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

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, July 01, 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. Business of the Month
2. Proclamation - Meteorite Centennial Celebration
3. Employee Introductions

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.

4. June 17, 2024 Meeting Minutes
5. Second Reading of Ordinance 2024-253: Amending Section 10-212 of the Johnstown Municipal Code Concerning Curfews for Minors
6. June 2024 List of Bills

TOWN MANAGER REPORT

7. Town Manager's Report

TOWN ATTORNEY REPORT

PUBLIC HEARING

8. Public Hearing - The Granary Filing No. 3

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

9. Ordinance No. 2024-254, An Ordinance Authorizing the Issuance of Revenue Bonds to Provide for Improvements to the Water Treatment System and Establishing Covenants in Connection with the Financing for the Payment of the Bonds from Water Fund Revenues; and Approving Other Matters in Connection with Financing

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

INFORMATIONAL ITEMS

10. Informational Items

EXECUTIVE SESSION

11. An executive session to receive legal advice from the Town attorney pursuant to C.R.S. Section 24-6-402(4)(b) matters involving the acquisition of property on 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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PROCLAMATION

Johnstown Meteorite Centennial Anniversary

WHEREAS, the Johnstown Meteorite, an extraordinary celestial entity, descended upon the earth on July 6, 1924, in a spectacular display of cosmic wonder; and

WHEREAS, this historic event marked a pivotal moment in the annals of scientific exploration, igniting the curiosity of astronomers and captivating the imagination of the global community; and

WHEREAS, the Johnstown Meteorite, with its remarkable composition and profound significance, continues to serve as a beacon of inspiration, fostering a deeper understanding of the universe and our place within it; and

WHEREAS, the diligent efforts of researchers, historians, and enthusiasts have preserved the legacy of the Johnstown Meteorite, ensuring its enduring impact on future generations; and

WHEREAS, it is fitting to honor and commemorate the Johnstown Meteorite for its role in expanding human knowledge and enriching our collective appreciation of the cosmos;

WHEREAS, as we approach the centennial anniversary of the Johnstown Meteorite's arrival, it is fitting to honor and commemorate this momentous occasion with reverence and celebration; and

WHEREAS, the centennial celebration provides a unique opportunity to reflect upon a century of scientific discovery and innovation inspired by the Johnstown Meteorite, while also looking forward to the boundless possibilities that lie ahead in the exploration of our universe;

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

I, Michael P. Duncan, Mayor of the Town of Johnstown, Colorado on the 6th of July, 2024, do hereby celebrate the historic Centennial Day of the Johnstown Meteorite

By: _____
Michael P. Duncan, Mayor

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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, June 17, 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
Mayor Pro Tem Young
Mayor Duncan

Absent:
Councilmember Paranto

AGENDA APPROVAL

Councilmember Morris moved to approve the agenda.

Mayor Pro Tem Young seconded and the motion passed.

PUBLIC COMMENT

Veronica Kline inquired on increasing the police department size with the increase of development.

Shawn York spoke to previous public comments and clarified several notes on landscape companies conducting mowing. It was noted that weeds have been somewhat taken care of, but there is still room for improvement. Speeding on Colorado 13 was brought up again and it was requested Colorado 13 be reviewed for speeding issues.

A comment regarding the community pool was read into the record from Julie James, speaking to funding of the pool.

A comment from Mark Bridgeman was read into the record regarding the desire for a community pool.

A comment from Jeff Soderborg was read into the record regarding development.

CONSENT AGENDA

Councilmember Menzies moved to approve the consent agenda.

Councilmember Morris seconded and the motion passed noting the vote taking place later in the agenda as noted.

1. June 3, 2024 Meeting Minutes
2. Ordinance No. 2024-252: Establishing Holding Agriculture (H-A) Zoning On The Property Known As The Larson Annexation on Second Reading
3. Water and Sewer Service Agreement - La-Z-Boy at 2534
4. May 2024 Financials
5. Cybersecurity Policy

TOWN MANAGER REPORT

Matt LeCerf, Town Manager, spoke to updates on the Police Department expansion and spoke to Police staffing. Mr. LeCerf also noted water schedules and asked for support and compliance from the community to address the water restrictions.

Council sought information on various zoning and solutions for development weed issues. Council provided direction to the Town Attorney to create a short information sheet for various ordinances for Council to reference.

Mr. LeCerf spoke to the Town's shred event, which was cancelled due to the vendor not showing up. Council noted the length of time residents waited with no information. Mr. LeCerf noted going forward all events public facing will have an updated policy, to be brought under Communications. Council asked for information on expended funds on this event which staff noted would be provided at a later time.

TOWN ATTORNEY REPORT

There was no Town Attorney report.

PUBLIC HEARING

6. Resolution No. 2024-28: Approving the Final Subdivision Plat for The East Ledge Rock Center Filing 2 - Replat A

Mayor Duncan opened the public hearing.

Jeremey Gleim, Planning and Development Director, asked Council to move to continue to the regular meeting on July 15, 2024 due to notice requirements in the Land Use Code.

Councilmember Molinar moved to continue the public hearing for the East Ledge Rock Filing 2 – Replat A to the Town Council Meeting on July 15, 2024.

Councilmember Morris seconded and the motion passed.

7. Ordinance 2024-253, Amending Section 10-212 of the Johnstown Municipal Code Concerning Curfews for Minors

Mayor Duncan opened the public hearing.

Avi Rocklin, Town Attorney, presented the ordinance to Town Council noting that this amendment is meant for a cleanup, as this code is currently written geared towards guardian and the change would be geared towards the minors in question. Ms. Rocklin reviewed the exceptions to the curfew.

Mayor Duncan asked for public comment for those in favor or, or opposed, to this hearing.

Tara Russell spoke to a neighborhood alert system in Mallard Ridge and concerns with process with minors out after curfew.

Mayor Duncan closed public comment.

Mayor Duncan closed the public hearing.

Mayor Pro Tem Young moved to approve Ordinance No. 2024-253, an Ordinance Amending Section 10-212 of the Johnstown Municipal Code Concerning Curfews for Minors.

Councilmember Berg seconded and the motion passed.

Council voted on the consent agenda and the previous motion was approved.

COUNCIL REPORTS AND COMMENTS

Councilmember Morris spoke in support of the ordinance related to curfews.

Mayor Pro Tem Young asked for clarification on North 3rd and Telep regarding the data box on the light pole and asked for follow up from the Police Department. The cemetery conditions were addressed and Council asked for this to be looked into. The Meteorite committee is looking forward to the July 6th, 2024 Celebration.

Councilmember Menzies asked about fireworks and enforcement. Mr. LeCerf spoke to the Police Department having a zero-tolerance policy to fireworks, but noted being caught in the act of lighting fireworks off is one of the only areas that the Police Department can issue a citation. Sgt. Perry noted overtime shifts are requested during the week of Fourth of July. Ms. Rocklin did note she would encourage the Municipal Judge to support full payment of fines should anyone be cited and appear in Municipal Court.

Councilmember Menzies asked about the opening timeline for businesses at Ledge Rock, including Woods Grocery store. Mr. LeCerf noted the interior of this specific building has several dynamic items that may take longer to open.

Councilmember Molinar noted upcoming absences for coming Council meetings due to work.

MAYOR'S COMMENTS

Mayor Duncan asked if there had ever been a Fourth of July fireworks show.

Mr. LeCerf noted that would be a decision by Council. Council provided direction for a future Work Session to discuss holding a Fourth of July event.

Mayor Duncan noted the extra work during the previous week on the Downtown Master Plan survey and the importance of gathering the public's input.

INFORMATIONAL ITEMS

Informational items were included in the packet.

8. Informational Items

ADJOURN

Mayor Duncan adjourned the June 17, 2024 meeting at 8:00 pm.

_____

Michael P. Duncan, Mayor

_____

Hannah Hill, Town Clerk

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TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: July 1, 2024

SUBJECT: Second Reading of Ordinance 2024-253, Amending Section 10-212 of the Johnstown Municipal Code Concerning Curfews for Minors

ATTACHMENTS: 1. Ordinance No. 2024-253

PRESENTED BY: Ryan Oglesby, Chief of Police

AGENDA ITEM DESCRIPTION:

On June 17, 2024, Council approved Ordinance No. 2024-253 on first reading.

Enclosed for review and consideration is Ordinance No. 2024-253 that would amend Article XI of Chapter 10 of the Johnstown Municipal Code.

Article XI of Chapter 10 of the Johnstown Municipal Code ("Code") regulates offenses related to minors and Section 10-212 contained therein provides that its unlawful for a parent, guardian or person having the care, custody, or control of a child under the age of eighteen (18) years to cause or permit such child to be in any public street or alley or public place between the hours of 10:00 p.m. and 5:00 a.m. The regulation does not, however, expressly recognize an offense against a minor child who is out between the hours of 10:00 p.m. and 5:00 a.m. The Johnstown Police Department recommends that the Town Council amend Section 10-212 to include an offense against the minor child. The Police Department also recommends that the Town Council amend Section 10-121 to include updated exemptions and weekend times that are more in line with neighboring jurisdictions.

Original Ordinance:

Sec. 10-212. Curfew.
(a) It shall be unlawful for the parent, guardian or person having the care, custody or control of a child under the age of eighteen (18) years to cause or permit such child to be in any public

street, alley or public place between the hours of 10:00 p.m. of one (1) day and 5:00 a.m. on the following day at any time unless accompanied by his or her parent, guardian, adult member of his or her family, or adult person in whose charge such minor child was placed.
(b) If said minor child is employed or has attended a school, church or other function duly organized and supervised by adults or persons over the age of twenty-one (21) years, which activity or employment terminates after 9:30 p.m. or commences before 5:30 a.m., then time requires specified in Subsection (a) above shall be expanded to the extent of one-half (½) hour after the termination of such activity or employment or one-half (½) hour before the commencement of said activity or employment if such minor is en route between his or her home and said activity or employment.
(Ord. 466 § 1, 1991)

- **STRATEGIC PLAN ALIGNMENT:**
  Safe & Welcoming community
    - *Provide and maintain public safety services and awareness in our community.*

LEGAL ADVICE:

The Town Attorney drafted the Ordinance.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approve Ordinance No. 2024-253 on second reading.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2024-253

AN ORDINANCE AMENDING SECTION 10-212 OF THE JOHNSTOWN MUNICIPAL CODE CONCERNING CURFEWS FOR MINORS

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 XI of Chapter 10 of the Johnstown Municipal Code ("Code") regulates offenses related to minors and Section 10-212 contained therein provides that it is unlawful for a parent, guardian or person having the care, custody or control of a child under the age of eighteen (18) years to cause or permit such child to be in any public street or alley or public place between the hours of 10:00 p.m. and 5:00 a.m.; and

WHEREAS, the Johnstown Police Department recommends that the Town Council amend Section 10-212 to include, in addition to offenses against parents, guardians and persons having the care, custody or control of a child, an offense against the minor child; and

WHEREAS, the Town Council desires to adopt the Johnstown Police Department's recommendation; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town and is in the best interests of the Town of Johnstown.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Section 10-212 of the Johnstown Municipal Code shall be repealed and readopted in full to read as follows:

Sec. 10-212. Curfew.

(a) It is unlawful for any person under the age of eighteen (18) years to be or remain upon any public street, alley or other public place between the hours of 10:00 p.m. to 5:00 a.m.; provided, however, that, on Friday and Saturday, a person under the age of eighteen (18) years may be or remain upon any public street, alley or other public place between the hours 10:00 p.m. to 12:00 a.m. This section shall not apply to persons who meet any of the following criteria:

(1) Any person engaged in lawful employment;

(2) Any person accompanied by a parent or guardian or by a person over twenty-one (21) years of age having legal care, custody or control of such person;

(3) Any person engaged upon an emergency errand;

(4) Any person traveling directly to or from an activity approved by such person's parent or guardian or by a person over twenty-one (21) years of age having legal care, custody or control to: (i) such person's residence or (ii) the private residence of another, if authorized by the parent, guardian or person over twenty-one (21) years of age having legal care, custody or control to go to such other private residence;

(5) Any person on the sidewalk abutting a residence where the person is lawfully entitled to be; or

(6) Any person attending or traveling to or from a supervised activity sponsored by a school, civic, religious or other recognized public organization.

(b) It is unlawful for any parent, guardian or other person having legal care, custody or control of any person under the age of eighteen (18) years to allow or permit such person to violate any of the terms or provisions of subsection (a) above.

Section 2. Severability. If any part or 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 this Ordinance are declared to be severable.

Section 3. Publication; Effective Date. This Ordinance, after its 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 17 day of June, 2024.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

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.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By:_____
Hannah Hill, Town Clerk

By:_____
Michael P. Duncan, Mayor

Town of Johnstown
List of Bills - May 18, 2024 - June 14, 2024

Vendor	Description	Dept	Amount
24/7 Networks LLC	Network improvements	ADM	19,934.57
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
A to Z Elevator Inspections Inc.	Building maintenance	PW	843.00
Ablao Law LLC	Municipal Court Judge	ADM	500.00
AC/DC Electric	Building maintenance	PW	6,934.23
Ace Hardware	Supplies	ALL	2,105.28
Adamson Police Products	Uniforms	PD	705.45
Advanced Mechanical Services, Inc	Equipment maintenance/service	PW	19,793.00
All Copy Products, Inc	Copier supplies	PD	361.42
AMHR-Colorado Language Connection	Translation services	ADM	16.25
Anser Advisory Management	Property survey	PW	216.72
Aqua Backflow, Inc.	Backflow testing	PW	80.00
Arapahoe Rental	Supplies	PW	463.80
Atomic Defense LLC	Swat radio	PD	859.00
Benesch	Hillsboro Drainage/Thompson Pkwy studies	PW	50,707.00
BHA Design Incorporated	Downtown Alley project	PW	18,996.07
Bludot Technologies Inc.	CRM	ADM	195.00
Bluebeam, Inc.	Software	ADM	1,380.00
Browns Hill Engineering & Controls	Equipment maintenance	PW	1,648.10
Business Equipment Service	Supplies	ADM	846.00
Card Services	Training/travel/supplies	ALL	29,314.68
Central Square Technologies, LLC	Software	PW	900.00
Central Weld County Water District	Interconnects	PW	703.20
CenturyLink	Phone/internet	PW	1,097.51
Cintas	Mat supplies/service	PW	818.89
Cirsa	Insurance	PW	1,941.96
Civil Resources	Raw water line project	PW	27,755.25
CMC Tire	Supplies	PW	948.23
Colorado Analytical Labs	Lab testing	PW	790.00
Colorado Demolition, Inc.	Crooks property demolition	PW	3,983.87
Colorado Department of Public	Low Point WWTP project	PW	1,973.61
Colorado Dept of Agriculture	Supplies	PD	180.00
Colorado Greenbelt Management	Landscaping services	PW	1,400.00
Colorado Materials, Inc.	Little Thompson Bridge project	PW	17,328.93
Colorado State University	Drone flight school	PD	650.00
Community Center Refund	Community Center refunds	ADM	1,350.00
Conduct All Electric	Building maintenance	PW	7,484.65
Connell Resources, Inc.	Emergency repair	PW	56,072.06
Consolidated Home Supply Ditch	Water legal	PW	7,740.61
Core & Main	Water meters	PW	14,780.49
Coren Printing, Inc	Supplies	ADM	92.00
Costar Realty	Software	ADM	430.00
CTL Thompson Inc	Little Thompson Trail project	PW	280.00
Cummins Sales and Service	Equipment maintenance	PD	1,114.56

Vendor	Description	Dept	Amount
D2C Architects	PD design	PD	60,745.19
DataShield Corporation	Shredding	ADM	50.00
DBC Irrigation Supply	Irrigation supplies	PW	17,114.63
Denali Water Solutions LLC	Sludge removal	PW	816.92
DES Pipeline Maintenance, LLC	Equipment maintenance	PW	1,237.50
DetectaChem, Inc.	Lab supplies	PD	245.40
Ditesco LLC	Little Thompson Trail project	PW	7,295.00
Dog Waste Depot	Supplies	PW	899.82
DXP Enterprises Inc	Supplies	PW	185.61
E-470 Public Highway Authority	Travel	PD	30.85
Employee Reimbursement	Training/travel/supplies	ADM	4,316.88
Ergomed	Employment screening	ADM	210.00
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	9,422.50
Felsburg Holt & Ullevig Inc	Engineering services	PW	2,655.00
First Class Security Systems	Fire system monitoring	ADM	273.60
First National Bank	Custodial fees	ADM	799.51
Frontier Self Storage	Storage	PW	280.00
Garrison Minerals	Chemicals	PW	4,851.90
Glenn A. Jones Library	Monthly support	ADM	202,662.06
Go Play Inc.	Playground equipment	PW	445,615.14
Grainger, Inc.	Supplies	PW	1,664.63
Great Western Railway of CO	Crossing agreement	PW	2,571.03
Greeley Lock and Key	Supplies	PW	240.00
Green Valley Turf Co	Maintenance	PW	253.50
Ground Engineering Consultants, Inc.	Materials testing	PW	7,016.00
H & R Repair	Vehicle maintenance	PW	72.00
Hach Company	Chemicals	PW	1,751.38
Happy Life Gardens	Cemetery & downtown flowers	PW	10,625.00
Hays Market Inc	Supplies	ALL	74.65
HCC Tactical	Supplies	PD	1,763.40
Helton & Williamsen, P.C.	Billback - Legal services	ADM	3,149.00
Helton & Williamsen, P.C.	Water legal	PW	15,455.50
Herc Rentals	Equipment maintenance	PW	2,567.50
Hicks Contractor Services LLC	Chlorine tank install	PW	4,000.00
Hill & Robbins, PC	Billback - Legal services	ADM	1,102.50
Hill & Robbins, PC	Water legal	ADM	6,027.00
Hydrant Meter Deposit Refund	Hydrant meter deposit refunds	ADM	3,500.00
IMEG Corp	Billback - Engineering services	ADM	20,785.00
IMEG Corp	Engineering services	PW	2,392.50
Infosend, Inc.	Newsletter/Utility bill printing	ADM	4,589.48
Insight North America LLC	Investment services	ADM	2,412.64
J&D Creations	Uniforms	ALL	1,363.09
J&S Contractors Supply Co.	Safety supplies	PW	3,847.86
Joe Johnson Equipment LLC	Supplies	PW	652.20
John Cutler & Associates	2023 Audit	ADM	6,000.00
John Deere Financial	Supplies	PW	819.67

Vendor	Description	Dept	Amount
Johnstown Breeze	Publications	ADM	2,207.52
Johnstown Heights LLC	Developer deposit refund	ADM	54,694.32
J-U-B Engineers, Inc.	SH60 waterline	PW	40,667.45
JWO Engineering	Carlson SH60 Signal	PW	7,959.00
Kelly Supply Co	Pipe and supplies	PW	410.20
Ken Garff Ford Fort Collins	New Vehicles	ALL	139,236.00
Kimley - Horn and Associates	Downtown masterplan	ADM	15,149.75
KRW Associates	Job posting	ADM	26,711.50
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	11,136.00
Law Office of Avi Rocklin LLC	Legal services	ADM	17,531.50
Law Office of P. Andrew Jones	Water legal	PW	91.20
Lawson Products Inc	Supplies	PW	569.00
Lazar, Michael	Municipal Court Judge	ADM	3,000.00
Lefthand Printworks	Honors banners	ADM	754.00
Little Thompson Water District	Water	PW	13,960.25
Loveland Barricade LLC	Safety services	PW	50.00
Loveland Ford-Lincoln	Vehicle maintenance	PD	1,022.29
Loveland Ready-Mix Concrete	Supplies	PW	305.20
Mac Equipment, Inc	Supplies	PW	1,058.61
Macdonald Equipment Co	Equipment maintenance	PW	5,724.94
Matrix Design Group, Inc.	Storm water master plan	PW	12,108.26
McGeady Becher P.C.	Bill back - Legal	ADM	7,428.54
Medicine for Business and Industry	Lab testing	ADM	430.68
MGS Incorporated	2024 Haulmark trailer	PW	13,980.00
Mile High Elevator LLC	Building maintenance	PW	226.80
Mile High Shooting Accessories	Supplies	PD	5,899.99
Milliken Johnstown Electric	Building maintenance	PW	913.50
Moltz Construction Inc.	Central WWTP project	PW	1,083,951.13
Motorola Solutions, Inc.	Supplies	PD	372.12
MUST NY Araypa Factory	Supplies	ADM	59.99
MWH Constructors	WTP expansion project	PW	621,755.26
Nalco Company LLC	Chemicals	PW	7,324.61
Napa Auto Parts, Inc	Supplies	PW	2,018.88
Ohlson Lavoie Corporation	Pool feasibility study	ADM	1,750.00
Otak	Little Thompson Bridge project	PW	7,573.65
Parkland USA Corp	Fuel	PW	10,671.46
Paul's Plumbing & Heating	Jetting services	PW	9,950.00
Pioneer Press of Greeley Inc	Supplies	ADM	334.40
Pipestone Equipment an Impel Company	Supplies	PW	3,004.00
Poudre Valley REA	Utilities	PW	21,697.34
ProForce Law Enforcement	Supplies	PD	715.00
PVS DX, INC	Water treatment chemicals	PW	19,662.88
Quality of Life & Safety Designs LLC	Fire system monitoring	PW	25.00
R&M Holdings	Refund landscape surety	ADM	35,792.90
Ram Waste Systems	Trash services	PW	5,474.21
Ramey Environmental Compliance Inc.	Equipment maintenance	PW	2,106.80

Vendor	Description	Dept	Amount
Recreational Electrical	Vehicle upfit	PD	612.00
Red Wing Business Advantage Acct	Uniforms	PW	713.89
Redi Services, LLC	Portolet	PW	7,000.00
Richmond American Homes	Permit refund	ADM	3,920.00
Rise Broadband	Internet	PW	285.53
Ron Turley Associates Inc	Software	ADM	5,100.70
Sanderson Stewart	Colorado Blvd & SH60 project	PW	5,880.00
SpeakWrite Billing Department	Transcription service	PD	475.65
Tait & Associates, Inc.	Charlotte Street project	PW	637.50
TDS	Phone/internet	ALL	4,718.08
Terminix	Building maintenance	PW	131.00
The Home Depot/GECF	Supplies	PW	1,281.75
The Tree Farm	Downtown tree replacement	PW	811.60
The Tree Guys LLC	Tree removal	PW	12,975.00
Tier One Networking, LLC	Computers	ADM	10,170.00
TimberLAN	IT services	ADM	3,066.00
T-Mobile	Phone/internet	PD	58.15
TopShelf Printers	Supplies	ADM	1,484.44
Treatment Technology Holding	Chemicals	PW	10,817.40
Trinity SCS, Inc.	Supplies	PD	263.50
TruGreen Chemlawn	Chemicals	PW	9,359.83
UC Health Medical Group	Lab testing	PD	834.13
United Power, Inc	Utilities	PW	841.86
Urban Egg A Daytime Eatery	CML District 2 meeting	ADM	2,343.00
USA Bluebook	Supplies	PW	4,850.88
Utility Refund	Utility refunds	ADM	2,737.94
Vector Disease Control	Mosquito spraying	PW	4,678.96
Verizon Wireless	Phones	ALL	7,547.75
Wagner Equipment Co.	Supplies	PW	84.12
Waste Connections of Colorado Inc.	Trash services	PW	171,619.34
Weld County	Communication services	PD	312.00
Weld County Dept of Public	Lab services	PW	884.50
Workplace Partners	Low Point WWTP project	PW	8,043.00
Xcel Energy	Utilities	PW	39,502.52
YMCA of Northern Colorado	Monthly support	ADM	27,332.26
Yost Cleaning	Cleaning service	PW	3,362.66
Zephyr Roofing Systems, LLC	Building maintenance	PW	2,486.04
			3,746,327.29

TOWN MANAGER'S REPORT

July 2024

johnstownco.gov

Administration, Finance, Planning, and Human Resources

Upcoming Council Meetings & Work Sessions

If there are topics that the Council would like Staff to schedule for discussion, please let me know. The following topics are recommended for Council discussion (all meetings will be held in the Town Council Chambers unless otherwise indicated):

- 07/01/2024 - Regular Council Meeting
- 07/08/2024 - Town Council Work Session - Pool Feasibility Discussion
- 07/15/2024 - Regular Council Meeting

Liquor Licensing

Staff received a renewal of a Hotel & Restaurant license for Cheba Hut and a Liquor Store renewal for Johnstown Plaza Liquor dba Northstar.

Hiring

We recently welcomed two Community Service Officers and a Streets Maintenance II worker to our team. The Town is currently searching for two Civil Engineers, Police Officers, an Administrative Assistant, and a Water and Sewer System Operator. We are looking forward to welcoming our new Chief of Police, a Mechanic, and a Water and Sewer System Crew Lead next week.

Municipal Court

June 2024 Court data is broken down for Council's review below, with a total of 221 cases being processed:

- Code Violations: 6
- Traffic Violations: 158
- Theft: 19
- Other Criminal Cases: 8
- Parking: 36

Senior Center

Staff looks forward to an excursion filled summer with Rockies trips, Owl Baseball, and trips to various museums. June activities and participation are as below, outside of the staples of exercise classes, yoga, and the Tai Chi Chih class:

- NoCo Rain Women's Soccer - 9 participants
- Monthly Blackhawk Trip - 12 participants
- Rodz & Bodz Movie Car Museum - 3 participants
- Colorado Rockies Game - 14 participants
- Creative Crafts - 5 participants
- Diamond Dot Weekly - 25 participants
- Friendly Fork Weekly Meals - 174 participants
- Johnstown Town Council Sponsored Lunch on Juneteenth - 48 participants
- Ukulele Lessons with Linda - 13 participants
- Walking Club - 15 participants
- Various Breakfast and Lunch Trips - 10 participants

Special Event Permit

The Town has issued a Special Event Permit to the Johnstown Historical Society for the July 6, 2024, Centennial Celebration for the Johnstown Meteorite.

CML Conference

Several members of our leadership team attended the annual Colorado Municipal League Conference held in Loveland. This was a valuable opportunity to network with other communities and learn about recent legal updates and best practices.

Biz Walk

Town Staff met with Mountain State Plastics in June as part of our ongoing monthly business walks.

Downtown Master Plan Project

Town Staff launched the project mid-June and hosted Week 1 Outreach from June 10 to June 13. Town Staff also hosted an Open House Recap on June 27 at Town Hall to provide the community with an opportunity to review the feedback provided during Week 1 Outreach and preview pages of the Downtown Masterplan document. Town Staff plans to do 2 more weeks of outreach including open house recaps in the coming months as we continue to make progress with the project and build out the masterplan document. Information regarding the project will continue to be provided to the public via the Town project webpage, social media accounts, and resident newsletters when appropriate.

Budget Award

The Town received the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for its 2024 Budget.

Contractor Licenses

82 contractor licenses were issued by the Town in one month. This is a result of the hail storm the Town experienced about 3 - 4 weeks ago.

FY 2025 Budget

Departments are working on the 2025 Budget. The drafts are due to the Town Manager on July 8 to begin compiling all the information for planning and discussions.

Residential Property Tax Rebate

Staff is gathering the necessary information to process the property tax refunds later this summer. Final 2023 property tax payments were due to Larimer and Weld County June 15. Once they are done processing and evaluating the payments, the information will be sent to our team for the next steps.

Shred Event

The annual shred event has been scheduled for July 20, 2024, from 9am -1pm at Town Hall.

JohnstownCO.gov

The new website launched on June 11. Since launch we have had 8,700 page views and 1,800 unique visitors to the site in just 10 days.

Touch-a-Truck

Public Works, Police, and Communications Staff were joined by Front Range Fire Rescue for a Touch-a-Truck event. It was a great success, and we are looking forward to our next Touch-a-Truck event on August 17.

Water Bonds

We are in the process of working towards issuing the water revenue bonds. The water bond ordinance will be presented for consideration on July 1. If approved, then we anticipate closing on the bonds at the end of August.

Strategic Plan Dashboard

Staff is working on designing and implementing a strategic plan dashboard that will allow citizens to view our strategic plan and the status of our current action items. We expect a soft launch towards the beginning of the 4th quarter.

Police Department

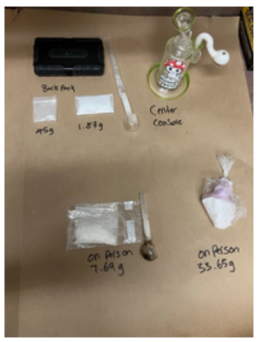
Stats

Statistical data was gathered during the period of May 14 - June 14.

- Officers responded to 1308 calls for service.
- Top incident types:
  - Suspicious Activity (118)
  - Code Violations (110)
  - Check Wellbeing (60)
  - Traffic Accidents (40)
  - Thefts (60)
  - Follow Up (157)
  - Meets (120)
- 255 Citations
- 103 Arrests (Includes Cited/Summoned/Referred arrest types)
- Top arrest types - Theft and Controlled Substance

Case of Interest

Officers conducted a traffic stop on LCR 15 and LCR5 for a vehicle with no license plates. Two individuals were arrested. One for multiple warrants and the other for possession of 43.66 grams of methamphetamine.



Peer Support Training

Officer Kelley attended Peer Support training and will become one of our peer support officers for our new program.

BBQ Day

BBQ Days - BBQ Days was a success, with approximately 18,000 people attending throughout the day. The Police Department had a handful of calls to include:

- 1 - Urination in Public
- 2 - Disorderly Conducts
- 1 - Medical
- 2 - Found Properties
- 3 - Missing Children
- 1 - Careless driving incident
- 1 - Reckless driving incident

Torch Run

Interim Chief Oglesby, Officer Dudley, and Town Manager, Matt LeCerf, ran three miles on Hwy 60 from Colorado Blvd to CR 19 for the Special Olympics Torch Run. This run helps raise money for the Colorado Special Olympics Program.

Drone Pilot Training

Sergeant Perry attended drone pilot school and can now fly our Department drone.

Moving

Officers have been extremely busy moving out of the Police Department so that construction can begin on the renovation and expansion project. Special thanks to Town Hall and Front Range Fire for giving them some office space while this project gets underway.

SRO School

Officer Garcia attended School Resource Officer School and will be our new SRO for the 2024-2025 school year.

Public Works Department

Work Orders

During this review period, crews completed 137 work orders, which included:

- Street Sweeping
- Gravel Road Grading
- Road Sign Repairs
- Funerals
- Pothole Patching
- Supporting the Johnstown BBQ Day Event
- Playground Inspections and Repairs
- Weed Mitigation on All Town-Owned Properties
- Trail Maintenance & Repairs
- Post-Storm Inspections and Repairs
- Various Other Street and Grounds-Related Tasks

Public Works crews demonstrated exceptional dedication, particularly in their outstanding efforts to clean up the Town after the hailstorm that occurred just days before the BBQ Day event.

2024 Concrete Repair Program

The 2024 Concrete Repair Program is progressing well, with Phase 1 nearing completion. Following the June 6 Council Meeting, an additional scope of work was approved, which will constitute Phase 2 of the program, scheduled to begin around the week of July 15. Currently, our crews are working on the installation of a new sidewalk on CR 15, from Mountview Drive heading north to SH 60. This new sidewalk is designed to enhance safety for local pedestrians and improve connectivity between multiple neighborhoods within the Town. Additionally, the project is supported by a CDOT program that includes the installation of two ADA-compliant ramps, push-button signals, and crosswalks to ensure safe pedestrian travel across CR 15 and SH 60.

2024 Asphalt Patching Program

The 2024 Asphalt Patching Program will commence during the week of June 24. For the following 30 days, our primary focus will be asphalt patching in all our concrete rehab areas. The work will begin with the entrance into Rolling Hills, Johnstown Colony, Pioneer Ridge, Johnstown Village, and TRR. This involves removing the temporary aggregate base course, eliminating degraded asphalt and subgrade, and placing new asphalt for a smooth finish. Any questions from the Community regarding the Asphalt Patching Program should be directed to our Deputy Director of Public Works, Mark Stanley.

Sandra Drive Property Demolition

The Sandra Drive Property Demolition project will commence after the completion of the Crooks Property. Residents along Sandra Drive will receive a week's notice before crews mobilize to the site, ensuring they have full access to their homes. Staff will make every effort to minimize the impact on local residents, with only minor traffic control expected.

Country Acres Drainage Study Master Plan Update

Our consultant, Alfred Benesch & Co., has drafted a Master Drainage Plan. Staff are currently reviewing it and will provide comments as we work towards finalizing the report and will present it to Council in a future meeting. As a reminder, the purpose of this study was to analyze a portion of the Old Town Basin as identified in the 2001 Storm Water Master Plan and develop alternatives as well as a recommended plan for conveying water from State Highway 60 to the Little Thompson River to prevent future flooding in this area.

Crooks Property Demolition and Meteorite Monument

The demolition process for the Crooks Property is near completion, with final site restoration expected by June 28. Meanwhile, Public Works crews have been preparing the Johnstown Meteorite Monument site for the dedication ceremony on July 6. The improvements include site grading, installation of a subsurface irrigation system, laying sod, creating a walking path, establishing a parking area, and adding landscape boulders and other amenities. These enhancements aim to create a beautiful monument for the Town.

Thompson Parkway Traffic Study

The goal of this study is to identify both interim and long-term solutions to enhance traffic operations in the retail district adjacent to Thompson Parkway, Ronald Reagan Boulevard, Union Street, and Larimer Parkway, including the existing roundabout on Thompson Boulevard. Our consultant, Benesch, has developed a comprehensive traffic model of the area and assessed the level of service for each movement at every intersection within this region. Multiple improvement scenarios have been evaluated, and Benesch has identified several areas requiring enhancements. Currently, Benesch is conducting further analysis on these improvements and will finalize their report soon. The findings are scheduled to be presented to the Council in an upcoming meeting.

Colorado Boulevard & Roosevelt Parkway Roundabout

The project team is progressing towards the initiation of the design phase for the roundabout at the intersection of Colorado Boulevard and Roosevelt Parkway. To commence the design, a collaborative agreement among all four stakeholders, consisting of two developers, the school district, and the Town, must be established. The Town Attorney has prepared a draft agreement, and all involved parties are actively working to finalize this agreement. Once executed, the design phase is anticipated to begin this summer.

Charlotte Street Project

The Charlotte Street Project is nearing its conclusion, with the final punch list repairs completed during the week of June 17. As the project transitions into the construction acceptance phase beginning the week of June 24, Colorado Paving will start demobilizing from the site. Following this, the project will enter a two-year warranty period.

Utilities Department

Water Treatment Plant

Average Daily Flows: 5.059 MGD

The Water Treatment Plant is experiencing higher than usual flows earlier than has historically been seen in June and has had to use interconnects with our water partners to keep up with demand. Progress is being made on the 16-inch AC line tie-in to fill the South Tank for the Water Treatment Plant expansion after experiencing construction issues including an unintended exposure break. Derek Flannery, one of the Town's treatment operators passed his Water Treatment B certification exam. The new plant also celebrated a groundbreaking ceremony to kick off the construction.

Low Point Wastewater Treatment Plant

Average Daily Flows: 0.415 MGD

The new plant experienced a number of communication errors and alarms in the control system that were identified by the system integrator and repaired. The WWTP Superintendent received clarification from the State on the monthly permit reporting until the new permit is issued for the plant. The WWTP Superintendent resubmitted the 2018 renewal permit to the State to capture the treatment and capacity changes with the construction of the new wastewater plant. The State is scheduled to issue new permit regulations for the Johnstown WWTP in 2026.

Central Wastewater Treatment Plant

Avg Daily Flows: 0.701 MGD

The plant experienced a power outage on June 12, that caused the plant to be unable to treat flows. Operators reacted quickly to replace and fix a blown fuses and compromised equipment and were able to use the extra storage space in the lagoons while the power was out to hold incoming flows. Operators began training on the new influent pump station at the plant for the North Interceptor tie-in occurring in July. Stormwater plans have been finalized for the new plant construction.

Inspections

- 1,743' water main and fire lines installed and tested
- 2,006' sewer main installed and tested
- 122 water/sewer inspections

GIS

The Public Works department continues to work with GIS to update the stormwater maps for operations Staff to use in the field. The Town's GIS Developer coordinated with ESRI and Google Maps to update the roads presentation for Bucee's and the Ridge. The Town now also has a new GIS website, to coincide with our new Town website.

Sewer Collection & Water Distribution

The Department interviewed and hired a New Crew Lead Supervisor position to improve operations who will begin work on July 8, 2024. The Department assisted Public Works in the installation of a water service line and a backflow for the Meteor Monument located at the Crooks property. A new trailer was purchased and outfitted for emergency excavations and repairs including shoring, tools and compaction equipment. Operations is evaluating a recent Odor Control unit failure at the new lift station the resulted in smoking of the unit and a fire department visit.

- May Utility Locate Tickets: 1,049
- Meters: 61 new installs, 24 replacements

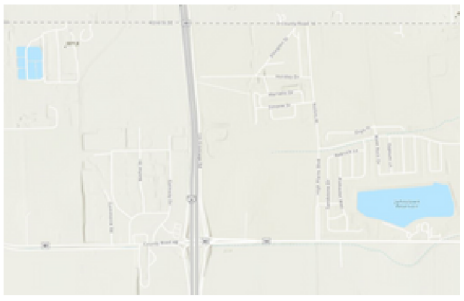


Figure 1 - Previous Base Map

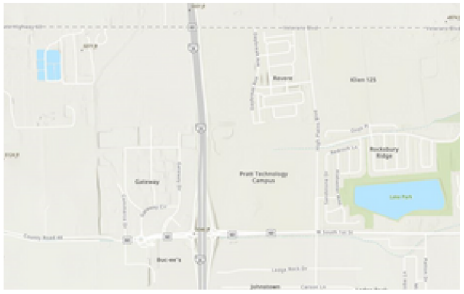


Figure 2 - Current Base Map

Water Treatment Plant Expansion

The Town received approval from CDPHE on June 11. The Design Engineer has received comments on the 100% plans and is anticipating issuing final construction plans in July now that they have final comments and CDPHE approval. The contractor continues to work on the early work construction package and critical waterline tie-ins as the design is finalized.

Central Wastewater Treatment Plant

Construction of the MBR building, the secondary process basins, and the headworks (picture below) are still ongoing. Throughout most of the summer, concrete work will continue and miscellaneous underground utilities. In addition, the contractor is testing the plant influent lift station that will take flows from the new North Interceptor to the new headworks. The influent lift station is necessary to commission the North Interceptor with a temporary discharge to the existing lagoons. As mentioned above, Town Staff is coordinating with the contractors to ensure a successful startup for both projects and more importantly, our residents.

North Interceptor Project

The contractor is working along CR48.5 installing the final segment of the interceptor line. The project is on schedule to have the new lift station and pipeline in service in July. Town Staff continues to coordinate with the North Interceptor and Central WWTP contractors to ensure that the startup of the new lift stations is coordinated for startup.

Lone Tree Raw Water Transmission

On June 11, Town Staff held a public meeting for all Larimer County residents within 500 feet of the project as part of the Larimer County 1041 permit process. Town Staff and the design consultant are taking the comments into consideration as the alignment is getting finalized. Town Staff is coordinating with Larimer County on an IGA to install a segment of the pipeline while the County has the road closed for a culvert replacement. This will reduce impacts to the Larimer County residents and complete two road crossings and a ditch crossing.

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

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 1, 2024

SUBJECT: Public Hearing – The Granary Subdivision Filing No. 3 - Case No. SUB23-0013

ACTION 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 Filing No. 3

ATTACHMENTS:
1. Resolution No. 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

ZONING: 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

will provide single-family homes with pedestrian and vehicular access to Roosevelt High School along with a clubhouse and an outside pool. Roosevelt Parkway will extend through The Granary development creating a connection from Telep to Colorado Boulevard to help facilitate an 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 entire 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, PUD zoning was established. The property was later rezoned in 2021 by Ordinance No. 2021-193 to be the Granary Outline Development Plan.

ZONING & LAND USE

Pursuant to the 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 Farm
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) 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 that make up 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 the single-family lots, 18 acres will be used for public roadways, and 15 acres will

be used as 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 is to 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, is 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, and each model has two elevations. 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

Landscape 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.

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 another portion of the project with written consent from the Town once native seeds are established and the temporary irrigation has been removed.

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

RECOMMENDED ACTION: THE GRANARY FILING NO. 3

Staff recommends that the Town Council approve Resolution No. 2024-30, to approve the final subdivision plat and final development plan for The Granary Subdivision Filing No. 3- Case No. SUB23-0012, contingent upon the approval and execution of a Subdivision Development and Improvement Agreement.

SUGGESTED MOTIONS:

For Approval:

I Move to Approve Resolution No. 2024-30, Approving The Granary Filing No. 3.

For Denial:

I Move to Deny Resolution No. 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 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.

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 July 1, 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 July, 2024.

ATTEST: **TOWN OF JOHNSTOWN, COLORADO**

By:_____ By:_____

Hannah Hill, Town Clerk Michael P. Duncan, Mayor

Exhibit A

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.

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 _____, _____.

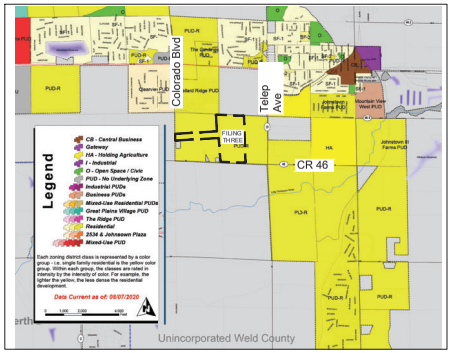
BY: _____ ATTEST: _____
MAYOR TOWN CLERK

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

Vicinity Map

NORTH



Zoning Map: Existing Zone District PUD-R

NORTH

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

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Date: 04.09.2024
Drawn By: SL
Checked By: CR

Sheet Name
DESIGN GUIDELINES

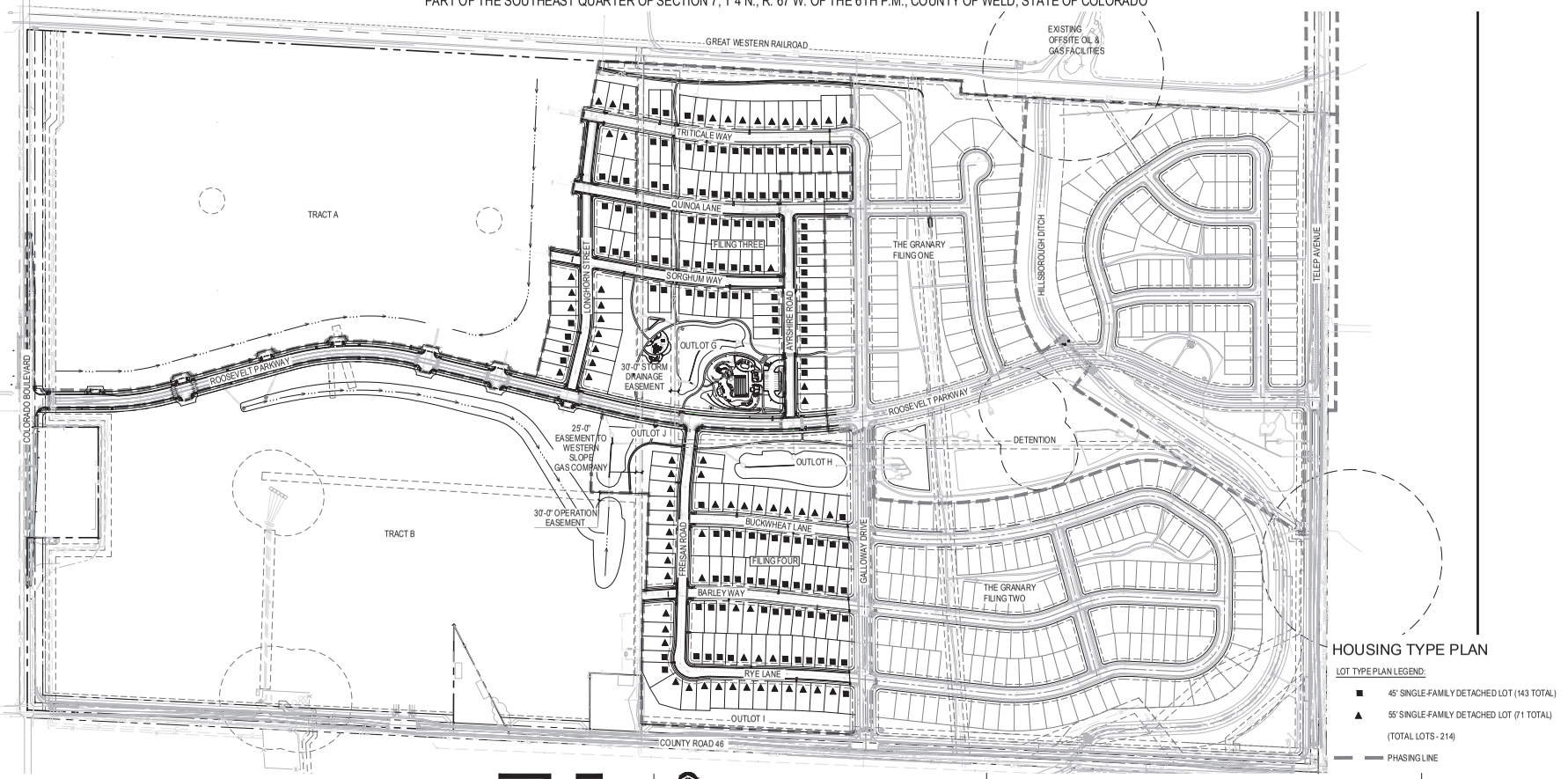
Sheet
G002

Item #8.

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



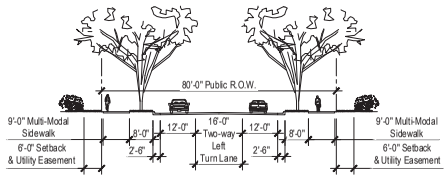
HOUSING TYPE PLAN

LOT TYPE PLAN LEGEND:

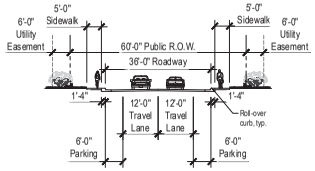
- ■ 45' SINGLE-FAMILY DETACHED LOT (143 TOTAL)
- ▲ 55' SINGLE-FAMILY DETACHED LOT (71 TOTAL)

(TOTAL LOTS - 214)

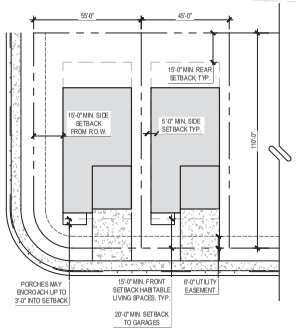
PHASING LINE



Modified Major Residential Collector

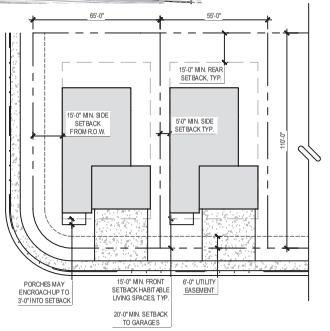


Residential Local



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

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LOT AND STREET TYPICALS

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LS100

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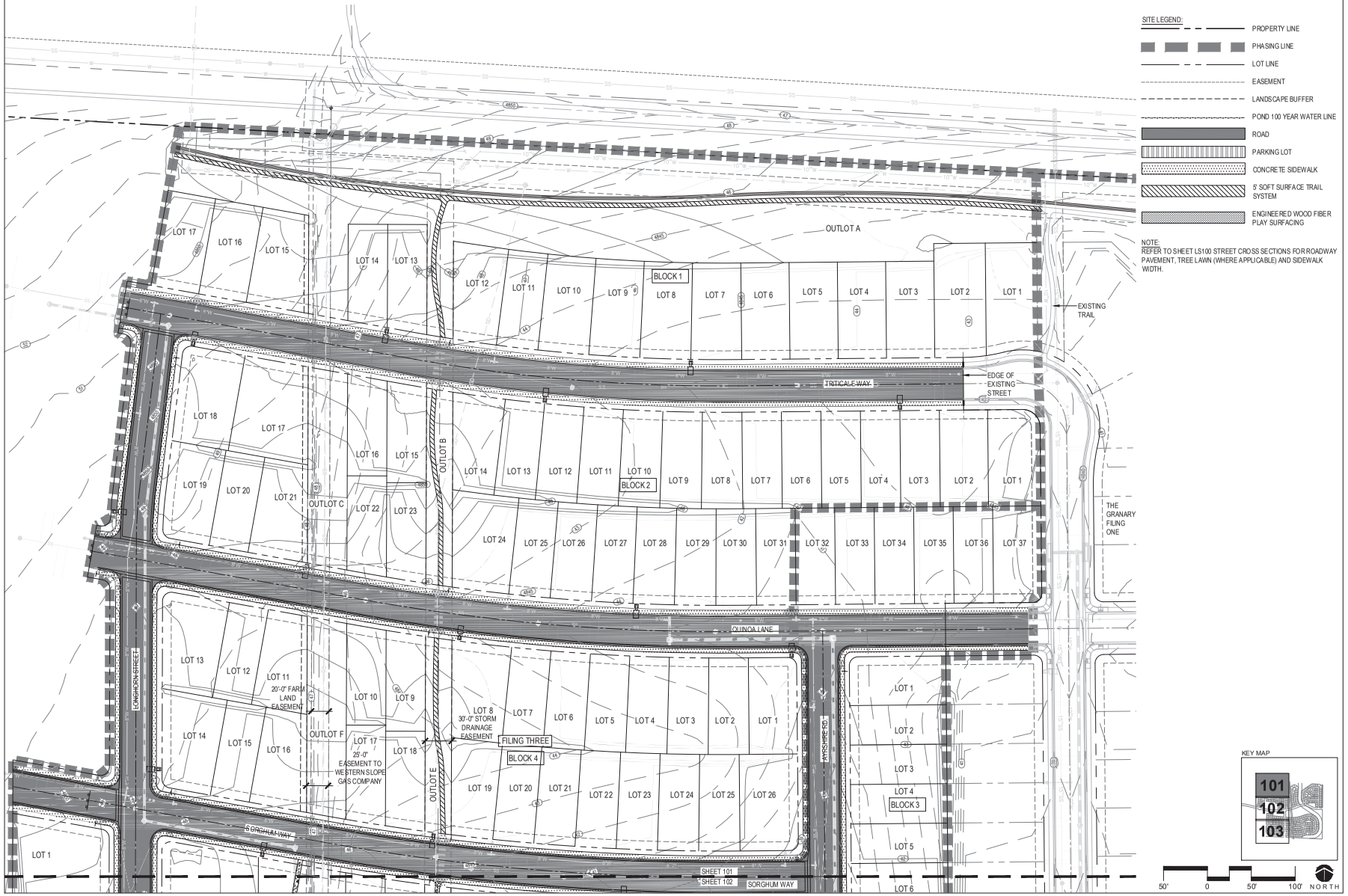

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Sheet Name
SITE PLAN

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LS101

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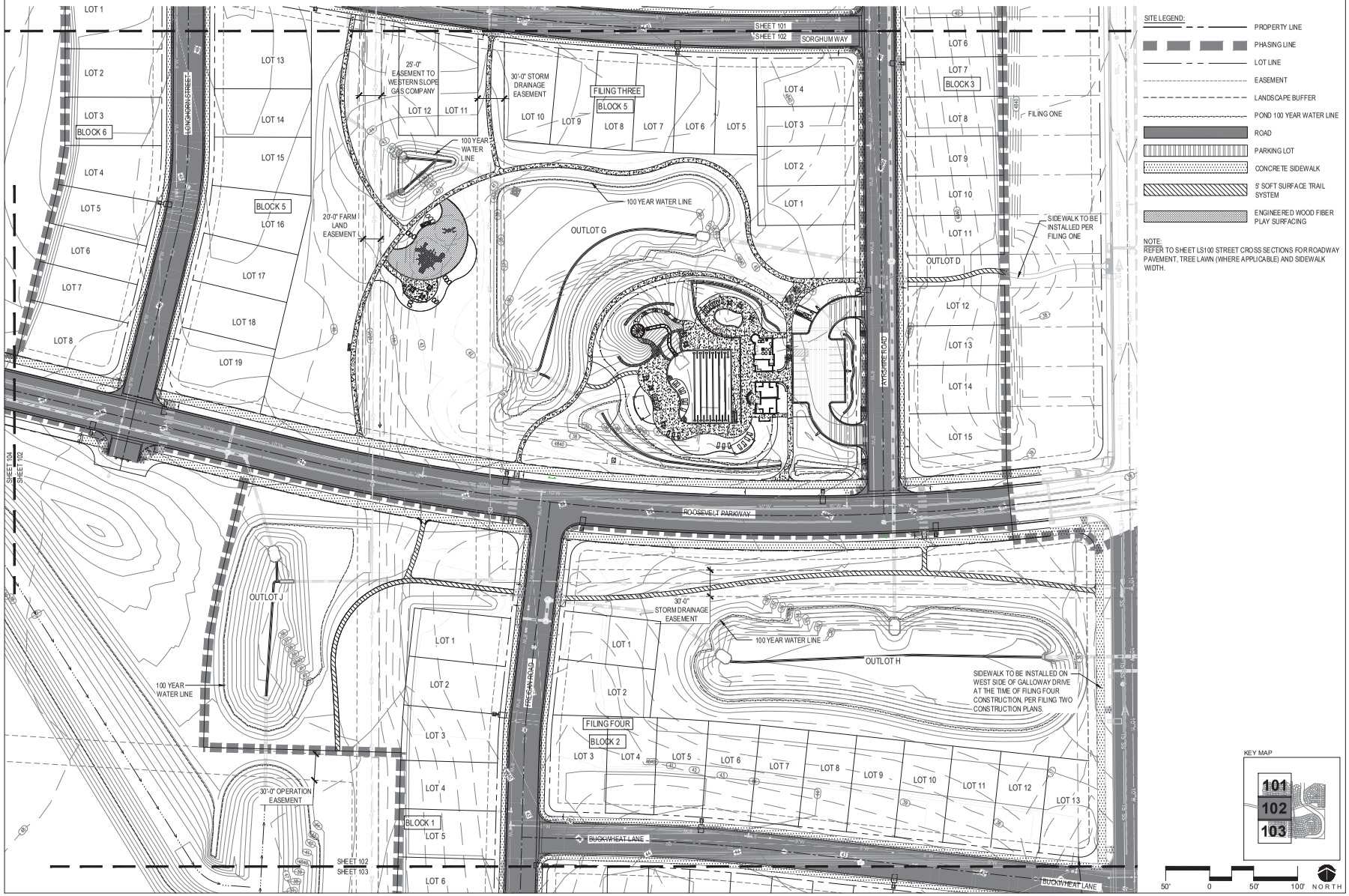

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HARTFORD HOMES

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REV.	COMMENT	DATE

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Date: 04.09.2024
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Checked By: CR

Sheet Name
SITE PLAN

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LS102

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FINAL DEVELOPMENT PLAN

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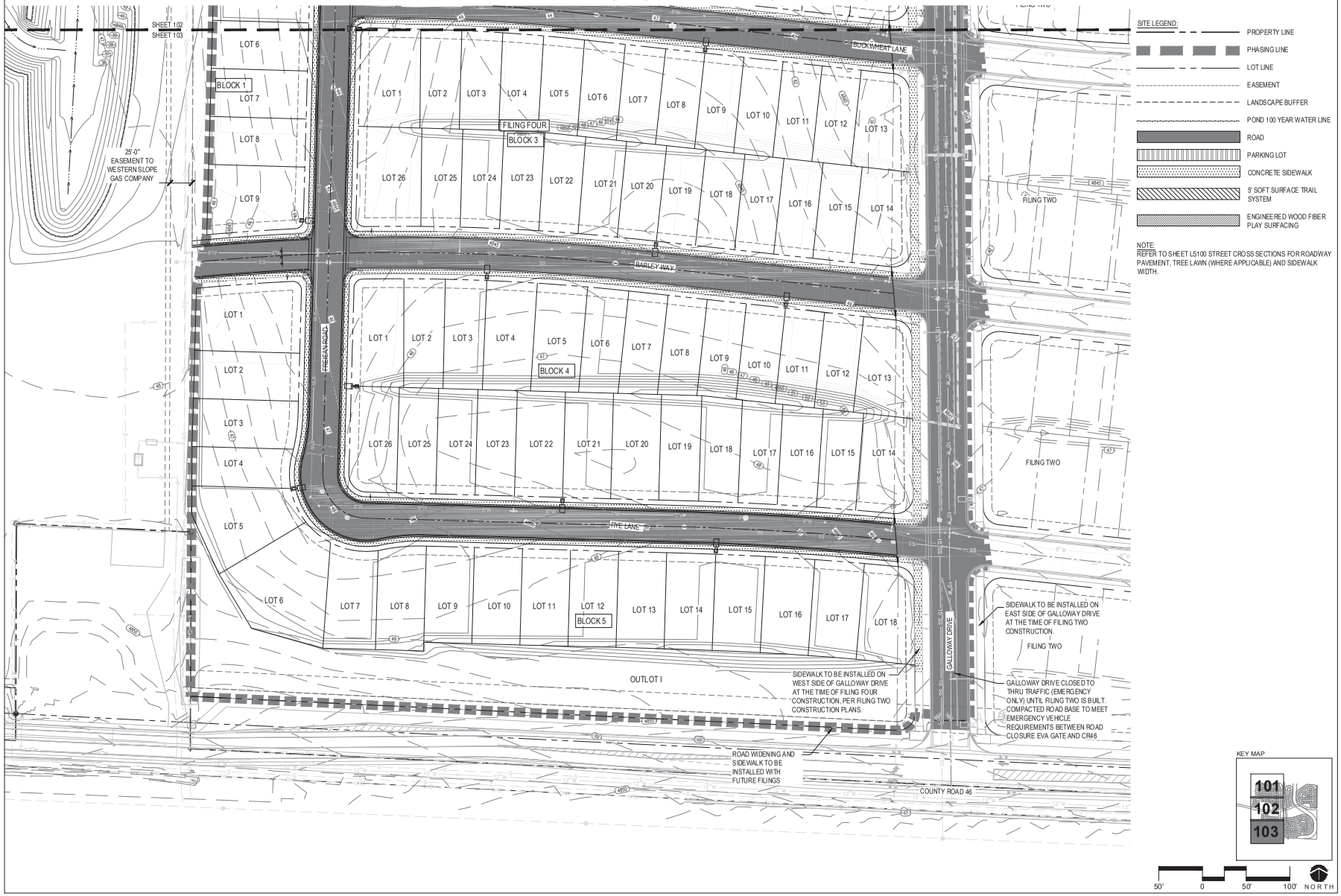

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

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Date: 04.09.2024
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Checked By: CR

Sheet Name
SITE PLAN

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LS103

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

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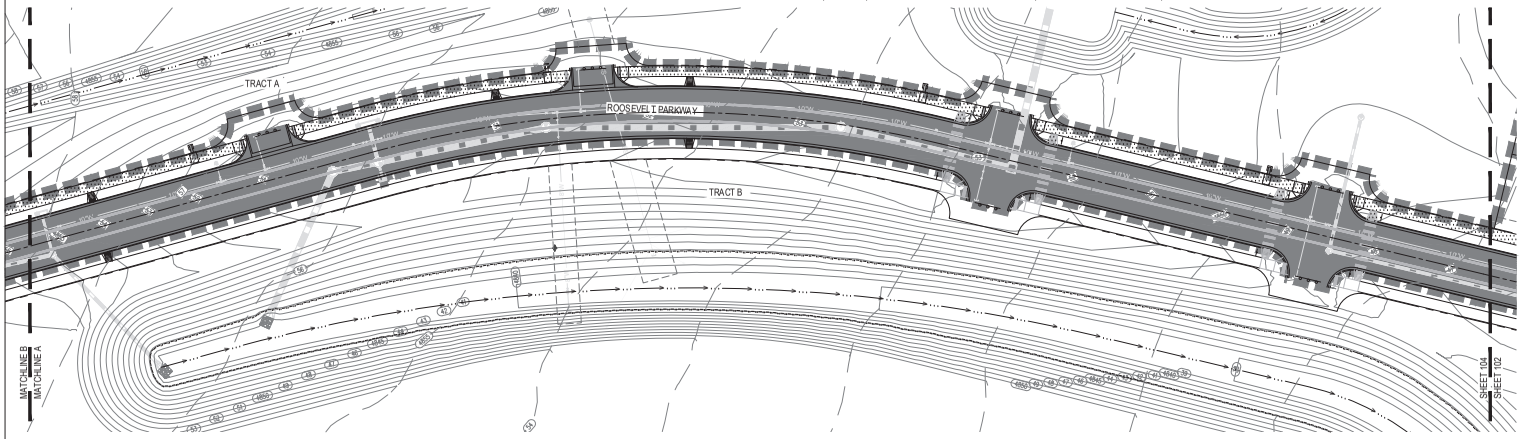
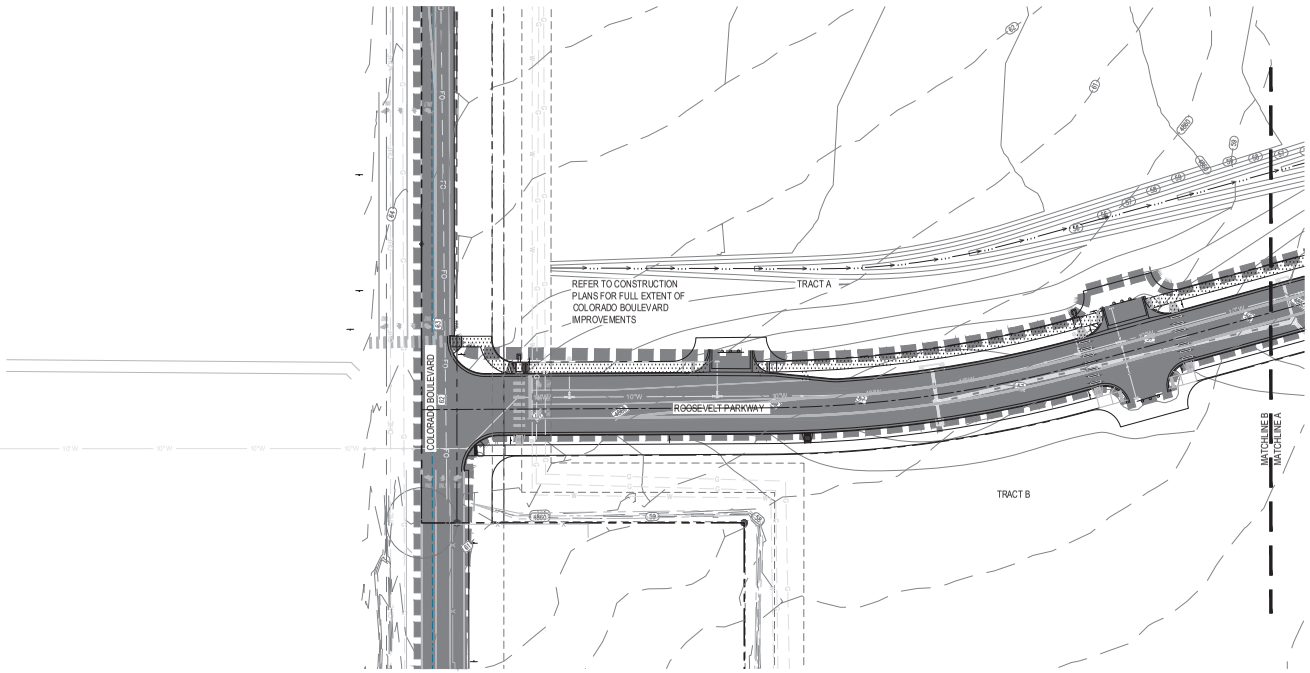
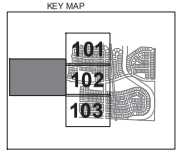


SITE LEGEND:

- 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.





50' 0 50' 100' NORTH

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Johnstown, Colorado

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Sheet Name
SITE PLAN

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LS104

Item #8.

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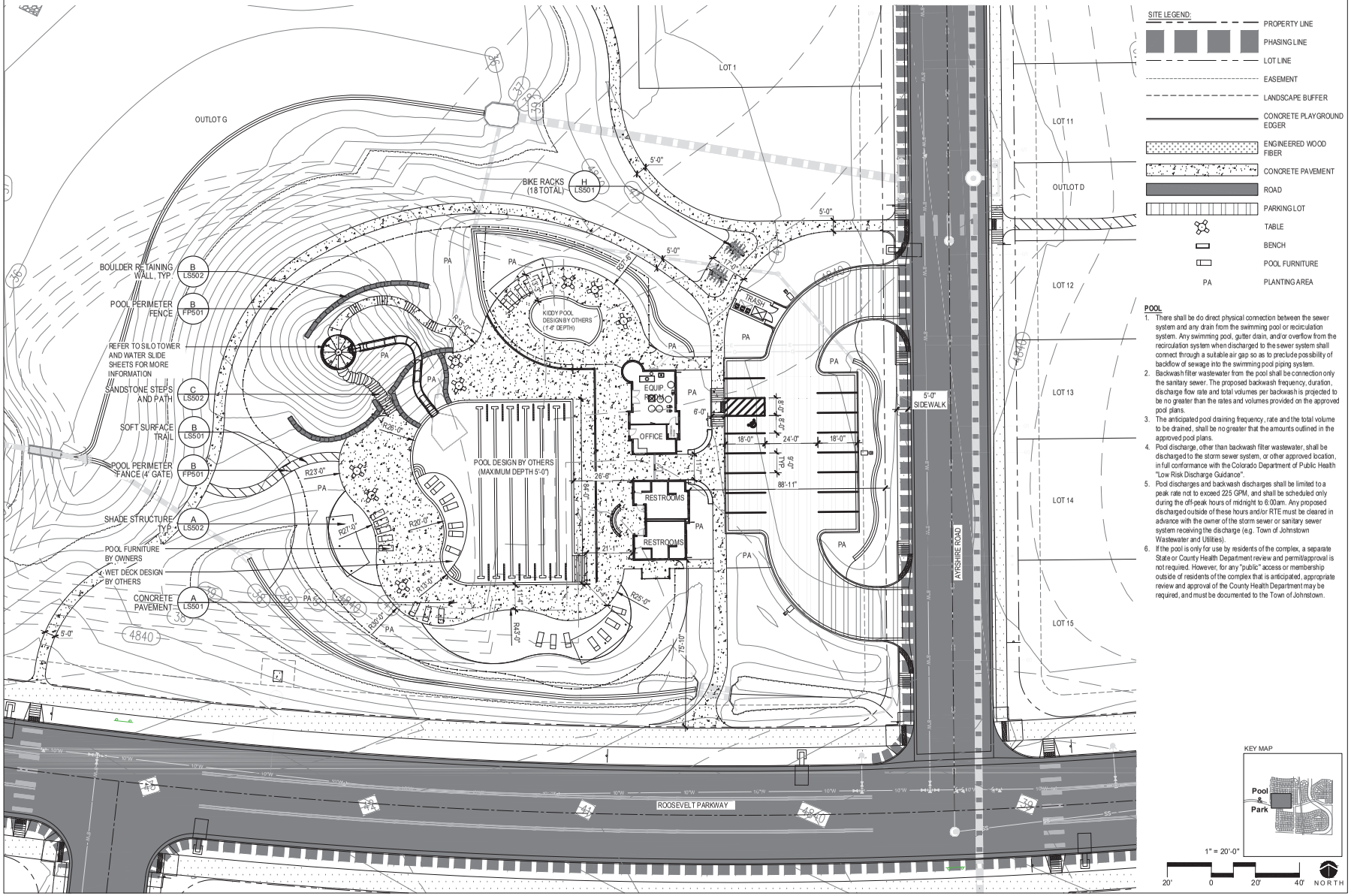

SITE LEGEND:

- 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

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Johnstown, Colorado

HARTFORD HOMES

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REV.	COMMENT	DATE

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Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name
SITE ENLARGEMENT PLAN - CENTRAL POOL AREA

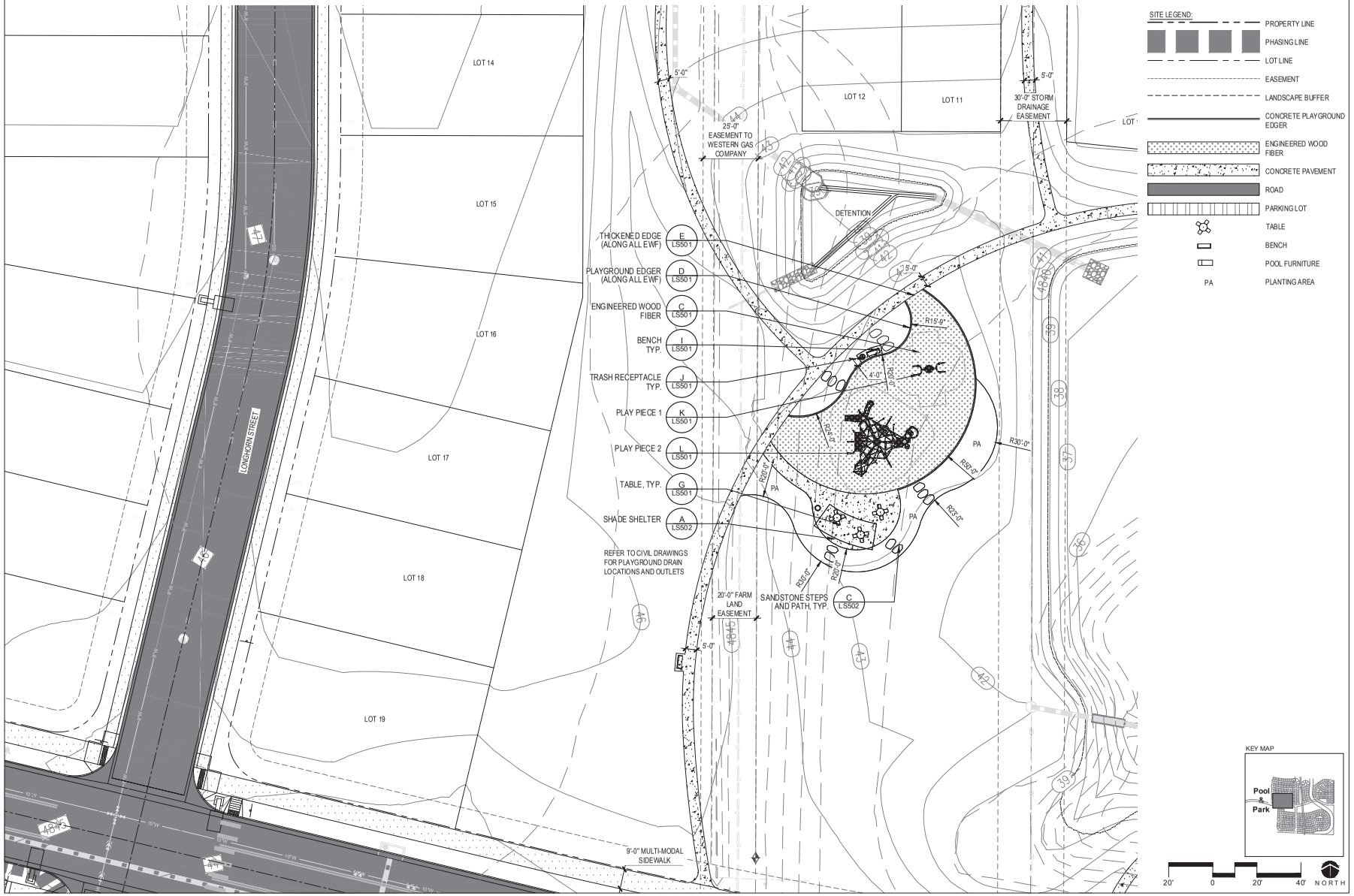
Sheet
LS401

Item #8.

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



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REV.	COMMENT	DATE

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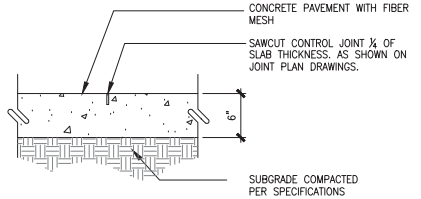
Sheet Name
SITE ENLARGEMENT PLAN - CENTRAL PLAYGROUND

Sheet
LS402

THE GRANARY FILING THREE AND FILING FOUR

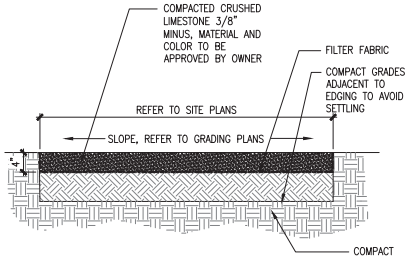
FINAL DEVELOPMENT PLAN

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

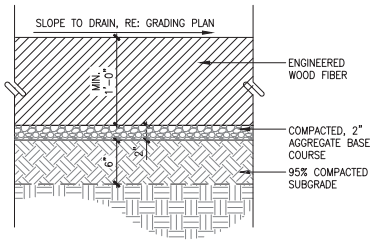


NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

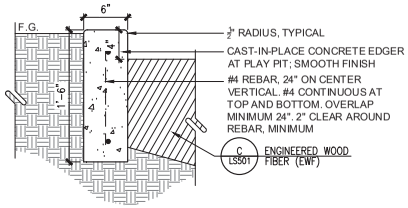
A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC



B SOFT SURFACE TRAIL
SCALE: 1"=1'-0" DT-PVMT-CRSH-LIME-STON

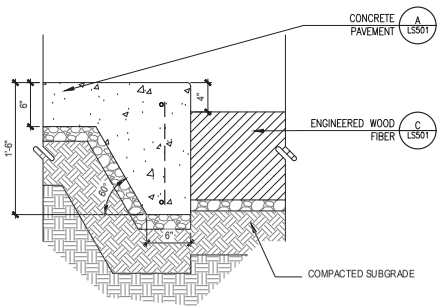


C ENGINEERED WOOD FIBER
SCALE: 1 1/2" = 1'-0" DT-PVMT-ENG-WOOD-FIBER

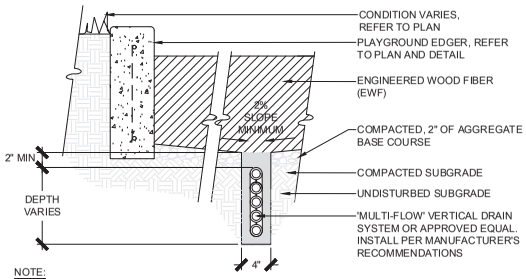


NOTES:
JOINT SPACING AT EDGER:
1. SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM AND CONTINUE DOWN ENTIRE FACE OF EDGER
2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM
3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

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

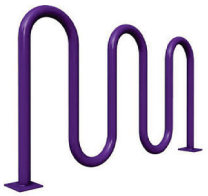


NOTE:
1. REFER TO SPECIFICATIONS FOR ALL PRODUCTS AND MATERIALS.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO GRADING AND UTILITY PLANS FOR MORE INFORMATION AND DRAIN LOCATIONS.

F PLAYGROUND PLAY PIT DRAINAGE
SCALE: 1 1/2" = 1'-0" DT-CURBDRAN

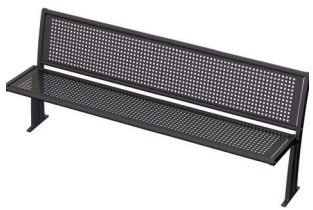
COMPANY: THOMAS STEELE OR EQUAL. EQUAL SHALL BE SIMILAR SEATING CAPACITY.
MODEL: SST-4F-PM
SEATS: 3 OR 4 (REFER TO SITE PLANS FOR QUANTITIES OF EACH)
PERFORATED METAL FLAT
SIZE & MATERIAL: 42 INCH DIAMETER, PERFORATED METAL
COLOR: PLATINUM
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

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

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Sheet Name
SITE DETAILS

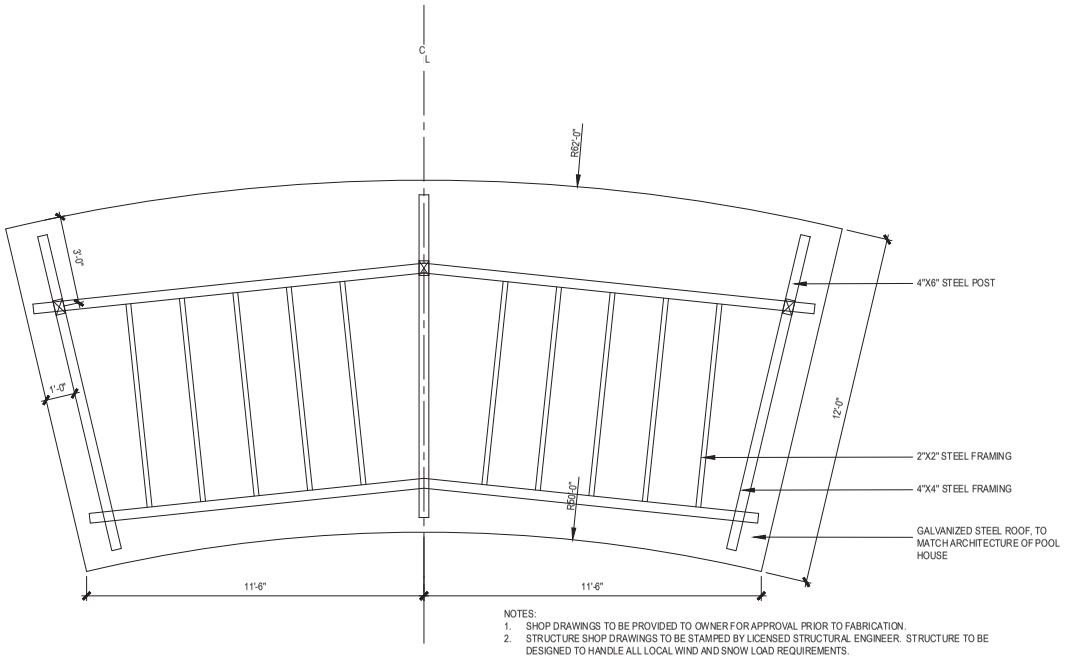
Sheet
LS501

Item #8.

THE GRANARY FILING THREE AND FILING FOUR

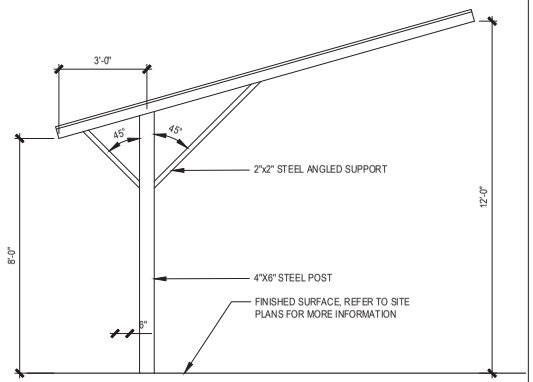
FINAL DEVELOPMENT PLAN

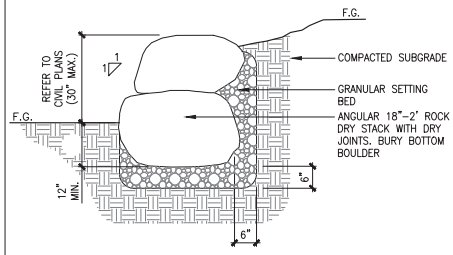
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



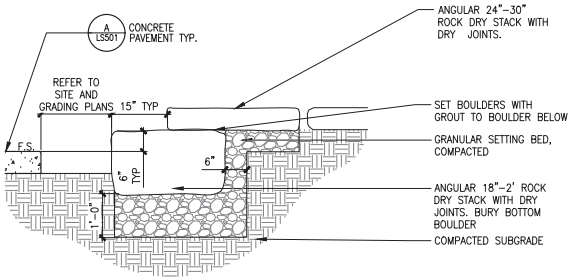
NOTES:
1. SHOP DRAWINGS TO BE PROVIDED TO OWNER FOR APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHOP DRAWINGS TO BE STAMPED BY LICENSED STRUCTURAL ENGINEER. STRUCTURE TO BE DESIGNED TO HANDLE ALL LOCAL WIND AND SNOW LOAD REQUIREMENTS.
3. ALL FRAMING AND POSTS TO BE POWDERCOATED. COLOR: TBD

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

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Johnstown, Colorado

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REV.	COMMENT	DATE

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FILING THREE
and
FILING FOUR

Date: 04.09.2024
Drawn By: SL
Checked By: CR

Sheet Name
SITE DETAILS

Sheet
LS502

Item #8.

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.

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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

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Sheet Name
LANDSCAPE PLAN

Sheet
LP101

Item #8.

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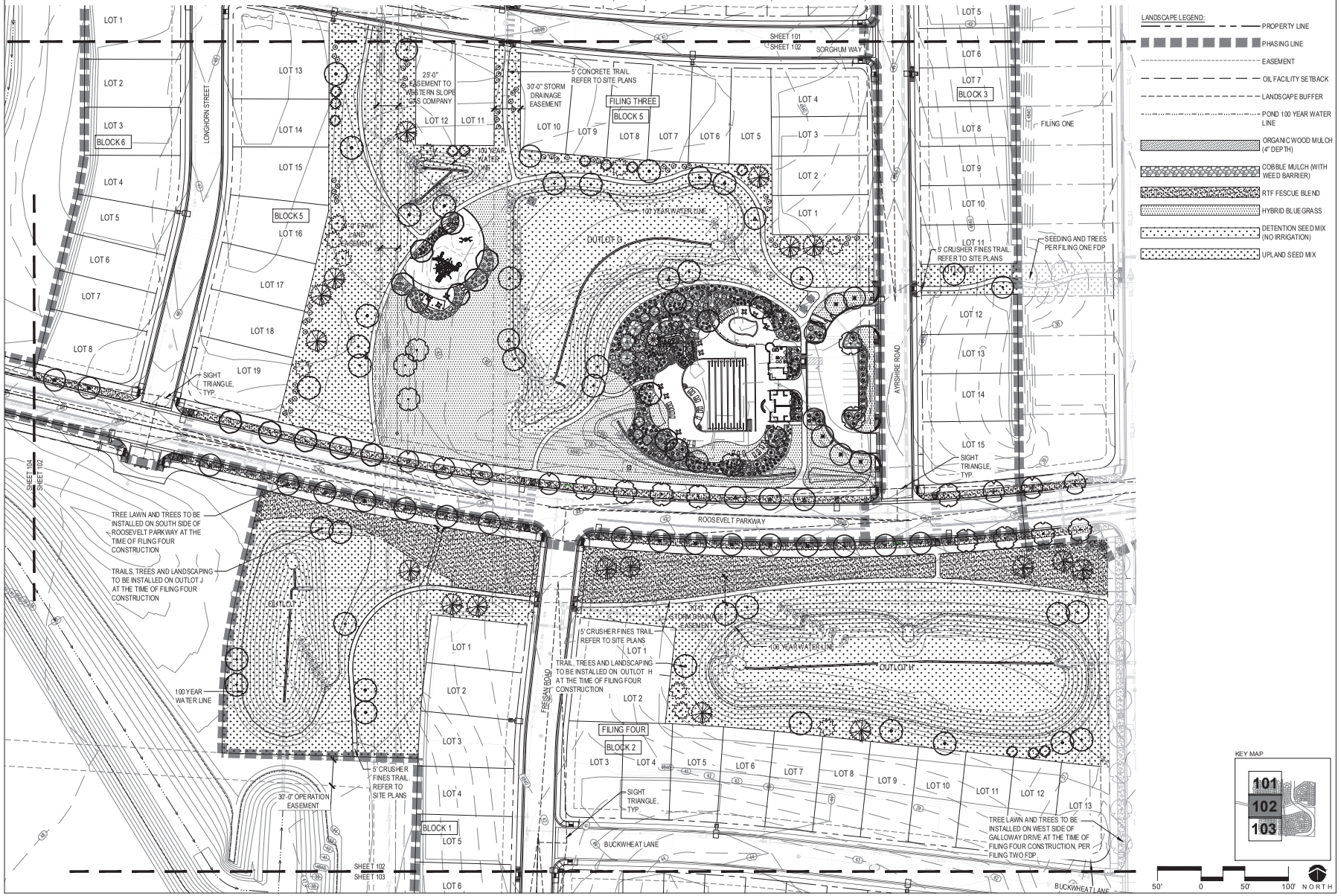
FINAL DEVELOPMENT PLAN

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 PLAN

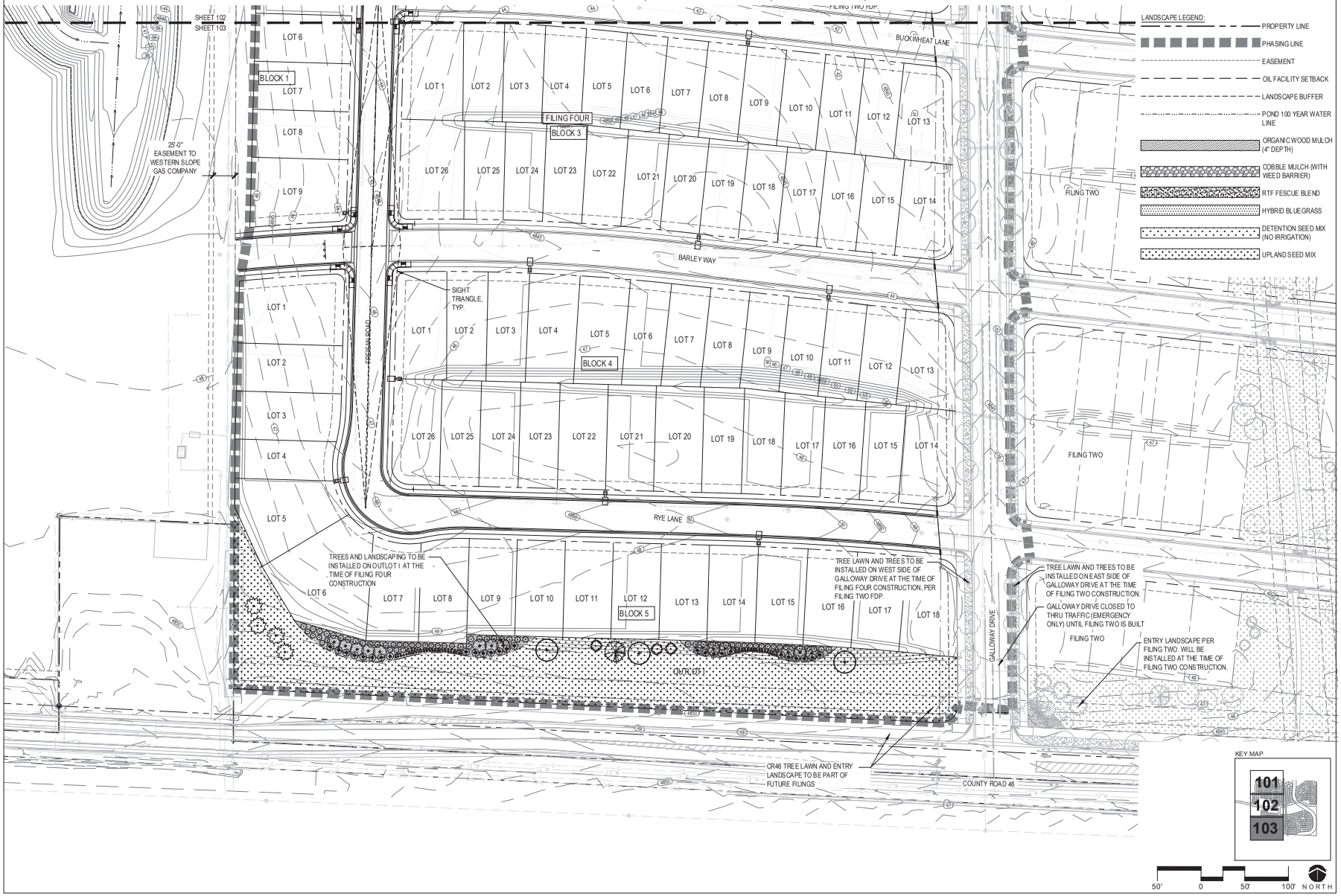
Sheet

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

russell + mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024
Drawn By: SL
Checked By: CR

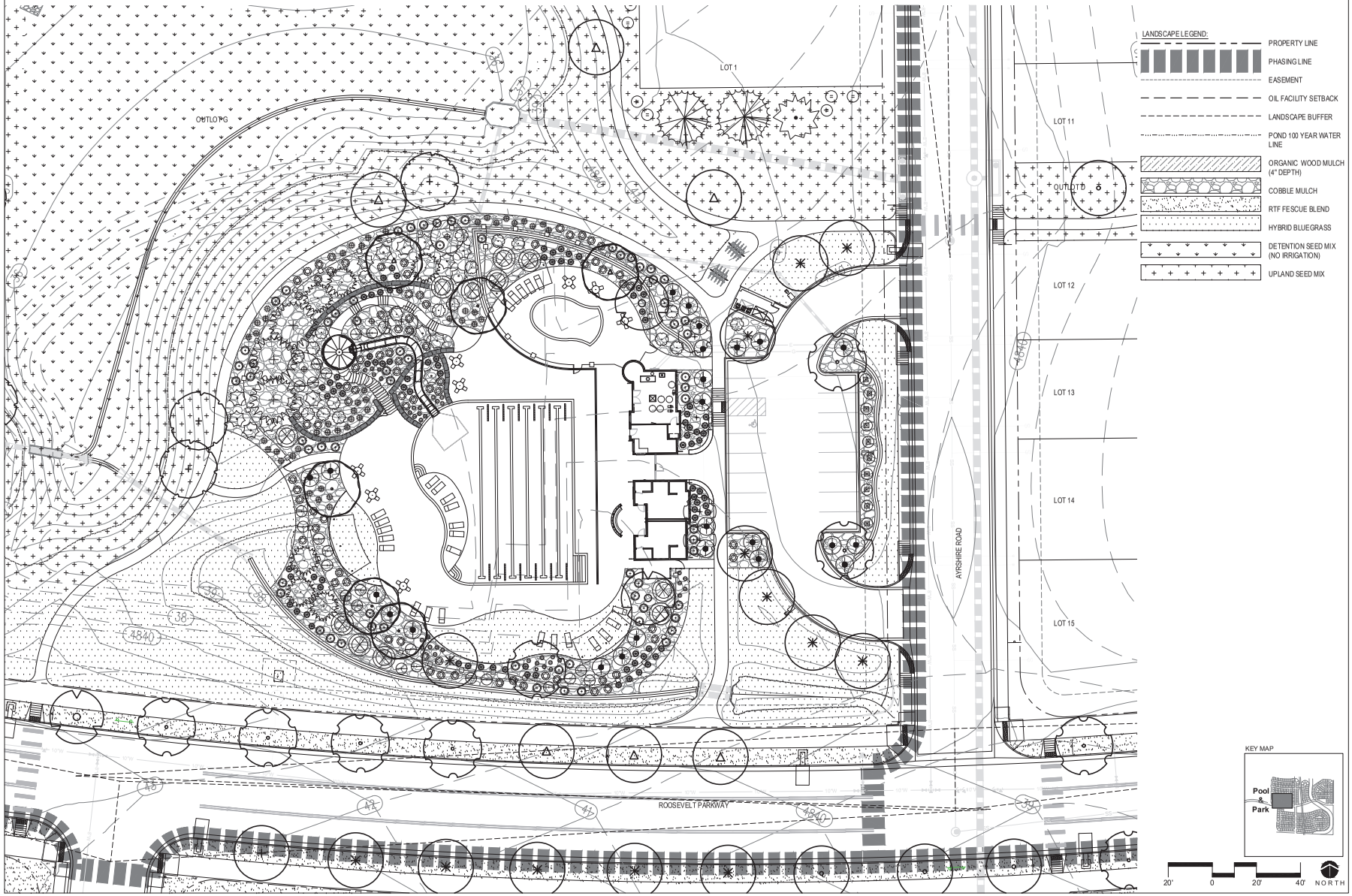
Sheet Name
LANDSCAPE PLAN

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

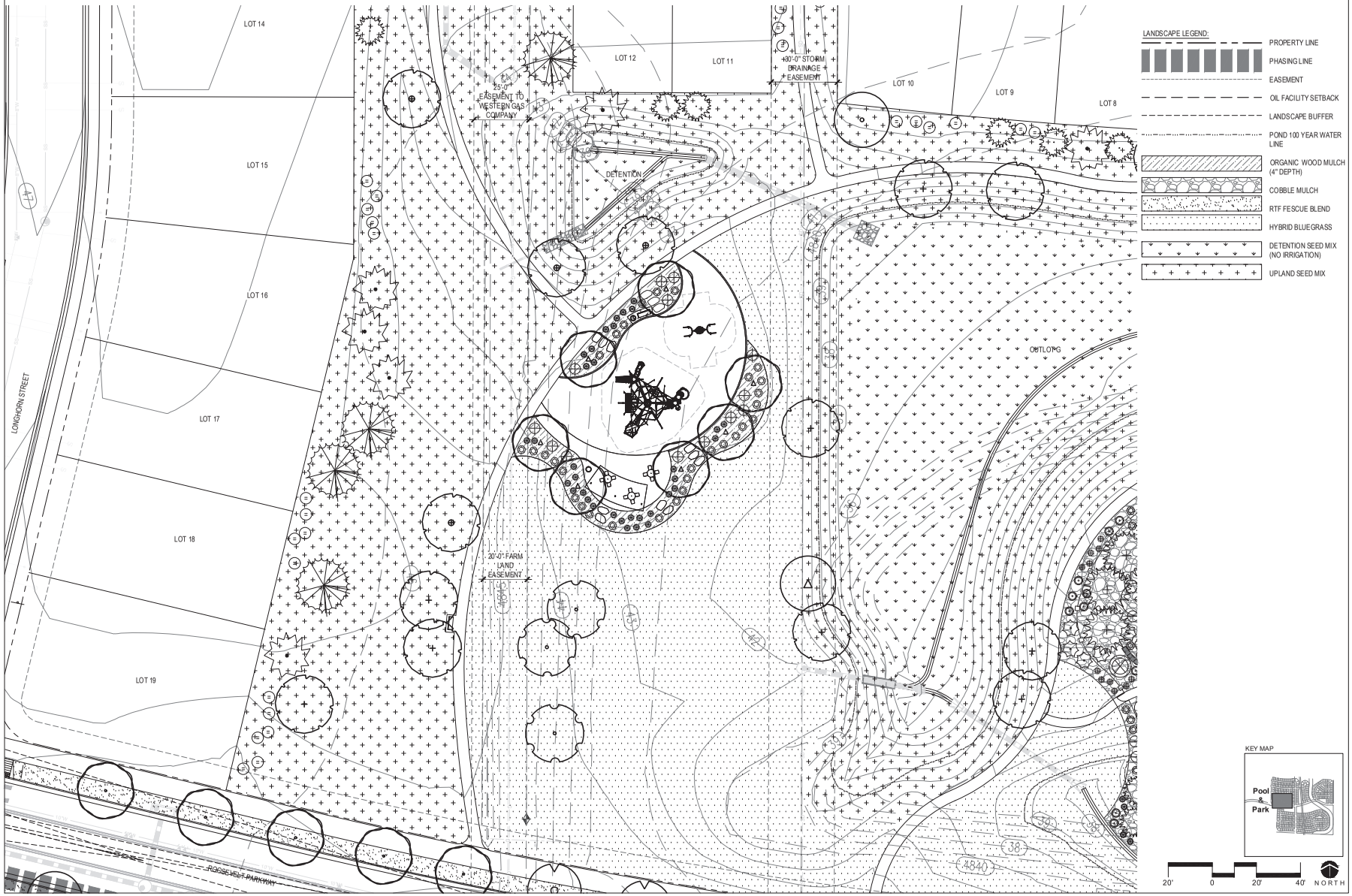
Sheet Name
LANDSCAPE ENLARGEMENT PLAN - CENTRAL POOL AREA

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



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 ENLARGEMENT PLAN - CENTRAL PLAYGROUND

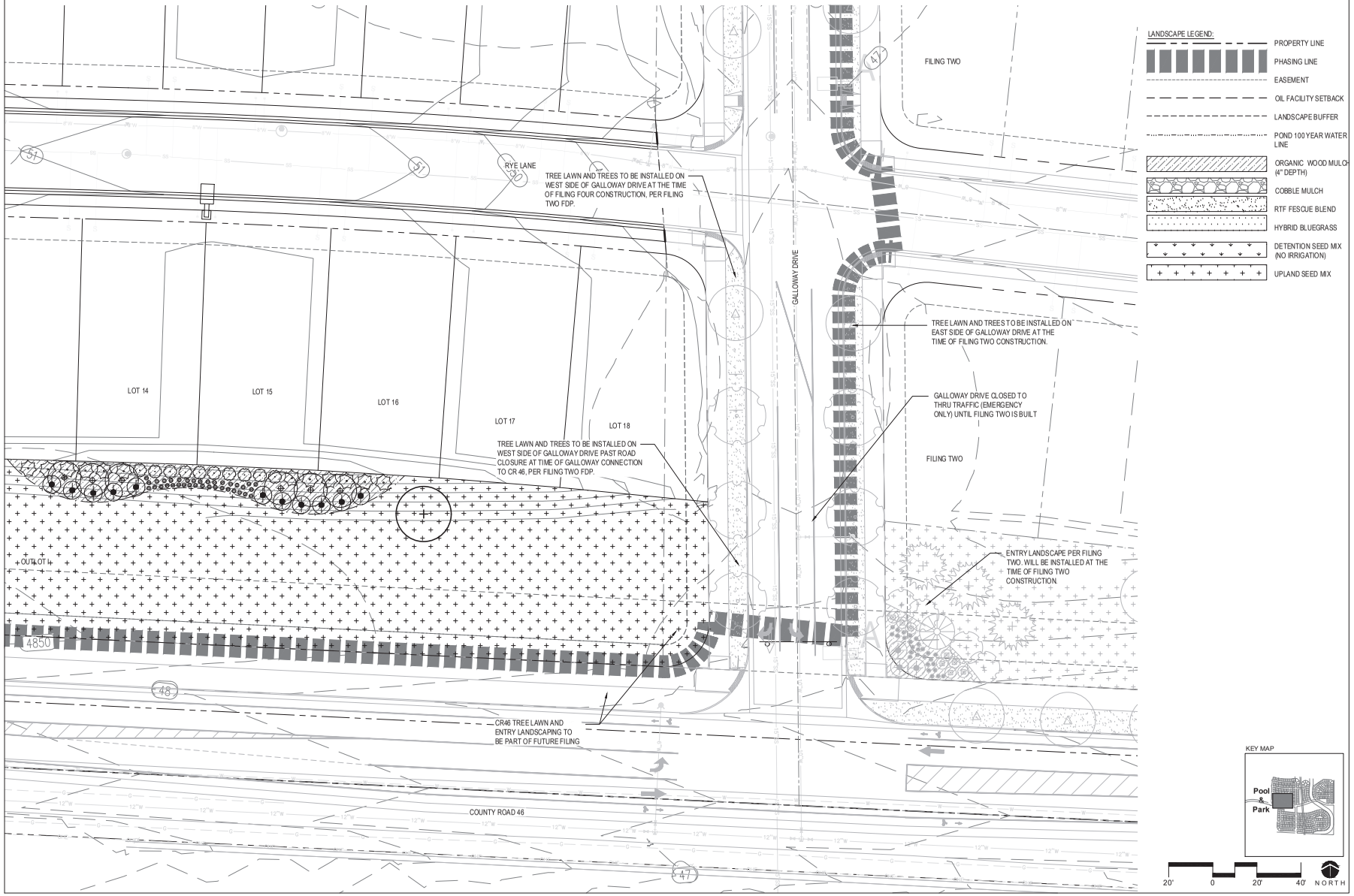
Sheet

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

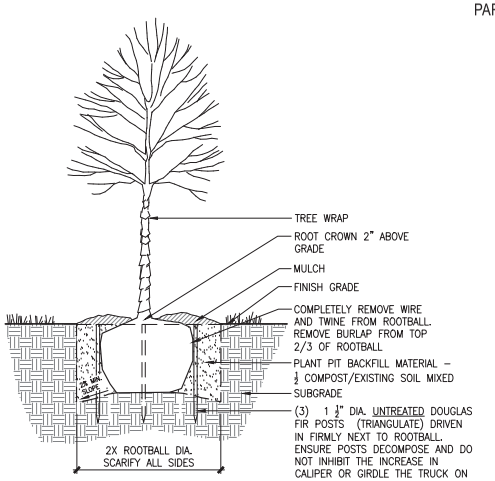
Sheet
LP403

Item #8.

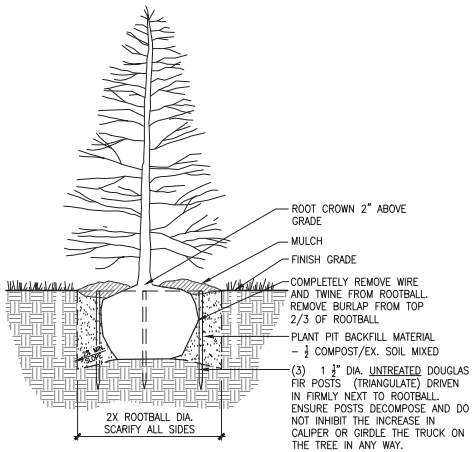
THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

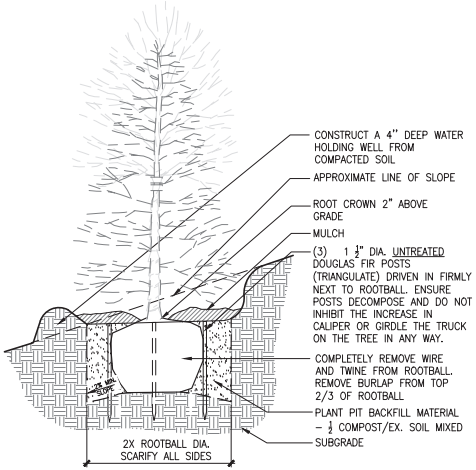
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



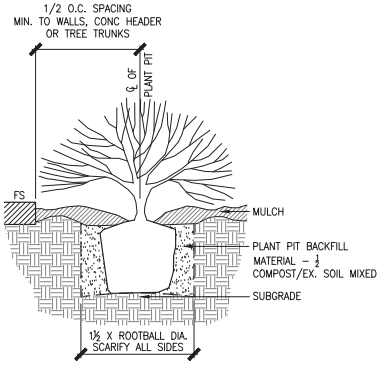
A DECIDUOUS TREE PLANTING
SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



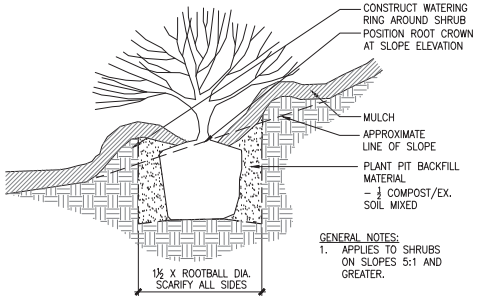
B EVERGREEN TREE PLANTING
SCALE: NTS DT-PLNT-TREE-EVER-GRND-STAK



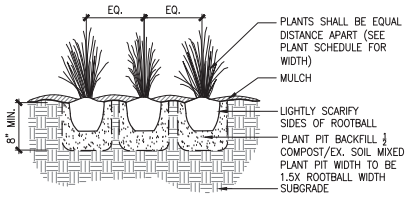
C TREE PLANTING ON SLOPE
SCALE: NTS DT-PLNT-TREE-SLOP



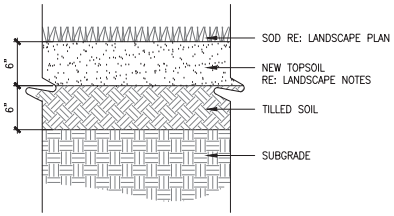
D SHRUB PLANTING
SCALE: NTS



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"

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

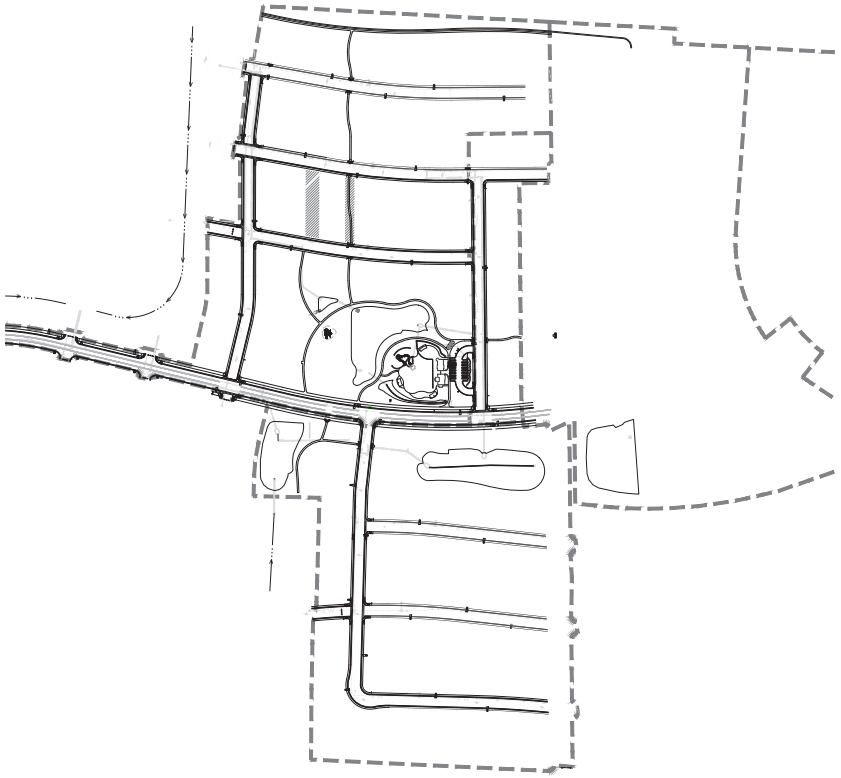
FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024
Drawn By: SL
Checked By: CR

Sheet Name
LANDSCAPE DETAILS

Sheet
LP501

Item #8.



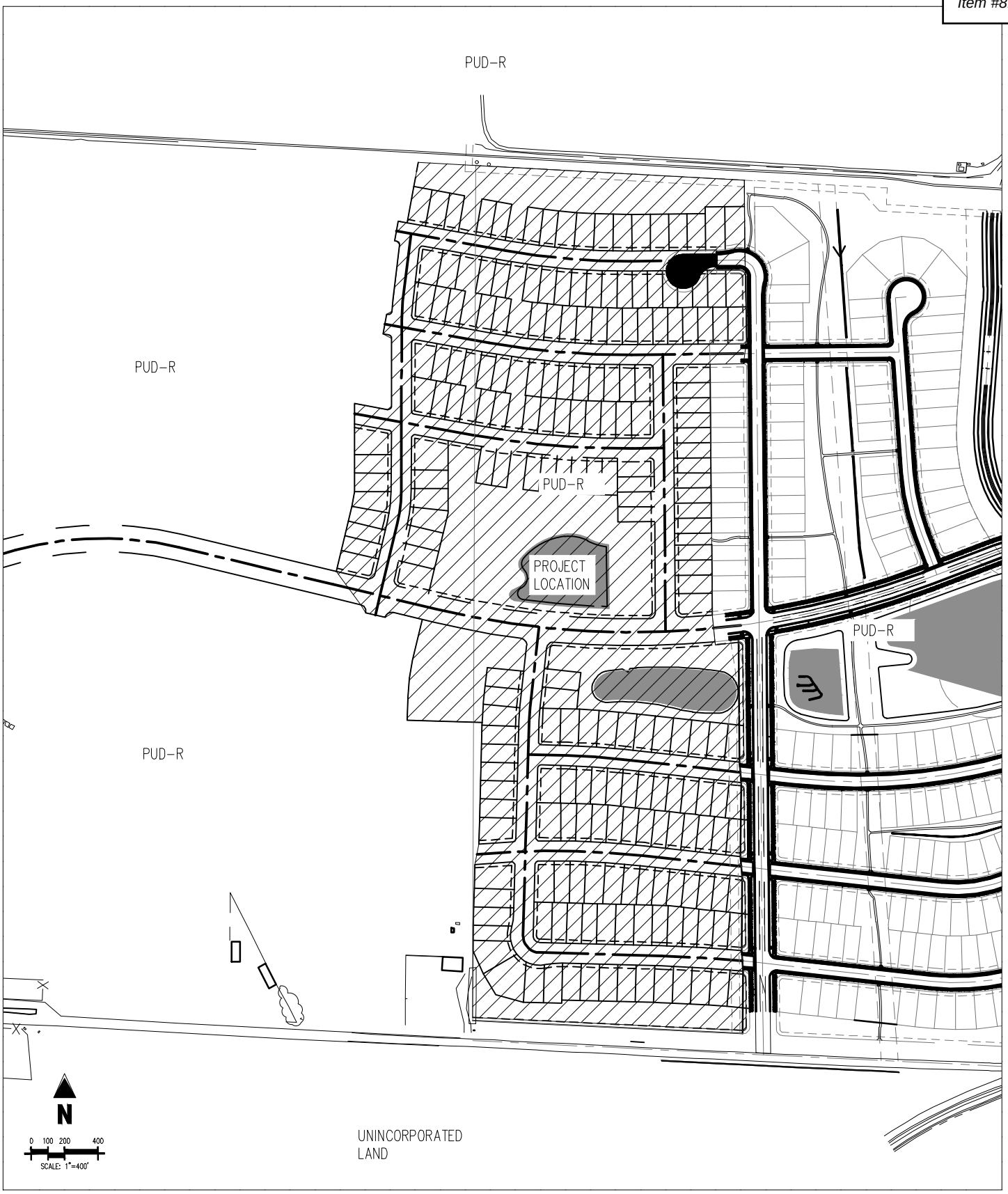
OPEN SPACE SUMMARY THE GRANARY FILING THREE AND FOUR						
OUTLOTS	AREA (SF)		OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
A	112,537	2.583	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE EASEMENT, OPEN SPACE	
B	6,671	0.153	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS, UTILITY AND DRAINAGE 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.



GRANARY

-

JOHNSTOWN COLORADO

-

VICINITY MAP

Project No:	HFH048
Drawn By:	MCK
Checked By:	JEP
Date:	06/12/2023

Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

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

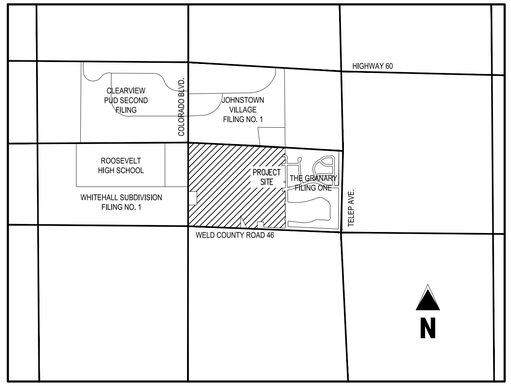
STATE OF_____)
)SS.
COUNTY OF_____)

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.

Galloway
5265 Ronald Reagan Blvd., Suite 210
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

M:\AllMyFiles\Homes\CO Johnstown MR\GD-Granary\SD\01-PLAT\Plat\Plat_SHEET02.DWG, Plat Date/Time: Apr 19, 2024 - 4:05pm, Plotted by: Antonio Nuñez Jr.

THE GRANARY FILING THREE

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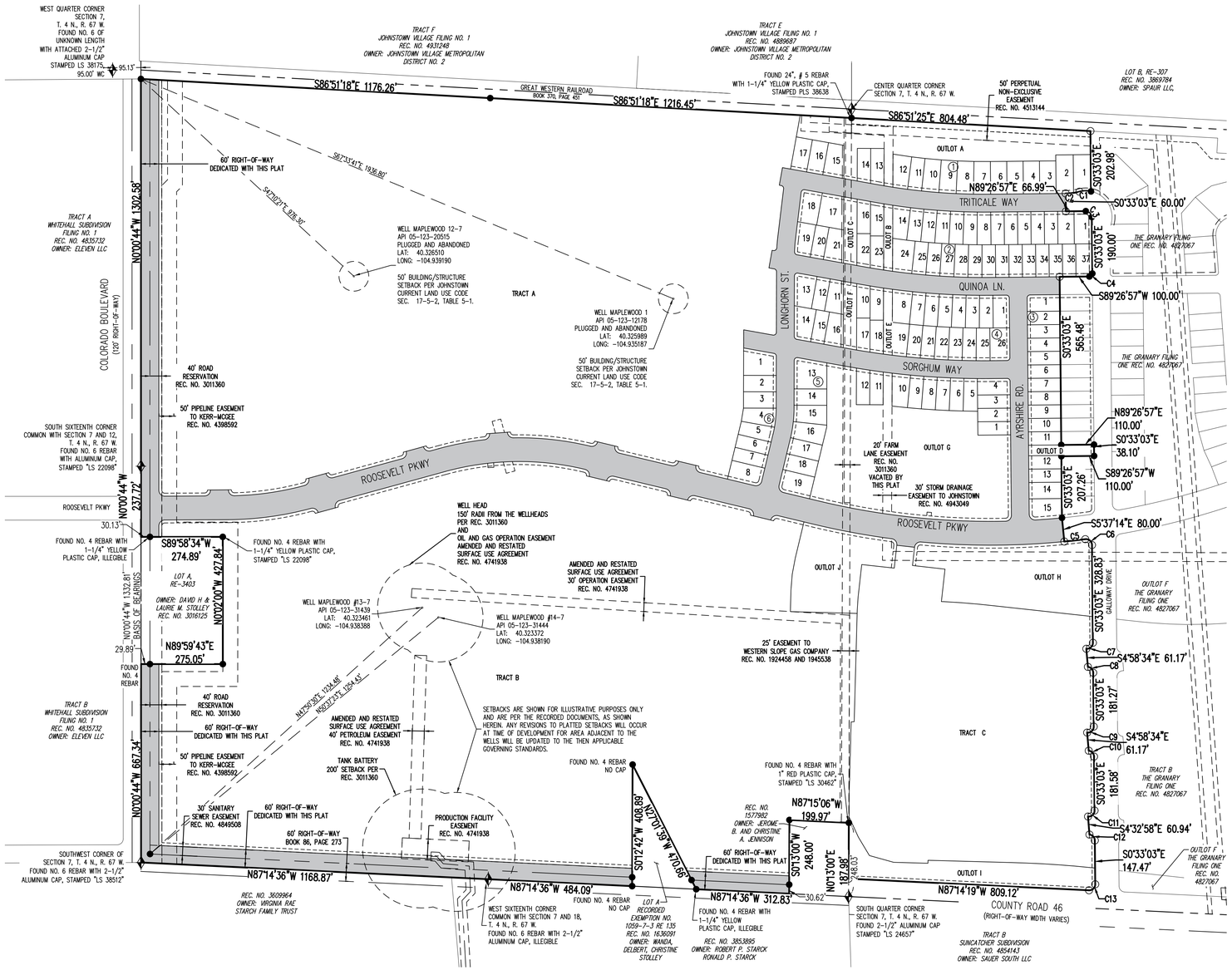

LEGEND

- 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

N

0 50 100 200

SCALE: 1"=200'

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H:\Whitehall Homes\CO Johnstown MH\02c-Grnary\05\Fin\CAD\Plat\Plat Sheets\THREE\SHEET\Plat Sheet.dwg - Amanda Nunez, 4/19/2024

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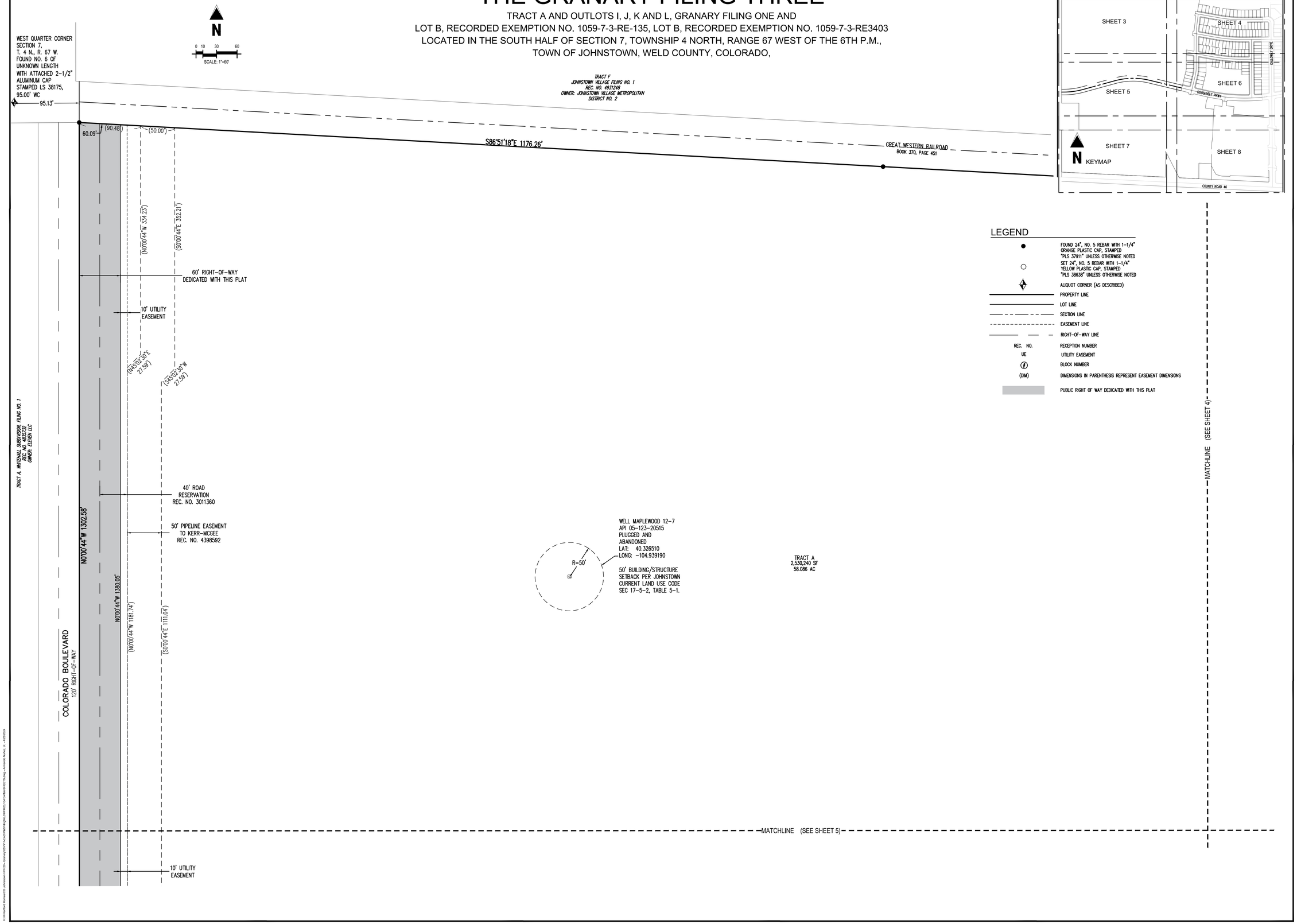

LEGEND

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○	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
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N:\Wildfeather Homes\CO Johnstown HFH\Dc-Drawings\PDR\FC-CAD\Plat\Plat Maps_Sht\PHSD-SHT-MAP&SHEETS.dwg, Amanda Nolte, Jr, 4/25/2024

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N

0 10 30 60
SCALE: 1"=60'

LEGEND

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- PROPERTY LINE
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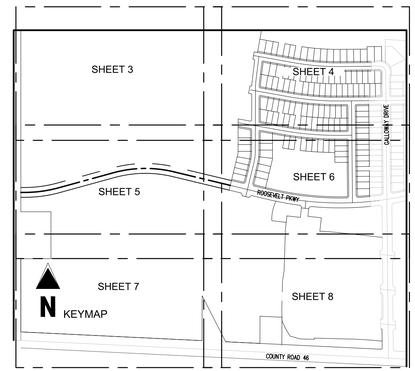
- RIGHT-OF-WAY LINE
- REC. NO. — RECEPTION NUMBER
- UE — UTILITY EASEMENT
- BLOCK NUMBER
- (DIM) — DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT
- NO BUILD AREA, SEE GENERAL NOTE 12



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,

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

S86°51'18"E 1216.45'
S86°51'25"E 804.48'
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
30' STORM DRAINAGE EASEMENT TO JOHNSTOWN REC. NO. 4943048
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
20' UTILITY EASEMENT REC. NO. 4827067

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 6.67± 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

TRACT A
2,530,240 SF
58.086 AC

WELL MAPLEWOOD 1
API 05-123-12178
PLUGGED AND ABANDONED
LAT: 40.325989
LONG: -104.935187

R=50'

50' BUILDING/STRUCTURE SETBACK PER JOHNSTOWN CURRENT LAND USE CODE SEC 17-5-2, TABLE 5-1.

MATCHLINE (SEE SHEET 3)
MATCHLINE (SEE SHEET 6)

THE GRANARY FILING ONE REC. NO. 4827067

BLOCK 1
BLOCK 5
BLOCK 6

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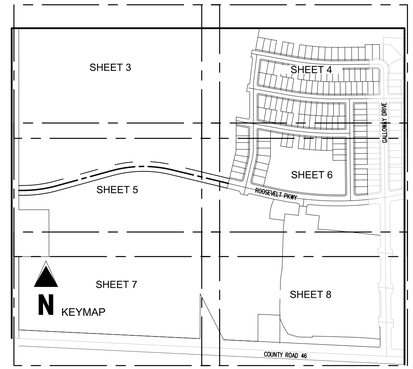
TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

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'

214.89'
S89°58'34"W 274.89'

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. 4435729
OWNER: ELEVEN 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

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°56'49"	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°38'28"W 28.44'

(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'

S74°38'28"W 60.00'

10' UTILITY EASEMENT

S74°38'28"W 239.91'

S74°38'47"W 60.00'

ROOSEVELT PARKWAY
80' RIGHT-OF-WAY

N74°38'28"E 465.07'

N74°38'28"E 368.35'

S89°29'28"W 60.00'

S89°41'22"W 133.70'

N89°41'22"E 263.84'

N89°41'22"E 214.15'

(S89°57'30"E 205.56')

C154

C57

C58

C59

C60

C61

C62

C63

C64

C65

C66

C67

C68

C69

C70

C71

C72

C153

C54

C52

C53

C55

C56

(C1)

(C2) (C3) (C4)

(L25) (L27) (L28)

20' UTILITY EASEMENT

30' UTILITY EASEMENT

S76°30'29"E 60.00'

S76°30'29"E 1.46'

S76°30'29"E 60.00'

10' UTILITY EASEMENT

10' UTILITY EASEMENT

MATCHLINE (SEE SHEET 6)

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

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')

MATCHLINE (SEE SHEET 7)

TRACT B
2,652,919 SF
60.903 AC

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W:\Whitestem Homes\CO Johnstown MF\PDS - Planning\PDS\1 Civil\Plat\Plat Exhibits_THIRD SUBMITTAL\Exhibits\Exhibits_A - 4/25/2024

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N

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

10' UTILITY EASEMENT

AYRSHIRE ROAD
60' RIGHT-OF-WAY

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
OUTLOT D 8,080 SF 0.185 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

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

TRACT B

GALLOWAY DRIVE

AMENDED AND RESTATED SURFACE USE AGREEMENT 30' OPERATION EASEMENT KERR-MCGEE OIL & GAS ONSHORE LP REC. NO. 4741938

25' EASEMENT TO WESTERN SLOPE GAS COMPANY REC. NO. 1924458 AND 1945538

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 8)

SHEET 3 | SHEET 4 | SHEET 5 | SHEET 6 | SHEET 7 | SHEET 8
KEYMAP
ROOSEVELT PKWY
GALLOWAY DRIVE
COUNTY ROAD 46

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

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,

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
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- EASEMENT LINE
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- BLOCK NUMBER
- (DIM) — DIMENSIONS IN PARENTHESIS REPRESENT EASEMENT DIMENSIONS
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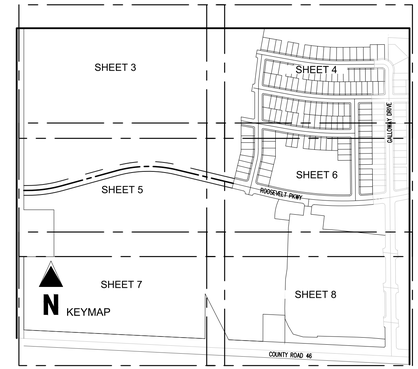

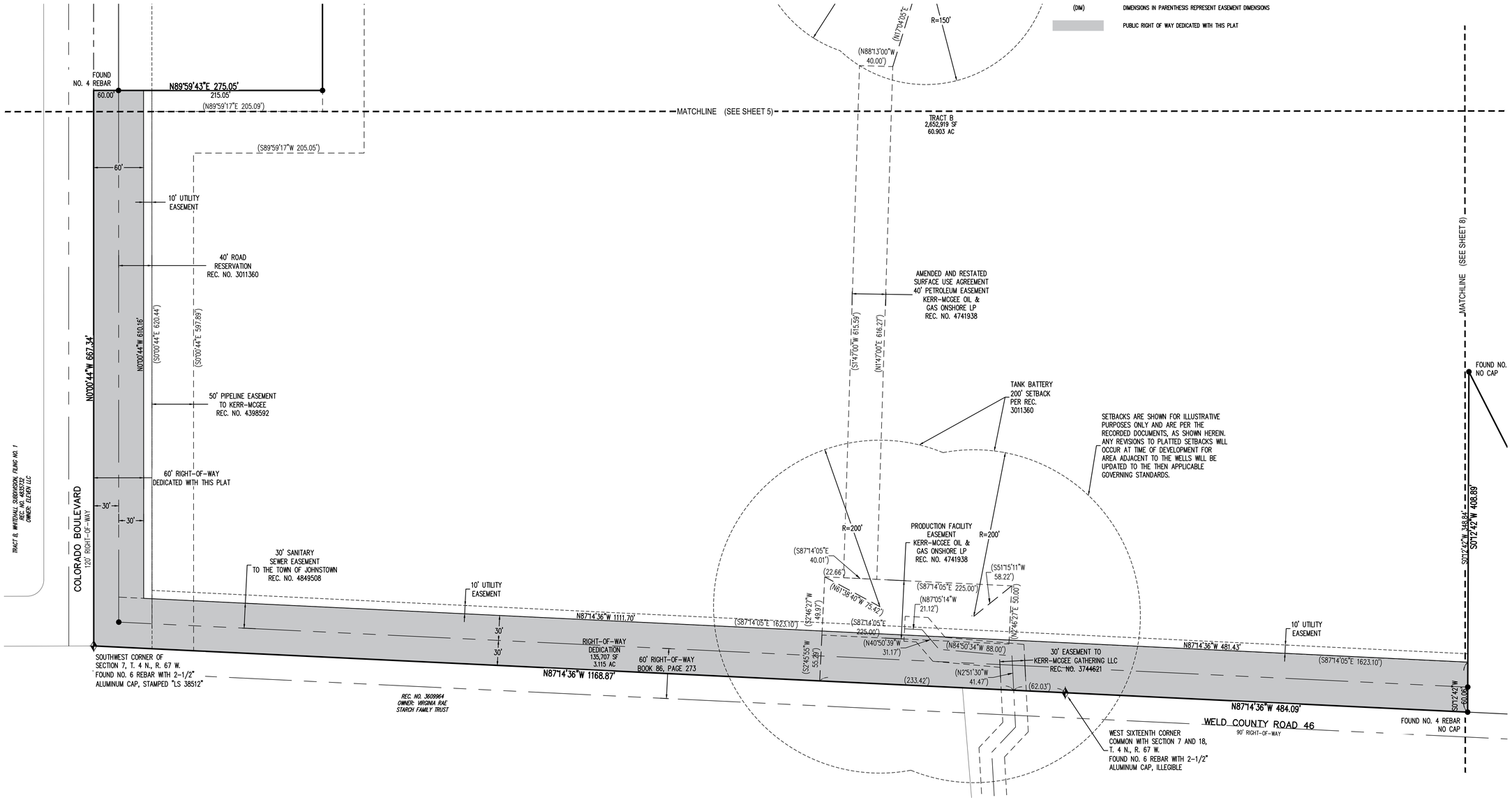

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TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO,

#	Date	Issue / Description	Init.

Project No:	HFH0000049.10
Drawn By:	AN
Checked By:	JJM
Date:	4/19/2024

M:\Whitehall Homes\2023 Johnstown HFH\07-Granary\00\01\ACAD\Plans\Plat\Sht_Sht\HFH_SHT-1-Plat.dwg 4/19/2024 8:47:51 AM by Amanda Nolte, P

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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,

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
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- (1) — BLOCK NUMBER
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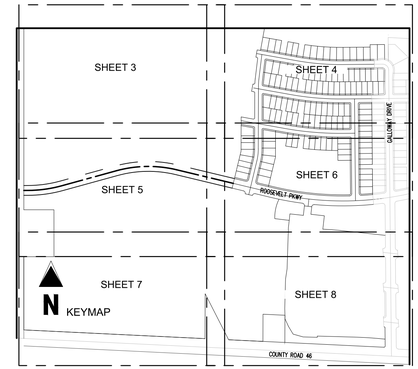
- PUBLIC RIGHT OF WAY DEDICATED WITH THIS PLAT



MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 6)

25' EASEMENT TO WESTERN SLOPE GAS COMPANY
REC. NO. 1924458 AND 1945538

30' AMENDED AND RESTATED SURFACE USE AGREEMENT
30' OPERATION EASEMENT
REC. NO. 4741938

(S01°37'00"W 668.72')
(N01°13'00"E 698.39')
C143
S1°34'12"W 374.74'
S1°34'12"W 364.08'
N1°34'12"E 241.49'

TRACT C
727,583 SF
16.703 AC

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"

S0°13'00"W 187.94'
S0°13'00"W 248.00'
N0°13'00"E 78.24'
N0°13'00"E 187.98'
N24°39'26"W 74.63'
N30°57'11"W 72.28'
N74°25'13"W 84.68'

REC. NO. 1577982
OWNER: JEROME B. AND CHRISTINE A. JENNISON

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'

OUTLOT I
67,266 SF
1.544 AC

10' UTILITY EASEMENT
N87°14'36"W 344.51'
RIGHT-OF-WAY DEDICATION
19,720 SF
0.453 AC
30'
30'
60.06'
N87°14'36"W 312.83'
N87°14'19"W 809.12'
10' UTILITY EASEMENT

S0°12'42"W 60.06'
N27°01'59"W 69.73'

FOUND NO. 4 REBAR
NO CAP

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

S4°58'34"E 61.17'
S4°58'34"E 61.17'
S0°33'03"E 181.27'
S0°33'03"E 181.58'
S4°32'58"E 60.94'
S0°33'03"E 92.83'
S0°33'03"E 147.47'
S0°33'03"E 54.63'

GALLOWAY DRIVE

TRACT B

OUTLOT H

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#	Date	Issue / Description	Init.

Project No:	HFH0000049.10
Drawn By:	AN
Checked By:	JJM
Date:	4/19/2024

M:\Wellington\Homes\CO Johnstown HFH\Dft - Chimney\2024\11-Civil\Plat\Plat\Plat_Sht01.dwg, 11x17, 1:1, Mike Dahl, 4/19/2024

THE GRANARY FILING THREE

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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

Galloway
5265 Ronald Reagan Blvd., Suite 210
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 Drwg\Plat_THREE.DWG, LAYOUT1, 4/19/2024 2:54:39 PM, Amanda Nunez, 1 = 4.000000

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

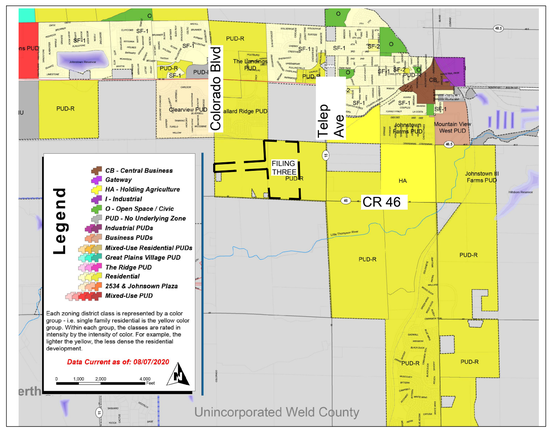
TOWN COUNCIL

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

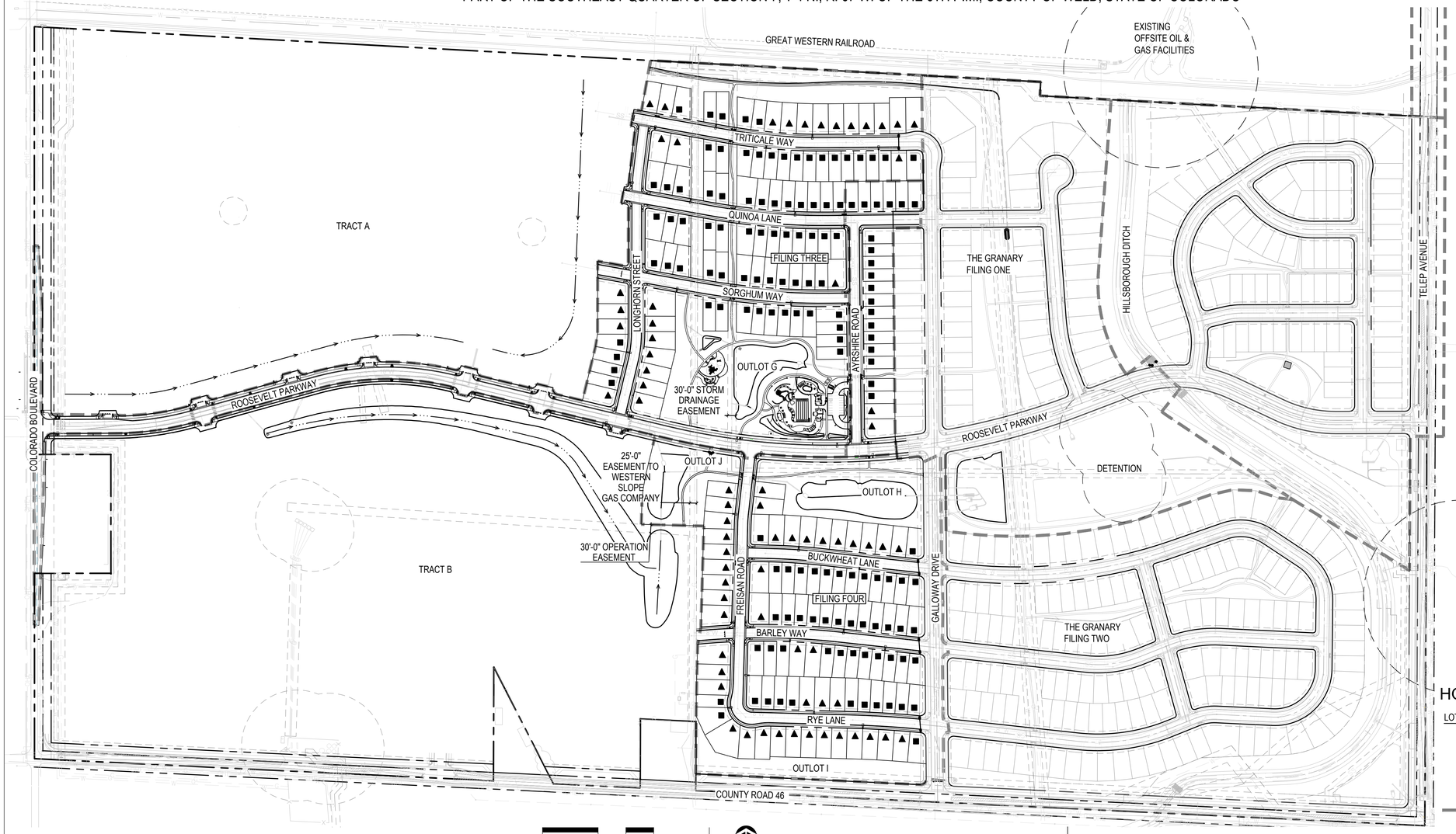
Sheet

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



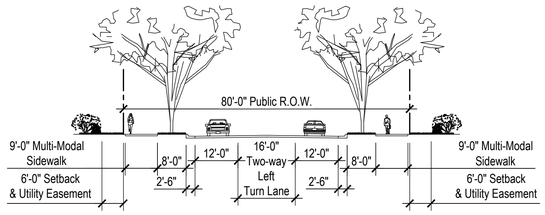
HOUSING TYPE PLAN

LOT TYPE PLAN LEGEND:

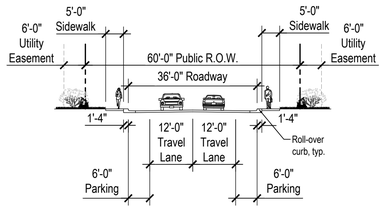
- ■ 45' SINGLE-FAMILY DETACHED LOT (143 TOTAL)
- ▲ 55' SINGLE-FAMILY DETACHED LOT (71 TOTAL)

(TOTAL LOTS - 214)

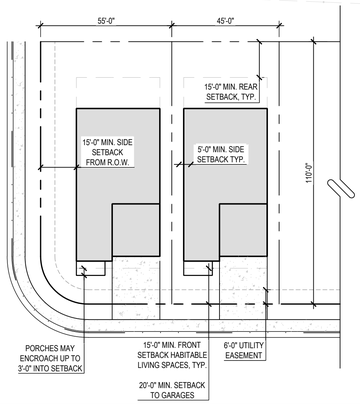
PHASING LINE



Modified Major Residential Collector

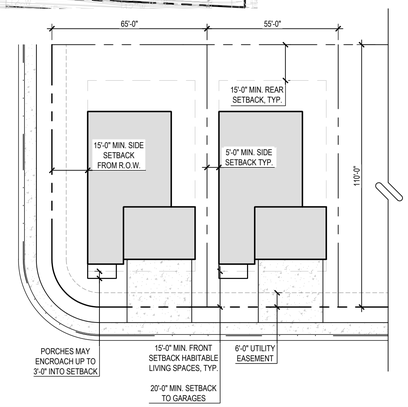


Residential Local



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

FDP
FILING THREE
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

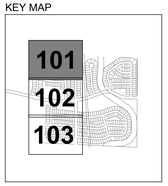
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

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

russell+mills

REV.	COMMENT	DATE

FDP
FILING THREE
and
FILING FOUR

Date: 04.09.2024
Drawn By: SL
Checked By: CR

Sheet Name

SITE PLAN

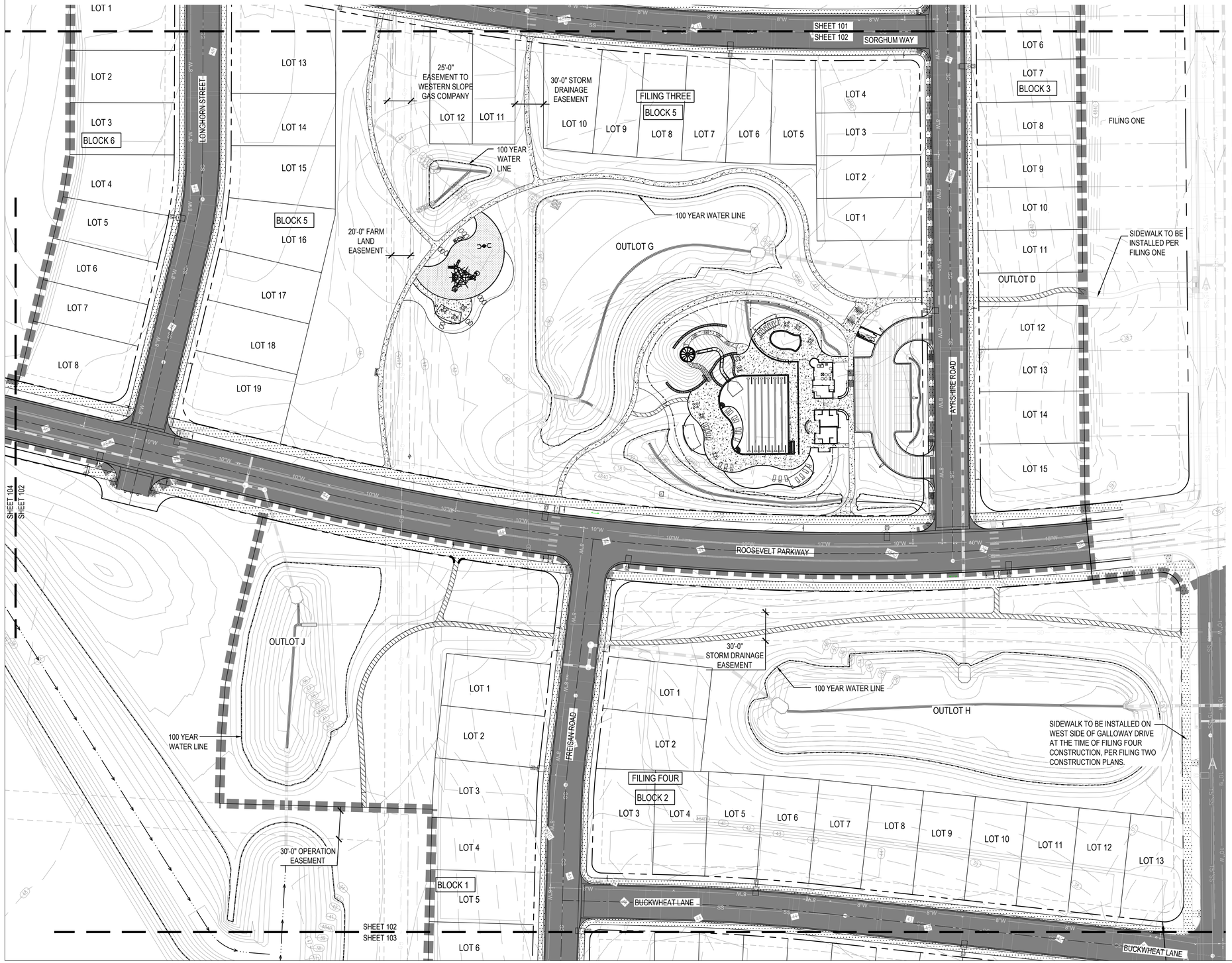
Sheet

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



THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

REV.	COMMENT	DATE

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Date: 04.09.2024
Drawn By: SL
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Sheet Name

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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
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- 5' SOFT SURFACE TRAIL SYSTEM
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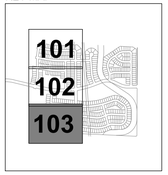
NOTE:
REFER TO SHEET LS100 STREET CROSS SECTIONS FOR ROADWAY PAVEMENT, TREE LAWN (WHERE APPLICABLE) AND SIDEWALK WIDTH.

KEY MAP



50' 0 50' 100' NORTH

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell + mills

REV.	COMMENT	DATE

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FILING FOUR

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Drawn By: SL

Checked By: CR

Sheet Name

SITE PLAN

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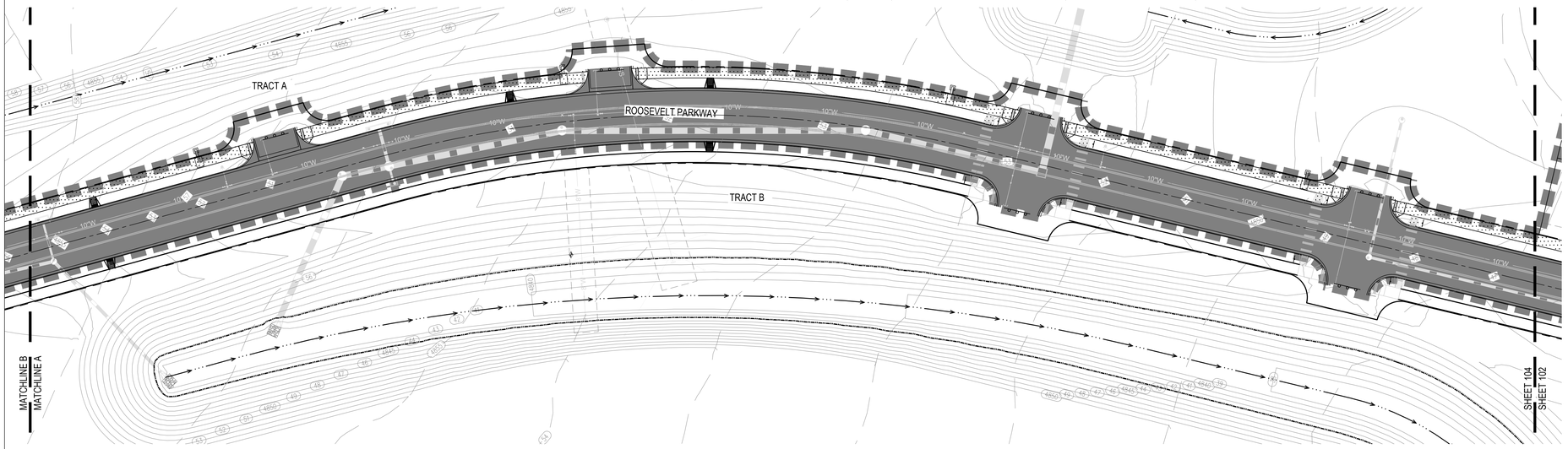
LS103

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

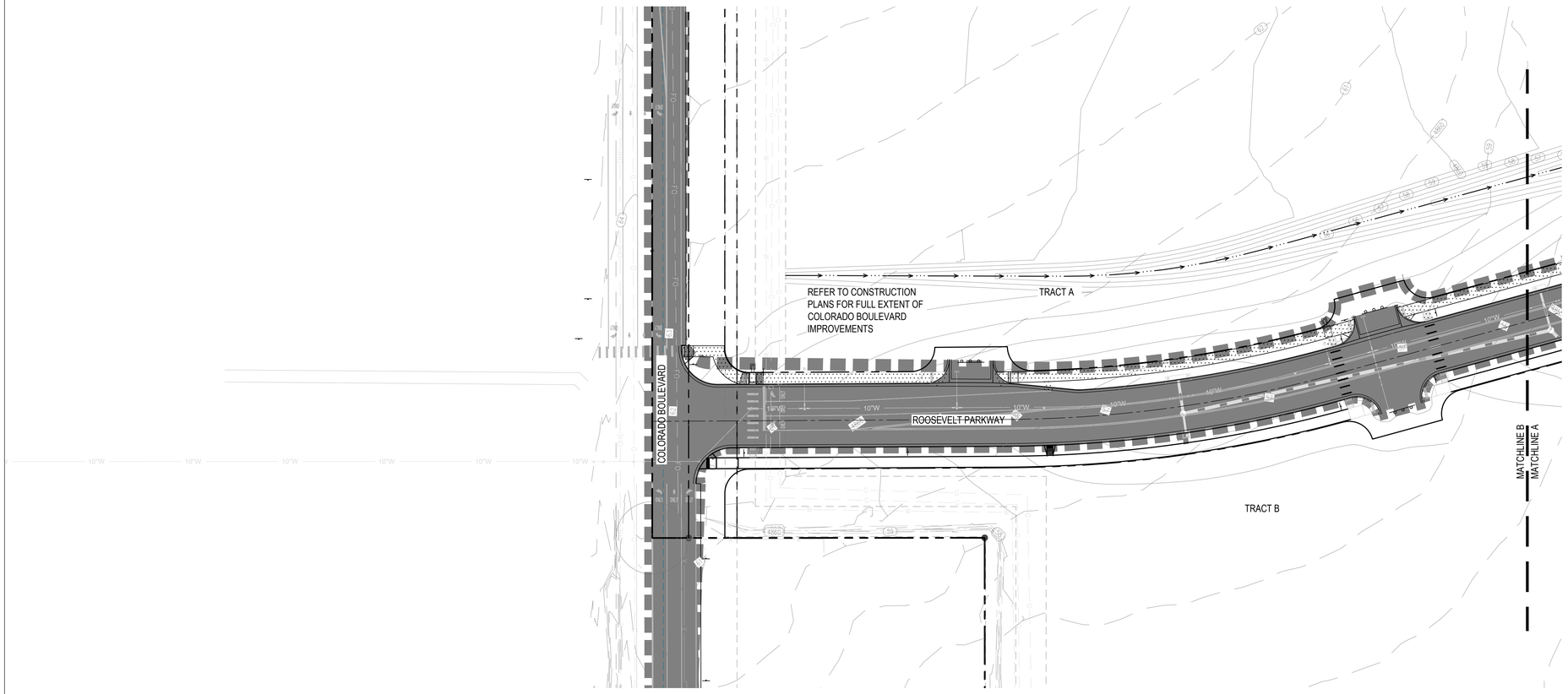
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



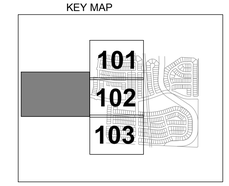
SITE LEGEND:

- 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

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FILING FOUR

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SITE PLAN

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LS104

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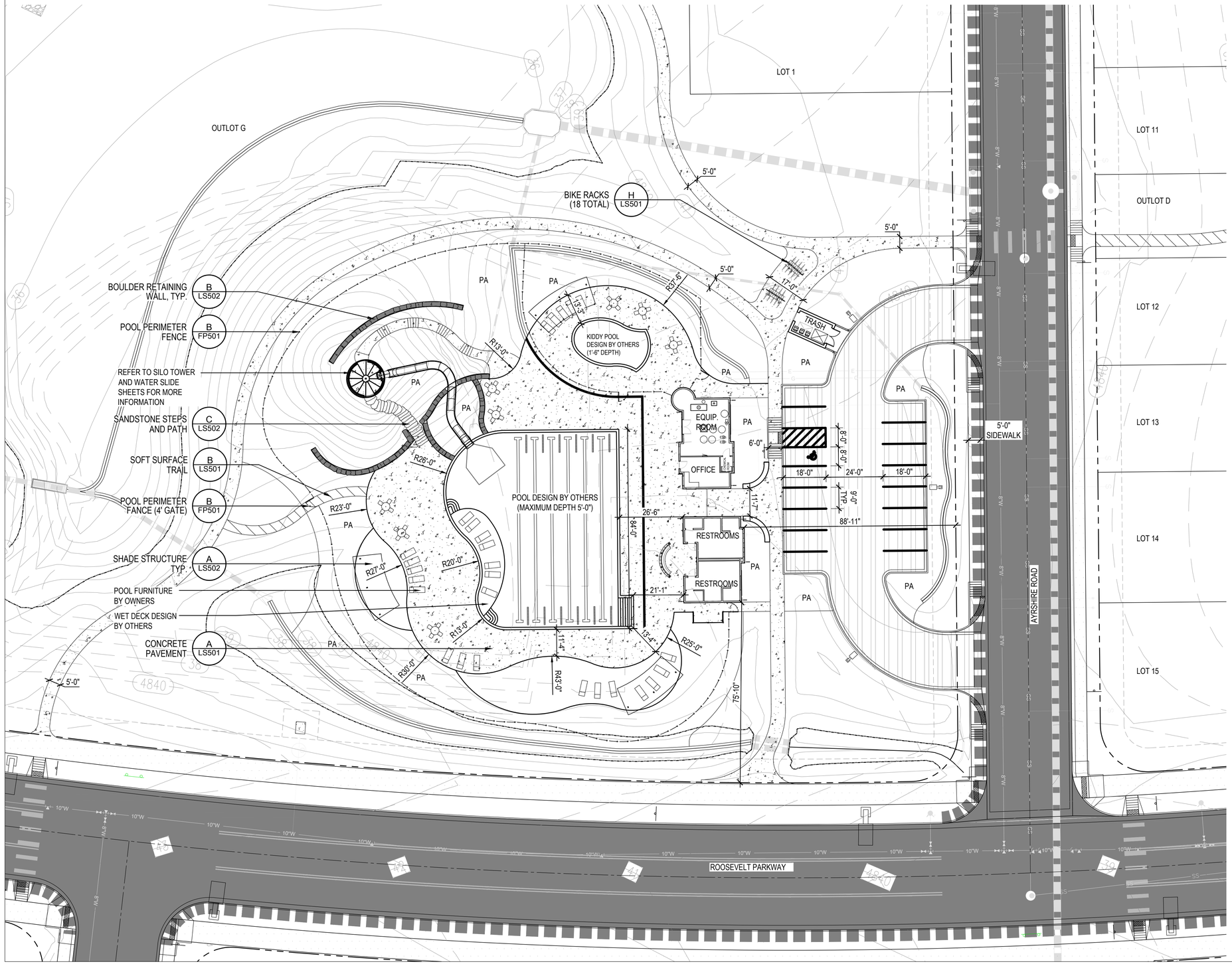
THE GRANARY FILING THREE AND FILING FOUR

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



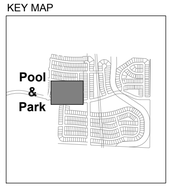
SITE LEGEND:

- 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

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SITE ENLARGEMENT PLAN - CENTRAL POOL AREA

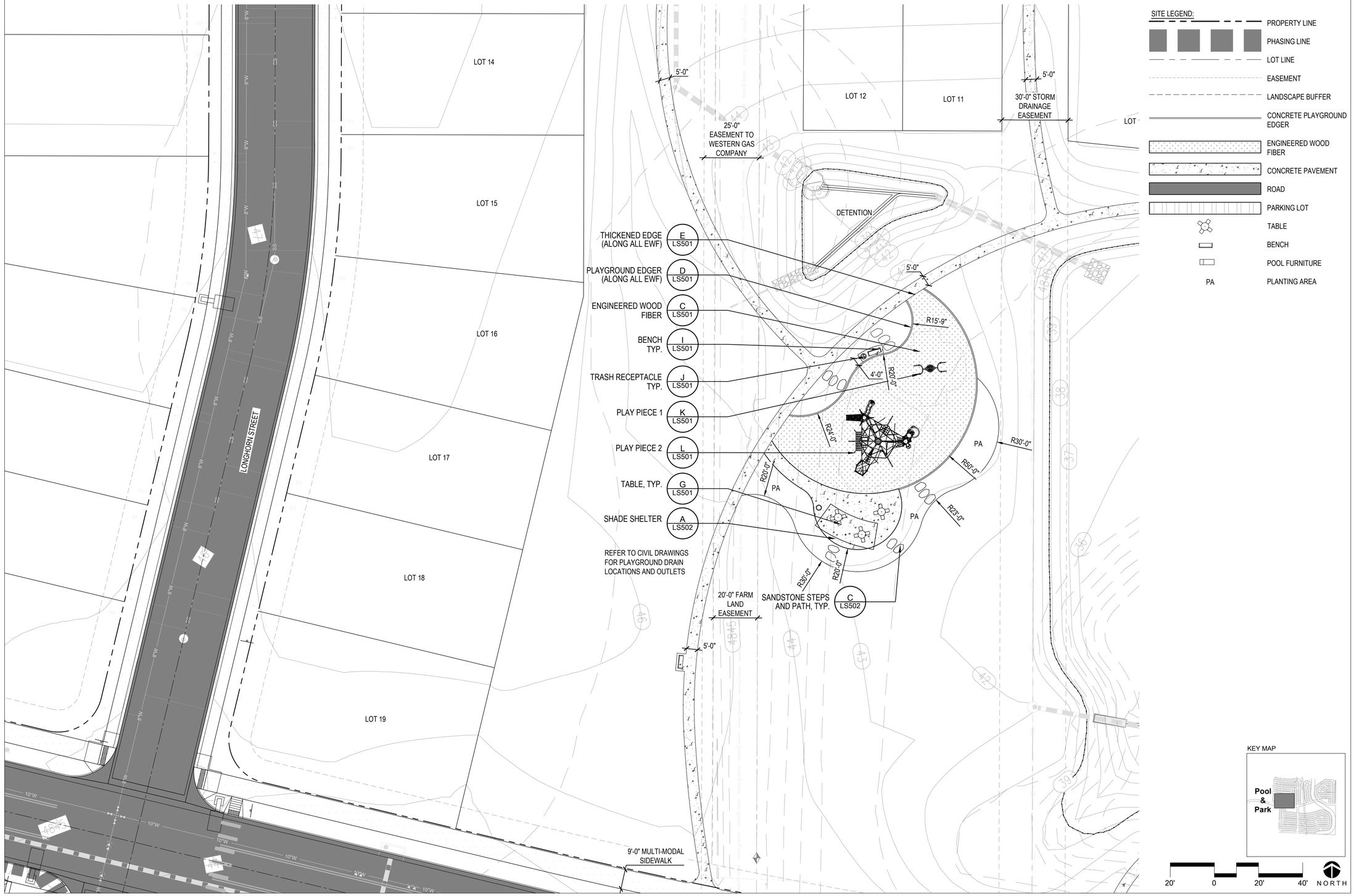
Sheet

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



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Checked By: CR

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SITE ENLARGEMENT PLAN - CENTRAL PLAYGROUND

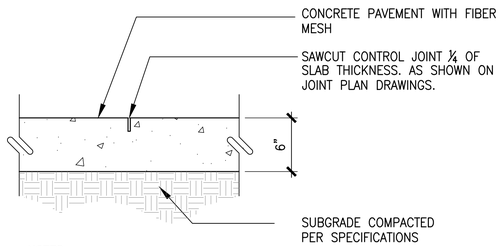
Sheet

LS402

THE GRANARY FILING THREE AND FILING FOUR

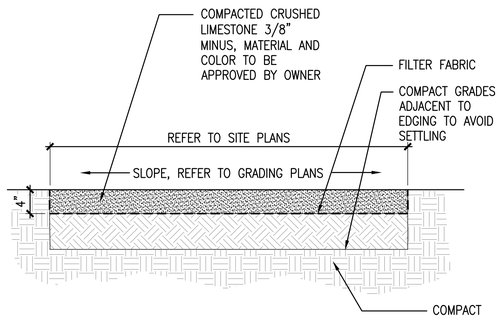
FINAL DEVELOPMENT PLAN

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

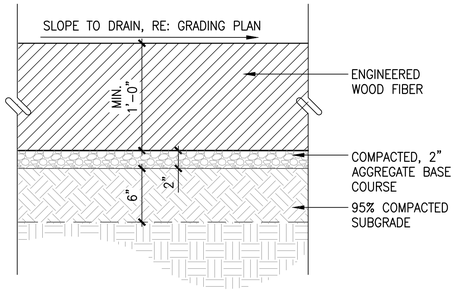


NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

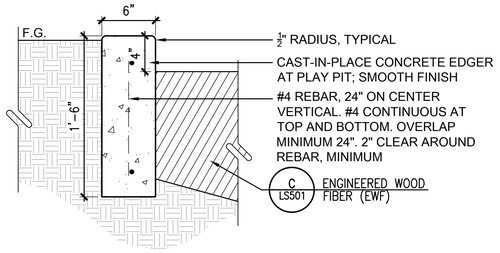
A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC



B SOFT SURFACE TRAIL
SCALE: 1"=1'-0" DT-PVMT-CRSH-LIME-STON

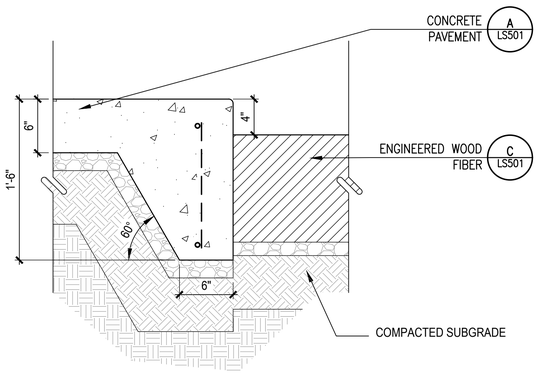


C ENGINEERED WOOD FIBER
SCALE: 1 1/2" = 1'-0" DT-PVMT-ENG-WOOD-FIBER

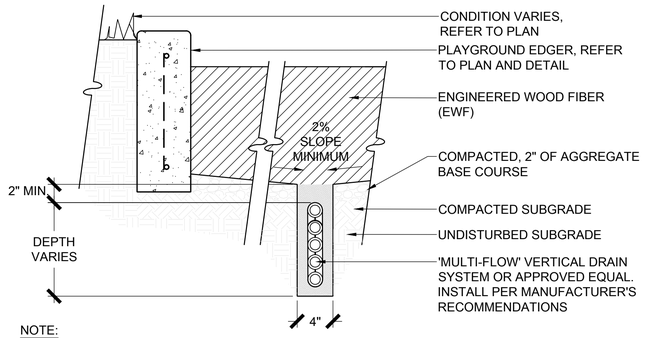


NOTES:
JOINT SPACING AT EDGER:
1. SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM AND CONTINUE DOWN ENTIRE FACE OF EDGER
2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM
3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

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

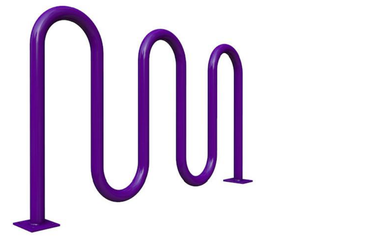


NOTE:
1. REFER TO SPECIFICATIONS FOR ALL PRODUCTS AND MATERIALS.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. REFER TO GRADING AND UTILITY PLANS FOR MORE INFORMATION AND DRAIN LOCATIONS.

