450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Regular Meeting

450 S. Parish, Johnstown, CO

Monday, August 17, 2026 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

Roll Call

Agenda Approval

Special Presentations

Public Comment

Members of the audience are invited to speak at the 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 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 includes routine items that are approved together through a single motion and vote. Any member of the Council or staff may request to remove an item from the Consent Agenda and move it to the Regular Agenda for separate discussion.

1. August 3, 2026 Town Council Meeting Minutes

2. Ordinance 2026-296 Approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan - Second Reading

3. July 2026 Financial Statements

Town Manager Report

4. Town Manager's Report

Old Business

New Business

5. Contract Award to Mountain Constructors, Inc. for the Weld County Road 15 Resurfacing Project

6. Discussion: Senior Center Construction

Public Hearing

7. Ordinance 2026-297: An Ordinance Accepting a Portion of the U.S. Interstate 25 East Frontage Road I-25 Between Mile Marker 253.2 (+/-) and Mile Marker 257.1 (+/-) and Approving the Intergovernmental Agreement Between the Town of Johnstown and Colorado Department of Transportation

8. Johnstown Downtown Development Authority Plan of Development

Council Reports and Comments

Mayor's Comments

Informational Items

9. Informational Items

Executive Session

10. An executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) regarding the QLF Property.

11. An executive session to discuss matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding the Town Attorney position.

Adjourn

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, August 3, 2026

MINUTES

CALL TO ORDER

At 7:00 Mayor Duncan called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Duncan invited attendees to join in the Pledge of Allegiance.

ROLL CALL

- **Michael P. Duncan,** Mayor
- **Chad Young,** Mayor Pro Tem
- **Dianne Morris,** Councilmember
- **Nick Bashford,** Councilmember
- **Jesse Molinar, Jr.,** Councilmember

Absent:

- **Damien Berg,** Councilmember
- **Dee Anne Menzies,** Councilmember

AGENDA APPROVAL

Motion by Councilmember Molinar and seconded by Councilmember Morris to approve the agenda as presented.

Upon vote, motion passed unanimously.

SPECIAL PRESENTATIONS

Business of the Month: Economic Development Director Sarah Crosthwaite introduced Firehouse Subs as Business of the Month.

New Employee Introductions:

Utilities Director Greg Venette introduced Armando Martinez, Wastewater Treatment Operator for the Utilities Department.

Public Works Director Tim Hoos introduced Terry Cook, Streets Manager for Public Works.

Chief Ryan Oglesby introduced Matthew Hankinson and Tyler Wangen as Police Cadets.

PUBLIC COMMENT

- Tricia VanLeeuwen, 4366 Golden Currant Ct, spoke regarding water restrictions, asked questions about water billing, and addressed the 5-year water rate plan.
- Leslie Hollywood, 2146 Blue Wing Drive, addressed the data center moratorium and addressed the exponential growth. She suggested that there should be a community vote for data centers.
- Deborah Alexander, 1911 Parkwood Drive, asked about new development proposals and asked that growth be responsible and sustainable.
- Tonya Anderson, 2107 Kiersi Ct, spoke about the YMCA and data center and provided a packet of information to the Council.
- Dana Karcher, 623 Charlotte Street, addressed the comprehensive plan and focusing on sustainable industry and businesses.
- Garret Hultgren, 4373 Chicory Ct, spoke regarding concerns he raised about Councilmember Morris.

Town Clerk Meghan Martinez read the following online public comment into the record.

- Carl Yost, 324 Windgate Ct, addressed the NoCo YMCA.

CONSENT AGENDA

Motion by Mayor Duncan and seconded by Councilmember Molinar to approve the consent agenda which contained the following items:

- *July 20, 2026 Town Council Meeting Minutes*
- *Ordinance 2026-294: Approving the Rezoning of Real Property known as Whitehall Subdivision Filing No. 2 – Second Reading*
- *July 2026 List of Bills*

- *Ordinance 2026-295: An Ordinance Establishing a Temporary Moratorium on Data Center Facilities in the Town of Johnstown – Second Reading*

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

Discussion: June 22, 2026 Motion Regarding the Town and YMCA:

Councilmember Bashford led the discussion on amending the motion on June 22, 2026, regarding the YMCA.

Motion by Councilmember Bashford and seconded by Mayor Duncan to amend the motion to read as follows:

To continue our partnership with the YMCA and have Town staff meet with the YMCA staff and come together and negotiate the possible update or changes to the current contract with a 90 day cap to come to a mutual agreement, and to work to ensure that public communications regarding the operating partner are factually accurate and consistent with the Town's audited financial reporting, and that Town staff and operating partner employees are treated with respect and professionalism in all public forums.

Upon vote, motion failed with Mayor Pro Tem Young and Councilmembers Morris and Molinar voting no.

PUBLIC HEARING

Riverbend Estates P.U.D. Filing No. 1 Final Plat and Final Development Plan:

At 7:53 Mayor Duncan opened the public hearing.

Planning and Development Director Jennifer Simmons presented the proposed plat and development plan.

The applicant was present and addressed Council.

At 8:35 Mayor Duncan closed the public hearing.

Motion by Councilmember Morris and seconded by Councilmember Molinar to approve Resolution 2026-36 approving the Riverbend Estates P.U.D. Filing No. 1 Final Plat.

Upon vote, motion passed unanimously.

Motion by Councilmember Molinar and seconded by Mayor Duncan to approve Ordinance 2026-296 approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan.
Upon vote, motion passed unanimously.

Motion by Mayor Pro Tem Young and seconded by Councilmember Molinar to approve the Riverbend Estates P.U.D. Filing No. 1 Subdivision Development and Improvement Agreement.
Upon vote, motion passed unanimously.

Motion by Mayor Pro Tem Young and seconded by Councilmember Morris to approve the Riverbend Estates P.U.D. Filing No. 1 Water and Sewer Service Agreement.
Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Molinar: Nothing at this time.

Councilmember Bashford: He addressed the YMCA and former Councilmember KC Mitchell's comments on the YMCA presentation in 2017.

Councilmember Morris: In response to public comments shared during the meeting, she read an email that she sent to the resident.

Mayor Pro Tem Young: He thanked that team that planned the staff event. He also shared that the library summer reading program had over 2000 participants. He also thanked the streets crew for their work downtown.

MAYORS COMMENTS

He reminded everyone that Beef and Bean Day is on Saturday. He thanked everyone who participated this evening.

EXECUTIVE SESSION

Motion by Mayor Pro Tem Young and seconded by Councilmember Molinar to go into executive session to discuss matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding YMCA Contract Amendment.
Upon vote, motion passed unanimously.

At 8:49 Mayor Duncan recessed the meeting to go into executive session.

At 9:05 Mayor Duncan reconvened the meeting

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 9:06. p.m.

Approved by Town Council:

_____

Michael P. Duncan, Mayor

Attest:

_____

Meghan C. Martinez, MMC, Town Clerk

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Town Council Consent Agenda Communication

Agenda Date: August 17, 2026

Subject: Ordinance 2026-296 Approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan - Second Reading

Attachments:
1. Ordinance 2026-296 approving Riverbend Estates P.U.D. Filing No. 1 Final Development Plan

Presented by: Jennifer Simmons, Planning and Development Director

Agenda Item Description:

Ordinance No. 2026-296 was presented, and a public hearing was held at the regular Town Council Meeting on August 3, 2026. The ordinance was approved upon first reading.

Riverbend Estates Partners LLC. is requesting approval of the final development plan for Riverbend Estates P.U.D. Filing No. 1.

Surrounding Zoning, Land Use & Jurisdiction
North: H-A - Agriculture in Town of Johnstown
South: PUD - Agriculture in Town of Johnstown
East: A - Agriculture in Weld County
West: PUD - Agriculture in Town of Johnstown

Land Use Designation
The 2021 Johnstown Area Comprehensive Plan identifies the Filing 1 area as Greenway. While in an undeveloped state, the area is prone to natural flooding and provides opportunities for conservation of natural areas and landscapes, as well as low-impact development of recreation trails. However, the applicant has worked to receive a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) which will allow improvements to remove a significant portion of the site from the floodplain allowing for safe development of the site. Once improvements within the floodplain have been completed, the applicant must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the results of the improvements to the floodplain. FEMA must review and accept the improvements prior to any development improvements occurring. The FEMA approval is documented with a Letter of Map Revision (LOMR). The remainder of the site will remain in the floodplain and will be improved to provide flood protection and stormwater detention for the site.

Project Description and Analysis
Riverbend Estates Filing No. 1 contains 76.249 acres generally located south of Weld County Road 46 and west of Parish Avenue with the Little Thompson River on the south side of the property. The applicant is requesting approval of a final development plan to establish zoning regulations for the property.

The final development plan must meet the review criteria found in Land Use and Development Code Section 17-2-4C.

1. New Planned Developments. Review, recommendations, and decisions for newly proposed planned development shall be based on the following criteria:

a. The plan implements the Comprehensive Plan to a demonstrated higher design and development standard than could be accomplished under application of general zoning districts and development standards.

The final development plan implements the Comprehensive Plan and provides unique benefits to the community with the flexibility allowed by the development plan.

b. Unique benefits to the community result from the flexibility in the proposed plan which elevate the general public health, safety and welfare of the community and surrounding areas, rather than flexibility to strictly to benefit the applicant or a single project.

The community benefits from the open space design in the Riverbend neighborhood that is enabled through the final development plan. The requirements for open space and parks identified in the Land Use and Development Code have been exceeded.

c. The flexibility in the proposed plan allows the project to better meet or exceed the intent statements of the base zoning district(s).

If the base residential zoning district was R-1, single family neighborhood, the intent would be that the neighborhood provides residential living (detached homes) in lower-density suburban or walkable neighborhood settings with access to supporting uses such as schools, churches, parks, and other public facilities. The Riverbend neighborhood provides significant open space and public trails, accessible to residents living both north and south of the Little Thompson River.

d.The proposed adjustments to the standards do not undermine the intent or design objectives of those standards when applied to the specific project or site.

The proposed adjustment to the standards in the Land Use and Development Code are minor and provide for a unique neighborhood feel that would not be achievable with the standard regulations found in the Land Use and Development Code.

e. The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan and the purposes of this code.

