450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, August 19, 2024 at 7:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

AGENDA APPROVAL

SPECIAL PRESENTATIONS

1. Presentation of the Limited Market Assessment regarding the Downtown Masterplan Project
2. Presentation: Thompson School District Potential 2024 Bond & Special Levy Overview

PUBLIC COMMENT

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to five (5) minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

CONSENT AGENDA

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

3. August 5, 2024 Meeting Minutes
4. Ordinance No. 2024-257 Amending Section 2-24 and Section 1-83 of the Johnstown Municipal Code Concerning Compensation for the Mayor and Council Members and Members of the Planning and Zoning Commission on Second Reading
5. Resolution No. 2024-37: A Resolution of the Town of Johnstown, Colorado, Supporting the Application for an Energy/Mineral Impact Assistance Fund Grant from the State of Colorado Department of Local Affairs
6. Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J Concerning Cost Sharing for Pioneer Ridge Elementary School Playground Equipment
7. July 2024 Financial Statements and Q2 Sales Tax Summaries

TOWN MANAGER REPORT

TOWN ATTORNEY REPORT

NEW BUSINESS

8. Award of the Letford and Centennial Park Master Plan Project to Wenk Associates, Inc.
9. Contract Award for Design Services for a Roundabout at the Intersection of Roosevelt Pkwy & Colorado Boulevard
10. Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Ridge at Johnstown Metropolitan District Nos. 1-8
11. Granary Fee Assessment

PUBLIC HEARING

12. Public Hearing - The Granary Filing No. 3 - Subdivision Case No. SUB23-0013

    A. Resolution No. 2024-30: Approving the Final Subdivision Plat and Development Plan for The Granary Filing No. 3

    B. Water and Sewer Service Agreement with Hartford Investments, LLC

    C. Subdivision Development and Improvement Agreement with Hartford Investments, LLC

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

INFORMATIONAL ITEMS

13. Informational Items

EXECUTIVE SESSION

14. An Executive Session to Discuss Matters Subject to Negotiations and to Instruct Negotiators Pursuant to C.R.S. Section 24-6-402(4)(e) Regarding Project Net, an Economic Development Project.
15. An executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) - Sandra Drive.

NEW BUSINESS FROM EXECUTIVE SESSION

16. Resolution No. 2024-38 – Purchase and Sale Agreement for 1108 Sandra Drive
17. Resolution No. 2024-39 – Purchase and Sale Agreement for 1110 Sandra Drive
18. Resolution No. 2024-40 – Purchase and Sale Agreement for 1112 Sandra Drive
19. Resolution No. 2024-41 – Purchase and Sale Agreement for 1114 Sandra Drive

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Presentation of the Limited Market Assessment regarding the Downtown Masterplan Project

ACTION PROPOSED: None

ATTACHMENTS: 1. Draft Limited Market Assessment CONDENSED VERSION
2. Draft Limited Market Assessment FULL VERSION

PRESENTED BY: Sarah Crosthwaite, Economic Development Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review is the draft of the Limited Market Assessment specific to the Downtown Masterplan Project. The market assessment was conducted by Kimley-Horn as part of the scope of the masterplan project which focuses on developing a comprehensive assessment of the market conditions related to the development of housing, commercial/retail, office, and hospitality. The market assessment will be instrumental in guiding the Town's decisions regarding land use allocation. By providing an objective analysis of market conditions, this assessment will help the Town understand the demand and supply dynamics for housing, retail, hospitality, and office spaces. It will identify the types of developments that the market can absorb, ensuring that the proposed land uses align with current and projected economic conditions. This data-driven approach will mitigate the risk of overbuilding or underutilizing land, supporting sustainable growth and maximizing the community's economic potential.

The presentation attached has been condensed but included is the full draft version for your review. Town Staff anticipates having a final version of the market assessment prior to adoption of the Downtown Masterplan Project and will share with the community and Town Council prior.

STRATEGIC PLAN ALIGNMENT:

Healthy & Resilient Economy

- *Invest in the development of a vibrant and interconnected downtown*

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

The market assessment is within the scope of the Downtown Masterplan project and part of the budgeted costs.

RECOMMENDED ACTION:

N/A

Reviewed and Approved for Presentation,

Town Manager

Downtown Master Plan

DRAFT Limited Market Assessment

6/24/2024

Johnstown
Colorado

Introduction

A market analysis was prepared to inform future land planning efforts to create a downtown area in the Town of Johnstown, CO. This analysis documents existing conditions from a socioeconomic and real estate perspective, providing baseline market statistics to identify future development opportunities to support master planning for the downtown area. The following process was utilized to inform the outcomes of the analysis:

Prepare a baseline assessment to build the visual and narrative story for Downtown Johnstown. This work documents the people who live, work, and play near the area to be developed.

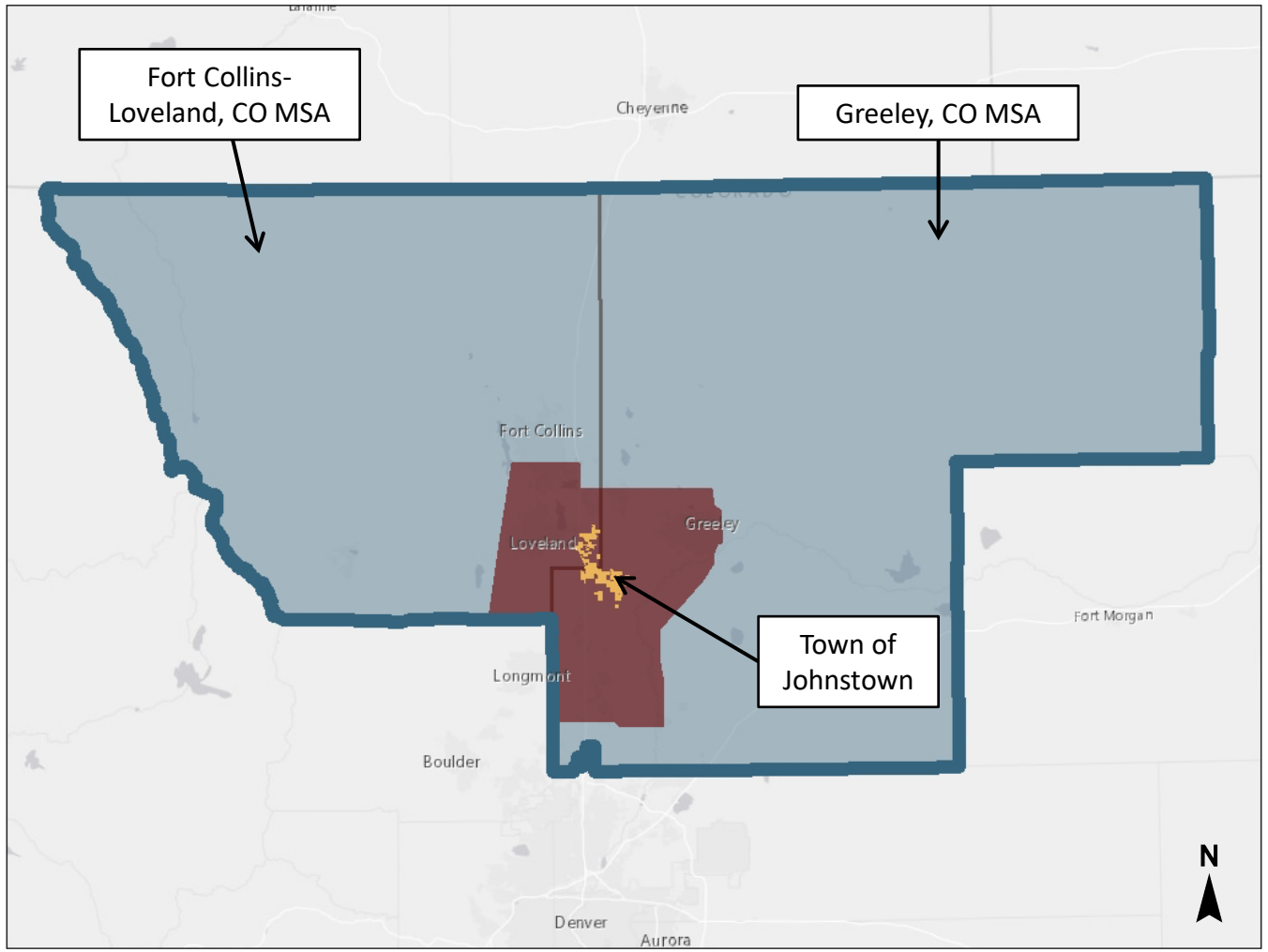
Estimate market potential by assessing how local and regional real estate markets are performing today. This phase reviews both macro- and micro-level influences on the real estate market.

Describe high-level product recommendations through the identification of categories of real estate product types that represent opportunities for the future downtown area.

Analysis Areas

This market analysis reviews data for multiple geographies, allowing for a more comprehensive understanding of trends, both locally and region wide. Demographic, employment, and real estate profiles consider custom-defined Market Area surrounding Johnstown, touching both the Greeley MSA and Fort Collins MSA.

- **Market Area**. The Market Area includes Johnstown, CO, and is defined by natural and man-made barriers, commuting patterns, and travel times. Residents within this Market Area are likely to travel to and through Johnstown. The Market Area is roughly bounded by Highway 392, I-25, and East Harmony Road to the north; US Highway 85 to the east; Highway 52 to the south; and the Rocky Mountains to the west.
- **Greeley-Fort Collins, CO Combined Statistical Area (CSA)**. To describe the positioning of Johnstown, located on the boundaries of both the Greeley and Fort Collins MSAs, this analysis reviews growth characteristics for the combined metropolitan regions. The Greeley and Fort Collins MSAs each contain only one county: Weld and Larimer, respectively.



Demographic Profile

Demographic Snapshot

Town of Johnstown		19,295 2023 Estimated Population		38.2 Median Age		32.5% Households with Children		52.1 Diversity Index
		4.8% Compound Annual Growth Rate since 2010		79.0% % Owner Households		2.74 Avg. HH Size		5.5% % HH with no access to vehicle
Market Area		403,033 2023 Estimated Population		37.3 Median Age		29.2% Household with Children		62.9 Diversity Index
		2.2% Compound Annual Growth Rate since 2010		68.4% % Owner Households		2.61 Avg. HH Size		3.8% % HH with no access to vehicle

Source: ESRI Business Analyst Online (BAO); Kimley-Horn

Population Characteristics

- The Town of Johnstown had nearly 19,300 residents in 2023, an increase of almost 84% since 2010
- During this period, Johnstown grew at a pace more than double the rate of the Market Area and the larger CSA, which both grew by approximately one-third
- During this time, the absolute population growth in these areas was notable; the market area captured more than one-half of the total growth in the CSA
- The age cohorts with the largest shares in Johnstown are children under 15 and adults aged 35-44, indicating the prevalence of families
- The two larger areas have notably larger shares of Gen Z and younger Millennials (represented by age cohorts 15 to 24 and 25 to 34)

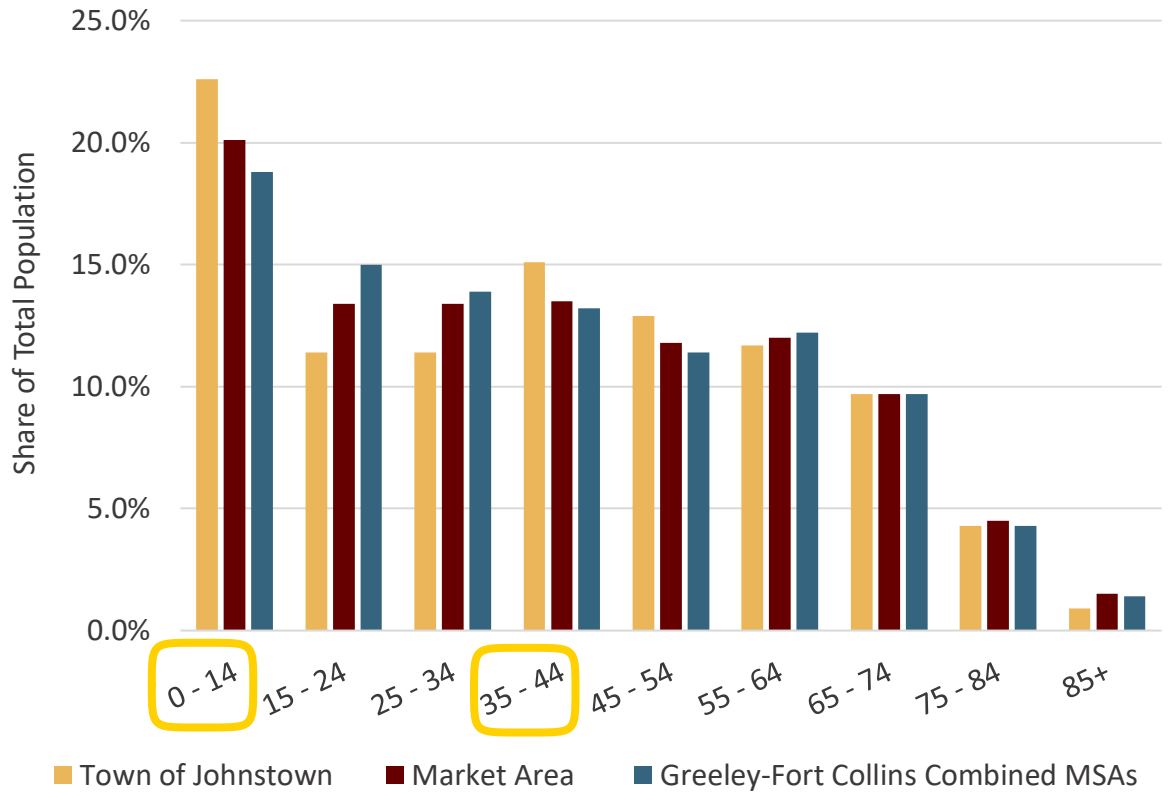
Comparison of Population Trends, 2010-2023

Source: ESRI BAO; Kimley-Horn

Area	2010	2020	2023	2010-2023 Δ #	2010-2023 Δ %	2010-2023 Δ CAGR
Town of Johnstown	10,519	17,399	19,295	8,776	83.4%	4.8%
Market Area	303,129	378,165	403,033	99,904	33.0%	2.2%
Greeley-Fort Collins CSA	552,431	688,047	733,053	180,622	32.7%	2.2%
Market Area % CSA	**54.9%**	**55.0%**	**55.0%**	**55.3%**		

Comparison of Population Shares by Age, 2023

Source: ESRI BAO; Kimley-Horn



Market Area Tapestry Segmentation

- Developed by ESRI; Puts a "face on the numbers"
- Households across US are categorized into 67 segments
- In addition to demographic information, includes preferences on housing, spending, and labor force
- Used by developers and retailers to understand the character of a community
- The Market Area is characterized by twenty tapestry segments, with the top five summarized below
- The most prevalent segments tend to be represented by households that are family-oriented, budget-minded, educated, and tech savvy

Workday Drive

11.6% of area households

- Affluent, family-oriented suburban periphery residents that prefer newer neighborhoods
- Highly educated and high labor force participation
- Favor technology and time-saving devices and housekeeping services to participate in family-oriented pursuits

Up and Coming Families

8.2% of area households

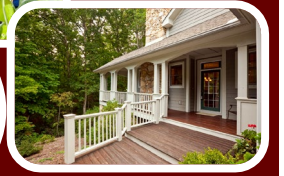
- New families in new suburban housing subdivisions
- Ambitious, hardworking with a high labor force participation
- Careful shoppers, aware of prices, willing to shop around for the best deals

Boomburbs

8.2% of area households

- Young professionals with families in the suburbs, prefer newer neighborhoods and housing
- Well-connected through technology, own the latest devices
- Consumers who are focused on style, physical fitness, and leisure activities (biking, swimming, golf, etc.)

Green Acres



7.3% of area households

- Country and outdoor living in rural enclaves in metropolitan areas in older large-acre homes
- Avid do-it-yourselfers who enjoy gardening, hunting and fishing, motorcycling, hiking and camping, and even golf
- Primarily older educated residents, married, most with no children

Middleburg

7.2% of area households

- Traditional family-oriented consumers in semirural locales
- Younger market but growing in size and assets
- Residents prefer to buy US-based products and are up to date on technology

Source: ESRI BAO; Kimley-Horn

Real Estate Profiles

Housing Characteristics

Comparison of Housing Trends, 2010-2023

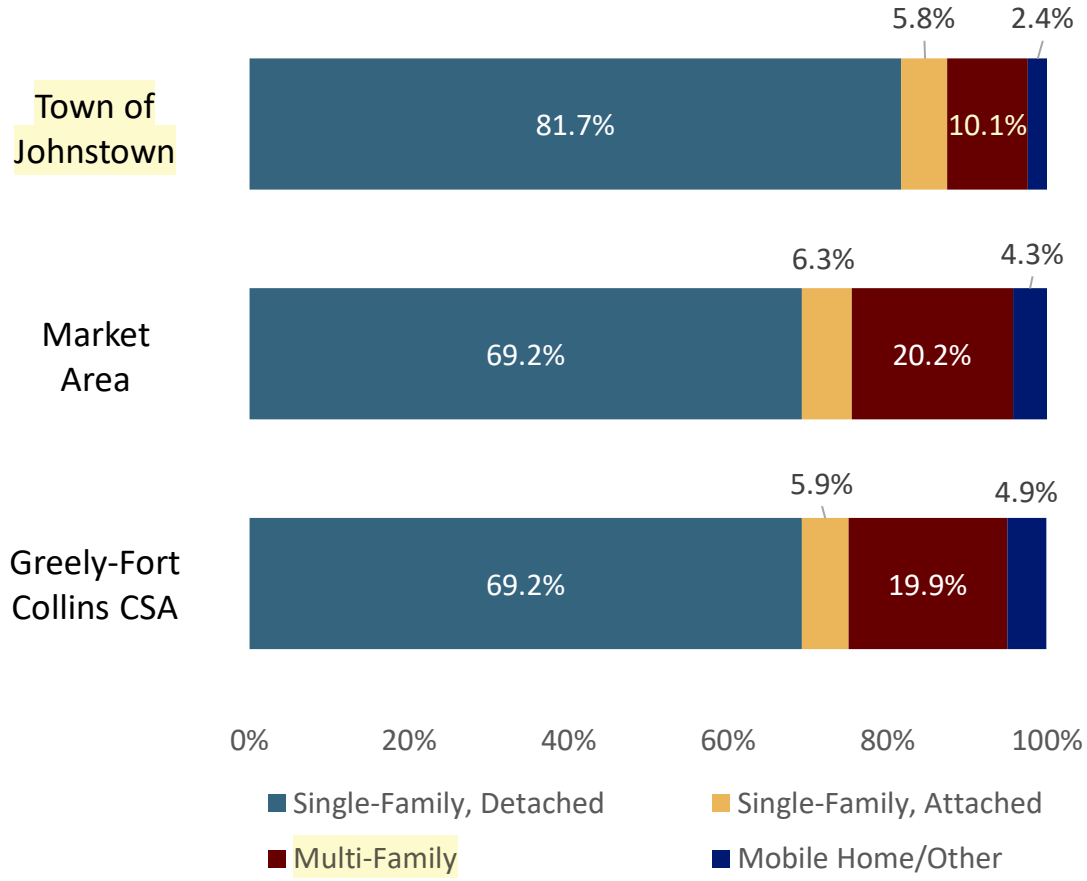
Source: ESRI BAO; US Census American Community Survey (ACS); Kimley-Horn

2023	Town of Johnstown	Market Area	Greely-Fort Collins CSA
Median Year Built	2006	1995	1993
Median Home Value	$476,764	$470,583	$492,878
Owner-Occupied	79.0%	68.4%	65.9%
Renter-Occupied	15.9%	26.4%	26.8%
Vacant	5.1%	5.2%	7.3%

- While the Johnstown housing inventory is newer than the product in the Market Area and CSA, its median home value is higher than the Market Area but lower than the CSA
- Johnstown has a higher share of owner-occupied housing at 79.0%, compared to the Market Area's 68.4% and CSA of 65.9%
- Single-family detached units are the most prevalent product type for all three geographies, but make up an even larger share of the Johnstown inventory
- The Market Area and CSA host double the shares of multifamily and mobile homes/other types of residences as the Town

Comparison of Housing Units by Product Type, 2022

Source: US Census ACS; Kimley-Horn

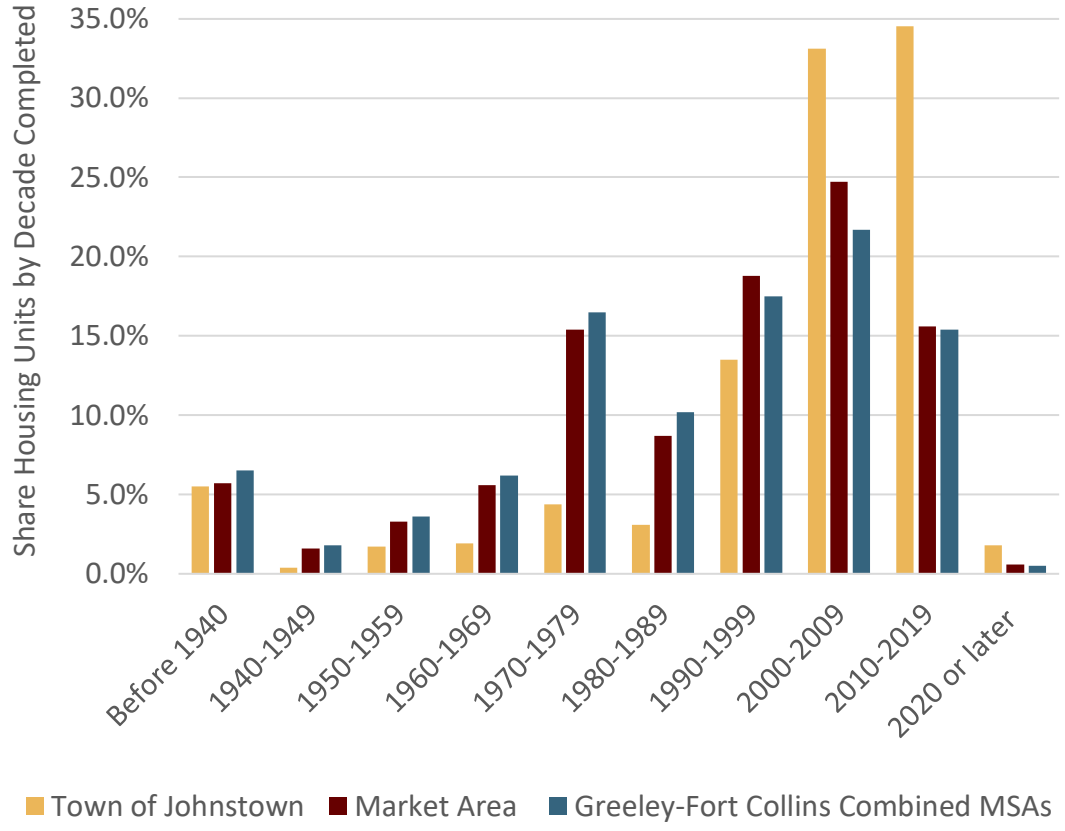


Housing Characteristics

Johnstown's inven[tory] significantly newer with nearly 70% built since 2000 versus ~40% in the larger areas. More than 1/3 of the Town's inventory is between $400K-$499K while the larger areas offer a greater variety of price points.

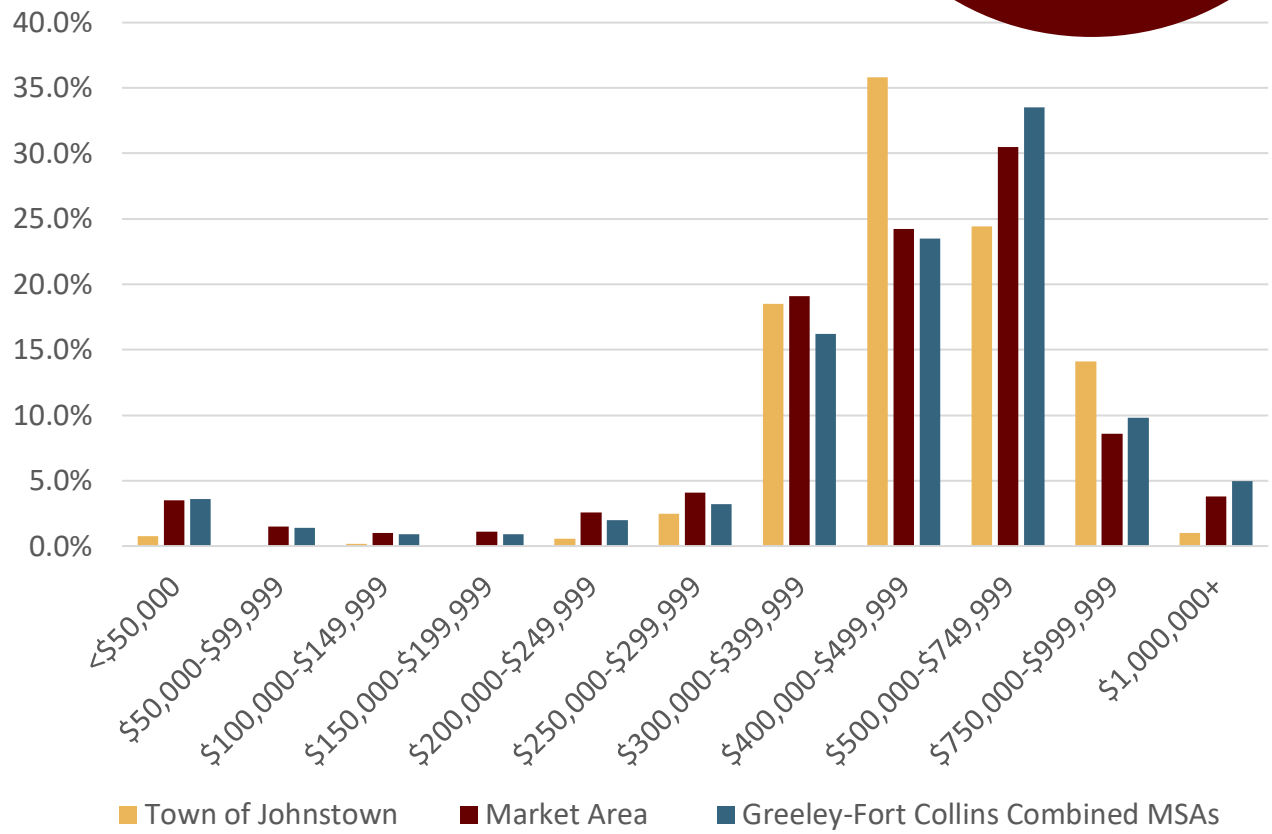
Comparison of Housing Units by Decade Completed, 2022

Source: ESRI BAO; Kimley-Horn



Comparison of Owner-Occupied Housing Units by Value, 2023

Source: ESRI BAO; Kimley-Horn



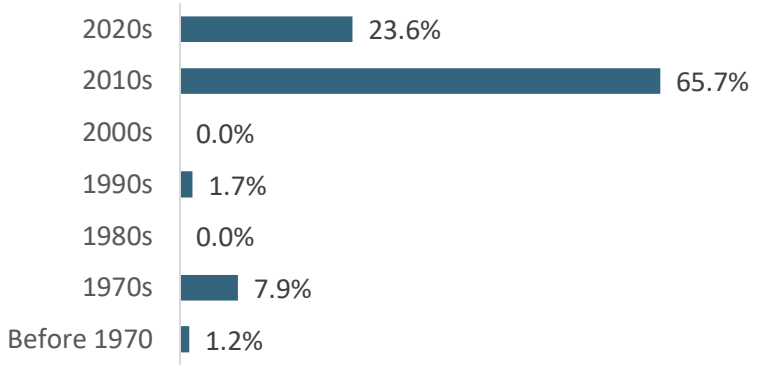
Multifamily Inventory

- Johnstown has a relatively new multifamily inventory, with almost 90% of units built since 2010.
- Spikes in vacancy have corresponded with new deliveries in 2019 and 2022. Vacancy has quickly recovered, indicating strong demand as new units were absorbed.
- There are currently two multifamily properties under construction and are set to deliver in 2024 and 2025:
  - Crowne at 2534 will deliver 285 units by the end of 2024
  - Ledge Rock will deliver 504 units by 2025

Images of 5150 Ronald Reagan Blvd - Johnstown Plaza, 2022

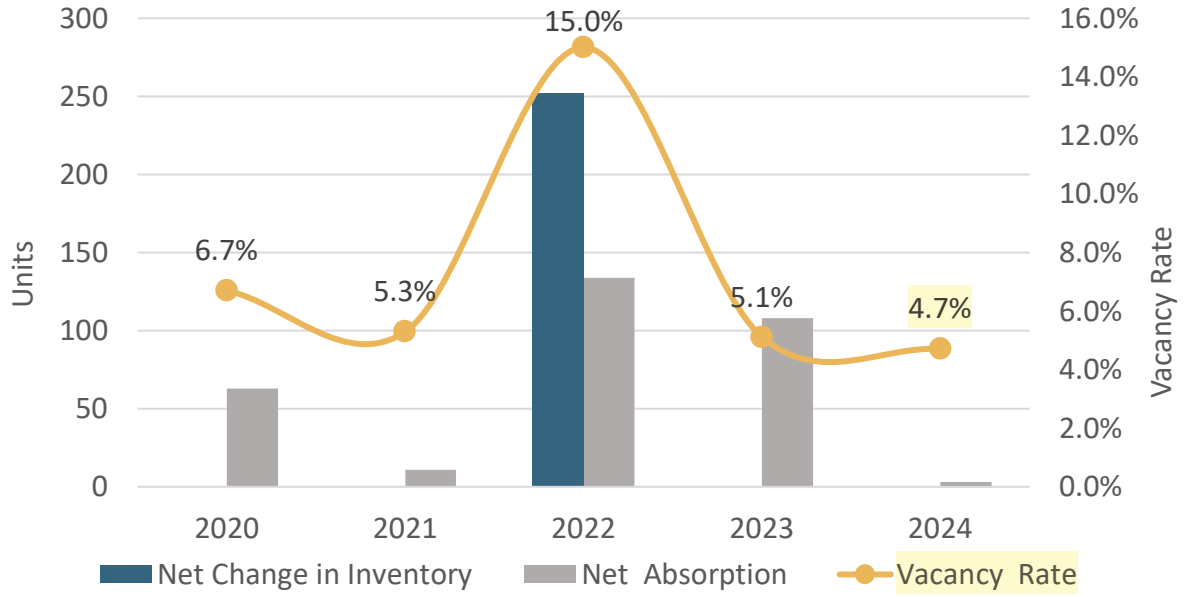
Multifamily Units by Decade Completed, Johnstown, 2024

Source: CoStar; Kimley-Horn



Multifamily Performance Trends, Johnstown, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



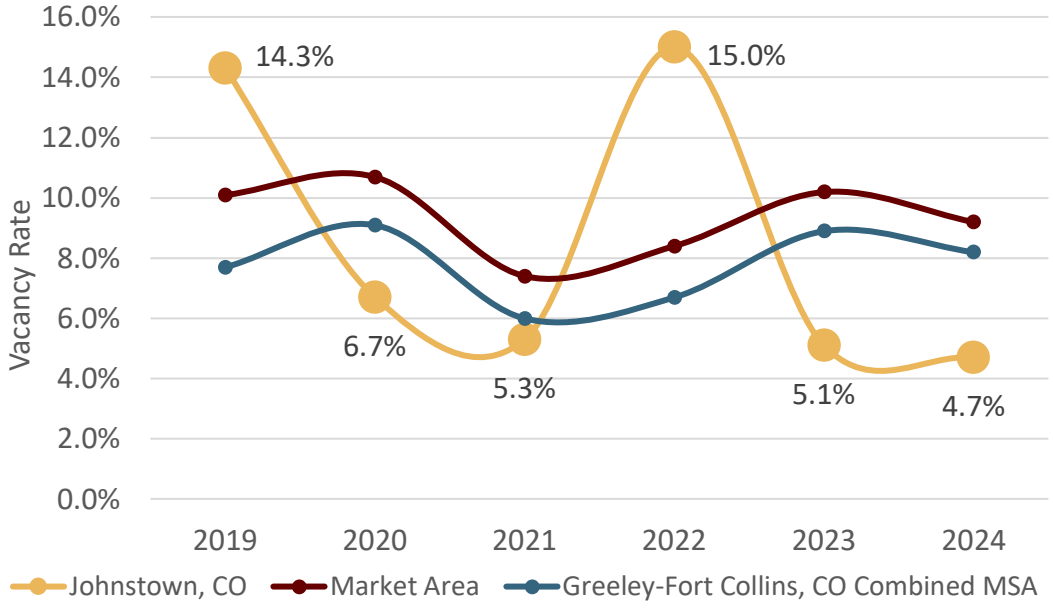
Johnstown Colorado

Multifamily Trends

- Vacancy rates across the Market Area and the Greeley-Fort Collins CSA have followed a similar trend and been more stable compared with Johnstown, which has experienced more volatility. This is common for smaller inventories that are more reactive to expansions in supply.
- As of May 2024, Johnstown's vacancy rate of 4.7% was significantly lower than the two larger areas, which have vacancy rates above 8%.
- Multifamily rental rates are notably higher in Johnstown, compared to the Market Area and CSA. The influx of new multifamily supply into Johnstown's market commands a premium over older product in the two larger areas.

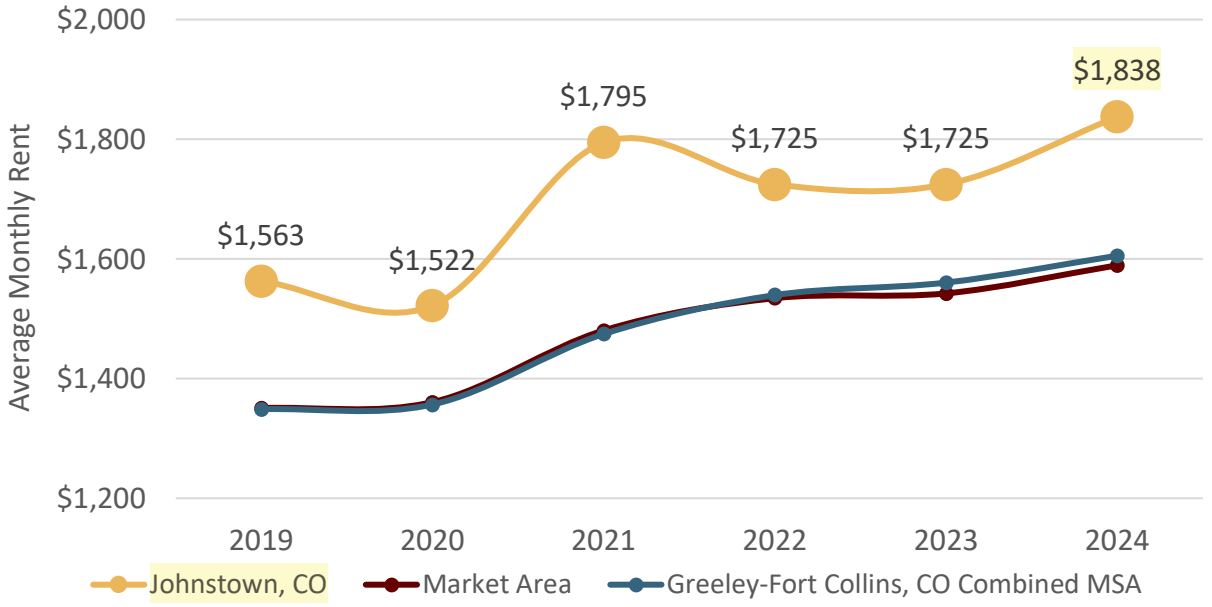
Comparison of Multifamily Vacancy Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Comparison of Multifamily Rent Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn

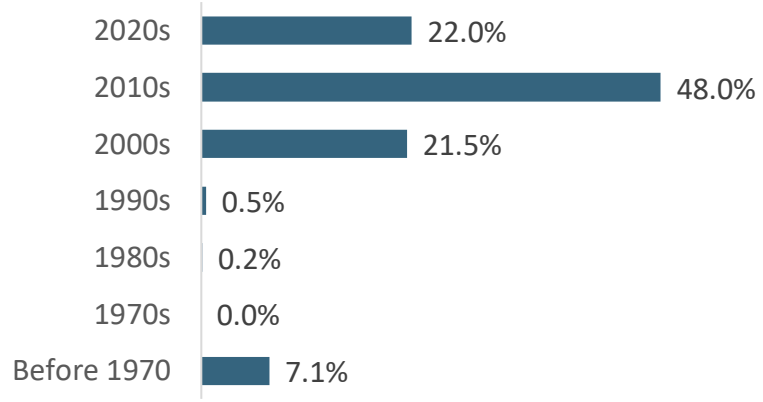


Retail Inventory

- The retail inventory in Johnstown is also relatively new, 70% of the square footage completed since 2010. The 2010s were the most active decade for retail development.
- Four retail properties have come online in the past six months and there are two more under construction set to deliver by the end of 2024, which will add another 271,160 SF to the Town.
- The low vacancy rates since 2020 indicate strong demand for new retail space.

Retail Square Feet by Decade Completed, Johnstown, 2024

Source: CoStar; Kimley-Horn



Retail Performance Trends, Johnstown, 2019-2024(YTD)

Source: CoStar; Kimley-Horn

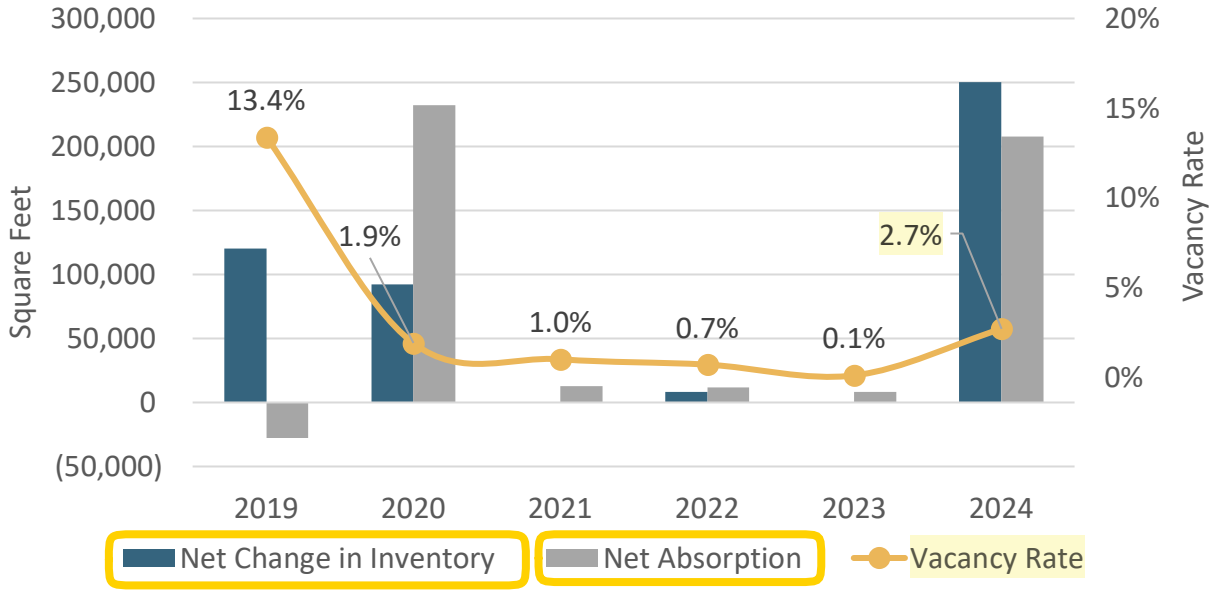


Image of 4860-4874 Thompson Pky - Johnstown Plaza, 2022

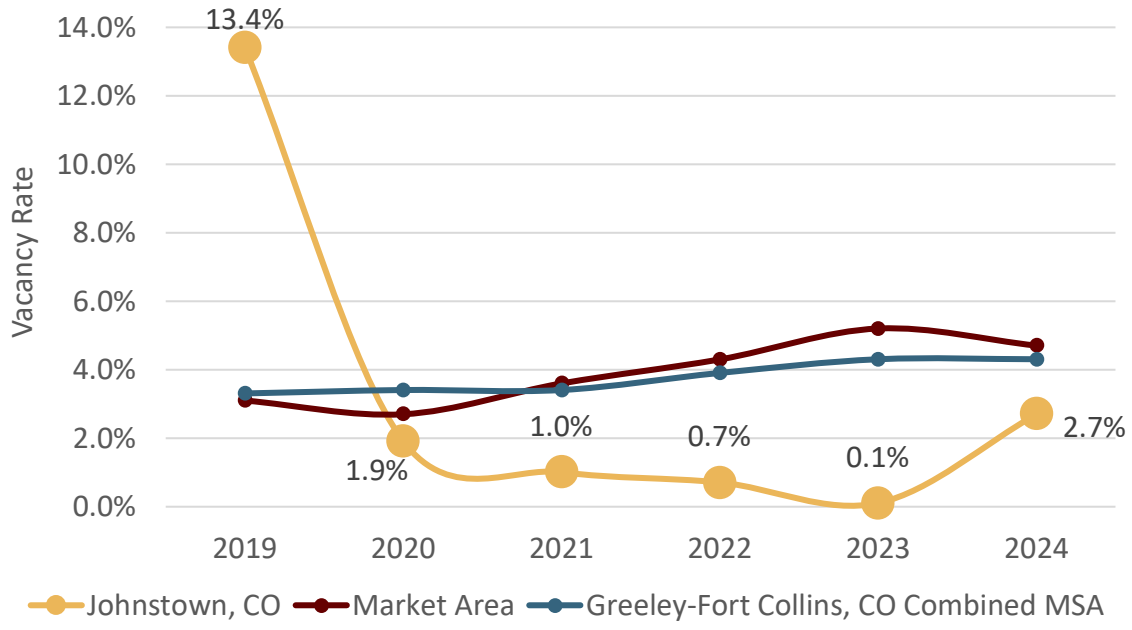
Johnstown Colorado

Retail Trends

- Strong absorption in recent years has resulted in an extremely tight retail market within Johnstown, with vacancy remaining below 3% since 2020. The Market Area and CSA have consistently been higher since then and have followed a similar trend.
- Johnstown's retail inventory commands higher rent than the two larger areas. The younger age of Johnstown's retail space yields a premium of 28-34% over the older inventory in the Market Area and CSA, respectively.

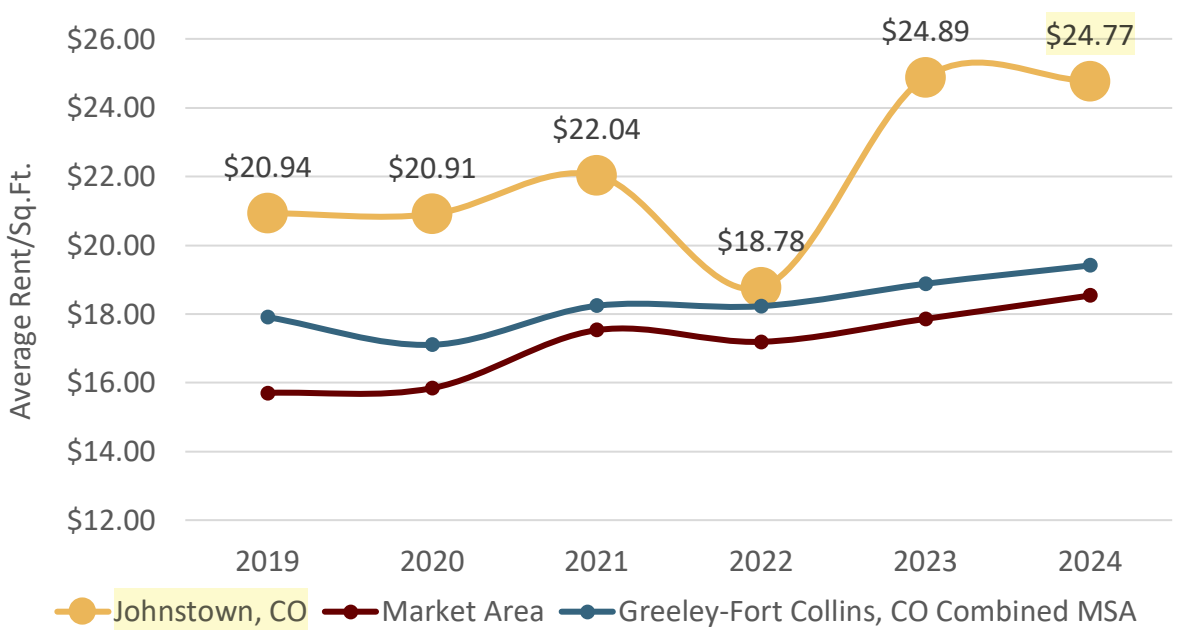
Comparison of Retail Vacancy Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Comparison of Retail Rent Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Comparable Performance *Inventory*

COMMUNITY METRICS

Geography	Multifamily (units)	Retail (SF)	Office (SF)
Johnstown, Colorado	**1,866**	**1.3 M**	**238,000**
Windsor, Colorado	2,483	1.0 M	477,000
Loveland, Colorado	7,481	6.9 M	3.2 M
Louisville, Colorado	1,164	1.4 M	1.9 M
Lafayette, Colorado	2,625	2.1 M	1.5 M
Golden, Colorado	4,469	2.3 M	3.5 M
Longmont, Colorado	12,363	7.1 M	2.9 M

DOWNTOWN METRICS

Geography	Multifamily (units)	Retail (SF)	Office (SF)
Johnstown Downtown	-	-	-
Windsor Downtown	138	702,000	239,000
Loveland Downtown	334	376,000	231,000
Louisville Downtown	-	169,000	129,000
Lafayette Downtown	59	88,600	36,200
Golden Downtown	247	323,000	611,000
Longmont Downtown	8	139,000	73,400

Downtown Development Opportunities

Downtown Johnstown: Residential Opportunities

Residential is a critical component of future development opportunities for Downtown Johnstown. New rooftops will activate the area and drive demand for commercial uses. For the entire Johnstown community, future residential demand will likely be accommodated in a variety of product types. While currently more than 80% of the housing inventory is single-family detached, momentum is building in the construction of other types of housing. As the community continues to grow, it is important to expand the types, tenures, and price points of available housing in order to attract new residents and businesses. Downtown Johnstown can play a critical role in supporting the diversification of housing, creating a unique activity node where residents can live, work, and play.

Downtown Johnstown Potential

MULTIFAMILY

Downtown Johnstown is well-positioned to capture multifamily residential development in the short- and mid-term timeframes. Vacancy rates for apartment product in Johnstown are below the industry standard 7% rate that is often quoted to represent a healthy market; additionally, there are two apartment communities in the pipeline indicating increased momentum and developer interest in this construction type. Multifamily can be delivered in densities that quickly increase rooftops and drive demand for commercial uses that create a live-work-play environment. Residential units could be incorporated on upper floors in mixed-use developments containing ground-floor retail.

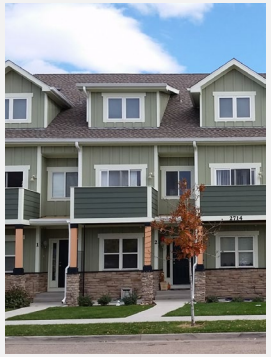
Target Residential Profile

Singles
Younger Couples
Empty Nesters / Retirees

Timing

Short- to Mid-Term

Downtown Johnstown: Residential Opportunities



TOWNHOUSES / MISSING MIDDLE

Townhouses, duplexes, and tri/quadplexes are attractive to a wide target market, including young couples and families, families with school-aged children, empty-nesters, and active adults or retirees. These moderate-density units can blend seamlessly into a mixed-residential development, often offering a buffer between single-family neighborhoods and higher-density mixed-use areas. Missing middle housing can also be an important part of a housing offering that expands product offerings and affordability.

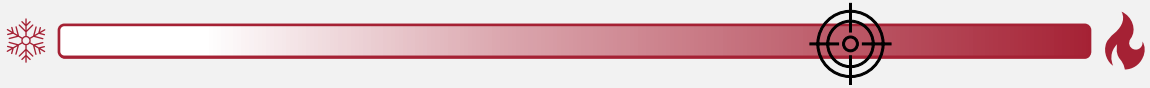
Target Residential Profile

Singles
Younger Couples
Small Families
Retirees

Timing

Short- to Mid-Term

Downtown Johnstown Potential



SINGLE-FAMILY DETACHED

While single-family detached units are the predominant housing type in Johnstown, they should be allowed sparingly in the downtown area. These units do not offer densities that will increase nodes of activities that will drive demand for other uses and create a unique downtown environment. Single-family detached should be offered on the fringes of downtown to enhance existing neighborhoods and where offered, smaller lot sizes should be encouraged to support the downtown fabric.

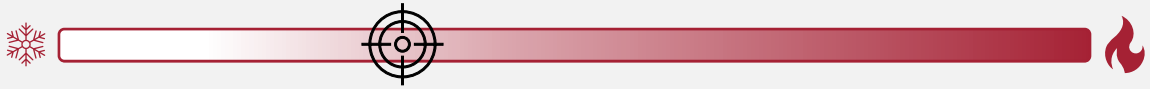
Target Residential Profile

Younger Couples
Families
Retirees

Timing

Mid- to Long-Term

Downtown Johnstown Potential



Downtown Johnstown: Commercial Opportunities

Complimenting downtown residential offerings, commercial development is important to activate space and draw in visitors and shoppers. While some commercial uses, primarily office and hospitality, will require development momentum to be displayed before they are viable uses, retail can be incorporated into mixed- or multi-use projects to provide a short-term opportunities. These uses should be appropriately scaled to support multi-modal activity, most importantly creating nodes of pedestrian movement. Retail and office users can share similar building formats, but retail should be prioritized for ground-level uses on key corridors of the downtown area.

RETAIL

Community-serving retail presents the ripest opportunity for non-residential development in the creation of Downtown Johnstown as vacancy for retail has been relatively tight in Johnstown. Additionally, retail development has increased with several new deliveries, demonstrating the financial viability of delivering this real estate sector. The retail space should be designed to be appropriately scaled and pedestrian friendly. Spaces should be small, keeping price points in line and not overburdening locally-owned companies with excess space. The retail developments could also incorporate some upper floor residential and host professional office tenants as well.

Tenant Profile

Restaurants
Bar/Brewery/Nightlife
Bakery/Café
Ice Cream/Gelato/Yogurt
Apparel/Accessories
Fitness
Professional Services

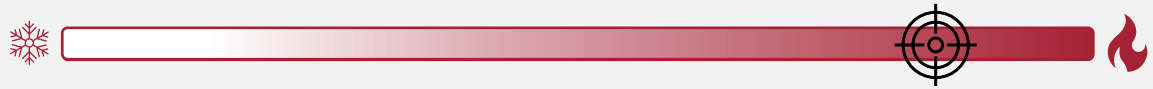
Typical Lease Rate (2024 $)

$25-$30 per square foot

Timing

Short- to Mid-Term

Downtown Johnstown Potential



Downtown Johnstown: Commercial Opportunities

Downtown Johnstown Potential

HOSPITALITY

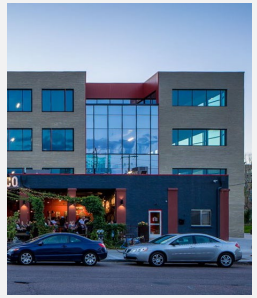
There are currently four hotels proposed in Johnstown, which will add approximately 300 new rooms, all of which are located near the I-25/US 34 interchange where the is an existing concentration of hotels serving travelers. Momentum will likely be experienced in other sectors before this becomes a viable use in Downtown Johnstown.

Lodging Type

Boutique Hotel
Bed & Breakfast

Timing

Long-Term



Downtown Johnstown Potential

OFFICE

Office development in Downtown Johnstown represents a long-term opportunity as other real estate sectors help to create a more integrated land use pattern that would be attractive to tenants. Anchoring office uses, including public administration buildings, can be leveraged to spur future development. In the interim, retail space could also include a small amount of professional office space, which could be accommodated on upper floors of the buildings. This office space would likely be limited to users that are seeking to be close to possible clients (lawyers, accountants, etc.).

Tenant Profile

Professional Services, including Law, Insurance, and Finance
Medical

Typical Lease Rate (2024 $)

$20-$25 per square foot

Timing

Mid- to Long-Term

Downtown Master Plan

DRAFT Limited Market Assessment

6/24/2024

Johnstown
Colorado

Introduction

A market analysis was prepared to inform future land planning efforts to create a downtown area in the Town of Johnstown, CO. This analysis documents existing conditions from a socioeconomic and real estate perspective, providing baseline market statistics to identify future development opportunities to support master planning for the downtown area. The following process was utilized to inform the outcomes of the analysis:

Prepare a baseline assessment to build the visual and narrative story for Downtown Johnstown. This work documents the people who live, work, and play near the area to be developed.

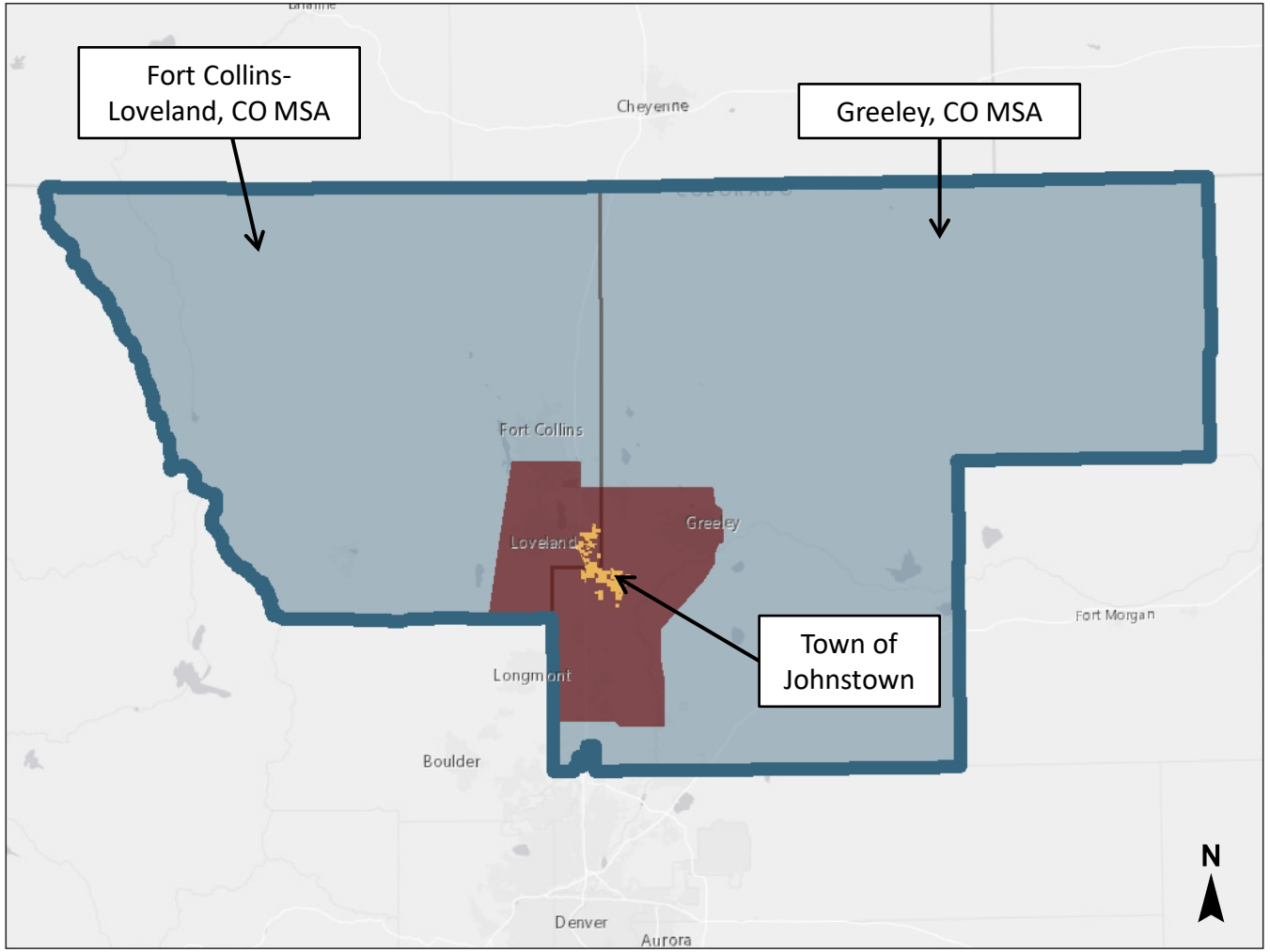
Estimate market potential by assessing how local and regional real estate markets are performing today. This phase reviews both macro- and micro-level influences on the real estate market.

Describe high-level product recommendations through the identification of categories of real estate product types that represent opportunities for the future downtown area.

Analysis Areas

This market analysis reviews data for multiple geographies, allowing for a more comprehensive understanding of trends, both locally and region wide. Demographic, employment, and real estate profiles consider custom-defined Market Area surrounding Johnstown, touching both the Greeley MSA and Fort Collins MSA.

- **Market Area**. The Market Area includes Johnstown, CO, and is defined by natural and man-made barriers, commuting patterns, and travel times. Residents within this Market Area are likely to travel to and through Johnstown. The Market Area is roughly bounded by Highway 392, I-25, and East Harmony Road to the north; US Highway 85 to the east; Highway 52 to the south; and the Rocky Mountains to the west.
- **Greeley-Fort Collins, CO Combined Statistical Area (CSA)**. To describe the positioning of Johnstown, located on the boundaries of both the Greeley and Fort Collins MSAs, this analysis reviews growth characteristics for the combined metropolitan regions. The Greeley and Fort Collins MSAs each contain only one county: Weld and Larimer, respectively.



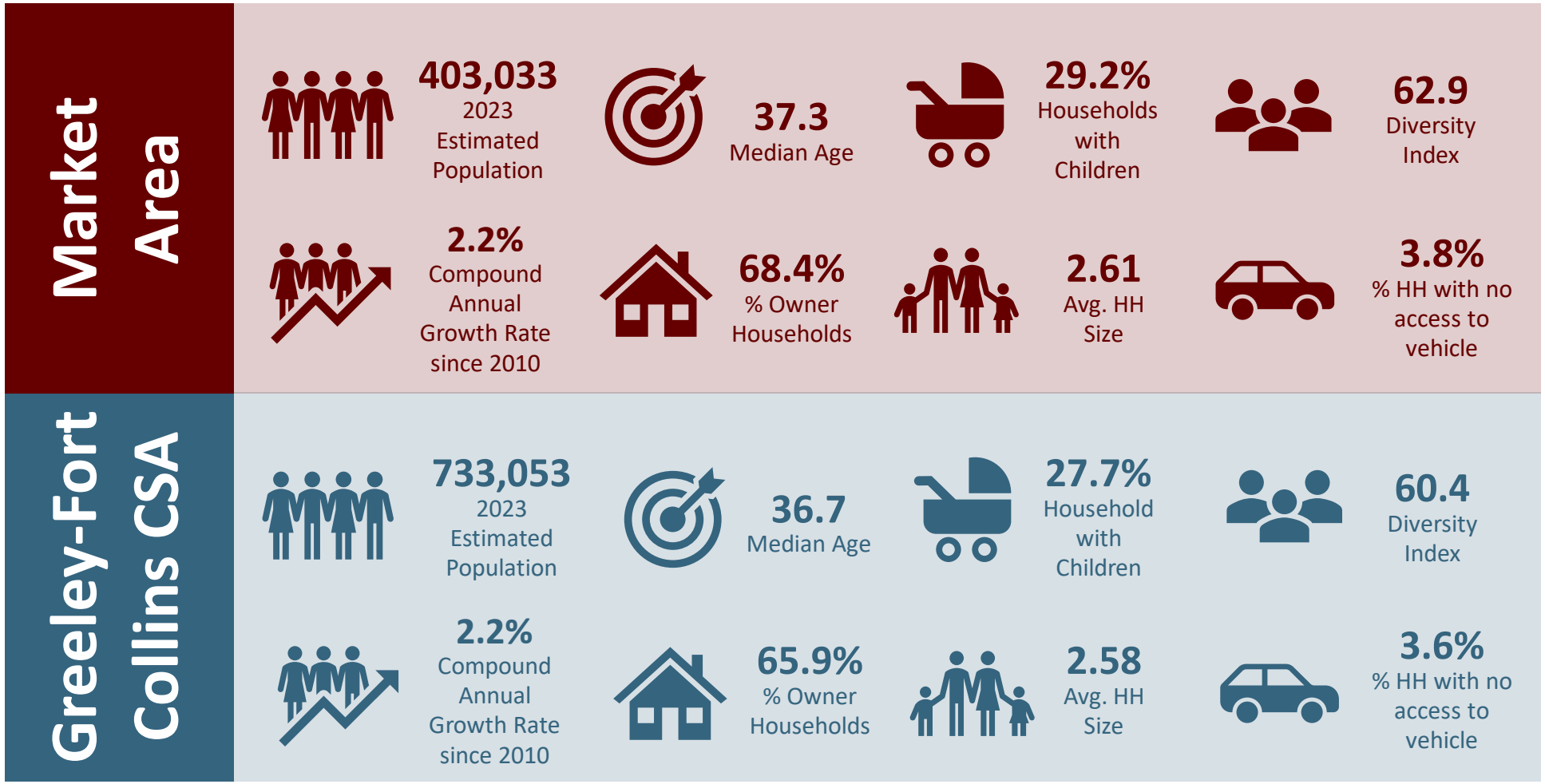
Demographic Profile

Demographic Snapshot

Town of Johnstown	19,295 2023 Estimated Population	38.2 Median Age	32.5% Households with Children	52.1 Diversity Index	4.8% Compound Annual Growth Rate since 2010	79.0% % Owner Households	2.74 Avg. HH Size	5.5% % HH with no access to vehicle
Market Area	403,033 2023 Estimated Population	37.3 Median Age	29.2% Household with Children	62.9 Diversity Index	2.2% Compound Annual Growth Rate since 2010	68.4% % Owner Households	2.61 Avg. HH Size	3.8% % HH with no access to vehicle

Source: ESRI Business Analyst Online (BAO); Kimley-Horn

Demographic Snapshot



Source: ESRI BAO; Kimley-Horn

Population Characteristics

- The Town of Johnstown had nearly 19,300 residents in 2023, an increase of almost 84% since 2010
- During this period, Johnstown grew at a pace more than double the rate of the Market Area and the larger CSA, which both grew by approximately one-third
- During this time, the absolute population growth in these areas was notable; the market area captured more than one-half of the total growth in the CSA
- The age cohorts with the largest shares in Johnstown are children under 15 and adults aged 35-44, indicating the prevalence of families
- The two larger areas have notably larger shares of Gen Z and younger Millennials (represented by age cohorts 15 to 24 and 25 to 34)

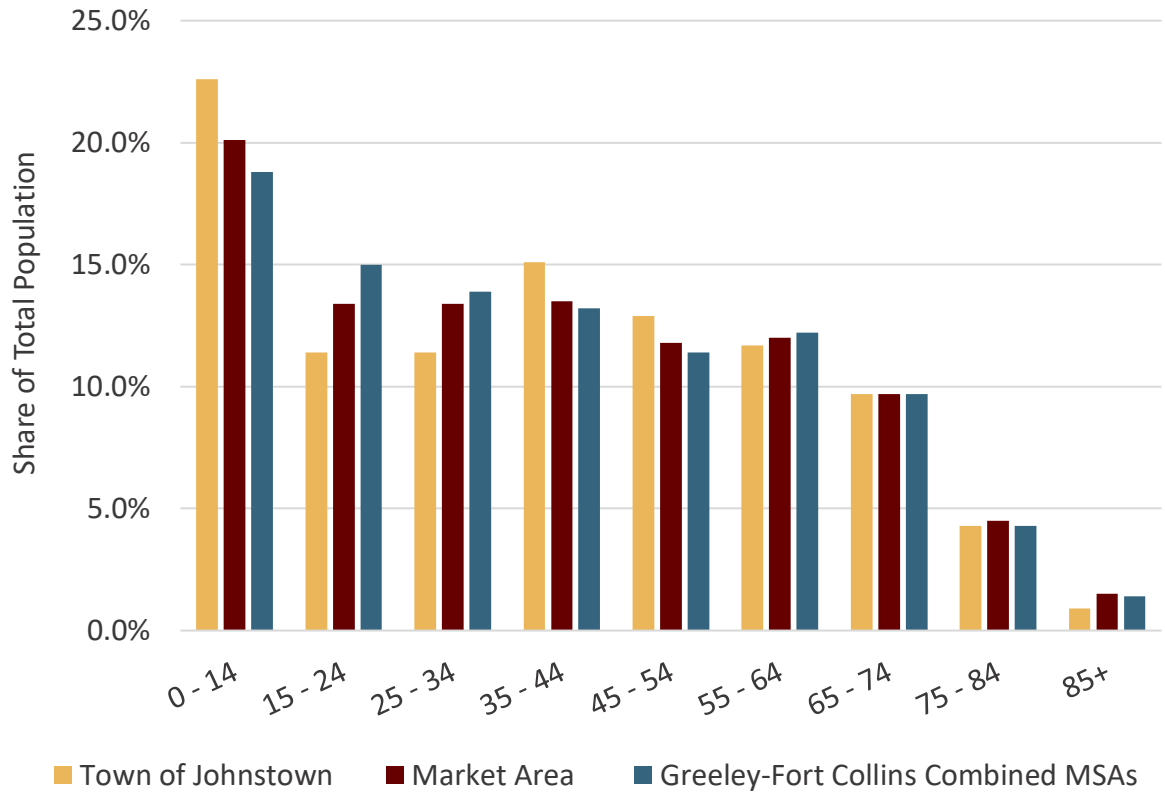
Comparison of Population Trends, 2010-2023

Source: ESRI BAO; Kimley-Horn

Area	2010	2020	2023	2010-2023 Δ #	2010-2023 Δ %	2010-2023 Δ CAGR
Town of Johnstown	10,519	17,399	19,295	8,776	83.4%	4.8%
Market Area	303,129	378,165	403,033	99,904	33.0%	2.2%
Greeley-Fort Collins CSA	552,431	688,047	733,053	180,622	32.7%	2.2%
Market Area % CSA	**54.9%**	**55.0%**	**55.0%**	**55.3%**		

Comparison of Population Shares by Age, 2023

Source: ESRI BAO; Kimley-Horn

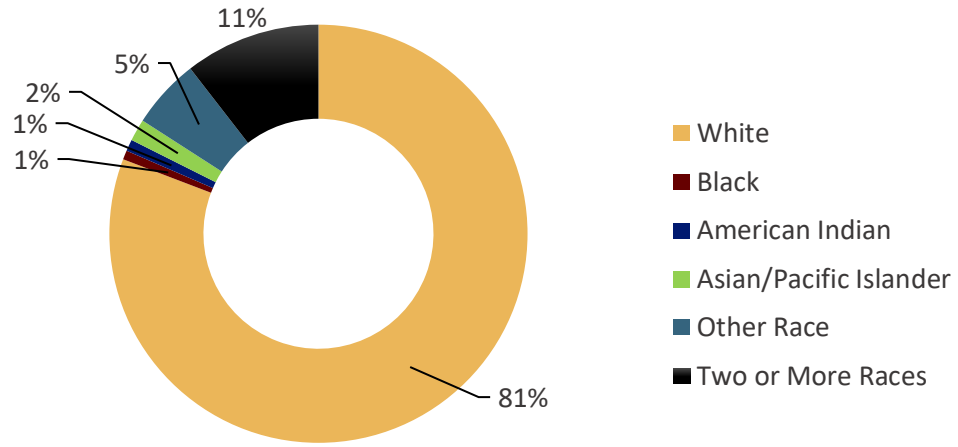


Population Characteristics

- Residents in the Town of Johnstown have a slightly higher level of educational attainment when compared with the Market Area and Combined MSAs.
  - Approximately 45% of Johnstown residents 25+ have received a Bachelors degree or above, compared to 40% of Market Area residents and 43% in the Combined MSA.
  - Johnstown has the lowest share of residents with less than a high school diploma.
- The Town's population is predominantly White, at 81%. Approximately 11% of residents identify as being of two or more races.

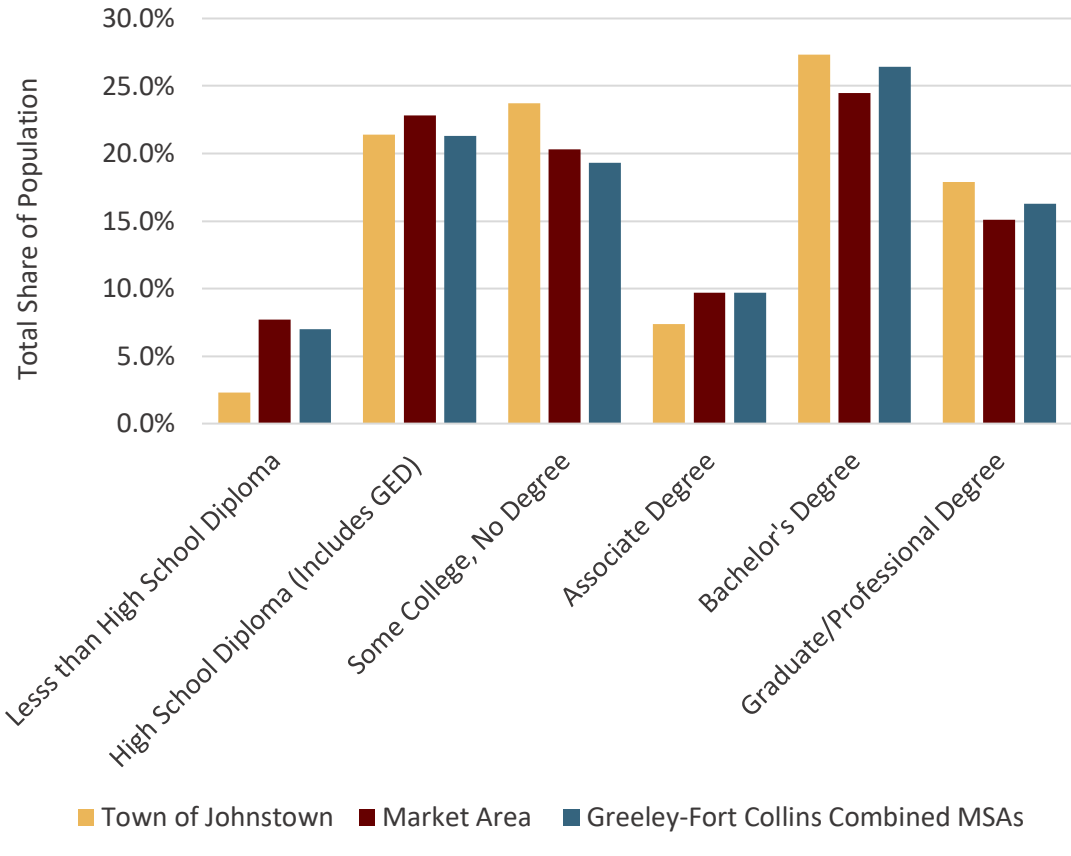
Racial Composition, Town of Johnstown, 2023

Source: ESRI BAO; Kimley-Horn



Comparison of Educational Attainment, 2023

Source: ESRI BAO; Kimley-Horn



Market Area Tapestry Segmentation

- Developed by ESRI; Puts a "face on the numbers"
- Households across US are categorized into 67 segments
- In addition to demographic information, includes preferences on housing, spending, and labor force
- Used by developers and retailers to understand the character of a community
- The Market Area is characterized by twenty tapestry segments, with the top five summarized below
- The most prevalent segments tend to be represented by households that are family-oriented, budget-minded, educated, and tech savvy

Workday Drive

11.6% of area households

- Affluent, family-oriented suburban periphery residents that prefer newer neighborhoods
- Highly educated and high labor force participation
- Favor technology and time-saving devices and housekeeping services to participate in family-oriented pursuits

Up and Coming Families

8.2% of area households

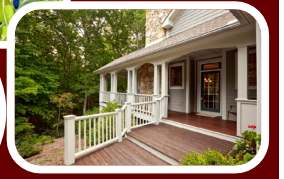
- New families in new suburban housing subdivisions
- Ambitious, hardworking with a high labor force participation
- Careful shoppers, aware of prices, willing to shop around for the best deals

Boomburbs

8.2% of area households

- Young professionals with families in the suburbs, prefer newer neighborhoods and housing
- Well-connected through technology, own the latest devices
- Consumers who are focused on style, physical fitness, and leisure activities (biking, swimming, golf, etc.)

Green Acres



7.3% of area households

- Country and outdoor living in rural enclaves in metropolitan areas in older large-acre homes
- Avid do-it-yourselfers who enjoy gardening, hunting and fishing, motorcycling, hiking and camping, and even golf
- Primarily older educated residents, married, most with no children

Middleburg

7.2% of area households

- Traditional family-oriented consumers in semirural locales
- Younger market but growing in size and assets
- Residents prefer to buy US-based products and are up to date on technology

Source: ESRI BAO; Kimley-Horn

Household Characteristics

- Since 2010, Johnstown has added almost 3,900 households, achieving a compound annual growth rate (CAGRs) of 5.2%, while the Market Area grew by just 2.3% and the CSA by 2.2% annually on average.
- The Town's CAGR for household growth is higher than the measure for population of 4.8%, indicating a shrinking household size.
- Johnstown boasts the highest median household income at $114,833, compared to $87,152 in the Market Area and $85,066 in the combined MSAs.
- Approximately 63% of households within Johnstown make at least $100,000 per year, compared to 44% in the Market Area and 24% in the combined MSAs.

Comparison of Household Trends, 2010-2023

Source: ESRI BAO; Kimley-Horn

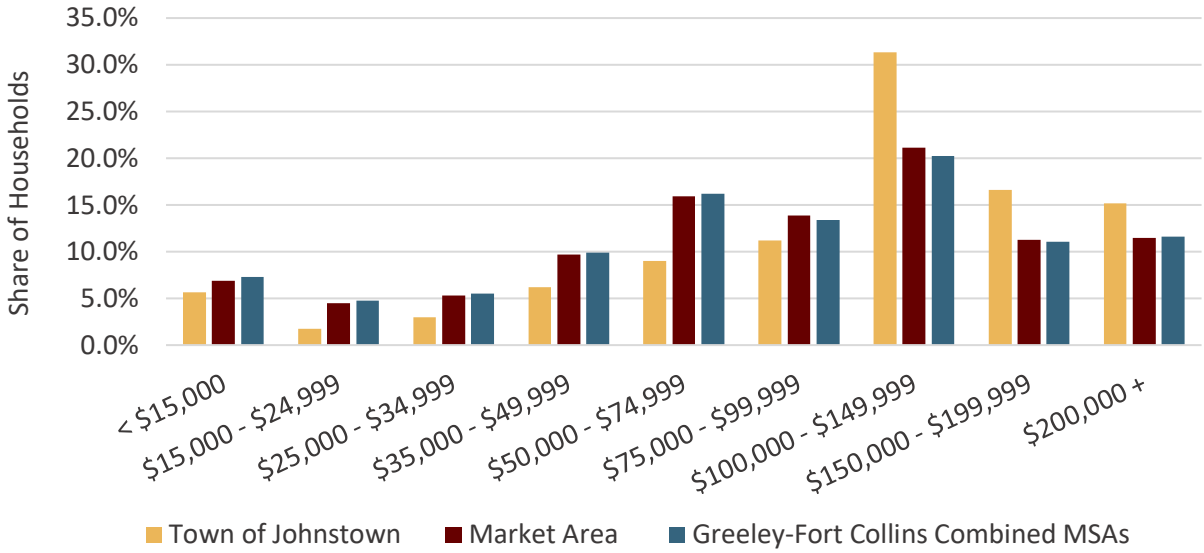
				2010-2023 Δ		
Area	2010	2020	2023	#	%	CAGR
Town of Johnstown	3,647	6,232	7,028	3,381	92.7%	5.2%
Market Area	112,744	141,508	152,244	39,500	35.0%	2.3%
Greeley-Fort Collins CSA	209,634	258,355	277,065	67,431	32.2%	2.2%
Market Area % CSA	**53.8%**	**54.8%**	**54.9%**	**58.6%**		

Comparison of Median Household Income, 2023

Source: ESRI BAO; Kimley-Horn

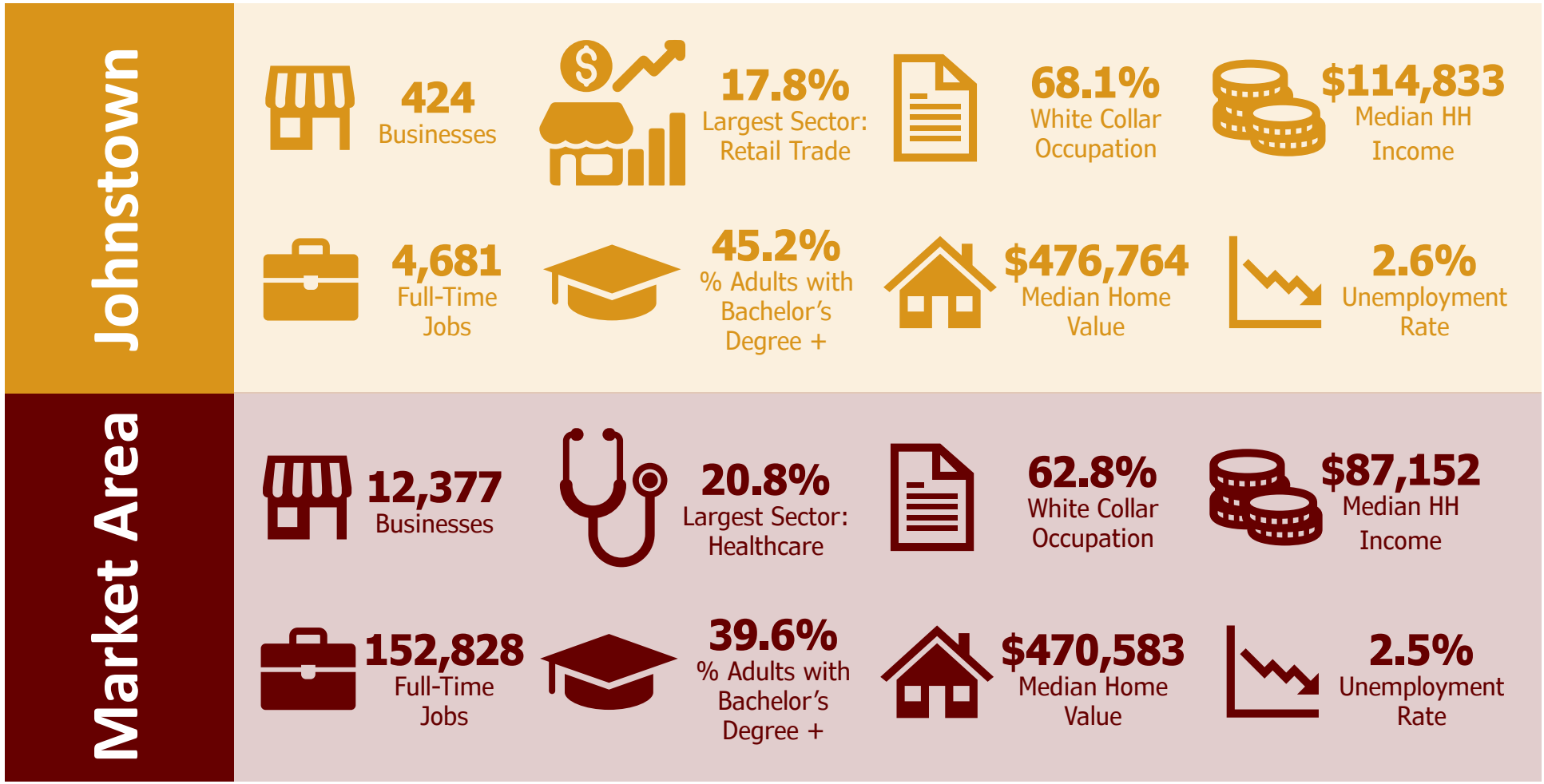
Comparison of Household Shares by Income Cohort, 2023

Source: ESRI BAO; Kimley-Horn



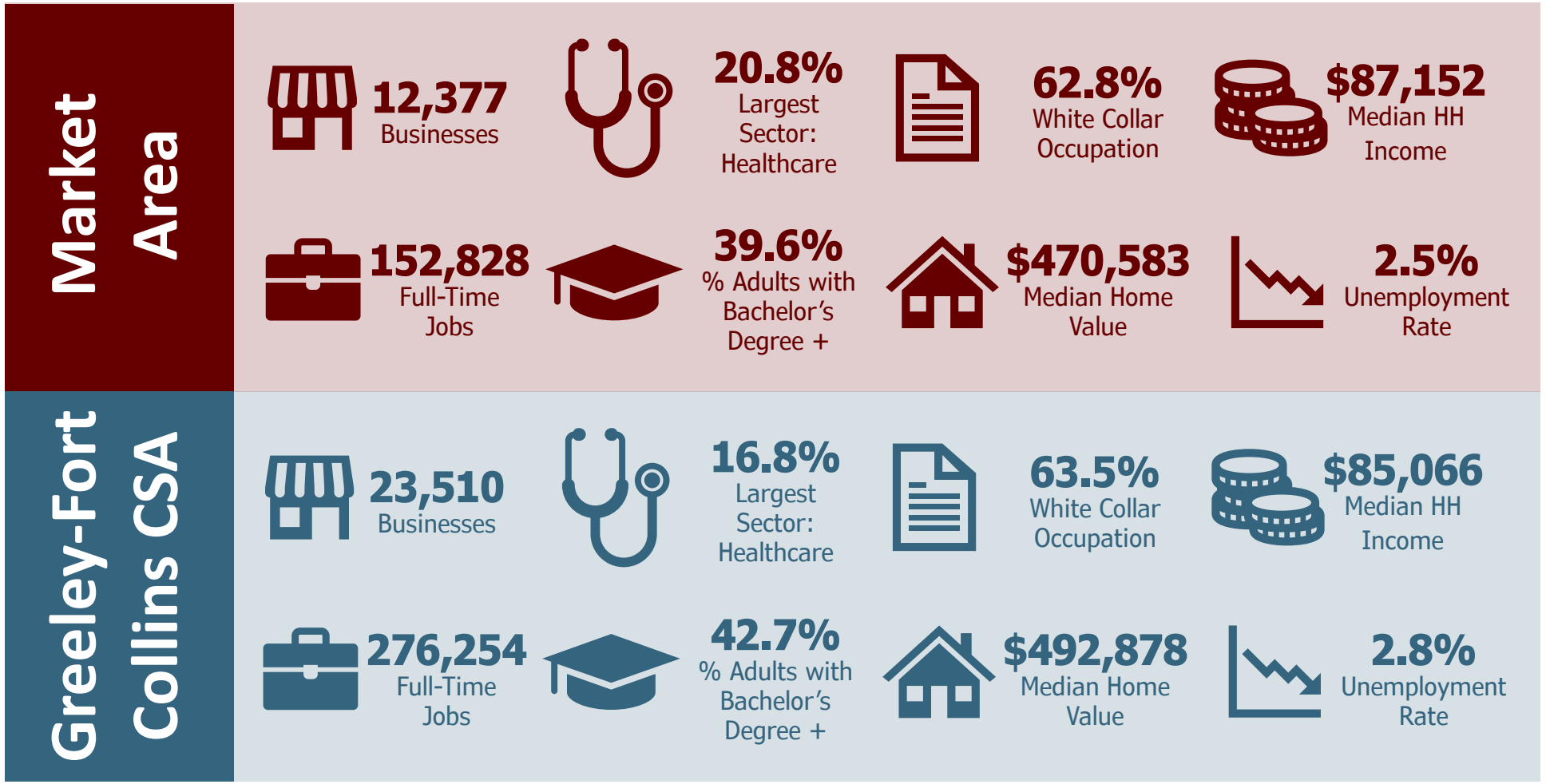
Economic Profile

Economic Snapshot



Source: ESRI BAO; Kimley-Horn

Economic Snapshot



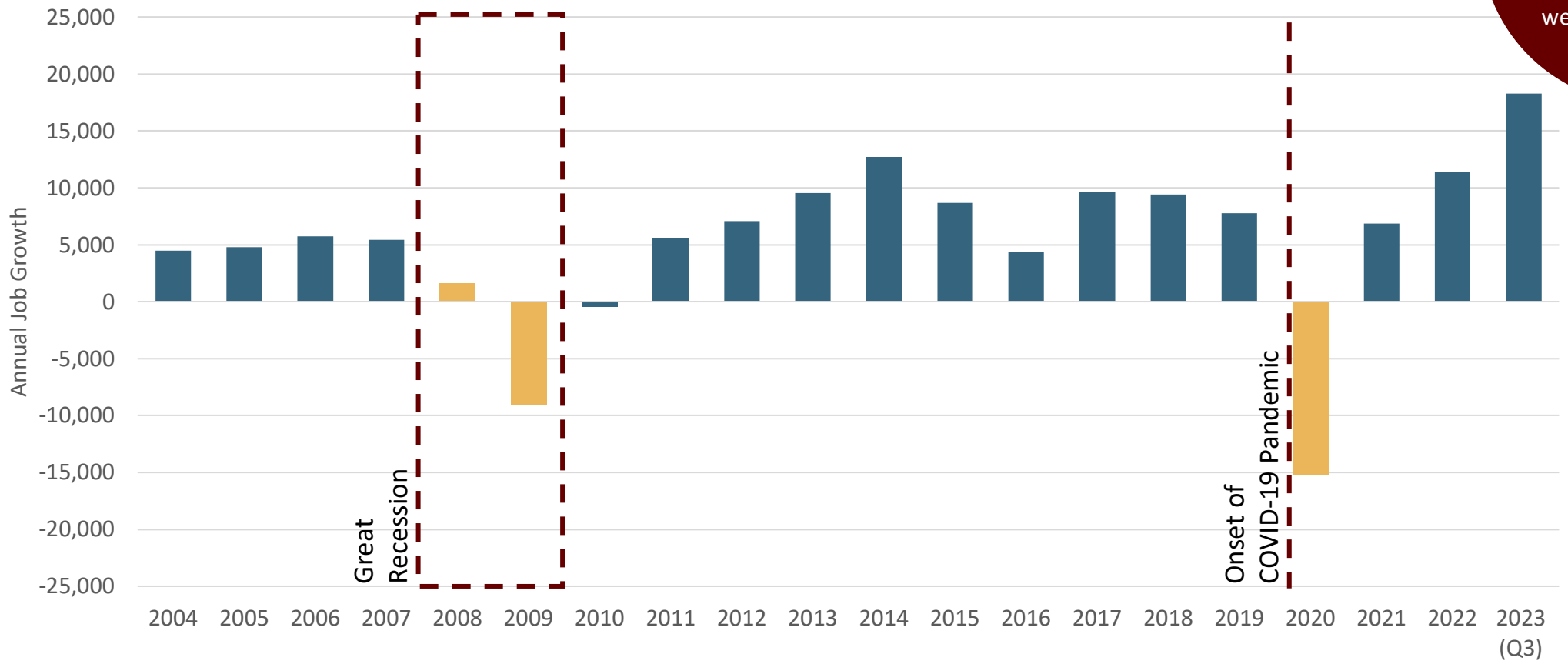
Source: ESRI BAO; Kimley-Horn

Regional Momentum in Job Growth

Job growth in the region has averaged 5,438 new jobs annually since 2004. Disruptions during the Great Recession and COVID-19 pandemic were consistent with national trends.

Annual Job Growth, Greeley-Fort Collins Combined MSAs, 2004 – 2023 (Q3)

Source: Colorado Department of Employment and Labor



Employment Snapshot: Johnstown

Colorado's Department of Employment and Labor Statistics only tracks employment down to the county-level. To provide a snapshot of jobs in Johnstown and the Market Area, data from ESRI's Business Analyst Online was reviewed. ESRI utilizes data points from Data Axle, Inc., counting businesses and employees at each to estimate total employment for custom geographies.

Johnstown currently has almost 4,700 full-time jobs. The three largest employment sectors in Johnstown are:

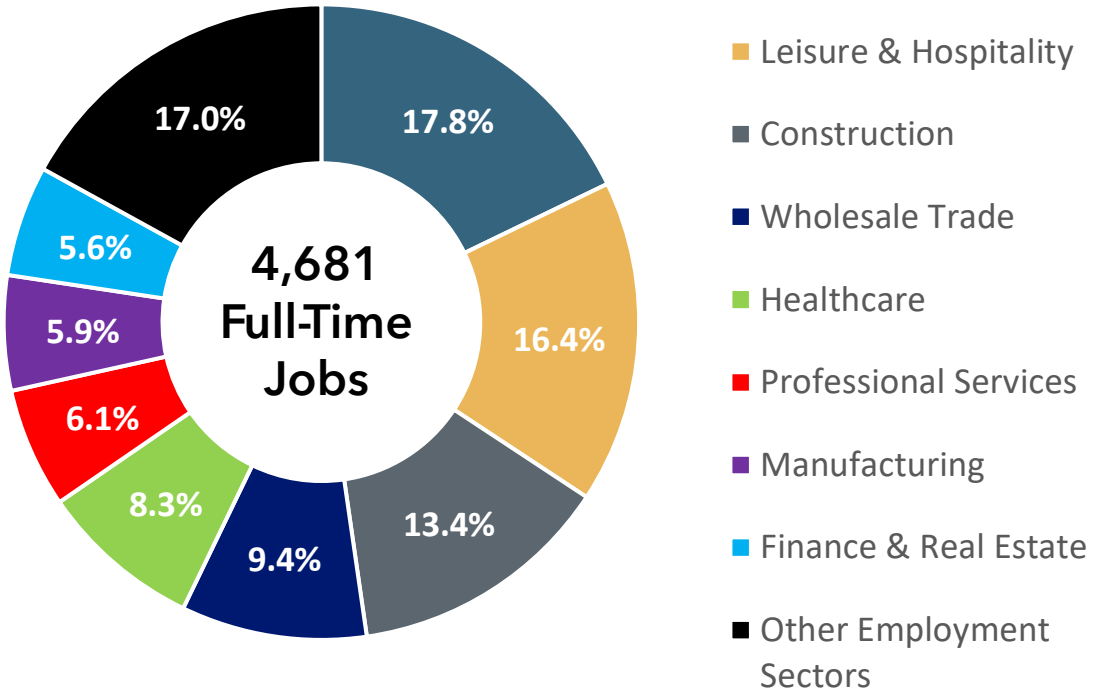
(1) Retail Trade (17.8%)
(2) Leisure & Hospitality (16.4%)
(3) Construction (13.4%)

The most recent trend data from the US Census's longitudinal employer-household dynamics data set indicates that Johnstown's employment base increased by approximately 44% over a five-year period between 2016 and 2021. The sectors with the strongest absolute growth during the five-year period were:

(1) Retail Trade (+806 jobs)
(2) Transportation and Warehousing (+274 jobs)
(3) Manufacturing (+241 jobs)

Employment by Industry Sector, Town of Johnstown, 2023

Source: ESRI BAO; Kimley-Horn



Employment Snapshot: Market Area

The Market Area currently has almost 153,00 full-time jobs. The three largest employment sectors in Johnstown are:

(1) Healthcare (20.8%)
(2) Retail Trade (13.2%)
(3) Leisure and Hospitality (11.9%)

The most recent trend data from the US Census's longitudinal employer-household dynamics data set indicates that the Market Area's employment base declined by approximately 3.8% over a five-year period between 2016 and 2021. The sectors with the strongest absolute growth during that time were:

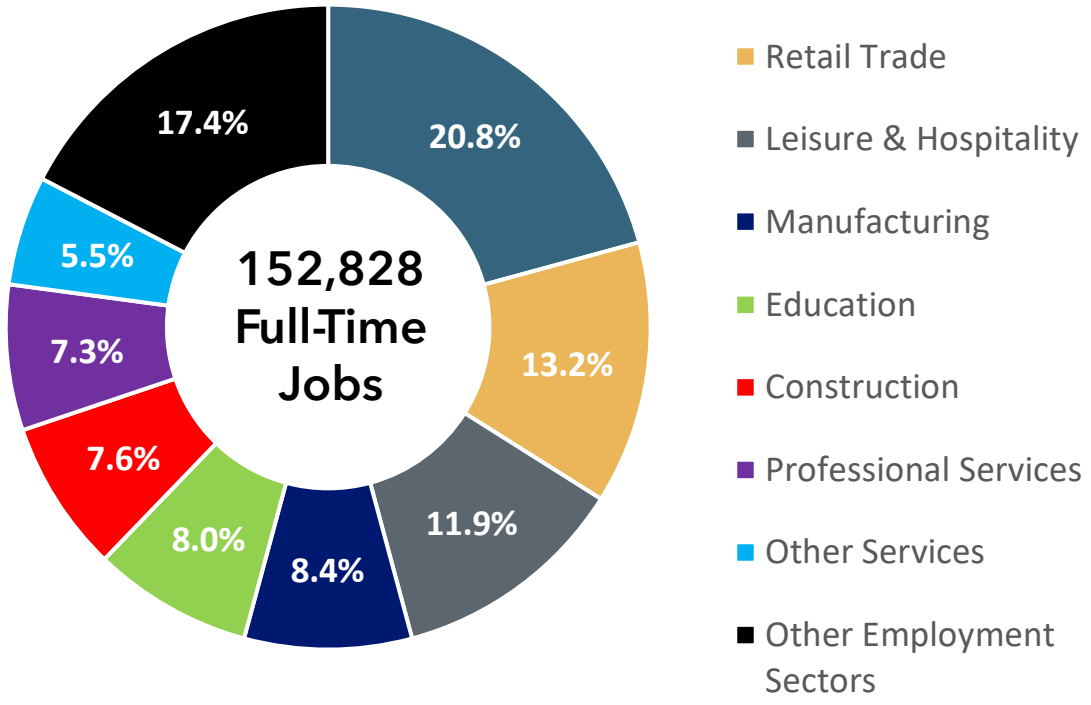
(1) Utilities (+1,215 jobs)
(2) Transportation and Warehousing (+1,053 jobs)
(3) Real Estate and Rental Leasing (+786 jobs)

The following industries were the primary drivers in the contraction of the job base:

(1) Healthcare (-2,766 jobs)
(2) Finance and Insurance (-1,232 jobs)
(3) Accommodation and Food Service (-1,219 jobs)
(4) Educational Service (-1,189 jobs)

Employment by Industry, Market Area, 2023

Source: ESRI BAO; Kimley-Horn



Employment Snapshot: CSA

The larger CSA region currently has more than 276,000 full-time jobs. The top three employment sectors in the MSAs are:

(1) Healthcare (16.8%)

(2) Retail Trade (13.0%)

(3) Leisure and Hospitality (12.5%)

The most recent trend data from Colorado's Department of Employment and Labor shows that the combined MSA's employment base increased by approximately 7.7% over the five-year period between 2017 and 2022. The sectors with the strongest absolute growth during that time were:

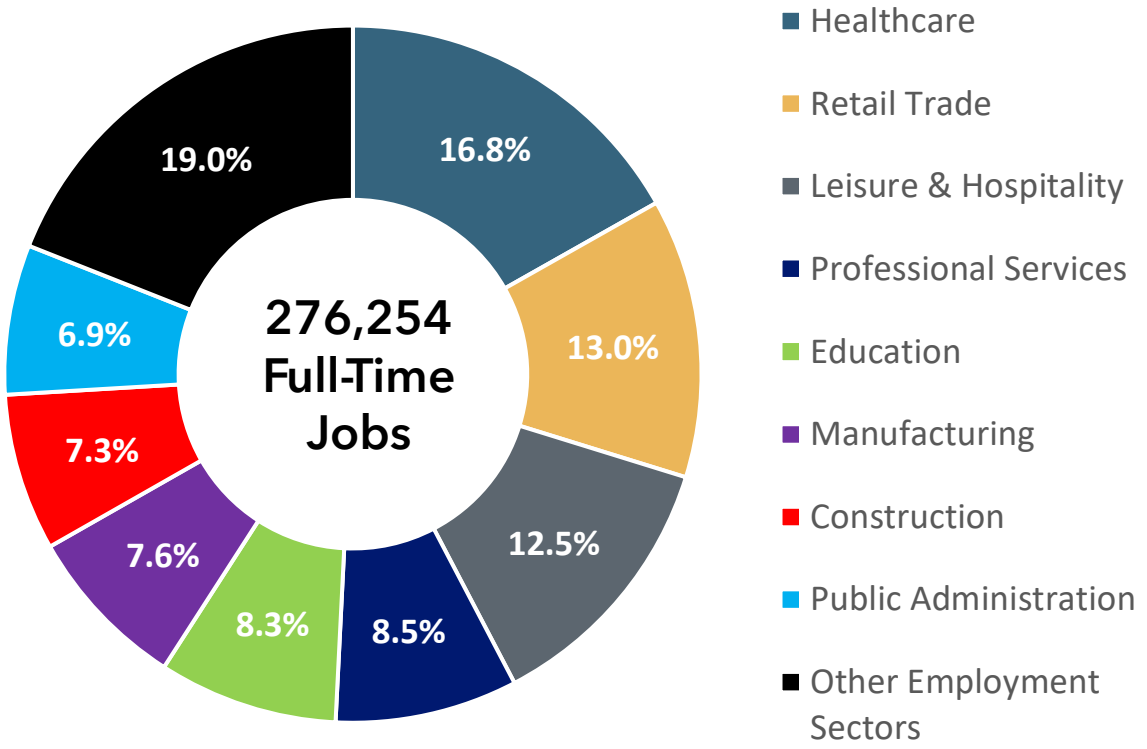
(1) Health Care and Social Assistance (+5,364 jobs)

(2) Professional and Technical Services (+3,515 jobs)

(3) Construction (+2,337 jobs)

Employment by Industry, Greeley-Fort Collins CSA, 2023

Source: ESRI BAO; Kimley-Horn



Real Estate Profiles

Housing Characteristics

Comparison of Housing Trends, 2010-2023

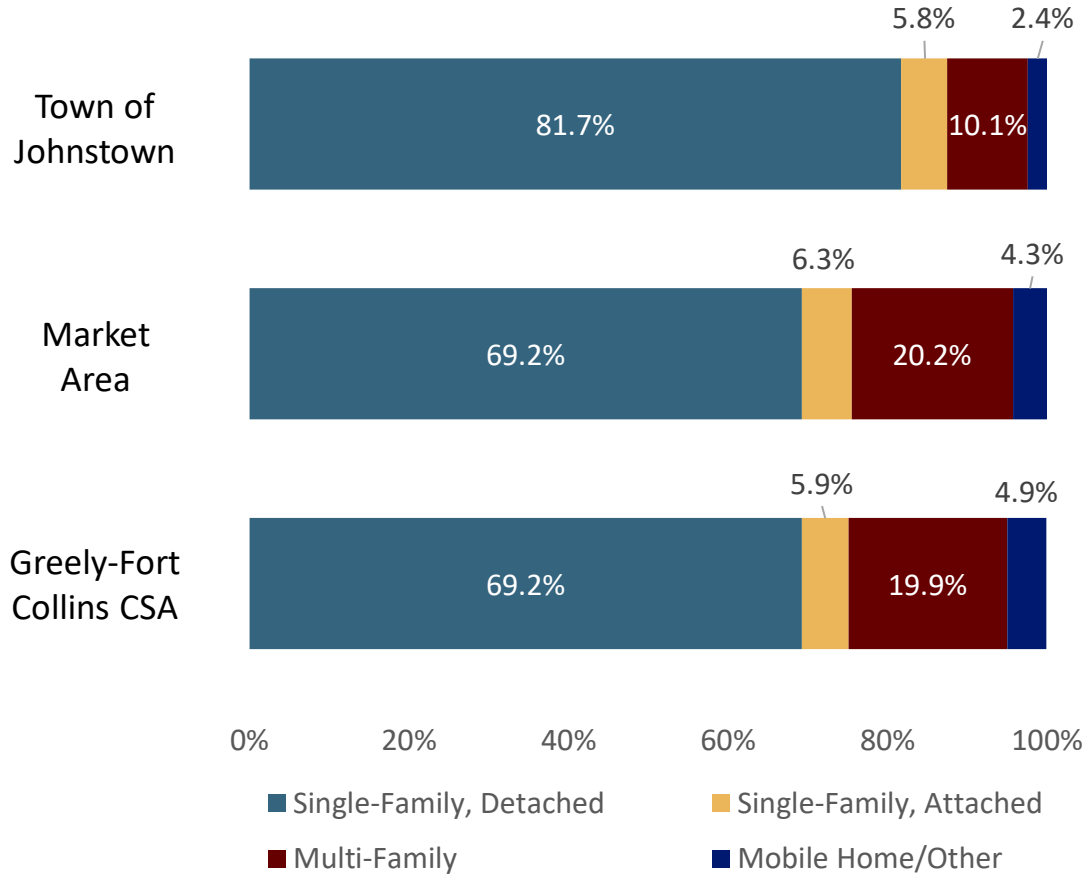
Source: ESRI BAO; US Census American Community Survey (ACS); Kimley-Horn

2023	Town of Johnstown	Market Area	Greely-Fort Collins CSA
Median Year Built	2006	1995	1993
Median Home Value	$476,764	$470,583	$492,878
Owner-Occupied	79.0%	68.4%	65.9%
Renter-Occupied	15.9%	26.4%	26.8%
Vacant	5.1%	5.2%	7.3%

- While the Johnstown housing inventory is newer than the product in the Market Area and CSA, its median home value is higher than the Market Area but lower than the CSA
- Johnstown has a higher share of owner-occupied housing at 79.0%, compared to the Market Area's 68.4% and CSA of 65.9%
- Single-family detached units are the most prevalent product type for all three geographies, but make up an even larger share of the Johnstown inventory
- The Market Area and CSA host double the shares of multifamily and mobile homes/other types of residences as the Town

Comparison of Housing Units by Product Type, 2022

Source: US Census ACS; Kimley-Horn

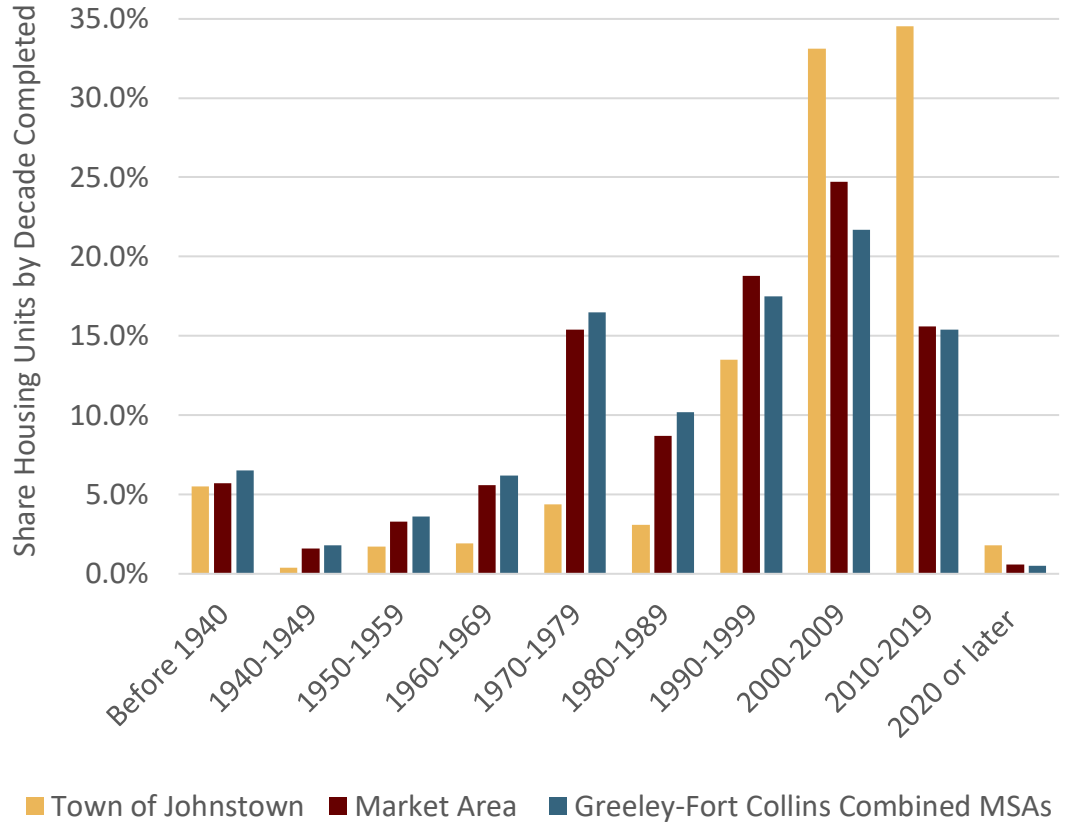


Housing Characteristics

Johnstown's inven[illegible] significantly newer with nearly 70% built since 2000 versus ~40% in the larger areas. More than 1/3 of the Town's inventory is between $400K-$499K while the larger areas offer a greater variety of price points.

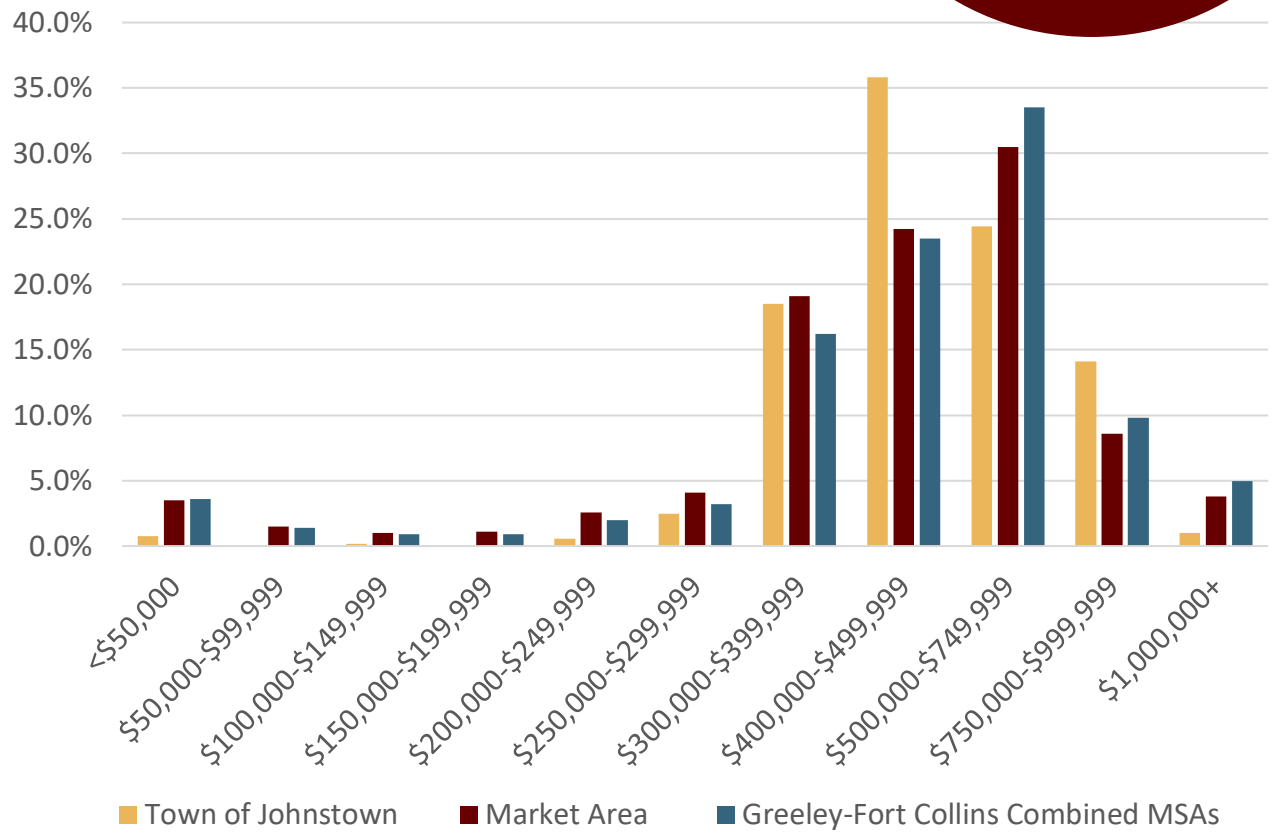
Comparison of Housing Units by Decade Completed, 2022

Source: ESRI BAO; Kimley-Horn



Comparison of Owner-Occupied Housing Units by Value, 2023

Source: ESRI BAO; Kimley-Horn



Building Permit Trends: Weld & Larimer Counties

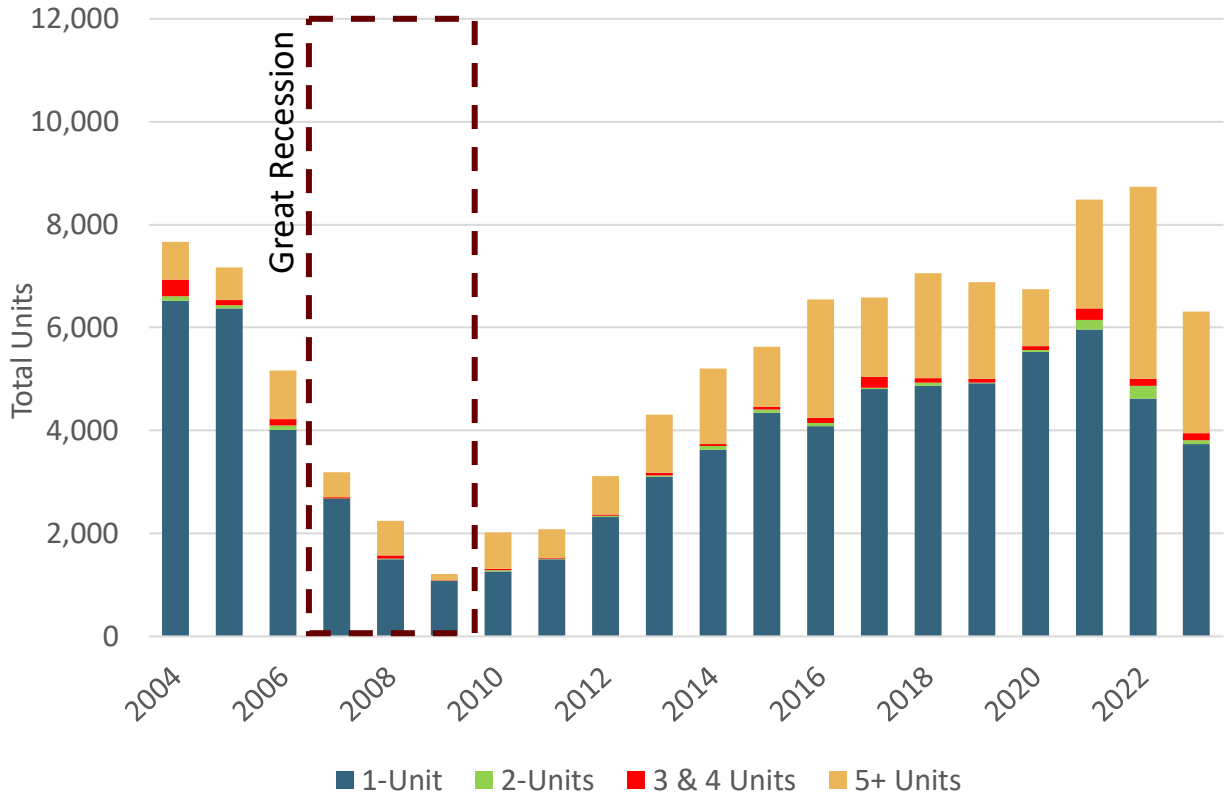
Residential Building Permits	Single-Family	Multi-Family
Pre-Recession Avg Annual Total	5,635	1,029
Post-Recession Avg Annual Total	4,508	2,081
Pre-Recession Share of Total	84.6%	15.4%
Post-Recession Share of Total	68.6%	31.4%

* The pre- and post-Recession share of total is measuring the percentage of single-family and multi-family permits as a share to total residential permits issued.

- In keeping with national trends, residential building permitting was interrupted in Weld and Larimer Counties during the Great Recession.
- Single-family residential development has not yet reached pre-Recession levels, but multifamily development has exceeded pre-recession annual totals.
- Most of the multifamily permits are for larger communities with at least five units, though there has been an increase since 2021 in permits for duplexes and 3- and 4-unit communities.

Residential Building Permit Trends, Weld & Larimer Counties, 2004-2023

Source: ESRI Business Analyst Online (BAO)

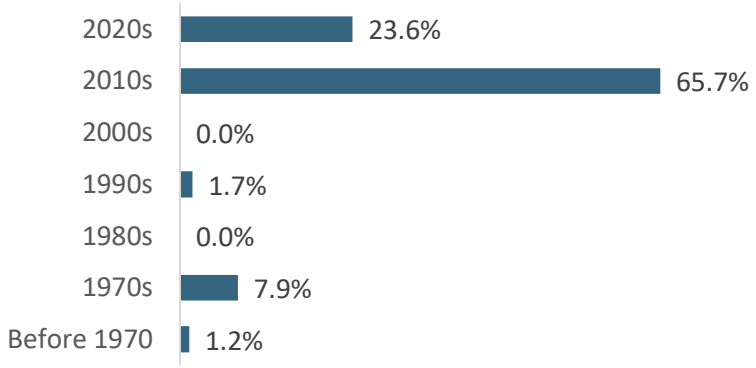


Multifamily Inventory

- Johnstown has a relatively new multifamily inventory, with almost 90% of units built since 2010.
- Spikes in vacancy have corresponded with new deliveries in 2019 and 2022. Vacancy has quickly recovered, indicating strong demand as new units were absorbed.
- There are currently two multifamily properties under construction and are set to deliver in 2024 and 2025:
  - Crowne at 2534 will deliver 285 units by the end of 2024
  - Ledge Rock will deliver 504 units by 2025

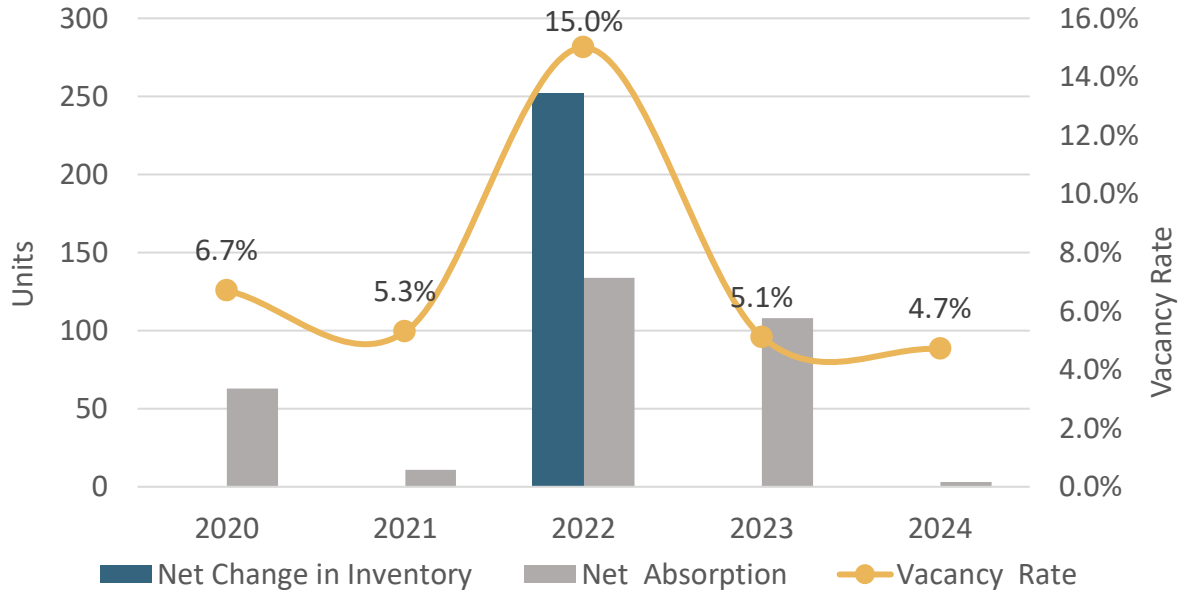
Multifamily Units by Decade Completed, Johnstown, 2024

Source: CoStar; Kimley-Horn



Multifamily Performance Trends, Johnstown, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Images of 5150 Ronald Reagan Blvd - Johnstown Plaza, 2022

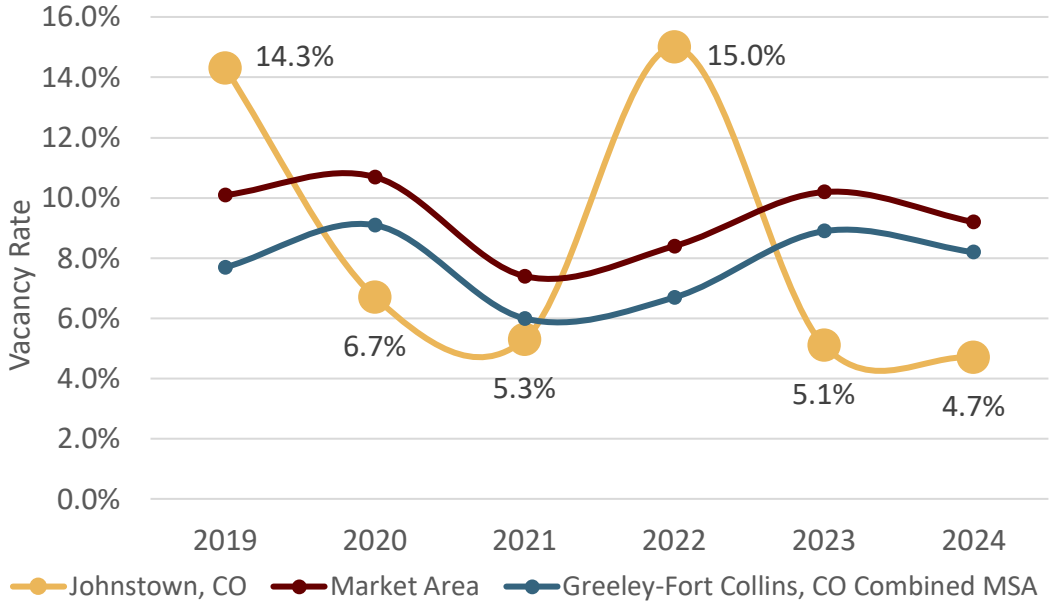
Johnstown Colorado

Multifamily Trends

- Vacancy rates across the Market Area and the Greeley-Fort Collins CSA have followed a similar trend and been more stable compared with Johnstown, which has experienced more volatility. This is common for smaller inventories that are more reactive to expansions in supply.
- As of May 2024, Johnstown's vacancy rate of 4.7% was significantly lower than the two larger areas, which have vacancy rates above 8%.
- Multifamily rental rates are notably higher in Johnstown, compared to the Market Area and CSA. The influx of new multifamily supply into Johnstown's market commands a premium over older product in the two larger areas.

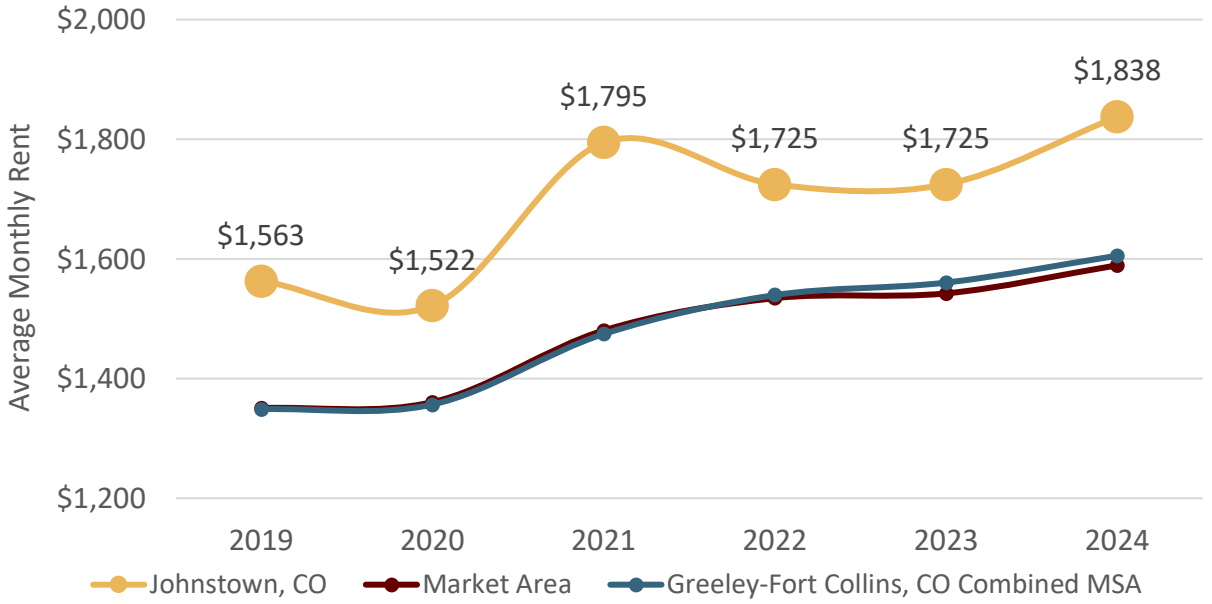
Comparison of Multifamily Vacancy Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Comparison of Multifamily Rent Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn

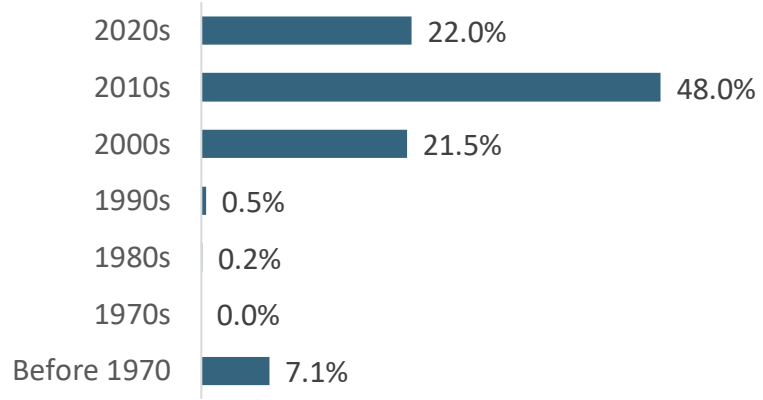


Retail Inventory

- The retail inventory in Johnstown is also relatively new, 70% of the square footage completed since 2010. The 2010s were the most active decade for retail development.
- Four retail properties have come online in the past six months and there are two more under construction set to deliver by the end of 2024, which will add another 271,160 SF to the Town.
- The low vacancy rates since 2020 indicate strong demand for new retail space.

Retail Square Feet by Decade Completed, Johnstown, 2024

Source: CoStar; Kimley-Horn



Retail Performance Trends, Johnstown, 2019-2024(YTD)

Source: CoStar; Kimley-Horn

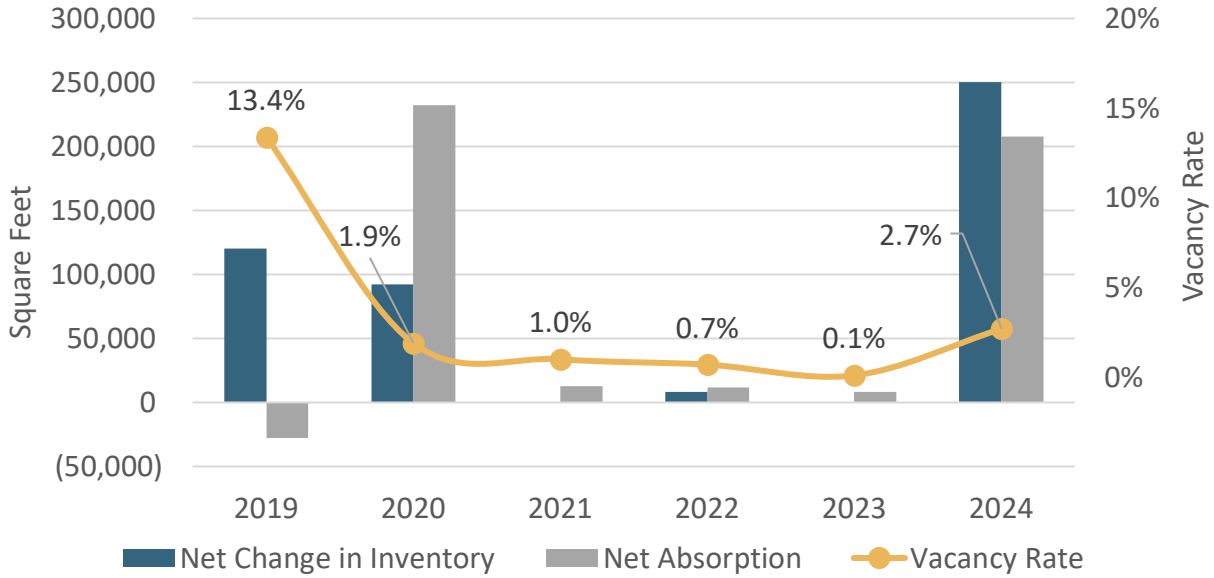


Image of 4860-4874 Thompson Pky - Johnstown Plaza, 2022

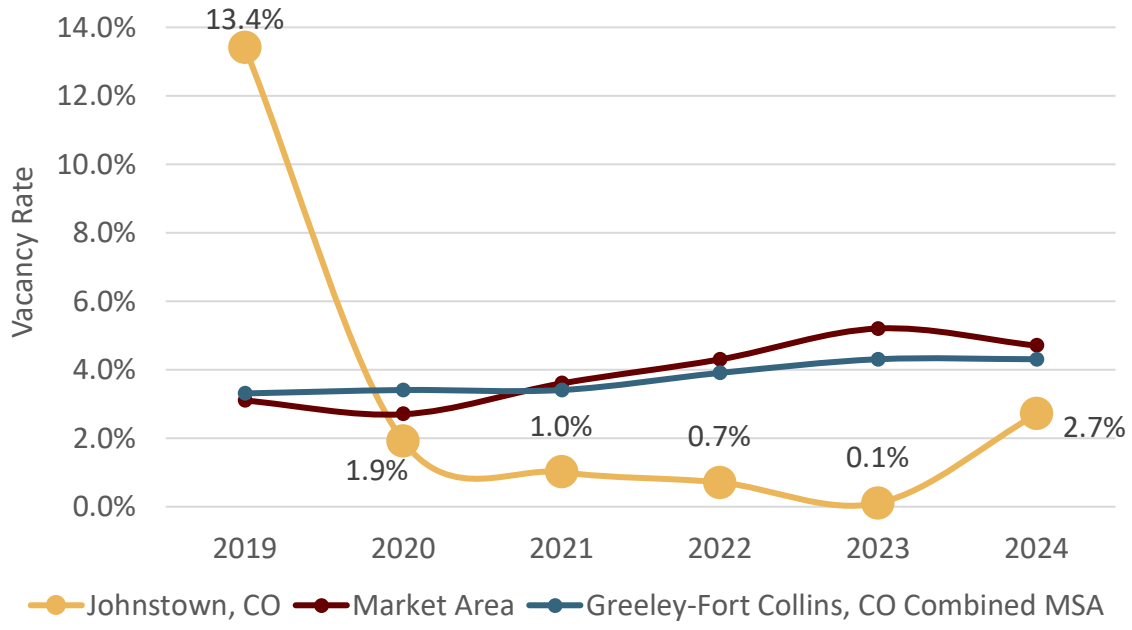
Johnstown Colorado

Retail Trends

- Strong absorption in recent years has resulted in an extremely tight retail market within Johnstown, with vacancy remaining below 3% since 2020. The Market Area and CSA have consistently been higher since then and have followed a similar trend.
- Johnstown's retail inventory commands higher rent than the two larger areas. The younger age of Johnstown's retail space yields a premium of 28-34% over the older inventory in the Market Area and CSA, respectively.

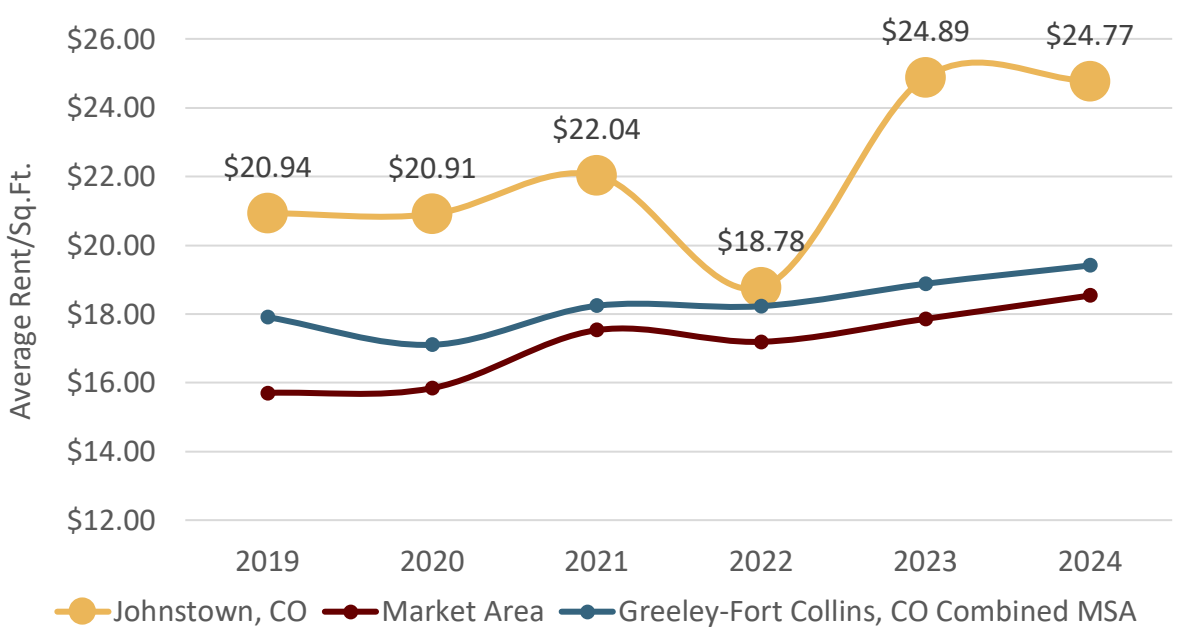
Comparison of Retail Vacancy Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Comparison of Retail Rent Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



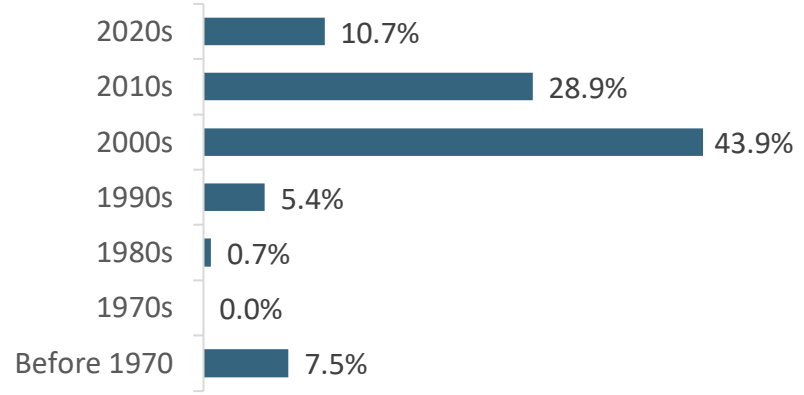
Office Inventory

- Johnstown's office development activity peaked in the 2000s, when almost 44% of the Town's square footage was completed. Another ~40% was completed since 2010.
- The Town's most recently built office properties are located near the I-25/US 34 interchange
- Office vacancy has been higher than other product types in Johnstown in recent years, ranging between 6.5% to 13.8%.
- So far in 2024, absorption has been net negative, meaning more office space has been vacated than leased, causing vacancy to increase in the last year.

Image of 4675 Endeavor Dr – Medical Office

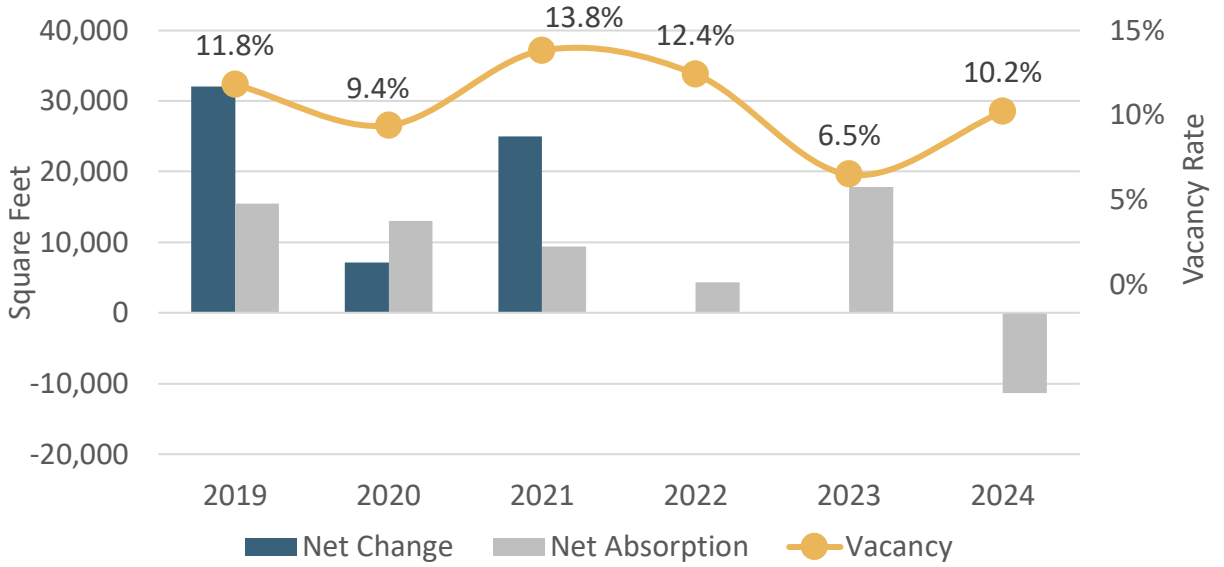
Office Square Feet by Decade Completed, Johnstown, 2024

Source: CoStar; Kimley-Horn



Office Performance Trends, Johnstown, 2019-2024(YTD)

Source: CoStar; Kimley-Horn

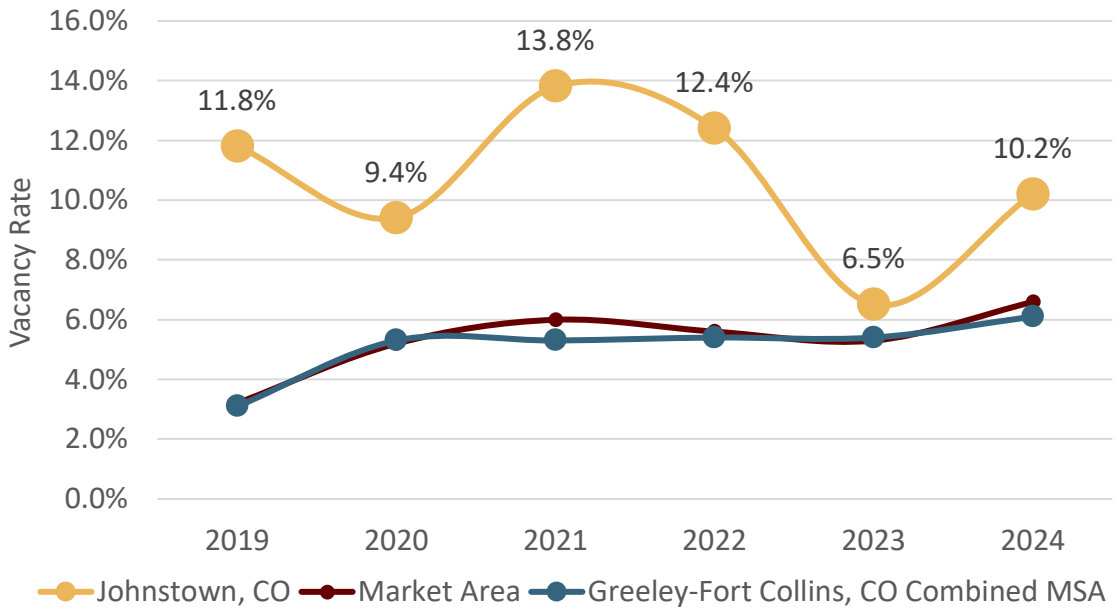


Office Trends

- Vacancy rates have consistently been higher in Johnstown than the Market Area and the Greeley-Fort Collins CSA, which have followed a similar pattern, hovering around 6% since 2020. The larger geographies have also been more volatile, which is more common with smaller inventories that are more reactive to changes in supply.
- Despite relatively higher vacancy rates than the Market Area and CSA, Johnstown's office commands nearly a 20% premium over office space.

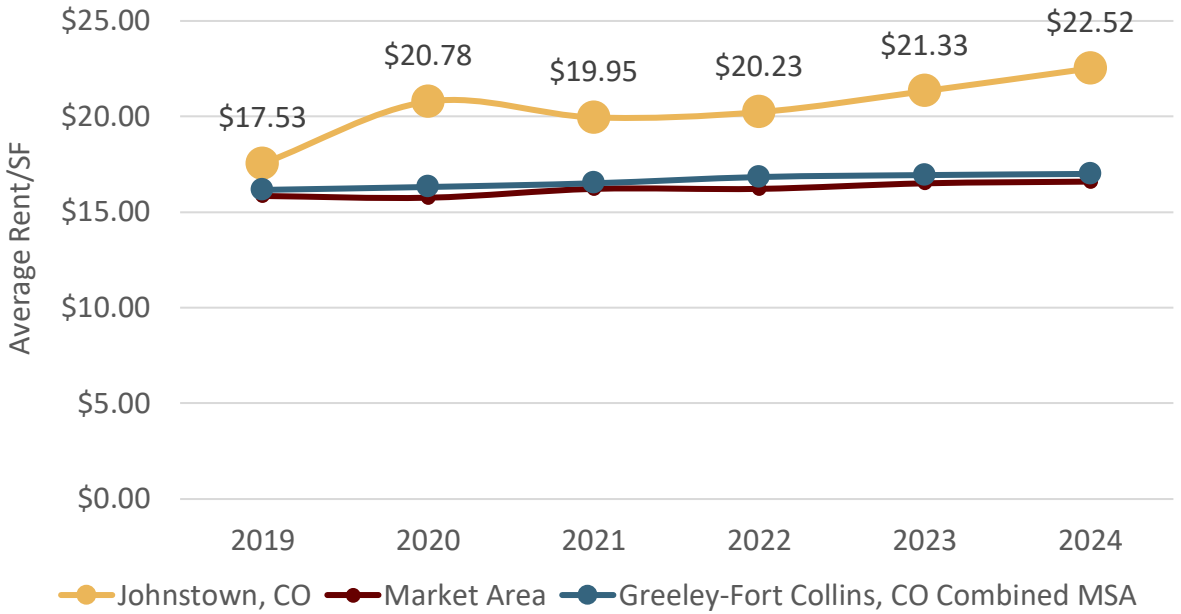
Comparison of Office Vacancy Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Comparison of Office Rent Trends, 2019-2024(YTD)

Source: CoStar; Kimley-Horn



Hospitality Inventory

- There are 57 hotel properties within the Market Area with almost 4,300 hotel rooms. There are currently three hotels under construction:
  1. Residence Inn by Marriott Greeley (2495 W 28th St, Greeley)
  2. Hampton Inn by Hilton Windsor Future Legends Stadium: Hampton by Hilton (801 Diamond Valley D)
  3. Hampton Inn by Hilton Windsor Future Legends Stadium: Hilton Garden Inn (801 Diamond Valley Dr)
- With the exception of an older economy motel off I-25, the lodging properties closest to the proposed site for Downtown Johnstown are in Loveland and Greeley.

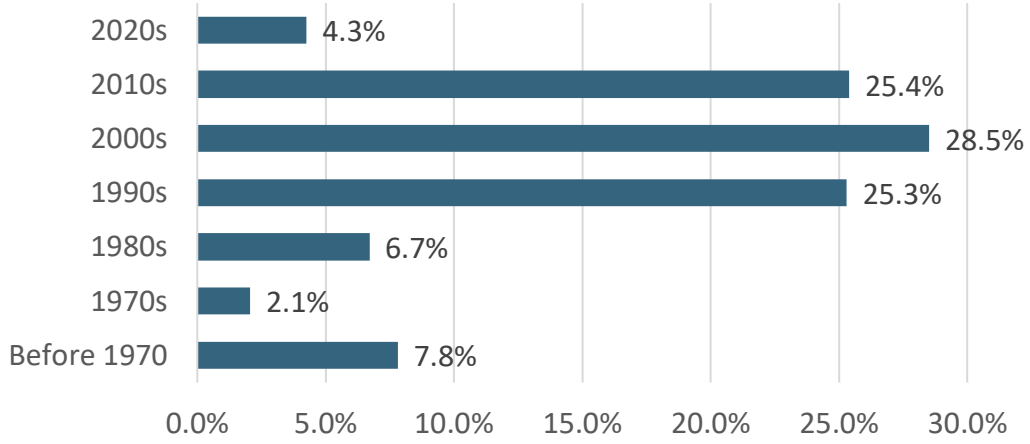
Hospitality Summary Table, Market Area, 2024

Source: CoStar; Kimley-Horn

Inventory Rooms	4,298
Under Construction Rooms	359
Average Daily Rate	$106.08
Revenue per Available Room	$63.76

Hotel Rooms Built by Decade Completed, Market Area, 2024

Source: CoStar; Kimley-Horn



Comparable Performance *Inventory*

COMMUNITY METRICS

Geography	Multifamily (units)	Retail (SF)	Office (SF)
Johnstown, Colorado	**1,866**	**1.3 M**	**238,000**
Windsor, Colorado	2,483	1.0 M	477,000
Loveland, Colorado	7,481	6.9 M	3.2 M
Louisville, Colorado	1,164	1.4 M	1.9 M
Lafayette, Colorado	2,625	2.1 M	1.5 M
Golden, Colorado	4,469	2.3 M	3.5 M
Longmont, Colorado	12,363	7.1 M	2.9 M

DOWNTOWN METRICS

Geography	Multifamily (units)	Retail (SF)	Office (SF)
Johnstown Downtown	**-**	**-**	**-**
Windsor Downtown	138	702,000	239,000
Loveland Downtown	334	376,000	231,000
Louisville Downtown	-	169,000	129,000
Lafayette Downtown	59	88,600	36,200
Golden Downtown	247	323,000	611,000
Longmont Downtown	8	139,000	73,400

Downtown Development Opportunities

Downtown Johnstown: Residential Opportunities

Residential is a critical component of future development opportunities for Downtown Johnstown. New rooftops will activate the area and drive demand for commercial uses. For the entire Johnstown community, future residential demand will likely be accommodated in a variety of product types. While currently more than 80% of the housing inventory is single-family detached, momentum is building in the construction of other types of housing. As the community continues to grow, it is important to expand the types, tenures, and price points of available housing in order to attract new residents and businesses. Downtown Johnstown can play a critical role in supporting the diversification of housing, creating a unique activity node where residents can live, work, and play.

Downtown Johnstown Potential

MULTIFAMILY

Downtown Johnstown is well-positioned to capture multifamily residential development in the short- and mid-term timeframes. Vacancy rates for apartment product in Johnstown are below the industry standard 7% rate that is often quoted to represent a healthy market; additionally, there are two apartment communities in the pipeline indicating increased momentum and developer interest in this construction type. Multifamily can be delivered in densities that quickly increase rooftops and drive demand for commercial uses that create a live-work-play environment. Residential units could be incorporated on upper floors in mixed-use developments containing ground-floor retail.

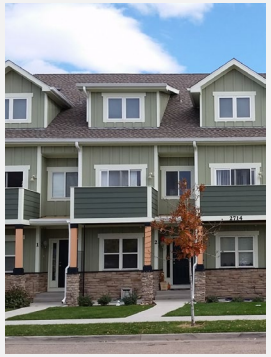
Target Residential Profile

Singles
Younger Couples
Empty Nesters / Retirees

Timing

Short- to Mid-Term

Downtown Johnstown: Residential Opportunities



TOWNHOUSES / MISSING MIDDLE

Townhouses, duplexes, and tri/quadplexes are attractive to a wide target market, including young couples and families, families with school-aged children, empty-nesters, and active adults or retirees. These moderate-density units can blend seamlessly into a mixed-residential development, often offering a buffer between single-family neighborhoods and higher-density mixed-use areas. Missing middle housing can also be an important part of a housing offering that expands product offerings and affordability.

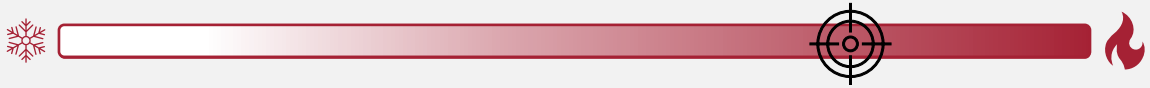
Target Residential Profile

Singles
Younger Couples
Small Families
Retirees

Timing

Short- to Mid-Term

Downtown Johnstown Potential



SINGLE-FAMILY DETACHED

While single-family detached units are the predominant housing type in Johnstown, they should be allowed sparingly in the downtown area. These units do not offer densities that will increase nodes of activities that will drive demand for other uses and create a unique downtown environment. Single-family detached should be offered on the fringes of downtown to enhance existing neighborhoods and where offered, smaller lot sizes should be encouraged to support the downtown fabric.

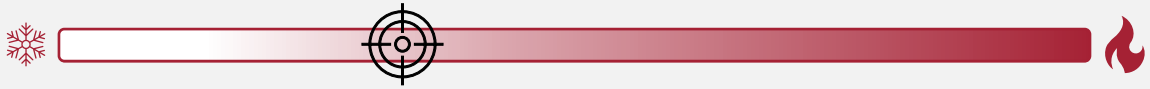
Target Residential Profile

Younger Couples
Families
Retirees

Timing

Mid- to Long-Term

Downtown Johnstown Potential



Downtown Johnstown: Commercial Opportunities

Complimenting downtown residential offerings, commercial development is important to activate space and draw in visitors and shoppers. While some commercial uses, primarily office and hospitality, will require development momentum to be displayed before they are viable uses, retail can be incorporated into mixed- or multi-use projects to provide a short-term opportunities. These uses should be appropriately scaled to support multi-modal activity, most importantly creating nodes of pedestrian movement. Retail and office users can share similar building formats, but retail should be prioritized for ground-level uses on key corridors of the downtown area.

RETAIL

Community-serving retail presents the ripest opportunity for non-residential development in the creation of Downtown Johnstown as vacancy for retail has been relatively tight in Johnstown. Additionally, retail development has increased with several new deliveries, demonstrating the financial viability of delivering this real estate sector. The retail space should be designed to be appropriately scaled and pedestrian friendly. Spaces should be small, keeping price points in line and not overburdening locally-owned companies with excess space. The retail developments could also incorporate some upper floor residential and host professional office tenants as well.

Tenant Profile

Restaurants
Bar/Brewery/Nightlife
Bakery/Café
Ice Cream/Gelato/Yogurt
Apparel/Accessories
Fitness
Professional Services

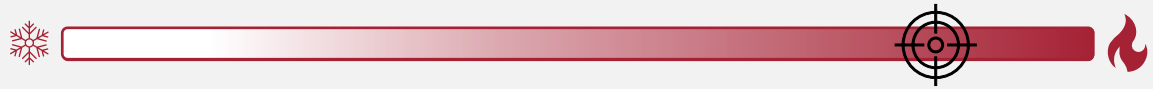
Typical Lease Rate (2024 $)

$25-$30 per square foot

Timing

Short- to Mid-Term

Downtown Johnstown Potential



Downtown Johnstown: Commercial Opportunities

Downtown Johnstown Potential

HOSPITALITY

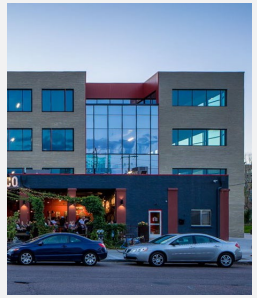
There are currently four hotels proposed in Johnstown, which will add approximately 300 new rooms, all of which are located near the I-25/US 34 interchange where the is an existing concentration of hotels serving travelers. Momentum will likely be experienced in other sectors before this becomes a viable use in Downtown Johnstown.

Lodging Type

Boutique Hotel
Bed & Breakfast

Timing

Long-Term



Downtown Johnstown Potential

OFFICE

Office development in Downtown Johnstown represents a long-term opportunity as other real estate sectors help to create a more integrated land use pattern that would be attractive to tenants. Anchoring office uses, including public administration buildings, can be leveraged to spur future development. In the interim, retail space could also include a small amount of professional office space, which could be accommodated on upper floors of the buildings. This office space would likely be limited to users that are seeking to be close to possible clients (lawyers, accountants, etc.).

Tenant Profile

Professional Services, including Law, Insurance, and Finance
Medical

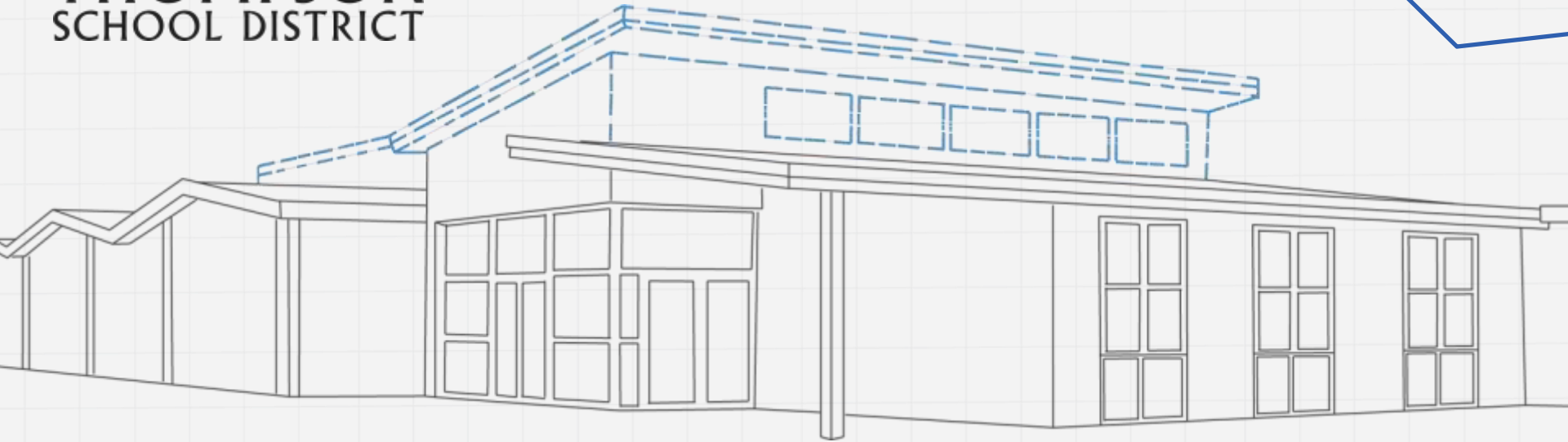
Typical Lease Rate (2024 $)

$20-$25 per square foot

Timing

Mid- to Long-Term

THOMPSON
SCHOOL DISTRICT



Thompson School District Potential 2024 Bond & Special Levy Overview

District Overview

30
schools

2K+
employees

15K+
students

362
square miles

2.5M+
square footage managed

91.1%
graduation rate (2023), a 3.5% increase from 2022

$19.3M+
scholarships awarded (class of 202

Planning Overview

THOMPSON SCHOOL DISTRICT

Gathering Facilities Data
2022

Defining Options & Gathering Community Input
2023-May 2024

Finalizing Proposed Investments
May-August 2024

The Total Ask

Growth
$74 M

Educational Enhancements
$78 M

Security
$10 M

Maintenance
$58 M

Educational Enhancement Needs

Career & Technical Education (CTE) provides opportunities to personalize students' education, ventilation upgrades help enhance the educational environment

THOMPSON SCHOOL DISTRICT

Various AC Projects
~$60M

Program Enhancements

CTE Enhancements

$78 M

Growth Needs

THOMPSON SCHOOL DISTRICT

Turner Middle School Conceptual Design

Ivy Stockwell Elementary School Conceptual Design

Berthoud Elementary School Conceptual Design

65

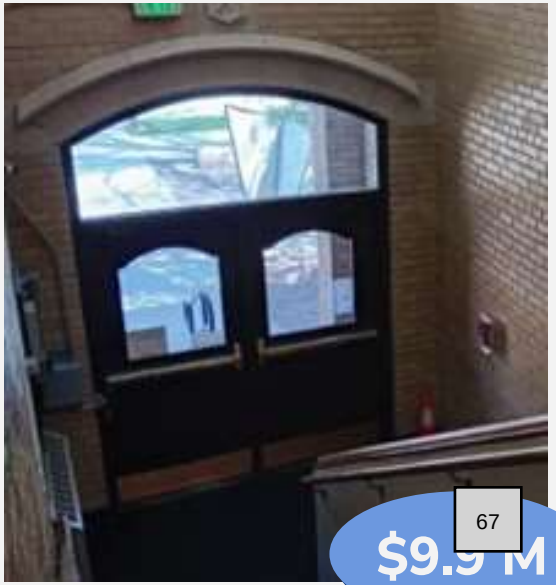
$74 M

Maintenance Needs

THOMPSON SCHOOL DISTRICT

$58 M

Security Needs



67

$9.9 M

Recap - The Total Ask

THOMPSON SCHOOL DISTRICT

Growth
$74 M

Educational Enhancements
$78 M

Security
$10 M

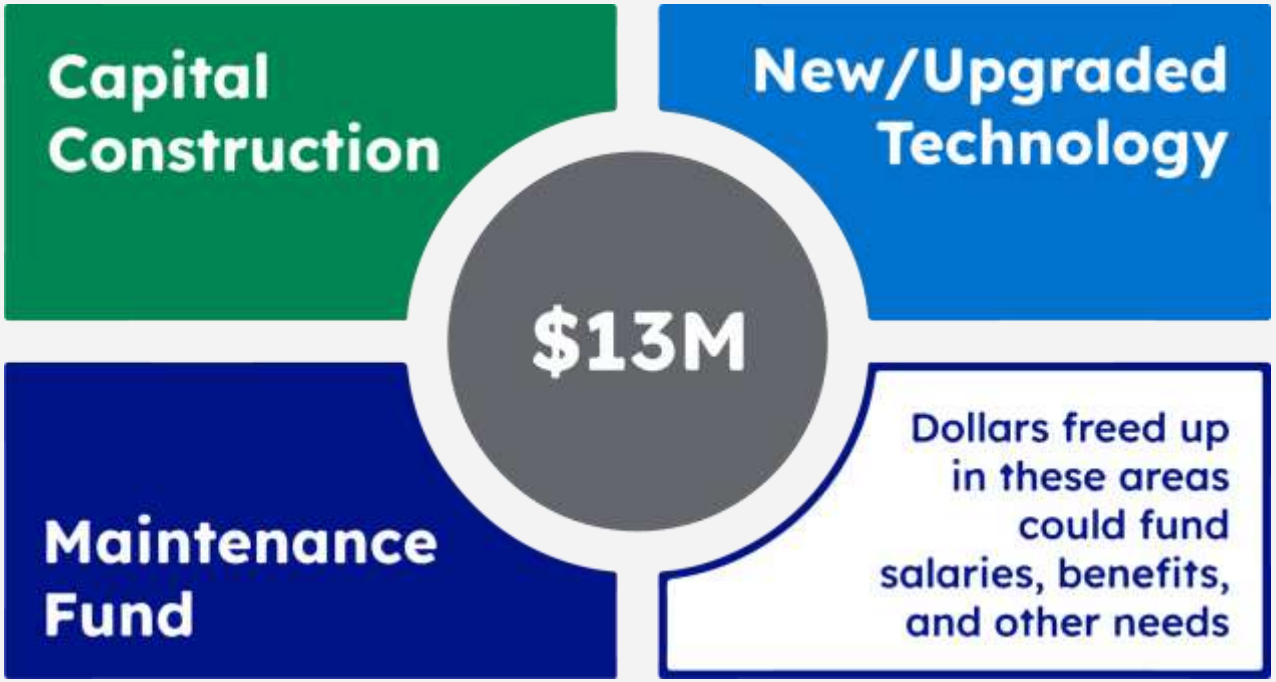
Maintenance
$58 M

Scan to visit the

website to use the tax impact calculator & for more informati

Special Levy Details

THOMPSON SCHOOL DISTRICT



An approximate 3.96 mill property tax increase would cost a homeowner about $26.53 annually, or **$2.21 a month**, per $100,000 of a home's value.

Scan to use the tax calculator to understand your cost.

THOMPSON SCHOOL DISTRICT

THANK YOU!

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL REGULAR MEETING
450 S. Parish, Johnstown, CO
Monday, August 05, 2024 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Duncan called the meeting to order and led the Pledge of Allegiance.

Pledge of Allegiance

ROLL CALL

Present:
Councilmember Berg
Councilmember Menzies
Councilmember Molinar
Councilmember Morris
Councilmember Paranto
Mayor Pro Tem Young
Mayor Duncan

AGENDA APPROVAL

Mayor Duncan noted an amended Ordinance No. 2024-257 to be discussed on the agenda.

Councilmember Berg moved to approve the agenda as submitted with the change of Ordinance No. 2024-257.

Councilmember Paranto seconded and the motion passed.

SPECIAL PRESENTATIONS

1. Proclamation League of Women Voters – Women's Equality Day

Councilmember Morris read into the record the proclamation, which was accepted by the League of Women Voters.

2. Business of the Month

Sarah Crosthwaite introduced Hays Market as the business of the month.

3. Employee Introductions

Doug Gossett, Engineering Director introduced Ashton Reinhardt, Planning and Engineering Administrative Assistant.

Tyler Carpenter, Collections and Distributions Superintendent, introduced Luscas Andrusyk, Supervisor for Wastewater and Water Collection and Distribution.

Justin Scrivner, Fleet Maintenance Manager, introduced Chelsea Sauer, Mechanic I.

PUBLIC COMMENT

Shawn York emailed in a comment regarding the weeds at Purvis and speed on County Road 13.

Michael Van Valkenburg emailed in a comment on sewer backup on Charlotte Street.

Council asked for follow up on weed mitigation, police presence on CR 13, and asked who pays for the mowing at Purvis. Council asked for these issues to be completed be done by fall.

Mr. LeCerf, Town Manager, noted that a meeting with the property owner is being scheduled and to set expectations for weed mitigation.

Angie Swanson spoke to drainage infrastructure in the colony area. Ms. Swanson noted recent discussions with Town staff and requirements. Termite issues were noted and a partnership with CSU which would lead to the need to work with the Town of Johnstown. A meeting was requested to follow-up to find a solution.

Staff noted that a work session to discuss this topic is being scheduled for August 12, 2024.

CONSENT AGENDA

Council noted corrections to the July 15, 2024 meeting minutes.

Councilmember Young moved to approve the consent agenda as amended.

Councilmember Molinar seconded and the motion passed.

4. July 15, 2024 Meeting Minutes
5. Intergovernmental Agreement - Town of Johnstown and Larimer County
6. Post-Issuance Tax Compliance Policy for Tax-Exempt Bonds
7. July 2024 List of Bills

TOWN MANAGER REPORT

8. Town Manager's Report

Matt LeCerf, Town Manager, noted the attached report.

TOWN ATTORNEY REPORT

There was no Town Attorney report.

PUBLIC HEARING

9. Ordinance No 2024-257: An Ordinance Amending Section 2-24 and Section 2-183 of the Johnstown Municipal Code Concerning Compensation for the Mayor and Councilmembers and Members of the Planning Zoning Commission

Mayor Duncan opened the public hearing.

Mr. LeCerf noted Ordinance No. 2024-257 amending the compensation for councilmember to $500 for the Mayor, and $300 for Councilmembers, noting that the increase would not become effective until those seats are reelected. It was noted that voting would need to take place for at least 3/4 of the agenda items to be counted for attendance.

The second portion of the ordinance allows for payment of the Planning and Zoning Commissioners, to $125 for each meeting that is attended, which would be effective immediately for the commission.

Council asked for follow-up for the insurance being allowed for Councilmembers and part-time staff. Mr. LeCerf noted an expected 13% increase in insurance for the coming year, and that is expected to be discussed with Council in October.

Council asked for clarification on wording on specific payment per meeting. Ms. Rocklin noted the election dates would be clarified, with increases being in place after each seat is elected.

Council asked for clarification on the $3,000 budget increase, which Mr. LeCerf noted is included because of the commissioner payments being put in place prior to the end of 2024.

Mayor Duncan opened public comment for this item.

Jim Hatfield spoke to the ordinance noting as a former Planning Commissioner he does not see a need to be paid.

Mayor Duncan closed public comment for this meeting.

Mayor Duncan closed the public hearing.

Councilmember Morris moved to Approve Ordinance No. 2024-257 Amending Section 2-24 and Section 2-183 of the Johnstown Municipal Code Concerning Compensation for the Mayor and Councilmembers and Members of the Planning Zoning Commission

Councilmember Molinar seconded and the motion passed.

NO VOTE: Paranto

10. Resolution No. 2024-35, Approving the First Amendment to Amended and Restated Service Plan for Revere at Johnstown Metropolitan District No. 1 f/k/a for High Plains Metropolitan District No. 2 and Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9 with attached First Amendment to Intergovernmental Agreement between the Town of Johnstown, Colorado and Revere at Johnstown Metropolitan District Nos. 1-9

Mayor Duncan opened the public hearing.

Avi Rocklin, Town Attorney introduced Carolyn Steffl, Special Counsel, who noted the proposed amendment to an existing service plan. The Districts seek to modify the scope of the regional improvements eligible for cost recovery through the imposition of a regional improvement mill levy. Those improvements were limited to the North Sanitary Interception Project, the Water Tower project, the Big Thompson Outfall Project. The districts are now asking the regional improvement mill levy to be used for different improvements.

The amendment redefines regional improvements to note any projects that have regional benefit, to be approved by an IGA by the Town, with no increase to the debt limit.

Council asked when the mills are collected. Ms. Steffl noted that the district would issue bonds and then collect the mills to pay the bond.

The applicant, Jim Hayes, Vice President of Land Acquisition and Entitlements for Forestar Development Group, updated Council on the project status. Mr. Hayes reviewed the drainage areas, the road improvements and the sanitary and storm lines through the property. The regional

Mill Levy Debt model was reviewed, which was based on current market environments, noting the requested amendment and approval of the agreements.

Council asked about the addition of High Plains Blvd, which Mr. Hayes noted it was identified the regional traffic would be two lanes and the median, at full build out will be four lane road and median. Bike lanes were asked about, which Mr. Hayes noted would be reviewed.

Council asked for clarification about use of funds. Mr. Hayes noted the 40 mills generated never cover the onsite improvement cost, and the 10 mills are restricted to regional mills. All the applicant is doing is changing out the project list. It was clarified that there is not an expectation currently to come back with a different project list.

Council noted they did not want this cost passed along to the homeowners.

Mayor Duncan opened public comment to those in favor of or opposed, to which there was none.

Mayor Dunacn closed the public hearing.

Councilmember Berg moved to approve Resolution No. 2024-35, Approving the First Amendment to Amended and Restated Service Plan for Revere at Johnstown Metropolitan District No. 1 f/k/a for High Plains Metropolitan District No. 2 and Consolidated Service Plan for Revere at Johnstown Metropolitan District Nos. 2-9.

Councilmember Paranto seconded and the motion passed.

NEW BUSINESS

11. Resolution 2024-36: Approving the Intergovernmental Agreement Between the Town of Johnstown, Colorado and Revere at Johnstown Metropolitan District Nos. 5-8 (Regional Improvements)

Ms. Steffl noted the agreement with Districts 5-8, which would authorize the use of the regional mill levy. This would be widening for High Plains Blvd. and the incremental increase needed to provide the benefit. The east and west detention ponds, and the sanitary sewer line would be included in the IGA as regional improvements.

Councilmember Paranto moved to approve Resolution No. 2024-36, Approving the Intergovernmental Agreement Between the Town of Johnstown, Colorado and Revere at Johnstown Metropolitan District Nos. 5-8 (Regional Improvements).

Councilmember Morris seconded and the motion passed.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto noted the monthly Northern Front Range Metropolitan Planning Organization.

Councilmember Morris noted a previous Council presentation where younger members of the community asked for eco-friendly dog waste bags, which staff has purchased, and the residents appreciated. It was also noted the entry of the highway exits in need of landscaping, the microphone feedback was noted and asked to follow up on.

Mr. LeCerf noted the project is still under construction and still under warranty and is currently still under CDOT's maintenance. When the Town takes ownership of the project, those items are to be taken care of.

Mayor Pro Tem Young asked for dates for an annual board retreat to be sent out. It was noted that Windsor is launching a citizen's academy, and it was asked that the Town look into hosting a similar program.

Councilmember Menzies expressed appreciation to those who have helped fight recent regional fires. The cost of expected vehicle charging stations was asked about. Mr. LeCerf noted the rate charged would be enough to cover power and administrative costs. Council noted an expected cost of 20 cents a kilowatt.

Details on the annual board retreat was asked about, which was noted it's a time to discuss goals, team build etc.

Councilmember Berg noted the shred event that went well, and residents expressed appreciation for the event. The annual Fire and PD softball game was noted.

Councilmember Molinar noted the quarterly meeting for the Johnstown Housing Authority where they expect to discuss funding.

MAYOR'S COMMENTS

Mayor Duncan expressed appreciation to those attending and listening to the meeting.

INFORMATIONAL ITEMS

12. Informational Items

EXECUTIVE SESSION

13. An executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) - Sandra Drive Drainage
14. An Executive Session to Discuss Matters Subject to Negotiations and to Instruct Negotiators Pursuant to C.R.S. Section 24-6-402(4)(e) Regarding Project Net, an Economic Development Project

Councilmember Morris moved to adjourn to an executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) - Sandra Drive Drainage and an Executive Session to Discuss Matters Subject to Negotiations and to Instruct Negotiators Pursuant to C.R.S. Section 24-6-402(4)(e) Regarding Project Net, an Economic Development Project

Councilmember Molinar seconded the motion and Council recessed into executive session at 8:22 pm.

Council reconvened at 8:58 pm.

Mayor Duncan noted no items were discussed outside of what was moved to be discussed and no decisions were made.

ADJOURN

The August 5, 2024 meeting was adjourned at 8:58 pm.

_____

Michael P. Duncan, Mayor

_____

Hannah Hill, Town Clerk

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Second Reading: Ordinance Amending Section 2-24 and Section 1-83 of the Johnstown Municipal Code Concerning Compensation for the Mayor and Council Members and Members of the Planning and Zoning Commission

ACTION PROPOSED: Consider Ordinance No. 2024-257 on First Reading

ATTACHMENTS: 1. Ordinance No. 2024-257
2. Compensation Survey

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:
Town Council approved Ordinance No. 2024-257 on First Reading following a public hearing conducted on August 5, 2024.

Enclosed for your review and consideration is Ordinance 2024-257 that provides for an updated reasonable compensation for the Mayor and Town Councilmembers. The ordinance also establishes compensation for the Planning and Zoning Commission.

At the July 8, 2024, work session, one of the topics discussed was compensation for the Mayor and Councilmembers and Planning and Zoning Commission. Town Council was provided with a comparison table of other Colorado municipalities and the compensation afforded to their elected officials. Town Council provided feedback on compensation during this work session for both their future elected positions and Planning and Zoning Commissioners.

Current sitting elected officials would remain at the $200 and or $125 amount respectively for the Mayor or a Town Councilmember. The general consensus provided by Council was to increase the compensation for the Mayor in the amount of $500 and Councilmembers would be compensated in the amount of $300 for each regular meeting respectively. The same conditions currently in the

Johnstown Municipal Code would apply in that the Town Council would need to be in attendance and vote in at least three quarters (3/4) of the agenda items in order to be eligible for compensation. It worth noting that this compensation would not become effective immediately the Mayor and Councilmembers, but rather would occur at the next election, so it would only be applicable to newly elected officials.

Regarding Planning and Zoning Commission, currently Planning Commissioners are not compensated for their volunteer work associated with sitting on the Planning and Zoning Commission. Town Council recommended an inclusion of $125 for each meeting that they attend. This compensation would become effective immediately because these members do not specifically vote on their compensation and they serve as Planning Commission Members until they are either removed or voluntarily resign from the position.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
    - *Be an employer of choice that attracts dedicated team members, passionate about Johnstown*

LEGAL ADVICE:

The Town Attorney drafted the Ordinance presented.

FINANCIAL ADVICE:

While this will impact future budgets, the financial impact is minimal for 2024 at approximately $3,000.

RECOMMENDED ACTION: Approve the ordinance as presented upon second reading for approval.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO

ORDINANCE NO. 2024-257

An Ordinance Amending Section 2-24 And Section 2-183 Of The Johnstown Municipal Code Concerning Compensation For The Mayor And Councilmembers And Members Of The Planning Zoning Commission

WHEREAS, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Article I of Chapter 2 of the Johnstown Municipal Code ("Code") regulates the Town Council and Section 2-24 contained therein addresses the compensation of the Mayor and Councilmembers; and

WHEREAS, Article IX of Chapter 2 of the Code regulates the Planning and Zoning Commission and Section 2-183 contained therein provides that members of the Planning and Zoning Commission shall serve without compensation; and

WHEREAS, after conferral and due consideration, including consideration of the compensation paid in other municipalities, the Town Council desires, commencing on April 20, 2026, to compensate the Mayor in the amount of five hundred dollars ($500.00) and each Councilmember in the amount of three hundred dollars ($300.00) for each regular meeting of the Town Council that he or she attends; and

WHEREAS, the Town Council further desires to compensate members of the Planning and Zoning Commission in the amount of One Hundred Twenty-Five Dollars ($125.00) for each meeting of the Planning and Zoning Commission that a member attends; and

WHEREAS, the Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, welfare, peace, safety and property and that this Ordinance is in the best interests of the citizens of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. Section 2-24. Subsection 2-24(1) of the Johnstown Municipal Code is hereby repealed and readopted to read as follows:

Sec. 2-24. Compensation.

(1) Except as provided below, the Mayor shall receive the sum of two hundred dollars ($200.00) and each Councilmember shall receive the sum of one hundred twenty-five dollars ($125.00) for each regular meeting of the Town Council that he or she attends. Commencing on April 20, 2026, the Mayor shall receive the sum of five hundred dollars ($500.00) and each Councilmember shall receive the sum of three hundred dollars ($300.00) for each regular meeting of the Town Council that he or she attends. No compensation shall be provided for attendance at special meetings or work sessions.

Section 2. Section 2-183. Subsection 2-183 of the Johnstown Municipal Code is hereby repealed and readopted to read as follows:

Sec. 2-183. Qualifications of members; compensation.

All members of the Planning and Zoning Commission shall be residents of the Town. If any member ceases to reside in the Town, his or her membership shall immediately terminate. All members of the Planning and Zoning Commission shall serve with compensation for each meeting of the Planning and Zoning Commission that a member attends in the amount of one hundred twenty-five dollars ($125.00) per meeting.

Section 3. Severability. If any part of provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of the Ordinance are declared to be severable.

Section 4. Publication; Effective Date. This Ordinance, after its final passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this 5 day of August, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

THE TOWN OF JOHNSTOWN SEAL JOHNSTOWN, COLO

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Resolution No. 2024-37: a Resolution of the Town of Johnstown, Colorado, Supporting the Application for an Energy/Mineral Impact Assistance Fund Grant from the State of Colorado Department of Local Affairs

ATTACHMENTS: 1. Resolution No. 2024-37

PRESENTED BY: Sarah Crosthwaite, Economic Development Manager

AGENDA ITEM DESCRIPTION:
Enclosed for your review and consideration is Resolution No. 2024-37, a resolution of the Town of Johnstown, Colorado, supporting the application for an Energy/Mineral Impact Assistance Fund Grant from the State of Colorado Department of Local Affairs.

The focus of the grant application and funds, if awarded would be to improve critical existing public improvements infrastructure that impedes the development of a potential affordable housing project on the property historically known as the Waggoner Property at the southwest corner of Hwy-60 and Colorado Blvd. The critical infrastructure includes realigning and replacing an existing asbestos main distribution line that runs diagonally across the property. The second major infrastructure improvement is related to roadway improvements to Colorado Blvd. including complete removal and replacement, construction of two through lanes, dedicated turn lanes, a raised center median, a bike lane, and an attached pedestrian sidewalk to ensure vehicle and pedestrian safety.

Receiving funds to complete these critical infrastructure improvements will aid in the attraction of an affordable housing project. By addressing these critical issues, the project protects residents, strengthens infrastructure, and preserves natural systems, fostering a safer and more resilient community.

STRATEGIC PLAN ALIGNMENT:
Natural & Built Environment

- *Support a broad range of housing options*

LEGAL ADVICE:
N/A

FINANCIAL ADVICE:

The DOLA grant requires a 25% match and the developer through this partnership with the Town is expected to contribute to the required match.

RECOMMENDED ACTION: Approve Resolution No. 2024-37.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO

RESOLUTION NO. 2024-37

A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORADO, SUPPORTING THE APPLICATION FOR AN ENERGY/MINERAL IMPACT ASSISTANCE FUND GRANT FROM THE STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS

WHEREAS, the Town of Johnstown authorizes the application for the Energy/Mineral Impact Assistance Fund Grant; and

WHEREAS, the purpose of the grant is to encourage affordable housing by making critical improvements that benefit the community such as replacement of waterline infrastructure and reconstruction of the roadway for a better transportation network; and

WHEREAS, the total cost of the project is estimated to be $2,400,778 and the grant request is for $2,000,000.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Johnstown, Colorado that:

Section 1. The Town Council hereby authorizes and supports the application for the Energy/Mineral Impact Assistance Fund Grant in the amount of $2,000,000.

Section 2. The Town Council hereby commits to work with the developer to ensure appropriation of funds for the critical infrastructure improvements for this project upon award for the grant in the amount requested.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 19TH DAY OF AUGUST 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____

Hannah Hill, Town Clerk Michael Duncan, Mayor

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Intergovernmental Agreement Between Town of Johnstown and Weld County School District RE-5J Concerning Cost Sharing For Pioneer Ridge Elementary School Playground Equipment

ATTACHMENTS: 1. Intergovernmental Agreement (IGA)

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a request is an Intergovernmental Agreement (IGA) between the Town of Johnstown and Weld County School District RE-5J. This agreement authorizes the Town to support the construction of a new playground at the Pioneer Ridge Elementary (PRE) School. The support from the Town is a financial contribution of up to $100,000, on a 1:1 ratio match of direct District Funds to Town Funds for the procurement and construction of the facility. The reason for the Town support is the fact that the Town owns a portion of the adjacent property that is utilized by PRE during the school year and it is assumed that during the off season and weekends, residents would use the facility.

Other terms of the agreement include a termination provision for access to the funds if the project does not occur by August 2025, a liability release for the Town related to the construction, and no obligations for the Town related to future maintenance of the facility. Funding of this project is being made possible through the Capital Projects Fund which had an allocation of $1.2 million for various element of the wayfinding and branding that was terminated by the Town Council. As part of the reallocation of the funds, this was one of many projects, supported by Council in the use of these dollars moving forward.

The agreement presented has been formally approved by the RE-5J school district.

STRATEGIC PLAN ALIGNMENT:

- Safe & Welcoming community
  - *Partner in creating more community based, community service and action opportunities*
- Natural & Built Environment
  - *Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment*

LEGAL ADVICE:

The Town Attorney drafted the IGA as presented.

FINANCIAL ADVICE:

The Town's maximum appropriation for this project is $100,000 and funds are budgeted and available in FY 2024.

RECOMMENDED ACTION: Staff supports approval of the IGA presented between the Town and RE-5J.

Reviewed and Approved for Presentation,

Town Manager

INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF JOHNSTOWN AND WELD COUNTY SCHOOL DISTRICT RE-5J CONCERNING COST SHARING FOR PIONEER RIDGE ELEMENTARY SCHOOL PLAYGROUND EQUIPMENT

This Intergovernmental Agreement Concerning Cost Sharing for Pioneer Ridge Elementary School Playground Equipment ("Agreement") between the Town of Johnstown, a Colorado home rule municipality ("Town"), and the Weld County School District RE-5J, a political subdivision of the State of Colorado ("School District") (collectively, the "Parties"), is executed this ____ day of _____, 2024.

RECITALS

WHEREAS, the School District owns and operates the Pioneer Ridge Elementary School ("Pioneer Ridge") in the Town of Johnstown; and

WHEREAS, the School District desires to purchase new playground equipment for Pioneer Ridge and has requested that the Town contribute funds to pay for part of the cost of the equipment; and

WHEREAS, the Town recognizes the benefit of working collaboratively with the School District and the benefit to the community in replacing the playground equipment at Pioneer Ridge and thus desires, based on the terms and conditions set forth herein, to agree to the School District's request and contribute funds for new playground equipment at Pioneer Ridge; and

WHEREAS, intergovernmental agreements between political subdivisions of the State of Colorado to provide functions and services including the sharing of costs of such services or functions are specifically authorized by C.R.S. § 29-1-203; and

WHEREAS, the Town finds that this Agreement is in the best interests of the citizens of the Town of Johnstown.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter set forth, it is agreed as follows:

1. Recitals. The Recitals are incorporated herein and shall be deemed to be terms of this Agreement as if fully set forth herein.

2. Town Contribution. On the condition that the School District matches the funds contributed by the Town and upon satisfaction of the other terms and conditions set forth herein, the Town agrees to contribute up to One Hundred Thousand Dollars ($100,000.00) toward new playground equipment at Pioneer Ridge. The School District's matching contribution must be comprised of School District revenue received from property tax collection or the imposition of fees and may not be comprised of grants, donations, or any similar such revenue-generating

mechanisms. The Town agrees to pay the Town's portion of its contribution upon receipt of an invoice from the School District, along with documentation evidencing the amount and origin of the School District's contribution, and the execution of a contract between the School District and a third-party vendor for the purchase of the playground equipment for Pioneer Ridge. The Town shall pay the School District's invoice within thirty (30) days of receipt.

3. Purchase, Installation and Maintenance of the Playground Equipment. The School District shall be solely responsible for the purchase, installation, and maintenance of the playground equipment at Pioneer Ridge and the Town shall have no liability or responsibility whatsoever for those obligations.

4. Term. If the School District has not executed a contract with a third-party vendor for the purchase of the playground equipment for Pioneer Ridge on or before August 31, 2025, this IGA shall terminate, and the Town's obligations set forth herein shall be null and void. If the School District has executed a contract with a third-party vendor as set forth herein but the contractor for any reason ceases work, the Town shall allow School District a reasonable time to secure a new contractor.

5. Miscellaneous Provisions.

A. Notice. Any notice required or permitted by this Agreement shall be in writing and shall be deemed given seventy-two (72) hours after the same has been deposited, certified mail, in any post office or postal box regularly maintained by the United State Postal Service addressed to the School District Superintendent at 110 South Centennial Dr., Ste. A, Milliken, CO 80543, and to the Town Clerk of the Town of Johnstown, 450 S. Parish Avenue, P.O. Box 609, Johnstown, Colorado 80543. A Party may change these addresses at any time by similar notice. Notwithstanding the foregoing, either Party may provide notice via electronic mail ("e-mail") on the condition that the receiving Party, explicitly or implicitly, acknowledges receipt of the e-mail.

B. Governmental Immunity. Nothing in this Agreement shall be construed: (i) as a waiver by either Party of immunity provided by common law or by statute, specifically including the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.,* C.R.S., as it may be amended from time to time; (ii) as creating an assumption of any duty or obligation with respect to any third party where no such duty previously existed; or (iii) as creating any rights enforceable by such third parties.

C. Relationship of the Parties. It is mutually agreed and understood that nothing contained in this Agreement is intended or shall be construed as in any way establishing the relationship of co-partners or a joint venture between the Town the School District, or as construing the School District, including its officers, agents, volunteers and employees, as an agent of the Town, or as construing the Town, including its officers, agents, volunteers and employees, as an agent of the School District.

D. No Third-Party Beneficiaries. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action

relating to such enforcement, are strictly reserved to the Parties and nothing in this Agreement shall give or allow any claim or right or cause of action whatsoever by any other person not included in this Agreement. It is the express intention of the Parties that no person and/or entity, other than the undersigned parties, receiving benefits under this Agreement shall be deemed any more than an incidental beneficiary only.

E. No Waiver of Rights. No waiver of any right under this Agreement shall operate as, or be construed to be, a waiver of any subsequent breach of the same or any other provision of this Agreement.

F. Article X, Section 20 of the Colorado Constitution. The Parties understand and acknowledge that each of the Parties is subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, all obligations herein are expressly dependent and conditioned upon the continuing availability of funds beyond the term of each Party's current fiscal period. Obligations payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available in accordance with the rules, regulations, and resolutions of each of the Parties and other applicable law. Notwithstanding any other provision to the contrary, continuation of this Agreement beyond the end of a fiscal year is dependent upon the Parties appropriating sufficient funds for payment of the fees due under this Agreement or necessary to perform the Services for such subsequent fiscal year.

G. Governing Law, Venue and Enforcement. The terms of this Agreement shall be governed by and construed in accordance with Colorado law. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, Colorado.

H. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties and supersedes all prior agreements or understandings concerning the subject matter hereof.

I. No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

J. Amendment. This Agreement may not be amended or modified except by a subsequent written instrument signed by both Parties.

K. Severability. If any part, term or provision of this Agreement is declared unlawful or unenforceable, this Agreement shall be null and void.

L. Headings. The headings in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

M. Counterparts. This Agreement may be executed in multiple counterpart originals and in such case this Agreement shall have the same force and effect as if all signatures appeared on the same original. An executed copy shall be considered an executed original.

DONE AND DATED this ____day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____
Hannah Hill, Town Clerk

By:_____
Michael P. Duncan, Mayor

WELD COUNTY SCHOOL DISTRICT RE-5J

ATTEST:

By: Monica Johnson
Monica Johnson, Secretary

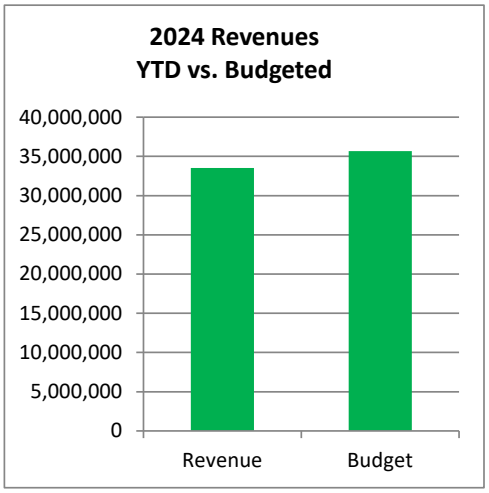
By:_____
Michael Wailes, Board of Education President

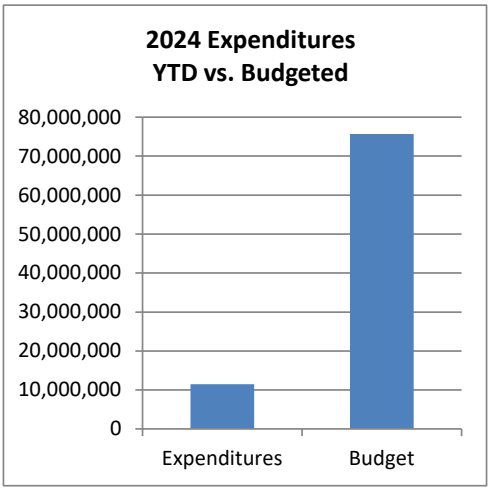
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - General Fund
Period Ending July 31, 2024
Unaudited

General Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance	62,349,169	62,349,169	
Revenues:			
Taxes & Fees	27,675,816	32,347,410	85.6%
Licenses & Permits	3,006,681	2,193,300	137.1%
Fines & Forfeitures	183,944	215,000	85.6%
Intergovernmental	56,530	50,000	113.1%
Earnings on Investment	1,759,591	500,000	351.9%
Miscellaneous Revenue	848,886	380,000	223.4%
Transfers In	-	-	
Total Operating Revenues	33,531,447	35,685,710	94.0%
Expenditures:			
Legislative	1,020,862	1,925,100	53.0%
Town Manager	994,892	2,117,435	47.0%
Town Clerk	274,544	542,300	50.6%
Events	11,621	282,050	4.1%
Finance	438,467	708,120	61.9%
Planning	305,934	696,050	44.0%
Reimbursements	359,072	350,000	102.6%
Engineering	367,024	1,313,495	27.9%
Inspections	191,780	403,400	47.5%
Police	3,588,203	10,265,820	35.0%
Public Works	413,921	686,100	60.3%
Buildings	201,833	1,003,300	20.1%
Transfers Out	3,321,096	55,356,967	6.0%
Total Expenditures	11,489,249	75,650,137	15.2%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**22,042,198**	**(39,964,426)**	
Prior Period Adjustment			
Ending Fund Balance*	**84,391,367**	**22,384,743**	

** - Unaudited*

58% of the fiscal year has elapsed

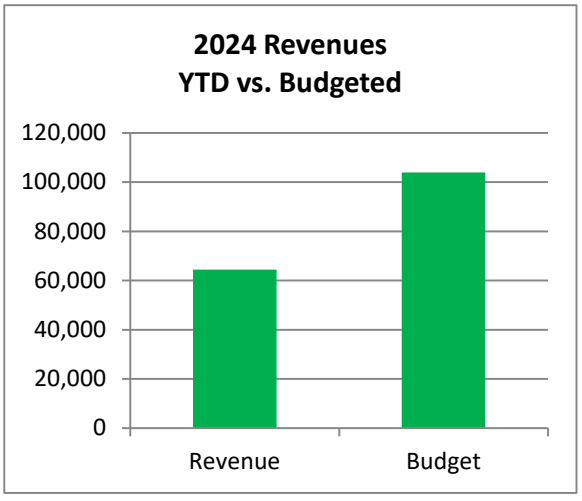


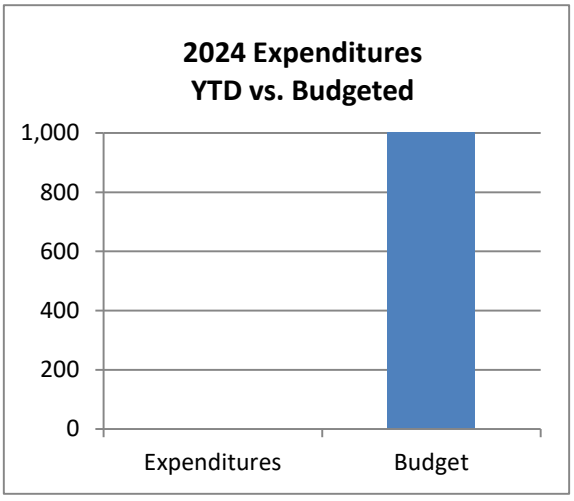


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Conservation Trust Fund
Period Ending July 31, 2024
Unaudited

Conservation Trust Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance	264,069	264,069	
Revenues:			
Intergovernmental	60,049	100,000	60.0%
Earnings on Investment	4,350	4,000	108.7%
Total Operating Revenues	64,399	104,000	61.9%
Expenditures:			
Operations	-	-	
Capital Outlay	-	350,000	0.0%
Total Expenditures	-	350,000	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**64,399**	**(246,000)**	
Ending Fund Balance*	**328,468**	**18,069**	

* - *Unaudited* of the fiscal year has elapsed



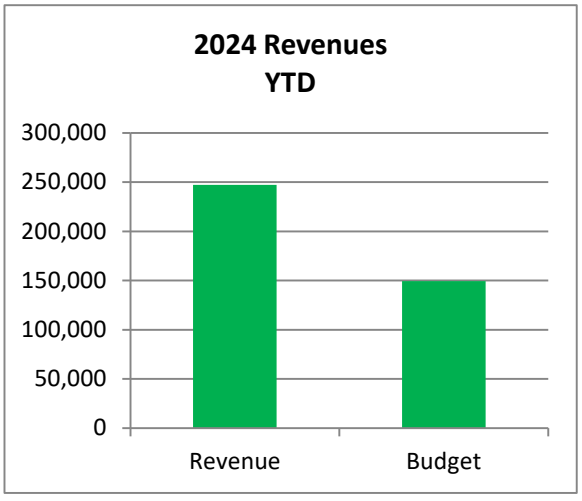


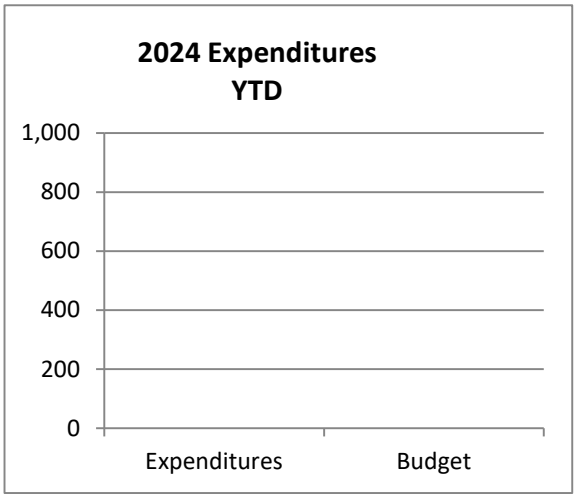
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Arts and Culture Fund
Period Ending July 31, 2024
Unaudited

Arts & Culture Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance	62,558	62,558	
Revenues:			
Intergovernmental	247,111	149,580	165.2%
Earnings on Investment	-		
Total Operating Revenues	247,111	149,580	
Expenditures:			
Operations	-	-	
Capital Outlay	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**247,111**	**149,580**	
Ending Fund Balance*	**309,669**	**212,138**	

** - Unaudited*

58% of the fiscal year has elapsed



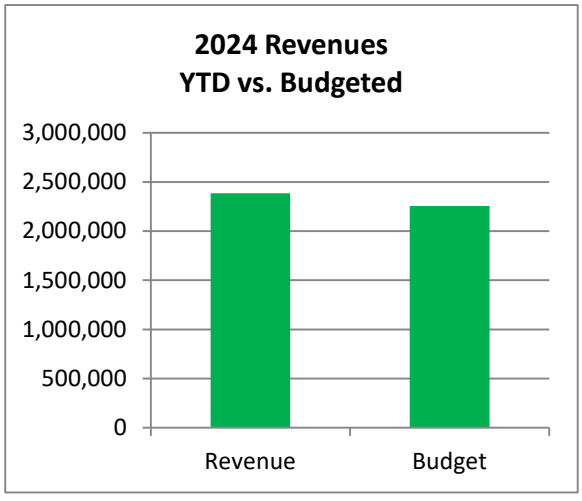


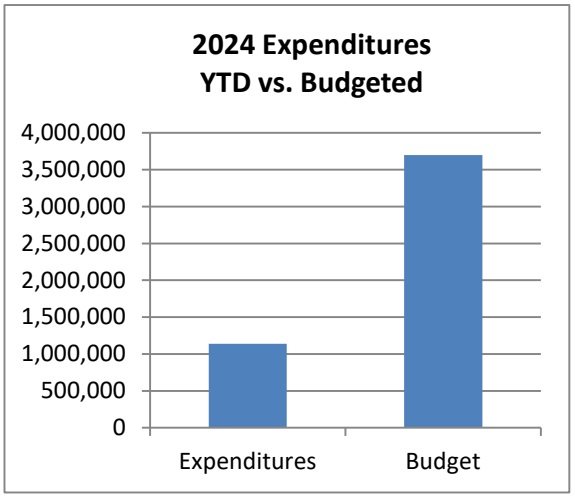
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Parks and Open Space Fund
Period Ending July 31, 2024
Unaudited

Parks and Open Space Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance	8,255,316	8,255,316	
Revenues:			
Taxes & Fees	1,076,076	1,024,950	105.0%
License & Permit	815	500	163.0%
Earnings on Investment	96,502	50,000	193.0%
Miscellaneous Revenue	72,274	41,000	176.3%
Transfers In	1,140,000	1,140,000	100.0%
Total Operating Revenues	2,385,667	2,256,450	105.7%
Expenditures:			
Operations	469,487	1,621,450	29.0%
Capital Outlay	669,362	2,076,000	32.2%
Transfers Out	-	-	
Total Expenditures	1,138,849	3,697,450	30.8%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**1,246,818**	**(1,441,000)**	
Ending Fund Balance*	**9,502,134**	**6,814,316**	

** - Unaudited*

58% of the fiscal year has elapsed



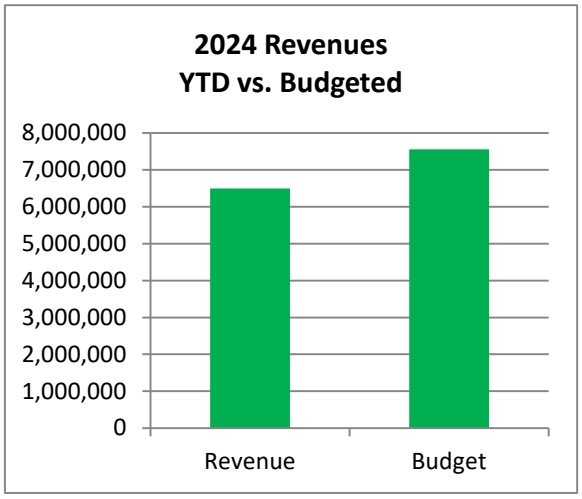


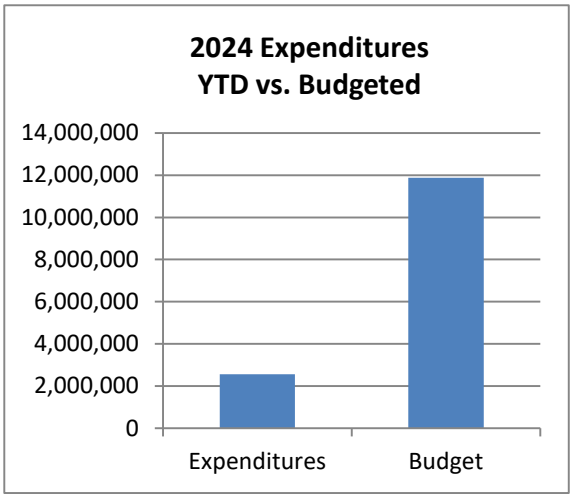
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Street and Alley Fund
Period Ending July 31, 2024
Unaudited

Street and Alley Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance	20,684,152	20,684,152	
Revenues:			
Taxes & Fees	3,700,530	5,080,000	72.8%
Intergovernmental	202,962	115,000	176.5%
Charges for Services	627,948	985,000	63.8%
Capital Investment Fees	1,726,189	1,276,375	135.2%
Earnings on Investment	237,498	100,000	237.5%
Miscellaneous Revenues	100	1,000	10.0%
Tranfers In	-	-	
Total Operating Revenues	6,495,227	7,557,375	85.9%
Expenditures:			
Operations & Maintenance	2,085,647	5,501,250	37.9%
Capital	474,446	6,384,000	7.4%
Total Expenditures	2,560,093	11,885,250	21.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**3,935,134**	**(4,327,875)**	
Ending Fund Balance*	**24,619,286**	**16,356,277**	

** - Unaudited*

58% of the fiscal year has elapsed



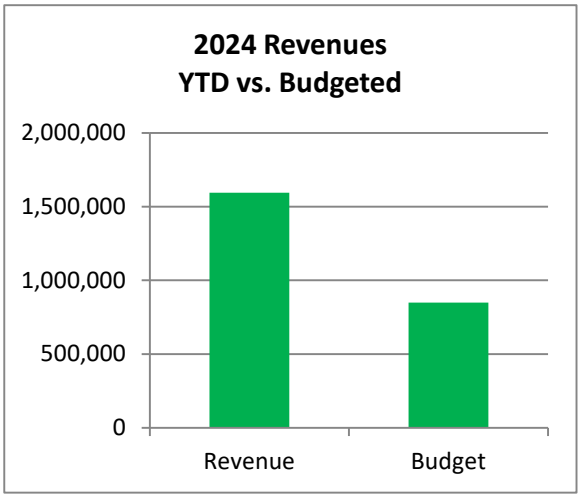


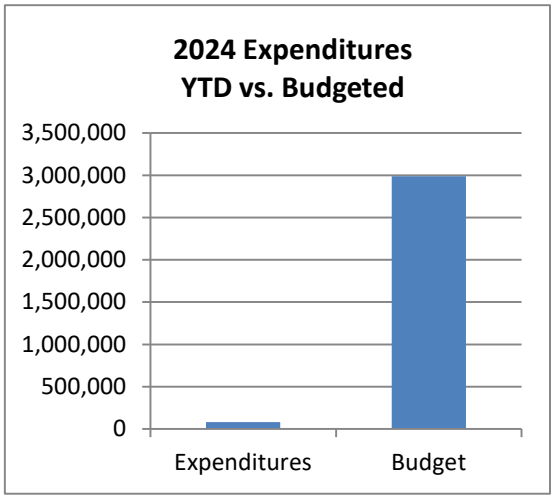
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Capital Projects Fund
Period Ending July 31, 2024
Unaudited

Capital Projects Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance	11,086,613	11,086,613	
Revenues:			
Taxes and Fees	1,237,417	800,000	154.7%
Miscellaneous Revenue	-	-	
Interest	357,336	100,000	357.3%
Transfers In	-	(50,000)	0.0%
Total Operating Revenues	1,594,753	850,000	187.6%
Expenditures:			
Capital Outlay	80,752	2,988,500	2.7%
Transfers Out	-	-	
Total Expenditures	80,752	2,988,500	2.7%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**1,514,002**	**(2,138,500)**	
Ending Fund Balance*	**12,600,615**	**8,948,113**	

** - Unaudited*

58% of the fiscal year has elapsed



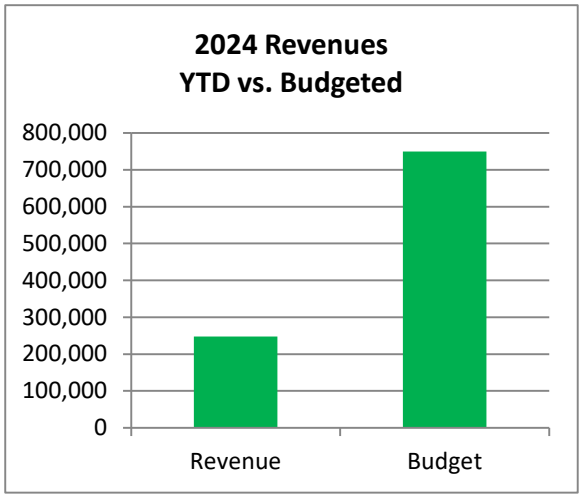


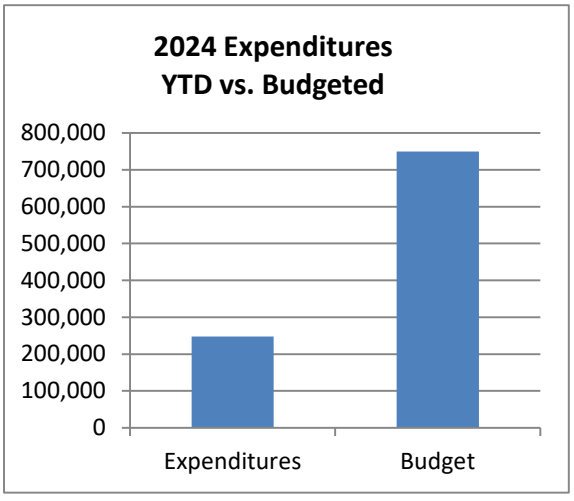
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Tax Allocation Fund
Period Ending July 31, 2024
Unaudited

Tax Allocation Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance*	41,435	41,435	
Revenues:			
Taxes & Fees	247,877	750,000	33.1%
Earnings on Investment	-	-	
Total Operating Revenues	247,877	750,000	33.1%
Expenditures:			
Miscellaneous	247,877	750,000	33.1%
Total Expenditures	247,877	750,000	33.1%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**-**	**-**	
Ending Fund Balance*	**41,435**	**41,435**	

** - Unaudited*

58% of the fiscal year has elapsed



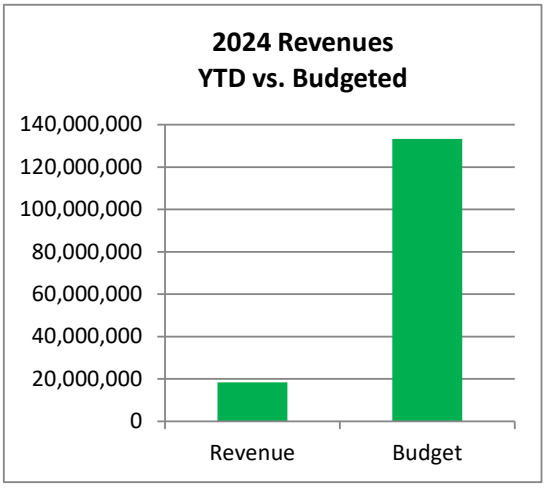


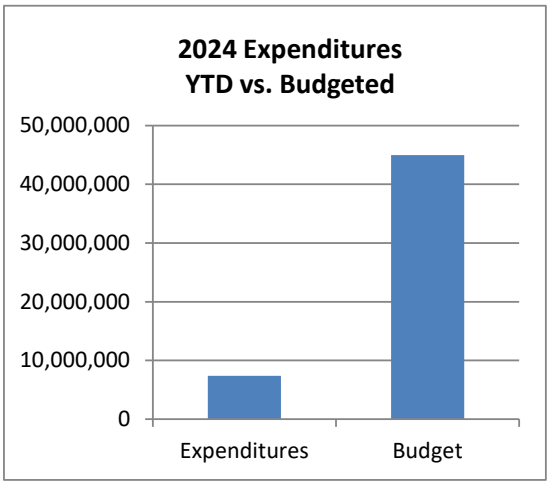
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Water Fund
Period Ending July 31, 2024
Unaudited

Water Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Cash Balance*	23,450,653	23,450,653	
Revenues:			
Charges for Services	4,307,197	5,935,000	72.6%
Total Operating Revenues	4,307,197	5,935,000	72.6%
Expenses:			
Administration	178,918	304,100	58.8%
Operations	2,721,661	6,185,450	44.0%
Capital Outlay	4,001,584	37,477,500	10.7%
Depreciation	484,446	994,200	48.7%
Transfers Out	-	-	
Total Operating Expenses	7,386,609	44,961,250	16.4%
Operating Income (Loss)	(3,079,412)	(39,026,250)	
Non-Operating Revenues (Expenses)			
Tap Fees	2,602,284	1,397,933	186.2%
Capital Investment Fees	2,553,735	1,100,925	232.0%
Misc. Revenues	8,443,456	52,536,000	16.1%
Interest	505,871	250,000	202.3%
Debt Proceeds	0	72,000,000	0.0%
Total Non-Operating Revenues (Expenses)	14,105,346	127,284,858	11.1%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**11,025,934**	**88,258,608**	
Ending Cash Balance*	**34,476,587**	**$ 111,709,261**	

** - Unaudited*

58% of the fiscal year has elapsed



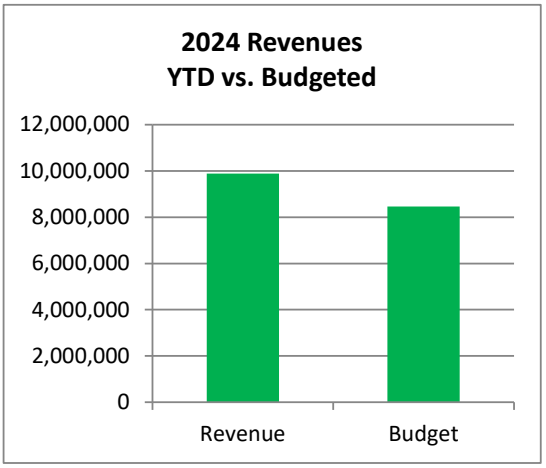


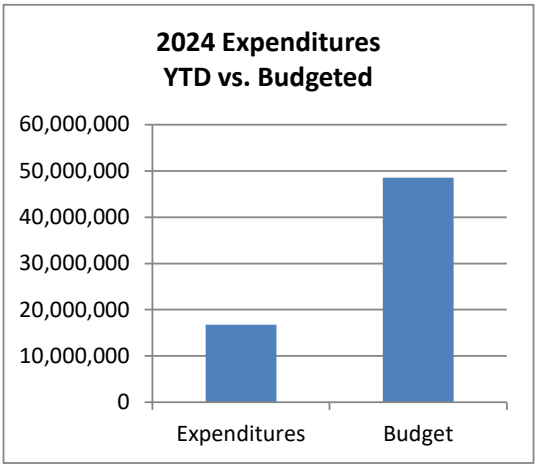
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Sewer Fund
Period Ending July 31, 2024
Unaudited

Sewer Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Cash Balance*	66,814,600	66,814,600	
Revenues:			
Charges for Services	2,405,234	3,795,000	63.4%
Total Operating Revenues	2,405,234	3,795,000	63.4%
Expenses:			
Administration	167,646	292,100	57.4%
Operations	1,203,285	2,626,440	45.8%
Capital Outlay	13,635,336	41,722,500	32.7%
Depreciation	767,957	1,125,300	68.2%
Debt Service	956,325	2,767,650	34.6%
	-	-	
Total Operating Expenses	16,730,547	48,533,990	34.5%
Operating Income (Loss)	(14,325,313)	(44,738,990)	
Non-Operating Revenues (Expenses)			
Capital Improvement Fees	5,467,570	4,138,775	132.1%
Misc. Revenues	5,730	25,000	22.9%
Interest	2,009,002	500,000	401.8%
Transfers In/(Out)	-	-	
Total Non-Operating Revenues (Expenses)	7,482,303	4,663,775	160.4%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**(6,843,010)**	**(40,075,215)**	
Ending Cash Balance*	**59,971,590**	**26,739,385**	

** - Unaudited*

58% of the fiscal year has elapsed



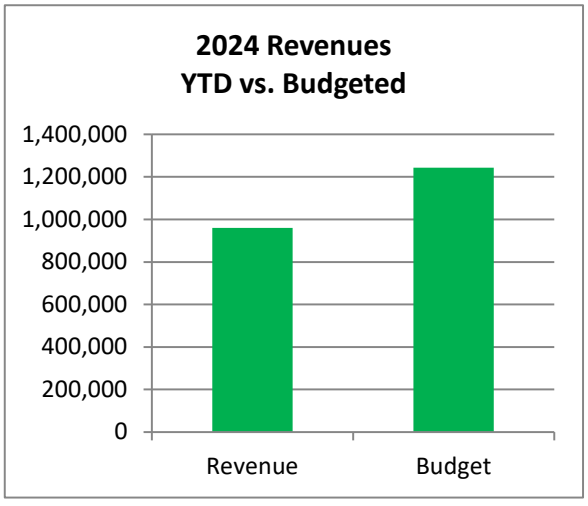


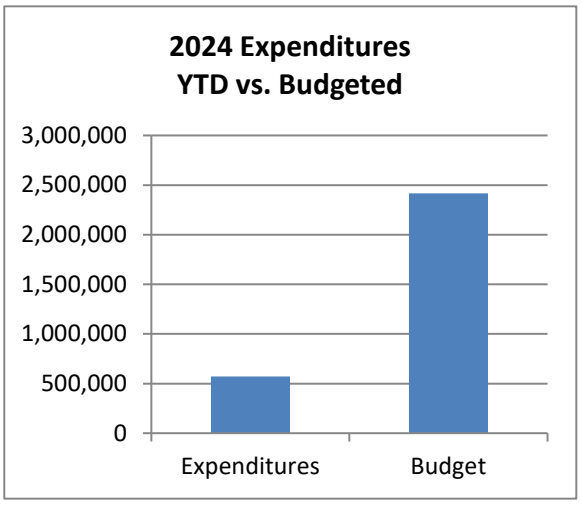
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Drainage Fund
Period Ending July 31, 2024
Unaudited

Drainage Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Cash Balance*	4,384,176	4,384,176	
Revenues:			
Charges for Services	332,089	525,000	63.3%
Total Operating Revenues	332,089	525,000	63.3%
Expenses:			
Administration	87,062	164,390	53.0%
Operations	141,101	1,213,100	11.6%
Capital Improvements	343,889	1,038,400	33.1%
Transfer Out	-	-	
Total Operating Expenses	572,051	2,415,890	23.7%
Operating Income (Loss)	(239,962)	(1,890,890)	
Non-Operating Revenues (Expenses)			
Capital Revenues	560,547	220,000	254.8%
Misc. Revenues	-	457,560	0.0%
Interest	67,958	40,000	169.9%
Total Non-Operating Revenues (Expenses)	628,504	717,560	87.6%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**388,542**	**(1,173,330)**	
Ending Cash Balance*	**4,772,718**	**3,210,846**	

** - Unaudited*

58% of the fiscal year has elapsed



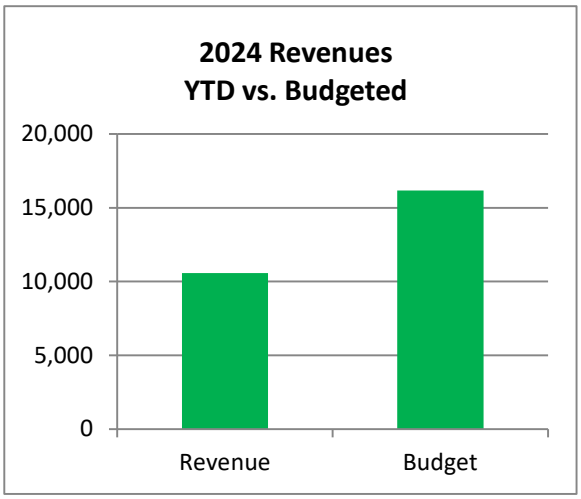


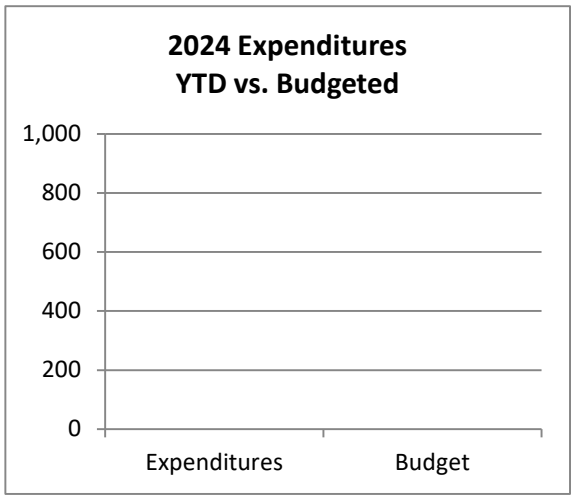
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Cemetery Perpetual Fund
Period Ending July 31, 2024
Unaudited

Cemetery Perpetual Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance*	186,210	186,210	
Revenues:			
Miscellaneous Revenue	6,610	12,560	52.6%
Earnings on Investment	3,973	3,600	110.4%
Total Operating Revenues	10,583	16,160	65.5%
Expenditures:			
Operations & Maintenance	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**10,583**	**16,160**	
Ending Fund Balance*	**196,793**	**202,370**	

** - Unaudited*

58% of the fiscal year has elapsed

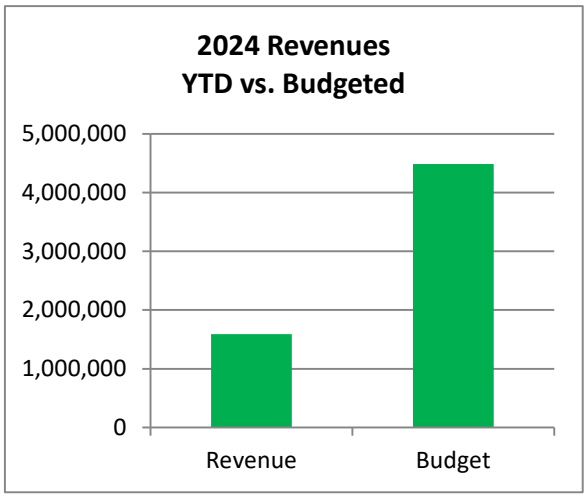


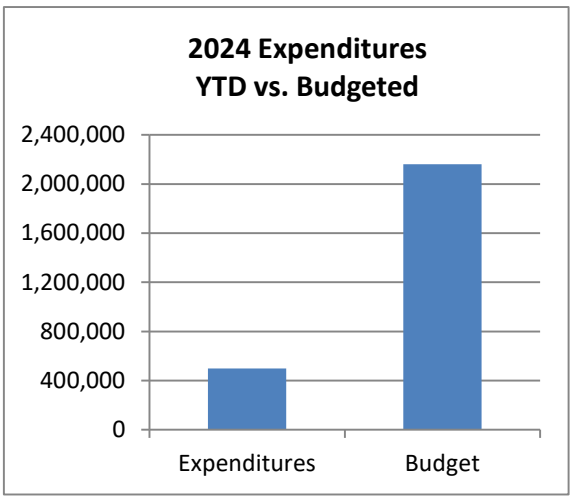


Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Library Fund
Period Ending July 31, 2024
Unaudited

Library Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance*	10,610,421	10,610,421	
Revenues:			
Intergovernmental	175,802	1,292,842	13.6%
Miscellaneous Revenue	1,235	13,500	9.1%
Capital Investment Fees	617,778	373,950	165.2%
Interest	164,832	500,000	33.0%
Transfers In	629,083	2,304,387	27.3%
Total Operating Revenues	1,588,730	4,484,679	35.4%
Expenditures:			
Operations	497,699	2,161,500	23.0%
Capital Outlay	-	-	
Total Expenditures	497,699	2,161,500	23.0%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**1,091,030**	**2,323,179**	
Ending Fund Balance*	**11,701,451**	**12,933,600**	

* - *Unaudited* of the fiscal year has elapsed



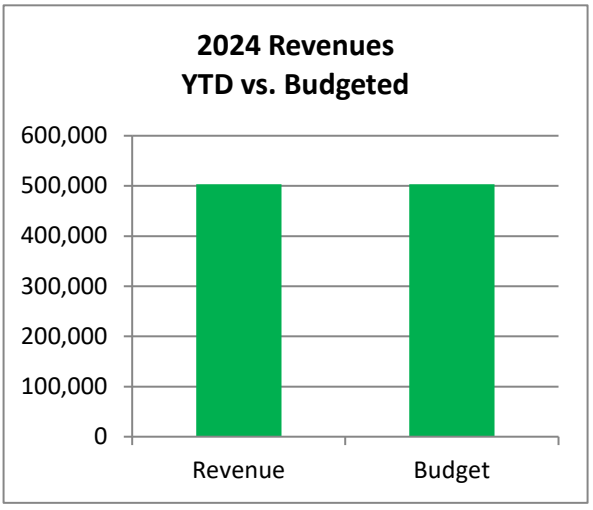


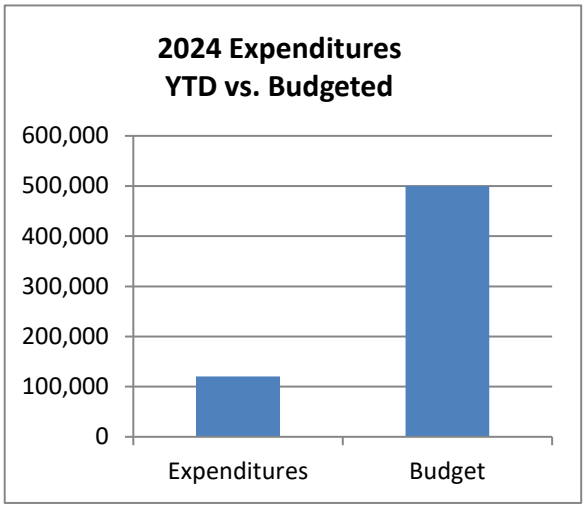
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances - Recreation Center Fund
Period Ending July 31, 2024
Unaudited

Recreation Center Fund	2024 Actuals July	2024 Adopted Budget	% Complete
Beginning Fund Balance*	23,587	23,587	
Revenues:			
State Grants	-	0	
Transfers In	503,000	503,000	100.0%
Earnings on Investment	-	-	
Total Operating Revenues	503,000	503,000	
Expenditures:			
Operations & Maintenance	120,553	500,000	24.1%
Capital Outlay	-	-	
Total Expenditures	120,553	500,000	24.1%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**382,447**	**3,000**	
Ending Fund Balance*	**406,034**	**26,587**	

** - Unaudited*

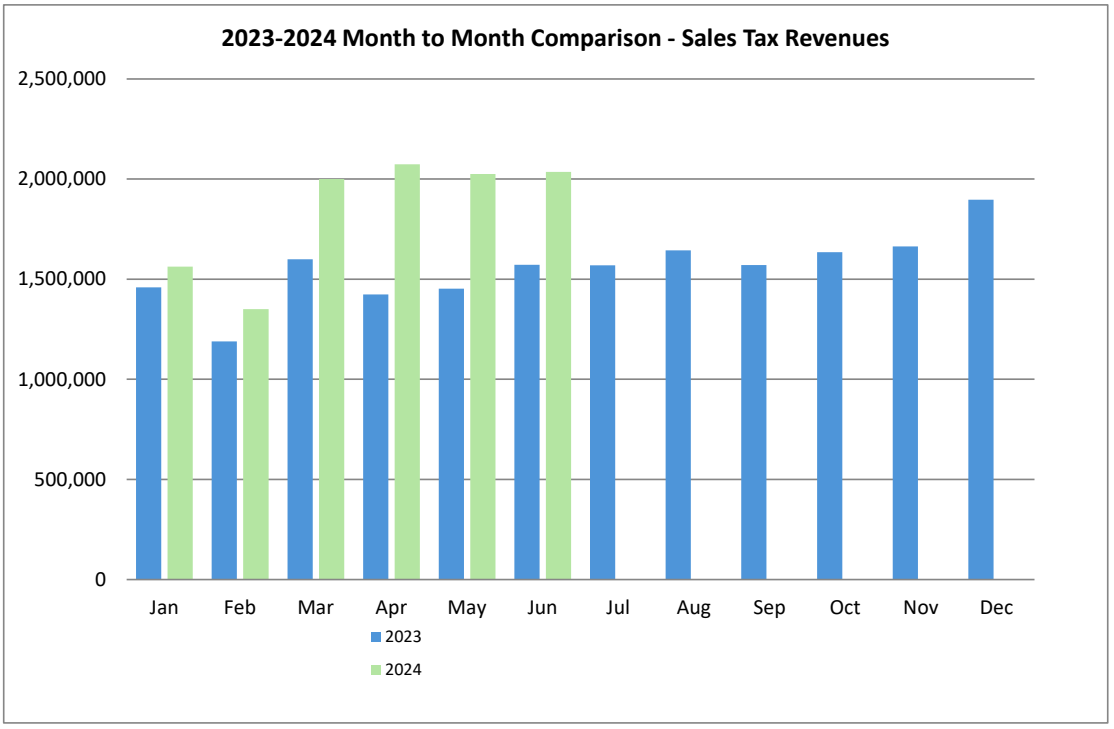
58% of the fiscal year has elapsed





Sales Tax Analysis and Comparison
2024

Month/Year	Sales Tax Collected*	Motor Vehicle Sales Tax Collected*	Total Sales Taxes Collected*
Jan-23	1,253,344	206,448	1,459,793
Feb-23	1,031,160	158,696	1,189,856
Mar-23	1,371,163	228,725	1,599,889
Apr-23	1,207,378	216,749	1,424,127
May-23	1,221,469	231,435	1,452,904
Jun-23	1,357,563	214,427	1,571,991
Jul-23	1,367,884	201,692	1,569,576
Aug-23	1,378,748	265,284	1,644,032
Sep-23	1,406,057	164,870	1,570,927
Oct-23	1,380,649	254,030	1,634,679
Nov-23	1,503,878	159,736	1,663,613
Dec-23	1,706,666	189,961	1,896,626
2023 Total	**16,185,959**	**2,492,054**	**18,678,013**
Jan-24	1,323,032	240,170	1,563,202
Feb-24	1,189,197	161,549	1,350,746
Mar-24	1,810,728	189,273	2,000,001
Apr-24	1,897,922	175,763	2,073,685
May-24	1,815,121	210,407	2,025,528
Jun-24	1,828,207	207,361	2,035,568
Jul-24	0	0	0
Aug-24	0	0	0
Sep-24	0	0	0
Oct-24	0	0	0
Nov-24	0	0	0
Dec-24	0	0	0
2024 Total	**9,864,207**	**1,184,523**	**11,048,731**
Jan - June 2023	6,084,515	1,042,053	7,126,568
Jan - June 2024	8,036,000	977,162	9,013,162
% Increase (Decrease)	32.07%	-6.23%	26.47%



* Amounts shown reflect different reporting periods for various entities.

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Award of the Letford and Centennial Park Master Plan Project to Wenk Associates, Inc.

ACTION PROPOSED: Consider Award of the Letford and Centennial Park Master Plan to Wenk Associates, Inc.

ATTACHMENTS:
1. Professional Service Agreement with Wenk Associates, Inc.
2. Request for Proposal Responses (Finalist Only)
    a. Wenk Associates, Inc.
    b. Superbloom
    c. BHA Inc.
    d. Confluence

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

The Town currently owns property at the southeast corner of CR 17 (Parish Ave) and CR 46.5 (Centennial Drive) consisting of approximately 60 acres. The Town is working collaboratively with the RE-5J School District for the donation of the previous Letford Elementary School Property consisting of approximately 5.8 acres. Currently this property is working through a quiet title action.