F PLAYGROUND PLAY PIT DRAINAGE
SCALE: 1 1/2" = 1'-0" DT-CURB-DRAN

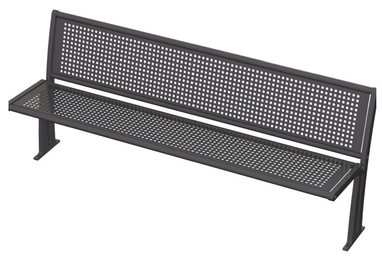
COMPANY: THOMAS STEELE OR EQUAL. EQUAL SHALL BE SIMILAR SEATING CAPACITY.
MODEL: SST-4F-PM
SEATS: 3 OR 4 (REFER TO SITE PLANS FOR QUANTITIES OF EACH)
PERFORATED METAL FLAT
SIZE & MATERIAL: 42 INCH DIAMETER, PERFORATED METAL
COLOR: PLATINUM
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

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

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Drawn By: SL
Checked By: CR

Sheet Name
SITE DETAILS

Sheet
LS501

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

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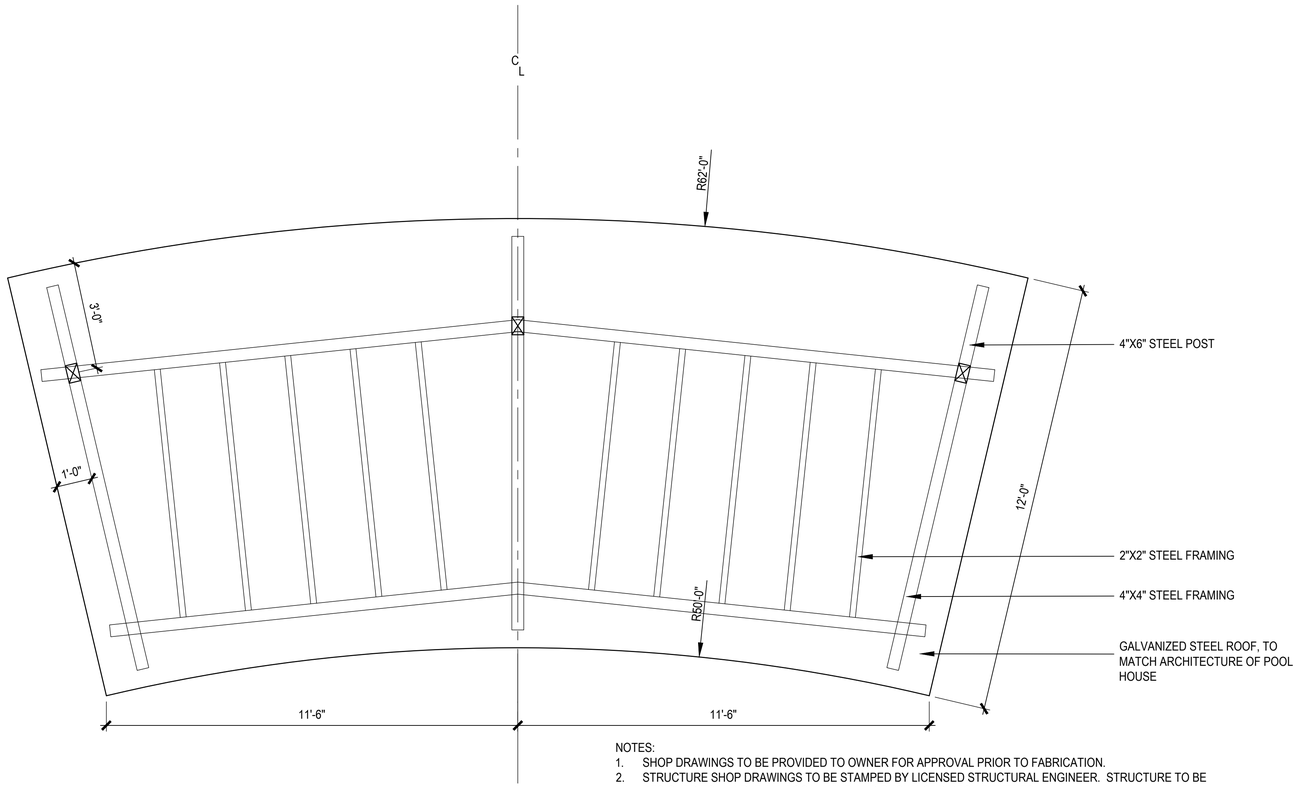
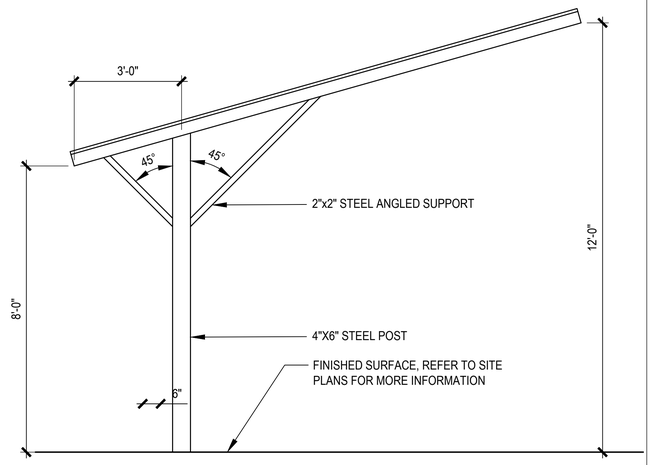
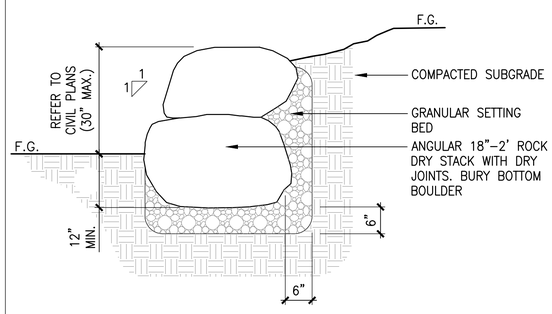


NOTES:
1. SHOP DRAWINGS TO BE PROVIDED TO OWNER FOR APPROVAL PRIOR TO FABRICATION.
2. STRUCTURE SHOP DRAWINGS TO BE STAMPED BY LICENSED STRUCTURAL ENGINEER. STRUCTURE TO BE DESIGNED TO HANDLE ALL LOCAL WIND AND SNOW LOAD REQUIREMENTS.
3. ALL FRAMING AND POSTS TO BE POWDERCOATED. COLOR: TBD

A SHADE STRUCTURE

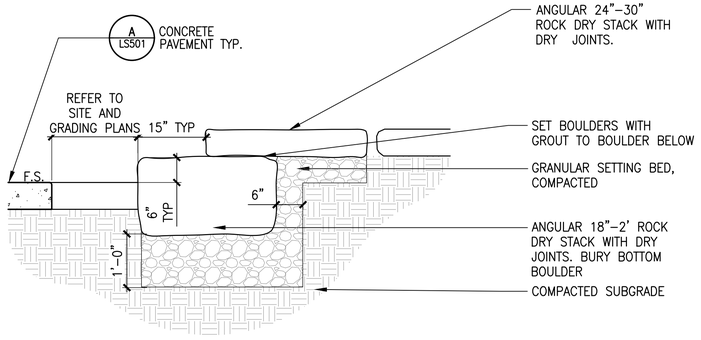
SCALE: 1/2"=1'-0" DT-SHAD-FRAM-PLAN





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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Date: 04.09.2024

Drawn By: SL

Checked By: CR

Sheet Name

SITE DETAILS

Sheet

LS502

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

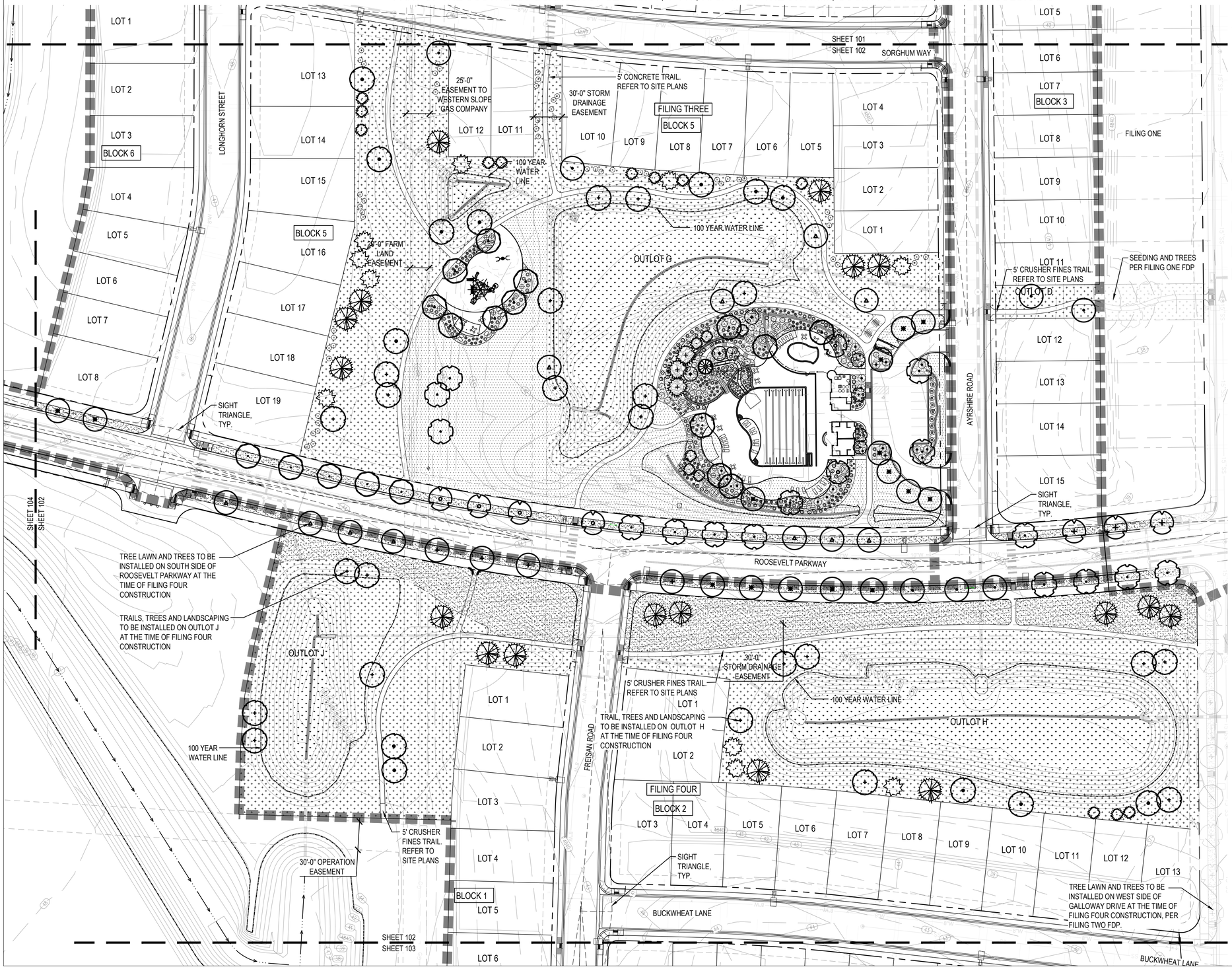
Sheet

LP101

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

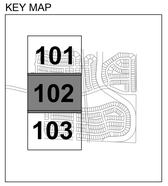
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



LANDSCAPE LEGEND:

- PROPERTY LINE
- PHASING LINE
- EASEMENT
- OIL FACILITY SETBACK
- LANDSCAPE BUFFER
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH)
- COBBLE MULCH (WITH WEED BARRIER)
- RTF FESCUE BLEND
- HYBRID BLUEGRASS
- DETENTION SEED MIX (NO IRRIGATION)
- UPLAND SEED MIX

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

Checked By: CR

Sheet Name

LANDSCAPE PLAN

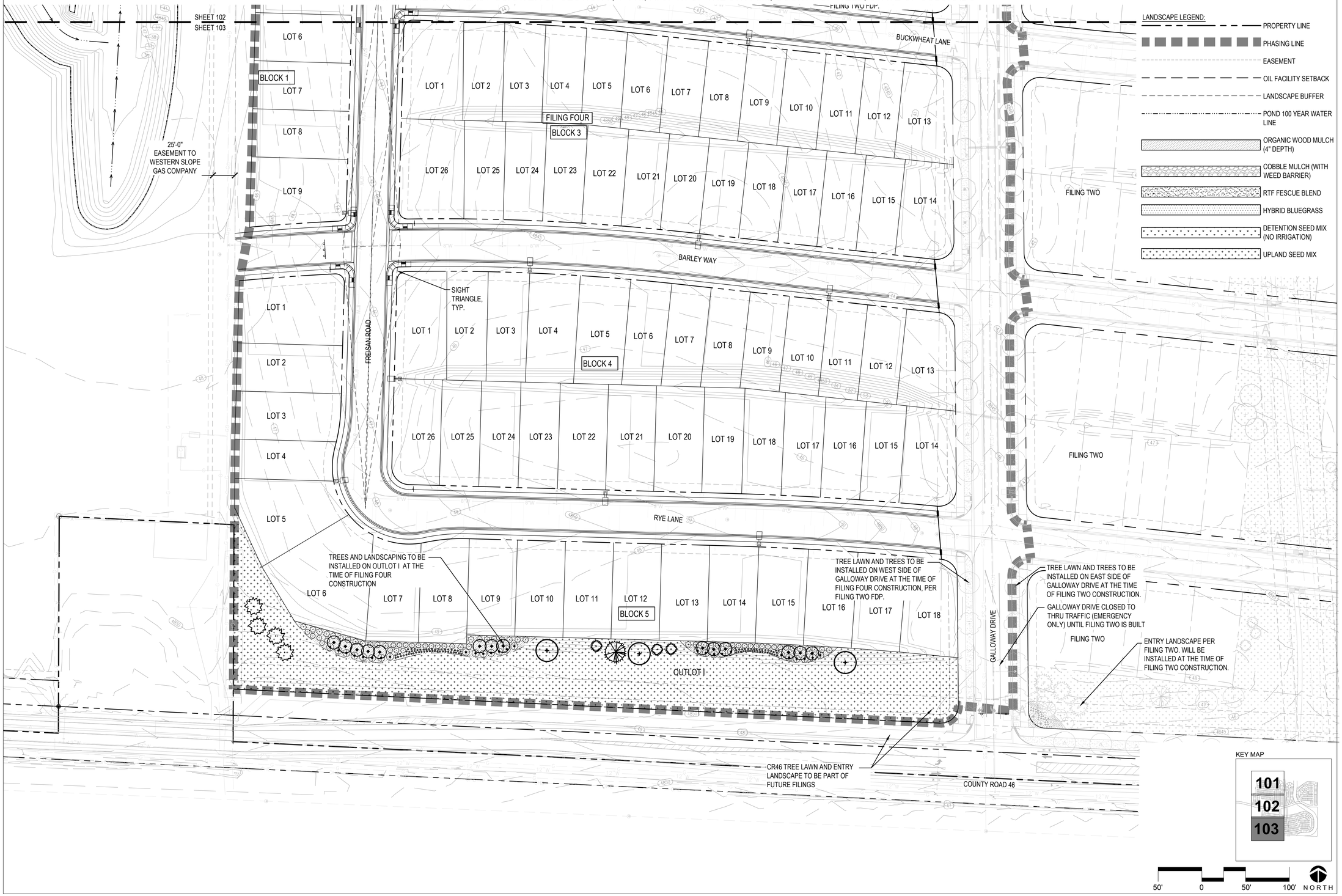
Sheet

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



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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

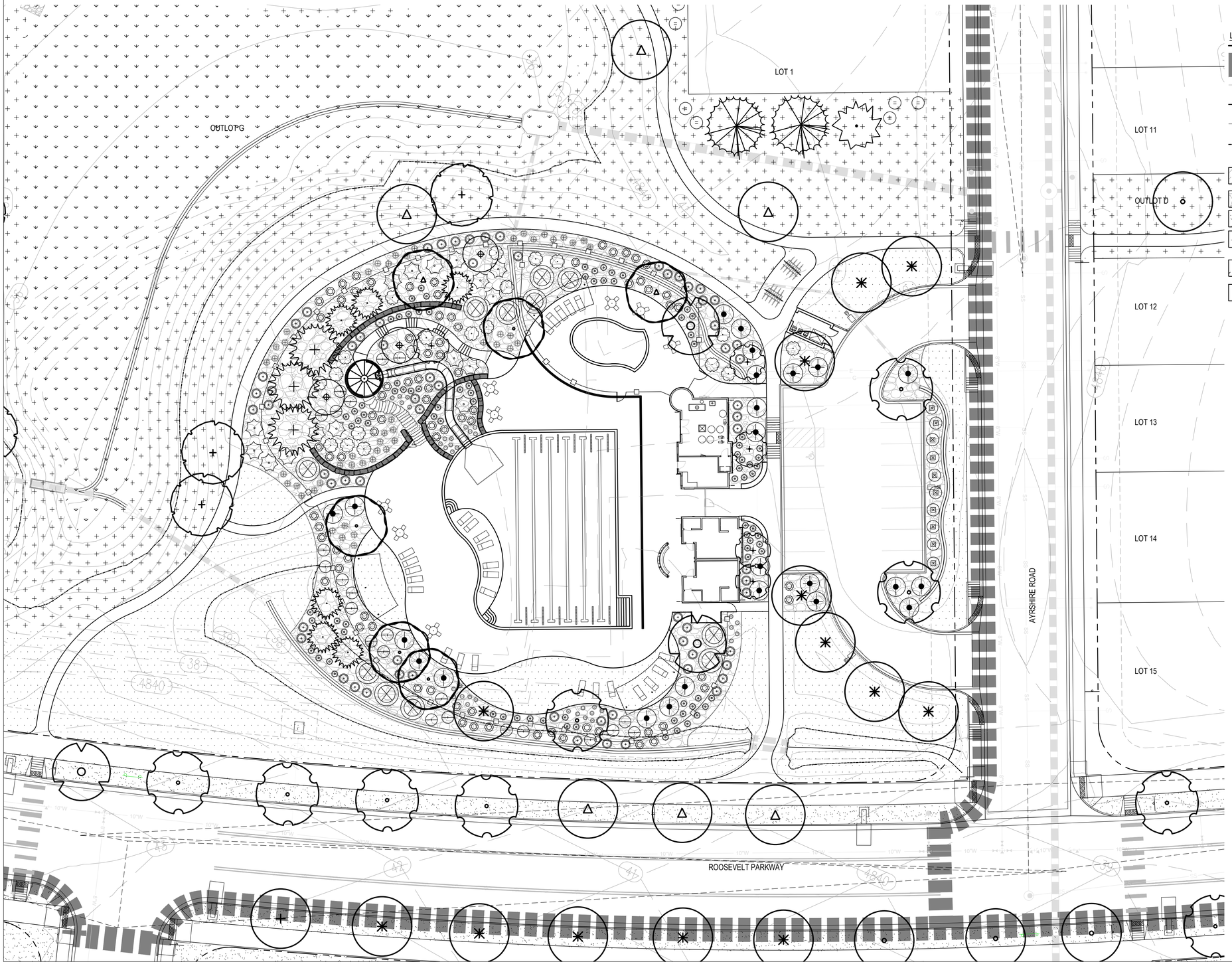
Sheet

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



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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 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

THE GRANARY
Johnstown, Colorado

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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 ENLARGEMENT PLAN - CENTRAL PLAYGROUND

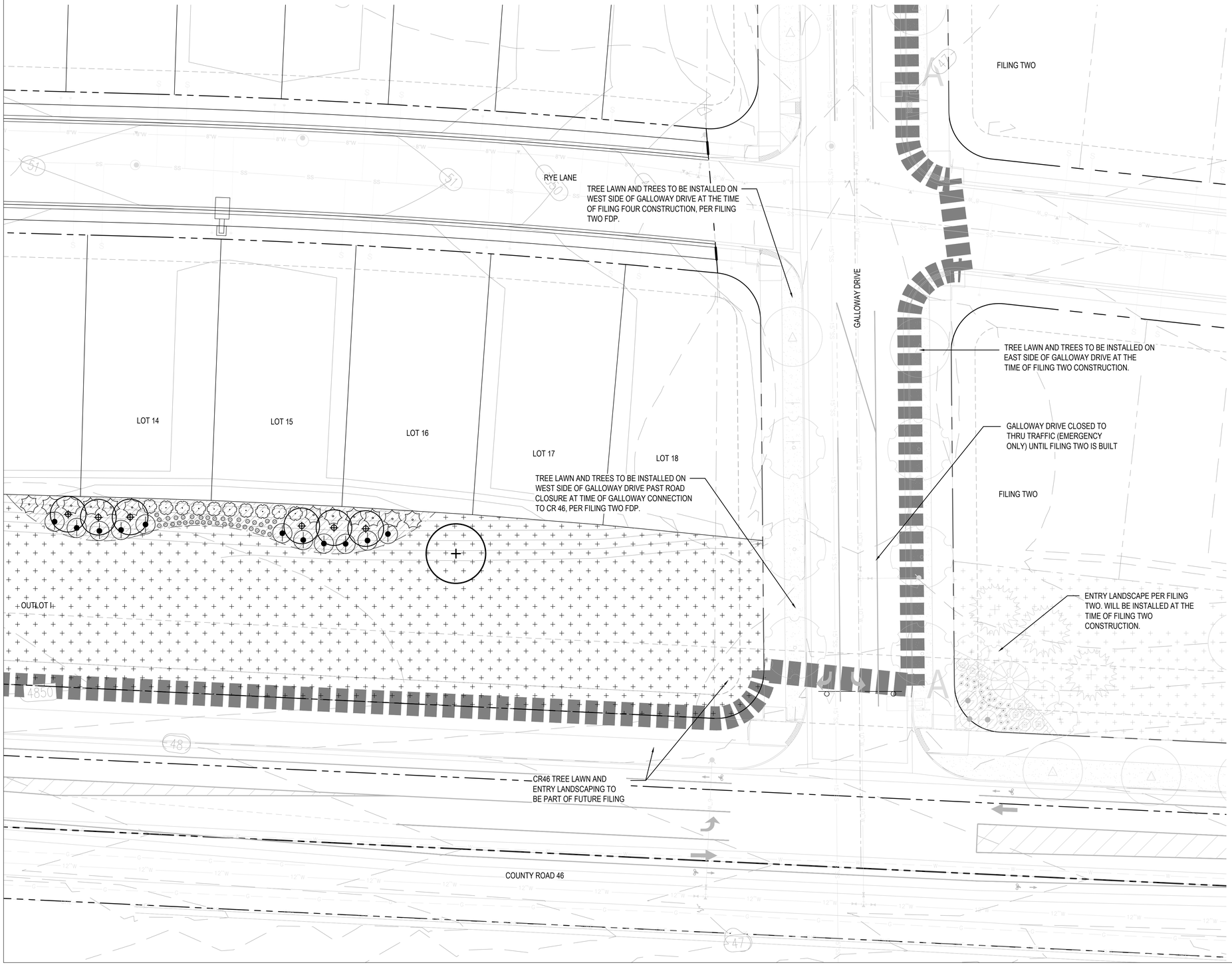
Sheet

LP402

THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

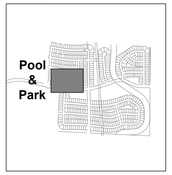
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



LANDSCAPE LEGEND:

- PROPERTY LINE
- PHASING LINE
- EASEMENT
- OIL FACILITY SETBACK
- LANDSCAPE BUFFER
- POND 100 YEAR WATER LINE
- ORGANIC WOOD MULCH (4" DEPTH)
- COBBLE MULCH
- RTF FESCUE BLEND
- HYBRID BLUEGRASS
- DETENTION SEED MIX (NO IRRIGATION)
- UPLAND SEED MIX

KEY MAP



20' 0 20' 40' NORTH

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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 ENLARGEMENT PLAN - ENRANCE

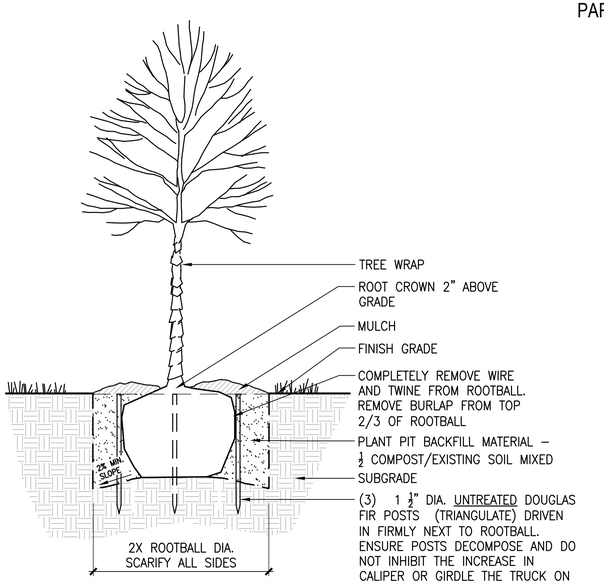
Sheet

LP403

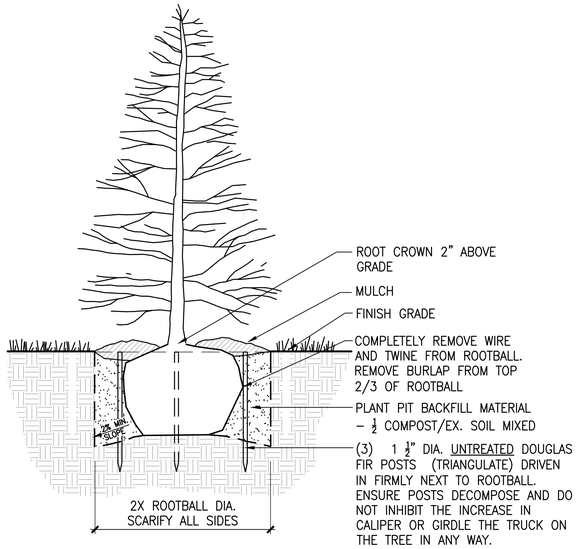
THE GRANARY FILING THREE AND FILING FOUR

FINAL DEVELOPMENT PLAN

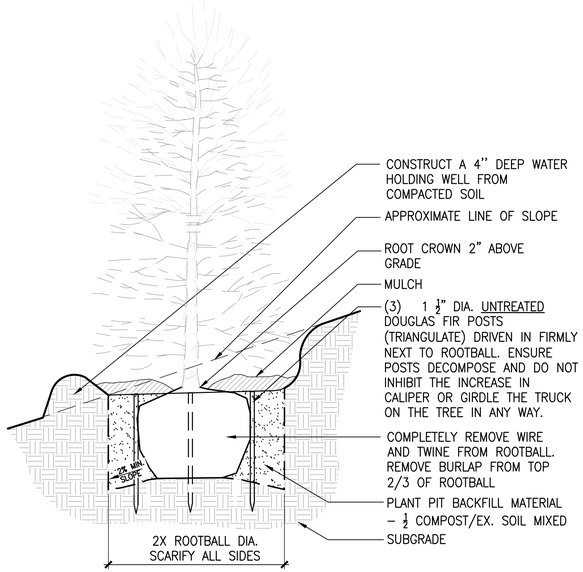
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T 4 N., R. 67 W. OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



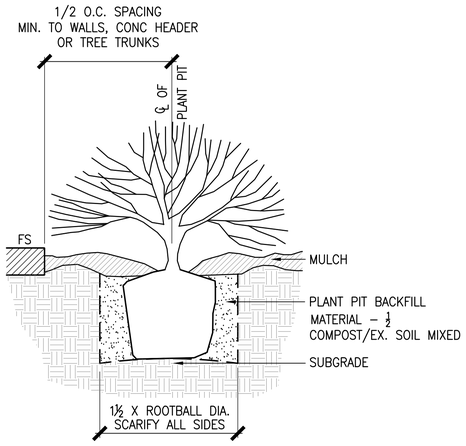
A DECIDUOUS TREE PLANTING
SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



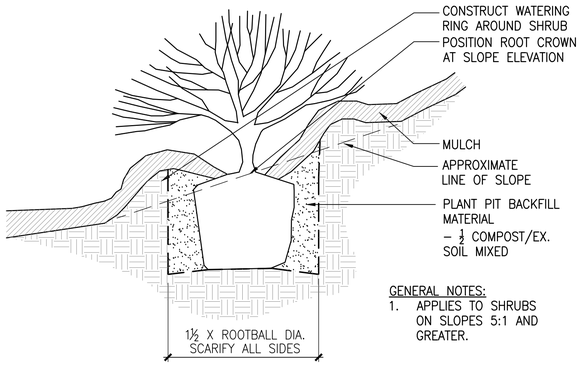
B EVERGREEN TREE PLANTING
SCALE: NTS DT-PLNT-TREE-EVER-GRND-STAK



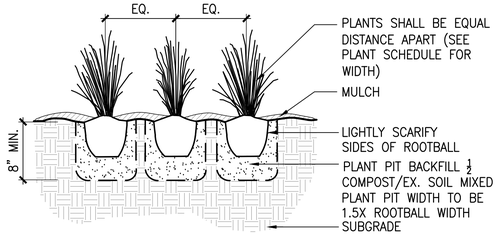
C TREE PLANTING ON SLOPE
SCALE: NTS DT-PLNT-TREE-SLOP



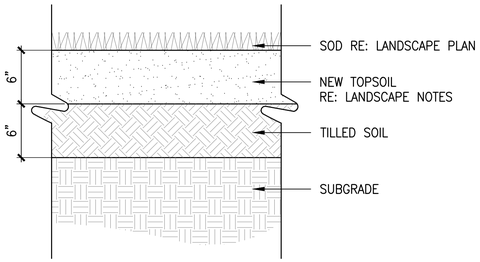
D SHRUB PLANTING
SCALE: NTS



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"

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 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

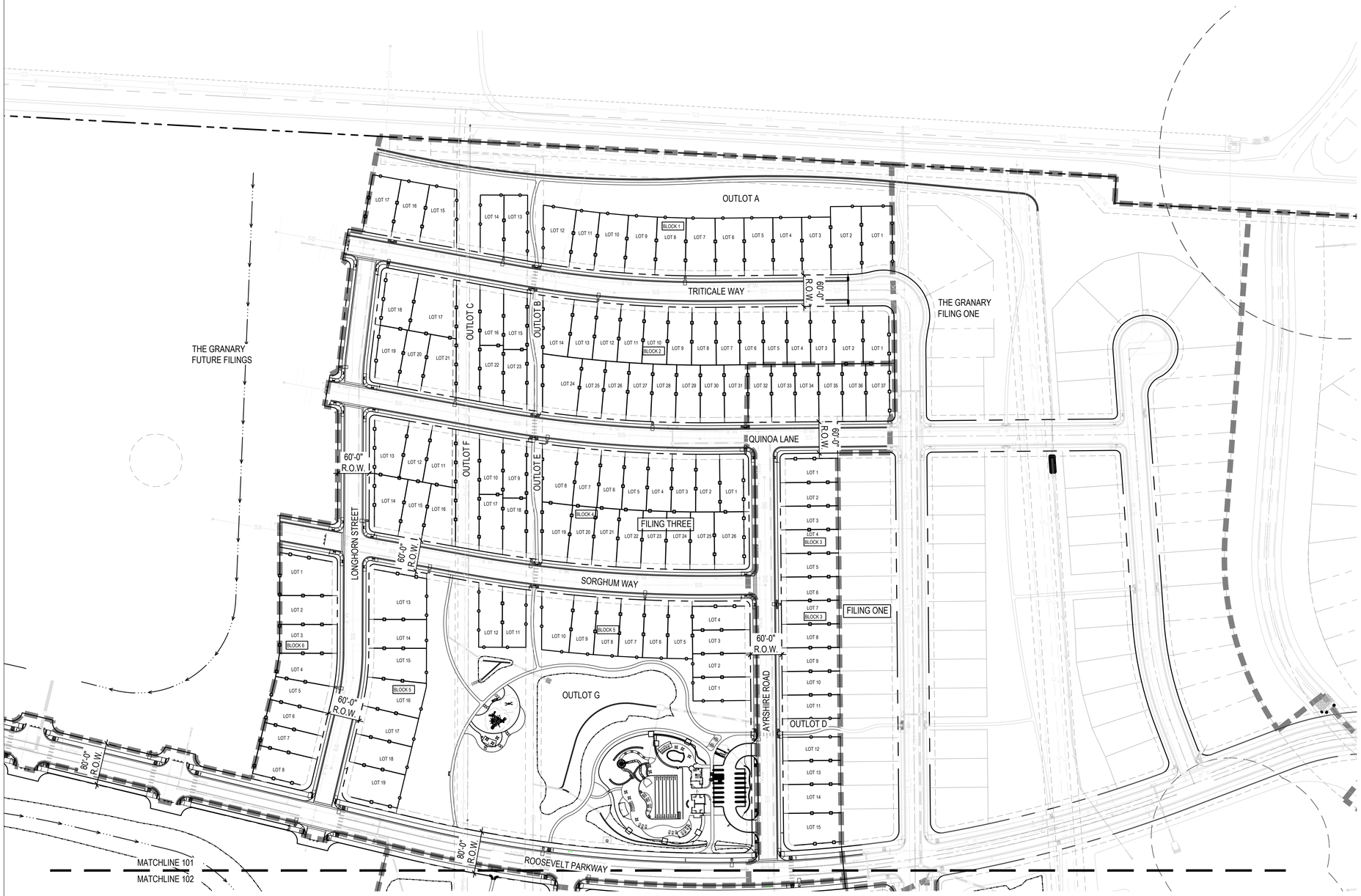
Sheet

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



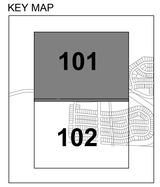
FENCING LEGEND:

- 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
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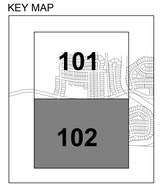


100' 0 100' 200' NORTH

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

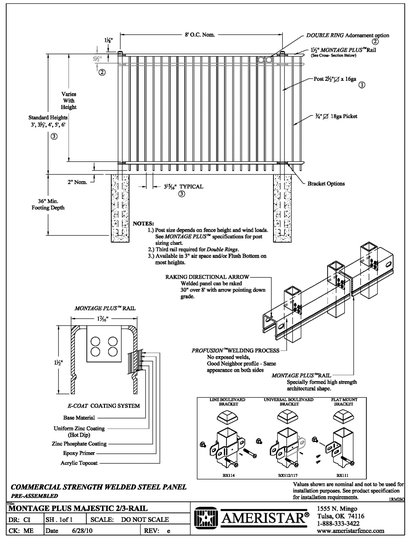
Sheet

FP102

THE GRANARY FILING THREE AND FILING FOUR

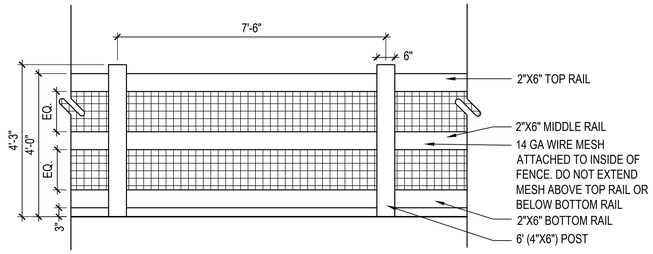
FINAL DEVELOPMENT PLAN

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

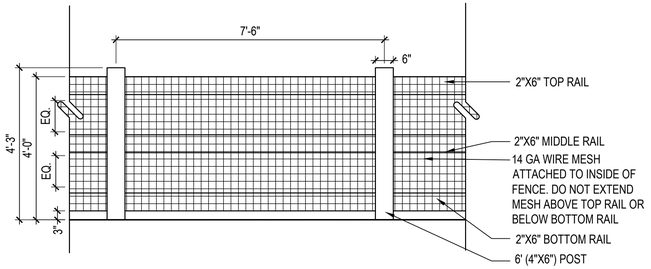


COMPANY: AMERI STAR FENCING
MODEL: MONTAGE PLUS POOL, PET & PLAY
STYLE: MAJESTIC, WITH FLUSH BOTTOM RAIL
GATES: 4' WIDE TO MATCH
COLOR: BLACK
HEIGHT: 6 FT.
CONTACT: 1-888-333-3422 (WWW.AMERISTARFENCE.COM)
INSTALL PER MANUFACTURER REQUIREMENTS AND SPECIFICATIONS.

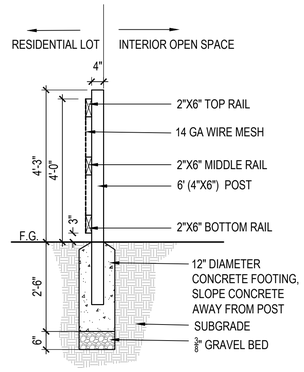
B POOL PERIMETER FENCE
SCALE: NTS
DT-FENC-POOL



OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)



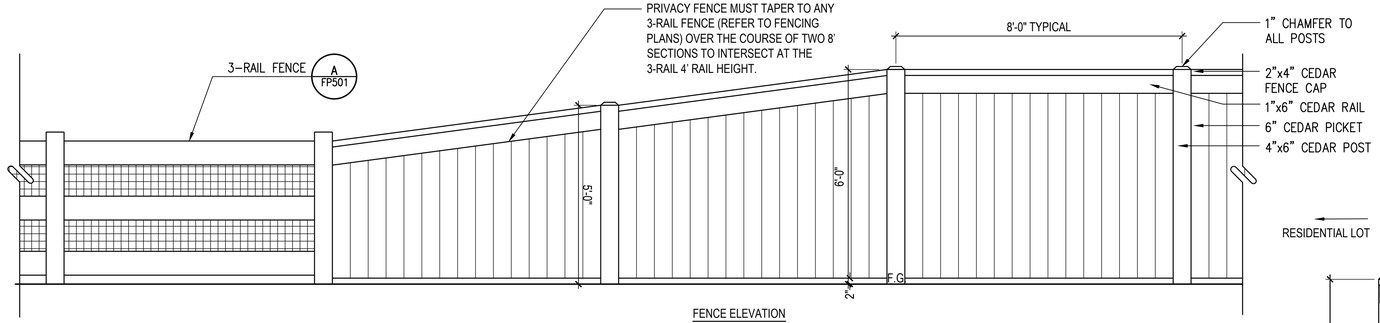
INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



FENCE SECTION

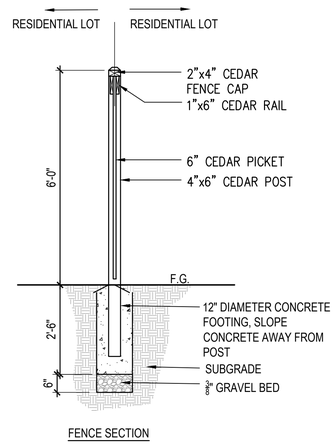
NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR PRESSURE TREATED LUMBER #1 GRADE.
2. ALL FENCING TO BE STAINED WITH SHERWIN WILLIAMS
3. DEVELOPER'S STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.
4. WIRE MESH IS AN OPTIONAL FEATURE THAT MAY BE INSTALLED BY INDIVIDUAL HOMEOWNERS.

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

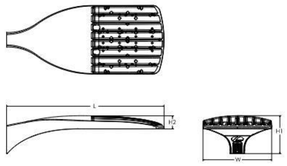
Catalog Number	
Notes	
Type	

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 [11,12,16,17]	SPD20KV	20KV surge protection	DBLXD	Black
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [11,16,17]	HS	Houseside shield (black finish standard) [10]	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) [14,21]	R90	Right rotated optics [1]	DDBTXD	Textured dark bronze
PER7	Seven-pin receptacle only (controls ordered separate) [14,21]	CCE	Coastal Construction [22]	DBLBXD	Textured black
FAO	Field adjustable output [15,21]	HA	50°C ambient operation [23]	DNATXD	Textured natural aluminum
BL30	Bi-level switched dimming, 30% [16,17]	**Shipped separately**		DWHGXD	Textured white
BL50	Bi-level switched dimming, 50% [16,17]	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 [16,18,19]				

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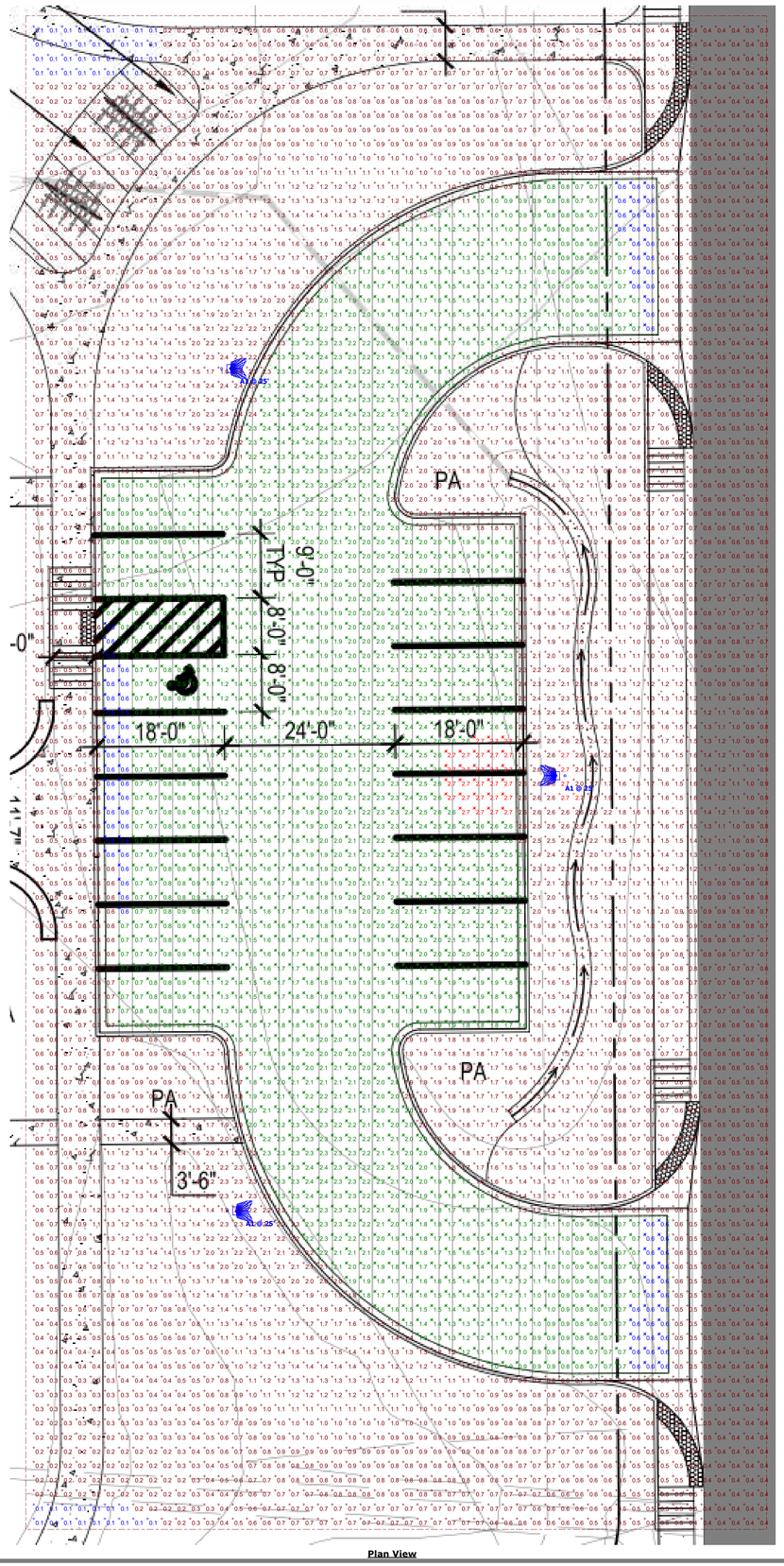


Plan View

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	13905	0.9	182.17	Max: 11627cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARK AND DRIVE	X	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.

VISUAL

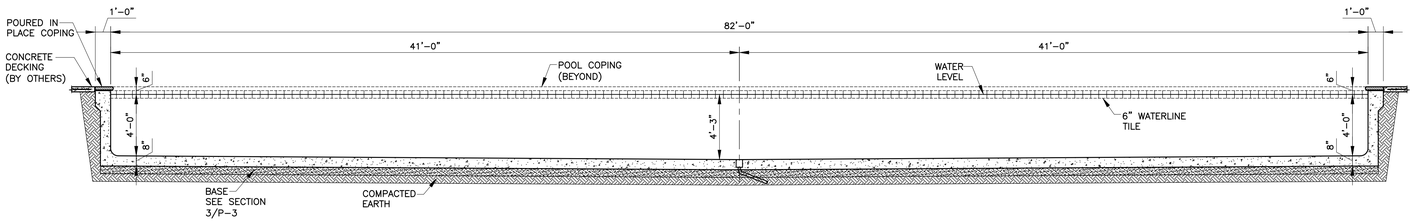
The Lighting Agency

THE GRANARY FILING THREE
PARKING LOT PHOTOMETRIC PLAN
JOHNSTOWN, COLORADO

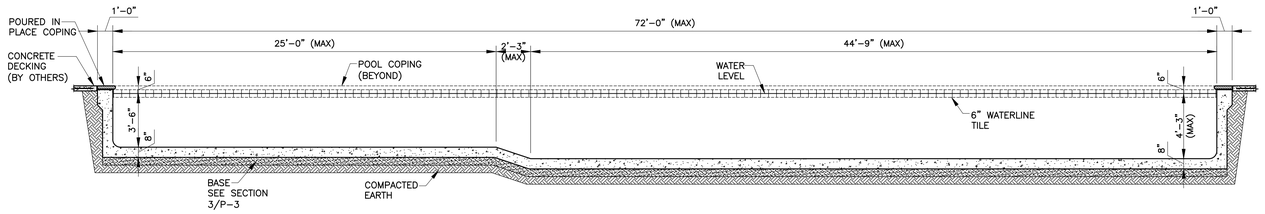
Designer
KENDYL COLONIAS
Date
05/24/2023
Scale
Not to Scale
Drawing No.

Summary
https://thelightingagency.sharepoint.com/:f:/s/ILSApplications/EpTm8QNlgmFPrVs8JG6i8GgBY3WKG1UQOIADpRHwUA0W5w?e=3HR7ku

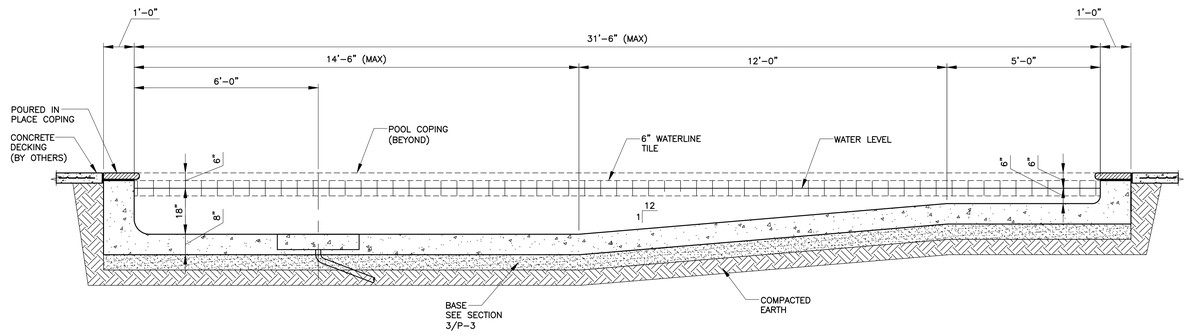
PH01



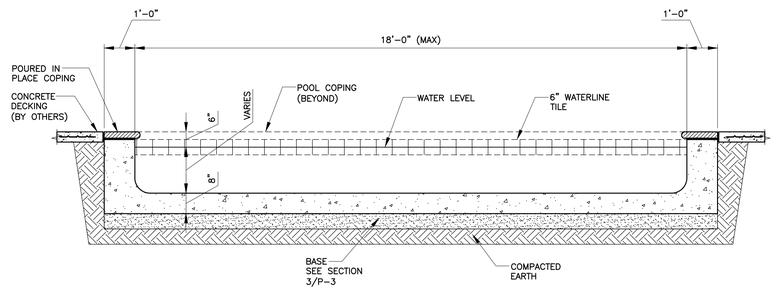
1 SWIMMING POOL SECTION
SCALE: 1/4" = 1'-0"



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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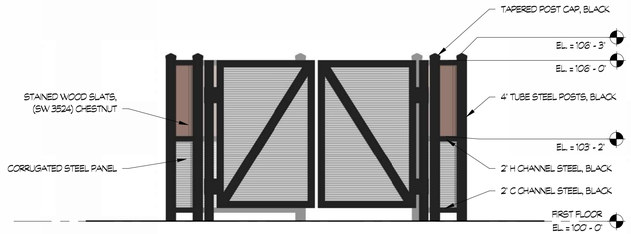
FOR REVIEW ONLY
(DESIGN SUBJECT TO CHANGE)

PROJECT NO.:	24100
ISSUE DATE:	03-27-24
DRAWN BY:	RN/RE
CHECKED BY:	KFL

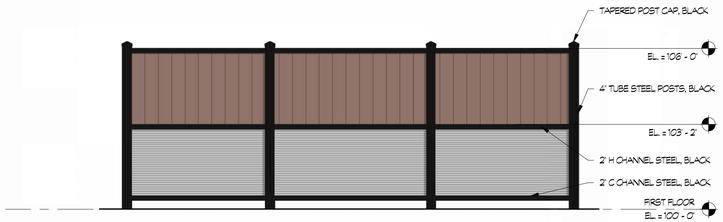
THE GRANERY
ADRESS TBD
JOHNSTOWN, COLORADO

SWIMMING POOL & WADER SECTIONS

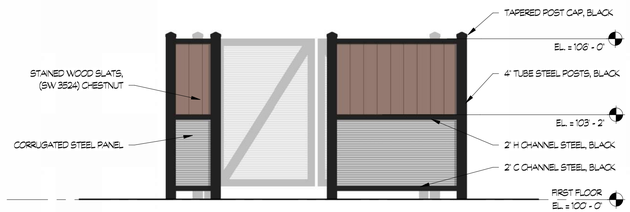
DRAWING No.
SD1



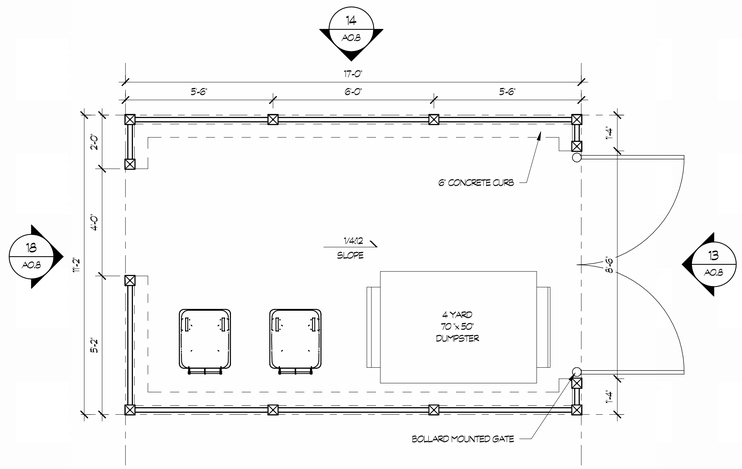
13 A0.8 FRONT ELEVATION - TRASH ENCLOSURE
3/8" = 1'-0"



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"

infusion ARCHITECTS
4487 Highland Meadows Pkwy, Windsor, CO 80550

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

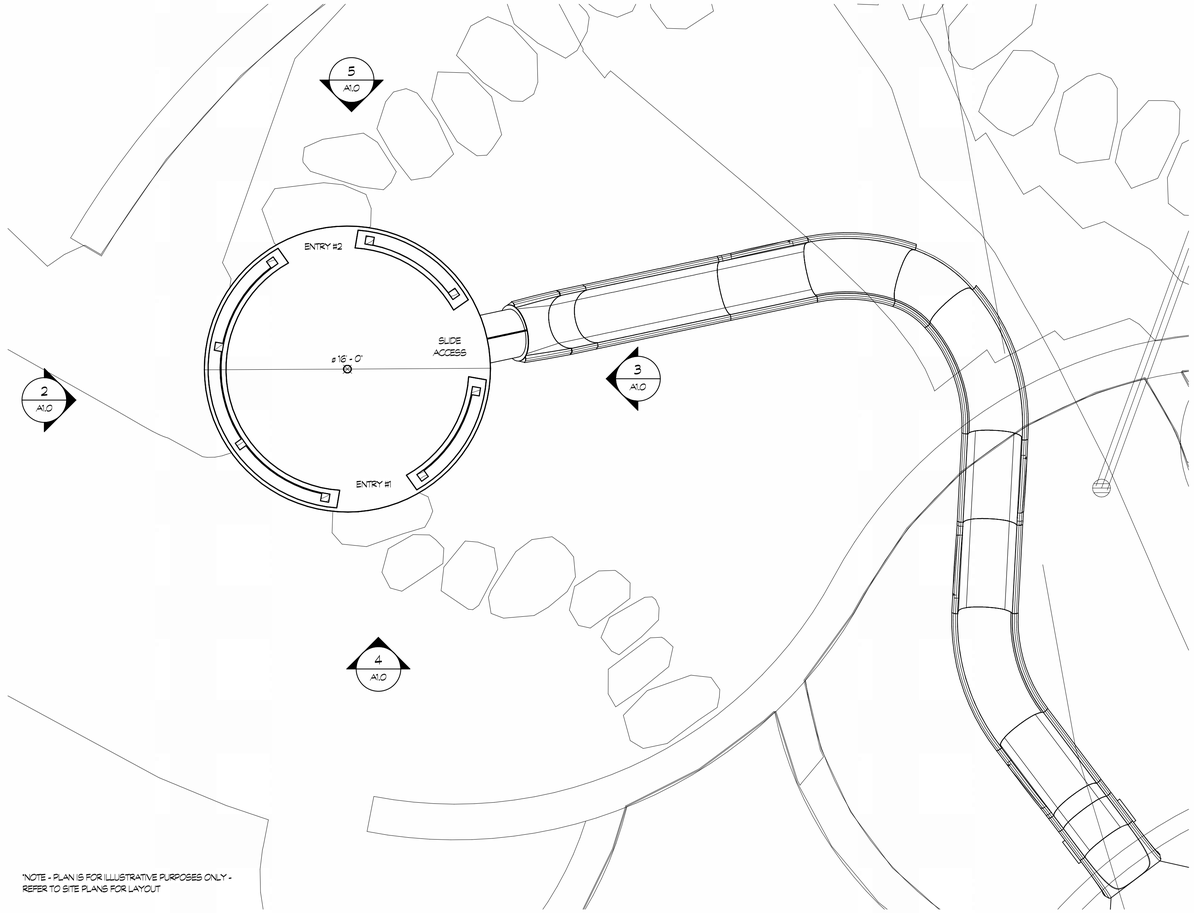
Seal:

23002

Plot Date: 3/12/2024 4:53:29 PM

SITE DETAILS

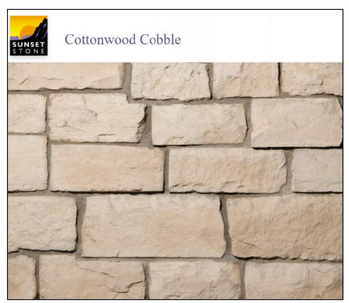
A0.8



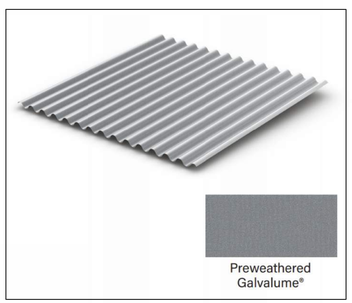
*NOTE - PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY - REFER TO SITE PLANS FOR LAYOUT

1 A1.0 PLAN
1/4" = 1'-0"

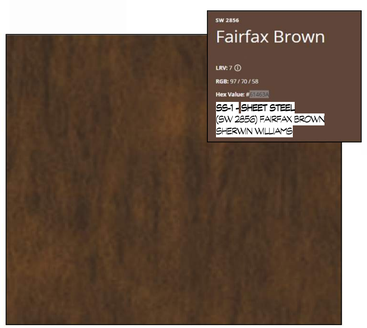
EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
R-2	GRAIN BIN ROOF	CUSTOM		TO MATCH CORRUGATED STEEL	ROOFER TO DESIGN
SS-1	SHEET STEEL		1/4" X 8'	(SW 2856) FAIRFAX BROWN	TO MATCH (SW 3524) CHESTNUT
ST-2	12" PRECAST FLAT WALL CAP	SUNSET STONE	FLAT WALL CAP	NATURAL	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	6X6 ROUGH SAWN CEDAR			(SW 3524) CHESTNUT	



W-1 - STONE VENEER
COTTONWOOD COBBLE
SUNSET STONE



W-4 - CORRUGATED STEEL
S-DECK PANEL - PREWEATHERED GALVALUME
BERRIDGE

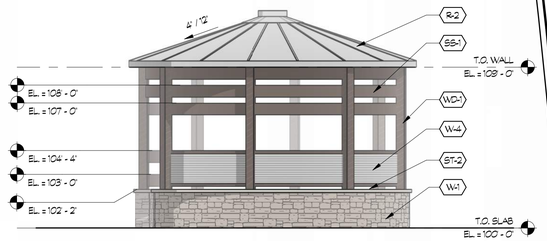


WD-1 - ROUGH SAWN CEDAR
(SW 3524) CHESTNUT
SHERWIN WILLIAMS

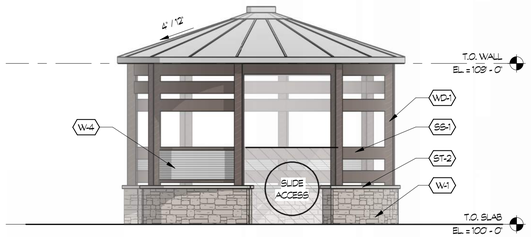
TOTALS

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

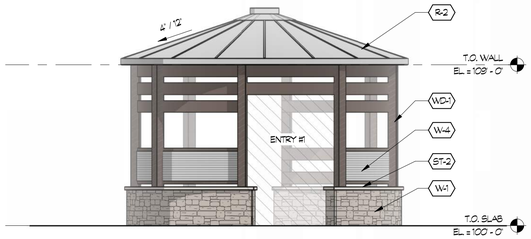
*NOT FOR CONSTRUCTION



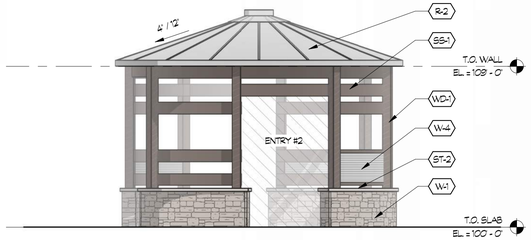
2 A1.0 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



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 7662)

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.

F1 - 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

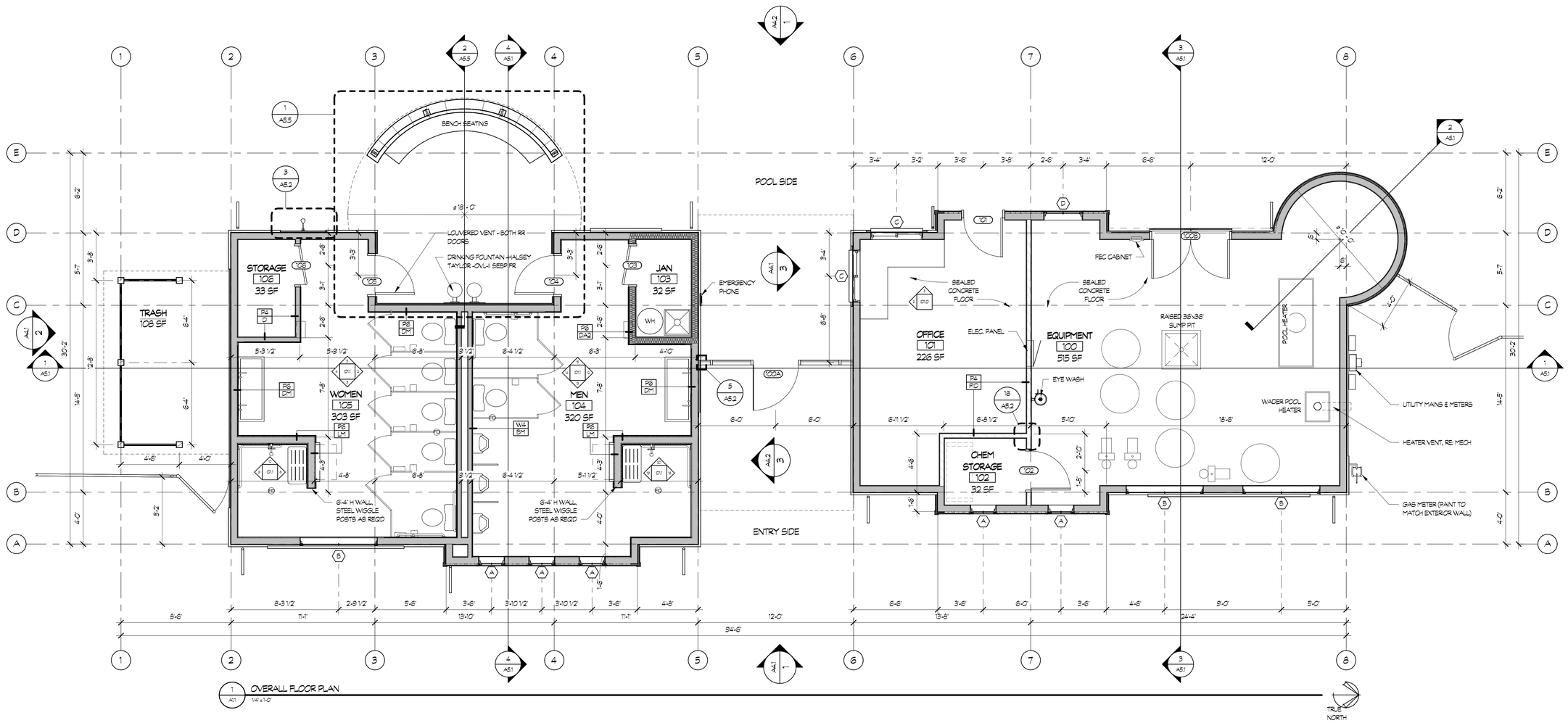
1 - ALL WALLS ARE P6-D UNLESS NOTED OTHERWISE.

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\" 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 OVERALL FLOOR PLAN
A1.1 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
Issued For DD:	04/11/2024
Issued For Permit:	
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Revision Number	Description	Revision Date

Seal:

23002

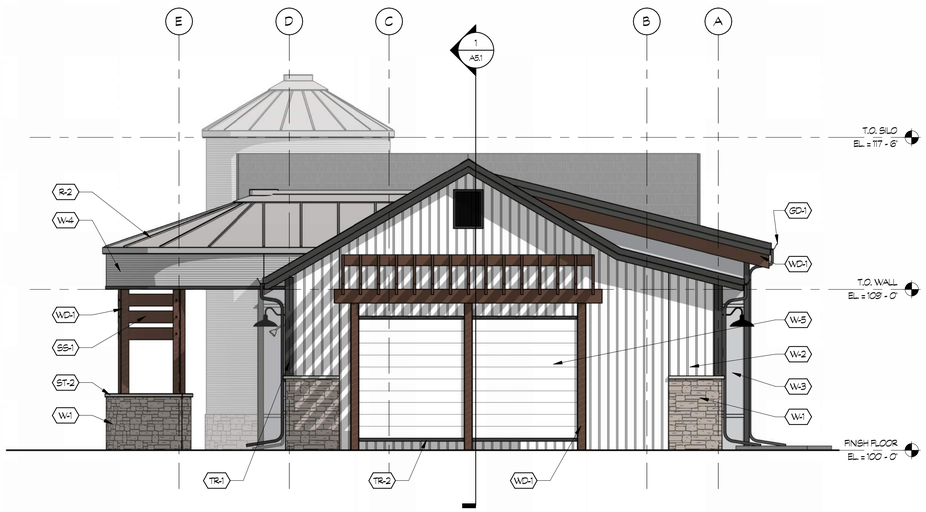
Plot Date: 4/9/2024 2:57:43 PM

OVERALL FLOOR PLAN

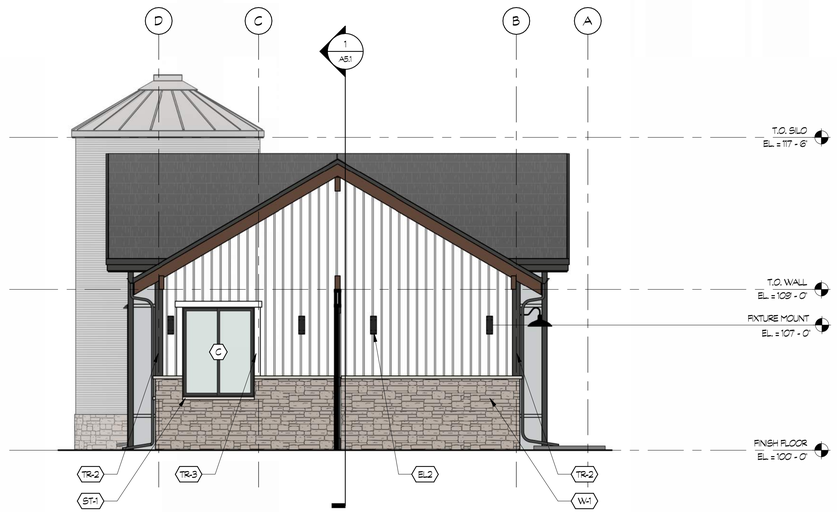
A1.1

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

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Issued For Construction:	

Revision Number	Description	Revision Date

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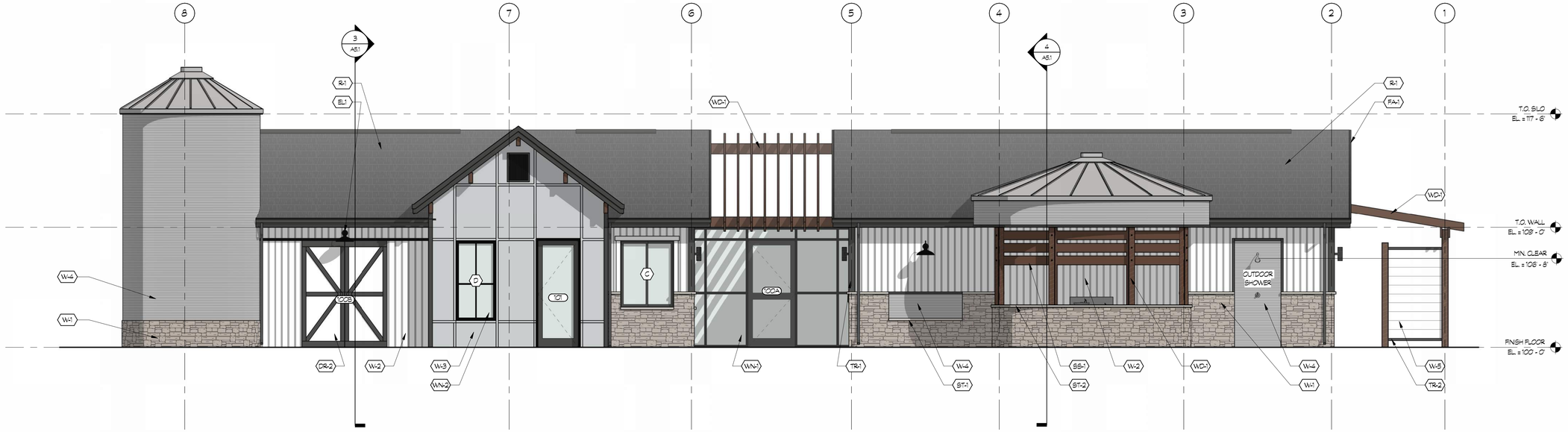
23002

Plot Date: 4/2/2024 11:57:58 AM

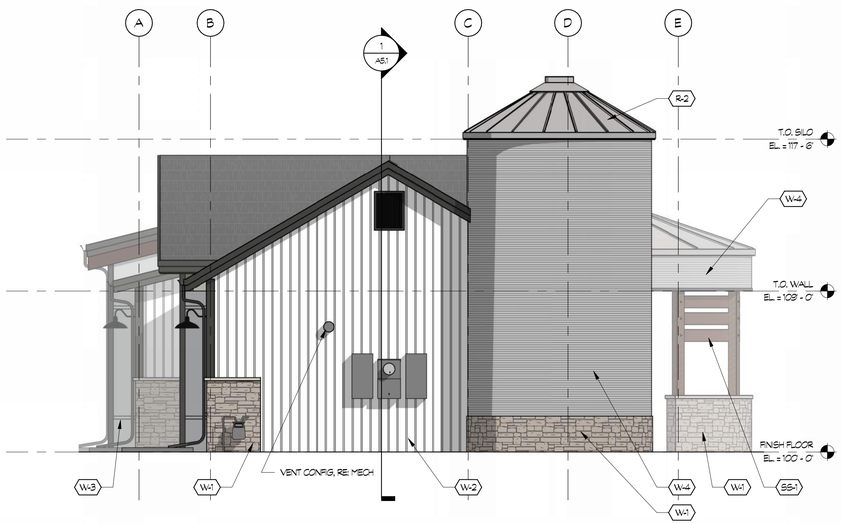
EXTERIOR BUILDING ELEVATIONS

A4.1

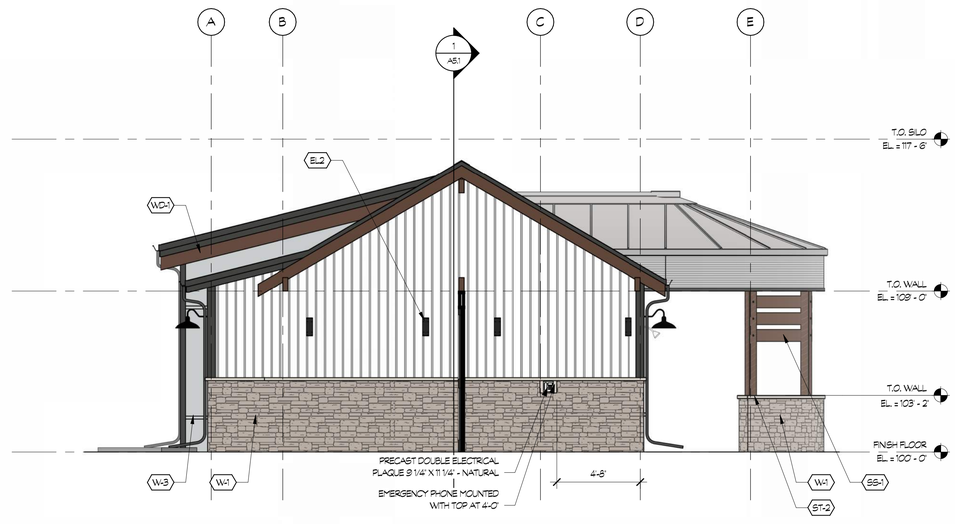


1 A4.2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

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, MN. 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

Issued For SD:	03/15/2024
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Issued For Construction:	

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
EL-1	EXTERIOR GOOSENECK SCONCE	BASELIGHT	SHADE W GOOSENECK	CHALKBOARD BLACK FINISH 7.5	16" DIAMETER - W5.5 - SEE RCP
EL-2	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 BEB	(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, MN. 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	45
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	185
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

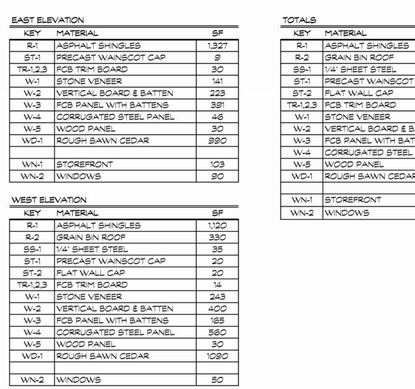
ENTRY WALK

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

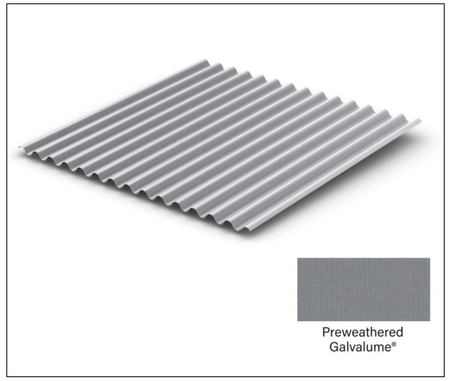
KEY	MATERIAL	SF
R-1	ASPHALT SHINGLES	2,447
R-2	GRAIN BIN ROOF	330
SS-1	1/4" SHEET STEEL	35
ST-1	PRECAST WAINSCOT CAP	58
ST-2	FLAT WALL CAP	20
TR-1,2,3	FCB TRIM BOARD	72
W-1	STONE VENEER	600
W-2	VERTICAL BOARD & BATTEN	1348
W-3	FCB PANEL WITH BATTENS	556
W-4	CORRUGATED STEEL PANEL	606
W-5	WOOD PANEL	150
WD-1	ROUGH SAWN CEDAR	3,581
WN-1	STOREFRONT	103
WN-2	WINDOWS	180



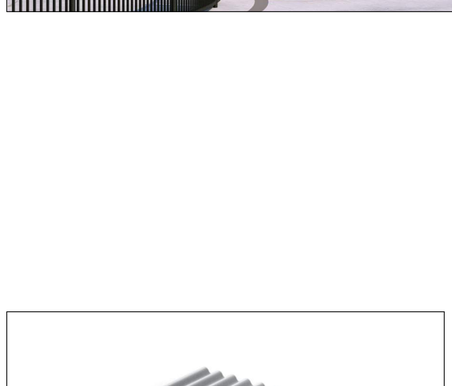
R-1 - ASPHALT SHINGLES
OWENS CORNING
PEPPERCORN

W-1 - STONE VENEER
COTTONWOOD COBBLE
SUNSET STONE

WD-1 - ROUGH SAWN CEDAR
(SW 3524) CHESTNUT
SHERWIN WILLIAMS

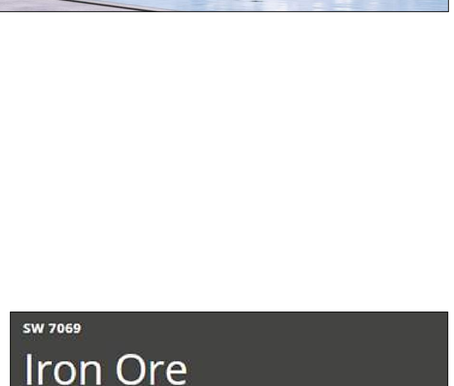


W-4 - CORRUGATED STEEL
5-DESK PANEL - PREWEATHERED GALVALUME
BERRIDGE



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
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HARTFORD ACQUISITIONS, LLC

PDP

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Revision Number	Description	Revision Date

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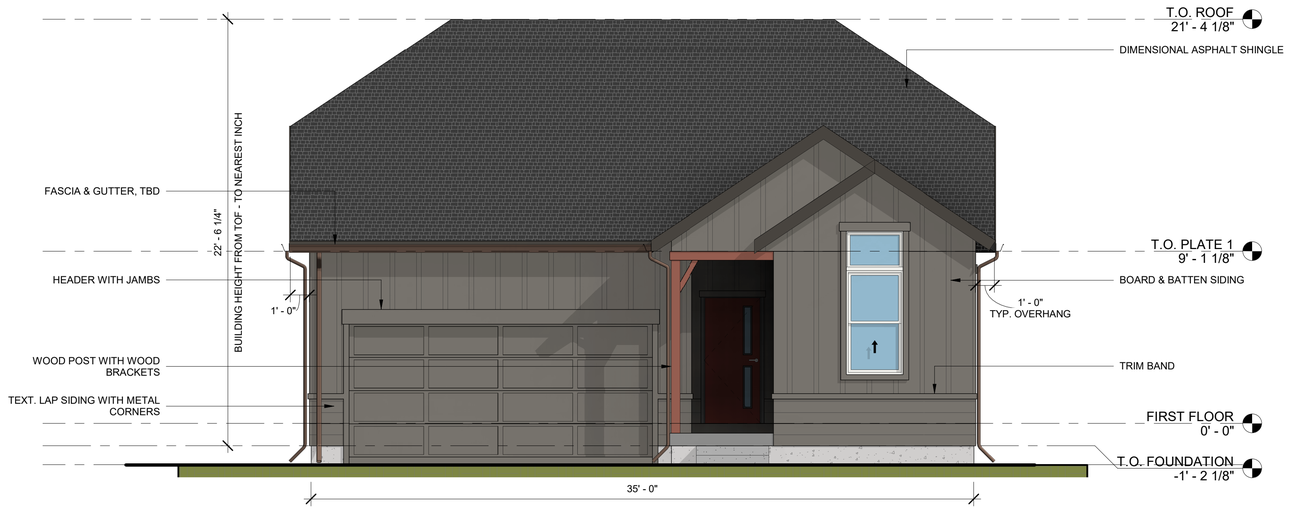
23002

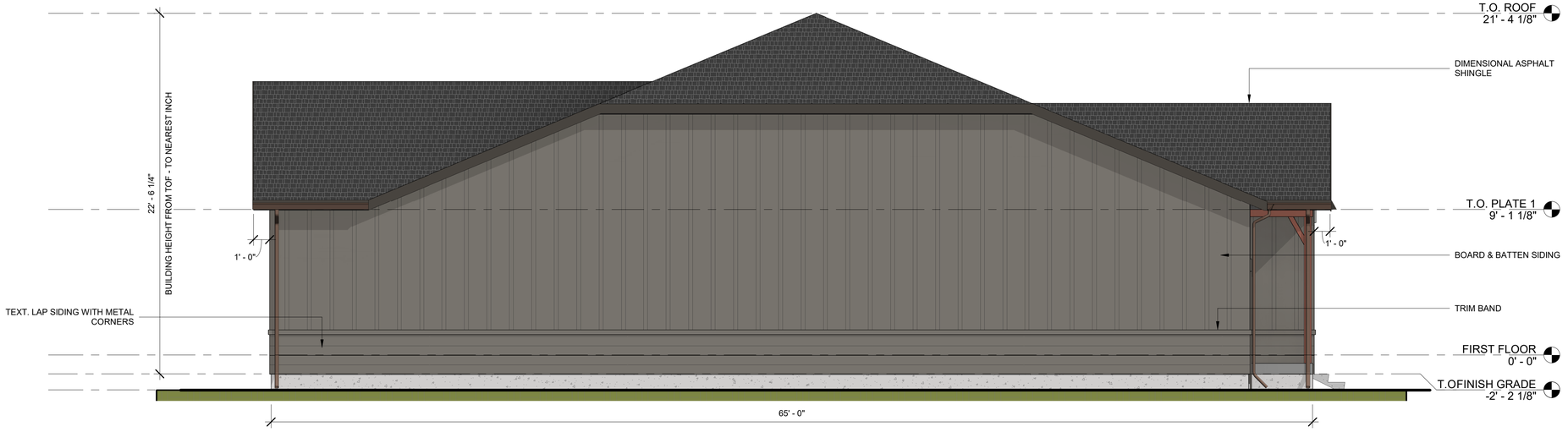
Plot Date: 4/2/2024 11:58:05 AM

EXTERIOR 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

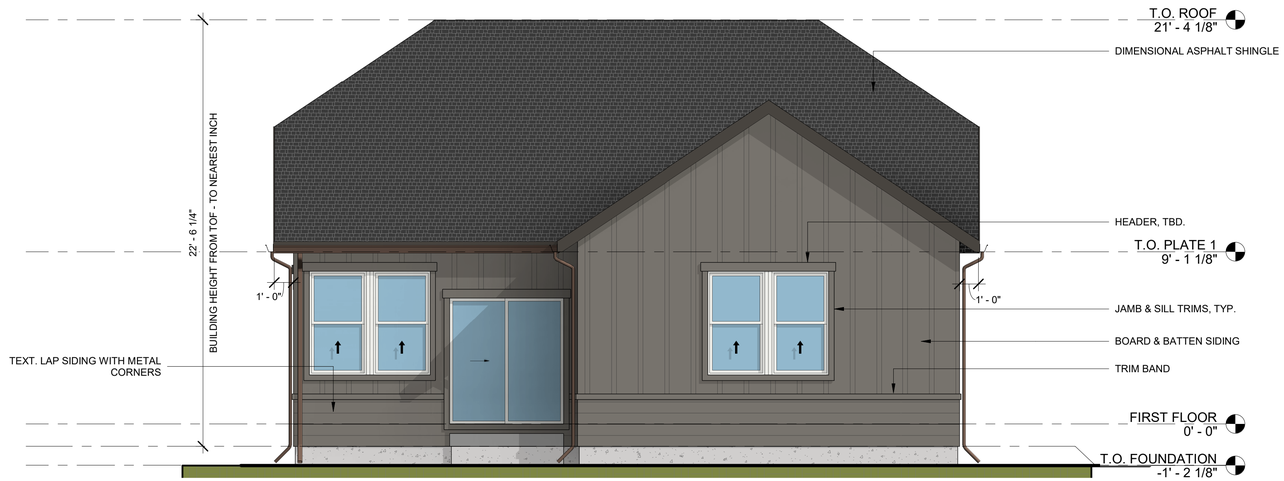
No.	Description	Date

BUILDING ELEVATIONS - CHRISTIE FARMHOUSE

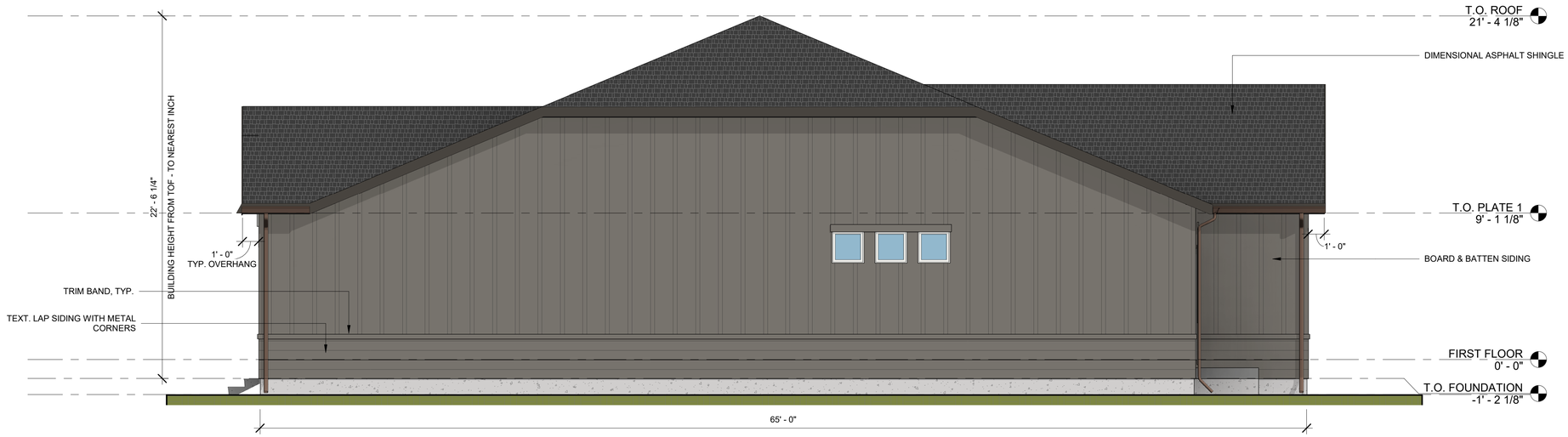
Product Series:	35 FT
Date	10/01/2021
Drawn by	OS
Checked by	AM/DW

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

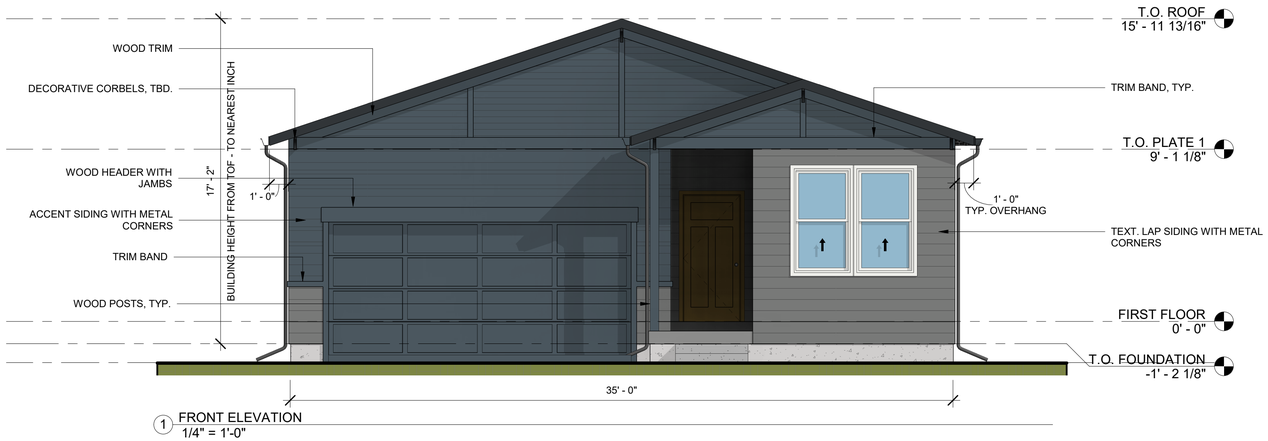
No.	Description	Date

BUILDING ELEVATIONS - CHRISTIE FARMHOUSE

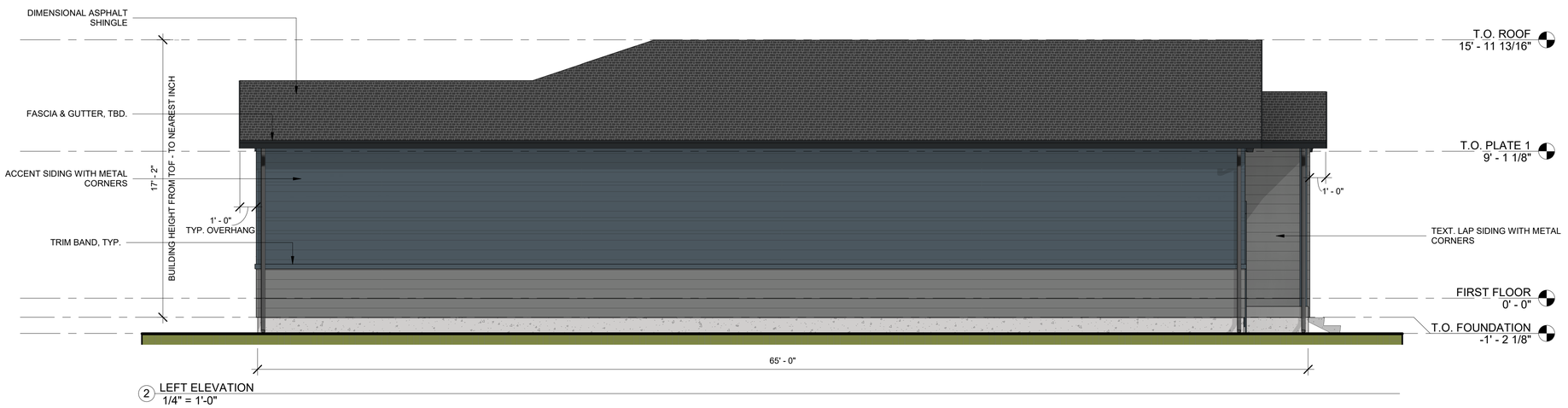
Product Series:	35 FT
Date	10/01/2021
Drawn by	OS
Checked by	AM/DW

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

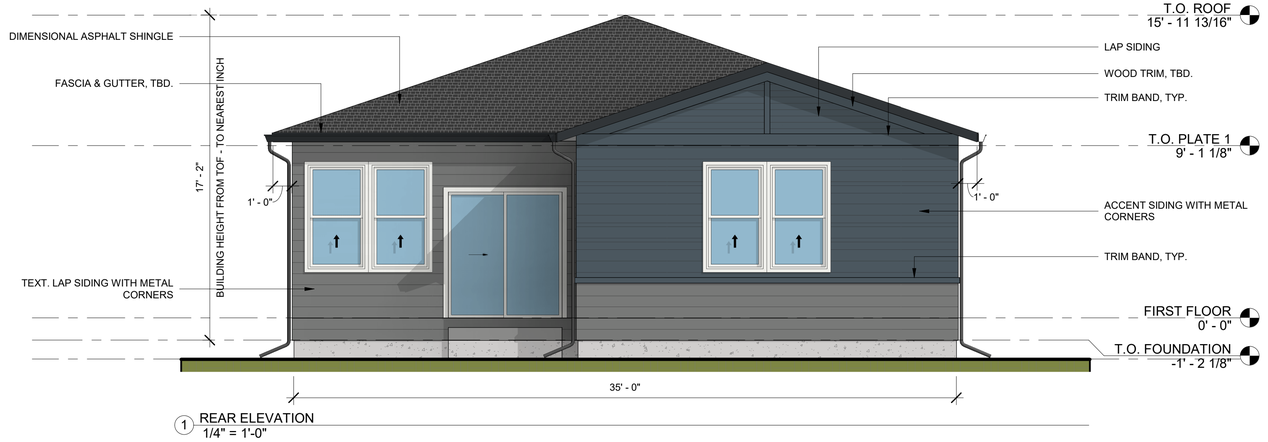
No.	Description	Date

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

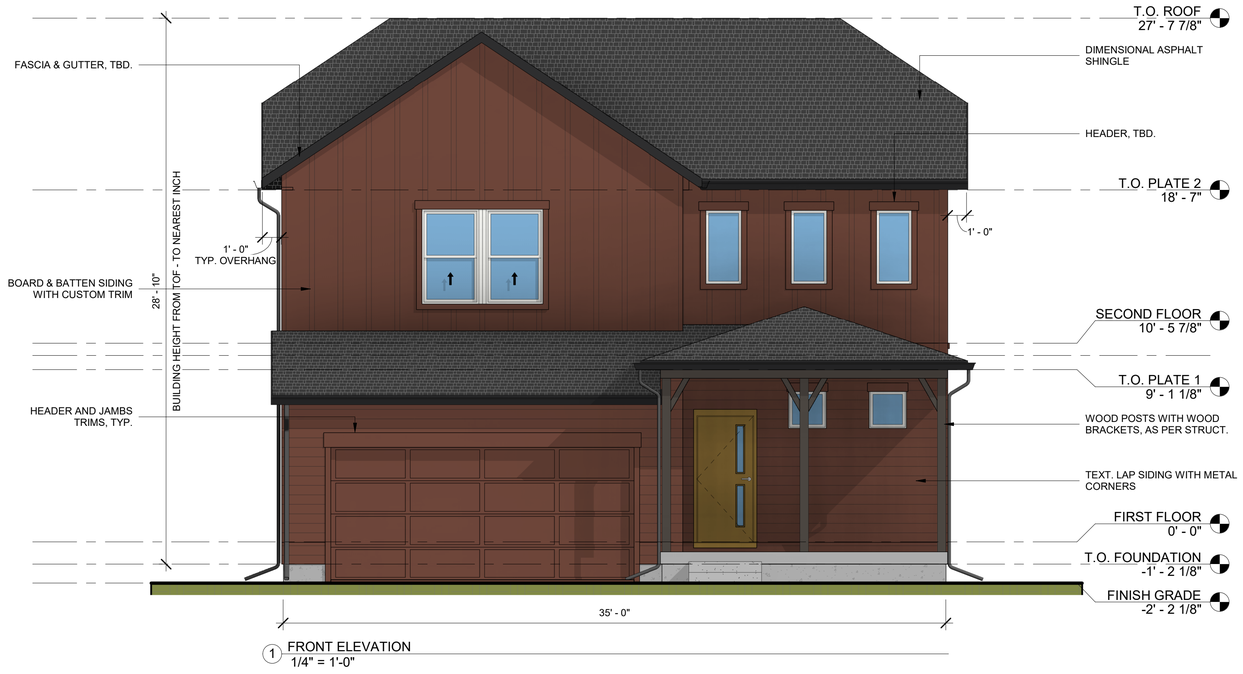
No.	Description	Date

BUILDING ELEVATIONS - CHRISTIE CRAFTSMAN

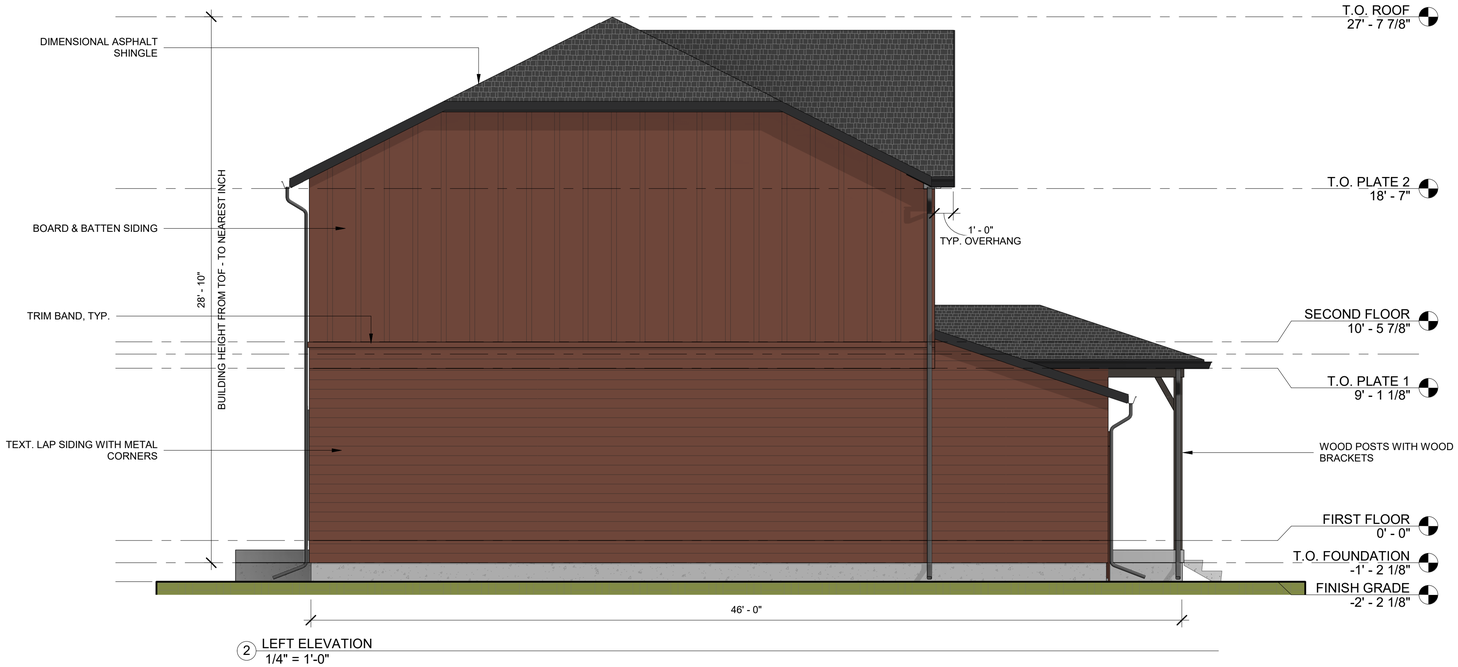
Product Series:	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	AM/DW

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

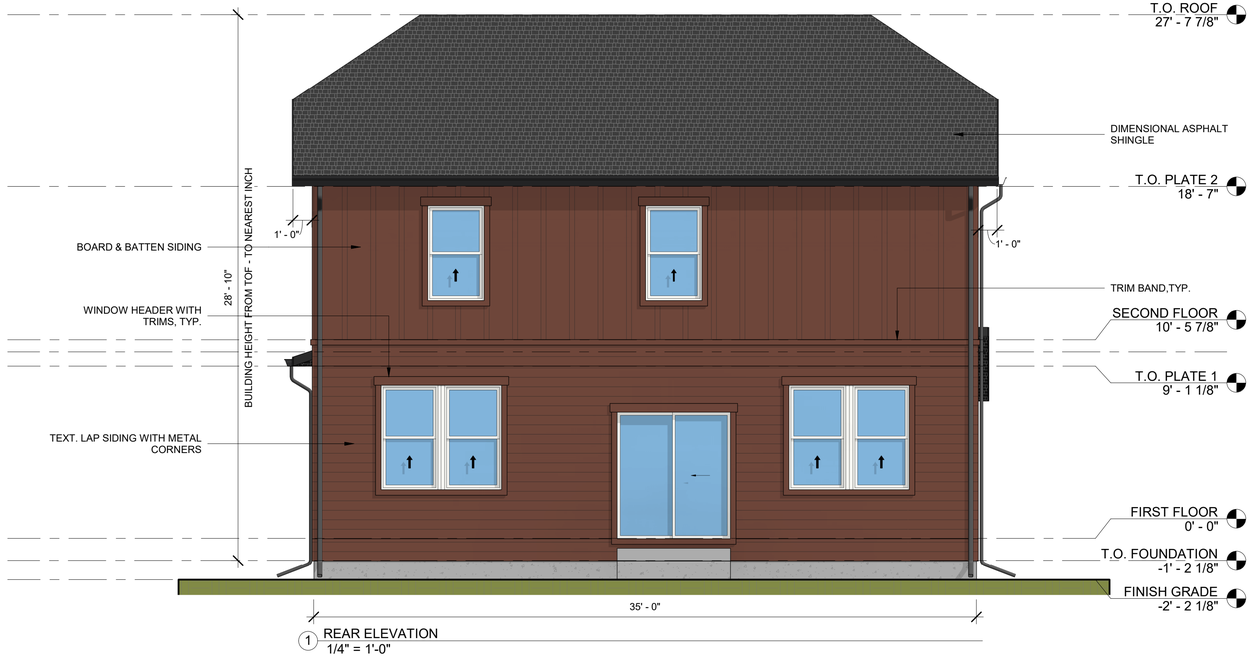
No.	Description	Date

BUILDING ELEVATIONS - FITZGERALD FARMHOUSE

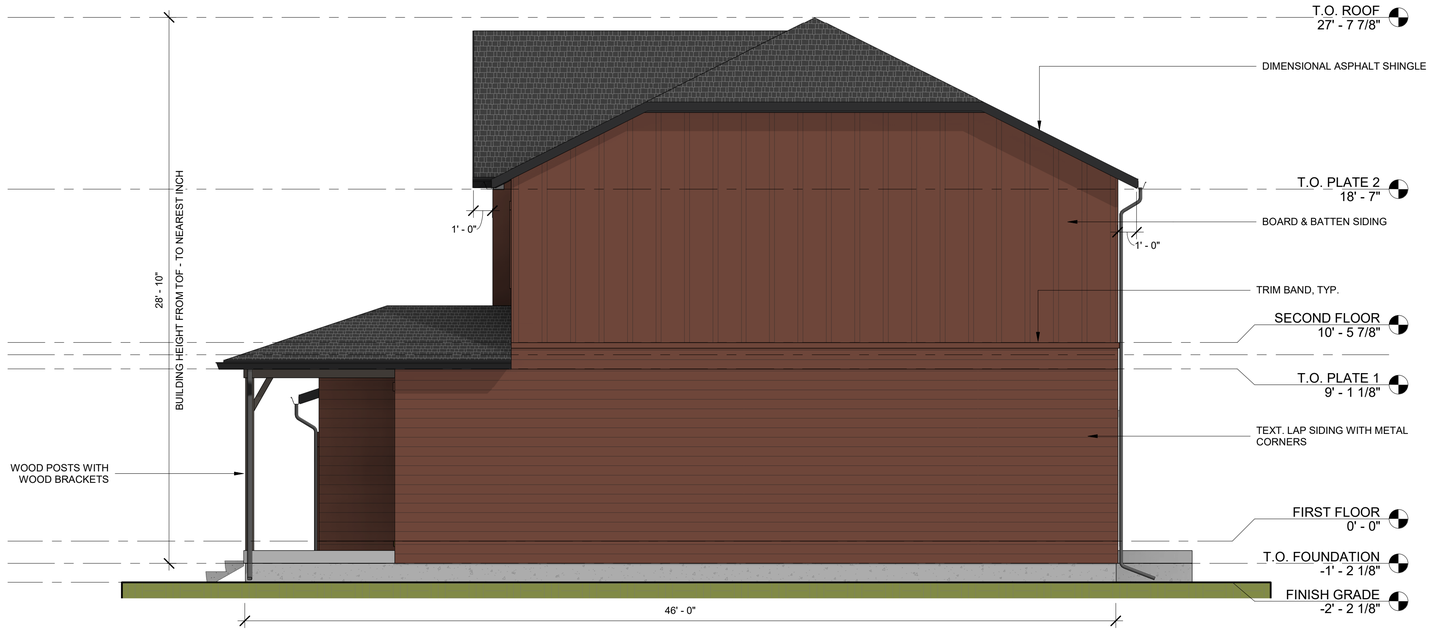
Product Series:	35' SINGLE FAMILY
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

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

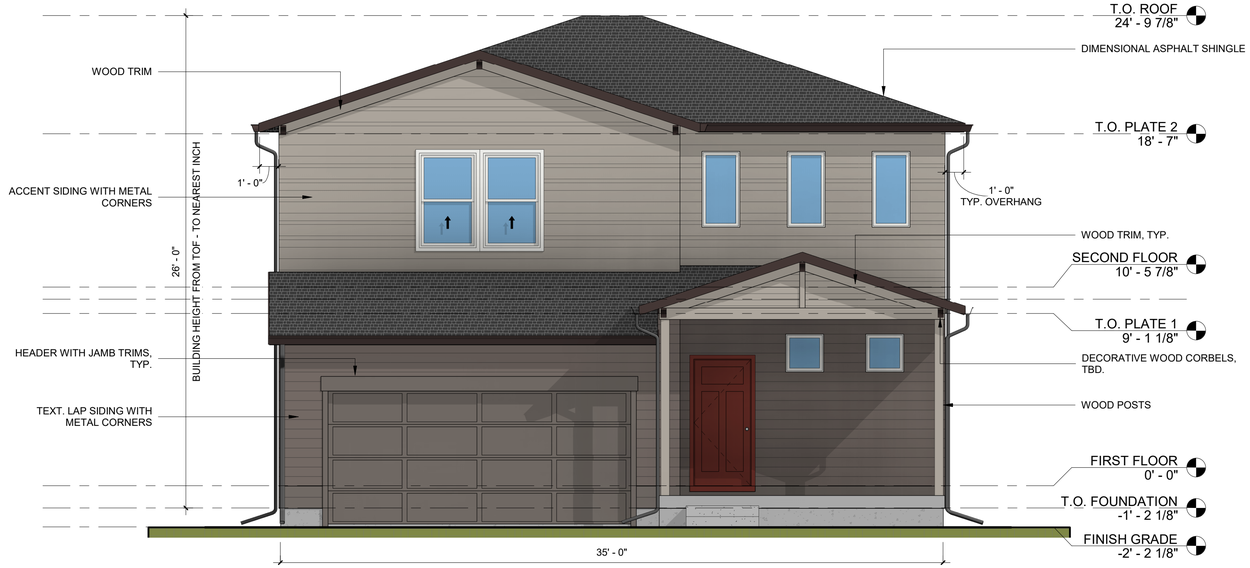
No.	Description	Date

BUILDING ELEVATIONS - FITZGERALD FARMHOUSE

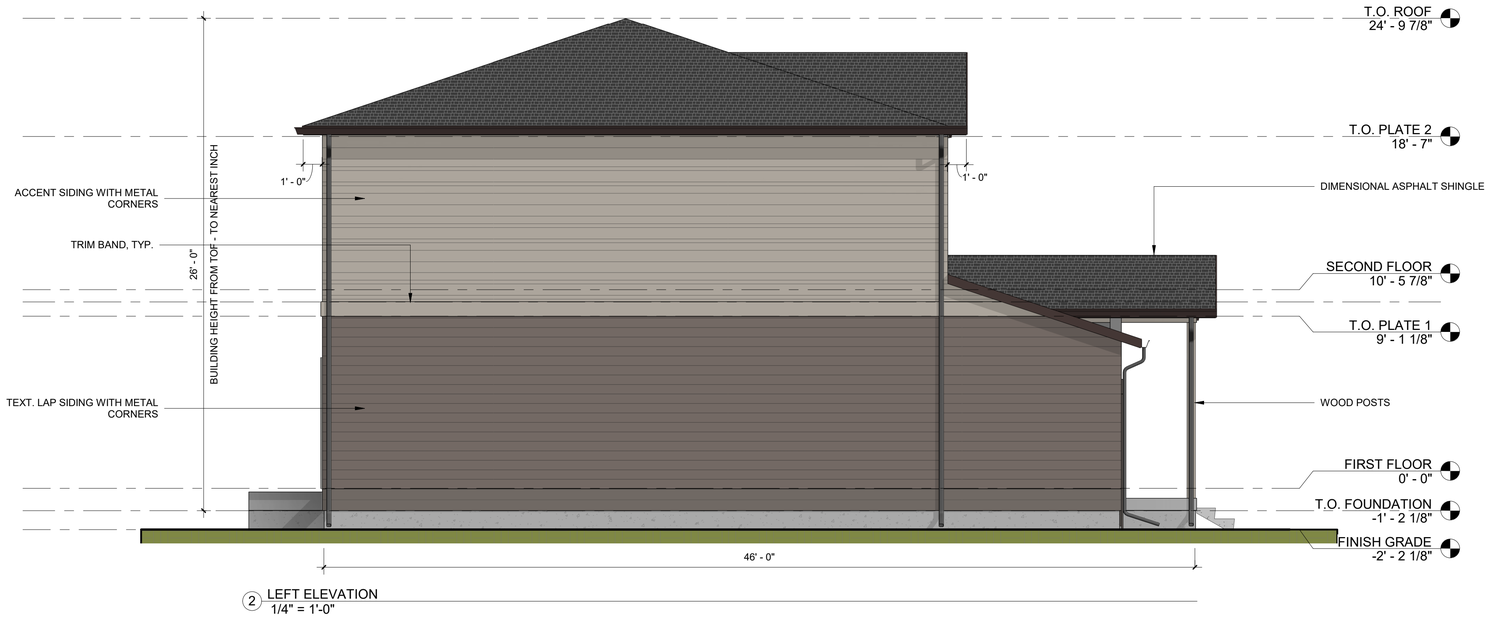
Product Series:	35' SINGLE FAMILY
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

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

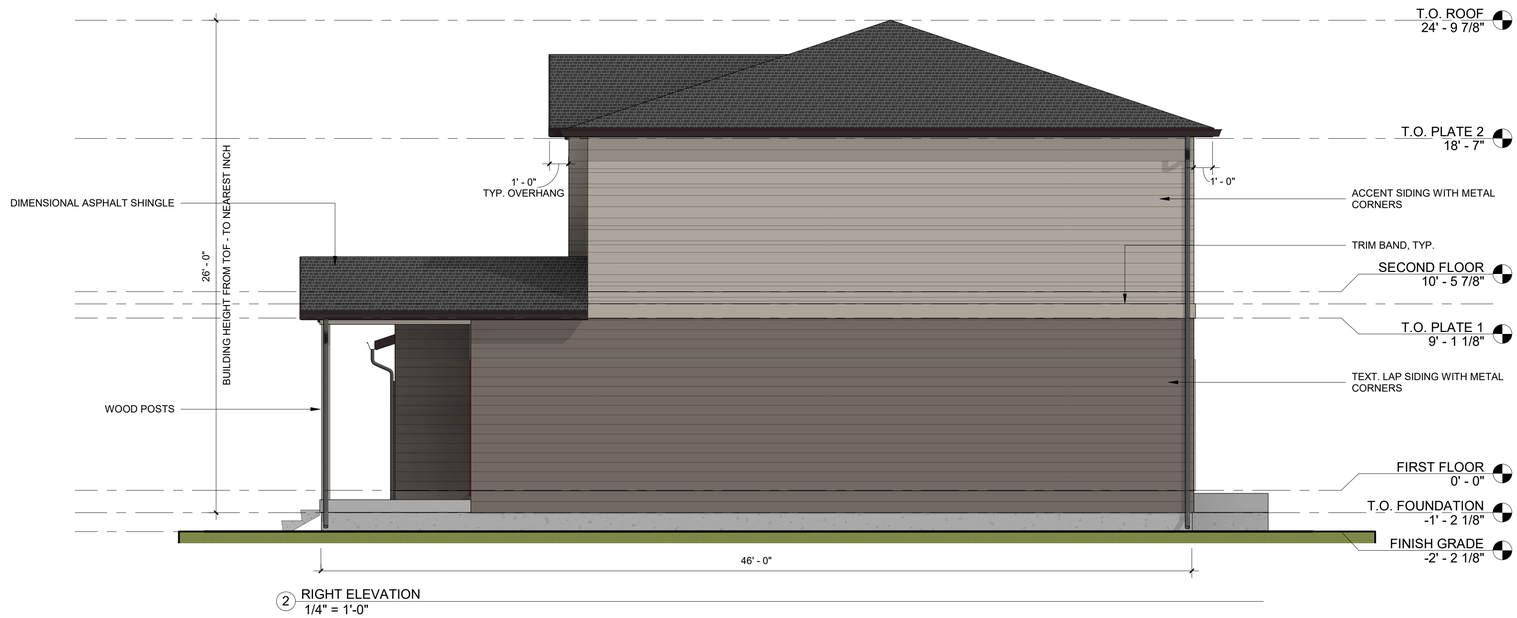
BUILDING ELEVATIONS - FITZGERALD CRAFTSMAN

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

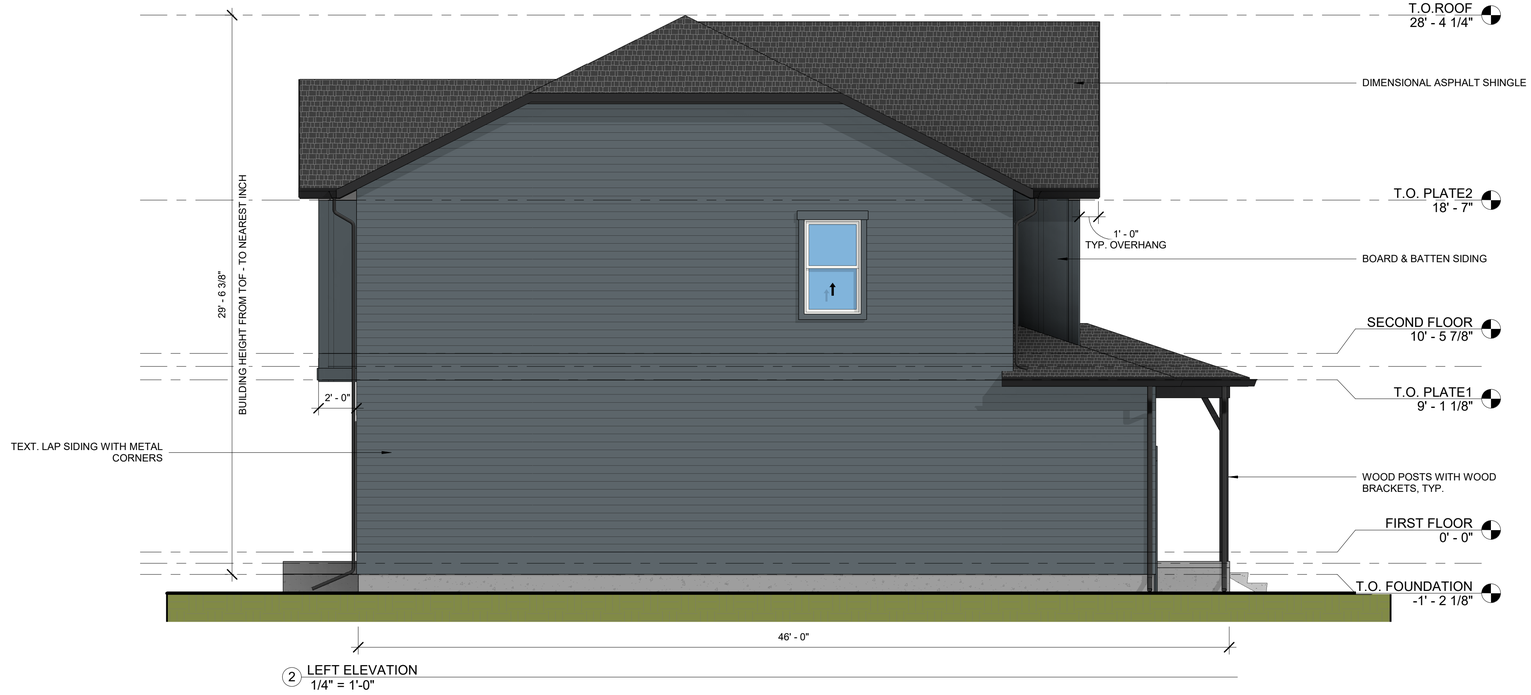
BUILDING ELEVATIONS - FITZGERALD CRAFTSMAN

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		

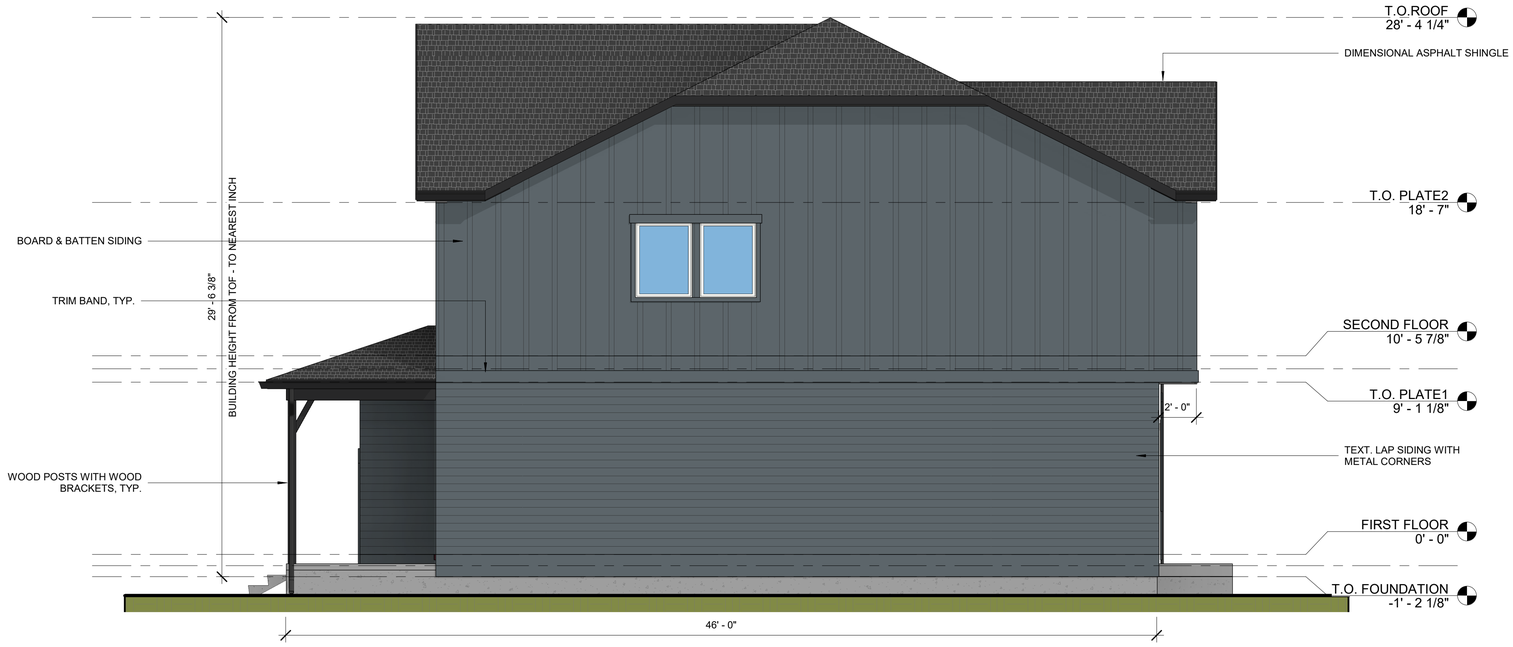
BUILDING ELEVATIONS -HEMINGWAY FARMHOUSE

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		

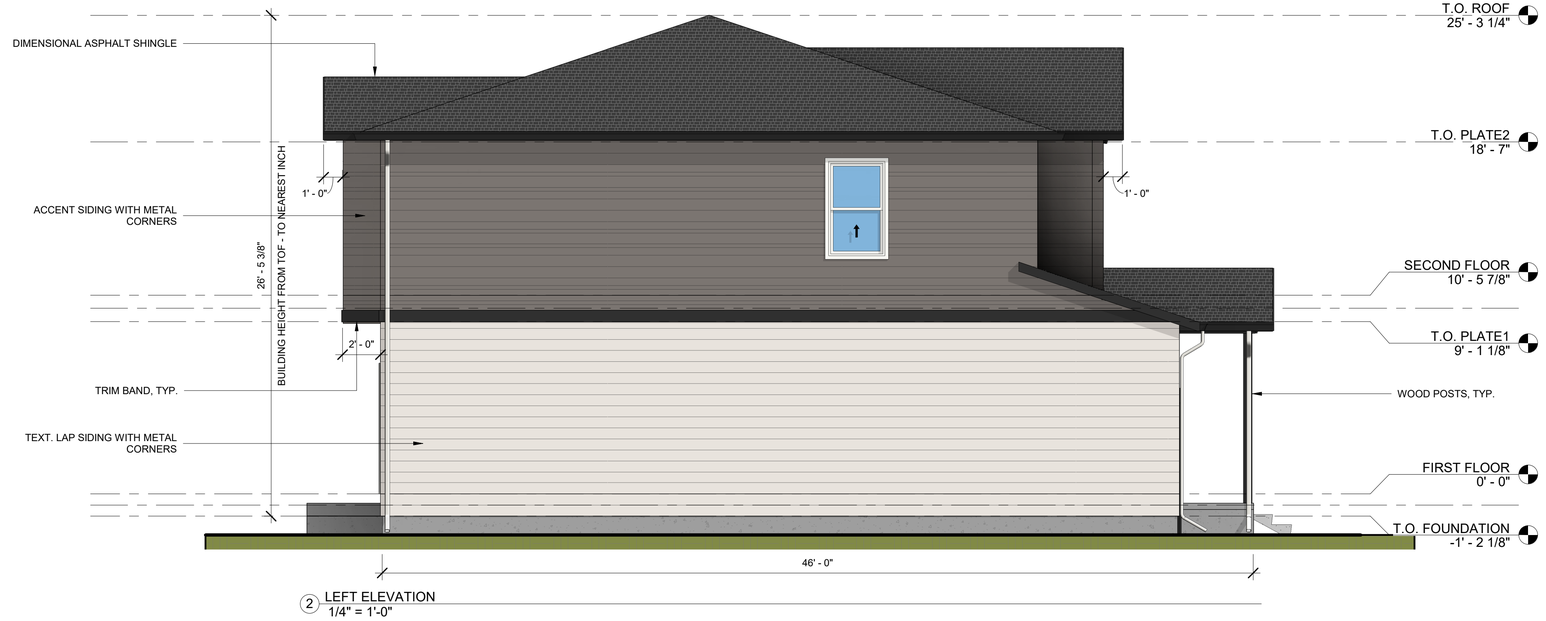
BUILDING ELEVATIONS -HEMINGWAY FARMHOUSE

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		

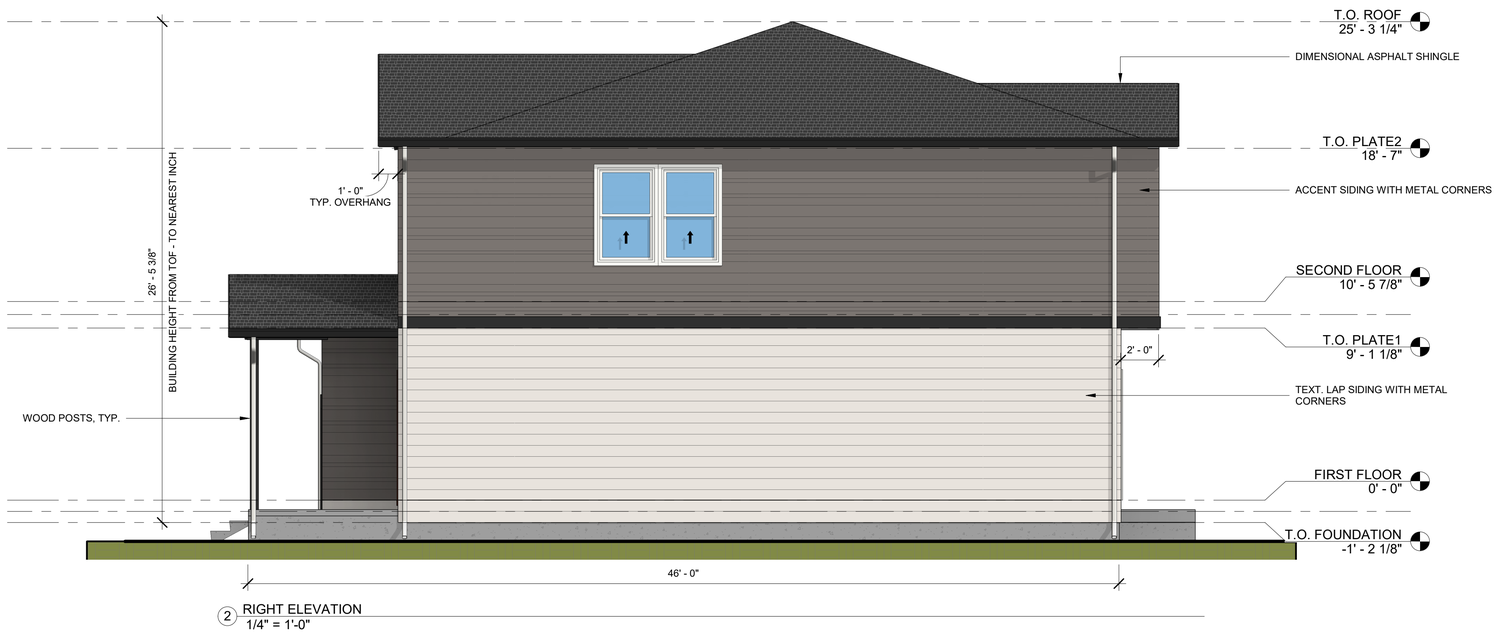
BUILDING ELEVATIONS -HEMINGWAY CRAFTSMAN

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

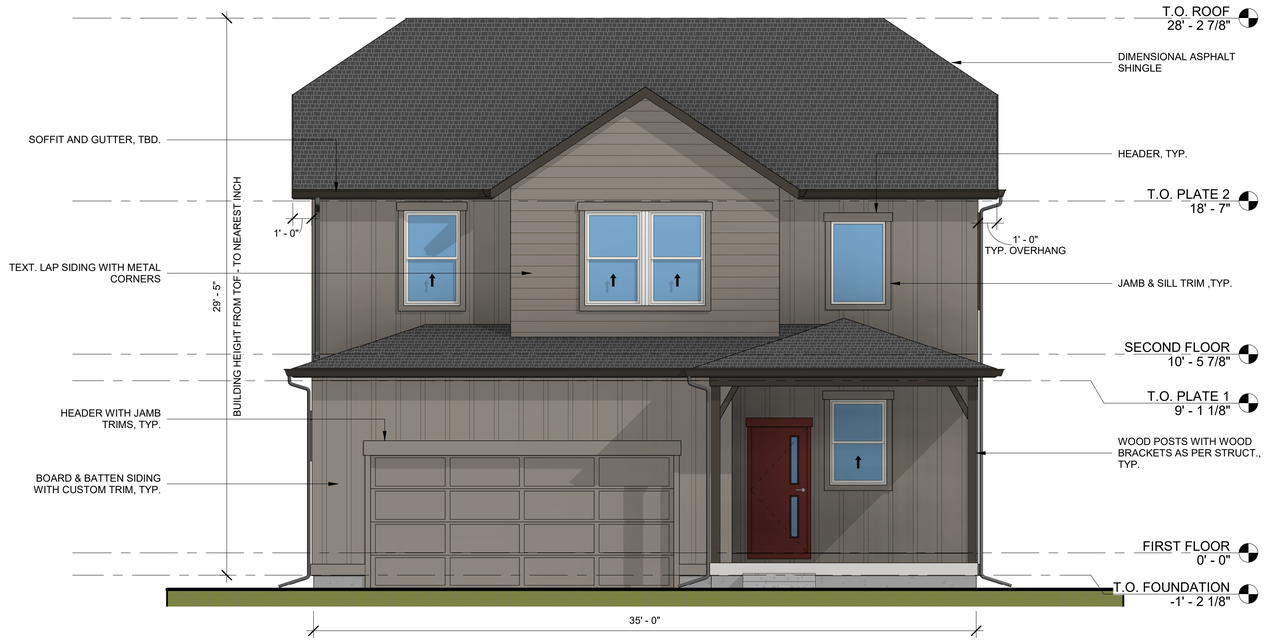
No.	Description	Date
1		
2		
3		
4		

BUILDING ELEVATIONS -HEMINGWAY CRAFTSMAN

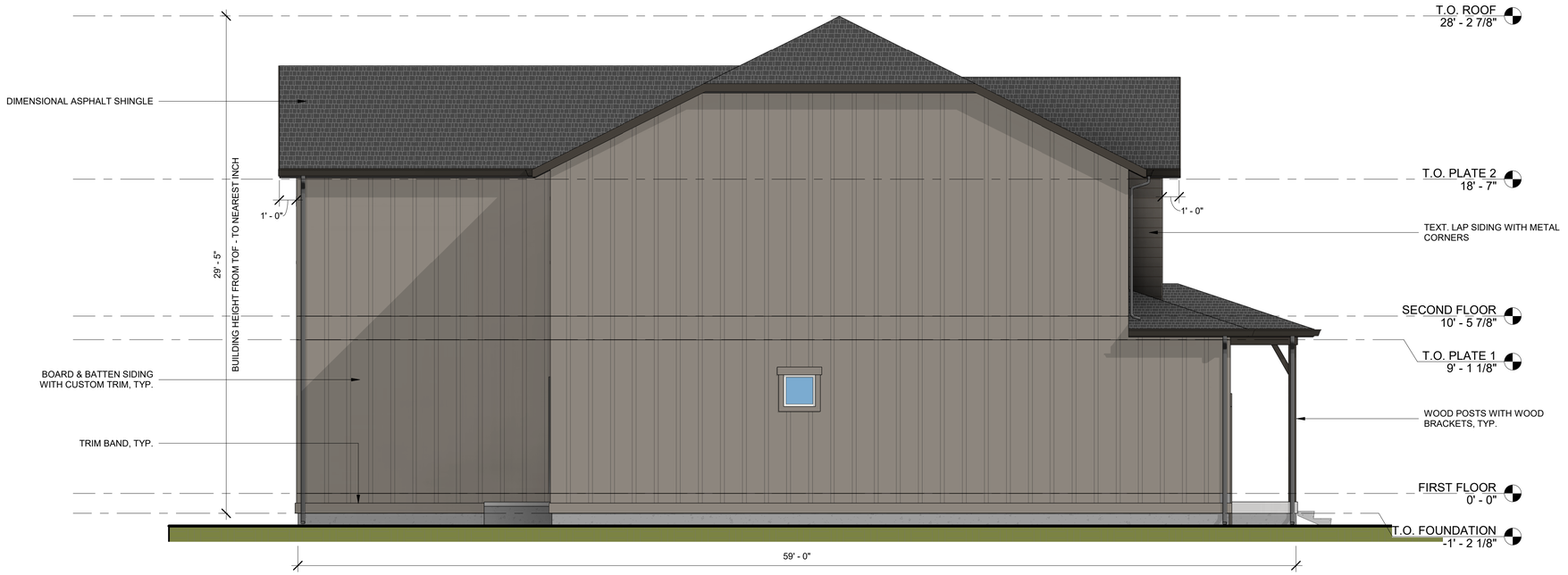
Product Type	35 FT
Date	10/06/2021
Drawn by	OS
Checked by	DW/AM

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

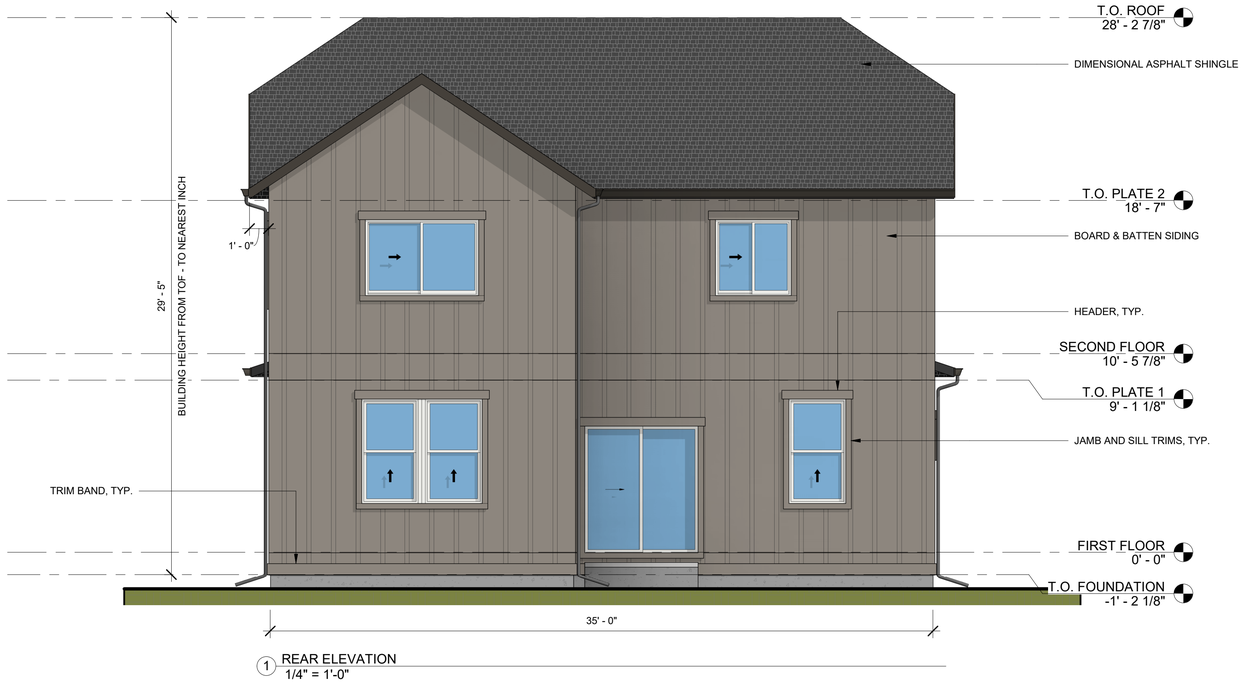
No.	Description	Date

BUILDING ELEVATION -ROWLING FARMHOUSE

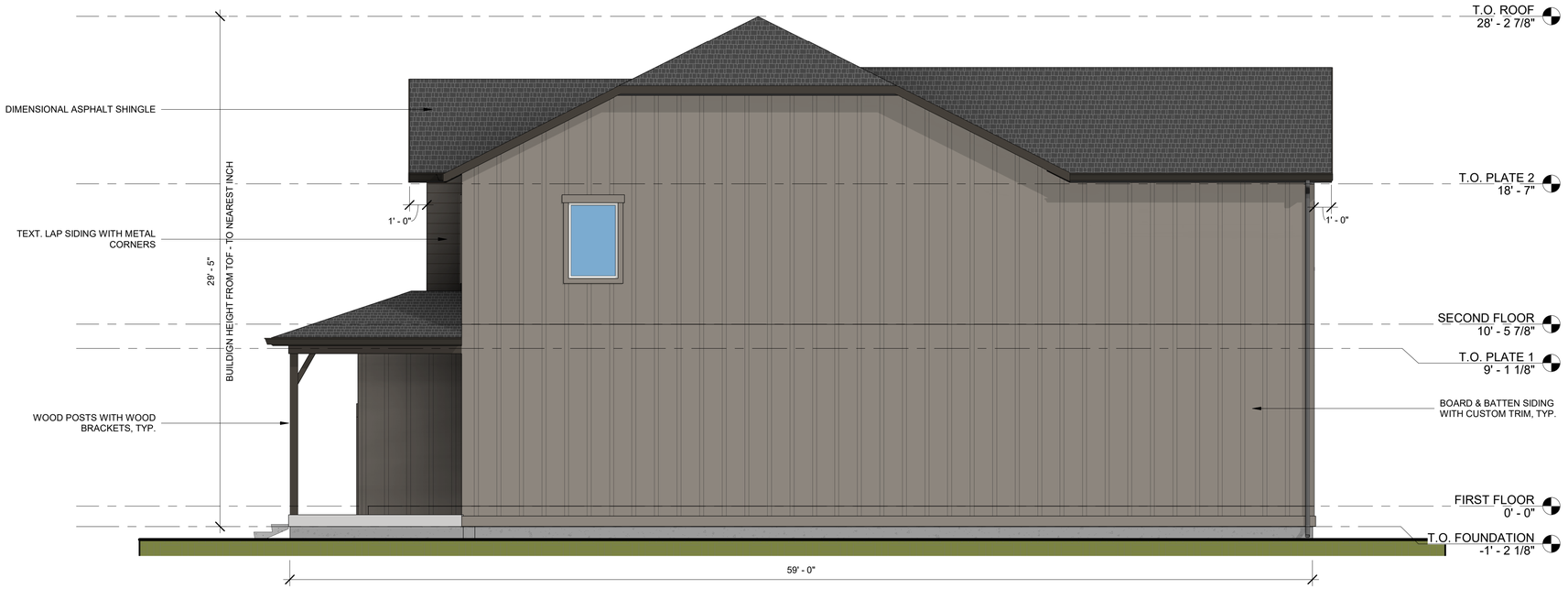
Product Type	35 FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

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

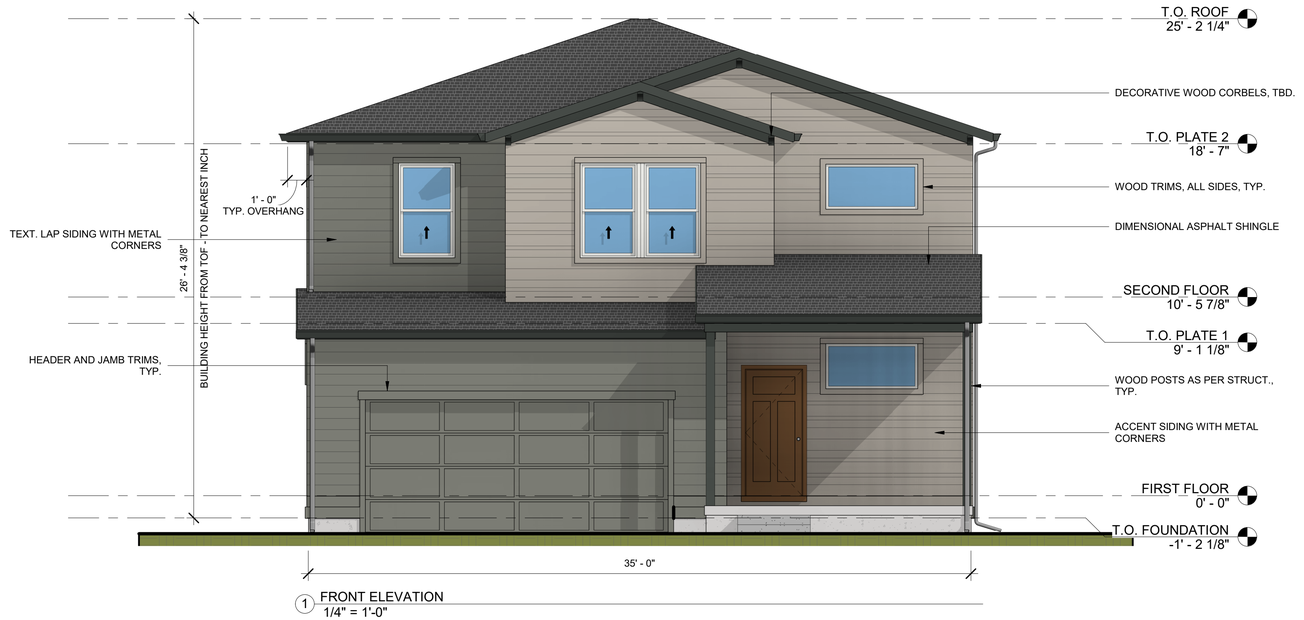
No.	Description	Date

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

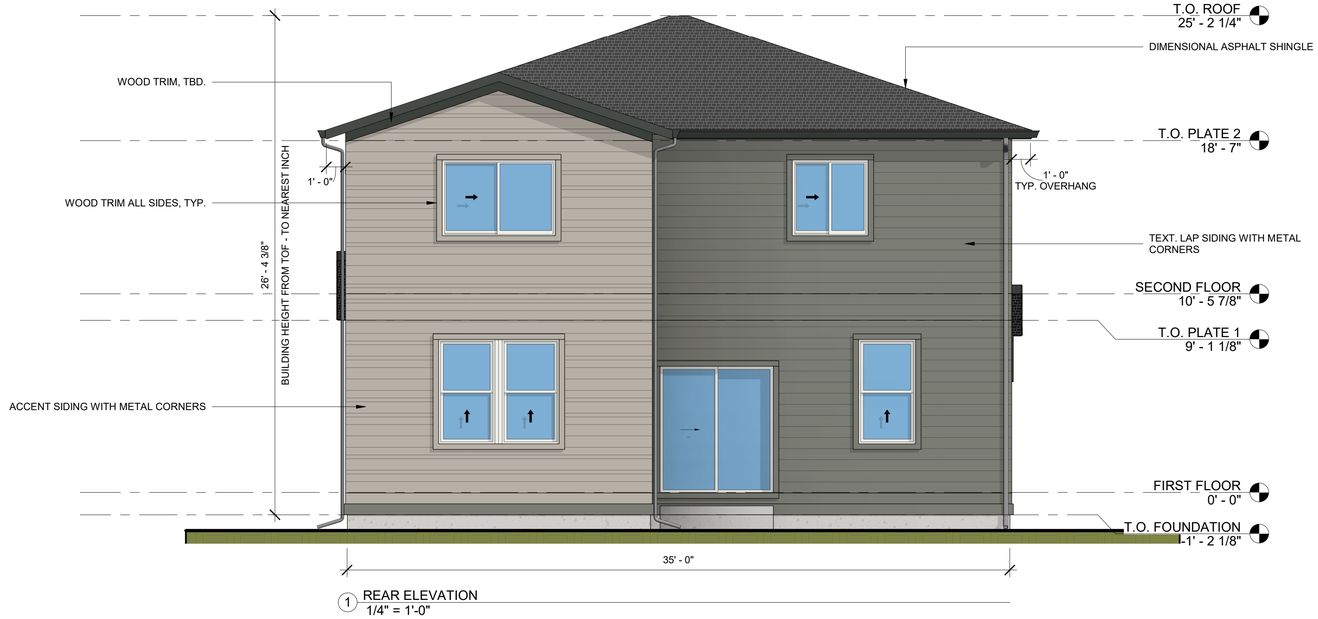
No.	Description	Date

BUILDING ELEVATIONS -ROWLING CRAFTSMAN

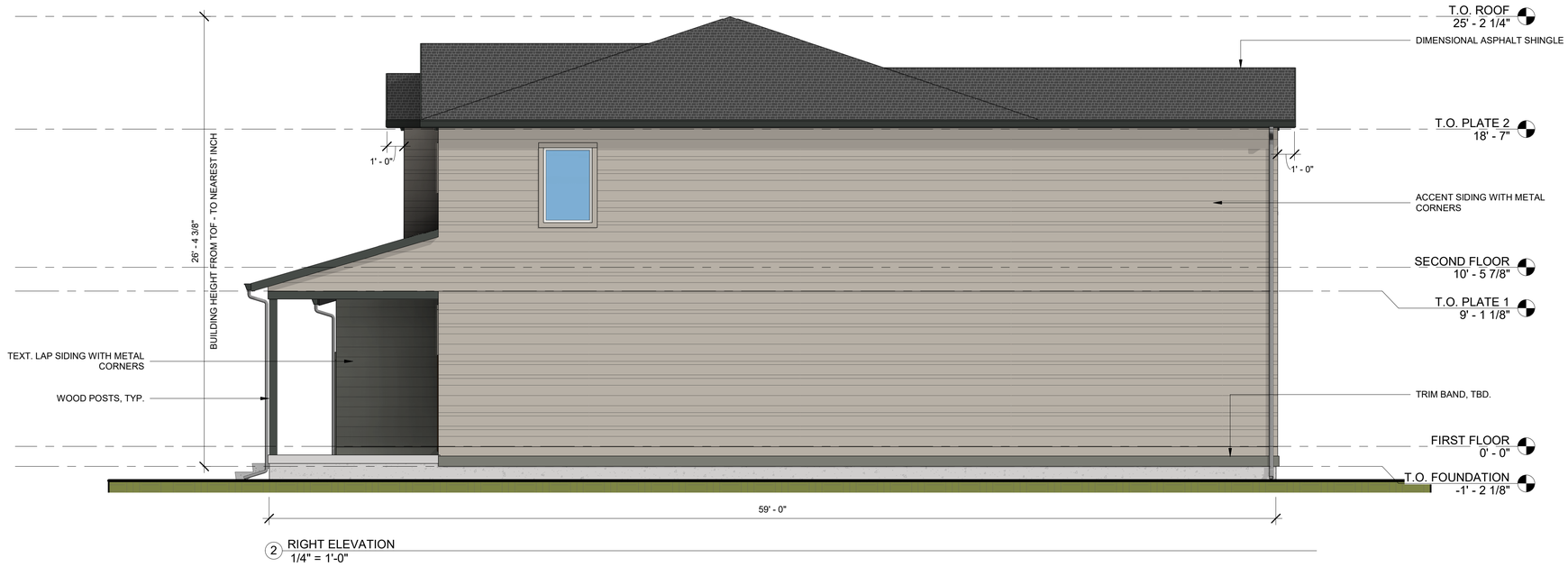
Product Type	35FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

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

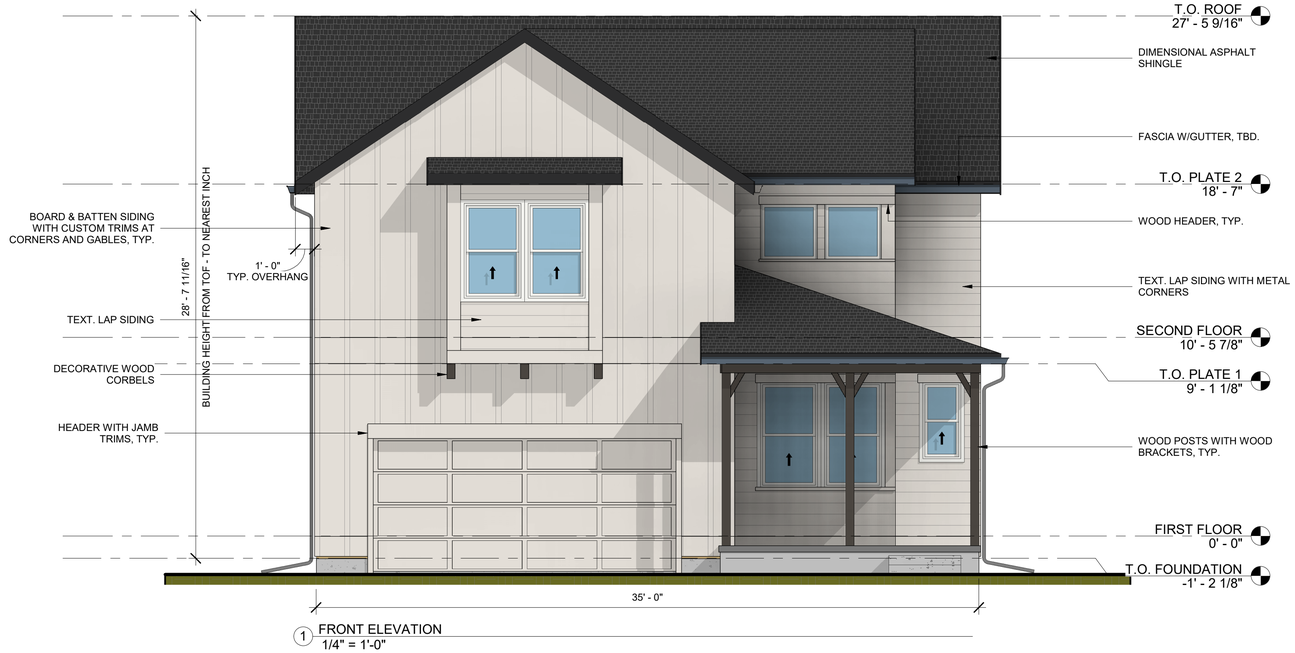
No.	Description	Date

BUILDING ELEVATIONS -ROWLING CRAFTSMAN

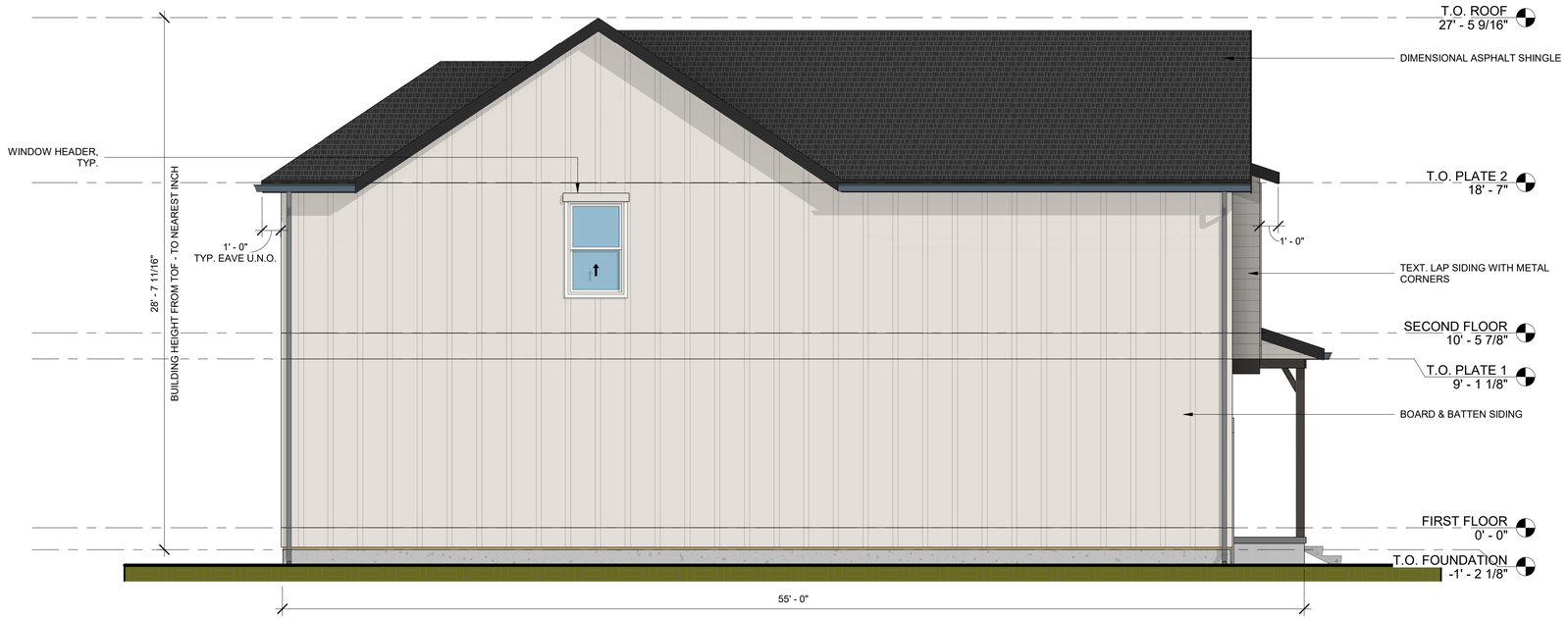
Product Type	35FT
Date	10/06/2021
Drawn by	O.S.
Checked by	AM/DW

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

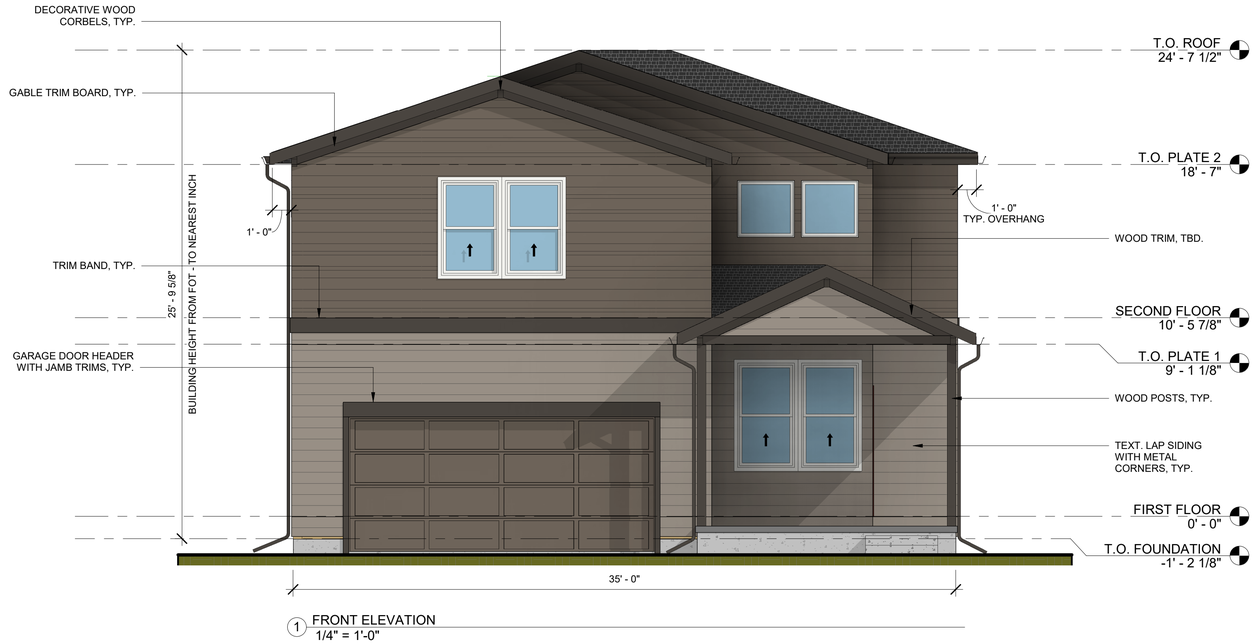
No.	Description	Date

BUILDING ELEVATIONS -TWAIN FARMHOUSE

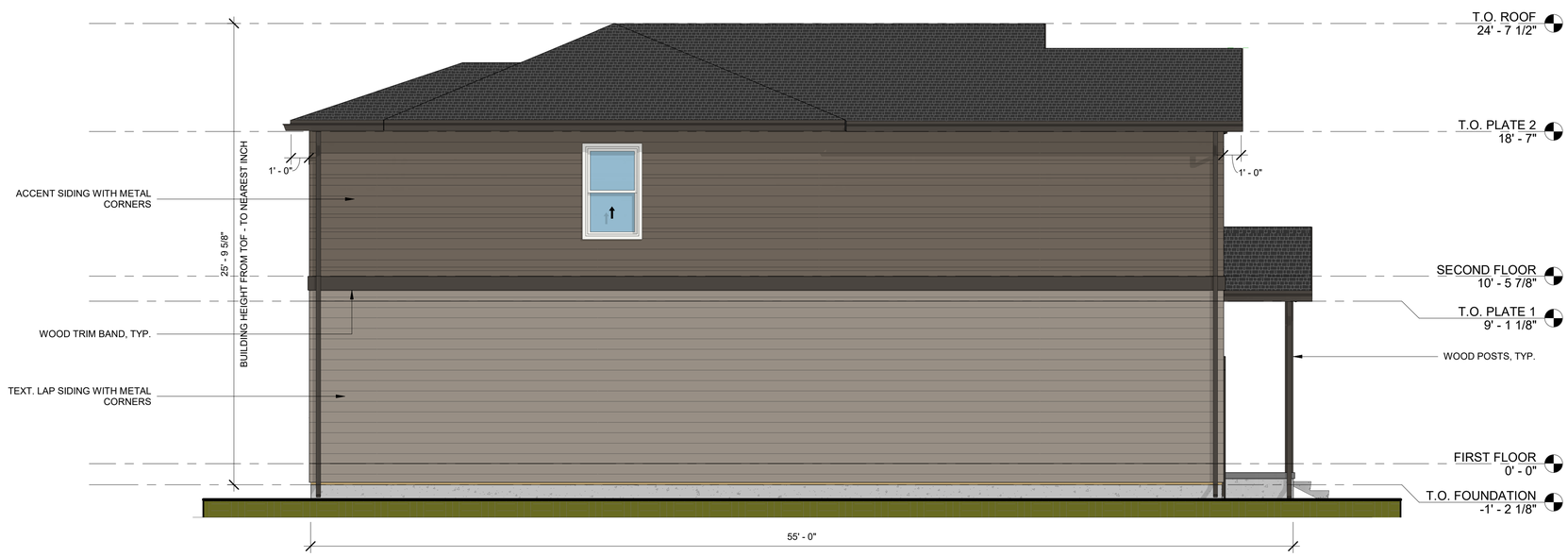
Product Type	35FT
Date	10/06/2021
Drawn by	OS
Checked by	AM/DW

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

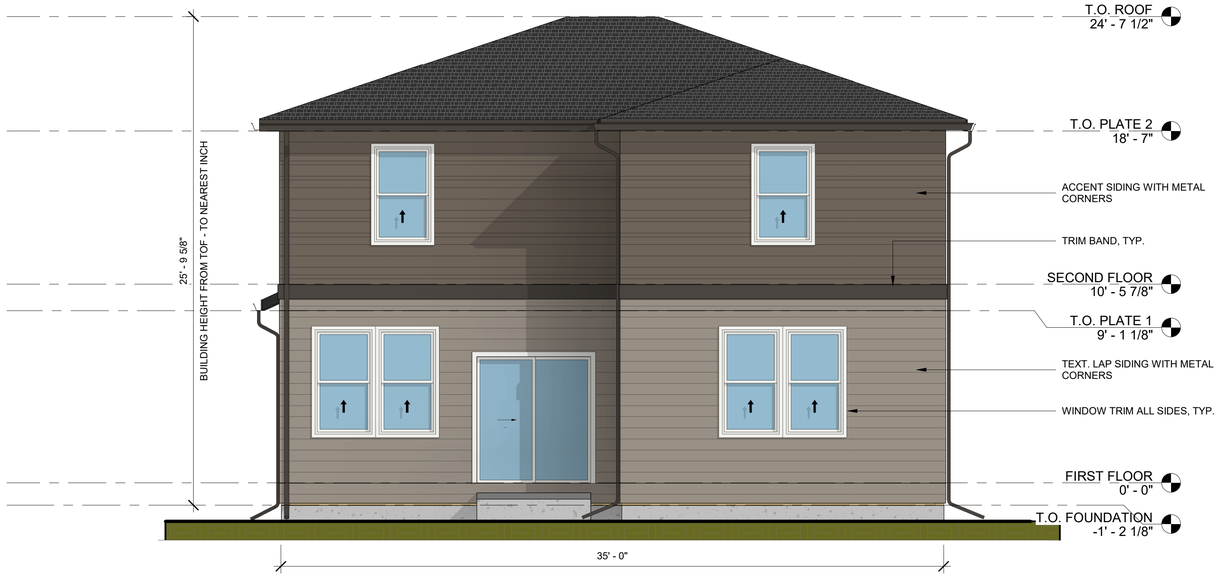
No.	Description	Date

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

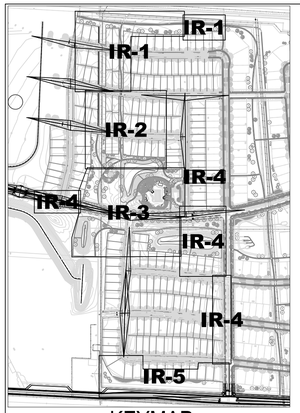
A219

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
- SRV — SPRINKLER REMOTE CONTROL VALVE: RAIN BIRD PEB-IVM
- DRV — 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.

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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

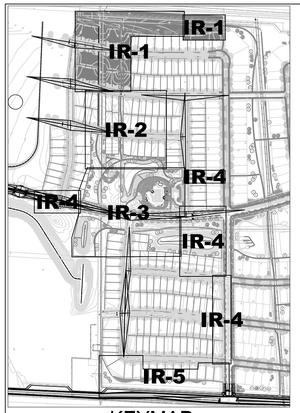
FINAL DEVELOPMENT PLAN

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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- SPRINKLER LATERAL: CL200 PVC, 1-INCH UNLESS INDICATED OTHERWISE
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- SLEEVING: CL200 PVC, 2X NOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
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- EBP — 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
- DFC — DRIP FLUSH CAP
- IC — 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'
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- 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
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HUNTER-MP ROTATOR PROSPRAY-PRS40 40 PSI
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RAIN BIRD RD1804 W/ STRIP SERIES NOZZLES: 30 PSI
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RAIN BIRD RD1804 W/ U-SERIES NOZZLES: 30 PSI
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- NOZZLE 10Q: 0.5 GPM, 10.0'
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- NOZZLE 12Q: 0.6 GPM, 12.0'
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- NOZZLE 15Q: 0.9 GPM, 15.0'
- NOZZLE 8H: 0.6 GPM, 8.0'
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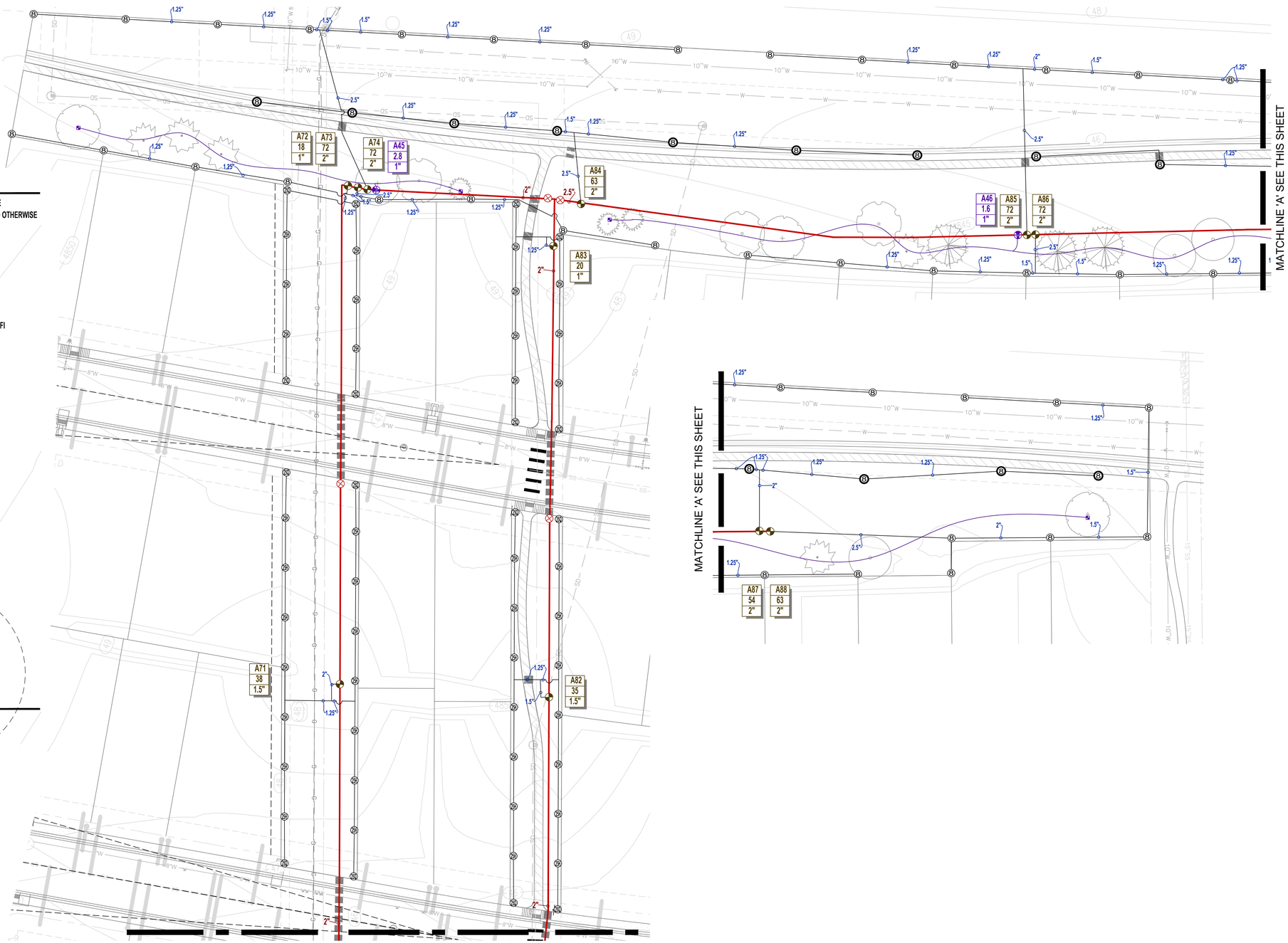

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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AND FOUR

Date: 04/09/2024

Drawn By: AL

Checked By: TG

Sheet Name

IRRIGATION PLAN

Sheet

IR-1

THE GRANARY FILING THREE AND FOUR

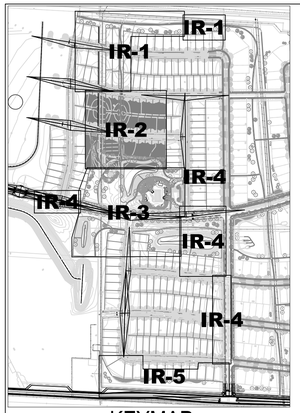
FINAL DEVELOPMENT PLAN

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

NORTH

0 30' 60'

1" = 30'



KEYMAP

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- SLEEVING: CL200 PVC, 2X NOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- POINT OF CONNECTION/BACKFLOW ASSEMBLY
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- 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

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HUNTER-I-25-04 60 PSI
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- NOZZLE 30F: 3.9 GPM, 30.0'
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- NOZZLE 35H: 2.9 GPM, 35.0'
- NOZZLE 35Q: 1.3 GPM, 35.0'

RAIN BIRD RD1804 W/ STRIP SERIES NOZZLES: 30 PSI
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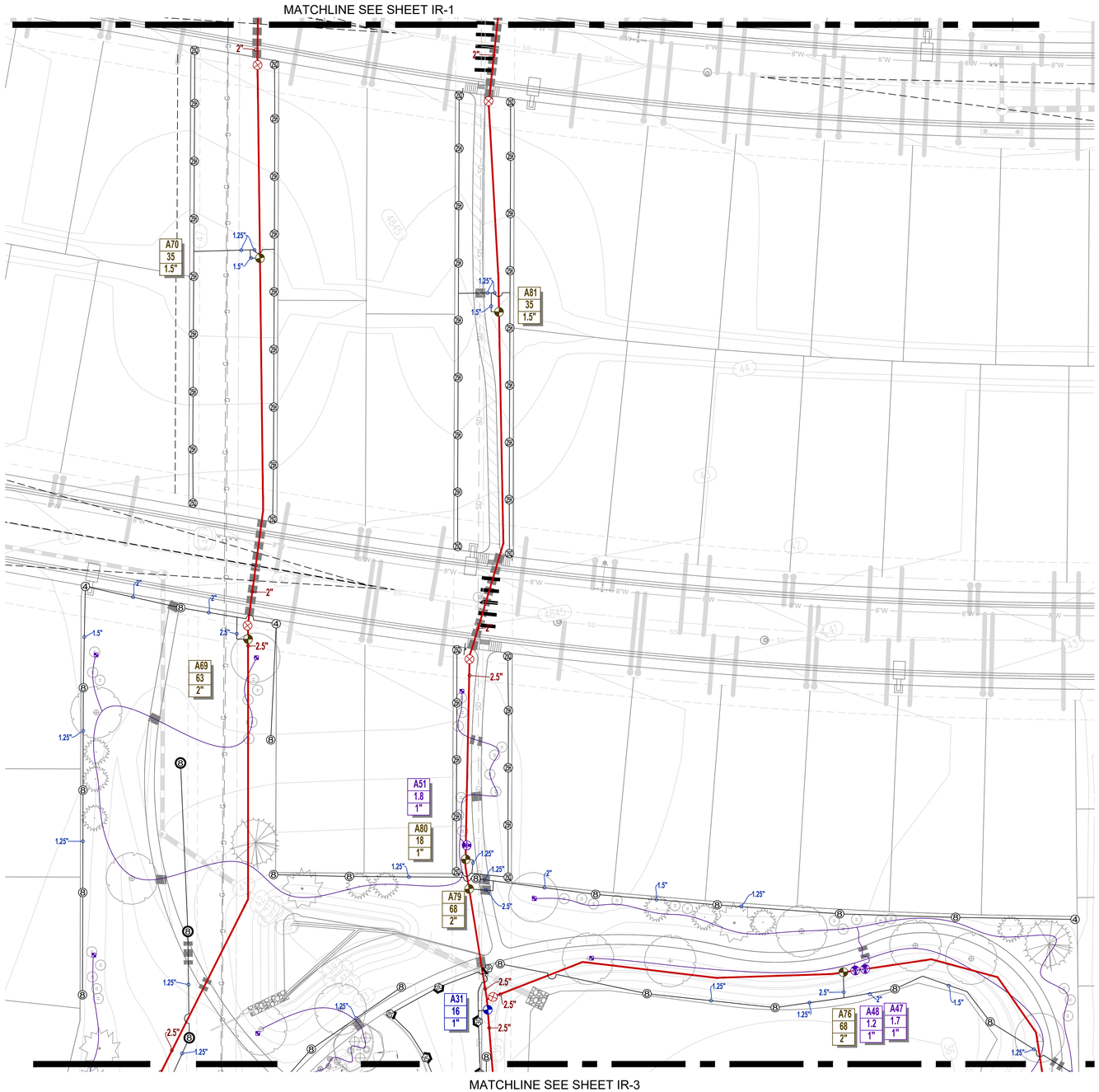

THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

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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

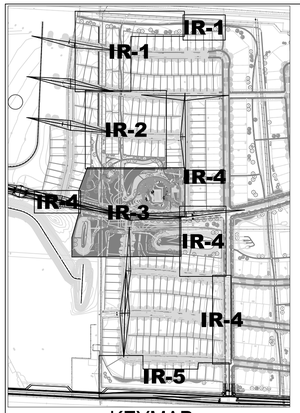
Sheet

IR-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



KEYMAP

NORTH

0 30' 60'

1" = 30'

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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- A55 / 72 / 2" — DESIGNATOR STATION/ID, FLOW (GPM), NOMINAL VALVE SIZE

HUNTER-I-20-04 55 PSI
- 15 NOZZLE 1.5: 1.8 GPM, 32.0'
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THE GRANARY
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REV.	COMMENT	DATE

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FILING THREE
AND FOUR

Date: 04/09/2024

Drawn By: AL

Checked By: TG

Sheet Name

IRRIGATION PLAN

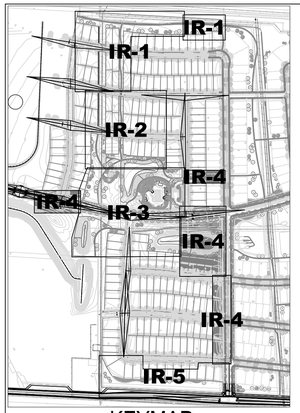
Sheet

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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- 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
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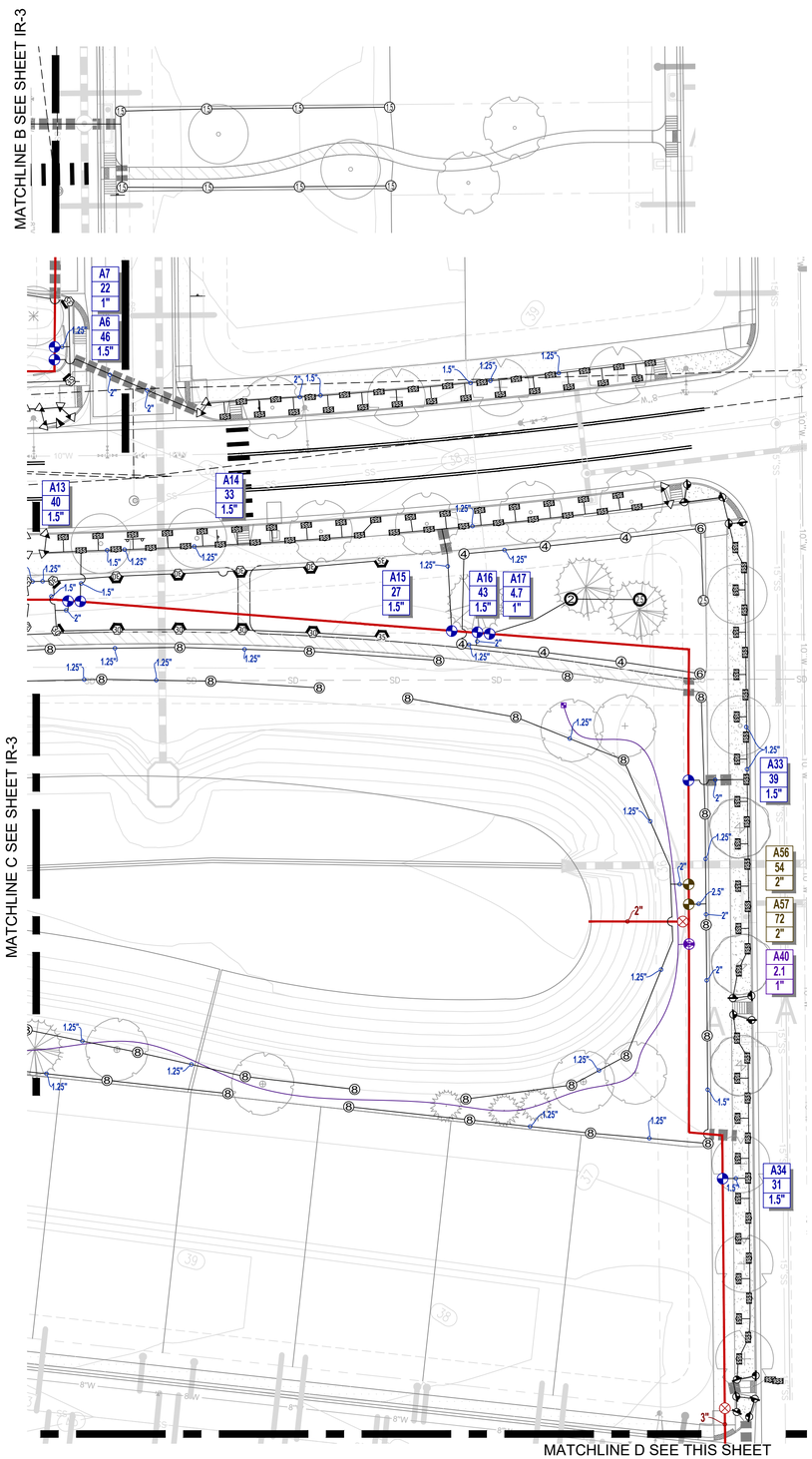
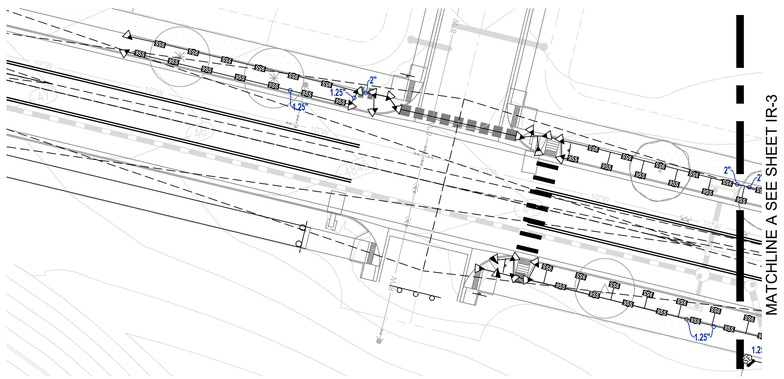
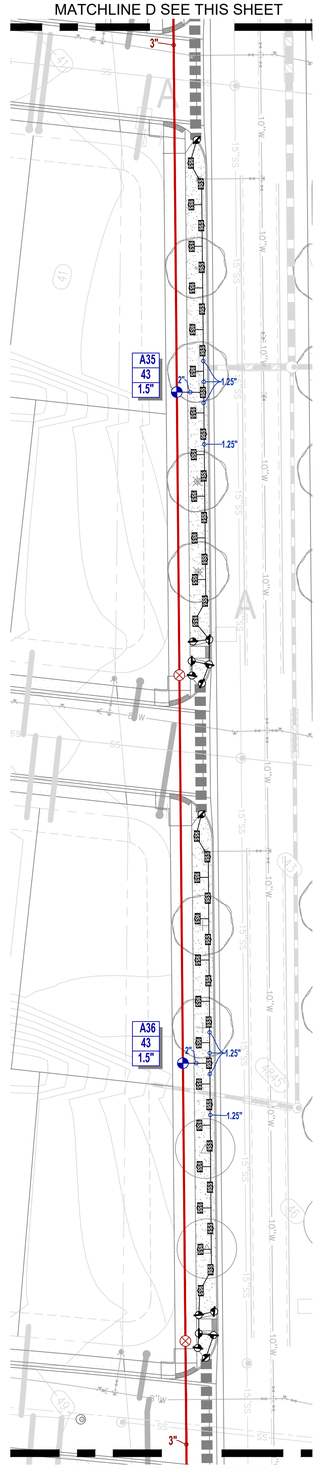
- NOZZLE 8Q: 0.3 GPM, 8.0'







THE GRANARY
Johnstown, Colorado

HARTFORD HOMES

russell+mills

NOT FOR CONSTRUCTION

REV.	COMMENT	DATE

FDP
FILING THREE
AND FOUR

Date: 04/09/2024

Drawn By: AL

Checked By: TG

Sheet Name

IRRIGATION PLAN

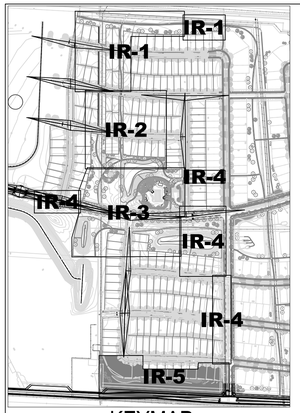
Sheet

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

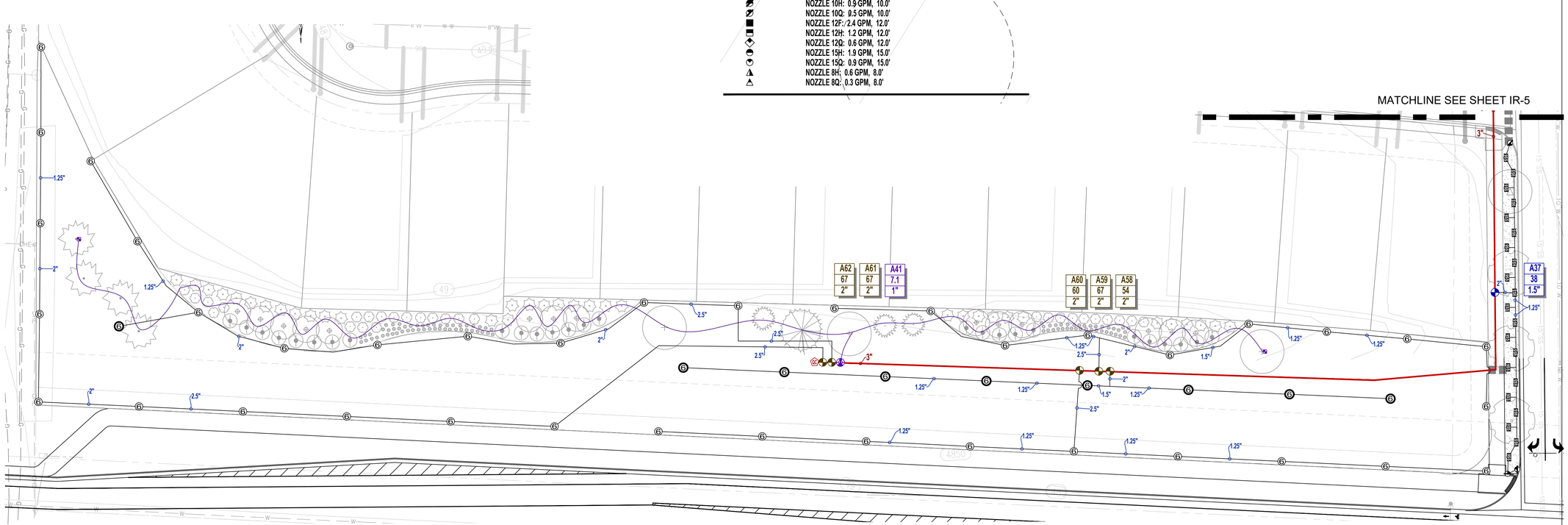
HUNTER-I-20-04 55 PSI
- NOZZLE 1.5: 1.8 GPM, 32.0'
- NOZZLE 2.5: 2.6 GPM, 35.0'
- NOZZLE 2: 2.1 GPM, 34.0'
- NOZZLE 3: 3.4 GPM, 39.0'
- NOZZLE 4: 4.5 GPM, 41.0'
- NOZZLE 6: 6.7 GPM, 44.0'
- NOZZLE 8: 9.0 GPM, 46.0'

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'



REV.	COMMENT	DATE

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AND FOUR

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Checked By: TG

Sheet Name

IRRIGATION PLAN

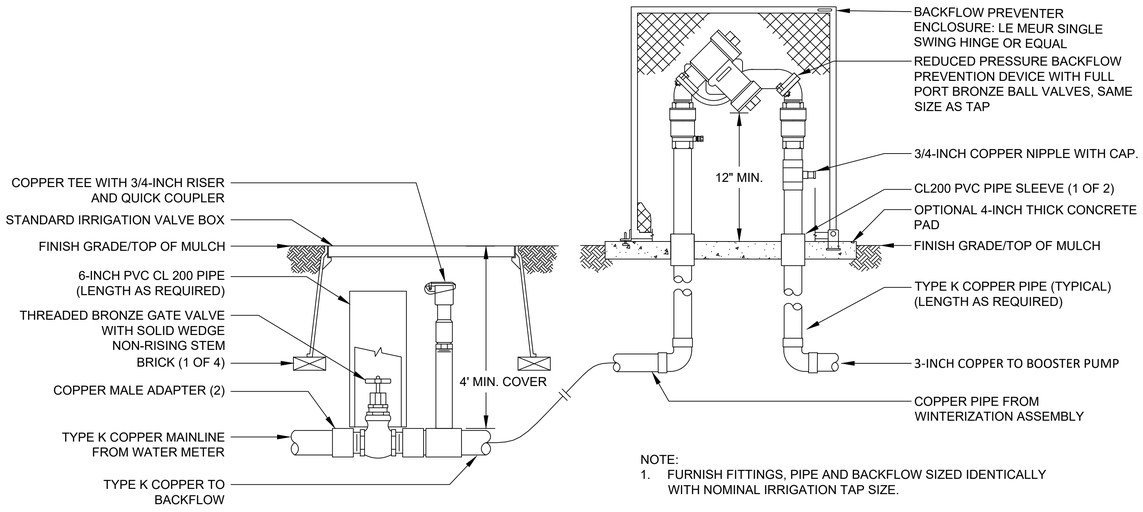
Sheet

IR-5

THE GRANARY FILING THREE AND FOUR

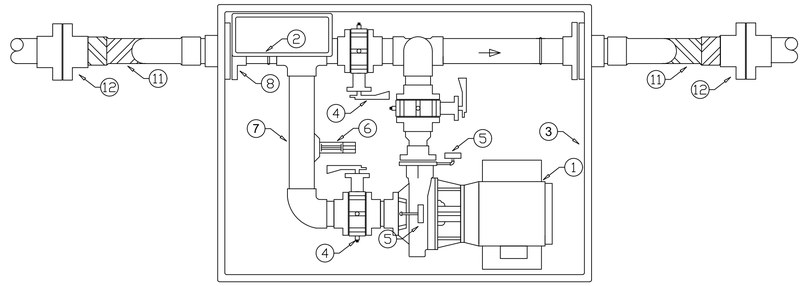
FINAL DEVELOPMENT PLAN

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

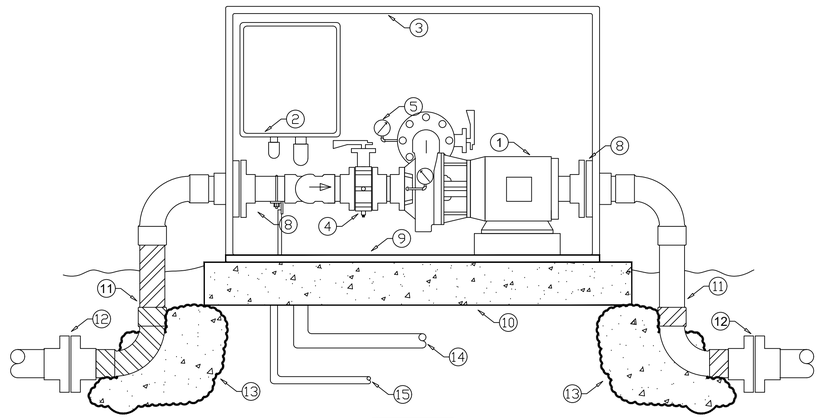


NOTE:
1. FURNISH FITTINGS, PIPE AND BACKFLOW SIZED IDENTICALLY WITH NOMINAL IRRIGATION TAP SIZE.