The Riverbend Final Development Plan reflects generally accepted and sound planning and urban design principles that support the goals and objectives of the Comprehensive Plan and Land Use and Development Code.

f.The plan meets the review criteria for a rezone in § 17-2-3B.

The Riverbend Final Development Plan meets each review criteria for a rezone found in Section 17-2-3B.

Planning and Zoning Commission

The Planning and Zoning Commission considered both the final plat and final development plan at their meeting held June 12, 2024. The Commission voted 4-0 in favor of recommending approval of the Riverbend Estates P.U.D. Filing No. 1 Final Plat and Final Development Plan.

Public Notice and Agency Referrals

Notices for the Riverbend Estates P.U.D. Filing No. 1 Final Plat and Final Development Plan were mailed to all property owners of record within 800 feet of the subject property. This notice provided the date, time and location for Town Council public hearing and a project description. Notice was also published in the local newspaper of record, the Johnstown Breeze on Thursday, July 23, 2026 and also posted on the site.

Strategic Plan Alignment:

Natural & Built Environment

- Invest in, enhance, and conserve our natural environment.
- Support a broad range of housing options.

Quality Infrastructure & Facilities

- Maintain safe and reliable public infrastructure and utilities.
- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth.

Legal Advice:

The Town Attorney has prepared the Final Development Plan Ordinance.

Financial Advice:

N/A

Recommended Action:

Staff recommends approval of Ordinance 2026-296 approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan on Second Reading

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Reviewed and Approved for Presentation

_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-296

APPROVING THE FINAL DEVELOPMENT PLAN FOR RIVERBEND ESTATES P.U.D. FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 76.249 ACRES

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, pursuant to Resolution No. 2026-36, the Town Council approved and adopted the Final Plat for Riverbend Estates P.U.D. Filing No. 1, concerning property situated in the Northeast Quarter of Section 17, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 76.249 acres; and

WHEREAS, pursuant to Ordinance No. 2021-214, the Town Council previously approved and adopted an Outline Development Plan for Riverbend Estates that included the property associated with Riverbend Estates P.U.D. Filing No. 1; and

WHEREAS, Riverbend Estates Partners, LLC, a Colorado limited liability company, the property owner, submitted an application to the Town for approval of a Final Development Plan for Riverbend Estates P.U.D. Filing No. 1 to supersede and replace the previously adopted Outline Development Plan; and

WHEREAS, on June 12, 2024, the Planning and Zoning Commission held a public hearing and recommended approval of the Final Development Plan for Riverbend Estates P.U.D. Filing No. 1; and

WHEREAS, on August 3, 2026, the Town Council held a public hearing concerning approval of the Final Development Plan for Riverbend Estates P.U.D. Filing No. 1; and

WHEREAS, after considering the Planning and Zoning Commission's recommendation for approval, reviewing the file and conducting such public hearing, the Town Council found that the Final Development Plan for Riverbend Estates P.U.D. Filing No. 1 is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

WHEREAS, based on the foregoing, the Town Council desires to approve Final Development Plan for Riverbend Estates P.U.D. Filing No. 1.

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

Section 1. Recitals. The foregoing recitals are affirmed and incorporated herein.

Section 2. Final Development Plan Approval. The Final Development Plan for Riverbend Estates P.U.D. Filing No. 1, concerning property situated in the Northeast Quarter of Section 17, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 76.249 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 3. Supersede and Replace Outline Development Plan**.** The Final Development Plan for Riverbend Estates P.U.D. Filing No. 1 adopted herein shall supersede and replace the Outline Development Plan for Riverbend Estates approved and adopted pursuant to Ordinance No. 2021-214.

Section 4. 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 3rd day of August, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, 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 _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

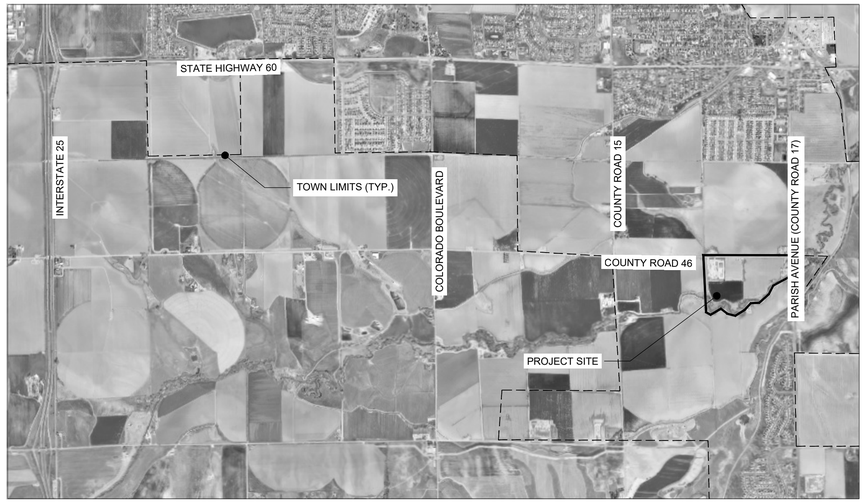
EXHIBIT A
Riverbend Estates P.U.D. Filing No. 1
Final Development Plan
(Attached)

RIVERBEND ESTATES PUD | FILING 1

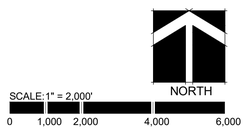
21941 COUNTY ROAD 17, JOHNSTOWN, COLORADO 80534

SEPTEMBER 30, 2021 1ST SUBMITTAL
MARCH 09, 2022 2ND SUBMITTAL
OCTOBER 10, 2022 3RD SUBMITTAL
JUNE 30, 2023 4TH SUBMITTAL
SEPTEMBER 12, 2023 5TH SUBMITTAL
OCTOBER 31, 2023 6TH SUBMITTAL
DECEMBER 22, 2023 7TH SUBMITTAL
AUGUST 16, 2024 8TH SUBMITTAL
OCTOBER 28, 2024 9TH SUBMITTAL
JANUARY 30, 2025 10TH SUBMITTAL
DECEMBER 12, 2025 11TH SUBMITTAL
MARCH 27, 2026 12TH SUBMITTAL
JUNE 22, 2026 13TH SUBMITTAL
JULY 23, 2026 14TH SUBMITTAL

VICINITY MAP



AS PER FEMA MAP NUMBER 08069C1410G, EFFECTIVE 1/15/2021, A LARGE PORTION OF THIS PROPERTY IS WITHIN THE DESIGNATED FLOODPLAIN ZONE. ANY DEVELOPMENT THAT OCCURS ON THIS SITE MUST BE IN FULL COMPLIANCE WITH FLOODPLAIN RULES AND REGULATIONS.



LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, WELD COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST 274 FEET; THENCE SOUTH 200 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 274 FEET MORE OR LESS, TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PROJECT CONTACTS

OWNER / APPLICANT
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RIVERBEND ESTATES PARTNERS, LLC
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(949) 566-8165
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65	IR1.12	IRRIGATION DESIGN
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APPROVAL

FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED: _____ _____ Date

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ _____
For IMEG, as Town Review Engineer Date

REVIEWED AND ACCEPTED: _____ _____
For FHU, as Town Traffic Engineer Date

REVIEWED AND ACCEPTED: _____ _____
Town Engineering Director Date

REVIEWED AND ACCEPTED: _____ _____
Town Planning Director Date

TOWN OF JOHNSTOWN REVIEW AND ACCEPTANCE IS WITH RESPECT TO GENERAL CONFORMANCE WITH TOWN STANDARDS. RESPONSIBLITY FOR THE DESIGN REMAINS WITH THE PROFESSIONAL(S) SUBMITTING AND STAMPING THE DOCUMENT(S).

TOWN COUNCIL APPROVAL

This Final Development Plan, to be known as _____, is approved and accepted by the Town of Johnstown, by Ordinance Number _____, passed and adopted on Final Reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the ____ day of _____, 20__.

BY: _____ ATTEST: _____
Mayor Michael Duncan Town Clerk Meghan Martinez

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Asher Architects+Engineers
339 Mountain Avenue
Berfoud, CO 80513
(970) 532.9970

josh@asherarch.com

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
GENERAL NOTES
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 74

STATEMENT OF INTENT
THIS FINAL DEVELOPMENT PLAN (FDP) IS INTENDED TO SERVE AS A FINAL PLAN FOR THE PROPERTY CONSISTING OF APPROXIMATELY 76.25 ACRES WITHIN THE RIVERBEND ESTATES PUD. THIS PDP WILL INTEGRATE SEAMLESSLY WITH THE SURROUNDING LAND USES, WHILE SHOWCASING THE PROPERTY'S UNIQUE PHYSICAL ASPECTS. LOT LAYOUT, ROAD ALIGNMENTS AND SPECIFIC SINGLE-FAMILY SITING WILL BE DESIGNED TO REFLECT THE TOWN'S COMPREHENSIVE PLAN, MUNICIPAL CODES, GUIDELINES, RULES AND REGULATIONS. ANY ITEM THAT IS NOT SPECIFICALLY MENTIONED WITHIN THIS DOCUMENT SHALL UTILIZE TOWN OF JOHNSTOWN MUNICIPAL CODE REGARDING REQUIREMENTS.

ZONING
THE ZONING FOR THE PROPERTY IS PUD-R, PLANNED UNIT DEVELOPMENT RESIDENTIAL.

LAND USE STANDARDS

1. SINGLE-FAMILY RESIDENTIAL

A) STATEMENT OF INTENT

THIS LAND USE AREA IS INTENDED TO PROVIDE FOR THE DEVELOPMENT OF SINGLE-FAMILY DWELLING UNITS WITH A FULL COMPLEMENT OF ACCESSORY USES.