Recognizing the opportunity of these two properties, the Town issued a Request for Proposal (RFP) in June to work with a consultant to master plan these two properties. The RFP's were due in July and the Town received 18 submittals for review and consideration. Staff was able to narrow the applicants down to four (4) and requested that they provide a presentation as part of the interview process.

From these finalists, Town Staff was able to identify Wenk Associates, Inc. as the most responsive and is recommending them for an award to begin the master planning project. Their bid proposal including optional services is $172,500. The process also includes a final presentation of the master

plan to Council for final consideration. This presentation is tentatively planned to be made to Council by the end of January 2025.

Staff is excited to make this recommendation and looks forward to kicking-off this project as well as engaging with the community to gain feedback on the elements they would like to see incorporated into these community amenities.

STRATEGIC PLAN ALIGNMENT:

- Safe & Welcoming community
  - *Create arts and culture opportunities that connect the community*
- Healthy & Resilient Economy
  - *Invest in the development of a vibrant and interconnected downtown*
- Natural & Built Environment
  - *Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment*
  - *Expect and encourage community centered design*

LEGAL ADVICE:

The Town Attorney drafted the standard Professional Service Agreement used in this contract.

FINANCIAL ADVICE:

Funds are appropriated in 2024 for this project at $175,000

RECOMMENDED ACTION: Staff recommends approval of this agreement to Wenk Associates, Inc.

SUGGESTED MOTIONS:

For Approval: I move to approve the Letford & Centennial Master Park Plan Agreement to Wenk Associates, Inc as presented and authorize the Town Manager to sign the contract.

For Denial: I move to deny the Letford & Centennial Master Park Plan Agreement to Wenk Associates, Inc as presented.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN
PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is made and entered into this ____ day of _____ 2024 (the "Effective Date") by and between the Town of Johnstown, Colorado, a Colorado home-rule municipality (the "Town") and Wenk Associates, Inc., a Colorado corporation ("Consultant") (collectively, the "Parties").

RECITALS

WHEREAS, the Town desires to engage the services of Consultant and Consultant desires to provide those services more fully described on Exhibit A, attached hereto and incorporated herein by reference ("Services"), to the Town; and

WHEREAS, the Parties wish to memorialize their contractual relationship.

AGREEMENT

NOW, THEREFORE, incorporating the foregoing Recitals herein and in consideration of the mutual promises, agreements, undertakings and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby mutually agree as follows:

SECTION 1: PARTIES

1.01 Town. The Town is a home-rule municipality located in Johnstown, Colorado.

1.02 Consultant. Consultant is a private, independent business entity who will exercise discretion and judgment of an independent Consultant in the performance and exercise of its rights and obligations under this Agreement.

SECTION 2: SERVICES, COMPENSATION AND TERM

2.01 Services. Consultant agrees to perform the Services for the Town. In providing the Services, Consultant shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. Nothing in this Agreement shall be construed to establish a fiduciary relationship between the Parties. Consultant makes no other representations or warranties, whether expressed or implied, with respect to the Services. Consultant shall exercise usual and customary professional care in its efforts to comply with applicable codes, regulations, laws, rules, ordinances, and such other requirements in effect as of the date of execution of this Agreement.

2.02 Compensation. In consideration of Consultant's performance of the Services contemplated herein, the Town agrees to pay Consultant the compensation set forth on Exhibit A. Consultant shall submit detailed invoices reflecting the portion of the Services completed to the

date of the invoice. The Town shall provide payment for Services to Consultant within thirty (30) days of receipt of the invoice. In its discretion, the Town may withhold payment for disputed portions of invoices on the condition that the Town provides written notice to Consultant of the dispute. Upon delivery of notice, the Town and Consultant shall promptly endeavor to resolve such dispute.

2.03 Expenses: Consultant shall not incur any expense or debt on behalf of the Town without the Town's prior written authorization.

2.04 Term. Unless otherwise terminated in accordance with Section 5, the term of this Agreement shall be from the Effective Date through March 31, 2025, and shall not extend beyond that date absent the written approval of the Town.

SECTION 3: OPERATIONS

3.01 Consultant Status. Consultant avers that it has the background, expertise and education to provide the Services. Consultant shall be responsible for the proper performance of the Services in accordance with the terms hereof. Consultant shall obtain the necessary permits, if any, and maintain all required licenses, including but not limited to a Town business license.

3.02 Schedule. Unless otherwise set forth in Exhibit A, Consultant shall provide the Services in accordance with the timeline requested by the Town

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance.

A. Consultant understands and agrees that Consultant shall have no right of coverage under any existing or future Town comprehensive or personal injury liability insurance policies. As a material term of this Agreement, Consultant agrees to maintain and keep in force during the term of this Agreement one or more policies of insurance written by one or more responsible insurance carrier(s) authorized to do business in the State of Colorado in the following amounts:

1. Workers' compensation insurance as required by law;

2. Commercial general or business liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and TWO MILLION DOLLARS ($2,000,000.00) general aggregate;

3. Automobile liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) for any one occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the Services. In the event that Consultant's insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of Consultant who utilizes an automobile in providing services to

Town under this Agreement; and

4. Professional liability insurance with minimum limits of ONE MILLION DOLLARS ($1,000,000.00) each claim and TWO MILLION DOLLARS ($2,000,000.00) general aggregate.

B. Consultant shall procure and maintain the minimum insurance coverages listed herein. All coverages shall be continuously maintained to cover all liability, claims, demands and other obligations assumed by Consultant pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. The Town shall have the right to request and receive a certified copy of any policy and any endorsement thereto. Except for workers compensation insurance and professional liability, the Town shall be listed as an additional insured party on Consultant's insurance policies.

C. A certificate of insurance shall be completed by Consultant's insurance agent(s) as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect, and, upon request by the Town, shall be subject to review and approval by the Town. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated until at least thirty (30) days prior written notice has been given to Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The completed certificate of insurance shall be provided to the Town.

4.02 Damage and Indemnity. Consultant assumes full responsibility for damages caused by Consultant's exercise of its activities, or failures to act, under this Agreement. Consultant agrees that it will at all times protect, indemnify and hold harmless the Town, its elected officials and employees, from and against all liabilities, losses, claims, damages and costs (including reasonable attorneys' fees), arising from or related to loss or damage to property or injury to or death to any persons arising from or resulting in any manner from to the extent caused by the negligent or willful or wanton actions or failures to act of Consultant or any invitees, employees or contractors of Consultant, whether brought by any of such persons or any other person.

SECTION 5: TERMINATION

5.01 Termination. The Town may terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Consultant. Notwithstanding the foregoing, if the Town terminates this Agreement for cause and determines that a notice period is not in the best interests of the Town, the Town may terminate this Agreement by providing written notice to Consultant effective immediately.

SECTION 6: INDEPENDENT CONTRACTOR

6.01 Independent Contractor. Consultant understands and agrees that Consultant is an independent contractor and not an employee of the Town. The Town shall not provide benefits of any kind to Consultant. The Town shall not be responsible for withholding any portion of

Consultant's compensation for the payment of Federal Insurance Contributions Act (FICA) tax, workers' compensation, or other taxes or benefits. CONSULTANT IS NOT ENTITLED TO UNEMPLOYMENT COMPENSATION COVERAGE FROM THE TOWN. CONSULTANT IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON MONEYS PAID PURSUANT TO THIS AGREEMENT. As long as there is not a conflict of interest with the Town, Consultant may engage in any other lawful business activities during the term of this Agreement.

SECTION 7: NOTICE

7.01 Notices. All notices required under this Agreement shall be in writing and shall be: 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth; or 3) sent by electronic mail ("email") return receipt or written acknowledgment requested and received. All notices by hand-delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by email shall be effective upon delivery, on the condition that the intended recipient acknowledges receipt thereof. Either party, by notice to be given, may change the address to which future notices shall be sent.

TO THE TOWN:
Town of Johnstown
Attn: Jeremy Gleim
Planning & Development Director
450 S. Parish Avenue
P.O. Box 609
Johnstown, CO 80534
Email: jgleim@johnstownco.gov
notices@johnstownco.gov

TO CONSULTANT:
Wenk Associates
Attn: Nicole Horst, President
1130 31st Street, Suite 101
Denver, CO 80205
Email: nhorst@wenkla.com

SECTION 8: MISCELLANEOUS

8.01 [Intentionally omitted]

8.02 Non-Appropriation of Funds. Pursuant to Section 29-1-110, C.R.S., as amended, financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being budgeted, appropriated and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not budgeted and appropriated.

8.03 Laws and Regulations. In the conduct of the Services, Consultant shall comply with all applicable laws, rules and regulations, and the directives or instructions issued by the Town or its designated representatives.

8.04 Technology Accessibility. Consultant shall comply with WCAG 2.1 Level AA compliance and agrees that its digital services and electronic documents shall meet those requirements.

8.05 Assignment; Third Party Rights. Consultant may not assign, delegate or subcontract any part of its rights, duties or obligations under this Agreement. The Parties do not intend to confer any benefit hereunder on any person or entity other than the Parties hereto.

8.06 Amendment. This Agreement may not be amended or modified except by a subsequent written instrument signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement.

8.07 Severability. If any part, term or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court determines that the relationship between the Town and Consultant is one of employment rather than independent Consultant, this Agreement shall become null and void in its entirety.

8.08 Waiver. No consent or waiver, express or implied, by the Town to or of any breach or default by Consultant in the performance by Consultant of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by the Town. Failure on the part of the Town to complain of any act or failure to act or to declare Consultant in default, irrespective of how long such failure continues, shall not constitute a waiver by the Town of its rights hereunder.

8.09 Governmental Immunity. The Parties agree that the Town is relying on, and does not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time, or otherwise available to the Town, its elected officials, employees or agents.

8.10 Applicable Law and Venue. This Agreement shall be construed according to the laws of the State of Colorado. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, State of Colorado.

8.11 Mediation. In the event of any dispute arising under this Agreement, except in the case of an action for injunctive relief, the Parties shall submit the matter to mediation prior to commencing legal action and shall share equally in the cost of the mediation.

8.12 [Intentionally omitted]

8.13 Public Official Personal Liability. Nothing herein shall be construed as creating any personal liability on the part of any elected official, employee or agent of the Town.

8.14 No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

8.15 Entire Agreement. The provisions of this Agreement represent the entire and integrated agreement between the Town and Consultant and supersede all prior negotiations, representations and agreements, whether written or oral.

8.16 Controlling Document. In the event of a conflict between the provisions in this Agreement and Exhibit A, the provisions in this Agreement shall control.

8.17 Headings. The headings in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

8.18 Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

8.19 Data Security. If Consultant has access to personal identifying information during the term of this Agreement, Consultant shall, pursuant to Section 24-73-101, *et seq.*, C.R.S., destroy all paper and electronic documents containing such personal identifying information within six months of termination of this Agreement, unless otherwise required by law. During the term of this Agreement, Consultant shall implement and maintain reasonable security procedures that are appropriate to the nature of the personal identifying information disclosed or maintained and that are reasonably designed to help protect the information from unauthorized access, use, modification, disclosure or destruction. If Consultant discovers or is informed of a security breach, Consultant shall give the Town notice in the most expedient time and without unreasonable delay, no later than ten (10) calendar days after it is determined a security breach occurred. Consultant shall cooperate with the Town in the event of a security breach that compromises computerized data, if misuse of personal information about a Colorado resident occurred or is likely to occur. Cooperation includes sharing with the Town information relevant to the security breach.

8.20 Right to Injunction. The Parties hereto acknowledge that the Services to be rendered by Consultant and the rights and privileges granted to the Town under the Agreement are of a special, unique, unusual and extraordinary character which gives them a peculiar value, the loss of which may not be reasonably or adequately compensated by damages in any action at law, and the breach by Consultant of any of the provisions of this Agreement may cause the Town irreparable injury and damage. Consultant agrees that the Town, in addition to other relief at law, shall be entitled to injunctive and other equitable relief in the event of, or to prevent, a breach of any provision of this Agreement by Consultant.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Hannah Hill, Town Clerk Matthew S. LeCerf, Town Manager

WENK ASSOCIATES, INC.

By:_____
Name:
Title:

STATE OF COLORADO)
) ss
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____day of _____, 2024, by _____ as the _____ of Wenk Associations, Inc.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

EXHIBIT A
SERVICES

RFP Attached with Cost Proposal

wenk ASSOCIATES

PROPOSAL
for Town of Johnstown

Centennial Park & Letford Park

Recreation Area Master Plans

Proposal

1 Introductory Letter

2 Project Team & Structure

6 Relevant Project Experience

12 Project Approach, Schedule & Fee

Introductory Letter

w e n k

ASSOCIATES
LANDSCAPE
ARCHITECTURE
& PLANNING

Matt LeCerf, Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

July 8, 2024

RE: Centennial Park and Letford Park Recreation Area Master Plans

Dear Matt and Members of the Selection Committee,

Johnstown is experiencing an exciting, community shaping time! We welcome the opportunity to work with the community and Town staff to plan for two new vibrant and meaningful parks for Johnstown. The plans should be driven by the community to prioritize their needs and desires, while also considering implementation costs and strategies for success. The vision for the new parks will continue to build upon the *2021 Comprehensive Plan* and the on-going *Downtown Master Plan* to create vibrant and welcoming park spaces that celebrate the community's small-town culture and serve its growing needs.

For over 42 years, Wenk Associates has been proud to work with municipalities along the front range on many park planning and design projects. Our thoughtful approach to creating community spaces that integrate natural systems and capture a town's unique identity, and our ability to maximize project value and stretch public dollars, are important strengths we will bring to the project.

We have two staff members, including our Senior Project Manager, **Ty Sturgeon**, who have immediate family living and working in Johnstown, giving us familiarity with the community and an immediate sense of pride and belonging. **Ty will lead the Wenk team with the support of Nicole Horst**, who leads the firm's parks practice. Both bring experience leading similar parks and open space planning projects for smaller towns in the northern Colorado region. And, both are available to see the project through to fruition. To support Wenk, we've included the following subconsultants:

Martin/Martin - Civil Engineers, Water Resources Engineers
BRS Architects - Architecture
Birch Ecology - Ecologists/Environmental Assessment
HydroSystems*KDI - Irrigation
Reese Hackman - Electrical Engineers

Parks are the heart and soul of a community! It is an honor and privilege to submit our proposal for these important park spaces. Should you have any questions regarding our proposal, please do not hesitate to call me at (720) 669-3114, or email nhorst@wenkla.com.

Sincerely,

Nicole K. Horst, President/Principal-In-Charge
(720) 669-3114 - *nhorst@wenkla.com*

1130 31ST STREET
SUITE 101
DENVER, CO 80205
303.628.0003
WWW.WENKLA.COM

2 Project Team & Structure

Team Organization

In response to directive in the RFP to "sharpen our pencils," we propose a lean team to complete the project scope of work.

Our Core Project Team, including Wenk Associates and Martin/ Martin, possess the required skills to prepare a high-quality master plan for each site. Additional consultants identified in this chart are included as "Optional/As Needed." We propose budgeting their fees as an "allowance," that we won't spend unless we need it based on confirmation from the Town.

Wenk Associates has prior successful working relationships with all the subconsultants on our team.

** Anticipated scope of work percentage includes allowances*

Core Project Team

Wenk Associates, Inc.
Landscape Architecture & Planning
(Lead Consultant)

Located in Denver, Wenk Associates' extensive 42-year portfolio demonstrates our commitment to planning and designing valued parks, open spaces, waterways, greenways, and trails projects for communities across the front range and nationally. Park planning and design constitutes the core of our practice.

Our preferred and most value-adding method of assisting our clients is to develop the project master plan through design and construction. Our projects range from planning for parks and open spaces at a regional scale to design and construction of community and neighborhood parks. Our staff is well known for using the simplest resources - earth and water - to create unique and endearing places.

With an emphasis on public work, we have developed an understanding and respect of the importance of public engagement and the critical coordination required with park's maintenance staff to support the goals of each project. We pride ourselves in our ability to hone in on the uniqueness of each community and each site's distinct attributes to capture the essence of the place.

Martin/Martin, Inc.
Civil Engineering & Utilities

Martin/Martin, Inc. is a full-service civil and structural engineering firm supported by survey, investigative engineering, and construction management. They have extensive experience in the design and master planning of regional, neighborhood, and community parks and open space areas, many of which address nature centers, playgrounds, picnic areas, swimming pools, trails, roadway access and parking, sports fields, recreation areas, and stormwater management concerns. During the course of their work, they strive to provide unique approaches to the technical criteria involved while minimizing environmental impacts on our forests, grasslands, waters, and other resources.

Martin/Martin has completed *70+ master planning projects*, assembling and quantifying data in a manner that informs our clients of existing system considerations, while establishing a guide for future development. Relevant experience completed with Wenk Associates includes the *Berthoud Arboretum*, Denver's *Arkins Promenade*, and the *Auraria Campus Tivoli Quadrangle*.

Images Top to Bottom: Coal Creek Park, Town of Erie; Coleman Community Park concept rendering, Colorado Springs; Waggener Farm Park, Town of Berthoud.

Wenk Associates has been planning, designing and building valued parks and open spaces for communities across the front range for over 42 years.

Project Team Key Personnel

Our accomplished parks and open space team leading the project have experience working on similar parks master planning projects in northern Colorado towns, including Berthoud and Erie. **Wenk Associates key staff are licensed landscape architects with the State of Colorado and are located in Denver. All key personnel have the availability to complete the project as outlined in the Proposed Work Plan and Schedule in the following section of this proposal.** *(Full resumes for Key Personnel are included in the Appendix.)*

Nicole K. Horst, PLA, ASLA, ULI | Principal-in-Charge

ROLE: Public/Stakeholder Engagement Facilitation, MP Concept & Program Development, Technical/Design Review, QA/QC, Board Approval Presentations

Nicole, President of Wenk Associates, is a licensed landscape architect with the state of Colorado with over 23 years of experience. Nicole guides Wenk Associates' most valued recreation, park, open space, and greenway projects including large- and small-scale park and open space projects that often require coordination of multi-disciplinary consultant teams, compliance with various governmental agencies, and facilitation of large stakeholder groups and public meetings. She collaborates with municipalities, governmental agencies, and special districts to plan and build parks across the front range including Arapahoe, Adams, Jefferson Counties; cities of Aurora, Denver, Arvada, Longmont, Golden, Westminster, and Colorado Springs; and towns of Erie, Berthoud, and Parker.

Tyrel (Ty) Sturgeon, PLA, ASLA | Senior Project Manager

ROLE: Project Management, Client Coordination, Work Plan/Schedule Refinement, Public/Stakeholder Engagement Facilitation, Existing Conditions Evaluation, Opportunities & Constraints Mapping, MP Concept & Program Development, Options Prioritization, Preferred Plan Development, Cost Opinions, Final Plans Package Oversight

Ty brings 17 years of professional experience at Wenk Associates in park and open space planning and design, construction documentation and construction observation. Ty has provided project management and coordination, on complex, multi-disciplinary projects including parks, open space, urban design, and public spaces for public and private clients across the front range including the cities of Denver, Longmont, and Erie. He serves as the firm's leader in Construction Administration having overseen the construction of many complex projects for the firm.

Ty is a graduate of the Stream Management Academy, a 9-month course led by MHFD, the Colorado Riparian Association, and the Colorado Association of Stormwater and Floodplain Managers that provides continuing education related to watershed and stream functions.

Peter S. Buckley, PE | Principal Civil Engineer

ROLE: Civil Engineering Lead, Existing Conditions Evaluations, Options Prioritization, Final Master Plans Development, Civil Grading and Layout Exhibit Civil Utility Exhibit

Peter will lead the Martin/Martin scope of work. Peter is a seasoned civil engineer with 22 years of progressive site development, project engineering, and management success. He specializes in parks and sites, mixed-use, retail, hospital/healthcare, university, K-12, and residential developments with both structured and surface parking solutions. Peter's collaboration with Wenk Associates includes the *Berthoud Arboretum*, Denver's *Arkins Promenade*, and the *Auraria Campus Tivoli Quadrangle*.

Project Management & Leadership

Project Management

Our team places a high priority on effectively managing project team resources to meet project schedules and budget requirements. Nicole and Ty bring extensive experience leading parks and open space projects for municipal clients across the front range. As Principal-in-Charge, Nicole will manage the contract, assist in public facilitation, and provide design and technical oversight. She will review project status on a frequent basis to ensure that activities are proceeding on schedule, within budget, and that the Town's expectations for quality work are being met. As Project Manager, Ty will serve as the day-to-day point of contact for coordination with the Town's project manager and will provide leadership for project design activities. Additionally, we will assign a dedicated staff landscape designer to support the team and to ensure consistency.

We strive to be an "Extension of the Town" and to make our Town project manager's life easier with clear, concise, and consistent coordination, consolidating questions/decisions needed into prioritized lists, frequently updating schedule projections, and by managing coordination with the departments or outside agencies on behalf of the Town. We respect the Town project manager's time while always keeping them up to speed on critical items and project progress.

Our goal is for the Town's Project Manager to feel like they are part of the Wenk team, and that we are part of the Town - consistently on the same page, seamlessly meeting deadlines, and solving problems together to meet goals and deliver quality products.

Schedule

At project start-up, we will refine our project schedule and community outreach plan with the Town PM identifying Town staff and knowledge holder worksessions, community events, critical milestones, deliverable dates, review periods, and key coordination items. We will review the schedule at the kick-off meeting to identify potential project risks that could impact the project timeline and monitor them closely throughout the project, providing regular weekly updates on any issues that are arising.

At the onset of the project, an "action matrix" will be developed that will be utilized to track project issues, commitments, and milestones for the effort. This consistently updated matrix will allow all parties to understand project commitments and responsibilities in support of the effort. Formal meeting agendas will be provided to the Town's project manager in advance meetings to allow the Town and stakeholders to prepare for discussion items. These meetings will be outlined as part of the project's master schedule and updated as appropriate throughout the design process.

Additional Expertise

The following highlights our team's knowledge and experience related to pertinent federal, state, and local laws, regulations, and policies.

Wenk Associates - Nicole and Ty are licensed landscape architects in the state of Colorado, where the majority of our projects are located. We are familiar with national, state, county, and local codes governing park design and construction. We maintain and reference current copies of AASHTO, IBC, and ADA guidelines. Our internal QC process includes review for municipal, IBC, and ADA code/guideline compliance.

Martin/Martin - The engineering team is Colorado based, practice focused, and licensed. They are versed in state and local codes for utilities, grading, and SWMP's. Procuring the SWMP and other permits regulated by the state are a core area of Martin/Martin's practice.

Birch Ecology - Birch's team is familiar with USACE, EPA, and CPW requirements for wetland delineation/ mitigation, migratory species, endangered species protections and regulations and will review master plan documents to reduce proposed improvements that would require additional reviews or involvement from governing agencies and impacts that would trigger mitigation or permitting efforts that are not necessary.

Floodway/Floodplain - Our work focuses on bringing people to water. In doing such, we often encounter situations where we must evaluate if proposed improvements warrant a CLOMR or if we can design to suit the client's need while pursuing only a No-Net Rise certificate from the USACE. CLOMRs cost approximately $65K more and require two 90-day reviews, where as a No-Net Rise review time is one month. Typically, we encourage clients to allow us to design for a No-Net Rise scenario, respecting the characteristics of existing floodways while still providing lower-impact recreation and leisure activities within the floodplain.

Popular activities typically allowed in a No-Net Rise scenario could include trails, play areas, wildlife viewing areas, outdoor education areas, picnic areas, boardwalks, disc golf, and other potential recreation or leisure activities listed in the RFP addendum.

Should the program derived from the public process require a CLOMR to meet expectations, Martin/Martin's floodplain managers are qualified to author the letter and supporting calculations to garner approval from USACE.

3 Relevant Project Experience

Coal Creek Park Master Plan and Implementation

Town of Erie, CO

Completed: June 2023

Client Contact: Luke Bolinger, CPRP
Director of Parks & Recreation,
Town of Erie - (303) 926-2796
lbolinger@erieco.gov

Wenk Team: Ty (PM), Nicole (PIC)

Over three decades ago, Coal Creek Park was constructed as a youth ball-field complex with informal parking areas and a bermed creek edge. Over the last decade the town of Erie has experienced tremendous growth. Its historic downtown has become a central hub that draws residents from throughout the more suburban developments for entertainment and community activities. The town desired an improved downtown destination for their modern community needs for recreation, leisure, and festivals, while still capturing the historic qualities and small-town feel of Erie.

Working with the Town and the community, Wenk Associates led the master plan through to construction to renovate the seven-acre existing park into flexible event space for performances, festivals, markets, and informal gathering. The final design includes a new splash pad that doubles as a space for a temporary ice rink in the winter months, a new nature-inspired playground with rope elements, inclusive features such as a low disc swing and an experiential musical trail, flexible event space and an open lawn for festivals and informal gatherings, and a custom pavilion designed by Anderson Mason Dale Architects. Sitting adjacent to Coal Creek, the park serves as a nexus between the downtown and natural open space.

The playground with its custom-built butterfly structure is dedicated to Maddie McDaniel. The design team and Town worked closely with her family and their non-profit to create a place to honor her memory and the memory of other children who left the world too early.

PROJECT RELEVANCE:

Park Master Planning

Community & Stakeholder Engagement

Program Development

Cost Estimating & Phasing

Northern Colorado Small Town Community

Waggener Farm Park Master Plan and Implementation

Town of Berthoud, CO

Completed: Summer 2021

Client Contact: Jeremy Olinger, CPRP Parks and Recreation Director, Town of Berthoud, CO - (970) 532-1600 jolinger@berthoud.org

Wenk Team: Nicole (PIC)

After working with the Town of Berthoud on a comprehensive plan for its parks and recreation facilities, Wenk Associates worked with the Town to create conceptual plans for (4) park properties, including Waggener Farm Park. The primary programming goals for the 59-acre former agricultural site are to create a park that includes a community recreation center, a community destination park, outdoor sports fields, outdoor community gathering spaces and pedestrian connection to the adjacent residential properties and overall trails network.

Wenk Associates worked with the Town and community to develop schematic design, design development, and construction documents for the Park and associated site development for the recreation center. Phase 1 Park improvements included a multi-use field, playground, hard surface sport courts, park restroom facility, picnic shelters, parking for the recreation center and park uses, orchard, a loop trail around the park perimeter, and an irrigation pond. Approximately 20% of the site is irrigated and 80% will be restored to native grasses. Part of Wenk's scope was the conveyance and use of site adjacent ditch water for all the Park's irrigation needs. This included water testing, pump modifications, and a 26,000 gallon, below-grade storage tank that sits north of the Recreation Center.

PROJECT RELEVANCE:

Community Park & Recreation Center Master Planning

Community & Stakeholder Engagement

Program Development

Cost Estimating & Phasing

Northern Colorado Small Town Community

High-Quality Graphics

Wenk has since completed an 8-court pickleball facility on the site, and is starting the design for an arboretum (see concept rendering on the left).

Coleman Community Park Master Plan

City of Colorado Springs, CO

Completed: 2022

Client Contact: Connie Schmeisser, PM, City of Colorado Springs, (719)385-6533 - constance.schmeisser@coloradosprings.gov

Wenk Team: Nicole (PIC)

The City of Colorado Springs initiated a suburban recreational master plan process for the development of Coleman Community Park, a mostly undeveloped park asset, into a multi-faceted outdoor recreational destination and sports-oriented hub. As part of the envisioning process, the City aimed to identify and prioritize how as a community they would respectfully improve, program, and manage the land resource to meet the community's current and future demands.

With the adjacent UCHealth Park and the 5,000 seat Martin 'Ed' Ragain Field (formerly the Switchbacks soccer stadium), the bisecting of Sand Creek, and the convenient access to the Sand Creek Trail, the site and its location bring tremendous opportunity for a community park with a variety of recreational experiences.

Plan goals were to provide a destination for outdoor recreation on the east side of the city; elevate the creek as a significant defining element of the park; explore opportunities to create an active sports hub; and creatively engage the public and stakeholders throughout the process.

Final plan recommendations include uses, amenities, programming, infrastructure, implementation strategy, funding/revenue opportunities, and will identify regular or specialized maintenance needs. The master plan will also incorporate site-specific recommendations as well as best practices for future development.

PROJECT RELEVANCE:

Large Park Master Planning

Community & Stakeholder Engagement

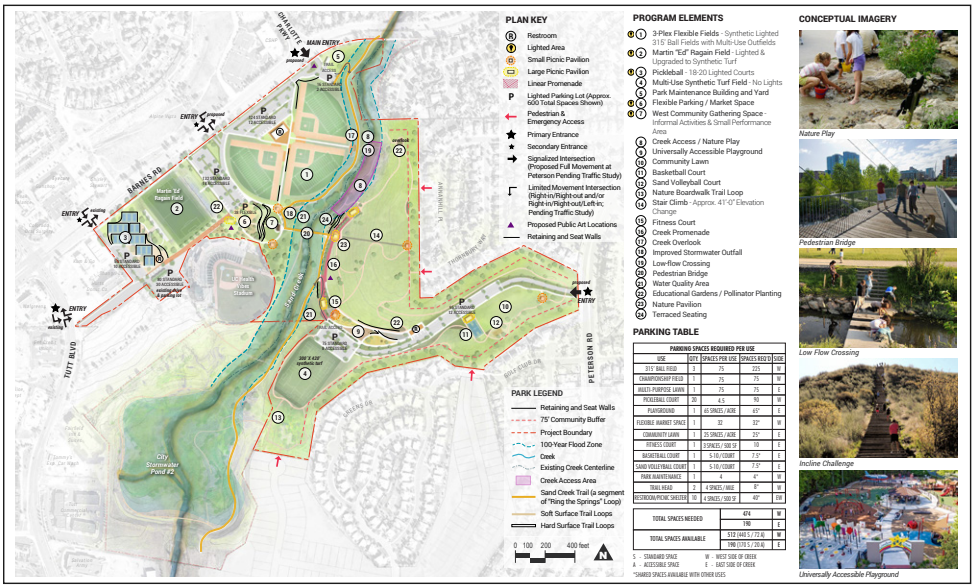
Needs Assessment

Program Development

Creek Integration

Trail Connections

High-Quality Graphics



Gold Strike Park Schematic Design

City of Arvada, CO

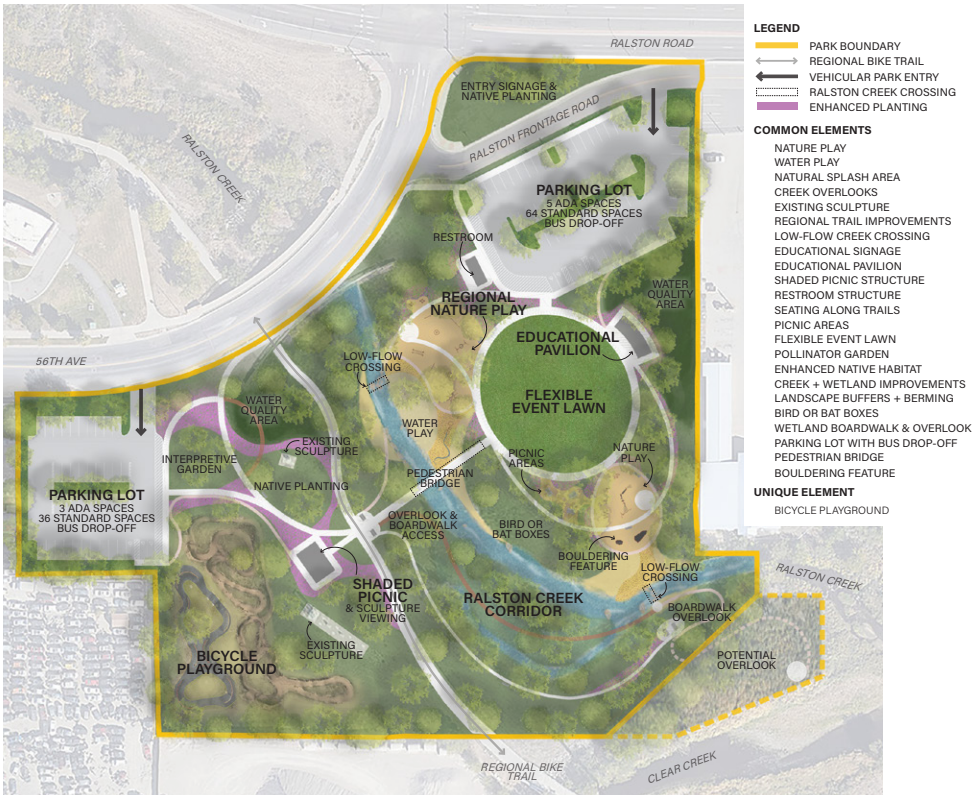
Completed: February 2024

Client Contact: Maki Boyle, Senior Landscape Architect, City of Arvada - (720)898-7390 - mboyle@arvada.org

Wenk Team: Nicole (PIC)

Gold Strike Park is currently an underutilized 14-acre open space that holds tremendous potential to become a popular gathering place and destination for Arvada residents. With its unique location at the confluence of Ralston Creek and Clear Creek and extraordinary site history from the first occupation of the Cheyenne, Arapaho, Ute, and Lakota nations to the discovery of gold which began the Colorado Gold Rush, the site holds special significance to Arvada.

Wenk Associates led the design and public engagement for the schematic design after having completed the concept design for the park as part of the Clear Creek Corridor Master Plan. Outreach included surveys, pop-up events, and a virtual public meeting to gather feedback to inform the schematic design. The final report describes the process and preferred plan which includes interactive nature and water play, places to gather, improved and enhanced habitat, improved trail connections, outdoor education, and creek access.



PROJECT RELEVANCE:

Park & OS Master Planning

Community & Stakeholder Engagement

Needs Assessment

Program Development

Cost Estimating & Phasing

Creek Integration

High-Quality Graphics

Dove Valley Regional Park Master Plan

Town of Parker, CO

Completed: Master Plan 2014, Phase 1 Implementation 2024

Client Contact: Roger Harvey, Open Space Planning Administrator, Arapahoe County, (720) 874-6554 - rharvey@arapahoegov.com

Wenk Team: Nicole (PM/PIC)

The west 52 acres of the 93-acre Dove Valley Regional Park were developed in the early 1990s. Though beloved by the people who use the place, the site needed improvements as well as to critically examine irrigation and the facility's levels of service.

Wenk Associates developed preliminary concepts and developed a preferred plan that features new active and passive uses in the park. Proposed program elements include a wheel park, irrigation pond, dog park, challenge course, sledding hill, and loops trails.

Phase 1 Implementation includes a new roadway into the site with additional parking to support the park, and new features including a natural play area with several hill slides, a fitness station area with a 10' hill climb, a 1.25-acre dog park, additional picnic shelters, a large open lawn, and numerous soft walking trails.

Program Elements:

1) Playground and Community Lawn (potential food truck area)
2) New roadway with parking
3) Esplanade Overlook
4) Allée (with foul ball fencing)
5) Championship Field (synthetic, lighted)
6) Playground (5300 S.F.)
7) Built-in Seating
8) Shade Structure
9) Restroom and Concession Building
10) Loop Path
11) Youth Fields
12) Sledding/Kite Boarding Hill (11,000 S.F.)
13) Community Lawn (225,000 S.F.)
14) Challenge Course
15) Dog Park (1 Acre, Fenced)
16) Parking (184 new stalls)
17) Irrigation Pond (1.5 Acre)
18) Overlook Picnic Pods
19) Wheel Park
20) Pedestrian Crossing and Traffic Light
21) Grade-Separated Pedestrian Crossing (Future)

PROJECT RELEVANCE:

Regional Park Master Planning, Community Engagement, Needs Assessment, Program Development, Cost Estimating & Phasing, 3D Modeling

Salisbury Park North Master Plan

Town of Parker, CO

Completed: 2014

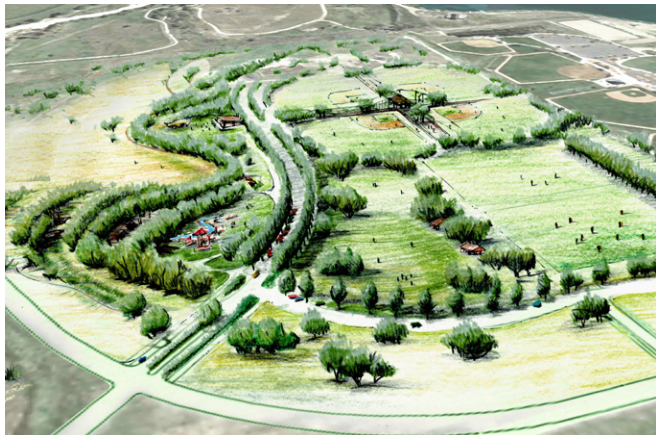
Client Contact: All prior Town staff involved with this project are no longer with the Town of Parker.

Wenk Team: Nicole (PM), Ty (PLA)

Salisbury Park North is a 90-acre addition to an existing equestrian and baseball complex. Salisbury Park North will be Parker's 'Central Park' and will create a true Regional Park for Parker residents, providing access to and opportunities for a variety of active and passive uses. The master plan complements the existing facilities and provides for the additional recreational needs of the community, including ballfields, synthetic turf multi-use fields, a community events/ performance lawn, adventure play area, splash river, multiple picnic areas, and improved access to a beautiful and unique portion of the Cherry Creek Greenway. The master plan process included an extensive public involvement process.

PROJECT RELEVANCE:

Community Park & OS, Master Planning, Extensive Community Engagement, Needs Assessment, Program Development, Cost Estimating, High-Quality Graphics



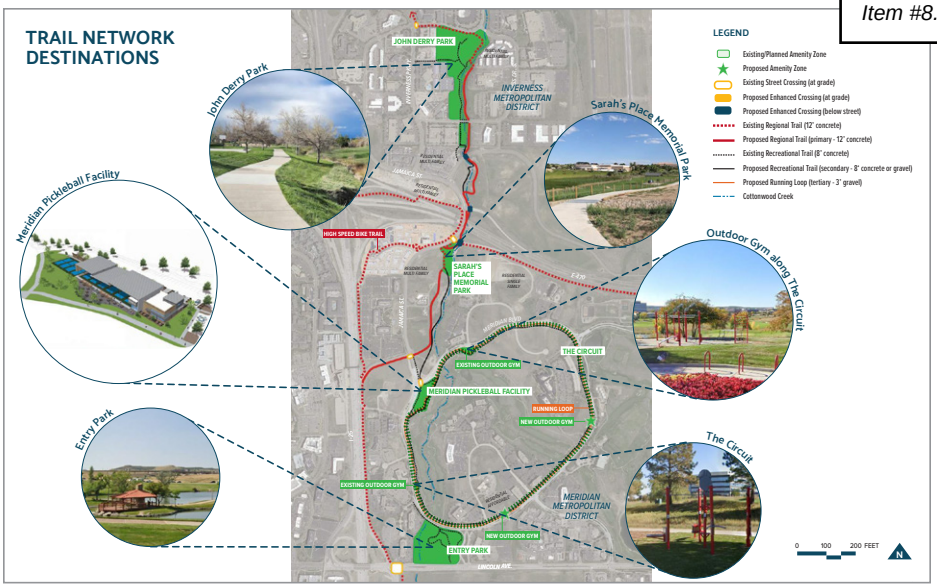
Inverness & Meridian Districts Parks Master Plan

Englewood, CO

Completed: February 2024

Client Contact: Luis Tovar, Mulhern MRE, 303-649-9857 - luis@mulhernmre.com

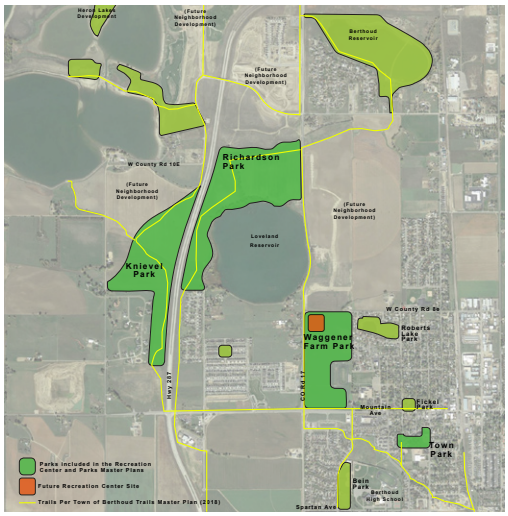
Wenk Team: Nicole (PIC)



Both the Inverness and Meridian communities are undergoing significant changes to their demographics. Once a business-focused environment, the area has transitioned to support residential developments and community spaces placing new demands on public spaces and infrastructure. The master plan adapts to these changes and provides improvements to the existing infrastructure by 1) uniting and expanding the multi-modal trail network to increase access between the two neighborhoods, and 2) enhancing existing amenities and spatial programming to best serve the incoming population.

The first part of the plan focuses on the regional trails system connecting Meridian and Inverness. It highlights the resolved trail gaps, improved street crossings, and how these connections can improve access to amenities. The second section focuses on John Derry Park, where additional key goals for site design and program have been identified. These include diversifying active recreation, increasing leisure activation, and restoring the natural amenities of the park.

PROJECT RELEVANCE:
Comprehensive District Park & Trails Planning
Multi-Modal Considerations
Programming Assessment
Graphic Maps



Berthoud Recreation Center & Parks Master Plan

Town of Berthoud, CO

Completed: 2018

Client Contact: Jeremy Olinger, CPRP, Parks and Recreation Director, Town of Berthoud, CO - (970) 532-1600 - jolinger@berthoud.org

Wenk Team: Nicole (PIC)

The Master Plan sets forth a comprehensive vision for park and open space improvements for four future parks in Berthoud. The plans build on the previously completed Parks, Open Space, Recreation, and Trails (PORT) Plan for Knievel Park, Richardson Park, Waggener Farm Park, and Town Park. Park programming from the PORT plan was used as a starting point to develop preferred programming and framework master plans for each site. The planning process incorporated significant public involvement. There were two dedicated public meetings and one online survey. In addition, the Master Plan includes a market analysis, cost analysis, and operations and maintenance strategies.

The Master Plan provides for a vibrant and diverse parks system that includes passive and active recreational opportunities. Each of the four parks address different recreational needs and are all accessible by the existing or proposed trails identified in the 2018 Town of Berthoud Trails Master Plan.

PROJECT RELEVANCE: Comprehensive Town Planning, Community Engagement, Programming, Multi-Modal Considerations

4 Project Approach, Schedule & Fee

Project Approach

The development of the master plans for the Centennial and Letford Park sites are a tremendous opportunity to create new Town amenities, as well as an opportunity to expand Johnstown's park system as it grows into the future. Each park is important to the larger vision for the Town to develop vibrant public spaces for the community to gather, play, recreate, and celebrate.

Develop visions for each park site that contribute to an overall cohesive park system.

Each park site is special given its inherent character, topography, views, and natural resources. The visions for each site should enhance these natural qualities and unveil the site's potential as a community resource and public space whether it be for sports, recreation, or leisure. Each design must address the uniqueness of the site scale and the sites' contribution to the Town's overall parks system and how it fits into the bigger park system as the Town continues to grow and develop. Each park vision should contribute to the park system through connectivity, variety of experiences, and distinct community character. We will use coherent graphic techniques to locate different design options in their proposed context within the town to clearly communicate design intent.

Above: A perspective rendering of proposed concept ideas for Salisbury North Park in Parker helped build excitement for the project and supported future grant application efforts.

Top Right: For Arvada's Gold Strike Park project, the team gathered feedback from the community on recreational programs desired at the park during Arvada Days.

Build community support for implementation by creatively engaging the community and "knowledge holders" throughout the process.

An important challenge of the project will be to meet the schedule while building community support for a January 2025 Town Council approval of the master site plans. To stay on target, we have developed an approach that meets critical milestones for information gathering, public input, internal coordination, vetting with Town staff, and careful prioritization of the preferred concepts.

Create plans that are feasible, constructible, and maintainable.

Over 70% of Wenk Associates' work is in the public realm. We understand that projects require vision yet must be practical to get funded, built, and maintained. We will work with Town staff to identify project priorities and potential phasing alternatives.

See the projects through to fruition.

It is our intention to create two master plans that are supported by community input, conceptually feasible for Town staff, and well-crafted to inspire the Town Council, and ultimately, attract potential funding sources. Our community pulse, graphic and storytelling capabilities, and attention to the practical aspects of the sites, including drainage and habitat, will guide the Town in creating a vision for each park that is compelling, fundable, and buildable. It is our aspiration, once funding is in place, that we will work with the Town to see the community's vision come to fruition.

Proposed Work Plan and Deliverables

We propose completing the six tasks outlined in the RFP in three phases: 1) Discovery, 2) Concept Development, and 3) Final Plan & Approvals. The following outlines our proposed work plan and deliverables, with a corresponding schedule to illustrate the process and highlight critical milestones. Upon selection, we would anticipate working with the Town to refine both to confirm the goals and expectations of the project.

PHASE 1: Discovery

Phase 1 includes collecting site data and information developing a comprehensive site analysis and framework plan to inform design and programming decisions for the master plans of each site.

Phase 1 Key Tasks

Task 1: Kickoff and Work Plan Development

- Project Kickoff Meeting (in person)
  - *Introduce the project team and key Town staff.*
  - *Review project schedule, scope, public engagement outline, deliverables list, and communication protocols.*
  - *Establish regularly scheduled meetings with the Town PM.*
  - *Create a rough outline for community engagement dates.*
  - *Review and agree on online platforms for project website and survey hosting.*
- Workshop with the "Knowledge Holders"
  Prior to the Kick-Off Meeting, identify potential "Knowledge Holders" with Town staff. We anticipate this worksession to be hosted in the afternoon following the morning kick-off meeting.

Task 2: Existing Conditions

- Site Visit with Town Staff - assumes both sites on same day
- Data Analysis - review and understand:
  - *Available survey, utility plans, GIS, Geotech/soils, floodplain, zoning maps, topo and environmental data for each site.*
  - *Available historic documents, aerial imagery, procurement documents, development plans, planned adjacent improvements.*
  - *Previous planning efforts or studies.*
- Existing Conditions Mapping
  - *Documentation of existing conditions, site analysis, and identify opportunities and constraints for site improvements.*
  - *Update the community trails map highlighting existing routes to the parks and gaps.*

Phase 1 Meetings

- Kick-Off Meeting (in person)
- Worksession with Knowledge holders (half day and same day as kick-off meeting)
- Site Visit with Town staff
- Coordination Meetings with Town staff (up to 4, virtual)

Phase 1 Deliverables

- *Kick-off Meeting attendance and materials*
- *Final Work Plan*
- *Base Map for each site.*
- *Site Analysis, Opportunities and Constraints Map (for each site)*
- *Trail Connectivity Map*
- *Phase 1 Environmental Assessment Memo (Birch - Optional/As Needed)*
- *Interviews Summary*
- *Progress Meeting Minutes*

PHASE 2: Concept Development

Phase 2 Key Tasks

Task 3: Community Engagement

- Engagement #1 – Online Survey to gather community desires. We know from the impressive outreach effort the Town completed with the 2023 Comprehensive Plan that Johnstown is a community that is engaged! Based on our experience in the Towns of Berthoud and Erie, the population size of Johnstown is ideal for online engagement– word travels fast, and residents are plugged in. We plan to capitalize on that level of involvement to cast a broad net as we gather initial input for program elements for the parks, park users' tendencies, and desire lines for connecting to the park.
- Engagement #2 – Pop Up Stations / Community Events. We recognize that many Johnstown residents commute, and that many have young

families, so traditional evening public meetings may not gather representative input. We've had success in similar communities with "pop up stations" at popular community events, spreading word about the online survey and gathering input on the concepts in real time. We propose (2) two tabling events such as a staff a booth at a popular community event, or food truck night at the YMCA or a table at the Glen Jones Library. We can then maintain a board at the locations of the event to provide progress and link to the project website after the event. (image of pop-up event?)

- **Engagement #3 – Combined Community Meeting / Concept Alternatives Development.** The (3) three concept alternatives for each park site will be shared at one combined community meeting. We recognize the RFP suggests 2 meetings, but we recommend combining this into 1 meeting. This allows the community to envision the park system as a whole and create community excitement. The combined meeting will have separate stations for Centennial and Letford Parks and will encourage attendees to think of how each site's program can provide unique amenities for the Town.
- **Engagement #4 – Preferred Plan Presentation Community Open House (during Task 6, Approvals).** The preferred concepts for both parks will be shared at a final open house. We will compile a list of elements that had high desire from the community, but were not appropriate for either site for future consideration or as an amendment to the Parks Master Plan.
- **Spanish Translation –** We partner with Community Language Cooperative to provide translations services, including translation of the online survey, the project narrative and public meeting boards, and one community meeting in Johnstown.

Task 4: Prioritization of Options

Wenk Associates has 42 years of experience designing and implementing parks across the Front Range. We will leverage our practical experience and our national exposure to assist in prioritizing based on recreation trends and local construction costs.

- **Rough Order of Magnitude (ROM) Costs for Master Planning –** In 2023 alone, Wenk Associates opened seven new parks. We have a broad database of as-bid line-item costs for parks in a range of scales, as well as relationships with a network of Front Range contractors we can reach out to for ROM costs for master planning efforts. We will prepare ROM costs for master planning efforts with the first concept alternative package so Town staff can be evaluating budget from the onset of design. We will work with the Town to not present anything to the public that could not feasibility be constructed, or at least phased.
- **Proposed Program Elements List –** Based on community priorities discovered in the Online and In-person Surveys and Pop-Up Events, and balances against the Town's comfort level of overall costs, we will provide a list of program elements for each park broken into three categories:

  "Givens" or Base Program Elements
  Items the community overwhelmingly desires, and the Town recognizes as a regional or local need that is feasible to construct. These elements will form the backbone of each concept in different arrangements.

  Alternative Program Elements
  Program items the community desired and the Town recognizes as a need that either didn't represent an overwhelming consensus from the public, are cost-prohibitive to practically include, or collectively would be too burdensome to maintain. Alternatives will differentiate the three concepts and be re-posed in online survey questions around the concepts to further explore the most desirable elements. Phasing may be discussed with Town staff if needed.

  Future Parks System Elements
  Program items heard in the survey and public outreach or identified by Town staff as a need that are not practical or appropriate for the Centennial or Letford sites due to site constraints (floodplain, habitat, neighbors), size, assumed overall budget, assumed maintenance budget, or other reasons, but that do have merit for future consideration in the parks system. We will provide a list of elements with associated costs and considerations for what characteristics an appropriate site for the element should possess.

Phase 2 Meetings

- Engagement #3 Meeting
- Engagement #4 Open House
- Work Sessions/Coordination Meetings with Town staff (up to 3, virtual)

Phase 2 Deliverables

- *Online Survey and Survey Summary*
- *Engagement Meetings/Events Materials and Meeting Summaries*
- *Spanish Translation: Online survey, project narrative, and public meeting boards*
- *Cost Estimates for Program Elements and Proposed Improvements*
- *Feasibility Analysis*
- *Proposed Program Elements List*
- *Progress Meeting Minutes*

PHASE 3: Final Plans & Approvals

Phase 3 Key Tasks

Tasks 5: Master Site Plans

- Develop a Preferred Concept: We will evaluate feedback received from the public and Town staff on the concept alternatives. A preferred plan for each park will be developed that responds to input, accompanied by an opinion of probable costs, and potential phasing plan if needed. The preferred plans will be vetted with Town staff and stakeholders first, then presented to the public at a joint Open House a final time. Any edits based on public input will be vetted with staff and prepared prior to progressing to the DRC and Town Council.
- Prepare Master Plan Packages: For each park, the final master plan packages to be submitted to Town staff, DRC, and Town Council, and made available to the public, will include:
  - *Existing Conditions (based on survey provided by the Town)*
  - *Preliminary Utility Plan*
  - *Site Plan (layout and landscape- illustrative)*
  - *Irrigation scheme*
  - *Preliminary Grading Plan*
  - *Sketch details and/or precedent imagery*
  - *Site cross sections as needed (illustrative)*
  - *Architectural elevations and sketch details for buildings (if needed)*
  - *Photometric Plans (if required)*
  - *(1) aerial perspective rendering (3D)*
  - *(2) perspective renderings*
  - *Opinion of Probable costs*
  - *Potential Phasing Plan (if needed)*
  - *Appendix:*
    a. *Public Outreach Summary*
    b. *Environmental Memo (if needed)*
    c. *Geotechnical info (formatting only, report provided by the Town)*
    d. *Knowledge Holders Interview summary*

Tasks 6: Project Approvals

The final approvals process includes the following:

- Submission/presentation preparation
- Staff Development Review Committee (DRC) Submission and Presentation (including PowerPoint presentation if needed)
- Final Community Open House (See Engagement #4 under Task 3)
- Johnstown Town Council Submission and Presentation (including PowerPoint presentation if needed)

Phase 3 Meetings

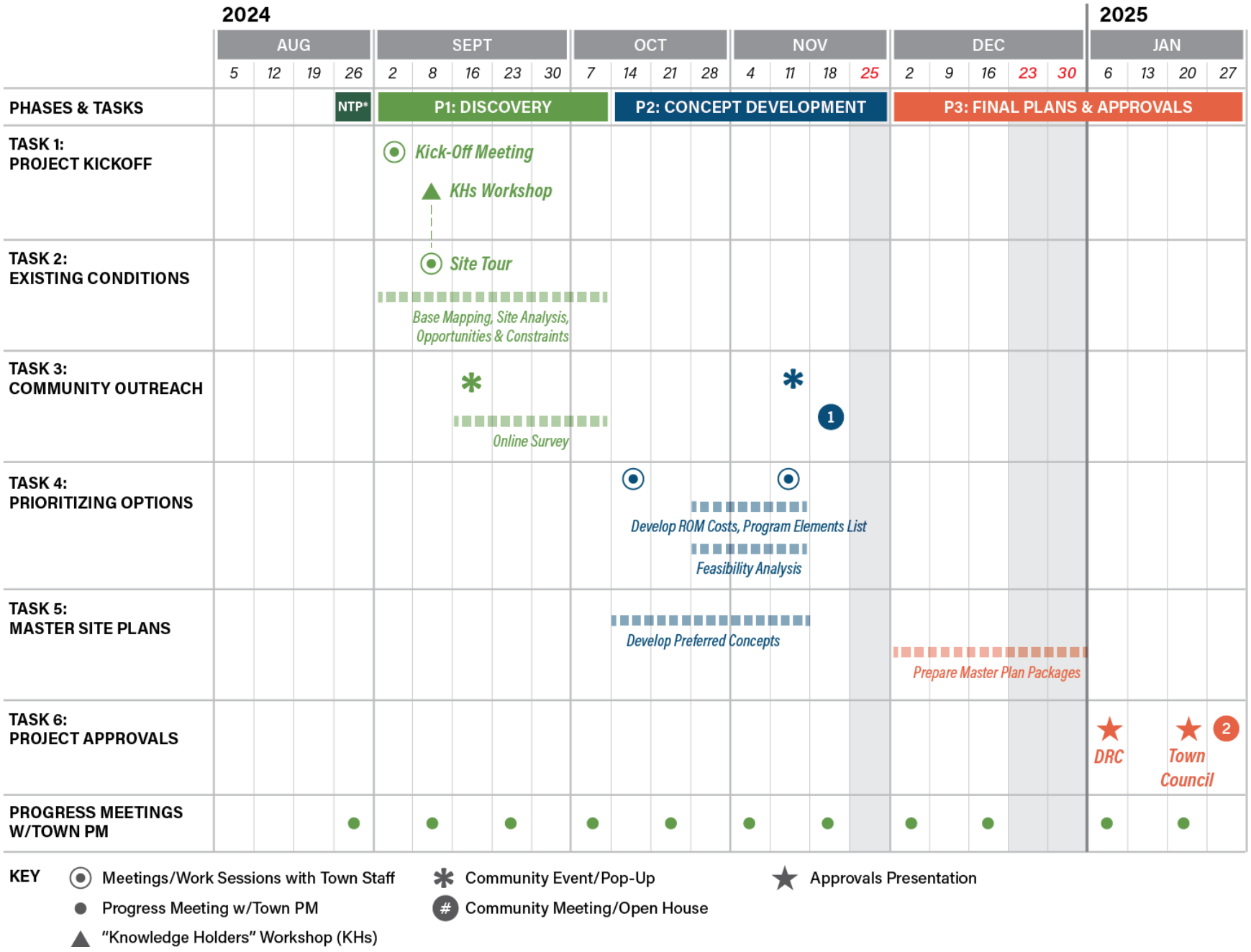
- Staff Development Review Committee (in person)
- Community Open House: Preferred Plans (in person)
- Johnstown Council (in person)
- Regular Meetings with PM (up to 2, virtual)
- Coordination Meetings with Town staff (up to 6, virtual)

Phase 3 Deliverables

- *(3) Three Concept Alternatives (for each site)*
- *Site Plan Package (for each site)*
- *Adoption Draft Plan (for each site)*
- *Council and DRC presentation materials*
- *Hard-copy and Electronic Format of Final Plans (for each site)*
- *Progress Meeting Minutes*

Proposed Schedule

The proposed schedule assumes a 5-month process that will kickoff immediately from the anticipated pro award announcement (August 19th) in order to meet the Town goal of completing the plans by the end of the year/early 2025 per the Addendum. If the start date gets pushed back, the schedule will need to adjust.



Potential Challenges and Strategies

Appendix update for the 2003 Parks Master Plan

Johnstown's parks, trails, recreation, and open space master plan hasn't been updated since 2003. Although this project won't provide a full update of the 2003 Master Plan, this effort will provide a foundation for the future update. This effort will identify program opportunities for the Centennial and Letford sites, as well as identify other community desires that could be addressed at future park sites. For instance, we may identify a need for a soccer complex, ballfields, or dog park that may not fit the site, budget, or pass the priorities test of the site plan process. These desired elements will be summarized in the community input and feasibility analysis for the Town to use on future projects.

Wenk Associates completed a similar project with the Town of Berthod where we delivered a parks and recreation master plan that sets forth a comprehensive vision for park and open space improvements for four future parks in Berthoud. The plan provides for a vibrant and diverse parks system that includes passive and active recreational opportunities. Each of the four parks address different recreational needs and are all accessible by the existing or proposed trails.

Trails/Connectivity

The 2023 comprehensive plan states the community desires for safe, accessible, adequate trail connections as part of the comprehensive outreach. Based on our personal experience in Johnstown, the public's assessment of a lack of trail connectivity is accurate. Multi-modal access to the new parks as part of the site plan process is imperative. As part of the alternative development, we will identify pedestrian and bicycle trail connections for each site (within 5 miles) to other key amenities in the Town.

As a part of Data Collection (Phase 1) and knowledge holder work session, we will audit what has been completed from the 2003 Parks master plan, with a focus on parks program and trails/connectivity. We will create an updated trails map to use during community engagement to highlight existing routes and gaps. The community will be able to add locations where they want trails and identify routes and modes of transportation they would use to get to the park, including the potential for a river trail on the Little Thompson at Centennial Park.

Floodway/Floodplain at the Centennial Site

Celebrating Natural Systems

The Little Thompson is a vital natural resource that deserves celebration and respect. The park design should harmonize with the creek's surroundings, allowing people to enjoy it without causing degradation. The creek corridor can serve as the defining feature, giving Centennial Park a distinctive identity. Naturally bordered by the creek, the site's layout offers opportunities for meaningful organization.

Wenk Associates is well-known for seamlessly integrating natural areas, stream corridors, and floodplains into public spaces, while accommodating diverse users and age groups concurrently. Throughout the design process, we will explore ways to strategically access and incorporate the creek into the park. Our approach involves guiding people to designated areas through accessible pathways and minimizing impact on sensitive zones. In certain locations, discreet, low-impact barriers and informative signage about habitat and sensitivity to erosion will be considered.

We will study the site's natural patterns across seasons, years, and even historically to understand it's evolving character. This understanding will enable us to anticipate and plan for future changes, such as fluctuations in fluvial areas or migration patterns of fauna.

Navigating Floodplain Regulations

The Centennial Site has a considerable area within the regulatory floodplain. During the Master Plan Refinement stage, we will recommend opportunities that avoid having to perform a CLOMR and LOMR, utilizing the approximately 20 acres outside the floodplain (and with good access) for active recreation, structures, and other improvements that shouldn't be in the floodplain. We'll explore low to no impact uses within the floodplain such as trails, disc golf, wildlife viewing, and outdoor education within the floodplain where we can show a no-rise cross section. These opportunities will be vetted during the early phases.

Should the Town choose to impact the floodplain for programmatic reasons heard from staff and the public, Wenk and Martin/Martin have the experience to provide guidance as the Town considers taking on the CLOMR process. For the purposes of the proposal, we have included the design fees as "optional" for the CLOMR consultation.

Innovative Ideas/Strategies for Project Prioritization and Implementation

1) Listen to Town staff and Knowledge Holders.

- Facilitate a worksession to discuss vision, priorities, and challenges. Utilize precedent projects to make the discussion engaging and have participants identify what they like and dislike about different images. Explore how the community values of "small town feel and family friendly" translate to park spaces.
- Compile input from Town Council Members, Town staff, and key stakeholders to understand priorities for each site from their perspective.

2) Listen to the community.

- Building on what we learn from Town staff and Knowledge holders, develop a community online survey to confirm ideas and identify other opportunities, not yet explored.
- Craft questions to identify what park experiences are missing in the region, and most importantly, what elements are missing in Johnstown. Understand what park elements are important to the community to have in Johnstown versus what elements people are willing to drive for. Considering existing facilities in adjacent municipalities (Berthoud, Loveland, Greeley, etc.). It is often important to communities to have things IN THEIR TOWN, however certain facilities (large sports complexes, specialty/highly seasonal recreation, i.e. ice rinks, etc.) may be something that people are willing to drive to within a reasonable radius.
- Optional: If initial community feedback and discussions with the Town and knowledge holders supports a community center at Letford (or Centennial) Park, BRS will develop a Program Card Game to facilitate discussion with Town representatives to prioritize indoor recreation amenities. We've found the Card Game clarifies scale, complimentary and opposing uses, and cost balancing in a tactful, quickly understood way to expedite conceptual program planning and build consensus.

3) Identify high level implementation costs and long-term operation and management needs for each desired program element.

4) Create a feasibility analysis.

- Utilizing all the input gathered, we will create a feasibility analysis to narrow program elements based on site compatibility, community desire and vision, initial construction cost, and operation and management. We will review the feasibility analysis with Town staff to determine what elements will be shown in the concept alternatives. High priority elements will be identified as "givens" and shown in all alternatives. Other elements may need more input form the community during the concept alternative phase to determine the final programming based on community input.

Discussion of Budget and Any Anticipated Additional Expenses

In response to directive in the RFP to "sharpen our pencils," we've kept sub-consultant scopes to a minimum. We propose a "Core Project Team" with the fees listed (Wenk and Martin/Martin) who possess the skills to prepare a master plan for each site. We've included a team of other consultants, all individuals we have extensive working relationships with, as "Optional/ As Needed." We propose budgeting their fees as an "allowance," that we won't spend unless we need it based on confirmation from the Town. For example:

- Procuring **Birch Ecology** to perform a site walk and prepare a memo at Centennial Park is probably money well spent, however if Town staff has enough data do confidently speak to habitat/potential endangered species, raptors, etc., and/or if wetlands are obvious enough for this planning effort, we wouldn't have to engage them until a future, schematic design phase of the project.
- **BRS Architects** is the leading recreation and community center architect on the front range. If initial survey responses and Town staff feedback are clear that a community center is desired at either site, we have their proposal, fee, and contract in place to engage them while the early phase public outreach process is still underway. If the program input is leading toward more open space/outdoor recreation-based programming, we won't engage an architect or spend that fee.
- **Martin/Martin's floodway team** can provide consultation on preparing a CLOMR and what would be allowed in a CLOMR if it is desirable to encroach on the floodplain at Centennial Park. If the site plan evolves or Town staff agrees a

lighter touch/no-rise approach to the floodplain is preferred, we won't engage that arm.

- The RFP mentioned photometrics as a potential requirement of the Master Plans. We don't typically see photometrics included in master plans, and generally Wenk Associates can recommend fixture types, potentially spacing, and master plan level costs for lighting. However, if photometrics are required, or if the Town wants to plan transformers or other infrastructure early on, we have a fee for Reese Hackman for electrical engineering.
- The RFP also mentions irrigation design as part of the master plan. We've scoped Hydrosystems KDI for a hydrozone plan and assistance determining a preferred option for water source and point of connections for planning. If overall water use is all that is required, Wenk Associates can perform the calculations. If a true hydrozone plan and assessment of existing water sources is required, we will engage Hydrosystems.

We understand budgeting for all the allowances may inflate the fee as an overall contract, but presented it in this manner because we believe it could reduce the final cost of the project when complete since services not provided won't be billed. The Town can choose to budget for all, some, or none of the "as needed" subs, either at NTP, or via change orders as the project progresses.

Any unforeseen costs will be discussed with the Town prior to requesting additional services and formalized in writing prior to starting any out of contract work.

NOTE: Hourly Rates for Wenk Associates and subconsultants are included in the Appendix.

Proposed Fees

Our fee proposal is based on the scope of work and 5-month schedule described in the previous section. We propose a "Core Project Team" with the fees listed (Wenk and Martin/Martin) who possess the skills to prepare a master plan for each site. Our additional consultants we've included as "Optional/ As Needed." We propose budgeting their fees as an "allowance" that we won't spend unless we need it based on confirmation from the Town. Team hourly rates are included in the Appendix.

	Core Design Services			Optional/As Needed					
PHASE/TASK	Wenk *LA*	Martin/Martin *Civil*	*Core Design Total*	Martin/Martin *Water Resources*	BRS *Architecture*	Birch *Ecologist*	Reese Hackman *Electrical*	HydroSystems *Irrigation*	*Core Design + Allowances Total*
PHASE 1: Discovery									
TASK 1: Project Kickoff	$ 11,644	$ 2,840	**$ 14,484**	$ -	$ 3,000	$ -	$ -	$ 800	**$ 18,284**
TASK 2: Existing Conditions	$ 12,260	$ 5,760	**$ 18,020**	$ -	$ 3,000	$ 3,600	$ -	$ -	**$ 24,864**
PHASE 2: Concept Development									
TASK 3: Community Outreach	$ 24,864	$ -	**$ 24,864**	$ -	$ 4,500	$ -	$ -	$ -	**$ 29,364**
TASK 4: Prioritizing Options	$ 11,310	$ 3,400	**$ 14,710**	$ -	$ 6,500	$ -	$ -	$ -	**$ 21,210**
PHASE 3: Final Plans & Approvals									
TASK 5: Master Site Plans	$ 45,345	$ 5,860	**$ 51,205**	$ 5,040	$ 5,500	$ -	$ 4,500	$ 3,290	**$ 69,535**
TASK 6: Project Approvals	$ 8,337	$ -	**$ 8,337**	$ -	$ 1,500	$ -	$ -	$ -	**$ 9,837**
SUBTOTAL	**$ 113,760**	**$ 17,860**	**$ 131,620**	**$ 5,040**	**$ 24,000**	**$ 3,600**	**$ 4,500**	**$ 4,090**	**$ 172,850**
		TOTAL Core Design Team Fee	**$ 131,620**					**TOTAL Core Design Team Fee + Allowances**	**$ 172,850**

Appendix

A-2 Project Team Key Personnel Resumes

A-5 Project Team Hourly Rates

NICOLE HORST PLA, ASLA

PRESIDENT / PRINCIPAL-IN-CHARGE

wenk ASSOCIATES

Nicole has been practicing landscape architecture for 23 years and has an extensive portfolio of parks, open space, and urban design projects with many carried forward from an initial master plan, through design development and construction. Nicole leads most of the firm's large-scale park and open space projects, often coordinating large consultant teams and facilitating workshops with multiple stakeholder and focus groups and community-wide public meetings.

The following select projects illustrate Ms. Horst's relevant experience:

EDUCATION

Bachelor of Science, Landscape Architecture, Iowa State University

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect, Colorado #626

PROFESSIONAL BACKGROUND

Wenk Associates 2006-present

Mayer Reed 2005-2006

Wenk Associates 2000-2005

SELECTED DESIGN AWARDS

2019 Merit Award for Analysis & Planning, ASLA Colorado; Grand River Corridor Implementation Plan; Grand Rapids, MI

2018 Merit Award for Design ASLA Colorado; Joe Shoemaker Plaza at Confluence Park; Denver, CO

2012 People's Choice Award ASLA Colorado; Steamboat Promenade & Burgess Creek; Steamboat Springs, CO

2011 Land Stewardship Award, ASLA Colorado; Woodland Reserve Greenway Master Plan; Ankeny, Iowa

PARKS / OPEN SPACES / TRAILS PLANNING & DESIGN

- **Berthoud Parks & Open Space Master Plan**; Berthoud, CO
- **Waggener Farm Park Master Plan + Subsequent Phases**; Berthoud, CO
- **Berthoud Reservoir Master Plan + Phase 1 Implementation**; Berthoud, CO
- **Coal Creek Park Master Plan and Implementation**; Erie, CO
- **Coleman Community Park Master Plan;** Colorado Springs, CO
- **Sand Creek Park Master Plan + Subsequent Phases**; Aurora, CO
- **Gold Strike Park Schematic Design Plan;** Arvada, CO
- **Salisbury North Community Park Master Plan**; Parker, CO
- **Arkins Park Master Plan and Implementation**; Denver, CO
- **Dove Valley Regional Park Master Plan + Phase 1 Implementation;** Arapahoe County, CO
- **Dry Creek Community Park Master Plan + Phase 1 Implementation;** Longmont, CO
- **Barnum Park Renovations**; Denver, CO
- **Bijou Basin Master Plan, Arapahoe County (ongoing)**
- **Rueter-Hess Reservoir Recreation Master Plan Update + Phase 1 Construction;** Parker Water Sanitation District - Parker, CO
- **Arvada Blunn Reservoir Open Space Master Plan;** Arvada, CO
- **Metzger Farm Master Plan and Management Plan;** Broomfield, CO
- **Clear Creek Corridor Master Plan;** Adams County, CO
- **Clear Creek BNSF Bridge and Park Improvements;** Adams County, CO
- **Clear Creek Corridor Master Plan**; City of Golden, CO
- **Lowry Air Force Base Redevelopment – The Great Lawn**; Lowry Redevelopment Authority - Denver, CO
- **Second Creek Drainage Improvements;** City of Commerce City, CO
- **Woodland Reserve Greenway;** Ankeny, IA

TYREL R. STURGEON PLA

ASSOCIATE PRINCIPAL / SENIOR PROJECT MANAGER

wenk ASSOCIATES

Ty brings 17 years of professional experience in site planning and design, construction documentation and construction observation. Ty has worked extensively, providing project management and coordination, on complex, multi-disciplinary projects including parks, open space, urban design, and public spaces for public and private clients. He serves as the firm's leader in Construction Administration having overseen the construction of many complex project for the firm.

Ty is a graduate of the Stream Management Academy, a 9-month course led by MHFD, the Colorado Riparian Association, and the Colorado Association of Stormwater and Floodplain Managers that provides continuing education related to watershed and stream functions.

The following select projects illustrate Ty's relevant experience:

Coal Creek Park; Erie, CO. *Senior Project Manager.* Master planning, design, construction observation. 7-acre community park in historic downtown Erie includes a flexible event lawn, splash pad, custom picnic pavilion, and community playground with nature-themed, rope play, and inclusive elements.

Clover Meadows Neighborhood Park & Dry Creek Community Park Synthetic Fields; Longmont, CO. *Senior Project Manager.* The City of Longmont put out three parks for concept design through construction documents and on construction observation out as a single design-build contract. Wenk Associates partnered with ECI Site Construction, and led the design team for the parks, of which Ty managed two of the three.

- *Clover Meadows Neighborhood Park* is a 6.84 acre park site located in a new residential development in southwest Longmont. Improvements include a play area, bicycle course, plumbed restroom, picnic pavilion, orchard, multi-use lawns, loop trails, neighborhood connections, landscaping, and native seeding. Clover Meadows is under construction with an anticipated opening early fall 2024.
- *Dry Creek Community Park Synthetic Fields* entails upgrading approximately 8 acres of natural turf sports fields, in a detention pond and within the floodplain and floodway, to synthetic turf. The design includes the multi-use fields, adjacent improvements and upgrades to circulation and irrigation systems, drainage improvements, and sports lighting. Improvements were designed and calculated to show no impact to the floodplain. Synthetic turf products were selected to withstand periodic inundation, and the subgrade system is designed to mitigate both high groundwater as well as precipitation from above. The synthetic fields are currently under construction with an anticipated opening late fall 2024.

Arkins Park & Promenade; Denver, CO. *Project Manager.* Master planning, design, construction observation. 11-acre park with repurposed buildings, community event lawn, interpretive play, adaptive reuse, integrated stormwater management, elevated walkway, and unique programming along the South Platte River.

Baseline Development - Baseline Linear Park; Broomfield, CO. *Project Manager*. Master Plan through phase one design. Linear Park along Preble Creek in new development creates a central activity hub that includes an adventure park, agricultural park, traditional recreation opportunities, pedestrian promenade, a variety of trail types, and integrated stormwater management.

Parkfield Lake Park Phase 3; Denver, CO. *Project Manager.* Master plan refinement, design, and construction observation for 35 acres of an 82-acre community park located in a culturally diverse neighborhood in Denver. Includes active recreation areas, multiple turf ball fields, regional playground, spray ground, court sports, dog park, multi-functional gathering spaces, and a lakefront amphitheater

EDUCATION

Bachelor of Science in Landscape Architecture, Colorado State University

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect, Colorado #991

PROFESSIONAL BACKGROUND

Wenk Associates 2007-present

SELECTED DESIGN AWARDS

2023 ULI Colorado Impact Award Winner, Inspire Category; Arkins Park & Promenade, Denver, CO

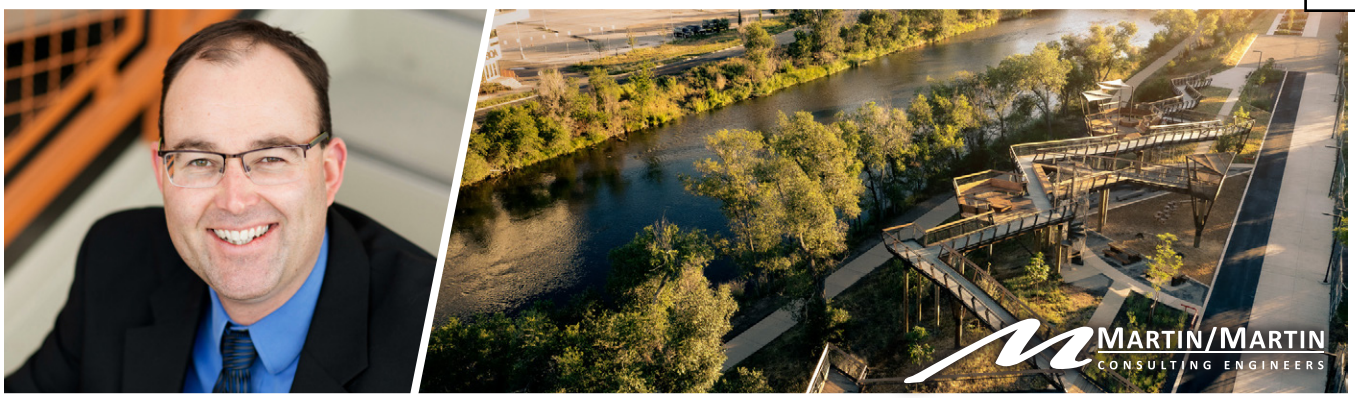
2023 ASLA Colorado, Merit Award for Design; Arkins Park & Promenade, Denver, CO

2022 Denver Downtown Partnership, Downtown Denver Award, RiNo ArtPark, Denver, CO

2018 Merit Award for Design ASLA Colorado; Joe Shoemaker Plaza at Confluence Park; Denver, CO

2018 Downtown Denver Partnership, Downtown Denver Award; Joe Shoemaker Plaza at Confluence Park; Denver, CO

2012 ASLA Colorado, Merit Award for Design; Parkfield Lake and Regional Park, Denver, CO



PETER S. BUCKLEY, PE

PRINCIPAL, CIVIL ENGINEERING

Peter has experience in the various phases of civil engineering design and is a proven and successful project manager. He is a seasoned civil engineer with 22 years of progressive site development, project engineering, and management success. He specializes in parks and sites, mixed-use, retail, hospital/healthcare, university, K-12, and residential developments with both structured and surface parking solutions. Peter is an organized manager focused on exceeding client expectations, professional document preparation, and delivery. He is able to provide good judgment and coordinate resources to accomplish project goals on time and within budget. He enjoys building long-term relationships with clients; his drive and success is fueled by working on unique and exciting projects.

Relevant Projects

Berthoud Arboretum
Berthoud, CO*

Arkins Promenade Denver, CO*

Pleasant View Community Park
Golden, CO

The Bay Aquatics Park Phase 4
Broomfield, CO

Perry Park Country Club
Larkspur, CO

South Routt School District Master Planning Oak Creek, CO

Regis University Campus Master Planning Denver, CO

Auraria Higher Education Center Tivoli Quadrangle Phase 1 and 2
Denver, CO*

Great West Financial Plaza
Greenwood Village, CO*

Colorado State University South Campus Master Plan
Fort Collins, CO

Denver Health Strategic and Facility Master Plan Denver, CO

Montava Mixed-Use Development Master Plan
Fort Collins, CO

Denver Water Operations Complex Redevelopment Master Plan Denver, CO

University of Denver James C. Kennedy Mountain Campus
Red Feather Lakes, CO

Experience

22 Years in Industry
22 Years with Martin/Martin

Education

BE, Civil Engineering
University of Wollongong, Australia, 2001

Registrations

Professional Engineer
CO No. 40671

Affiliations

American Society of Civil Engineers

*with Wenk Associates

w e n k

ASSOCIATES
LANDSCAPE
ARCHITECTURE
& PLANNING

2024 Billing Rates

Labor Categories	Rate
Principal II	$250/hr
Principal	$215/hr
Associate Principal	175/hr
Senior Project Manager	160hr
Project Manager II	140/hr
Project Manager I / Landscape Designer III	130/hr
Landscape Architect/Designer II / Assistant PM	110/hr
Landscape Architect/Designer I	110/hr
Landscape Design Intern	90/hr
Graphic Designer	130/hr
Public Engagement Project Manager	155/hr
Public Engagement Specialist	135/hr
Translation Services	at cost
Administrative Support	80/hr

Direct Reimbursables

Mileage	Current Government Rates
Photocopies	.10/ea
Color photocopies 8.5 x 11	1.00/ea
Color photocopies 11 x 17	1.50/ea
Graphic Boards	quoted by project

MARTIN/MARTIN
CONSULTING ENGINEERS

Town of Johnstown – Centennial Park and Letford Park Recreation Area Master Plans
June 27, 2024

LABOR RATES

Principal	$260 per hour	Designer	$145 per hour
Associate	$225 per hour	Technician III	$125 per hour
Sr. Project Manager	$215 per hour	Technician II	$115 per hour
Sr. Façade Access Consultant	$205 per hour	Technician I	$105 per hour
Sr. Bldg. Envelope Specialist	$205 per hour	Sr. Construction Services Rep	$170 per hour
Sr. Project Engineer	$195 per hour	Intern	$85 per hour
Project Engineer	$165 per hour	Project Coordinator	$100 per hour
Project Manager	$165 per hour	Administrative Assistant	$95 per hour
Bldg. Envelope Specialist	$165 per hour	Survey Manager	$225 per hour
Professional Engineer	$150 per hour	Professional Land Surveyor	$155 per hour
Bldg. Envelope Consultant	$140 per hour	Survey Crew (two-man)	$250 per hour
Engineer EIT II	$135 per hour	Survey Crew (one-man)	$170 per hour
Engineer EIT I	$125 per hour	Survey Technician II	$120 per hour
Engineering Intern	$110 per hour	Survey Technician I	$110 per hour
Sr. Designer	$165 per hour		

Rates for personnel above are subject to change each year.

REIMBURSABLE EXPENSES

Non-Labor expenses are in addition to the fee at 1.1 times the amount billed to Martin/Martin, Inc. and are estimated to be **$200.**

BIRCH ECOLOGY

2024 STANDARD HOURLY BILLING RATES

Senior Ecologist - $ 160

Senior Hydrologist - $ 135

Senior Soil Scientist - $ 135

Wildlife Biologist - $ 130

Ecologist - $ 115

Restoration Ecology Crew Leader $ 80

Project Administration - $ 75

Restoration Ecology Field Technician - $ 50

BARKER RINKER SEACAT ARCHITECTURE, P.C.

BILLING RATE CATEGORIES AND REIMBURSABLE EXPENSES

(Effective 1 Jan 2024)

A. Compensation shall be made to Barker Rinker Seacat Architecture, P.C. for the time of the Principals and Staff at the following Billing Rates subject to annual review for escalation:

Designer I	$ 115/ hour
Designer II	$ 125/ hour
Designer III	$ 140/ hour
Designer IV	$ 145/ hour
Senior Designer	$ 175/ hour
Administrative	$ 140/ hour
Design Manager	$ 155/ hour
Project Specialist	$ 180/ hour
Project Manager	$ 195/ hour
Principal I	$ 190/ hour
Principal II	$ 215/ hour
Senior Principal III	$ 230/ hour
Partner	$ 250/ hour

B. Services of Professional Consultants are billed at a multiple of one point one (1.1) times the amount billed to Barker Rinker Seacat Architecture, P.C.

C. In addition to compensation for time and the services of professional consultants, compensation shall be made to Barker Rinker Seacat Architecture, P.C. for the following reimbursable expenses, which will be billed at a multiple of one point one (1.1) times the amount billed to Barker Rinker Seacat Architecture, P.C.:

1. Expense of transportation and living when traveling outside the Metropolitan Denver area in connection with the project. Use of private automobile shall be billed at sixty-two-and-a-half cents ($0.67) per mile.
2. Long distance phone calls, deliveries and shipping, extraordinary mailing expenses and fees paid for securing approval of authorities.
3. Printing, plotting and other document reproduction, brochures, contract documents and other special presentation expenses (e.g. renderings, finish models).

D. Other expenses that are directly attributable to a project shall not be billed unless prior approval is obtained from the Owner.

E. Payment due Barker Rinker Seacat Architecture, P.C. shall bear interest at the rate of one and one-half percent (1.5%) per month, commencing sixty days after the date of billing.

# # #

Schedule of Personnel Billing Rates & Reimbursables

HydroSystems*KDI, Inc.
2024

Personnel Classification	Time Commitment (%)	Hourly Billing Rate
Principal	15%	$150.00
Senior Associate, Project Manager	40%	$135.00
Associate, Designer	45%	$125.00
Site Personnel, Construction Observation	100%	$115.00

Reimbursable Items	Charge Rate
Copies (8.5 x 11)	$ 0.27 / each
Copies (8.5 x 14)	$ 0.38 / each
Redline Copies	$ 3.25 / SF
Reproducible	$ 5.55 / page

Sincerely,

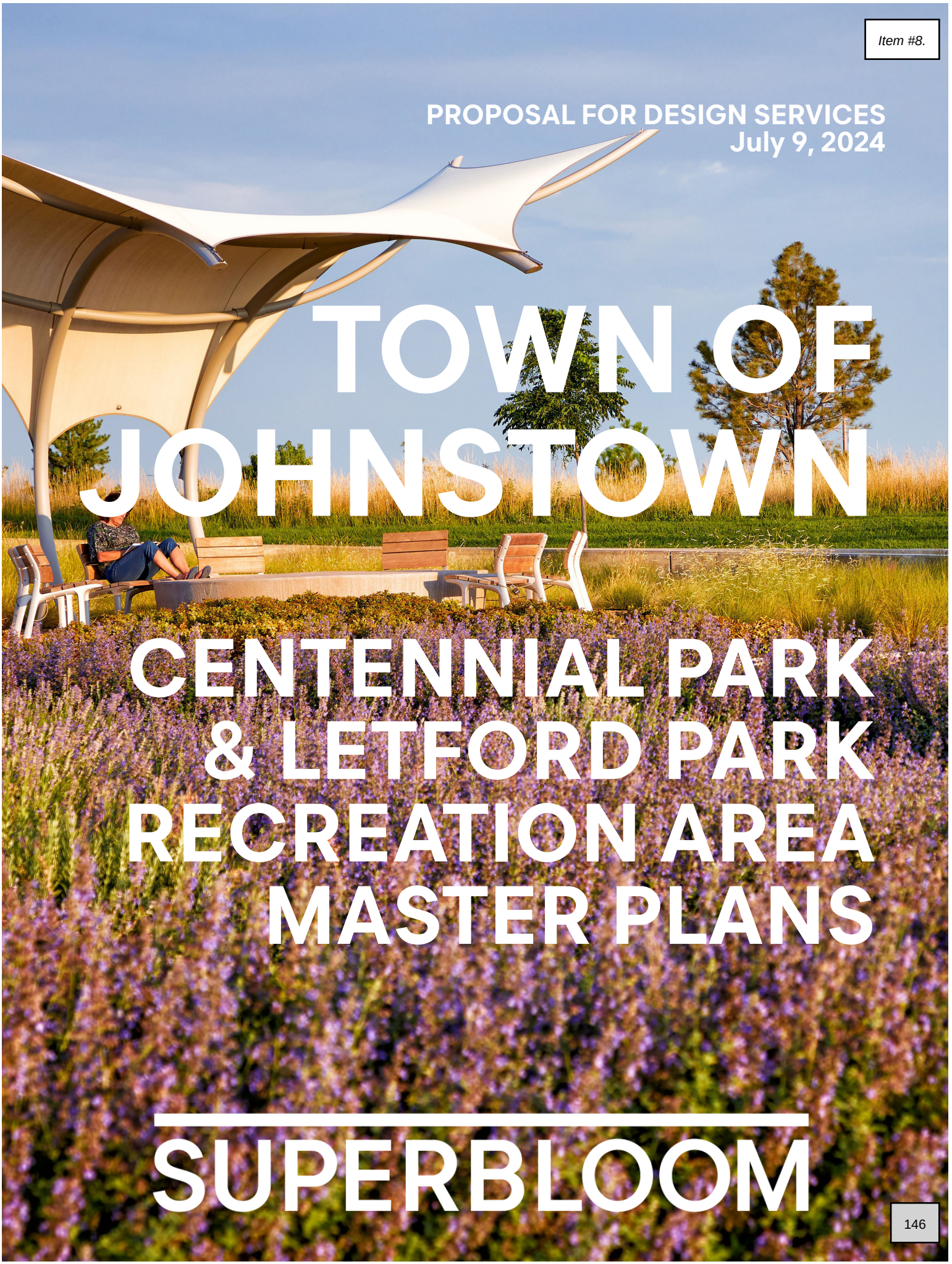
Jill Bersano
President

2024 BILLING RATES

Principal	$280.00
Senior Project Manager (PE)	$275.00
Project Manager (PE)	$205.00
Communication Engineer (RCDD)	$250.00
Director of Lighting Design	$230.00
Lighting Designer	$180.00
Senior Engineer (PE)	$210.00
Engineer (PE)	$180.00
Construction Specialist	$200.00
Director of BIM	$190.00
BIM Detailer	$120.00
Senior Designer	$165.00
Designer	$145.00
Administration	$ 80.00

**All rates subject to change annually*

PROPOSAL FOR DESIGN SERVICES
July 9, 2024



TOWN OF JOHNSTOWN

CENTENNIAL PARK & LETFORD PARK RECREATION AREA MASTER PLANS

SUPERBLOOM

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APPENDIX

Credentials and Approach for Equity, Diversity and Inclusivity.

Superbloom is a certified Women-Owned Businesses (WBE), Small Business Enterprise (SBE) and Disadvantaged Business (DBE) certified by the Colorado Department of Transportation and the City and County of Denver.

PRIMARY CONTACT:
Stacy Passmore, Principal
Stacy@superbloom.net

SUPERBLOOM
Landscape Architecture & Planning
750 Pennsylvania Street
Denver, CO 80203

SUPERBLOOM

JULY 9TH, 2024

Town of Johnstown
450 S. Parish Ave.
Johnstown, CO 80534

Superbloom Landscape Architecture
750 Pennsylvania St
Denver, CO 80203
(720) 310-0255

Dear Matt,

It is with great pleasure that Superbloom Landscape Architecture + Planning submits our credentials to lead the master planning process for both Centennial Park and the Letford Park Recreation Site. Our regional experience, decades of work creating successful park spaces and innovative approaches to community engagement make our team an ideal partner to work with you and the Johnstown community.

Local Expertise

Superbloom brings decades of experience in leading inclusive design processes for community parks across Colorado, achieving community consensus and creating high-impact public parks. Our projects have transformed over 2,000 acres into ecologically-rich and inspiring public spaces. Additionally, we have assisted our clients in raising millions of dollars in funding through vision and master planning graphics and materials. We love working with small communities, such as the Town of Johnstown. Our other clients include San Miguel County, the Town of Frisco, the Town of Ridgway, Mt. Crested Butte, and the City of Ketchum. For this project we are collaborating with BRS Architects, who are regional experts in community recreation centers, and ERO Resources, specialists in ecology and natural resources.

Award-Winning Dynamic Design with an Experienced Team

At Superbloom,our practice is founded on innovative design principles and challenging the status quo to advance the field of design and advocate for new forms of public spaces. We are known for our major large-scale, award-winning landscape projects, including 1881 Park, Warm Springs Preserve, and Bluff Lake Nature Center. With decades of experience in community engagement, master planning, and educational and cultural landscapes, we continuously strive to create meaningful and inspiring spaces.

For these two important projects, Superbloom will:

- Engage the Johnstown community in a creative and meaningful design process while establishing the recreational and ecological potential of the sites,
- Evaluate the community recreation needs including the potential for a community center and other facilities with BRS Architecture,
- Create a plan that integrates both park amenities, recreation, shade with native prairie landscape experiences, balancing community needs for recreation with the river, floodplain and other environmental conditions of the sites.
- Design parks that can accommodate both large gatherings, sports, play and also act as a gateway to the regional trails and an enhanced creek and riparian areas.
- Synthesize the design into schematic design level drawings and a cost estimate that integrates with the existing context and past and future planning efforts of Johnstown.
- Create a strategic phasing plan for implementation, success and ongoing maintenance and operations of the park

Visualizations & Grant Application Experience

We are highly experienced in 3D modeling and graphic illustration, to ensure our clients understand the look and feel of the places we design. We put our heart and soul into all of our projects, regardless of scale, and we use our illustrations to garner public buy-in, inspiring users, potential donors and grant funders alike. Our graphic collateral is often key to obtaining outside donations and grant funding, including $1.7 million in federal funding for our municipal client on Warm Springs Preserve project, and over $6 million for our clients at the Bluff Lake Nature Center.

Inclusive, Diverse and Equitable Design

As a certified WBE/DBE, Superbloom is a mission-driven practice committed to addressing diversity, social equity and resilience through strategic planning, creative engagement processes and deep research.

Partners for the Future

Our team is enthusiastic and ready to take the next steps for Centennial Park and the Letford Park Recreation Site. We are thoroughly committed to conducting site analysis, engaging with the community, and delivering master planning, as well as providing comprehensive design services.

It is with sincere enthusiasm that we submit the enclosed qualifications for this project. Stacy Passmore will be the primary contact for our team. If there is any additional information about our team or experience, please do not hesitate to contact us directly.

Regards,

Stacy Passmore
Principal / Co-Founder

Diane Lipovsky
Principal / Co-Founder

1881 PARK
AURORA, CO

A REGENERATIVE LANDSCAPE THAT INCORPORATES RESTORED PRAIRIE GRASSLANDS AND PASTURE, AGRICULTURE, FOOD PRODUCTION, GREENHOUSES AND PERMACULTURE

About Superbloom

We are visionary thinkers, our projects are based in local communities and ecologies

Superbloom was founded on a commitment to crafting meaningful connections between people and the land through the practice of transformative design. We believe in the power of art and design to translate the experience and knowledge of place, and to connect the past with our shared future. We relish the journey of design – the people, the plants, the animals, the culture and ecology that influence it – and seek to unearth hidden narratives and to tell meaningful stories. We celebrate profound histories, diverse ecologies and the opportunity to synthesize these in new forms of public space.

We design spaces across all scales, from art sculptures installation, to dense urban streets, parks, nature centers, museums and regional open spaces. Developing a deep experience of nature, collaboration and engagement requires a passionate team of professionals and nature-lovers that is nimble, tactile, experienced and deeply committed to innovation. We collaborate with allied design professionals, engineers, ecologists, developers, nonprofits, public and private institutions, always in the spirit of deep collaboration to develop thoughtful design solutions.

We work closely with individuals and communities to develop authentic approaches for each project, and designs and strategic processes that can grow from concept to implementation. Our methods are based in the creation of trust-bound relationships, forging connections, rigorous research, engagement and field work.

Our work is supported by years of experience working on award-winning and influential projects such as nature centers, museums, and agricultural centers across the country and in Colorado. It is shaped with the client and community to test, research, and engage sites, aiming to translate a cohesive vision into physical space in a way that is accessible, interactive and inclusive throughout the design process.

OUR EXPERTISE

Master Planning

Landscape Architecture

Ecological Design

Community Outreach and Engagement

Native, Water-wise Planting

Project Team

Superbloom specializes in park planning and design. It is one of the greatest joys of the work we do. Our entire team has worked on all phases of park planning, design and construction.

Superbloom is jointly led by Principals and Co-Founders Diane Lipovsky and Stacy Passmore. We specialize in collaborations with cities, non-profits, educators, cultural institutions, and mountain towns. Our process is shaped with the client and community to test, research and engage sites, aiming to translate a cohesive vision into physical space in a way that is accessible, interactive and inclusive throughout the design process.

Our office operates on the principle that communication is the key to design excellence, efficiency, and quality. This applies within our office, across the design team, and perhaps most importantly, with clients and contractors. All employees work in the same shared office space so coordination items are handled as they arise; all team members participate in generating ideas as well as drawings. We have internal charrettes and frequent dialogue about everything from design ideas to details.

Stacy Passmore will is be **Team Leader** for these projects and will become the primary contact and hub of communication and management flows, but both principals remain involved throughout all projects - we find this increases the quality of our work, both in terms of creative design solutions and accuracy of documentation. We pride ourselves on our ability to coordinate with consultants; we utilize a combination of hand sketching, CAD and 3D modeling, frequent screen sharing online collaboration platforms, and in-person meetings with consultants as often as possible. We make sure AutoCAD files and design drawings are shared at frequent and regular intervals, and never hesitate to pick up the phone to work through issues. Our years of experience working through Construction Administration on other complex park and municipal projects has taught us the importance of thorough coordination and robust documentation.

Certifications

MWBE, SBE, DBE
four (4) licensed landscape architecs,
one (1) certified AICP planner

Office Location

Denver

Staff Size

10

Parks & Open Space Experience

2,000 + acres

SUPERBLOOM

PRIMARY CONTACT

STACY PASSMORE

PRINCIPAL / CO-FOUNDER, PLA, AICP

Stacy will support the project through site analysis, concept and schematic design.

DIANE LIPOVSKY

PRINCIPAL / CO-FOUNDER, PLA

Diane will oversee the projects from design development through construction, overseeing design quality and craft.

TYLER KROB

DIRECTOR, PLA

Tyler will oversee technical details, planting, soils & QA/QC of both internal and consultant technical documentation

DOMINIQUE RAYMOND

ASSOCIATE

Dom will manage design development, document development, management of schedule, subconsultant coordination, and approval processes

HANNAH CARROLL

DESIGNER

Hannah will develop design drawings, community engagement materials, 3D models and technical documents. provide design support for the project.

TECHNICAL SUBCONSULTANTS

CIVIL ENGINEERING

DENVER, CO

ARCHITECTURE

DENVER, CO

ECOLOGY/WETLANDS

DENVER, CO

TRANSLATION SERVICES

DENVER, CO

Relevant Project Experience

Whether master plans, park design, system-wide asset improvements recognize that there are a number of complexities and challenges embedded within each. But with every challenge, we seek the opportunity to create powerful and meaningful connections with people, with the land, with our communities and our clients. We have extensive experience with innovative community engagement processes that are targeted to each specific community - leading to consensus.

CRAFTING ENGAGING AND VISUAL REORIENTATIONS OF DATA & MASTER PLAN

Warm Springs Preserve Vision Plan

Ketchum, ID

1881 Park Site Plan

Aurora, CO

Mill Creek Park Master Plan

San Miguel County, CO

Bluff Lake Nature Center Vision Plan

Denver, CO

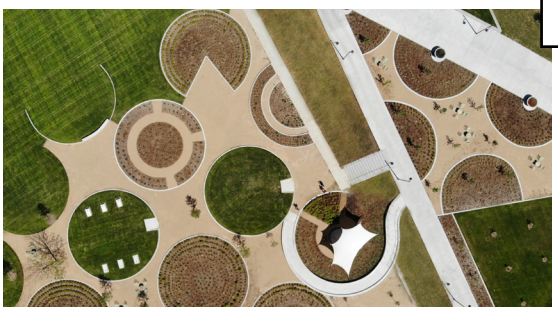
Green Street Sustainability Park Master Plan

Ridgway, CO

HIGH PRAIRIE PARK | AURORA, CO
2020

Painted Prairie's High Prairie Park is a 22-acre neighborhood park features nature play, shade structures, 60ft pedestrian bridge, outdoor garden rooms, a designed arroyo and substantial custom detailing.

* Work completed by Diane Lipovsky while Project Leader at Civitas



Reference:
Christopher H Fellows - Board Chair
p: 303-795-9900

COYOTE RIDGE OPEN SPACE | SUPERIOR, CO
2024

Building on previous planning work, the Town of Superior is embarking on a nine-month process to connect with thousands of community members who can come together both in person and virtually at public meetings, outdoor walks and rambles, educational seminars to collaborate and craft a collective vision for Coyote Ridge.

Reference:
Leslie Clark - Parks & Open Space Director
p: 303-499-3675

BLUFF LAKE NATURE CENTER | DENVER, CO
ONGOING

A 123-acre open space and important gateway to nature for several communities in Denver and Aurora. Superbloom and Shape Architecture Studio are collaborating with Bluff Lake Nature Center to understand how the surrounding community imagines the future campus and potential improvements through an inclusive community engagement and visioning process.

Reference:
Rachel Hutchins - Executive Director
p: 303-506-4168

1881 PARK | AURORA, CO
ONGOING

Leveraging ancient holistic practices and innovative new sustainable technologies, 1881 will be a working agricultural campus and destination for local food. We imagine this park as a dynamic ecosystem of people, plants, and animals that work in harmony to build healthy soils and systems. This project broke ground in September, 2022, a step closer to bringing this vision to life.

Reference:
Christopher H Fellows - Board Chair
p: 303-795-9900

WARM SPRINGS PRESERVE | KETCHUM, ID
ONGOING

A former golf course saved by the community, enhanced 65 acre Preserve will enrich the community's experience of this magical landscape, regenerate the underlying natural hydrological and geomorphological systems and develop a range of experiences that will inspire people to fall madly in love with nature.

Reference:
Jade Riley - City Manager
p: 208-727-5084

BARKER RINKER SEACAT ARCHITECTURE

PROJECT EXPERIENCE

CLIENT
Town of Berthoud, Colorado

REFERENCE
Chris Kirk, Town Manager
970.344.5819
ckirk@berthoud.org

SIZE
49,000 sf

CONSTRUCTION COST
$29.2 Million

COMPLETION
Master Plan: 2018
Construction: November 2021

AWARDS
Aquatic International Dream Designs 2022
Colorado Parks & Recreation Association
New Facility Design Award, 2022

WAGGENER FARM PARK RECREATION CENTER & MASTER PLAN

Berthoud, Colorado

Berthoud Recreation Center at Waggener Farm Park is the first phase of a Town-wide Parks Master Plan. Within the Waggener Farm Park site, the main programming goals were to include a community recreation center, a community destination park, outdoor sports fields, outdoor community gathering spaces and pedestrian connection to the adjacent residential properties and overall trails network.

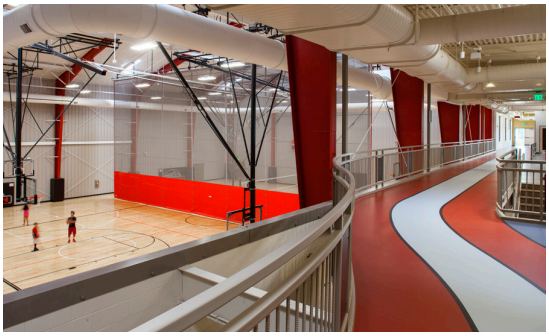
The Waggener Farm Park site is approximately 59 acres. The site was previously leased by a farmer and operated for agricultural use. The recreation center and site amenities occupy the northern third of the site while the larger southern portion remains a natural landscape. The site amenities include two multi-purpose athletic fields/community open space, a large destination playground with a full basketball court, a rentable pavilion, and a state-of-the-art skate park and pump track.

The Berthoud Recreation Center, designed by BRS, connects with the park and welcomes guests through the “farmhouse” entry wrapped in a broad porch with a see-through fireplace. Inside, tile mosaics and murals draw your eye through the spaces highlighting the locker rooms and the water slide tower. A boulder climbing wall stretches along the breezeway. A pre-engineered metal gymnasium houses basketball, volleyball, and pickleball courts as well as a walking track. The aquatics center has a lazy river, large hot tub, three-lane lap pool, activity pool with spray features, climbing wall and jump platform, sprayground and water slide. Fitness includes an outdoor fitness area. Other amenities include a flexible group fitness room, a community event room, and child watch. The clean and bright contemporary finishes bring the agricultural history to the now.

Virtual Tour: https://tourmkr.com/F1AWDrcRbJ

BARKER RINKER SEACAT ARCHITECTURE

PROJECT EXPERIENCE



CLIENT
Eaton Area Park and Recreation District

REFERENCE
Nina Lewis, Board President
970.371.2401
ninalewis@eaprd.com

SIZE
63,500 sf

BUDGET
$21.4 million

COMPLETION
June 2017

AWARDS & FEATURES
2017 Associated Builders & Contractors
Rocky Mountain Chapter
Excellence In Construction Award
(Institutional $10-25 Million)
2017 Design/Build Project of the Year

EATON AREA COMMUNITY CENTER

Eaton, Colorado

The Eaton Area Community Center is a 63,500 sf multigenerational community recreation center, boasting an activity for every age, including a large multi-use community room that can be divided into three smaller classrooms; an adjoining stage area; catering kitchen; party/classroom; short-term child watch room with outdoor tot lot; a large gymnasium with spectator seating; a leisure pool with waterslide, interactive play features, beach entry, warm water spa, lazy river and recreational lap lanes; a second level jog walk track; a group fitness room; and a weights and fitness equipment area.

The project is designed for a future-planned expansion, with the ability to add another gymnasium and a competition lap pool including spectator seating and team locker rooms.

Barker Rinker Seacat Architecture teamed with FCI Constructors to provide this design-build project for the Eaton and surrounding communities.

61
ACRES

Centennial Park
Johnstown, CO

Letford Park
Johnstown, CO

6
ACRES

A Vision for Centennial Park and Letford Parks Future

As major elements in the growing Town of Johnstown, Centennial Park and Letford Parks are incredible opportunities to create two important and exciting recreational spaces that will be loved by the community. Centennial Park at 61-acres will be a major regional park, recreation, open space and nature preserve that draws both locals and visitors, modeling best practices in health, wellness and sustainability. Alongside the Little Thompson River, we imagine merging ecological restoration with athletics and nature trails, that will bring people back again and again for daily walks and events. Letfords Park, embedded in the Downtown, is a neighborhood park that offers play for all ages and flexible spaces for multi cultural gatherings.

We understand there are four critical aspects and challenges with these projects:

1. Engage the surrounding community in a creative and inclusive design process while establishing ecological and recreational potential for the sites – Recognizing the local importance of these parks, we will implement targeted in-person and virtual engagement strategies in both English and Spanish to connect with users of two parks and the population of young adults and school-aged children. This includes posting notices in local schools, libraries, the recreation center, outdoor areas, and online platforms frequented by residents. Additionally, we will create fun and interactive engagement activities at our community meetings, geared toward users of all ages. This will help us to better understand what types of sports or fitness activities the community cares about and plan for the future.

2. Focus on Health and Wellness – Think creatively about space and optimize the designs with multi-use, flexible and adaptable spaces that welcomes all abilities through accessible play and recreational features; Celebrate the vitality of the existing site by synthesizing natural areas for moments for pause and reflection with areas for walking, biking and play

3. Integrate Ecological Integrity, Habitat, and Sustainable Passive Recreation - As experts in the landscapes and ecology of the high plains, we will Implement enhancements that create a thriving landscape mosaic with seasonal variety, featuring low water use and native plantings.

4. Synthesize stakeholder input into a master plan and cost estimate that integrates with the existing context and past and future planning efforts of the Town of Johnstown – To create impactful parks we will gather and synthesize input from all stakeholders involved in the planning process. This involves analyzing their feedback, concerns, and priorities to develop a comprehensive master plan.

Creating innovative ecological public parks that merge recreation and play to integrate sustainability, biodiversity, and community engagement is our passion! Here are innovative ideas we would evaluate for your parks:

- Green Infrastructure
- Native Plant Landscaping
- Educational Interpretive Elements
- Wildlife Observation Areas
- Artistic Installations
- Community Gardens
- Solar-Powered Amenities
- Multi-Functional Spaces
- Restoration Projects
- Volunteer & Citizen Science Program
- Natural Play Structures
- Water Play Features
- Adventure Trails
- Canoe/Kayak Launch Points
- Outdoor Classrooms
- Fitness Stations
- Treehouse or Observation Towers
- Natural Ampitheatres
- Bicycle Trails & Rentals
- Picnic Areas & Shelters
- Birdwatching & Wildlife Observation Hides
- Community Art Projects

Integrating these play and recreation elements not only enhances the park's appeal to diverse age groups but also fosters a deeper connection between visitors and the natural environment. It promotes physical activity, social interaction, and appreciation for the ecological values of the river ecosystem.

Detailed Project Approach

Superbloom will oversee master planning, community engagement, and landscape design for both Centennial Park and Letford Park. Acting as the primary point of contact, we will manage schedules, coordinate drawings, and lead design processes to optimize Town resources efficiently. Internal design and public meetings will be integrated to streamline project management and enhance community input across both parks.

Task 1

1 Month

Project Kickoff

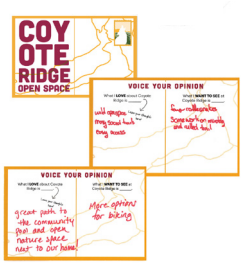
The first phase, scheduled for one day, includes a project kick-off and initial site visit for the parks. Superbloom and BRS will meet at Town Hall in the morning to review project goals, finalize the schedule and scope of work, and meet key stakeholders identified by the Client Team. We will then visit both sites to assess existing conditions, explore the property, identify priority areas, and discuss challenges. Extensive photographs and drone footage will be taken, potentially informing high-level preliminary sketches that we will share with you post-kick-off. Additionally, we will review the project history and discuss key stakeholders such as Town Council members, community members, and staff.

Tasks:

1. Pre-Kick Off Organization & Prep
   - Create a team organizational structure chart
   - Gather existing base information
   - Preliminary project schedule with milestones & deliverables and refine project Gantt Chart
   - Establish Superbloom x Client bi-weekly or monthly meeting schedule
2. Kick Off Meeting and Site Walk with Client
   - Review schedule and community engagement plan with Client
   - Discuss methods of communication and project methodology
   - Approve the final scope of work for a survey and geotechnical sub consultants
   - Site walk to discuss potential design concepts and existing conditions
   - Aerial drone photography
3. Monthly or Bi-Weekly Meetings
   - For each meeting, Superbloom will provide an agenda 1-day prior to the meeting
   - Superbloom will take meeting notes
   - Distribute meeting notes (within 1-week)

Meetings:

- Client Kick-Off Meeting & Site Walk (Client & Superbloom)
- Collaborator Kick-Off with sub-consultants (Internal Design Team)
- Bi-weekly or Monthly Meetings with Client (10-20)



POST CARDS

YARD SIGNS

ONLINE SURVEY

COMMUNITY BOARDS

Task 2 Existing Conditions

1 Month

This phase will begin with initial site analysis and research to establish a baseline for the existing site including 1) existing site characteristics and features, 2) ecological and environmental mapping of the site 3) soils 4) stormwater, 5) access, mobility and circulation

Tasks:

1. Review all existing data, maps and history of the site

2. Compile base materials and create existing conditions analysis, to be reviewed by DPR

3. Superbloom can compile the existing site data provided by Client, GIS data, LiDAR, use Forestry or GPS data to locate trees and to estimate the TPZ.

4. Prepare site analysis drawing that graphically assesses the existing site, understanding the microclimate variations in different times of the year including light, shade, temperature, snow storage, hydrology and soil quality variation. (Using the site survey provided by the Town)

5. Initiate the ecological mapping of existing sites, including soils groundwater, floodplain, ditches (ERO Resources)

6. Study and assess existing stormwater conditions and any primary challenges (Elevation Consulting)

7. Collaborate with Town/ERO on an assessment and location of the existing trees, which should remain and if some should be removed (SPRBLM)

8. Conduct precedent research on similar projects

9. Determine any future environmental assessments, permits or planning needed relative to floodplain, river or other studies.

10. Assessment of Recreation Center and Pool: (BRS Architecture) including

- Analysis of Existing Recreational Services and Regional Trends
- Cost Recovery and Participation Objectives
- Initial Construction Costs and Phased Expansion Plans

11. Identify code and permitting requirements, processes and timelines

<u>Bioblitz! (Optional)</u>

- A bioblitz presents a unique opportunity to foster community cohesion and deepen connections with our natural surroundings. These events engage participants of all ages, from novices to experts, in an immersive exploration of local biodiversity, fostering a greater appreciation for the intricate web of life in the environment. While our team of seasoned professionals will spearhead the baseline data collection process, we also embrace citizen science approaches with tools like iNaturalist, empowering the community to contribute to Johnstown's sustainability goals beyond the master planning process. This is a great way to engage students and youth. We will work with ERO Resources, we'll conduct the Bioblitz, analyze data, and use findings to inform long term planning.

Deliverables:

- Existing Conditions Analysis and Base Map/Files (SPRBLM)
- Ecological Map of existing conditions (ERO Resources)

Task 3 Community Outreach

6 Weeks

Superbloom will collaborate with the Town of Johnstown to develop a Community Outreach Plan for gathering input on both parks. Our outreach strategies will target residents of all ages across the Johnstown neighborhood, ensuring inclusivity from youth to the elderly. We will engage the Community Language Cooperative to provide language translation services for Hispanic community members in all print and in-person meetings.

Example Outreach Methods & Key Stakeholders:

- Local Businesses: i.e.B's Coffee, Hays Market, Little House, Black Sheep Coffee, Huang Garden, etc.

- Neighborhood Organizations, i.e. Johnstown Town Hall, Johnstown YMCA, Grace Community Church, United Methodist Church, St John the Baptist Catholic Church, Glenn A. Jones Memorial Library
- Local Residents via. NextDoor, Direct USPS Mail, Email

Temporary Announcement Signage

- Install sign(s) in visible locations at each park that announces the master planning process, includes the project schedule (key meetings) and a link to a website/email/phone where to get more information about the process.

CONCEPT DESIGN SKETCHES

Community Meeting #1: Informing, Listening, Learning (Programming Recreational Activities)

Goal

- Gather input on programming, activities (sports, fitness, games), and park features, including potential for a recreation center. BRS will facilitate public open houses and charrettes tailored to engage and inform the community, ensuring a comprehensive public process for your project.
- Engage with Town staff, boards, and constituents in a participatory visioning process
- Refine project principles, goals and objectives

Identify and refine desired program for the park with the community

- Recreation Center Analysis. Having a clear vision of potential facility additions can clarify the "big picture" for all and optimize other opportunities on the project site. It is important to consider these early and plan for them in initial phases. Program prioritization early in the process will ensure that these strategies are considered and incorporated.
- Floodplain and Ecological Potential Education: We will include information about the River, the floodplain and ecological restoration opportunities as part of the community engagement

Methods

- In person meeting:
  - Share project goals
  - Give examples of park uses with photos to get input on preferred activities (Dot-o-cracy)
  - Create an interactive map/model of the parks with to scale recreational units that represent potential uses so that they cant plug and play and test in space. We will document this with timelapse video and also document the conversations.
- Online Survey, example questions:
  - What type of recreational features would you like to see in your community and at these parks?
  - What would make you visit the park?
  - Do you like to have family or social gatherings in the park?
  - What would make you more comfortable outdoors?
  - Stay in Touch – Invite people to provide email addresses to be notified about future public meetings and progress
- We will include questions in the meeting and survey to understand community needs and desires for the community center

Strategies for participation

- USPS Direct mail postcard to routes
- Message on NextDoor
- DPR Social Media
- Yard Signs at playground with QR Code
- Poster at the Park with Key Dates/project schedule
- Email announcements & posters to local establishments including B's Coffee, Hays Market, Little House, Black Sheep Coffee, Huang Garden, etc.

- Press outreach to neighborhood publications and daily news outlets i.e. G.E.S Gazett and The Colorado Sun.
- Work with Town communications to create a webpage

Community Meeting #2: Review Concept Designs

Goal

- To present 2 options for design concepts

Strategies for participation (30 days before the meeting)

- Poster at Park with Public Meeting Date
- Yard Signs at the park with QR Code
- Email/Social media to key stakeholders
- DPR Communications & NextDoor

Method - Open House at each Park with Refreshments

- Present 2-3 concept design options on posters with supporting sketches and precedent images, examples include:
- How we will receive feedback

    Create a little map/pamphlet that people can mark up and write comments on

Method - Online Survey #2

- Update the online survey with concept options and solicit open-ended feedback on the designs and ranking top choice

PROGRAMMING ACTIVITY

INTERACTIVE MAPS

INFORMATIONAL BOARDS

Final Design

- We will synthesize the designs into a single direction, and present a draft of this to Town Council
- Updated on Town website

Meetings

- Public Meeting #1
- Public Meeting #2

Deliverables

- Materials for 2 x Public Meetings as described above
- Summary of public feedback, key points, requested changes

    1. Community Meeting #1 & Online Survey
    2. Community Meeting #2 & Online Survey

- Final Design Poster at Parks and Presented to Town Council

Task 4

6 weeks

Prioritizing Options

In tandem with the community process, we will develop several concept design options that meet Johnstown's budget and criteria for the parks. We will use sketches and diagrams to articulate the character of the park, which will include ideas about program, recreational features, circulation, outdoor gathering spaces, planting, levels of maintenance, and ecological elements.

Concept Design Development:

Provide options for programming and improvements based on feedback and feasibility and assist the community in prioritizing.

Prepare 2-4 concept sketches with high level cost estimates

- Sketches will describe pathways, planting areas, restoration areas, play and recreation areas, shade structure, circulation and parking
- High-level civil evaluation for drainage and green infrastructure
- 3D modeling in Rhino and Lumion for community engagement (as needed)

- Study stormwater and drainage considerations with the civil engineer
- Feasibility analysis and cost assessment to narrow options

Meetings:

- 2-3 design worksessions
- One (1) design synthesis presentation

Deliverables: (For Each Park)

- 2-3 concept sketches for each park
- 3D Model of the selected design concepts
- Final design concept sketch approved by town
- High-level cost estimate of the final design concept

Task 5 — Master Site Plans

1 Month

Superbloom will synthesize site analysis, conceptual designs, and community feedback to finalize the parks' vision. This includes conceptual layouts for facilities, roads, pathways, and trails, along with access points and circulation. The Master Plan report will feature maps, drawings, visuals, and photos, summarizing the process, community engagement, and site conditions. We'll also propose a phased project strategy aligned with client priorities. Digital materials, like websites, will disseminate the final master plan to stakeholders.

Meetings:

- Presentation of Final Preferred Concepts for each park to Town Council

Deliverables: (For Each Park)

Final Concept Option, with Cost Analysis

Phasing Plan

Final Master Plan including:

- Site Survey (provided by town)
- Site Plan with Utilities, Landscaping)
- Preliminary Grading/Drainage
- Playground and equipment images
- Photographs and Colored Renderings
- Architectural elevations for proposed buildings and structures

Website (Optional, if requested)

Task 6 — Project Approvals

2 Weeks

Superbloom to complete Master Plan packages for Centennial Park and Letford Park and submit for approval by the DRC and Johnstown Town Council

Meetings:

- Approval meetings with DRC & Town Council
- Community Open House

Deliverables:

- Final Draft of Master Plan for Centennial Park
- Final Draft of Master Plan for Letford Park
- Printed Copies of Each Plan
- Digital Submissions of Each Plan

Task 7 Future Phases

As your partner in this next step for the Johnstown community, we are thoroughly committed to the project and capable of delivering full-service design services for the following future phases. We would be happy to detail out these phases if selected to move into the next qualifying round. These include:

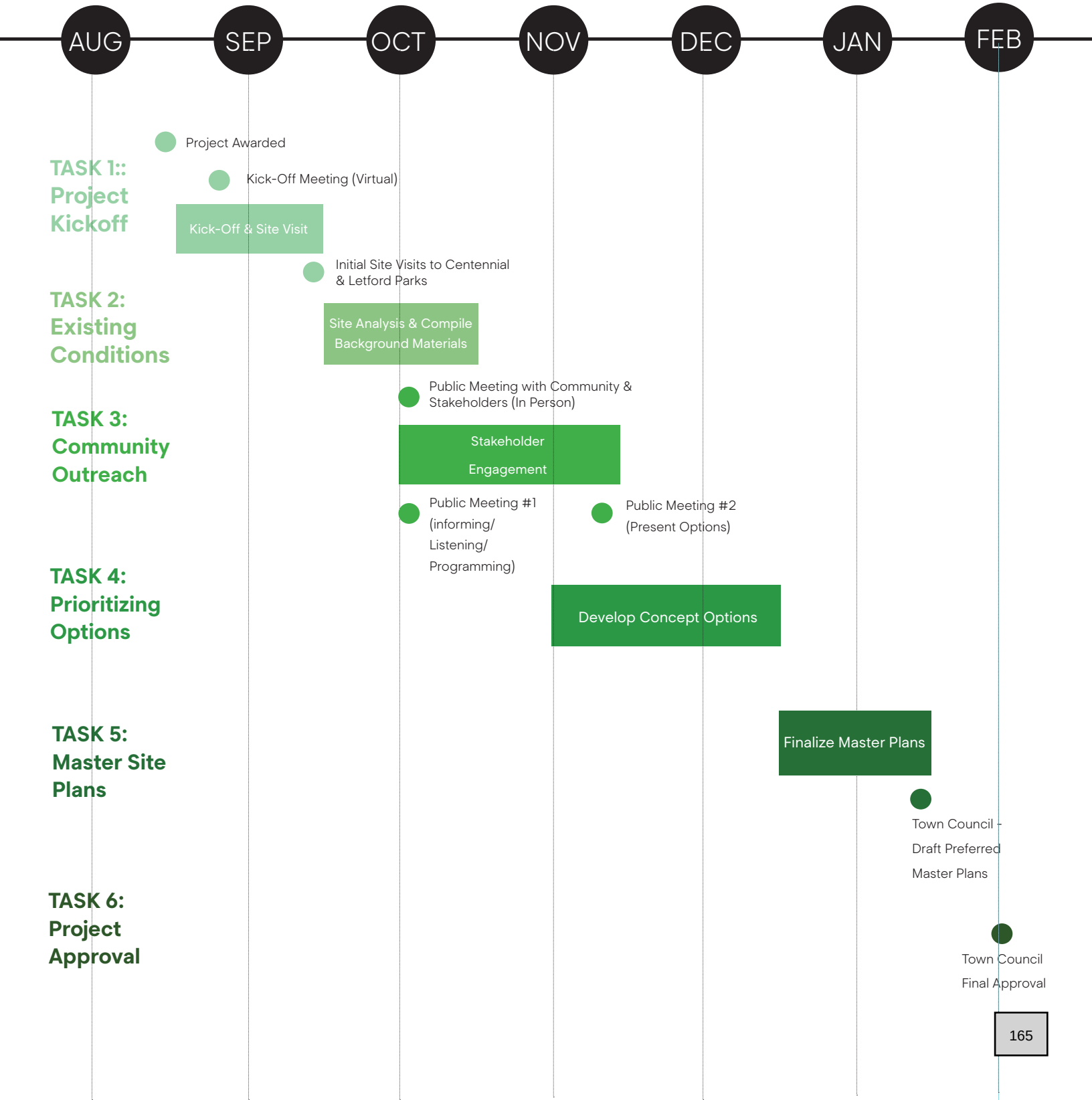
Phase II - Schematic Design to 100% Construction Documents

Phase III – Bidding, Award, & Contract Document

Phase IV – Construction Administration to Closeout

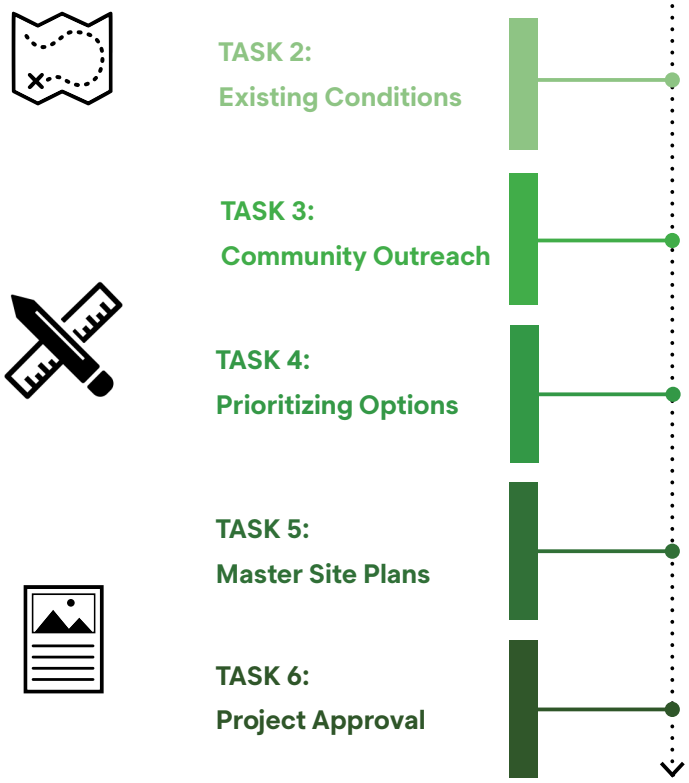
Schedule

We will work closely with you to create a specific schedule that addresses time constraints and public meeting deadlines. Based on our experience and outlined tasks, we anticipate the below timeline.



Cost

We look forward to working with you closely to develop a scope and fee that meets your needs. Based on our current understanding, the fee ranges below suggest anticipated design costs for the completion of the Green Street Park Master Plan through each phase of the design process.



	SPBLM	ARCH	CIVIL	ECO
TASK 1:: Project Kickoff	$3,500	$2,500	$780	$0
TASK 2: Existing Conditions	$6,500	$3,000	$6,040	$6,000
TASK 3: Community Outreach	$35,000	$4,000	$0	$0
TASK 4: Prioritizing Options	$27,500	$6,500	$7,550	$0
TASK 5: Master Site Plans	$20,000	$5,000	$22,650	$0
TASK 6: Project Approval	$8,500	$1,500	$4,190	$0
	$101,000	**$22,500**	**$41,210**	**$6,000**

Labor Total	**$174,710**
Estimated Community Engagement Expenses	$4,900
Estimated Translation Services	$4,000
Total Estimated Cost	**$179,610**

Superbloom Standard Billing Rates, 2024

Team billing rates below, provided for reference only.. Rates subject to change annually. Superbloom will notify Client of updates 30 days prior to change.

Principal/Landscape Architect	$225.00/hr
Director	$175.00/hr
Associate/Project Manager	$135.00/hr
Landscape Designer	$125.00/hr

Reimbursable Expenses

to be approved in advance by Client and may include additional site visits, reproductions or renderings.

Optional Add-Ons at Client Request

Additional services including but not limited to the following can be added at Client request:

- Bioblitz
- Master Plan Vision Booklet Updates
- 3D Modeling
- Detailed Cost Estimates
- Construction Documents
- Additional Digital illustrative renderings
- Grant Writing and/or Funding Applications
- Permitting Assistance
- Soils, Electrical, MEP, Wayfinding Design
- Detailed existing and proposed hydraulic modeling
- Topographic Survey and Geotechnical Survey

Appendix

SUPERBLOOM

STACY PASSMORE, PLA, AICP, PRINCIPAL

Stacy is a Founding Principal, Partner, landscape designer and urban planner with 20 years of experience working with communities to initiate innovative designs through public engagement. Merging her backgrounds in environmental stewardship with landscape architecture, Stacy has led the schematic and conceptual design of numerous highly political and culturally relevant projects across the county. Known as an interdisciplinary thinker, she collaborates across fields to explore methods of design research, celebrating the relationship between humans and ecological systems. Stacy has worked globally for private, public and non-profit organizations where she developed a special skill with complex public and community processes and ecologically-driven designs.

CERTIFICATIONS & AFFILIATIONS

- Certified Planner (AICP)
- Professional Landscape Architect (PLA)
  (CO #LA.0001657
- Small Business Enterprise (SBE) and Woman-Owned Business (WBE) (CDOT, City & County of Denver)
- American Society of Landscape Architects (ASLA)
- Urban Land Institute (ULI)
- JSR Foundation
- Colorado Women in Design

RECOGNITION / LEADERSHIP

Award of Excellence - World Landscape Architecture
Warm Springs Preserve, Shortlist 2024
1881 Park, 2023
A+Award, Architizer
1881 Park, 2023
Jeff Harnar Award for Contemporary Architecture,
Bluff Lake Nature Center, 2024
1881 Farm Park, 2022
Artist Residency
Telluride Art & Architecture, 2019
Landscape with Beavers, Places Journal, 2019
Artist Residency, Nature Art & Habitat - Italy, 2019
Charles Eliot Traveling Fellowship - Harvard University, 2018
Penny White Project Fund Award - Harvard University, 2017

EDUCATION

2018	Harvard University Graduate School of Design, Master in Landscape Architecture, with Distinction
2010	University of British Columbia School of Community & Regional Planning Master in Community & Regional Planning
2003	New York University, Gallatin School Bachelors of Arts, Urban Studies

PROFESSIONAL POSITIONS

2020-Present	Superbloom - Principal
2018-2020	Civitas Inc. - Landscape Designer
2018	Agency Landscape & Planning - Landscape Designer
2012-2016	New York City Department of City Planning - Special Projects Planner
2010-2012	The Chife Foundation - Lead Urban Designer

SELECTED PROJECTS

2023 -ongoing	Coyote Ridge Open Space, Superior, CO
2022-ongoing	Bluff Lake Nature Center, Denver, CO
2022-ongoing	Warm Springs Preserve, Ketchum, ID
2022-ongoing	Mill Creek Park, San Miguel County, CO
2021-ongoing	1881 Park & Open Space Greenways, Aurora, CO
2021-ongoing	Outdoor Commons Park (Cloud Bosque), Castle Rock, CO
2021-ongoing	Populus Living Roof, Denver, CO
2019-ongoing	Wild Bear Nature Center, Nederland, CO
2021	Mt Crested Butte Town Park Vision Plan, Mt. Crested Butte, CO
2021	El Jets Cantina & Sky Outpost, Grand Junction, CO
2021-ongoing	West Meadows Ranch Residence, San Miguel County, CO
2021-ongoing	Wilson Mesa Ranch Residence, San Miguel County, CO
2021-ongoing	Regenerative Meadow Orchard, Englewood, CO
2020 - 2021	Wetland Restoration, Fort Morgan, CO
2019-2020	Cache la Poudre Wetland Restoration, Greeley, CO *
2018-2020	Flex Park at Virginia Key, Miami, FL *
2018-2020	Nature Playscape, Central Park, Denver CO *

* Work Completed as a Landscape Designer at Civitas

SUPERBLOOM

DIANE LIPOVSKY, PLA, PRINCIPAL

Diane is a Founding Principal, Partner and Landscape Architect at Superbloom with extensive experience leading large-scale public-interest projects and overseeing diverse teams of consultants and agencies. Diane's work explores the intersections of art, design, nature and culture and has received numerous awards including the American Architecture Award from the Chicago Athenaeum and recognition from ASLA and the American Planning Association. In her previous role at Civitas, Diane led the design for the 34-acre Ann and Jim Goodnight Museum Park. She is currently leading the design of the historic 1881 Park and Agricultural Center in Aurora, CO.

CERTIFICATIONS & AFFILIATIONS

- Professional Landscape Architect (PLA) (CO #LA.0001431; ID #LA-16971; MA #3018)
- Small Business Enterprise (SBE) and Woman-Owned Business (WBE) (CDOT, City & County of Denver)
- American Society of Landscape Architects (ASLA)
- Urban Land Institute (ULI)
- Colorado Women in Design

RECOGNITION /LEADERSHIP

Award of Excellence - World Landscape Architecture
Warm Springs Preserve, Shortlist 2024
1881 Park, 2023
A+Award, Architizer
1881 Park, 2023
Jeff Harnar Award for Contemporary Architecture,
Bluff Lake Nature Center, 2024
1881 Farm Park, 2022
American Planning Association's Great Places in America, Great Public Space. Neponset River Greenway, 2019
Chicago Athenaeum American Architecture Award, Ann & Jim Goodnight (NCMA) Museum Park. 2018
Raleigh Environmental Award, NCMA Museum Park, 2018
Sir Walter Raleigh Award for Community Appearance, NCMA Museum Park, 2018
Colorado ASLA Merit Award, NCMA Museum Park, 2018

EDUCATION

2010	Harvard University Graduate School of Design Master in Landscape Architecture
2005	University of Southern California, School of Cinema-Television Bachelor of Arts in Cinema-TV Critical Studies, magna cum laude

PROFESSIONAL POSITIONS

2020-Present	Superbloom - Principal
2013-2020	Civitas Inc. - Landscape Architect & Project Leader
2010-2013	Crosby | Schlessinger | Smallridge - Landscape Designer

SELECTED PROJECTS

2022-ongoing	Bluff Lake Nature Center, Denver, CO
2022-ongoing	Warm Springs Preserve, Ketchum, ID
2022-ongoing	Mill Creek Park, San Miguel County, CO
2021-ongoing	1881 Park & Open Space Greenways, Aurora, CO
2021-ongoing	Outdoor Commons Park (Cloud Bosque), Castle Rock, CO
2021-ongoing	Populus Living Roof, Denver, CO
2021-ongoing	Wilson Mesa Ranch Residence, San Miguel County, CO
2021-ongoing	Regenerative Meadow Orchard, Englewood, CO
2021	Mt Crested Butte Town Park Vision Plan, Mt. Crested Butte, CO
2019-ongoing	Wild Bear Nature Center, Nederland, CO
2018-2020	Flex Park at Virginia Key, Miami, FL*
2017-2020	Prairie Retreat Park at High Line Canal, Aurora, CO*
2016-2020	High Prairie Park at Painted Prairie, Aurora, CO*
2013-2016	Ann & Jim Goodnight Museum Park, NCMA, Raleigh, NC *
2016-2020	Painted Prairie Pocket Parks & Green Courts Design, Aurora, CO*
2016-2020	Painted Prairie, New Urbanist Neighborhood & Streetscape Plan, Aurora, CO*
2011-2012	Walden Pond River Reservation Master Plan, Concord, MA+
2010-2013	Cuyahoga River Restoration/Towpath Trail, Cleveland, OH+
2010-2013	Neponset River Greenway, Boston + Milton, MA+

* Work Completed as Project Leader / Landscape Architect at Civitas
\+ Work Completed as a Landscape Designer at Crosby/Schlessinger/ Smallridge

SUPERBLOOM

TYLER KROB, PLA DIRECTOR

Tyler is a Senior Associate and Landscape Architect with 13 years of experience leading large and technically complex public projects. Tyler is passionate about planting design, soil science and a hands-on approach to construction. Tyler joined Superbloom in 2022 after 10+ years at Michael Van Valkenburgh Associates (MVVA), where he worked on major civic landscapes such as Brooklyn Bridge Park, Maggie Daley Park in Chicago, the Gateway Arch National Park Renovation in St. Louis, MO and the Brooklyn Botanic Gardens, where he played a critical role in construction documentation and construction phases.

CERTIFICATIONS & AFFILIATIONS

Professional Landscape Architect (PLA), NY

RECOGNITION / LEADERSHIP

Cornell University LArch 4010/7010 - Final Review Guest Critic, 2021

Iowa State University LA 402 Urban Design Studio - Final Review Guest Critic, 2020

Pennsylvania State University Guest Lecture, Planting Design Process, 2017

NYASLA Nursery Visit and Lecture, MVVA's Planting Design, 2015

Jeff Harnar Award for Contemporary Architecture, Bluff Lake Nature Center, 2024

Award of Excellence - World Landscape Architecture Warm Springs Preserve, Shortlist 2024

EDUCATION

2009	Iowa State University, College of Design Bachelor of Landscape Architecture, Minor in Design Studies

PROFESSIONAL POSITIONS

2022-	Superbloom - Director
2009-2022	Michael Van Valkenburgh Associates (MVVA), Brooklyn, NY and Denver, CO - Senior Associate
2008	Ken Smith Workshop West, Irvine, CA - Intern
2007	ESDA - Fort Lauderdale, FL - Intern

SELECTED PROJECTS

2022-ongoing	Bluff Lake Nature Center, Denver, CO
2022-ongoing	Warm Springs Preserve, Ketchum, ID
2021-ongoing	1881 Farm Park, Aurora, CO
2015-2021	Brooklyn Botanic Garden, North/South Gardens, Brooklyn, NY *
2018-2021	Brooklyn Bridge Park Pier 2 Uplands, Brooklyn, NY *
2018-2020	Easy Street Park, Nantucket, MA *
2017-2018	Brooklyn Bridge Park Pier 3, Brooklyn, NY *
2014-2017	Kiener Plaza. St. Louis, MO *
2014-2015	Brooklyn Bridge Park John Street and Main Street, Brooklyn, NY *
2013-2017	Brooklyn Bridge Park Pier 5/6, Brooklyn, NY *
2013-2016	Early Learning Center, East Hanover, NJ *
2011-2017	Gateway Arch National Park Renovation, St Louis, MO *
2009-2015	Maggie Daley Park, Chicago, IL *

*** Work Completed as Senior Associate / Landscape Architect at MVVA**

SUPERBLOOM

DOMINIQUE RAYMOND ASSOCIATE

CERTIFICATIONS & AFFILIATIONS

North Carolina State University, Design for Early Childhood Outdoor Learning Environments Certificate

RECOGNITION / LEADERSHIP

Jane Silverstein Ries Foundation President 2020-Present

ASLA CO-WY , 2019

Continuing Education Committee
Volunteer of the Year Award

Knowlton School of Architecture Landscape Architecture Service Award, 2016

Jeff Harnar Award for Contemporary Architecture, Bluff Lake Nature Center, 2024

Award of Excellence - World Landscape Architecture
Warm Springs Preserve, Shortlist

Dominique is a landscape designer with 5 years of experience working with planning departments and private developers through public engagement to create mindful, safe places that service the community & local ecology. She has worked in and around the Denver area and is expanding her plant knowledge by working on mountain projects at Superbloom. As a trauma-sensitive designer, she is dedicated to creating safe, accessible spaces. Her use of native, drought tolerant flora to build pollinator habitat is emblematic of her commitment to sustainability. She has an eye for detail and is mindful of how aesthetics and function work together.

EDUCATION

2016	The Ohio State University, Knowlton School of Architecture Bachelor of Science in Landscape Architecture

PROFESSIONAL POSITIONS

2021-	Superbloom - Landscape Designer/Project Manager
2021-2021	Norris Design - Associate
2018-2021	Norris Design - Project Manager
2016-2018	Norris Design - Landscape Designer
2014-2016	The Ohio State University, Planning, Architecture and Real Estate, Facility Information Technology Services - Building Information Modeling Assistant

SELECTED PROJECTS

2021-ongoing	West Meadows Residence, Telluride, CO
2021-ongoing	Aldasoro Residence, Telluride, CO
2021-ongoing	Cloud Bosque Park, Castle Rock, CO
2021-ongoing	Populus Living Roof, Denver, CO
2021-ongoing	Regenerative Meadow Orchard, Englewood, CO
2020-2021	Anthem Community Park Anthem, CO*
2019-2021	Harvard Gulch Trail Improvements and Neighborhood Park Denver, CO*
2018-2021	Margaret W. Carpenter Rec Center Expansion Thornton, CO*
2017-2020	Founders Plaza, Brighton, CO*
2017-2019	Brighton Japanese American Association Park Brighton, CO*
2016-2021	Inspiration Community Park & Neighborhood Parks Aurora, CO*

* Work Completed as a Landscape Designer at Norris Design

SUPERBLOOM

HANNAH CARROLL LANDSCAPE DESIGNER

With a background in biology and experience in ecological restoration, Hannah is dedicated to improving the ecological function of the spaces she designs and developing innovative ways to communicate nature's importance to the community. She brings an enthusiasm to engaging local communities, an interest which grew through her experience working for the University of Georgia's outreach program, Archway. These and other formative experiences motivate her ongoing work towards ecologically sensitive design and engaging graphics to inspire community investment in outdoor spaces.

RECOGNITION / LEADERSHIP

The Hubert Bond Owens Scholarship
The Garden Club of Georgia, 2021

The Brooks E. Wigginton Scholarship Fund
The University of Georgia, 2021

Jeff Harnar Award for Contemporary Architecture,
Bluff Lake Nature Center, 2024

Award of Excellence - World Landscape Architecture
Warm Springs Preserve, Shortlist 2024

EDUCATION

2023	University of Georgia Athens, GA Master of Landscape Architecture
2019	The University of North Georgia Dahlonega, GA Biological Science

PROFESSIONAL POSITIONS

2023-Present	Superbloom, CO - Landscape Designer
2022-2023	UGA Archway Partnership, GA - Landscape Design Assistant
2022-2023	Smith Planning Group, GA - Design Associate
2022	Western Lands, CO - Landscape Architecture Intern
2020-2021	University of Georgia, Graduate Assistant
2021	Jennifer Horn Landscape Architecture, VA - Landscape Architecture Intern

SELECTED PROJECTS

2023-ongoing	Coyote Ridge Open Space, Superior, CO
2023-ongoing	369 Galena
2023-ongoing	Triangle Park, Frisco, CO
2022-ongoing	Bluff Lake Nature Center, Denver, CO
2021-ongoing	1881 Farm Park & Open Space Greenways, Aurora, CO

LINCOLN J. THOMAS, P.E., LEED A

Civil Engineer | Project Manager

Elevation Consulting

Mr. Thomas, a LEED Accredited Professional, has over 19 years of experience in commercial and residential land development design. His technical expertise includes low impact development/sustainable design, drainage analysis, storm detention and flood control facilities, utility design, street and parking lot design, stormwater quality management, erosion control, easement and right-of-way delineation, site grading and earthwork, preparation of engineering studies, technical reports, cost estimates, details and specifications from conceptual phases through final construction documents. Lincoln has extensive experience interfacing with and leading multidisciplinary design teams, as well as leading the many faceted review and approval processes associated with private, local, state, and federal jurisdictional agencies.

EDUCATION

Bachelor of Science
Civil Engineering
Colorado School of Mines
2003

PROFESSIONAL LICENSURE AND ASSOCIATIONS

Licensed Engineer in the State of California, 2007, P.E. #70480

Licensed Engineer in the State of
Colorado, 2008, P.E. #42350

REPRESENTATIVE EXPERIENCE:

- Rocky Mountain Lake Park Walks, Picnic Area and Shoreline Restoration, Denver, CO
- Red Rocks Amphitheater and Park, Morrison, CO
- Sonny Lawson Park Restroom, Denver, CO
- Memorial Park Improvements, Arvada, CO
- Outdoor Commons Park, Castle Rock, CO
- Glennon Heights Pool and Bathhouse, Lakewood, CO
- Belleview Acres Park – Drainage Improvements, Jefferson County, CO
- Environmental Learning for Kids Education Center, Denver, CO
- Bluff Lake Nature Center, Denver, CO
- Wheatlands YMCA, Aurora, CO
- Promenade at Castle Rock, Castle Rock, CO
- Firestone Police Department and Municipal Court, Firestone, CO
- Northglenn Justice Center, Northglenn, CO

BARKER RINKER SEACAT ARCHITECTURE

LAURIE MEYER-LANCISI, AIA, LEED GA

PROJECT MANAGER

With her combined background in architecture and planning, Laurie understands the process of building communities. Her experience in managing a wide variety of commercial and public architectural projects has provided her with excellent project management skills. Detailed documentation, communication and team coordination are her focus along with developing and maintaining challenging project schedules and budgets. She is adept at working through the design and construction decision making processes to make sure the project progresses in the most efficient manner possible.

EDUCATION

University of Colorado Denver
Master of Urban and Regional Studies

University of Illinois at Urbana-Champaign
Master of Architecture
Bachelor of Science, Architectural Studies

REGISTRATIONS

California, Colorado

PROFESSIONAL ACTIVITIES

American Institute of Architects

YEARS OF EXPERIENCE

BRS: 3
Total: 37

RECENT PROJECT EXPERIENCE

Morse Park Recreation Center *Elk Grove, California*

Chico Outdoor Pool *Chico, California*

Reecy Davis Sr. Recreation Center *Greenville, Texas*

Greenville Sports Park Recreation Center *Greenville, Texas*

Bentonville Wellness Center *Bentonville, Arkansas*

Oklahoma City Parks & Recreation Facility Assessment *Oklahoma City, Oklahoma*

Cedar Park Recreation Center Renovation Study *Cedar Park, Texas*

Silver City Recreation Center *Silver City, New Mexico*

Pflugerville Parks Master Plan *Pflugerville, Texas*

Cherry Creek State Park Swim Beach Renovation *Denver, Colorado*

Denver Zoo Sea Lion Pool Renovation *Denver, Colorado*

Denver Zoo Concession Renovation *Denver, Colorado*

ZACH BISEK, AIA

PRINCIPAL-IN-CHARGE

BARKER RINKER SEACAT ARCHITECTURE

Zach is an architect and QA Leader for the firm. An experienced Principal, Zach has lead feasibility studies, managed projects, assembled documents, coordinated consultants and keeps the design intent top of mind. Zach's experience varies in scope and scale with an emphasis on community focused projects. He understands balancing a community's needs with the effort it takes to make a project successful. In his role as Operations Partner & QA Leader, Zach researches, manages and advances firm tools, services, quality assurance and operational strategies.

EDUCATION

North Dakota State University
Bachelor of Architecture

North Dakota State University
Bachelor of Science in Environmental Design

REGISTRATIONS

NCARB, Colorado, South Dakota

Green Building Certification Institute
LEED Accreditation

PROFESSIONAL ACTIVITIES

American Institute of Architects

United States Green Building Council

Member: Denver Parks & Recreation, Central Park Recreation Center Advisory Committee

PUBLICATIONS

- 2020 Recreation Management "Be Well – Multipurpose Recreation Center Take a Broader Approach to Wellness" by Chris Gelbach

SPEAKING ENGAGEMENTS

- 2022 Colorado Parks & Recreation Association Conference "A Custodian's Tale"

YEARS OF EXPERIENCE

BRS: 18
Total: 21

zachbisek@brsarch.com

RECENT PROJECT EXPERIENCE

Willa D. Johnson Recreation Center *Oklahoma City, Oklahoma*

Norman Aquatics and Multi-Sport Center *Norman, Oklahoma*

Norman Senior Center *Norman, Oklahoma*

Huffhines Recreation Center *Richardson,Texas*

Grand Forks Indoor Fieldhouse and Aquatic Study *Grand Forks, North Dakota*

Sapulpa Feasibility Study *Sapulpa, Oklahoma*

Castle Rock Recreation Feasibility Study *Castle Rock, Colorado*

Waggener Farm Park Recreation Center *Berthoud, Colorado*

Erie Community Park Amphitheater and Restroom Facility *Erie, Colorado*

The Center of Recreational Excellence (CORE) *Hobbs, New Mexico*

Edwards Field House *Edwards, Colorado*

The REC of Grapevine *Grapevine, Texas*

Golden Community Center Addition & Renovation *Golden, Colorado*

Hatfield-Chilson Recreation Center Addition & Renovation *Loveland, Colorado*

Longmont Neighborhood Parks Restroom Feasibility Study *Longmont, Colorado*

The Salvation Army Ray & Joan Kroc Corps Community Center *Green Bay, Wisconsin*

Montrose Community Recreation Center & Field House *Montrose, Colorado*

Moorhead Recreation Center *Aurora, Colorado*

Morenci Community Center *Morenci, Arizona*

Haley Ritter

RESTORATION ECOLOGIST / BIOLOGIST

ERO Resources Corporation

Haley Stratton has seven years of professional experience as an Environmental Scientist/Biologist, with a particular passion for plants, pollinators, and riparian restoration. She has extensive experience conducting field work for biological and socio-cultural resources, where she excels at wetland delineations, GIS mapping, and noxious weed surveys. To complement her field work, Haley also completes reporting and permitting requirements for these resources and is familiar with the various agencies involved during the environmental process, including state and local governments and transportation departments. Haley has worked on a variety of water quality related permits and mitigation activities in Colorado, Nebraska, and South Dakota; including Section 404 permits, wetland mitigation and monitoring plans, and Waters of the U.S. determination reports.

KEY STRENGTHS

- Ecological Field Studies Colorado Plant Knowledge
- Restoration and Revegetation Plans Construction Oversight
- Noxious Weed Surveys
- Wetland Delineations

EDUCATION

2016 | BS In Environmental Biology | Hendrix College, AR

CERTIFICATIONS

38-Hour U.S. Army Corps of Engineers Wetland Delineation Training, Richard Chinn Environmental Training, Inc., 2019

Colorado Native Plant Master, CSU Larimer County Extension

Years with ERO: 1 | Years' Experience: 7

Northern Integrated Supply Project (NISP) | Northern Colorado Water Conservancy District | Larimer and Weld Counties, CO

Biologist — NISP is a $2 billion water infrastructure project in Northern Colorado. The project will construct two new reservoirs and approximately 80 miles of new pipelines to supply 15 Northern Front Range water providers with 40,000 acre-feet of new, reliable water supplies. Haley led many field surveys for this large and complex pre-construction project, including wetland and stream delineations along the proposed pipelines; surveys for sensitive species including prairie dogs, eagles, and federally listed plants; as well as habitat assessments for bats and the federally listed Preble's Meadow Jumping Mouse. *completed prior to joining ERO

North I-25 Express Lanes | CDOT Region 4 | Larimer County, CO

Biologist — The communities along the North I-25 corridor are expanding rapidly, contributing to major economic growth in Northern Colorado. Colorado Department of Transportation (CDOT) is supporting this growth by improving and widening I-25 between Johnstown and Fort Collins, Colorado. Monthly noxious weed inventories, noxious weed activity reports, and noxious weed treatment summary reports were prepared for the 18-mile highway expansion project in Larimer County, Colorado. Site visits were conducted to track permanent and temporary impacts to wetlands, waters, and Preble's Meadow Jumping Mouse habitat. Guidance and construction oversight were provided during revegetation and seeding efforts, ensuring the contractors meet permit compliance and closely followed the specifications established in the planting plans.. *completed prior to joining ERO

Larimer County Road 47 Construction Services | Larimer County Road & Bridge Department | Larimer County, CO

Biologist — The project is a Federal Emergency Management Agency-funded flood recovery project, with the United States Forest Service as a cooperating agency. Haley inspected control measures to protect existing wetlands and Preble's meadow jumping mouse habitat along the roadway corridor during construction. Haley helped create a comprehensive mitigation plan which included willow stake installation. Haley conducted construction oversight of revegetation installation and made internal company training resources for protocols for harvesting and planting willows for on-site mitigation. She also conducted post-construction monitoring surveys to assess accordance with permit requirements. *completed prior to joining ERO

Letter of Recommendation

BLUFF LAKE NATURE CENTER

WILDLIFE REFUGE • OUTDOOR CLASSROOM

October 6, 2023

To Whom it May Concern,

I am writing this letter as the Executive Director of a nonprofit client of Shape Architecture and Superbloom Landscape Architecture.

BLNC is a nonprofit agency that owns and manages a unique urban wildlife refuge and outdoor classroom in Denver. The refuge is home to an abundance of animals and native plants which thrive in a variety of habitats. Bluff Lake is Denver's largest open space managed as native habitat, and Denver's only nonprofit nature center. Bluff Lake educates individuals to be engaged, resilient, and curious; conserves a natural area in the city; furthers equity in outdoor access; and nurtures the health and well-being of communities and ecosystems. We have 1.5+ miles of trails, nature play areas, and scenic overlooks perfect for engaging in physical activity.

Bluff Lake is currently working with Shape and Superbloom on a roughly 5,000 sq ft net-zero building which will include a lobby, classrooms, and administrative spaces for our nature center. It will also include a full redesign of our parking lot and construction of a new universally accessible ramp and staircase to access our main trail system. From the beginning, Shape and Superbloom have been incredible partners, really making sure to understand and lift up BLNC's mission, program needs, and staff input. As the Executive Director of a small nonprofit, Shape and Superbloom are exactly the kind of firms I was looking for: ones who could truly be a part of our collaborative team and ensure that we can create something awesome together! Bluff Lake has been working with Shape and Superbloom for nearly a year, having successfully completed the concept phase and schematic phase of our design. We are very excited to continue with them as partners through final design and construction!

I would be happy to have follow up conversations about Bluff Lake's experiences working with Shape Architecture and Superbloom Landscape Architecture, please feel free to reach out using the contact information listed below. Best wishes for your project!

Sincerely,

Rachel Hutchens
Executive Director

Email: rachel@blufflake.org
Phone: (303) 506-4168

Letter of Recommendation

Studio Gang

To Whom It May Concern:

I am pleased to provide a letter of reference for Superbloom. I began working with Superbloom in 2021, when they joined the consultant team for Populus as landscape architects for the rooftop and terrace. Since then, the client has elected to expand their scope to include streetscape and interior plantings, which speaks to the quality of their contributions to the project.

Superbloom consistently presents strong design concepts that support and enhance the overall architecture. They have been adept at working with a highly constrained project site, identifying plantings that will succeed with significant wind and sun exposure. They have also successfully unified their disparate scopes with a holistic design based in native plantings. Superbloom's expanded scope has required that they meet the needs of many different stakeholders and coordinate with a large and growing team. Overall, Superbloom is a responsive and enthusiastic member of the project team.

Please feel free to contact me if you have any questions.

Sincerely,

Kristina Eldrenkamp
Project Leader
Architect
keldrenkamp@studiogang.com
872 315 2252

List of Awards

World Landscape Architecture Award - Conceptual, Large Landscape Design - Shortlist
2024

Warm Springs Nature Preserve

Jeff Harnar Award for Contemporary Architecture
2024

Bluff Lake Nature Center

AIA Colorado - Design Award Honorable Mention
2023

1881 Farm Park

Architizer A+ Award
2023

1881 Farm Park

World Landscape Architecture Award of Excellence, 2023

1881 Farm Park

Jeff Harnar Award for Contemporary Architecture
2022

1881 Farm Park

SUPERBLOOM

Studio Superbloom LLC dba Superbloom
Landscape Architecture | Urban Design | Public Engagement

750 Pennsylvania Street | Denver, CO 80203

Johnstown

Centennial Park & Letford Park

Recreation Area
Master Pans

July 9, 2024

Matt LeCerf, Town Manager
Town of Johnstown
450 S Parish
Johnstown, CO 80524

BHA Design Incorporated
111 S. Meldrum Street, Suite 110
Fort Collins, CO 80521
Phone: 970.223.7577
www.bhadesign.com

Centennial Park & Leford Park Recreation Area Master Plans

Dear Selection Committee,

We are pleased to submit our team's proposal and would love the opportunity to collaborate with you and the community to cast a vision for these parks.

Our goal during the master planning process is to give Johnstown the biggest bang for the buck. We'll do this by:

- Keeping the design team lean;
- Using existing available mapping, aerial photos, and other site related information;
- Working with Town staff to gain a better understanding of the site and the design influences;
- Using inspirational precedent images of other parks/amenities to assist in illustrating the possibilities, rather than spending a lot of time on detailed drawings
- Preparing high level hand-drawn conceptual master plan graphics to convey the early park concepts
- Identifying the community's priorities, while considering:
    - Town funding and other potential funding sources
    - Construction cost
    - Ongoing operational and maintenance needs
    - How these parks add to and complement Johnstown's overall park system

If our team is selected for this project, BHA Design (BHA) will be the lead consultant. BHA is an award-winning Landscape Architecture firm, based in Fort Collins, which specializes in public park design, urban design, and placemaking. As a matter of fact, BHA has been designing public parks and civic spaces for almost 30 years, and we've been fortunate to work with the Town of Johnstown on many important public projects including: the Johnstown Gateway Bridge at the I-25/Hwy 60 Interchange, Johnstown Community YMCA, and West Parish Alley. Throughout this proposal, we have included images of some of BHA's park projects to demonstrate our unique qualifications and experience.

AVI is one of our favorite civil engineering firms, and that's why we asked them to join the team. AVI has not worked directly for the Town of Johnstown, but we're confident that you will like working with them because they're nice people that take pride in their work, and they provide top notch customer service to their clients. BHA and AVI have a strong working relationship and many shared successes with past projects, including some notable projects in neighboring communities.

Aqua Engineering also joins the team because we believe that they are the best irrigation design firm in Colorado. We've been working with them for over 30 years on projects like Centennial and Letford Park.

We've also included a list of optional subconsultants that could be added to the team if the need arises during the process.

Thank you,

Roger Sherman

Project Team and Structure

Project Team and Structure

Lead Consultant

Identification - BHA Design will be the lead consultant and manage the team throughout the design process. This is a role that we've taken for many of the public parks that we've been involved in, and we're very comfortable leading park design efforts.

Qualifications - 31 years ago, when BHA Design was in its infancy, we really wanted to be park designers when we grew up. It took some time to get our foot in the door because every RFP asks for previous park design experience and we didn't have any. After several attempts, we were finally given the opportunity to design Westfield Neighborhood Park in Fort Collins Park in 1996. That first chance led to more chances, and designing public parks has turned out to be one the most fulfilling parts of our business. We are now known for our creative and beautiful parks and many of our clients come back to us based on the success of our previous collaboration.

BHA Design currently employs 5 licensed Landscape Architects, 3 Landscape Architects-In-Training (working towards licensure), and 1 office administrator. Resumes for BHA's key people are provided in the following pages.

Location - BHA Design's office is in Downtown Fort Collins, just a 30-minute drive away from Centennial Park and Letford Park.

Availability - We are available and excited for the opportunity to be involved in these projects. BHA and our subconsultants have capacity to take on this effort and we are committed to completing the Master Plan in the timeframe provided in this proposal.

Expertise – Below is a list of some of BHA's relevant project experience.

Master Planning

- Poudre River Downtown Master Plan – Fort Collins, CO
- Eastman Park River Experience Phase 3 Master Plan – Windsor, CO
- Centennial Park Master Plan – Greeley, CO
- Springhill Park Master Plan – Aurora, CO
- Philip S. Miller Park Master Plan – Castle Rock, CO
- Garden Acres Park Master Plan – Longmont, CO
- Fossil Creek Community Park Master Plan – Fort Colins, CO
- Spring Canyon Community Park Master Plan – Fort Collins, CO
- The Bay Aquatic Center Master Plan – Broomfield, CO
- Mount Sopris Tree Farm Park Master Plan – El Jebel, CO
- Larimer County Fairgrounds Master Plan – Loveland, CO
- Arapahoe County Fairgrounds Master Plan – Aurora, CO
- Meeker House Museum Master Plan – Greeley, C0
- UNC Gardens and Arboretum Master Plan – Greeley, CO
- UNC Baseball/Softball Complex Master Plan – Greeley, CO
- Canal Shops Visioning – Greeley, CO
- Noonan Park Master Plan – Moorcroft, WY
- Robinson Park Master Plan – Moorcroft, WY

River/Floodplain Parks & Open Space Experience:

- Poudre River Whitewater Park – Fort Collins, CO
- Eastman Park River Experience, Phases 1, 2 & 3 – Windsor, CO
- Eben Fine Park, Boulder Creek Access & Stabilization – Boulder
- Old Fairgrounds Park – Loveland, CO
- Evert Pierson Kids' Fishing Ponds – Boulder, CO
- Sand Creek Park and Open Space – Aurora, CO
- Homestead Natural Area – Fort Collins, CO
- Red Hawk Meadows Natural Area – Fort Collins, CO

Public Park and Open Space Improvement Projects

- Poudre River Whitewater Park – Fort Collins, CO
- Valmont Bike Park – Boulder, CO
- Spring Canyon Community Park – Fort Collins, CO
- Eastman Park River Experience, Ph 1, 2 & 3 – Windsor, CO
- Centennial Park Improvements (multiple phases) – Greeley, CO
- Crescent Park – Fort Collins, CO
- Garden Acres Park Renovation – Longmont, CO
- Philip S. Miller Community Park – Castle Rock, CO
- Homestead Natural Area – Fort Collins, CO
- Old Fairgrounds Park – Loveland, CO
- Fossil Creek Community Park – Fort Collins, CO
- Stephen Day Park – Longmont, CO
- Westfield Park – Fort Collins, CO
- Elks Park – Boulder, CO
- South Cheyenne David R. Romero Park – Cheyenne, WY
- Country Lane Park – Aurora, CO
- Paintbrush Park – Castle Rock, CO

Recreation and Community Centers

- Johnstown Community YMCA – Johnstown, Co
- Miller Activity Center – Castle Rock, CO
- Senior Center Courtyard Renovation – Greeley, CO
- Ice Haus Plaza Renovation – Greeley, CO
- Cheyenne Youth Activity Center – Cheyenne, WY
- Windsor Community and Recreation Center – Windsor, CO
- Edora Pool and Ice Center Expansion – Fort Collins, CO
- Evans Community Center – Evans, CO

Outdoor Pools and Aquatic Centers

- Pirates Cove – Englewood, CO
- Barnum Park Pool and Splash Pad – Denver, CO
- The Bay Aquatic Center – Broomfield, CO
- City Park Pool – Fort Collins, CO

Subconsultants

We joined forces with trusted partners on this project:

- **AVI** will provide civil engineering services. AVI and BHA have been working together for many years. Recent collaborations include Centennial Park in Greeley (completed 2023), and The Ranch, Larimer County's Event Complex (ongoing).
- **Aqua Engineering** will identify and evaluate irrigation water source options, determine irrigation water demand, and provide irrigation cost information.
- **Stephanie Denning** will translate community outreach information into Spanish.

Optional Additional Subconsultants

The following subconsultants could be added to the team if other studies and evaluations are desired by the Town:

- **Anderson Consulting Engineers** – Floodplain Hydraulics
- **Wildland Consultants** – Delineation of Waters of the US, Wetlands, and Habitat Assessment
- **RB+B Architects** – Park Architecture (shelters and restrooms)
- **Barker Rinker Seacat Architecture** – Community Center / Recreation Center / Indoor Pool Facility Architecture
- **Councilman Hunsaker** – Aquatic design consultant
- **Earth Engineering** – Geotechnical Engineer (or Town's preferred geotechnical engineer)
- **Majestic Surveying** – Supplemental surveying, if needed
- **Primo** – private utility locates, if needed
- If required, **MEP and Structural Engineers** will be selected based on the scope of work

Team Organization and Leadership

Project Management - In many ways, a project manager is like the **Ringleader in a 3-ring Circus**, treating the audience (client, stakeholders, and users) to a wonderful experience, while tending to the details that make the show possible. Successful project management requires the kind of knowledge that comes with years of experience. That's why we emphasize involvement of our key people throughout the course of each project. Our principals and project managers work together to coordinate the design process so that we, as a team, achieve a successful outcome.

Mollie Bredehoft will be BHA's Project Manager and the Town's main point of contact.

- Mollie will:
  - Prepare the project schedule and update it from time to time, as needed
  - Coordinate the programming prioritization process
  - Coordinate the community outreach process with the Town
  - Coordinate the park design with the Town and the design team
  - Coordinate and compile Opinions of Probable Construction Cost
  - Coordinate the value engineering process, if necessary
  - Compile progress submittals and forward them to the Town
  - Coordinate meetings, meeting agendas, and prepare meeting minutes
  - Receive and distribute Town review comments, and coordinate written responses
  - Coordinate with the Town and the Design Team outside of meetings, as needed (email, phone calls)
  - Coordinate presentations for project approvals

Roger Sheman will also assist in coordinating the design process and support the Town throughout the process. In addition, Roger will negotiate the final agreement with the Town, prepare and execute subconsultant agreements, and oversee the Quality Assurance review process.

Sidney Roller will jump in when needed and contribute however she can.

BHA Design Incorporated

Role: Lead Consultant, Programming, Public Outreach Facilitation, Park Master Planning

BHA Design opened its doors in 1993 and has created a work environment that emphasizes collaboration, creativity, smart design, good communication, learning, and fun. Like you, we spend many of the waking hours at work, so it's important that work be a rewarding part of our lives.

As landscape architects, we have a responsibility to craft design solutions that are fitting, artful, interesting, and appropriate given the context. So, we take the time to get to know our clients, their mission, priorities, philosophies, the setting, and the project site.

We are also committed to design excellence. Design plays a strong role in the quality of public place, and we are committed to creating lasting and durable places that engage their users. We remain actively engaged in the design world and are constantly striving to keep our firm at the forefront of design innovation.

Experience: **34 years**
With firm: **30 years**
Licensed LA in CO
BSLA, Colorado State University, 1990

ROGER SHERMAN, PLA

Roger joins the team for this effort because of the depth of his design implementation experience. Roger has been involved with numerous public parks and recreation projects in Johnstown, Evans, Greeley, Fort Collins, Loveland, Windsor, Denver, Castle Rock, and Wyoming. Best of all, he loves what he does, and it shows in the final product.

Relevant Experience:

- Johnstown Community YMCA – Johnstown, CO
- Johnstown Gateway Bridge at the I-25/Hwy 60 Interchange – Johnstown, CO
- Centennial Park Master Plan and Renovation – Greeley, CO
- Eastman Park River Experience, Phases 1, 2 & 3 – Windsor, CO
- Spring Canyon Community Park – Fort Collins, CO
- Poudre River Whitewater Park – Fort Collins Co
- Poudre River Downtown Master Plan – Fort Collins, CO
- Crescent Park – Fort Collins, CO
- Philip S. Miller Park and Miller Activity Complex – Castle Rock, CO
- Old Fairgrounds Park – Loveland, CO
- Valmont Bike Park – Boulder, CO
- Stephen Day Park – Longmont, CO
- Eben Fine Park, Boulder Creek Access and Bank Stabilization – Boulder, CO
- Evans Community Complex – Evans, CO
- Fossil Creek Community Park – Fort Collins, CO
- Garden Acres Park – Longmont, CO
- Westfield Park – Fort Collins, CO

Experience: **12 years**
With firm: **10 years**
BSLA, Colorado State University, 2012,
Masters in Historic Preservation, Boston Architectural College, 2015

MOLLIE BREDEHOFT

Mollie will serve as BHA's Project Manager. She will manage the day-to-day project activities, provide design oversight, coordinate the subconsultant team, manage public outreach and will generally be involved in every step of the process, as she will be the **Town's main point of contact**. You'll find that she is a thoughtful designer and a pleasure to work with.

Relevant Experience:

- Johnstown Gateway Bridge at the I-25/Hwy 60 Interchange – Johnstown, CO
- West Parish Alley – Johnstown, CO
- Johnstown Community YMCA – Johnstown, CO
- Elwell Elementary School – Johnstown, CO
- Poudre River Whitewater Park – Fort Collins, CO
- Philip S. Miller Park – Fort Collins, CO
- Crescent Park – Fort Collins, CO
- Power Trail Underpass at Harmony Road – Fort Collins, CO
- UNC Campus Commons – Greeley, CO
- Willow Street/Confluence Plaza – Fort Collins, CO
- Lincoln Avenue Streetscape/Bridge – Fort Collins, CO
- Wellington Community Park – Wellington, CO

SIDNEY ROLLER

Sidney is a talented designer (landscape architect in training) that will participate in the master planning process, prepare graphic illustrations, and support the team during the outreach and programming process.

Experience: **1 year**
With firm: **1 year**
BSLA, Colorado State University, 2023

Relevant Experience:

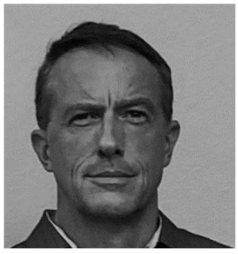
- West Parish Alley – Johnstown, CO
- Eastman Park River Experience, Phase 2 – Windsor, CO
- Spring Canyon Community Park Playground & Splash Pad Enhancements – Fort Collins, CO
- Twin Rivers Park Playground Enhancements – Greeley, CO
- Power Trail Underpass at Harmony Road – Fort Collins, CO
- Forbes Dog Park Concepts – Greeley, CO
- Ice Haus Plaza Renovation – Greeley, CO
- CU Contemplative Garden – Boulder, CO
- The Ranch / Larimer County Fairgrounds Campus Signs – Loveland, CO

Philip S. Miller Park Amphitheater | Castle Rock, CO

AVI Professional Corporation

Role: Civil Engineering & Surveying Services

AVI is a well-established Engineering and Survey Firm in northern Colorado and southern Wyoming. Since 1979, AVI has been providing professional services for transportation, utility and park projects all along the Front Range. The company currently maintains approximately 30 employees in the Fort Collins and Cheyenne offices. The firm is big enough to provide the services required yet small enough to provide these services directly from the owners of the company. AVI in-house services include planning, project management, surveying, transportation/utility civil engineering, SUE reports, construction management and inspection.



Experience: **27 years**
With firm: **27 years**
Licensed PE in CO
BS, University of Idaho, 1997

THOMAS KENT, PE

Thomas is a highly experienced civil engineer managing various types of projects all along the Front Range and will serve as the project manager regarding the civil aspects of the project. Parks are his favorite projects because it is so rewarding to see the public use the area once the project is completed. Thomas has completed similar projects in Greeley, Fort Collins, and Larimer County and really enjoys the projects he completes.

Relevant Experience:

- Centennial Park Master Plan and Reconstruction – Greeley, CO
- Larimer County Fairgrounds Infrastructure Improvements – Loveland, CO
- Hermit Park Trailhead - Estes Park CO
- Hermit Park Cabins - Estes Park CO
- Horsetooth Southbay Swim Beach, Horsetooth Reservoir - Larimer County, CO
- Wild Trailhead -Loveland CO
- Rolland Moore Park - Fort Collins CO,
- Sky View Campground - Larimer County, CO
- Carter Knolls Campground - Larimer County, CO
- Carter Lake Marina - Larimer County, CO

Experience: **5 years**
With firm: **5 years**
BS, University of Memphis, 2018

FALCON HOSTETTER, EI

Mr. Hostetter has experience in multiple civil engineering projects in Northern Colorado working directly together with Thomas Kent on many of the same projects. Falcon's main responsibilities and actions throughout his career have included civil 3d for roadway design, land development, planning, cost estimating project quantities, surveying, and construction management. You'll find that he is passionate about his work and very enjoyable to work with.

Relevant Experience:

- Centennial Park Master Plan and Reconstruction – Greeley, CO
- Larimer County Fairgrounds Infrastructure Improvements – Loveland, CO
- Timnath Trail – Timnath, CO
- Hermit Park Trailhead -Estes Park CO
- Hermit Park Cabins - Estes Park CO
- Horsetooth Southbay Swim Beach, Horsetooth Reservoir - Larimer County, CO
- Wild Trailhead - Loveland CO
- Rolland Moore Park - Fort Collins CO,
- Sky View Campground - Larimer County, CO
- Carter Knolls Campground - Larimer County, CO
- Carter Lake Marina - Larimer County, CO

Aqua Engineering, Inc.

Role: Irrigation Design

As an irrigation engineering firm based in Fort Collins, Aqua Engineering specializes in water-conserving irrigation system design and management for aesthetic and functional landscapes. They apply a standard of high quality to all our work, and are at the forefront in irrigation design, engineering, and management. Their designs strive to optimize irrigation application efficiency, thereby minimizing annual maintenance, water, and electrical costs. Aqua has had the pleasure of working on many projects for the Town via past contracts.

Experience: **22 years**
With firm: **22 years**

CULLEN KINOSHITA, CLIA, ASIC

Cullen will lead the design and engineering team for Aqua Engineering. He will act as the point of contact for design strategies, proposed solutions, and final design documents. To maintain continuity and efficiency throughout the design process, Cullen can follow projects through Construction Documentation and Administration, working with in-house engineering and design staff to produce required deliverables and assist in the bid and construction process.

Relevant Experience:

- West Parish Alley – Johnstown, Colorado
- Weld RE-5J Middle School Irrigation System – Johnstown, CO
- Elwell Elementary School Irrigation System – Johnstown, CO
- Johnstown Cemetery Irrigation Renovation – Johnstown, CO
- Letford Elementary Irrigation Renovation – Johnstown, CO
- Nelson Farm Ballfields Irrigation System – Johnstown, CO
- Delta Park Irrigation System – Greeley, CO
- Youth Sports Complex Irrigation System – Greeley, CO
- Linn Grove Cemetery Irrigation System – Greeley, CO
- Boardwalk Park Irrigation/Pump System – Windsor, CO
- Eastman Park Irrigation System – Windsor, CO
- Chimney Park Re-Create Irrigation/Pump System – Windsor, CO
- City Park Refresh Master Plan & Phase 1 Irrigation System – Fort Collins, CO
- Library Park Irrigation System – Fort Collins, CO
- Crescent Park Irrigation System – Fort Collins, CO
- Edora Park Irrigation/Pump System – Fort Collins, CO
- Timnath Community Park Irrigation System – Timnath, CO

Experience: **20 years**
With firm: **19 years**
Licensed in PE in Colorado

JASON KLAUSNER, PE, CID, CLIA

Jason is responsible for implementing day-to-day design and specification tasks supported by in-house design staff. Jason will develop the specification and detailing of all required project infrastructure per City of Evans design standards. Jason will work with in-house support staff to develop the AutoCAD project drawing files and manage the deliverable review and submittal process.

Relevant Experience:

- Elwell Elementary School Irrigation System – Johnstown, CO
- I-25 Expr. Lanes Seg 5&6 CPS Irrigation Plan – Johnstown, CO
- City of Evans Tuscany Irrigation Pump System – Evans, CO
- City of Evans 35th Avenue Irrigation System – Evans, CO
- Eastman Park Riverwalk Irrigation System – Windsor, CO
- Centennial Park Pump System – Greeley, CO
- Library Park Irrigation System – Fort Collins, CO
- Crescent Park Raw Water Delivery and Pump System – Fort Collins, CO
- Spring Creek Park Irrigation/Water Feature – Fort Collins, CO
- Spring Canyon Park Pump Renovations – Fort Collins, CO
- Sugar Beet Park Irrigation System – Fort Collins, CO
- Fossil Creek Park Booster Pump System – Fort Collins, CO
- Glenmoor Park Irrigation System – Fort Collins, CO
- Timnath Community Park Irrigation System – Timnath, CO
- Price Park Irrigation System – Longmont, CO
- Jimm Hamm Pond Park Irrigation System – Longmont, CO

Quality Control

We take a lot of pride in the quality of our work because our reputation is on the line with every project. We believe that "Quality" is made up of several essential ingredients, including:

- **The Right Kind of Experience** – BHA's Principal and Project Manager have the knowledge that comes from years and years of experience working on similar project types and processes.
- **Lead Consultant Experience** – BHA has successfully guided numerous multi-disciplinary teams throughout the park design and construction process.
- **Project Ownership** – Having a Project Manager that really cares and takes ownership of their projects is so important. Through past experiences with Mollie, Johnstown has first-hand knowledge of her dedication and the pride that she takes in her work.
- **Project Knowledge** – We take the time to fully understand the fine details and how amenities are supposed to look and function.
- **Teamwork** – Our goal is to do everything in our power to help our clients and our design partners succeed.
- **Good Communication** - Meeting client expectations and project deadlines requires effective communication and frequent reminders.
- **Detailed Reviews** – For each progress submittal, BHA's Principal and Project Manager will review the design deliverables before they leave the office and the documents will be updated to incorporate changes, as needed.
- **Client Involvement** – Ongoing client engagement and input is critical so there are no surprises.
- **Cost Control** – Marrying design ideas and budgets is what we do.
- **Schedule Control** – Refer to the "Approach, Schedule, & Fee" section of this document.
- **A Balance of Creativity, Constructability & Durability** – These parks should be wonderful and memorable places for a long time, so they need to be designed to withstand the intended uses and be mindful of the Town's ability to care for the parks.
- **Knowledge of Regulations and Policies** – Continuing education is part of our company's culture. This year, members of BHA's staff have participated in training sessions related to the Americans with Disabilities Act, National Playground Safety Standards, resiliency, sustainability, drought tolerant plants and grasses, and other topics. We also have experience with USACOE 404 Permitting, FEMA Floodplain Permitting, Colorado Parks and Wildlife, CDOT, and other outside agencies that are commonly involved in public improvement projects.

Spring Canyon Community Park | Fort Collins, CO

Relevant Project Experience

Relevant Project Experience

Project Reference 1

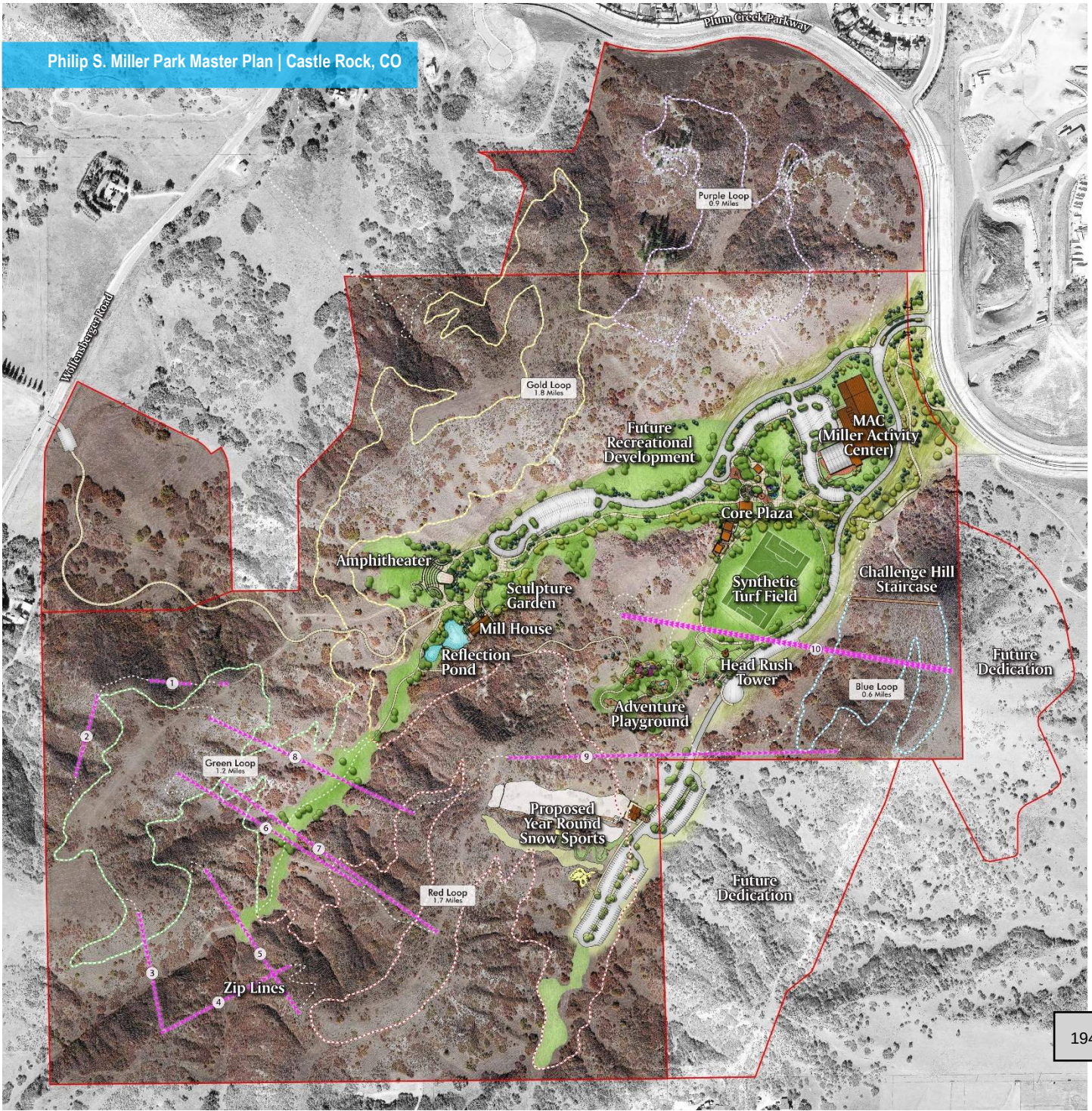
Jeff Smullen
Assistant Director Parks & Recreation Dept
Town of Castle Rock
Email: JSmullen@crgov.com
Phone: 303.814.7458

Project: **Philip S. Miller Park and Miller Activity Complex**

Philip S. Miller Park is a regional destination that offers a diverse range of outdoor activities for visitors. This **300-acre park** located in Castle Rock, Colorado includes an indoor events center, outdoor amphitheater, Miller Activity Center, challenge hill stair climb, adventure playground, 8 miles of trails, a zip-line tour, splash pad, synthetic turf soccer field, group picnic shelters, and much more. BHA prepared the park master plan and phase 1 & 2 construction documents

- Construction Budget: Phase 1: $1.6M, Phase 2: $10M
- Construction Completed: Phase 1: October 2014, Phase 2: May 2016

Key Personell Involved:
Roger Sherman – Principal, Design Lead
Mollie Bredehoft – Design support and construction documents



Project Reference 2

Wade Willis
Open Space & Trails Manager
Town of Windsor
email: wwillis@windsorgov.com
phone: 970.674.2434

Project: **Eastman Park River Experience, Phase 2**

Eastman Park is Windsor's only public park that has direct access to the Poudre River. The park is designed to bring people in contact with the river for tubing, swimming, and playing. Phase 2 includes two river accesses on the south riverbank, a nature play area, realignment of the Poudre Trail, soft trails, a boardwalk extending through a new wetland, and a gravel parking area.

- Construction Budget: $3,900,000
- Construction Complete: TBD (ongoing)

Key Personell Involved:
Roger Sherman – Principal, Design Lead
Andy Patton – Project Manager

3D Graphic of boardwalk concept created by BHA
Eastman Park Phase 2 | Windsor, CO

Project Reference 3

Matt Day
Senior Landscape Architect
Park Planning and Development
City of Fort Collins
email: mday@fcgov.com
phone: 970.224.6096

Project: **Crescent Park**

Nestled in the Maple Hill neighborhood, this 7-acre park is located on the southwest corner of Maple Hill Drive and Bar Harbor Drive. Features of this park include an earthen restroom, basketball court, play area, gathering spaces, and lots of drought tolerant landscaping.

- Construction Budget: $2,700,000
- Construction Completed: Summer 2019

Key Personell Involved:
Roger Sherman – Principal, Design Lead
Mollie Bredehoft – Design support and production of construction documents

Birdseye Master Plan Perspective Sketch
Crescent Park | Fort Collins, CO

Project Reference 4

Matt Day
Senior Landscape Architect
Park Planning and Development
City of Fort Collins
email: mday@fcgov.com
phone: 970.224.6096

Project: **Poudre River Whitewater Park**

The Whitewater Park was part of a grand Master Plan vision for 1.5 miles of the Poudre River as it passes through Downtown Fort Collins extending from Shields Street to Mulberry Street. The Whitewater Park site is approximately 12 acres in size and extends downstream from College Avenue to the Burlington Northern Santa Fe (BNSF) railroad trestle. Located just north of Old Town Fort Collins, kayakers, tubers and kids of all ages can enjoy the Poudre River and all it has to offer.

- Whitewater Construction Budget: $8,400,000 (including donations and fundraising dollars)
- Construction Completed: Summer 2019

Key Personell Involved:
Roger Sherman – Principal, Design Lead
Mollie Bredehoft – Project Manager and Designer

3D Illustration created by BHA
Poudre River Whitewater Park | Fort Collins, CO

Land Use Transition Plan
Poudre River Downtown Master Plan | Fort Collins, CO

Project Reference 5

Clint Anders
Parks Planner
City of Greeley
Email: clint.anders@greeleygov.com
Phone: 970-336-4180

Project: **Centennial Park Master Plan and Renovation**

Centennial Park was built many years ago and the City of Greeley wanted to refresh and reimagine the park. Improvements included a new playground nestled among a cluster of beautiful mature trees, improvements to Butch Butler field, trails, tennis spectator improvements, turf conversions to native seed, renovated parking areas, improved automobile circulation, and drainage improvements.

- Construction Budget: $4,900,000 (multiple construction phases)
- Construction Completed: Summer 2023

Key Personell Involved:

Tom Kent/AVI – Lead Consultant, Civil Engineer
Falcon Hostetter/AVI – Civil Engineer
Roger Sherman/BHA – Principal, Design Lead
Andy Patton/BHA – Project Manager

Recently Constructed Playground
Centennial Park | Greeley, CO

Project Approach, Schedule, and Fee

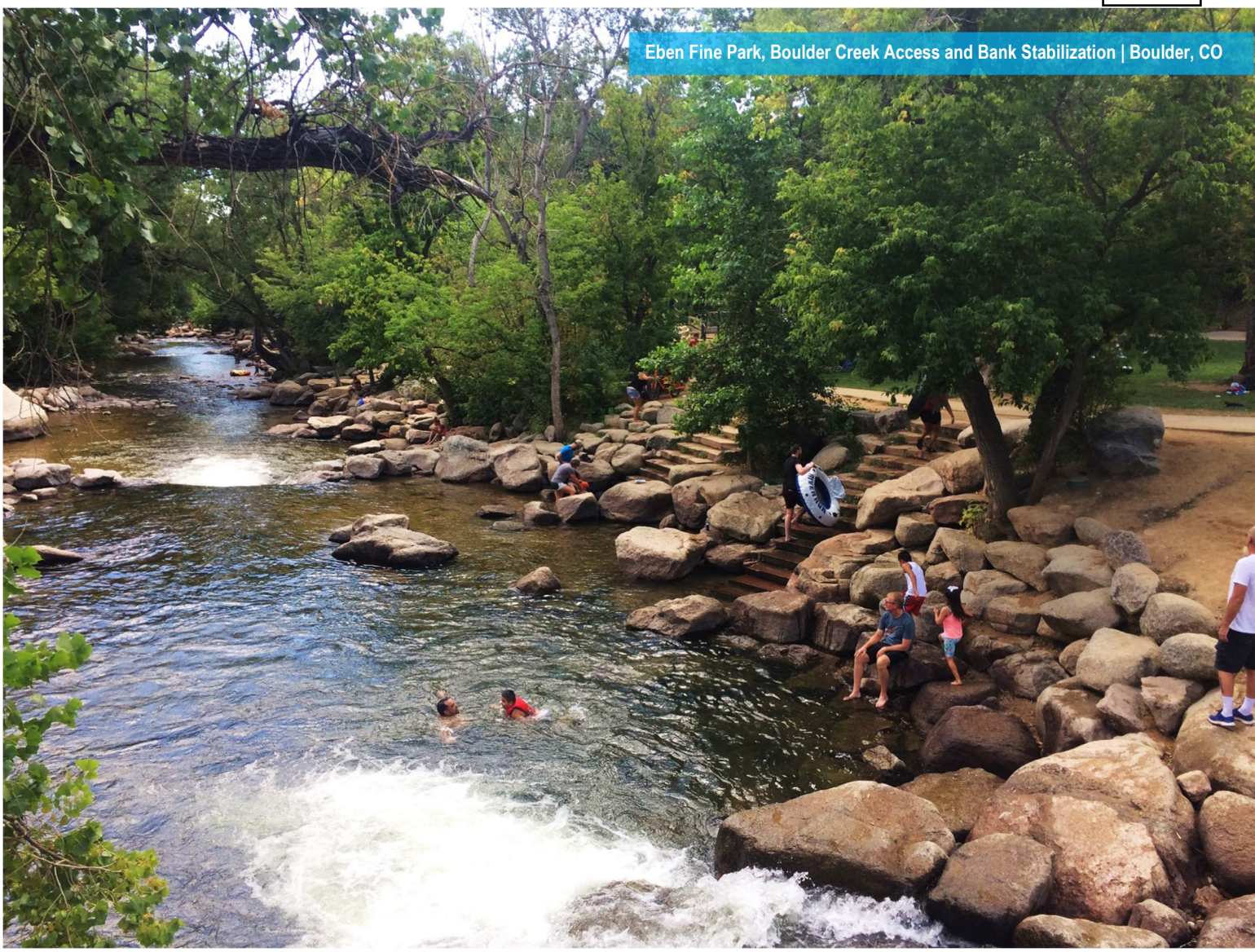
Project Approach

Kick-off

- BHA will work with the Town to finalize the scope of work and to execute the Professional Services Agreement.
- BHA will prepare and execute subconsultant agreements.
- Existing documents will be reviewed including, but not limited to:
  - Topographic surveys
  - Johnstown Comprehensive Plan and Open Space
  - Parks & Trails Master Plan
  - Flood Mapping
  - Zoning
  - Town utility maps
  - Existing plats
  - As-built plans for the recently constructed sanitary sewer line in Centennial Park
  - Land Use and Development Code
  - Plans for proposed adjacent developments
  - Other existing and available information/studies that are relevant to the park sites
- BHA will conduct a project kick-off meeting to introduce the design team, discuss the work plan, initial programming ideas, project timeline, and establish lines of communications.
- BHA will work with Town staff to identify people with knowledge of the history and evolution of the two sites (Town Council members, community members, and Town Staff from key departments). Interviews will be scheduled with these people to gather additional background information

Kick-off Deliverables:

- ✓ *Kick-Off Meeting agenda and minutes*
- ✓ *Initial programming ideas*
- ✓ *Work Plan*
- ✓ *Project Schedule*
- ✓ *Interview notes*



Eben Fine Park, Boulder Creek Access and Bank Stabilization | Boulder, CO

Existing Conditions

Parkland is a precious and limited resource and honoring the land is an important aspect of park design. We will thoughtfully integrate park features into the landscape in a way that feels custom tailored to the land. In this way, we feel that the land always informs the design and makes each park unique and special.

- BHA will coordinate **site visits** to become familiar with the parkland and surrounding areas. Site photographs will also be taken.
- A **Site Analysis Map** will be generated for each park highlighting known opportunities and challenges, including:
  - Public streets and automobile access
  - Pedestrian and bicycle access/connectivity
  - Land Use and Development Code requirements
  - Surrounding land uses and zoning
  - Existing structures
  - Soils
  - Waterways and ditches
  - Floodway/floodplain/base flood elevations
  - Drainage patterns
  - Groundwater elevations (if available)
  - Topographical features
  - Property boundaries, easements, and encumbrances
  - Existing utilities
  - Gas well setbacks and associated restrictions
  - Existing vegetation
  - Views to and from park site
  - And other items that could influence the design

- Consider needs for **environmental assessment**, etc.
  - Delineation of existing Waters of the US and wetlands (Centennial Park)
  - Habitat Inventory (Centennial Park)
  - Threatened and Endangered species (Centennial Park)
  - Tree Assessment (both parks)
  - Environmental assessments are not included in the scope of work, but these services can be provided by our team as an additional service if desired

Existing Conditions Deliverables:

- ✓ *Site Analysis Map for each park*
- ✓ *Photos of existing site conditions*
- ✓ *Conclusions and recommendations for additional studies*

Philip S Miller Park | View from top of stair challenge | Castle Rock, CO

Community Outreach

Based on our previous experience in Johnstown, we feel that the most effective outreach process will involve "meeting people where they are" (literally and figuratively). We will work with Town staff to design multiple opportunities to engage the community. This will include a project webpage on the Town's website, social media, online surveys (Survey Monkey), postcard invitations to participate, small group meetings, pop-up displays at 4 to 7 Town events, dot voting, and open houses.

The design team will lead the outreach process, facilitate meetings, prepare the online survey, and generate post cards and graphics. Project outreach graphics and online surveys will be offered in both English and Spanish.

Town Staff will provide mailing lists, coordinate meeting venues, create and host the project webpage, and make social media postings.

Community Outreach Deliverables:

- ✓ *Postcard notifications for online survey and open houses*
- ✓ *Online survey and results compilation/analysis*
- ✓ *Community meeting notes and results compilation/analysis*
- ✓ *Project outreach exhibits and online surveys will be offered in both English and Spanish*

Prioritizing Options

We approach *"program prioritization and selection"* as a partnership with you – our intent is to provide the Town with the information needed to make informed decisions at each step. It is important for Town decision-makers to develop a set of goals, desired outcomes, measures for success, and selection criteria that will be considered with each review.

- In the early stages of the design process, we will collect and evaluate a wide array of programming ideas. These ideas will be considered, weighed, and prioritized using a "Decision Matrix". Narrowing can be done and justified using different filters. In this case, filters may include:
  - Comprehensive Plan goals and Town priorities
  - Parks, Trails, Recreation, and Open Space Master Plan goals and priorities
  - Community voices (wants)
  - Identified needs and gaps in Johnstown's existing park system
  - Underserved and/or unserved user groups
  - Proximity to other public parks and amenities within park service areas
  - Compatibility and impacts to surrounding properties
  - Site constraints and carrying capacity of the park sites
  - Safety – Town risk
  - Construction cost
  - Ongoing operational and maintenance costs versus ability for Town to fund in perpetuity
  - Ability to withstand flooding, resilience, cost to replace
  - Lifecycle costs
  - Other filters identified during the process
- Rough order of magnitude cost estimates will be generated for the most popular activities/improvement options.
- Using the above filters and input from Town Staff, programming options for each park will be categorized in the Decision Matrix based on "higher feasibility", "moderate feasibility", and "lower feasibility".
- Two (2) work sessions will be scheduled with Town Staff to discuss programming options/cost/feasibility and to receive direction regarding improvements to be included in Master Site Plan concepts. Town officials will make the final programming decisions.

Prioritizing Options Deliverables:

- ✓ *List of programming options for each site*
- ✓ *Rough order of magnitude cost estimates for the most popular activities/improvement options*
- ✓ *Decision Matrix for each park site with feasibility categories*
- ✓ *Agendas and minutes from work sessions with Town staff*

Spring Canyon Community Park

PDP Master Plan

bha

BHA DESIGN INCORPORATED

September 8, 2005

Scale 1"=100'

Master Site Plans

Master Planning is one of the most exciting and creative steps in the design process. It's a collaborative and playful time when a variety of concepts are generated, evaluated, reworked, and refined.

- Early concepts are a "test fit" and we will explore programming and site organization concepts for the park sites. We rarely get it right the first time, and that reinforces the need to share these early concepts with Town Staff, project stakeholders, adjacent property owners, and members of the community, so their input can be incorporated into the refined concepts.
- A meeting will be scheduled with Town Staff to review the early concepts and to receive feedback.
- The concepts will be updated based on direction from the Town.
- Two open houses will be hosted during the master planning process. We could host separate open houses for each park or invite people to see both projects at each open house. We like the idea of sharing ideas for both parks during the two open houses.
- Following the open houses, we will schedule a meeting with Town Staff to discuss the community input and to receive direction for preparation of the DRAFT Master Plans.
- A DRAFT Master Plan will be prepared for each park site.
- The DRAFT master plans will be shared with Town Staff and the Development Review Team.
- Based on input and direction received from Town Staff, a Final DRAFT Master Plan will be prepared.

Preliminary Master Plan Tasks and Deliverables:

BHA Design

- ✓ *BHA will review the topographic survey (provided by Town) and field verify that it is complete. Items that are missing or inaccurate, if any, will be discussed with the Town. Supplemental survey information can be provided by our team as an additional service, if desired*
- ✓ *Using the topo survey, BHA will prepare a Base Map of the park property*
- ✓ *BHA will review the Johnstown Landscape Design Standards*
- ✓ *BHA will prepare 2 or 3 preliminary concept plan sketches for each park. These graphics will be similar to preliminary graphics included in Addendum 1. They will be hand-drawn to scale and labels will be added to convey the intent of the master plan. Color will be added to the graphics for clarity*
- ✓ *Precedent photos of inspirational park amenities may also be used to convey the design intent*
- ✓ *Quick thumbnail perspective sketches, sections, and/or elevations will be generated for key park features*
- ✓ *BHA will meet with City staff to present the preliminary concepts*
- ✓ *If needed, BHA will refine the concept plans to incorporate changes requested by the City. The refined concepts will be suitable for sharing with members of the community and decision makers*
- ✓ *Electronic copies (pdf or jpg format) of the graphics described above will be forwarded to the City*
- ✓ *City staff will provide direction regarding the preferred concept*

AVI

- ✓ *Conceptual Utility Plan*
- ✓ *Conceptual Grading Plan*
- ✓ *Opinion of Cost for earthwork, utilities, parking and other Civil Engineering items*
- ✓ *Concept Plans will not include spot elevations, profiles, or details*

Aqua Engineering

- ✓ *Memo describing the irrigation approach, water source options, and proposed equipment*
- ✓ *Irrigation related information for the Opinion of Cost*

Draft Master Plan Tasks and Deliverables:

- ✓ *Color-rendered Master Plan (similar to Spring Canyon Park PDP Master Plan graphic included in Addendum 1)*
- ✓ *Inspirational photos of park structures and amenities*
- ✓ *Civil drawings*
- ✓ *Irrigation memo*
- ✓ *Brief narrative describing the park vision and programming*
- ✓ *Decision Matrix*
- ✓ *Opinion of Cost*

Final Master Plan Deliverables:

- ✓ *The DRAFT master plan deliverables described above will be revised and refined based on feedback received from Town Staff (DRC) and Town Council, and a Final Master Plan will package for each park site will be forwarded to the Town.*

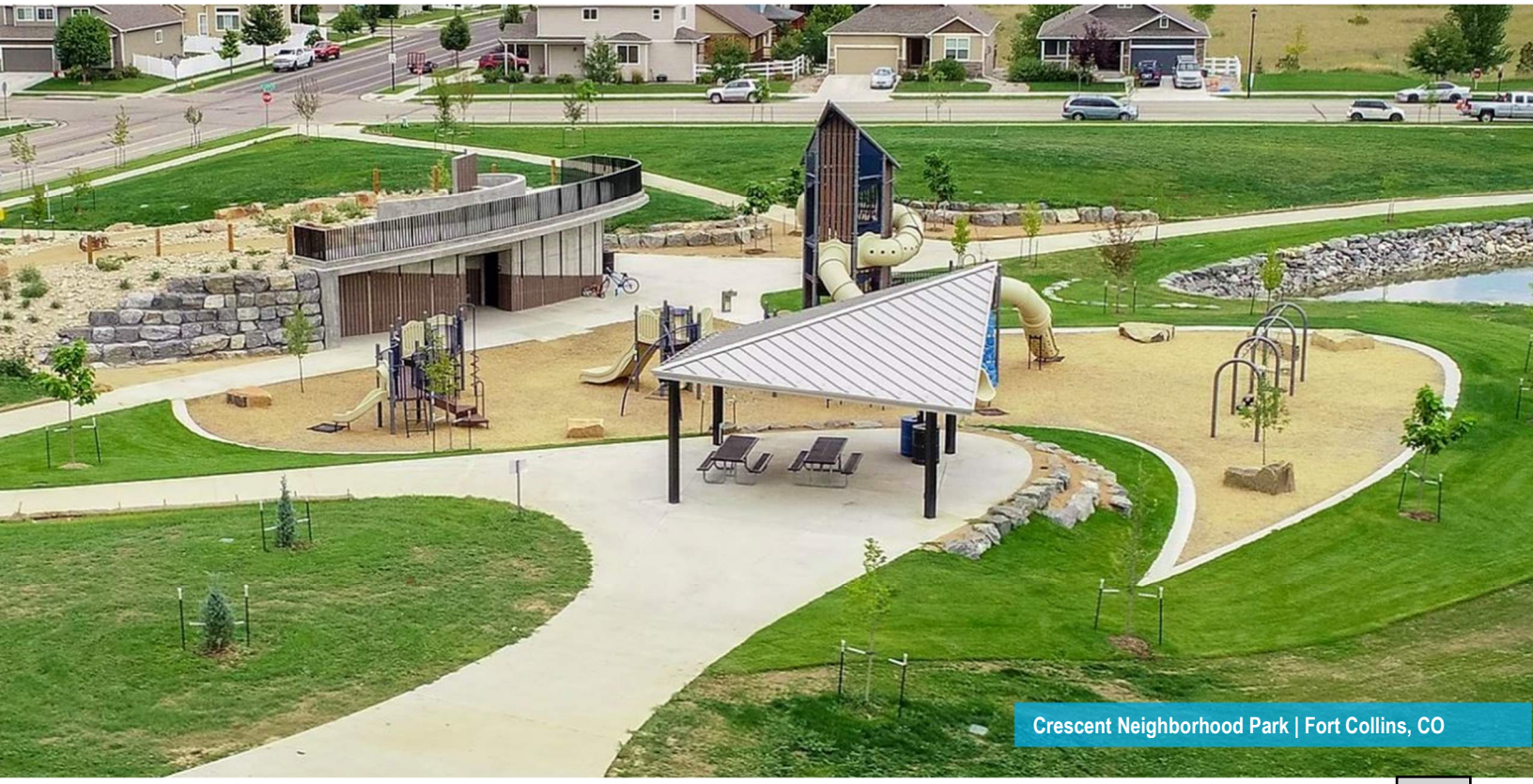
Master Plan Approvals

Present finished products to Staff, the community, appointed and elected officials for final approval, as follows:

- Informal staff development review committee (DRC)
- General community open house
- Johnstown Town Council

Master Plan Approval Deliverables:

- ✓ *Attendance of approval meetings*
- ✓ *Meeting notes*
- ✓ *Plan Revisions*
- ✓ *Final Master Plan packages in hard-copy and electronic format*

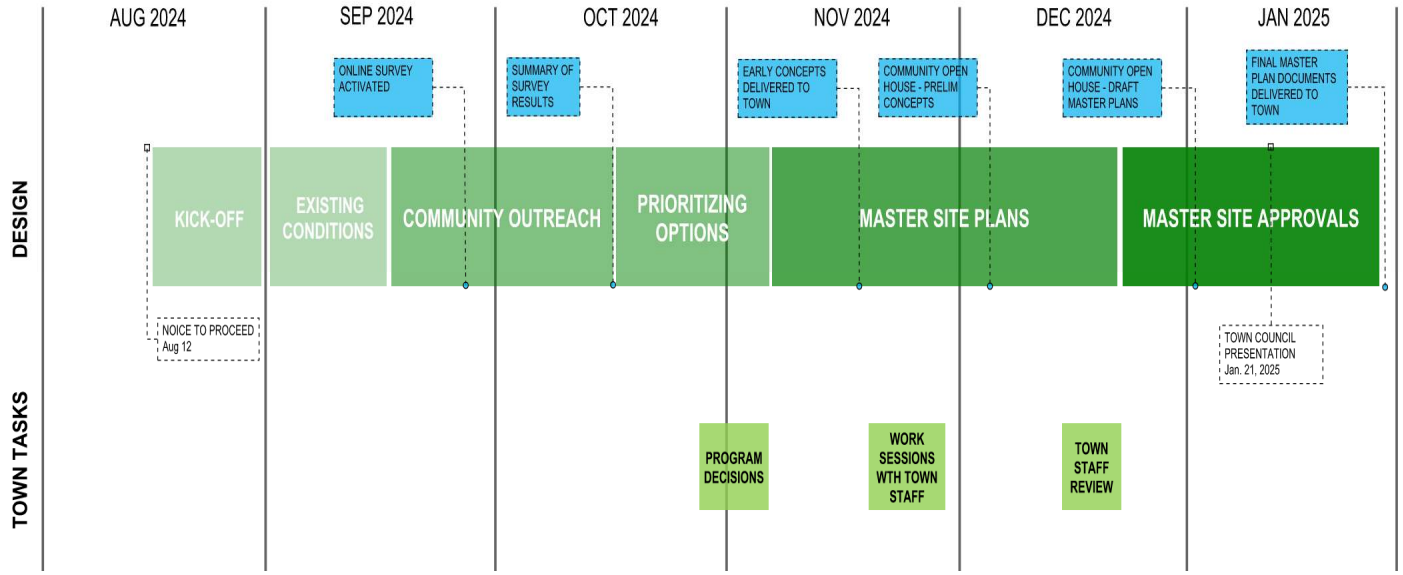


Crescent Neighborhood Park | Fort Collins, CO

Project Schedule

The schedule below is preliminary. We will prepare the final project schedule in collaboration with Town Staff.

Effective communication is necessary for well-managed projects. Project deadlines and milestones will be communicated using calendar invites and deadline reminders. We will stay in close contact with team members to make sure they have the information needed to complete their work, and we will schedule periodic meetings with the team and the owner to keep people updated, informed, and to make people aware of what is being proposed in other team member's drawings. We've found that regularly scheduled meetings are one of the best tools to motivate people and to keep projects moving forward.



Potential Challenges and Strategies

Each park site has inherent qualities and unique characteristics that will influence the programming and design.

Centennial Park

The Little Thompson River floodway/floodplain will be one of the primary drivers of the Centennial Park design. Park improvements located within the floodway/floodplain must comply with FEMA regulations. We have designed several public parks and developments within floodways/floodplains and the knowledge gained from this experience will be beneficial as various park programming options are evaluated. Fortunately, the northwest portion of the park has been elevated out of the floodplain and this area represents a good opportunity for uses that may not work well within the floodway/floodplain.

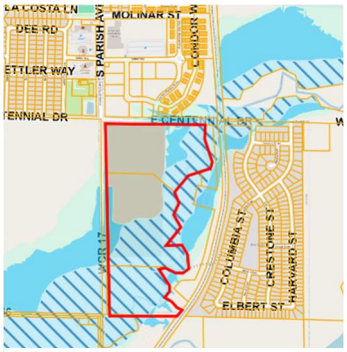


Figure 1 - Flood Mapping

The existing imported fill material in the northwest corner of the site may or may not be suitable subgrade for some park amenities. If borings in this area are not included in the existing Geotech Report, additional borings should be performed.

Comp Plan Goal S3.2. says, "Update development standards to minimize disruption and restrict development within regulatory wetlands and the floodplain." We will work with Town Staff to clarify the intent of this goal and to master plan the park with this in mind.

If threatened and endangered species exist within the park, sensitive habitat areas will need to be preserved and possibly enhanced per Colorado Parks & Wildlife requirements. If desired, a habitat assessment could be added to the scope to determine if T&E species are present.

Disturbances to Waters of the U.S. and jurisdictional wetlands may require an Individual or Nationwide 404 permit the USACOE. This possibility will be discussed in the Master Plan, but tasks associated with 404 permitting will take place in the future as part of the final design and construction of the park, if required.

The Parks & Trails Master Plan (Figure 2 on right) illustrates a "River Trail" within Centennial Park and a "Neighborhood Trail" connecting to the south end of the park. The Neighborhood Trail alignment shown in the Parks & Trails MP would require crossings of the Hillsborough Ditch, the railroad, and the Little Thompson River which would be challenging and extremely expensive. We will look at other potential trail alignments as part of the master plan to reduce the cost and complexity of this important Neighborhood Trail connection.

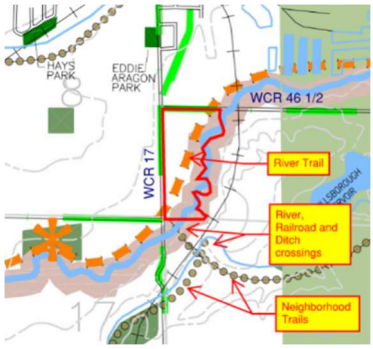


Figure 2 - Parks and Trails MP

Trails crossing major streets should be designed to accommodate future trail underpasses. Existing traffic volumes may not warrant separated trail crossings in the short-term, so underpasses could be constructed later. This future possibility should be considered with trail alignments and park grading.

Traffic, noise, and lighting are always of concern to abutting property owners. Sensitive placement of new facilities in relation to surrounding properties and appropriate buffering can mitigate these concerns. Advances in lighting technology have also made it possible to automatically dim or turn off lights when there is no activity within portions of the park, which reduces impacts on wildlife and abutting properties.

With passage of SB24-005 on March 15th, use of "non-functional turf" will be limited for municipal projects beginning on January 1, 2026. BHA has promoted the concept of using bluegrass turn only in active areas in many of our previous parks to conserve water, reduce ongoing operational costs, and to celebrate the beautiful high plains landscape of Colorado. The combination of manicured grasses and native grasses is wonderful.

Centennial Park Site, Looking East | Johnstown, CO

Existing Playground at Letford Park Site | Johnstown, CO

Letford Park

Impacts to surrounding residents will be one of the primary concerns/considerations for Letford Park. With this in mind, it might make sense to include park uses that are commonly found in neighborhood parks, rather than activities that could become a big draw for the entire Town and people outside of town.

Honoring the legacy of Letford Elementary School could embrace the local heritage. Naming the park "Letford Park" is a good start. Other opportunities include: using materials from the school, such as the Statue of Liberty and the flagpole, in the construction of the new park; interpreting the school's history and/or the school's namesake; and designing the park to tell a story that relates to the school in a playful way.

It's possible that portions of the existing playgrounds do not comply with current National Playground Safety Standards, and there is no grandfather clause that reduces the Town's risk if non-compliant features remain. To limit your risk, we suggest that the Town hire a Certified Playground Safety Inspector to perform an audit of the existing playgrounds. Non-compliant playground elements should be brought into compliance or removed immediately.

The existing mature trees are one of the best things about the Letford Park site. Placement of proposed park amenities and site grading will need to be mindful of impacts to the trees. After the park is complete, the trees will create a sense that the park has been there for generations.

Existing site topography is dramatic and creates different "rooms" within the park. The master plan could accentuate the site topography and use it to enhance the park programming. Views of the Rocky Mountains can also be capitalized on.

Letford Park is at the west terminus of Charlotte Road and this connection to Downtown could be celebrated and reinforced.

Design Fees

Design Phase	BHA Design	AVI	Aqua Engineeing	Spanish Translator	Design Phase Subtotals
Project Kick-Off	$4,500	$650	$0	$0	**$5,150**
Existing Conditions	$2,500	$2,500	$1,500	$0	**$6,500**
Community Outreach	$6,900	$350	$0	$2,000	**$9,250**
Prioritizing Options	$5,200	$1,250	$0	$0	**$6,450**
Master Site Plans	$27,600	$2,150	$3,500	$0	**$33,250**
Project Approvals	$8,600	$650	$0	$0	**$9,250**
Firm Subtotals (Labor and Expenses)	**$55,300**	**$7,550**	**$5,000**	**$2,000**	**$69,850** Total Fee (labor and expenses)

Hourly Rates

BHA DESIGN	RATE
Principal	$170.00 – 190.00
Senior LA	$150.00 – 175.00
Landscape Architect	$100.00 – 135.00
LA in Training	$70.00 – 120.00

AQUA ENGINEERING	RATE
Principal	$175.00
Irrigation Designer	$145.00

STEPHANIE DENNING	RATE
Spanish Translator	$50.00

AVI	RATE
Senior Principal	$175.00
Principal	$170.00
Registered Engineer	$155.00
Engineer (Non-Registered)	$140.00
Senior Planner	$150.00
Resident Engineer	$150.00
Construction Manager	$140.00
Technician I	$125.00
Technician II	$110.00
Technician III	$105.00
Inspector I	$105.00
Inspector II	$100.00
Bookkeeping	$75.00
Clerical	$75.00
Registered Surveyor	$150.00
Party Chief	$145.00
Crew Member	$95.00
Party Chief/RLS	$155.00

FAIRGROUNDS PARK
SEPTEMBER 4th, 2007
Fairgrounds Park Master Plan | Loveland, CO
PARK AMENITIES
1. EXISTING REGIONAL TRAIL BRIDGE
2. GREAT LAWN
3. ENTRY SIGNAGE
4. NORTH PARKING LOT (230 SPACES)
5. FARMERS MARKET PAVILIONS
6. WEST RESTROOM
7. SPRAY PARK
8. COVERED TOT LOT / PICNIC PAVILION
9. NEW PEDESTRIAN BRIDGE
10. RIVER ACCESS PLAZA
11. EXISTING FAIRGROUNDS STANDS
12. 5-12 PLAYGROUND / BERMING
13. SOUTH PARKING LOT (54 SPACES)
14. EXISTING TRUSS BRIDGE
15. DOG PARK WITH PICNIC SHELTER
16. BARNS PARKING LOT (63 SPACES)
17. SKATE PARK
18. BASKETBALL COURT
19. PICNIC SHELTER
20. LARGE BERM / GREAT LAWN
21. REGIONAL TRAIL
22. FOUR-FIELD COMPLEX
23. EAST RESTROOM / CONCESSIONS
24. NATURAL AREA
25. ENTRY SIGNAGE
26. FUTURE MAINTENANCE BUILDING
27. EAST PARKING LOT (200 SPACES)
28. MAINTENANCE YARD
29. NATURAL AREA
RAILROAD AVENUE
FIRE ENGINE RED ROAD
HIGHWAY 287
BIG THOMPSON RIVER
NORTH 0' 100' 200'
bha
MASTER PLAN

CENTENNIAL PARK AND LETFORD PARK RECREATION AREA MASTER PLANS

REQUEST FOR PROPOSALS

PREPARED FOR TOWN OF JOHNSTOWN

JULY 9TH, 2024

WILDER BLUFF PARK

CONFLUENCE

3457 RIngsby Court, Unit 223
Denver, Colorado 80216
thinkconfluence.com

COVER LETTER	SECTION ONE	1
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July 9, 2024

Matt LeCerf
Town Manager
Town Of Johnstown
450 South Parish Avenue
Johnstown, Colorado 80534
mlecerf@johnstownco.gov

RE: RFP RESPONSE FOR CENTENNIAL PARK AND LETFORD PARK RECREATION AREA MASTER PLANS

Dear Mr. LeCerf and Selection Committee:

Confluence is pleased to provide our team's qualifications to assist the Town of Johnstown with the preparation of recreation Master Plans for Centennial Park and the Letford Park Recreation Area. Based on the information provided in the RFP we have prepared an overview of our firm, team members, project approach with scope of work, and a description of our related project experience.

Confluence is a regional leader in park and recreation master planning and design. We have the experience and expertise to assist the Town of Johnstown through a master planning process that results in solutions that are shaped by site opportunities and informed by stakeholder involvement. Our approach will ensure a design that is creative, sustainable, and resilient while remaining cost effective, and constructible.

Stakeholder engagement will be a critical component of our approach. We are serious about ensuring that we include members of the community that are often under-represented. A robust community outreach effort blended with the Town's recommendations will influence and drive the master planning effort by building community consensus. The result will be the integration of vibrant, engaging, and authentic ideas to the parks design, that will bring value to the community of Johnstown.

Our team is immediately available to commit the necessary time and resources to this project. We will deliver an inclusive and community supported design within the time frame identified. If you have any questions or would like additional information, please contact me at 303.842.0311 or cherd@thinkconfluence.com

Sincerely,

Chad Herd, PLA, ASLA
Principal
Confluence
3457 Ringsby CT, Unit 223
Denver, CO 80216
www.thinkconfluence.com

CHAD HERD, PLA, ASLA
PRINCIPAL AND PROJECT LEADER

Chad is a principal in the Denver office with more than three decades of experience leading landscape architecture, planning, and urban design projects. As a planning and design leader, Chad has touched a variety of project types including urban design, resort design, riverfront planning, along with park and trail master planning. His legacy project is Staunton State Park in Colorado, where he led a successful multi-year planning and design process working with Colorado Parks and Wildlife.

CURRENT + NOTABLE PROJECT EXPERIENCE

Huston Lake Park| Denver, Colorado
Barnes Softball Complex | Loveland, Colorado
Painted Prairie Town Center Park | Aurora, Colorado
Denver West Amenity Park | Lakewood, Colorado
Western Colorado University - Gateway Park | Gunnison, Colorado
Levitt Pavilion at Ruby Hill Park | Denver , Colorado
Parks at The Aurora Highlands | Aurora, Colorado
Simmons Field, Kenosha Kingfish Baseball Park| Kenosha, Wisconsin
Performance Park | Estes Park, Colorado
The Commons, Park Block I & II | Medford, Oregon
Historic Arkansas Riverwalk of Pueblo (HARP) | Pueblo, Colorado

EDUCATION

BLA – Landscape Architecture,
Kansas State University, 1988

PROFESSIONAL REGISTRATIONS

Licensed Landscape Architect:
Colorado / #369
Kansas / #646
CLARB Certification #2769

DANIEL BECKERDITE, PLA, ASLA
PROJECT MANAGER

Daniel has more than 20 - years of experience including the design and implementation of a variety of project types including resorts, multi- family housing, streetscapes, along with parks and trails. He has worked on projects through all phases of development including conceptual design through construction documentation and has extensive experience with construction administration.

CURRENT + NOTABLE PROJECT EXPERIENCE

Altis / Mammoth Lakes, California
Boyne Highlands / Harbor Springs, Michigan
Edgemont / Steamboat Springs, Colorado
Mile High Greyhound Park Redevelopment / Commerce City, Colorado
EverVail / Vail, Colorado
Lone Rock Ranch / Bailey, Colorado
10th Street Townhomes / Denver, Colorado
Jason Street Townhomes / Denver, Colorado
Gondola Square / Steamboat Springs, Colorado
Limelight Hotel / Ketchum, Idaho + Snowmass Village, Colorado
Lionsback Resort (Multiple Phases) / Moab, Utah

EDUCATION

Kansas State University
Bachelor of Landscape
Architecture / 2004

Kansas State University
Natural Resources and
Environmental Sciences / 2004

PROFESSIONAL REGISTRATIONS

Licensed Landscape Architect
Colorado / #786

BENNETT RINDY
PROJECT DESIGNER

Bennett is a talented designer that was drawn to landscape architecture to positively impact the quality of people's lives. He is a design leader that embraces innovative design solutions. Bennett is also enthusiastic about design representation through graphics and visualization.

CURRENT + NOTABLE PROJECT EXPERIENCE

Anne Carlsen Center - Pathways / Jamestown, North Dakota

Antique Building / Fargo, North Dakota

Nordic Spa / Littleton, Colorado

Block 9 Streetscape / Fargo, North Dakota

Boyne Highlands - Pool Area / Harbor Springs, Michigan

Boyne Highlands Spa Redesign 2022 / Harbor Springs, Michigan

Itterman Residence-Additional Services / West Fargo, North Dakota

City of St. Cloud Rendering Services / St. Cloud, Minnesota

FM Rotary Natural Playground / Fargo, North Dakota

Detroit Mountain Rec Area-Natural Playground / Detroit Lakes, Michigan

Creighton University: Campus Master Plan / Omaha, Nebraska

EDUCATION

North Dakota State University, MLA, Landscape Architecture / 2022

North Dakota State University, BS, Environmental Design / 2021

BRICE TEGELER
PROJECT DESIGNER

Brice has worked on a variety of projects from large regional park and urban development master plans to small scale mixed-use and pocket parks. Through his work, he has engaged communities to help create places that they can use and enjoy for generations to come. In addition, Brice is very adept at modeling and illustration to communicate design concepts.

CURRENT + NOTABLE PROJECT EXPERIENCE

10th Avenue Townhomes / Denver, Colorado

1643 Boulder Street / Denver, Colorado

26th and Alcott / Denver, Colorado

41st and Tennyson / Denver, Colorado

Mayflower Base Village / Park City, Utah

DaVinci Park / Evans, Colorado

Eldorado Canyon State Park Entrance Station / Eldorado Springs, Colorado

Garrison Street Paseo / Arvada, Colorado

Lionsback Resort / Moab, Utah

Lone Rock / Bailey, Colorado

Mile High Greyhound Park Redevelopment / Commerce City, Colorado

EDUCATION

Iowa State University: Bachelor of Landscape Architecture / 2018

CLAIRE HILTON
PROJECT SUPPORT

Claire's appreciation for the natural world began at a young age. She spent her childhood exploring nature and forming relationships with the various forms and niches of Michigan's Upper Peninsula.

She has since had the opportunity to travel and live in other locations across the country, including Colorado, New York, California, and Minnesota. Claire finds inspiration in exploring other cultures and observing her surroundings. Claire exhibits her creativity through the creation and curation of art, fashion, figure skating, and contemporary trends.

CURRENT + NOTABLE PROJECT EXPERIENCE

8100 W 10th Ave / Lakewood, Colorado

Westin Hotel / Sacramento, California

Sweetwater/ Sweetwater Lake, Colorado

"We Don't Waste"/ Denver, Colorado

Frederick Parks Master Plan / Frederick, Colorado

EDUCATION
University of Minnesota- Twin Cities : Master's Degree in Landscape Architecture/ 2023

PROFESSIONAL AFFILIATIONS
American Society of Landscape Architects / Colorado Chapter

KEY STAFF AVAILABILITY

All key staff indicated in the organization chart have the capacity and availability in their schedules to begin work on your project immediately. While there will likely be additional staff involved in a supportive role on this project, the key team members listed will be involved throughout the duration of the project. By selecting Confluence, you are selecting a team with 9 offices and a staff of over 75+ people. We have a long history of meeting project timelines and are dedicated to meeting all of your schedule needs and project expectations and will staff this project as needed. As we move through contracting with the Town on this project, and better understand the potential scope, Confluence can add additional subconsultants to our team as needed to meet the Town's needs. We collaborate often with various disciplines including architecture, civil engineering, structural engineering, cost estimation and more.

CONFLUENCE

Chad Herd PLA, ASLA
Principal + Project Leader

Daniel Beckerdite PLA, ASLA
Project Manager

Bennett Rindy, ASLA
Project Designer

Brice Tegeler ASLA
Project Designer

Claire Hilton ASLA
Project Support

MILE HIGH GREYHOUND PARK REDEVELOPMENT

PROJECT DETAILS

LOCATION Commerce City, Colorado

REFERENCE Joe Delzotto, President & CEO
720.708.4065 | jad@delwest.com

A former greyhound racing track finds new purpose in the hear of Commerce City

The 65-acre redevelopment takes a comprehensive approach to urban infill, featuring a variety of housing typologies & retail alongside a large central park space. Design of the park considers the immediate needs of the future surrounding residents, while also looking to fill gaps in the wider recreation network of Commerce City.

The park's design supports passive and active programming, including walking paths, gardens, flexible open lawns, recreation courts, and play opportunities. Also included in the park's design is integrated flood storage, capturing and storing runoff from the park and surrounding housing development.

FM ROTARY NATURAL PLAYGROUND

PROJECT DETAILS

LOCATION Moorhead, Minnesota

CLIENT The Rotary Foundation of Fargo-Moorhead

This whimsical four-season playground will use boulders, trees, shrubs, logs, rocks and water to provide open-ended, physically challenging and unstructured play opportunities.

The playground will be as enticing for a child to play in as it is aesthetically beautiful to the community, where children will challenge every part of their mind, body and spirit, through play. The natural playground has programmed activities for all seasons of the year and brings fun and enjoyment to long winters. This project also envisions building a bike skills park to instill confidence in children and helps develop balance, strengthens muscles, and the heart and lungs. Bike skills parks are playgrounds for bikers that include a variety of natural obstacles such as rocks and logs, imaginatively created features such as land ladder bridges, teeters, and dirt jumps all collected in a small and easily accessible location.

WILDER BLUFF PARK

PROJECT DETAILS

LOCATION Shawnee, Kansas

REFERENCE Tonya Lecuru, Parks and Recreation Director | tlecuru@cityofshawnee.org 913.742.6402

Confluence was engaged by the City of Shawnee to work to envision a unique and captivating concept for their new 40-acre park in the western portion of the city.

The Confluence team worked with city staff to develop a public outreach plan to engage the surrounding residents and school-aged children in the envisioning of how the park could be developed. Using a series of public input sessions as well as a "Plan the Park" workshop with the neighboring elementary school, our team developed a palette of thoughts and ideas to work from to inform the design. The Master Plan includes and winding park entry drive which passes through the "Bluffs" by the park "green" into the heart of the park, and a water play area where children can engage with two water streams and boulders that send water into the air for the children to frolic in. Adjacent to the water play is a tree top playground where the user can climb into the rope tunnels, pass over the pathway below and be in the canopy of the existing trees and then slide out of the structure in the existing wooded area. A park shelter, complete with a wood burning fireplace and restroom is provide for the visitors use. A series of BMP's capture the storm water allowing it to naturally filter back into the water table.

FRED RICHARDS NATURE + ECOLOGY PARK MASTER PLAN

PROJECT DETAILS

LOCATION Edina, Minnesota

REFERENCE Ann Kattreh, Director of Parks and Recreation Department | 952.826.0430 akattreh@edinamn.gov

Listening to the community and collaborating with City staff, a visionary master plan was created to transform a nine-hole municipal golf course into a nature-based community park.

Confluence led a team to develop a precedent-setting project that integrates over 15 acres of restored wetland banking, 30 acres of prairie and wetland plantings, and extensive pathway to play loops focused on ecology, learning, and outdoor activities. Other elements include unique natural playground elements, the existing clubhouse retrofitted into a multi-use park building with a beer garden, a series of learning spaces, a regional bicycle trailhead and a multi-use community field. Confluence also facilitated numerous community open houses, stakeholder meetings and surveys to collect input from over 1,500 residents and related agencies. Our team undertook an extensive research-based exploration of the site's history, the community's values, and related planning studies and environmental analysis that informed the resulting design recommendations. Additionally, we utilized a company-wide charrette to generate ideas and a vision for the park. Representatives from all offices contributed and three distinct concepts were developed, tested with the public, and refined to one preferred master plan moving forward.