1 POINT OF CONNECTION/ BACKFLOW ASSEMBLY



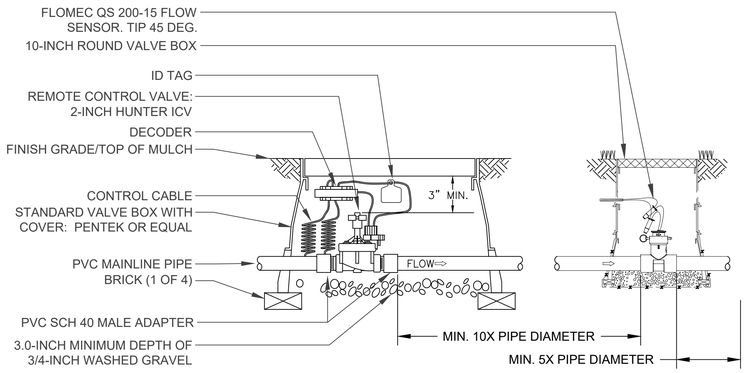
PLAN VIEW



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



3 MASTER VALVE / FLOW SENSOR ASSEMBLY

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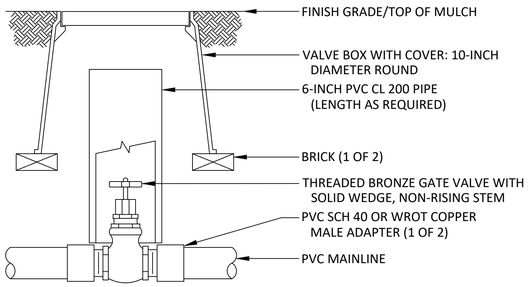
Sheet Name
IRRIGATION DETAILS

Sheet
IR-6

THE GRANARY FILING THREE AND FOUR

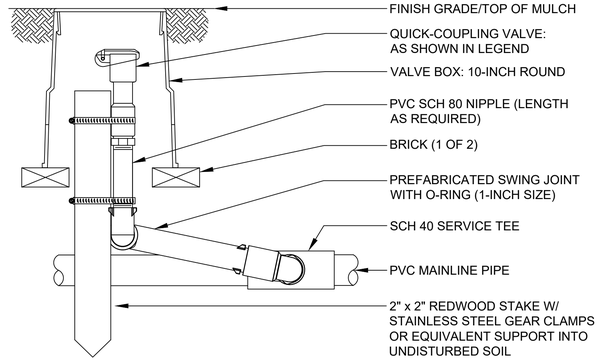
FINAL DEVELOPMENT PLAN

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



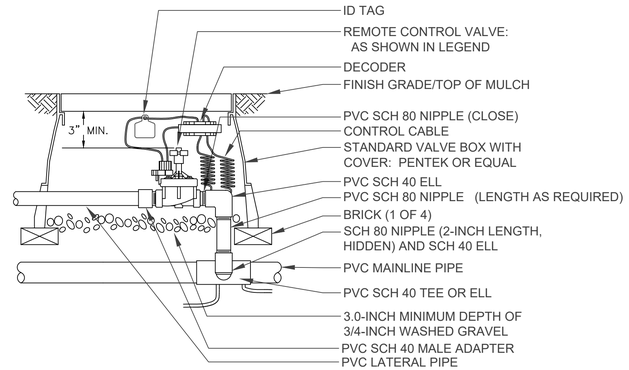
NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

1 ISOLATION GATE VALVE ASSEMBLY

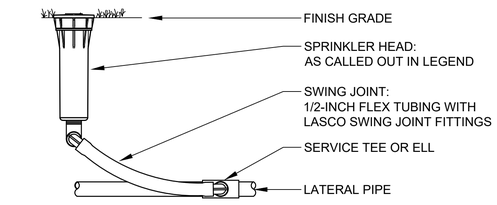


NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

2 QUICK COUPLING VALVE ASSEMBLY

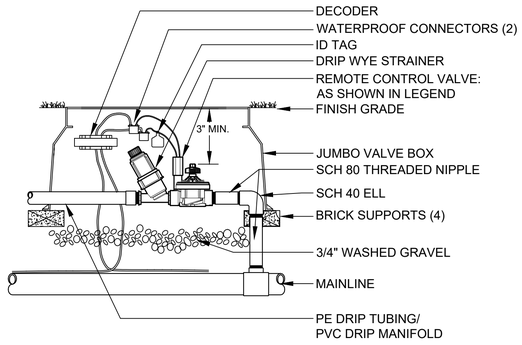


3 REMOTE CONTROL VALVE ASSEMBLY

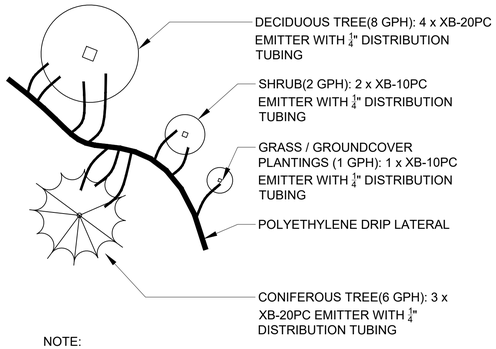


NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT

4 SPRINKLER ASSEMBLY

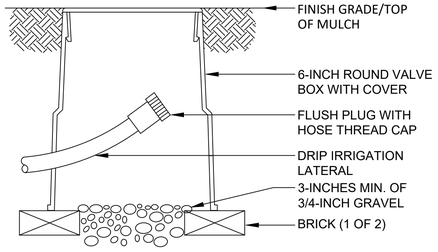


5 DRIP REMOTE CONTROL VALVE ASSEMBLY



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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Sheet Name
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_____

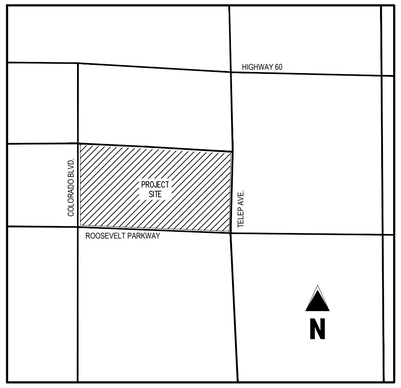
STATE OF _____)
)SS.
COUNTY OF _____)

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
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
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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

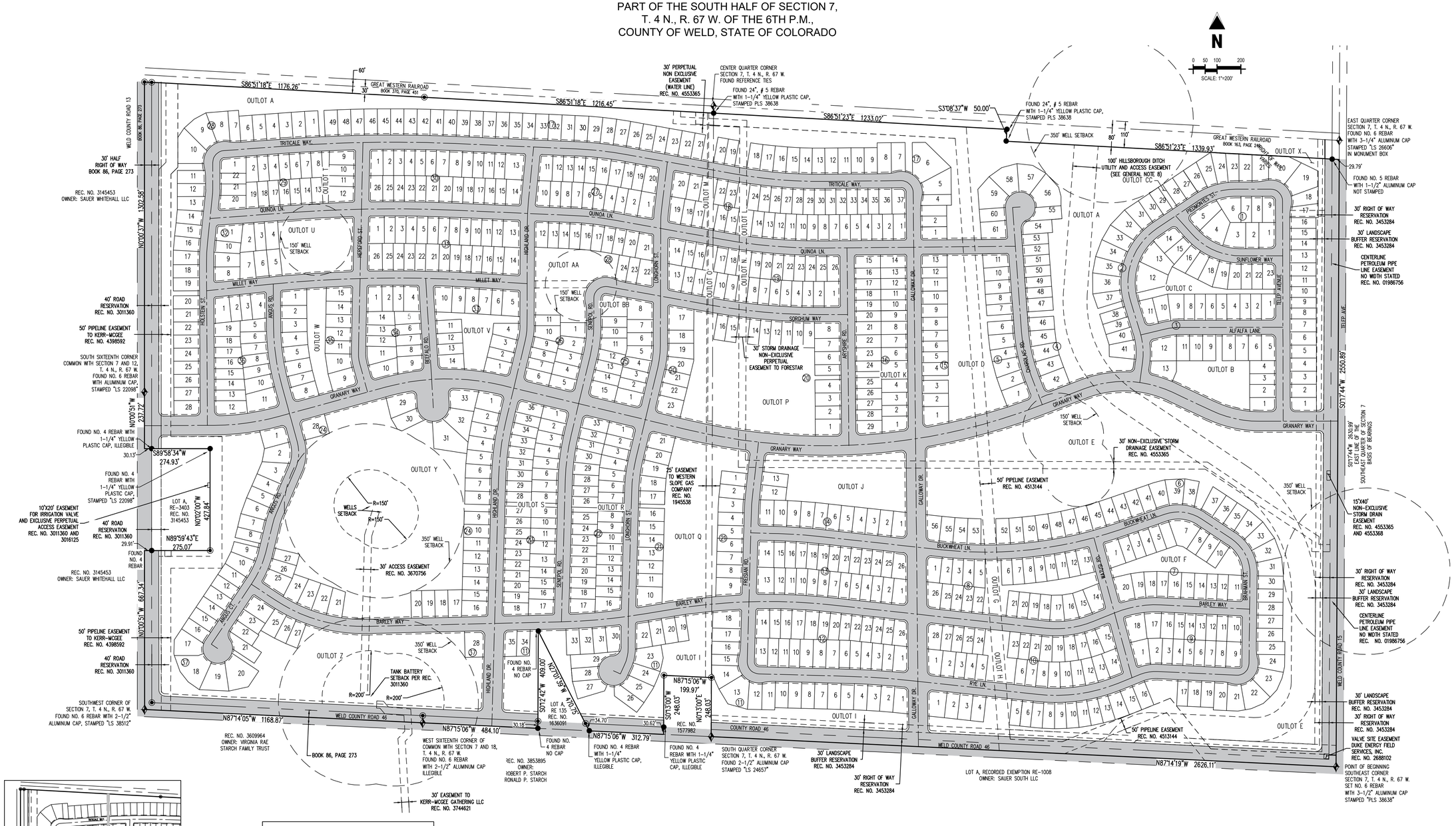
#	Date	Issue / Description	Init.

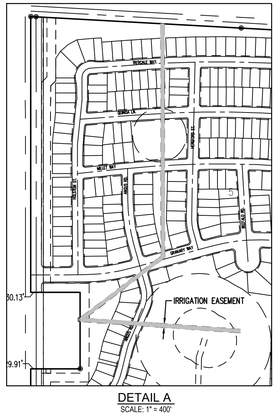
Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

H:\Hartford Homes\CO Johnstown #HFH0 - Granary\SHEET\LAD\Plat\FINAL\0 Granary_Sheet.dwg, Amanda Nunez, 4/8/2021

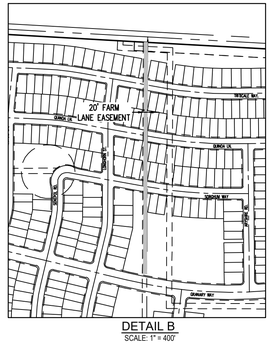
THE GRANARY

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





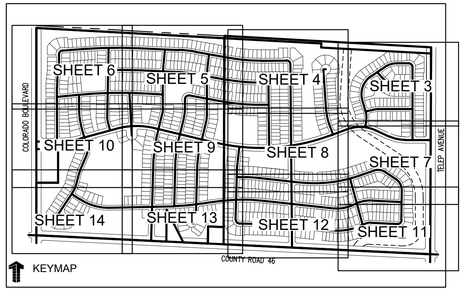
DETAIL A
SCALE: 1" = 400'



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
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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

OUTLOT B
53,831 SF
1.236 AC
PEDESTRIAN ACCESS,
UTILITY, OPEN SPACE

OUTLOT C
24,415 SF
0.561 AC
PEDESTRIAN ACCESS,
OPEN SPACE

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 11,131 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 4,950 SF
LOT 3 4,950 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 4,950 SF
LOT 3 4,950 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 6,050 SF
LOT 11 6,050 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
LOT 20 11,436 SF
LOT 21 7,652 SF
LOT 22 6,407 SF
LOT 23 6,083 SF

MATCHLINE (SEE SHEET 7)

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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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COUNTY OF WELD, STATE OF COLORADO

N

0 10 30 60
SCALE: 1"=60'

LEGEND

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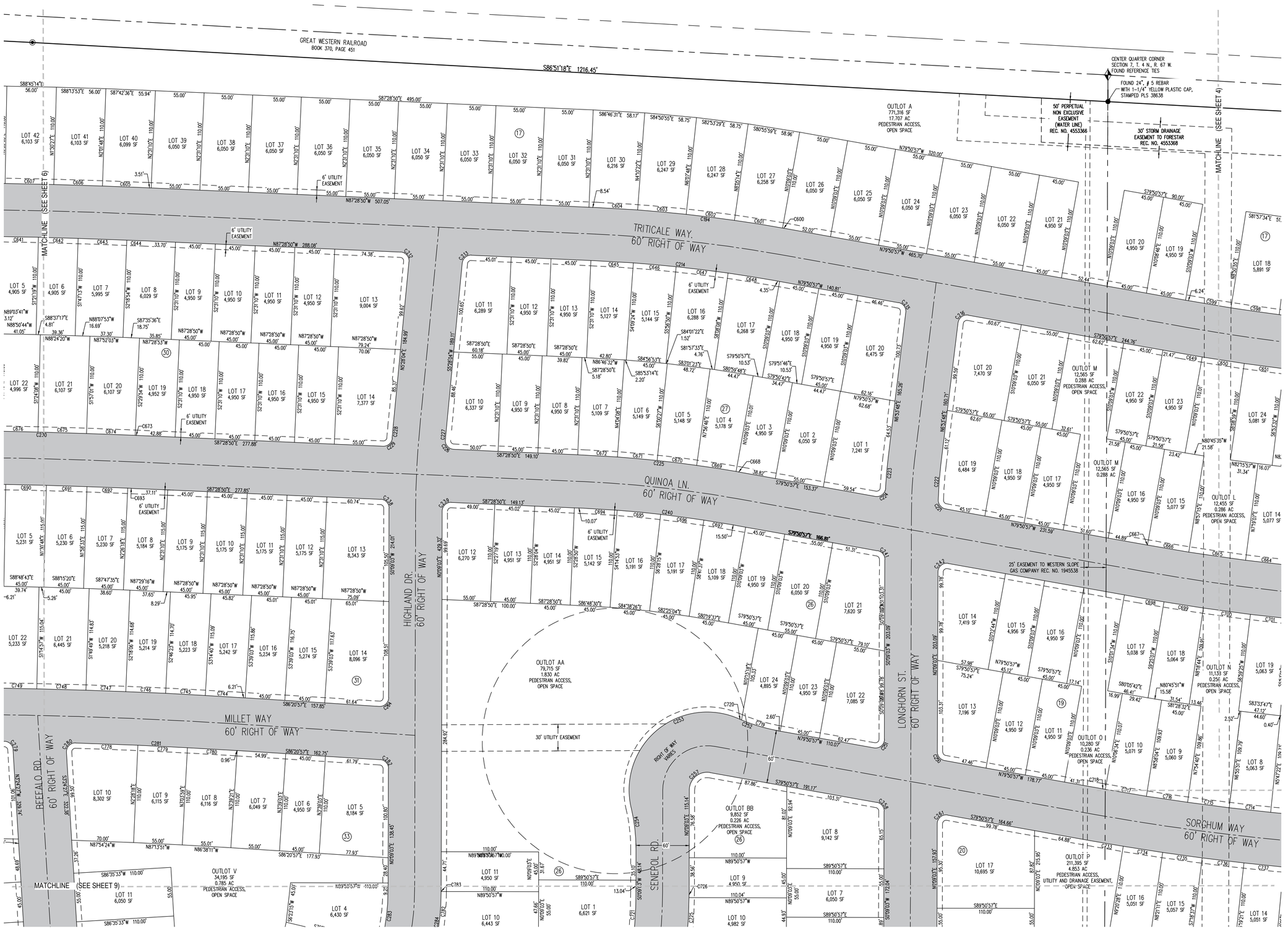
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY



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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

N

0 10 30 60

SCALE: 1"=60'

LEGEND

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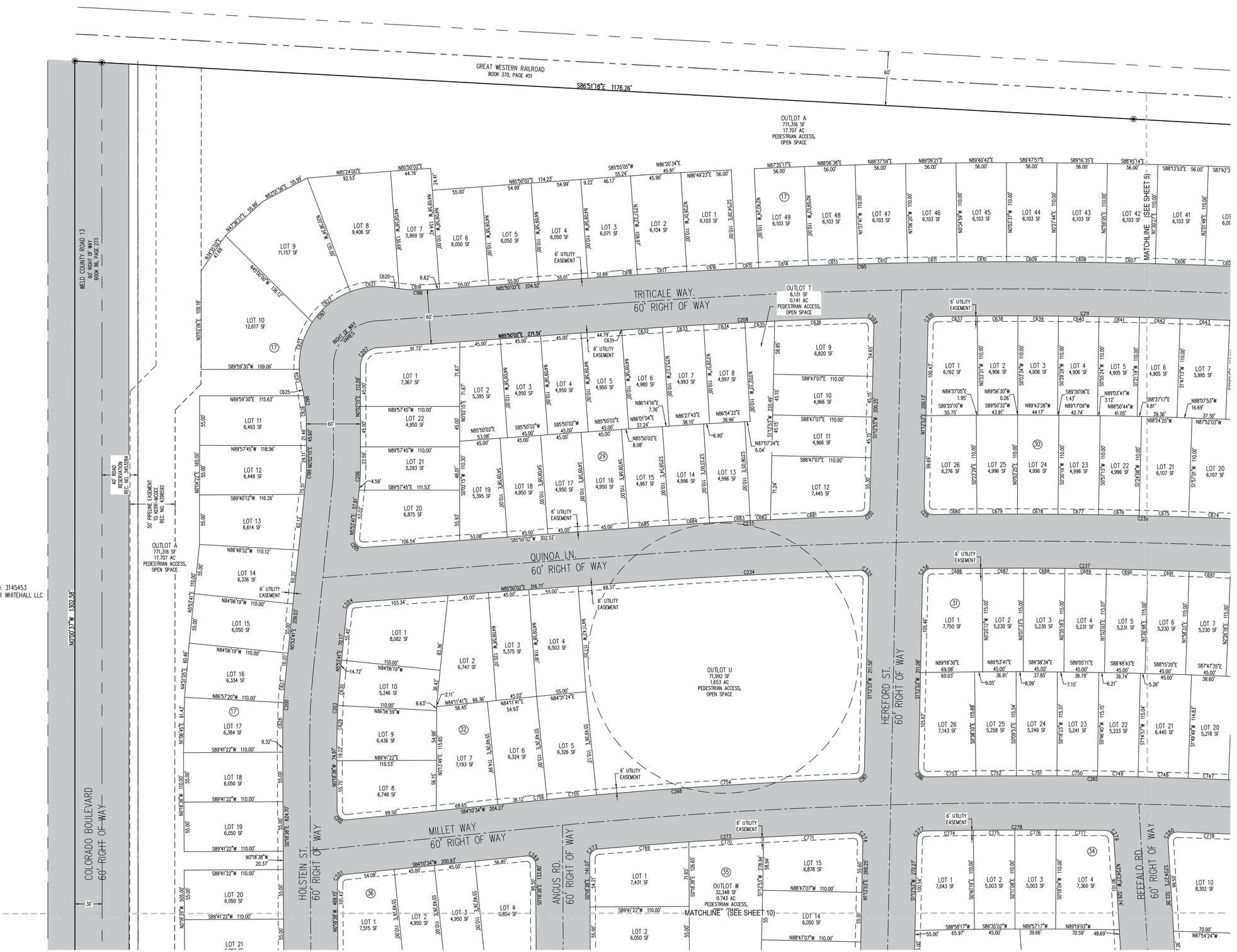

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COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

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Drawn By:	AN
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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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- 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)

MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 11)

CHAROLAIS RD.
60' RIGHT OF WAY

GRANARY WAY
80' RIGHT OF WAY

TELEP AVENUE
60' RIGHT OF WAY

BUCKWHEAT LN.
60' RIGHT OF WAY

WATUSI RD.
60' RIGHT OF WAY

BRAHMAN ST.
60' RIGHT OF WAY

BARLEY WAY
60' RIGHT OF WAY

WELD COUNTY ROAD 15
60' RIGHT OF WAY

LOT 43 6,536 SF
LOT 42 8,164 SF
LOT 13 7,996 SF
OUTLOT B 53,831 SF 1.236 AC
LOT 4 6,050 SF
LOT 3 4,950 SF
LOT 2 6,050 SF
LOT 1 6,486 SF
LOT 4 6,050 SF
LOT 3 6,050 SF
LOT 2 6,050 SF
LOT 1 6,514 SF
OUTLOT E 975,816 SF 22.402 AC PEDESTRIAN ACCESS, OPEN SPACE
OUTLOT E 975,816 SF 22.402 AC PEDESTRIAN ACCESS, OPEN SPACE
OUTLOT F 40,243 SF 0.924 AC
LOT 1 7,622 SF
LOT 2 5,027 SF
LOT 3 4,950 SF
LOT 4 4,950 SF
LOT 5 4,950 SF
LOT 6 4,960 SF
LOT 7 10,552 SF
LOT 8 4,950 SF
LOT 9 6,050 SF
LOT 10 4,948 SF
LOT 11 6,797 SF
LOT 12 4,950 SF
LOT 13 4,950 SF
LOT 14 5,682 SF
LOT 15 6,050 SF
LOT 16 6,050 SF
LOT 17 5,187 SF
LOT 18 5,488 SF
LOT 19 5,488 SF
LOT 20 8,199 SF
LOT 37 6,723 SF
LOT 36 6,050 SF
LOT 35 6,050 SF
LOT 34 7,339 SF
LOT 33 7,514 SF
LOT 32 7,514 SF
LOT 31 7,354 SF
LOT 30 6,050 SF
LOT 29 6,050 SF
LOT 28 6,050 SF
LOT 39 7,514 SF
LOT 38 6,049 SF
LOT 40 6,942 SF
LOT 41 6,050 SF
LOT 42 6,050 SF
LOT 43 6,050 SF
LOT 44 6,233 SF
LOT 45 6,269 SF
LOT 46 6,269 SF
LOT 47 6,269 SF
LOT 48 6,269 SF
LOT 49 6,269 SF
LOT 50 6,269 SF
LOT 14 7,293 SF
LOT 15 5,717 SF
LOT 16 5,968 SF
LOT 17 5,968 SF
LOT 18 5,193 SF
LOT 19 4,950 SF
LOT 20 4,950 SF

6' UTILITY EASEMENT
10' UTILITY EASEMENT
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
30' RIGHT OF WAY RESERVATION REC. NO. 3453284
30' LANDSCAPE BUFFER RESERVATION REC. NO. 3453284

N64°44'37"W 178.69'
S64°44'37"E 178.69'
N69°09'21"E 212.58'
S89°51'08"W 48.13'
N89°51'08"E 247.36'
S89°51'08"W 90.00'
S61°43'30"E 568.25'
N87°16'48"E 84.26'
S78°22'57"E 61.68'
N75°15'57"E 47.91'
N71°44'43"E 46.52'
N73°34'48"E 55.00'
N75°34'06"E 55.00'
N77°33'24"E 55.00'
N79°33'41"E 55.00'
N81°31'58"E 55.00'
N83°31'16"E 55.00'
S70°54'16"W 197.27'
N70°54'16"E 197.27'
S87°14'19"E 337.51'
S77°08'34"W 79.73'
S82°31'30"W 55.19'
S87°50'28"W 55.19'
N88°22'11"W 23.49'
N07°40'23"E 106.33'
S07°40'23"W 309.15'
S07°14'44"W 364.26'
S89°19'37"E 110.00'
S87°14'19"E 331.15'
S87°46'30"E 135.00'
S84°02'49"E 45.00'
N89°16'42"E 44.95'
N79°54'09"E 44.95'
N71°38'15"E 34.31'
N69°03'44"E 83.57'
N76°39'30"E 64.11'
N78°22'30"E 47.82'
N79°50'46"E 47.82'
N81°18'57"E 47.82'
N82°47'06"E 47.82'
N84°15'15"E 47.82'
S10°54'53"E 250.25'
S05°54'53"E 244.59'
S00°00'34"E 100.27'
S00°00'34"E 100.00'
S00°00'34"E 100.00'
S00°00'34"E 100.00

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
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

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0 10 30 60
SCALE: 1"=60'

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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

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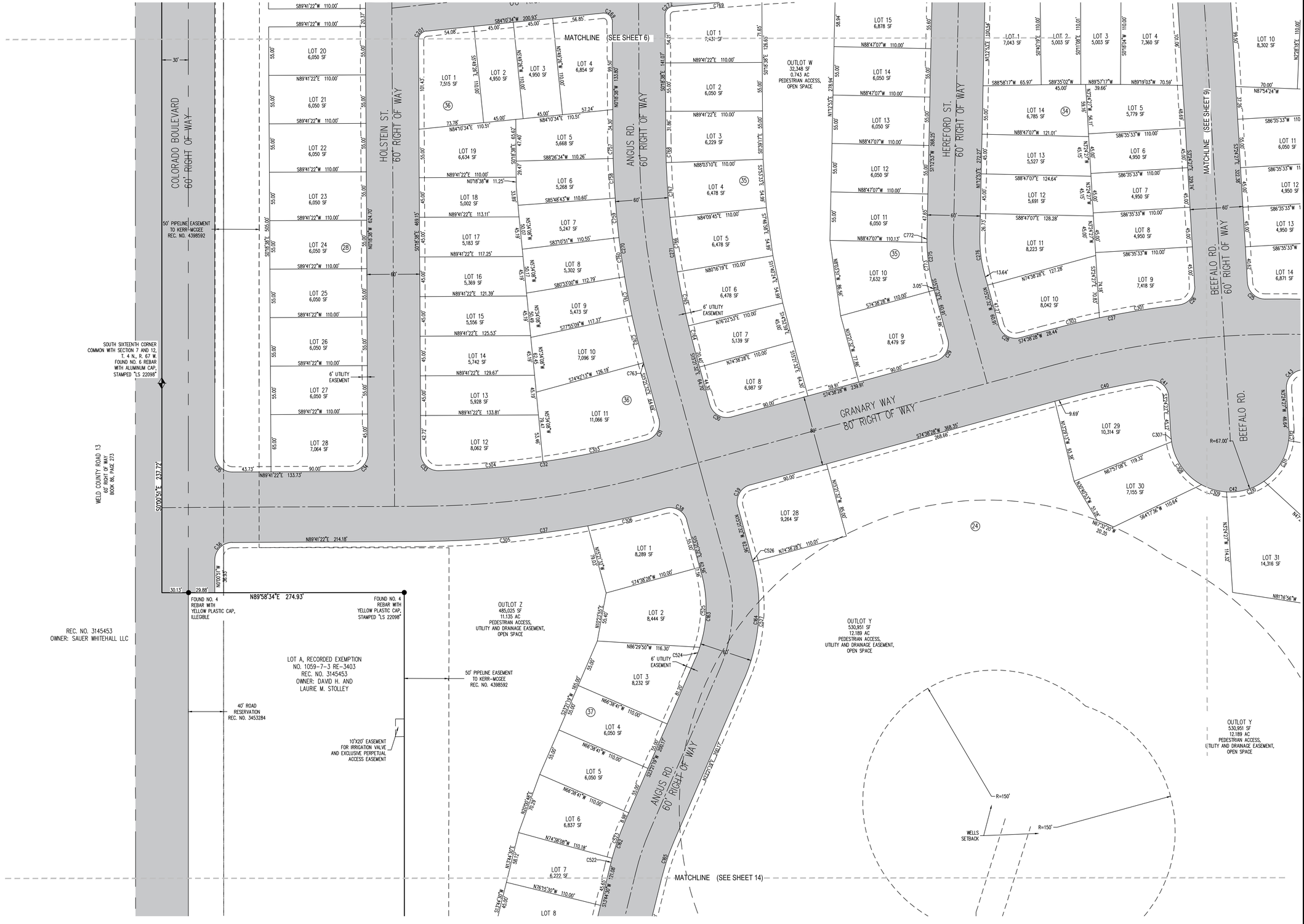
- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY
- REC. NO. — RECEPTION NUMBER
- (10) — BLOCK NUMBER



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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'

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
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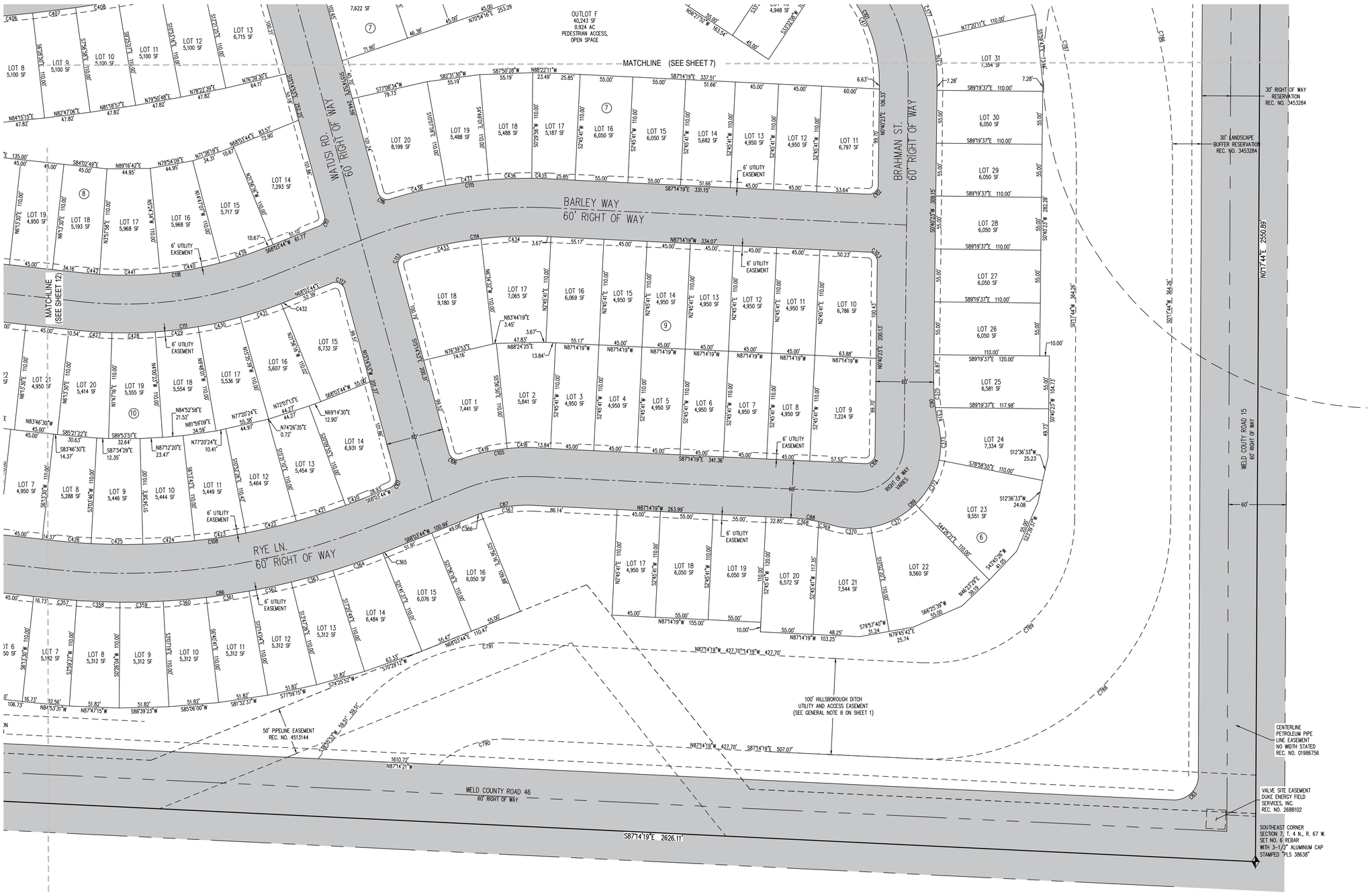
- EASEMENT LINE
- REC. NO. RECEPTION NUMBER
- (10) BLOCK NUMBER
- RIGHT OF WAY



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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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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

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SCALE: 1"=60'

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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

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COUNTY OF WELD, STATE OF COLORADO

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Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

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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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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'

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- PROPERTY LINE
- LOT LINE
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- REC. NO. — RECEPTION NUMBER
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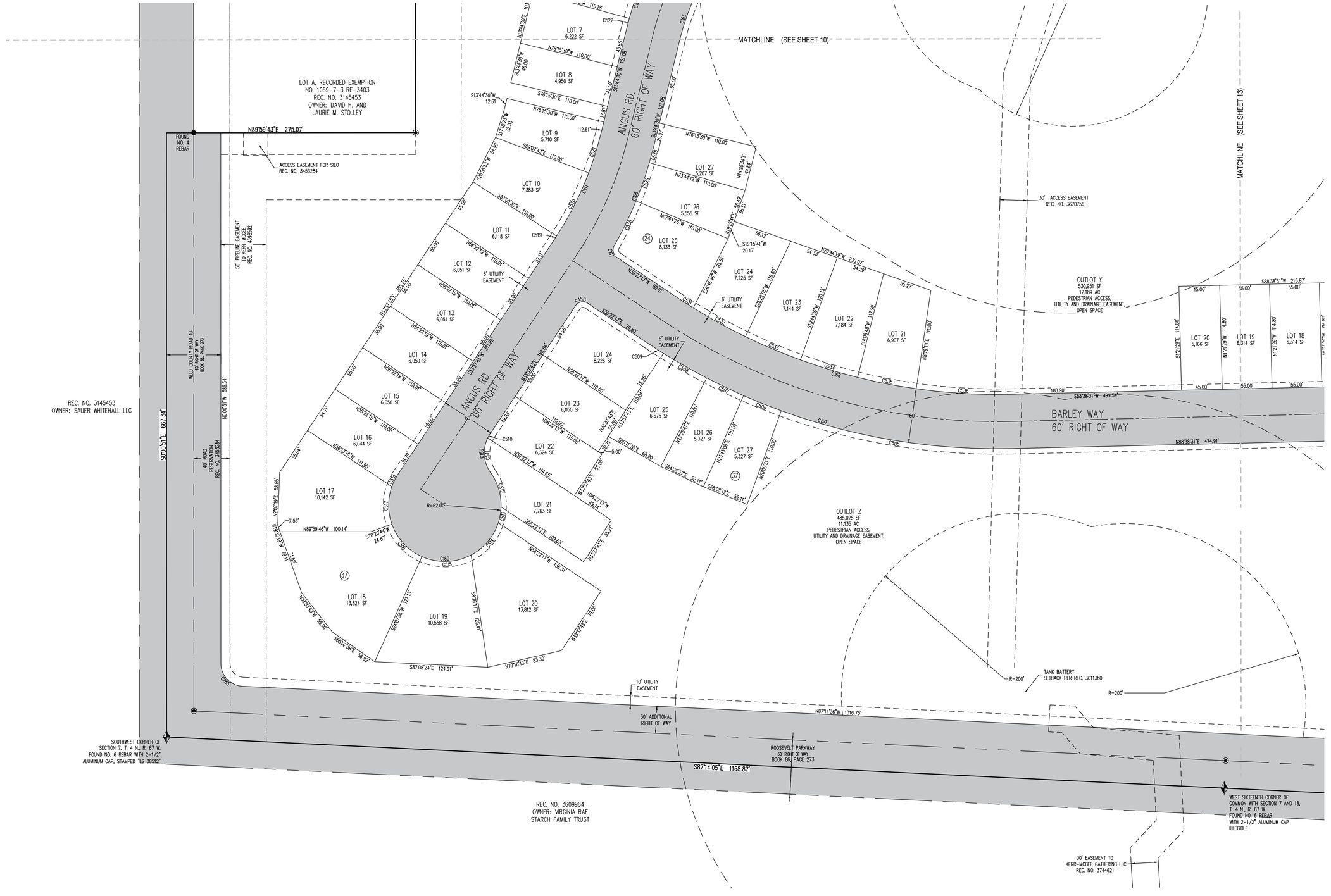

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PART OF THE SOUTH HALF OF SECTION 7,
T. 4 N., R. 67 W. OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.

Project No:	HFH0000020.10
Drawn By:	AN
Checked By:	FAK
Date:	12/18/2020

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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

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	14°04'01"	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"E	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"	38.06	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	21°3'22"	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°47'39"	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°01'50"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°07'44"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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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\SHTS\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:

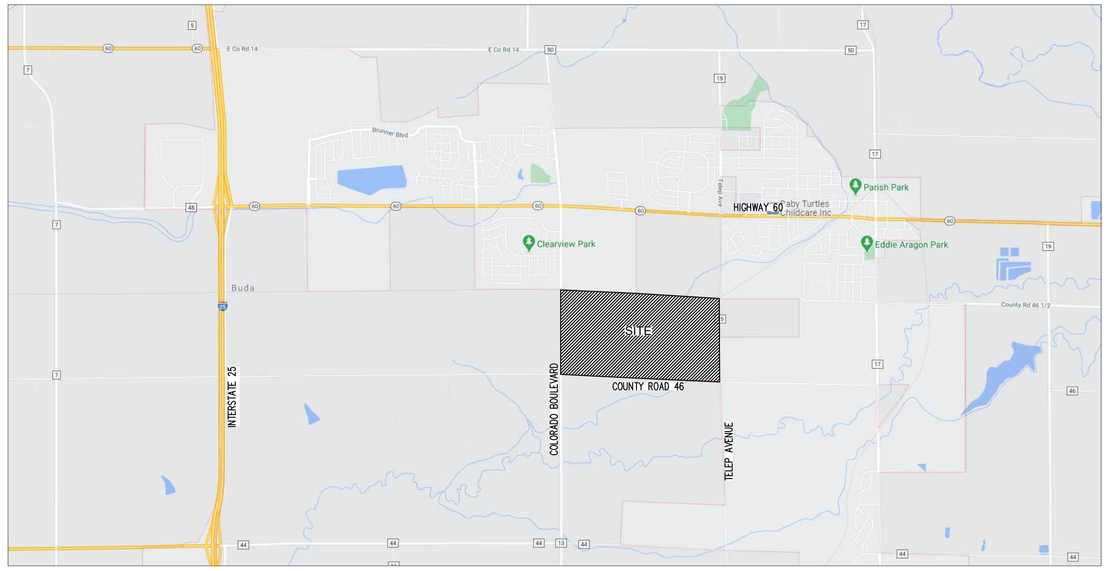
BASIS OF BEARING

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).

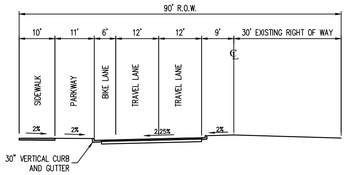
THE STATION IS LOCATED ABOUT 7 MILES EAST OF LOVELAND, 4 MILES NORTHWEST OF JOHNSTOWN, 0.3 MILES SOUTH OF JOHNSON'S CORNER TRUCK STOP, AT THE NORTHWEST ¼ OF SECTION 35, T5N, R68W, AT INTERSTATE 25 MILEPOST 253.9. OWNERSHIP: COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY. TO REACH THE STATION FROM 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.



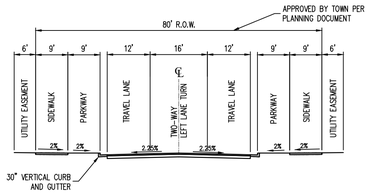
VICINITY MAP

SCALE: N.T.S.

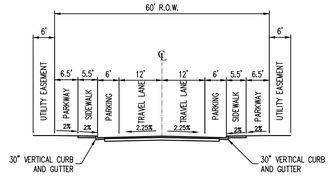
TYPICAL STREET SECTIONS



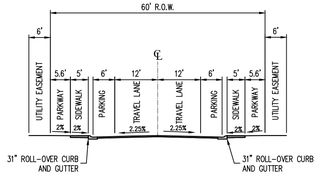
MAJOR ARTERIAL INTERIM
COLORADO BOULEVARD
COUNTY ROAD 46
TELEP AVENUE



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)



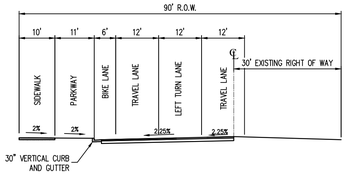
RESIDENTIAL LOCAL STREET VERTICAL
WATUSI RD.
HIGHLAND DR.–(150+00–152+80.32)
LONGHORN ST.–(170+00–175+65.38)



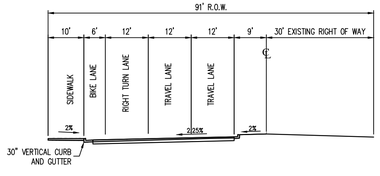
RESIDENTIAL LOCAL STREET ROLLOVER

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

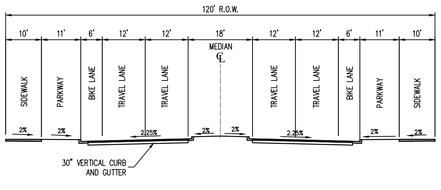
GALLOWAY DR.–(70+74.93–81+48.98)
HIGHLAND DR.–(152+80.32–170+14.96)
LONGHORN ST.–(175+65.38–189+24.72)



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
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C3.1-C3.15	GRADING PLAN
C3.16	GRADING DETAILS
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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
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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\DV - Granary\PDS\PLS\DWG\PHFH001_C0.0_Cover Sheet.dwg - Jeffrey Ellis - 4/8/2021

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

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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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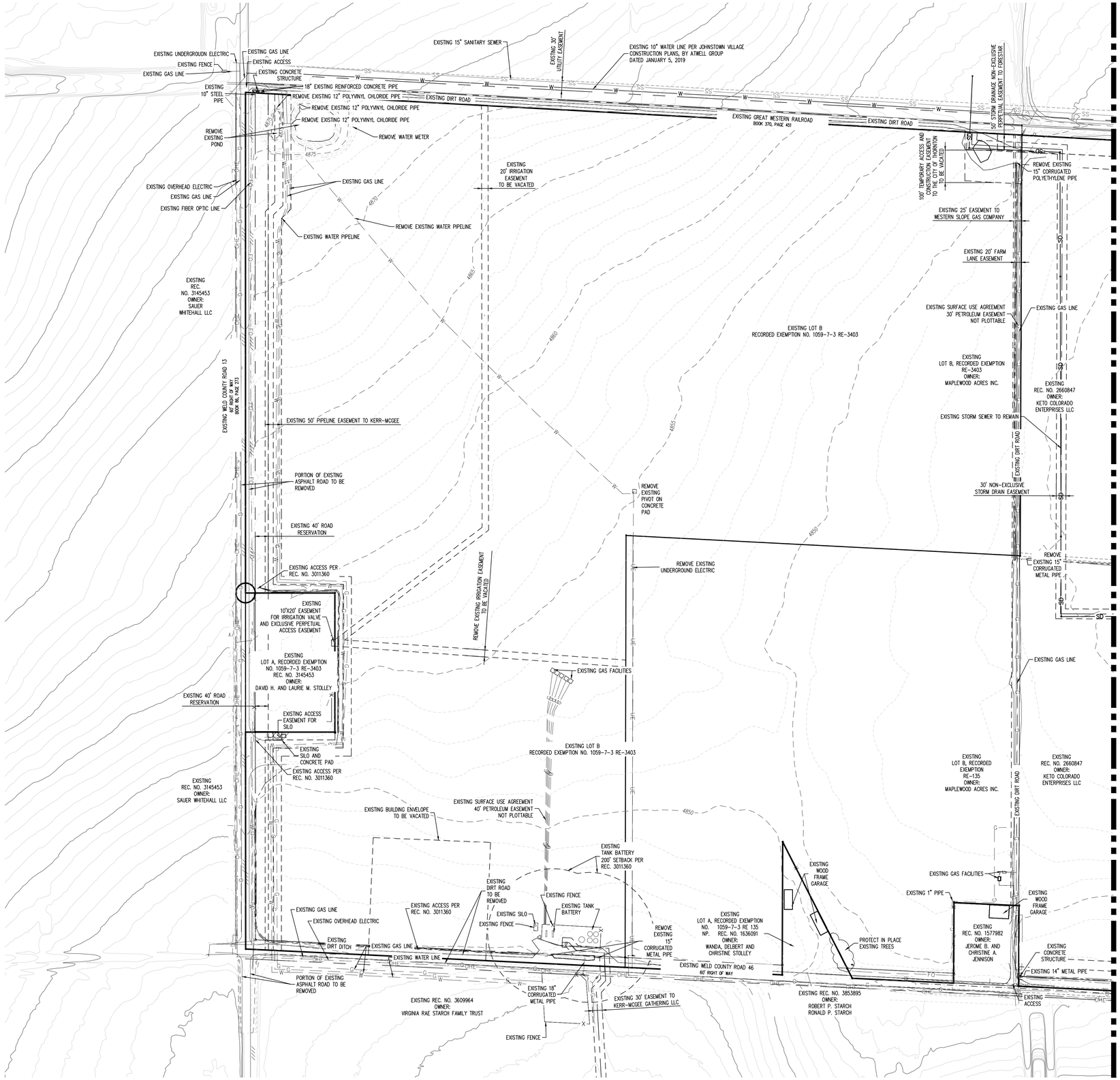

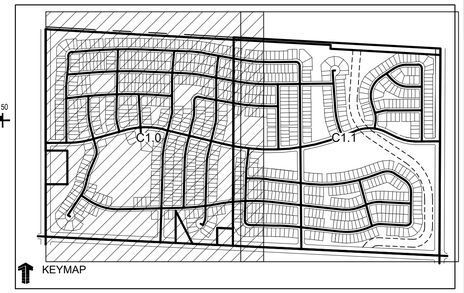

LEGEND:

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.

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

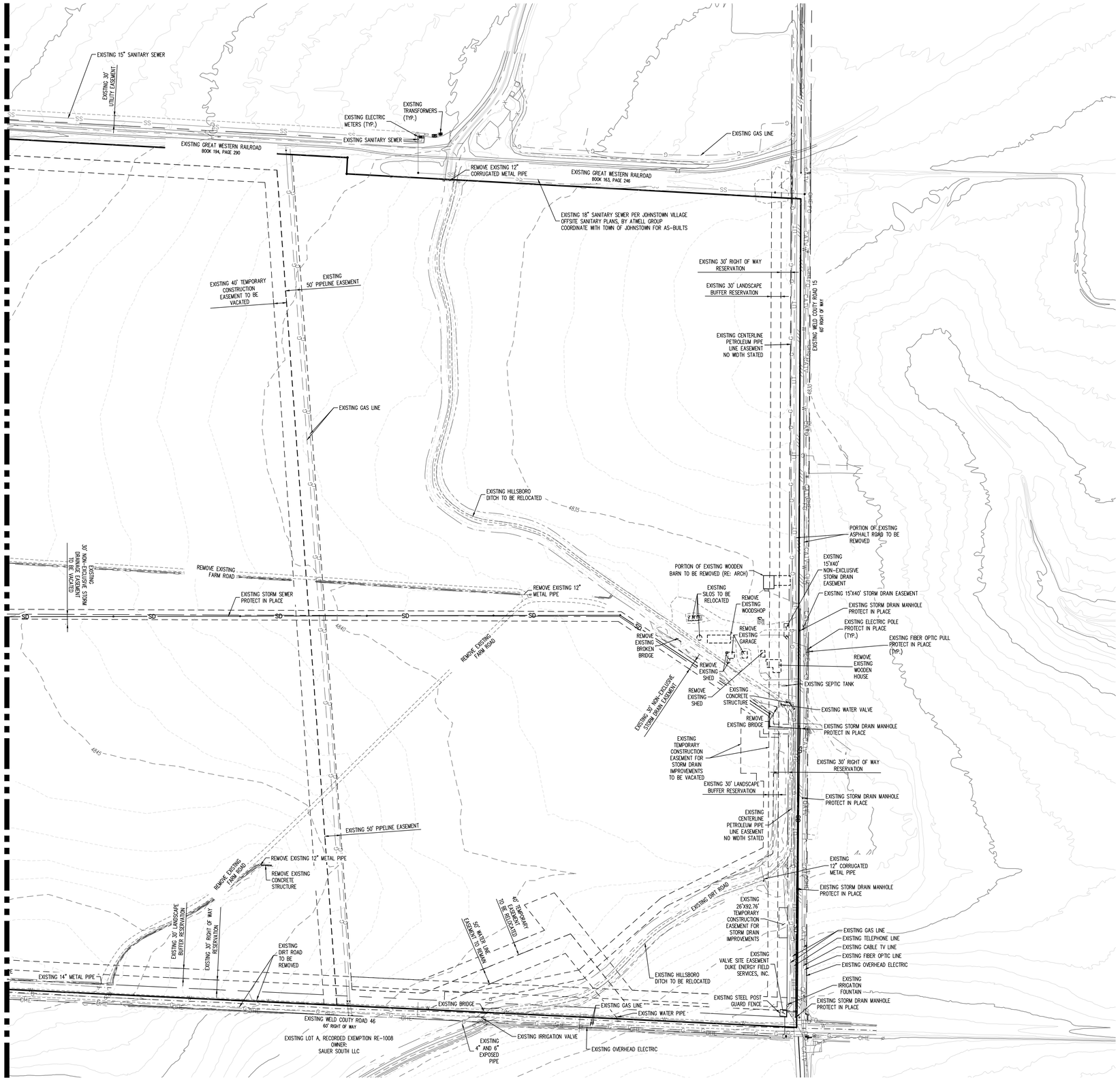
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

EXISTING CONDITIONS PLAN

C1.0

H:\Hartford Homes\CO\Johnstown MF\100 - Granary\DOCS\CIVIL\STORYBOARDS\C1.0 Existing Conditions.dwg, Matthew Koch, 4/8/2021



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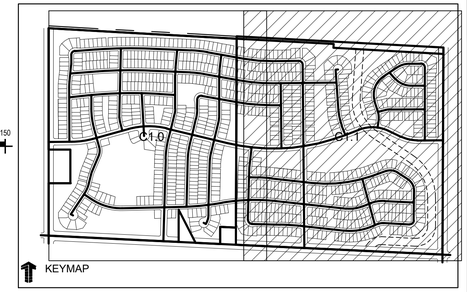
0 25 50 75 150
SCALE: 1"=150'



KEYMAP

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

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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

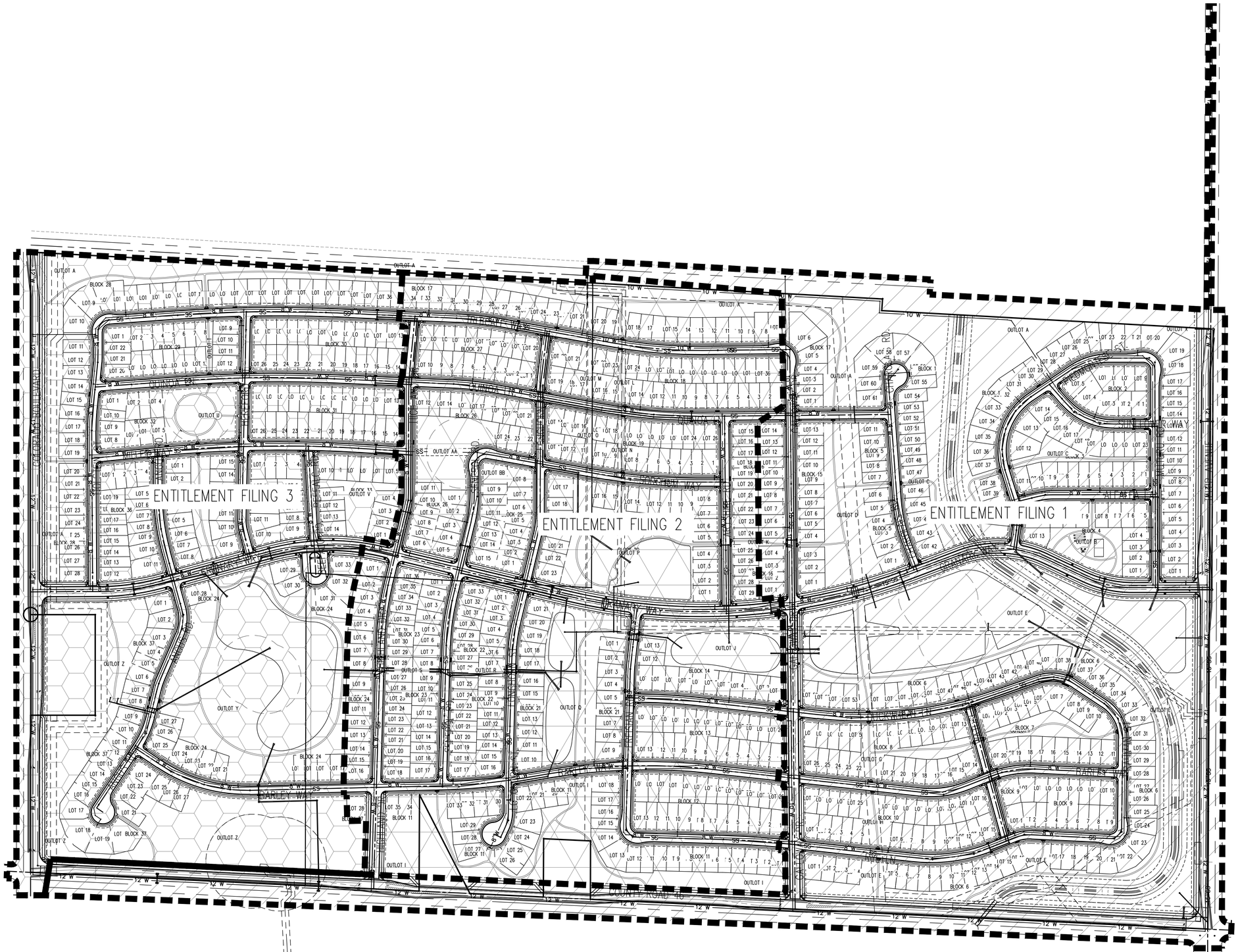
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

EXISTING CONDITIONS PLAN

C1.1

N:\Hoffer Homes\CO Johnstown MF-RDI - Granary\DWG\JOHNSTOWN\SHEETS\C1.0_Existing Conditions.dwg - Matthew Koch - 4/8/2021



LEGEND:

- ENTITLEMENT LINE
- PHASE LINE
- PHASE ONE FILING ONE
- PHASE TWO FILING ONE
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NOTES:

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4. FOR DETAILED OVERLOT GRADING SEE SHEETS C3.0-C3.16.
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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 ENTITLEMENT FILING

C2.0

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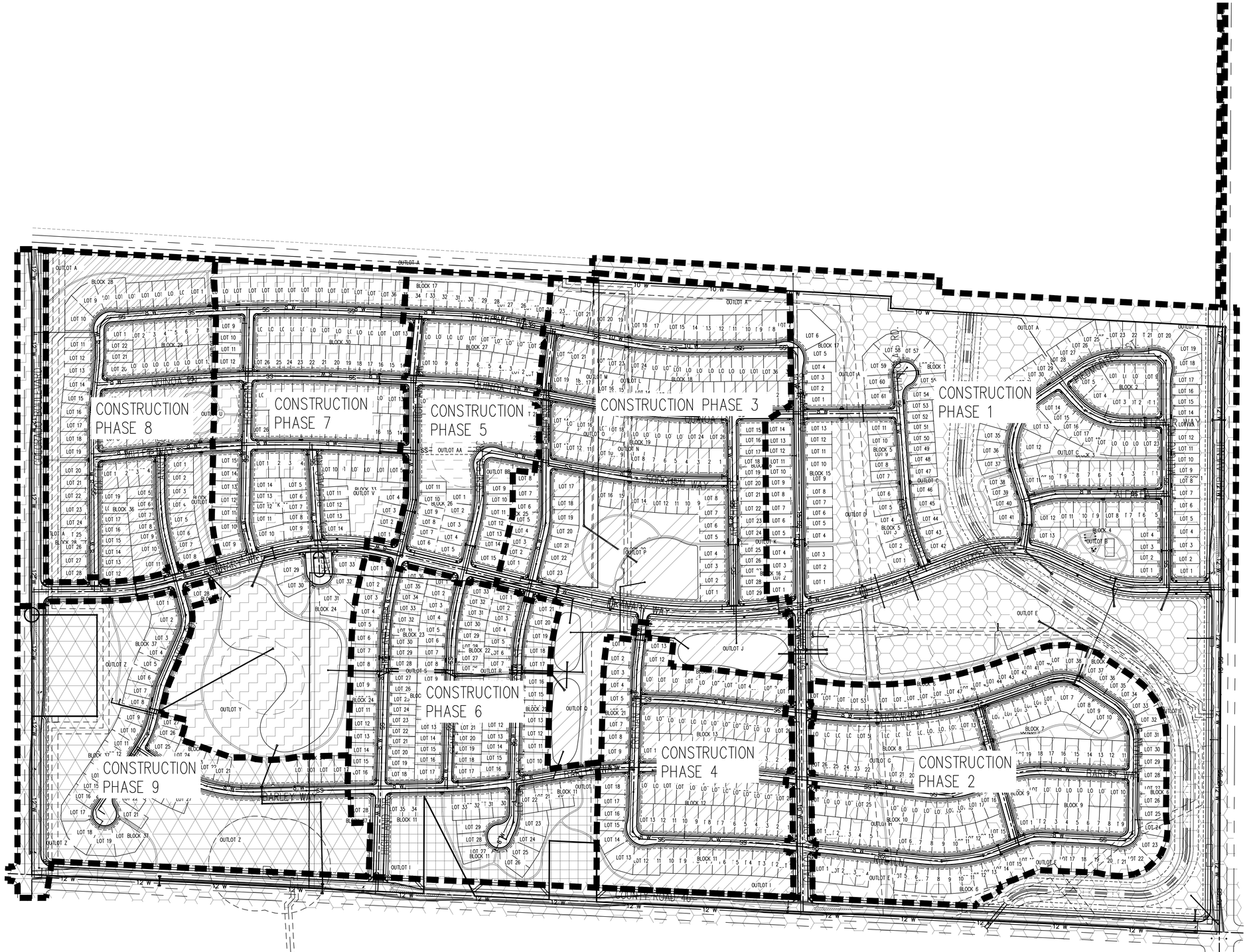
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CONSTRUCTION PHASE 7
CONSTRUCTION PHASE 5
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CONSTRUCTION PHASE 6
CONSTRUCTION PHASE 4
CONSTRUCTION PHASE 2
CONSTRUCTION PHASE 9
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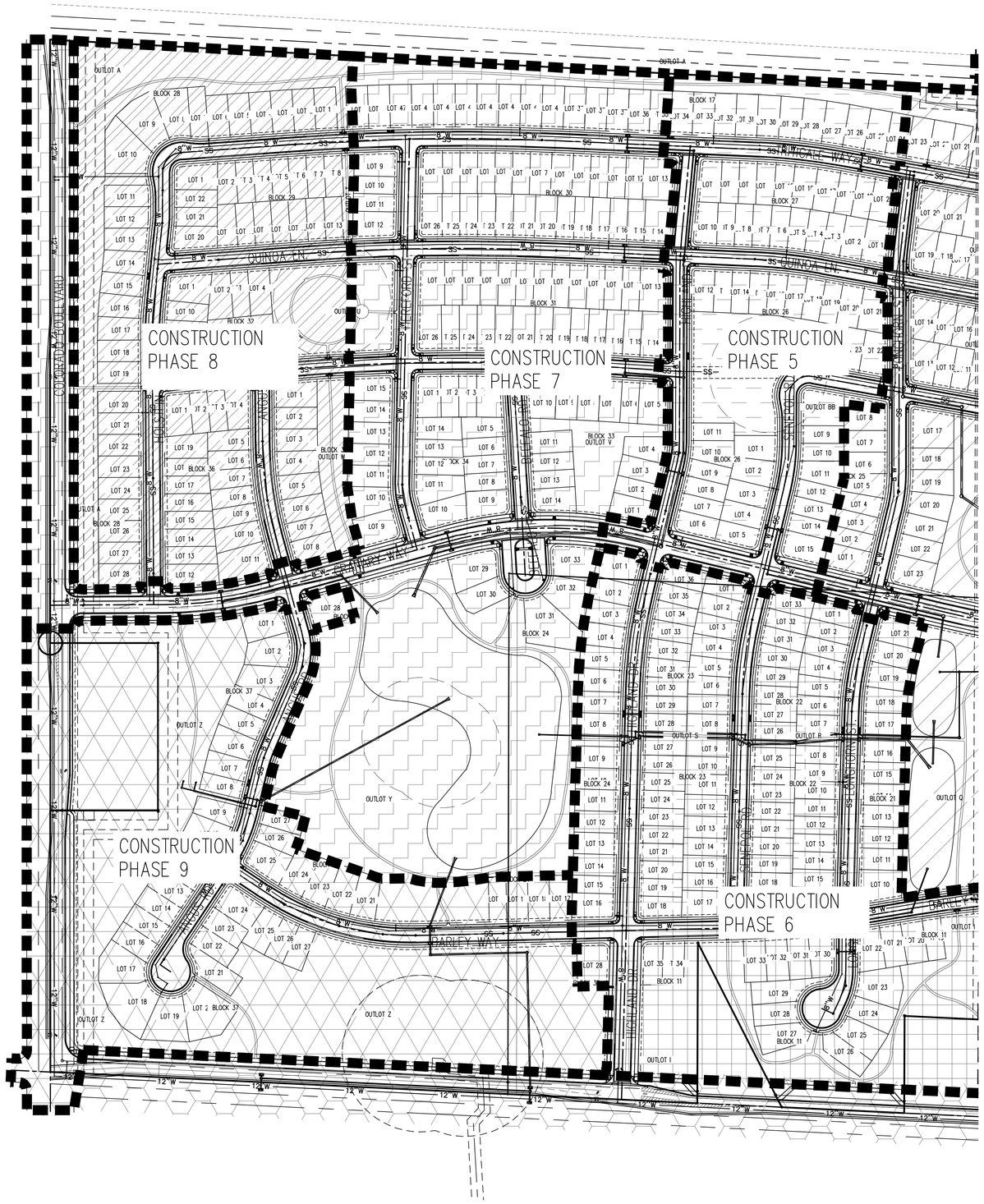

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N

0 25 50 75 150

SCALE: 1"=150'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

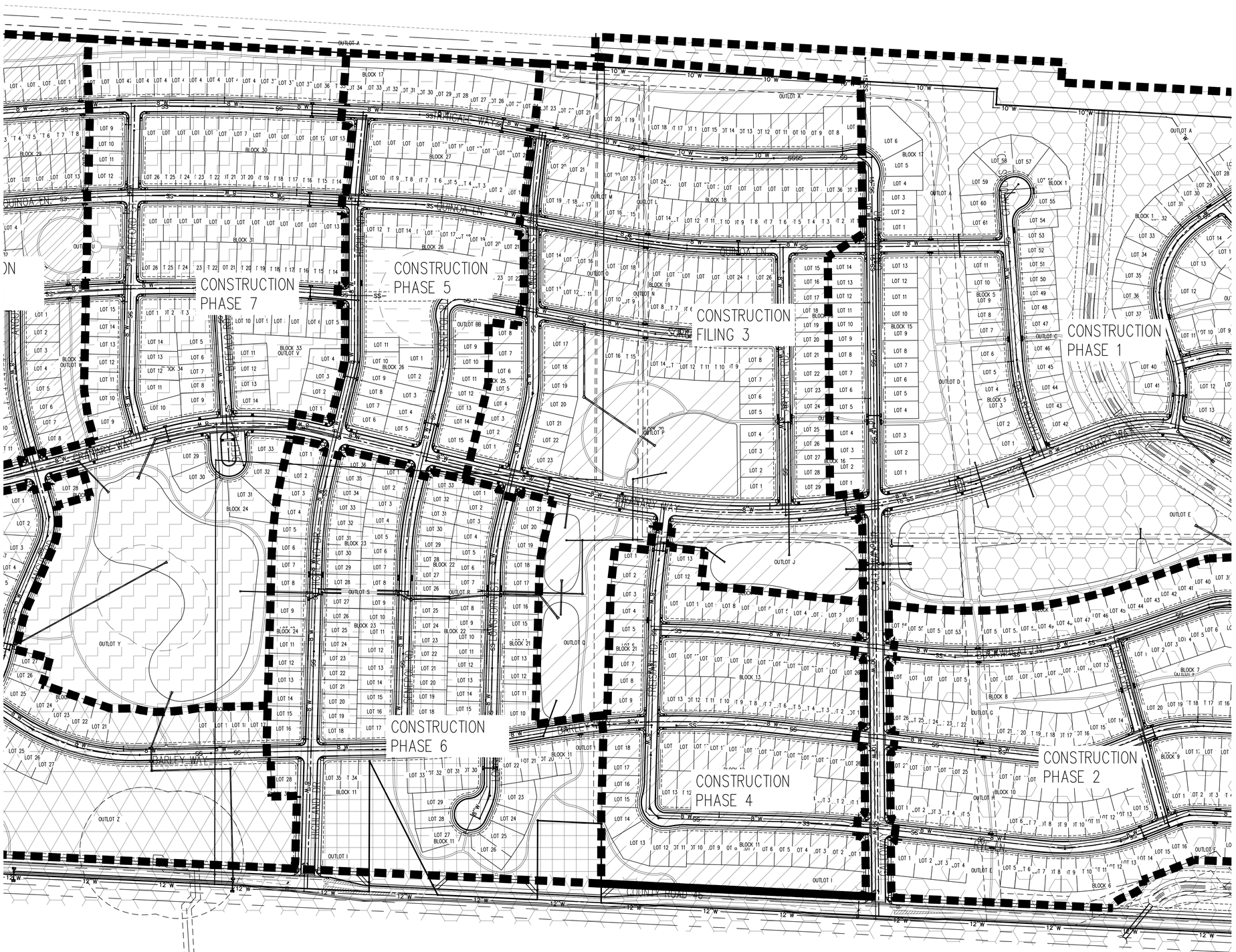
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

PHASING PLAN

C2.2

N:\Hoffer Homes\CO Johnstown HFH0 - Granary\DOCS\LAND\PDP\SHEETS\C2.2 C2.4 Phasing.dwg, Matthew Keech, 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

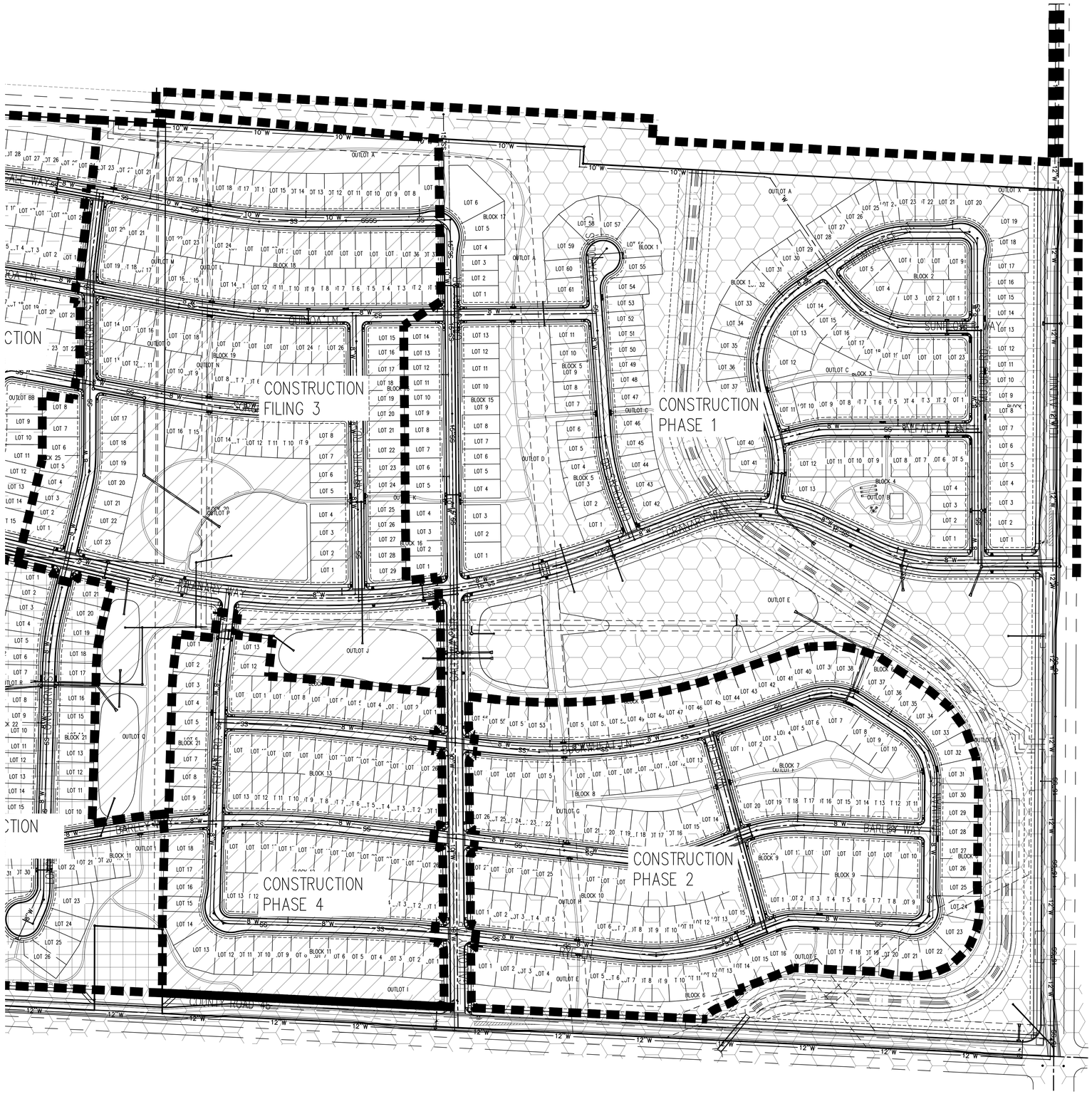
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

PHASING PLAN

C2.3

H:\Hartford Homes\CO Johnstown HF\00 - Granary\PDV\PLOTS\PDP\PHASING C3.0_C3.4 Phasing.dwg, Matthew Kevin, 4/8/2021



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N

0 25 50 75 150

SCALE: 1"=150'

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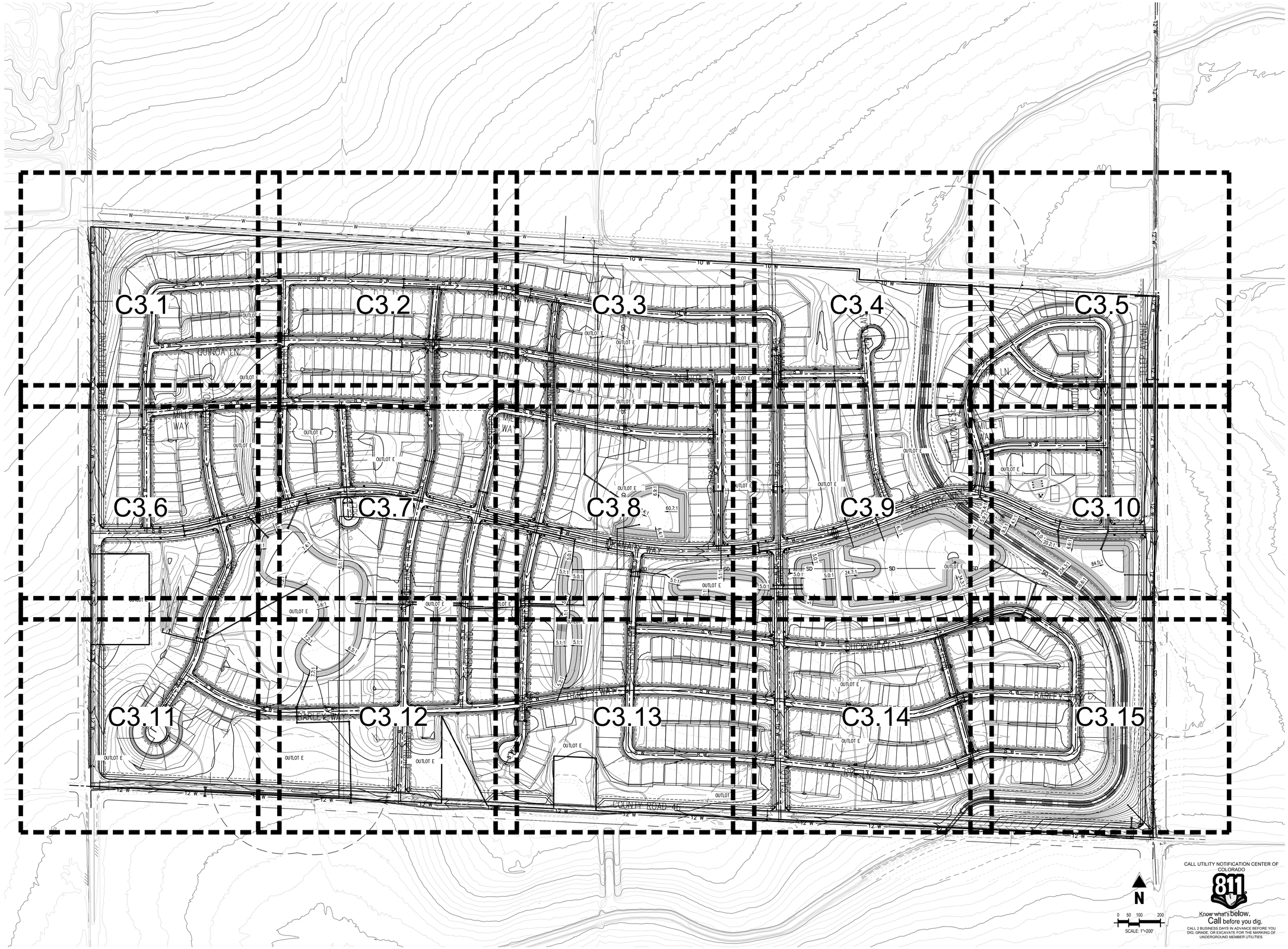
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

PHASING PLAN

C2.4



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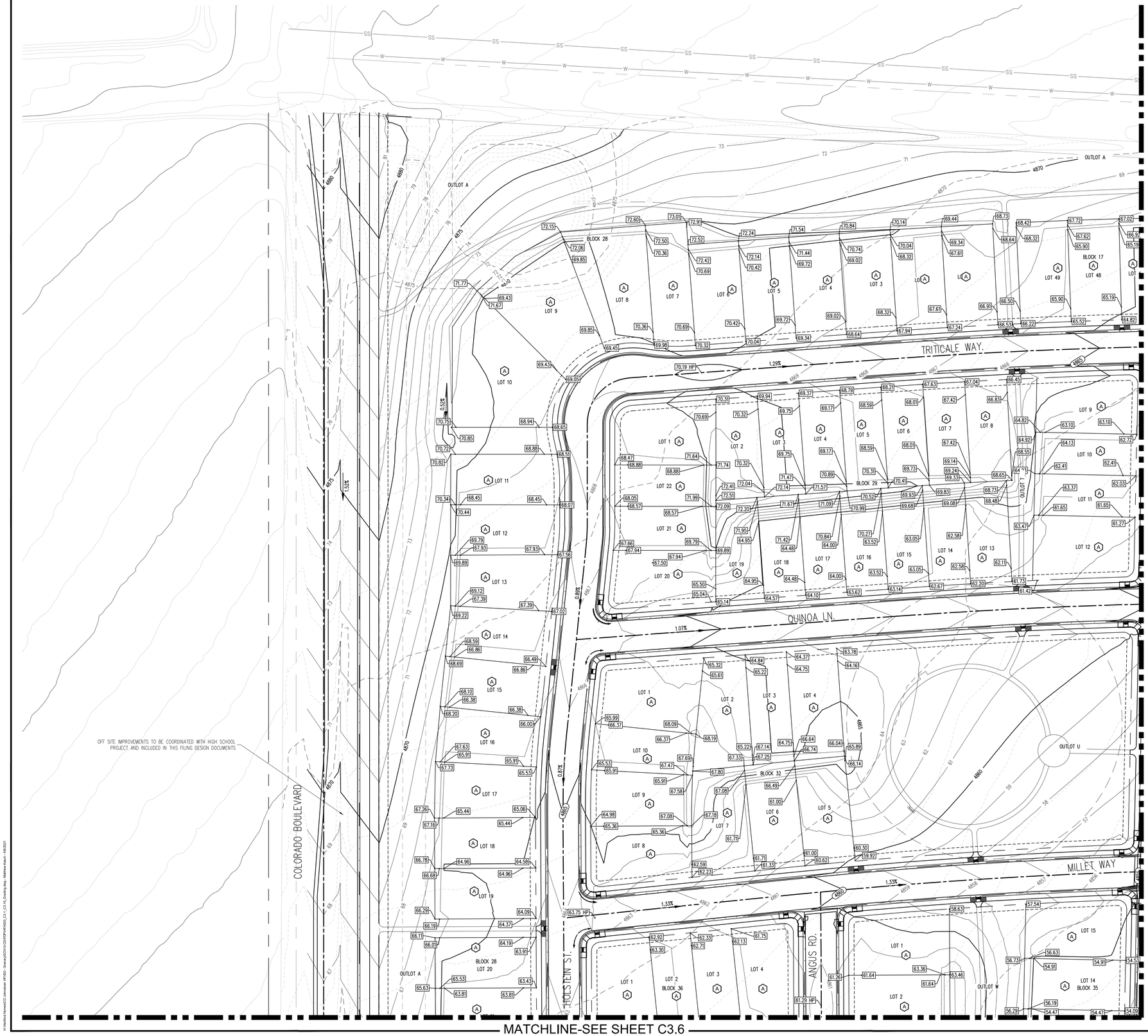
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

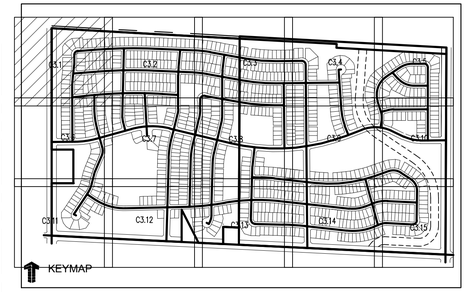
OVERALL GRADING PLAN

C3.0



MATCHLINE-SEE SHEET C3.2

MATCHLINE-SEE SHEET C3.6



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

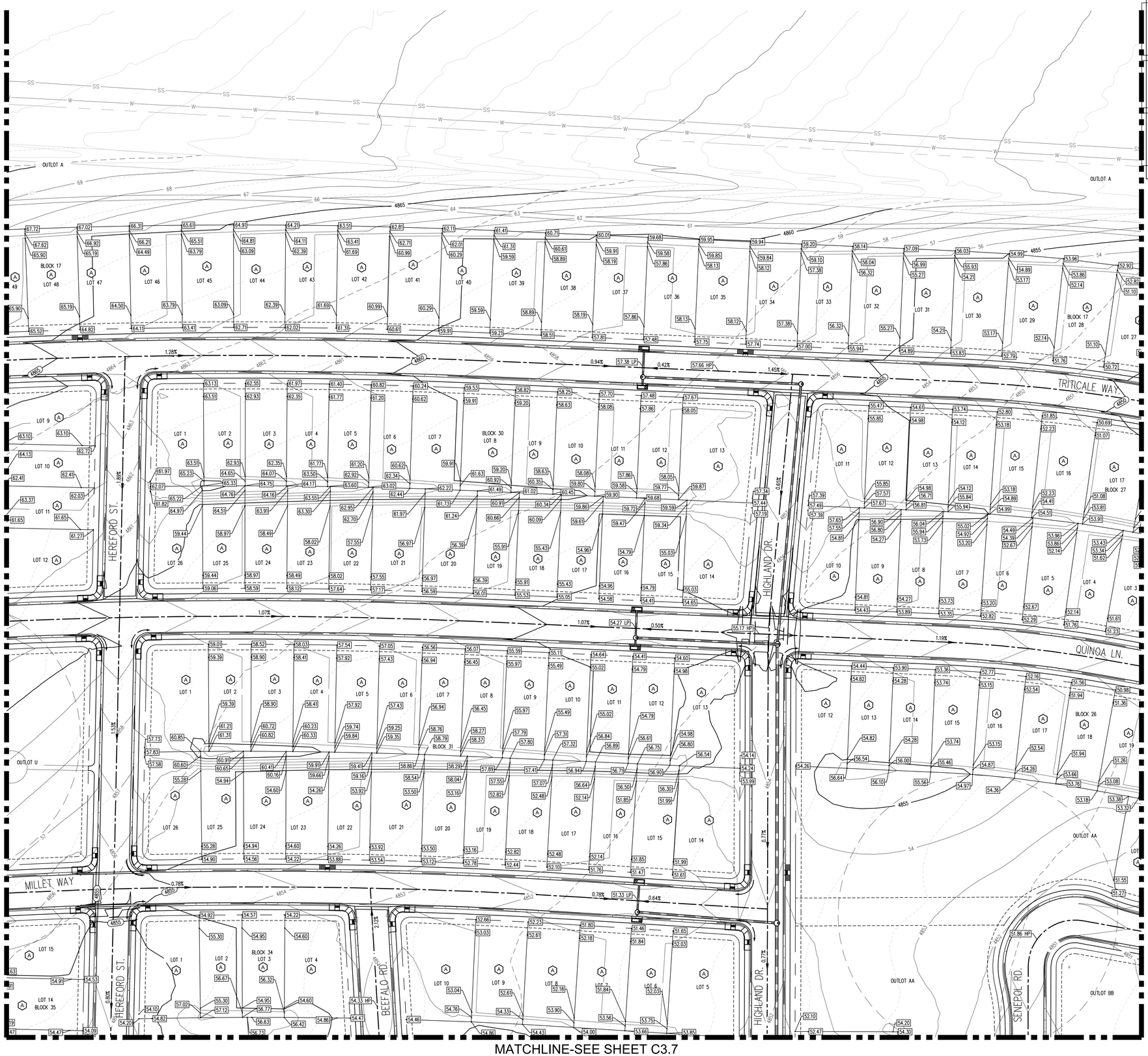
#	Date	Issue / Description	Init.

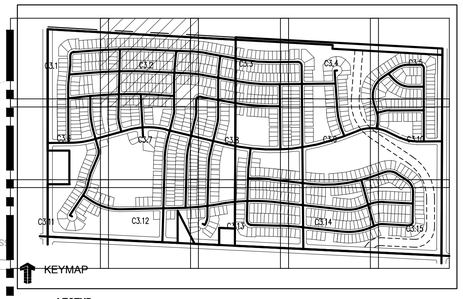
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.1

H:\Hoefler Homes\CO Johnstown MF\PD - Granary\PDCV\CAD\[PDMATRIX]D1.C3.1_C3.1A_Grading.dwg - Matthew Kutsch - 4/8/2021





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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.

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

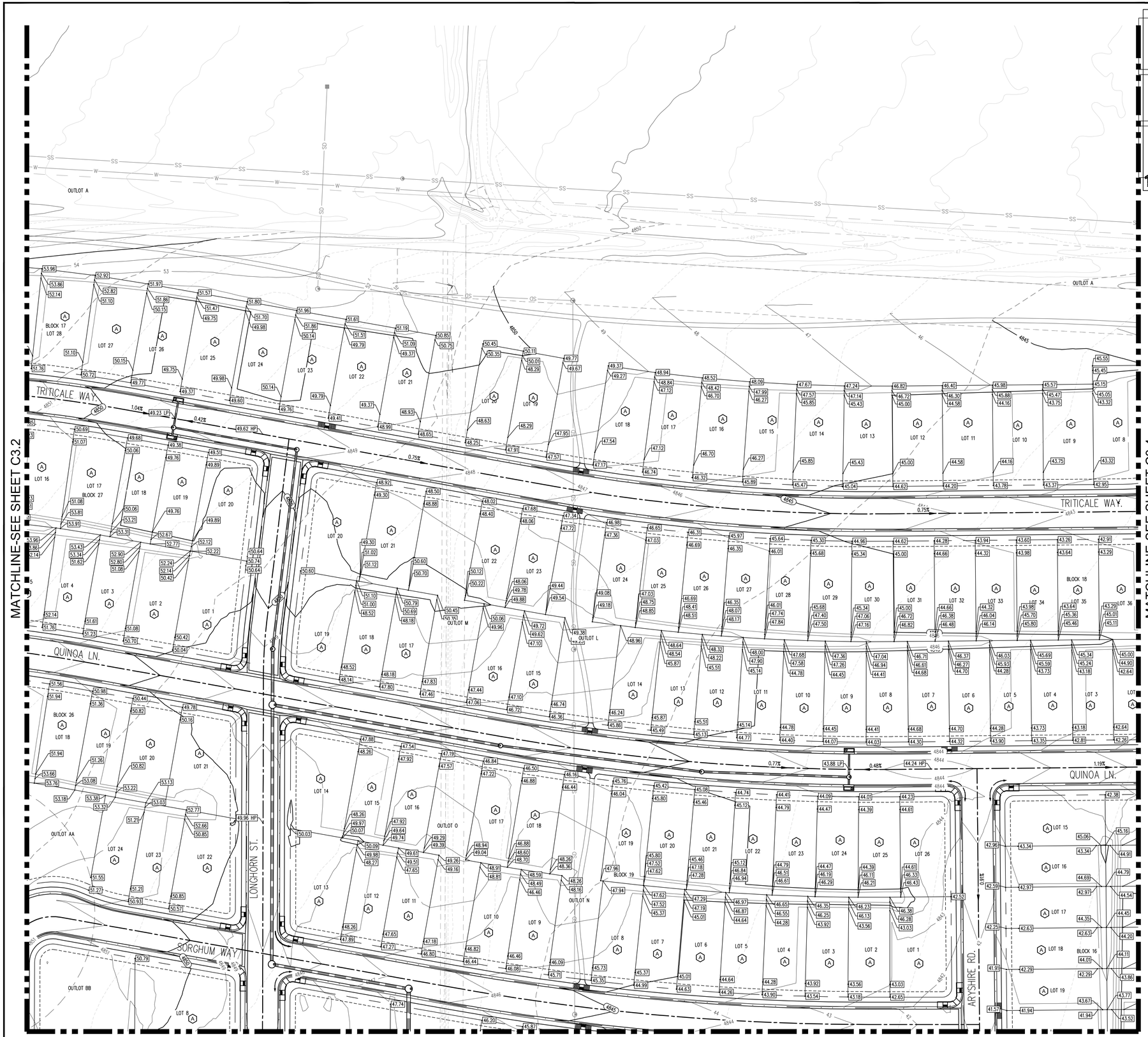
#	Date	Issue / Description	Init.

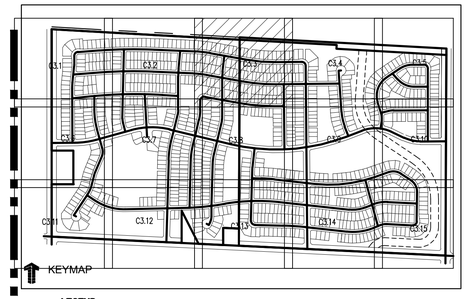
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.2

H:\Hatfield Harvest\CAD\Johnstown #HFH20-1\Granary\DOCS\JOHNSTOWN\SHEETS\C3.1-C3.16_Grading.dwg - Matthew.Kaufe - 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
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 43.72
- PROPOSED LOT TYPES — A, A/B, B, B/C, 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

C3.3

MATCHLINE-SEE SHEET C3.3

MATCHLINE-SEE SHEET C3.5

MATCHLINE-SEE SHEET C3.9

TRITICALE WAY

QUINOA LN.

GALLOWAY DR.

CHAROLAIS RD.

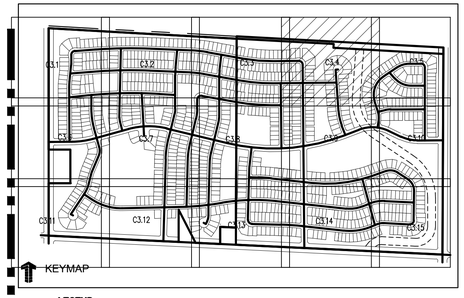
PIEDMONTESE ST.

OUTLOT A

OUTLOT C

BLOCK 18 · BLOCK 17 · BLOCK 16 · BLOCK 15 · BLOCK 5 LOT 8 · BLOCK 1 LOT 47 · BLOCK 1 LOT 31 · BLOCK 1 LOT 37 · BLOCK 3 LOT 11

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13 · LOT 14 · LOT 15 · LOT 16 · LOT 17 · LOT 18 · LOT 19 · LOT 30 · LOT 32 · LOT 33 · LOT 34 · LOT 35 · LOT 36 · LOT 38 · LOT 47 · LOT 48 · LOT 49 · LOT 50 · LOT 51 · LOT 52 · LOT 53 · LOT 54 · LOT 55 · LOT 56 · LOT 57 · LOT 58 · LOT 59 · LOT 60 · LOT 61



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 — 4835.78
- PROPOSED LOT TYPES — A, A/B, B, B/G, G

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0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

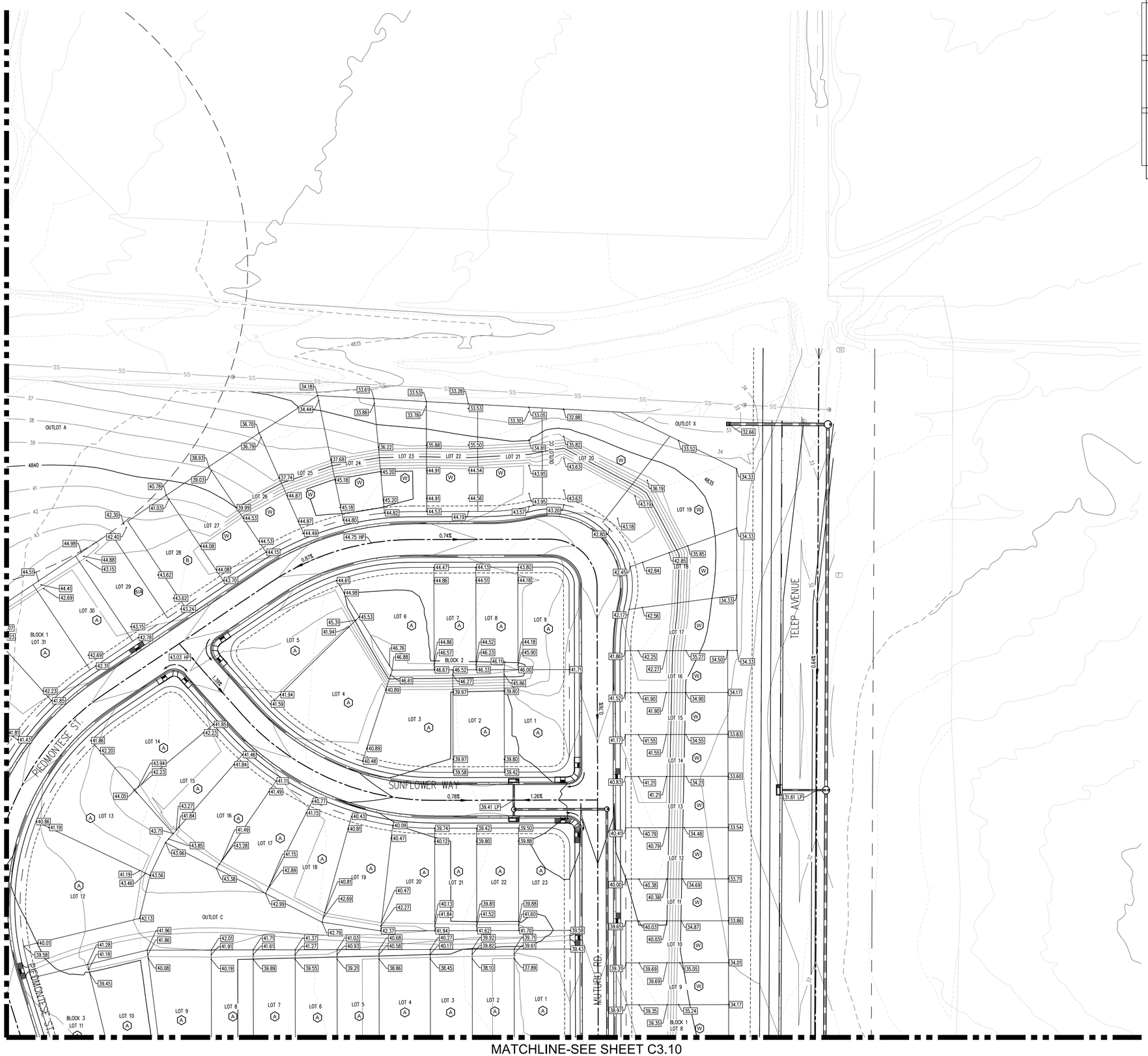
#	Date	Issue / Description	Init.

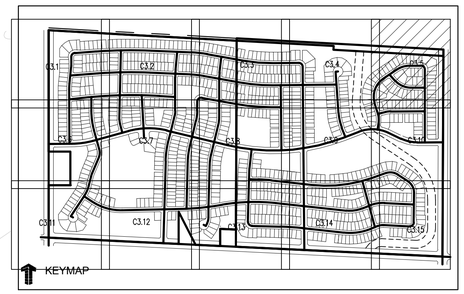
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.4

H:\Hartford Homes\CO Johnstown HFH0\...\Drawing\PDA\COVERSHEETS\C3.1_C3.15_Grading.dwg - Matthew Kirsch - 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
- 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.

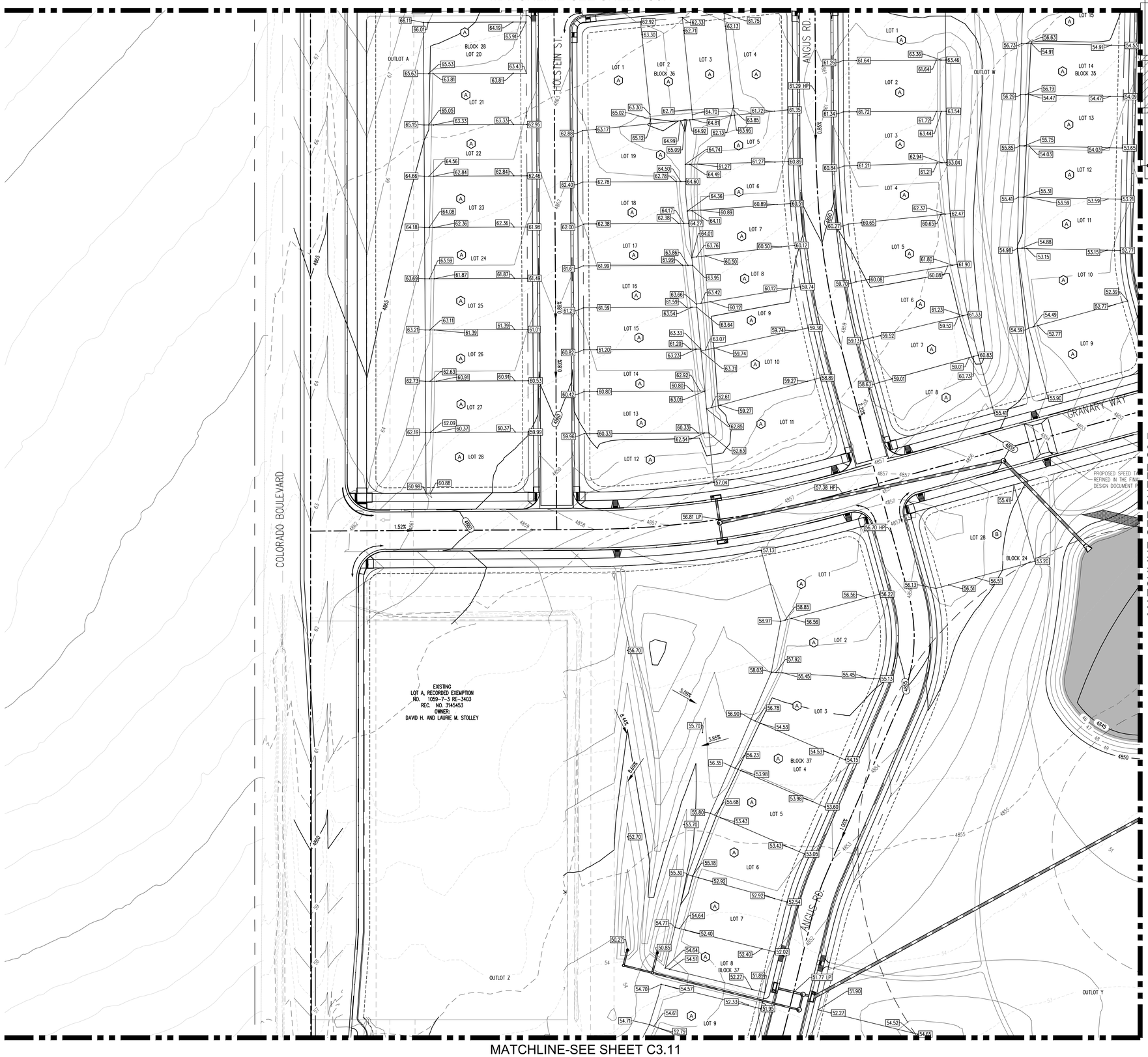
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.5

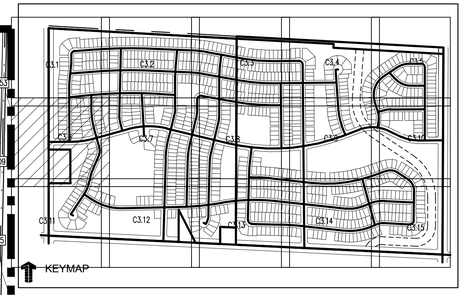
H:\Hartford Homes\CO Johnstown (HFH0)\Drawings\Civil\Plan\Sheets\C3.1-C3.15_Grading.dwg, Matthew.Kosch, 4/6/2021

MATCHLINE-SEE SHEET C3.1



MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.11



LEGEND:

- 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 — 4836.78
- PROPOSED LOT TYPES — A, A-RE, B, B-RE, G

NOTES:

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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.

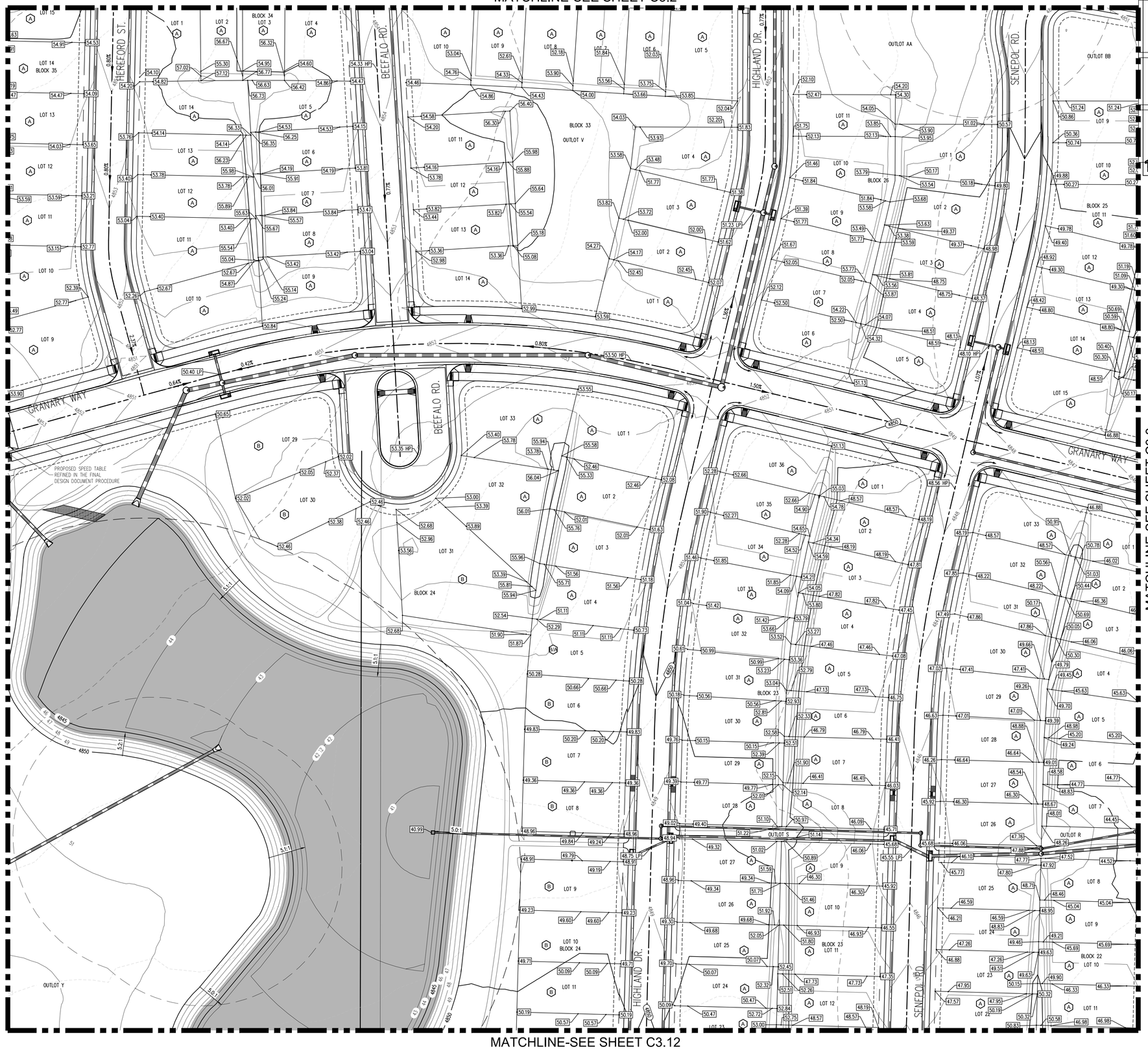
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.6

W:\Hartford Homes\CO Johnstown MF\300 - Granary\PDVs\CIVIL\PDP\PHASE1\C3.1_C3.16_Grading.dwg, Matthew Kelvin, 4/8/2021

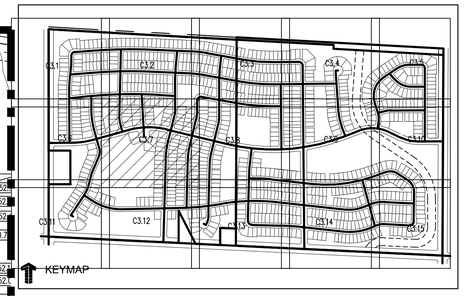
MATCHLINE-SEE SHEET C3.2



MATCHLINE-SEE SHEET C3.6

MATCHLINE-SEE SHEET C3.8

MATCHLINE-SEE SHEET C3.12



LEGEND:

- PROPOSED CURB AND GUTTER
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- PROPOSED MAJOR CONTOUR 4835
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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/B B B/C C

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SCALE: 1"=50'

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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

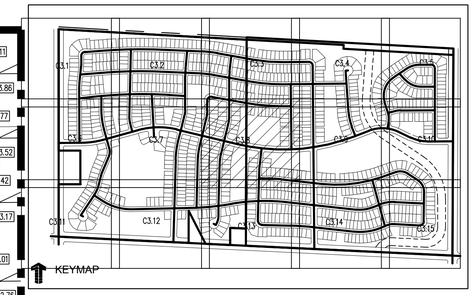
H:\Hartford Homes\CO Johnstown MF\RD - Granary\PDVs\CD\DRP\MF\RD_C3.1_C3.15_Grading.dwg - Matthew Kosch - 4/8/2021

MATCHLINE-SEE SHEET C3.3

MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.9

MATCHLINE-SEE SHEET C3.13



LEGEND:

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- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4847.2
- PROPOSED LOT TYPES — A, A/B, B, B/C, G

NOTES:

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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

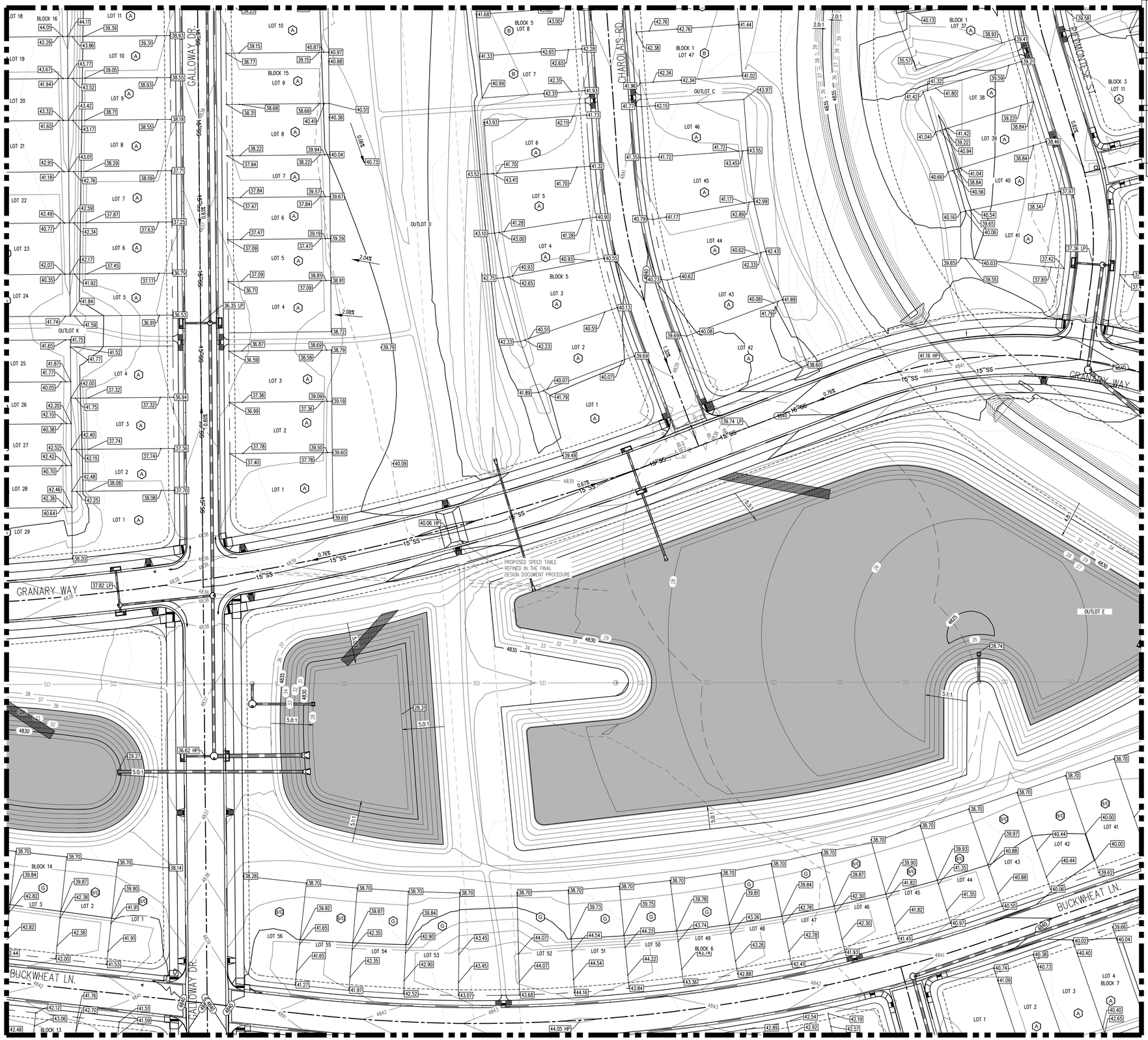
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.8

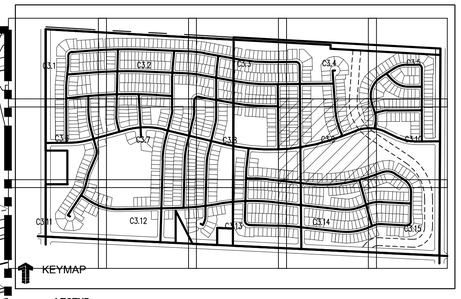
MATCHLINE-SEE SHEET C3.4



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 — 39.79
- 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.

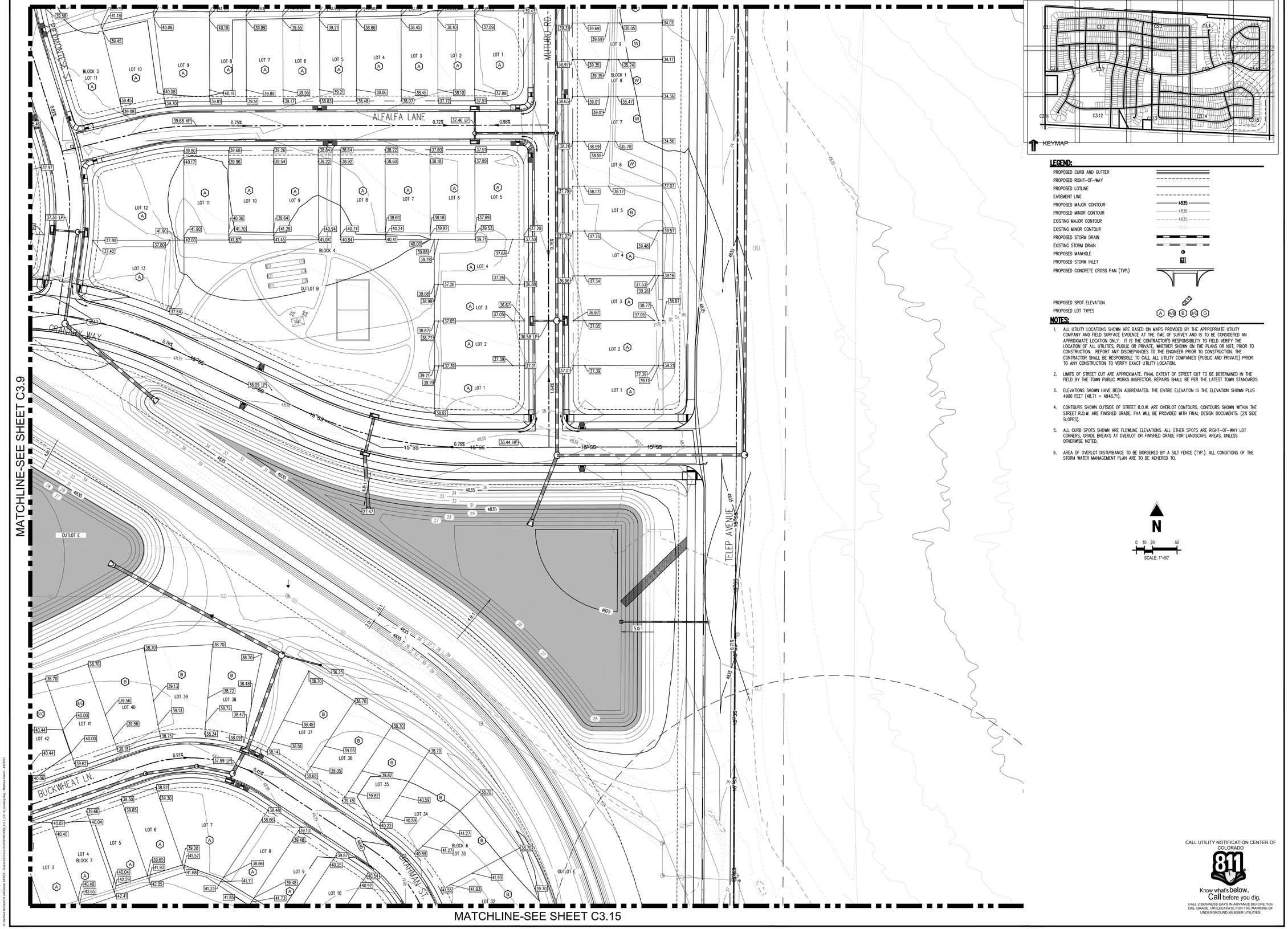
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

C3.9

W:\Hartford Homes\CO-Johnstown HFH0001-Granary\PDSA\PDSP\HFH0001-C3.1-C3.15-Grading.dwg - Matthew Adam - 4/8/2021

MATCHLINE-SEE SHEET C3.5



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
PROPOSED STORM DRAIN	
EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	
PROPOSED SPOT ELEVATION	48.71
PROPOSED LOT TYPES	A, A-E, B, B-E, G

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

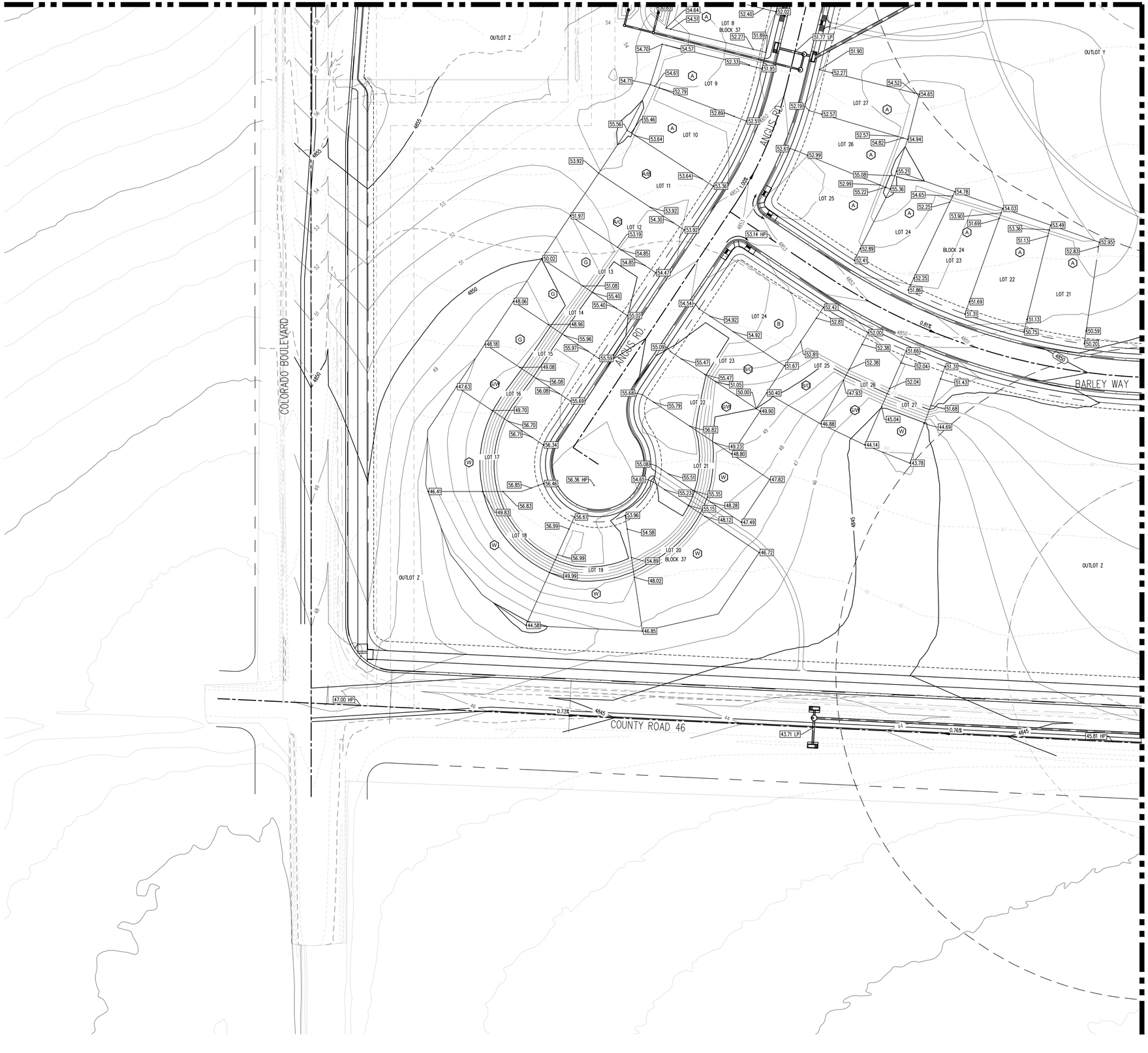
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

GRADING PLAN

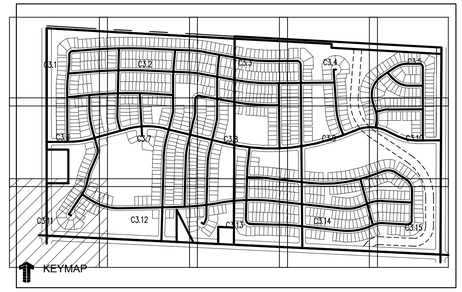
C3.10

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:

- 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 — ST
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 48.71
- 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

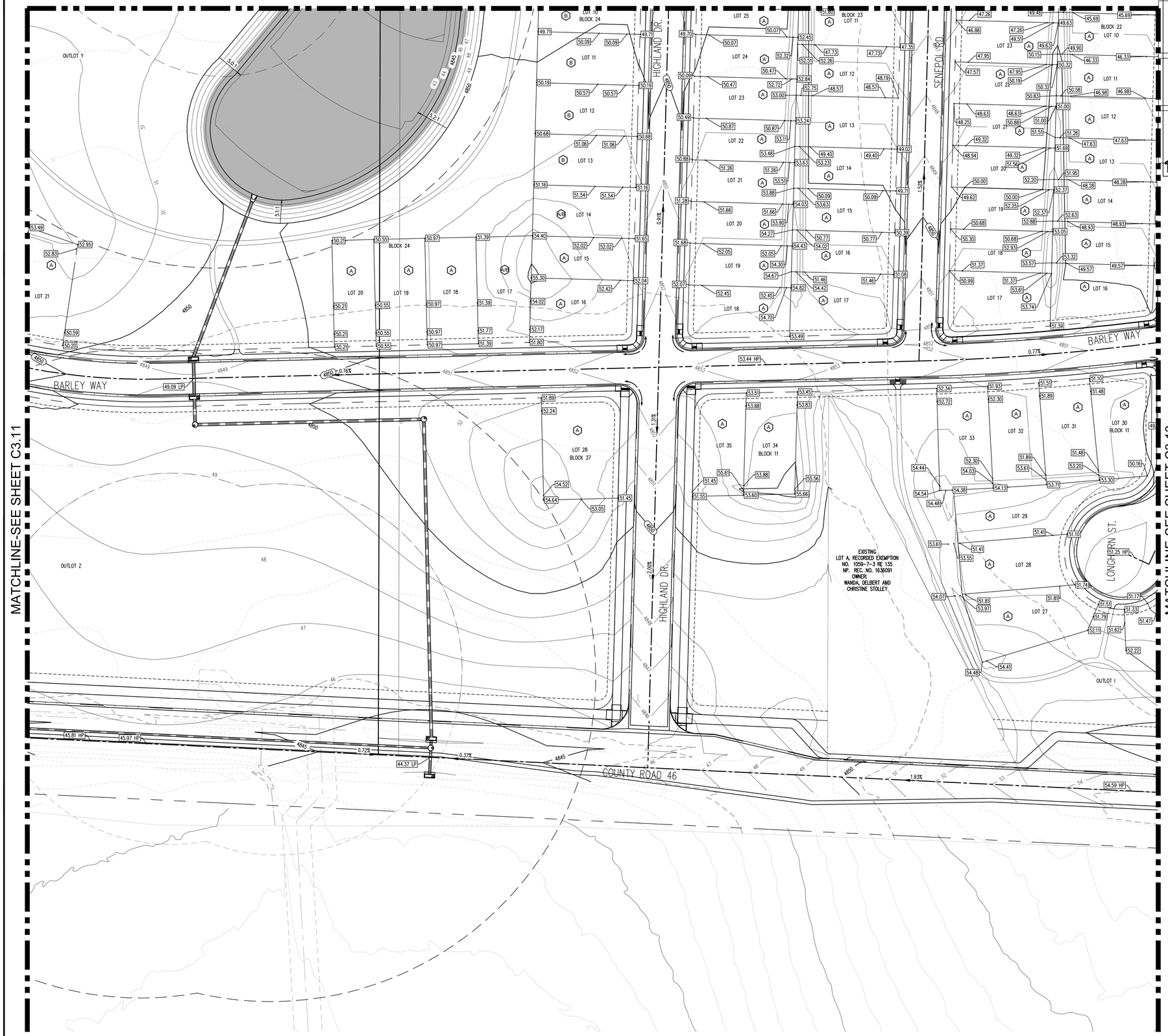
C3.11

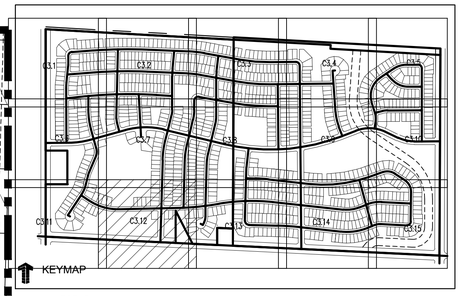
H:\Hatfield Homes\CO\Johnstown MF\00 - Granary\DOCS\CONSTRUCTION\CDS_C3.1_C3.14_Grading.dwg, Matthew Kleck, 4/8/2021

MATCHLINE-SEE SHEET C3.7

MATCHLINE-SEE SHEET C3.11

MATCHLINE-SEE SHEET C3.13





LEGEND:

- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- PROPOSED MAJOR CONTOUR — 4835
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- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — ST
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4838.78
- 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
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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

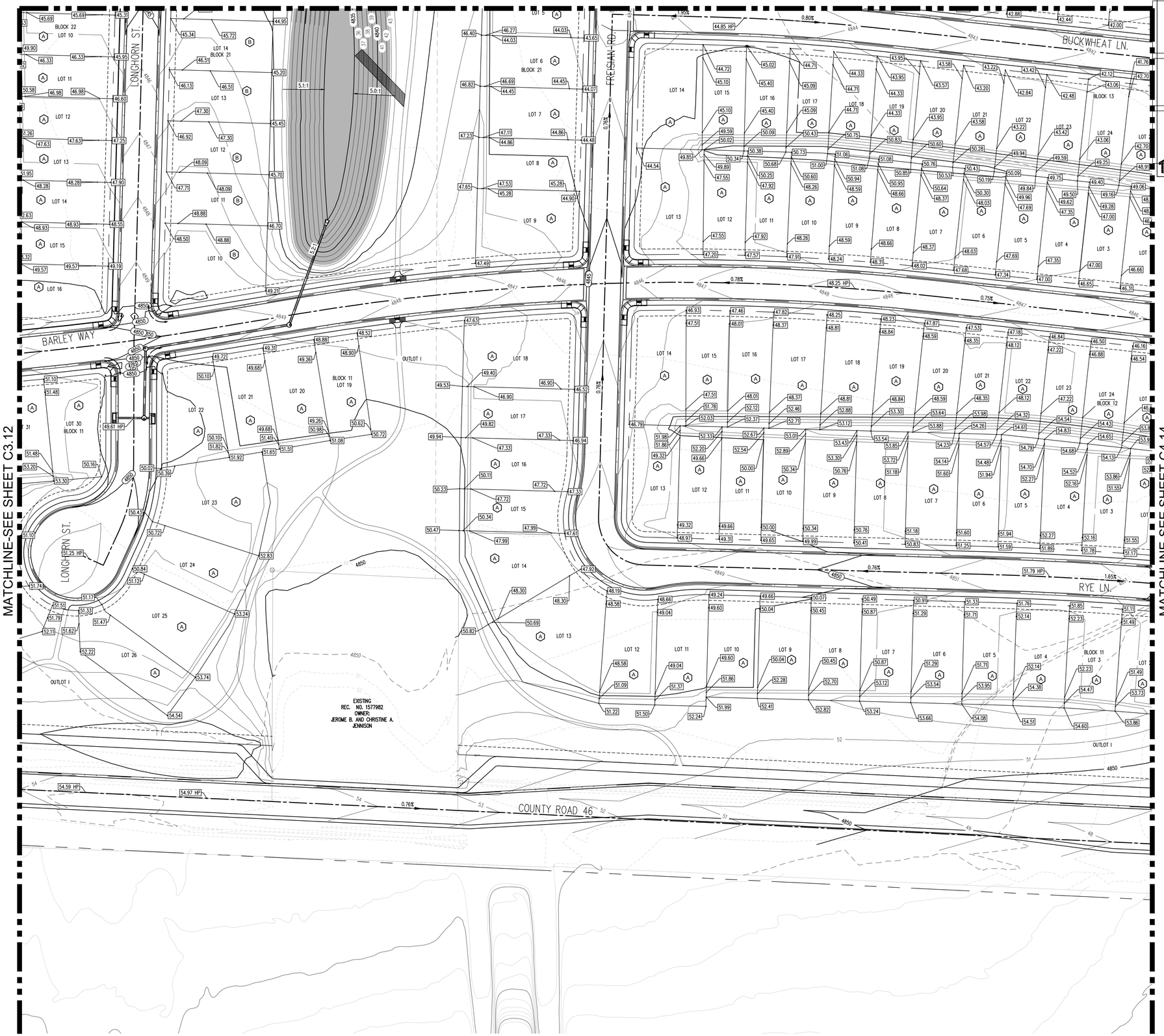
C3.12

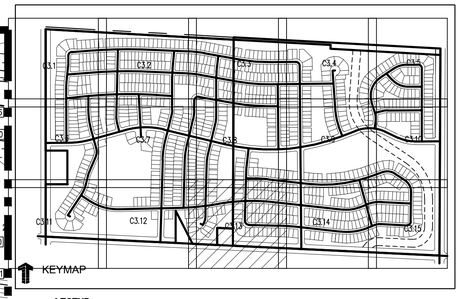
H:\Refiled Names\C3 Johnstown HFH0... Granary\DOCS\CIVIL\DEVPLAN\HFH0020_C3.1_C3.14_Grading.dwg - Matthew Kaiser - 4/8/2021

MATCHLINE-SEE SHEET C3.8

MATCHLINE-SEE SHEET C3.12

MATCHLINE-SEE SHEET C4.14





LEGEND:

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- PROPOSED LOTLINE
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- EXISTING MINOR CONTOUR — 4836
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED STORM INLET — SI
- PROPOSED CONCRETE CROSS PAN (TYP.)
- PROPOSED SPOT ELEVATION — 4836.78
- PROPOSED LOT TYPES — A, A-E, B, B-E, G

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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

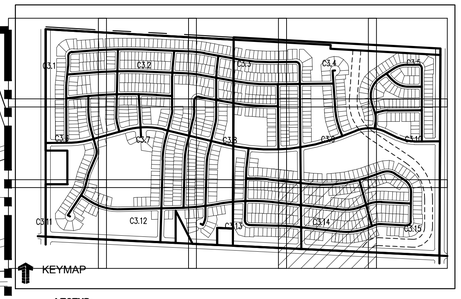
C3.13

H:\Refiled Names\C3.13 Johnstown HFH0000020 - Granary\DOCS\CIVIL\DEVPLAN\HFH0000020_C3.13 Grading Map - Matthew Kaiser - 4/8/2021

MATCHLINE-SEE SHEET C3.9

MATCHLINE-SEE SHEET C3.13

MATCHLINE-SEE SHEET C3.15



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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.

N

0 10 20 50

SCALE: 1"=50'

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

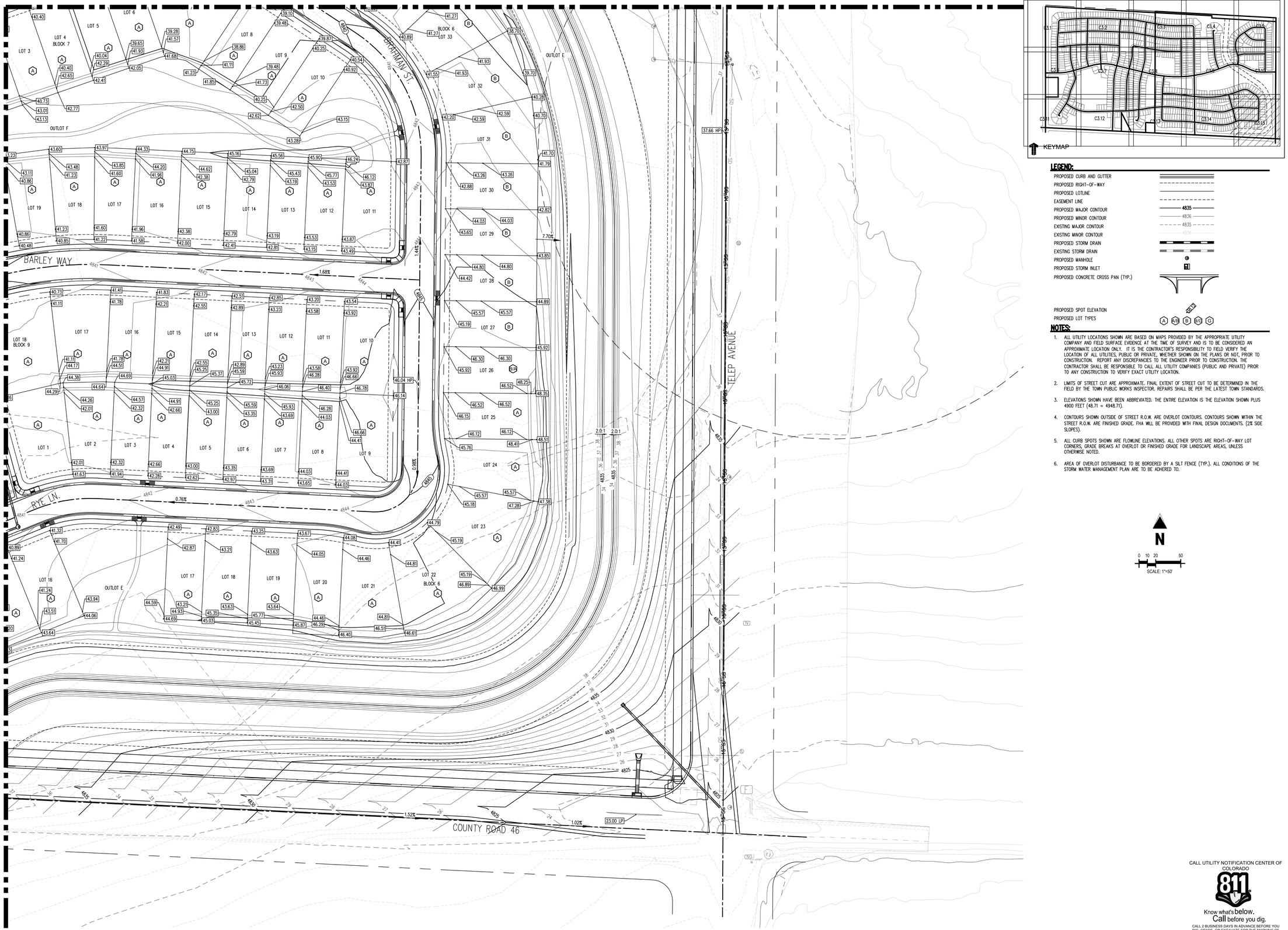
GRADING PLAN

C3.14

M:\Hatfield Harvest\CO Johnstown HFH\DV - Granary\PDP\AUTOPDP\Sheet\Set\02_C3.14_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 — 4835.79
- PROPOSED LOT TYPES — A, A-E, B, B-E, G

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

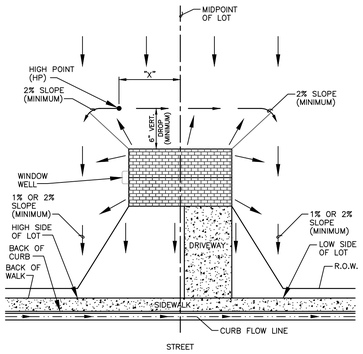
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

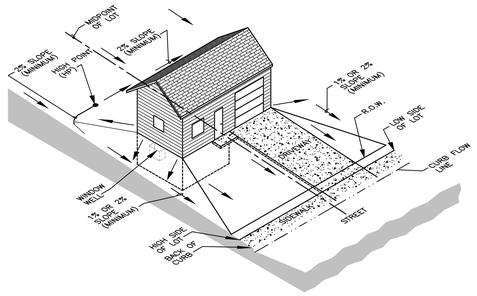
GRADING PLAN

C3.15

H:\Redford Homes\CO Johnstown HFH0001 Granary\PDOs\DEVDP\HFH0001_C3.1-C3.15_Grading.dwg, Matthew Kleen, 4/8/2021



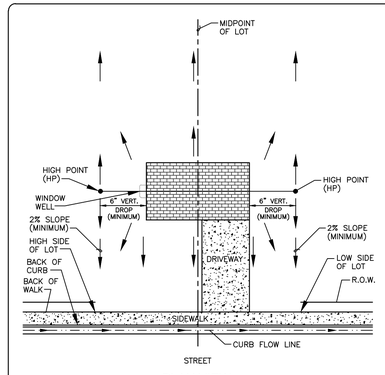
PLAN VIEW



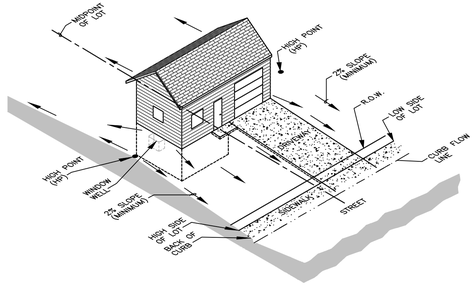
ISOMETRIC VIEW

NOTE:
"X" =1/2[LOT WIDTH – (2 x SWALE TURN RADIUS) – (LOT WIDTH x STREET GRADIENT / SWALE GRADIENT)]

TYPE "A" LOT
GRADING PLAN

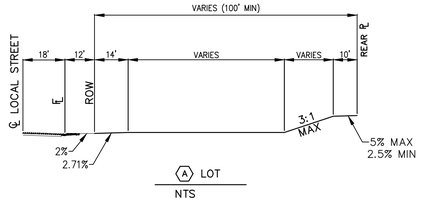


PLAN VIEW

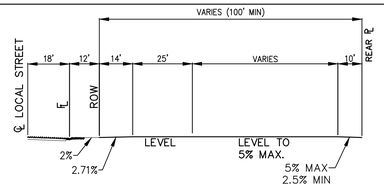


ISOMETRIC VIEW

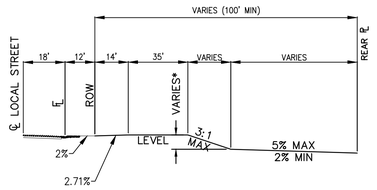
TYPE "B" LOT
GRADING PLAN



A LOT
NTS

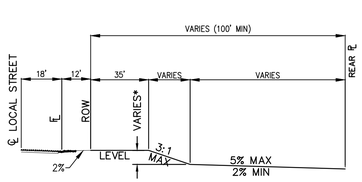


B LOT
NTS



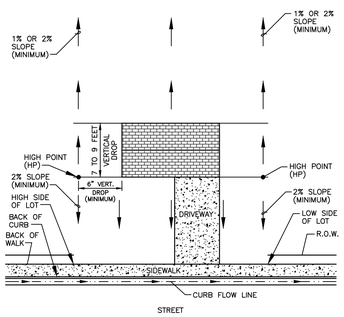
* HEIGHT VARIES FOR GARDEN LEVELS AS DESIGNATED ON PLANS

G LOT
NTS

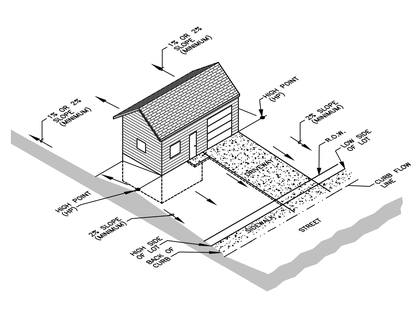


* HEIGHT VARIES FOR WALKOUT LEVELS AS DESIGNATED ON PLANS

W LOT
NTS

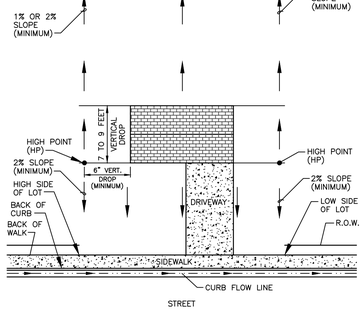


PLAN VIEW

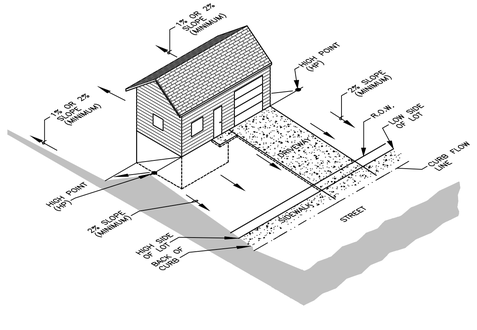


ISOMETRIC VIEW

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

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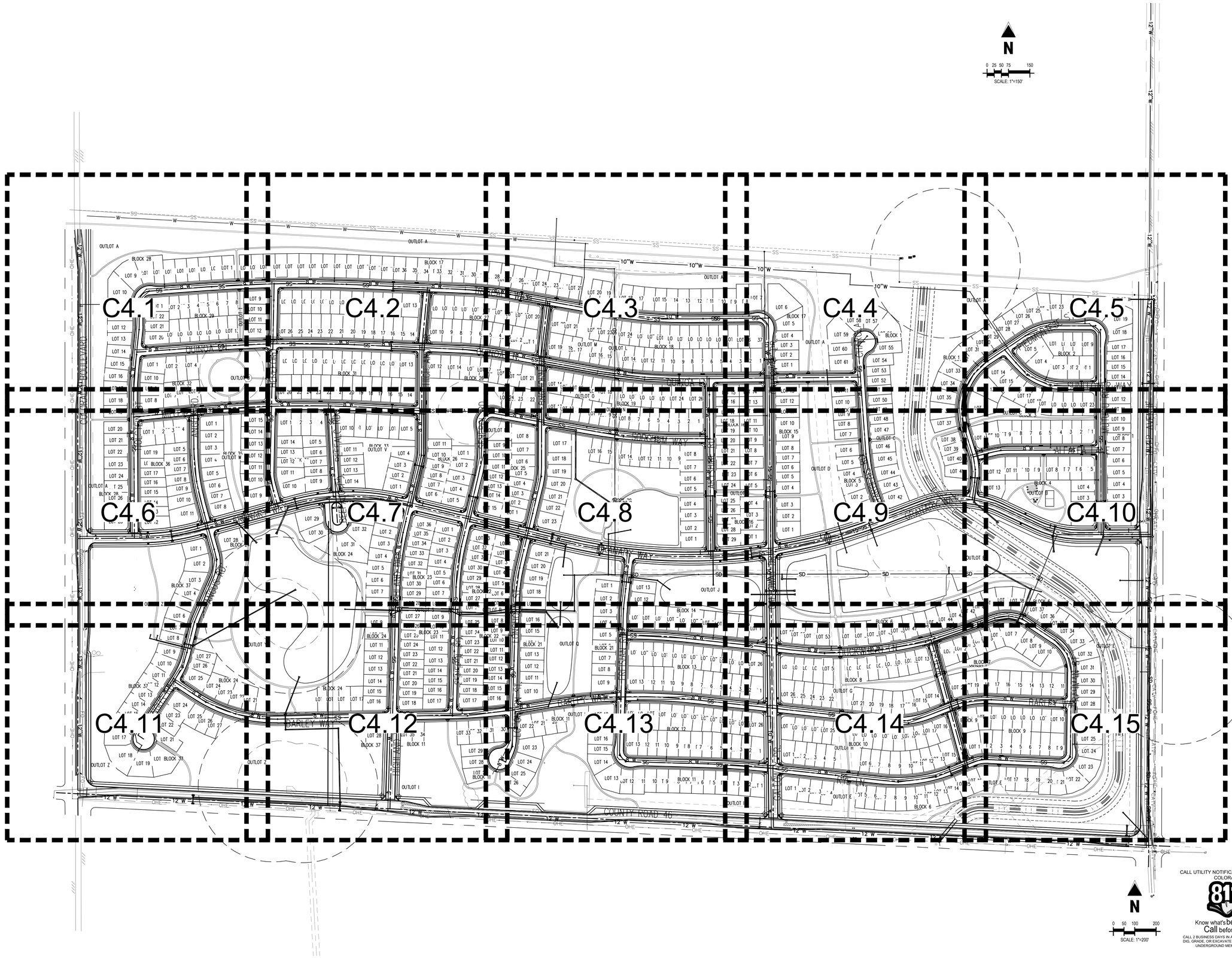
C3.16

W:\Hartford Homes\CO Johnstown HFH\Dr - Granary\COVUV\DWG\HFH0020_C3.X_Grading.DT.dwg, Matthew Kesch, 4/8/2021



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
- - - JOHNSTOWN, CO

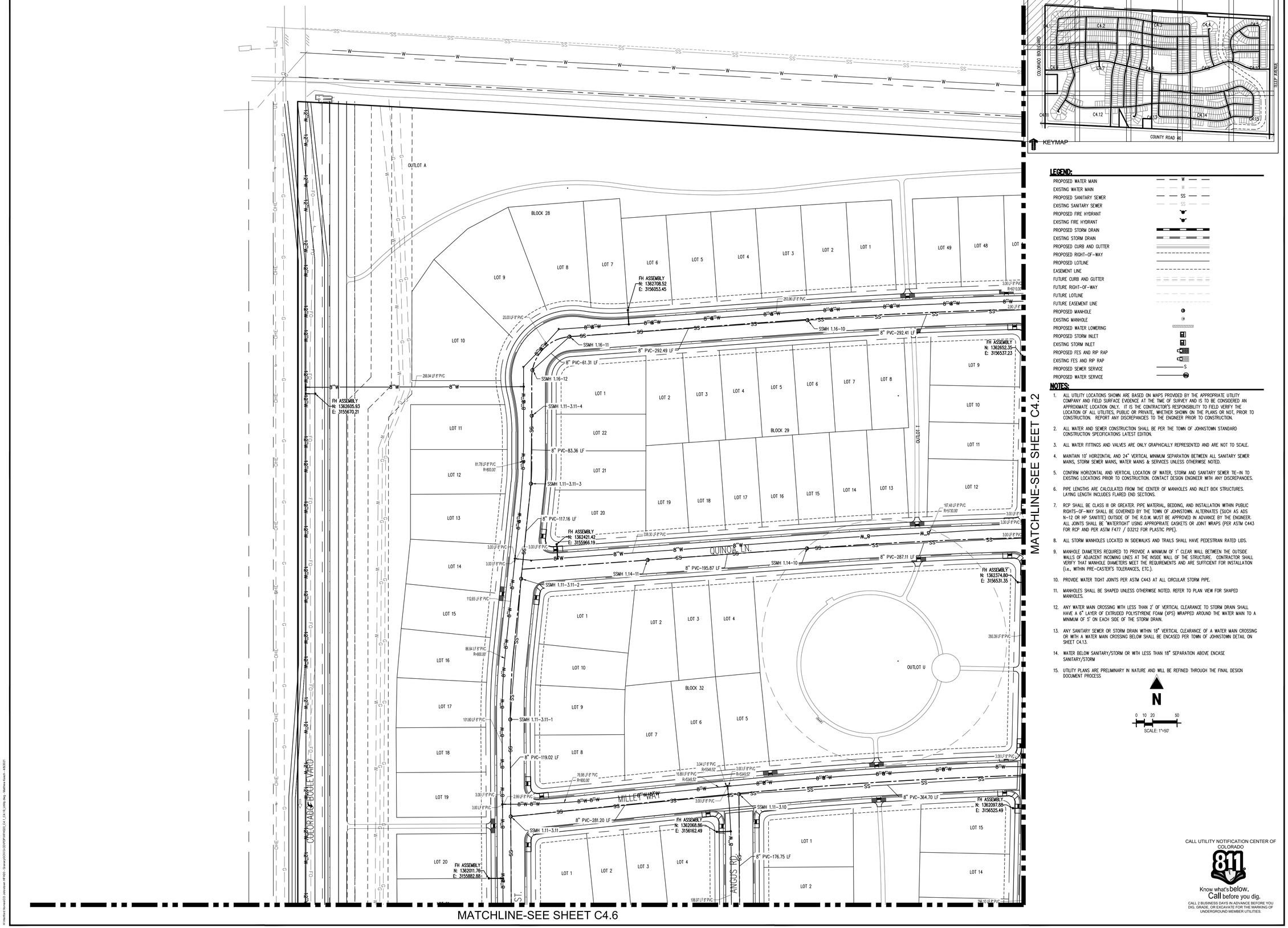
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	RJB
Checked By:	JEP
Date:	04.09.2021

OVERALL UTILITY PLAN

C4.0

H:\Redtail Ranch\CO Johnstown MF\001 - Granary\PDVs\PDP\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

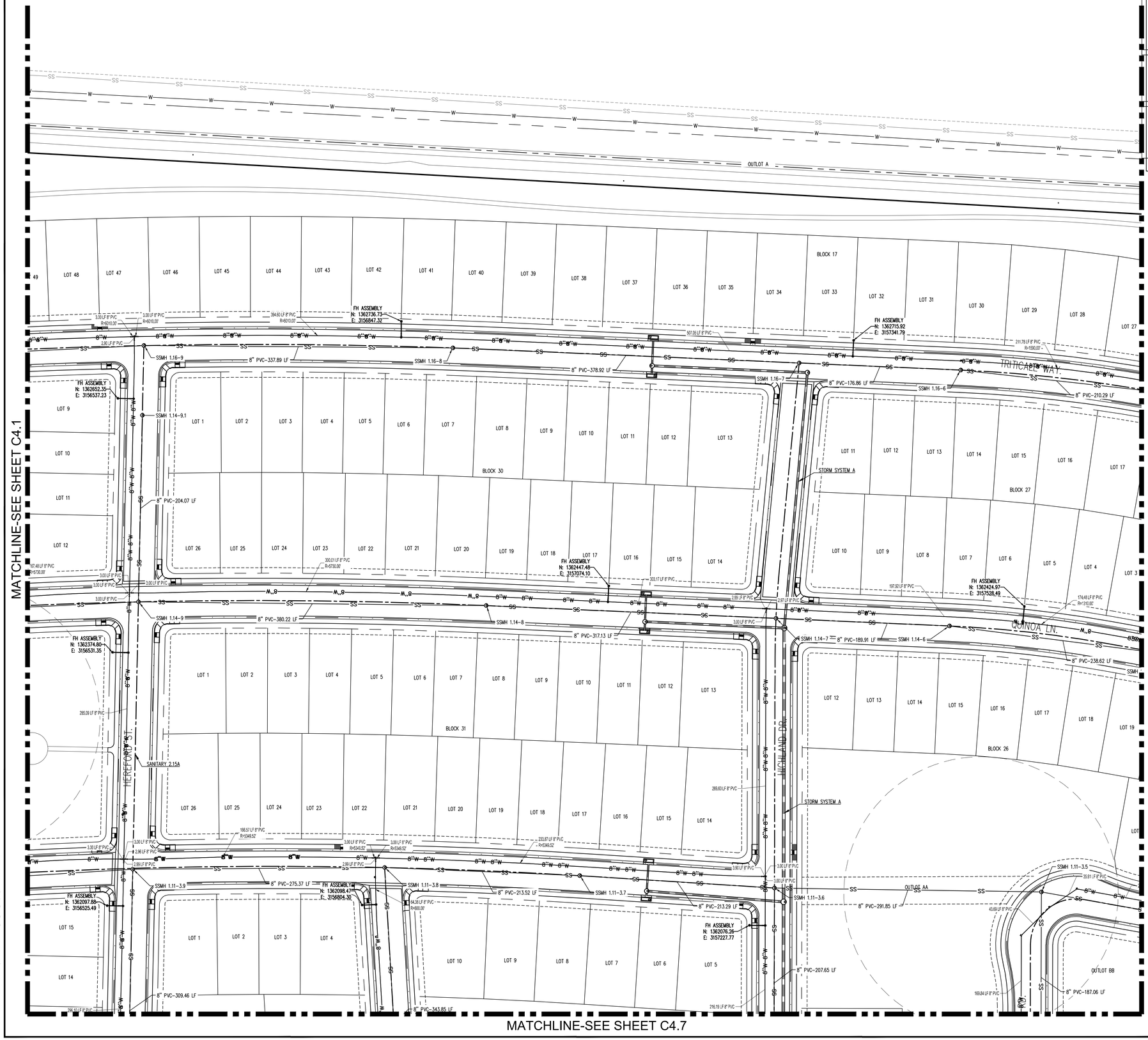
#	Date	Issue / Description	Init.

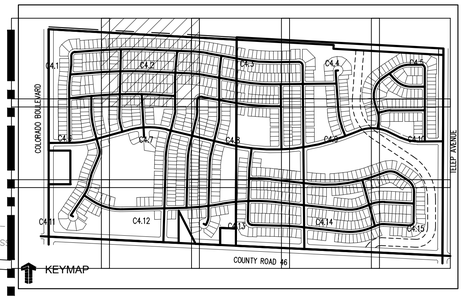
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.1

N:\Shelford Homes\CO\Johnstown MF\00 - Granary\DOCS\CDD\PDP\UTILITY\C4.1_C4.14_Utility Plan.dwg - Matthew Koech - 4/8/2021





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- EXISTING SANITARY SEWER — SS
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- EXISTING FIRE HYDRANT
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- 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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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

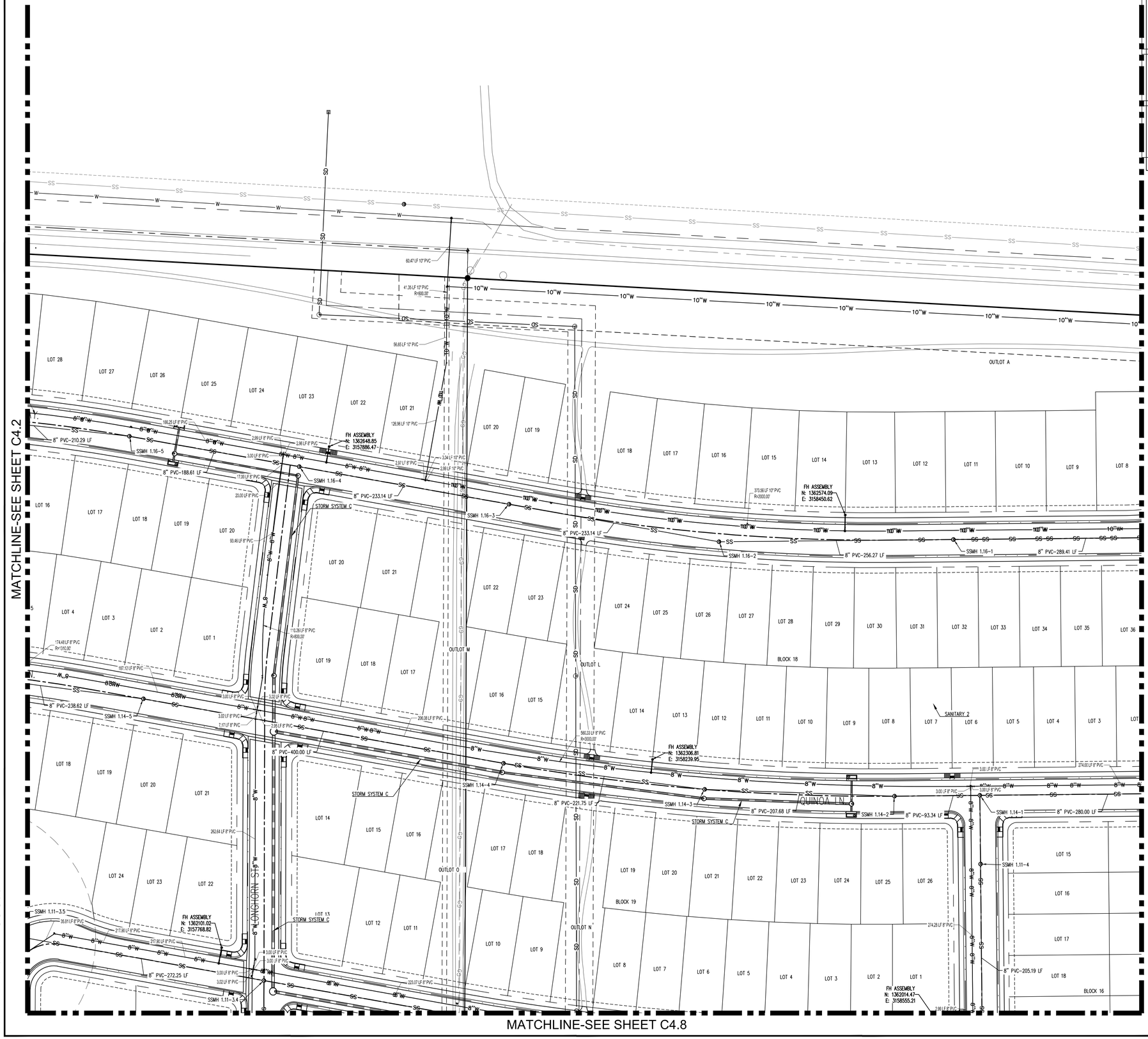
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.2

N:\Hartford Homes\CO Johnstown (HFH0)\...\Granary\PDSVA\CD\PDP\Plat\[UTIL C4.1, C4.1A, Utility Key - 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	
PROPOSED FES AND RIP RAP	
EXISTING FES AND RIP RAP	
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE	W

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

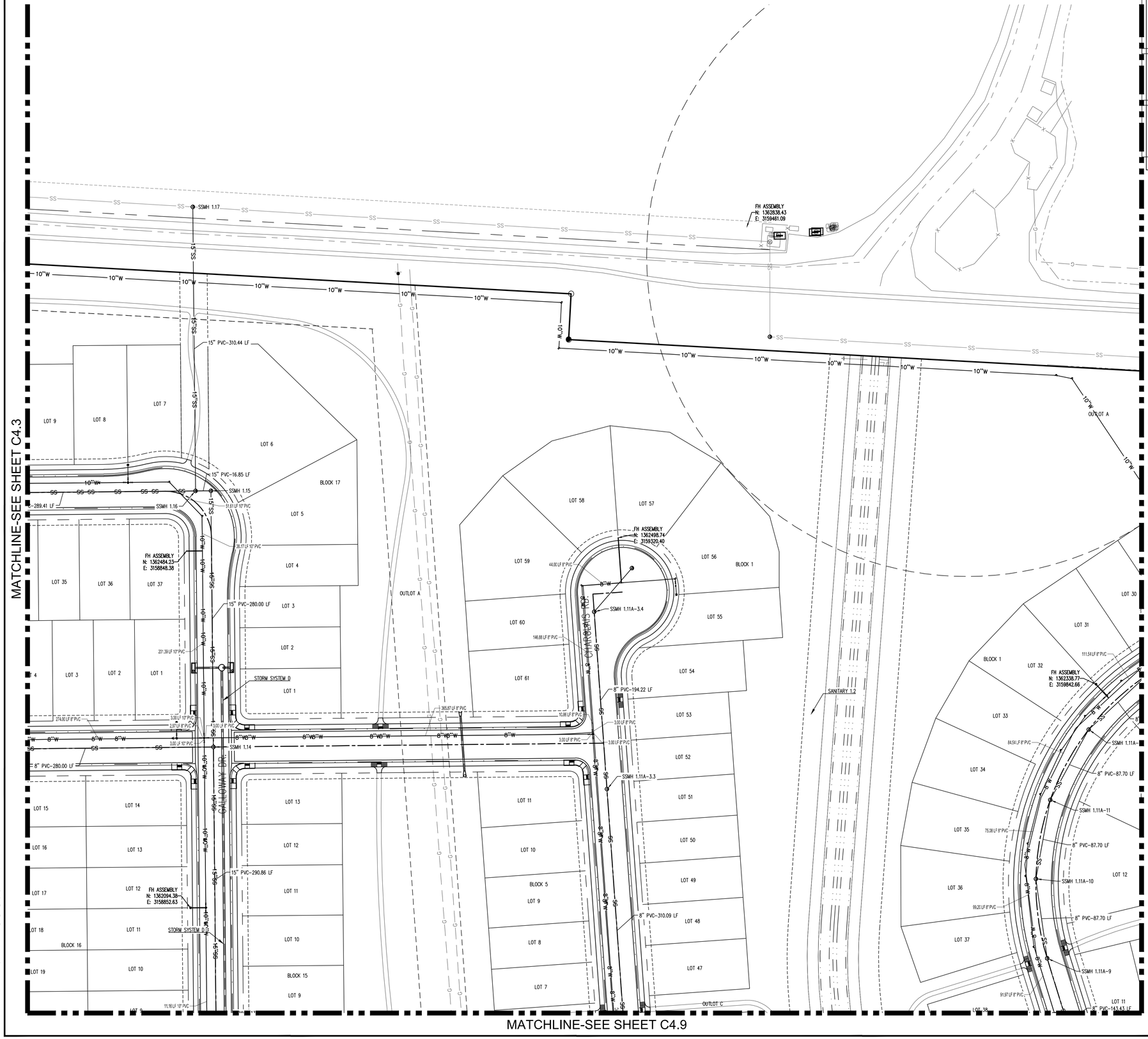
#	Date	Issue / Description	Init.