B) USES PERMITTED

1. SINGLE FAMILY DETACHED DWELLING UNITS.
2. ATTACHED GARAGES AND PAVED PARKING AREAS.
3. ACCESSORY STRUCTURES INCLUDING STORAGE BUILDINGS.
4. PARKS AND OPEN SPACE, RECREATION AREAS AND FACILITIES, PUBLIC OR PRIVATE.
5. SERVICE BUILDING AND FACILITIES NORMALLY INCIDENTAL TO THE USE OF A PARK OR RECREATION AREA.
6. COMMUNITY BUILDINGS SUCH AS A CLUB HOUSE OR COMMUNITY OFFICE.
7. CHILD CARE CENTERS
8. HOME OCCUPATIONS SUBJECT TO THE PROVISIONS OF THE TOWN CODE.
9. PRIVATE RESIDENTIAL AND PRIVATE GROUP OUTDOOR RECREATIONAL FACILITIES, INCLUDING BY WAY OF EXAMPLE, BUT NOT OF LIMITATION, SWIMMING POOLS AND TENNIS COURTS.
10. ANY OTHER STRUCTURE OR USE CLEARLY INCIDENTAL TO AND COMMONLY ASSOCIATED WITH THE OPERATION OF A PRINCIPAL USE PERMITTED BY RIGHT.
11. ENTRY FEATURES, SIGNS AND/OR SECURITY GATES.

C) DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 6,000 SF
2. MINIMUM GARAGE FRONT SETBACK: 20 FEET
3. MINIMUM BUILDING FRONT SETBACK: 15 FEET
4. MINIMUM CORNER SIDE OFFSET: 10 FEET FROM BACK OF SIDEWALK
5. MINIMUM SIDE OFFSET: 5 FEET
6. MINIMUM REAR OFFSET: 10 FEET
7. MAXIMUM BUILDING HEIGHT(FROM FINISHED GRADE): 35 FEET
8. MINIMUM LIVABILITY OPEN SPACE PER UNIT: 2,000 SF
9. ARCHITECTURE FEATURES INCLUDING EAVES, ROOF OVERHANGS, AWNINGS, CANTILEVERS, AND FIREPLACES MAY ENCROACH INTO THE REQUIRED SETBACKS UP TO A MAXIMUM OF 24 INCHES. PORCHES AND DECKS MAY ENCROACH INTO THE REQUIRED SETBACK UP TO A MAXIMUM OF 24 INCHES.
10. GARAGE DOORS, VISIBLE AS PART BUILDING ELEVATION FACING THE STREET, SHALL NOT COMPRISE MORE THAN FORTY (40) PERCENT OF THE GROUND FLOOR, LINEAR BUILDING FRONTAGE.

2. PARKS AND OPEN SPACE

A) STATEMENT OF INTENT

THIS LAND USE AREA IS INTENDED TO PROVIDE FOR THE DEVELOPMENT OF PARKS AND OPEN SPACE.

B) PERMITTED USES
1. PARKS
2. TRAILS

C) DEVELOPMENT STANDARDS

1. THIRTY (30) PERCENT OPEN SPACE AND TEN (10) PERCENT PARKLAND.

3. PARKING STANDARDS

A) OFF STREET PARKING REQUIREMENTS
1. SINGLE-FAMILY DETACHED 2 SPACES/UNIT

4. AUXILIARY USE STANDARDS
A) SIGNS
1. PRIMARY, SECONDARY AND TERTIARY MONUMENT SIGNS.

B) STORAGE

1. NO OUTSIDE STORAGE OF MATERIALS OTHER THAN THOSE REQUIRED FOR THE INITIAL CONSTRUCTION OF THE STRUCTURES SHALL BE PERMITTED, EXCEPT WITHIN THE AREAS PROVIDED IN THE TEMPORARY USE ARES DESCRIBED UNDER "MISCELLANEOUS REQUIREMENTS."

2. TRASH SHALL BE KEPT IN CLOSED CONTAINERS WITHIN THE RESIDENTIAL UNITS UNTIL THE DAY OF COLLECTION AND WITHIN THE SCREENED AREAS IN THE COMMUNITY AREAS.

5. LANDSCAPE REQUIREMENTS

E) LANDSCAPE PLANT MATERIALS SHALL CONSIST OF LOW WATER USE AND/OR XERIC PLANT SPECIES THAT ARE CONDUCIVE TO SITE MICROCLIMATE AND CONDITIONS.

F) SOIL TO BE AMENDED WITH SQUEEGEE AT A MINIMUM DEPTH OF SIX (6) INCHES, ALLOWING FOR WATER TO PENETRATE DEEPER UNDERGROUND AND REDUCE EVAPORATION OF SURFACE MOISTURE.

G) ALL PLANTING AREAS TO BE MULCHED WITH SQUEEGEE MULCH, AT A MINIMUM DEPTH OF THREE (3) INCHES. PLANTING BEDS ADJACENT TO HARDSCAPE SHALL BE EDGED WITH A COMBINATION OF WASHED RIVER STONES AND COBBLES.

H) CONIFEROUS TREES SHALL BE A MINIMUM OF FIVE (5) FEET IN HEIGHT, WITH TWENTY-FIVE (25) PERCENT A MINIMUM OF SIX (6) FEET IN HEIGHT AND DECIDUOUS TREES SHALL BE A MINIMUM OF ONE AND A HALF (1.5) INCHES IN CALIPER. ORNAMENTAL TREES SHALL BE A MINIMUM OF ONE AND A HALF (1.5) INCHES IN CALIPER OR SIX (6) FEET IN HEIGHT, AND EVERGREEN AND DECIDUOUS SHRUBS SHALL BE A MINIMUM OF ONE (1) GALLON IN SIZE AND ORNAMENTAL GRASSES AND PERENNIALS SHALL BE A MINIMUM OF TWO (2) INCH POT IN SIZE.

I) TURFGRASS TO BE UTILIZED IN HIGH-TRAFFIC AREAS ONLY, E.G. REAR YARDS, ACTIVE RECREATION AREAS, ETC. TURFGRASS SHALL BE EXCLUDED FROM FRONT YARDS AND PARKWAYS.

J) ALL SITES DISTURBED FOR CONSTRUCTION, BUT NOT YET PROPOSED OF DEVELOPMENT, SHALL BE GRADED AND SEEDED WITH NATIVE SEED.

K) THE MINIMUM PERCENTAGE (AS A PERCENT OF THE TOTAL SITE) OF THE OPEN SPACE AREAS SHALL CONFORM TO THE FOLLOWING DESCRIBED LAND USE:
1. THE MINIMUM REQUIRED OPEN SPACE FOR THIS PUD SHALL BE THIRTY (30) PERCENT OF THE TOTAL SITE. THIS REQUIRED OPEN SPACE SHALL BE LAND AREAS NOT OCCUPIED BY THE BUILDINGS, STRUCTURES, PARKING AREAS, DRIVEWAYS, STREETS OR ALLEYS, SAID OPEN SPACE SHALL BE DEVOTED TO LANDSCAPING, WALKWAYS, RECREATIONAL USES AND UNCOVERED FACILITIES, AND THE PRESERVATION OF NATURAL FEATURES.

6. MISCELLANEOUS REQUIREMENTS
A) POLLUTION CONTROL

B) SAFETY FENCING
1. SAFETY FENCING SHALL BE INSTALLED AROUND EXISTING WELL HEAD AND METERING/STORAGE FACILITIES, FENCING SHALL BE 6 FEET HIGH AND SHALL ADEQUATELY SECURE AND SCREEN THE OIL AND GAS FACILITIES, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

C) MAINTENANCE OF RESTRICTED LOTS
1. LOTS ON WHICH DEVELOPMENT IS RESTRICTED PENDING CLOSURE AND REMOVAL OF OIL AND GAS FACILITIES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE AND SEEDED WITH NATIVE GRASSES TO LIMIT EROSION. GRASS SHALL BE MAINTAINED BY THE HOME OWNERS'S ASSOCIATION UNTIL SUCH TIME AS RESTRICTIONS ARE REMOVED AND THE LOTS ARE BUILT OUT.

D) DEVELOPMENT SCHEDULE
1. THIS FILING WILL BE COMPLETED IN A SINGLE PHASE.

E) CONSTRUCTION REQUIREMENTS
1. CONSTRUCTION OF SUBDIVISION WITHIN THE 100 YR (1% CHANGE) REGULATORY FLOODPLAIN AND/OR FLOODWAY IS NOT ALLOWED UNTIL, AND ONLY IF, A CLOMR IS APPROVED THAT WILL ELIMINATE THE FLOODPLAIN/FLOODWAY CONFLICT, NOTHING BEYOND AN OPD APPROVAL (OR ONLY AN APPROVAL CONDITIONAL UPON APPROVED CLOMR) WILL BE CONSIDERED.
2. A TOWN OF JOHNSTOWN FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED PRIOR TO THE START OF ANY WORK WITHIN THE CURRENT (OR PROPOSED CLOMR) FLOOD PLAIN LIMITS.

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
L0.1

SHEET 2 OF 74

811

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FILE LOCATION: Y:\Shared Projects\298 Asher Capital Partners\298.21\01JT Riverbend Estates\Acad\CAD\PDR\DGN\sheets\L0.1 GENERAL NOTES.dwg

LOT LANDSCAPE DESIGN GUIDELINES

INTRODUCTION:

Located in the semi-arid, steppe climate region, Riverbend is committed to the conservation of water, the reduction of maintenance resource input, and the design of sustainable landscapes. By following horticultural practices unique to this region, a lush, successful landscape, full of both texture and color, can be enjoyed year round.

Riverbend Lot Landscape Design Guidelines have been written to fulfill Riverbend's design goals and philosophy by furnishing a guide for the design and development of individual lots within the community. Specific landscape standards are included to ensure design is approached in an aesthetically and environmentally sensitive manner. While providing the principal tool for maintaining the design continuity of Riverbend's environment, these guidelines encourage individuality and creative expression in the landscape.

LOT LANDSCAPE DESIGN CONSIDERATIONS:

The functional uses of plant materials for buffering northwesterly winds, providing seasonal shade, and screening of undesirable views should be considered. The obvious use of color and texture should also be considered in the selection of landscape materials. The present and mature size of new landscape material should be considered when selecting landscaping materials. Additionally, consider using clump forming plants, in lieu of concrete headers, adjacent to lawn.

Decks and terraces should be designed as an integral element of the design of the home. Materials used for decks, terraces, and other hard landscape surfaces shall be consistent with the materials and colors of the residence and other site improvements such as walls. When appropriate, the use of natural stone is encouraged.