BURRUS OLD MILL PARK

PROJECT DETAILS

LOCATION Blue Springs, Missouri

REFERENCE Joe Delzotto, President & CEO
720.708.4065 | jad@delwest.com

These new improvements provide multi-generational and ability opportunities while extending resident recreational experiences within the parks.

Confluence completed final design work as part of a design build team in the fall of 2018 after completing conceptual design work for Burrus Old Mill Park in the summer of 2018. The project renovation completed construction in June 2019. The new design features a new splash pad, inclusive playground, restroom, basketball court, shelter, skate park and loop road. Signage was also updated to follow design guidelines created by Confluence for the parks department.

OLATHE COMMUNITY CENTER

PROJECT DETAILS

LOCATION Olathe, Kansas

REFERENCE Jeff Blakeman, Sr. Building Design Project Manager | 913.971.8767 | JBlakeman@olatheks.org

Located within Olathe's existing Stagecoach Park, this new iconic facility serves as a community destination carefully placed to preserve numerous mature trees.

Confluence led the site master planning and park planning for this facility - which includes an indoor aquatics facility, gymnasium, fitness and wellness center, community rooms, catering kitchen and child play areas. The site features ample parking, pedestrian loop trail with adjacent neighborhood connections, adventure playground and spray ground, fire pit with patio space, and interpretive park areas extending activities into the surrounding park environs.

Our team took care to properly nestle this new facility and related site improvements into the existing park's passive rolling terrain, mature trees and water features. We crafted a new Master Plan for the entire park, which is anticipated to be implemented in phases to address the community's growing and evolving needs

LIONS PARK MASTER PLAN

PROJECT DETAILS

LOCATION Urbandale, Iowa

REFERENCE Scott Hock
Assistant Director of Parks and Recreation | 515.331.6799
shock@urbandale.org

When the City of Urbandale was considering the need for a new splash pad to replace the wading pool that was removed, they took a step back and thought that this would be a good time to develop an updated master plan for Lions Park.

The 8-acre neighborhood park has created many memories for Urbandale families over the years. The softball field which occupies the northeast quarter of the park is the home field for the Urbandale High girls softball team. Also, the annual Fourth of July celebration takes place in this iconic park. One of the most cherished aspects of the park is the quantity of large shade trees that make it more comfortable on hot summer days. The City wanted to evaluate some of the existing aging shelters and amenities to see what should be kept and what could be replaced with more currently popular facilities. Public input told us that we could do with less tennis courts and we needed to add pickle ball courts. New playground equipment and surfacing and dedicated basketball courts were also a priority. The biggest variable was the softball facilities. Discussions were had with the Urbandale School District about eventually relocating it to district owned property to free up the northeast quadrant of the park. Doing this would make space for two new enclosed buildings to replace the existing shelter that was constructed by the Lions Club and is showing signs of age. The final master plan was shown in two phases – the first works around the existing softball field and the Lions Park Shelter. The second shows those facilities as removed and replaced with new enclosed shelter buildings and expanded playground. The City plans to move forward with construction documents

SAUK RAPIDS RIVERFRONT PARK - THE CLEARING IMPLEMENTATION

PROJECT DETAILS

LOCATION Sauk Rapids, Minnesota

REFERENCE Ross Olson, City Administrator
320.258.5302 |
rolson@ci.sauk-rapidsmn.us

The Sauk Rapids Riverfront Park focuses on a strategy to encourage residents and visitors alike to reconnect with the Mississippi River and nearby downtown Sauk Rapids.

Located on the banks of the Mississippi and adjacent to downtown, this former 'meeting place' has long been a hidden gateway to the City of Sauk Rapids. The Master Plan transformed this underutilized and ecologically deteriorated riverfront into a vibrant public gathering and green space in the heart of the city. Now called the "The Clearing", with shoreline restoration, improved access, and restored view-sheds, this animated civic space mends the ecological and social fabric of downtown Sauk Rapids. The re-imagined riverfront park has become a central Minnesota model for revitalization and community pride. This effort intends to serve the local and regional community by providing many programming opportunities that will engage and attract an array of user types to the site inviting the community to congregate, socialize, play and relax.

Confluence led the visioning of the riverfront park, building intent and program, as well as the public engagement process in partnership with the City of Sauk Rapids. The riverfront park includes an event center venue, performance amphitheater, event lawn space for community events, recirculating sequencing interactive water feature, small gathering venue, river engagement and touchpoints, native restoration and the adaptive reuse of granite outcropping. The Mississippi will regain its value as a focal asset for the community and the riverfront park will become a part of the city's identity as well as a regional attraction.

PROJECT APPROACH

PROJECT UNDERSTANDING - SUMMARY HIGHLIGHTS

OUR CHARGE

To assist the *Town of Johnstown* in preparing Master Plans for two community parks including the 61-acre, Centennial Park and the 5.8-acre, Letford Park Recreation Area. The park master plans will guide the future development of improvements for each park, including proposed amenities and recreational facilities. The two park master plans will also help the town define goals, establish polices, and ensure equitable connection to the surrounding community.

PROGRAM DEVELOPMENT

Based on work sessions and interviews with Town staff paired with community input we will establish a development program for each park. The proposed planning programs will also consider existing planning documents, as provided by the Town. From these existing plans we will carry forward any relevant stakeholder input, market analysis, or needs assessment information regarding recreation opportunities. We will assist the Town to consider the draft program and prioritize development based on current needs and future budgeting.

CONCEPT DEVELOPMENT

Based on our review of existing site information provided by the Town, we will prepare an opportunities and constraints analysis for the two park sites. Through this lens we will prepare alternative concepts for the master plan areas, based on the approved development program, identifying physical park amenities and recreation facilities. We will review with Town staff, recreation partners, and stakeholders to determine the best concepts or combination of ideas.

PREFERRED SITE MASTER PLANS

We will develop a preferred site master plan for each park, shaped by community/stakeholder input and guided by Town leadership. The site master plans for the two parks will focus on providing opportunities for family activities with an emphasis on providing adult/young adult/youth activities and programs that reflect current trends in the parks & recreation industry.

PROJECT APPROACH

Our planning and design approach is intended to assist the Town of Johnstown in developing site master plans for Centennial Park and the Letford Park Recreation Area. Our process will take into consideration all available existing information for the two sites paired with knowledge that will be gained from discussions with Town staff, the various plans and studies that have already been completed and our team's recent experience with several relevant park master planning projects. Community engagement will also help to shape our master planning approach. We will engage all stakeholders in a transparent and open process that capitalizes on the best ideas to generate community excitement and support, as well as guide future development and operations. Our process has been refined to be efficient, effective, and cost conscious. What we will accomplish in each task is addressed as follows:

SCOPE OF WORK

TASK 1 - PROJECT KICKOFF

An initial meeting with Town Staff will be facilitated by the Confluence team to clearly establish roles and responsibilities; identify project contacts and communication protocols; determine any initial data needs; and verify our proposed work plan and project schedule with confirmed dates for project milestones and deliverables. A key component of this meeting will be to review and confirm the anticipated community outreach process and timing. This meeting will also be an opportunity for Town staff to share their "Vision" for initial programming ideas.

PROJECT VISIONING AND GOALS

The Confluence Team will work with Town Staff to define a Vision and determine the goals for the planning effort. During these meetings, we will work with the participants to define a clear set of goals for the two parks that are supported by the group and will guide the master planning and design process. The goals will be visible and utilized throughout the process as a "yard stick" against which critical decision-making will be measured. The intent is that all decisions support the goals in some way. We suggest that in addition to the Town Departments we also interview other select stakeholders with knowledge of the two sites, including public officials, project partner individuals, and parties representing a wide range of potential recreation user groups. We will also propose posting an online survey, to understand community wants and to ensure that the resulting master plans are representative of the needs of the community.

Deliverables: Kick-off meeting attendance/materials, work plan, interviews and results compilation/analysis, park programming supporting vision and goals.

KC ZOO INCLUSIVE PLAYGROUND

TASK 2 – EXISTING CONDITIONS

During this task, the Confluence team will meet with the Town staff to obtain any relevant base data which is currently available or obtainable in readily usable electronic format, including GIS and AutoCAD information for the site. This information will serve as the base for the development of our analysis and later for planning concepts.

We will collect and review any previous plans or studies related to Centennial Park, Letford Park or the larger Johnstown parks and trails system. This will include, but not limited to, the 2021 Johnstown Comprehensive Plan and the 2003 Johnstown Open Space, Parks & Trails Master Plan. We will review this information to better understand the site, neighborhood linkages and past community desires. This review will also help us to determine where gaps in data or site information exist.

We will analyze all available site conditions information including, topography, vegetation, structures, utilities, boundaries, easements, etc. And prepare an opportunities and constraints map for each park site that will become the base for our conceptual design alternatives. Note that this analysis will also help identify if there may be a need for environmental assessment of areas within the two park locations.

Deliverables: Site Opportunities and Constraints Analysis for each park site

TASK 3 – COMMUNITY OUTREACH

Our team has the capabilities and expertise to safely and effectively integrate community and stakeholder engagement into the design and planning process. Our methods and tools Have been proven to educate constituents about relevant project issues while gathering input and ideas that shape a project's final recommendations. We are open to the Town's preference for engagement style and scope, however for this project, we propose a two-pronged approach with an initial engagement of Town staff and departments and project

partners. These would be targeted in-person meetings coordinated through the Town early in the planning process. This initial effort will help shape the focus and goals of the project. The second engagement effort will be focused more on getting community input on the concept diagrams. For this effort we typically use innovative outreach tools, such as Social Pinpoint, that allow us to hold a virtual town hall and collect detailed comments. However, we will work with the Town to develop the best strategy for this project which may include a hybrid approach with both in-person and virtual outreach. We often attend community events to gather stakeholder input and are comfortable with both in-person and virtual outreach.

Stakeholder Engagement – Town and Project Partners
The Team and Town will set up a series of targeted meetings with Town officials and staff (Town Council, parks staff, planning staff, etc) and project partners (recreation partners, donors etc) early in the process to invite pre-concept input and idea generation. This engagement may also include collaboration with regional recreational organizations that already run existing facilities and programs in the area.

Community Engagement – (General Public)
The Confluence team will facilitate virtual/in-person public presentations for each park at which the concepts will be presented to provide those in attendance the opportunity to provide their input on preferences and desired elements. The virtual method to share the concept ideas and invite comment online also allows the opportunity to post the exhibits for a specific window of time. We feel that this allows for a much wider cast for community input. We will coordinate with the Town to determine the desired best approach and breadth of exposure for this meeting.

Social Pinpoint – Outreach Tool
For this community outreach effort, we would propose the use of Social Pinpoint, a very effective outreach tool which allows for virtual meetings, but also allows a space for posting information that is readily accessible to the public and offers an opportunity for a variety of methods for community and specific stakeholder input. For example, the format will allow the design team to post concepts for review during specific intervals in the project and allows the addition of comments with noted pinpoints directly on graphics that are posted online. The comments can be answered and tracked throughout the project timeline with a summary report of input at the project conclusion. Social Pinpoint also allows the opportunity to post an online survey to understand the stakeholder, wants and needs for each park site.

Deliverables: online survey and results compilation/analysis, community meetings and results compilation/analysis from Social Pinpoint website

TASK 4– PRIORITIZING OPTIONS

We will facilitate a work session that engages the Town in meaningful dialogue that provides us with an understanding of the priorities of group members, community desires, and the operations and functionality that should define each master plan. We will work with Town Staff more specifically to prioritize options for programming and improvements based on cost, feasibility, and community need. The tasks during the work session with Staff will including the following:

- Conduct work sessions with Town Staff to prioritize programming and improvements.
- Provide list of feasible options for activities/ improvements to each site.
- Provide preliminary costing information for most popular activity/improvement options.
- Prepare a feasibility analysis matrix (cost, site constraints) to narrow options.

Deliverables: programming work sessions (2), list of options for each site for various improvements, preliminary costing for large elements, feasibility analysis

TASK 5– MASTER SITE PLANS (CONCEPT DEVELOPMENT ALTERNATIVES)

The Design Team will integrate the findings of the park planning process to prepare a series of alternative design concepts to address the identified opportunities and challenges for each park. These park design alternatives will consider various options such as site access/circulation, land use by zone, site amenities, recreation improvements, landscape improvements, general flood control and drainage, water allocation strategies, and ecological consideration. These conceptual development plans will identify locations for proposed elements and their relationship to each other. We will prepare illustrative plans and supporting graphics of the various recreation elements for each park that will be established during our visioning effort with the Town and project partners.

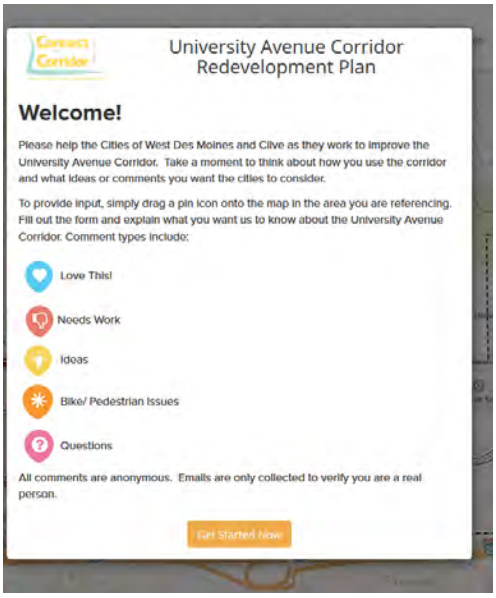
SITE MASTER PLAN FOR EACH PARK

Based on the Site Analysis/Assessment for each park site develop conceptual master plans including the elements listed below:

- **Site Boundaries and Context** – Defining each park site boundary and its relationship to surrounding areas,

Continued on Page 14

COMMUNITY ENGAGEMENT

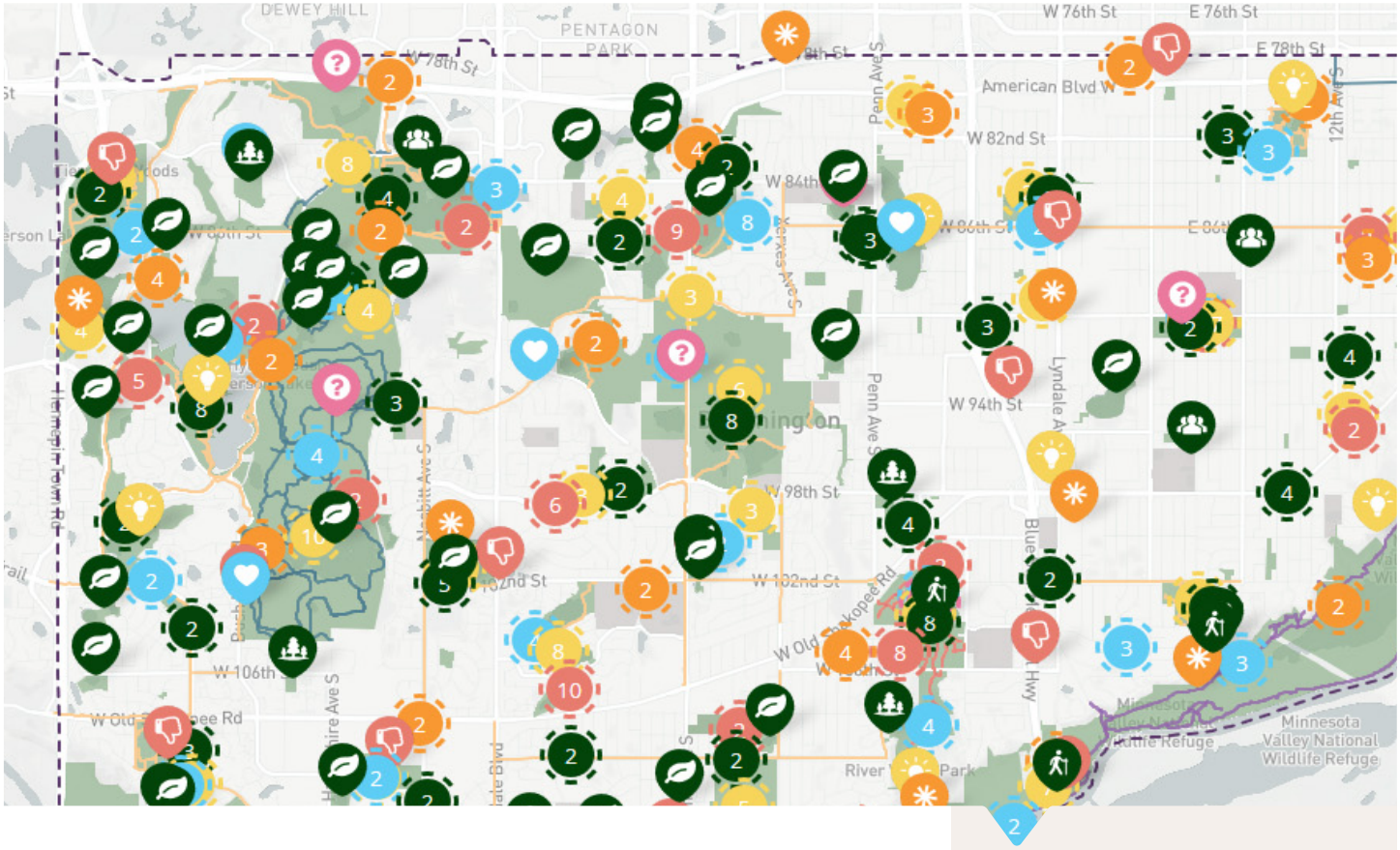


UTILIZING INNOVATIVE OUTREACH TOOLS

Our team has the capabilities and expertise to safely and effectively integrate community and stakeholder engagement into the design and planning process. Our methods and tools have been proven to educate constituents about relevant project issues while gathering input and ideas that shape a project's final recommendations.

Enhancing Opportunities Virtually

While our team has always been skilled in facilitating and engaging a wide variety of participants in traditional meetings and workshop settings, we have also been applying this unique skill set for use in reaching constituents that haven't been able to attend or participate in-person. Utilizing innovative techniques and software platforms has allowed our clients to maintain their momentum on numerous projects during the COVID-19 pandemic.



Project Websites + Integrated Tools

The need for utilizing digital resources to reach large audiences efficiently while maintaining an open and transparent planning process has never been greater. Our team regularly creates project websites that integrate all project information - while providing the community with an overview of the entire planning process with identified opportunities to provide input.

These sites can also integrate the ability to host Virtual Town Halls, Steering Committee meetings and small group breakout discussions that allow participation remotely. This allows interested citizens and stakeholders to remain involved and informed throughout the entire planning process, while also offering the potential for the site to house the final project document in a user-friendly format.

Amidst COVID-19 and CDC guidelines for social distancing and safety, our team has continued to engage constituents in project efforts while garnering robust community input engagement. Through the use of creative digital platforms and input methods, we have found new ways of virtually interacting with the community - with options including:

- Map-based comments + input
- Image preference exercises
- Questionnaires and surveys
- Alternative concept reviews
- Informational videos
- Virtual meetings + group discussions
- Integrated project websites

including adjacent streets, buildings, natural features, along with connections to regional trail and park system connections.

- **Park Land Use Zones** – Identifying planning areas within the two parks defining recreation areas, natural areas, facilities and structures, and event or gathering areas.
- **Access and Circulation** (pedestrian and auto) - Planning for the parks including trails, roads, parking areas, emergency and maintenance access.
- **Amenities and Facilities** – Identifying specific amenities and facilities to be included in the park, such as playgrounds, sports fields, picnic areas, restrooms, visitor center, rec center, field house, maintenance buildings etc.
- **Landscape Site Improvements** – Incorporating landscaping elements such as plantings, hardscape, water features, amphitheaters, gathering spaces for events, lighting, signage and other specialized site features to enhance the aesthetic appeal and functionality of each park.
- **Stormwater Management** – Implementing strategies to manage stormwater runoff within the park site, such as bioswales, rain gardens, and permeable paving.
- **Accessibility** – Ensuring that each park design complies with accessibility standards to accommodate individuals with disabilities and provide universal/inclusive access design where possible within the two parks.
- **Sustainability and Environmental** – Incorporating sustainable design practices, such as water conservation, native plantings, pollinator gardens, energy-efficient lighting and other methods to minimize each parks environmental impact

PREFERRED SITE MASTER PLANS

The input gathered from Town Staff, stakeholders, and the community will be summarized and the most desirable and feasible components of the various concepts will be assembled into one Preferred Alternative Site Master Plan for each park. We will further refine the master plans and develop supporting diagrams, sketches, digital renderings, and character images to illustrate the type, scale and character of the proposed improvements. Confluence has a group of experts called 'The Digital Studio' that specialize in preparing 3-D digital graphics that will support the preferred concept plans and provide the Town with the perfect catalyst for fund raising and attracting project partners for some of the more expensive

Deliverables: Initial Site Master Plan Concepts with supporting graphics, One Preferred Site Master Plan with supporting illustrative graphics for each park.

TASK 6 – PROJECT APPROVALS (CONCEPT REVIEW WITH TOWN)

The Design Team will present the conceptual Site Master Plan alternatives for both parks to Town Staff and DRC for initial review and approval. This presentation will be an open dialogue format with open sharing of ideas. We will work with the staff to gather their feedback on the preliminary plans and their preferences for each alternative presented. The alternative plans will be revised based on the comments received to prepare Preferred Site Master Plans for both parks. We will then present Preferred Site Master Plans for to Staff and DRC for approval prior to sharing in the public forum for community input.

Approvals – Present finished products to Staff, the community, appointed and elected
Officials for final approval, as follows:

- Town Staff and Town Development Review Committee (DRC) – review and comment on Master Plan alternatives and Preferred Master Plans for each park.
- General Community Open House – review and comment on Preferred Master Plan
- Johnstown Town Council – review and approve Final Preferred Master Plan for each park.

Deliverables: Adoption draft of each plan, attendance of approval meetings, required revisions to plan, Final plans and supporting graphics in hard-copy and electronic format

Exclusions to the Scope of Work

- Site surveys
- Phase I Environmental Study of the two sites
- Geotechnical testing of the sites
- Traffic engineering study
- Construction drawings
- Irrigation design
- Architecture design
- Lighting design
- Fountain design
- Civil engineering
- Stormwater engineering design

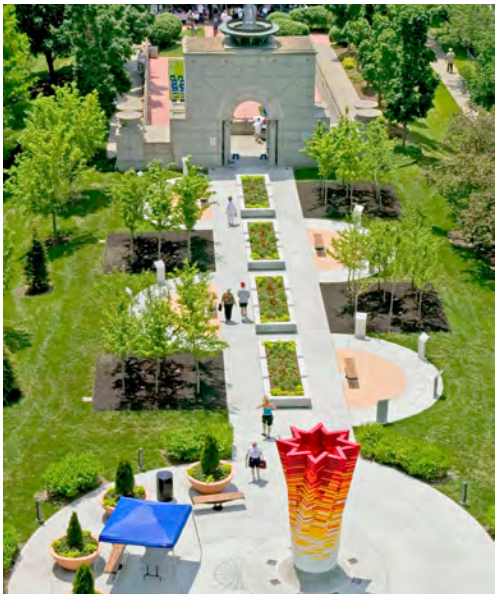
CREATING SPACES FOR PEOPLE

THE PRESENCE OF HUMAN BEINGS IS THE LIFEBLOOD OF ANY SUCCESSFUL PROJECT

While some designers primarily focus on the aesthetics of geometry, objects, and materials, our ethos is that in the absence of human activity, even a beautiful space can be a failed space. We pride ourselves on not being object-oriented, but subject-oriented, designers. We are students of interpersonal dynamics and urban social life who use that knowledge to create places designed for human enjoyment.

What we've learned is that people vote with their feet and that the mark of a great space is the presence of human beings. A cool-looking space may get people to visit once out of novelty, but a space designed not only to invite people, but give them a reason to keep coming back, creates vibrant places that transform our cities. We believe designing settings that encourage fortuitous human interaction and provide opportunities to gather are the best way to attract and retain tenants, employees, customers, and visitors.

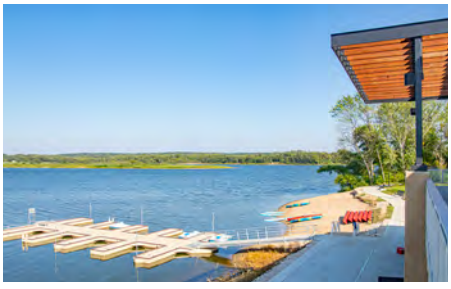
PARKS + OPEN SPACE



AUTHENTIC PLACEMAKING

A community's parks and open space areas are opportunities to strengthen community connectivity, provide for meaningful interactions, and reflect the collective values, activities, and quality of life aspired to by its residents. We believe there are opportunities to reinforce each community's unique identity through their collection of park facilities, open spaces, and trail systems. Our landscape architects and planners are skilled in all aspects of park design and planning – ranging from engaging the community with informative surveys and interactive design exercises to analyzing regional park needs and implementing specific improvement projects.

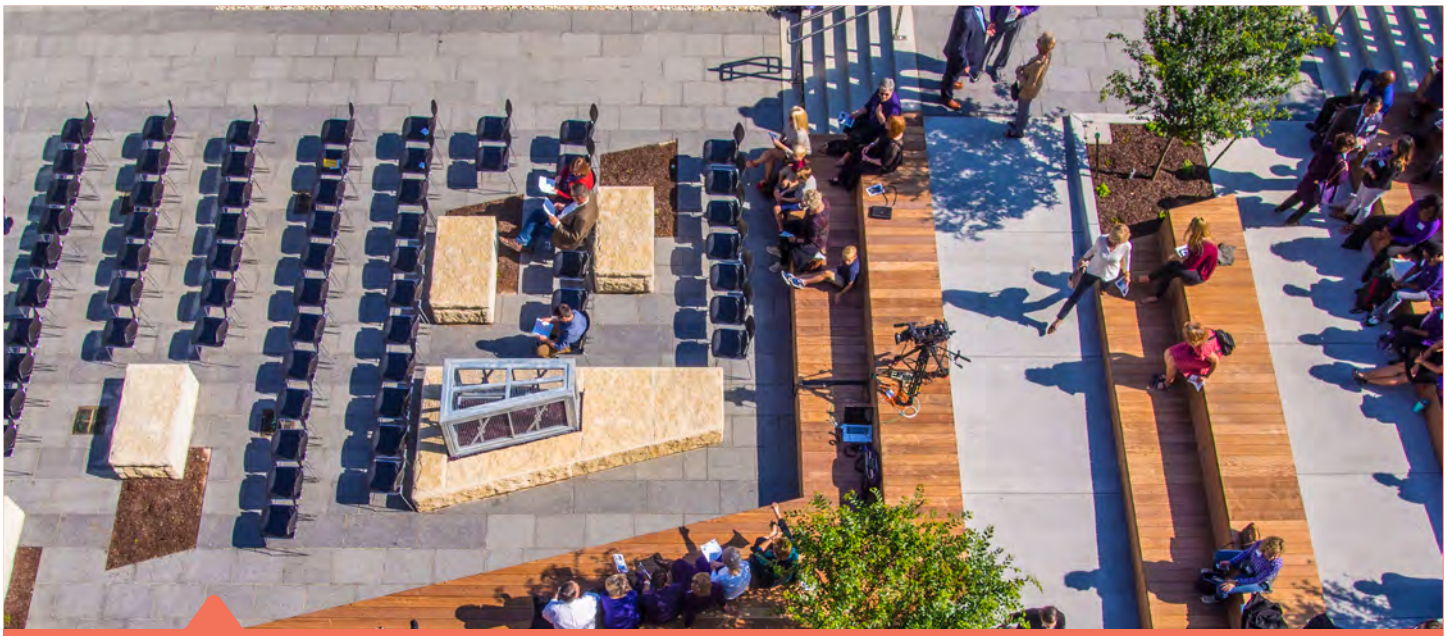
Our work is technically grounded to integrate the need for efficient and cost-effective maintenance and operations into the overall design framework. These factors continually impact the ability to provide the wide range of services and facilities each community needs and desires.



PROJECT TIMELINE

Our team is ready and available with the necessary capacity to assist the Town of Johnstown with the preparation of two park master plans for Centennial Park and for the Letford Park Recreation Area. We anticipate that the effort will take approximately 5 months from Project Kickoff. Therefore, with a start date in late August, we would expect to deliver the final master plans just after the first of the year in early 2025. Note that the holiday season in November and December may effect or elongate the schedule, but we did consider this in our timeline.

PROJECT TIMELINE - WORK PROGRAM							
Town of Johnstown - Centennial and Letford Park Master Plans		2024	2024	2024	2024	2024	2025
		AUG	SEP	OCT	NOV	DEC	JAN
Task #	**Scope Item**						
1	Project Kickoff, Visioning, and Meetings						
2	Existing Conditions and Site Assessment						
3	Community Outreach						
4	Prioritizing Options						
5	Master Site Plans						
6	Project Approvals						
Project Communication (Summary of all meetings)							
	Kick-off/Programming and Town DRC Meetings						
	Bi-Weekly Team Meetings with Town						
	Public Online Survey/Virtual Community Meetings						
	Town Council Review and Approval Meetings						



COST ESTIMATE

TOWN OF JOHNSTOWN- CENTENNIAL AND LETFORD PARK MASTER PLANS

Task 1 /Project Kickoff, Visioning, and Meetings	$16,500
Task 2 /Existing Conditions and Site Assessment	$8,500
Task 3 /Community Outreach	$18,500
Task 4 /Prioritizing Options	$4,500
Task 5 /Master Site Plans	$63,500
Task 6 /Project Approvals	$7,400
Confluence Fee - Sub Total	**$118,900**

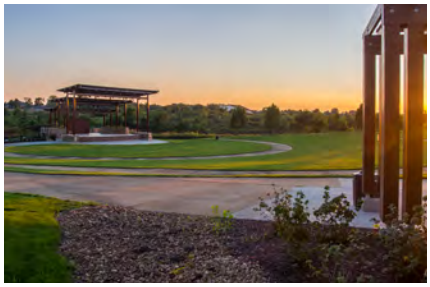
STANDARD HOURLY RATES

Senior Principal	$175.00 - $255.00 per hour
Principal	$160.00 - $220.00 per hour
Associate Principal	$140.00 - $190.00 per hour
Associate	$115.00 - $175.00 per hour
Senior Project Manager	$105.00 - $155.00 per hour
Project Manager	$95.00 - $135.00 per hour
Senior Landscape Architect	$95.00 - $175.00 per hour
Landscape Architect	$85.00 - $125.00 per hour
Senior Project Planner	$95.00 - $135.00 per hour
Planner II	$85.00 - $125.00 per hour
Planner I	$70.00 - $110.00 per hour
Landscape Architect-In-Training	$75.00 - $115.00 per hour
Landscape Architect Intern / Landscape Designer	$75.00 - $115.00 per hour
Draftsperson	$55.00 - $90.00 per hour
Graphic Designer	$75.00 - $105.00 per hour
Clerical / System Staff	$75.00 - $125.00 per hour

REIMBURSABLE EXPENSES

Social Pinpoint Public Engagement Tool	$1,500.00
Filing Fees	$1.15 x cost
Materials and Supplies	$1.15 x cost
Meals and Lodging	$1.15 x cost
Mileage	$.655 per mile
Postage	$1.15 x cost
Printing by Vendor	$1.15 x cost
B/W Photocopies/Prints 8½ x 11	$.10 each
B/W Photocopies/Prints 11x17	$.20 each
Color Photocopies/Prints 8½ x 11	$.75 each
Color Photocopies/Prints 11x17	$1.50 each
Large Format Plotting – Bond	$2.50/SF
Large Format Plotting - Mylar	$4.50/SF
Large Format Plotting - Photo	$5.00/SF
Flash Drives	$10.00 each
Booklet Binding (cover, coil, back)	$4.50 each
Foam Core	$8.00 each
Easel Pads	$32.75 each
Electronic Files	$50.00 each
Online Meeting Service	$35.00 each

Effective 1/1/2023



CONFLUENCE

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Contract Award for Design Services for a Roundabout at the Intersection of Roosevelt Pkwy & Colorado Blvd

ACTION PROPOSED: Consider Approving the Agreement with Alfred Benesch & Company

ATTACHMENTS: 1. Professional Services Agreement
2. Scope of Work and Fee Schedule

PRESENTED BY: Jason Elkins, Public Works Director

AGENDA ITEM DESCRIPTION:

The intersection of Roosevelt Parkway and Colorado Boulevard has become a critical junction due to the recent opening of Roosevelt High School and ongoing developments in the area. The resulting increase in traffic volume necessitates improvements to ensure safety and efficient traffic flow.

As you may recall, Alfred Benesch & Company (Benesch) conducted a comprehensive alternatives analysis for this intersection, reviewing current traffic conditions, future projections, and potential design solutions. Benesch presented their findings to the Council on January 17, 2024, recommending a roundabout as the most effective solution to accommodate both current and future traffic demands. Following their presentation, the Council directed Staff to obtain a scope and fee proposal from Benesch for the design of a roundabout. This scope and fee is being presented for your consideration and is attached to this Communication.

Staff is requesting Council approval to award a design services contract to Alfred Benesch & Company for the roundabout at the intersection of Roosevelt Parkway and Colorado Boulevard. The contract amount is $434,551.69, with design expected to be completed within six months. Construction is targeted for summer 2025, coinciding with the high school's summer break to minimize disruption.

Responsibility for the intersection improvements lies with three developments in the area. To expedite the process, Town Staff is leading the design and construction efforts, with financial contributions from the three responsible parties. Staff is actively negotiating an agreement with these parties and intends to present a finalized intersection improvement agreement to the Council in the near future. The anticipated financial contributions for design from adjacent property owners are as follows:

Entity	Contribution to Design
Town	$150,000
Granary Development	$150,000
RE-5J	$75,000
Whitehall Development	$75,000
TOTAL	**$450,000**

A budget amendment is not anticipated for this during FY 2024. Subject to Council approval, additional funding will be considered and presented in the FY 2025 preliminary budget.

STRATEGIC PLAN ALIGNMENT:

- Quality Infrastructure & Facilities
  - *Establish and maintain levels of service*
  - *Ensure future viability of infrastructure and facilities*
  - *Repair and maintain existing infrastructure, facilities and equipment*

LEGAL ADVICE:

The Town's standard Professional Services Agreement was used for this contract.

FINANCIAL ADVICE:

The design services cost is not currently budgeted for FY 2024. A budget amendment to the Street and Alley Fund may be required later in the year. However, due to the critical nature of this project, staff recommends proceeding with the contract award to ensure timely completion.

RECOMMENDED ACTION: Staff recommends approval of the agreement with Alfred Benesch & Company for $434,551.69.

SUGGESTED MOTIONS:

For Approval: I move to approve a contract with Alfred Benesch & Company, as presented, in the amount of $434,551.69, with a total appropriated budget of $450,000 as detailed in the TAC, and authorize the Town Manager to sign the contract.

For Denial: I move to deny the agreement with Alfred Benesch & Company as presented.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN
PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is made and entered into this ____ day of _____ 2024 (the "Effective Date") by and between the Town of Johnstown, Colorado, a Colorado home-rule municipal corporation (the "Town") and Alfred Benesch & Company, a Colorado corporation service company ("Consultant") (collectively, the "Parties").

RECITALS

WHEREAS, the Town desires to engage the services of Consultant and Consultant desires to provide those services more fully described on Exhibit A, attached hereto and incorporated herein by reference ("Services"), to the Town; and

WHEREAS, the Parties wish to memorialize their contractual relationship.

AGREEMENT

NOW, THEREFORE, incorporating the foregoing Recitals herein and in consideration of the mutual promises, agreements, undertakings and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby mutually agree as follows:

SECTION 1: PARTIES

1.01 Town. The Town is a home-rule municipal corporation located in Johnstown, Colorado.

1.02 Consultant. Consultant is a private, independent business entity who will exercise discretion and judgment of an independent consultant in the performance and exercise of its rights and obligations under this Agreement.

SECTION 2: SERVICES, COMPENSATION AND TERM

2.01 Services. Consultant agrees to perform the Services for the Town.

2.02 Compensation. In consideration of Consultant's performance of the Services contemplated herein, the Town agrees to pay Consultant the compensation set forth on Exhibit A. Consultant shall submit detailed invoices reflecting the portion of the Services completed to the date of the invoice. The Town shall provide payment for Services to Consultant within thirty (30) days of receipt of the invoice. In its discretion, the Town may withhold payment for disputed portions of invoices on the condition that the Town provides written notice to Consultant of the dispute. Upon delivery of notice, the Town and Consultant shall promptly endeavor to resolve such dispute.

2.03 Expenses: Consultant shall not incur any expense or debt on behalf of the Town without the Town's prior written authorization.

2.04 Term. Unless otherwise terminated in accordance with Section 5, the term of this Agreement shall be from the Effective Date through June 1, 2025, and shall not extend beyond that date absent the written approval of the Town.

SECTION 3: OPERATIONS

3.01 Consultant Status. Consultant avers that it has the background, expertise and education to provide the Services. Consultant shall be responsible for the proper performance of the Services in accordance with the terms hereof. Consultant shall obtain the necessary permits, if any, and maintain all required licenses, including but not limited to a Town business license.

3.02 Schedule. Unless otherwise set forth in Exhibit A, Consultant shall provide the Services in accordance with the timeline requested by the Town.

SECTION 4: INSURANCE AND INDEMNITY PROVISIONS

4.01 Insurance.

A. Consultant understands and agrees that Consultant shall have no right of coverage under any existing or future Town comprehensive or personal injury liability insurance policies. As a material term of this Agreement, Consultant agrees to maintain and keep in force during the term of this Agreement one or more policies of insurance written by one or more responsible insurance carrier(s) authorized to do business in the State of Colorado in the following amounts:

1. Workers' compensation insurance as required by law;

2. Commercial general or business liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and TWO MILLION DOLLARS ($2,000,000.00) general aggregate;

3. Automobile liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000) for any one occurrence, with respect to each of Consultant's owned, hired or non-owned vehicles assigned to or used in performance of the Services. In the event that Consultant's insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of Consultant who utilizes an automobile in providing services to Town under this Agreement; and

4. Professional liability insurance with minimum limits of ONE MILLION DOLLARS ($1,000,000.00) each claim and TWO MILLION DOLLARS ($2,000,000.00) general aggregate.

B. Consultant shall procure and maintain the minimum insurance coverages listed herein. All coverages shall be continuously maintained to cover all liability, claims, demands and other obligations assumed by Consultant pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. The Town shall have the right to request and receive a certified copy of any policy and any endorsement thereto. Except for workers compensation insurance, the Town shall be listed as an additional insured party on Consultant's insurance policies.

C. A certificate of insurance shall be completed by Consultant's insurance agent(s) as evidence that policies providing the required coverages, conditions and minimum limits are in full force and effect, and, upon request by the Town, shall be subject to review and approval by the Town. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least thirty (30) days prior written notice has been given to Town. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The completed certificate of insurance shall be provided to the Town.

4.02 Damage and Indemnity. Consultant assumes full responsibility for any and all damages caused by Consultant's exercise of its activities, or failures to act, under this Agreement. Consultant agrees that it will at all times protect, defend, indemnify and hold harmless the Town, its elected officials, employees, agents, and their successors and assigns, from and against all liabilities, losses, claims, demands, actions and costs (including reasonable attorneys' fees), arising from or related to loss or damage to property or injury to or death to any persons arising from or resulting in any manner from the actions or failures to act of Consultant or any invitees, guests, agents, employees or subcontractors of Consultant, whether brought by any of such persons or any other person.

SECTION 5: TERMINATION

5.01 Termination. The Town may terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Consultant. Notwithstanding the foregoing, if the Town terminates this Agreement for cause and determines that a notice period is not in the best interests of the Town, the Town may terminate this Agreement by providing written notice to Consultant effective immediately.

SECTION 6: INDEPENDENT CONSULTANT

6.01 Independent Consultant. Consultant understands and agrees that Consultant is an independent consultant and not an employee of the Town. The Town shall not provide benefits of any kind to Consultant. The Town shall not be responsible for withholding any portion of Consultant's compensation for the payment of Federal Insurance Contributions Act (FICA) tax, workers' compensation, or other taxes or benefits. CONSULTANT IS NOT ENTITLED TO UNEMPLOYMENT COMPENSATION COVERAGE FROM THE TOWN. CONSULTANT IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON MONEYS PAID

PURSUANT TO THIS AGREEMENT. As long as there is not a conflict of interest with the Town, Consultant may engage in any other lawful business activities during the term of this Agreement.

SECTION 7: NOTICE

7.01 Notices. All notices required under this Agreement shall be in writing and shall be: 1) hand-delivered; 2) sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth; or 3) sent by electronic mail ("email") return receipt or written acknowledgment requested and received. All notices by hand-delivery shall be effective upon receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. All notices by email shall be effective upon acknowledgment of receipt by the intended recipient. Either party, by notice to be given, may change the address to which future notices shall be sent.

TO THE TOWN:
Town of Johnstown
Attn: Jason Elkins, Public Works Director
450 S. Parish Avenue
Johnstown, CO 80534
Email: notices@johnstownco.gov

TO CONSULTANT:
Consultant Name: Alfred Benesch & Company
Consultant Address: 7979 E. Tufts Avenue, Suite 800
Denver, CO 80237

SECTION 8: MISCELLANEOUS

8.01 Time. Time is of the essence of this Agreement and of each covenant hereof.

8.02 Non-Appropriation of Funds. Pursuant to Section 29-1-110, C.R.S., as amended, the financial obligations of the Town payable as set forth herein, after the current fiscal year, are contingent upon funds for that purpose being budgeted, appropriated and otherwise made available. This Agreement shall be terminated effective January 1 of the first fiscal year for which funds are not budgeted and appropriated.

8.03 Laws and Regulations. In the conduct of the Services, Consultant shall comply with all applicable laws, rules and regulations, and the directives or instructions issued by the Town or its designated representatives.

8.04 Assignment; Third Party Rights. Consultant may not assign, delegate or subcontract any part of its rights, duties or obligations under this Agreement. The Parties do not intend to confer any benefit hereunder on any person or entity other than the Parties hereto.

8.05 Amendment. This Agreement may not be amended or modified except by a

subsequent written instrument signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement.

8.06 Severability. If any part, term or provision of this Agreement is declared unlawful or unenforceable, the remainder of this Agreement shall remain in full force and effect, except that, in the event any state or federal governmental agency or court determines that the relationship between the Town and Consultant is one of employment rather than independent consultant, this Agreement shall become null and void in its entirety.

8.07 Waiver. No consent or waiver, express or implied, by the Town to or of any breach or default by Consultant in the performance by Consultant of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default by the Town. Failure on the part of the Town to complain of any act or failure to act or to declare Consultant in default, irrespective of how long such failure continues, shall not constitute a waiver by the Town of its rights hereunder.

8.08 Governmental Immunity. The Parties agree that the Town is relying on, and does not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended from time, or otherwise available to the Town, its elected officials, employees or agents.

8.09 Applicable Law and Venue. This Agreement shall be construed according to the laws of the State of Colorado. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, State of Colorado.

8.10 Mediation. In the event of any dispute arising under this Agreement, except in the case of an action for injunctive relief, the Parties shall submit the matter to mediation prior to commencing legal action and shall share equally in the cost of the mediation.

8.11 Costs and Attorney's Fees. If any judicial proceedings may hereafter be brought to enforce any of the provisions of this Agreement, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

8.12 Entire Agreement. The provisions of this Agreement represent the entire and integrated agreement between the Town and Consultant and supersede all prior negotiations, representations and agreements, whether written or oral.

8.13 Public Official Personal Liability. Nothing herein shall be construed as creating any personal liability on the part of any elected official, employee or agent of the Town.

8.14 No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this

Agreement and with respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

8.15 Controlling Document. In the event of a conflict between the provisions in this Agreement and Exhibit A, the provisions in this Agreement shall control.

8.16 Headings. The headings in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

8.17 Counterparts. This Agreement may be executed in counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument.

8.18 Data Security. If Consultant has access to personal identifying information during the term of this Agreement, Consultant shall, pursuant to Section 24-73-101, *et seq.*, C.R.S., destroy all paper and electronic documents containing such personal identifying information within six months of termination of this Agreement, unless otherwise required by law. During the term of this Agreement, Consultant shall implement and maintain reasonable security procedures that are appropriate to the nature of the personal identifying information disclosed or maintained and that are reasonably designed to help protect the information from unauthorized access, use, modification, disclosure or destruction. If Consultant discovers or is informed of a security breach, Consultant shall give the Town notice in the most expedient time and without unreasonable delay, no later than ten (10) calendar days after it is determined a security breach occurred. Consultant shall cooperate with the Town in the event of a security breach that compromises computerized data, if misuse of personal information about a Colorado resident occurred or is likely to occur. Cooperation includes sharing with the Town information relevant to the security breach.

8.19 Right to Injunction. The Parties hereto acknowledge that the Services to be rendered by Consultant and the rights and privileges granted to the Town under the Agreement are of a special, unique, unusual and extraordinary character which gives them a peculiar value, the loss of which may not be reasonably or adequately compensated by damages in any action at law, and the breach by Consultant of any of the provisions of this Agreement may cause the Town irreparable injury and damage. Consultant agrees that the Town, in addition to other relief at law, shall be entitled to injunctive and other equitable relief in the event of, or to prevent, a breach of any provision of this Agreement by Consultant.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Hannah Hill, Town Clerk Matt LeCerf, Town Manager

By:_____
Name:
Title:

STATE OF COLORADO)
) ss
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____day of _____, 2024, by _____ as the _____ of _____.

WITNESS my hand and official seal.

My commission expires:_____

_____
Notary Public

EXHIBIT A
SERVICES

Alfred Benesch & Com
7979 E. Tufts Avenue, Suite 800
Denver, CO 80237
www.benesch.com
P 303-771-6868
F 303-741-6745

February 14, 2024

Jason Elkins, Public Work Director
Town of Johnstown, Colorado
450 S Parish Ave. PO Box 609
Johnstown, CO 80534

RE: Colorado Blvd & Roosevelt Pkwy Roundabout Design

Dear Mr. Elkins:

We are pleased to submit this proposal for the development of the Colorado Blvd and Roosevelt Pkwy Roundabout Design. This design will provide improvements to the intersection adjacent to the recently opened Roosevelt High School and multiple active developments.

SCOPE OF BENESCH WORK

Benesch will provide design services for the construction of a roundabout at the intersection of Colorado Blvd and Roosevelt Pkwy. The design will include ROW acquisition, geotechnical investigations, environmental investigations, and lighting. It is assumed that the Town of Johnstown will seek state and/or federal funding and therefore the project will include Colorado Department of Transportation (CDOT) involvement. Benesch also understands that the ultimate design may not be implemented immediately and that additional design services will be provided to develop an interim phase for construction.

ASSUMPTIONS

- OpenRoads CAD software will be used in the development of design plans, utilizing CDOT formatting.
- There will be an interim phase included in the design.
- No traffic studies or traffic counts will be conducted.

Tasks by the CONSULTANT Project Team include the following:

A. PROJECT COORDINATION

1) Kick-Off Meetings. The team will conduct an internal project kick-off meeting in accordance with our quality management requirements. Select team members will then attend an initial project meeting with the TOWN. An additional meeting will be held with CDOT local agency staff.

2) Project Study Schedule. The CONSULTANT PM will develop a project schedule and assign tasks that detail project milestones and completion dates. This schedule will be updated as needed and submitted to the TOWN accordingly.

3) Progress Meetings. The CONSULTANT and TOWN will meet bi-weekly to discuss project status, progress, schedule, and input needed from the TOWN and other entities. A total of twelve (12) virtual progress meetings are assumed.

4) Meeting Minutes. The CONSULTANT PM will provide and distribute written meeting minutes for all meetings within one (1) week of the meeting.

5) Project Management. The CONSULTANT PM will coordinate the work tasks being accomplished by the entire CONSULTANT Project Team to ensure project work completion stages are on schedule. Project staffing and assigning of tasks, scheduling, progress reports and invoicing are included within this task.

B. PRELIMINARY DESIGN

1) Data Collection (see attached area of work)

   a) Eugene Lynne will collect survey information within the project area determined by the CONSULTANT and approved by the TOWN. See attached scope of work.

   b) Utility Mapping Service (UMS) will conduct a subsurface utility engineering (SUE) investigation including Quality Leel B mapping of the intersection. See attached scope of work.

      - Following the identification of any underground drainage systems the CONSULTANT will check for potential utility conflicts based on SUE information and field inspection.
      - The CONSULTANT will coordinate with the TOWN for any required utility notifications or clearances. It is assumed that no utility relocations will be required and utility design is not included in this scope of work.

   c) Rocksol will provide geotechnical investigations including potholes as outlined in their attached scope of work.

2) Tiglas Ecological Services will provide environmental services including clearances necessary for state and/or federal funding according to the CatX checklist.

3) Hydrology/Hydraulic Engineering. The CONSULTANT will provide initial analysis of the regional flow and initial design of drainage system for the intersection.

4) Roadway Design.

   a) The CONSULTANT will review the previously completed Colorado Blvd & Roosevelt Pkwy Intersection Alternatives Study to determine the necessary laneage.

   b) The CONSULTANT will develop horizontal and vertical alignments for the roundabout and all four approaches. It is assumed the east approach will be perpendicular to Colorado Blvd and immediately north of the 22180 Colorado Blvd property line.

   c) The CONSULTANT will set the alignments for each curb line and develop initial splitter island and sidewalk designs.

   d) The CONSULTANT will develop a preliminary 3D model that will be used to determine the toes of the slopes and in turn the limits of construction and necessary Right-of-Way limits.

5) Plan Preparation for 30% Design.

a) The CONSULTANT will collect plans for all design elements and compile them into a plan package. The 30% plans will include the following sheets (as appropriate):

- Title Sheet
- Standard Plans List
- General Notes
- Removal Plan
- Geometric Alignment Plan
- Roadway Plan
- Drainage Plan

b) Quantities will be calculated and prepared in a preliminary cost estimate.

c) The 30% plans and cost estimate will be provided to the TOWN as a .PDF file.

6) 30% (FIR) Design Review.

a) The CONSULTANT will submit the 30% plans and cost estimate to the TOWN and CDOT two (2) weeks prior to the 30% design review meeting.

b) The CONSULTANT will attend a 30% review meeting with the TOWN and CDOT and prepare meeting minutes.

c) The 30% plans will be revised in accordance with 30% plan and meeting comments. The CONSULTANT will track comments using a comment resolution matrix.

C. FINAL DESIGN

1) Right-of-Way. Following preliminary design Horrocks will provide ROW acquisition services for the impacted parcels.

2) Hydrology/Hydraulic Engineering. The CONSULTANT will provide initial analysis of the regional flow and initial design of drainage system for the intersection.

3) Roadway Design.

a) The CONSULTANT will review the previously completed Colorado Blvd & Roosevelt Pkwy Intersection Alternatives Study to determine the necessary laneage.

b) The CONSULTANT will develop horizontal and vertical alignments for the roundabout and all four approaches. It is assumed the east approach will be perpendicular to Colorado Blvd and immediately north of the 22180 Colorado Blvd property line.

c) The CONSULTANT will set the alignments for each curb line and develop initial splitter island and sidewalk designs.

d) The CONSULTANT will develop a preliminary 3D model that will be used to determine the toes of the slopes and in turn the limits of construction and necessary Right-of-Way limits.

4) Phasing (and Interim) Design. The CONSULTANT will provide an interim design phase that allows the proposed roundabout to operate as a single lane roundabout until traffic reaches levels at which time the ultimate roundabout design can be completed. Additional phases for construction may include off alignment pavement.

5) Construction Traffic Control Plan. The CONSULTANT will prepare a construction traffic control plan for the construction of the roundabout and ultimate expansion.

6) Landscape Design. The CONSULTANT will prepare plans for the restoration of the site and landscaping within the roundabout center, splitter islands, and parkways.

7) Lighting Desing. PK Electric will prepare lighting design plans for the roundabout to mimic the design aesthetic of Roosevelt Parkway.

8) Final Utility Coordination. The CONSULTANT will coordinate with the TOWN for any final utility work if required.

7) Plan Preparation for 90% Design.

a) The CONSULTANT will collect plans for all design elements and compile them into a plan package. The 90% plans will include the following sheets (as appropriate):

- Title Sheet
- Standard Plans List
- General Notes
- Summary of Approximate Quantities
- Appropriate Individual Quantity Tabulations
- Removal Plan
- Geometric Alignment Plan
- Roadway Plan
- Intersection Details
- Striping and Signing Plans
- Drainage Plan
- Stormwater Management Plan
- Landscaping Plan
- Lighting Plan
- Phasing (and Interim) Plan
- Construction Traffic Control Plan
- Survey Control Diagram (prepared by others)

b) Quantities will be calculated and prepared in a cost estimate.

c) Project specifications will be developed following input from the TOWN.

d) The 90% plans, cost estimate, and specifications will be provided to the TOWN as a .PDF file.

8) 90% (FOR) Design Review.

a) The CONSULTANT will submit the 90% plans, cost estimate, and specifications to the TOWN and CDOT two (2) weeks prior to the 90% design review meeting.

b) The CONSULTANT will attend a 90% review meeting with the TOWN and CDOT and prepare meeting minutes.

9) Final Design, Plan Preparation for 100% Plans, and Record Plan Set.

a) The final plans will be revised in accordance with 90% plan and meeting comments. The CONSULTANT will track comments using a comment resolution matrix.

b) The CONSULTANT will coordinate the assembly of the record plan set for final design which shall bear the seal of the responsible engineer on each sheet. Hard copy sealing will not be done.

c) The sealed record plan set, cost estimate, and specifications will be provided to the TOWN as a .PDF file.

10) Advertisement/Bid Support.

a) Contractor Questions. The CONSULTANT will assist with answering bidder questions on the spans and specifications during the advertisement/bid period.

b) Revisions Under Ad. The CONSTULTANT will provide revisions to the plans and specifications when clarifications and/or changes are required on the advertisement package.

D. SERVICES AFTER DESIGN

Work associated with services after the bid process are not included in this scope and will be subject to a separate task order.

E. EXCLUSIONS

The following are not included in this scope and their inclusion is subject to a change in scope, schedule and/or fee: Public meetings, Value Engineering workshops/studies, utility design, structural design, permit applications, traffic studies, traffic counts, and electrical service design.

FEE

See the attached fee estimate.

Sincerely,

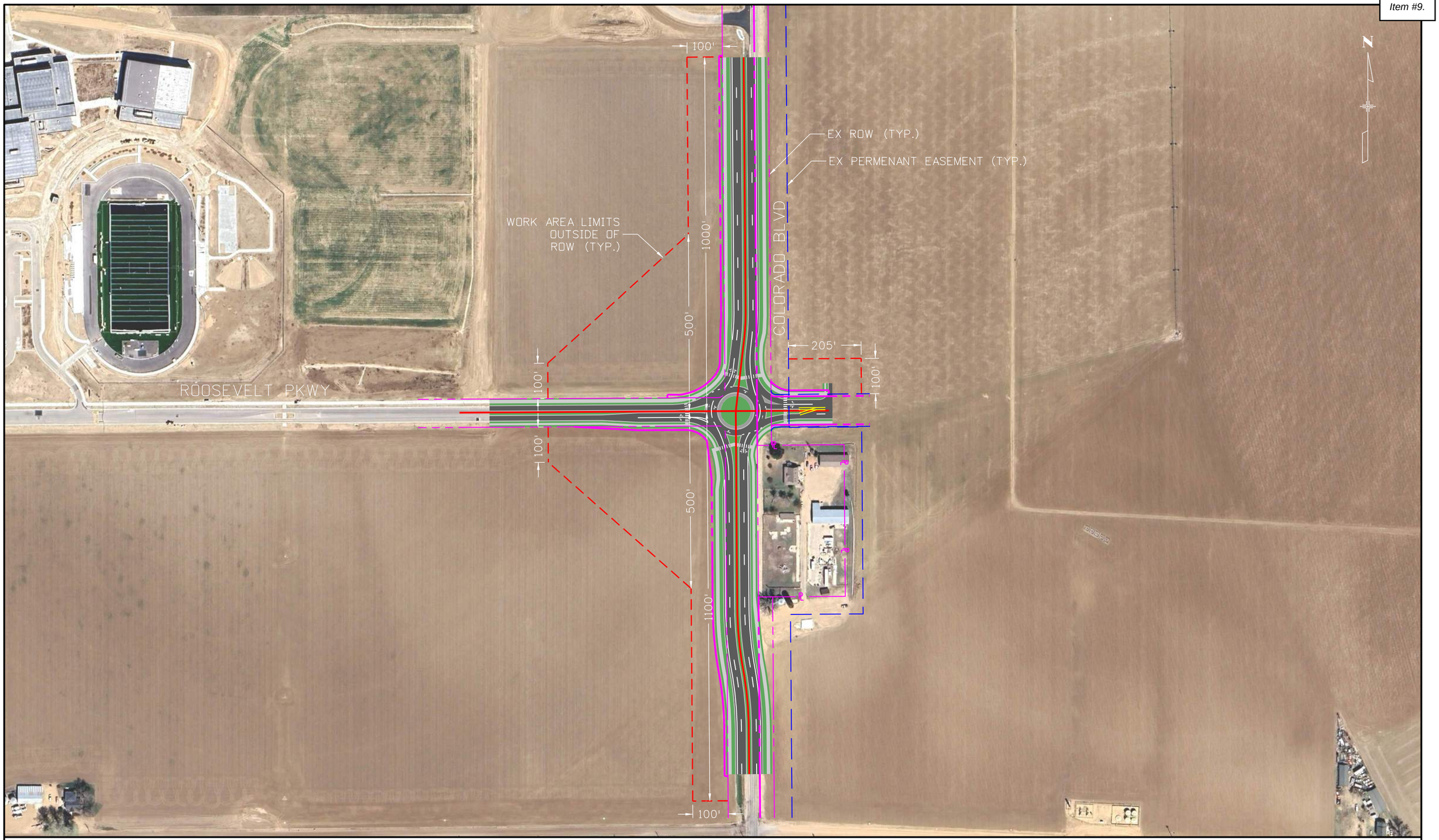
John Moschovich, PE. PTOE
Project Manager

John Sabo, PE
Vice President/Transportation Group Manager

Cc: Johnny Olson & Jess Hastings

Attachments: Area of Work, Fee Estimate, Tiglas Ecological Services Scope and Fee, Eugene Surveying Scope and Fee, UMS Inc Scope and Fee, Rocksol Scope and Fee, PKE Scope and Fee, Horrocks Scope and Fee

Colorado Blvd & Roosevelt Pkwy Roundabout															
Town of Johnstown															
4/30/2024															
				Roadway		H&H		QA/QC							
	Sabo	Olson	Moschovich	Stahr	Gens	Fuentes	Fling	Willman							
	Principal	Senior Project Manager	Project Manager I	Project Engineer II	Designer I	Senior Project Manager	Designer I	Project Engineer II	Total Hours	Benesch Labor Fee	Mileage	OOP	Sub Consultants	Sub-Task Fees	
Hourly Rates:	$ 250	$ 215	$ 160	$ 138	$ 104	$ 215	$ 104	$ 138							
Design															
Subs															$ 225,467.69
Environmental - Tiglas Ecological Services															$ 11,662.98
Survey/ROW plans - Eugene Surveying															$ 68,669.00
SUE - UMS Inc															$ 63,653.21
Geotechnical - Rocksol															$ 27,088.50
Lighting/Electrical - PKE															$ 30,694.00
ROW - Horrocks															$ 23,700.00
Benesch															
A) Project Management															
1) Project Kick-Off Meeting	2	4	4	1	1	1	1		14	$2,561	$ 75				$ 2,636
2) Project Management (8 months)	2	8	8						18	$3,500					$ 3,500
3) CDOT Involvement	4	16	16			4			40	$7,860	$ 150				$ 8,010
4) Preliminary Design Progress Meetings (10 meetings)	2	15	15	5	5	5	5		52	$8,930	$ 75				$ 9,005
5) Final Design Progress Meetings (7 meetings)	2	11	11	4	4	4	4		40	$6,869	$ 75				$ 6,944
B) Data Collection															
1) Survey/SUE Coordination			2						2	$320					$ 320
2) Engineering Research/Design Criteria		1	2	8		2			13	$2,069					$ 2,069
									0	$0					$ -
C) 30% Design Plans															
1) Roadway Horizontal/Vertical Alignment		2	4	40	16			2	64	$8,530					$ 8,530
2) Roadway Design (Splitter Islands/Curb Lines/Sidewalks)		2	8	24	40			2	76	$9,458					$ 9,458
3) Preliminary Roadway Modeling (Limits of Slopes)			8	80	16			2	106	$14,260					$ 14,260
4) Drainage Design		2	2			24	60		88	$12,150					$ 12,150
5) Preliminary Drainage Memo						16	40		56	$7,600					$ 7,600
6) Preliminary Utility Coordination		2	2						4	$750					$ 750
7) 30% Plans			4	24	40	2	16	8	94	$11,310					$ 11,310
8) Preliminary Cost Estimate			2		8		16	2	28	$3,092					$ 3,092
9) Compile/Submit 30% Submittal		1	4		8				13	$1,687					$ 1,687
10) 30% (FIR) Review Meeting	2	4	4	2	2	2	2		18	$3,122	$ 75				$ 3,197
									0	$0					$ -
D) 90% Design Plans															
1) Roadway Horizontal/Vertical Alignment			2	8	4			2	16	$2,116					$ 2,116
2) Roadway Design (Splitter Islands/Curb Lines/Sidewalks)		1	4	24	24			2	55	$6,939					$ 6,939
3) Roadway Modeling			8	56	16			4	84	$11,224					$ 11,224
4) Intersection Details		1	2	16	16			2	37	$4,683					$ 4,683
5) Signing/Striping Plans			2		16			2	20	$2,260					$ 2,260
6) Construction Phasing Plans		8	16		40			2	66	$8,716					$ 8,716
7) Construction Traffic Control Plans		1	8		16			2	27	$3,435					$ 3,435
8) Drainage Plans		2	2			8	40		52	$6,630					$ 6,630
9) Erosion Control Plans			2			4	24		30	$3,676					$ 3,676
10) Final Drainage Memo						8	16		24	$3,384					$ 3,384
11) Landscape Plans			2	4	8		4		18	$2,120					$ 2,120
12) Final Utility Coordination		2	2						4	$750					$ 750
13) 90% Plans			4	24	40	2	16	8	94	$11,310					$ 11,310
14) Cost Estimate			2		8		4	2	16	$1,844					$ 1,844
15) Specifications			16			2		2	20	$3,266					$ 3,266
16) Compile/Submit 90% Submittal		1	4		8				13	$1,687					$ 1,687
17) 90% (FOR) Review Meeting	2	4	4	2	2	2	2		18	$3,122	$ 75				$ 3,197
									0	$0					$ -
E) 100% Design Plans															
1) Finalize Roadway Design		1	4	16	16			2	39	$5,003					$ 5,003
2) Finalize Drainage Design		1	2			4	16		23	$3,059					$ 3,059
3) Finialize Lighting Design		1	2		4				7	$951					$ 951
4) 100% Plans		1	4	16	24			8	53	$6,663					$ 6,663
5) Cost Estimate			2		8			2	12	$1,428					$ 1,428
6) Specifications			4			2		2	8	$1,346					$ 1,346
7) Compile/Submit 100% Submittal		2	4	4	4		2		16	$2,246					$ 2,246
									0	$0					$ -
F) Post Design Services															
1) Bid Support	2	8	8	8	8	2	4	2	42	$6,558	$ 75				$ 6,633
									0	$0					$ -
									0	$0					$ -
Total	**18**	**102**	**206**	**366**	**402**	**94**	**272**	**60**	**1520**	**$ 208,484**	**$ 600**	**-**	**-**	**$ 434,551.69**	
Assumptions:															
No traffic study															



benesch

Colorado Blvd & Roosevelt Pkwy Concept & Area of Work

DARCY A. TIGLAS
5015 Swainsona Drive
Loveland, Colorado 80537
970-635-9183 (H)
970-222-2151 (C)

February 7, 2024

Mr. Johnny Olson
Senior Project Manager
Benesch
7979 E. Tufts Avenue, Suite 800
Denver, Colorado 80237

RE: Proposal for Environmental Tasks for the Roosevelt Roundabout Construction Project in Weld County on Colorado Boulevard near Johnstown, Colorado

Dear Mr. Olson:

This letter serves as a proposal for environmental tasks for the proposed Roosevelt Roundabout Construction Project in Weld County near Johnstown, Colorado. The site lies at the intersection of Colorado Boulevard (Weld County Road 13) at Roosevelt Parkway. This proposal will give two scopes and costs. One will be for a project where Federal Highway Administration (FHWA) and/or Colorado Department of Transportation (CDOT) funding will be used, and a Categorical Exclusion Checklist would be used to clear the environmental and historic resources for the project. The other will be for a project involving an access or special use permit from CDOT where someone from CDOT reviews the environmental documents provided to clear the project.

PROJECT SCOPE ONE: As part of the FHWA/CDOT funded project, the completion of the CDOT Categorical Exclusion Checklist (CatX) would be required. Below please find the scope of work for each task identified on the CatX checklist.

Air Quality: Parts of the northern front range, including Weld County, lie in a nonattainment or maintenance area for air quality and conformity. I understand the scope of work for the air quality task would include:

- Determination if the project area is exempt from air conformity or will be required to have hot spot modeling conducted,
- If the project is exempt from air conformity a memo for the file will be prepared, and
- If the project is not exempt from air conformity, another contractor will conduct air conformity studies and prepare a report on the findings (this task would be scoped and cost separately from this proposal).

COST: $300.00 if project is exempt

Noise: It appears from the general project area map that the proposed roundabout may be constructed closer to the existing house/farmstead to the southeast of the intersection of Colorado Blvd and Roosevelt Parkway. This task is concerned with noise sensitive receptors that are present near the proposed project area. I understand that the scope of work for the noise task would include:

- Determine if the project is Type I and requires a noise analysis where another contractor would conduct a noise analysis and prepare a report (this task would be scoped and cost separately from this proposal), and
- If the project is Type III a memo will be prepared for the file.

COST: $300.00 if project is Type III

Environmental Site Assessment: The purpose of this task is to identify and evaluate the potential for soil and/or groundwater contamination at the Site due to a release of hazardous substances or petroleum products. I understand the scope of work for completion of the evaluation would include:

- ASTM Standard Environmental Record Search via ERIS to determine if any hazardous materials exist in the project area,
- Ground reconnaissance of project area to determine if there are any potential environmental concerns on the immediate project area or directly adjacent to the project area,
- the completion of the Initial Site Assessment Form with the finding and synthesis of the records search, and
- submission of the report to Benesch.

COST: $1,800.00

Sensitive Species Evaluation: As part of the due diligence to complete the CatX Checklist, a Sensitive Species Evaluation will be needed. All species identified on the U. S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) list, the Colorado Parks and Wildlife Sensitive Species List, and the Natural Heritage Program list that could potentially occur within the proposed project area will be evaluated for potential impacts from the proposed project. I understand the scope of work for this task would include:

- ground reconnaissance of the project area,
- preparation of a biological evaluation document including all species identified on the IPaC list; and
- submission of the document to Benesch.

COST: $900.00

Wetlands/Waters of the United States: No drainageways or low-lying areas connected to a creek or stream occur within or adjacent to the proposed project area. I understand that the scope of work for the wetland component of the CatX Checklist delineation would include:

- preparation of a memo identifying that no Waters of the United States, including wetlands, occur on the site, and
- submit the memo to Benesch.

COST: $300.00

Migratory Birds: Several trees lie within the yard of the adjacent house/farmstead. These trees will not be impacted by the proposed project. I understand the scope of work for this task would include:

- Preparation of a memo regarding migratory birds,
- Preparation of a Spec 240 document for the project, and
- Submit both documents to Benesch.

COST: $400.00

Noxious Weed Survey and Report: I understand that the scope of work for the Noxious Weed Survey and Report task would include:

- Site Reconnaissance to identify any noxious plant species that occur within the project area,
- Prepare a report detailing any noxious plant species that are found within the project area,
- Prepare the site-specific Spec 217 document for Noxious Plants for CDOT, and
- Submit the documents to Benesch.

COST: $1,000.00

Historic Resources: The final environmental task would include an inventory of the Historic Resources on the site. Ms. Kelsey Bibo would conduct surveys and information gathering exercises for historic resources for the project area. CDOT will likely conduct a survey for archaeology and research for paleontology.

A Compass database search on February 6, 2024, revealed that field surveys have not been conducted within the proposed area of potential effects (APE). Ms. Bibo conducted an archaeological and historical resources survey one mile north of the APE at the intersection of Highway 60 and WCR 13 (aka Colorado Boulevard) in 2023. The results of this survey have not been added to Compass yet. The results of that survey did not identify any archaeological resources. Historical farmsteads were inventoried and evaluated, but these resources are outside the boundaries of the APE for the roundabout project. Weld County Road 13 (5WL.7786) has been previously recorded and evaluated as not eligible for the National Register of Historic Places. A review of online county assessor records indicated that one parcel lying adjacent to WCR 13 contains buildings greater than 45 years old. Depending on the design of the project, it may be necessary to inventory and evaluate these buildings.

The tasks for the inventory and recording of historic resources within the proposed project area would include the following:

- Define an APE with respect to both physical impacts and potential impacts to visual setting,
- Prepare architectural inventory forms with background historical research for historic buildings on all parcels around the intersection containing structures greater than 45 years in age from which a right of way will be required for the project,
- Consultation with the CDOT project manager or SHPO, if needed,
- Preparation of a draft Section 106 letter and APE map,
- Preparation of a 4(f) de minimis form, and
- Submit the historic forms and attachments to Benesch.

COST: $5,762.98*

* If any of the above services are not required or if the level of effort exceeds that which is required, the scope and budget can be adjusted accordingly. This estimate assumes that it will be necessary to inventory buildings greater than 45 years old on the parcel that adjoins the project area; if the parcel does not require right of way acquisition, the scope and budget can be reduced accordingly.

***Kickoff, FIR, and FOR Meetings*:** Several meetings with Benesch, the Town of Johnstown, and CDOT may be needed. These meetings may include the Environmental kickoff, FIR, and FOR meetings.

COST: $900.00

Grand Total for all Environmental Tasks if the Project Has FHWA/CDOT Funding and Needs to be Cleared with a CatX Checklist $11,662.98

PROJECT SCOPE TWO: If the project requires a CDOT special use or access permit, the following scope of work and cost would be needed.

Preparation of an Environmental Review Document: I understand the scope of work for this task will include:

- Site visit,
- Obtain a sensitive species list from the U.S. Fish and Wildlife Service's Information for Planning and Consultation website, the Colorado Department of Wildlife website, and the Natural Heritage Program list and determine any impacts to listed species,
- Determine any impacts to migratory birds,
- Review the National Wetland Inventory Map for information on adjacent Waters of the United States,
- List any noxious weeds identified within the project area,
- Review air and noise resources for the proposed project,
- Prepare a Spec 217 for Noxious Weeds, and
- Prepare an Environmental Review Document for Benesch.

COST: $3,000.00

Cultural and Historic Resources: The cultural resource requirements for the project are reduced sans CDOT oversight in lieu of a federal agency. This scenario would result from the proponent applying for a CDOT access or special use permit. The tasks for the inventory and recording of historic and cultural resources as well as research for paleontological resources within the proposed project area would include the following:

- Define an APE with respect to both physical impacts and potential impacts to visual setting,
- Prepare architectural inventory forms with background historical research for historic buildings on all parcels around the intersection containing structures greater than 45 years in age from which a right of way will be required for the project,
- Conduct an archaeological pedestrian survey for approximately 23 acres,
- Conduct database research for paleontological resources,
- Preparation of a technical memo and APE map, and
- Submit the documents to Benesch.

COST: $4,802.98*

* If any of the above services are not required or if the level of effort exceeds that which is required, the scope and budget can be adjusted accordingly. This estimate assumes that it will be necessary to inventory buildings greater than 45 years old on the parcel that adjoins the project area; if the parcel does not require right of way acquisition, the scope and budget can be reduced accordingly.

***Kickoff, FIR, and FOR Meetings*:** Several meetings with Benesch, the Town of Johnstown, and CDOT may be needed. These meetings may include the Environmental kickoff, FIR, and FOR meetings.

COST: $900.00

Grand Total for all Environmental Tasks if the Project Requires an Access or Special Use Permit $8,702.98

The cost estimates above for each project scope include the tasks outlined above and drafting, review, and other direct costs associated with the field reconnaissance and report preparation. If you have any questions, or require additional information, please feel free to call me at 970-222-2151.

Sincerely,

Darcy A. Tiglas

Darcy A. Tiglas, Biologist
Tiglas Ecological Services

Mr. Johnny Olson
Benesch
7979 E. Tufts Avenue, Suite 800
Denver, CO 80237

Amara L. Hildebrand
Eugene Lynne, LLC
PO Box 27691
Lakewood, CO 80227

February 9th, 2024

RE: CO Boulevard and Roosevelt Roundabout Design

Dear Mr. Olson:

Eugene Lynne (Consultant) is pleased to submit the following scope of services to Benesch (Client) for survey services related to the CO Boulevard and Roosevelt Roundabout Design Project for the Town of Johnstown (Town). Scope of services will include establishing horizontal and vertical project control and developing the topographic and planimetric design survey. The intent is to provide a design survey along with ROW documentation to design a roundabout in this location. Scope of services is based on draft scope of services provided via e-mails from Client on 2/5/24. Design survey footprint is shown in Figure 1.

Scope of Services:

Coordination and Meetings

- Assume Project Coordination meetings (virtual)

Design Survey

Consultant will utilize CDOT standards with TMOSS collection and MicroStation delivery unless directed otherwise. Private permissions to enter are expected to be a part of the scope. Consultant anticipates utilizing CDOT's Form 730 for permission to enter purposes unless Town has a template to provide. There are four (4) properties where permission to enter will be triggered to access the property for mapping purposes.

Collection methods will include conventional total station, aerial photography, terrestrial LiDAR scanning and global positioning methods.

- Establish project control based on:
    - Horizontal will be based on Modified Colorado State Plane (NAD 83 North Zone) Coordinate System
    - Vertical will be based on NAVD 88
    - At least three (3) project control points will be set for collection and construction purposes.
    - Triggers:
        - Project Control Diagram

- Design Level Planimetric & Topographic Mapping
    - Limits @ Roosevelt Pkwy & Weld County Road 13 ~ 33 acres footprint (see Figure 1).
    - 50' roadway cross-sections along WCR 13 and Roosevelt Pkwy
    - Existing conditions intersection maps will include, but not be limited to surface features, above ground storm and sanitary features, building corners and/or faces, signs, mailboxes, fences, driveways and/or curb cuts, curbs, sidewalks, and edges of pavements (asphalt and concrete).
    - Assume that Consultant will collect surface features and SUE Consultant (UMS) will develop the underground utility mapping (including manhole and inlet dips).

- Retracement Row
    - Triggers
        - Land Survey Control (Aliquots)
        - Boundary Line Work (dwg format)
- Temporary Construction Easements (assumed 4 total)
    - Triggers
        - Land Survey/Project Control Diagram (Paper)
        - TCE Description & Exhibits
        - Title (Owner & Encumbrance Report)
- Permanent Easements/Fee Acquisition (assumed 4 total)
    - Triggers
        - ROW Plans (Paper)
        - Easement/Property Descriptions

Assumptions/Exclusions

- Consultant assumes that there is no non-invasive surveying permit required by the Town. PTE will be required as noted for mapping. No traffic control is anticipated.
- Utility designating, manhole dips, potholes and utility surveying will be by others (UMS).
- No construction layout is included with this scope.
- Title research is required but will be coordinated/ordered by others (Horrocks).
- TCEs, PEs, & Fee Parcels will be staked once, if needed, for appraisal purposes.
- Plan & Topo features will be collected utilizing TMOSS and files will be delivered in a Bentley MicroStation format (*.dgn).

Deliverables:

1. Design Level Planimetric, Boundary & Topographic Bentley MicroStation file.
2. Project Control Diagram (document).
3. ROW Plans (document)
4. Three PE/TE or Acquisition Descriptions and Exhibits (documents)

Fee:

Project Control, Planimetrics w/ Topography	*Fee*
Management	$1,750
Office Survey - CNTRL & Mapping	$12,860
Field Survey - CNTRL & Mapping	$13,615
Sub-Total Fee	$28,225
Aerial Mapping	$3,900
Mileage	$1,239
Fee Subtotal	**$33,364**

Existing ROW	*Fee*
Management	$875
Office Survey - Existing ROW & Parcel Lines	$7,360
Field Survey - Existing ROW & Parcel Lines	$5,940
Sub-Total Fee	$14,175
Mileage	$495
Fee Subtotal	**$14,670**

Proposed ROW	*Fee*
Management	$1,400
Office Survey - Proposed ROW Plans & Descriptions	$12,800
Field Survey - Proposed ROW Plans & Descriptions	$5,940
Sub-Total Fee	$20,140
Mileage	$495
Fee Subtotal	**$20,635**

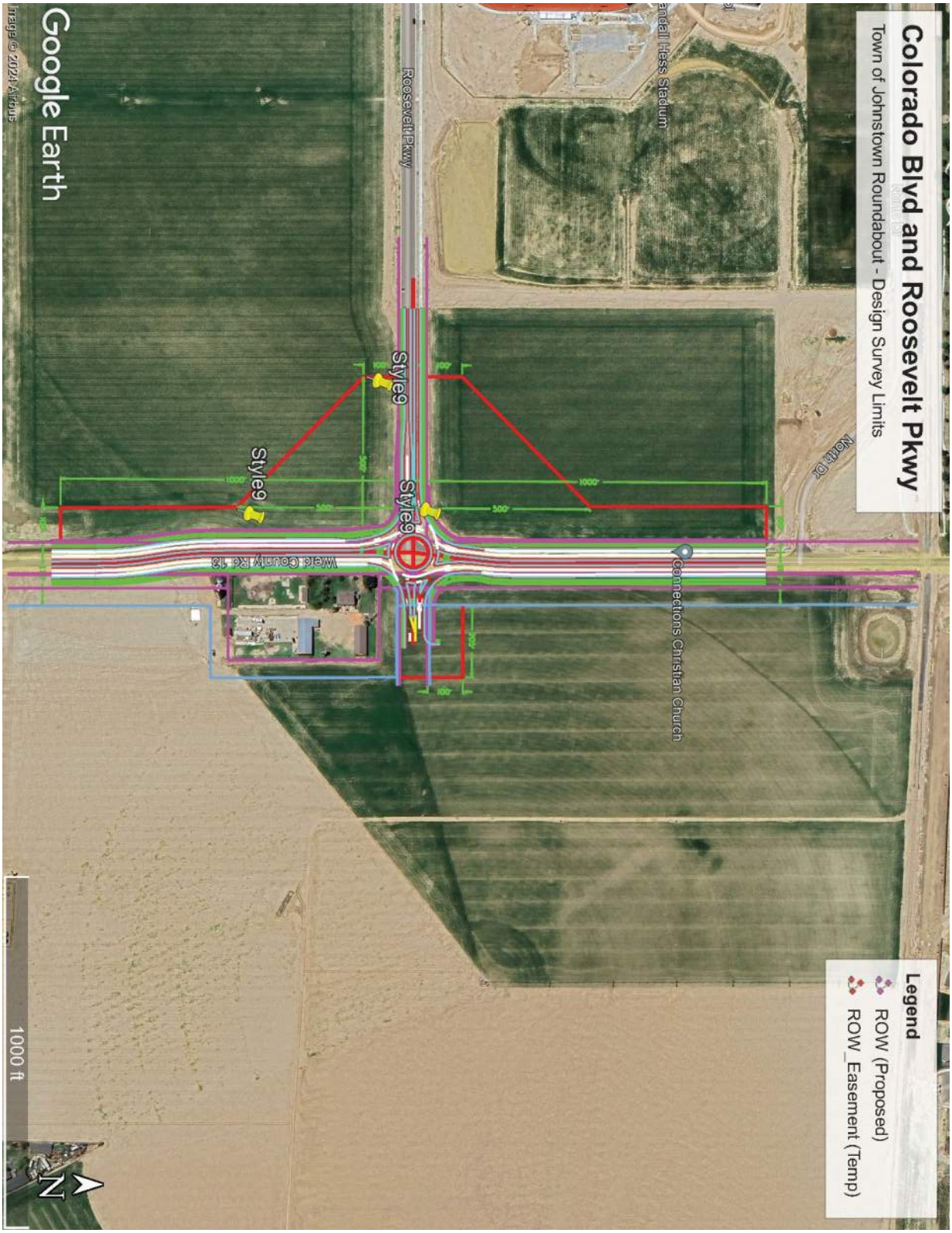
Task Description	Fee
Project Control, Planimetrics w/ Topography	$33,364
Existing ROW	$14,670
Proposed ROW	$20,635
Fee Grand Total	**$68,669**

Thanks for your time and consideration.

Sincerely,

Amara L. Hildebrand
Partner

Figure 1


Colorado Blvd and Roosevelt Pkwy
Town of Johnstown Roundabout - Design Survey Limits
Google Earth
Image © 2024 Airbus
Roosevelt Pkwy
Style9
Style9
Style9
Weld County Rd 13
Connections Christian Church
Legend
ROW (Proposed)
ROW_Easement (Temp)
1000 ft
N

February 9, 2024

DETAILED WORK PLAN FOR UTILITY ENGINEERING

Phase 1 – SUE Utility Designating
Phase 2 – SUE Utility Locating (Vacuum Excavations)

Colorado-Roosevelt Roundabout Area – Johnstown, Colorado

Submitted to:

Alfred Benesch & Company
7979 East Tufts Avenue, Suite 800
Denver, Colorado 80237
p. 303.771.6868

Submitted by:

Utility Mapping Services
www.umsi.us

7100 N. Broadway, Unit 1D
Denver, CO 80221
p. 720.230.0780

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SUE and the ASCE 38 Standard Guidelines....10
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DETAILED WORK PLAN FOR UTILITY ENGINEERING
Phase 1 – Project Corridor Utility Investigation, 2-D QL B Utility Designating
Phase 2 – Utility Locating (Vacuum Excavations)

Roosevelt Roundabout
Johnstown, Colorado

Executive Summary

Utility Mapping Services (UMS) scope of work is to perform utility engineering (UE, a.k.a. subsurface utility engineering or SUE) services as a sub-consultant for Alfred Benesch & Company (a.k.a. "Client") which is the prime consultant under contract with the Town of Johnstown (a.k.a. "Owner"). A utility investigation will be executed in accordance with ASCE standards to designate and depict existing infrastructure for integration within the conflict analytic process and design.

Note: Refer to Section 7 for the proposed project schedule, which is the basis for the associated SUE cost estimate. A revised or expedited schedule will result in additional costs which have not been included with this proposal.

Section 1 - Statement of Scope of Work

This work will be performed in accordance with ASCE 38[1], as well as Colorado Revised Statute CRS 9-1.5-103 and includes the following activities:

- Compilation of utility data (i.e. records and as-built information) acquired by UMS and others.
- Preparation of field books, log sheets, and crew scheduling and logistics for the initial utility designating field campaign.
- Phase 1: 2D QL B data acquisition (using electromagnetic (EM) induction, acoustic, and/or other geophysical technologies), characterization, and 2D depiction (CAD file) of existing utility infrastructure data to develop a reliably qualified base map and data set from which to develop and support future design, coordination, and construction decisions.
- Phase 2: Vacuum Excavations at specific utility target locations to be determined by the project design team and utility coordination staff.
- Populating utility data management system GEOfeature™ with hydraulic structure and test hole information from the field investigation.

**Note: QL refers to the quality level as described in ASCE 38.*
***Note: GEOfeature™ is a 3-D digital utility data repository designed to manage existing and new infrastructure as-built data in accordance with the new ASCE 75 standard. The repository includes a tablet and Web-GIS application for in-the-field utility data acquisition and viewing.*

[1] American Society of Civil Engineers, Construction Institute and Utility Engineering and Surveying Institute, *Standard Guideline for Investigating and Documenting Existing Utilities*. Reston, VA 2022.

Phase 1 Designating

Although Phase 1 utility designating of buried infrastructure will have goal of QL B (i.e., position is determined via a combination of geophysical, survey and engineering methods) some facilities such as non-conductive water are pragmatically designated to a mixture of QL C (i.e., based on surveyed surface features and record data), B, and A (i.e., exposed survey grade observations such as possible at manholes) during the Phase 1 field effort. Likewise, some non-conductive piping and/or ducts lacking tracer wire may be designated to QL D (i.e., based on evidence consisting of available record information and/or verbal accounts) during the Phase 1 effort. Data quality is improved as and where required during subsequent project utility engineering phases. Any utilities designated to QL C and/or QL D quality levels will be explained and described in the Phase 1 SUE existing utility report as to why a quality level below QL B has been used.

All work is intended to incorporate and stem from previous efforts performed by the Owner, Client and their consultants, and will be performed in compliance with applicable project design standards, procedures, and accepted engineering principles. Information contained within this SOW and corresponding labor and cost estimate is based on: project standards and deliverables; Federal Highway Administration (FHWA) *Avoiding Utility Relocations* (DTFH61-01-C-00024); FHWA guidelines for SUE; ASCE 38; Colorado Revised Statute CRS 9-1.5-103; and ASCE 75.

Phase 2 Locating

The Phase 2 investigation primarily consists of utility locating (discrete QL A vacuum excavated test holes). UMS and a vac truck contractor will perform excavation operations and the engineering survey of each test hole location. The test hole locations will need to be coordinated between UMS and project team based on identified utility conflicts and areas were more detailed data, including three-dimensional coordinates, are required to complete designs and mitigate/accommodate conflicts. For the purpose of this work, “locate” means to establish by engineering, surveying, drafting, and vacuum excavation practices the accurate horizontal and vertical position of subsurface utilities with vertical tolerances of generally 0.1 feet based on referenced benchmarks. Written logs for all test holes are utilized, derived elevations are transcribed onto CAD reference files, and “locate” points area mapped to Quality Level A on the plans.

Section 2 - Recommendations

Although not specifically requested by the Client, UMS strongly recommends the following locate methods be included with the utility mapping effort for this project:

- Ground penetrating radar (GPR) sweep of the project area. UMS employs state-of-the-art IDS GeoRadar Stream C multi-channel GPR with RTK GPS navigation and 3D time slice data processing software. This combined technology enables grossly enhanced investigative measures for searching for buried unknowns and provides useful depth information.
- A project area sweep using a Geonics EM61-MK2 high sensitivity metal detector. This equipment is suitable for the detection of both ferrous and non-ferrous metal.

Note: Both of these sweeps can be completed during either Phase 1 or 2 field operations.

Additional work products the Client may wish UMS adapt into the work scope include:

- Continuous 3-D profile data in lieu of vacuum excavations. UMS uses the Vivax-Metrotech Spar 300 electromagnetic induction system which derives 3D alignment data for conductive utilities. This tool can provide highly valuable, continuous 3D profile data, reducing the number of excavated test holes and Phase 2 costs.
- CAD 3D modeling of the identified existing utilities for improved design, conflict analytics, and advanced resolution engineering

Section 3 - Project Limits

The project limits for the QL B field investigation and corresponding designating of existing utilities include the intersection of Roosevelt Parkway and County Road 13 in Johnstown, Colorado. The project limits extend approximately 1500-feet north and 1100-feet south along County Road 13 and approximately 500-feet west along Roosevelt Parkway. The project area can be seen in Figure 1 below.

The designating of some individual utilities may extend beyond the noted SUE project limits to include surface features or structures which are necessary to complete QL C alignments. Table 1 presents the utility owners listed by Colorado 811 as being present within or nearby the project area, along with the estimated lineal footages which are the basis for the Phase 1 cost estimate. Table 2 presents the proposed utility designating quality levels for the various facilities that are anticipated.

Figure 1. SUE Project Area

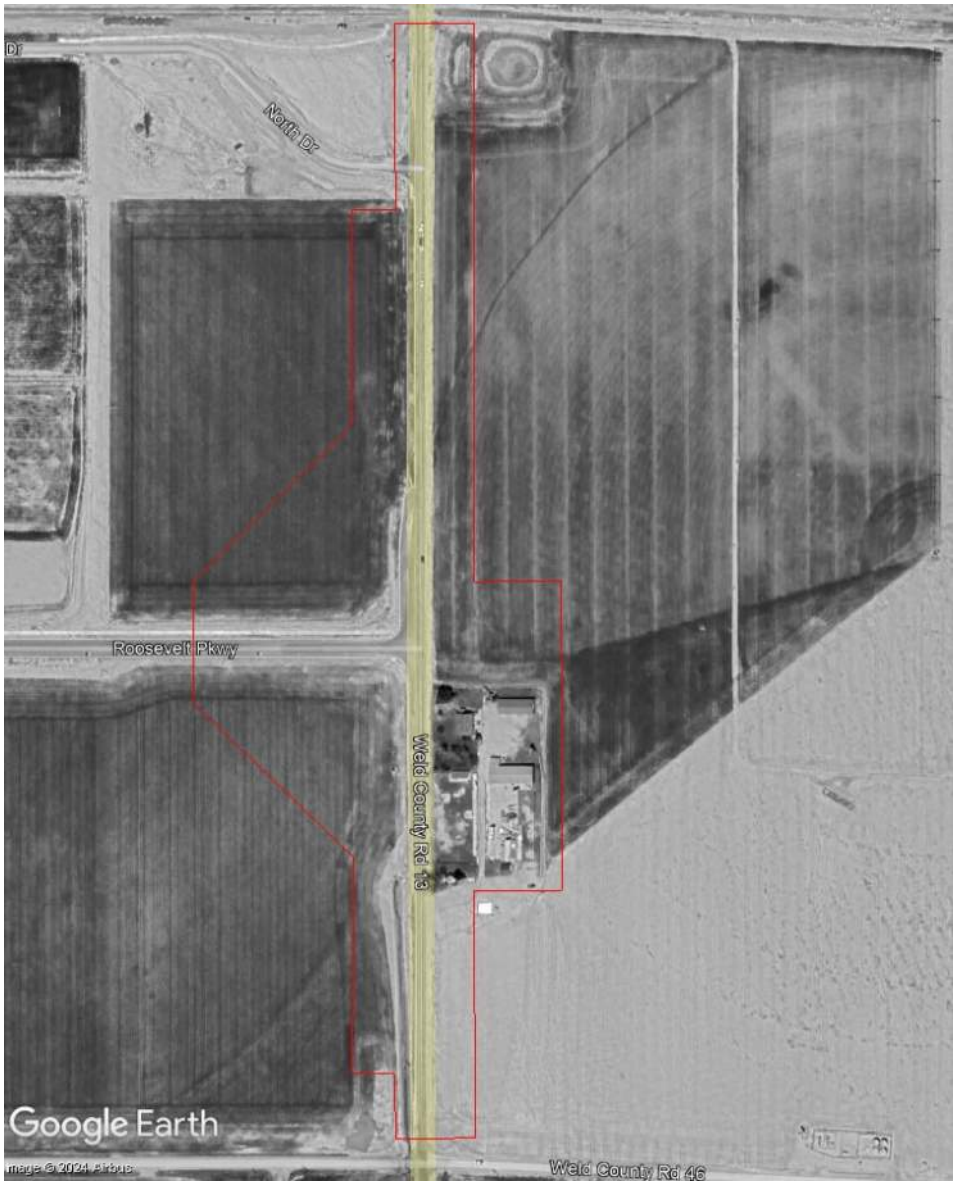

Table 1. Estimated Utility Linear Footages.

Owner	Utility	Estimated Linear Footage
**Comcast*	*Cable TV, Fiber*	*2600*
Phillips 66 Pipeline	Pipeline	2600
**Town of Johnstown*	*Water, Sewer*	*5925*
Little Thompson Water District	Water	1040
Occidental/Western Midstream	Pipeline	9100
Xcel Energy	Electric, Gas	6030
**Lumen*	*Fiber, Telephone*	*2600*
**TDS Telecom*	*Fiber, Telephone*	*2600*
	Total	**32,495**

*Record information not available at the time of estimate.

Table 2. Targeted designation of utilities for the subject project Phase I SUE investigation.

Utility Type (Buried)	**Mains & Primary Laterals**	**Services / Secondary Laterals**
Storm Drain	QL A at accessible inlets/outlets; QL C between accessible features	N/A
Sanitary Sewer	QL A at accessible inlets/outlets; QL C between accessible features	N/A
Culverts	QL A at accessible inlets/outlets; QL C between accessible features	N/A
Telecommunication	QL B	QL B
Cable TV	QL B	QL B
Natural Gas	QL B	QL B
Traffic Signals	None Anticipated	N/A
ATMS	None Anticipated	N/A
Lighting	QL B	N/A
Water Mains	QL B	QL B
Buried Power	QL B	QL B
Private sprinklers	Not included in this scope of work; however, identified surface facilities encountered incidental to the field work will be noted.	N/A
Petroleum	None Anticipated	
Military Comm.	None Anticipated	N/A
Wells (Water, Crude Oil, Natural Gas)	Presently not included in this scope of work; however, wells encountered incidental to the field work will be noted.	N/A

Note: QL refers to the quality level as described in ASCE 38.

Section 4 - Project Deliverables

Utility Engineering deliverables include digital submittals of the following:

- CAD utility reference file based on Phase 1 and Phase 2 findings.
- Hydraulics summary report (pdf format).
- Vacuum excavation (test hole) summary report (pdf format).
- A P.E. sealed SUE existing utility plan set with quality level designations.
- A P.E. sealed submittal report summarizing this investigation with highlights of unusual findings.

In addition, UMS will provide ongoing interpretive support to assist design engineers and utility coordinators with subsequent findings and ensure submitted data is properly understood and utilized.

Section 5 - Project Assumptions

Phase 1 Assumptions:

- UMS utility research will stem from previous records investigation work performed by the Client. UMS requests all previously obtained records be provided upon Notice to Proceed. Reasonable efforts will be made to obtain supplemental utility records to produce the deliverables within the project schedule. The timely cooperation of utility owners may be necessary to develop the utility inventory map for facilities within the project area.
- All field work will be completed while the project corridor is clear of snow and ice.
- Labor to complete line of sight surveying is currently not included within this scope of work. UMS assumes RTK GPS/GNSS survey operations will be sufficient to map all utilities.
- Sufficient project survey control exists along the project corridor for RTK GPS survey operations; consequently, labor for establishing survey control is currently not included within this scope of work and the associated cost estimate.
- Traffic control is not anticipated to be required for Phase I operations.
- Confined space entry will not be required for this effort. All storm drainage, sanitary sewer, and any other measurements within confined spaces will be taken from the surface without entry into the confined space.
- Aerial clearance measurements will not be required for the Phase 1 effort. The locations of aerial wires, however, will be noted for clearance observations by others or during subsequent Phase 2 operations and are not included in this work scope and estimate.
- Vertical (depth and elevation) QL A observations will be tied to project control to an average accuracy of +/- 0.1 feet.
- UMS assumes all work will be completed during regular working hours (8:00 AM to 5:00 PM) and without start/stop time restrictions.
- Field crews will use paint to mark out the utility alignments and assume no paint removal will be required.

Phase 2 assumptions:

- Extreme weather conditions can significantly impact crew production rates and schedules. For this submittal, UMS assumes the project corridor will be clear of snow and ice during all field operations. UMS will keep the Client apprised of any schedule delays or budget impacts should current conditions affect the SUE field campaign.

- Client or Owner will obtain all necessary permits, right-of-entries, etc. (including private land access and railroad access) to allow UMS field personnel to work in areas outside of public right-of-way limits.
- UMS assumes that all work will take place during normal daytime working hours (7am to 5pm). Any work required outside of these hours, or any limitations applied to these work hours may result in additional costs and may affect the schedule UMS deliverables schedule.
    - UMS has not included any costs related to night work in this estimate. Should nighttime work be required, any equipment, special PPE, traffic control, lighting, coordination, and preparation, permitting etc. will need to be added to the Phase 2 cost estimate.
- Vacuum excavations which fail to expose the target utility after attaining a reasonable depth (6-7') will still be considered a completed excavation.
- A possibility exists that existing conditions (i.e. groundwater, large boulders) may prevent crews from exposing the targeted utility. In addition, utilities may be installed at a depth beyond the limits of the vacuum excavation equipment.
- Excavations are located outside of areas which require special repair measures (sidewalks, planters, driveways, etc.). The backfilling of each excavation will be accomplished with the use of road base material. Special sidewalk repairs, hot patch repairs, etc. are not included with this proposal.
- A maximum of 2 days of traffic control will be required for Phase 2 operations. Traffic control measures are not expected to require flagging operations.
- Each excavation is accessible to the vac truck and crew.
- Up to 5 excavations in asphalt/concrete pavement which will require concrete/asphalt coring. Flowable fill will be used as backfill and perma-patch for surface restoration to repair the concrete/asphalt plug.
- An additional 5 excavations are assumed to be in the dirt, outside of the pavement areas.
- T-patch and/or Hot patch repair is not included with this proposal.

Client and / or Owner will:

- **Obtain all necessary right-of-entries, security clearances, etc. (including private land access) to allow UMS field personnel to work outside the roadway right-of-way**.
- Provide information showing the project limits, alignment, profile, survey control points, benchmark data, coordinate data, relevant design and topographic CAD files, aerial photographs, and any other applicable information.
- Provide survey control information **prior** to UMS field crews arriving on-site.
- Provide any record or relevant survey or LIDAR information previously obtained by others.
- Assist UMS as necessary with obtaining permissions for access to private utility facilities.

UMS will perform the following coordination activities:

- Work closely with the Client and Owner to facilitate the orderly progress and timely completion of the approved tasks.
- Coordinate the work effort with the Client to discuss progress and resolve problems.

- Upon request provide the Client copies of logs and/or correspondence that document work-related communications between utility owners, outside agencies, and/or private landowners.
- Coordinate operations with private and public utility infrastructure owners.
- Obtain required One-Call (Call 811) tickets.
- Provide all necessary equipment, supplies, and support personnel to secure data outlined in this section.

Associated labor and costs may increase if actual conditions deviate significantly from those assumed for this estimate. UMS will work with the Client in good faith to complete operations in a timely manner and will negotiate new pricing if conditions encountered significantly deviate from those assumed.

The results of the Phase 1 and 2 efforts will be pertinent at the time in which field investigation operations are completed and are subject to change. Subsequent SUE investigations may be necessary to account for any new or changed utility installations.

Section 6 - Project Coordination

The UMS project management team will consist of:

- Project Manager, Alex Ramm-Hutchinson, arammhutchinson@umsi.us, 509.570.8448
- Project Engineer, Cameron Greer, P.E., cgreer@umsi.us, 406.422.9702
- Principal Engineer, Philip Meis, P.E., pjmeis@umsi.us, 406.552.0883

If required, a monthly progress report will be prepared by the project manager and submitted via email to Client project management to document the SUE investigation. During the project time frame UMS project management staff members can be available to meet in person with Client project management for any urgent reason. Cell phone numbers for all of the UMS project management team members will be available to the Client should immediate communication be desired.

Section 7 - Project Schedule

UMS can typically begin work within two weeks of receiving notice-to-proceed (NTP). Based on assumed conditions identified in this scope of work, the following is the estimated project schedule:

- The initial effort will consist of requesting record information from each utility owner in the area. Depending on utility owner response time, it may take **up to two weeks** to gather all the record prints and as-built information.
- Utility designating field operations are estimated to require approximately **6 days** for a 2-person field designating crew, with an **additional 3 days** required to complete the location survey. Field operations will generally begin shortly after the utility record information has been compiled. However, the **actual start date will be dependent on the field crew schedule and availability at the time NTP is provided**.
- Final submittals will require **two to three weeks** after the field work has been completed to include the QL B CAD drawing, utility database preparation, along with completion of QA review and discrepancy resolution efforts.
- The Phase 2 schedule will be developed after completion of the Phase 1 effort.

UMS, at its own discretion, may assign different personnel to perform tasks specified within the work scope and estimate based on staff availability and project schedule.
UMS is prepared to add crew members as necessary to ensure necessary production levels are met and submittals are timely for utility coordination and design development.

Appendix A

SUE and the ASCE 38 Standard Guidelines

Data collection activities will follow American Society of Civil Engineers, Construction Institute and Utility Engineering and Surveying Institute, *Standard Guideline for Investigating and Documenting Existing Utilities*. Reston, VA 2022. Perhaps the most significant contribution of the ASCE/CI standard is the development of a formalized procedure for qualifying and designating the general quality of the depicted individual facilities. The Table below summarizes the four quality level (QL) definitions included in the ASCE standard. Included with the definitions are comments on the relative positional accuracy for the corresponding quality levels.

Adherence to ASCE depiction standards along with the use of records research, geophysical methods, vacuum excavation, and engineering survey combined in a phased approach and guided by professional judgment, has often been referred to as Subsurface Utility Engineering (SUE). In proper context, SUE, or more recently simply referred to as "Utility Engineering", is a rather complex and important series of engineering tasks, procedures and associated responsibilities established to manage risk, promote efficiency, and reduce costs; the utility mapping and designation of quality levels, in fact, provides the data set with which the utility engineering process begins. In a broader sense, utility engineering involves utilizing the qualified utility data sets to conduct the following engineering activities:

- systematically identify, itemize, and define apparent conflicts between proposed designs and existing utilities;
- optimize design development and mitigate utility conflicts;
- identify and accommodate other infrastructure, planned betterments and new installations;
- conduct effective utility coordination in which resolutions to conflicts are derived that serve the best interests of the public and all stakeholders involved;
- develop construction plans and bid documents which concisely identify and provide details of outstanding conflicts for construction planning, bidding, and execution; and
- encourage value engineering and mitigation of cost implications to all infrastructure systems which provide service to commerce, government, and the general public.

Protocols for SUE / utility engineering as established by the Federal Highway Administration (FHWA) and the applicable state DOT will be followed for this project. The SUE process utilizing the ASCE 38 standard guideline for acquiring and depicting existing utilities provides a framework to obtain and represent the requested utility information in a pragmatic and cost effective manner.

By ASCE 38 definition, utility record data is classified as quality level (QL) D and will cause inconsistent and erroneous interpretation due to the following: 1) utilities are inaccurately positioned and in reality may or may not pose as an issue for proposed construction; 2) utility installations may vary due to recent improvements or changes and may not be properly documented; 3) some existing facilities may not be reported or identified and are missing from the data set; and 4) incomplete or inaccurate records can likewise cause misleading and erroneous field markings by third party contract locators or utility owner field personnel. In addition, buried unknowns can cause deceptive geophysical phenomena and interference which severely alter induced current flow and distort corresponding electromagnetic fields; these issues commonly occur, are difficult to detect and decipher, and greatly complicate detection and interpretive efforts.

Consequently, ASCE 38 standard guidelines were developed to overcome these problems and permit systematic upgrading of utility data designation to QL C, B, and A to facilitate subsequent design, conflict resolution engineering, and utility coordination work. The ASCE/CI 38-02 guidelines require:

- calibrated geophysical prospecting methods performed by qualified, experienced field personnel;
- methodical field investigation and verification practices;
- research and field identification of installation type, size, and material;
- land survey methods to accurately tie data to project coordinates;
- supplemental field and records investigation to prevent overlooked facilities;
- quality assurance review that includes owner written confirmation of depicted facilities; and
- a qualified registered professional engineer of record who thoroughly understands geophysical theory, has experience with all issues and pitfalls associated with mapping buried infrastructure, directly oversees the effort, and is directly accountable for all aspects of the work product.

Limitations

Professional subsurface utility engineering services are to be performed in accordance with generally accepted engineering principles and practices at this time. Adherence to ASCE 38 standards and good practices by experienced utility engineering personnel typically ensures development of a very good data set; practical restrictions in budget, schedule, access and equipment, however, can limit acquisition and interpretation efforts. The Phase 1 effort retraces detectable utility alignments within the project area to obtain QL B data wherever possible, collating information from records obtained from the utility owners, and relating records with observable surface features. A possibility will always exist that abandoned, forgotten, non-detectable or undocumented utilities are not mapped using standard SUE procedures previously described. Utilities possessing characteristics mentioned below can be overlooked while following standard SUE investigative procedures:

1. Utilities without apparent records available, without apparent surface features, and not detected through standard search procedures.
2. Utilities with records which are illegible or incomplete.
3. Utilities that are inaccurately reported or inaccurately represented by the owner as lying a significant distance from the true position.
4. Abandoned utilities lacking records and apparent surface features, and are not detected through standard search procedures.
5. Utilities buried excessively deep (as a rule of thumb, utilities located deeper than 10 feet), beyond detection limits of standard designating equipment and standard vacuum excavation equipment.
6. Non-conductive utilities buried in clay soil and lacking apparent surface features.
7. Facilities installed subsequent to the utility designating field investigation effort.
8. Individual utilities in a common trench. Designating of common trench utilities can be difficult due to EM signal bleed over and difficulties in separating EM signals. Cathodic Protection connections between individual pipelines also increases the difficulty of determining individual pipe alignments.

9. QL B depictions of pipe alignments developed by means of tracer wire direct connection methods is dependent on the assumption that the tracer wire has been placed in close proximity to the associated pipe. Events such as lightning strike surges along tracer wires have caused damages to pipes, so installation practices now require that tracer wire is offset a safe distance (e.g., 1 to 2 feet) from the pipes. Users are cautioned that it is the tracer wire alignment that is recorded and depicted on the existing utility reference file and the assumption is made that this represents the alignment of the target pipe.

A pragmatic effort will be made to systematically designate and depict buried utilities within the corridor to the extent practical for the authorized project budget and schedule. UMS must be kept advised throughout the design process to: 1) assess subsequent verbal accounts or record evidence on infrastructure which do not agree with or contradict the submitted data set; 2) evaluate designer evaluation and usage of the qualified and depicted utility data, especially QL C and D data; and 3) provide recommendations for further utility investigations as deemed prudent.

Final utility plans are for design purposes only and reflect subsurface utility conditions at the time surveyed. Existing utility locations depicted on the plans do not supersede statutory mandates including Colorado 811 notification; the contractor shall call 811 two business days prior to construction and obey mandates as required by law. The Client and UMS should be notified of any discrepancies between the utility designating results and Colorado 811 notification markings, and caution shall be used by the contractor until discrepancies are resolved.

Contractor shall call the utility notification service (Colorado 811) before excavating as required by Law.

Utility Mapping Services

Cost Proposal for Phase 1 Utility Investigation

Project Name: Roosevelt Roundabout Area

UMS Project No: 12113.1

Date: February 9, 2024

Owner: Town of Johnstown

Contact: Johnny Olson, P.E.

Address: 7979 East Tufts Avenue, Suite 800, Denver, CO 80237

Phone: 720-647-7904

Email: jwolson@benesch.com

Utility Mapping Services
7100 N. Broadway, Unit 1D
Denver, CO 80221
720.230.0780
www.umsi.us
email: arammhutchinson@umsi.us

Subsurface Utility Engineering - Phase 1 Assumptions: 32495 linear feet of utilities
A two man designating crew for 6 days
An engineering survey for 3 days

Project Task No.	Project Task Description	Project Manager	Project Engineer	Senior Engineer	Principal Engineer	Field Ops Manager	Field Specialist II	Field Specialist I	Staff Engineer	Business Administrator	Total Hours
1100	Project Preparation and Management, Meetings	4.00	4.00	1.00	1.00	4.00	2.00		4.00	2.00	22.00
1200	Records Research and Review	2.00				4.00	2.00		2.00		10.00
1300	Mobilization					10.00	10.00		5.00		25.00
1400	Field Designating					48.00	48.00				96.00
1500	Engineering Survey								24.00		24.00
1600	CADD Development	2.00	24.00								26.00
1700	Database Development	2.00	8.00								10.00
1800	Project Documentation & QA/QC	2.00	4.00	2.00	2.00	4.00	2.00		4.00		20.00
1900	Submittal Preparation	2.00	4.00	2.00	2.00					2.00	12.00
	Phase I Hours	14.00	44.00	5.00	5.00	70.00	64.00	0.00	39.00	4.00	245
	Fully Burdened Rates	190.79	163.99	196.10	199.87	159.07	120.59	89.61	147.41	165.38	
	Total Burdened Rates	2670.99	7215.76	980.49	999.33	11134.76	7717.70	0.00	5749.05	661.52	37130
										Phase I Labor Costs	**37129.59**

Item	Unit	No. of Units	Unit cost	
CADD Station	hour	26.00	10.70	278.20
Survey Equipment (Trimble R8 RTK GPS)	day	3.00	171.00	513.00
Geofeature Database Fee	hour	10.00	27.00	270.00
Specialty Field Vehicle	mile	1300.00	0.670	871.00
			Total Direct Costs	**1932.20**

UMS Services	**$39,061.79**

Traffic Control (does not include flaggers)	day	0.00	1500.00	0.00
Permits (Fee assumed to be waived)	ea	0.00	500.00	0.00

***traffic control and permit costs are approximate; actual costs will be invoiced.**

THIS ESTIMATE IS VAILD FOR 60 DAYS FROM THE DATE POSTED AT THE TOP OF THIS PROPOSAL

SUE Phase 1 Total	**$39,061.79**

Utility Mapping Services

Cost Proposal for Phase 2 QL A Utility Investigation

Project Name: Roosevelt Roundabout Area

UMS Project No: 12113.2

Date: February 9, 2024

Owner: Town of Johnstown

Contact: Johnny Olson, P.E.

Address: 7979 East Tufts Avenue, Suite 800, Denver, CO 80237

Phone: 720-647-7904

Email: jwolson@benesch.com

Utility Mapping Services
7100 N. Broadway, Unit 1D
Denver, CO 80221
720.230.0780
www.umsi.us
email: arammhutchinson@umsi.us

Subsurface Utility Engineering - Phase 2 Utility Investigation: Assuming 10 vacuum excavation holes on utilities less than 7-feet in depth, 5 holes in pavement, and 5 in dirt.

Project Task No.	Project Task Description	Project Manager	Project Engineer	Senior Engineer	Principal Engineer	Field Ops Manager	Field Specialist II	Field Specialist I	Staff Engineer	Business Administrator	Total Hours
2100	Work Plan, H&S, Traffic, Permits	4	2	1	1	2			2	2	14.0
2200	Mobilization					4			4		8.0
2300	Test Hole Staking/Designating								2		2.0
2400	Utility Locating					16					16.0
2500	Engineering Survey								2		2.0
2600	CADD Development		2								2.0
2700	Database Development		2								2.0
2800	Project Documentation & QA/QC	1	1	1	1	2			1		7.0
2900	Submittal Preparation	2	1	1	1					2	7.0
	Phase II Hours	7.0	8.0	3.0	3.0	24.0	0.0	0.0	11.0	4.0	60
	Fully Burdened Rates	190.79	163.99	196.10	199.87	159.07	120.59	89.61	147.41	165.38	
	Total Burdened Rates	1335.50	1311.96	588.29	599.60	3817.63	0.00	0.00	1621.53	661.52	9936.02
										Labor Costs	**9936.02**

Item	Unit	No. of Units	Unit cost	
CADD Station	hour	2.00	10.70	21.40
Survey Equipment (Trimble R8 RTK GPS)	day	1.00	171.00	171.00
Geofeature Database Fee	hour	2.00	27.00	54.00
Specialty Field Vehicle	mile	200.00	0.670	134.00
			Total Direct Costs	**380.40**

UMS Services	**10316.42**

Vacuum Excavation Truck and Crew	ea	10.00	725.00	7250.00
Pavement Coring and Repair	ea	5.00	325.00	1625.00
Permits	ea	1.00	1800.00	1800.00
Traffic Control (does not include flaggers)	day	2.00	1800.00	3600.00

Vendor Services, Permits, Traffic Control	**14275.00**

***traffic control, vac truck and permit costs are approximate; actual costs will be invoiced.**

THIS ESTIMATE IS VAILD FOR 60 DAYS FROM THE DATE POSTED AT THE TOP OF THIS PROPOSAL

SUE Phase 2 Total	**$24,591.42**

RockSol Consulting Group, Inc.

February 9, 2024

Benesch
7979 East Tufts Avenue, Suite 800
Denver, Colorado, 80237

Attention: Mr. Johnny Olson, P.E.
Senior Project Manager

Subject: Proposal for Geotechnical Services, Colorado Boulevard and Roosevelt Parkway Roundabout Design Project, Johnstown, Colorado, RockSol Proposal No. 010.23.07B

Dear Mr. Olson:

RockSol Consulting Group, Inc. is grateful for the opportunity to submit this proposal for geotechnical services for the Colorado Boulevard and Roosevelt Parkway Roundabout Design Project in Johnstown, Colorado.

Based on information provided by Benesch and the Town of Johnstown (Town) for the proposed Roundabout, the Town is planning the design and construction of new Roundabout at the intersection of Colorado Boulevard and Roosevelt Parkway. The Project includes widening of Colorado Boulevard to two through lanes in each direction for approximately 1000 feet to the north and south of the intersection, and adding turns lanes where necessary.

Six geotechnical boreholes are proposed for characterization of the subsurface conditions to assist the design team with the proposed improvements project. Soil sampling and analysis will be performed at four locations within the existing pavement of Colorado Boulevard and two boreholes within proposed widening areas. All boreholes will extend to depths of 10-feet and pavement cores will be obtained at borehole locations in existing pavement.

Subsurface samples will be obtained from each borehole and selected samples will be tested for pertinent engineering properties including, but not be limited to, moisture content and dry density, Atterberg Limits, grain size (sieve) analysis, swell/consolidation potential, R-Value, and water-soluble sulfate. Subgrade soil samples will be classified per the American Association of Highway and Transportation Officials (AASHTO) soil classification methods and USCS soil classification methods.

RockSol will prepare borehole logs of the subsurface conditions encountered. Each borehole will be backfilled at the completion of sampling operations. A draft report summarizing geotechnical findings, sampling operations, laboratory testing, asphalt and concrete pavement design recommendations will be prepared and submitted for design team review and comment. Pavement design recommendations will address both new construction and rehabilitation options where existing pavement is present. Pavement design will be in accordance with current CDOT M-E Pavement Design Criteria.

After receiving report comments, the geotechnical report will be finalized, stamped, and signed by a Colorado Licensed P.E.

Special Considerations (Geotechnical Investigation)

- All work performed by RockSol will be performed by or under the direct supervision of a registered professional engineer in the State of Colorado.
- If required, RockSol will obtain a ROW permit from the Town of Johnstown for the geotechnical work within Town right-of-way. A traffic control plan per the MUTCD will be prepared as part of the permit application.
- RockSol will contact the Utility Notification Center of Colorado to obtain clearance of utilities for the borehole locations. Use of a private utility locator is not anticipated by RockSol.
- If access to private property is required to complete all geotechnical sampling, Right-To-Enter permission will be obtained by others and provided to RockSol.

A fee estimate has been prepared by RockSol for the geotechnical services identified in the scope of work for this proposal and is attached.

The proposed fee estimate is based on 1 day of geotechnical field sampling operations with traffic control and assumes attending two project design coordination meetings.

If you have any questions pertaining to this proposal, please contact our office.

Respectfully submitted,
RockSol Consulting Group, Inc.,

Donald G. Hunt, P.E.
Senior Geotechnical Engineer

Attachments:

Fee Estimate

RockSol Consulting Group, Inc.
Fee Estimate for Geotechnical Investigation Services
Colorado Boulevard and Roosevelt Roundabout, Johnstown, Colorado
Prepared February 9, 2024

Classification	*Hours*	*Rate/Hour*	*Total Estimated Fee*
Administrative Assistant	6	$105.61	$633.66
Senior Geotechnical Engineer	6	$257.07	$1,542.42
Senior Pavment Design Engineer	16	$257.07	$4,113.12
Geotechnical Engineering Staff (PE 1)	44	$147.48	$6,489.12
Senior Geologist	16	$163.65	$2,618.40
Technician I	40	$78.68	$3,147.20
Technician III	20	$114.52	$2,290.40
Technician IV - Lab Manager	8	$138.96	$1,111.68
Total Labor			**$21,946.00**

Other Direct Costs			
Mileage	250	$ 0.670	$167.50
Geotechnical Drilling/Sampling (6 boreholes to 10 feet using solid-stem auger drilling method and a truck mounted drill rig for pavement and obtaining 4 pavement cores in existing pavement). One day of field work anticipated.			$2,000.00
Borehole Backfill Materials			$125.00
Outside Lab (R-Value - One Test)			$350.00
Traffic Control (with flaggers)			$2,500.00
Total Other Direct Cost			**$5,142.50**

Total	**$27,088.50**

PK Electrical, Inc.
ENGINEERING | DESIGN | CONSULTING
681 Sierra Rose Drive, Suite B | Reno, NV 89511 | p. 775.826.9010 ext. 8816
4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | p. 720.481.3290
pkelectrical.com

Contract Proposal
CP24060

Proposal For

Johnny Olson
Benesch

jwolson@benesch.com

From

Alan Wiskus
Principal

Feb 9, 2024

Project

CDOT Colorado Blvd Roosevelt Parkway Roundabout - Weld County

Project Description

The electrical and lighting design intends to support the desired intersection reconfiguration into a roundabout at Colorado Boulevard and Roosevelt Parkway in Weld County for CDOT. Roosevelt Pkwy is recently constructed and has street lighting at the intersection which will need to be reconfigured, including circuiting and controls, and coordinated with the new Roundabout.

Scope of Services

PK Electrical will work to provide a transition design for the street lighting through the new roundabout, meeting CDOT's requirements, to create a safe and consistent experience for the users. We anticipate using new LED technology in luminaires and light standards that match what has been installed along Roosevelt Pkwy.The location of the project demands that special attention be paid to light pollution and color temperature to minimize impacts to the surrounding area. PK Electrical will perform a photometric study of the proposed design to ensure it meets standards for the new configuration. Electrical service and lighting design will be completed using the latest CDOT, AASHTO, IES, and United Power standards, guidelines, and practices. Complete lighting plans, including photometric calculations, will be created representing expected footcandle levels for the project area. Power plans will be created in coordination with United Power to represent conduit distribution to the lighting systems. Special design considerations for new roadway features and driver decision points will be made regarding safety, uniformity of light, and ongoing maintenance of the system.

Design Meetings:
Virtual project Kick-off meeting
Participate in virtual design coordination meetings.
Virtual FIR and FOR Design Review Meetings

Deliverables include:
CDOT - FIR Submittal
CDOT - FOR Submittal
CDOT - Issued for Bid Plans (IFB), CDOT Standard Technical Specifications, and CDOT Standard Engineer's Estimate
CDOT - IFC Plans and CDOT Standard Specifications

Permit Phase services include responding to plan review comments and reissuing drawings as needed.

Bidding Phase services include preparing IFC documents, responding to bidder RFI's and revisions as needed.

Design Services During Construction (DSDC)
Review and Response to construction RFIs
Closeout / Record Plans
Two Construction Observation / Site Visits

Exclusions:
Field tracing existing circuiting and / or as-building of existing circuits.
Potholing and Field Locating Services
Digital renderings, permit, plan check, and utility fees.

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4601 DTC Boulevard, Suite 740 | Denver, CO 80237 | p. 720.481.3290
pkelectrical.com

Submitting Utility applications and plans to agency.
Field metering of existing electrical loads.
Selective Coordination and Arc-Flash Studies and Updates.
Design of Low Voltage Systems
Commissioning & Testing of Systems

Fee and Structure

		Amount
FIR	Time & Expense	10,094.00
FOR	Time & Expense	6,180.00
IFC	Time & Expense	4,532.00
Permitting / Final Agency Review	Time & Expense	2,060.00
Bidding	Time & Expense	2,472.00
During / Post Construction Services	Time & Expense	5,356.00
	Total Amount	**$30,694.00**

Terms and Conditions

See attached Terms and Conditions.

Authorization and Acceptance

(Acknowledgment of Concurrence with the foregoing)

Alan Wiskus
Principal

Johnny Olson
Sr Project Manager

Date

PURCELL ELECTRICAL PROFESSIONAL CORPORATION
Dba PK ELECTRICAL, Inc.
681 Sierra Rose Drive, Suite B
Reno, Nevada 89511

STANDARD AGREEMENT and TERMS AND CONDITIONS
Between Client and Engineer for Professional Services

SECTION 1 - BASIC SERVICES OF ENGINEER

1.1 General.

1.1.1. The Basic ServIces to be performed by Purcell Electrical Professional Corporation dba PK Electrical hereinafter referred to as ENGINEER, are defined in the attached proposal letter agreement, hereinafter referred to as Letter of Agreement. When Letter of Agreement is signed by both parties, with the second party hereinafter referred to as CLIENT, the Letter of Agreement invokes the Standard Agreement and Terms and Conditions contained herein.

1.1.2. The part of the Project for which ENGINEER is to provide services described in the attached Letter of Agreement and in this document is hereinafter referred to as This Part of the Project.

1.1.3. ENGINEER will collaborate with CLIENT and CLIENT's consultants to the extent required to provide a coordinated design for the overall Project. All communications with the CLIENT's consultants or other Project participants will be through or with the knowledge of the CLIENT. Except as set forth herein, ENGINEER will not have any duties or responsibilities for any other part of the Project. ENGINEER will perform services in character sequence and timing so that it will be coordinated with that of CLIENT and other consultants for the Project. ENGINEER agrees to a mutual exchange of Drawings and Specifications for the Project with CLIENT and other consultants.

1.1.4. If you have chosen not to have the ENGINEER and the consultants of the ENGINEER provide construction administration services on the project, then those services shall be excluded from our contract. The CLIENT shall then assume the liability to ensure that the project is constructed in accordance with the design of the ENGINEER and the CLIENT will hold the ENGINEER harmless from any claim due to the contractor not building per plans and specifications.

SECTION 2 - ADDITIONAL SERVICES

2.1 General.

If authorized in writing by the CLIENT, ENGINEER shall furnish or obtain from others Additional Services of the following types which are not considered normal or customary Basic Services except to the extent provided otherwise in the attached Letter of Agreement; these will be paid for by CLIENT as indicated in Section 5.

2.1.1. Services to make measured drawings of or to investigate existing conditions or facilities, or to verify the accuracy of drawings or other information furnished by CLIENT.

2.1.2. Services resulting from significant changes in extent of This Part of the Project or its design including, but not limited to, changes in size, complexity, CLIENT's schedule, or character of construction; and revising previously accepted studies, reports, design documents, or Contract Documents when such revisions are due to causes beyond ENGINEER's control.

2.1.3. Additional services in connection with This Part of the Project; including services normally furnished by CLIENT, and services not otherwise provided for in this or the attached Letter of Agreement such as: services of special consultants, value engineering, detailed cost estimates, or Bid Phase or Construction Phase services.

SECTION 3 - CLIENT'S RESPONSIBILITIES

CLIENT shall:

3.1. Provide all criteria and full information as to CLIENT's requirements for the Project including: design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations. Furnish copies of all design and construction standards which CLIENT will require to be included in the Drawings and Specifications.

3.2. Assist ENGINEER by placing at his disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project.

3.3. Arrange for access to and make all provisions for ENGINEER to enter upon public and private property as required for ENGINEER to perform his services.

3.4. Furnish, or direct ENGINEER in writing to provide, necessary Additional Services as stipulated in Section 2 of this Agreement or other services as required.

3.5. Bear all costs incident to compliance with the requirements of this Section 3.

SECTION 4 - PERIOD OF SERVICE

4.1. The provisions of this Section 4 and the various rates of compensation for ENGINEER's services provided for elsewhere in

this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the Design Phase (unless otherwise stated in attached proposal letter). ENGINEER's obligation to render services hereunder will extend for a period that may reasonably be required for the design (unless otherwise stated in attached proposal letter) of This Part of the Project; including extra work and required extensions thereto.

4.2. If ENGINEER's services for design (or phases as stated in attached proposal letter) of This Part of the Project are delayed or suspended (in whole or in part) by CLIENT for more than two weeks for reasons beyond ENGINEER's control then ENGINEER shall, on written demand to CLIENT (but without termination of this Agreement) be paid as provided in paragraph 5.3.2. If such delay or suspension extends for more than three months (for reasons beyond ENGINEER's control) or if ENGINEER, for any reason, is required to render services more than three months after initial date of letter of agreement, the various rates of compensation shall be subject to renegotiation.

SECTION 5 - PAYMENTS TO ENGINEER

5.1.1. For Basic Services. CLIENT shall pay ENGINEER for Basic Services described in the Letter of Agreement rendered under Section 1, the Lump Sum or Time and Materials Fee as described in the Letter of Agreement.

5.1.2. For Additional Services. CLIENT shall pay ENGINEER for Additional Services rendered under Section 2 as follows:

5.1.2.1. General. For Additional Services rendered, under paragraphs 2.1.1 through 2.1.3, the fee shall be that which is agreed upon on an Authorization for Additional Services form. This Authorization for Additional Services form shall be issued at the time of CLIENT's request and shall include revised scope of work. The Authorization for Additional Services form shall be signed by the CLIENT and this will act as notice to proceed with Additional Services.

5.1.3. Reimbursable Expenses. In addition to payments provided for in paragraphs 5.1.1 and 5.1.2, CLIENT shall pay ENGINEER the actual costs (times a factor of 1.1) of all Reimbursable Expenses incurred in connection with all Basic and Additional Services if defined in the attached Letter of Agreement.

5.1.4. The terms "Reimbursable Expenses" will have the meanings assigned in paragraph 5.4.

5.2. Times of Payments

5.2.1. ENGINEER shall submit monthly or semi-monthly invoices for Basic and Additional Services rendered and for Reimbursable Expenses incurred. The invoices will be based upon ENGINEERS's estimate of the proportion of the total services actually completed at the time of billing. Payment terms are net 30 days. CLIENT shall make prompt payments in response to ENGINEER's statements.

5.3. Other Provisions Concerning Payments.

5.3.1. If CLIENT fails to make any payment due ENGINEER for services and expenses within the limits described in the attached Letter of Agreement, the amounts due ENGINEER shall include a charge at the rate of 1.5% per month from said thirtieth day, and in addition, ENGINEER may (after giving seven days written notice to CLIENT) suspend services under this Agreement until he has been paid in full all amounts due him for services and expenses.

5.3.2. In the event of termination by CLIENT under paragraph 7.1 of the Basic Services; ENGINEER will be paid for services rendered up to that time (on the basis of Direct Labor Costs times a factor of 3.2) for services rendered to date of termination by principal and employees assigned to This Part of the Project. In the event of any such termination, ENGINEER will be paid for all unpaid Additional Services and unpaid Reimbursable Expenses, plus all termination expenses. Termination Expenses mean Reimbursable Expenses directly attributable to termination, which shall include an amount computed as a percentage of total compensation for Basic Services earned by ENGINEER to the date of termination, as follows:

20% if termination occurs after commencement of the Design Phase.

5.4. Definitions.

5.4.1. The Direct Labor Costs used as a basis for payment means salaries and wages (basic and incentive) paid to all personnel engaged directly on the Projects, including but not limited to; engineers, designers, drafters, estimators, administration, and clerical.

5.4.2. Reimbursable Expenses means the actual expenses incurred (directly or indirectly) in connection with the Project for: obtaining bids or proposals from Contractor(s); postage, toll telephone calls and telegrams; reproduction of reports, Drawings, Specifications, and similar Project related items in addition to those required under Section 1; project related travel and lodging costs; and, if authorized in advance by CLIENT, overtime work requiring higher than regular rates.

SECTION 6 - OPINIONS OF COST

6.1. Opinions of Cost.

6.1.1. Since Engineer has no control over the cost of labor, material, equipment, or services furnished by others; or over the Contractor(s) methods of determining prices; or over competitive bidding or market conditions; then his opinions of probable Construction cost for This Part of the Project provided for herein are to be made on the basis of his experience and qualifications; and represent his best judgment as an experienced and qualified Professional Engineer (familiar with the construction industry). ENGINEER cannot and does not guarantee that proposals, bids, or actual Construction Cost for This Part of the Project will not vary from opinions of probable cost prepared by him. If prior to the Bidding or Negotiating Phase CLIENT wishes greater assurance as to Construction Cost for This Part of the Project he shall employ an independent cost estimator as provided in paragraph 2.1.3.

SECTION 7 - GENERAL CONSIDERATIONS

7.1. Termination.

7.1.1. The obligation to provide further services under this Agreement may be terminated by either party upon seven days written notice.

7.2. Reuse of Documents.

7.2.1. All documents including Drawings and Specifications prepared by ENGINEER pursuant to this Agreement are instruments of service in respect of the Project. They are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any reuse, without written verification or adaptation by ENGINEER for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to ENGINEER; and CLIENT shall indemnify and hold harmless ENGINEER from all claims, damages, losses, and expenses (including attorney's fees) arising out of or resulting therefrom. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by CLIENT and ENGINEER.

7.3. Records.

7.3.1. Records of ENGINEER's Direct Labor Costs, Payroll Costs, and Reimbursable Expenses (pertaining to This Part of the Project) will be kept on a generally recognized accounting basis and made available to CLIENT on request.

7.3.2. ENGINEER shall maintain all design calculations on file in legible form. A copy of these shall be available to CLIENT at ENGINEER's expense; and the originals shall not be disposed of by ENGINEER until after sixty days prior written notice to CLIENT or 60 months after project completion without notice.

7.3.3. ENGINEER's records and design calculations will be available for examination and audit as required in writing by CLIENT.

7.4. Insurance.

7.4.1. CLIENT and ENGINEER shall each procure and maintain insurance (other than life insurance) for protection from claims under worker's compensation acts, claims for damages because of bodily injury (including personal injury), sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting there from.

7.4.2. Also CLIENT and ENGINEER shall each procure and maintain professional liability insurance for protection from claims arising out of performance of professional services caused by any negligent error, omission, or act for which the insured is legally liable. Such professional liability insurance will provide for coverage in such amounts, with such deductible provisions, and for such periods of time as appropriate for the size of the project; and certificates indicating that such insurance is in effect will be exchanged by them.

7.4.3. CLIENT will also cause other professional consultants retained by CLIENT for the Project to procure and maintain comparable professional liability insurance coverage.

7.4.4. CLIENT agrees to limit the ENGINEER's liability to the CLIENT and to all construction contractors and subcontractors on the project, due to the ENGINEER's negligent acts, errors or omissions, or any claim of any nature whatsoever arising out of or relating to the performance of professional services under this agreement, such that the total aggregate liability of the ENGINEER to all those named shall not exceed $50,000 or the ENGINEER's total fee for services rendered on this project, whichever is greater.

7.5. Controlling Law.

7.5.1. This Agreement is to be governed by the law of the State of Nevada.

7.6. Successors and Assigns.

7.6.1. CLIENT and ENGINEER each binds himself and his partners, successors, executors, administrators, assigns and legal representatives to the other party to this Agreement and to the partners, successors, executors, administrators, assigns and legal representatives of such other party, in respect to all covenants, agreements and obligations of this Agreement.

7.6.2. Neither CLIENT nor ENGINEER shall assign, sublet, nor transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this Agreement without the written consent of the other, except as stated in paragraph 7.4.1. And except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent ENGINEER from employing such independent consultants, associates, and subcontractors as he may deem appropriate to assist him in the performance of services hereunder.

7.6.3. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT and ENGINEER.

February 13, 2024

Johnny Olson and John Moschovich
Benesch
Via email: jwolson@benesch.com , jmoschovich@benesch.com

SUBJECT: SCOPE AND FEE PROPOSAL – COLORADO BLVD. AND ROOSEVELT DRIVE ROUNDABOUT

Dear Mr. Olson and Mr. Moschovich:

Thank you for opportunity to submit a scope and fee proposal for the stakeholder coordination, including ROW dedications and utility relocation needed for the Colorado Blvd and Roosevelt Dr. Roundabout project. It is my understanding the Town of Johnstown needs ROW Acquisition related assistance to acquire title work, possible ROW acquisition of property and utility coordination. Based on information in the conceptual design we will not impact the private property on the southeast corner, the remaining 3 corners are owned by Eleven LLC on the West and Hartford Homes on the east. It is anticipated that Hartford Homes will donate the necessary land via their Development Agreement for the Granary, this will need to done according to the CDOT Dedication standards.

SUMMARY OF TASKS PROVIDED BY HORROCKS LAND ACQUISITION SPECIALIST

1. Work with Town of Johnstown to acquire necessary land rights from 2 impacted landowners.
    - Mailings including informational letters; permission to enter, Notice of Interest and Offer of Fair Market Value.
    - Use of approved acquisition materials, templates prepared by the Town, for purchase of necessary rights and conveyance of fee strip parcels, permanent and temporary easements. Town must provide the form easement document they would like me to use.

2. Conduct negotiations with 2 landowners.
    - Coordinate and attend meetings with landowners, engineers, and Town representatives.
    - Document discussions with landowners and share with project teams, via shared digital platform, including a progress spreadsheet.
    - Closing and recording of conveyance documents. Any Fee parcel take will require title insurance. Title insurance and associated closing costs can be set up and paid to selected title provider for a separate fee.

3. Coordinate with engineering to assess technical feasibility of each property.
    - Order and review title reports to determine encumbrances that may inhibit use of each property.
    - Attend scheduled meetings as requested by Town and Benesch.

4. Coordinate with an approved appraiser to determine Fair Market Value of easements needed on the Eleven LLC parcels.
    - A formal appraisal will need to be conducted for any acquisition that is found to have a value over $10,000.
    - CDOT standards require an independent review appraisal, conducted by a third party, to determine FMV.

5. Work with upto 5 utility providers on relocation agreements or crossing permits as necessary.

6. *** Optional *** Support Town through CDOT process of acquiring ROW via Dedication, for an addition fee, based on hourly agent rate.

ASSOCIATED FEES

• Tasks 1-4	40 hours x $162/hr.	$ 6,480.00
• Task 5	20 hours x $162/hr.	$ 3,240.00
• Title Reports + Review	x 2	$ 3,000.00
• Appraisal	x 2 @ $5000	$10,000.00
• Expenses (mileage, postage, printed materials)		$ 1,000.00
Total		**$23,700.00**

In the event negotiations are prolonged due to unforeseen difficulties, such as negotiations reach impasse and require the use of eminent domain, then the costs associated with those additional efforts may require an amendment to this Cost Proposal. Optional services listed at #6 above, can be added as a separate task order and can be performed at the hourly rate listed. This proposal assumes a time and material contract basis at the above proposed hourly rates. The total hours are an estimate to establish a not-to-exceed contract (NTE) total. Only hours required to execute the work will be billed. Horrocks will notify Benesch and the Town if the level of effort is anticipated to exceed the above estimated totals. The NTE amount will not be exceeded without prior approval from both.

Sincerely,

Courtney Wallace

Courtney Wallace, SR/WA
ROW Acquisition and Utility Coordination
Horrocks.

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	August 19, 2024
SUBJECT:	Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Ridge at Johnstown Metropolitan District Nos. 1-8
ACTION PROPOSED:	Consider Approval of Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Ridge at Johnstown Metropolitan District Nos. 1-8
ATTACHMENTS:	1. Supplemental Background Letter from White, Bear, Ankele, Tanaka and Waldron Intergovernmental Agreement Regarding Use of Special 2. Letter from White, Bear, Ankele, Tanaka and Waldron with Submittal of draft IGA 3. Improvement Districts between the Town of Johnstown, Colorado and the Ridge at Johnstown Metropolitan District Nos. 1-8
PRESENTED BY:	Avi Rocklin, Town Attorney Carolyn Steffl, Special Counsel

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AGENDA ITEM DESCRIPTION: On or about March 19, 2018, the Town Council approved the Amended and Restated Service Plan ("Service Plan") for Villages at Johnstown Metropolitan Districts No. 1-8 ("Districts"). In 2024, the Districts' names were changed to Ridge at Johnstown Metropolitan Districts No. 1-8.

The Districts approached the Town to request an Intergovernmental Agreement ("IGA") to allow them to organize Special Improvement Districts ("SIDs") to provide bridge financing to the developer before the project is far enough along that the Districts are able to issue the authorized general obligation Debt. Under the Service Plan, the Districts "shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town."

Section 32-1-1101.7, C.R.S., of the Special District Act authorizes metropolitan districts to organize Special Improvement Districts within their boundaries, if the governing body authorizes special assessments. A Special Improvement District can be organized within all or a portion of a municipality or special district to finance public improvements specifically benefitting the property within the SID's geographical area with the powers and limitations set forth in Section

31-25-501, *et seq.*, C.R.S. The Board of the District also serves as the Board of Directors of the SID.

A Special Improvement District can impose an assessment against property within its boundaries, based on the benefits that the public improvements provide to each lot, so that the cost of the improvements may be divided based on street frontage, size, or other method. The assessment payment obligation is secured by a lien against the property until paid. SIDs are also authorized to issue special assessment bonds, which are revenue bonds secured by the future assessment revenue.

In this case, the Districts have requested authorization to organize SIDs, impose special assessments that will be paid by the developer, and issue special assessment bonds, with several conditions to protect future residents and end users. The special assessments will be due before a certificate of occupancy is issued for a property. As such, they will be paid by the developer prior to sale of the homes to residents. Basically, the Districts can borrow funds now, at tax-exempt interest rates, and the developer can repay those special assessment bonds before a homeowner purchases the property, rather than the developer needing to borrow the costs of the public improvements at the start of the project. The IGA specifically states: "No special assessment levied within an SID may be structured as an obligation of an End User."

Special assessments were not contemplated under the original Intergovernmental Agreement and, when structured in this manner, are not within the scope of the definition of "Debt" found in the Service Plan. Therefore, Town Staff requested that the Districts specifically add several of the requirements for "Debt" as contractual requirements for the special assessments, including: providing sale and authorizing documents to the Town, reporting on special assessments in annual reports, limiting the special assessments to the Debt limit, and limiting the interest rates to the caps for Debt. Town Staff also added a requirement providing that the Districts may not use special assessments and Debt to finance the same public improvement unless the Debt is issued to refinance or repay the Special Assessments.

This is the first request that the Town has received to authorize a metropolitan district to organize a SID. SIDs are becoming a more common tool for metropolitan districts, given post-COVID cost inflation and high interest rates. Because this is a relatively new tool, Town Staff has drafted language into the IGA that would authorize the Town Manager (with legal counsel) to approve minor amendments to the IGA. This provides flexibility should any of the provisions pose a problem and need tweaking when the Districts go out to issue special assessment debt.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
  - *Strengthen public trust and confidence*
- Healthy & Resilient Economy
  - *Promote development in the Town*

LEGAL ADVICE:

The Town Attorney and the Town's Special Counsel have reviewed the proposed IGA.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Ridge at Johnstown Metropolitan District Nos. 1-8

SUGGESTED MOTIONS:

For Approval: I move to approve the Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Ridge at Johnstown Metropolitan District Nos. 1-8.

For Denial: I move to deny approval of the Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Ridge at Johnstown Metropolitan District Nos. 1-8.

Reviewed and Approved for Presentation,

Town Manager

WHITE BEAR ANKELE TANAKA & WALDRON
ATTORNEYS AT LAW

Robert G. Rogers
Shareholder

303-858-1800
rrogers@wbapc.com

August 5, 2024

VIA E-MAIL

Avi S. Rocklin
Law Office of Avi S. Rocklin, LLC
1437 N. Denver Avenue, # 330
Loveland, Colorado 80538
avi@rocklinlaw.com

Carolyn Steffl
Dietze and Davis, P.C.
2060 Broadway #400
Boulder, Colorado 80302
csteffl@dietzedavis.com

Matt LeCerf, Town Manager
Town of Johnstown, Colorado
450 S. Parish Ave.
Johnstown, Colorado 80534
mlecerf@johnstownco.gov

Re: Supplemental Background Letter for Draft Intergovernmental Agreement Authorizing the Use of Special Improvement Districts by the Ridge at Johnstown Metropolitan Districts

Dear Avi, Carolyn and Matt:

Per your request, I am writing to provide additional background information in support of our previously submitted draft Intergovernmental Agreement (the "**IGA**") between the Town of Johnstown and Ridge at Johnstown Metropolitan District Nos. 1-8 (the "**Districts**"). The Districts, originally titled the Villages at Johnstown Metropolitan District Nos. 1-8, were created in 2018 via a consolidated service plan (the "**Service Plan**") to support a development known as the Ridge at Johnstown (the "**Ridge**"). At the time the Service Plan was approved by the Town it included an estimated public improvements budget $72,000,000.

Since approval of the Service Plan, there have been two significant developments at the Ridge. First, two additional large parcels were added to the project, the Blue Spruce Parcel and the West Ridge Parcel. While it is too early in the development review and approval process to ascertain specific necessary public improvement budgets for these parcels, based on their acreage in relation to the original acreage in the project (roughly a 70% increase), and the initial development vision for these parcels, we believe that public improvement needs corresponding to these parcels will increase the overall public improvements budget significantly. The second major development at the Ridge since 2018 is a dramatic increase in construction costs across Colorado. For example, according to the Colorado Department of Transportation's records, construction costs have increased between 11% and 15% annually in each of the six years since the Service Plan for the Ridge was approved. Even assuming only 11% growth, this means a $72,000,000 construction project in 2018 could be expected to cost $138,866,836.96 in 2024.

With these extraordinary circumstances in mind, the Districts are proposing an IGA that would allow for the use of Special Improvement Districts ("**SIDs**") and corresponding special assessment bonds as a short-term, bridge financing solution to offset borrowing costs incurred for public improvements during construction. The use of special assessment bonds has been prevalent in many states for decades, and while the Johnstown Model Service Plan contemplates the use of special assessment financing, it conditions the use of this tool on an intergovernmental agreement with the Town. In order to protect the end users within the Districts, our draft IGA includes an express requirement that all assessments be paid by a developer or homebuilder prior to conveyance to any individual End User. Similarly, the IGA would specifically prohibit assessments on any properties owned by End Users.

We appreciate staff's work on the draft IGA to date, and we look forward to working with you to address any remaining staff concerns and presenting our proposal to the Town Council in the near future.

Cordially,

WHITE BEAR ANKELE TANAKA & WALDRON

Robert Rogers
Robert G. Rogers
Shareholder

WHITE BEAR ANKELE TANAKA & WALDRON
ATTORNEYS AT LAW

Robert G. Rogers
Shareholder

303-858-1800
rrogers@wbapc.com

May 31, 2024

VIA E-MAIL

Avi S. Rocklin
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1437 N. Denver Avenue, # 330
Loveland, Colorado 80538
avi@rocklinlaw.com

Carolyn Steffl
Dietze and Davis, P.C.
2060 Broadway #400
Boulder, Colorado 80302
csteffl@dietzedavis.com

Matt LeCerf, Town Manager
Town of Johnstown, Colorado
450 S. Parish Ave.
Johnstown, Colorado 80534
mlecerf@johnstownco.gov

Re: Draft Intergovernmental Agreement Authorizing the Use of Special Improvement Districts by the Ridge at Johnstown Metropolitan Districts

Dear Avi, Carolyn and Matt:

Enclosed please find a draft Intergovernmental Agreement (the "**IGA**") between the Town of Johnstown and Ridge at Johnstown Metropolitan District Nos. 1-8 (the "**Districts**"). As we have discussed previously, the Districts intend to use Special Improvement District ("**SID**") financing as a bridge financing mechanism to offset costs incurred for public improvements during construction. To this end, the IGA would require all assessments to be paid by a developer or homebuilder prior to or simultaneously with the issuance of a Certificate of Occupancy, and the IGA would prohibit assessments on any properties owned by End Users as that term is defined in the Service Plan.

We look forward to your thoughts after you have had an opportunity to review.

Cordially,

WHITE BEAR ANKELE TANAKA & WALDRON

Robert G. Rogers
Shareholder

Enclosure

INTERGOVERNMENTAL AGREEMENT REGARDING USE OF SPECIAL IMPROVEMENT DISTRICTS BETWEEN

THE TOWN OF JOHNSTOWN, COLORADO
AND
RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-8

THIS INTERGOVERNMENTAL AGREEMENT REGARDING USE OF SPECIAL IMPROVEMENT DISTRICTS ("Agreement") is made and entered into as of this 19th day of August, 2024, by and between the TOWN OF JOHNSTOWN, a home-rule municipal corporation of the State of Colorado ("Town"), and RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-8, quasi-municipal corporations and political subdivisions of the State of Colorado (collectively, the "Districts" or, individually, a "District"). The Town and the Districts are collectively referred to as the "Parties."

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise those powers as are more specifically set forth in the Districts' Service Plan, as approved by the Town on March 19, 2018, and as may be amended upon approval by the Town in the future ("Service Plan"); and

WHEREAS, the Districts were initially organized as Villages at Johnstown Metropolitan Districts No. 1-8, and, pursuant to an Order of the District Court for Larimer County dated June 24, 2024, and recorded in the Larimer County Real Property Records on July 19, 2024, the Districts' names were changed to Ridge at Johnstown Metropolitan Districts No. 1-8; and

WHEREAS, Section 32-1-1101.7, C.R.S.. of the Special District Act provides that "A special district may establish a special improvement district within the boundaries of the special district to finance all or part of the costs of any improvements … that the special district is authorized to finance if the power to levy assessments is authorized in the special district's service plan or statement of purposes or approved in writing by the county or municipality that approved the special district's service plan;" and

WHEREAS, Section V.A.23 of the Service Plan provides that Districts "shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town" and the Service Plan is silent on levying assessments, other than through Development Fees; and

WHEREAS, the Districts desire authorization to create one or more special improvement districts (SIDs), to issue corresponding special assessment bonds as a bridge financing mechanism, and to levy special assessments in connection therewith that shall be payable by the developer or builder only, and shall not be the responsibility of any future residents or residential or commercial owners after vertical development (defined as an "End Users" under the Service Plan) under *any* circumstances; and

WHEREAS, the Service Plan's definition of "Debt: is generally intended to capture obligations that are paid by Development Fees or property taxes generated from owners; and

WHEREAS, the Parties acknowledge that the Service Plan defines "Bond, Bonds or Debt" as "bonds, notes, contracts, reimbursement agreements or other multiple fiscal year financial obligations issued by the Districts or other obligations *for the payment of which a District has promised to impose an ad valorem property tax mill levy and/or impose and collect Development Fees* (emphasis added), and the Parties agree that such definition does not include special assessment bonds issued by a SID; and

WHEREAS, the Town and the Districts have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement ("Agreement") to facilitate cost effective bridge financing of Public Improvements by authorizing the creation of one or more special improvement districts and the corresponding issuance of special assessment bonds by the Districts, but within reasonable limiting guardrails to protect the End Users within the Districts.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Authorization of SIDs. Each District may form one SID within the boundary of that District, but no SID may be formed or utilized in a manner that is inconsistent with this Agreement or applicable Colorado law.

2. Authorization to issue Special Assessments. The Parties agree that each District may assess special assessments, defined as a charge levied by the District against eligible real property within a SID specially benefited by Public Improvements for which the District has made or will make reimbursement or a direct payment, which charge is proportional to the benefit received from the new Public Improvements, and does not exceed the estimated amount of special benefits received or the full cost of completing the Public Improvements, provided that the requirements contained herein are met, including without limitation Section 4.

3. Limitation on Use of Funding. No costs may be funded by any District through special assessments or SID financing other than those costs that are expressly authorized for funding by the Districts pursuant to the terms of the Service Plan. Revenue from special assessments may only be used to pay for the costs of designing, constructing or acquiring Public Improvements or paying for Special Assessment Bonds (defined below), including costs of issuance thereof.

4. Limitation on Sources of Payment. No special assessment levied within a SID may be structured as an obligation of an End User. Additionally, any and all special assessments shall be payable by a developer or homebuilder only, and any such assessments shall be paid prior to the issuance of a Certificate of Occupancy for the subject property within said SID.

5. Special Assessment Obligations of the SID. The Parties agree that prior to sale of any property in the District to an End User, the District(s) may issue debt payable from special assessment revenues collected from properties within the boundaries of a SID ("Special Assessment Bond(s)"), as set forth below. The Parties agree that the Service Plan definition of "Bond, Bonds or Debt" will not include Special Assessment Bonds issued by the Districts that are

secured by assessments collected by the Districts within the SIDs because such Special Assessment Bonds would not include, require, or otherwise result in a promise to "impose an ad valorem property tax mill levy and/or impose and collect Development Fees."

6. Any Special Assessment Bonds shall meet the following requirements:

A. The Special Assessment Bonds shall not be issued to the Developer.

B. If a Special Assessment Bond is privately placed, the District(s) shall comply with the requirements for Debt set forth in Section V.A.10 of the Service Plan.

C. The Special Assessment Bonds shall not be issued before the effective date of Town Council approval of a final subdivision plat for Phase 1 of the Project, as referenced in the Service Plan.

D. The Special Assessment Bonds shall not be issued in a principal amount exceeding $72,500,000.

E. The interest rate on any Special Assessment Bonds is expected to be the market rate at the time the Special Assessment Bond is issued. In the event of a default, the proposed maximum interest rate on any Special Assessment Bond shall not exceed twelve percent (12%). The proposed maximum underwriting discount shall be four percent (4%).

F. At least ten (10) business days prior to the issuance of Special Assessment Bonds, the Districts shall provide the Town with any marketing documents that have been or shall be published, along with the District's Board resolution approving the Special Assessment Bonds.

G. The financing documents associated with any assessment obligations shall be structured to ensure that all liens associated with the special assessment and Special Assessment obligations are required to be paid off and removed prior to transfer of any property in the Districts to an End User, and, at the time of issuing Special Assessment Bonds, the District shall record a notice stating that the liens must be paid off and released prior to transfer to an End User.

6. No Duplicate Financing. The Districts shall not issue any Debt to finance Public Improvements financed by a Special Assessment Bond unless the Special Assessment Bond has been discharged as to any financing for such improvement. The District(s) shall include the amount of outstanding Special Assessment Bonds in its annual reports.

7. Dissolution. The District(s) shall promptly take all actions necessary to dissolve the SIDs after full repayment of the Special Assessment Obligations.

8. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be served by electronic mail, on the condition that the intended recipient, implicitly or explicitly acknowledges receipt thereof, by hand delivery, by courier delivery, via United Parcel Service or other nationally

recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: Ridge at Johnstown Metropolitan District Nos. 1-8
Attn: Robert Rogers
Phone: (303) 858-1800
Fax: (303) 858-1801
Email: rrogers@wbapc.com

To the Town: Attn: Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664
Email: notices@johnstownco.gov

All notices, demands, requests or other communications shall be effective upon acknowledgement of the electronic mail, personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

9. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan, provided that the amendment does not constitute a material modification of the Service Plan. Non-substantive administrative amendments may be approved in writing by the Town Manager, with approval of the Town Attorney, on behalf of the Town.

10. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

11. Default/Remedies. Upon the occurrence of any event of breach or default by either Party, the non-defaulting party shall provide written notice to the other Party. The defaulting Party shall immediately proceed to cure or remedy such breach or default, and in any event, such breach or default shall be cured within fifteen (15) days after receipt of the notice. Following the cure period in the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available by law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof by the Town or in a proceeding commenced against the Town with respect to this Agreement, the Town, if the prevailing party in such proceeding, shall be entitled to obtain an award of its reasonable attorneys' fees.

12. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado and venue shall be in the County of Weld.

13. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

14. Integration. The Intergovernmental Agreement between the Parties dated March 19, 2018 ("Original IGA"), shall continue in full force and effect, without amendment, except that, in the event of express conflict between two agreements, this Agreement shall control. This Agreement and the Original IGA constitute the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

15. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Districts and the Town any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Districts and the Town shall be for the sole and exclusive benefit of the Districts and the Town.

16. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

17. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

18. No Liability of Town. The Town has no obligation whatsoever to construct any improvements that the Districts are required to construct, or pay any debt or liability of the Districts, including any debt issued by the District or by a SID.

19. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

20. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

RIDGE AT JOHNSTOWN
METROPOLITAN DISTRICT NOS. 1-8

By: _____
President

Attest:

_____
Secretary

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

_____
General Counsel to the Districts

TOWN OF JOHNSTOWN, COLORADO

By: _____
Michael P. Duncan, Mayor

Attest:

By: Hannah Hill
Its: Town Clerk

APPROVED AS TO FORM:_____
Law Office of Avi S. Rocklin, LLC

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Recurring Fees Request for Operation Services – Granary Metropolitan Districts Nos. 1-9

ACTION PROPOSED: Consider Imposition of a Recurring Fee from Each Residential Unit to Support Services, Programs and Facilities

ATTACHMENTS: 1. Letter Request from Granary Metropolitan District Nos. 1-9 and Associated Budget

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a request from Granary Metropolitan District (MD) Nos. 1-9 to implement a recurring fee for operation services for each residential unit in the subdivision. The subdivision is more commonly referred to as The Granary, consisting of single-family development. The Districts are requesting the ability to charge up to $750 annually per residential unit which is expected to diminish over time as development continues.

The Service Plan for the MD provides that the maximum debt mill levy cap, subject to adjustment, is 40 mills for public improvements, plus 10 mills for operations and maintenance. If the MD is provided with the ability to assess the additional fee, it would supplement the existing 10 mills for operation and maintenance of District owned and/or maintained common areas and amenities. The budget provided by the MD illustrates that the current 10 mills revenue (subject to Gallagher Adjustment) is not sufficient to balance the expenditures incurred. A copy of the existing and projected budget is attached.

The Town has permitted for the establishment of a fee of this nature for other development to ensure its sustainability as it begins development. These applications also had a cap of number of years before they were asked to report back to Council on their finances and determine if continuation of the fee was necessary. One of the more notable items in this subdivision is the

planned construction of a community pool which adds emphasis to the argument for an additional fee considering maintenance of this type of facility.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
  - *Engage, inform and involve the community*
- Natural & Built Environment
  - *Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment*
  - *Expect and encourage community centered design*

LEGAL ADVICE:

Not Applicable

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Staff supports the request for the recurring fee given the request from other developments to help ensure sustainability and aesthetics of the development.

SUGGESTED MOTIONS:

For Approval: I move to approve the Recurring Fees Request for Operation Services – Granary Metropolitan Districts Nos. 1-9 at a rate of $750.00 annually per residential unit.

For Denial: I move to deny the Recurring Fees Request for Operation Services – Granary Metropolitan Districts Nos. 1-9 at a rate of $750.00 annually per residential unit.

Reviewed and Approved for Presentation,

Town Manager

August 7, 2024

Matt LeCerf, Town Manager
Town of Johnstown, Colorado

VIA EMAIL

Re: Recurring Fees for Operation Services – Granary Metropolitan District Nos. 1-9

Dear Mr. LeCerf:

As you know, Hartford Homes (the "Developer") is the master developer of the Granary Metropolitan District Nos. 1-9 (the "District"). The District was organized and currently operates pursuant to the Service Plan for the Granary Metropolitan District Nos. 1-9, approved by the Town of Johnstown (the "Town") on September 20, 2021 (the "Service Plan").

Pursuant to Section V.A.18 of the Service Plan, the District may impose and collect Recurring Fees for administrative, operations and maintenance expenses for services, programs or facilities furnished by the District. However, such imposition of Recurring Fees is subject to review and approval by the Town.

The District will own, operate and maintain numerous public amenities, including:

- Filing 1 Outlots A,B,C,D,E,F,G,H,I,J,K, and L totaling 37.125 acres
- Notably Outlot D contains a 1.5-acre park and playground
- Filing 2 Outlots A,B,C,D,E,F,G, and H totaling 3.635 acres
- Filings 3 and 4 Outlots A,B,C,D,E,F,G,H,I, and J totaling 14.981 acres
- Notably, Outlot G will consist of an approximate 5.5-acre amenity space including a 6-lane pool, kiddy pool, large slide and all complimentary pool amenities. (i.e. bathrooms, chairs, shade structures, showers etc.)
- Filings 3 and 4 Tracts A, B and C are platted for future development totaling 135.692 acres which will include additional open space, parks and other amenities.

Throughout the initial planning phases of the Development the addition of a full-scale amenity and pool facility was not contemplated. As neighborhood planning and construction progressed, the development team determined that this addition would enhance the lifestyles of all who live there and provide enduring quality to the community. The initial operations of the pool will be heavily subsidized by the Developer. However, the long-term operations and maintenance costs of the facility will require an annual operations and maintenance fee to offset the costs associated with this unique amenity. Furthermore, the budget incorporates the year over year water cost increases through the Town of Johnstown. Notably these rates are projected to nearly double by 2028.

Pursuant to the Service Plan, the District is authorized to impose an Operations and Maintenance Mill Levy to cover administrative, operations and maintenance costs. The Operations and Maintenance Mill Levy is limited to ten (10) mills pursuant to Section VI.C.4 of the Service Plan.

The District currently provides services, including snow removal, landscape, and park maintenance. The District adopted the 2024 budget attached hereto as **Exhibit A**. The adopted budget estimates these expenses and identifies prior funding shortfalls covered by advances to the District by the Developer in

2022 and 2023. The Developer has compiled budget estimates through collection year 2032 which are attached as **Exhibit B**.

The revenues generated by the Operations and Maintenance Mill Levy are projected to realize insufficient revenues to cover the expenses associated with the services and long-term maintenance costs of the District in both the near and long term. **Exhibit B** identifies the shortfall in tax collections. Developer advances and subsidies are not guaranteed and will not continue indefinitely. The District believes it is best public policy for the District to have the financial powers and authority necessary to self-fund its operations and administrative expenses.

To date, the developer has advanced an approximate amount of $267,870. It is anticipated the Developer will advance an additional $200,000 in 2024. **Exhibit B** outlines the projected Developer advances based on estimated absorption rates and an annual $750 Recurring Fee (billed $187.50 quarterly) to residents. Ideally this fee will diminish over time subject to resident Board member review and authorization. The District's tax revenues and proposed fee effectively cover expenses in the collection year 2030.

Based on the best information available to the District it has determined that the imposition of a Recurring Fee from each residential unit is necessary to support the services, programs and facilities that the District will provide to its current and future taxpayers. The District requests Town approval to implement a Recurring Fee pursuant to Section V.A.18 of the Service Plan. Representatives of the District would welcome the opportunity to discuss further, as needed.

Sincerely,

Patrick McMeekin – President
Granary Metropolitan District Nos. 1-9

EXHIBIT A
2024 Adopted Budget

GRANARY METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS
GENERAL FUND

	(a) 2022 Unaudited Actual	(b) 2023 Adopted Budget	(c) 2023 Projected Actual	(d) 2024 Adopted Budget
Revenues				
Operating Advances	$ 126,790	$ 183,237	$ 141,080	$ 198,644
Operations & Maintenance Fee	-	-	-	22,400
Service Fees District #9	-	5,902	3,551	13,760
ARC Fees	-	-	-	11,250
Transfer Fees	-	-	-	17,500
Total Revenues	$ 126,790	$ 189,139	$ 144,630	$ 263,554
Expenditures				
Operations and Maintenance:				
Landscaping	$ -	$ 5,020	$ -	$ 17,250
Hardscapes	-	5,000	-	9,000
Storm Water Facilities	-	-	-	1,250
Miscellaneous Services	-	-	-	150
Amenities	-	-	-	1,500
Utilities	-	250	-	5,000
Facilities Management	-	8,500	2,000	24,600
Administration:				
Accounting and Finance	23,303	32,460	39,000	42,600
Audit	-	7,500	8,000	8,300
District Management	29,283	45,220	40,500	45,400
Election	1,828	2,500	2,525	-
District Engineer	-	2,500	-	2,500
Insurance	9,432	11,200	8,304	9,400
Legal	49,009	45,000	45,000	45,000
District Website	-	-	-	1,200
Office, Dues, Newsletters & Other	1,804	4,000	3,389	4,800
ARC Reviews	-	3,000	140	9,700
Constituent Communication	-	2,000	-	3,900
Covenant Enforcement	-	-	-	3,600
Property Transfer/Title/Dev Cert Admin	-	4,500	100	14,300
Transfer to District No. 4 - Trustee Fee	-	7,500	4,000	-
Contingency	-	-	-	10,000
Total Expenditures	$ 114,658	$ 186,150	$ 152,958	$ 259,450
Revenues Over/(Under) Expenditures	$ 12,132	$ 2,989	$ (8,328)	$ 4,104
Beginning Fund Balance	-	14,629	12,132	3,804
Ending Fund Balance	$ 12,132	$ 17,618	$ 3,804	$ 7,908
COMPONENTS OF ENDING FUND BALANCE:				
Emergency Reserve (3% of Revenues)	$ 3,804	$ 3,804	$ 3,804	$ 7,907
Unrestricted	8,328	13,814	-	1
TOTAL ENDING FUND BALANCE	$ 12,132	$ 17,618	$ 3,804	$ 7,908

EXHIBIT B

Budget Projections through 2032

Estimated Assessed Value	**$ 1,191,770**	**$ 3,317,600**	**$ 3,317,600**	**$ 4,334,798**	**$ 5,945,466**	**$ 9,098,905**	**$ 12,549,558**	**$ 15,807,896**	**$ 19,588,457**
Operating Levy	10.368	10.368	10.368	10.368	10.368	10.368	10.368	10.368	10.368
Collection Year	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Revenues									
Property Taxes	$ 12,171	$ 33,881	$ 33,881	$ 44,269	$ 60,718	$ 92,922	$ 128,162	$ 161,438	$ 200,047
Specific Ownership Taxes	$ 852	$ 2,372	$ 2,372	$ 3,099	$ 4,250	$ 6,505	$ 8,971	$ 11,301	$ 14,003
Net Tax Revenue	**$ 13,023**	**$ 36,253**	**$ 36,253**	**$ 47,368**	**$ 64,968**	**$ 99,427**	**$ 137,133**	**$ 172,738**	**$ 214,050**
Expenses									
General and Administrative									
Management	$ 54,390	$ 84,889	$ 92,800	$ 74,950	$ 76,459	$ 79,027	$ 81,398	$ 83,840	$ 86,355
Legal	$ 50,837	$ 47,525	$ 45,000	$ 50,000	$ 35,000	$ 20,000	$ 20,600	$ 21,218	$ 21,855
Amenities	$ -	$ -	$ 1,500	$ 7,500	$ 108,500	$ 121,000	$ 124,630	$ 128,369	$ 132,220
Other	$ 9,432	$ 20,544	$ 30,350	$ 33,500	$ 49,000	$ 46,500	$ 47,895	$ 49,332	$ 50,812
Utilities	$ -	$ -	$ 5,000	$ 25,000	$ 50,000	$ 75,000	$ 77,250	$ 79,568	$ 81,955
Landscape	$ -	$ -	$ 66,250	$ 88,000	$ 117,000	$ 142,000	$ 146,260	$ 150,648	$ 155,167
Total Expenses	**$ 114,659**	**$ 152,958**	**$ 240,900**	**$ 278,950**	**$ 435,959**	**$ 483,527**	**$ 498,033**	**$ 512,974**	**$ 528,363**
Deficit	**$ (101,636)**	**$ (116,705)**	**$ (204,647)**	**$ (231,582)**	**$ (370,990)**	**$ (384,100)**	**$ (360,900)**	**$ (340,236)**	**$ (314,313)**

Year Built	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**
Homes Built	0	0	0	32	48	96	96	96	96
% of Total	0%	0%	0%	3%	9%	19%	29%	40%	50%
Cummulative Homes	0	0	0	32	80	176	272	368	464

Year	Total AV	Operating Levy	Net Property Tax Revenue (98.5%)	SOT	Total Tax Revenue	Expenses	O&M Fee	Total O&M Fee	Shortfall	Cummulative Shortfall/Surplus	Developer Advances
2022	$ 1,191,770	10.368	$ 12,171	$ 852	$ 13,023	114,658	750	-	(101,635)	-	101,635
2023	$ 3,317,600	10.368	$ 33,881	$ 2,372	$ 36,253	152,958	750	-	(116,705)	-	116,705
2024	$ 3,317,600	10.368	$ 33,881	$ 2,372	$ 36,253	240,900	750	-	(204,647)	-	204,647
2025	$ 4,334,798	10.368	$ 44,269	$ 3,099	$ 47,368	278,950	750	24,000	(207,582)	-	207,582
2026	$ 5,945,466	10.368	$ 60,718	$ 4,250	$ 64,968	435,959	750	60,000	(310,990)	-	310,990
2027	$ 9,098,905	10.368	$ 92,922	$ 6,505	$ 99,427	483,527	750	132,000	(252,100)	-	252,100
2028	$ 12,549,558	10.368	$ 128,162	$ 8,971	$ 137,133	498,033	750	204,000	(156,900)	-	156,900
2029	$ 15,807,896	10.368	$ 161,438	$ 11,301	$ 172,738	512,974	750	276,000	(64,236)	-	64,236
2030	$ 19,588,457	10.368	$ 200,047	$ 14,003	$ 214,050	528,363	750	348,000	33,687	33,687	
2031	$ 22,954,842	10.368	$ 234,426	$ 16,410	$ 250,836	544,214	750	420,000	126,621	160,308	
2032	$ 27,081,691	10.368	$ 276,571	$ 19,360	$ 295,931	560,541	750	492,000	227,391	387,699	
2033	$ 29,517,041	10.368	$ 301,442	$ 21,101	$ 322,543	577,357	750	543,000	288,186	675,885	
2034	$ 32,127,381	10.368	$ 328,100	$ 22,967	$ 351,067	594,678	750	579,000	335,390	1,011,275	
2035	$ 33,874,090	10.368	$ 345,938	$ 24,216	$ 370,154	612,518	400	328,000	85,636	1,096,911	
2036	$ 36,768,486	10.368	$ 375,497	$ 26,285	$ 401,782	630,893	350	303,800	74,689	1,171,600	
2037	$ 38,504,344	10.368	$ 393,225	$ 27,526	$ 420,751	649,820	300	274,800	45,730	1,217,330	
2038	$ 40,106,457	10.368	$ 409,586	$ 28,671	$ 438,257	669,315	300	278,400	47,343	1,264,673	
2039	$ 40,106,457	10.368	$ 409,586	$ 28,671	$ 438,257	689,394	300	278,400	27,263	1,291,936	
2040	$ 41,309,651	10.368	$ 421,874	$ 29,531	$ 451,405	710,076	300	278,400	19,729	1,311,665	
2041	$ 41,309,651	10.368	$ 421,874	$ 29,531	$ 451,405	731,378	300	278,400	(1,573)	1,310,092	
2042	$ 42,548,941	10.368	$ 434,530	$ 30,417	$ 464,947	753,320	300	278,400	(9,972)	1,300,120	
2043	$ 42,548,941	10.368	$ 434,530	$ 30,417	$ 464,947	775,919	300	278,400	(32,572)	1,267,548	
2044	$ 43,825,409	10.368	$ 447,566	$ 31,330	$ 478,896	799,197	300	278,400	(41,901)	1,225,647	
2045	$ 43,825,409	10.368	$ 447,566	$ 31,330	$ 478,896	823,173	300	278,400	(65,877)	1,159,770	
2046	$ 45,140,171	10.368	$ 460,993	$ 32,270	$ 493,263	847,868	300	278,400	(76,205)	1,083,564	
2047	$ 45,140,171	10.368	$ 460,993	$ 32,270	$ 493,263	873,304	300	278,400	(101,641)	981,923	

450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: August 19, 2024

SUBJECT: Public Hearing – The Granary Subdivision Filing No. 3 - Case No. SUB23-0013

ACTIONS PROPOSED:
1. Consideration of Resolution No. 2024-30 Approving the Final Subdivision Plat and Final Development Plan for The Granary Subdivision Filing No. 3
2. Consideration of Water and Sewer Service Agreement for The Granary Subdivision Filing No. 3
3. Consideration of Development and Subdivision Improvement Agreement for The Granary Subdivision Filing No. 3

ATTACHMENTS:
1. Resolution 2024-30
2. Vicinity Map
3. Final Plat
4. Final Development Plan
5. Preliminary Plat
6. Preliminary Development Plan
7. The Granary ODP
8. Staff Presentation
9. Applicant Presentation
10. Water & Sewer Service Agreement
11. Subdivision Development and Improvement Agreement

ZONING: Planned Development (PD)- The Granary ODP

PRESENTED BY: Lilly Cory, Planner I
Jeremy Gleim, AICP, Planning & Development Director

EXECUTIVE DESCRIPTION

The Applicant, Hartford Homes, LLC, is requesting approval for a final subdivision within The Granary Planned Development (PD). Proposed is a large lot single-family detached neighborhood intended to maintain low-density uses by integrating open space and public amenities. The Granary

Subdivision will provide single-family homes with pedestrian and vehicular access to Roosevelt High School along with unique amenities. Roosevelt Parkway will extend through The Granary development creating a connection from Telep to Colorado Boulevard to help facilitate improved traffic flow through the project and the surrounding area. Filing No. 3 will add 122 single-family lots with three (3) tracts for future residential development.

LOCATION

The project site is located on the north side of Weld County Road 46 and spans the entire length between Colorado Blvd. and Telep Ave. The subject property encompasses approximately 275 acres within the Town of Johnstown Town limits. Upon buildout of the full project, there will be four major vehicular access points: two along WCR 46, one along Telep Ave., and one along Colorado Blvd.

HISTORY

The subject property was annexed into the Town of Johnstown in 2009 under the Maplewood Acres Annexation. It was annexed into the Town by way of Ordinance No. 2009-100. Upon annexation, PD zoning was established. The property was later rezoned in 2021 by Ordinance No. 2021-193 to approve the Granary Outline Development Plan (Attachment #7).

ZONING & LAND USE

Pursuant to the Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is located in two land use areas:

- Medium Density/Intensity - Western portion of the site along Colorado Boulevard/ Weld County Road 13 (~25%)
- Low Density/Intensity – Remaining portion of the subject property (~75%)

ADJACENT ZONING & LAND USE	
NORTH	AG - Weld County – Agriculture
EAST	PD – Red Mountain AG - Weld County
SOUTH	PD - Suncatcher – Solar Facility
WEST	PD – Whitehall – Roosevelt High School

PROJECT DESCRIPTION & ANALYSIS

The overarching Granary development is comprised of approximately 275 acres and is being divided into nine (9) separate filings. A maximum of 950 lots are proposed in the complete build-out of the development. Filing No. 3, the subject of this report, is intended to create 122 lots for single-family homes, with varying lot sizes ranging from 4,800 – 7,500 square feet. Filing No. 3 encompasses 185 of the 275 acres of the overall project; however, of the 185 acres that comprise the subject filing, only ~49 acres will be slated for immediate development. Approximately 16 acres will be used for single-family lots, 18 acres will be used for public roadways, and 15 acres will be outlots for open space, pedestrian infrastructure, and utility/drainage easements. The remaining ~135 acres will be platted as tracts that will be subdivided in future filings.

Along the eastern portion of Filing No. 3, Filing No. 1 is actively being constructed and consists of the same integrity as Filing No. 3. The lots that back up to Filing No.1 match the size of the adjacent lots

and continue to reinforce the character of the development. Future development must comply with the Granary ODP unless otherwise amended and approved.

The primary function of the proposed filing is to create residential lots for development, as well as the infrastructure and circulation network that will serve the surrounding development. The Preliminary Plat for this project was approved on May 17, 2021, by Resolution 2021-14.

Pursuant to Section 17-2-2(D) of the Town's Land Use & Development Code (LUDC), preliminary plats provide detailed planning review of development patterns, street networks, block and lot layout, civic space, parks, open space, and landscaping requirements, and the ability to meet public facility and utility requirements for future development before preparation of detailed construction and engineering plans. In simple terms, the preliminary plat approves the design and layout of the subdivision, and the final plat ("filings" if a project is phased) simply memorializes what was already approved and creates the legal lots for development. Filing No. 3, as presented, is consistent with the Preliminary Plat that was approved by Council on May 17, 2021.

Pursuant to the information listed above, Staff has found that Filing No. 3, as presented, complies with the approved preliminary plat, as well as the development standards outlined in the Granary ODP.

Final Development Plan
Filing No. 3, along with all past and future phases of the project, are subject to the Granary ODP. Among other things, the Granary ODP specifies such things as: building design standards, open space, entry point treatments, setbacks, building heights, fencing, and roadway design. The Final Development Plan (FDP) submitted in conjunction with Filing No. 3 was developed in concert with the Granary ODP.

As depicted in the FDP, one of the most exciting features in Filing No. 3 is the amenity feature in Outlot G. This amenity includes a large pool which is outfitted with swim lanes, a wet deck, and a slide. A separate kiddy pool is also proposed. The amenity facility will also include a pool house which will house an office and two restrooms. The architectural stylings of the pool house are consistent with the theme of the development, including a decorative silo at the northwest corner of the structure.

The FDP proposes five different architectural models for the single-family houses, with each having two elevation types. Therefore, there are ten (10) unique products available for the development. Details of the models are listed in the table below:

MODEL	ELEVATION	MAX. HEIGHT
Christie	Farmhouse	21'-4" / 1-story
	Craftsman	16' / 1-story
Fitzgerald	Farmhouse	27'-8" / 2-story
	Craftsman	24'-10" / 2-story
Hemingway	Farmhouse	28'-4" / 2-story
	Craftsman	25'-3" / 2-story
Rowling	Farmhouse	28'-3" / 2-story
	Craftsman	25'-2" / 2-story
Twain	Farmhouse	27'-6" / 2-story
	Craftsman	24'-8" / 2-story

Landscaping and irrigation plans for the entire filing are included in the FDP. Care has been taken to design passive and active open-space areas that will support the inhabitants of the development. The centrally located park and amenity will contain irrigated turf areas for field recreation and structured activity areas, including a playground and the aforementioned pool. The FDP also identifies landscape treatments for individual lots and parkways adjacent to public streets.

PUBLIC NOTICE

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, June 13, 2024. This notice provided the date, time, and location of the Town Council hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed subdivision map.

A public hearing was opened for this project on July 1, 2024. The applicant asked that the hearing be continued until August 19, 2024; therefore, since the hearing was continued to a date certain, no additional public hearing notices were distributed for this meeting.

COMPREHENSIVE PLAN ALIGNMENT

The 2021 Comprehensive Plan (Comp Plan) identifies this area as appropriate for both Medium and Low density and intensity development. The Granary ODP and Preliminary Plat outline a low-density use with a maximum of 3.64 units per acre as the density of the overall development.

This subdivision is in alignment with The Granary Outline Development Plan wherein land use maintains a low density. Staff finds that this project aligns with the adopted Comprehensive Plan and will help create the framework for future development that aligns with the goals and policies listed therein.

WATER & SERVICE SEWER AGREEMENT

A Water & Sewer Service Agreement (WSSA) has been submitted in conjunction with the proposed subdivision plat. The WSSA requires a separate action from the filing and may only be considered if the plat is approved. The details of the WSSA are described below.

<u>Filing No. 3- The Granary</u>

The Developer has agreed to dedicate water in the amount of 69.44 acre-feet to the Town to satisfy the demands of Filing No. 3. A portion of the water (5.51 AF) may be allocated to the future filing of the project with written consent from the Town once native seeds are established and the temporary irrigation has been removed.

SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT

A Subdivision Development and Improvement Agreement (SDIA) has been prepared in conjunction with the request. The purpose of the SDIA is to document certain obligations and standard conditions that are required of all new developments, as well as memorializing unique obligations and conditions that may result from geographical location, site conditions, etc. The subject SDIA includes obligations for public roadway improvements, utility infrastructure, and intersection improvements, amongst a plethora of other things. Staff worked in conjunction with the Town Attorney and the Developer to craft the SDIA and all parties agree with the conditions included therein.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environments
  - *Expect and encourage community-centered design.*
- Quality Infrastructure & Facilities
  - *Ensure future viability of infrastructure and facilities.*

FINDINGS

1. The proposed subdivision is consistent with the Johnstown Comprehensive Plan.
2. The proposed subdivision complies with the previously approved Preliminary Plat and The Granary Outline Development Plan.

The proposed subdivision will meet the needs of the community by creating new lots for residential development with the intention of expanding the community for its residents, businesses, and visitors alike.

LEGAL ADVICE:

The Town Attorney reviewed all documents.

FINANCIAL ADVICE:

NA

RECOMMENDATION

Pursuant to the information and findings in this Staff report and the information attached thereto, Staff recommends that the Town Council approve Filing No. 3 for the Granary. There are three actions associated with this project and each one requires a separate and distinct vote, including:

1) Resolution 2024-30 for the Filing No. 3 Final Plat;
2) Water and Sewer Service Agreement; and
3) Subdivision Development and Improvement Agreement.

The suggested motions for each action are listed below.

RECOMMENDED ACTION: THE GRANARY FILING NO. 3

Staff recommends that the Town Council approve Resolution 2024-30, to approve the final subdivision plat and final development plan for The Granary Subdivision Filing No. 3- Case No. SUB23-0012.

SUGGESTED MOTIONS:

For Approval:

I move to approve Resolution 2024-30, approving The Granary Filing No. 3.

For Denial:

I move to deny Resolution 2024-30.

RECOMMENDED ACTION: WATER & SEWER SERVICE AGREEMENT – THE GRANARY FILING NO. 3

Staff recommends that the Town Council approve the Water and Sewer Service Agreement for The Granary Subdivision Filing No. 3.

SUGGESTED MOTIONS:

For Approval:

I move to approve the Water And Sewer Service Agreement for The Granary Filing No. 3.

For Denial:

I move to deny the Water And Sewer Service Agreement for The Granary Filing No. 3.

RECOMMENDED ACTION: SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT – THE GRANARY FILING NO. 3

Staff recommends that the Town Council approve the Subdivision Development and Improvement Agreement for The Granary Subdivision Filing No. 3.

SUGGESTED MOTIONS:

For Approval:

I move to approve the Subdivision Development and Improvement Agreement for The Granary Filing No. 3.

For Denial:

I move to deny the Subdivision Development and Improvement Agreement for The Granary Filing No. 3.

Reviewed and Approved for Presentation,

_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2024-30

APPROVING THE FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR THE GRANARY FILING THREE, BEING A SUBDIVISION OF TRACT A, OUTLOTS I, J, K AND L, THE GRANARY FILING ONE RECORDED AT RECEPTION NO. 4827067, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135 RECORDED AT RECEPTION NO. 16309 AND LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403 RECORDED AT RECEPTION NO. 3011360 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 184.539 ACRES

WHEREAS, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Hartford Investments, LLC, a Colorado limited liability company, submitted an application to the Town for approval of a Final Plat and Final Development Plan for The Granary Filing Three, a Subdivision of Tract A, Outlots I, J, K and L, the Granary Filing One Recorded at Reception No. 4827067, Lot B, Recorded Exemption No. 1059-7-3-RE-135 recorded at Reception No. 16309 and Lot B, Recorded Exemption No. 1059-7-3-RE3403 recorded at Reception No. 3011360 in the Weld County Clerk and Recorders office, located in Part of the South Half of Section 7, Township 4 North, Range 67 W. of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 184.539 acres; and

WHEREAS, on May 17, 2021, the Town Council conducted a public hearing and, pursuant to Resolution No. 2021-14, approved the Preliminary Plat and Preliminary Development Plan for The Granary Subdivision, with conditions, which conditions have been satisfied; and

WHEREAS, on August 19, 2024, the Town Council held a public hearing concerning approval of the Final Plat and Final Development Plan for The Granary Filing Three and, after reviewing the file and conducting such hearing, found that the Final Plat and Final Development Plan for The Granary Filing Three are substantially consistent with the Preliminary Plat and Preliminary Development Plan for The Granary Subdivision and the Town's Comprehensive Plan and meet the requirements contained in the Johnstown Municipal Code and the Town's regulations; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Final Plat and Final Development Plan for The Granary Filing Three.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. Final Plat Approval: The Final Plat for The Granary Filing Three, a Subdivision of Tract A, Outlots I, J, K and L, the Granary Filing One Recorded at Reception No. 4827067, Lot B, Recorded Exemption No. 1059-7-3-RE-135 recorded at Reception No. 16309 and Lot B, Recorded Exemption No. 1059-7-3-RE3403 recorded at Reception No. 3011360 in the Weld County Clerk and Recorders office, located in Part of the South Half of Section 7, Township 4 North, Range 67 W. of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 184.539 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Final Development Plan Approval: The Final Development Plan for The Granary Filing Three, attached hereto and incorporated herein by reference as Exhibit B, is hereby approved.

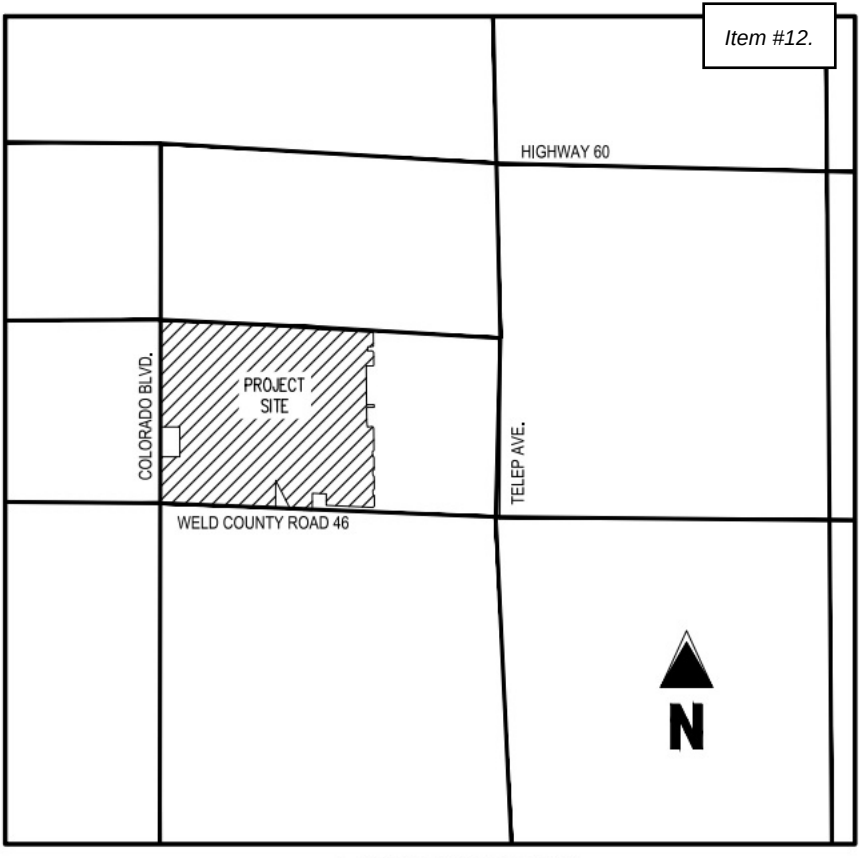
Section 3 Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Plat for The Granary Filing Three and have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS _____ day of August 2024.

ATTEST: **TOWN OF JOHNSTOWN, COLORADO**

By:_____ By:_____

Hannah Hill, Town Clerk Michael P. Duncan, Mayor



VICINITY MAP

NOT TO SCALE

THE GRANARY FILING THREE

TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HARTFORD INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND OHPC LP, A DELAWARE LIMITED PARTNERSHIP, AND HOWE ACRES LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER AND LIENHOLDERS OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT A, OUTLOTS I, J, K AND L, THE GRANARY FILING ONE RECORDED AT RECEPTION NO. 4827067, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135 RECORDED AT RECEPTION NO. 163091 AND LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403 RECORDED AT RECEPTION NO. 3011360 ALL IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL CONTAINS 8,038,529 SQUARE FEET OR 184.539 ACRES.

DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, STREET RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **THE GRANARY FILING THREE** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL STREET RIGHT-OF-WAY TO THE TOWN OF JOHNSTOWN AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, IS ASSUMED TO BEAR N 00°00'44" W AND DISTANCE OF 1332.81', MONUMENTED AT THE SOUTH BY NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "LS 38512 AND AT THE NORTH BY NO. 6 REBAR WITH ALUMINUM CAP, STAMPED "LS 22098" WITH ALL OTHER BEARINGS RELATIVE THERETO.

OWNER:
HARTFORD INVESTMENTS, LLC,
A COLORADO LIMITED LIABILITY COMPANY

BY: HARTFORD HOMES, LLC,
A COLORADO LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: _____
LANDON HOOVER, MANAGER

STATE OF _____)
)SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024 BY LANDON HOOVER, AS MANAGER OF HARTFORD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER OF HARTFORD INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LIENHOLDER:
ADAMS BANK AND TRUST, A NEBRASKA CORPORATION

BY: _____
CURTIS CARLSON, VICE PRESIDENT – COMMERCIAL BANKING

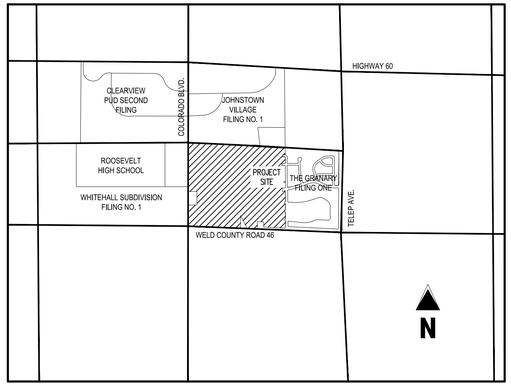
STATE OF_____)
)SS.
COUNTY OF_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____2024, BY _____, AS _____OF _____, AS _____.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

2) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.

3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

4) COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT 459-HSO818732-416, AMENDMENT NO. 1, DATED APRIL 16, 2024 AT 12:00 A.M. WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT.

5) THE LOCATION OF THE ABANDONED WELLS ON TRACT A ARE LOCATED PER THE COG GIS WEB SITE AND NOT SURVEYED.

LAND USE SUMMARY						
THE GRANARY FILING THREE						
OUTLOTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	112,536	2.583	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
B	6,671	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
C	10,040	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
D	8,080	0.185	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
E	6,655	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
F	10,034	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
G	239,465	5.497	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
H	117,711	2.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
I	67,266	1.544	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
J	74,129	1.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
OUTLOTS TOTAL	652,586	14.981				8.12%
TRACT						
A	2,530,240	58.086	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT	
B	2,652,919	60.903	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT	
C	727,583	16.703	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT	
TRACTS TOTAL	5,910,743	135.692				73.53%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)	AREA (SF)	AREA ACRES				
ROADWAY RIGHT-OF-WAY	781,406	17.939				9.72%
SINGLE FAMILY LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	693,795	15.927	122			8.63%
TOTAL AREA	8,038,529	184.539	TOTAL PERCENTAGE			100.00%

OWNER AND DEVELOPER

HARTFORD INVESTMENTS, LLC
PATRICK MCMEEKIN
4801 GOODMAN ST.
TIMNATH, CO 80547

SITE ENGINEER

GALLOWAY & COMPANY
JAMES PRELOG
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

SURVEYOR

GALLOWAY & COMPANY
JOSHUA J. MCCABE
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

PLAT NOTES

1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

3) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.

4) FENCING: LOTS THAT BACK TO OR OTHERWISE ABUT OPEN SPACE AREAS ARE RESPONSIBLE FOR CONSTRUCTION OF REQUIRED SPLIT-RAIL FENCING PER THE GRANARY DESIGN GUIDELINES.

5) STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

6) DRIVES. PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

7) DRAINAGE LIABILITY. THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT. OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

8) LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE TOWN. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

9) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL AND/OR TREE CANOPIES LOWER THAT 7' ABOVE ADJACENT STREET GRADE OR AS REQUIRED BY CURRENT TOWN CODE OR SPECIFICATIONS.

10) INTERSECTION SIGHT TRIANGLES MUST FALL WITHIN PUBLIC RIGHT-OF-WAY, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN.

11) FLOOD INFORMATION: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08069C1214F, EFFECTIVE DATE DECEMBER 19, 2006, THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, AREAS OF MINIMAL FLOOD HAZARD; SHADED ZONE Z, AREAS OR 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAT 1 SQUARE MILE.

12) HATCHED AREA, AS INDICATED IN THE LEGEND ON SHEET 4, REPRESENT A "NO BUILD AREA" FOR PERMANENT HABITABLE STRUCTURES. APPURTENANCES TO PERMANENT HABITABLE STRUCTURES, SUCH AS ROOF OVERHANGS, WINDOW WELLS, AND SIMILAR ENCROACHMENTS ARE PERMITTED WITHIN THE "NO BUILD" AREA.

TOWN APPROVAL

THIS PLAT, TO BE KNOWN AS **THE GRANARY FILING THREE,** IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2024.

BY: _____ ATTEST: _____
GARY LEBSACK HANNAH HILL

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. MCCABE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **THE GRANARY FILING THREE** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2024.

_____
JOSHUA J. MCCABE
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38638
FOR AND ON BEHALF OF GALLOWS & COMPANY, INC.

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970.800.3300
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THE GRANARY FILING THREE
TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403 LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

#	Date	Issue / Description	Init.

Project No:	HFH0000049.10
Drawn By:	AN
Checked By:	JJM
Date:	4/19/2024

M:\AllMyFiles\Home\CO Johnstown MRGD\Granary\SDP\01-ADOPted Plat\GA_SHEET02.DWG, Amanda Arthur, Jr, 4/25/2024

THE GRANARY FILING THREE

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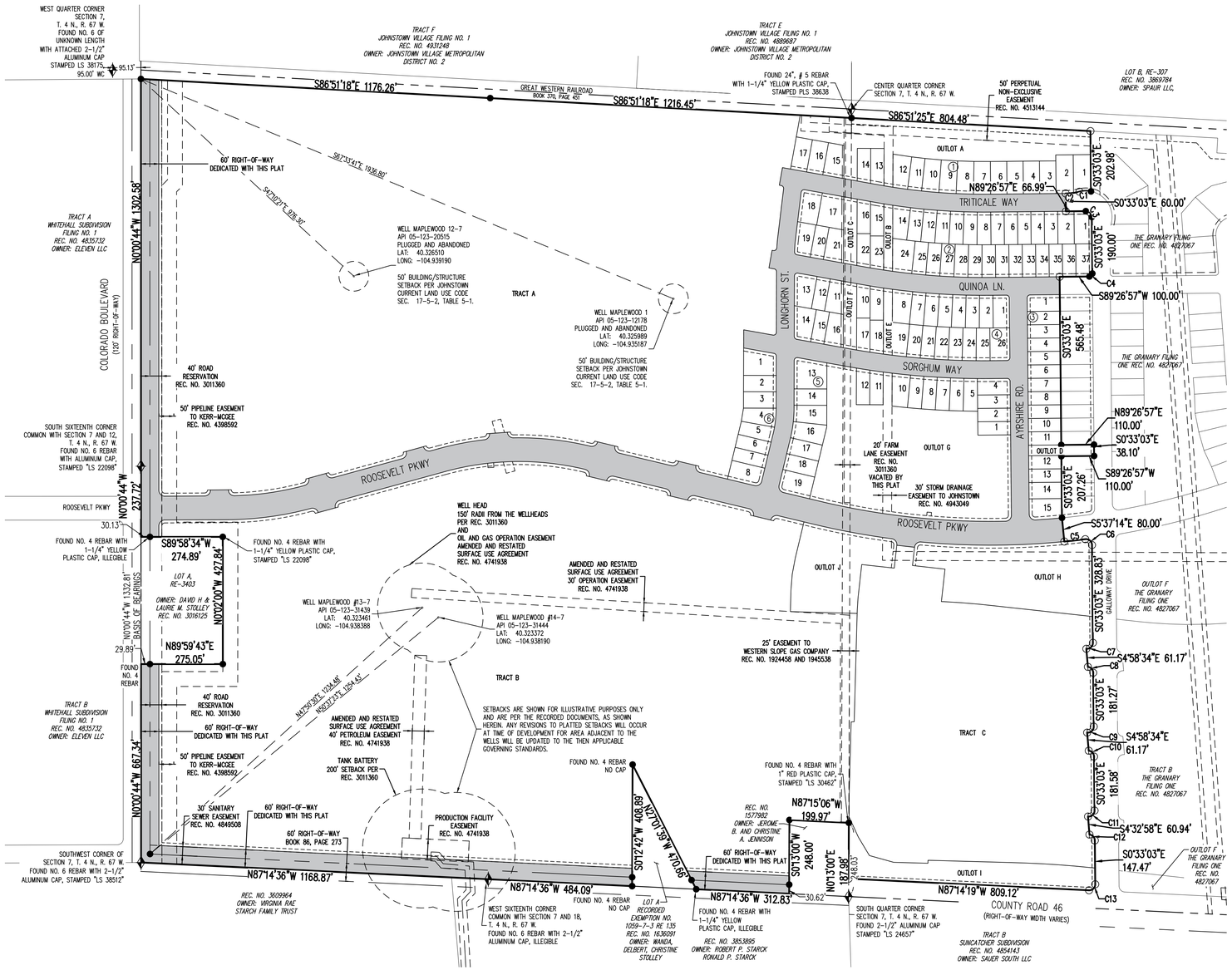
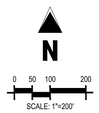


LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. — RECEPTION NUMBER
- BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT



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H:\Whitestart Homes\CO Johnstown MF\PDS - Community\PDS\1-CAD\Plat\Plat Drawings\THREE\SHEETS\SHEET\Plat Drawing - Annexation Number 2 - 4-19-2024.dwg

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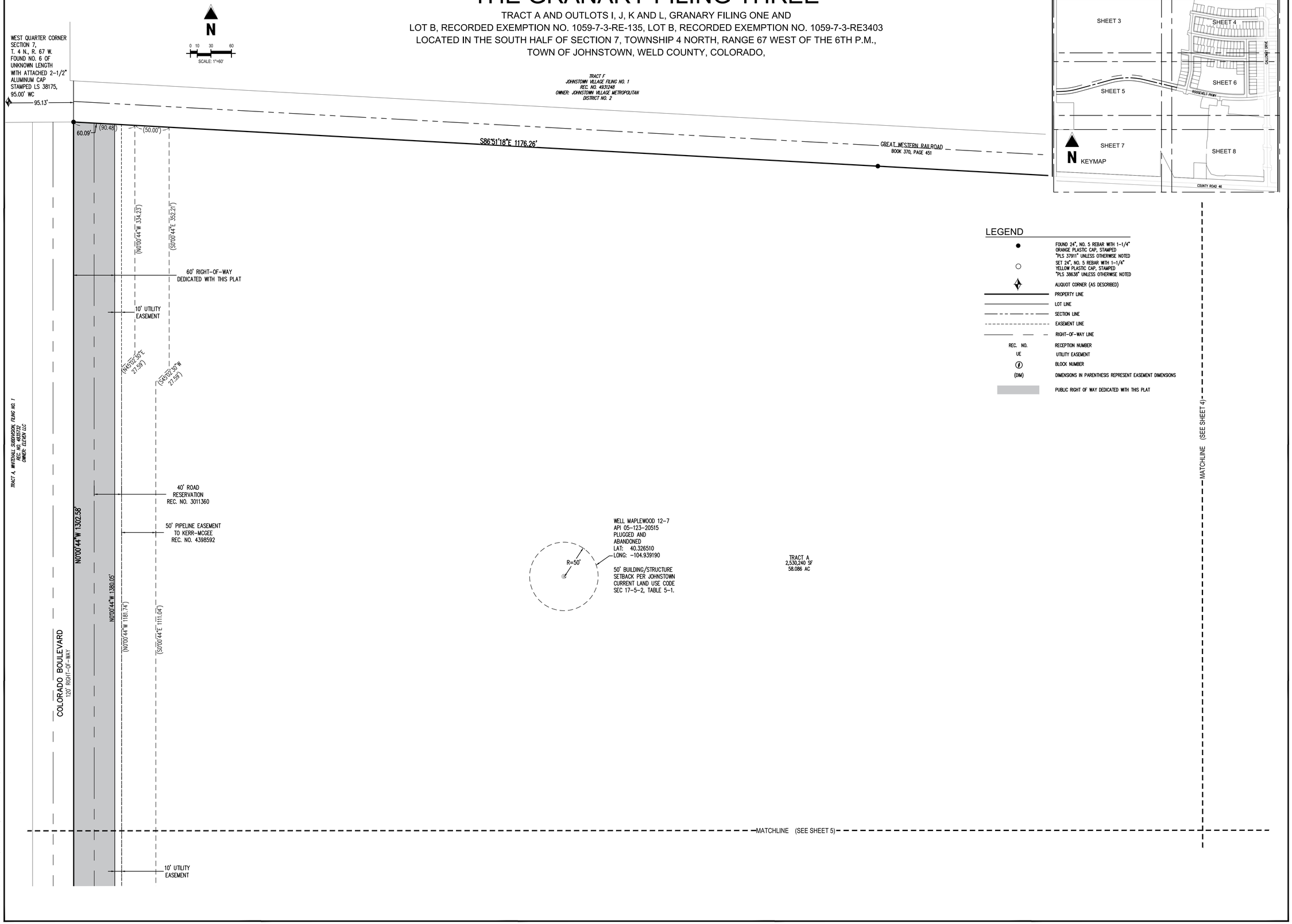

LEGEND

●	FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
○	SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
	ALIQUOT CORNER (AS DESCRIBED)
	PROPERTY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
REC. NO.	RECEPTION NUMBER
UE	UTILITY EASEMENT
(f)	BLOCK NUMBER
(DIM)	DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
	PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

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Checked By:	JJM
Date:	4/19/2024

M:\Whitestone Homes\2023 Johnstown HFH\20s - Drawings\00\Civil\Cad\Plat\Plat_Sht\HFH20-SHT-MINCHEET.dwg, Amanda Nolte, Jr, 4/25/2024

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N

0 10 30 60
SCALE: 1"=60'

LEGEND

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- ALIQUOT CORNER (AS DESCRIBED)
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- RIGHT-OF-WAY LINE
- REC. NO. — RECEPTION NUMBER
- UE — UTILITY EASEMENT
- BLOCK NUMBER
- (DIM) — DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
- NO BUILD AREA, SEE GENERAL NOTE 12

SHEET 3 | SHEET 4 | SHEET 5 | SHEET 6 | SHEET 7 | SHEET 8
N KEYMAP
GALLOWAY DRIVE
ROOSEVELT PKWY.
COUNTY ROAD 46

TRACT F
JOHNSTOWN VILLAGE FILING NO. 1
REC. NO. 4931248
OWNER: JOHNSTOWN VILLAGE METROPOLITAN DISTRICT NO. 2

TRACT E
JOHNSTOWN VILLAGE FILING NO. 1
REC. NO. 4889687
OWNER: JOHNSTOWN VILLAGE METROPOLITAN DISTRICT NO. 2

LOT B, RE-307
REC. NO. 3869784
OWNER: SPAUR LLC,

50' PERPETUAL NON-EXCLUSIVE EASEMENT (WATER LINE) TO CITY OF THORNTON REC. NO. 4464390

CENTER QUARTER CORNER SECTION 7, T. 4 N., R. 67 W.

FOUND 24", # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638

GREAT WESTERN RAILROAD BOOK 370, PAGE 451

S86°51'18"E 1216.45'

S86°51'25"E 804.48'

30' STORM DRAINAGE EASEMENT TO JOHNSTOWN REC. NO. 4943048

20' UTILITY EASEMENT REC. NO. 4827067

25' EASEMENT TO WESTERN SLOPE GAS COMPANY REC. NO. 1924458 AND 1945538

30' STORM DRAINAGE EASEMENT TO JOHNSTOWN REC. NO. 4943049

OUTLOT A 112,536 SF 2.583 AC

50' PERPETUAL NON-EXCLUSIVE EASEMENT CITY OF THORNTON REC. NO. 4513144

TRITICALE WAY
60' RIGHT-OF-WAY

QUINOA LANE
60' RIGHT-OF-WAY

SORGHUM WAY
60' RIGHT-OF-WAY

LONGHORN STREET
60' RIGHT-OF-WAY

AYRSHIRE ROAD
60' RIGHT-OF-WAY

GALLOWAY DRIVE

20' FARM LANE EASEMENT REC. NO. 3011360 VACATED BY THIS PLAT

OUTLOT B 6,671 SF 0.153 AC

OUTLOT C 10,040 SF 0.230 AC

OUTLOT F 10,034 SF 0.230 AC

OUTLOT G 239,465 SF 5.497 AC

THE GRANARY FILING ONE REC. NO. 4827067

BLOCK 1 | BLOCK 5 | BLOCK 6

WELL MAPLEWOOD 1
API 05-123-12178
PLUGGED AND ABANDONED
LAT: 40.325989
LONG: -104.935187

50' BUILDING/STRUCTURE SETBACK PER JOHNSTOWN CURRENT LAND USE CODE SEC 17-5-2, TABLE 5-1.

TRACT A
2,530,240 SF
58.086 AC

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 6)

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S83°29'30"E	28.93
L2	S84°07'13"E	18.49
L3	S84°43'02"E	26.51
L4	S85°20'46"E	20.90
L5	S85°56'35"E	24.10
L6	S86°34'18"E	23.32
L7	N87°10'07"W	21.68
L8	S87°47'51"E	25.73
L9	N88°23'39"W	19.27
L10	S89°01'23"E	28.15
L11	N89°37'12"W	16.85
L12	N89°45'35"E	30.36
L13	N89°26'57"E	45.00
L14	S84°07'35"E	0.85
L15	N85°12'29"W	1.27
L16	N86°17'23"W	3.40
L17	N87°22'16"W	5.52
L18	S88°27'10"E	7.64
L19	S89°32'04"E	9.77
L20	N89°27'34"E	11.50

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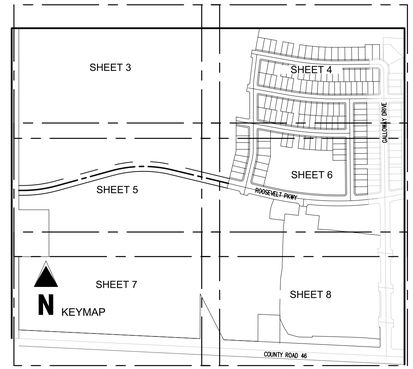
N

0 10 30 60
SCALE: 1"=60'



MATCHLINE (SEE SHEET 3)

10' UTILITY EASEMENT

50' PIPELINE EASEMENT TO KERR-MCGEE REC. NO. 4398592

40' ROAD RESERVATION REC. NO. 3011360

60' RIGHT-OF-WAY DEDICATED WITH THIS PLAT

SOUTH SIXTEENTH CORNER COMMON WITH SECTION 7 AND 12, T. 4 N., R. 67 W. FOUND NO. 6 REBAR WITH ALUMINUM CAP, STAMPED "LS 22098"

30' — 30'

(N0°00'44"W 1181.74')

(N0°00'44"W 1111.04')

ROOSEVELT PKWY

COLORADO BOULEVARD
120' RIGHT-OF-WAY

N0°00'44"W 237.72'

N0°00'44"W 36.93'

10' UTILITY EASEMENT

60.00'

S89°58'34"W 274.89'

214.89'

FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE

FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "LS 22098"

TRACT B, WHITEHALL SUBDIVISION, FILING NO. 1
REC. NO. 4435732
OWNER: ELHEN LLC

LOT A,
RE-3403

OWNER: DAVID H & LAURIE M. STOLLEY
REC. NO. 3016125

N0°02'00"W 427.84'
(N0°02'30"E 452.71')
(S0°02'30"W 552.67')

50' PIPELINE EASEMENT TO KERR-MCGEE REC. NO. 4398592

FOUND NO. 4 REBAR

60.00'

N89°59'43"E 275.05'
215.05'

(N89°59'17"E 205.09')

(S89°59'17"W 205.05')

60'

10' UTILITY EASEMENT

S89°41'22"W 133.70'

40'

N89°41'22"E 263.84'

40'

N89°41'22"E 214.15'

(S89°57'30"E 205.56')

S89°29'28"W 60.00'

S74°38'47"W 60.00'

S74°38'28"W 239.91'

10' UTILITY EASEMENT

S74°38'28"W 60.00'

S74°38'28"W 28.44'

N74°38'28"E 465.07'

N74°38'28"E 368.35'

S74°38'30"E 60.00'

10' UTILITY EASEMENT

ROOSEVELT PARKWAY
80' RIGHT-OF-WAY

TRACT A
2,530,240 SF
58.086 AC

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C1)	8°53'02"	145.75	940.00	N79°04'59"E	145.60
(C2)	1°13'13"	20.02	940.00	N84°08'06"E	20.02
(C3)	1°58'49"	32.49	940.00	N85°44'07"E	32.49
(C4)	1°52'35"	30.79	940.00	N87°39'49"E	30.78
(C5)	5°50'40"	250.93	2460.00	S88°16'18"E	250.82

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L21)	N85°51'18"E	19.44
(L22)	N85°51'18"E	30.58
(L23)	N85°51'18"E	9.99
(L24)	S3°24'27"E	14.52
(L25)	N86°35'33"E	20.00

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
(L26)	N3°24'27"W	15.38
(L27)	S15°17'51"E	39.23
(L28)	N74°42'09"E	30.00
(L29)	N15°17'51"W	32.33

(S74°42'09"W 30.00')

30' UTILITY EASEMENT

(S15°17'51"E 40.71')

(N15°17'51"W 46.63')

(L21) (L22) (L23)

N85°51'18"E 60.00'

C70

S76°30'29"E 60.00'

C153

C54

20' UTILITY EASEMENT

30' UTILITY EASEMENT

S76°30'29"E 1.46'

S76°30'29"E 60.00'

C154

C57

C67

C62

C153

C54

C70

C71

C72

C52

C53

C55

C56

C58

C59

C60

C61

C63

C64

C65

C66

(C1) (C2) (C3) (C4) (L25) (L27) (L26)

MATCHLINE (SEE SHEET 6)

SETBACKS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE PER THE RECORDED DOCUMENTS, AS SHOWN HEREIN. ANY REVISIONS TO PLATTED SETBACKS WILL OCCUR AT TIME OF DEVELOPMENT FOR AREA ADJACENT TO THE WELLS WILL BE UPDATED TO THE THEN APPLICABLE GOVERNING STANDARDS.

WELL HEAD 150' RADII FROM THE WELLHEADS PER REC. 3011360 AND OIL AND GAS OPERATION EASEMENT AMENDED AND RESTATED SURFACE USE AGREEMENT REC. NO. 4741938

AMENDED AND RESTATED SURFACE USE AGREEMENT 30' OPERATION EASEMENT KERR-MCGEE OIL & GAS ONSHORE LP REC. NO. 4741938

(S3°51'36"W 30.00')

WELL MAPLEWOOD #13-7
API 05-123-31439
LAT: 40.323461
LONG: -104.938388

WELL MAPLEWOOD #14-7
API 05-123-31444
LAT: 40.323372
LONG: -104.938190

R=150'

R=150'

(N17°04'05"E 134.39')

(N88°13'00"W 40.00')

TRACT B
2,652,919 SF
60.903 AC

MATCHLINE (SEE SHEET 7)

LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
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- RIGHT-OF-WAY LINE
- REC. NO. RECEPTION NUMBER
- UE UTILITY EASEMENT
- (#) BLOCK NUMBER
- (DIM) DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

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W:\Whitfield+Hansen\CO Johnstown\#HFH0000049\Engineering\PDR\Civil\Plat\Plat Exhibits\THREE\EXHIBITS\Granary Annexation Map Exhibit_3 - 4/22/2024

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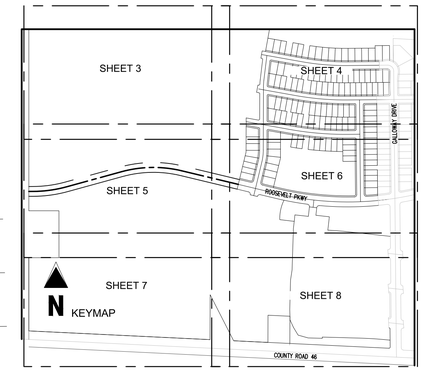
0 10 30 60
SCALE: 1"=60'



TRACT A
2,530,240 SF
58.086 AC

MATCHLINE (SEE SHEET 4)

LOT 1 9,061 SF 0.208 AC
LOT 2 6,050 SF 0.139 AC
LOT 3 6,050 SF 0.139 AC
LOT 4 6,135 SF 0.141 AC
LOT 5 5,482 SF 0.126 AC
LOT 6 5,118 SF 0.117 AC
LOT 7 5,118 SF 0.117 AC
LOT 8 7,306 SF 0.168 AC
LOT 13 10,695 SF 0.246 AC
LOT 14 6,050 SF 0.139 AC
LOT 15 6,748 SF 0.155 AC
LOT 16 6,894 SF 0.158 AC
LOT 17 6,082 SF 0.140 AC
LOT 18 6,050 SF 0.139 AC
LOT 19 8,164 SF 0.187 AC

LONGHORN STREET
60' RIGHT-OF-WAY

SORGHUM WAY
60' RIGHT-OF-WAY

LOT 12 5,377 SF 0.123 AC
LOT 11 5,084 SF 0.117 AC
LOT 10 6,284 SF 0.144 AC
LOT 9 5,052 SF 0.116 AC
LOT 8 5,051 SF 0.116 AC
LOT 7 5,051 SF 0.116 AC
LOT 6 5,051 SF 0.116 AC
LOT 5 5,159 SF 0.118 AC
LOT 4 6,035 SF 0.139 AC
LOT 3 4,950 SF 0.114 AC
LOT 2 4,950 SF 0.114 AC
LOT 1 4,950 SF 0.114 AC

20' FARM LANE EASEMENT REC. NO. 3011360 VACATED BY THIS PLAT

25' EASEMENT TO WESTERN SLOPE GAS COMPANY REC. NO. 1924458 AND 1945538

30' STORM DRAINAGE EASEMENT TO JOHNSTOWN BY SEPARATE DOCUMENT REC. NO. 4943049

OUTLOT G
239,465 SF
5.497 AC

UTILITY EASEMENT

AYRSHIRE ROAD
60' RIGHT-OF-WAY

10' UTILITY EASEMENT

10' UE

LOT 6 4,950 SF 0.114 AC
LOT 7 4,950 SF 0.114 AC
LOT 8 4,950 SF 0.114 AC
LOT 9 4,950 SF 0.114 AC
LOT 10 4,950 SF 0.114 AC
LOT 11 4,950 SF 0.114 AC
LOT 12 4,950 SF 0.114 AC
LOT 13 4,950 SF 0.114 AC
LOT 14 6,050 SF 0.139 AC
LOT 15 7,500 SF 0.172 AC

OUTLOT D
8,080 SF
0.185 AC

ROOSEVELT PARKWAY
80' RIGHT-OF-WAY

TRACT B
2,652,919 SF
60.903 AC

OUTLOT J
74,129 SF
1.702 AC

OUTLOT H
117,711 SF
2.702 AC

TRACT C
727,583 SF
16.703 AC

OUTLOT F

GALLOWAY DRIVE

AMENDED AND RESTATED SURFACE USE AGREEMENT 30' OPERATION EASEMENT KERR-MCGEE OIL & GAS ONSHORE LP REC. NO. 4741938

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 8)

LEGEND

●	FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
○	SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
	ALIQUOT CORNER (AS DESCRIBED)
	PROPERTY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
REC. NO.	RECEPTION NUMBER
UE	UTILITY EASEMENT
(#)	BLOCK NUMBER
(DIM)	DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
	PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

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THE GRANARY FILING THREE

TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135,
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO.

#	Date	Issue / Description	Init.

Project No:	HFH0000049.10
Drawn By:	AN
Checked By:	JJM
Date:	4/19/2024

M:\Fileshare Vincent\CO Johnstown HFH\Dr - Granary\SHT\+CAD\Plat\Graphic Set\GEO_SUV1-Plat Set\PLOTS.dwg, Annotative Model, Jul 4 2024

THE GRANARY FILING THREE

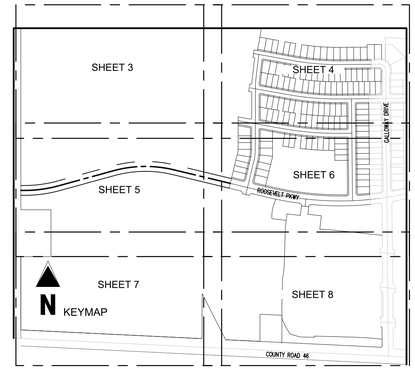
TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

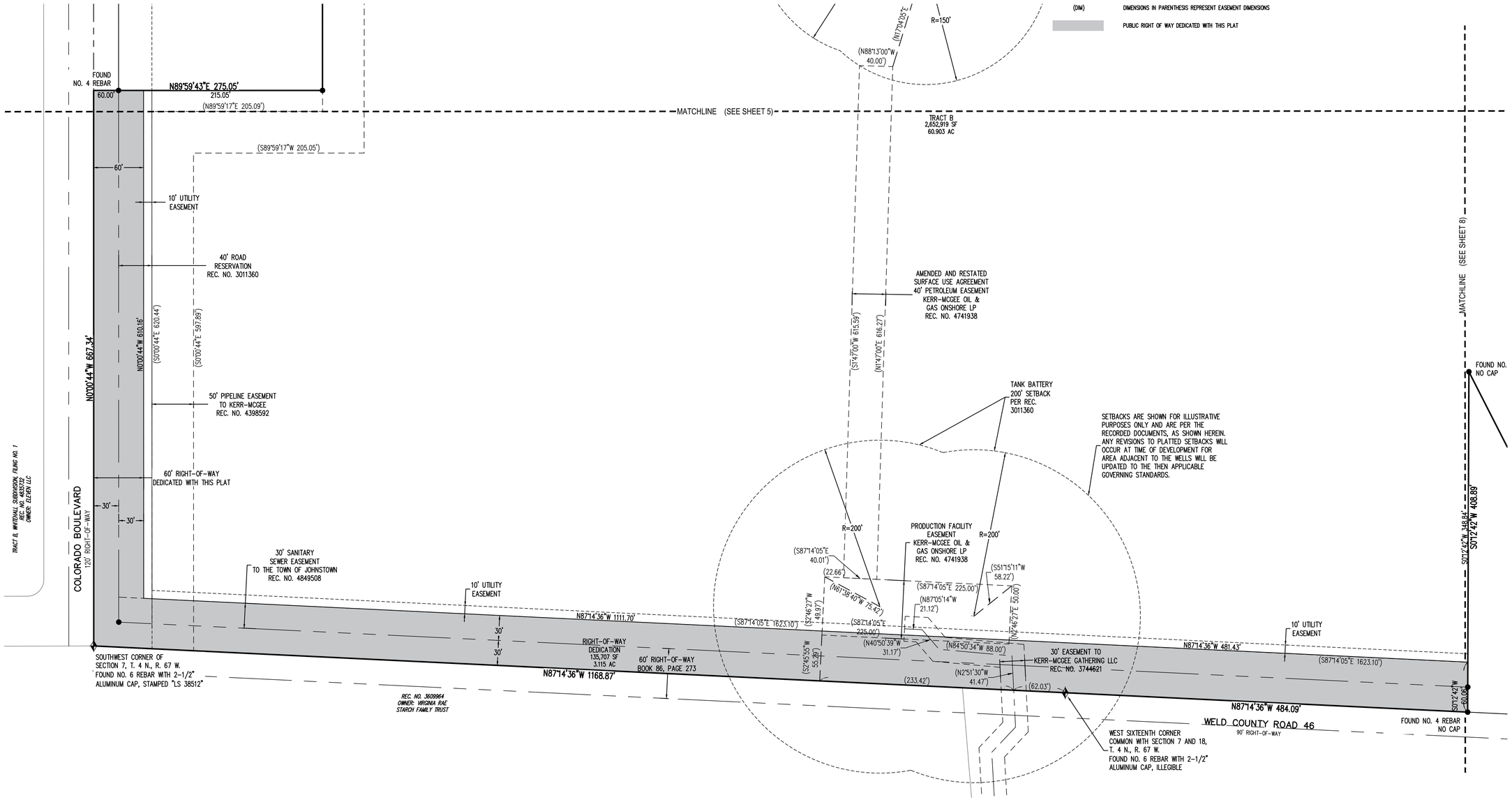
N

0 10 30 60
SCALE: 1"=60'

LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWSE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWSE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- REC. NO. — RECEPTION NUMBER
- UE — UTILITY EASEMENT
- BLOCK NUMBER
- (DIM) — DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT





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TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
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LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

#	Date	Issue / Description	Init.

Project No:	HFH0000049.10
Drawn By:	AN
Checked By:	JJM
Date:	4/19/2024

M:\Whitehall Homes\02-Johnstown Hill\02-Drawings\01XX-CAD\Plat\Plat Exhibits\HFH0000049.10-XX-Plat Exhibit 01.dwg, 4/19/2024 3:47:29 PM, Amanda Nolte, Jr. = 4/19/2024

THE GRANARY FILING THREE

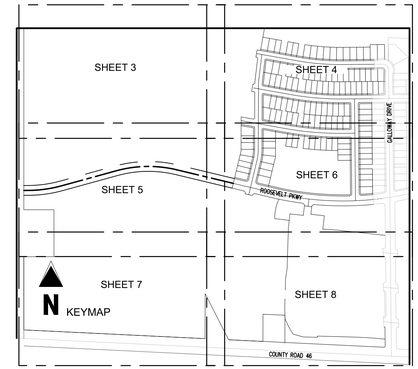
TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

N

0 10 30 60
SCALE: 1"=60'

LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- REC. NO. — RECEPTION NUMBER
- UE — UTILITY EASEMENT
- (#) — BLOCK NUMBER
- (DIM) — DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT



MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 7)

S1°34'12"W 374.74'

S1°34'12"W 364.08'

25' EASEMENT TO WESTERN SLOPE GAS COMPANY
REC. NO. 1924458 AND 1945538

(S01°37'00"W 668.72')

(N01°13'00"E 698.39')

C143

30' AMENDED AND RESTATED SURFACE USE AGREEMENT
30' OPERATION EASEMENT
REC. NO. 4741938

N1°34'12"E 241.49'

TRACT C
727,583 SF
16.703 AC

S45°58'34"E 61.17'

S45°58'34"E 61.17'

S0°33'03"E 181.27'

S0°33'03"E 181.58'

S45°32'58"E 60.94'

S0°33'03"E 92.83'

S0°33'03"E 147.47'

TRACT B

GALLOWAY DRIVE

TRACT B
2,652,919 SF
60.903 AC

FOUND NO. 4 REBAR
NO CAP

S0°12'42"W 348.84'

S0°12'42"W 408.89'

N27°01'59"W 401.63'

N27°01'59"W 410.66'

LOT A
RECORDED EXEMPTION NO. 1059-7-3 RE 135
REC. NO. 1636091
OWNER: WANDA, DELBERT, CHRISTINE STOLLEY

N2°29'50"E 19.70'

N87°15'06"W 199.97'

(S0.03')

FOUND NO. 4 REBAR WITH 1" RED PLASTIC CAP, STAMPED "LS 30462"

N24°39'26"W 74.63'

N30°57'11"W 72.28'

N74°25'13"W 84.68'

N88°25'48"W 115.21'

S1°34'12"W 10.00'

N88°25'48"W 275.00'

N88°13'53"W 55.00'

N87°21'02"W 55.00'

N86°24'46"W 55.00'

N85°28'29"W 55.00'

N84°25'59"W 67.50'

S0°13'00"W 187.94'

S0°13'00"W 248.00'

N0°13'00"E 187.98'

N0°13'00"E 78.24'

REC. NO. 1577982
OWNER: JEROME B. AND CHRISTINE A. JENNISON

10' UTILITY EASEMENT

N87°14'36"W 344.51'

RIGHT-OF-WAY DEDICATION
19,720 SF
0.453 AC

30'

30'

60.06'

OUTLOT I
67,266 SF
1.544 AC

10' UTILITY EASEMENT

N87°14'19"W 809.12'

S0°12'42"W 60.06'

N27°01'59"W 69.13'

FOUND NO. 4 REBAR
NO CAP

N87°14'36"W 312.83'

FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE

REC. NO. 3853895
OWNER: ROBERT P. STAROK
RONALD P. STAROK

SOUTH QUARTER CORNER
SECTION 7, T. 4 N., R. 67 W.
FOUND 2-1/2" ALUMINUM CAP
STAMPED "LS 24657"

WELD COUNTY ROAD 46
120' RIGHT-OF-WAY

TRACT B
SUNCATCHER SUBDIVISION
REC. NO. 4854143
OWNER: SAUER SOUTH LLC

OUTLOT H

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TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

#	Date	Issue / Description	Init.

Project No:	HFH0000049.10
Drawn By:	AN
Checked By:	JJM
Date:	4/19/2024

M:\Projects\Active\123 Johnstown HFH\01-Civil\02Plan\Plat\Granary_Tract.mxd, 4/19/2024 3:49:54 PM by Amanda Nolte, Jr. - A 4/25/2024

THE GRANARY FILING THREE

TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
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LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	25°31'10"	39.20	88.00	S88°35'22"W	38.87
C2	13°37'10"	46.71	196.50	S82°38'22"W	46.60
C3	90°00'00"	31.42	20.00	S45°33'03"E	28.28
C4	90°00'00"	15.71	10.00	S44°26'57"W	14.14
C5	1°36'04"	70.98	2540.00	N83°34'44"E	70.98
C6	96°40'15"	33.74	20.00	S48°53'11"E	29.88
C7	96°46'33"	33.78	20.00	S47°50'14"W	29.91
C8	83°13'27"	29.05	20.00	S42°09'46"E	26.56
C9	96°46'33"	33.78	20.00	S47°50'14"W	29.91
C10	83°13'27"	29.05	20.00	S42°09'46"E	26.56
C11	96°00'41"	33.51	20.00	S47°27'18"W	29.73
C12	83°48'49"	29.26	20.00	S42°27'27"E	26.72
C13	93°18'44"	32.57	20.00	S46°06'19"W	29.09
C14	10°42'06"	371.69	1990.00	S85°12'00"E	371.15
C15	10°42'06"	382.89	2050.00	N85°12'00"W	382.34
C16	93°15'15"	16.28	10.00	S53°31'26"W	14.54
C17	86°44'45"	15.14	10.00	N36°28'32"W	13.73
C18	3°52'26"	34.48	510.00	N4°57'35"E	34.47
C19	97°07'40"	16.95	10.00	N51°35'11"E	14.99
C20	80°00'00"	13.96	10.00	N39°50'57"W	12.86
C21	81°34'03"	14.24	10.00	S39°03'56"E	13.06
C22	5°10'42"	40.67	450.00	S4°18'27"W	40.66
C23	10°42'06"	423.99	2270.00	S85°12'00"E	423.37
C24	90°00'00"	15.71	10.00	S44°26'57"W	14.14
C25	90°00'00"	15.71	10.00	N45°33'03"W	14.14
C26	10°42'06"	435.19	2330.00	N85°12'00"W	434.56
C27	100°00'00"	17.45	10.00	S50°09'03"W	15.32
C28	80°00'00"	13.96	10.00	S39°50'57"E	12.86
C29	100°00'00"	17.45	10.00	S50°09'03"W	15.32
C30	10°42'06"	476.28	2550.00	S85°12'00"E	475.59
C31	90°00'00"	15.71	10.00	N44°26'57"E	14.14
C32	90°00'00"	15.71	10.00	S45°33'03"E	14.14
C33	10°42'06"	487.49	2610.00	S85°12'00"E	486.78
C34	100°00'00"	17.45	10.00	N50°09'03"E	15.32
C35	80°00'00"	13.96	10.00	N39°50'57"W	12.86
C36	13°20'28"	90.81	390.00	N6°49'17"E	90.61
C37	13°20'28"	104.78	450.00	N6°49'17"E	104.54
C38	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C39	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C40	14°41'09"	630.54	2460.00	N83°51'04"W	628.82
C41	89°21'25"	31.19	20.00	S44°07'39"W	28.13
C42	92°59'34"	32.46	20.00	S47°02'50"E	29.01
C43	2°04'38"	89.18	2460.00	N85°25'05"E	89.18
C44	10°53'03"	482.51	2540.00	S89°49'17"W	481.78
C45	88°52'51"	31.03	20.00	S50°49'23"W	28.01
C46	88°52'51"	31.03	20.00	N38°03'28"W	28.01
C47	5°59'25"	265.56	2540.00	N79°30'11"W	265.43
C48	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C49	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C50	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C51	90°00'00"	31.42	20.00	N31°30'24"W	28.28
C52	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C53	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C54	28°51'03"	473.33	940.00	S89°04'00"W	468.34
C55	89°59'14"	31.41	20.00	S29°38'51"W	28.28
C56	89°49'43"	31.36	20.00	N60°16'24"W	28.24
C57	14°52'37"	280.42	1080.00	S82°15'03"W	279.64
C58	89°42'06"	31.31	20.00	S44°50'19"W	28.21
C59	90°17'48"	31.52	20.00	S45°09'41"E	28.36
C60	90°00'00"	31.42	20.00	N44°41'22"E	28.28

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C61	91°10'46"	31.83	20.00	S45°54'01"E	28.57
C62	13°40'35"	238.70	1000.00	N81°40'18"E	238.13
C63	90°11'32"	31.48	20.00	N29°44'14"E	28.33
C64	90°00'00"	31.42	20.00	S60°21'32"E	28.28
C65	90°00'00"	31.42	20.00	N29°38'28"E	28.28
C66	90°00'00"	31.42	20.00	S60°21'32"E	28.28
C67	8°45'11"	155.83	1020.00	N79°01'04"E	155.67
C68	86°48'06"	30.30	20.00	N39°59'36"E	27.48
C69	87°41'12"	30.61	20.00	S47°15'03"E	27.71
C70	14°35'10"	259.67	1020.00	S83°48'04"E	258.97
C71	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C72	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C73	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C74	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C75	5°53'04"	20.18	196.50	S78°46'19"W	20.17
C76	7°44'06"	26.53	196.50	S85°34'54"W	26.51
C77	1°33'05"	53.88	1990.00	N89°46'31"W	53.88
C78	1°40'34"	58.22	1990.00	N88°09'41"W	58.22
C79	1°40'34"	58.22	1990.00	N86°29'07"W	58.21
C80	1°40'34"	58.21	1990.00	N84°48'33"W	58.21
C81	1°22'17"	47.63	1990.00	N83°17'07"W	47.63
C82	1°25'58"	49.77	1990.00	N81°52'59"W	49.77
C83	0°52'29"	30.38	1990.00	N80°43'46"W	30.38
C84	0°26'34"	15.38	1990.00	N80°04'14"W	15.38
C85	0°43'22"	25.86	2050.00	S80°12'38"E	25.86
C86	0°50'54"	30.36	2050.00	N80°59'47"W	30.36
C87	1°41'15"	60.38	2050.00	S82°15'51"E	60.37
C88	1°15'28"	45.00	2050.00	S83°44'12"E	45.00
C89	1°15'28"	45.00	2050.00	S84°59'40"E	45.00
C90	1°15'28"	45.00	2050.00	N86°15'08"W	45.00
C91	1°15'28"	45.00	2050.00	S87°30'36"E	45.00
C92	1°15'28"	45.00	2050.00	S88°46'03"E	45.00
C93	1°09'16"	41.30	2050.00	S89°58'25"E	41.30
C94	0°42'26"	28.02	2270.00	S89°48'10"W	28.02
C95	1°11'37"	47.29	2270.00	N89°14'48"W	47.29
C96	1°11'37"	47.29	2270.00	N88°03'11"W	47.29
C97	1°11'37"	47.29	2270.00	N86°51'34"W	47.29
C98	1°11'37"	47.29	2270.00	N85°39'56"W	47.29
C99	1°11'37"	47.29	2270.00	N84°28'19"W	47.29
C100	1°38'24"	64.97	2270.00	N83°03'19"W	64.97
C101	0°45'52"	30.29	2270.00	N81°51'11"W	30.29
C102	1°08'59"	45.55	2270.00	N80°53'45"W	45.55
C103	0°28'19"	18.70	2270.00	N80°05'07"W	18.70
C104	0°43'04"	29.19	2330.00	S80°12'29"E	29.19
C105	1°07'09"	45.51	2330.00	S81°07'36"E	45.51
C106	0°44'40"	30.27	2330.00	S82°03'30"E	30.27
C107	1°41'09"	68.55	2330.00	S83°16'24"E	68.55
C108	1°06'24"	45.00	2330.00	S84°40'11"E	45.00
C109	1°06'24"	45.00	2330.00	S85°46'34"E	45.00
C110	1°06'24"	45.00	2330.00	S86°52'58"E	45.00
C111	1°06'24"	45.00	2330.00	S87°59'22"E	45.00
C112	1°06'24"	45.00	2330.00	S89°05'45"E	45.00
C113	0°54'06"	36.66	2330.00	N89°54'00"E	36.66
C114	0°04'16"	3.16	2550.00	S89°29'05"W	3.16
C115	1°03'36"	47.17	2550.00	N89°56'59"W	47.17
C116	1°03'24"	47.03	2550.00	N88°53'29"W	47.03
C117	1°03'24"	47.03	2550.00	N87°50'05"W	47.03
C118	1°03'24"	47.03	2550.00	N86°46'41"W	47.03
C119	1°03'24"	47.03	2550.00	N85°43'17"W	47.03
C120	1°03'24"	47.03	2550.00	N84°39'53"W	47.03

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C121	1°04'08"	47.58	2550.00	N83°36'07"W	47.57
C122	0°40'45"	30.23	2550.00	N82°43'40"W	30.23
C123	1°01'14"	45.42	2550.00	N81°52'41"W	45.42
C124	1°01'25"	45.55	2550.00	N80°51'21"W	45.55
C125	0°29'42"	22.03	2550.00	S80°05'48"E	22.03
C126	0°42'48"	32.50	2610.00	S80°12'21"E	32.50
C127	0°59'58"	45.53	2610.00	S81°03'45"E	45.53
C128	0°59'49"	45.41	2610.00	S82°03'38"E	45.41
C129	0°39'48"	30.22	2610.00	S82°53'26"E	30.22
C130	1°21'53"	62.17	2610.00	S83°54'17"E	62.17
C131	0°59'17"	45.00	2610.00	S85°04'52"E	45.00
C132	0°59'16"	45.00	2610.00	S86°04'08"E	45.00
C133	0°59'16"	45.00	2610.00	S87°03'24"E	45.00
C134	0°59'16"	45.00	2610.00	S88°02'41"E	45.00
C135	0°59'16"	45.00	2610.00	S89°01'57"E	45.00
C136	1°01'28"	46.67	2610.00	N89°57'41"E	46.67
C137	0°20'57"	2.38	390.00	N0°19'32"E	2.38
C138	9°28'51"	64.53	390.00	N5°14'26"E	64.46
C139	3°30'40"	23.90	390.00	N11°44'11"E	23.90
C140	6°01'50"	47.36	450.00	N3°09'58"E	47.34
C141	7°00'10"	55.00	450.00	N9°40'58"E	54.97
C142	0°18'28"	2.42	450.00	N13°20'17"E	2.42
C143	0°13'56"	10.25	2530.00	N84°53'28"E	10.25

CENTERLINE OF ROAD CURVE TABLE

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C144	10°42'06"	377.29	2020.00	N85°12'00"W	376.74
C145	6°44'45"	56.51	480.00	N3°31'26"E	56.48
C146	10°42'06"	429.59	2300.00	N85°12'00"W	428.97
C147	10°42'06"	481.89	2580.00	N85°12'00"W	481.19
C148	13°20'28"	97.80	420.00	N6°49'17"E	97.58
C149	19°06'45"	833.94	2500.00	S86°03'52"E	830.08
C150	3°17'45"	143.81	2500.00	N86°01'38"E	143.79
C151	8°42'26"	379.93	2500.00	S87°58'16"E	379.56
C152	7°06'34"	310.20	2500.00	S80°03'46"E	310.01
C153	28°51'03"	493.47	980.00	N89°04'00"E	488.27
C154	15°02'54"	273.15	1040.00	N82°09'55"E	272.36

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Johnstown, CO 80534
970.800.3300
GallowayUS.com

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THE GRANARY FILING THREE
TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135,
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403
LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

#	Date	Issue / Description	Init.

Project No:	HFH0000049.10
Drawn By:	AN
Checked By:	JJM
Date:	4/19/2024

W:\Hilltop\Active Harvest\CO Johnstown MHSD - Granary\000\Civil\CAD\Plat\Plat Drwgs\HFH000.VAR.4Plat\Cover.dwg, Amanda Nufrio, 4/19/2024

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

Owner/Applicant

Hartford Acquisitions
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

Planner

Russell + Mills Studios
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

Civil Engineer

Galloway
5265 Ronald Reagan Blvd.
Suite 210
Johnstown, CO 80534
970.800.3300

Traffic Engineer

Rollins Consult, LLC
PO Box 1164
Fort Collins, Co 80522
970.213.2393

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 Code and other standards, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

GENERAL NOTES

1. A metro district shall be established to provide for common area maintenance and financing of the public improvements.
2. The site does not contain any known endangered species.
3. No archaeological or historic areas have been identified on the site.
4. No floodplains, wetlands, or geologic hazards have been identified or mapped on the site.