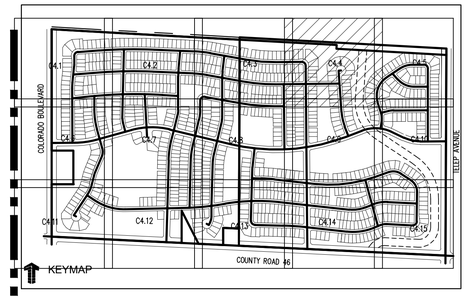
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.3

W:\Hartford Homes\Drawings\Johnstown MF\SD\1-Granary\PDSHT\PRELIM\SHEETS\C4.3_C4.3_Utility Map - Matthew Kosch - 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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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

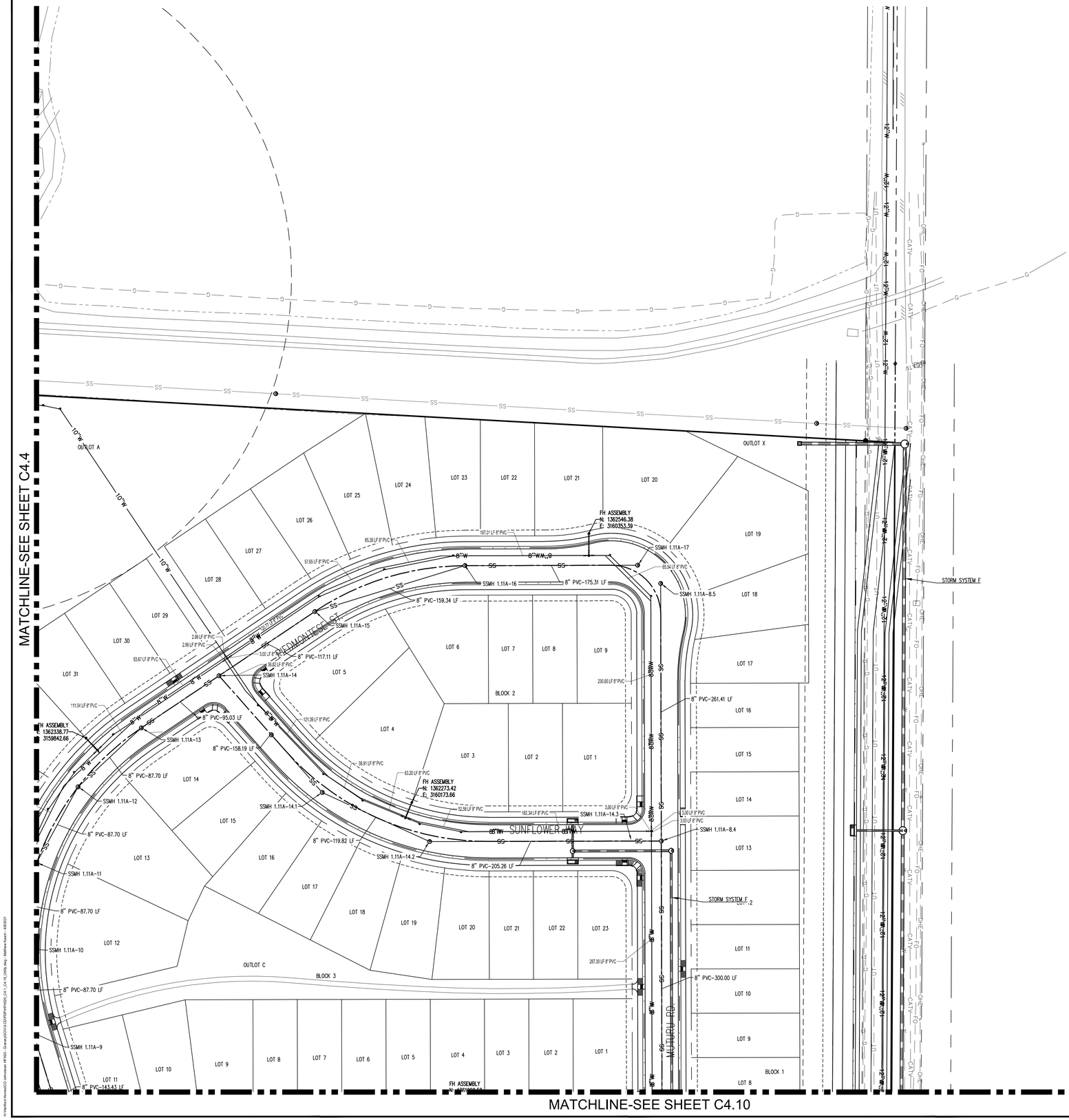
#	Date	Issue / Description	Init.

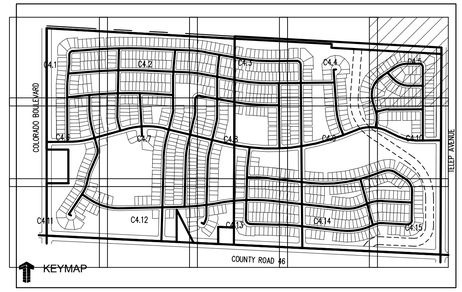
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.4

N:\Hartford Homes\CO Johnstown (HFH0)\...\Granary\PDSVA\CD\PDP\HFH0020_C4.1_C4.15_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	
PROPOSED FES AND RIP RAP	
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PROPOSED SEWER SERVICE	S
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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.

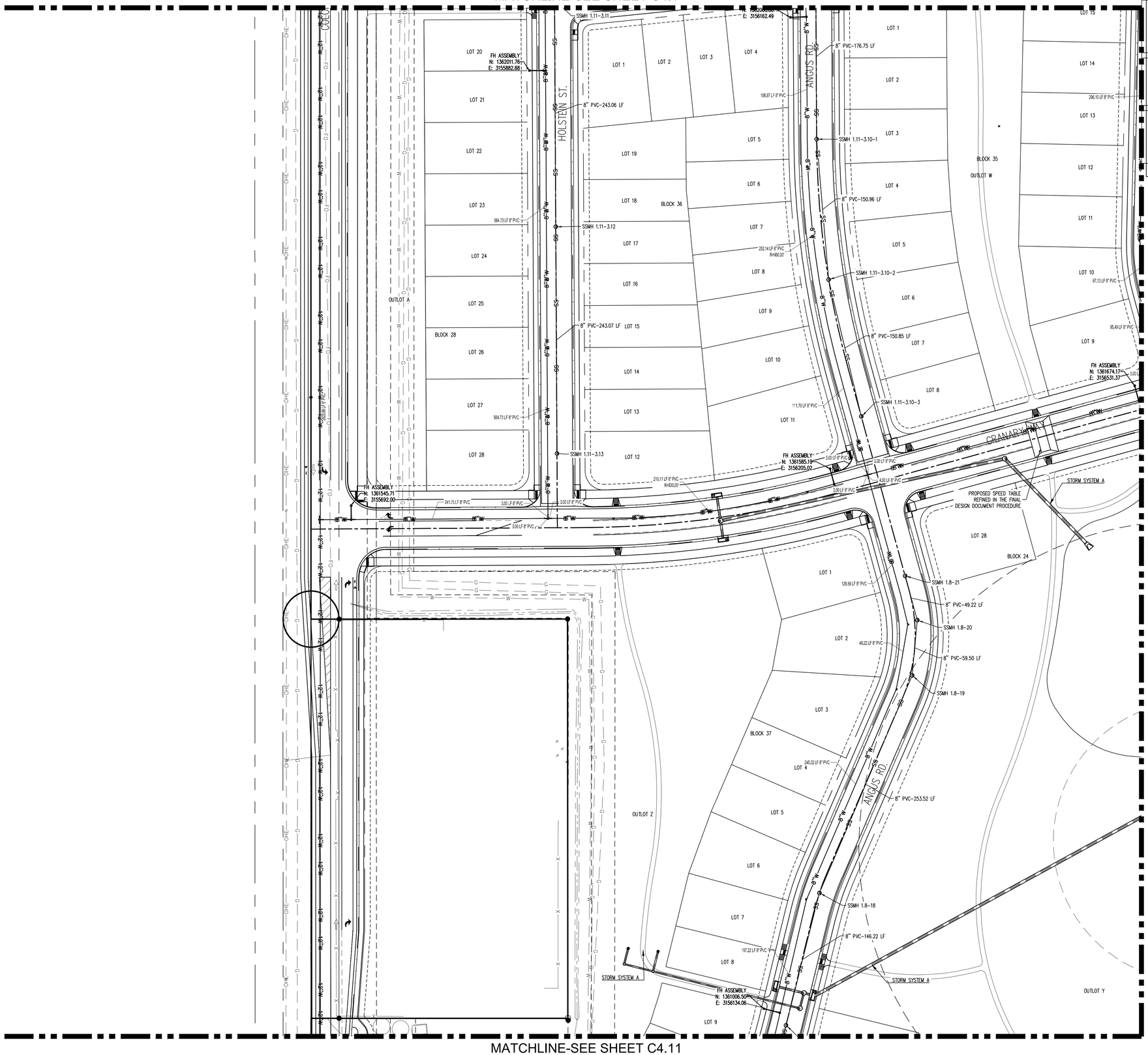
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.5

W:\Hartford Homes\Co Johnstown #HFH0\0 - Granary\Civil\CAD\SHEETS\HFH0_C4.5_UTILITIES.dwg - Matthew Kirsch - 4/8/2021

MATCHLINE-SEE SHEET C4.1



MATCHLINE-SEE SHEET C4.7

MATCHLINE-SEE SHEET C4.11

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	
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PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
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PROPOSED MANHOLE	
EXISTING MANHOLE	
PROPOSED WATER LOWERING	
PROPOSED STORM INLET	
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

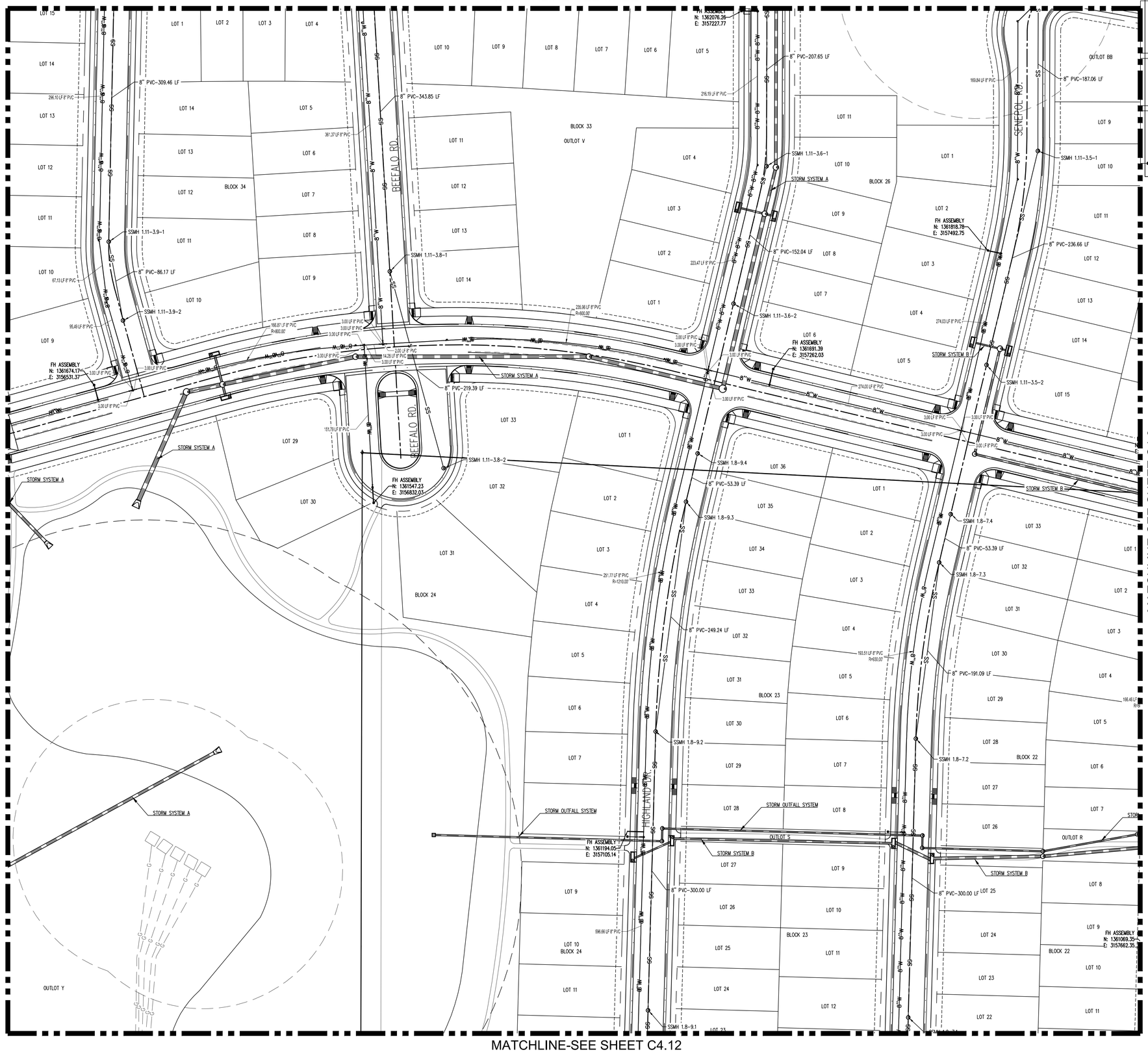
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.6

N:\Shared Internal\CO Johnstown #HFH0 - Granary\DOCS\CIVIL\DP\SHEETS\C4.1_C4.16_Utility Plan - Matthew Koch - 4/8/2021

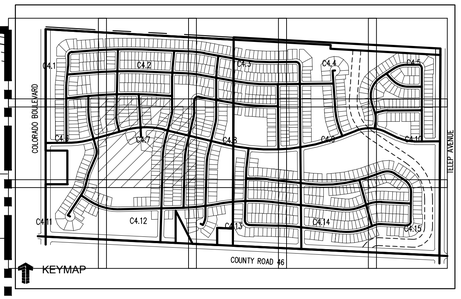
MATCHLINE-SEE SHEET C4.2



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

NOTES:

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2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
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.
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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

C4.7

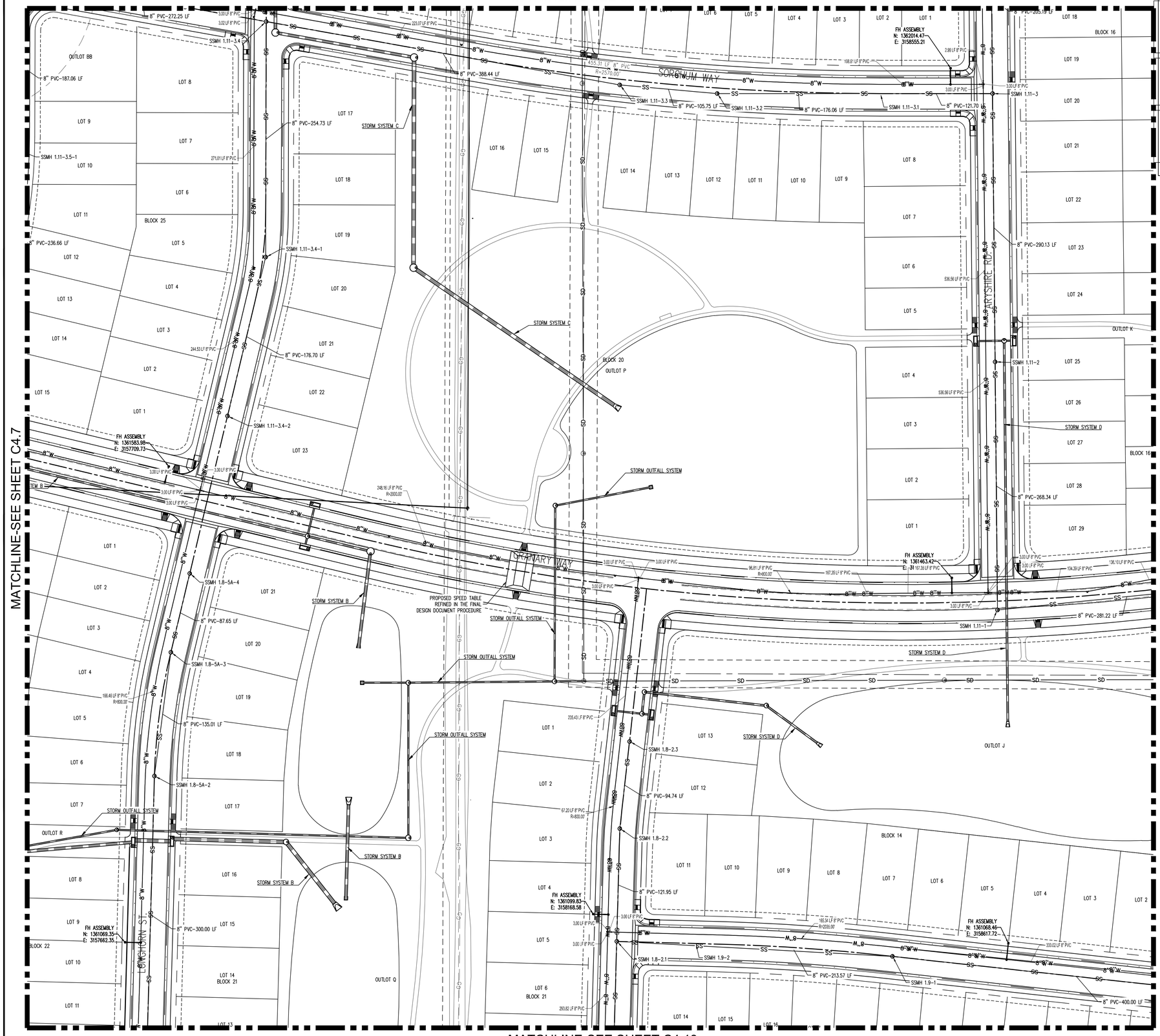
W:\Hartford Homes\CO\Johnstown HF\300 - Granary\PDSVA\CSTD\PDR\PHASE1\C4.7_C4.11_Utility Plan - Matthew Kosch - 4/8/2021

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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N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

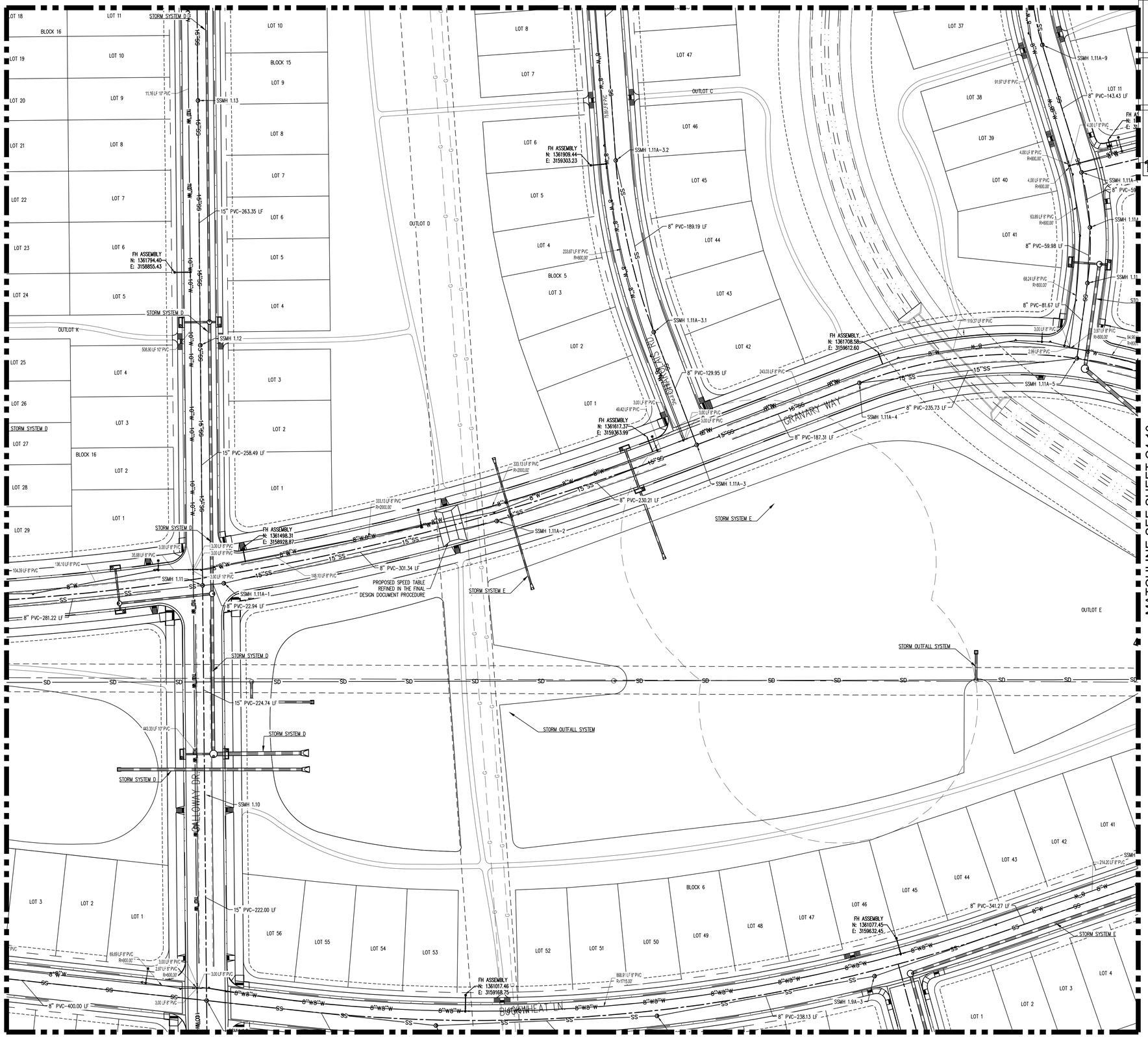
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.8

H:\Hartford Homes\CO-Johnstown MF\MD - Granary\PDVA\COVERSHEETS\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
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- PROPOSED MANHOLE
- EXISTING MANHOLE
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- PROPOSED STORM INLET
- EXISTING STORM INLET
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- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

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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.

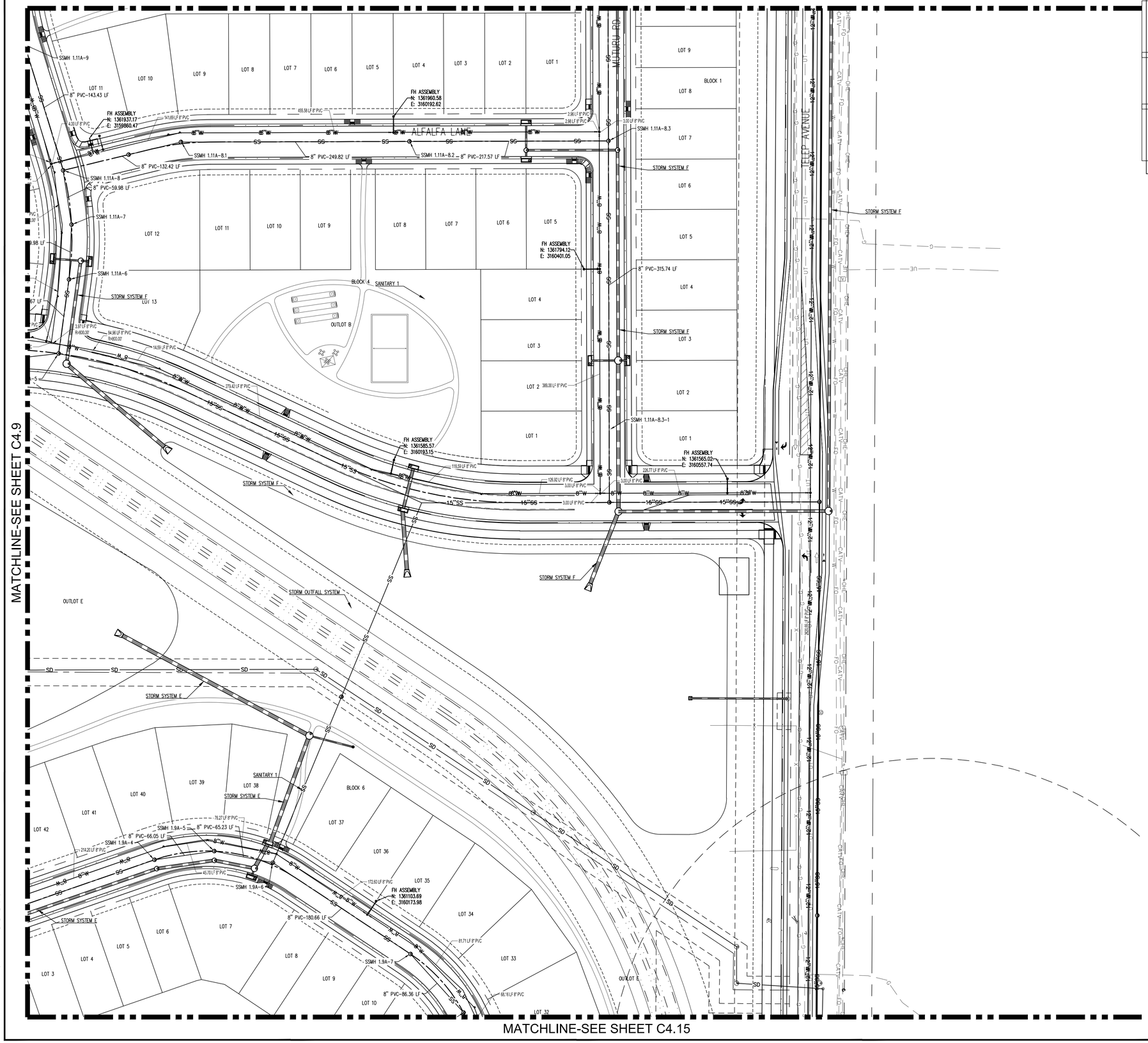
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.9

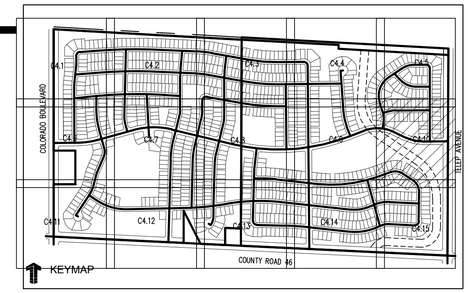
W:\Harford Homes\CO\Johnstown MF\000 - Granary\PDOX\ZDRIP\HARFO_C4.1_C4.15_Utility Plan - Matthew Kosch - 4/8/2021

MATCHLINE-SEE SHEET C4.5



MATCHLINE-SEE SHEET C4.9

MATCHLINE-SEE SHEET C4.15



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
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- 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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SCALE: 1"=50'

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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

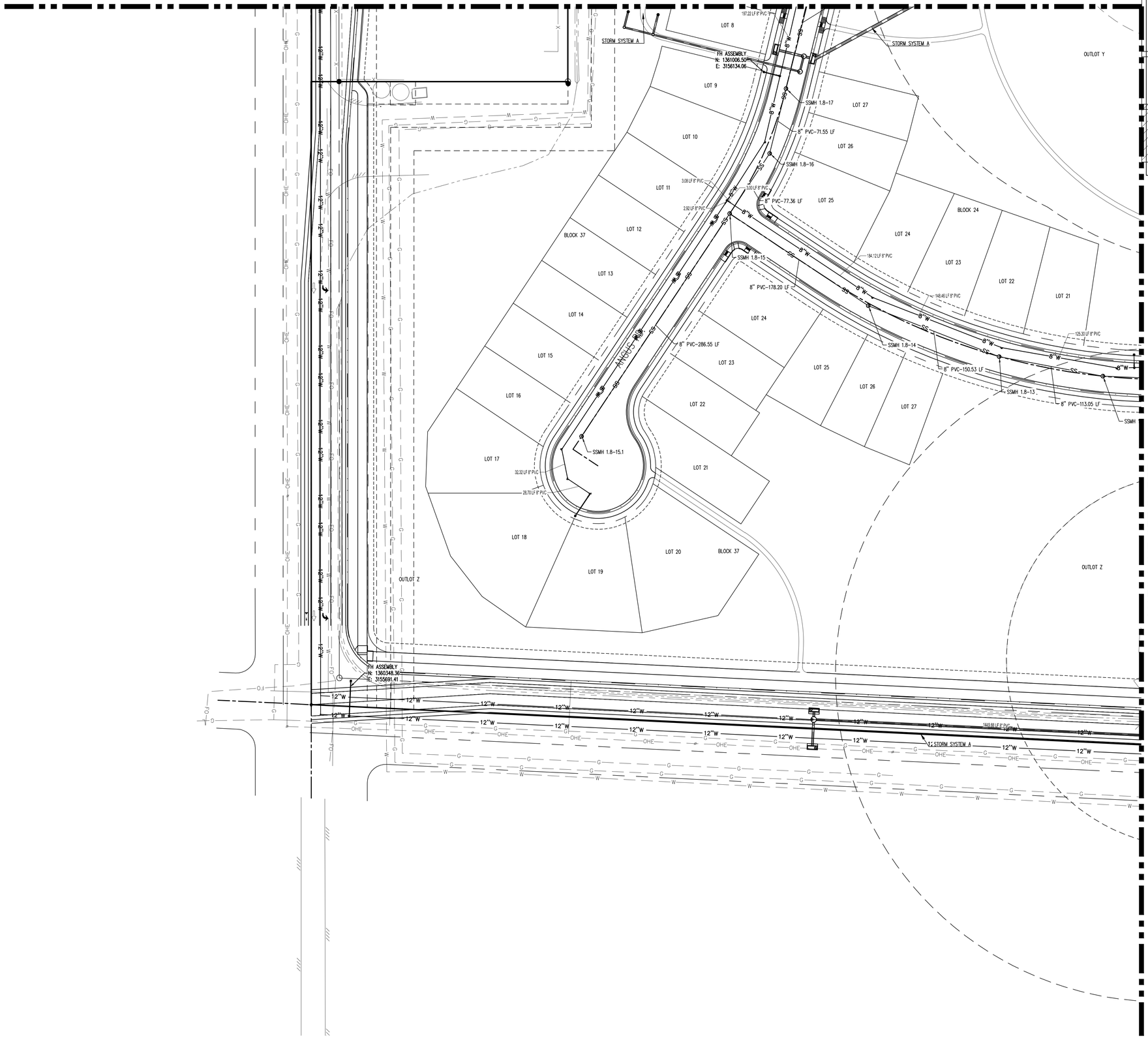
Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

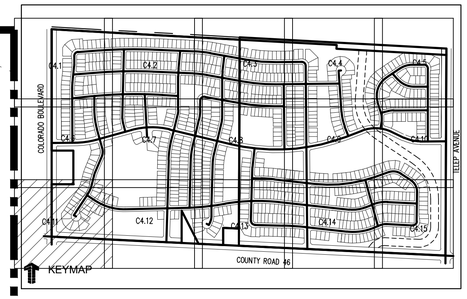
UTILITY PLAN

C4.10

H:\Shelton\Home\CO Johnstown HF\00 - Granary\DOCS\DESIGN\PHASE1\C4.1-C4.15_Utility Key - Matthew Koch - 4/8/2021

MATCHLINE-SEE SHEET C4.6





MATCHLINE-SEE SHEET C4.12

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- PROPOSED WATER SERVICE

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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.
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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).
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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

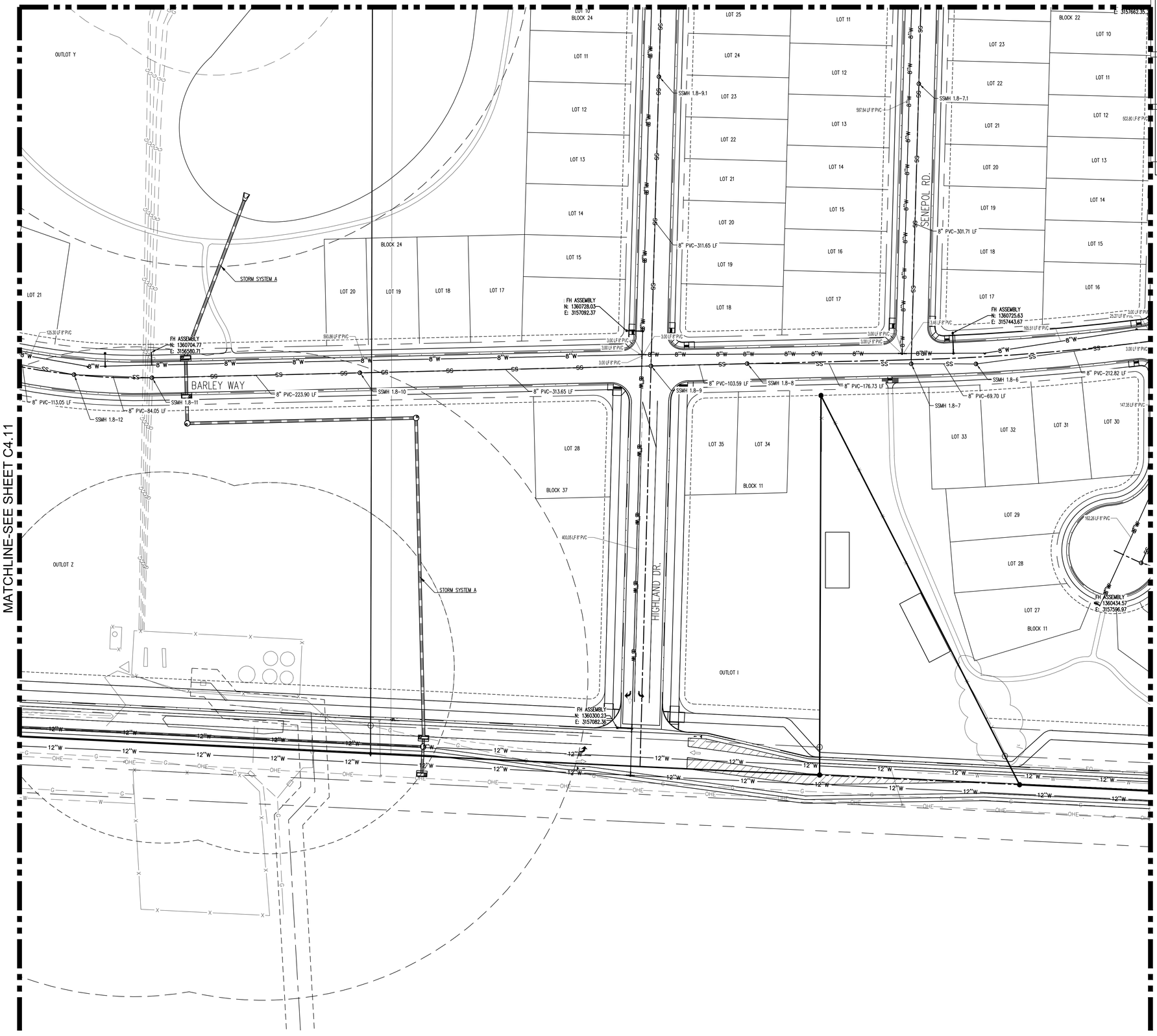
C4.11

H:\Redford Homes\CO Johnstown HFH0001 Granary\PDVs\CDs\PDP\HFH0001_C4.1_C4.15_Utility Plan - 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
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE — S
- PROPOSED WATER SERVICE — W

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PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

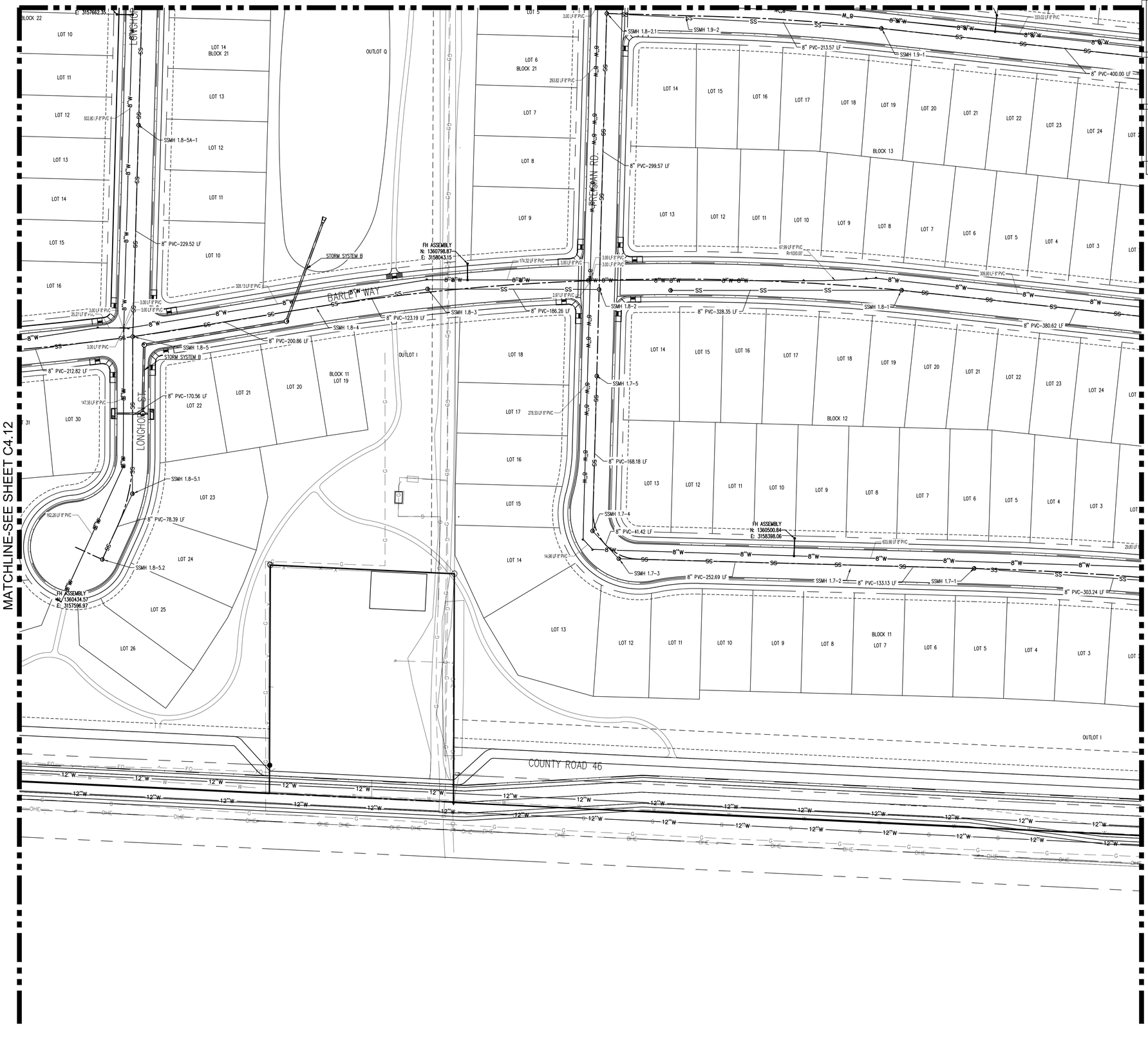
C4.12

K:\Hartford Homes\CO-Johnstown MF\MD - Granary\DWG\XR\DP\HFH000_C4.1_C4.15_Utility Map - Matthew Keech - 4/8/2021

MATCHLINE-SEE SHEET C4.8

MATCHLINE-SEE SHEET C4.12

MATCHLINE-SEE SHEET C4.14



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PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

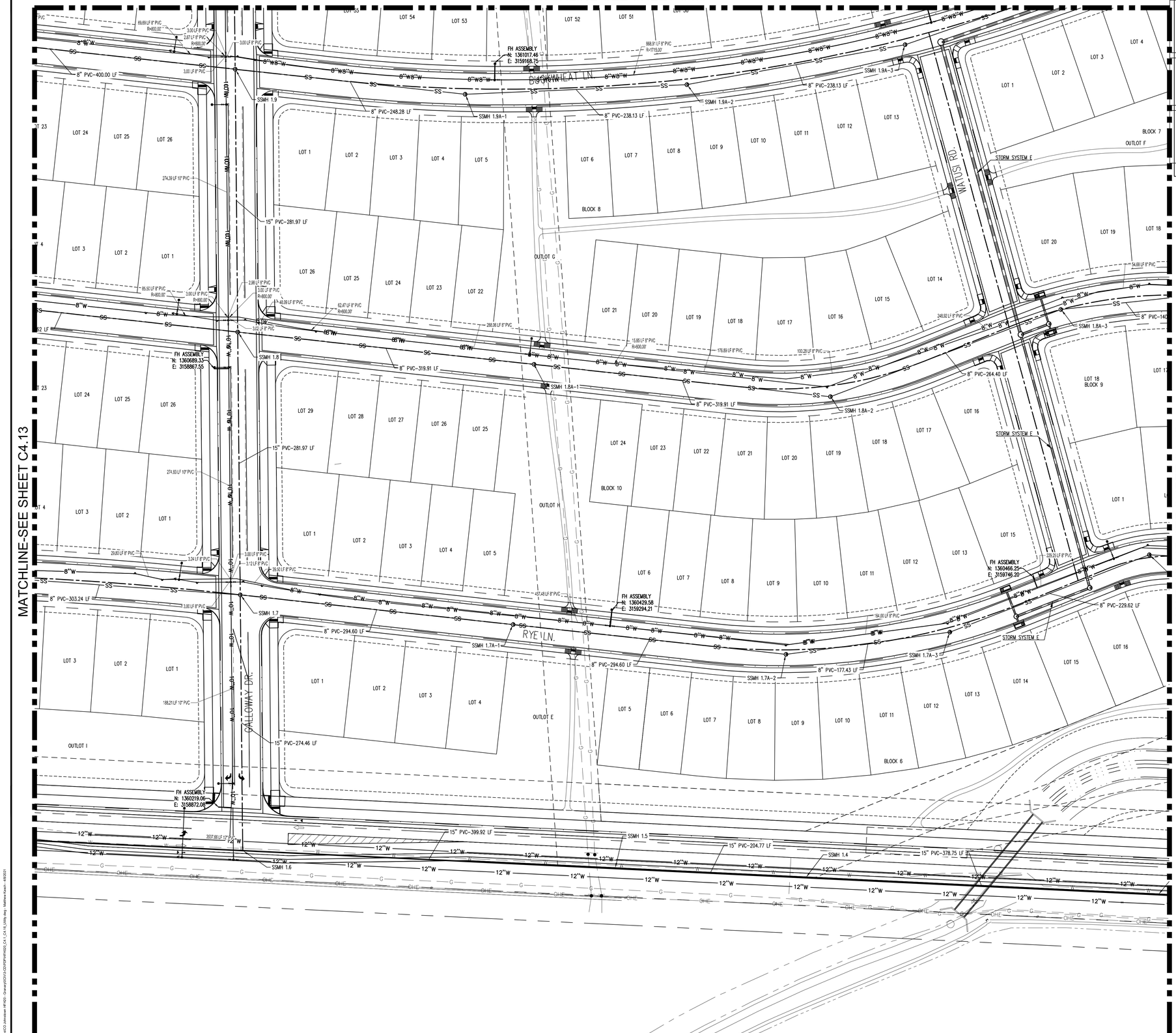
C4.13

H:\Hartford Homes\CO Johnstown MF\00 - Granary\DOCS\CDP\DP\HHSG_C4.1_C4.14_Utility Plan - Matthew Boeh - 4/8/2021

MATCHLINE-SEE SHEET C4.9

MATCHLINE-SEE SHEET C4.13

MATCHLINE-SEE SHEET C4.15



LEGEND:

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#	Date	Issue / Description	Init.

Project No:	HFH0000020
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Date:	04.09.2021

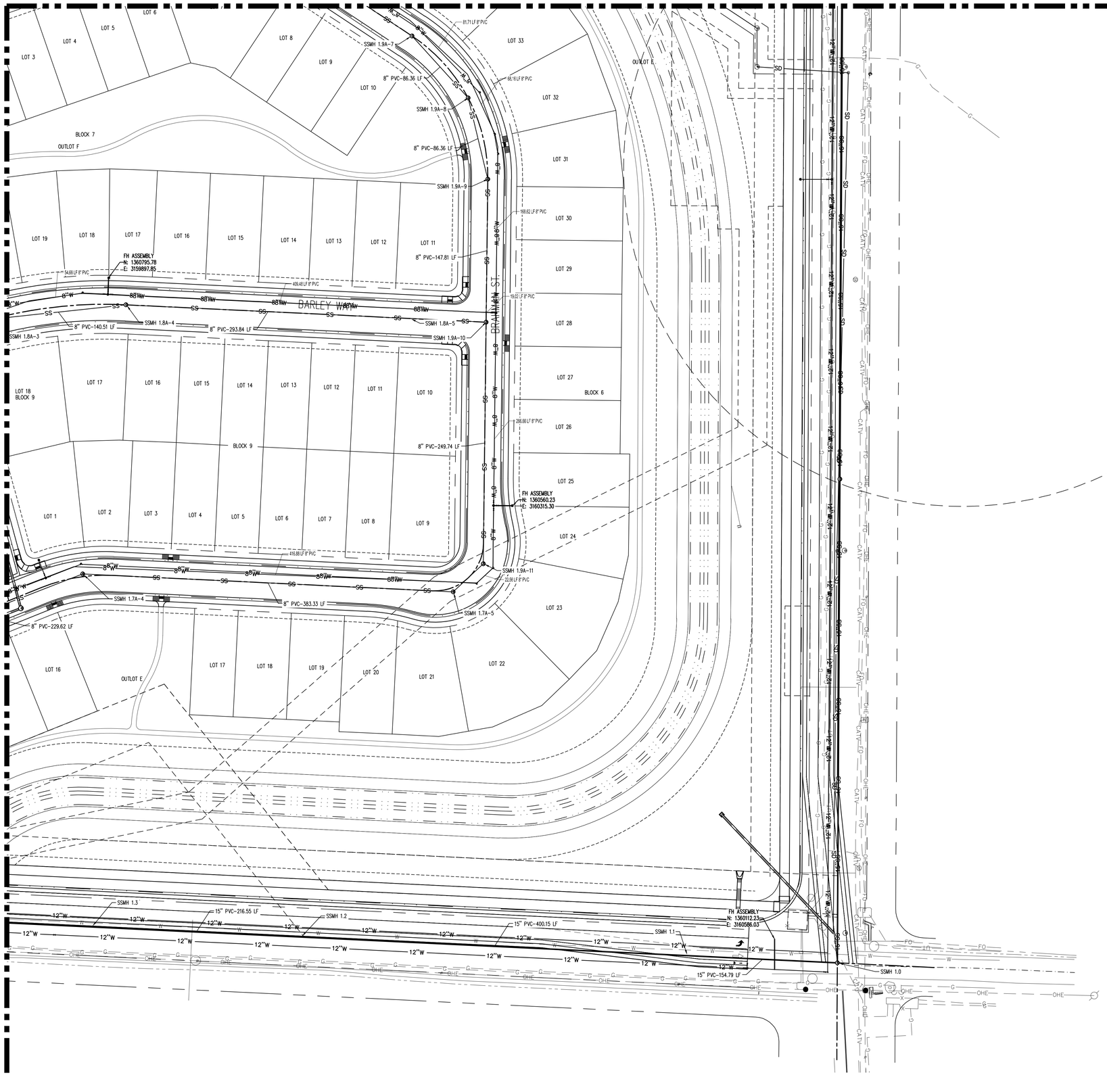
UTILITY PLAN

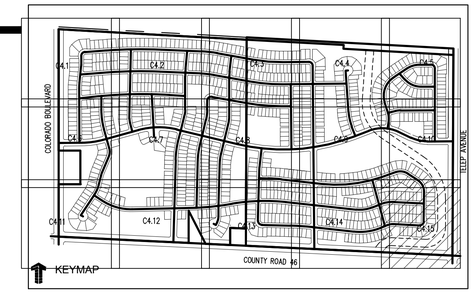
C4.14

W:\Hartford Homes\CO Johnstown HFH\DO - Granary\PDS\ACD\SHEETS\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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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

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

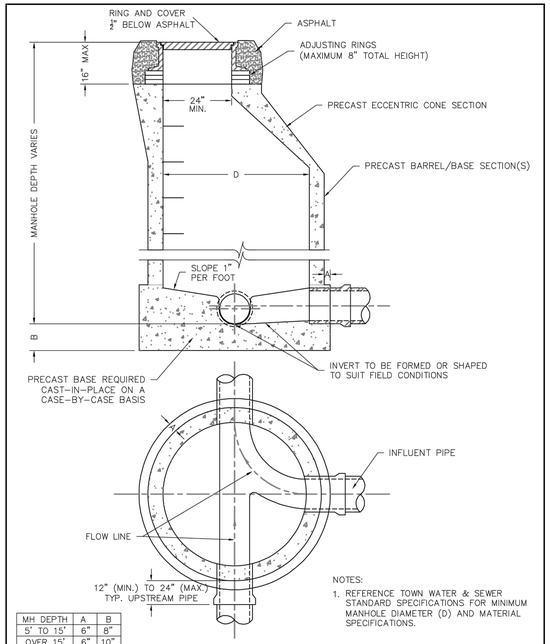
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY PLAN

C4.15

H:\Shelford Homes\CO Johnstown MF\00 - Granary\DGN\SUDS\PRELIM\SDL_C4.15_Utility Map - Matthew Roach - 4/8/2021



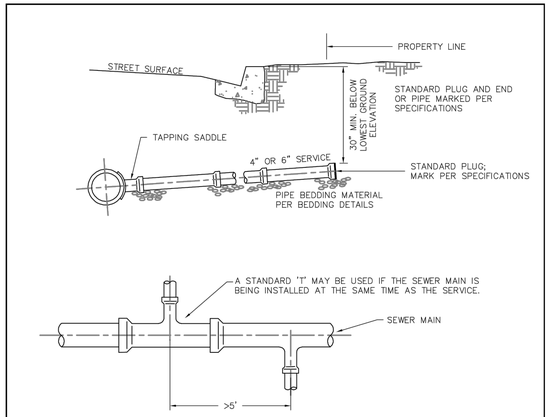
MH DEPTH	A	B
5' TO 15'	6"	8"
OVER 15'	6"	10"

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

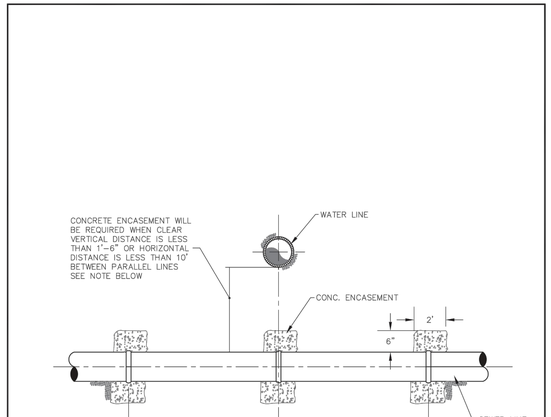


NOTES:

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

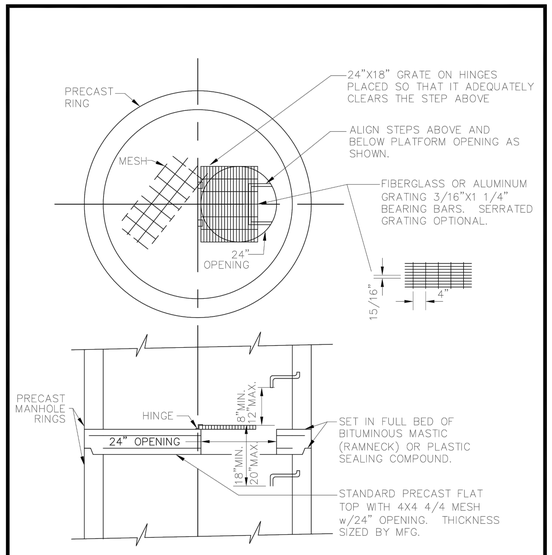
2 C4.16 SEWER SERVICE ALT. CONNECTION



NOTE:
CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE

TOWN OF JOHNSTOWN	UTILITY ENCASEMENT DETAIL		TST

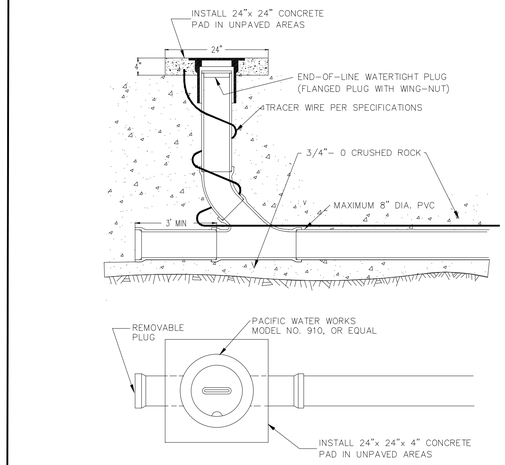
3 C4.16 UTILITY ENCASEMENT DETAIL



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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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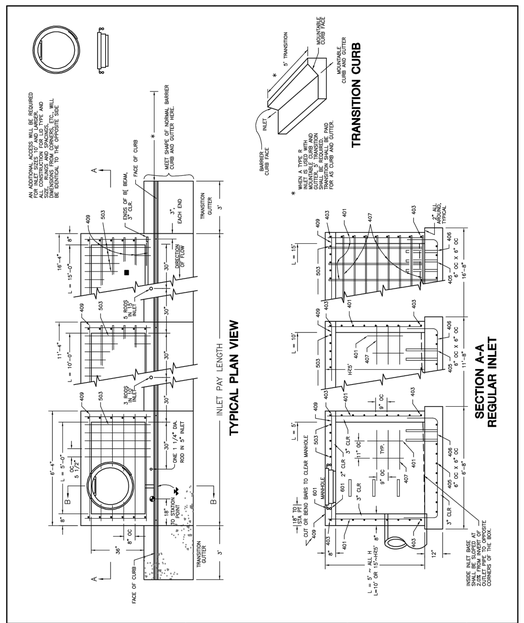
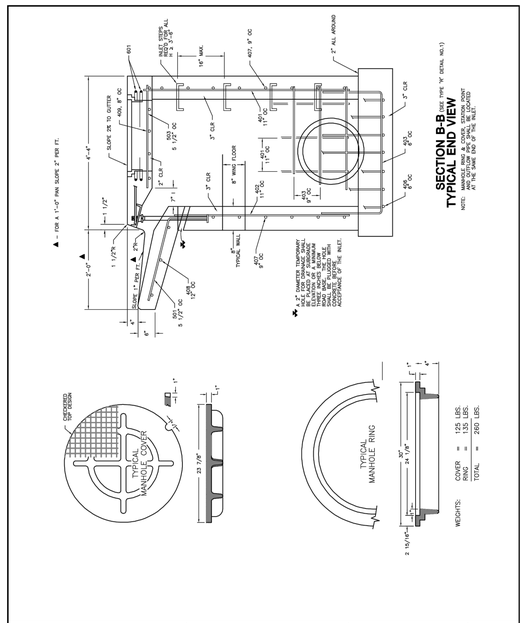
C4.16

M:\Redline\Work\CO Johnstown #HFH0 - Granary\DGN\UTILITY\HFH0020_C4.XX_Utility Plan - Matthew Kotch - 4/8/2021



1
C4.17

TYPE 'R' INLET



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C4.17

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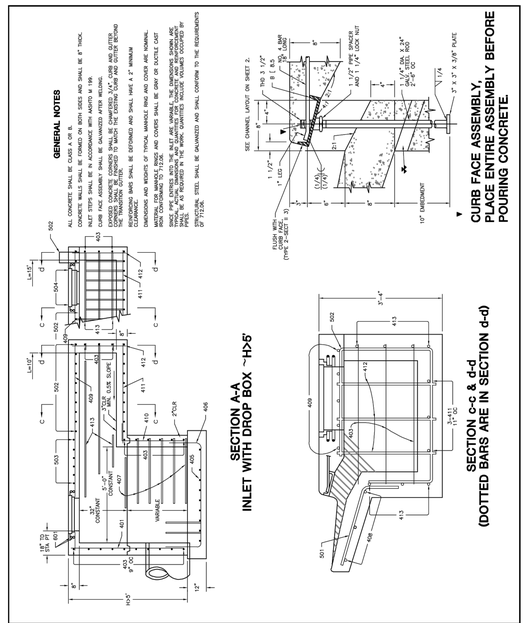

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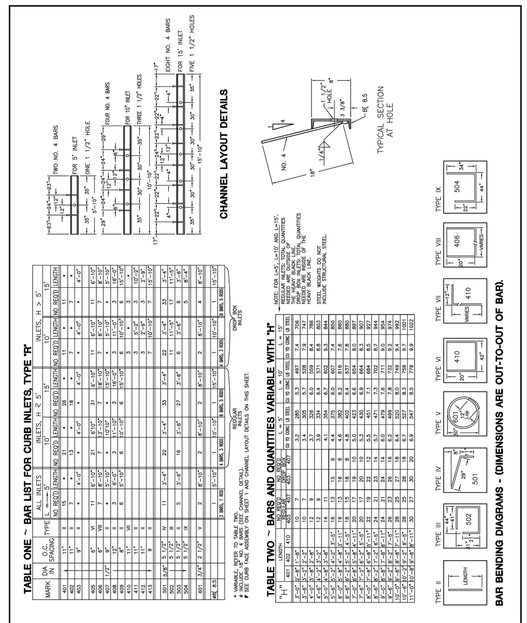

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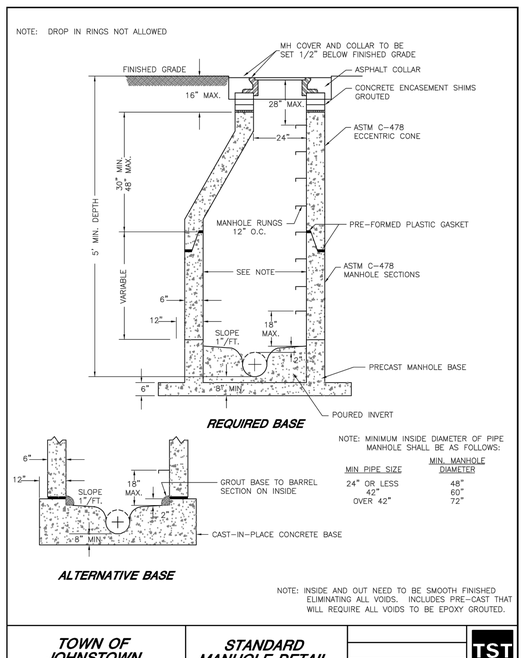
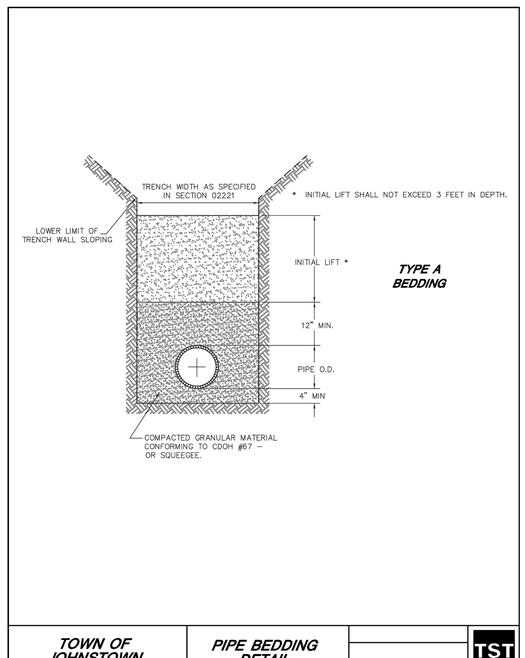
C4.17

TYPE 'R' INLET



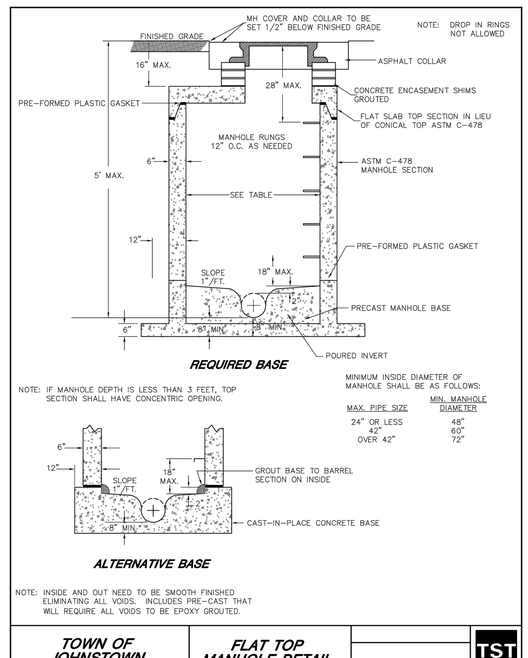
5
C4.17

STANDARD MANHOLE



6
C4.17

PIPE BEDDING



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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Know what's below.
Call before you dig.
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C4.17

N:\Hartford Homes\CO Johnstown #HFH0 - Granary\COVs\CIVIL\HFH0000020_C4.XX_Utility Plan - Matthew Kotch - 4/8/2021

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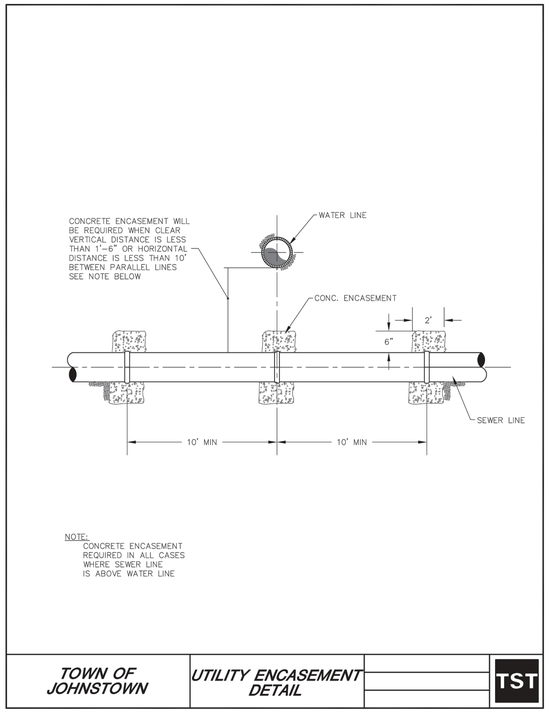
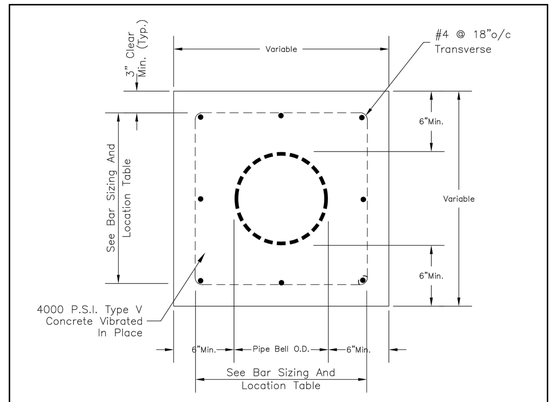


NOTE:
CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE

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

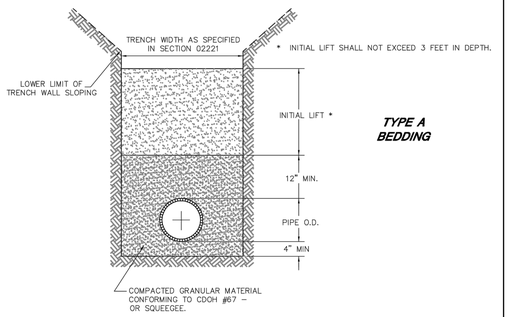
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS- STORM

C4.18

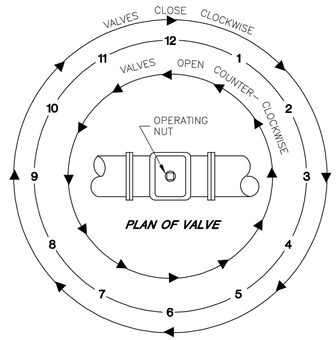
X:\Active Items\CO Johnstown HFH\D - Drawings\PDV\PLOTS\PRELIMS\D_C4.XX_Utility Dets - Matthew Keefe - 4/8/2021



TYPE A BEDDING

TOWN OF JOHNSTOWN	PIPE BEDDING DETAIL		TST

1 / C4.19 PIPE BEDDING

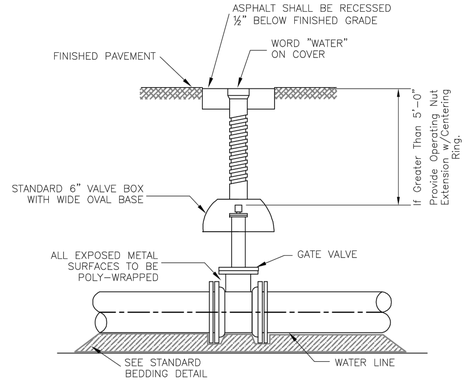


PLAN OF VALVE

VALVE OPENING & CLOSING PROCEDURE

TOWN OF JOHNSTOWN	VALVE OPERATOR DETAIL		TST

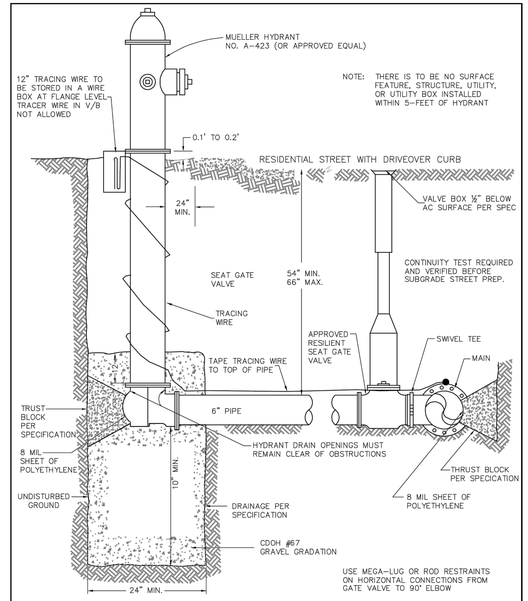
2 / C4.19 VALVE OPERATOR



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.

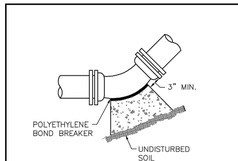
TOWN OF JOHNSTOWN	GATE VALVE DETAIL		TST

3 / C4.19 GATE VALVE

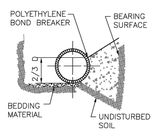


TOWN OF JOHNSTOWN	FIRE HYDRANT DETAIL		TST

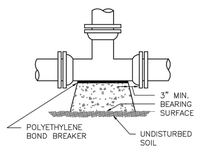
4 / C4.19 FIRE HYDRANT



TYPICAL BEND

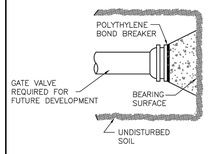


TYPICAL CROSS SECTION



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

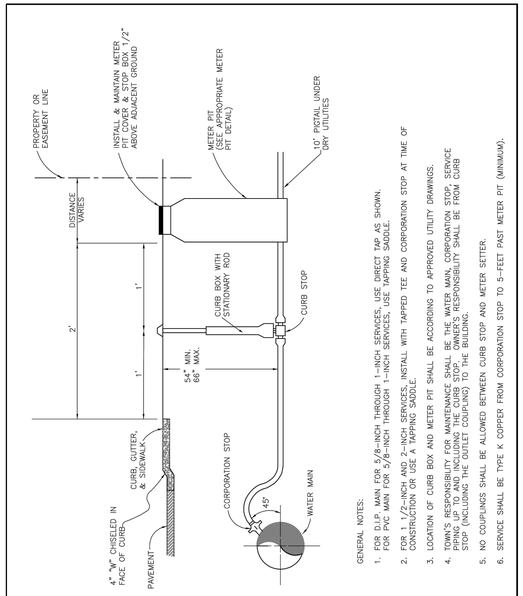
5 / C4.19 THRUST RESTRAINT

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 OUTLET CONNECTION) 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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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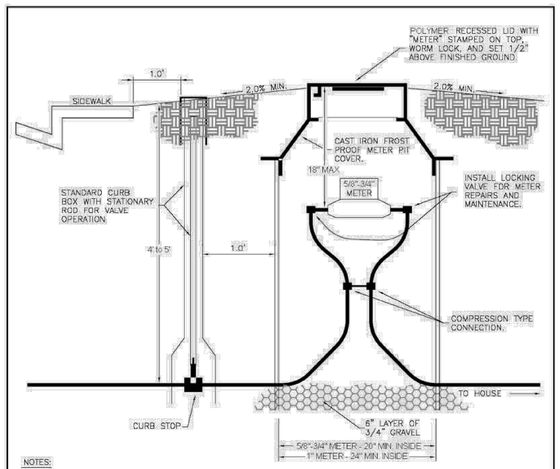
C4.19

W:\Bedford Ranch\CO Johnstown HFH\DV - Granary\COVJOHNSHFH0020_CA XX_Utility Plan - Matthew Kotch - 4/6/2021

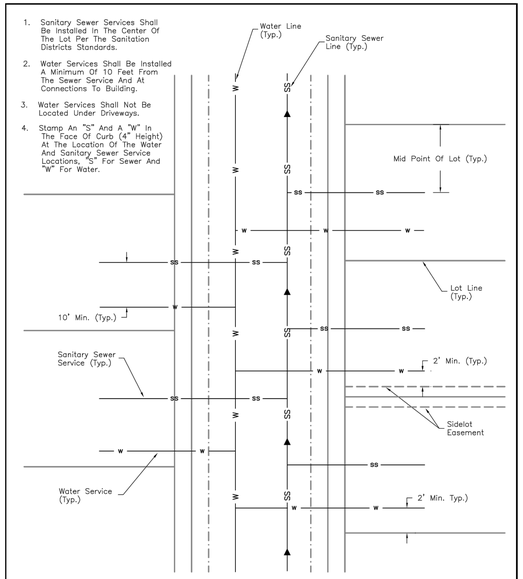


NOTES:

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

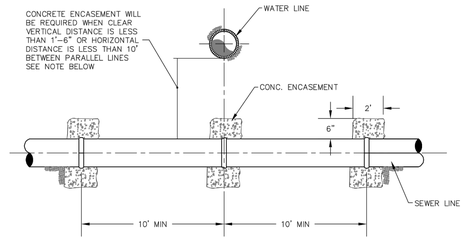
8 C4.20 STANDARD RESIDENTIAL METER SETTING



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

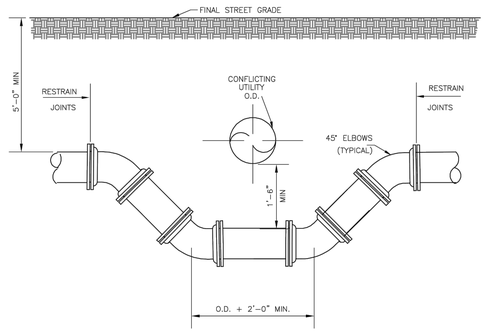
9 C4.20 WATER AND SEWER SERVICE LOCATIONS



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

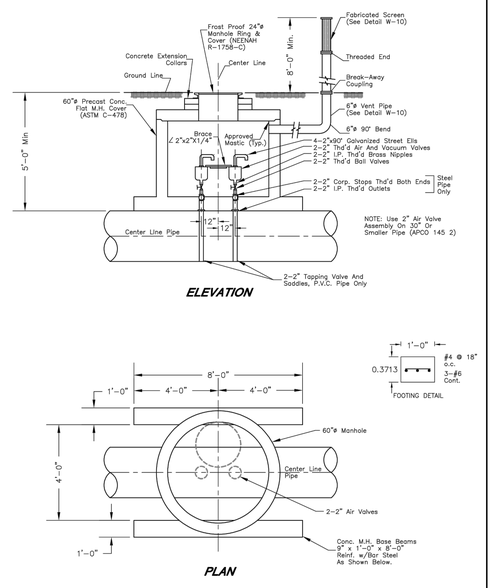


NOTES:

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



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

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

UTILITY DETAILS-WATER

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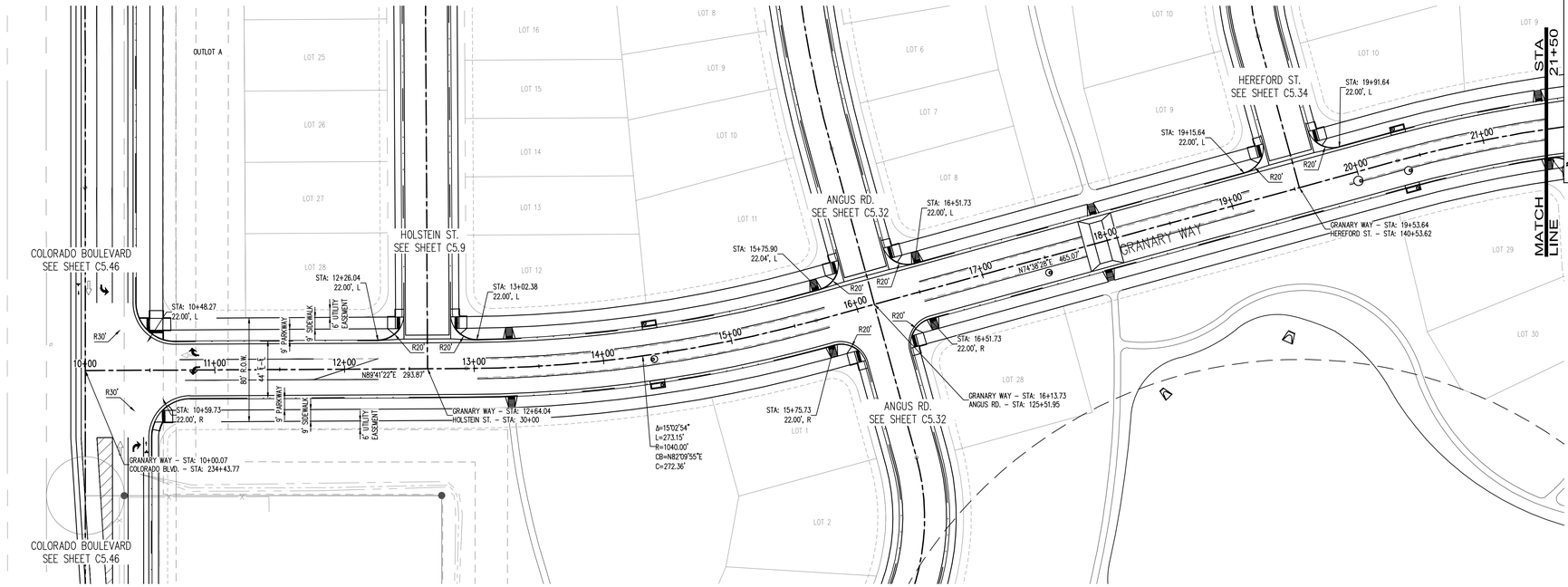
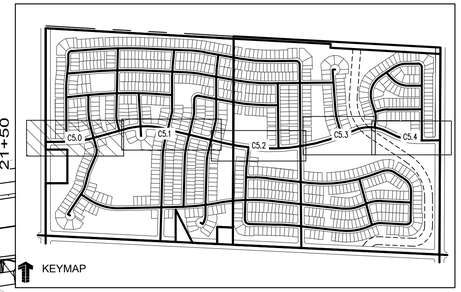
C4.20

M:\Redline Markup\CO Johnstown HFH\DV - Granary\DOCS\CIVIL\PDP\HFH020_CI_A1.4_Utility Plan - Matthew B Kerch - 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
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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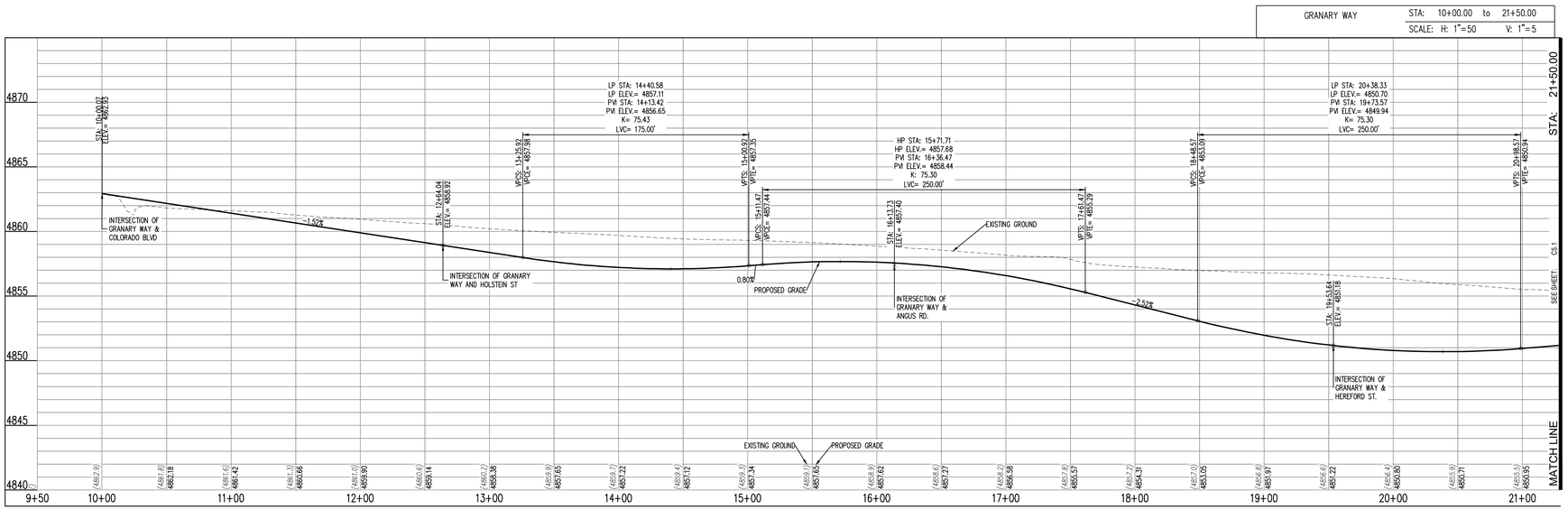

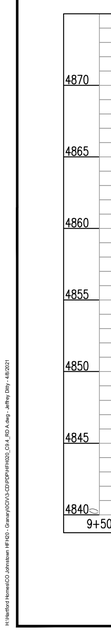

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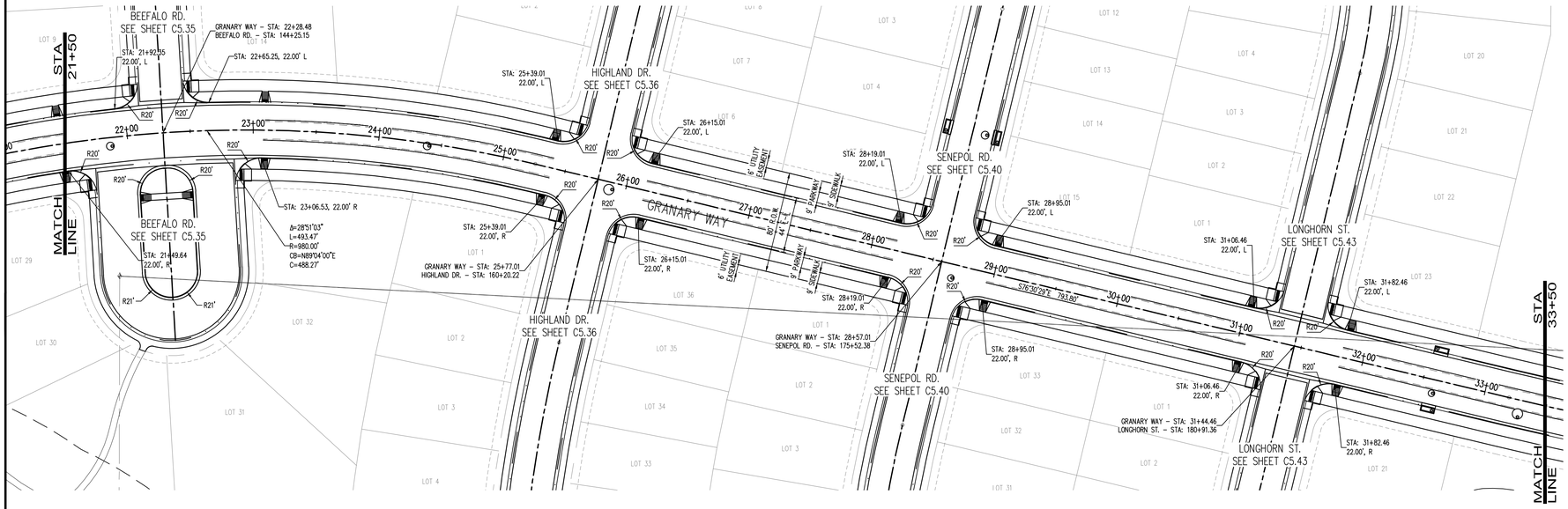
THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

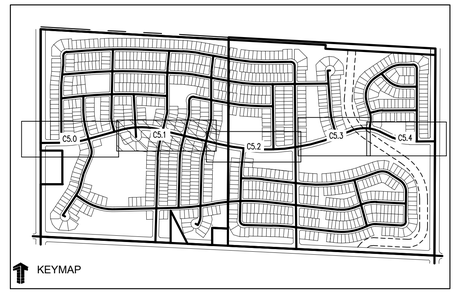
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GRANARY WAY PLAN AND PROFILE

C5.0





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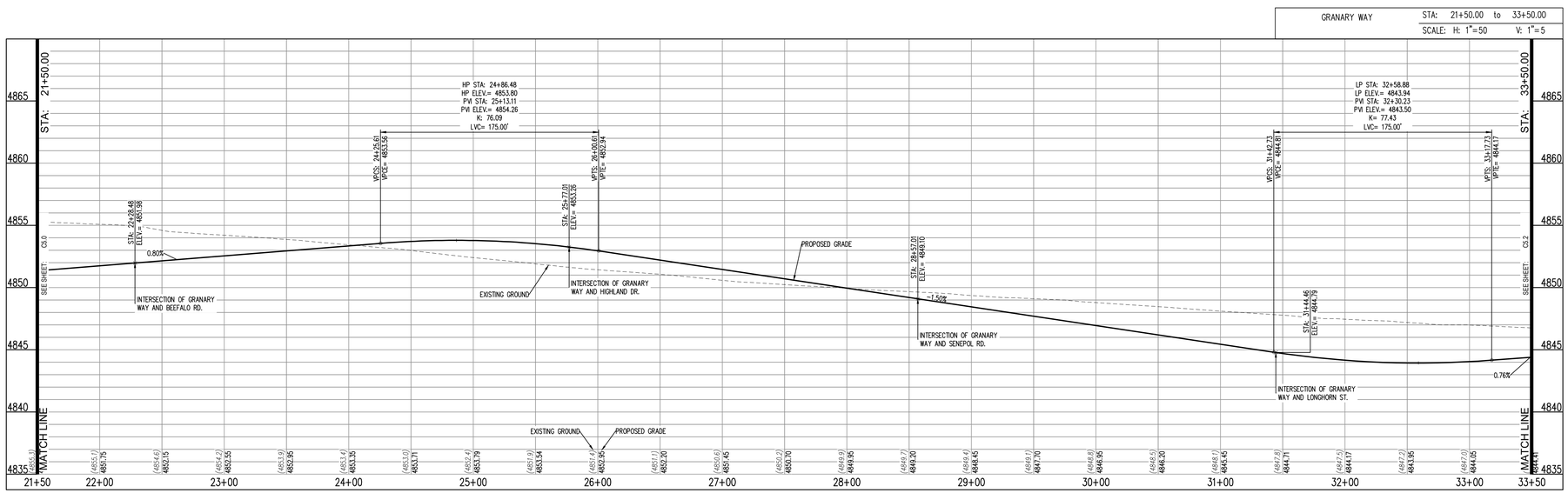

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GRANARY WAY PLAN AND PROFILE

C5.1

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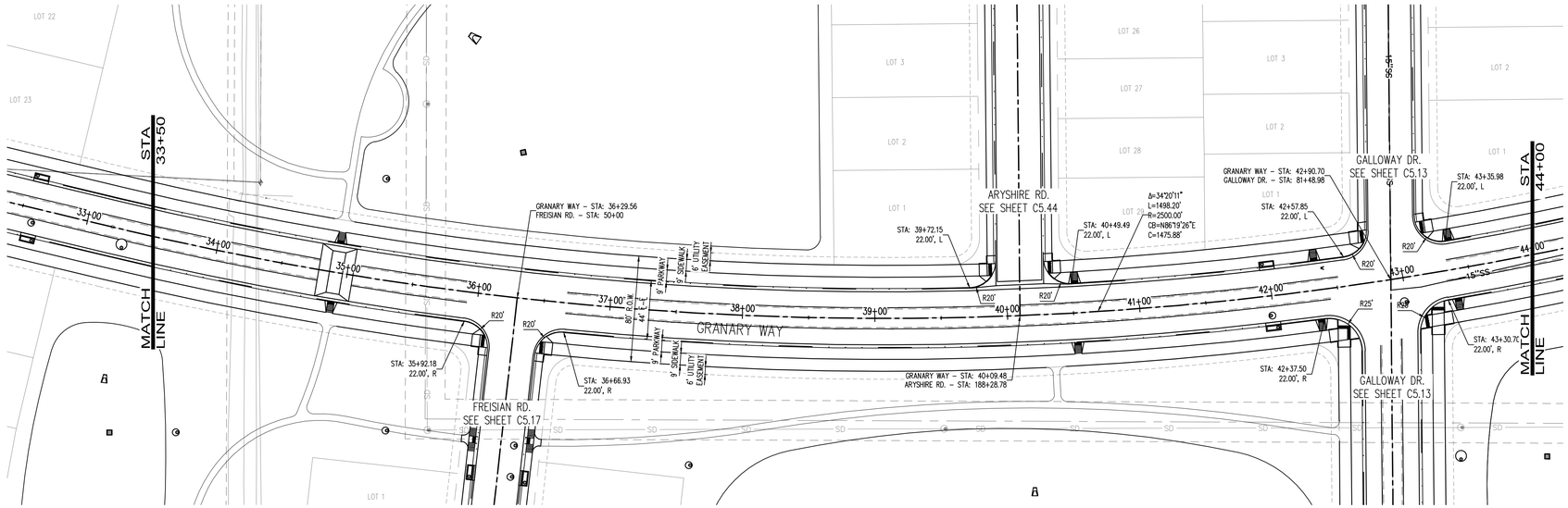

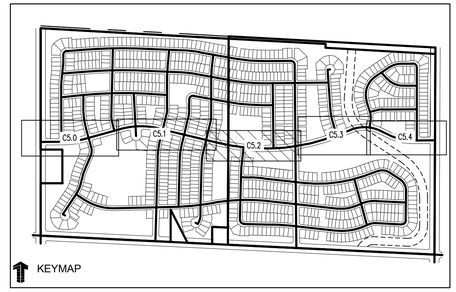

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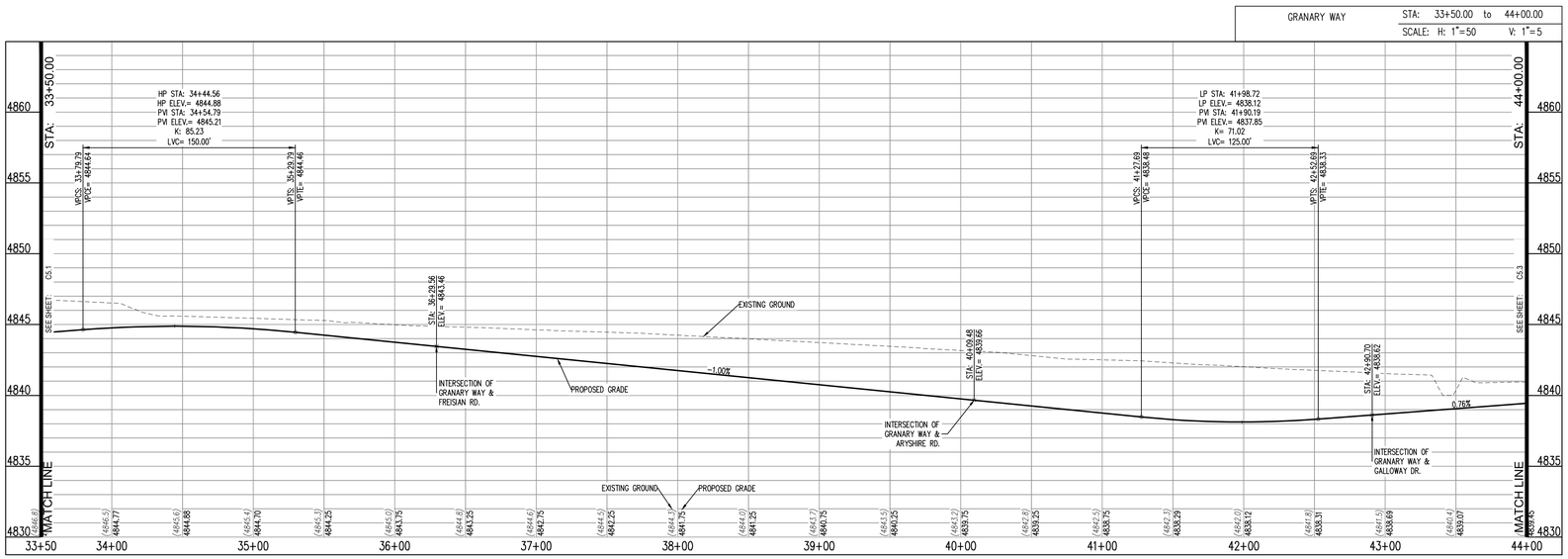

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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
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Checked By:	
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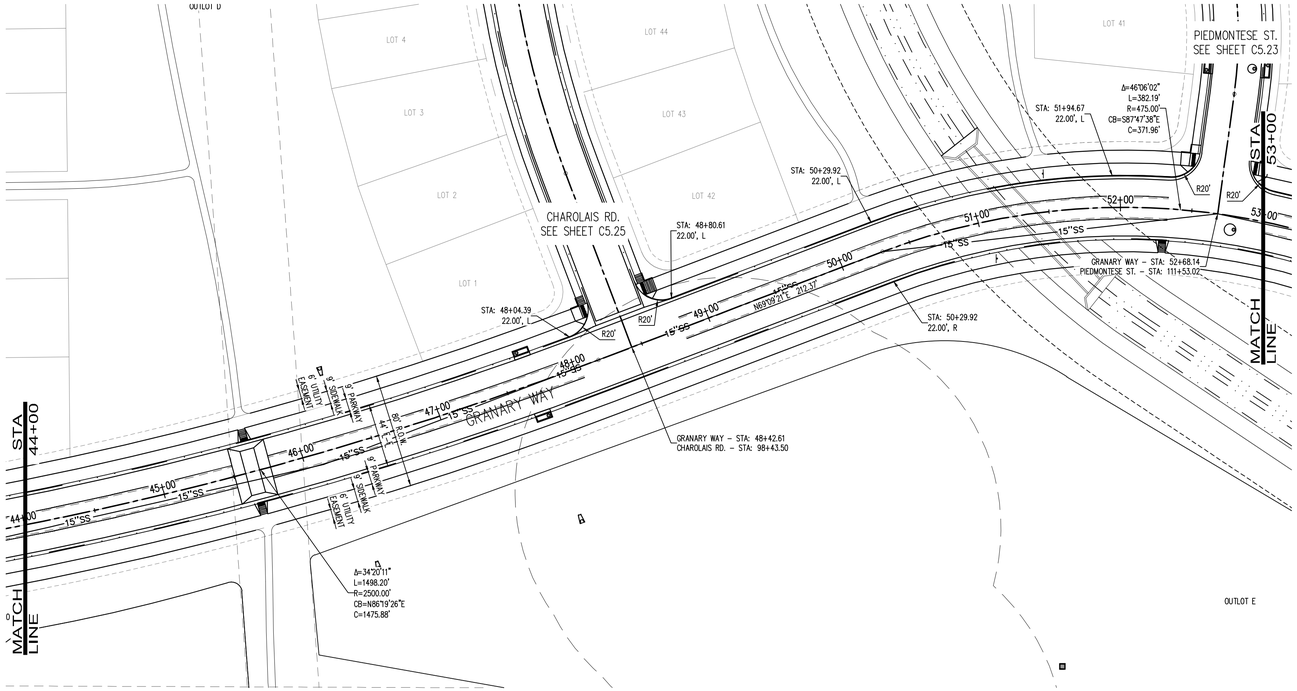
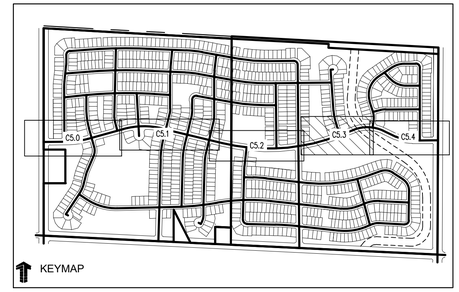
GRANARY WAY PLAN AND PROFILE

C5.2

N:\Hwy\Fort Harwood\CO Johnstown HFH\00 - Granary\PDV\AJ\20HFH0020_C5A_B01A.dwg, Jeffrey Ziby, 4/8/2021





KEYMAP

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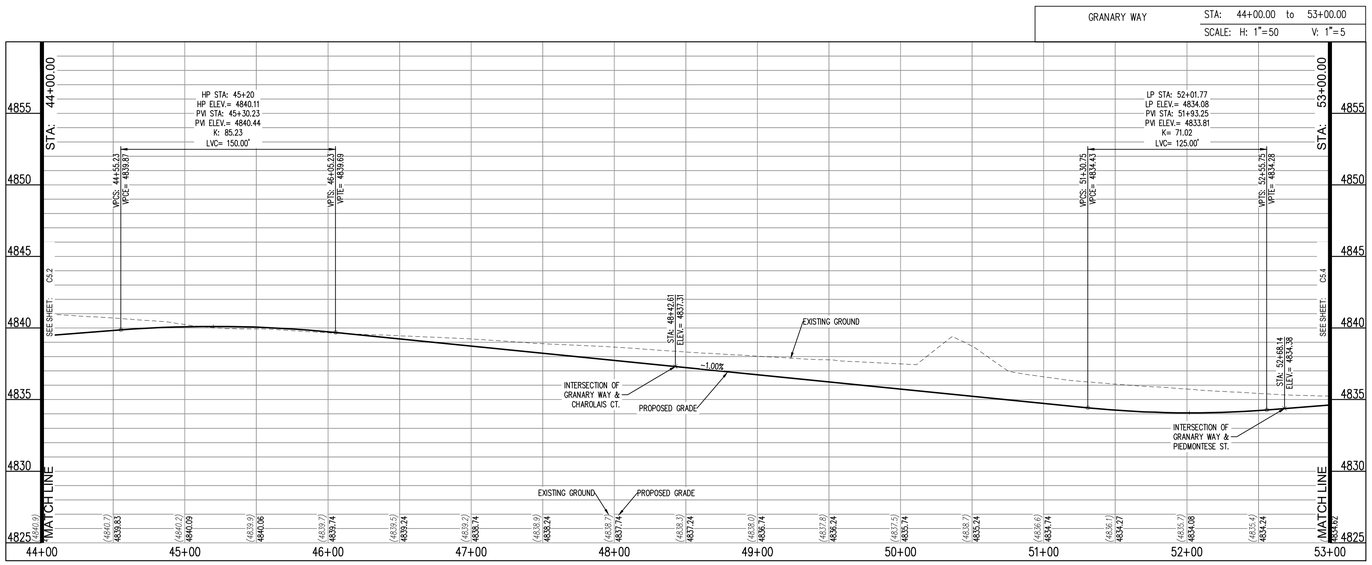
SCALE: 1"=50'



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

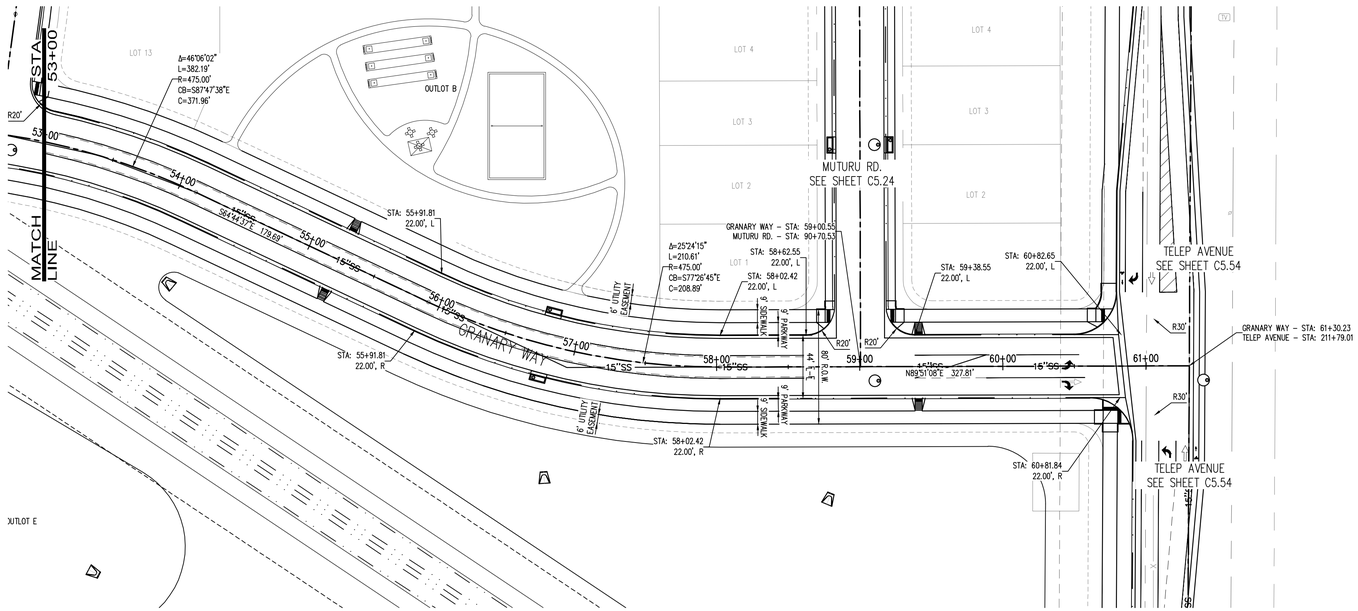
#	Date	Issue / Description	Init.

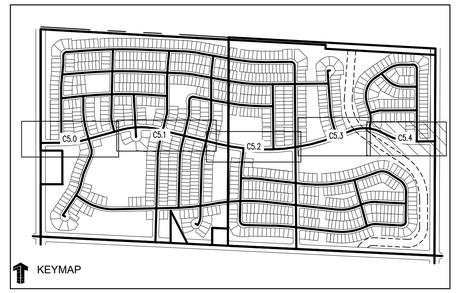
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GRANARY WAY PLAN AND PROFILE

C5.3

N:\Hartford Homes\CO Johnstown HFH\05 - Granary\PDV\LA\CD\PDP\SHEETS\05_C5.3_PLAN.dwg, Jeffrey Ellis, 4/6/2021





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
- EXISTING EDGE OF ASPHALT
- SAWCUT LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
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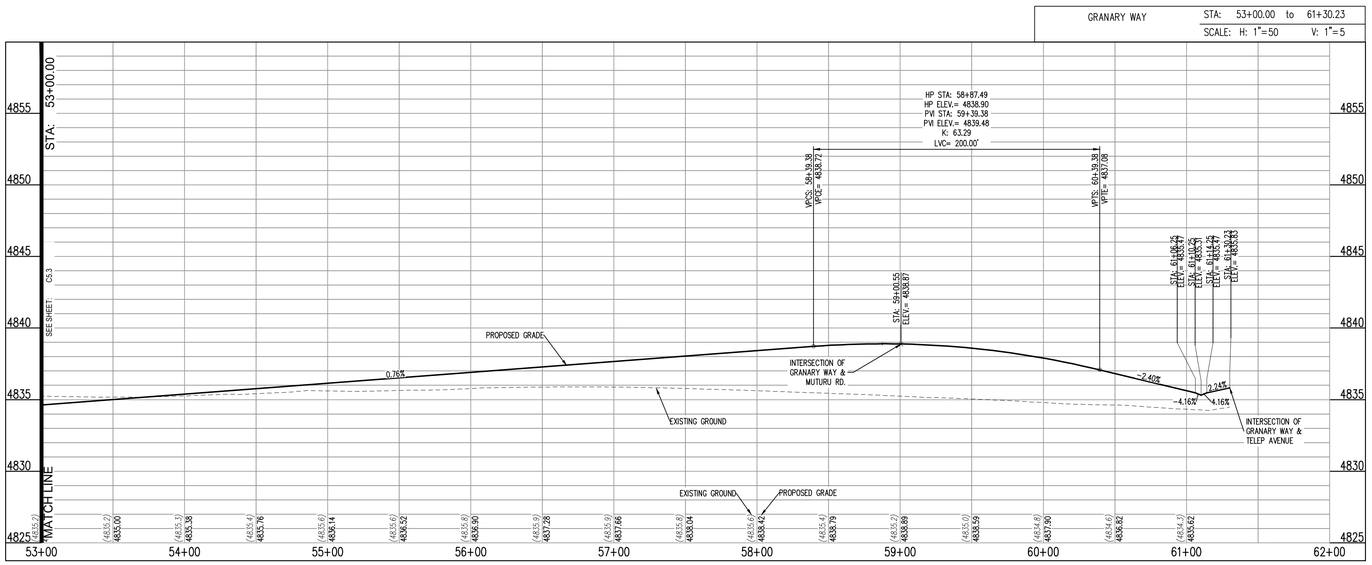

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

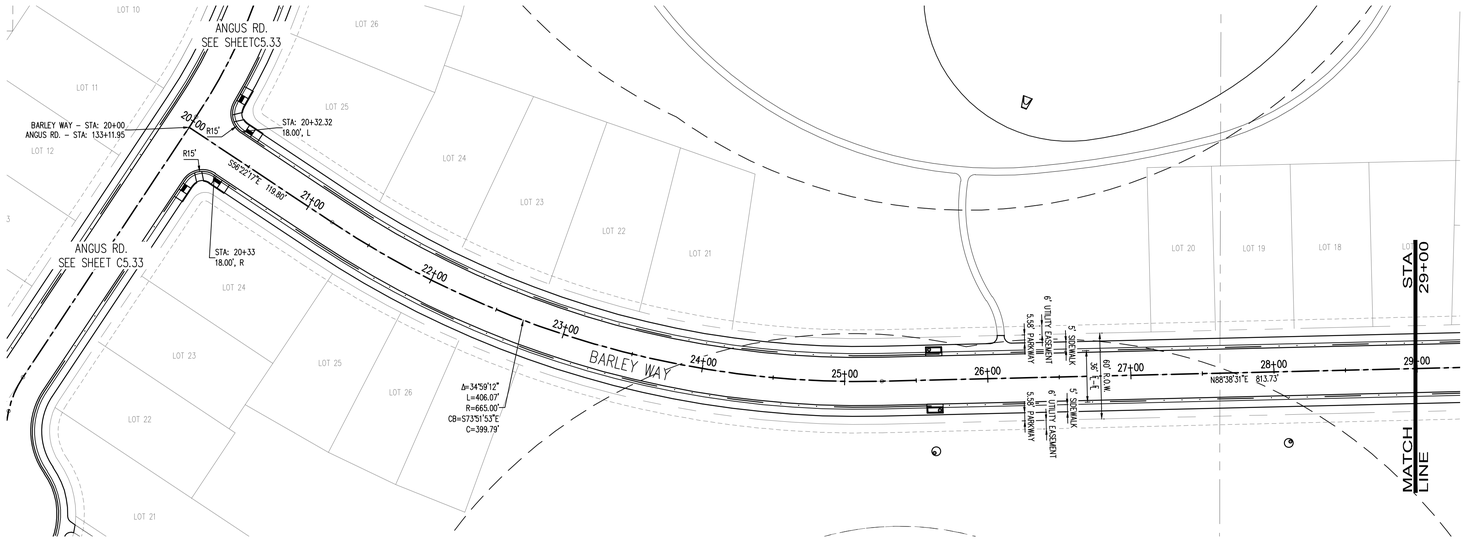
#	Date	Issue / Description	Init.

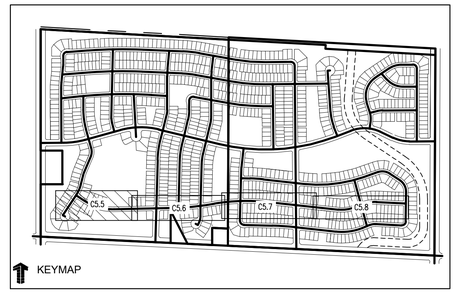
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GRANARY WAY PLAN AND PROFILE

C5.4

M:\Hadley Homes\CO Johnstown HFH\05 - Granary\DGN\JOHNSTOWN\05_C54_R01A.dwg, Jeffrey Ziley, 4/6/2021





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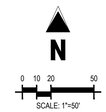

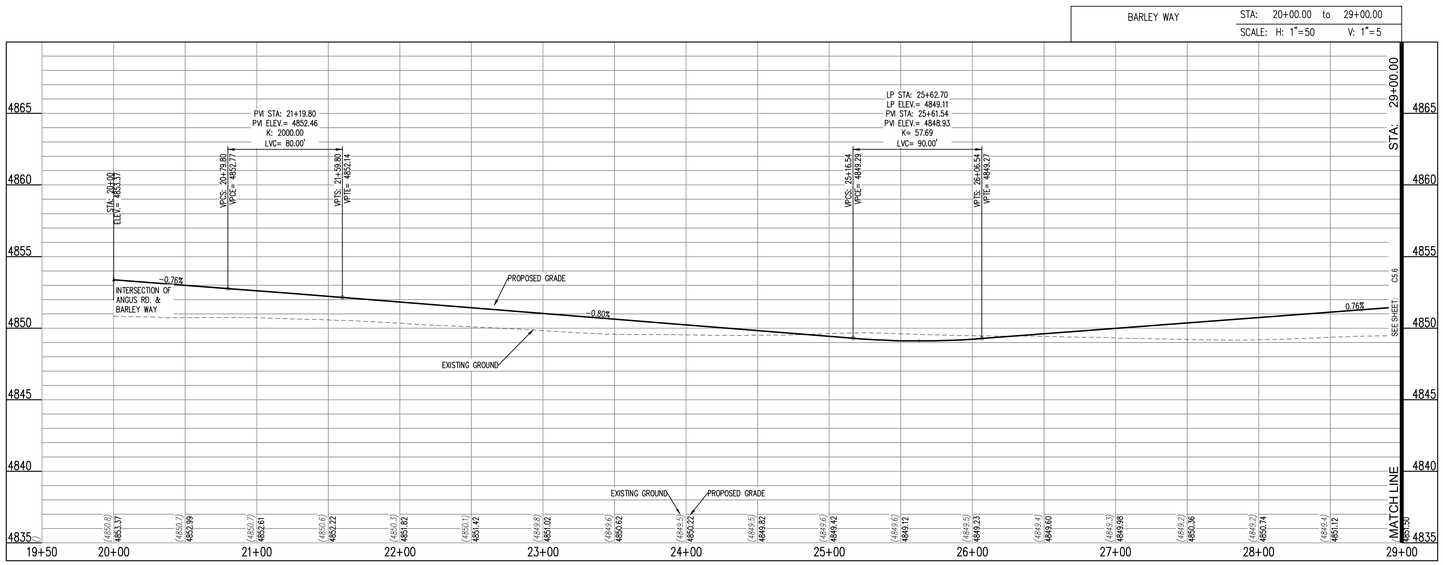

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

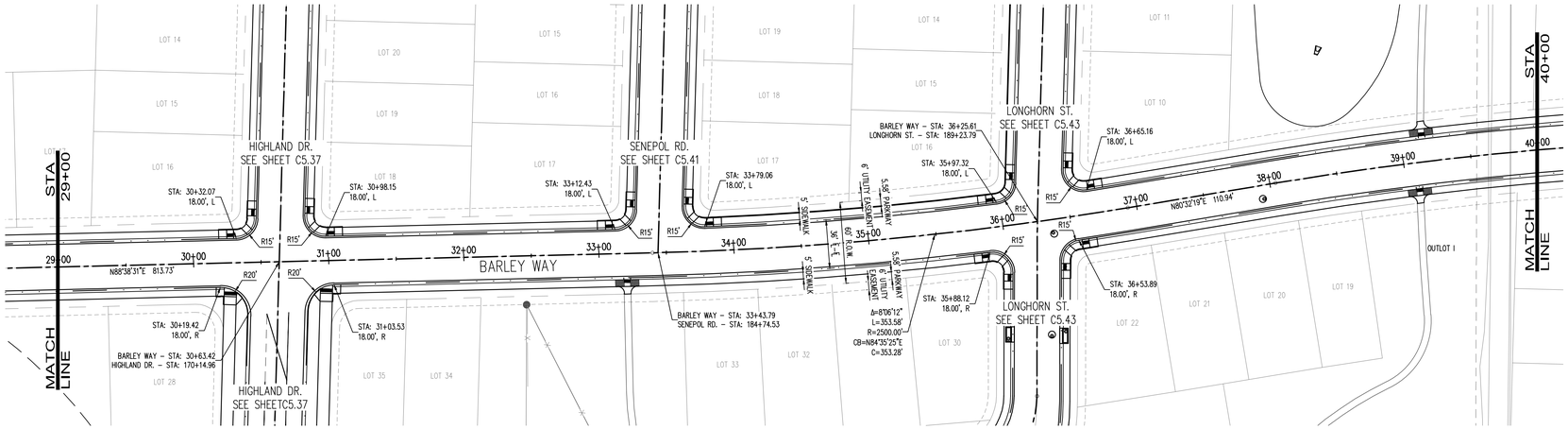
#	Date	Issue / Description	Init.

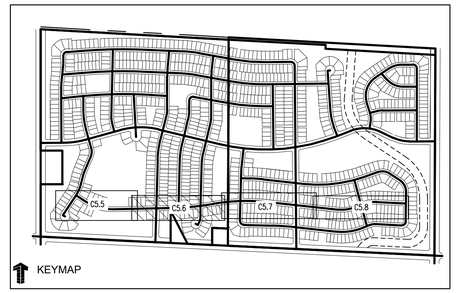
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BARLEY WAY PLAN AND PROFILE

C5.5

W:\Hartford Homes\CO Johnstown HFH\05 - Drawings\PDA\PLAN\PDP\HFH005_C5.5_BW_PP.dwg, Jeffrey Ellis, 4/6/2021





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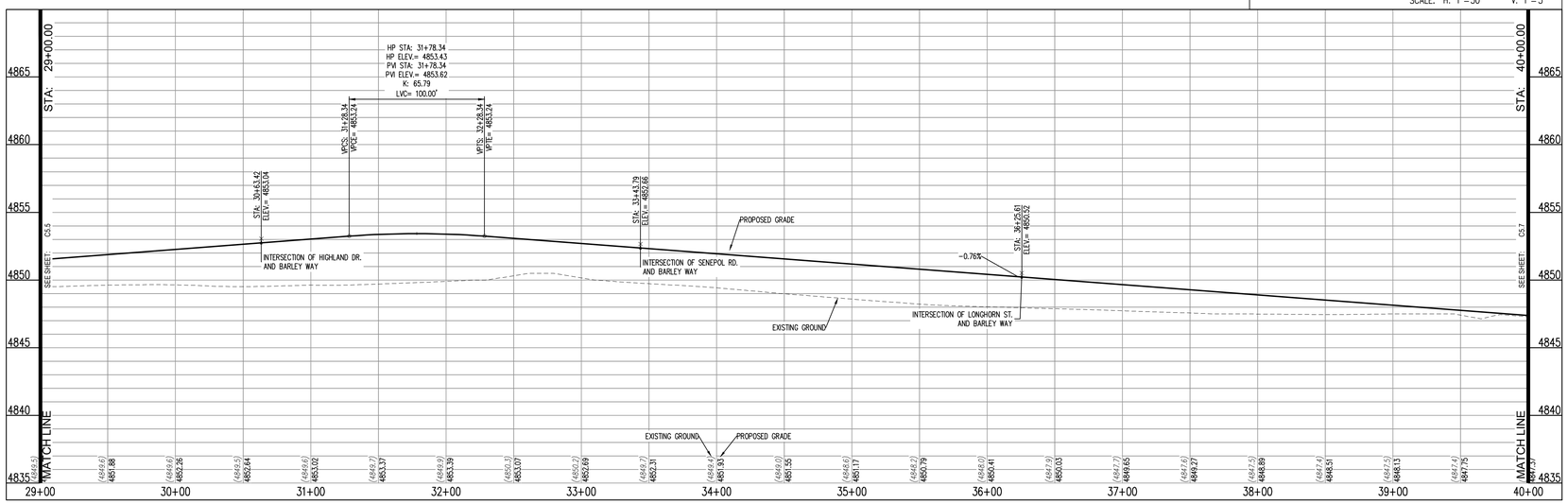

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JOHNSTOWN, CO

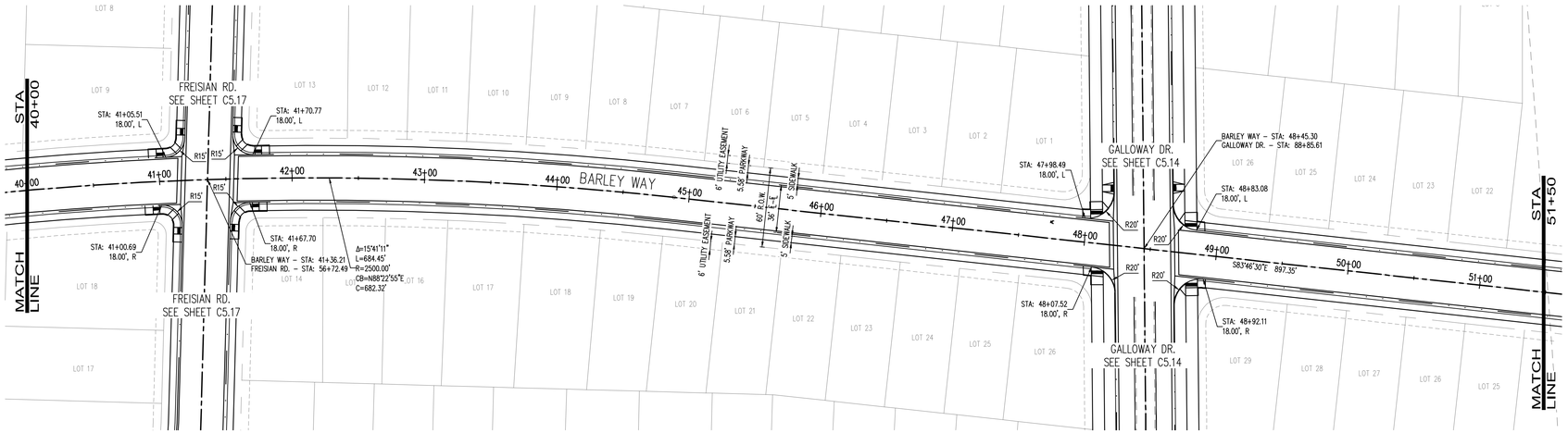
#	Date	Issue / Description	Init.

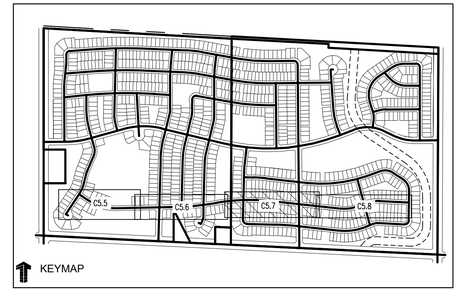
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BARLEY WAY PLAN AND PROFILE

C5.6

N:\Hwy\Fort Harwood\CO Johnstown HFH\05 - Drawings\02\A\C\05PDP\sheets\05_C5.6_BARLEY WAY PLAN AND PROFILE.dwg, Jeffrey Ellis, 4/6/2021





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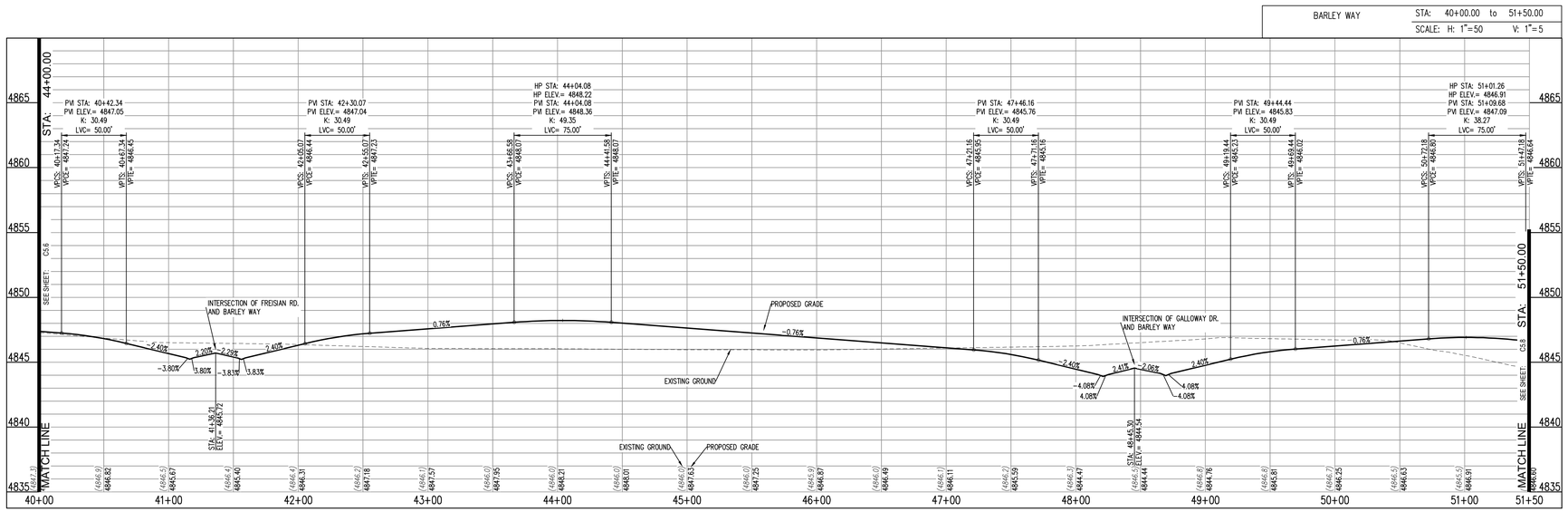

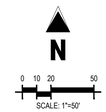

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

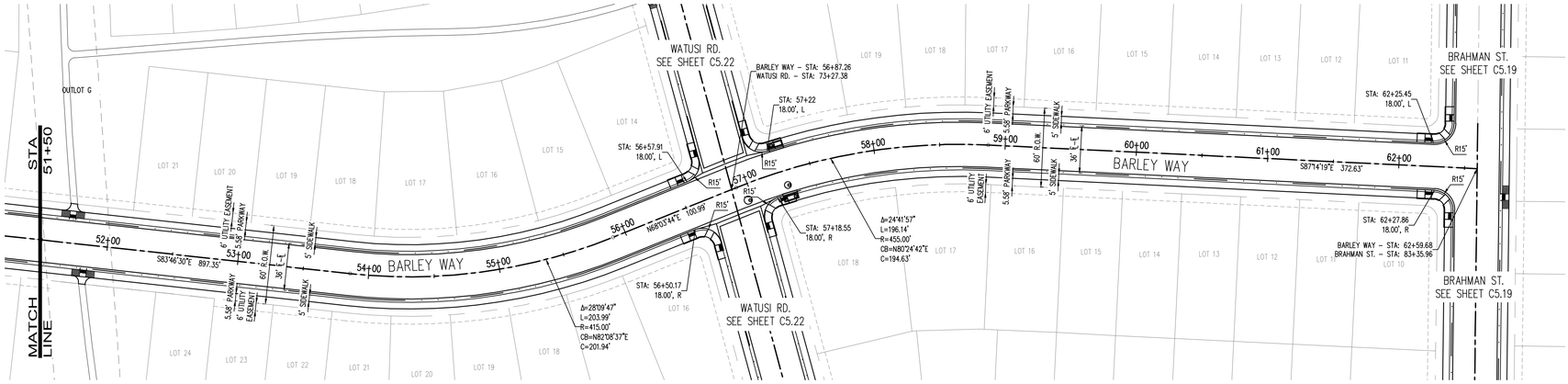
#	Date	Issue / Description	Init.

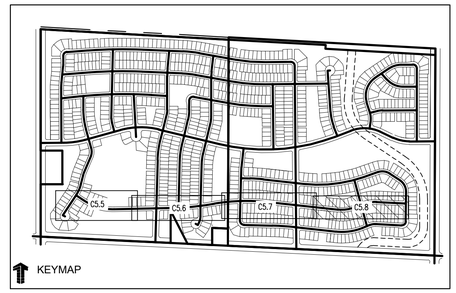
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BARLEY WAY PLAN AND PROFILE

C5.7

N:\Hwy\Fore\Harvest\CO Johnstown HFH\00 - Granary\PDA\CD\PDP\PDP\00_C5.6_B1.B.dwg, Jeffrey Ellis, 4/6/2021





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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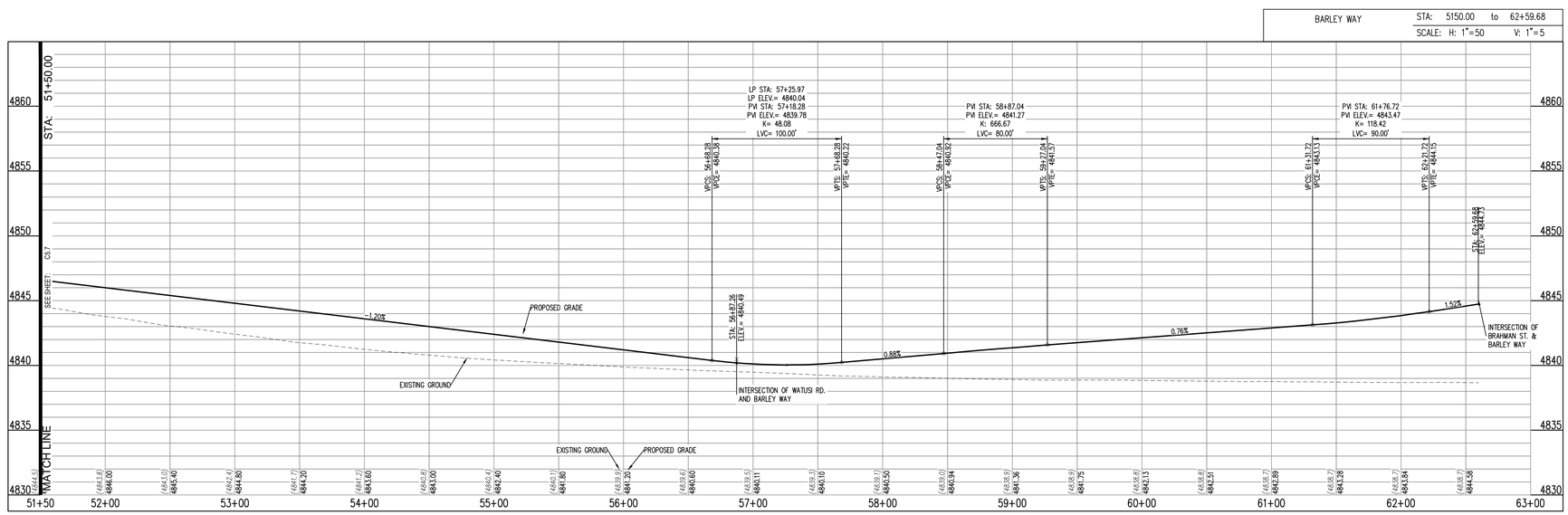

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
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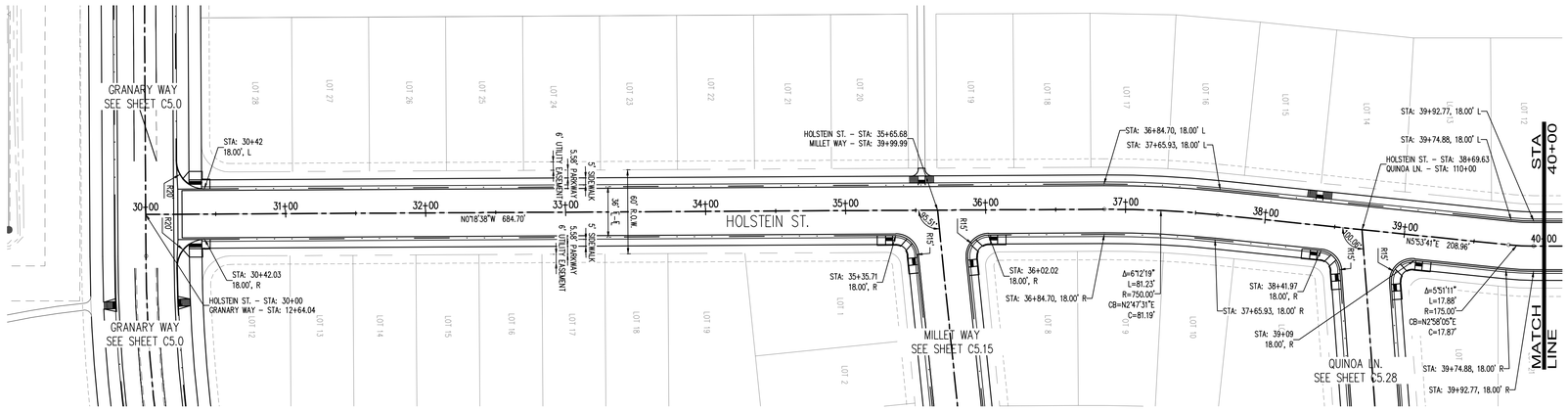
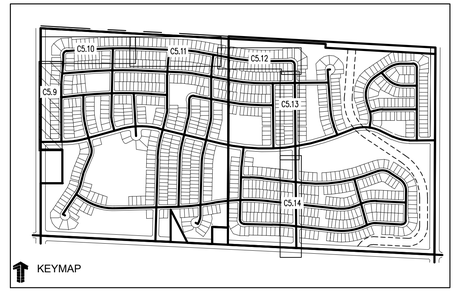
BARLEY WAY PLAN AND PROFILE

C5.8

N:\Hadley Homes\CO Johnstown HFH\00 - Granary\00\Civil\CD\PDF\HFH0020_C5.8_BARLEY WAY PLAN AND PROFILE.pdf, 4/6/2021





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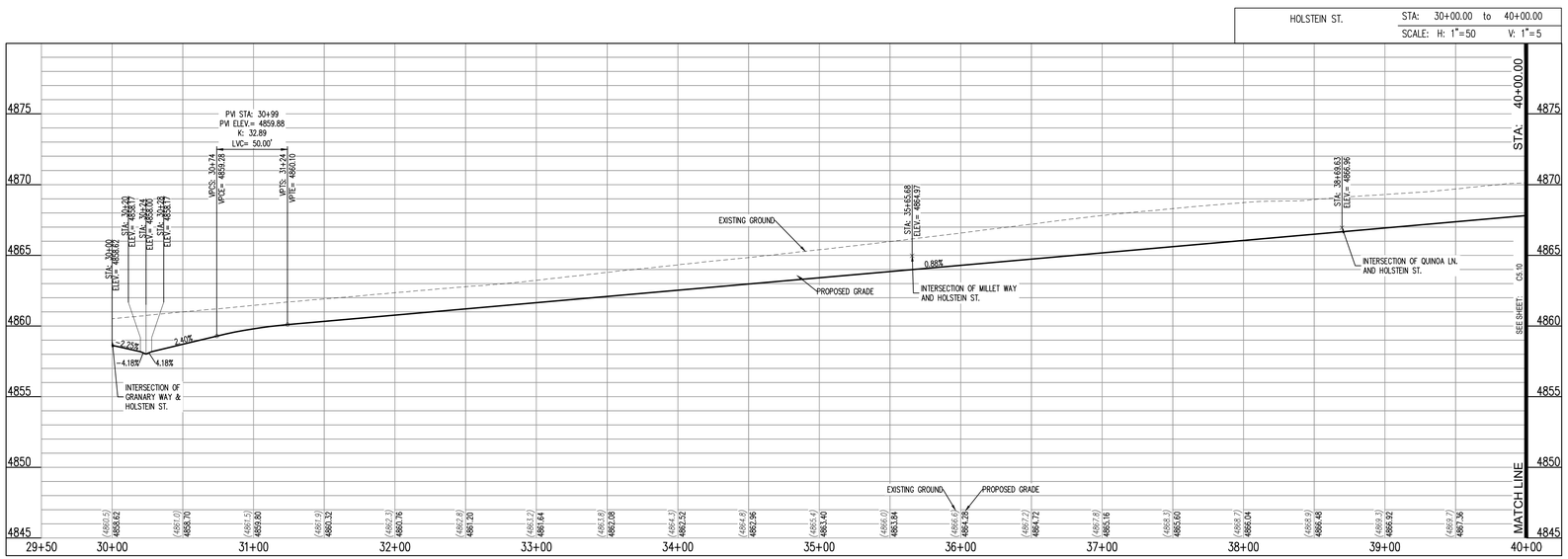

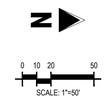

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

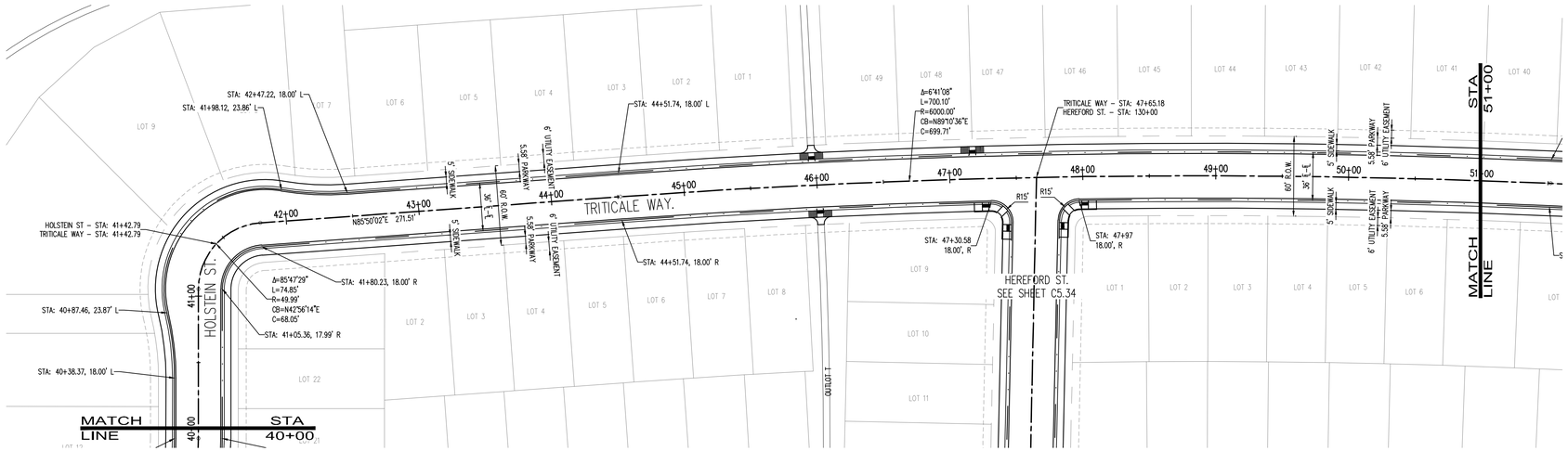
#	Date	Issue / Description	Init.

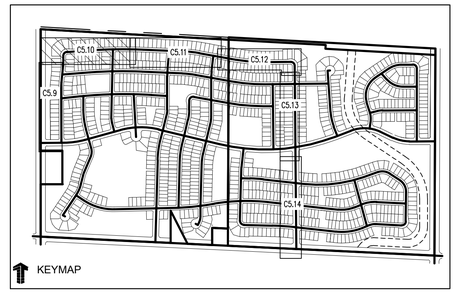
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HOLSTEIN STREET PLAN AND PROFILE

C5.9

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\Civil\20HFH0020_C5.9_ROD.dwg, Jeffery Cline, 4/6/2021





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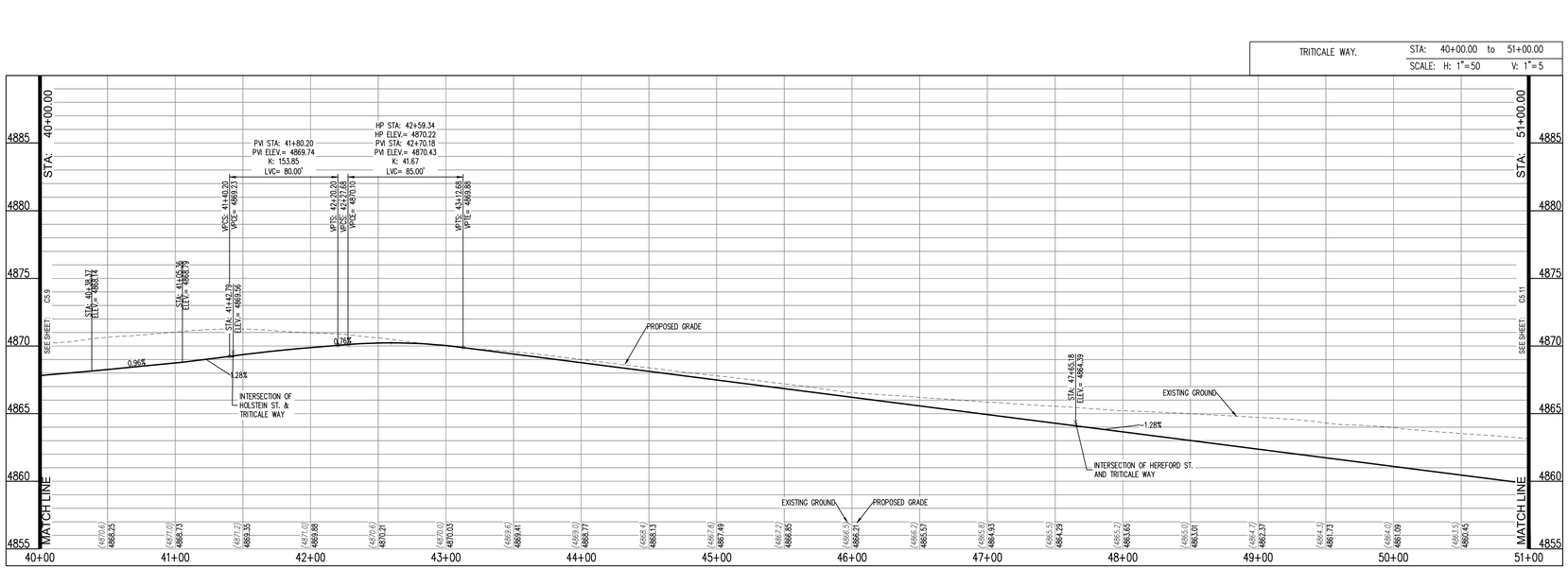

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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

TRITICALE WAY PLAN AND PROFILE

C5.10

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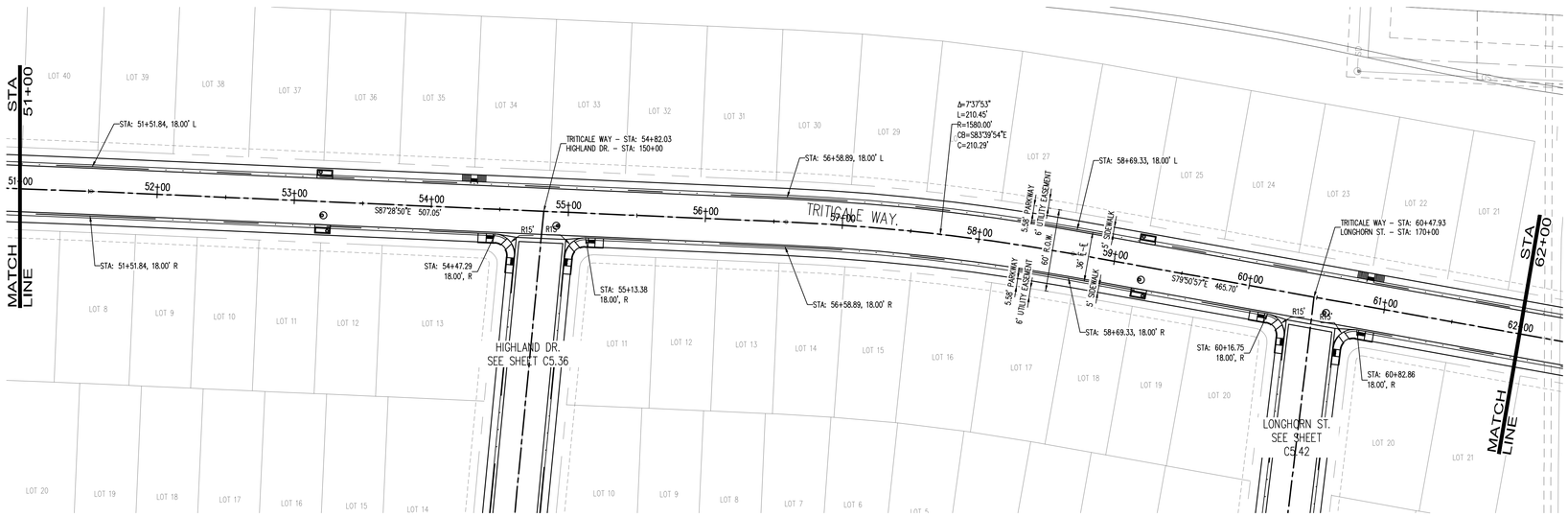

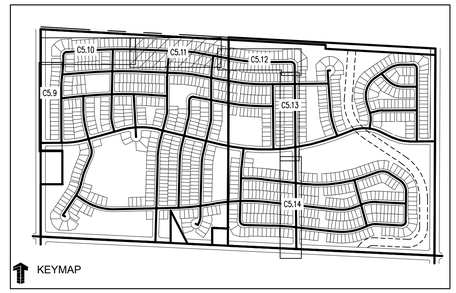

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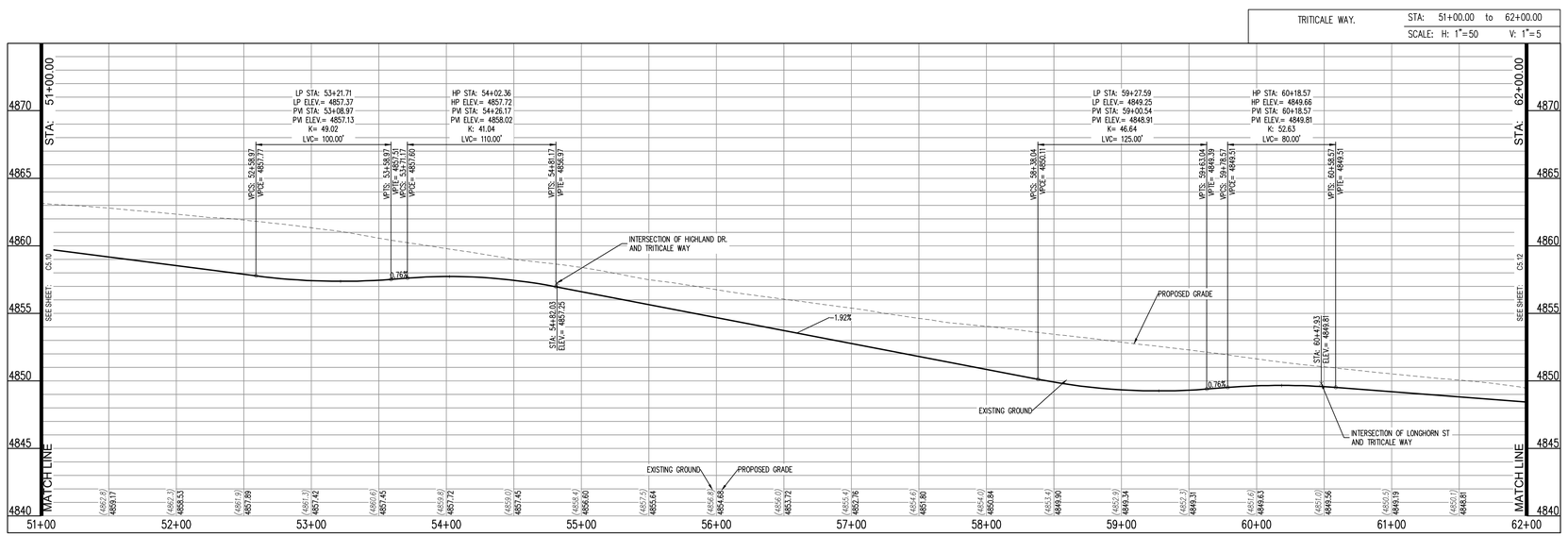

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Project No:	HFH0000020
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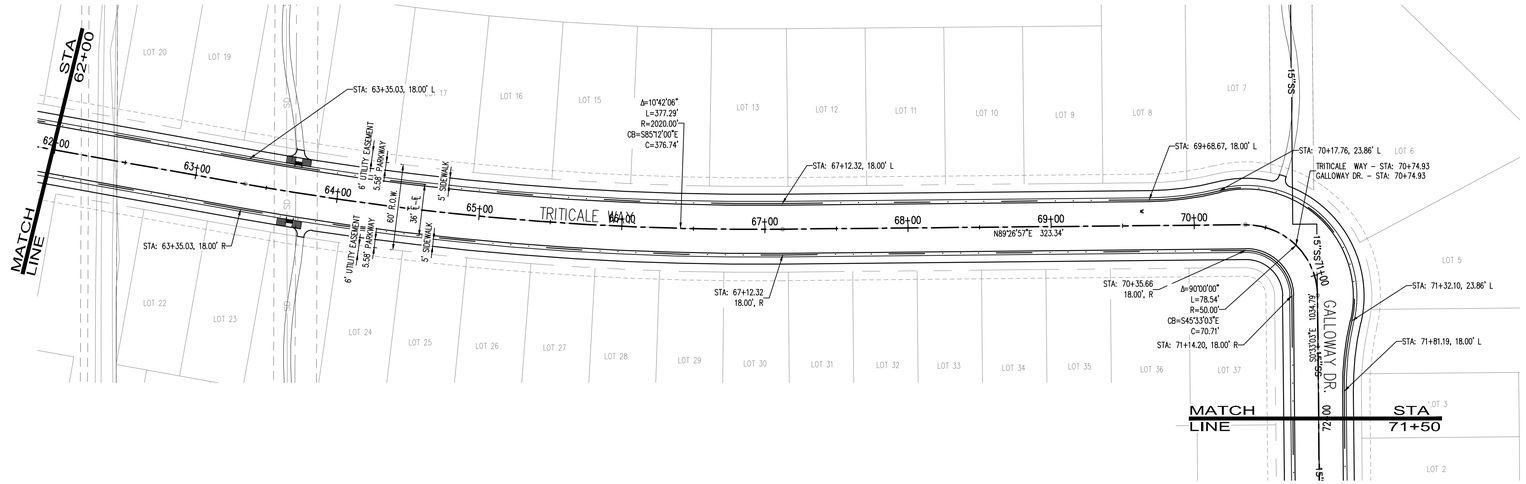
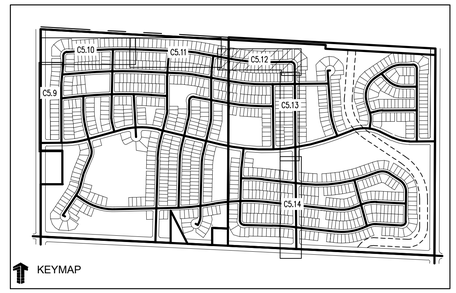
TRITICALE DRIVE PLAN AND PROFILE

C5.11

N:\Hartford Homes\CO Johnstown HFH0\0 - Granary\PDV\04.2\DWG\HFH0000_C5.0_ROT.dwg, Jeffrey Cole, 4/6/2021





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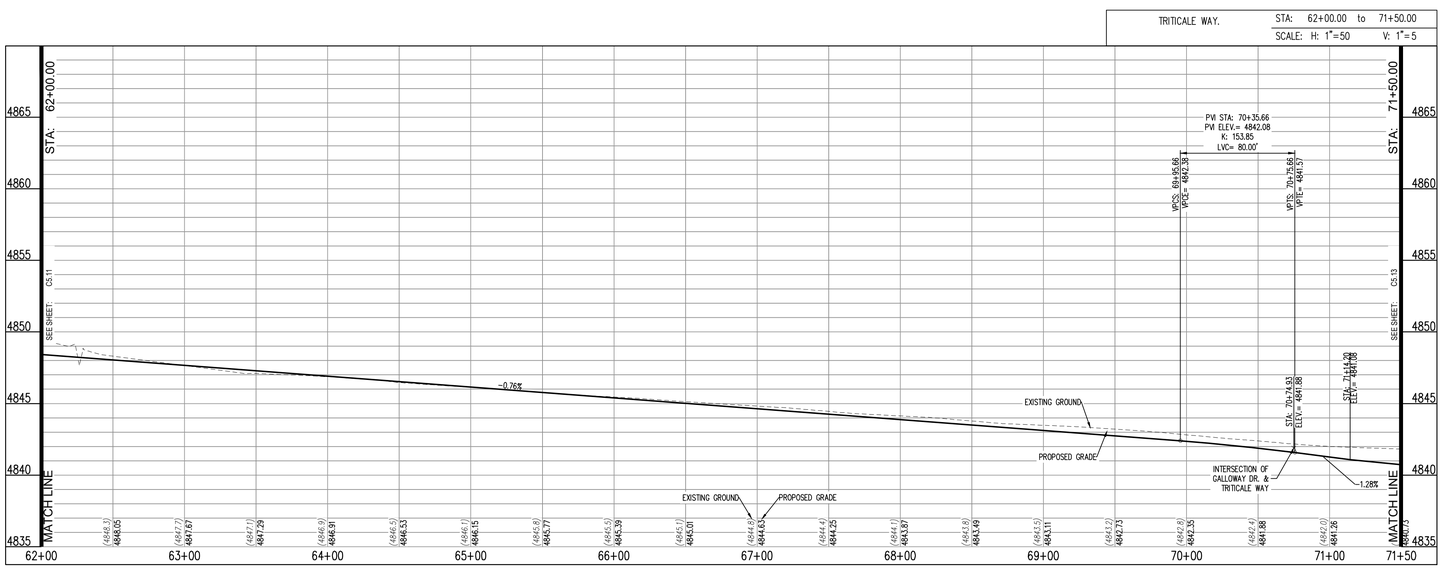

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

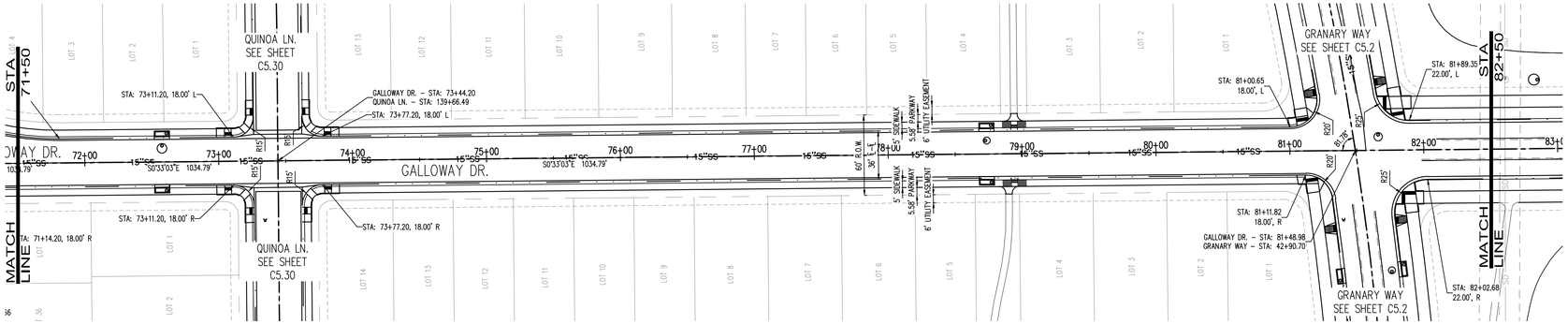
#	Date	Issue / Description	Init.

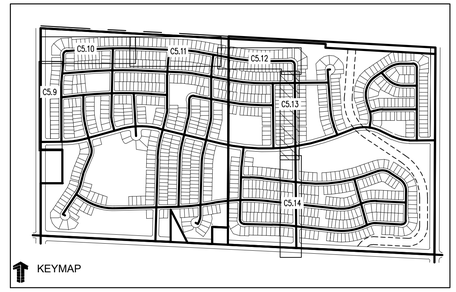
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

TRITICALE DRIVE PLAN AND PROFILE

C5.12

M:\Hwy\Fee Harvest\CO Johnstown HFH\00 - Granary\00\04\CIVIL\PLOTS\HFH0000_C12 & 13 C1.dwg, Jeffrey Ochs, 4/6/2021





LEGEND:

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- EASEMENT LINE
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- EXISTING EDGE OF ASPHALT
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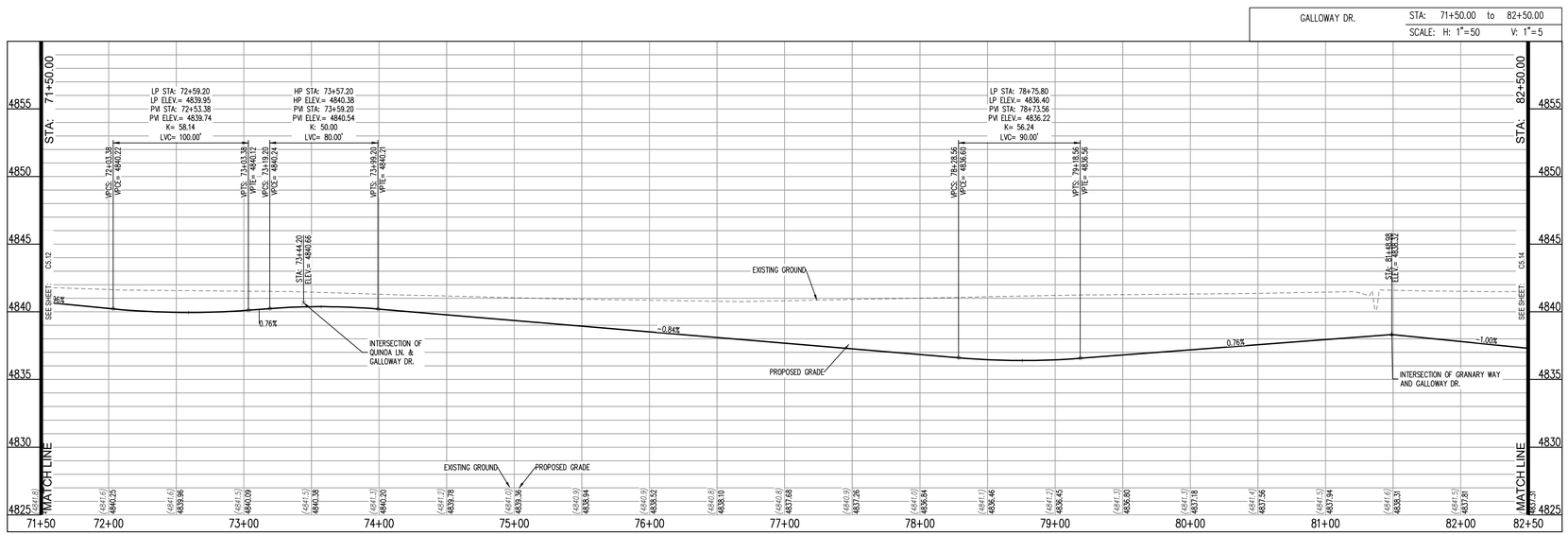

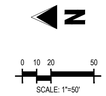

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THE GRANARY
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JOHNSTOWN, CO

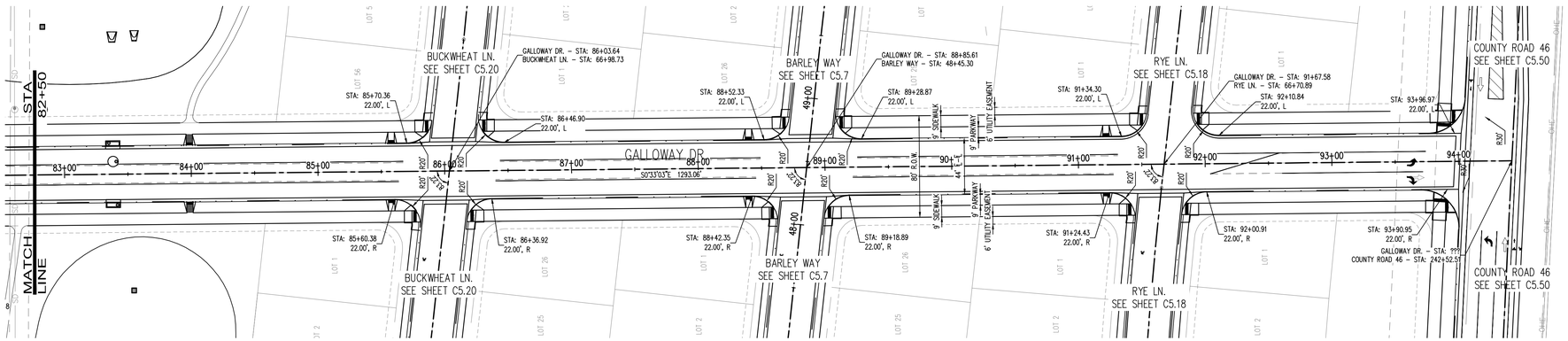
#	Date	Issue / Description	Init.

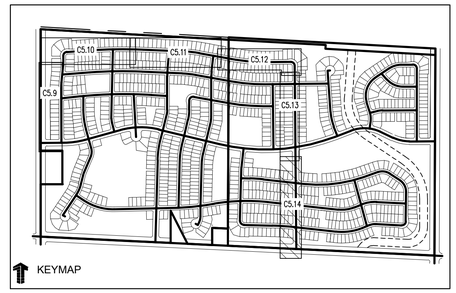
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GALLOWAY DRIVE PLAN AND PROFILE

C5.13

N:\Hartford Homes\CO Johnstown HFH\05 - Design\PDP\A.2\DWG\HFH05_C13_SHT_C.dwg, Jeffrey Cline, 4/6/2021





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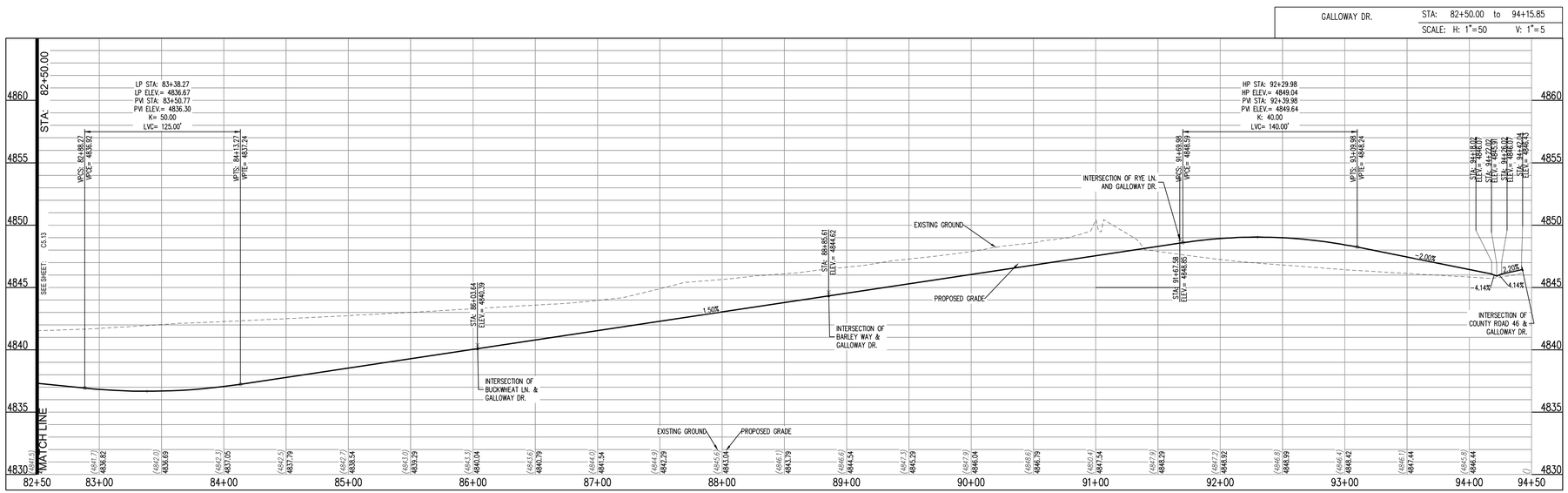

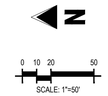

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

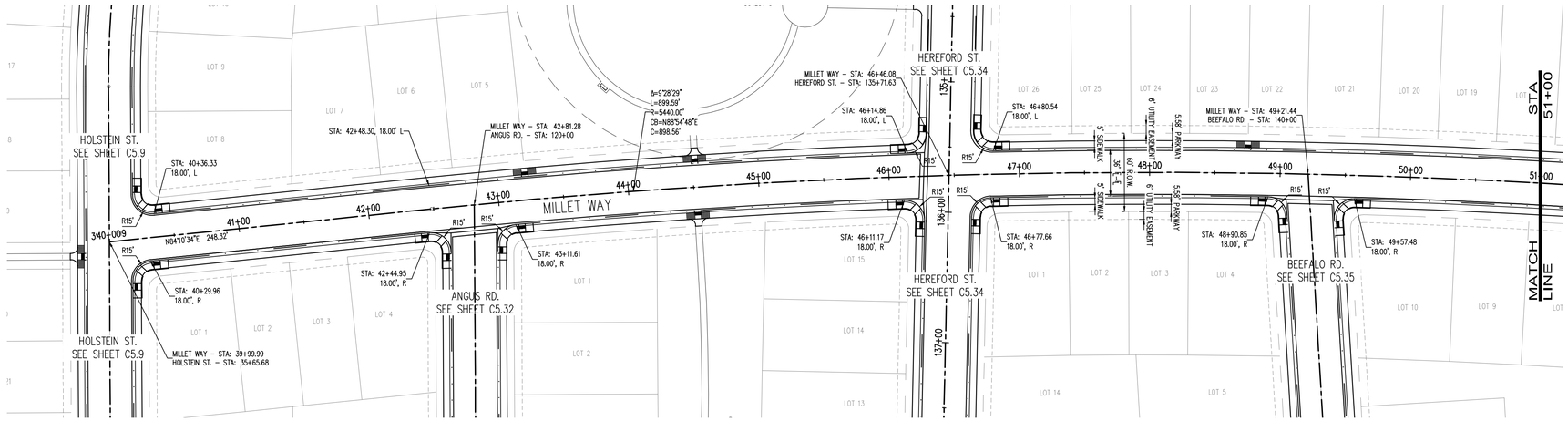
#	Date	Issue / Description	Init.

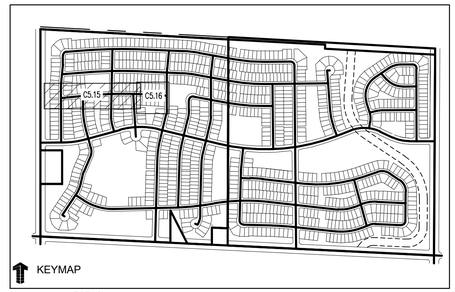
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

GALLOWAY DRIVE PLAN AND PROFILE

C5.14

W:\Hartford Homes\CO Johnstown HFH\00 - Drawings\02\A\20\HFH0020_C3.0_BTC.dwg, Jeffrey Cline, 4/6/2021





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PROPOSED LOTLINE	
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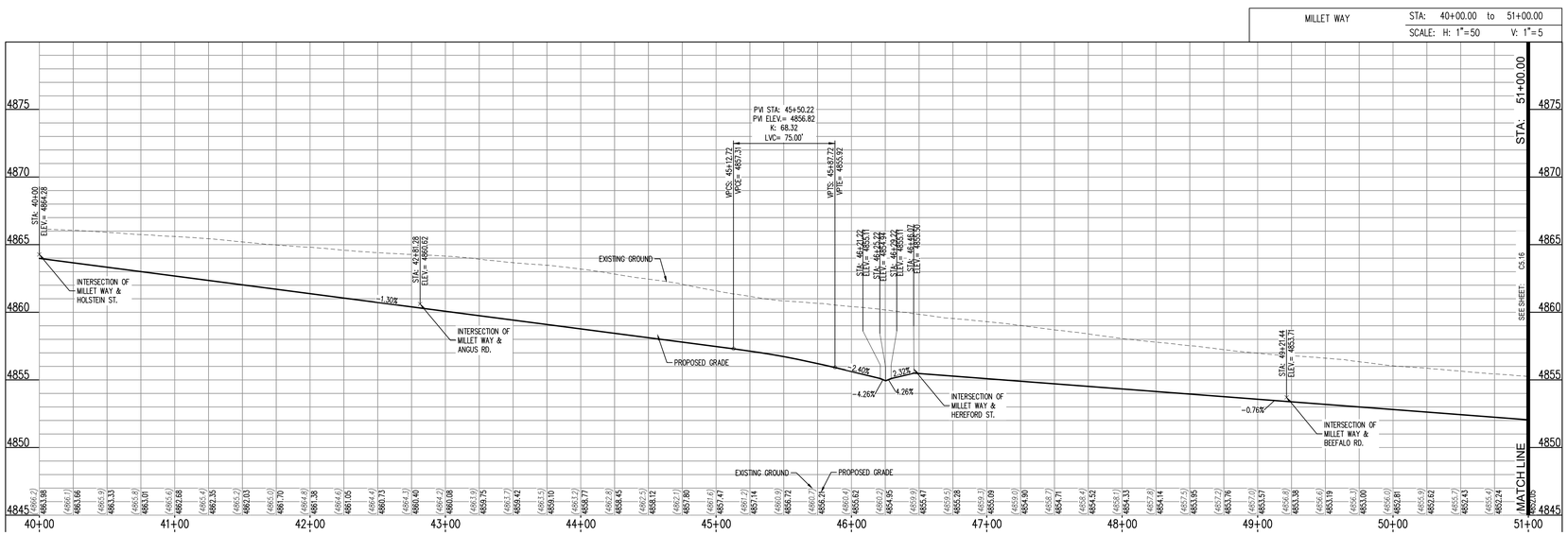

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JOHNSTOWN, CO

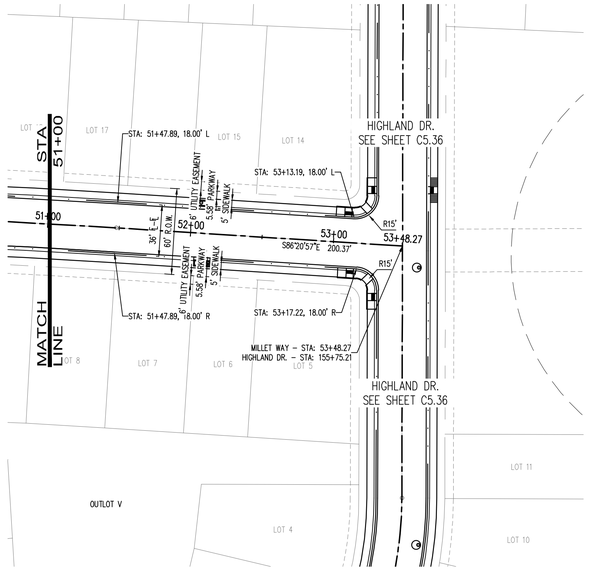
#	Date	Issue / Description	Init.