The design, location and type of any exterior lighting, including lighting attached to the exterior of the house and landscape lighting must be approved by the HOA Review Committee. Indirect sources and horizontal cutoff fixtures are recommended to reduce glare and provide general ambient light. No exterior lighting in which the direct source (bulb) is visible from a neighboring property or which produces excessive glare to pedestrian or vehicular traffic shall be permitted. When exterior lighting is used, the use of white exterior lights is required.

LOT LANDSCAPE CONSTRUCTION CONSIDERATIONS:

Job sites shall be cleaned up daily to remove or properly store construction material and debris. Any debris that cannot be placed in dumpsters shall be removed from the site daily. Cardboard and other light materials shall be weighted down in dumpsters. Concrete remaining from the cleanup of ready mix trucks shall be removed from the site within seven days or placed in the dumpster. High winds can occur during construction, so materials need to be adequately secured in a manner to prevent damage due to high winds.

All excavation material not used for backfill or final grading shall be removed from the construction site and the development within one month after excavation.

With acknowledgement that the site is within Preble's Meadow Jumping Mouse habitat, all grading and excavation shall occur in upland habitat, no riparian or wetland habitat shall be disturbed, and construction shall only occur during the summer and fall months.

LOT LANDSCAPE DESIGN GUIDELINES:

Irrigated turf shall be limited to rear and side yards and set back a minimum of five (5) feet from all property lines. Coordinate landscaping along property lines to ensure cohesive transitions with neighboring lots and parkway plantings. Each lot shall have a minimum of fifty (50) percent living coverage[1] of the total landscape area within three (3) years of installation. All plants to be selected from the approved landscape material list. All plant substitutions to be approved by landscape architect.

1. **Trees**
   - 1.a. All landscape areas equal to or greater than four hundred (400) square feet shall have a minimum of one (1) large canopy deciduous shade tree provided in the setback. All pervious areas less than four hundred (400) square feet shall have a minimum of one (1) small canopy deciduous shade tree.
2. **Front Yard (Landscape area**
   - 2.a. A minimum of one (1) tree.
   - 2.b. A minimum of fourteen (14) shrubs.
   - 2.c. A minimum of sixteen (16) ornamental grasses and/or perennials.
3. **Corner Lots**
   - 3.a. For corner lots the same quantities shall be required for each street as listed above.
4. **Rear Yard**
   - 4.a. Irrigated turf shall be limited to a maximum total area of nine-hundred (900) square fee total per lot. When present, swimming pools and water features will reduce the total amount of turf allowed by an equal area. Approved drought tolerant turf specias are required. 100% Kentucky Bluegrass, and turf varieties that use more than nineteen (19) inches of water per growing season are not allowed.
   - 4.b. Irrigated turf shall be set back a minimum of five (5) feet from all property lines.
5. **Side Yard**
   - 5.a. Irrigated turf is allowed within the side yard, provided it does not encroach on the front yard. Irrigated turf shall be limited to a maximum area of nine-hundred (900) square feet total per lot.

LOT FENCING GUIDELINES:

1. **FENCING**
   - 1.a. All lot fencing shall be three (3) rail fence.
   - 1.a. Fencing adjacent to open space, including park land, is the responsibility of the HOA and shall be constructed prior to any homes being built.
   - 1.b. Fencing between lots is the responsibility of the homeowner and/or builder.
   - 1.c. Fencing is limited to side and rear yards and shall be set back a minimum of five (5) feet from the front building facade, excluding porches.

SOIL AMENDMENT GUIDELINES:

Horticulture Best Practices for the Western US: Provide well-drained soil. Many plants that thrive in our climate prefer lean soil and good drainage as opposed to rich organic soils. Organic matter and wood mulch are not ideal for xeric, native and other plants that thrive in the Front Range along the Colorado Rockies, as well as the Intermountain Western United States.

Wood mulch absorbs and holds water. Intense aridity causes water to evaporate before reaching plant roots.

Advantages of Squeegee Mulch
- Water sinks into the ground rapidly to reach roots;
- Water soaked through to the base of the plant will not evaporate;
- Water will not be held against the plants crown and cause rot;
- Reflects sunlight and heat due to light color;
- Rock mulch does not need to be reapplied yearly, & keeps soil lean for xeric plants.

1. Amend existing soil with squeegee at a minimum of 6" depth OR remove a minimum of 6" soil and replace with squeegee topsoil mix at 1:1 ratio.
2. Squeegee mulch at 2-3" depth.
3. If planting bed is contained by a curb or concrete walk, remove additional 2-3" soil to allow for squeegee mulch at 2-3" depth.

PLANT INSTALLATION SIZE GUIDELINES:

Horticulture Best Practices for the Western US: Reduce Installation size. It is important to reduce stress to plants as less stress leads to higher success rates in establishment. We cannot control environmental stress - aridity, temperature, UV, etc., but we can control plant installation size.

1. Small plants allow roots to establish quickly and therein can significantly improve plant survival. Plants that establish strong root systems will promptly establish new growth in the form of shoots, spread and coverage.
2. Large plants will stress more, i.e. lose water due to our arid climate and the sun's UV intensity. The shoots and leaves wilt and suffer because the roots are not able to quickly establish to support existing photosynthesizing materials.
3. When B&B plants are harvested, a portion of the roots are left behind. Smaller caliper trees lose less roots during harvesting which can result in better survival rates. Remove as much burlap as possible and cut away the wire basket.

Perennials - 1 quart

Shrubs - 1 gallon

Deciduous Trees - 1.5 inch caliper or 6 foot height

Evergreen Trees - 6 foot height

APPROVED LANDSCAPE MATERIAL LIST:

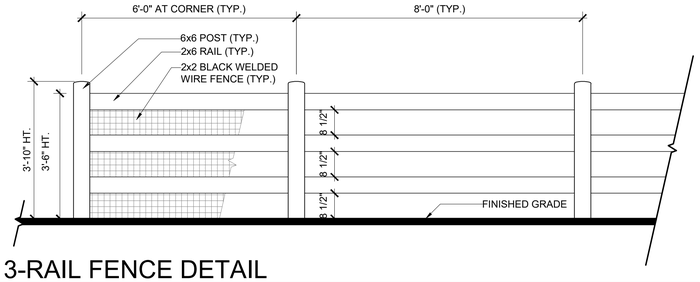
All substitutions to be approved by landscape architect.

Botanical	Common
Evergreen Trees	
Picea glauca 'Pendula'	Weeping White Spruce
Picea pungens	Colorado Spruce
Picea pungens 'Bakeri'	Bakeri Spruce
Picea pungens 'Hoopsii'	Hoopsii Blue Spruce
Picea pungens 'Iseli Fastigiate'	Fastigiate Spruce
Pinus aristata	Bristlecone Pine
Pinus edulis	Pinon Pine
Pinus flexilis 'Vanderwolf's Pyramind'	Vanderwolf's Pyramid Limber Pine
Pinus heldreichii	Bosnian Pine
Pinus nigra	Austrian Pine
Pinus strobiformis	Southwester White Pine
Large Trees	
Catalpa speciosa	Western Catalpa
Gleditsia triacanthos inermis 'Imperial'	Imperial Thornless Honeylocust
Gleditsia triacanthos inermis 'Shademaster'	Shademaster Thornless Honeylocust
Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust
Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus rubra	Northern Red Oak
Small Trees	
Acer ginnala 'Flame'	Flame Amur Maple
Acer grandidentatum 'Highland Park'	Highland Park Bigtooth Maple
Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple
Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry
Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry
Cercis canadensis	Redbud (Protected Locations)
Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn
Crataegus crus-galli var. inermis 'Crusader'	Crusader Thornless Cockspur Hawthorn
Crataegus phaenopyrum	Washington Hawthorn (Thorns)
Crataegus viridis	Winter King Hawthorn
Koelreuteria paniculata	Goldenrain Tree
Malus 'Adams'	Adams Crabapple
Malus 'David'	David Crabapple
Malus 'Dolgo'	Dolgo Crabapple
Malus 'Spring Snow'	Spring Snow Crabapple
Malus 'Thunderchild'	Thunderchild Crabapple
Pyrus calleryana	Ornamental Pear
Syringa reticulata	Japanese Tree Lilac
Quercus gambelii	Gambel Oak
Upright Evergreen Shrubs	
Juniperus chinensis 'Hetzi Columnaris'	Hetzi Upright Juniper
Juniperus chinensis 'Spartan'	Spartan Juniper
Juniperus scopulorum 'Cologreen'	Cologreen Juniper
Juniperus scopulorum 'Woodward'	Woodward Columnar Juniper

1 LOT DESIGN PRECEDENT DIAGRAM
SCALE: NTS

Botanical	Common
Spreading Evergreen Shrubs	
Arctostaphylos x coloradoensis	Manzanita
Juniperus chinensis 'Armstrong'	Hetzi Upright Juniper
Juniperus chinensis 'Kallay's Compact'	Kallay Compact Pfitzer Juniper
Juniperus sabina 'Broadmoor'	Broadmoor Juniper
Juniperus sabina 'Tamariscifolia'	Tammy Juniper
Picea pungens glauca 'Prostrata'	Free Form Prostrate Colorado Blue Spruce
Pinus banksiana 'Schoodic'	Schoodic Jack Pine
Pinus mugo	Mugo Pine
Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Scotch Pine
Deciduous Shrubs	
Amelanchier alnifolia 'Regent'	Regent Serviceberry
Chamaebatiaria millefolium	Fernbush
Chrysothamnus nauseosus 'Baby Blue'	Baby Blue Rabbitbrush
Physocarpus opulifolius	Ninebark
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Western Sand Cherry
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
Rhus trilobata	Threeleaf Sumac
Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac
Syringa vulgaris	Common Lilac
Viburnum carlesii	Korean Spice Viburnum
Viburnum lantana 'Mohican'	Mohican Viburnum
Viburnum juddii	Judd Viburnum
Viburnum rhytidophylloides 'Alleghany'	Alleghany Viburnum
Yucca glauca	Soapweed Yucca
Ornamental Grasses	
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass
Calamagrostis brachytricha	Korean Feather Reed Grass
Festuca glauca 'Boulder Blue'	Boulder Blue Fescus
Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue
Helictotrichon sempervirens	Blue Oat Grass
Panicum virgatum 'Heavy Metal'	Blue Switch Grass
Panicum virgatum 'North Wind'	Northwind Switch Grass
Panicum virgatum 'Shenendoah'	Burgundy Switch Grass
Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem
Sesleria autumnalis	Autumn Moor Grass
Sporobolus heterolepis	Prairie Dropseed
Perennials	
Allium spp.	Ornamental Onion
Artemesia frigida	Fringed Sage
Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker
Lavandula angustifolia 'Hidcote'	Hidcote Lavender
Marrubium rotundifolium	Silver Edged Horehound
Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage

NOTES:
1. WELDED WIRE TO BE ATTACHED TO INSIDE SURFACE (LOT SIDE) OF RAIL FENCE FOR CHILD SAFETY REASONS.
2. ALL WOOD TO BE CEDAR, SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.