LAND SUMMARY

Existing zoning: PUD-R

LAND USE SUMMARY						
THE GRANARY FILING THREE						
OUTLOTS	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	112,537	2.583	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
B	6,671	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
C	10,040	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
D	8,080	0.185	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
E	6,655	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
F	10,032	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
G	239,472	5.498	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
H	117,711	2.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
I	67,268	1.544	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
J	74,129	1.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
OUTLOTS TOTAL	652,594	14.981				8.12%
TRACT						
A	2,530,240	58.086	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT	
B	2,652,919	60.903	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT	
C	727,582	16.703	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT	
TRACTS TOTAL	5,910,741	135.692				73.53%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)	AREA (SF)	AREA ACRES				
ROADWAY RIGHT-OF-WAY	781,406	17.939				9.72%
SINGLE FAMILY LOTS	AREA (SF)	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	693,788	15.927	122			8.63%
TOTAL AREA	8,038,529	184.539	TOTAL PERCENTAGE			100.00%

APPROVALS

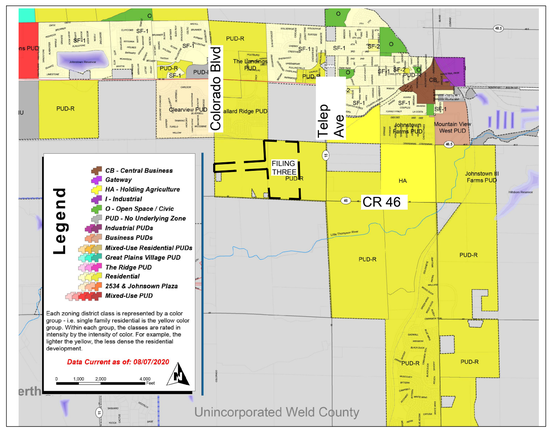
TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THE GRANARY, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____ , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, _____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

Vicinity Map

NORTH



Zoning Map: Existing Zone District PUD-R

NORTH

SHEET INDEX

PDF PAGE #	SHEET #	TITLE
1	G001	Cover
2	G002	Design Guidelines
3	LS100	Lot and Street Typicals
4	LS101	Site Plan
5	LS102	Site Plan
6	LS103	Site Plan
7	LS104	Site Plan
8	LS401	Site Enlargement Plan - Central Pool Area
9	LS402	Site Enlargement Plan - Central Playground
10	LS501	Site Details
11	LS502	Site Details
12	LP100	Landscape Schedule and Notes
13	LP101	Landscape Plan
14	LP102	Landscape Plan
15	LP103	Landscape Plan
16	LP401	Landscape Enlargement Plan - Central Pool Area
17	LP402	Landscape Enlargement Plan - Central Playground
18	LP403	Landscape Enlargement Plan - Entrance
19	LP501	Landscape Details
20	OS100	Open Space Plan
21	FP101	Fencing Plan
22	FP102	Fencing Plan
23	FP501	Fencing Details
24	PH01	Parking Lot Photometric Plan
25	SD1	Swimming Pool & Wader Sections
26	A0.8	Site Details
27	A1.0	Elevations & Plan
28	A1.1	Overall Floorplan
29	A4.1	Exterior Building Elevations
30	A4.2	Exterior Building Elevations
31	A4.3	Exterior Material Board
32	A200	Building Elevations - Christie Farmhouse
33	A201	Building Elevations - Christie Farmhouse
34	A202	Building Elevations - Christie Craftsman
35	A203	Building Elevations - Christie Craftsman
36	A204	Building Elevations - Fitzgerald Farmhouse
37	A205	Building Elevations - Fitzgerald Farmhouse
38	A206	Building Elevations - Fitzgerald Craftsman
39	A207	Building Elevations - Fitzgerald Craftsman
40	A208	Building Elevations - Hemingway Farmhouse
41	A209	Building Elevations - Hemingway Farmhouse
42	A210	Building Elevations - Hemingway Craftsman
43	A211	Building Elevations - Hemingway Craftsman
44	A212	Building Elevations - Rowling Farmhouse
45	A213	Building Elevations - Rowling Farmhouse
46	A214	Building Elevations - Rowling Craftsman
47	A215	Building Elevations - Rowling Craftsman
48	A216	Building Elevations - Twain Farmhouse
49	A217	Building Elevations - Twain Farmhouse
50	A218	Building Elevations - Twain Craftsman
51	A219	Building Elevations - Twain Craftsman
52	IR-0	Irrigation Notes & Schedule
53	IR-1	Irrigation Plan
54	IR-2	Irrigation Plan
55	IR-3	Irrigation Plan
56	IR-4	Irrigation Plan
57	IR-5	Irrigation Plan
59	IR-6	Irrigation Details
59	IR-7	Irrigation Details

LEGAL DESCRIPTION

TRACT A, OUTLOTS I, J, K AND L, THE GRANARY FILING ONE RECORDED AT RECEPTION NO. 4827067, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135 RECORDED AT RECEPTION NO. 16309 AND LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403 RECORDED AT RECEPTION NO. 3011360 ALL IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO.

MAINTENANCE NOTE:

Maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property Owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the development agreement. Should the Owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs incurred by the Town will be assessed to the property Owner.

GENERAL OVERLOT DRAINAGE NOTE:

Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be made that would disrupt the approved drainage plan, without prior approval from the Town of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. Should the owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs incurred by the Town will be assessed to the property owner.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024
Drawn By: SL
Checked By: CR

Sheet Name

COVER

Sheet

G001

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

DESIGN GUIDELINES

PART 1 - INTRODUCTION

1.1 STATEMENT OF INTENT

The Granary Filing Three is a community in the Town of Johnstown located west of Telep Avenue and between the Great Western Railroad and County Road 46.

BUILDING DESIGN STANDARDS

1. Detached Single family lots:
   a. A minimum of 5 home floorplans/styles shall be available within the development. No one floorplan/style may comprise more than 35% of all homes. These can be modified to meet the below requirements.
   b. Similar house elevations shall not be placed within three (3) lots on either side or across the street per Town of Johnstown Design Standards.
   c. Adjacent elevations shall have at least two distinguishing characteristics. These may include differences in exterior materials, changes in roof lines, and garage placement / orientation.
   d. Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
   e. Sheds less than 120 SF shall be allowed on single-family lots.
   f. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
   a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
   b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
   c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and windows shall face a street.
4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
5. Roofs: The maximum length of a continuous street facing roof ridge is 40 feet, unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages:
   a. The dwelling units on a block face shall have recessed garages that are a minimum of 4 feet behind either the living area of the home or the front of a covered porch.
   b. Three-car garages, if proposed, shall be:
      i. Third garage shall be recessed by at least two feet from the two-car garage plane; or,
      ii. Separated by a two-foot width masonry column from the two-car garage.
      iii. Tandem configuration

PARKS AND OPEN SPACE

A large portion of the PUD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the full build out of the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, turf areas and pool will support active recreation needs within the full build out of the development. 30% open space and 10% park space is required for the project site, per Town code.

LANDSCAPE STANDARDS

The design intent for the THE GRANARY PUD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

Entry Point Treatment

Entry points into the THE GRANARY PUD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.

Open Space / Buffer Yard Treatment

Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.

Modified Residential Collector Street Treatment

Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector streets. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.

Single-Family Residential Lot Treatment

Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One(1) tree per lot shall be required in the front yard, two(2) trees shall be required in the front yard of corner lots, one(1) within the front yard and one(1) in the the side yard facing public R.O.W. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.

Central Park Treatment

The Central Park playground and activity node area shall contain irrigated turf areas for field recreation and structured activity uses including a playground and pool. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.

Detention Pond Treatment

Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

IRRIGATION

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

SETBACKS

Front Yard	15' Habitable Living Area / 20' to Garage
Side Yard	5' to interior lot line / 15' to R.O.W.
Rear Yard	15'

SETBACK ENCROACHMENTS

Porches may extend into setback area up to 3'
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

MAXIMUM BUILDING HEIGHT

The maximum building height is 35 feet (midpoint of highest ridge and eave).

PORCHES

Minimum porch depth to be 6'
Minimum porch area to be 48 SF

FENCING

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details.
Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

SIGNAGE

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

STORAGE

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

POOL

1. There shall be do direct physical connection between the sewer system and any drain from the swimming pool or recirculation system. Any swimming pool, gutter drain, and/or overflow from the recirculation system when discharged to the sewer system shall connect through a suitable air gap so as to preclude possibility of backflow of sewage into the swimming pool piping system.
2. Backwash filter wastewater from the pool shall be connection only the sanitary sewer. The proposed backwash frequency, duration, discharge flow rate and total volumes per backwash is projected to be no greater than the rates and volumes provided on the approved pool plans.
3. The anticipated pool draining frequency, rate and the total volume to be drained, shall be no greater that the amounts outlined in the approved pool plans.
4. Pool discharge, other than backwash filter wastewater, shall be discharged to the storm sewer system, or other approved location, in full conformance with the Colorado Department of Public Health "Low Risk Discharge Guidance".
5. Pool discharges and backwash discharges shall be limited to a peak rate not to exceed 225 GPM, and shall be scheduled only during the off-peak hours of midnight to 6:00am. Any proposed discharged outside of these hours and/or RTE must be cleared in advance with the owner of the storm sewer or sanitary sewer system receiving the discharge (e.g. Town of Johnstown Wastewater and Utilities).
6. If the pool is only for use by residents of the complex, a separate State or County Health Department review and permit/approval is not required. However, for any "public" access or membership outside of residents of the complex that is anticipated, appropriate review and approval of the County Health Department may be required, and must be documented to the Town of Johnstown.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024
Drawn By: SL
Checked By: CR

Sheet Name

DESIGN GUIDELINES

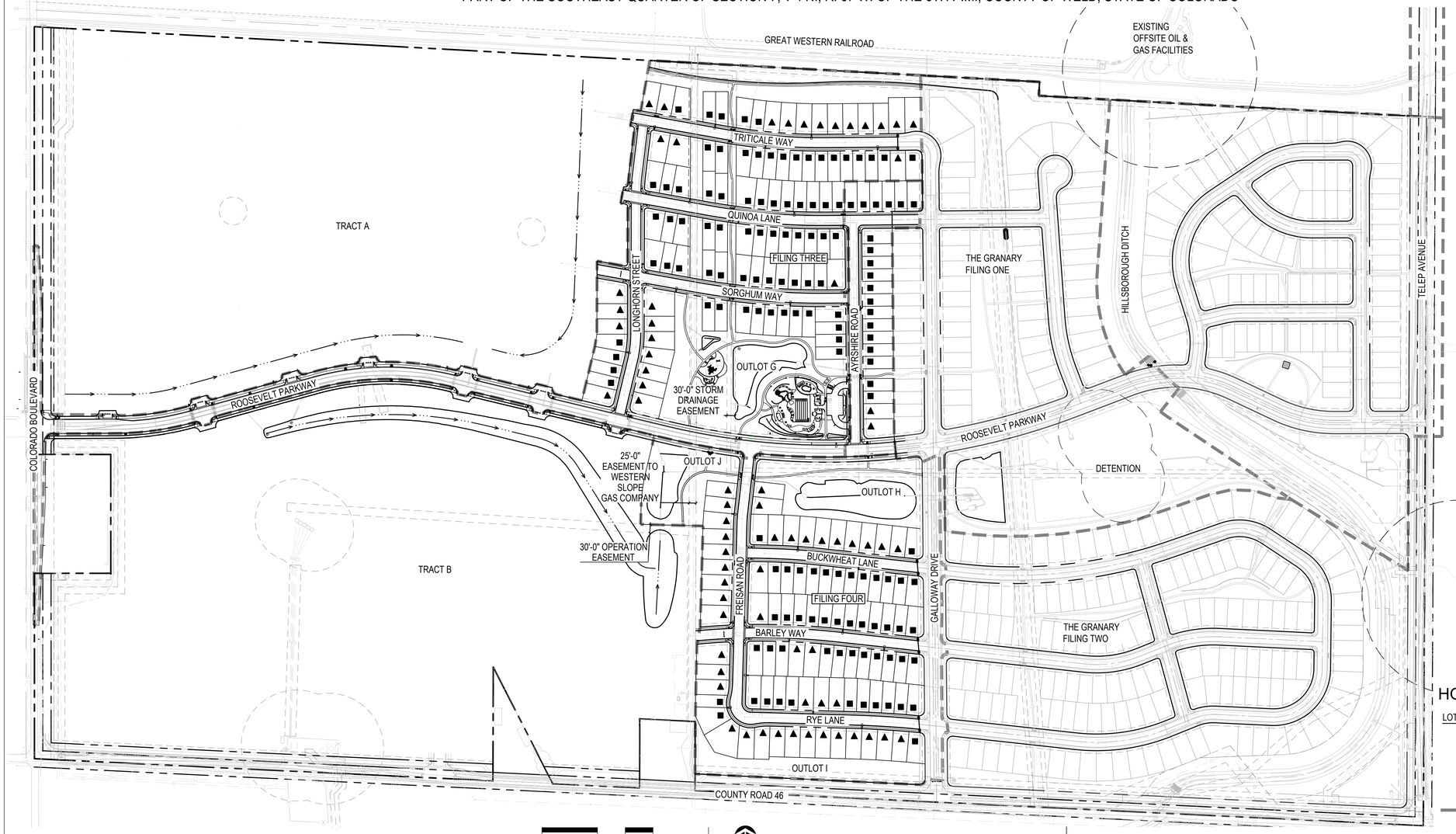
Sheet

G002

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



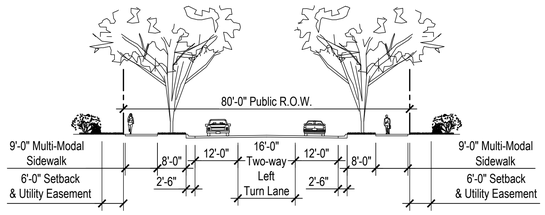
HOUSING TYPE PLAN

LOT TYPE PLAN LEGEND:

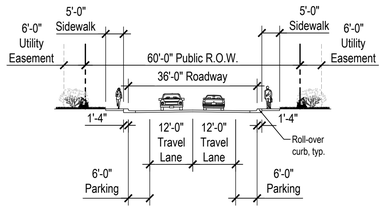
- ■ 45' SINGLE-FAMILY DETACHED LOT (143 TOTAL)
- ▲ 55' SINGLE-FAMILY DETACHED LOT (71 TOTAL)

(TOTAL LOTS - 214)

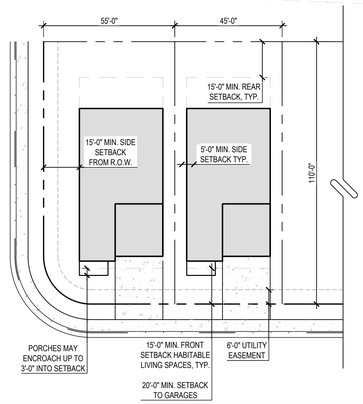
PHASING LINE



Modified Major Residential Collector

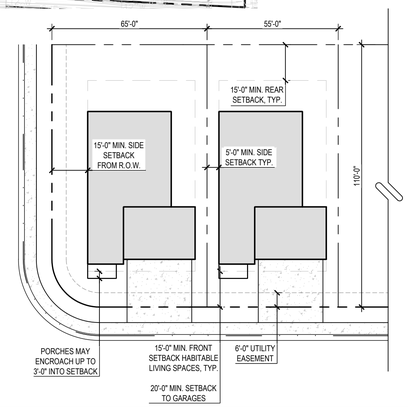


Residential Local



45' Single-Family Detached Lot Layout

Notes:
1. Refer to Plat for final utility locations.
2. 45' width lots will not have basements.
3. 45' lots will have two car garage option only.



55' Single-Family Detached Lot Layout

Notes:
1. Refer to Plat for final utility locations.
2. 55' width lots will have basement option.
3. 55' lots will have two or three car garage option.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

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and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

LOT AND STREET TYPICALS

Sheet

LS100

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

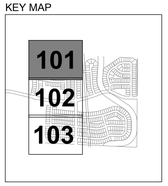
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SITE LEGEND:

- PROPERTY LINE
- PHASING LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- POND 100 YEAR WATER LINE
- ROAD
- PARKING LOT
- CONCRETE SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- ENGINEERED WOOD FIBER PLAY SURFACING

NOTE:
REFER TO SHEET LS100 STREET CROSS SECTIONS FOR ROADWAY PAVEMENT, TREE LAWN (WHERE APPLICABLE) AND SIDEWALK WIDTH.

KEY MAP



50' 0 50' 100' NORTH

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

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FILING FOUR

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Sheet Name

SITE PLAN

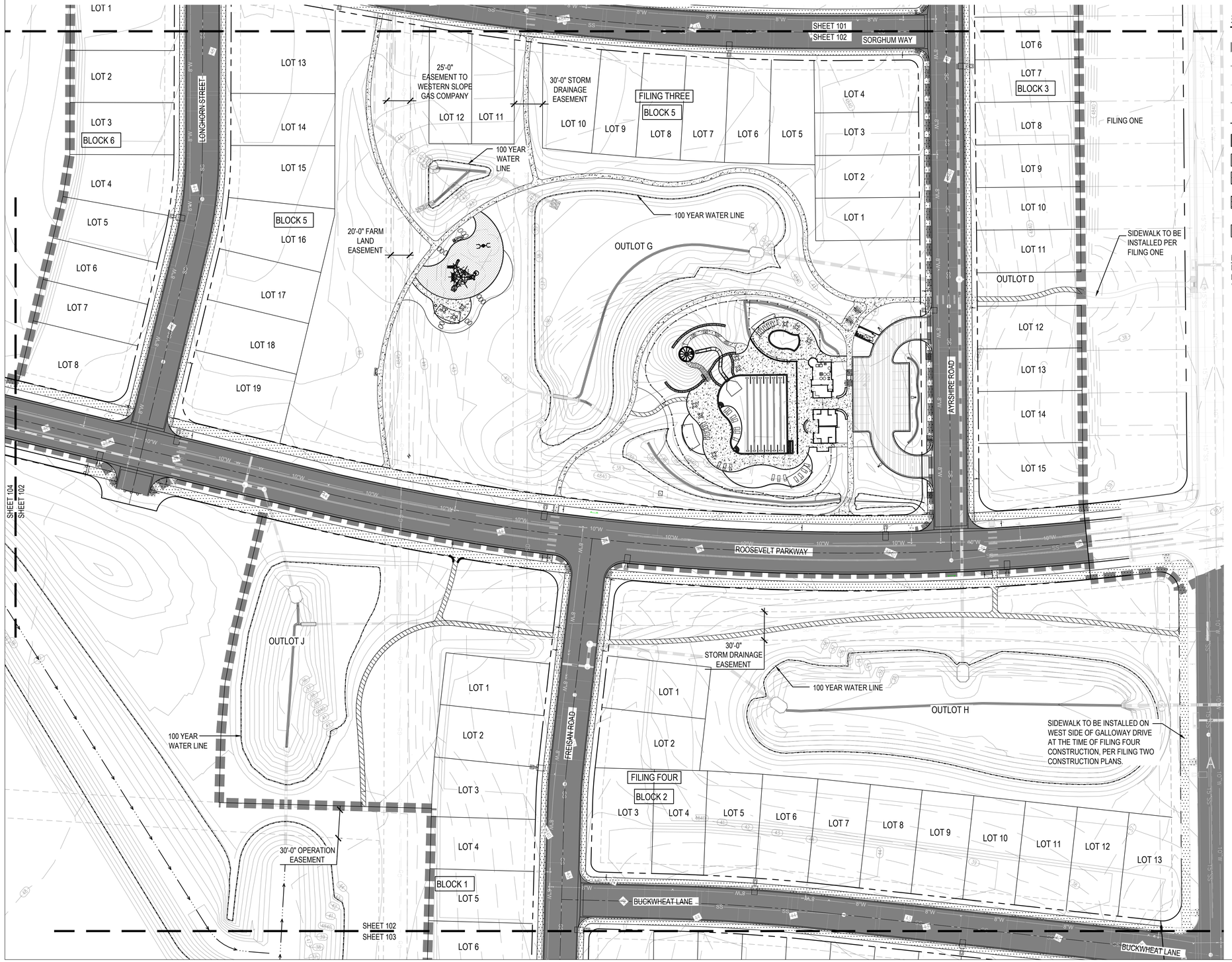
Sheet

LS101

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SITE LEGEND:

- PROPERTY LINE
- PHASING LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- POND 100 YEAR WATER LINE
- ROAD
- PARKING LOT
- CONCRETE SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- ENGINEERED WOOD FIBER PLAY SURFACING

NOTE:
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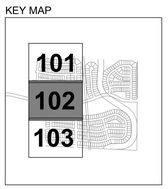
KEY MAP



50' 0 50' 100' NORTH

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

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Sheet Name

SITE PLAN

Sheet

LS102

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

SITE LEGEND:

- PROPERTY LINE
- PHASING LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
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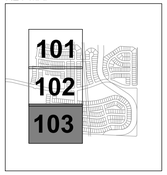
- PARKING LOT
- CONCRETE SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- ENGINEERED WOOD FIBER PLAY SURFACING

NOTE:
REFER TO SHEET LS100 STREET CROSS SECTIONS FOR ROADWAY PAVEMENT, TREE LAWN (WHERE APPLICABLE) AND SIDEWALK WIDTH.

KEY MAP



THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

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FILING THREE
and
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Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

SITE PLAN

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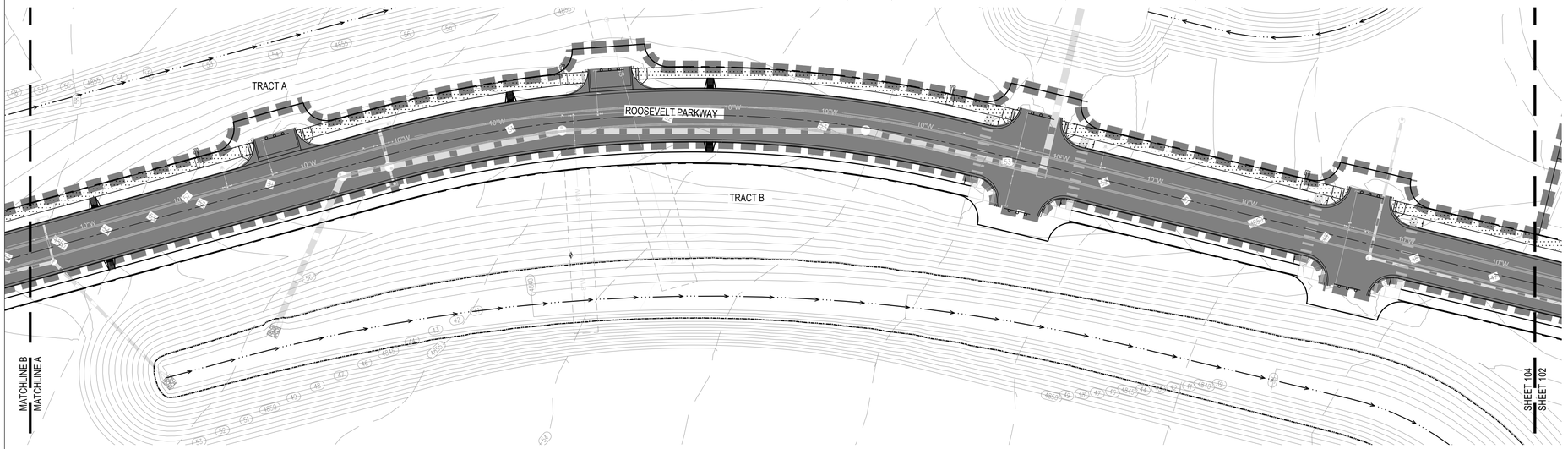
LS103

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

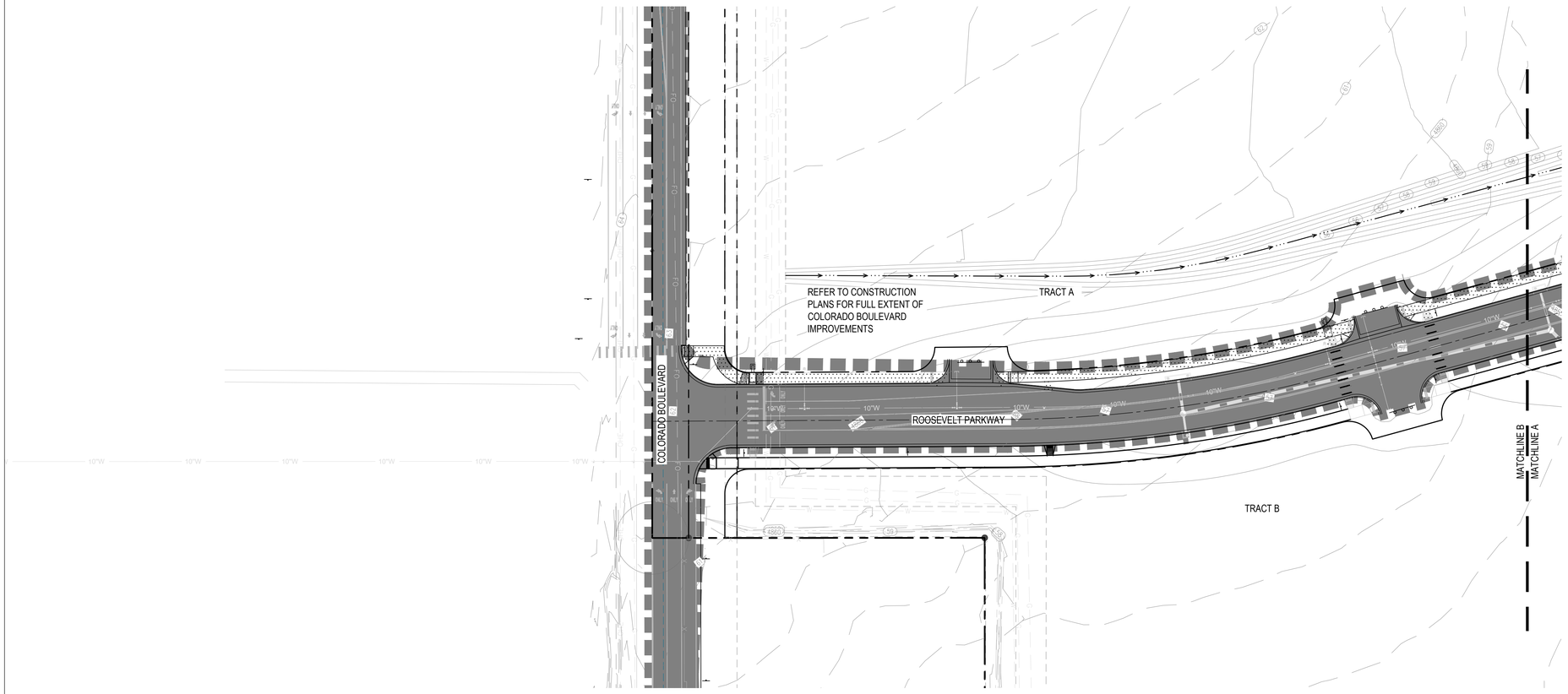
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



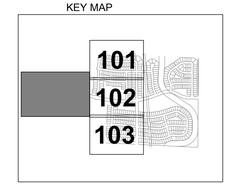
SITE LEGEND:

- PROPERTY LINE
- PHASING LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- POND 100 YEAR WATER LINE
- ROAD
- PARKING LOT
- CONCRETE SIDEWALK
- 5' SOFT SURFACE TRAIL SYSTEM
- ENGINEERED WOOD FIBER PLAY SURFACING

NOTE:
REFER TO SHEET LS100 STREET CROSS SECTIONS FOR ROADWAY PAVEMENT, TREE LAWN (WHERE APPLICABLE) AND SIDEWALK WIDTH.



KEY MAP



50' 0 50' 100' NORTH

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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SITE PLAN

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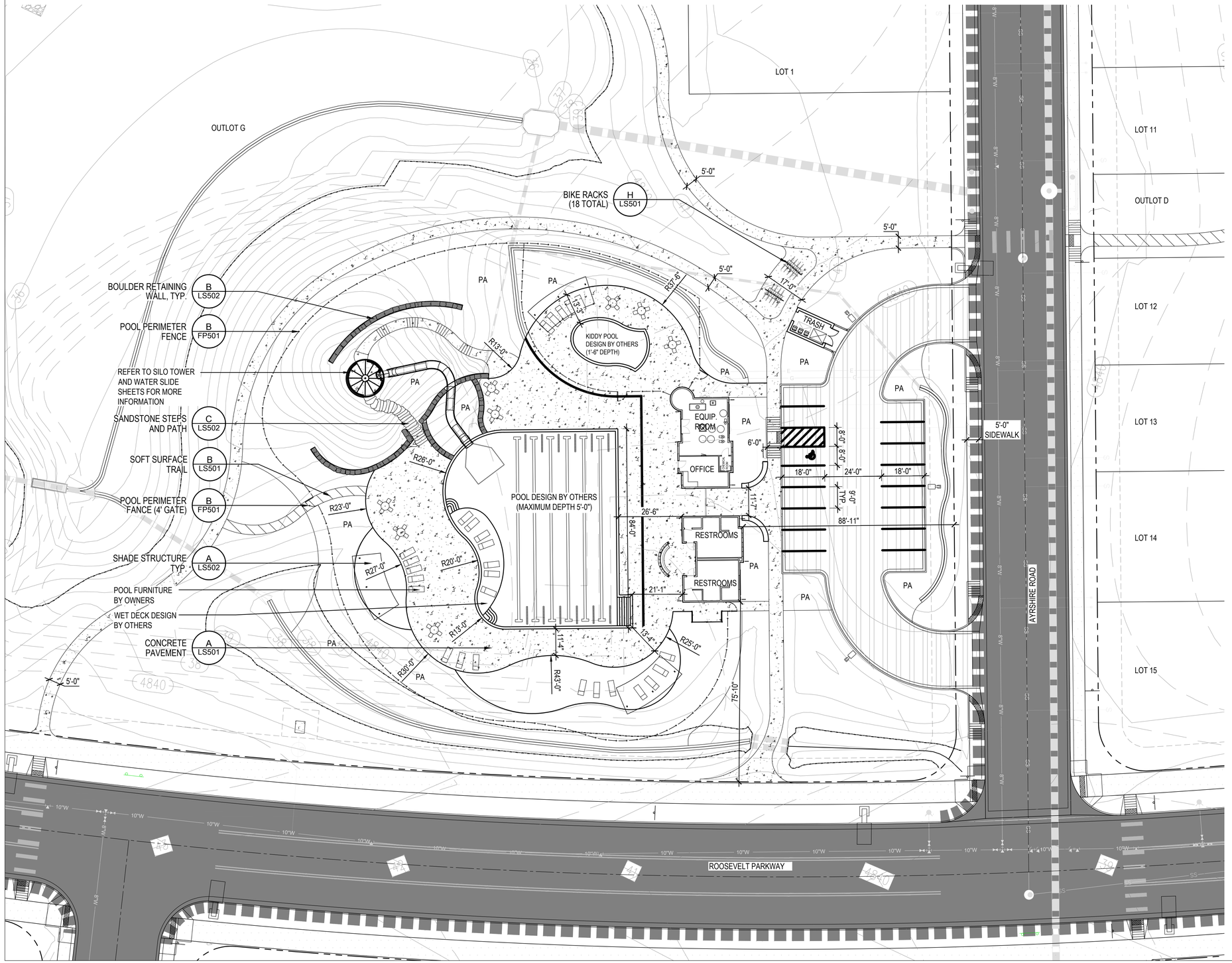
LS104

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



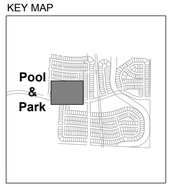
SITE LEGEND:

- PROPERTY LINE
- PHASING LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- CONCRETE PLAYGROUND EDGER
- ENGINEERED WOOD FIBER
- CONCRETE PAVEMENT
- ROAD
- PARKING LOT
- TABLE
- BENCH
- POOL FURNITURE
- PA — PLANTING AREA

POOL

1. There shall be do direct physical connection between the sewer system and any drain from the swimming pool or recirculation system. Any swimming pool, gutter drain, and/or overflow from the recirculation system when discharged to the sewer system shall connect through a suitable air gap so as to preclude possibility of backflow of sewage into the swimming pool piping system.
2. Backwash filter wastewater from the pool shall be connection only the sanitary sewer. The proposed backwash frequency, duration, discharge flow rate and total volumes per backwash is projected to be no greater than the rates and volumes provided on the approved pool plans.
3. The anticipated pool draining frequency, rate and the total volume to be drained, shall be no greater that the amounts outlined in the approved pool plans.
4. Pool discharge, other than backwash filter wastewater, shall be discharged to the storm sewer system, or other approved location, in full conformance with the Colorado Department of Public Health "Low Risk Discharge Guidance".
5. Pool discharges and backwash discharges shall be limited to a peak rate not to exceed 225 GPM, and shall be scheduled only during the off-peak hours of midnight to 6:00am. Any proposed discharged outside of these hours and/or RTE must be cleared in advance with the owner of the storm sewer or sanitary sewer system receiving the discharge (e.g. Town of Johnstown Wastewater and Utilities).
6. If the pool is only for use by residents of the complex, a separate State or County Health Department review and permit/approval is not required. However, for any "public" access or membership outside of residents of the complex that is anticipated, appropriate review and approval of the County Health Department may be required, and must be documented to the Town of Johnstown.

KEY MAP



1" = 20'-0"

20' 0 20' 40' NORTH

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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SITE ENLARGEMENT PLAN - CENTRAL POOL AREA

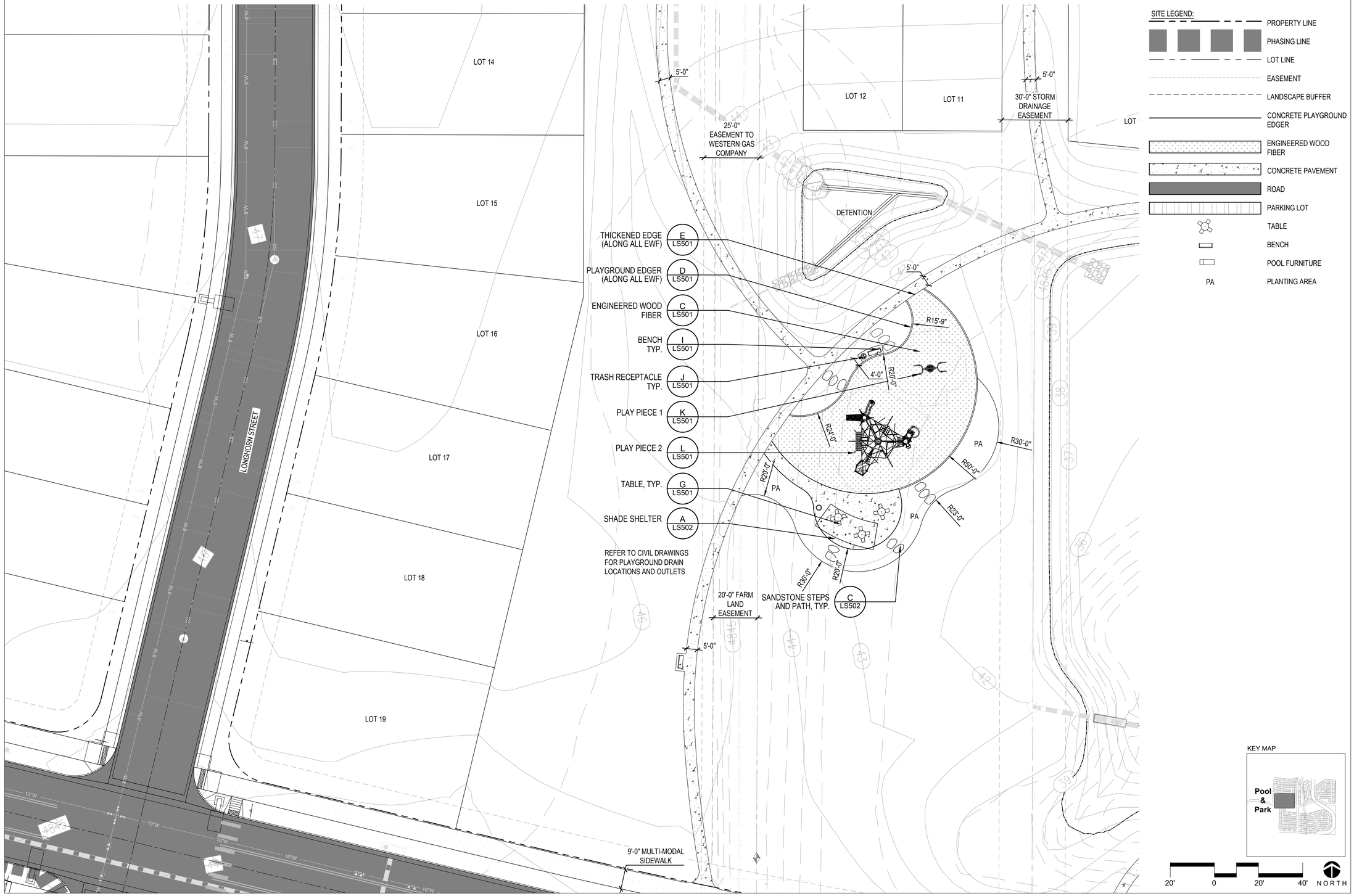
Sheet

LS401

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



THE GRANARY
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Drawn By: SL

Checked By: CR

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SITE ENLARGEMENT PLAN - CENTRAL PLAYGROUND

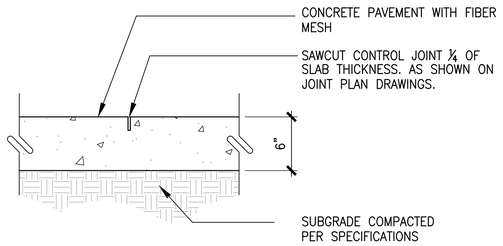
Sheet

LS402

THE GRANARY FILING THREE AND FILING FOUR

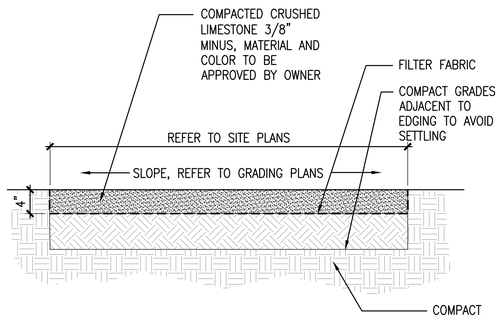
FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

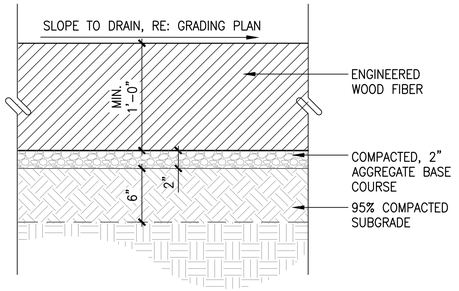


NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

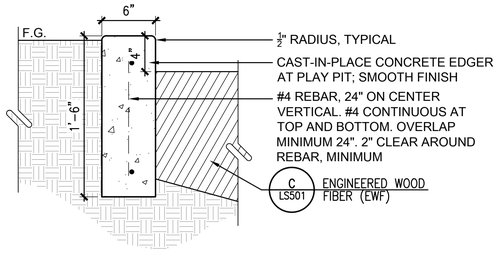
A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC



B SOFT SURFACE TRAIL
SCALE: 1"=1'-0" DT-PVMT-CRSH-LIME-STON

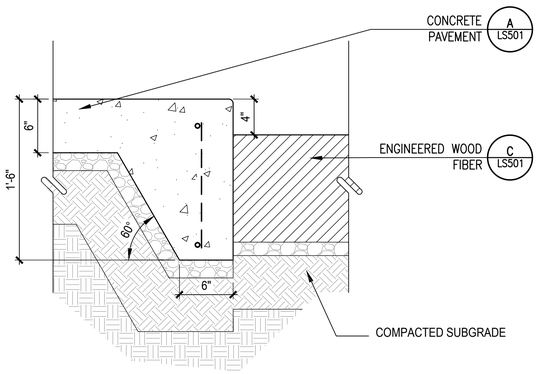


C ENGINEERED WOOD FIBER
SCALE: 1 1/2" = 1'-0" DT-PVMT-ENG-WOOD-FIBER

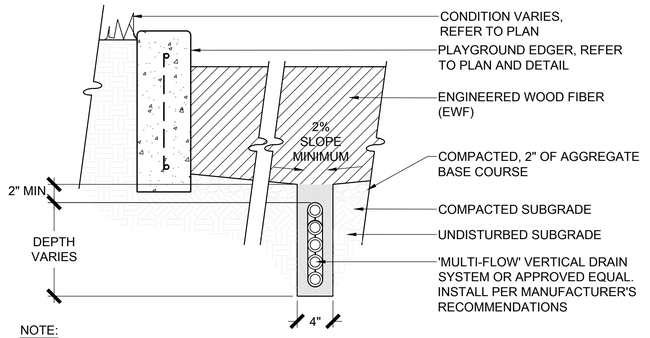


NOTES:
JOINT SPACING AT EDGER:
1. SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM AND CONTINUE DOWN ENTIRE FACE OF EDGER
2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM
3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

D PLAYGROUND EDGER
SCALE: 1 1/2" = 1'-0" DT-CURB-PLAY



E THICKENED EDGE
SCALE: 1 1/2" = 1'-0" DT-PVMT-CONC-THCK-EDGE

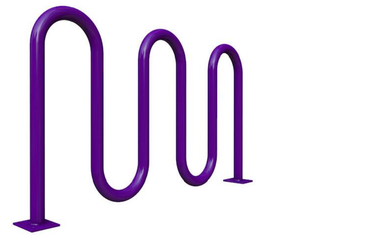


NOTE:
1. REFER TO SPECIFICATIONS FOR ALL PRODUCTS AND MATERIALS.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO GRADING AND UTILITY PLANS FOR MORE INFORMATION AND DRAIN LOCATIONS.

F PLAYGROUND PLAY PIT DRAINAGE
SCALE: 1 1/2" = 1'-0" DT-CURB-DRAN

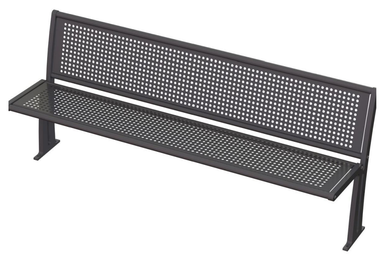
COMPANY: THOMAS STEELE OR EQUAL. EQUAL SHALL BE SIMILAR SEATING CAPACITY.
MODEL: SST-4F-PM
SEATS: 3 OR 4 (REFER TO SITE PLANS FOR QUANTITIES OF EACH)
PERFORATED METAL FLAT
SIZE & MATERIAL: 42 INCH DIAMETER, PERFORATED METAL
COLOR: PLATINUM
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

G TABLE
SCALE: NTS DT-FURN-TABL-F3



COMPANY: DERO OR EQUAL. EQUAL SHALL HAVE SAME BIKE CAPACITY
MODEL: ROLLING RACK
ITEM NUMBER: RR4H (87" – 9 BIKE CAPACITY)
COLOR: FLAT BLACK
MOUNT: SURFACE
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER SPECIFICATIONS.

H BIKE RACK
SCALE: NTS DT-FURN-BIKE-RACK



COMPANY: THOMAS STEELE OR EQUAL. EQUAL SHALL BE SIMILAR MATERIAL AND LENGTH
MODEL: WINGRA, 6' LENGTH, BACKED
MOUNT: SURFACE
MATERIAL: PERFORATED METAL
COLOR: PLATINUM
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

I BENCH
SCALE: NTS DT-FURN-BNCH-F3

COMPANY: THOMAS STEELE OR EQUAL. EQUAL SHALL BE SAME SIZE CAPACITY
MODEL: WINGRA, 32 GALLON, SIDE OPENING
MOUNT: SURFACE
MATERIAL: PERFORATED METAL
COLOR: PLATINUM
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

J TRASH RECEPTACLE
SCALE: NTS DT-FURN-TRSH-F3

COMPANY: PLAYWORLD
MODEL: MOTION PLAY UNITY® BASKET SWING
PRODUCT: 350-BASKET
COLOR: TBD
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
ALTERNATE EQUIPMENT MAY BE UTILIZED IN LIEU OF ABOVE PLAY PIECE, BUT SHALL BE SIMILAR IN FUNCTION AND PLAY EXPERIENCE.

K PLAY PIECE 1
SCALE: NTS DT-PLAY-1

COMPANY: PLAYWORLD
MODEL: ALLY'S ARBOR
PRODUCT: 500-2051
COLOR: TBD
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
ALTERNATE EQUIPMENT MAY BE UTILIZED IN LIEU OF ABOVE PLAY PIECE, BUT SHALL BE SIMILAR IN FUNCTION AND PLAY EXPERIENCE.

L PLAY PIECE 2
SCALE: NTS DT-PLAY-2

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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Date: 04.09.2024
Drawn By: SL
Checked By: CR

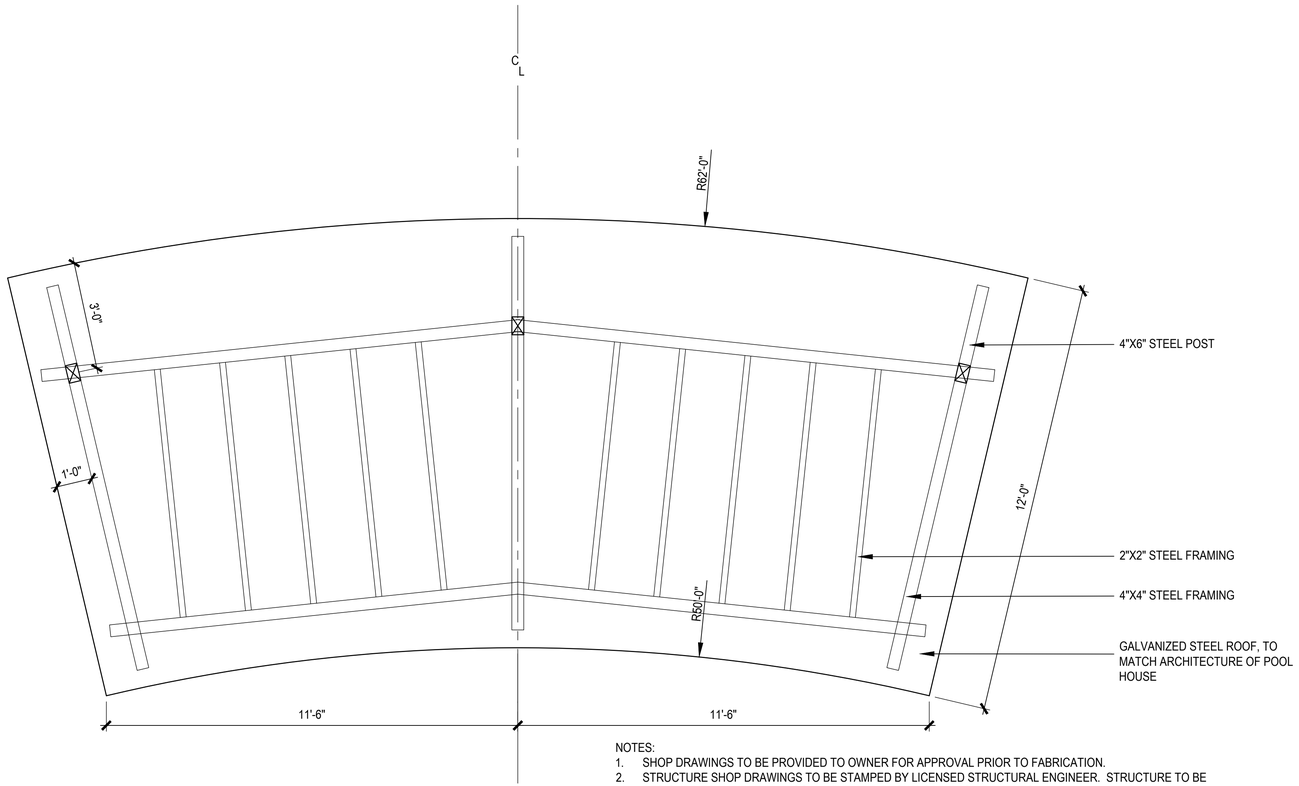
Sheet Name
SITE DETAILS

Sheet
LS501

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

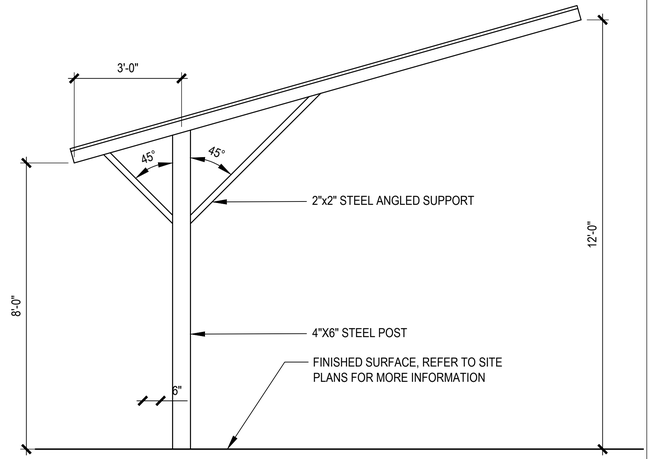
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

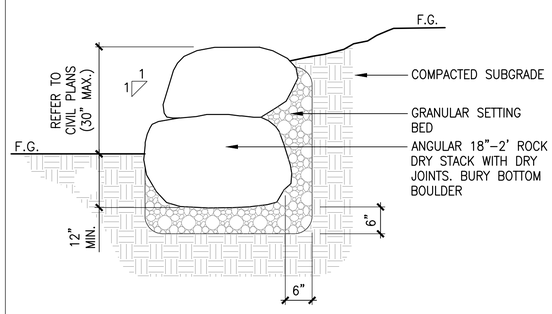


NOTES:
1. SHOP DRAWINGS TO BE PROVIDED TO OWNER FOR APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHOP DRAWINGS TO BE STAMPED BY LICENSED STRUCTURAL ENGINEER. STRUCTURE TO BE DESIGNED TO HANDLE ALL LOCAL WIND AND SNOW LOAD REQUIREMENTS.
3. ALL FRAMING AND POSTS TO BE POWDERCOATED. COLOR: TBD

A SHADE STRUCTURE

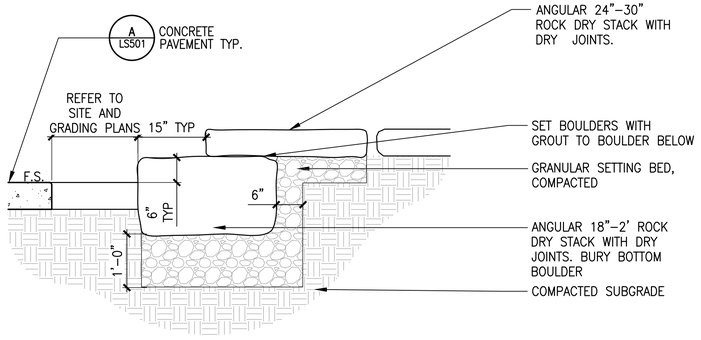
SCALE: 1/2"=1'-0" DT-SHAD-FRAM-PLAN





B BOULDER RETAINING WALL

SCALE: 3/4"=1'-0" DT-WALL-BLDR.dwg



C SANDSTONE STEPS AND PATH

SCALE: 3/4"=1'-0" DT-BLDR-STEPS

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

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Drawn By: SL

Checked By: CR

Sheet Name

SITE DETAILS

Sheet

LS02

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS TREES						
11		CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL./B&B	50-60'	30-40'
7		CELTIS OCCINDENTALIS	HACKBERRY	2" CAL./B&B	40-60'	40-60'
15		GINKGO BILOBA	GINKGO	2" CAL./B&B	25-50'	25-35'
9		GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2" CAL./B&B	40-50'	35-45'
3		GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL./B&B	50-60'	30-35'
13		POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL./B&B	50'	20-30'
26		POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL./B&B		
18		QUERCUS SHUMARDII	SHUMARD OAK	2" CAL./B&B	40-60'	40-60'
10		QUERCUS MACROCARPA	BUR OAK	2" CAL./B&B	50-60'	35-45'
6		QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL./B&B	40-50'	40-50'
9		TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2" CAL./B&B	40-60'	25-30'
4		ULMUS 'MORTON SELECT'	MORTON SELECT ELM	2" CAL./B&B		
ORNAMENTAL TREES						
17		ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW'	ROCKY MOUNTAIN BIGTOOTH GLOW MAPLE	1.5" CAL.	20-25'	12-15'
5		ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	1.5" CAL.	15-20'	12-15'

QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
EVERGREEN TREES						
3		PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT.	80-100'	25-30'
24		PINUS EDULIS	PINYON PINE	6' HT.	12-20'	12-15'
19		PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	6' HT.	20-25'	10-15'
21		PINUS NIGRA	AUSTRIAN PINE	6' HT.	50-60'	20-40'
DECIDUOUS SHRUBS						
53		CHRYSOTHAMNUS NAUSEOSUS 'GRAVEOLENS'	TALL GREEN RABBITBRUSH	5 GAL.	4-6'	6'
10		CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	5 GAL.	3-4'	3-4'
		PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	5 GAL.	3-4'	3-4'
11		PHYSOCARPUS OPULIFOLIUS	DIABLO NINEBARK	5 GAL.	7-10'	7-10'
13		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL.	1-2'	5-6'
44		RHUS AROMATICA 'GRO-LOW"	GRO-LOW SUMAC	5 GAL.	2-3'	6-8'
6		RHUS TRILOBATA	AUTUMN AMBER SUMAC	5 GAL.	10-14"	6-8'
109		RIBES ALPINUM	ALPINE CURRANT	5 GAL.	3-5'	3-5'
49		SAMBUCUS PUBENS	RED FRUITED ELDERBERRY	5 GAL.	10-15'	6-8'
23		SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL.	3-4'	4-5'
67		SYMPHORICARPUS ALBUS	WHITE SNOWBERRY	5 GAL.	4-5'	5-7'
50		VIBURNUM LENTAGO	NANNYBERRY	5 GAL.	12-16'	8-12'
ORNAMENTAL GRASSES						
123		BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	1 GAL.	20-24"	20-24"
124		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	4-5'	1-2'
49		NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS	1 GAL.	18-24"	18-24"

DETENTION BASIN SEED MIX
(Drill rate: 6-7 lbs / 1,000 SF)

COMMON NAME	SCIENTIFIC NAME	Percentage
Western wheatgrass	Pascopyrum smithii	51.93%
Smooth brome	Bromus inermis	38.79%
Alkaligrass	Puccinellia	4.69%

UPLAND SEED MIX
(Drill rate: 6-7 lbs / 1,000 SF)

COMMON NAME	SCIENTIFIC NAME	Percentage
Ephraim Crested Wheatgrass	Agropyron cristatum	30%
Perennial Ryegrass	Lolium perenne	25%
Sheep Fescue	Festuca ovina	15%
Upland Bluegrass. Drayler	Poa pratensis	15%

LANDSCAPE STANDARDS

THE DESIGN INTENT FOR THE GRAINARY PUD IS TO CREATE A PLANNED COMMUNITY THAT CELEBRATES THE SURROUNDING PLAINS ECOSYSTEM. WATER CONSERVATION THROUGH APPROPRIATE LANDSCAPING TECHNIQUES AND PLANT SPECIES SELECTION WILL BE EMPHASIZED FOR THE PROJECT.

SINGLE-FAMILY RESIDENTIAL LOT TREATMENT

INDIVIDUAL LOT LANDSCAPING WILL BE PROVIDED BY EACH HOMEOWNER, OR THE BUILDER AT THE BUILDER'S DISCRETION. DESIGN SHALL BE IN ACCORDANCE WITH THE COVENANTS OF THE COMMUNITY. ONE(1) TREE PER LOT SHALL BE REQUIRED IN THE FRONT YARD, TWO(2) TREES SHALL BE REQUIRED IN THE FRONT YARD OF CORNER LOTS, ONE(1) WITHIN THE FRONT YARD AND ONE(1) IN THE THE SIDE YARD FACING PUBLIC R.O.W. A MINIMUM OF 30% OF EACH SINGLE-FAMILY LOT SHALL CONSIST OF DRIP IRRIGATED SHRUB BEDS WITH LOW TO MEDIUM WATER USE PLANTS.

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. SOIL AMENDMENT: (PENDING SOIL TESTING ANALYSIS)
   SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.

   ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   A. ORGANIC MATTER: 25% MINIMUM.
   B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   C. PH: 7.5 MAXIMUM.
   D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
8. SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
9. INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
10. ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED WITHIN WARRANTY PERIOD. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
11. NO TREES OR SHRUBS ARE TO BE PLANTED WITHIN THE HILLSBOROUGH DITCH EASEMENT.
12. ALL PLANTINGS, OTHER THAN SOD/NATIVE GRASSES, MUST PROVIDE MINIMUM CLEARANCE OF THREE (3) AROUND ANY FIRE HYDRANT, WHEN PLANTING IS AT FULL MATURITY.
13. NO PLANTS (TREES/SHRUBS) OVER 24" IN HEIGHT SHALL BE PLANTED WITHIN SIGHT TRIANGLES.
14. NO TREES OR LARGE SHRUBS (OVER 10' MATURE HEIGHT) SHALL BE PLANTED WITHIN 10' (TREES) / 5' (LARGE SHRUBS) OF ANY WATER, STORM OR SANITARY SEWER LINES.
15. ALL SHRUBS LOCATED WITHIN NATIVE SEED AREAS SHALL BE STAKED WITH WARNING STAKES SO MOWERS CAN VISIBLY SEE SHRUB LOCATION DURING MOWING.
16. SIGHT DISTANCE TRIANGLE SHALL BE PROVIDED PER LCUASS FIG. 7-16.
17. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN (SHOWN ON PLAT, OR IF NOT THEN BY SEPARATE DOCUMENT).
18. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
19. NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
20. NO TREES OR SHRUBS SHALL BE PLANTED OVER OR WITHIN 5' OF ANY WET UTILITY LINES.6. NO TREES OR SHRUBS MAY BE LOCATED WITHIN THE 100-YR EVENT FLOW LIMITS OF ANY DRAINAGE SWALE OR CHANNEL, NOR WITHIN THE 100-YR WATER SURFACE LIMITS OF ANY STORM WATER DETENTION FACILITIES.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name
LANDSCAPE SCHEDULE AND NOTES

Sheet
LP100

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

LANDSCAPE PLAN

KEY MAP

101
102
103

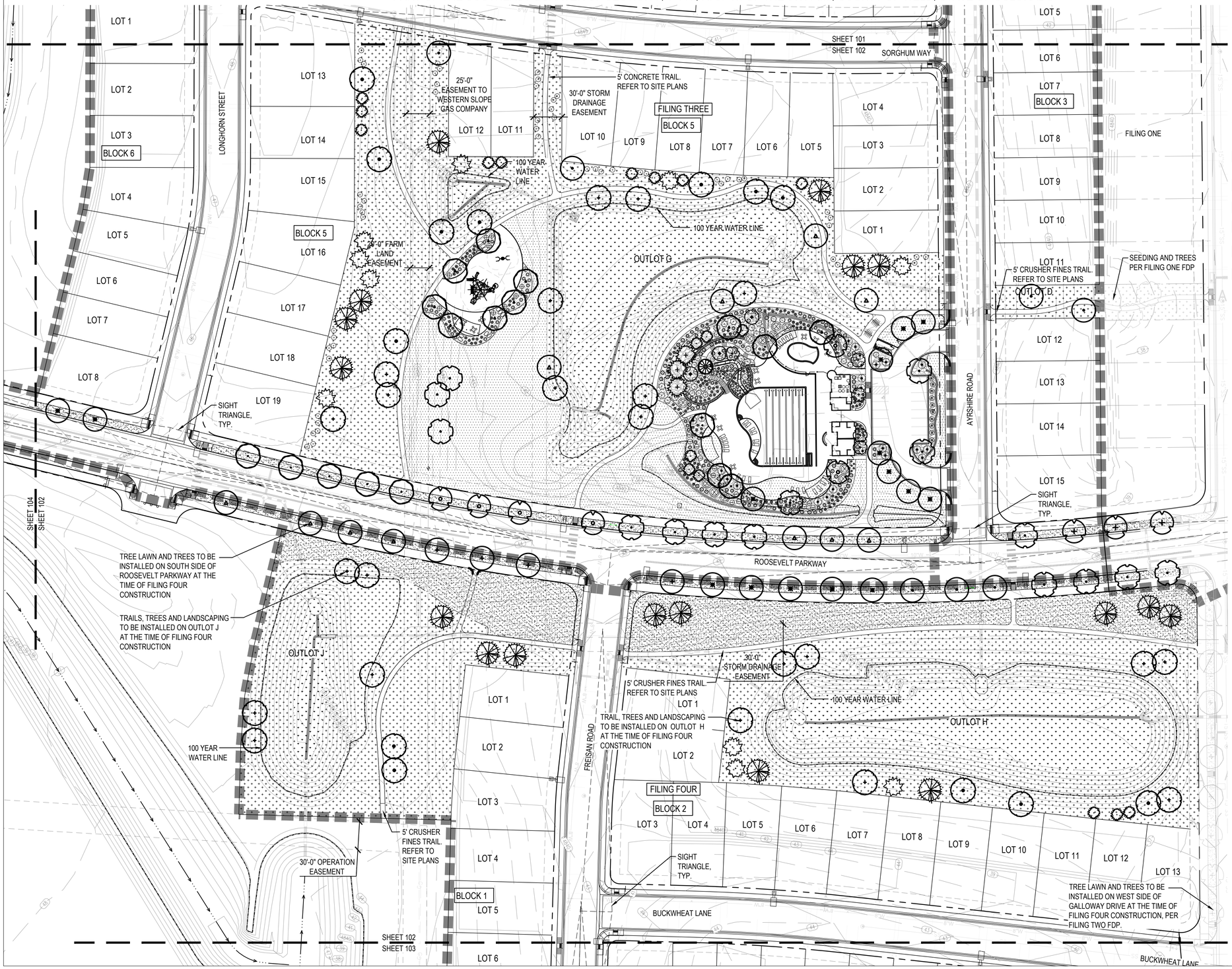
Sheet

LP101

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



THE GRANARY
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HARTFORD HOMES

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REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

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Checked By: CR

Sheet Name

LANDSCAPE PLAN

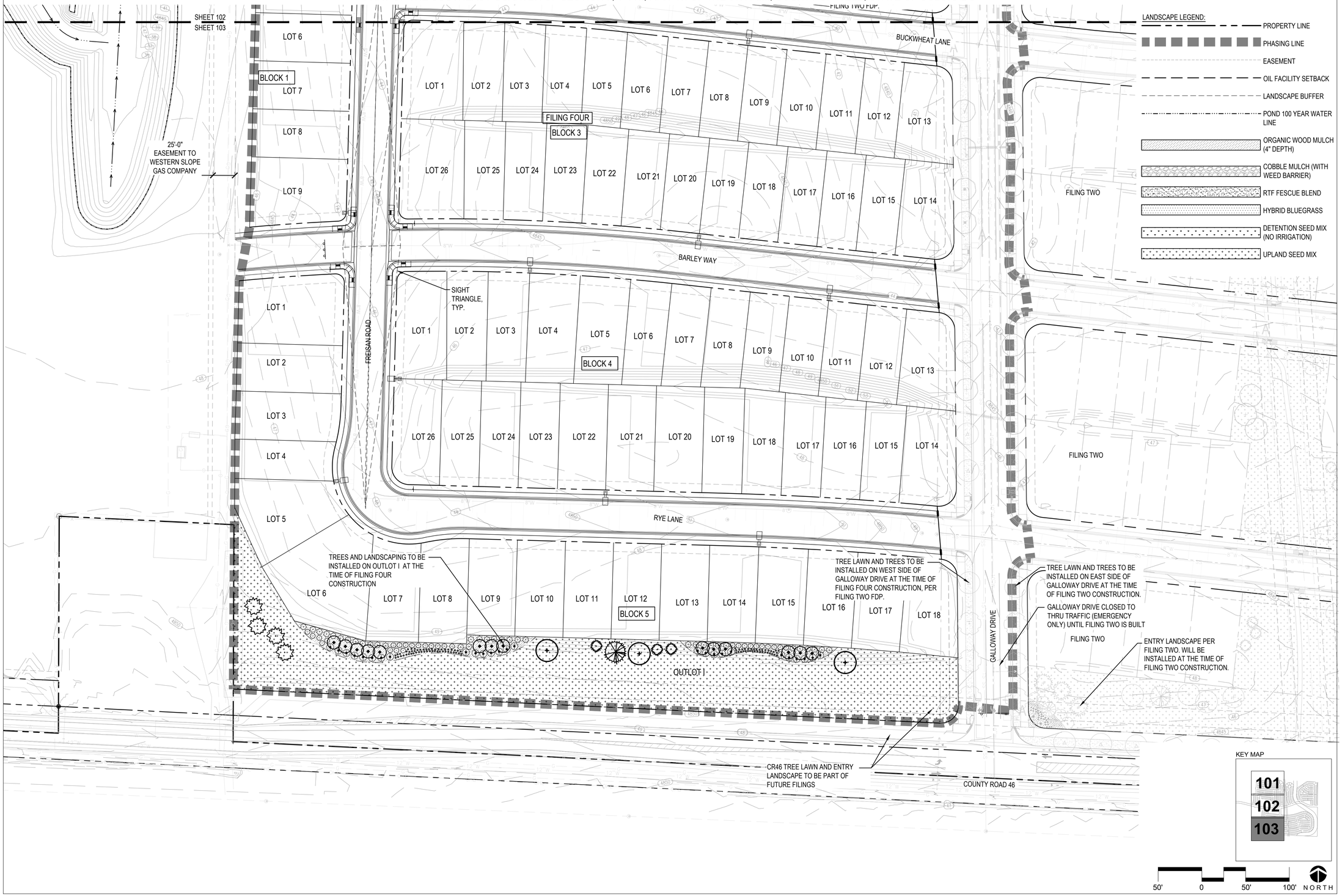
Sheet

LP102

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

LANDSCAPE PLAN

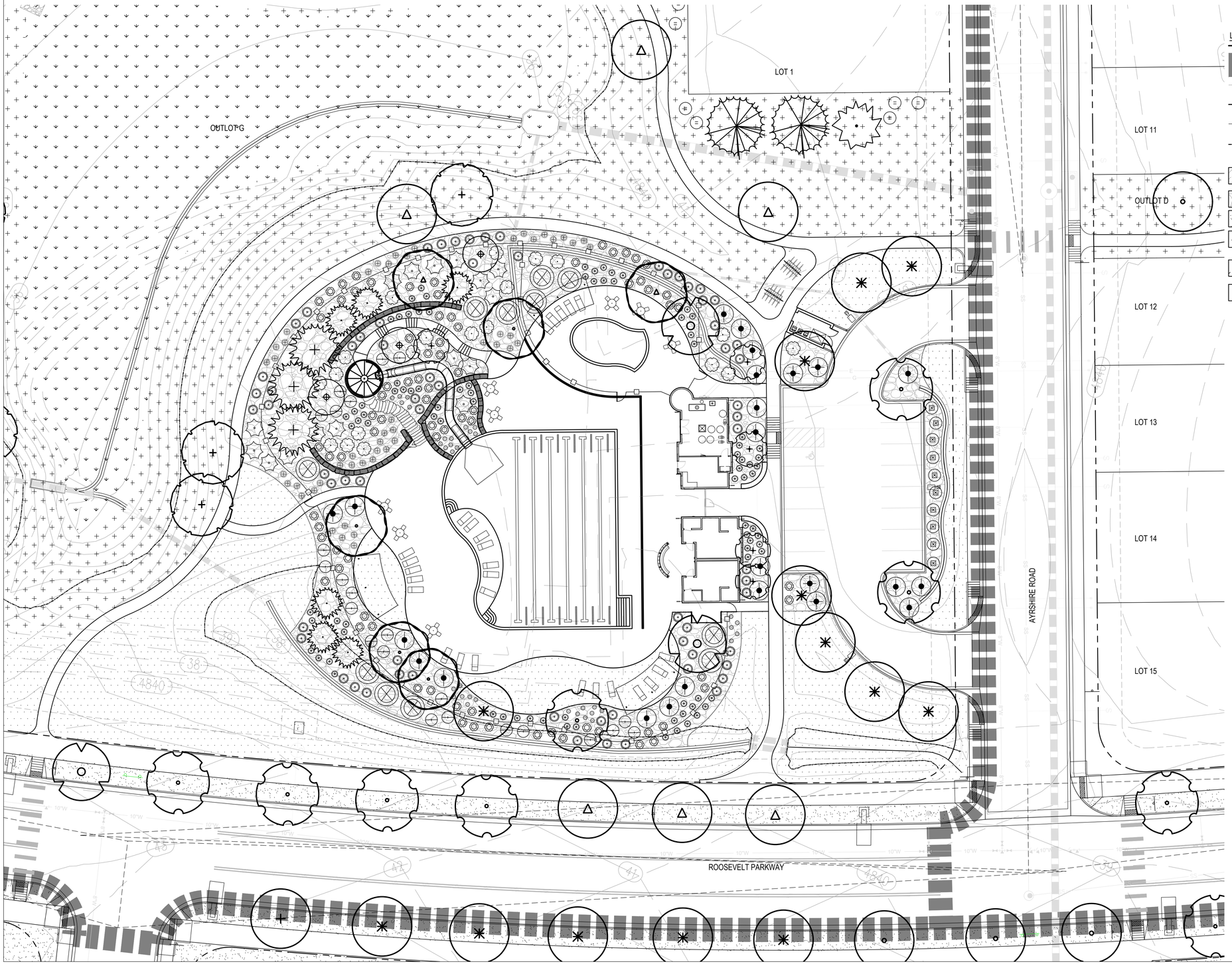
Sheet

LP103

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

LANDSCAPE ENLARGEMENT PLAN - CENTRAL POOL AREA

Sheet

LP401

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

KEY MAP

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

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Sheet Name

LANDSCAPE ENLARGEMENT PLAN - CENTRAL PLAYGROUND

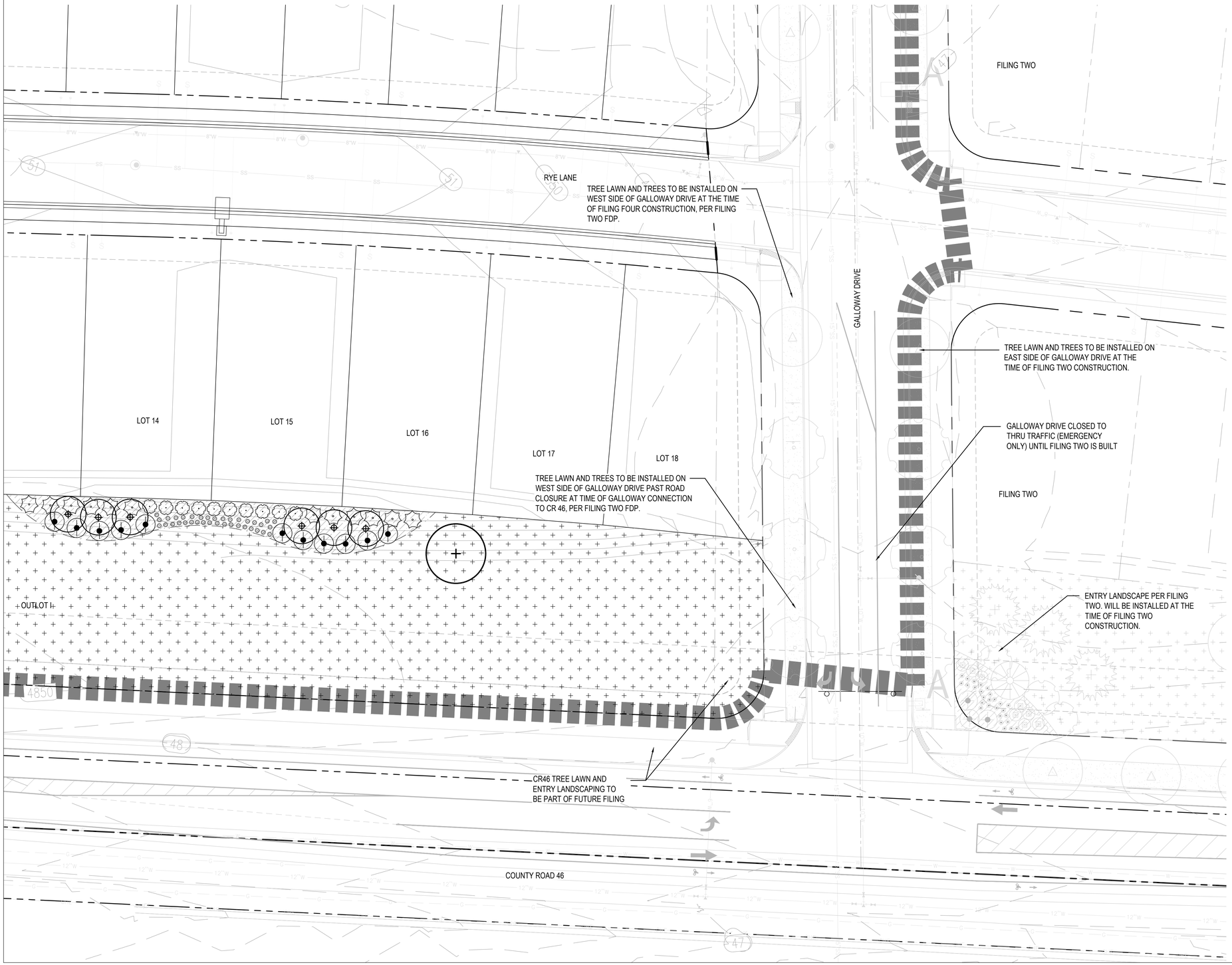
Sheet

LP402

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

LANDSCAPE ENLARGEMENT PLAN - ENRANCE

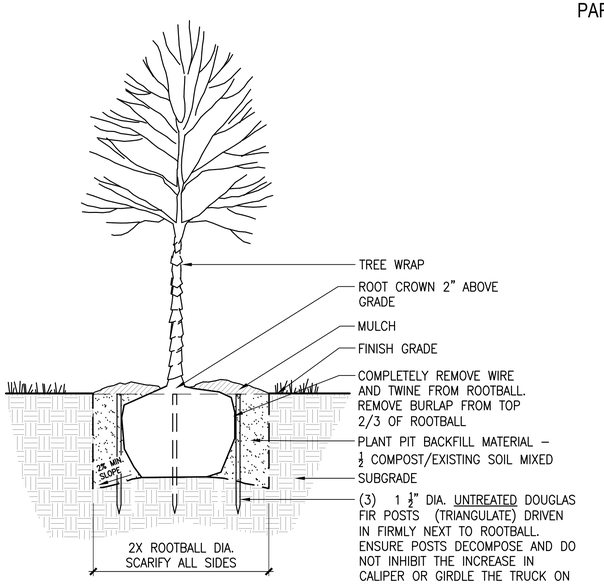
Sheet

LP403

THE GRANARY FILING THREE AND FILING FOUR

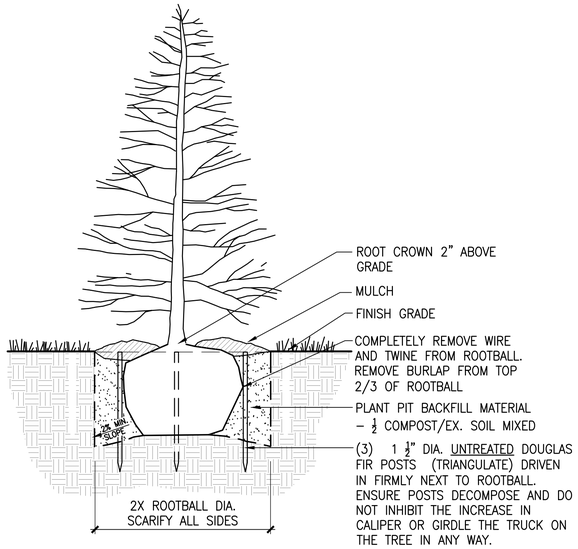
FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



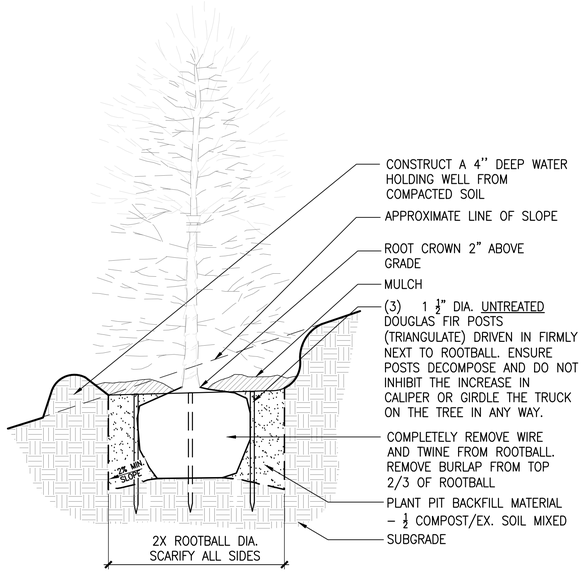
A DECIDUOUS TREE PLANTING

SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



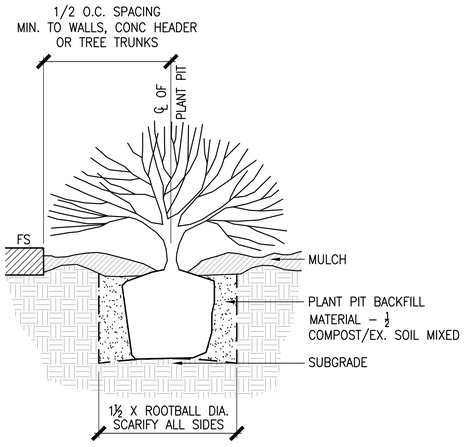
B EVERGREEN TREE PLANTING

SCALE: NTS DT-PLNT-TREE-EVER-GRND-STAK



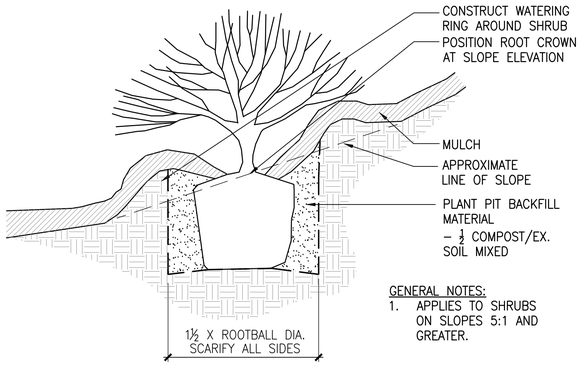
C TREE PLANTING ON SLOPE

SCALE: NTS DT-PLNT-TREE-SLOP



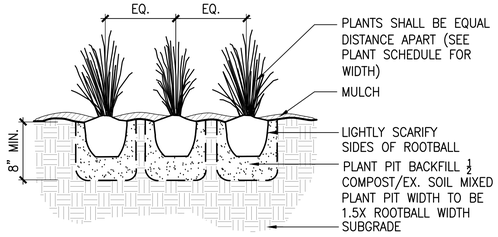
D SHRUB PLANTING

SCALE: NTS



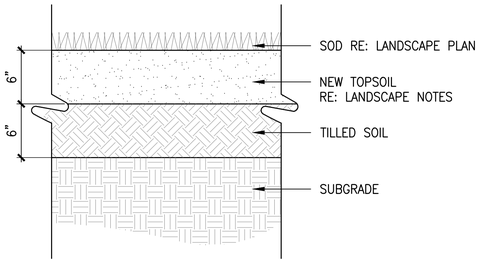
E SHRUB PLANTING ON SLOPE

SCALE: N.T.S. DT-PLNT-SHRB-SLOP



F PERENNIAL/GRASS PLANTING

SCALE: NTS



G SOD PLANTING

SCALE: 1 1/2" = 1'-0"

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Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

LANDSCAPE DETAILS

Sheet

LP501

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

OPEN SPACE SUMMARY THE GRANARY FILING THREE AND FOUR						
OUTLOTS	AREA (SF)		OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	112,537	2.583	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
B	6,671	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
C	10,040	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
D	8,080	0.185	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
E	6,655	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
F	10,032	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
G	239,472	5.498	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
H	117,711	2.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
I	67268	1.544	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
J	74,129	1.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
OUTLOTS TOTAL (OPEN SPACE)	652,594	14.981	TRACTS A (58.086 AC) & B (60.903 AC) & C (FILING FOUR 16.703 AC) ARE NOT INCLUDED FOR OPEN SPACE CALCULATION AS THE AREAS ARE DESIGNATED FOR FUTURE DEVELOPMENT/FILINGS			29.62%

OPEN SPACE SUMMARY THE GRANARY FILING THREE AND FOUR					
TOTAL AREA PLATTED	8,038,529	184.539			
TRACT A	2,530,240	58.086	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT
TRACT B	2,652,919	60.903	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT
TRACTS TOTAL (FOR FUTURE DEVELOPMENT)	5,183,159	118.993			
FILING THREE (LOTS & R.O.W.) + TRACT C* (FILING FOUR) TOTAL AREA	2,202,776	50.569			
TOTAL OPEN SPACE (OUTLOTS) FOR FILING THREE & TRACT C* (FILING FOUR)	652,592	14.981			

OPEN SPACE LEGEND:

- PROPERTY LINE
- PHASING LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- OPEN SPACE
- OPEN SPACE - PARK

* AT THE TIME OF DEVELOPMENT PLAN RECORDING FILING THREE WAS PLATTED. FILING FOUR HAS BEEN NOTED AS TRACT C ON THE PLAT UNTIL THE TIME OF FILING FOUR PLAT.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

OPEN SPACE PLAN

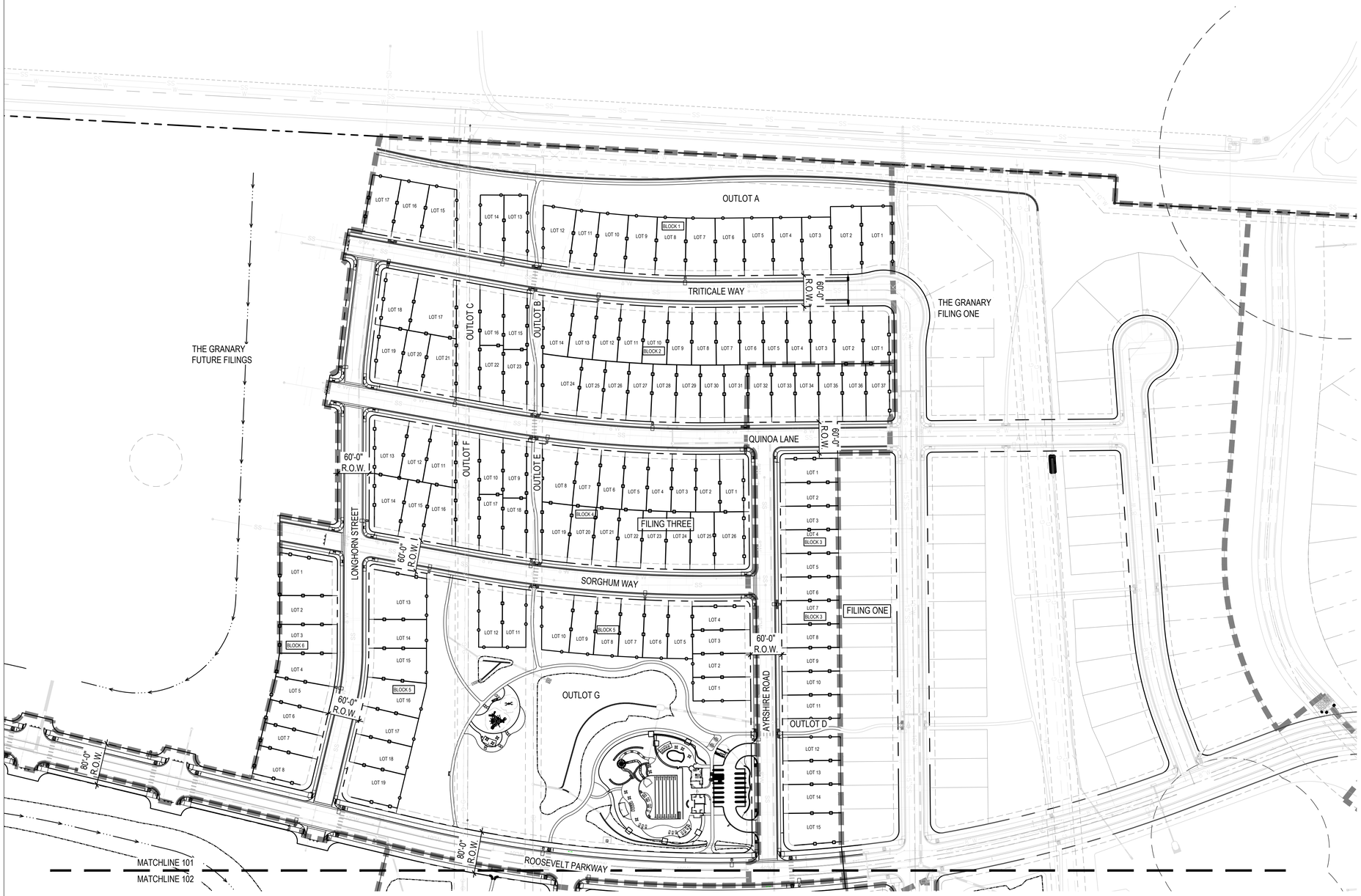
Sheet

OS100

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



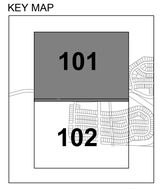
FENCING LEGEND:

- PROPERTY LINE
- PHASING LINE
- EASEMENT
- LANDSCAPE BUFFER
- POND 100 YEAR WATER LINE
- 3 RAIL FENCE
- PRIVACY FENCE
- POOL FENCE

FENCING NOTES:

1. ALL FENCING SHALL BE PROVIDED AS PER DETAILS.
2. ALL SIDE YARD FENCING SHALL TERMINATE A MINIMUM OF 5' BEHIND FRONT ELEVATION OF HOUSE.
3. FENCE SHALL BE LOCATED ON PROPERTY LINES.
4. NO FENCING SHALL BE INSTALLED TO INTERFERE WITH SIGHT TRIANGLES.

KEY MAP



100' 0 100' 200' NORTH

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

FENCING PLAN

Sheet

FP101

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

FENCING LEGEND:

- PROPERTY LINE
- PHASING LINE
- EASEMENT
- LANDSCAPE BUFFER
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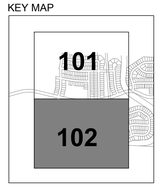


100' 0 100' 200' NORTH

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

FENCING PLAN

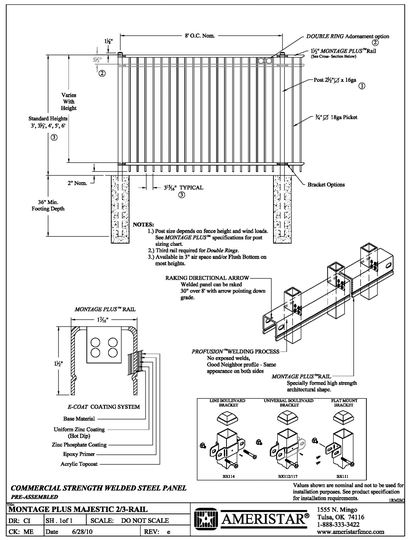
Sheet

FP102

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

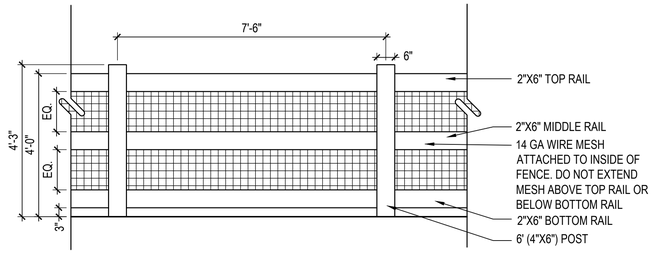


COMPANY: AMERI STAR FENCING
MODEL: MONTAGE PLUS POOL, PET & PLAY
STYLE: MAJESTIC, WITH FLUSH BOTTOM RAIL
GATES: 4' WIDE TO MATCH
COLOR: BLACK
HEIGHT: 6 FT.
CONTACT: 1-888-333-3422 (WWW.AMERISTARFENCE.COM)
INSTALL PER MANUFACTURER REQUIREMENTS AND SPECIFICATIONS.

B POOL PERIMETER FENCE

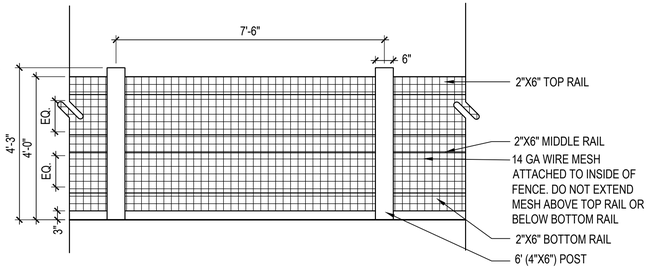
SCALE: NTS

DT-FENC-POOL

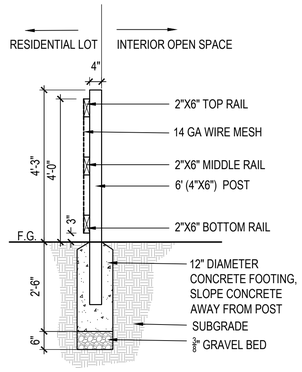


OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)

NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR PRESSURE TREATED LUMBER #1 GRADE.
2. ALL FENCING TO BE STAINED WITH SHERWIN WILLIAMS
3. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.
4. WIRE MESH IS AN OPTIONAL FEATURE THAT MAY BE INSTALLED BY INDIVIDUAL HOMEOWNERS.



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)

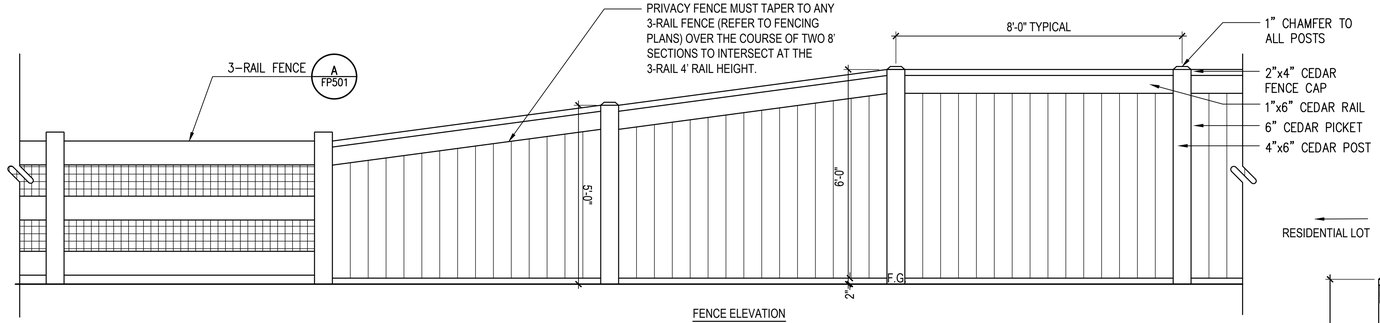


FENCE SECTION

A 3 RAIL FENCE

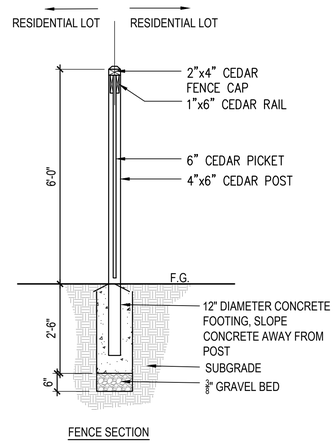
SCALE: 1/2"=1'-0"

DT-FENC-FILING ONE



FENCE ELEVATION

NOTES:
1. REFER TO FENCING PLANS FOR LOCATIONS OF PRIVACY FENCE.
2. PRIVACY FENCE MUST TAPER TO ANY 3-RAIL FENCE (REFER TO FENCING PLANS) OVER THE COURSE OF TWO 8' SECTIONS TO INTERSECT AT THE 3-RAIL 4' RAIL HEIGHT.
3. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
4. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.



FENCE SECTION

C PRIVACY FENCE

SCALE: 1/2"=1'-0"

DT-FENC-SCRN-6FT

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024
Drawn By: SL
Checked By: CR

Sheet Name

Fencing Details

Sheet

FP501

D-Series Size 1
LED Area Luminaire

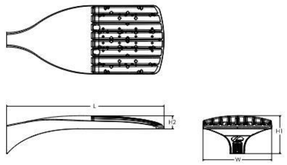
Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature [2]	Color Rendering Index [2]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [3] T4M Type IV medium T4LG Type IV low glare [3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [5,6] XVOLT (277V - 480V) [5,7]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting #5 drilling [8] RPAS Round pole mounting #5 drilling [8] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket [9] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [11,12,16,27]	SPD20KV	20KV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [11,16,27]	HS	Houseside shield (black finish standard) [22]	DNAXD	Natural Aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]	L90	Left rotated optics [1]	DWHXD	White
PERS	Five-pin receptacle only (controls ordered separate) [14,27]	R90	Right rotated optics [1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separate) [14,23]	CCE	Coastal Construction [23]	DBLBXD	Textured black
FAO	Field adjustable output [15,27]	HA	50°C ambient operation [25]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30% [16,27]	**Shipped separately**		DWHGXD	Textured white
BL50	Bi-level switched dimming, 50% [16,27]	EGSR	External Glare Shield (reversible, field install required, matches housing finish)		
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]	BSDB	Bird Spikes (field install required)		
DS	Dual switching [16,18,28]				

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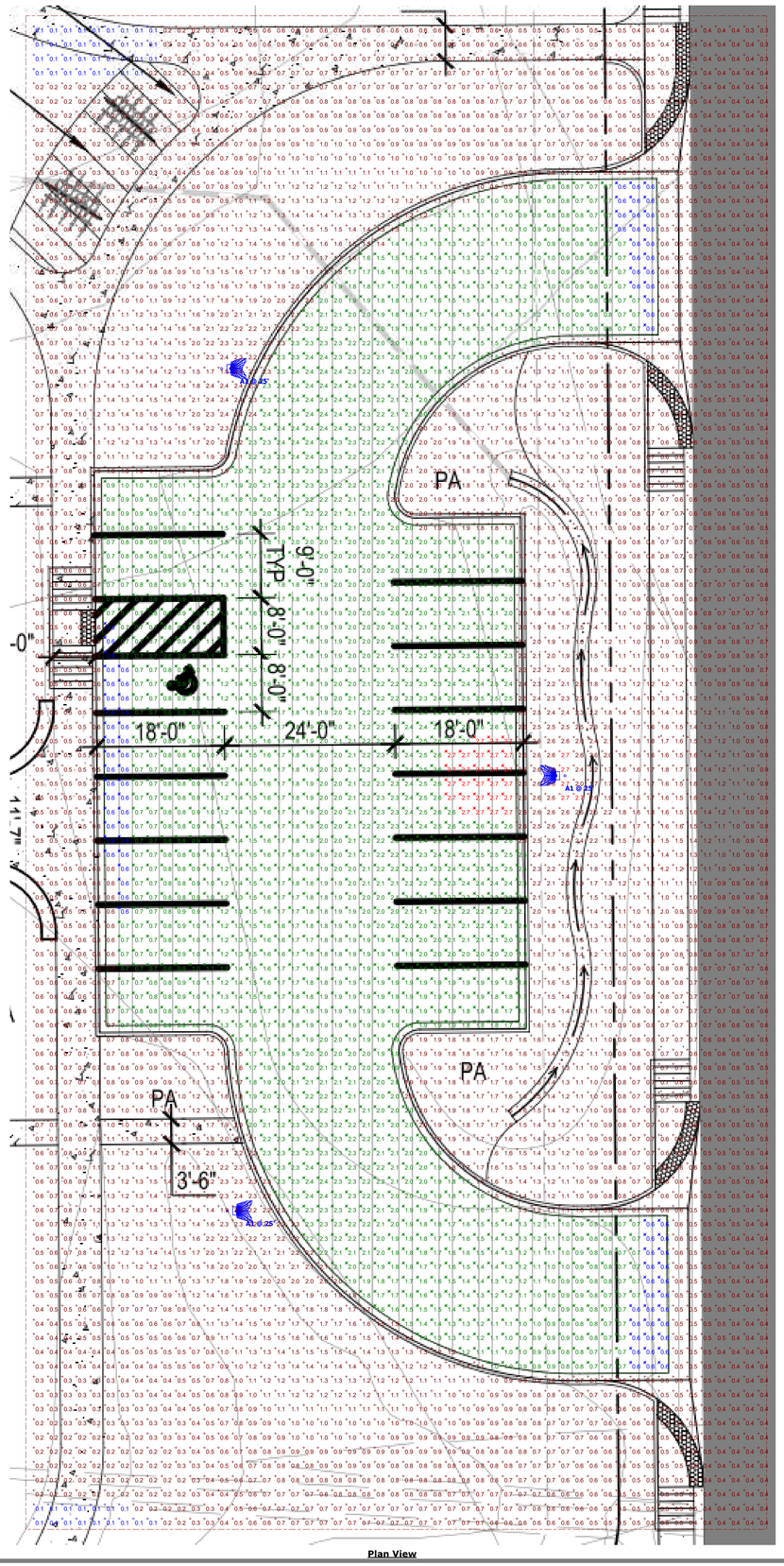


Plan View

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A1		3	Lithonia Lighting	DSX1 LED P3 40K 80CRI T3TM	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Forward Throw	1	12905	0.9	182.17	Max: 11627cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARK AND DRIVE	✕	1.6 fc	2.7 fc	0.6 fc	4.5:1	2.7:1
SITE AREA	+	1.2 fc	2.7 fc	0.1 fc	27.0:1	12.0:1

Lighting calculation software is for estimating purposes only, not generating exact values.

These calculations are for the use and adoption by our clients and theirs' solely at their discretion.
This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity.

We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.

Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.

Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

The Lighting Agency provides these calculations as a courtesy for evaluation only.

Item #12.

VISUAL

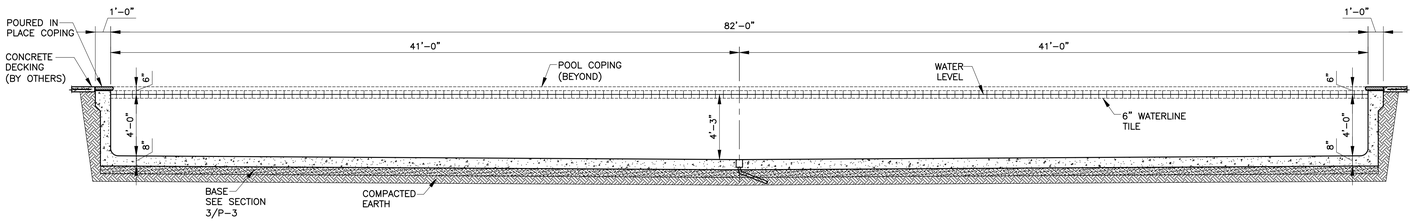
The Lighting Agency

THE GRANARY FILING THREE
PARKING LOT PHOTOMETRIC PLAN
JOHNSTOWN, COLORADO

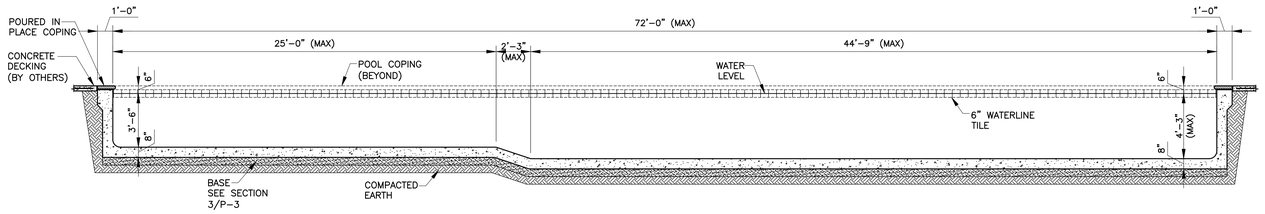
Designer
KENDYL COLONIAS
Date
05/24/2023
Scale
Not to Scale
Drawing No.

Summary
https://thelightingagency.sharepoint.com/:f:/s/ILSApplications/EpTm8QNlgmFPrVs8JG6i8GgBY3WKG1UQOIADpRHwUA0W5w?e=3HR7ku

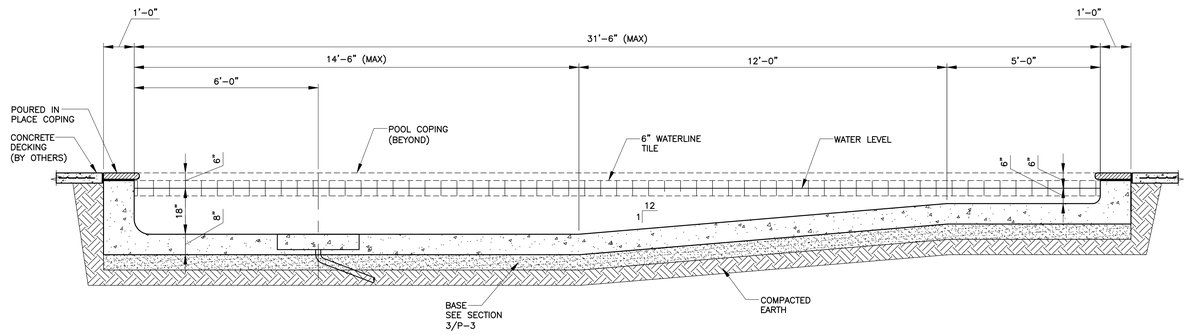
PH01



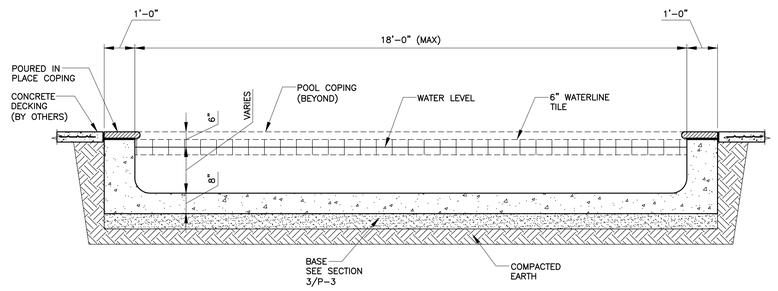
1 SWIMMING POOL SECTION
SCALE: 1/4" = 1'-0"



2 SWIMMING POOL TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"



9 WADER POOL SECTION
SCALE: 1/2" = 1'-0"



10 WADER POOL TRANSVERSE SECTION
SCALE: 1/2" = 1'-0"

STRUCTEL CONSULTANTS
12248 KITTREDGE ST.
BRIGHTON, CO 80603
PHONE: 720.979.4417
EMAIL: STRUCTEL@LIVE.COM

IN COORDINATION WITH

HARTFORD HOMES
HARTFORD HOMES
4801 GOODMAN ST.
TIMNATH, CO 80547
PHONE: 970.674.1109

REVISIONS:

DATE	INIT.	DESCRIPTION

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FOR REVIEW ONLY
(DESIGN SUBJECT TO CHANGE)

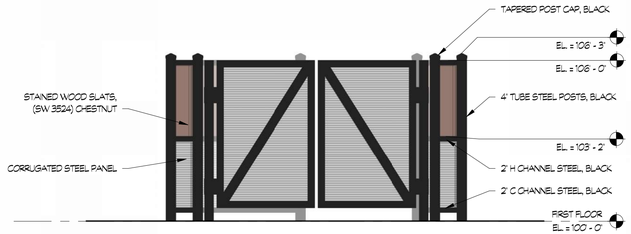
PROJECT NO.:	24100
ISSUE DATE:	03-27-24
DRAWN BY:	RN/RE
CHECKED BY:	KFL

THE GRANERY
ADRESS TBD
JOHNSTOWN, COLORADO

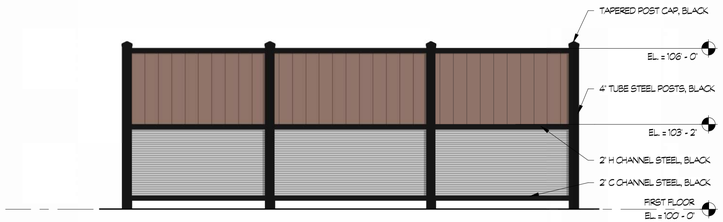
SWIMMING POOL & WADER SECTIONS

DRAWING No.
SD1

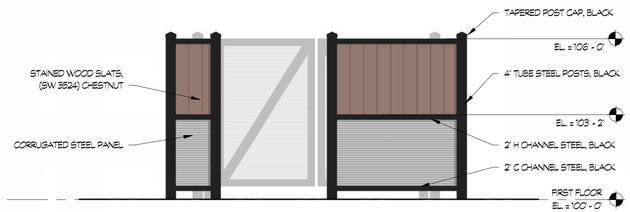
infusion
ARCHITECTS
4487 Highland Meadows Pkwy, Windsor, CO 80550



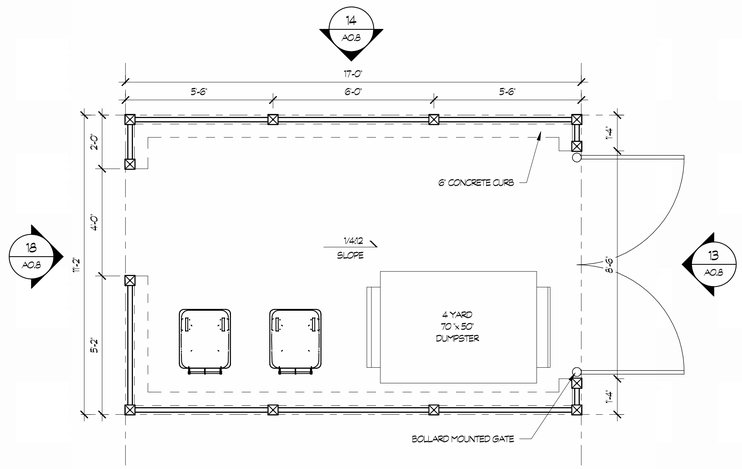
13 A0.8 FRONT ELEVATION - TRASH ENCLOSURE
3/8" = 1'-0"



14 A0.8 SIDE ELEVATION - TRASH ENCLOSURE
3/8" = 1'-0"



15 A0.8 BACK ELEVATION - TRASH ENCLOSURE
3/8" = 1'-0"



19 A0.8 PLAN - TRASH ENCLOSURE
3/8" = 1'-0"

GRANARY POOL HOUSE

JOHNSTOWN, CO

HARTFORD ACQUISITIONS, LLC

SCHEMATIC

Issued For SD:	03/15/2024
Issued For DD:	
Issued For Permit:	
Issued For Construction:	

Revision Number	Description	Revision Date

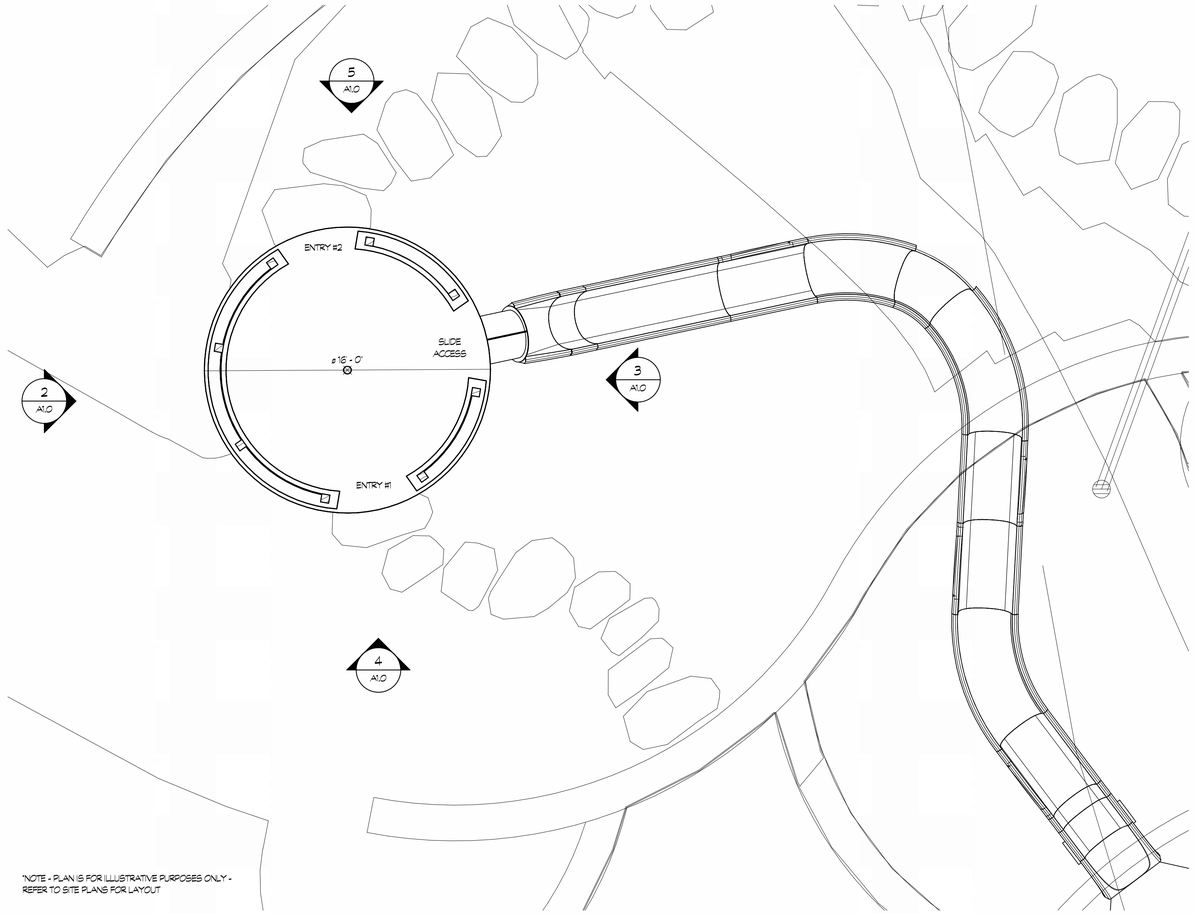
Seal:

23002

Plot Date: 3/12/2024 4:53:29 PM

SITE DETAILS

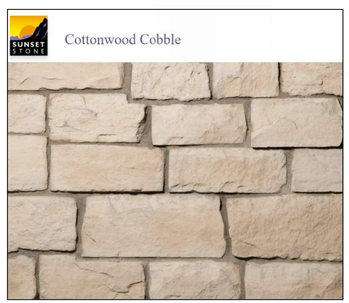
A0.8



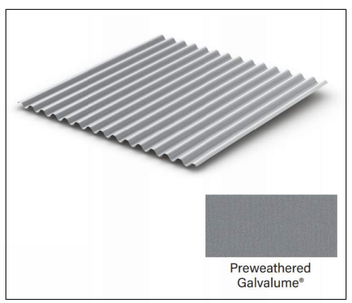
*NOTE - PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY - REFER TO SITE PLANS FOR LAYOUT

1 A1.0 PLAN
1/4" = 1'-0"

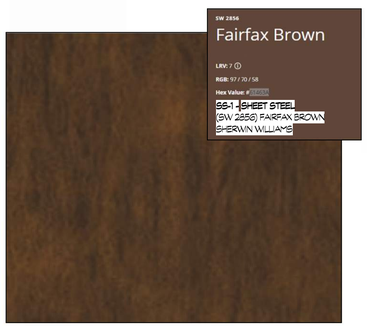
EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
R-2	GRAIN BIN ROOF	CUSTOM		TO MATCH CORRUGATED STEEL	ROOFER TO DESIGN
SS-1	SHEET STEEL		1/4" X 8'	(SW 2856) FAIRFAX BROWN	TO MATCH (SW 3524) CHESTNUT
ST-2	12" PRECAST FLAT WALL CAP	SUNSET STONE	FLAT WALL CAP	NATURAL	CUT TO WALL RADIUS
W-1	STONE VENEER	SUNSET STONE	VENEER	COTTONWOOD COBBLE	
W-4	CORRUGATED STEEL PANEL	BERRIDGE	S-DECK PANEL	PREWEATHERED GALVALUME	
WD-1	6X8 ROUGH SAWN CEDAR			(SW 3524) CHESTNUT	



W-1 - STONE VENEER
COTTONWOOD COBBLE
SUNSET STONE



W-4 - CORRUGATED STEEL
S-DECK PANEL - PREWEATHERED GALVALUME
BERRIDGE

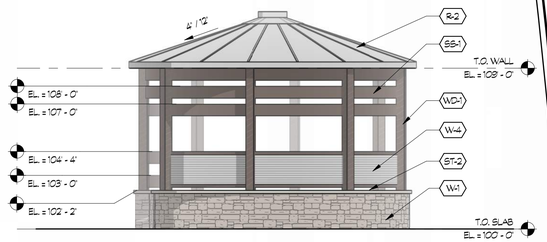


WD-1 - ROUGH SAWN CEDAR
(SW 3524) CHESTNUT
SHERWIN WILLIAMS

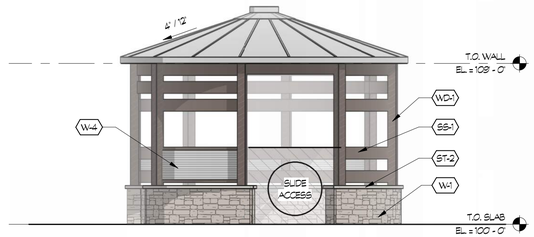
TOTALS

KEY	MATERIAL	SF
R-2	GRAIN BIN ROOF	215
SS-1	SHEET STEEL	150
ST-2	FLAT WALL CAP	35
W-1	STONE VENEER	150
W-4	CORRUGATED STEEL PANEL	40
WD-1	ROUGH SAWN CEDAR	110

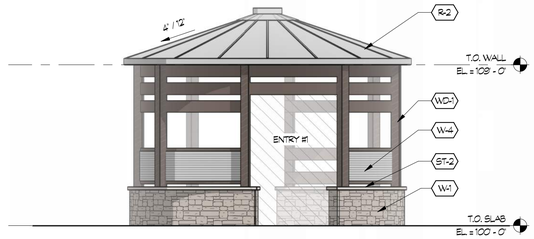
*NOT FOR CONSTRUCTION



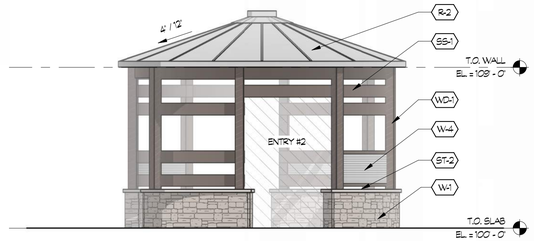
2 A1.0 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



3 A1.0 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



4 A1.0 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



5 A1.0 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

infusion ARCHITECTS
4487 Highland Meadows Pkwy, Windsor, CO 80550

GRANARY POOL SLIDE SILO

JOHNSTOWN, CO

HARTFORD ACQUISITIONS, LLC

PDP

Issued For SD:		
Issued For DD:		
Issued For Permit:		
Issued For Construction:		
Revision Number	Description	Revision Date

Seal:

23002

Plot Date: 4/2/2024 11:35:46 AM

ELEVATIONS & PLAN

A1.0

SYSTEM NOTES

EXTERIOR WALLS

W1 - MANUFACTURED STONE VENEER, SUNSET STONE, COTTONWOOD COBBLE

W2 - VERTICAL BOARD & BATTEN, SNOWBOUND (SW 7004)

W3 - FIBER CEMENT BOARD PANEL WITH BATTENS, EVENING SHADOW (SW 7682)

W4 - B-DECK PANEL - PREWEATHERED GALVALUME BERRIDGE

W5 - 2X6 HORIZONTAL WOOD SLATS, 1/2" GAP, SNOWBOUND (SW 7004)

INTERIOR WALLS

P4 - 2X4 WOOD STUD FRAMING AT 16" O.C.

P6 - 2X6 WOOD STUD FRAMING AT 16" O.C.

LEGEND

BULKHEAD

INTERIOR PARTITION SUFFIXES

A - STANDARD WALL - ½ LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING, TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4-0" MIN. O.C. AND AT ENDS.

A2 - STANDARD WALL - ½ LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING, TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4-0" MIN. O.C. AND AT ENDS. PROVIDE BATT INSULATION FULL HEIGHT UP TO CEILING INSULATION.

B - 1-SIDE FINISHED - ½ LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4-0" MIN. O.C. AND AT ENDS.

D - DEMISING WALL - ½ LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. TERMINATE GYP. BD. ON ONE SIDE 2" ABOVE HIGHEST ADJACENT FINISHED CEILING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. EXTEND GYP. BD. ON OTHER SIDE TO BOTTOM OF DECK.

FI - 1HR RATED WALL - ½ LAYER 5/8" TYPE 'X' GYP. BD. ON EACH SIDE OF THE STUD FRAMING. STUD FRAMING SHALL EXTEND FULL HEIGHT TO UNDERSIDE OF DECK/STRUCTURE. SEAL W/ FIRE-RATED SEALANT.

M - MOISTURE WALL - USE ½ LAYER 5/8" MOISTURE RESISTANCE GYP. BD. IN LIEU OF STANDARD GYP. BD. ON WET SIDE OF WALL ADJACENT TO MOP SINK IN JANITOR'S CLOSET. APPLY FIBER REINFORCED PANELS (FRP) FROM FLOOR TO 4'-0" A.F.F. FOR RESTROOMS, REFER TO INTERIOR FINISH PLANS FOR FINISH SELECTIONS (TILE OR FRP).

L - LOW WALL - 1X LAYER 5/8" GYP. BD. OVER 1/2" SHEATHING ON EACH SIDE OF STUD FRAMING, 6'-4" TALL. PROVIDE WIGGLE POSTS @48 O.C., AS NEEDED, FOR LATERAL SUPPORT.

INTERIOR NOTES

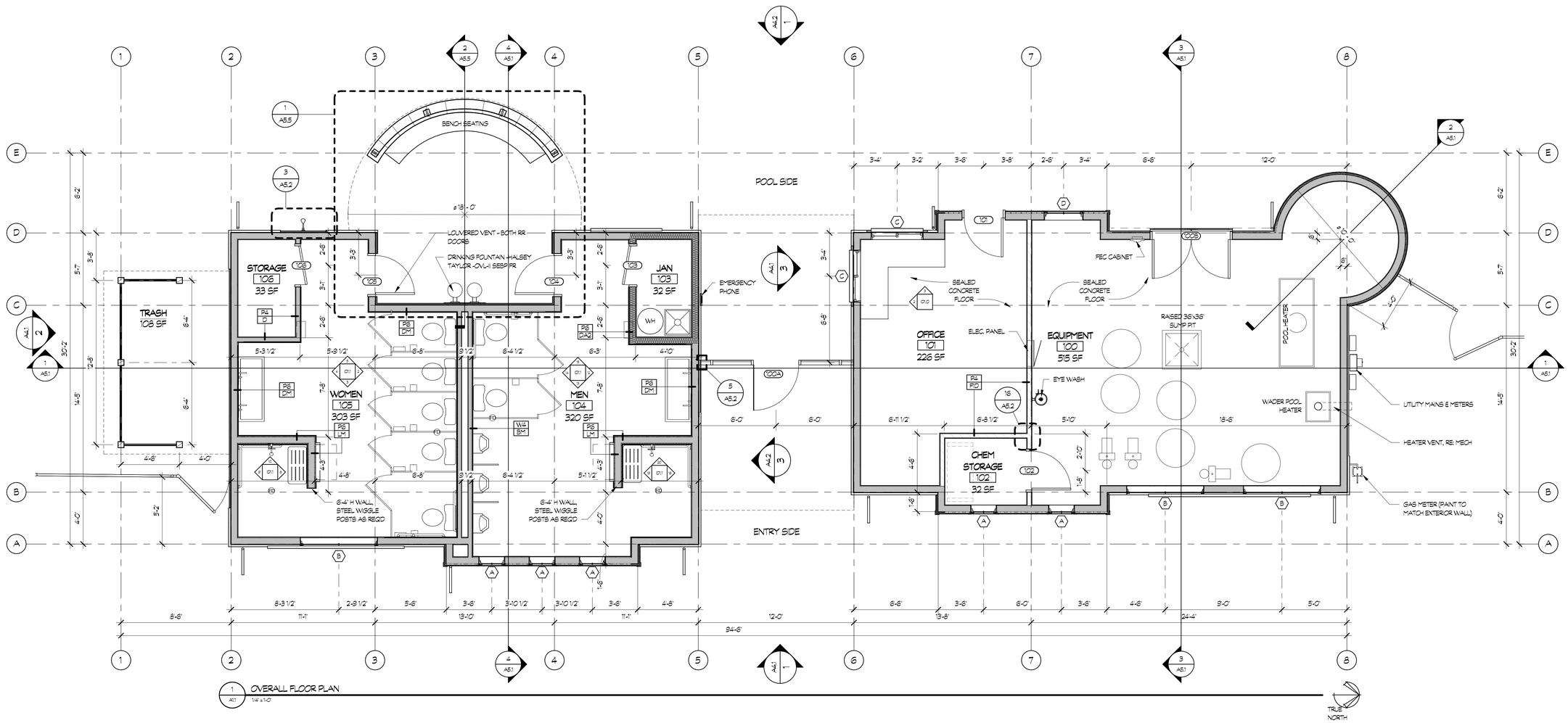
1 - ALL WALLS ARE P6-D UNLESS NOTED OTHERWISE.

2 - ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.

3 - PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25-0" IN LENGTH

4 - FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1-1" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.

5 - PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.



1 A1.1 OVERALL FLOOR PLAN
1/4" = 1'-0"

infusion ARCHITECTS
4487 Highland Meadows Pkwy, Windsor, CO 80550

GRANARY POOL HOUSE
JOHNSTOWN, CO

HARTFORD ACQUISITIONS, LLC

DESIGN DEVELOPMENT

Issued For SD:	03/15/2024
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Issued For Permit:	
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Revision Number	Description	Revision Date

Seal:

23002

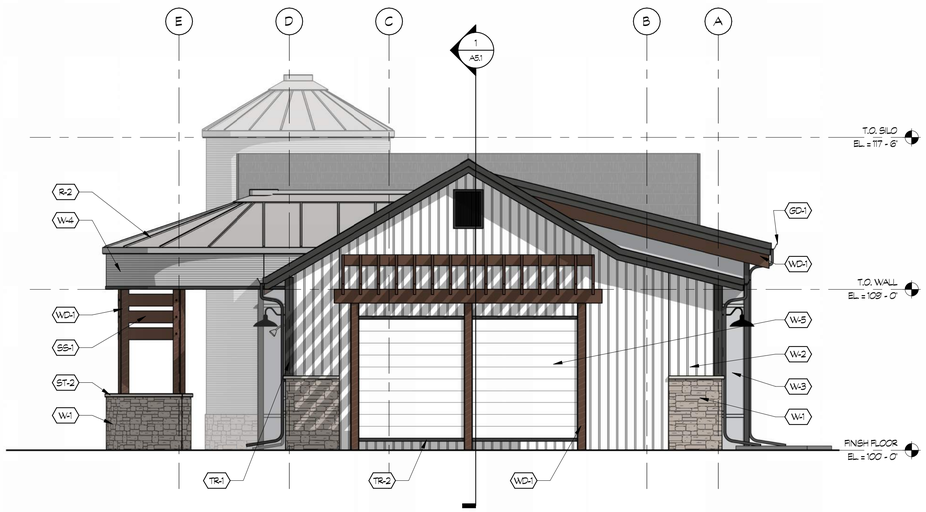
Plot Date: 4/9/2024 2:57:43 PM

OVERALL FLOOR PLAN

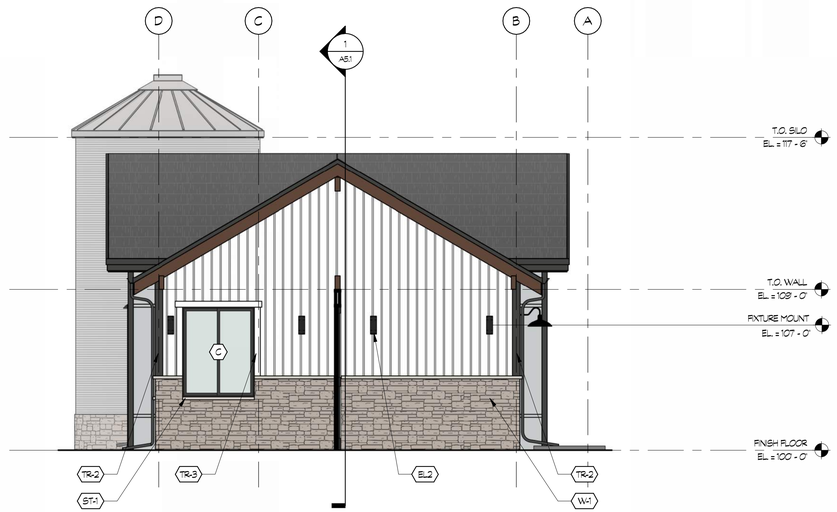
A1.1

1 A5.1 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
DR-2	DOUBLE BARN DOOR			RON ORE / SNOWBOUND	PLACE OVER SECURE HM DOORS
EL-1	EXTERIOR GOOSENECK SCONCE	BASELIGHT	SHADE W GOOSENECK	CHALKBOARD BLACK FINISH 78	18" DIAMETER - WS18 - SEE RCP
EL-2	EXTERIOR CYLINDER SCONCE	WAC LIGHTING	CYLINDER SINGLE LIGHT	BLACK	3-1/2" TALL UP & DOWN LIGHT - SEE RCP
FA-1	FASCIA	JAMES HARDIE	HARDIETRIM BOARDS	(SW 7069) IRON ORE	
GD-1	PRE-FINISHED METAL GUTTER & DOWNSPOUT			TO MATCH IRON ORE (SW 7069)	
R-1	ASPHALT SHINGLES	OWENS CORNING	ASPHALT SHINGLES	PEPPERCORN	
R-2	GRAIN BIN ROOF	CUSTOM		TO MATCH CORRUGATED STEEL	ROOFER TO DESIGN
SS-1	SHEET STEEL		1/4" X 8"	(SW 2856) FAIRFAX BROWN	TO MATCH (SW 3524) CHESTNUT
ST-1	PRECAST WAINSCOT CAP	SUNSET STONE	WAINSCOT CAP	NATURAL	
ST-2	12" PRECAST FLAT WALL CAP	SUNSET STONE	FLAT WALL CAP	NATURAL	CUT TO WALL RADIUS
TR-1	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 5 1/2" WIDTH	(SW 7069) IRON ORE	
TR-2	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 3 1/2" WIDTH	(SW 7069) IRON ORE	
TR-3	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 3 1/2" WIDTH	(SW 7004) SNOWBOUND	
W-1	STONE VENEER	SUNSET STONE	VENEER	COTTONWOOD COBBLE	
W-2	VERTICAL BOARD & BATTEN		FCB B&B	(SW 7004) SNOWBOUND	
W-3	FCB PANEL WITH BATTENS		FCB PANEL	(SW 7662) EVENING SHADOW	2" BATTENS
W-4	CORRUGATED STEEL PANEL	BERRIDGE	B-DECK PANEL	PREWEATHERED GALVALUME	
W-5	WOOD PANEL			(SW 7004) SNOWBOUND	
WD-1	ROUGH SAWN CEDAR			(SW 3524) CHESTNUT	
WN-1	ALUMINUM STOREFRONT WINDOW SYSTEM	TUBELITE	14000 SERIES	DARK BRONZE ANODIZED	WHITE FROSTED GLAZING
WN-2	VINYL WINDOW		DOUBLE PANE	BLACK	LOW-E, MIN. U 0.28, 3M HAIRLINE MATTE FILM



2 A5.1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



3 A5.1 ENTRY BREEZEWAY - SOUTH
1/4" = 1'-0"

infusion
ARCHITECTS
4487 Highland Meadows Pkwy, Windsor, CO 80550

GRANARY POOL HOUSE
JOHNSTOWN, CO

HARTFORD ACQUISITIONS, LLC

PDP

Issued For SD:	03/15/2024
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Revision Number	Description	Revision Date

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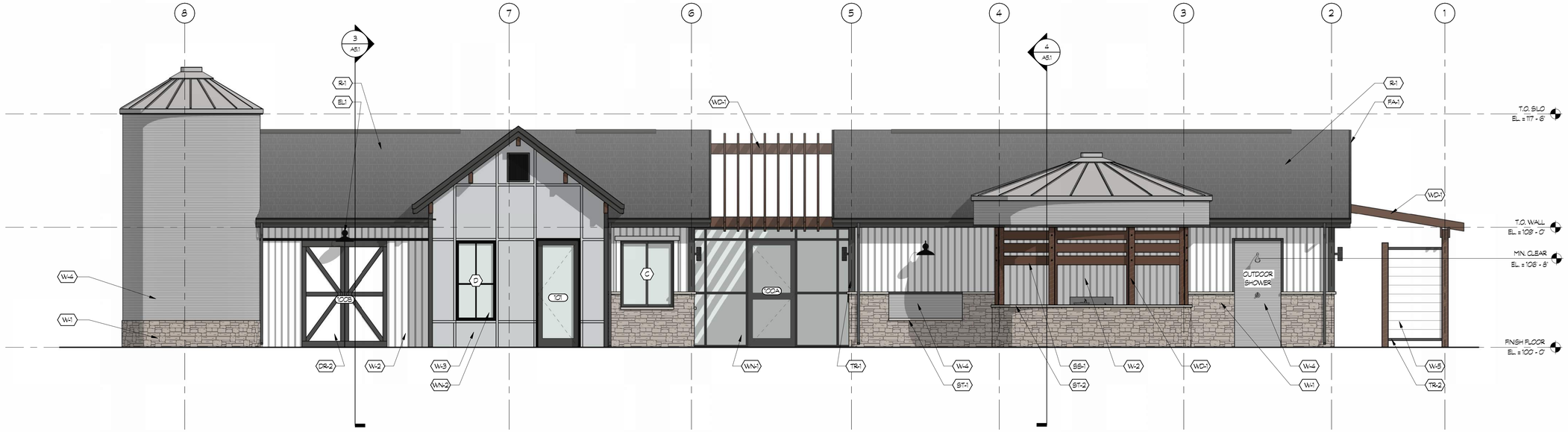
23002

Plot Date: 4/2/2024 11:57:58 AM

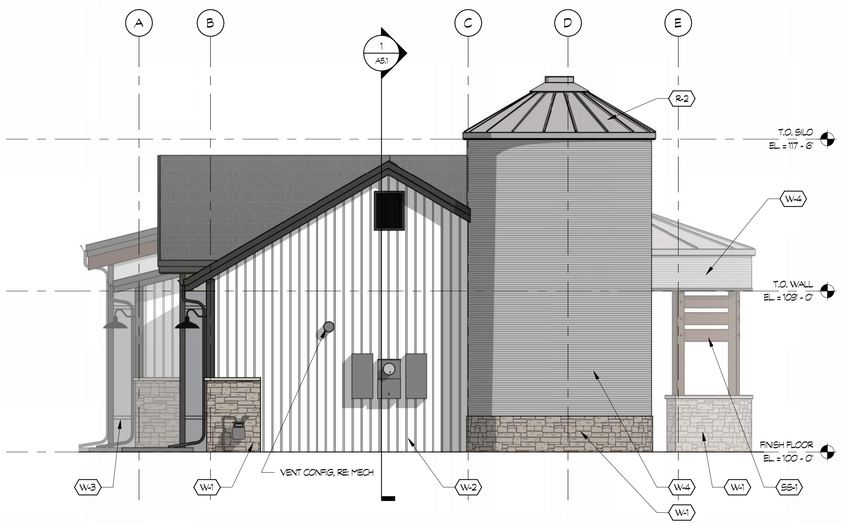
EXTERIOR BUILDING ELEVATIONS

A4.1

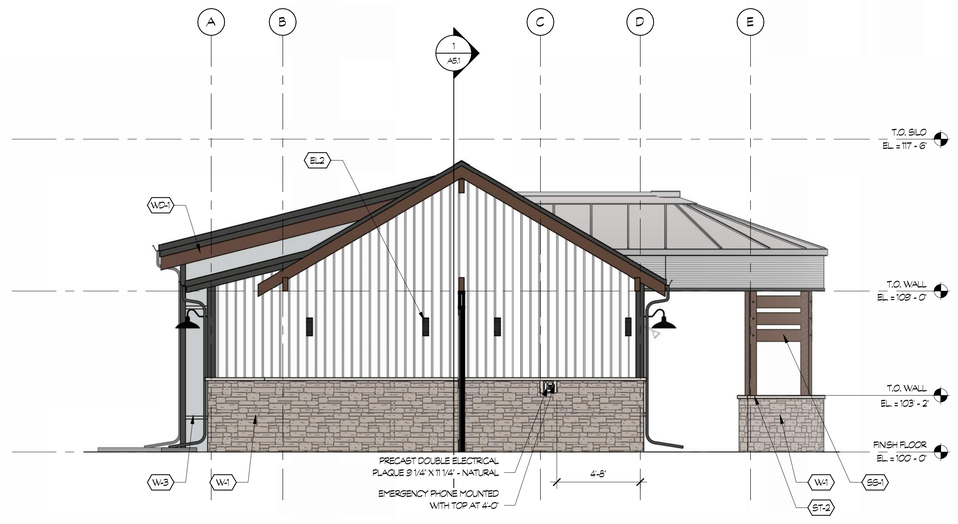


1 A4.2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
DR-2	DOUBLE BARN DOOR			RON ORE / SNOWBOUND	PLACE OVER SECURE HM DOORS
EL-1	EXTERIOR GOOSENECK SCONCE	BASELIGHT	SHADE W GOOSENECK	CHALKBOARD BLACK FINISH 78	18" DIAMETER - WS18 - SEE RCP
EL-2	EXTERIOR CYLINDER SCONCE	WAC LIGHTING	CYLINDER SINGLE LIGHT	BLACK	3-1/2" TALL UP & DOWN LIGHT - SEE RCP
FA-1	FASCIA	JAMES HARDIE	HARDIETRIM BOARDS	(SW 7069) IRON ORE	
GD-1	PRE-FINISHED METAL GUTTER & DOWNSPOUT			TO MATCH IRON ORE (SW 7069)	
R-1	ASPHALT SHINGLES	OWENS CORNING	ASPHALT SHINGLES	PEPPERCORN	
R-2	GRAIN BIN ROOF	CUSTOM		TO MATCH CORRUGATED STEEL	ROOFER TO DESIGN
SS-1	SHEET STEEL		1/4" X 8"	(SW 2856) FARFAX BROWN	TO MATCH (SW 3524) CHESTNUT
ST-1	PRECAST WAINSCOT CAP	SUNSET STONE	WAINSCOT CAP	NATURAL	
ST-2	12" PRECAST FLAT WALL CAP	SUNSET STONE	FLAT WALL CAP	NATURAL	CUT TO WALL RADIUS
TR-1	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 5 1/2" WIDTH	(SW 7069) IRON ORE	
TR-2	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 3 1/2" WIDTH	(SW 7069) IRON ORE	
TR-3	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 3 1/2" WIDTH	(SW 7004) SNOWBOUND	
W-1	STONE VENEER	SUNSET STONE	VENEER	COTTONWOOD COBBLE	
W-2	VERTICAL BOARD & BATTEN		FCB B&B	(SW 7004) SNOWBOUND	
W-3	FCB PANEL WITH BATTENS		FCB PANEL	(SW 7662) EVENING SHADOW	2" BATTENS
W-4	CORRUGATED STEEL PANEL	BERRIDGE	B-DECK PANEL	PREWEATHERED GALVALUME	
W-5	WOOD PANEL			(SW 7004) SNOWBOUND	
WD-1	ROUGH SAWN CEDAR			(SW 3524) CHESTNUT	
WN-1	ALUMINUM STOREFRONT WINDOW SYSTEM	TUBELITE	14000 SERIES	DARK BRONZE ANODIZED	WHITE FROSTED GLAZING
WN-2	VINYL WINDOW		DOUBLE PANE	BLACK	LOW-E, MIN. U 0.29, 3M HAIRLINE MATTE FILM



2 A4.2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



3 A4.2 ENTRY BREEZEWAY - NORTH
1/4" = 1'-0"

infusion
ARCHITECTS
4487 Highland Meadows Pkwy, Windsor, CO 80550

GRANARY POOL HOUSE
JOHNSTOWN, CO

HARTFORD ACQUISITIONS, LLC

PDP

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Revision Number	Description	Revision Date

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23002

Plot Date: 4/2/2024 11:58:05 AM

EXTERIOR BUILDING ELEVATIONS

A4.2

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
DR-2	DOUBLE BARN DOOR			IRON ORE / SNOWBOUND	PLACE OVER SECURE HM DOORS
EL1	EXTERIOR GOOSENECK SCONCE	BASELIGHT	SHADE W GOOSENECK	CHALKBOARD BLACK FINISH 7.5	16" DIAMETER - W5.5 - SEE RCP
EL2	EXTERIOR CYLINDER SCONCE	WAC LIGHTING	CYLINDER SINGLE LIGHT	BLACK	9-1/2" TALL UP & DOWN LIGHT - SEE RCP
FA-1	FASCIA	JAMES HARDIE	HARDIETRIM BOARDS	(SW 7069) IRON ORE	
GD-1	PRE-FINISHED METAL GUTTER & DOWNSPOUT			TO MATCH IRON ORE (SW 7069)	
R-1	ASPHALT SHINGLES	OWENS CORNING	ASPHALT SHINGLES	PEPPERCORN	
R-2	GRAIN BIN ROOF	CUSTOM		TO MATCH CORRUGATED STEEL	ROOFER TO DESIGN
SS-1	SHEET STEEL		1/4" X 8'	(SW 2856) FAIRFAX BROWN	TO MATCH (SW 3524) CHESTNUT
ST-1	PRECAST WAINSCOT CAP	SUNSET STONE	WAINSCOT CAP	NATURAL	
ST-2	12" PRECAST FLAT WALL CAP	SUNSET STONE	FLAT WALL CAP	NATURAL	CUT TO WALL RADIUS
TR-1	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 5 1/2" WIDTH	(SW 7069) IRON ORE	
TR-2	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 3 1/2" WIDTH	(SW 7069) IRON ORE	
TR-3	FCB TRIM BOARD	JAMES HARDIE	5/4 FCB - 3 1/2" WIDTH	(SW 7004) SNOWBOUND	
W-1	STONE VENEER	SUNSET STONE	VENEER	COTTONWOOD COBBLE	
W-2	VERTICAL BOARD & BATTEN		FCB B&B	(SW 7004) SNOWBOUND	
W-3	FCB PANEL WITH BATTENS		FCB PANEL	(SW 7662) EVENING SHADOW	2" BATTENS
W-4	CORRUGATED STEEL PANEL	BERRIDGE	5-DECK PANEL	PREWEATHERED GALVALUME	
W-5	WOOD PANEL			(SW 7004) SNOWBOUND	
WD-1	ROUGH SAWN CEDAR			(SW 3524) CHESTNUT	
WN-1	ALUMINUM STOREFRONT WINDOW SYSTEM	TUBELITE	14000 SERIES	DARK BRONZE ANODIZED	WHITE FROSTED GLAZING
WN-2	VINYL WINDOW		DOUBLE PANE	BLACK	LOW-E, MIN. U 0.28, 3M HAIRLINE MATTE FILM

EAST ELEVATION

KEY	MATERIAL	SF
R-1	ASPHALT SHINGLES	1,327
ST-1	PRECAST WAINSCOT CAP	9
TR-1,2,3	FCB TRIM BOARD	30
W-1	STONE VENEER	141
W-2	VERTICAL BOARD & BATTEN	223
W-3	FCB PANEL WITH BATTENS	391
W-4	CORRUGATED STEEL PANEL	46
W-5	WOOD PANEL	30
WD-1	ROUGH SAWN CEDAR	330
WN-1	STOREFRONT	103
WN-2	WINDOWS	90

WEST ELEVATION

KEY	MATERIAL	SF
R-1	ASPHALT SHINGLES	1,120
R-2	GRAIN BIN ROOF	330
SS-1	1/4" SHEET STEEL	35
ST-1	PRECAST WAINSCOT CAP	20
ST-2	FLAT WALL CAP	20
TR-1,2,3	FCB TRIM BOARD	14
W-1	STONE VENEER	243
W-2	VERTICAL BOARD & BATTEN	400
W-3	FCB PANEL WITH BATTENS	165
W-4	CORRUGATED STEEL PANEL	560
W-5	WOOD PANEL	30
WD-1	ROUGH SAWN CEDAR	1,090
WN-2	WINDOWS	50

NORTH ELEVATION

KEY	MATERIAL	SF
ST-1	PRECAST WAINSCOT CAP	3
TR-1,2,3	FCB TRIM BOARD	4
W-1	STONE VENEER	12
W-2	VERTICAL BOARD & BATTEN	172
WN-2	WINDOWS	0

SOUTH ELEVATION

KEY	MATERIAL	SF
ST-1	PRECAST WAINSCOT CAP	6
TR-1,2,3	FCB TRIM BOARD	8
W-1	STONE VENEER	24
W-2	VERTICAL BOARD & BATTEN	275
W-5	WOOD PANEL	30
WD-1	ROUGH SAWN CEDAR	1,481
WN-2	WINDOWS	0

ENTRY WALK

KEY	MATERIAL	SF
ST-1	PRECAST WAINSCOT CAP	20
TR-1,2,3	FCB TRIM BOARD	16
W-1	STONE VENEER	190
W-2	VERTICAL BOARD & BATTEN	478
WN-2	WINDOWS	20

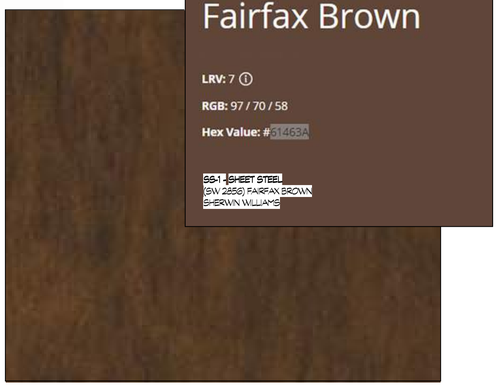
*NOT FOR CONSTRUCTION

TOTALS

KEY	MATERIAL	SF
R-1	ASPHALT SHINGLES	2,447
R-2	GRAIN BIN ROOF	330
SS-1	1/4" SHEET STEEL	35
ST-1	PRECAST WAINSCOT CAP	58
ST-2	FLAT WALL CAP	20
TR-1,2,3	FCB TRIM BOARD	72
W-1	STONE VENEER	600
W-2	VERTICAL BOARD & BATTEN	1548
W-3	FCB PANEL WITH BATTENS	556
W-4	CORRUGATED STEEL PANEL	606
W-5	WOOD PANEL	150
WD-1	ROUGH SAWN CEDAR	3,581
WN-1	STOREFRONT	103
WN-2	WINDOWS	180

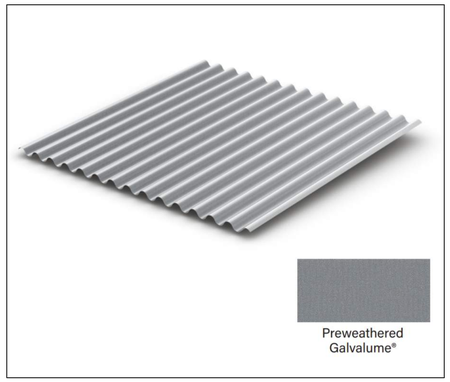
R-1 - ASPHALT SHINGLES
OWENS CORNING
PEPPERCORN

W-1 - STONE VENEER
COTTONWOOD COBBLE
SUNSET STONE

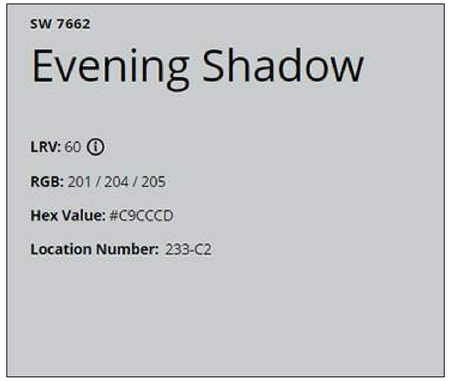


SS-1 - SHEET STEEL
(SW 2856) FAIRFAX BROWN
SHERWIN WILLIAMS

WD-1 - ROUGH SAWN CEDAR
(SW 3524) CHESTNUT
SHERWIN WILLIAMS

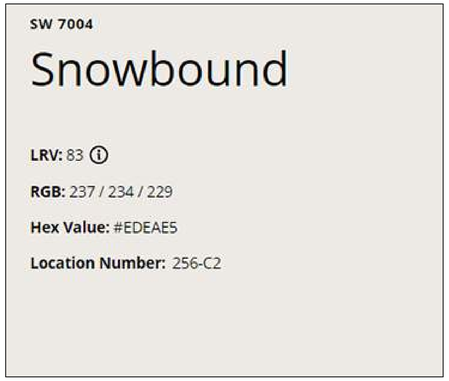


W-4 - CORRUGATED STEEL
5-DESK PANEL - PREWEATHERED GALVALUME
BERRIDGE



W-3 - FCB PANEL
(SW 7662) EVENING SHADOW
SHERWIN WILLIAMS

TR-1 - FCB TRIM
(SW 7069) IRON ORE
SHERWIN WILLIAMS



W-2 - BOARD & BATTEN
(SW 7004) SNOWBOUND
SHERWIN WILLIAMS

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GRANARY POOL HOUSE
JOHNSTOWN, CO
HARTFORD ACQUISITIONS, LLC

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Revision Number	Description	Revision Date

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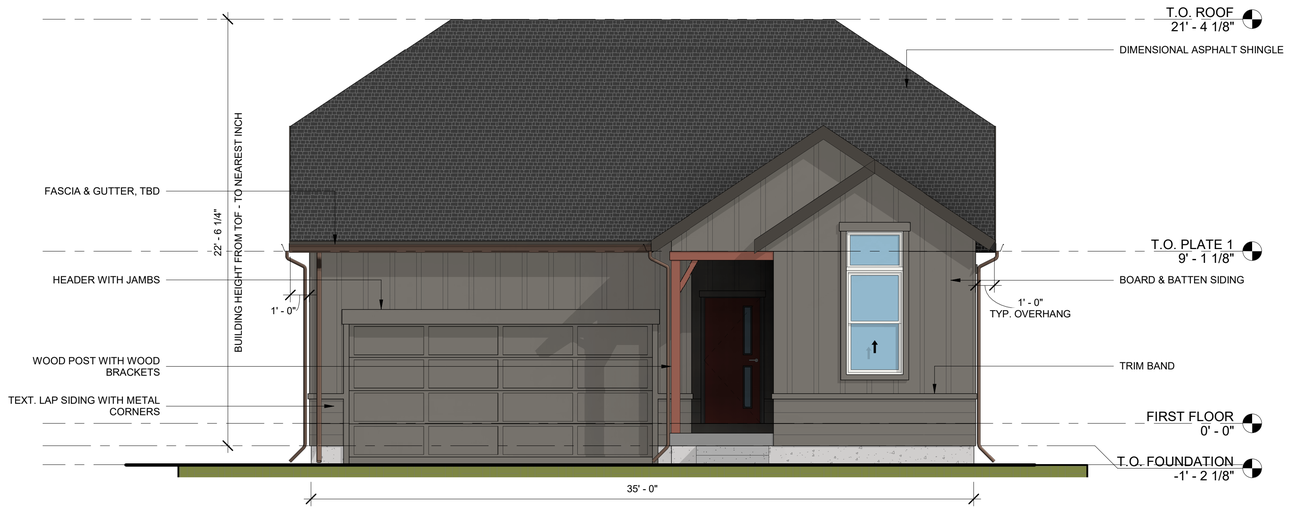
23002

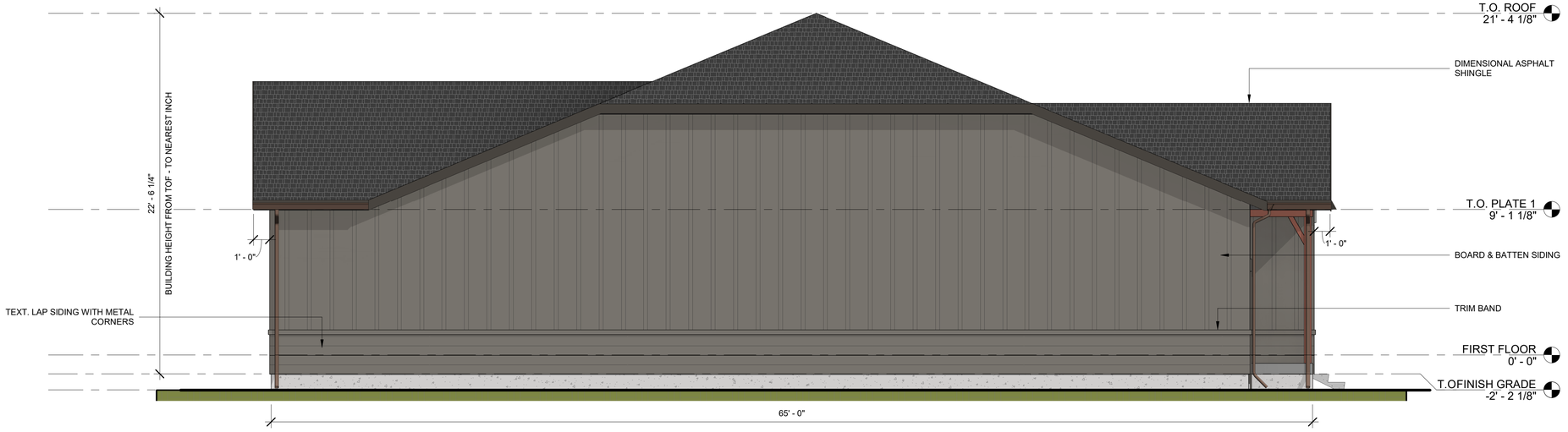
Plot Date: 4/2/2024 11:58:05 AM

EXTERIOR MATERIAL BOARD

A4.3



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 2 - CHRISTIE

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

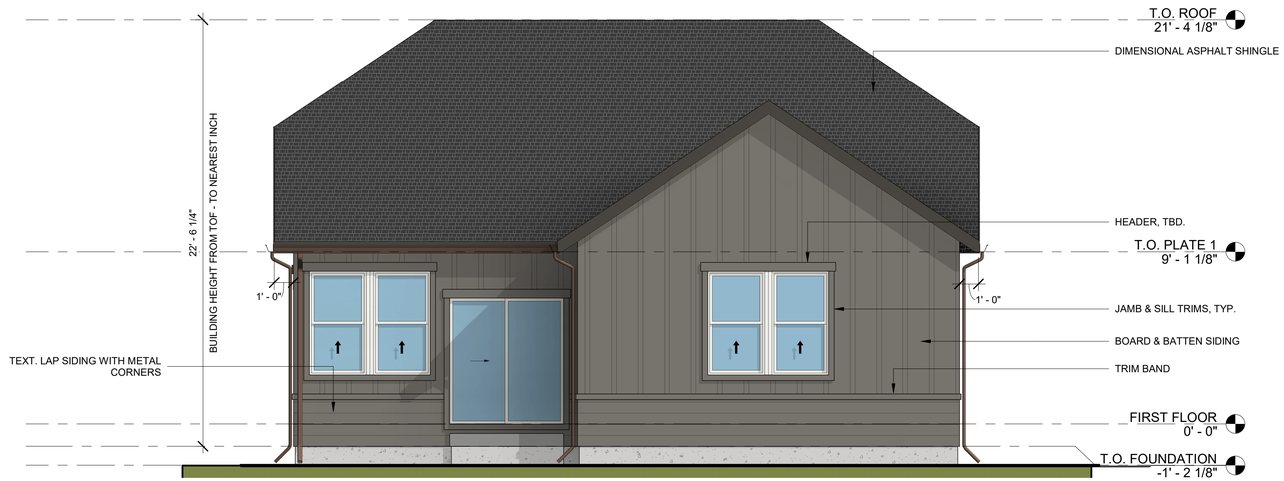
No.	Description	Date

BUILDING ELEVATIONS - CHRISTIE FARMHOUSE

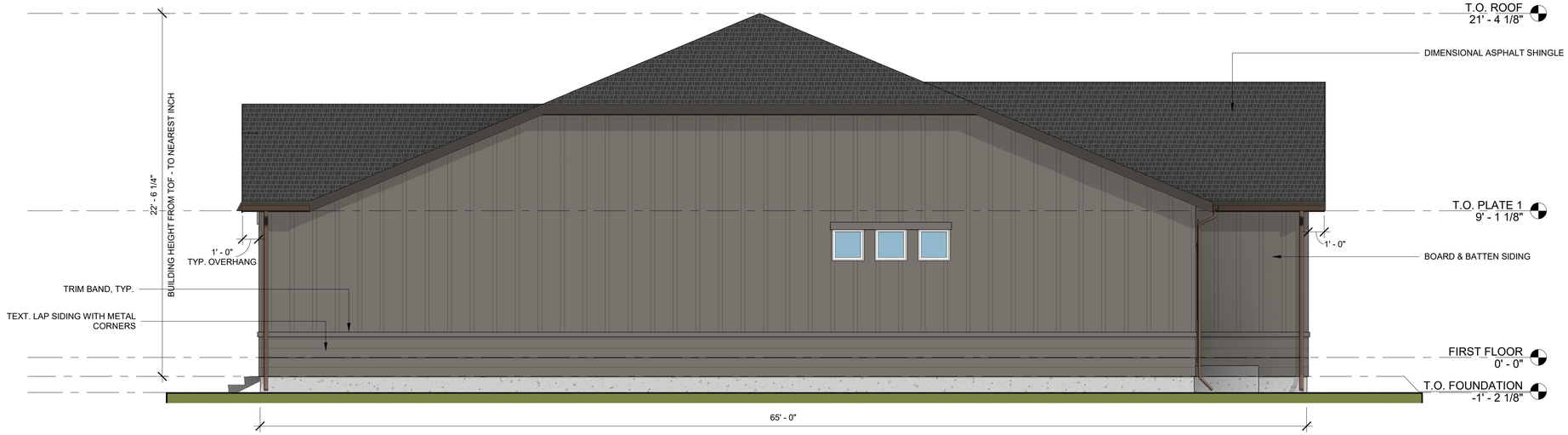
Product Series:	35 FT
Date	10/01/2021
Drawn by	OS
Checked by	AM/DW

A200

Scale 1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES
PLAN 2 - CHRISTIE

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

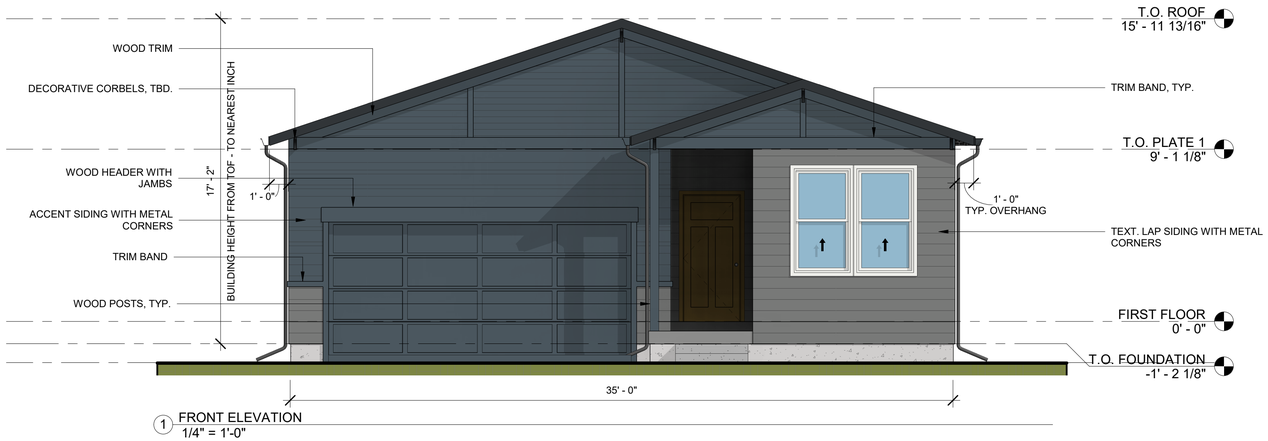
No.	Description	Date

BUILDING ELEVATIONS - CHRISTIE FARMHOUSE

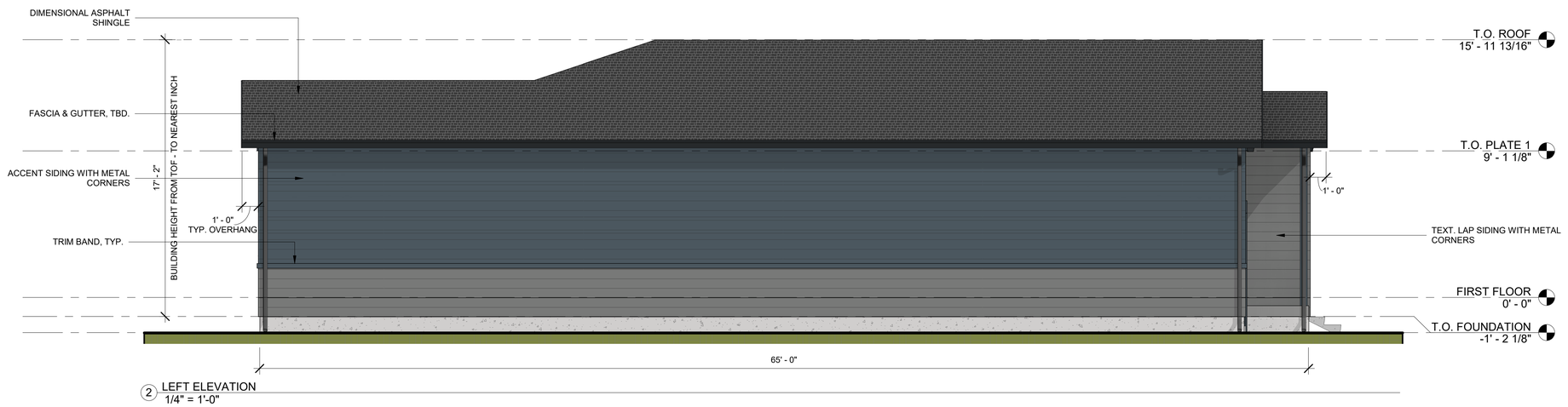
Product Series:	35 FT
Date	10/01/2021
Drawn by	OS
Checked by	AM/DW

A201

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 2 - CHRISTIE

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

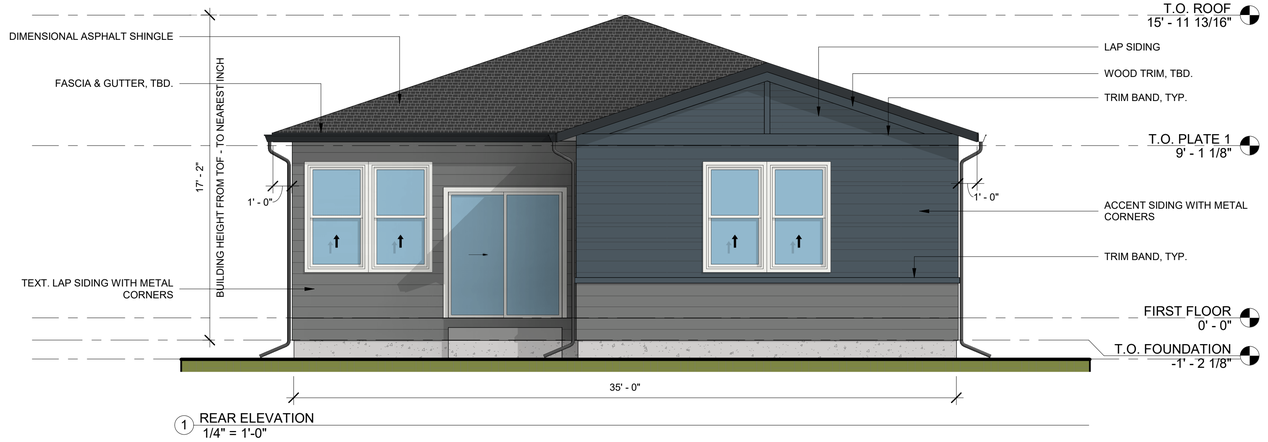
No.	Description	Date

BUILDING ELEVATIONS - CHRISTIE CRAFTSMAN

Product Series:	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	AM/DW

A202

Scale 1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 2 - CHRISTIE

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

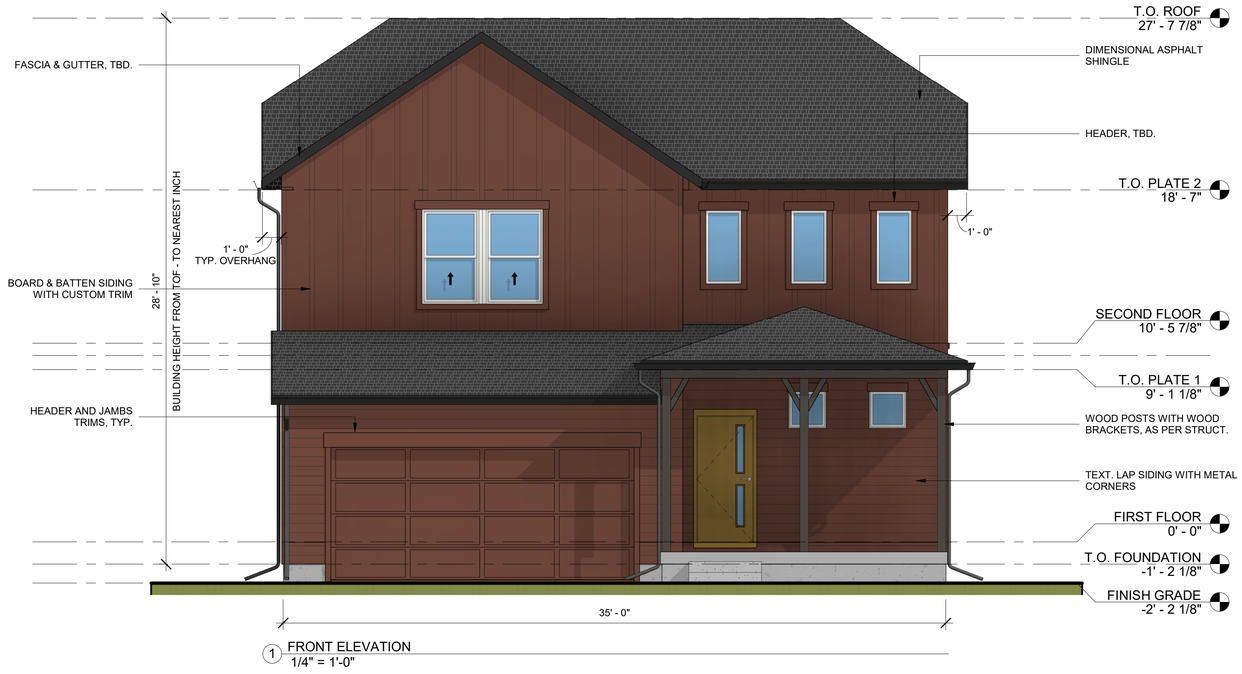
No.	Description	Date

BUILDING ELEVATIONS - CHRISTIE CRAFTSMAN

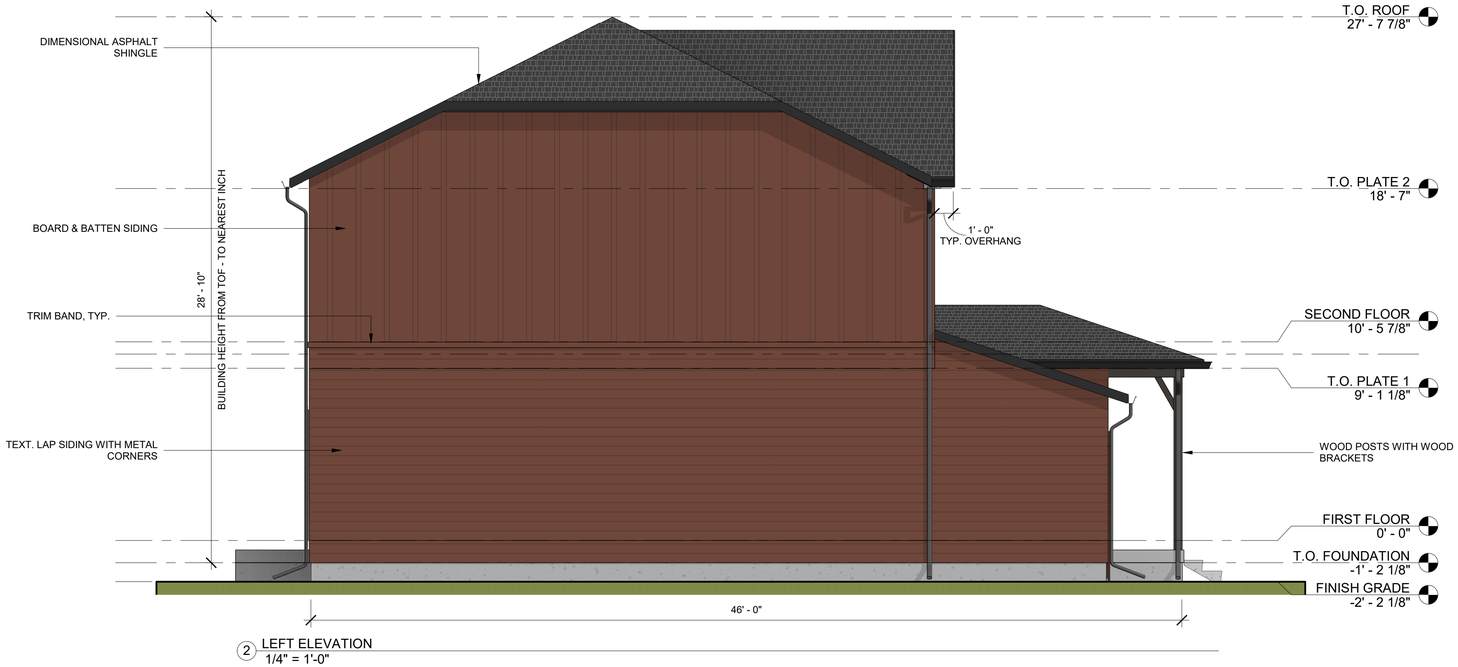
Product Series:	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	AM/DW

A203

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 3 - FITZGERALD

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

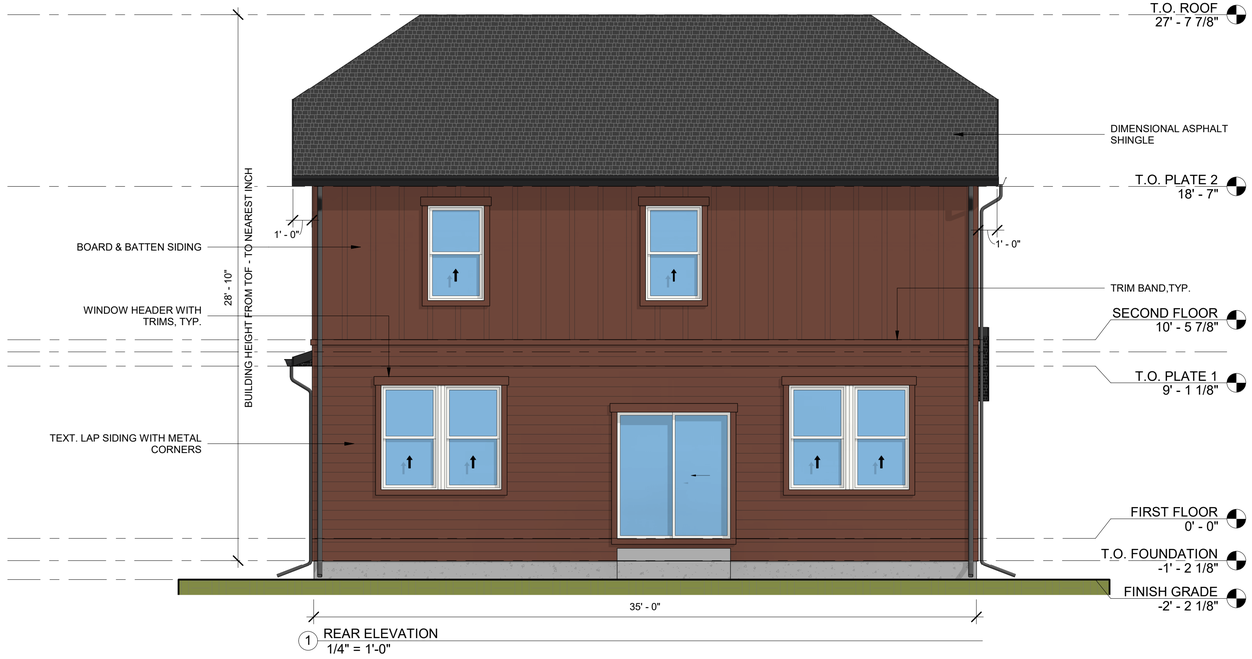
No.	Description	Date

BUILDING ELEVATIONS - FITZGERALD FARMHOUSE

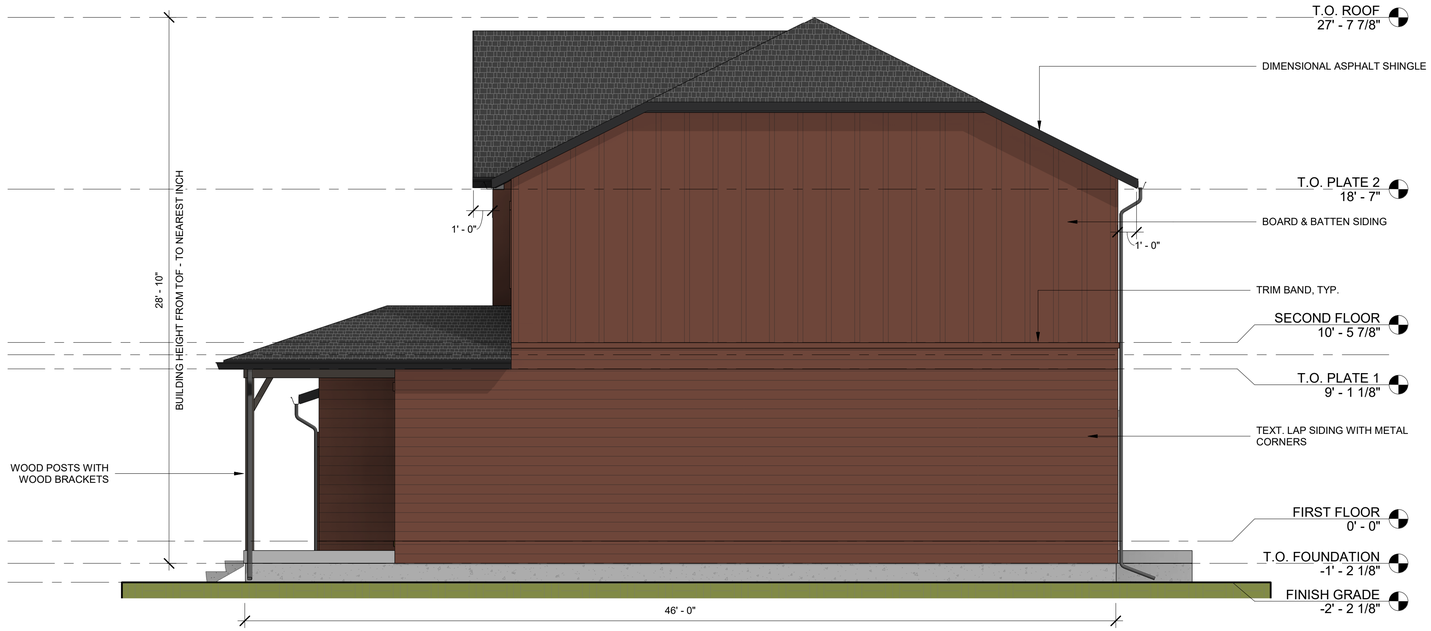
Product Series:	35' SINGLE FAMILY
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A204

Scale 1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 3 - FITZGERALD

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

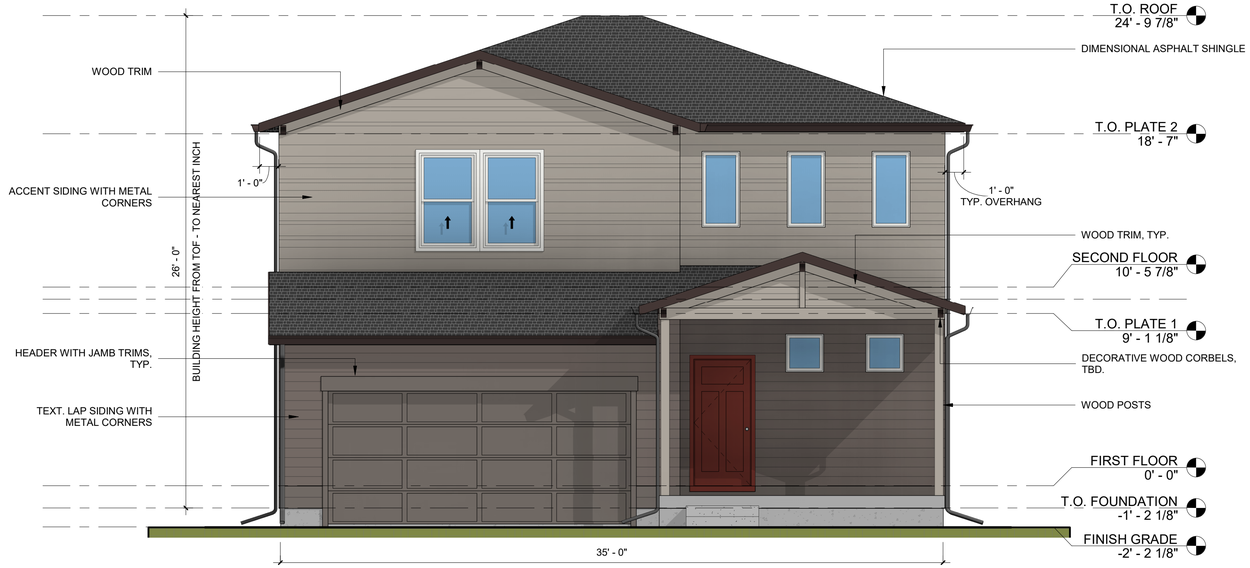
No.	Description	Date

BUILDING ELEVATIONS - FITZGERALD FARMHOUSE

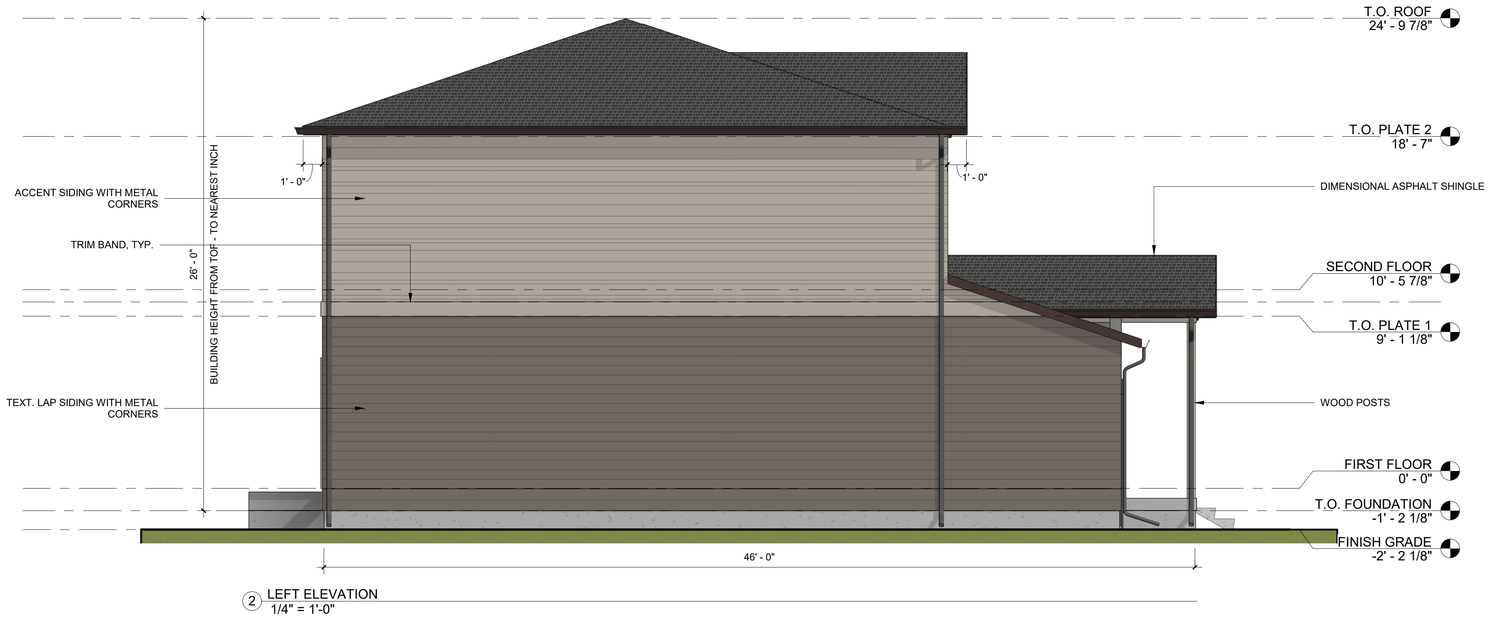
Product Series:	35' SINGLE FAMILY
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A205

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 3 - FITZGERALD

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

No.	Description	Date

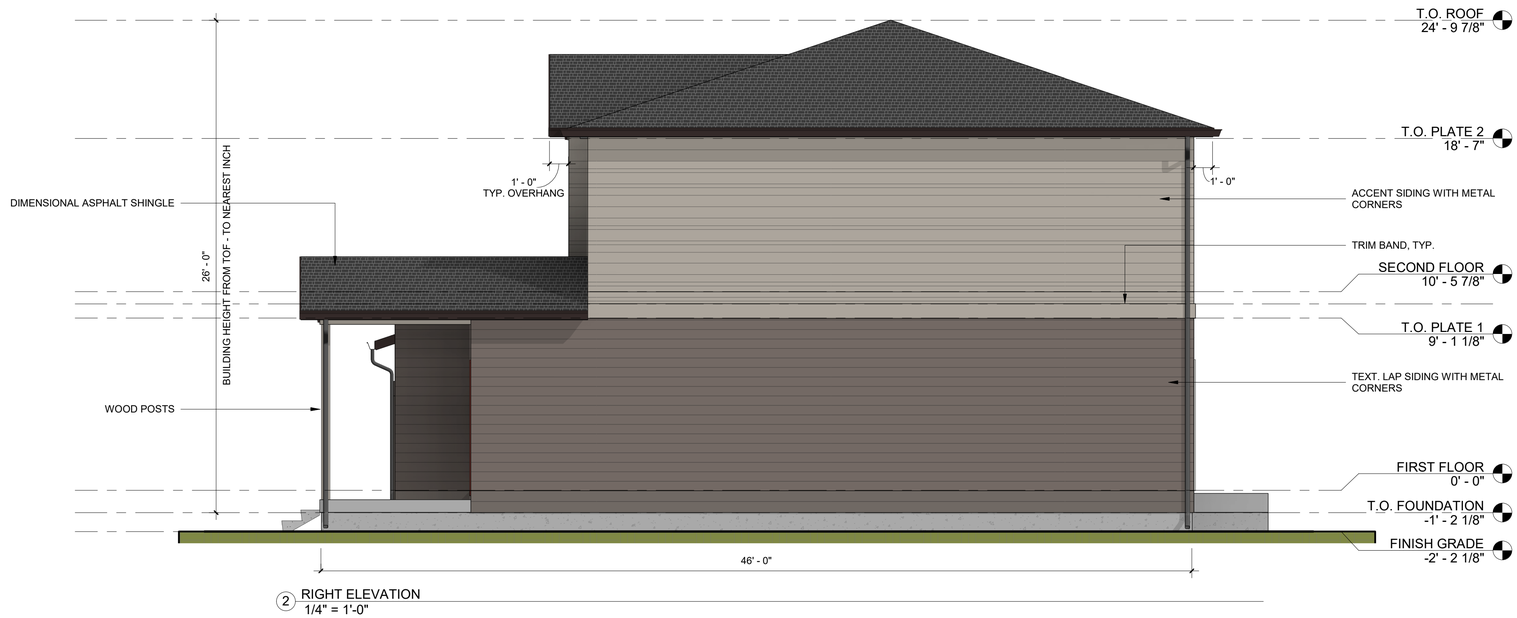
BUILDING ELEVATIONS - FITZGERALD CRAFTSMAN

Product Series:	35' SINGLE FAMILY
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A206

Scale 1/4" = 1'-0"

1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 3 - FITZGERALD

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

No.	Description	Date

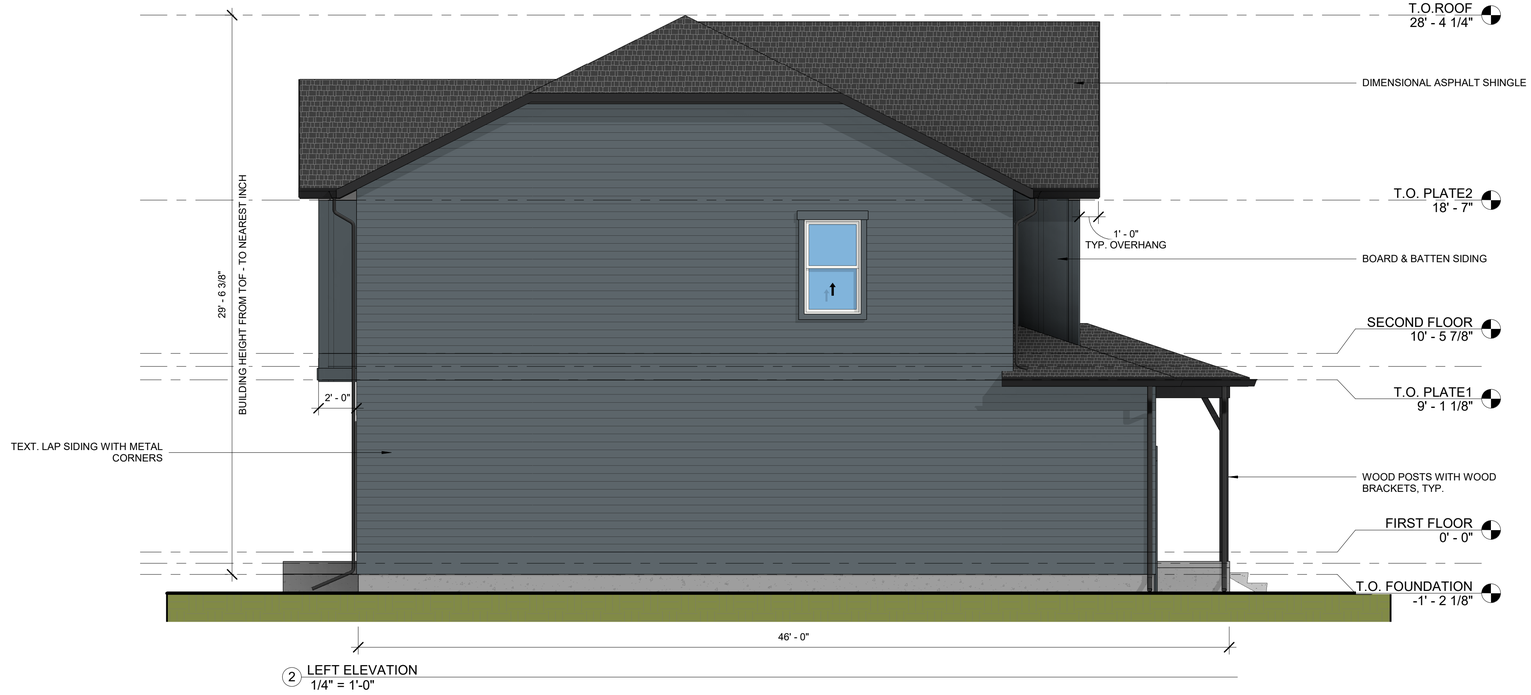
BUILDING ELEVATIONS - FITZGERALD CRAFTSMAN

Product Series:	35' SINGLE FAMILY
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A207

Scale 1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES
PLAN 4 - HEMINGWAY

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

No.	Description	Date
1		
2		
3		
4		

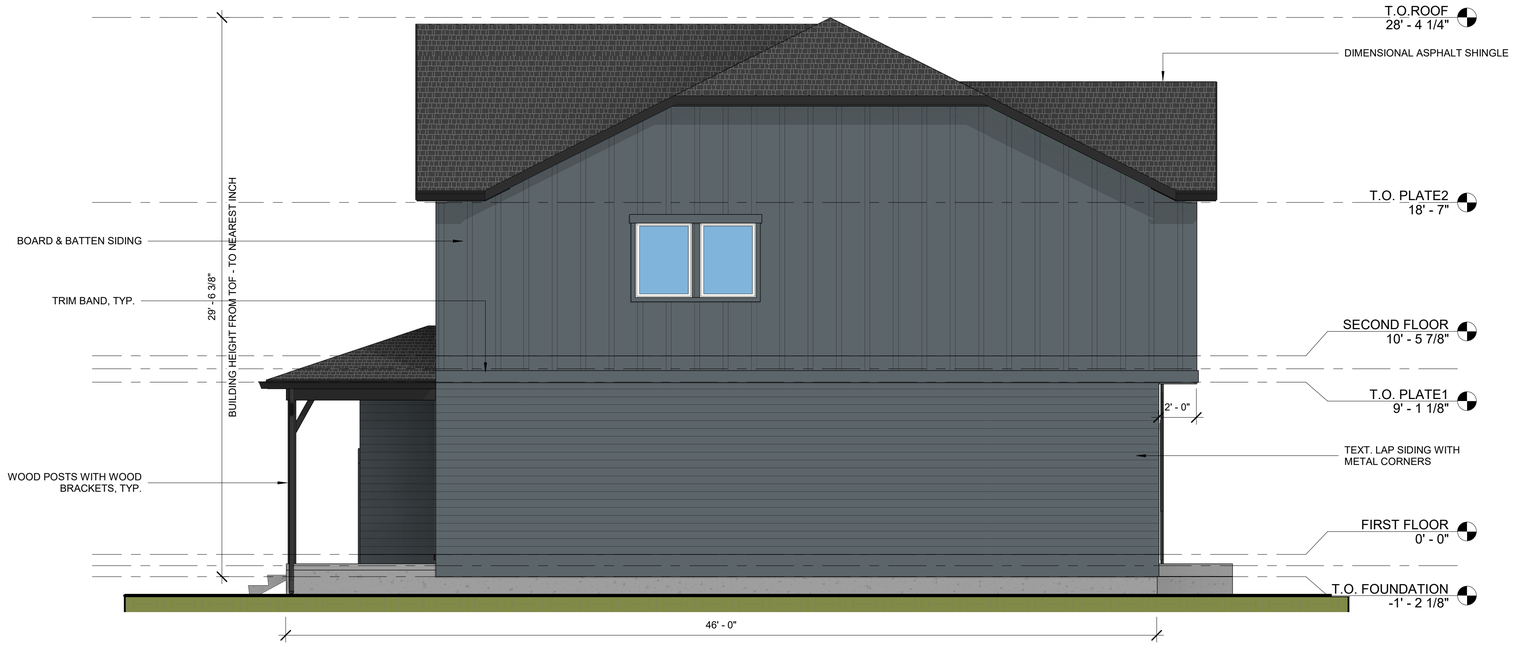
BUILDING ELEVATIONS -HEMINGWAY FARMHOUSE

Product Type	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A208

Scale	1/4" = 1'-0"

1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 4 - HEMINGWAY

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

No.	Description	Date
1		
2		
3		
4		

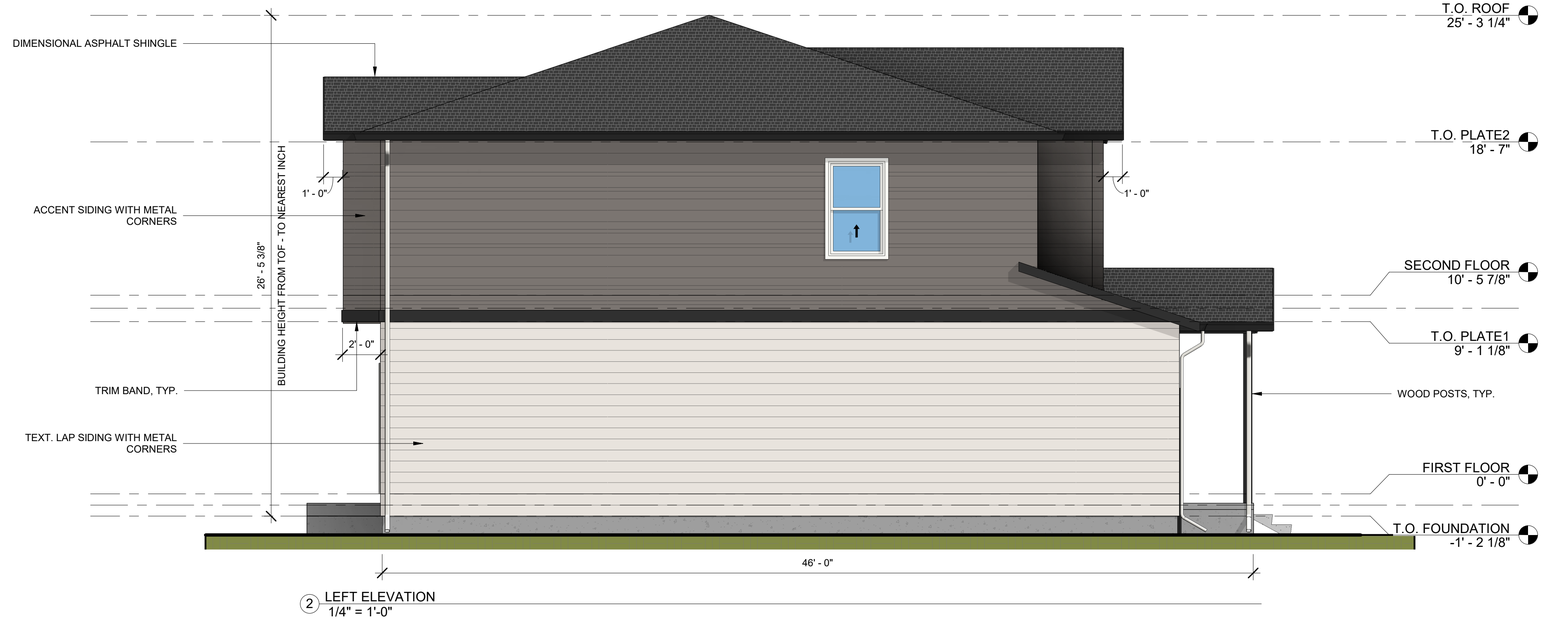
BUILDING ELEVATIONS -HEMINGWAY FARMHOUSE

Product Type	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A209

Scale 1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES
PLAN 4 - HEMINGWAY

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

No.	Description	Date
1		
2		
3		
4		

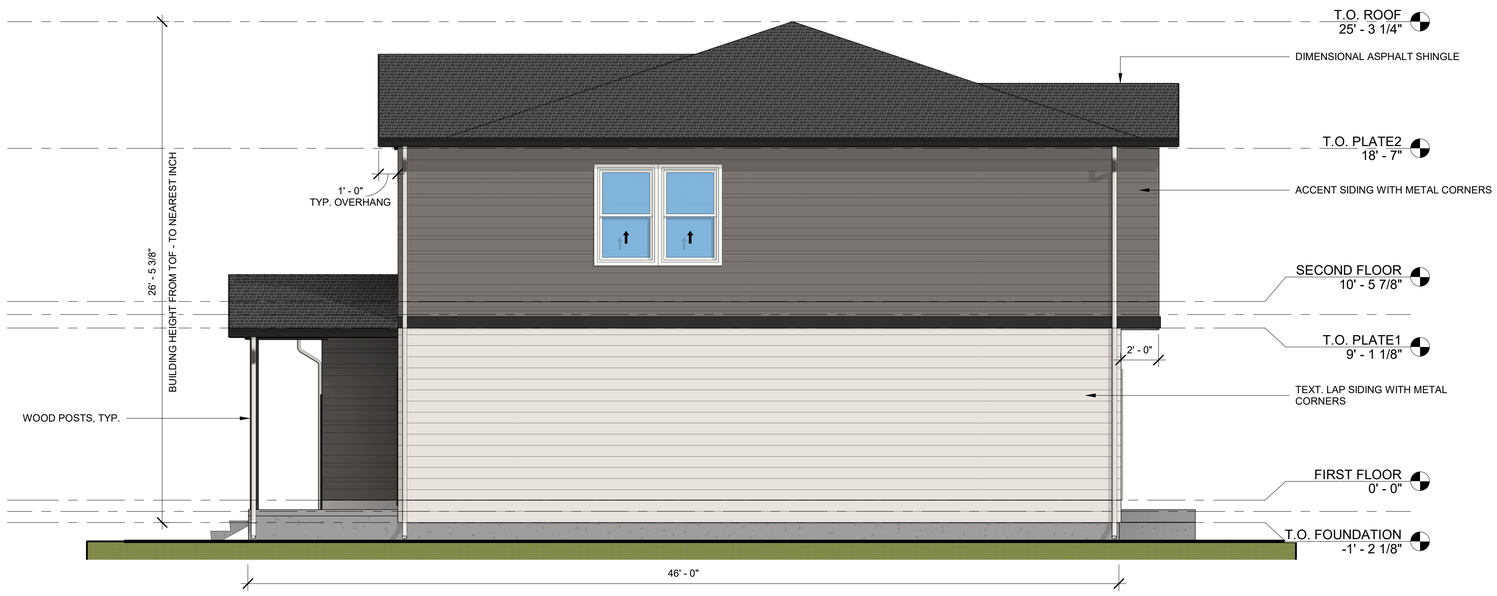
BUILDING ELEVATIONS -HEMINGWAY CRAFTSMAN

Product Type	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A210

Scale	1/4" = 1'-0"

1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 4 - HEMINGWAY

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

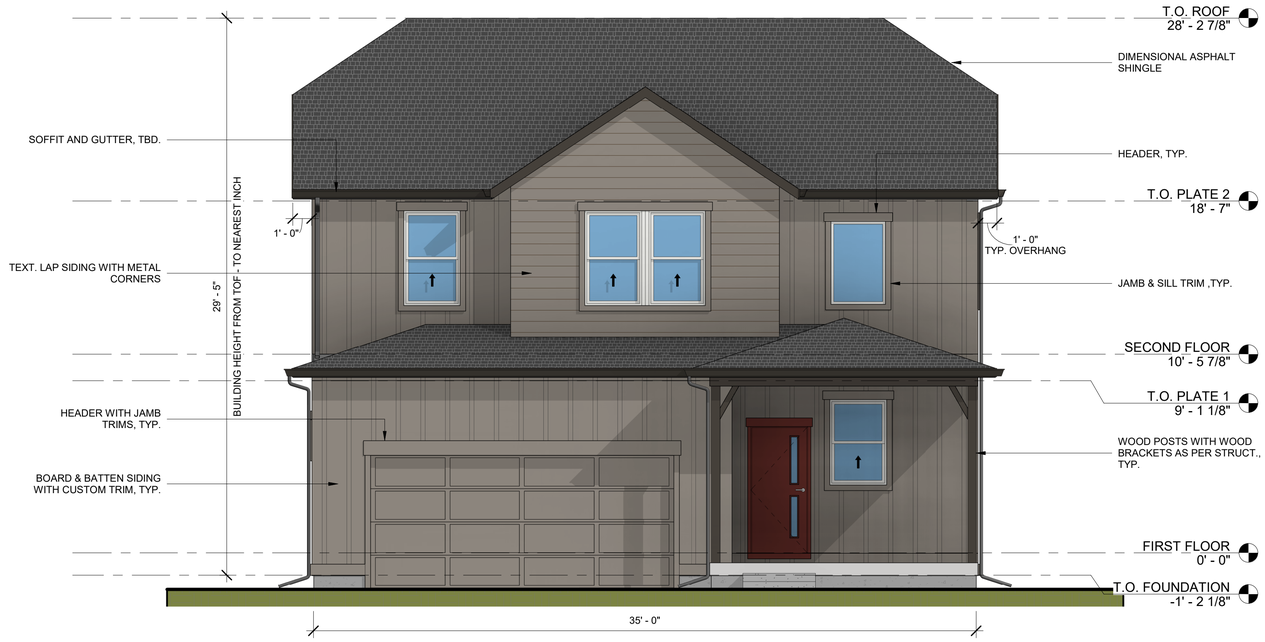
No.	Description	Date
1		
2		
3		
4		

BUILDING ELEVATIONS -HEMINGWAY CRAFTSMAN

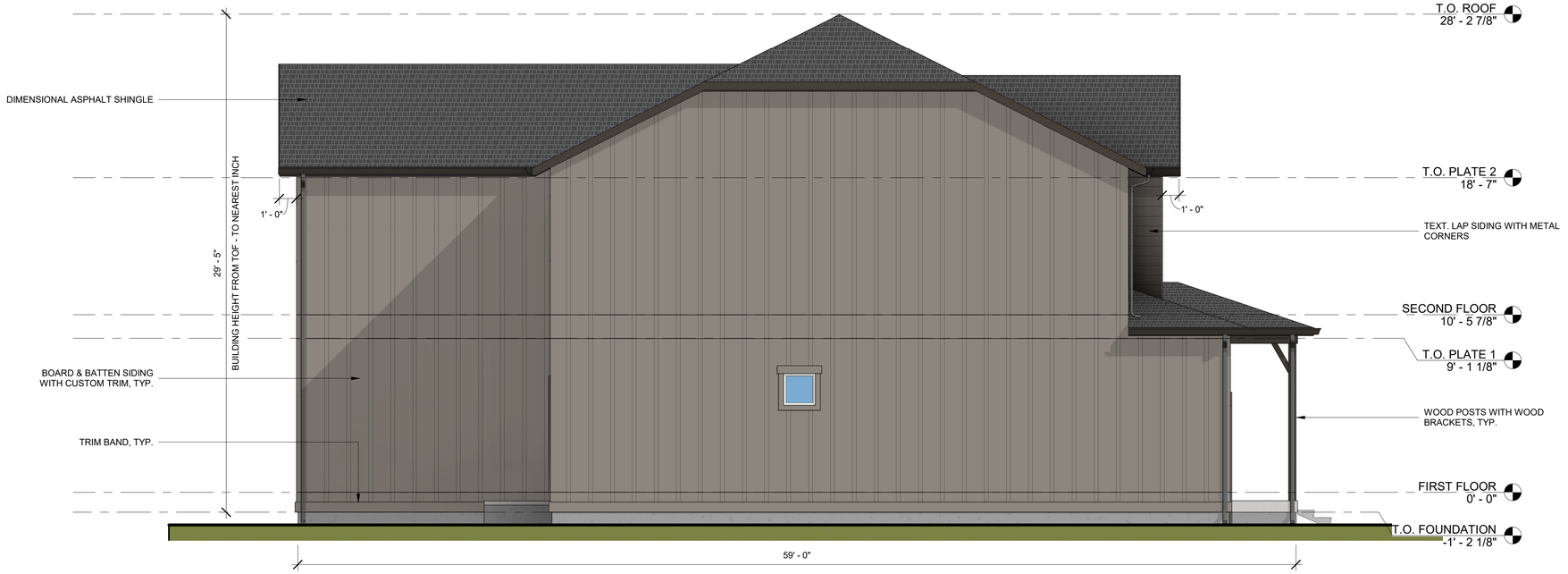
Product Type	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

A211

Scale	1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 5 - ROWLING

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

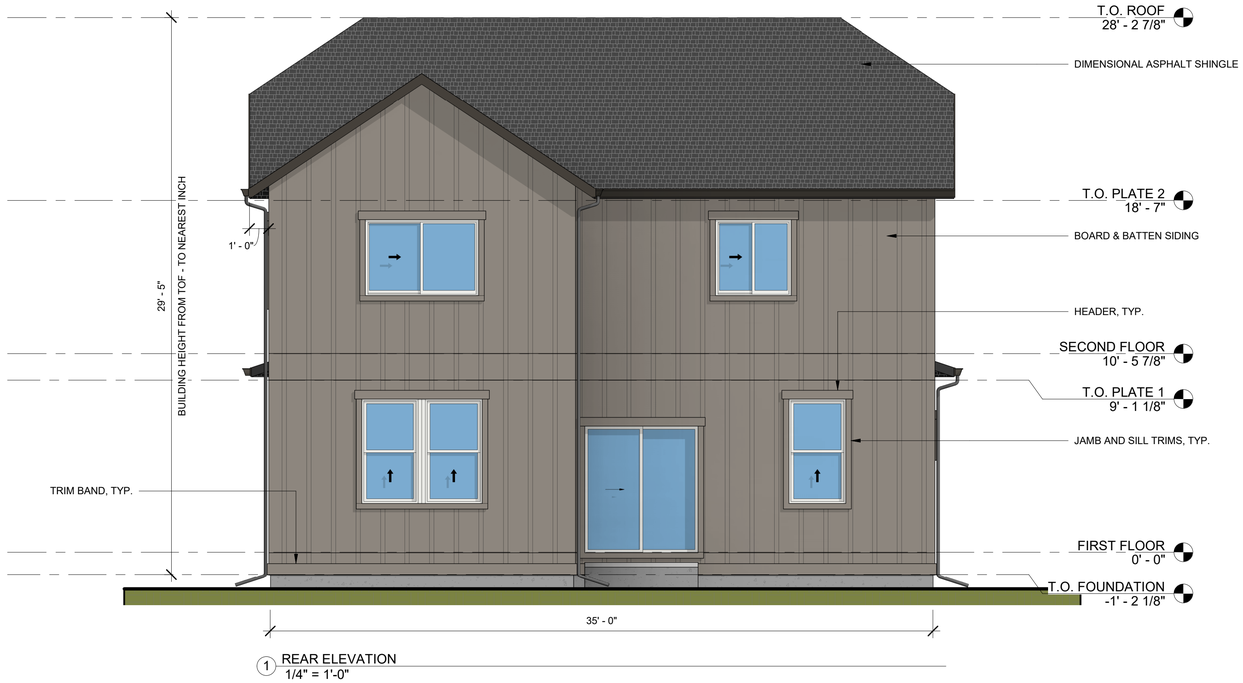
No.	Description	Date

BUILDING ELEVATION -ROWLING FARMHOUSE

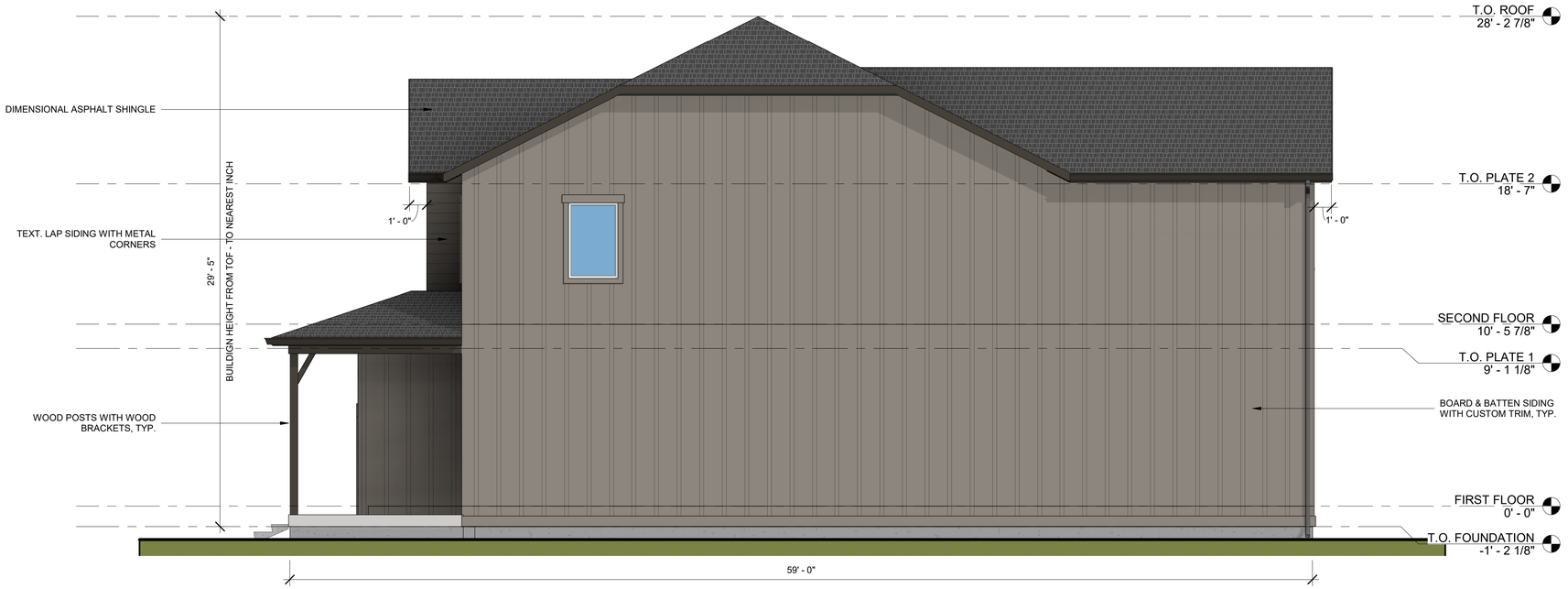
Product Type	35 FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

A212

Scale 1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 5 - ROWLING

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

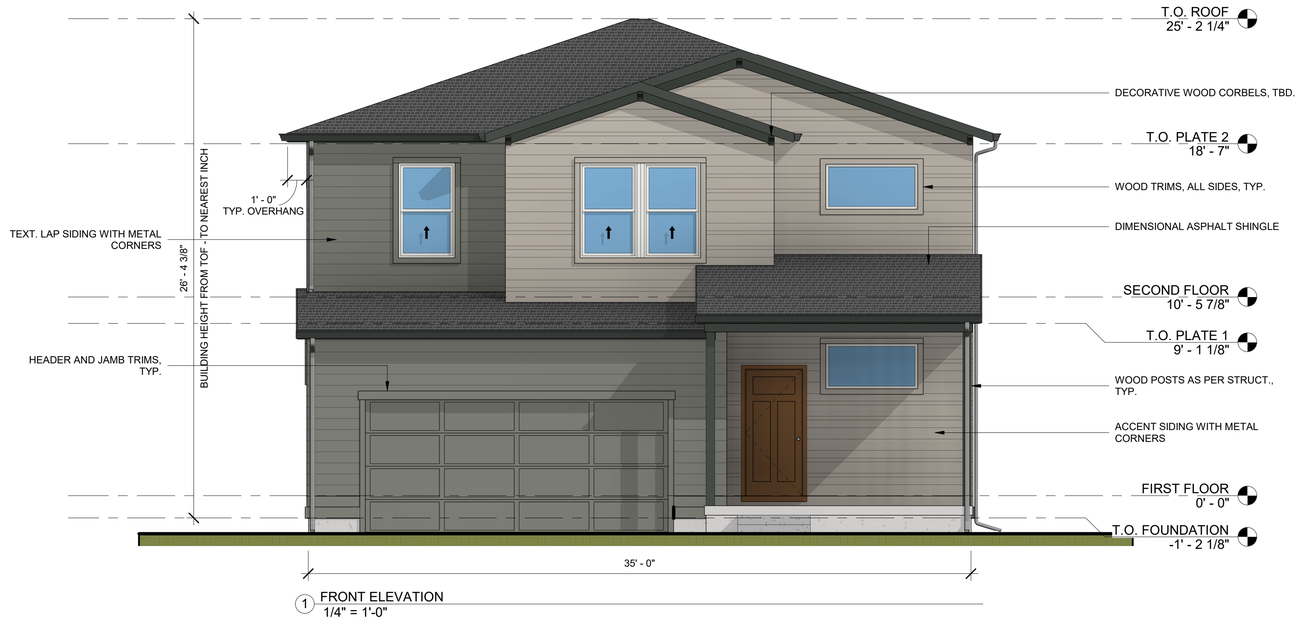
No.	Description	Date

BUILDING ELEVATIONS -ROWLING FARMHOUSE

Product Type	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	AM/DW

A213

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 5 - ROWLING

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

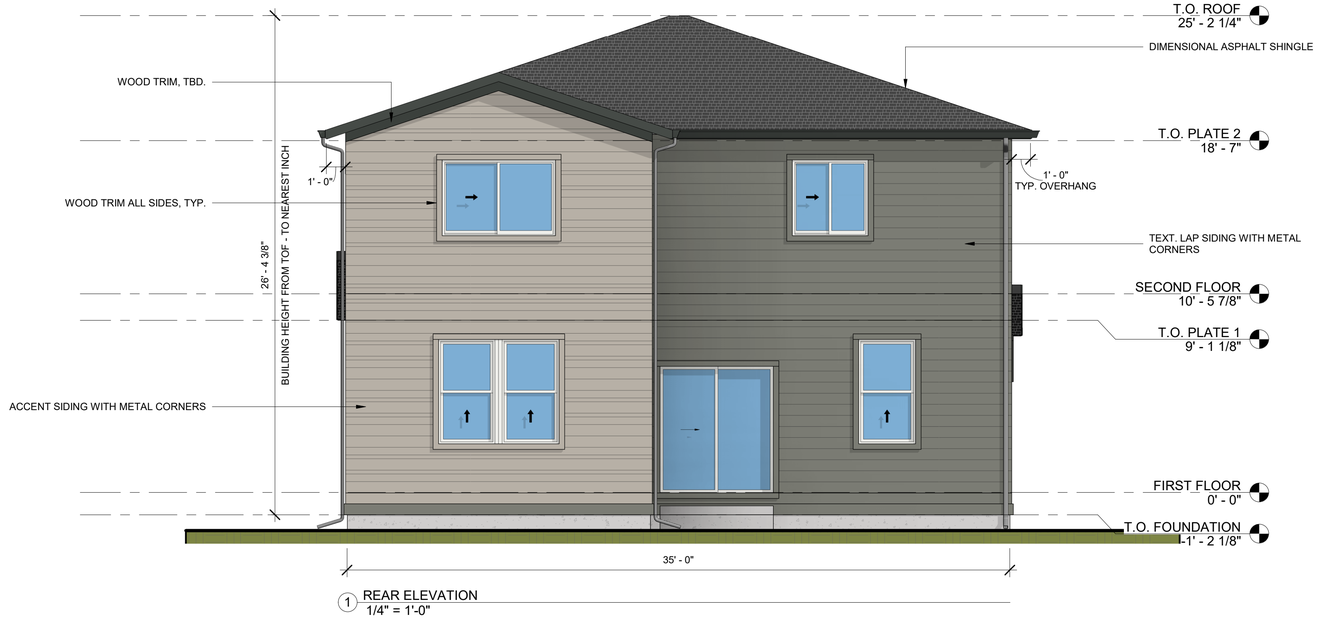
No.	Description	Date

BUILDING ELEVATIONS -ROWLING CRAFTSMAN

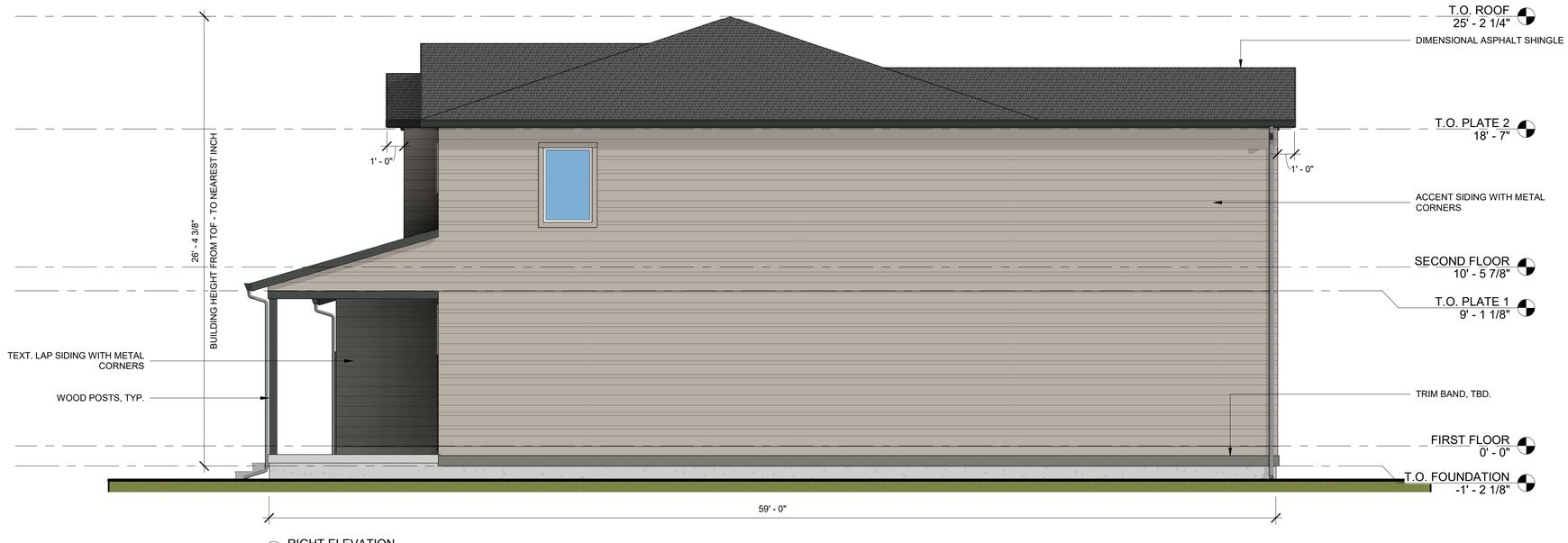
Product Type	35FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

A214

Scale	1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 5 - ROWLING

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

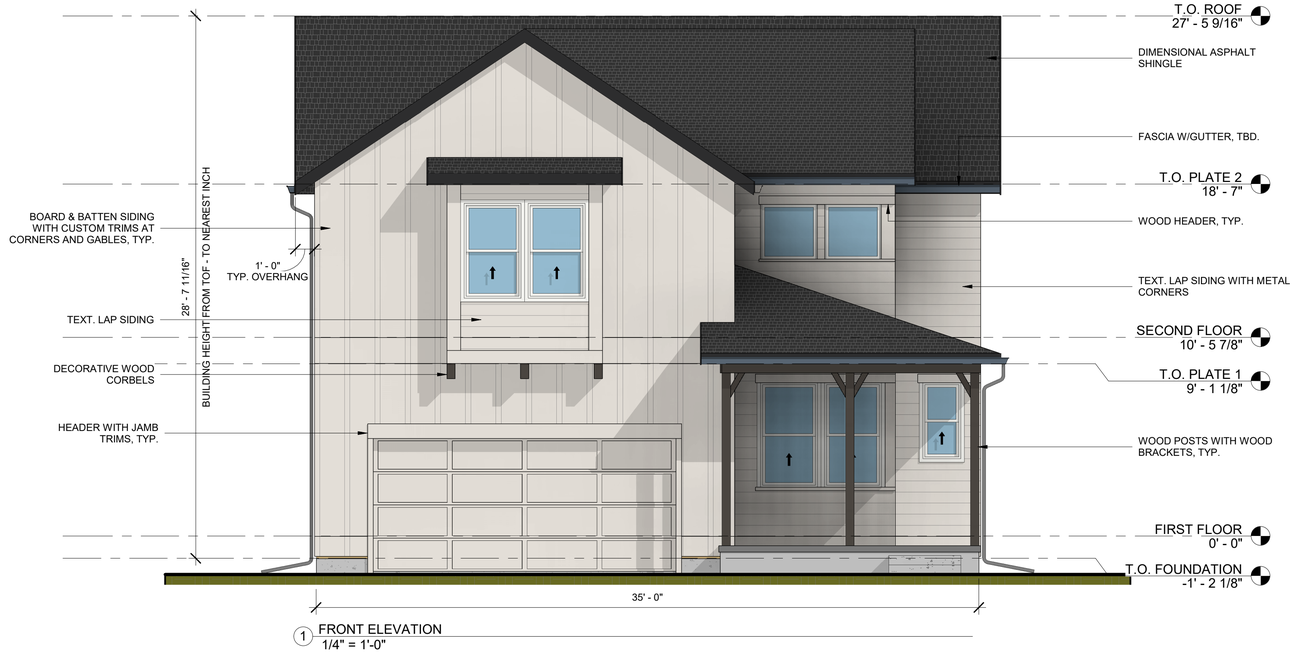
No.	Description	Date

BUILDING ELEVATIONS -ROWLING CRAFTSMAN

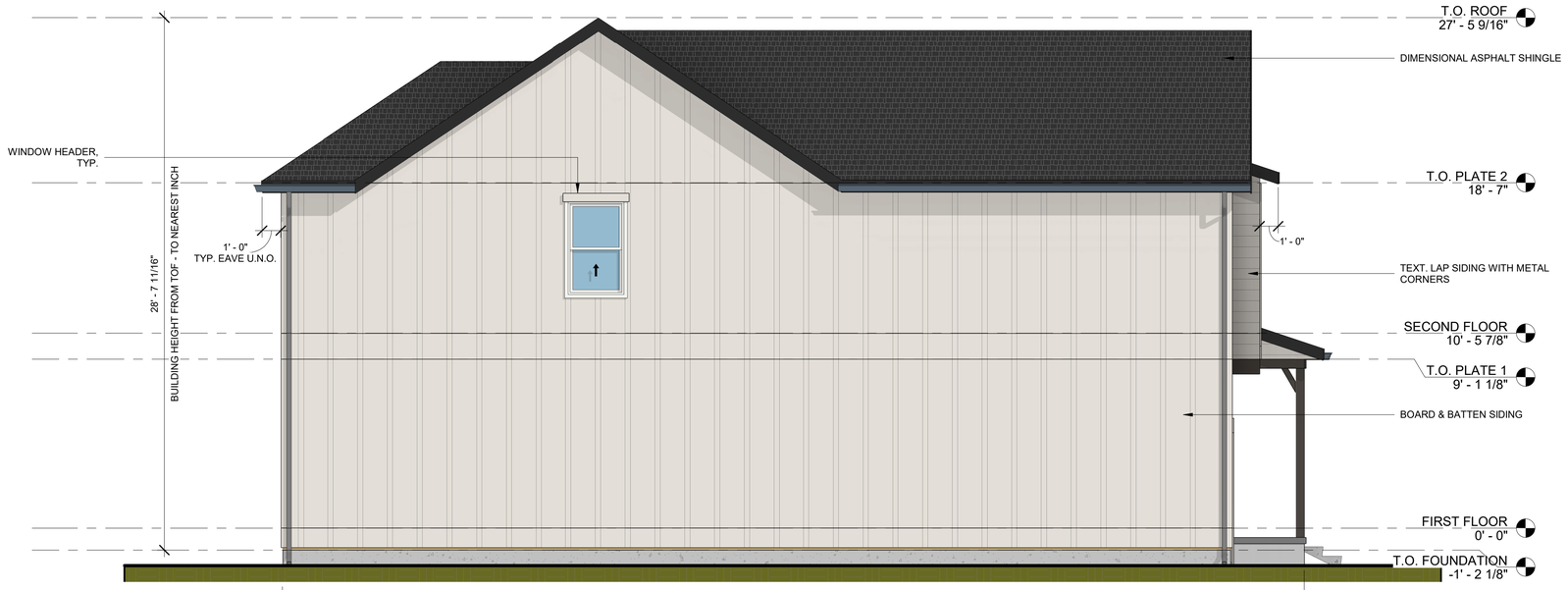
Product Type	35FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

A215

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 6 - TWAIN

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

No.	Description	Date

BUILDING ELEVATIONS -TWAIN FARMHOUSE

Product Type	35FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

A216

Scale 1/4" = 1'-0"

1 REAR ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 6 - TWAIN

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

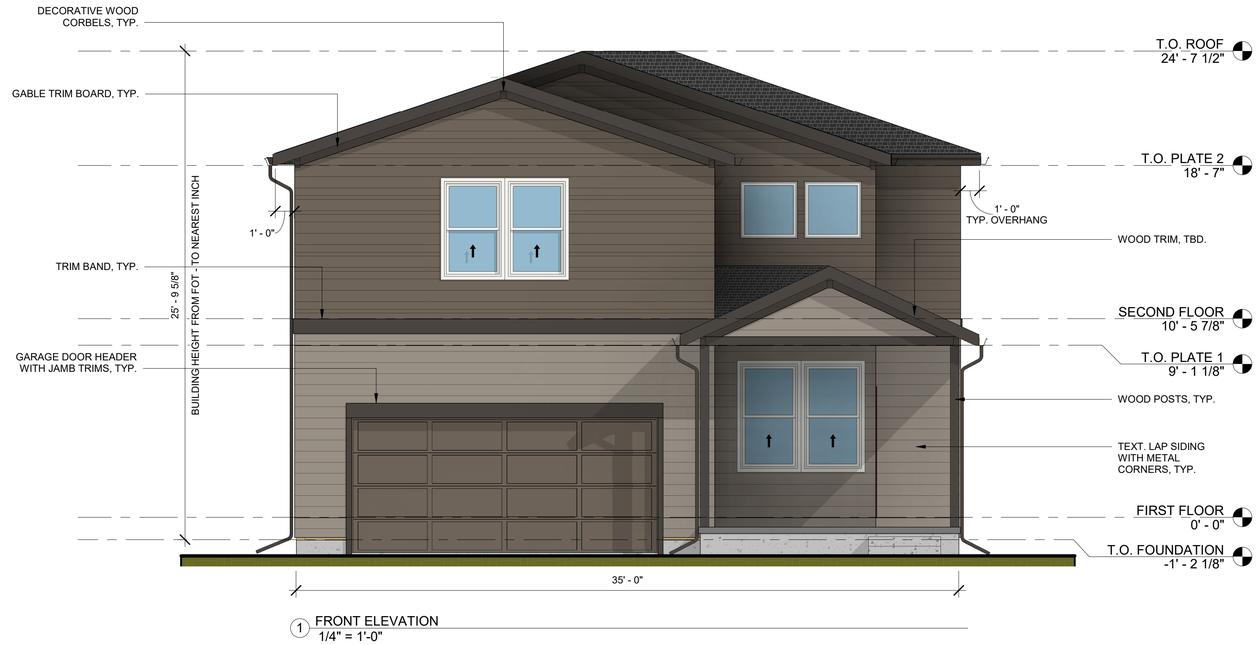
No.	Description	Date

BUILDING ELEVATIONS -TWAIN FARMHOUSE

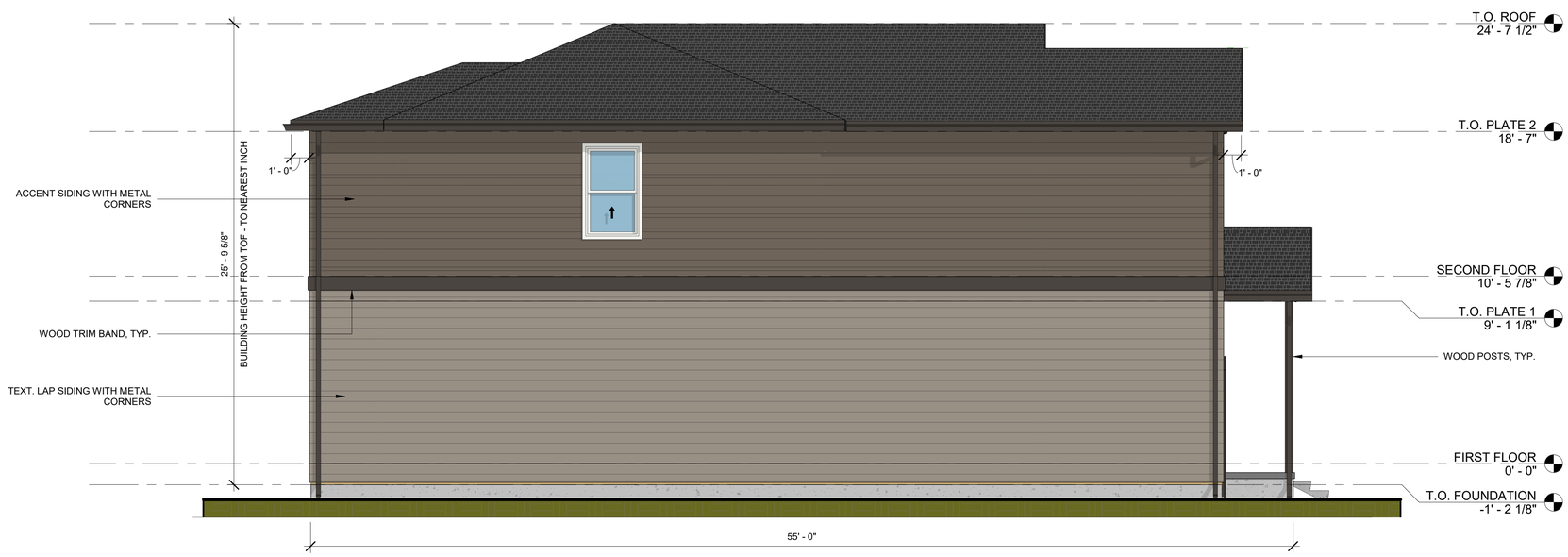
Product Type	35FT
Date	10/06/2021
Drawn by	OS
Checked by	AM/DW

A217

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 6 - TWAIN

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

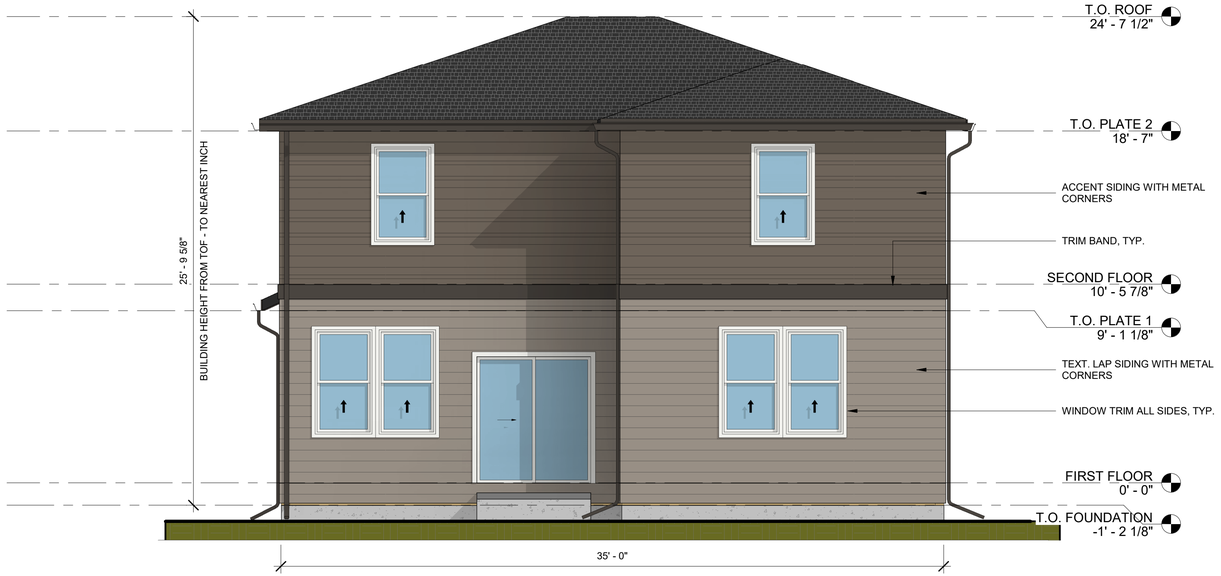
No.	Description	Date

BUILDING ELEVATIONS -TWAIN CRAFTSMAN

Product Type	35FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

A218

Scale 1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

2 RIGHT ELEVATION
1/4" = 1'-0"

HARTFORD HOMES

HARTFORD HOMES PLAN 6 - TWAIN

NOTE: PRELIMINARY ARCHITECTURAL RENDERINGS - FINAL DESIGN SUBJECT TO CHANGE

No.	Description	Date

BUILDING ELEVATIONS -TWAIN CRAFTSMAN

Product Type	35FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

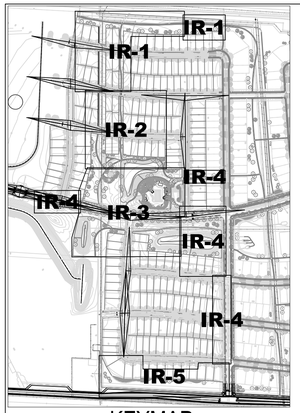
A219

Scale 1/4" = 1'-0"

THE GRANARY FILING THREE AND FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



KEYMAP

IRRIGATION LEGEND

- MAINLINE: CL200 PVC, 3-INCH UNLESS INDICATED OTHERWISE
- SPRINKLER LATERAL: CL200 PVC, 1-INCH UNLESS INDICATED OTHERWISE
- DRIP TUBING: U.V. RESISTANT HDPE, 60PSI 0.75-INCH
- SLEEVING: CL200 PVC, 2X NOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POC — POINT OF CONNECTION/BACKFLOW ASSEMBLY
- EB — ENCLOSED BOOSTER PUMP: 20 PSI BOOST @ 80 GPM, 2HP
- ISOLATION GATE VALVE
- QC — QUICK COUPLER: RAIN BIRD 5RC
- SRCV — SPRINKLER REMOTE CONTROL VALVE: RAIN BIRD PEB-IVM
- DRCV — DRIP REMOTE CONTROL VALVE: RAIN BIRD XCZ100IVM
- DRIP FLUSH CAP
- IC — IRRIGATION CONTROLLER: RAIN BIRD ESP-LXIVM-MSM-LNKWIFI
- A55 — DESIGNATOR STATION/ID
- 72 — FLOW (GPM)
- 2" — NOMINAL VALVE SIZE

HUNTER-I-20-04 55 PSI
- NOZZLE 1.5: 1.8 GPM, 32.0'
- NOZZLE 2.5: 2.6 GPM, 35.0'
- NOZZLE 2: 2.1 GPM, 34.0'
- NOZZLE 3: 3.4 GPM, 39.0'
- NOZZLE 4: 4.5 GPM, 41.0'
- NOZZLE 6: 6.7 GPM, 44.0'
- NOZZLE 8: 9.0 GPM, 46.0'

HUNTER-I-25-04 60 PSI
- NOZZLE 4: 4.7 GPM, 42.0'
- NOZZLE 7: 7.5 GPM, 48.0'
- NOZZLE 8: 9.2 GPM, 50.0'

HUNTER-MP ROTATOR PROSPRAY-PRS40 40 PSI
- NOZZLE 10F: 0.8 GPM, 14.0'
- NOZZLE 10H: 0.4 GPM, 14.0'
- NOZZLE 10Q: 0.2 GPM, 14.0'
- NOZZLE 20H: 0.7 GPM, 19.0'
- NOZZLE 20Q: 0.4 GPM, 20.0'
- NOZZLE 30F: 3.9 GPM, 30.0'
- NOZZLE 30H: 1.8 GPM, 30.0'
- NOZZLE 30Q: 0.9 GPM, 30.0'
- NOZZLE 35H: 2.9 GPM, 35.0'
- NOZZLE 35Q: 1.3 GPM, 35.0'

RAIN BIRD RD1804 W/ STRIP SERIES NOZZLES: 30 PSI
- NOZZLE 9SST: 1.7 GPM, 18.0'

RAIN BIRD RD1804 W/ U-SERIES NOZZLES: 30 PSI
- NOZZLE 10H: 0.9 GPM, 10.0'
- NOZZLE 10Q: 0.5 GPM, 10.0'
- NOZZLE 12F: 2.4 GPM, 12.0'
- NOZZLE 12H: 1.2 GPM, 12.0'
- NOZZLE 12Q: 0.6 GPM, 12.0'
- NOZZLE 15H: 1.9 GPM, 15.0'
- NOZZLE 15Q: 0.9 GPM, 15.0'
- NOZZLE 8H: 0.6 GPM, 8.0'
- NOZZLE 8Q: 0.3 GPM, 8.0'

Temporary Irrigation Schedule
Granary, Johnstown CO

Station	Plant Type	Peak Season Applied Depth (Inches)	Flow (GPM)	Area (Sq.Ft.)	Precip (In/Hr)	Daily Runtime (min)
A54	Native Seed	0.25	72	10052	0.69	22
A55	Native Seed	0.25	54	9665	0.54	28
A56	Native Seed	0.25	77.4	11172	0.67	22
A57	Native Seed	0.25	72	13352	0.52	29
A58	Native Seed	0.25	54	10987	0.47	32
A59	Native Seed	0.25	72	8802	0.79	19
A60	Native Seed	0.25	53.6	16404	0.31	48
A61	Native Seed	0.25	67	11007	0.59	26
A62	Native Seed	0.25	60.3	10081	0.58	26
A63	Native Seed	0.25	67	12623	0.51	29
A64	Native Seed	0.25	67	9751	0.66	23
A65	Native Seed	0.25	73.8	13540	0.52	29
A66	Native Seed	0.25	79.5	26605	0.29	52
A67	Native Seed	0.25	72	14408	0.48	31
A68	Native Seed	0.25	54	8483	0.61	24
A69	Native Seed	0.25	72	10230	0.68	22
A70	Native Seed	0.25	54	15372	0.34	44
A71	Native Seed	0.25	63	10216	0.59	25
A72	Native Seed	0.25	35.4	10541	0.32	46
A73	Native Seed	0.25	37.6	10631	0.34	44
A74	Native Seed	0.25	17.7	5685	0.30	50
A75	Native Seed	0.25	72	14468	0.48	31
A76	Native Seed	0.25	72	13568	0.51	29
A77	Native Seed	0.25	54	9339	0.56	27
A78	Native Seed	0.25	67.5	12693	0.51	29
A79	Native Seed	0.25	73	15239	0.46	33
A80	Native Seed	0.25	14.4	3507	0.40	38
A81	Native Seed	0.25	67.5	10613	0.61	25
A82	Native Seed	0.25	17.7	3745	0.45	33
A83	Native Seed	0.25	35.4	6992	0.49	31
A84	Native Seed	0.25	35.4	6994	0.49	31
A85	Native Seed	0.25	19.9	3833	0.50	30
A86	Native Seed	0.25	63	14651	0.41	36
A87	Native Seed	0.25	72	14395	0.48	31
A88	Native Seed	0.25	72	16794	0.41	36

Irrigation Schedule
Granary, Johnstown CO

Station	Plant Type	Peak Season Applied Depth (Inches)	Flow (GPM)	Area (Sq.Ft.)	Precip (In/Hr)	Daily Runtime (min)
A1	Turf	0.31	52.5	1904	2.65	7
A2	Turf	0.31	15.3	647	2.28	8
A3	Turf	0.31	9.3	1698	0.53	35
A4	Turf	0.31	23.5	4255	0.53	15
A5	Turf	0.31	35.2	1326	2.55	15
A6	Turf	0.31	45.6	1608	2.73	15
A7	Turf	0.31	22.2	4137	0.52	15
A8	Turf	0.31	26.8	1399	1.84	15
A9	Turf	0.31	7	2347	0.29	15
A10	Turf	0.31	44.4	1635	2.61	7
A11	Turf	0.31	73.9	8277	0.86	22
A12	Turf	0.31	26.5	1023	2.49	7
A13	Turf	0.31	40.4	7088	0.55	34
A14	Turf	0.31	33.5	1243	2.59	7
A15	Turf	0.31	26.5	997	2.56	7
A16	Turf	0.31	43	5087	0.81	23
A17	Turf	0.31	4.7	1511	0.30	62
A18	Turf	0.31	69.6	6775	0.99	19
A19	Turf	0.31	7.8	2472	0.30	61
A20	Turf	0.31	38.1	1415	2.59	7
A21	Turf	0.31	23	3861	0.57	32
A22	Turf	0.31	59.7	2233	2.57	7
A23	Turf	0.31	65	8273	0.76	25
A24	Turf	0.31	72	6426	1.08	17
A25	Turf	0.31	52.5	1808	2.79	7
A26	Turf	0.31	54	9519	0.55	34
A27	Turf	0.31	54	4480	1.16	16
A28	Turf	0.31	66.1	2381	2.67	7
A29	Turf	0.31	36	5748	0.60	31
A30	Turf	0.31	27	2343	1.11	17
A31	Turf	0.31	16.2	3289	0.47	39
A32	Turf	0.31	8	1275	0.60	31
A33	Turf	0.31	39.5	1823	2.09	9
A34	Turf	0.31	31.2	1360	2.21	8
A35	Turf	0.31	42.9	1921	2.15	9
A36	Turf	0.31	42.9	1952	2.12	9
A37	Turf	0.31	37.7	1662	2.18	9
A38	Trees/Shrubs	NA	6.6	5732	NA	20*
A39	Trees/Shrubs	NA	1	1284	NA	20*
A40	Trees/Shrubs	NA	2.1	777	NA	20*
A41	Trees/Shrubs	NA	7.1	7389	NA	20*
A42	Trees/Shrubs	NA	1.2	1181	NA	20*
A43	Trees/Shrubs	NA	4.9	2952	NA	20*
A44	Trees/Shrubs	NA	1.4	419	NA	20*
A45	Trees/Shrubs	NA	2.8	640	NA	20*
A46	Trees/Shrubs	NA	1.6	327	NA	20*
A47	Trees/Shrubs	NA	1.7	727	NA	20*
A48	Trees/Shrubs	NA	1.2	711	NA	20*
A49	Trees/Shrubs	NA	1.7	1957	NA	20*
A50	Trees/Shrubs	NA	1.8	1518	NA	20*
A51	Trees/Shrubs	NA	1.8	824	NA	20*

* DRIP ZONES TO RUN 20 MINUTES DAILY FOR ESTABLISHMENT ONLY. AFTER PLANTS ARE ESTABLISHED, SCHEDULE DRIP ZONES TO RUN 45 MINUTES, TWICE A WEEK.