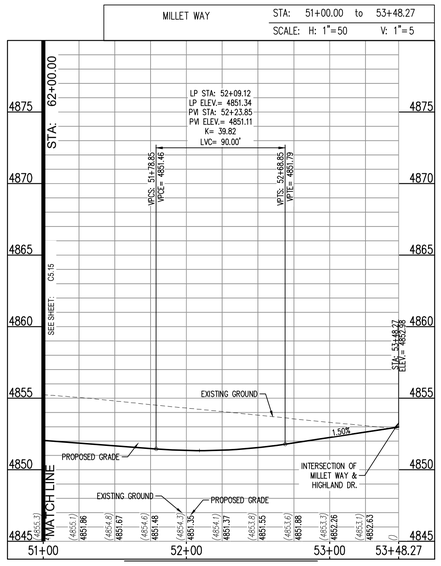
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

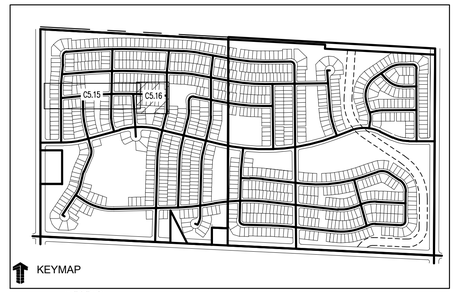
MILLET WAY PLAN AND PROFILE

C5.15

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\A\A\02\HFH\Plan\05_C5.15_MILLET WAY PLAN AND PROFILE.dwg, Jeffrey Ellis, 4/8/2021







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SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

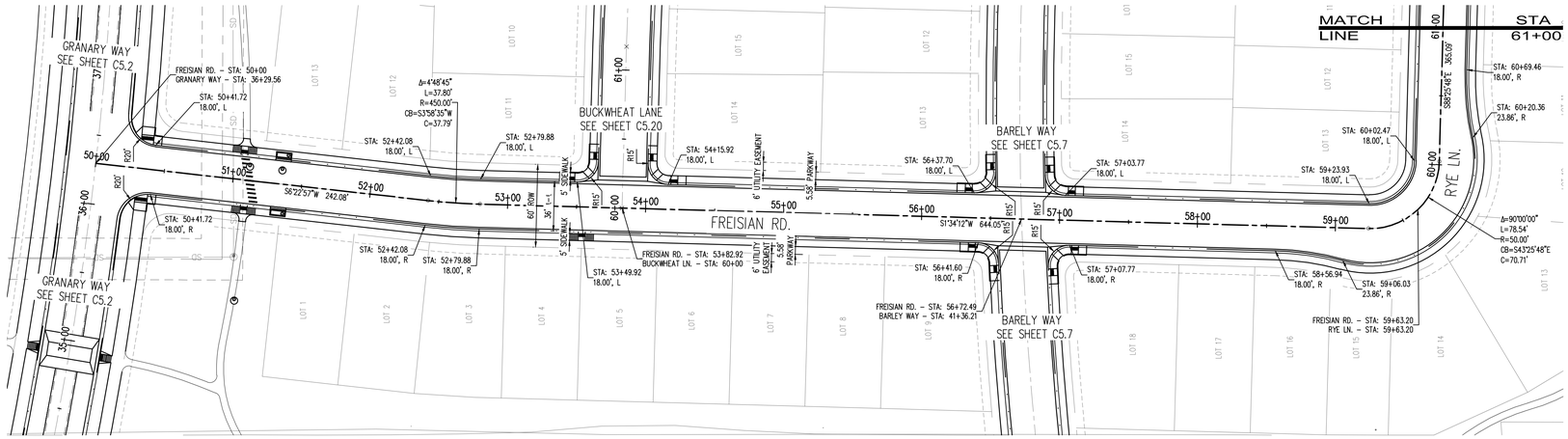
#	Date	Issue / Description	Init.

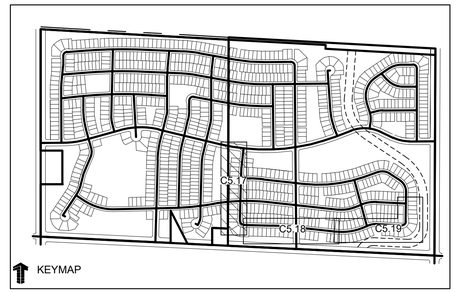
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

MILLET WAY PLAN AND PROFILE

C5.16

H:\Shelton Homes\CO Johnstown MF\400 - Granary\DOCS\CIVIL\DEVSHEETS\03 C5.16_MILLET.dwg, Jeffrey Ellis, 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
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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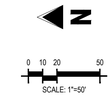

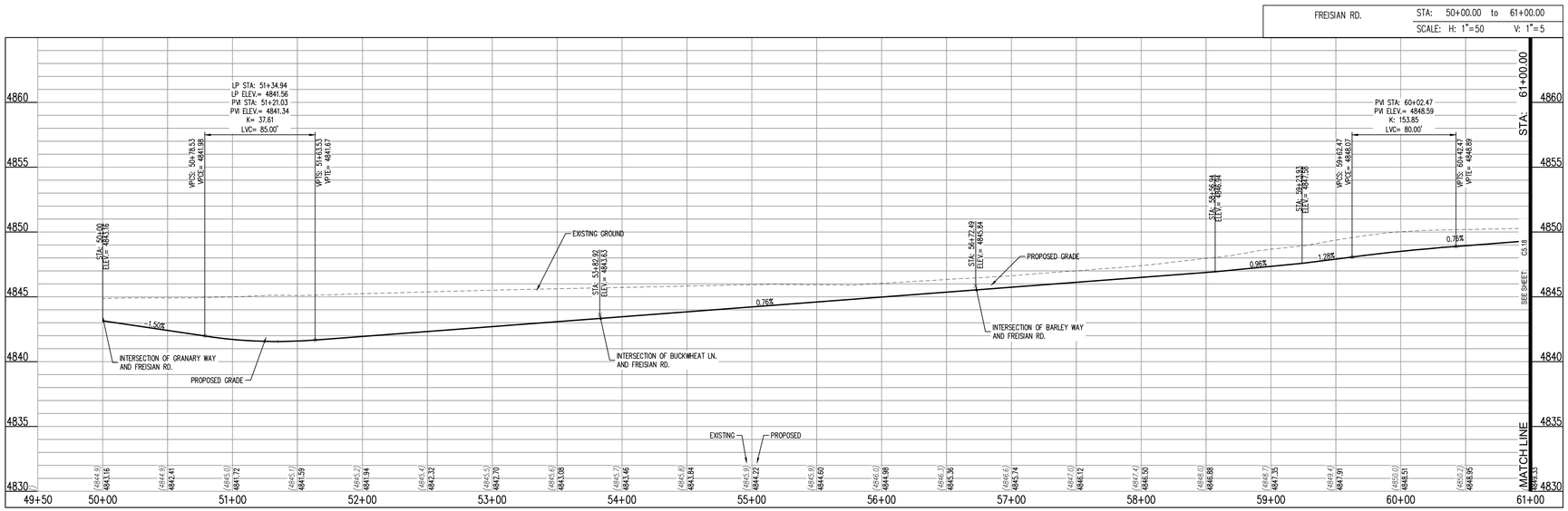

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JOHNSTOWN, CO

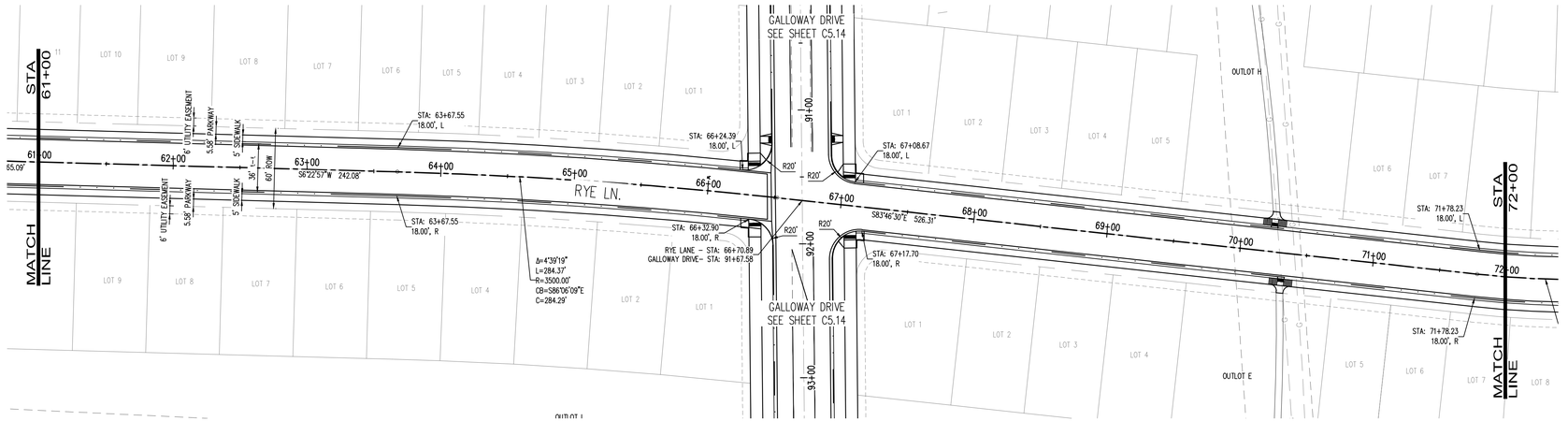
#	Date	Issue / Description	Init.

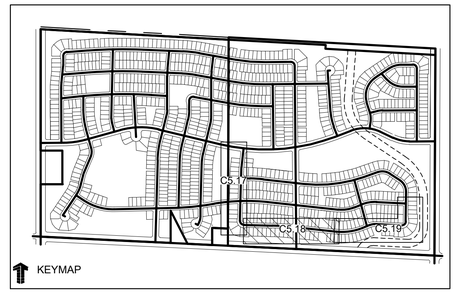
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

FREISIAN ROAD PLAN AND PROFILE

C5.17

N:\Hartford Homes\CO Johnstown HFH\05 - Granary\400\Civil\CD\PDF\HFH0020_C5.21_RD E Proj - Jeffrey Dills - 4/8/2021





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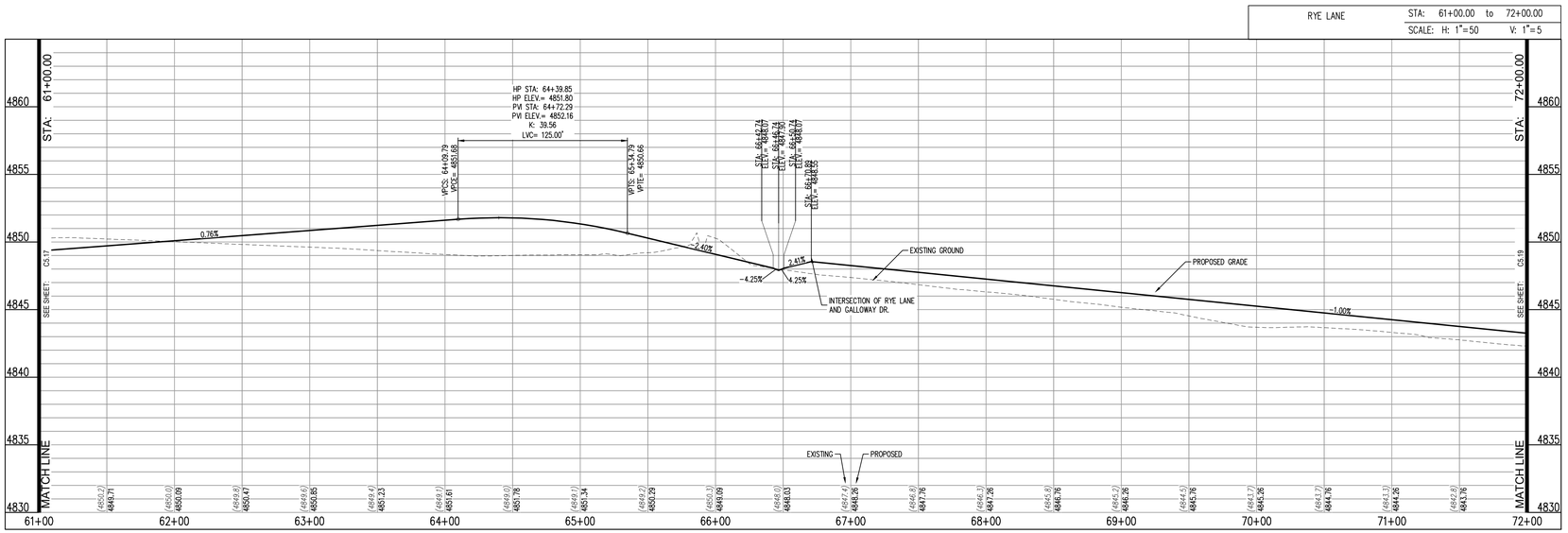

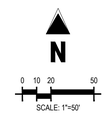

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

RYE LANE ROAD PLAN AND PROFILE

C5.18

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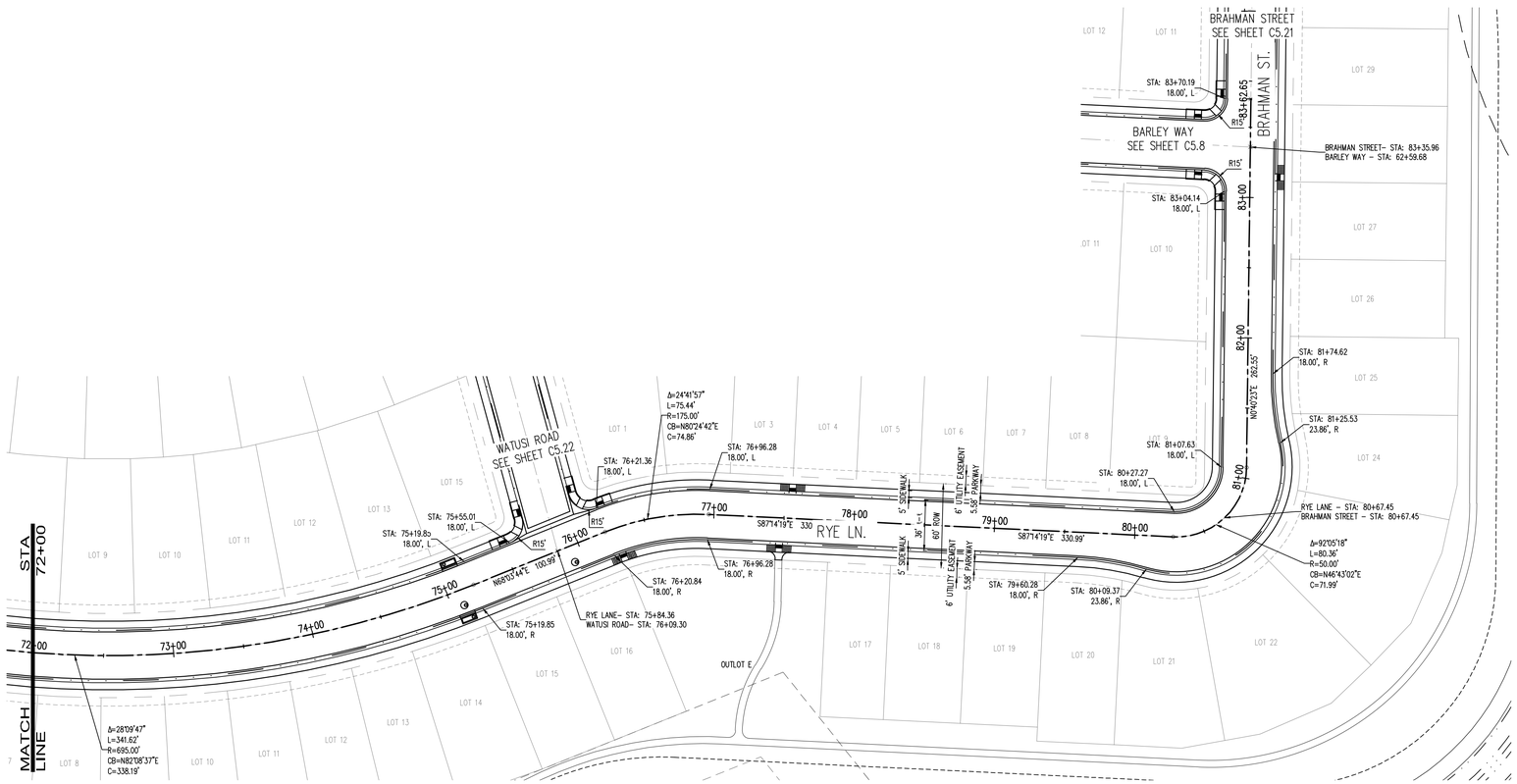

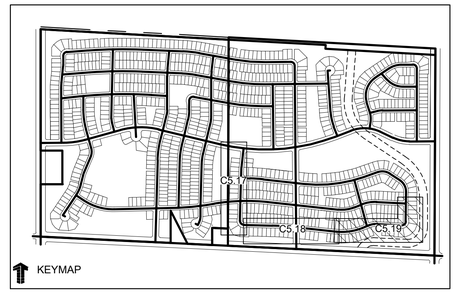

LEGEND:

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PROPOSED LOTLINE	
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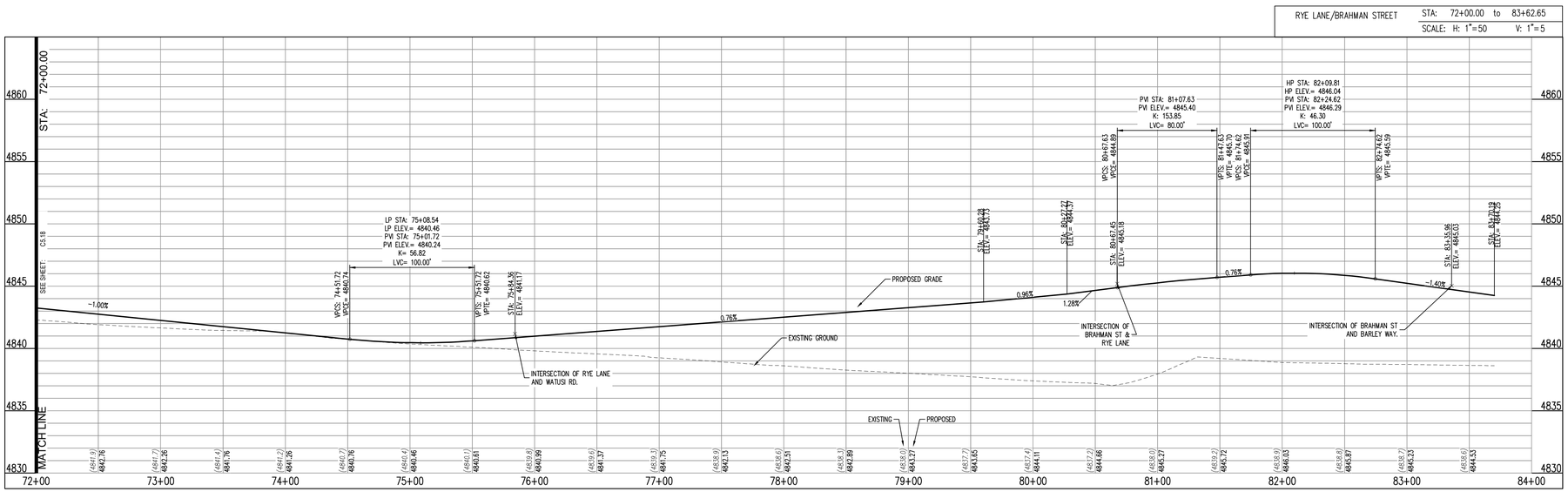

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Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

RYE LANE AND BRAHMAN STREET ROAD PLAN AND PROFILE

C5.19

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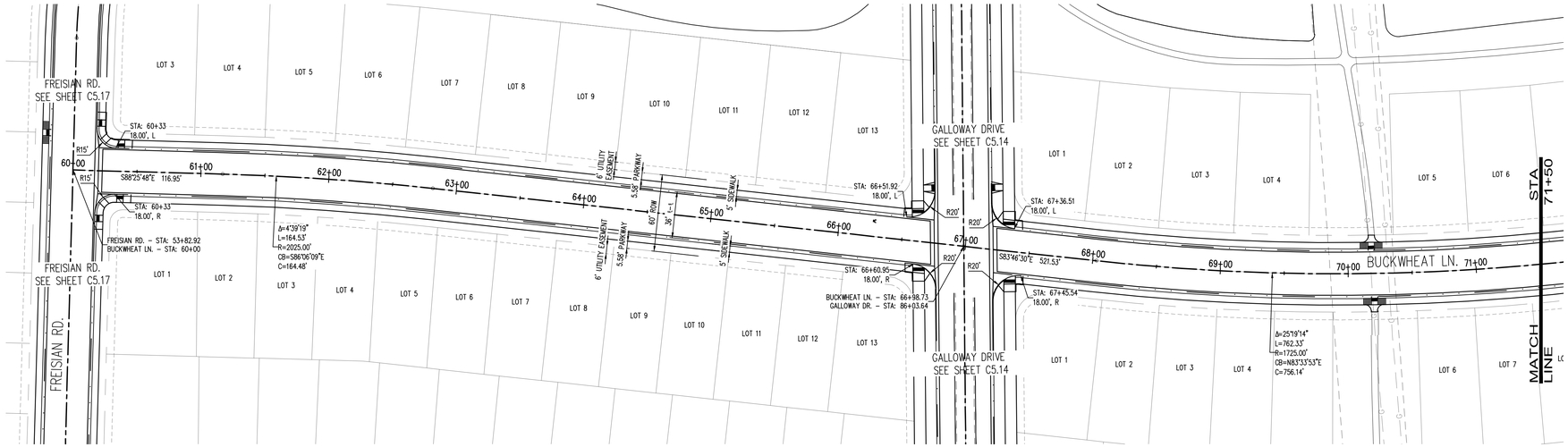

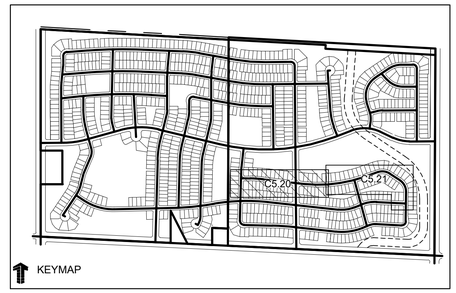

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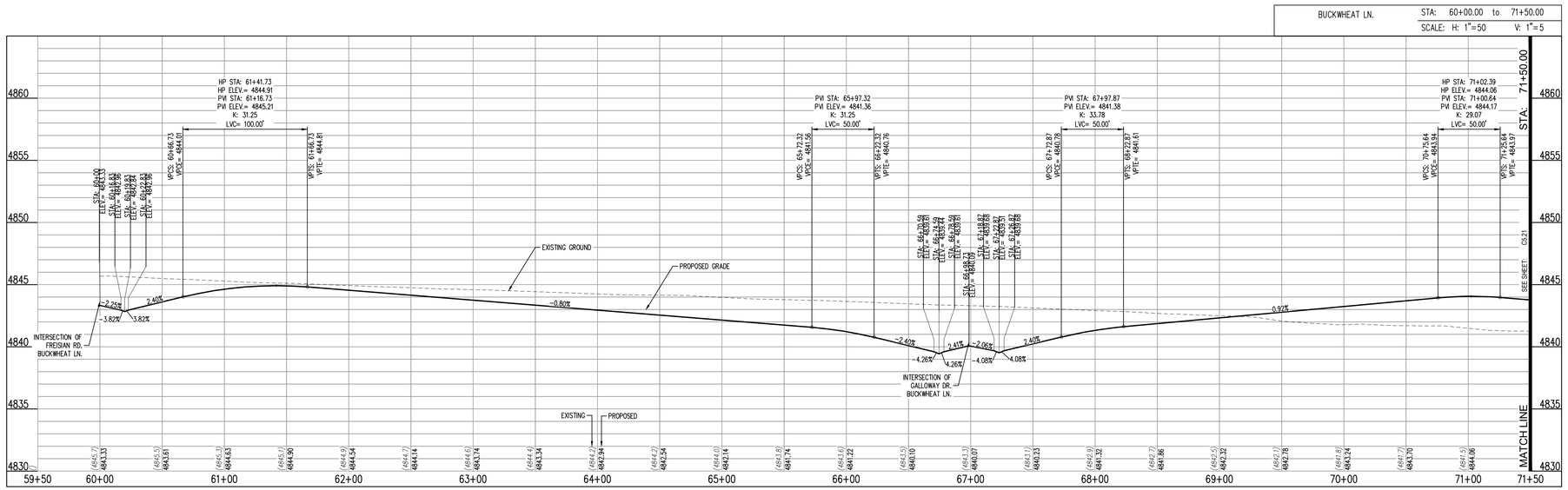

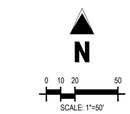

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

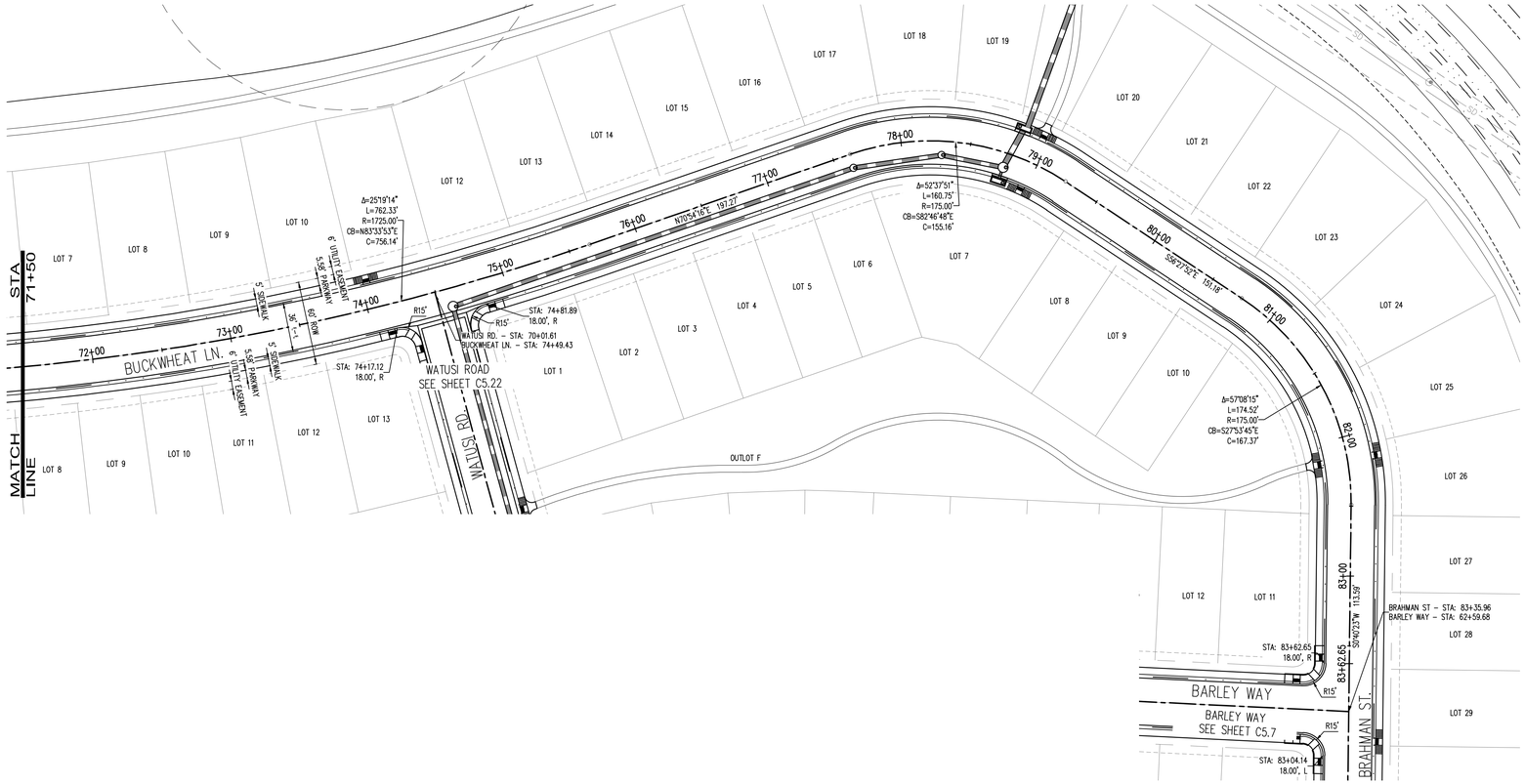
#	Date	Issue / Description	Init.

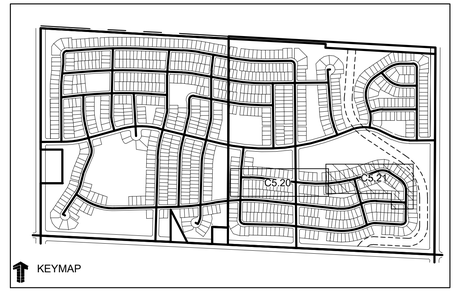
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

BUCKWHEAT LANE PLAN AND PROFILE

C5.20

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\A\A\02\HFH0005_C5.20_BUCKWHEAT LN PLAN AND PROFILE.dwg, 8/31/2021 2:48:51 PM, Jeffrey Chilv





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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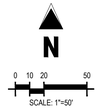

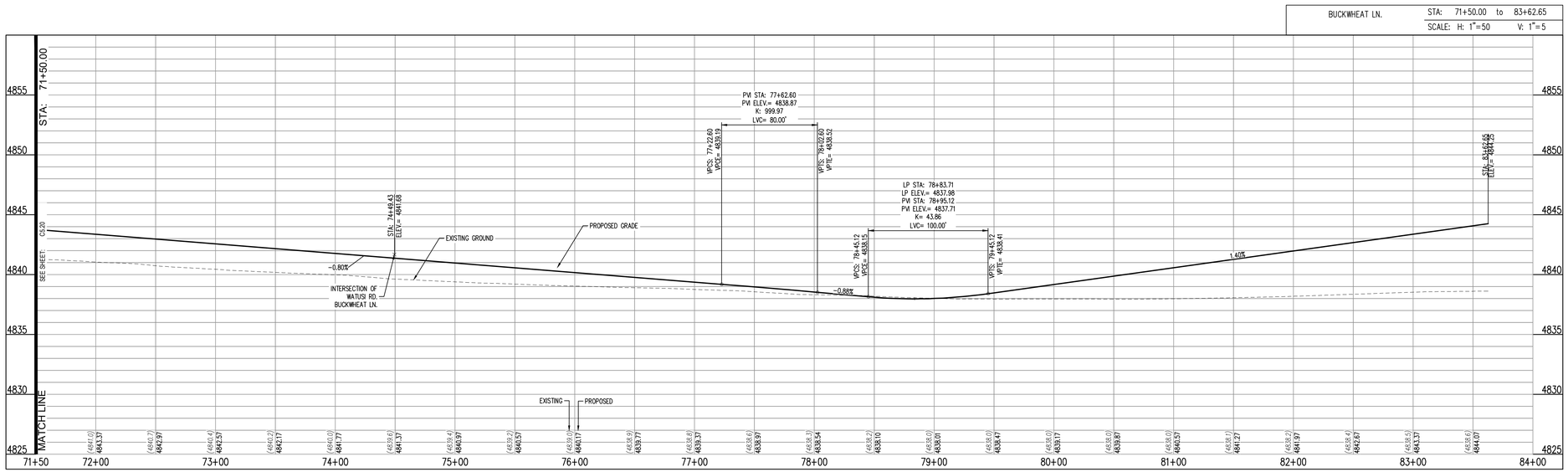

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

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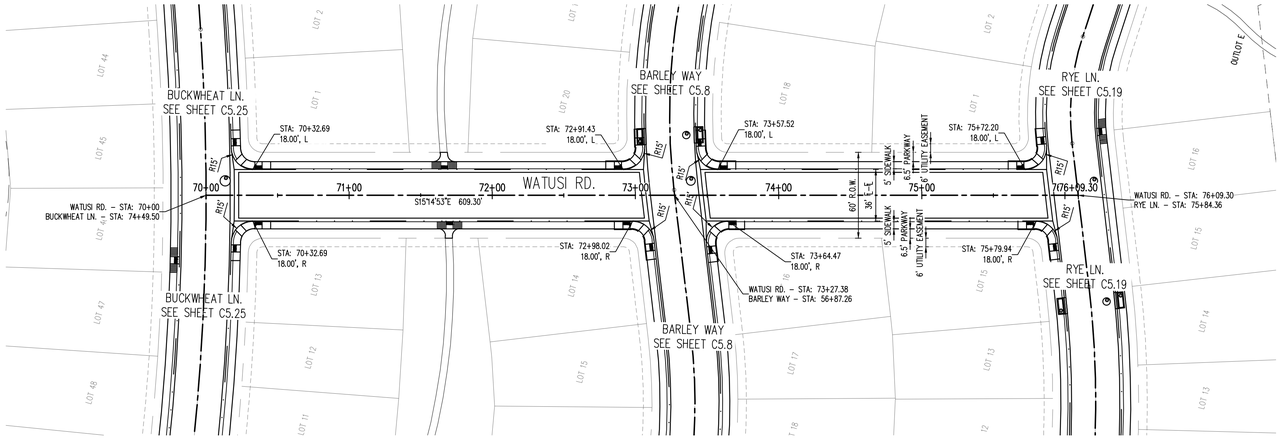
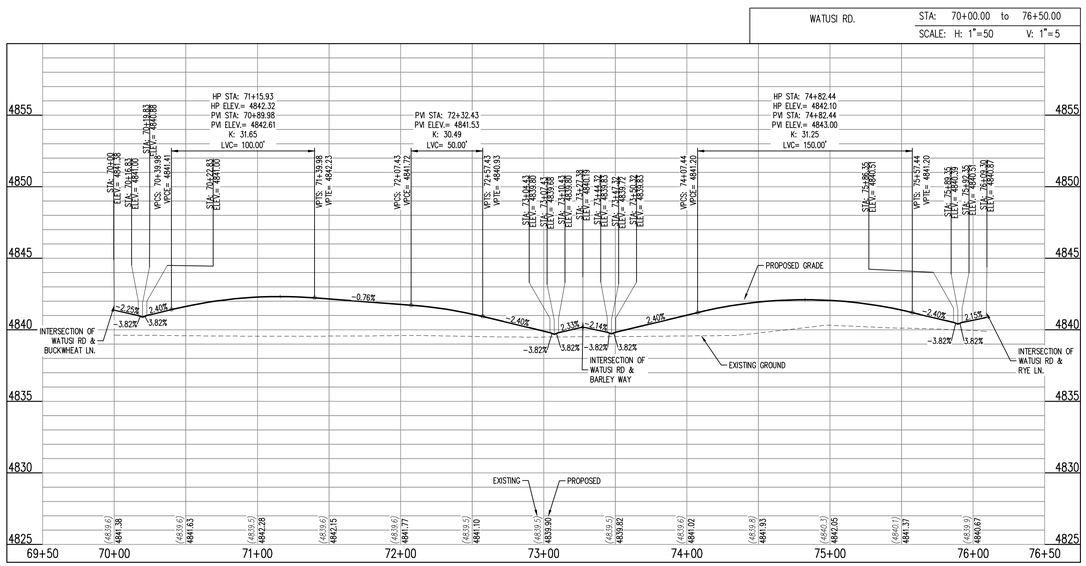
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

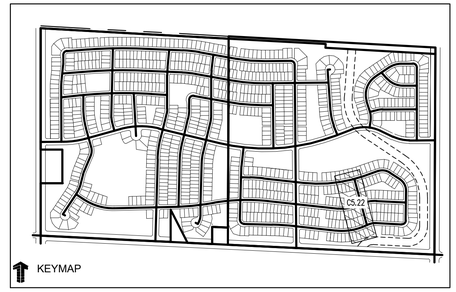
BUCKWHEAT LANE PLAN AND PROFILE

C5.21

H:\Hatfield Harvest\CO Johnstown HFH20\...\Granary\DOCUMENTS\HFH0020_C5.21_BUCK Ln Plan_Jeffrey Fithe - 4/8/2021







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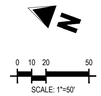

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

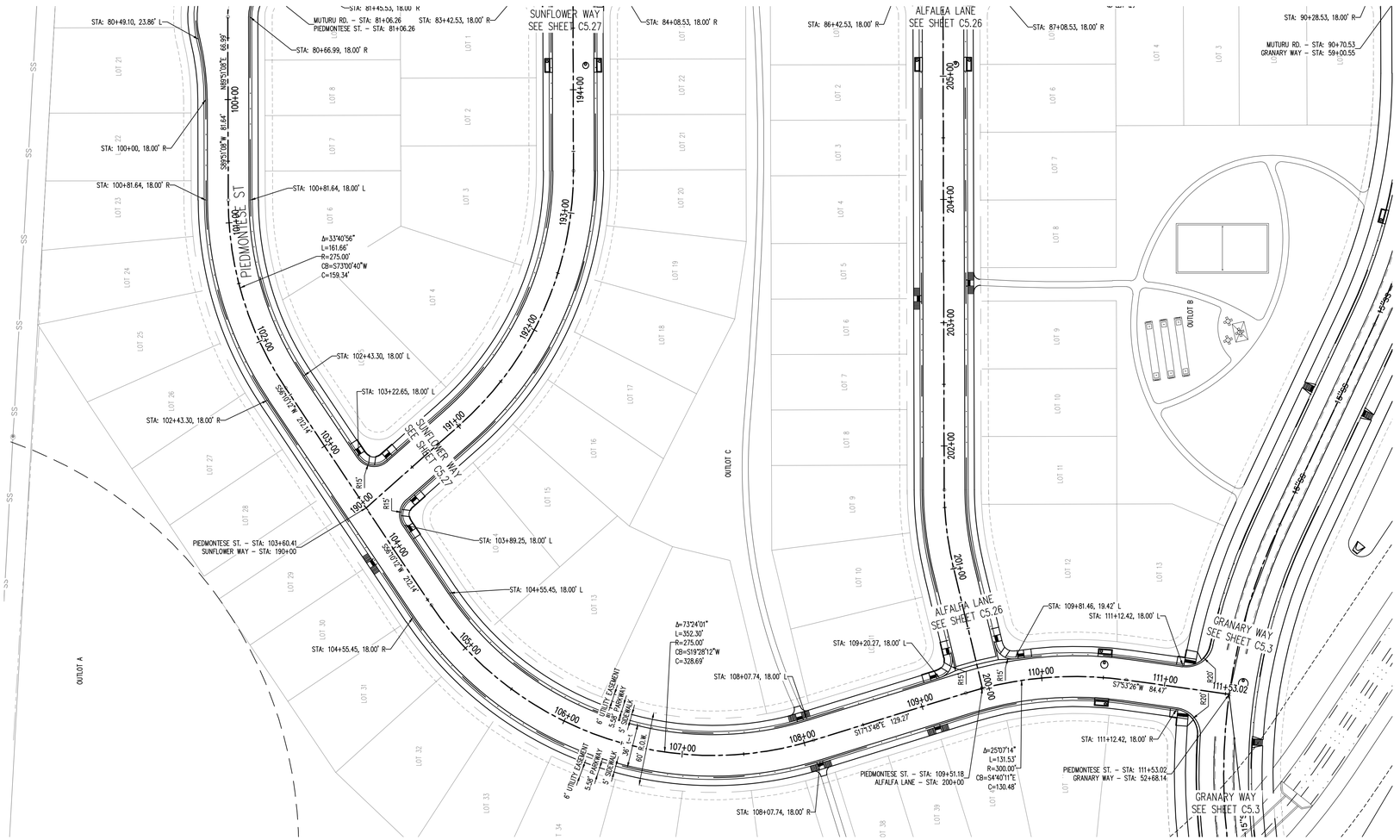
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

WATUSI ROAD PLAN AND PROFILE

C5.22

N:\Hartford Homes\CO Johnstown HFH\05 - Granary\PDP\CAD\PDP\HFH05_C5.24_WD Orig - Jeffrey Ottis - 4/6/2021



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)
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- EXISTING EDGE OF ASPHALT
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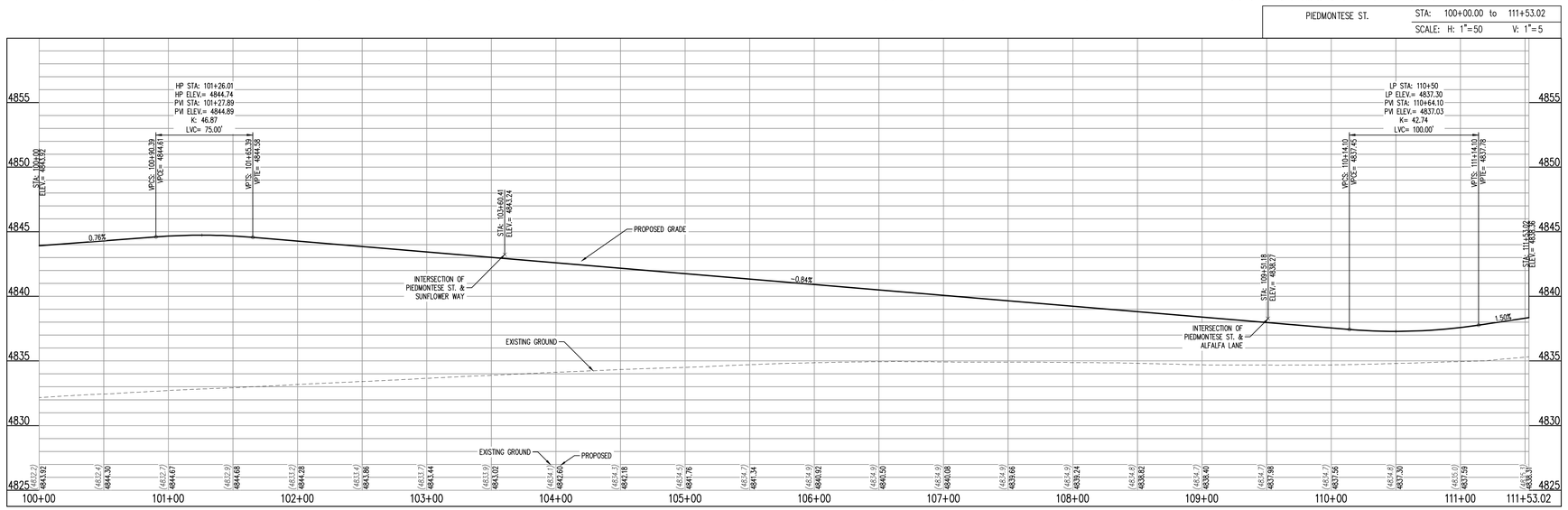
SCALE: 1"=50'



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JOHNSTOWN, CO

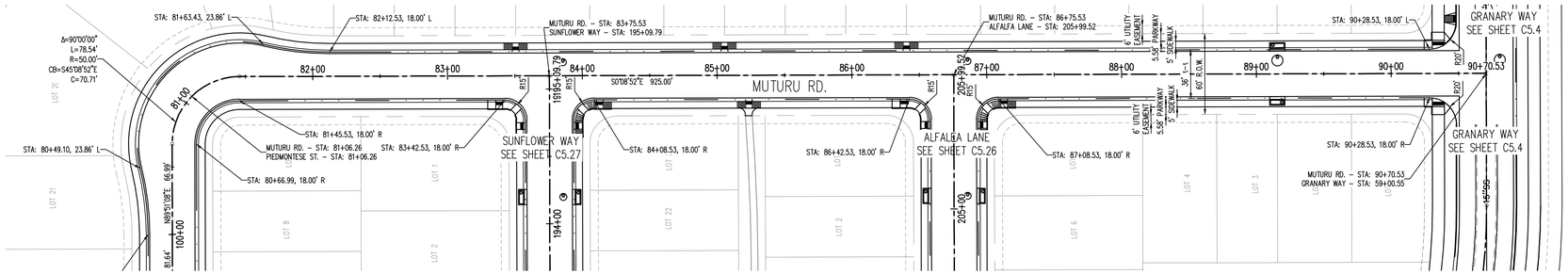
#	Date	Issue / Description	Init.

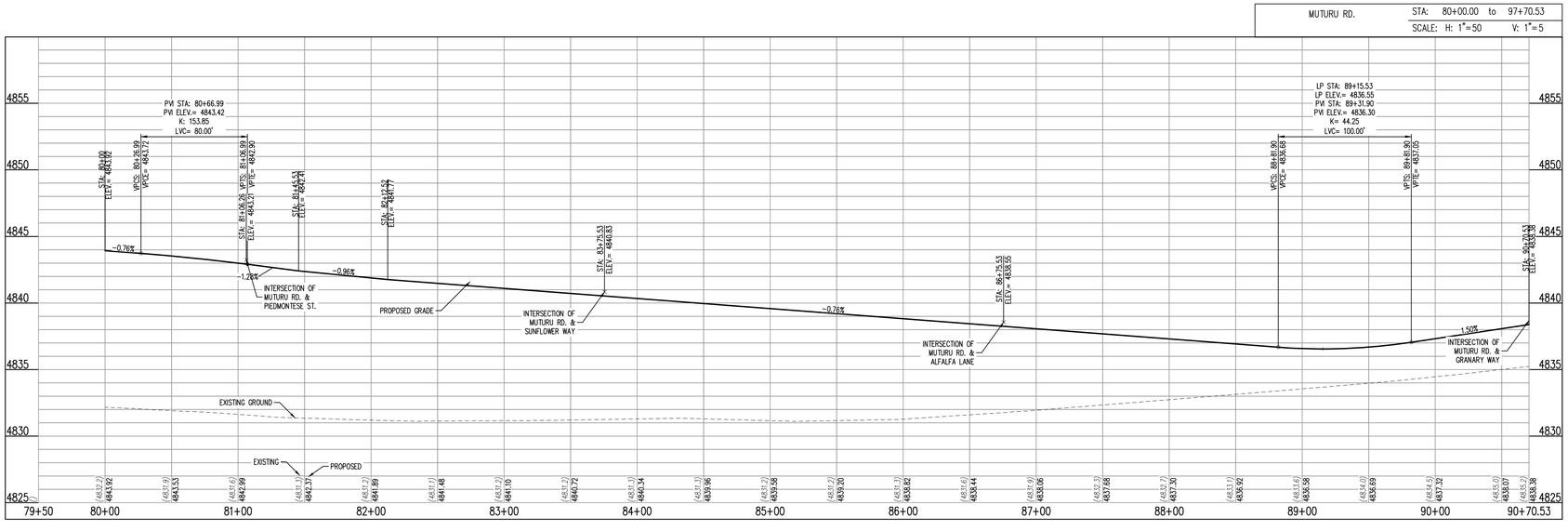
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

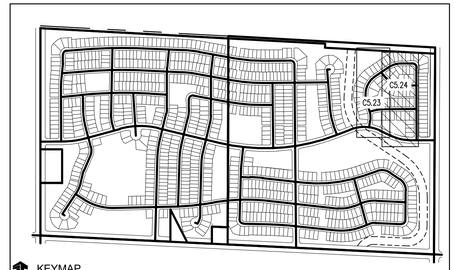
PIEDMONTESE STREET
ROAD PLAN AND PROFILE

C5.23

H:\Shelton\Home\CO Johnstown HFH\05 - Granary\02\04\ENGR\SHEETS\C5.23_RD PLAN.dwg, Jeffrey Ellis, 4/8/2021







LEGEND:

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- PROPOSED MAJOR CONTOUR 4835
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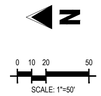

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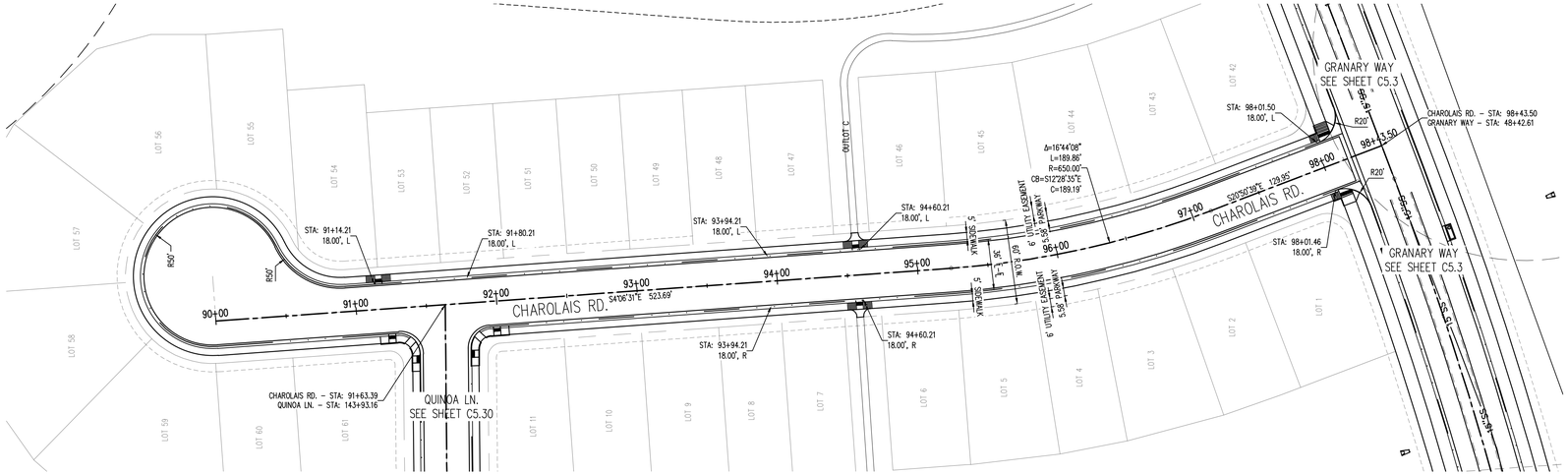
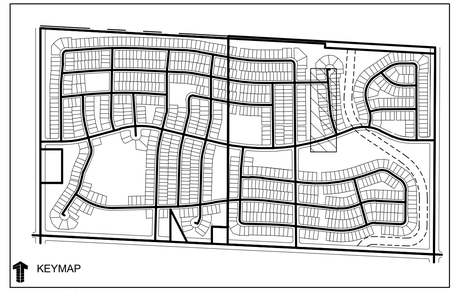
MUTURU ROAD PLAN AND PROFILE

C5.24

H:\Hartford Homes\CO\Johnstown MF\MDs - Granary\PDs\CAD\DRAWINGS\C5.24_ROI_10 Hour_ Jeffrey Ellis - 4/8/2021





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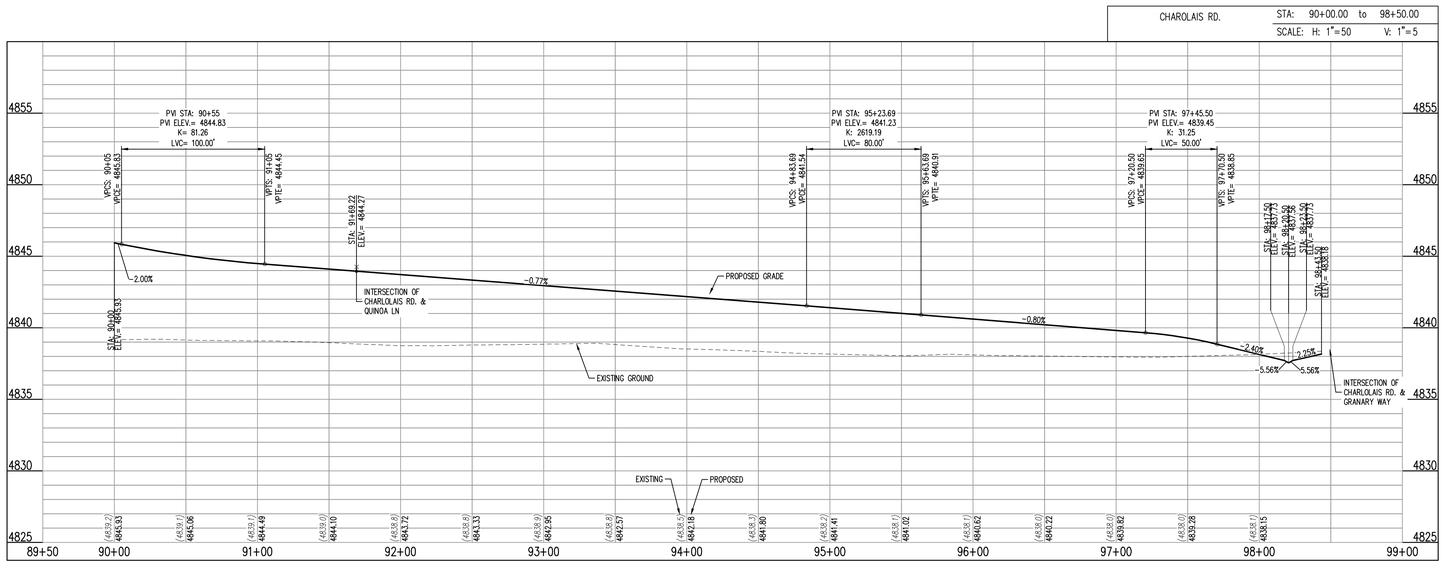

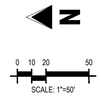

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

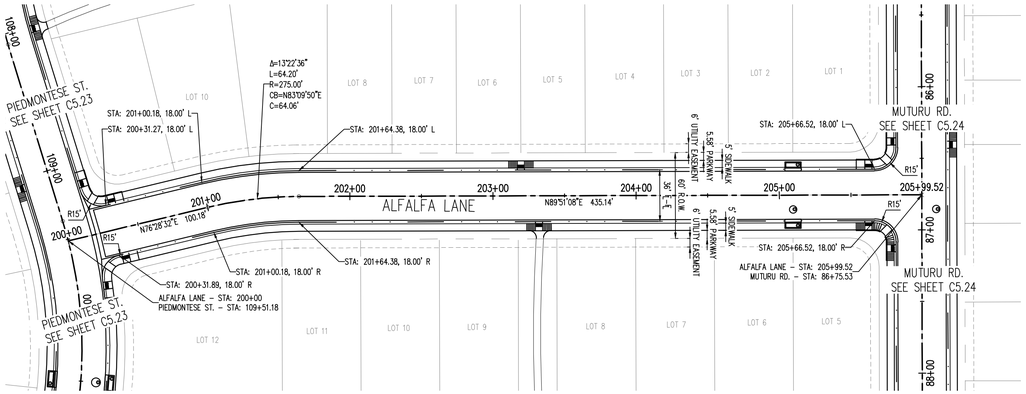
#	Date	Issue / Description	Init.

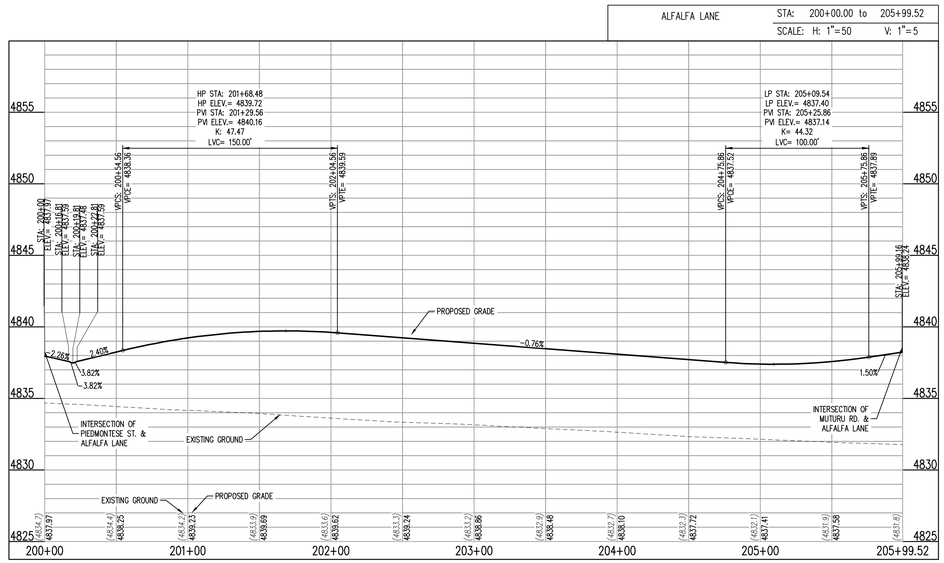
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

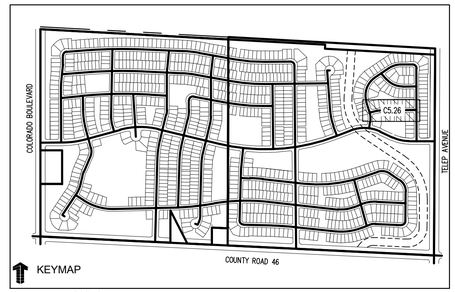
CHAROLAIS ROAD PLAN AND PROFILE

C5.25

N:\Hartford Homes\CO Johnstown HFH\05 - Granary\PDP\CAD\PDP\HFH0020_C5.25.dwg, 9/21/2021







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	
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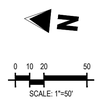

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

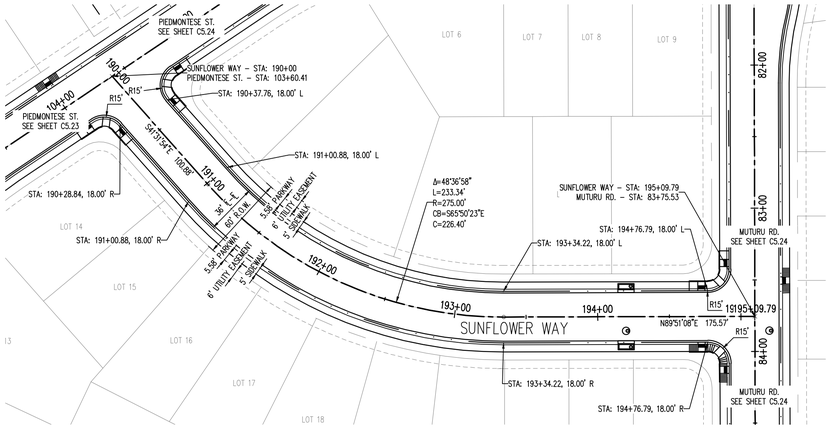
#	Date	Issue / Description	Init.

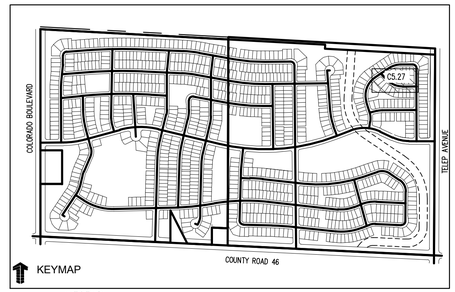
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

ALFALFA LANE PLAN AND PROFILE

C5.26

H:\Hartford Homes\CO Johnstown HFH0001 Granary\PDVs\CIVIL\SHEETS\C5.26 ALFALFA LANE PLAN AND PROFILE.dwg, 4/8/2021





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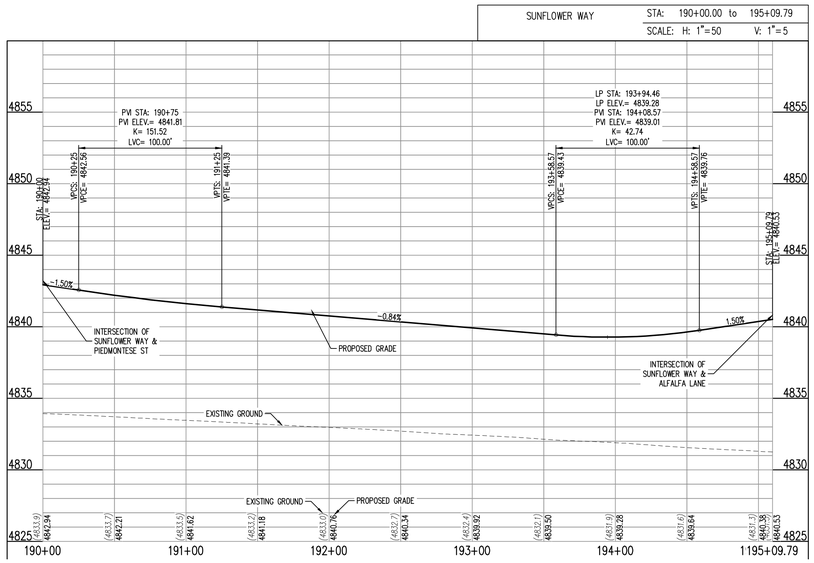

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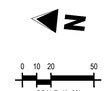

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THE GRANARY
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JOHNSTOWN, CO

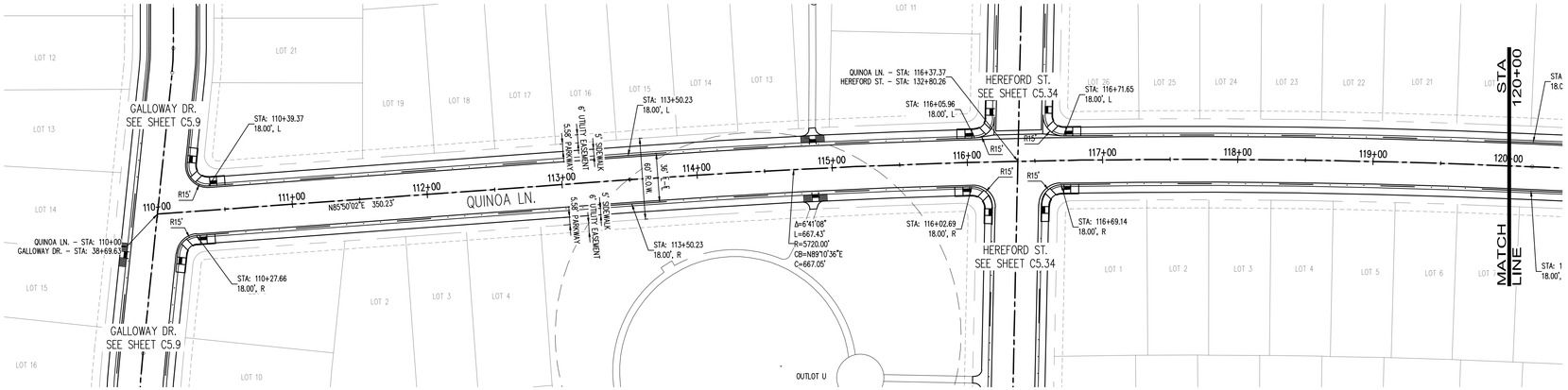
#	Date	Issue / Description	Init.

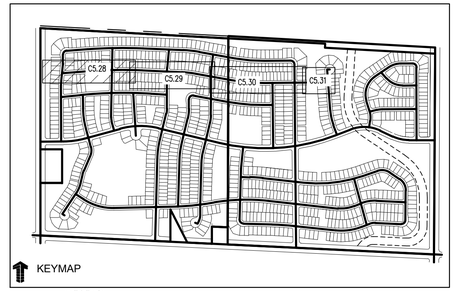
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

SUNFLOWER WAY ROAD
PLAN AND PROFILE

C5.27

H:\Shelton\Home\CO Johnstown HFH0001 - Granary\DOCS\CDS\PDP\HFH0001_C5.24_SD_XXXX.dwg - Jeffrey Pitts - 4/8/2021





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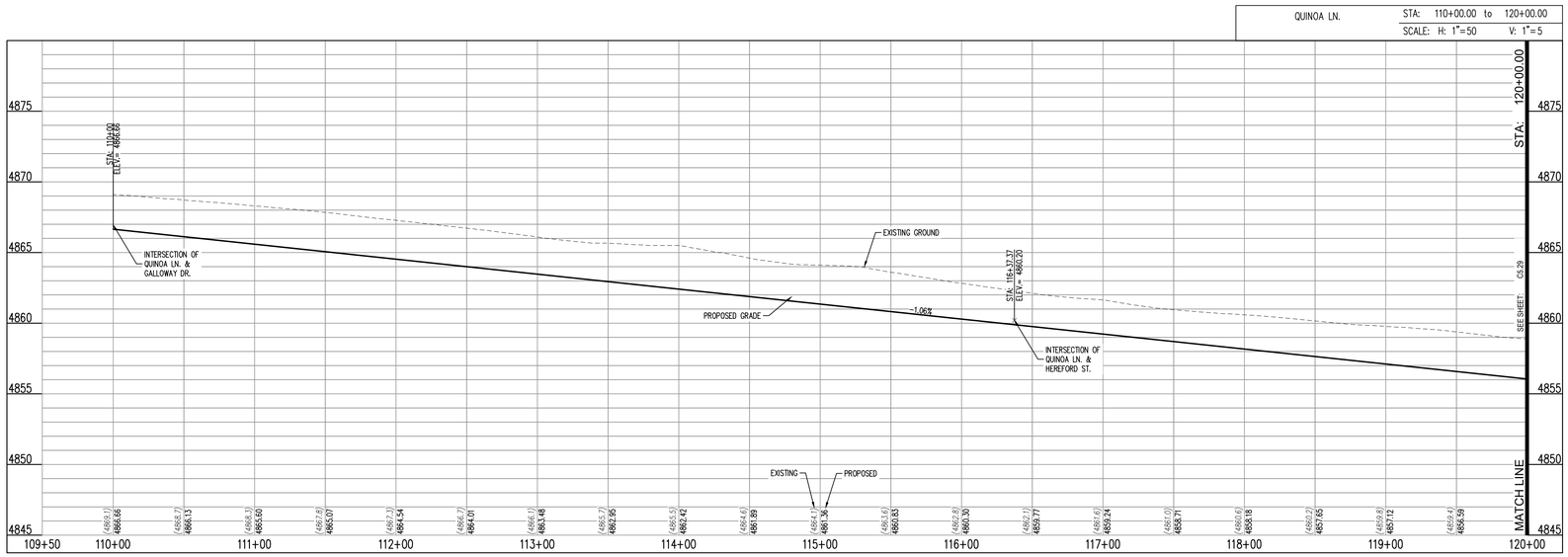

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JOHNSTOWN, CO

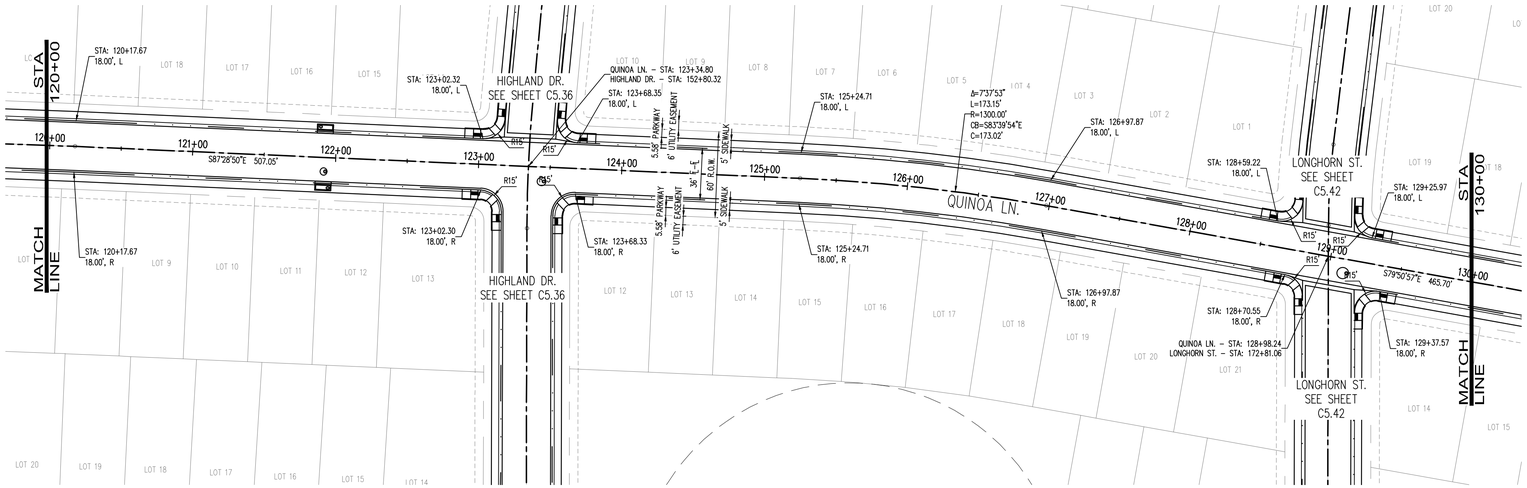
#	Date	Issue / Description	Init.

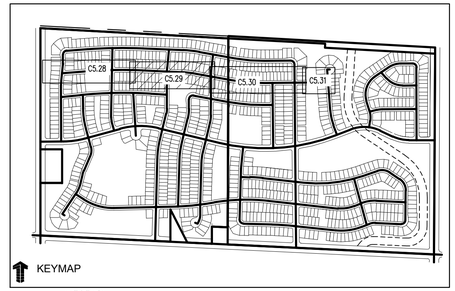
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

QUINOA LANE PLAN AND PROFILE

C5.28

N:\Hartford Homes\CO Johnstown HFH\DI - Granary\PDS\AutoCAD\PDP\HFH0020_C5.28.1_REV.4.dwg - Jeffrey Ellis - 4/6/2021





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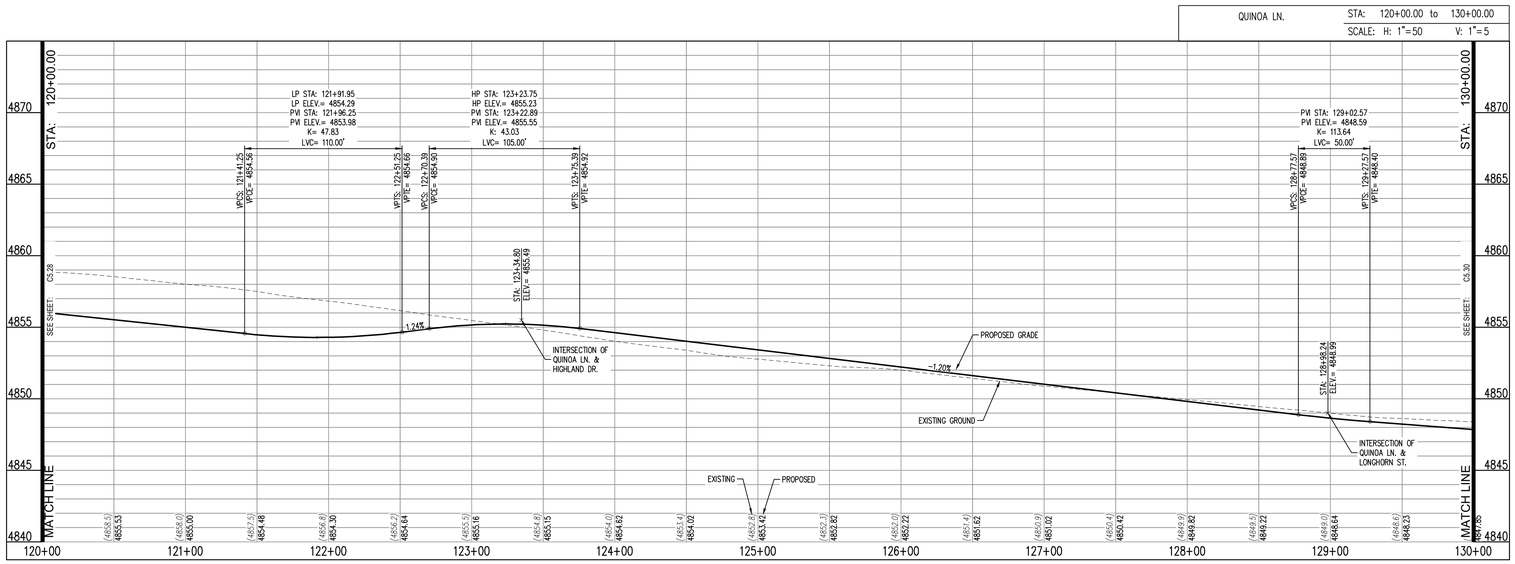

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0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

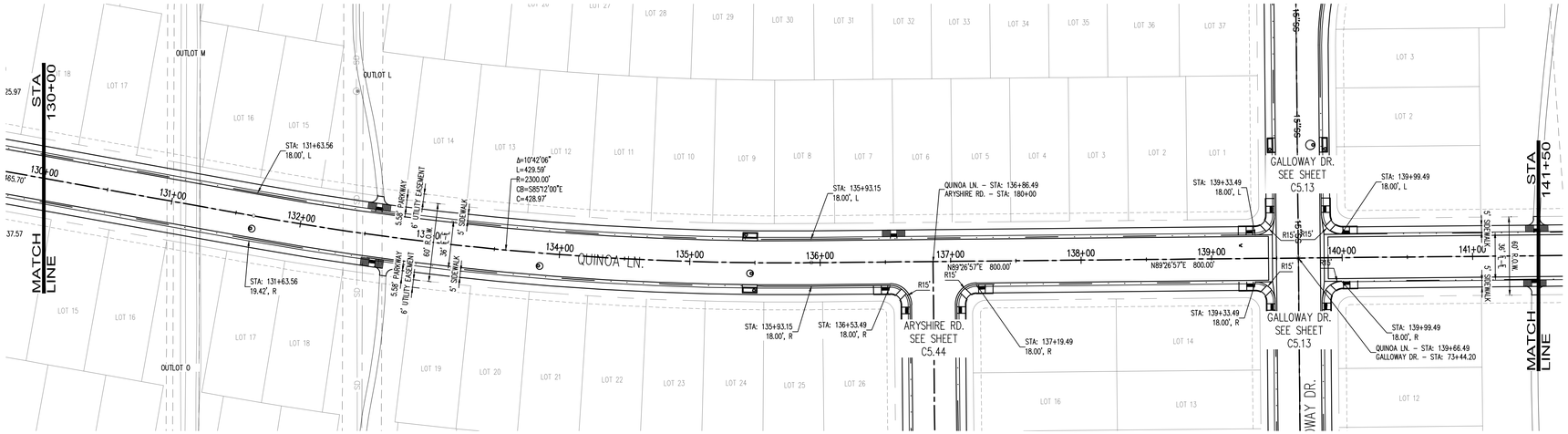
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

QUINOA LANE PLAN AND PROFILE

C5.29

N:\Hwy\Fort Harwood\CO Johnstown HFH\05 - Design\PDP\LA\CDP\DP\HFH005_C5.3-1_RD1.4.dwg, Jeffrey Ellis, 4/6/2021



LEGEND:

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PROPOSED LOTLINE	
EASEMENT LINE	
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PROPOSED MINOR CONTOUR	4836
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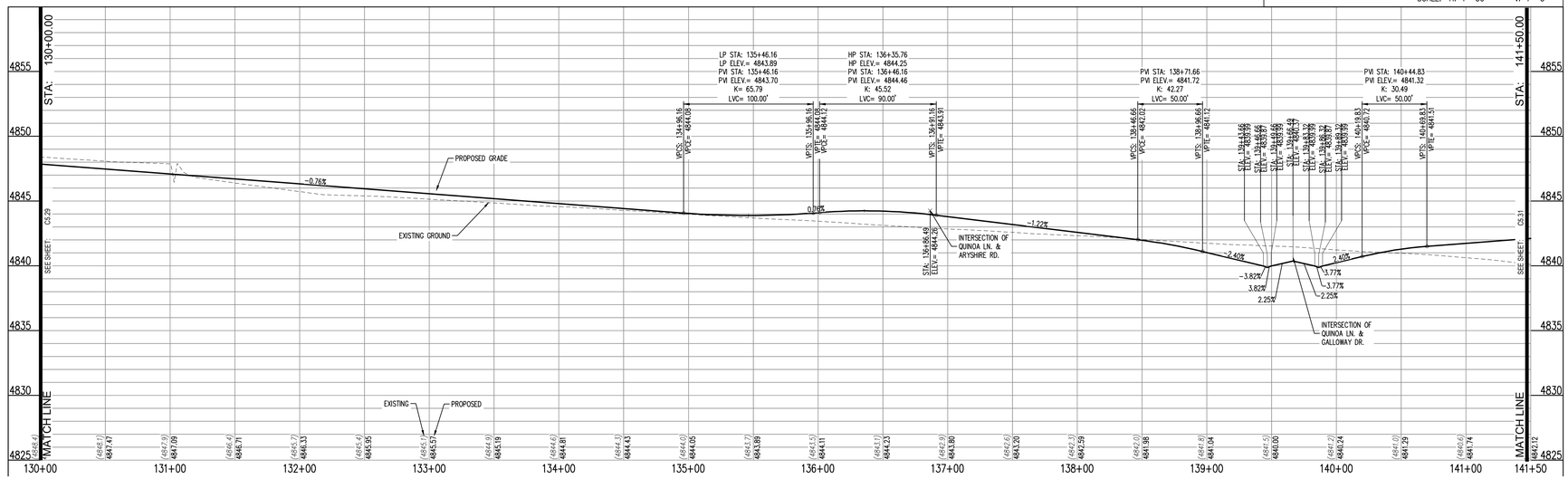

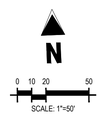

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

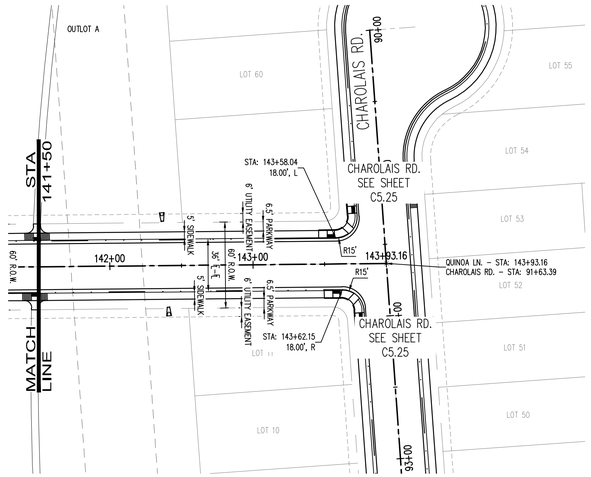
#	Date	Issue / Description	Init.

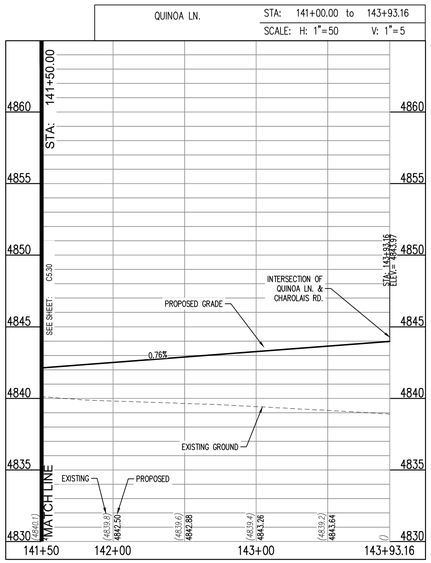
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

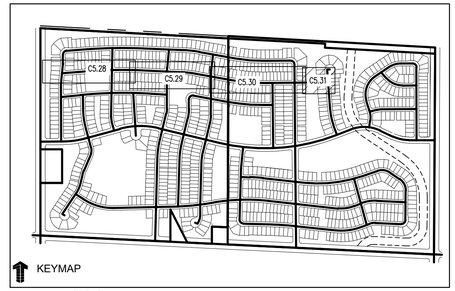
QUINOA LANE PLAN AND PROFILE

C5.30

N:\Hatfield Harvest\CO Johnstown HFH\05 - Drawings\02\AutoCAD\Plan\Sheets\C5.30 PLAN.dwg, Jeffrey Ellis, 4/6/2021







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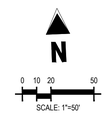

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

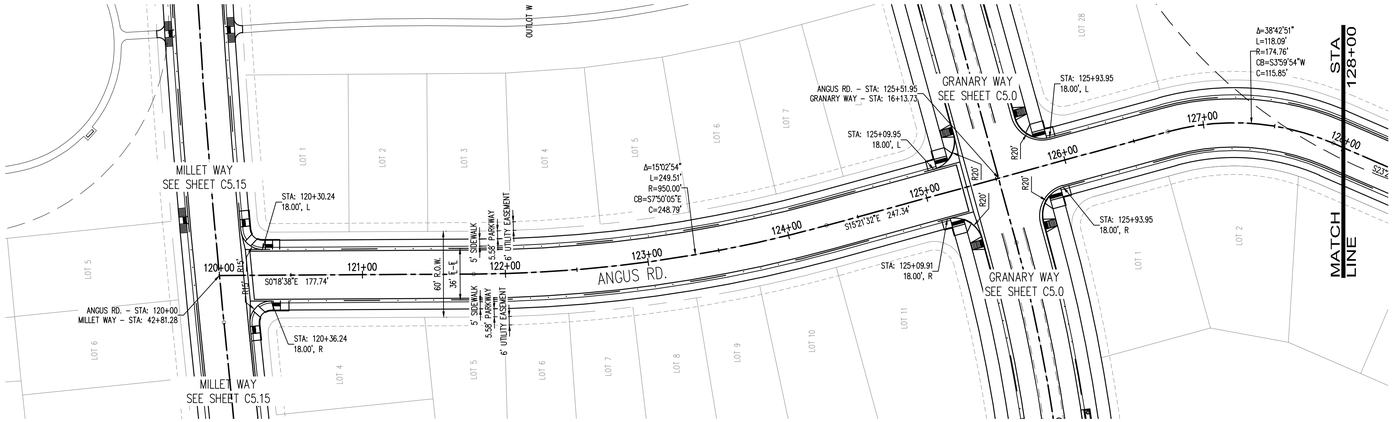
#	Date	Issue / Description	Init.

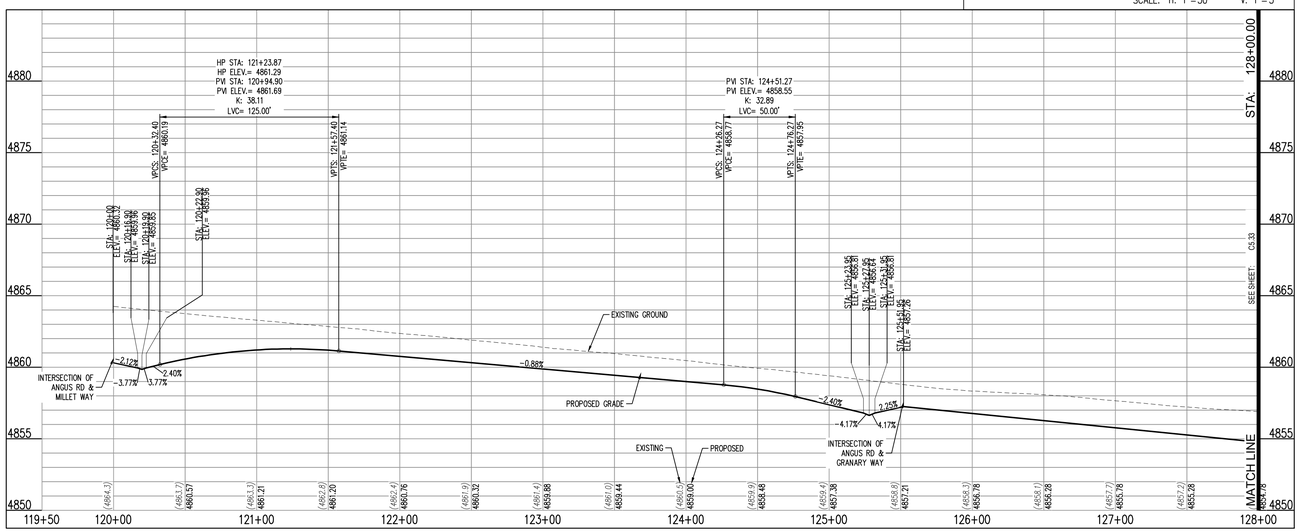
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

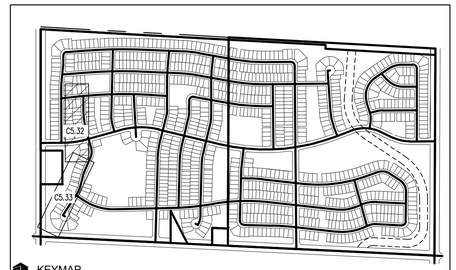
QUINOA LANE ROAD PLAN AND PROFILE

C5.31

W:\Hwy\Fort Harwood\CO Johnstown HFH\00 - Granary\00\CAD\C3D\SHEETS\00_C5.31_ROLK.DWG - Jeffrey Olin - 4/8/2021







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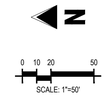

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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
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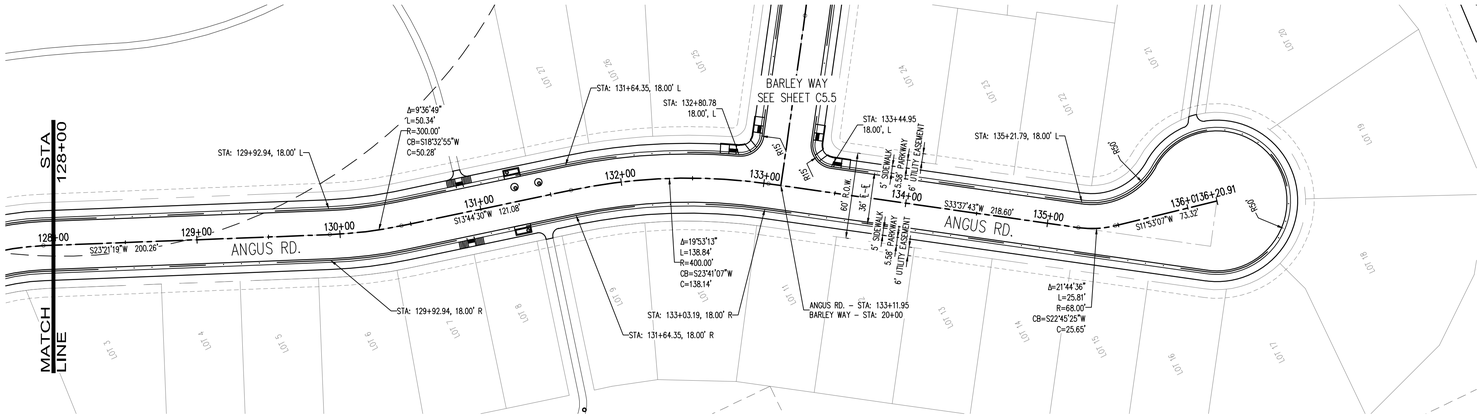
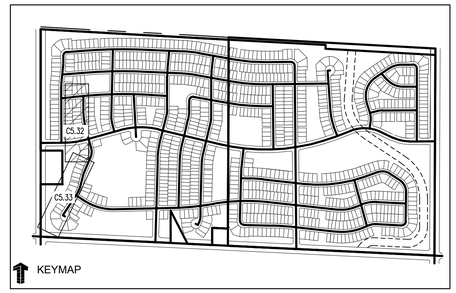
Checked By:	
Date:	04.09.2021

ANGUS ROAD PLAN AND PROFILE

C5.32

N:\Hwy\Fort Harwood\CO Johnstown HFH\DG - Drawings\SHEETS\C5.33.MD (-Proj -JeffRev Dtls -4/8/2021





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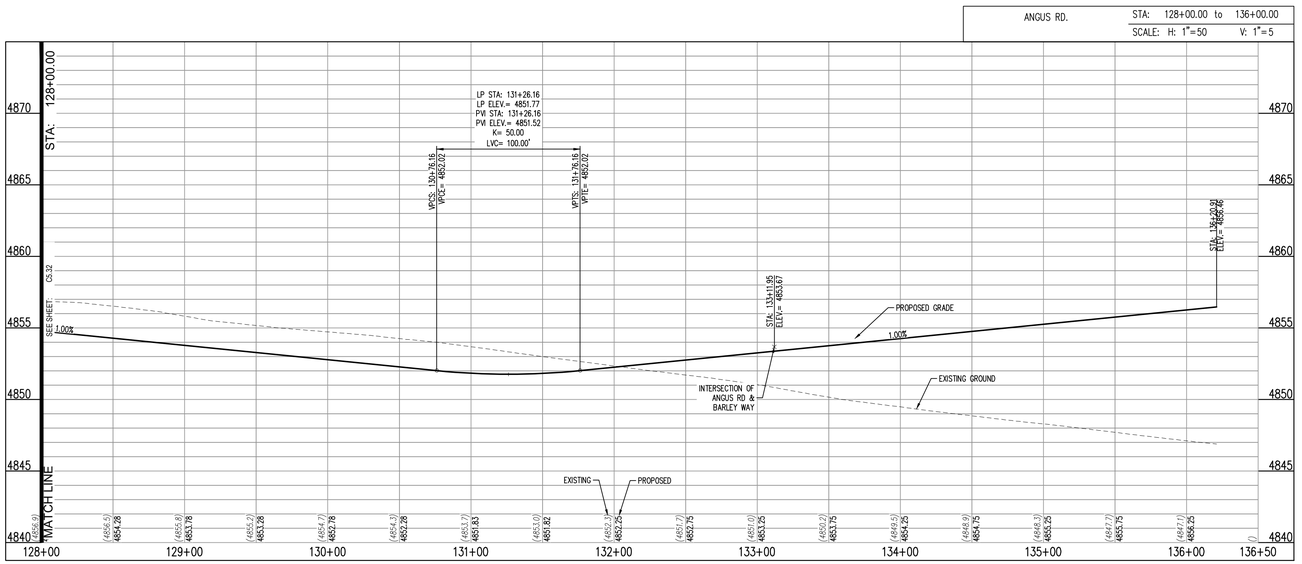

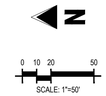

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

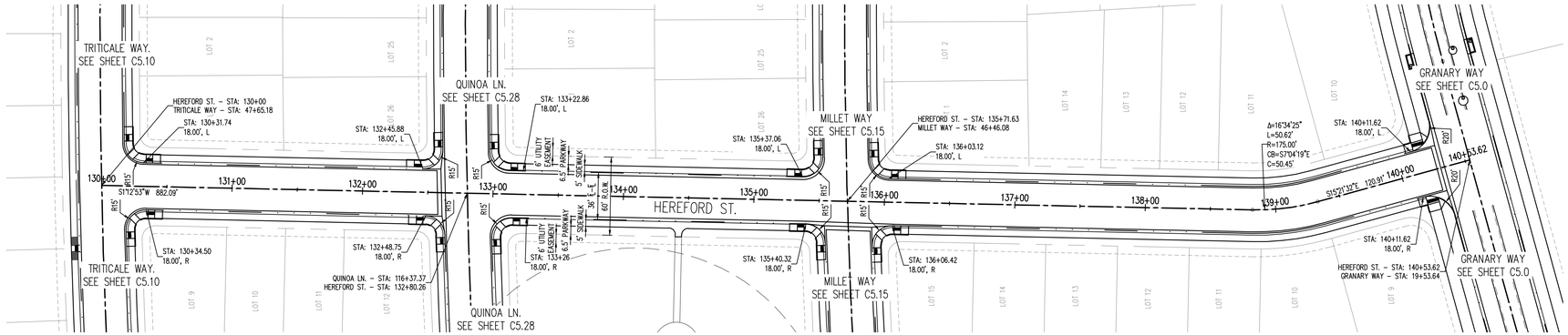
#	Date	Issue / Description	Init.

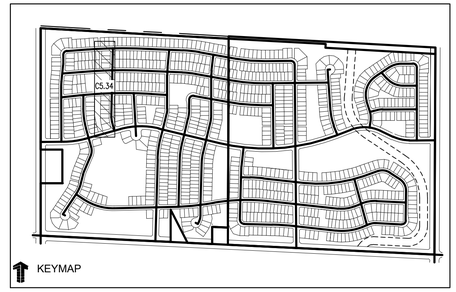
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

ANGUS ROAD PLAN AND PROFILE

C5.33

N:\Hadley Harvest\CO Johnstown HFH\05- Granary\ENGN\ACAD\PDF\Sheets\05_C5.33_RD L Ang - Jeffrey Dilly - 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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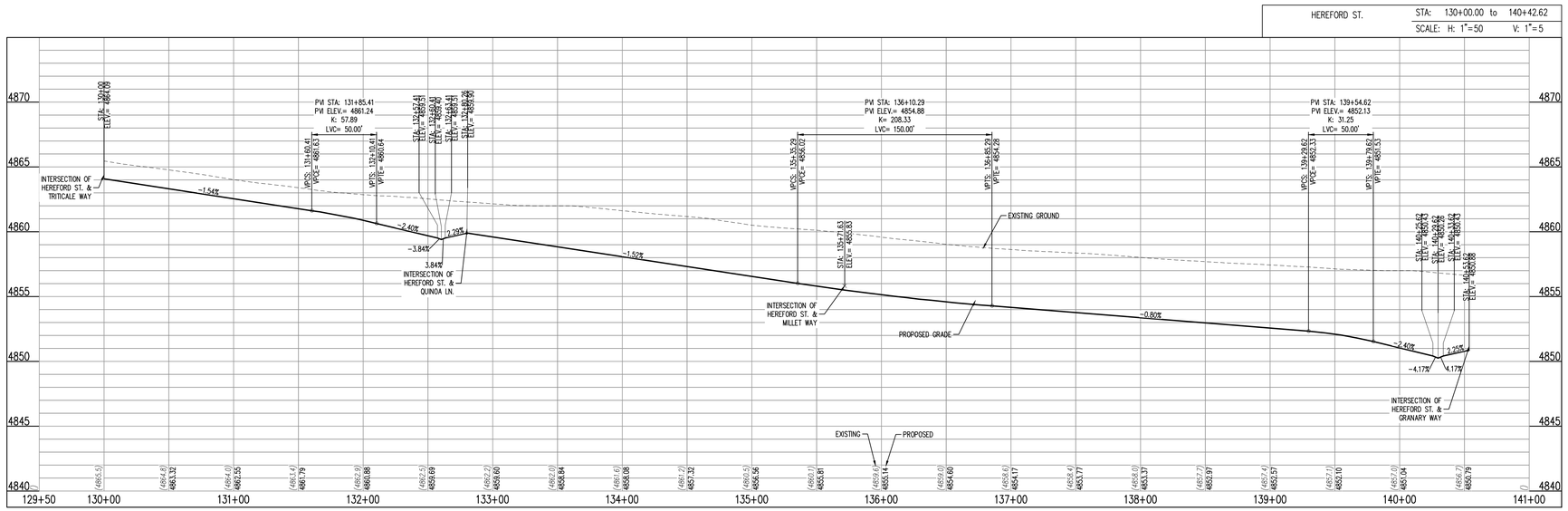

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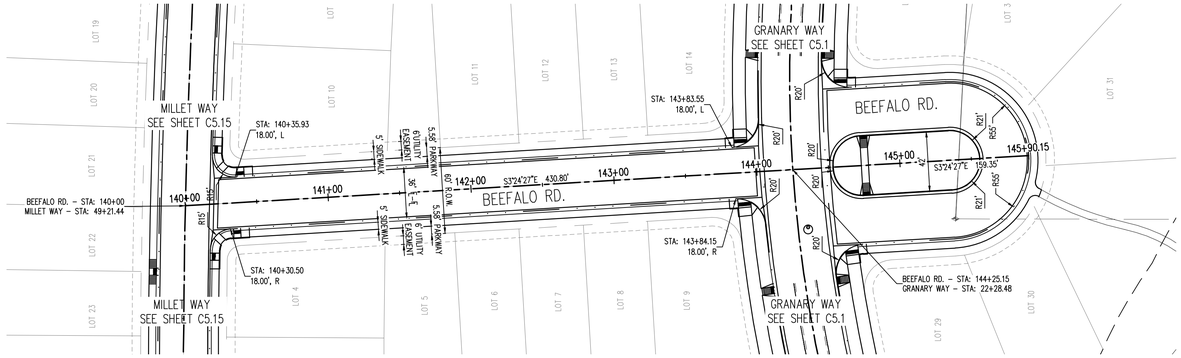
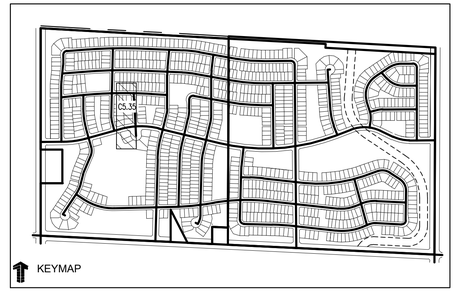
HEREFORD STREET PLAN AND PROFILE

C5.34

N:\Hereford Harvest\CO Johnstown HFH\05 - Drawings\02\Civil\02\PDP\HFH05_C5.34_RD Prof.mxd - Jeffrey Pirtle - 4/8/2021





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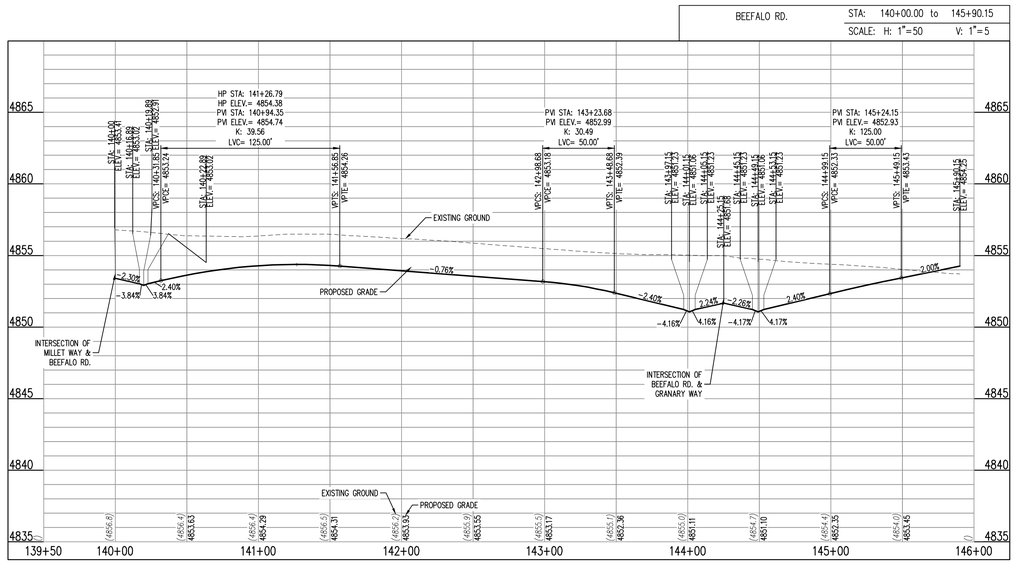

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THE GRANARY
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JOHNSTOWN, CO

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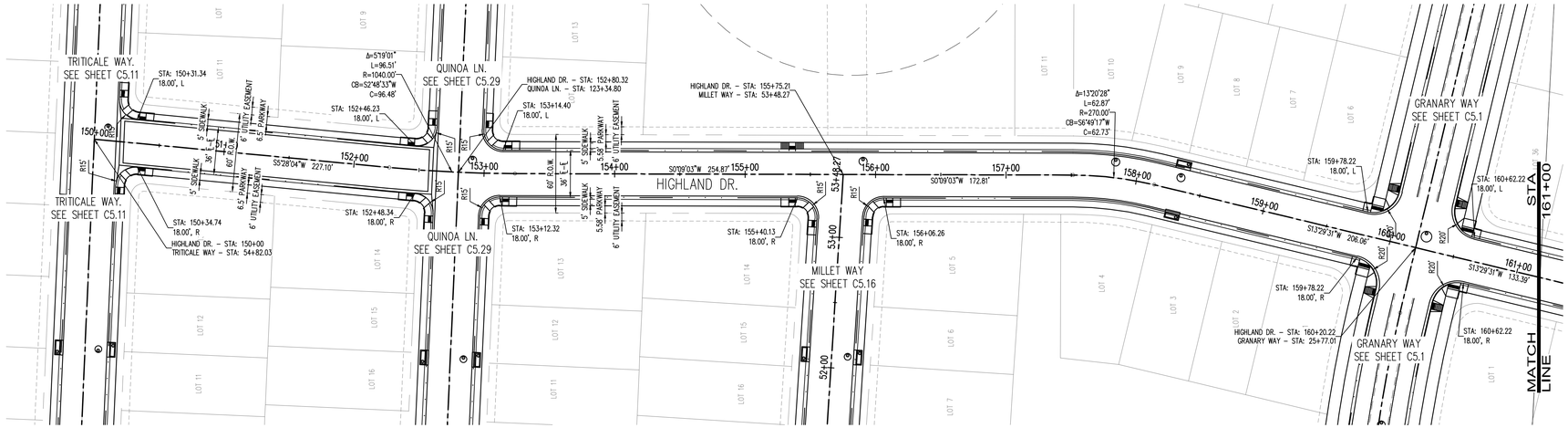
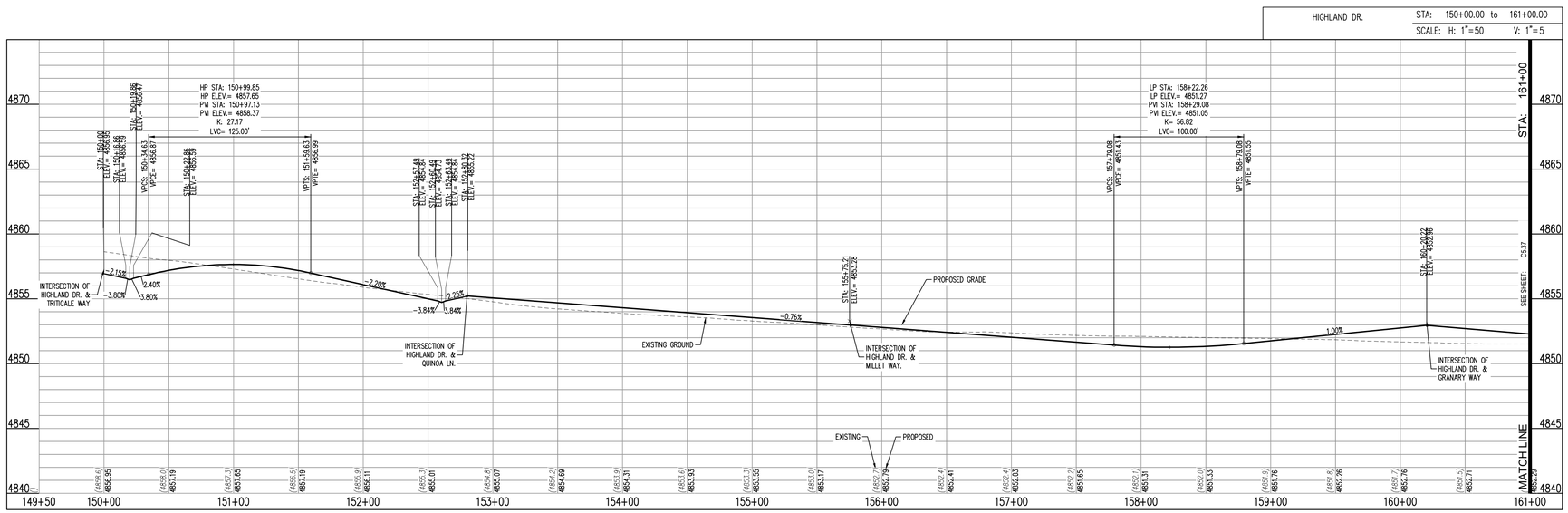
Checked By:	
Date:	04.09.2021

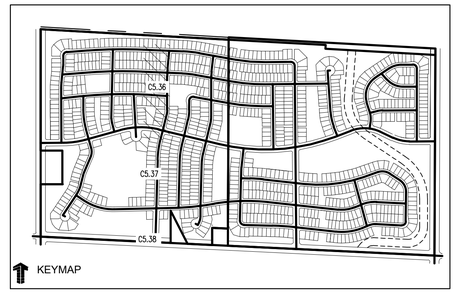
BEEFALO ROAD PLAN AND PROFILE

C5.35

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\A\A.02\HFH\HFH05_C5.35_RD Plan_ Jeffrey Ellis - 4/8/2021







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0 10 20 50
SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

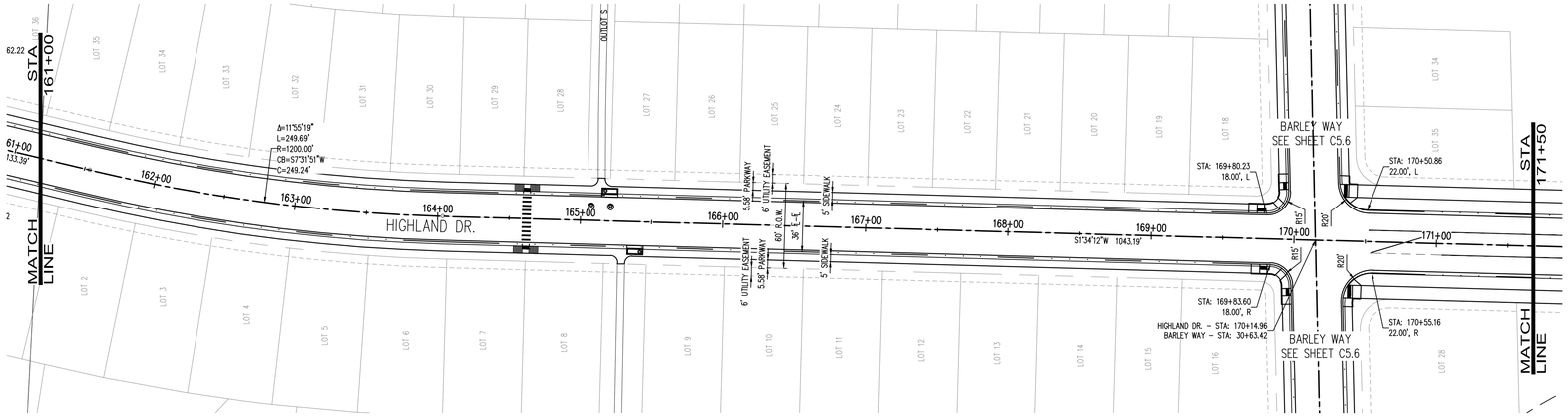
#	Date	Issue / Description	Init.

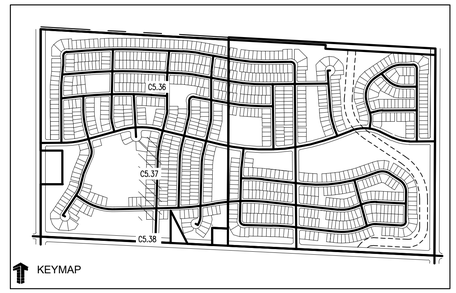
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HIGHLAND DRIVE PLAN AND PROFILE

C5.36

W:\Hartford Homes\CO Johnstown HFH\DS - Granary\ROW\ACAD\PDP\HFH0020_C5.36_REV.dwg - Jeffrey Ellis - 4/8/2021





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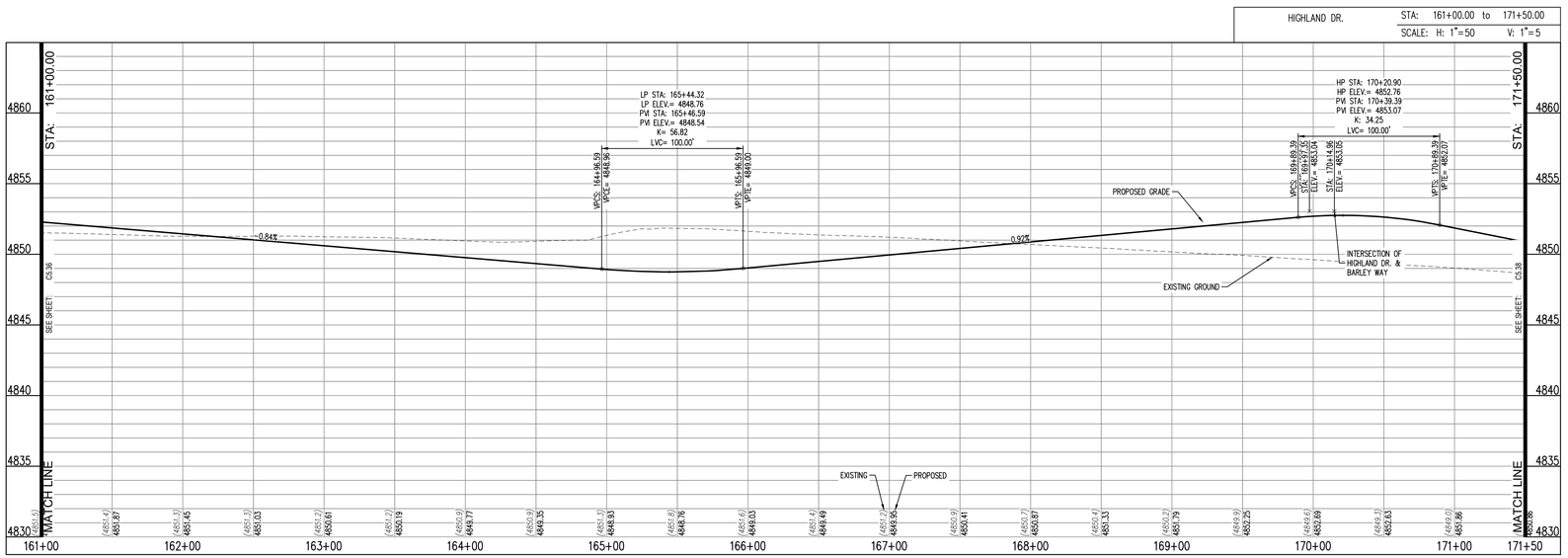

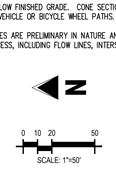

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HIGHLAND DRIVE PLAN AND PROFILE

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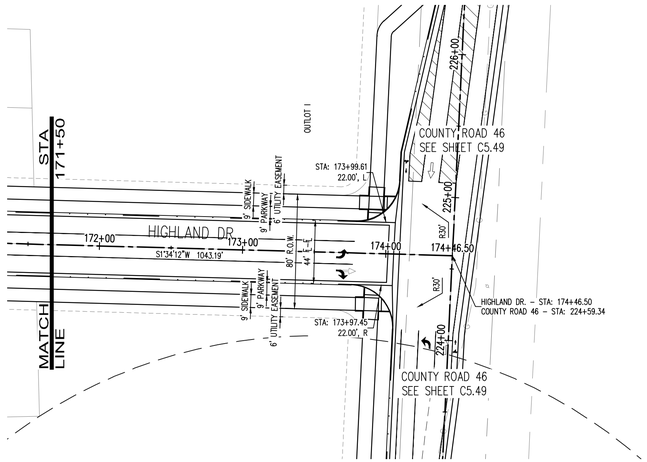

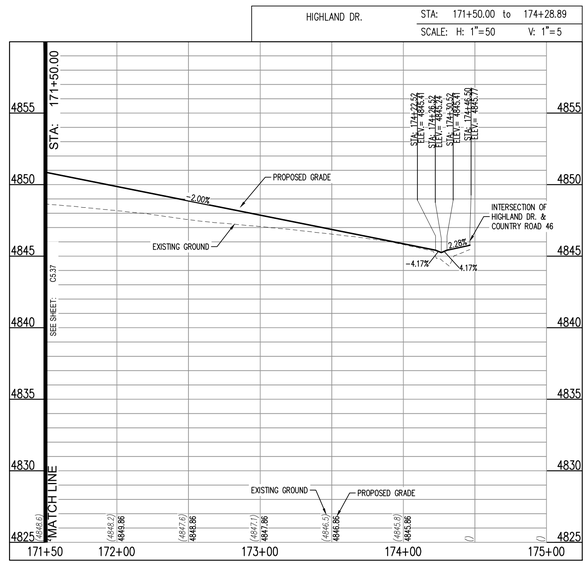

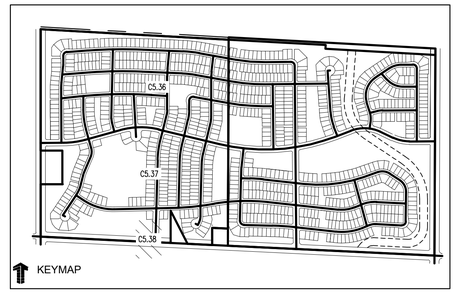

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0 10 20 50
SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

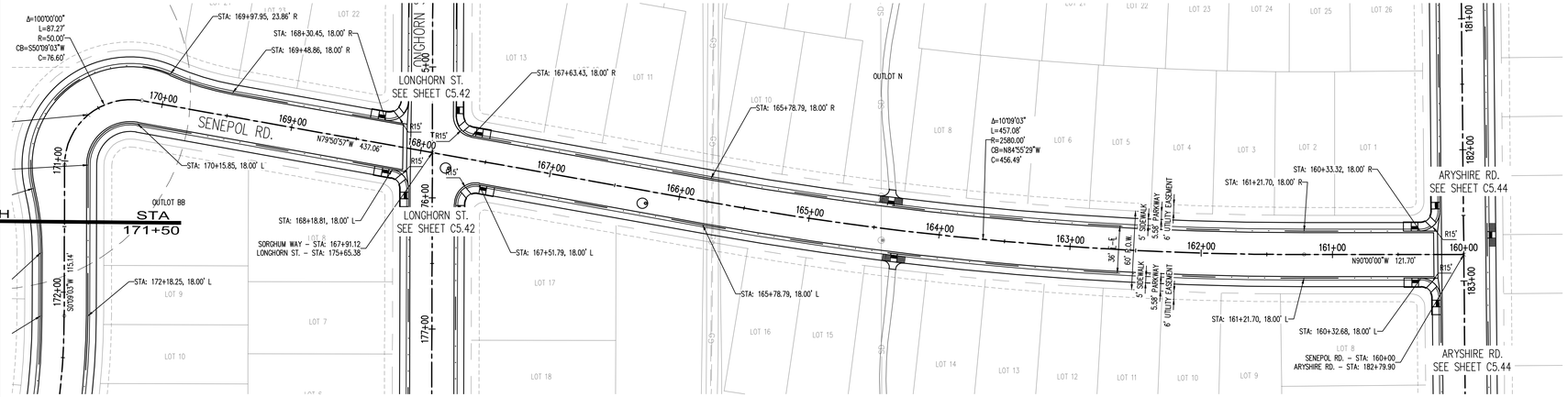
#	Date	Issue / Description	Init.

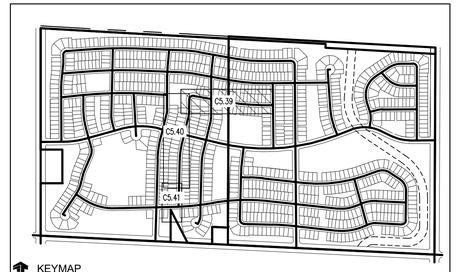
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HIGHLAND DRIVE PLAN AND PROFILE

C5.38

W:\Hartford Homes\CO Johnstown HFH\DS - Granary\PDS\PLAT\DRAWINGS\ C5.38_MD O Hwy - 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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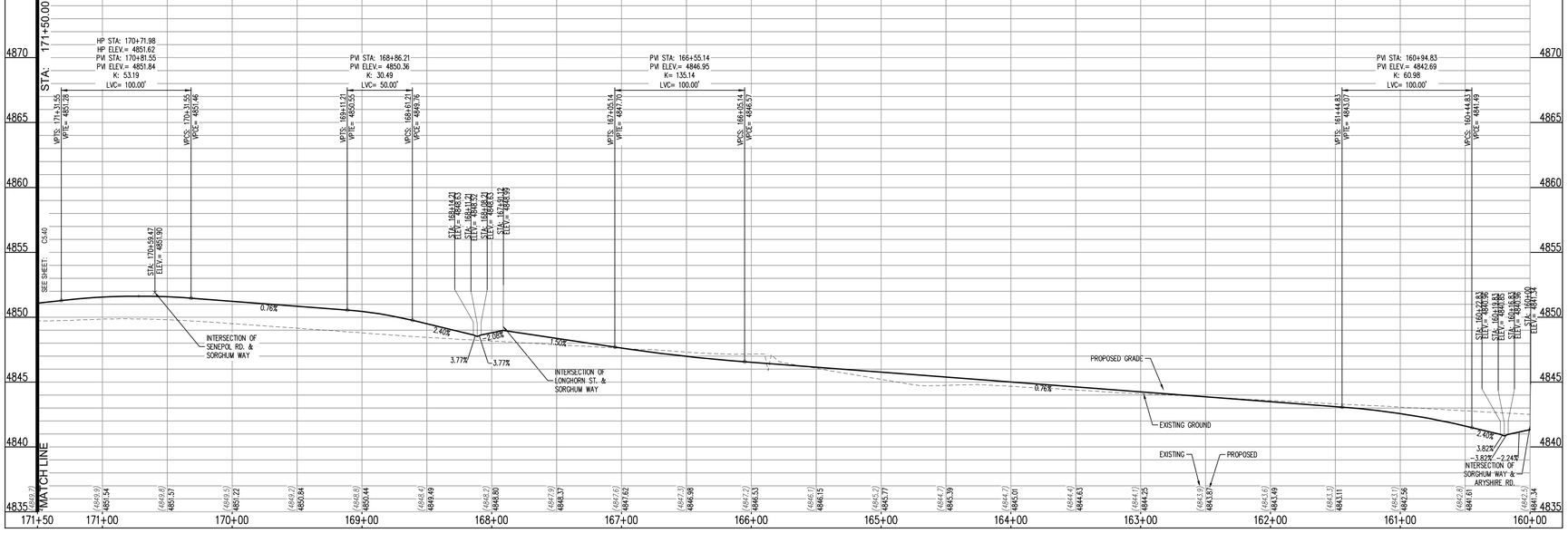
SCALE: 1"=50'

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

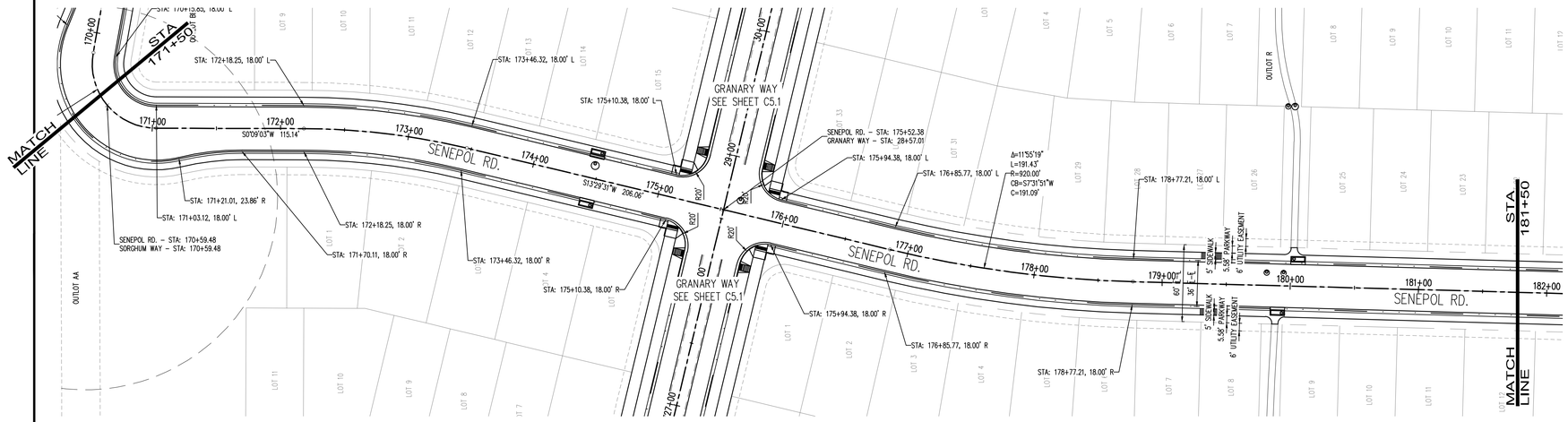
#	Date	Issue / Description	Init.

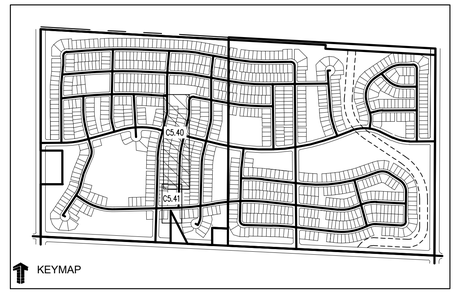
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

SORGHUM WAY ROAD PLAN AND PROFILE

C5.39

H:\Hartford Homes\CO\Johnstown HF\PDs - Granary\PDs\CD\DRP\SHEETS\C5.39_ROP Profile_Jeffrey Daly - 4/8/2021





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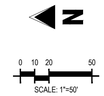

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JOHNSTOWN, CO

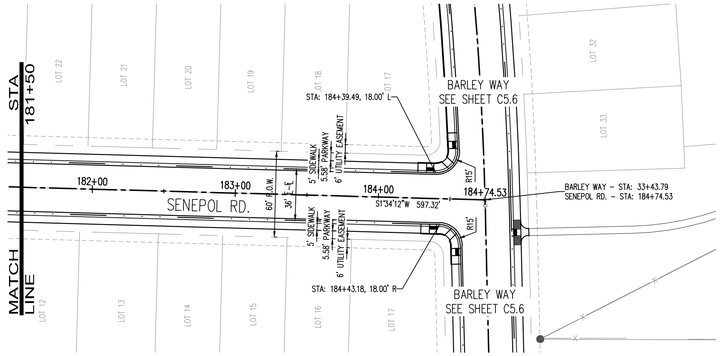
#	Date	Issue / Description	Init.

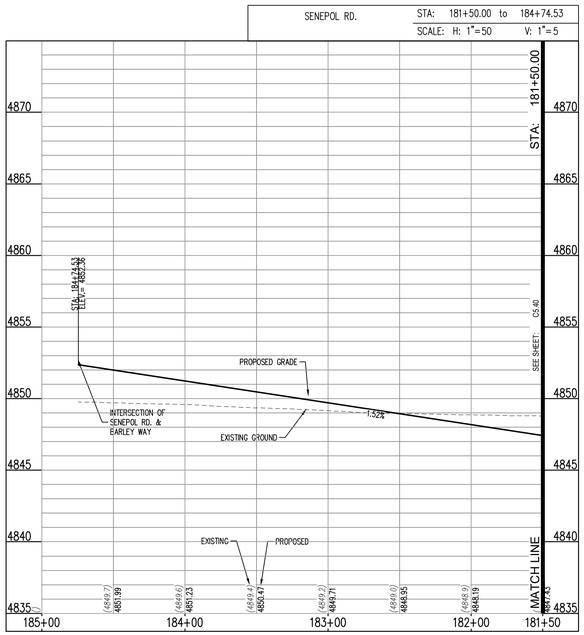
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

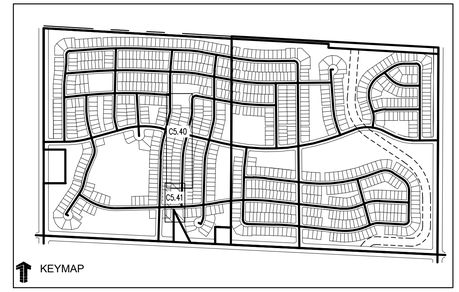
SENEPOL ROAD PLAN AND PROFILE

C5.40

M:\Hadfan Harvest\CO Johnstown HFH\00 - Shared\PDD\AJ\20\HFH0000_C5.40_001.0.mxp - Jeffrey Ellis - 4/8/2021







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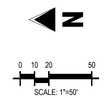

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Project No:	HFH0000020
Drawn By:	
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SENEPOL ROAD PLAN AND PROFILE

C5.41

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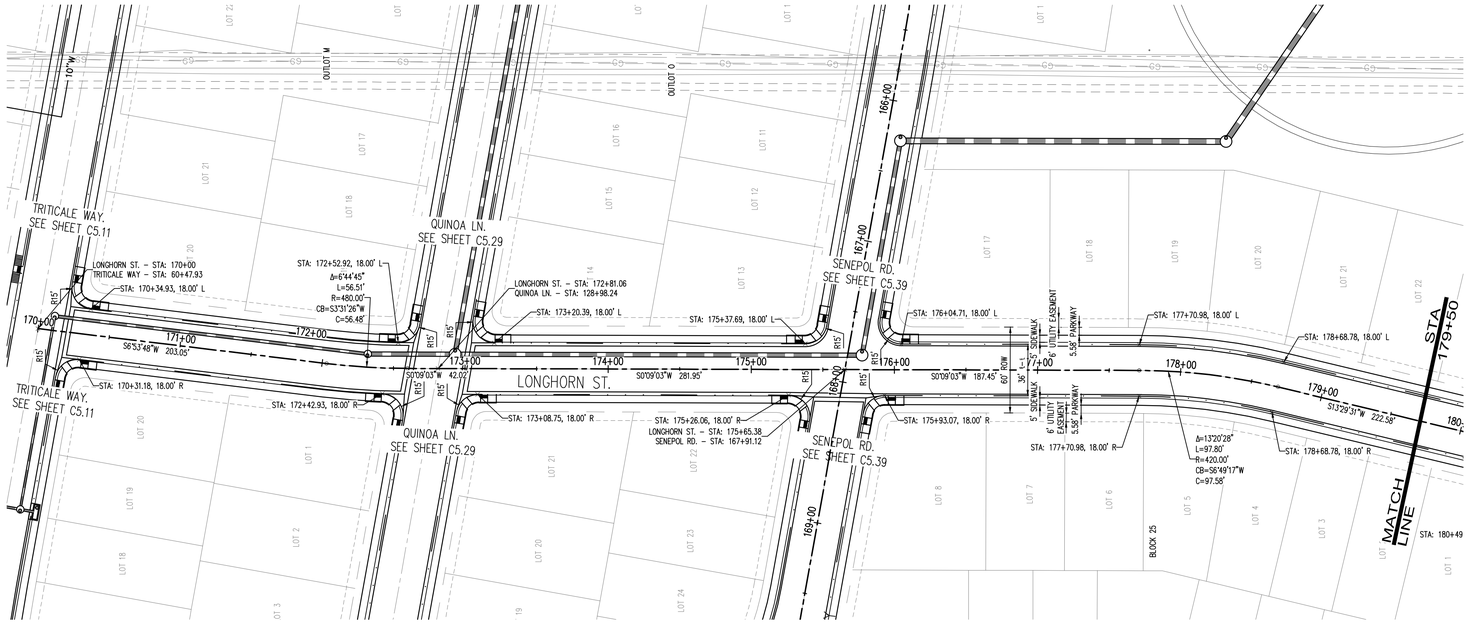

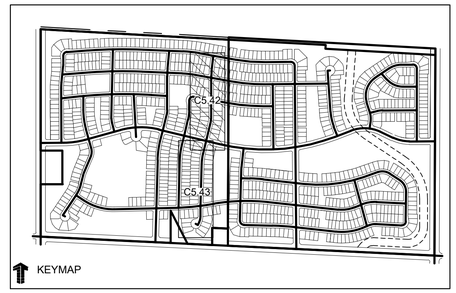

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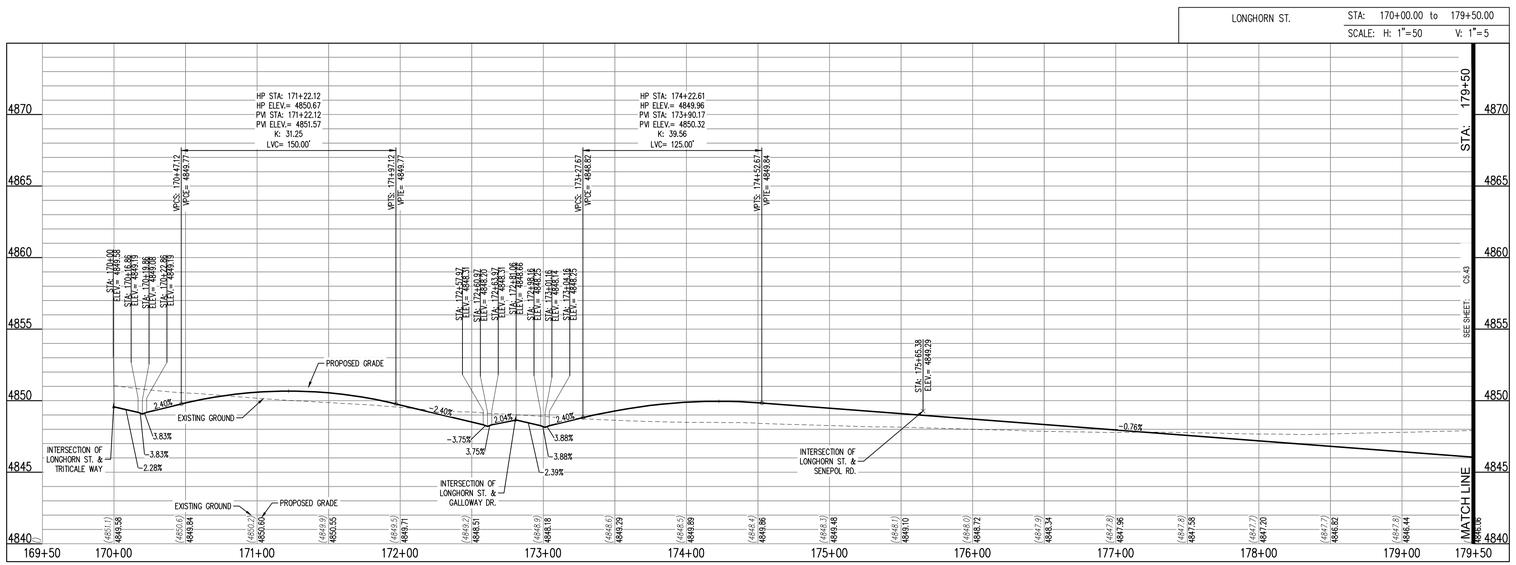

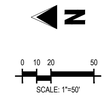

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

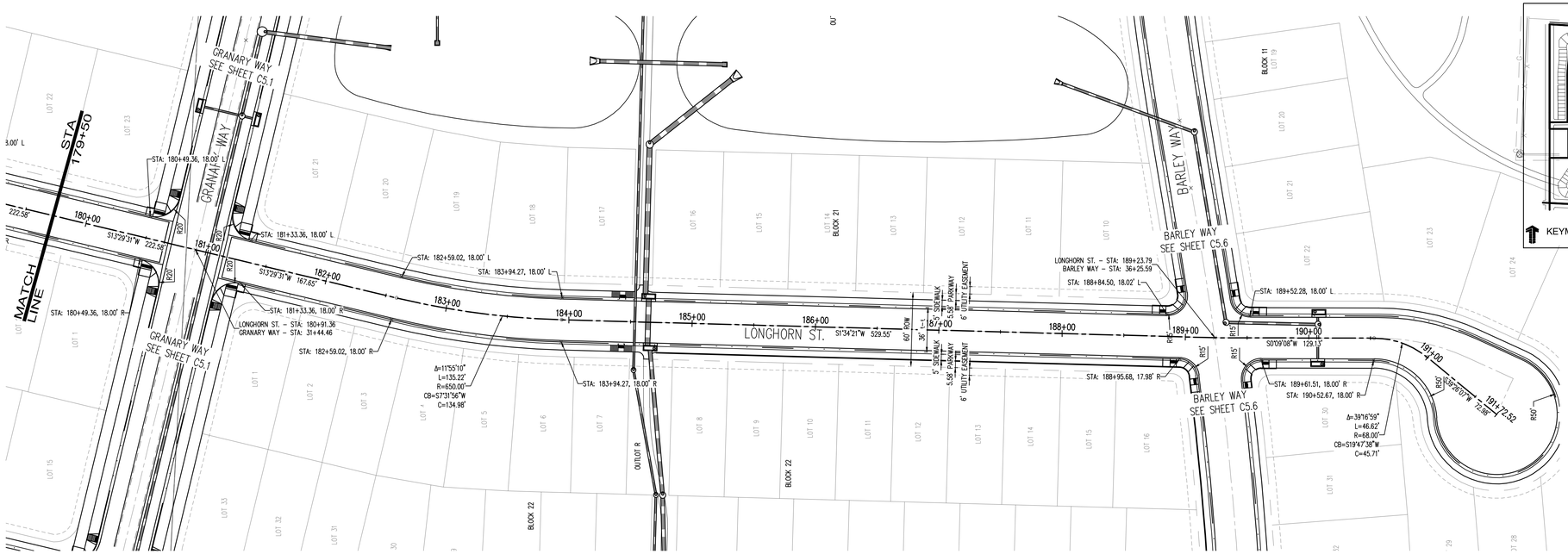
#	Date	Issue / Description	Init.

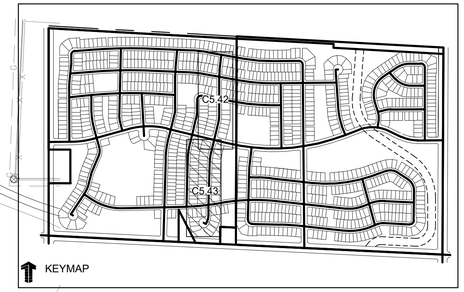
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

LONGHORN STREET PLAN AND PROFILE

C5.42

N:\Hwy\Hwy\CO\Johnstown HFH\DG - Granary\PDF\HFH\DG_C5.42_REV.D.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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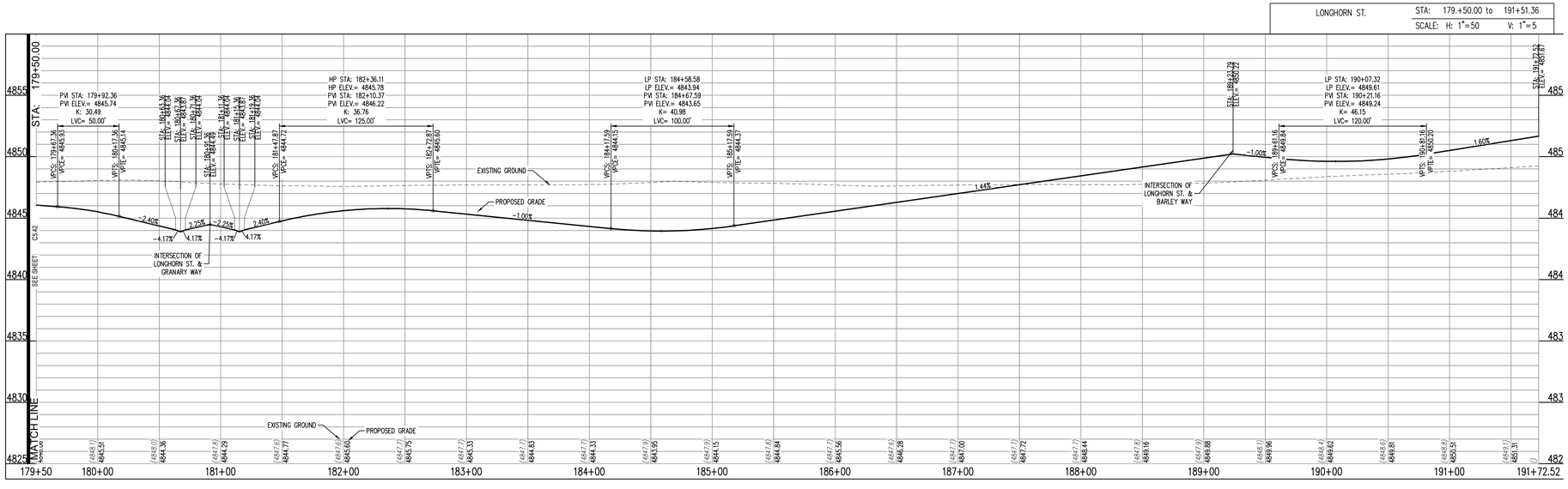

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

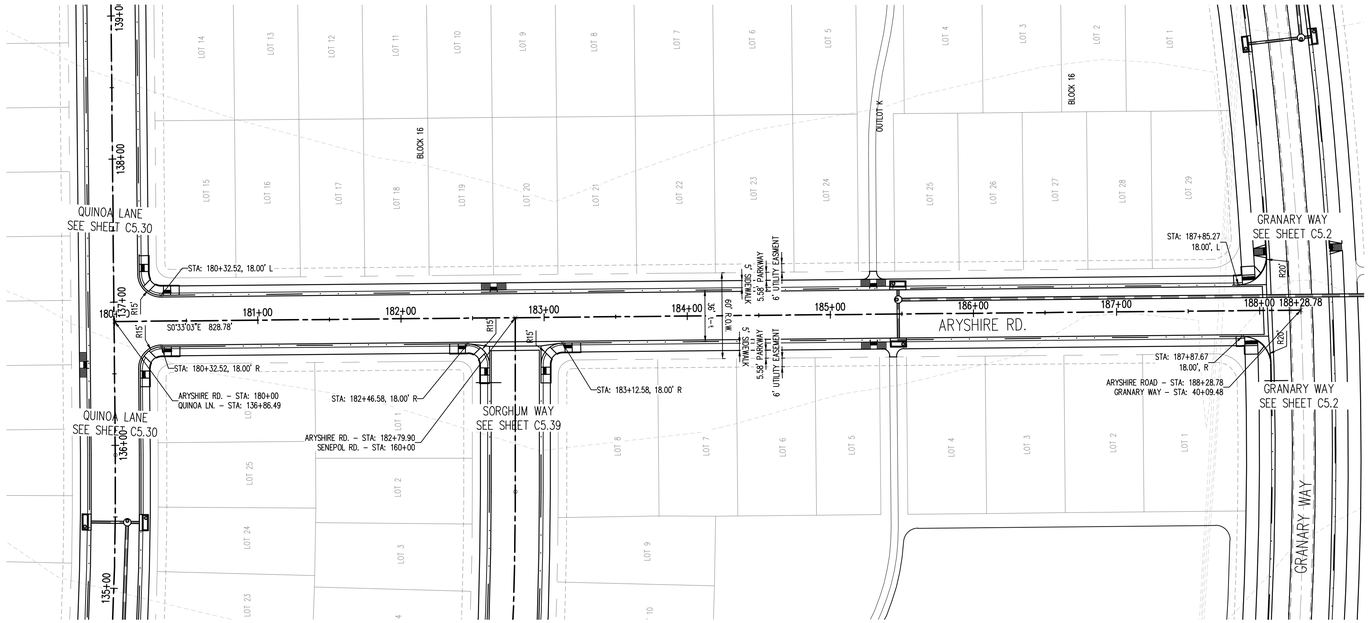
#	Date	Issue / Description	Init.

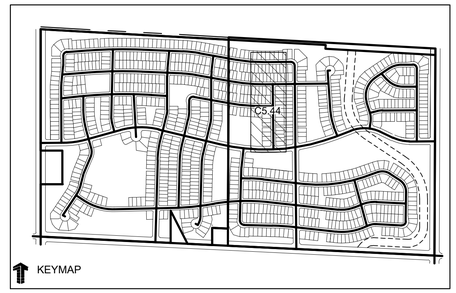
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

LONGHORN STREET PLAN AND PROFILE

C5.43

K:\Hartford Homes\CO-Johnstown HF1400 - Granary\PDOX\CDS\PDP\HF1400_C5.43_RD Exist._Jeffrey Ellis - 4/8/2021





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PROPOSED LOTLINE	
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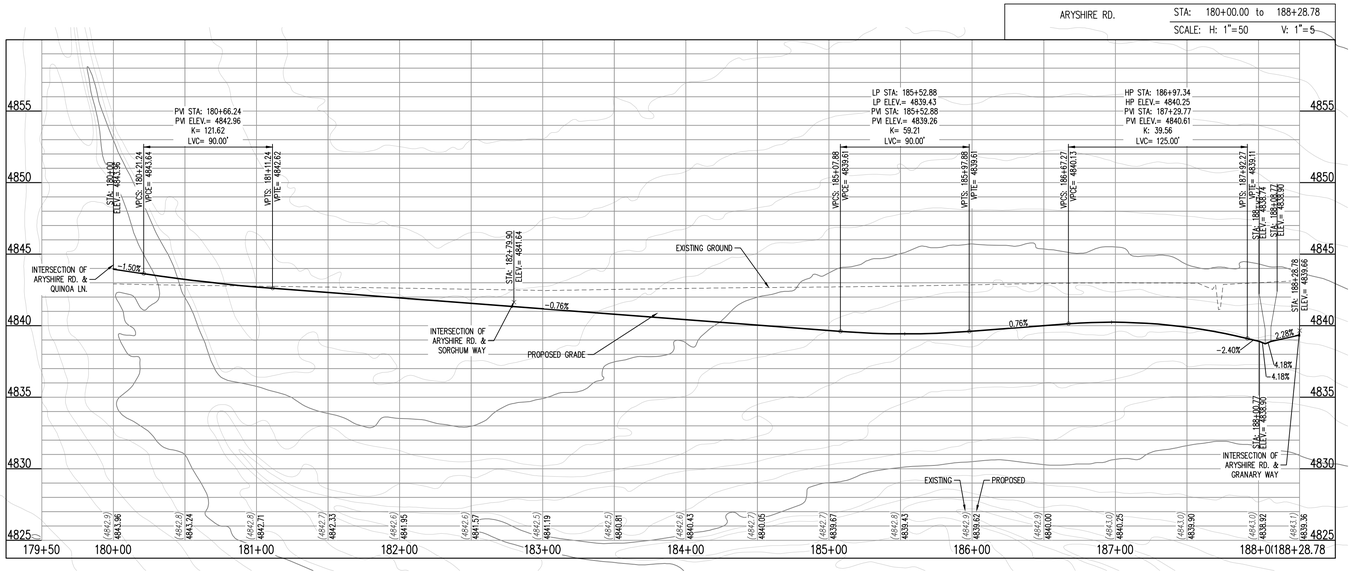

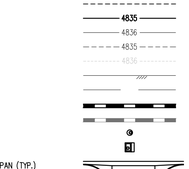

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

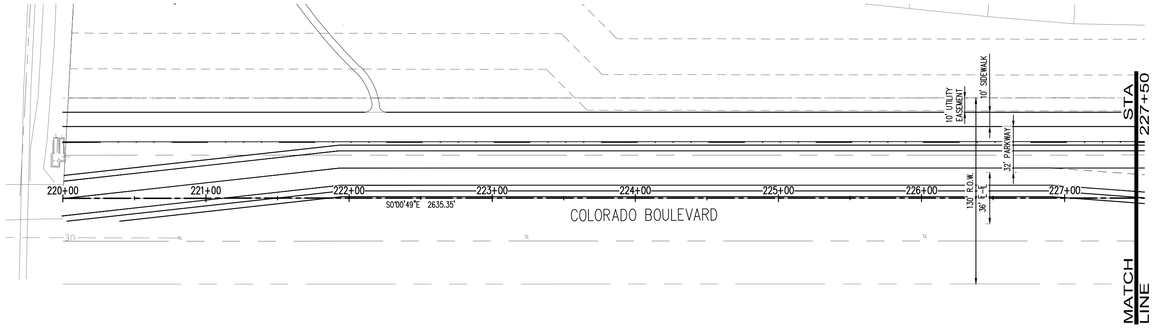
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

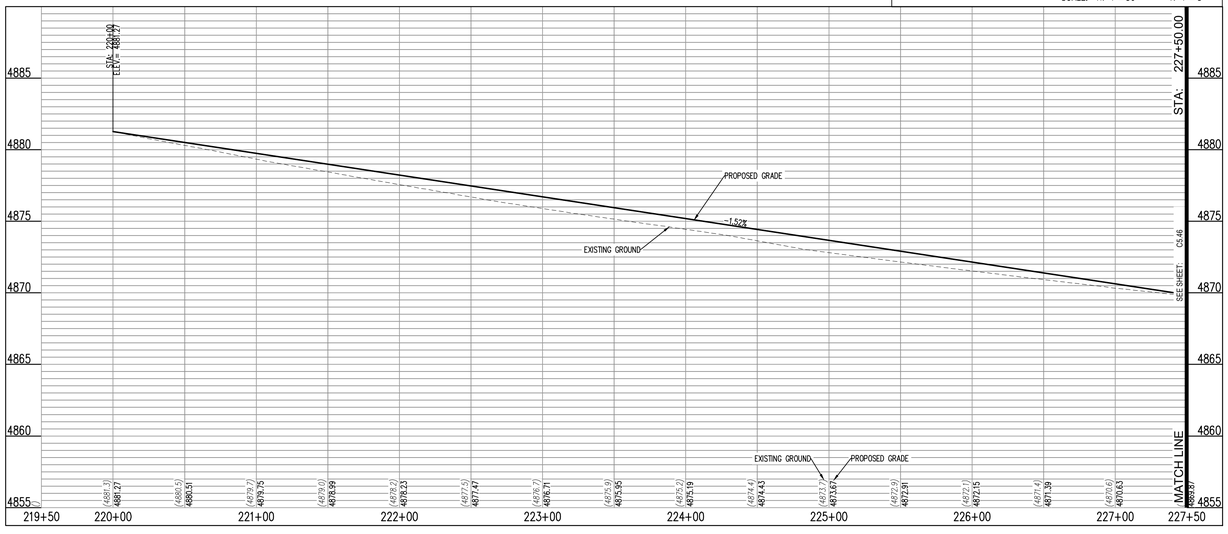
ARYSHIRE ROAD PLAN AND PROFILE

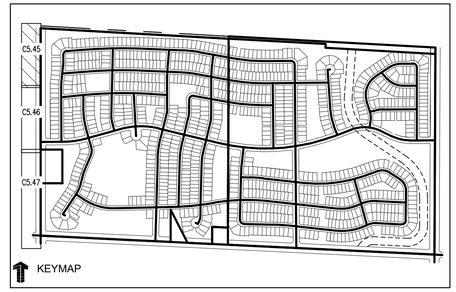
C5.44

H:\Shared Items\CO Johnstown HFH0001 Granary\DOCS\DESIGN\SHEETS_C5-44_RD Prof.dwg - Jeffrey Ellis - 4/8/2021



COLORADO BOULEVARD	STA: 220+00.00 to 227+50.00
	SCALE: H: 1"=50 V: 1"=5





LEGEND:

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PROPOSED RIGHT-OF-WAY	
PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
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EXISTING MINOR CONTOUR	4836
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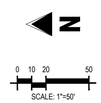

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

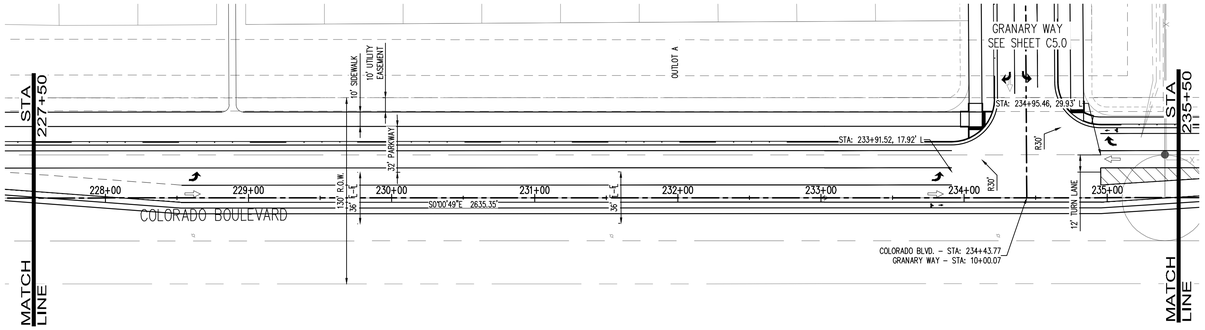
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

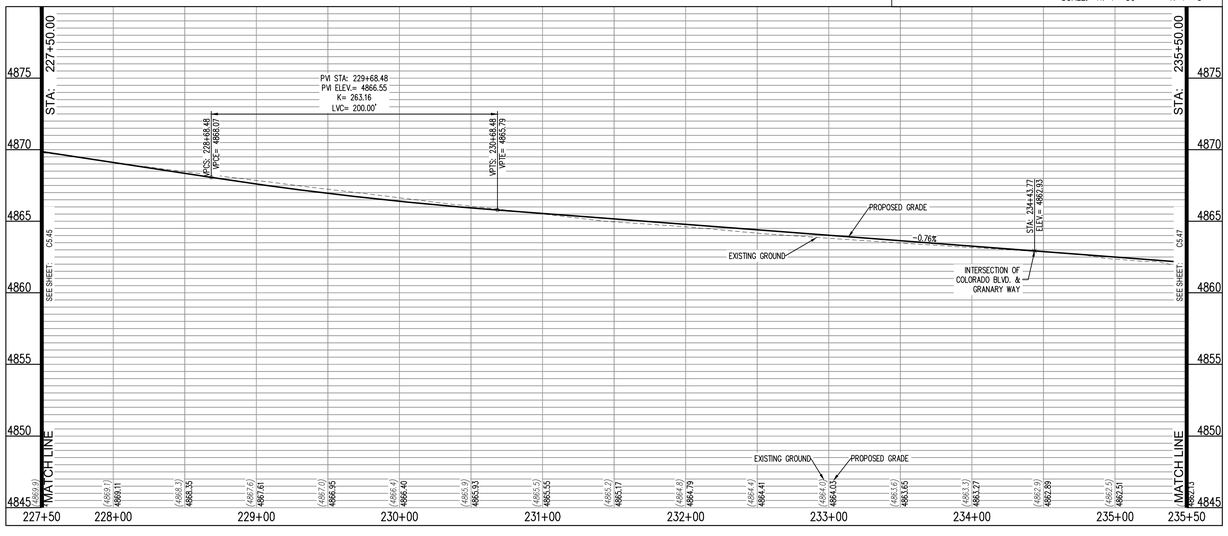
COLORADO BOULEVARD
PLAN AND PROFILE

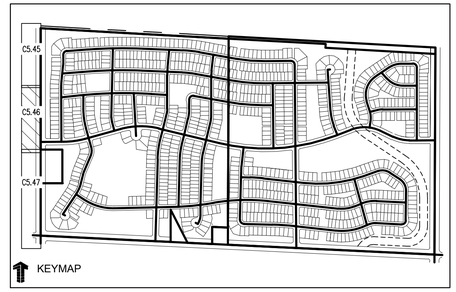
C5.45

N:\Shared Harvest\CO Johnstown HFH0000020 - Granary\DOCS\CAD\[HFH0000020_C5-45_ROC COLORADO BLVD.dwg, Jeffrey Ottis, 4/8/2021



COLORADO BOULEVARD	STA: 227+50.00 to 235+50.00
	SCALE: H: 1"=50 V: 1"=5





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0 10 20 50
SCALE: 1"=50'

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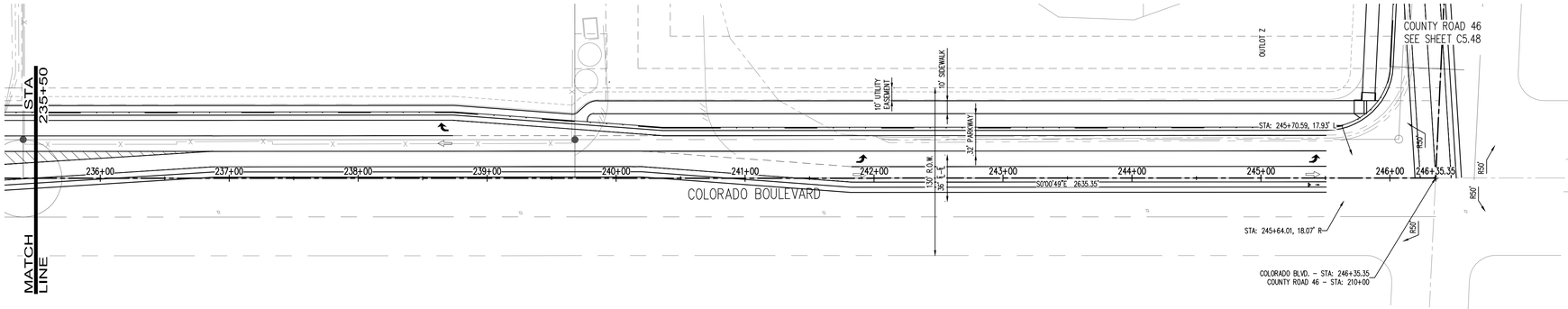
COLORADO BOULEVARD
PLAN AND PROFILE

C5.46

H:\Hatfield Harvest\CO Johnstown HFH20 - Granary\DOCS\ACEP\SHEETS\C5_CO BLVD PLAN & PROFILE.dwg, 4/8/2021



COLORADO BOULEVARD	STA: 235+50.00 to 246+35.35
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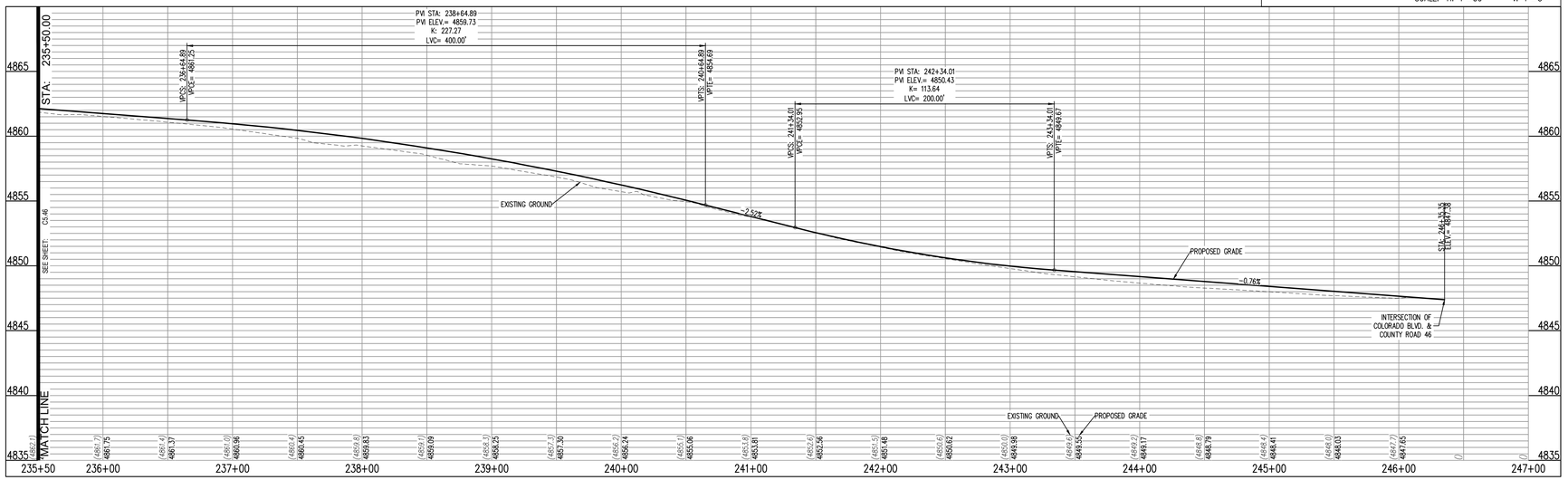

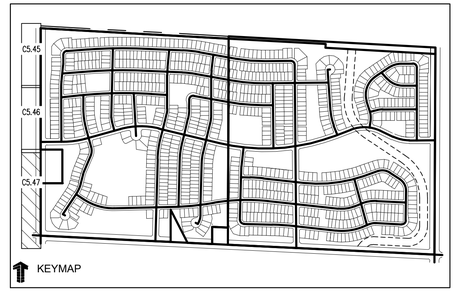

LEGEND:

- 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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5. EXPANSION JOINTS SHALL BE PROVIDED IN ALL SIDEWALKS AT MAXIMUM SPACING OF 50 FEET.
6. SEE SHEET C0.0 FOR TYPICAL SECTIONS.
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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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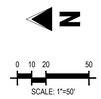

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

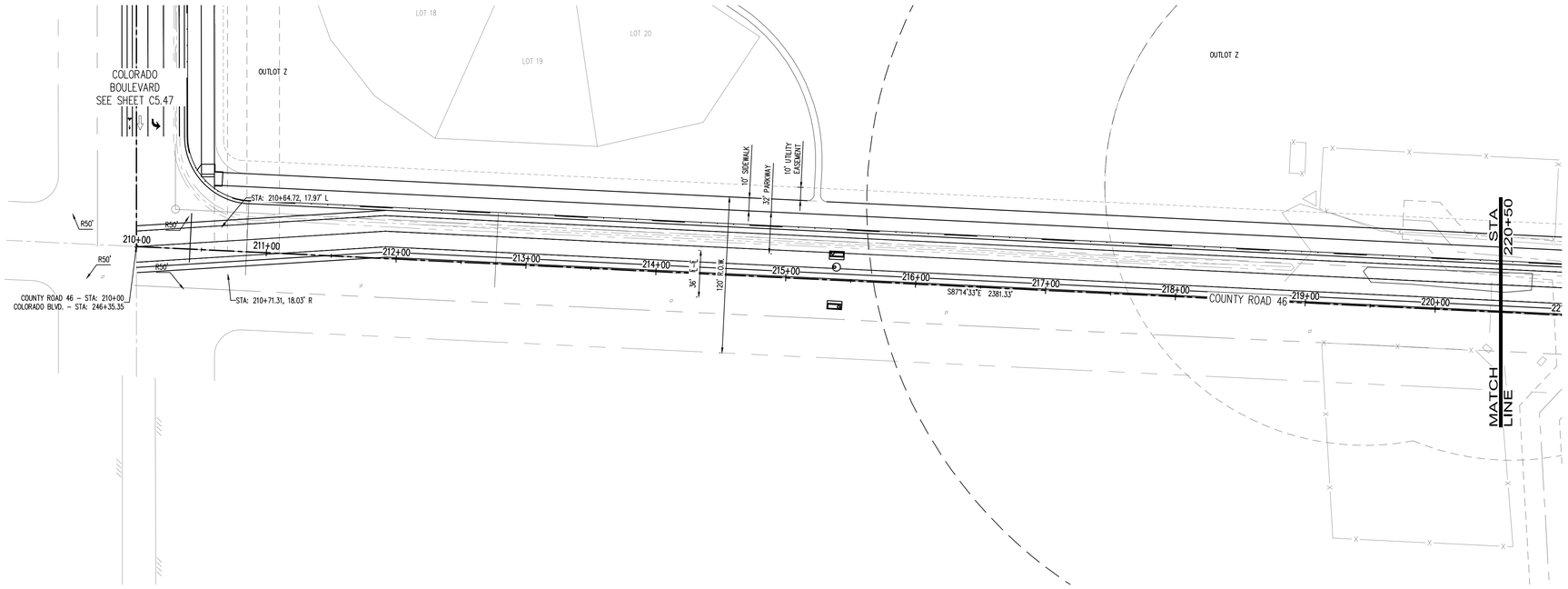
#	Date	Issue / Description	Init.

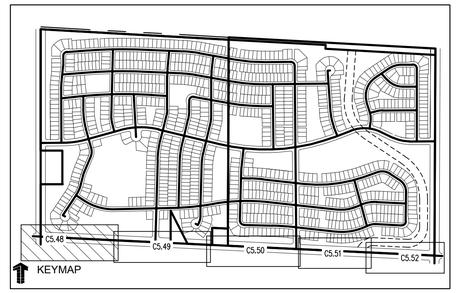
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COLORADO BOULEVARD
PLAN AND PROFILE

C5.47

N:\Shared Haven\CO Johnstown HFH0\0 - Granary\DOCS\CIVIL\PDP\SHEETS\C5.47_ROC COLORADO BLVD.dwg, Jeffrey Ottis, 4/8/2021





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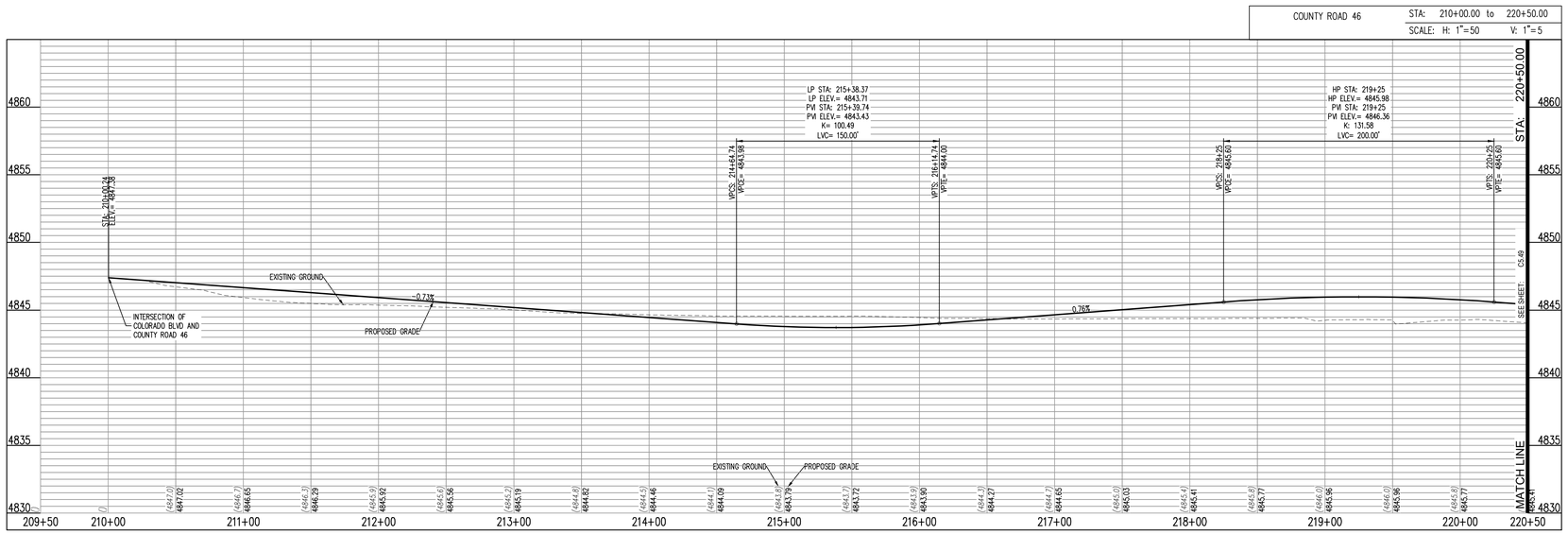

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

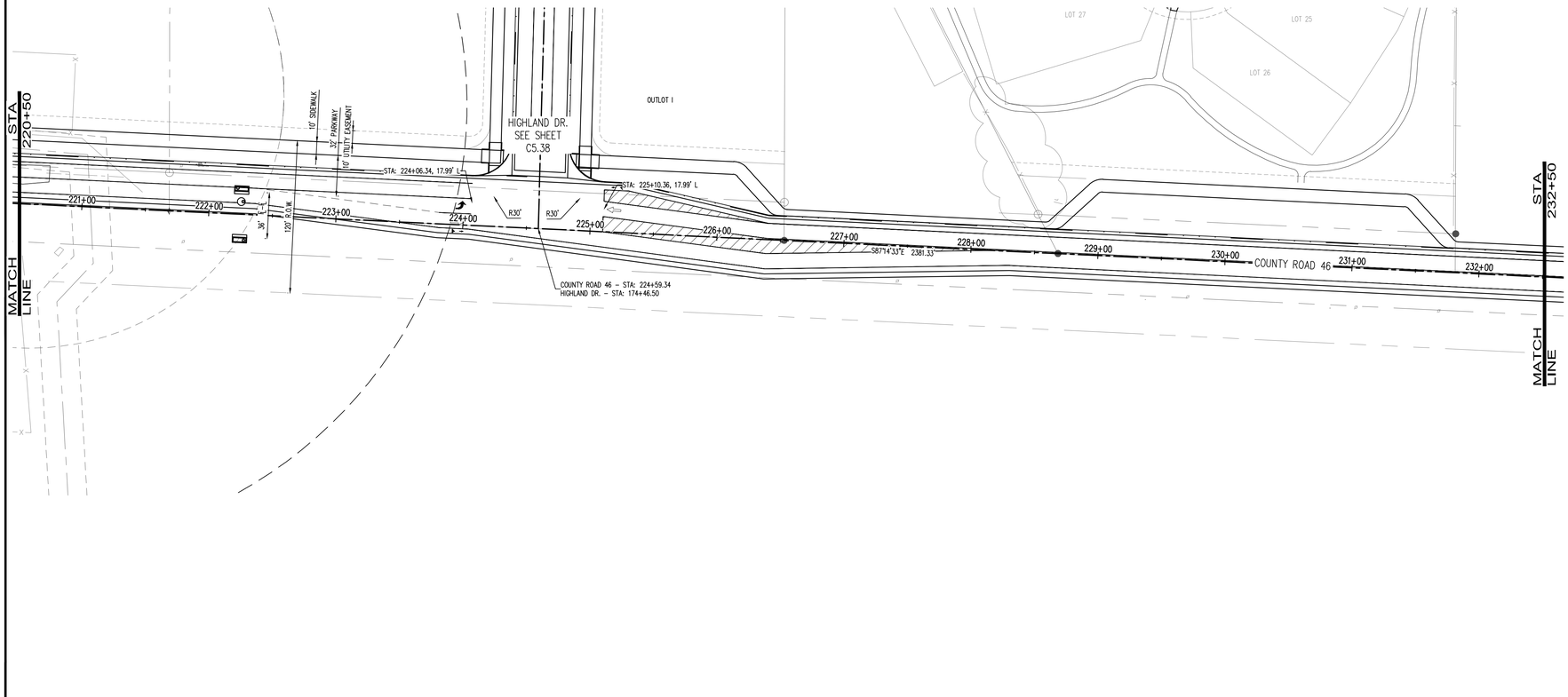
#	Date	Issue / Description	Init.