2 3-RAIL FENCE DETAIL
SCALE: NTS

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09	TOWN & OWNER COMMENTS
2022.09.28	TOWN & OWNER COMMENTS
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SHEET TITLE:
LANDSCAPE DESIGN GUIDELINES

SHEET NUMBER:
L0.2

SHEET 3 OF 74

811

DRAWN BY: JenMcCan PLOT DATE: 7/23/26 1:13 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\06-21\17 Riverbend Estates\Arch\CAD\PDR\Drawings\2.0 LANDSCAPE DESIGN GUIDELINES.dwg

PLANT SCHEDULE

Evergreen Trees	Quantity	Botanical	Common	Size	Container	Water Use Range
	74	Picea pungens	Colorado Spruce	6' Ht.	B&B	Low / Moderate
	31	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	6' Ht.	B&B	Low / Moderate
	99	Pinus edulis	Pinon Pine	6' Ht.	B&B	Low
	28	Pinus heldreichii	Bosnian Pine	6' Ht.	B&B	Low
Large Trees						
	11	Catalpa speciosa	Western Catalpa	1.5" Cal.	B&B	Low
	73	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
	14	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
	12	Populus deltoides monilifera	Plains Cottonwood	1.5" Cal.	B&B	Low
	118	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
	12	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low
Small Trees						
	20	Acer grandidentatum x saccharum 'Hipzam'	Highland Park Maple	1.5" Cal.	B&B	Low
	12	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	6' Ht.	B&B	Low
	4	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	1.5" Cal	B&B	Low
	8	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	6' Ht.	B&B	Low
	4	Malus x 'Adams'	Adams Crabapple	1.5" Cal	B&B	Low
	26	Malus x 'David'	David Crabapple	1.5" Cal	B&B	Low
	15	Prunus americana	Wild Plum	1.5" Cal	Pot	Low
	25	Salix amygdaloides	Peach Leaf Willow	6' Ht.	B&B	Low
Shrubs						
	586	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	167	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	1 gal	Pot	Low
	138	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	136	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
DECIDUOUS	102	Prunus virginiana	Chokecherry	1 gal	Pot	Very Low
DECIDUOUS	57	Rhus glabra cismontana	Rocky Mountain Sumac	1 gal	Pot	Very Low
DECIDUOUS	225	Rosa woodsill ultramontana	Woods' Rose	1 gal	Pot	Very Low
DECIDUOUS	1,016	Salix hindsiana	Sandbar Willow	1 gal	Pot	Very Low
DECIDUOUS	176	Symphorcarpos occidentalis	Western Snowberry	1 gal	Pot	Very Low
DECIDUOUS	193	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
EVERGREEN	516	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
EVERGREEN	150	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
EVERGREEN	900	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials						
	6,078	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	178	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	2"	Pot	Low
	1,516	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed						
	665,215 SF		Interior Native Seed Mix		Seed	Very Low
	95,687 SF		Perimeter Native Seed Mix		Seed	Very Low
	152,816 SF		Riparian Native Seed Mix		Seed	Very Low
	481,287 SF		Upland Riparian Native Seed Mix		Seed	Very Low
	257,834 SF		Non-Irrigated Basin Seed Blend		Seed	Very Low
	20,023 SF		Drought Tolerant Turfgrass Blend		Sod	Medium

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE PLANT SCHEDULE & CALCULATIONS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 74

SITE LANDSCAPE COMPLIANCE

PRIMARY GREENWAY (LITTLE THOMPSON RIVER)

Specifications		Required	Provided
Area (SF)	501,544		
PER 2,000 SF			
Trees (Shade)	1	251	125*
Shrubs	5	1254	415*

**Required detention basin plant material within the one hundred foot primary greenway buffer has been included in the above calculations.*

**Plant quantities based on recommendations for Prebble habitat by environmental consultants.*

DETENTION AREAS

Specifications		Required	Provided
Perimeter (SF)	12,526		
PER 100 LF			
Trees (Shade)	1	126	126*
Shrubs	5	627	1,514*

**Plant quantities based on recommendations for Prebble habitat by environmental consultants*

ARTERIAL RIGHT OF WAY (CR 46)

Specifications		Required	Provided
Area (SF)	29,923		
PER 1,000 SF			
Trees (Shade)	0.75	23	50
Trees (Evergreen)	0.25	8	0*
Shrubs*	5	150	0*

**Additional Shade Trees, Evergreen Trees & Shrubs have been included elsewhere on site to offset deficiencies due to utility conflicts.*

ARTERIAL RIGHT OF WAY (PARISH AVENUE)

Specifications		Required	Provided
Area (SF)	9,925		
PER 1,000 SF			
Trees (Shade)	0.75	8	9
Trees (Evergreen)	0.25	3	0*
Shrubs	5	50	0*

**Additional Shade Trees, Evergreen Trees & Shrubs have been included elsewhere on site to offset deficiencies due to utility conflicts.*

ARTERIAL LANDSCAPE BUFFER (CR 46)

Specifications		Required	Provided
Area (SF)	69,788		
Minimum Width (LF)		30	30
PER 2,000 SF			
Trees (Shade)	0.75	27	48
Trees (Evergreen)	0.25	9	36
Shrubs	5	175	484

ARTERIAL LANDSCAPE BUFFER (PARISH AVENUE)

Specifications		Required	Provided
Area (SF)	21,462		
Minimum Width (LF)		30	30
PER 2,000 SF			
Trees (Shade)	0.75	9	15
Trees (Evergreen)	0.25	3	0*
Shrubs	5	54	21*

**Additional Shade Trees, Evergreen Trees & Shrubs have been included elsewhere on site to offset deficiencies due to utility conflicts.*

OIL & GAS LANDSCAPE REQUIREMENTS

Specifications		Required	Provided
Area (SF)	143,022		
PER 1,000 SF			
Trees (Shade)	1	144	3
Trees (Evergreen)			
Shrubs	5	716	5

**Required Trees & Shrubs have been located else where on site as they are not allowed within the Oil & Gas faciliteis.*

OIL & GAS BUFFER

Specifications		Required	Provided
Area (SF)	15,722		
Minimum Width (LF)		15	15
PER 600 SF			
Trees (Shade)	1	27	29
Trees (Evergreen)			109
Shrubs	5	132	387

POCKET PARKS

Specifications		Required	Provided
Area	82110		
PER 500 SF			
Trees	0.25	42	93
Shrubs	1	165	326

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE PLANT SCHEDULE & CALCULATIONS

SHEET NUMBER:
L2.01

SHEET 7 OF 74

811

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RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE REVEGETATION NOTES
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 74

GENERAL CONSTRUCTION

NO ACTIVITIES INCLUDING STOCKPILING MATERIALS, SHALL OCCUR IN WETLANDS OR OTHER WATERS EXCEPT AS AUTHORIZED BY THE U.S. ARMY CORPS OF ENGINEERS UNDER THE CLEAN WATER ACT.

NO ACTIVITIES OTHER THAN THOSE AUTHORIZED WITHIN THE BIOLOGICAL OPINION UNDER THE ENDANGERED SPECIES ACT, INCLUDING STOCKPILING MATERIALS, WILL OCCUR IN HABITAT FOR THE THREATENED SPECIES, PREBLE'S MEADOW JUMPING MOUSE (PREBLE'S).

A PRE-CONSTRUCTION MEETING WITH THE REVEGETATION ECOLOGIST, ENGINEER, AND CONTRACTOR SHALL OCCUR TO DISCUSS THE REVEGETATION REQUIREMENTS AND APPLICABLE PERMITTING REQUIREMENTS. SOIL SAMPLES FROM LOCATIONS DETERMINED BY THE REVEGETATION ECOLOGIST WILL BE PROVIDED TO THE REVEGETATION ECOLOGIST BEFORE THE MEETING.

MAJOR EQUIPMENT (E.G., TRACK EQUIPMENT, RUBBER TIRE LOADERS, AND BACKHOES) WILL BE CLEANED BY HIGH-PRESSURE AIR OR WATER SPRAY BEFORE BEING DELIVERED TO THE PROJECT AREA TO AVOID INTRODUCING UNDESIRABLE PLANTS AND NOXIOUS WEEDS.

ENSURE ALL PLANT MATERIAL IS WATERED THROUGHOUT THE CONSTRUCTION PROCESS VIA IRRIGATION / WATER TRUCK / HAND.

TOPSOIL SALVAGE AND PLACEMENT

1. *TOPSOIL SALVAGE* - TOPSOIL SHALL EITHER BE SALVAGED (TO A DEPTH OF UP TO 12 INCHES) OR SUITABLE SANDY LOAM SOIL FREE OF WEED SEEDS SHALL BE IMPORTED. STORE TOPSOIL IN A SUITABLE UPLAND AREA.
2. *REGRADED SOILS* - AFTER GRADING AND PRIOR TO TOPSOIL PLACEMENT, THE SUB-SOILS SHALL BE RIPPED OR CHISELED TO A MINIMUM DEPTH OF 6 INCHES TO RELIEVE COMPACTION.
3. *PLACEMENT OF TOPSOIL* - TOPSOIL SHALL BE APPLIED WHEN SEEDING IS PLANNING TO OCCUR WITHIN 3 DAYS. TOPSOIL SHALL NOW BE APPLIED IF THE TOPSOIL IS WET. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED EVENLY OVER THE SITE. TOPSOIL SHOULD BE PLACED WITH A MINIMUM NUMBER OF MACHINE PASSES.

SEEDING

SOIL PREPARATION, SEEDING AND MULCHING IS REQUIRED FOR ALL DISTURBED AREAS.