NOTES

1. INSTALL SYSTEM TO IRRIGATE NEW LANDSCAPING. SPRINKLERS IRRIGATE SOD AREAS. DRIP WILL IRRIGATE NEW TREE AND SHRUB PLANTINGS. TEMPORARY SPRINKLER IRRIGATION IS PROVIDED TO ESTABLISH NATIVE SEED. WATER SOURCE WILL BE TO IRRIGATION STUB AT LOCATION INDICATED.
2. SYSTEM IS DESIGNED FOR A DYNAMIC PRESSURE OF 80 PSI AT 80 GPM. AN ENCLOSED BOOSTER PUMP WILL BE REQUIRED. PROVIDE 2HP VFD BOOSTER PUMP CAPABLE OF 20PSI BOOST AT 80 GPM. ENCLOSURE TO BE POWDER COATED ALUMINUM. COORDINATE WITH OWNER'S REP FOR POWER AND EXACT LOCATION.
3. CONTROL WILL BE VIA NEW IRRIGATION CONTROLLER PEDESTAL MOUNTED ADJACENT TO THE POINT OF CONNECTION. INSTALL DECODERS PER MANUFACTURER RECCOMENDATION. GROUND CONTROLLER AND DECODERS PER MANUFACTURER'S RECOMMENDATION.
4. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.
5. UTILITY LOCATES ("CALL BEFORE YOU DIG"): ARRANGE FOR AND COORDINATE WITH GENERAL CONTRACTOR AND LOCAL AUTHORITIES THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 1-800-849-2476.
6. WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK.
7. DO NOT PROCEED WITH THE INSTALLATION OF IRRIGATION COMPONENTS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS EXIST, BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
8. SLEEVING WILL BE INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES ARE REQUIRED FOR BOTH PIPING AND CONTROL WIRING AT EACH HARDSCAPE CROSSING. SIZE SLEEVES TO BE TWICE THE SIZE OF THE PIPE OR WIRE BUNDLE THAT IS CARRIED IN SAID SLEEVE.
9. MAINLINE PIPE:
   a. USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE.
   b. USE SOLVENT WELD PIPE.
   c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
   d. MAINLINE PIPE IS 2.5" NOMINAL SIZE UNLESS INDICATED OTHERWISE.
   e. CONDUCT A MAINLINE PRESSURE TEST AT AVAILABLE PRESSURE OVER ONE HOUR, ALLOWABLE PRESSURE DROP IS 5 PSI.
   f. MAINLINE PIPE TO BE BURIED WITH 24-INCHES OF COVER.
10. LATERAL PIPE:
   a. USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE
   b. USE SOLVENT WELD PIPE.
   c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
   d. MINIMUM LATERAL PIPE SIZE IS 1". SIZE PIPE AS INDICATED. ALL SECTIONS OF PIPE BETWEEN TWO IDENTICAL LABELS ARE THE SIZE OF SAID LABELS.
   e. FLEXIBLE POLYETHYLENE PIPE RATED FOR AT LEAST 100 PSI FOR ALL PIPE 1-1/2" AND SMALLER LATERAL PIPE CAN BE USED. USE PLASTIC TYPE PVC OR NYLON INSERT FITTINGS AND SADDLE TEES.
   f. SPRINKLER LATERAL PIPE TO BE BURIED WITH 14-INCHES OF COVER.
11. DRIP TUBING:
   a. USE U.V. RESISTANT POLYETHYLENE RATED FOR 60 PSI.
   b. USE COMPRESSION FITTINGS PER MANUFACTURER RECOMMENDATION.
   c. DRIP TUBING TO BE BURIED WITH 4-INCHES OF COVER.
12. COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.
13. ADJUST EACH SPRINKLER TO PROVIDE COMPLETE AND OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO HARDSCAPE.
14. PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
15. FURNISH ACCURATE REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING FIELD CHANGES IN LAYOUT AND EQUIPMENT INSTALLATION. AS-BUILT DRAWINGS TO BE PLOTTED OUT FULL SCALE ALSO INCLUDE AN ELECTRONIC COPIES IN AUTOCAD AND ADOBE ACROBAT (PDF) FORMAT ON CD.
16. CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.
17. TEST AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THE SATISFACTORY OPERATION OF THE SYSTEM.

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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AND FOUR

Date: 04/09/2024

Drawn By: AL

Checked By: TG

Sheet Name

IRRIGATION
NOTES & SCHEDULE

Sheet

IR-0

THE GRANARY FILING THREE AND FOUR

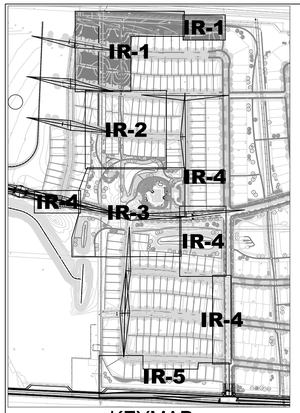
FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

NORTH

0 30' 60'

1" = 30'



KEYMAP

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- 2.5: NOZZLE 2.5: 2.6 GPM, 35.0'
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- 30F: NOZZLE 30F: 3.9 GPM, 30.0'
- 30H: NOZZLE 30H: 1.8 GPM, 30.0'
- 30Q: NOZZLE 30Q: 0.9 GPM, 30.0'
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- 35Q: NOZZLE 35Q: 1.3 GPM, 35.0'

RAIN BIRD RD1804 W/ STRIP SERIES NOZZLES: 30 PSI
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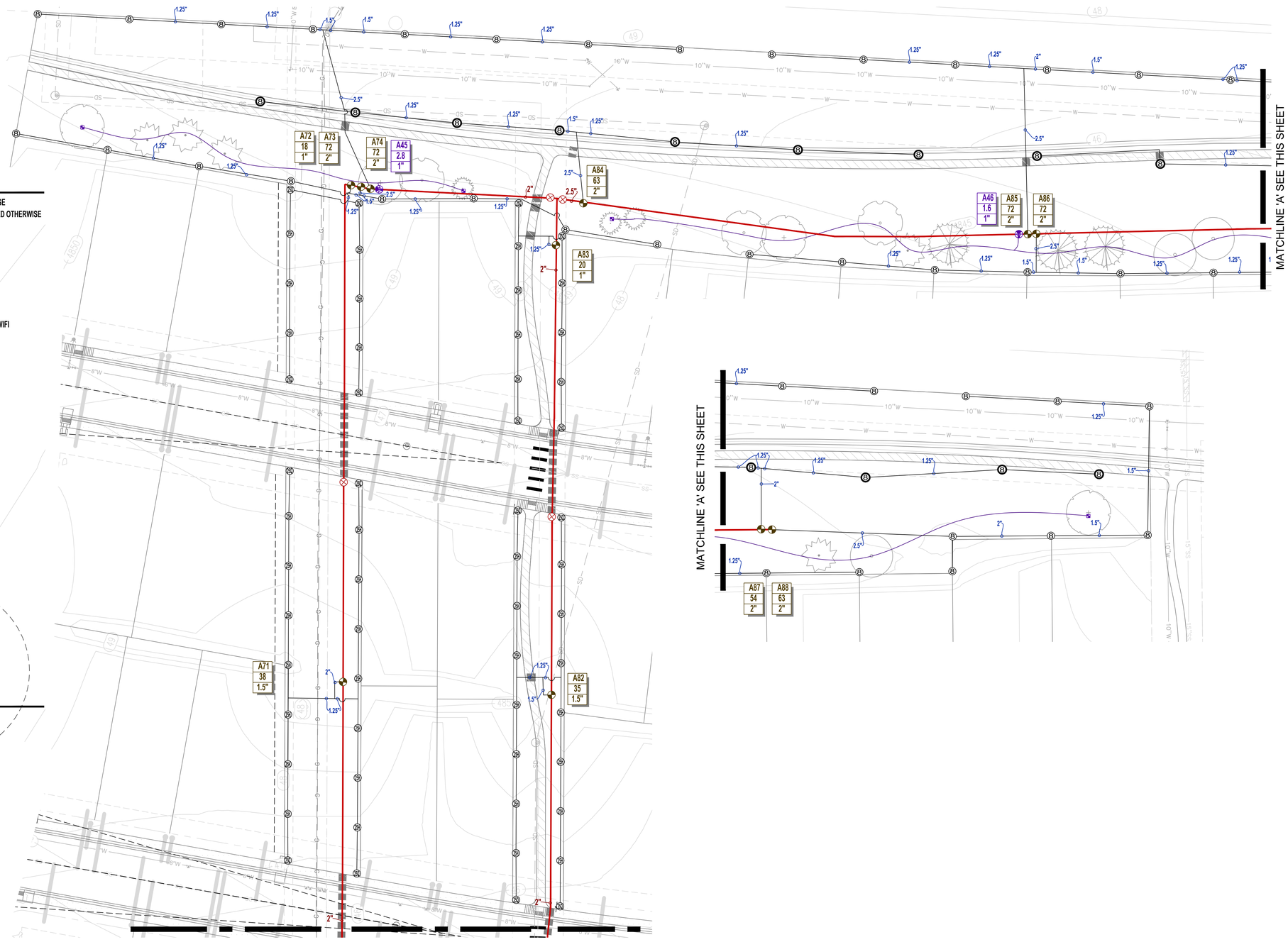

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

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REV.	COMMENT	DATE

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AND FOUR

Date: 04/09/2024

Drawn By: AL

Checked By: TG

Sheet Name

IRRIGATION PLAN

Sheet

IR-1

THE GRANARY FILING THREE AND FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

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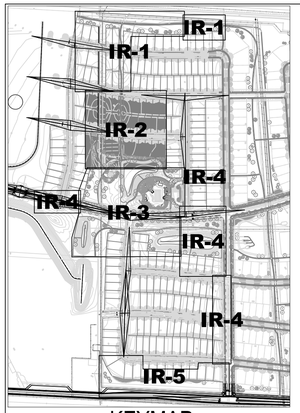

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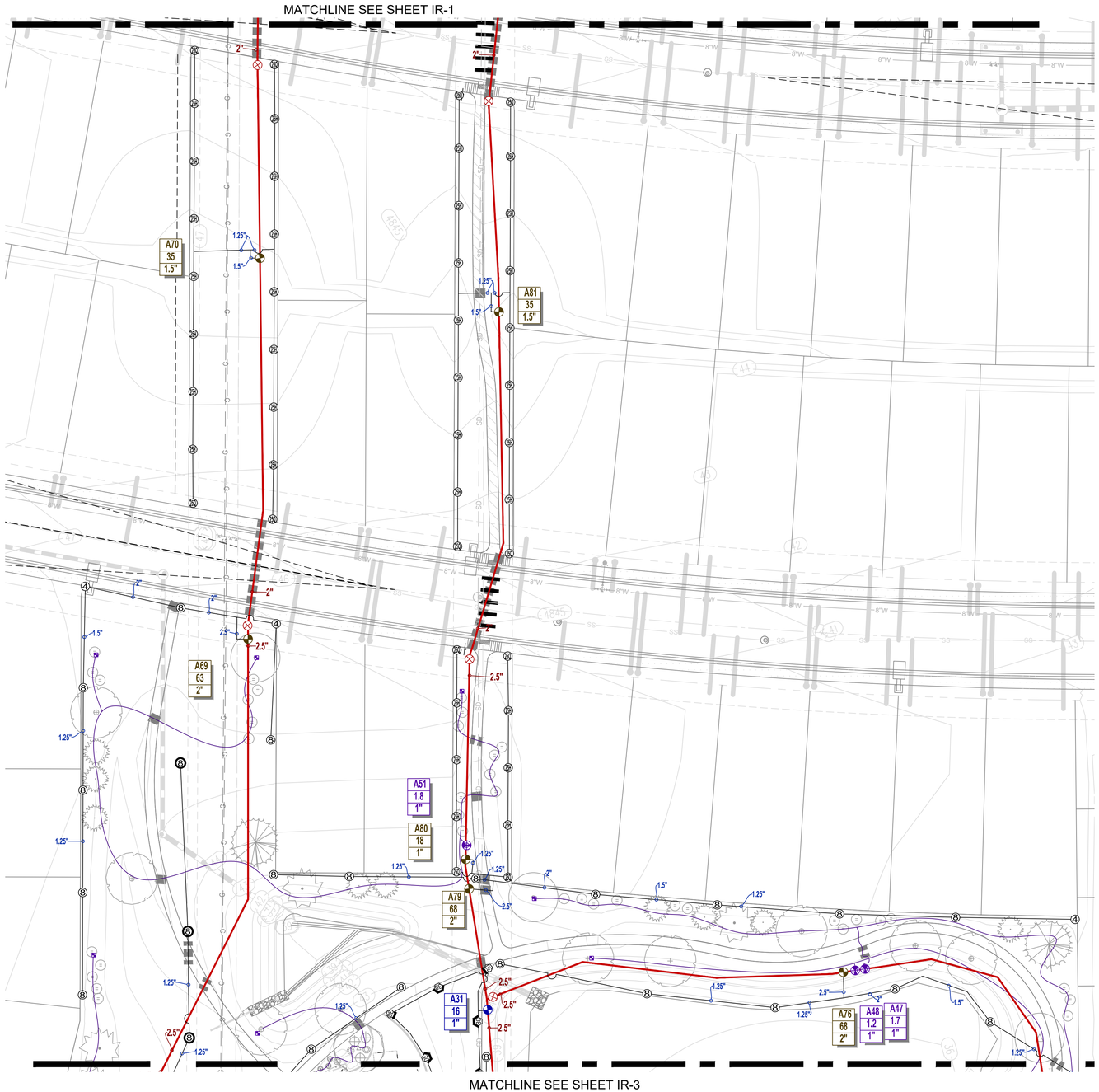

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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FILING THREE
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Date: 04/09/2024

Drawn By: AL

Checked By: TG

Sheet Name

IRRIGATION PLAN

Sheet

IR-2

THE GRANARY FILING THREE AND FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

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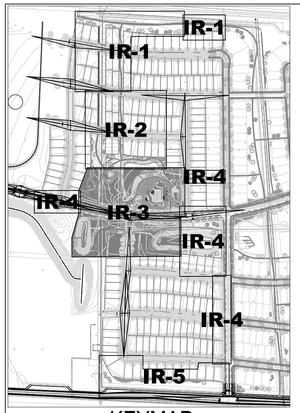

KEYMAP

MATCHLINE SEE SHEET IR-2

MATCHLINE SEE SHEET IR-2

SEE SHEET IR-4 MATCHLINE B

SEE SHEET IR-4 MATCHLINE A

SEE SHEET IR-4 MATCHLINE C

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Sheet Name

IRRIGATION PLAN

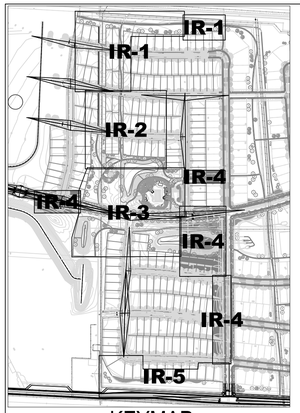
Sheet

IR-3

THE GRANARY FILING THREE AND FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



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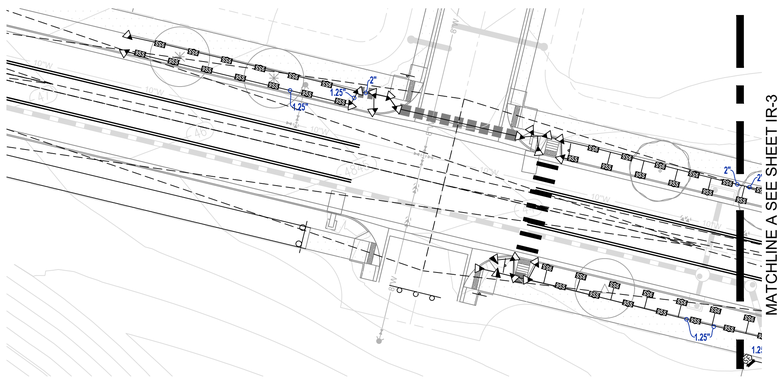

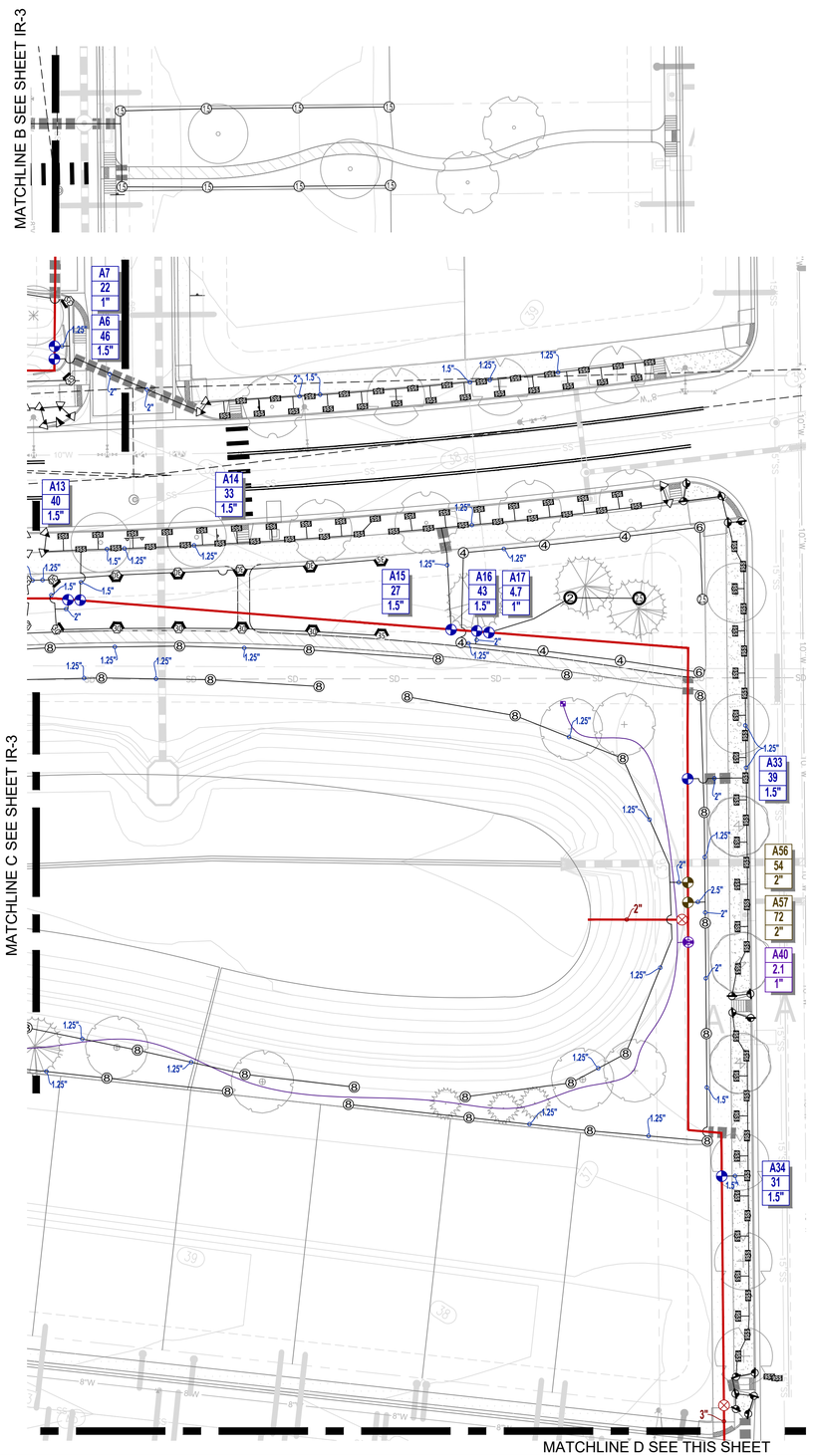

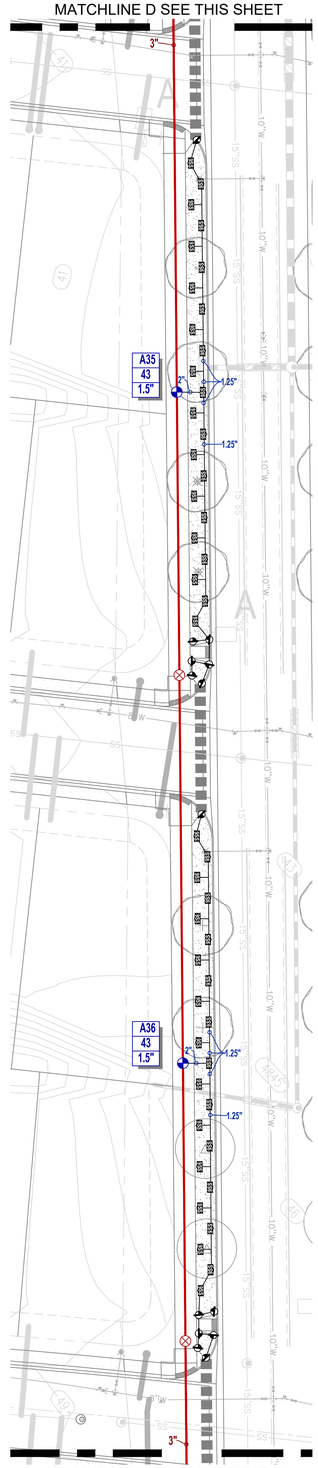

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

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REV.	COMMENT	DATE

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AND FOUR

Date: 04/09/2024

Drawn By: AL

Checked By: TG

Sheet Name

IRRIGATION PLAN

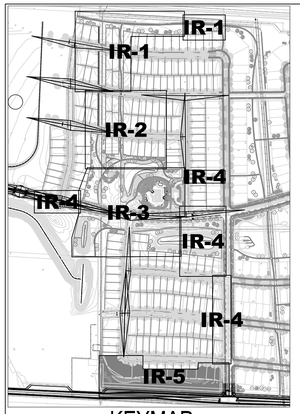
Sheet

IR-4

THE GRANARY FILING THREE AND FOUR

FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



KEYMAP

IRRIGATION LEGEND

- MAINLINE: CL200 PVC, 3-INCH UNLESS INDICATED OTHERWISE
- SPRINKLER LATERAL: CL200 PVC, 1-INCH UNLESS INDICATED OTHERWISE
- DRIP TUBING: U.V. RESISTANT HDPE, 60PSI 0.75-INCH
- SLEEVING: CL200 PVC, 2X NOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
- ENCLOSED BOOSTER PUMP: 20 PSI BOOST @ 80 GPM, 2HP
- ISOLATION GATE VALVE
- QUICK COUPLER: RAIN BIRD 5RC
- SPRINKLER REMOTE CONTROL VALVE: RAIN BIRD PEB-IVM
- DRIP REMOTE CONTROL VALVE: RAIN BIRD XCZ100IVM
- DRIP FLUSH CAP
- IRRIGATION CONTROLLER: RAIN BIRD ESP-LXIVM-MSM-LNKWIFI
- A55 / 72 / 2" — DESIGNATOR STATION/ID, FLOW (GPM), NOMINAL VALVE SIZE

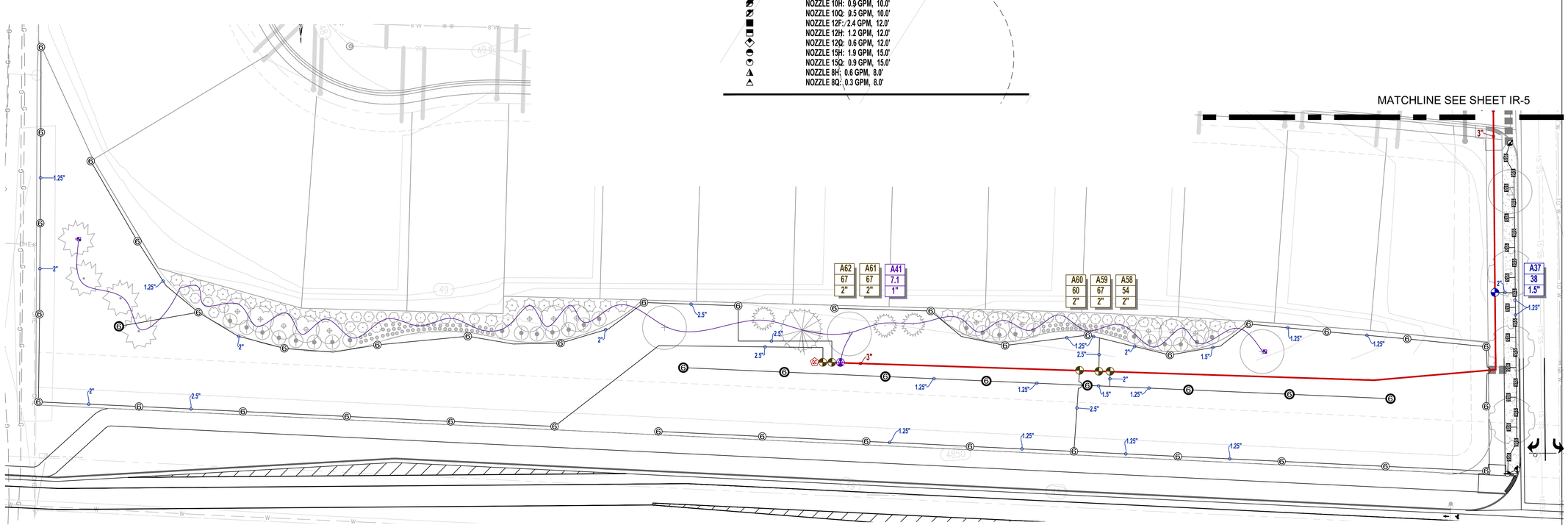
HUNTER-I-20-04 55 PSI
- NOZZLE 1.5: 1.8 GPM, 32.0'
- NOZZLE 2.5: 2.6 GPM, 35.0'
- NOZZLE 2: 2.1 GPM, 34.0'
- NOZZLE 3: 3.4 GPM, 39.0'
- NOZZLE 4: 4.5 GPM, 41.0'
- NOZZLE 6: 6.7 GPM, 44.0'
- NOZZLE 8: 9.0 GPM, 46.0'

HUNTER-I-25-04 60 PSI
- NOZZLE 4: 4.7 GPM, 42.0'
- NOZZLE 7: 7.5 GPM, 48.0'
- NOZZLE 8: 9.2 GPM, 50.0'

HUNTER-MP ROTATOR PROSPRAY-PRS40 40 PSI
- NOZZLE 10F: 0.8 GPM, 14.0'
- NOZZLE 10H: 0.4 GPM, 14.0'
- NOZZLE 10Q: 0.2 GPM, 14.0'
- NOZZLE 20H: 0.7 GPM, 19.0'
- NOZZLE 20Q: 0.4 GPM, 20.0'
- NOZZLE 30F: 3.9 GPM, 30.0'
- NOZZLE 30H: 1.8 GPM, 30.0'
- NOZZLE 30Q: 0.9 GPM, 30.0'
- NOZZLE 35H: 2.9 GPM, 35.0'
- NOZZLE 35Q: 1.3 GPM, 35.0'

RAIN BIRD RD1804 W/ STRIP SERIES NOZZLES: 30 PSI
- NOZZLE 9SST: 1.7 GPM, 18.0'

RAIN BIRD RD1804 W/ U-SERIES NOZZLES: 30 PSI
- NOZZLE 10H: 0.9 GPM, 10.0'
- NOZZLE 10Q: 0.5 GPM, 10.0'
- NOZZLE 12F: 2.4 GPM, 12.0'
- NOZZLE 12H: 1.2 GPM, 12.0'
- NOZZLE 12Q: 0.6 GPM, 12.0'
- NOZZLE 15H: 1.9 GPM, 15.0'
- NOZZLE 15Q: 0.9 GPM, 15.0'
- NOZZLE 8H: 0.6 GPM, 8.0'
- NOZZLE 8Q: 0.3 GPM, 8.0'



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Johnstown, Colorado

HARTFORD HOMES

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Sheet Name

IRRIGATION PLAN

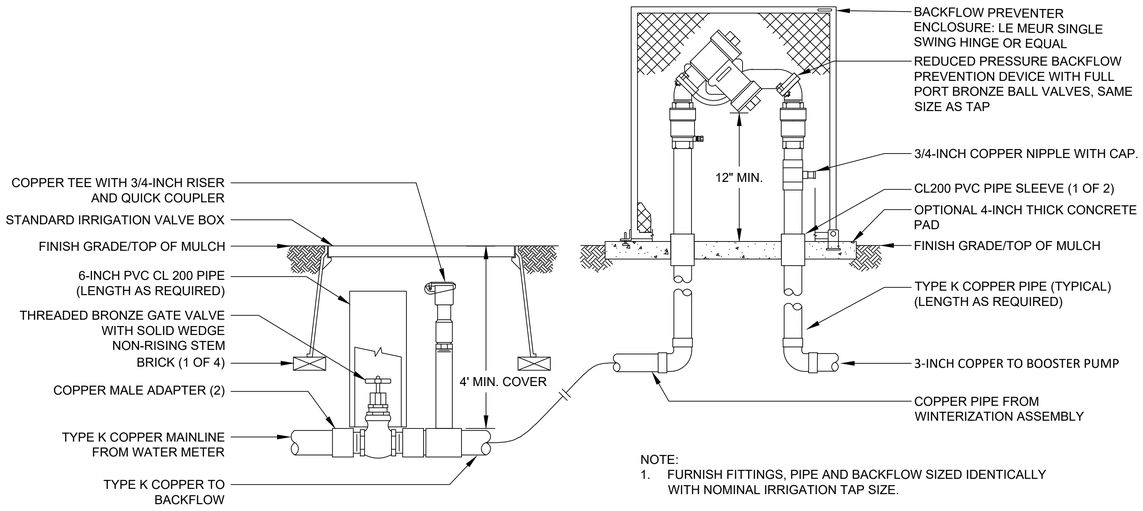
Sheet

IR-5

THE GRANARY FILING THREE AND FOUR

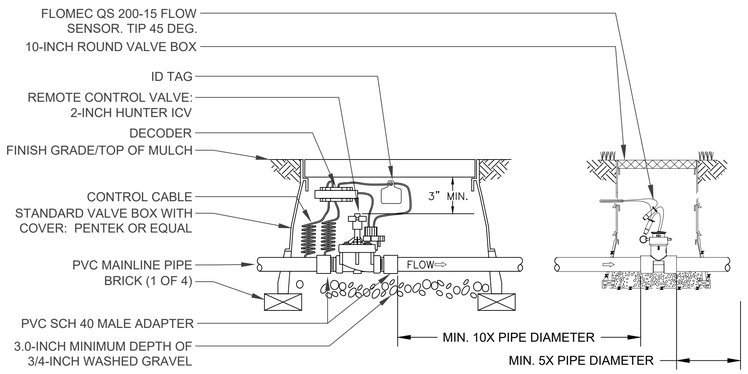
FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

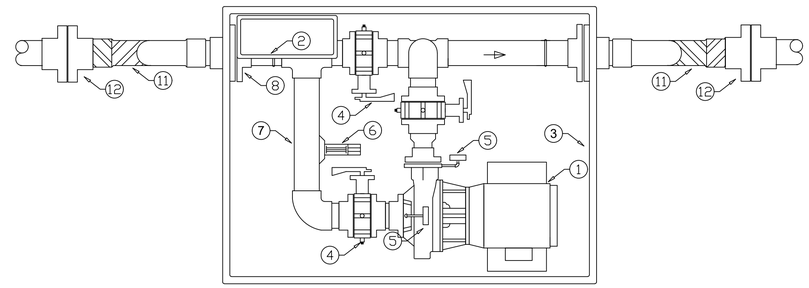


NOTE:
1. FURNISH FITTINGS, PIPE AND BACKFLOW SIZED IDENTICALLY WITH NOMINAL IRRIGATION TAP SIZE.

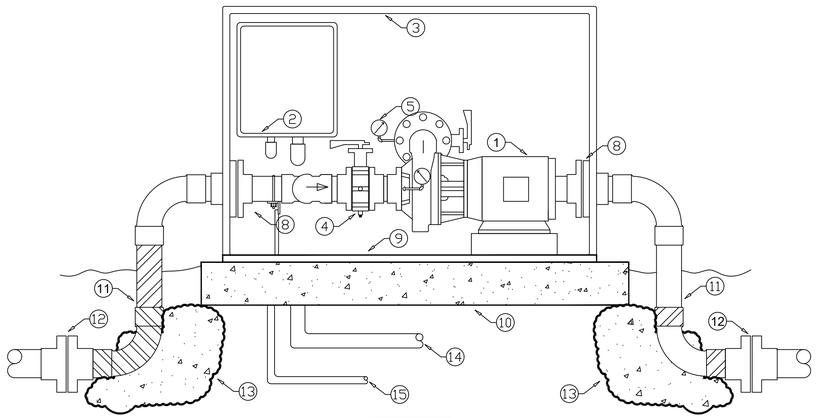
1 POINT OF CONNECTION/ BACKFLOW ASSEMBLY



3 MASTER VALVE / FLOW SENSOR ASSEMBLY



PLAN VIEW



PROFILE VIEW

1. CLOSE-COUPLED END SUCTION CENTRIFUGAL PUMP, CAST IRON BRONZE FITTED, BACK PULLOUT DESIGN, MECHANICAL SEAL, ODP MOTOR. PROVIDES 20PSI BOOST AT 80 GPM
2. NEMA 4 ENCLOSED VFD CONTROL PANEL, WITH CIRCUIT BREAKER, MAGNETIC STARTER, HOA SWITCH, AND COMPONENTS TO AUTOMATICALLY CONTROL BOOSTER PUMP SYSTEM.
3. MARINE GRADE ALUMINUM ENCLOSURE, TOP HINGED DESIGN WITH VENTING.
4. CAST IRON ELASTOMER LINED FULL LUG WAFER STYLE BUTTERFLY VALVE.
5. PRESSURE GAUGE, 2 1/2" DIAL, LIQUID FILLED, STAINLESS CASE, 0 - 200 PSI.
6. FLOW SWITCH, NON-METALLIC, PADDLE STYLE, NON-ADJUSTABLE, 100 PSI RATED.
7. TYPE "L" COPPER, 3-INCH.
8. 150# ANSI RATED BRASS OUTPUT FLANGE.
9. FABRICATED STRUCTURAL ALUMINUM BASEPLATE.
10. 4 INCH CONCRETE PAD, ASTM C-94, ACI STD. 318-83 DESIGN MIX, 2500 PSI RATED.
11. DOUBLE PVC TAPE WRAPPED BRASS PIPE.
12. PVC SCHEDULE 80/BRASS COMPANION FLANGE CONNECTION.
13. CONCRETE THRUST BLOCK, 2.0 SQ. FT. MINIMUM.
14. MAIN POWER CONDUIT.
15. IRRIGATION CONTROLLER SIGNAL CONDUIT.

2 ENCLOSED BOOSTER PUMP ASSEMBLY

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Sheet Name

IRRIGATION DETAILS

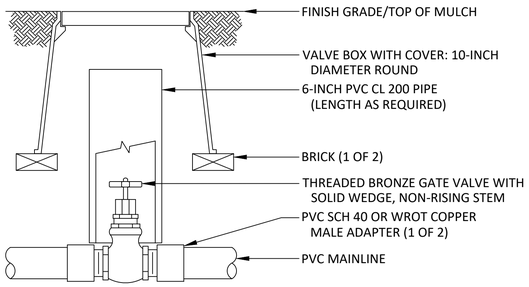
Sheet

IR-6

THE GRANARY FILING THREE AND FOUR

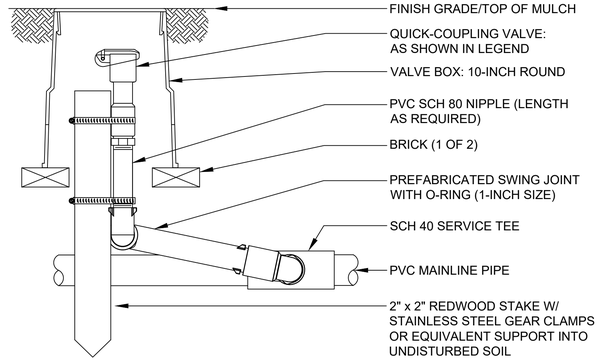
FINAL DEVELOPMENT PLAN

PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



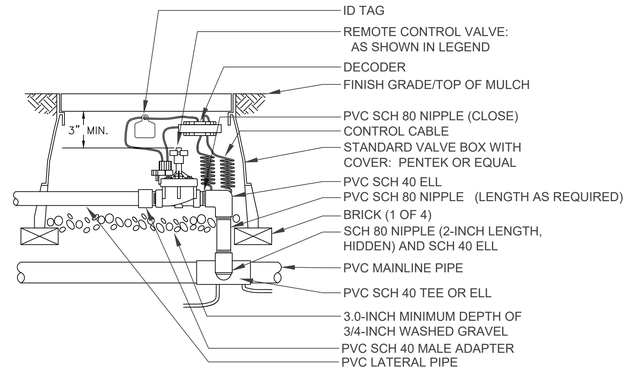
NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

1 ISOLATION GATE VALVE ASSEMBLY

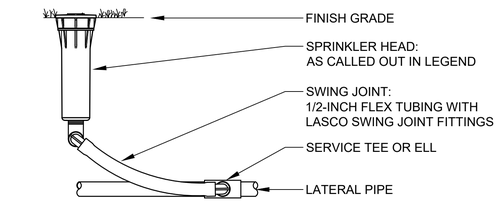


NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

2 QUICK COUPLING VALVE ASSEMBLY

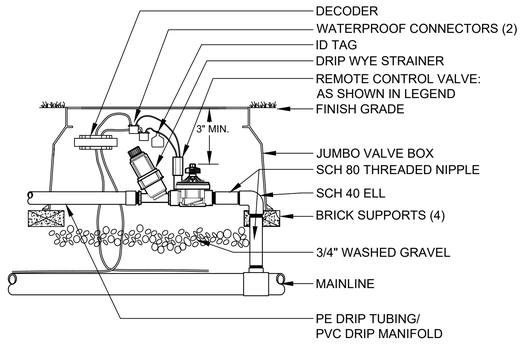


3 REMOTE CONTROL VALVE ASSEMBLY

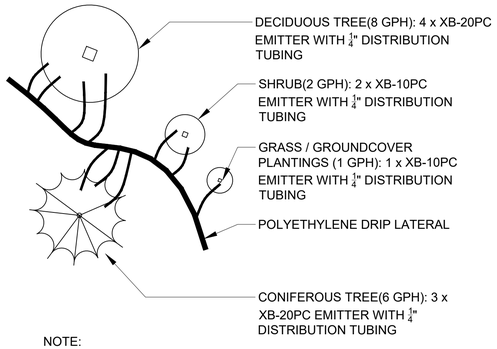


NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT

4 SPRINKLER ASSEMBLY

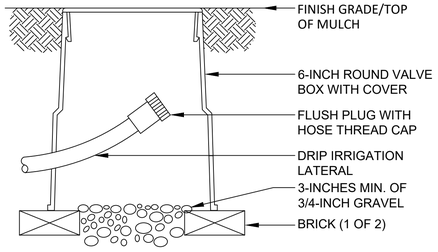


5 DRIP REMOTE CONTROL VALVE ASSEMBLY



NOTE:
1. MAXIMUM LENGHT OF ¼" DISTRIBUTION TUBING IS 5-FEET
2. STAKE ENDS OF DISTRIBUTION TUBING ON UPHILL SIDE OF PLANT.

6 TYPICAL EMITTER PLACEMENT & SCHEDULE



7 DRIP FLUSH CAP ASSEMBLY

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IRRIGATION DETAILS

Sheet
IR-7

PRELIMINARY PLAT

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT KETO/LEWIS, BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PM, WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7, MONUMENTED WITH NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, "STAMPED LS 38638";

THENCE N87°14'19"W, A DISTANCE OF 2626.11 FEET TO THE SOUTH QUARTER OF SAID SECTION 7 AND THE SOUTHEAST CORNER OF THAT PARCEL RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1577982, MONUMENTED WITH 2-1/2" ALUMINUM CAP, "STAMPED 24657";

THENCE ON THE EAST, NORTH AND WEST LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:
1. THENCE N00°13'00"E, A DISTANCE OF 248.03 FEET ON SAID EAST LINE, TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
2. THENCE N87°15'06"W, A DISTANCE OF 199.97 FEET ON SAID NORTH LINE, TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911;
3. THENCE S00°13'00"W, A DISTANCE OF 248.03 FEET ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, WITNESSED BY A 24", NO. 4 REBAR WITH AN ILLEGIBLE 1-1/4" YELLOW PLASTIC CAP, SET 30.62' NORTH;

THENCE N87°15'06"W, A DISTANCE OF 312.79 FEET ON SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THAT PARCEL RECORDED AT RECEPTION NO. 1636091 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, MONUMENTED WITH A NO. 4 REBAR WITH 1-1/4" ILLEGIBLE YELLOW PLASTIC CAP.

THENCE ON THE EAST AND WEST LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES;
1. THENCE N27°01'39"W, A DISTANCE OF 470.75 FEET ON SAID EAST LINE, TO A NO. 4 REBAR, NO CAP;
2. THENCE S00°12'42"W, A DISTANCE OF 409.00 FEET ON SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER MONUMENTED WITH A NO. 4 REBAR, NO CAP;

THENCE N87°15'06"W, A DISTANCE OF 484.10 FEET ON SAID SOUTH LINE TO THE WEST SIXTEENTH CORNER OF COMMON TO SECTION 7 AND 18, MONUMENTED WITH NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, ILLEGIBLE;

THENCE N87°14'05"W, A DISTANCE OF 1168.87 FEET ON SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID SECTION 7, MONUMENTED WITH A NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP, STAMPED "LS 38512";

THENCE N00°00'51"W, A DISTANCE OF 667.34 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THAT PARCEL RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1577982, WITNESSED BY A NO. 4 REBAR, WITH NO CAP, SET ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 13 AND ON THE SOUTH LINE OF SAID RECORDED PARCEL, 29.91' EAST OF SAID CORNER;

THENCE ON THE SOUTH, EAST AND NORTH LINES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES;
1. THENCE FROM SAID SOUTHWEST CORNER RECORDED AT RECEPTION NO. 1577982, N89°59'43"E, A DISTANCE OF 275.07 FEET ON SAID SOUTH LINE TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911";
2. THENCE N00°02'00"W, A DISTANCE OF 427.84 FEET ON SAID EAST LINE TO A NO.4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED LS 22098";
3. THENCE S89°58'34"W, A DISTANCE OF 274.93 FEET ON SAID NORTH LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, SAID POINT WITNESSED BY A NO. 4 REBAR WITH AN ILLEGIBLE 1-1/4" YELLOW PLASTIC CAP, SET ON THE EAST RIGHT OF WAY LINE OF WELD COUNTY ROAD 13 AND ON THE NORTH LINE OF SAID RECORDED PARCEL, SET 30.13' EAST OF SAID CORNER;

THENCE N00°00'51"W, A DISTANCE OF 237.72 FEET ON SAID WEST LINE TO THE SOUTH SIXTEENTH CORNER COMMON TO SECTION 7 AN 12, MONUMENTED WITH A NO. 6 REBAR WITH ALUMINUM CAP, STAMPED "LS 22098";

THENCE N00°00'37"W, A DISTANCE OF 1302.58 FEET ON SAID WEST LINE TO A POINT ON THE SOUTH LINE OF BOOK 370, PAGE 451 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, MONUMENTED WITH 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911";

THENCE ON SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES;
1. THENCE S86°51'18"E, A DISTANCE OF 1176.26 FEET TO A 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911";
2. THENCE S86°51'18"E, A DISTANCE OF 1216.45 FEET TO AN A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER AND ON THE SOUTH LINE OF THAT PARCEL RECORDED AT BOOK 163, PAGE 246, MONUMENTED WITH 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";

THENCE CONTINUING ON SAID SOUTH LINE FOR THE FOLLOWING THREE (3) COURSES;
1. THENCE S86°51'23"E, A DISTANCE OF 1233.02 FEET TO A NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";
2. THENCE S03°08'37"W, A DISTANCE OF 50.00 FEET TO A NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, "STAMPED PLS 38638";
3. THENCE S86°51'23"E, A DISTANCE OF 1400.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, WITNESSED BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, NOT STAMPED, SET ON THE AFORE REFERENCED LINE AND 29.79 FEET WEST OF SAID SECTION LINE;

THENCE S00°17'44"W, A DISTANCE OF 2550.89 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 12,839,938 SQUARE FEET OR 294.764 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF **THE GRANARY** AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 IS ASSUMED TO BEAR S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

KETO/LEWIS

BY_____

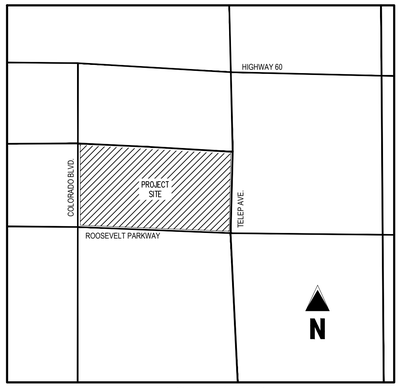
STATE OF _____)
)SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
2020 BY _____, AS _____ OF KETO/LEWIS

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

PLAT NOTES

1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

3) STREET SIGNAGE: THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE TOWN PUBLIC WORKS/STREETS DEPARTMENT AND/OR APPLICABLE FIRE DISTRICT. THE OWNER SHALL MAINTAIN SAID SIGNAGE.

4) FENCING: LOTS THAT BACK TO OR OTHERWISE ABUT OPEN SPACE AREAS ARE RESPONSIBLE FOR CONSTRUCTION OF REQUIRED SPLIT-RAIL FENCING PER RIDGE AT JOHNSTOWN DESIGN GUIDELINES.

5) STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF JOHNSTOWN IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER, AND PROVIDED THAT CONSTRUCTION OF SAID ROADWAY(S) IS STARTED WITHIN ONE (1) YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE TOWN ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

6) DRIVES. PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR OTHER ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.)

7) DRAINAGE LIABILITY. THE TOWN DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE TOWN REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT. OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE TOWN WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. TOWN APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.

8) LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS' ASSOCIATION, METROPOLITAN DISTRICTS, OR ENTITY OTHER THAN THE TOWN IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE TOWN. AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

9) SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN THIRTY-SIX (36) INCHES IN HEIGHT FROM THE STREET LEVEL.

OWNER AND DEVELOPER

KETO DEVELOPMENT, LLC
PATRICK MCMEEKIN
4801 GOODMAN ST.
TIMNATH, CO 80547

SITE ENGINEER

GALLOWAY & COMPANY
JAMES PRELOG
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

SURVEYOR

GALLOWAY & COMPANY
FRANK A. KOHL
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS **THE GRANARY,** IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2020.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

TOWN ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

_____
TOWN ENGINEER, TOWN OF JOHNSTOWN

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED AND OR VACATED AS SHOWN ON THIS PLAT

_____
PUBLIC WORKS DIRECTOR

_____
HILLSBOROUGH CONSOLIDATED DITCH COMPANY

GENERAL NOTES

1) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.

2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

3) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.

4) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

5) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

6) IRRIGATION EASEMENT AT RECEPTION NO. 3011360 TO BE VACATED. SEE DETAIL A, SHEET 2.

7) 20' FARM LANE EASEMENT AT RECEPTION NO. 3011360 TO BE VACATED. SEE DETAIL B, SHEET 2.

8) HILLSBOROUGH DITCH RIGHT OF WAY RECORDED AT BOOK 23, PAGE 510 AND BOOK 76, PAGE 203 IS HEREBY VACATED BY THIS PLAT. THE REVISED LOCATION IS SHOWN HEREON.

9) THIS PLAT IS PRELIMINARY IN NATURE. IT SUBJECT TO CHANGE WITH FINAL PLAT PROCESS.

SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF **THE GRANARY SUBDIVISION** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2020.

_____
FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Galloway
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THE GRANARY
PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

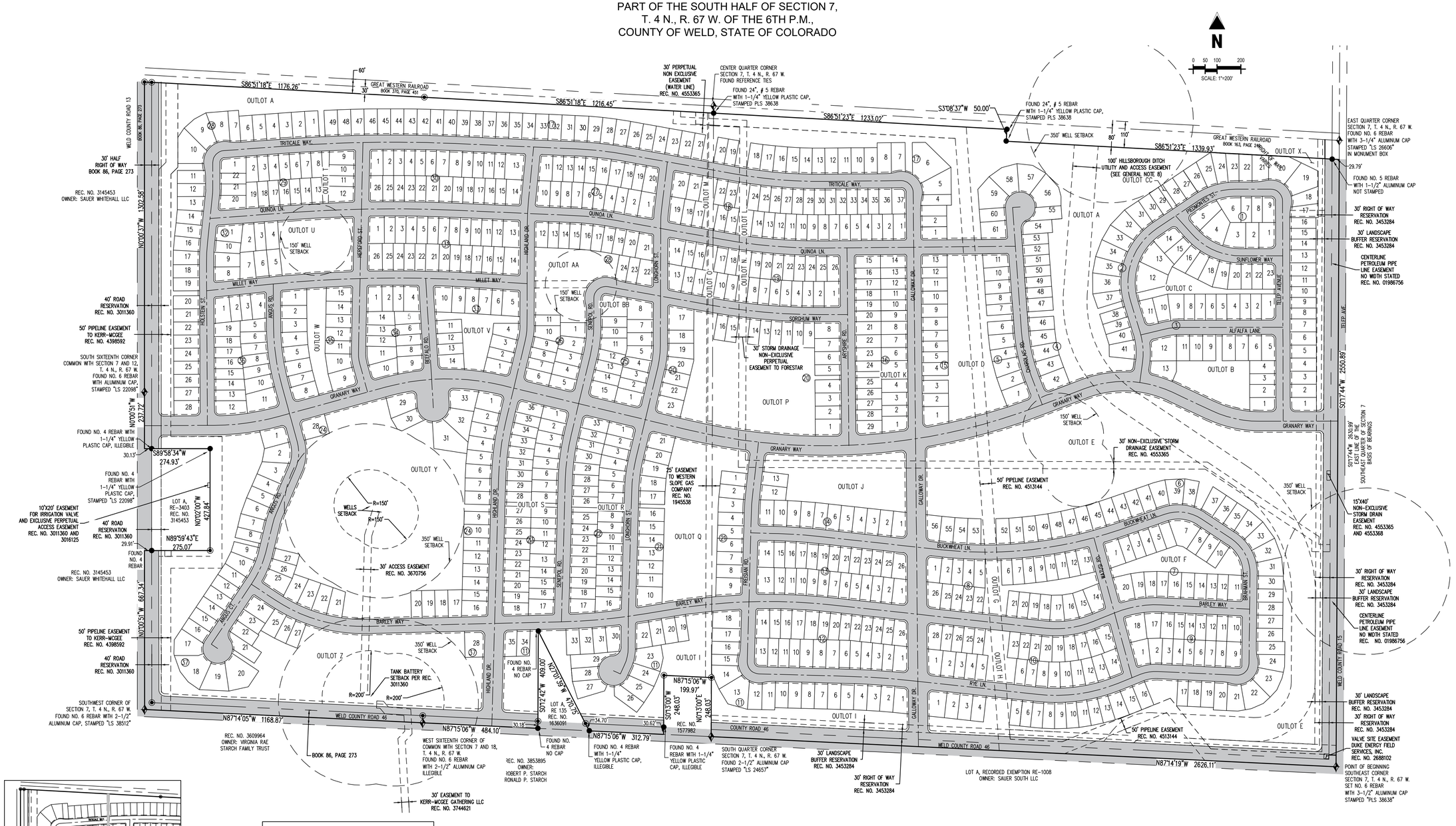
#	Date	Issue / Description	Init.

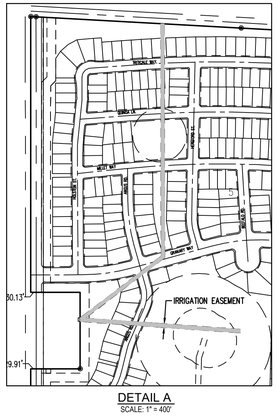
Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

H:\Hoefler Mineral Co Johnstown #FHD - Granary\SHEET_CAD\Plat\FHD10 Cover_Sheet.dwg, Amanda Nunez, 4/8/2021

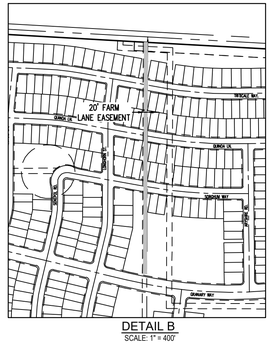
THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO





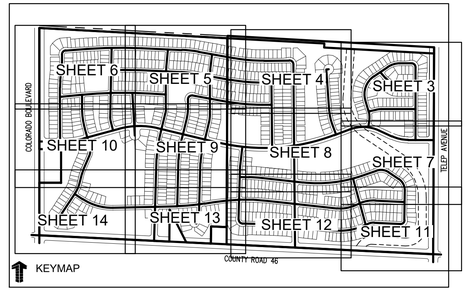
DETAIL A
SCALE: 1" = 400'



DETAIL B
SCALE: 1" = 400'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37911" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- BLOCK NUMBER
- EASEMENT TO BE VACATED BY THIS PLAT
- RIGHT OF WAY



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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C784	60°27'06"	474.79	450.00	S26°00'57"E	453.07
C785	60°27'06"	580.29	550.00	S26°00'57"E	553.75

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY

GREAT WESTERN RAILROAD
BOOK 163, PAGE 246

N86°51'23"W 859.07'

S86°51'23"E 1339.93'

EAST QUARTER CORNER
SECTION 7, T. 4 N., R. 67 W.
FOUND NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "LS 26606"
IN MONUMENT BOX

FOUND NO. 5 REBAR
WITH 1-1/2" ALUMINUM CAP

N86°51'23"W 327.96'

100' HILLSBOROUGH DITCH
UTILITY AND ACCESS EASEMENT
BOOK 23, PAGE 510
BOOK 76, PAGE 203
(SEE GENERAL NOTE 8 ON SHEET 1)

MATCHLINE
(SEE SHEET 4)

OUTLOT A
771,316 SF
17.707 AC
PEDESTRIAN ACCESS,
OPEN SPACE

OUTLOT X
37,043 SF
0.850 AC
PEDESTRIAN ACCESS,
OPEN SPACE

PIEDMONTES ST.
60' RIGHT OF WAY

SUNFLOWER WAY
60' RIGHT OF WAY

ALFALFA LANE
60' RIGHT OF WAY

TELEP AVENUE
60' RIGHT OF WAY

CHAROLAIS RD.
60' RIGHT OF WAY

WELD COUNTY ROAD 15
60' RIGHT OF WAY

25' TEMPORARY
EMERGENCY
ACCESS EASEMENT
TO BE VACATED
WITH SECONDARY
CONNECTION TO
COUNTY ROAD

30' RIGHT OF WAY
RESERVATION
REC. NO. 3453284

30' LANDSCAPE
BUFFER RESERVATION
REC. NO. 3453284

CENTERLINE
PETROLEUM PIPE
LINE EASEMENT
NO WIDTH STATED
REC. NO. 01986756

6' UTILITY
EASEMENT

6' UTILITY
EASEMENT

6' UTILITY
EASEMENT

OUTLOT C
24,415 SF
0.561 AC
PEDESTRIAN ACCESS,
OPEN SPACE

OUTLOT B
53,831 SF
1.236 AC
PEDESTRIAN ACCESS,
UTILITY, OPEN SPACE

MATCHLINE (SEE SHEET 7)

LOT 1 7,614 SF
LOT 2 6,050 SF
LOT 3 8,806 SF
LOT 4 10,729 SF
LOT 5 8,875 SF
LOT 6 8,275 SF
LOT 7 4,950 SF
LOT 8 4,950 SF
LOT 9 5,964 SF
LOT 10 6,568 SF
LOT 11 6,350 SF
LOT 12 11,049 SF
LOT 13 10,558 SF
LOT 14 7,452 SF
LOT 15 5,949 SF
LOT 16 6,307 SF
LOT 17 5,767 SF
LOT 18 6,407 SF
LOT 19 6,261 SF
LOT 20 5,749 SF
LOT 21 4,950 SF
LOT 22 4,950 SF
LOT 23 5,964 SF
LOT 24 6,896 SF
LOT 25 7,236 SF
LOT 26 6,215 SF
LOT 27 6,052 SF
LOT 28 5,500 SF
LOT 29 4,950 SF
LOT 30 6,050 SF
LOT 31 6,852 SF
LOT 32 8,215 SF
LOT 33 7,579 SF
LOT 34 7,726 SF
LOT 35 7,454 SF
LOT 36 8,524 SF
LOT 37 6,231 SF
LOT 38 4,950 SF
LOT 39 4,950 SF
LOT 40 5,532 SF
LOT 41 7,377 SF
LOT 43 6,536 SF
LOT 44 6,730 SF
LOT 45 6,717 SF
LOT 46 6,050 SF
LOT 47 6,050 SF
LOT 48 4,950 SF
LOT 49 4,950 SF
LOT 50 4,950 SF
LOT 51 4,950 SF
LOT 52 4,950 SF
LOT 53 4,950 SF
LOT 54 7,009 SF
LOT 55 6,848 SF
LOT 56 12,354 SF
LOT 57 10,245 SF
LOT 1 6,514 SF
LOT 2 6,050 SF
LOT 3 6,050 SF
LOT 4 6,050 SF
LOT 5 6,514 SF
LOT 6 6,050 SF
LOT 7 6,050 SF
LOT 8 6,050 SF
LOT 9 6,842 SF
LOT 10 6,050 SF
LOT 11 6,049 SF
LOT 12 11,049 SF
LOT 13 7,996 SF
LOT 1 6,514 SF
LOT 2 6,050 SF
LOT 3 5,964 SF
LOT 4 6,050 SF
LOT 5 4,950 SF
LOT 6 4,950 SF
LOT 7 4,950 SF
LOT 8 4,950 SF
LOT 9 4,950 SF
LOT 10 4,950 SF
LOT 11 4,950 SF
LOT 12 6,050 SF
LOT 13 6,050 SF
LOT 14 4,950 SF
LOT 15 4,950 SF
LOT 16 4,950 SF
LOT 17 6,154 SF
LOT 18 6,641 SF
LOT 19 12,318 SF

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THE GRANARY
PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY

CENTER QUARTER CORNER SECTION 7, T. 4 N., R. 67 W. FOUND REFERENCE TIES

FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638

S86°51'23"E 1233.02'

GREAT WESTERN RAILROAD
BOOK 194, PAGE 290

30' STORM DRAINAGE EASEMENT TO FORESTAR REC. NO. 4553368

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 3)

FOUND 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638

S3°08'37"W 50.00'

OUTLOT A
771,316 SF
17.707 AC
PEDESTRIAN ACCESS, OPEN SPACE

50' PIPELINE EASEMENT
REC. NO. 4513144

TRITICALE WAY.
60' RIGHT OF WAY

QUINOA LN.
60' RIGHT OF WAY

SORGHUM WAY
60' RIGHT OF WAY

GALLOWAY DR.
80' RIGHT OF WAY

CHAROLAIS RD.
60' RIGHT OF WAY

MATCHLINE (SEE SHEET 8)

OUTLOT D
128,518 SF
2.950 AC
PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE

OUTLOT L
12,455 SF
0.286 AC
PEDESTRIAN ACCESS, OPEN SPACE

OUTLOT M
12,565 SF
0.288 AC

OUTLOT N
11,138 SF
0.255 AC
PEDESTRIAN ACCESS, OPEN SPACE

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Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

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THE GRANARY

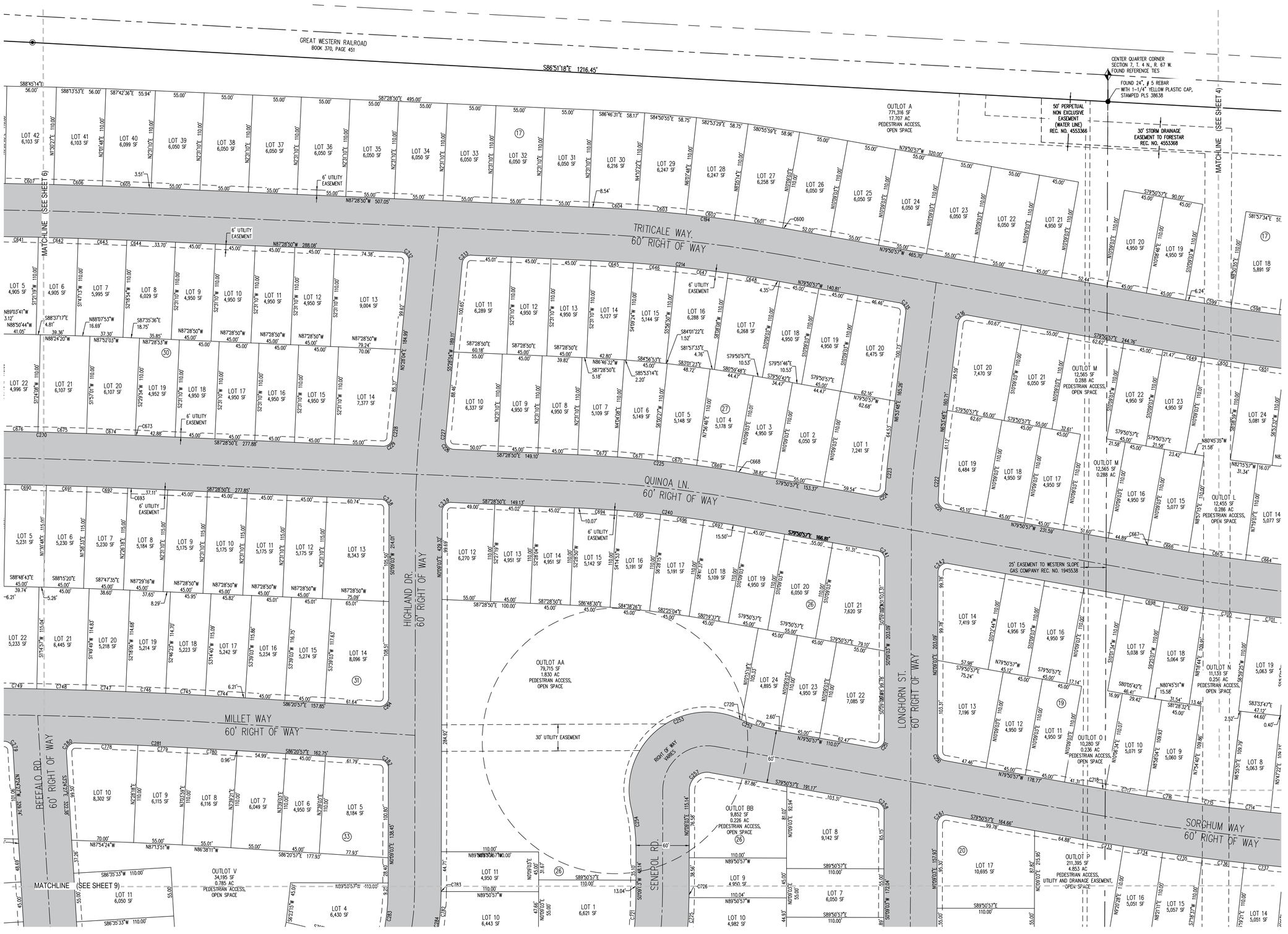
PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY



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THE GRANARY
PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

H:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\XYZ\Plat\HFH05 XYZ Plat_MP.dwg, Amanda Nunez, 4/8/2021

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60

SCALE: 1"=60'

LEGEND

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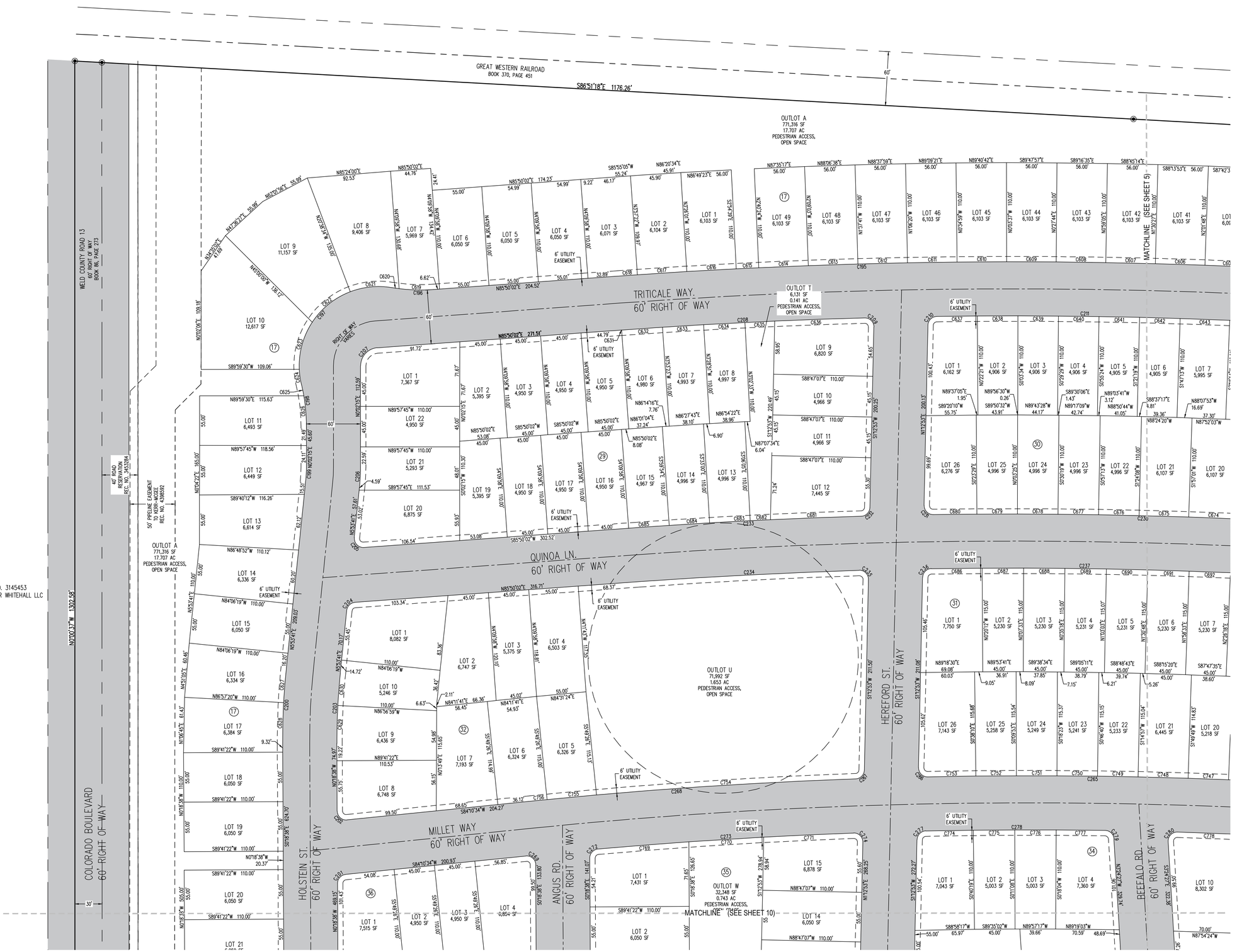

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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

LEGEND

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- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY

MATCHLINE (SEE SHEET 3)

CHAROLAIS RD.
60' RIGHT OF WAY

GRANARY WAY
80' RIGHT OF WAY

TELEP AVENUE
60' RIGHT OF WAY

OUTLOT B
53,831 SF
1.236 AC

OUTLOT E
975,816 SF
22.402 AC
PEDESTRIAN ACCESS,
OPEN SPACE

100' HILLSBOROUGH DITCH
UTILITY AND ACCESS EASEMENT
BOOK 23, PAGE 510
BOOK 76, PAGE 203
(SEE GENERAL NOTE 8
SHEET 1)

30' NON-EXCLUSIVE STORM
DRAINAGE EASEMENT
REC. NO. 4553365

6' UTILITY EASEMENT

10' UTILITY EASEMENT

MATCHLINE (SEE SHEET 8)

BUCKWHEAT LN.
60' RIGHT OF WAY

WATUSI RD.
60' RIGHT OF WAY

OUTLOT F
40,243 SF
0.924 AC

MATCHLINE (SEE SHEET 11)

BRAHMAN ST.
60' RIGHT OF WAY

BARLEY WAY
60' RIGHT OF WAY

WELD COUNTY ROAD 15
60' RIGHT OF WAY

30' RIGHT OF WAY
RESERVATION
REC. NO. 3453284

30' LANDSCAPE
BUFFER RESERVATION
REC. NO. 3453284

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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

W:\Hartford Homes\CO Johnstown HF\PDD - Granary\PDP\1-CAD\Sheet\PDP_1-10.dwg, 1-10 Layy, Amanda Nixon, 4/8/2021

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY

MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 12)

ARYSHIRE RD.
60' RIGHT OF WAY

GALLOWAY DR.
80' RIGHT OF WAY

CHAROLAIS RD.
60' RIGHT OF WAY

FRESIAN RD.
60' RIGHT OF WAY

GRANARY WAY
80' RIGHT OF WAY

BUCKWHEAT LN.
60' RIGHT OF WAY

OUTLOT P
211,395 SF
4.853 AC
PEDESTRIAN ACCESS,
UTILITY AND DRAINAGE EASEMENT,
OPEN SPACE

OUTLOT K
6,430 SF
0.148 AC
PEDESTRIAN ACCESS,
OPEN SPACE

OUTLOT D
128,518 SF
2.950 AC
PEDESTRIAN ACCESS,
UTILITY AND DRAINAGE EASEMENT,
OPEN SPACE

OUTLOT J
117,708 SF
2.702 AC
PEDESTRIAN ACCESS,
OPEN SPACE

30' NON-EXCLUSIVE STORM DRAINAGE EASEMENT
REC. NO. 4553365

50' PIPELINE EASEMENT
REC. NO. 4513144

6' UTILITY EASEMENT

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THE GRANARY
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T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

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PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY

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PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

H:\Shelton\Issues\2020\Jonestown MF\000 - Granary\000\Civil\Submittal\000 Utility_8.20.dwg, Annotative Blocks - 4/8/2021

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

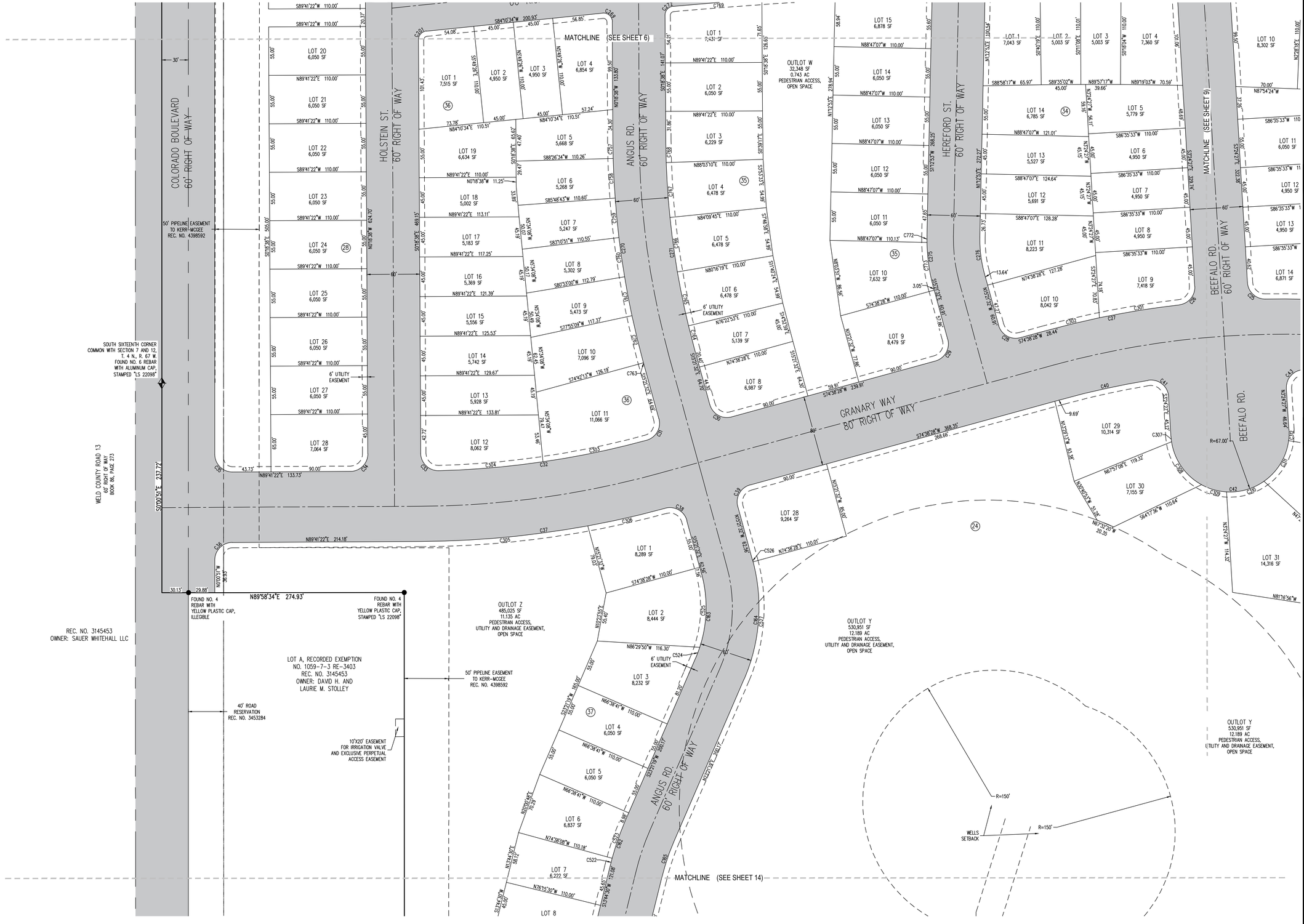
N

0 10 30 60

SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY



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#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C786	56°32'14"	641.39	650.00	S27°58'23"E	615.69
C787	56°32'14"	542.72	550.00	S27°58'23"E	520.97
C788	92°22'57"	403.46	250.00	S46°31'42"W	361.08
C789	92°22'57"	242.07	150.00	S46°31'42"W	216.65
C790	45°33'37"	79.52	100.00	S69°58'52"W	77.44
C791	53°49'47"	187.90	200.00	S65°50'47"W	181.07

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY

OUTLOT F
40,243 SF
0.924 AC
PEDESTRIAN ACCESS,
OPEN SPACE

MATCHLINE (SEE SHEET 7)

WATUSI RD.
60' RIGHT OF WAY

BRAHMAN ST.
60' RIGHT OF WAY

BARLEY WAY
60' RIGHT OF WAY

MATCHLINE (SEE SHEET 12)

RYE LN.
60' RIGHT OF WAY

30' RIGHT OF WAY RESERVATION
REC. NO. 3453284

30' LANDSCAPE BUFFER RESERVATION
REC. NO. 3453284

WELD COUNTY ROAD 15
60' RIGHT OF WAY

N0°17'44"E 2650.89'

100' HILLSBOROUGH DITCH
UTILITY AND ACCESS EASEMENT
(SEE GENERAL NOTE 8 ON SHEET 1)

50' PIPELINE EASEMENT
REC. NO. 4513144

CENTERLINE
PETROLEUM PIPE
LINE EASEMENT
NO WIDTH STATED
REC. NO. 01986756

VALVE SITE EASEMENT
DUKE ENERGY FIELD
SERVICES, INC.
REC. NO. 2688102

SOUTHEAST CORNER
SECTION 7, T. 4 N., R. 67 W.
SET NO. 6 REBAR
WITH 3-1/2" ALUMINUM CAP
STAMPED "PLS 38638"

WELD COUNTY ROAD 46
60' RIGHT OF WAY

S87°14'19"E 2626.11'

1610.72'
N87°14'21"W

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THE GRANARY
PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60

SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)

PROPERTY LINE
LOT LINE
SECTION LINE
EASEMENT LINE
REC. NO. RECEPTION NUMBER
(10) BLOCK NUMBER
RIGHT OF WAY

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PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
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Date:	12/18/2020

H:\Hartford Homes\223 Johnstown MF\00 - Granary\00\01\CAD\Shts\HFH00 Vicinity_11-14-Aug - Amanda Nunez - 4/8/2021

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60

SCALE: 1"=60'

LEGEND

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- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY

MATCHLINE (SEE SHEET 14)
HIGHLAND DR.
60' RIGHT OF WAY
SENEPOL RD.
60' RIGHT OF WAY
LONGHORN ST.
60' RIGHT OF WAY
FREISIAN RD.
60' RIGHT OF WAY
MATCHLINE (SEE SHEET 9)
BARLEY WAY
60' RIGHT OF WAY
ROOSEVELT PARKWAY
60' RIGHT OF WAY
WELD COUNTY ROAD 46
60' RIGHT OF WAY
OUTLOT Y
530,951 SF
12.189 AC
OUTLOT Q
161,362 SF
3.704 AC
PEDESTRIAN ACCESS,
UTILITY AND DRAINAGE EASEMENT,
OPEN SPACE
OUTLOT Z
485,025 SF
11.135 AC
PEDESTRIAN ACCESS,
UTILITY AND DRAINAGE EASEMENT,
OPEN SPACE
OUTLOT I
203,103 SF
4.663 AC
PEDESTRIAN ACCESS,
OPEN SPACE
OUTLOT I
203,103 SF
4.663 AC
PEDESTRIAN ACCESS,
OPEN SPACE
LOT A,
RECORDED EXEMPTION
NO. 1059-7-3 RE 135
REC. NO. 1636091
OWNER:
WANDA, DELBERT AND
CHRISTINE STOLLEY
NOT A PART
REC. NO. 1577982
OWNER: JEROME B. AND
CHRISTINE A. JENNISON
NOT A PART
REC. NO. 3853895
OWNER:
ROBERT P. STARCH
RONALD P. STARCH
WEST SIXTEENTH CORNER OF
COMMON WITH SECTION 7 AND 18,
T. 4 N., R. 67 W.
FOUND NO. 6 REBAR
WITH 2-1/2" ALUMINUM CAP
ILLEGIBLE
FOUND NO.
4 REBAR
NO CAP
FOUND NO. 4 REBAR
WITH YELLOW PLASTIC CAP,
ILLEGIBLE
FOUND NO. 4 REBAR
WITH YELLOW PLASTIC CAP,
ILLEGIBLE
SOUTH QUARTER CORNER
SECTION 7, T. 4 N., R. 67 W.
FOUND 2-1/2" ALUMINUM CAP
STAMPED "LS 24657"
S8715'06"E 484.10'
S8715'06"E 312.79'
N8714'36"W 344.51'
N8714'36"W 132.52'
S8838'31"W 200.26'
N8838'31"E 218.66'
N8838'31"E 127.52'
S8838'31"W 215.87'
N8838'31"E 80.10'
S0713'00"W 248.03'
N0713'00"E 248.03'
S0717'42"W 409.00'
N2701'35"W 470.75'
S8715'06"W 199.97'
S8032'19"W 130.13'
N8032'19"E 110.94'
S8032'19"W 109.48'
S8122'05"W 45.00'
S8840'49"W 11.67'
S8840'49"W 11.81'
S8725'39"W 58.44'
S8725'39"W 58.44'
S8725'39"W 58.44

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

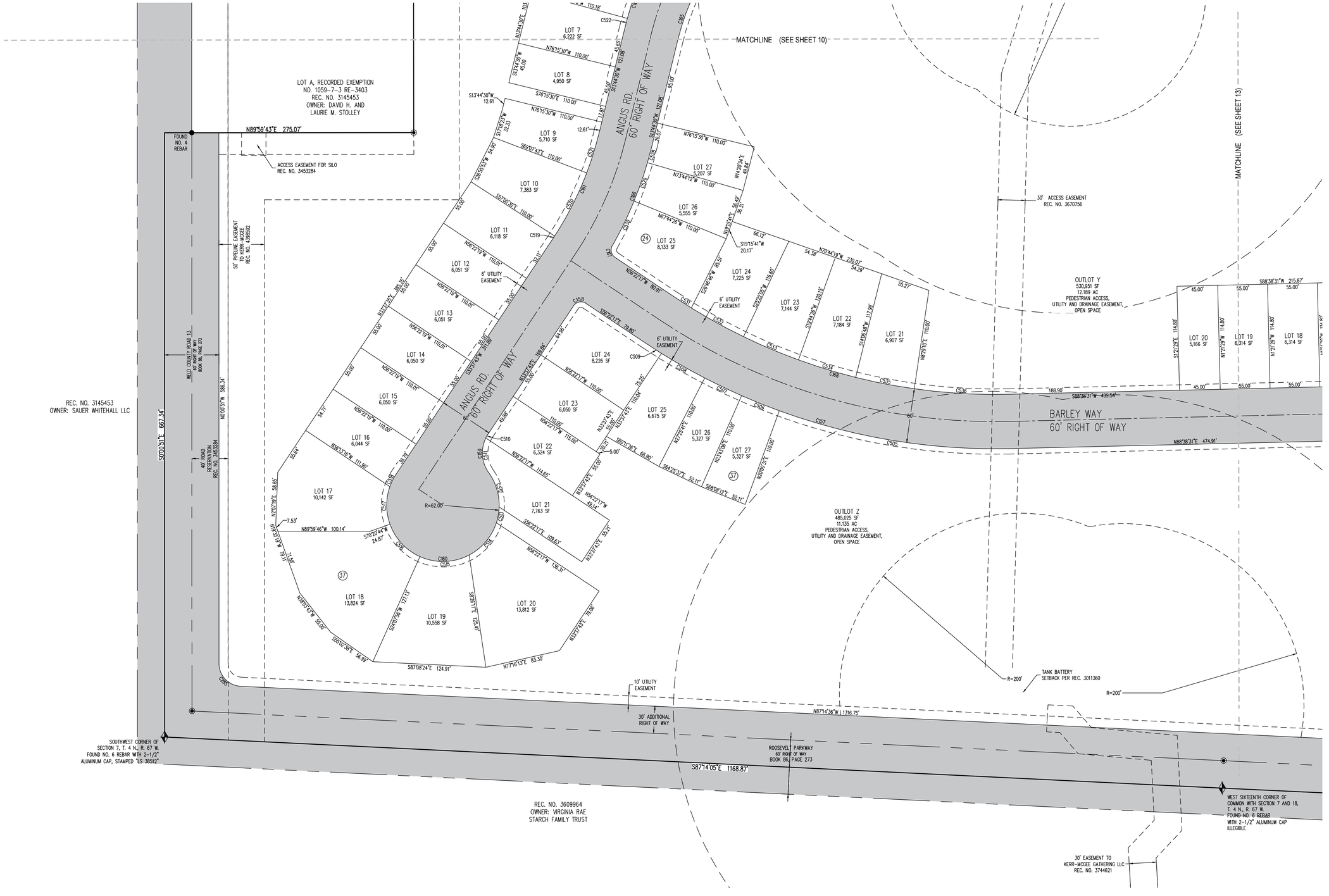
N

0 10 30 60

SCALE: 1"=60'

LEGEND

- FOUND NUMBER 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38069" UNLESS OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. — RECEPTION NUMBER
- (10) — BLOCK NUMBER
- RIGHT OF WAY



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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

H:\Hartford Homes\CO Johnstown HF\SD - Drawings\SHEETS\ALTA\Sheet\FIG 13.dwg, 11/14 dwg, Ammara Nnoli, 4/8/2020

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	89°33'24"	31.26	20.00	N45°04'26"E	28.17
C2	90°00'00"	31.42	20.00	S45°08'52"E	28.28
C3	90°00'00"	31.42	20.00	N44°51'08"E	28.28
C4	25°24'15"	192.87	435.00	S77°26'45"E	191.30
C5	12°00'12"	107.89	515.00	S70°44'43"E	107.69
C6	84°38'15"	29.54	20.00	S34°25'41"E	26.93
C7	84°38'15"	29.54	20.00	N50°12'33"E	26.93
C8	23°22'20"	210.08	515.00	N80°50'30"E	208.63
C9	90°00'00"	31.42	20.00	S65°50'39"E	28.28
C10	90°35'08"	31.62	20.00	N24°26'55"E	28.43
C11	10°05'48"	433.50	2460.00	N74°47'23"E	432.94
C12	99°36'41"	34.77	20.00	S50°21'23"E	30.55
C13	82°45'46"	28.89	20.00	N40°49'50"E	26.44
C14	4°14'41"	182.24	2460.00	N84°20'03"E	182.20
C15	92°59'34"	32.46	20.00	S47°02'50"E	29.01
C16	89°21'25"	31.19	20.00	N44°07'39"E	28.13
C17	14°41'09"	630.54	2460.00	S83°51'04"E	628.82
C18	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C19	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C20	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C21	90°00'00"	31.42	20.00	N58°29'31"E	28.28
C22	90°00'00"	31.42	20.00	S31°30'29"E	28.28
C23	90°04'49"	31.44	20.00	N58°31'55"E	28.30
C24	14°39'59"	261.10	1020.00	S83°45'40"E	260.38
C25	87°41'12"	30.61	20.00	S47°15'03"E	27.71
C26	86°48'06"	30.30	20.00	N39°59'36"E	27.48
C27	8°45'11"	155.83	1020.00	N79°01'04"E	155.67
C28	90°00'00"	31.42	20.00	S60°21'32"E	28.28
C29	90°00'00"	31.42	20.00	N29°38'28"E	28.28
C30	90°00'00"	31.42	20.00	S60°21'32"E	28.28
C31	90°11'32"	31.48	20.00	N29°44'14"E	28.33
C32	13°40'35"	238.70	1000.00	N81°40'18"E	238.13
C33	91°10'46"	31.83	20.00	S45°54'01"E	28.57
C34	90°00'00"	31.42	20.00	N44°41'22"E	28.28
C35	90°17'48"	31.52	20.00	S45°09'44"E	28.36
C36	89°42'12"	31.31	20.00	S44°50'16"W	28.21
C37	14°52'37"	280.42	1080.00	S82°15'03"W	279.64
C38	89°49'43"	31.36	20.00	N60°16'24"W	28.24
C39	90°00'00"	31.42	20.00	N29°38'28"E	28.28
C40	6°01'23"	98.81	940.00	N77°39'09"E	98.77
C41	95°55'42"	33.49	20.00	S51°22'18"E	29.71
C42	180°00'00"	210.49	67.00	N86°35'30"E	134.00
C43	94°55'29"	33.13	20.00	N44°03'17"E	29.47
C44	12°03'56"	197.95	940.00	S82°27'00"E	197.58
C45	89°54'34"	31.38	20.00	S31°27'46"E	28.26
C46	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C47	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C48	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C49	90°00'00"	31.42	20.00	N31°30'29"W	28.28
C50	90°00'00"	31.42	20.00	S58°29'31"W	28.28
C51	5°59'25"	265.56	2540.00	N79°30'11"W	265.43
C52	88°52'51"	31.03	20.00	N38°03'28"W	28.01
C53	88°52'51"	31.03	20.00	S50°49'23"W	28.01
C54	12°29'07"	553.49	2540.00	S89°01'15"W	552.39
C55	96°40'15"	33.74	20.00	N48°53'11"W	29.88
C56	80°36'59"	28.14	20.00	S39°45'27"W	25.88
C57	10°54'36"	483.65	2540.00	S74°36'38"W	482.92
C58	46°06'01"	350.00	435.00	N87°47'37"W	340.64
C59	25°24'15"	228.34	515.00	N77°26'45"W	226.48
C60	90°26'36"	31.57	20.00	N44°55'34"W	28.39
C61	13°37'11"	46.71	196.50	N6°39'43"E	46.60
C62	11°71'4"21"	180.07	88.00	N45°08'52"W	150.26
C63	13°37'11"	46.71	196.50	S83°02'33"W	46.60
C64	33°40'55"	179.30	305.00	S73°00'40"W	176.73
C65	73°24'01"	390.73	305.00	S19°28'12"W	364.55
C66	25°07'14"	118.38	270.00	S4°40'11"E	117.43
C67	14°04'01"	81.02	330.00	S0°51'25"W	80.82
C68	82°39'07"	28.85	20.00	S35°08'58"W	26.41
C69	86°17'40"	30.12	20.00	S60°22'38"E	27.36
C70	73°24'01"	313.86	245.00	S19°28'12"W	292.84
C71	82°17'54"	28.73	20.00	N82°40'51"W	26.32
C72	97°42'06"	34.10	20.00	S7°19'09"W	30.12
C73	33°40'56"	144.03	245.00	N73°00'40"E	141.96
C74	90°00'00"	31.42	20.00	N45°08'52"W	28.28
C75	90°00'00"	31.42	20.00	N44°51'08"E	28.28
C76	48°36'58"	207.89	245.00	N65°50'23"W	201.71
C77	48°36'58"	258.80	305.00	N65°50'23"W	251.10
C78	90°00'00"	31.42	20.00	N45°08'52"W	28.28
C79	90°00'00"	31.42	20.00	N44°51'08"E	28.28
C80	13°22'36"	71.21	305.00	N83°09'50"E	71.05

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C81	13°22'36"	57.20	245.00	S83°09'50"W	57.07
C82	90°00'00"	31.42	20.00	N45°08'52"W	28.28
C83	92°27'57"	40.35	25.00	N46°31'42"E	36.11
C84	86°41'16"	30.26	20.00	S43°53'41"E	27.46
C85	96°46'33"	33.78	20.00	S47°50'14"W	29.91
C86	28°09'47"	356.36	725.00	S82°08'37"W	352.79
C87	24°41'57"	62.51	145.00	S80°24'42"W	62.02
C88	13°37'11"	46.71	196.50	N80°25'44"W	46.60
C89	119°19'39"	183.27	88.00	S46°43'02"W	151.90
C90	13°37'11"	46.71	196.50	S6°06'13"E	46.60
C91	57°08'15"	204.43	205.00	S27°53'45"E	196.07
C92	52°37'51"	188.31	205.00	S82°46'48"E	181.76
C93	25°19'14"	749.07	1695.00	N83°33'53"E	742.99
C94	83°31'27"	29.05	20.00	S42°09'46"E	26.56
C95	96°46'33"	33.78	20.00	S47°50'14"W	29.91
C96	20°10'29"	617.96	1755.00	S86°08'16"W	614.77
C97	88°42'05"	15.48	10.00	N59°35'56"W	13.98
C98	88°42'05"	15.48	10.00	S29°06'09"W	13.98
C99	2°32'55"	78.07	1755.00	S72°10'44"W	78.06
C100	52°37'51"	133.19	145.00	N82°46'48"W	128.56
C101	57°08'15"	144.60	145.00	N27°53'45"W	138.68
C102	92°05'18"	16.07	10.00	N46°43'02"E	14.40
C103	87°54'42"	15.34	10.00	N43°16'58"W	13.88
C104	92°05'18"	16.07	10.00	N46°43'02"E	14.40
C105	22°26'31"	80.30	205.00	N81°32'25"E	79.78
C106	94°25'57"	16.48	10.00	S62°27'52"E	14.68
C107	83°18'37"	14.54	10.00	N26°24'25"E	13.29
C108	28°09'47"	326.87	665.00	N82°08'37"E	323.59
C109	83°13'27"	29.05	20.00	S42°09'46"E	26.56
C110	96°46'33"	33.78	20.00	S47°50'14"W	29.91
C111	28°09'47"	218.73	445.00	S82°08'37"W	216.54
C112	96°41'23"	16.88	10.00	N63°35'35"W	14.94
C113	87°42'19"	15.31	10.00	S28°36'16"W	13.86
C114	20°18'15"	150.61	425.00	S82°36'33"W	149.82
C115	19°55'59"	168.73	485.00	N82°47'41"E	167.88
C116	91°55'25"	16.04	10.00	S61°12'36"E	14.38
C117	83°18'37"	14.54	10.00	N26°24'25"E	13.29
C118	28°09'47"	189.24	385.00	N82°08'37"E	187.34
C119	83°13'27"	29.05	20.00	S42°09'46"E	26.56
C120	93°18'44"	32.57	20.00	N46°06'19"E	29.09
C121	83°48'49"	29.26	20.00	N42°27'27"W	26.72
C122	4°03'56"	246.23	3470.00	N86°23'50"W	246.18
C123	13°37'11"	46.71	196.50	S84°45'37"W	46.60
C124	11°71'4"21"	180.07	88.00	N43°25'48"W	150.26
C125	13°37'11"	46.71	196.50	N82°27'47"E	46.60
C126	94°24'36"	16.48	10.00	N45°38'06"W	14.68
C127	85°43'45"	14.96	10.00	N44°26'04"E	13.61
C128	4°48'45"	40.32	480.00	N3°58'35"E	40.31
C129	4°48'45"	35.28	420.00	S3°58'35"W	35.27
C130	90°00'00"	15.71	10.00	S43°25'48"E	14.14
C131	90°00'00"	15.71	10.00	S46°34'12"W	14.14
C132	92°27'47"	16.14	10.00	S44°39'42"E	14.44
C133	87°27'24"	15.26	10.00	S45°17'54"W	13.82
C134	90°00'00"	31.42	20.00	S43°25'48"E	28.28
C135	3°53'27"	239.71	3530.00	S86°29'05"E	239.66
C136	96°00'41"	33.51	20.00	N47°27'18"E	29.73
C137	83°31'27"	29.05	20.00	N42°09'46"W	26.56
C138	7°11'54"	310.32	2470.00	N87°22'27"W	310.12
C139	7°07'06"	314.32	2530.00	S87°20'02"E	314.12
C140	96°46'33"	33.78	20.00	N47°50'14"E	29.91
C141	83°13'27"	29.05	20.00	N42°09'46"W	26.56
C142	96°46'33"	33.78	20.00	N47°50'14"E	29.91
C143	4°39'19"	166.96	2055.00	S86°06'09"E	166.92
C144	4°39'19"	162.09	1995.00	N86°06'09"W	162.05
C145	6°37'17"	285.44	2470.00	S83°50'58"W	285.28
C146	0°45'53"	33.77	2530.00	S80°55'16"W	33.77
C147	81°09'04"	14.16	10.00	S40°43'40"W	13.01
C148	24°27'45"	87.52	205.00	S12°23'09"W	86.86
C149	241°52'01"	261.73	62.00	N34°28'02"W	106.36
C150	86°07'20"	57.12	38.00	N43°24'18"E	51.89
C151	97°01'36"	16.93	10.00	N48°21'40"W	14.98
C152	5°30'59"	243.59	2530.00	S85°53'02"W	243.49
C153	87°04'19"	30.39	20.00	S45°06'22"W	27.55
C154	88°48'48"	31.00	20.00	S42°50'12"E	27.99
C155	91°11'12"	31.83	20.00	N47°09'48"E	28.58
C156	92°55'41"	32.44	20.00	N44°53'38"W	29.00
C157	34°59'12"	424.39	695.00	N73°51'53"W	417.83
C158	90°00'00"	15.71	10.00	S78°37'43"W	14.14
C159	68°53'59"	45.70	38.00	S0°49'17"E	42.99
C160	248°53'59"	269.34	62.00	N89°10'43"E	102.25

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C161	19°53'13"	128.42	370.00	N23°41'07"E	127.78
C162	9°36'49"	55.37	330.00	N18°32'55"E	55.31
C163	38°42'51"	97.98	145.00	N3°59'54"E	96.12
C164	38°42'51"	138.52	205.00	N3°59'54"E	135.90
C165	9°36'49"	45.30	270.00	N18°32'55"E	45.25
C166	15°48'55"	118.69	430.00	N21°38'58"E	118.32
C167	85°55'42"	15.00	10.00	N13°24'26"W	13.63
C168	34°59'12"	387.75	635.00	N73°51'53"W	381.76
C169	87°04'19"	15.20	10.00	S45°06'22"W	13.78
C170	11°55'19"	255.94	1230.00	S7°31'51"W	255.47
C171	11°55'19"	243.45	1170.00	S7°31'51"W	243.01
C172	92°55'41"	16.22	10.00	S44°53'38"E	14.50
C173	87°04'19"	15.20	10.00	N45°06'22"E	13.78
C174	11°55'19"	197.67	950.00	N7°31'51"E	197.32
C175	11°55'19"	185.19	890.00	S7°31'51"W	184.86
C176	94°00'23"	16.41	10.00	S45°26'00"E	14.63
C177	4°41'18"	202.11	2470.00	N85°13'10"E	202.05
C178	81°18'19"	14.19	10.00	N42°1'21"E	13.03
C179	11°55'19"	141.49	680.00	N7°31'51"E	141.24
C180	11°55'19"	129.01	620.00	S7°31'51"W	128.78
C181	101°01'53"	17.63	10.00	S48°56'44"E	15.44
C182	6°45'38"	298.52	2530.00	N83°55'08"E	298.35
C183	16°44'08"	181.10	620.00	S12°28'35"E	180.45
C184	68°53'59"	45.70	38.00	N30°20'29"E	42.99
C185	248°53'59"	269.34	62.00	N59°39'31"W	102.25
C186	9°33'28"	16.33	10.00	N42°40'13"E	14.57
C187	86°26'32"	15.09	10.00	N47°19'47"W	13.70
C188	16°44'08"	198.62	680.00	N12°28'35"W	197.92
C189	90°00'00"	15.71	10.00	S45°33'03"E	14.14
C190	13°37'10"	46.71	196.50	N6°15'32"E	46.60
C191	11°71'4"21"	180.07	88.00	N45°33'03"W	150.26
C192	13°37'10"	46.71	196.50	S82°38'22"W	46.60
C193	10°42'06"	371.69	1990.00	S85°12'00"E	371.15
C194	7°37'53"	214.44	1610.00	N83°39'54"W	214.28
C195	6°41'08"	703.60	6030.00	N89°10'36"E	703.21
C196	13°37'10"	46.71	196.50	S87°21'23"E	46.60
C197	113°02'08"	173.61	88.00	N42°56'08"E	146.79
C198	13°37'11"	46.71	196.50	N6°46'20"W	46.60
C199	5°51'26"	14.75	144.25	N2°57'03"E	14.74
C200	6°12'19"	84.48	780.00	N2°47'31"E	84.44
C201	84°29'12"	14.75	10.00	S41°55'58"W	13.45
C202	95°30'48"	16.67	10.00	S48°04'02"E	14.81
C203	6°12'19"	77.98	720.00	S2°47'31"W	77.94
C204	79°56'21"	13.95	10.00	S45°51'51"W	12.85
C205	100°03'39"	17.46	10.00	S44°08'09"E	15.33
C206	5°51'26"	20.88	204.25	S2°57'19"W	20.87
C207	85°47'47"	29.95	20.00	S42°56'08"W	27.23
C208	1°42'50"	178.58	5970.00	S87°34'09"W	178.57
C209	92°47'20"	16.19	10.00	N45°10'46"W	14.48
C210	87°58'51"	15.36	10.00	S45°12'19"W	13.89
C211	3°19'25"	346.30	5970.00	N89°08'33"W	346.25
C212	92°56'54"	16.22	10.00	N41°00'23"W	14.50
C213	87°03'06"	15.19	10.00	N48°59'37"E	13.77
C214	7°37'53"	206.45	1550.00	N83°39'54"W	206.30
C215	86°44'45"	15.14	10.00	N36°28'34"W	13.73
C216	93°15'15"	16.28	10.00	N53°31'26"E	14.54
C217	10°42'06"	382.89	2050.00	S85°12'00"E	382.34
C218	90°00'00"	31.42	20.00	N45°33'03"W	28.28
C219	90°00'00"	15.71	10.00	N44°26'57"E	14.14
C220	10°42'06"	423.99	2270.00	S85°12'00"E	423.37
C221	81°34'03"	14.24	10.00	N39°03'56"W	13.06
C222	5°10'42"	40.67	450.00	S4°18'27"W	40.66
C223	3°52'26"	34.48	510.00	N4°57'35"E	34.47
C224	97°07'40"	16.95	10.00	N51°35'13"E	14.99
C225	7°37'53"	177.15	1330.00	N83°39'54"W	177.02
C226	92°18'34"	16.11	10.00	S41°19'34"E	14.42
C227	0°38'21"	11.27	1010.00	S5°08'53"W	11.27
C228	1°37'34"	15.13	533.19	N5°03'45"E	15.13
C229	87°51'43"	15.33	10.00	N48°35'18"E	13.88
C230	3°23'37"	340.58	5750.00	S89°10'39"E	340.53
C231	92°05'21"	16.07	10.00	S44°49'47"E	14.40
C232	87°06'51"	15.20	10.00	N44°46'19"E	13.78
C233	2°29'43"	250.42	5750.00	N87°04'53"E	250.40
C234	2°14'53"	243.76	6212.47	S87°03'40"W	243.74
C235	92°55'35"	16.22	10.00	N45°14'54"W	14.50
C236	87°52'53"	15.34	10.00	S45°09'20"W	13.88
C237	3°25'23"	339.95	5690.00	N89°11'32"W	339.90
C238	87°37'53"	15.29	10.00	N43°39'54"W	13.85
C239	92°16'32"	16.11	10.00	N46°22'54"E	14.42
C240	7°37'53"	169.16	1270.00	N83°39'54"W	169.03

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C241	80°00'00"	13.96	10.00	N39°50'57"W	12.86
C242	100°00'00"	17.45	10.00	S50°09'03"W	15.32
C243	10°42'06"	435.19	2330.00	S85°12'00"E	434.56
C244	90°00'00"	15.71	10.00	S45°33'03"E	14.14
C245	90°00'00"	15.71	10.00	S44°26'57"W	14.14
C246	90°00'00"	15.71	10.00	N45°33'03"W	14.14
C247	90°00'00"	15.71	10.00	S44°26'57"W	14.14
C248	90°33'03"	15.80	10.00	S44°43'29"W	14.21
C249	10°09'03"	451.77	2550.00	N84°55'29"W	451.18
C250	80°00'00"	13.96	10.00	N39°50'57"W	12.86
C251	100°00'00"	17.45	10.00	S50°09'03"W	15.32
C252	13°37'10"	46.71	196.50	S73°02'22"E	46.60
C253	12°71'4"21"	195.43	88.00	S50°09'03"W	157.67
C254	13°37'10"	46.71	196.50	S6°39'32"E	46.60
C255	13°20'28"	121.08	520.00	S6°49'17"W	120.81
C256	13°20'28"	135.05	580.00	N6°49'17"E	134.75
C257	100°00'00"	34.91	20.00	N50°09'03"E	30.64
C258	80°00'00"	13.96	10.00	S39°50'57"E	12.86
C259	13°20'28"	90.81	390.00	N6°49'17"E	90.61
C260	13°20'28"	104.78	450.00	N6°49'17"E	104.54
C261	100°00'00"	17.45	10.00	S50°09'03"W	15.32
C262	10°08'55"	462.30	2610.00	S84°55'25"E	461.70
C263	89°26'57"	15.61	10.00	S45°16'31"E	14.07
C264	93°30'00"	16.32	10.00	N46°54'03"E	14.57
C265	4°50'45"	462.63	5470.00	S88°46'20"E	462.49
C266	92°24'36"	16.13	10.00	S44°59'24"E	14.44
C267	86°45'10"	15.14	10.00	S44°35'28"W	13.74
C268	3°47'29"	361.97	5470.00	S86°04'18"W	361.90
C269	95°30'48"	16.67	10.00	N48°04'02"W	14.81
C270	15°02'54"	257.39	980.00	N7°50'05"W	256.65
C271	15°02'54"	241.63	920.00	S7°50'05"E	240.94
C272	85°13'18"	14.87	10.00	S42°18'01"W	13.54
C273	3°00'30"	284.05	5410.00	S86°24'55"W	284.02
C274	9°31'44"	16.28	10.00	N45°25'59"W	14.54
C275	16°34'25"	59.30	205.00	N7°04'19"W	59.09
C276	16°34'25"	41.94	145.00	S7°04'19"E	41.80
C277	87°33'16"	15.28	10.00	S44°59'31"W	13.84
C278	2°06'20"	198.80	5410.00	S89°49'19"W	198.79
C279	85°43'04"	14.96	10.00	N46°15'59"W	13.60
C280	95°08'02"	16.60	10.00	S44°09'34"W	14.76
C281	1°20'24"	126.52	5410.00	N87°36'13"W	126.52
C282	86°30'00"	15.10	10.00	N43°05'57"W	13.70
C283	13°20'28"	55.88	240.00	N6°49'17"E	55.76
C284	8°39'02"	45.29	300.00	N4°28'34"E	45.25
C285	87°13'45"	28.06	25.00	S43°37'43"E	34.49
C286	5°31'22"	41.93	435.00	S87°23'11"E	41.91
C287	19°52'53"	150.94	435.00	S74°41'03"E	150.19
C288	2°13'22"	19.98	515.00	S65°51'18"E	19.98
C289	9°46'50"	87.91	515.00	S71°51'24"E	87.81
C290	2°05'33"	89.84	2460.00	S70°47'15"W	89.83
C291	5°57'02"	255.48	2460.00	S74°48'32"W	255.37
C292	5°57'02"	255.48	2460.00	S74°48'32"W	255.37
C293	2°03'14"	88.18	2460.00	S78°48'40"W	88.18
C294	2°10'03"	93.06	2460.00	S83°17'44"W	93.06
C295	2°04'38"	89.18	2460.00	N85°25'05"E	89.18
C296	2°06'06"	90.23	2460.00	S89°51'25"W	90.23
C297	12°35'04"	540.31	2460.00	S82°48'01"E	539.22
C298	5°03'37"	90.08	1020.00	S78°57'29"E	90.05
C299	4°29'07"	79.85	1020.00	S83°43'50"E	79.83
C300	5°07'16"	91.17	1020.00	S88°32'01"E	91.14
C301	5°08'46"	91.61	1020.00	S80°49'17"W	91.58
C302	3°36'26"	64.21	1020.00	S76°26'41"W	64.20
C303	6°52'21"	119.95	1000.00	S78°16'11"W	119.88
C304	6°48'14"	118.75	1000.00	S85°06'29"W	118.68
C305	10°05'35"	190.25	1080.00	N84°38'34"E	190.00
C306	4°47'02"	90.18	1080.00	N77°12'16"E	90.15
C307	5°15'56"	6.16	67.00	S6°02'25"E	6.16
C308	52°38'39"	61.56	67.00	S34°59'42"E	59.42
C309	25°26'59"	29.76	67.00	S74°02'31"E	29.52
C310	38°25'43"	44.94	67.00	N74°01'08"E	44.10
C311	47°15'52"	55.27	67.00	N31°10'20"E	53.72
C312	10°56'51"	12.80	67.00	N20°3'59"E	12.78
C313	6°34'11"	107.78	940.00	S85°11'53"E	107.73
C314	5°29'45"	90.16	940.00	S79°09'55"E	90.13
C315	12°12'25"	41.86	196.50	S5°57'20"W	41.79
C316	1°24'46"	4.84	196.50	S12°45'56"W	4.84
C317	26°49'11"	41.19	88.00	S0°03'43"W	40.82
C318	37°12'38"	57.15	88.00	S31°57'11"E	56.15
C319	45°05'44"	69.26	88.00	S73°06'22"E	67.49
C320	8°06'48"	12.46	88.00	N80°17'22"E	12.45

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C321	5°30'10"	29.29	305.00	N87°06'03"E	29.28
C322	8°27'13"	45.00	305.00	N80°07'22"E	44.96
C323	8°27'13"	45.00	305.00	N71°40'10"E	44.96
C324	8°27'13"	45.00	305.00	N63°12'57"E	44.96
C325	9°58'46"	53.12	305.00	N51°10'49"E	53.06
C326	10°25'19"	55.48	305.00	N40°58'47"E	55.40
C327	10°21'19"	55.12	305.00	N30°35'28"E	55.05
C328	10°22'40"	55.24	305.00	N20°13'29"E	55.17
C329	10°23'37"	55.33	305.00	N9°50'20"E	55.25
C330	10°28'15"	55.74	305.00	N0°35'36"W	55.66
C331	8°25'17"	44.83	305.00	N10°02'22"W	44.79
C332	2°58'48"	15.86	305.00	N15°44'24"W	15.86
C333	5°22'50"	25.35	270.00	N14°32'23"W	25.35
C334	17°40'29"	83.29	270.00	N3°00'44"W	82.96
C335	2°03'55"	9.73	270.00	N6°51'28"E	9.73
C336	1°58'19"	11.36	330.00	S6°54'16"W	11.36
C337	12°05'42"	69.66	330.00	S0°07'44"E	69.53
C338	6°59'53"	29.92	245.00	S13°43'52"E	29.91
C339	31°52'19"	136.29	245.00	S5°42'14"W	134.54
C340	24°43'50"	105.75	245.00	S34°00'18"W	104.93
C341	9°47'59"	41.90	245.00	S51°16'13"W	41.85
C342	14°22'07"	61.44	245.00	S63°21'16"W	61.28
C343	19°18'49"	82.59	245.00	S80°11'44"W	82.20
C344	18°13'00"	77.90	245.00	S81°02'22"E	77.57
C345	27°26'44"	117.36	245.00	S58°12'30"E	116.24
C346	2°57'14"	12.63	245.00	S43°00'31"E	12.63
C347	6°16'56"	33.44	305.00	N44°40'22"W	33.43
C348	8°37'38"	45.93	305.00	N52°07'39"W	45.88
C349	8°19'27"	44.31	305.00	N60°36'12"W	44.27
C350	8°29'58"	45.24	305.00	N69°00'54"W	45.20
C351	8°30'26"	45.29	305.00	N77°31'06"W	45.24
C352	8°22'34"	44.59	305.00	N85°57'35"W	44.55
C353	6°32'57"	34.86	305.00	N86°34'40"E	34.84
C354	6°49'40"	36.35	305.00	N79°53'22"E	36.32
C355	10°35'47"	45.31	245.00	S81°46'25"W	45.25
C356	2°46'50"	11.89	245.00	S88°27'43"W	11.89
C357	2°14'04"	28.27	725.00	S84°53'31"E	28.27
C358	3°33'23"	45.00	725.00	S87°47'15"E	44.99
C359	3°33'23"	45.00	725.00	N88°39'23"E	44.99
C360	3°33'23"	45.00	725.00	S44°09'34"W	14.76
C361	3°33'23"	45.00	725.00	N81°32'37"E	44.99
C362	3°33'23"	45.00	725.00	N77°59'15"E	44.99
C363	3°33'23"	45.00	725.00	N74°25'52"E	44.99
C364	4°20'48"	55.00	725.00	N70°28'47"E	54.99
C365	0°14'39"	3.09	725.00	N68°11'04"E	3.09
C366	2°20'17"	5.92	145.00	N69°13'52"E	5.92
C367	22°21'40"	56.59	145.00	N81°34'51"E	56.23
C368	9°24'56"	32.29	196.50	S82°31'51"E	32.25
C369	4°12'15"	14.42	196.50	S75°54'16"E	14.42
C370	26°25'11"	40.58	88.00	S86°49'44"E	40.22
C371	34°24'02"	52.84	88.00	N62°45'40"E	52.05
C372	34°32'34"	53.05	88.00	N28°17'22"E	52.25
C373	23°57'53"	36.81	88.00	N05°57'51"W	36.54
C374	5°23'20"	18.48	196.50	N10°15'08"W	18.47
C375	8°13'50"	28.23	196.50	N3°26'32"W	28.20

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C561	3°47'30"	45.00	680.00	S6°20'34"W	44.99
C562	3°47'29"	45.00	680.00	S10°08'03"W	44.99
C563	1°27'43"	17.35	680.00	S12°45'40"W	17.35
C564	5°52'52"	63.64	620.00	N10°33'05"E	63.61
C565	6°02'27"	65.37	620.00	N4°35'25"E	65.34
C566	4°28'07"	197.32	2530.00	S82°46'23"W	197.27
C567	2°17'31"	101.20	2530.00	S86°09'11"W	101.20
C568	4°29'59"	48.69	620.00	S18°35'40"E	48.68
C569	6°10'44"	66.86	620.00	S13°15'18"E	66.83
C570	6°03'25"	65.54	620.00	S7°08'14"E	65.51
C571	54°54'02"	36.41	38.00	S23°20'30"W	35.03
C572	13°59'57"	9.28	38.00	S57°47'30"W	9.26
C573	62°13'34"	67.34	62.00	S33°40'41"W	64.07
C574	55°08'27"	59.67	62.00	S25°00'19"E	57.39
C575	41°35'08"	45.00	62.00	S73°22'07"E	44.02
C576	41°35'08"	45.00	62.00	N65°02'45"E	44.02
C577	46°13'18"	50.02	62.00	N21°08'32"E	48.67
C578	2°08'24"	2.32	62.00	N3°02'19"W	2.32
C579	0°17'47"	3.52	680.00	N4°15'24"W	3.52
C580	4°38'03"	55.00	680.00	N6°43'20"W	54.99
C581	3°47'30"	45.00	680.00	N10°56'06"W	44.99
C582	4°38'03"	55.00	680.00	N15°08'53"W	54.99
C583	3°22'45"	40.11	680.00	N19°09'17"W	40.10
C584	3°29'56"	12.00	196.50	S11°11'55"W	12.00
C585	10°01'14"	34.71	196.50	S8°00'30"W	34.66
C586	7°05'41"	10.90	88.00	S9°31'17"W	10.89
C587	31°21'04"	48.15	88.00	S9°42'05"E	47.55
C588	32°00'17"	49.16	88.00	S41°22'46"E	48.52
C589	21°16'09"	32.67	88.00	S68°00'59"E	32.48
C590	25°31'10"	39.20	88.00	N88°35'22"E	38.87
C591	5°53'04"	20.18	196.50	N78°46'19"E	20.17
C592	7°44'06"	26.53	196.50	N85°34'54"E	26.51
C593	1°27'56"	50.90	1990.00	S89°49'05"E	50.90
C594	1°35'01"	55.00	1990.00	S88°17'37"E	55.00
C595	1°35'01"	55.00	1990.00	S86°42'36"E	55.00
C596	1°35'01"	55.00	1990.00	S85°07'35"E	55.00
C597	1°35'01"	55.00	1990.00	S83°32'34"E	55.00
C598	1°35'04"	55.03	1990.00	S81°57'32"E	55.03
C599	1°19'03"	45.76	1990.00	S80°30'29"E	45.76
C600	0°06'22"	2.98	1610.00	S79°54'08"E	2.98
C601	1°57'26"	55.00	1610.00	S80°56'02"E	55.00
C602	1°57'26"	55.00	1610.00	S82°53'29"E	55.00
C603	1°57'26"	55.00	1610.00	S84°50'55"E	55.00
C604	1°39'12"	46.46	1610.00	S86°39'14"E	46.46
C605	0°29'21"	51.49	6030.00	S87°43'31"E	51.49
C606	0°31'21"	55.00	6030.00	S88°13'53"E	55.00
C607	0°31'21"	55.00	6030.00	S88°45'14"E	55.00
C608	0°31'21"	55.00	6030.00	S89°16'35"E	55.00
C609	0°31'21"	55.00	6030.00	S89°47'57"E	55.00
C610	0°31'21"	55.00	6030.00	N89°40'42"E	55.00
C611	0°31'21"	55.00	6030.00	N89°09'21"E	55.00
C612	0°31'21"	55.00	6030.00	N88°37'59"E	55.00
C613	0°31'21"	55.00	6030.00	N88°06'38"E	55.00
C614	0°31'21"	55.00	6030.00	N87°35'17"E	55.00
C615	0°14'15"	25.00	6030.00	N87°12'28"E	25.00
C616	0°31'21"	55.00	6030.00	N86°49'40"E	55.00
C617	0°31'21"	55.00	6030.00	N86°18'19"E	55.00
C618	0°12'36"	22.11	6030.00	N85°56'20"E	22.11
C619	11°11'19"	38.37	196.50	S88°34'19"E	38.31
C620	2°25'51"	8.34	196.50	S81°45'43"E	8.34
C621	30°22'55"	46.66	88.00	N84°15'45"E	46.12
C622	35°48'36"	55.00	88.00	N51°10'00"E	54.11
C623	35°48'35"	55.00	88.00	N15°21'24"E	54.11
C624	11°02'02"	16.95	88.00	N80°03'55"W	16.92
C625	3°46'26"	12.94	196.50	N11°41'43"W	12.94
C626	9°50'45"	33.77	196.50	N4°53'08"W	33.73
C627	2°51'01"	38.80	780.00	N4°28'11"E	38.80
C628	3°21'19"	45.68	780.00	N1°22'01"E	45.67
C629	3°21'39"	42.23	720.00	N1°22'11"E	42.23
C630	2°50'40"	35.74	720.00	N4°28'21"E	35.74
C631	0°00'07"	0.20	5970.54	S85°50'02"W	0.20
C632	0°26'13"	45.53	5970.00	N86°03'15"E	45.53
C633	0°26'22"	45.78	5970.00	N86°29'33"E	45.78
C634	0°26'24"	45.84	5970.00	N86°55'56"E	45.84
C635	0°19'02"	33.06	5970.00	N87°18'39"E	33.06
C636	0°57'24"	99.68	5970.00	N87°56'52"E	99.68
C637	0°25'55"	45.00	5970.00	S89°24'42"W	45.00
C638	0°25'55"	45.00	5970.00	S89°50'37"W	45.00
C639	0°25'55"	45.00	5970.00	N89°43'28"W	45.00
C640	0°25'55"	45.00	5970.00	N89°17'34"W	45.00

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C641	0°25'55"	45.00	5970.00	N88°51'39"W	45.00
C642	0°25'55"	45.00	5970.00	N88°25'44"W	45.00
C643	0°31'40"	55.00	5970.00	N87°56'57"W	55.00
C644	0°12'16"	21.30	5970.00	N87°34'58"W	21.30
C645	1°38'14"	44.29	1550.00	N86°39'43"W	44.29
C646	1°47'26"	48.44	1550.00	N84°56'53"W	48.44
C647	2°11'18"	59.20	1550.00	N82°57'31"W	59.20
C648	2°00'55"	54.52	1550.00	N80°51'25"W	54.52
C649	0°39'28"	23.53	2050.00	S80°10'41"E	23.53
C650	1°20'36"	48.06	2050.00	S81°10'43"E	48.06
C651	1°15'28"	45.00	2050.00	S82°28'45"E	45.00
C652	1°15'28"	45.00	2050.00	S83°44'12"E	45.00
C653	1°15'28"	45.00	2050.00	S84°59'40"E	45.00
C654	1°15'28"	45.00	2050.00	S86°15'08"E	45.00
C655	1°15'28"	45.00	2050.00	S87°30'36"E	45.00
C656	1°15'28"	45.00	2050.00	S88°46'03"E	45.00
C657	1°09'16"	41.30	2050.00	S89°58'25"E	41.30
C658	0°42'26"	28.02	2270.00	S89°48'10"W	28.02
C659	1°11'37"	47.29	2270.00	N89°14'48"W	47.29
C660	1°11'37"	47.29	2270.00	N88°03'11"W	47.29
C661	1°11'37"	47.29	2270.00	N86°51'34"W	47.29
C662	1°11'37"	47.29	2270.00	N85°39'56"W	47.29
C663	1°11'37"	47.29	2270.00	N84°28'19"W	47.29
C664	1°11'37"	47.29	2270.00	N83°16'42"W	47.29
C665	1°38'08"	64.80	2270.00	N81°51'49"W	64.80
C666	1°11'38"	47.30	2269.92	N80°26'56"W	47.30
C667	0°00'10"	0.11	2270.92	N79°50'57"W	0.11
C668	0°15'58"	6.18	1330.00	S79°58'56"E	6.18
C669	1°56'19"	45.00	1330.00	S81°05'04"E	45.00
C670	1°56'19"	45.00	1330.00	S83°01'23"E	45.00
C671	1°56'19"	45.00	1330.00	S84°57'42"E	45.00
C672	1°32'59"	35.97	1330.00	S86°42'21"E	35.97
C673	0°01'16"	2.12	5750.00	S87°29'27"E	2.12
C674	0°32'53"	55.00	5750.00	S87°46'33"E	55.00
C675	0°32'53"	55.00	5750.00	S88°19'26"E	55.00
C676	0°26'54"	45.00	5750.00	S88°49'19"E	45.00
C677	0°26'54"	45.00	5750.00	S89°16'14"E	45.00
C678	0°26'54"	45.00	5750.00	S89°43'08"E	45.00
C679	0°26'54"	45.00	5750.00	N89°49'58"E	45.00
C680	0°28'59"	48.46	5750.00	N89°22'01"E	48.46
C681	1°00'12"	100.68	5750.00	S87°49'39"W	100.68
C682	0°13'31"	22.62	5750.00	S87°12'47"W	22.62
C683	0°26'54"	45.00	5750.00	S86°52'35"W	45.00
C684	0°26'54"	45.00	5750.00	S86°25'40"W	45.00
C685	0°22'12"	37.12	5750.00	S86°01'08"W	37.12
C686	0°34'02"	56.33	5690.00	S89°22'47"W	56.33
C687	0°27'45"	45.93	5690.00	S89°53'41"W	45.93
C688	0°27'45"	45.93	5690.00	N89°38'34"W	45.93
C689	0°27'45"	45.93	5690.00	N89°10'50"W	45.93
C690	0°27'45"	45.93	5690.00	N88°43'05"W	45.93
C691	0°27'45"	45.93	5690.00	N88°15'20"W	45.93
C692	0°27'45"	45.93	5690.00	N87°47'35"W	45.93
C693	0°04'52"	8.05	5690.00	N87°31'16"W	8.05
C694	1°43'44"	38.32	1270.00	N86°36'59"W	38.32
C695	2°13'22"	49.27	1270.00	N84°38'26"W	49.26
C696	2°13'22"	49.27	1270.00	N82°25'04"W	49.26
C697	1°27'26"	32.30	1270.00	N80°34'40"W	32.30
C698	0°43'55"	29.77	2330.00	N80°12'55"W	29.77
C699	1°06'24"	45.00	2330.00	N81°08'04"W	45.00
C700	1°19'19"	53.76	2330.00	N82°20'56"W	53.76
C701	1°06'24"	45.00	2330.00	N83°33'47"W	45.00
C702	1°06'24"	45.00	2330.00	N84°40'11"W	45.00
C703	1°06'24"	45.00	2330.00	N85°46'34"W	45.00
C704	1°06'24"	45.00	2330.00	N86°52'58"W	45.00
C705	1°06'24"	45.00	2330.00	N87°59'22"W	45.00
C706	1°06'24"	45.00	2330.00	N89°05'45"W	45.00
C707	0°54'06"	36.66	2330.00	S89°54'00"W	36.66
C708	0°30'25"	22.56	2550.00	S89°44'47"E	22.56
C709	1°03'23"	47.02	2550.00	S88°57'53"E	47.02
C710	1°03'23"	47.02	2550.00	S87°54'30"E	47.02
C711	1°03'23"	47.02	2550.00	S86°51'07"E	47.02
C712	1°03'23"	47.02	2550.00	S85°47'43"E	47.02
C713	1°03'24"	47.02	2550.00	S84°44'20"E	47.02
C714	1°03'37"	47.19	2550.00	S83°40'50"E	47.19
C715	1°03'41"	47.24	2550.00	S82°37'10"E	47.24
C716	1°03'24"	47.03	2550.00	S81°33'38"E	47.03
C717	1°03'37"	47.19	2550.00	S80°30'07"E	47.19
C718	0°07'21"	5.46	2550.00	S79°54'38"E	5.46
C719	12°31'16"	42.94	196.50	S73°35'19"E	42.86
C720	1°05'55"	3.77	196.50	S66°46'44"E	3.77

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C721	5°50'37"	53.04	520.00	N3°04'21"E	53.01
C722	7°29'51"	68.05	520.00	N9°44'36"E	68.00
C723	3°48'48"	38.60	580.00	N11°35'07"E	38.60
C724	4°26'43"	45.00	580.00	N7°27'21"E	44.99
C725	4°26'43"	45.00	580.00	N3°00'38"E	44.99
C726	0°38'13"	6.45	580.00	N0°28'10"E	6.45
C727	0°27'27"	3.11	390.00	N0°22'46"E	3.11
C728	9°22'21"	63.80	390.00	S5°17'41"W	63.73
C729	3°30'40"	23.90	390.00	S11°44'11"W	23.90
C730	0°18'28"	2.42	450.00	S13°20'17"W	2.42
C731	7°00'10"	55.00	450.00	S9°40'58"W	54.97
C732	6°01'50"	47.36	450.00	S3°09'58"W	47.34
C733	0°48'35"	36.89	2610.00	N80°15'15"W	36.89
C734	0°59'16"	45.00	2610.00	N81°09'11"W	45.00
C735	0°59'16"	45.00	2610.00	N82°08'27"W	45.00
C736	1°02'34"	47.50	2610.00	N83°09'22"W	47.50
C737	0°59'16"	45.00	2610.00	N84°07'17"W	45.00
C738	0°59'16"	45.00	2610.00	N85°06'33"W	45.00
C739	0°59'16"	45.00	2610.00	N86°08'50"W	45.00
C740	0°59'16"	45.00	2610.00	N87°08'06"W	45.00
C741	0°59'16"	45.00	2610.00	N88°07'22"W	45.00
C742	0°59'16"	44.99	2610.00	N89°06'38"W	44.99
C743	0°23'36"	17.92	2610.00	N89°48'04"W	17.92
C744	0°24'23"	38.79	5470.00	S86°33'09"E	38.79
C745	0°28'17"	45.00	5470.00	S86°59'28"E	45.00
C746	0°28'17"	45.00	5470.00	S87°27'45"E	45.00
C747	0°28'17"	45.00	5470.00	S87°56'02"E	45.00
C748	0°34'53"	55.49	5470.00	S88°27'37"E	55.49
C749	0°28'17"	45.00	5470.00	S88°56'12"E	45.00
C750	0°28'17"	45.00	5470.00	S89°27'28"E	45.00
C751	0°28'16"	44.99	5470.00	S89°55'45"E	44.99
C752	0°28'17"	45.00	5470.00	N89°35'58"E	45.00
C753	0°33'32"	53.35	5470.00	N89°05'04"E	53.35
C754	3°01'03"	288.08	5470.00	N86°27'31"E	288.05
C755	0°34'34"	55.00	5470.00	S84°39'43"W	55.00
C756	0°11'52"	18.88	5470.00	S84°16'30"W	18.88
C757	11°4'48"	21.32	980.00	S0°56'02"E	21.32
C758	2°37'51"	45.00	980.00	S2°52'22"E	45.00
C759	2°37'51"	45.00	980.00	S5°30'13"E	45.00
C760	2°37'51"	45.00	980.00	S8°08'04"E	45.00
C761	2°37'51"	45.00	980.00	S10°45'56"E	45.00
C762	3°12'56"	55.00	980.00	S13°41'19"E	54.99
C763	0°03'44"	1.07	980.00	S15°19'40"E	1.07
C764	1°44'25"	27.94	920.00	N14°29'19"W	27.94
C765	3°53'26"	62.47	920.00	N11°40'24"W	62.46
C766	3°53'26"	62.47	920.00	N7°46'58"W	62.46
C767	3°53'26"	62.47	920.00	N3°53'33"W	62.46
C768	1°38'12"	26.28	920.00	S1°01'44"E	26.28
C769	1°04'15"	101.11	5410.00	S85°26'47"W	101.11
C770	0°52'56"	83.29	5410.00	N86°25'22"E	83.29
C771	1°03'19"	99.65	5410.00	N87°25'30"E	99.65
C772	2°03'16"	7.35	205.00	S0°11'16"W	7.35
C773	14°31'10"	51.95	205.00	S8°05'57"E	51.81
C774	0°33'32"	52.77	5410.00	N89°02'55"E	52.77
C775	0°29'11"	45.93	5410.00	S89°34'17"W	45.93
C776	0°29'11"	45.93	5410.00	N89°56'32"W	45.93
C777	0°34'25"	54.17	5410.00	S89°24'44"E	54.17
C778	0°44'43"	70.38	5410.00	N87°54'03"W	70.38
C779	0°35'40"	56.14	5410.00	N87°13'51"W	56.14
C780	0°35'04"	55.18	5410.00	N86°38'29"W	55.18
C781	4°41'26"	24.56	300.00	S11°08'48"W	24.55
C782	8°35'40"	45.00	300.00	S4°30'15"W	44.96
C783	0°03'22"	0.29	300.00	S0°10'44"W	0.29

LAND USE SUMMARY						
THE GRANARY						
OUTLOTS	AREA ( )	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	771,316	17.707	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
B	53,831	1.236	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY EASEMENT, OPEN SPACE	
C	24,416	0.561	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
D	128,518	2.950	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
E	975,816	22.402	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
F	40,243	0.924	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
G	39,841	0.915	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
H	24,687	0.567	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
I	203,103	4.663	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
J	117,708	2.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
K	6,430	0.148	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
L	12,455	0.286	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
M	12,565	0.288	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
N	11,138	0.256	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
O	10,280	0.236	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
P	211,395	4.853	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
Q	161,362	3.704	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
R	6,106	0.140	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
S	3,565	0.082	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
T	6,131	0.141	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
U	71,992	1.653	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
V	34,195	0.785	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
W	32,348	0.743	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
X	37,043	0.850	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
Y	530,951	12.189	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
Z	485,025	11.135	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
AA	79,715	1.830	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
BB	9,852	0.226	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
CC	2,436	0.056	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	
TOTAL OUTLOTS	4,104,464	94.226	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND OPEN SPACE	31.98%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA	AREA ACRES				
ROADWAY RIGHT OF WAY	3,127,501	71.798				24.37%
SINGLE FAMILY LOTS						
LOTS	AREA ( )	AREA ACRES	NUMBER OF LOTS			
SINGLE FAMILY LOTS	5,601,975	128.604	926			43.65%
	TOTAL AREA	294.627	TOTAL PERCENTAGE			100.00%

Galloway
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Johnstown, CO 80534
970.800.3300
GallowayUS.com

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THE GRANARY
PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

W:\Hartford Homes\CO Johnstown HF\PDD - Granary\PLOT\1 CAD\Sheet\SHEET.dwg, Amanda Munoz - 4/8/2021

PRELIMINARY DEVELOPMENT PLAN
THE GRANARY
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

MARCH 2021

PROJECT TEAM:

DEVELOPER/APPLICANT
Keto Development, LLC.
Patrick McMeekin
4801 Goodman St.
Timnath, CO 80547
970.716.6088

SITE ENGINEER
Galloway & Company
James Prelog
5265 Ronald Reagan Blvd., Suite 210
Johnstown, Colorado 80534
970.800.3300

PLANNER/LANDSCAPE ARCHITECT
Russell + Mills Studios
Craig Russell, RLA, ASLA
141 S. College Avenue, Suite 104
Fort Collins, CO 80524
(970) 484-8855

SITE SURVEYOR
Galloway & Company
Frank Kohl
5265 Ronald Reagan Blvd., Suite 210
Johnstown, Colorado 80534
970.800.3300

PROJECT BENCHMARKS:

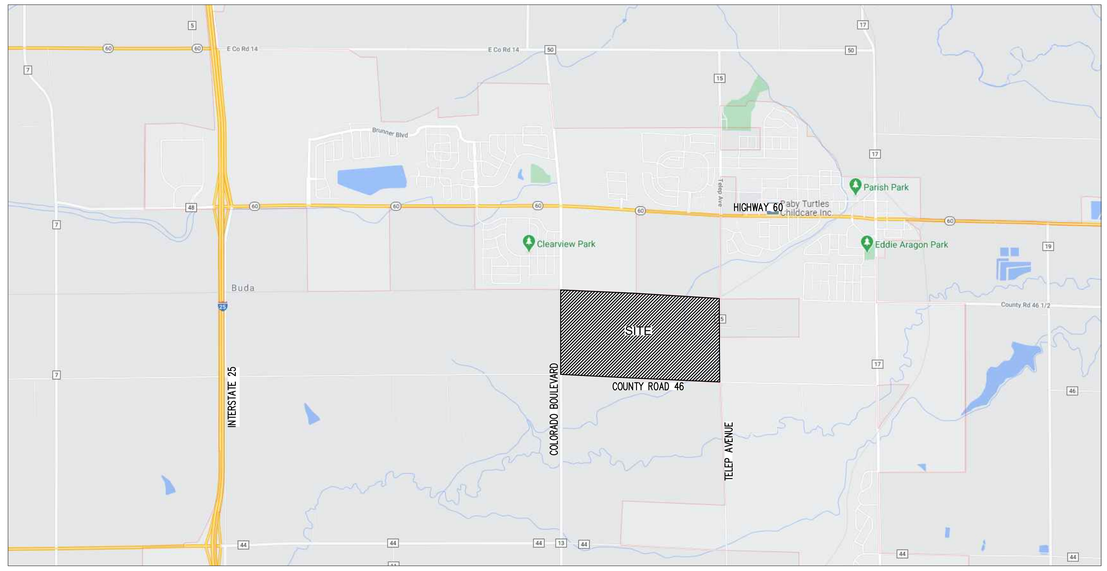
BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7 BEARS S 00°17'44" W AND DISTANCE OF 2630.99', MONUMENTED AT THE NORTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "LS 26606" IN MONUMENT BOX AND AT THE SOUTH BY NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 38638" WITH ALL OTHER BEARINGS RELATIVE THERETO.

BASIS OF ELEVATION

THE PROJECT BENCHMARK IS DESIGNATED AS "JOHNSON" HAVING AN ELEVATION OF 5000.32' (NAVD 88).

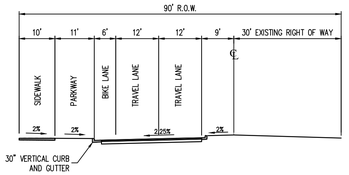
THE STATION IS LOCATED ABOUT 7 MILES EAST OF LOVELAND, 4 MILES NORTHWEST OF JOHNSTOWN, 0.3 MILES SOUTH OF JOHNSON'S CORNER TRUCK STOP, AT THE NORTHWEST ¼ OF SECTION 35, T5N, R68W, AT INTERSTATE 25 MILEPOST 253.9. OWNERSHIP: COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY. TO REACH THE STATION FROM THE INTERSECTION OF INTERSTATE 25 AND COUNTY ROAD, EXIT 254, AT JOHNSON'S CORNER, GO EAST 0.05 MILES TO THE EASTERN ACCESS ROAD, TURN RIGHT, SOUTH, ON THE EASTERN ACCESS ROAD FOR 0.3 MILES TO THE STATION ON THE RIGHT IN A WIDE MEDIAN THE STATION IS A PUNCH HOLE TOP CENTER IN A STEEL ROD IN A GREASED SLEEVE ENCASED IN A PVC PIPE WITH A LOGO CAP SET IN A CONCRETE POST FLUSH WITH THE GROUND. IT IS 180.0 FEET EAST OF THE EASTERN EDGE OF THE NORTH BOUND INTERSTATE, 166.6 FEET SOUTHEAST OF A COTTONWOOD TREE, 67.7 FEET WEST OF THE EASTERN ACCESS ROAD, 2.3 FEET SOUTH OF A WITNESS POST, 2.2 FEET NORTH OF A WITNESS POST AND ABOUT 2 FEET BELOW THE EASTERN ACCESS ROAD.



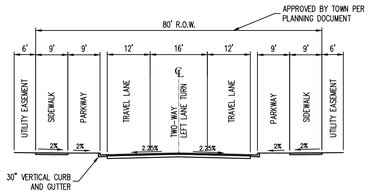
VICINITY MAP

SCALE: N.T.S.

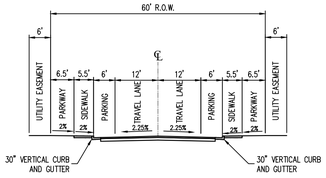
TYPICAL STREET SECTIONS



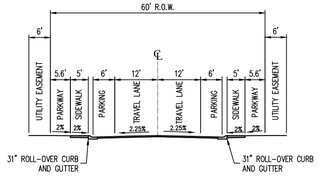
MAJOR ARTERIAL INTERIM
COLORADO BOULEVARD
COUNTY ROAD 46
TELEP AVENUE



MODIFIED MAJOR COLLECTOR WITH FLUSH MEDIAN
GRANARY WAY
GALLOWAY DR.–(STA. 81+48.98–94+42.05)
HIGHLAND DR.–(170+14.96–174+46.50)



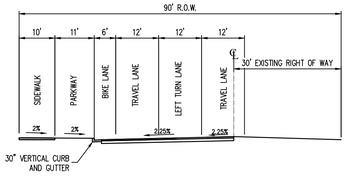
RESIDENTIAL LOCAL STREET VERTICAL
WATUSI RD.
HIGHLAND DR.–(150+00–152+80.32)
LONGHORN ST.–(170+00–175+65.38)



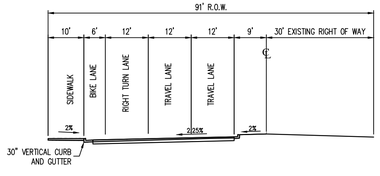
RESIDENTIAL LOCAL STREET ROLLOVER

HOLSTEIN ST.	ALFALFA LANE
MILLET WAY	PIEDMONTESE ST.
ANGUS RD.	CHAROLAIS RD.
BEEFALO RD.	SWEET CORN LN.
SORGHUM WAY	ARYSHIRE RD.
TRITICALE WAY.	QUINOA LN.
BARLEY WAY	SENEPOL RD.
BRAHMAN ST.	HEREFORD ST.
FREISIAN RD.	BUCKWHEAT LN.
MUTURU RD.	BRAHMAN ST.
RYE LN.	SUNFLOWER WAY

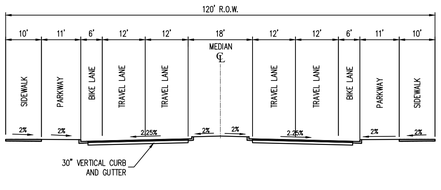
GALLOWAY DR.–(70+74.93–81+48.98)
HIGHLAND DR.–(152+80.32–170+14.96)
LONGHORN ST.–(175+65.38–189+24.72)



MAJOR ARTERIAL INTERIM (LEFT TURN LANE)
COLORADO BOULEVARD
COUNTY ROAD 46
TELEP AVENUE



MAJOR ARTERIAL INTERIM (RIGHT TURN LANE)
COLORADO BOULEVARD
COUNTY ROAD 46
TELEP AVENUE



MAJOR ARTERIAL ULTIMATE
COLORADO BOULEVARD
COUNTY ROAD 46
TELEP AVENUE

SHEET INDEX

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C2.0	OVERALL ENTITLEMENT FILING
C2.1	OVERALL PHASING FILING
C2.2-C2.4	PHASING PLAN
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C3.1-C3.15	GRADING PLAN
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C4.16-C4.20	UTILITY DETAILS
C5.0-5.55	ROAD PLAN AND PROFILES
C6.0-C6.3	HILLSBOROUGH DITCH PLAN AND PROFILES
C7.0-C7.1	EROSION CONTROL PLAN
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C8.0-C8.1	DRAINAGE PLAN

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM TOWN, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.
4. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

Know what's **below.** **Call** before you dig.

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ Town Engineer, Town of Johnstown _____ Date

REVIEWED AND ACCEPTED: _____ Town Clerk, Town of Johnstown _____ Date

Galloway
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	NEW
Checked By:	JEP
Date:	04.09.2021

COVER SHEET

C0.0

W:\Hartford Homes\CO Johnstown HFH\PD - Granary\PDP\CAD\PDP\HFH0020_C0.0_Cover Sheet.dwg, Jeffrey Pitts, 4/6/2021

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN OF JOHNSTOWN AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF JOHNSTOWN.
2. THE DEVELOPER IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (TOWN OF JOHNSTOWN, COUNTY OF LARIMER OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE PUBLIC WORKS INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF JOHNSTOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF JOHNSTOWN, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE TOWN, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
6. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
7. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN OF JOHNSTOWN, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
8. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE TOWN, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
10. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
11. THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, AN UPDATED STORMWATER MANAGEMENT PLAN (SWMP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
13. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE TOWN OF JOHNSTOWN IMMEDIATELY.
14. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
15. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PRIVATE STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN OF JOHNSTOWN STREET INSPECTOR.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN OF JOHNSTOWN'S INSPECTOR AT ALL TIMES.
18. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
19. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
20. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, THE DEVELOPER SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN VOLUME 3 OF THE URBAN STORM DRAINAGE AND CRITERIA MANUAL.
21. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
22. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN OF JOHNSTOWN.
23. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
24. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
25. OVERLOT GRADING CONSTRUCTION MUST COMPLY WITH STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION, AT (303) 692-3500.
26. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
27. THE DEVELOPER IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO BEGINNING CONSTRUCTION.
28. AFTER ACCEPTANCE BY THE TOWN OF JOHNSTOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
29. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE TOWN OF JOHNSTOWN ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN OF JOHNSTOWN PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
30. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR.
31. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE TOWN OF JOHNSTOWN'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEERING DIVISION APPROVES THE FINAL REPORT.
32. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
33. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
34. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
35. ALL RECOMMENDATIONS OF THE PRELIMINARY DRAINAGE LETTER/REPORT FOR GRAINERY , DATED 03.02.2021 SHALL BE COMPLIED WITH.
36. NO GRADES SHALL EXCEED 4:1 IN AREAS WITH IRRIGATED TURF AND 3:1 IN SHRUB BEDS OR NATIVE SEEDED AREAS, PER SECTION H.1.S OF THE CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS.
37. ALL IRRIGATION SHALL MEET SECTIONS H.5.A-D OF THE CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS.

STANDARD GRADING, EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED **PRIOR** TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
4. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
5. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
6. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE LOCAL ENTITY.
7. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
   a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
   b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
8. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
9. THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
10. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
11. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
12. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE LOCAL ENTITY OR HOMEOWNERS ASSOCIATION (HOA).
13. LOCAL ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
14. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
15. TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   a. BELOW ALL GUTTER DOWNSPOUTS.
   b. OUT TO DRAINAGE SWALES.
   c. ALONG LOT PERIMETER.
   d. OTHER LOCATIONS, IF NEEDED.
16. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE TOWN/COUNTY.
17. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.

STREET IMPROVEMENTS NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THIS SHEET AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE TOWN PUBLIC WORKS DEPARTMENT FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT. MINIMUM SECTION SHALL BE 6" ASPHALT OVER 8" ABC.
3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE TOWN PUBLIC WORKS DEPARTMENT IN JOHNSTOWN.
4. STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TOWN PUBLIC WORKS DEPARTMENT.
5. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE TOWN PUBLIC WORKS DEPARTMENT. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
7. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE TOWN PUBLIC WORKS INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼ INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
8. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE TOWN PUBLIC WORKS DEPARTMENT, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE TOWN PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PREFORMED IN THE PRESENCE OF AN INSPECTOR.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THIS SHEET AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
5. ALL LANE LINES FOR CONCRETE PAVEMENT SHOULD BE EPOXY PAINT.
6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN PUBLIC WORKS DEPARTMENT PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
7. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
8. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
10. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
11. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY TOWN PUBLIC WORKS DEPARTMENT. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
12. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
13. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
14. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE TOWN PUBLIC WORKS DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE TOWN PUBLIC WORKS DEPARTMENT DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT *M AND S STANDARDS*. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).
15. REFER TO TOWN OF JOHNSTOWN PUBLIC IMPROVEMENT DESIGN STANDARDS, PART II - STREET DESIGN & CONSTRUCTION STANDARDS, SECTION 02514 - SIGNING, STRIPING, AND STREET MARKING.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ _____
Town Engineer, Town of Johnstown — Date

REVIEWED AND ACCEPTED: _____ _____
Town Clerk, Town of Johnstown — Date

Galloway
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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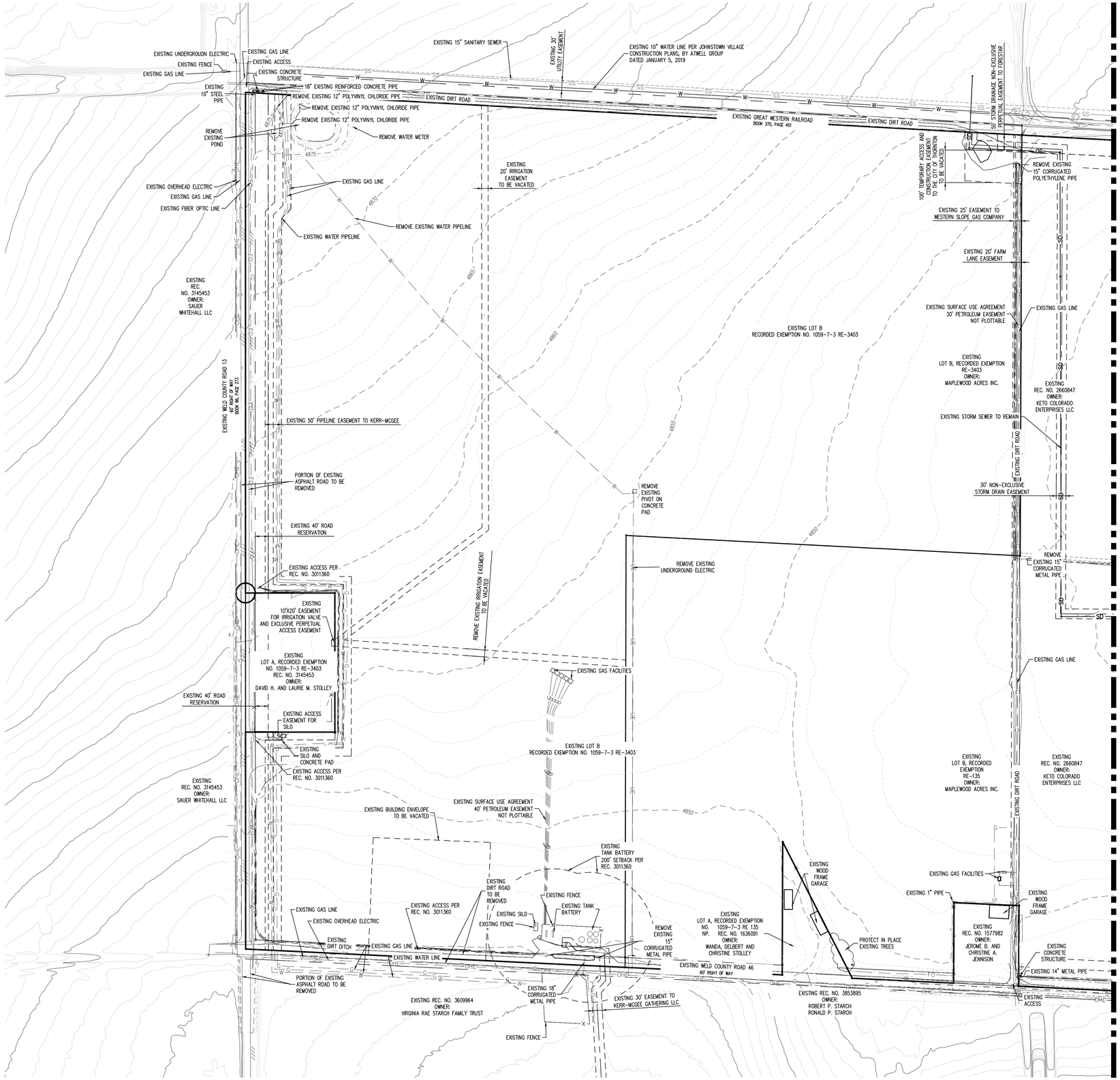

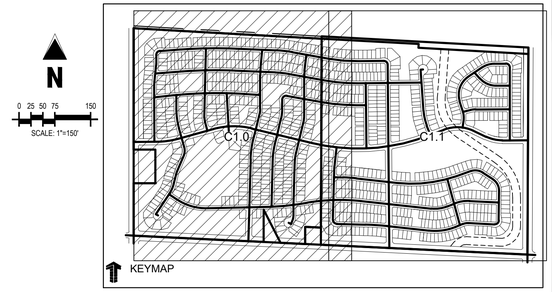

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING FIBER OPTIC	FO
EXISTING GAS	GAS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING CABLE TV	CATV
EXISTING SIDEWALK	
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	
EXISTING RIGHT-OF-WAY	
EASEMENT LINE	
EXISTING FENCE	X
EXISTING BOUNDARY SECTION	
EXISTING TELEPHONE MANHOLE	TL
EXISTING UTILITY POLE	
EXISTING UTILITY TELEPHONE	UT
EXISTING ELECTRIC METER	EM
EXISTING ELECTRIC BOX	E
EXISTING ELECTRIC SWITCH BOX	
EXISTING ELECTRIC TRANSFORMER	TR
EXISTING TV PEDESTAL	TV
EXISTING FIBER PULL BOX	F
EXISTING WATER METER	WM

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. ALL SYMBOLS ARE GRAPHICAL IN NATURE AND ARE NOT TO SCALE.
4. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ON-SITE, PUBLIC OR PRIVATE FACILITY AS A RESULT OF THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL PROTECT TO THE EXTENT POSSIBLE ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO OR WITHIN THE CONSTRUCTION AREA.
6. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN PUBLIC WORKS INSPECTOR. ALL REPAIRS TO BE PER THE LATEST TOWN STREET REPAIR STANDARDS.
7. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS THAT IMPACT ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
8. IF ADJUSTMENTS TO THE AT&T FIBER OPTIC LINE ARE NECESSARY SAID ADJUSTMENTS SHALL BE COORDINATED WITH AT&T.
9. DEVELOPER / CONTRACTOR SHALL NOTIFY AT&T FIBER LINE PRIOR TO CONSTRUCTION AND PROTECT EXISTING FIBER LINE AS DIRECTED BY AT&T OR RESPONSIBLE PARTIES ON BEHALF OF AT&T.
10. WHEN CONSTRUCTION OCCURS WITHIN THE AT&T FIBER LINE EASEMENT, IT IS THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO COORDINATE DIRECTLY WITH AT&T REPRESENTATIVES. CONTACT WILL GUILES AT (720) 369-3984.
11. SPLIT STEEL OR CONCRETE ENCASE FIBER OPTIC AND INSTALL MULTI-CELL CONDUIT PER AT&T THROUGH EASEMENT.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

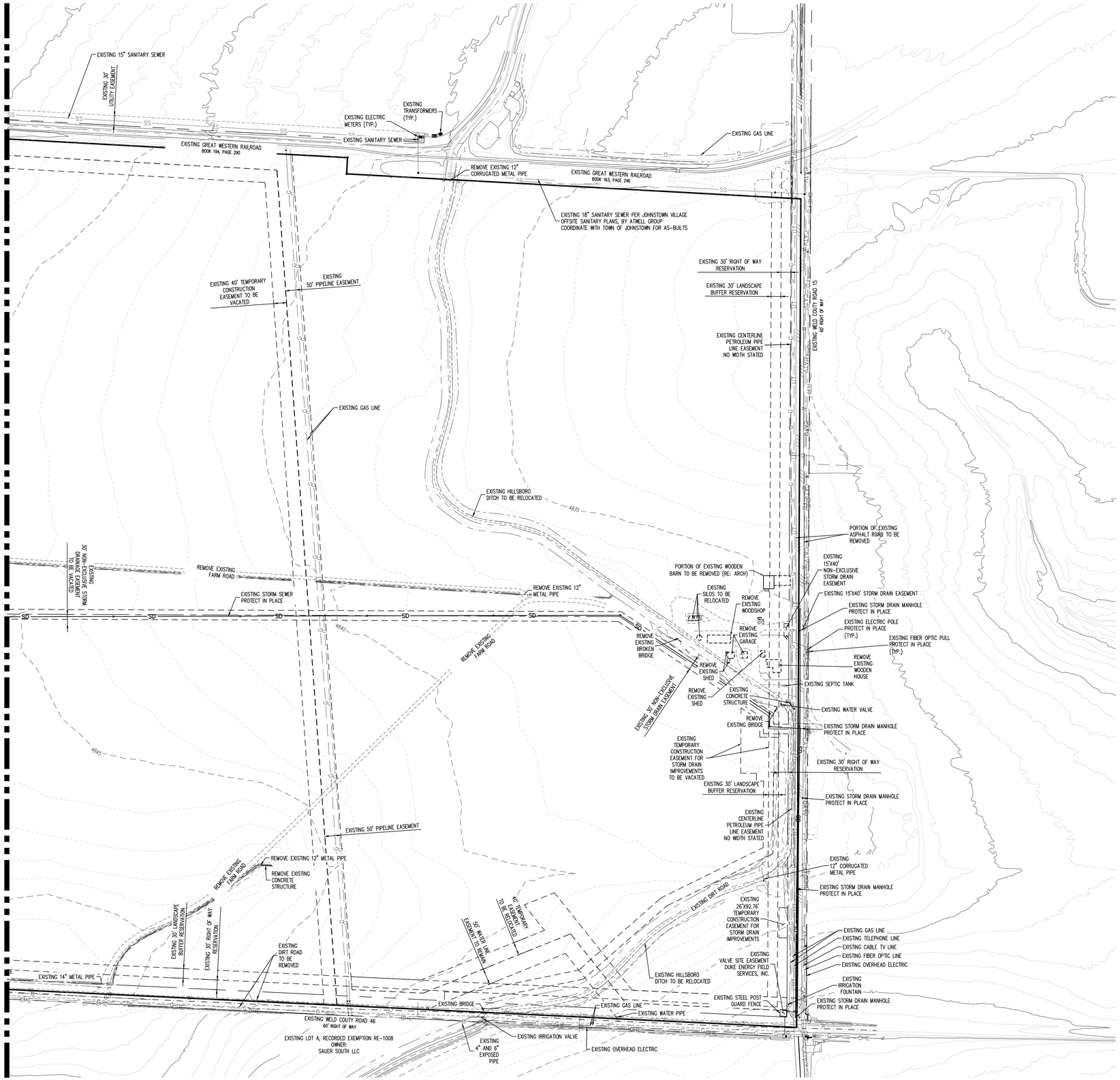
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

EXISTING CONDITIONS PLAN

C1.0

H:\Hartford Homes\2021 Johnstown MF\00 - Granary\DGN\EXISTING\HFH0000020_C1.0_ExistingConditions.dwg, Matthew Koch, 4/8/2021



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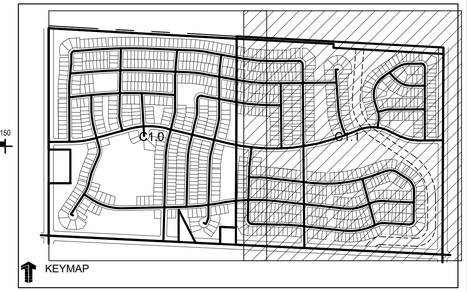
0 25 50 75 150

SCALE: 1"=150'



LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING FIBER OPTIC	FO
EXISTING GAS	GAS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING CABLE TV	CATV
EXISTING SIDEWALK	
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	
EXISTING RIGHT-OF-WAY	
EASEMENT LINE	
EXISTING FENCE	X
EXISTING BOUNDARY SECTION	
EXISTING TELEPHONE MANHOLE	TL
EXISTING UTILITY POLE	
EXISTING UTILITY TELEPHONE	UT
EXISTING ELECTRIC METER	EM
EXISTING ELECTRIC BOX	E
EXISTING ELECTRIC SWITCH BOX	
EXISTING ELECTRIC TRANSFORMER	TR
EXISTING TV PEDESTAL	TV
EXISTING FIBER PULL BOX	F
EXISTING WATER METER	WM

NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. ALL SYMBOLS ARE GRAPHICAL IN NATURE AND ARE NOT TO SCALE.
4. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ON-SITE, PUBLIC OR PRIVATE FACILITY AS A RESULT OF THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL PROTECT TO THE EXTENT POSSIBLE ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO OR WITHIN THE CONSTRUCTION AREA.
6. THE LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN PUBLIC WORKS INSPECTOR. ALL REPAIRS TO BE PER THE LATEST TOWN STREET REPAIR STANDARDS.
7. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS THAT IMPACT ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
8. IF ADJUSTMENTS TO THE AT&T FIBER OPTIC LINE ARE NECESSARY SAID ADJUSTMENTS SHALL BE COORDINATED WITH AT&T.
9. DEVELOPER / CONTRACTOR SHALL NOTIFY AT&T FIBER LINE PRIOR TO CONSTRUCTION AND PROTECT EXISTING FIBER LINE AS DIRECTED BY AT&T OR RESPONSIBLE PARTIES ON BEHALF OF AT&T.
10. WHEN CONSTRUCTION OCCURS WITHIN THE AT&T FIBER LINE EASEMENT, IT IS THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO COORDINATE DIRECTLY WITH AT&T REPRESENTATIVES. CONTACT WILL GILES AT (720) 369-3984.
11. SPLIT STEEL OR CONCRETE ENCASE FIBER OPTIC AND INSTALL MULTI-CELL CONDUIT PER AT&T THROUGH EASEMENT.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

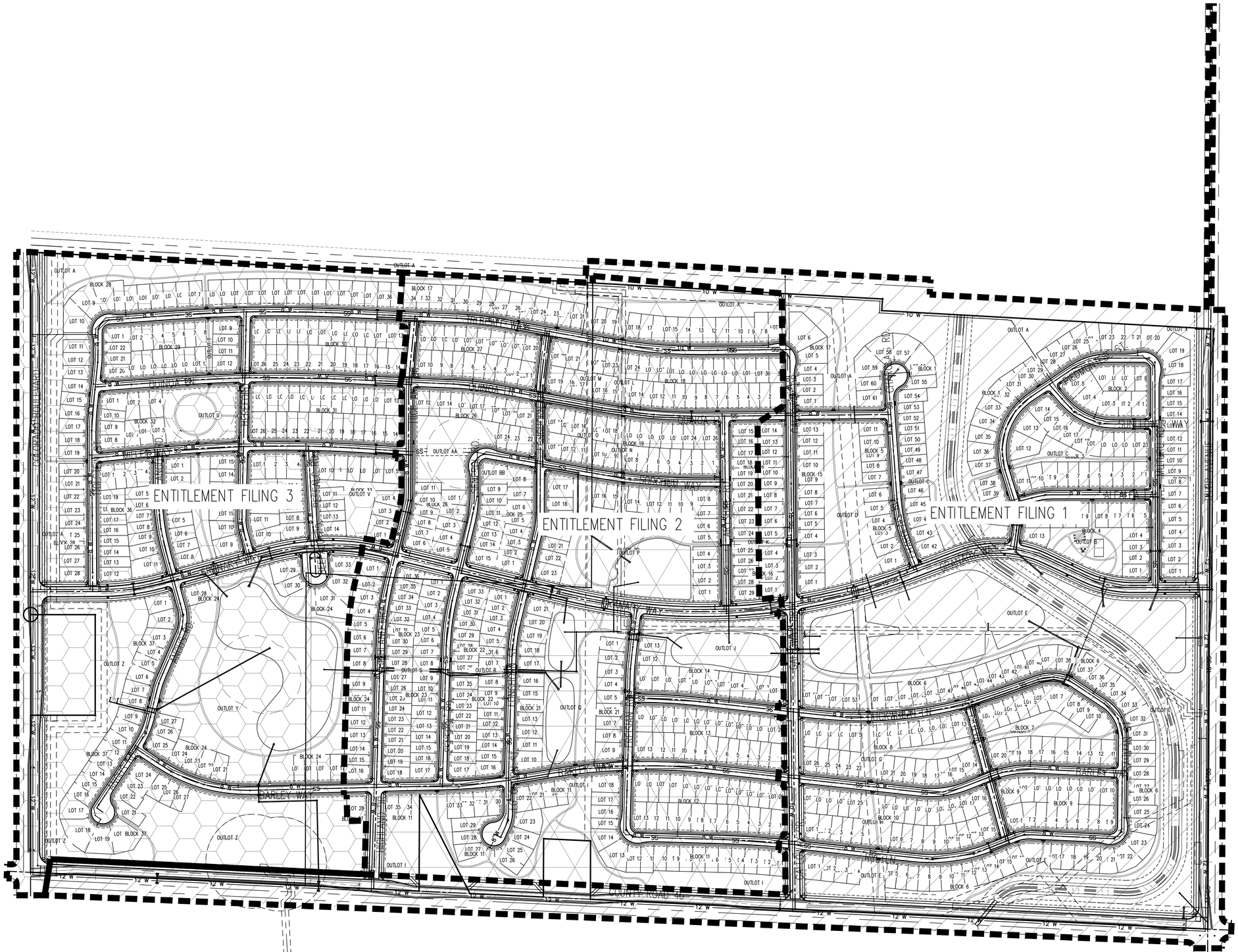
#	Date	Issue / Description	Init.

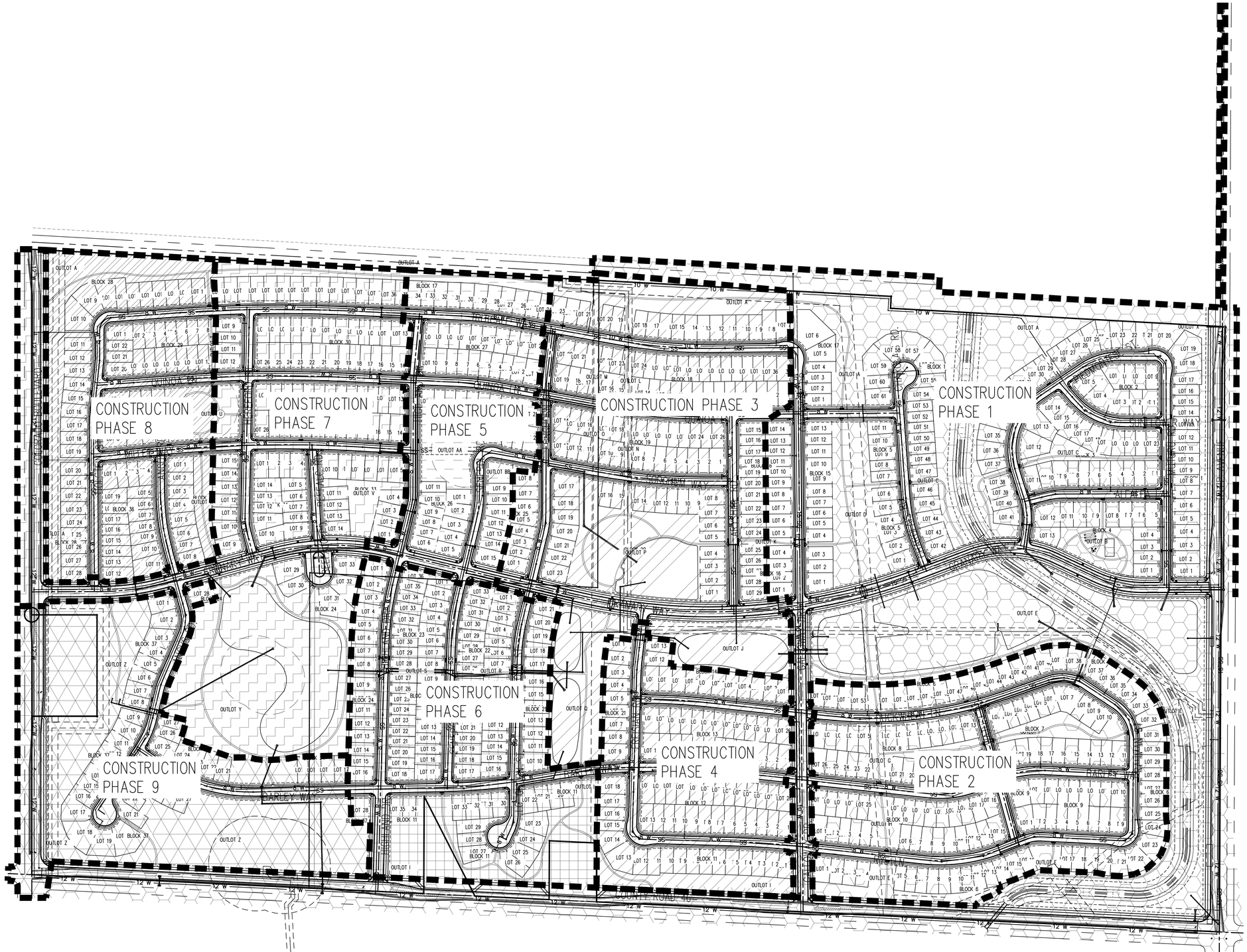
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

EXISTING CONDITIONS PLAN

C1.1

N:\Hoffer Homes\CO Johnstown HFH20 - Granary\DWG\JOHNSTOWN\SHEETS\C1.0_Existing Conditions.dwg - Matthew Koch - 4/8/2021


ENTITLEMENT FILING 3
ENTITLEMENT FILING 2
ENTITLEMENT FILING 1
COLORADO BOULEVARD
TAMARACK AVENUE
ALTAIR AVENUE
RAWHIDE AVENUE
COUNTY ROAD 16
SUNRISE WAY
SUNSET WAY
SUNSHINE WAY
SUNBURST WAY
SUNDOWN WAY
SUNLIGHT WAY
SUNRAY WAY
SUNBEAM WAY
SUNSPOT WAY
SUNFLOWER WAY
SUNSHADE WAY
SUNSTONE WAY
SUNSTREAM WAY
SUNSTRUCK WAY
SUNSTRIKE WAY
SUNSTRIPE WAY
SUNSTRIDE



LEGEND:

- ENTITLEMENT LINE
- PHASE LINE
- PHASE ONE FILING ONE
- PHASE TWO FILING ONE
- PHASE THREE FILING TWO
- PHASE FOUR FILING TWO
- PHASE FIVE FILING TWO
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NOTES:

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5. CONTRACTOR SHALL ADEQUATELY MAINTAIN AND PROVIDE SNOW REMOVAL AS NEEDED DURING SITE CONSTRUCTION, TO INCLUDE MAINTENANCE OF UTILITIES, ROADWAYS, SIDEWALKS, TRAILS AND STORMWATER FACILITIES.

N

0 50 100 200

SCALE: 1"=200'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

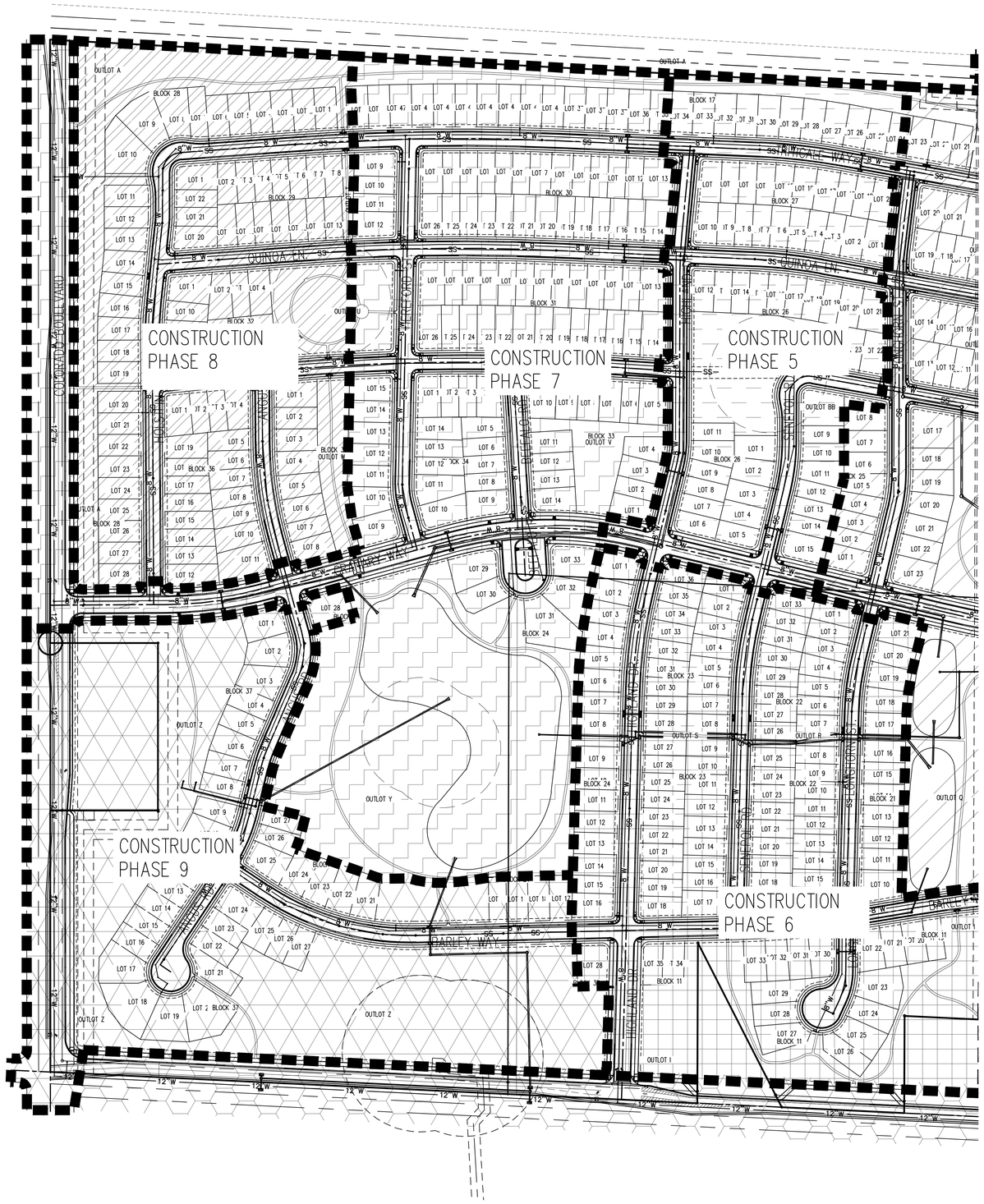
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

OVERALL PHASING FILING

C2.1

H:\Refiled Items\02-Johnstown HF\00-Granary\02\04\02\DEP\SHEETS\C2.1-C2.4_Phasing.dwg - Matthew Koch - 4/8/2021



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N

0 25 50 75 150

SCALE: 1"=150'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

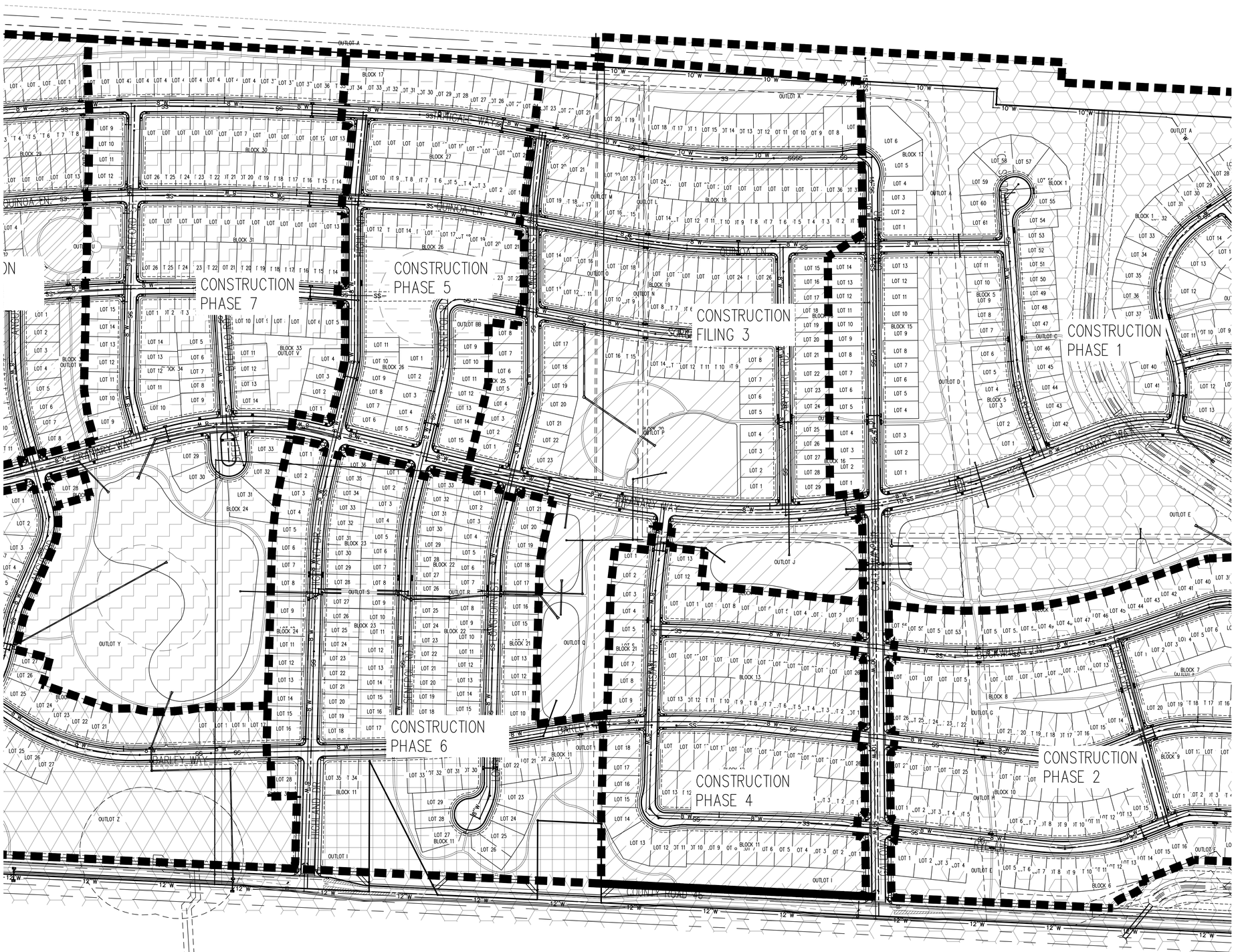
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

PHASING PLAN

C2.2

H:\Hefflon Harvest\CO Johnstown HFH0\0 - Granary\0\0\0\1\2\3\HFH0000020_C2.0_C2.4_Phasing.dwg, Matthew Keech - 4/8/2021



LEGEND:

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- ENTITLEMENT FILING 3

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N

0 25 50 75 150

SCALE: 1"=150'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

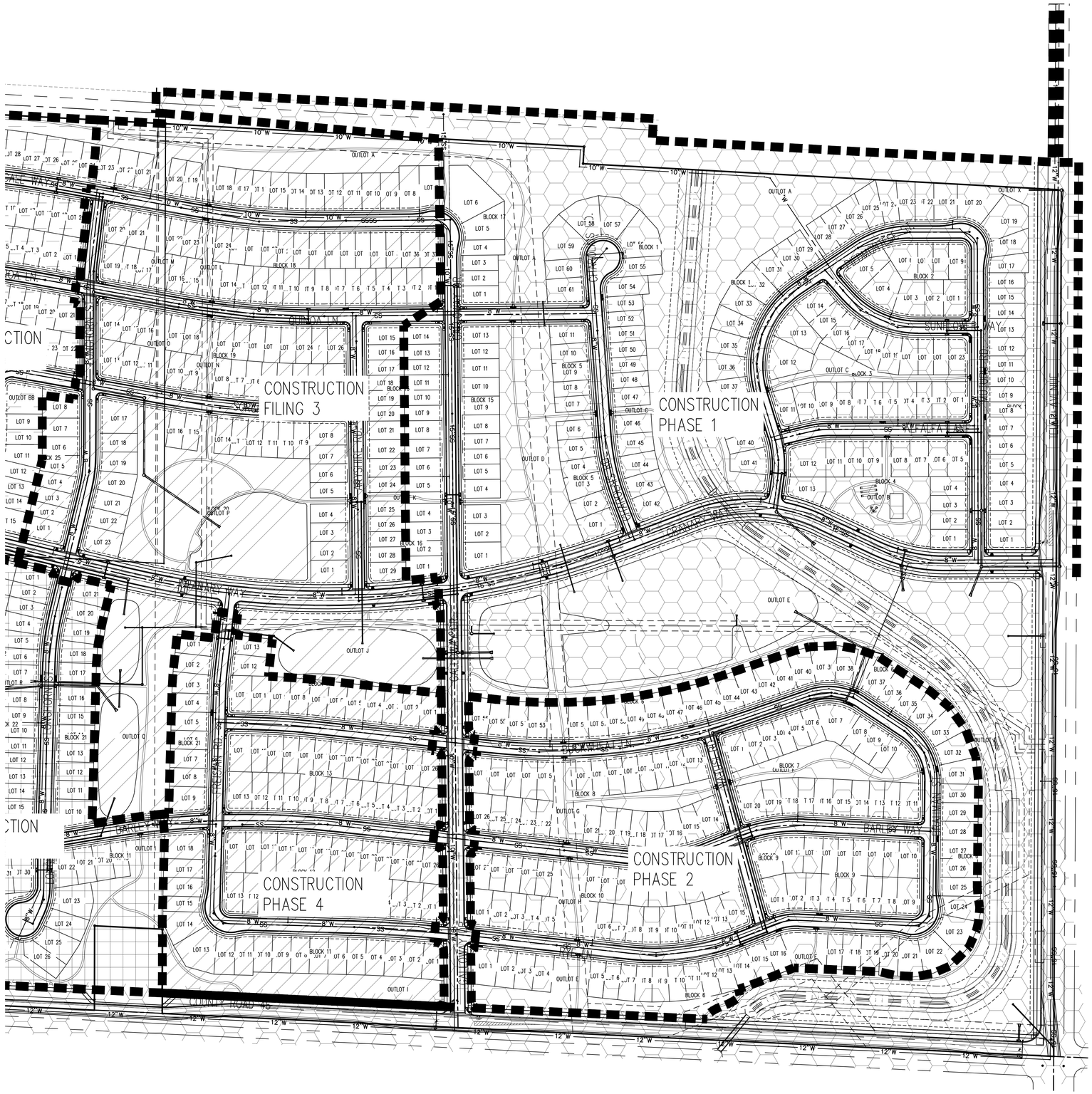
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

PHASING PLAN

C2.3

H:\Hatfield Group\CO Johnstown HF\00 - Granary\PDV\LDD\PDP\SHEETS\03_C3.0_C3.4 Phasing.dwg, Matthew Kevin, 4/8/2021



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

PHASING PLAN

C2.4

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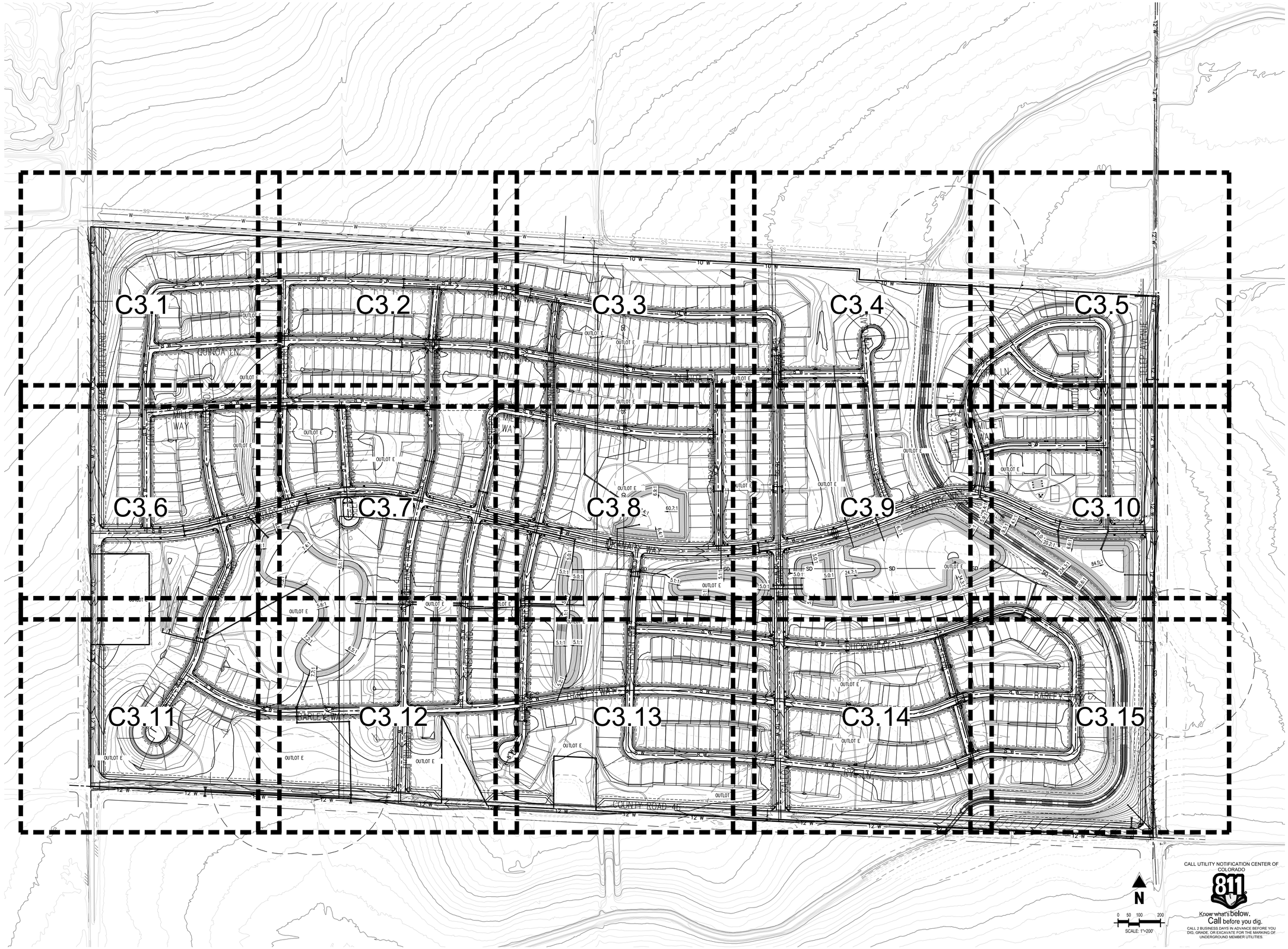

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
- - - JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

OVERALL GRADING PLAN

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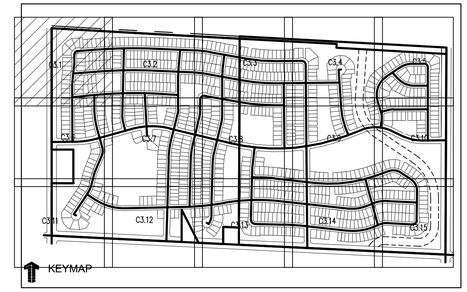
C3.0

W:\Master\Active\JOJ Johnstown MF\000 - Granary\PDSA\PDSP\PHASE1\C3.0_C3.1_Overall Grading.dwg, Matthew Klein, 4/8/2021



LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR — 4835
- PROPOSED MINOR CONTOUR — 4836
- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — SI
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4838.78
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

NOTES:

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3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (48.71 = 4948.71).
4. CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE. FHA WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTS. (2% SIDE SLOPES).
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE RIGHT-OF-WAY LOT CORNERS, GRADE BREAKS AT OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
6. AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY A SILT FENCE (TYP.). ALL CONDITIONS OF THE STORM WATER MANAGEMENT PLAN ARE TO BE ADHERED TO.

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
. . . JOHNSTOWN, CO

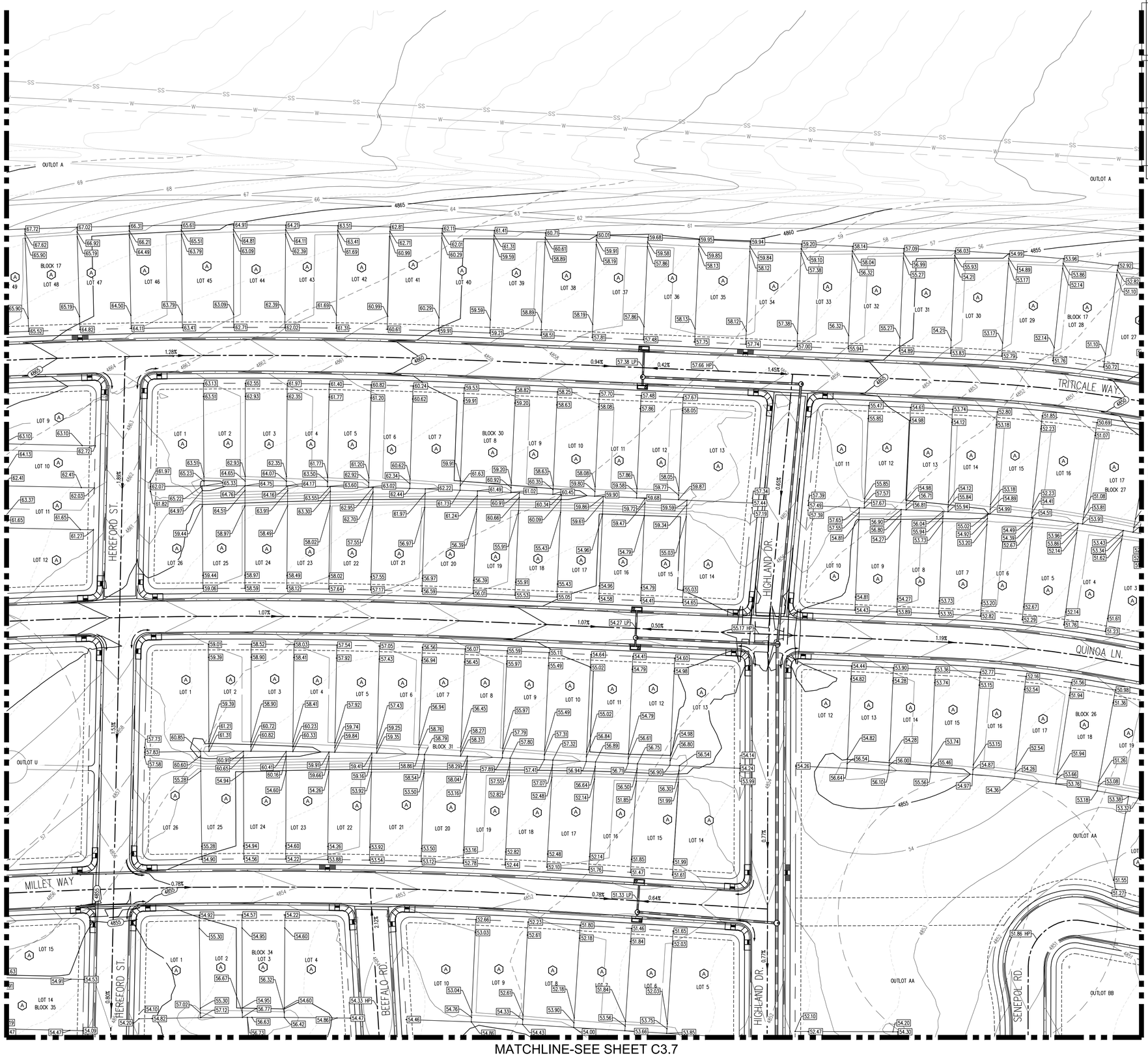
#	Date	Issue / Description	Init.

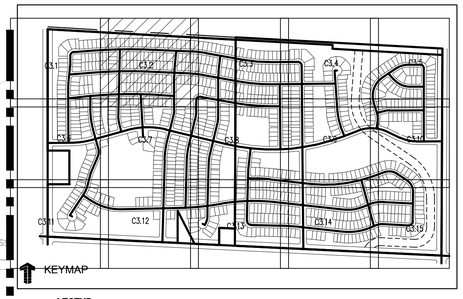
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.1

H:\Hoefler Homes\CO Johnstown MF\PD - Granary\PDCV\CAD\[DRAWINGS] C3.1, C3.1A, Grading.dwg - Matthew Kosch - 4/8/2021





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- PROPOSED STORM INLET — S1
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4. CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE. FHA WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTS. (2% SIDE SLOPES).
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6. AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY A SILT FENCE (TYP.). ALL CONDITIONS OF THE STORM WATER MANAGEMENT PLAN ARE TO BE ADHERED TO.

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

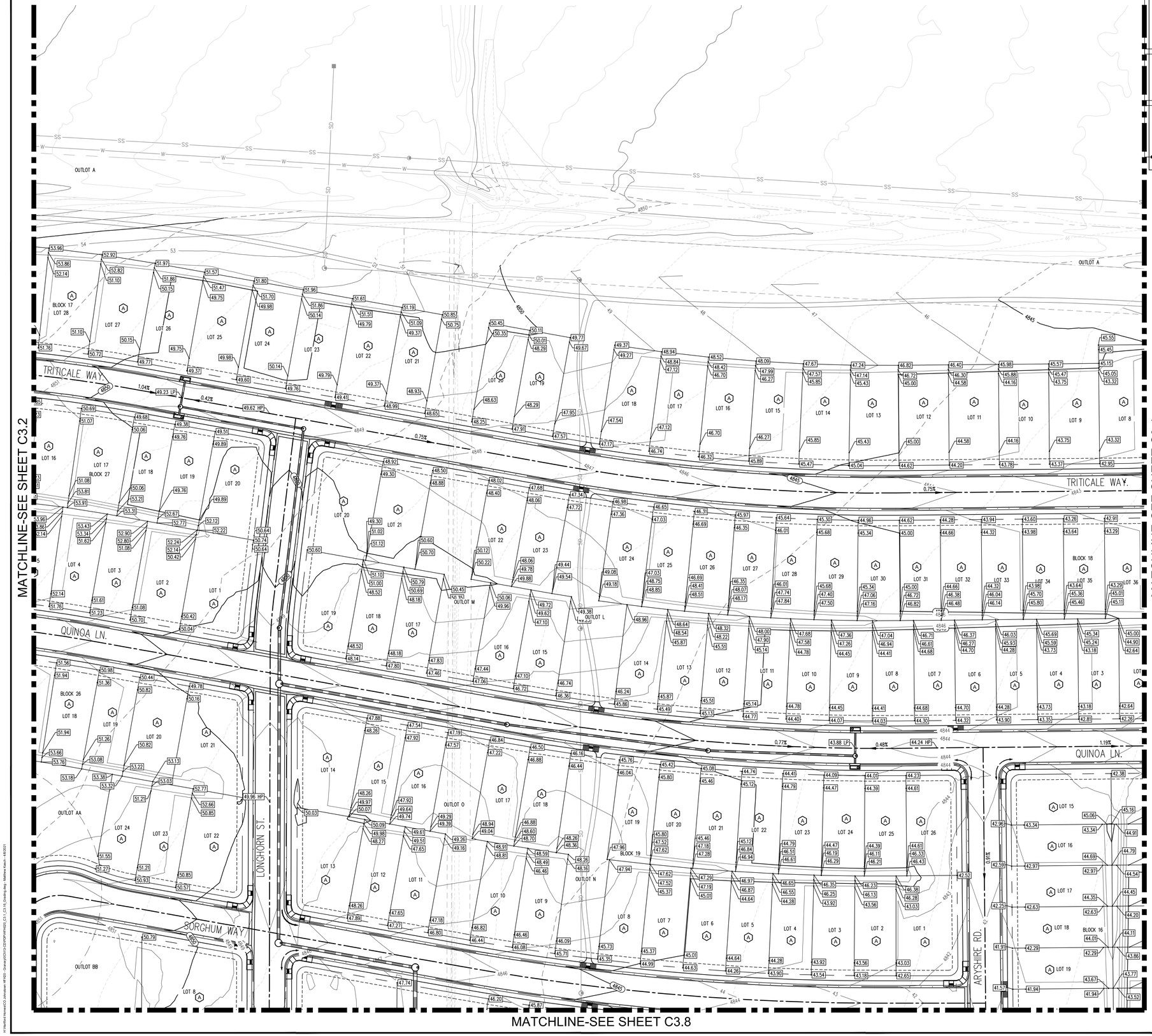
#	Date	Issue / Description	Init.

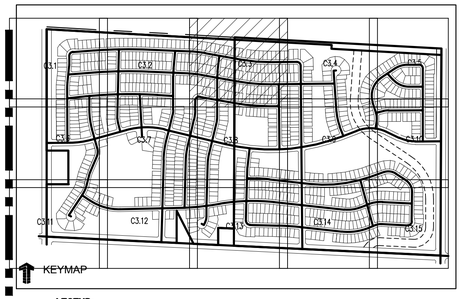
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.2

H:\Hatfield Harvest\CAD\Johnstown #HFH00-\Granary\DOCS\JOHNSTOWN\SHEETS\C3.1 C3.15 (Grading Sht) - Matthew Keefe, 4/8/2021





LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR — 4835
- PROPOSED MINOR CONTOUR — 4836
- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — SI
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4838.78
- PROPOSED LOT TYPES — A, A-RVE, B, B-RVE, G

NOTES:

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N

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SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
. . . JOHNSTOWN, CO

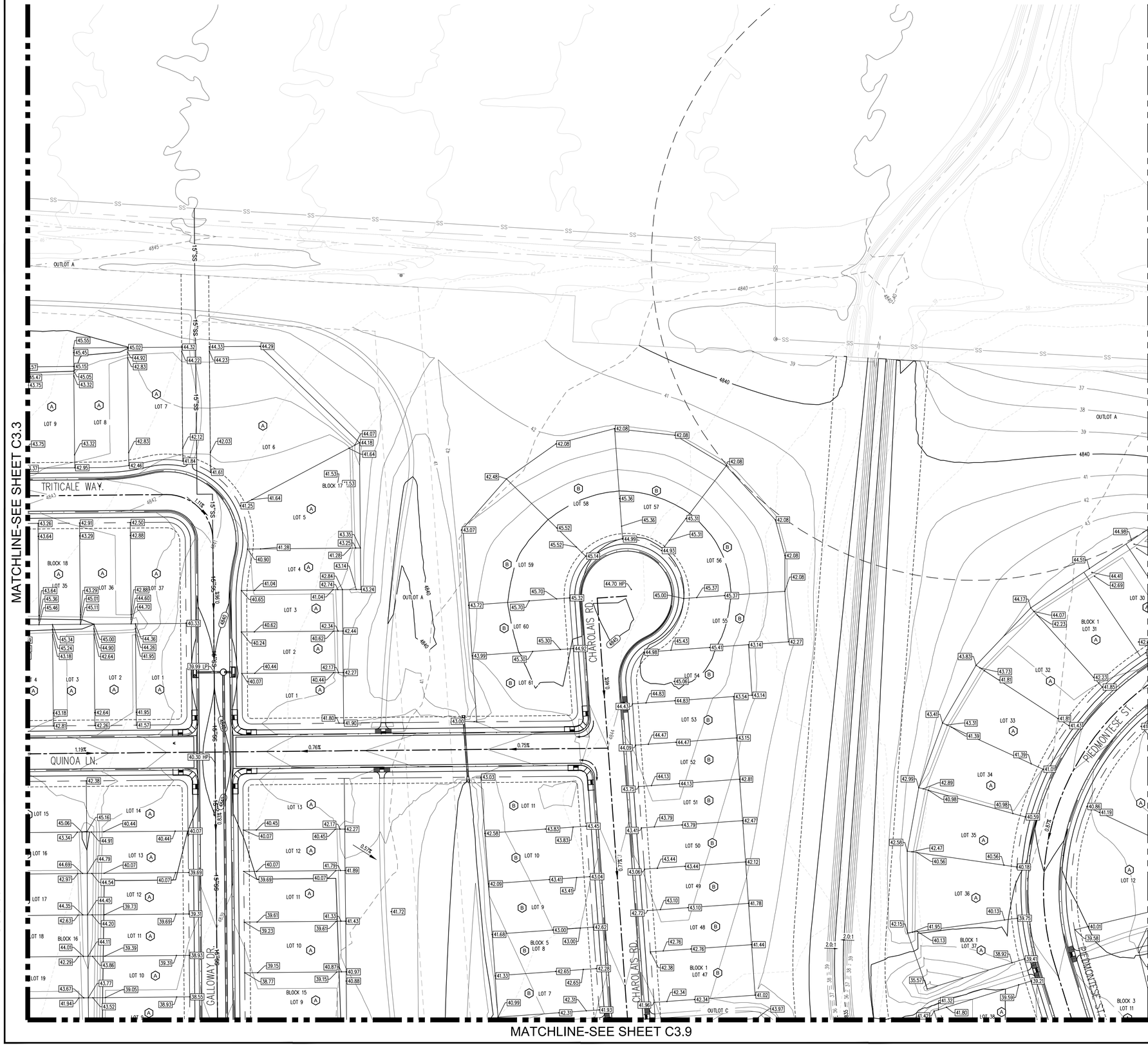
#	Date	Issue / Description	Init.