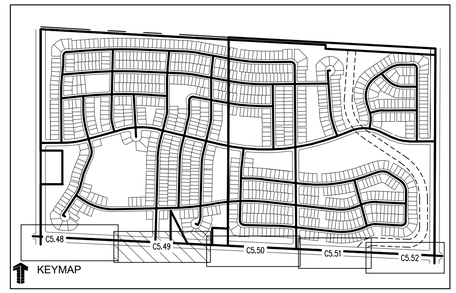
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COUNTY ROAD 46 PLAN AND PROFILE

C5.48

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\A\20\HFH0000_C5.5.1_RD COUNTY ROAD 46.dwg - Jeffrey Collins - 4/8/2021





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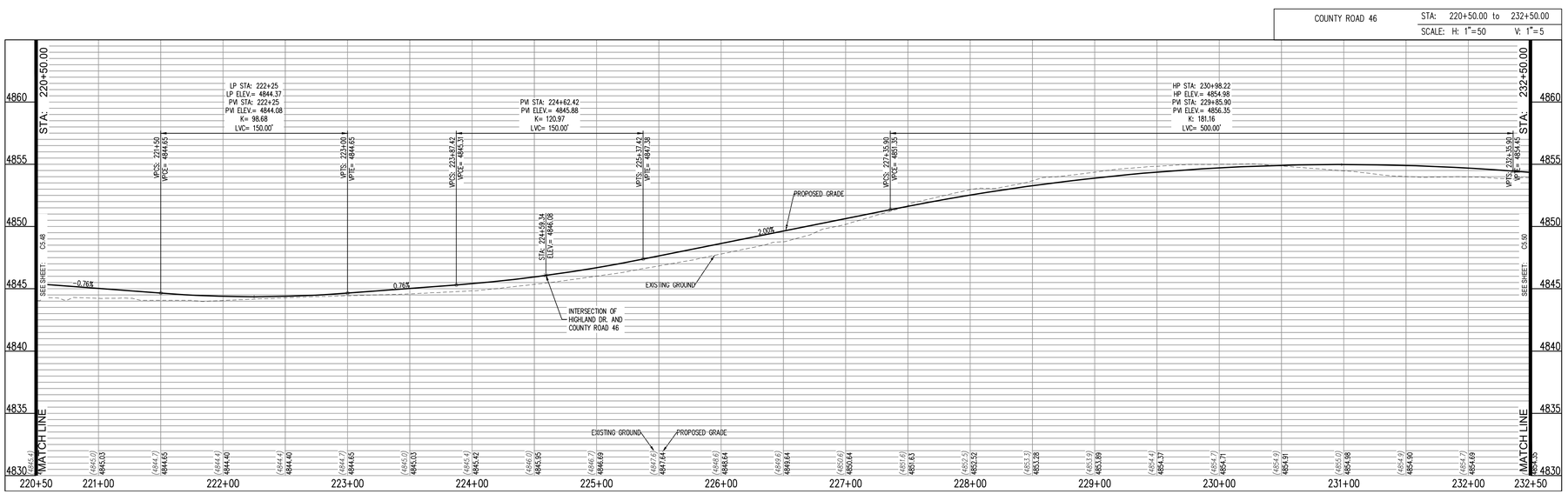

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

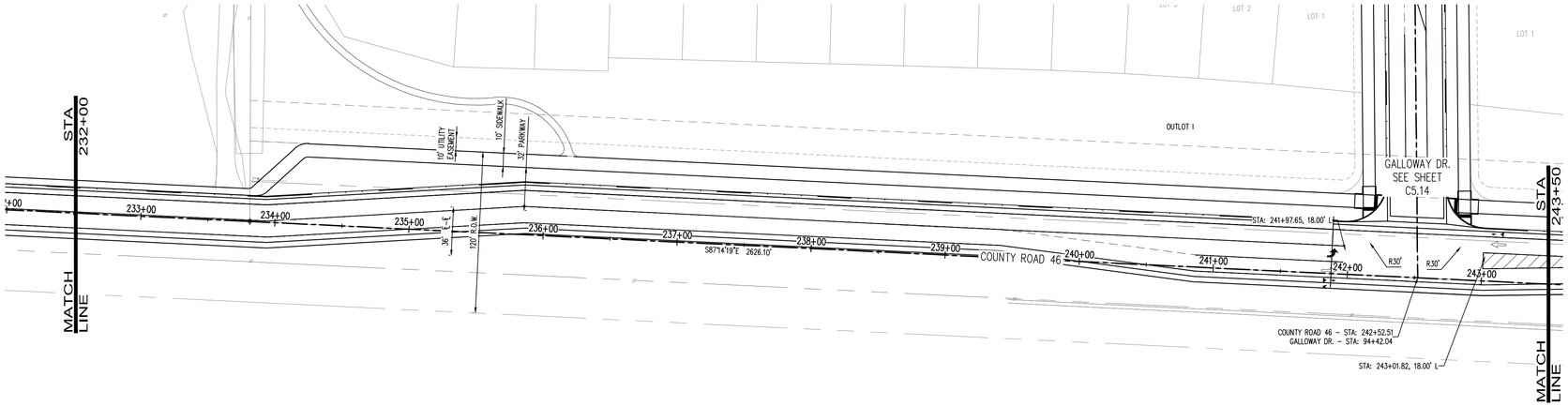
#	Date	Issue / Description	Init.

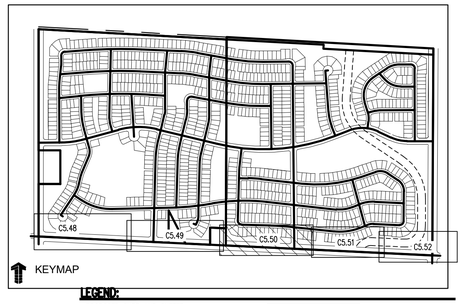
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COUNTY ROAD 46 PLAN AND PROFILE

C5.49

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\Civil\CD\SHEETS\05_C5.0-5_RD COUNTY ROAD 46.dwg - Jeffrey Collins - 4/8/2021





KEYMAP

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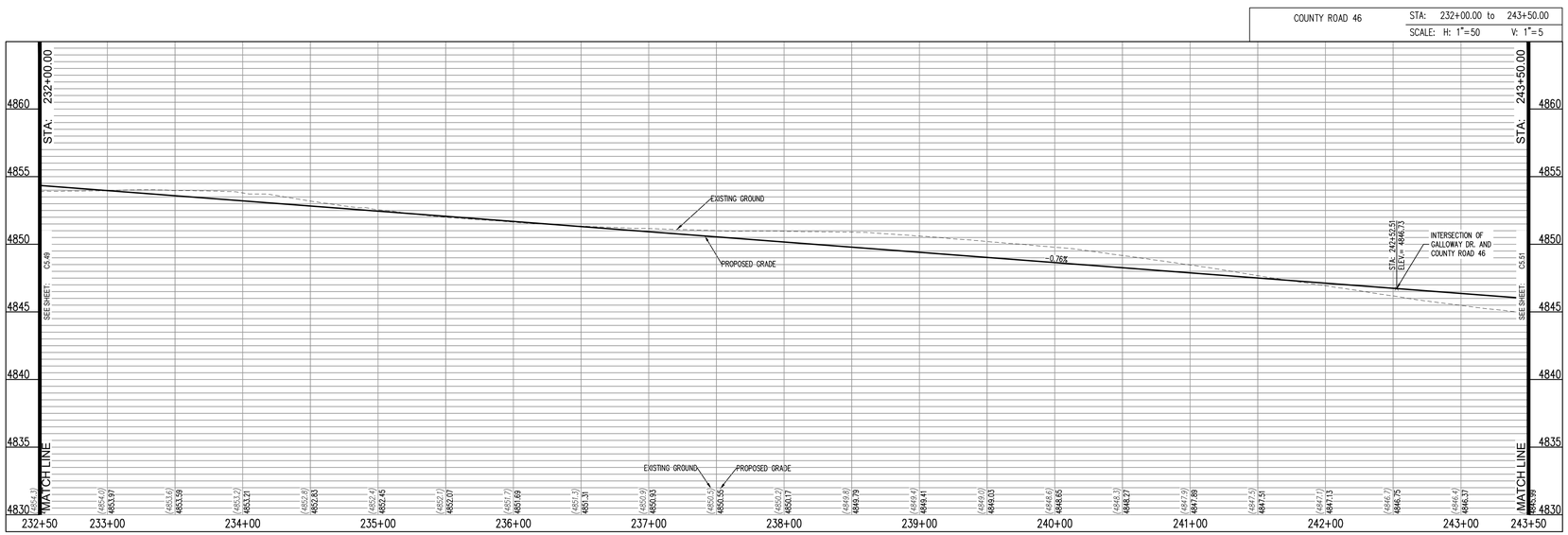
SCALE: 1"=50'



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Project No:	HFH0000020
Drawn By:	
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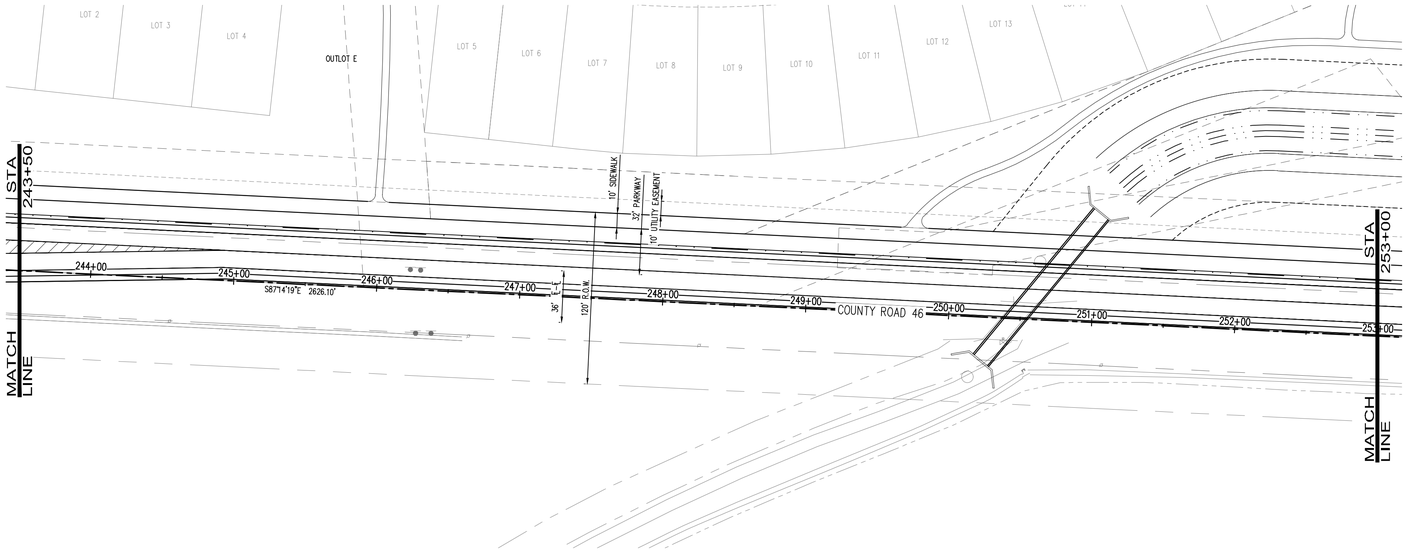
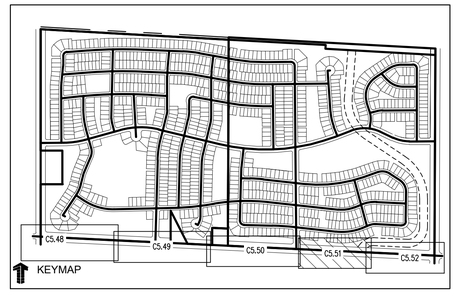
COUNTY ROAD 46 PLAN AND PROFILE

C5.50

N:\Hwy\Fee Harvest\CO Johnstown HFH\00 - Granary\SHEETS\C5.50 COUNTY ROAD 46.dwg, Jeffrey Collins, 4/8/2021





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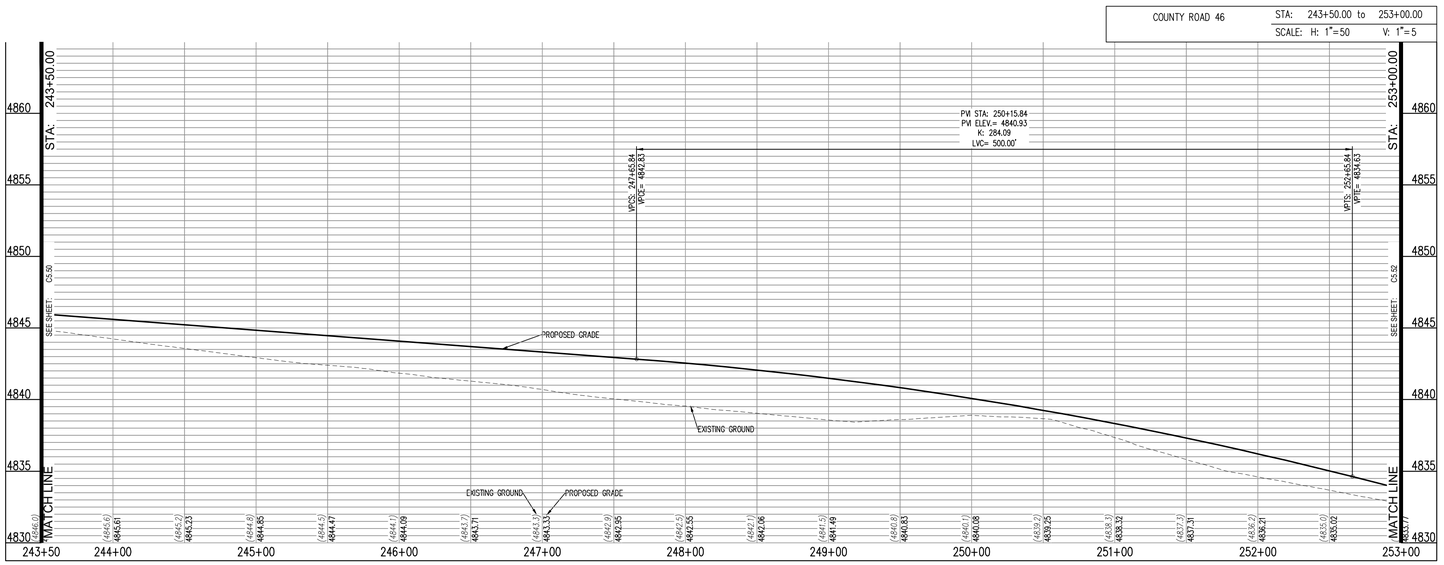

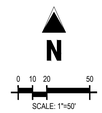

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

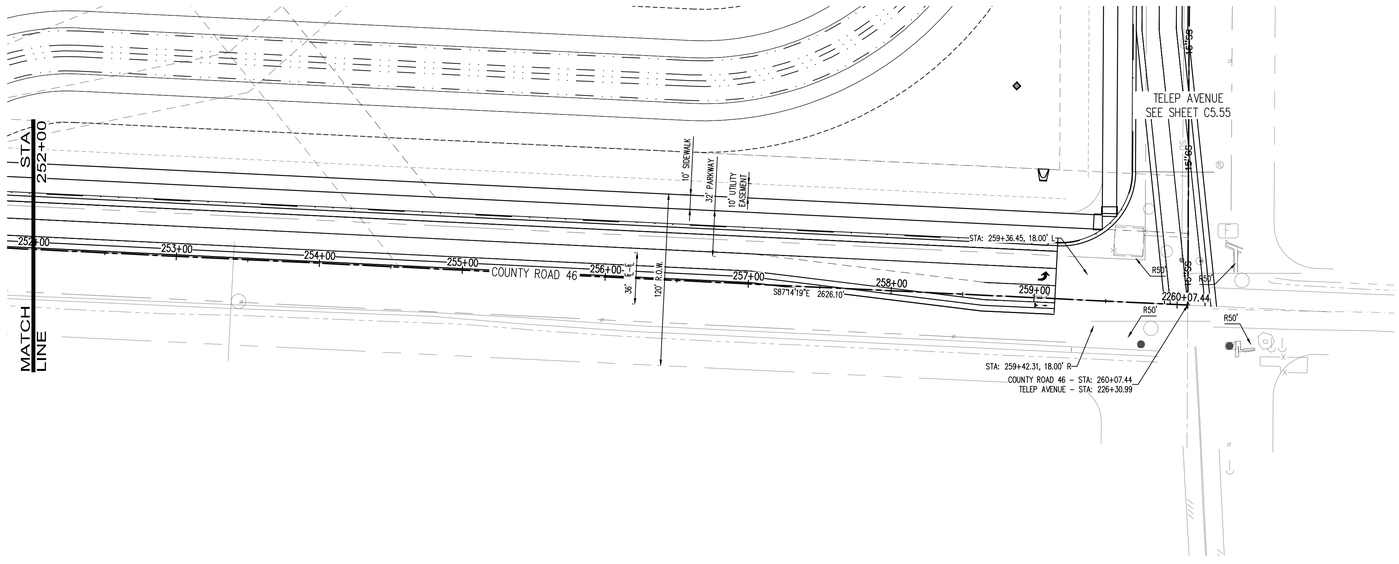
#	Date	Issue / Description	Init.

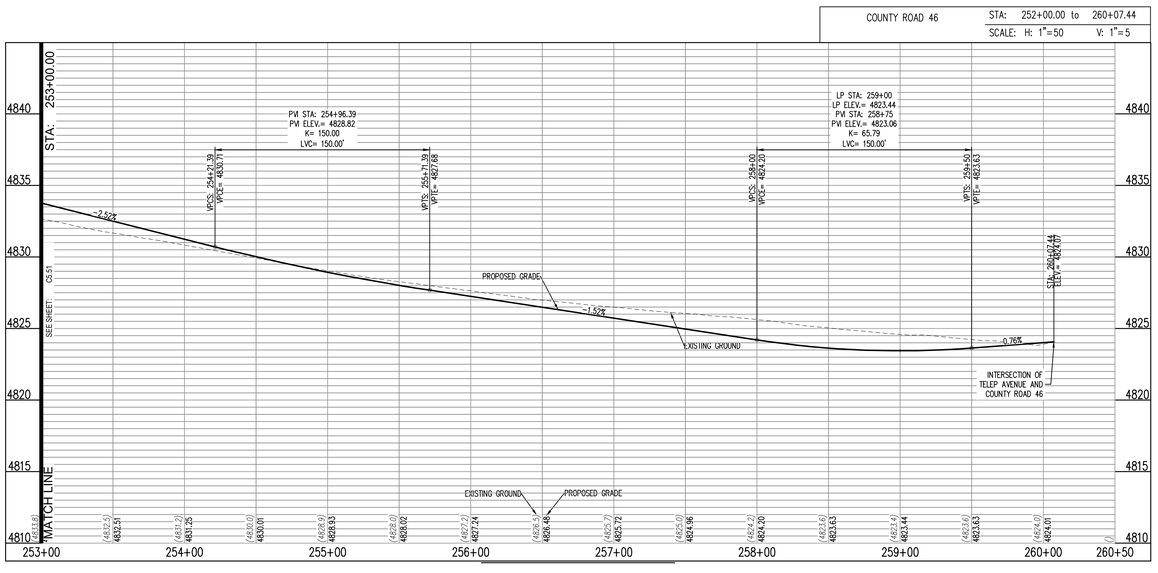
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

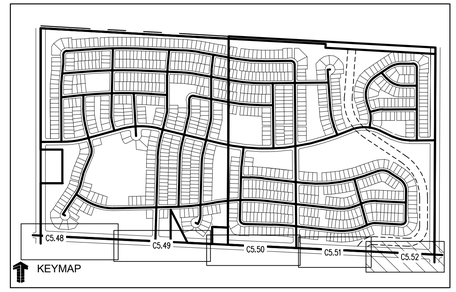
COUNTY ROAD 46 PLAN AND PROFILE

C5.51

N:\Hartford Homes\CO Johnstown HFH\05 - Drawings\02\A.CD\HFH0020_C5.51_RD COUNTY ROAD 46.dwg - Jeffrey Collins - 4/8/2021







LEGEND:

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PROPOSED LOTLINE	
EASEMENT LINE	
PROPOSED MAJOR CONTOUR	4835
PROPOSED MINOR CONTOUR	4836
EXISTING MAJOR CONTOUR	4835
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EXISTING STORM DRAIN	
PROPOSED MANHOLE	
PROPOSED STORM INLET	
PROPOSED CONCRETE CROSS PAN (TYP.)	

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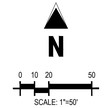

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JOHNSTOWN, CO

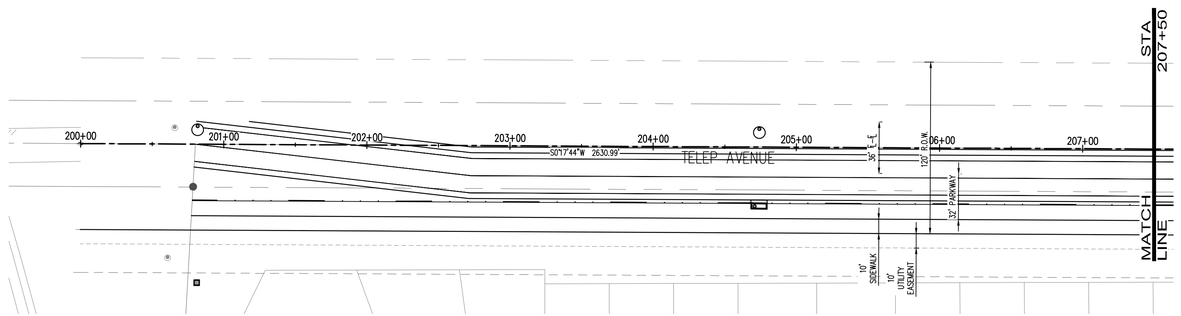
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

COUNTY ROAD 46 PLAN AND PROFILE

C5.52

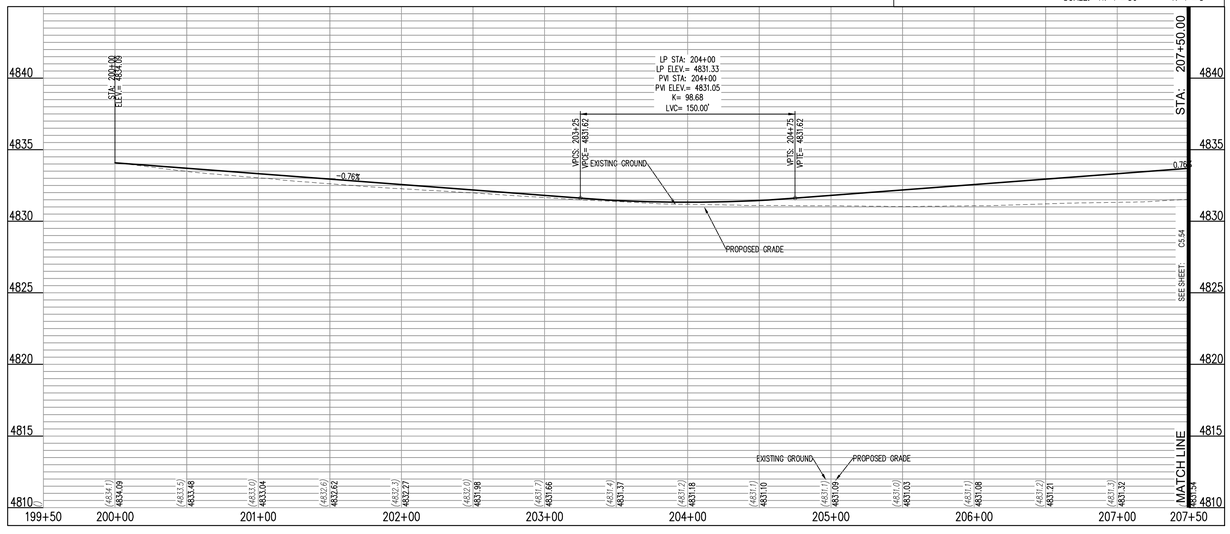
V:\Hartford Homes\CO Johnstown HFH0 - Granary\DOCS\CIVIL\DRAWINGS\C5.51_RD COUNTY ROAD 46.dwg, Jeffrey Doty, 4/8/2021

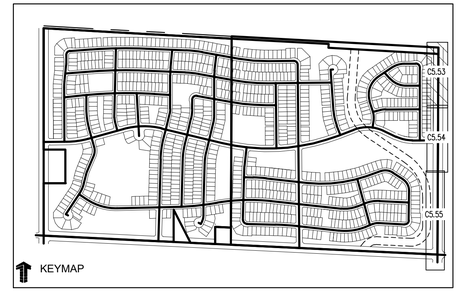


COLORADO BOULEVARD

STA: 200+00.00 to 207+50.00

SCALE: H: 1"=50 V: 1"=5





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- PROPOSED STORM INLET — SI
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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:	
Checked By:	
Date:	04.09.2021

TELEP AVENUE PLAN AND PROFILE

C5.53

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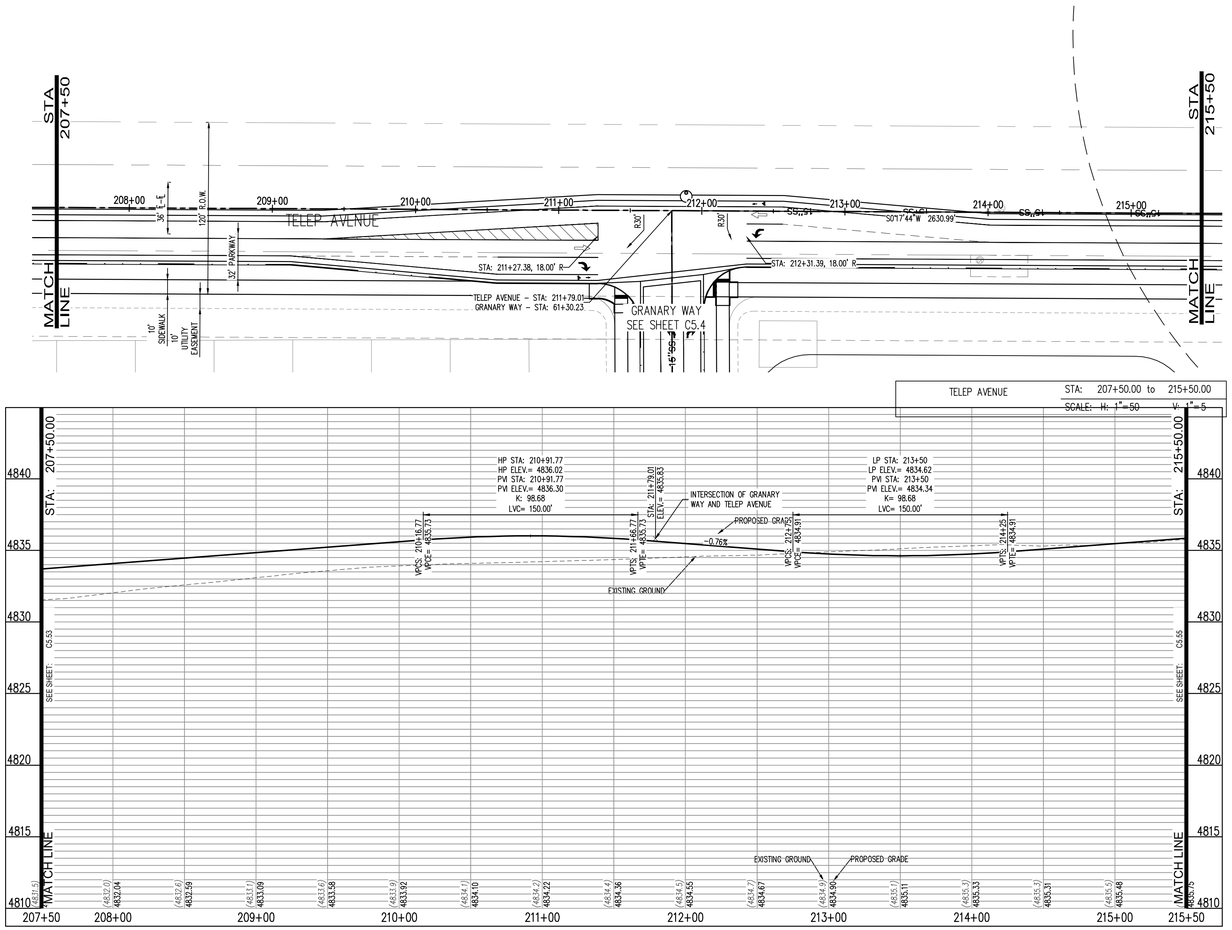

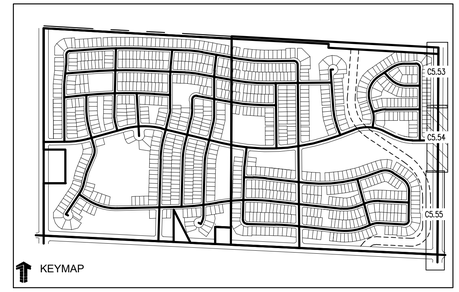

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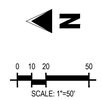

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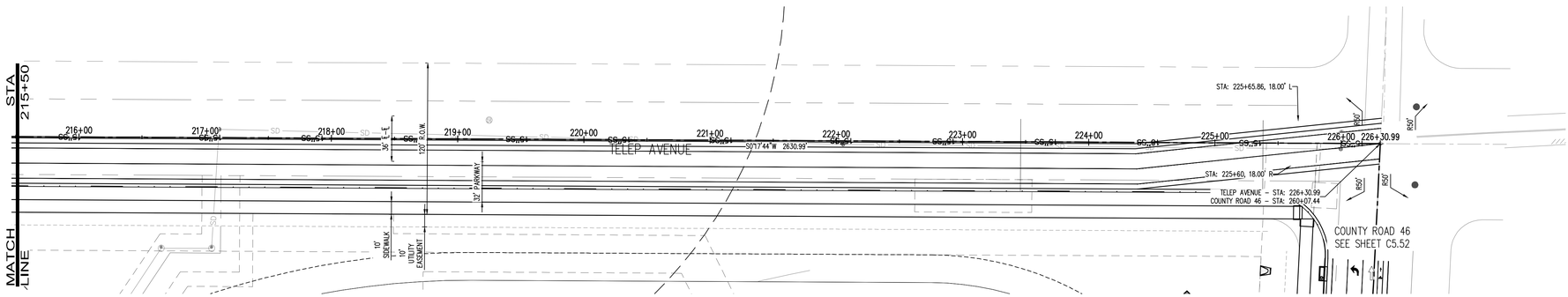
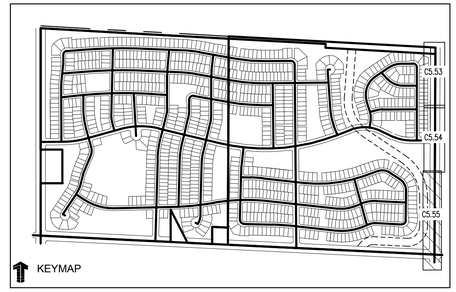
TELEP AVENUE PLAN AND PROFILE

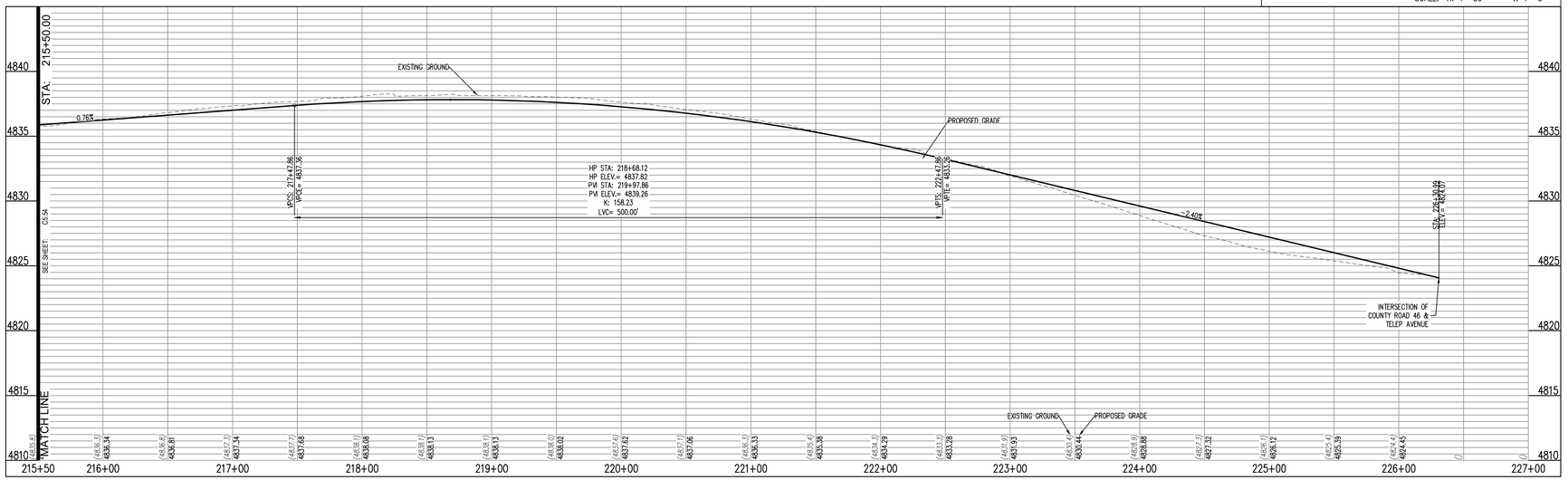
C5.54

M:\Drafted Hawaii\CO Johnstown HFH0\0 - Granary\DOCS\CIVIL\PDP\SHEETS\C5.54_RD TELEP AVE.dwg, Jeffrey Ellis, 4/6/2021





TELEP AVENUE — STA: 215+50.00 to 226+30.99 — SCALE: H: 1"=50 V: 1"=5



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10. 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.
15. ROAD PLAN AND PROFILES ARE PRELIMINARY IN NATURE AND WILL BE REFINED THROUGH THE FINAL DESIGN DOCUMENT PROCESS, INCLUDING FLOW LINES, INTERSECTION DETAILS, AND SIGNING AND STRIPING

N

0 10 20 50
SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

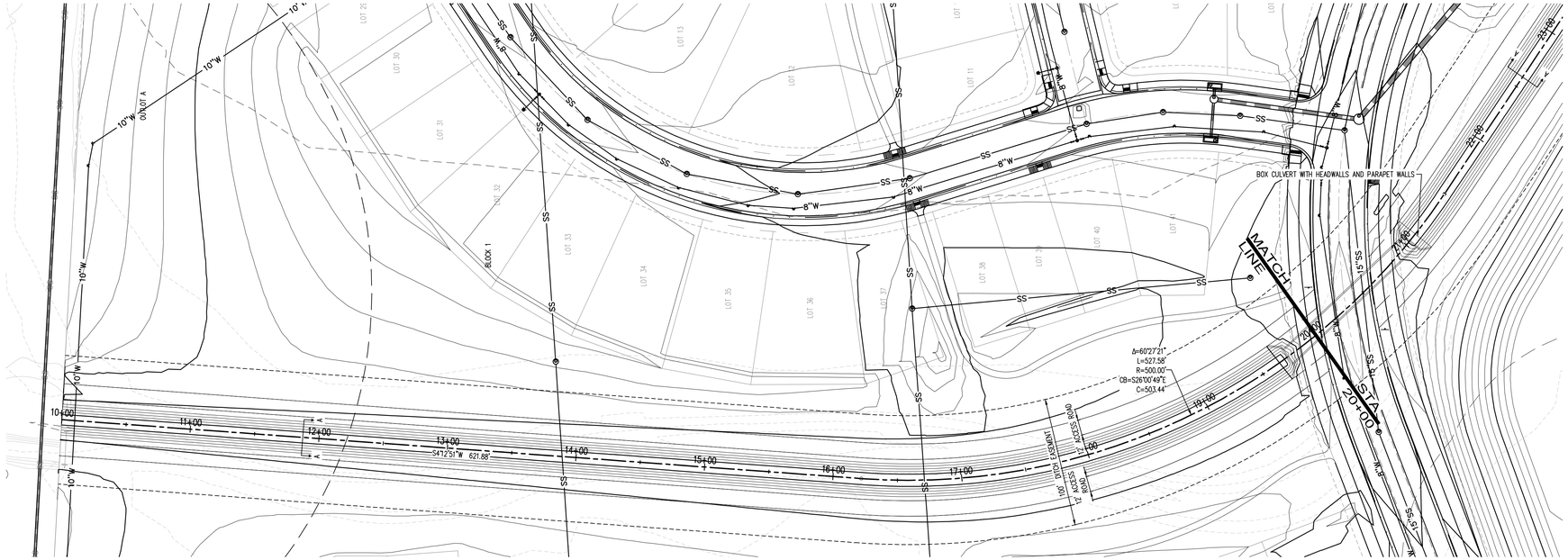
#	Date	Issue / Description	Init.

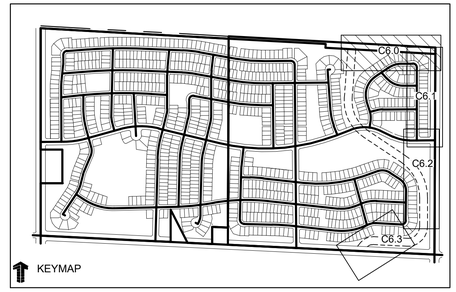
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

TELEP AVENUE PLAN AND PROFILE

C5.55

M:\Drafted Harvest\CO Johnstown HFH0\0 - Granary\DOCS\CIVIL\PDP\SHEETS\C5.55_RD TELEP AVE.dwg, 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	4838.39
PROPOSED LOT TYPES	A A/B B B/C G

NOTES:

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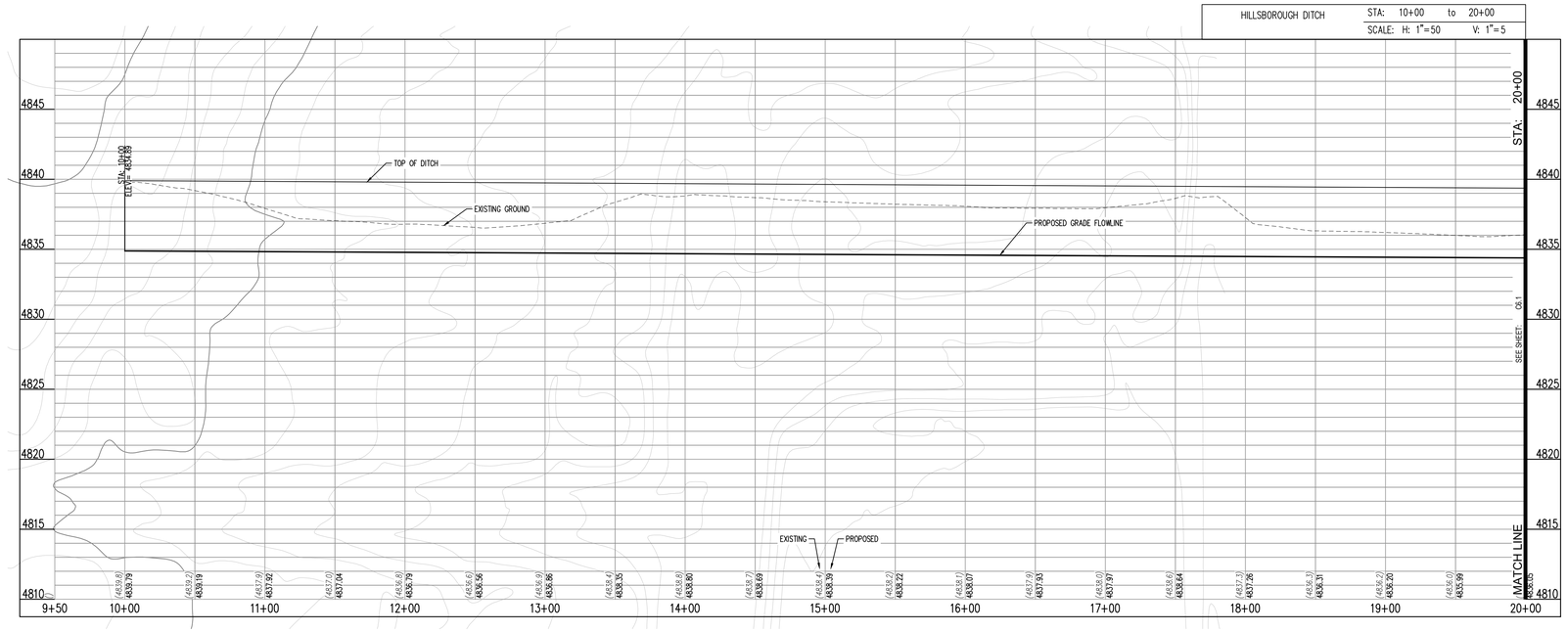

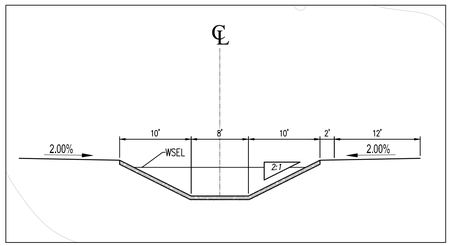

HILLSBOROUGH DITCH DETAILS -- Cross-Section A-A

N

0 10 20 50

SCALE: 1"=50'

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

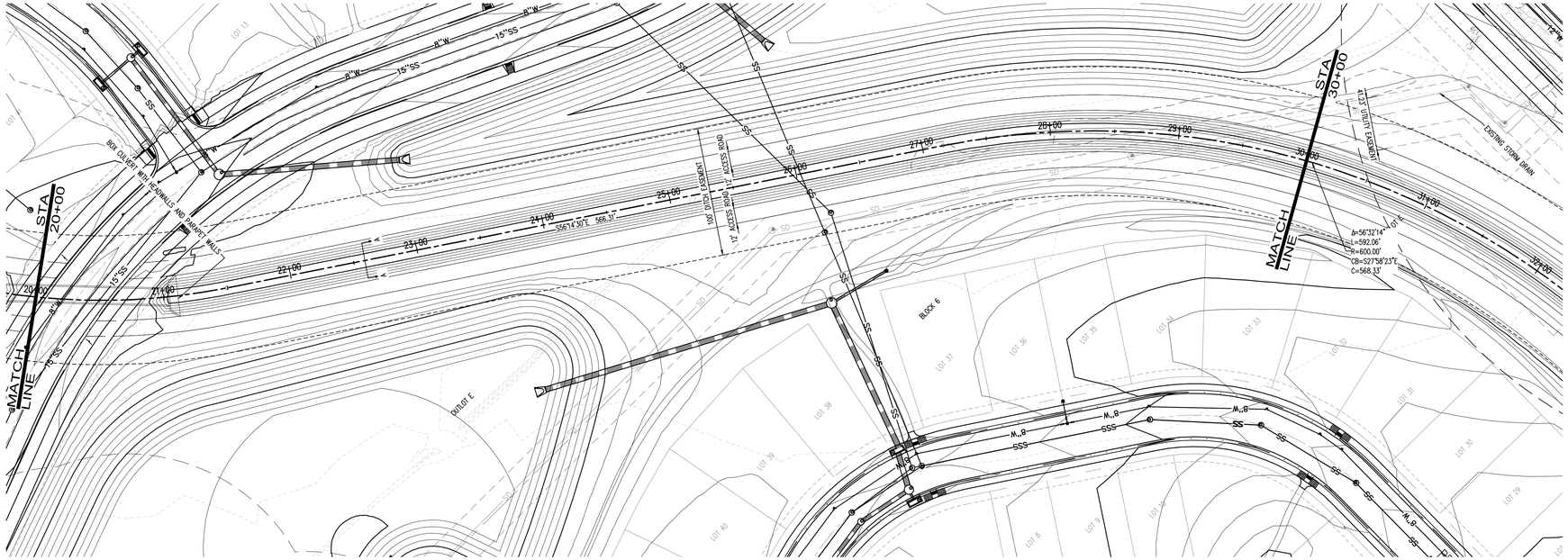
#	Date	Issue / Description	Init.

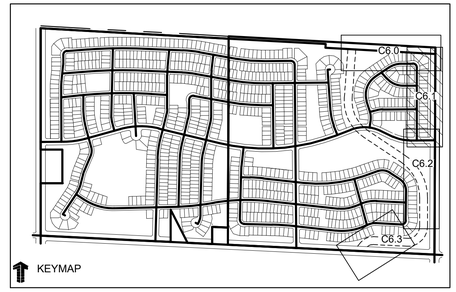
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HILLSBOROUGH DITCH
PLAN AND PROFILE

C6.0

W:\Hartford Homes\CO Johnstown #HFH0\--Granary\CIVIL\CIVIL\PDP\HILLS_DITCH.PDP dwg, Matthew Keefe, 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	
PROPOSED CONCRETE CROSS PAN (TYP.)	
PROPOSED SPOT ELEVATION	4836.35
PROPOSED LOT TYPES	A, A/B, B, B/G, G

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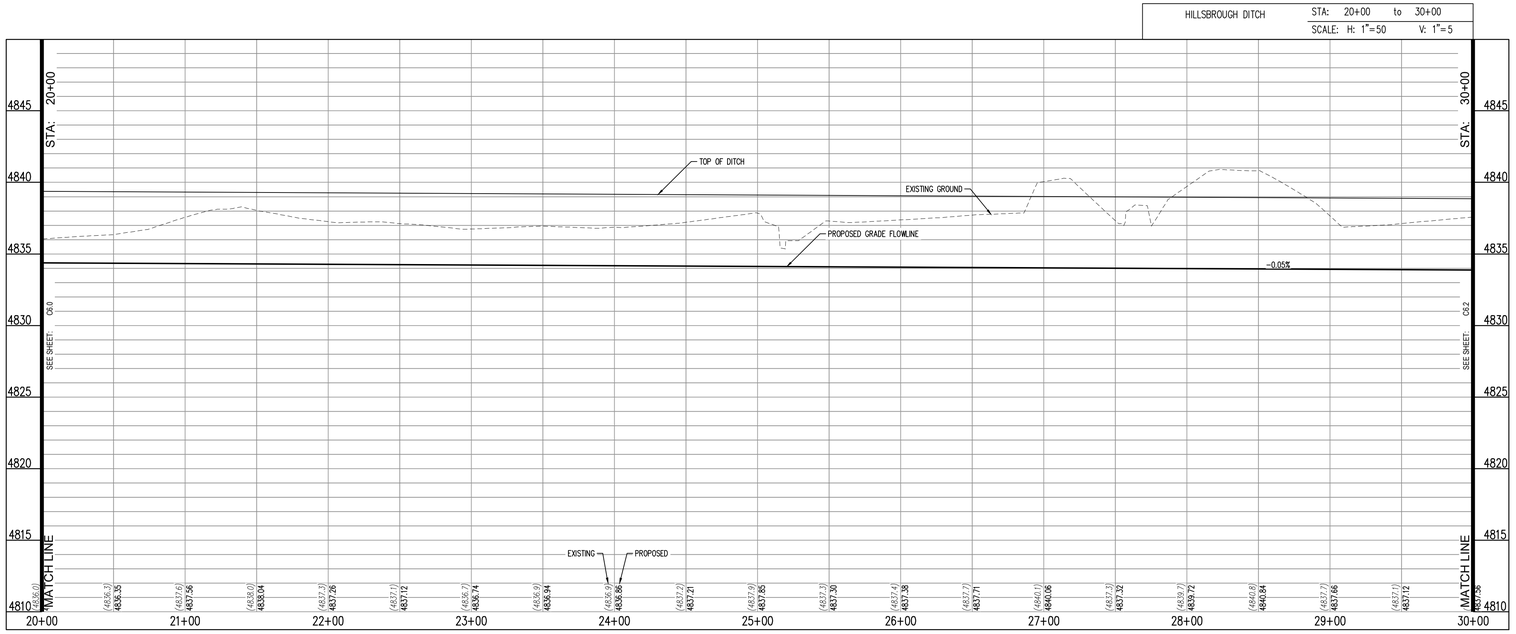

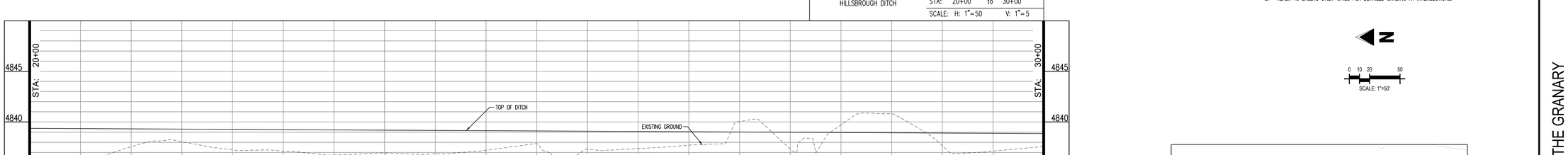

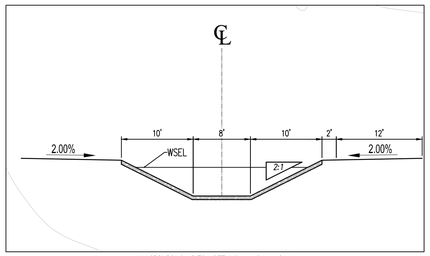

HILLSBOROUGH DITCH DETAILS -- Cross-Section A-A

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

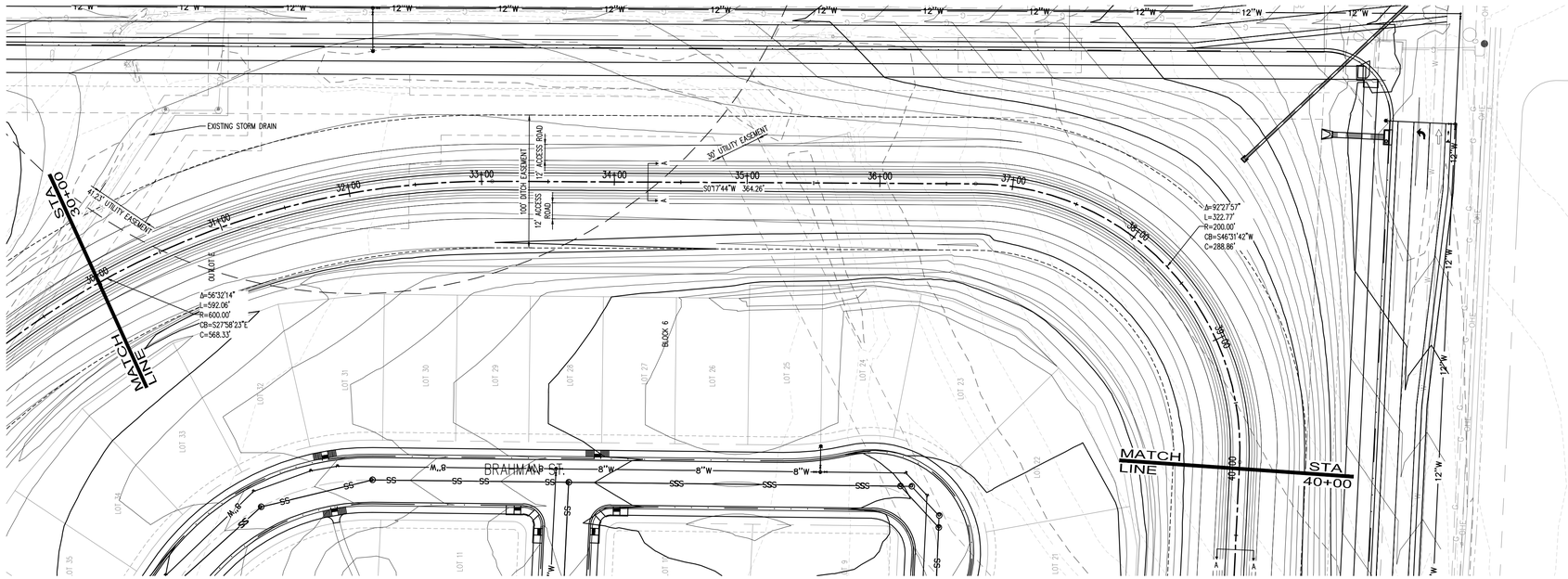
#	Date	Issue / Description	Init.

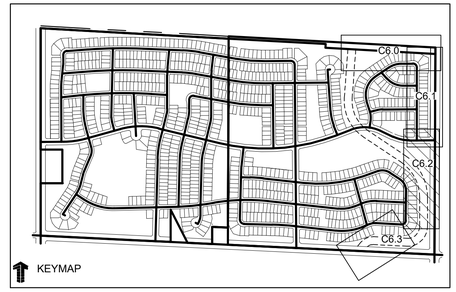
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HILLSBOUROUGH DITCH PLAN AND PROFILE

C6.1

M:\Hartford Homes\CO Johnstown HFH\01 - 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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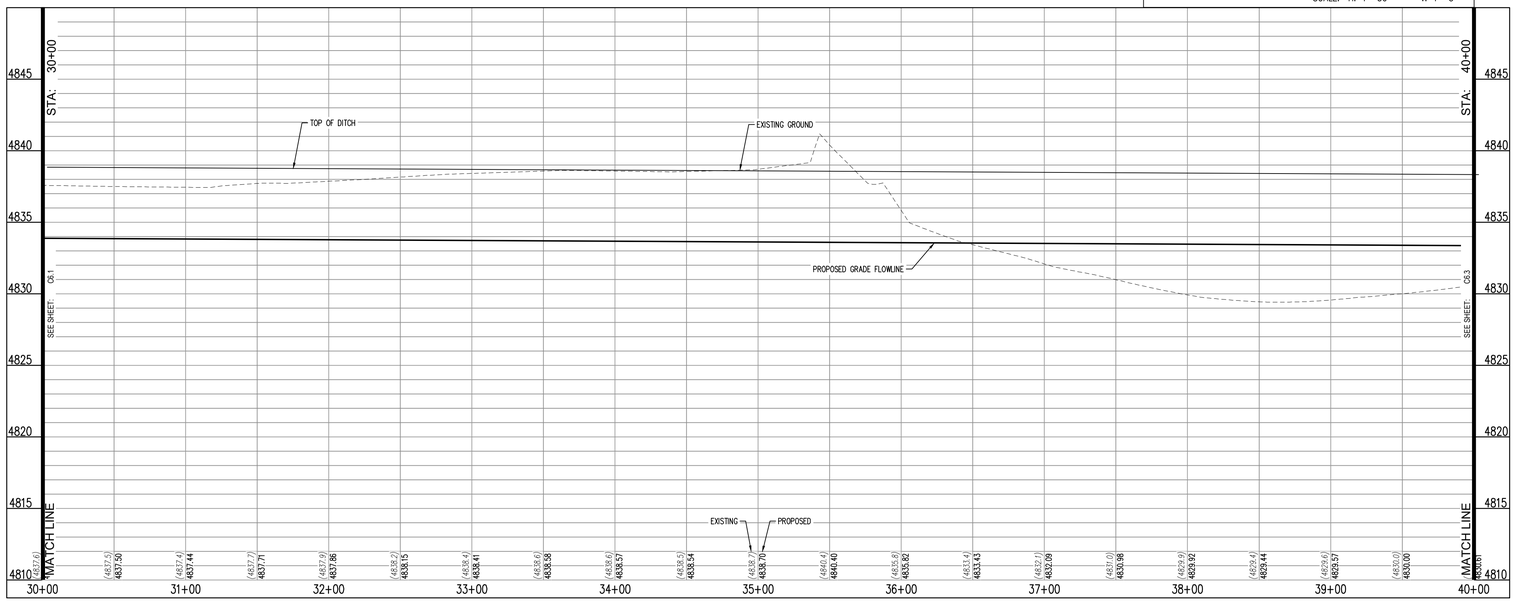
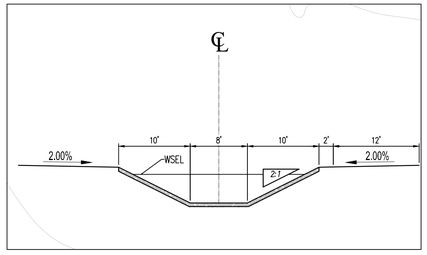
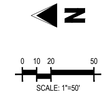




HILLSBOUROUGH DITCH DETAILS -- Cross-Section A-A



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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

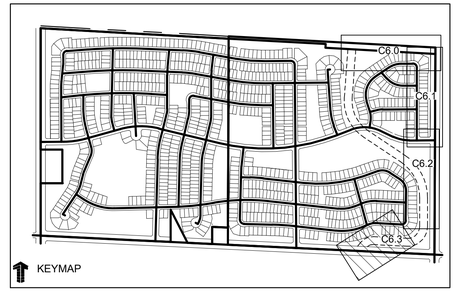
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HILLSBOUROUGH DITCH PLAN AND PROFILE

C6.2

W:\Redfield Ranch\CO Johnstown #HFH0 - Granary\COVER\PDF\HFH0_C6.2_Ditch Prof Plan_Matthew Keefe_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	SI
PROPOSED CONCRETE CROSS PAN (TYP.)	
PROPOSED SPOT ELEVATION	4835.00
PROPOSED LOT TYPES	A, A/B, B, B/G, G

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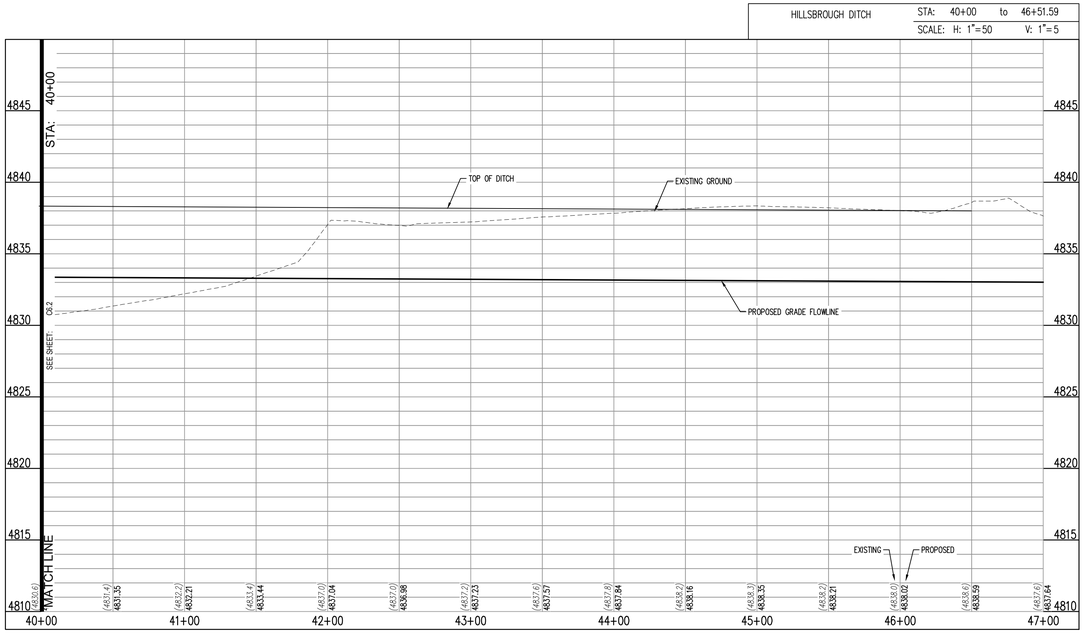

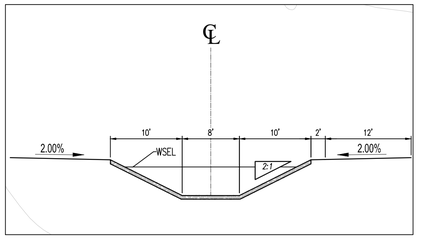

HILLSBOUROUGH DITCH DETAILS -- Cross-Section A-A

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JOHNSTOWN, CO

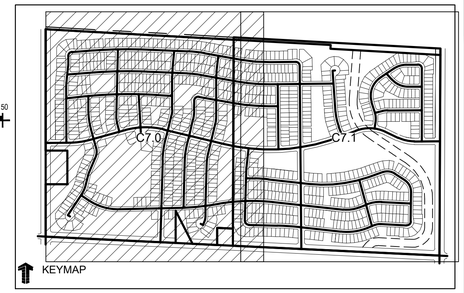
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

HILLSBOUROUGH DITCH PLAN AND PROFILE

C6.3

M:\Hartford Homes\CO Johnstown HFH0\1 - Granary\2\DWG\PLAN\HFH0_C6.3_Ditch Pdf.dwg, 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	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.

GENERAL 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.
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.
7. THIS EROSION CONTROL PLAN IS SCHEMATIC IN NATURE, AS SUCH, GRAPHICAL SYMBOLS MAY NOT BE TO SCALE, NOR ARE THEY NECESSARILY SHOWN IN THEIR EXACT LOCATION.
8. CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION CONTROL MEASURES ACCORDING THE THE CONSTRUCTION SEQUENCING AND LEVEL OF SITE STABILIZATION.
9. THE CONTRACTOR AND ALL SUBCONTRACTORS WILL COOPERATE WITH THE TOWN'S PUBLIC WORKS INSPECTORS BY CEASING OPERATIONS WHEN WINDS ARE OF SUFFICIENT VELOCITY TO CREATE BLOWING DUST WHICH, IN THE INSPECTOR'S OPINION, IS HAZARDOUS TO THE PUBLIC HEALTH AND WELFARE.
10. FOLLOWING OVERLOT GRADING OR ANY OTHER LAND DISTURBING ACTIVITY, ALL OTHER AREAS OF THE SITE TO BE DEVELOPED DURING LATER PHASES OF CONSTRUCTION AND WHICH SHALL REMAIN EXPOSED FOR MORE THAN THIRTY-(30) DAYS WILL REQUIRE TEMPORARY OR PERMANENT EROSION CONTROL (I.E., SEED/MULCH, LANDSCAPING, ETC.).

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THE GRANARY
PRELIMINARY DEVELOPMENT PLAN
JOHNSTOWN, CO

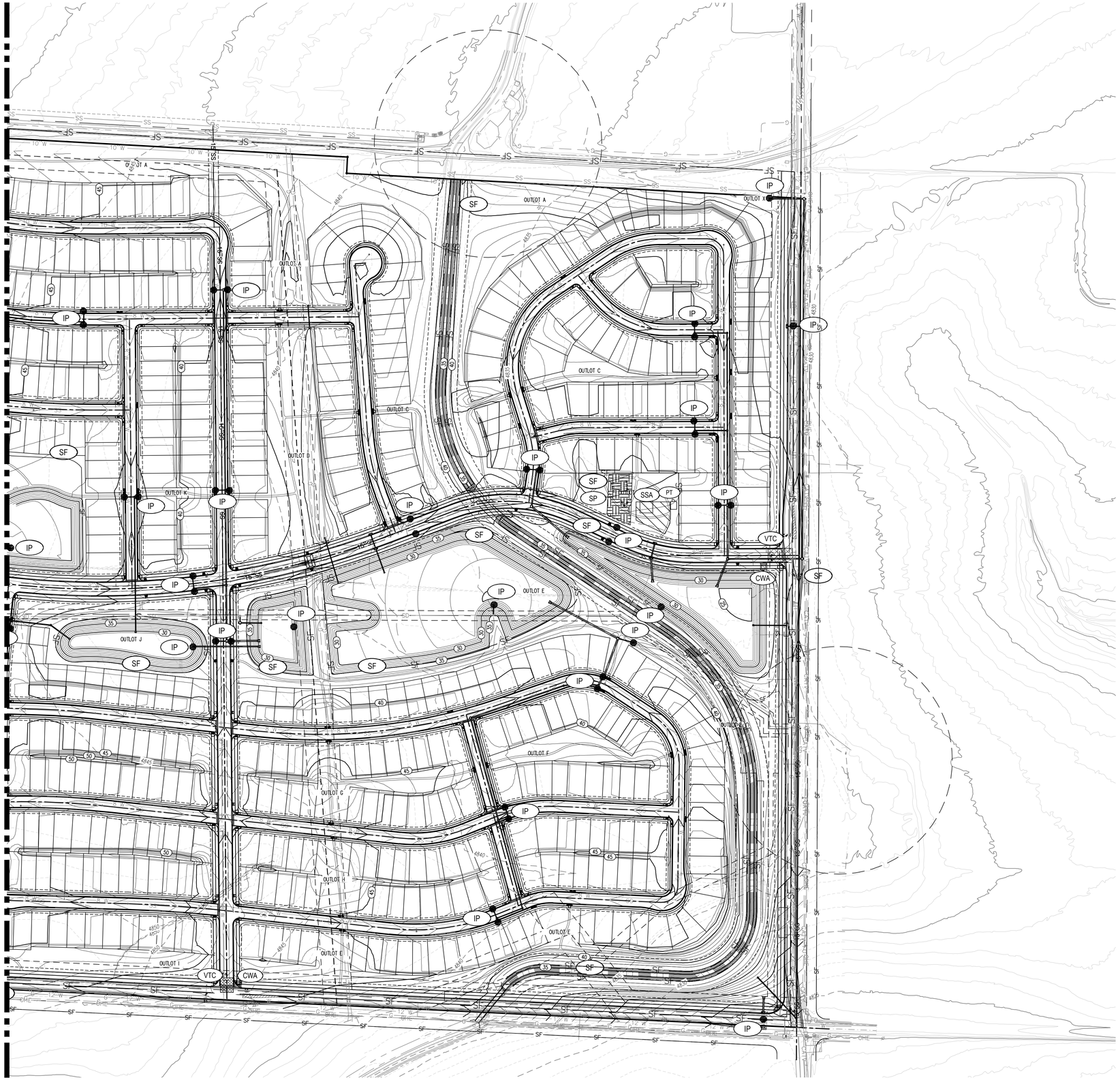
#	Date	Issue / Description	Init.

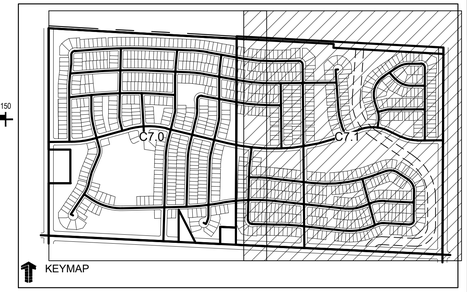
Project No:	HFH0000020
Drawn By:	
Checked By:	
Date:	04.09.2021

EROSION CONTROL PLAN

C7.0

H:\Hoefler Homes\CO Johnstown MF\SD - Granary\PDO\LAD\DRAWINGS\C7.0_C11.0_Erosion Control.dwg, Matthew Koch, 4/8/2021





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

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THE GRANARY
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JOHNSTOWN, CO

#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	
Date:	04.09.2021

EROSION CONTROL PLAN

C7.1

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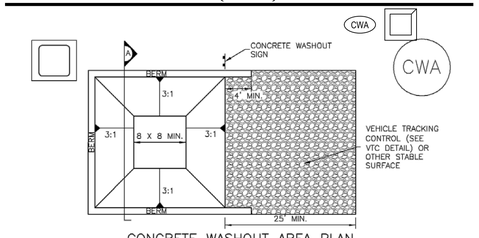
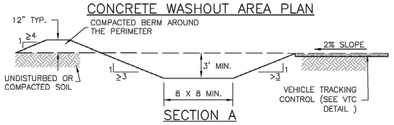
Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

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.

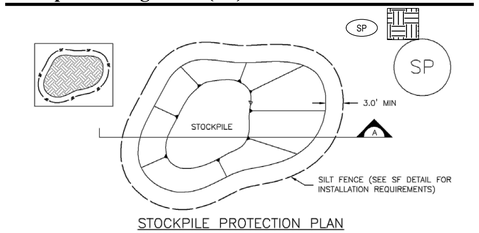
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

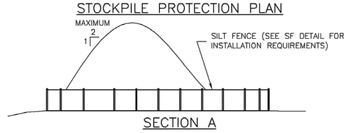
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Stockpile Management (SP) MM-2



STOCKPILE PROTECTION PLAN



SECTION A

SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

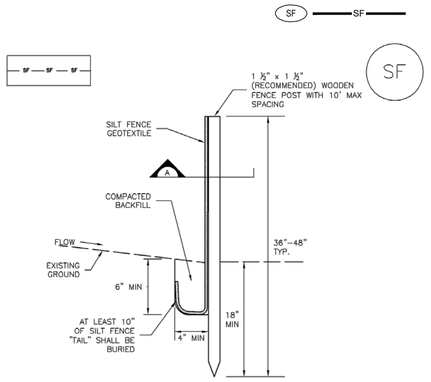
1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

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.

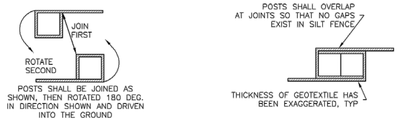
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY 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



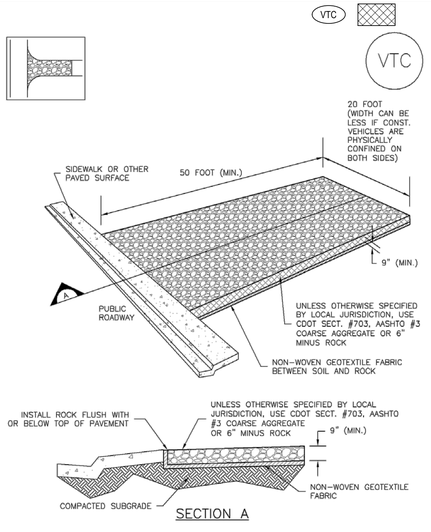
SILT FENCE



SECTION A

SF–1. SILT FENCE

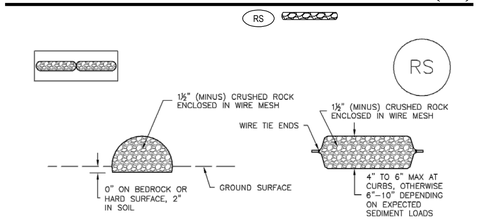
Vehicle Tracking Control (VTC) SM-4



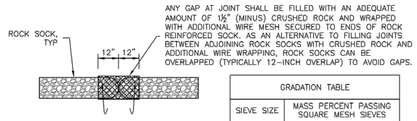
SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

SC-5 Rock Sock (RS)



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

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.

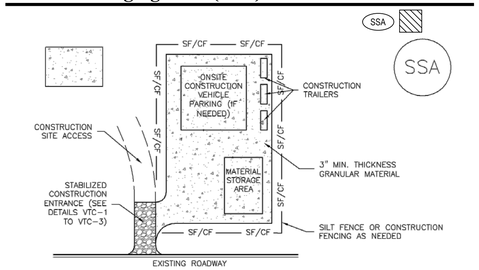
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

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



SSA–1. STABILIZED STAGING AREA

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

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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

H:\Hartford Homes\CO Johnstown HF\PD - Granary\PDV\CAD\SHEETS\C7.2 EC Details.dwg - Matthew.Keck - 4/8/2021

WD

W1 NOTES:

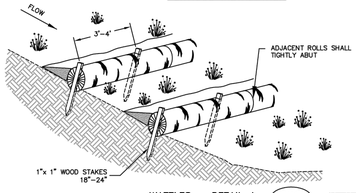
INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

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 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.

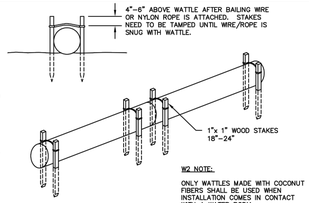
PERVIOUS INSTALLATION



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.

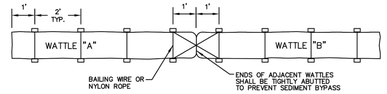
WATTLES – DETAIL A W1

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.

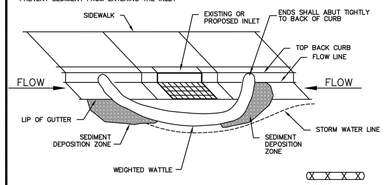


WATTLES – DETAIL B W2

W3 NOTE:

IF THE AREA BEHIND THE INLET IS NOT STABILIZED, A BMP SHOULD BE USED TO PREVENT SEDIMENT FROM ENTERING THE INLET

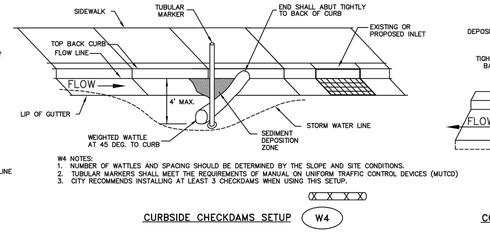
IMPERVIOUS INSTALLATION



CURB INLET WATTLE PROTECTION SETUP W3

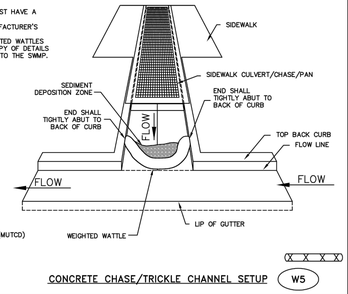
W3, W4 & W5 NOTES:

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.

CURBSIDE CHECKDAMS SETUP W4



CONCRETE CHASE/TRICKLE CHANNEL SETUP W5

WATTLE MAINTENANCE NOTES:

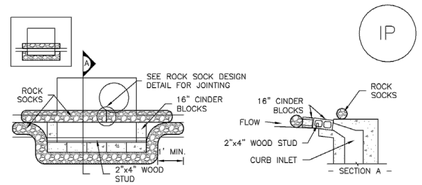
1. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
3. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

WATTLE INSTALLATION	W	
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 4/23/09 DRAWN BY: TBK
		DRAWING SW-13

7 C7.3 WATTLE

SC-6 Inlet Protection (IP)

IP



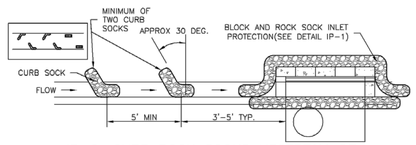
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

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

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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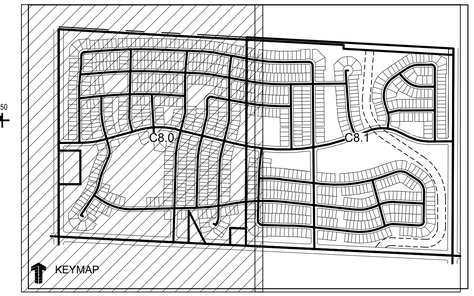

LEGEND:

- 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

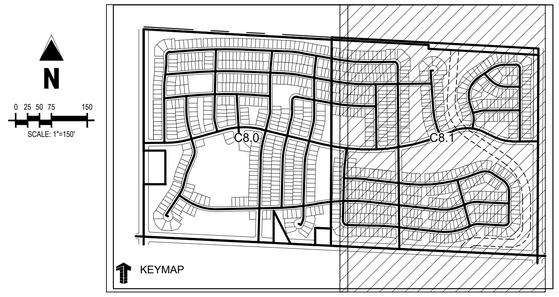
#	Date	Issue / Description	Init.

Project No:	HFH0000020
Drawn By:	JKD
Checked By:	JEP
Date:	04.09.2021

DRAINAGE PLAN

C8.0

H:\Hartford Homes\CO Johnstown 8th Filing - Granary\DOCS\DRAINAGE\DWG\C8.0 L1 Drainage Plan.dwg, Matthew Kalish, 4/8/2021



N

0 25 50 75 150

SCALE: 1"=150'

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PROPOSED MINOR CONTOUR	36
EXISTING MAJOR CONTOUR	4835
EXISTING MINOR CONTOUR	35
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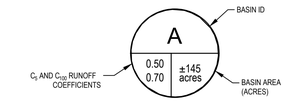

DESIGN POINT

DETENTION POND BASIN BOUNDARY (i.e., MHFD-Detention_v4.03)

SUB-BASIN BOUNDARY (i.e., Rational Method)

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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.

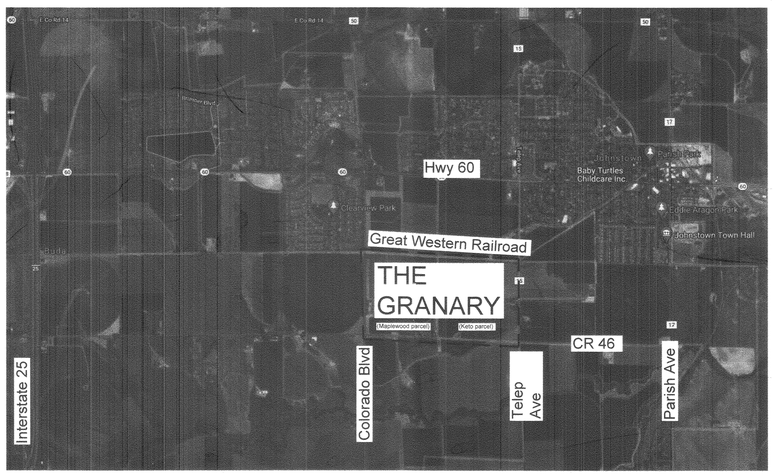
DEVELOPMENT OBJECTIVES

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.

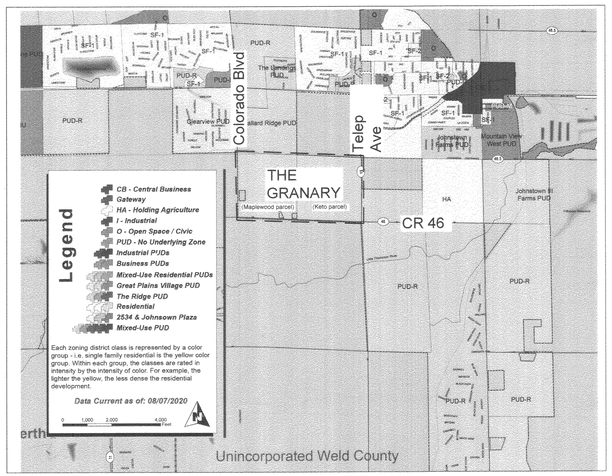
UTILITIES/PUBLIC FACILITIES

- 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

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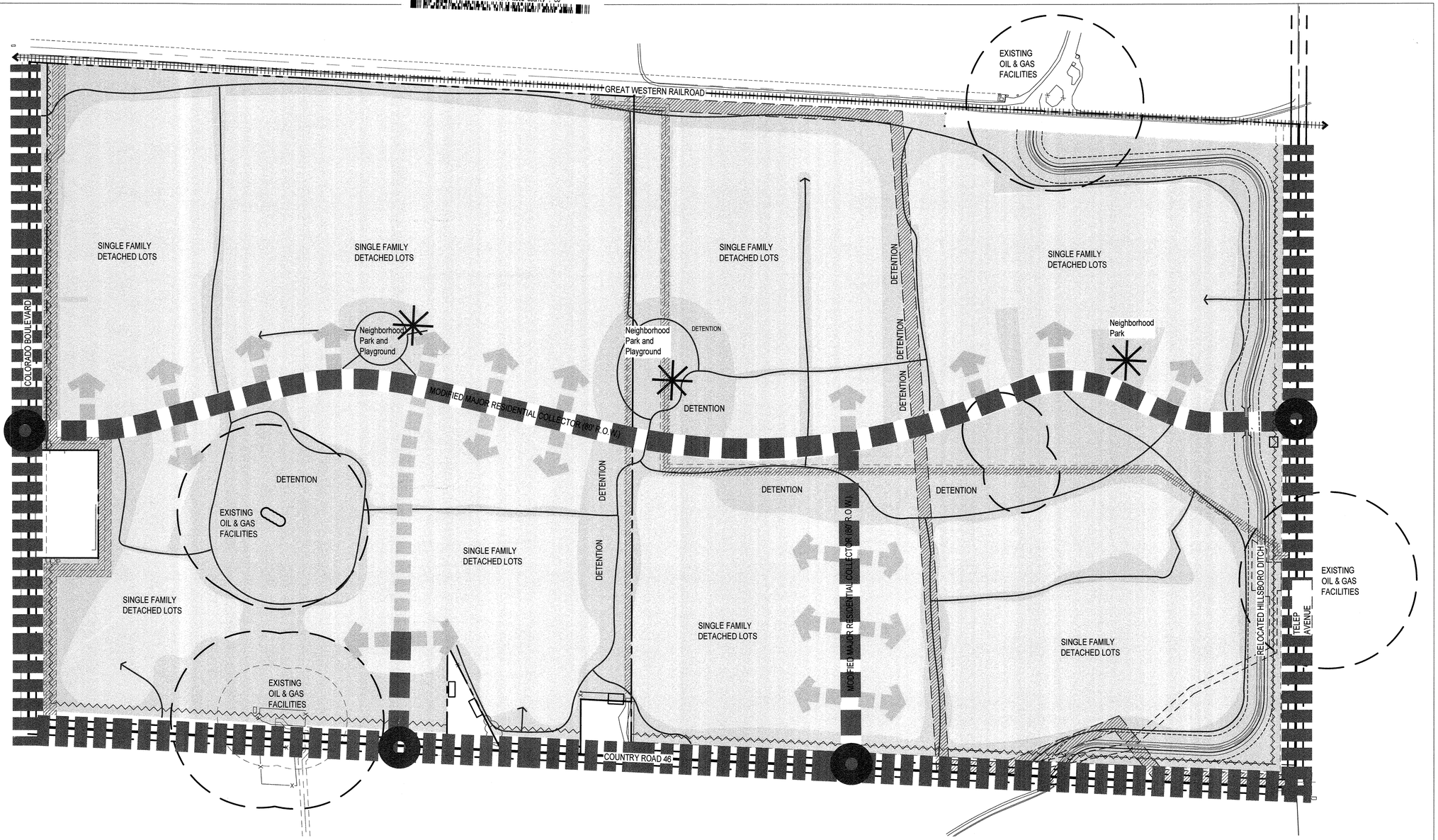

LEGEND:

- 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

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Land Use and Circulation Plan

Sheet

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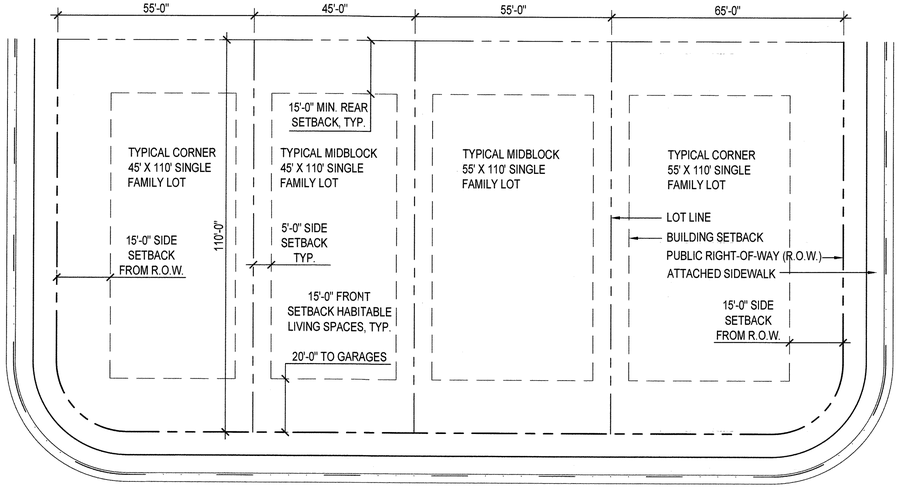
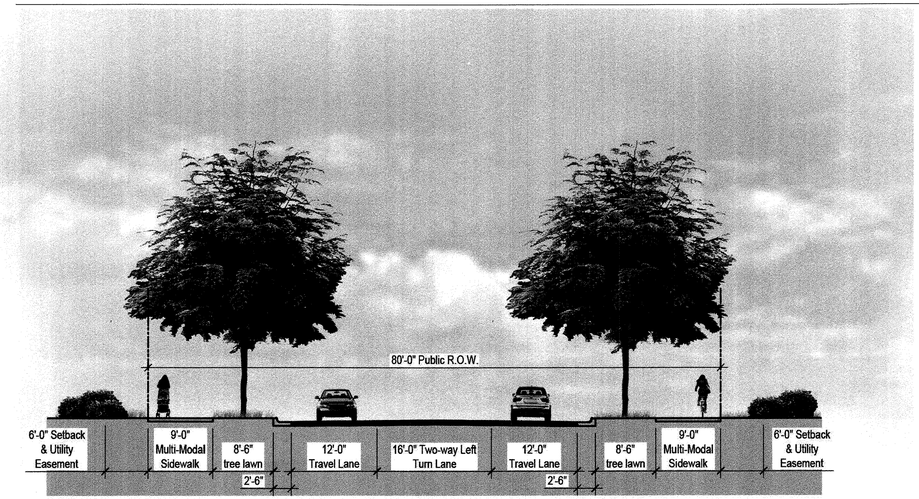
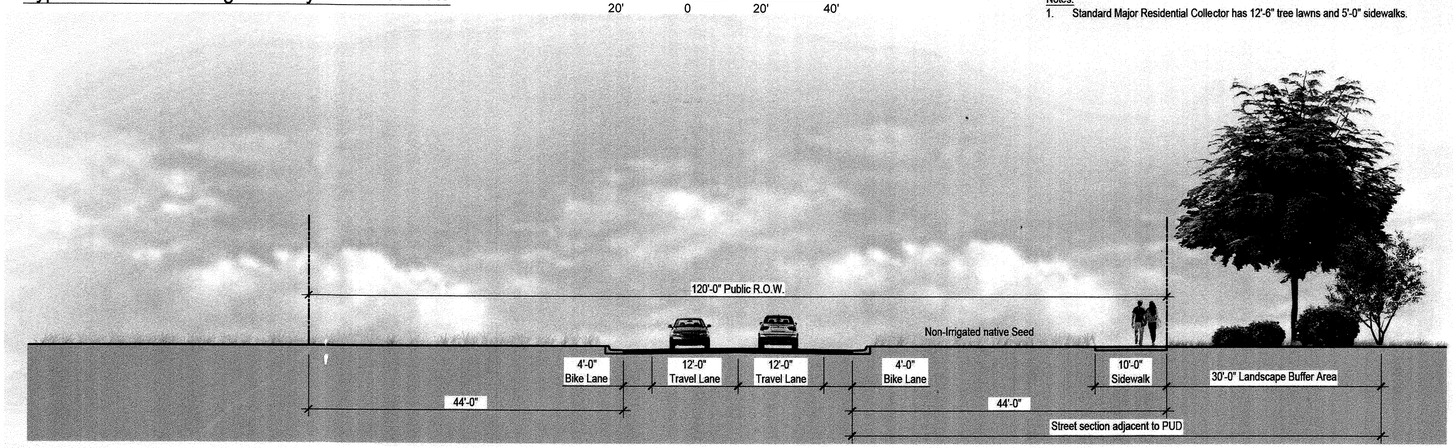


Typical Front Load Single-Family Detached Lots



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.

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Johnstown, Colorado

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OUTLINE DEVELOPMENT PLAN

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Sheet Name
Development Standards

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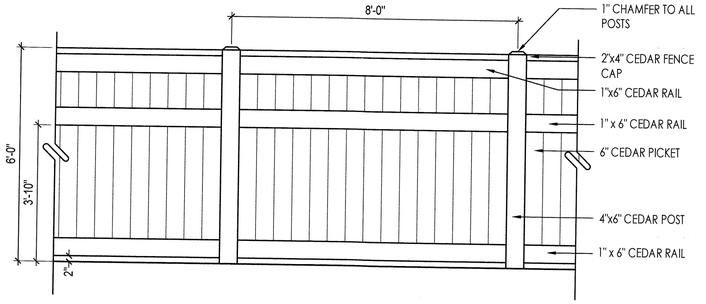
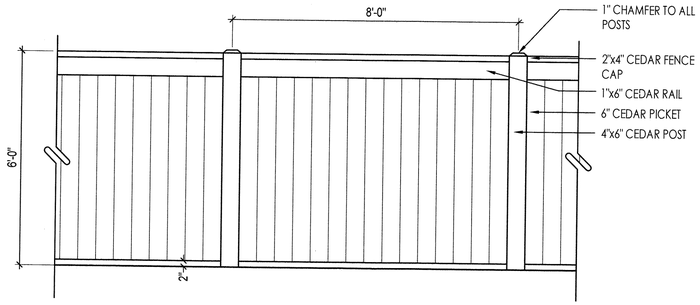
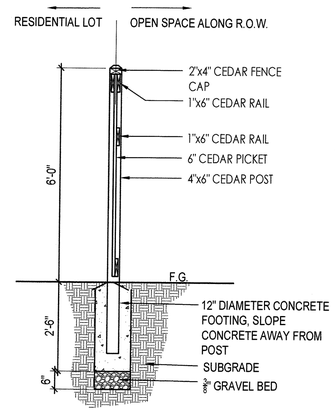


OUTSIDE ELEVATION (VIEW FROM R.O.W. ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



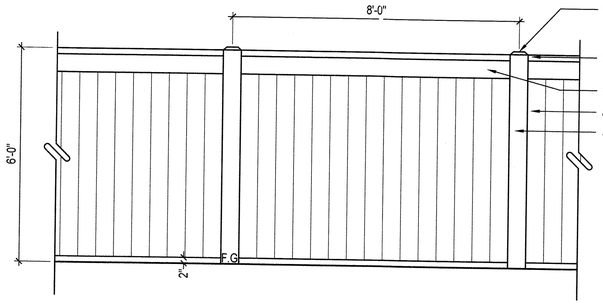
FENCE SECTION

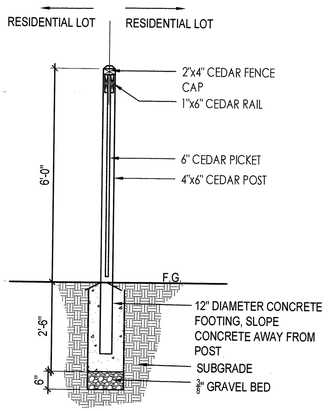
NOTES:
1. FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
2. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
3. STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

A FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)

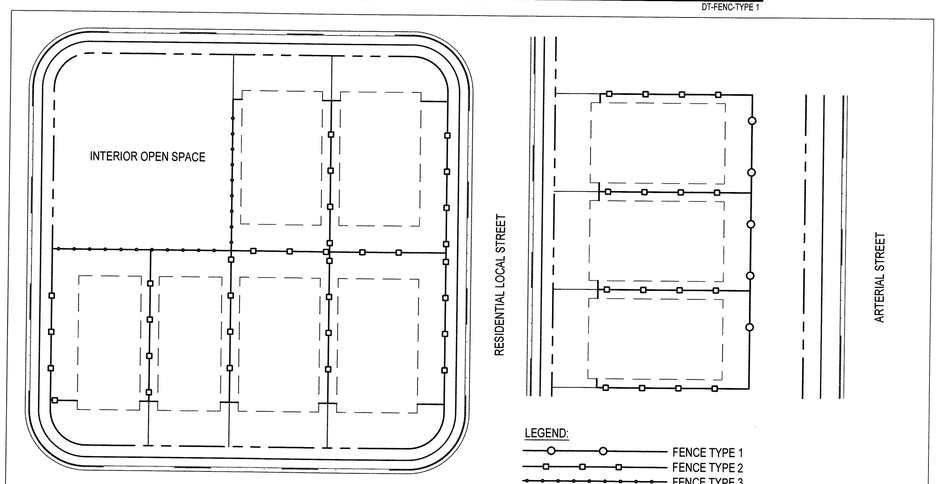
SCALE: 1/2"=1'-0"

DT-FENC-TYPE 1





FENCE SECTION



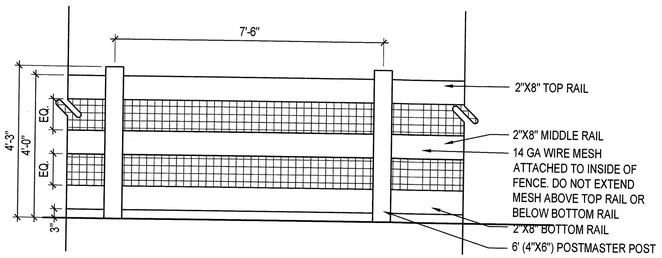
Fence Type Location Diagram

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.

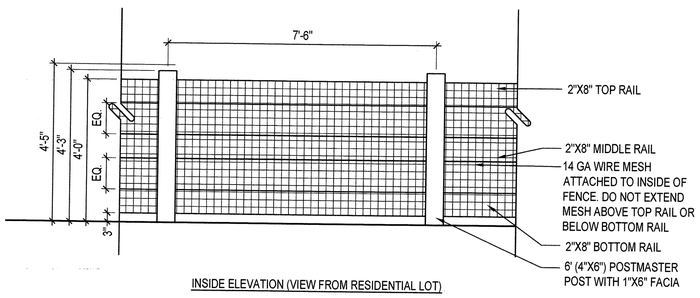
B FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

SCALE: 1/2"=1'-0"

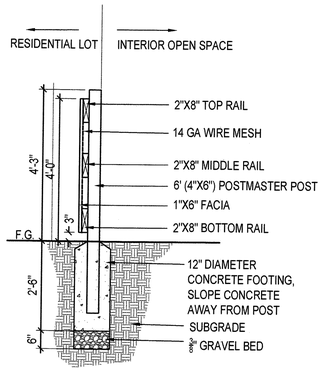
DT-FENC-TYPE 2



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

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OUTLINE DEVELOPMENT PLAN

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Fencing Details

Sheet

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Legend

- 45'x110' single-family lot
- 55'x110' single-family lot
- Irrigated native seed
- Detention
- Irrigated sod

0 200 400 800'

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OUTLINE DEVELOPMENT PLAN

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Sheet Name
ILLUSTRATIVE MASTER PLAN

Sheet
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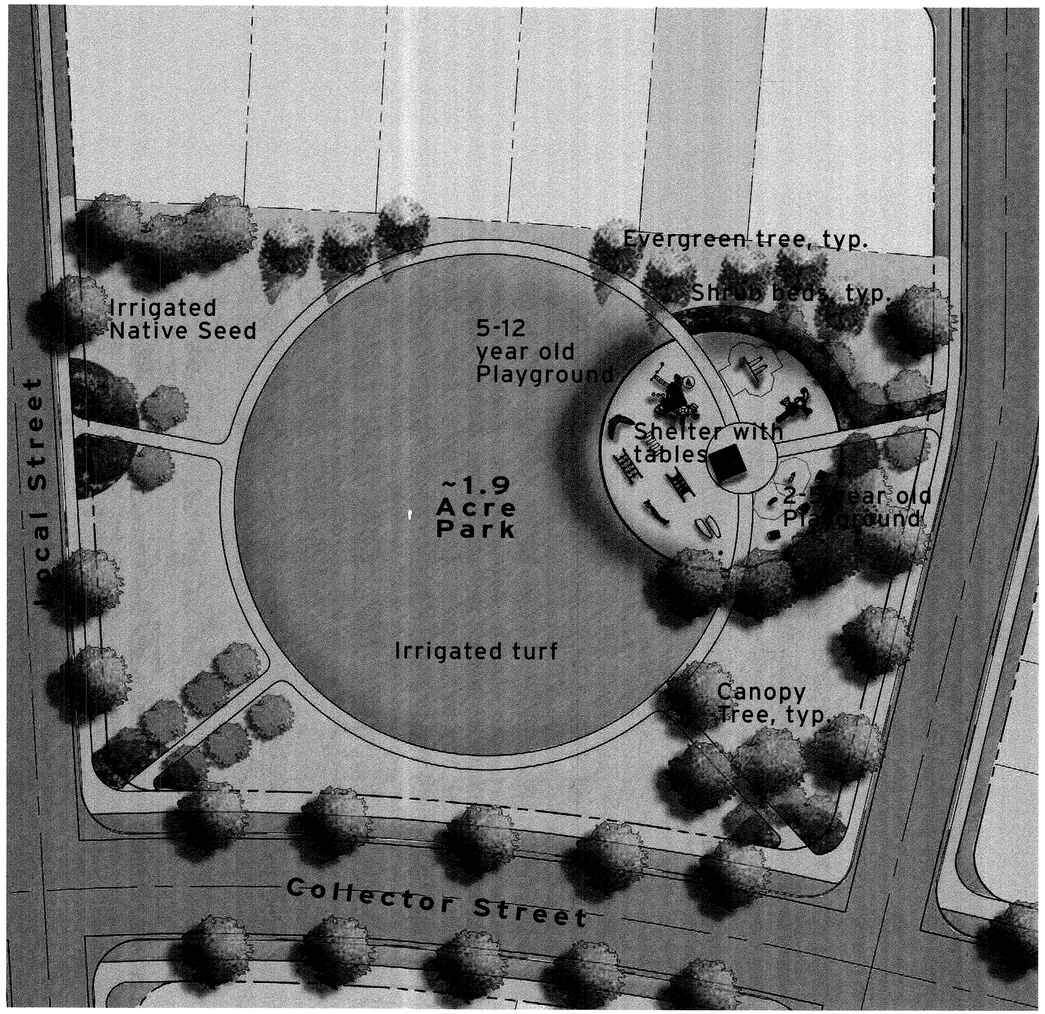
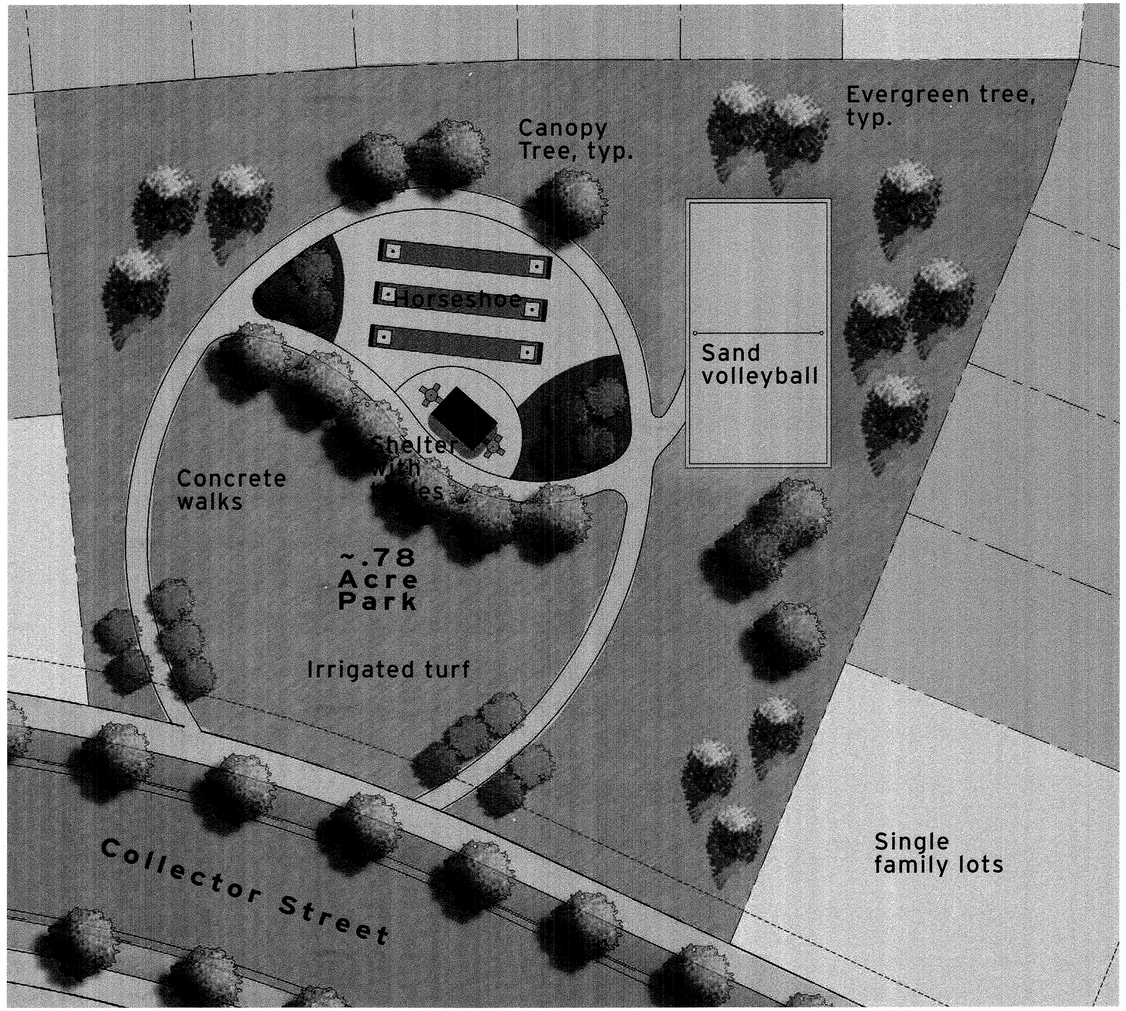


WEST PARK

0 30 60 120′



EAST PARK

0 20 40 80′

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OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
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Sheet Name
CONCEPTUAL PARK ENLARGEMENT PLANS

Sheet
ODP 6

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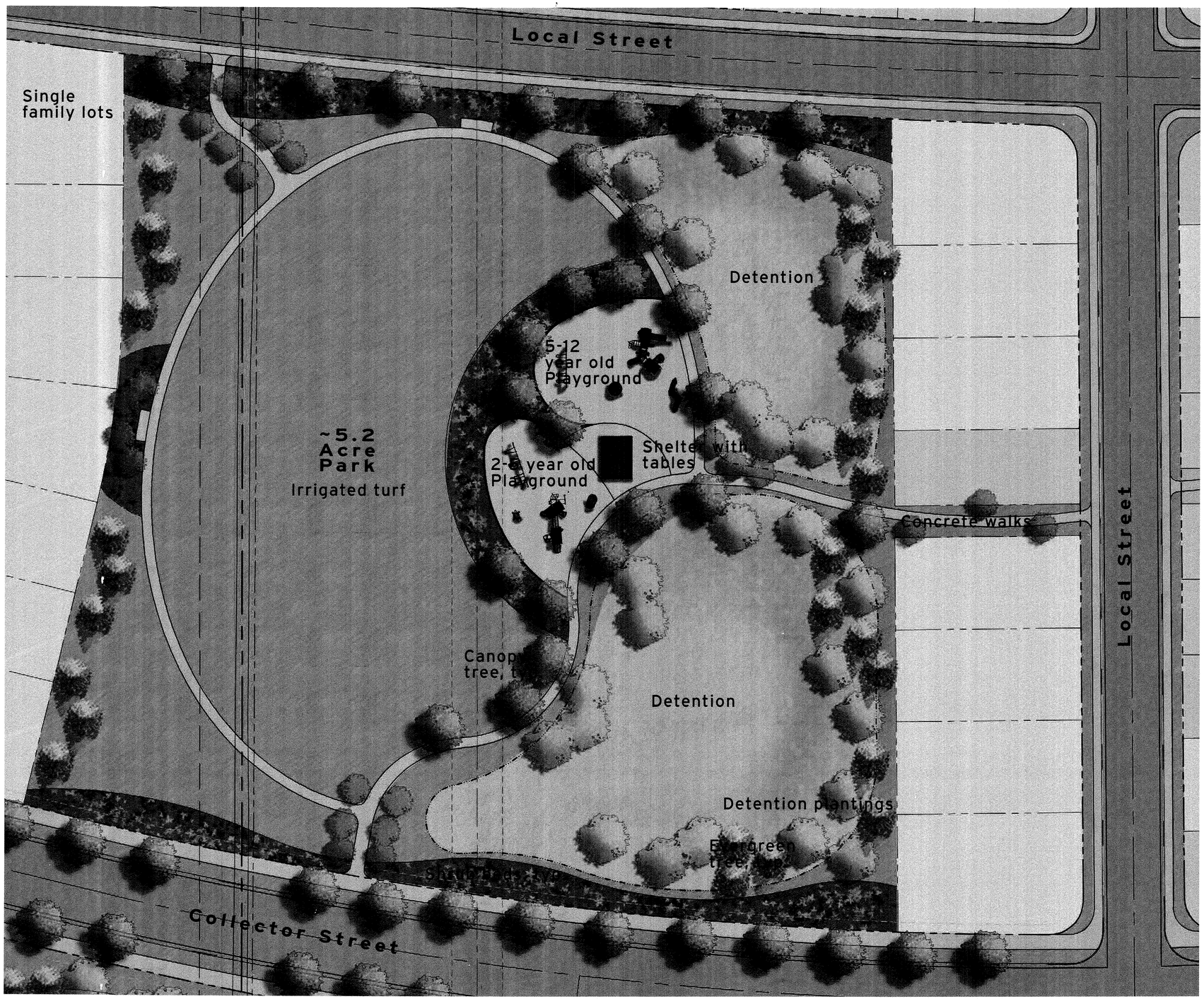

CENTRAL PARK

0 30 60 120'

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REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021
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Sheet Name
CONCEPTUAL PARK ENLARGEMENT PLAN

Sheet
ODP 7

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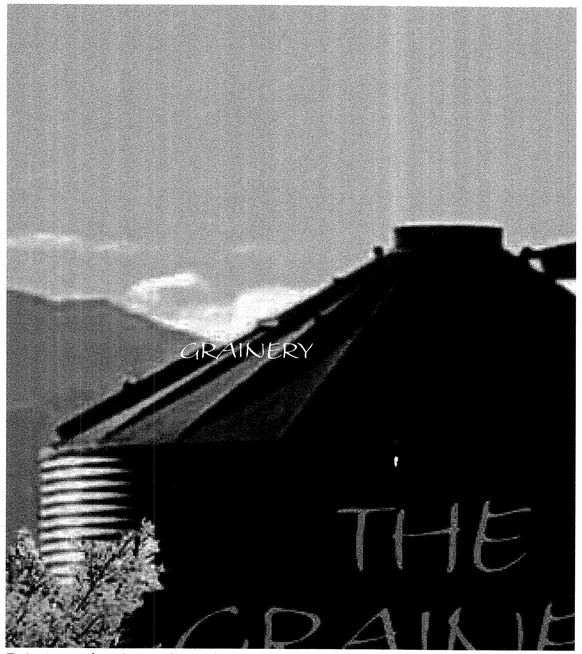
Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

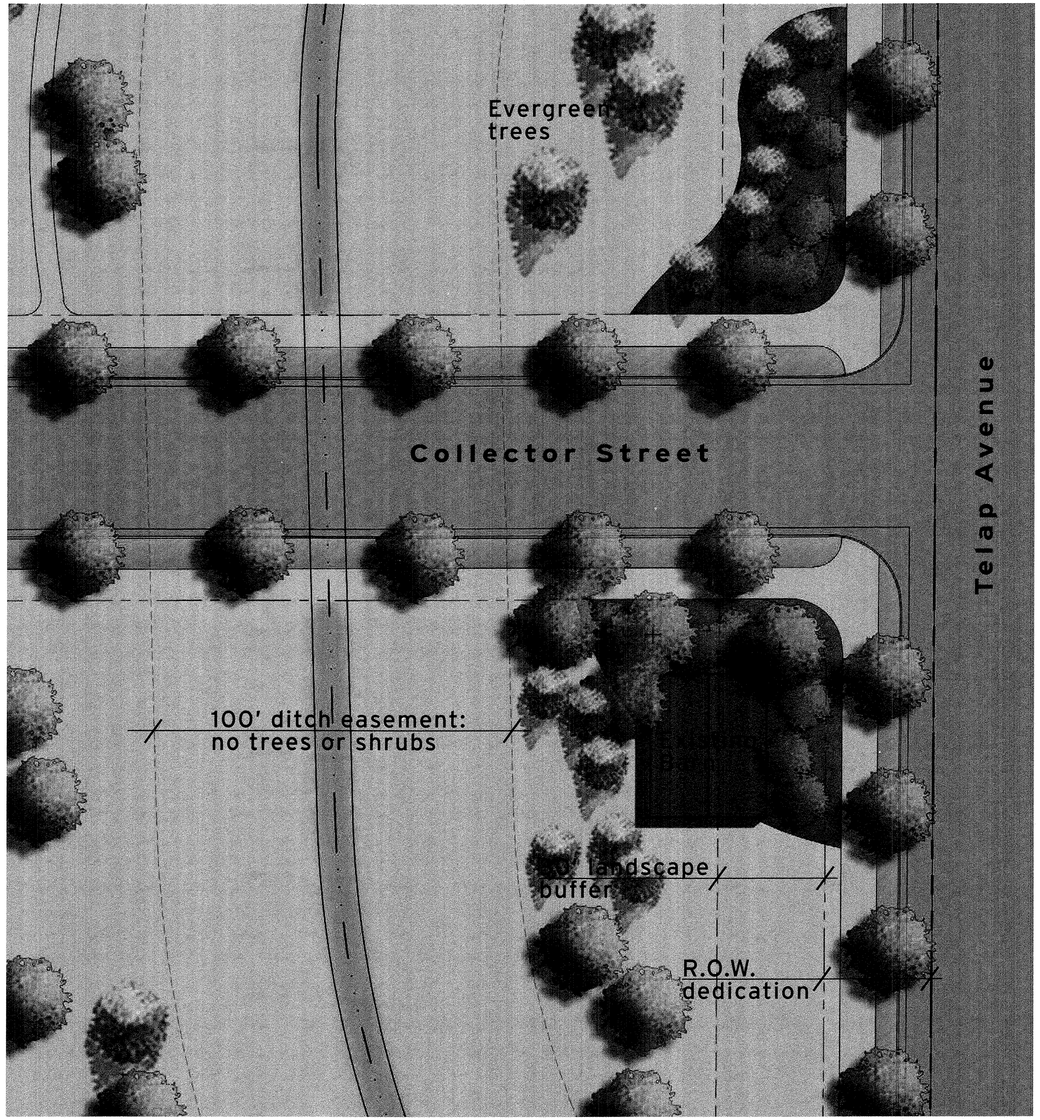
Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.

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

0 20 40 80'

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Sheet Name
CONCEPTUAL ENTRY FEATURE PLAN

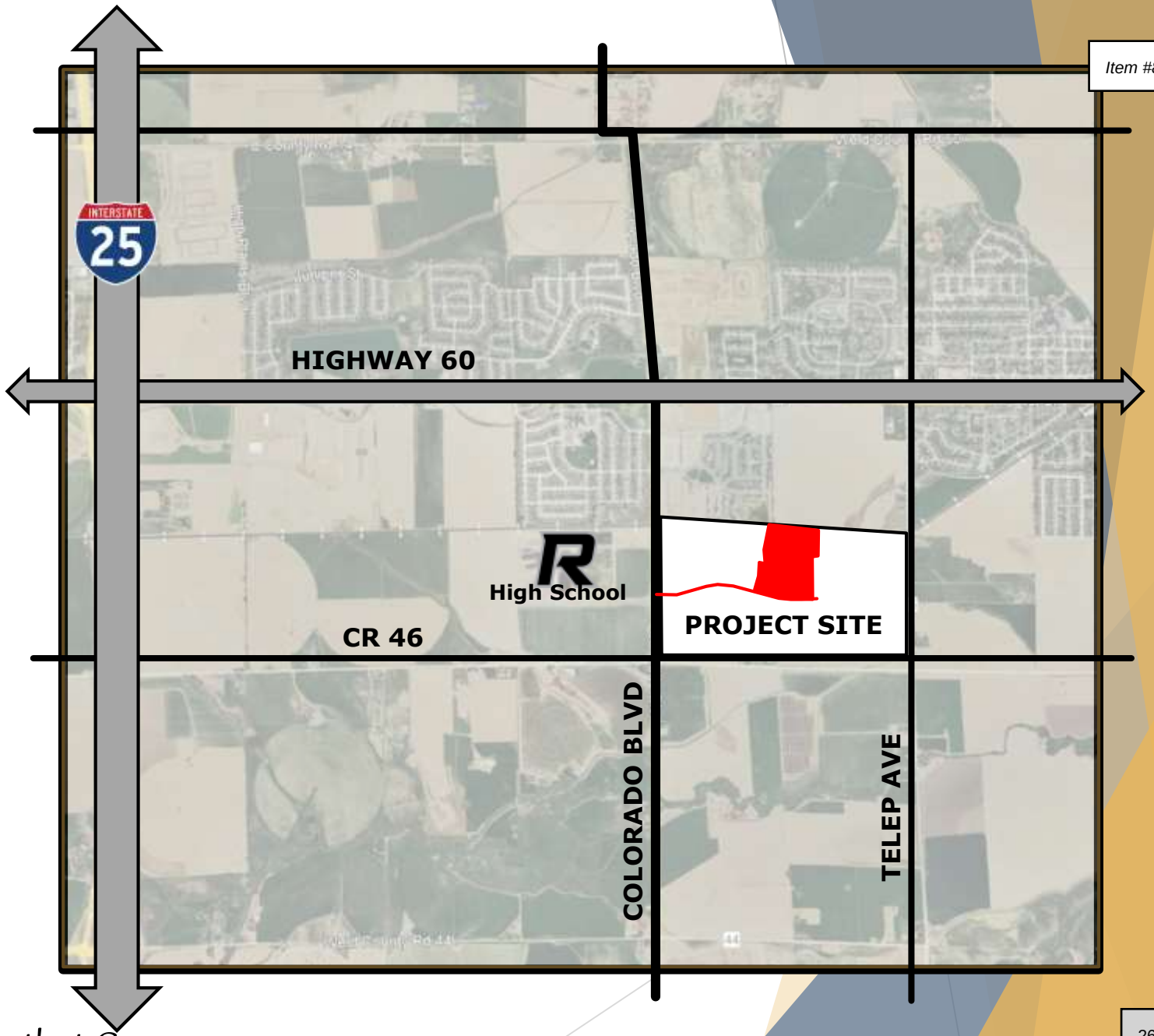
Sheet
ODP 8

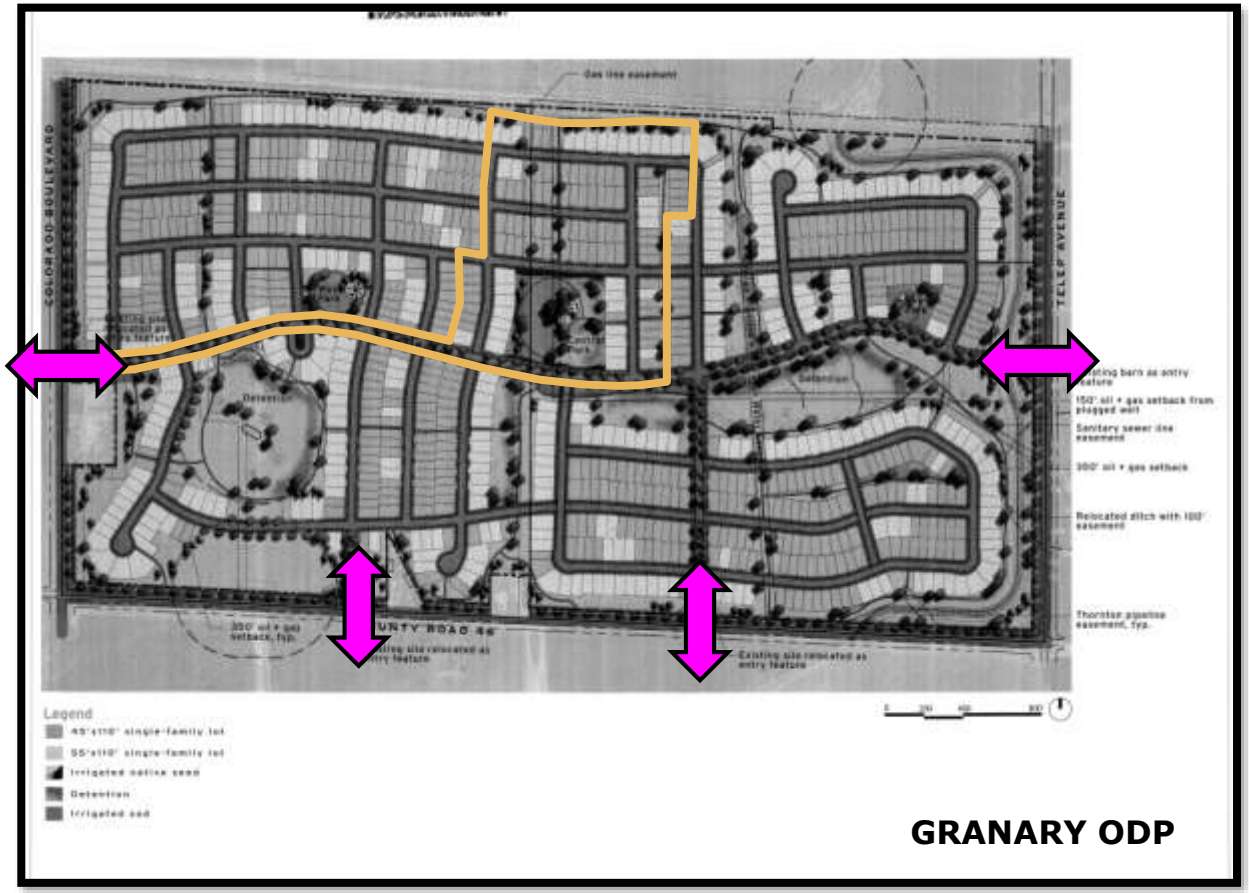
The Granary Filing No. 3
CASE SUB23-0013

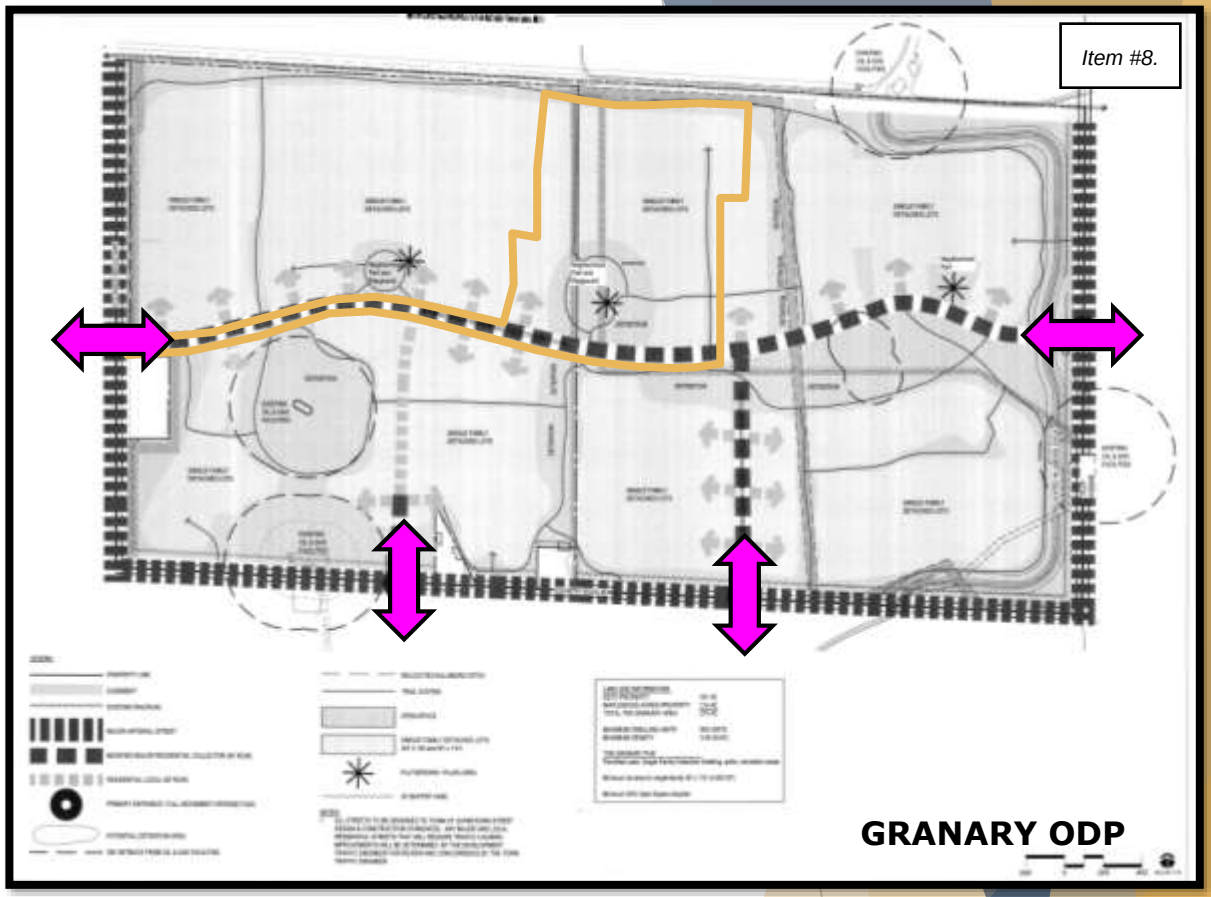
Town Council

July 1, 2024

VICINITY MAP

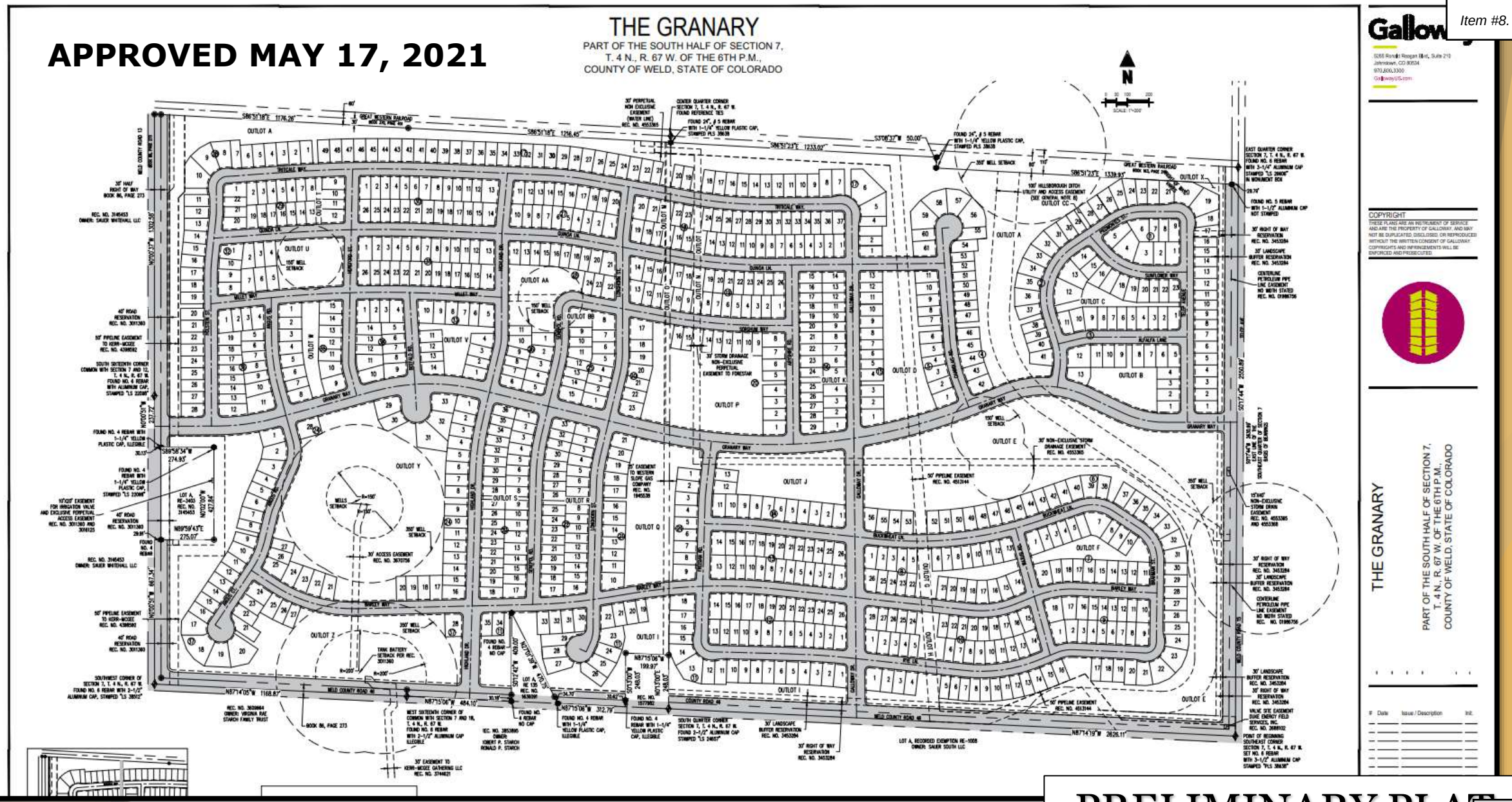






- 275-Acre Project Site
- Access from Colorado Blvd, County Road 46, and Telep Ave
- Filing No. 3 will extend Roosevelt Parkway to Colorado Blvd
- Filing No. 3 includes pool amenity

APPROVED MAY 17, 2021



The Community that Cares

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

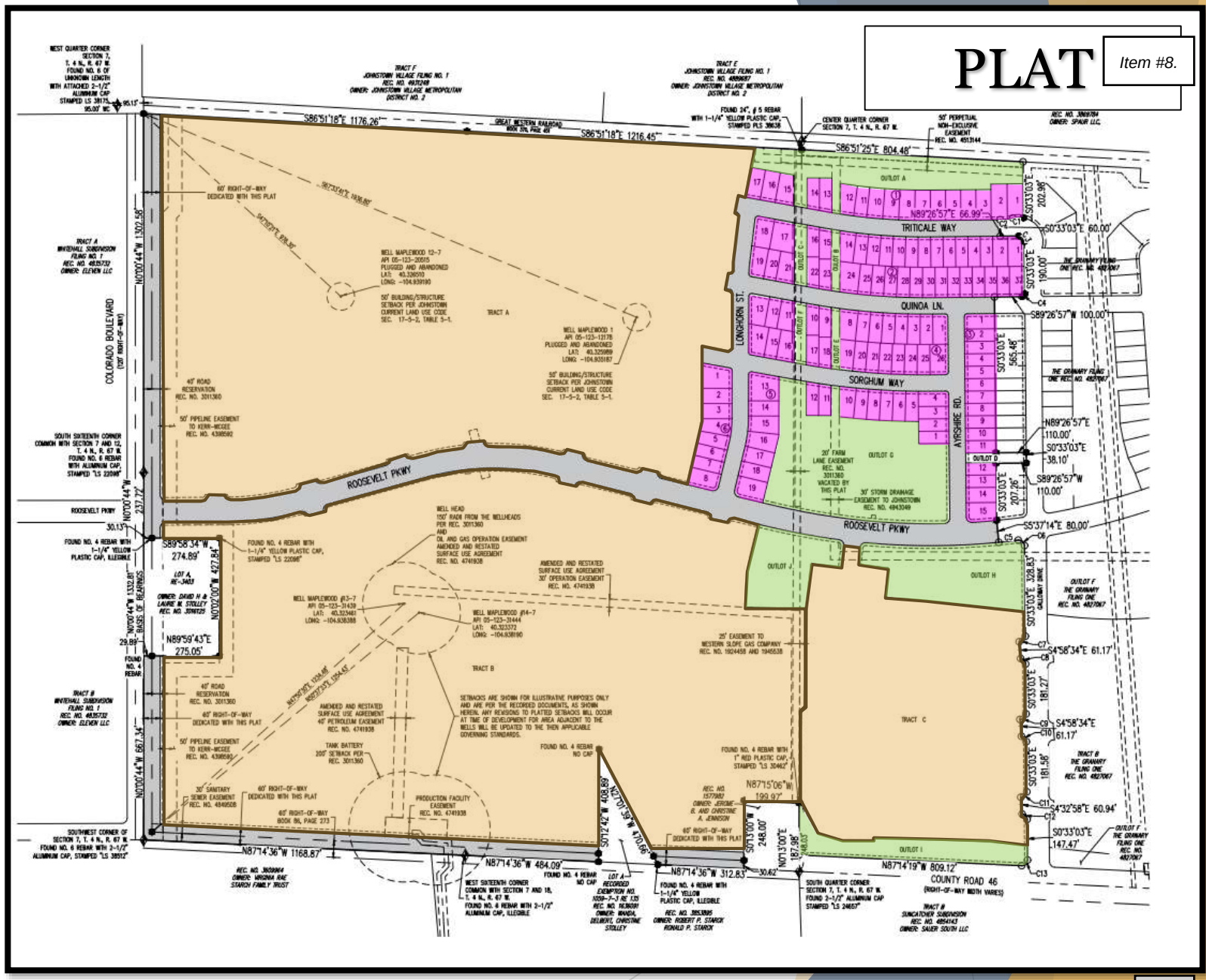
TRACT

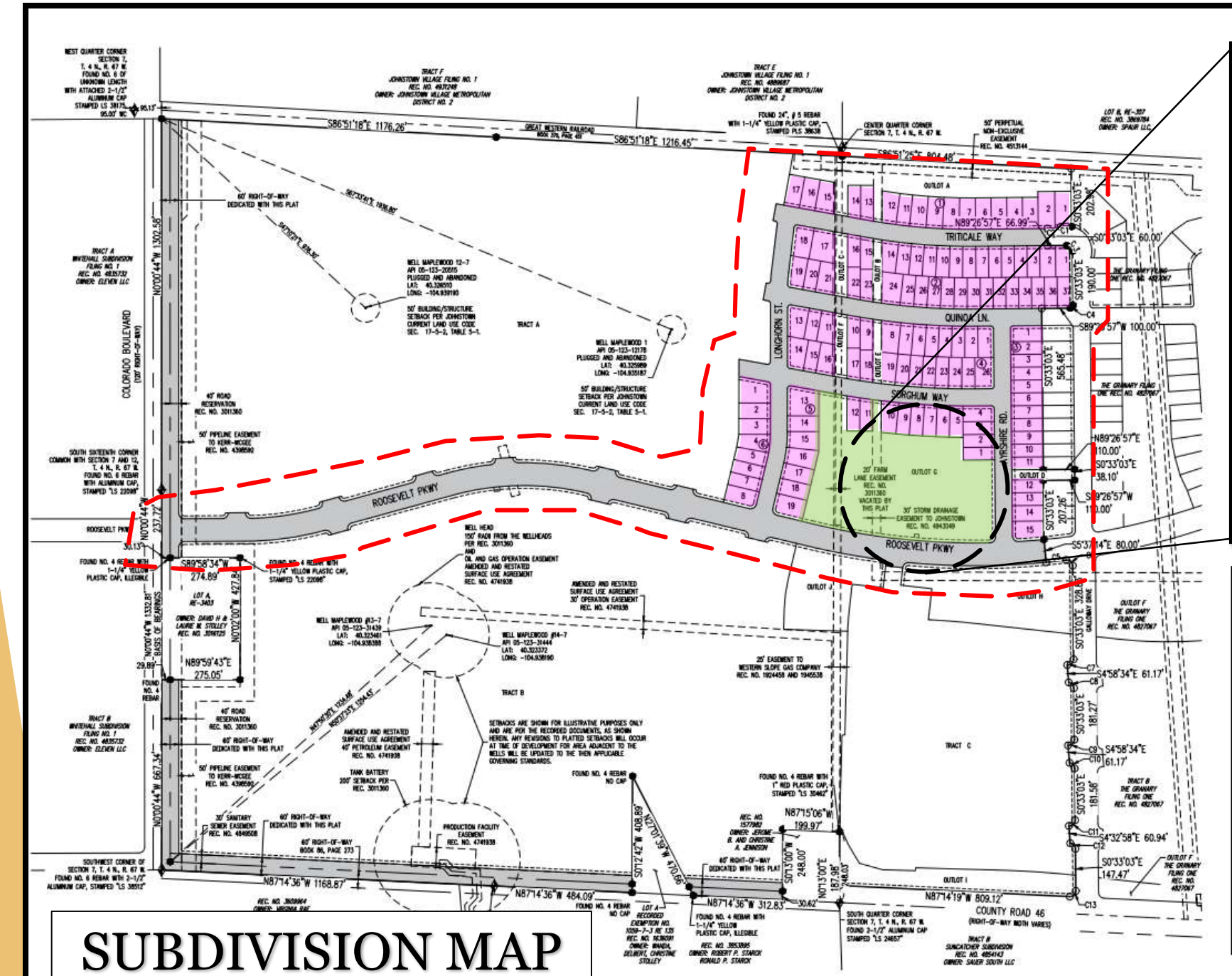
OUTLOT

SINGLE-FAMILY LOT

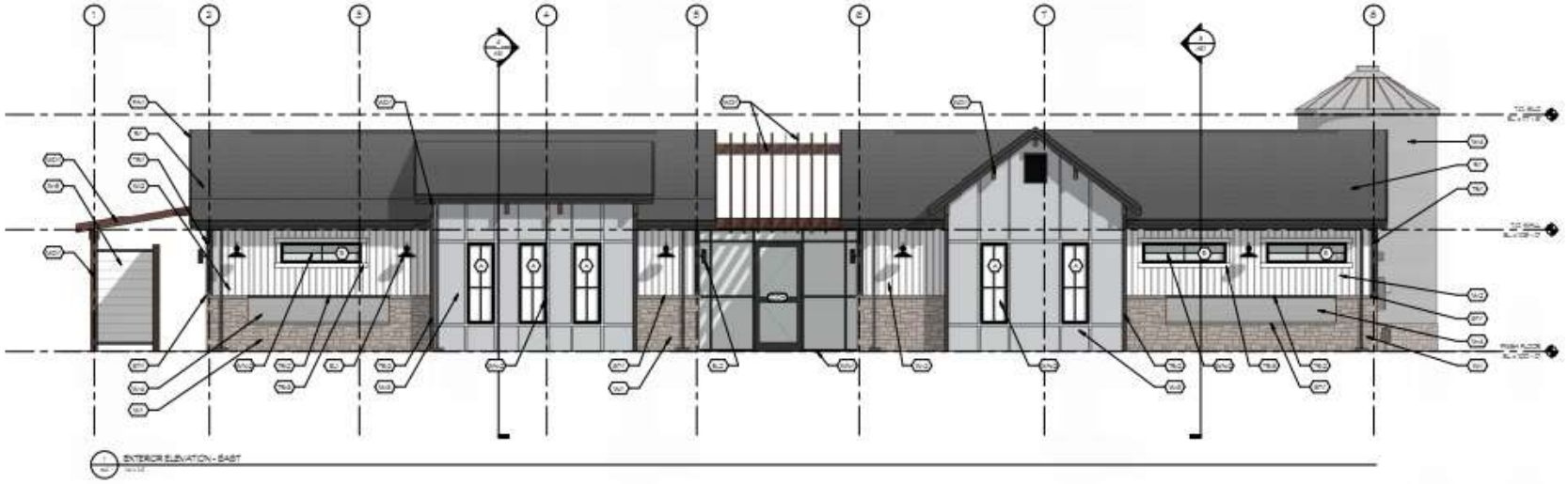
STREET

PLAT





SUBDIVISION MAP



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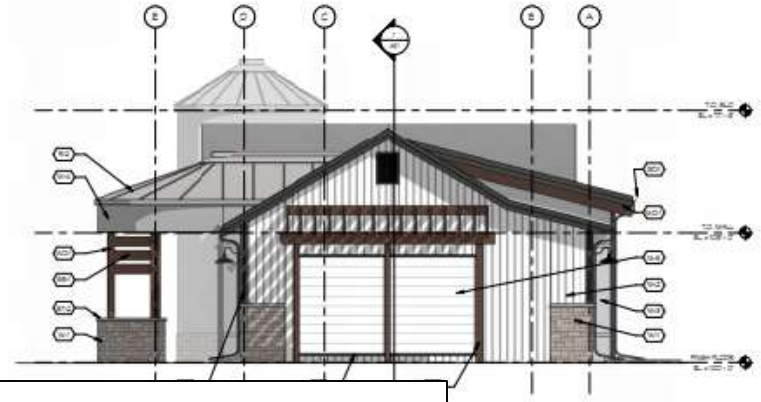
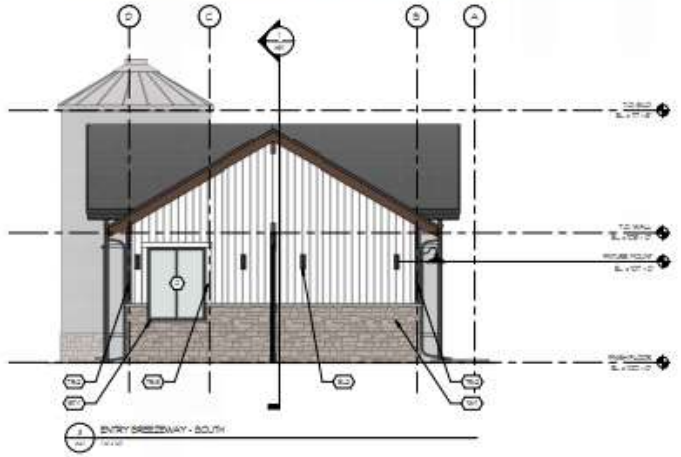




infu
ARCHI

GRANARY POOL HOUSE
JOHNSTOWN, CO
HARTFORD ACQUISITIONS, LLC

PDP

23002

EXTERIOR BUILDING ELEVATIONS

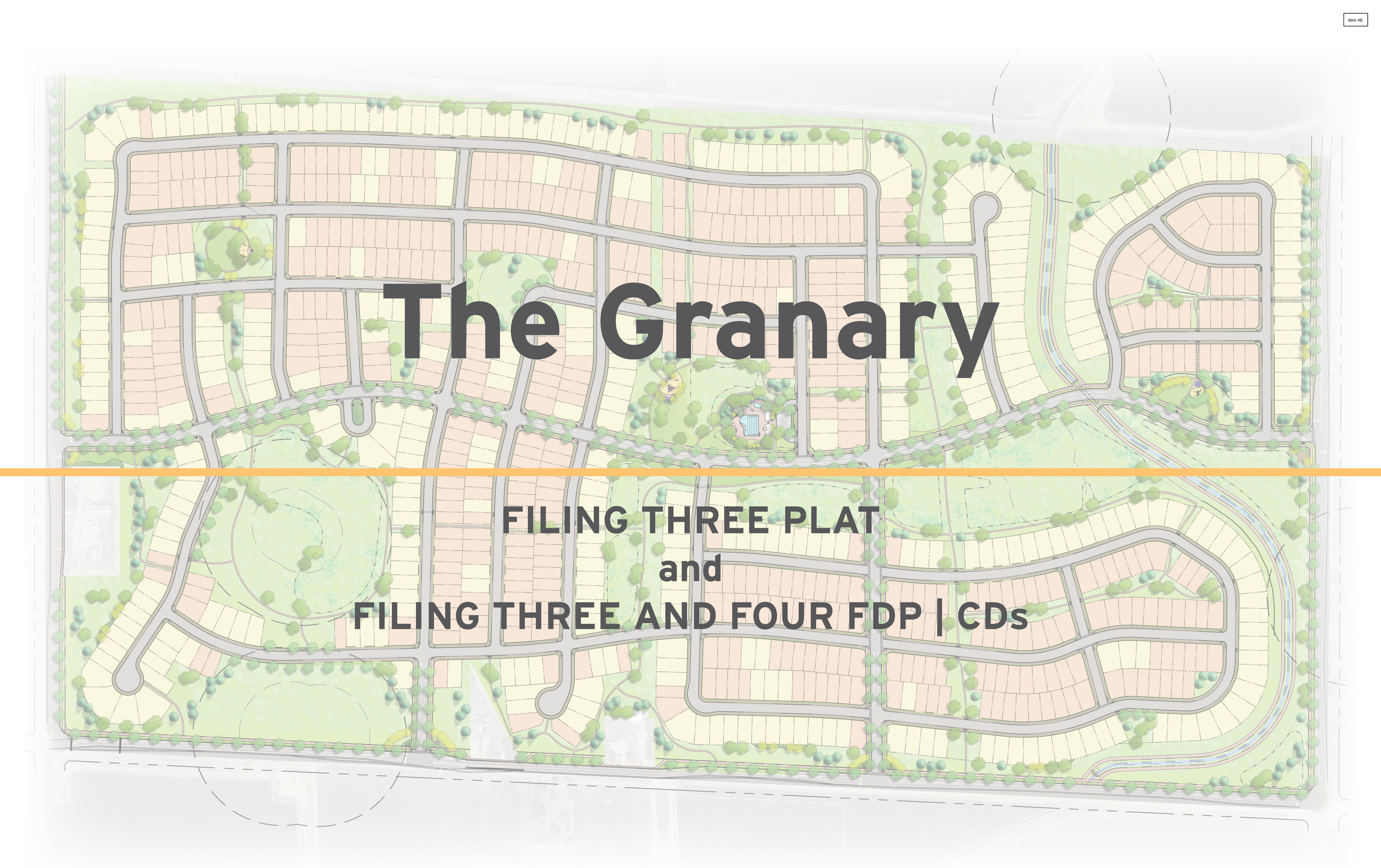
A4.

FINAL DEVELOPMENT PLAN

RECOMMENDATIONS

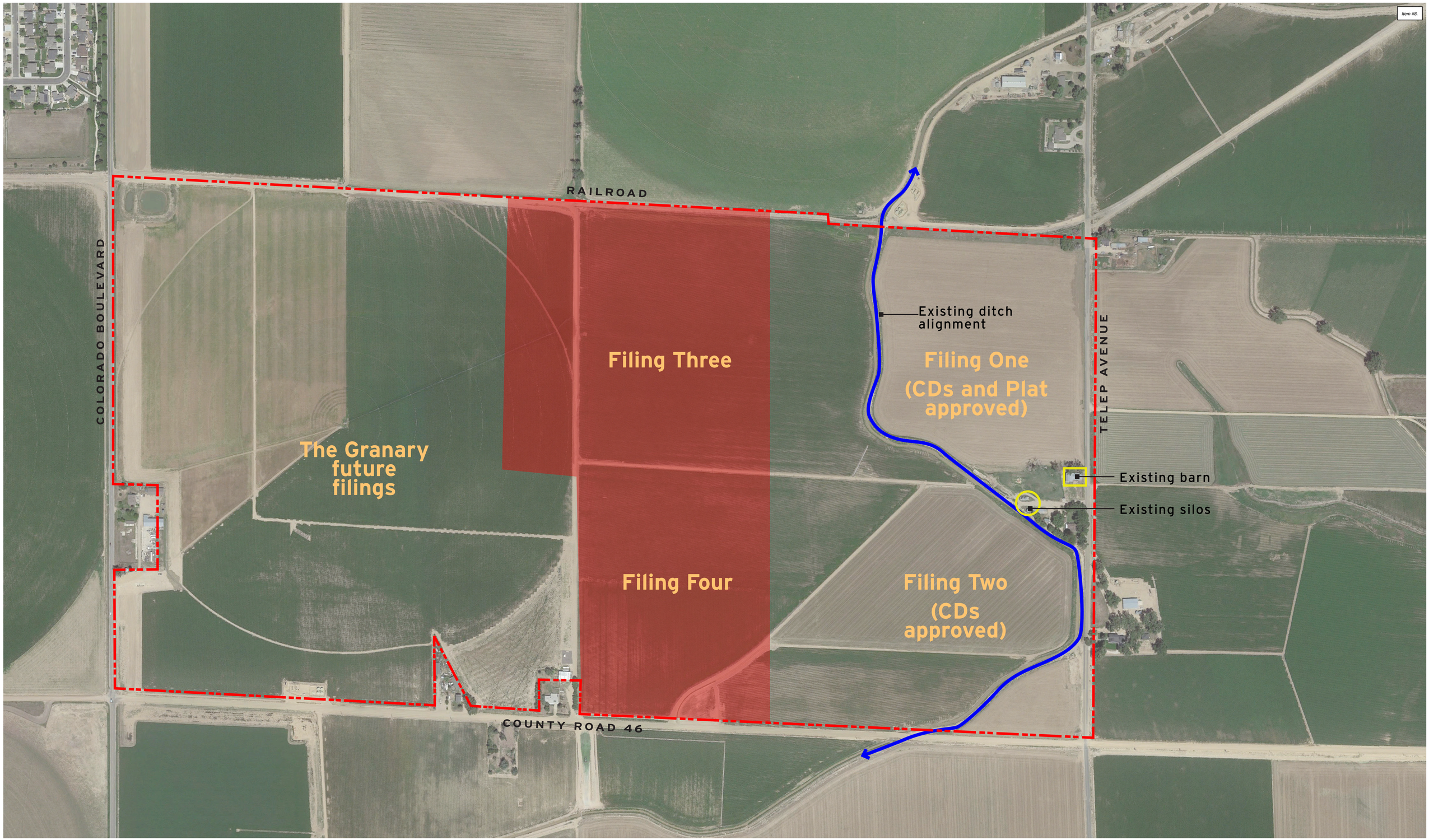
The Granary Filing No. 3
Recommend approval of Resolution 2024-30, approving The Granary Filing No. 3

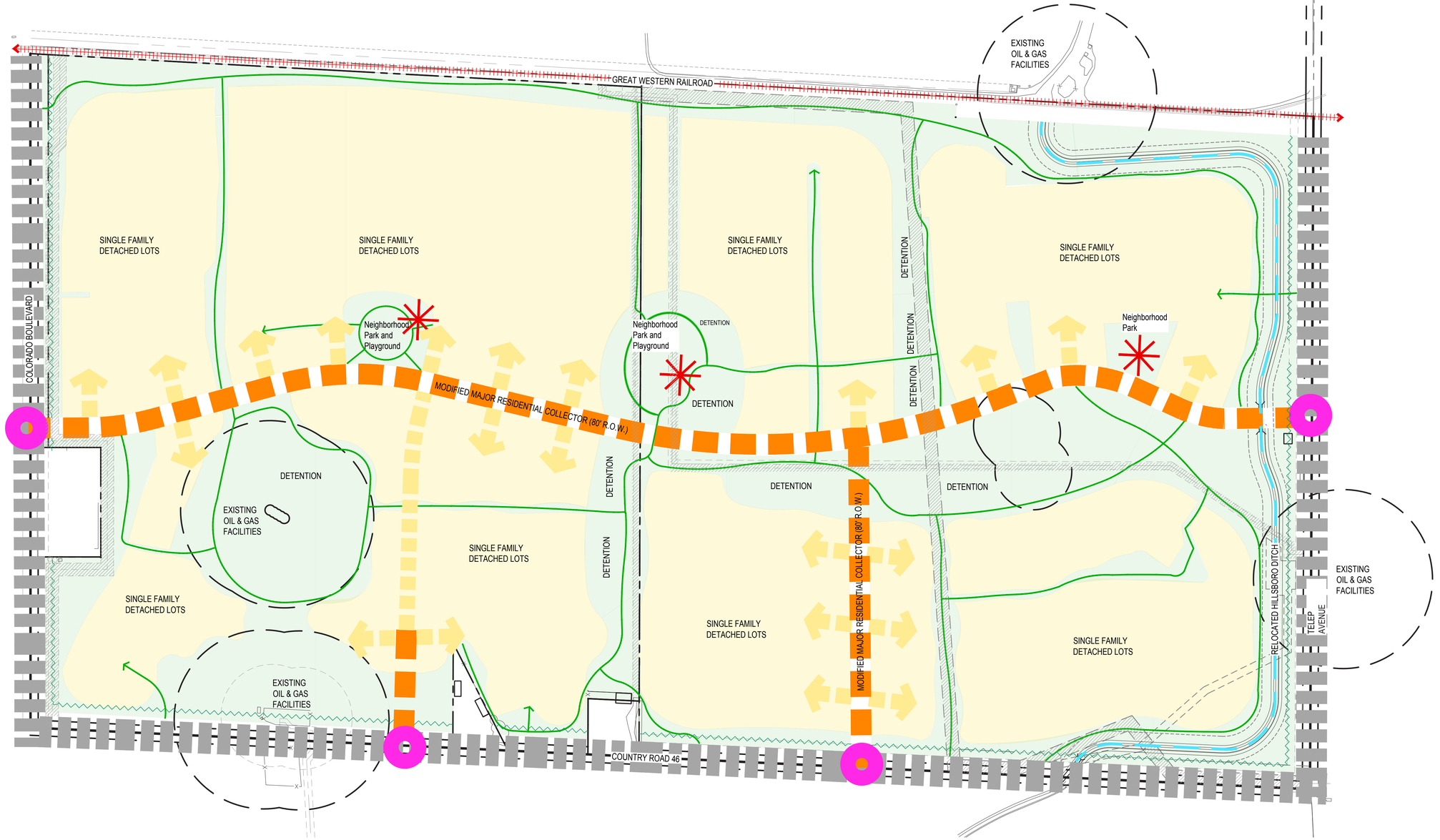
Water and Sewer Service Agreement for The Granary Filing No. 3
Recommend approval of the Water and Sewer Service Agreement for The Granary Filing No. 3



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

The Granary

Approved ODP Plan

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

HARTFORD HOMES · russell mills · Galloway

The Granary

Illustrative Approved PDP

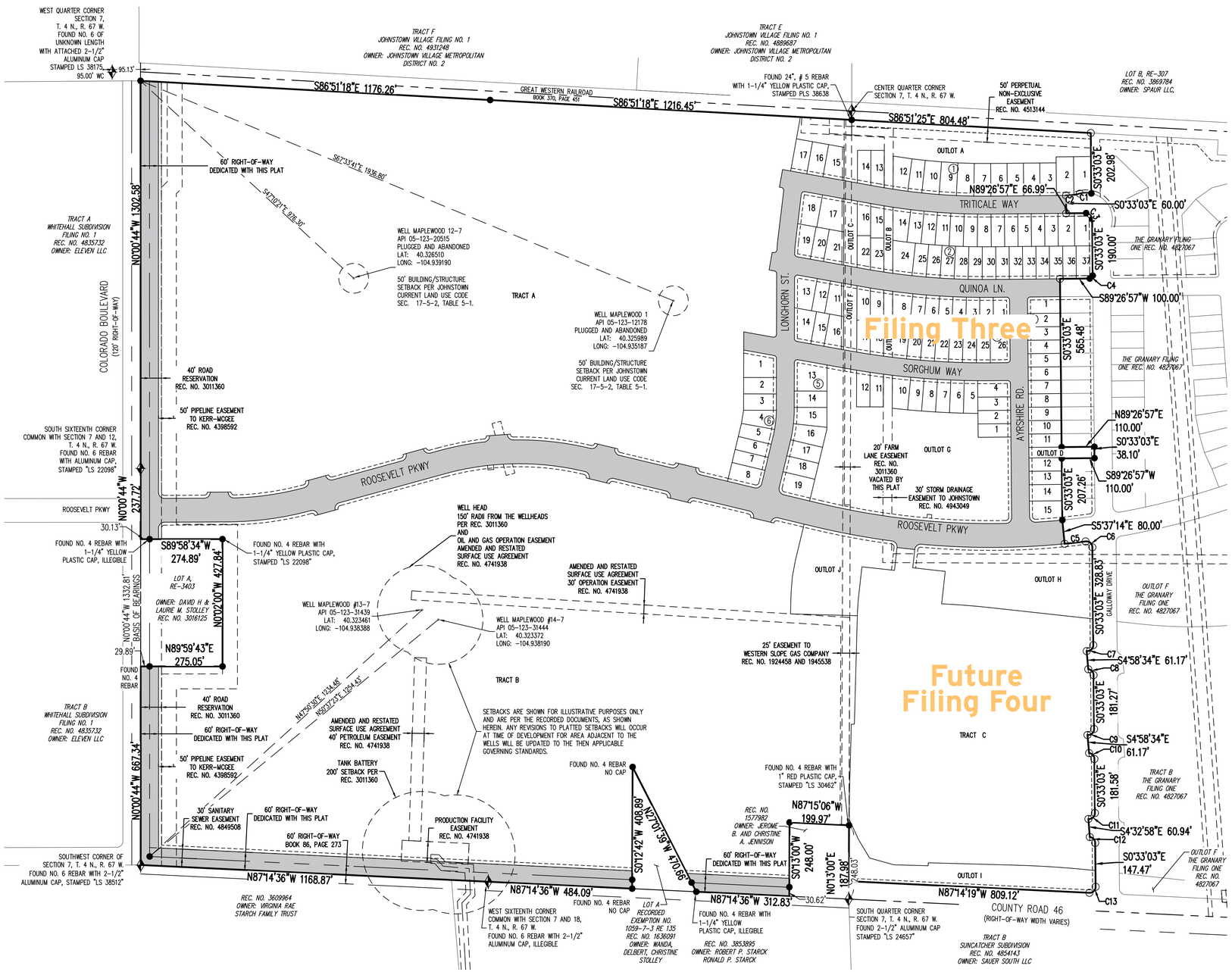
Restored Granary Entrance Barn
(at east entrance along Telep)

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

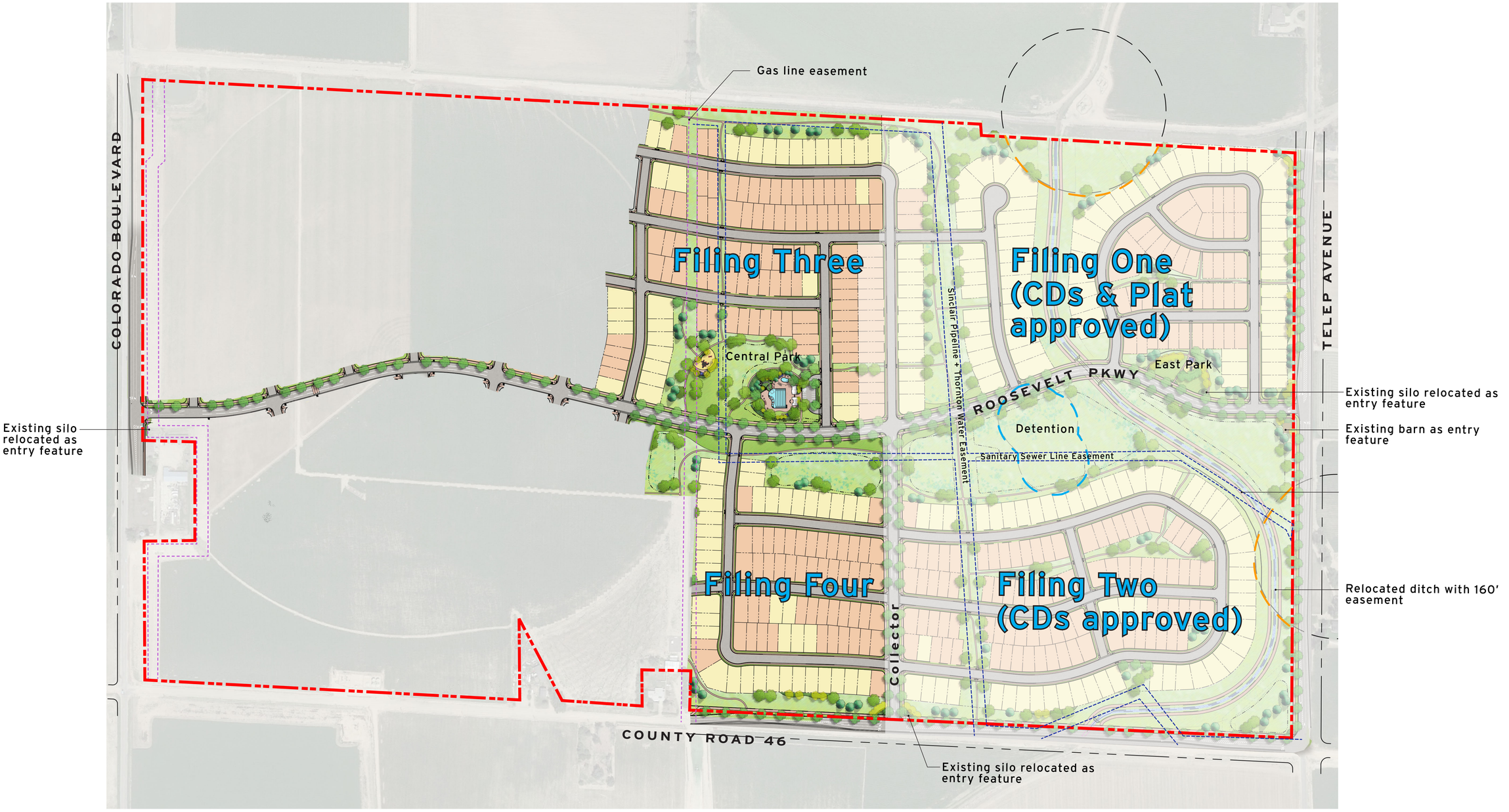
N

0 50 100 200

SCALE: 1"=200'

HARTFORD HOMES · russell + mills · Galloway

The Granary
Filing Three Plat



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

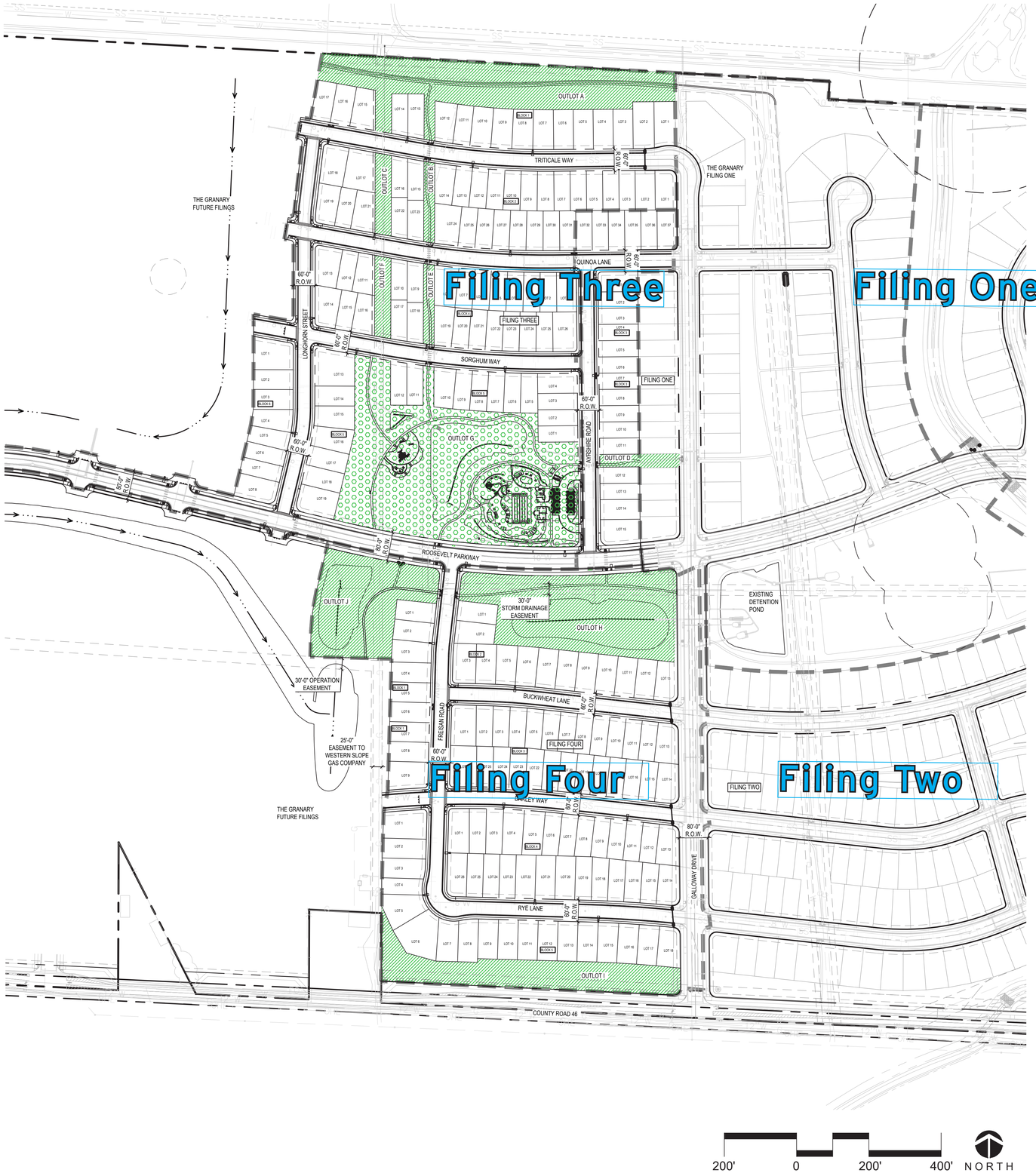
Rear Pool-side Elevation

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 ten (10) 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: _____

STATE OF COLORADO)
) ss
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2024 by _____ as _____ for Hartford Homes, LLC, Manager of Granary Development, LLC

Witness my hand and official seal.

_____
Notary Public
_____

_____
Address
_____
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

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

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 1, 2024

SUBJECT: Public Hearing: Ordinance No. 2024-254, An Ordinance Authorizing the Issuance of Revenue Bonds to Provide for Improvements to the Water Treatment System and Establishing Covenants in Connection with the Financing for the Payment of the Bonds from Water Fund Revenues; and Approving Other Matters in Connection with Financing

ACTION PROPOSED: Approve Ordinance No. 2024-254

ATTACHMENTS:
1. Ordinance No. 2024-254
2. Preliminary Official Statement
3. Paying Agent Agreement
4. Bond Purchase Agreement
5. Town of Johnstown Financial Policies

PRESENTED BY: Devon McCarty, Finance Director
Mitzi McCoy, Deputy Town Manager

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is Ordinance No. 2024-254 which will provide for the issuance of revenue bonds to fund capital projects in the Water Fund.

The Town of Johnstown owns and operates its municipal water system and water facilities. The current water treatment plant (WTP) has a treatment capacity of 6 million gallons of water per day (MGD).

To accommodate both the current demand for water and the anticipated additional growth, the Town is working to complete design engineering for a new WTP that will increase the capacity of the facility from 6 MGD to 10.5 MGD. The project will also include additional Granular Activated Carbon (GAC) to address taste and odor issues of the water. Construction began in

2024, with construction anticipated to be completed in 2026. Construction of the WTP expansion project is estimated to cost $80,000,000.

The Town currently plans to use a portion of the Bond proceeds to fund the construction of a new raw water trunk line from Lone Tree Reservoir to the WTP. The design phase should be completed in 2024, after which the Town plans to acquire the necessary utility easements. Construction is currently expected to begin in 2025 and to conclude in 2026, coinciding with the completion of the WTP Expansion. Lone Tree Reservoir serves as the Town's primary water source in partnership with the Consolidated Home Supply Ditch and Reservoir Company. The new trunk line will provide redundancy to the raw water transmission system and allow for additional water capacity to be delivered to the new WTP. The estimated construction cost is $40,000,000. Successful completion of both the WTP and water trunk line projects will help secure the Town's water supply for up to 20 years, based on growth projection estimates.

In anticipation of the construction projects, the Town contracted with a third-party consultant to complete a water rate study. Based on the results of the study, on November 6, 2023, the Town Council approved and adopted the suggested water rate increases for both new development taps and consumptive useThe Town plans to use a combination of existing funds, bonds, and new revenues to finance the improvements.

Staff, working with its consultants, have determined that, due to prevailing market conditions, it is in the best interest of the Town at this time to issue bonds. The bonds are expected to generate approximately $75 million to pay the costs billed to the Town for the Water Fund improvements. The bonds will be structured as revenue bonds in the Water Fund Enterprise Fund. The bonds are tentatively planned for a 30 year term, tomature in 2054 and the Town will make annual debt service payments commencing in 2024.

The Town will be obtaining an underlying credit rating from Standard & Poor's. It is expected that the credit rating from Standard & Poor's will help the Town obtain the best possible interest rates.

The ordinance being presented for approval authorized the issuance of bonds and approves the form and authorized execution of the related financing documents. The ordinance contains parameters that the principal amount of the bonds will not exceed $75 million, the final maturity will not exceed December1, 2054, and the net effective interest rate on the bonds will not exceed 4.75%. Additionally, the bonds include rate covenants requiring the Town to maintain utility rates sufficient to provide Net Revenues that are equal to or more than 110% of the bond principal, interest, and parity lien obligations coming due during the year. The anticipated bond closing is in late August.

The proposed bonds are being issued under the Town's adopted debt policy, approved by the Town Council on April 4, 2022, as part of the Town of Johnstown Comprehensive Financial Management Policies. The proposed bonds meet all requirements outlined in the Town's adopted policies.

STRATEGIC PLAN ALIGNMENT:
Organizational Excellence & Public Trust

- *Strengthen public trust and confidence*

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:

Ordinance was reviewed by legal counsel.

FINANCIAL ADVICE:

The sale of the Bonds will have no financial impact on the Town's General Fund, as payments of principal and interest on the bonds will be paid solely from the Town's Water Fund Net Revenues. It is estimated that the average annual debt service payment will be approximately $4.5 million for a 30 year term, but could be as high as $4.8 million if a 25 year term is selected as the preferred option based on financial capacity. The rate increases approved by Council in November 2023, will be required each year to meet the Parity Lien Test.