1. **FERTILIZER** - IF SOIL TESTS INDICATE THAT THE TOPSOIL DOES NOT HAVE SUFFICIENT NUTRIENTS FOR NATIVE VEGETATION ESTABLISHMENT, THEN APPLY BIOSOL, AND/OR HUMATE AND MYCOAPPLY ENDO GRANULAR AT THE RATE DETERMINED BY THE REVEGETATION ECOLOGIST AND DISCUSSED DURING THE PRE-CONSTRUCTION MEETING.
2. **SEEDING AND MULCHING** - TWO TYPES OF SEED MIXES - 1) RIPARIAN SEED MIX 2) UPLAND SEED MIX - SHALL BE PLANTED IN DISTURBED AREAS AS SHOWN ON THE LANDSCAPE PLANS.
   - ***a. GENERAL*** - THIS WORK SHALL CONSIST OF OBTAINING SEED AND APPLYING SEED AND MULCH TO THE PROJECT AREA. ALL SEED SHOULD BE FREE OF NOXIOUS WEED SEEDS AND MUST BE ORDERED ON A PURE LIVE SEED (PLS) BASIS.
   - ***b. SEED MIXES -*** ALL SEED TAGS WILL BE PRESENTED TO THE REVEGETATION ECOLOGIST. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE REVEGETATION ECOLOGIST.

TABLE 1 - RIPARIAN SEED MIX

Common	Botanical	Pounds Per Acre (PLS)*
Alkali sacaton	*Sporobolus airoides*	0.1
Big bluestem	*Andropogon gerardii*	0.5
Blue vervain	*Verbena hastata*	0.05
Canada wildrye	*Elymus canadensis*	1.8
Fowl managrass	*Glyceria striata*	2
Fowl bluegrass	*Poa palustris*	0.2
Mountain rush	*Juncus arcticus*	0.02
Nebraska sedge	*Carex nebraskensis*	0.4
Nuttal alkali grass	*Pucinellia nutalliana*	0.12
Nuttall's sunflower	*Helianthus nuttallii*	0.15
Prairie cordgrass	*Spartina pectinata*	1.5
Saltgrass	*Distichlis spicata*	2
Swamp milkweed	*Asclepias incarnata*	0.5
Switchgrass	*Panicum virgatum*	1.2
Torrey's rush	*Juncus torreyi*	0.02
Western wheatgrass	*Pascopyrum smithii*	1.5
Wild bergamot	*Monarda fistula*	0.08
Total		**12.14**

**This mix is based on drill seeding at a rate of 77 Pure Live Seeds (PLS) per square foot and is only calculated for one acre.*

TABLE 2 - RIPARIAN UPLAND SEED MIX

Common	Botanical	Pounds Per Acre (PLS)*
Alkali Sacaton	*Sporobolus airoides*	0.2
Annual sunflower	*Helianthus annuus*	1.5
Big bluestem	*Andropogon gerardii*	1
Blue grama	*Bouteloua gracilis*	0.5
Buffalograss	*Bouteloua dactyloides*	5
Canada wildrye	*Elymus canadensis*	2
Fowl bluegrass	*Poa palustris*	0.05
Gallardia	*Gallardia aristata*	0.5
Little bluestem	*Schizachyrium scoparium*	0.6
Purple prairieclover	*Dalea purpurea*	0.5
Sand dropseed	*Sporobolus cryptandrus*	0.05
Sideoats grama	*Bouteloua curtipendula*	1.5
Switchgrass	*Panicum virgatum*	0.8
Western wheatgrass	*Pascopyrum smithii*	3
Wild bergamot	*Monarda fistula*	0.08
Yellow indiangrass	*Sorghastrum nutans*	0.8
Total		**18.08**

**This mix is based on drill seeding at a rate of 79 Pure Live Seeds (PLS) per square foot and is only calculated for one acre.*

   - ***c. APPLICATION RATES***- THIS MIX IS BASED ON THE CONTRACTOR DRILL SEEDING. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. MIX SHOULD BE DOUBLED IF BROADCAST SEEDED.
   - ***d. TIMING*** - SEEDING SHOULD BE DONE IN FALL BETWEEN SEPTEMBER 15TH AND BEFORE GROUND IS FROZEN OR SPRING AFTER GROUND IS THAWED BUT BEFORE MAY 15.
   - ***e. SEED DISTRIBUTION*** -SEEDING EQUIPMENT MUST BE DESIGNED, MODIFIED, OR EQUIPPED TO REGULATE THE APPLICATION RATE OF NATIVE GRASS SEED; STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURAL SEED SHALL NOT BE USED. THE SEED DEPTH SHOULD BE BETWEEN 0.25 AND 0.5 INCHED IN DEPTH. SEEDING SHALL BE DONE ON THE CONTOUR.
2. ***MULCH*** -MULCH CONSISTING OF BIODEGRADABLE EROSION CONTROL BLANKET (SEE MHFD EC-6 ROLLED EROSION CONTROL BLANKETS) OR CERTIFIED WEED FREE MULCH EITHER USING A TACKIFIER SLURRY OR CRIMPING IN.

PLANTING NOTES - INSTALLATION OF LIVE WILLOW STAKE

1. **GENERAL -** LIVE WILLOW STAKES WILL BE PLANTED ON 3-FOOT CENTERS IN THE AREAS SHOWN ON THE LANDSCAPE PLANS AS DIRECTED BY A REVEGETATION ECOLOGIST. THE CONTRACTOR MUST BE ABLE TO IDENTIFY THE DIFFERENT TYPES OF WILLOWS.
2. **MATERIALS -** THE LIVE WILLOW STAKE WILL BE LOCALLY COLLECTED SANDBAR WILLOW (*SALIX EXIGUA)*) OR OTHER SHRUB WILLOWS, NOT WILLOW TREES - PEACHLEAF WILLOW (*SALIX AMYGDALOIDES)* OR CRACK WILLOW (*SALIX FRAGILIS)*. THE WILLOW CUTTINGS WILL BE APPROXIMATELY 4 FEET LONG AND ½ TO 1 ½ INCH IN DIAMETER. ALL SIDE BRANCHES ARE TRIMMED.
3. **TIMING -** WILLOW CUTTINGS MUST BE CUT IN SPRING BEFORE THE BUDS LEAF OUT. THE OPTIMUM TIME FOR CUTTING AND PLANTING WILLOW STAKES IN THIS PART OF COLORADO IS BEFORE APRIL 15TH.
4. **HARVESTING -** LIVE SANDBAR WILLOW STAKES WILL BE CUT FROM WILLOWS FOUND AT AN ONSITE LOCATION AS DIRECTED BY THE REVEGETATION ECOLOGIST. NO MORE THAN 50 PERCENT OF EACH DONOR LIVE WILLOW PLANT WILL BE HARVESTED AND NO MORE THAN 50 PERCENT OF PLANTS AT THE HARVEST SITE WILL BE USED AS DONORS. THE EXISTING SHRUBS WILL BE CUT 8 TO 10 INCHES FROM THE GROUND WITH LOPPERS OR HANDSAWS. THE CUTS WILL BE AT A 45-DEGREE ANGLE. DO NOT USE BRANCHES WITH THICK, CRACKED BARK BECAUSE THESE WILL NOT RE-SPROUT EFFECTIVELY. THE HARVESTING SITE WILL BE LEFT CLEAN AND TIDY. LARGE UNUSED MATERIAL WILL BE CUT UP TO 2-FOOT LENGTHS AND EVENLY DISTRIBUTED AROUND THE SITE.
   IMMEDIATELY AFTER CUTTING, ALL LIVE CUTTINGS WILL BE PLACED IN WATER SO THAT THE CUT ENDS ARE COVERED WITH WATER, AND THE CUTTINGS SHALL BE STORED IN A COOL LOCATION. PLANTS WILL BE STORED IN CONTAINERS WITH WATER AT LEAST ONE FOOT DEEP. THE CONTAINERS WILL BE CONTINUOUSLY SHADED AND PROTECTED FROM THE WIND. CUTTINGS WILL BE PROTECTED FROM DRYING AT ALL TIMES.
5. **INSTALLATION OF WILLOW STAKES -** WILLOW CUTTINGS MUST BE IN CONTACT WITH GROUNDWATER IN ORDER TO DEVELOP ROOTS AND BECOME ESTABLISHED.
   AT EACH WILLOW PLANTING AREA, A HOLE WILL BE DUG TO DETERMINE THE DEPTH OF THE GROUNDWATER. A REBAR OR SIMILAR DEVICE WILL BE USED TO CREATE A SMALL HOLE TO 6 INCHES BELOW THE WATER TABLE. THE CUTTINGS WILL BE PLACED IN EACH HOLE WITH THE LEAF BUDS POINTING UP AND BACKFILLED TO ELIMINATE AIR VOIDS, THEN TAMP THE GROUND LIGHTLY AROUND STAKE. THE STAKES WILL BE IMMEDIATELY WATERED AFTER PLACEMENT OF THE STAKES.

PLANTING NOTES - INSTALLATION OF RIPARIAN TREES AND SHRUBS

1. **GENERAL -** UPLAND RIPARIAN TREES AND SHRUBS ARE LISTED ON TABLE 3. SHRUBS WILL BE PLANTED ON 5-FOOT CENTERS IN THE AREAS SHOWN ON THE LANDSCAPE PLANS AS DIRECTED BY A REVEGETATION ECOLOGIST.
2. **MATERIALS -** THE TREES AND SHRUBS WILL BE HEALTHY NURSERY STOCK IN THE SIZES DESCRIBED BELOW. NO SUBSTITUTIONS OF SPECIES, SIZES, OR NUMBERS WILL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE REVEGETATION ECOLOGIST.