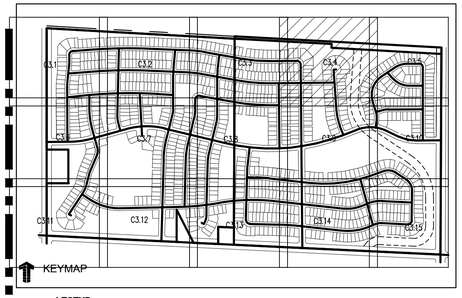
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.3

H:\Hartford Homes\CO Johnstown MF\PDS - Granary\PDS\CAD\[DRAWINGS] C3.1, C3.1A, Grading.dwg - Matthew Kotsch - 4/8/2021





LEGEND:

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- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR — 4835
- PROPOSED MINOR CONTOUR — 4836
- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — SI
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4835.78
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
. . . JOHNSTOWN, CO

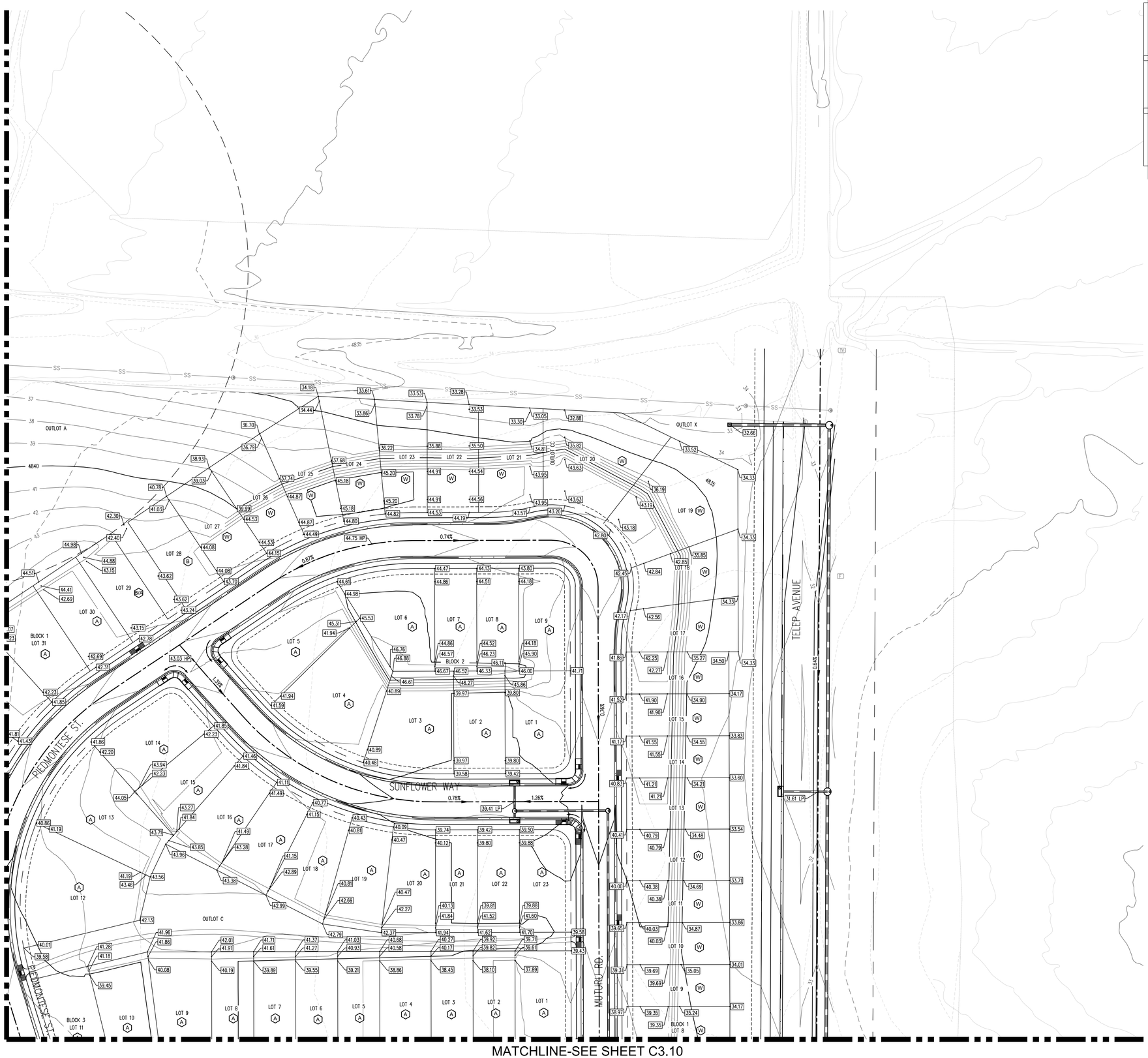
#	Date	Issue / Description	Init.

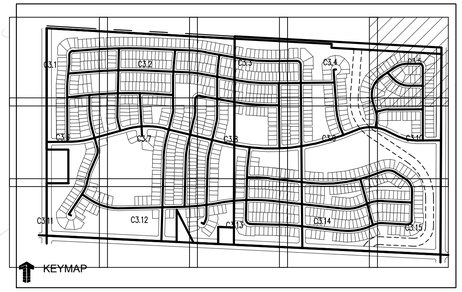
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.4

H:\Hartford Homes\CO Johnstown HFH\Dr - Granary\PDVs\CD\SHEETS\C3.1_C3.15_Grading.dwg - Matthew Kesch - 4/8/2021





LEGEND:

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- PROPOSED LOTLINE
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- PROPOSED MAJOR CONTOUR — 4835
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- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — S1
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4835.79
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

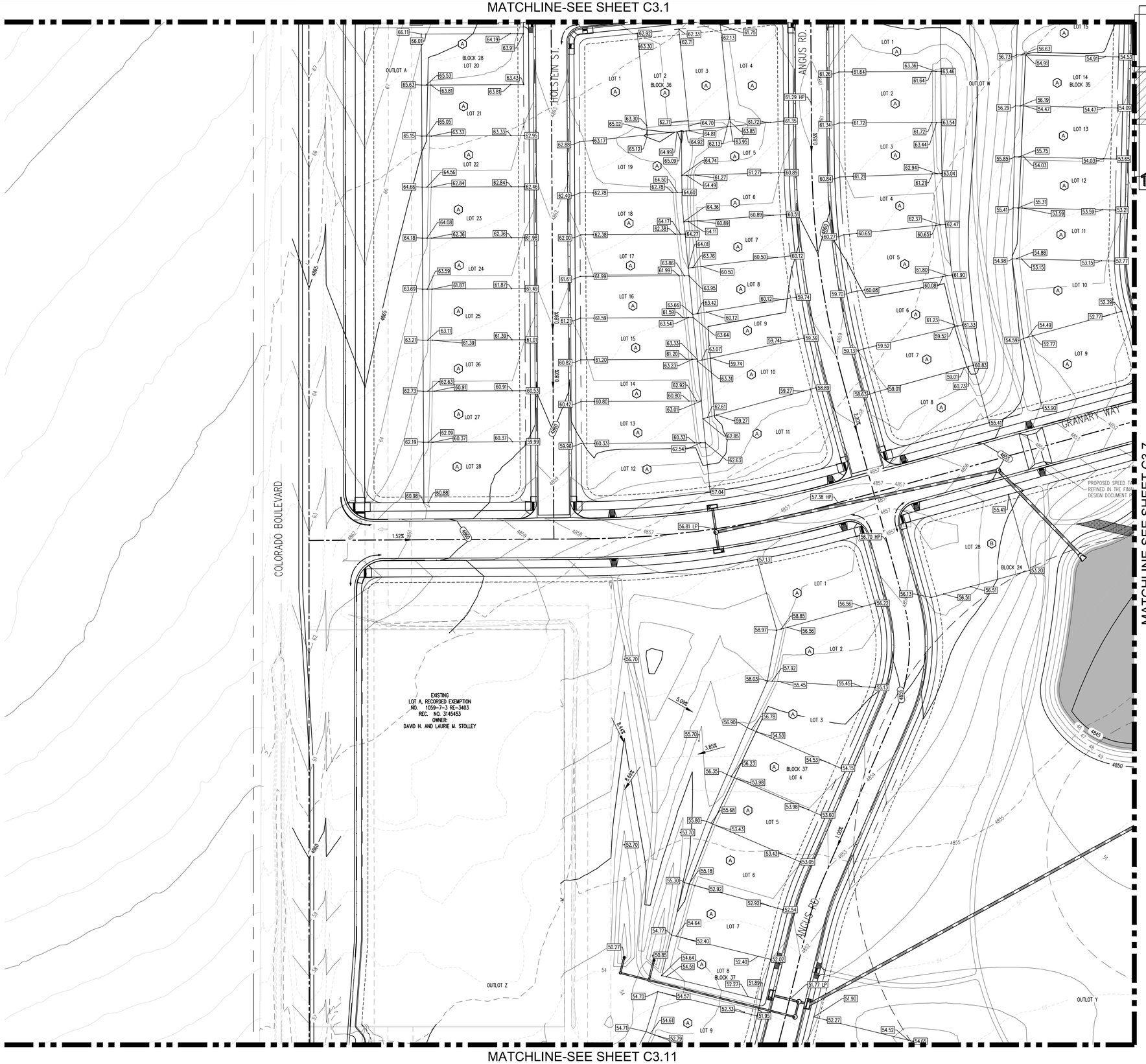
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.5

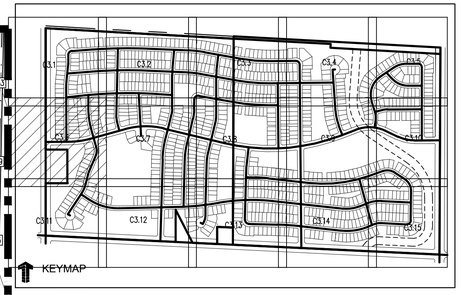
H:\Hartford Homes\CO Johnstown (HFH0)\Drawings\Civil\Plan\Sheets\C3.1-C3.15_Grading.dwg, Matthew.Kosch, 4/6/2021

MATCHLINE-SEE SHEET C3.1



MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.11



LEGEND:

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- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE — S
- PROPOSED STORM INLET — S
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4836.78
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.6

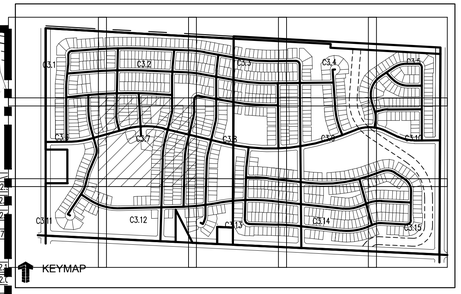
W:\Hartford Homes\CO Johnstown MF\300 - Granary\PDVs\CD\DP\SHEETS\C3.1_C3.16_Grading.dwg, Matthew Kelvin, 4/8/2021

MATCHLINE-SEE SHEET C3.2

MATCHLINE-SEE SHEET C3.6

MATCHLINE-SEE SHEET C3.8

MATCHLINE-SEE SHEET C3.12



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- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — SI
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4836.78
- PROPOSED LOT TYPES — A, A-EB, B, B-EB, G

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.7

H:\Hartford Homes\CO Johnstown MF\RD - Granary\PDA\CD\DRP\MF\RD_C3.1_C3.15_Grading.dwg, Matthew Kosch, 4/8/2021

MATCHLINE-SEE SHEET C3.3

MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.9

MATCHLINE-SEE SHEET C3.13

SORGHUM WAY

GRANARY WAY

LONGHORN ST.

ARYSHIRE RD.

FRIESIAN RD.

BUCKWHEAT LN.

OUTLOT BB

OUTLOT P

OUTLOT Q

OUTLOT J

OUTLOT K

OUTLOT R

BLOCK 25

BLOCK 22

BLOCK 21

BLOCK 20

BLOCK 16

BLOCK 14

BLOCK 13

PROPOSED SPEED TABLE
DETAILS AND DRAINAGE ANALYSIS PROVIDED WITH THE FINAL DESIGN DOCUMENTS

KEYMAP

N

0 10 20 50

SCALE: 1"=50'

LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
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- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4836.78
- PROPOSED LOT TYPES — A, A/B, B, B/C, C

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.8

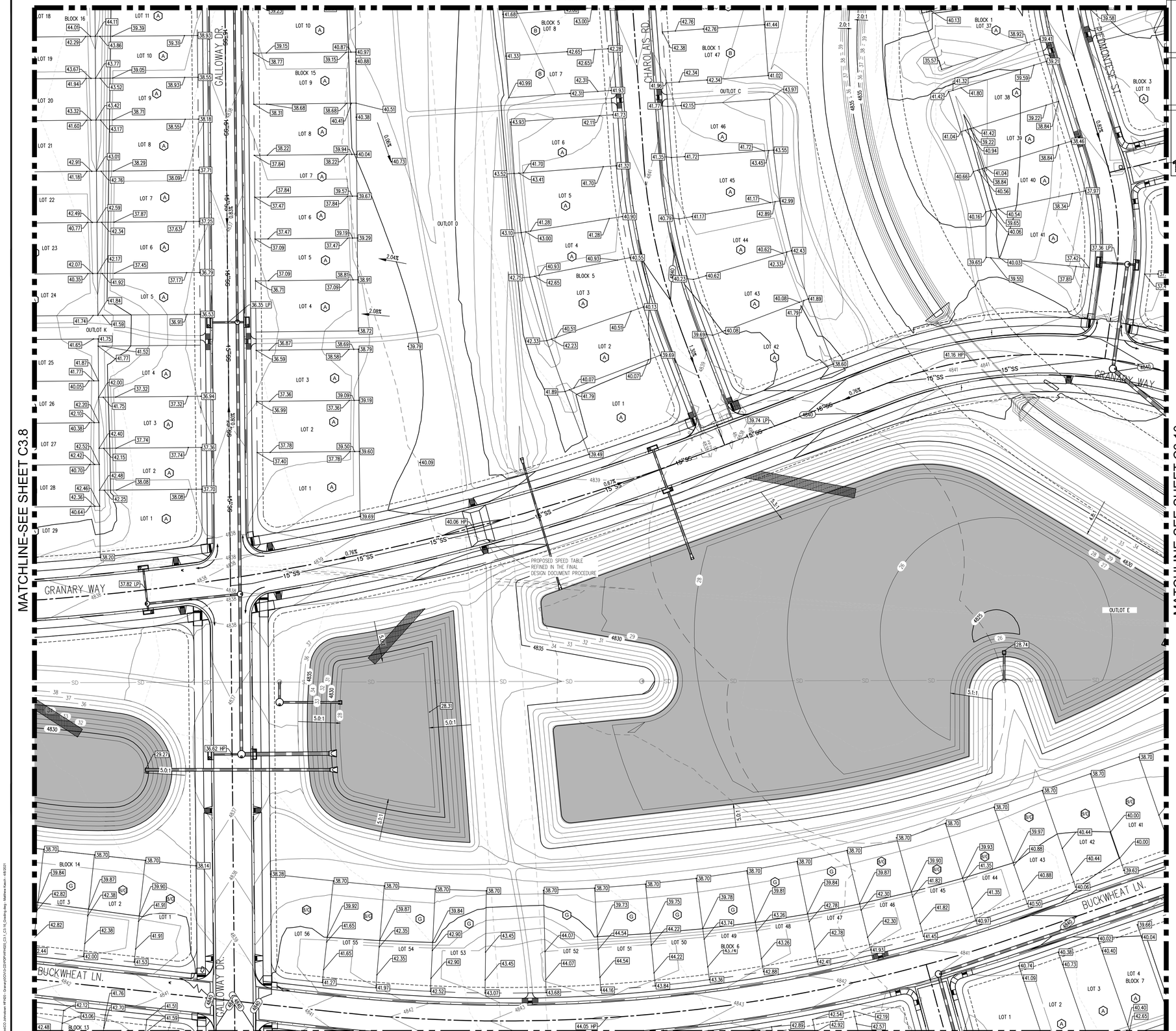
H:\Hartford Homes\02-Johnstown HF\02-Drawings\02-Civil\DEVSHT\HF0002_C3.1_C3.14_Grading.dwg - Matthew.Kaiser - 4/8/2021

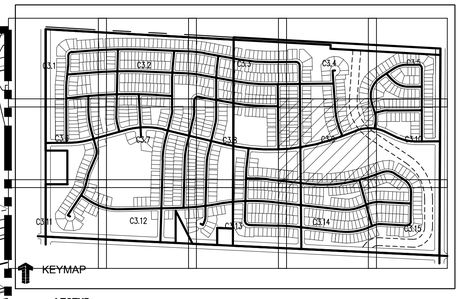
MATCHLINE-SEE SHEET C3.4

MATCHLINE-SEE SHEET C3.8

MATCHLINE-SEE SHEET C3.10

MATCHLINE-SEE SHEET C3.14





LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR — 4835
- PROPOSED MINOR CONTOUR — 4836
- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — S1
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4839.79
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
- - - JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.9

W:\Hefted Homes\CO\Johnstown HFH\01-Granary\05\Civil\PDP\HFH0020_C3.1_C3.15_Grading.dwg - Matthew Adam - 4/8/2021

MATCHLINE-SEE SHEET C3.5

MATCHLINE-SEE SHEET C3.9

MATCHLINE-SEE SHEET C3.15

ALFALFA LANE

MUTUAL RD

GRANARY WAY

BUCKWHEAT LN.

BRAHMAN ST.

TELEP AVENUE

BLOCK 1 LOT 8 LOT 9 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

BLOCK 3 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

BLOCK 4 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

BLOCK 6 LOT 42 LOT 41 LOT 40 LOT 39 LOT 38 LOT 37 LOT 36 LOT 35 LOT 34 LOT 33 LOT 32 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3

OUTLOT B

OUTLOT E

KEYMAP

C3.1 C3.2 C3.3 C3.4 C3.5 C3.6 C3.7 C3.8 C3.9 C3.10 C3.11 C3.12 C3.13 C3.14 C3.15

LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	S
PROPOSED STORM INLET	S
PROPOSED CONCRETE CROSS PAN (TYP.)	
PROPOSED SPOT ELEVATION	4838.71
PROPOSED LOT TYPES	A A-EB B B-EB G

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

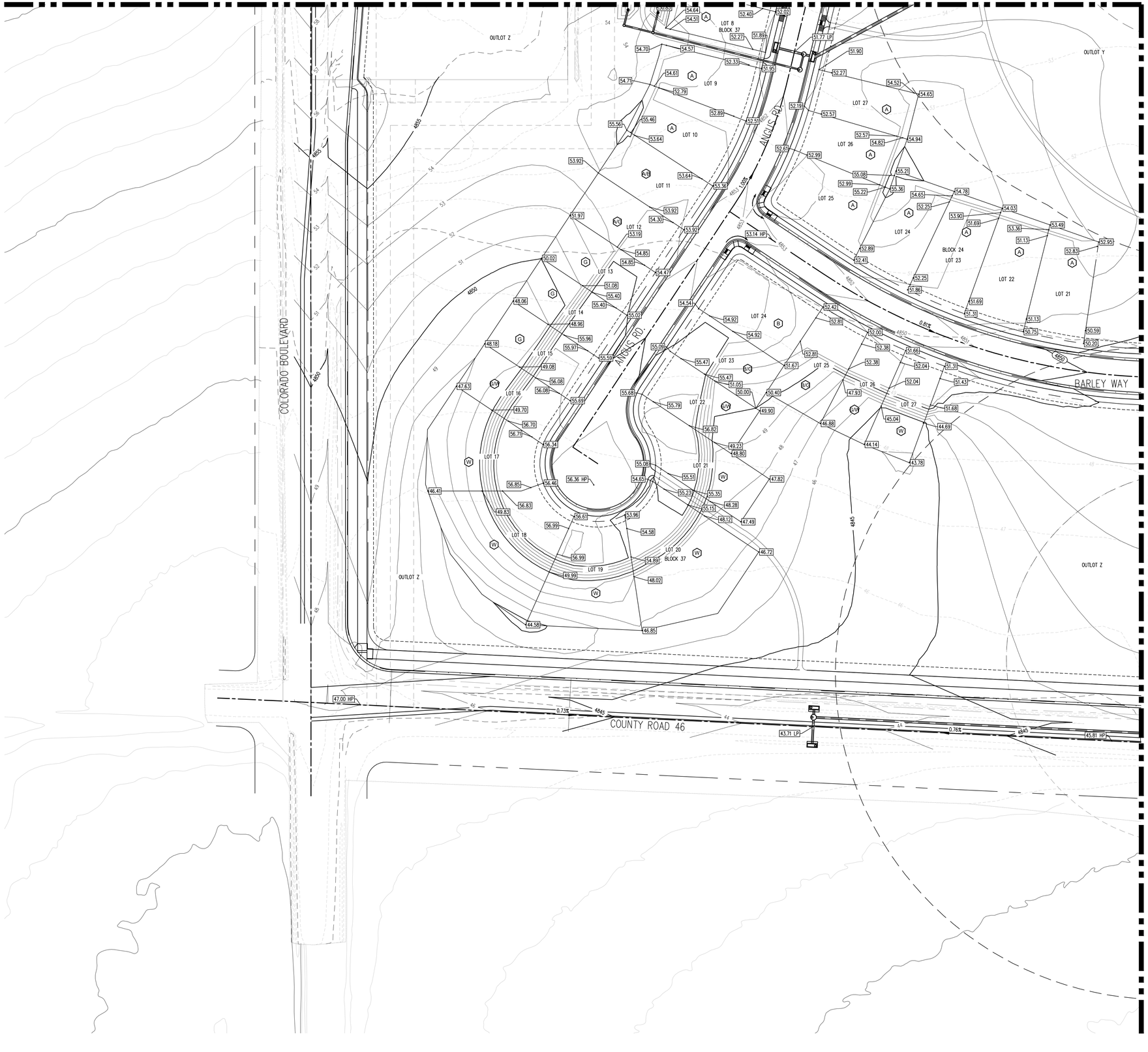
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

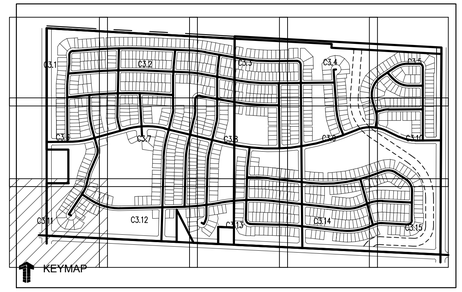
C3.10

M:\Hartford Homes\CO\Johnstown HFH\Dv - Granary\PDs\CAD\PDs\PHASE1\C3.1_C3.15_Grading.dwg - Matthew Kesch - 4/8/2021

MATCHLINE-SEE SHEET C3.6



MATCHLINE-SEE SHEET C3.12



LEGEND:

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- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
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- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — SI
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4838.79
- PROPOSED LOT TYPES — A, A/E, B, B/E, G

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

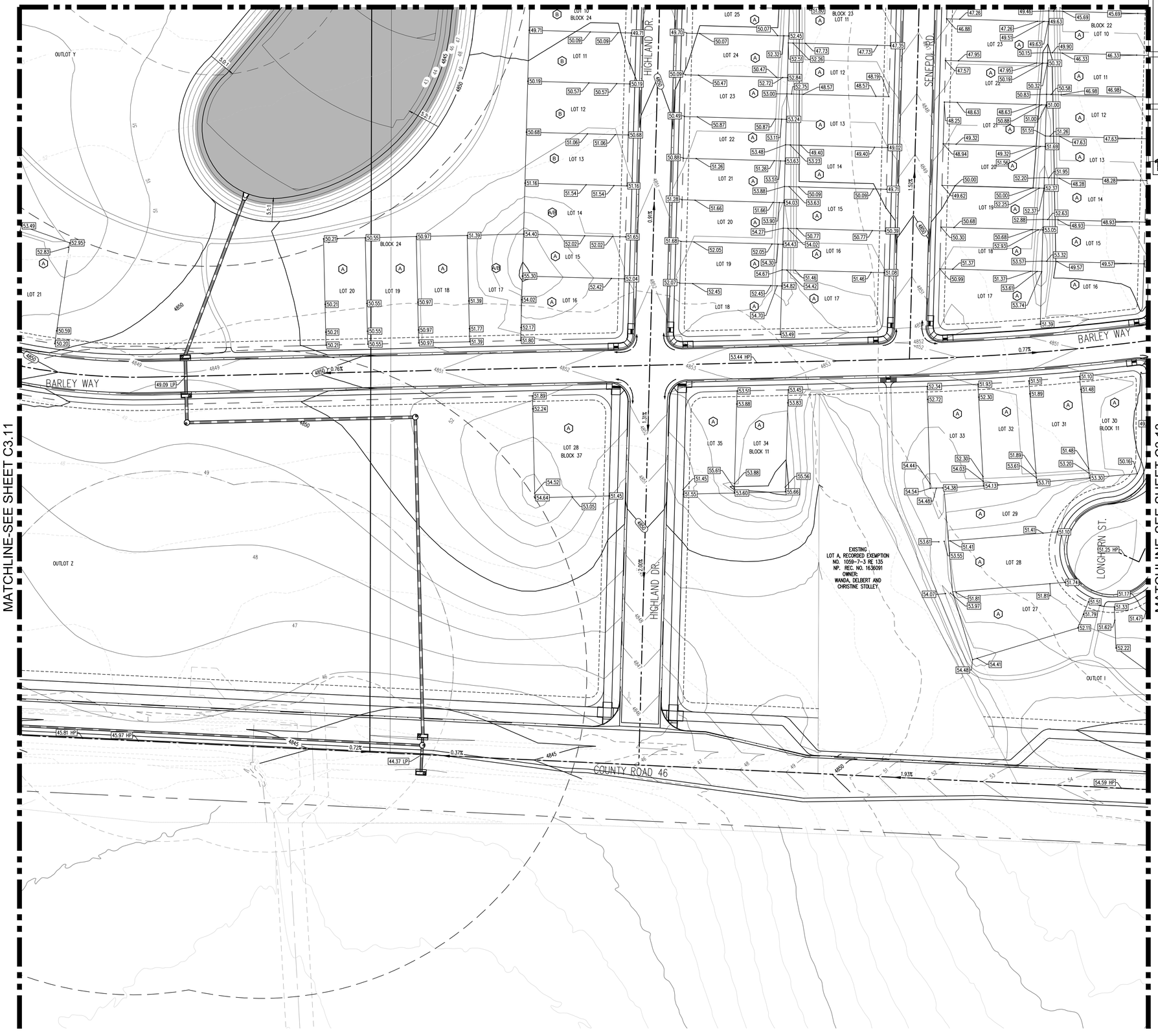
C3.11

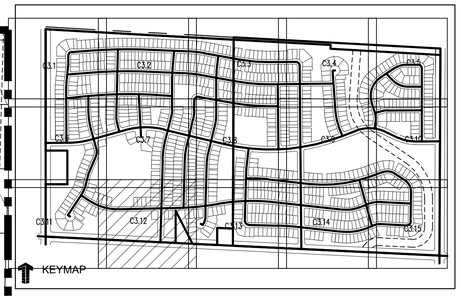
H:\Hatfield Homes\CO\Johnstown MF\00 - Granary\DOCS\CONSTRUCTION\CD_C3.1_C3.14_Grading.dwg, Matthew Klein, 4/8/2021

MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.11

MATCHLINE-SEE SHEET C3.13





LEGEND:

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- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — SI
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- PROPOSED SPOT ELEVATION — 4938.78
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

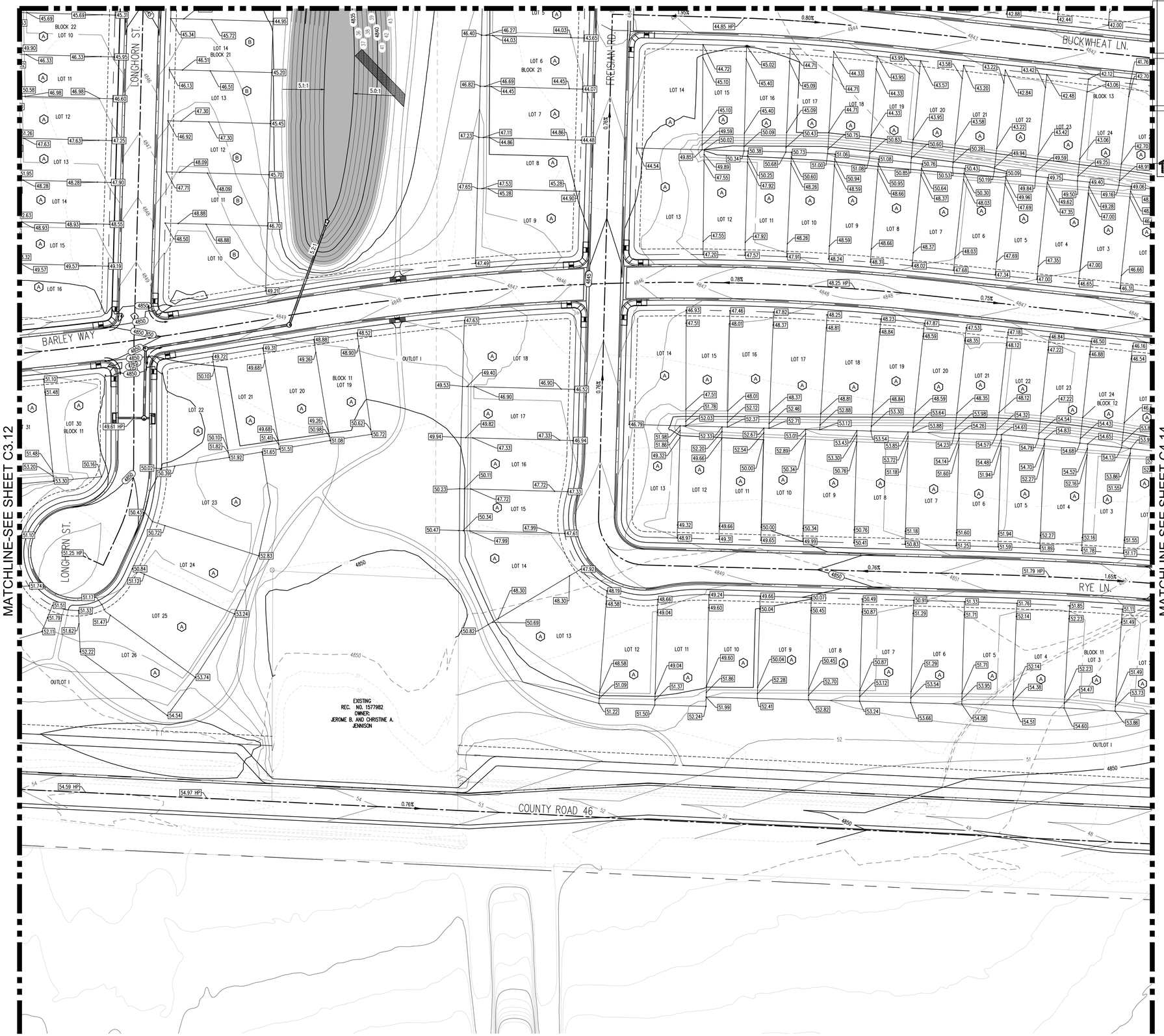
C3.12

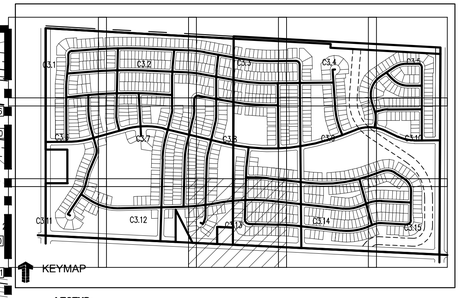
H:\Redford Homes\02-Johnstown HF\00-Granary\02\04\03\DP\PW\REDLINES\C3.1_C3.14_Grading.dwg - Matthew.Kaiser - 4/8/2021

MATCHLINE-SEE SHEET C3.8

MATCHLINE-SEE SHEET C3.12

MATCHLINE-SEE SHEET C4.14





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JOHNSTOWN, CO

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Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

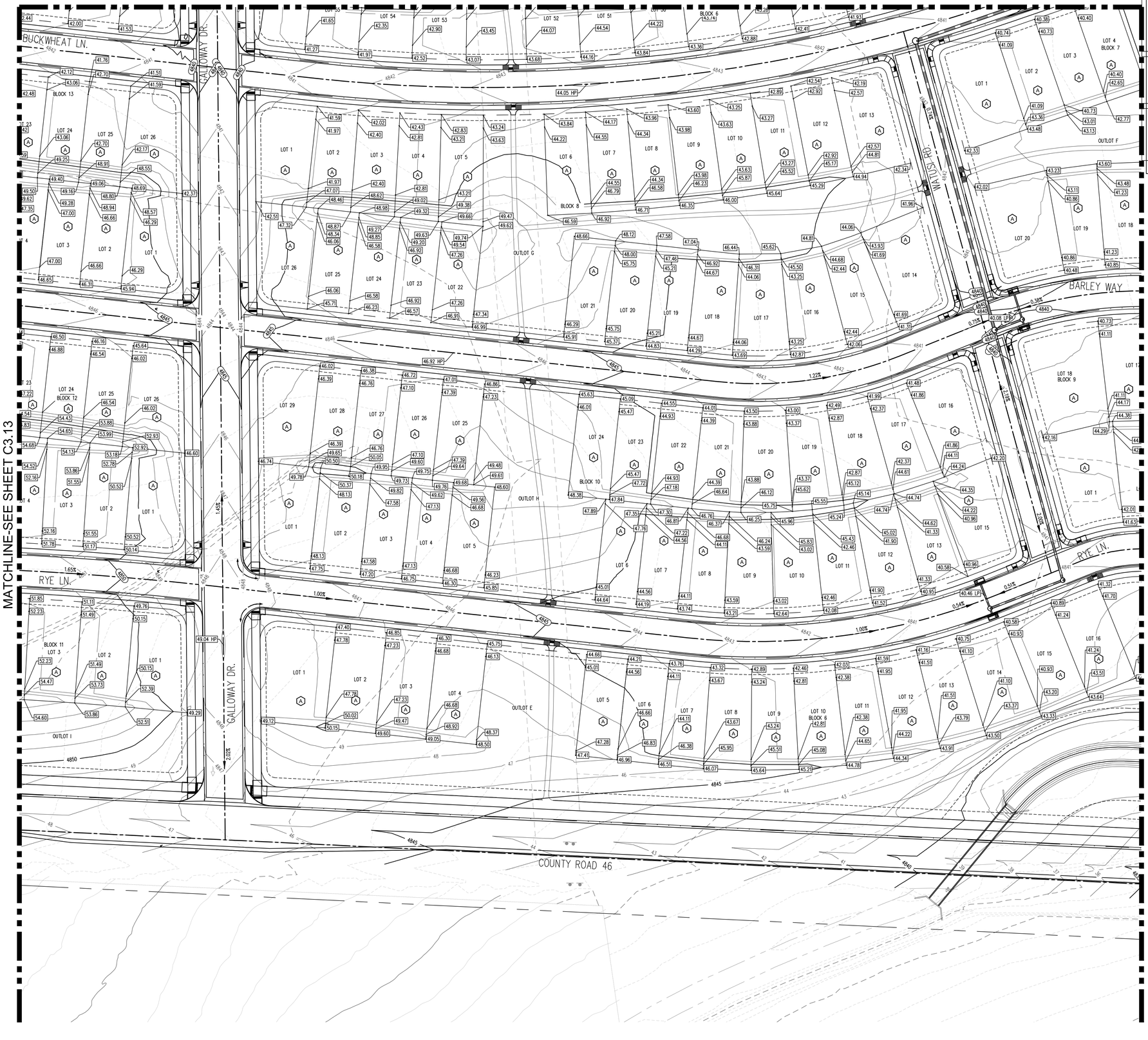
C3.13

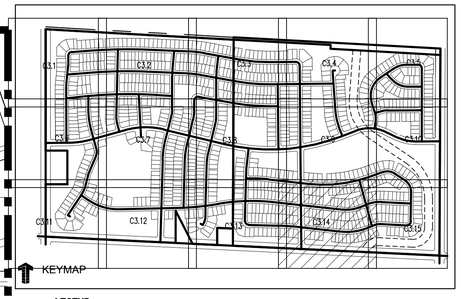
H:\Hartford Homes\03-Johnstown HF\00-Granary\00\04\DEP\DWG\C3.1 C3.14 Grading.dwg - Matthew.Kaub - 4/8/2021

MATCHLINE-SEE SHEET C3.9

MATCHLINE-SEE SHEET C3.13

MATCHLINE-SEE SHEET C3.15





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- PROPOSED LOT TYPES A A/B B B/G G

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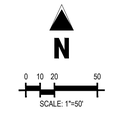
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL EXTENT OF STREET CUT TO BE DETERMINED IN THE FIELD BY THE TOWN PUBLIC WORKS INSPECTOR. REPAIRS SHALL BE PER THE LATEST TOWN STANDARDS.
3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (48.71 = 4948.71).
4. CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE. FHA WILL BE PROVIDED WITH FINAL DESIGN DOCUMENTS. (2% SIDE SLOPES).
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE RIGHT-OF-WAY LOT CORNERS, GRADE BREAKS AT OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
6. AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY A SILT FENCE (TYP.). ALL CONDITIONS OF THE STORM WATER MANAGEMENT PLAN ARE TO BE ADHERED TO.



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Galloway

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970.800.3300
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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

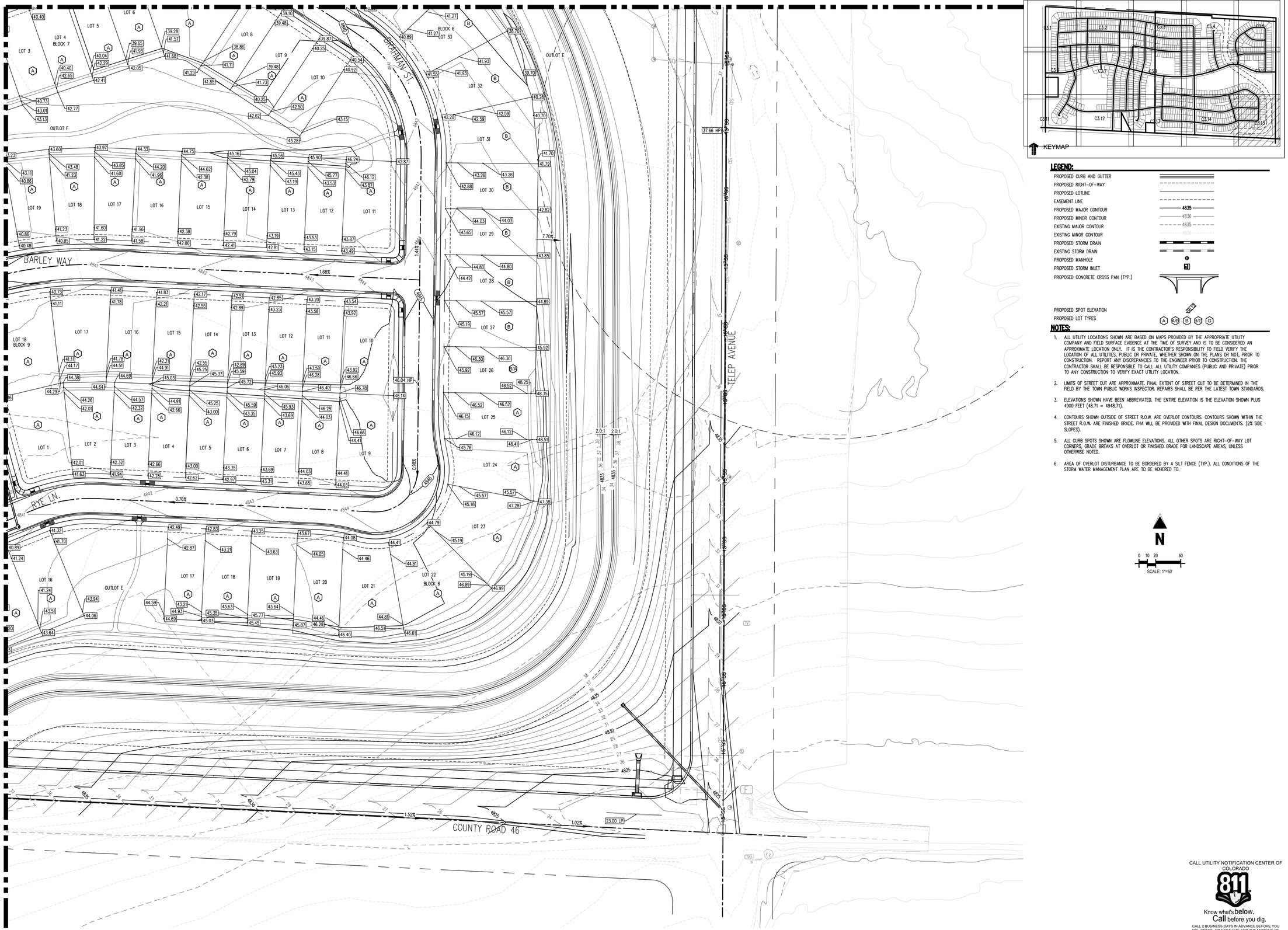
GRADING PLAN

C3.14

W:\Hartford Harvest\Co Johnstown HFH\Dc - Granary\PDF\HFH0000020_C3.1_C3.16_Grading.dwg - Matthew Kasch - 4/8/2021

MATCHLINE-SEE SHEET C3.10

MATCHLINE-SEE SHEET C3.14



LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR — 4835
- PROPOSED MINOR CONTOUR — 4836
- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — S1
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 48.79
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

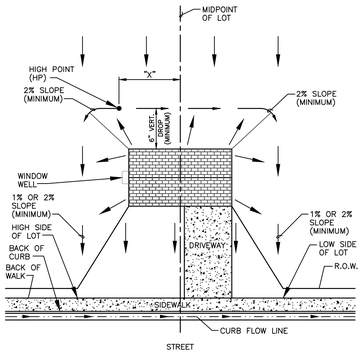
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

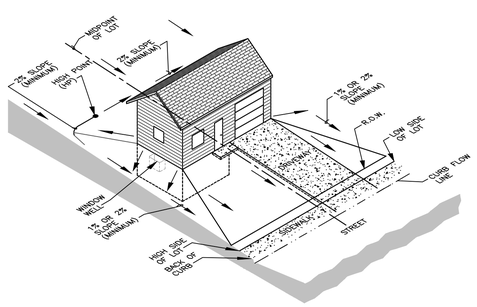
GRADING PLAN

C3.15

H:\Hartford Homes\CO Johnstown HF\000 - Granary\PD\Civil\GRADING\HFH0000_C3.1_C3.15_Grading.dwg - Matthew Kelson - 4/8/2021



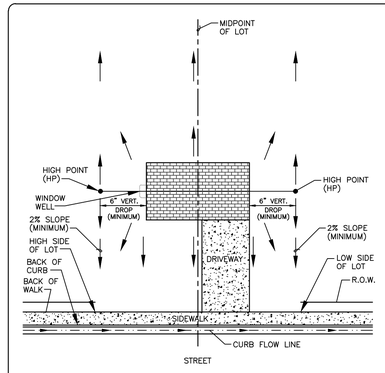
PLAN VIEW



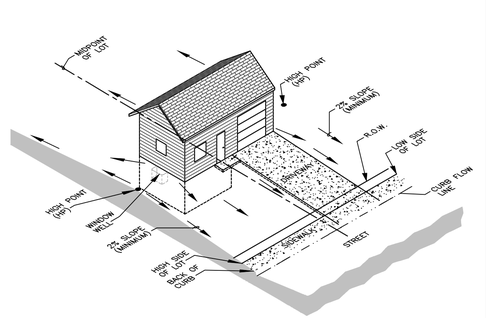
ISOMETRIC VIEW

NOTE:
"X" =1/2[LOT WIDTH – (2 x SWALE TURN RADIUS) – (LOT WIDTH x STREET GRADIENT / SWALE GRADIENT)]

TYPE "A" LOT
GRADING PLAN

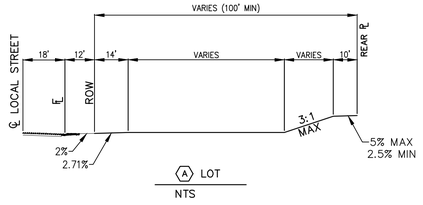


PLAN VIEW

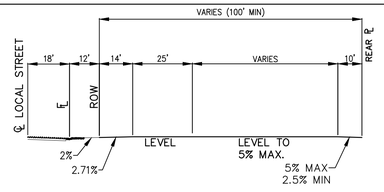


ISOMETRIC VIEW

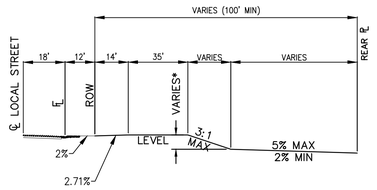
TYPE "B" LOT
GRADING PLAN



Ⓐ LOT
NTS

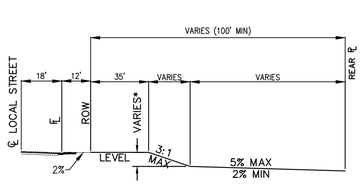


Ⓑ LOT
NTS



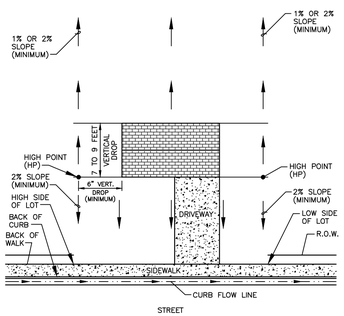
* HEIGHT VARIES FOR GARDEN LEVELS AS DESIGNATED ON PLANS

Ⓖ LOT
NTS

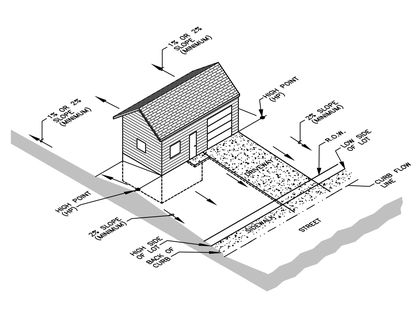


* HEIGHT VARIES FOR WALKOUT LEVELS AS DESIGNATED ON PLANS

Ⓦ LOT
NTS

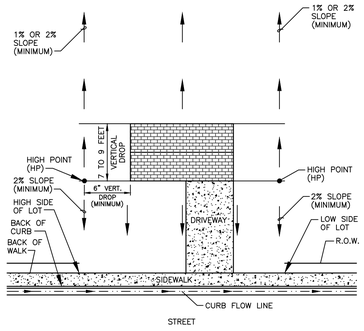


PLAN VIEW

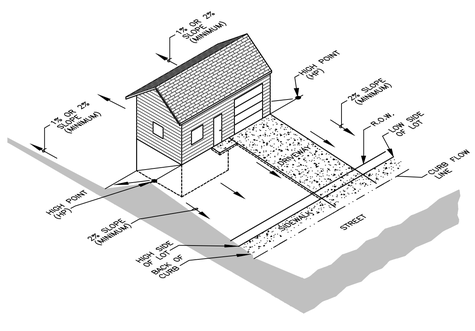


ISOMETRIC VIEW

TYPE "G" (GARDEN) LOT
GRADING PLAN



PLAN VIEW



ISOMETRIC VIEW

TYPE "W" (WALKOUT) LOT
GRADING PLAN

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING DETAILS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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C3.16

W:\Hartford Homes\CO Johnstown HFH\Dr - Granary\DOCS\CIVIL\DP\HFH0020_C3.X_Grading DT.dwg, Matthew Kesch, 4/8/2021

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	RJB
Checked By:	JEP
Date:	04.09.2021

OVERALL UTILITY PLAN

C4.0

N
0 25 50 75 150
SCALE: 1"=150'

C4.1 C4.2 C4.3 C4.4 C4.5
C4.6 C4.7 C4.8 C4.9 C4.10
C4.11 C4.12 C4.13 C4.14 C4.15

N
0 50 100 200
SCALE: 1"=200'

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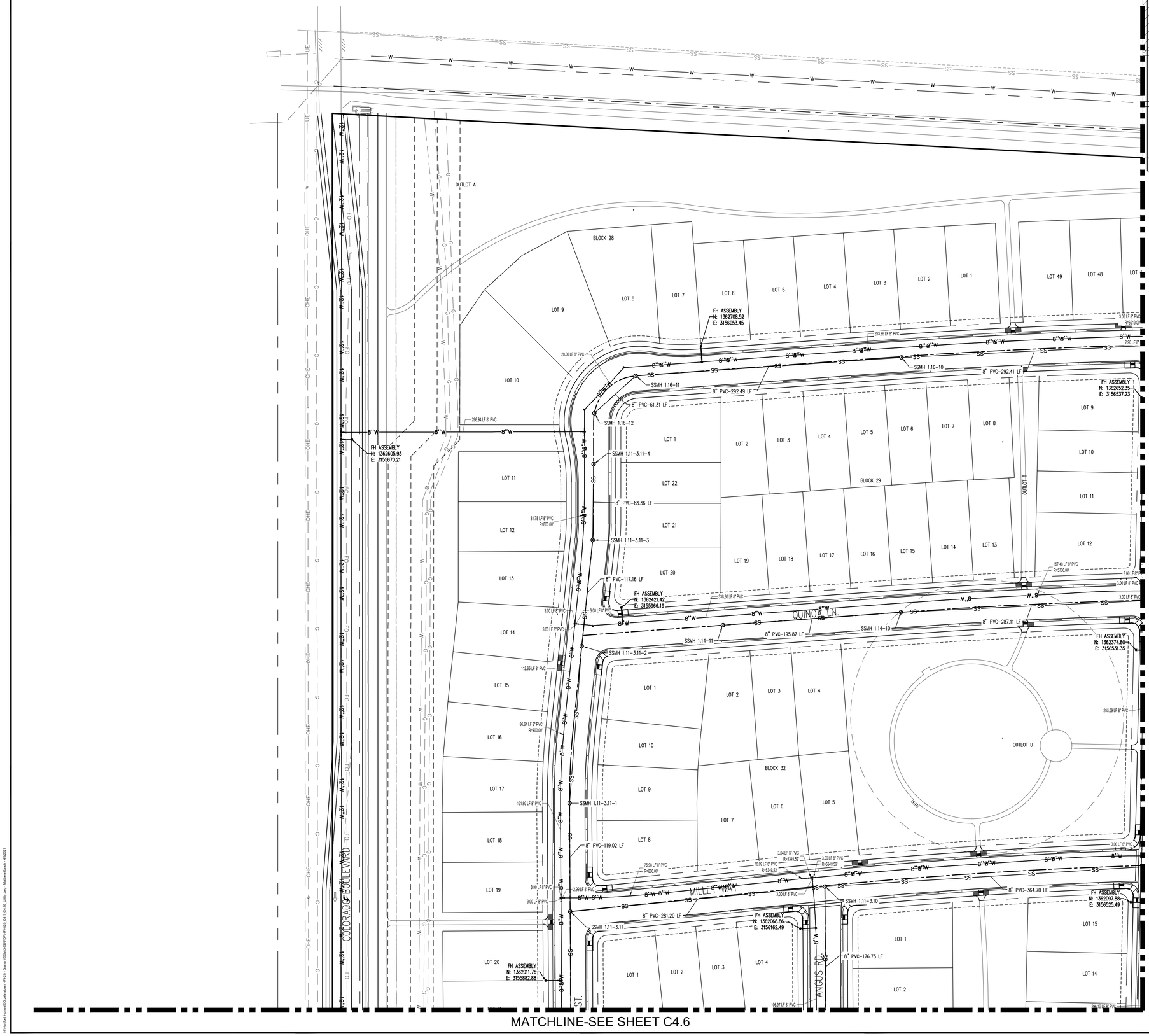
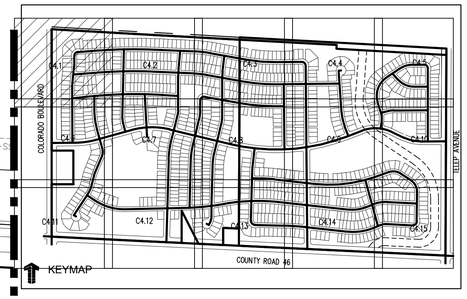
W:\Active\Home(CO) Johnstown MF\000 - Granary\PDOs\PDSP\PHASE\C4.0_C4.1_Overall Utilities.dwg - Matthew Kevin - 4/8/2021





LEGEND:

- PROPOSED WATER MAIN — W
- EXISTING WATER MAIN — W
- PROPOSED SANITARY SEWER — SS
- EXISTING SANITARY SEWER — SS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE — S
- PROPOSED WATER SERVICE — W

NOTES:

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3. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. MAINTAIN 10' HORIZONTAL AND 24" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, STORM SEWER MAINS, WATER MAINS & SERVICES UNLESS OTHERWISE NOTED.
5. CONFIRM HORIZONTAL AND VERTICAL LOCATION OF WATER, STORM AND SANITARY SEWER TIE-IN TO EXISTING LOCATIONS PRIOR TO CONSTRUCTION. CONTACT DESIGN ENGINEER WITH ANY DISCREPANCIES.
6. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND INLET BOX STRUCTURES. LAYING LENGTH INCLUDES FLARED END SECTIONS.
7. RCP SHALL BE CLASS III OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY THE TOWN OF JOHNSTOWN. ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. MUST BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE "WATERTIGHT" USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
8. ALL STORM MANHOLES LOCATED IN SIDEWALKS AND TRAILS SHALL HAVE PEDESTRIAN RATED LIDS.
9. MANHOLE DIAMETERS REQUIRED TO PROVIDE A MINIMUM OF 1' CLEAR WALL BETWEEN THE OUTSIDE WALLS OF ADJACENT INCOMING LINES AT THE INSIDE WALL OF THE STRUCTURE. CONTRACTOR SHALL VERIFY THAT MANHOLE DIAMETERS MEET THE REQUIREMENTS AND ARE SUFFICIENT FOR INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
10. PROVIDE WATER TIGHT JOINTS PER ASTM C443 AT ALL CIRCULAR STORM PIPE.
11. MANHOLES SHALL BE SHAPED UNLESS OTHERWISE NOTED. REFER TO PLAN VIEW FOR SHAPED MANHOLES.
12. ANY WATER MAIN CROSSING WITH LESS THAN 2' OF VERTICAL CLEARANCE TO STORM DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE WATER MAIN TO A MINIMUM OF 5' ON EACH SIDE OF THE STORM DRAIN.
13. ANY SANITARY SEWER OR STORM DRAIN WITHIN 18" VERTICAL CLEARANCE OF A WATER MAIN CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN DETAIL ON SHEET C4.13.
14. WATER BELOW SANITARY/STORM OR WITH LESS THAN 18" SEPARATION ABOVE ENCASE SANITARY/STORM
15. UTILITY PLANS ARE PRELIMINARY IN NATURE AND WILL BE REFINED THROUGH THE FINAL DESIGN DOCUMENT PROCESS

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

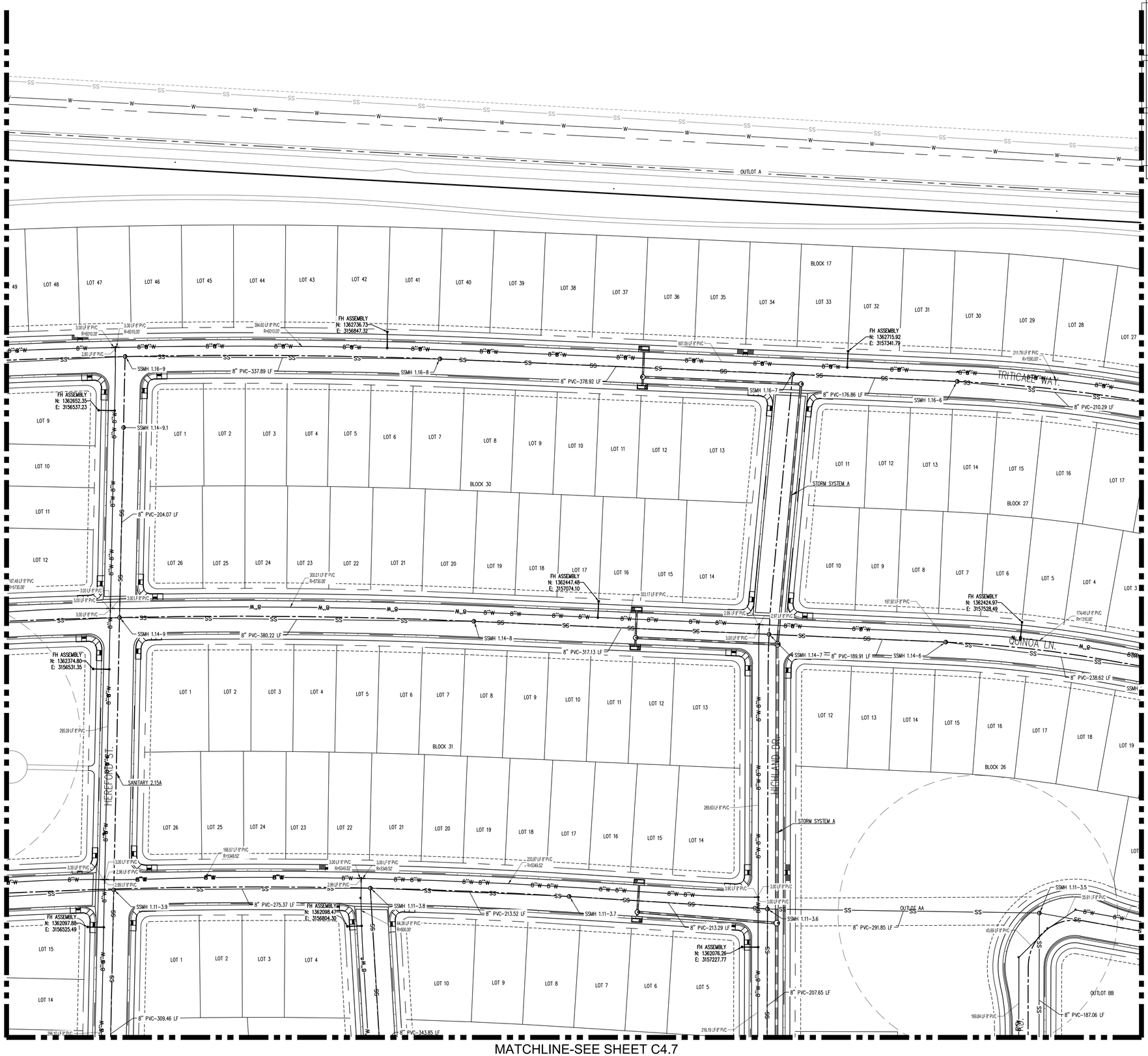
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.1

H:\Shelford Homes\CO\Johnstown MF\000 - Granary\DGN\XSTORP\WATER\C4.1_C4.14_Utility Map - Matthew Brach - 4\8\2021



KEYMAP

LEGEND:

PROPOSED WATER MAIN	W
EXISTING WATER MAIN	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
FUTURE CURB AND GUTTER	
FUTURE RIGHT-OF-WAY	
FUTURE LOTLINE	
FUTURE EASEMENT LINE	
PROPOSED MANHOLE	
EXISTING MANHOLE	
PROPOSED WATER LOWERING	
PROPOSED STORM INLET	
EXISTING STORM INLET	
PROPOSED FES AND RIP RAP	
EXISTING FES AND RIP RAP	
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE	

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13. ANY SANITARY SEWER OR STORM DRAIN WITHIN 18" VERTICAL CLEARANCE OF A WATER MAIN CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN DETAIL ON SHEET C4.13.
14. WATER BELOW SANITARY/STORM OR WITH LESS THAN 18" SEPARATION ABOVE ENCASE SANITARY/STORM
15. UTILITY PLANS ARE PRELIMINARY IN NATURE AND WILL BE REFINED THROUGH THE FINAL DESIGN DOCUMENT PROCESS

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

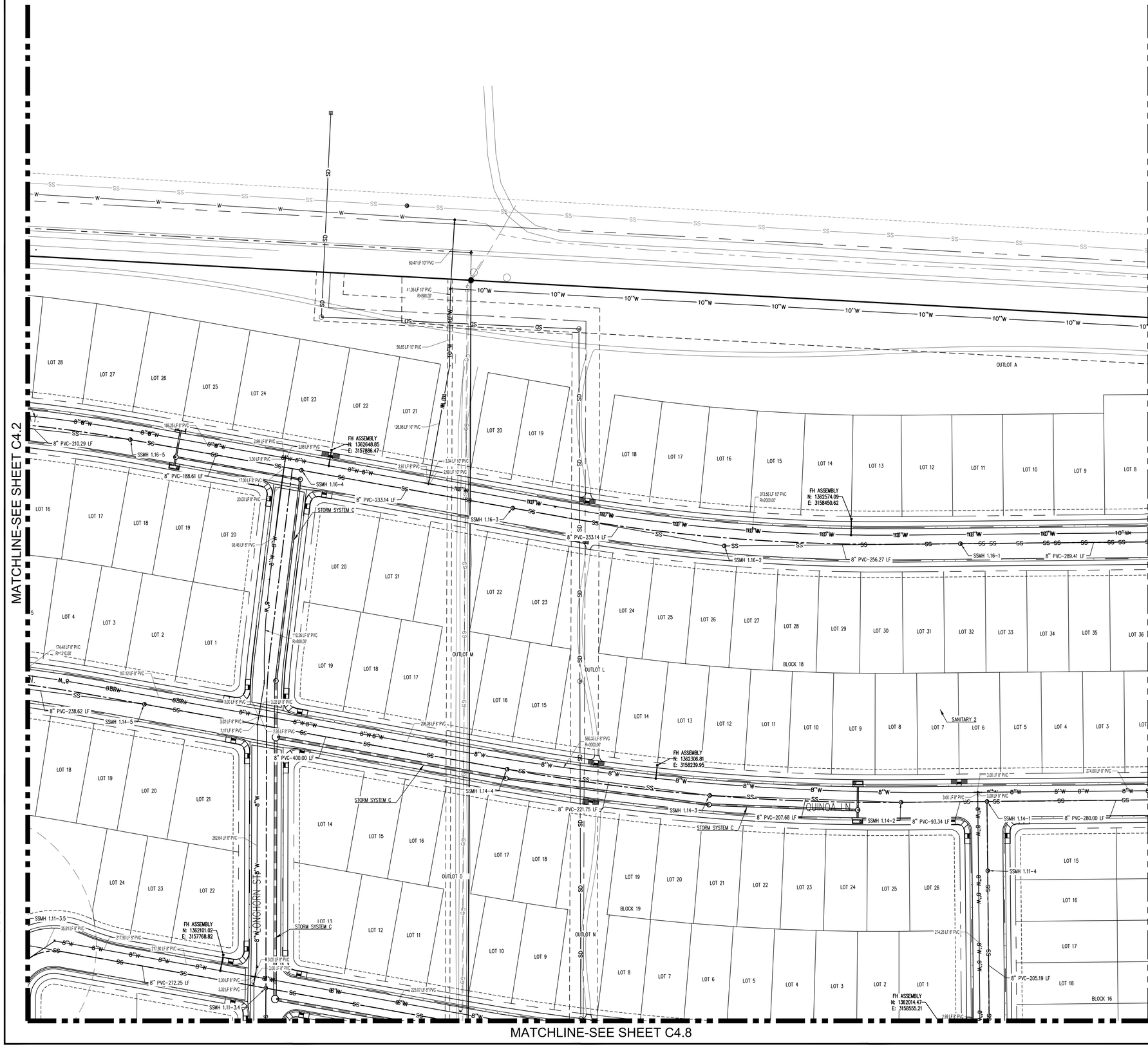
#	Date	Issue / Description	Init.

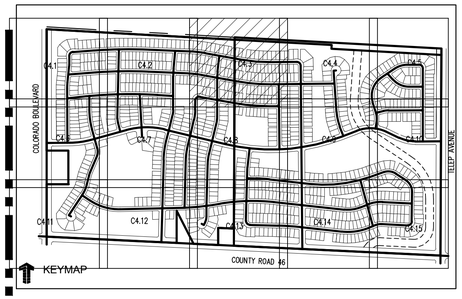
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.2

N:\Hartford Homes\CO Johnstown (HFH0)\...\Drawings\Work\C4\[HFH0Plat03_C4.1_C4.15_Utility.dwg - Matthew Kosch - 4/8/2021]





LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

NOTES:

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

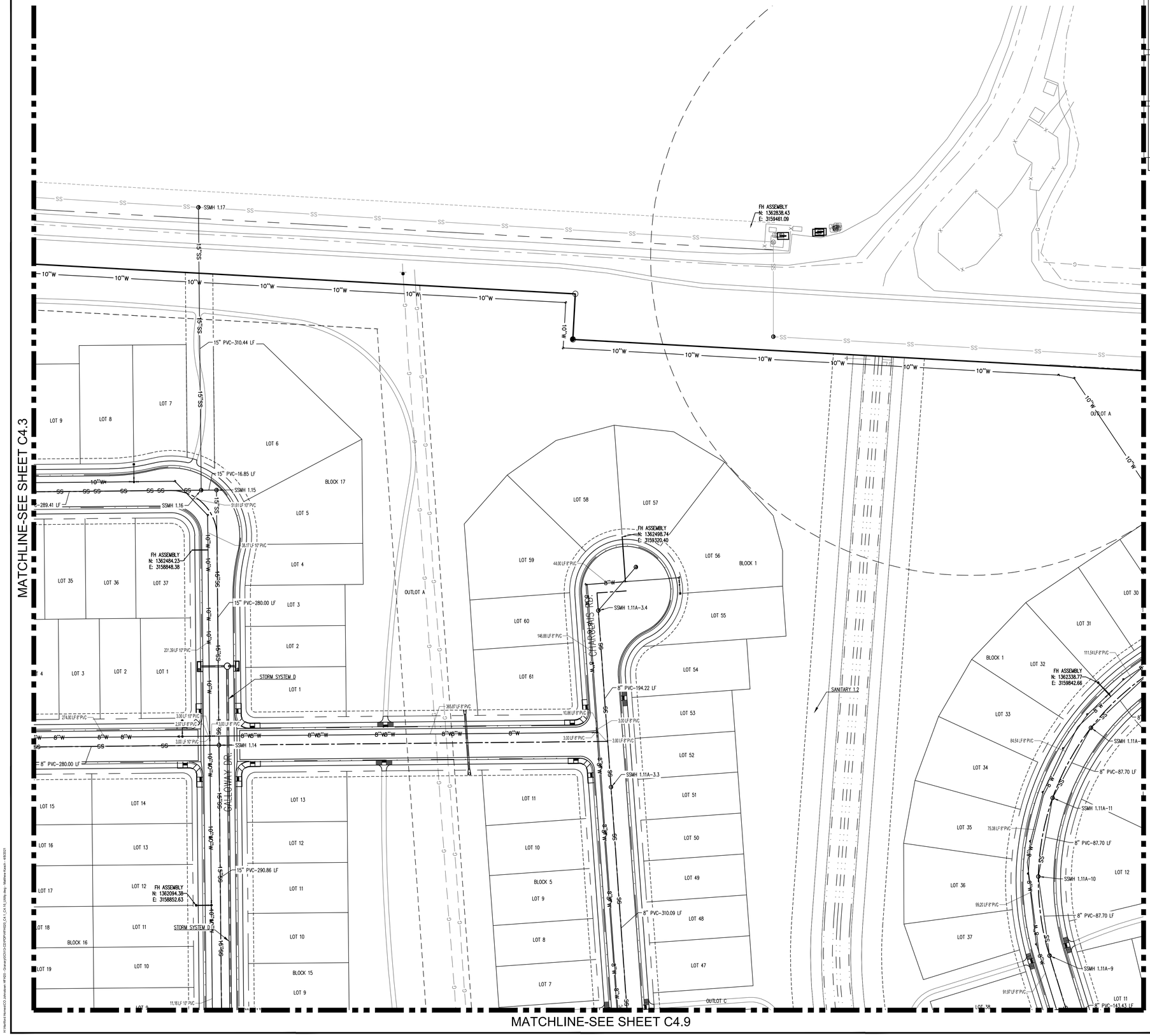
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.3

W:\Harbert Homes\CO\Johnstown HFH\01-Drawings\PDFs\HFH0000_C4.3_C4.4_Utility Map - Matthew Koch - 4/8/2021



LEGEND:

PROPOSED WATER MAIN	W
EXISTING WATER MAIN	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
FUTURE CURB AND GUTTER	
FUTURE RIGHT-OF-WAY	
FUTURE LOTLINE	
FUTURE EASEMENT LINE	
PROPOSED MANHOLE	
EXISTING MANHOLE	
PROPOSED WATER LOWERING	
PROPOSED STORM INLET	
EXISTING STORM INLET	
PROPOSED FES AND RIP RAP	
EXISTING FES AND RIP RAP	
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE	W

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N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

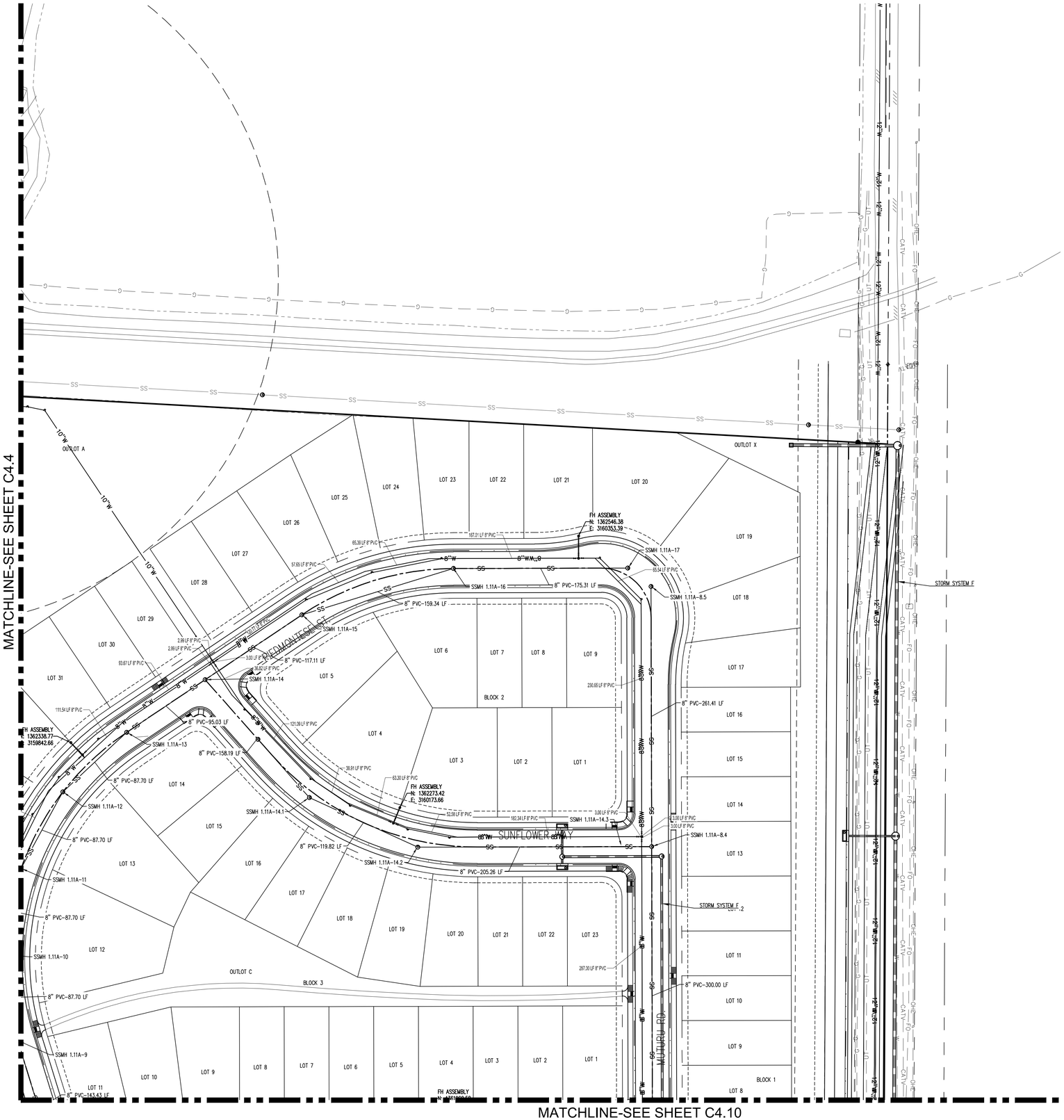
#	Date	Issue / Description	Init.

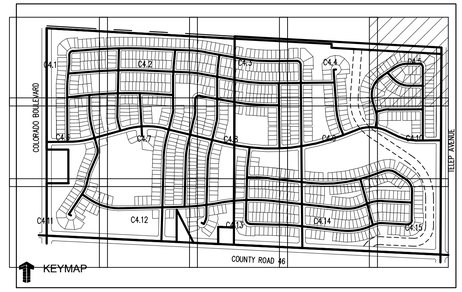
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.4

N:\Hartford Homes\CO Johnstown (HFH0)\...\Drawing\ROW\COMP\PHASE\[C4.1_C4.14_Utility.dwg - Matthew Kirsch - 4/8/2021]





LEGEND:

PROPOSED WATER MAIN	W
EXISTING WATER MAIN	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
FUTURE CURB AND GUTTER	
FUTURE RIGHT-OF-WAY	
FUTURE LOTLINE	
FUTURE EASEMENT LINE	
PROPOSED MANHOLE	
EXISTING MANHOLE	
PROPOSED WATER LOWERING	
PROPOSED STORM INLET	
EXISTING STORM INLET	
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0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

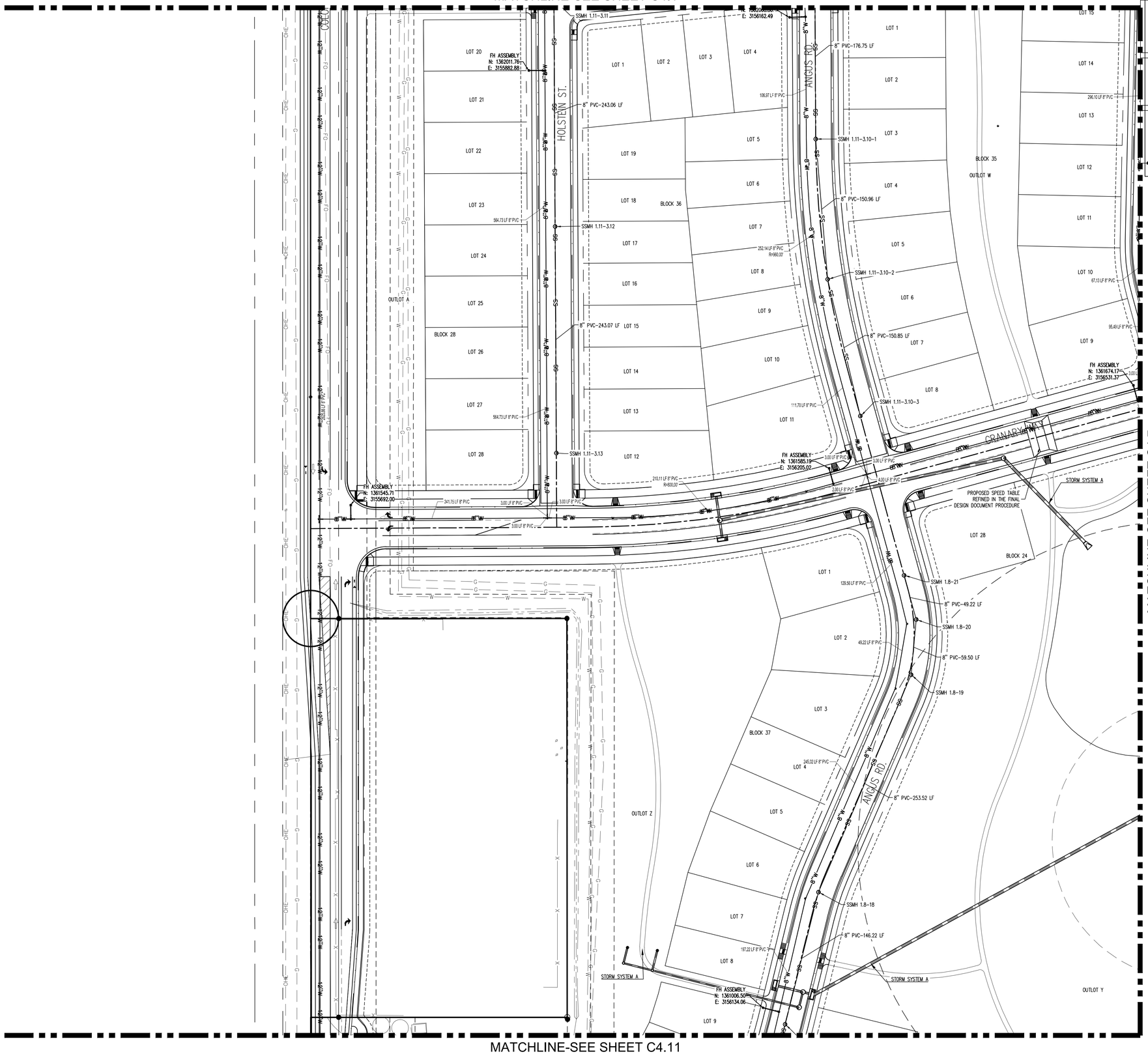
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.5

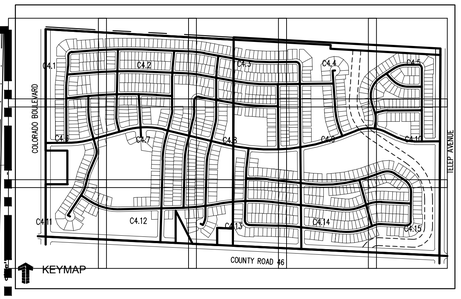
W:\Hartford Homes\Co Johnstown #HFH0N - Granary\Civil\CAD\SHEETS\HFH0N_C4.5_UTIL.dwg - Matthew Kirsch - 4/8/2021

MATCHLINE-SEE SHEET C4.1



MATCHLINE-SEE SHEET C4.7

MATCHLINE-SEE SHEET C4.11



LEGEND:

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#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.6

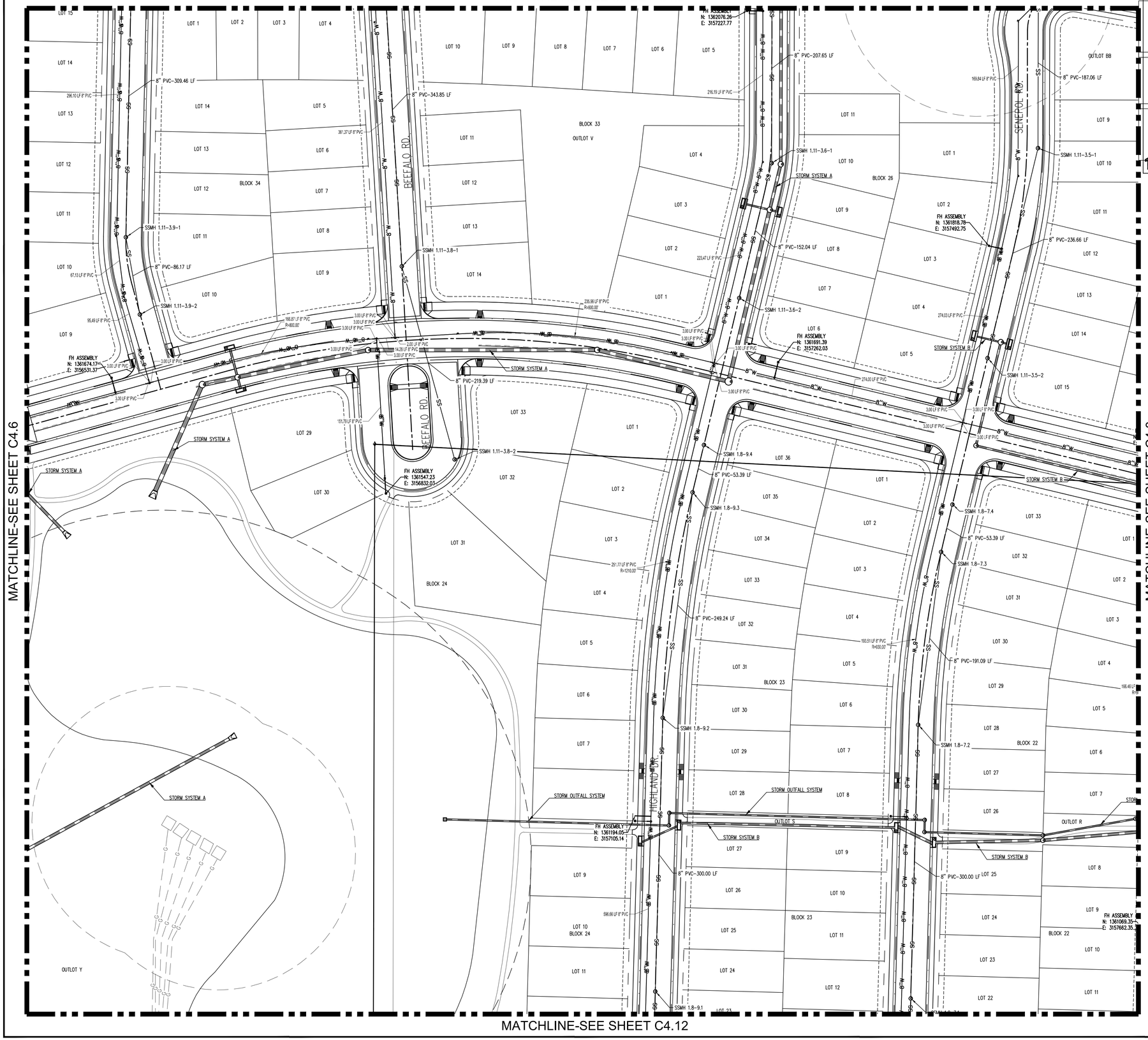
N:\Drafting\Harvest\CO Johnstown HFH\00 - Granary\DOCS\CD\[HFH0000_C4.1_C4.15_Utility Plan - Matthew Koch - 4/8/2021

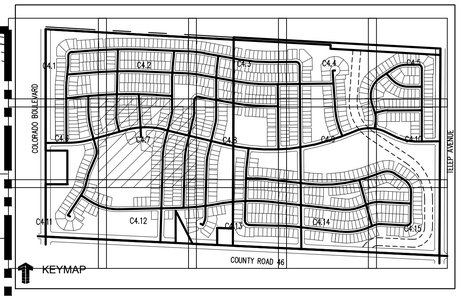
MATCHLINE-SEE SHEET C4.2

MATCHLINE-SEE SHEET C4.6

MATCHLINE-SEE SHEET C4.8

MATCHLINE-SEE SHEET C4.12





LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

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13. ANY SANITARY SEWER OR STORM DRAIN WITHIN 18" VERTICAL CLEARANCE OF A WATER MAIN CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN DETAIL ON SHEET C4.13.
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15. UTILITY PLANS ARE PRELIMINARY IN NATURE AND WILL BE REFINED THROUGH THE FINAL DESIGN DOCUMENT PROCESS

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.7

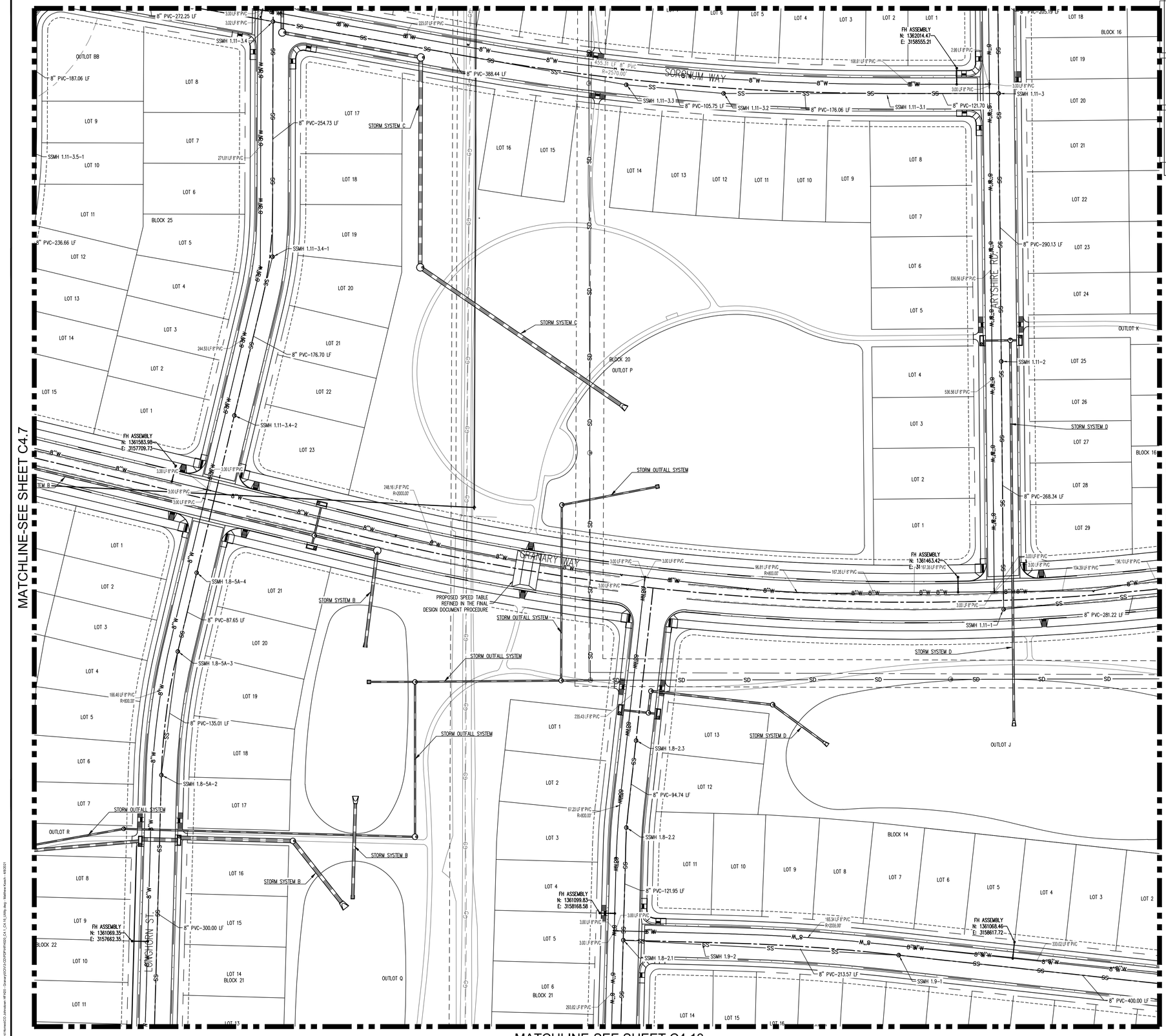
W:\Harford Homes\02-Johnstown HF\00-Drawings\00\04-ENGR\Exhibits\C4.7_C4.11_Utility.dwg - Matthew Koch - 4/8/2021

MATCHLINE-SEE SHEET C4.3

MATCHLINE-SEE SHEET C4.7

MATCHLINE-SEE SHEET C4.9

MATCHLINE-SEE SHEET C4.13



LEGEND:

PROPOSED WATER MAIN	W
EXISTING WATER MAIN	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
FUTURE CURB AND GUTTER	
FUTURE RIGHT-OF-WAY	
FUTURE LOTLINE	
FUTURE EASEMENT LINE	
PROPOSED MANHOLE	
EXISTING MANHOLE	
PROPOSED WATER LOWERING	
PROPOSED STORM INLET	
EXISTING STORM INLET	
PROPOSED FES AND RIP RAP	
EXISTING FES AND RIP RAP	
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE	

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SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

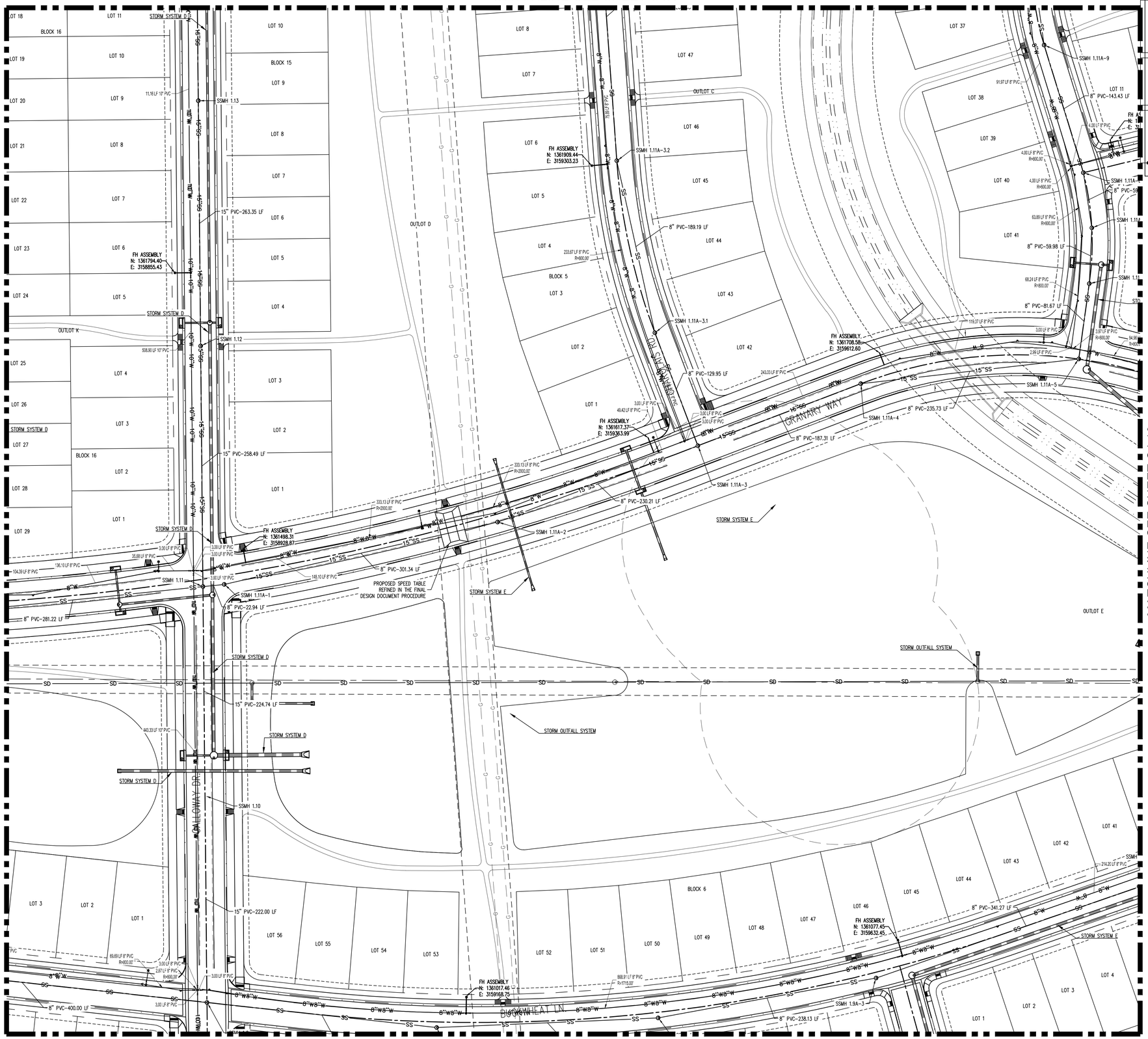
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.8

H:\Hartford Homes\CO Johnstown MF\MD - Granary\PDVA\CD\DRAWINGS\C4.1_C4.15_Utility Map - Matthew Keech - 4/8/2021

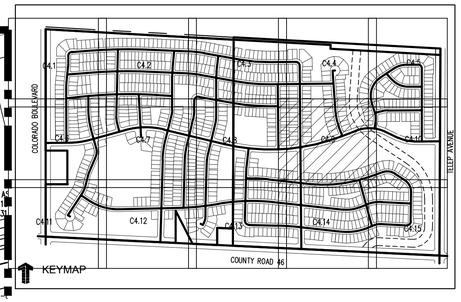
MATCHLINE-SEE SHEET C4.4



MATCHLINE-SEE SHEET C4.8

MATCHLINE-SEE SHEET C4.10

MATCHLINE-SEE SHEET C4.14



LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

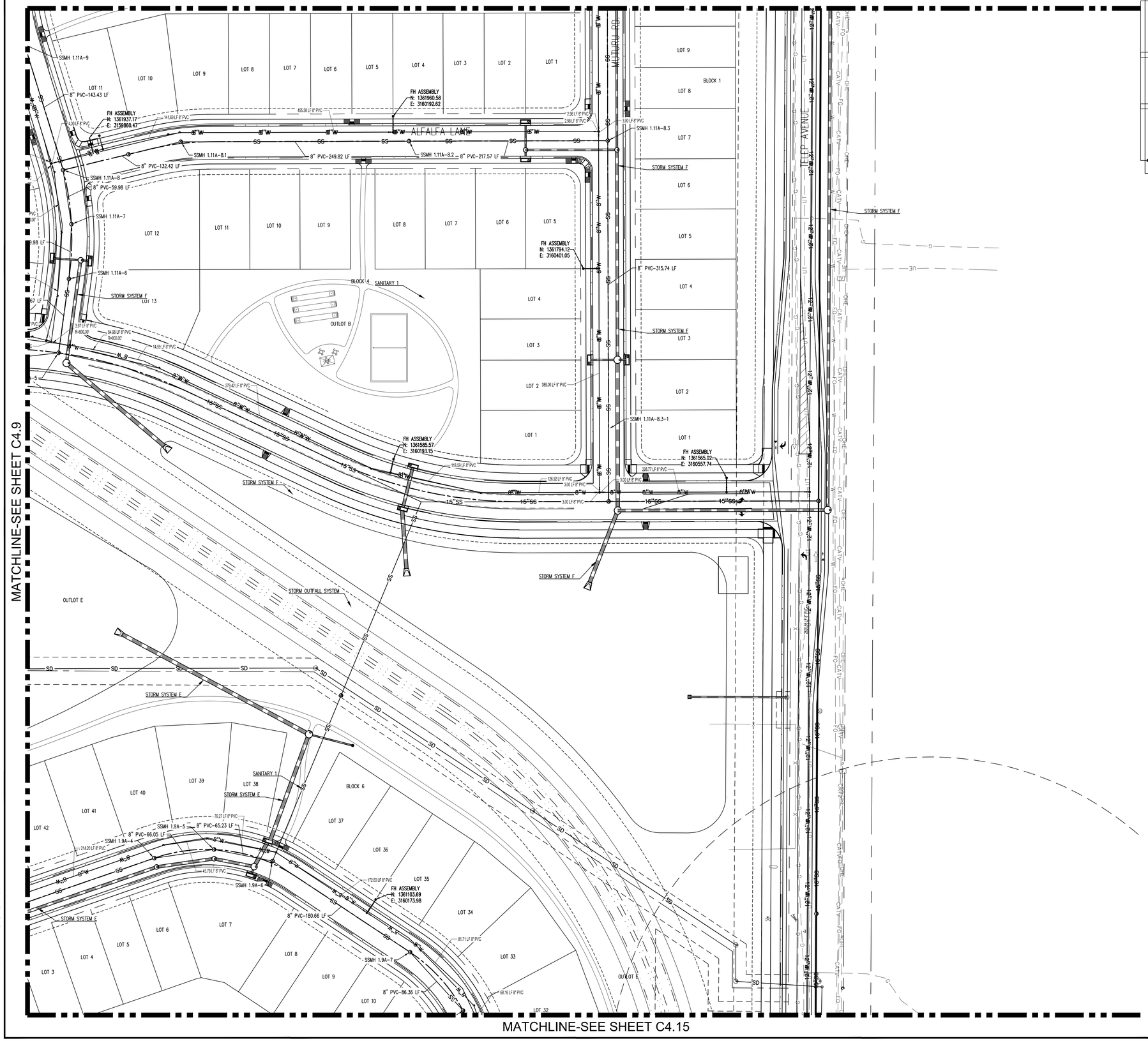
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

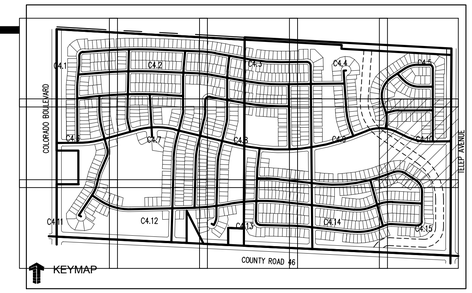
UTILITY PLAN

C4.9

W:\Hartford Homes\CO\Johnstown MF\000 - Granary\PDOX\ESP\SHEETS\C4.9_C4.10_Utility Plan - Matthew Kosch - 4/8/2021

MATCHLINE-SEE SHEET C4.5





LEGEND:

- PROPOSED WATER MAIN — W
- EXISTING WATER MAIN — W
- PROPOSED SANITARY SEWER — SS
- EXISTING SANITARY SEWER — SS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE — S
- PROPOSED WATER SERVICE — W

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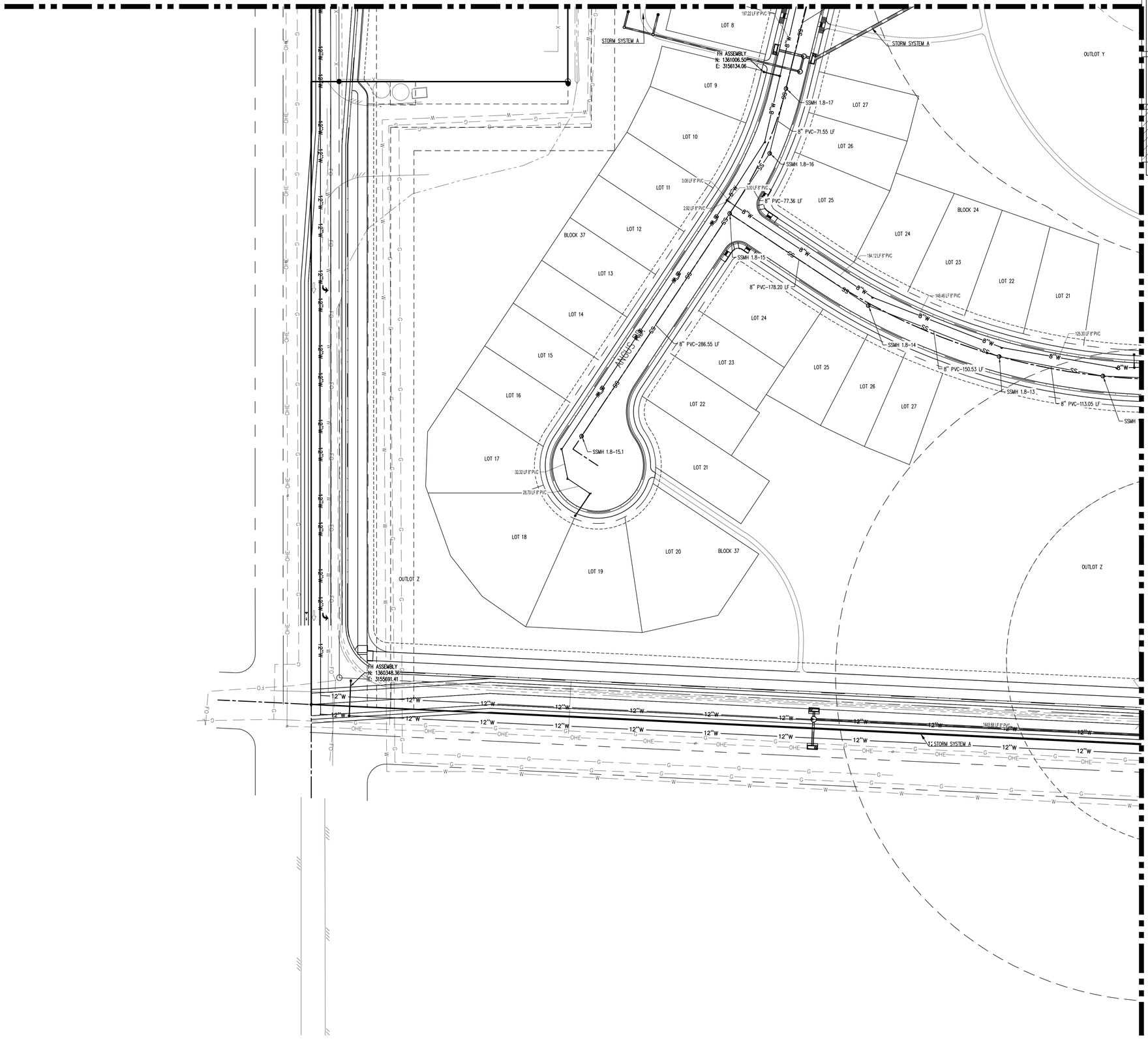
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

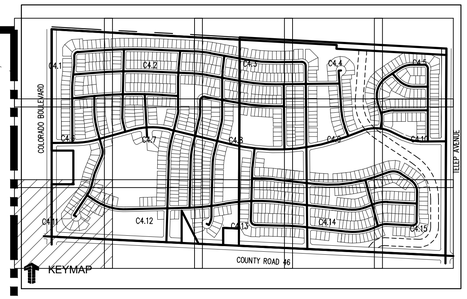
UTILITY PLAN

C4.10

H:\Hatfield Homes\CO Johnstown HF\000 - Granary\DOCs\DESIGN\PHASE1\C4.10 Utility Plan - Matthew Kasch - 4/8/2021

MATCHLINE-SEE SHEET C4.6





LEGEND:

PROPOSED WATER MAIN	W
EXISTING WATER MAIN	W
PROPOSED SANITARY SEWER	SS
EXISTING SANITARY SEWER	SS
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
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EXISTING FES AND RIP RAP	
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE	W

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N

0 10 20 50

SCALE: 1"=50'

MATCHLINE-SEE SHEET C4.12

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

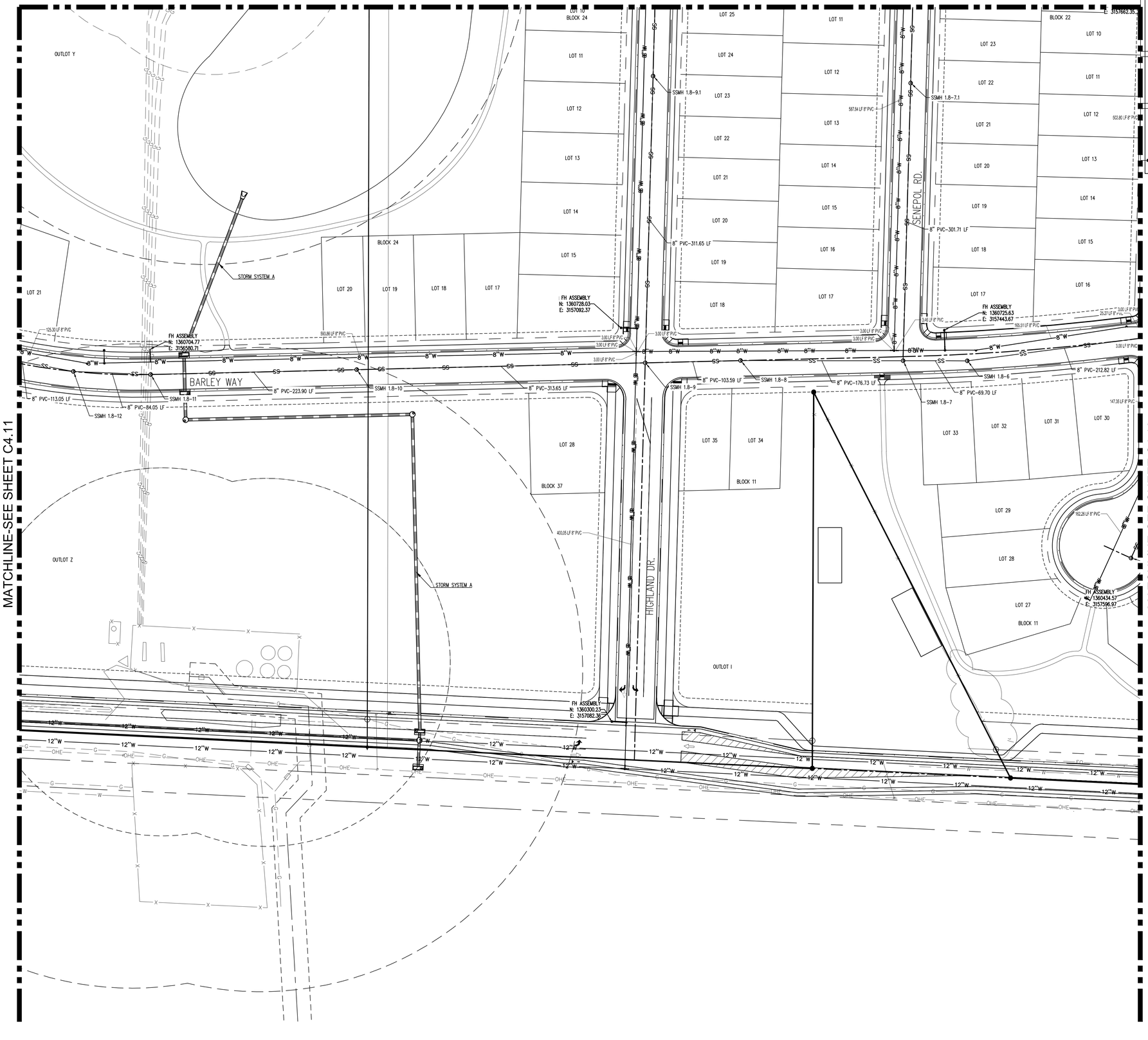
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.11

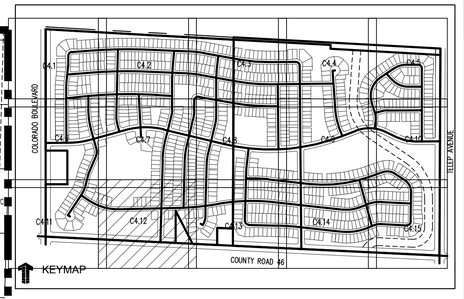
H:\Redbird Invest(CO) Johnstown HF\000 - Granary\PDVs\CD\PDP\HF0000_C4.1_C4.15_Utility Key - Matthew Kosch - 4/8/2021

MATCHLINE-SEE SHEET C4.7



MATCHLINE-SEE SHEET C4.11

MATCHLINE-SEE SHEET C4.13



LEGEND:

- PROPOSED WATER MAIN — W
- EXISTING WATER MAIN — W
- PROPOSED SANITARY SEWER — SS
- EXISTING SANITARY SEWER — SS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
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- PROPOSED SEWER SERVICE — S
- PROPOSED WATER SERVICE — W

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

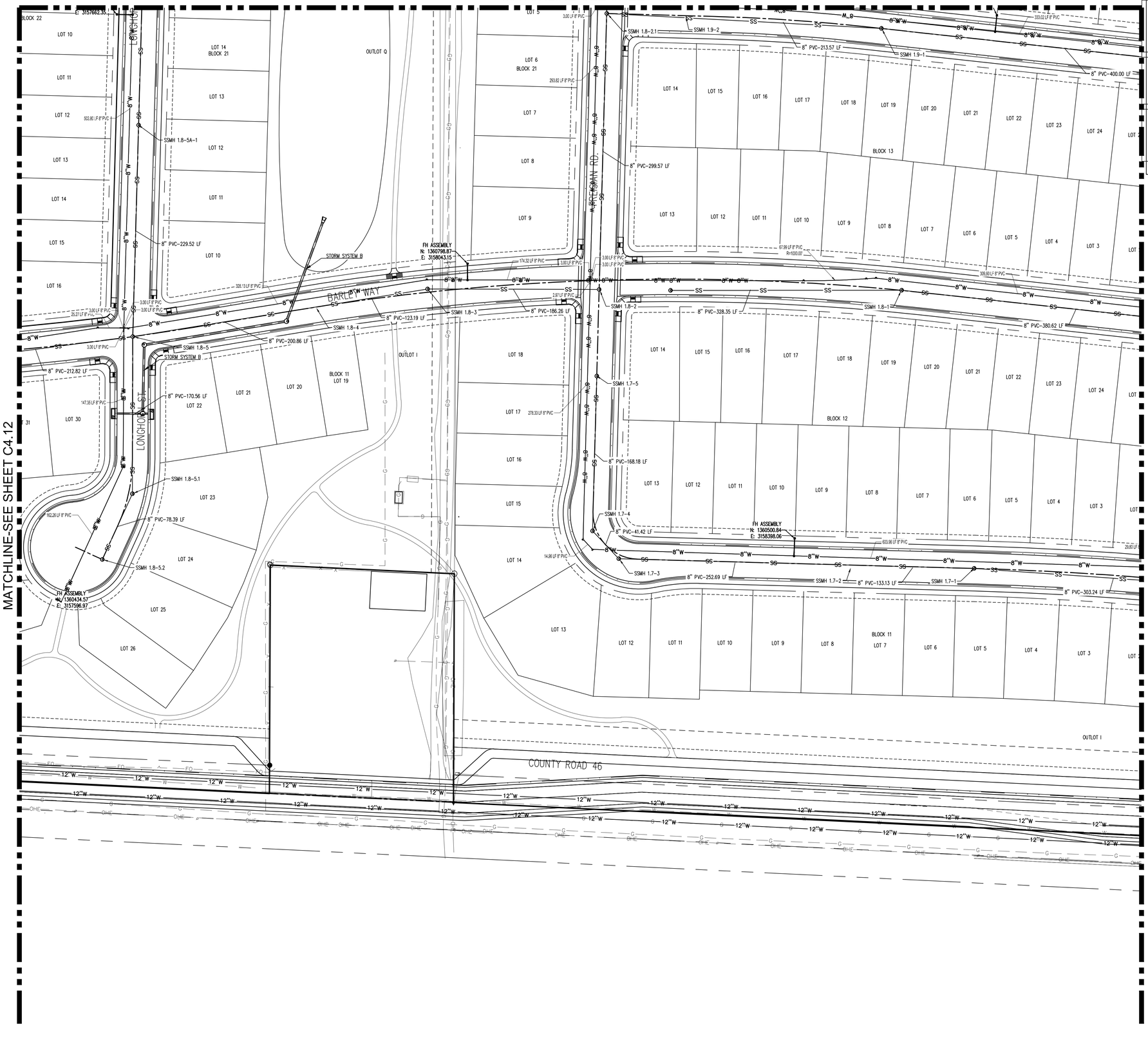
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.12

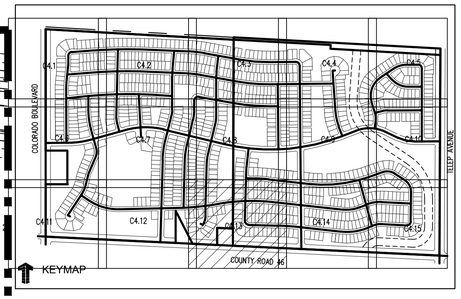
X:\Hartford Homes\CO Johnstown MF\PD - Granary\PDVA\CD\DRP\SHEETS\C4.1_C4.15_Utility Plan - Matthew Kirsch - 4/8/2021

MATCHLINE-SEE SHEET C4.8



MATCHLINE-SEE SHEET C4.12

MATCHLINE-SEE SHEET C4.14



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

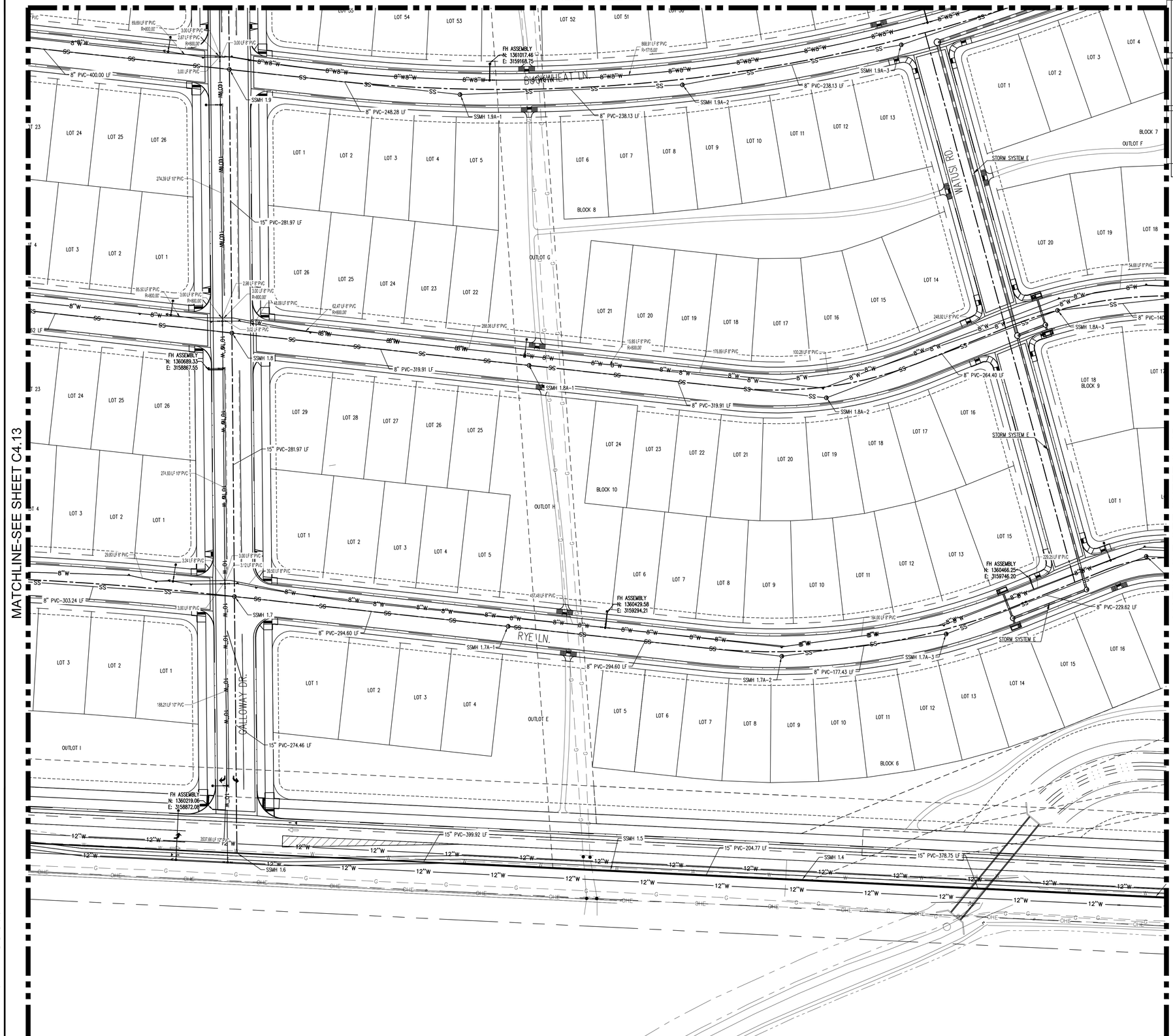
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.13

H:\Hartford Homes\CO Johnstown MF\00 - Granary\DOCs\CD\DP\SHEETS\C4.13_C4.14_Utility Key - Matthew Boeh - 4/8/2021

MATCHLINE-SEE SHEET C4.9



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- FUTURE LOTLINE
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Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

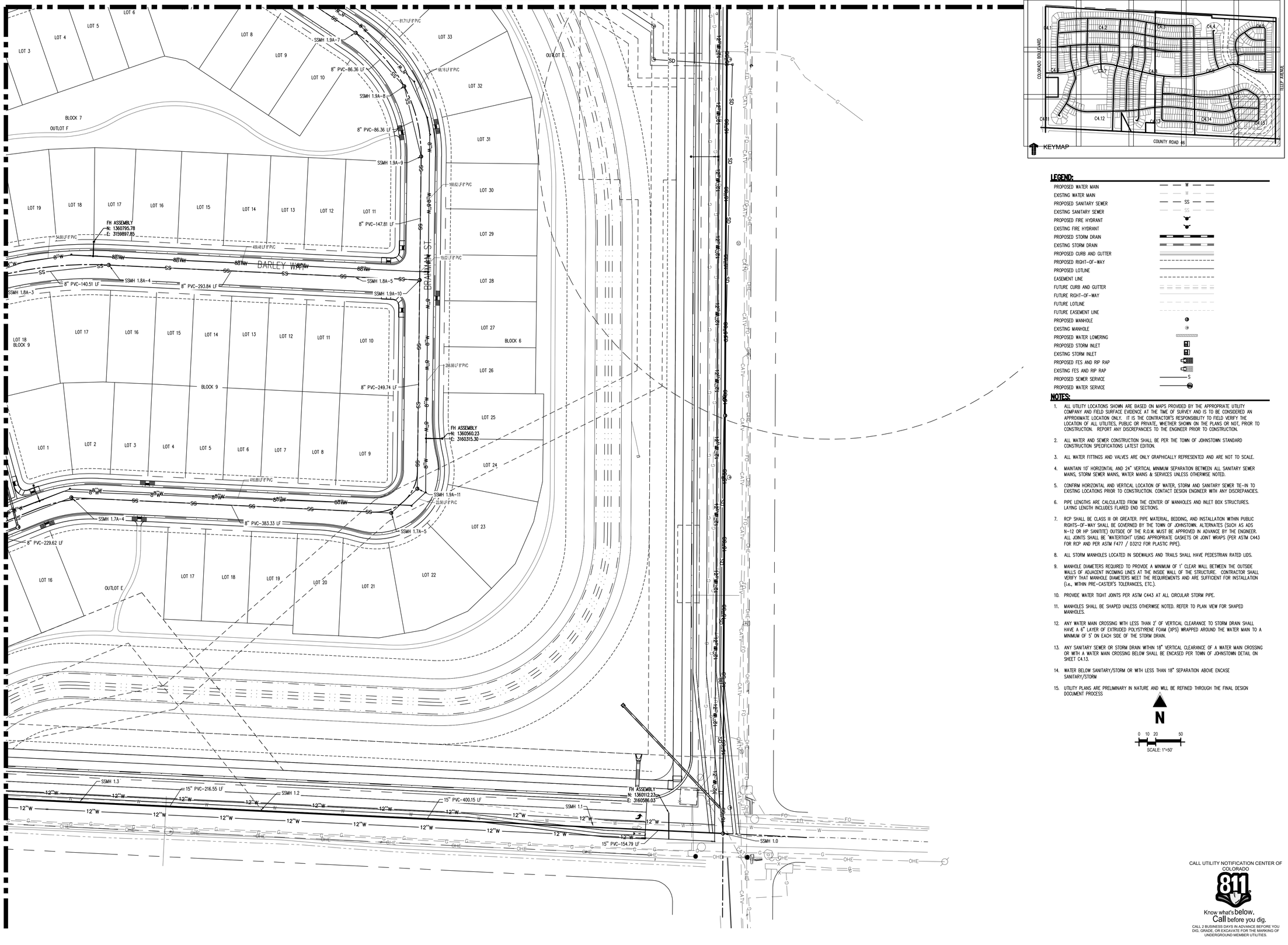
UTILITY PLAN

C4.14

W:\Hartford Homes\CO Johnstown HFH\DG - Drawings\PDA\PLOTSHEETS\SHEETS\C4.1, C4.14, Utility Key - Matthew Kosch - 4/8/2021

MATCHLINE-SEE SHEET C4.10

MATCHLINE-SEE SHEET C4.14



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10. PROVIDE WATER TIGHT JOINTS PER ASTM C443 AT ALL CIRCULAR STORM PIPE.
11. MANHOLES SHALL BE SHAPED UNLESS OTHERWISE NOTED. REFER TO PLAN VIEW FOR SHAPED MANHOLES.
12. ANY WATER MAIN CROSSING WITH LESS THAN 2' OF VERTICAL CLEARANCE TO STORM DRAIN SHALL HAVE A 6" LAYER OF EXTRUDED POLYSTYRENE FOAM (XPS) WRAPPED AROUND THE WATER MAIN TO A MINIMUM OF 5' ON EACH SIDE OF THE STORM DRAIN.
13. ANY SANITARY SEWER OR STORM DRAIN WITHIN 18" VERTICAL CLEARANCE OF A WATER MAIN CROSSING OR WITH A WATER MAIN CROSSING BELOW SHALL BE ENCASED PER TOWN OF JOHNSTOWN DETAIL ON SHEET C4.13.
14. WATER BELOW SANITARY/STORM OR WITH LESS THAN 18" SEPARATION ABOVE ENCASE SANITARY/STORM
15. UTILITY PLANS ARE PRELIMINARY IN NATURE AND WILL BE REFINED THROUGH THE FINAL DESIGN DOCUMENT PROCESS

N

0 10 20 50

SCALE: 1"=50'

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

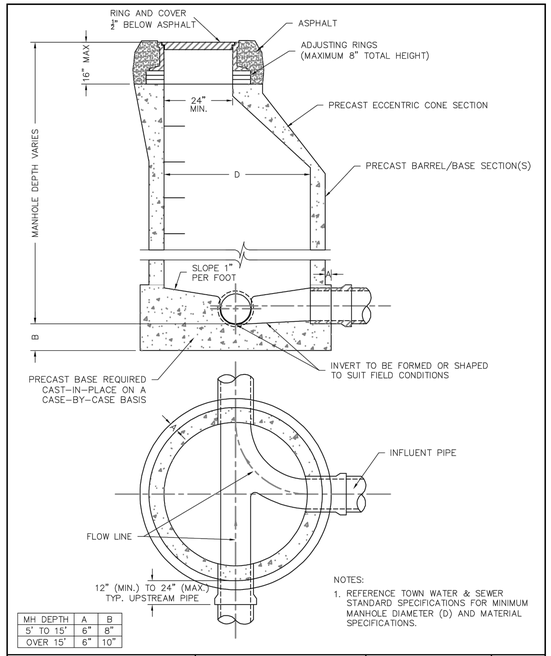
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.15

H:\Shelford Homes\CO Johnstown MF\05 - Granary\DGN\JOSEPSHEET\05_C4.1_C4.15_Utility Plan - Matthew Roach - 4/8/2021



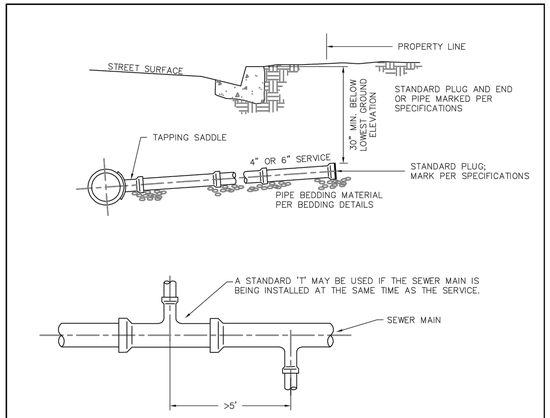
MH DEPTH	A	B
5' TO 15'	6"	8"
OVER 15'	6"	10"

NOTES:

1. REFERENCE TOWN WATER & SEWER STANDARD SPECIFICATIONS FOR MINIMUM MANHOLE DIAMETER (D) AND MATERIAL SPECIFICATIONS.

TOWN OF JOHNSTOWN	STANDARD MANHOLE DETAIL		TST

1 C4.16 STANDARD MANHOLE DETAIL

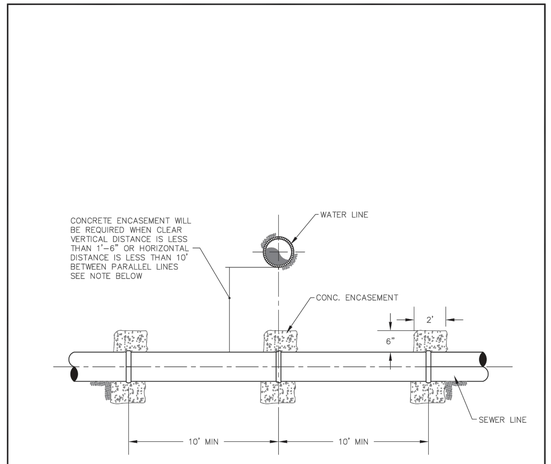


NOTES:

1. IN NO CASE SHALL THE SEWER SERVICE PROTRUDE INTO THE SEWER MAIN.
2. 4" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 8%.
3. 6" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 1.0% AND A MAXIMUM SLOPE OF 8%.
4. SERVICES SHALL NOT BE MADE CLOSER THAN 5 FT. FROM EACH OTHER ON THE MAIN.
5. SERVICES LARGER THAN 6" SHALL BE MADE AT A MANHOLE.
6. SERVICES SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED PLANS.

TOWN OF JOHNSTOWN	SEWER SERVICE ALT. CONNECTION		TST

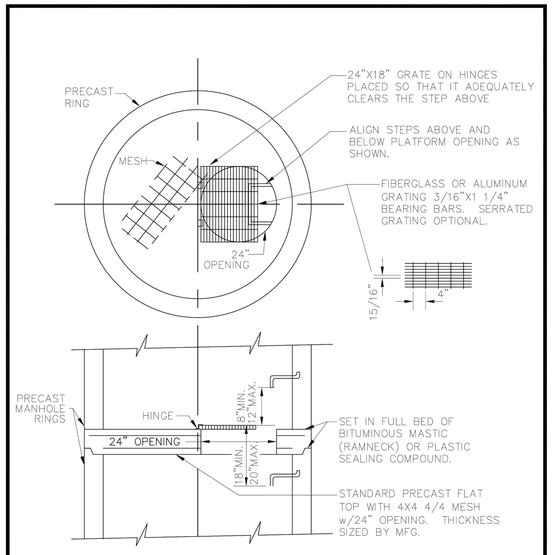
2 C4.16 SEWER SERVICE ALT. CONNECTION



NOTE:
CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE

TOWN OF JOHNSTOWN	UTILITY ENCASEMENT DETAIL		TST

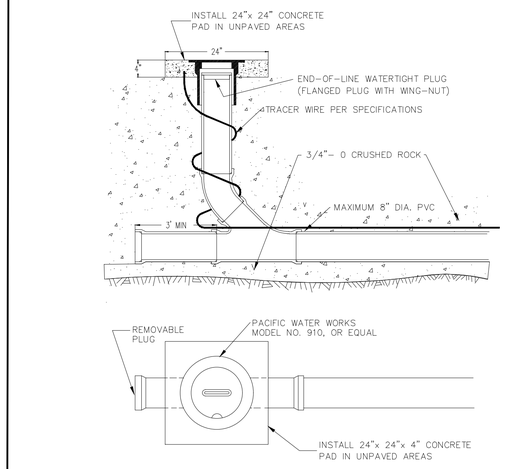
3 C4.16 UTILITY ENCASEMENT DETAIL



NOTE:
REQUIRED IN MANHOLES WHERE DEPTH MEASURED FROM RING TO INVERT EXCEEDS **15** FEET. CENTER PLATFORM BETWEEN THE RING AND INVERT.

APPROVED DIRECTOR OF PUBLIC WORKS	Town of Johnstown	INTERMEDIATE PLATFORM SCALE: NTS DATE:	DETAIL NO.

4 C4.16 INTERMEDIATE PLATFORM



STANDARD CLEAN OUT

6 C4.16 STANDARD CLEAN OUT

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS-SANITARY

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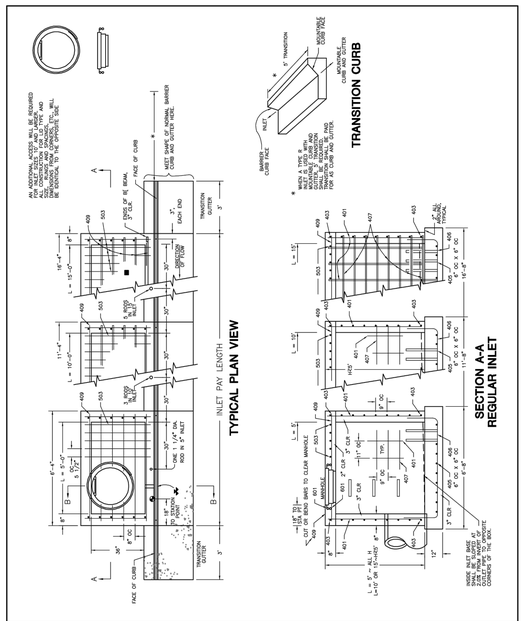
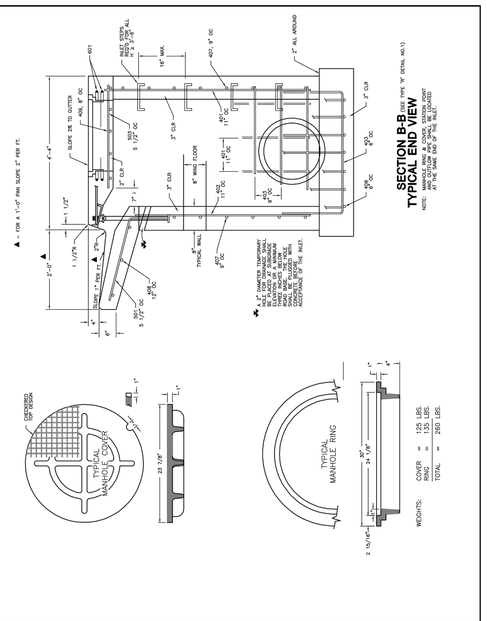
C4.16

M:\Redline\Work\CO Johnstown HFH0\~Granary\DGN\UTILITY\HFH0_C4.XX_Utility.dwg, Matthew.Kelch, 4/6/2021



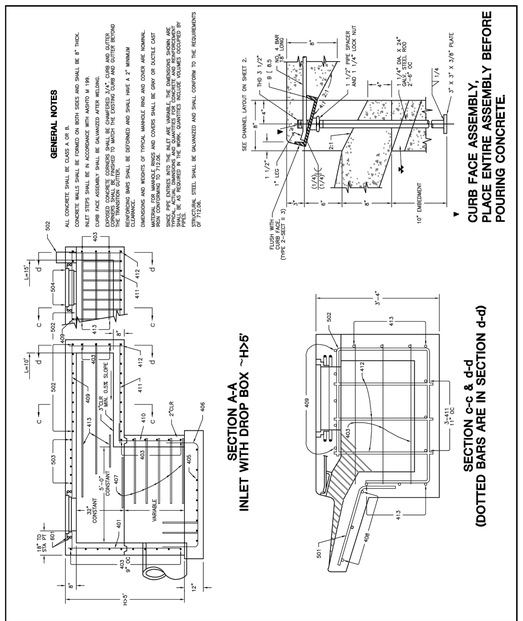
TOWN OF JOHNSTOWN | TYPE 'R' INLET DETAIL NO. 1 | TST

1 C4.17 TYPE 'R' INLET



TOWN OF JOHNSTOWN | TYPE 'R' INLET DETAIL NO. 2 | TST

2 C4.17 TYPE 'R' INLET



TOWN OF JOHNSTOWN | TYPE 'R' INLET DETAIL NO. 3 | TST

3 C4.17 TYPE 'R' INLET

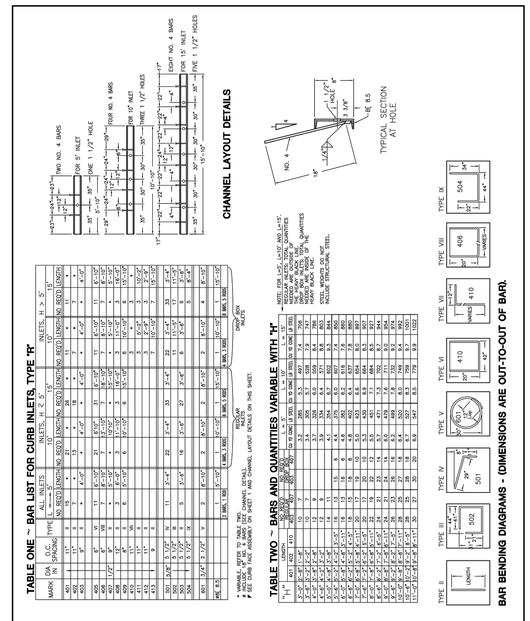


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE 'R'

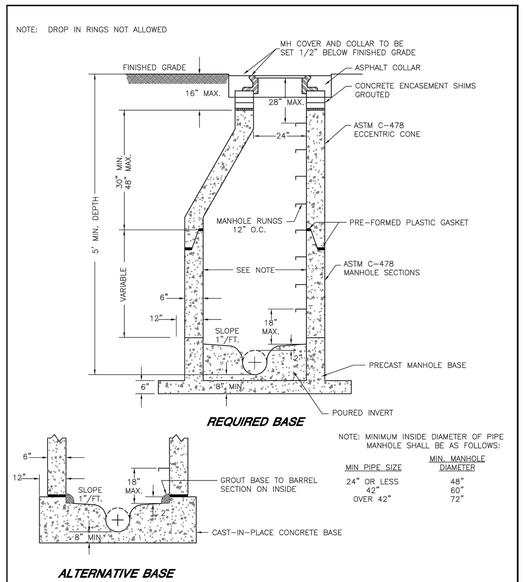
MARK	DIA IN	O.C. SPACING	TYPE	ALL INLETS NO. REQ'D	LENGTH	INLETS, H ≤ 5' NO. REQ'D	LENGTH	INLETS, H > 5' NO. REQ'D	LENGTH
401	5/8"	6"	S	9	*	5	*	7	*
403	5/8"	6"	S	7	4'-6"	4	4'-6"	5	4'-6"
405	5/8"	6"	W	2	*	1	*	2	*
406	1/2"	6"	S	2	2'-6"	1	2'-6"	2	2'-6"
409	5/8"	6"	S	8	1'-6"	4	1'-6"	5	1'-6"
411	1"	6"	S	6	*	3	*	4	*
413	1"	6"	S	6	*	3	*	4	*
501	3/4"	6"	S	11	2'-4"	5	2'-4"	7	2'-4"
501	3/4"	5 1/2"	S	11	2'-4"	5	2'-4"	7	2'-4"
503	5/8"	6"	S	9	2'-4"	4	2'-4"	5	2'-4"
504	5/8"	6"	S	3	2'-4"	2	2'-4"	2	2'-4"
601	1/4"	3 1/2"	S	3	2'-4"	2	2'-4"	2	2'-4"
PVC 4.50				2 SHTS. 1 SIDE		1 SHT. 1 SIDE		2 SHTS. 1 SIDE	

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH 'H'.

"H"	MARK	LENGTH	401	403	405	406	409	411	413	501	503	504	601	PVC 4.50
3'-0"	S1	3'-0"	2	2	1	1	2	2	2	2	2	1	1	1
3'-6"	S2	3'-6"	2	2	1	1	2	2	2	2	2	1	1	1
4'-0"	S3	4'-0"	2	2	1	1	2	2	2	2	2	1	1	1
4'-6"	S4	4'-6"	2	2	1	1	2	2	2	2	2	1	1	1
5'-0"	S5	5'-0"	2	2	1	1	2	2	2	2	2	1	1	1
5'-6"	S6	5'-6"	2	2	1	1	2	2	2	2	2	1	1	1
6'-0"	S7	6'-0"	2	2	1	1	2	2	2	2	2	1	1	1
6'-6"	S8	6'-6"	2	2	1	1	2	2	2	2	2	1	1	1
7'-0"	S9	7'-0"	2	2	1	1	2	2	2	2	2	1	1	1
7'-6"	S10	7'-6"	2	2	1	1	2	2	2	2	2	1	1	1
8'-0"	S11	8'-0"	2	2	1	1	2	2	2	2	2	1	1	1
8'-6"	S12	8'-6"	2	2	1	1	2	2	2	2	2	1	1	1
9'-0"	S13	9'-0"	2	2	1	1	2	2	2	2	2	1	1	1
9'-6"	S14	9'-6"	2	2	1	1	2	2	2	2	2	1	1	1
10'-0"	S15	10'-0"	2	2	1	1	2	2	2	2	2	1	1	1

TOWN OF JOHNSTOWN | TYPE 'R' INLET DETAIL NO. 4 | TST

4 C4.17 TYPE 'R' INLET

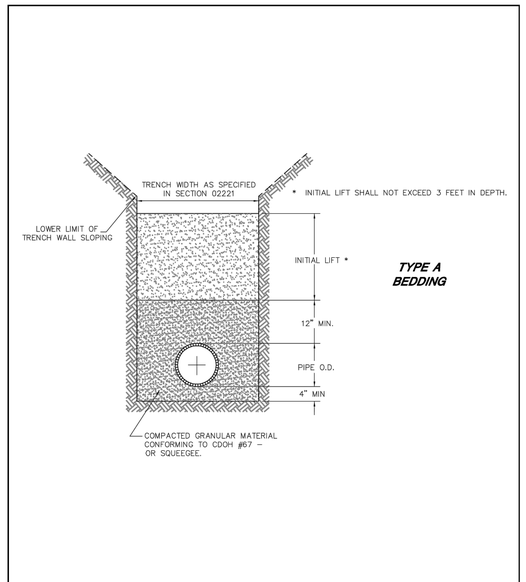


NOTE: MINIMUM INSIDE DIAMETER OF PIPE MANHOLE SHALL BE AS FOLLOWS:

MIN PIPE SIZE	MIN. MANHOLE DIAMETER
24" OR LESS	48"
42"	60"
OVER 42"	72"

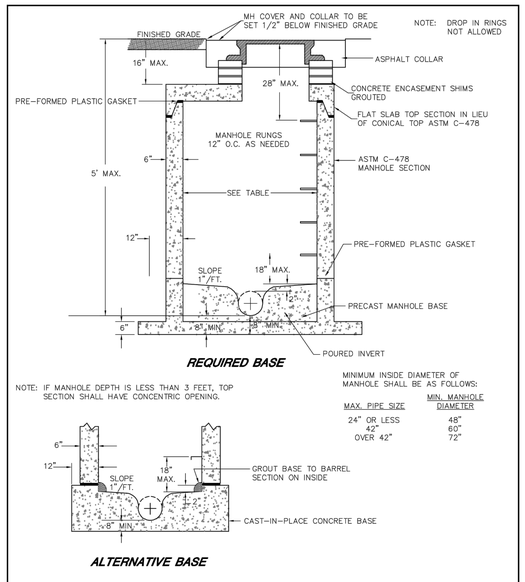
TOWN OF JOHNSTOWN | STANDARD MANHOLE DETAIL | TST

5 C4.17 STANDARD MANHOLE



TOWN OF JOHNSTOWN | PIPE BEDDING DETAIL | TST

6 C4.17 PIPE BEDDING



MINIMUM INSIDE DIAMETER OF MANHOLE SHALL BE AS FOLLOWS:

MAX. PIPE SIZE	MIN. MANHOLE DIAMETER
24" OR LESS	48"
42"	60"
OVER 42"	72"

TOWN OF JOHNSTOWN | FLAT TOP MANHOLE DETAIL | TST

7 C4.17 FLAT TOP MANHOLE

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS-STORM

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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C4.17

W:\Redline Issues\CO Johnstown HFH0\0 - Granary\COVJOSDWP\HH0\0_CA.XX_Utility Plan - Matthew Kerch - 4/8/2021

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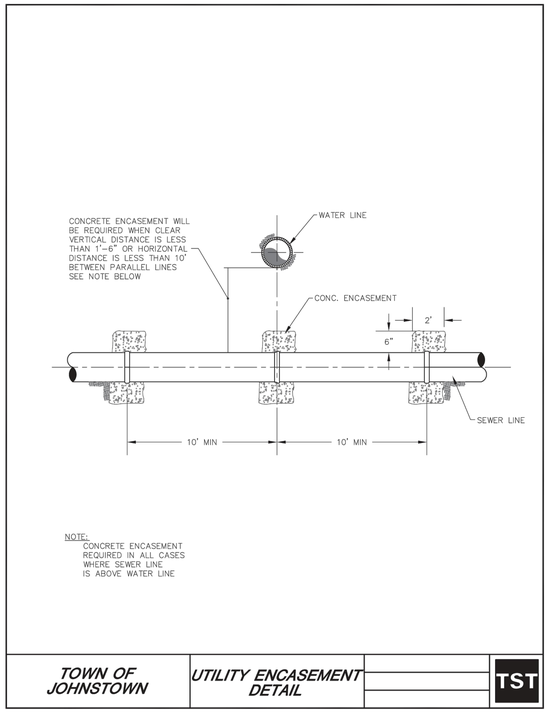
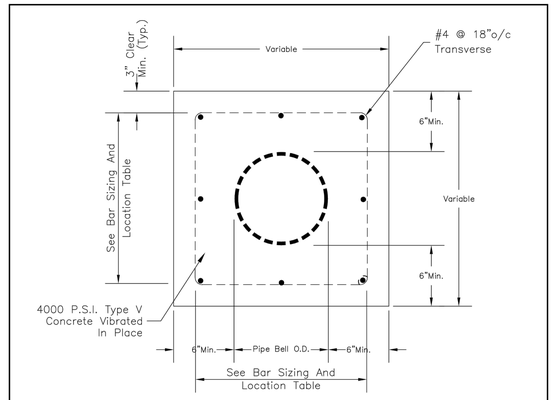


NOTE:
CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE

TOWN OF JOHNSTOWN	UTILITY ENCASEMENT DETAIL		TST



PIPE I.D.	LONGITUDINAL BARS – LOCATION	
6 IN.	4–#4 BARS	1 EACH CORNER
8 IN.	4–#4 BARS	1 EACH CORNER
10 IN.	8–#4 BARS	3 EACH SIDE
12 IN.	8–#4 BARS	3 EACH SIDE
15 IN.	8–#4 BARS	3 EACH SIDE
18 IN.	8–#4 BARS	3 EACH SIDE
21 IN.	12–#4 BARS	4 EACH SIDE
24 IN.	12–#4 BARS	4 EACH SIDE
27 IN.	12–#4 BARS	4 EACH SIDE
30 IN.	12–#4 BARS	4 EACH SIDE
33 IN.	12–#4 BARS	4 EACH SIDE
36 IN.	16–#4 BARS	5 EACH SIDE

TOWN OF JOHNSTOWN	CONCRETE ENCASEMENT		TST

8
C4.18

ENCASEMENT

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

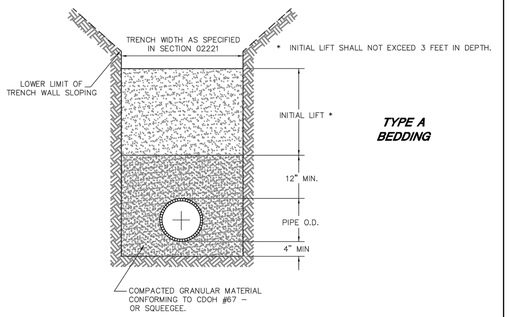
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS- STORM

C4.18

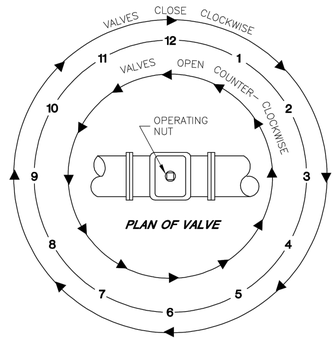
X:\Active Items\CO Johnstown HFH\Dr - Granary\PDV\PDSP\HFH000_C4.XX_Utility Dets - Matthew Keefe - 4/8/2021



TYPE A BEDDING

TOWN OF JOHNSTOWN	PIPE BEDDING DETAIL		TST

1 / C4.19 PIPE BEDDING

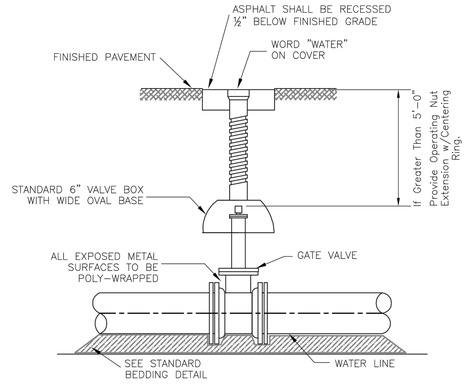


PLAN OF VALVE

VALVE OPENING & CLOSING PROCEDURE

TOWN OF JOHNSTOWN	VALVE OPERATOR DETAIL		TST

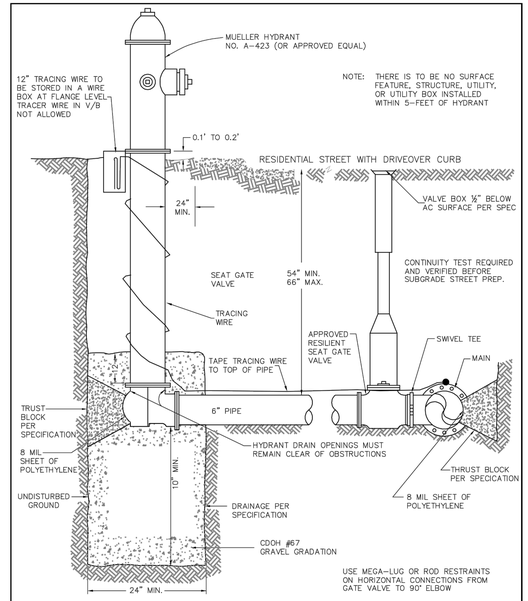
2 / C4.19 VALVE OPERATOR



NOTE:
CARE SHALL BE TAKEN WHEN INSTALLING VALVES ON ACP LINES TO ASSURE PROPER SUPPORT OF THE VALVE. THE TOWN WILL REQUIRE CONCRETE BLOCKS AND/OR 3/4" WASHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT WHEN REQUIRED AND COMPACTED.

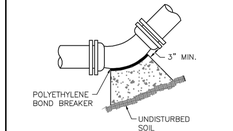
TOWN OF JOHNSTOWN	GATE VALVE DETAIL		TST

3 / C4.19 GATE VALVE

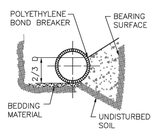


TOWN OF JOHNSTOWN	FIRE HYDRANT DETAIL		TST

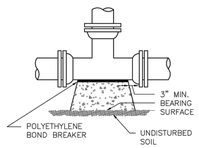
4 / C4.19 FIRE HYDRANT



TYPICAL BEND

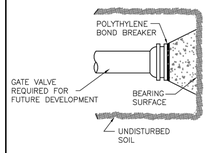


TYPICAL CROSS SECTION



TEE

MINIMUM BEARING SURFACE AREA (SQ. FT.)					
PIPE SIZE	BENDS				TEE OR DEAD END
	11¼°	22½°	45°	90°	
6"	1.0	1.5	2.5	4.5	3.5
8"	1.5	2.5	4.5	8.0	5.5
12"	3.0	4.5	9.0	16.5	12.0



STUB OUT OR DEAD END

GENERAL NOTES:

1. BEARING SURFACE AREAS SHOWN IN CHART ARE MINIMUM.
2. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE.
3. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
4. THRUST BLOCKS ON PIPE LARGER THAN 12" SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
5. REFER TO SECTION 03300 FOR CONCRETE REQUIREMENTS.

TOWN OF JOHNSTOWN	THRUST RESTRAINT DETAIL		TST

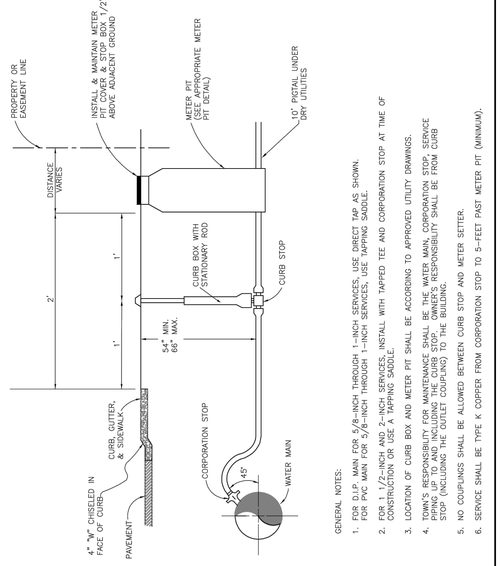
5 / C4.19 THRUST RESTRAINT

GENERAL METER NOTES

1. Location Of The Meter To Be Established By The Development Engineer And Approved By The Town.
2. All Settings Must Be Inspected By The Town's Representative.
3. If The Street Or Ground Is Not To Final Grade At The Time Of Installation Of The Meter, The Owner Must Raise Or Lower The Meter Vault When The Final Grade Is Established.
4. Leaded Joints And Galvanized Piping Shall Not Be Allowed Inside The Meter Vaults.
5. A Bypass Is To Be Installed On 1–1/2" And Larger Meters Unless Otherwise Specified.
6. The Service Line Through And On Both Sides Of The Meter Pit Must Be Of The Same Material.
7. No Connections Shall Be Made In The Meter Pit. Sprinkler Connections Must Be Made More Than Five (5) Feet From The Meter Pit On The Downstream Side.
8. GATE VALVES:
   A. All Gate Valves Under 3" For Use W/Copper Pipe Shall Be All Bronze, w/Non–rising Stems And Solid Wedge Disc, Manufactured In Accordance With A.S.T.M. Spec. B62 And Federal Spec. W.W.–V–54 Class A, 125psi W.S.P., 200psi W.O.G. Or Curb Stops In Accordance With AWWA C800 And MS–23 Of The Material Specifications.
   B. All Gate Valves 3" And Larger Shall Conform With Town Of Johnstown Standard Specifications.
9. All Dresser (Or Approved Equal) Couplings Shall Have The Pipe Stop Removed.
10. Meters 1–1/2" And Larger To Be Installed By The Contractor With The Town's Supervision. Meters 1" And Smaller Will Be Installed By The Town.

TOWN OF JOHNSTOWN	METER NOTES		TST

6 / C4.19 METER NOTES



GENERAL NOTES:

1. FOR D.I.P. MAIN FOR 5/8–INCH THROUGH 1–INCH SERVICES, USE DIRECT TAP AS SHOWN. FOR PVC MAIN FOR 5/8–INCH THROUGH 1–INCH SERVICES, USE TAPPING SADDLE.
2. FOR 1 1/2–INCH AND 2–INCH SERVICES, INSTALL WITH TAPPED TEE AND CORPORATION STOP AT TIME OF CONSTRUCTION OR USE A TAPPING SADDLE.
3. LOCATION OF CURB BOX AND METER PIT SHALL BE ACCORDING TO APPROVED UTILITY DRAWINGS.
4. TOWN'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE WATER MAIN, CORPORATION STOP, SERVICE PIPING UP TO AND INCLUDING THE CURB STOP. OWNER'S RESPONSIBILITY SHALL BE FROM CURB STOP (INCLUDING THE CURB STOP ITSELF) TO THE BUILDING.
5. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
6. SERVICE SHALL BE TYPE K COPPER FROM CORPORATION STOP TO 5–FEET PAST METER PIT (MINIMUM).

TOWN OF JOHNSTOWN	EXTERIOR WATER SERVICE DETAIL		TST

7 / C4.19 EXTERIOR WATER SERVICE DETAIL

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS-WATER

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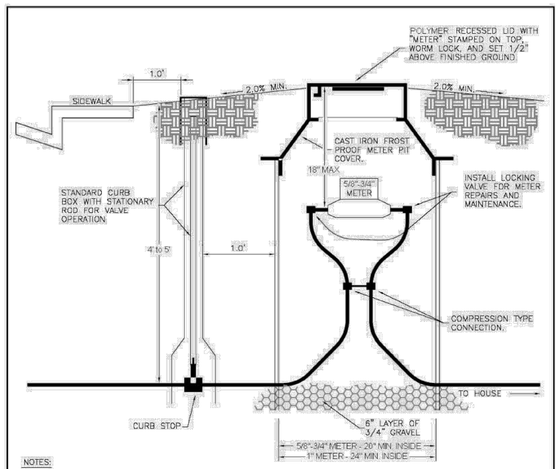
C4.19

W:\Bedford Ranch\CO Johnstown HFH\DV - Granary\COVJOHNSPHASE2_CA.XX_Utility Plan_Matthew Kotch - 4/8/2021

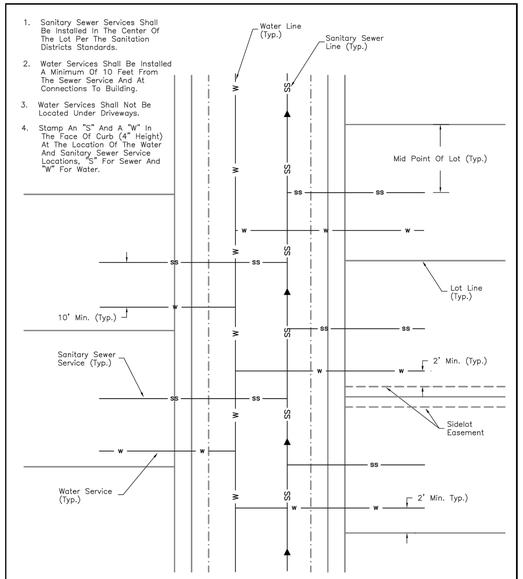


NOTES:

1. METER PIT AND CURB STOP ARE NOT TO BE INSTALLED IN ANY STREET, ALLEY, DRIVEWAY, SIDEWALK, OR PARKING AREA.
2. NO TREES, SHRUBS, BOULDERS, RETAINING WALLS OR OTHER LANDSCAPING FEATURES SHALL BE INSTALLED WITHIN 4' OF THE METER PIT. IF LANDSCAPING CHANGES THE GRADE AROUND THE METER PIT THE OWNER SHALL BE REQUIRED TO ADJUST THE METER PIT COVER TO BE 1/2" ABOVE THE FINISHED GRADE AND ENSURE POSITIVE DRAINAGE AWAY FROM THE METER PIT IN ALL DIRECTIONS.
3. THE TOWN SHALL PROVIDE THE METER. THE CONTRACTOR SHALL PROVIDE THE SETTER AND PIT. NOTIFY THE TOWN CLERK ONE WEEK IN ADVANCE OF INSTALLATION SO THAT THE UNITS CAN BE ORDERED IF THERE ARE NONE IN STOCK. THE TOWN SHALL INSTALL THE METER.
4. METER PITS SHOULD BE INSTALLED DURING CONSTRUCTION OF THE HOME TO ENSURE PROPER LOCATION AND PREVENT DAMAGE DURING THE TIME THE INFRASTRUCTURE IS BEING COMPLETED AND THE HOME IS BUILT.
5. METER PITS FOR COMMERCIAL BUILDINGS OR OTHER APPLICATIONS REQUIRING LARGER METERS WILL BE OF A SIMILAR DESIGN. DETAILS FOR LARGER METERS SHALL BE DISCUSSED ON A CASE BY CASE BASIS WITH THE TOWN BEFORE INSTALLATION.

TOWN OF JOHNSTOWN	STANDARD RESIDENTIAL METER SETTING		TST

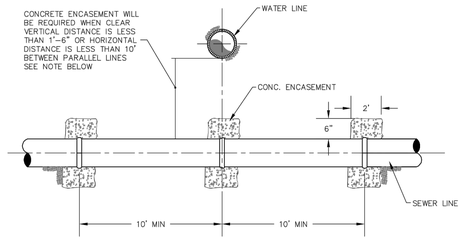
8 C4.20 STANDARD RESIDENTIAL METER SETTING



1. Sanitary Sewer Services Shall Be Installed In The Center Of The Lot Per The Sanitation Districts Standards.
2. Water Services Shall Be Installed A Minimum Of 10 Feet From The Sewer Service And At Connections To Building.
3. Water Services Shall Not Be Located Under Driveways.
4. Stamp An "S" And A "W" In The Face Of Curb (4" Height) At The Location Of The Water And Sanitary Sewer Service Locations, "S" For Sewer And "W" For Water.

TOWN OF JOHNSTOWN	WATER AND SEWER SERVICE LOCATIONS		TST

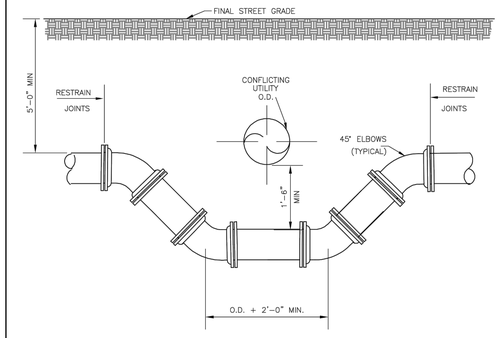
9 C4.20 WATER AND SEWER SERVICE LOCATIONS



NOTE:
CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE

TOWN OF JOHNSTOWN	UTILITY ENCASEMENT DETAIL		TST

10 C4.20 ENCASEMENT

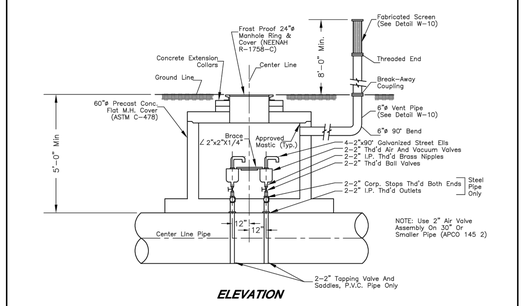


NOTES:

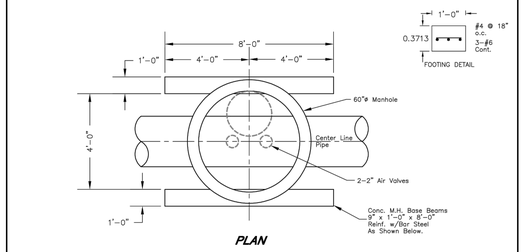
1. RESTRAIN ALL JOINTS WITH MEGALUG RESTRAINT.
2. ALL EXPOSED METAL SURFACES SHALL BE POLY-WRAPPED.

TOWN OF JOHNSTOWN	CONDUIT CROSSING DETAIL		TST

11 C4.20 CONDUIT CROSSING



ELEVATION



PLAN

TOWN OF JOHNSTOWN	AIR AND VACUUM VALVE DETAIL		TST

12 C4.20 AIR AND VACUUM VALVE DETAIL

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

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Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS-WATER

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C4.20

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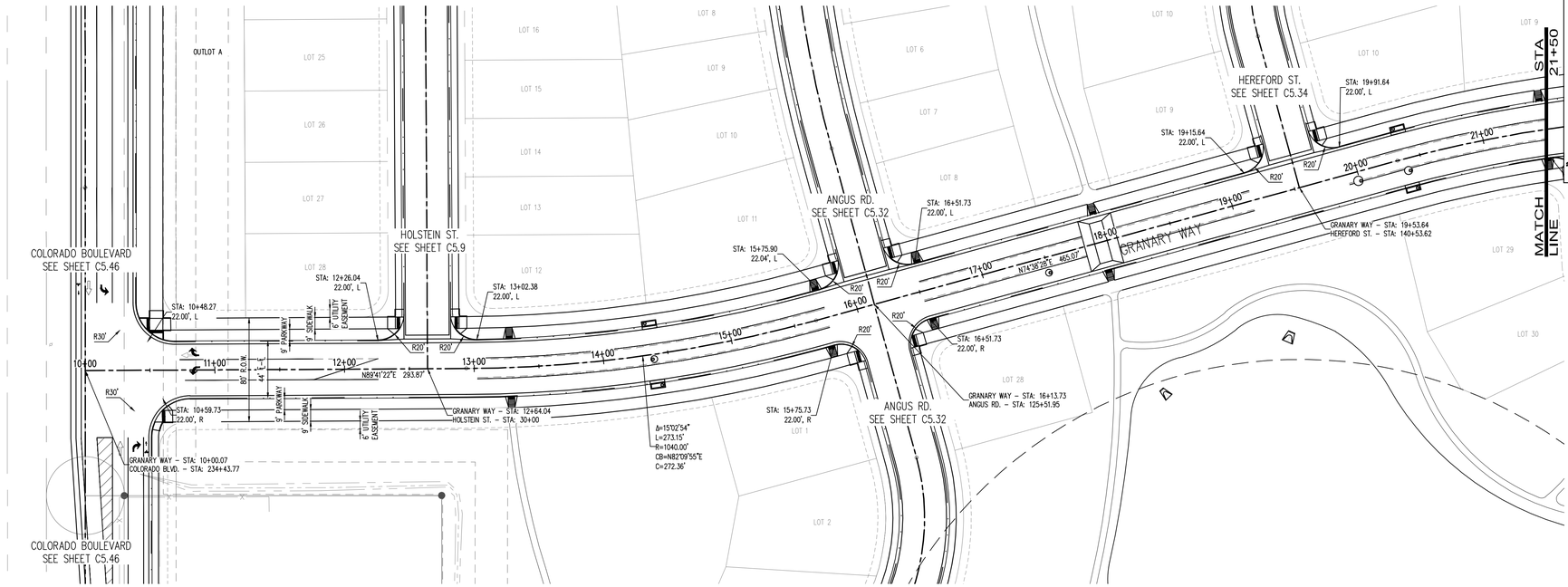

LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR 4835
- PROPOSED MINOR CONTOUR 4836
- EXISTING MAJOR CONTOUR 4835
- EXISTING MINOR CONTOUR 4836
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)

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4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL EXTENT OF STREET CUT TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. REPAIRS SHALL BE PER THE LATEST CITY STANDARDS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS AT MAXIMUM SPACING OF 50 FEET.
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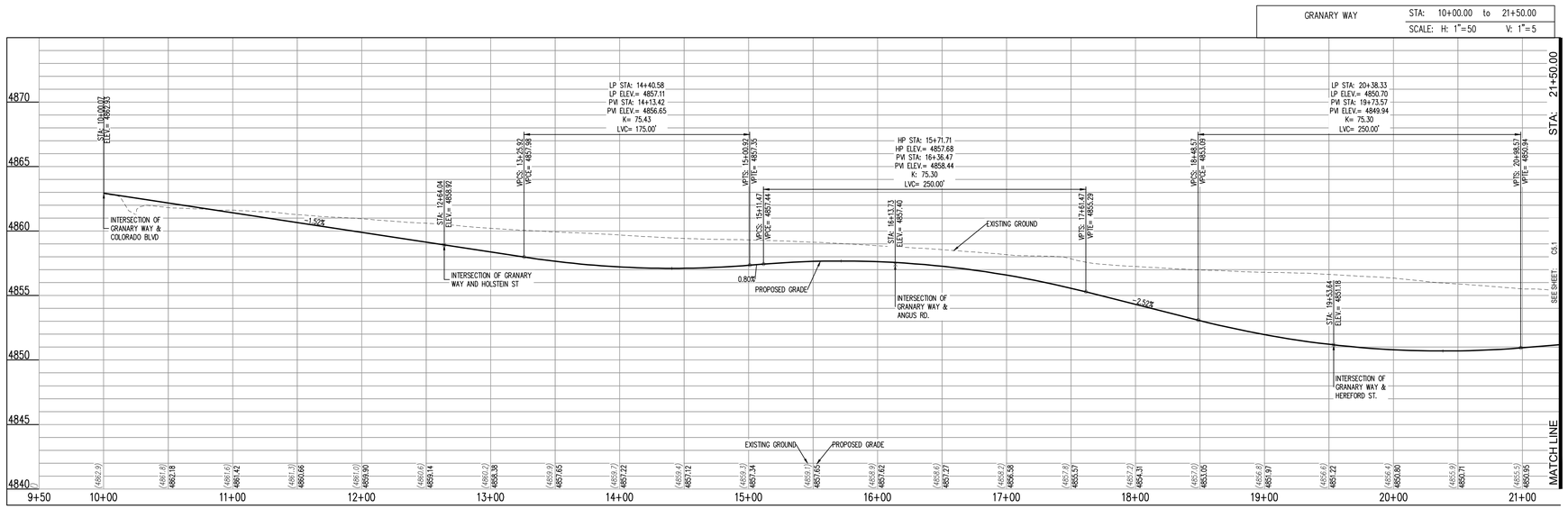
SCALE: 1"=50'



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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GRANARY WAY PLAN AND PROFILE

C5.0

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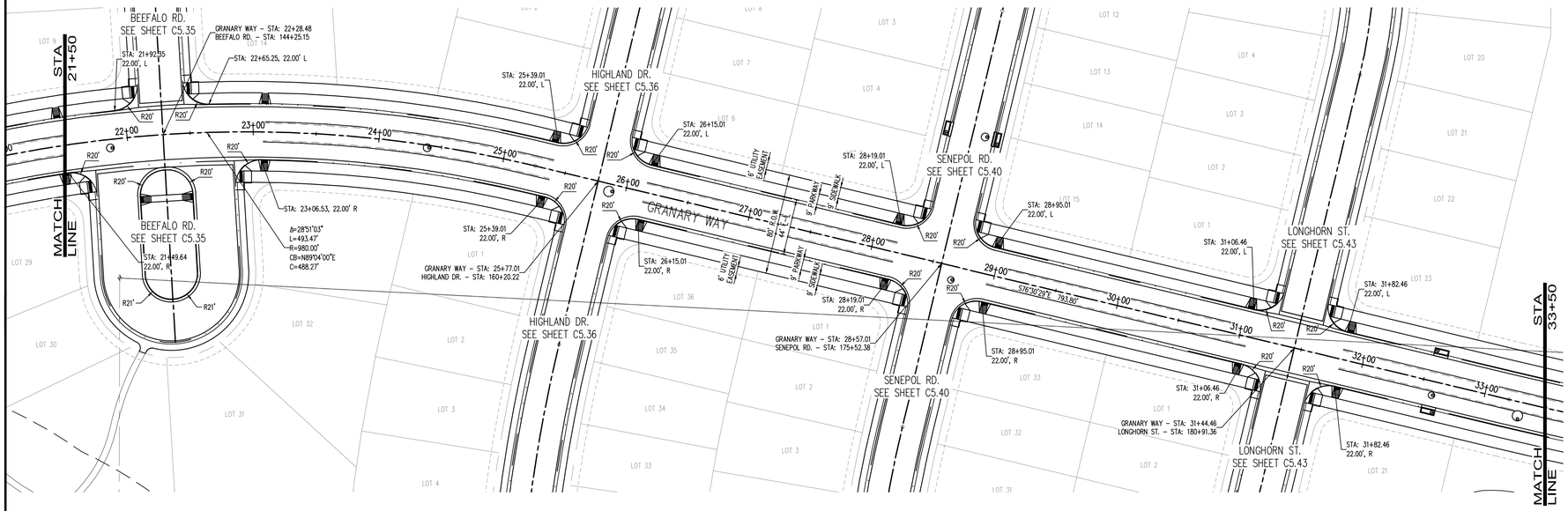

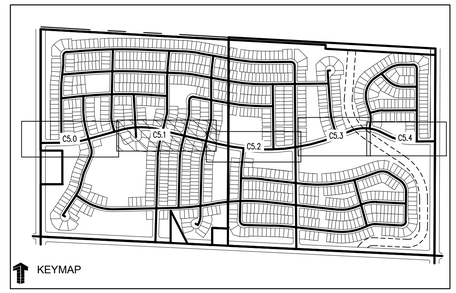

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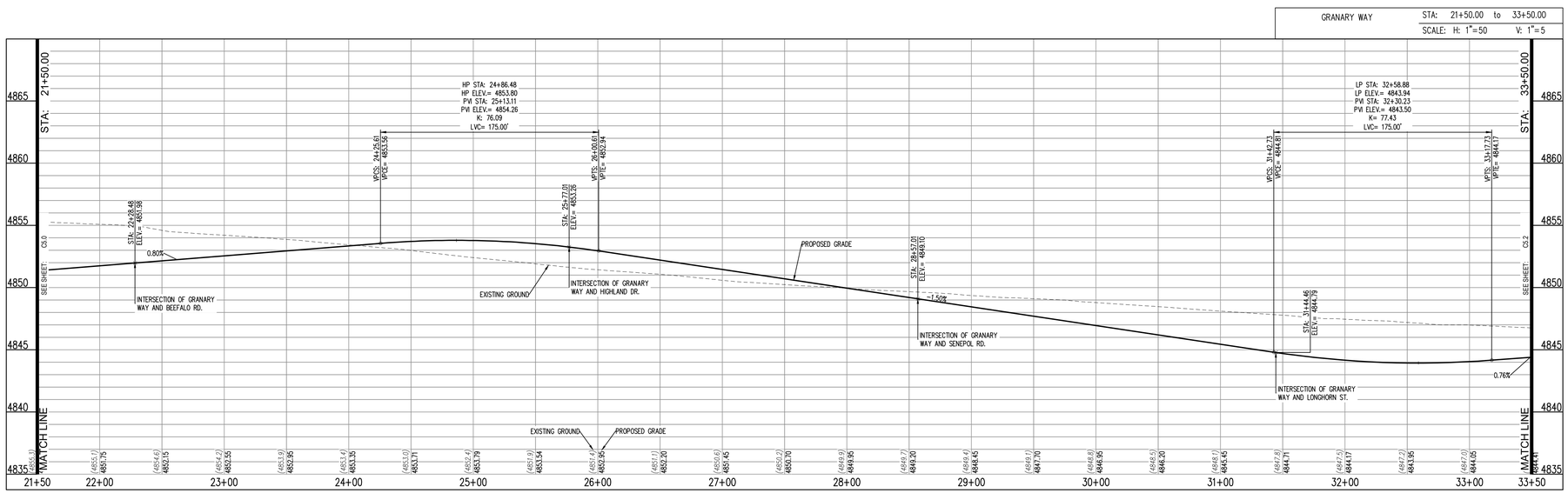

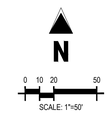

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Drawn By:	
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GRANARY WAY PLAN AND PROFILE

C5.1

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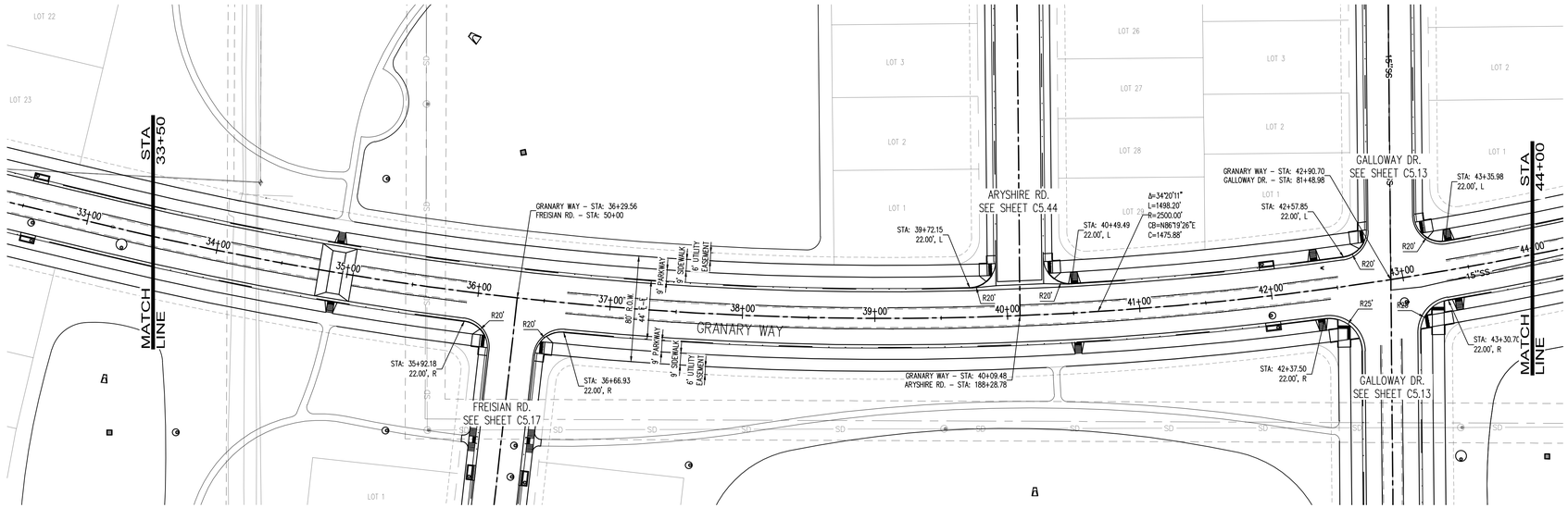

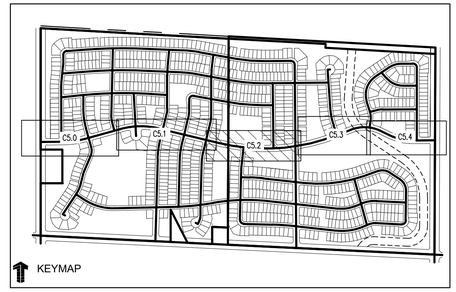

KEYMAP

LEGEND:

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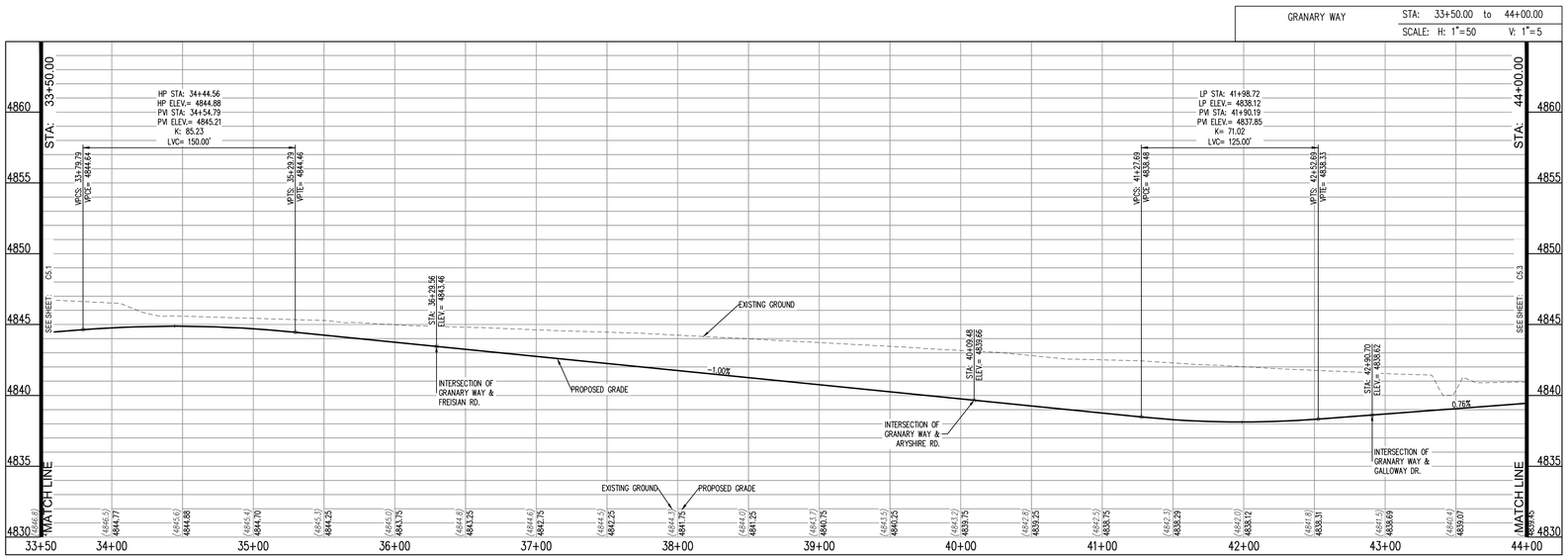

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

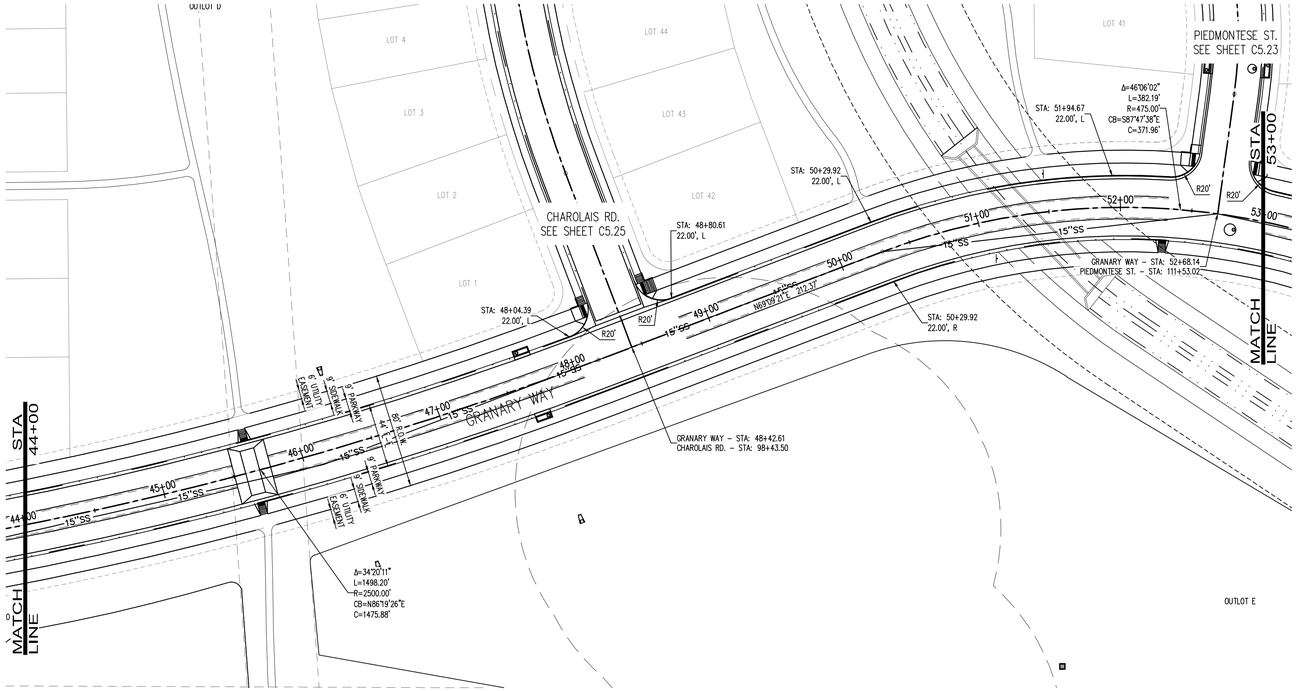
#	Date	Issue / Description	Init.

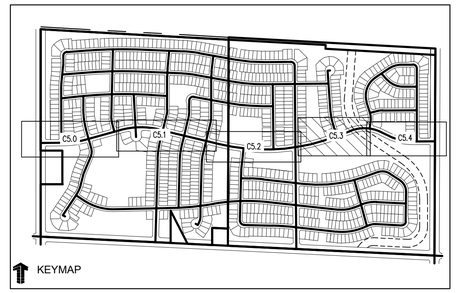
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GRANARY WAY PLAN AND PROFILE

C5.2

N:\Hwy\Fort Harwood\CO Johnstown HFH0\0 - Granary\PDV\AJ\CDP\DP\sht\002_C5.2 ROW.dwg, Jeffrey Ziha, 4/8/2021





KEYMAP

LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	

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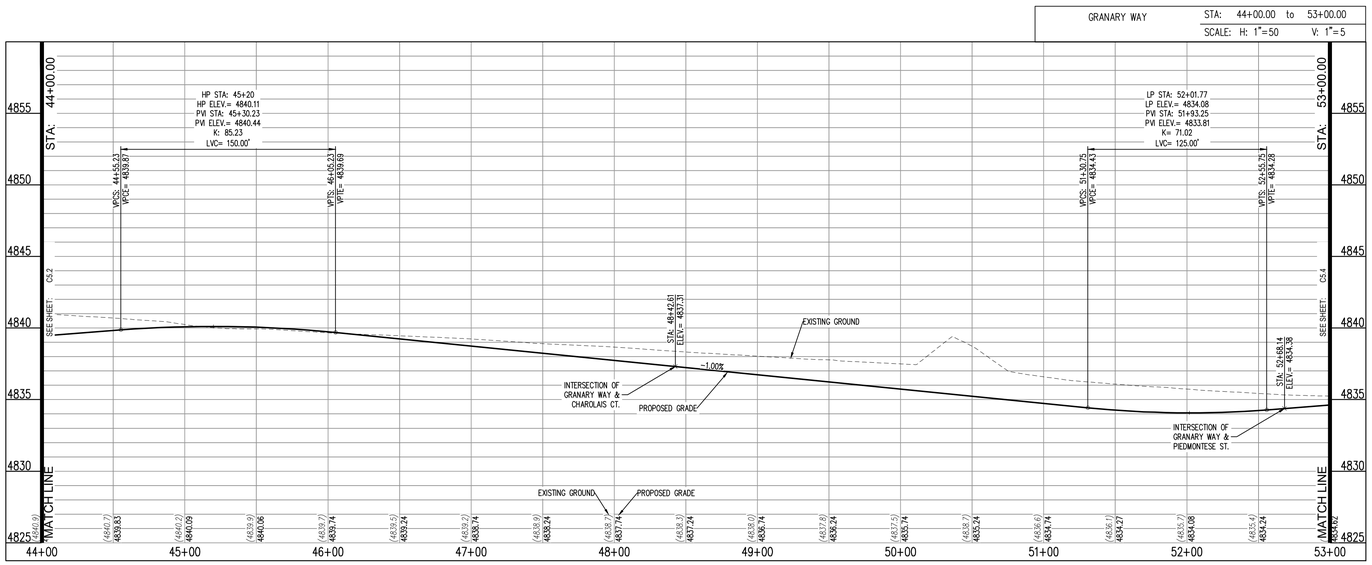
SCALE: 1"=50'



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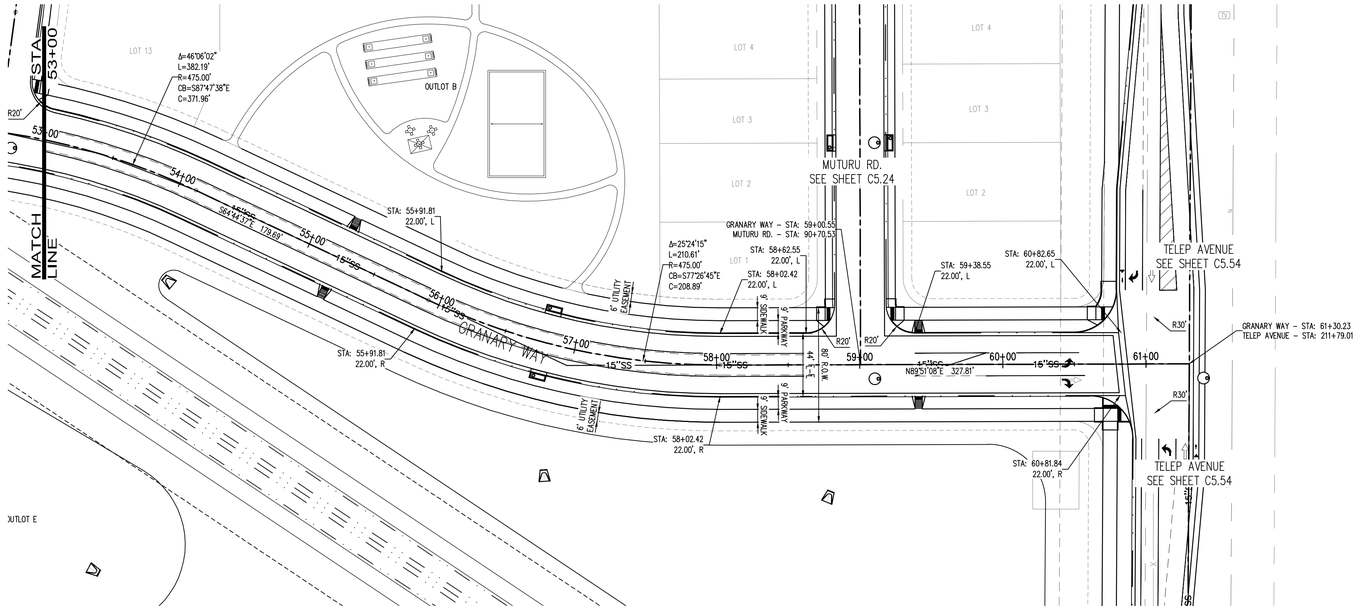
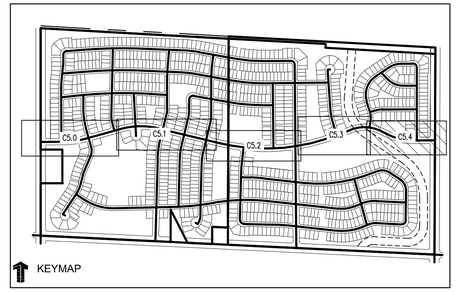
GRANARY WAY PLAN AND PROFILE

C5.3

M:\Hwy\Fort Harwood\CO Johnstown HFH\00 - Granary\00\04\CDR\FtHarwood_C04_ROA.dwg, Jeffrey Ellis, 4/6/2021





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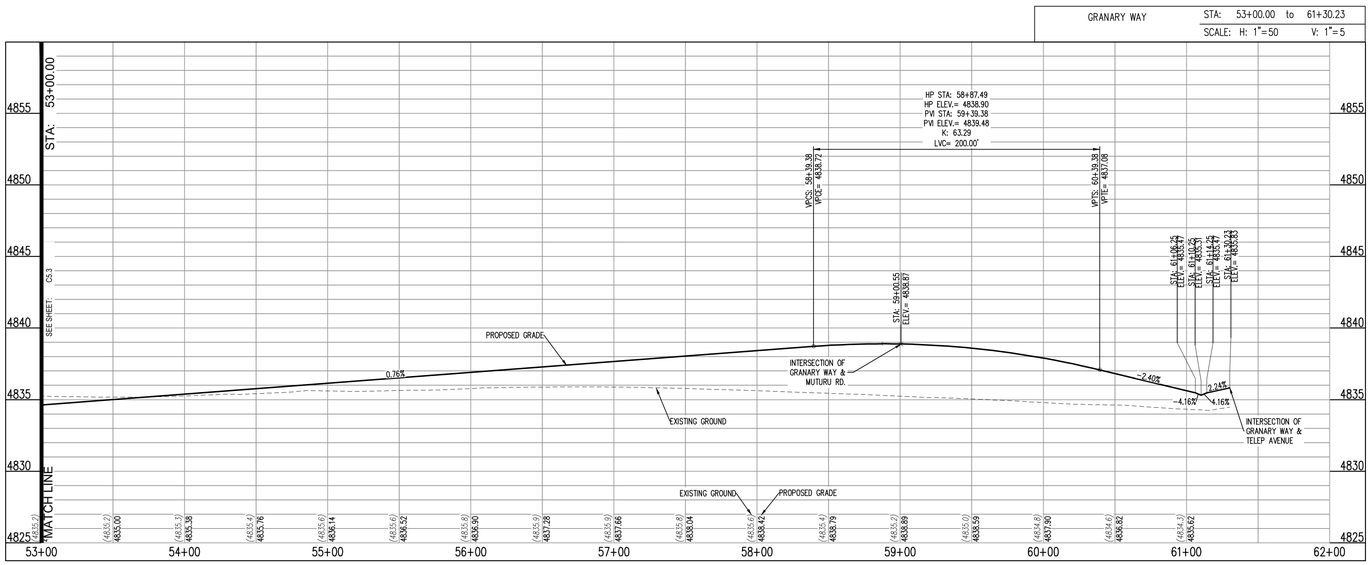

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JOHNSTOWN, CO

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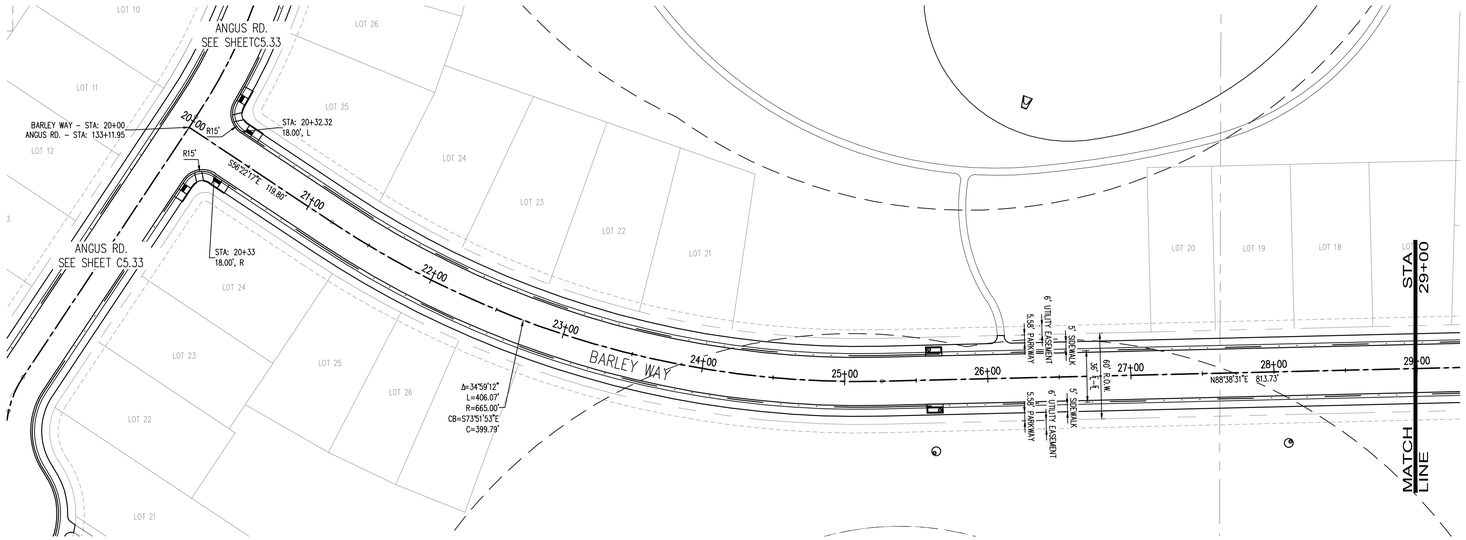
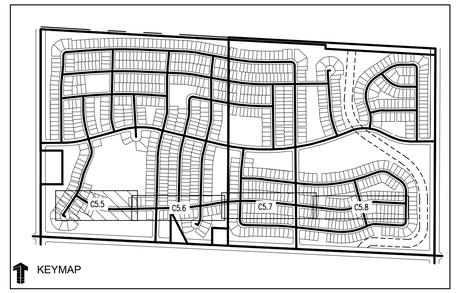
GRANARY WAY PLAN AND PROFILE

C5.4

M:\Hadfield Homes\CO Johnstown HFH0\0 - Granary\00\A\CD\PDF\HFH0020_C5.4_R01A.dwg, Jeffrey Ziley, 4/6/2021





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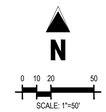

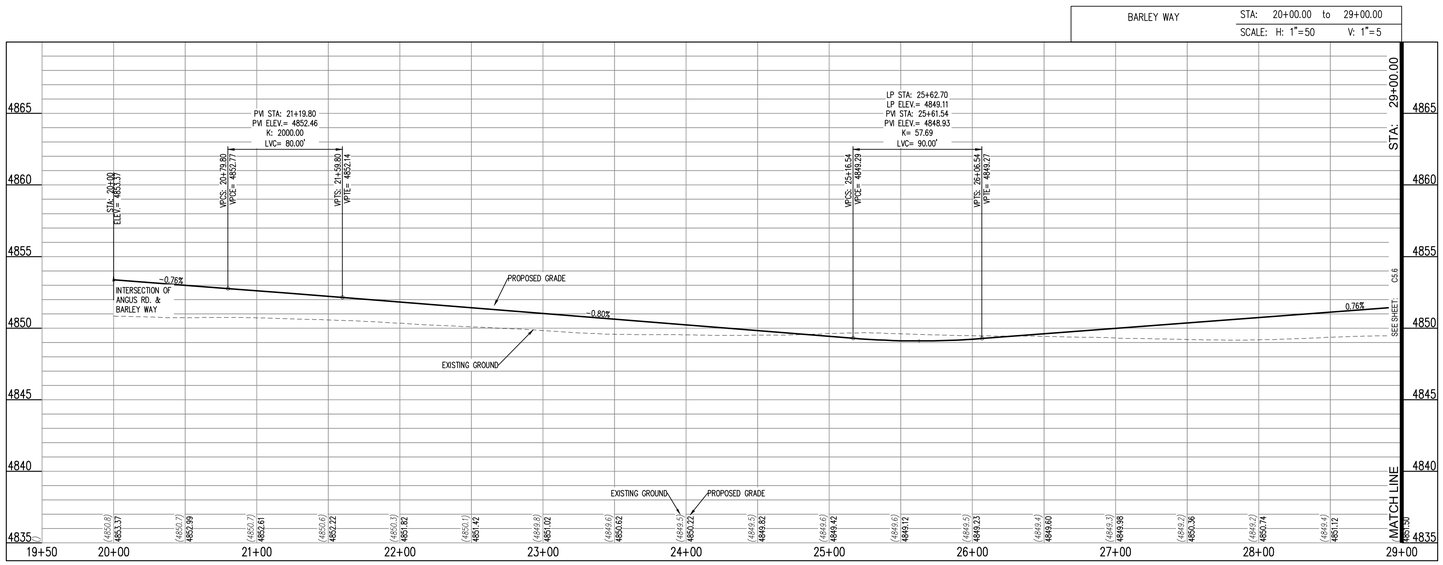

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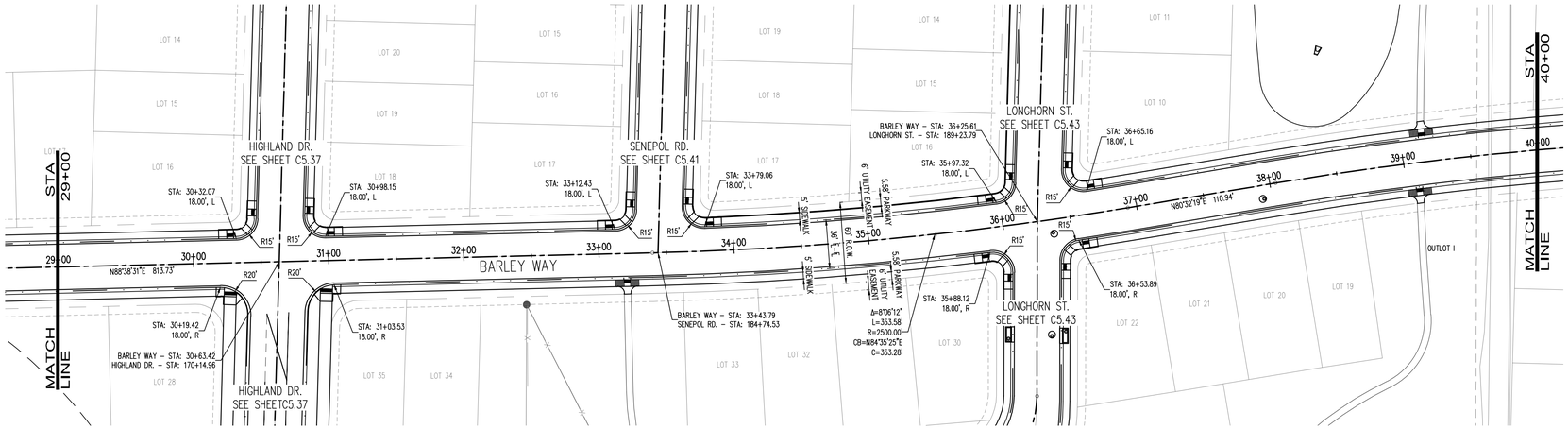
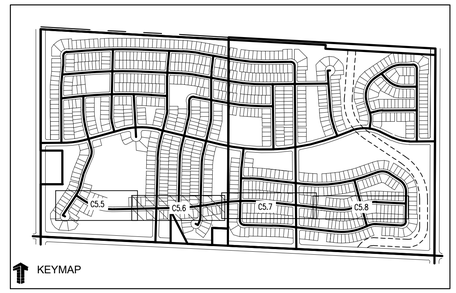
BARLEY WAY PLAN AND PROFILE

C5.5

W:\Hartford Homes\CO Johnstown HFH\DV - Granary\PDV\JA\220HFDPMAP001_C5.5_BW PP.dwg, Jeffrey Ziley, 4/6/2021





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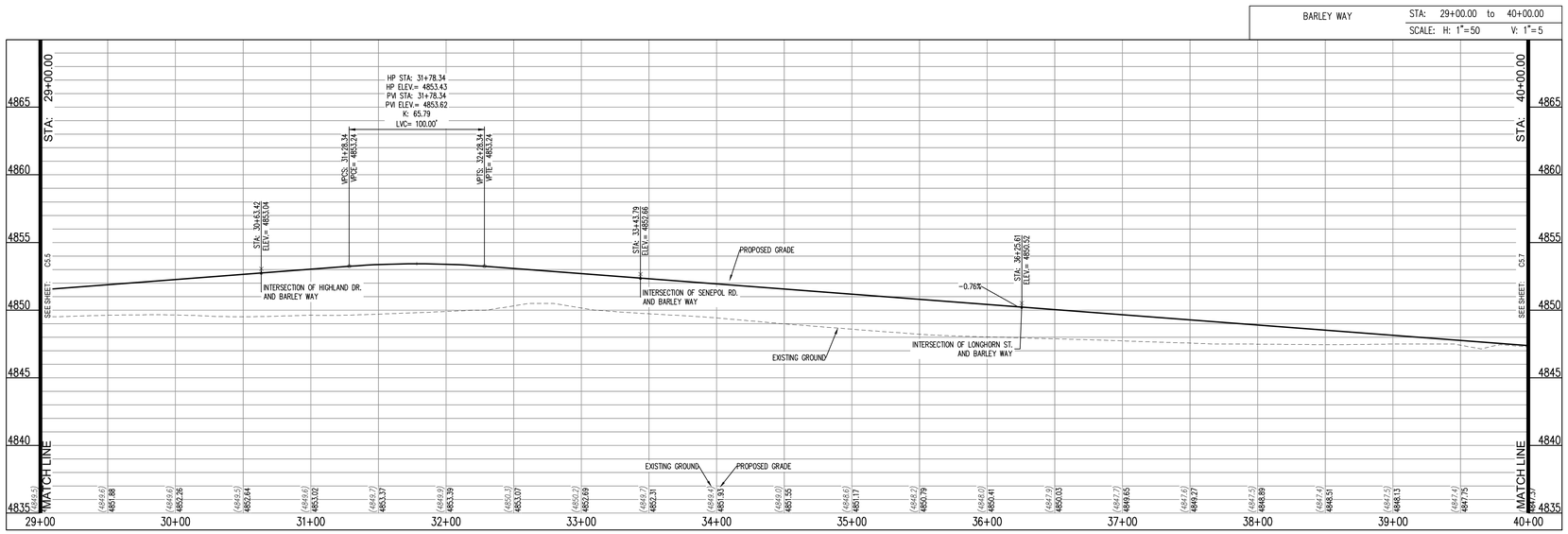

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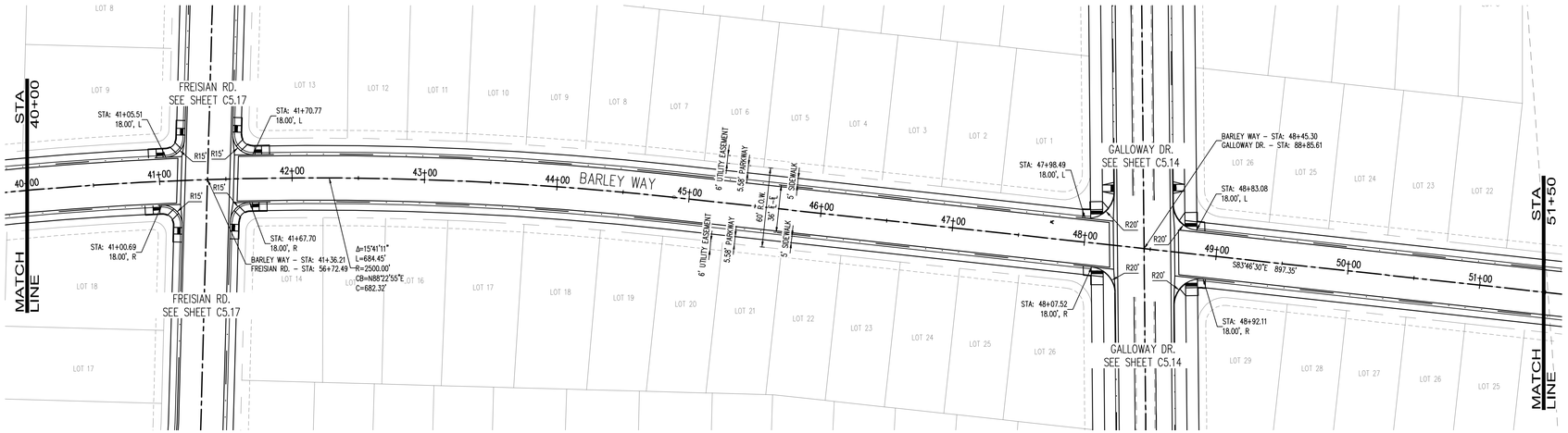

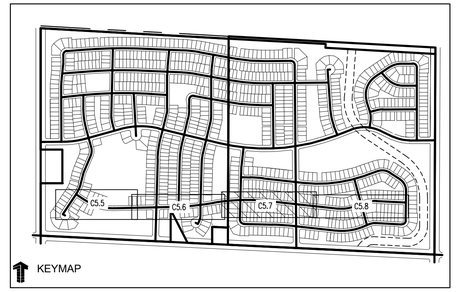

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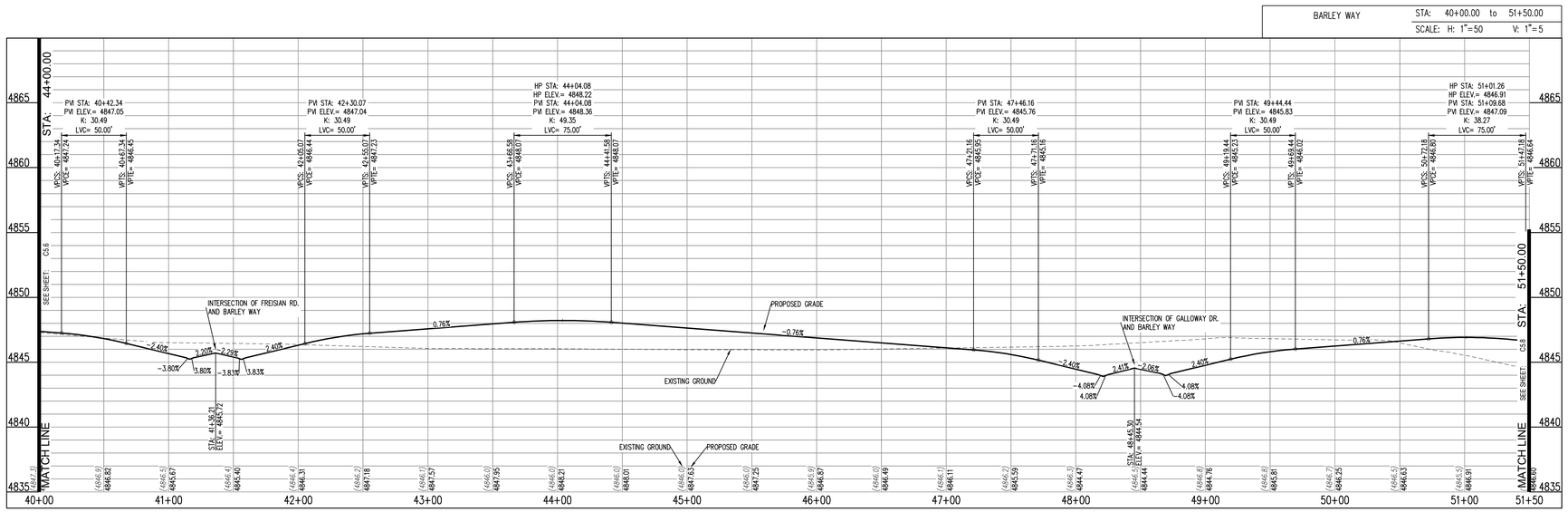

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SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

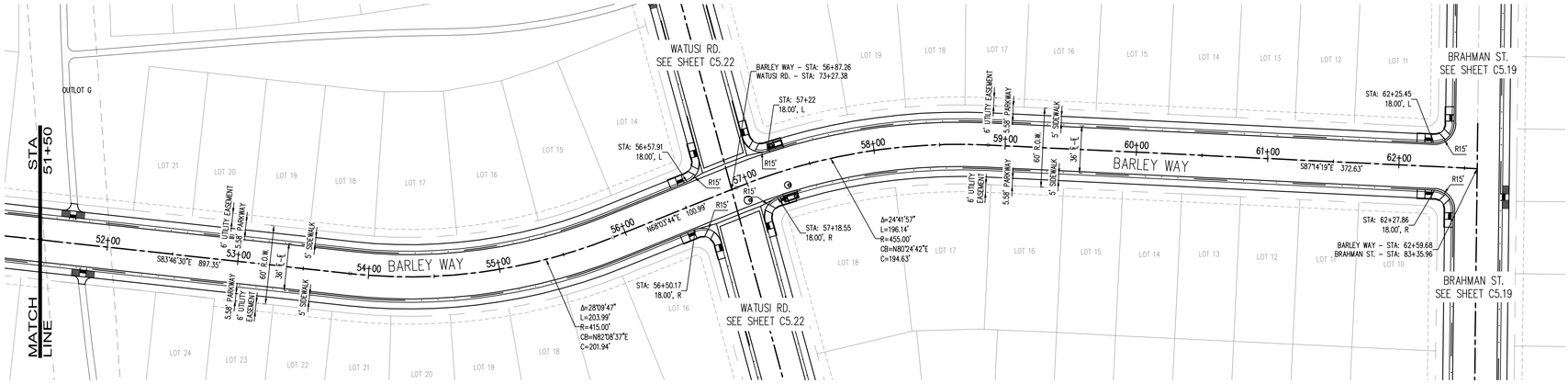
#	Date	Issue / Description	Init.

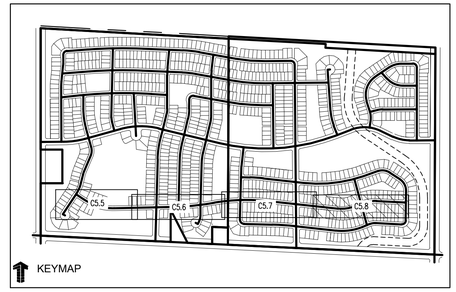
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BARLEY WAY PLAN AND PROFILE

C5.7

M:\Hwy\Fort Harrod\CO Johnstown HFH\00 - Drawings\02\A\C\05\PDF\HFH00_C5.6_B1.B_Proj_Jeffrey Ellis_4/6/2021





LEGEND:

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EASEMENT LINE	
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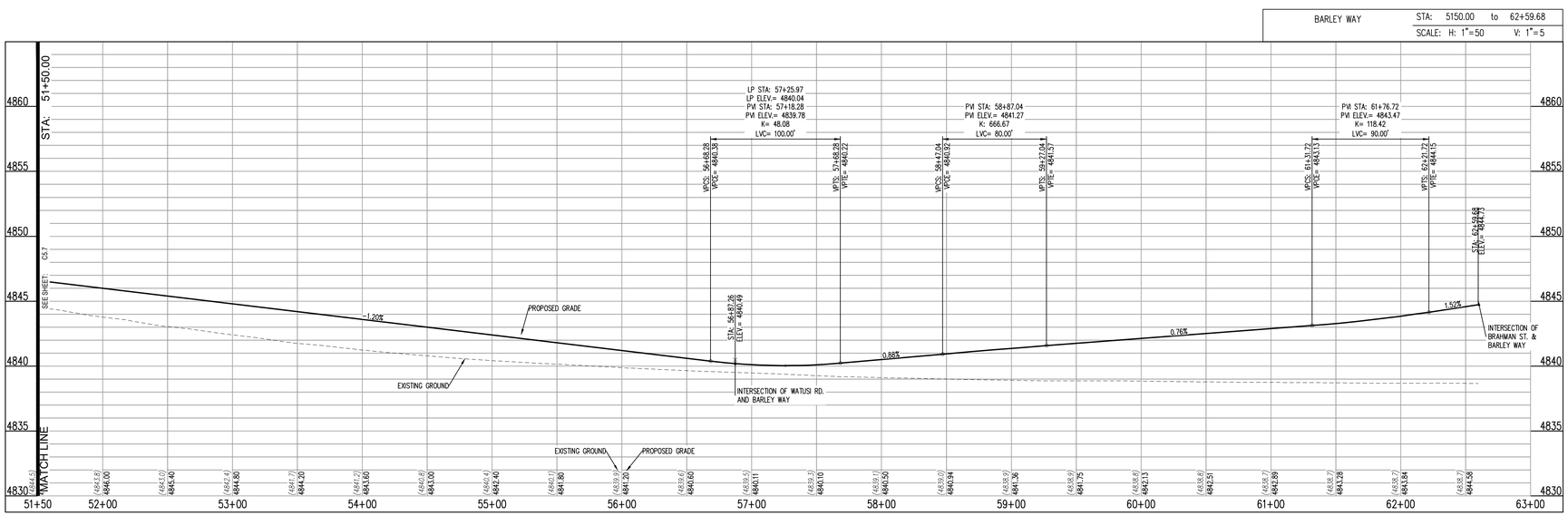

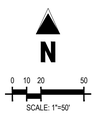

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BARLEY WAY PLAN AND PROFILE

C5.8

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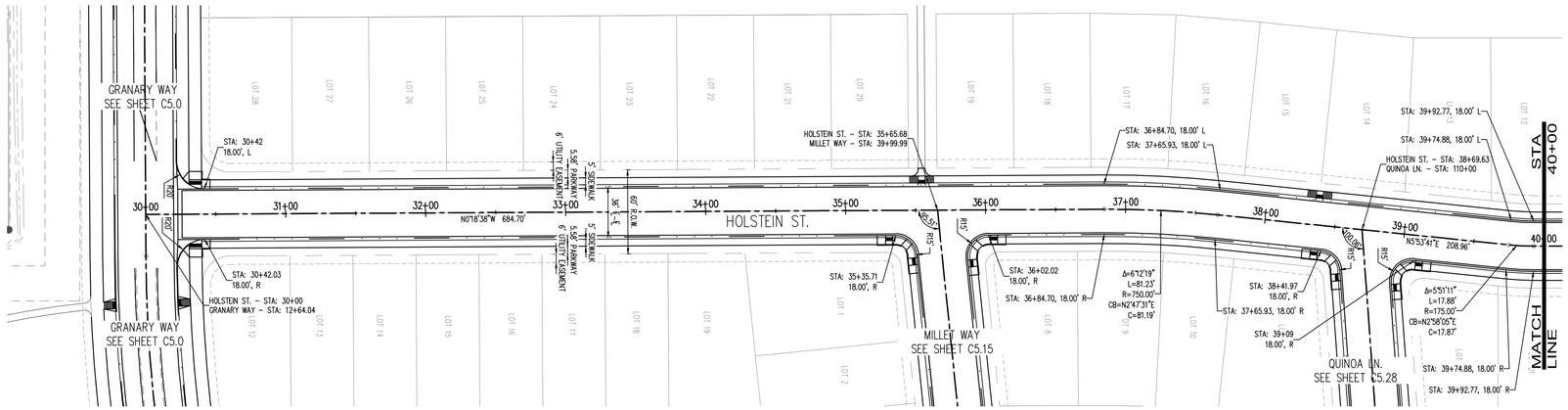

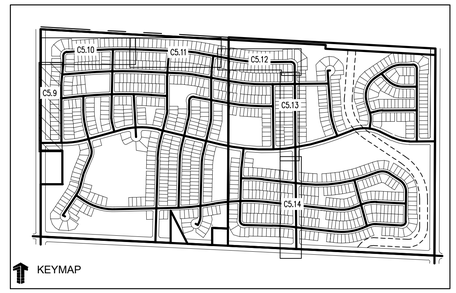

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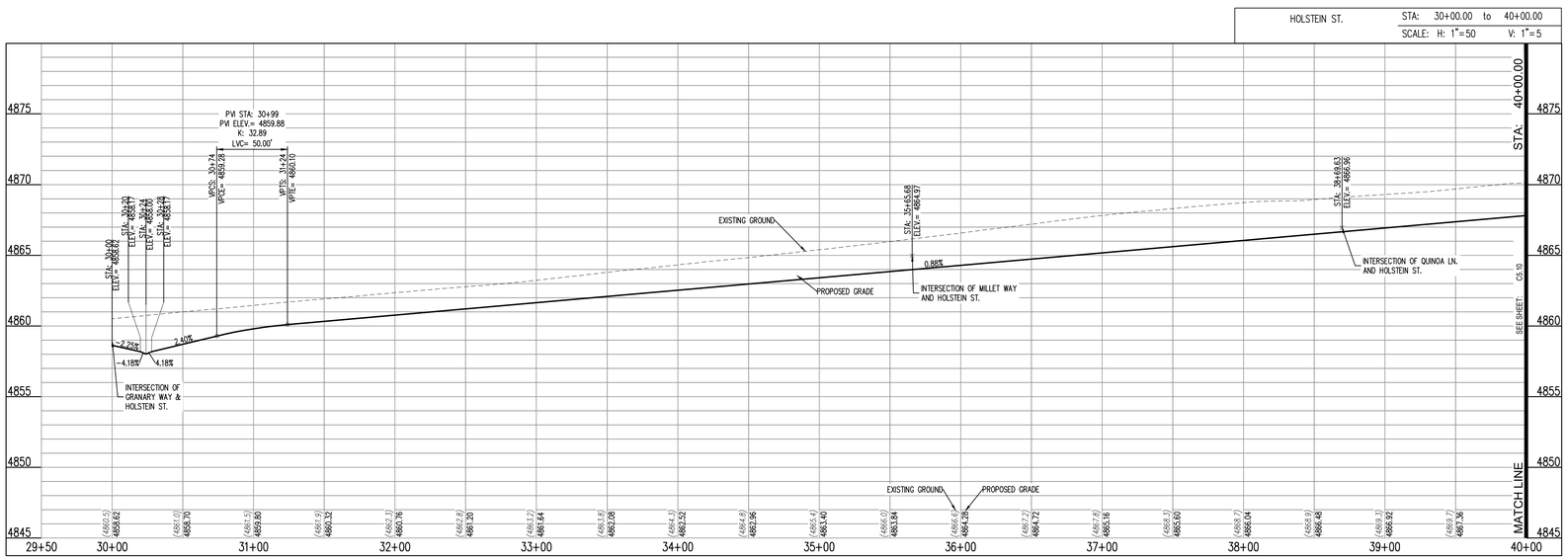

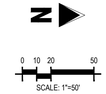

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HOLSTEIN STREET PLAN AND PROFILE

C5.9

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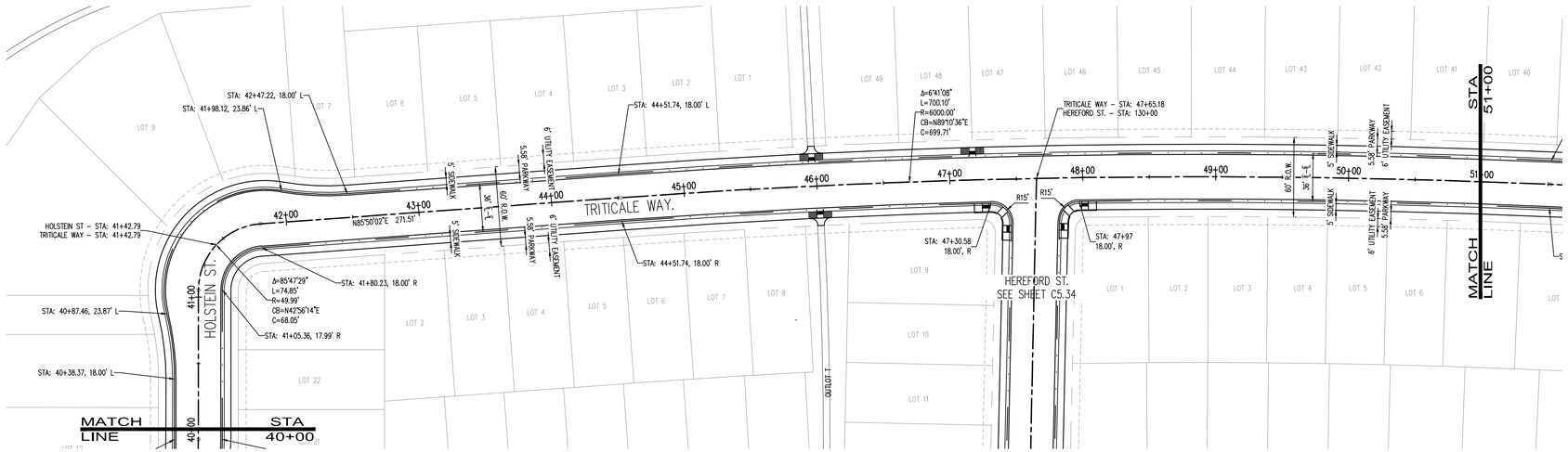

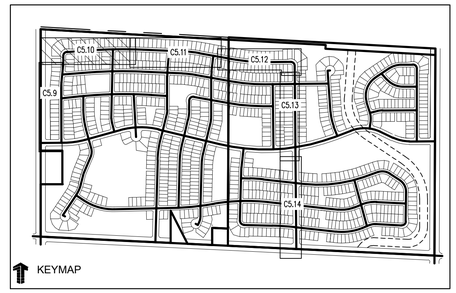

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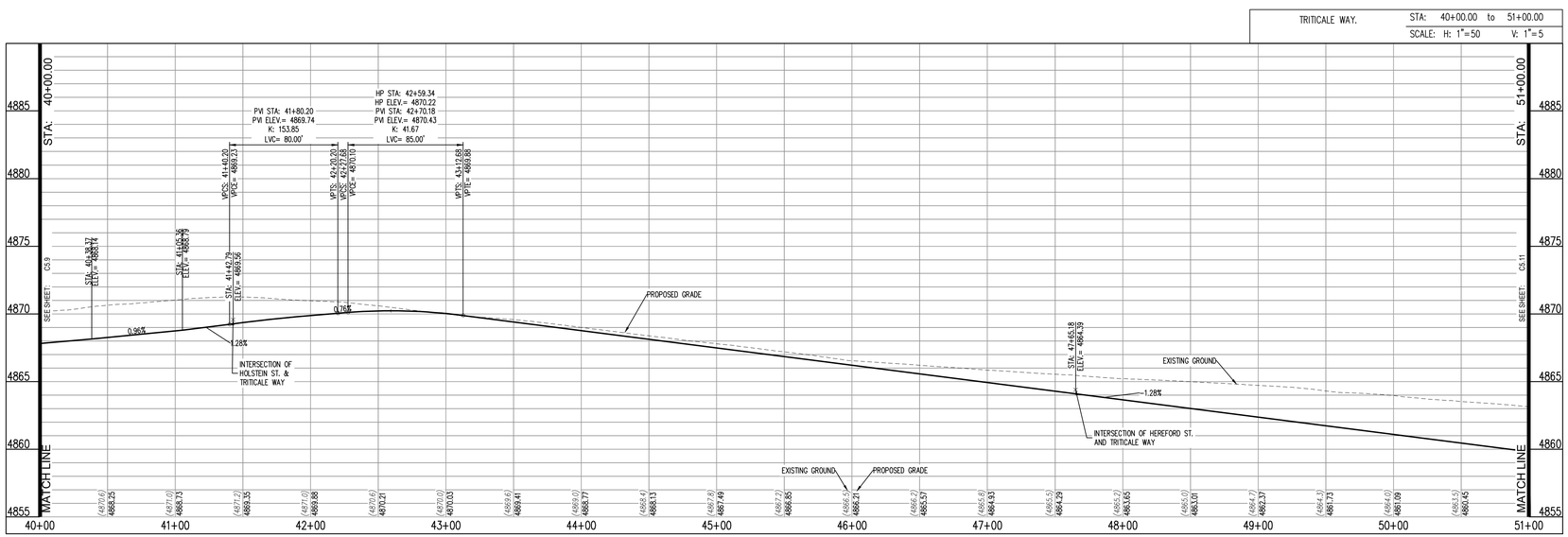

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TRITICALE WAY PLAN AND PROFILE

C5.10

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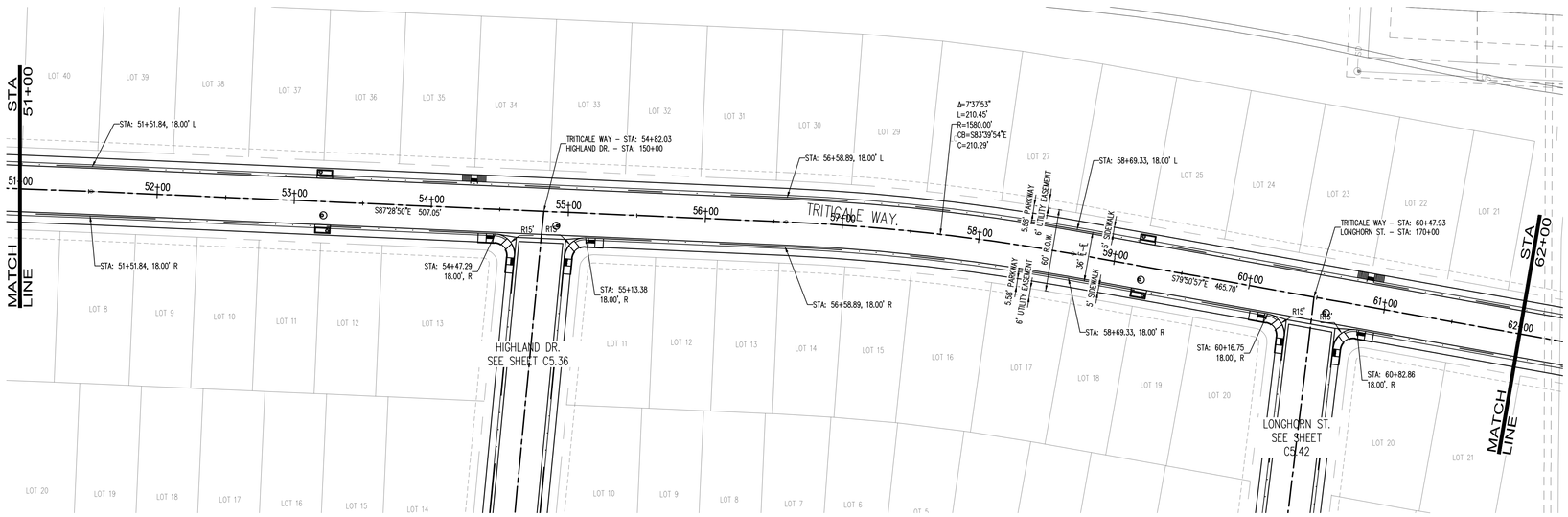

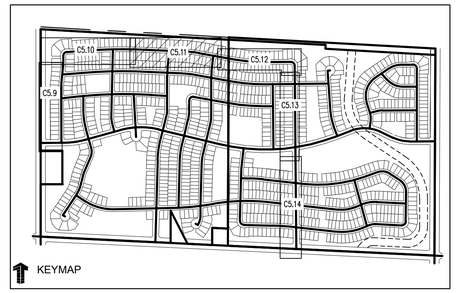

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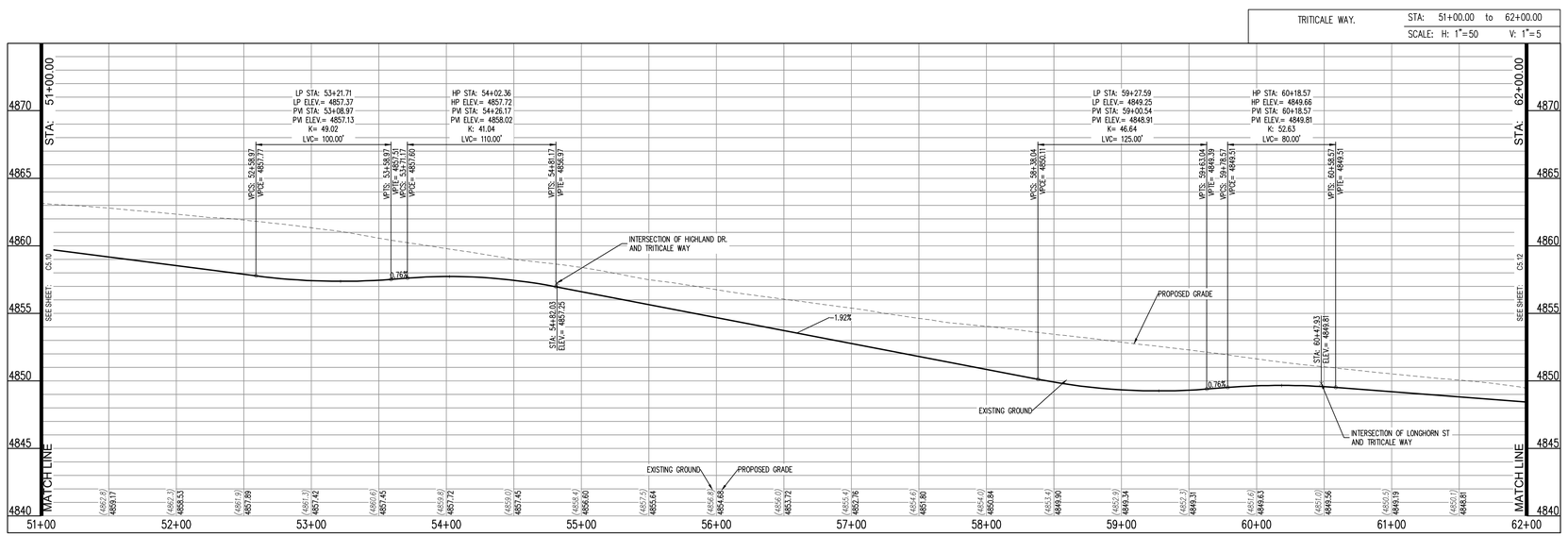

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

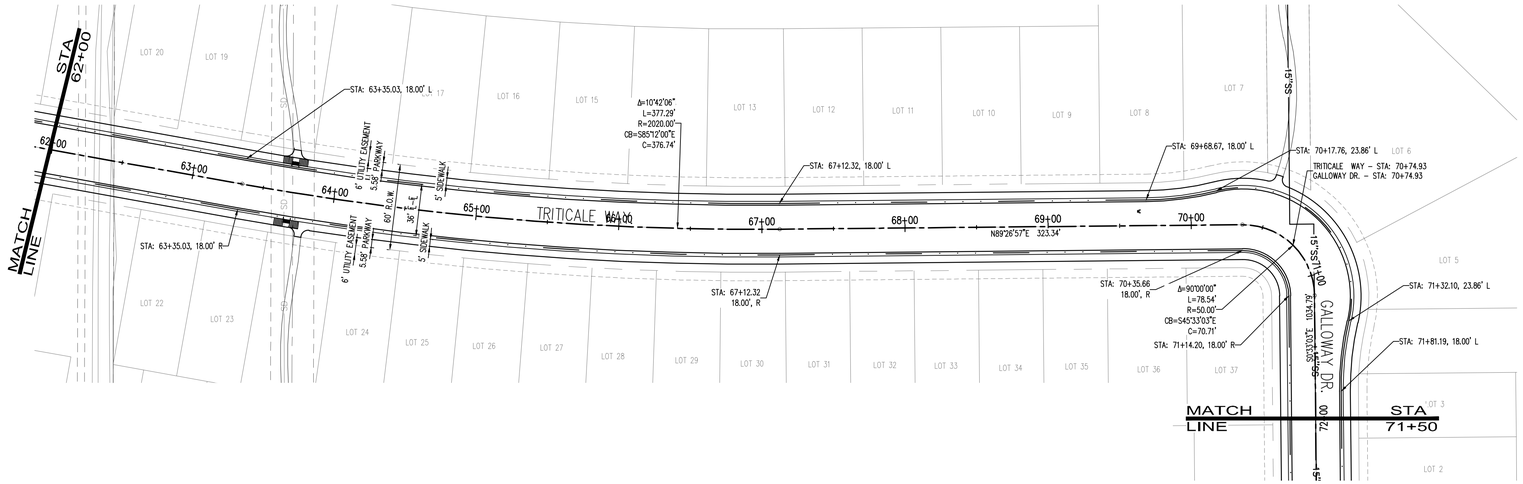
#	Date	Issue / Description	Init.