RECOMMENDED ACTION: Approve Ordinance No. 2024-254 upon first reading.

SUGGESTED MOTIONS:

For Approval:

I Move to Approve Ordinance No. 2024-254, An Ordinance Authorizing the Issuance of Revenue Bonds to Provide for Improvements to the Water Treatment System and Establishing Covenants in Connection with the Financing for the Payment of the Bonds from Water Fund Revenues; and Approving Other Matters in Connection with Financing

For Denial:

I Move to Deny Ordinance No. 2024-254, An Ordinance Authorizing the Issuance of Revenue Bonds to Provide for Improvements to the Water Treatment System and Establishing Covenants in Connection with the Financing for the Payment of the Bonds from Water Fund Revenues; and Approving Other Matters in Connection with Financing

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2024-254

AN ORDINANCE OF THE TOWN OF JOHNSTOWN, COLORADO, ACTING BY AND THROUGH ITS WATER UTILITY ENTERPRISE, AUTHORIZING THE ISSUANCE OF REVENUE BONDS TO PROVIDE FOR IMPROVEMENTS TO ITS WATER SYSTEM; ESTABLISHING COVENANTS IN CONNECTION WITH THE FINANCING AND PROVIDING FOR THE PAYMENT OF THE BONDS FROM WATER FUND REVENUES; AND APPROVING OTHER MATTERS IN CONNECTION WITH THE FINANCING.

WHEREAS, the Town of Johnstown, Colorado is a municipal corporation duly organized and operating as a home rule municipality under Article XX of the Constitution of the State of Colorado (unless otherwise indicated, capitalized terms used in this preamble shall have the meanings set forth in Section 1 of this Ordinance); and

WHEREAS, pursuant to Section 13-70 of the Municipal Code, the Council has (i) recognized the establishment of the Town's Water Utility Enterprise, (ii) confirmed the operation of the Water Utility Enterprise as an "Enterprise" within the meaning of Section 20 of Article X of the State Constitution, and (iii) designated itself as the governing body of the Water Utility Enterprise to exercise the Town's legal authority relating to the Water Utility Enterprise, but not to levy a tax; and

WHEREAS, pursuant to Section 4-41 of the Municipal Code, the Water Fund, which accounts for the financial activity of the Water Utility Enterprise, is to receive less than ten percent of its annual revenue from Colorado state and local government grants combined; and

WHEREAS, pursuant to Sections 13.1 and 13.4 of the Charter, the Town may borrow money and issue bonds in such form and manner as the Council determines to be advantageous, by ordinance and without an election, when payable from revenues other than general ad valorem property taxes or sales and use taxes; and

WHEREAS, the Council has determined that the Town’s interest and the public interest and necessity require the construction, acquisition, replacement and update of capital improvements to enable the Town to manage, maintain and operate the Town's water system; and

WHEREAS, Stifel, Nicolaus & Company, Incorporated, of Denver, Colorado, has presented a proposal to the Town to issue revenue bonds for the purpose of financing the costs of the Improvement Project, and the Council has determined that the negotiated sale of the Bonds to said company is to the best advantage of the Town; and

WHEREAS, the Bonds will not be payable from any tax, will not constitute a debt or an indebtedness of the Town within the meaning of any constitutional or home rule limitation, and will not be considered or held to be general obligations of the Town; and

WHEREAS, the Town has received and there are available to the members of the Council, forms of documents relating to the financing of the Improvement Project, including the Preliminary Official Statement, the Bond Purchase Agreement and the Paying Agent and Registrar Agreement; and

WHEREAS, none of the members of the Council have any potential conflicting interests in connection with the authorization, issuance, or sale of the Bonds, or the use of the proceeds thereof; and

WHEREAS, Council desires to authorize the issuance and sale of the Bonds and, as provided in the Supplemental Public Securities Act, delegate authority to the Sale Delegate to make certain determinations regarding the Bonds to be set forth in the Sale Certificate in accordance with the provisions of this Ordinance; now therefore,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Definitions. The following terms shall have the following meanings as used in this Ordinance:

"*Bank*" means UMB Bank, n.a., a national banking association duly organized and existing under the laws of the United States of America which has full and complete trust powers and is a qualified institution under Article 10.5 of Title 11, C.R.S., known as the Public Deposit Protection Act.

"*Bonds*" means the Water Revenue Bonds, Series 2024, dated as of the Dated Date.

"*Bond Account*" means the account established by the provisions hereof to account for the moneys to be applied to the payment of the debt service on the Bonds. The Bond Account shall be a subsidiary account or subaccount of the Water Fund or other appropriate fund of the Town and separately accounted for by the Town in accordance with the provisions hereof.

"*Bond Counsel*" means (a) as of the date of issuance of the Bonds, Kutak Rock LLP, of Denver, Colorado; and (b) as of any other date, Kutak Rock LLP or such other attorneys selected by the Town with nationally recognized expertise in the issuance of municipal bonds.

"*Bond Insurance Policy*" means, if the Bonds are issued with bond insurance, the municipal bond insurance policy issued by the Bond Insurer insuring the payment when due of the principal of and interest on the Bonds as provided therein. If the Bonds are not issued with bond insurance, this definition shall not be applicable.

"*Bond Insurer*" means, if the Bonds are issued with bond insurance, the bond insurer selected by the Sale Delegate pursuant to the Section hereof entitled "Bond Insurance," or any successor thereto.

"*Bond Purchase Agreement*" means the Bond Purchase Agreement, pursuant to which the Town is to agree to sell and the Underwriter is to agree to purchase the Bonds at the prices and on the terms set forth therein.

"*Business Day*" means any day other than (a) a Saturday or Sunday, or (b) a day on which banking institutions in the State are authorized or obligated by law or executive order to be closed for business.

"*Capital Improvements*" means the acquisition of land, water or water rights, easements, facilities, and equipment (other than ordinary repairs and replacements), and the construction or reconstruction of improvements, betterments, and extensions, for use by or in connection with the System which, under Generally Accepted Accounting Principles for governmental units as prescribed by the Governmental Accounting Standards Board, are properly chargeable as capital items.

"*Charter*" means the Town of Johnstown Home Rule Charter.

"*Code*" means the Internal Revenue Code of 1986, as amended. Each reference to a section of the Code herein shall be deemed to include the United States Treasury Regulations proposed or in effect thereunder and applicable to the Bonds or the use of proceeds thereof, unless the context clearly requires otherwise.

"*Combined Maximum Annual Principal and Interest Requirements*" means with regard to any two or more particular issues of bonds or other obligations, the maximum annual payments of principal of and interest on all of said issues, excluding redemption premiums, to become due during any Fiscal Year while such issues are outstanding; provided that such computation shall assume the redemption and payment of bonds or other obligations subject to mandatory redemption, but shall be made without regard to any right of optional redemption which has not been exercised.

"*Commitment*" means that certain offer, if any, to issue the Bond Insurance Policy and the Reserve Surety Bond by the Bond Insurer.

"*Continuing Disclosure Undertaking*" means an undertaking of the Town to facilitate compliance with Securities and Exchange Commission Rule 15c2-12 (17 C.F.R. § 240.15c2-12) in substantially the form appended to the Official Statement.

"*Council*" means the Town Council of the Town acting as the governing body of the Water Utility Enterprise.

"*C.R.S.*" means the Colorado Revised Statutes, as amended and supplemented as of the date hereof.

"*Dated Date*" means the dated date for the Bonds set forth in the Sale Certificate.

"*DTC*" means The Depository Trust Company, New York, New York, and its successors in interest and assigns.

"*DTC Blanket Letter of Representations*" means the letter of representations from the Town to DTC to induce DTC to act as securities depository for the Bonds.

"*Enabling Laws*" means the Charter, the Water Activity Law, the Supplemental Public Securities Act and all other laws of the State of Colorado enabling the actions of the Town as contemplated by the provisions of this Ordinance.

"*Event of Default*" means any of the events specified the Section hereof titled "Events of Default."

"*Federal Securities*" means bills, certificates of indebtedness, notes, bonds or similar securities which are direct noncallable obligations of the United States of America or which are fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America.

"*Fiscal Year*" means the 12 months commencing January 1 of any year and ending December 31 of said year.

"*Gross Revenue*" means all fees, including but not limited to user fees and plant investment fees, charges and revenues directly or indirectly derived by the Town for the services furnished by, or use of, the System, or any part thereof, including all income attributable to any future dispositions of property or rights or related contracts, settlements, or judgments held or obtained in connection with the System or its operations; provided however, that there shall be excluded from Gross Revenue (a) moneys borrowed and used for providing Capital Improvements; (b) any money and securities, and investment income therefrom, in any refunding fund, escrow account, or similar account pledged to the payment of any bonds or other obligations for the purpose of defeasing the same; and (c) any moneys received as grants or appropriations from the United States, the State of Colorado, or other sources, the use of which is limited or restricted by the grantor or donor to the provision of Capital Improvements or for other purposes resulting in the general unavailability thereof, except to the extent any such moneys shall be received as payments for the use of the System, services rendered thereby, the availability of any such service, or the disposal of any commodities therefrom.

"*Improvement Project*" means any Capital Improvements which may be funded under the Enabling Laws, including but not limited to, the construction, installation, and equipping of new water treatment plant, a new water trunkline from Lone Tree Reservoir to the water treatment plant and any other System improvements as determined by the Council, as well as the payment of the costs of issuance of the Bonds.

"*Interest Payment Date*" means each June 1 and December 1, commencing December 1, 2024, or such other dates as established in the Sale Certificate for payment of interest on the Bonds.

"*Municipal Code*" means the Johnstown Municipal Code, as the same may be amended.

"*Net Revenues*" means Gross Revenue after deducting Operation and Maintenance Expenses.

"*Official Statement*" means the final Official Statement relating to the Bonds.

"*Operation and Maintenance Expenses*" means all reasonable and necessary current expenses of the Town, paid or accrued, for operating, maintaining, and repairing the System,

including without limitation legal and overhead expenses of the Town directly related to the administration of the System; provided however, that there shall be excluded from Operation and Maintenance Expenses any allowance or transfers for depreciation, payments in lieu of taxes or franchise fees, legal liabilities not based on contract, expenses incurred in connection with Capital Improvements, payments due in connection with any bonds or other obligations issued to provide Capital Improvements, and charges for the accumulation of reserves. For purposes of the above definition expenses shall, to the extent possible, be determined in accordance with Generally Accepted Accounting Principles for governmental units as prescribed by the Governmental Accounting Standards Board.

"*Ordinance*" means this ordinance authorizing the issuance of the Bonds, including any amendments or supplements hereto.

"*Owner*" or "*Owners*" means the Person or Persons in whose name or names a Bond is registered on the registration books maintained by the Paying Agent pursuant hereto.

"*Parity Lien Obligations*" means any bonds or other obligations permitted to be issued pursuant to the Section hereof titled "Parity Lien Obligations", with a lien that is equal and on a parity with the lien of the Bonds on the Net Revenues.

"*Paying Agent*" means the Bank and its successors in interest or assigns approved by the Town, which shall act as paying agent, bond registrar, and authenticating agent for the Bonds.

"*Paying Agent and Registrar Agreement*" means an agreement between the Town and the Paying Agent concerning the duties and obligations of the Paying Agent with respect to the Bonds.

"*Permitted Investments*" means any investment lawfully permitted by applicable State law, except to the extent that such investments may be further limited by the Bond Insurer.

"*Person*" means a corporation, firm, other body corporate, partnership, association or individual and also includes an executor, administrator, trustee, receiver or other representative appointed according to law.

"*Preliminary Official Statement*" means the Preliminary Official Statement prepared in connection with the sale and issuance of the Bonds.

"*Principal Payment Date*" means December 1, or such other date or dates of each year as established in the Sale Certificate for payment of principal of the Bonds.

"*Project Account*" means the account established by the provisions hereof to account for the moneys to be applied to the payment of the costs relating to the Improvement Project. The Project Account shall be a subsidiary account or subaccount of the Water Fund or other appropriate fund of the Town and separately accounted for by the Town in accordance with the provisions hereof.

"*Pro Rata Portion*" means the dollar amount derived by dividing the amount of principal or interest to come due on the next Principal Payment Date or Interest Payment Date by the number of monthly credits required to be made prior to such payment date.

"*Record Date*" means with respect to each Interest Payment Date, (a) if the Interest Payment Date is the first day of the month, the fifteenth day of the month immediately preceding the month (whether or not such day is a Business Day) in which such Interest Payment Date occurs; or (b) if the Interest Payment Date is the fifteenth day of the month, the first day of the month (whether or not such day is a Business Day) in which such Interest Payment Date occurs.

"*Required Reserve*" means an amount equal to the lesser of: (a) the Combined Maximum Annual Principal and Interest Requirements of the Bonds or (b) the maximum amount which may be credited to the Reserve Account and allow such account to qualify as a "reasonably required reserve or replacement fund" under Section 148(d) of the Code. Provided however, the amount of the Required Reserve may be established at a lesser amount in the Sale Certificate.

"*Reserve Account*" means the account established by the provisions hereof to provide additional security for the timely payment of the debt service on the Bonds. The Reserve Account shall be a subsidiary account or subaccount of the Water Fund or other appropriate fund of the Town and separately accounted for by the Town in accordance with the provisions hereof.

"*Reserve Surety Bond*" means a surety bond issued by the Bond Insurer for the purpose of meeting all or any portion of the Required Reserve and guaranteeing payments from the Reserve Account.

"*Sale Certificate*" means the certificate executed by the Sale Delegate under the authority delegated pursuant to this Ordinance.

"*Sale Delegate*" means the Town Manager or, in the event the Town Manager is unavailable, the Deputy Town Manager in her capacity as Town Treasurer.

"*Supplemental Public Securities Act*" means Part 2 of Article 57 of Title 11, C.R.S.

"*State*" means the State of Colorado.

"*System*" means all of the Town's water system and water facilities, now owned or hereafter acquired, whether situated within or without the Town boundaries, including all present or future improvements, extensions, enlargements, betterments, replacements, or additions thereof or thereto.

"*Tax Letter of Instructions*" means the Tax Letter of Instructions, dated the date on which the Bonds are originally issued and delivered to the Town by Bond Counsel, as such instructions may be superseded or amended in accordance with their terms.

"*Town*" means the Town of Johnstown, Colorado, acting by and through its Water Utility Enterprise.

"*Underwriter*" means Stifel, Nicolaus & Company, Incorporated, of Denver, Colorado.

"*Water Activity Law*" means Title 37, Article 45.1, C.R.S.

"*Water Fund*" means the fund established under Section 4-41 of the Municipal Code for the purpose of accounting for the financial activity of the Water Utility Enterprise.

"*Water Utility Enterprise*" means the Town's Water Utility Enterprise recognized by the Town Council pursuant to Section 13-70 of the Municipal Code and which serves the purpose of managing, maintaining and operating the System.

Section 2. Authorization and Purpose of the Bonds. Pursuant to and in accordance with the State Constitution and the Enabling Laws, there shall be issued by the Town, acting by and through the Water Utility Enterprise, the "Water Revenue Bonds, Series 2024" for the purpose of providing funds for the Improvement Project.

Section 3. Bond Details.

(a) ***Registered Form, Denominations, Original Dated Date and Numbering***. The Bonds shall be issued in fully registered form, shall be dated as of the Dated Date, and shall be registered in the names of the Persons identified in the registration books maintained by the Paying Agent pursuant hereto. The Bonds shall be issued in denominations of $5,000 in principal amount or any integral multiple thereof. The Bonds shall be consecutively numbered, beginning with the number one, preceded by the letter "R."

(b) ***Maturity Dates, Principal Amounts and Interest Rates***. The Bonds shall mature on the Principal Payment Date of the years and in the principal amounts, and shall bear interest at the rates per annum (calculated based on a 360-day year of twelve 30-day months), set forth in the Sale Certificate.

(c) ***Accrual and Dates of Payment of Interest***. Interest on the Bonds shall accrue at the rates set forth in the Sale Certificate from the later of the Dated Date or the latest Interest Payment Date (or in the case of defaulted interest, the latest date) to which interest has been paid in full and shall be payable on each Interest Payment Date.

(d) ***Delegation for Sales Certificate***. The Council hereby delegates to the Sale Delegate for a period of two months from the date of adoption of this Ordinance (A) the matters set forth below, subject to the applicable parameters set forth in subsection (e) of this Section; and (B) any other matters that, in the judgment of the Sale Delegate, are necessary or convenient to be set forth in the Sale Certificate and are not inconsistent with the parameters set forth in this Section:

(i) the Dated Date of the Bonds;

(ii) the Principal Payment Date;

(iii) the Interest Payment Date;

(iv) the aggregate principal amount of the Bonds;

(v) the price at which the Bonds will be sold pursuant to the Bond Purchase Agreement;

(vi) the amount of principal of the Bonds maturing in any particular year and the respective interest rates borne by the Bonds;

(vii) the Bonds which may be redeemed at the option of the Town, the dates upon which such optional redemption may occur, and the prices at which such Bonds may be optionally redeemed;

(viii) the principal amounts, if any, of Bonds subject to mandatory sinking fund redemption and the years in which such Bonds will be subject to such redemption;

(ix) the amount of the Required Reserve; and

(x) whether the Bonds will be secured by an assurance of payment as provided in the Supplemental Public Securities Act.

(e) ***Sale Parameters***. The authority delegated to the Sale Delegate by this Section shall be subject to the following parameters:

(i) the aggregate principal amount of the Bonds shall not exceed $75,000,000;

(ii) the final maturity of the Bonds shall be no later than December 1, 2054; and

(iii) the net effective interest rate on the Bonds shall not exceed 4.75%.

(f) ***Manner and Form of Payment***. Principal of each Bond shall be payable to the Owner thereof upon presentation and surrender of such Bond at the principal office of the Paying Agent or at such other office of the Paying Agent designated by the Paying Agent for such purpose. Interest on each Bond shall be payable by check or draft of the Paying Agent mailed on each Interest Payment Date to the Owner thereof as of the close of business on the corresponding Record Date; provided that interest payable to any Owner may be paid by any other means agreed to by such Owner and the Paying Agent that does not require the Town to make moneys available to the Paying Agent earlier than otherwise required hereunder or increase the costs borne by the Town hereunder. All payments of the principal of and interest on the Bonds shall be made in lawful money of the United States of America.

(g) ***Book-Entry Registration***. Notwithstanding any other provision hereof, the Bonds shall be delivered only in book entry form registered in the name of Cede & Co., as nominee of DTC, acting as securities depository of the Bonds and principal of and interest on the Bonds shall be paid by wire transfer to DTC; provided, however, if at any time the Paying Agent determines, and notifies the Town of its determination, that DTC is no longer able to act as, or is no longer satisfactorily performing its duties as, securities depository

for the Bonds, the Paying Agent may, at its discretion, either (i) designate a substitute securities depository for DTC and reregister the Bonds as directed by such substitute securities depository; or (ii) terminate the book entry registration system and reregister the Bonds in the names of the beneficial owners thereof provided to it by DTC. Neither the Town nor the Paying Agent shall have any liability to DTC, Cede & Co., any substitute securities depository, any Person in whose name the Bonds are reregistered at the direction of any substitute securities depository, any beneficial owner of the Bonds or any other Person for (A) any determination made by the Paying Agent pursuant to the proviso at the end of the immediately preceding sentence or (B) any action taken to implement such determination and the procedures related thereto that is taken pursuant to any direction of or in reliance on any information provided by DTC, Cede & Co., any substitute securities depository or any Person in whose name the Bonds are reregistered.

Section 4. Redemption of Bonds Prior to Maturity.

(a) ***Optional Redemption***. The Bonds shall be subject to redemption at the option of the Town, in whole or in part, and if in part in such order of maturities as the Town shall determine and by lot within a maturity on such dates as set forth in the Sale Certificate. As provided in the Section hereof entitled "Bond Details", the Sale Delegate is delegated authority to determine the dates on which the Bonds shall be subject to optional redemption and the redemption price or prices at which such redemption may be made.

(b) ***Mandatory Sinking Fund Redemption***. All or any principal amount of the Bonds may be subject to mandatory sinking fund redemption by lot on the Principal Payment Date of the years and in the principal amounts specified in the Sale Certificate, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date. As provided in the Section hereof entitled "Bond Details", the Sale Delegate is delegated authority to determine the principal amounts and dates on which the Bonds shall be subject to mandatory sinking fund redemption.

(c) ***Redemption Procedures***. Notice of any redemption of Bonds shall be given by the Paying Agent in the name of the Town by electronic means to DTC or by sending a copy of such notice by electronic means to DTC or its successors, or by first class, postage prepaid mail, not less than thirty days prior to the redemption date, to the Owner of each Bond being redeemed. Such notice shall specify the number or numbers of the Bonds so to be redeemed (if redemption shall be in part) and the redemption date. If any Bond shall have been duly called for redemption and if, on or before the redemption date, there shall have been deposited with the Paying Agent in accordance with this Ordinance funds sufficient to pay the redemption price of such Bond on the redemption date, then such Bond shall become due and payable at such redemption date, and from and after such date interest will cease to accrue thereon. Failure to deliver any redemption notice or any defect in any redemption notice shall not affect the validity of the proceeding for the redemption of Bonds with respect to which such failure or defect did not occur. Any Bond redeemed prior to its maturity by prior redemption or otherwise shall not be reissued and shall be cancelled.

Section 5. Form of the Bonds. The Bonds shall be in substantially the form set forth in Appendix A hereto, with such changes thereto, not inconsistent herewith, as may be necessary or desirable and approved by the officials of the Town executing the same (whose manual or facsimile signatures thereon shall constitute conclusive evidence of such approval). The Bond shall recite that it is issued under the authority of the Enabling Laws. Although attached as an appendix for the convenience of the reader, Appendix A is an integral part of this Ordinance and is incorporated herein as if set forth in full in the body of this Ordinance.

Section 6. Execution, Authentication and Delivery of the Bonds.

(a) ***Execution***. The Bonds shall be executed in the name and on behalf of the Town with the manual or facsimile signature of the Mayor, shall bear a manual or facsimile of the seal of the Town and shall be attested by the manual or facsimile signature of the Town Clerk both of whom are hereby authorized and directed to prepare and execute the Bonds in accordance with the requirements hereof. Should any officer whose manual or facsimile signature appears on the Bonds cease to be such officer before delivery of any Bond, such manual or facsimile signature shall nevertheless be valid and sufficient for all purposes.

(b) ***Authentication***. When the Bonds have been duly executed, the officers of the Town are authorized to, and shall, deliver the Bonds to the Paying Agent for authentication. No Bond shall be secured by or entitled to the benefit of this Ordinance, or shall be valid or obligatory for any purpose, unless the certificate of authentication of the Paying Agent has been manually executed by an authorized signatory of the Paying Agent. The executed certificate of authentication of the Paying Agent upon any Bond shall be conclusive evidence, and the only competent evidence, that such Bond has been properly authenticated hereunder.

(c) ***Delivery***. Upon the authentication of the Bonds, the Paying Agent shall deliver the same in accordance with the instructions of the Underwriter upon receipt of the agreed purchase price of the Bonds from the Underwriter and the issuance of the approving opinion of Bond Counsel.

Section 7. Registration, Transfer and Exchange of the Bonds.

(a) ***Registration***. The Paying Agent shall maintain registration books in which the ownership, transfer and exchange of Bonds shall be recorded. The person in whose name any Bond shall be registered on such registration books shall be deemed to be the absolute owner thereof for all purposes, whether or not payment on any Bond shall be overdue, and neither the Town nor the Paying Agent shall be affected by any notice or other information to the contrary.

(b) ***Transfer and Exchange***. The Bonds may be transferred or exchanged, at the principal office of the Paying Agent for a like aggregate principal amount of Bonds of other authorized denominations of the same maturity and interest rate, upon payment by the transferee of a transfer fee, any tax or governmental charge required to be paid with respect to such transfer or exchange and any cost of printing bonds in connection therewith.

Upon surrender for transfer of any Bond, duly endorsed for transfer or accompanied by an assignment duly executed by the Owner or his or her attorney duly authorized in writing, the Town shall execute and the Paying Agent shall authenticate and deliver in the name of the transferee a new Bond.

(c) ***Limitations on Transfer***. The Town and Paying Agent shall not be required to issue or transfer any Bonds during a period beginning at the close of business on the Record Date and ending at the opening of business on the first Business Day following the ensuing interest payment date. The Paying Agent shall not be required to transfer any Bonds selected or called for redemption.

Section 8. Replacement of Lost, Destroyed or Stolen Bonds. If any Bond shall become lost, apparently destroyed, stolen or wrongfully taken, it may be replaced in the form and tenor of the lost, destroyed, stolen or taken bond and the Town shall execute and the Paying Agent shall authenticate and deliver a replacement Bond upon the Owner furnishing, to the satisfaction of the Paying Agent: (a) proof of ownership (which shall be shown by the registration books of the Paying Agent); (b) proof of loss, destruction or theft; (c) an indemnity to the Town and the Paying Agent with respect to the Bond lost, destroyed or taken; and (d) payment of the cost of preparing and executing the new bond or bonds.

Section 9. Reaffirmation of the Water Fund; Establishment of Accounts.

(a) ***Reaffirmation of Water Fund***. The Town hereby reaffirms the establishment of the Water Fund.

(b) ***Establishment of Accounts in Water Fund***. There are hereby created and established within the Water Fund, in addition to other accounts which are established in said fund, the Bond Account, the Reserve Account and the Project Account. In accordance with generally accepted accounting principles, for the purpose of accounting for the moneys provided for in this Ordinance the Town Director of Finance may create offsetting revenue and expense accounts not inconsistent with the provisions hereof, all as may be determined by the Town Director of Finance.

(c) ***Investments***. Proceeds of the Bonds delivered to the Town pursuant to the Section hereof titled "Application of Bond Proceeds," moneys on deposit in the Bond Account and the Reserve Account, and any moneys held by the Paying Agent with respect to the Bonds, shall be invested or deposited in securities or obligations which are Permitted Investments. The investment of moneys shall, however, be subject to the covenants and provisions of the Sections hereof titled "Federal Tax Covenants" and "Reserve Account". Subject to such covenants and provisions, all investment earnings shall be credited to the respective accounts in which such earnings have been generated.

Section 10. Application of Bond Proceeds. Upon payment to the Town of the purchase price of the Bonds in accordance with the Bond Purchase Agreement, the Bonds shall be delivered to, or as directed by, the Underwriter and the proceeds received by the Town from the sale of the Bonds shall be applied as a supplemental appropriation by the Town for payment of the costs of issuance of the Bonds (including the payment of the premiums due in connection with the issuance

of the Bond Insurance Policy and the Reserve Surety Bond) and thereafter for deposit to the Reserve Account, the amount, if any, necessary to fund the Reserve Account in the amount of the Required Reserve, with the balance for deposit to the Project Account. The moneys deposited into the Project Account shall be used to pay the costs of the Improvement Project. Upon completion of the Improvement Project, the balance of moneys in the Project Account, if any, shall be transferred to the Bond Account.

Section 11. Deposit of Gross Revenues. The Town shall deposit to the Water Fund all Gross Revenue immediately upon receipt. The Town shall pay from the Water Fund all Operation and Maintenance Expenses as they become due and payable. After such payments, the Town shall apply the Net Revenues in the following order of priority:

FIRST, to the credit of the Bond Account, the amounts required by the Section hereof titled "Bond Account", and to the credit of any other account established for the payment of the principal of, premium if any, and interest on Parity Lien Obligations, the amounts required by the instruments authorizing or controlling the payment of such Parity Lien Obligations;

SECOND, to the credit of the Reserve Account, the amounts required by the Section hereof entitled "Reserve Account" and any similar reserve account established to prevent a default in the timely payment of Parity Lien Obligations;

THIRD, to the payment and reimbursement of all amounts due in connection with the Reserve Surety Bond and any similar surety or reserve account contract for Parity Lien Obligations;

FOURTH, to the credit of any other fund or account hereafter established for the payment of the principal of, premium, if any, and interest on subordinate lien obligations, including any sinking fund, reserve fund, or similar fund or account established therefor, the amounts required by the ordinance or other enactment authorizing issuance of the subordinate lien obligations; and

FIFTH, to the credit of any other fund or account as may be designated by the Town, to be used for any lawful purpose, any moneys remaining in the Water Fund after the payments and accumulations set forth in First through Fourth above.

Section 12. Bond Account.

(a) ***Use of Moneys in Bond Account***. Moneys deposited in the Bond Account shall be used solely for the purpose of paying the principal of, premium, if any, and interest on the Bonds.

(b) ***Deposits to Bond Account***. On or before the last day of each month, commencing in the month next succeeding the date of issuance of the Bonds, the Town shall credit to the Bond Account from the Net Revenues, an amount equal to the Pro Rata Portion of the interest and principal to come due on the Bonds on the next succeeding Interest Payment Date and Principal Payment Date, respectively. All deposits to the Bond Account shall first be allocated to the payment of interest to come due on the Bonds.

Section 13. Reserve Account.

(a) ***Use of Money in Reserve Account.*** Moneys in the Reserve Account shall be used, if necessary, only to prevent a default in the payment of the principal of, premium if any, or interest on the Bonds, and the Reserve Account is hereby pledged to the payment of the Bonds. In the event the amounts credited to the Bond Account are insufficient to pay the principal of, premium if any, or interest on Bonds when due, the Town shall transfer from the Reserve Account to the Bond Account an amount which, when combined with moneys therein, will be sufficient to make such payments when due.

(b) ***Maintenance of Reserve Account.*** The Reserve Account shall be maintained in the amount of the Required Reserve. If at any time the amount of the Reserve Account is less than the Required Reserve, the Town shall deposit to the Reserve Account from Net Revenues, amounts sufficient to bring the amount credited to the Reserve Account to the Required Reserve. Such deposits shall be made as soon as possible after such use, but in accordance with and subject to the limitations of the Section hereof entitled "Deposit of Gross Revenues."

(c) ***Permitted Investments and Reserve Surety Bond.*** The Required Reserve shall be funded and maintained by any one of or any combination of cash, Permitted Investments, or a Reserve Surety Bond; provided any cash or Permitted Investments shall transferred from the Reserve Account to the Bond Account prior to any demand being made on the Reserve Surety Bond. A Reserve Surety Bond shall satisfy the Required Reserve Amount by the amount payable to the Town pursuant to the Reserve Surety Bond. Investments purchased with funds credited to the Reserve Account shall be subject to any further limitations required by the Bond Insurer. So long as the amount of the Reserve Account is equal to the Required Reserve, all interest income from the investment or reinvestment of moneys credited to the Reserve Account shall be credited to the Bond Account; provided that if the amount of the Reserve Account is less than the Required Reserve, then such interest income shall be credited to the Reserve Account.

Section 14. Pledge and Lien for Payment of Bonds.

(a) ***Pledge of Revenues***. The Town hereby pledges for the payment of the principal of, premium, if any, and interest on the Bonds at any time outstanding, and grants an irrevocable and first lien for such purpose on Net Revenues and on all moneys on deposit in the Reserve Account; provided however, the first lien on Net Revenues is not exclusive if Parity Lien Obligations are issued. These pledges shall be valid and binding from and after the date of the first delivery of the Bonds, and the moneys, as received by the Town and hereby pledged, shall immediately be subject to the lien of the respective pledges without any physical delivery thereof, any filing, or further act.

(b) ***Superior Liens Prohibited***. With the exception of any superior liens in existence as of the date hereof, the Town shall not pledge or create any other lien on the revenues and moneys pledged pursuant to the preceding paragraph (a) of this Section hereof that is superior to the pledge thereof or lien thereon pursuant to such paragraph.

(c) ***Subordinate Liens Permitted***. Nothing herein shall prohibit the Town from issuing subordinate lien obligations and pledging or creating a lien on the revenues and moneys pledged and the lien created pursuant paragraph (a) of this Section that is subordinate to the pledge thereof or lien thereon pursuant to paragraph (a) of this Section; provided that no Event of Default shall have occurred and be continuing.

(d) ***No Prohibition on Additional Security***. Nothing herein shall prohibit the Town from applying any legally available revenues that are not Net Revenues to the payment of the Bonds (and thereby subjecting the moneys so deposited to the pledge made and lien granted in paragraph (a) of this Section).

(e) ***Bonds Are Special, Limited Obligations of the Town***. The Owners may not look to any general or other fund of the Town for the payment of the principal of or interest on the Bonds, except the funds and accounts pledged thereto by this Ordinance, and the Bonds shall not constitute a debt or an indebtedness of the Town within the meaning of any constitutional or Charter limitation, nor shall they be considered or held to be general obligations of the Town.

Section 15. Parity Lien Obligations. The Town shall not issue Parity Lien Obligations having a lien which is on a parity with the lien of the Bonds set forth in paragraph (a) of the Section hereof titled "Pledge and Lien for Payment of Bonds" unless all of the following conditions are satisfied:

(a) ***Parity Lien Test***. The Mayor or other Town official or employee designated in writing by the Mayor certifies in writing that either:

(i) the proceeds of the proposed Parity Lien Obligations will be used to refund the Bonds, or other Parity Lien Obligations, and the maximum annual principal of and interest due on the proposed Parity Lien Obligations is not greater than the maximum annual principal of and interest due on the Bonds, or other outstanding Parity Lien Obligations, that will be refunded; or

(ii) the Net Revenues for any 12 consecutive months in the 18 months immediately preceding the month in which such certification is delivered (referred to in this clause as the "test period") have been equal to at least 110% of the sum of the Combined Maximum Annual Principal and Interest Requirements on the Bonds and any outstanding Parity Lien Obligations, and the proposed Parity Lien Obligations during each calendar year following the date of issuance of the proposed Parity Lien Obligations; provided that in calculating the Net Revenues during the test period, the Town may add an amount by which the Town reasonably estimates the Net Revenues would have been increased during the test period from any increase in rates, fees, and charges for services furnished by or the use of the System during or since said test period, the effect of which is to estimate a sum which would have been realized had the increase been in effect during the entire test period.

(b) ***No Event of Default***. The Mayor (or other Town official or employee designated in writing by the Mayor) certifies in writing that no Event of Default has occurred and is continuing and that the Town is current in the accumulation of all amounts required to be then accumulated in the Bond Account and the Reserve Account, as required by this Ordinance

(c) ***Refunding Obligations.*** Notwithstanding the foregoing, the Town may issue refunding obligations payable out of, or secured by a lien on, the Net Revenues without compliance with the requirements stated above, provided that the debt service payments on such refunding obligations do not exceed the debt service payments on the refunded obligations during any calendar year.

Section 16. Additional General Covenants. In addition to the other covenants of the Town contained herein, the Town hereby further covenants for the benefit of Owners of the Bonds that:

(a) ***Maintenance of Water Activity Rates and Coverage***. The Town hereby covenants that it will establish, maintain, enforce, and collect rates, fees, and charges for services furnished by or the use of the System to create Gross Revenue each Fiscal Year sufficient to pay Operation and Maintenance Expenses and to create Net Revenues in an amount: (a) equal to not less than 110% of the amount necessary to pay when due the principal of and interest on the Bonds and any Parity Lien Obligations coming due during such Fiscal Year; (b) sufficient to make up any deficiencies in the Reserve Account; and (c) sufficient to make any required reimbursement due in connection with the Reserve Surety Bond. In the event that the Gross Revenue at any time is not sufficient to make such payments, the Town shall promptly increase such rates, fees, and charges to an extent which will ensure the payments and accumulations required by this Ordinance.

(b) ***Efficient Operations***. The Town will continue to operate and manage the System in an efficient and economical manner in accordance with all applicable laws, rules and regulations, and keep and maintain separate accounts of the receipts and expenses thereof in such manner that the Net Revenues may at all times be readily and accurately determined.

(c) ***No Free Service***. Upon the occurrence of an Event of Default and for so long as the Event of Default is continuing, the Town will furnish no free service from the System, and if the Town shall use the facilities of the System for its own purposes, it shall pay monthly a fair and reasonable amount for such service. In no event shall the Town be required to meter its use nor shall the Town be required to pay a greater amount than would be charged a private consumer for the same amount of service. The Town shall include in its annual appropriation and budget amounts sufficient to pay for all service so used.

(d) ***Sale or Alienation of Property***. The Town will not sell or alienate any of the property constituting any part or all of the System in any manner or to any extent as might reduce the security provided for the payment of the Bonds, but the Town may sell any portion of such property which shall have been replaced by other similar property of at least equal value, or which shall cease to be necessary for the efficient operations;

provided however, that the proceeds of any such sale of System property shall be included as part of the Gross Revenue.

(e) ***Billing and Enforcement***. The Town will promptly render bills for services furnished by or the use of the System, shall use all legal means to assure prompt payment thereof, shall take such action as may be necessary to make delinquent rates, fees, and charges of the System a lien upon the real property served, and to the extent permitted by law, shall discontinue service to any user who becomes delinquent in the payment of such charges until the delinquency and all interest, costs, and expenses incident thereto have been paid in full; provided however, as long as the Town is compliance with paragraph (a) of this Section regarding maintenance of the required coverage level and no Event of Default has occurred and is continuing, in the event of unforeseen circumstances such as the widespread occurrence of an infectious disease, the Council shall have the ability to temporarily defer or waive the payment of delinquent rates, fees and charges, or the pursuit of actions customarily taken in connection with bills for services furnished by or the use of the System.

(f) ***Audits***. At least once a year in the time and manner provided by law, the Town will cause an audit to be performed of the records relating to the revenues and expenditures of the System. Such audit may be made part of and included within the general audit of the Town, and made at the same time as the general audit. In addition, at least once a year in the time and manner provided by law, the Town will cause a budget to be prepared and adopted. Copies of the budget and the audit will be filed and recorded in the places, time, and manner provided by law.

(g) ***Insurance***. The Town will carry fire and extended coverage, workers' compensation, public liability, and such other forms of insurance on insurable System property as would ordinarily be carried by utilities having similar properties of equal value, such insurance being in such amounts as will protect the System and its operations. In the event of any loss or damage to the System, or in the event part or all of the System is taken by the exercise of a power of eminent domain, the insurance proceeds or the condemnation award shall be used for restoring, replacing or repairing the property lost, damaged or taken, and the remainder thereof, if any, shall be considered as Gross Revenue; provided however, that if the Council determines that the operation of the System and the security for the Bonds will not be adversely affected thereby, the Town Council may determine not to restore, replace or repair the property lost, damaged or taken and all of the insurance proceeds or condemnation award shall be considered as Gross Revenue.

(h) ***Enterprise Status***. The Town has and will continue to maintain the System as an "enterprise" within the meaning Article X, Section 20 of the Colorado Constitution; provided, however, after the current calendar year the Town may disqualify the System as an "enterprise" in any year in which said disqualification does not materially, adversely affect the enforceability of the covenants made pursuant to this Ordinance with respect to the Bonds. In the event that the System is disqualified as an enterprise and the enforceability of the covenants made pursuant to this Ordinance are materially, adversely affected, the Town covenants to (i) immediately take all actions necessary to qualify

System as an enterprise within the meaning of Article X, Section 20 of the Colorado Constitution; and (ii) permit the enforcement of the covenants made herein.

(i) ***Book-Entry Registration***. The DTC Blanket Letter of Representations previously entered into with DTC shall govern the book-entry registration system for the Bonds.

Section 17. Federal Tax Covenants. For purposes of ensuring that the interest on the Bonds is and remains excluded from gross income for federal income tax purposes, the Town hereby covenants that:

(a) ***Prohibited Actions***. The Town will not use or permit the use of any proceeds of the Bonds or any other funds of the Town from whatever source derived, directly or indirectly, to acquire any securities or obligations and shall not take or permit to be taken any other action or actions, which would cause any Bond to be an "arbitrage bond" within the meaning of Section 148 of the Code, or would otherwise cause the interest on any Bond to be includible in gross income for federal income tax purposes.

(b) ***Affirmative Actions***. The Town will at all times do and perform all acts permitted by law that are necessary in order to assure that interest paid by the Town on the Bonds shall not be includible in gross income for federal income tax purposes under the Code or any other valid provision of law. In particular, but without limitation, the Town represents, warrants and covenants to comply with the following rules unless it receives an opinion of Bond Counsel stating that such compliance is not necessary: (i) gross proceeds of the Bonds will not be used in a manner that will cause the Bonds to be considered "private activity bonds" within the meaning of the Code, (ii) the Bonds are not and will not become directly or indirectly "federally guaranteed," and (iii) the Town will timely file Internal Revenue Form 8038G which shall contain the information required to be filed pursuant to Section 149(e) of the Code.

(c) ***Tax Letter of Instructions***. The Town will comply with the Tax Letter of Instructions delivered to it on the date of issuance of the Bonds, including but not limited by the provisions of the Tax Letter of Instructions regarding the application and investment of Bond proceeds, the calculations, the deposits, the disbursements, the investments and the retention of records described in the Tax Letter of Instructions; provided that, in the event the Tax Letter of Instructions are superseded or amended by new Tax Letter of Instructions drafted by, and accompanied by an opinion of, Bond Counsel stating that the use of the new Tax Letter of Instructions will not cause the interest on the Bonds to become includible in gross income for federal income tax purposes, the Town will thereafter comply with the new Tax Letter of Instructions.

Section 18. Defeasance. Any Bond shall not be deemed to be outstanding hereunder if it shall have been paid and cancelled or if cash or Federal Securities shall have been deposited in trust for the payment thereof (whether upon or prior to the maturity of such Bond, but if such Bond is to be paid prior to maturity, the Town shall have given the Paying Agent irrevocable directions to give notice of redemption as required by this Ordinance, or such notice shall have been given in accordance with this Ordinance). In computing the amount of the deposit described above, the

Town may include interest to be earned on the Federal Securities. If less than all the Bonds are to be defeased pursuant to this Section, the Town, in its sole discretion, may select which of the Bonds shall be defeased.

Notwithstanding anything herein to the contrary, in the event that the principal and/or interest due on the Bonds shall be paid by the Bond Insurer pursuant to the Bond Insurance Policy, the Bonds shall remain Outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the Town, and all covenants, agreements and other obligations of the Town to the Owners shall continue to exist and shall run to the benefit of the Bond Insurer, and the Bond Insurer shall be subrogated to the rights of such Owners.

Section 19. Events of Default. With respect to the Bonds, each of the following events constitutes an Event of Default:

(a) ***Nonpayment of Principal or Interest***. The failure to make any payment of principal of, premium, if any, or interest on the Bonds when due hereunder;

(b) ***Material Covenant Breach***. A breach by the Town of any material covenant set forth herein relating to the Bonds or failure by the Town to perform any material duty imposed on it hereunder and continuation of such breach or failure for a period of 60 days after receipt by the Town Attorney of the Town of written notice thereof from the Paying Agent or from the Owners of at least 10% in principal amount of the outstanding Bonds;

(c) ***Cross Defaults***. The occurrence and continuance of an "event of default," as defined in any Ordinance providing for the issuance of Parity Lien Obligations; or

(d) ***Appointment of Receiver***. An order or decree is entered by a court of competent jurisdiction appointing a receiver for all or any portion of the revenues and moneys pledged for the payment of the Bonds pursuant hereto is entered with the consent or acquiescence of the Town or is entered without the consent or acquiescence of the Town but is not vacated, discharged or stayed within thirty days after it is entered.

Section 20. Remedies for Events of Default.

(a) ***Remedies***. Upon the occurrence and continuance of any Event of Default, the Owners of not less than 25% in principal amount of the applicable Bonds then outstanding for which the Event of Default has occurred, may proceed against the Town to protect and to enforce the rights of any Owner of the applicable Bonds under this Ordinance by mandamus, injunction or by other suit, action or special proceedings in equity or at law, in any court of competent jurisdiction: (i) for the payment of interest on any installment of principal of any Bond that was not paid when due at the interest rate borne by such bond; (ii) for the appointment of a receiver or an operating trustee; (iii) for the specific performance of any covenant contained herein; (iv) to enjoin any act that may be unlawful or in violation of any right of any Owner of any Bond; (v) to require the Town to act as if it were the trustee of an express trust; (vi) for any other proper legal or equitable remedy as such Owner may deem most effectual to protect their rights; or (vii) any combination of such remedies or as otherwise may be authorized by any statute or other provision of law;

provided, however, that acceleration of any amount not yet due on the Bonds according to their terms shall not be an available remedy. All such proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Owners of the applicable Bonds then outstanding. Any receiver or operating trustee appointed in any proceedings to protect the rights of Owners of Bonds hereunder may collect, receive and apply all revenues and moneys pledged for the payment of the Bonds pursuant hereto arising after the appointment of such receiver or operating trustee in the same manner as the Town itself might do.

(b) ***Failure To Pursue Remedies Not a Release; Rights Cumulative***. The failure of any Owner of any Bond then outstanding to proceed in any manner herein provided shall not relieve the Town of any liability for failure to perform or carry out its duties hereunder. Each right or privilege of any such Owner or trustee therefor is in addition and is cumulative to any other right or privilege, and the exercise of any right or privilege by or on behalf of any Owner shall not be deemed a waiver of any other right or privilege thereof. Each Owner of any Bond shall be entitled to all of the privileges, rights and remedies provided or permitted in this Ordinance and as otherwise provided or permitted by law or in equity. Nothing herein affects or impairs the right of any Owner of any Bond to enforce the payment of the debt service due in connection with his or her Bond or the obligation of the Town to pay the debt service of each Bond to the Owner thereof at the time and the place specified herein.

(c) ***Obligations of Town and Paying Agent in Connection With Events of Default***. Upon the occurrence and continuation of any of Events of Default: (i) the Town shall take all proper acts to protect and preserve the security for the payment of the Bonds and to insure the payment of debt service on the Bonds promptly when due; and (ii) the Town and the Paying Agent shall give the Owners of the Bonds then outstanding notice by first-class mail or by electronic means to DTC or its successors of (A) any default in the payment of, premium, if any, or interest on the Bonds immediately after discovery thereof; and (B) any other Event of Default within 30 days after discovery thereof. During the continuation of any Event of Default, except to the extent it may be unlawful to do so, all revenues and moneys pledged for the payment of the Bonds pursuant hereto shall be held for and applied to the debt service on all Bonds on an equitable and prorated basis. If the Town fails or refuses to proceed as provided in this paragraph, the Owners of not less than 25% in principal amount of the Bonds then outstanding, after demand in writing, may proceed to protect and to enforce the rights of the Owners of the Bonds as provided in this paragraph; and to that end any such rights of Owners of Bonds then outstanding shall be subrogated to all rights of the Town under any agreement or contract involving the revenues and moneys pledged for the payment of the Bonds pursuant hereto that was entered into prior to the effective date of this Ordinance or thereafter while any of the Bonds are outstanding. Nothing herein requires the Town to proceed as provided in this paragraph if it determines in good faith and without any abuse of its discretion that such action is likely to affect materially and prejudicially the Owners of the Bonds then outstanding.

(d) ***Bond Insurer***. To the extent that this Ordinance confers upon or gives or grants to the Bond Insurer any right, remedy or claim under or by reason of this Ordinance,

the Bond Insurer is hereby explicitly recognized as being a third party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder. Upon the occurrence and continuance of an Event of Default, so long as it is not in default of its obligations under the Bond Insurance Policy, the Bond Insurer shall be entitled to control and direct the enforcement of all rights and remedies granted to the Owners under this Ordinance and pursuant to State law.

Section 21. Bond Insurance. Upon the recommendation of the Underwriter based upon market conditions and the rating on the Bonds, one or more bond insurers may be requested to submit bids to issue the Bond Insurance Policy. In the event that the Sale Delegate determines, based upon information provided by the Underwriter, that the lowest acceptable premium bid for issuance of the Bond Insurance Policy is less than the interest cost savings to be realized by the Town as a result of the issuance of the Bond Insurance Policy, the Sale Delegate may accept the Commitment issued by the lowest acceptable bidder and the Bonds shall be issued insured by the Bond Insurance Policy issued by such lowest acceptable bidder, who may be deemed to be the Bond Insurer hereunder. In the event the Sale Delegate determines, based upon information provided by the Underwriter that the lowest acceptable premium bid for the Bond Insurance Policy is more than the interest cost savings to be realized by the Town as a result of the issuance of the Bond Insurance Policy, the Bonds shall be issued without bond insurance. If the Bonds are issued insured by the Bond Insurance Policy, the officers and employees of the Town are hereby authorized and directed to take all actions necessary to cause the Bond Insurer selected to issue the Bond Insurance Policy in accordance with the Commitment, including without limitation, payment of the premium due in connection therewith and entering into any authorizing agreements. For purposes of this Section, the term "lowest acceptable premium bid" means the lowest bid submitted which is not conditioned upon the Town's compliance with conditions deemed unacceptable by the Sale Delegate, and the term "lowest acceptable bidder" means the bidder submitting the lowest acceptable premium bid.

Section 22. Amendment of Ordinance.

(a) ***Amendments Permitted Without Notice to or Consent of Owners***. The Town may, without the consent of or notice to the Owners of the Bonds, adopt one or more ordinances amending or supplementing this Ordinance, which ordinances shall thereafter become a part hereof, for any one or more or all of the following purposes:

(i) to cure any ambiguity or to cure, correct or supplement any defect or inconsistent provision of this Ordinance;

(ii) to subject to this Ordinance additional revenues, properties or collateral;

(iii) to facilitate the designation of a substitute securities depository or to terminate the book-entry registration system for the Bonds;

(iv) to facilitate the issuance of Parity Lien Obligations; and

(v) to make any other change that does not materially adversely affect the Owners of the Bonds.

(b) ***Amendments Requiring Notice to and Consent of Owners***. Except for amendments permitted by paragraph (a) of this Section, this Ordinance may only be amended (i) by an ordinance of the Town amending or supplementing this Ordinance (which, after the consents required therefor, shall become a part hereof); and (ii) with the written consent of the Owners of at least 66-2/3% in aggregate principal amount of the Bonds then outstanding; provided that any amendment that makes any of the following changes with respect to any Bond shall not be effective without the written consent of the Owner of such bond: (A) a change in the maturity of such bond; (B) a reduction of the interest rate on such bond; (C) a change in the terms of redemption of such bond; (D) a delay in the payment of principal of, premium, if any, or interest on such bond; (E) the creation of any pledge of or lien upon any revenues or moneys pledged for the payment of such bond hereunder that is superior to the pledge and lien for the payment of such bond hereunder; (F) a relaxation of the conditions to the issuance of Parity Lien Obligations or to the creation of any pledge of or lien upon any revenues or moneys pledged for the payment of such bond hereunder that is equal to or on a parity with the pledge and lien for the payment of such bond hereunder; (G) a reduction of the principal amount or percentage of Bonds whose consent is required for an amendment to this Ordinance; or (H) the establishment of a priority or preference for the payment of any amount due with respect to any other Bond over such bond.

(c) ***Bond Insurance***. Notwithstanding the foregoing, the Bond Insurer's consent shall be required in addition to the consent of Owners, when required, for the following purposes: (i) execution and delivery of any supplemental Ordinance or any amendment, supplement or change to or modification of this Ordinance; (ii) removal of the Paying Agent and selection and appointment of a successor; and (iii) initiation or approval of any action not described in (i) or (ii) above which requires the consent of Owners.

(d) ***Procedure for Notifying and Obtaining Consent of Owners***. Whenever the consent of an Owner or Owners of Bonds is required under the preceding paragraph (b) of this Section, the Town shall mail a notice to such Owner or Owners at their addresses as set forth in the registration books maintained by the Paying Agent or by electronic means to DTC or its successors and to the Underwriter, which notice shall briefly describe the proposed amendment and state that a copy of the amendment is on file in the office of the Town Clerk for inspection. Any consent of any Owner of any Bond obtained with respect to an amendment shall be in writing and shall be final and not subject to withdrawal, rescission or modification for a period of sixty days after it is delivered to the Town unless another time period is stated for such purpose in the notice mailed pursuant to this paragraph.

Section 23. Findings and Determinations; Limitation of Actions. The Council hereby finds, determines and declares that it is in the best interest of the Town and its residents that the Bonds be authorized, sold, issued and delivered at the time, in the manner and for the purposes provided herein. The Council elects to apply all of the provisions of the Supplemental Public Securities Act. In accordance with Section 11-57-212, C.R.S., no legal or equitable action can be brought with respect to any legislative acts or proceedings in connection with the authorization or issuance of the Bonds more than thirty days after the authorization of such securities.

Section 24. Appointment and Duties of Paying Agent. The Paying Agent is hereby appointed as paying agent, registrar and authenticating agent for the Bonds unless and until the Town removes it as such and appoints a successor Paying Agent, in which event such successor shall automatically succeed to the duties of the Paying Agent hereunder and its predecessor shall immediately turn over all its records regarding the Bonds to such successor. The Paying Agent, by accepting its duties as such, agrees to perform all duties and to take all actions assigned to it hereunder in accordance with the terms hereof. The appointment and acceptance of the duties of Paying Agent hereunder may be affected through the execution of an agreement between the Town and the Paying Agent.

Section 25. Approval of Miscellaneous Documents. The Mayor, the Town Clerk, the Sale Delegate and all other officers of the Town are hereby authorized and directed to execute all documents and certificates necessary or desirable to effectuate the issuance of the Bonds and the transactions contemplated hereby including, but not limited to, the execution of the Bond Purchase Agreement, the Paying Agent and Registrar Agreement, the Commitment, the and the Continuing Disclosure Undertaking in substantially the forms presented to this meeting of the Council, as well as the Commitment, the standard form of repayment agreement required by the Bond Insurer in connection with the issuance of the Reserve Surety Bond and such certificates and affidavits as may be reasonably required in connection with the issuance of the Bonds. The execution by any member of the Council of any document authorized herein shall be conclusive proof of the approval by the Town of the terms thereof.

Section 26. Official Statement. The Preliminary Official Statement is hereby authorized and approved. The Preliminary Official Statement is hereby deemed by the Council to be final as of its date within the meaning of Rule 15c2-12(b)(1) of the U.S. Securities and Exchange Commission. The Council hereby authorizes the preparation and distribution of a final Official Statement in conjunction with an offer of the Bonds to the public. The Official Statement shall contain such corrections and additional or updated information so that it will not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading. The Mayor is hereby authorized to execute copies of the Preliminary Official Statement and the Official Statement on behalf of the Town.

Section 27. Ratification of Prior Actions. All actions heretofore taken (not inconsistent with the provisions of this Ordinance) by the Council or by the officers and employees of the Town directed toward the issuance of the Bonds for the purposes herein set forth are hereby ratified, approved and confirmed.

Section 28. Events Occurring on Days That Are Not Business Days. Except as otherwise specifically provided herein with respect to a particular payment, event or action, if any payment to be made hereunder or any event or action to occur hereunder which, but for this section, is to be made or is to occur on a day that is not a Business Day shall instead be made or occur on the next succeeding day that is a Business Day.

Section 29. Headings. The headings to the various sections and paragraphs to this Ordinance have been inserted solely for the convenience of the reader, are not a part of this Ordinance, and shall not be used in any manner to interpret this Ordinance.

Section 30. Ordinance Irrepealable. After any of the Bonds have been issued, this Ordinance shall constitute a contract between the Owners and the Town, and shall be and remain irrepealable until the Bonds and the interest accruing thereon shall have been fully paid, satisfied, and discharged, as herein provided.

Section 31. Severability. It is hereby expressly declared that all provisions hereof and their application are intended to be and are severable. In order to implement such intent, if any provision hereof or the application thereof is determined by a court or administrative body to be invalid or unenforceable, in whole or in part, such determination shall not affect, impair or invalidate any other provision hereof or the application of the provision in question to any other situation; and if any provision hereof or the application thereof is determined by a court or administrative body to be valid or enforceable only if its application is limited, its application shall be limited as required to most fully implement its purpose.

Section 32. Repealer. All orders, bylaws, ordinances, and resolutions of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed to the extent only of such inconsistency or conflict.

Section 33. Publication, Effective Date; Recording. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Charter and the adoption, posting and publican shall be authenticated by the signature of the Mayor and the Town Clerk by the Certificate of Publication. 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 July, 2024.

ATTEST: **TOWN OF JOHNSTOWN**

_____ _____

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.

ATTEST: **TOWN OF JOHNSTOWN**

_____ _____

Hannah Hill, Town Clerk Michael P. Duncan, Mayor

APPENDIX A

FORM OF THE BOND

UNITED STATES OF AMERICA
STATE OF COLORADO

No. R-_____ $_____

TOWN OF JOHNSTOWN, COLORADO
ACTING BY AND THROUGH ITS WATER UTILITY ENTERPRISE
WATER REVENUE BOND
SERIES 2024

Interest Rate:	Maturity Date:	Dated Date:	CUSIP:
%	_____	_____, 2024	_____

REGISTERED OWNER: Cede & Co.
Tax Identification Number: 13-2555119

PRINCIPAL SUM: _____ DOLLARS

TOWN OF JOHNSTOWN, COLORADO, in the State of Colorado, a duly organized and validly existing Town and political subdivision of the State of Colorado, acting by and through its Water Utility Enterprise (the "Town"), for value received, hereby promises to pay to the order of the registered owner named above or registered assigns, solely from the special funds as hereinafter set forth, on the maturity date stated above, the principal sum stated above, in lawful money of the United States of America, with interest thereon from the Dated Date stated above, at the interest rate per annum stated above, payable on June 1 and December 1 of each year, commencing December 1, 2024, the final installment of the principal of and interest on this bond being payable to the registered owner hereof upon presentation and surrender of this bond at UMB Bank, n.a., as Paying Agent (the "Paying Agent"), at such location as identified by the Paying Agent. Prior to the final installment of principal and interest on this bond, this bond is payable by check or draft of the Paying Agent mailed on the Principal Payment Date or the Interest Payment Date to the Owner thereof as of the Record Date to the registered owner hereof as of the close of business on the fifteenth day of the month (whether or not such day is a Business Day) preceding the interest payment date.

This bond is one of an issue of bonds of the Town designated Water Revenue Bonds, Series 2024, issued in the principal amount of $_____ (the "Bonds"). The Bonds are being issued by the Town for the purpose of financing certain water improvements, pursuant to and in full conformity with the Constitution and laws of the State of Colorado and an ordinance (the "Ordinance") duly adopted by the Town prior to the issuance hereof.

[The redemption provisions provided in the Ordinance shall be set forth in this place.]

The Paying Agent shall maintain registration books in which the ownership, transfer and exchange of the Bonds shall be recorded. The person in whose name this bond shall be registered on such registration books shall be deemed to be the absolute owner hereof for all purposes, whether or not payment on this bond shall be overdue, and neither the Town nor the Paying Agent shall be affected by any notice or other information to the contrary. This bond may be transferred or exchanged, at the principal operations office of the Paying Agent or at such other location as identified by the Paying Agent, for a like aggregate principal amount of the Bonds of other authorized denominations of the same maturity and interest rate, upon payment by the transferee of a transfer fee, any tax or governmental charge required to be paid with respect to such transfer or exchange and any cost of printing bonds in connection therewith.

The Town pledges for the payment of the principal of, premium, if any, and interest on the Bonds at any time outstanding, and grants an irrevocable and first lien for such purpose on Net Revenues and on all moneys on deposit in the Reserve Account; provided however, the first lien on Net Revenues is not exclusive if Parity Lien Obligations are issued.

This bond is issued pursuant to and in accordance with the Constitution of the State of Colorado and all other laws of the State of Colorado thereunto enabling. Specifically, but not by way of limitation, this Bond is issued pursuant to the Charter, Title 37, Article 45.1, C.R.S. and Title 11, Article 57, Part 2, C.R.S. Such recital shall conclusively impart full compliance with all provisions and limitations of such laws, and this Bond issued containing such recital shall be incontestable for any cause whatsoever after its delivery for value. This bond, including the interest hereon, is payable solely from and secured solely by the special funds provided in the Ordinance and shall not constitute a debt or an indebtedness of the Town within the meaning of any constitutional or statutory limitation, nor shall this bond be considered or held to be a general obligation of the Town.

THE ORDINANCE CONSTITUTES THE CONTRACT BETWEEN THE REGISTERED OWNER OF THIS BOND AND THE TOWN. THIS BOND IS ONLY EVIDENCE OF SUCH CONTRACT AND, AS SUCH, IS SUBJECT IN ALL RESPECTS TO THE TERMS OF THE ORDINANCE, WHICH SUPERSEDES ANY INCONSISTENT STATEMENT IN THIS BOND.

The Town agrees with the owner of this bond and with each and every person who may become the owner hereof, that it will keep and perform all the covenants and agreements contained in the Ordinance.

The Ordinance may be amended or supplemented from time to time with or without the consent of the registered owners of the Bonds as provided in the Ordinance.

It is hereby certified that all conditions, acts and things required by the Constitution and laws of the State of Colorado, and the ordinances of the Town, to exist, to happen and to be performed, precedent to and in the issuance of this bond, exist, have happened and have been performed, and that the Bonds do not exceed any limitations prescribed by said Constitution or laws of the State of Colorado, or the ordinances of the Town.

This bond shall not be entitled to any benefit under the Ordinance, or become valid or obligatory for any purpose, until the Paying Agent shall have signed the certificate of authentication hereon.

IN WITNESS WHEREOF, Town of Johnstown, Colorado, acting by and through its Water Utility Enterprise, has caused this bond to be signed in the name and on behalf of the Town with the manual or facsimile signature of the Mayor, to be sealed with the seal of the Town or a facsimile thereof and to be attested by the manual or facsimile signature of the Town Clerk.

TOWN OF JOHNSTOWN, COLORADO

By [Manual or Facsimile Signature]
Mayor

Attest:

By [Manual or Facsimile Signature]
Town Clerk

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the within mentioned Ordinance.

Date of Authentication: _____.

UMB Bank, n.a., as Paying Agent

By _____
Authorized Representative

[STATEMENT OF INSURANCE]

[*If the Sale Certificate provides for the purchase of a Bond Insurance Policy, the related Statement of Insurance required by the Commitment shall be set forth herein*.]

CERTIFICATE OF TRANSFER

FOR VALUE RECEIVED, _____, the undersigned, hereby sells, assigns and transfers unto _____ (Tax Identification or Social Security No. _____) the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

_____

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

_____

NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

Transfer Fee May Be Required

PRELIMINARY OFFICIAL STATEMENT DATED _____ __, 2024

NEW ISSUE
BOOK-ENTRY-ONLY

INSURED RATING: S&P Global Rating [__]
UNDERLYING RATING: S&P Global Ratings "[__]"
INSURANCE: [_____]
(See "MISCELLANEOUS—Ratings")

[Kutak Rock to review] *In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest on the Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Bonds may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, the Bonds and the income therefrom are exempt from State of Colorado taxation, except inheritance, estate and transfer taxes. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS" herein.*

Johnstown Colorado

$_____ *
TOWN OF JOHNSTOWN
LARIMER AND WELD COUNTIES, COLORADO
Acting by and Through its Water Utility Enterprise
WATER REVENUE BONDS
SERIES 2024

Dated: Date of Delivery **Due: December 1, as shown below**

The Bonds are being issued by the Town of Johnstown, Colorado, acting by and through its Water Utility Enterprise (the "Enterprise"), as fully registered form in denominations of $5,000 or integral multiples thereof. Interest on the Bonds, at the rates set forth below, is payable semi-annually on June 1 and December 1 each year, commencing on December 1, 2024. Capitalized terms used on this cover page are defined in the Introduction to this Official Statement. DTC will act as securities depository for the Bonds and payments of principal of and interest on the Bonds will be made by the Paying Agent, initially UMB Bank n.a., Denver, Colorado, directly to DTC, which will remit such payments to Participants for subsequent distribution to Beneficial Owners of the Bonds.

MATURITY SCHEDULE
(CUSIP© 479521 [1])

Maturity Date (December 1) *	Principal Amount *	Interest Rate	Price or Yield	CUSIP ©, [1]	Maturity Date (December 1) *	Principal Amount *	Interest Rate	Price or Yield	CUSIP ©, [1]
2024					2034				
2025					2035				
2026					2036				
2027					2037				
2028					2038				
2029					2039				
2030					2040				
2031					2041				
2032					2042				
2033					2043				

$_____ * ____% Term Bond maturing December 1, 20__ * Yield: ____% CUSIP©: 479521 ___ [1]

[The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by [_____]]

[LOGO]

The net proceeds from the sale of the Bonds will be used will be used to (i) finance a portion of the costs to acquire, construct, and equip an expansion to the Town's water treatment plant and a new water trunkline, and (ii) pay the costs of issuance of the Bonds.

The Bonds are special and limited revenue obligations of the Town (acting by and through the Enterprise), payable solely out of and secured by an irrevocable pledge of and lien (but not necessarily an exclusive lien) upon the Net Revenues. The Bonds do not constitute a debt or indebtedness of the Town within the meaning of any constitutional, Charter or statutory provision or limitation. The Bonds are not payable in whole or in part from the proceeds of general property taxes or any other funds of the Town, except the Net Revenues, and the full faith and credit of the Town is not pledged for payment of the principal of or interest on the Bonds.

The Bonds are subject to redemption prior to maturity as described herein.

This cover page contains certain information for quick reference only. It is *not* a summary of this issue. Investors must read this entire Official Statement to obtain information essential to the making of an informed investment decision and should consider carefully the information contained in the section entitled "INVESTMENT CONSIDERATIONS."

The Bonds are offered when, as, and if issued by the Town and accepted by the Underwriter named below, subject to the approval of legality and certain other matters by Kutak Rock LLP, Denver, Colorado, as Bond Counsel, and by Stradling Yocca Carlson & Rauth, P.C., Denver, Colorado, as counsel to the Underwriter. Kutak Rock LLP, Denver, Colorado, has also acted as Special Counsel to the Town for purposes of assisting with the preparation of this Official Statement. Certain matters will be passed upon for the Town by the Law Office of Avi S. Rocklin, LLC, as General Counsel. It is expected that the Bonds will be available for delivery through the facilities of DTC, on or about _____, 2024.

STIFEL

This Official Statement is dated _____, 2024

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* Preliminary; subject to change.

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[1] The Town takes no responsibility for the accuracy of CUSIP numbers, which are included solely for the convenience of owners of the Bonds.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

TOWN OF JOHNSTOWN, COLORADO

Town Council
Michael P. Duncan, Mayor
Chad Young, Mayor Pro Tem
Damien Berg
Dee Anne Menzies
Jesse Molinar Jr.
Dianne Morris
Andrew Paranto

Town Officials
Matthew S. LeCerf, Town Manager
Mitzi McCoy, Deputy Town Manger
Devon McCarty, Finance Director
Ellen Hilbig Utilities Director
Avi S. Rocklin, Esq., Town Attorney

Paying Agent
UMB Bank, n.a.
Denver, Colorado

Underwriter
Stifel, Nicolaus & Company, Incorporated
Denver**,** Colorado

Underwriter's Counsel, P.C.
Stradling Yocca Carlson & Rauth
Denver, Colorado

Bond Counsel
Kutak Rock LLP
Denver, Colorado

No dealer, salesperson, or other person has been authorized to give any information or to make any representation, other than the information contained in this Official Statement, in connection with the offering of the Bonds, and, if given or made, such information or representation must not be relied upon as having been authorized by the Town or the Underwriter. The information in this Official Statement is subject to change without notice, and neither the delivery of this Official Statement nor any sale hereunder will, under any circumstances, create any implication that there has been no change in the affairs of the Town or the Underwriter since the date hereof. This Official Statement does not constitute an offer or solicitation in any jurisdiction in which such offer or solicitation is not authorized, or in which any person making such offer or solicitation is not qualified to do so, or to any person to whom it is unlawful to make such offer or solicitation. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, their responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

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[APPENDIX I Specimen Municipal Bond Insurance Policy]

Neither the Securities and Exchange Commission nor any securities regulatory authority of any state has approved or disapproved the Bonds or this Official Statement. Any representation to the contrary is unlawful.

[[_____] ("[___]") makes no representation regarding the Bonds or the advisability of investing the Bonds. In addition, [___] has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding [___] supplied by [___] and presented under the heading "BOND INSURANCE" and "APPENDIX I—SPECIMEN MUNICIPAL BOND INSURANCE POLICY."]

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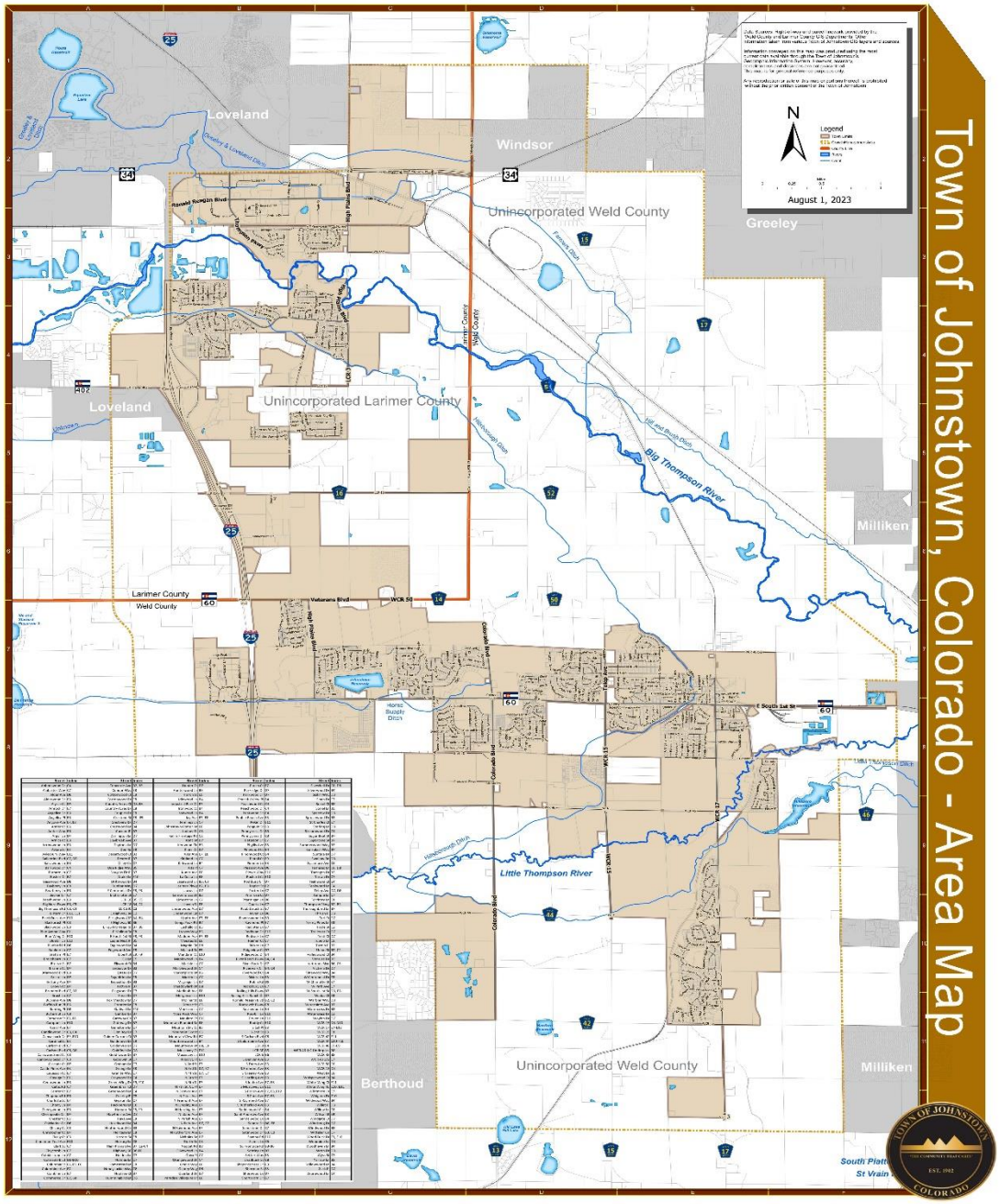
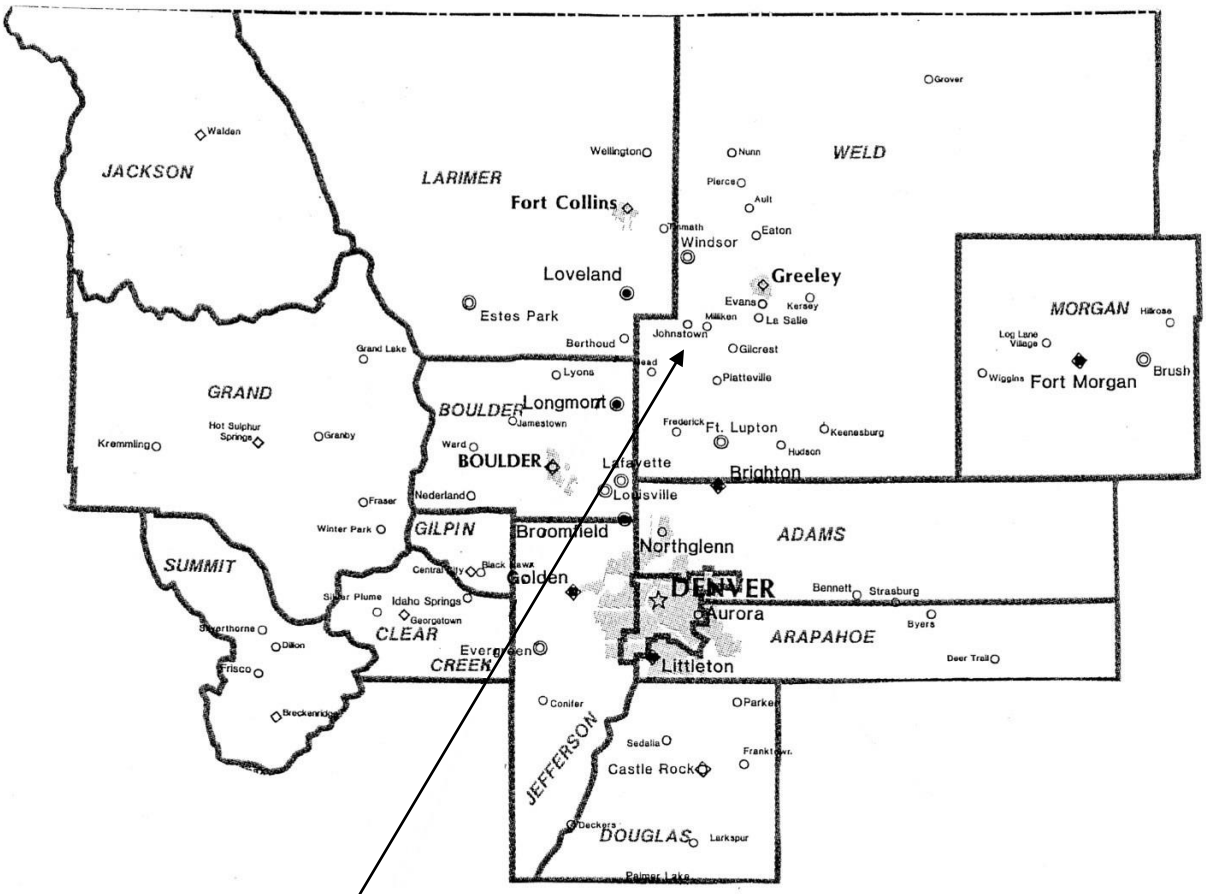
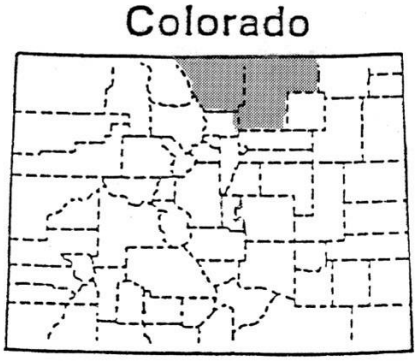
TOWN MAP


Town of Johnstown, Colorado - Area Map
Loveland
Windsor
Greeley
Unincorporated Weld County
Unincorporated Larimer County
Milliken
Berthoud
Big Thompson River
Little Thompson River
Larimer County
Weld County
August 1, 2023

VICINITY MAP





The Town

INTRODUCTION

This Official Statement is furnished to prospective purchasers of $_____ * Water Revenue Bonds, Series 2024 (the "Bonds"), issued by the Town of Johnstown, Colorado (the "Town" or "Johnstown"), acting by and through its Water Utility Enterprise (the "Enterprise"). The offering of the Bonds is made only by way of this Official Statement, which supersedes any other information or materials used in connection with the offer or sale of the Bonds. This Official Statement speaks only as of its date, and the information contained herein is subject to change.

The following introductory material is only a brief description of, and is qualified by, the more complete information contained throughout this Official Statement. A full review should be made of the entire Official Statement and the documents summarized or described herein. For definitions of capitalized terms used and not otherwise defined in this section and elsewhere in this Official Statement see "APPENDIX A."

The Town..... The Town is a home rule municipality under a council-manager form of government, that encompasses approximately 15.5 square miles and has an estimated 2023 population of 19,295. The Town is located along interstate I-25 approximately 50 miles north of Denver and 25 miles south of Fort Collins, bordering Loveland, Windsor, Milliken, Berthoud and Greeley. See "APPENDIX D—THE TOWN" and the preceding "TOWN MAP."

The Enterprise..... The Enterprise, created by Resolution No. 5-94 (the "Enterprise Ordinance") and codified as Section 13-70 of the Town's Municipal Code, manages, maintains and operates the Town's municipal water system and water facilities (as further defined herein, the "System"). The Enterprise is authorized to issue its own revenue bonds and to enter into contracts relating to the System. The Enterprise was established to constitute an "enterprise" within the meaning of Article X, Section 20 of the Colorado Constitution ("TABOR"). The financial activity of the Enterprise and net income pledged to the payment of the Bonds (as described herein) are accounted for as a proprietary fund of the Town titled "Water Fund" (as further defined herein). However, Net Revenues pledged to the payment of the Bonds do not include the revenues of the Town's sanitary sewer water utility or stormwater utility. See "THE SYSTEM—The Enterprise."

Security ..... The Bonds are special and limited revenue obligations of the Town, acting by and through the Enterprise, payable solely out of and secured by an irrevocable pledge of and lien (but not necessarily an exclusive lien) on certain net revenues (the "Net Revenues"), which consist of all Gross Revenue remaining after the deduction of Operation and Maintenance Expenses.

The term "Gross Revenue" generally includes, but is not limited to, all fees (including but not limited to user fees and plant investment fees), charges and revenues directly or indirectly derived by the Town for the services furnished by, or use of, the System, or any part thereof, including all income attributable to any future dispositions of property or rights or

* Preliminary; subject to change.

related contracts, settlements, or judgments held or obtained in connection with the System or its operations. Certain revenue is excluded from Gross Revenue, as more particularly described in APPENDIX A attached hereto.

Operation and Maintenance Expenses generally include all reasonable and necessary current expenses of the Town, paid or accrued, for operating, maintaining and repairing the System as may be determined by the Town. See "THE BONDS—Security for the Bonds" and "THE SYSTEM." Gross Revenue and Operation and Maintenance Expenses are more specifically defined in APPENDIX A hereto.

The Bonds are secured by an irrevocable pledge of and lien (but not necessarily an exclusive lien) upon the Net Revenues derived from the System, all as more particularly set forth herein and in the ordinance of the Town authorizing the issuance of the Bonds (the "Bond Ordinance"). The Bonds do not constitute a debt or indebtedness of the Town within the meaning of any applicable constitutional, Charter or statutory provision or limitation. The Bonds are not payable in whole or in part from the proceeds of general property taxes or any other funds of the Town except the Net Revenues, and the full faith and credit of the Town is not pledged for payment of the principal of or interest on the Bonds. See "THE BONDS—Security for the Bonds."

The Bonds are also secured by a debt service reserve account (the "Reserve Account"). [Upon the issuance of the Bonds, the requirements of the Reserve Account will be satisfied with the proceeds of a surety bond (the "Reserve Surety Bond") issued by the Bond Insurer (defined below).]

The Town is prohibited from issuing bonds in the future with a lien on the Net Revenues which is senior or superior to the lien on the Bonds and the Outstanding Parity Lien Obligations. The Bond Ordinance provides conditions for the issuance of one or more series of additional bonds, notes, interim securities or other obligations: (a) having a lien on the Net Revenue which is on a parity with, but not senior or superior to, the lien of the Bonds or the Outstanding Parity Lien Obligations; or (b) having a lien on the Net Revenue which is subordinate or junior to the lien of the Bonds (the "Subordinate Securities"). See "APPENDIX A—SELECTED DEFINITIONS AND SUMMARY OF ORDINANCE PROVISIONS—Parity Lien Obligations" and "THE BONDS—Security for the Bonds—Additional Bonds" for a description of the conditions for the issuance of Parity Lien Obligations and Subordinate Securities.

Purpose ..... The net proceeds from the sale of the Bonds will be used to (i) finance a portion of the costs to acquire, construct, and equip an expansion to the System's water treatment plant and a new water trunkline, and (ii) pay the costs of issuance of the Bonds (the "Project"). See "THE BONDS—Application of Bond Proceeds."

[Bond Insurance ..... [_____] ("[___]" or the "Bond Insurer") has committed to issue, effective as of the date of issuance of the Bonds, a policy of insurance (the "Insurance Policy" or "Policy") guaranteeing the payment,

when due, of the principal of and interest on the Bonds. The insurance extends over the life of the issue and cannot be canceled by the Bond Insurer. Payment under the Policy is subject to the conditions described in "BOND INSURANCE." A specimen of Municipal Bond Insurance Policy is attached as APPENDIX I to this Official Statement. See "BOND INSURANCE."]

Payment Provisions..... The Bonds mature and bear interest at the rates (computed on the basis of a 360-day year of twelve 30-day months) as set forth on the cover page hereof. Interest on the Bonds is payable semiannually on June 1 and December 1 each year, commencing on [December 1, 2024]. Payments to Beneficial Owners will be made as described in "APPENDIX H—Book-Entry-Only System."

Record Date ..... The Record Date for the Bonds has been established as the fifteenth day of the calendar month next preceding an interest payment date for the Bonds. See "APPENDIX A."

Book-Entry-Only Registration ..... The Bonds will be issued in fully registered form and will be registered initially in the name of "Cede & Co." as nominee for The Depository Trust Company, New York, New York ("DTC"), a securities depository. Beneficial ownership interests in the Bonds may initially be acquired in denominations of $5,000 in principal amount or integral multiples of $5,000 in excess thereof through brokers and dealers who are, or who act through, participants in the DTC system (the "Participants"). Such beneficial ownership interests will be recorded on the records of the Participants. Persons for whom Participants acquire interests in the Bonds (the "Beneficial Owners") will not receive certificates evidencing their interests in the Bonds so long as DTC or a successor securities depository acts as the securities depository with respect to the Bonds. So long as DTC or its nominee is the registered owner of the Bonds, payments of principal and interest on the Bonds, as well as notices and other communications made by or on behalf of the Town pursuant to the Bond Ordinance will be made to DTC or its nominee only. Disbursement of such payments, notices, and other communications by DTC to Participants, and by Participants to the Beneficial Owners, is the responsibility of DTC and the Participants pursuant to rules and procedures established by such entities. See "APPENDIX H—Book-Entry-Only System" for a discussion of the operating procedures of the DTC system with respect to payments, registration, transfers, notices, and other matters. Except as otherwise provided herein, the term "Owner" will refer to the registered owner of any Bond, as shown by the registration books maintained by UMB Bank, n.a., as Bond Registrar (the "Registrar").

Exchange and Transfer ..... While the Bonds remain in book-entry-only form, transfer of ownership by Beneficial Owners may be made as described under the caption "APPENDIX H—Book-Entry-Only System." In the event that DTC ceases to act as securities depository for the Bonds, the Bond Ordinance

provides for the transfer of Bonds by the Registrar pursuant to specified terms and provisions.

Prior Redemption..... The Bonds are subject to redemption prior to maturity as described in "THE BONDS—Prior Redemption of Bonds."

Registration and Denominations..... The Bonds will be issued in denominations of $5,000 or any integral multiple thereof.

Tax Status ..... ***[KR to review]*** In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions and assuming the accuracy of certain representations and continuing compliance with certain covenants, interest on the Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. Interest on the Bonds may affect the federal alternative minimum tax imposed on certain corporations. Bond Counsel is also of the opinion that, under existing State of Colorado statutes, the Bonds and the income therefrom are exempt from State of Colorado taxation, except inheritance, estate and transfer taxes. For a more detailed description of such opinions of Bond Counsel, see "TAX MATTERS" herein.

Authority for Issuance..... The Bonds are issued in accordance with the Constitution of the State of Colorado, the Town's Charter, the Enterprise Ordinance, Title 57, Article 11, C.R.S., Title 37, Article 45.1, C.R.S., and all other laws of the State of Colorado thereunto enabling, and pursuant to the Bond Ordinance adopted by the Town Council of the Town (the "Council"), acting as the governing body of the Enterprise.

Delivery Information..... The Bonds are offered when, as, and if executed, delivered and accepted by Stifel, Nicolaus & Company, Incorporated (the "Underwriter"), subject to prior sale and the approving legal opinion of Bond Counsel. It is expected that the Bonds will be available for delivery on or about _____, 2024, against payment therefor.

Financial Statements..... Appended hereto are the audited general purpose financial statements of the Town as of and for the year ended December 31, 2023, being the most recent audited financial statements available.

ALL OF THE SUMMARIES OF THE STATUTES, ORDINANCES, RESOLUTIONS, OPINIONS, CONTRACTS, AND AGREEMENTS DESCRIBED IN THIS OFFICIAL STATEMENT ARE SUBJECT TO THE ACTUAL PROVISIONS OF SUCH DOCUMENTS. The summaries do not purport to be complete statements of such provisions and reference is made to such documents, copies of which are either publicly available or available upon request and the payment of a reasonable copying, mailing, and handling charge from: Town of Johnstown, Town Clerk, 450 South Parish, P.O. Box 609 Johnstown, Colorado 80534, telephone: (970) 587-4664; or Stifel, Nicolaus & Company, Incorporated, 1401 Lawrence Street, Suite 900, Denver, Colorado 80202, phone number (303) 296-2300.

THE BONDS

Prior Redemption of Bonds

Optional Redemption. The Bonds maturing on and before December 1, 20__ are not subject to redemption prior to their respective maturity dates. The Bonds maturing on and after December 1, 20__ are subject to redemption prior to maturity at the option of the Town, in whole or in part in integral multiples of $5,000, and if in part in such order of maturities as the Town will determine and by lot within a maturity, on December 1, 20__ and on any date thereafter, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption. The Bonds maturing December 1, 20__ are subject to mandatory sinking fund redemption, in part, by lot, on the dates set forth below, upon payment of par and accrued interest, without redemption premium, in the annual amounts set forth below.

December 1 of the Year	**Principal Amount**
20[__]	
20[__]	
20[__]	
20[__]	
20[__] [1]	

[1] Final maturity, not a sinking fund redemption.

At its option, to be exercised on or before the forty-fifth day next preceding each sinking fund redemption date, the Town may (i) deliver to the Paying Agent for cancellation any Bonds with the same maturity date as the Bonds subject to such sinking fund redemption; and (ii) receive a credit in respect to its sinking fund redemption obligation for any Bonds with the same maturity date as the Bonds subject to such sinking fund redemption which prior to such date have been redeemed (otherwise than through the operation of the sinking fund) and cancelled by the Paying Agent and not theretofore applied as a credit against any sinking fund redemption obligation. Each Bond so delivered or previously redeemed will be credited by the Paying Agent at the principal amount thereof to the obligation of the Town on such sinking fund redemption date, and the principal amount of the Bonds to be redeemed by operation of such sinking fund on such date will be accordingly reduced.

Redemption Procedure and Notice. Notice of any redemption of Bonds, which may be a conditional notice, will be given by the Paying Agent in the name of the Town by sending a copy of such notice by electronic means to DTC or by first class, postage prepaid mail, not less than 30 days prior to the redemption date, to the Owner of each Bond being redeemed. Such notice should specify the number or numbers of the Bonds so to be redeemed (if redemption is in part) and the redemption date. If any Bond has been duly called for redemption and if, on or before the redemption date, there will have been deposited with the Paying Agent in accordance with the Bond Ordinance funds sufficient to pay the redemption price of such Bond on the redemption date, then such Bond will become due and payable at such redemption date, and from and after such date interest will cease to accrue thereon. Failure to deliver any redemption notice or any defect in any redemption notice will not affect the validity of the proceeding for the redemption of Bonds with respect to which such failure or defect did not occur. Any Bond redeemed prior to its maturity by prior redemption or otherwise may not be reissued and will be cancelled.

Application of Bond Proceeds

The Project. In 2022, the Town started major capital projects focused on modernizing the System in order to provide better water pressure, increased raw water delivery capacity to the treatment plant, greater fire suppression capacity, more effective distribution of water, and increased overall capacity at the treatment plant and in the distribution system. In continuation of these efforts, Bond proceeds are to be used to construct an expansion of the System's existing water treatment plant ("WTP") and the construction of a new raw water trunkline (collectively, the "Project"), as described hereafter. The Town has selected MWH Constructors, Broomfield, Colorado, to serve as the general contractor for the construction of the Project. The Project is to be constructed pursuant to a guaranteed maximum price construction contract by and between the Contractor and the Town (the "Construction Contract"). [To be confirmed/revised after July 15 meeting]

Water Treatment Plant Expansion. The System's existing WTP has a treatment capacity of 6 million gallons per day ("MGD"). The Town has been proactive by implementing irrigation watering restrictions since the summer of 2022 to curtail water consumption during the peak season demand. To better illustrate this, in 2023, winter average daily flows from the WTP were at about 1.6 MGD. During the summer, daily flows increased to an average of 5.3 MGD, during a very wet summer and with water restrictions in place. To accommodate both the current demand for water and the anticipated additional growth, the Town is working to complete design engineering for a new WTP that will increase the capacity of the facility from 6 MGD to 10.5 MGD. The improvements will also include additional Granular Activated Carbon to address taste and odor concerns. In accordance with the Construction Contract, construction is anticipated to begin in 2024 and anticipated to be completed in 2026. Construction of the WTP expansion project is estimated to cost between $75,000,000 and $80,000,000.

Water Trunk Line. The Town currently plans to use a portion of Bond proceeds, together with other legally available Town funds, to fund the construction of a new raw water trunk line from Lone Tree Reservoir to the WTP. Lone Tree Reservoir serves as the Town's primary water source in partnership with the Consolidated Home Supply Ditch and Reservoir Company. The new trunk line will provide redundancy to the raw water transmission system and allow for additional water capacity to be delivered to the new WTP. The design phase should be completed in 2024, after which the Town plans to acquire the necessary utility easements. In accordance with the Construction Contract, construction is currently expected to begin in 2024 and to conclude in 2026, coinciding with the completion of the WTP expansion. The estimated construction cost is $40,000,000. Successful completion of both the WTP expansion and the water trunk line projects will help secure the Town's water supply for up to 20 years, based on growth projection estimates.

Estimated Application of Bond Proceeds: The sources and uses of the proceeds of the Bonds is as follows:

SOURCES:
- Bond Proceeds .....
- Net Original Issue Premium .....
- Total .....

USES:
- Deposit to Project Account .....
- Capitalized Interest .....
- Costs of issuance, including Underwriting discount [1], rating fees, professional fees, insurance fees[, Insurance Policy] and Reserve Surety Bond premiums, printing costs and contingency .....

Total.....

[1] See "Miscellaneous—Underwriting."

Security for the Bonds

Special Revenue Obligations. The Bonds are special limited obligations of the Town, acting by and through the Enterprise, payable only out of the Bond Account, into which the Town covenants and agrees to deposit Net Revenues in amounts sufficient to pay the principal of and interest on the Bonds when the same become due and payable, as provided in the Bond Ordinance.

The Town has covenanted in the Bond Ordinance that it will not pledge or create any other lien on the Net Revenues that is superior to the lien thereon in connection with the Bonds. The Town is not prohibited from issuing Subordinate Securities, provided that no Event of Default has occurred and be continuing. See "APPENDIX A—SELECTED DEFINITIONS AND SUMMARY OF ORDINANCE PROVISIONS" appended hereto for a discussion of the requirements for the issuance of Parity Lien Obligations.

Establishments of Accounts. Pursuant to the Bond Ordinance, the Bond Account and the Project Account are established within the Town's existing Water Fund. A general description of said accounts is provided below. For a complete description of the accounts created pursuant to the Bond Ordinance see "APPENDIX A—SELECTED DEFINITIONS AND SUMMARY OF ORDINANCE PROVISIONS" appended hereto.

Bond Account. Moneys in the Bond Account will be used solely for the purpose of paying the principal of, premium if any, and interest on the Bonds. On or before the last day of each month, commencing in the month next succeeding the date of issuance of the Bonds, the Town is to credit to the Bond Account from the Net Revenues, an amount equal to the pro rata portion of the interest and principal to come due on the Bonds on the next succeeding interest payment date and principal payment date, respectively. All deposits to the Bond Account will first be allocated to the payment of interest to come due on the Bonds.

Reserve Account. Moneys in the Reserve Account are to be used, if necessary, solely for the purpose of paying the principal of and interest on the Bonds when due if amounts in the Bond Account are insufficient for such purposes. The Reserve Account is to be maintained in the amount of $_____, which is to be satisfied with the purchase of the Reserve Surety Bond.

Project Account. All moneys credited to the Project Account will be applied solely to the payment of the Project Costs. Except to the extent otherwise required by the provisions of the Bond Ordinance, interest income from the investment or reinvestment of moneys credited to the Project Account will remain in and become part of the Project Account. Upon completion of the Project, the balance of moneys in the Project Account, if any, will be transferred to the Bond Account.

Definition of Net Revenues, Gross Revenue and Operations and Maintenance Expenses. The Bond Ordinance generally defines "*Net Revenues*" as Gross Revenue after deducting the Operation and Maintenance Expenses.

"*Gross Revenue*" is defined as all fees, including but not limited to user fees and plant investment fees, charges and revenues directly or indirectly derived by the Town for the services furnished by, or use of, the System, or any part thereof, including all income attributable to any future dispositions of property or rights or related contracts, settlements, or judgments held or obtained in connection with the System or

its operations; provided however, that there is excluded from Gross Revenue (a) moneys borrowed and used for providing Capital Improvements; (b) any money and securities, and investment income therefrom, in any refunding fund, escrow account, or similar account pledged to the payment of any bonds or other obligations for the purpose of defeasing the same; and (c) any moneys received as grants or appropriations from the United States, the State of Colorado, or other sources, the use of which is limited or restricted by the grantor or donor to the provision of Capital Improvements or for other purposes resulting in the general unavailability thereof, except to the extent any such moneys is to be received as payments for the use of the System, services rendered thereby, the availability of any such service, or the disposal of any commodities therefrom.

"*Operation and Maintenance Expenses*" is defined as all reasonable and necessary expenses of the Town, paid or accrued, for operating, maintaining, and repairing the System, including without limitation legal and overhead expenses of the Town directly related to the administration of the System; provided however, that there is to be excluded from Operation and Maintenance Expenses any allowance or transfers for depreciation, payments in lieu of taxes or franchise fees, legal liabilities not based on contract, expenses incurred in connection with Capital Improvements, payments due in connection with any bonds or other obligations issued to provide Capital Improvements, and charges for the accumulation of reserves. For purposes of the above definition expenses shall, to the extent possible, be determined in accordance with Generally Accepted Accounting Principles for governmental units as prescribed by the Governmental Accounting Standards Board.

As used above, "Capital Improvements" is defined as the acquisition of land, water or water rights, easements, facilities, and equipment (other than ordinary repairs and replacements), and the construction or reconstruction of improvements, betterments, and extensions, for use by or in connection with the System which, under Generally Accepted Accounting Principles for governmental units as prescribed by the Governmental Accounting Standards Board, are properly chargeable as capital items. See "APPENDIX A—SELECTED DEFINITIONS AND SUMMARY OF ORDINANCE PROVISIONS" appended hereto.

Rate Maintenance Covenant. The Town hereby covenants that it will establish, maintain, enforce, and collect rates, fees, and charges for services furnished by or the use of the System to create Gross Revenue each Fiscal Year sufficient to pay Operation and Maintenance Expenses and to create Net Revenues in an amount: (a) equal to not less than 110% of the amount necessary to pay when due the principal of and interest on the Bonds and any Parity Lien Obligations coming due during such Fiscal Year; (b) sufficient to make up any deficiencies in an reserve account established pursuant to the Bond Ordinance; and (c) sufficient to make any required reimbursement due in connection with the Reserve Surety Bond. In the event that the Gross Revenue at any time is not sufficient to make such payments, the Town must promptly increase such rates, fees, and charges to an extent which will ensure the payments and accumulations required by the Bond Ordinance.

Flow of Funds. Immediately upon the issuance of the Bonds, all Gross Revenue then held by the Town will be credited to the Water Fund. Thereafter, the Town will credit to the Water Fund all Gross Revenue immediately upon receipt. The Town will pay from the Water Fund all Operation and Maintenance Expenses as they become due and payable. After such payment or the allocation of Gross Revenue to such payment, the Town will apply the Net Revenue in the following order of priority:

> FIRST, to the credit of the Bond Account, the amounts required by the Bond Ordinance entitled "Bond Account," and to the credit of any other account established for the payment of the principal of, premium if any, and interest on Parity Lien Obligations, the amounts required by the instruments authorizing or controlling the payment of such Parity Lien Obligations;

SECOND, to the credit of the Reserve Account, the amounts required by the Bond Ordinance to be deposited into such Reserve Account and used to prevent a default in the timely payment of the Bonds or any Parity Lien Obligations;

THIRD, to the payment and reimbursement of all amounts due in connection with the Reserve Surety Bond and any surety or similar reserve account contract for the Bonds or any Parity Lien Obligations;

FOURTH, to the credit of any other fund or account hereafter established for the payment of the principal of, premium, if any, and interest on Subordinate Securities, including any sinking fund, reserve fund, or similar fund or account established therefor, the amounts required by the ordinance or other enactment authorizing issuance of the Subordinate Securities; and

FIFTH, to the credit of any other fund or account as may be designated by the Town, to be used for any lawful purpose, any moneys remaining in the Water Fund after the payments and accumulations set forth in First through Fourth above.

Additional Bonds. The Bond Ordinance permits the issuance of Parity Lien Obligations and Subordinate Securities only. The test for the issuance of Parity Lien Obligations requires, among other things, that for any 12-month period during the 18-month period immediately preceding the date of issuance of such Parity Lien Obligations, the Net Revenue is sufficient to pay an amount equal to at least 110% of the sum of the Combined Maximum Annual Principal and Interest Requirements for the outstanding Bonds, outstanding Parity Lien Obligations, if any, and the Parity Lien Obligations proposed to be issued. See "APPENDIX A—SELECTED DEFINITIONS AND SUMMARY OF ORDINANCE PROVISIONS" appended hereto.

Protective Covenants and Additional Bonds. For a description of the various protective covenants set forth in the Bond Ordinance, as well as other provisions such as the test for the issuance of additional bonds, see "APPENDIX A—SELECTED DEFINITIONS AND SUMMARY OF ORDINANCE PROVISIONS" appended hereto.

Bond Ordinance Irrepealable. The Bond Ordinance provides that after the Bonds have been issued, the Bond Ordinance will be and remain a contract between the Town and the Owners of the Bonds and will be and remain irrepealable until all amounts due with respect to the Bonds will be fully paid, satisfied and discharged and all other obligations of the Town with respect to the Bonds will have been satisfied in the manner provided herein.

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Debt Service Coverage

The following table sets forth the annual coverage provided by Net Revenue for the payment of the Bonds and annual coverage for $4,171,877 * (which is the maximum annual debt service on the Bonds) which would have been provided by the Net Revenues on an historical basis. Other than the Bonds, when issued, the Town has had no water revenue bonds or similar long-term obligations outstanding during years indicated in the table. The Town has increased System rates to provide additional Net Revenues for debt service coverage. See "THE SYSTEM—System Financial Information." See "Table II—Debt Service Requirements on the Bonds" below for the debt service requirements for the Bonds. There can be no assurance that coverage factors in future years will remain at the levels shown below.

TABLE I
Debt Service Coverage

	2019	2020	2021	2022	2023 [1]
Charges for Services	$ 2,851,682	$ 3,427,297	$ 4,900,750	$ 5,857,782	$ 5,164,118 [5]
Other Revenues [2]	990,577	587,334	232,937	470,948	1,948,673
Capital Contributions	1,200,881	2,106,683	2,975,392	7,702,630 [6]	7,481,528 [6]
Total Revenues	5,043,140	6,121,314 [7]	8,109,079	14,031,360	14,594,319
Operation and Maintenance Expenses (and transfers)	8,189,187 [4]	2,948,798	4,176,365	4,317,357	5,144,672
Net Revenues	(3,146,047)	3,172,516	3,932,714	9,714,003	9,449,647
Contributed Water Shares [3]	6,000,000	1,512,500	18,579,000	27,754,600	-
Maximum Annual Debt Service for the Bonds	$ 4,171,877	$ 4,171,877	$ 4,171,877	$ 4,171,877	$ 4,171,877
Maximum Annual Coverage Factor for the Bonds	(0.74x)	0.76x	0.94x	2.33x	2.27x

[1] Figures are unaudited.
[2] Includes miscellaneous revenues and interest income.
[3] Contributed Water Shares are included as Capital Contributions in the audited financials and audit reports. However, for the purpose of revenue analysis, they are listed as a distinct and separate item, as they do not represent a cash transaction.
[4] 2019 Operations and Maintenance Expenses include a one-time purchase of $5,854,826 in water shares.
[5] The decrease in charges for service revenues in 2023 is a direct result of an abnormally wet spring. Precipitation totals during May – July in 2023 totaled 9.89 inches, compared to the average of 1.833 inches between 2020 and 2022. Charges for services include sales of potable and non-potable water, water permits, water leases, and water meter fees.
[6] The Town had a surge in development in 2022 and 2023, primarily in multi-family and commercial. These categories of users have larger taps, which are more expensive, resulting in large increases in tap revenues. It is important to note that these categories of users do not typically have the same irrigation demands as single-family homes, which results in disproportionate growth when compared to tap fees and user charges.
[7] There were additional grant revenues of $298,500 recognized in 2020 that were not included in this table, but are included in the 2020 audit. Such revenues were eliminated from this table as they were one-time, restricted use revenues.
[8] Other revenues have increased in 2023 primarily as a result of increases in the interest rates.
Source: Town of Johnstown Finance Department and the Underwriter

* Preliminary; subject to change.

Debt Service Requirements

Set forth in the following table is the debt service requirements for the Bonds. See the cover page of this Official Statement for the actual interest rates for each maturity of the Bonds.

TABLE II
Debt Service Requirements on the Bonds

Year *	Principal *	Interest	Annual Total
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
Total			

[BOND INSURANCE

Set forth below is a brief summary of certain information concerning the Bond Insurer and the terms of the Insurance Policy. Information with respect to the Bond Insurer and the Insurance Policy has been supplied to the Town by the Bond Insurer. The following discussion does not purport to be complete and is qualified in its entirety by reference to the Insurance Policy.]

INVESTMENT CONSIDERATIONS

THE PURCHASE OF THE BONDS IS SUBJECT TO CERTAIN RISKS. EACH PROSPECTIVE INVESTOR IN THE BONDS IS ENCOURAGED TO READ THIS OFFICIAL STATEMENT IN ITS ENTIRETY. PARTICULAR ATTENTION SHOULD BE GIVEN TO THE FACTORS DESCRIBED BELOW WHICH, AMONG OTHERS, COULD AFFECT THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS, AND COULD ALSO AFFECT THE MARKET PRICE OF THE BONDS TO AN EXTENT THAT CANNOT BE DETERMINED.

Limited Obligations

The Bonds do not constitute a lien upon any real or personal property of the Town. Rather, the Bonds constitute an irrevocable but nonexclusive first lien upon the Net Revenue and the moneys on deposit from time to time in certain accounts of the Water Fund. Therefore, the payment of the principal of, premium if any, and interest on the Bonds is dependent on the Town's receipt of revenues in connection with the operation of the System. See "THE SYSTEM." Bondholders may not look to any general or other revenues of the Town, including without limitation the proceeds of ad valorem taxes, for the payment of the principal of, premium if any, and interest on the Bonds, and the Bonds do not constitute a debt or an indebtedness of the Town within the meaning of the Charter or any constitutional provision or limitation, nor will they be considered or held to be general obligations of the Town.

Reliance on Tap Fees

Tap fees comprised between 23.81% and 51.26% of total System revenues in calendar years 2019 through 2023. Tap fees are one-time charges imposed on or about the time of issuance of a building permit and the receipt of such revenues is dependent upon, among other things, future development within the Town. A significant decrease in tap fees could require the Town to increase its System rates and charges to generate amounts sufficient to meet its debt service requirements and the additional amounts required by the Bond Ordinance. Also see "THE SYSTEM—System Financial Information."

Environmental and Other Regulations

The operation of the System, including the administration of its sources of supply, is subject to substantial environmental protection and other regulations under federal, state and local laws. Due to the ever-changing environmental regulatory environment, there can be no assurance that new laws and regulations or new interpretations of existing laws and regulations will not frustrate or delay otherwise feasible projects or result in increased capital and operating expenses for the System.

Future Changes in Laws

In addition to the various federal, state and local laws that apply to the operation of, and liability relating to, the operation of water systems (see "—Environmental and Other Regulations" above), various Colorado and federal laws and regulations also apply to the obligations created by the issuance of the Bonds. There can be no assurance that there will not be changes in interpretation of, or additions to, the applicable laws and regulations which would have a material adverse effect, directly or indirectly, on the operation of the System or the Enterprise, or on the general affairs of the Town.

Secondary Market

There is no guarantee that a secondary trading market will develop for the Bonds. Consequently, prospective bond purchasers should be prepared to hold their Bonds to maturity or prior redemption.

Subject to applicable securities laws and prevailing market conditions, the Underwriter intends but is not obligated to make a market in the Bonds.

Enforceability of Bondholders' Remedies Upon Default

In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, remedies available to registered owners and Beneficial Owners of the Bonds may have to be enforced from year to year. Moreover, there is no bond trustee or similar person or entity to monitor or enforce the provisions of the Bond Ordinance on behalf of the registered owners and Beneficial Owners of the Bonds, and therefore such registered owners and Beneficial Owners of the Bonds should be prepared to enforce such provisions themselves if the need to do so ever arises.

The remedies available to the owners of the Bonds upon a default are in many respects dependent upon judicial action, which is often subject to discretion and delay under existing constitutional law, statutory law and judicial decisions, including specifically the federal bankruptcy code. The legal opinions to be delivered concurrently with delivery of the Bonds will be qualified as to enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization and insolvency or other similar laws affecting the rights of creditors generally, now or hereafter in effect; to usual equity principles which may limit the specific enforcement under state law of certain remedies; to the exercise by the United States of America of the powers delegated to it by the federal constitution; and to the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the state and its governmental bodies in the interest of serving an important public purpose.

Factors that May Cause Insufficiency of Expected Revenues

The generation of Net Revenues is dependent upon several factors outside the Town's control, such as the economy, collection of fees, continued growth (or lack thereof) and changes in law. It is impossible to predict whether current economic conditions will continue, better or worsen, or to predict how future conditions will affect the operation of the System or the Enterprise's finances in general. The following factors, among others, may impact the generation of Net Revenues in the future.

General. Payment of the Bonds is dependent upon the generation of sufficient Net Revenues of the System. If the System becomes inoperable due to damage, destruction, environmental or governmental restriction or for any other reason, if the System should lack raw water or lack treatable water due to contamination, lack of adequate supply to serve existing customers due to drought or for any other reason, if the System has inadequate storage or transmission facilities, if the Town is unable to increase rates and charges for any reason or if the Enterprise incurs unanticipated expenses or reduced revenues due to power rate increases or for any other reason, the Town may be unable to generate adequate revenues from the System to pay debt service on the Bonds. No assurance can be made that the generation of Net Revenues from the System will be sufficient to pay debt service on the Bonds, even in observation of the rate maintenance covenant provided in the Bond Ordinance. See "THE BONDS—Security for the Bonds—*Rate Maintenance Covenant*."

Annexations and Town Growth. Annexations are encouraged in the Town for the areas that are within the Town's Growth Management Area. While the Town is approximately 15 square miles, the Town's Growth Management Area is approximately 48 square miles allowing for substantial growth and development in the short- and long-term time frames. The Town has boundary agreements with most of its neighboring communities that help to ensure (but not guarantee) that the respective long-term growth boundaries are preserved and respected. While tax-exempt lands do exist within the community, they are not exempt from utility fees and services which will ensure repayment of the debt issuance for these

projects. Furthermore, those tax-exempt entities represent approximately 5% of the total land in the incorporated area of the Town. Consequently, they do not financially burden the Town from revenue when compared to the expenditures and services expected by the community. The Town has a development and business friendly environment working collaboratively with development to create meaningful communities that serve both the citizens and the regional commerce.

Potable Water Quality, Sanitary Wastewater and Environmental Requirements. The System is subject to numerous federal and State regulatory requirements. Those regulations are subject to change at any time. Public drinking water and sanitary sewerage systems like the System are regulated by the Environmental Protection Agency (the "EPA") through the Colorado Department of Public Health and Environment ("CDPHE"), which has the authority to enforce drinking water quality standards and issue and regulate sanitary sewage discharge permits. Water rights and the use of ground water by the Town are regulated by the Colorado State Engineer's office and changes in their regulations could affect the Town's ability to deliver water. Water quality standards imposed by the federal government or the State may affect the water available to the Town. Further, implementation of those standards or enforcement by the EPA and/or CDPHE could result in increased costs associated with the Town's production, storage, treatment or distribution operations or require significant capital expenditures. Failure to comply with regulatory changes, or the inability to comply with them in a timely manner, could cause portions of the System to become unavailable. Additional risks include the use of hazardous materials in the water treatment process and the disposal of such materials, the occurrence of upstream events that could cause contamination of the Town's water sources, or other factors that may cause a disruption of the Town's services. Any disruption of service or increases in costs may reduce the amount of Net Revenue available to pay debt service on the Bonds, subject to the requirement that the Town must subsequently raise rates if necessary to satisfy the rate maintenance covenant in the Bond Resolution.

The EPA is working to implement new regulations to establish nationwide drinking water quality standards. On April 10, 2024, the EPA announced the finalized National Primary Drinking Water Regulation establishing legally enforceable levels called Maximum Contaminant Levels ("MCLs") for certain Per-and Polyfluoroalkyl Substances ("PFAS") in drinking water. The new rules prevent companies from starting or resuming the manufacture or processing of numerous PFAS without a complete EPA review and risk determination. The EPA also finalized health-based, non-enforceable Maximum Contaminant Level Goals ("MCLGs") for certain PFAS. Under the new regulations, public water systems must monitor for certain PFAS and have three years (by 2027) to complete initial monitoring, with ongoing compliance monitoring required thereafter. Water systems must also provide the public with information on the levels of PFAS in their drinking water beginning in 2027 and have five years (by 2029) to implement solutions that reduce PFAS if monitoring shows that drinking water levels exceed the MCLs. Although the Town does not currently have reason to suspect the occurrence of problematic levels of PFAS in its drinking water, the System will be subject to, and will need to comply with, the new regulations. ***[Please confirm]***

Drought. The amount of available water depends on many factors, including water quality, economics, delivery system restrictions, aquifer depletion, and maintenance of adequate carry-over storage for droughts. As with all other water providers, the District's water supply is subject to environmental conditions resulting from the semi-arid climate of the State, and the water supply is impacted by drought from time to time. Drought conditions may have an impact on the System's ground water supply, which could potentially cause a materially adverse impact on water sales. Customer behavior may also impact water sales. Regardless of current conditions, customers may continue to use less water each year in response to previous droughts, water restrictions, indoor conservation/efficiency and increased water rates. In addition, the amount of water available for use under water rights owned by the District may be limited by the operation of the State's administration system.

Fluctuations in Water Revenues. Fluctuations in water revenues can be exacerbated by the fixed nature of the Water System's costs as the fixed cost of providing water does not vary considerably when the amount of water delivered to customers varies. The inconsistency between a fixed cost structure and a variable revenue structure causes annual budgeting and financial instability and uncertainty. It is not possible to predict what impacts, if any, such inconsistency might have on future System revenues.

Delay in Collection of Unpaid Amounts. The Town has the authority to enforce payment of its rates and charges through a number of means. The Town may certify unpaid fees and charges to the County treasurer for collection in the same manner as taxes, and the Town itself may foreclosure upon liens on the real property of delinquent ratepayers. Both methods of collection from delinquent ratepayers can result in delayed collection of unpaid amounts. The statutory certification process for unpaid fees and charges is a simple process for the Town, but relies on the County treasurer collection process, which can be time-consuming. Proceeds realized from either process, if any, may not be sufficient to cover the delinquent rates and charges. Liens are used as a last resort, as the Town is very aggressive in its collection of unpaid debt. Historically, the percentage of collected fees and charges, in relation to total Town revenue, has averaged approximately [99]%.

Constitutional Limitations on Enterprises. The Town has concluded that its System presently qualifies as an "enterprise" under TABOR. If the System should fail at some time in the future to qualify as an enterprise for purposes of TABOR, the System would become subject to the limitations of TABOR, including, without limitation, the spending limits contained in TABOR. See "APPENDIX D—THE TOWN—Constitutional Amendment Limiting Taxes and Spending." If the Town fails to maintain the enterprise status of the System, that event will not adversely affect the validity or enforceability of the Bonds, but may affect the Town's ability to collect Net Revenue in an amount sufficient to pay debt service.

THE SYSTEM

The Enterprise

The Enterprise is responsible for the management of the System. The Enterprise was established by Resolution No. 5-94. The Council serves as the governing body of the Enterprise, and the officers of the Council and of the Town serve as officers and the governing body of the Enterprise. Powers of the Enterprise include, but are not limited to, the power to issue revenue bonds in the manner in which Town revenue bonds may be issued without voter approval in advance and to pledge any revenues of the System to the payment of such revenue bonds. The Town is to continue to own the assets of the System, acquire and convey properties constituting part of the System, employ and discharge the officers, managers and employees of the System, keep books and records relating to the System, invest and manage funds, budget and appropriate revenues and expenditures relating to the System, fix, adjust and collect water rates, fees, tolls and charges and tap fees, and prescribe rules and regulations relating to the System.

The performance of the obligations of the Enterprise under the Bond Ordinance is not subject to the limitations of TABOR so long as the Enterprise continues to qualify as an "enterprise" under TABOR. According to Bond Counsel, if the System is disqualified as an enterprise under TABOR, (i) the Town may continue to impose and increase fees, rates, and charges of the System without voter approval but subject, however, to the refund requirements of TABOR; (ii) all Net Revenues used to pay debt service on the Bonds will be excluded from the refund requirements of TABOR; and (iii) if the Town is required to reduce spending in order to comply with its fiscal year spending limit under TABOR, the Town will first be required to reduce spending for purposes for which it does not have an obligation under law or by contract prior to reducing spending required to comply with the other covenants contained in the Bond Ordinance. See "APPENDIX D—THE TOWN—Constitutional Amendment Limiting Taxes and Spending" for a discussion of the TABOR amendment.

To accommodate new growth, the Town began a series of System capital improvement projects in 2022. Bond proceeds will be used to finance a portion of additional System improvements. See "THE BONDS—Application of Bond Proceeds—*The Project*." To ensure adequate revenues are available to pay for such capital improvements to the System (including the payment of debt service on the Bonds), the Council approved annual rate increases across the System pursuant to Resolution No. 2023-48. The initial increase became effective as of February 1, 2024, with additional increases becoming effective every January 1 through January 1, 2028. Additional amendments to System rates for water meters and to implement the West Water Storage Tank Fee were implemented pursuant to Resolution No. 2024-19, effective as of May 1, 2024. See also "SYSTEM FINANCIAL INFORMATION—Water Fund Revenues—Water Rates and Tap Fee Policy."

System Management

The management of the System is provided by the Town's Utilities Department, with guidance from the Town Manager's Office and review and approval by the Council. The following individuals are the principal Town officials responsible for System management.

Director of Utilities. The responsibilities of the Town Utilities Director include, but are not limited to, all aspects of operations and infrastructure needed to provide high quality water and wastewater services to the community. The Utilities Director manages operations for the WTP, two wastewater treatment facilities, sewer collection, and water distribution, and oversees the production of five direct reports and 19 staff members.

Ellen Hilbig was hired as the Utilities Director in October 2021. Ms. Hilbig graduated from Colorado State University in 2011 with a Bachelor of Science degree in the field of Environmental Engineering. After graduation, she found employment with Schlumberger in the oilfields, which allowed her to experience many different cultures and places: Tumen, Russia; Abu Dabhi, UAE; Shreveport, Louisiana; Houston, Texas; and Bakersfield, California. Her position required her to manage onsite cement operations including operations staff, pumping, and conveyance equipment. Ms. Hilbig returned to Colorado in 2014 and accepted her first municipal job as the City Engineer for Delta, Colorado. The position provided an intensive introduction to developing programs and capital projects for municipal services, including water and sewer management to streets maintenance. In 2017, she moved to Northern Colorado to begin a new engineering job with the City of Longmont, Colorado where she specialized in development review and capital projects for streets, drainage, and trails. In 2021, she accepted the Deputy Public Works Director position with the Town of Johnstown, Colorado, which soon evolved into the role of Utilities Director position.

Water Treatment Superintendent. The responsibilities of the Water Treatment Superintendent include, but are not limited to: serving as the Town's water treatment system Operator Responsible in Charge (ORC) per State permit CO0162418; managing treatment plant operations and improvement projects; providing operator perspective on the new plant expansion; and supervising the daily workload of a team of four other System operators.

John Ferguson was hired as the Water Treatment Superintendent in April 2023. Mr. Ferguson graduated from the University of Northern Colorado in 1995 with a Bachelor of Arts degree in Math. He obtained and has maintained his Water Treatment A certification from the State in 2017 as well as his Water Distribution 4 certification in 2018. Prior to his work with the Town, Mr. Ferguson started his water treatment career at Castle Pines Metropolitan District in 2009, maintaining two ground water treatment plants with a total capacity of 3 MGD. He continued his career with the Town of Castle Rock, Colorado, starting in 2013 and progressed his leadership to a WTP Operator Supervisor, managing seven System

operators for an Advanced Treatment Plant (pre- and post-ozone oxidation, biological filtration, granular activated carbon, and UV treatment) and five ground water plants.

Collection and Distribution Superintendent. The responsibilities of the Collection and Distribution Superintendent include, but are not limited to: serving as the Town's water distribution system Operator Responsible in Charge (ORC) per State permit CO0162418; managing distribution system operations and improvement projects; providing operator perspective on new construction; and supervising the daily workload of a team of five other System operators.

Tyler Carpenter was hired as the Collection and Distribution Superintendent in August 2022. Mr. Carpenter graduated from Arvada West High School in 2010. He obtained and has maintained his Water Distribution 4 from the State of Colorado in 2017, as well as his Water Treatment Level D certification in 2022. He started his water distribution career at the City of Arvada in 2013 where he made the switch from parks operations to water distribution. Mr. Carpenter progressed his career with Arvada into a leadership Water Operations Foreman position, managing eight operators and handling day-to-day operations and maintenance of the water distribution system, including meter installation, water break repair, construction inspection and locates.

Employees and Staffing. The Town currently employs approximately 11.5 full time equivalent employees in the Water Fund, per the adopted 2024 budget.

Existing Water Facilities

The following provides a description of the existing service area, treatment facilities, distribution lines, and storage capacity of the System's water facilities. The System is currently operating in compliance with all applicable laws, rules, and regulations.

Service Area. The System currently serves an area encompassing approximately 48 square miles in size (the "Service Area"). The Service Area generally encompasses an area bordered on the north along U.S. Route 34, on the south along WCR 40, on the west along Interstate 25, and on the east along WCR 19. The Service Area is located both within and outside of the boundaries of the Town, in an area identified as the Town's Growth Management Area. As parcels annex within the Growth Management Area, they are required to connect into the Town's water and sewer utility network.

Water Rights. The System's potable water supply is currently served from the Home Supply Ditch, as well as through emergency interconnects with Central Weld County Water District, Little Thompson Water District, and the City of Greeley, Colorado. In 2024, the Town is using 226.75 Consolidated Home Supply Ditch and Reservoir Company ("CHSDRC") shares, 3.33 Big Thompson Ditch and Manufacturing ("BTDMC") shares with no seasonal limitation, 1.6 BTDMC shares that are limited to use prior to noon on July 14th, and 1.89 cubic feet per second ("cfs") of Big Thompson River Priority No. 1 ("Priority No. 1") water in its potable system. With respect to non-potable water, the System is using 3 cfs of Priority No. 1 water from the Reorganized Farmers Ditch, 0.25 Reorganized Farmers Ditch shares, 4.695 cfs of Priority No. 1 from the Consolidated Hillsborough Ditch, and 41 shares of CHSDRC stock.

Reservoirs serving the System include: (i) Johnstown Reservoir (total capacity of 430.29 acre-feet), with water rights delivered to this reservoir under the CHSDRC system and directly pumped to the WTP; (ii) Chapman Reservoir (total usable capacity of 440 acre-feet under Johnstown's 7/9ths interest), with water rights filled under the CHSDRC system (the System may store any of its water rights carried under the CHSDRC system in this reservoir); (iii) Lon Hagler Reservoir (total usable capacity of up to 1,389 acre-feet of raw water under the System's 694.5 CHSDRC shares when all such shares are changed to municipal use as noted below); (iv) Mariano Reservoir (total usable capacity of up to 1,389 acre-feet); and (v) Lone

Tree Reservoir (total usable capacity of up to 2,778 acre-feet of raw water under its 694.5 CHSDRC shares when all such shares are changed to municipal use), with water delivered to this reservoir able to be directly pumped to the WTP. Based on the annual averages from the previous five years, the System is currently capable of serving more than 14,300 taps.

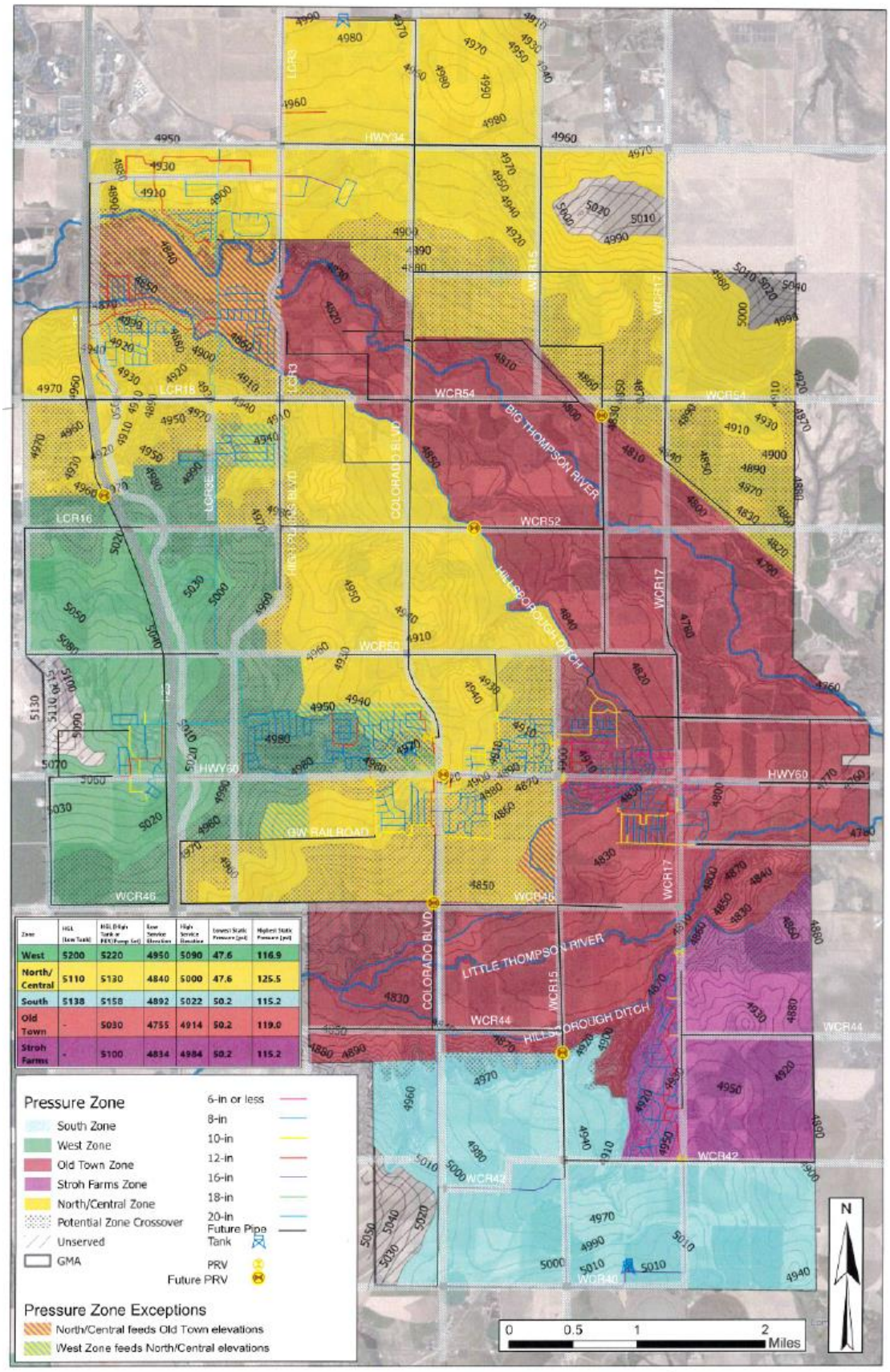
The CHSDRC owns Lon Hagler Reservoir, Mariano Reservoir, and Lone Tree Reservoir, which store water under their own water rights for use by CHSDRC shareholders. Water stored in Lone Tree Reservoir can be released directly back to the Home Supply Ditch system, while water stored in Lon Hagler Reservoir and Mariano Reservoir must be released to the Big Thompson River and exchanged back to the Home Supply Ditch headgate. Water diverted for the System can be delivered to the WTP by way of a pipeline from Lone Tree Reservoir, or from delivery to Johnstown Reservoir, off of the Home Supply ditch. Any water rights other than CHSDRC shares delivered through their system are subject to a 50% carriage charge, which means that only 50% of the water diverted under the subject water right is delivered to the owner.

The Town has changed the use of its water rights to Municipal use through the Water Court process. The System's use of its shares and water rights that have been included in a decreed change of use are subject to the replacement of historical return flows. The System replaces said return flows from wastewater treatment plant effluent, lawn irrigation return flows, and releases of fully consumable water from Mariano Reservoir and the Thompson River Ranch pipeline.

Water Storage Capacity. The System currently features two treated water storage tanks, with a total storage capacity of 2.094 billion gallons per year. With the new plant expansion (see "THE BONDS—Application of Bond Proceeds—*The Project*"), the Town will repurpose two 0.75 MG ground storage tanks currently used for chlorine contact time at the WTP for additional storage.

Water Treatment Facilities. The System's existing water treatment plant (previously defined as the "WTP") has the current capacity to treat 6 MGD. To treat the raw water of the System, the WTP utilizes a Dissolved Air Flotation pretreatment process, followed by filter bed primary treatment with a seasonal granular activated carbon polishing step in the summer. The WTP is to be expanded as described under "THE BONDS—Application of Bond Proceeds—*The Project*."

Water Distribution Lines. There are approximately 125 miles of distribution lines in the water System, ranging in size from 6" to 30", and 13 miles of raw water transmission lines in the water System, ranging in size from 16" to 18". The water System features three pump stations, including two on the raw water system, located at the Lone Tree and Johnstown Reservoirs, and one distribution pump station located off WCR 17, south of Goldeneye Drive. There are five pressure zones based on elevation and east or west of each distribution pump that feeds the zone leaving the WTP. A map of the pressure zones follows.



Zone	HGL (low Tank)	HGL (High Tank or PRV/Pump Set)	Low Service Elevation	High Service Elevation	Lowest Static Pressure (psi)	Highest Static Pressure (psi)
West	5200	5220	4950	5090	47.6	116.9
North/ Central	5110	5130	4840	5000	47.6	125.5
South	5138	5158	4892	5022	50.2	115.2
Old Town	-	5030	4755	4914	50.2	119.0
Stroh Farms	-	5100	4834	4984	50.2	115.2

Based on the effluent leaving the WTP compared to the Town's monthly meter reads, the System experiences an annual leakage/loss rate of approximately 10%. This leakage is attributable to aging System components that require replacement, necessary System repairs, unmetered connections, failing meter reading infrastructure, fire use, and operational flushing.

System Capital Improvements and Long-Term Planning

The Town's December 2023 Capital Improvement Program (the "CIP") is a comprehensive, ten-year plan for capital investments in maintaining and enhancing public infrastructure. Included in the CIP is a list of all anticipated Town capital improvement projects and their estimated costs over the ten-year period, from 2024 through 2033. The CIP serves as a guide that provides recommendations and a framework for meeting current and future goals related to the physical assets owned by the Town, which currently includes its nine public buildings, 46 acres of parks and open space, 4.68 miles of trails, 102 lane miles of roadways, five bridges, two wastewater treatment plants, the sewer collection infrastructure, drainage infrastructure, the existing 6 MGD water treatment plant (previously defined as the "WTP"), and water system distribution infrastructure. Capital that is specific to the Water Fund includes the WTP, 125 miles of water distribution infrastructure, 13 miles of raw water transmission main, eight pressure regulating valves, two treated water storage tanks, two raw water pump stations, and one distribution pump station. Town-wide, the CIP recommends the funding of capital projects (including the Project financed with Bond proceeds), costing approximately $115,000,000 in 2024, and projects totaling approximately $411,000,000 through the balance of the ten-year period (through 2033). The majority of these recommended costs (approximately 70%) are in connection with capital improvements to the System and the Town's water and sewer infrastructure. In addition to the new water and sewer infrastructure, the remaining 30% of recommended costs are in connection with the enhancement and maintenance of assets the Town currently owns, in order to upgrade such assets and make them more efficient and less costly to operate. The implementation of the CIP may fluctuate between years due to the timing of projects and the availability of funding, and the CIP is updated annually in conjunction with the Town's budget process to ensure that the appropriate projects are undertaken. The Town has based its funding projections reflected in the CIP on the stability of its revenues and economy. Notwithstanding the foregoing, the Town will adjust its capital budget in any given year in accordance with the availability of funds to complete the recommended projects. See also "THE BONDS—Application of Bond Proceeds—*The Project*."

System Customer Information

The Town classified its water and wastewater customers as residential, commercial, and "other" (which includes hydrants and municipal properties). System customers are located both inside and outside Town boundaries. The following table provides the total System customers by classification.

TABLE III
System Customers by Classification

	System Customers	
	Inside	**Outside**
Residential	6,535	13
Commercial	278	3
Other (hydrant meters & municipal properties)	60	-
Total	6,873	16

[***please confirm the figures above include both water and wastewater customers***]

The ten largest customers of the System, in aggregate, accounted for approximately 4.13% of actual total service charge revenues during 2023 (unaudited). No single customer represented more than 0.62% of the services charged. The following table provides the ten largest customers of the System, based on the highest revenue generating properties in the System. This table does not provide the specific property owners, as the individual properties can be sold or transferred to new owners but would still be expected to have similar impacts on the System.

TABLE IV
2023 Largest Customers of the System

Customer	Water Consumption	Percent of Total Water Consumption	Total User Charge Revenue Collected	Percent of Total Service Charges Collected [1]
Weld Co School Dist – RE-5J	6,376,000	0.8%	$31,898	0.62%
Forestar Real Estate Group	5,200,000	0.7%	23,190	0.45
Graybul Johnstown LLC [2]	2,736,000	0.4%	22,761	0.44
Graybul Johnstown LLC [2]	2,600,000	0.3%	22,103	0.43
Graybul Johnstown LLC [2]	2,402,000	0.3%	21,287	0.41
Thompson River Parks & Rec	4,450,000	0.6%	19,149	0.37
Canyon Bakehouse LLC	4,240,000	0.6%	18,836	0.36
Rolling Hills Master	4,154,000	0.6%	18,484	0.36
Thompson School Dist R2-J	3,564,000	0.5%	17,891	0.35
Breeze Thru Car Wash EX	4,191,000	0.5%	17,649	0.34
Total	39,913,000	5.32%	$213,248	4.13%

[1] Based on total System revenues of $5,164,118.
[2] The Town has two hydrant meter customers whose usage falls within the list of the top ten users. They were not included in this table because they are not permanent users. One customer was Scott Contracting, Inc, with a quantity of 1,799,000 at a cost of $20,994.33 (0.41% of the total), and the other is RLW/SEMA, with a quantity of 1,604,000 at a cost of $18,718.68 (0.36% of the total).

Water Customer Information

The following tables provide the accounts served as of December 31, 2023 as compared to the year ended December 31, 2022, as well as an analysis of consumption by customer class for fiscal year 2023.

TABLE V
Water Accounts by Classification

	2022		2023	
Classification	Inside	Outside	Inside	Outside
Residential	5,822	15	6,320	14
Commercial	243	3	259	3
Industrial				
Other – Hydrant	53	--	53	--
Total	6,118	18	6,632	17

Source: Town of Johnstown Finance Department

TABLE VI
2023 Water Consumption by Customer Class

Customer Class	Water Consumption (Gallons)	Percent of Total Consumption	Total Revenues Collected	Percent of Total Billed
Residential	592,488,051	78%	$3,971,632	80%
Commercial	131,026,203	17	808,439	16
Other	39,416,000	5	195,993	4
Total	762,930,254	100%	$4,976,064	100%

SYSTEM FINANCIAL INFORMATION

Water Fund Revenues

The funds received from the collection of charges and fees attributable to the System are deposited, paid out, and applied only in the manner and form provided for the issuance of water revenue bonds for the Town, for the purpose of extending and improving the System. Such funds are known and established as the "Water Fund," but the Council may approve the application and crediting to such fund, available money derived from any other sources. Water Fund revenues are generally made up of charges for water services, including service fees as well as tap fees and other customer receipts. See Table VIII for a description of budgeted and current Water Fund revenues.

Water Tap Fees. Tap fees are a one-time fee that developers are charged to connect to the System. The tap fee is charged and paid for at the time of building permit issuance and is based on the current value and size of the tap into the System. The structure of each tap fee is composed of components that together reflect the equitable portion of the System impacted by new customers. As new customers connect to the System, they pay for the portion of the developed System they will use. In this way, current customers benefit from lower rates and increased reliability, while new customers pay their equitable share. Current customers do not pay tap fees.

Town staff members calculate all non-single family residential tap fees individually to ensure that the Town not only recovers the costs of providing access to the System, but to also ensure that customers are paying the appropriate tap fee for their building and its associated uses. Tap fee payments are required at the time that the building permit is issued. The obligation to pay the fees for water connections, until collected, constitutes a lien against the property. Tap fees represent the new customer's investment in the existing capacity of the System and expansion.

Water Rates and Tap Fee Policy. The Town's policy is to review and revise utility rates and tap fees to ensure that costs are recovered equitably. It is considered to be a best practice in the utilities industry to review, and when necessary, rebalance the rate and fees charged to ensure they are fair and equitable. In November 2023, Council approved increases to System user rates and tap fees following a rate study conducted by Raftelis, a third-party consultant. As part of the adopted rate study increases, on February 1, 2024, the base rate and the usage rate increased 30%. On January 1, 2025, and January 1, 2026, rates will increase each year by 30%, followed by a 5% increase at the beginning of 2027 and 2028.

In 2024, the raw water development fee increased 7.7% and water tap fees are scheduled to rise 3% each year through 2028. The following tables present the current rates and charges adopted by the Council in December 2023, effective as of February 1, 2024.

Water Meters

	Meter Cost [1]
5/8”	$ 475
3/4”	505
1”	695
1.5”	1,165
2.0	1,660
2.5” ≤	To be individually calculated
Meter Testing Fee	100

[1] Meter yokes, meter pits, meter domes, including lid and inner lid are the responsibility of the contractor. All items must be listed on the approved material list.

Water Tap Fees

Potable Water Tap Fee—Water Meter Size-In Town Rates

Tap Size	2024	2025	2026	2027
≤ 3/4”	$ 7,116	$ 7,329	$ 7,549	$ 7,776
1”	12,097	12,460	12,834	13,219
1.5”	23,482	24,186	24,912	25,659
2”	37,714	38,845	40,011	41,211
3”	83,255	85,753	88,325	90,975
4”	149,432	153,915	158,532	163,288
6”	308,116	317,359	326,880	336,687
8”	663,907	683,824	704,339	725,469
10”	996,216	1,026,102	1,056,886	1,088,592

Water Tap Fees

Potable Water Tap Fee—Water Meter Size-Out of Town Rates

Tap Size	2024	2025	2026	2027
≤ 3/4”	10,674	10,994	11,324	11,664
1”	18,146	18,690	19,251	19,828
1.5”	35,223	36,280	37,368	38,489
2”	56,571	58,268	60,016	61,817
3”	124,883	128,629	132,488	136,462
4”	224,148	230,872	237,799	244,933
6”	462,174	476,039	490,320	505,030
8”	995,861	1,025,736	1,056,508	1,088,204
10”	1,494,324	1,539,154	1,585,328	1,632,888

Raw Water Development Fee

Meter Size	In-Town Rates	Out of Town Rates
≤ 3/4”	$ 6,291	$ 9,437
1”	10,693	16,040
1.5”	20,758	31,137
2”	33,338	50,007
3”	73,596	110,394
4”	132,095	198,143
6”	272,369	408,554
8”	586,882	880,323
10”	880,636	1,320,954

Water Service Charges
Water Usage Rates [1]
Residential – Single Family Equivalent – In Town

	2024	2025	2026	2027	2028
Base	$29.69	$38.60	$50.18	$52.68	$55.32
Volume Charge [2]					
Gallons					
0-5,000	3.69	4.80	6.24	6.55	6.88
5,001-10,000	4.24	5.51	7.17	7.52	7.90
10,001-15,000	5.09	6.62	8.60	9.03	9.48
15,001-20,000	6.37	8.28	10.77	11.30	11.87
20,001-25,000	7.96	10.35	13.45	14.13	14.83
≥25,000	9.95	12.94	16.82	17.66	18.54
Residential Multi Family					
Base (per dwelling unit)	14.84	19.29	25.08	26.33	27.65
0-100,000	4.13	5.37	6.98	7.33	7.70
100,000≤	6.29	8.18	10.63	11.16	11.72

Residential – Single Family Equivalent – Out of Town

Base	$44.54	$57.90	$75.26	$79.03	$82.98
Volume Charge [1]					
Gallons					
0-5,000	5.54	7.20	9.35	9.82	10.31
5,001-10,000	6.36	8.27	10.75	11.29	11.85
10,001-15,000	7.64	9.93	12.90	13.55	14.23
15,001-20,000	9.56	12.42	16.15	16.96	17.80
20,001-25,000	11.94	15.52	20.18	21.19	22.25
≥25,000	14.93	19.40	25.22	26.48	27.81
Residential Multi Family					
Base (per dwelling unit)	22.26	28.94	37.62	39.50	41.48
0-100,000	6.20	8.05	10.47	10.99	11.54
100,000≤	9.44	12.27	15.95	16.74	17.58

[1] Water Base and Usage Rates as of February 1, 2024 and January 1 of 2025 to 2028.
[2] Volume charge is per thousand gallons.

Water Service Charges
Non-Residential/Commercial/Industrial – In Town

Base By Meter Size	2024	2025	2026	2027	2028
Commercial 5/8”	$ 29.69	$ 38.60	$ 50.18	$52.68	$ 55.32
Commercial 1”	50.48	65.62	85.31	89.58	94.06
Commercial 1.5”	98.01	127.41	165.64	173.92	182.61
Commercial 2”	157.39	204.61	265.99	279.29	293.25
Commercial 3”	347.44	451.67	587.17	616.53	647.36
Commercial 4”	623.62	810.71	1,053.92	1,106.61	1,161.94
Commercial 6”	1,285.73	1,671.45	2,172.88	2,281.53	2,395.60
Commercial 8”	2,770.41	3,601.53	4,681.99	4,916.09	5,161.89
Commercial 10”	4,157.09	5,404.22	7,025.49	7,376.76	7,745.60
Usage Per 1,000 Gallons					
Commercial 5/8”	$6.57	$8.54	$11.10	$11.66	$12.24
Commercial 1”	6.57	8.54	11.10	11.66	12.24
Commercial 1.5”	6.57	8.54	11.10	11.66	12.24
Commercial 2”	6.57	8.54	11.10	11.66	12.24
Commercial 3”	6.57	8.54	11.10	11.66	12.24
Commercial 4”	6.57	8.54	11.10	11.66	12.24
Commercial 6”	6.57	8.54	11.10	11.66	12.24
Commercial 8”	6.57	8.54	11.10	11.66	12.24
Commercial 10”	6.57	8.54	11.10	11.66	12.24

Non-Residential/Commercial/Industrial – Out of Town

Base By Meter Size					
Commercial 5/8”	$ 44.54	$ 57.90	$ 75.26	$ 79.03	$ 82.98
Commercial 1”	75.72	98.44	127.97	134.37	141.08
Commercial 1.5”	147.02	191.12	248.46	260.88	273.92
Commercial 2”	236.09	306.91	398.98	418.93	439.88
Commercial 3”	521.16	677.51	880.76	924.80	971.04
Commercial 4”	935.43	1,216.06	1,580.88	1,659.92	1,742.92
Commercial 6”	1,928.60	2,507.17	3,259.33	3,422.29	3,593.41
Commercial 8”	4,155.61	5,402.29	7,022.98	7,374.13	7,742.84
Commercial 10”	6,235.64	8,106.33	10,538.23	11,065.15	11,618.40
Usage Per 1,000 Gallons					
Commercial 5/8”	$9.86	$12.81	$16.65	$17.48	$18.36
Commercial 1”	9.86	12.81	16.65	17.48	18.36
Commercial 1.5”	9.86	12.81	16.65	17.48	18.36
Commercial 2”	9.86	12.81	16.65	17.48	18.36
Commercial 3”	9.86	12.81	16.65	17.48	18.36
Commercial 4”	9.86	12.81	16.65	17.48	18.36
Commercial 6”	9.86	12.81	16.65	17.48	18.36
Commercial 8”	9.86	12.81	16.65	17.48	18.36
Commercial 10”	9.86	12.81	16.65	17.48	18.36

Water Service Charges
Raw Water Usage Per Thousand Gallons

2024	2025	2026	2027	2028
$2.42	$3.15	$4.09	$4.29	$4.51

Bulk Potable Water for Construction Per Thousand Gallons

15.17	19.72	25.64	26.92	28.27

The following provides a history of the System's water tap fee revenues.

TABLE VII
Water Tap Fee Revenues

Year	Taps Issued	Tap Fee Revenues Collected
2019	97	$ 580,095
2020	130	1,091,454
2021	194	1,601,574
2022	411	3,596,898
2023	472	3,235,764
2024 [1]	188	1,580,440

[1] Water Tap Fee revenue through May 31, 2024.

Billing and Collection. The water charges that are levied are billed monthly and are payable within 15 days after the date of the utility bill. Late fees are assessed (20) days after the date of the utility bill. If the deficiencies are not corrected, a penalty of $10 is added to the outstanding amount (as set forth in Resolution 2020-38 Adopting a Consolidated Fee Schedule). All water charges are a charge and lien upon the premises to which service is furnished from the date the same becomes due and until paid, and the owners of every building, premises, lot or house will be liable for all service taken from his or her premises, which lien and liability may be enforced by the Town by action at law or suit to enforce such lien. In case the tenant in possession of such premises or building pays the water charge, it will relieve his or her landlord from such obligation and lien, but the Town is not required to look to any person whatsoever other than the owner for the payment of service as provided. Further, if the charges are not paid by the owner or by the tenant, then and in that event the Town Clerk will notify in writing the County Treasurer and give him or her the legal description of the property and the amount of the charges due, which will be certified to the County Treasurer and added to the real estate taxes of the property owner.

In addition, the Town may discontinue water service to any premises as to which the service charges remain delinquent. The average monthly bill for a single-family resident within the Town in 2023 was $50.97, which was less than the average of $54.54 in 2022. The decrease in 2023 was the result of a particularly wet spring and summer, which resulted in decreased water demands during what is typically the high season for this utility. Except for 2023, the average water bill has been steadily increasing due to regular water rate increases each year. Historically, collections of billed System charges have been 0.99%.

Historical and Budgeted System Financial Information. The Town utilizes the enterprise fund concept for System accounting, an accounting concept appropriate for governmental entities with revenue generating operations. The Town has established a Water Fund to account for System revenues. All activities necessary to provide the System's services are accounted for in this fund, including but not limited to administration, operations, maintenance, financing and related debt service. Set forth below is a five-year comparative statement of Water Fund revenues and expenses.

TABLE VIII
Water Fund
Comparative Statement of Revenues, Expenses and Changes in Net Position

	2018	2019	2020	2021	2022
Operating Revenues:					
Charges for Services	$ 2,933,688	$ 2,851,682	$ 3,427,297	$ 4,900,750	$ 5,857,782
Miscellaneous	831,868	428,406	372,344	217,810	254,371
Total Operating Revenue	3,765,556	3,280,088	3,799,641	5,118,560	6,112,153
Operating Expenses:					
Administration	216,058	6,196,252	194,215	202,862	232,318
Operations	1,239,251	1,747,519	2,298,152	3,518,714	3,567,015
Depreciation	338,800	350,416	356,431	434,789	518,024
Total Operating Expenses	1,794,109	8,294,187	2,848,798	4,156,365	4,317,357
Operating Income	1,971,447	(5,014,099)	950,843	962,195	1,794,796
Non-Operating Revenues (Expenses):					
Interest Income	294,696	562,171	214,990	15,127	216,577
Grant Income	--	--	298,500	--	--
Total Non-Operating Revenues (Expenses)	294,696	562,171	513,490	15,127	216,577
Income (Loss) Before Contributions and Transfers	2,266,143	(4,451,928)	1,464,333	977,322	2,011,373
Capital Contributions [1]	1,452,449	7,200,881	3,619,183	21,554,392	35,457,230
Transfers In/Out	121,416	105,000	(100,000)	(20,000)	--
Net Income	3,840,008	2,853,953	4,983,516	22,511,714	37,468,603
Net Position, Beginning as Previously Reported	--	35,901,451	--	48,634,920	80,946,634
Prior Period Adjustment	--	4,896,000 [2]	--	9,800,000 [3]	21,201,375 [4]
Net Position Beginning, as restated	32,061,443	40,797,451	43,651,404	58,434,920	102,148,009
Net Position Ending	$35,901,451	$43,651,404	$48,634,920	$80,946,634	$139,616,612

[1] Represents Tap Fees.
[2] Prior period adjustment as a result of water share contributions.
[3] Prior period adjustment as a result of water share contributions.
[4] Prior period adjustment as a result of water share contributions.
Source: Town of Johnstown Finance Department

Set forth hereafter is a comparative summary of the 2023 and 2024 Water Fund budgets and the 2024 year to date unaudited actual financials.

TABLE IX
Water Fund Budget Summary

	2023 Budget (as adopted)	2023 Year to date actuals (unaudited) [1]	2024 Budget (as adopted) [2]	2024 Year to date actuals (unaudited) [3]
Beginning Fund Balance	$ 18,030,853	$ 18,030,853	$ 9,653,578	$23,133,505
Revenues:				
Charges for Services	4,555,000	4,641,200	5,935,000	2,173,607
Miscellaneous Revenue	15,000	36,750	20,000	258,953
Total Operating Revenue	4,570,000	4,677,950	5,955,000	2,432,559
Expenditures:				
Operations and Maintenance	4,600,650	4,185,615	4,689,550	1,904,461
Capital	37,017,280	16,129,397	39,277,500	3,354,103
Depreciation	970,000	544,200	994,200	346,032
Debt	--	--	--	--
Transfer Out	--	600,000	--	--
Total Operating Expenditures	42,587,930	21,459,212	44,961,250	5,604,596
Operating Income (Loss)	(38,017,930)	(16,781,262)	(39,006,250)	(3,172,037)
Non-Operating Revenues (Expenses):				
Tap Fees	1,357,605	2,700,000	1,397,933	1,580,440
Capital Investment Fees	1,147,945	2,350,000	1,100,925	1,359,512
Miscellaneous Revenues	70,611,500	2,623,987	52,516,000	7,999,763
Interest Expense	20,000	730,000	250,000	360,461
Bond Issuance	--	--	72,000,000	--
Total Non-Operating Revenues (Expenses)	73,137,050	8,403,987	127,264,858	11,300,176
Excess (Deficiency) of Revenues and Expenditures	35,119,120	(8,377,275)	88,258,608	8,128,140
Ending Fund Balance [4]	$46,247,113	$ 9,653,578	$ 97,912,186	$31,261,645

[1] Unaudited year to date figures through December 31, 2023, which numbers may change during the audit process.
[2] The budget may be amended at any time after adopted. Accordingly, figures shown are subject to additional amendments.
[3] Unaudited year-to-date figures through May 31, 2024.
[4] Budget Fund Balance is presenting in cash and does not include assets.
Source: Town of Johnstown Finance Department

Outstanding Financial Obligations

As of the date of issuance, the Bonds will constitute the Town's only outstanding water revenue obligations. The Town provides for the operation of certain of its additional services, such as wastewater collection and treatment, as an enterprise which is not subject to the provisions of Article X, Section 20 (see "APPENDIX D—THE TOWN—Constitutional Amendment Limiting Taxes and Spending"). As of the date of this Official Statement, the Town's Sanitary Sewer Utility Enterprise Wastewater Revenue Bonds, Series 2021, are currently outstanding in the aggregate principal amount of $45,775,000 (the "Series 2021 Bonds"). The Series 2021 Bonds are payable from the net revenues of the Town's Sanitary Sewer Utility Enterprise and are not considered Parity Lien Obligations with the Bonds.

LEGAL MATTERS

Sovereign Immunity

The Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S. (the "Governmental Immunity Act"), provides that, with certain specified exceptions, sovereign immunity acts as a bar to any action against a public entity, such as the Town, for injuries which lie in tort or could lie in tort.

The Governmental Immunity Act provides that sovereign immunity is waived by a public entity for injuries occurring as a result of certain specified actions or conditions, including the operation of a non-emergency motor vehicle owned or leased by the public entity; the operation of any public hospital, correctional facility or jail; a dangerous condition of any public building; certain dangerous conditions of a public highway, road or street; and the operation and maintenance of any public water facility, gas facility, sanitation facility, electrical facility, power facility or swimming facility by such public entity.

In such instances the public entity may be liable for injuries arising from an act or omission of the public entity, or an act or omission of its public employees, which are not willful and wanton, and which occur during the performance of their duties and within the scope of their employment.

The maximum amounts that may be recovered under the Governmental Immunity Act, whether from one or more public entities and public employees, are as follows: (a) for any injury to one person in any single occurrence, the sum of $387,000 for claims accruing on or after January 1, 2018 and before January 1, 2022 or the sum of $424,000 for claims accruing on or after January 1, 2022 and after January 2026; and (b) for an injury to two or more persons in any single occurrence, the sum of $1,093,000 for claims accruing on or after January 1, 2018, and before January 1, 2022 (except in such instance, no single person may recover in excess of $387,000) or the sum of $1,195,000 for claims accruing on or after January 1, 2022 and before January 1, 2026 (except in such instance, no single person may recover in excess of $424,000). These amounts increase every four years pursuant to a formula based on the Denver-Boulder-Greeley Consumer Price Index, with the first such increase occurring on January 1, 2018. The governing board of a public entity may increase any maximum amount that may be recovered from the public entity for certain types of injuries. However, a public entity may not be held liable either directly or by indemnification for punitive or exemplary damages unless the applicable entity voluntarily pays such damages in accordance with State law.

Suits against both the Town and a public employee do not increase such maximum amounts which may be recovered. The Town may not be held liable either directly or by indemnification for punitive or exemplary damages. In the event that the Town is required to levy an ad valorem property tax to discharge a settlement or judgment, such tax may not exceed a total of 10 mills per annum for all outstanding settlements or judgments.

The Town may be subject to civil liability and damages including punitive or exemplary damages and it may not be able to claim sovereign immunity for actions founded upon various federal laws, or other actions filed in federal court. Examples of such civil liability include suits filed pursuant to 42 U.S.C. Section 1983 alleging the deprivation of federal constitutional or statutory rights of an individual. In addition, the Town may be enjoined from engaging in anti-competitive practices which violate the antitrust laws. However, the Governmental Immunity Act provides that it applies to any State court having jurisdiction over any claim brought pursuant to any federal law, if such action lies in tort or could lie in tort.

Pending and Threatened Litigation Involving the Town

The Town Attorney states that as of the date hereof, to the best of her knowledge, belief, and information, no litigation of any nature is now pending or threatened against the Town which, if determined adversely to the Town, would be expected to have a material adverse effect upon the Town's ability to comply with its obligations under the Bond Ordinance.

Legal Representation

Legal matters incidental to the authorization, issuance and delivery of the Bonds, and with respect to the treatment of interest thereon for purposes of federal and State of Colorado income taxation, are subject to the approval of validity by Kutak Rock LLP, as Bond Counsel. In addition, Kutak Rock LLP has been retained to advise the Town concerning, and has assisted the Town in the preparation of, this Official Statement. Certain procedural legal matters will be passed upon for the Town by the Law Office of Avi S. Rocklin, LLC as General Counsel to the Town.

The obligations of the Town under the Bond Ordinance are subject to the application of equitable principles, to the reasonable exercise in the future by the State of Colorado and its governmental bodies of the police power inherent in the sovereignty of the State of Colorado, and to exercise by the United States of America of the powers delegated to it by the federal Constitution including without limitation, bankruptcy powers.

The legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

TAX MATTERS

General Matters. ***[Kutak Rock to review]*** In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions, interest on the Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The opinions described in the preceding sentence assume the accuracy of certain representations and compliance by the Town with covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Bonds. Failure to comply with such requirements could cause interest on the Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. Bond Counsel has expressed no opinion regarding other federal tax consequences arising with respect to the Bonds. Interest on the Bonds may affect the federal alternative minimum tax imposed on certain corporations.

The accrual or receipt of interest on the Bonds may otherwise affect the federal income tax liability of the owners of the Bonds. The extent of these other tax consequences will depend upon such owner's particular tax status and other items of income or deduction. Bond Counsel has expressed no opinion regarding any such consequences.

Purchasers of the Bonds, particularly purchasers that are corporations (including S corporations, foreign corporations operating branches in the United States of America, and certain corporations subject to the alternative minimum tax imposed on corporations), property or casualty insurance companies, banks, thrifts or other financial institutions, certain recipients of social security or railroad retirement benefits, taxpayers entitled to claim the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan or taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, should consult their tax advisors as to the tax consequences of purchasing or owning the Bonds.

Bond Counsel is also of the opinion that, under existing State of Colorado statutes, the Bonds and the income therefrom are exempt from State of Colorado taxation, except inheritance, estate and transfer taxes. Bond Counsel has expressed no opinion regarding other tax consequences arising with respect to the Bonds under the laws of the State of Colorado or any other state or jurisdiction.

Original Issue Discount. The Bonds that have an original yield above their respective interest rates, as shown on the cover page of this Official Statement (collectively, the "Discount Bonds"), are being sold at an original issue discount. The difference between the initial public offering prices of such Discount Bonds and their stated amounts to be paid at maturity (excluding "qualified stated interest" within the meaning of Section 1.1273-1 of the Treasury Regulations) constitutes original issue discount treated in the same manner for federal income tax purposes as interest, as described above.

The amount of original issue discount that is treated as having accrued with respect to a Discount Bond is added to the cost basis of the owner of the certificate in determining, for federal income tax purposes, gain or loss upon disposition of such Discount Bond (including its sale, redemption or payment at maturity). Amounts received on disposition of such Discount Bond that are attributable to accrued or otherwise recognized original issue discount will be treated as tax-exempt interest, rather than as taxable gain, for federal income tax purposes.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discount Bond, on days that are determined by reference to the maturity date of such Discount Bond. The amount treated as original issue discount on such Discount Bond for a particular semiannual accrual period is equal to (a) the product of (i) the yield to maturity for such Discount Bond (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of such Discount Bond at the beginning of the particular accrual period if held by the original purchaser, less (b) the amount of any interest payable for such Discount Bond during the accrual period. The tax basis for purposes of the preceding sentence is determined by adding to the initial public offering price on such Discount Bond the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If such Discount Bond is sold between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

Owners of Discount Bonds should consult their tax advisors with respect to the determination and treatment of original issue discount accrued as of any date and with respect to the state and local tax consequences of owning a Discount Bond. Subsequent purchasers of Discount Bonds that purchase such

bonds for a price that is higher or lower than the "adjusted issue price" of the bonds at the time of purchase should consult their tax advisors as to the effect on the accrual of original issue discount.

Original Issue Premium. The Bonds that have an original yield below their respective interest rates, as shown on the cover of this Official Statement (collectively, the "Premium Bonds"), are being sold at a premium. An amount equal to the excess of the issue price of a Premium Bond over its stated redemption price at maturity constitutes premium on such Premium Bond. A purchaser of a Premium Bond must amortize any premium over such Premium Bond's term using constant yield principles, based on the purchaser's yield to maturity (or, in the case of Premium Bonds callable prior to their maturity, generally by amortizing the premium to the call date, based on the purchaser's yield to the call date and giving effect to any call premium). As premium is amortized, the amount of the amortization offsets a corresponding amount of interest for the period, and the purchaser's basis in such Premium Bond is reduced by a corresponding amount resulting in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes upon a sale or disposition of such Premium Bond prior to its maturity. Even though the purchaser's basis may be reduced, no federal income tax deduction is allowed. Purchasers of the Premium Bonds should consult their tax advisors with respect to the determination and treatment of premium for federal income tax purposes and with respect to the state and local tax consequences of owning a Premium Bond.

Backup Withholding. An owner of a Bond may be subject to backup withholding at the applicable rate determined by statute with respect to interest paid with respect to the Bonds if such owner fails to provide to any person required to collect such information pursuant to Section 6049 of the Code with such owner's taxpayer identification number, furnishes an incorrect taxpayer identification number, fails to report interest, dividends or other "reportable payments" (as defined in the Code) properly, or, under certain circumstances, fails to provide such persons with a certified statement, under penalty of perjury, that such owner is not subject to backup withholding.

Changes in Federal and State Tax Law. From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to under this heading "TAX MATTERS" or adversely affect the market value of the Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds or the market value thereof would be impacted thereby. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation, regulatory initiatives or litigation.

PROSPECTIVE PURCHASERS OF THE BONDS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE BONDS AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE BONDS.

MISCELLANEOUS

Ratings

S&P Global Ratings ("S&P") assigned its municipal bond ratings of "[__]" to the Bonds with the understanding that upon delivery of the Bonds, the policy insuring the payment when due of the principal of and interest on the Bonds will be issued by the Bond Insurer. In addition, S&P has assigned an underlying rating of "[__]" to the Bonds based upon its rating of the Bonds without regard to the delivery of the Policy. Such ratings reflect only the view of such rating agency. Any explanation of the significance of such ratings should be obtained from S&P at 55 Water Street, New York, New York, 10041.

Generally, the rating agency bases its ratings on the information and materials furnished to them and on investigations, studies and assumptions of their own. There is no assurance that such rating will continue for any given period of time or that such rating will not be revised downward or withdrawn entirely by the rating agency, if, in the judgment of such agency, circumstances so warrant. Any such downward revision or withdrawal of any rating may have an adverse effect on the market price of the Bonds.

Registration of Bonds

Registration or qualification of the offer and sale of the Bonds (as distinguished from registration of the ownership of the Bonds) is not required under the federal Securities Act of 1933, as amended, the Colorado Securities Act, as amended, pursuant to an exemption from registration provided in said act. THE TOWN ASSUMES NO RESPONSIBILITY FOR QUALIFICATION OR REGISTRATION OF THE BONDS FOR SALE UNDER THE SECURITIES LAWS OF ANY JURISDICTION IN WHICH THE BONDS MAY BE SOLD, ASSIGNED, PLEDGED, HYPOTHECATED OR OTHERWISE TRANSFERRED.

Undertaking to Provide Ongoing Disclosure

Pursuant to the requirements of Securities and Exchange Commission Rule 15c2-12 (17 CFR Part 240, § 240.15c2-12) (the "Rule"), the Town has agreed for the benefit of the holders of the Bonds to provide certain financial information, other operating data and notices of certain enumerated events to the Electronic Municipal Market Access facility ("EMMA") operated by the Municipal Securities Rulemaking Board ("MSRB") after the Bonds are executed and delivered. The form of the Town's Continuing Disclosure Undertaking (the "Undertaking") is attached as "APPENDIX C" to this Official Statement.

The Town previously entered into a continuing disclosure undertaking (the "Previous Undertaking") in connection with the issuance of the Series 2021 Bonds. ***[KR to review compliance]***

A failure by the Town to comply with the requirements of the Rule will not constitute an Event of Default under the authorizing resolution (although Bond owners will have any available remedy at law or in equity). Nevertheless, such a failure must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

Interest of Certain Persons Named in this Official Statement

The legal fees to be paid to Kutak Rock LLP are contingent upon the sale and delivery of the Bonds.

Underwriting

The Bonds are being sold by the Town at an underwriting discount of $_____ to the Underwriter pursuant to a purchase contract. See "THE BONDS—Application of Bond Proceeds." Expenses associated with the issuance of the Bonds are being paid by the Town from proceeds of the issue. The right of the Underwriter to receive compensation in connection with this issue is contingent upon the actual sale and delivery of the Bonds. The Underwriter have initially offered the Bonds to the public at the prices or yields set forth on the cover page of this Official Statement. Such prices or yields, as the case may be, may subsequently change without any requirement of prior notice. The Underwriter reserve the right to join with dealers and other investment banking firms in offering the Bonds to the public.

Independent Auditors

The basic financial statements of the Town as of and for the year ended December 31, 2023, included in this Official Statement, have been audited by Independent Auditors, John Cutler & Associates, LLC, Denver, Colorado, as stated in their report appearing therein. Such financial statements and auditor's opinion have been included without prior review or consent of the auditor.

Additional Information

Copies of statutes, ordinances, resolutions, opinions, contracts, agreements, financial and statistical data, and other related reports and documents described in this Official Statement are either publicly available or available upon request and the payment of a reasonable copying, mailing, and handling charge from the sources noted in Introduction.

Official Statement Certification

The preparation of this Official Statement and its distribution have been authorized by the Council. This Official Statement is hereby duly approved by the Council as of the date on the cover page hereof. This Official Statement is not to be construed as an agreement or contract between the Town and the purchasers or holders of any Bond.

TOWN OF JOHNSTOWN, COLORADO

By /s/_____
Mayor

APPENDIX A

SELECTED DEFINITIONS AND SUMMARY OF ORDINANCE PROVISIONS

APPENDIX B

AUDITED BASIC FINANCIAL STATEMENTS OF THE TOWN AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2022

APPENDIX C

FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (this "Undertaking") is executed and delivered, as of _____, 2024, by the Town of Johnstown, in Larimer and Weld Counties, Colorado, acting by and through its Water Utility Enterprise (the "Town"), in connection with the issuance of $_____ * aggregate principal amount of Water Revenue Bonds, Series 2024 (the "Bonds"). The Bonds are being issued pursuant to an Ordinance adopted by the Town Council of the Town prior to the issuance of the Bonds (the "Ordinance"). Capitalized terms used but not otherwise defined herein shall have the meanings assigned thereto in the Ordinance.

In consideration of the issuance of the Bonds by the Town and the purchase of such Bonds by the owners thereof, the Town hereby covenants and agrees as follows:

Section 1. Purpose of this Undertaking. This Undertaking is executed and delivered by the Town as of the date set forth below, for the benefit of the holders and owners (the "Bondholders") of the Bonds and in order to assist the Participating Underwriter (as defined below) in complying with the requirements of the Rule (as defined below).

Section 2. Definitions. The terms set forth below shall have the following meanings in this Undertaking, unless the context clearly otherwise requires.

"*Annual Financial Information*" means the financial information and operating data described in Exhibit I.

"*Annual Financial Information Disclosure*" means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as set forth in Section 4 hereof.

"*Audited Financial Statements*" means the audited consolidated financial statements of the Town, prepared pursuant to the standards and as described in Exhibit I.

"*Commission*" means the Securities and Exchange Commission.

"*Dissemination Agent*" means, initially the Town, or any successor agent designated as such in writing by the Town and which has filed with the Town a written acceptance of such designation, and such agent's successors and assigns.

"*EMMA*" means the Electronic Municipal Market Access facility for municipal securities disclosure of the MSRB.

"*Exchange Act*" means the Securities Exchange Act of 1934, as amended.

"*Financial Obligation*" means (i) a debt obligation; (ii) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii), except that "Financial Obligation" does not include municipal securities as to which a final official statement has been provided to the MSRB.

* Preliminary; subject to change.

"*Material Event*" means the occurrence of any of the events with respect to the Bonds set forth in Exhibit II.

"*Material Events Disclosure*" means dissemination of a notice of a Material Event as set forth in Section 6.

"*MSRB*" means the Municipal Securities Rulemaking Board.

"*Participating Underwriter*" means each broker, dealer or municipal securities dealer acting as an underwriter in any primary offering of the Bonds.

"*Prescribed Form*" means, with regard to the filing of Annual Financial Information, Audited Financial Statements and notices of Material Events with the MSRB at www.emma.msrb.org (or such other address or addresses as the MSRB may from time to time specify), such electronic format, accompanied by such identifying information, as shall have been prescribed by the MSRB and which shall be in effect on the date of filing of such information.

"*Rule*" means Rule 15c2-12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

"*State*" means the State of Colorado.

Section 3. CUSIP Number/Final Official Statement. The final CUSIP © for the Bonds is 479521 ___ [1]. The final Official Statement relating to the Bonds is dated _____, 2024 (the "Final Official Statement").