TABLE 3 - PROPOSED TREE AND SHRUB ENHANCEMENT PLANTINGS

	Trees	Botanical	Common	Size
	Peachleaf Willow	Salix amygdaloides		2" Cal.
	Plains cottonwood	Populus deltoides monilifera		2" Cal.
	Shrubs			
DECIDUOUS	Wild Plum	Prunus americana		5 gal
DECIDUOUS	Chokecherry	Prunus virginiana		5 gal
DECIDUOUS	Snowberry	Symphoricarpos occidentalis		5 gal
DECIDUOUS	Woods' rose	Rosa woodsii		5 gal

3. **INSTALLATION.**
   a. DIG HOLE 1 ½ TIMES WIDER THAN TRANSPLANT.
   b. FOR ROOT BOUND STOCK, CUT AND SPREAD ROOTS.
   c. PLACE SHRUB IN HOLE SO THAT SOIL SURFACE OF PLANT IS SLIGHTLY LOWER (1 OR 2") THAN SURROUNDING SURFACE.
   d. BACKFILL, COVERING ALL ROOTS. NO AIR POCKETS.
   e. PLACE MULCH AROUND THE PLANT EXCEPT FOR ABOUT 2-INCHES AROUND STEM.
   f. IF PLANTING ON A SLOPE, BUILD A BERM AROUND THE DOWN-SLOPE EDGE TO PREVENT WATER FROM FLOWING OFF TOO RAPIDLY.
   g. WATER THOROUGHLY.

MAINTENANCE

1. **NOXIOUS WEEDS -** WEED SPECIES LISTED BY THE STATE OF COLORADO AS NOXIOUS SHOULD BE CONTROLLED AS QUICKLY AS POSSIBLE TO PREVENT THE ESTABLISHMENT AND SPREAD OF THESE HARD TO CONTROL SPECIES. DURING CONSTRUCTION AND AFTER CONSTRUCTION (STARTING TWO MONTHS AFTER CONSTRUCTION FINISHED), THE SITE SHOULD BE INSPECTED MONTHLY DURING THE GROWING SEASON FOR NOXIOUS WEEDS. ANY NOXIOUS WEED FOUND SHOULD BE CONTROLLED FOLLOWING THE COLORADO DEPARTMENT OF AGRICULTURE GUIDELINES.
2. **TREE AND SHRUB REPLACEMENT -** IN THE FIRST YEAR AFTER CONSTRUCTION, ALL TREES AND SHRUBS THAT HAVE DIED SHALL BE REPLACED.
3. **BARE GROUND -** IN THE SEEDED AREAS, RESEED ANY BARE SPOTS GREATER THAN 20 FEET IN DIAMETER.

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09	TOWN & OWNER COMMENTS
2022.09.28	TOWN & OWNER COMMENTS
2024.10.25	TOWN COMMENTS
2026.03.27	TOWN & OWNER COMMENTS

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SHEET TITLE:

LANDSCAPE REVEGETATION NOTES

SHEET NUMBER:

L2.02

SHEET 8 OF 74

811

DRAWN BY: David Asher PLOT DATE: 7/23/2026 1:34 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\CAD\PDF\SHEETS_Landscape\L2.00 LANDSCAPE REVEGETATION NOTES.dwg

LANDSCAPE SPECIFICATIONS

MATERIALS:

1. WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.

2. COBBLE MULCH: SEE DETAIL SHEET L1.7. SUBMIT SAMPLE.

3. EDGING: ALL BEDS ADJACENT TO TURF AREAS TO BE EDGED WITH CONCRETE HEADER PER *DETAIL 2, SHEET L4.3.*

4. TREE STAKES: 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES (OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.)

5. GUY ANCHORS: 24-INCH LONG METAL "T" POSTS.

6. GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GAUGE WIRE.

7. WEBBING: 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.

8. TREE WRAP: 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.

9. SAFETY CAPS: INDUSTRY STANDARD (FOR METAL "T" POST ONLY)

10. SOIL AMENDMENT: AMEND EXISTING SOIL WITH SQUEEGEE AT A MINIMUM OF 6" DEPTH OR REMOVE A MINIMUM OF 6" SOIL AND REPLACE WITH SQUEEGEE TOPSOIL MIX AT 1:1 RATIO. IF PLANTING BED IS CONTAINED BY A CURB OR CONCRETE WALK, REMOVE ADDITIONAL 3" SOIL TO ALLOW FOR SQUEEGEE MULCH AT 3" DEPTH.

11. FERTILIZER: FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS AND FERTILIZER RECOMMENDATIONS.

IF SOIL TYPES ARE SIMILAR IN STRUCTURE, THE CONTRACTOR MAY USE A CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED.

FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEND, 9 MONTH SLOW-RELEASE FERTILIZER.

12. NATIVE SEED MIX: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXES PER THE LOCATIONS SPECIFIED ON THE TOWN OF JOHNSTOWN APPROVED LANDSCAPE PLAN:

INTERIOR NATIVE SEED MIX:
SEEDING RATE: Irrigated Turf Seed Rate 5 lbs / 1,000sf

0.25 lbs Blue Grama, Birdseye Source ID
0.25 lbs Blue Grama, Hatchita Certified
2.25 lbs Buffalograss, Sundancer
2.25 lbs Buffalograss, Texoka

PERIMETER NATIVE SEED MIX:
SEEDING RATE: Irrigated Turf Seed Rate 5 lbs / 1,000sf

2.50 lbs Buffalograss, Sundancer
2.50 lbs Buffalograss, Texoka

13. TEMPORARY SOIL STABILIZATION SEED MIX: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXES PER THE LOCATIONS SPECIFIED ON THE TOWN OF JOHNSTOWN APPROVED LANDSCAPE PLAN:

TEMPORARY SOIL STABILIZATION SEED MIX:
SEEDING RATE: Irrigated Turf Seed Rate 5 lbs / 1,000sf

5.00 lbs Perennial Rye, PhD

14. BLUEGRASS SOD: BLUEGRASS SOD SHALL CONTAIN THE FOLLOWING SEED MIX OR ALTERNATIVE AS APPROVED BY THE TOWN OF JOHNSTOWN:

Turfgrass sod shall be the BTF-Texas Mix from Bittersweet Turf Farms

33% SPF30 Texas/Kentucky Hybrid Bluegrass
34% Solar Green Texas/Kentucky Hybrid Bluegrass
33% Bandera Texas/Kentucky Hybrid Bluegrass

SOD SHALL BE A MINIMUM OF ¾ INCH THICK, HARVESTED IN ROLLS FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NOT MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD, MINIMUM, GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS. NATIVE SEED MIX A: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

15. TREES, SHRUBS, AND GROUND COVERS: PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AN WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4.BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST. COORDINATE WITH NURSERY(S) TO ENSURE PLANT AVAILABILITY.

INSTALLATION:

CLEARING. PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WIT THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.

PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:
RIP ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC, WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

SOIL PREPARATION: AMEND EXISTING SOIL WITH SQUEEGEE AT A MINIMUM OF 6" DEPTH OR REMOVE A MINIMUM OF 6" SOIL AND REPLACE WITH SQUEEGEE TOPSOIL MIX AT 1:1 RATIO. IF PLANTING BED IS CONTAINED BY A CURB OR CONCRETE WALK, REMOVE ADDITIONAL 2-3" SOIL TO ALLOW FOR SQUEEGEE MULCH AT 2-3" DEPTH. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

EROSION CONTROL PER URBAN DRAINAGE & FLOOD CONTROL DISTRICT SPECIFICATIONS.

TREE AND SHRUB PLANTING:
1. SUBSTITUTIONS. ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUR ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:
LARGE SHRUBS: 4 FEET
MEDIUM SHRUBS: 2-1/2 FEET
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES

3. PLANTING PITS:
DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS.

INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
SHRUBS. ROUGHEN SIDES OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.BACKFILL MATERIAL: TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:
75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS).
25% COMPOST BY VOLUME.
THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY, FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING:
1. REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.

2. PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.

3. UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.

4. BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.

5. BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL
APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.

6. STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.

7. IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION
1. WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.

2. NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

3. NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDED AREAS.

STEEL HEADER CONSTRUCTION
1. LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES MAINTAINING A MINIMUM CONSTANT HEIGHT FLUSH WITH ADJACENT TURF AREAS.
INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

SEEDING
1. TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

2. PRIOR TO SEEDING, SOIL SHALL BE TESTED AND BE AMENDED PER THE SOIL TEST RESULT'S RECOMMENDATIONS.

3. DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES;
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX AGITATOR - TO PROMOTE SEED MIXING
SEED BOX BAFFLES - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS
SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS
FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND
DRAG CHAINS - TO AID IN SEED COVERAGE

THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

4. BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLONE-TYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINERY. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDED IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HOPPER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTLING AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.

5. BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDBED PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROHIBIT EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

6. HYDROSEEDING: MIX SPECIFIED SEED, FERTILIZER, AND FIBER MULCH (CONWED FIBERS HYDRO MULCH 2000 OR EQUAL) IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A ONE-STEP PROCESS. APPLY SLURRY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 2,000 LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.

MULCHING
MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.
1. SHRUB BEDS: MULCH SHRUB BED PLANTING AREA PER COBBLE MULCH BORDER DETAIL, SEE SHEET L1.7.

PERENNIAL & ANNUAL BEDS: MULCH ALL ANNUAL, PERENNIAL AND GROUND COVER PLANTING AREAS PER COBBLE MULCH BORDER DETAIL, SEE SHEET L1.7.

2. TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 3" LAYER OF SQUEEGEE MULCH.

NATIVE SEED ESTABLISHMENT/MAINTENANCE
1. WEED MITIGATION/IDENTIFICATION:
THE MAINTENANCE ACCOUNT MANAGER SHALL CONDUCT MULTIPLE SITE VISITS PER MONTH TO IDENTIFY WEEDS AND ANY UNDESIRABLE APPEARANCE OF THE NATIVE AREA. ONCE WEEDS ARE IDENTIFIED, A MAINTENANCE CREW WILL BE SCHEDULED TO PULL THE WEEDS BY HAND OR SPRAY, AS NECESSARY. THIS CREW SHALL BE EDUCATED AND CERTIFIED TO USE CHEMICALS PER INSTRUCTIONS ON THE LABEL.

2. IRRIGATION MAINTENANCE/MONITORING:
THE MAINTENANCE IRRIGATION TECH SHALL BE RESPONSIBLE FOR MONITORING, MAINTAINING, PROGRAMMING, AND REPAIRING SITE IRRIGATION.