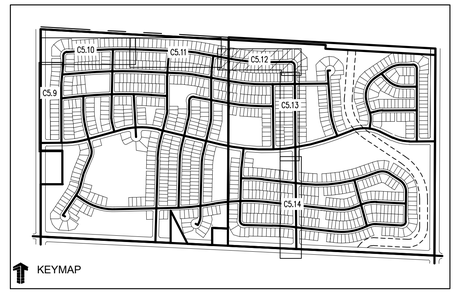
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

TRITICALE DRIVE PLAN AND PROFILE

C5.11

W:\Hartford Homes\CO Johnstown HFH0\0 - Granary\PDP\04 DP\PDP\HFH0020_C5.9_C5.11.dwg, Jeffrey Cline, 4/6/2021





LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
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EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
PROPOSED STORM DRAIN	
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PROPOSED STORM INLET	
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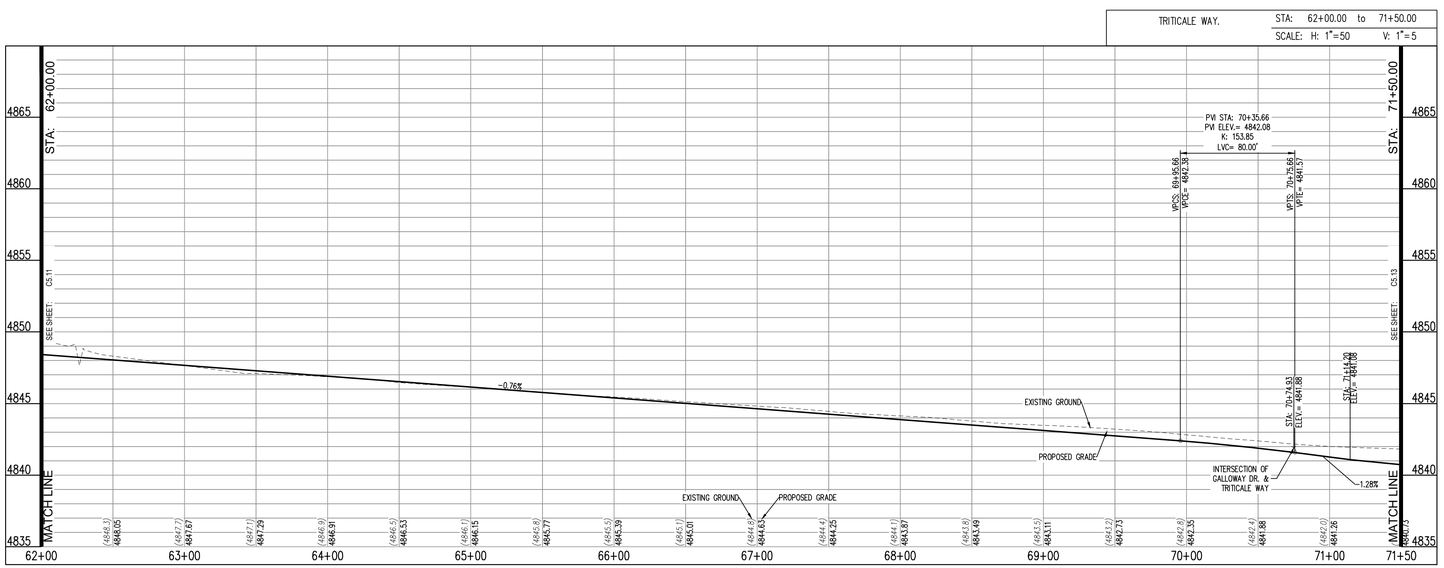

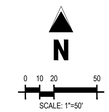

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Project No:	HFH0000020
Drawn By:	
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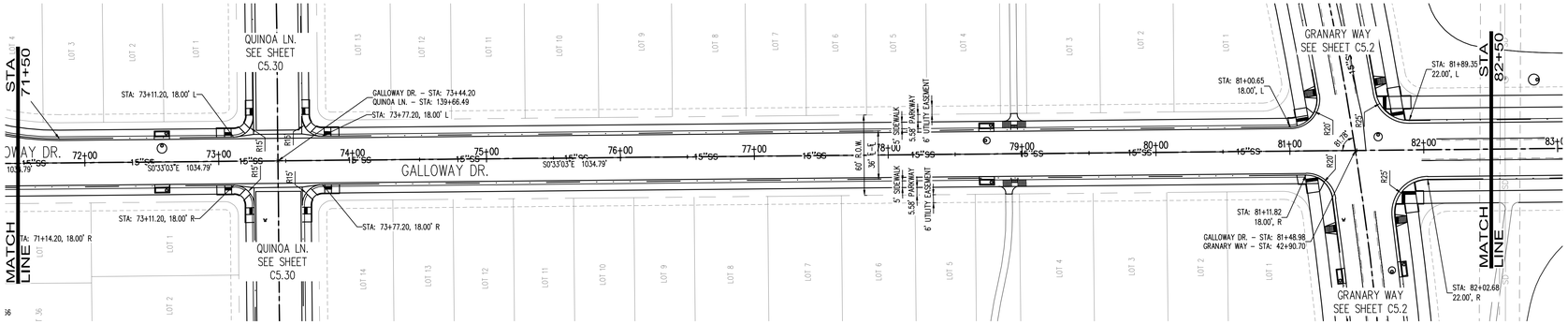
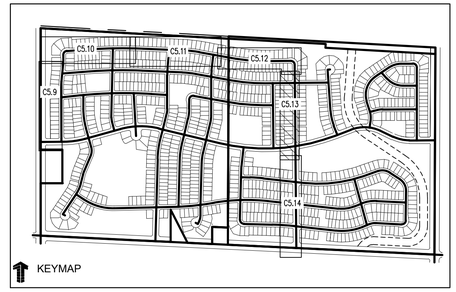
TRITICALE DRIVE PLAN AND PROFILE

C5.12

W:\Hartford Homes\CO Johnstown HFH0- Granary\00\AutoCAD\PDF\HFH000_C5.0_B1C.dwg, Jeffrey Ochs, 4/6/2021





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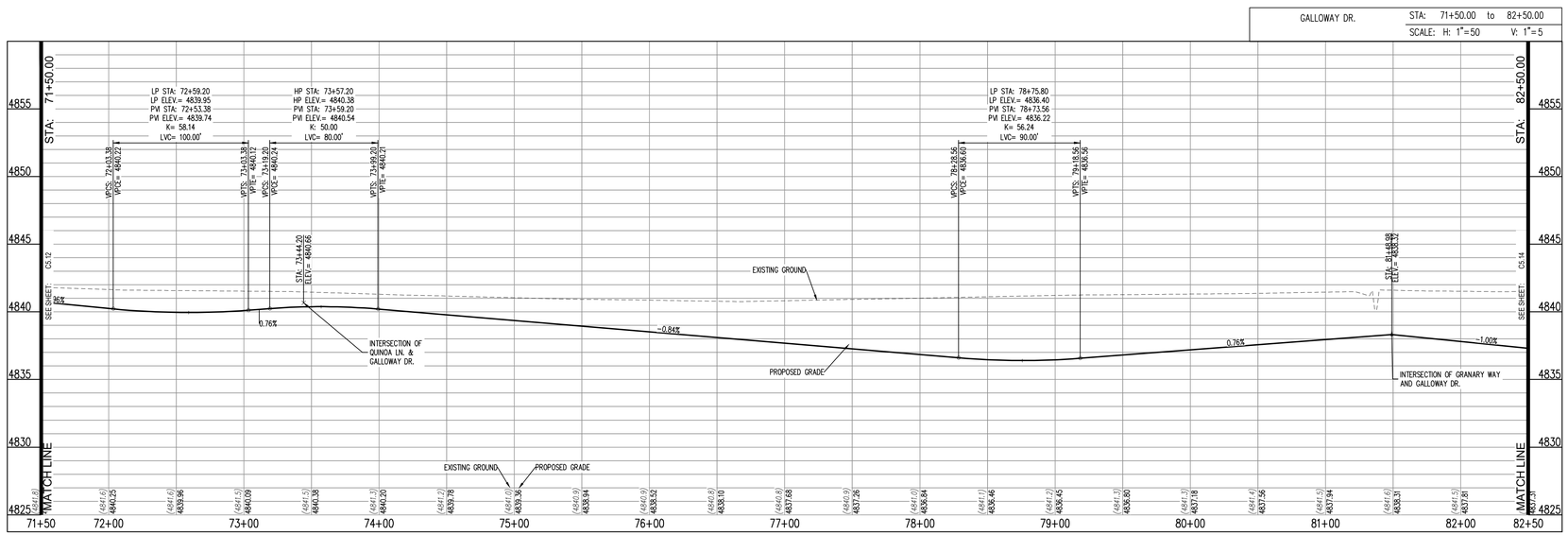

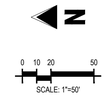

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THE GRANARY
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JOHNSTOWN, CO

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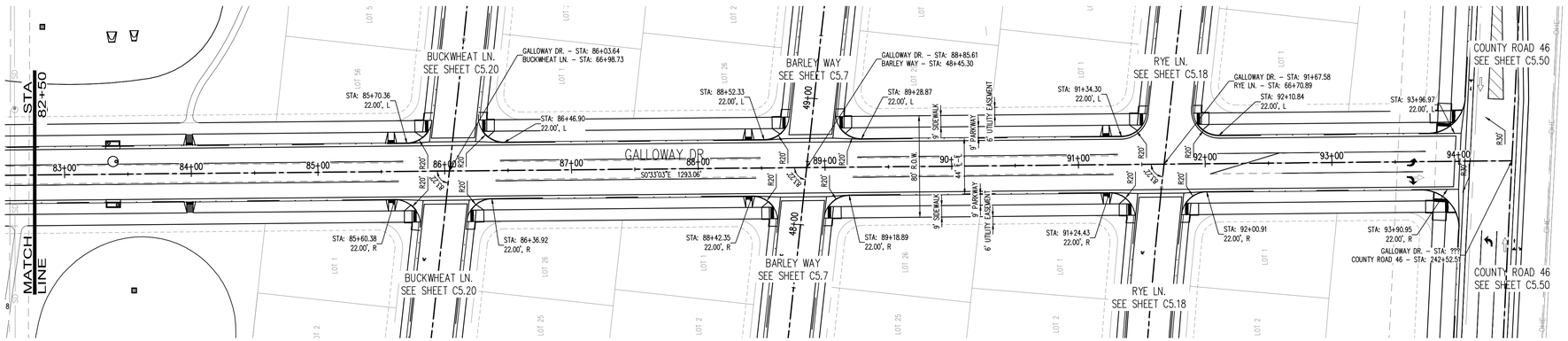
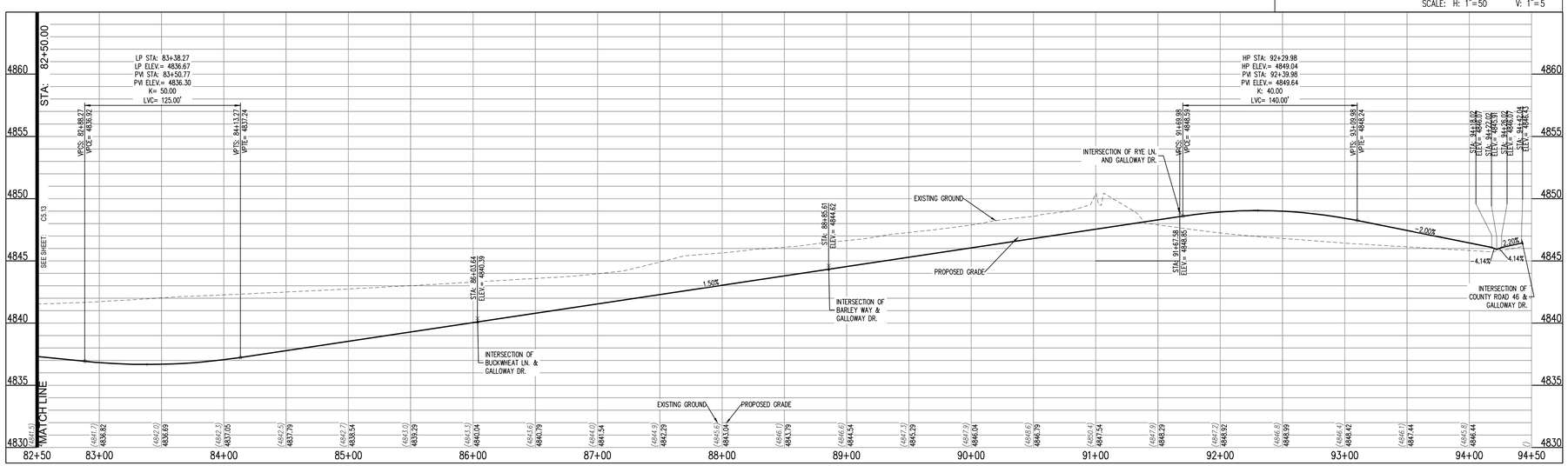
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

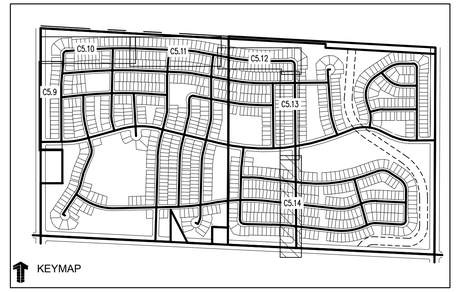
GALLOWAY DRIVE PLAN AND PROFILE

C5.13

N:\Hartford Homes\CO Johnstown HFH\05 - Design\PDP\A.2\DWG\HFH05_C13_B01.dwg, Jeffrey Cline, 4/6/2021







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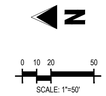

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Project No:	HFH0000020
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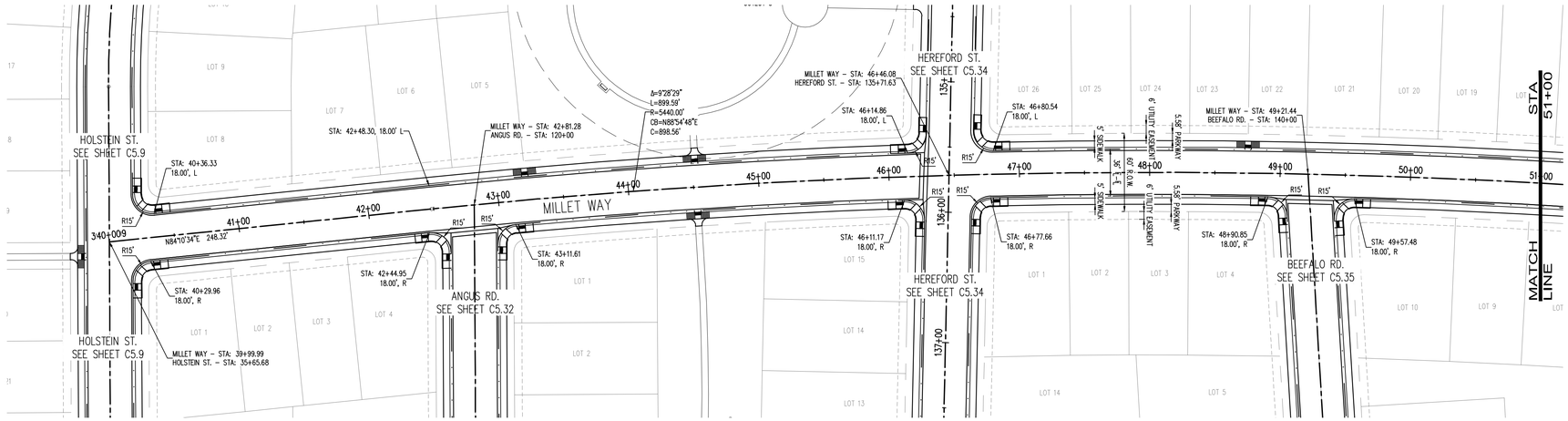
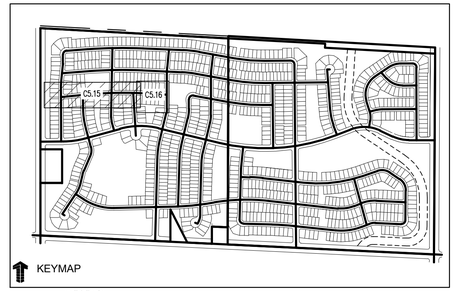
Checked By:	
Date:	04.09.2021

GALLOWAY DRIVE PLAN AND PROFILE

C5.14

M:\Hartford Homes\CO Johnstown HFH\00 - Drawings\02\A\20\HFH0020_C3.0_SHT.dwg, Jeffery Ochs, 4/6/2021





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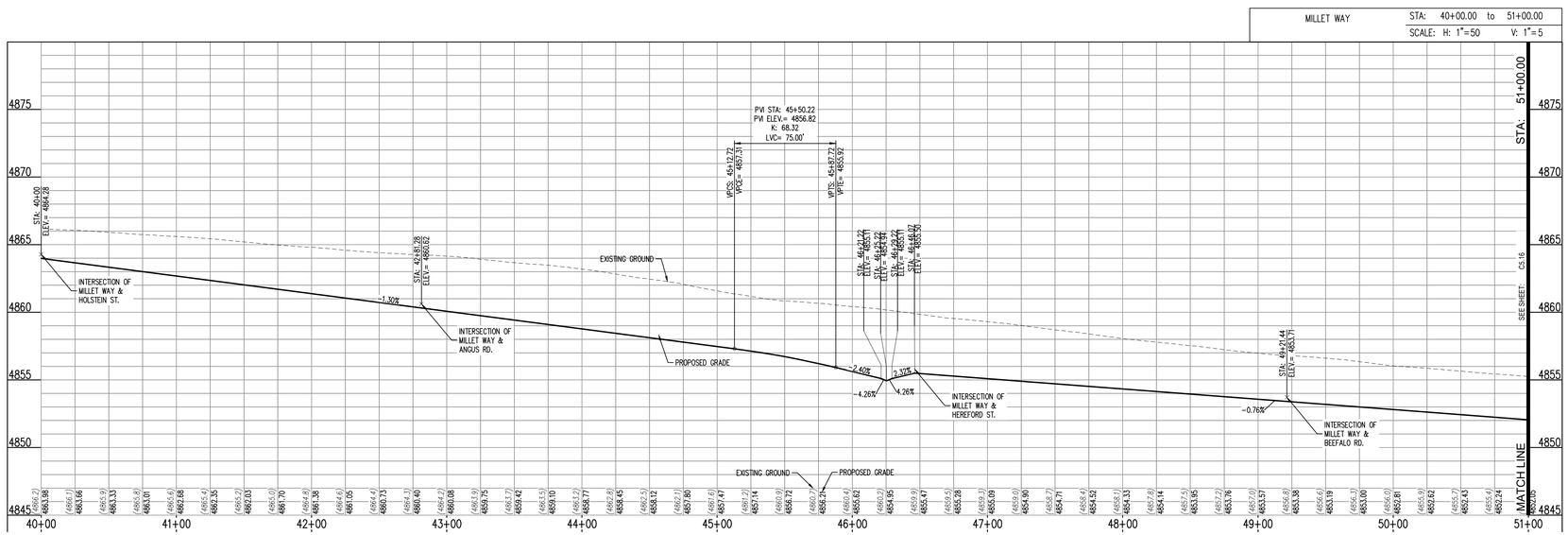
SCALE: 1"=50'



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

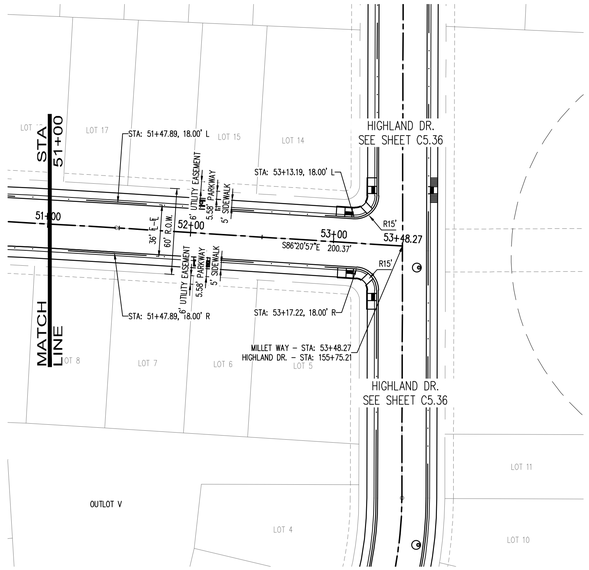
#	Date	Issue / Description	Init.

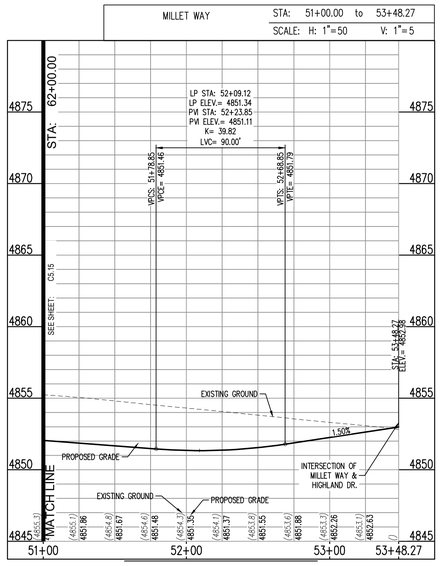
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

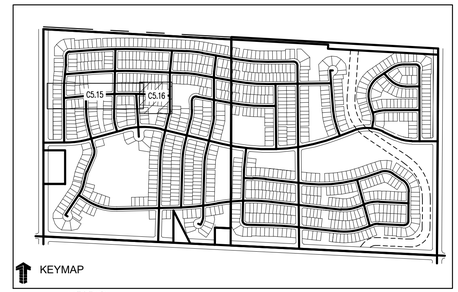
MILLET WAY PLAN AND PROFILE

C5.15

W:\Hartford Homes\CO Johnstown HFH\DV - Granary\ENGR\ACDSWP\HFH0020_C5.15_MILLET WAY PLAN AND PROFILE.dwg, Jeffrey Ellis, 4/8/2021







LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	

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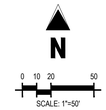

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THE GRANARY
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JOHNSTOWN, CO

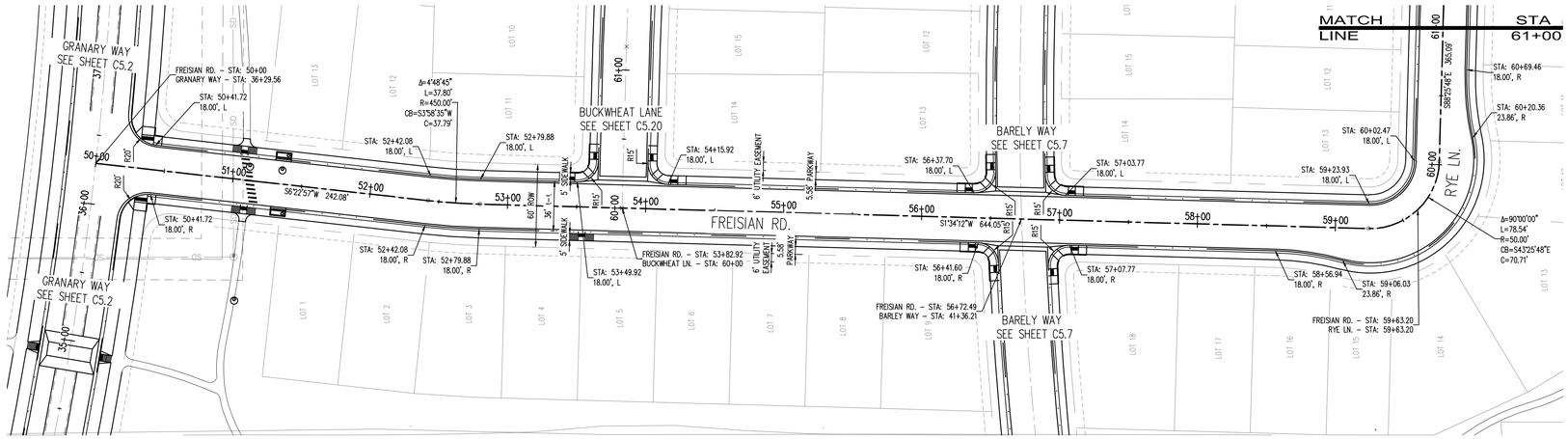
#	Date	Issue / Description	Init.

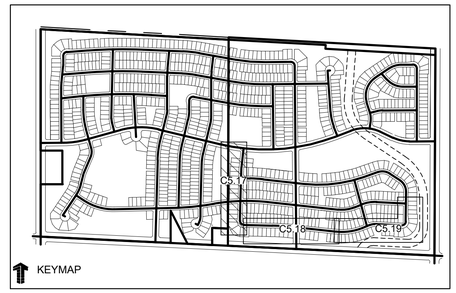
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

MILLET WAY PLAN AND PROFILE

C5.16

H:\Hartford Homes\CO Johnstown MF\400 - Granary\DOCS\CAD\DP\MF\400-DS-1-16_MILLET.dwg, Jeffrey Ellis, 4/8/2021





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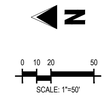

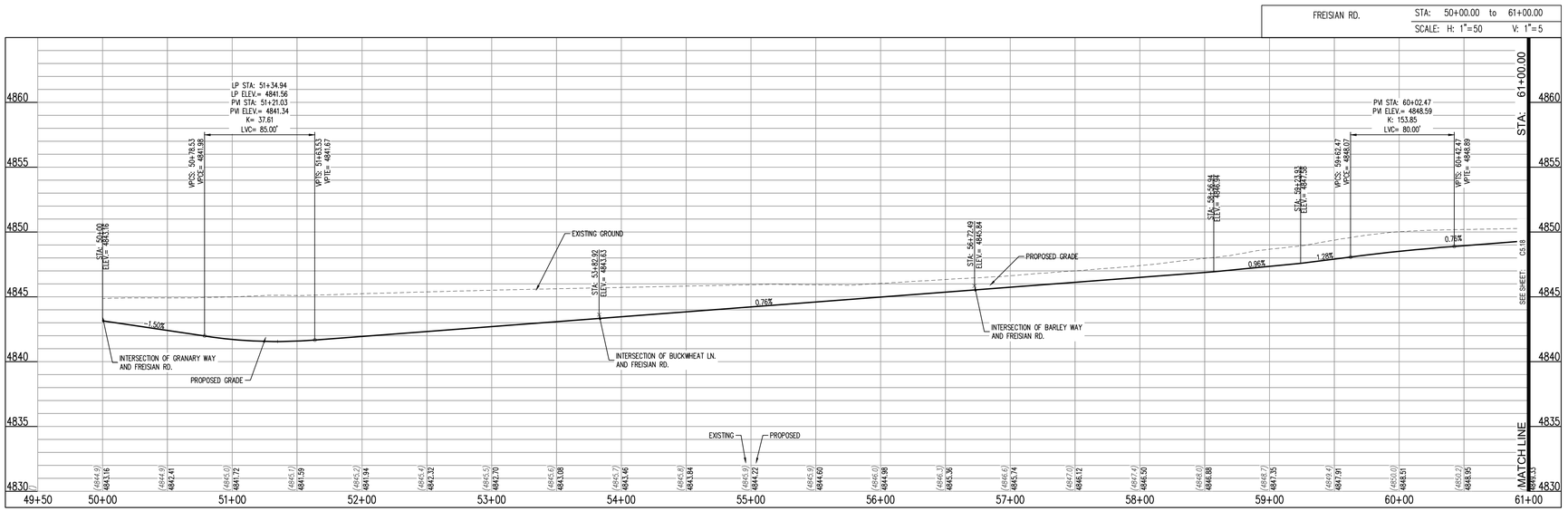

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

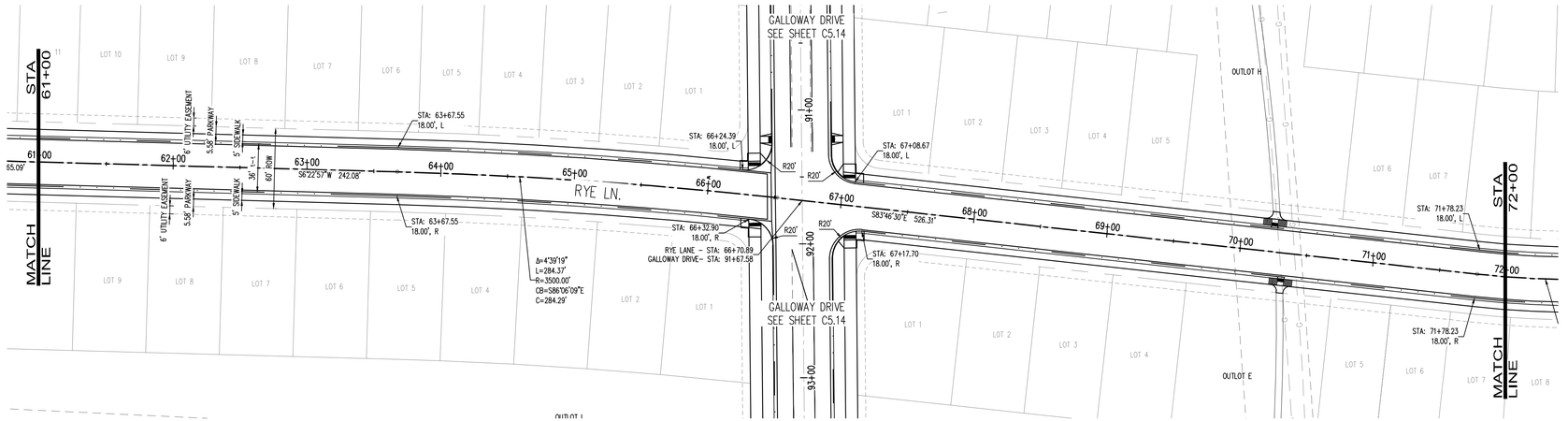
#	Date	Issue / Description	Init.

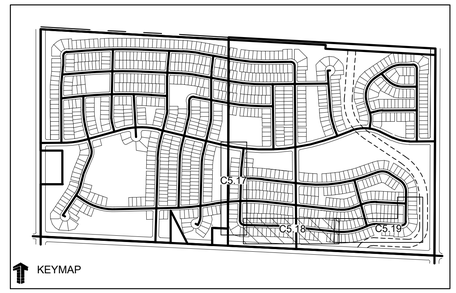
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

FREISIAN ROAD PLAN AND PROFILE

C5.17

N:\Hartford Homes\CO Johnstown HFH\05 - Granary\00\Civil\CD\PDF\HFH0000_C5.17_REV_Freisian Rd Plan and Profile_04.09.21.pdf, 4/9/2021





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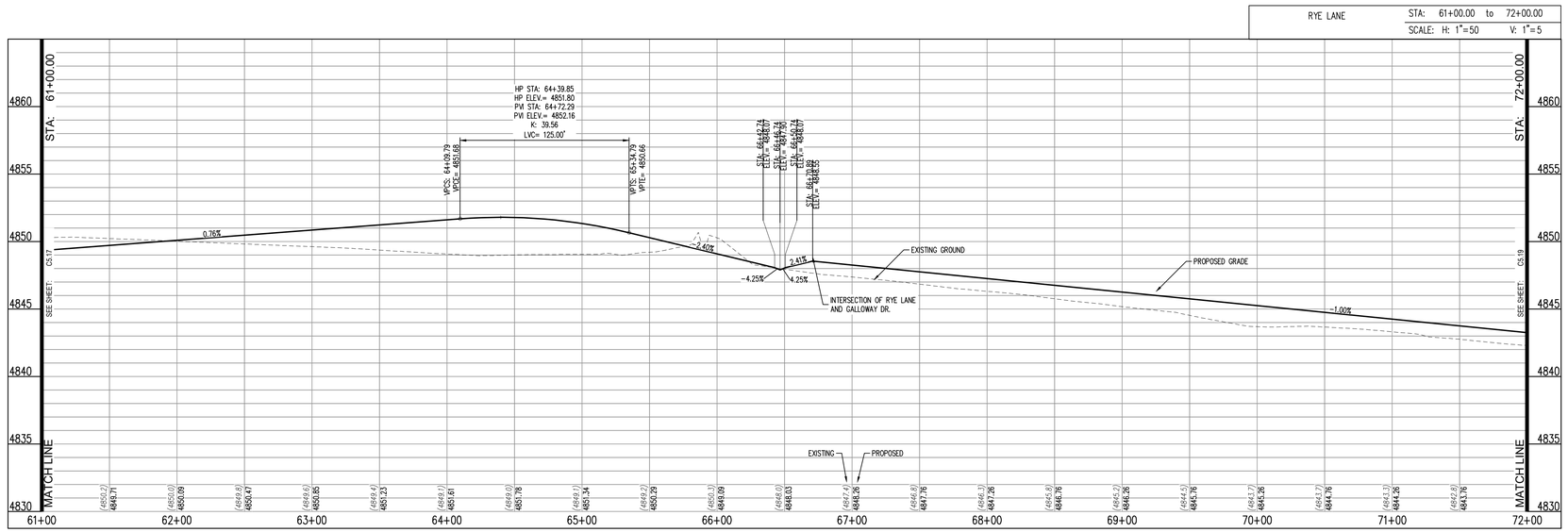

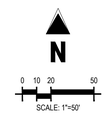

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THE GRANARY
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JOHNSTOWN, CO

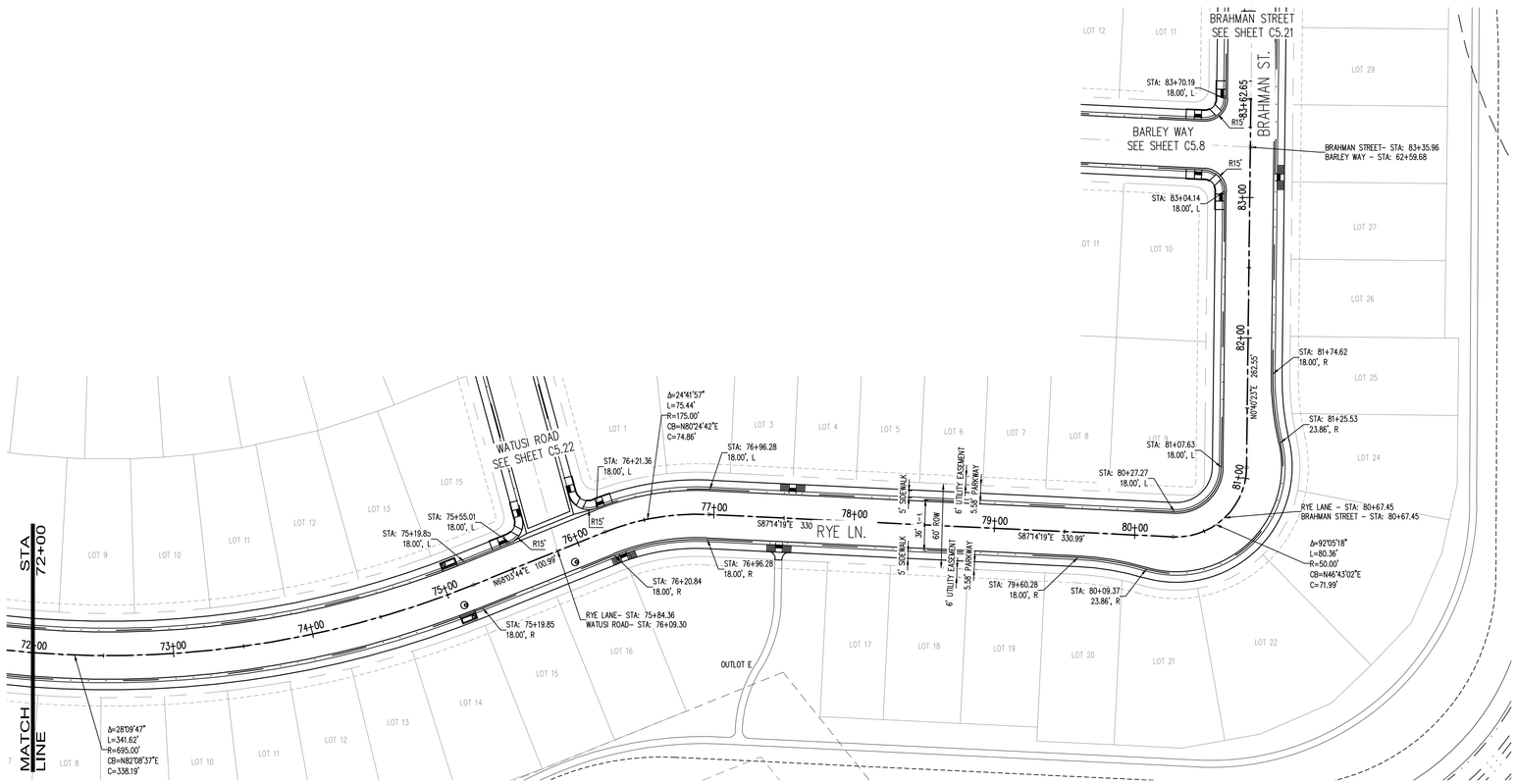
#	Date	Issue / Description	Init.

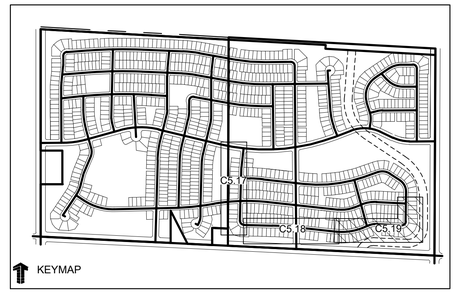
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

RYE LANE ROAD PLAN AND PROFILE

C5.18

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\AutoCAD\HFH\Plan\05_C5.21_RYE Ln.dwg, Jeffrey Dills, 4/6/2021





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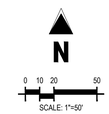

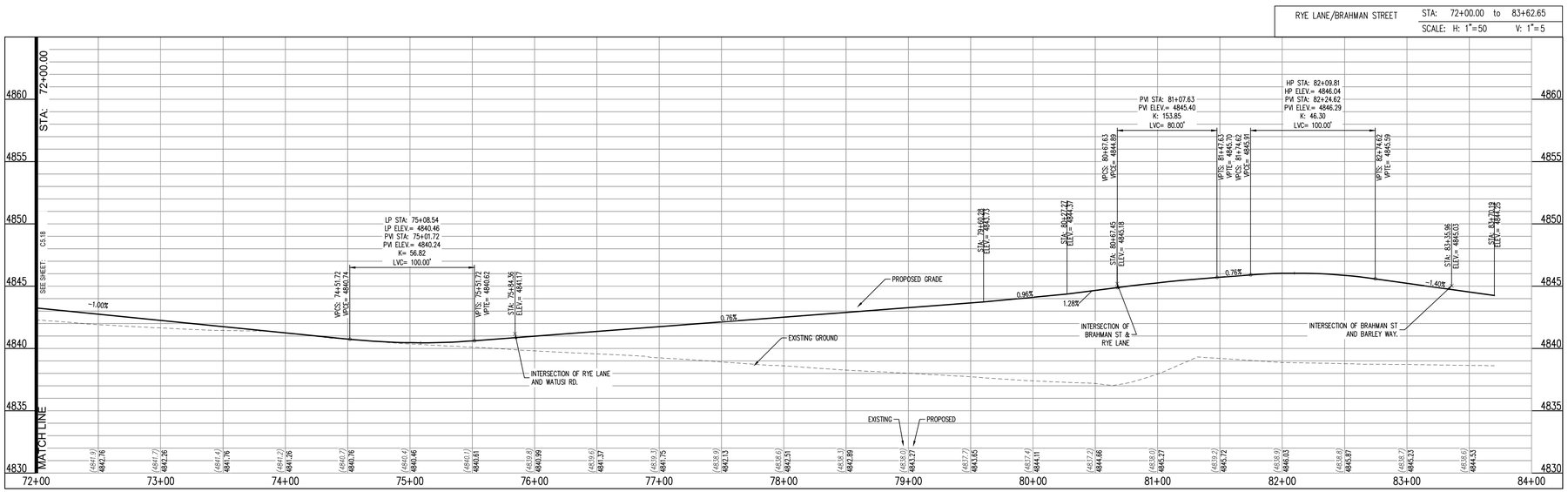

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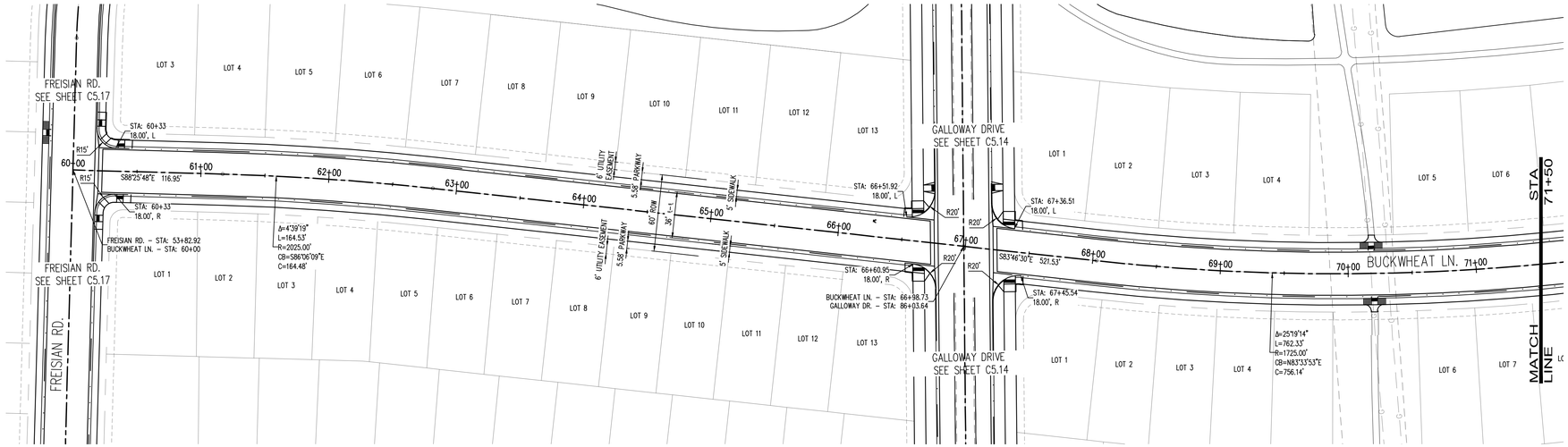
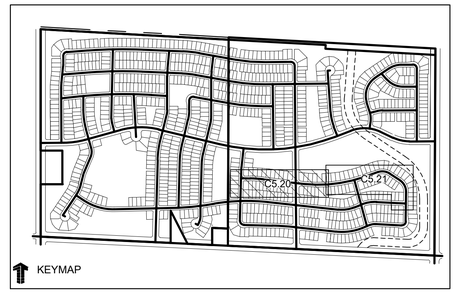
RYE LANE AND BRAHMAN STREET ROAD PLAN AND PROFILE

C5.19

W:\Bedford Haven\CO Johnstown #HFH0\...\Drawing\COVVIEWPORTHWDG_C5.21_RYE Proj - Jeffrey Fithe - 4/8/2021





LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
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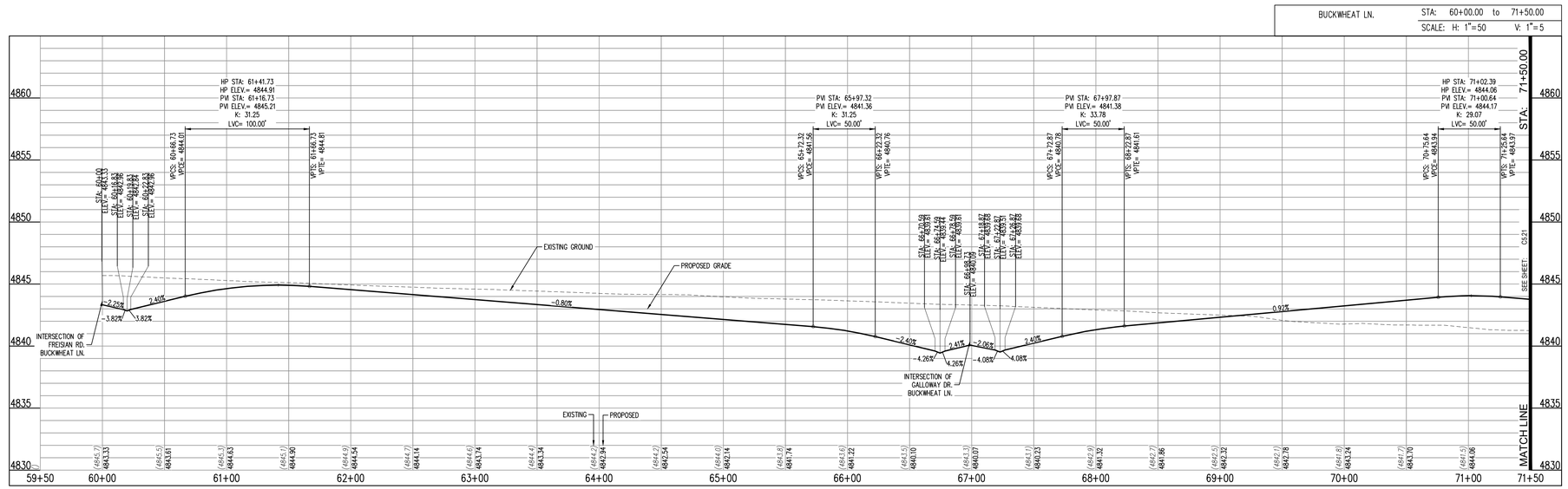

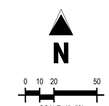

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

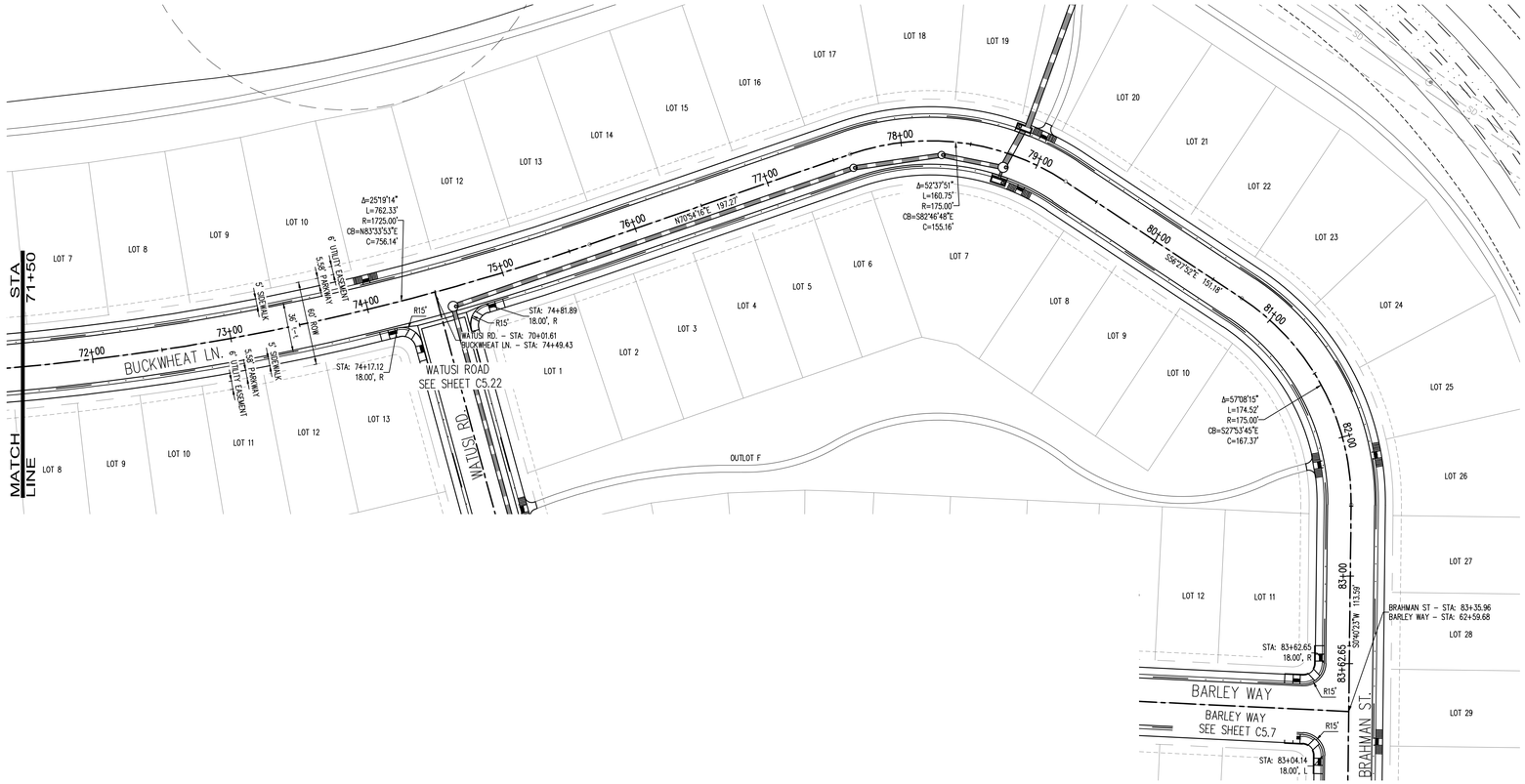
#	Date	Issue / Description	Init.

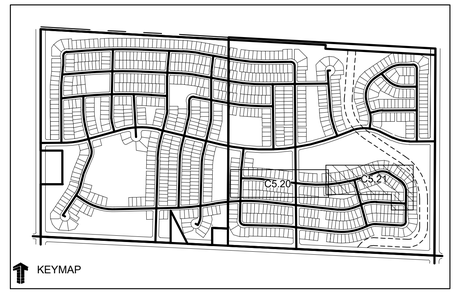
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BUCKWHEAT LANE PLAN AND PROFILE

C5.20

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\A\A\02\HFH\Plan\05_03-21_BEX.dwg, Jeffrey Ellis, 4/8/2021





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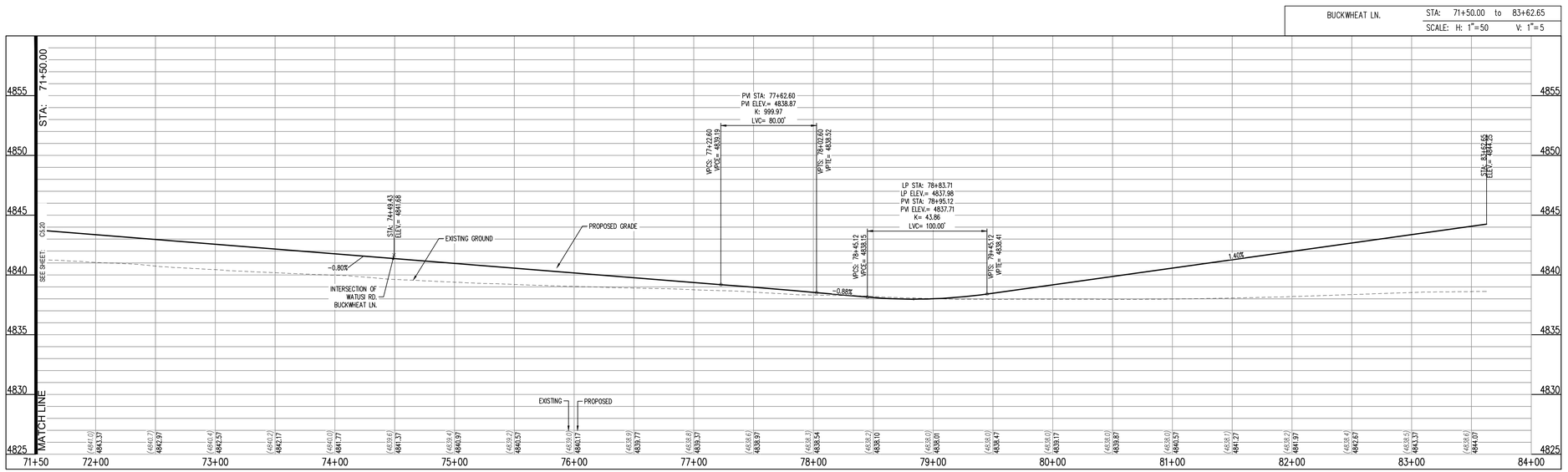

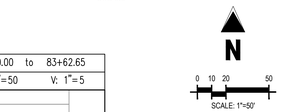

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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BUCKWHEAT LANE PLAN AND PROFILE

C5.21

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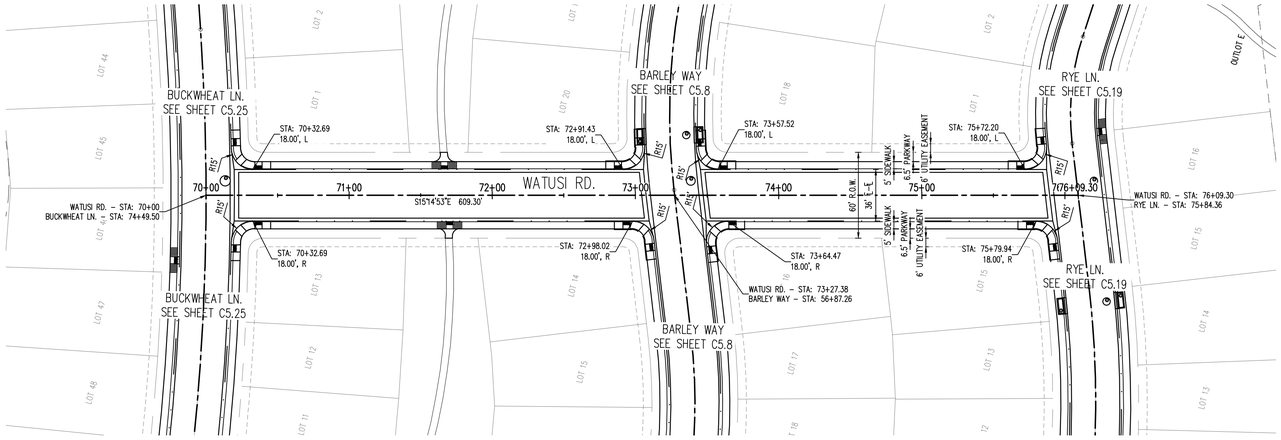

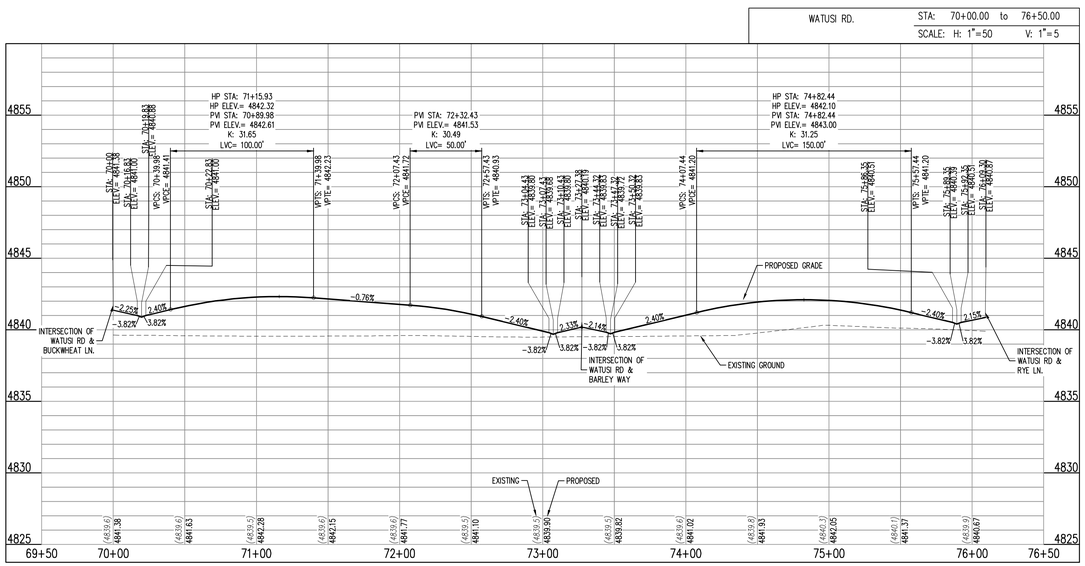

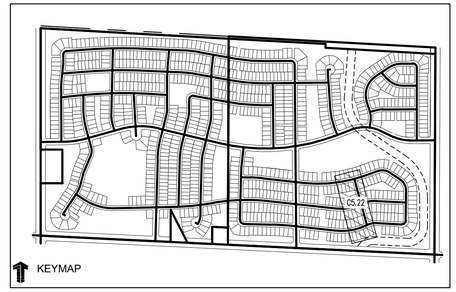

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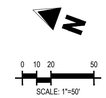

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JOHNSTOWN, CO

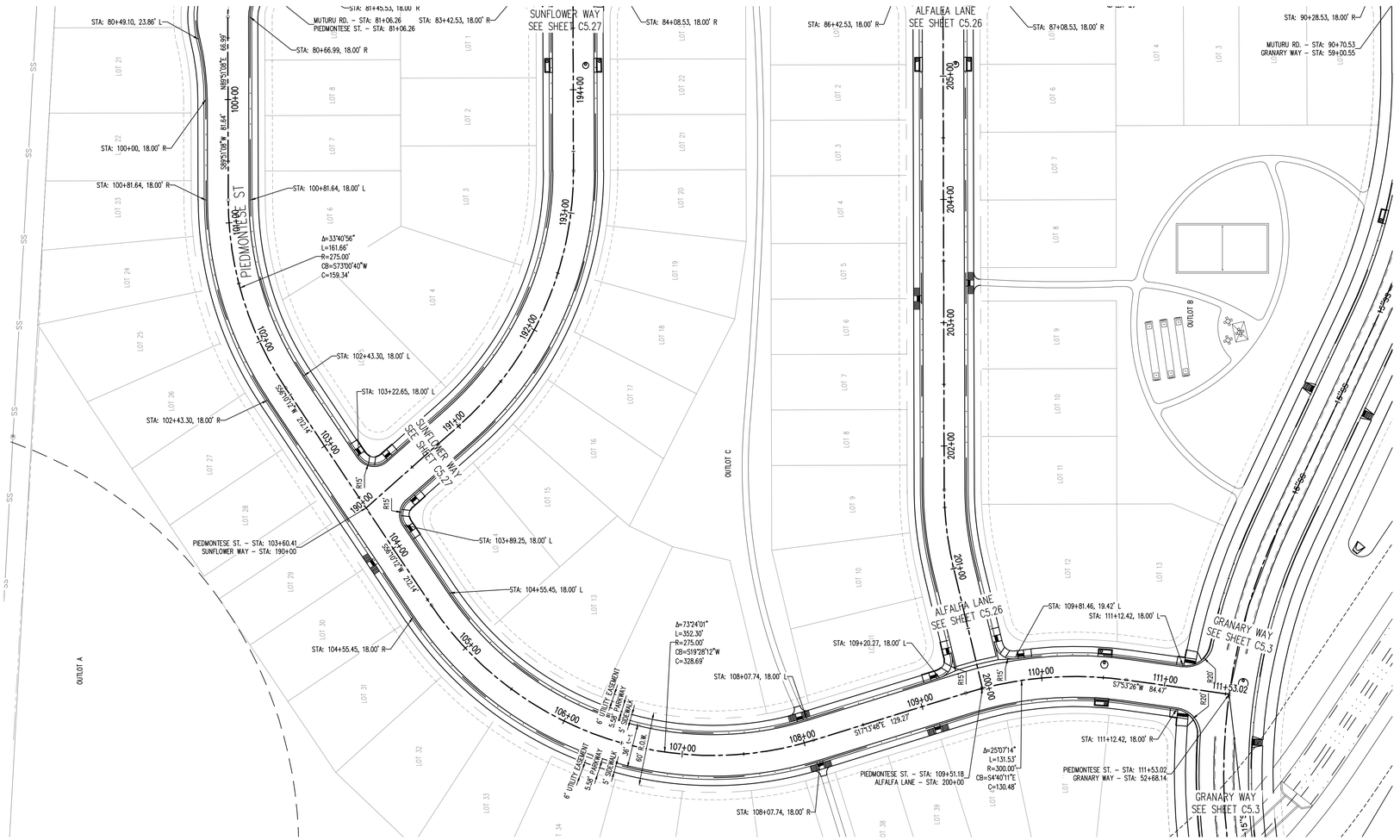
#	Date	Issue / Description	Init.

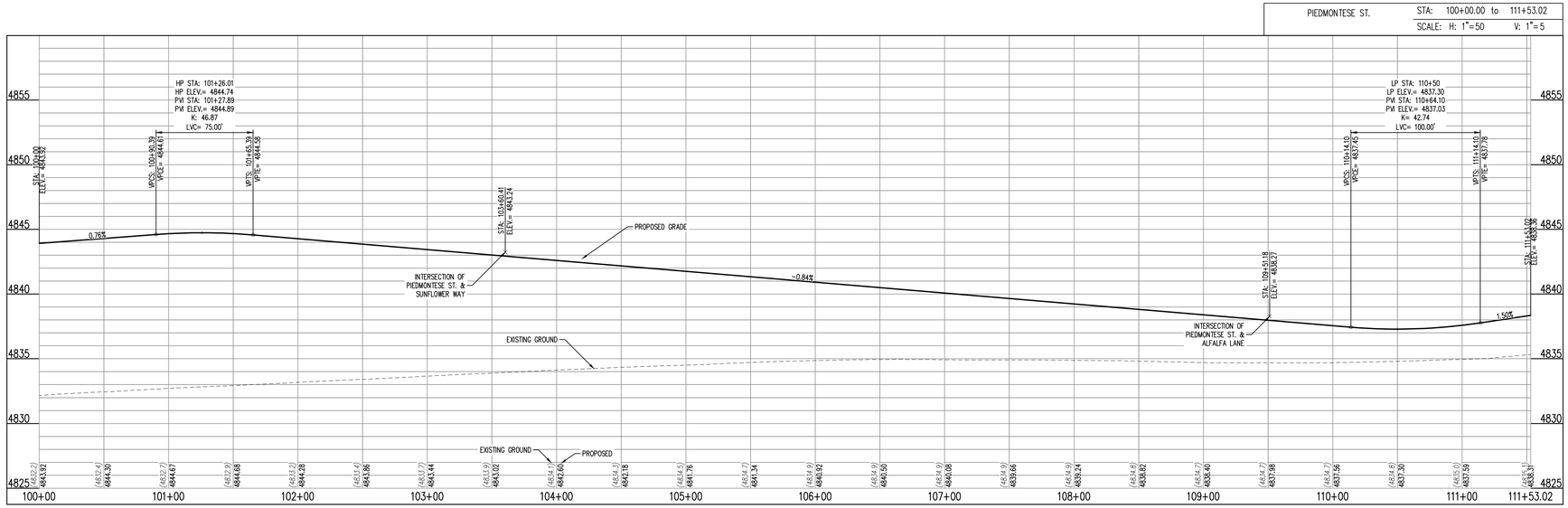
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

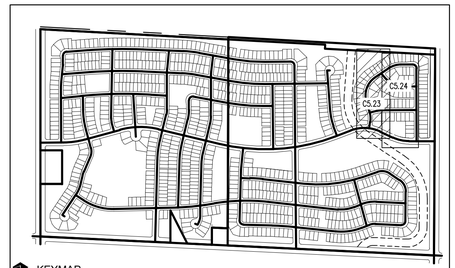
WATUSI ROAD PLAN AND PROFILE

C5.22

N:\Hwy\Hwy\CO\Johnstown HFH\05 - Granary\PDSA\CD\PDSheets\05_C5.24_WO D.dwg - Jeffrey Otto - 4/8/2021







KEYMAP

LEGEND:

PROPOSED CURB AND GUTTER	
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PROPOSED LOTLINE	
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N

0 10 20 50

SCALE: 1"=50'

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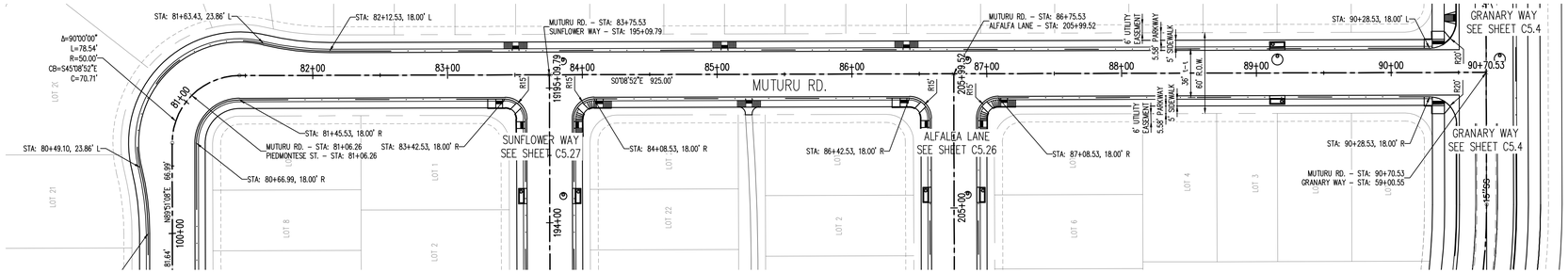
#	Date	Issue / Description	Init.

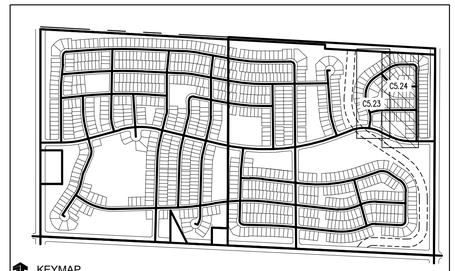
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

PIEDMONTESE STREET
ROAD PLAN AND PROFILE

C5.23

H:\Shelton\Home\CO Johnstown HFH\05 - Granary\02\04\ENGR\PHASE2_C3-24_80 Hwy - Mtn Dev - 4.0.2021





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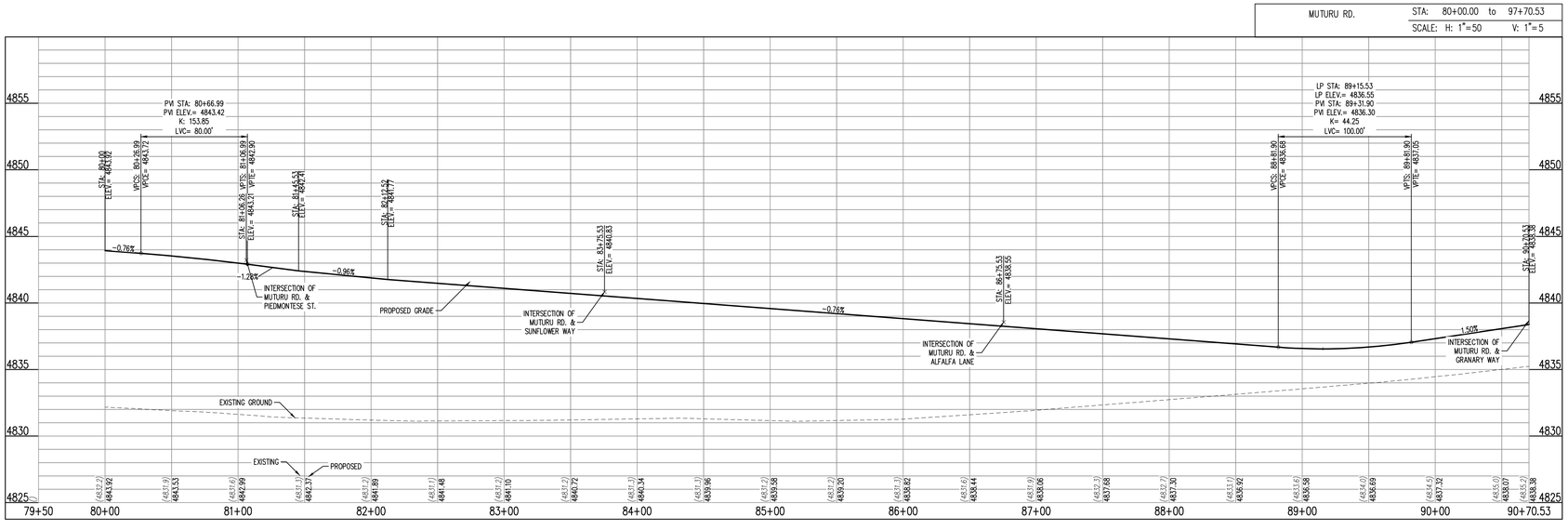

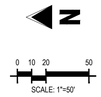

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

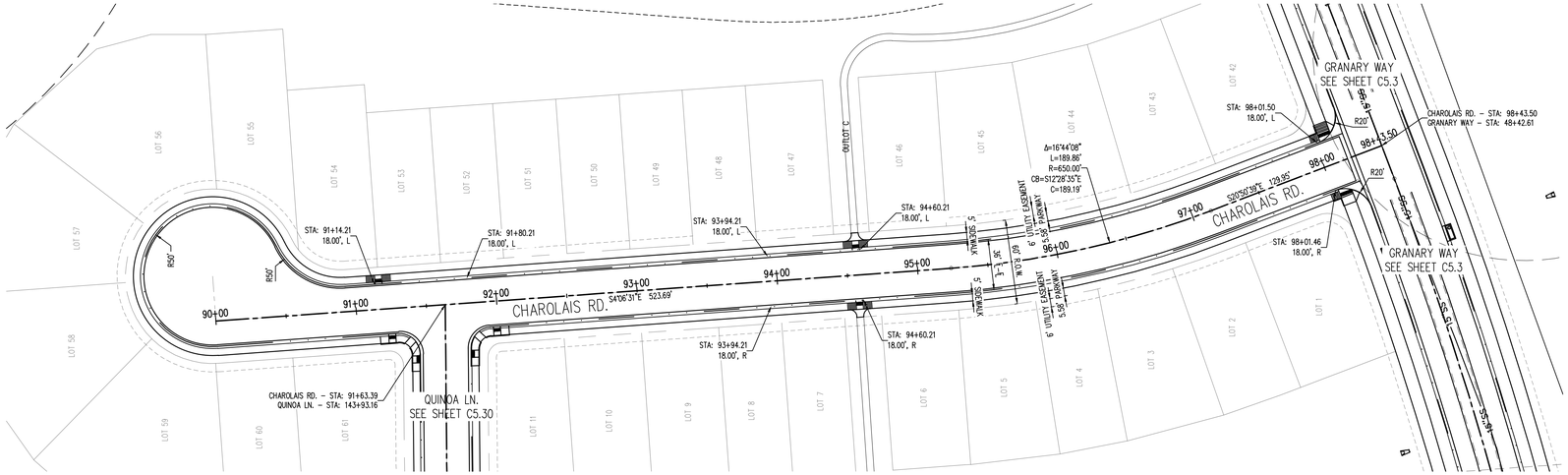
#	Date	Issue / Description	Init.

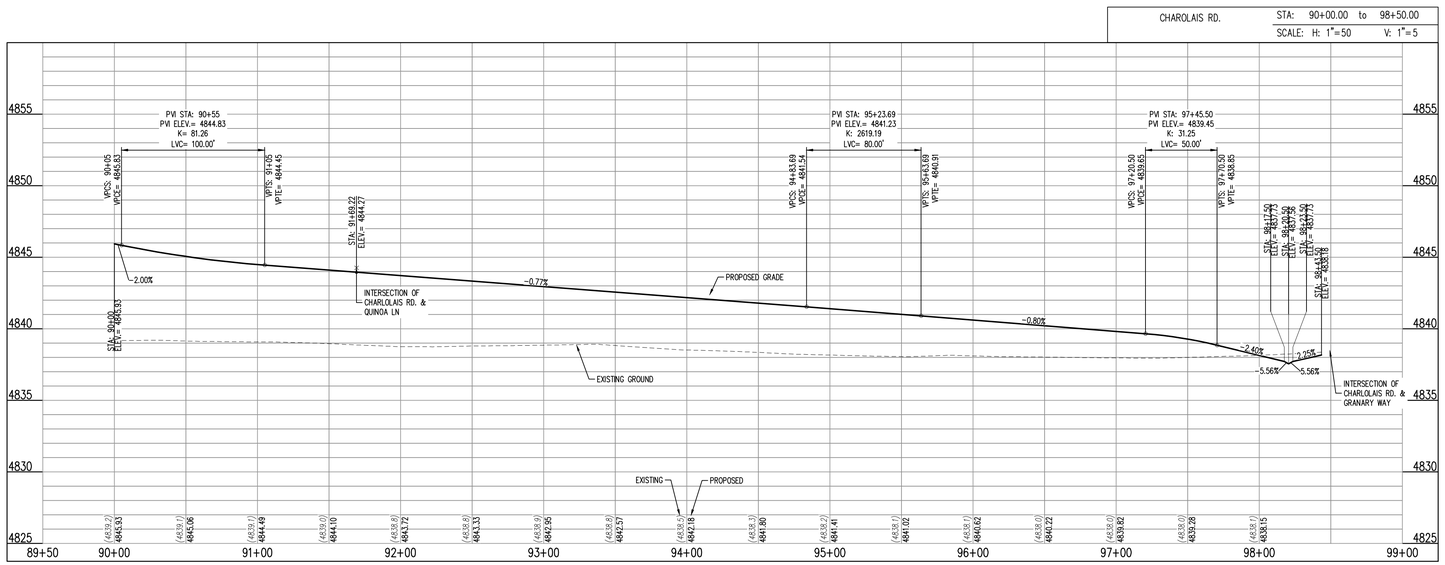
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

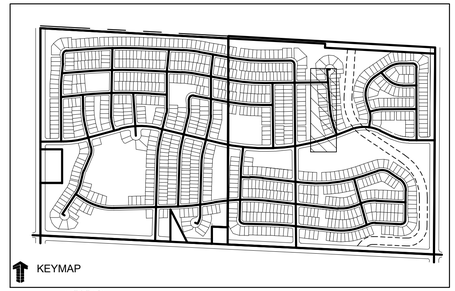
MUTURU ROAD PLAN AND PROFILE

C5.24

H:\Hartford Homes\CO\Johnstown MF\MDs - Granary\PDs\CDs\DRAWINGS\C5.24_MUTURU Road Plan and Profile.dwg, 4/8/2021







KEYMAP

LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	

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0 10 20 50
SCALE: 1"=50'

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

CHAROLAIS ROAD PLAN AND PROFILE

C5.25

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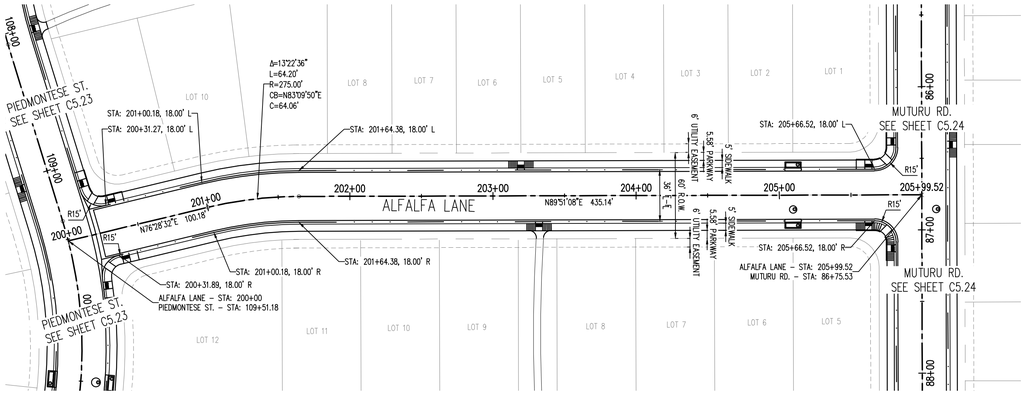

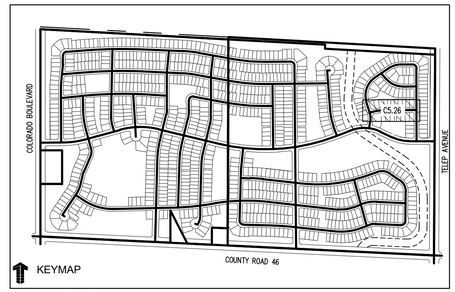

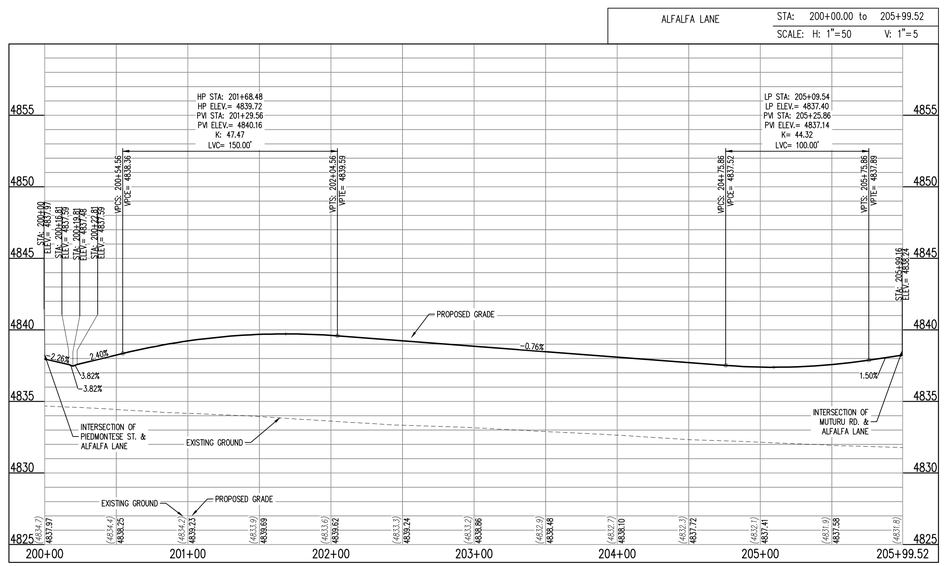

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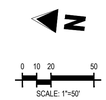

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

ALFALFA LANE PLAN AND PROFILE

C5.26

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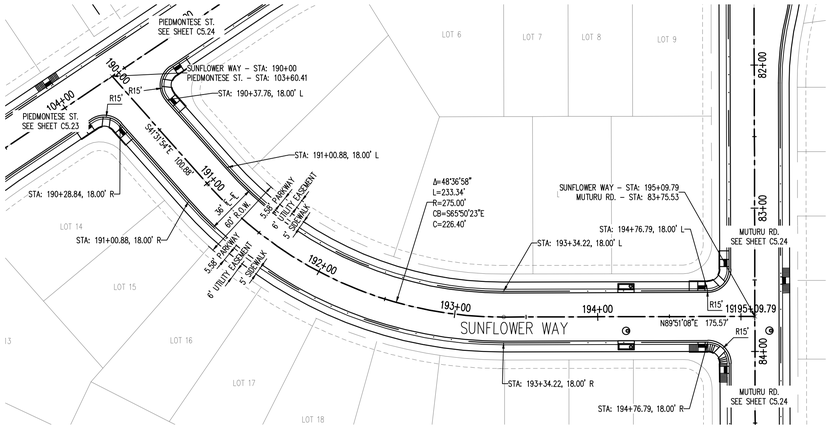

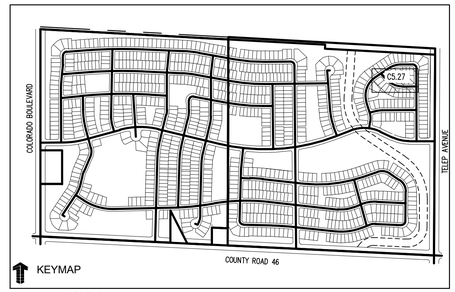

LEGEND:

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PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
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PROPOSED MAJOR CONTOUR	4835
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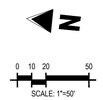

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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

SUNFLOWER WAY ROAD PLAN AND PROFILE

C5.27

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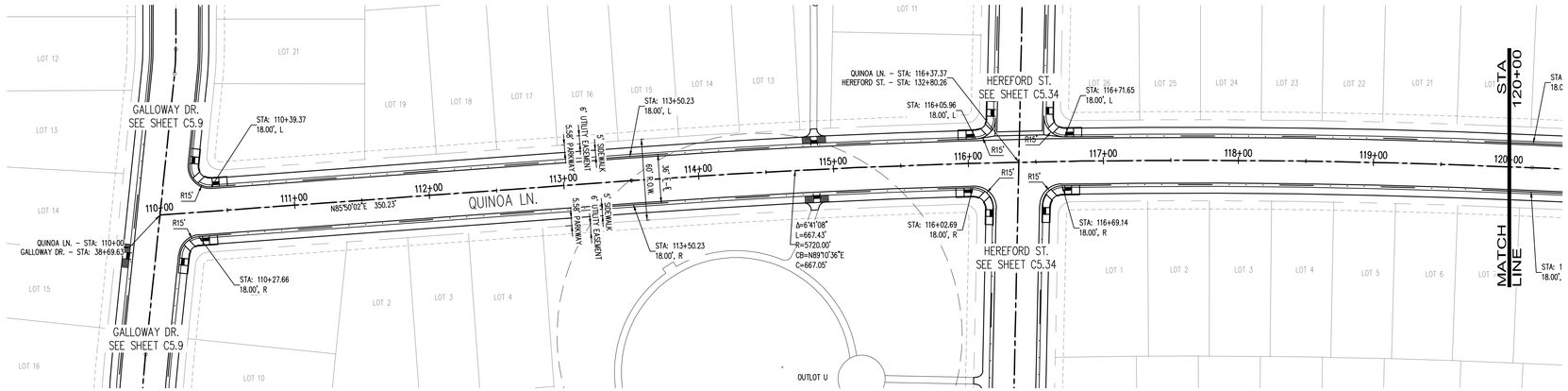

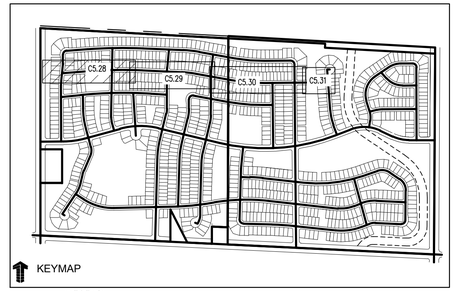

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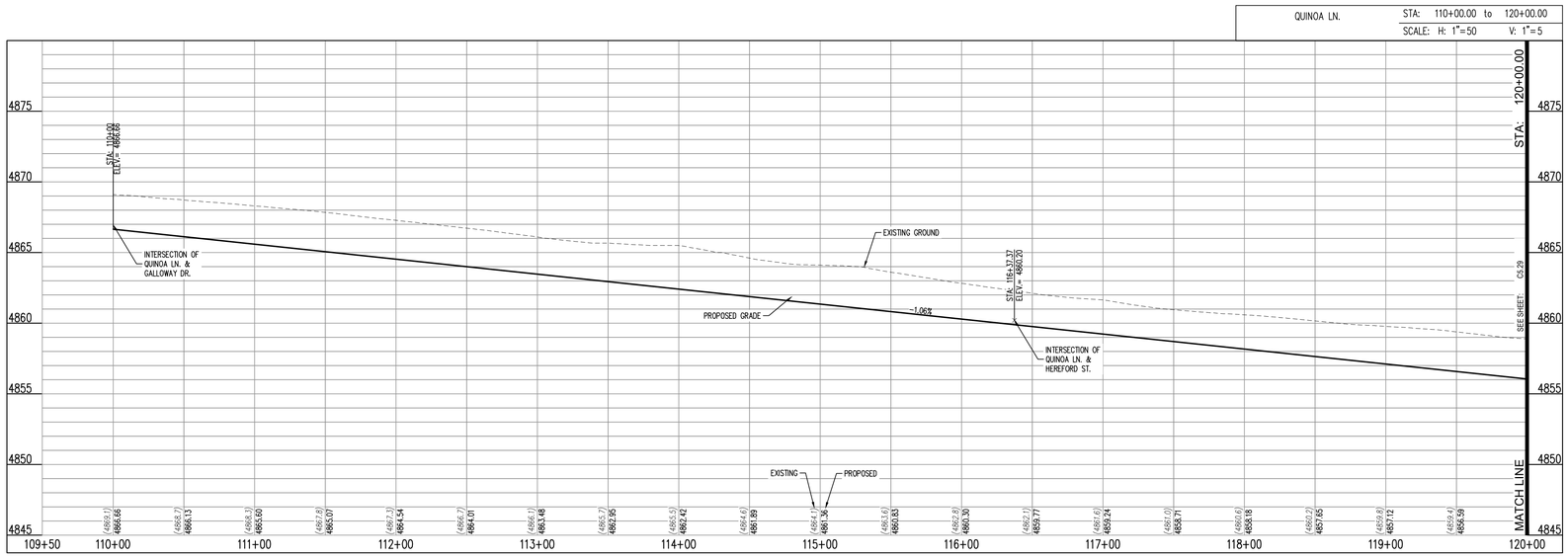

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

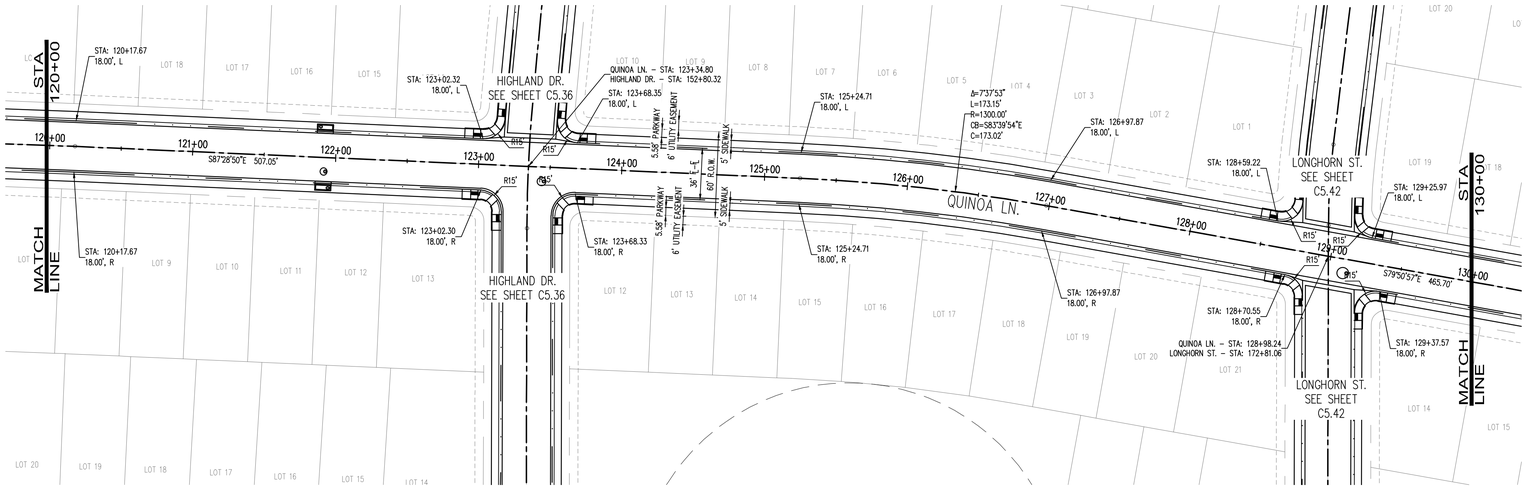
#	Date	Issue / Description	Init.

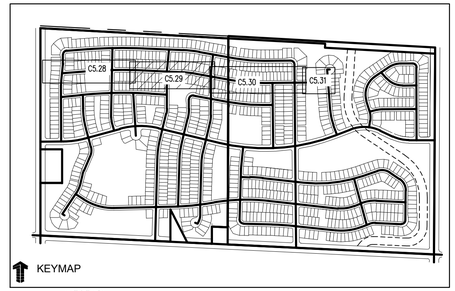
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

QUINOA LANE PLAN AND PROFILE

C5.28

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\04\20\HFH0020_C5.31_REV.4.dwg - Jeffrey Ellis - 4/6/2021





LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR 4835
- PROPOSED MINOR CONTOUR 4836
- EXISTING MAJOR CONTOUR 4835
- EXISTING MINOR CONTOUR 4836
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
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- EXISTING STORM DRAIN
- PROPOSED MANHOLE
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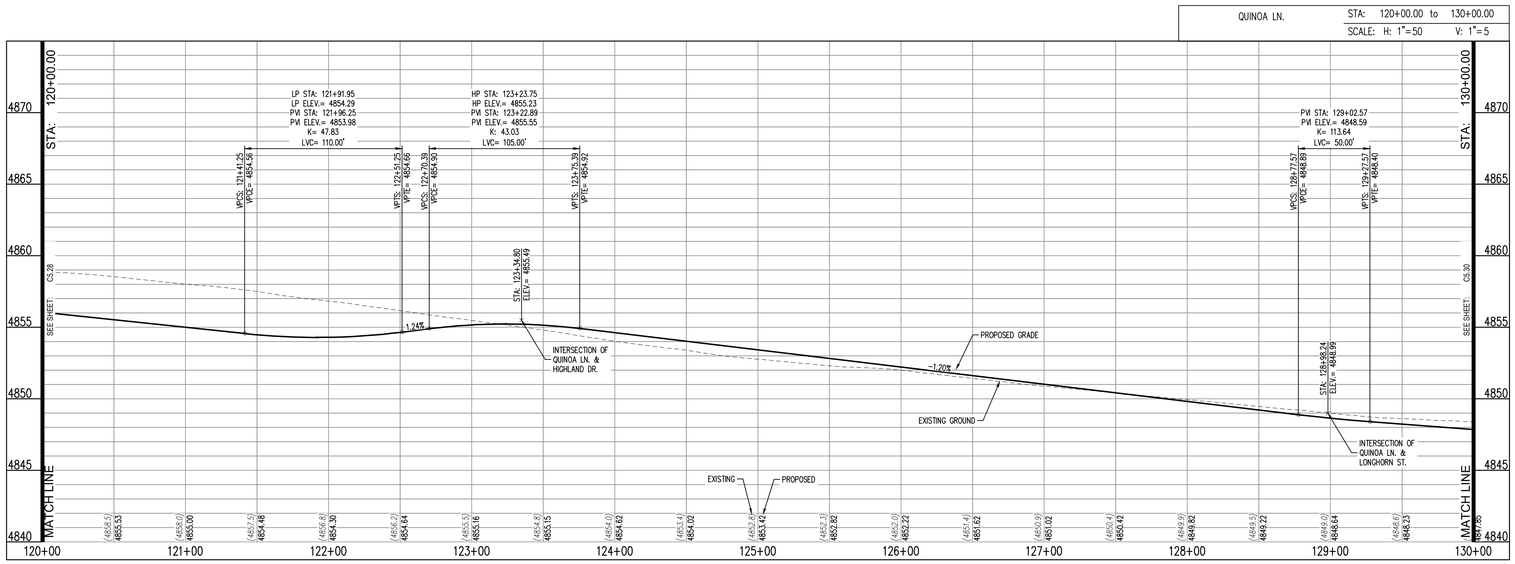

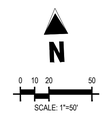

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

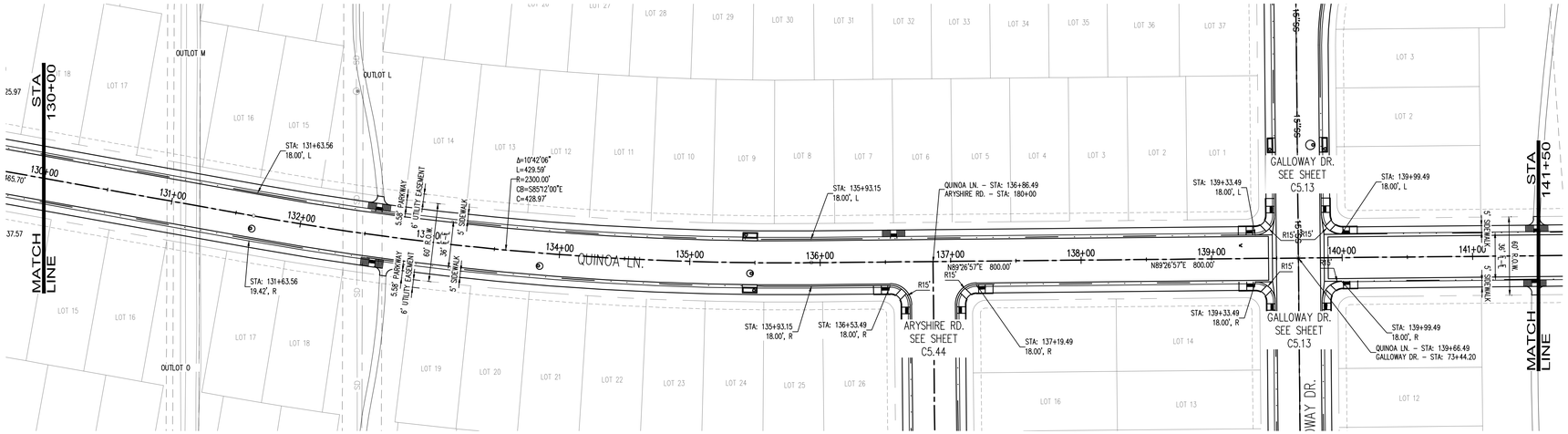
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

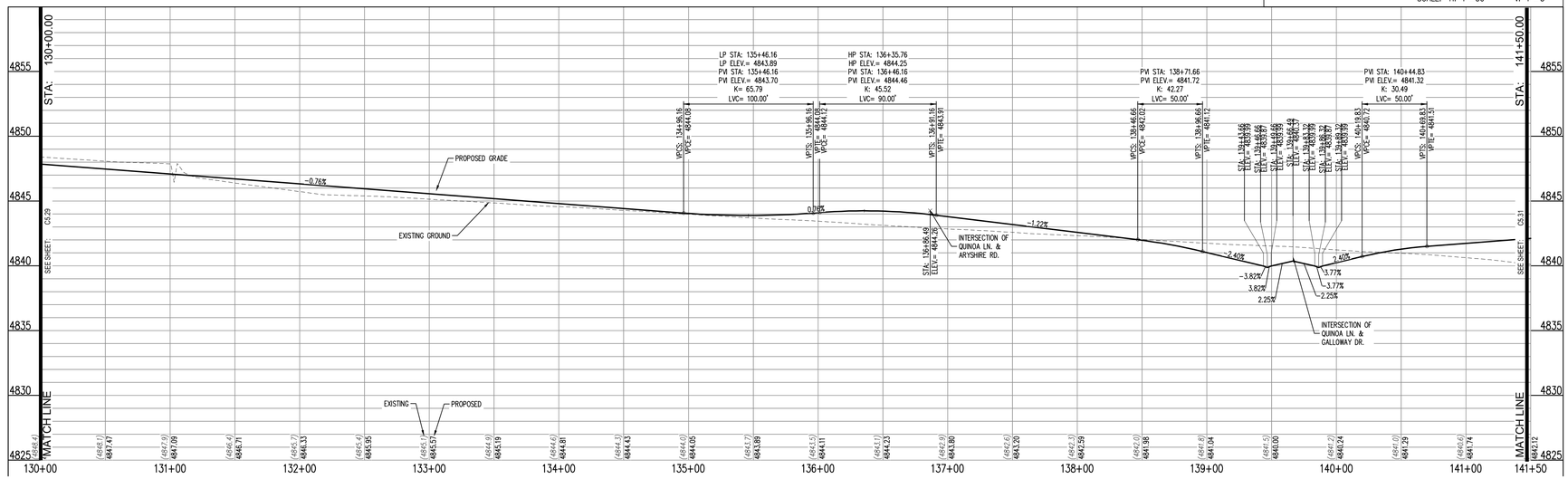
QUINOA LANE PLAN AND PROFILE

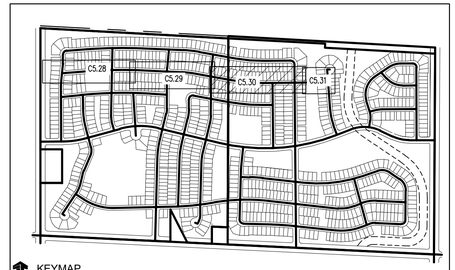
C5.29

M:\Hwy\Fort Harwood\CO Johnstown HFH\05 - Granary\02\04\20\05\Plat\Sht05_C5.31_RPLAN.dwg - Jeffrey Ellis - 4/6/2021



QUINOA LN.	STA: 130+00.00 to 141+50.00
	SCALE: H: 1"=50 V: 1"=5





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- EXISTING MINOR CONTOUR — 4836
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE — S1
- PROPOSED STORM INLET — SI
- PROPOSED CONCRETE CROSS PAN (TYP.)

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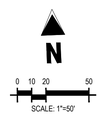

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

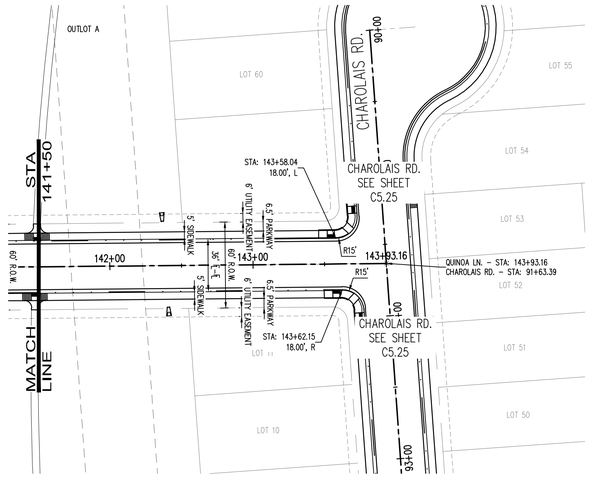
#	Date	Issue / Description	Init.

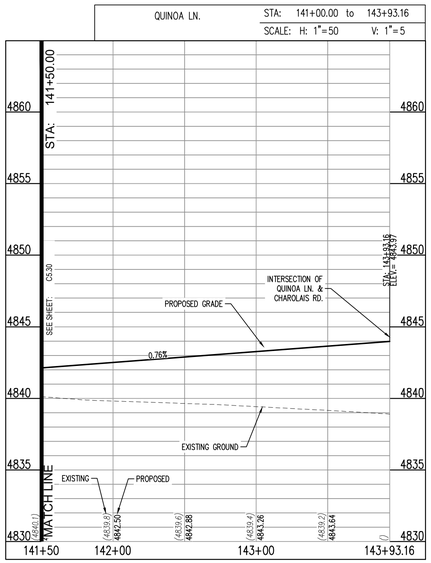
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

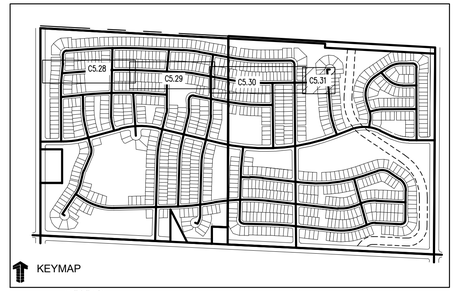
QUINOA LANE PLAN AND PROFILE

C5.30

N:\Hadley Homes\CO_Johnstown HFH\05 - Drawings\02\AA\02\05\Plat\Sht\05_C5.3.1_REV_Key - Jeffrey Ellis - 4/6/2021







KEYMAP

LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
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EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
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0 10 20 50
SCALE: 1"=50'

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THE GRANARY
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JOHNSTOWN, CO

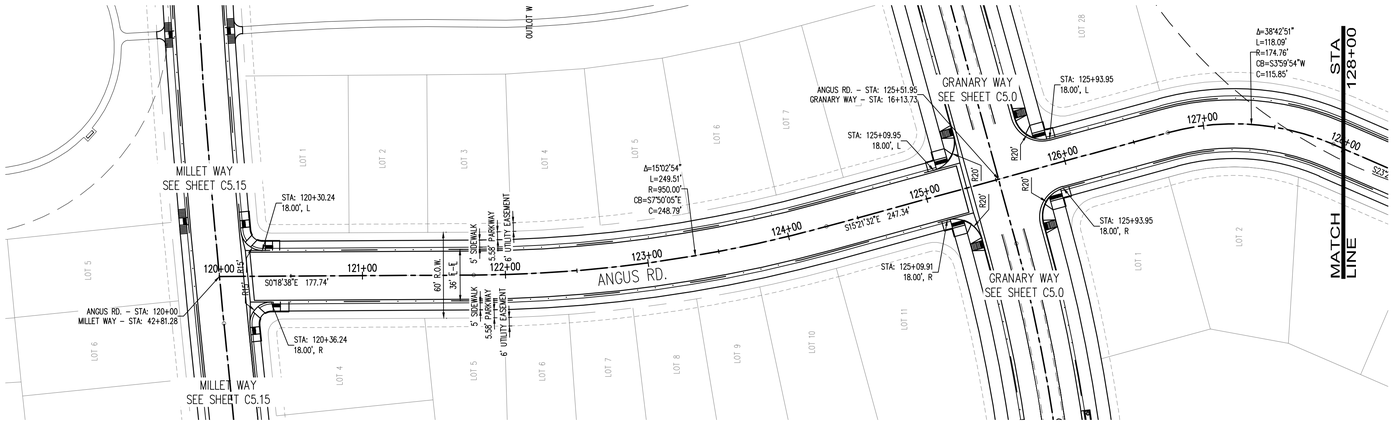
#	Date	Issue / Description	Init.

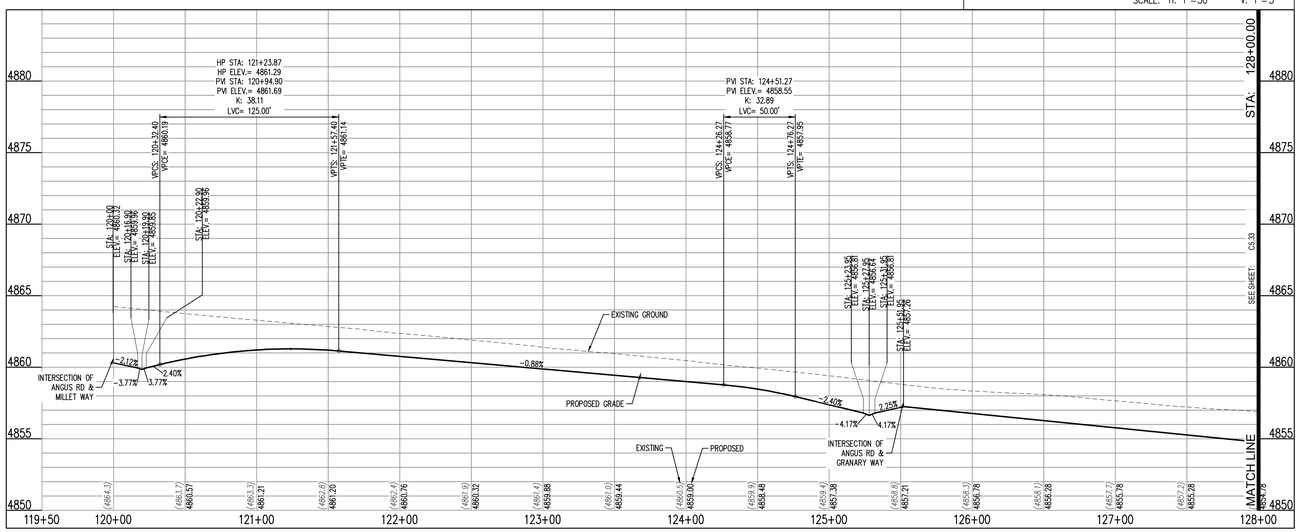
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

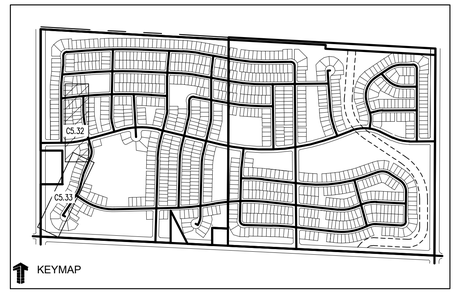
QUINOA LANE ROAD PLAN AND PROFILE

C5.31

M:\Hwy\Fort Harwood\CO Johnstown HFH0\0 - Granary\02\04\A\20\HFH0000_C5.31_ROLK.DWG - Jeffrey Fithe - 4/8/2021







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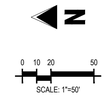

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Project No:	HFH0000020
Drawn By:	
Checked By:	
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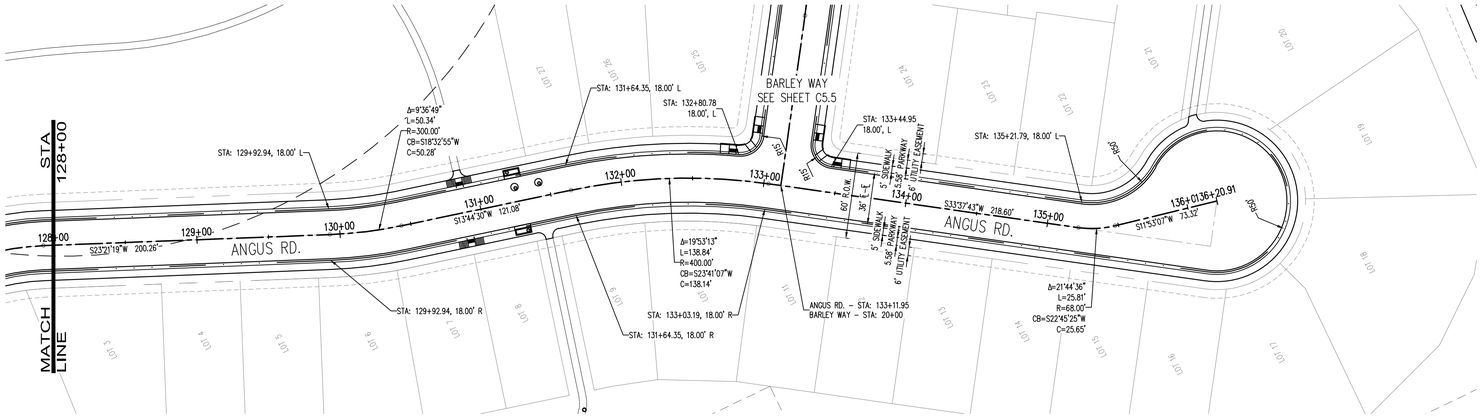
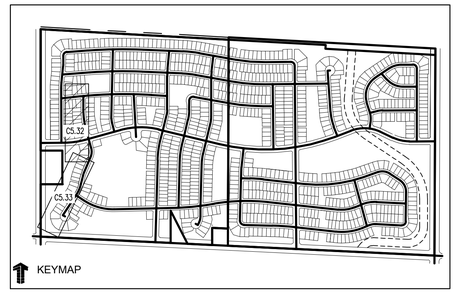
ANGUS ROAD PLAN AND PROFILE

C5.32

W:\Hartford Homes\CO Johnstown HFH\DG - Drawings\PDP\A.PDP\PDP\HFH000_C5.33_RD L Prof - Jeffrey Ortiz - 4/8/2021





LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	

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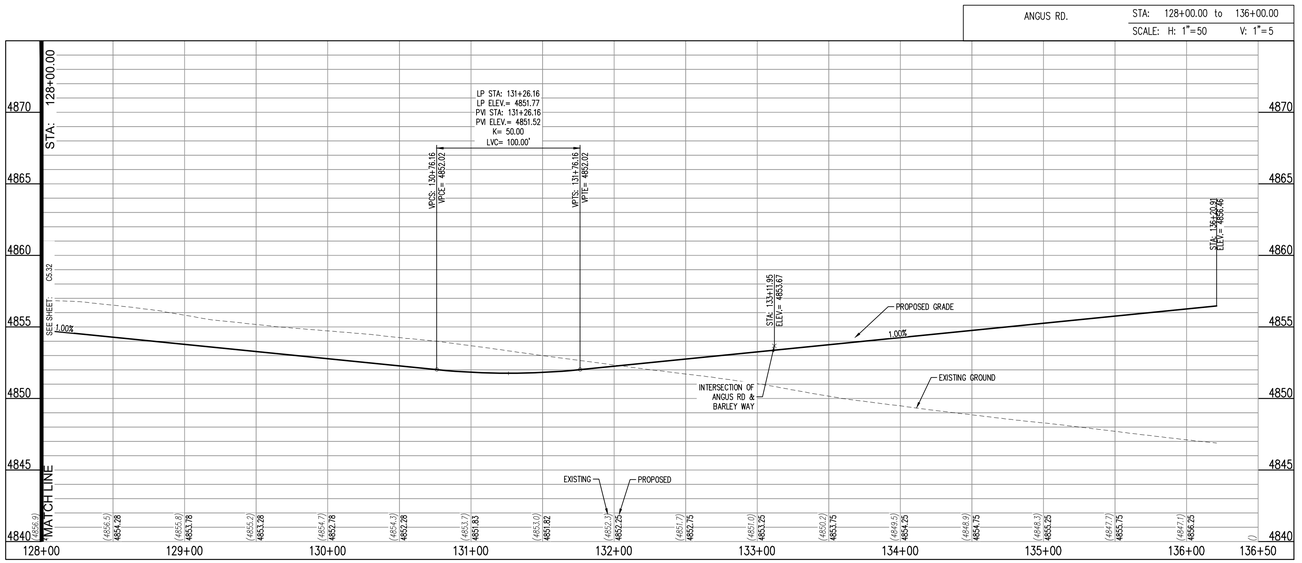

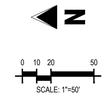

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

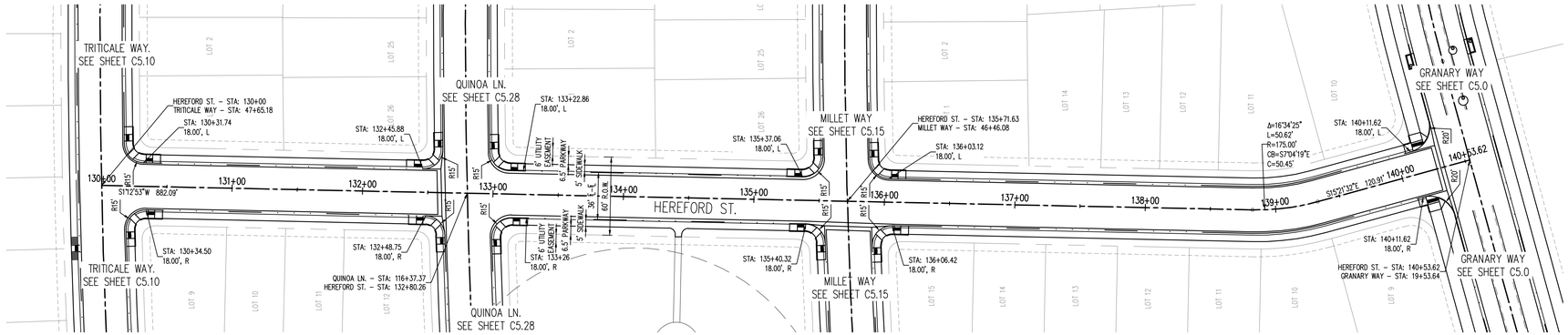
#	Date	Issue / Description	Init.

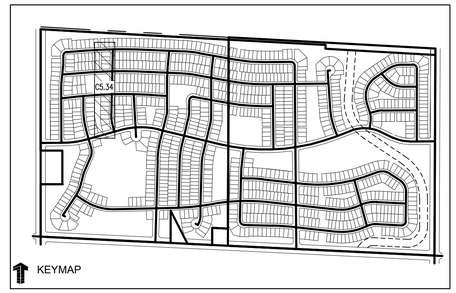
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

ANGUS ROAD PLAN AND PROFILE

C5.33

W:\Hartford Homes\CO Johnstown HFH\DD - Granary\ROW\ANGUS\DWG\Plan\ANGUS_C5.33_RD L Plan - Jeffrey Otte - 4/8/2021





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- PROPOSED STORM INLET — SD
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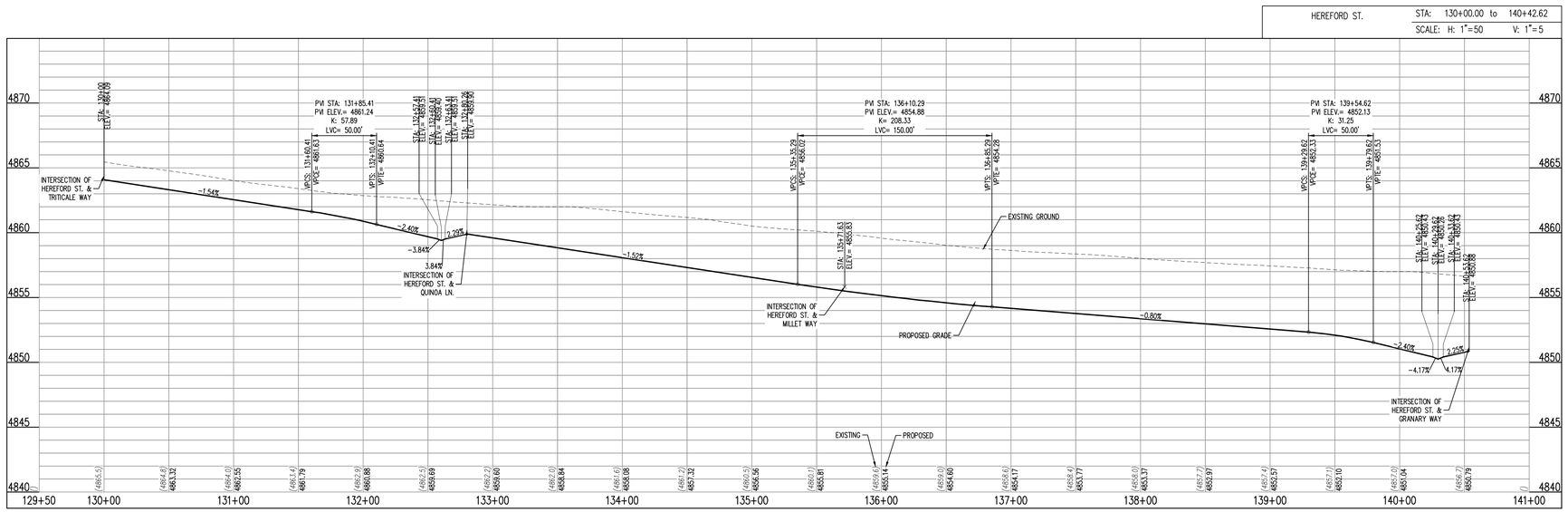

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

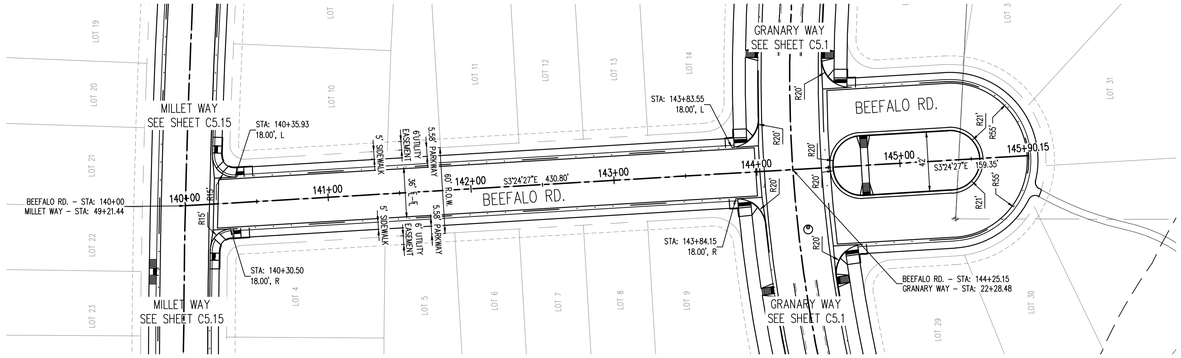
#	Date	Issue / Description	Init.

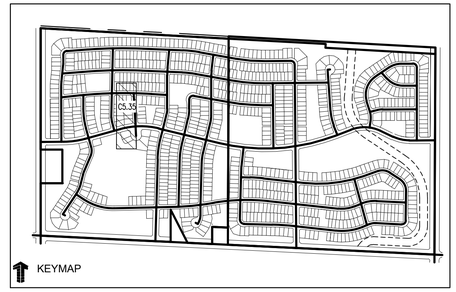
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HEREFORD STREET PLAN AND PROFILE

C5.34

N:\Hereford Harvest\CO Johnstown HFH\05 - Drawings\02\A\A\02\HFH\Plan\05_C5.34_RD Plan_Jeffrey Pitts - 4/8/2021





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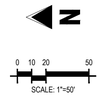

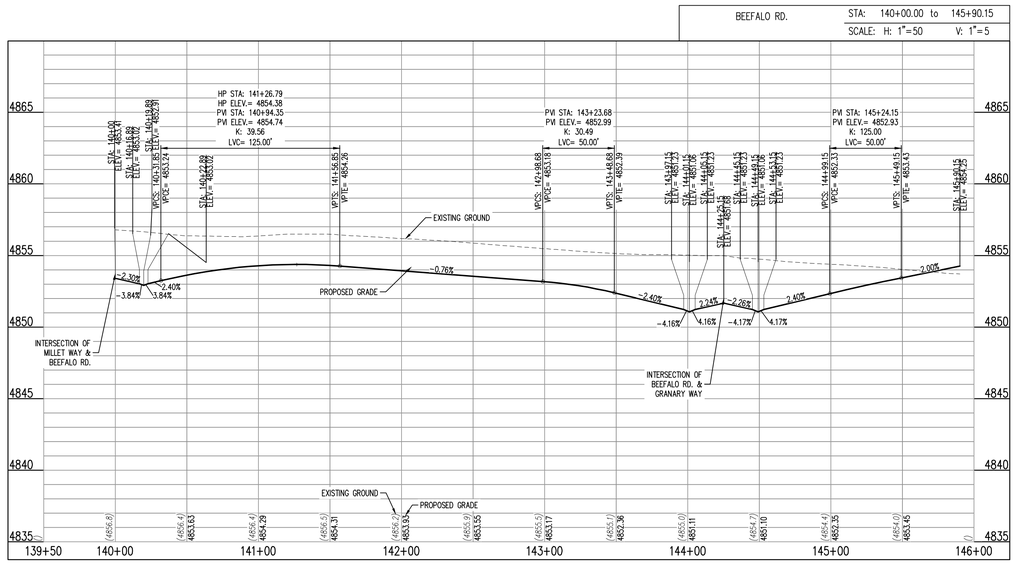

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

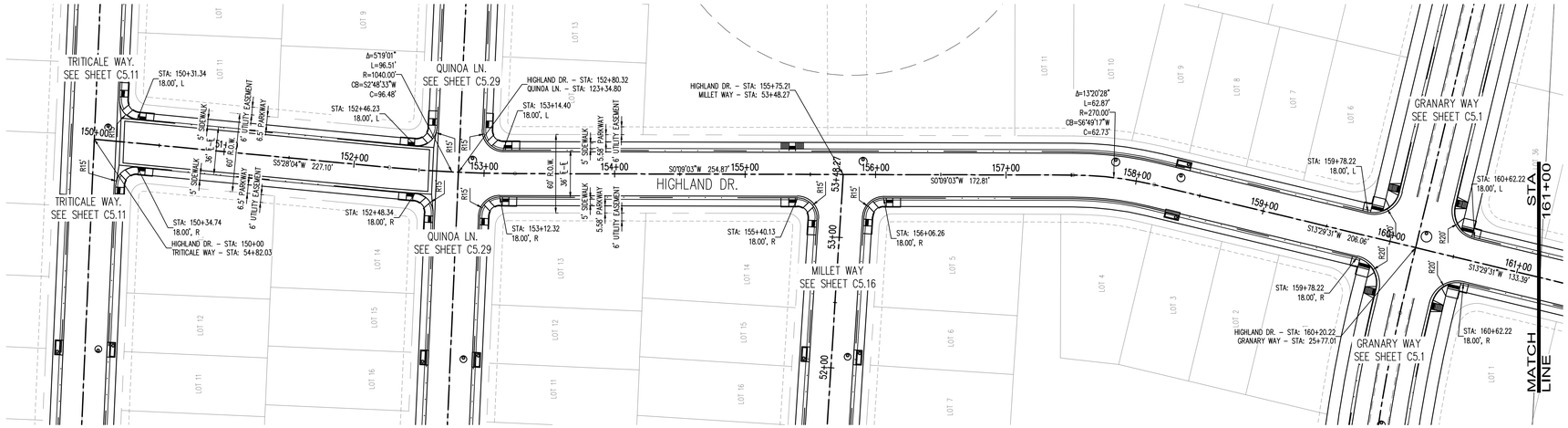
#	Date	Issue / Description	Init.

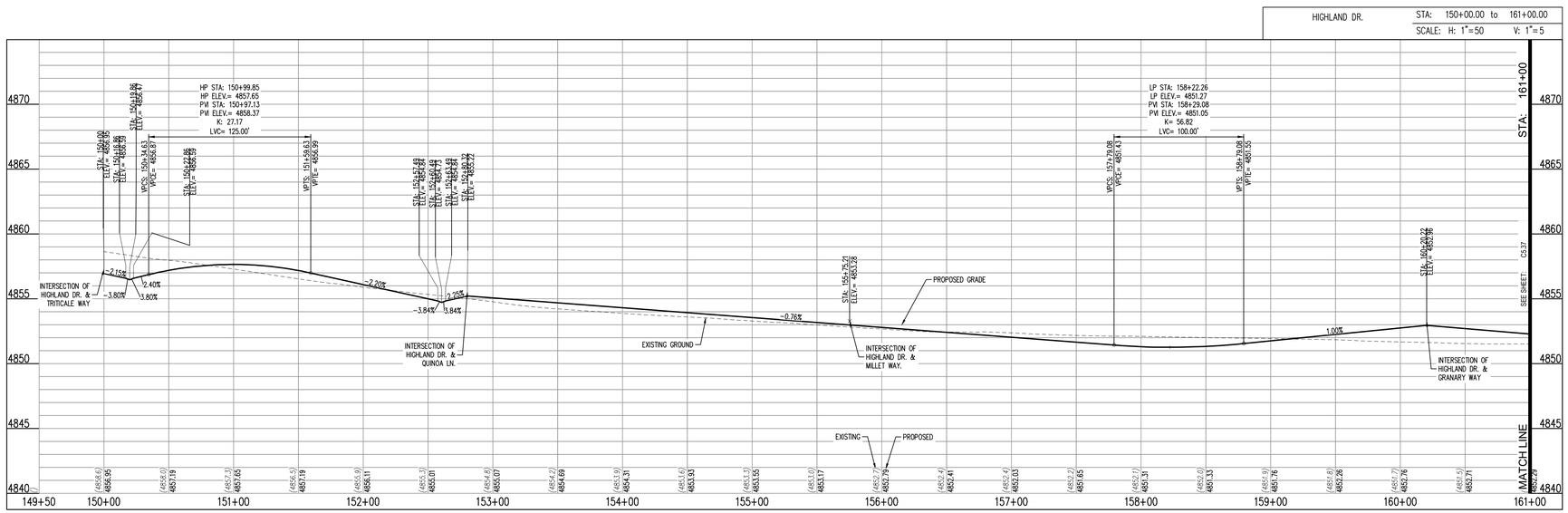
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

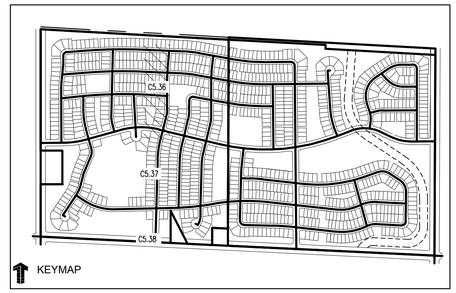
BEEFALO ROAD PLAN AND PROFILE

C5.35

N:\Hartford Homes\CO Johnstown HFH\05 - Granary\02\04\CD\PDF\HFH05_C5.35_BEL Rd Plan - Jeffrey Fithi - 4/8/2021







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N

0 10 20 50
SCALE: 1"=50'

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JOHNSTOWN, CO

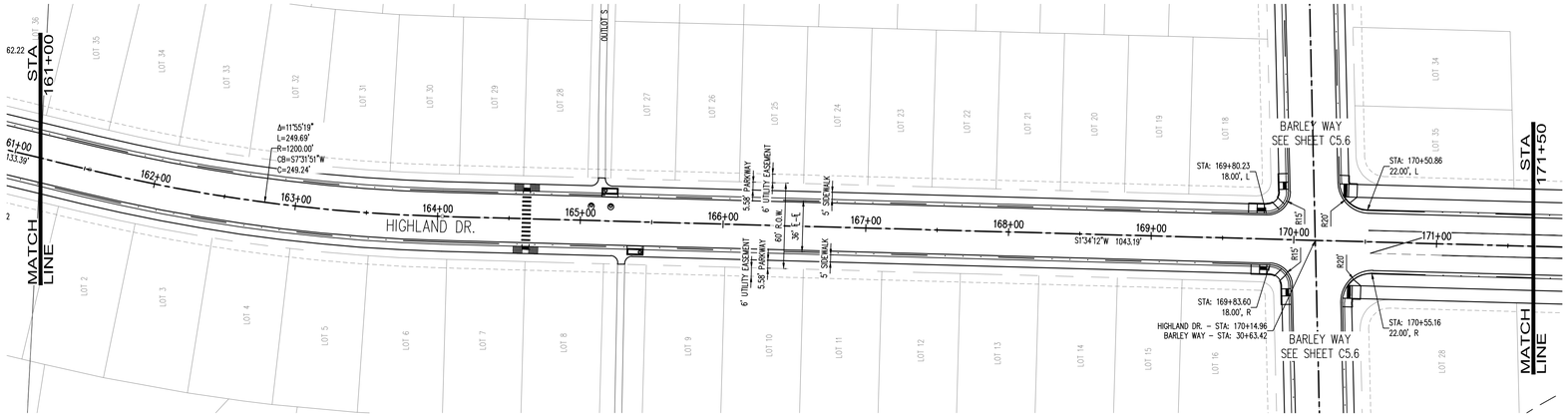
#	Date	Issue / Description	Init.

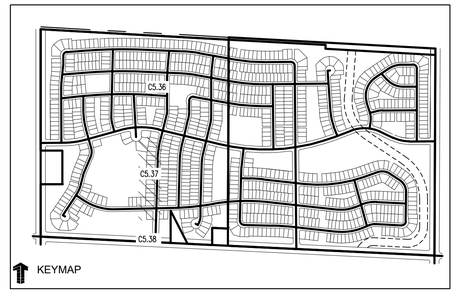
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HIGHLAND DRIVE PLAN AND PROFILE

C5.36

M:\Hartford Homes\CO Johnstown HFH\DS - Granary\ENGR\ACAD\PDP\PDP05_C5.36_REV.dwg - Jeffrey Ellis - 4/8/2021





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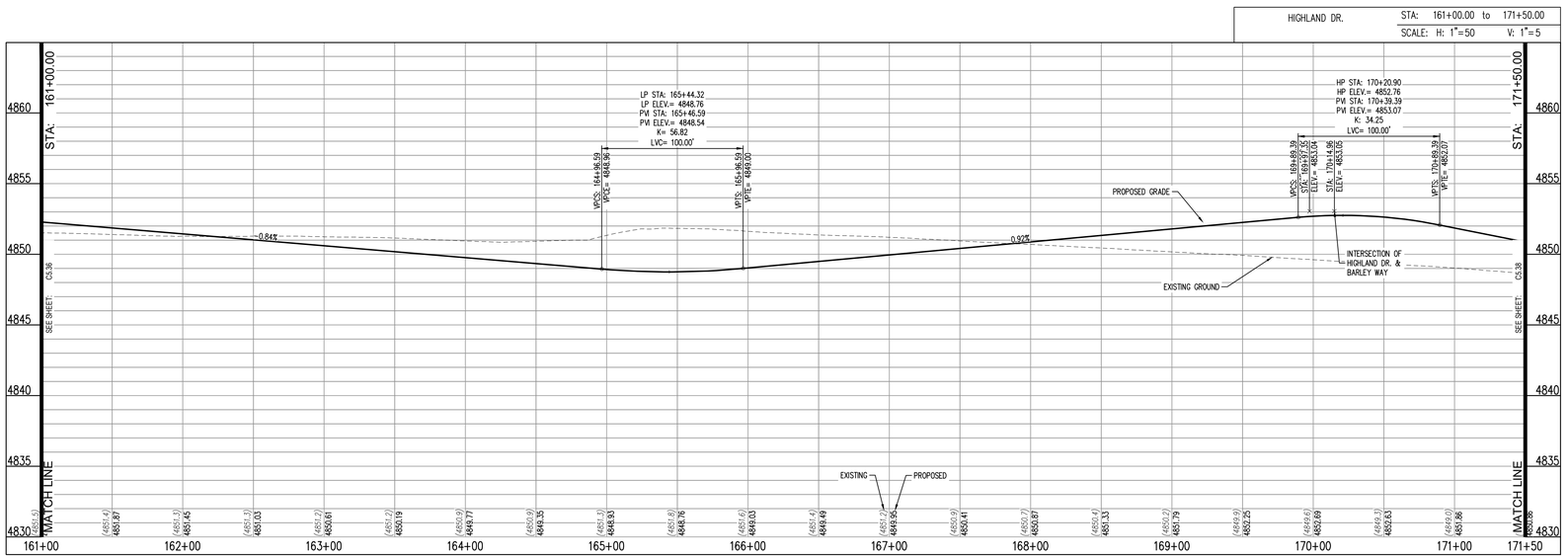
SCALE: 1"=50'



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

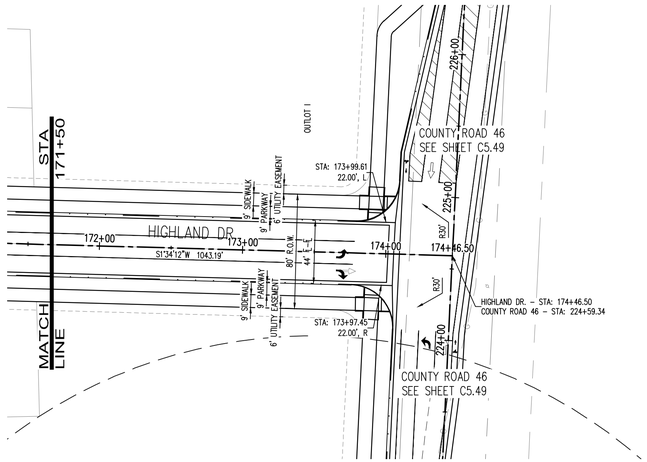
#	Date	Issue / Description	Init.

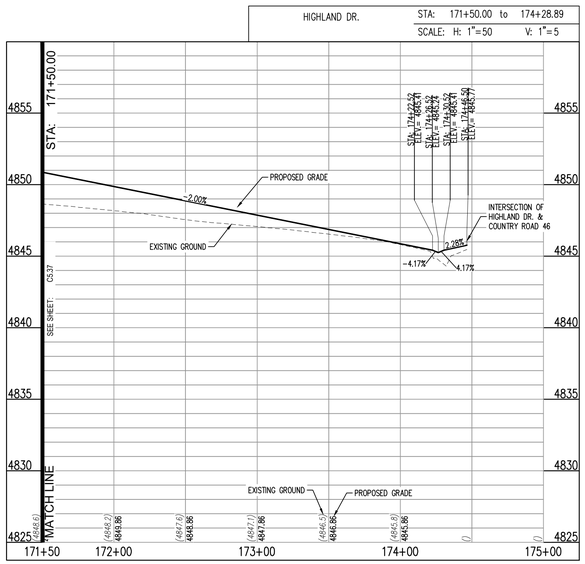
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

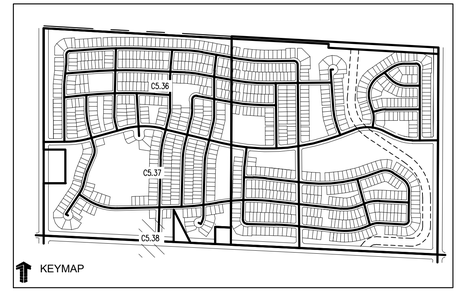
HIGHLAND DRIVE PLAN AND PROFILE

C5.37

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\Civil\02\SHEETS\HDDL C5.36_38 D.dwg - Jeffrey Ottis - 4/8/2021







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EASEMENT LINE	
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PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
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SAWCUT LINE	
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THE GRANARY
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JOHNSTOWN, CO

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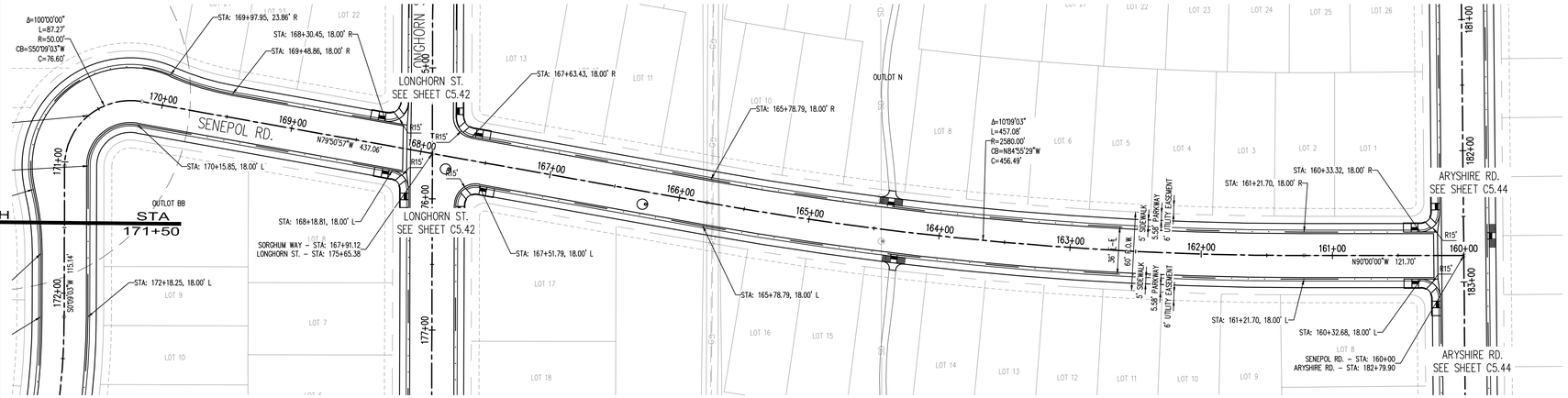
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HIGHLAND DRIVE PLAN AND PROFILE

C5.38

W:\Hartford Homes\CO Johnstown HFH\05 - Design\PDR\ACAD\PDR\Sheets\05_C5.38_MD D.dwg - Jeffrey Dilts - 4/6/2021



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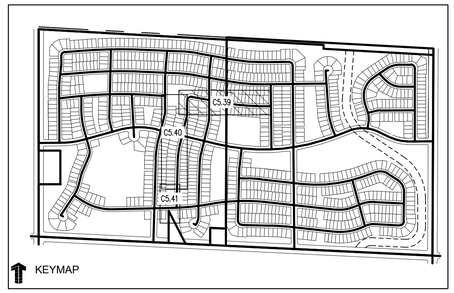

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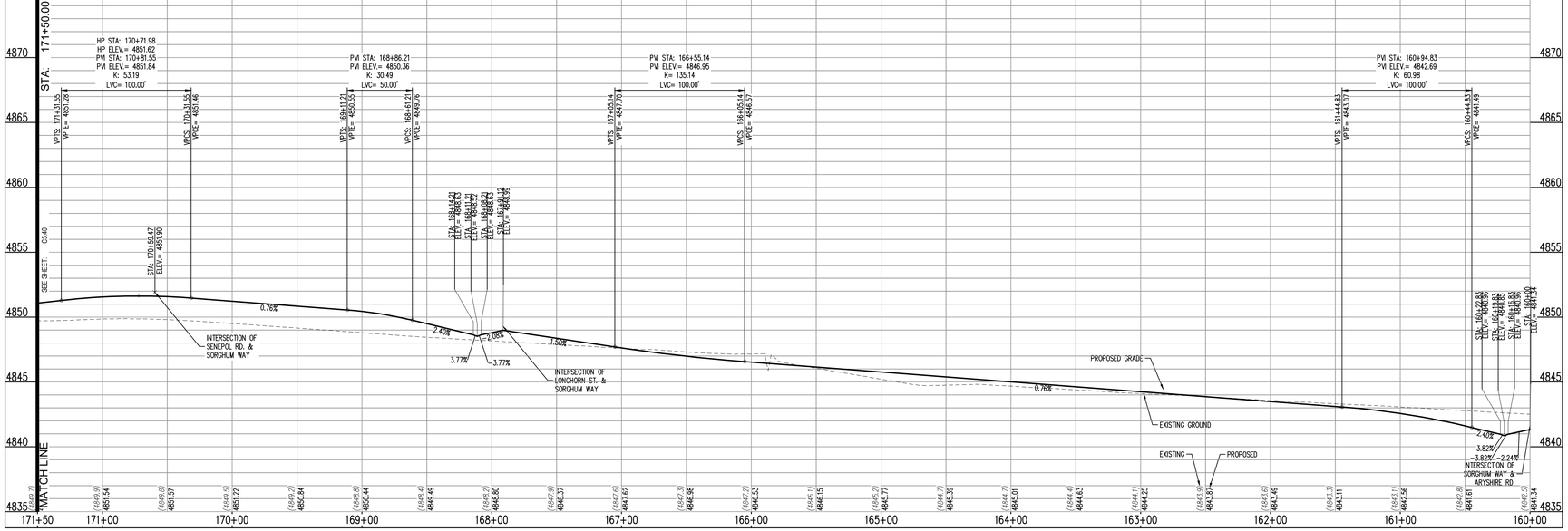
SCALE: 1"=50'

SORGHUM WAY	STA: 160+00.00 to 171+50.00
	SCALE: H: 1"=50 V: 1"=5



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

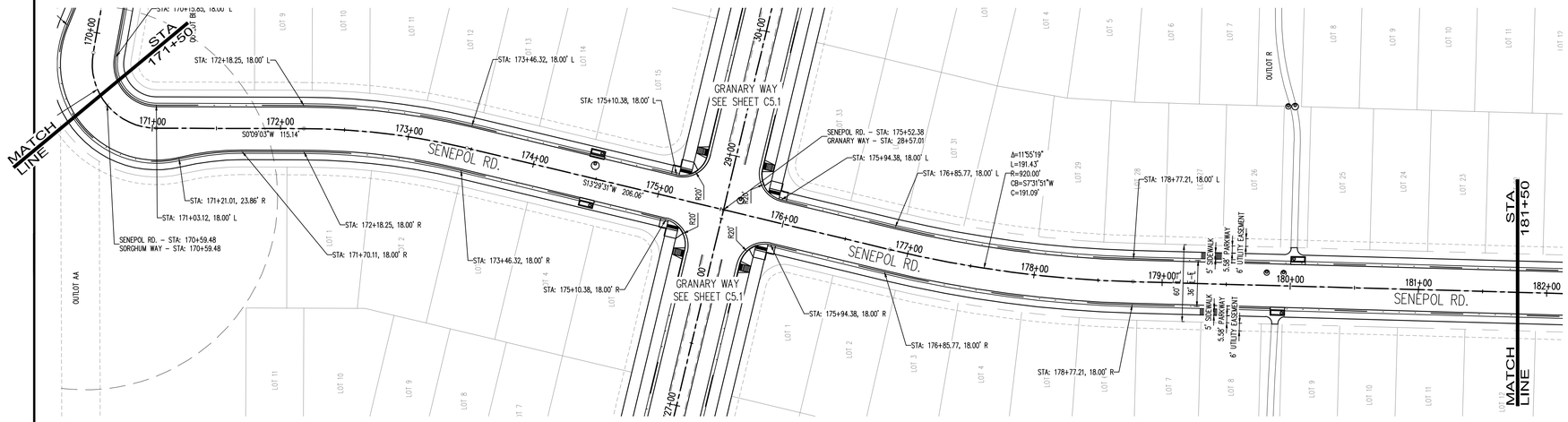
#	Date	Issue / Description	Init.

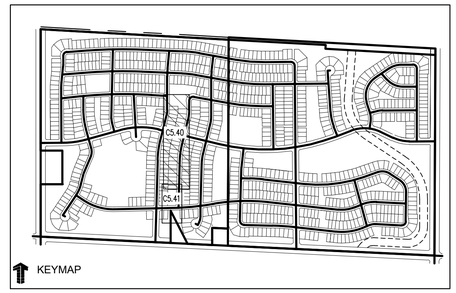
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

SORGHUM WAY ROAD PLAN AND PROFILE

C5.39

H:\Hartford Homes\CO\Johnstown HF\PDs - Granary\PDs\CD\DRP\SHEETS\C5.39_RD Plan_Jeffrey Daly - 4/8/2021





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JOHNSTOWN, CO

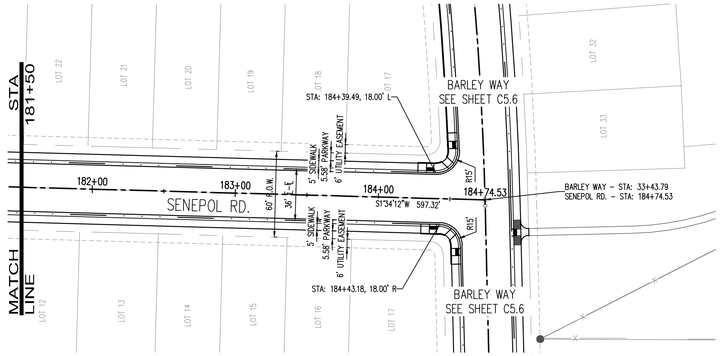
#	Date	Issue / Description	Init.

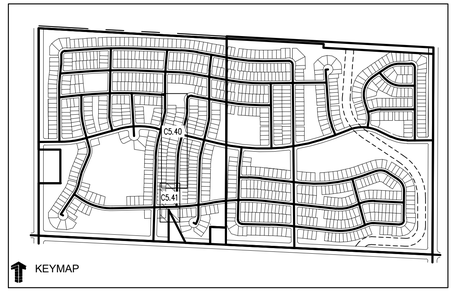
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

SENEPOL ROAD PLAN AND PROFILE

C5.40

M:\Hadfield Harvest\CO Johnstown HFH\00 - Shared\PDD\PLANSET\PRELIMINARY\C5.40_ROAD PLAN & PROFILE.dwg, 4/6/2021





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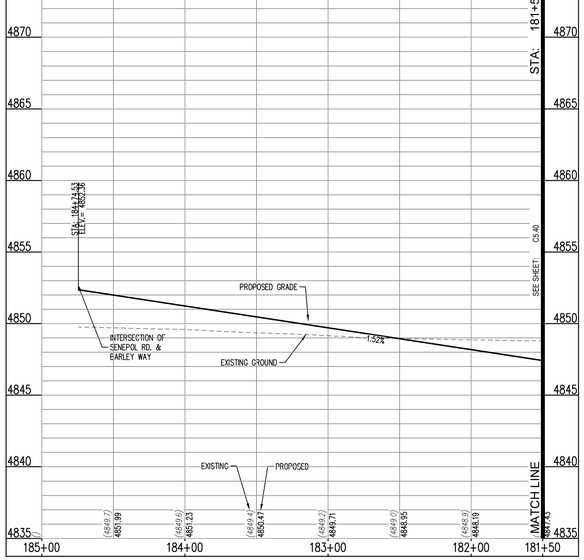

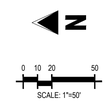

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

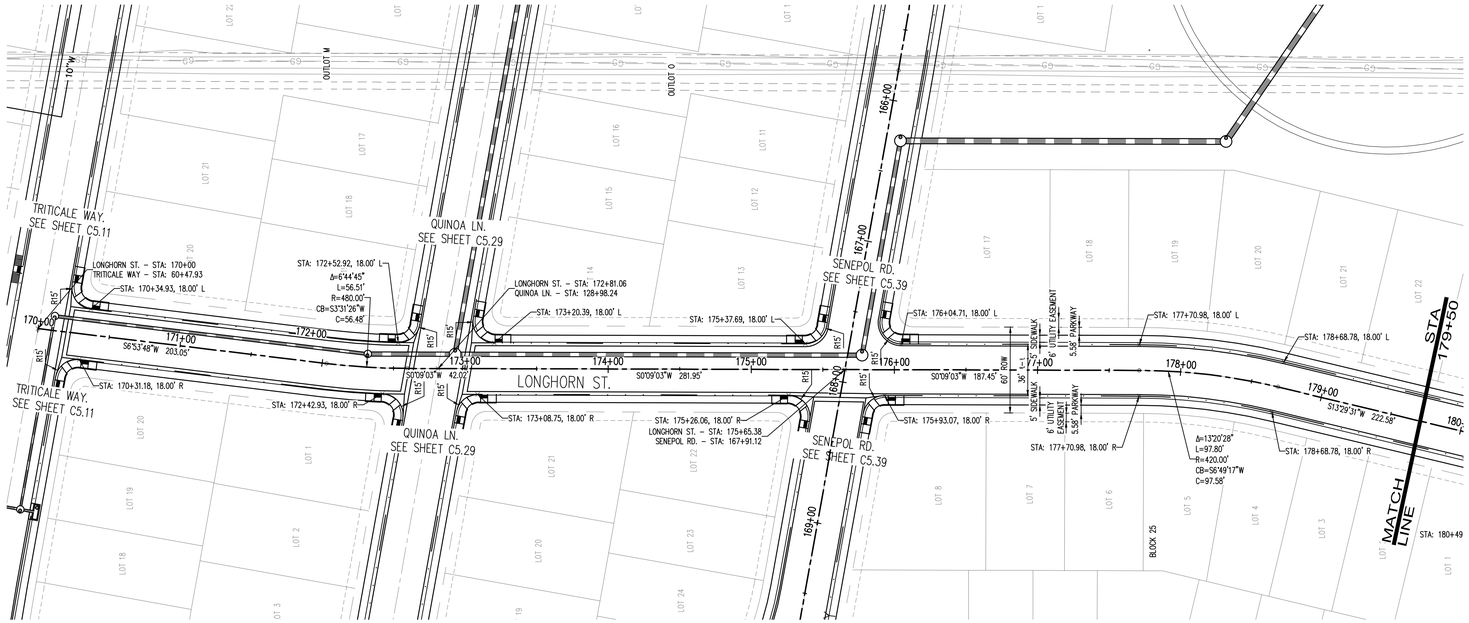
#	Date	Issue / Description	Init.

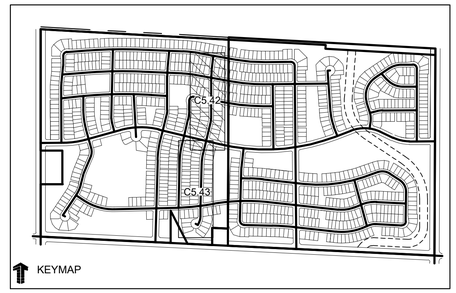
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

SENEPOL ROAD PLAN AND PROFILE

C5.41

H:\Shared Items\HFH\Johnstown MF\HFH - Granary\DOCS\DESIGN\PHASE1_CD\4_SD_P.dwg, Jeffrey Ellis, 4/8/2021





LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR 4835
- PROPOSED MINOR CONTOUR 4836
- EXISTING MAJOR CONTOUR 4835
- EXISTING MINOR CONTOUR 4836
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)

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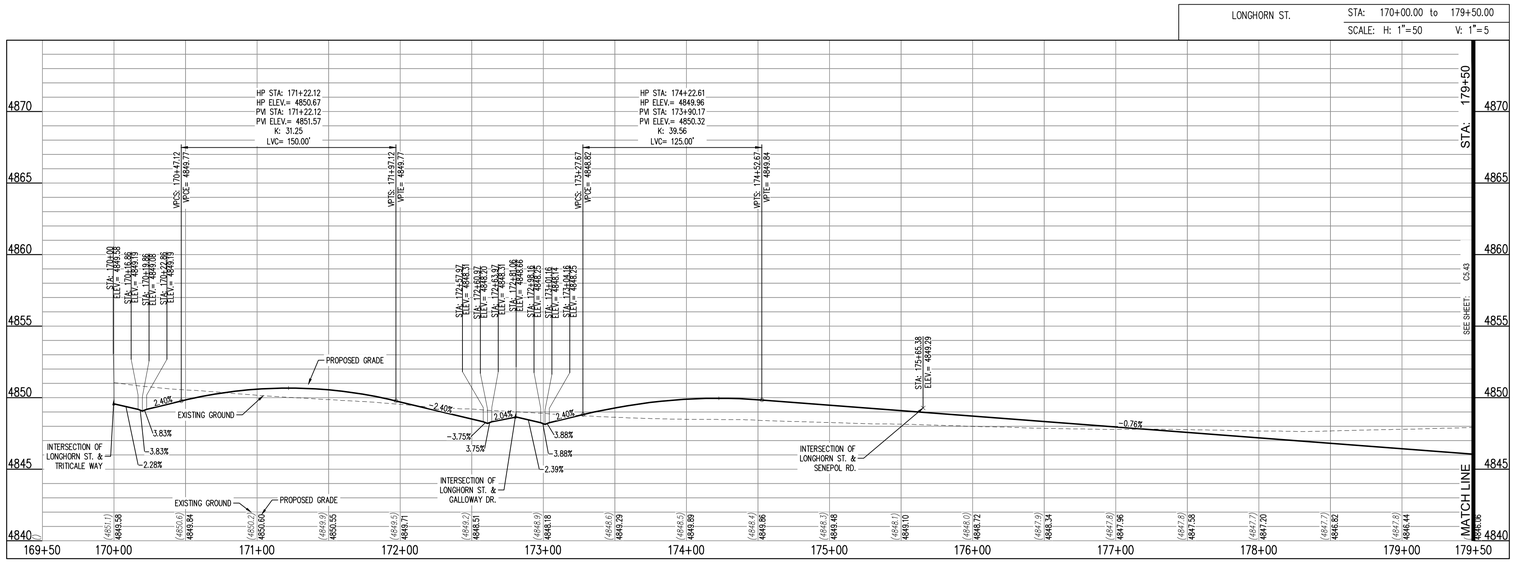

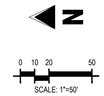

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THE GRANARY
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JOHNSTOWN, CO

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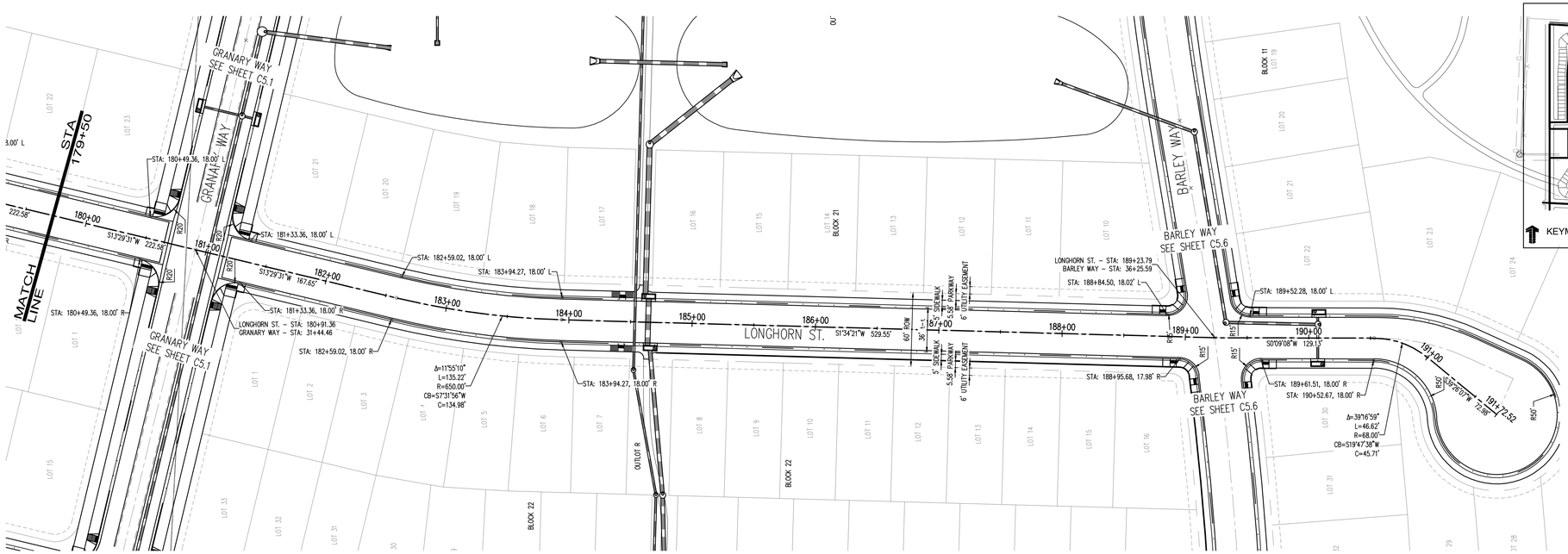
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

LONGHORN STREET PLAN AND PROFILE

C5.42

N:\Hartford Homes\CO Johnstown HFH\05 - Design\PDP\04 ACDWG\Plan\Sht\05_C5.42_REV.dwg, Jeffrey Ellis, 4/8/2021



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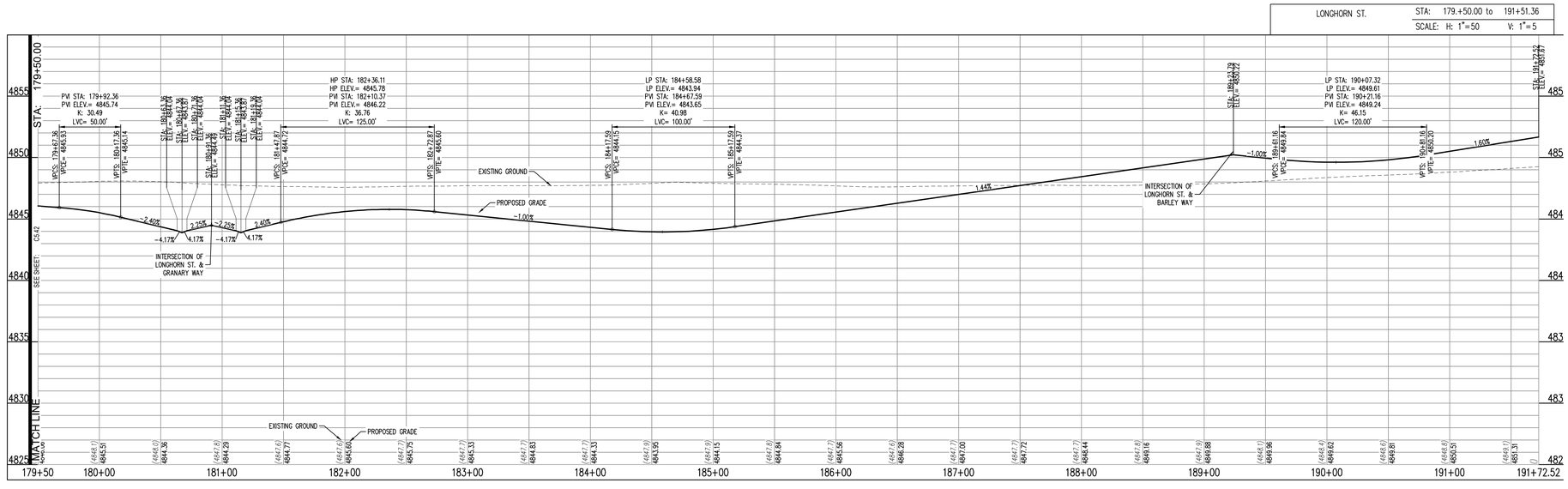

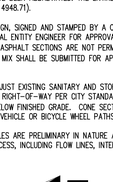

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

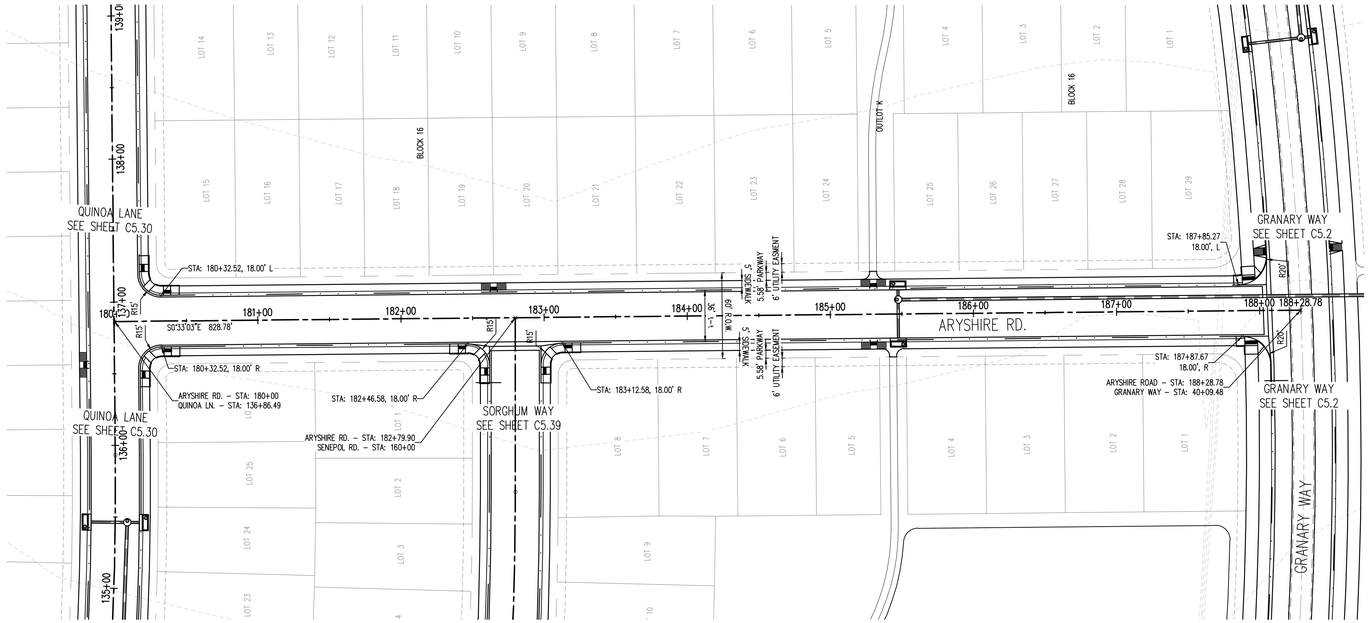
#	Date	Issue / Description	Init.

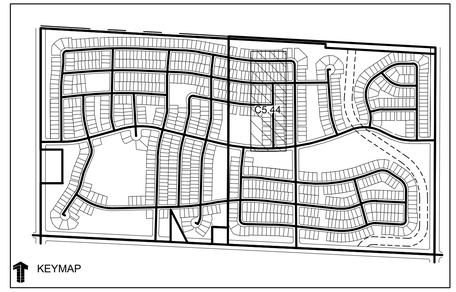
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

LONGHORN STREET PLAN AND PROFILE

C5.43

K:\Hartford Homes\CO\Johnstown MF\ND - Granary\PDV\CIV\DRAWINGS\C5.43_RD Dsgn_Jeffrey Clay - 4/8/2021





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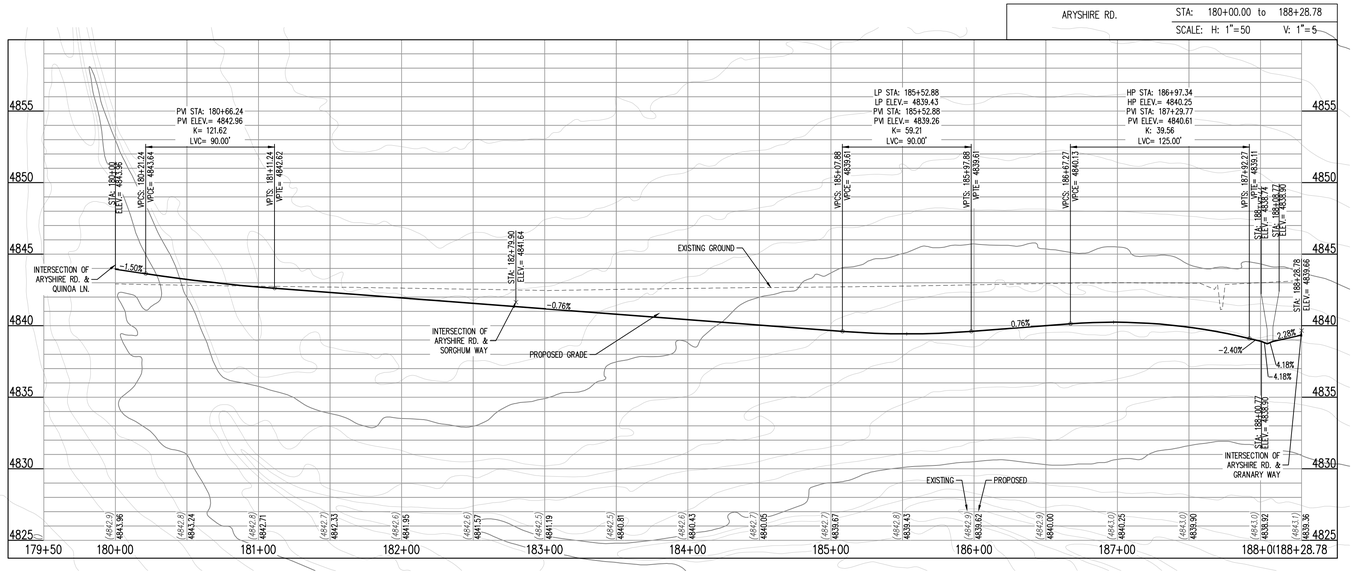

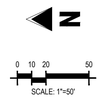

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

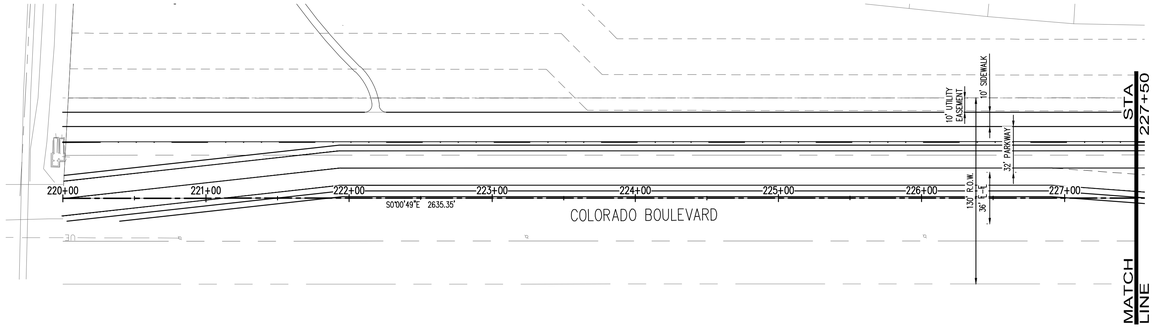
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

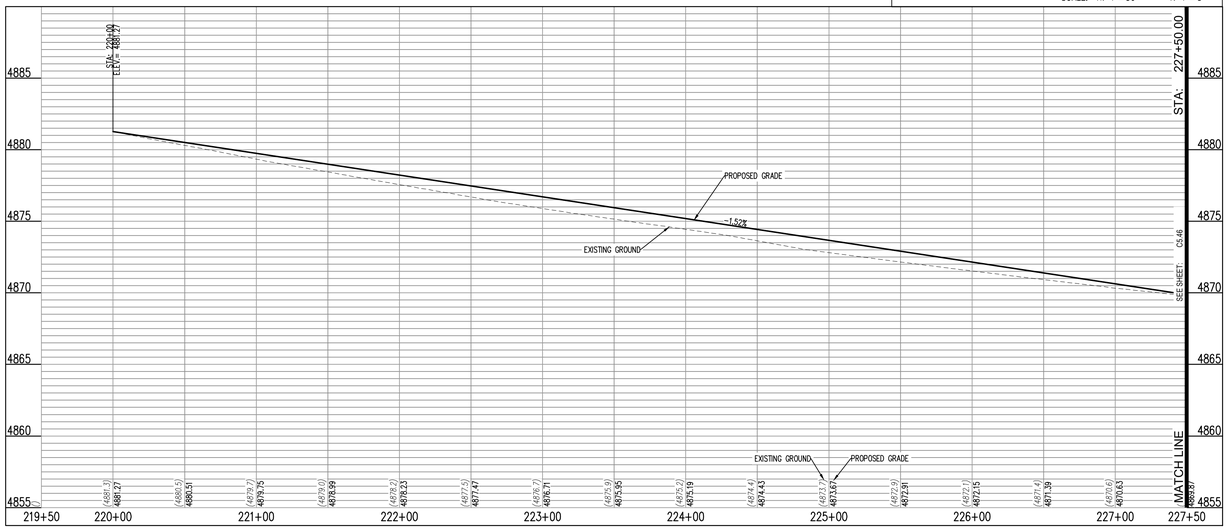
ARYSHIRE ROAD PLAN AND PROFILE

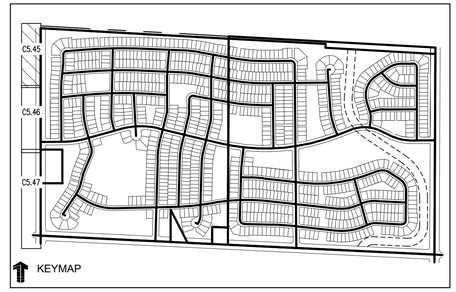
C5.44

H:\Shelton Farms\CO Johnstown MF\05 - Drawings\02 CIVIL\03 PDP\PHASE1_C5-44_RD Plan - Profile.dwg - 4/8/2021



COLORADO BOULEVARD	STA: 220+00.00 to 227+50.00
	SCALE: H: 1"=50 V: 1"=5





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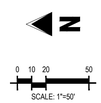

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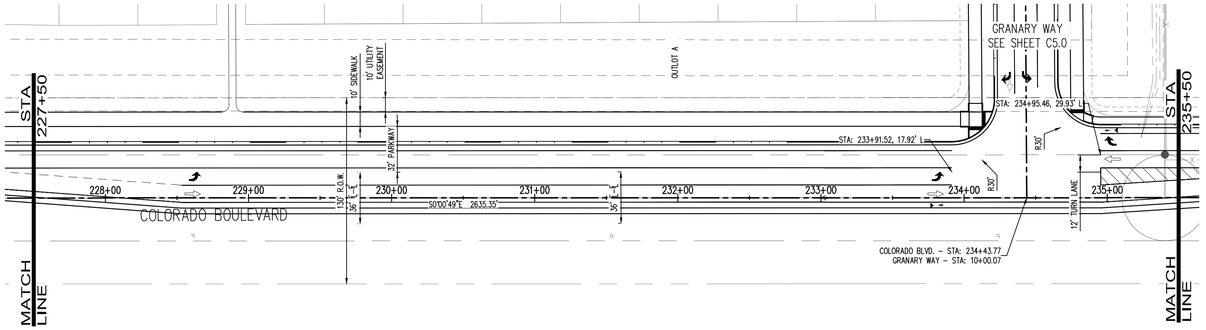
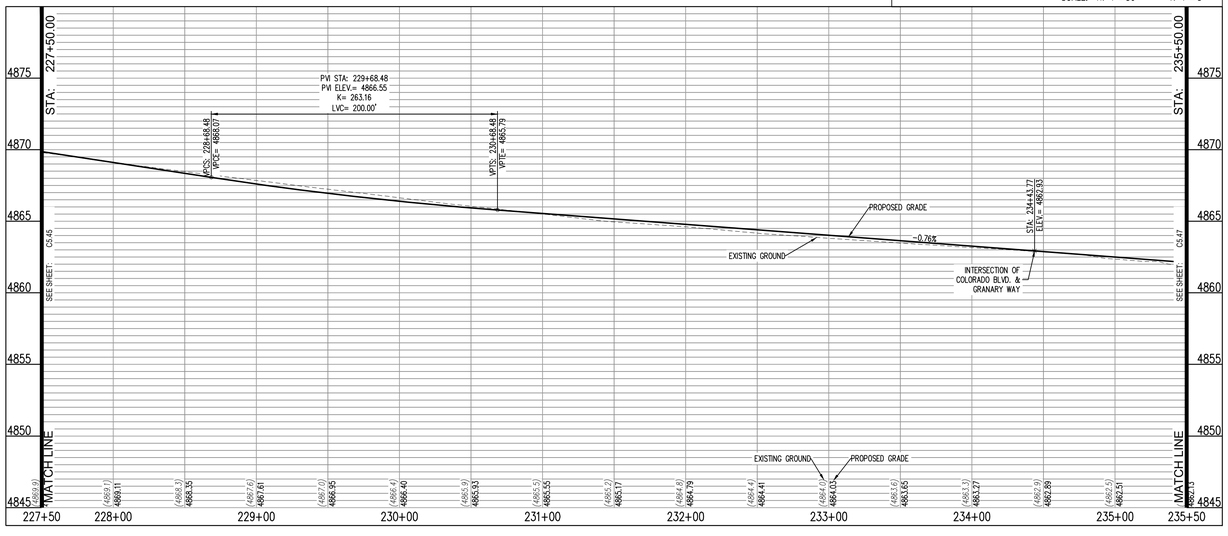
COLORADO BOULEVARD
PLAN AND PROFILE

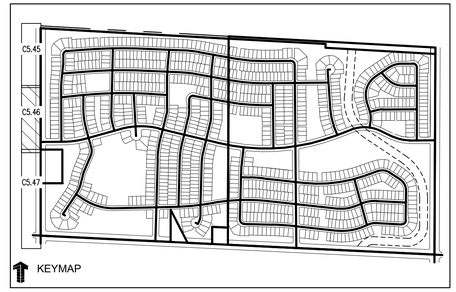
C5.45

H:\Shared Harvest\CO Johnstown HFH0\0 - Granary\0\CAD\LDP\[HFH0000_C5-45_ROC COLORADO BLVD Plan - Profile Plots - 4\8\2021



COLORADO BOULEVARD | STA: 227+50.00 to 235+50.00 | SCALE: H: 1"=50 V: 1"=5





LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR 4835
- PROPOSED MINOR CONTOUR 4836
- EXISTING MAJOR CONTOUR 4835
- EXISTING MINOR CONTOUR 4836
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
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- PROPOSED STORM INLET
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0 10 20 50
SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

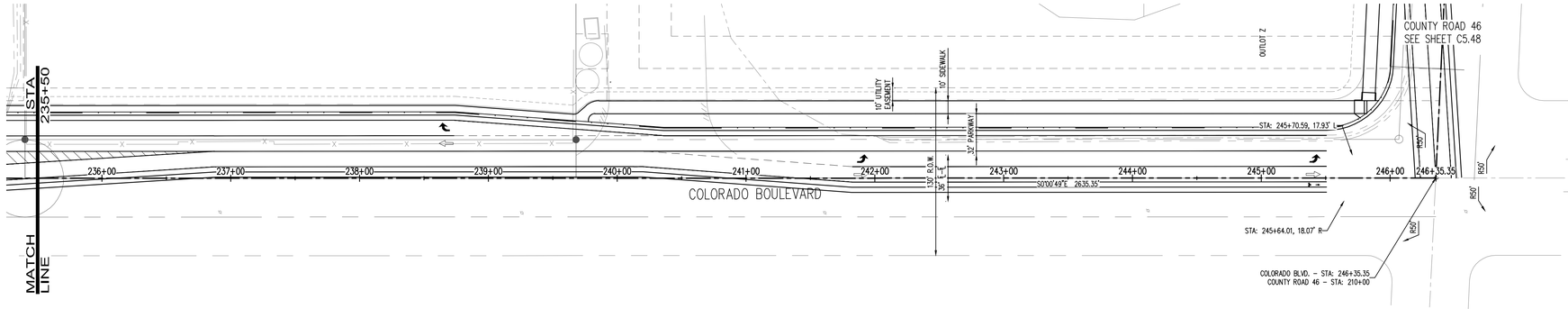
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

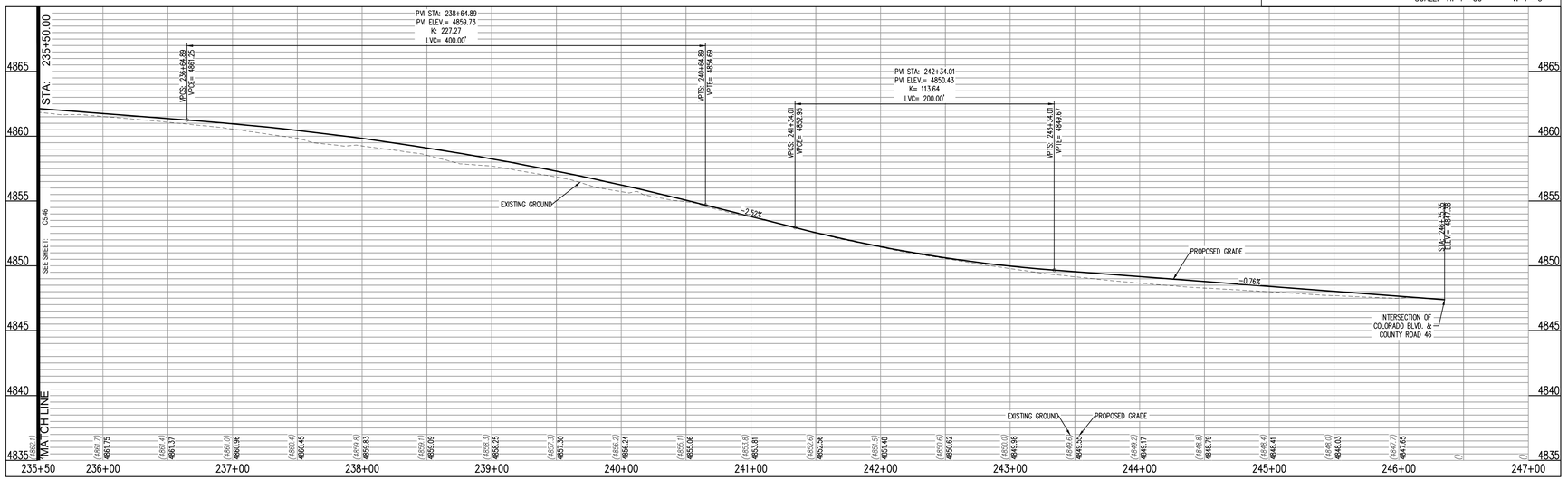
COLORADO BOULEVARD
PLAN AND PROFILE

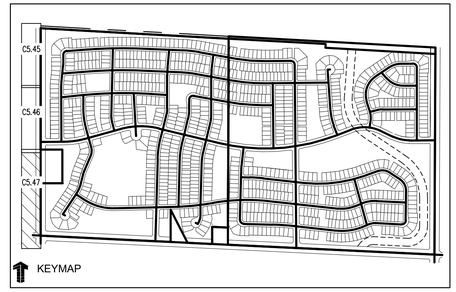
C5.46

H:\Hatfield Harvest\CO Johnstown HFH20 - Granary\DOCS\LAND\PDP\HFH20_C5-46_ROY_COLORADO BLVD.dwg, Jeffrey Roy, 4/8/2021



COLORADO BOULEVARD	STA:	235+50.00 to	246+35.35
	SCALE: H: 1"=50	V: 1"=5	





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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

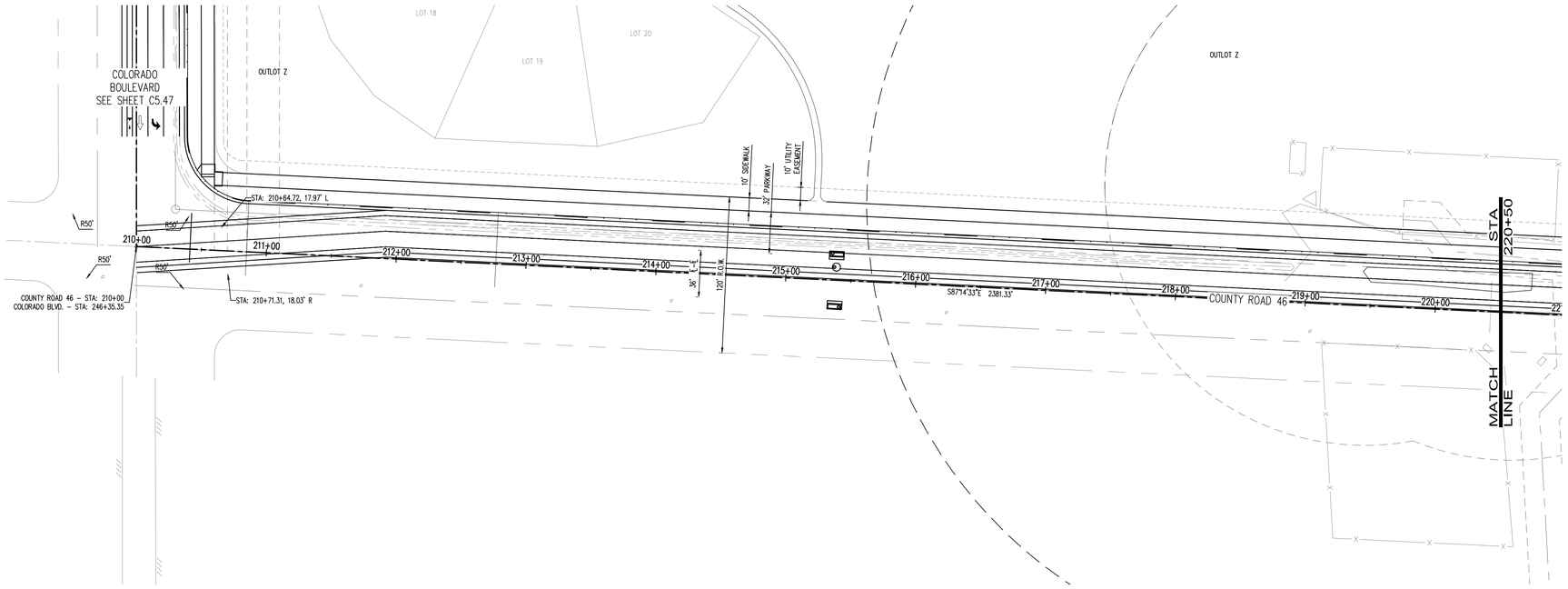
#	Date	Issue / Description	Init.

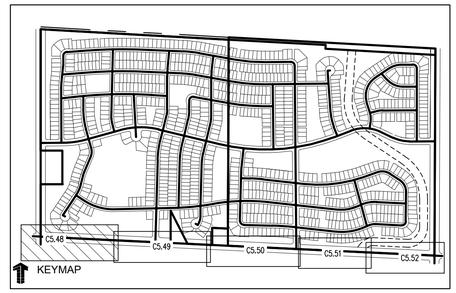
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COLORADO BOULEVARD
PLAN AND PROFILE

C5.47

M:\Shared Horses\CO Johnstown HFH0\0 - Granary\DOCS\CIVIL\PDP\SHEETS\C5.47_ROC COLORADO BLVD.dwg, Jeffrey Ottis, 4/8/2021





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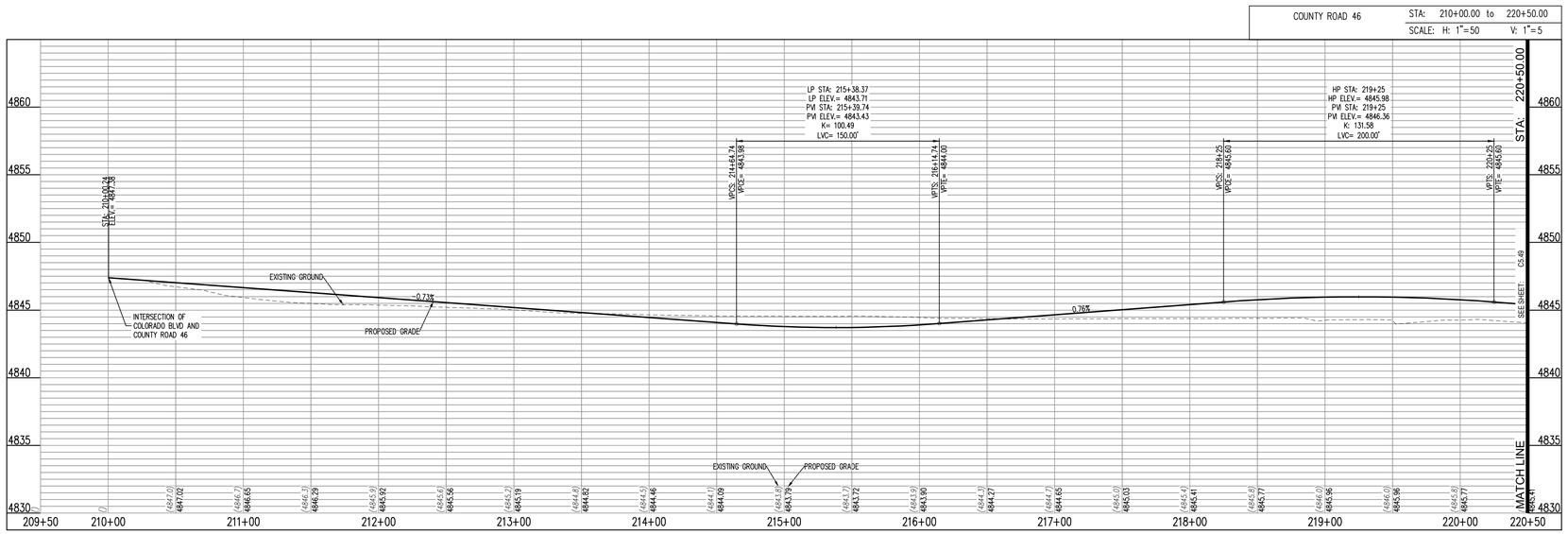

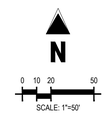

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

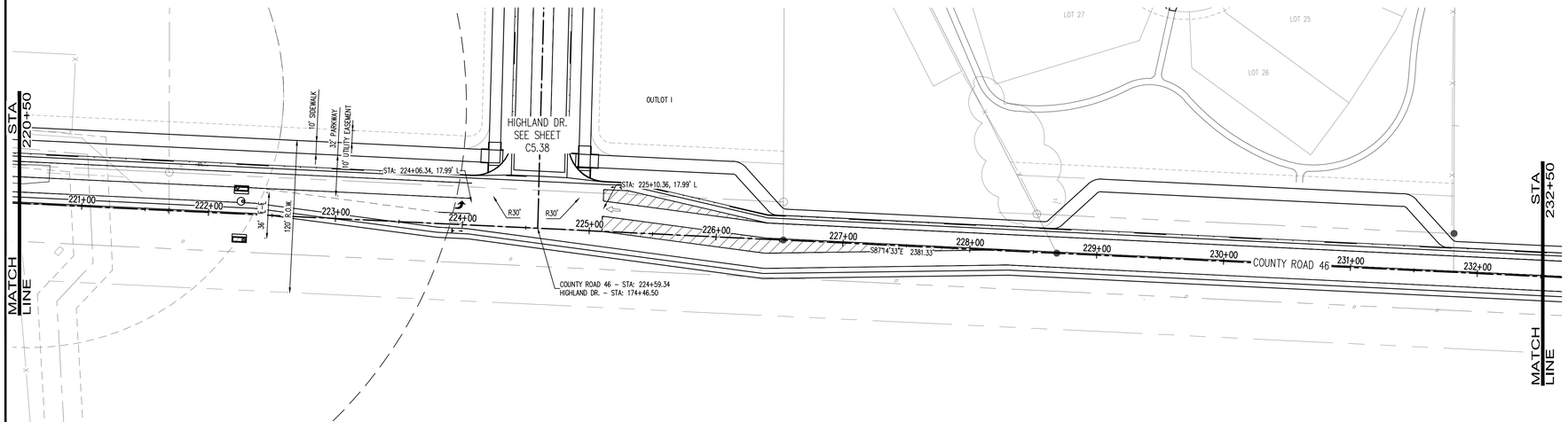
#	Date	Issue / Description	Init.

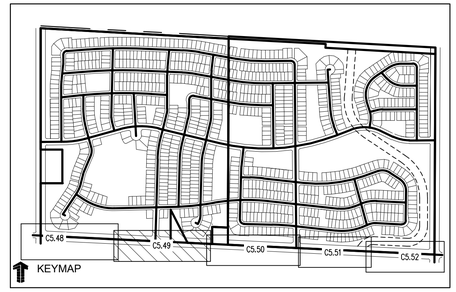
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COUNTY ROAD 46 PLAN AND PROFILE

C5.48

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\A\20\HFH0000_C5.0-5.1 RD COUNTY ROAD 46.dwg - Jeffrey Collins - 4/8/2021





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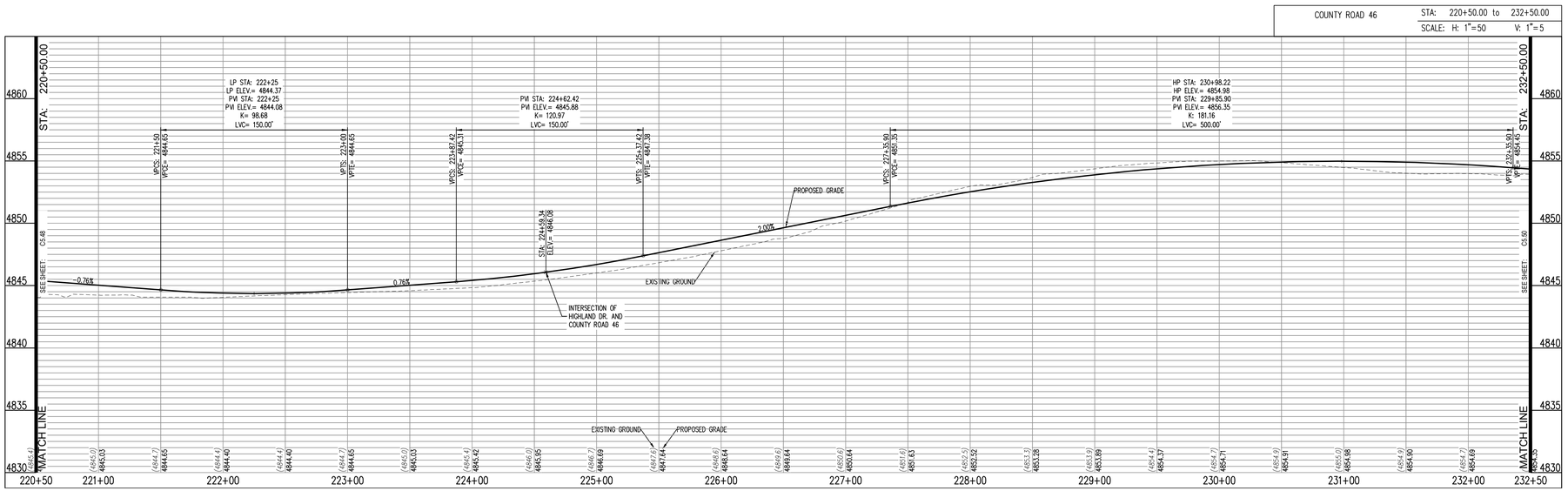

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JOHNSTOWN, CO

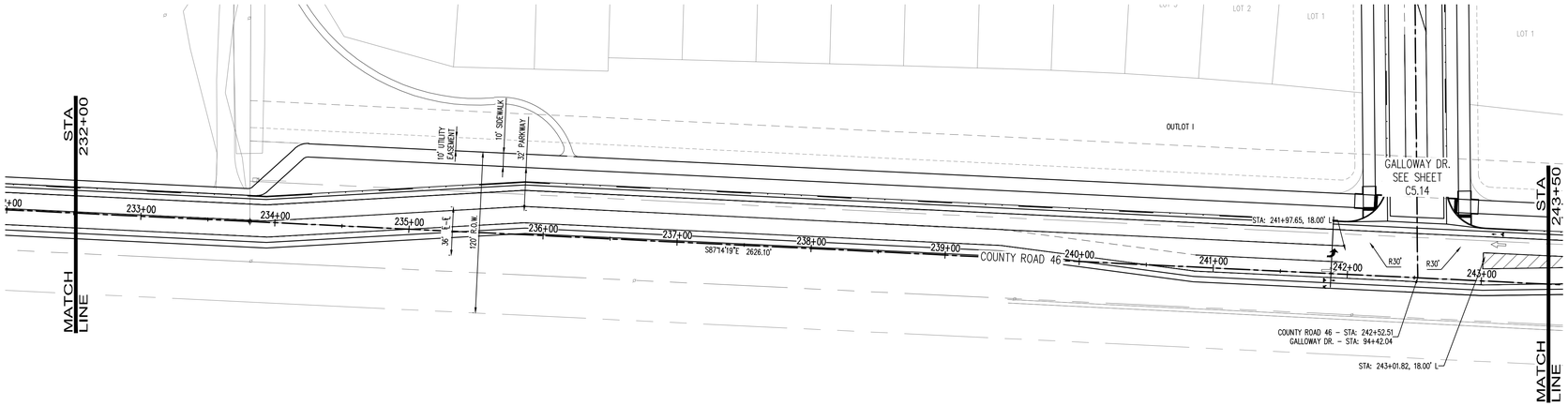
#	Date	Issue / Description	Init.

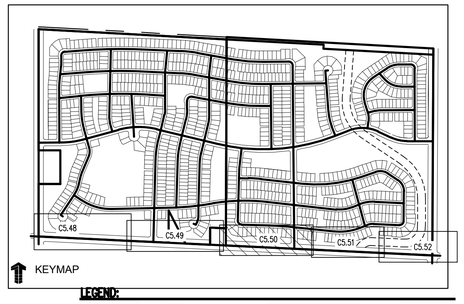
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COUNTY ROAD 46 PLAN AND PROFILE

C5.49

W:\Hartford Homes\CO Johnstown HFH\DS - Granary\SOVA\CD\SHEETS\DS_C5.0-5.1_RD COUNTY ROAD 46.dwg - Jeffrey Collis - 4/8/2021





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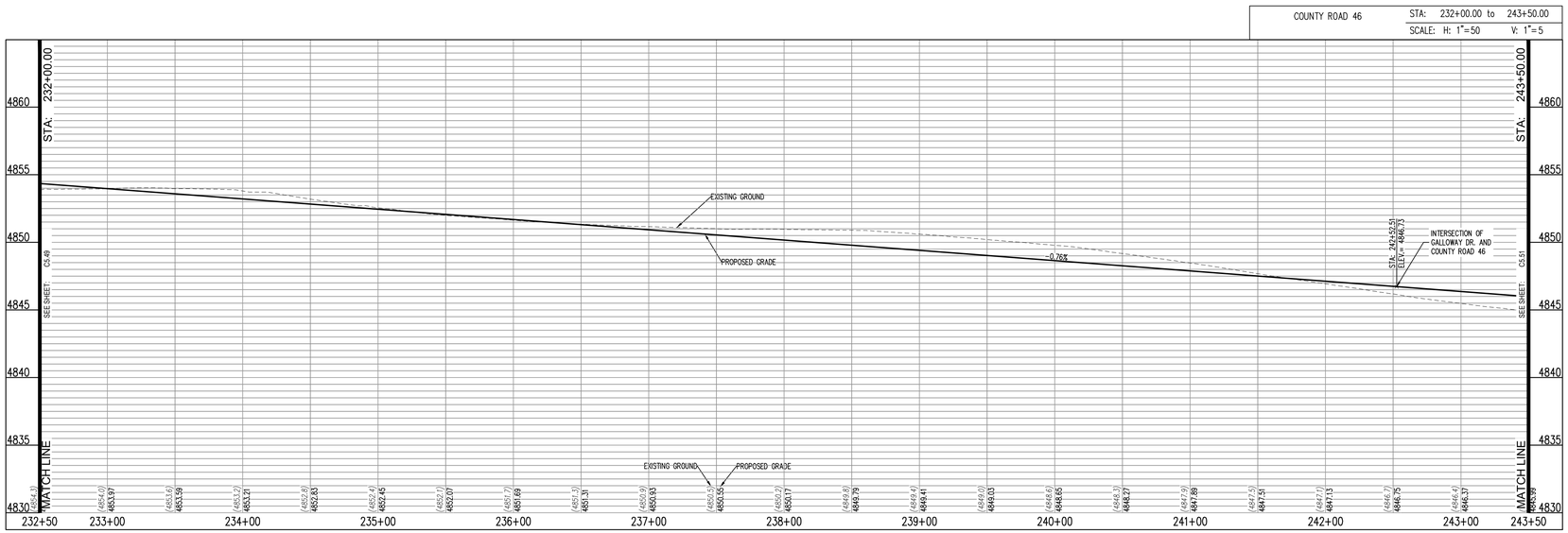

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

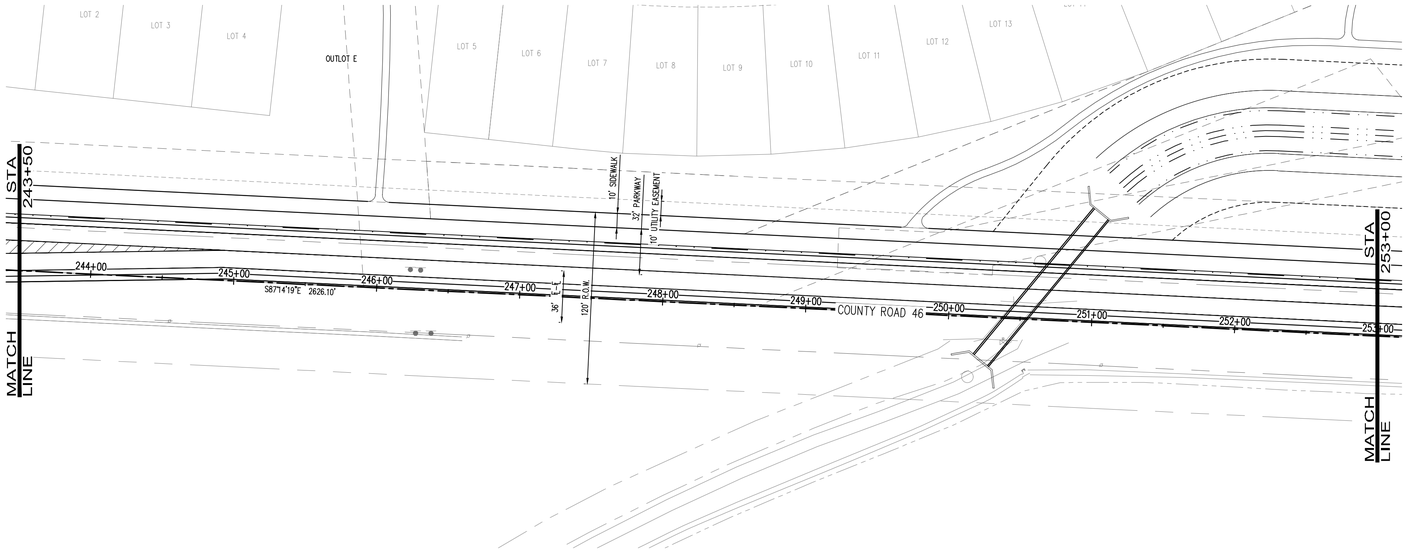
#	Date	Issue / Description	Init.

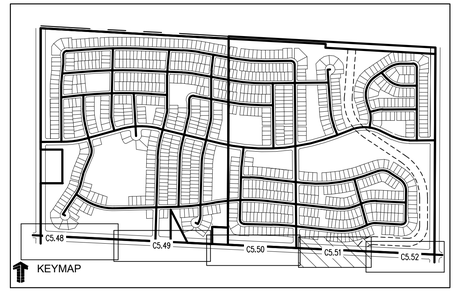
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COUNTY ROAD 46 PLAN AND PROFILE

C5.50

W:\Hartford Homes\CO Johnstown HFH\00 - Granary\PDA\PLAN\PDP\HFH0020_C5.50_RD COUNTY ROAD 46.dwg - Jeffrey Collins - 4/8/2021





LEGEND:

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PROPOSED RIGHT-OF-WAY	
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EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
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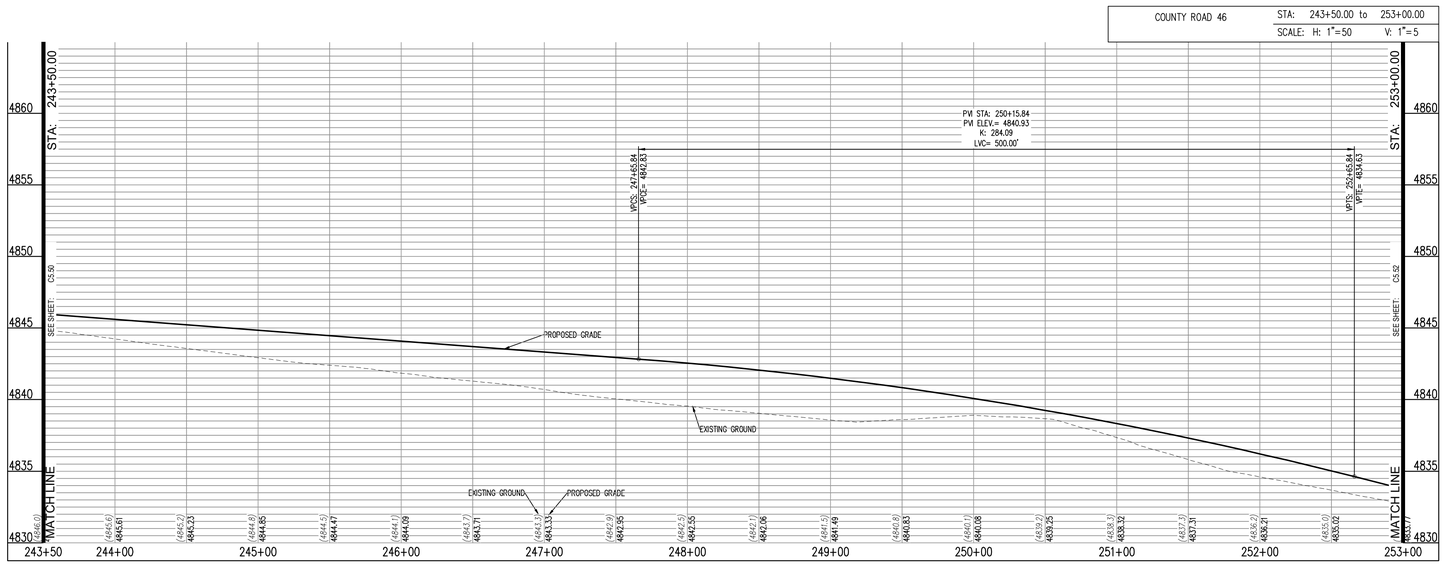

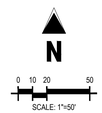

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

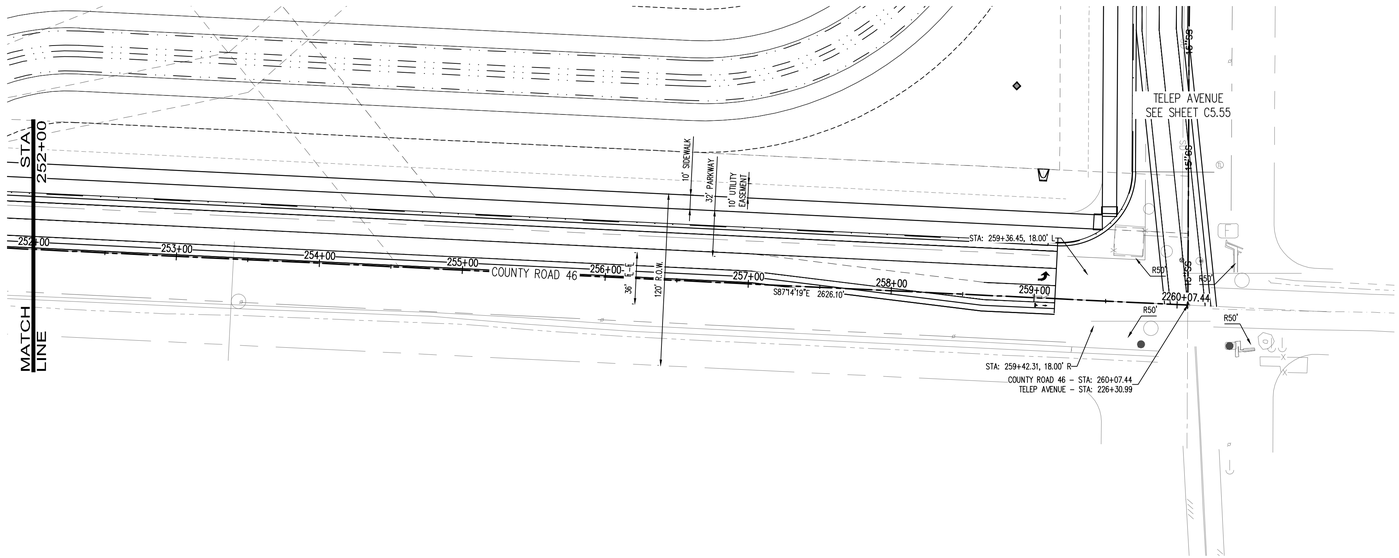
#	Date	Issue / Description	Init.

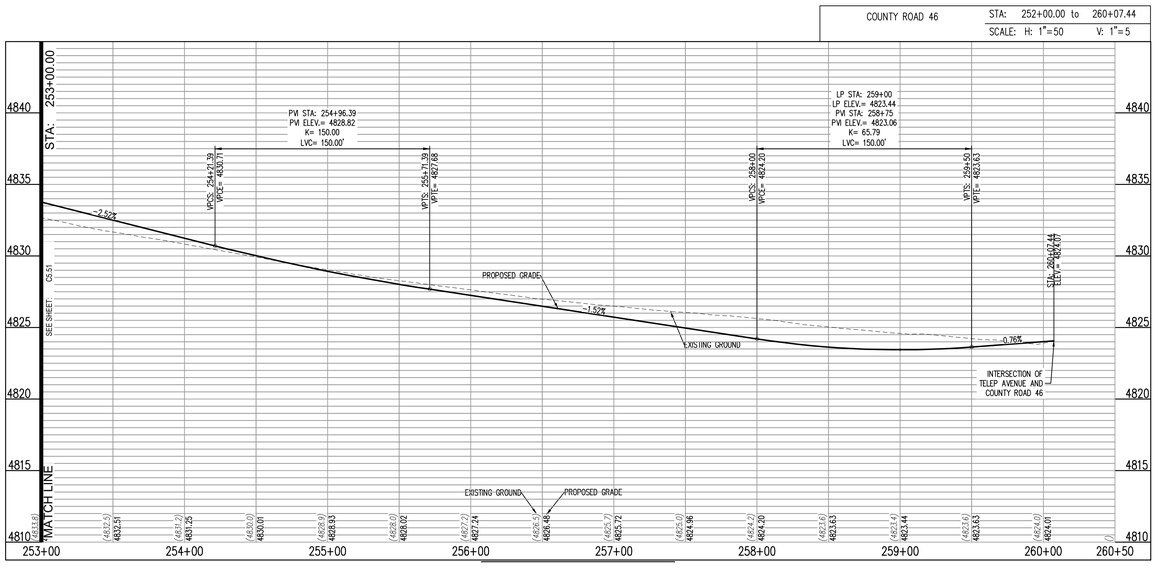
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

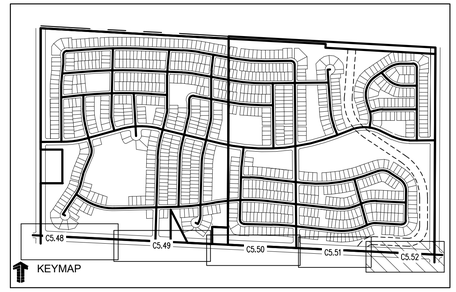
COUNTY ROAD 46 PLAN AND PROFILE

C5.51

N:\Hartford Homes\CO Johnstown HFH0- (Granary)\DGN\JOHSHT01.DGN 5:1 BD COUNTY ROAD 46.dwg - Jeffrey Collins - 4/8/2021







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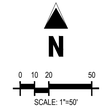

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

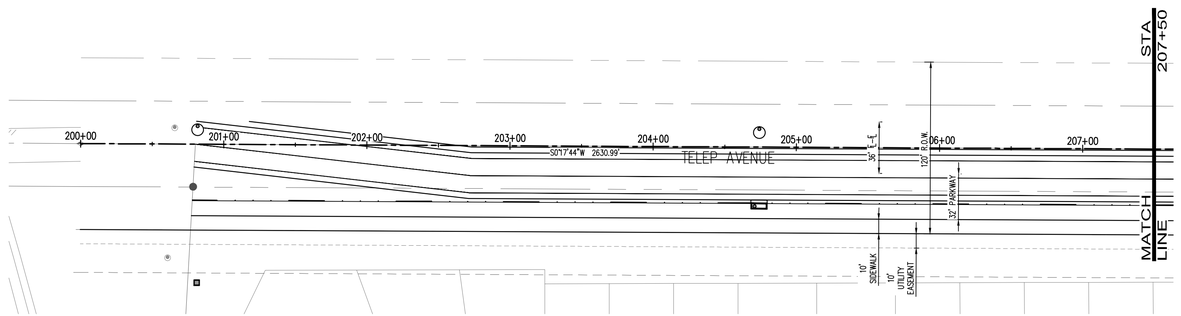
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COUNTY ROAD 46 PLAN AND PROFILE

C5.52

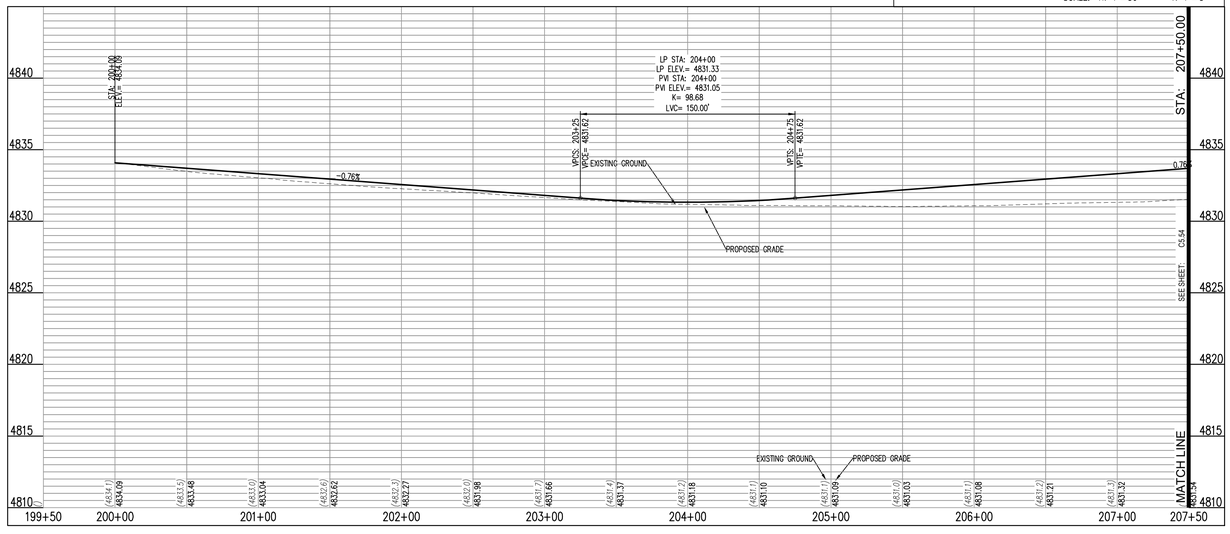
H:\Hartford Homes\CO\Johnstown HF\HDI - Granary\PDD\PLOTS\PDP\HDI_C5.51_RD COUNTY ROAD 46.dwg, Jeffrey Doty, 4/8/2021

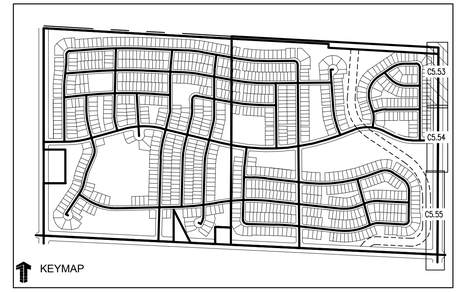


COLORADO BOULEVARD

STA: 200+00.00 to 207+50.00

SCALE: H: 1"=50 V: 1"=5





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0 10 20 50

SCALE: 1"=50'

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JOHNSTOWN, CO

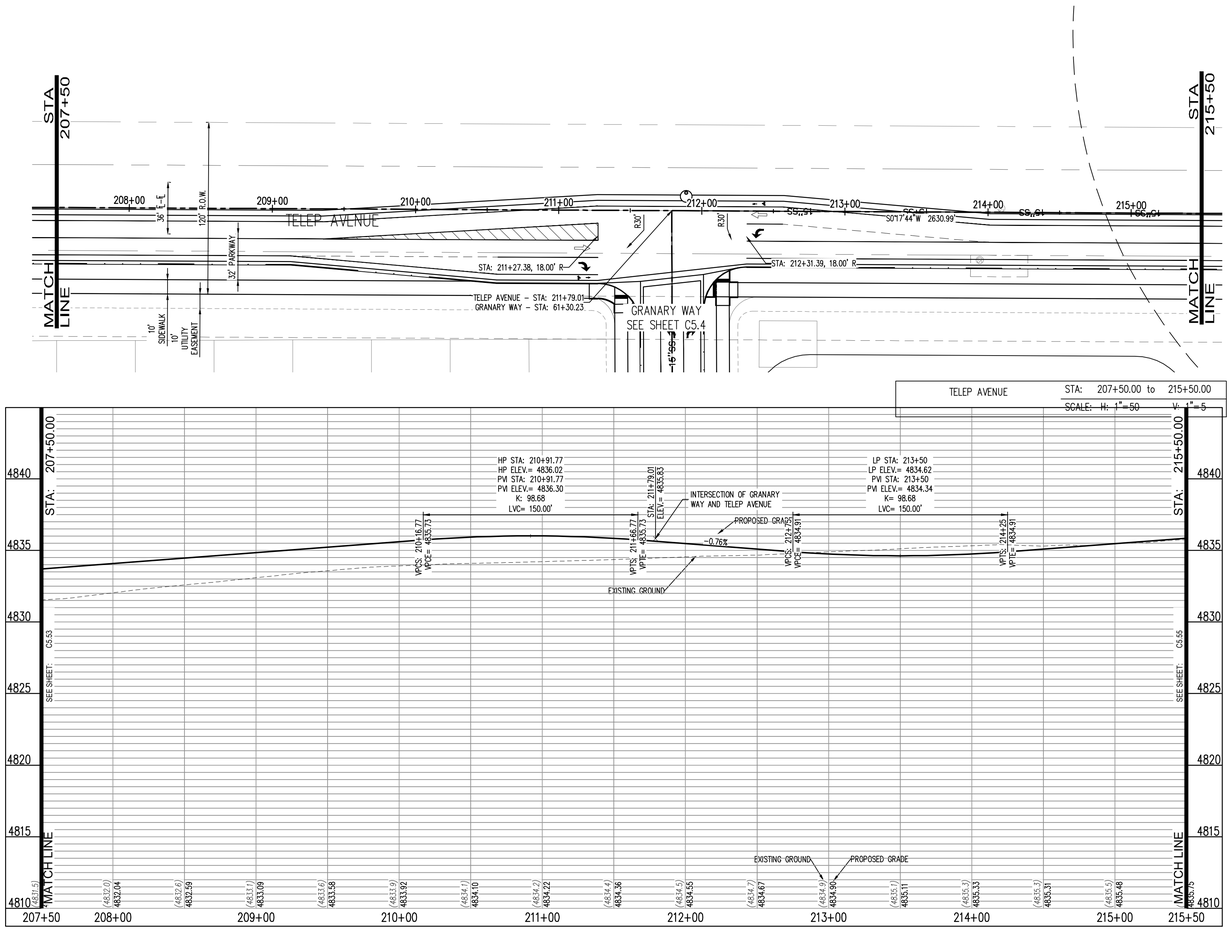
#	Date	Issue / Description	Init.

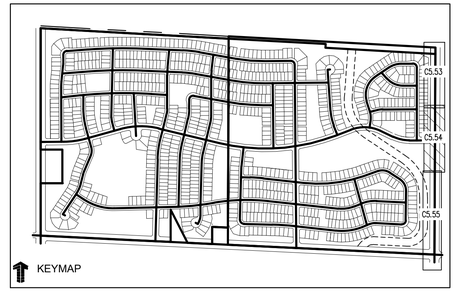
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

TELEP AVENUE PLAN AND PROFILE

C5.53

H:\Shared Harvest\CO Johnstown HFH\00 - Granary\00\CAD\EXPORTS\00_C5.53_NO TELEP AVE.dwg - Jeffrey Ellis - 4/8/2021





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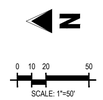

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

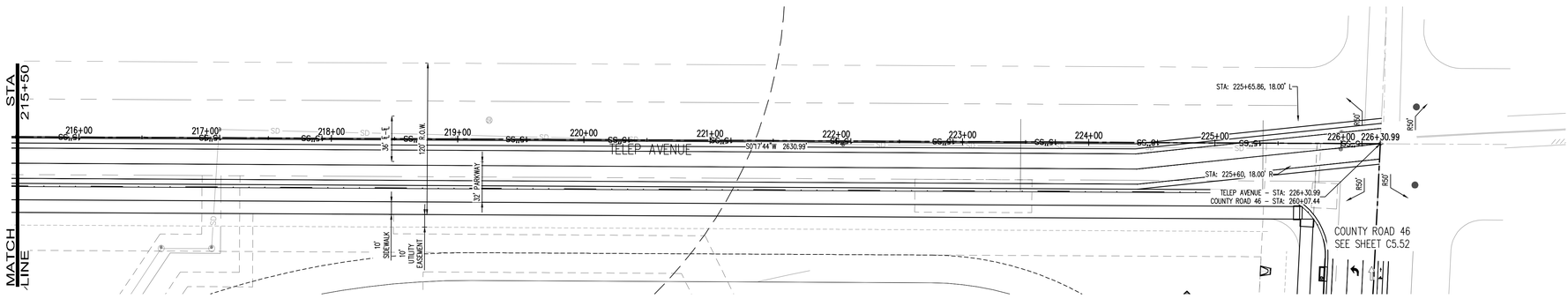
#	Date	Issue / Description	Init.