Section 4. Annual Financial Information Disclosure. Subject to Section 10 of this Undertaking, the Town hereby covenants that it will disseminate the Annual Financial Information and the Audited Financial Statements (in the form and by the dates set forth below and in Exhibit I) by the Town's delivery of such Annual Financial Information and Audited Financial Statements to the MSRB by September 30 following of the completion date of the Town's fiscal year.

The Town is required to deliver such information in Prescribed Form and by such time so that such entities receive the information by the dates specified.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the Town will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Undertaking, the Annual Financial Information for the year in which such amendment is made (or in any notice or supplement provided to the MSRB) shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

Section 5. Material Events Disclosure. Subject to Section 10 of this Undertaking, the Town hereby covenants that it will disseminate in a timely manner, not in excess of 10 Business Days after the occurrence of the event, Material Events Disclosure to the MSRB in Prescribed Form. Notwithstanding

© Copyright 2024 CUSIP Global Services. CUSIP is a registered trademark of the American Bankers Association. CUSIP Global Services is managed on behalf of the American Bankers Association by FactSet Research Systems Inc.

[1] The Town takes no responsibility for the accuracy of the CUSIP numbers, which are included solely for the convenience of owners of the Bonds.

the foregoing, notice of optional or unscheduled redemption of any Bonds need not be given under this Undertaking any earlier than the notice (if any) of such redemption is given to the owners of the Bonds pursuant to the Ordinance. From and after the Effective Date, the Town is required to deliver such Material Events Disclosure in the same manner as provided by Section 4 of this Undertaking.

Section 6. Duty to Update EMMA/MSRB. The Town shall determine, in the manner it deems appropriate, whether there has occurred a change in the MSRB's e-mail address or filing procedures and requirements under EMMA each time it is required to file information with the MSRB.

Section 7. Consequences of Failure of the Town to Provide Information. The Town shall give notice in a timely manner, not in excess of 10 Business Days after the occurrence of the event, to the MSRB in Prescribed Form of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the Town to comply with any provision of this Undertaking, the Bondholder of any Bond may seek specific performance by court order to cause the Town to comply with its obligations under this Undertaking. A default under this Undertaking shall not be deemed an Event of Default under the Ordinance or any other agreement, and the sole remedy under this Undertaking in the event of any failure of the Town to comply with this Undertaking shall be an action to compel performance.

Section 8. Amendments; Waiver. Notwithstanding any other provision of this Undertaking, the Town may amend this Undertaking, and any provision of this Undertaking may be waived, if:

(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Town or type of business conducted;

(ii) This Undertaking, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the Bondholders of the Bonds, as determined either by parties unaffiliated with the Town or the Town (such as the Paying Agent) or by an approving vote of the Bondholder Representative or of the Bondholders of the Bonds holding a majority of the aggregate principal amount of the Bonds (excluding Bonds held by or on behalf of the Town or its affiliates) at the time of the amendment, pursuant to the terms of the Ordinance; or

(iv) The amendment or waiver is otherwise permitted by the Rule.

Section 9. Termination of Agreement. The Agreement of the Town shall be terminated hereunder when the Town shall no longer have any legal liability under the terms of the Ordinance pursuant to the terms of the Ordinance for any obligation on or relating to the repayment of the Bonds. The Town shall give notice to the MSRB in a timely manner and in Prescribed Form if this Section is applicable.

Section 10. Dissemination Agent. The Dissemination Agent shall transmit all information delivered to it by the Town hereunder to the MSRB as provided in this Undertaking. The Town may, from time to time, appoint or engage a substitute Dissemination Agent to assist it in carrying out its obligations under this Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

Section 11. Additional Information. Nothing in this Undertaking shall be deemed to prevent the Town from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Material Event, in addition to that which is required by this Undertaking. If the Town chooses to include any information from any document or notice of occurrence of a Material Event in addition to that which is specifically required by this Undertaking, the Town shall not have any obligation under this Undertaking to update such information or include it in any future disclosure or notice of the occurrence of a Material Event.

Section 12. Beneficiaries. This Undertaking has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Undertaking shall inure solely to the benefit of the Town, the Dissemination Agent, if any, the Town, the Bondholder Representative and the Bondholders of the Bonds, and shall create no rights in any other person or entity.

Section 13. Recordkeeping. The Town shall maintain records of all Annual Financial Information Disclosure and Material Events Disclosure, including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

Section 14. Assignment. The Town shall not transfer its obligations under the Ordinance unless the transferee agrees to assume all obligations of the Town under this Undertaking or to execute a continuing disclosure agreement under the Rule.

Section 15. Governing Law. This Undertaking shall be governed by the laws of the State.

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EXHIBIT I

ANNUAL FINANCIAL INFORMATION AND TIMING AND AUDITED FINANCIAL STATEMENTS

"*Annual Financial Information*" means financial information and operating data exclusive of Audited Financial Statements as set forth below.

All or a portion of the Annual Financial Information and the Audited Financial Statements as set forth below may be included by reference to other documents which have been submitted to the MSRB or filed with the Commission, and such information need not be provided in the exact format as shown in the Final Official Statement. The Town shall clearly identify each such item of information included by reference.

Annual Financial Information will be provided to the MSRB by September 30 following the completion of the Town's fiscal year, commencing with the fiscal year ending December 31, 2023.

Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be provided to the MSRB within 10 Business Days after availability to the Town.

Audited Financial Statements will be prepared in accordance with generally accepted accounting principles in the United States as in effect from time to time.

If any change is made to the Annual Financial Information as permitted by Section 4 of the Agreement, including for this purpose a change made to the fiscal year-end of the Town, the Town will disseminate a notice to the MSRB of such change in Prescribed Form as required by such Section 4.

Tables to be updated annually:

20[__] Debt Service Coverage

Charges for Services	$
Other Revenues	
Capital Fees	
Total Revenues	
Operation and Maintenance Expenses	
Net Revenues	
Maximum Annual Debt Service for the Bonds	
Maximum Annual Coverage Factor for the Bonds	x

Water Accounts by Classification

Classification	20[__] Inside	20[__] Outside
Residential		
Commercial		
Other [1]		
Total		

[1] Including hydrants and municipal properties.

Water Tap Fee Revenues

Year	Taps Issued	Tap Fee Revenues Collected
20[__]		

20[__] Ten Largest Customers of the Water System

Customer	Water Consumption	Percent of Total Water Consumption [1]	Total User Charge Revenue Collected	Percent of Total Service Charges Collected [1]
			$	%

[1] Based on total Water System revenues of $_____.

EXHIBIT II

EVENTS WITH RESPECT TO THE BONDS FOR WHICH MATERIAL EVENTS DISCLOSURE IS REQUIRED

1. Principal and interest payment delinquencies
2. Nonpayment-related defaults, if material
3. Unscheduled draws on debt service reserves reflecting financial difficulties
4. Unscheduled draws on credit enhancements reflecting financial difficulties
5. Substitution of credit or liquidity providers, or their failure to perform
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security
7. Modifications to rights of security holders, if material
8. Bond calls, if material, and tender offers
9. Defeasances
10. Release, substitution or sale of property securing repayment of the securities, if material
11. Rating changes
12. Bankruptcy, insolvency, receivership or similar event of the Town*
13. The consummation of a merger, consolidation or acquisition involving the Town or the sale of all or substantially all of the assets of the Town, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material
14. Appointment of a successor or additional Paying Agent or the change of name of a Paying Agent, if material.
15. Incurrence of a Financial Obligation (as defined in Footnote 1 below) of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Town, any of which affect security holders, if material
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Town, any of which reflect financial difficulties.

*This event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Town in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Town, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Town.

[1] "Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into, in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

APPENDIX D

THE TOWN

The Town of Johnstown (the "Town") is located in Larimer and Weld Counties, along interstate I-25 approximately 50 miles north of Denver, 25 miles south of Fort Collins and bordering Loveland, Windsor, Milliken, Berthoud and Greeley. The Town encompasses approximately 15.534 square miles and has a current estimated population of 19,295. Incorporated as a municipal corporation in 1907, the Town became a home rule municipality in 2006 upon adoption of its Charter.

Town Powers

Pursuant to the Charter, the Town has the power of local self-government and home rule, as well as all municipal powers established by the constitution and laws of the State of Colorado. Among those powers, rights and liabilities specifically granted by the Charter are the following: perpetual succession; to own, possess and hold real and personal property; to succeed to all rights and liabilities, to acquire all benefits and to assume payment of all bonds, obligations and indebtedness of the Town; to sue and defend, plead and be impleaded in all courts and places and in all matters and proceedings; to purchase, receive, hold and enjoy, or sell and dispose of real and personal property; to acquire, hold and manage property outside Town limits by gift, lease or purchase for park or recreation purposes and to adopt rules, regulations and schedules of charges for the use of such property; and to have and use a common seal. Pursuant to Section 16.2 of the Charter, the Town has the power to fix from time to time such just and reasonable rates and other charges as may be deemed advisable for supplying the inhabitants of the Town and others with such public utility services as the Town may provide. In addition, the powers granted to municipalities by the constitution and laws of the State of Colorado include the powers relating to the assessment of property and the levy and collection of general taxes.

Governing Body

The Town operates under a council manager form of government whereby, except as otherwise provided by the Charter or statute, the Council exercises all powers conferred upon or possessed by the Town and has the power and authority to adopt such laws, ordinances and resolutions as it deems proper in the exercise thereof, and the Town Manager serves as the chief administrative officer of the Town government. The Council consists of seven members, six council members and the mayor, all of whom are elected from the Town at large. The mayor is the presiding officer of the Council and has an equal voice and vote in all proceedings of the Council, but has no veto power. The mayor *pro tem* is appointed from the Council membership to serve in the event of absence or disability of the mayor.

The Council effects its decisions through the passage of ordinances, resolutions or motions. Actions by resolution or motion pertain to matters required or permitted to be so done by the Charter or by state or federal law, or pertaining to the internal affairs or concern of the Town government. All legislative acts of the Council, and all acts carrying a penalty for violation, must be by ordinance.

Name/Office	Principal Occupation	Years of Service	Term Expires
Michael P. Duncan, Mayor	Industrial Security Analyst	--[1]	2028
Chad Young, Mayor Pro Tem	Funeral Director	26	2028
Damien Berg	Management	5	2028
Dee Anne Menzies	Retired Higher Education Administrator	--[2]	2028
Jesse Molinar Jr.	Firefighter	16	2026
Dianne Morris	Real Estate Agent	2	2026
Andrew Paranto	Electrical Engineer	1	2026

[1] Michael P. Duncan was sworn into office on April 15, 2024.
[2] Dee Anne Menzies was sworn into office on April 15, 2024.

Administration

The Council is responsible for providing policy direction for the Town and the adoption of ordinances, resolutions and motions regulating Town affairs. However, the day-to-day operations of the Town are conducted by Town staff members. Below is certain information on administrative and management personnel most directly involved in the management of the Town, their duties within the Town government and their background experience.

The Administration Department consists of the Town Manager, Deputy Town Manager and Executive Assistant. Together, they are responsible for managing and coordinating the day-to-day operations of the Town and for the enforcement of all policies, laws, and ordinances. The Administration Department implements the Council's goals and objectives and is responsible for the coordination of all municipal programs and services. In addition, the Town Manager makes recommendations to the Mayor and the Council as appropriate during Council meetings concerning current and future needs of the Town, without the right to vote.

The Town Manager is responsible for the preparation of the Town's annual budget. The budget reflects the expected revenue and projected expenses for the ensuing year. The Town Manager, in carrying out the responsibilities of fiscal planning and of other areas of Town government, has the authority to appoint the heads of the various departments and divisions.

Town Manager. The Town Manager is the chief administrative officer of the Town and is responsible to the Council for all Town affairs placed in his or her charge by the Charter or by law, including responsibility for the efficient operation of all administrative departments of the Town government with the exception of those under the direction of the Town Attorney and the municipal court. The Town Manager is further required to perform such other duties as requested by the Council.

Matthew S. LeCerf was appointed as Town Manager in October 2018. Prior to his employment with the Town, Mr. LeCerf was Town Manager for the Town of Frederick, Colorado for nearly seven years and City Manager for the City of Maryville, Missouri for almost six years prior to that. Mr. LeCerf has a Bachelor of Science degree in Geography focusing on Geographic Information Systems and a Masters of Public Administration from Valdosta State University. He is a member of the International City and County Management Association, a Credential Manager as defined by ICMA, and the Colorado City and County Management Association.

Deputy Town Manager. The Deputy Town Manager, Mitzi McCoy, acts as the Town Treasurer. Ms. McCoy was hired as the Finance Director in February 2019 before being promoted to the Deputy Town

Manager position in June 2022. Prior to her employment with the Town, Ms. McCoy served as the Finance Director for the Town of Frederick, Colorado for over seven years and for the Town of Milliken, Colorado for over three years. Ms. McCoy has a Bachelor of Science degree with emphasis in Accounting from the University of Northern Colorado and a Master of Business Administration degree from Western Governors University. Ms. McCoy is a member of the Government Finance Officers Association, International City and County Management Association, and the Colorado City and County Management Association.

Finance Director. The responsibilities of the Finance Director include, but are not limited to, accounting and financial reporting, debt management, sales tax administration, revenue collection, investments, and purchasing.

Devon McCarty was hired in August 2021 as an Accountant, before being promoted to Finance Director in December 2022. Prior to her employment with the Town, Ms. McCarty served as the Finance Manager at Boxelder Sanitation District in Fort Collins, Colorado for three years. Ms. McCarty has a Bachelor of Science degree with an emphasis in Accounting from the University of Northern Colorado. Ms. McCarty is a member of the Government Finance Officers Association and the Colorado Government Finance Officers Association.

Town Employees and Benefits

Currently, the Town employs 98 full-time employees, 1 part-time employee and no seasonal employees. The Town considers its employee relations to be "excellent." Staffing levels in the Town were previously below the minimum necessary for effective and efficient operations, especially considering the significant growth in the community over the past five to ten years. Recently staffing levels have been increased to enhance service delivery to the community. As the community and its service needs continue to expand, staffing levels will need to keep pace with this growth.

The Town does not recognize or collectively bargain with any employee union or association. The Town has worked to develop a comprehensive compensation package for its staff members, including medical coverage, dental coverage, vision coverage and life insurance. Employees earn paid time off at rates that increase as the length of the employee's service increases.

Services Provided by the Town

The Town is a full-service municipality, providing a broad range of municipal services to the community including police protection; water, wastewater and storm drainage utilities; solid waste services; parks, recreation and libraries; street maintenance and construction; cultural and general administrative services; and planning and community development.

Required Elections

Article X, Section 20 of the Colorado Constitution requires that, with certain exceptions, the Town must have voter approval in advance for the creation of any multiple-fiscal year direct or indirect Town debt or other financial obligation whatsoever without adequate present cash reserves pledged irrevocably and held for payments in all future fiscal years. Enterprises, as defined in Article X, Section 20, refundings at a lower interest rate, and obligations subject to annual appropriation are excluded from the application of said Section and the voter approval requirements established therein. For a discussion of Article X, Section 20 see "—Constitutional Amendment Limiting Taxes and Spending" below.

Constitutional Amendment Limiting Taxes and Spending

General. In 1992, Colorado voters approved the Taxpayer's Bill of Rights ("TABOR") that constitutes Article X, Section 20 of the Colorado Constitution. TABOR imposes various limits and new requirements on the State of Colorado and all Colorado local governments which do not qualify as "enterprises" under TABOR (each of which is referred to in this section as a "governmental unit"). Any of the following actions, for example, now require voter approval in advance: (a) any increase in a governmental unit's spending from one year to the next in excess of the rate of inflation plus a "growth factor" based on the net percentage change in actual value of all real property in a governmental unit from construction of taxable real property improvements, minus destruction of similar improvements, and additions to, minus deletions from, taxable real property for government units other than school districts, and the percentage change in student enrollment for a school district; (b) any increase in the real property tax revenues of a local governmental unit (not including the state) from one year to the next in excess of inflation plus the appropriate "growth factor" referred to in (a), above; (c) any new tax, tax rate increase, mill levy above that for the prior year, valuation for assessment ratio increase for a property class, extension of an expiring tax or a tax policy change directly causing a net tax revenue gain; and (d) except for refinancing bonded indebtedness at a lower interest rate or adding new employees to existing pension plans, creation of any multiple fiscal year direct or indirect debt or other financial obligation whatsoever without adequate present cash reserves pledged irrevocably and held for payments in all future fiscal years. Elections on such matters may only be held on the same day as a State general election, at the governmental unit's regular biennial election or on the first Tuesday in November of odd numbered years, and must be conducted in accordance with procedures described in TABOR.

Revenue collected, kept or spent in violation of the provisions of TABOR must be refunded, with interest. TABOR requires a governmental unit to create an emergency reserve of 3% of its fiscal year spending (excluding bonded debt service) in 1995 and subsequent years. TABOR provides that "[w]hen a governmental unit's annual . . . revenue is less than annual payments on general obligation bonds, pensions, and final court judgments, [the voter approval requirement for mill levy and other tax increases referred to in clause (c) of the preceding paragraph and the voter approval requirement for spending and real property tax revenue increases referred to in clauses (a) and (b) of the preceding paragraph] shall be suspended to provide for the deficiency." The preferred interpretation of TABOR shall, by its terms, be the one that reasonably restrains most the growth of government.

Enterprises. Enterprises are excluded from the provisions of the Amendment. As defined in TABOR, enterprise means a government owned business authorized to issue its own revenue bonds and receiving under 10% of annual revenue in grants from all Colorado state and local governments combined. The Enterprise currently qualifies and is operated as an "enterprise" for TABOR purposes.

Electoral Authorization to Collect, Retain and Spend Revenues ("De-Brucing"). On November 7, 2000, voters within the Town approved the collection, retention and expenditure of the full revenue generated by the Town commencing on January 1, 1999, and subsequent years. Accordingly, the Town is not subject to the revenue limitations of TABOR.

Budget Process

The Town's budget is a fiscal blueprint for service delivery. As set forth in the Charter, the Council must adopt a balanced budget on a calendar year basis.

On or before October 15 of each year the Town Manager must prepare and submit a recommended budget to the Council. The recommended budget must provide an estimate of anticipated revenues classified by source; estimate of cash available, if any, as of December 31 of the current fiscal year;

proposed expenditures for the operation of the Town, by fund, department, office and agency, and the methods of financing such expenditures; provisions for reserves and contingencies; proposed capital expenditures, by fund, department, office and agency, and the proposed methods of financing such expenditures; anticipated net surplus or deficit for each municipal utility system and the proposed method of its disposition; anticipated net surplus or deficit for each municipal enterprise and the proposed method of its disposition; an estimate of the amount required to be raised from an ad valorem property tax levy; a statement of the outstanding securities and other debt and payment obligations of the Town, showing the debt redemption and interest requirements, the debt authorized and outstanding and the condition of sinking funds, if any; and such other information as the Council may require. If required by the Council, by resolution or ordinance, the Town Manager will submit to the Council, simultaneously with his recommended budget, a schedule showing all recommended capital outlay expenditures during the following five fiscal years. The budget must also contain such additional information as the Council may request.

A public hearing on the proposed budget must be held before its final adoption. Notice of the hearing must be published not less than ten days prior to its scheduled date, stating that the proposed budget is available for public inspection at the Town. In accordance with state statutes, the budget is to be adopted no later than the 15th of December. On or before the last day of the current fiscal year, the Council will appropriate by resolution, based upon the budget as adopted, the moneys needed for municipal purposes during the next fiscal year. The Council adopted the Town's 2024 budget in a timely manner pursuant to the above-described procedure.

Subject to the restriction discussed below, the adopted budget must provide for a levy on real and personal property which will result in the collection of revenues in the amount necessary to be raised from ad valorem property taxes for municipal purposes. Following adoption of the budget, the Council certifies to the county assessors the amount to be levied on taxable property within the Town for collection by the county treasurers.

The Town Manager submits to the Council as often as required, data comparing the estimated and actual revenues and appropriated expenditures to date. If accrued revenues are less than anticipated, the Council may reduce appropriations, except amounts required for debt and interest charges, as is necessary to keep expenditures within revenues.

With the exception of expenditures to be financed by the issuance of bonds or by special assessment, no expenditure may be made from Town funds unless a specific appropriation has been made for such purpose. The Council must approve all purchases and contracts in excess of $250,000, with the Town Manager having the authority to approve purchases and contracts in lesser amounts if funds have previously been budgeted to cover such expenses. In the case of an emergency or other unforeseeable event, money designated for contingencies may be transferred without additional appropriation by resolution but does require the adoption of a resolution; the Town Manager may order the transfer of funds within a departmental budget; or the Council may transfer any unencumbered appropriation balance, or any portion thereof, from one account or department (by motion) to another, and from one fund or agency (by ordinance) to another, at any time during the year. If the Town receives revenues which were unanticipated at the time of adoption of the budget, the Council may authorize, by resolution, the expenditure thereof by adopting supplemental appropriations. The balance of any budget appropriation which has not been spent at the end of the year reverts to the fund from which the appropriation was made.

Cybersecurity

There have been no material cybersecurity incidents within the last five years in the Town. The Town has a security awareness program in place that trains employees on cybersecurity issues and tests

employees through phishing simulations. The Town does not currently have a business continuity plan in the event of a cyberattack [are there any plans to implement one?]. The [Town and/or its IT provider] inventories its systems and keeps those systems patched and up to date, periodically running antivirus programs on all systems, backing up its systems to an offsite location on a regular basis, testing for successful restoration. The Town contracts with [INSURANCE PROVIDER] for cybersecurity insurance.

APPENDIX E

TOWN FINANCIAL INFORMATION AND DEBT STRUCTURE

Accounting Policies and Financial Statements

The accounts of the Town are organized on the basis of funds which are segregated for the purpose of accounting for the operation of specific activities or attaining certain objectives. Each fund is considered a separate accounting entity. The operations of each fund include its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. For a description of the various funds and account groups, see the Town's financial statements appended hereto.

The Charter requires that an independent audit be made of all Town accounts at least annually, and more frequently if deemed necessary by the Council. The audited financial statements must be filed with the state auditor by July 31st of each year. Failure to comply with this requirement to file an audit report may result in the withholding of the Town's property tax revenues by the county treasurers pending compliance.

The basic financial statements from the Town's 2022 Annual Financial Report are appended hereto. Such financial statements are the most current audited financial information available for the Town.

Major Sources of General Fund Revenues

The governmental fund utilized for the administration and operation of the Town is the General Fund. The following are the major sources of revenue to such fund. See also the "Historical General Fund Revenues, Expenditures and Changes in Fund Balances" table hereafter.

Sales and Use Taxes. Revenues from Sales and Use Tax represent the largest source of revenue in the Town's General Fund, comprising $15,266,164 (45%) of total 2022 General Fund Revenues and $16,025,689 (43%) in 2023 (unaudited). The Town's sales and use tax rate is 3.5%

Property Taxes. Property tax revenues represent the second largest source of revenue in the Town's General Fund, comprising of $8,218,144 (24%) of total 2022 General Fund Revenues and $9,020,167 (24%) in 2023 (unaudited).

Other Revenue Sources. The Town also receives General Fund revenues from several additional sources including investments, rents, insurance proceeds, building permits, liquor licenses, planning and development fees, business and contractor licenses, administration fees, reimbursement of expense and other miscellaneous revenue sources, park development fees, fines and forfeitures, cigarette taxes and interest income.

Historical General Fund Operations

Set forth in the following table is a comparative statement of revenues and expenditures of the Town's General Fund, including the December 31 fund balance for each year. The following information should be read together with the general purpose financial statements and accompanying notes of the Town appended hereto. Preceding years' audited financial statements of the Town may be obtained from the sources designated in "MISCELLANEOUS—Additional Information."

Historical General Fund Revenues, Expenditures and Changes in Fund Balances

	2018	2019	2020	2021	2022
Revenues					
Taxes and Fees	$11,695,694	$13,640,275	$18,176,264	$22,851,898	$27,448,150
Licenses and Permits	807,291	577,879	806,904	1,076,864	2,582,811
Intergovernmental	1,148,846	900,096	933,830	251,847	2,495,231
Charges for Services	751,504	782,587	12,624	16,855	--
Fines and Forfeitures	145,413	214,125	148,877	271,401	243,213
Interest Income	542,811	774,643	397,304	109,057	359,913
Miscellaneous	62,628	1,022,180	719,737	989,445	604,617
Total Revenues	15,154,187	17,911,785	21,195,540	25,567,367	33,733,935
Expenditures					
General Government	1,368,025	1,541,510	3,277,859	3,026,863	2,534,277
Public safety	2,151,841	2,377,020	3,193,597	3,275,647	4,115,595
Public works	1,380,547	1,598,277	1,259,106	1,681,466	2,349,027
Health and Welfare	72,130	71,959	--		--
Culture and Recreation	230,455	254,439	441,756	500,000	525,000
Capital Outlay	2,875,276	21,625,367	9,011,382	802,575	1,977,207
Total Expenditures	8,078,274	27,468,572	17,183,700	9,286,551	11,501,106
Excess of Revenues Over (Under) Expenditures	7,075,913	(9,556,787)	4,011,840	16,280,816	22,232,829
Other Financing Sources (Uses)					
Transfers In	2,250,000	9,000,000	59,895	557,943	613,266
Transfers Out	(571,416)	(2,285,554)	(3,970,256)	(1,851,006)	(3,072,095)
Total Other Financing Sources (Uses)	1,678,584	6,714,446	(3,910,361)	(1,293,063)	(2,458,829)
Net Change in Fund Balances	8,754,497	(2,842,341)	101,479	14,987,753	19,774,000
Beginning Fund Balance	43,633,723	52,388,220	54,864,679 [2]	54,966,158	69,953,911
Ending Fund Balance	$52,388,220	$49,545,879 [2]	$54,966,158	$69,953,911	$89,727,911

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[1] Fund balance increased $5,318,800 between 2019 and 2020 as a result of fund restructuring. It is important to note that in 2020, the Town restructured their funds in an attempt to eliminate unnecessary funds making sure that only the minimum number of funds are maintained, consistent with legal and operating requirements. The new funds are structured in a way that allows users to better assess the accountability of the organization.

Source: Town of Johnstown Finance Department

General Fund Budget Summary and Comparison. The following table compares the Town's General Fund budgets for 2020 and 2021**.**

General Fund Budget Summary and Comparison

	2023 Budget (as adopted)	2023 Year to Date Actuals (unaudited)	2024 Budget (as adopted)	2024 Year to Date Actuals [1]
Revenues				
Taxes and Fees	$19,417,534	$26,603,115	$32,347,410	$20,104,901
Licenses and Permits	1,963,700	3,896,937	2,193,300	1,307,772
Fines and Forfeitures	175,500	280,799	215,000	131,976
Intergovernmental	25,000	216,374	50,000	34,130
Earnings on Investment	15,000	2,454,865	500,000	1,219,712
Miscellaneous Revenue	757,500	3,014,124	380,000	535,832
Total Revenue	22,354,234	36,466,214	35,685,710	23,334,323
Expenditures				
Council	1,306,440	1,223,725	1,925,100	817,389
Town Manager	1,442,430	1,410,465	2,399,485	766,108
Town Clerk	441,910	436,504	542,300	191,785
Finance	450,870	407,997	708,120	329,069
Planning	566,310	390,940	696,050	220,722
Building Inspections	413,820	411,573	403,400	130,135
Police	6,006,610	5,155,085	10,265,820	2,708,883
Public Works and Engineering	761,350	734,320	1,999,595	472,961
Reimbursements	700,000	805,774	350,000	268,160
Buildings	288,100	333,312	1,003,300	133,320
Transfers Out	52,156,508	52,058,240	55,356,967	989,286
Total Expenditures	64,534,348	63,367,935	75,650,137	7,027,818
Excess (Deficiency) of Revenues and Expenditures	(42,180,114)	(26,901,721)	(39,964,427)	16,306,505
Beginning Balance	89,263,737	89,263,737	57,780,682	57,780,682
Ending Balance	$47,083,623	$62,362,016	$17,816,255	74,087,187

[1] Unaudited figures through May 31, 2024.
Source: Town of Johnstown Finance Department

Retirement and Pension Matters

See Note 8 to the Town's financial statements appended hereto for a more complete discussion of the Town's retirement and pension matters.

Insurance Coverage

The Council acts to protect the Town against loss and liability by maintaining certain insurance coverages. The Town carries commercial insurance to cover these risks. The Town Manager believes the

Town's present insurance coverage to be adequate. However, there can be no assurance that the Town will continue to maintain this level of coverage.

Deposit and Investment of Town Funds

The Council updated its Investment Policy in April 2022 (the "Investment Policy"), setting forth policies with regard to investing the financial assets of all Town funds except for its Employee Pension Plan Funds, the Deferred Compensation Fund, and the Fire and Police Pension Fund, which are organized and administered separately. Under the Charter and the Investment Policy, the authority to manage the Town's investment portfolio is vested with the Town Treasurer. Pursuant to the Investment Policy, the Town is to invest its financial assets in accordance with applicable State statutes in eligible depositaries and for the collateralization of such deposited funds. See also Note 3 to the Town's financial statements appended hereto. The investment of the proceeds of this issue also is subject to the provisions of the Federal Tax Code. See "TAX MATTERS."

Revenue Obligations

The Council may, by ordinance and without any election and indebtedness, issue securities, and may, without any election, otherwise incur financial obligations for any public purpose payable in whole or in part from any source of revenues other than general ad valorem property taxes or sales and use taxes. Notwithstanding the provisions of Section 13.4 of the Code, the Council may, by ordinance, agreement or resolution, and without any election and indebtedness, utilize property, sales or use tax incentives for economic development or public purpose incentives as determined by the Council. See THE SYSTEM—Outstanding Financial Obligations."

Leases and Long-Term Contracts

The Council has the authority to enter into installment or lease option contracts, subject to annual appropriation, for the purchase of property or capital equipment without prior electoral approval. The term of any such contract may not extend over a period greater than the estimated useful life of the property or equipment. The Town does not have any outstanding leases and long-term contract obligations upon issuance of the Bonds.

Charter Debt Limitation

Article 13 of the Charter does not limit the total outstanding indebtedness of the Town, including the total of principal amounts payable under any installment or lease option contracts. General obligation debt must be approved by a majority of the registered electors voting thereon at an election. Excluded from this requirement is any indebtedness for the acquisition or extension of a water system and supply, public utilities, projects, enterprises, works or ways from which the Town will derive revenue. The Town has no outstanding indebtedness applicable to the debt limitation.

General Obligation Debt

"Debt" or "indebtedness" as used in this section means, generally, obligations backed by the Town's full faith and credit and secured by the unlimited power of the Town to levy ad valorem property taxes for the payment of bonds and the interest thereon. Any general obligation indebtedness of the Town is subject to certain election requirements. The Town does not have any outstanding general obligation debt upon issuance of the Bonds.

Town Debt Policy

The Town updated its debt policy in April 2022. Prior to formally adopting a policy, the Town adhered to the provisions of its Charter and complied with applicable state and federal legal requirements for municipal debt. Staff also followed guidance provided by the Government Finance Officers Association ("GFOA") in their Recommended Practices for Debt Management and from the rating agencies regarding prudent financial management for municipalities.

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APPENDIX F

ECONOMIC AND DEMOGRAPHIC INFORMATION

The following information is provided to give prospective investors general information concerning selected economic and demographic conditions existing in the larger metropolitan area within which the Town is located. The statistics presented below have been obtained from the referenced sources and represent the most current information available from such sources; however, certain of the information is released only after a significant amount of time has passed since the most recent date of the reported data and therefore, such information may not be indicative of economic and demographic conditions as they currently exist or conditions which may be experienced in the near future. Further, the reported data has not been adjusted to reflect economic trends, notably inflation. Finally, other economic and demographic information not presented herein may be available concerning the area in which the Town is located and prospective investors may want to review such information prior to making their investment decision. *The following information is not to be relied upon as a representation or guarantee of the Town or its officers, employees, or advisors.*

Population

The following table sets forth the population of the Town of Johnstown (the "Town"), Larimer County ("Larimer"), Weld County ("Weld") and the State of Colorado (the "State").

Population [1]

Year	Town of Johnstown	Percent Change	Larimer County [1]	Percent Change	Weld County [1]	Percent Change	Colorado	Percent Change
1980	1,535	--	149,184	--	123,438	--	2,889,735	--
1990	1,579	2.87%	186,136	24.77%	131,821	6.79%	3,294,473	14.01%
2000	3,827	142.37	251,494	35.11	180,936	37.26	4,302,015	30.58
2010	9,887	158.35	299,630	19.14	252,825	39.73	5,029,196	16.90
2020	17,320	75.18	359,701	20.05	331,184	30.99	5,783,168	14.99
2023 [2]	19,756	14.06	370,771	3.08	359,442	8.53	5,877,610	1.63

[1] The Town of Johnstown is located in both Larimer and Weld Counties and therefore information for both counties is included herein as pertinent to the Town.
[2] Estimate.
Source: U.S. Department of Commerce, Bureau of the Census Population and Housing Unit Costs 2010 Census and Colorado Department of Local Affairs

Housing Stock

The following table sets forth information on housing units in the Town and the County.

Housing Units

	2010	2020	Percent Change	2022 [1]
Johnstown (Town of)	3,554	6,456	81.65%	7,000
Weld County	96,281	121,007	25.68	129,656

[1] Estimate.
Source: Source: U.S. Department of Commerce, Bureau of the Census

Income

The following tables set forth certain information on per capita personal income in the Town and Larimer and Weld Counties, the State and the United States.

Per Capita Personal Income

	2018	2019	2020	2021	2022
Larimer County	$53,689	$56,220	$59,762	$65,501	$67,849
Weld County	47,817	49,708	51,920	56,592	58,860
Colorado	57,794	61,258	64,852	71,923	75,722
United States	53,309	55,547	59,153	64,430	65,470

Source: United States Department of Commerce, Bureau of Economic Analysis

Retail Sales

The retail trade sector employs a large portion of the Town's work force and is important to the area's economy. The following table sets forth information on retails sales within the Town, Larimer and Weld Counties, and the State for the years indicated.

Retail Sales
(in thousands)

Year	Johnstown	Percent Change	Larimer County	Percent Change	Weld County	Percent Change	Colorado	Percent Change
2019	$483,420	--	$12,432,024	--	$13,251,205	--	$224,618,938	--
2020	573,596	18.65%	13,623,881	9.59%	13,198,755	4.35%	233,586,882	3.99%
2021 [1]	682,263	18.94	15,112,748	10.93	14,711,836	4.64	268,328,759	14.87
2022	799,521	17.19	16,974,683	12.32	17,101,940	4.68	299,823,778	11.74
2023	804,901	0.67	17,671,240	4.10	17,741,875	4.54	302,570,432	0.92
2024 [1]	111,728	--	2,287,763	--	2,483,175	--	43,430,841	--

[1] Retail sales through February 29, 2024. ***[to be updated prior to posting]***
Source: State of Colorado, Department of Revenue, Retail Sales Reports 2019-2024

School Enrollment

The following table presents a five-year history of school enrollment for Thompson School District R2-J in Larimer County, and Johnstown-Milliken School District RE-5J in Weld County, the school districts serving the Town.

School Enrollment

Year	Thompson R2-J	Johnstown-Milliken RE-5J
2019/2020	16,163	3,969
2020/2021	14,965	3,738
2021/2022	15,291	3,783
2022/2023	15,212	3,869
2023/2024	15,039	3,976

Source: Colorado Department of Education

Building Activity

The following tables set forth the building permit activity for the Town of Johnstown.

Building Permit History

	Residential Single Family		Residential Multi-Family		Commercial	
Year	**Permits**	**Valuation**	**Permits**	**Valuation**	**Permits**	**Valuation**
2019	87	$ 25,120,200	3	$12,000,000	32	$ 25,048,600
2020	108	40,405,800	--	--	36	41,667,900
2021	184	60,391,951	--	--	16	60,525,576
2022	423	137,600,915	4	44,260,387	44	101,460,236
2023	451	133,284,749	3	18,000,000	10	22,931,904
2024 [1]	116	37,329,725	--	--	1	9,500

[1] Permits issued through March 31, 2024. ***[to be updated prior to posting]***
Source: Johnstown Building Department

Foreclosure Activity

The number of foreclosures filed in Larimer and Weld Counties are set forth in the following table.

History of Foreclosures

Year	Larimer County	Percent Change	Weld County	Percent Change
2019	205	--	333	--
2020 [1]	83	(18.45)%	116	(65.17)%
2021 [1]	56	7.89	61	(47.41)
2022	179	(12.68)	449	636.07
2023	216	20.67	405	(9.80)
2024 [2]	72	--	129	--

[1] The decrease in the number of foreclosures filed in 2020 and 2021 was the result of the State imposed restrictions in place regarding foreclosures. See "INVESTMENT CONSIDERATIONS—COVID-19."
[2] Foreclosures filed through May 9, 2024. ***[to be updated prior to posting]***
Source: Larimer and Weld County Public Trustees

Employment

The following tables set forth employment statistics by industry and the most recent historical labor force estimates for Larimer and Weld Counties and the State.

Total Business Establishments and Employment—Larimer County

Industry [1]	Third Quarter 2022		Third Quarter 2023		Quarterly Change	
	Units	Average Employment	Units	Average Employment	Units	Average Employment
Agriculture, Forestry, Fishing and Hunting	108	935	106	946	(2)	11
Mining	47	425	54	477	7	52
Utilities	33	885	34	917	1	32
Construction	1,521	11,972	1,506	11,469	(15)	(503)
Wholesale Trade	830	5,803	863	5,968	33	165
Information	334	2,807	377	2,621	43	(186)
Finance and Insurance	790	3,597	807	3,558	17	(39)
Real Estate, Rental and Leasing	892	3,411	884	3,088	(8)	(323)
Professional and Technical Services	3,216	13,245	3,445	13,197	229	(48)
Management of Companies and Enterprises	207	1,034	206	1,023	(1)	(11)
Administrative and Waste Services	862	8,073	839	8,272	(23)	199
Educational Services	280	18,151	299	19,021	19	870
Health Care and Social Assistance	1,474	26,821	1,539	27,410	65	589
Arts, Entertainment and Recreation	280	4,005	286	4,206	6	201
Accommodation and Food Services	945	19,742	960	19,383	15	(359)
Other Services, Ex. Public Administration	1,157	5,290	1,213	5,355	56	65
Public Administration	56	8,840	59	9,372	3	532
Unclassified	7	22	9	24	2	2
Total [3]	15,021	173,932	15,501	174,691	480	759
Government [4]						
Federal	42	2638	45	2,771	3	133
Local	51	15266	51	16,162	--	896
State	38	18866	38	19,726	--	860

[1] Information provided herein reflects only those employers who are subject to State unemployment insurance law.
[2] Information suppressed due to confidentiality as set forth in State Law.
[3] Totals may not add due to rounding.
[4] Government figures *are* included within the industry categories listed above.
Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW)

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Total Business Establishments and Employment—Weld County

Industry [1]	Third Quarter 2022 Units	Third Quarter 2022 Average Employment	Third Quarter 2023 Units	Third Quarter 2023 Average Employment	Quarterly Change Units	Quarterly Change Average Employment
Agriculture, Forestry, Fishing and Hunting	232	4283	232	4252	--	(31)
Mining	255	5288	268	6322	13	1,034
Utilities	40	534	39	566	(1)	32
Construction	1,255	12,299	1,296	13,643	41	1,344
Wholesale Trade	547	4,348	545	4,482	(2)	134
Information	142	769	148	806	6	37
Finance and Insurance	430	2,953	462	2,801	32	(152)
Real Estate, Rental and Leasing	444	1,410	454	1,539	10	129
Professional and Technical Services	1,304	3,951	1,423	4,076	119	125
Management of Companies and Enterprises	109	1,813	111	1,787	2	(26)
Administrative and Waste Services	559	6,152	584	6,210	25	58
Educational Services	146	9,966	155	10,112	9	146
Health Care and Social Assistance	862	10,295	892	10,435	30	140
Arts, Entertainment and Recreation	111	1,346	114	1,763	3	417
Accommodation and Food Services	514	9,392	538	9,751	24	359
Other Services, Ex. Public Administration	671	2,874	681	2,984	10	110
Public Administration	80	6,244	81	6,696	1	452
Unclassified	6	15	13	40	(67)	25
Total [2]	9,226	112,479	9,605	116,865	379	4,386
Government [3]						
Federal	50	596	51	646	1	50
Local	88	13,342	90	14,431	2	1,089
State	21	3,029	21	2,664	--	(365)

[1] Information provided herein reflects only those employers who are subject to State unemployment insurance law.
[2] Totals may not add due to rounding.
[3] Government figures *are* included within the industry categories listed above.
Source: Colorado Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW)

Labor Force Estimates

Year	Larimer County Labor Force	Larimer County Percent Unemployed	Weld County Labor Force	Weld County Percent Unemployed	Colorado Labor Force	Colorado Percent Unemployed
2019	206,483	2.4%	170,001	2.5%	3,148,766	2.8%
2020 [1]	203,683	6.3	166,666	7.0	3,122,237	7.3
2021 [1]	207,449	4.9	168,903	5.8	3,190,760	5.6
2022	212,332	2.9	169,035	3.6	3,235,022	3.4
2023	215,347	2.8	171,603	3.2	3,244,096	2.9
2024 [2]	215,906	3.5	171,484	4.1	3,219,568	3.9

[1] As a result of the COVID-19 pandemic and the federal government induced quarantine, unemployment numbers increased exponentially since reported in April 2020. See "INVESTMENT CONSIDERATIONS—COVID-19."
[2] Labor force averages through March 31, 2024. ***[to be updated prior to posting]***
Source: State of Colorado, Division of Employment and Training, Labor Market Information, Colorado Labor Force Review

The following table sets forth selected major employers within the Town and the Counties of Larimer and Weld. No independent investigation has been made of and there can be no representation as to the stability or financial condition of the entities listed below, or the likelihood that they will maintain their status as major employers in the Counties.

Town of Johnstown—2024 Principal Employers

Employer	Product or Service	Number of Employees
Scheel's All Sports	Retail	600
Weld RE-5J School District–Johnstown	Education	371
Sampson Construction Company	Construction	325
Blackeagle Energy Services	Energy Services	250
Canyon Bakehouse	Manufacturing	250
High Country Beverage	Manufacturing	245
Kroger Fulfillment Center	Grocery and Household Goods	225
Northern Colorado Rehabilitation Hospital	Healthcare	210
Hays Market, Inc.	Retail	86
Town of Johnstown	Government	67

Source: Town Economic Profile 2024

Larimer County—2022 Selected Major Employers [1]

Employer	Product or Service	Estimated Number of Employees
Colorado State University	Higher Education	7,554
UC Health: Poudre Valley Hospital	Healthcare	7,520
Poudre School District R-1	Education	4,176
Thompson School District R2-J	Education	2,399
Larimer County	County Government	2,048
City of Fort Collins	Municipal Government	2,000
Columbine Health Systems	Healthcare	1,690
Banner Health: McKee Medical Center	Healthcare	1,530
Broadcom Inc.	Global Technology Solutions	1,500
Woodward Inc.	Aerospace Design and Manufacturing	1,300

Source: Larimer County 2022 Comprehensive Annual Financial Report, the most recent information available.

Weld County—2022 Selected Major Employers [1]

Employer	Product or Service	Estimated Number of Employees
JBS Swift Beef Company	Food Processing	6,000
Banner Health (NCMC)	Regional Hospital	3,560
Vestas	Sustainable Energy Services	2,710
Greeley/Evans School District 6	Education	2,258
Weld County Government	County Government	1,823
University of Northern Colorado	Higher Education	1,488
City of Greeley	Municipal Government	1,145
UC Health	Healthcare	1,060
State Farm Insurance	Insurance Provider	950
AIMS Community College	Higher Education	934

Source: Weld County 2022 Comprehensive Annual Financial Report; and Upstate Colorado, the most recent information available.

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APPENDIX G

FORM OF BOND COUNSEL OPINION

_____, 2024

Town of Johnstown, Colorado

Stifel, Nicolaus & Company, Incorporated
Denver, Colorado

$_____ *
TOWN OF JOHNSTOWN
LARIMER AND WELD COUNTIES, COLORADO
Acting by and Through its Water Utility Enterprise
WATER REVENUE BONDS
SERIES 2024

Ladies and Gentlemen:

We have been engaged by the Town of Johnstown, Colorado, acting by and through its Water Utility Enterprise (the "Town"), to act as bond counsel in connection with the issuance of the Town's Water Revenue Bonds, Series 2024, dated _____, 2024, in the aggregate principal amount of $_____ * (the "Bonds"). The Bonds are being issued pursuant to the home rule charter of the Town and Town Ordinance No. 2024-__, which was finally passed, adopted and approved by the Town Council of the Town, acting as the governing body of the Water Utility Enterprise (the "Enterprise"), on [July 15], 2024 (the "Bond Ordinance"). All capitalized terms used and not otherwise defined herein shall have the respective meanings ascribed in the Bond Ordinance.

We have examined the constitution and the laws of the State of Colorado (the "State"); the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), and the regulations, rulings and judicial decisions relevant to the opinions set forth in paragraph 3 below; the provisions of the Securities Act of 1933, as amended, and the regulations, rulings and judicial decisions relevant to the opinion set forth in paragraph 5 below; and such certified proceedings, certificates, documents, opinions and other papers as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law and as of the date hereof, that:

1. The Bonds are valid and binding revenue obligations of the Town, acting by and through the Enterprise.

2. The principal of and interest on the Bonds are payable solely from the Net Revenues derived from the operation of the Town's water system and water facilities, as more particularly set forth in the Bond Ordinance. The Bonds constitute an irrevocable and first lien upon the Net Revenues, but not an exclusive such lien.

* Preliminary; subject to change.

3. Under the laws, regulations, rulings and judicial decisions existing on the date hereof, interest on the Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals. The opinions set forth in the preceding sentence assume the accuracy of certain representations and continuing compliance by the Town and Trustee with certain covenants designed to satisfy the requirements of the Code that must be met subsequent to the issuance of the Bonds. Failure to comply with such requirements could cause such interest on the Bonds to be included in gross income for federal income tax purposes or could otherwise adversely affect such opinions, retroactive to the date of issuance of the Bonds. We express no opinion regarding other federal tax consequences arising with respect to the Bonds. Interest on the Bonds may affect the federal alternative minimum tax imposed on certain corporations.

4. Under existing State of Colorado statutes, the Bonds and income therefrom are exempt from State of Colorado taxation, except inheritance, estate and transfer taxes.

5. The Bonds are exempt from registration under the Securities Act of 1933, as amended.

The rights of the holders of the Bonds and the enforceability of the Bonds and the Bond Ordinance may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally and by equitable principles, whether considered at law or in equity, by the exercise by the State of Colorado and its governmental bodies of the police power inherent in the sovereignty of the State of Colorado and by the exercise by the United States of America of the powers delegated to it by the Constitution of the United States of America.

We express no opinion herein as to any matter not specifically set forth above. In particular, but without limitation, we express no opinion herein as to the accuracy, adequacy or completeness of any official statement, memorandum, prospectus or other statement used in connection with the offer and sale of the Bonds.

This opinion is given as of the date hereof and we assume no obligation to update, revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

This opinion may be relied upon solely by the addressees hereto in connection with the issuance of the Bonds. This opinion may not be relied upon for any other purpose or by any person other than the addressees. This opinion has been addressed to persons other than the Town at the request of, and as an accommodation to, our client, the Town. The inclusion of persons other than the Town as addressee(s) does not create or imply an attorney-client relationship between Kutak Rock and such persons.

Respectfully Submitted,

APPENDIX H

BOOK-ENTRY-ONLY SYSTEM

The information in this section concerning The Depository Trust Company ("DTC") New York, NY and DTC's book-entry-only system has been obtained from DTC, and the Town and the Underwriter take no responsibility for the accuracy thereof.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for the Bonds, as set forth on the inside cover page hereof, in the aggregate principal amount of each maturity of the Bonds and deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation & Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book entry-system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no

knowledge of the actual Beneficial Owners of Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants remain responsible for keeping accounts of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of the Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices will be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Town as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds are to be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Town or Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent or Town, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other name as may be requested by an authorized representative of DTC) is the responsibility of the Town or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner will give notice to elect to have its Bonds purchased or tendered, through its Participant, to Tender or Remarketing Agent, and will effect delivery of such Bonds by causing the Direct Participant to transfer the Participant's interest in the Bonds, on DTC's records, to Tender or Remarketing Agent. The requirement for physical delivery of the Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit for tendered Bonds to Tender or Remarketing Agent's DTC account.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the Town or the Paying Agent. Under such circumstances, in the

event that a successor securities depository is not obtained, Bond certificates are required to be printed and delivered.

The Town may decide to discontinue use of the system of book entry only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

[APPENDIX I

SPECIMEN MUNICIPAL BOND INSURANCE POLICY]

PAYING AGENT AND REGISTRAR AGREEMENT

In consideration of the mutual promises and covenants and subject to the terms, conditions, and covenants hereinafter recited, **THE TOWN OF JOHNSTOWN, COLORADO**, acting by and through its Water Utility Enterprise (the "Town"), hereby appoints **UMB BANK, N.A.**, Denver, Colorado (the "Bank"), and the Bank accepts such appointment, as Paying Agent (the "Paying Agent") for the Town's Water Revenue Bonds, Series 2024, issued in the aggregate principal amount of $[_____] and dated [_____], 2024 (the "Bonds"). The Town also appoints the Bank, and the Bank accepts such appointment, as the authenticating registrar (the "Registrar") for the Bonds.

Section 1. The Bank hereby accepts all duties and responsibilities required or permitted to be performed by the Registrar and/or Paying Agent as provided in the ordinance authorizing the issuance of the Bonds (the "Ordinance"), adopted by the Town Council of the Town (the "Council"), acting in such capacity and as the governing Board of the Town's Water Utility Enterprise, and shall be subject to the provisions and limitations thereof. Such Ordinance is incorporated herein by reference and capitalized terms used but not otherwise defined herein shall have the respective meanings provided in the Ordinance.

Section 2. The Bank understands and acknowledges that, by reason of the execution hereof, it has assumed a role of agent with respect to the disbursements of funds received from the Town for the purpose of paying the principal of and interest due on the Bonds. The Bank shall receive and disburse such funds solely in accordance with the terms and provisions hereof, and shall remit to the Town the funds not necessary for the purpose of making the aforesaid payments on the Bonds after any particular Due Date, as defined in Section 5 hereof.

Section 3. The Bank shall establish the registration books for the Bonds and thereafter maintain such books in accordance with the provisions of the Ordinance. The Town shall be permitted to review the registration books at any time during the regular business hours of the Bank and, upon written request to the Bank, shall be provided a copy of the list of registered owners of the Bonds. Upon expiration or other termination of this Agreement, in the event that the Bonds are no longer held in book-entry form, the Bank shall promptly return such registration books to the Town.

Section 4. The Bank shall establish a "Cost of Issuance" account to pay costs of issuance associated with the issuance of the Bonds. Funds shall be disbursed by the Bank from the Costs of Issuance account upon written direction from the Town in accordance with the closing memorandum prepared by the Underwriter, which shall summarize the approved costs. The Bank may rely conclusively on any such direction and shall not be required to make any independent investigation in connection therewith. Any amounts remaining in such account within 60 days of the date of this Agreement shall be transferred to the Town (to be deposited by the Town into the Bond Account pursuant to the Ordinance) at its written direction.

Section 5. The Bank shall make payments of principal and interest on the Bonds on each date established for payment thereof (each, a "Due Date"). Prior to a Due Date, the Town shall furnish funds to the Bank in amounts sufficient to pay all amounts due. Such funds shall be used by the Bank solely for the purpose of paying the principal of and interest on the Bonds in

accordance with their terms and the provisions of the Ordinance and the Sale Certificate. The Bank shall have no duty to make any payments prior to any Due Date or until funds necessary to cover all payments due on the Due Date have been deposited with it. The Bank shall not be required to advance its own funds for any payments in connection with the Bonds. The Bank shall not be required to invest or to pay interest on any funds of the Town for any period during which such funds are held by the Bank awaiting the presentation of the Bonds for payment.

Section 6. The Bank shall be entitled to payments from the Town of its fees and reasonable expenses for acting as Paying Agent and Registrar in accordance with the fee schedule attached hereto as Exhibit A, and such fees and expenses shall be paid notwithstanding that the Bonds have been refunded or otherwise refinanced at the time the payment is due. To the extent the Bank is requested or required to perform services not contemplated by this Agreement, the Town shall pay additional compensation to or reimburse the Bank for its reasonable out-of-pocket and extraordinary expenses (including reasonable legal fees and expenses), disbursements and advances incurred or made by the Bank in the performance of its duties under this Agreement.

Section 7. Within one year after the final maturity date of the Bonds, the Bank shall present a final statement and shall return any unclaimed funds to the Town. All cancelled Bonds and blank, unused certificates retained by the Bank shall be cancelled in accordance with the customary practices of the Paying Agent and applicable retention laws. In the event that the Bonds are no longer held in book-entry form, the final statement shall include a list of any unpaid Bonds and any outstanding or unclaimed interest checks.

Section 8. The Bank may resign at any time by giving prior written notice of such resignation to the Town at its last known address, and thereupon such duties as Paying Agent shall cease not sooner than 30 days following the Town's receipt of such notice. The Town shall appoint a successor agent and, upon such successor appointment, the Paying Agent shall deliver to the successor agent all its funds, documents, files and records relating to the Bonds. If a successor agent is not appointed within 90 days, the Bank may petition a court of competent jurisdiction to appoint a successor agent. The successor agent shall notify the registered owners of the Bonds of any change in agents as soon as the successor agent is appointed.

Section 9. This Agreement shall terminate upon delivery of the final statement described in Section 7 hereof or upon removal of the Paying Agent as provided in the Ordinance.

Section 10. The terms and conditions of this Agreement may be amended only by written agreement between the Town and the Bank adopted in the same manner as this Agreement. The Town shall file with the Bank certified copies of all future amendments to the Ordinance or other documents pertaining to the Bonds after the date of this Agreement.

Section 11. Any company or national banking association into which the Bank may be merged or converted or with which it may be consolidated or any company or national banking association resulting from any merger, conversion or consolidation to which it shall be a party or any company or national banking association to which the Bank may sell or transfer all or substantially all of its corporate trust business, provided such company shall be eligible, shall be successor to such Bank without the execution of filing of any paper or further act, anything herein to the contrary notwithstanding.

Section 12. The parties hereto agree that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

Section 13. This Agreement shall be governed by the internal laws of the State of Colorado without regard to its choice of law analysis. Both parties hereto (i) agree that any legal suit, action or proceeding arising out of or relating to this Agreement shall be instituted exclusively in the District Court, City and County of Denver, Colorado; (ii) waive any objection to the venue of any such suit, action or proceeding and the right to assert that such forum is not a convenient forum; and (iii) irrevocably consent to the jurisdiction of the District Court, City and County of Denver, Colorado in any such suit, action or proceeding.

Section 14. Any notice or other communication to be given to the Town or the Bank under this Agreement may be given by delivering the same in writing, either electronically, by facsimile or by mail, postage prepaid, to the following:

To the Bank:

UMB Bank, n.a.
1670 Broadway
Denver, CO 80202
Attention: Corporate Trust and Escrow Services
Telephone: 303.839.2216
Facsimile: 303.764.3699
Email: Sarah.Radomicki@umb.com

To the Town:

Town of Johnstown, Colorado
450 S. Parish Ave.
Johnstown, Colorado 80534
Attention: Town Manager
Telephone: 970.587.4664
Email: notices@johnstownco.gov

Section 15. This Agreement shall be dated as of the date of the Bonds set forth above.

Section 16. The Bank shall not be under any obligation to prosecute or defend any action or suit in connection with its duties under this Agreement or in respect of the Bonds, which, in its opinion, may involve it in expense or liability, unless satisfactory security and indemnity is furnished to the Bank (except as may result from the Bank's own negligence or willful misconduct). The Town represents that it is prohibited by the Colorado Constitution, the Johnstown Home Rule Charter, the Johnstown Municipal Code and state law from entering into indemnification obligations without appropriations in its budget which it has not made for this Agreement. Accordingly, only to the extent permitted by law, the Town agrees to indemnify the Bank, its directors, officers, employees and agents for, and to hold each of them harmless against, any loss, liability or expense, incurred without negligence, bad faith or willful misconduct arising

out of or in connection with its or their performance of their duties under this Agreement, as well as the reasonable costs and expenses of defending against any claim or liability relating thereto. This indemnity shall survive payment of all of the Bonds and, if applicable, the resignation or removal of the Bank. The Bank shall not be liable for any loss or damage, including reasonable counsel fees and expenses, resulting from its actions or omissions to act hereunder, except for any loss or damage arising out of its own negligence or willful misconduct. The Bank may consult with counsel, and the written advice of such counsel or any opinion of counsel shall be full and complete authorization and protection with respect to any action taken, suffered, or omitted by it hereunder in good faith and in reliance thereon.

Section 17. The Bank may pay at maturity or redemption or issue new certificates to replace certificates represented to the Bank to have been lost, destroyed, stolen or otherwise wrongfully taken, but may first require the registered owner to pay a replacement fee, to furnish an affidavit of loss, and/or furnish either an indemnity bond or other indemnification satisfactory to the Bank indemnifying the Bank.

Section 18. In order to comply with provisions of the USA PATRIOT Act of 2001, or the Foreign Account and Tax Compliance Act, either as amended from time to time, the Bank may request certain information and/or documentation to verify confirm and record identification of persons or entities who are parties to this Agreement.

[Remainder of page left intentionally blank]

[SEAL]

TOWN OF JOHNSTOWN, COLORADO, acting by and through its Water Utility Enterprise

By _____
Mayor

Attest:

By _____
Town Clerk

UMB BANK, N.A., as Paying Agent

By _____
Authorized Officer

[Signature Page to Paying Agent and Registrar Agreement]

EXHIBIT A

to

PAYING AGENT AND REGISTRAR AGREEMENT

(Attach Bank Fee Schedule)

$[PAR]
TOWN OF JOHNSTOWN
ACTING BY AND THROUGH ITS WATER UTILITY ENTERPRISE
WATER REVENUE BONDS, SERIES 2024

BOND PURCHASE AGREEMENT

[_____], 2024

Town of Johnstown
450 S. Parish Avenue
Johnstown, Colorado 80534

Ladies and Gentlemen:

Stifel, Nicolaus & Company, Incorporated (the "Underwriter"), acting on behalf of itself and not as an agent or fiduciary for you, offers to enter into this Bond Purchase Agreement (the "Purchase Agreement") with the Town of Johnstown, acting by and through its Water Utility Enterprise (the "Issuer"), which Purchase Agreement will be binding upon the Issuer and the Underwriter upon the acceptance hereof by the Issuer. This offer is made subject to its acceptance by the Issuer, by the execution of this Purchase Agreement and its delivery to the Underwriter on or before 11:59 p.m., Colorado time, on the date hereof. Capitalized terms used herein and not otherwise defined shall have the respective meanings given to such terms in the Bond Ordinance (as hereinafter defined).

1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements hereinafter set forth, the Underwriter hereby agrees to purchase for offering to the public, and the Issuer hereby agrees to cause to be delivered to the Underwriter all (but not less than all) of the $[PAR] aggregate principal amount of Town of Johnstown, acting by and through its Water Utility Enterprise, Water Revenue Bonds, Series 2024 (the "Bonds"), at the interest rates and subject to the redemption provisions shown on Exhibit A hereto, which is incorporated herein by this reference.

The aggregate purchase price for the Bonds shall be $[_____] (representing the aggregate principal amount of the Bonds, plus [net] original issue premium of $[_____], less an underwriting discount of $[_____]).

2. Description and Purpose of the Bonds. The Bonds shall be issued pursuant to a Bond Ordinance adopted by the Town Council of Issuer (the "Council") on July [__], 2024 (the "Bond Ordinance").

The Bonds are being issued to: (i) finance a portion of the costs to acquire, construct and equip an expansion to the Issuer's water treatment plant and a new water trunkline; and (ii) pay the costs of issuance of the Bonds.

3. Public Offering.

(a) The Underwriter agrees to make an initial bona fide public offering of all the Bonds at a price of 100% of the principal amount thereof. Subsequent to the initial public offering, the Underwriter reserves the right to change such initial offering price or prices as the Underwriter shall deem necessary in connection with the marketing of the Bonds and to offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices lower than the initial offering price or prices set forth in the hereinafter referred to Official Statement. The Underwriter also reserves the right (i) to engage in transactions that stabilize, maintain or otherwise affect the market price of the Bonds at a level above that which might otherwise prevail in the open market and (ii) to discontinue such transactions, if commenced, at any time.

(b) The Underwriter agrees to assist the Issuer in establishing the issue price of the Bonds and shall execute and deliver to the Issuer at Closing (as defined below) an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel (as defined below), to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

(c) [Except as otherwise set forth in Exhibit A,] The Issuer will treat the first price at which 10% of each maturity of the Bonds (the "10% test"), identified under the column "10% Test Used" in Exhibit A, is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Issuer the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Issuer the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (as defined below) has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Issuer or Bond Counsel. For purposes of this section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(d) The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as

to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(e) The Issuer acknowledges that, in making the representations set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Issuer further acknowledges that the Underwriter shall not be liable to the Issuer for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(f) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each

such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) "public" means any person other than an underwriter or a related party;

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public); and

(iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

4. Delivery of Official Statement. Pursuant to the authorization of the Issuer, the Underwriter has distributed copies of the Preliminary Official Statement, dated [_____], 2024, relating to the Bonds, which, together with the cover page and appendices thereto, is herein called the "Preliminary Official Statement." By its acceptance of this proposal, the Issuer hereby approves and ratifies the distribution and use by the Underwriter of the Preliminary Official Statement. The Issuer has previously deemed the Preliminary Official Statement to be final as of its date for purposes of Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 ("Rule 15c2-12"), except for information permitted to be omitted therefrom by Rule 15c2-12, and has executed a certificate to that effect in the form attached as Exhibit C.

The Issuer agrees to execute and deliver a final Official Statement (the "Official Statement") in substantially the same form as the Preliminary Official Statement with such changes as may be made thereto, with the consent of the Issuer and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 6(n) hereof. The Issuer hereby authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds: the Preliminary Official Statement, the Official Statement, the Bond Ordinance and other documents or contracts to which the Issuer is a party in connection with the transactions contemplated by this Purchase Agreement, including this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by the Issuer to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

5. The Closing. At 9:00 a.m., Mountain time, on [Closing Date], 2024 or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the Issuer

and the Underwriter (the "Closing Date"), the Issuer will cause to be executed and delivered: (i) the Bonds in book-entry form through the facilities of The Depository Trust Company, or its agent, on behalf of the Underwriter, (ii) the closing documents hereinafter mentioned, at the offices of Kutak Rock LLP ("Bond Counsel"), in Denver, Colorado or another place to be mutually agreed upon by the Issuer and the Underwriter. The Underwriter will accept such delivery of the Bonds. This payment for and delivery of the Bonds, together with the execution and delivery of the aforementioned documents is herein called the "Closing."

6. The Issuer's Representations, Warranties and Covenants. The Issuer represents, warrants and covenants to the Underwriter that:

(a) Due Organization, Existence and Authority. The Issuer is an "enterprise" within the meaning of Article X, Section 20 of the Colorado Constitution, with full right, power and authority to execute, deliver and perform its obligations under this Purchase Agreement, the Bond Ordinance and the Continuing Disclosure Undertaking, dated [Closing Date], 2024 executed by the Issuer (the "Continuing Disclosure Undertaking" and, collectively with the Purchase Agreement and the Bond Ordinance, the "Issuer Documents") and to carry out and consummate the transactions contemplated by the Issuer Documents and the Official Statement.

(b) Due Authorization and Approval. By all necessary official action of the Issuer, the Issuer has duly authorized and approved the execution and delivery of, and the performance by the Issuer of the obligations contained or described in, the Preliminary Official Statement, the Official Statement and the Issuer Documents and as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by all signatory parties, each Issuer Document will, to the best of the Issuer's knowledge, constitute the legally valid and binding obligation of the Issuer enforceable in accordance with its terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance or similar laws or equitable principles relating to or affecting creditors' rights generally or by the exercise of judicial discretion in appropriate cases or by limitations on legal remedies against public agencies in the State of Colorado (the "State").

(c) Official Statement Accurate and Complete. To the best of the Issuer's knowledge, the Preliminary Official Statement was as of its date and as of the date hereof, and the Official Statement is, true and correct in all material respects, and the Preliminary Official Statement and the Official Statement contain no misstatement of any material fact and do not omit any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading (except no representation is made with respect to information relating to DTC or DTC's book-entry system).

(d) Underwriter's Consent to Amendments and Supplements to Official Statement. The Issuer will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The Issuer will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise affecting the

use of the Official Statement in connection with the offering, sale or distribution of the Bonds.

(e) District Agreement to Amend or Supplement Official Statement. If after the date of this Purchase Agreement and until 25 days after the end of the "underwriting period" (as defined in Rule 15c2-12), any event occurs as a result of which the Official Statement as then amended or supplemented would include an untrue statement of a material fact, or omit to state any material fact necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, and, in the reasonable opinion of the Underwriter, an amended or supplemented Official Statement should be delivered in connection with the offers or sales of the Bonds to reflect such event, the Issuer promptly will prepare at its expense an amendment or supplement which will correct such statement or omission and the Issuer shall promptly furnish to the Underwriter a reasonable number of copies of such amendment or supplement. The Underwriter hereby agrees to deposit the Official Statement with the Municipal Securities Rulemaking Board. The Underwriter acknowledges that the end of the "underwriting period" will be the date of Closing.

(f) No Material Change in Finances. Except as otherwise described in the Official Statement, there shall not have been any material adverse changes in the financial condition of the Issuer or the Enterprise since December 31, 2023.

(g) No Breach or Default. As of the time of acceptance hereof, and all to the best of the Issuer's knowledge: (A) the Issuer is not in default, nor has it been in default, as to principal or interest with respect to an obligation issued by the Issuer, and (B) the Issuer is not, in any manner which would materially adversely affect the transactions contemplated by the Issuer Documents, (i) in breach of or in default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, ordinance, ordinance, agreement or other instrument to which the Issuer is a party or is otherwise subject, and, (ii) no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute, in any manner which would materially adversely affect the transactions contemplated by the Issuer Documents, a default or event of default under any such instrument; and, (iii) as of such time, the authorization, execution and delivery of the Issuer Documents and compliance with the provisions of each of such agreements or instruments do not in any manner which would materially adversely affect the transactions contemplated by the Issuer Documents, conflict with or constitute a breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, ordinance, ordinance, agreement or other instrument to which the Issuer (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties is bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation or instrument, except as may be provided by the Issuer Documents.

(h) No Litigation. As of the time of acceptance hereof, to the best knowledge of the Issuer or the Town of Johnstown (the "Town"), no action, suit, proceeding, inquiry or

investigation, at law or in equity, before or by any court, government agency, public board or body, is pending or threatened (A) in any way questioning the corporate existence of the Issuer or the District or the titles of the officers of the Issuer or the Town to their respective offices; (B) affecting, contesting or seeking to prohibit, restrain or enjoin the execution or delivery of any of the Bonds, or in any way contesting or affecting the validity of the Bonds or the Issuer Documents or the consummation of the transactions contemplated thereby, or contesting the exclusion of interest on the Bonds from gross income for federal income tax purposes or contesting the powers of the Issuer to enter into the Issuer Documents; (C) which, except as described in the Official Statement, may result in any material adverse change to the financial condition of the Issuer or the Enterprise or to the sufficiency of Net Revenues to pay the principal of and interest on the Bonds when due; or (D) contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserting that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, and there is no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (A) through (D) of this sentence.

(i) No Prior Liens on Net Revenues. Except as otherwise described in the Official Statement, the Issuer does not and will not have outstanding any indebtedness which indebtedness is secured by a lien on the Net Revenues superior to or equal to the lien of the Bonds on the Net Revenues.

(j) Further Cooperation: Blue Sky. The Issuer will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order (A) to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and (B) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds; provided, however, that the Issuer shall not be required to execute a general or special consent to service of process or qualify to do business in connection with any such qualification or determination in any jurisdiction.

(k) Consents and Approvals. All authorizations, approvals, licenses, permits, consents and orders of or filings with any governmental authority, legislative body, board, agency or commission having jurisdiction in the matters which are required for the due authorization of, which would constitute a condition precedent to or the absence of which would materially adversely affect the due performance by the Issuer of its obligations in connection with the Issuer Documents have been duly obtained or made, except as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Bonds.

(l) No Other Obligations. Between the date of this Purchase Agreement and the date of Closing, the Issuer will not, without the prior written consent of the Underwriter, offer or issue any bonds, notes or other obligations for borrowed money, or incur any material liabilities, directly or contingently payable from the Net Revenues.

(m) Certificates. Any certificate signed by any official of the Issuer and delivered to the Underwriter shall be deemed to be a representation and warranty by the Issuer to the Underwriter as to the statements made therein.

(n) Provision of Official Statement. The Issuer hereby covenants and agrees that no later than the date of Closing, the Issuer shall cause final printed copies of the Official Statement to be delivered to the Underwriter in such number of copies as shall reasonably be requested by the Underwriter.

(o) Continuing Disclosure. Except as disclosed in the Preliminary Official Statement, for the previous five years, the Issuer has been and the Issuer is currently in compliance with all continuing disclosure undertakings that it has entered into pursuant to Rule 15c2-12 in all material respects.

7. Closing Conditions. The Underwriter has entered into this Purchase Agreement in reliance upon the representations, warranties and covenants herein and the performance by the Issuer of its obligations hereunder, both as of the date hereof and as of the date of the Closing. The Underwriter's obligations under this Purchase Agreement to purchase and pay for the Bonds shall be subject to the following additional conditions:

(a) Bring-Down Representation. The representations, warranties and covenants of the Issuer contained herein, shall be true, complete and correct at the date hereof and at the time of the Closing, as if made on the date of the Closing.

(i) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the Issuer Documents shall be in full force and effect, and shall not have been amended, modified or supplemented except with the written consent of the Underwriter, (ii) there shall be in full force and effect such ordinances as, in the opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated by the Official Statement and the Issuer Documents, (iii) the Issuer shall perform or have performed its obligations required or specified in the Issuer Documents to be performed at or prior to Closing, and (iv) the Official Statement shall not have been supplemented or amended, except pursuant to Paragraphs 6(d) and 6(e) hereof or as otherwise may have been agreed to in writing by the Underwriter.

(ii) No Default. At the time of the Closing, no default, or any event that with the passage of time would be reasonably likely to result in default, shall have occurred or be existing under the Ordinances, the Issuer Documents, or any other agreement or document pursuant to which any of the Issuer's financial obligations were issued and the Issuer shall not be in default in the payment of principal or interest on any of its financial obligations which default would materially adversely impact the ability of the Issuer to pay the principal of and interest on the Bonds.

(b) Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Purchase Agreement, without liability therefor, by written notification to the Issuer if, between the date of this Purchase Agreement to and including the Closing, in the Underwriter's sole and reasonable judgment any of the following events shall occur:

(i) any event shall occur which causes any statement contained in the Official Statement to be materially misleading or results in a failure of the Official Statement to state a material fact necessary to make the statements in the Official Statement, in the light of the circumstances under which they were made, not misleading, and to which the Issuer has failed to cure after being given notice and reasonable opportunity to cure such misstatement or omission; or

(ii) the marketability of the Bonds or the market price thereof has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation in or by the Congress of the United States or by the State, or the amendment of legislation pending as of the date of this Purchase Agreement in the Congress of the United States, or the recommendation to Congress or endorsement for passage (by press release, other form of notice or otherwise) of legislation by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairman or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or the proposal for consideration of legislation by either such Committee or by any member thereof, or the presentment of legislation for consideration as an option by either such Committee, or by the staff of the Joint Committee on Taxation of the Congress of the United States, or the favorable reporting for passage of legislation to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or any decision of any federal or State court or any ruling or regulation (final, temporary or proposed) or official statement on behalf of the United States Treasury Department, the Internal Revenue Service or other federal or State authority materially adversely affecting the federal or State tax status of the Issuer, or the status of the interest on bonds or notes or obligations of the general character of the Bonds; or

(iii) any legislation, ordinance, rule or regulation shall be introduced in, or be enacted by any governmental body, department or agency of the State, or a decision by any court of competent jurisdiction within the State or any court of the United States shall be rendered, which materially adversely affects the market price of the Bonds; or

(iv) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the execution, delivery, offering or sale of obligations of the general character of the Bonds, or the execution, delivery, offering or sale of the Bonds, including all underlying obligations, as contemplated hereby or by the Official Statement, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect, or that the Bond Ordinance needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect; or

(v) additional material restrictions not in force as of the date hereof shall have been imposed upon trading in securities generally by any governmental authority or by any national securities exchange which restrictions materially adversely affect the Underwriter's ability to trade the Bonds; or

(vi) a general banking moratorium shall have been established by federal or state authorities or any material disruption in commercial banking or securities settlement or clearance services, including, but not limited to, those of DTC, shall have occurred; or

(vii) the market price or marketability of the Securities, or the ability of the Underwriters to enforce contracts for the sale of the Securities, shall be materially adversely affected by any of the following events:

(A) there shall have occurred (i) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (ii) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis; or

(B) a general suspension of trading on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the SEC or any other governmental authority having jurisdiction; or

(viii) any rating of the securities of the Issuer or the Enterprise reflecting the creditworthiness of the Issuer or the Enterprise shall have been downgraded, suspended, withdrawn or have had any action taken with respect thereto by a national rating service, which, in the Underwriter's reasonable opinion, materially adversely affects the marketability or market price of the Bonds; or

(ix) the commencement of any action, suit or proceeding described in Paragraph 6(h) hereof which, in the reasonable judgment of the Underwriter, materially adversely affects the market price of the Bonds.

(c) Closing Documents. At or prior to the Closing, the Underwriter shall receive with respect to the Bonds the following documents:

(i) Bond Opinion. An approving opinion of Bond Counsel dated the date of the Closing and substantially in the form included as Appendix G to the Official Statement, together with a letter from such counsel, dated the date of the Closing and addressed to the Underwriter, to the effect that the foregoing opinion addressed to the Issuer may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it;

(ii) Supplemental Opinion. A supplemental opinion or opinions of Bond Counsel addressed to the Underwriter, in form and substance acceptable to the Underwriter, and dated the date of the Closing substantially to the following effect:

(A) The Purchase Agreement has been duly authorized, executed and delivered by the Issuer and is a valid and binding agreement of the Issuer enforceable in accordance with its terms, except that the rights and obligations under the Purchase Agreement are subject to bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors' rights, to the application of equitable principles if equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against public agencies in the State; and

(B) The statements contained in the Official Statement on the cover page and under the captions "INTRODUCTION," "THE BONDS," and "TAX MATTERS" and in Appendix A thereto, insofar as such statements purport to summarize certain provisions of the Bonds, the Bond Ordinance, State law and Bond Counsel's opinions concerning certain federal and State tax matters relating to the Bonds, are accurate in all material respects as of the date of the Official Statement and as of the date of Closing;

(iii) Opinion of Issuer's Counsel. An opinion of the Law Office of Avi S. Rocklin, LLC, Loveland, Colorado, as Issuer's counsel, dated the date of the Closing and addressed to the Underwriter, in form and substance acceptable to the Underwriter, relating to: (A) the due organization of the Issuer and the Town, (B) the officials of the Town named in the Official Statement have been duly elected or appointed to and are as of the date hereof qualified to serve in their respective positions, (C) the due authorization, execution and delivery of the Issuer Documents, (D) the enforceability of the Issuer Documents, against the Town, (E) the information respecting the Town and the Issuer in certain sections of the Preliminary Official Statement and the Official Statement, (F) the absence of any material litigation involving the Town or the Issuer, (G) the adoption of the Bond Ordinance; and (H) such other matters as may be reasonably required;

(iv) Underwriter's Counsel Opinion. An opinion of Stradling, Yocca, Carlson & Rauth LLP, counsel to the Underwriter ("Underwriter's Counsel"), dated the date of Closing and addressed to the Underwriter in form and substance acceptable to the Underwriter;

(v) Issuer Certificate. A certificate of the Issuer, dated the date of the Closing, signed on behalf of the Issuer by the Town Manager or other duly authorized officer of the Issuer to the effect that:

(A) The representations, warranties and covenants of the Issuer contained in the Purchase Agreement are true and correct in all material respects on and as of the date of the Closing as if made on the date of the Closing and the Issuer has complied with all of the terms and conditions of

the Purchase Agreement required to be complied with by the Issuer at or prior to the date of the Closing;

(B) No event affecting the Issuer has occurred since the date of the Official Statement which has not been disclosed therein or in any supplement or amendment thereto which event should be disclosed in the Official Statement in order to make the statements therein, in the light of the circumstances under which they were made, not misleading (except no representation is made with respect to information relating to DTC or DTC's book-entry system); and

(C) No event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute an event of default under the Issuer Documents;

(vi) Disclosure Counsel Opinion. A letter of Kutak Rock LLP, as disclosure counsel to the Issuer ("Disclosure Counsel"), addressed to the Underwriter and the Issuer, to the effect that, based upon the information made available to them in the course of their participation in the preparation of the Preliminary Official Statement and the Official Statement and without passing on and without assuming any responsibility for the accuracy, completeness and fairness of the statements in the Preliminary Official Statement and the Official Statement, and having made no independent investigation or verification thereof, and stated as a matter of fact and not opinion that, during the course of its representation of the Issuer on this matter, no facts came to the attention of the attorneys in its firm rendering legal services in connection with the Preliminary Official Statement and the Official Statement which caused them to believe that the Preliminary Official Statement, as of its date and as of the date hereof, or the Official Statement, as of its date and as of the date of the Closing (except information relating to DTC and its book-entry system, which shall be expressly excluded from the scope of this paragraph and as to which such firm will express no opinion or view) contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(vii) Transcripts. One transcript of all proceedings relating to the authorization and issuance of the Bonds;

(viii) Official Statement. The Official Statement and each supplement or amendment, if any, thereto, executed on behalf of the Issuer by duly authorized officers of the Issuer;

(ix) Issuer Documents. An original executed copy of each of the Issuer Documents;

(x) 8038-G. Evidence that the federal tax information form 8038-G has been prepared for filing;

(xi) Tax Certificate. A tax certificate in form satisfactory to Bond Counsel;

(xii) Rating. evidence that the Bonds have an insured rating of "[AA]" and an underlying rating of "[__]" by S&P Global Ratings, a division of Standard and Poor's Financial Services LLC;

(xiii) Insurance Policy. Insurance Policy and surety bond of [Assured Guaranty Municipal Corp.] (the "Insurer");

(xiv) Insurer Documents. Closing certificates and opinions of the Insurer in forms acceptable to Bond Counsel and the Underwriter; and

(xv) Additional Documents. Such additional certificates, instruments and other documents as the Underwriter may reasonably deem necessary.

If the Issuer shall be unable to satisfy the conditions contained in this Purchase Agreement, or if the obligations of the Underwriter shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Underwriter nor the Issuer shall be under further obligation hereunder, except as further set forth in Section 8 hereof.

8. Expenses. The Underwriter shall be under no obligation to pay and the Issuer shall pay or cause to be paid the expenses incident to the performance of the obligations of the Issuer hereunder including but not limited to (a) the costs of the preparation and printing, or other reproduction (for distribution on or prior to the date hereof) of the Issuer Documents and the cost of preparing, printing, issuing, and delivering the Bonds, (b) the fees and disbursements of any counsel, financial advisors, accountants, or other experts or consultants retained by the Issuer; (c) the fees and disbursements of Bond Counsel, Disclosure Counsel and General Counsel to the Issuer; (d) the cost of printing the Official Statement and any supplements and amendments thereto, including the requisite number of copies thereof for distribution by the Underwriter; (e) charges of rating agencies for any rating with respect to the Bonds; (f) expenses (included in the expense component of the Underwriter's spread) incurred on behalf of the Issuer's officers or employees which are incidental to implementing this Purchase Agreement, including, but not limited to, meals, transportation, lodging, and entertainment of those officers or employees; (g) CUSIP Service Bureau fees and charges; and (h) fees of any trustee or paying agent.

The Underwriter shall pay and the Issuer shall be under no obligation to pay all expenses incurred by it in connection with the public offering and distribution of the Bonds, including any advertising expenses, and the Underwriter shall pay any costs and expenses incurred in connection with the preparation and distribution of any blue sky surveys or any legal investment memoranda and the costs and fees of Underwriter's Counsel.

9. Notice. Any notice or other communication to be given to the Issuer under this Purchase Agreement may be given by delivering the same in writing to the Town of Johnstown, 450 S. Parish Avenue, Johnstown, Colorado 80534, Attention: Town Manager. Any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Stifel, Nicolaus & Company, Incorporated, 1401 Lawrence Street, Suite 900, Denver, Colorado 80202, Attention: Alan Matlosz.

10. Entire Agreement. This Purchase Agreement, when accepted by the Issuer shall constitute the entire agreement among the Issuer and the Underwriter with respect to the subject matter hereof and is made solely for the benefit of the Issuer, and the Underwriter (including the successors of the Underwriter). No other person shall acquire or have any right hereunder by virtue hereof, except as provided herein.

11. No Advisory or Fiduciary Role. The Issuer acknowledges and agrees that: (a) the purchase and sale of the Bonds pursuant to this Purchase Agreement is an arm's-length commercial transaction between the Issuer and the Underwriter; (b) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, advisor or fiduciary of the Issuer; (c) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the Issuer with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Issuer on other matters) and the Underwriter has no obligation to the Issuer with respect to the offering contemplated hereby except the obligations expressly set forth in this Purchase Agreement; (d) the Underwriter is not acting as municipal advisor (as defined in Section 15B of the Securities Exchange Act of 1934, as amended); and (e) the Issuer has consulted its own legal, financial and other advisors to the extent they deemed appropriate in connection with the offering of the Bonds.

12. Benefit. This Purchase Agreement is made solely for the benefit of the Issuer and the Underwriter (including the successors thereof) and no other person, partnership or association, shall acquire or have any right hereunder or by virtue hereof. All representations and agreements by the Issuer in this Purchase Agreement shall remain operative and in full force and effect except as otherwise provided herein, regardless of any investigations made by or on behalf of the Underwriter and shall survive the delivery of and payment of the Bonds.

13. Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

14. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof.

15. State Law Governs. THE VALIDITY, INTERPRETATION AND PERFORMANCE OF THIS PURCHASE AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF COLORADO.

16. No Assignment. The rights and obligations created by this Purchase Agreement shall not be subject to assignment by the Underwriter or the Issuer without the prior written consent of the other parties hereto.

STIFEL, NICOLAUS & COMPANY, INCORPORATED

By:_____
Authorized Officer

Accepted as of _____ p.m.:

TOWN OF JOHNSTOWN, COLORADO

By:_____
Town Manager

EXHIBIT A

MATURITY SCHEDULE

$[PAR]
TOWN OF JOHNSTOWN
WATER REVENUE BONDS, SERIES 2024

MATURITY SCHEDULE

Maturity Date (December 1)	*Principal Amount*	*Interest Rate*	*Yield*	*Initial Offering Price*	*10% Test Used*	*Hold the Offering Price Rule Used*

[C] Yield to the first optional redemption date of December 1, 20[__], at par.
[T] Term Bond

Optional Redemption of Bonds. The Bonds maturing on and before December 1, 20[__], are not subject to redemption prior to their respective maturity dates. The Bonds maturing on and after December 1, 20[__] are subject to redemption prior to maturity, at the option of the District, in whole or in part, and if in part in such order of maturities as the District will determine and by lot within a maturity, on December 1, 20[__], and on any date thereafter, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date.

[Mandatory Sinking Fund Redemption. The Bonds maturing on December 1, 20[__] are subject to mandatory sinking fund redemption by lot on December 1 of the years and in the principal amounts

specified below, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date:

Redemption Date **Principal Amount**

[1] Final maturity; not a sinking fund redemption payment.

The Bonds maturing on December 1, 20[__] are subject to mandatory sinking fund redemption by lot on December 1 of the years and in the principal amounts specified below, at a redemption price equal to the principal amount thereof (with no redemption premium), plus accrued interest to the redemption date:

Redemption Date **Principal Amount**

[1] Final maturity; not a sinking fund redemption payment.

At its option, to be exercised on or before the forty-fifth (45th) day next preceding each sinking fund redemption date, the Town may (i) deliver to the Paying Agent for cancellation any Bonds with the same maturity date as the Bonds subject to such sinking fund redemption and (ii) receive a credit in respect of its sinking fund redemption obligation for any Bonds with the same maturity date as the Bonds subject to such sinking fund redemption which prior to such date have been redeemed (otherwise than through the operation of the sinking fund) and cancelled by the Paying Agent and not theretofore applied as a credit against any sinking fund redemption obligation. Each Bond so delivered or previously redeemed shall be credited by the Paying Agent at the principal amount thereof to the obligation of the Town on such sinking fund redemption date, and the principal amount of Bonds to be redeemed by operation of such sinking fund on such date shall be accordingly reduced.]

EXHIBIT B

$[PAR]
TOWN OF JOHNSTOWN, COLORADO
ACTING BY AND THROUGH ITS WATER UTILITY ENTERPRISE
WASTEWATER REVENUE BOND
SERIES 2024

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Stifel, Nicolaus & Company, Incorporated ("Stifel") hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the "Bonds").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. [***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) Stifel offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated [_____], 2024, by and between Stifel and the Issuer, Stifel has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.]

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) [*Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (_____, 2024), or (ii) the date on which Stifel has sold at least 10% of such

Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.]

(b) *Issuer* means the Town of Johnstown.

(c) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) [Sale Date means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2024.]

(e) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Stifel's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Kutak Rock LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

STIFEL, NICOLAUS & COMPANY,
INCORPORATED

By:_____

Name:_____

Dated: [Closing Date], 2024

SCHEDULE A
SALE PRICES OF THE GENERAL RULE MATURITIES [AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES]

(*Attached*)

[SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(Attached)]

EXHIBIT C

$_____*
TOWN OF JOHNSTOWN, COLORADO
ACTING BY AND THROUGH ITS WATER UTILITY ENTERPRISE
WATER REVENUE BONDS
SERIES 2024

RULE 15c2-12 CERTIFICATE

The undersigned hereby certifies and represents to Stifel, Nicolaus & Company, Incorporated (the "Underwriter") that the undersigned is a duly appointed and acting officer of the Town of Johnstown, Colorado (the "Issuer") authorized to execute this Certificate, and further hereby certifies and confirms on behalf of the Issuer to the Underwriter as follows:

(1) This Certificate is delivered to enable the Underwriter to comply with Securities and Exchange Commission Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule") in connection with the offering and sale of the Issuer's Water Revenue Bonds, Series 2024 (the "Bonds").

(2) In connection with the offering and sale of the Bonds, there has been prepared a Preliminary Official Statement, dated _____, 2024, setting forth information concerning the Bonds, the Issuer and the Enterprise, as issuer of the Bonds (the "Preliminary Official Statement").

(3) As used herein, "Permitted Omissions" shall mean the offering price(s), interest rate(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings and other terms of the Bonds depending on such matters and the identity of the underwriter(s), all with respect to the Bonds.

(4) The Preliminary Official Statement is, except for the Permitted Omissions, deemed final within the meaning of the Rule and has been, and the information therein is accurate and complete in all material respects except for the Permitted Omissions.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

By_____
Town Manager

* Preliminary, subject to change.

Town of Johnstown Comprehensive Financial Management Policies

April 2022

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Introduction

The Comprehensive Financial Management Policy for the Town of Johnstown assembles all of the Town's financial policies in one document. Financial policies are central to a strategic approach to financial management and are intended to serve as guidelines to achieve and maintain the Town's goals and objectives, both immediate and long-term. The individual policies contained herein are meant to serve as guidelines for both the financial planning and internal financial management of the Town.

The Town of Johnstown is accountable to its citizens for the use of public dollars. Municipal resources must be wisely used to ensure adequate funding for the services, public facilities, and infrastructure necessary to meet the community's present and future needs. These policies are intended to provide not only an overview, but also guidance and structure for the various financial functions of the Town. These policies have been based on best practice and industry standard as recommended by the Government Finance Officers Association (GFOA).

The Town's Financial Policies shall be adopted by resolution of the Town Council. The policies shall be reviewed annually by management and any modifications made thereto must also be approved by resolution of the Town Council.

Objectives

In order to achieve its purpose, the Comprehensive Financial Management Policy has the following objectives for the Town's fiscal performance:

1. To guide Town Council and management policy decisions that have significant fiscal impact.

2. To set forth operating principles that minimize the cost of government and financial risk.

3. To employ balanced and fair revenue policies that provide adequate funding for desired programs.

4. To maintain appropriate financial capacity for present and future needs.

5. To promote sound financial management by providing accurate and timely information on the Town's financial condition.

6. To protect the Town's credit rating and provide for adequate resources to meet the provisions of the Town's debt obligations on all municipal debt.

7. To ensure the legal use of financial resources through an effective system of internal controls.

8. To promote cooperation and coordination with other governments and the private sector in the financing and delivery of services.

Budget Policies

Introduction

The formulation of the annual operating budget, including the publication of the budget document is one of the most important financial activities that the Town of Johnstown undertakes each year. The budget process provides a comprehensive plan to deliver efficient services to residents and stakeholders of the Town and translates into financial terms the programs and priorities of the Town. The guidelines in this policy adhere to the Colorado Constitution and State Statutes, the Town of Johnstown Home Rule Charter and reflect the recommended practices of the Government Finance Officers Association.

A. General Budget Policies

1. Fiscal Year. The fiscal year for the Town of Johnstown is the calendar year, January 1st through December 31st. The Town will adopt a budget annually in accordance with the provisions of the Local Government Budget Law of the State of Colorado.

2. Balanced Budget. The Town will adopt a structurally balanced budget, where recurring revenues equal or exceed recurring expenditures. The Town will avoid budgetary procedures that balance current expenditures at the expense of meeting future years' expenses, such as postponing maintenance and other expenditures, accruing future years' revenues, or rolling over to short term debt. The exceptions to this policy would be planned equipment purchases, operating maintenance and capital projects based on accumulated funding over the years.

3. Increase Efficiency. The Town staff will identify programs to increase efficiency in order to provide for long-term cost savings to the Town. This may include the use of technology, revised organizational structures, or other tools which may be identified. Eliminating outdated practices is encouraged.

4. Investment in the Town's future. The Town staff, whenever possible, will take a long-term view of the investments (people and resources) and emphasize quality operations which encourage productivity for today and the future.

5. Resource Sharing. The Town staff will explore ways to share staff, training resources and equipment/supplies in order to more effectively utilize resources.

6. Identify Funding for New Services or Service Levels. Proposals to add new services or increase existing services will be presented with revenue alternatives to fund or subsidize the new service levels. This includes initial costs and ongoing operations.

7. Asset Management Plan. The budget will provide for adequate maintenance and replacement for capital assets.

8. Employee Programs. The Town recognizes that employees are the most valuable asset of the organization and commits to fund this resource to the extent possible appropriately; including adequate funding for retirement systems, benefit packages, and training.

9. Overhead Allocations. The budget will include transfers or overhead allocations for expenditures/services that are provided by one fund that benefit another fund. The formula for calculating this transfer or allocation may include revenues, staff, supplies and services. The formula will be reviewed annually.

10. Fund Reserves. The Town will maintain adequate cash reserves in order to reduce the potential need for borrowing or service reductions during periods of economic downturn, natural catastrophe, or for other, one-time extraordinary expenditures. The GFOA recommends at a minimum, that general purpose governments maintain unrestricted fund balances in their general fund of no less than two months of regular operating revenues or expenditures. Annually, the Town will hold a minimum target of 41% (150 days) of General Fund revenues as a General Fund ending balance, commonly known as a reserve. The Town Council can increase the target reserve amount at any time.

11. Fund Level. The annual budget is adopted and appropriated by the Town Council on a fund level.

12. Budget Monitoring. The Finance Department will maintain a system for monitoring the Town's budget performance. This system will provide the Council with monthly reports that include resource collections, and expenditures on a fund level.

12. Community Grants. The Town of Johnstown may budget for and provide grants to qualified non-profit or community organizations that provide services within the Town and per Town policy. Grants rarely exceed $500 per calendar year, per organization. Community grants will be allocated and approved by Council on a case-by-case basis.

13. Distinguished Budget Presentation. The Town will seek to obtain the Government Finance Officers Association Distinguished Budget Presentation Award for each annual budget. The budget will be presented in a way that clearly communicates the budget to the members of the public.

B. Budget Development Process

1. Council Goals as Direction. The Town budget will support the goals and policies of the Town Council, Town Council adopted long-range plans, and the service needs of the community. Staff is responsible to prepare an annual budget to implement and accomplish the goals identified.

2. Budget Schedule. The following are key procedural steps in the Town's budget development process.
   a. Each year in the spring, the Town Council has a goal setting meeting to identify Council initiatives.
   b. Beginning in June, departments are provided with their budget worksheets for the upcoming year. Departments are expected to update their current year existing budgets, including expenditure and revenue estimates, performance data and financial and program delivery outcomes as well as put

together their requests for the upcoming year based on the Council initiatives and organizational needs.

c. Departmental budget requests are collected and reviewed by the Town Manager and the Finance Director during the month of July with individual meetings with the Departments following during the month of August.
d. No later than October 15th of each year, the proposed annual budget for the ensuing fiscal year shall be submitted to the Town Council as required by Local Government Budget Law of the State of Colorado.
e. Between late October and early December, the Council will meet in a series of budget sessions as requested by Council to review and discuss the preliminary budget.
f. At least one public hearing is scheduled between the months of October and December. Citizens are able to comment on recommended programs and/or ideas for new programs at the public hearing(s).
g. In early December the Town Council will adopt the budget by resolution and establish the budget appropriation for the upcoming year.
h. The final budget is published and distributed before the end of the first quarter of the following year. Copies are made available to the public for a fee and are available on the Town's website.

3. Forecasting. Revenues, operating and capital expenditures, and debt service will be projected each year. Based on assumed circumstances, including various economic, service, and inflationary factors, the forecast will attempt to portray whether programs can be supported over the designated period. Generally, revenue estimates should be prepared on a conservative basis to minimize the possibility that economic fluctuations could imperil ongoing service programs during the budget year. Operating expenditure estimates should anticipate contingencies that are foreseeable.

4. Town Manager Review. The Town Manager will review the details of each proposed budget for efficiency and compliance with Council direction.

5. Budget Presentation. The annual budget document will be prepared based on guidelines identified by the Government Finance Officers Association (GFOA).

6. Public Hearings. Open public hearings are noticed and held during the fourth quarter of each year to provide residents with additional opportunities for input regarding the proposed budget.

7. Council Amendments. The Council can amend the proposed budget by adding and increasing programs or amounts and may delete or decrease programs or amounts except those expenditures required by law, for debt service or for estimated cash deficits. If Council amends the budget after the public hearing and prior to formal adoption of the annual budget, and the amendments increase the total expenditures, then an additional public hearing will be noticed and held prior to the adoption of the budget.

8. Legal Requirements. The Town will adopt the budget and levy property taxes in accordance with State and Municipal requirements. Adoption of the budget by Council shall constitute appropriations of the amounts specified therein for expenditure from the funds indicated.

9. General Priorities. Generally, the priority order of the budget are personnel, operations and maintenance, debt service, and capital outlays.

10. Public Record. Copies of the budget and capital program as adopted shall be public records and shall be available to the public.

C. Contents of Proposed Budget

1. Proposed Budget and Message. The Town Manager shall prepare a proposed budget and accompanying message. The proposed budget shall contain a general summary of its contents and, shall include comparative figures for revenues and expenditures for the current and prior fiscal year or years.

2. Revenues. An estimate of anticipated revenues classified by source.

3. Cash Available. An estimate of cash available, as of December 31 of the current fiscal year.

4. Expenditures. Proposed expenditures for the operation of the Town, by fund, by department, office and agency and the method of financing such expenditures.

5. Reserves and Contingencies. – Provisions for both.

6. Capital Expenditures. Proposed capital expenditures by fund, department, office and agency and the proposed method of financing such expenditures.

7. Net Income – Anticipated net surplus or deficit for each municipal utility system, municipal enterprise and the proposed method of its disposition.

8. Ad Valorem Tax. Estimate of the amount to be raised from an ad valorem tax levy.

9. Debt. A statement of the outstanding securities and other debt and payment obligations of the Town, showing the debt redemption and interest requirements, the debt authorized and outstanding and the condition of sinking funds, if any.

10. Other. Such other information as the Council may require.

D. Budget Adjustment & Amendment Processes

Under the provisions of the Town of Johnstown Home Rule Charter, the operating budget may be amended in the following ways:

1. Supplemental Appropriations – When excess revenues are recognized, the Town Council may by resolution make supplemental appropriations for the year not to exceed the amount of such excess, provided that such additional spending is not in conflict with the Colorado Constitution.

2. Emergency Appropriations – To meet a public emergency affecting life, health, property or the public good or peace, the Council may make emergency appropriations. To the extent that there are no available unappropriated revenues to meet such appropriations, the Council may authorize the issuance of emergency notes.

3. Reduction of Appropriations - If during the fiscal year it appears probable to the Town Manager that the revenues available will be insufficient to meet the amount appropriated, it shall be reported to the Council without delay, indicating the estimated amount of deficit, any remedial action taken and recommendations as to any other steps to be taken. The Council shall take such further action it deems necessary to prevent any deficit. For that purpose, it may, by resolution, reduce one or more appropriations. No appropriation for debt service may be reduced.

4. Transfer of Appropriations - The Town Council may, by resolution, authorize a maximum amount which the Town Manager may transfer from any unused balance of any general fund appropriation or portion thereof from one (1) department or other spending unit to another. Except as otherwise provided in this Charter, the transfer of monies from one (1) fund to another shall only be made by a resolution amending the budget as adopted. No appropriation for debt service may be transferred.

E. State of Colorado – Amendment 1

On November 3, 1992, the Citizens of the State of Colorado approved Amendment 1, also known as the Taxpayers Bill of Rights (TABOR). Amendment 1 specifically and significantly addresses the following issues: spending limitations, operating reserves and debt service.

On November 7, 2000, voters within the Town of Johnstown approved the collection, retention and expenditure of the full amount of town taxes, grants and all other revenue collected from all sources including property taxes, received in 1999 and each subsequent year, without regard to any revenue or expenditure limitations including those contained in Article X, Section 20 of the Colorado constitution or any other law.

The Town will be in compliance with the remaining requirements of Amendment 1, including election, debt, and reserve requirements.

Revenue Policies

The Town must be sensitive to the balance between the need for services and the Town's ability to raise fees, charges and taxes to support those services. As much as is possible and feasible, Town services that benefit specific users should be paid for by fees and charges to provide maximum flexibility in use of general taxes to meet the cost of broader public services.

1. Specific Use of Services. Charges for services that benefit specific users should recover full costs, including all direct costs, indirect costs, depreciation on capital and General Fund overhead. Departments

that impose fees or service charges should prepare and periodically update cost of service studies for each such service.

2. Diversify Revenue. The Town should strive to maintain a diversified mix of revenues in order to provide ongoing stability and predictability, even in times of economic downturn. The Town will review revenue raising proposals in light of its total revenue mix in order to encourage growth and keep the Town economically competitive.

3. Taxes. Taxes should be selected for balance, applicability and economic impact. The Council shall have the authority to adopt and levy, by ordinance, all taxes which are not prohibited for home rule municipalities by the Colorado Constitution, subject to any applicable limitations in that Constitution. Council shall comply with applicable voter approval requirements in the Colorado Constitution. The following factors will be considered when the Town's taxes are increased, decreased, extended or changed in any way:

a. Stability of the tax source over its expected life.
b. Suitability for a pledge against future debt if that is part of the Council's long-term intent for the revenue source.
c. Apply the tax impact information for both residential and business taxpayers against a future vision of what the tax policy is intended to foster.

4. Recapture Investment. The overall revenue structure should be designed to recapture for the Town some of the financial benefits resulting from Town sponsored programs and community investments.

5. Additional Resources. The Town will observe the following priorities in obtaining additional resources:

a. Use existing resources efficiently. The Town will use as efficiently as possible all existing resources.
b. Collect existing revenues. The Town will collect as efficiently as possible the resources to which it is already entitled. The Town will follow an aggressive policy of collecting and minimizing receivables.
c. Revenues are consistent with Town goals. The Town will seek new resources, consistent with the policies in this document and other Town goals.

5. Enterprise Funds. The Town will set fees, user charges and other revenues for each enterprise fund (Water, Sewer, Drainage) at a level that supports the total direct and indirect cost of the activity including operating costs, system expansion and maintenance. Indirect costs include the cost of annual replacement needs due to depreciation of capital assets.

6. Legal Requirements. The Town will maintain compliance with legal revenue restrictions as identified by voters, for special revenue funds, compliance with State Law, and other restricted revenues.

7. Grant Revenues. The Town will refrain from using grants to meet ongoing service delivery needs. In the Town's financial planning, grants will be treated in the same manner as all other temporary and uncertain resources and will not be used to fund ongoing, basic service needs. When pursuing or applying

for grants, the Town will consider and plan for the long-term implications including increased maintenance, operational costs and replacement costs that may be necessary.

Operating Policies

When the other Financial Policies fail to address a specific issue, general operating policies will be reviewed for direction. In some cases, these policies repeat what has already been stated in other areas, but that is only to emphasize the importance and value of that policy.

1. Current Revenues to Pay for Current Expenditures. Current operating revenues will meet or exceed current operating expenditures. Each Town fund budget must identify ongoing resources that at least match ongoing annual requirements. One-time cash transfers and ending balances in excess of reserves may be applied to reserves or to fund one-time expenditures. They will not be used to fund ongoing programs.

2. Do Not Restrict Revenues. The Town will not normally earmark discretionary revenues for specific purposes. This will preserve the ability of the Town Council to determine the best use of available revenues to meet changing service requirements to meet the needs of the community.

3. Reserves. The Town will maintain adequate cash reserves for emergencies, unforeseen needs of a non-recurring nature, operating maintenance, equipment replacement and capital projects. Annually, the Town will hold a minimum target of 41% of General Fund revenues as a General Fund ending balance, commonly known as a reserve.

4. Continual Improvement of Service Delivery. The Town will seek to optimize the efficiency and effectiveness of its services to reduce costs and improve service quality. This will include a review of all existing administrative procedures and software to eliminate exception-based procedures, special interest projects or programs that benefit less than the majority.

5. Cash Management. The Finance Department will develop, maintain, and constantly seek to improve cash management systems which ensure the accurate and timely accounting, investment, and security of all cash assets. During regular business days, all cash received by Town departments will be deposited with Finance within 24 hours of receipt.

6. Fund Balances. Accruals and non-cash enhancements to revenues will not be made as a means to influence fund balances at year-end or during budget discussions.

7. Fixed Asset Inventories. Accurate inventories of all physical assets (including infrastructure), their condition, life spans and cost will be maintained to ensure proper stewardship of public property. The Finance Director will establish policies and appropriate procedures to manage fixed assets, including establishing the threshold dollar amount for which fixed asset records are maintained and how often physical inventories will be taken.

8. Allocation of Overhead Costs. Overhead costs will be allocated to determine the full cost of providing services. Overhead costs will be allocated according to consistent methodology developed in consultation between the Finance Department and other operating departments.

9. Internal Loans. Interfund loans must be approved by Council and may be charged interest.

10. Publication of Financial Information. The Town will publish the list of bills on the Town's website within twenty (20) days of the adjournment of each regular or special meeting.

11. Bank Accounts. Bank accounts may only be opened or closed by the Finance Director, or the Town Manager. No other employee or department of the Town shall open a bank account in the Town's name.

12. Petty Cash. Petty cash can be obtained upon authorization of the Finance Department. A receipt must be submitted to the Finance Department immediately. Petty cash disbursements should not exceed $50.00.

13. Surplus Property Disposal. As items are purchased with public funds, the Town Manager must declare items to be surplus prior to disposal and said disposal must follow the provisions herein.

a. De Minimis Valued Items. Non-capital material and supply items that are normally used up during the normal course of business and have individual value less than $250 are exempted from the formal surplus disposal process. These items can be thrown away, destroyed, donated or sold with approval from the Town Manager or Finance Director.
b. Unusable Equipment. The disposal of capital equipment with a salvage value less than $2,500 is exempted from the formal surplus disposal process. These items can be sold for salvage value without a declaration of surplus property, upon approval from the Town Manager or Finance Director.
c. Auction or Sale of Property (Formal). When the current value is deemed to exceed $2,500, it can be offered at public auction or written bid. The bid must be advertised at least 10 days prior to sale. If no bids are received or if a determination is made that the market value of the property exceeds the offer of the highest bidder, all bids may be rejected and the appropriate Department Head and Finance Department may negotiate a sale.

Accounting, Auditing & Financial Reporting Policies

The Town shall maintain a system of financial monitoring, control and reporting for all operations and funds in order to provide an effective means of ensuring that overall Town goals and objectives are met.

1. Generally Accepted Accounting Principles (GAAP). The Town will maintain its accounting records and report on its financial condition and results of operations in accordance with State and Federal law and regulations, including GAAP.

2. Basis of Accounting. The term "basis of accounting" refers to when revenues, expenses, expenditures and the related assets and liabilities are recognized in the accounts and reported in the financial statements.

Specifically, it relates to the timing of the measurements made. The following are the basis of accounting available for use by the Town:

a. Cash Basis – transactions are recognized only when cash is received or disbursed.
b. Accrual Basis – transactions are recognized when the economic event occurs, regardless of whether cash is paid or received. Proprietary funds, which include the enterprise funds, use the accrual basis of accounting.
c. Modified Accrual Basis – expenditure transactions are recognized when incurred. Revenues are recognized when both measurable and available. Governmental funds, including the general, special revenue, debt service and capital projects use the modified accrual basis of accounting. "Available" in this case, means collectible in the current period or soon enough thereafter to be used to pay liabilities of the current period. For purposes of consistency, that time-frame shall be not more than sixty (60) days.

3. Reporting Focus – Budget vs. GAAP. This concept is used at the Town of Johnstown to refer to the way transactions are recorded and reported for compliance with Colorado Budget Law included in the Colorado Revised Statues as opposed to financial statement presentation in conformance with Generally Accepted Accounting Principles. The Town's monthly statement of revenues and expenditures are reported during the fiscal year on what is informally called a "budget basis." The Town's transactions are recorded throughout the year in accordance with the financial statement requirements as set forth within the Colorado Revised Statutes. By recording the transactions in general compliance with this law, the revenues and expenditures can be more easily monitored on a monthly basis to ensure compliance with the legal requirements as set forth within the Colorado Revised Statutes.

At the end of the fiscal year, adjustments are made to present the financial information in a format that is comparable to that used by other local government units around the country. The standards for this reporting are referred to as "Generally Accepted Accounting Principles" (or GAAP basis). The adjustments to convert the Town's financial records from "budget basis" to "GAAP basis" are made to ensure that the Town's financial statements are fairly and consistently presented in conformance with GAAP.

4. Simplified Fund Structure. The Town will minimize the number of funds, departments, programs and account codes. The funds will be categorized in accordance with generally accepted accounting principles (GAAP) for reporting purposes. The development of new funds will be approved by the Town Council. The development of new departments, programs and accounts will be approved by the Town Manager.

5. Classification of Fund Balance. The Town will classify governmental fund balances as follows:

a. Non-spendable - Amounts that cannot be spent either because they are in non-spendable form (assets) or because they are legally or contractually required to be maintained intact.
b. Restricted - Amounts that can be spent only for specific purposes because of constitutional provisions, enabling legislation, Town code or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws and regulations of other governments.
c. Committed - Amounts that can be used only for specific purposes determined by a formal action of the Town Council. The Town Council is the highest level of decision-making authority for the Town. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Town Council.

d. Assigned - Amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes.
e. Unassigned - All other spendable amounts.

6. Accounting Internal Controls. The Town will maintain an internal control structure that consists of three elements.

a. Control Environment - Consisting of an "overall attitude and awareness of actions" as they influence the Town. The management and staff shall consider the financial implications of decisions, both current and long term.
b. Accounting System - An effective accounting system will result in:
    1. Identification and recording of all valid transactions.
    2. Describe the transaction in sufficient detail to permit proper classification of the transaction for reporting purposes.
    3. Record the transaction in the correct time period.
    4. Proper presentation of all transactions and related disclosures in the financial statements.
c. Control procedures - Consist of:
    1. Proper authorization of transactions and activities.
    2. Adequate segregation of duties.
    3. Adequate documents and records.
    4. Adequate safeguards regarding access and use of assets and records.
    5. Independent checks on performance.

7. Independent Audit. An independent firm of certified public accountants will annually perform a financial and compliance audit of the Town's financial statements as required by state statute. Their opinions may be contained in the Town's Comprehensive Annual Financial Report (CAFR) and the Report on Compliance with the Single Audit Act of 1984 (if required based on federal funding levels.) The audit shall be completed within six (6) months after the close of the fiscal year.

8. Monthly Financial Reporting. The Finance Department will prepare reports at the end of each month identifying the difference between actual and budget for revenues and expenditures by fund. These reports will be presented to the Town Manager and may be included in Council updates.

9. Excellence in Financial Reporting. As an additional independent confirmation of the quality of the Town's financial reporting, the Town will annually seek to obtain the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting. The CAFR will be presented in a way designed to communicate with citizens about the financial affairs of the Town.

Purchasing Policies

The purpose of this section is to establish purchasing guidelines. These policies are applicable to all purchasing for the Town of Johnstown and are established to ensure that needed goods and services are obtained in a timely manner, at the lowest prices possible, consistent with acceptable quality standards.

Consistent with these objectives, a part of the Town's procurement activity is decentralized. In recognition of the cost of staff time and to reduce the cost of making small purchases, purchasing cards are issued to selected personnel as approved by the Finance Director. The purchasing card will be defined later in this manual.

Procedures which apply to purchases made directly by Town staff as well as the steps followed by the Finance Department are described below, along with the public purchasing law and ethical standards that shape the Town's purchasing activities.

1. Governing Laws and Policies. Procurements by the Town of Johnstown are governed by state law and these Purchasing Policies further establish requirements for the Town's purchasing activities.

2. Conflict of Interest. No employee or official of the Town shall participate in a transaction, contract, activity, or service of the Town which has a direct or predictable effect on their financial interests or the financial interests of an immediate family member.

3. Personal Purchases. It is prohibited for an employee or official to make purchases for personal purposes or to receive special pricing from a vendor using the Town's name, account or reputation.

4. Payment Authorization. All requests for payment must be approved by the Department Director, and in some instances the Finance Director, and Town Manager. Employees cannot authorize payments to themselves.

5. Purchasing Thresholds/Authority. Generally, the purchasing thresholds detailed below will be applicable (if there are grant funds involved, the thresholds may differ. Please refer to any grant requirements and proceed using the most restrictive standards.):

Purchase Amount	Procurement Requirement	Approval Level	Contract Authority
Under $5,000	Annual review to ensure lowest cost to Town	Department Director	N/A
$5,000 to $9,999	Competitive Informal Process I: At least 3 bids must be secured by telephone, email, or in writing. A formal bid process can also be utilized but is not required.	Department Director	Department Director
$10,000 to $49,999	Competitive Informal Process II: At least 3 bids must be secured in writing. A formal bid process is encouraged but is not required.	Department Director, Finance Director	Asst. Town Manager, Town Manager
$50,000 to $100,000	Formal Procurement Process	Department Director,Finance Director, Asst. Town Manager	Asst. Town Manager, Town Manager
$100,000 and over	Formal Procurement Process	Department Director,Finance Director, Asst. Town Manager	Town Manager
Amendments & Change Orders	Increases greater than 5% or $5,000 (exluding contingency) require additional approval		
Additional Considerations: - All bids/quotes and/or purchasing co-op pricing must be obtained PRIOR to purchase. - Any unappropriated item exceeding $25,000 must be reviewed and approved by the Town Council.			

6. Local Purchasing Preference.
   a. If a local bidder is within five (5%) percent of the lowest bid from an out of town bidder on a construction or other formally bid project from $0.00 - $4,999.99, two (2%) percent on such project(s) from $5,000.00 up to $999,999.99, and within one (1%) percent on such project(s) from $1,000,000.00 up to $5,000,000.00, then the local bidder will be awarded the bid unless otherwise provided in this section.
   b. The local purchasing preference policy shall not apply in the following instances:
      1. When purchases and/or contracts are funded in whole or in part by federal funds;
      2. When purchases are more than $5,000,000.00;
      3. When purchases are not required to be formally bid, such as sole source procurements, emergency procurements and any other such procurements as defined in the Town procurement policy or the Town emergency management policy;

4. When professional services are procured through the issuance of requests for qualifications and/or requests for proposals, including design-build contracts; or construction manager at risk (CMaR); or,
5. When such preference is in conflict with any applicable state or federal laws, rules or regulations.
6. The local purchasing preference policy shall not apply to private construction projects financed with public assistance, including, but not limited to, tax increment financing, redevelopment projects and enterprise zone redevelopment.

c. "Local" is defined as a business operating within the corporate limits of the Town of Johnstown, with the majority of its primary business operations, including, but not necessarily limited to, production, operation, purchasing, billing, marketing, management, administration and ownership, occurring within the town limits. "Local" shall not include the following:
   1. Those businesses with only a local Johnstown post office box;
   2. Those businesses with a sales presence in the Town, but no physical business location within the Town limits.
   3. Home based businesses that merely take orders for products shipped from out of town to their customers. Exceptions will be considered on a case-by-case basis when a written request is submitted to the Town Manager.

d. Notwithstanding the foregoing, the local bidder must otherwise meet all qualifications and procurement policy requirements of the Town, including, but not limited to, the "best bid" requirements, in order to be awarded a bid under this section.

7. Bid Guidelines.
   a. Competitive Buying. Town policy requires quotes or bids to be obtained from as many providers as reasonably possible to ensure a competitive marketing atmosphere and advantageous pricing. Bids will be solicited when required by policy and also when it is found to be advantageous to do so. Any qualified provider may respond to a Town request for quote or bid.
   b. Awards. The Town of Johnstown reserves the right to reject any and all bids and waive any informality. The Town of Johnstown also reserves the right to select the lowest and/or best bidder as determined by the Town in its sole discretion. Bidders may be disqualified for past failure to follow proper change order processes or failure to complete projects in a timely and/or professional work-like manner.

8. Formal Procurement Process.
   a. Public Notice Required. Purchases of commodities and/or services estimated to cost $50,000 or more shall be publicly noticed by such methods as advertising on the internet, on a bid site, by published notice in a newspaper, or such other public method to the extent possible to encourage full and open competition. When advertising for proposals with federal funds, guidance provided in CFR 200.319 will be followed to ensure proper competition of project awards. This also entails, for example, taking necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.
      1. Public notice of solicitations shall state the place, date and time of the bid or proposal opening.
      2. The notice will be posted at least 10 days prior to the bid deadline.

3. The request shall include an adequate description of the scope of work to be completed, any specifics which may be required of the vendor, including any kind of bid bond, all contractual terms, and conditions of application to the public project.
4. Notices and solicitations of bids shall include information that these are sealed bids and they should so be identified on the envelope.

b. Processes for Formal Procurement. One of the following procedures may be utilized to fulfill Formal Procurement requirements at the direction of the Department Director in consultation with the Finance Director:
    1. Invitation for Bid (IFB). Unless otherwise provided in a specific IFB, the following shall control:
        a. Generally. The IFB is a method of source selection in which the award is made to the responsive and responsible bidder submitting the lowest cost bid that complies with the detailed specifications and/or scope of work contained in the IFB. An IFB shall include specifications and all contractual terms and conditions applicable to the procurement, as well as the bid opening place, time and date. Bids are sealed and opened in public at the time and place as set forth in the IFB, unless all bidders have been notified by the Town of a change in the time or place by written addendum to the IFB. A tabulation of all received and opened bids shall be formulated and made available for public inspection.
        b. Bid Submission and Bid Evaluation. Bids shall be unconditional and submitted without alteration or correction except as authorized in this subsection. Bids shall be evaluated based on the requirement set forth in the IFB, which may include criteria to determine acceptability, such as inspection, testing, quality, workmanship, delivery and suitability for a particular purpose. Those criteria that shall affect the price and be considered in evaluation for award shall be objectively measurable, such as discounts, allowances, transportation costs and total or life cycle costs.
        c. Specifications. Specifications shall be made available to all interested parties as stated in the IFB. If for any reason whatsoever it is necessary to change the specifications or any other formal data and there is adequate time as determined by the Finance Director prior to the date of bid opening, an addendum shall be issued setting forth the changes. It shall be the obligation of the bidders to ensure that they have received all addenda.
        d. Bid Submission. Bids must be received prior to the specified time as established in the IFB. Bids may be received earlier and shall be kept sealed and confidential until the bid opening. Bids received after the specified deadline may be immediately returned to the nonresponsive submitter unopened.
        e. Bid Opening. The opening of sealed bids shall be conducted in a manner to protect confidentiality and to ensure fairness.
        f. Correction or Withdrawal of Bids. Correction or withdrawal of inadvertently erroneous bids before and after a bid opening may be permitted in accordance with the IFB.

g. Award. Generally, an award shall be made by written notice to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the IFB including, without limitation, consideration of performance on similar projects or contracts, letters of reference and prior performance with the Town. The Town retains the right to reject or modify any bids, awards always being subject to negotiation and execution of a mutually acceptable agreement. The Town reserves the right to review and award bids at its discretion to responsive and responsible companies which may or may not be the low bidder.

2. Request for Proposal (RFP). Unless otherwise provided in a specific RFP, the following shall control:
    a. Competitive Sealed Proposal/Competitive Negotiation Process. Proposals shall be solicited through an RFP process when for example: (1) the Department Director or Finance Director determines that the complex nature or technical details of a particular procurement make the use of competitive sealed bidding either not practical or not advantageous to the Town; (2) specifications cannot fairly or objectively be prepared as to permit sufficient competition; (3) high technology and electronic equipment is available from a limited number of sources; or (4) specifications cannot practically be prepared except by reference to specifications of the equipment of single source of supply.
    b. Receipt of Proposals. Sealed proposals shall be submitted at the time and place set forth in the RFP. Only the names of the prosper will be read in public at the time the proposals are due. No proposals shall be opened until the time designated in the proposal document or addenda.
    c. Evaluation of Factors. Proposal evaluation criteria shall be as set forth in the RFP. Final consideration for awarding of contract shall not be based solely on price. A combination of qualifications, experience, demonstrated successes, references, fees and costs, capacity to fulfill all requirements of the contract and other qualifying considerations may be considered for evaluation purposes.
    d. Discussion with Responsible Prospers and Revisions to Proposals. As provided in the RFP, discussions may be conducted with responsible proposers who submit proposals determined to have a reasonable likelihood of being selected for award.
    e. Award. Award shall be made to the responsible prosper whose proposal is determined to be the most advantageous for the Town, taking into consideration price and evaluation factors. This process may include discussions and negotiation between the Town and prosper. The Town retains the right to reject or modify any proposals, awards always being subject to negotiation and execution of a mutually acceptable agreement.

3. Request for Qualifications (RFQ).
    a. Pre-Qualifying Submitters or Multi-Step Sealed Bidding. When it is considered impractical to initially prepare a purchase description to support an award based

on price, prior to the issuance of the Soliciting Document, the Town may determine to issue a Request for Qualification, RFQ, requesting the submission of unpriced offers to be followed by a Soliciting Document limited to those bidders whose offers have been determined to be technically acceptable under the criteria set forth in the first solicitation. Only the providers of products or services that meet the specifications or experience will be permitted to submit bids or cost proposals. In addition, the RFQ process is used when the desired services are not as well defined and depend on the submitter's ability to appropriately identify and address the problem or issue. This process is most often used for the selection of professional services. The submitters submit statements of qualifications, and the Town then issues a Soliciting Document limited to those submitters whose response to the RFQ have indicated the ability and satisfied the other criteria such that the Town desires to seek a proposal from such Submitter.

b. In determining whether to issue an initial Soliciting Document only to Pre-Qualified Submitters, the Finance Director shall consider the best interests of the Town and may consider whether a project or contract:
    1. Requires complex or unusual expertise or techniques;
    2. Involves a particularly tight time frame;
    3. Involves experience in a very specific field; or
    4. Has a projected budget of $500,000 or higher
c. The method of submitting pre-qualification information and the information required in order to be pre-qualified shall be determined by the Finance Director or Town Manager.

c. Correspondence with Vendors. All correspondence with vendors/submitters should be communicated through the department head responsible for overseeing the specific bid unless the bid specifications make it advisable to delegate authority to others.

d. Nonresponsive Bids/Proposals.
    1. Defined. A responsive bid/proposal is one that is in substantial conformance with the requirements of the Soliciting Document.
    2. Determination of Nonresponsiveness. The following are examples of nonresponsive Submitters:
        a. A Submitter who fails to deliver a bid/proposal prior to the specified place, time and date as shown on the Soliciting Document is considered late and the bid/proposal shall not be opened.
        b. A Submitter who fails in the bid/proposal to conform to required delivery schedules as set forth in the Soliciting Documents or in the permissible alternatives.
        c. A Submitter who qualifies prices in such a manner that the firm's bid/proposal price cannot be determined (such as "price in effect at the time of delivery").
        d. A Submitter who fails to offer goods and services that comply with the specifications of the Soliciting Document.

e. A Submitter who makes the Town the responsible party for determining that the bidder's alternative products or services conform to the specifications.
f. A Submitter who fails to furnish bid surety when required.
g. A Submitter who limits the rights of the Town under any contract clause unless information on such limitations is invited.

e. Solicitation Irregularities. The Finance Director has the authority to waive irregularities if: (a) the item being waived is only a matter of form or is an immaterial variation from the exact requirements set forth in the Soliciting Document; (b) the item being waived has trivial or no effect on price, quality, quantity delivery or performance; and (c) such a waiver would not affect the relative standing of bidders or proposers or be otherwise prejudicial to them. Examples of minor irregularities that may be waived are:
    1. Failure to furnish with the bid, certain required information regarding the vendor's qualifications to perform the contract.
    2. Failure to submit required descriptive information on the products offered.
    3. Failure to return the proper number or executed bids or attachments, including certifications and affidavits.
    4. Failure to return a bid addendum or amendment if on the face of such bid the bidder acknowledges receipt of addendum or amendment or if the addendum or amendment does not have a material effect on the bidder's liability under the terms of the contract.
    5. Failure to sign a bid, when evidence is submitted with the bid that clearly shows that the bid was the one intended by the bidder and that failure to sign was strictly an oversight.

    When such minor irregularities are discovered, the Submitter is requested to remedy the problem within a reasonable timeframe by later submitting omitted data or by providing a written statement of intent.

f. Rejection of Bids. Unless otherwise specified in the Soliciting Document, bids/proposals may be rejected when one or more of the following occur:
    1. Bids/proposals exceed the budgeted amount;
    2. There are no responsible Submitters;
    3. There are no responsive Submitters;
    4. The project is abandoned;
    5. The specifications, scope and/or terms and conditions are revised; or
    6. Irregularities exist in the procurement process as determined by the Finance Director and/or Town Manager.

g. Protested Solicitation or Awards.
    1. Protest. Any actual or prospective bidder, contractor or vendor who is aggrieved in connection with the solicitation or award of a contract and purchase order may protest to the Town Manager as set out in this section. The protest shall be submitted in writing to the Town Manager or their designated representative within seven working days after the aggrieved person knows or should have known of the facts giving rise thereto.
    2. Authority. The Town Manager as set out in this section, shall have the authority to settle and resolve a protest of an aggrieved bidder, contractor or vendor, actual or prospective,

concerning a solicitation or award of contract. A written decision regarding the protest shall be rendered within 30 working days after the protest is filed. The Town reserves the right to make determinations that are deemed in the best interest of the Town. If 30 days have passed without a decision, the written protest shall be forwarded to the Town Attorney's office for resolution.

h. Confidentiality. To the extent permitted by the Colorado Open Records Act, after solicitations are opened, they become confidential documents until the contract is awarded or the solicitation project is cancelled. Staff, contractors, and Town officials shall not discuss solicitations with competing vendors. Vendor questions must be referred to the Department Director managing the project.

9. Bonding Requirements. Bonds shall be executed on forms prescribed or approved by the Town Manager based on review by the Town Attorney, as to form, and State of Colorado law. The Town may declare the purchasing of any standard items of commerce and services from standard trades and professions, which are not altered or customized to unique Town specifications, to be exempt from bonding requirements.

a. Bid Bonds. The bid bond requirement may be satisfied by receipt of a certified bank check or a bid bond. The bid security is submitted as guarantee that the bid will be maintained in full force and effect for a period of thirty (30) calendar days after the opening of bids or as specified in the solicitation documents. If the supplier/contractor fails to provide the bid security with the bid, the bid shall be deemed non-responsive. The bid bond shall be at least 10% of the vendor's bid price if the bid is over $150,000 and at least 5% of the vendor's bid if under $150,000.

b. Performance Bonds. A performance bond, satisfactory to the Town, executed by a surety company that is authorized to do business in this state or otherwise secured in a manner satisfactory to the Town may be required for any contract and will be used for all contracts for public buildings, works or improvements awarded in excess of $50,000 per state law. The bond shall be in an amount equal to 100% of the price specified in the contract.

c. Payment Bonds. A payment bond, satisfactory of the Town, executed by a surety company that is authorized to do business in this state or otherwise secured in a manner satisfactory to the Town, for the protection of all persons supplying labor and material to the contractor or its subcontractors may be required for all contracts awarded in excess of $50,000. The payment of the bond shall be in an amount equal to 100% of the price specified in the contract, or any other higher amount determined by the Town to be in the best interest of the Town.

d. Other Security. Nothing in this section shall be construed to limit the authority of the Town to require a bond or other security in addition to the bonding requirements stated above. The Town Manager, at their discretion, may waive or lessen the bonding requirements for contracts up to $100,000 should bonding not be cost effective.

10. Exclusive Service. Sole source purchases may be made if it has been determined that there is only one good or service that can reasonably meet the need and there is only one vendor who can provide the good or service. Written justification for the sole source purchase must be retained with support for the purchase.

11. Emergency Purchases. In the event of natural disasters, accidents or other emergencies where health, safety or welfare of the community is at risk, the Town shall comply with the procurement requirements to

the extent practicable, but this may be waived by the Town Manager. The Town Manager will notify the Town Council of any emergency immediately identifying the nature of the emergency and any purchase which may be required. Forms required herein for the purpose of authorizing and acquiring goods or services necessary for the immediate preservation of life, health, safety, welfare or property during a local disaster or emergency conditions shall not require compliance with bidding requirements set forth in this Policy and may be awarded on a sole-source basis. Documentation of procurement decisions in an emergency period is required to be retained, to support the urgency of the purchase and as justification for deviation of any Town policy. Once the Town is no longer operating in an emergency period, adherence to the approved procurement requirements is required. Careful consideration shall be given to procurement decisions made in an emergency period and when grant funds may be received. Federal procurement guidance currently available (at CFR200.320) indicates that purchases above the dollar threshold of a micro purchase, currently $10,000, must also have written quotes to support the cost reasonableness of the purchase. If, at any time, a purchase may have a grant implication, purchaser should follow guidance from the grantor.

12. Exemptions From Public Bidding. The Town recognizes the need to use outside sources for providing Professional Services, constructing Capital Projects (vendors and contractors) and for providing services for day-to-day operations and maintenance. The Town requires staff to solicit bids for any purchase of goods over $50,000, per engagement or annually. This requirement may be waived by the Town Manager for ongoing service contracts where the past experience related directly to the Town is a compelling reason to continue a service contract from year to year. Selection of vendors, contractors or consultants may be based on past experience with the Town, knowledge of the Town and region, philosophy of the nature of the job, availability of time, quality of product, quality of service and material, maintenance, warranties, price and other such criteria as deemed appropriate for a particular public project. The Town recognizes the following exemptions for the Public Bid Process:

a. Professional Services. This purchasing policy shall not apply to professional services and the requirements shall not be mandatory in the employment of professional services. Professional services include, but are not limited to the following: Attorneys, Bond Counsel, Certified Public Accountants/Auditors, Consultants, Engineers, Financial Advisors, Physicians and Real Estate Brokers. The Council may award these services as desired and at their discretion. The staff shall use the following criteria when applicable and necessary, based on specific project that includes:
    1. Past experience in performing the services requested;
    2. Responsiveness to the needs of the Town, with respect to time to complete the project, the approach to the project, and anticipated design concepts offered;
    3. Responsibility and experience in dealing with municipal governments and projects of similar size, scope and nature;
    4. The professional's engagement team, including the experience and resumes of key personnel assigned; and
    5. Results of reference checks and past performance for other clients.
b. Design Build Services or Construction Manager at Risk (CMaR). This policy shall not apply to design-build and CMaR specialty services so long as the project does not exceed $100,000. If less than $100,000, the following evaluation criteria shall apply:
    1. A guaranteed maximum price must be agreed upon and any savings shall revert back to the Town if the final project cost is less than the guaranteed maximum price.

2. The Town shall have the option at any time to validate proposed costs and fees of the professional who must disclose all information used to arrive at the proposed costs and fees.

c. Alternative Delivery Methods. The Town may, at its discretion, permit alternative delivery methods beyond design-bid-build as deemed to be beneficial to the Town in any instance and for any project. The permitted alternative delivery methods that the Town may choose from are described below. Any of the methods described below may or may not have a Guaranteed Maximum Price (GMP) and/or a share back on cost savings in any methodology desired and deemed appropriate by the Town. In any method the Town has the right, if desired, to hire an Owner's Representative to oversee any or all elements of a project. In these methods of delivery, the Town at its discretion may issue a Request for Proposal (RFP) or may issue an invitation to submit a proposal to preferred entities that have specific experience and success as it relates to the project.

1. Design-Build (DB). With a DB delivery method, the Town contracts with a private entity to design and build the project. The operation of the resulting facility is transferred to the Town after it is completed. Under the DB delivery method, the Town executes a single, fixed-fee contract for both engineering services and construction. The DB entity may be a single firm, consortium, joint venture, or other organization assembled for the project. Based on the project type and complexity, the design or construction portion of the team leads the DB team.
2. Construction Manager at Risk (CMaR). With the CMaR delivery method, the Town contracts with design and construction firms independently, creating an integrated project team. This provides a system of checks and balances between design, construction, and operating and life-cycle costs. The designer then prepares preliminary plans that allow a builder/constructor to provide the owner with a maximum price to build/construct the project. Alternatively, the Town may hire only the designer and engage with a constructor after a portion of the design is complete to begin value engineering the project. The owner can accept the project at that price, ask for a portion of it to be redesigned to lower the cost, or take the preliminary plans and hire the designer to finish them to bid the project in a manner similar to design-bid-build.
3. Public Private Partnership (P3). A P3 typically involves a government agency contracting with a private partner to renovate, construct, operate, maintain, and/or manage a facility or system, in whole or in part, that provides a public service. Under these arrangements, the agency may retain ownership of the public facility or system, but the private party generally invests its own capital to design and develop the properties/project. Typically, each partner shares in income resulting from the partnership. Such a venture, although a contractual arrangement, differs from typical service contracting in that the private-sector partner usually makes a substantial cash, at-risk, equity investment in the project, and the public sector gains access to new revenue or service delivery capacity without having to pay the private-sector partner.

d. Use of State Bids or Existing Contracts. This purchasing policy shall not apply if the purchasing department is able to piggy-back on a State Bid Award, GSA bid award, or other bid award where a public bid process has taken place on the conditions that appropriate verification of the bid is provided, the cost does not exceed $100,000, and the funds are available in the budget.

e. Waiver of Bidding Process. Notwithstanding the provisions of this Policy, the Town may forego the bidding process altogether in certain specific instances that would be in the best interests of the Town provided that there is sufficient information and documentation to demonstrate that a waiver of the procedure would benefit the Town. Any deviations from the bidding process must have Town Manager approval, who shall then generate a report to the Town Council for the next Town Council meeting explaining the reasons for the waiver. It is intended that this process should be used infrequently and only when there is supporting information to demonstrate that the waiver would be in the best interests of the Town and not in any fashion compromise the integrity of the overall bidding policy of the Town.

13. Contract Authority. The Town Manager or department head shall have the power and duty to approve and execute, by signature, all contracts or agreements of, or on behalf of, the Town or its enterprises, subject to the following limitations.

a. Amount not to Exceed $250,000. Contracts or agreements that exceed $250,000 must be approved by the Council unless part of an annual contract and appropriated in the budget.
b. Conveyances. No contract or agreement shall involve conveyances of interest in land, bonds, indentures, evidence of indebtedness, or proclamations, unless the authority to approve and execute such documents shall be granted by the Council.
c. Charter and Municipal Code. Contracts or agreements that are required by the Town's Home Rule Charter or the Johnstown Municipal Code to be approved and executed by the Town Council.
d. Intergovernmental Agreements. Such contract or agreement does not constitute an "intergovernmental agreement" under Colorado law.
e. Delegation. The Town Manager may delegate the signatory authority for the approval and execution of contracts and agreements to department heads when the contractual matters fall within their area of responsibility.
f. Appropriation. No contract shall be approved or executed unless funds for the payment of obligations under the contract or agreement are in the budget and have been approved by the Town Council. This section shall not prohibit the approval and execution of multi-year contracts or agreement where such agreements are legally permissible.
g. Legal Review. Unless of a routine nature as determined by the Town Manager or the Town's standard form of contractor/professional services agreement cannot be used, all contracts or agreements are subject to legal review.

14. Town Issued Purchasing Cards. This policy applies to all items procured by the use of a Town-issued Purchasing Card.

a. Issuance. Town purchasing cards may only be issued to department heads or other personnel as authorized by the Town Manager and Finance Director.
b. Legitimate Business Expenses. A purchasing card shall be used for purchases on behalf, or costs associated with, approved travel. No cardholder may procure goods or services for personal purposes. Personal use of a purchasing card consists of an item that is not a legitimate business expense and must be reimbursed to the Town. Misuse of the card could subject an employee to discipline pursuant to the personnel policies of the Town. Department Heads may make available purchasing cards for purchases where time is of the essence to save the Town money; where credit card is the only or easiest form of payment accepted for a product or service; or when required for

travel purposes. It is the responsibility of the Department Head to notify the Finance Department if an employee is no longer authorized to use the Town's purchasing card.

c. Purchasing Procedures. Purchases made with the purchasing card should follow all guidelines as stated in this Financial Policy document.

d. Travel Related Expenses. If a spouse or family member is accompanying the employee on a business trip, only employee's travel expenses may be charged to the card. Airline tickets or other travel expenses related to the family member must be paid by the individual at the time of purchase. It is not acceptable to reimburse the Town for those expenses. Personal expenses may not be charged to the hotel room and must be paid for separately. Hotel, car rental, parking, taxi, etc. receipts must be submitted to the Finance Department within a week of return from the business trip. Travel expenses for the employee will be reimbursed up to the maximum allowed for that location by U.S. General Service Administration (www.gsa.gov). Mileage will be reimbursed at the published Internal Revenue Service (IRS) standard mileage rate. Mileage will only be reimbursed if no Town vehicle is available for use.

e. Monthly Statements. It will be the responsibility of the card holder to reconcile the monthly credit card statements and receipts. Original receipts must be submitted to the Finance Department within one week of purchase. Failure to do so will result in loss of purchasing card privileges.

Capital Improvement Planning Policy

A number of important policy considerations are the basis for the Capital Improvement Plan (CIP). The following policies are designed to guarantee that current and future projects are maintained at a quality level and that capital projects do not restrict the Town's ability to provide basic services. The Town must preserve its current physical assets and plan in an orderly manner for future capital investments, including the operating costs associated with these projects. In addition to amenity improvements the Town must also make capital investments needed to support and enhance the delivery of basic services.

1. Capital Expenditures. Capital expenditures for purposes of financial reporting include buildings, land, major equipment, infrastructure investment, and other items that have a value of $5,000 or greater and have a life expectancy greater than one year.

2. Relationship of Long-Range Plans to the CIP Plan. Virtually all of the projects included in the CIP are based upon formal long-range plans that have been adopted by the Town Council.

3. Ten-year Capital Plan. Each department with capital expenditures will develop and maintain ten-year capital plans. This will include sources of funding and maintenance.

4. Current Capital Budget. The Town will prepare an annual Capital Budget which will include current year capital expenditures and sources of funds based on the current year of the CIP. This document will be presented to the Council concurrently with the date of submission of the proposed budget and should include the following:

a. A general summary of its contents.

b. A list of all capital improvements which are recommended to be undertaken, continued or completed.
c. Cost estimates and methods of financing the improvements.
d. The estimated annual cost of operating and maintaining the improvements.
e. Such other information that the Council might require.

5. Include Future Maintenance. As part of the annual Capital Budget, the Town will identify and include full costs of future maintenance needs and operating costs of new capital facilities and equipment prior to funding as part of the annual Capital Budget. It is essential to recognize that many smaller projects can have a significant impact on the existing staff and maintenance levels when considering the total impact. All capital projects will identify the maintenance requirements in terms of staffing, supplies and services.

6. Types of Projects Included in the CIP Plan. The CIP Plan will display, to the maximum extent possible, all major capital projects in which the Town is involved. While the following criteria may be used as a general guide to distinguish which projects should be included or excluded from the CIP Plan, there are always exceptions which require management's judgment. For purposes of the CIP Plan, a CIP project is generally defined to be any project that possesses all of the following characteristics:

a. Exceeds an estimated cost of $25,000
b. Involves totally new physical construction, reconstruction designed to gradually and systematically replace an existing system on a piecemeal basis, replacement of a major component of an existing facility or computer system, expansion of an existing system, introduction of a new system, or acquisition of land or structures.
c. Involves Town funding in whole or in part, or involves no Town funds but is the Town's responsibility for implementing, such as a 100% grant-funded project.

7. Preserve Existing Capital Infrastructure Before Building New Facilities. It is the Town's policy to ensure that adequate resources are allocated to preserve the Town's existing infrastructure before targeting resources to build new facilities that also have operating and maintenance obligations. This policy addresses the need to protect the Town's historical investment in capital facilities and to avoid embarking on a facility enhancement program, which when coupled with the existing facilities requirements, the Town cannot afford to adequately maintain.

8. Capital Priority. In general, the following guidelines will be used to identify capital priorities: safety, complete existing projects, maintenance of existing capital facilities, extension or expansion of existing systems and new projects. Maintenance should be given priority over new facilities unless a cost/benefit analysis indicates otherwise. State, Federal and local mandates or new service demands may require acquisition of new facilities or new construction even when maintenance needs are not fully met. Unique opportunities may arise which should be considered as a priority particularly if there is community support for acquisition. Maintenance of facilities should take priority over operating programs if deferring maintenance will result in greater costs to restore or replace neglected facilities.

9. Balanced CIP Plan: The CIP Plan is a balanced ten-year plan. This means that for the entire ten-year period, revenues will be equal to project expenditures in the Plan. It is anticipated that the plan will have more expenditures than revenues in single years of the Plan, but this imbalance will be corrected through

the use of interim financing as needed. However, over the life of the ten-year plan, all planned interim debt will be repaid and all Plan expenditures, including interest costs on interim debt will be provided for with identified revenues. Any project funding plan, in which debt is not retired within the current ten-year Plan, must have specific Town Council approval.

10. Use of Debt in the CIP. The CIP is viewed as a long-term program that will continually address capital requirements far into the future. As such, the use of long-term debt has been minimized, allowing the Town to put money into actual projects that benefit Johnstown residents and businesses rather than into interest payments to financial institutions. It is expected that debt incurred will be paid back before the end of the current CIP. If the Town uses bonds for financing, then the life of debt is not to exceed 75% of the life of the project or acquisition. Finance staff monitor CIP cash flow regularly and utilize fund balances to minimize the amount of borrowing required. There are exceptions to this policy for extraordinary circumstances, where the voters have approved long-term debt issuances to achieve major Town goals that otherwise could not have been achieved, or would have been delayed an unacceptable amount of time.

11. Finance Director's Authority to Borrow. The Finance Director is authorized to initiate interim and long-term borrowing measures, as they become necessary, as identified in the current CIP Plan, with approval from the Council.

12. CIP Plan Update and Amendment. The CIP Plan will be updated at least annually as a part of the Town's budget process. The Town Council may amend the CIP Plan at any time if a decision must be made and action must be taken before the next CIP review period.

13. Formalization of Monetary Agreements. All agreements between the Town and outside jurisdictions shall be in writing specifying the financial terms of the agreement, the length of the agreement, and the timing of any required payments. Formalization of these agreements will protect the Town's interests. Program areas shall make every effort to promptly request any reimbursements that are due the Town. Where revenues from outside jurisdictions are ongoing, these requests shall be made at least quarterly, unless alternative arrangements are approved by the Town Manager or Town Council.

14. Applicable Project Charges. CIP projects should reflect all costs that can be clearly shown to be necessary and applicable. Staff charges to CIP projects will be limited to time spent actually working on those projects and shall include an overhead factor to cover the applicable portion of that person's operating cost.

Investment Policy

The purpose of this policy is to establish the Town's investment scope, objectives, delegation of authority, standards of prudence, reporting requirements, internal controls, eligible investments, selection of financial institutions, portfolio maturities, volatility, diversification, risk, safekeeping, and custody requirements. The investment program for the Town of Johnstown shall operate in conformance with federal, state, and other legal requirements.

1. Scope. This investment policy applies to all investment *transactions/activities* of the Town of Johnstown, Colorado, involving the investable funds of said Town with the exception of its uniformed and non-uniformed employee pension plans. Investment activities shall be performed in conformance with this policy and the Town's financial policies. The Town, its financial institutions, its investment managers and broker/dealers shall be an equal opportunity employer.

2. Restriction of Authority. The ultimate responsibility and authority for investment transactions resides with the Finance Director, who is fully authorized to buy, sell, and trade investments in accordance with the goals and objectives of this investment policy. No person may engage in an investment transaction except as authorized under the terms of this policy.

3. Objectives. The Town shall seek to optimize its return on investments within the constraints of safety and liquidity. The primary objective of this investment policy shall be to manage the portfolio in such a manner as to preserve capital and protect investment principal while attaining a market rate of return equal to or greater than average rate of return. To attain this objective, diversification shall be required to ensure that potential losses on any security or securities do not exceed the income generated from the overall portfolio.

The portfolio shall be structured to allow maximizing the return consistent with risk limitations and prudent investment decisions as set forth by the Finance Director.

The portfolio shall remain sufficiently liquid to meet anticipated disbursement requirements.

Nothing shall prohibit the Town's Finance Director from investing all excess funds in the most efficient and beneficial manner possible in order to achieve market rates of return consistent with constraints imposed for safety, cash flow, and applicable investment laws.

4. Prudent Person Standard. Investments made pursuant to CRS 24-75-601.1 must be made in accordance with the "prudent man (person)" standard of CRS 15-1-304, (CRS 24-75-601.1(2)). This requirement states that fiduciaries, such as official custodians who make investments or deposits for local governments, are obligated to exercise ... the judgment and care, under the circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of the property of another, not in regard to speculation but in regard to the permanent disposition of funds, considering the probable income as well as the probable safety of capital. (CRS 15-1-304)

5. Reporting Requirements. Monthly, the Finance Director shall submit to the Town Manager and Town Council a report listing the investments held by the Town with the current market value of the investments.

6. Internal Controls. The Finance Department shall establish a system of internal controls to ensure the integrity of the investment process. Investment transactions shall be supported by written evidence, such as a confirmation ticket issued by the broker/dealer. In addition, the Town's independent auditor shall perform a review of the controls on an annual basis. The controls shall be designed to prevent loss of public funds because of fraud, error, and misrepresentation by another party or imprudent actions by an employee or employees of the Town.

7. Eligible Investments. Eligible investments shall be defined as those instruments allowed in this policy as follows:

a. U.S. Treasury Obligations: Treasury Bills, Treasury Notes, Treasury Bonds and Treasury Strips with maturities not exceeding five years from the date of purchase.

b. Federal Instrumentality Securities: Debentures, discount notes, callable securities, step-up securities, and stripped principal or coupons with maturities not exceeding five years from the date of trade settlement. If a Federal Instrumentality Security carries a rating lower than the highest category by any NRSRO, the security is eligible for purchase subject to the following limitations: the final maturity (from the date of trade settlement) may not exceed the statutory limit stated in C.R.S. 24-75-601 and the security must be rated at least AA- or the equivalent by at least two NRSROs (Nationally Recognized Statistical Rating Organization), and not less by any. Subordinated debt shall not be purchased. For securities authorized in this paragraph, the Town shall limit the combined total of investments to no more than 90 percent of the total portfolio and 30 percent per issuer.

c. Commercial Paper issued by domestic corporations with maturities not exceeding 270 days from the date of purchase, which at the time of purchase is rated at least A-1, or the equivalent by at least two NRSROs, and rated not less by all NRSROs that rate the commercial paper. If the commercial paper issuer has senior debt outstanding, it must be rated at least AA, or the equivalent at the time of purchase by at least two NRSROs, and rated not less by all NRSROs that rate the issuer. The aggregate investment in commercial paper, banker's acceptances, and corporate debt shall not exceed 50% of the Town's investment portfolio, and no more than 5% of the Town's investment portfolio may be invested in the obligations of any one issuer.

d. Corporate Debt with a maturity not exceeding three years from the date of trade settlement, issued by any corporation or bank organized and operating within the United States. The debt must be rated at least AA- or the equivalent by at least two NRSROs, and rated not less by any NRSRO that rates it. The aggregate investment in corporate debt, commercial paper, and banker's acceptances shall not exceed 50% of the Town's investment portfolio, and no more than 5% of the Town's investment portfolio may be invested in the obligations of any one issuer.

e. Local Government Investment Pools. Pursuant to CRS 24-75-702 that 1) are "no-load" (no commission or fee shall be charged on purchases or sales of shares); 2) have a constant net asset value of $1.00 per share; 3) limit assets of the pool to those authorized by state statute; 4) have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940; and 5) have a rating of AAA or the equivalent by one or more NRSROs.

f. Repurchase Agreements with a termination date of 180 days or less collateralized by U.S. Treasury obligations or Federal Instrumentality securities listed in a. and b. above with a final maturity not exceeding ten years. The purchased securities shall have a minimum market value including accrued interest of 102% of the dollar value of the transaction. Collateral shall be held by the Town's third-party custodian bank, and the market value of the collateral securities shall be marked-to-the market daily. Repurchase Agreements shall be entered into only with broker/dealers recognized as Primary Dealers by the Federal Reserve Bank of New York, or with firms that have a Primary Dealer within their holding company structure. Approved Repurchase Agreement

counterparties if rated, shall have a short-term credit rating of at least A-1 or the equivalent and a long-term credit rating of at least A or the equivalent by each NRSRO that rates them.

g. Non-Negotiable Certificates of Deposit with a maturity not exceeding five years in any FDIC insured state or national bank located in Colorado that is an eligible public depository as defined in CRS 11-10.5-103. Certificates of deposit that exceed FDIC insurance limits shall be collateralized as required by the Public Deposit Protection Act. In addition, at the time of purchase, issuing banks shall meet the credit criteria set forth in the section of this investment policy, "Selection of Banks".

h. Eligible Banker's Acceptances with maturities not exceeding 180 days, issued by FDIC insured state or national banks. Banker's Acceptances shall be rated at least A-1, or the equivalent at the time of purchase by at least two NRSROs and rated not less by all NRSROs that rate the instrument. If the issuing bank has senior debt outstanding, it must be rate at least AA or the equivalent oat the time of purchase by at least two NRSROs and rated not less by all NRSROs that rate the bank. The aggregate investment in banker's acceptances, commercial paper, and corporate debt shall not exceed 50% of the Town's investment portfolio, and no more than 5% of the Town's investment portfolio may be invested in the obligations of any one issuer.

i. Money Market Mutual Funds registered under the Investment Company Act of 1940 that: 1) are "no-load" (no commission or fee shall be charged on purchases or sales of shares); 2) have a constant net asset value of $1.00 per share; 3) limit assets of the fund to those authorized by state statute; 4) have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940; and 5) have a rating of AAA or the equivalent by one or more NRSROs.

The foregoing list of authorized securities and transactions should be strictly interpreted. Any deviation from this list must be pre-approved by the Council of Trustees.

8. Prohibited Investments. It shall be the policy of the Town to refrain from investment in SBA's, banks or savings and loan associations who secure more than 5% of their deposits through brokers, or whose equity to asset ratio is less than 3%, or to invest in GNMA's or Eurodollar TD's, Eurodollar CD's, Equity Mutual Funds, Unit trusts, and government backed funds not allowed by C.R.S. 24-75-601 as amended.

9. Collateral Requirements. To qualify as a depository, financial institutions and savings and loan associations must collateralize the Town's deposits in accordance with: Sections 11-10.5-101 through 11-10.5-121, C.R.S. as amended entitled "Public Deposit Protection Act"; Sections 11-47-101 through 11-47-120 C.R.S. as amended entitled "Savings and Loan Association Public Deposit Protection Act."

The Town considers repurchase agreements as simultaneous sales and purchases of securities rather than as collateralized loans. However, securities underlying repurchase agreements are referred to as "collateral" for the purpose of this policy. It is the Town's policy to require all issuers of repurchase agreements to execute a copy of the Town's master repurchase agreement. A copy must be on file *prior to entering* into any repurchase agreements. In addition, the maximum length of a repurchase agreement shall be 90 days.

10. Selection of Financial Institutions and Dealers. The Town's depository shall be selected through competitive bidding in accordance with the Town's financial policies. When selecting the depository, the

creditworthiness of the institution shall be considered. It shall be the policy of the Town to purchase securities only from those financial institutions providing services as set forth in State Statutes guidelines.

All financial institutions shall agree to undertake reasonable efforts to preclude imprudent transactions involving the Town's funds. The supervising officer of the institution shall agree to exercise due diligence in monitoring activities of the officers and subordinate staff members engaged in transactions with the Town. Employees of any firm or financial institution that offers securities or investments to the Town shall be trained in the precautions appropriate to public sector investments and are required to be familiar with the Town's investment objectives and constraints.

11. Portfolio Maturities and Volatility. It is the Town's intent to manage all of its investments, with the exception of the uniformed and non-uniformed employee pension plans, in such a way that any market price losses resulting from interest rate volatility would be offset by coupon income and current income received from the balance of the portfolio during a 12-month period. In addition, no maturity extension (swap) should be taken if it would result in negative income on the overall funds portfolio. The maximum maturity date for all securities is no more than 5 years from the date of purchase unless otherwise authorized by the Town Council.

12. Diversification. It is the policy of the Town to diversify investments within the portfolio. Securities shall be diversified to eliminate the risk of loss resulting from over-concentration of investment in a specific maturity, a specific issue or a specific class of securities. Diversification strategies shall be determined and revised periodically by the Finance Department.

When establishing specific diversification strategies, the following general policies and constraints shall apply: maturities shall be staggered in such a way that avoids undue concentration of assets in a specific maturity sector. Short-term maturities shall be selected which coincide with specified disbursement dates thereby avoiding the need to sell securities prior to maturity. Longer-term maturities shall be selected which provide for stability of income and reasonable liquidity.

13. Risk Tolerance. The Town realizes that investment risk can result from issuer defaults, market price changes or certain technical complications, which lead to temporary illiquidity. Therefore, portfolio diversification is used as a means to control risk. The Finance Director is expected to display prudence when selecting investment securities and use safety, liquidity and yield in that order of priority as a way to minimize the risk of default. In addition, no one individual investment transaction shall be made which would jeopardize the total capital position of the overall portfolio.

14. Safekeeping and Custody. Investments of the Town shall be held by a third-party custodian (bank or broker/dealer) or any branch of the Federal Reserve. Investment officials shall be bonded to protect the public against possible embezzlement and fraud.

15. Defense of Staff and Payment of Judgments or Settlements against Staff. Staff, as public employees of the Town, shall be subject to the defense of public employees and payment of judgments or settlements against public employees from liability for losses that may occur in the administration of this investment policy to the extent provided for under the Colorado Governmental Immunity Act, CRS 24-10-101 et. seq.

Debt Policy

Long term debt is a liability that places a future contractual or other obligation against future revenues of the Town. This policy will set guidelines for the amount and type of debt to be issued by the Town.

1. Use for Capital. The Town will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues.

2. Life of Debt. The life of debt is not to exceed 75% of the life of the project or acquisition – when the Town finances capital projects by issuing bonds; it will pay back the bonds within a period not to exceed 75% of the expected useful life of the project.

3. Debt restrictions. The Town will not use long-term debt for current or annual operations. Debt that obligates future Town Councils shall be approved consistent with applicable state statutes.

4. Legal Debt Limits. The Town will review its legal debt limitation at least annually. Debt limits will be included in the statistical section of the Comprehensive Annual Financial Report (CAFR).

5. Form of Debt. The Town may borrow money and issue bonds, securities, documents and instruments of indebtedness or enter into other obligations to evidence such borrowing and may otherwise incur payment obligations. The ultimate form of debt shall be recommended by the Town Manager for consideration and approval by the Town Council.

a. General Obligation. General obligation debt is subject to voter approval. No general obligation debt can be created unless it has been approved by a majority of the registered electors of the Town, in an election, for that purpose. General obligation debt shall be structured on a level debt service basis with a maximum maturity of 30 years, but terms may vary as conditions warrant. Debt service on general obligation debt can be payable from a separate mill levy, taxation, fees or revenue from projects.
b. Revenue Bonds. Revenue bonds are generally used to finance assets that generate revenue which may repay the obligation. Revenue bonds may be issued without approval of the registered electors of the Town and are not payable from a dedicated mill levy, or sales and use taxes.
c. Lease Financings. Lease financings are generally used for long-lived assets that would not be affordable if funded on a lump sum or cash basis during a single year. Lease financing is subject to approval by the Town Council. This type of financing is not considered debt or a multiple-fiscal year financial obligation under the Colorado Constitution.

6. Annual Review. The Town of Johnstown will conduct an annual review of its debt taking into consideration current market rates and current cash flows.

7. Bond Rating. The Town will maintain a strong bond rating that is consistent with other Town goals. The Town will maintain good communications with bond rating agencies about its financial condition. The Town will follow a policy of full disclosure on every financial report and bond prospectus.

8. Debt Refinancing. When advantageous to the Town, the Town Manager and/or Finance Director shall present options to the Council.

Grant Policy - General

The purpose of this section is to develop, implement, and maintain meaningful grant oversight and coordination for the Town thereby increasing grant related revenue, limiting the Town's exposure for grant related legal liability, and improving the efficiency and impact of programs and services funded through grants.

Grant funds received by the Town support important programs and services that the Town provides to the community including: public safety, recreation, homeland security, infrastructure improvements, among others.

1. Conflict of Interest. No employee or official of the Town shall have any interest, financial or otherwise, direct or indirect, or have any arrangement concerning prospective employment that will, or may be reasonably expected to, bias the design, conduct, or reporting of a grant-funded project on which he or she is working unless disclosed and such official shall disclose the conflict and if an elected official, abstain from voting for or against the item.

It shall be the responsibility of the Grant Project Manager for each particular grant-funded project to ensure that in the use of project funds, officials or employees of the Town and nongovernmental recipients or sub-recipients shall avoid any action that might result in, or create the appearance of:

a. Using his or her official position for private gain.
b. Giving preferential treatment to any person or organization.
c. Losing complete independence or impartiality.
d. Making an official decision outside official channels.
e. Affecting adversely public confidence in the grant funded program in particular and the Town in general.

2. Roles and Responsibilities. Department Heads and staff that occupy positions of responsibility with respect to grant activity have specific roles and responsibilities that they shall perform and uphold both ethically and in the best interests of the Town.

a. Town Council. The Town Council has the sole responsibility for approving grant awards by resolution.
b. Town Manager. The Town Manager has the sole responsibility for approving all grant applications not requiring legislative body approval and executing all grant contracts and agreements for grant awards approved by the Town Council.
c. Finance Department. All grant activity must be routed through the Finance Department including receipt and deposit of grant related funds and requests for expenditure of funds. Grant applications and/or grant status reports often require the signature of the "Finance Officer" or similar title representing the Town's senior financial authority. In these cases, the name and requested

information for the Finance Director shall be provided. The Finance Department is responsible for setting up project accounts to track revenues and expenditures. Separate revenue and expense accounts or sub accounts shall be created for all federal grants.

d. Town Attorney. A legal review of grant agreements should be done to ensure that all of the terms of the agreement are legally enforceable. The Town Attorney shall review the terms and conditions of the award as the initial step in the Resolution process, as requested by the Town Manager, Finance Department or Department Director.
e. Town Departments. Town Departments are responsible for all aspects of the grant process including planning for grant acquisition, preparation and submitting grant proposals, preparing Resolution requests to accept funds, developing grant implementation plans, managing grant programs, preparing and submitting reports to grantors, and properly closing out grant projects, as detailed throughout this manual and in compliance with requirements of the grantor. The department receiving the grant shall also be responsible for making an internal request to the Finance Department to establish a project account number for the grant program. Department staff and Finance Department staff will maintain a close working relationship, with respect to grant activity, to ensure a clear understanding of the project status.

3. Grant Planning. Each Town Department that seeks grant funding shall undergo an annual planning process for grant acquisition coordinated through the appropriate department head to compile a comprehensive list of Department needs that can potentially be met through grant funding. Budgets and narrative statements should then be developed for each of the needs, as should goals and objectives that, once achieved, will address the identified need. Federal grants often require more extensive reporting requirements than state and local grants. The anticipated cost of administering and implementing the grant should be compared to the dollar benefit of the grant. The Department Head shall take the cost/ benefit analysis into consideration when determining which grants to submit application requests. If grant becomes available after budget planning, appropriations should be handled as needed.

4. Grant Award and Resolution. The Department receiving the grant award must prepare the Resolution and the agenda commentary and submit it to the Town Clerk for inclusion in the Town Council packet. A grant award letter and grant agreement must accompany the Resolution. The Resolution may include language for a supplemental appropriation by the Town Council for inclusion in the year-end supplemental appropriation.

5. Grant Implementation. All departments that receive grant funding shall develop a Grant Implementation Plan that identifies the goals and objectives to be achieved, the project timeline, milestone events, an anticipated expenditure schedule, roles and responsibilities, and takes into account grantor terms and conditions.

Upon notification of a grant award, the recipient department shall convene an implementation planning process that includes the Finance Director, Finance staff, key project staff, and any other key individuals. Exceptions to this requirement must be approved by the Town Manager.

6. File Management. All Town Departments shall maintain a file format for grant related documents to include separate sections for documents associated with submittal, research, award, and reports, with clear

separation between fiscal years, unless otherwise directed by the grantor. The grantor's preferred file structure shall always take precedence.

7. File Structure. All department and master files associated with a grant award must include the following five sections with clear separations between different fiscal years, unless otherwise directed by the grantor.

a. Submittal – application guidance and copy of application.
b. Research – statistical and other information used in preparation and support of the grant.
c. Award – award letter, objectives and requirements, grant agreement and anything else related to the award.
d. Financial Services – account set up, copies of all invoices and payment requests.
e. Reports – reports submitted to granting entity and evaluation components.

8. File Retention. The Town maintains grant records for a minimum of three years following the closure of their most recent audit report. If any litigation, claim, negotiation, audit or other action involving records has been started before the expiration of the three-year period, the records must be maintained until the completion of the action and resolution of all issues that arise from it, or until the end of the regular three-year period, whichever is later. Grantors may require retention periods in excess of three years. Grantor requirements will take precedence.

9. Budget Modifications. Modifications to the budget associated with a grant funded project in such a way that will alter the grant amount or move funds from one budget to another, shall require prior approval from the grantor or as per the grantor's terms and conditions. Approval in writing from the grantor is required.

10. Receipt of funds. If the grant funds have not already been appropriated then no funds shall be dispersed until a Resolution has been approved by the Town Council and the Finance Department has establishing the accounting specifics.

11. Procurement. All procurement activity associated with grant-funded projects shall follow the procedures outlined in the Purchasing Policy, as well as the grant requirements, whichever is more restrictive.

12. Program Income. All program income resulting from a grant-funded project or program shall be managed and maintained as established in the award letter, grant agreement, contract, special conditions, or other document generated by the granting entity.

13. Reporting. Recipient department shall prepare accurate and timely reports as required by the grantor. All financial reports and reimbursement requests must be reviewed by the Finance Director prior to submission to the grantor.

14. Grant Oversight. During the grant period of any grant received by the Town, the appropriate Department Head may review files associated with the grant and that project or program it funds.

Grants – Federal

1. Scope. This Policy for Federal grants applies to all expenditures of funds received through federal grants, whether those funds come directly from a Federal agency or through an intermediary, known as a "pass-through entity".

2. Policy Statement. The federal government imposes a set of standards for the acquisition of supplies, equipment and real property purchased with federal funds. Federal grant funds received by the Town must conform to the procurement standards identified in CFR§200.317 through §200.327. Individual federal grants may contain further requirements that are unique to those grants and are in addition to this Policy. It is therefore important for the applicant to work closely with the Finance Office to ensure compliance of each grant.

3. Ethics and Conflicts of Interest. The Town, as a government entity, is required to comply with the regulations under Federal Uniform Grant Guidance (UGG) (2 CFR §200.318(c)(1)), which requires written standards of conduct covering conflicts of interest and governing the performance of its employees engaged in the selection, award and administration of contracts.
   a. Conflict of Interest – Employee/Officer/Agent No employee, officer, or agent may participate in the selection, award or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible benefit from a firm considered for a contract. Officers, employees and agents of the Town of Johnstown may neither solicit nor accept gratuities, favors or anything of monetary value from contractors or parties to subcontracts. All business-related gratuities are specifically prohibited except nominally valued, widely distributed items (calendars, pencils, etc.)
   b. Organizational Conflict of Interest Organizational conflict of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, the Town of Johnstown is unable or appears to be unable to be impartial in conducting procurement action involving a related organization.
   c. Disclosing Potential Conflicts of Interest Employees, officers and agents are expected to comply with any applicable requirements pertaining to Conflicts of Interest with regards to grant awards.
      1. Employees, officers and agents must file a Conflict of Interest Disclosure Statement with the Finance Office before a grant application is filed. If the grant is awarded without an application process, then the disclosure must be completed as soon as possible after notification of the award is received.
      2. In the event that a conflict of interest arises after the award has been received, employees, officers and agents must disclose the potential conflicts of interest in writing to the Finance Office as soon as they become aware of them. The written disclosure will include the name of the person, form or organization with whom the conflict exists, the nature of the conflict of interest and the date that the conflict status began.

3. Any potential conflicts of interest affecting the awarded funds will be disclosed by the Finance Office to the U.S. Treasury or pass-through entity in accordance with 2 C.F.R. § 200.112.

4. General Requirements. The following requirements are applicable to all procurement transactions regardless of size.
   a. Procurement transactions shall be conducted in a lawful and ethical manner.
   b. Unnecessary/duplicative purchases are not permitted (and are not reimbursable expenses.)
   c. Where appropriate, consider leasing versus purchasing.
   d. Enter into agreements to share common goods or services with other governmental entities when possible.
   e. Use federal excess or surplus property in lieu of new purchases.
   f. Use value engineering clauses in contracts for construction projects of sufficient size to offer reasonable opportunities for cost reductions.
   g. Award contracts only to responsible contractors possessing the ability to perform successfully under the terms and conditions of the procurement.
   h. Maintain sufficient records to detail the history of procurement, including rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for contract price.
   i. Purchases must remain in aggregate and cannot be separated into multiple increments in order to bypass procurement threshold requirements.

5. Competition.
   a. See the Code of Federal Regulations, 2 CFR 200.319 for the most up to date requirements.

6. Methods of procurement.
   a. See the Code of Federal Regulations, 2 CFR 200.320

7. Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.
   a. See the Code of Federal Regulations, 2 CFR 200.321

8. Domestic preferences for procurement.
   a. See the Code of Federal Regulations, 2 CFR 200.322

9. Procurement of recovered materials.
   a. See the Code of Federal Regulations, 2 CFR 200.323

10. Contract cost and price.
   a. See the Code of Federal Regulations, 2 CFR 200.324

11. Federal awarding agency or pass-through entity review.
   a. See the Code of Federal Regulations, 2 CFR 200.325

12. Bonding requirements.
    a. See the Code of Federal Regulations, 2 CFR 200.326

13. Contract provisions.
    a. See the Code of Federal Regulations, 2 CFR 200.327

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

June 25, 2024

Property Management Companies

Re: Johnstown Water Restrictions

Dear Homeowner Association Property Managers,

We hope this letter finds you well today. You are receiving this letter because our records indicate that you may operate as a Property/Homeowners Association (HOA) Management Company in one or more of the subdivisions in the Town of Johnstown. In April 2024, the Town implemented water conservation requirements for all users of water in the Town of Johnstown for potable irrigation use. The conservation requirements imposed are as follows:

- Odd Number Addresses: Mondays, Wednesdays, and Fridays
- Even Number Addresses, HOAs, and Greenbelts: Tuesdays, Thursdays, and Saturdays
- Watering Hours: 12 am-10 am and 6 pm-11:59 pm
- No irrigation on Sundays

Property owned by the HOA and the green belts managed by the HOA are only permitted to water on Tuesdays, Thursdays, and Saturdays between 12 am – 10 am and 6 pm – 11:59 pm. There have been recent observations of watering of greenbelts and HOA owned tracts outside of the required days. Even more concerning is watering of these areas during the hours of 10 am – 6 pm when likely more water is lost to evaporation and when water can't get to the roots effectively.

We are advising you as the property managers that enforcement of our regulations will start on July 1. Noncompliance may result in citations or disconnection of service if the water conservation methods are not adhered to. If you have any questions, please let us know.

Sincerely,

Ellen Hilbig
Utility Director

cc: Matt LeCerf, Town Manager
Ryan Oglesby, Interim Police Chief
Rebeca Farris, Community Service Officer