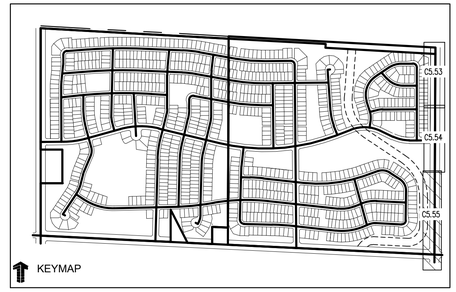
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

TELEP AVENUE PLAN AND PROFILE

C5.54

N:\Drafting\Harvest\CO Johnstown HFH0\0 - Granary\DOCS\CIVIL\PDP\SHEETS\C5.54_NO TELEP AVE.dwg - Jeffrey Ellis - 4/8/2021





LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
EXISTING EDGE OF ASPHALT	
SAWCUT LINE	
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	SI
PROPOSED CONCRETE CROSS PAN (TYP.)	

NOTES:

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2. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
3. CONTRACTOR SHALL ADJUST EXISTING SANITARY AND STORM SEWER MANHOLES AND SUBDRAIN CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO ¼" BELOW FINISHED GRADE. CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL EXTENT OF STREET CUT TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. REPAIRS SHALL BE PER THE LATEST CITY STANDARDS.
5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS AT MAXIMUM SPACING OF 50 FEET.
6. SEE SHEET C0.0 FOR TYPICAL SECTIONS.
7. ELEVATIONS ARE TO FLOWLINE OF CURB AND GUTTER OR RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
8. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (4948.71 = 4948.71).
9. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
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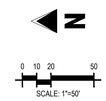
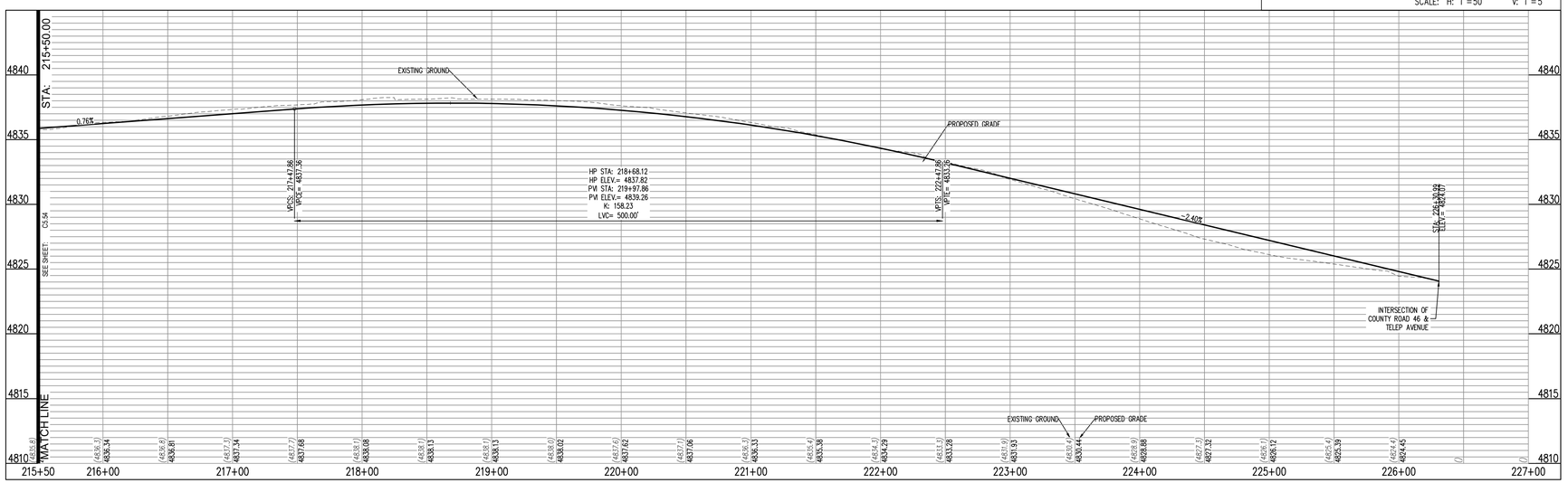


TELEP AVENUE	STA: 215+50.00 to 226+30.99
	SCALE: H: 1"=50 V: 1"=5



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

TELEP AVENUE PLAN AND PROFILE

C5.55

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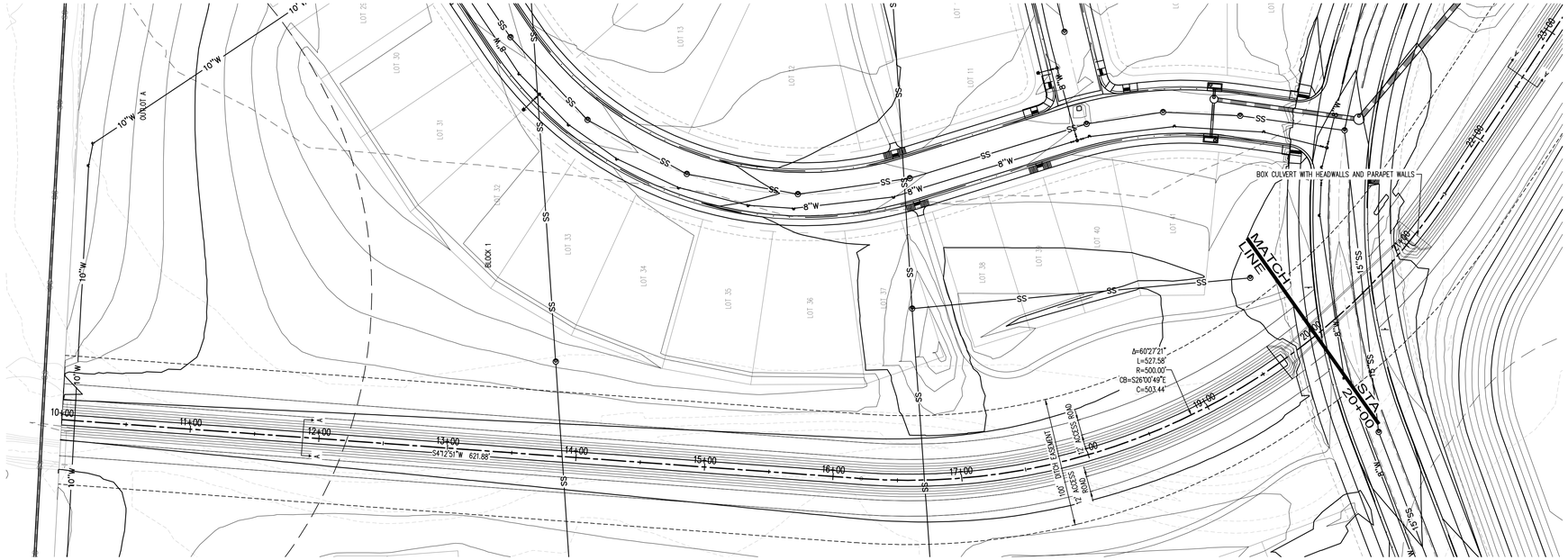

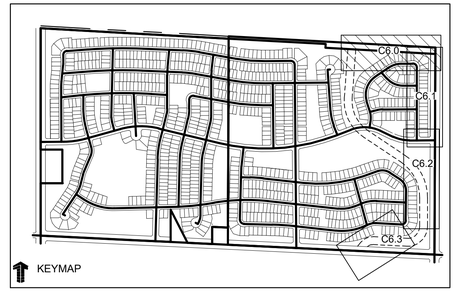

LEGEND:

PROPOSED DITCH	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	SI
PROPOSED CONCRETE CROSS PAN (TYP.)	
PROPOSED SPOT ELEVATION	4838.39
PROPOSED LOT TYPES	A, A/B, B, B/G, G

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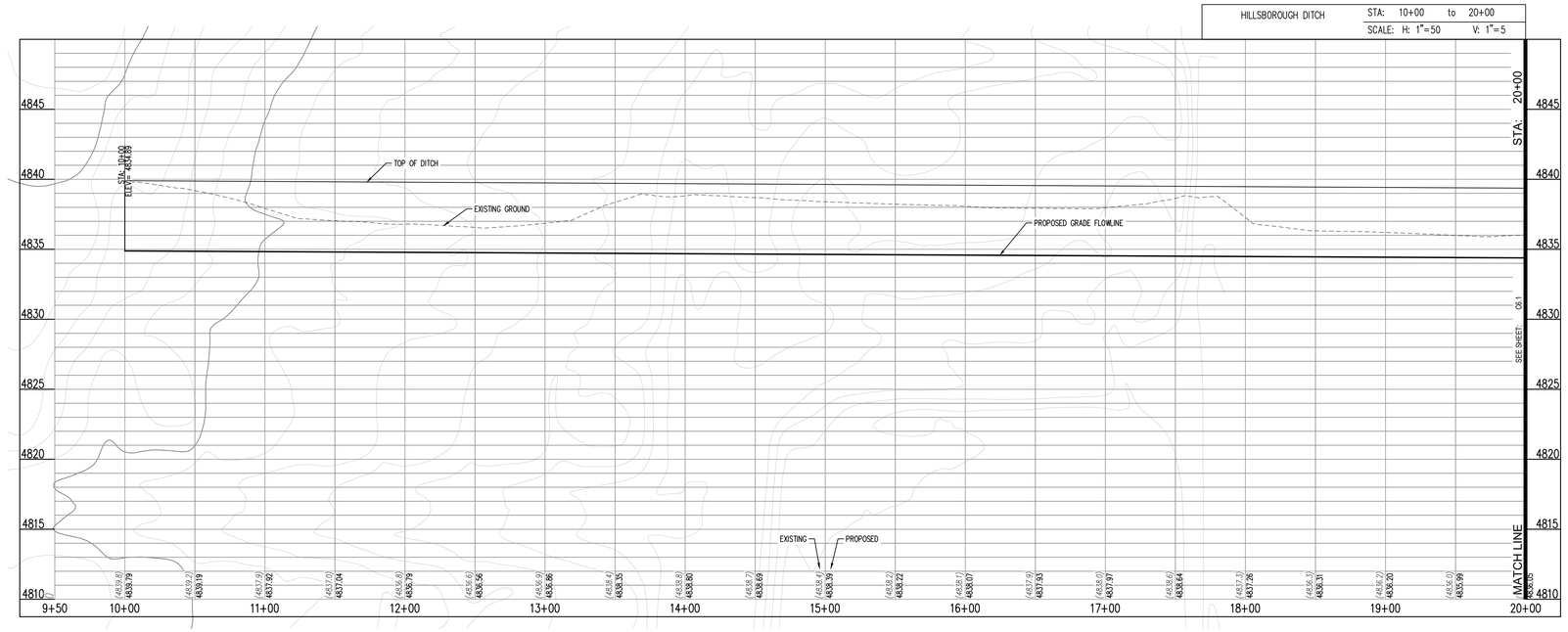
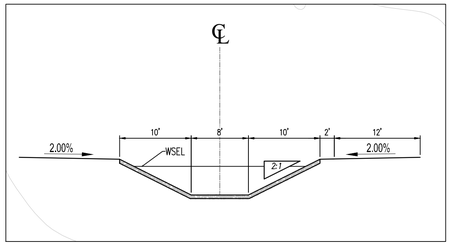
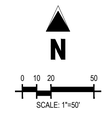
3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (48.71 = 4948.71).
4. SPLIT STEEL OR CONCRETE ENCASE FIBER OPTIC AND INSTALL MULTI-CELL CONDUIT PER AT&T THROUGH EASEMENT.
5. AT&T TECH NEEDS TO BE ONSITE FOR ANY WORK WITHIN AT&T FIBER OPTIC WASMENT CONTACT J.T. AT (208) 841-5093. FOR COORDINATION.
6. CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE.
7. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE RIGHT-OF-WAY LOT CORNERS, GRADE BREAKS AT OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
8. AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY THE SILT FENCE (TYP.)
9. REFER TO SHEETS C7.21-C7.28 FOR DETAILED GRADING AT INTERSECTIONS.





HILLSBOROUGH DITCH DETAILS -- Cross-Section A-A



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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HILLSBOROUGH DITCH PLAN AND PROFILE

C6.0

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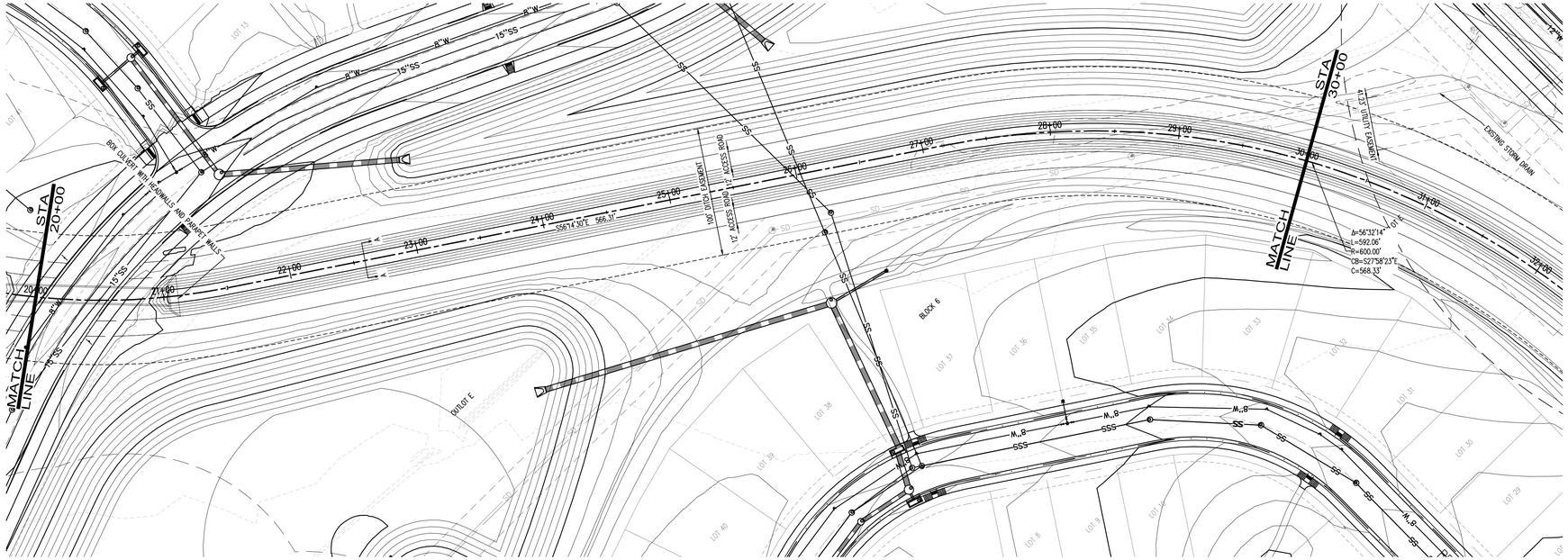

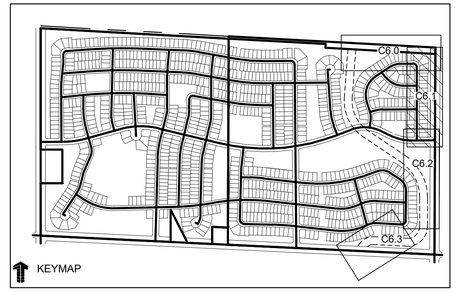

LEGEND:

PROPOSED DITCH	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	
PROPOSED SPOT ELEVATION	4836.35
PROPOSED LOT TYPES	A, A/B, B, B/G, G

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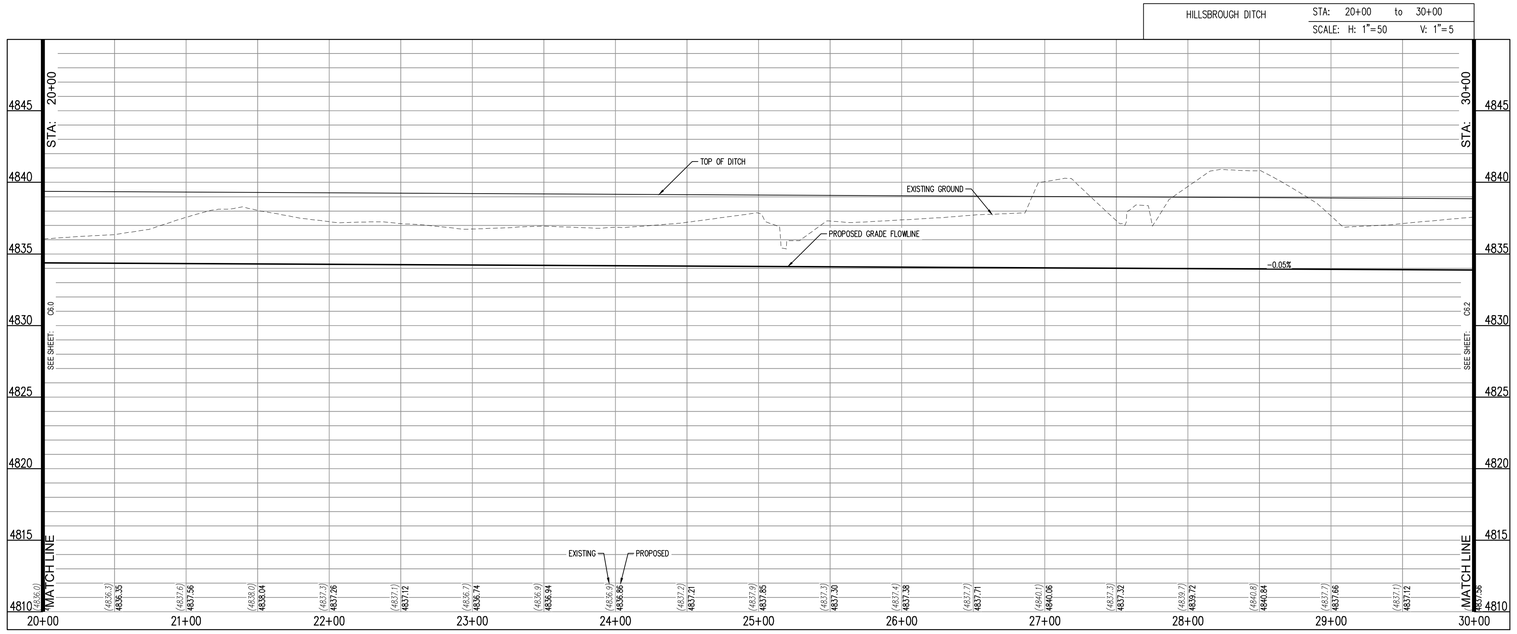
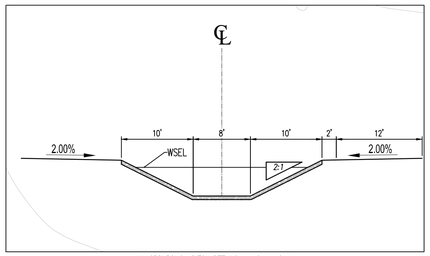
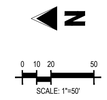




HILLSBOROUGH DITCH DETAILS -- Cross-Section A-A



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

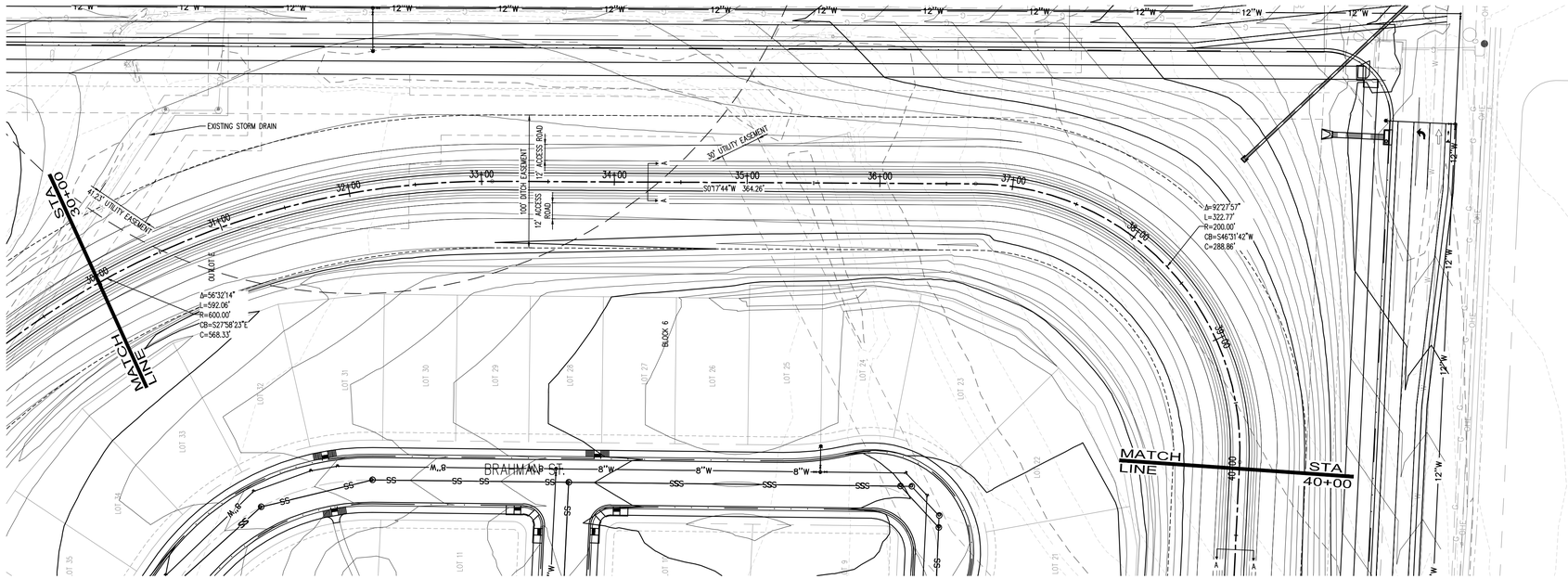
#	Date	Issue / Description	Init.

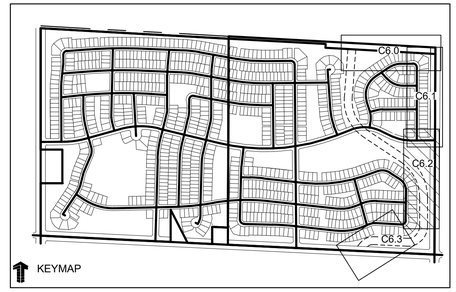
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HILLSBOUROUGH DITCH PLAN AND PROFILE

C6.1

W:\Hartford Homes\CO Johnstown HFH\Dr - Granary\DGN\LDD\HFH0000020_C6.0_Ditch Prof.dwg, Matthew Kaufer, 4/6/2021





LEGEND:

- PROPOSED DITCH
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR — 4835
- PROPOSED MINOR CONTOUR — 4836
- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4838.70
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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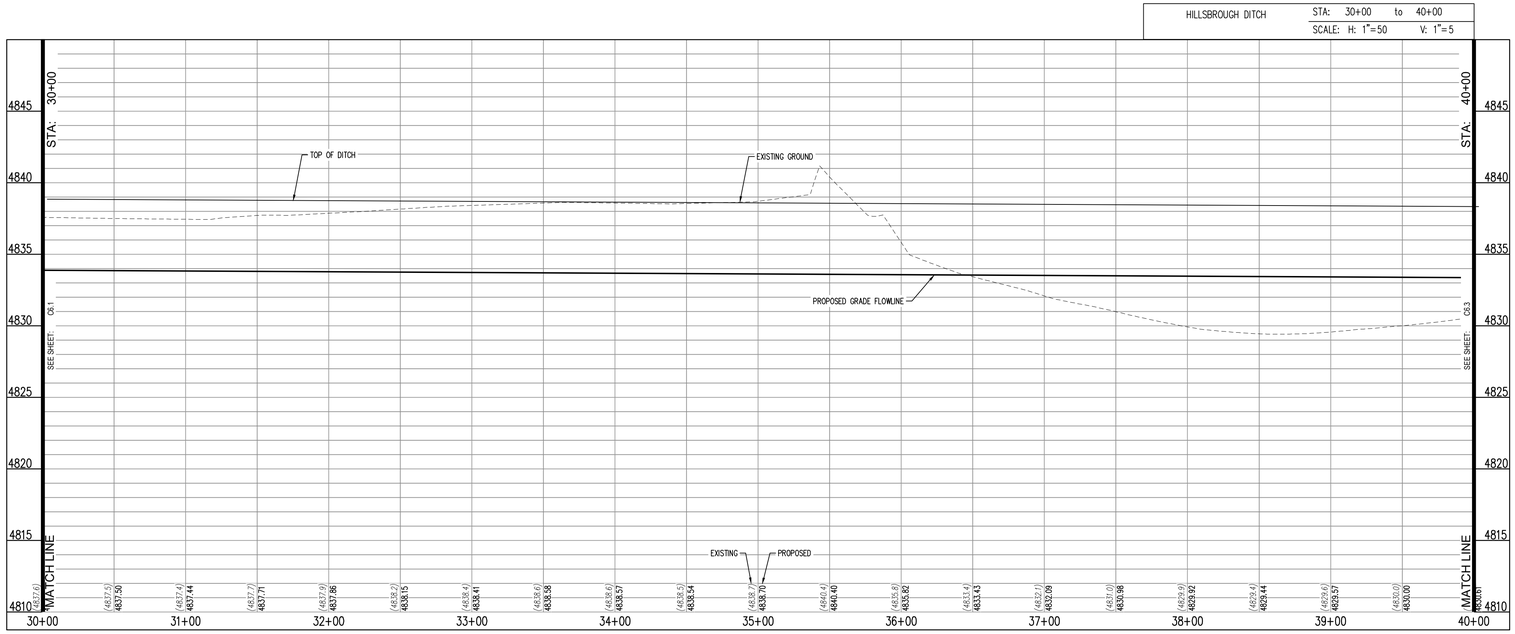
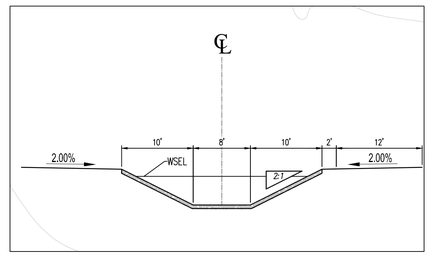
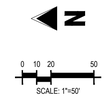




HILLSBOUROUGH DITCH DETAILS -- Cross-Section A-A



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JOHNSTOWN, CO

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Project No:	HFH0000020
Drawn By:	
Checked By:	
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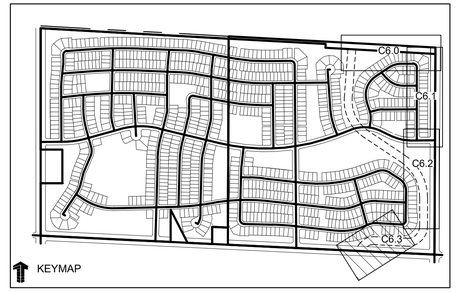
HILLSBOUROUGH DITCH PLAN AND PROFILE

C6.2

M:\Hatfield Name\CO Johnstown HFH\Dr - Granary\DOCS\CIVIL\PDP\HFH0020_C6.0_Ditch Profile.dwg, Matthew Kaufe, 4/8/2021



LEGEND:

PROPOSED DITCH	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	4836
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	SI
PROPOSED CONCRETE CROSS PAN (TYP.)	
PROPOSED SPOT ELEVATION	4836.16
PROPOSED LOT TYPES	A, A/B, B, B/G, G

NOTES:

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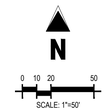
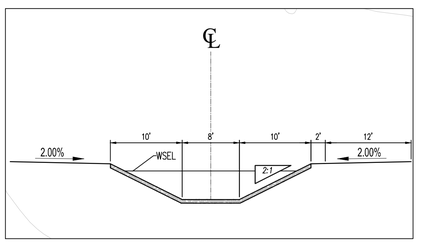
2. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL EXTENT OF STREET CUT TO BE DETERMINED IN THE FIELD BY THE TOWN PUBLIC WORKS INSPECTOR. REPAIRS SHALL BE PER THE LATEST TOWN STANDARDS.
3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4900 FEET (48.71 = 4948.71).
4. SPLIT STEEL OR CONCRETE ENCASE FIBER OPTIC AND INSTALL MULTI-CELL CONDUIT PER AT&T THROUGH EASEMENT.
5. AT&T TECH NEEDS TO BE ONSITE FOR ANY WORK WITHIN AT&T FIBER OPTIC WASMENT CONTACT J.T. AT (208) 841-5093. FOR COORDINATION.
6. CONTOURS SHOWN OUTSIDE OF STREET R.O.W. ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET R.O.W. ARE FINISHED GRADE.
7. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE RIGHT-OF-WAY LOT CORNERS, GRADE BREAKS AT OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
8. AREA OF OVERLOT DISTURBANCE TO BE BORDERED BY THE SILT FENCE (TYP.)
9. REFER TO SHEETS C7.21-C7.28 FOR DETAILED GRADING AT INTERSECTIONS.





HILLSBOUROUGH DITCH DETAILS -- Cross-Section A-A

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HILLSBOUROUGH DITCH PLAN AND PROFILE

C6.3

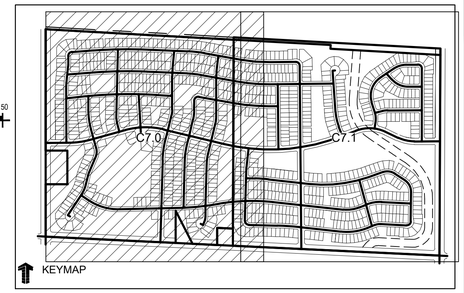
N:\Hartford Homes\CO Johnstown #HFH0\~Granary\DOCS\CIVIL\PDP\HFH0000_C6.3_Ditch Pdf.dwg, Matthew Keefe, 4/8/2021

MATCHLINE-SEE SHEET C7.0

N

0 25 50 75 150

SCALE: 1"=150'



LEGEND:

PROPOSED CURB AND GUTTER	
PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	36
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	36
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	

TEMPORARY BMPs

ROCK SOCK	RS
VEHICLE TRACKING CONTROL PAD	VTC
SILT FENCE	SF
INLET PROTECTION	IP
PORTABLE TOILET	PT
CONCRETE WASHOUT AREA	CWA
STABILIZED STAGING AREA	SSA
STOCKPILE MANAGEMENT	SP

NOTE:
ALL BMPs SHOWN ARE GRAPHICAL IN NATURE. FINAL SIZE AND LOCATION SHALL BE DETERMINED BY THE CONTRACTOR.

NOTE:
THE CONSTRUCTION STORMWATER PERMIT AND STORMWATER MANAGEMENT PLAN (SWMP) MUST BE COMPLETED, SUBMITTED TO THE TOWN OF JOHNSTOWN, AND IMPLEMENTED PRIOR TO THE TIME THE PROJECT BREAKS GROUND, AND REVISED AS CONSTRUCTION PROCEEDS, TO ACCURATELY REFLECT THE CONDITIONS AND PRACTICES ON SITE.

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2. EROSION CONTROL PRACTICES FOR SITE PROTECTION SHALL FOLLOW THE LOCAL ENTITIES REGULATIONS OR THOSE OF THE URBAN DRAINAGE FLOOD CONTROL DISTRICT VOLUME 3 WHICH EVER IS MORE STRICT. REVEGETATION METHODS SHALL FOLLOW THE LOCAL ENTITIES CURRENT REGULATIONS OR THOSE SET FORTH IN THE LANDSCAPE PLANS.
3. FOLLOW BMPs WITH EACH PHASE AND INSTALL EROSION CONTROL MEASURES AS REQUIRED.
4. SEE LANDSCAPE PLANS FOR TEMPORARY AND PERMANENT SITE STABILIZATION METHODS. THESE INCLUDE BUT ARE NOT LIMITED TO SEEDING/PLANTING, REVEGETATION, EROSION FABRIC/BLANKETS, IRRIGATION AND HARDSCAPE.
5. FOR ADDITIONAL EROSION CONTROL NOTES SEE SHEET C0.1, SEE DETAILS ON SHEETS C9.1 AND C9.2. ADDITIONAL EROSION CONTROL METHODS MAYBE FOUND IN UDFCD VOLUME AS REQUIRED BY SITE CONDITIONS.
6. IT SHOULD BE NOTED THAT ANY EROSION CONTROL PLAN SERVES ONLY AS A GUIDELINE TO THE CONTRACTOR. STAGING AND/OR PHASING OF BEST MANAGEMENT PRACTICES (BMPs) IS EXPECTED. ADDITIONAL AND/OR DIFFERENT BMPs FROM THOSE ORIGINALLY DEPICTED MAY BE NECESSARY DURING CONSTRUCTION DUE TO CHANGING SITE CONDITIONS OR AS REQUIRED BY LOCAL AUTHORITIES.
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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

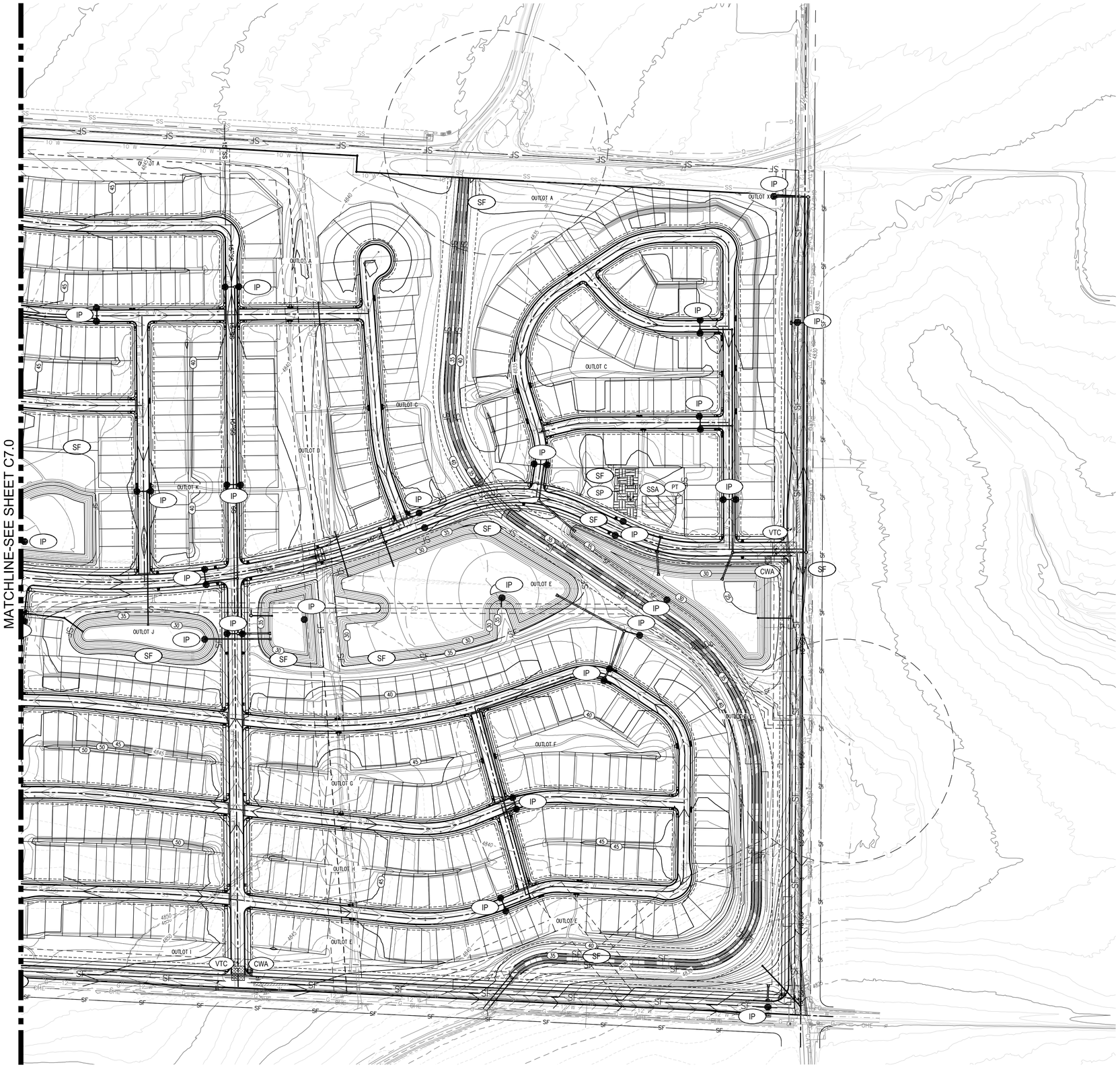
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

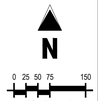
EROSION CONTROL PLAN

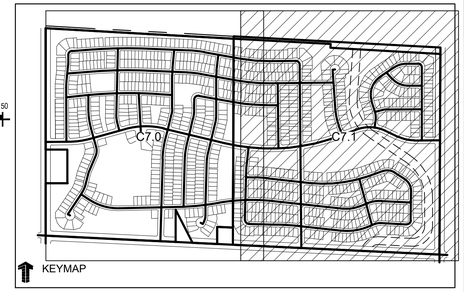
C7.0

H:\Hunter Homes\CO Johnstown MF\ED - Granary\PDO\LAD\DRAWINGS\C7.0_C11.1_Erosion Control.dwg, Matthew Koch - 4/8/2021

MATCHLINE-SEE SHEET C7.0







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VEHICLE TRACKING CONTROL PAD	VTC
SILT FENCE	SF
INLET PROTECTION	IP
PORTABLE TOILET	PT
CONCRETE WASHOUT AREA	CWA
STABILIZED STAGING AREA	SSA
STOCKPILE MANAGEMENT	SP

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PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

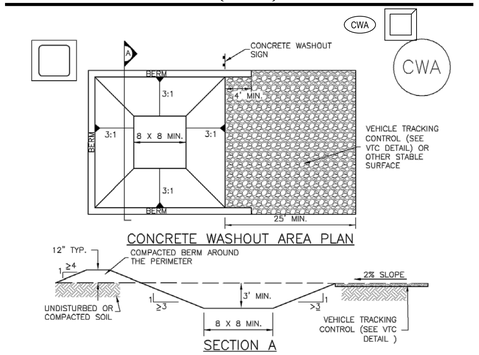
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	
Date:	04.09.2021

EROSION CONTROL PLAN

C7.1

N:\Hoffer Homes\CO Johnstown HFH00 - Granary\DWG\JOHNSTOWN\ECL C7.0_C7.1_Erosion Control.dwg, Matthew Kirsch, 4/8/2021

Concrete Washout Area (CWA) MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

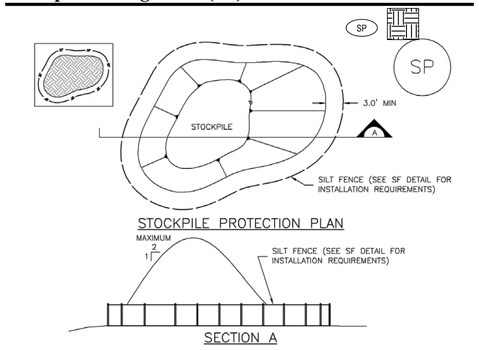
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Stockpile Management (SP) MM-2



SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

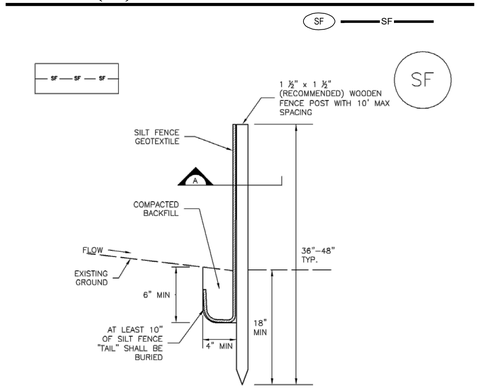
1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

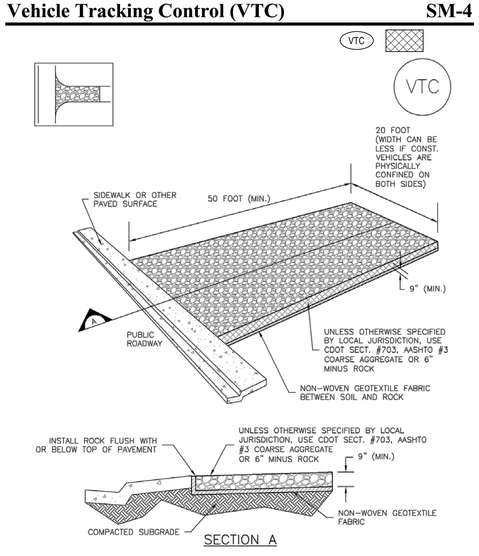
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

Silt Fence (SF) SC-1



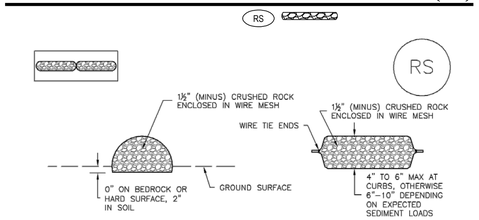
SF–1. SILT FENCE

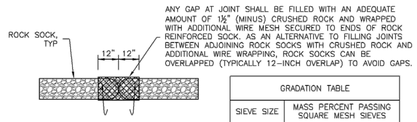
Vehicle Tracking Control (VTC) SM-4



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

SC-5 Rock Sock (RS)





GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½". RECOMMENDED MINIMUM ROLL WIDTH OF 48".

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

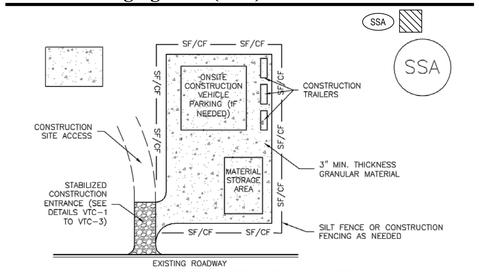
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

Stabilized Staging Area (SSA) SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	
Date:	04.09.2021

EROSION CONTROL DETAILS

C7.2

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

K:\Hanford Harvest\CO Johnstown #FHD - Granary\DWG\PLOT\PDF\FHD20_C13_EC Details.dwg - Matthew Koch - 4/8/2021

WD

W1 NOTES:

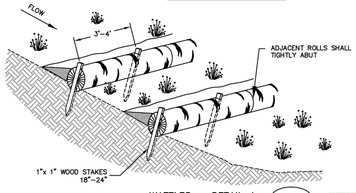
INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

A 25 FOOT WATTLE USES 6 STAKES
A 20 FOOT WATTLE USES 5 STAKES
A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 – 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN KNOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MADDOX IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER; IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.

PERVIOUS INSTALLATION

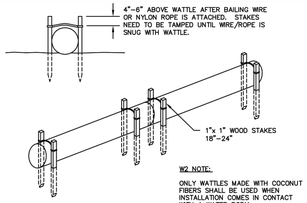


WATTLES – DETAIL A W1

W2 NOTES:

INSTALLATION:
STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE. LEAVING 4"–6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4"–6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE "A", ACROSS TO FRONT OF WATTLE "B", ACROSS TO BACK AND BACK TO FRONT OF WATTLE "A"). STAKES SHOULD THEN BE DRIVEN IN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.



W2 NOTE:

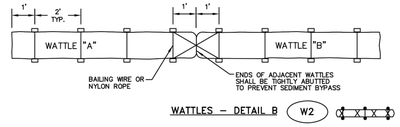
ONLY WATTLES MADE WITH COCONUT FIBERS SHALL BE USED WHEN INSTALLATION COMES IN CONTACT WITH A WATER BODY.

W1 & W2 INSTALLATION NOTES:

1. THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
2. WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
6. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
8. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
9. SPACING – DOWNSLOPE:
   VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:

   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART, ETC.

   HOWEVER, ADJUSTMENTS MAY HAVE TO BE MADE FOR THE SOIL TYPE: FOR SOFT, LOAMY SOILS – ADJUST THE ROWS CLOSER TOGETHER; FOR HARD, ROCKY SOILS – ADJUST THE ROWS FURTHER APART. A SECONDARY WATTLE PLACED BEHIND THE ABUTMENT OF TWO WATTLES IS ENCOURAGED ON STEEP SLOPES OR WHERE JOINTS HAVE FAILED IN THE PAST.
10. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE: 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.

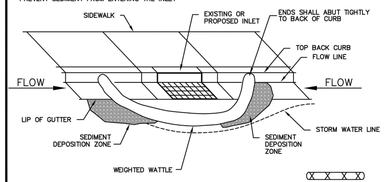


WATTLES – DETAIL B W2

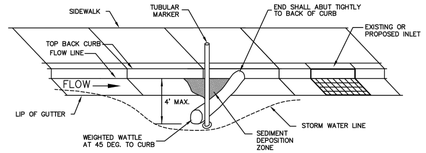
W3 NOTE:

IF THE AREA BEHIND THE INLET IS NOT STABILIZED, A BMP SHOULD BE USED TO PREVENT SEDIMENT FROM ENTERING THE INLET

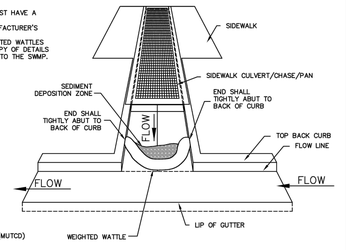
IMPERVIOUS INSTALLATION



CURB INLET WATTLE PROTECTION SETUP W3



CURBSIDE CHECKDAMS SETUP W4



CONCRETE CHASE/TRICKLE CHANNEL SETUP W5

W3, W4 & W5 NOTES:

1. WHEN USING STRAW WATTLE, THE STRAW WATTLE MUST HAVE A WEIGHTED CORE.
2. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
3. OTHER PRODUCTS MAY BE USED IN PLACE OF WEIGHTED WATTLES UPON WRITTEN APPROVAL FROM THE CITY. NOTE: A COPY OF DETAILS AND SPECIFICATIONS WILL NEED TO BE INCORPORATED INTO THE SWMP.

W4 NOTES:
1. NUMBER OF WATTLES AND SPACING SHOULD BE DETERMINED BY THE SLOPE AND SITE CONDITIONS.
2. TUBULAR MARKERS SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. CITY RECOMMENDS INSTALLING AT LEAST 3 CHECKDAMS WHEN USING THIS SETUP.

WATTLE MAINTENANCE NOTES:

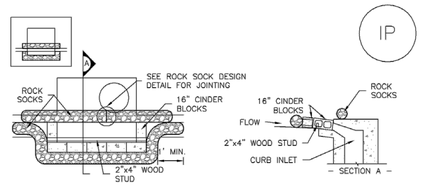
1. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
3. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	WATTLE INSTALLATION W	
		APPROVED: KWG	DRAWING SW-13
		DATE: 4/23/09	
		DRAWN BY: TBK	

7 C7.3 WATTLE

SC-6 Inlet Protection (IP)

IP



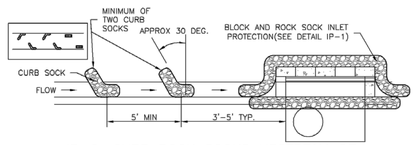
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.

8 C7.3 INLET PROTECTION

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	
Date:	04.09.2021

EROSION CONTROL DETAILS

C7.3

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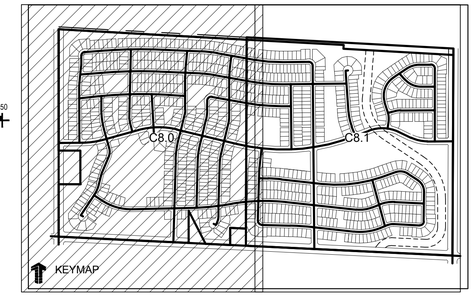
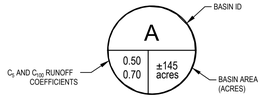


LEGEND:

- PROPOSED MAJOR CONTOUR — 4836
- PROPOSED MINOR CONTOUR — 36
- EXISTING MAJOR CONTOUR — 4835
- EXISTING MINOR CONTOUR — 35
- EXISTING STORM DRAIN — SD
- PROPOSED STORM DRAIN
- PROPOSED STORM INLET
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE

DRAINAGE SYMBOLS:



- DESIGN POINT — A
- DETENTION POND BASIN BOUNDARY (i.e., MHFD-Detention_v4.03)
- SUB-BASIN BOUNDARY (i.e., Rational Method)
- OVERLAND FLOW DIRECTION (I.E., LANDSCAPING)
- DIRECT FLOW DIRECTION (I.E., PAVEMENT, CURB AND GUTTER)
- APPROXIMATE DETENTION POND OVERFLOW PATH

RUNOFF SUMMARY TABLE

Basin Name	Design Point	Area acres	C_5	C_{100}	Q_5 cfs	Q_{100} cfs
A	PND A	91.57	0.41	0.67	122.1	316.7
B	PND B	29.87	0.49	0.71	40.9	99.9
C	PND C	35.99	0.45	0.69	31.2	81.4
D	PND D	49.27	0.50	0.72	62.8	153.0
E	PND E	58.15	0.38	0.66	60.7	164.6
F	PND F	36.04	0.38	0.66	29.5	82.2
OS-A	OS-A	2.12	0.05	0.49	29.5	82.2
OS-B1	OS-B1	1.01	0.15	0.54	29.5	82.2
OS-B2	OS-B2	1.00	0.15	0.54	29.5	82.2
TOTAL		305.01				

FULL SPECTRUM DETENTION | SUMMARY TABLE

Detention Pond	Total Required Volume, ac-ft	Total Volume Provided, ac-ft	Total Pond Area, sf	Area of 100-yr Pool, sf	Allowable Release Rate, cfs (0.085 cfs/acre)	Proposed Q_{100} Release Rate, cfs	WSEL 100-year	WQCV ac-ft	WSEL WQCV	EURV ac-ft	EURV WQCV
Pond A	15.43	30.3	204,405	162,378	7.8	7.8	4846.5	*1.50*	*4842.0*	*3.98*	*4843.2*
Pond B1	5.22	4.4	38,014	32,585	2.6	2.6	4842.7	*0.55*	*4836.6*	*1.57*	*4838.7*
Pond B2		2.5	23,543	19,663							
Pond C	6.18	13.3	92,020	52,225	3.1	3.1	4838.2	*0.63*	*4834.1*	*1.75*	*4835.2*
Pond D1	8.79	8.5	63,046	47,249	4.2	4.2	4835.0	*0.94*	*4829.3*	*2.69*	*4831.0*
Pond D2		5.8	43,277	35,475							
Pond E	9.56	22.1	215,208	163,052	5.0	5.0	4830.2	*0.90*	*4826.6*	*2.29*	*4827.6*
Pond F	5.92	10.8	86,373	62,745	3.1	3.0	4831.1	*0.56*	*4826.1*	*1.41*	*4827.2*
TOTAL	51.10	97.7	765,886	575,372	25.80	25.70		5.1		13.7	

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

DRAINAGE PLAN

C8.0

H:\Hatfield Harvest\03 Johnstown MF\80 - Civil\dwg\DOCS\DRAINAGE\C8.0 DRAINAGE PLAN.dwg, C8.0 DRAINAGE PLAN, Matthew Kalish - 4/8/2021

LEGEND:

PROPOSED MAJOR CONTOUR	4836
PROPOSED MINOR CONTOUR	36
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	35
EXISTING STORM DRAIN	SD
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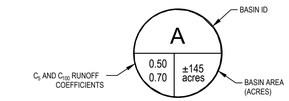

DESIGN POINT

DETENTION POND BASIN BOUNDARY (i.e., MHFD-Detention_v4.03)

SUB-BASIN BOUNDARY (i.e., Rational Method)

OVERLAND FLOW DIRECTION (I.E., LANDSCAPING)

DIRECT FLOW DIRECTION (I.E., PAVEMENT, CURB AND GUTTER)

APPROXIMATE DETENTION POND OVERFLOW PATH

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Pond C	6.18	13.3	92,020	52,225	3.1	3.1	4838.2	*0.63*	*4834.1*	*1.75*	*4835.2*
Pond D1	8.79	8.5	63,046	47,249	4.2	4.2	4835.0	*0.94*	*4829.3*	*2.69*	*4831.0*
Pond D2		5.8	43,277	35,475							
Pond E	9.56	22.1	215,208	163,052	5.0	5.0	4830.2	*0.90*	*4826.6*	*2.29*	*4827.6*
Pond F	5.92	10.8	86,373	62,745	3.1	3.0	4831.1	*0.56*	*4826.1*	*1.41*	*4827.2*
TOTAL	51.10	97.7	765,886	575,372	25.80	25.70		5.1		13.7	

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Galloway
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

DRAINAGE PLAN

C8.1

H:\Shelford Homes\CO\Johnstown MF\000 - Granary\DOCs\CIVIL\DRAINAGE\C8.1_C11.1_Drainage Plan.dwg - Matthew Kosch - 4/8/2021

4735961 Pages: 1 of 8
07/15/2021 01:09 PM R Fee:$33.00
Carly Koppes, Clerk and Recorder, Weld County , CO

GRANARY OUTLINE DEVELOPMENT PLAN

Johnstown, Colorado

Owner/Applicant

Hartford Acquisitions
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

Planner

Russell + Mills Studios
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

Civil Engineer

Galloway
5265 Ronald Reagan Blvd.
Suite 210
Johnstown, CO 80534
970.800.3300

Traffic Engineer

Rollins Consult, LLC
PO Box 1164
Fort Collins, Co 80522
970.213.2393

SHEET INDEX

ODP 1 - COVER SHEET
ODP 2 - LAND USE & CIRCULATION PLAN
ODP 3 - DEVELOPMENT STANDARDS
ODP 4 - FENCING DETAILS
ODP 5 - ILLUSTRATIVE MASTER PLAN
ODP 6 - CONCEPTUAL PARK ENLARGEMENT PLANS
ODP 7 - CONCEPTUAL PARK ENLARGEMENT PLAN
ODP 8 - CONCEPTUAL ENTRY FEATURE PLAN

MAPLEWOOD ACRES LEGAL DESCRIPTION

Lot B, Recorded Exemption No. 1059-7-3-RE-135, according to the map recorded May 8, 1974 at Reception Number 1636091, being a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.
And
Lot B, Recorded Exemption No. 1059-7-3-RE3403, according to the map recorded December 4, 2002 at Reception Number 3011360, being a part of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

KETO LEGAL DESCRIPTION

The SE1/4 of Section 7, in Township 4 North, of Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 194, page 290 and right of way conveyed to the Great Western Railway Company by deed recorded in Book 163, page 246, Weld County records, also except reservations contained in Patent recorded in Book 153, page 40, and in Deed recorded in Book 50, page 233, Weld County records.

PROJECT HISTORY/INTENT/SUMMARY

The Keto and Maplewood Acres parcels will be acquired by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2008. The Keto Parcel (Keto 161 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

The proposed, consolidated THE GRANARY PUD will allow development within the framework of the Town of Johnstown PUD development standards. The total number of units across PUD will be capped at 950 units. The plan will consist of single-family residential lots, ranging from 4,950 square feet to 6,050 square feet. These lots sizes are necessary to meet residential building demand for various market price points, which will increase market absorption rates and promote a successful project.

Open spaces containing trail systems, neighborhood parks and amenities shall be located throughout the development. Parks shall utilize equipment and site furnishings that create unique and noteworthy differences between the three different parks.

A modified collector street section will be provided in order to provide safe multi-modal transportation across the site.

Consistent fencing along property lines types/locations shall provide a distinctive character to the PUD. Landscape within the open space areas will utilized low-water/drought tolerant species that will be planted in such a way as to highlight entrances, block unsightly views and establish a perimeter character that defines the development.

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 code and other standards, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

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. This shall be done in coordination with the Town of Johnstown and Front Range Fire Rescue Authority.

LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

The THE GRANARY PUD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46 to the south, and County Road 13/Colorado Blvd to the west.

The properties are presently undeveloped. An existing ditch runs through the eastern portion of the Keto property. The ditch will be realigned along Telep Avenue. There are several existing oil facilities.

Right-of-way dedication would occur along Colorado Boulevard, Telep Avenue and County Road 46 in order to accommodate the required street sections.

SURROUNDING ZONING/ADJACENT USES

North of property:
Vacant land zoned PUD-R and unincorporated land and residential subdivision.

East of property:
Vacant land zoned PUD-R and unincorporated land.

South of property:
Unincorporated land.

West of property:
Unincorporated land.

GENERAL NOTES

1. 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 in accordance with the applicable final drainage reports and plans.
2. A metro district shall be established to provide for common area maintenance and financing of the public improvements.

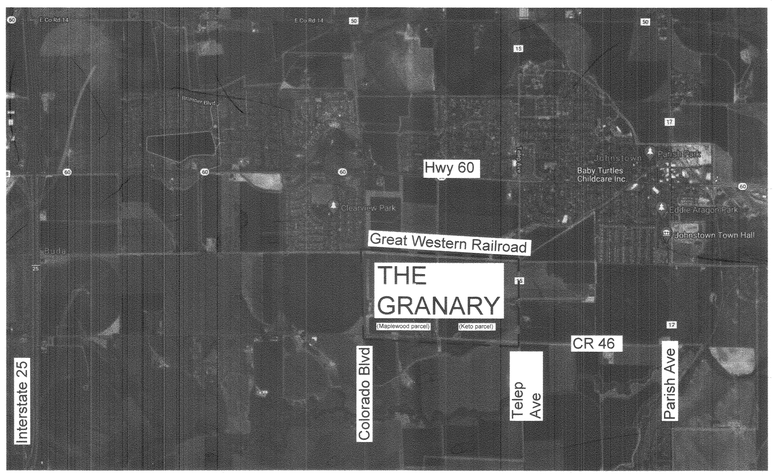
DEVELOPMENT OBJECTIVES

The THE GRANARY PUD will support a number of priorities and objectives, including:

- Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well as the ability to maximize the high quality open space within the development.
- Off-street trail system connecting neighborhood parks and open spaces.
- Streets with wide sidewalks comfortable for biking on collectors.
- Recreational neighborhood parks that will serve the development as well as the community at large with active recreation including sports courts and playground equipment. Passive recreation opportunities include shelters with tables, trails and enhanced landscaping areas.
- Expansive open spaces centered around existing oil facilities, ditches and detention areas.
- Collector connection east-west for future school connection.

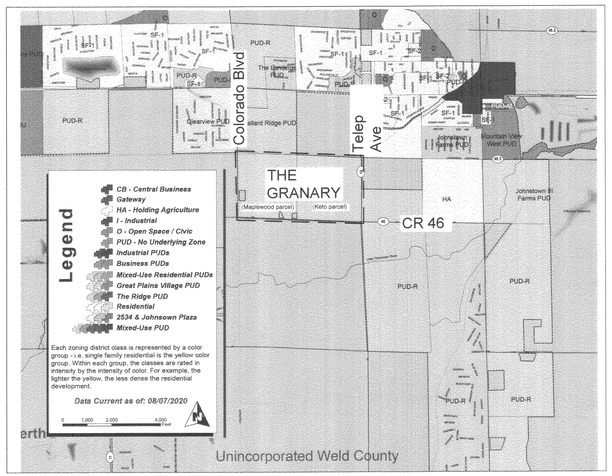
UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural gas: Xcel Energy
- Schools: Weld County School District re 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire Rescue
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown



Vicinity Map

NORTH



Zoning Map: Existing Zone District PUD-R

NORTH

APPROVALS

PLANNING AND ZONING COMMISSION
THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS THE GRANARY ODP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE 13 DAY OF JANUARY, 2021.

TOWN COUNCIL
THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2021-193, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 1st DAY OF January, 2021.

BY: _____ TOWN MAYOR

ATTEST: _____ TOWN CLERK

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

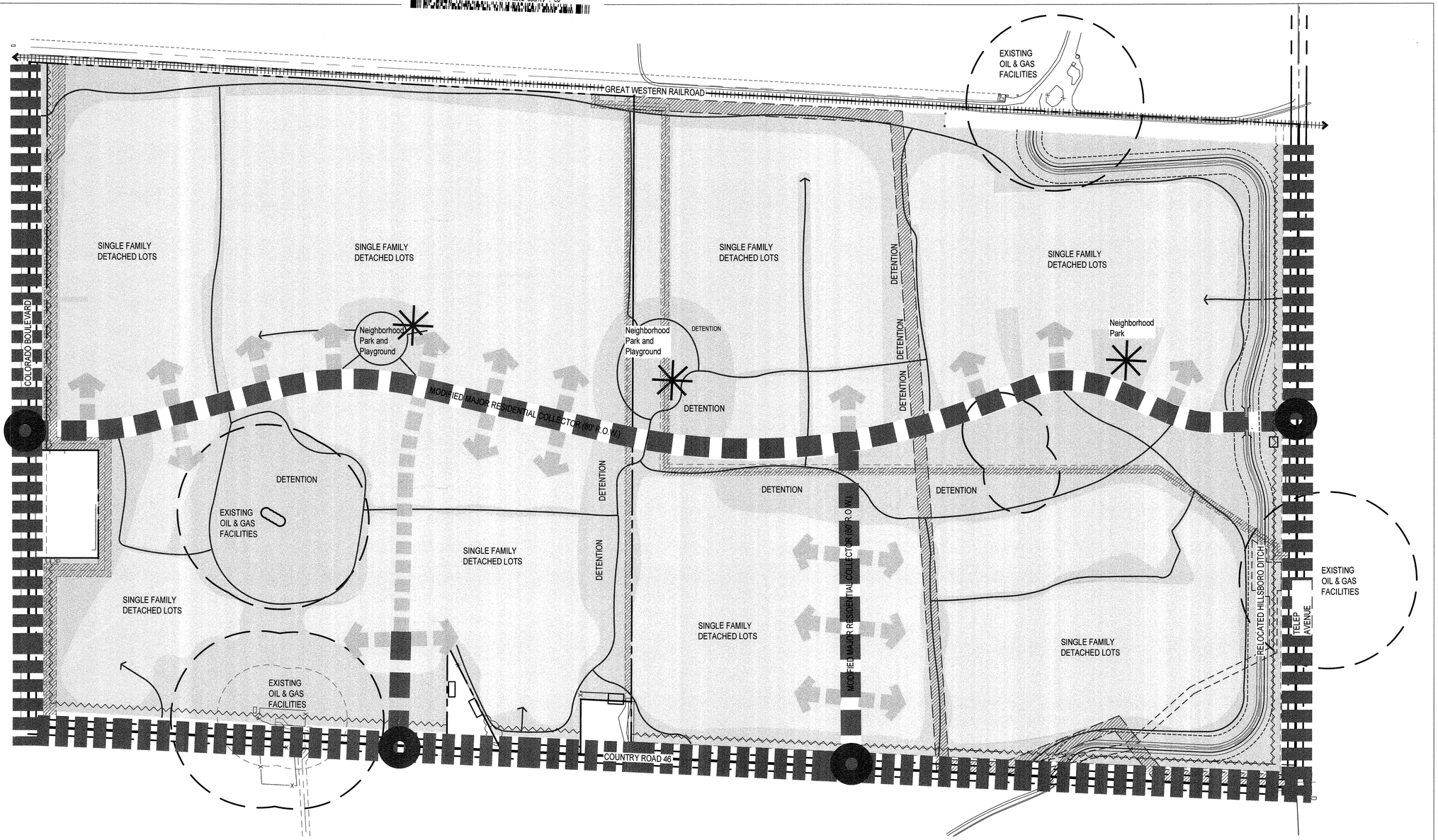
Sheet Name

COVER SHEET

Sheet

ODP 1

4735961 Pages: 2 of 8
07/15/2021 01:09 PM R Fee:$33.00
Carly Koppes, Clerk and Recorder, Weld County , CO



LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- POTENTIAL DETENTION AREA
- 350' SETBACK FROM OIL & GAS FACILITIES
- RELOCATED HILLSBORO DITCH
- TRAIL SYSTEM
- OPEN SPACE
- SINGLE FAMILY DETACHED LOTS (45' X 100 and 55' x 110')
- PLAYGROUND / PLAZA AREA
- 30' BUFFER YARD

NOTES:

1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.

LAND USE INFORMATION:	
KETO PROPERTY	161 AC
MAPLEWOOD ACRES PROPERTY	114 AC
TOTAL THE GRANARY AREA	275 AC
MAXIMUM DWELLING UNITS	950 UNITS
MAXIMUM DENSITY	3.45 DU/AC

THE GRANARY PUD

Permitted uses: Single-Family Detached Dwelling, parks, recreation areas

Minimum lot area for single-family 45' x 110' (4,950 SF)

Minimum 30% Open Space required

200' 0 200' 400' NORTH

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

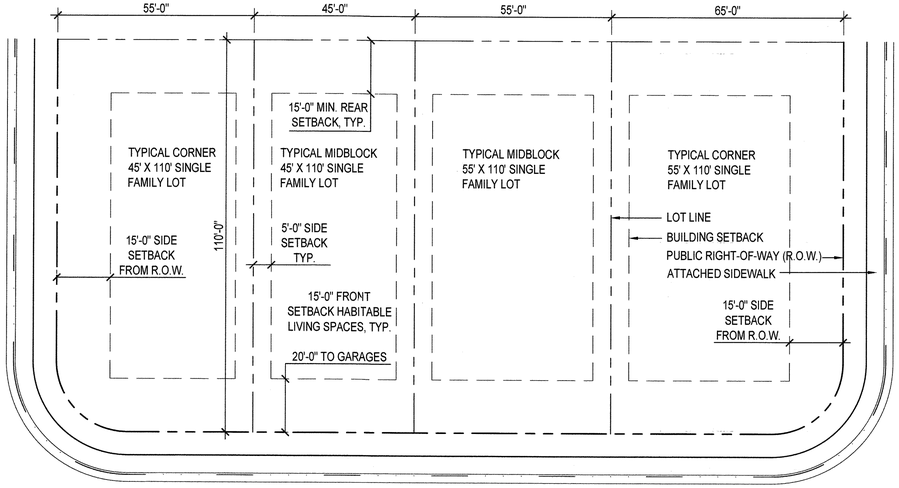
Sheet Name

Land Use and Circulation Plan

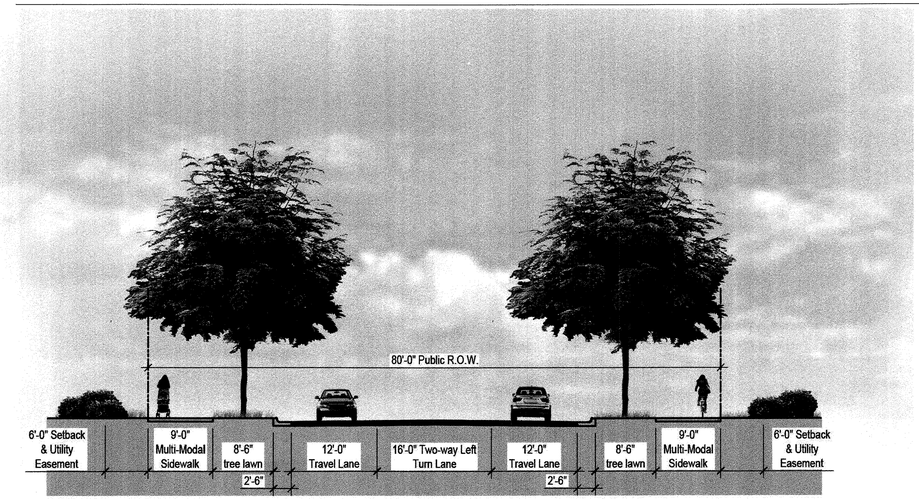
Sheet

ODP 2

4735981 Pages: 3 of 8
07/15/2021 01:09 PM R Fee:$83.00
Carly Koppes, Clerk and Recorder, Weld County , CO

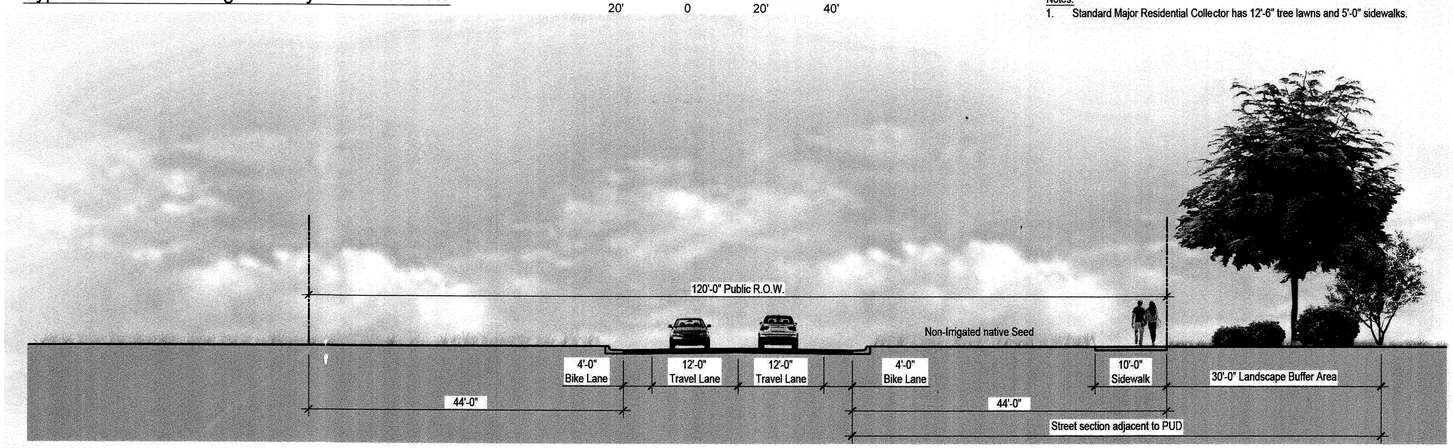


Typical Front Load Single-Family Detached Lots



Modified Major Residential Collector

Notes:
1. Standard Major Residential Collector has 12'-6" tree lawns and 5'-0" sidewalks.



Major Arterial - Initial Phase

Notes:
1. Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
2. On-street bike lanes.
3. Utilities should be located under the road or sidewalk, where possible.
4. Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

BUILDING DESIGN STANDARDS

1. Detached Single family lots:
   a. A minimum of 5 home floorplans/styles shall be available within the development. No one floorplan/style may comprise more than 35% of all homes. These can be modified to meet the below requirements.
   b. Similar house elevations shall not be placed on immediately adjacent lots, which is defined as next to each other or directly across the street (sharing 30% or more of street frontage).
   c. Adjacent elevations shall have at least two distinguishing characteristics. These may include differences in exterior materials, changes in roof lines, and garage placement / orientation.
   d. Identical and/or mirrored floor plans are not permitted on immediately adjacent lots.
   e. Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
   f. Sheds less than 120 SF shall be allowed on single-family lots.
   g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
   a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
   b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
   c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and windows shall face a street.
4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
5. Roofs: The maximum length of a continuous street facing roof ridge is 40 feet, unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages:
   a. The dwelling units on a block face shall have recessed garages that are a minimum of 4 feet behind either the living area of the home or the front of a covered porch.
   b. Three-car garages, if proposed, shall be:
      i. Third garage shall be recessed by at least two feet from the two-car garage plane; or,
      ii. Separated by a two-foot width masonry column from the two-car garage.
      iii. Tandem configuration

PARKS AND OPEN SPACE

A large portion of the PUD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, and turf areas will support active recreation needs within the development.

LANDSCAPE STANDARDS

The design intent for the THE GRANARY PUD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

Entry Point Treatment

Entry points into the THE GRANARY PUD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.

Open Space / Buffer Yard Treatment

Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.

Modified Residential Collector Street Treatment

Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector streets. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.

Single-Family Residential Lot Treatment

Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One(1) tree per lot shall be required in the front yard, two(2) trees shall be required in the front yard of corner lots, one(1) within the front yard and one(1) in the the side yard facing public R.O.W. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.

Park Treatment

The park playground and activity node areas shall contain irrigated turf areas for field recreation and structured activity uses. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.

Detention Pond Treatment

Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

IRRIGATION

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

SETBACKS

Front Yard	15' Habitable Living Area / 20' to Garage
Side Yard	5' to interior lot line / 15' to R.O.W.
Rear Yard	15'

SETBACK ENCROACHMENTS

Porches may extend into setback area up to 3'
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

MAXIMUM BUILDING HEIGHT

The maximum building height is 35 feet (midpoint of highest ridge and eave).

PORCHES

Minimum porch depth to be 6'
Minimum porch area to be 48 SF

FENCING

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details.
Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

SIGNAGE

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

STORAGE

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

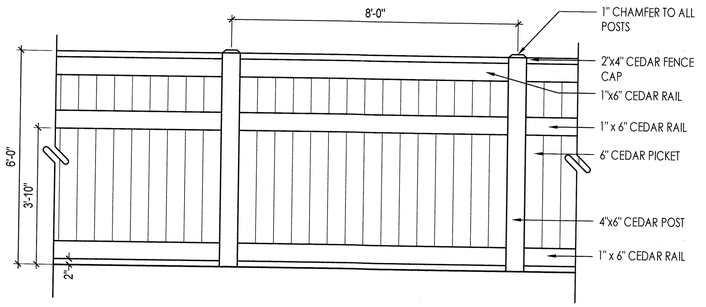
OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

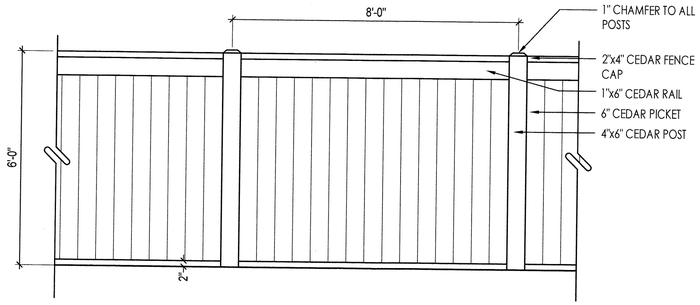
Sheet Name
Development Standards

Sheet
ODP 3

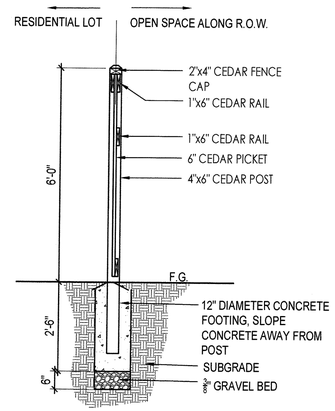
4735961 Pages: 4 of 8
07/15/2021 01:09 PM R Fee:$83.00
Carly Koppes, Clerk and Recorder, Weld County , CO



OUTSIDE ELEVATION (VIEW FROM R.O.W. ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



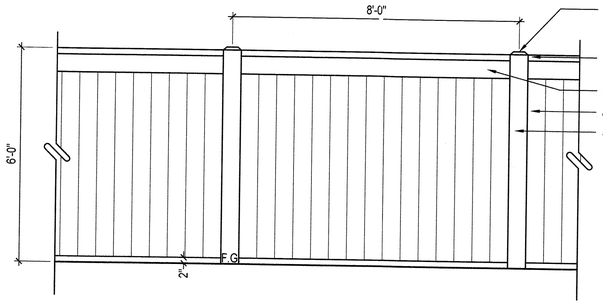
FENCE SECTION

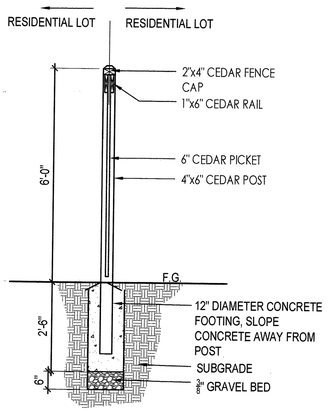
NOTES:
1. FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
3. STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

A FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)

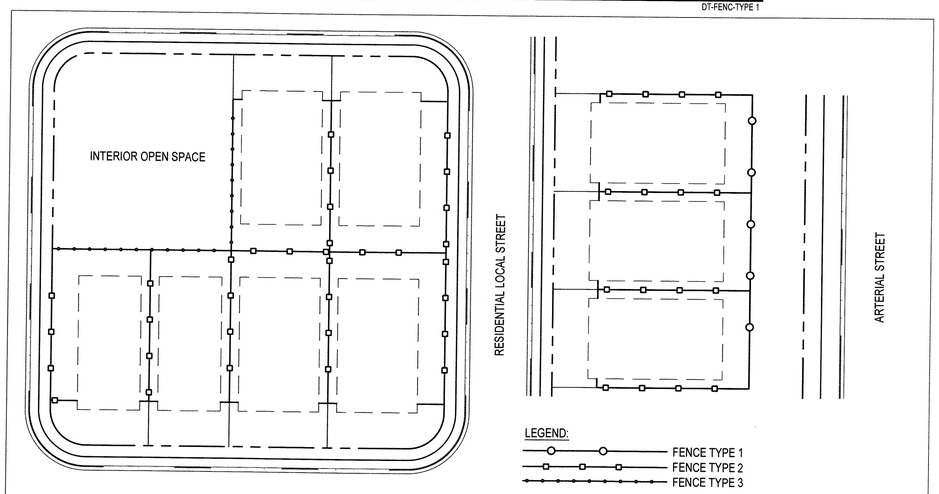
SCALE: 1/2"=1'-0"

DT-FENC-TYPE 1





FENCE SECTION



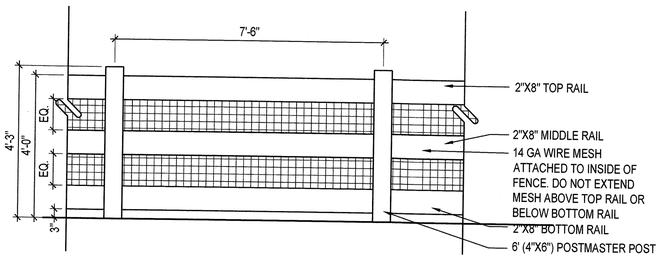
Fence Type Location Diagram

NOTES:
1. FENCE TYPE 2 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT SIDE PROPERTY LINES.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

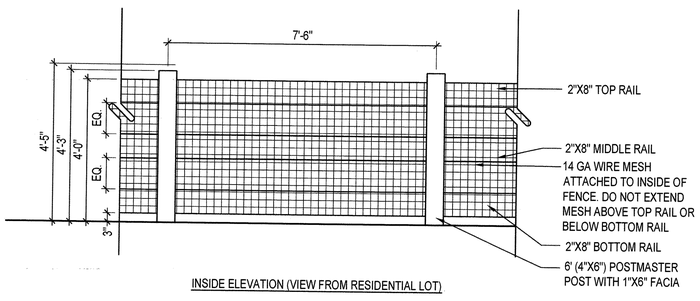
B FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

SCALE: 1/2"=1'-0"

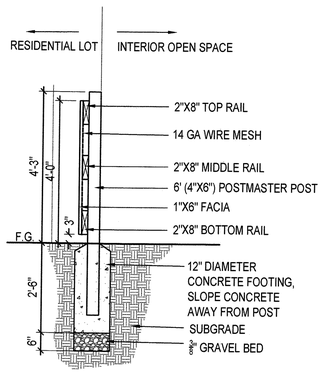
DT-FENC-TYPE 2



OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



FENCE SECTION

NOTES:
1. FENCE TYPE 3 SHALL BE LOCATED ON ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

C FENCE TYPE 3 (ALONG SINGLE-FAMILY LOT LINES THAT ARE ADJACENT TO INTERIOR OPEN SPACE)

SCALE: 1/2"=1'-0"

DT-FENC-TYPE 3

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name

Fencing Details

Sheet

ODP 4

4735961 Pages: 5 of 8
07/15/2021 01:09 PM R Fee:$83.00
Carly Koppes, Clerk and Recorder, Weld County , CO

Legend

- 45'x110' single-family lot
- 55'x110' single-family lot
- Irrigated native seed
- Detention
- Irrigated sod

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

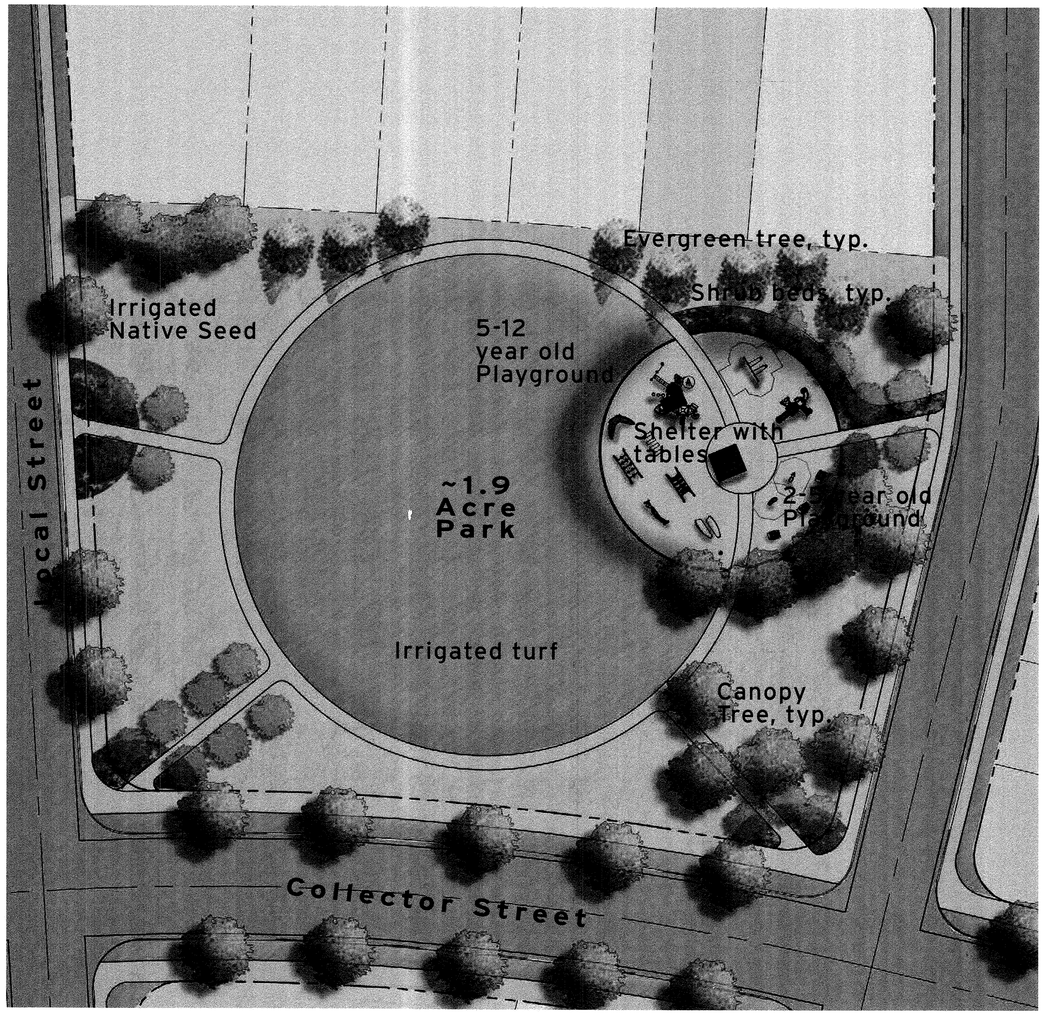
OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
ILLUSTRATIVE MASTER PLAN

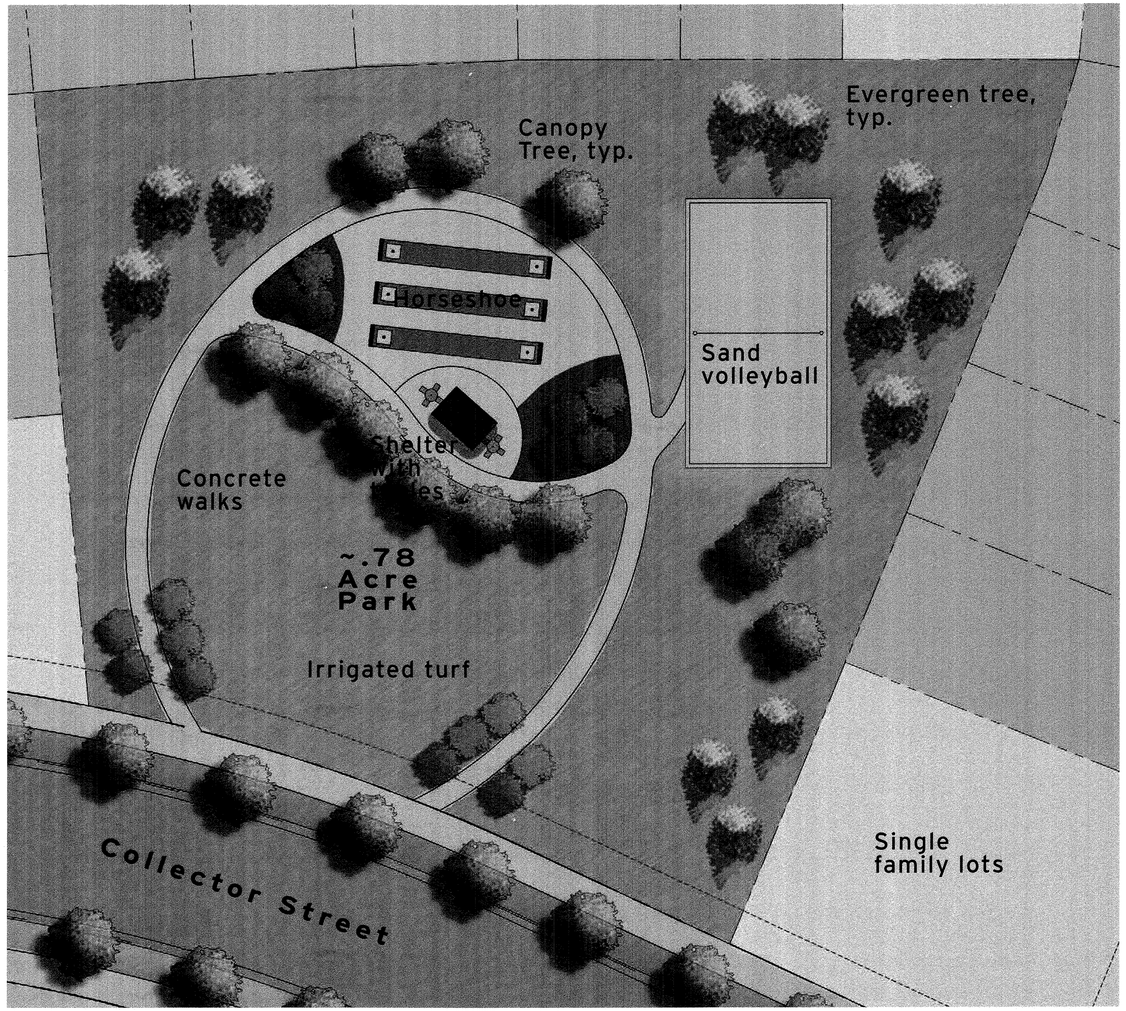
Sheet
ODP 5

4735961 Pages: 6 of 8
07/15/2021 01:09 PM R Fee:$83.00
Carly Koppes Clerk and Recorder, Weld County , CO



WEST PARK

0 30 60 120′



EAST PARK

0 20 40 80′

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

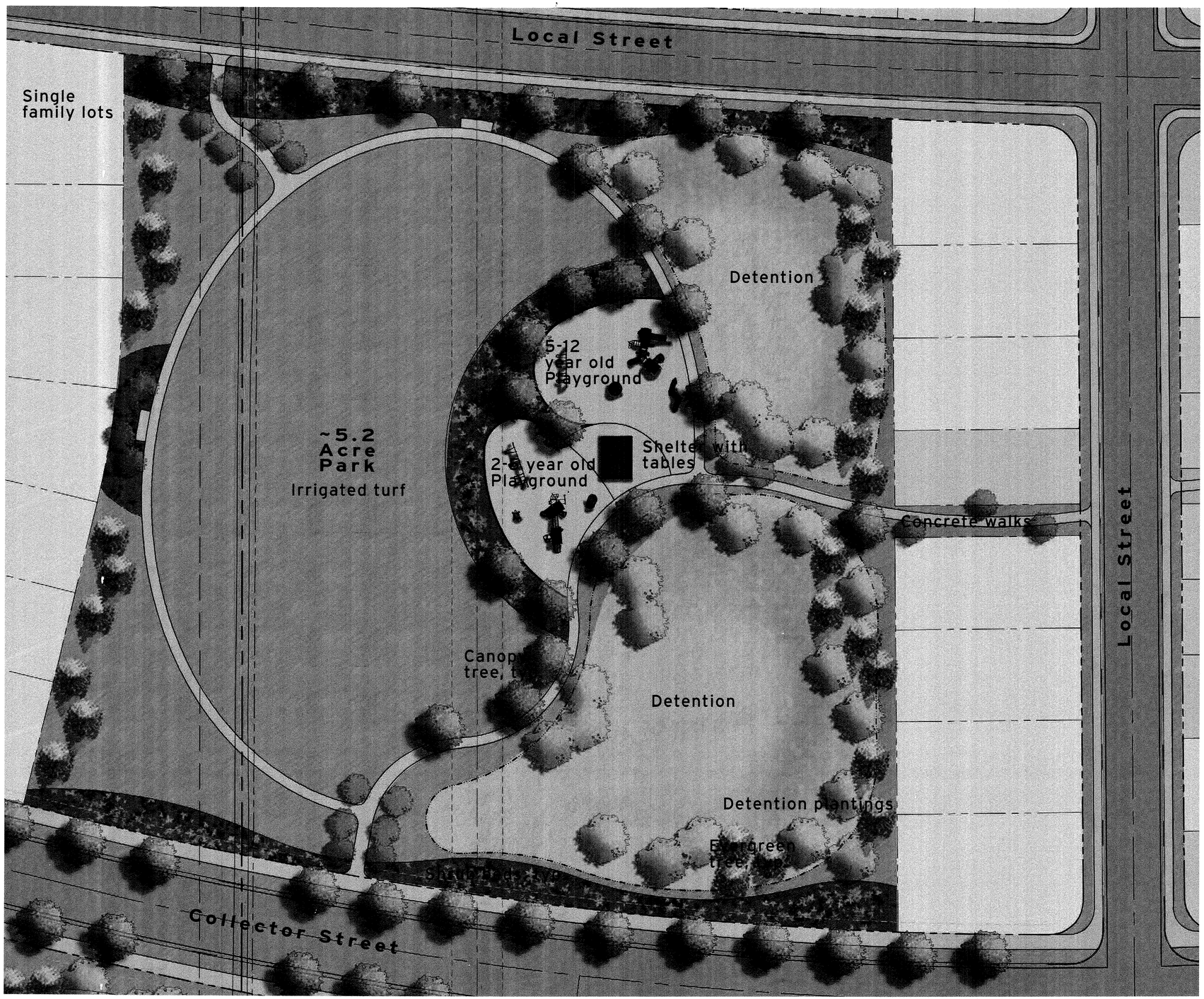
OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
CONCEPTUAL PARK ENLARGEMENT PLANS

Sheet
ODP 6

4735961 Pages: 7 of 8
07/15/2021 01:09 PM R Fee:$83.00
Carly Koppes, Clerk and Recorder, Weld County CO



CENTRAL PARK

0 30 60 120'

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
CONCEPTUAL PARK ENLARGEMENT PLAN

Sheet
ODP 7

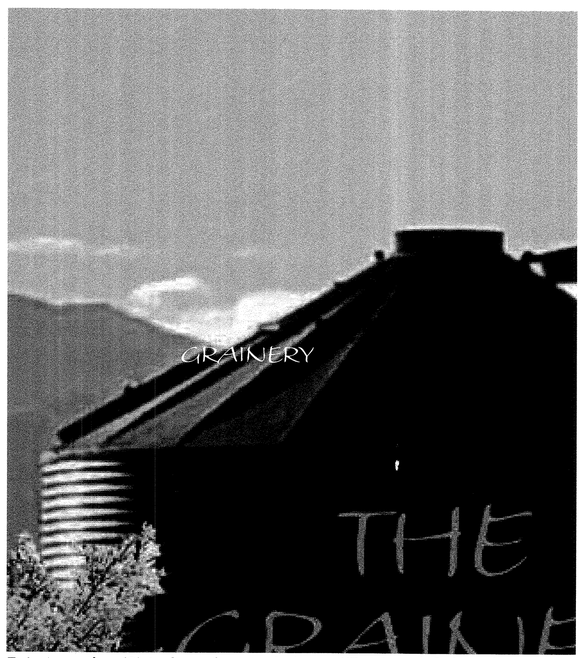
4735981 Pages: 8 of 8
07/15/2021 01:09 PM R Fee:$33.00
Carly Koppes, Clerk and Recorder, Weld County , CO

Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

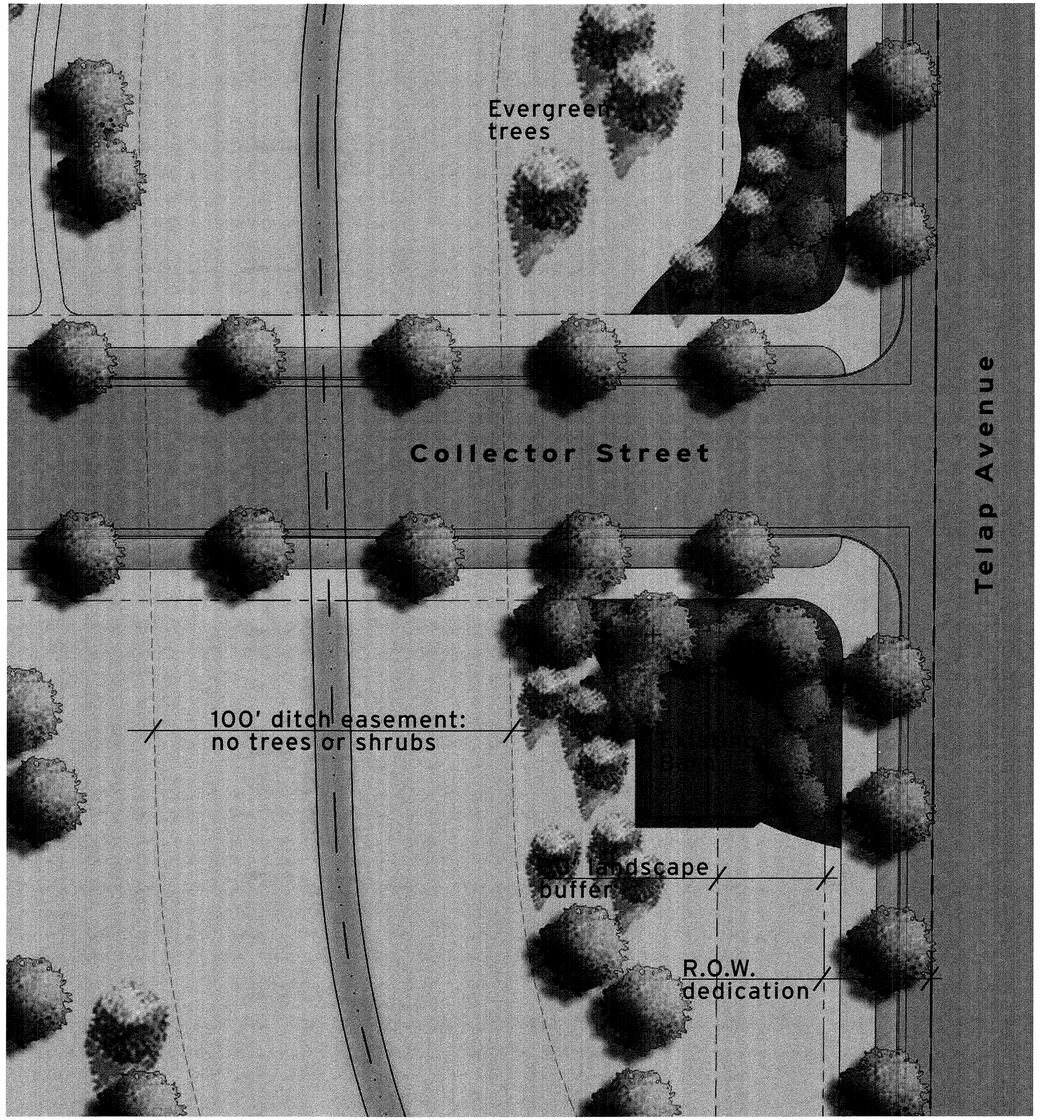
Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.

Remove covered garage portion

Existing barn along Telep Avenue



Existing silos (3) to be relocated along CR 46 and Colorado Blvd collector street entrances



Telap Avenue Entry Feature

GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
CONCEPTUAL ENTRY FEATURE PLAN

Sheet
ODP 8

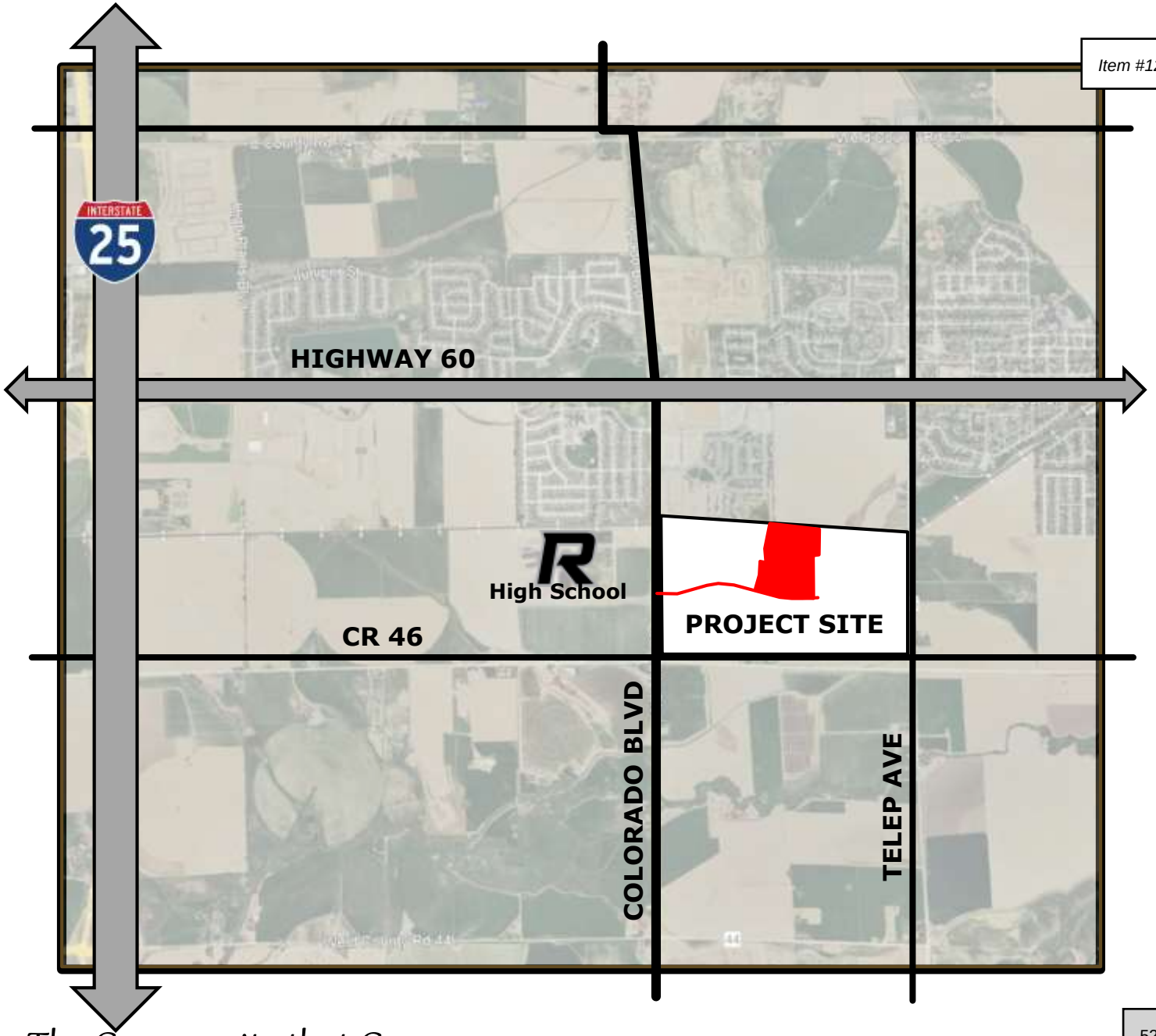
The Granary Filing No. 3
CASE SUB23-0013

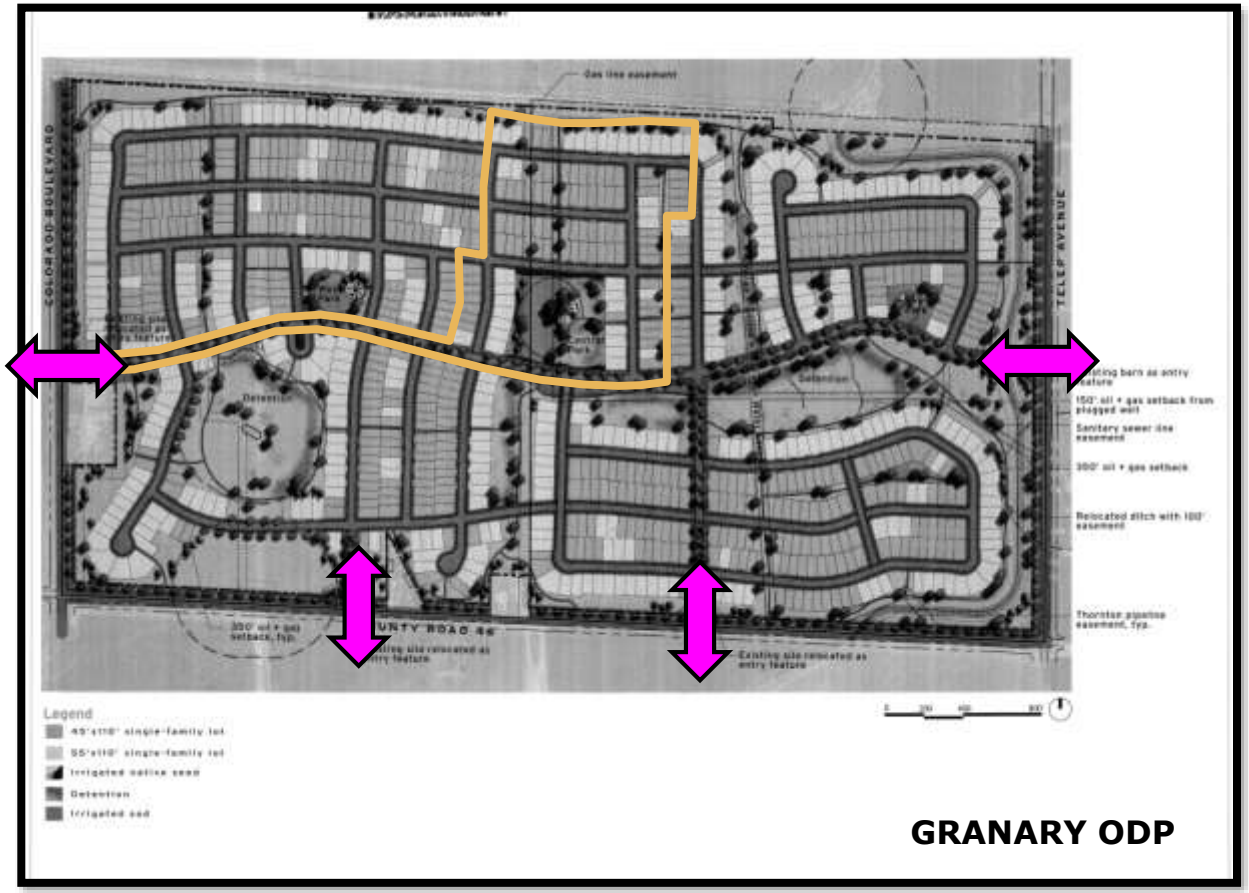
Town Council

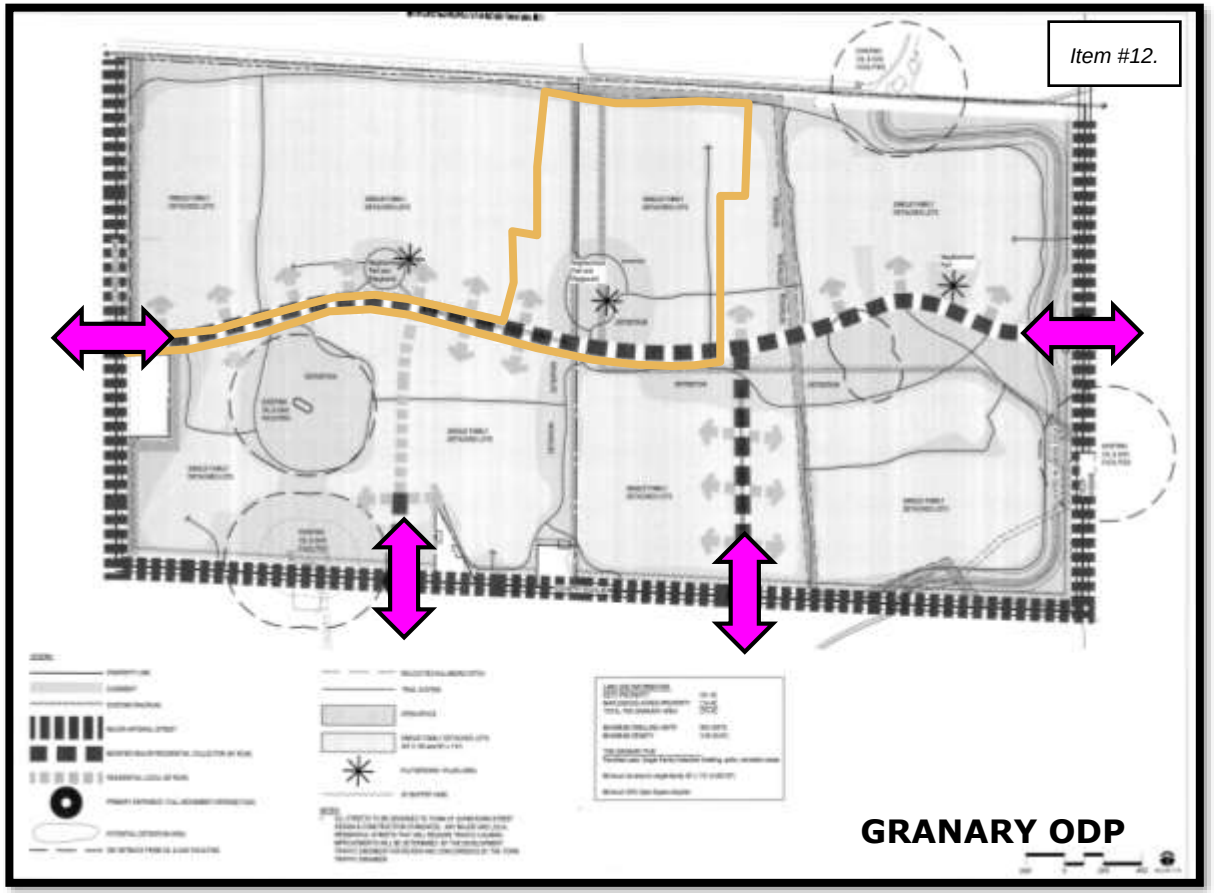
August 19, 2024

The Community that Cares

VICINITY MAP







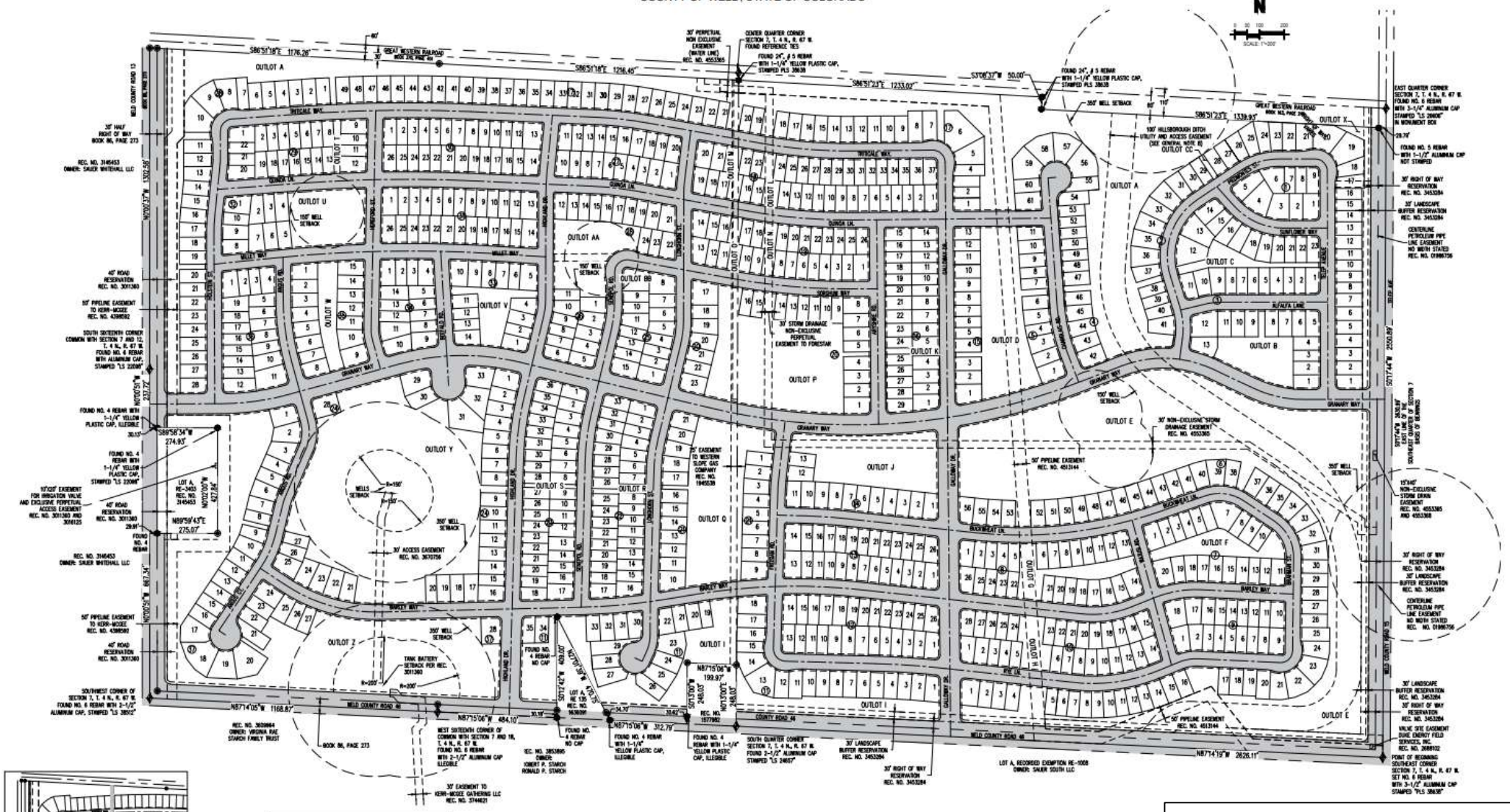
- 275-Acre Project Site
- Access from Colorado Blvd, County Road 46, and Telep Ave
- Filing No. 3 will extend Roosevelt Parkway to Colorado Blvd
- Filing No. 3 includes pool amenity

ZONING

APPROVED MAY 17, 2021

THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO



Galloway
6265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
Galloway-US.com

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THE GRANARY

PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

PRELIMINARY PLAT

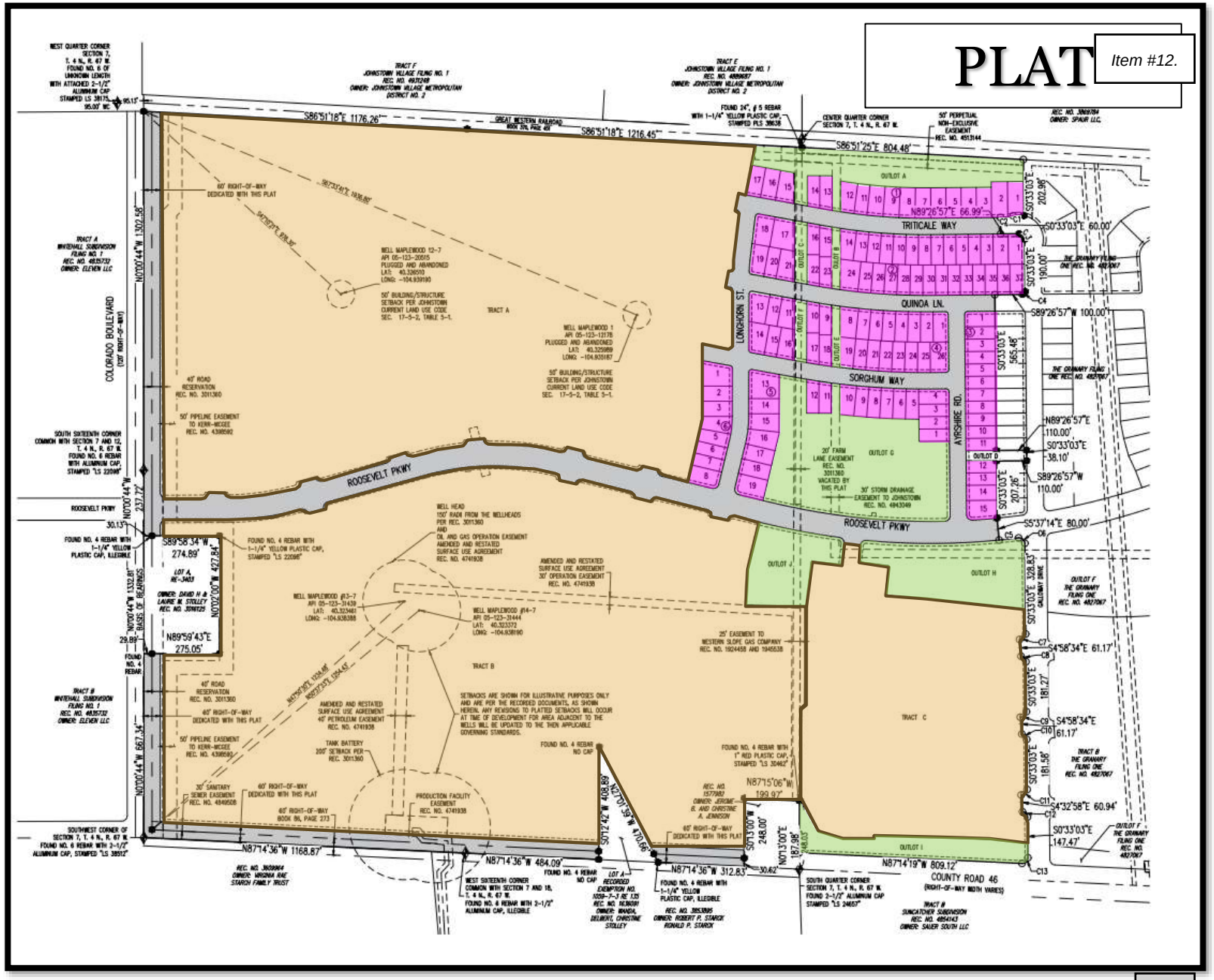
FILING NO. 3	
Total Acreage	185
Developable Acreage	49
Tract Acreage	135
Single-Family Lots	122
Open Space	15 acres
Right-of-Way	18 acres

TRACT

OUTLOT

SINGLE-FAMILY LOT

STREET


PLAT
TRITICALE WAY
QUINOA LN.
SORGHUM WAY
ROOSEVELT PKWY
COLORADO BOULEVARD
LONGHORN ST.
AYRSHIRE RD.
COUNTY ROAD 46
S86°51'18"E 1176.26'
S86°51'18"E 1216.45'
S86°51'25"E 804.48'
N89°26'57"E 66.99'
S0°33'03"E 60.00'
S89°26'57"W 100.00'
S0°33'03"E 565.46'
N89°26'57"E 110.00'
S0°33'03"E 38.10'
S89°26'57"W 110.00'
S0°33'03"E 207.26'
S5°37'14"E 80.00'
S4°58'34"E 61.17'
S4°32'58"E 60.94'
S0°33'03"E 147.47'
S89°58'34"W 274.89'
N89°59'43"E 275.05'
N8°14'36"W 1168.87'
N8°14'36"W 484.09'
N8°14'36"W 312.83'
N8°14'19"W 809.12'
N8°15'06"W 199.97'
S0°13'00"E 248.00'
N0°13'00"E 187.98'
S0°12'42"W 408.89'
N0°00'44"W 1302.58'
N0°00'44"W 237.72'
N0°00'44"W 1332.81'
N0°00'44"W 667.34'
N0°00'00"W 427.64'
S0°33'03"E 202.98'
S0°33'03"E 190.00'
S0°33'03"E 328.83'
S0°33'03"E 181.27'
S0°33'03"E 181.58'
S0°33'03"E 202.98'
N89°26'57"E 110.00'
S89°26'57"W 110.00'
S0°33'03"E 207.26'
S5°37'14"E 80.00'
S4°58'34"E 61.17'
S4°32'58"E 60.94'
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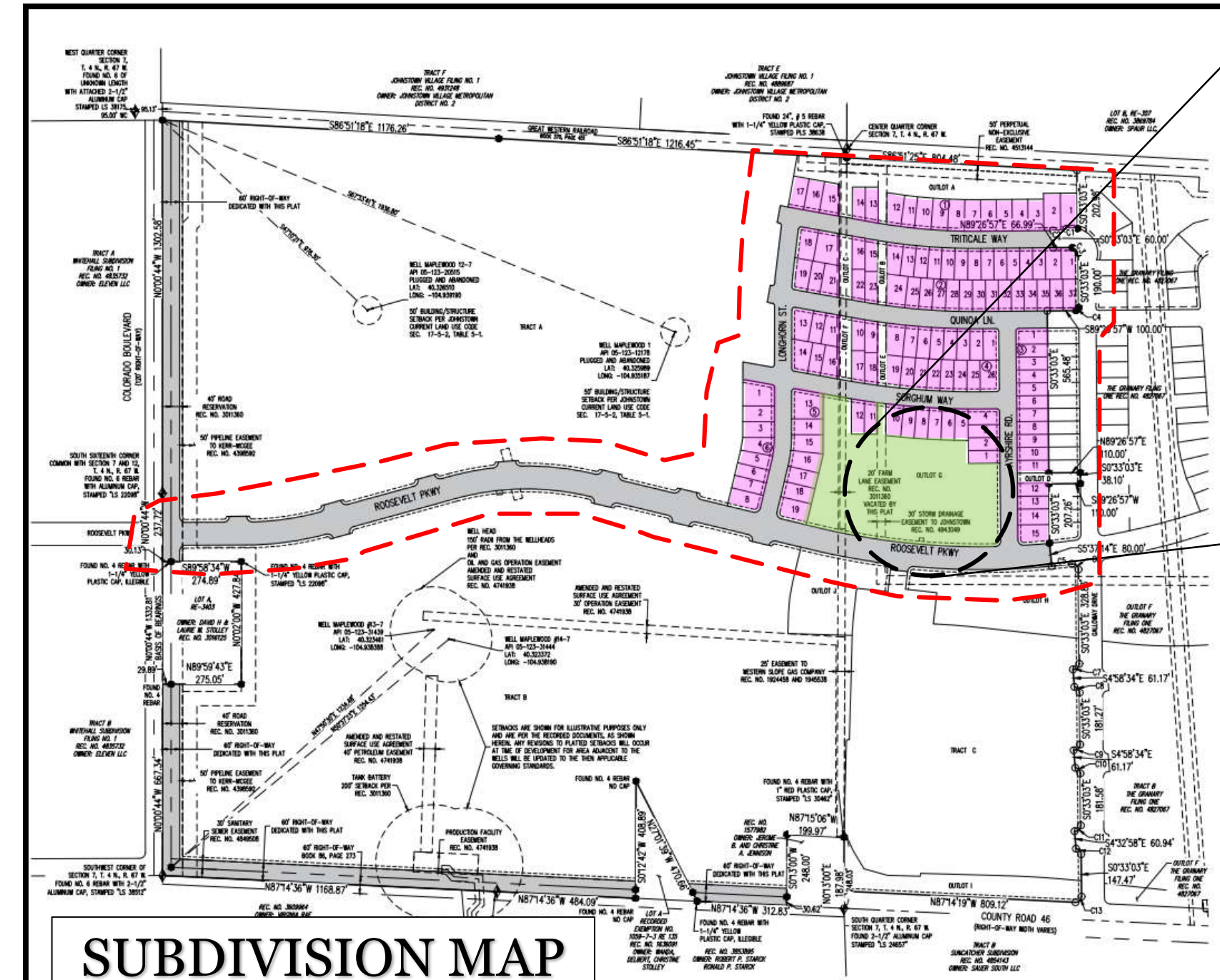
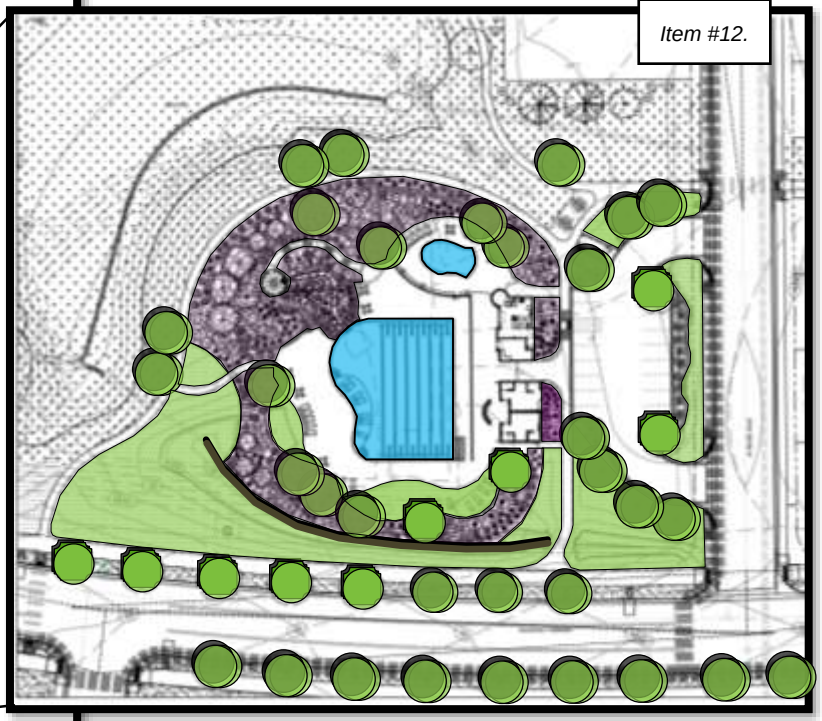
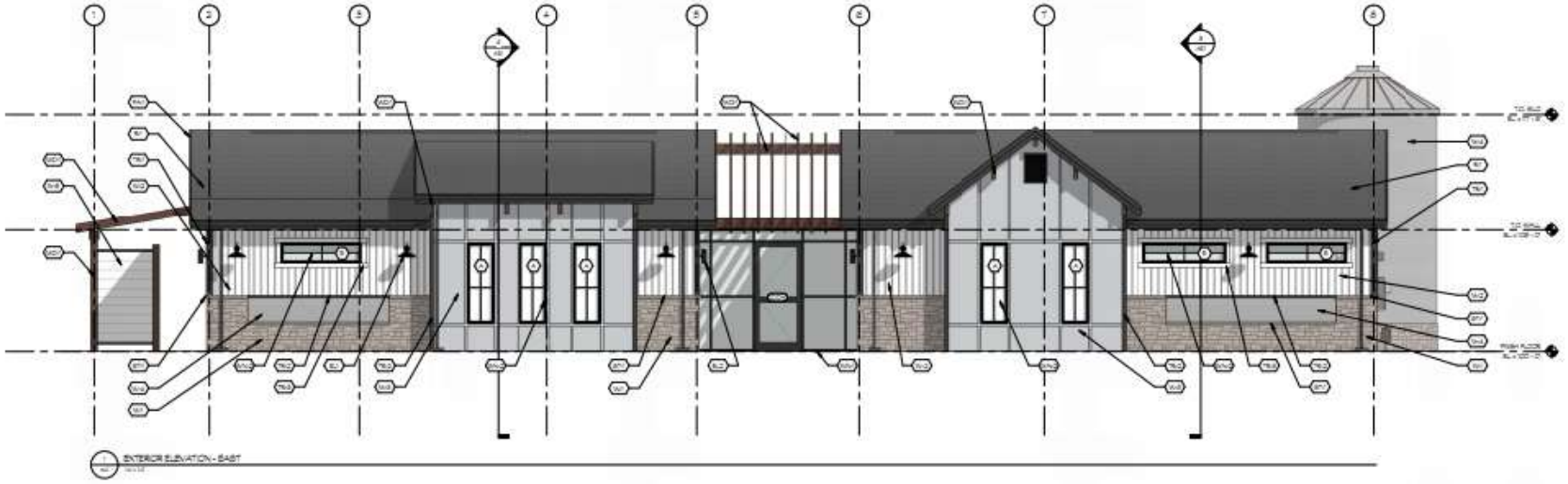
S0°33'03"E 190.00'
S0°33'03"E 328.83'
S0°33'03"E 207.26'
S0°33'03"E 565.46'
S0°33'03"E 60.00





SUBDIVISION MAP



EXTERIOR ELEVATION - EAST

EXTERIOR MATERIALS

KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
CMU					
EC					
EC					
FAU					
GC					
GL					
GLC					
MM					
MT					
PC					
PC					
PC					
PC					
PC					
SC					
SC					
S

RECOMMENDATIONS

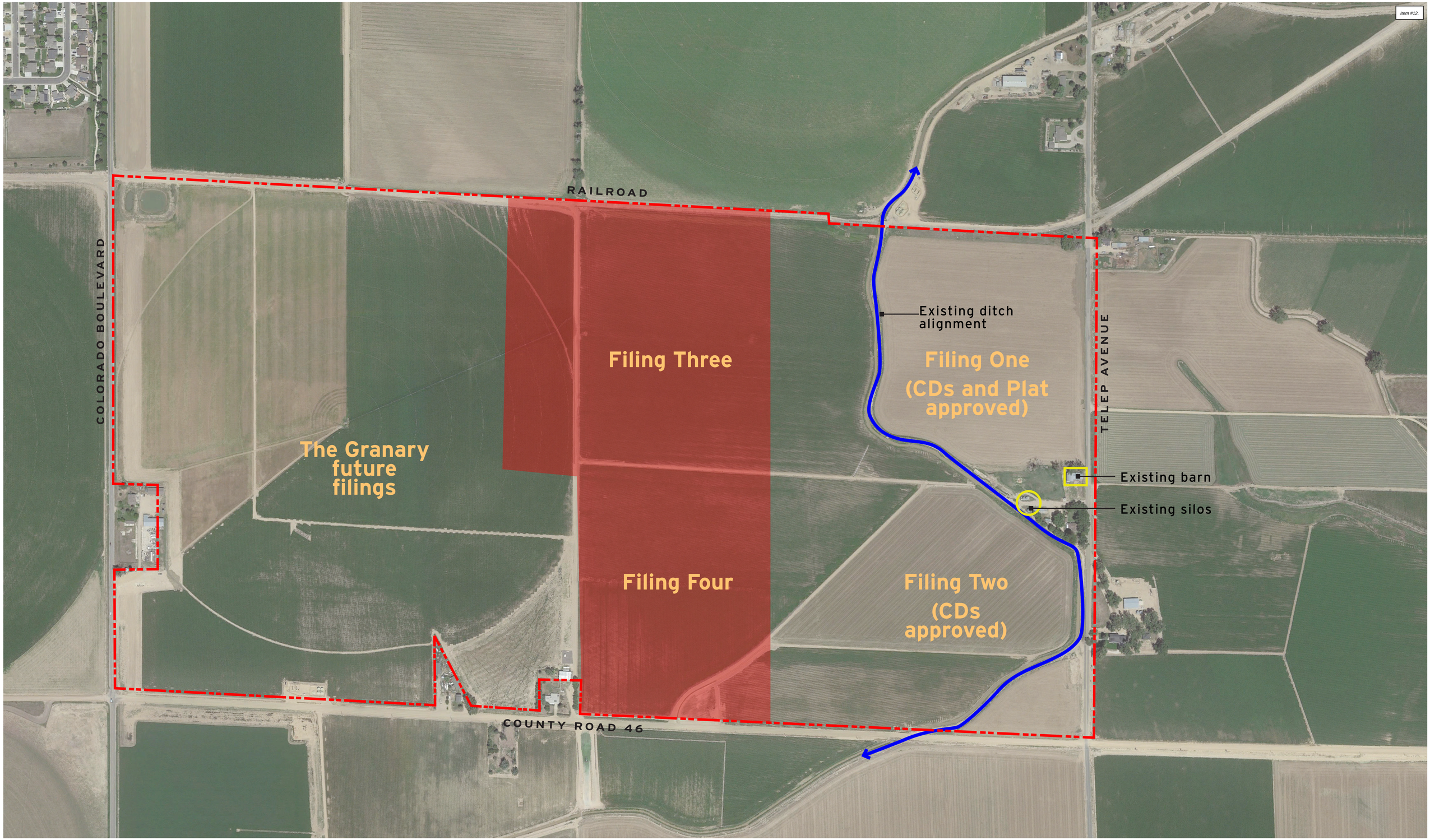
The Granary Filing No. 3
Recommend approval of Resolution 2024-30, approving The Granary Filing No. 3

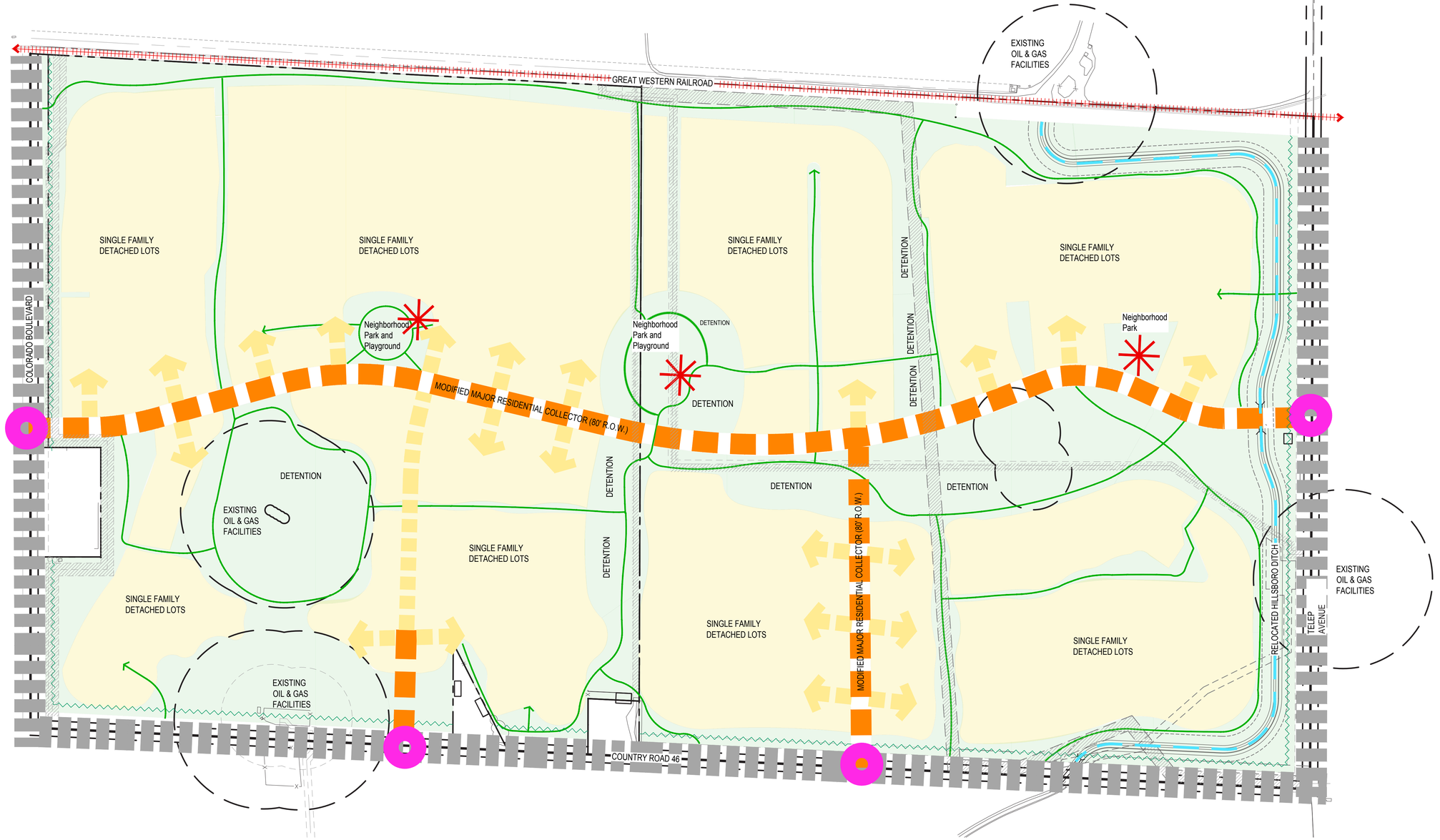
Water and Sewer Service Agreement for The Granary Filing No. 3
Recommend approval of the Water and Sewer Service Agreement for The Granary Filing No. 3

Subdivision Development and Improvement Agreement for The Granary Filing No. 3
Recommend approval of the Subdivision Development and Improvement Agreement for The Granary Filing No. 3

The Granary

FILING THREE PLAT
and
FILING THREE AND FOUR FDP | CDs


RAILROAD
COLORADO BOULEVARD
TELEP AVENUE
COUNTY ROAD 46
Filing Three
Filing One
(CDs and Plat approved)
The Granary future filings
Filing Four
Filing Two
(CDs approved)
Existing ditch alignment
Existing barn
Existing silos



LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- POTENTIAL DETENTION AREA
- 350' SETBACK FROM OIL & GAS FACILITIES
- RELOCATED HILLSBORO DITCH
- TRAIL SYSTEM
- OPEN SPACE
- SINGLE FAMILY DETACHED LOTS (45' X 100 and 55' x 110')
- PLAYGROUND / PLAZA AREA
- 30' BUFFER YARD

NOTES:

1. ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.

LAND USE INFORMATION:

KETO PROPERTY	161 AC
MAPLEWOOD ACRES PROPERTY	114 AC
TOTAL THE GRANARY AREA	275 AC
MAXIMUM DWELLING UNITS	950 UNITS
MAXIMUM DENSITY	3.45 DU/AC

THE GRANARY PUD

Permitted uses: Single-Family Detached Dwelling, parks, recreation areas

Minimum lot area for single-family 45' x 110' (4,950 SF)

Minimum 30% Open Space required

200' 0 200' 400' NORTH

HARTFORD HOMES russell mills Galloway

Legend

- 45'x110' single-family lot
- 55'x110' single-family lot
- Irrigated native seed
- Detention
- Irrigated sod
- Property line
- 350'Setback Active Oil & Gas Facility
- 150' Setback Inactive/plugged Oil & Gas Facility
- Sinclair and Thorton Pipeline Easement
- Kerr-Mcgee Pipeline Easement

0 200 400 800'

HARTFORD HOMES | russell mills | Galloway

The Granary

Illustrative Approved PDP

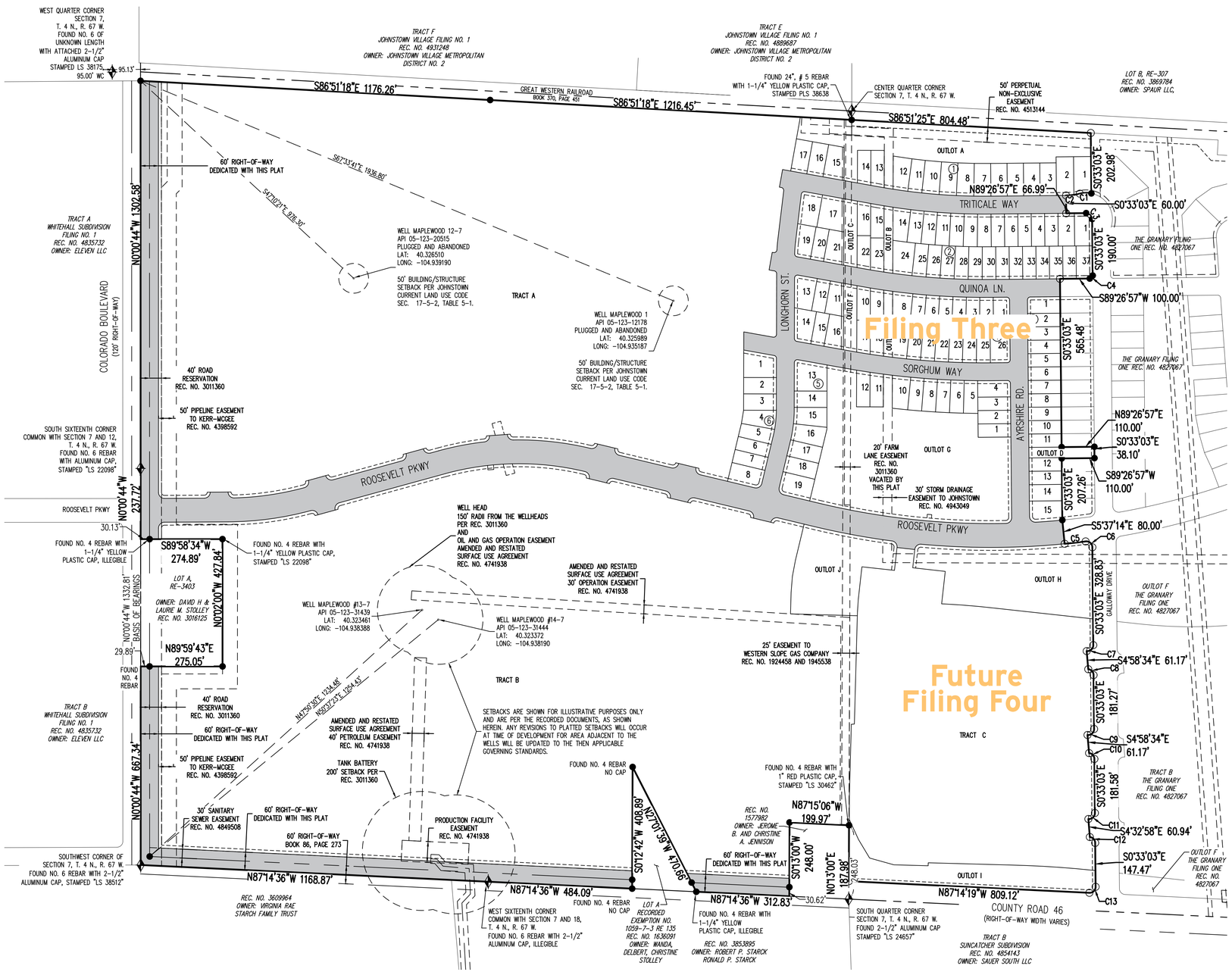
Restored Granary Entrance Barn
(at east entrance along Telep)

Filing One - East Park

Model Homes

THE GRANARY FILING THREE

TRACT A AND OUTLOTS I, J, K AND L, GRANARY FILING ONE AND
LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403
LOCATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,



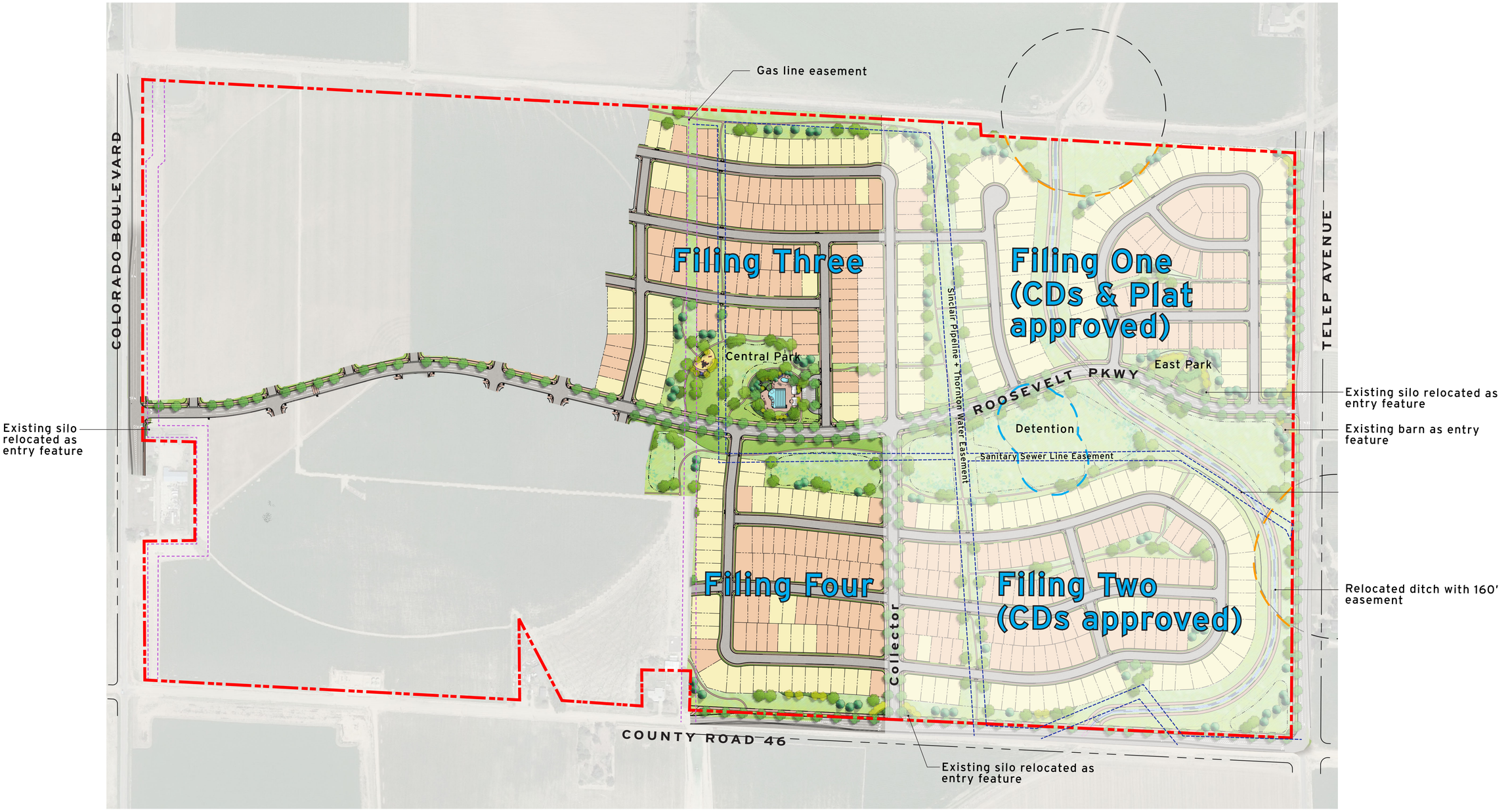
LEGEND

- FOUND 24", NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
- SET 24", NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638" UNLESS OTHERWISE NOTED
- ALIQUOT CORNER (AS DESCRIBED)
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- REC. NO. — RECEPTION NUMBER
- BLOCK NUMBER
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT

N

0 50 100 200

SCALE: 1"=200'



Legend

- 45'x110' single-family lot
- 55'x110' single-family lot
- Irrigated native seed
- Detention
- Irrigated sod
- Property line
- 350'Setback Active Oil & Gas Facility
- 150' Setback Inactive/plugged Oil & Gas Facility
- Sinclair and Thorton Pipeline Easement
- Kerr-Mcgee Pipeline Easement

Note: Elements of the illustrative plan are conceptual and subject to change.

Note: Elements of the illustrative plan are conceptual and subject to change.

0 30 60 120′

HARTFORD HOMES russell mills Galloway

The Granary

Central Park Pool and Playground

Front Street-side Elevation

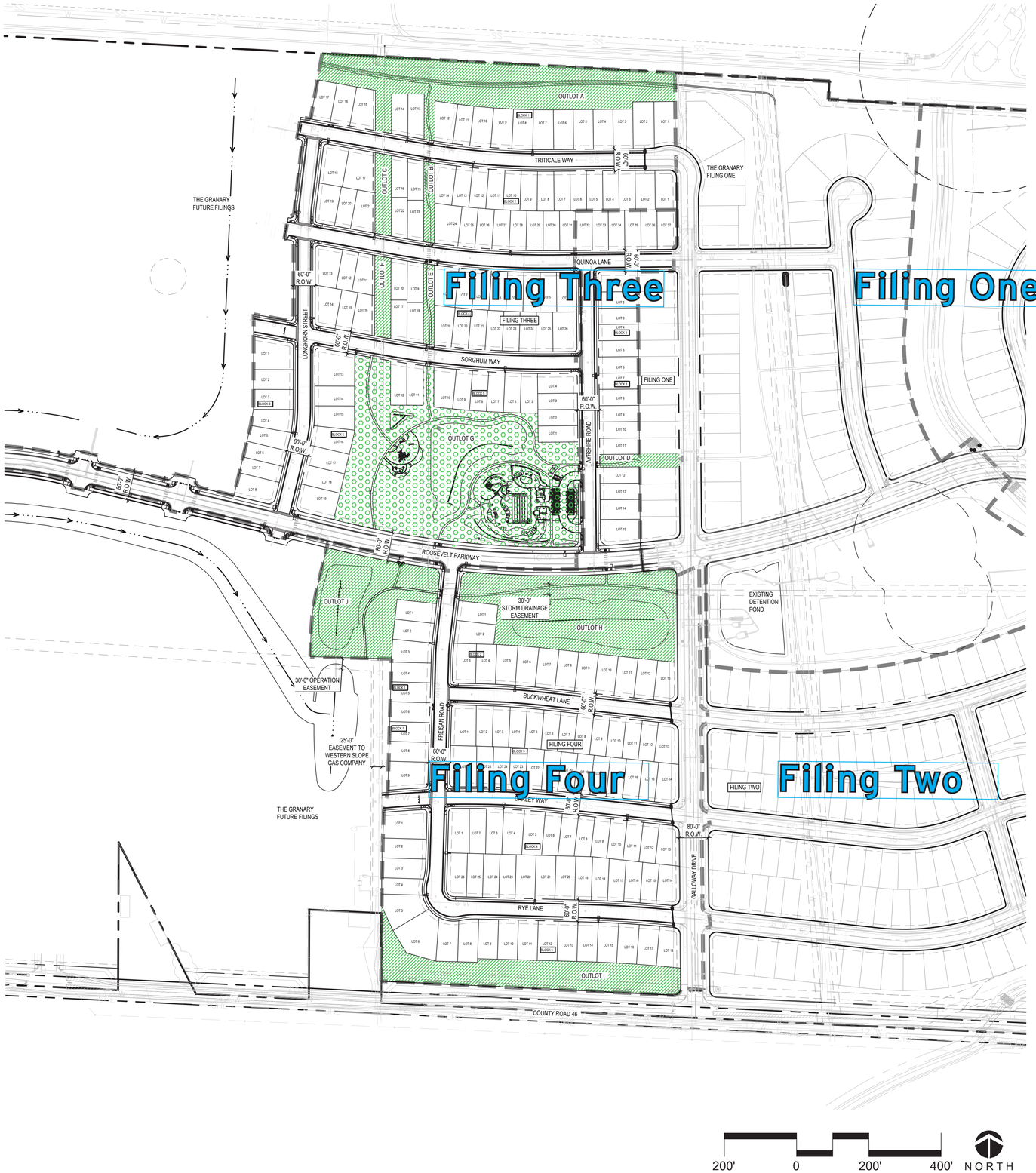
Rear Pool-side Elevation

Note: Elements of the illustrative images are conceptual and subject to change.

VORTEX | Granary Pool - Timnath, CO, USA
Project - 39811

Waterslides
Isometric View
2

Note: Elements of the illustrative images are conceptual and subject to change.



OPEN SPACE SUMMARY THE GRANARY FILING THREE AND FOUR

OUTLOTS	AREA (SF)		OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	112,537	2.583	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
B	6,671	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
C	10,040	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
D	8,080	0.185	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
E	6,655	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
F	10,032	0.230	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
G	239,472	5.498	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
H	117,711	2.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
I	67268	1.544	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
J	74,129	1.702	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
OUTLOTS TOTAL (OPEN SPACE)	652,594	14.981	TRACTS A (58.086 AC) & B (60.903 AC) & C (FILING FOUR 16.703 AC) ARE NOT INCLUDED FOR OPEN SPACE CALCULATION AS THE AREAS ARE DESIGNATED FOR FUTURE DEVELOPMENT/FILINGS			29.62%

OPEN SPACE SUMMARY THE GRANARY FILING THREE AND FOUR

TOTAL AREA PLATTED	8,038,529	184.539			
TRACT A	2,530,240	58.086	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT
TRACT B	2,652,919	60.903	DEVELOPER	METRO DISTRICT	FUTURE DEVELOPMENT
TRACTS TOTAL (FOR FUTURE DEVELOPMENT)	5,183,159	118.993			
FILING THREE (LOTS & R.O.W.) + TRACT C* (FILING FOUR) TOTAL AREA	2,202,776	50.569			
TOTAL OPEN SPACE (OUTLOTS) FOR FILING THREE & TRACT C* (FILING FOUR)	652,592	14.981			

OPEN SPACE LEGEND:

- PROPERTY LINE
- PHASING LINE
- LOT LINE
- EASEMENT
- LANDSCAPE BUFFER
- 150' PLUGGED AND ABANDONED OIL FACILITY SETBACK
- 350' ACTIVE OIL FACILITY SETBACK
- OPEN SPACE
- OPEN SPACE - PARK

* AT THE TIME OF DEVELOPMENT PLAN RECORDING FILING THREE WAS PLATTED. FILING FOUR HAS BEEN NOTED AS TRACT C ON THE PLAT UNTIL THE TIME OF FILING FOUR PLAT.

HARTFORD HOMES | russell mills | Galloway

The Granary

Filing Three and Four Open Space

WATER AND SEWER SERVICE AGREEMENT
(THE GRANARY FILING NO. 3)

THIS WATER AND SEWER SERVICE AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2024 ("Effective Date"), by and between **GRANARY DEVELOPMENT, LLC**, a Colorado limited liability company ("Developer"), and **THE TOWN OF JOHNSTOWN**, a Colorado home-rule municipal corporation ("Town"), collectively sometimes referred to as the "Parties."

WITNESSETH:

WHEREAS, the Developer owns an interest in land in the SE1/2 of Section 7, T04N, R67W, 6th PM, and more specifically described in the attached Exhibit A ("Subject Property"); and

WHEREAS, the Subject Property has been annexed to the Town and was the subject of an Annexation Agreement known as the Keto 161 Annexation dated September 18, 2006; and

WHEREAS, the Subject Property is being developed and will consist of 122 single family detached homes, 1 swimming pool, and 1 pool house with restrooms, office space, and equipment storage along with 7.17 acres of residential irrigated landscape, irrigated and common use areas consisting of 1.45 acres of spray-irrigated area and 0.47 acre of drip-irrigated area, and 5.51 acres of temporarily irrigated native grasses. After successful establishment of cover, irrigation will be discontinued on the 5.51 acres of native grasses. Together the project is known as known as The Granary Filing No. 3 ("Project"); and

WHEREAS, the Developer and the Town desire to set forth their agreement concerning water rights dedication, preliminary projections of water and sewer demand and a current commitment by the Town for water and sewer service for the Project.

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. Water and Sewer Demand Studies In compliance with the Town Water Rights Dedication Ordinance ("Ordinance"), Developer has submitted to the Town a preliminary water and sewer demand analysis for the Project dated January 26, 2024. Said analysis was received by the Town and as modified by the Town's Water Engineer by memorandum dated February 22, 2024 is hereby accepted by the Town. The analysis sets forth the projected water and sewer demands for the Project as follows:

Permanent Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-Building	40.94	2.05
Pool	0.72	0.27
Irrigation	22.27	18.93

Total	63.93	21.25

Temporary Development Component	Demand (AF/YR)	Consumption (AF/YR)
Native Grasses	5.51	4.68
Total	5.51	4.68

2. Water Rights Dedication.

a. Dedication. The Developer must dedicate raw water to Johnstown to meet the total annual water demand of 69.44 acre-feet for the Project. Upon establishment and permanent disabling of the irrigation system providing water to the temporarily irrigated native grasses, Developer may provide written notice to the Town of such act. Upon written notice from the Town to Developer that the Town has accepted the permanent disabling of the irrigation system, Developer may, with the Town's written consent, assign the 5.51 acre-feet to another project or development within the Town's boundaries.

b. Surplus dedication credit. Developer has a previous surplus credit of 2.79 acre-feet from the Granary Filing No. 1. In addition, within thirty (30) days of the execution of this Agreement, Developer shall dedicate nine (9 shares of the Consolidated Home Supply Ditch & Reservoir Company represented by share Certificate No. 7139, and 7 of the 11 shares represented by share Certificate No. 7137 to the Town. Developer's dedication of the nine (9) shares will provide to Developer raw water credits in excess of the water demand projected for the Project. As a result of said dedication, Developer will have a surplus dedication credit with the Town of 5.35 acre-feet. The credit is calculated as follows:

Previous Surplus Credit	2.79 acre-feet
Dedication Credit:	72.00 acre-feet
LESS Estimated demand:	69.44 acre-feet
Net current surplus credit:	**5.35 acre-feet**

3. Commitment to serve. Subject to Developer's performance of all the covenants contained herein and payment of all required fees, the Town commits to provide to the Project up to 41.66 acre-feet per year as a permanent water supply for residential and pool use together with the corresponding sewer service, up to 22.27 acre-feet per year as a permanent water supply for common area irrigation, and up to 5.51 acre-feet per year temporarily to establish native grasses as stated in Paragraph 2.a, above.

4. Future review of water usage and dedication requirements. In accordance with the Ordinance, the Town reserves the right to review actual water usage within the Project at a point in time after water usage has been established to confirm the adequacy of the water demand projections made by the Developer and to require additional water rights dedication and/or cash-in-lieu payments based on actual water usage.

5. Payment of Water Court Transfer fees. At the time Developer dedicates the water rights and shares as shown in Paragraph 2.b., above, Developer shall pay to the Town the sum of **Thirty-Six Thousand Nine-Hundred dollars ($36,900.00)** as payment of the water court transfer fees required by the Ordinance. This payment is for the dedication of 69.44 acre-feet per year of estimated temporary and permanent water demand (139 SFE) for the Project. This water court transfer fee applies only to the 69.44 acre-feet of water demand and not to any excess water credits described by Paragraph 2.b., above. Pursuant to Paragraph 4, above, if future review requires additional dedication of water, additional water court transfer fees will be required at the time of dedication.

6. Notices. All notices, demands, or other documents required or desired to be given, made or sent to either Party under this Agreement shall be made in writing, shall be deemed effective upon receipt, and shall be personally delivered, mailed postage prepaid, certified mail, return receipt requested, or sent by electronic mail on the condition that the recipient acknowledges receipt thereof, as follows:

TO DEVELOPER:

Granary Development, LLC
Attention: Landon Hoover
4801 Goodman Rd.
Timnath, CO 80547

TO THE TOWN:

Town of Johnstown
c/o Town Clerk
450 S. Parish Ave.
Johnstown, CO 80534
hhill@johnstownco.gov
notices@johnstownco.gov

WITH A COPY TO
THE TOWN ATTORNEYS:

Avi Rocklin, Esq.
Johnstown Town Attorney
1437 N. Denver Avenue, #330
Loveland, CO 80538
avi@rocklinlaw.com

Peter J. Ampe
Hill & Robbins, P.C.
3401 Quebec St., Suite 3400
Denver, CO 80207
peterampe@hillandrobbins.com

The addresses for notices may be changed by written notice given to the other Party in the manner provided above.

7. Default. In the event of default by either Party hereunder, the non-defaulting Party shall notify the defaulting Party in writing of such default(s), specifying the nature and extent

thereof. If such default is not cured within thirty (30) days and the non-defaulting Party desires to seek recourse, the Parties shall participate in mediation, the costs of which shall be shared equally by both Parties. If mediation is not successful after a ninety-day period, either Party may then commence a legal action, and shall be entitled to such remedies as are provided by law, including the Town's ordinances.

8. Successors and assigns. The benefits and burdens of this Agreement shall respectively inure to and be binding upon the successors and assigns of the Parties hereto. This Agreement shall not be assigned without the prior written consent of the other party, which shall not be unreasonably withheld.

9. Amendment or modification. No amendment or modification of this Agreement shall be of any force or effect unless in writing and executed by the Parties hereto with the same formality as this Agreement.

10. Attorney's fees and costs. If any judicial proceedings may hereafter be brought by the Town to enforce any of the provisions hereof, including an action for specific performance and/or damages, against the Developer, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

11. Waiver. The waiver of any breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party, concerning either the same or any other provision of this Agreement.

12. Headings for convenience only. Paragraph headings and titles contained herein are intended for convenience and reference only and are not intended to define, limit, or describe the scope or intent of any provision of this Agreement.

13. Non severability. Each paragraph of this Agreement is intertwined with the others and is not severable unless by mutual consent of the Parties hereto.

14. Choice of Law and Venue. This Agreement and the rights and obligations of the Parties hereto shall be governed by the laws of the State of Colorado. Venue for any claim, proceeding or action shall be in Weld County, State of Colorado.

15. Entire agreement and Authorization. This Agreement constitutes the entire agreement between the Parties related to the subject matter hereof and any prior agreements pertaining thereto whether oral or written have been merged or integrated into this Agreement. Each of the undersigned represents to the others that he/she is authorized by his/her respective entity to execute this Agreement on behalf of that entity.

16. No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with

respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

18. Recordation. This Agreement may be recorded by the Town at Developer's expense in the office of the Clerk and Recorder of Weld County, Colorado, and, effective as of the date of such recordation, this Agreement shall run with the Subject Property, shall be binding upon the Parties hereto and the permitted successors and assigns of the Developer and shall constitute notice of this Agreement to all persons or entities not parties hereto.

*IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

Signatures follow

GRANARY DEVELOPMENT, LLC
a Colorado limited liability company

By: Hartford Homes, LLC,
A Colorado limited liability company, Manager
By: Landon Hoover

Title: Manager

STATE OF COLORADO)
) ss
COUNTY OF Larimer)

SUBSCRIBED AND SWORN to before me this 7th day of August, 2024 by Landon Hoover as Manager for Hartford Homes, LLC, Manager of Granary Development, LLC

Witness my hand and official seal.

JILLIAN MARIE WALL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224010267
MY COMMISSION EXPIRES MARCH 14, 2026

Notary Public
4801 Goodman St
Timnath, CO 80547
Address
303-859-3933
Telephone

My Commission Expires: _____
TOWN OF JOHNSTOWN, COLORADO,
a municipal corporation

By: _____
Michael P. Duncan, Mayor

ATTEST:

By: _____
Hannah Hill, Town Clerk

EXHIBIT A

LEGAL DESCRIPTION

TRACT A, OUTLOTS I, J, K AND L, THE GRANARY FILING ONE RECORDED AT RECEPTION NO. 4827067, LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE-135 RECORDED AT RECEPTION NO. 16309 AND LOT B, RECORDED EXEMPTION NO. 1059-7-3-RE3403 RECORDED AT RECEPTION NO. 3011360 ALL IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN PART OF THE SOUTH HALF OF SECTION 7, T. 4 N., R. 67 W. OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT
FOR
TOWN OF JOHNSTOWN
(THE GRANARY FILING THREE)

This Subdivision Development and Improvement Agreement ("Agreement"), made and entered into by and between the **Town of Johnstown, Colorado**, a Colorado home-rule municipal corporation (the "Town") and **Granary Development, LLC,** a Colorado limited liability corporation (the "Developer").

RECITALS

WHEREAS, Developer is the owner of a parcel of land situated in the Town of Johnstown, County of Weld, State of Colorado, the description of which is set forth on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Developer seeks to develop the Property and to designate such development as The Granary Filing Three ("Development"); and

WHEREAS, Developer has submitted a final plat depicting the Development, which final plat is attached hereto as **Exhibit B-1** and incorporated herein by this reference ("Final Plat"); and

WHEREAS, the Town Council approved, or intends to approve, the Final Plat by passage of Resolution 2024-____, containing terms and conditions of approval of the Final Plat, which Resolution is, or will be, attached hereto as **Exhibit B-2** and incorporated herein by this reference ("Resolution"); and

WHEREAS, Developer understands and agrees that, as a further condition of approval of the Final Plat, Developer is required to construct certain Subdivision Improvements (defined below) to the Property, that Developer is responsible for the costs and expenses of those Subdivision Improvements unless otherwise provided herein, and that the Subdivision Improvements contemplated herein are reasonable, necessary, appropriate, and directly benefit the Development; and

WHEREAS, Developer agrees to undertake and complete the Development in accordance with this Agreement, the Final Plat, the Resolution, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations.

AGREEMENT

NOW, THEREFORE, in consideration of the premises cited above and the mutual covenants and promises contained herein, the sufficiency of which is acknowledged, the Town and Developer agree as follows:

RECITALS

The Recitals are incorporated as if fully set forth herein.

DEFINITIONS

For the purposes of this Agreement, the following words and terms shall be defined as follows:

1.1 **"Approved Plans"** shall mean: (1) with respect to the Public Improvements, the approved "Civil Engineering Construction Plans" related to the Development and on file with Town; and (2) with respect to the Private Improvements, the approved "the Development Plan" related to the Development and on file with Town.

1.2 **"Civil Engineering Construction Plans"** shall mean the approved engineering plans for construction, installation and improvement of the Public Improvements.

1.3 **"Code"** shall mean the Johnstown Municipal Code, as amended from time to time.

1.4 **"Developer"** shall mean the owner(s) of the Property described in **Exhibit A** and any heirs, successors, assigns or transferees of any of the Property described in **Exhibit A**.

1.5 **"Development"** shall mean all the Property, property rights and Subdivision Improvements within the legal description in **Exhibit A**.

1.6 **"Development Plan"** shall mean the approved plans for the construction, installation and improvement of the Private Improvements.

1.7 **"Dry Utilities"** shall mean electricity, natural gas, cable and telephone.

1.8 **"Maintenance Guarantee"** shall mean a guarantee that the Public Improvements constructed shall be free from defects and failures as more fully described in Paragraphs 5.2 and 5.4 below.

1.9 "**Notice of Construction Acceptance**" shall mean the written certification that the Public Improvements are accepted, which starts the two-year warranty period as provided herein.

1.10 "**Notice of Final Acceptance**" or "**Final Acceptance**" shall mean the written certification of final acceptance of the Public Improvements and, except as otherwise provided herein, the transfer of maintenance of the Public Improvements to the Town.

1.11 **"Private Improvements"** shall mean, without limitation, the construction, installation and improvement of privately owned and maintained common improvements including, but not limited to, stormwater improvements, landscaping, irrigation, fencing, entry signs, parks, open space, trails and postal service boxes.

1.12 **"Public Improvements"** shall mean, without limitation, the construction, installation, improvement and dedication of public improvements, including, but not limited to public thoroughfares and streets, sanitary sewer facilities, water line facilities, drainage facilities in the public right of way, irrigation structures, if any, that are not exclusively for the benefit of the Development, right-of-way landscaping and irrigation structures, street lighting and signage, and other public facilities and improvements to serve the Development. The Public Improvements include, but are not limited to, the improvements listed on **Exhibit B-3**, in whatever form they are referenced, that will be dedicated to the Town and the improvements listed on **Exhibit C**.

1.13 **"Performance Guarantee"** shall mean a guarantee that the Subdivision Improvements are be constructed in conformance with the Approved Plans.

1.14 **"Subdivision Improvements"** shall mean the Public Improvements and Private Improvements.

1.15 **"Town"** shall mean the Town of Johnstown, Colorado.

1.16 **"Town Manager"** shall include the Town Manager and such person's authorized designees.

SUBDIVISION IMPROVEMENTS

2. **Public Improvements**

2.1 ***Pre- Construction***

a. **Engineering Services:** Developer shall furnish, at its own expense, all engineering services in connection with design, construction, installation and improvement of the Public Improvements. Engineering services shall be performed by a professional engineer registered in the State of Colorado. Engineering services shall consist of, but not be limited to, survey, designs, plans and profiles, specifications, drawings, estimates, construction administration, and the furnishing of necessary documents in connection therewith, including but not limited to final engineering drawings, final sewer and water design plans and final drainage plans (the "Civil Engineering Construction Plans").

b. **Civil Engineering Construction Plans:** Prior to commencing construction of the Public Improvements for the Development, Developer shall submit the Civil Engineering Construction Plans to the Town for review. Construction of the Public Improvements shall not commence until the Town provides written notice of approval of the Civil Engineering Construction Plans. Developer shall not thereafter modify the approved Civil Engineering Construction Plans without the written approval of the Town. The Town's review and approval of the Civil Engineering Construction Plans shall not limit or affect Developer's responsibility or liability for design, construction and installation of the Public Improvements, and Developer

agrees to save and hold the Town harmless from any claims, fault or negligence attributable to such design, construction and installation, other than negligent designs which are required by the Town over Developer's written objection.

c. **Phasing of the Public Improvements**. Subdivision plats, planned unit development plans or site plans requiring the construction of Public Improvements may be developed in phases provided: (i) such phasing is approved by the Town and is consistent with the subdivision plats, planned unit development plans or site plans and any executed agreements pertaining to the Property; (ii) the phasing plan supports a logical sequence of development such that each phase can function independently or sequentially with a prior phase; and (iii) each sequential phase satisfies the Town's construction standards and specifications. If phasing of the Public Improvements is approved, construction acceptance, financial security and building permit eligibility may be approved or released according to the approved phasing plan. An approved phasing plan may only be modified upon written approval of the Town.

d. **Pre-Construction Meeting.** Subsequent to the Town's approval of the Civil Engineering Construction Plans and prior to the commencement of construction, the Developer and its contractors shall participate in a pre-construction meeting with the Town's Public Works Department. Among other matters, as determined by the Town, the purpose of the meeting shall be to review: (i) the Approved Plans; (ii) permits needed for construction; (iii) relevant provisions of the Code and the Town's construction standards and specifications; and (iv) the construction inspection process and requirements for construction acceptance.

e. **Rights-of-Way, Easements and Permits**: Prior to commencing construction of the Public Improvements, Developer shall acquire, at its own expense, good and sufficient rights-of-way or easements, clear of any encumbrances, on all lands and facilities, if any, traversed by the proposed Public Improvements. All such rights-of-way and easements shall be conveyed to the Town and the documents of conveyance shall be furnished to the Town for recording. At the Town's request, Developer shall provide at its sole expense a policy of title insurance insuring title in the Town, free and clear of all liens and encumbrances, for all land, property and easements dedicated or conveyed to the Town or for public use. Any agreements or easements to which the Town may effectively become a party upon dedication or acceptance of the improvements shall be provided to the Town for review prior to execution of such agreement or easement and prior to issuance of building permits. In addition, Developer shall obtain all the requisite permits and licenses necessary for construction of the Public Improvements.

2.2 ***Construction of Public Improvements***

a. Upon satisfaction of the conditions set forth in Paragraph 2.1 and the notice requirement set forth below, Developer shall construct the Public Improvements at its own expense in accordance with this Agreement, the Final Plat, the Resolution, the Civil Engineering Construction Plans, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. All Public Improvements shall be installed and constructed within the rights-of-way or easements dedicated to the Town. Unless otherwise approved by the Town in writing,

all materials used for constructing the Public Improvements shall be materials set forth on the Town's approved material list. Workmanship and materials shall be of good quality.

b. At least seven (7) days prior to the commencement of construction, Developer shall provide written notice to all property owners within a 600-foot radius of the construction limits indicated on the Civil Engineering Construction Plans and to any other property owners who are reasonably likely to be impacted by the construction of the fact of the construction along with contact information for the Developer. Prior to the commencement of the construction, such contact list shall be provided to the Town with a copy of the notification. Notification may be by U.S. mail or by delivering a printed flyer left at each affected home or business location.

2.3 ***Engineer's Opinion of Cost and Construction Schedule:*** Developer estimates the cost of the Subdivision Improvements as set forth on the Engineer's Opinion of Cost, attached hereto and incorporated herein by reference as **Exhibit C**. Once construction begins, Developer shall keep the Town informed by periodic status reports of the progress of the work and a projection of when the Public Improvements will be completed as well as the cost of such Public Improvements.

2.4 ***Testing***: Developer shall employ, at its own expense, a qualified independent testing company, approved by the Town, to perform all testing of materials or construction that may be reasonably required by the Town. Developer shall furnish certified copies of test results to the Town.

2.5 ***Inspection***: At all times during construction of the Public Improvements, the Town shall have the right, but not the duty, to inspect materials and workmanship, at Developer's cost. All materials and work must conform to the Civil Engineering Construction Plans. Any material or work not conforming to the Civil Engineering Construction Plans shall be promptly removed, repaired or replaced, at Developer's expense and to the satisfaction of the Town.

2.6 ***Completion of Construction:*** Developer shall complete construction of the Public Improvements no later than eighteen (18) months from the commencement of the construction, unless such completion date is extended for reasons beyond the reasonable control of Developer and Developer has obtained the Town's written consent to the extension.

2.7 ***Performance Guarantee***: To secure the construction, installation, improvement and completion of the Subdivision Improvements, Developer shall furnish to the Town a bond in the form approved by the Town, cash escrow deposited with the Town, or an irrevocable letter of credit in which the Town is designated as the beneficiary ("Performance Guarantee") in an amount equal to 110% of the cost of the improvements, which cost shall be certified by Developer's professional engineer, licensed in the State of Colorado and approved by the Town. The Performance Guarantee shall be released after the Notice of Construction Acceptance has been provided for the Public Improvements and notice of approval has been provided for the Private Improvements.

3. **Private Improvements**

3.1 ***Pre-Construction:*** Prior to commencing construction of the Private Improvements, Developer shall submit a Development Plan to the Town. The Development Plan shall contain the proposed Private Improvements for the Development, including a plan for stormwater improvements, an irrigation system, landscaping and soil amendments, fencing, entry-way signage, street signs and posts, street lighting, parks, open space, trails and postal service boxes. Landscaping and fencing shall be designed in accordance with the Town's landscape guidelines. Construction of the Private Improvements shall not commence until the Town provides written notice of approval of the Development Plan. Developer shall not thereafter modify the approved Development Plan without the written approval of the Town. The Town's review and approval of the Development Plan shall not limit or affect Developer's responsibility or liability for design, construction and installation of the Private Improvements, and Developer agrees to save and hold the Town harmless from any claims, fault or negligence attributable to such design, construction and installation, other than negligent designs which are required by the Town over Developer's written objection. In addition, Developer shall obtain all the requisite permits and licenses necessary for construction of the Private Improvements.

3.2 ***Construction of Private Improvements:*** Upon satisfaction of the conditions set forth in Paragraph 3.1, Developer shall construct the Private Improvements at its own expense in accordance with the terms of this Agreement, the Final Plat, the Resolution, the Development Plan, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. All landscaping services shall be performed by a professional landscape contractor. Certification of required soil amendment shall be signed by Developer and provided to the Town. Unless otherwise approved by the Town in writing, all materials used for constructing the Private Improvements shall be new and both workmanship and materials shall be of good quality.

3.3 ***Inspection***: At all times during construction and installation of the Private Improvements, the Town shall have the right, but not the duty, to inspect materials and workmanship, at Developer's cost. All materials and work must conform to the Development Plan. Any material or work not conforming to the Development Plan shall be promptly removed, repaired or replaced, at Developer's expense and to the satisfaction of the Town.

3.4 ***Completion of Private Improvements:*** Unless otherwise agreed in writing by the Town, the Private Improvements shall be completed no later than the date that the Public Improvements are completed, unless such completion date is extended for reasons beyond the reasonable control of Developer and Developer has obtained the Town's written consent to the extension. The Town may, at its discretion, allow Developer to defer completion of the landscaping services between December 1 and March 1 of any given year provided that sufficient surety is provided to the Town. For clarity, the Private Improvements referenced herein do not apply to yard improvements, which are anticipated to be installed by homeowners.

3.5 ***Replacement of Private Improvements:*** As replacement of the Private Improvements is necessary and warranted over time, including but not limited to decorative light

fixtures, decorative street signs and all other decorative amenities in the Development, the Private Improvements shall be replaced by, as appropriate, the Developer or the Granary Metropolitan District Nos. 1-9, or any of them (collectively or singularly, the "District"). The Town shall not be responsible for replacement of the Private Improvements.

4. **Dry-Utilities**

4.1 ***Utilities:*** Developer shall obtain all proper conveyances and arrangements for the installation and provision of the Dry Utilities to serve the Development. Developer shall provide proof of such conveyances and arrangements to the Town, which proof may be in the form of contracts for such services, no later than the date that the Public Improvements are completed.

4.2 ***Easements:*** All easements approved by the utility companies shall be submitted to the Town.

ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

5.1 ***Notice of Construction Acceptance***: Developer shall make written application to the Town for acceptance of the Public Improvements and for review of the Private Improvements, within thirty (30) days of the completion date of the Subdivision Improvements, with the exception of the improvements for which the Town has authorized an extension of time to complete. With respect to the Public Improvements, among other documents that may be required by the Town, the written application shall include one set of reproducible "as built" drawings and an affidavit executed by Developer affirming that the Public Improvements have been paid in full, certifying the final construction costs and including documentary evidence of the construction costs. If the Town requests, Developer shall provide conditional lien waivers, lien waivers, or other acceptable assurance, from all subcontractors, suppliers and materialmen who have furnished labor, material or services for the design, construction or installation of the Subdivision Improvements. The affidavit and lien waivers may be reviewed by the Town, but the Town assumes no responsibility or liability to or for anyone regarding the veracity of the information so provided.

After the receipt of the written application, the Town shall use reasonable efforts to promptly inspect the Subdivision Improvements. If the Subdivision Improvements are satisfactory, Developer shall be entitled to a Notice of Construction Acceptance of the Public Improvements upon receipt of the Maintenance Guarantee and written approval of the Private Improvements. If the Subdivision Improvements are not satisfactory, the Town, upon coordination with Developer, shall prepare a punch list of all Subdivision Improvements that are not in compliance with the Approved Plans, subject to any changes that have been approved or required by the Town. After curing the defects and matters set forth on the punch list, Developer shall make a renewed written application to the Town for re-inspection of the Subdivision Improvements, which written application shall contain the items set forth above. The Town shall thereafter use reasonable efforts to promptly re-inspect the Subdivision Improvements. If the Subdivision Improvements are satisfactory, Developer shall be entitled to the issuance of a Notice of

Construction Acceptance for the Public Improvements upon receipt of the Maintenance Guarantee and written approval of the Private Improvements.

5.2 ***Maintenance Guarantee.*** Prior to the issuance of the Notice of Construction Acceptance of the Public Improvements, Developer shall provide the Town with a maintenance guarantee in the form of a bond in the form approved by the Town, cash escrow deposited with the Town, or an irrevocable letter of credit in which the Town is designated as the beneficiary ("Maintenance Guarantee"). The Maintenance Guarantee shall equal fifteen percent (15%) of the total cost of the Public Improvements. The Maintenance Guarantee shall warrant and guarantee all expenses and costs for maintenance, repairs and replacements of the Public Improvements until Final Acceptance. The Maintenance Guarantee shall be released after Final Acceptance of all of the Public Improvements. The Maintenance Guarantee may also be used to ensure that the installed landscaping, a Private Improvement, is satisfactorily established during the period between the issuance of the Notice of Construction Acceptance and Final Acceptance of the Public Improvements.

5.3 ***Delivery of Notice of Construction Acceptance.*** Upon satisfaction of the conditions set forth above in Paragraphs 5.1 and 5.2, the Town shall provide written Notice of Construction Acceptance of the Public Improvements and written approval of the Private Improvements to Developer. At its discretion, the Town may issue a written Notice of Construction Acceptance of the Public Improvements and written approval of the Private Improvements prior to completion of all the Subdivision Improvements as long as the Performance Guarantee remains in effect for such uncompleted Subdivision Improvements. In which case, at the Town's discretion, Developer may be entitled to obtain building permits prior to completion of all the Subdivision Improvements, assuming satisfaction of the remaining terms of this Agreement and based on conditions otherwise set forth herein.

5.4 ***Maintenance, Repair and Replacement***: Until Final Acceptance, Developer shall warrant the Public Improvements. Developer shall promptly perform all maintenance and make all repairs and replacements of all defects or failures of the Public Improvements at Developer's expense and shall ensure that the installed landscaping is established. If, within ten (10) days after Developer's receipt of written notice from the Town requesting such maintenance, repairs or replacements, Developer shall not have undertaken with due diligence to make the same, the Town may make such maintenance, repairs or replacements at Developer's expense and shall be entitled to draw upon the Maintenance Guarantee, either before undertaking to make such repairs or at any time thereafter, or the Town may charge Developer for the costs thereof. In case of emergency, as determined by the Town, such written notice shall be deemed waived and the Town may proceed as it deems necessary at the expense of Developer or the issuers of the Maintenance Guarantee. Notwithstanding the foregoing, the Town may, at its discretion and upon written advisement to Developer, be responsible for routine maintenance of the Public Improvements (street sweeping, snow removal, etc.).

5.5 ***Final Acceptance***: Two (2) years after the Town's issuance of the Notice of Construction Acceptance, which time period may be extended at the Town's discretion due to

remedial or repair work that may be required by the Town during the first two (2) years, Developer shall make a written request to the Town for final inspection of the Subdivision Improvements. If the Town determines that the Subdivision Improvements are free of defects in materials and workmanship and have been repaired and maintained to the extent required, the Town shall provide certification of completion by issuance of a Notice of Final Acceptance of the Public Improvements and written approval of the Private Improvements. If the Town determines that the Subdivision Improvements are not free of defects in materials and workmanship and have not been repaired and maintained to the extent required, the Town shall issue a written notice of non-compliance specifying the defects. Developer shall take such action as is necessary to cure the noncompliance and, upon curing the same, provide a new written request to the Town for a final inspection of the Subdivision Improvements. Failure of the Developer to make a timely request for the issuance of a Notice of Final Acceptance shall not limit the Town's rights hereunder nor shall it limit the Town's right to utilize the Public Improvements as the Town deems appropriate.

Upon issuance of the Notice of Final Acceptance, the Maintenance Guarantee shall be released to Developer, and the Town shall thereafter maintain the Public Improvements dedicated to the Town. Notice of Final Acceptance and all releases shall be recorded at the office of the Weld County Clerk and Recorder.

5.6 ***Dedication and Maintenance of Subdivision Improvements:*** Unless otherwise agreed by the Town and Developer: (1) the Public Improvements shall be owned, operated and maintained by the Town; (2) the Private Improvements shall be owned, operated and maintained by the Developer or the District; and (3) the Dry Utilities shall be owned, operated and maintained, as appropriate and otherwise authorized, by the Developer, the District or the appropriate public utility company.

5.7 ***Landscape Verification:*** The landscaping set forth in the Development Plan shall be inspected and verified, upon completion, by the landscape professional(s) who created the plan. A letter from said professional shall be submitted to the Town verifying that the landscaping and irrigation were installed pursuant to the approved landscape plan. If the design professional(s) who created the landscape plan is no longer in business at the time of landscape installation, Developer shall contract with a licensed landscape architect to complete the inspection and submit the verification letter.

WATER AND SEWER SERVICE

6.1 The Town and Developer shall enter into a Water and Sewer Service Agreement setting forth their agreement concerning water rights dedication, preliminary projections of water and sewer demand and a commitment by the Town for water and sewer service to the Development. The Water and Sewer Service Agreement, whenever executed, shall be incorporated into this Agreement and made a part hereof.

6.2 If the Developer hereinafter desires to utilize a non-potable water system to irrigate the Property, or any part thereof, the Town and Developer shall enter into a subsequent agreement regarding such system and, if appropriate, amend the Water and Sewer Service Agreement.

6.3 The District shall own and maintain the stormwater infrastructure for the Development. Developer or the District shall provide the Town with a proposed operations and maintenance manual" for the stormwater infrastructure for review and approval concurrently with the Civil Engineering Construction Plans. Upon approval, the District shall execute an operations and maintenance agreement with the Town addressing, among other issues, notification and remedies related to the operations, maintenance and repair of the stormwater infrastructure. The operations and maintenance agreement shall be executed prior to issuance of the Notice of Construction Acceptance.

BUILDING PERMITS

7.1 The Town shall not issue building permits for the Development until: (1) the Final Plat has been recorded with the Weld County Clerk and Recorder; (2) Developer has paid all applicable use tax due and owing to the Town and all other fees required by the Town, including but not limited to water and tap fees, impact fees, storm drainage fees and cash-in-lieu payments due, if any, to the Weld County School District RE-5J; (3) Developer has received written notice of Notice of Construction Acceptance of the Public Improvements and written notice of approval of the Private Improvements, with the exception of the improvements for which the Town has authorized an extension of the time to complete; (4) Developer has provided the Maintenance Guarantee; (5) curb stop pass inspection; (6) the parties have entered into a Water and Sewer Service Agreement; (7) the District has executed the operations and maintenance agreement related to the stormwater infrastructure; and (8) all terms of this Agreement have been faithfully kept by Developer.

7.2 Notwithstanding the foregoing, the Town may, at its sole discretion, issue building permits prior to completion of certain of the less critical Subdivision Improvements, as determined by the Town, on the condition that the Performance Guarantee remains in effect and such improvements be completed prior to the issuance of certificates of occupancy. In its discretion, the Town may also issue a limited number of building permits for the construction of model homes for the purpose of early sales.

7.3 If at any time the Town determines that Developer is not in compliance with this Agreement, the Final Plat, the Resolution or the Approved Plans, the Town may withhold the issuance of building permits.

OPERATION STANDARDS

8.1 Construction activity shall occur only during the times set forth in the Code.

8.2 Developer shall control all weeds growing within the Development. Prior to the commencement of construction, Developer shall provide a weed management plan to the Town, outlining the manner and frequency in which the weeds shall be controlled. The Town shall have the right to object to the weed management plan. Developer further agrees to use the appropriate herbicide and undertake mowing of the property within the Development.

8.3 Developer shall, at all times, keep the public right-of-way free from accumulation of waste material, rubbish, dirt and mud caused by Developer's operation. Developer shall remove such waste material, rubbish, dirt and mud no less than weekly and, at the completion of the work, shall promptly remove all debris waste materials, rubbish, dirt, mud, tools, construction equipment, machinery, building materials, trash containers, and portable toilets from the public right-of-way.

8.4 Whenever the Town determines that any activity is occurring which is not in compliance with the requirements of any federal or state regulations applicable to water quality or stormwater control, the Town may order all construction activity stopped upon service of written notice. Developer, or its contractors, shall immediately stop all activity until authorized in writing by the Town to proceed. If Developer or a responsible party is not on the site or cannot be located, the notice to stop work shall be posted in a conspicuous place upon the area where the activity is occurring and shall state the nature of the violation. It shall be unlawful for any person to fail to comply with a stop work order.

8.5 In the event that Developer fails to perform the work specified in Paragraphs 8.2, 8.3 or 8.4 within a reasonable time period after receiving written notice from the Town, as determined by the Town, the Town may, in addition to other remedies, including those set forth in Paragraph 7.3, perform the work required and charge Developer for said cost. Developer shall pay the Town for all costs incurred by the Town in the performance of the above said service within ten (10) days of the Town submitting an invoice for said services. If Developer does not remit the costs, in addition to other remedies, the Town may draw on the Performance Guarantee or Maintenance Guarantee.

8.6 Developer shall ensure that Developer's subcontractors cooperate with the Town's construction inspectors in all manners. Developer shall take all steps necessary to prevent its construction activities from damaging adjacent properties.

DEVELOPMENT STANDARDS

9.1 Developer shall comply with the requirements contained in the Annexation Agreement and any other duly executed agreement related to the Property, except as specifically amended by this Agreement.

9.2 Except as otherwise provided in this Agreement, the Final Plat, the Resolution or Approved Plans, Developer shall comply with the Code, the Town's zoning ordinances, subdivision regulations, landscape guidelines and construction standards and specifications and the Johnstown Design Guidelines or, if operative with respect to the Development, the approved design guidelines.

9.3 Developer shall dedicate all outlots and tracts containing open space, park areas, and trails to the District. The open spaces, parks, and trails shall be available for public use.

9.4 Upon completion of construction, Developer shall provide complete construction drawings and final as-built drawings to the Town in print and digital form, in a manner that conforms to the Town's format and content requirements.

9.5 Developer shall take all necessary steps to prevent its construction activities from harming water quality, water bodies and wetlands. All drainage and holding ponds shall be kept free of standing water by whatever means possible including, but not limited to, pumping water out of any holding ponds.

LIABILITY, INSURANCE AND COST REIMBURSEMENT

10.1 ***Indemnification***: Developer hereby agrees to indemnify and hold the Town, its employees, agents, representatives, insurers and self insurance pool harmless from and against any and all suits, demands, actions, damages, liability, losses, claims, fees and expenses, including attorney's fees, resulting or arising in any way from any breach or default of this Agreement or any acts or omissions of Developer, its employees, agents, consultants, representatives or subcontractors, except to the extent caused by gross negligence or willful misconduct of the Town. Developer shall promptly investigate, handle, respond to, and provide defense for and defend against any such liability, claims or demands at the sole expense of Developer. Developer also agrees to bear all costs, expenses and attorney's fees related thereto whether or not such liability, claims or demands are groundless, false or fraudulent.

10.2 ***Insurance:*** Developer shall for itself and for its contractors, subcontractors, representatives and agents engaged in the design, construction or installation of the Public Improvements and Private Improvements maintain such liability insurance including general liability, contractors liability, professional liability, comprehensive automobile liability and sufficient public liability insurance as will protect the Town, its employees, agents and representatives against any and all potential liability, claims, damage, demands, losses, and expenses which may be incurred or asserted pursuant to Paragraph 10.1 above. Liability insurance shall be in the minimum amount of One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) aggregate, or such greater amounts as may be established by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as may be amended. Developer shall list the Town, its officers, employees, agents and representatives, as additional insured on such liability policies. Whenever requested by the Town, Developer agrees to promptly submit certificates of insurance evidencing sufficient amounts, types and duration of insurance and showing the Town, its officers, employees, agents and representatives, as additional insureds. Developer shall not be relieved of any liability, claims, demands or other obligations assumed or set forth in this Development Agreement by reason of its failure to procure or maintain such insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations or types. In addition to the insurance specified above, Developer shall maintain workers compensation insurance, if so required by law, and shall require its contractors, subcontractors,

representatives and agents engaged in the design, construction or installation of improvements to maintain workers compensation insurance in the amount required by law.

10.3 ***Drainage Liability***: Developer shall indemnify and hold the Town harmless from any liability the Town may have on account of any change in the nature, direction, quantity, or quality of drainage flow resulting from the Development. In addition, Developer shall reimburse the Town for any and all costs, fees, and expenses, including attorney's fees, which the Town incurs in acquiring any rights-of-way or easements which the Town is required to acquire or condemn or which the Town is held to have acquired or condemned for drainage as a result of this Development. This provision shall survive Final Acceptance and the termination of this Agreement.

10.4 ***Tax Liability***: Developer shall pay all outstanding taxes, encumbrances or obligations on any property dedicated or conveyed to the Town prior to or at the time of such dedication or conveyance, and shall indemnify and hold the Town harmless from any and all encumbrances, obligations or tax liability incurred prior to the dedication or conveyance to the Town.

10.5 ***Use Tax***: Developer shall pay all applicable use tax due and owing to the Town prior to the commencement of construction.

10.5 ***Cost Reimbursement to Town***: Developer shall reimburse the Town for professional consultants, including, but not limited to engineers, testing and inspection companies and attorneys, engaged by the Town to process and complete the Development.

10.6 ***Colorado Governmental Immunity Act:*** Nothing in this Agreement shall be construed to waive, limit or otherwise modify any governmental immunity that may be available by the law to the Town, its employees, or agents, or any other person acting on behalf of the Town and, in particular, governmental immunity afforded pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended.

DEFAULTS AND REMEDIES

11.1 A default by Developer shall exist if Developer fails to fulfill or perform any material obligation contained in this Agreement, the Final Plat, the Resolution, or the Approved Plans, or Developer fails to comply with the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. In the event of a default, the Town shall deliver written notice to Developer of such default and Developer shall have ten (10) days from receipt of such notice to cure the default. If the default is not of a type that may be cured within such ten (10) day period, Developer may provide written notice to the Town within such period that it is actively and diligently pursuing such cure and Developer shall thereafter have a reasonable time to cure the default, provided that Developer is at all times within that extended period actively and diligently pursuing a cure. In case of emergency, as determined by the Town, such written notice shall be deemed waived and the Town may proceed as it deems necessary at the expense of Developer or the issuers of the Performance Guarantee or Maintenance Guarantee.

11.2 If the default arises subsequent to the issuance of the Notice of Construction Acceptance and the default is not timely cured, the Town may draw on the Maintenance Guarantee. If the default relates to the improvement secured by the Performance Guarantee and the default is not timely cured, the Town may draw on the Performance Guarantee. In addition, and without limitation, if the default is not timely cured, the Town may withhold approval of any or all building permits, certificates of occupancy, water meters or tap hook-ups for any area within the Development. Notwithstanding these rights and remedies, the Town may pursue whatever additional remedies it may have against Developer or anyone, either at law, equity or pursuant to this Agreement. The Town's remedies shall be cumulative.

11.3 Should Developer default in any obligation under this Agreement, the Town may, at its discretion, complete such Subdivision Improvements at Developer's expense. The Town shall estimate the cost of such improvements and give notice to Developer to pay such cost estimate. The Town shall use such payment for said improvements and refund any money collected in excess of the actual cost of said improvements. Should payment not be made within thirty (30) days of such notice, the Town may assess the amount of the cost estimate, plus ten percent (10%) to defray the cost of collection as provided by state law, to the Property and file a lien against the Property, such lien to have priority over all liens except general taxes and prior special assessments and be placed upon the tax list for the current year to be collected in the same manner as taxes are collected. The Town may file such lien at any time after said thirty (30) days while Developer is in default of this Agreement.

SPECIAL PROVISIONS

12.1 The additional terms, conditions or provisions relating to the Development are set forth in **Exhibit B-3**, which is attached hereto, incorporated herein by this reference, and made a part of this Agreement.

MISCELLANEOUS

13.1 ***No Waiver***: Delays in enforcement or the waiver of any one or more breaches of this Agreement by the Town shall not constitute a waiver of any of the remaining terms or obligations.

13.2 ***Severability***: If any provisions or parts of this Agreement are judged to be unenforceable or invalid, to the extent practicable, such judgment shall not affect, impair or invalidate the remaining parts of this Agreement, the intention being that the various parts and provisions hereof are severable.

13.3 ***Recording of Agreement***: This Agreement shall be recorded with the approved Final Plat and shall be a covenant running with and against all the Property, property rights and improvements contained within the Development described in **Exhibit A** in order to put prospective owners, purchasers, successors, assigns, and others acquiring any interest in the property on notice as to the terms and obligations herein. No lots, tracts or parcels may be separately conveyed prior to recording the Agreement and the Final Plat.

13.4 ***Binding Effect***: Unless otherwise provided herein, this Agreement shall be binding upon Developer's heirs, successors, assigns, transferees and any other person or entity acquiring or purchasing any interest in any of the Property described in the attached **Exhibit A**, with the exception of a bona fide residential home buyer of a completed owner-occupied home.

13.5 ***Transfer or Assignments***: In the event of a sale or transfer of any portion of the Development, except to a bona fide residential home buyer of a completed owner-occupied home, the seller or transferor and the purchaser or transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to the transfer or the sale, a written agreement satisfactory to the Town delineating and allocating the various rights and obligations for the Subdivision Improvements has been approved and executed by the Town.

13.6 ***Title and Authority***: Developer expressly warrants and represents to the Town that it is the record owner of the Property and further represents and warrants that the undersigned has full power and authority to enter into this Agreement. Developer understands that the Town is relying on the representations and warranties contained herein in approving in entering into this Agreement.

13.7 ***Notice:*** All notices, consents, applications or other instruments provided for under this Agreement shall be deemed properly given and received: (1) when personally delivered and received, when sent by messenger service, or when forwarded by facsimile or electronic mail delivery, but only upon confirmation of receipt of such facsimile or electronic mail; (2) on the next day after deposit for delivery with a nationally-recognized overnight courier service; or (3) three business days after deposit in the United States mail, by certified mail with return receipt requested, postage prepaid and addressed as follows:

TO DEVELOPER:
GRANARY DEVELOPMENT, LLC
Attention: Landon Hoover
4801 Goodman Rd.
Timnath, CO 80547
Email: landon@hartfordco.com

TO TOWN:
TOWN OF JOHNSTOWN
Attention: Town Manager
450 So. Parish
P. O. Box 609
Johnstown, CO 80534
Email: notices@johnstownco.gov

WITH A COPY TO:
COAN, PAYTON, AND PAYNE
Attention: Brent Coan
103 W. Mountain Avenue
Suite 200
Fort Collins, CO 80524

13.8 ***Costs and Attorney Fees.*** If any judicial proceedings may hereafter be brought related to this Agreement, the Town, if the prevailing party, shall be entitled to recover the costs

of such proceedings, including reasonable attorney's fees and reasonable expert witness fees. Nothing herein shall be construed to prevent or interfere with the Town's rights and remedies specified elsewhere in the Agreement.

13.9 ***Vested Right.*** The Final Plat shall have vested rights for a period of three (3) years from the date of this Agreement. If, after such time, no reasonable and substantial efforts have commenced to construct the Subdivision Improvements, as determined by the Town at its sole discretion, said plat may be vacated by action of the Town.

13.10 ***Warranty of Developer:*** Developer warrants that the Subdivision Improvements shall be installed in a good and workmanlike manner and in compliance with the Approved Plans, this Agreement, the Final Plat, the Resolution, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations and shall be substantially free of any defects in materials and workmanship.

13.11 ***Governing Law and Venue***. This Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado and Municipal Code of the Town of Johnstown. Venue for any claim, proceeding or action arising out of this Agreement shall be in Weld County, Colorado.

13.12 ***No Presumption.*** Each party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. In the event of any dispute, disagreement or controversy arising from this Agreement, the parties shall be considered joint authors and no provision shall be interpreted against any party because of authorship.

13.13 ***Entire Agreement.*** This Agreement constitutes the entire agreement and understanding between the parties and supersedes all prior agreements or understandings. Any amendment to this Agreement must be in writing and signed by the parties.

13.14 ***Compliance with the Law***. Developer shall comply with all federal, state and local laws and regulations in the performance of the obligations under this Agreement.

13.15 ***No Third-Party Beneficiaries.*** No person or entity, other than a party to this Agreement, shall have any right of action under this Agreement including, but not limited to, lenders, lot or home buyers and materialmen, laborers or others providing work, services or materials for the Subdivision Improvements shall not have any right of action under this Agreement.

13.16 ***Force Majeure.*** Neither party shall be liable for a failure to perform hereunder if such failure is the result of force majeure, which shall mean causes beyond the reasonable control of a party such as acts of God, labor strikes, war, terrorism, fire, pandemic or epidemic or action or inaction of government authorities.

13.17 ***Responsible Agency Comments and Conditions.*** Any written comment or condition received from any responsible agency who participates in the review of the Development is hereby incorporated into this Agreement and made a part hereof. Unless otherwise agreed by the Town in writing, all such comments or conditions shall be satisfied prior to the issuance of any building permits for the Development. Responsible agencies include, to the extent such agencies have jurisdiction, but are not limited to, the following:

a. Front Range Fire Rescue Fire Protection District or Loveland Fire Rescue Authority
b. Town Review Engineers – IMEG Corporation
c. Town Traffic Engineers – Felsburg Holt & Ullevig, Inc.
d. Town Water Modeling Engineers – JUB Engineers, Inc.
e. Town Water Engineers – Helton & Williamsen, P.C.
f. Little Thompson Water District
g. Larimer County
h. Weld County
i. Colorado Department of Transportation

13.18 ***Headings.*** The paragraph headings herein are for the convenience and reference of the parties and are not intended to define or limit the scope or intent of this Agreement.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, and agreeing to be fully bound by the terms of this Agreement, the parties have set their hands below on this _____ day of _____, 2024.

GRANARY DEVELOPMENT, LLC

By:_____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2024, by _____, as the _____ of Granary Development, LLC.

WITNESS my hand and official seal.

My commission expires:

_____
Notary Public

TOWN OF JOHNSTOWN, COLORADO
a municipal corporation

By: _____
Michael Duncan, Mayor

ATTEST:

By:_____
Hannah Hill, Town Clerk

THE AGREEMENT IS APPROVED AS TO FORM AND AS TO THE AGREEMENTS AND OBLIGATIONS CONTAINED THEREIN RELATED TO THE GRANARY METROPOLITAN DISTRICT NOS. 1-9:

GRANARY METROPOLITAN DISTRICT
NOS. 1-9

By: _____
_____, President

Attest:

_____
_____, Secretary

SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT
FOR
THE TOWN OF JOHNSTOWN
(THE GRANARY FILING THREE)

EXHIBITS

TABLE OF CONTENTS

EXHIBIT A:	Legal Description of the Property
EXHIBIT B-1:	Copy of Final Plat
EXHIBIT B-2:	Town Resolution Approving Development
EXHIBIT B-3:	Additional Terms, Conditions or Provisions
EXHIBIT C:	Engineer's Opinion of Cost

EXHIBIT A

LEGAL DESCRIPTION
(Property)

EXHIBIT B-1

PLAT

(SEE ATTACHED)

EXHIBIT B-2

RESOLUTION APPROVING PLAT

(SEE ATTACHED)

EXHIBIT B-3

ADDITIONAL TERMS, CONDITIONS OR PROVISIONS
(The Granary Filing Three)

1) Roosevelt Parkway and Colorado Boulevard Intersection (Intersection). The Town has developed a concept for a roundabout and intends to construct a roundabout at the Intersection. A separate Intersection Agreement is being drafted by the Town, to be executed by the affected and adjacent property owners, describing the proportional cost and reimbursement timing for the roundabout. Until such time as that agreement is executed, the current Granary Filing 1 Development Agreement will govern the Developer's obligations for the Intersection. The Intersection Agreement will ultimately supersede and replace the intersection language within the Granary Filing 1 DA. Notwithstanding the above,

   a) Prior to issuance of Notice of Construction Acceptance or within sixty (60) days of the Town's written request, whichever occurs first, Developer shall dedicate additional right of way for property which Developer controls, not limited as to what is disclosed on the Plat, in the amount and location determined by the Town, for construction of the Intersection Improvements. Developer has designed interim intersection improvements for the Intersection as shown in the Civil Engineering Construction Plans, noted as Phase 3C. If the intersection improvements are warranted by a traffic study , Developer shall be responsible for making the necessary improvements shown in Phase 3C.

   b) Developer agrees to coordinate with the Town's selected design consultant for the roundabout at the Intersection with respect to, among other potential issues, drainage, grading, utility coordination and easements, and street lighting. Developer further agrees to grant easements, if necessary, to relocate utilities for the construction of the roundabout at the Intersection. This obligation may include dry utilities. If, in the future, the Town decides to install pedestrian infrastructure in the form of an underpass under Colorado Boulevard, Developer or the District shall dedicate additional right-of-way to the Town, if needed, and at no cost, in order to help facilitate said pedestrian infrastructure improvements. Town shall be responsible for designing and engineering the pedestrian infrastructure project in a manner that complements, or does not otherwise impact the development, and shall be responsible for relocating any utilities, if necessary, specific to the installation of the pedestrian infrastructure project.

2) Prior to issuance of Notice of Construction Acceptance for the fourth subdivision filing submitted for the Granary project, regardless of the filing number associated with said fourth submittal, Developer shall asphalt pave Weld County Road 46 to Town standards, to a minimum two-lane interim standard, from Colorado Boulevard to Telep Avenue. In addition, the full buildout of Telep Avenue shall also be installed prior to issuance of Notice of Construction Acceptance for the fourth subdivision filing submitted for the Granary project.

3) Subsequent filings of The Granary development, however named and characterized at that time, shall be required to prepare and submit updated traffic analyses and counts to ensure the necessary incremental improvements to the transportation system adjacent to and affected by the overall development. Based upon those updated traffic analyses, the Town may require

additional lanes, reconfigured intersections and/or traffic signalization and/or roundabouts and incremental financial participation for the impacts created by the overall development.

4) Prior to the commencement of construction of the offsite water main shown on the Civil Engineering Construction Plans located south of Roosevelt Parkway and west of Colorado Boulevard, Developer shall obtain a waterline easement from the adjacent property owner in a form acceptable to the Town. Notice of Construction Acceptance will not be granted until the waterline is constructed and tied into the waterline installed as part of the Roosevelt High School development and the easement is granted to the Town.

5) The Town acknowledges and agrees that the Civil Engineering Construction Plans for the portion of the overall Granary development known as Granary Filing Two have been approved even though Developer is not yet ready to construct those public improvements. On the condition that there are no material modifications and Developer obtains approval of a final plat for the Granary Filing Two and executes a subdivision development and improvement agreement within two years of the execution of this Agreement, the Town agrees that the approval of the Civil Engineering Construction Plans for the Granary Filing Two shall remain in effect. For the avoidance of doubt, the property description of Granary Filing Two, as contemplated by this section, is set forth on **Exhibit 1** to this **Exhibit B-3**.

6) On or about March 21, 2022, the Town and Developer executed that certain Subdivision Development and Improvement Agreement for The Granary Filing One, recorded in the Weld County Clerk and Recorder's Office at Reception No. 4827066. Paragraph f. of Exhibit B-3 of the agreement related to railroad crossings and contained an error. To provide clarity, the Parties acknowledge and agree that the last sentence of Paragraph f should have stated as follows: "*On or before recordation of the Final Plat, Developer shall pay the Town $50,000 as reimbursement for the two crossing license fees paid by the Town to GWRR for two water pipelines that are the subject of Pipeline Crossing License No. 409559 and Pipeline Crossing License No. 409553*."

7) Prior to Notice of Construction Acceptance, Developer shall construct and install a ten-inch (10") water line along Roosevelt Parkway pursuant to the approved Civil Engineering Construction Plans. Assuming compliance with the provisions contained in the Johnstown Municipal Code and request by Developer, the Town agrees to execute a reimbursement agreement with Developer wherein the Town will endeavor to facilitate the recovery of the differential cost of increasing the size of the water line from an eight-inch (8") line to a ten-inch (10") line from benefitted offsite property owners.

8) On or before the issuance of Certificates of Occupancy for each phase of the Development, Developer shall construct and install the appropriate landscaping along the portion of Roosevelt Parkway that is adjacent to such phase.

9) Developer acknowledges and agrees that, at the Town's sole discretion, based on water modeling and engineering utility plans, subsequent filings of The Granary development, however named and characterized at that time, may require the installation of a pressure reducing valve ("PRV"), or similar improvement, between this Development and the

subsequent filings. At the Town's discretion, Developer shall be required to pay for the PRV or similar such improvement.

10) Notwithstanding applicable provisions of the Johnstown Municipal Code, on the condition that development of The Granary subdivision, as a whole, moves through construction phasing in a timing substantially similar to the phasing plan set forth in Town approved Civil Engineering Construction Plans and assuming approximately eighteen (18) months of construction per phase, the Preliminary Plat for The Granary shall not expire. If the Town does not deem this provision to be satisfied and seeks expiration of the Preliminary Plat, the Town shall first provide notice to Developer and an opportunity to cure. If Developer does not promptly cure the default, as determined by the Town, the Town Council may, by resolution, deem the Preliminary Plat to have expired.

11) Modification to the Town's standard Development Agreement.

Modifications are shown below in Bold and Italics.

2.6 Completion of Construction: Developer shall complete construction of the Public Improvements no later than eighteen (18) months ***per phase, as documented in the Civil Engineering Construction Plans,*** from the commencement of the construction, unless such completion date is extended for reasons beyond the reasonable control of Developer and Developer has obtained the Town's written consent to the extension.

7.2 Notwithstanding the foregoing, the Town may, at its sole discretion, issue building permits prior to completion of certain of the less critical Subdivision Improvements, as determined by the Town, on the condition that the Performance Guarantee remains in effect and such improvements be completed prior to the issuance of certificates of occupancy. In its discretion, the Town may also issue ***up to eight (8)*** building permits for the construction of model homes for the purpose of early sales and the issuance of the Clubhouse and Pool building permits. This shall be predicated on the Fire Department's ability to access and protect the site in the event of emergency.

11.3 Should Developer default in any obligation under this Agreement, the Town may, at its discretion, complete such Subdivision Improvements at Developer's expense**,** ***utilizing the securities in place to secure completion of the Public Improvements. Should the securities not be sufficient to complete the Subdivision Improvements,*** the Town shall estimate the ***additional*** cost of such improvements and give notice to Developer to pay such cost estimate. The Town shall use such payment for said improvements and refund any money collected in excess of the actual cost of said improvements. Should payment not be made within thirty (30) days of such notice, the Town may assess the amount of the cost estimate, plus ten percent (10%) to defray the cost of collection as provided by state law, to the Property and file a lien against the Property, such lien to have priority over all liens except general taxes and prior special assessments and be placed upon the tax list for the current year to be collected in the same manner as taxes are collected. The Town may file such lien at any time after said thirty (30) days while Developer is in default of this Agreement.

13.5 Transfer or Assignments: In the event of a sale or transfer of any portion of the Development, except to a bona fide residential home buyer of a completed owner-occupied home, the seller or transferor and the purchaser or transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to the transfer or the sale, a written agreement satisfactory to the Town delineating and allocating the various rights and obligations for the Subdivision Improvements has been approved and executed by the Town. ***Any agreements between the Developer and the purchasers of portions of the property, including agreements on the proportional share of responsibilities between the Developer and any purchaser of the property or the improvements and commitments contained in this Agreement, shall not be required to be approved by the Town unless they modify the agreements herein.***

Exhibit 1 to Exhibit B-3
Property description of Granary Filing Two

EXHIBIT C

ENGINEER'S OPINION OF COST
(SEE ATTACHED)

450 S. Parish Avenue
Johnstown, CO 80534
970.578.4664
JohnstownCO.gov

MEMORANDUM

TO: Mayor Duncan & Town Councilmembers

FROM: Jeff Strossner, Chief of Police

CC: Matt LeCerf, Town Manager

DATE: August 9, 2024

SUBJECT: Draft Burn Ban Ordinance

During the July 15, 2024 Council Meeting, a proposed Open Burning prohibited ordinance was presented for consideration by the Council. During the session, the Council requested several considerations or exemptions be evaluated for the ordinance.

Additional research was conducted to appraise the language of the proposed ordinance and appropriate exemptions. Considerable regulation already exists regarding exempted agricultural burning and this language has been adopted into the ordinance. The proposed language has been re-written using language that is simpler to understand and clearly delineates what types of burns are prohibited and which are exempt. It is the Police Department's belief this will prohibit the type of open barrel burning that facilitated the first complaint, while also ensuring mechanisms are in place to allow for exempted fires requiring no permits, or a process to obtain permits for approved activities.

Please see the accompanying draft ordinance containing the new language.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO

ORDINANCE NO. 2024-___

AN ORDINANCE ADDING SECTION 7-43 TO THE JOHNSTOWN MUNICIPAL CODE PROHIBITING OPEN BURNING IN THE TOWN OF JOHNSTOWN

WHEREAS, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Article I of Chapter 7 of the Johnstown Municipal Code ("Code") provides for the administration and abatement of nuisances, which are defined as, among others, conditions that present a substantial danger or hazard to health, safety or welfare of the community, and Article II of Chapter 7 of the Code references specific nuisances; and

WHEREAS, based on the guidance and instruction of Town Staff, the Town Council finds that, with limited exception, open burning presents a substantial danger and hazard to the health, safety and welfare of the community and meets the definition of a nuisance as set forth in Section 7-1 of the Code; and

WHEREAS, Town Staff recommends that the Town Council, for the health, safety and welfare of the community, adopt amendments to Chapter 7 of the Code to define open burning and prohibit unlawful open burning within Town; and

WHEREAS, based on the recommendation of Town Staff, the Town Council desires to add Section 7-43 to Article II of Chapter 7 of the Code to prohibit open burning; and

WHEREAS, the Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, welfare, peace, safety and property and that this Ordinance is in the best interests of the citizens of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. Section 7-43. Section 7-43 is hereby added to the Johnstown Municipal Code to provide as follows:

Sec. 7-43 – Open burning.

(a) For purposes of this section, the following terms shall have the meanings indicated:

Agricultural burning means the open burning of cover vegetation for the purpose of preparing the soil for crop production, weed control, maintenance of water conveyance

structures related to agricultural operations, and other agricultural cultivation purposes. Agricultural burning does not include the burning of slash piles.

Open burning means the burning of rubbish, wastepaper, natural wood, vegetative material or any other flammable material on any open premises, or on any public street, or other land adjacent to such premises.

Recreational fire means an outdoor fire contained in an outdoor fireplace, chiminea, portable outdoor fireplace, barbecue grill or barbecue pit having a total fuel area of three feet or less in diameter and two feet or less in height using clean, dry, untreated wood or charcoal, ignited for pleasure, religious, ceremonial, cooking, warmth or similar such purposes. Outdoor fireplaces or pits must have a screen or spark arrester design feature for burning wood.

(b) Except as provided below, no person shall make, cause to be made, or allow to continue to make any open burning on any public or private property in the Town. There shall be a rebuttable presumption that, if open burning is occurring on private property, the owner caused, and is responsible for, the open burning.

(c) The prohibition concerning open burning set forth above shall not apply to;
  (1) Flames from road flares, smudge-pots, or other similar devices associated with safety or occupational uses;
  (2) Recreational fires;
  (3) Burning weeds in irrigation ditches, ditch banks, and ditch right-of-ways when performed by or under the direct supervision of a ditch company or ditch owner, after notifying the local fire department jurisdiction;
  (4) Burning of a slash pile with an approved General Open Burn Permit issued by either Weld or Larimer Counties, under the following circumstances:
    a. Written notice is first provided to the local fire jurisdiction;
    b. The fire is supervised at all times with extinguishing materials readily available;
    c. The fire is not larger than 1 ton of material and the pile no larger than eight (8) foot square and six (6) feet high; and,
    d. Follow all applicable federal, state, and local regulations.
  (5) Bonfires with a valid permit from the local fire jurisdiction.

Section 2. Severability. If any part of provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of the Ordinance are declared to be severable.

Section 3. Publication; Effective Date. This Ordinance, after its final passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter

of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Hannah Hill, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Hannah Hill, Town Clerk Michael P. Duncan, Mayor

2024 Q1 Report for the Town of Johnstown
From the Johnstown Downtown Development Association

JDDA Financials

2024 Q1 Financials – Attachments Included

Starting Balance:	$ 23,307.34
Cash In:	$ 8,100.65 (1) Monthly Quarterly Treasurer's Report
Expenditures:	$ 10,804.40 (2) Monthly Quarterly Treasurer's Report
Ending Balance:	$ 20,603.59

Strategic plan to revitalize the Town's historic downtown

1. Members of the board continue to support Sarah and the Town of Johnstown any way we can.

Upcoming Events for 2024:

1. We have locked in the same 4 events as previous years.
    a. Cinco De Mayo will be on Saturday May 4th from 1-5pm.
    b. Fall Fest will be on September 14th from 1-5pm.
    c. Trick or Treat Street will be on October 26th from 10am-1pm.
    d. Johnstown Jingle will be on December 1st from 2-5pm.

Other than events, things we are doing to position downtown as the focal point of Johnstown:

1. Welcome Bags

2. We continue to approach other businesses in the area about joining the DDA.

Community Give Back/Involvement

Social Media/Website

Downtown Businesses Update –

New businesses/relocated businesses in Downtown Johnstown:

Businesses that have closed/moved out of Downtown Johnstown:

Employment opportunities available:

JDDA Members

JDDA Members:

1.

Member Pricing:

1. $125 Downtown Members – Brick and Mortar Businesses located in our JDDA Boundaries
2. $250 Community Partners – Businesses outside the JDDA Boundaries with a vested interest in Downtown Johnstown
3. $65 Non-Profit Members – Must submit a 501-C3

Member Benefits:

1. Business listing on our website VisitDowntownJohnstown.com
2. Opportunity to include information in the Community Welcome Bags
3. Social Media Networking and Marketing each month
4. Event Discounts for the JDDA Hosted Downtown Events and
5. Workshop Benefits
6. Group Marketing Opportunities
7. Sponsorship opportunities

JDDA Board Position:

Johnstown Downtown Development Association

Statement of Financial Position

As of March 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BBQ Days acct 8128	60,092.26
General Fund	19,066.79
Petty Cash	1,536.80
Total Bank Accounts	**$80,695.85**
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	**$0.00**
Total Current Assets	**$80,695.85**
TOTAL ASSETS	**$80,695.85**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
BBQ Days holding account	45,319.51
Total Other Current Liabilities	**$45,319.51**
Total Current Liabilities	**$45,319.51**
Total Liabilities	**$45,319.51**
Equity	
Retained Earnings	38,080.09
Net Revenue	-2,703.75
Total Equity	**$35,376.34**
TOTAL LIABILITIES AND EQUITY	**$80,695.85**

Johnstown Downtown Development Association

Statement of Activity

January - March, 2024

	TOTAL
Revenue	
Designated Contributions	811.06
Dues income	2,880.00
Event Income	3,550.00
Services	375.00
Unapplied Cash Payment Revenue	484.59
Total Revenue	**$8,100.65**
GROSS PROFIT	**$8,100.65**
Expenditures	
Advertising	257.98
Marketing	3,411.70
Website	36.00
Total Advertising	**3,705.68**
Bank Charges	212.22
Donations	2,000.00
Event Expenses	4,046.50
Legal, Accounting and Professional	675.00
Rent	165.00
Total Expenditures	**$10,804.40**
NET OPERATING REVENUE	**$ -2,703.75**
NET REVENUE	**$ -2,703.75**

Johnstown Downtown Development Association
Quarterly Treasurer's Report
For 1st QTR 2024

Beginning Cash	$ 23,307.34	
Cash In	$ 8,100.65	(1)
Cash Out	$ 10,804.40	(2)
Ending Cash	$ 20,603.59	

(1)
Cash In :
Event booth income, Dues income, workshop income, Town of Johnstown

(2)
Cash out :
Marketing, event expenses, quickbooks fees
accounting fees, storage rent

(3)
Adjustments:

* NET DECREASE IN CASH in 1st quarter $2703.35

***BBQ Days Acct 8128 - The BBQ days is not an actual entity so JDDA is holding the money for that committee

Johnstown Downtown Development Association
Quarterly Treasurer's Report
For 2nd QTR 2024

Beginning Cash	$ 20,603.59	
Cash In	$ 7,626.40	(1)
Cash Out	$ 20,698.80	(2)
Ending Cash	$ 7,531.19	

(1)
Cash In :
Event booth income, Dues income, workshop income, Town of Johnstown, mailer income

(2)
Cash out :
Marketing, event expenses, quickbooks fees
accounting fees, storage rent

(3)
Adjustments:

* NET INCREASE IN CASH in 2nd QTR $13,072.40
** NET Decrease CASH YTD 2024 is $15,776.15

***BBQ Days Acct 8128 - The BBQ days is not an actual entity so JDDA is holding the money for that committee

Johnstown Downtown Development Association

Statement of Activity

April - June, 2024

	TOTAL
Revenue	
Beer Garden Sales	1,461.40
Dues income	1,940.00
Event Income	4,350.00
Services	-250.00
Unapplied Cash Payment Revenue	0.00
Uncategorized Income	125.00
Total Revenue	**$7,626.40**
GROSS PROFIT	**$7,626.40**
Expenditures	
Advertising	90.00
Marketing	3,108.00
Printing	5,633.03
Website	256.14
Total Advertising	**9,087.17**
Bank Charges	186.91
Event Expenses	6,268.59
Insurance	
Property/Liability Insurance	3,653.00
Total Insurance	**3,653.00**
Legal, Accounting and Professional	675.00
Licenses, Fees and Filing Fees	10.00
Office Supplies	134.01
Outreach Program Expenses	0.00
QuickBooks Payments Fees	7.48
Rent	165.00
Square Fees	34.88
Workshop Expenses	476.76
Total Expenditures	**$20,698.80**
NET OPERATING REVENUE	**$ -13,072.40**
NET REVENUE	**$ -13,072.40**

Johnstown Downtown Development Association

Statement of Financial Position

As of June 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
BBQ Days acct 8128	95,144.26
General Fund	4,964.39
Petty Cash	2,566.80
Total Bank Accounts	**$102,675.45**
Accounts Receivable	
Accounts Receivable (A/R)	0.00
Total Accounts Receivable	**$0.00**
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	**$0.00**
Total Current Assets	**$102,675.45**
TOTAL ASSETS	**$102,675.45**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
BBQ Days holding account	80,371.51
Total Other Current Liabilities	**$80,371.51**
Total Current Liabilities	**$80,371.51**
Total Liabilities	**$80,371.51**
Equity	
Retained Earnings	38,080.09
Net Revenue	-15,776.15
Total Equity	**$22,303.94**
TOTAL LIABILITIES AND EQUITY	**$102,675.45**

2024 Q2 Report for the Town of Johnstown
From the Johnstown Downtown Development Association

JDDA Financials

2024 Q2 Financials – Attachments Included

Starting Balance:	$ 20,603.59
Cash In:	$ 7,626.40 (1) Monthly Quarterly Treasurer's Report
Expenditures:	$ 20,698.80 (2) Monthly Quarterly Treasurer's Report
Ending Balance:	$ 7,531.19

Strategic plan to revitalize the Town's historic downtown.

1. We are continuing to work with Sarah. Additionally, we are 100% supportive and behind the Downtown Master Plan.

Events

1. Previous Events including the Results/Outcome of the Event: These events continue to keep people engaged and emotionally invested in our town rather than traveling outside for the same services.
    a. Cinco de Mayo turned out great again. Sarah shared some data with us that she collects on downtown traffic and during and just after an event there is an increase in traffic.

Upcoming Events for 2024:

1. We have locked in the same 4 events as previous years.

    a. Fall Fest will be on September 14th from 1-5pm.
    b. Trick or Treat Street will be on October 26th from 10am-1pm.
    c. Johnstown Jingle will be on December 1st from 2-5pm.

Other than events, things we are doing to position downtown as the focal point of Johnstown:

1. Welcome Bags – This program is still very successful, and we are now delivering more than 60 welcome bags to new residents monthly. The RHS Interact Club works with us to help pack the bags and deliver them to the new residents.

2. We are continuing to gain membership and we are putting more efforts and energies towards networking events as well as workshops. Both are things that our members are wanting and asking for!

3. We created a subcommittee called the HOA Community Outreach Committee and that smaller group of JDDA Members are working with some of the individual neighborhoods/HOA's to build relationships. We hope to offer smaller neighborhood events that are more specific to individual neighborhoods with a goal of letting those folks know that we exist and that we are located downtown and have things to offer our community members!

4. We have a Marketing firm that is working to promote all our members, promote our events, create our downtown marketing for our events that align with the downtown brand!

5. Mountain Wave Marketing put on an amazing social media workshop that was free to all and provided invaluable information for our small businesses! From that event we gained new members and even new board members!

Community Give Back/Involvement

1. It is important to us as a board that we support our community and especially our youth.

Social Media/Website

1. We continue to work with Tiffany from Mountain Wave Marketing, and she is amazing and really has grown our social media presence significantly!

Downtown Businesses Update –

New businesses/relocated businesses in Downtown Johnstown:

Businesses that have closed/moved out of Downtown Johnstown:

Employment opportunities available:

JDDA Members

JDDA Members:

1. We currently have 71 members for 2023

Member Pricing:

1. $125 Downtown Members – Brick and Mortar Businesses located in our JDDA Boundaries
2. $250 Community Partners – Businesses outside the JDDA Boundaries with a vested interest in Downtown Johnstown
3. $65 Non-Profit Members – Must submit a 501-C3

Member Benefits:

1. Business listing on our website VisitDowntownJohnstown.com
2. Opportunity to include information in the Community Welcome Bags
3. Social Media Networking and Marketing each month
4. Event Discounts for the JDDA Hosted Downtown Events and
5. Workshop Benefits
6. Group Marketing Opportunities
7. Sponsorship opportunities

JDDA Board Position:

1. We currently have 2 open board positions and put those positions out to our members to apply and we received 4 applications!

What the Members want from the JDDA

We sent out a survey to all of our members and to our downtown members to really understand what they want to receive from the organization. Based on the results the following are the most important things that our members want to see!

1. Events
2. Business After Hours
3. Town advocacy
4. Member Workshops