3. IRRIGATION SCHEDULE:
MONTH 1: FOUR DAILY CYCLES TO MAINTAIN MOISTURE LEVEL OF 1" DEPTH. IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. ACCOUNT MANAGER, OWNERS AND IRRIGATION TECH WILL WATCH FOR SEEDLINGS.

MONTH 2: ASSUMING SEEDLINGS HAVE GERMINATED AND EMERGED SUCCESSFULLY, ONE DAILY CYCLE TO MAINTAIN SURFACE MOISTURE OF 2-3". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

MONTH 3: ONE IRRIGATION CYCLE PER WEEK TO MAINTAIN A MOISTURE LEVEL OF 4-6". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

4. IDENTIFYING/RESEEDING BARE AREAS:
IF FOUND, AREAS SHALL BE BROADCAST SEEDED BY HAND AND RAKED IN OVER BARE AREAS LARGER THAN ONE SQUARE FOOT AND IRRIGATION SCHEDULE WILL BE ADJUSTED TO HELP ESTABLISHMENT.

LONG TERM MAINTENANCE:

PRUNING SCHEDULE:
1. MAINTENANCE CREWS WILL PRUNE BEDS, INCLUDING THE EXISTING BEDS NOT IN THE NATIVE AREA, IN EARLY SPRING PRIOR TO BUDDING, SUMMER AFTER FLOWERING IS COMPLETE, AND FALL AFTER PLANTS GO DORMANT. PRUNING TO BE PERFORMED AS NEEDED TO PROMOTE THE HEALTH AND MAINTAIN A NEAT APPEARANCE, THAT HIGHLIGHTS THE NATURAL QUALITIES OF THE SPECIFIC PLANT, AS OPPOSED TO SHEARING INTO A FORMAL SHAPE.

MOWING SCHEDULE:
1. ONCE THE NATIVE AREA HAS BECOME ESTABLISHED AND SEED HEADS ARE PRESENT, MOWING OPERATIONS SHALL COMMENCE. THE ENTIRE NATIVE AREA WILL BE MOWED ONCE PER YEAR IN LATE FALL OR EARLY SPRING, ONCE SEED HEADS ARE PRESENT TO ALLOW GRASS TO NATURALLY RE-SEED ITSELF.
2. NATIVE AREAS WITHIN THE CACTUS HILL LATERAL EASEMENT WILL BE MOWED AS NEEDED TO MAINTAIN A MAXIMUM HEIGHT OF TWELVE (12) INCHES.

MONITORING NATIVE CONVERSION AREA FOR WEEDS AFTER ESTABLISHMENT:
1. ACCOUNT MANAGER, OWNERS, MAINTENANCE CREWS, SPRAY TECHNICIANS WILL MONITOR SITE REGULARLY TO IDENTIFY WEEDS THAT CAN BE PULLED BY HAND AND SPRAY, IF NECESSARY. A CERTIFIED SPRAY TECHNICIAN SHALL BE SCHEDULED AS NEEDED.

IRRIGATION INSPECTION, MONITORING AND REPAIR:
1. MONTHLY SITE INSPECTIONS FOR POSSIBLE LEAKS OR IRRIGATION PROBLEMS WILL BE DONE BY AN IRRIGATION TECHNICIAN AND ACCOUNT MANAGER.

IRRIGATION SCHEDULE AFTER ESTABLISHMENT:
1. THE GOAL OF THIS PROJECT IS TO REDUCE WATER USAGE AS MUCH AS POSSIBLE. THE NATIVE GRASSES SPECIFIED WILL SURVIVE ON RAINWATER THAT IS COMMON IN COLORADO (LESS THAN 2" PER MONTH WILL STILL RESULT IN GREEN APPEARANCE YEAR-ROUND). IN DROUGHT SEASONS, THERE MAY BE THE NEED TO IRRIGATE, WHICH WILL BE DETERMINED AT THAT TIME BY THE ACCOUNT MANAGER.

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L2.03

SHEET 9 OF 74

811

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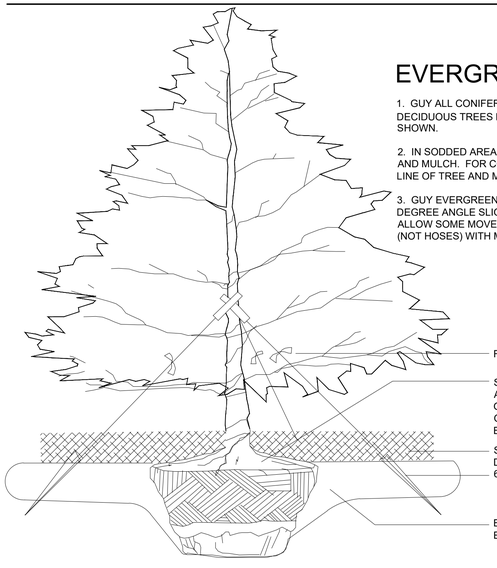
GENERAL LANDSCAPE NOTES

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. TO ACHIEVE A MORE NATURAL LANDSCAPE CHARACTER, ALL TREES & LARGE SHRUBS OF THE SAME VARIETY SHALL BE INSTALLED IN A RANGE OF SIZES, WHILE STILL MEETING THE MINIMUM SIZE REQUIREMENTS OUTLINED IN THE PLANT SCHEDULE.
2. AS PER THE LOCATIONS DEPICTED ON THE LANDSCAPE PLAN, PLANTING BED EDGES ADJACENT TO TURF AREAS SHALL BE EDGED WITH CONCRETE HEADER PER *DETAIL 2 SHEET L4.3*.
3. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF JOHNSTOWN WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE TOWN WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL AND INCLUDE AN AUTOMATIC RAIN SENSOR.
4. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
5. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH TOWN OF JOHNSTOWN STANDARDS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE TOWN THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN TOWN OF JOHNSTOWN MUNICIPAL CODE.
6. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH.
7. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
8. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
9. ALL STREET TREES SHALL BE PLACED A MINIMUM TEN (10) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS.
10. NO TREES OR SHRUBS SHALL BE PLACED OVER, OR WITHIN 5' OF, ANY WET UTILITY LINES (WATER, STORM SEWER, SANITARY SEWER).
11. NO TREES OR SHRUBS SHALL BE PLACED WITHIN STORMWATER DETENTION FACILITIES BELOW THE PROPOSED DESIGN EVENT WATER SURFACE ELEVATION LIMITS.
12. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF JOHNSTOWN, PROVIDED PER LCUASS FIGURE 7-16. SIGHT TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 7' FROM GRADE. EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
13. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
14. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. THE INSTALLATION OF ANY PLANT MATERIAL ON PUBLIC RIGHT-OF-WAY (ROW) IS REQUIRED TO BE INSTALLED WITH PUBLIC IMPROVEMENTS.
16. ALL LANDSCAPING AND/OR PLANTINGS, OTHER THAN GRASS/GROUND COVER, MUST PROVIDE MINMUM CLEARANCE OF THREE (3) FEET AROUND ANY FIRE HYDRANT, WHEN PLANTING IS AT FULL MATURITY.
17. ENSURE ALL PLANT MATERIAL IS WATERED THROUGHOUT THE CONSTRUCTION PROCESS VIA IRRIGATION / WATER TRUCK / HAND.

TREE AND SHRUB INSTALLATION

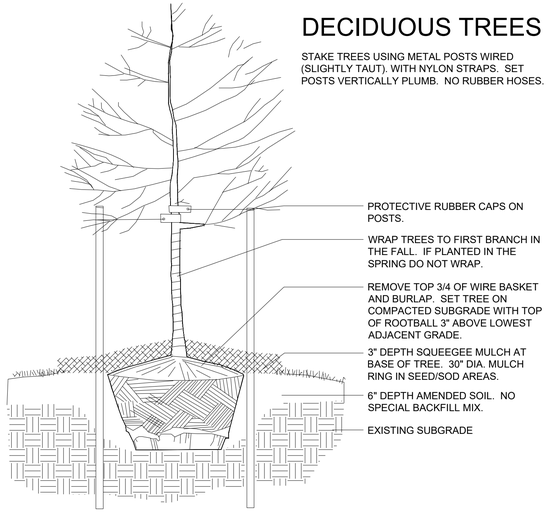


EVERGREEN TREES

1. GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2½" CAL. AS SHOWN.

2. IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.

3. GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.



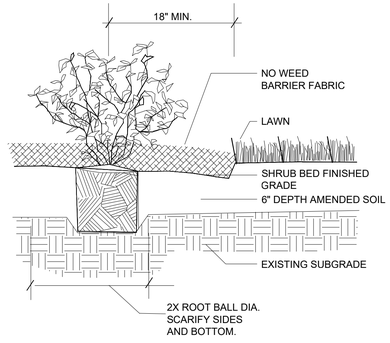
DECIDUOUS TREES

STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT). WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

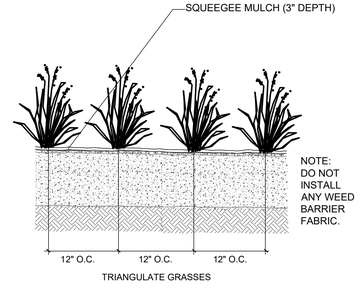
SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3' MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4' FOR CONIFER SHRUB.

FOR 5 GALLON AND LARGER PLANT MATERIAL CONSTRUCT A 2" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH WITH SQUEEGEE MULCH INSIDE OF THE WATER RING.



ORNAMENTAL GRASSES



TRIANGULATE GRASSES

811

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SHEET NUMBER:
L2.04

SHEET 10 OF 74

DRAWN BY: David Asher PLOT DATE: 7/23/2026 1:34 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-210 JT Riverbend Estates\ACAD\PDWGS\Landscape\L2.04 LANDSCAPE NOTES & DETAILS.dwg

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
MAINTENANCE & ESTABLISHMENT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 74

DESIGN NARRATIVE

BEYOND THE INHERENT WATER SAVINGS, NATIVE GRASS SPECIES PROVIDE FOR A MORE ATTRACTIVE AND RESILIENT LANDSCAPE. WEEKLY MOWING, EDGING AND A SUBSTANTIAL AMOUNT OF WATER AND FERTILIZER ARE REQUIRED TO MAINTAIN LARGE, UNUSED EXPANSES OF OPEN LAWN. COMPRISED OF THE NATIVE SPECIES BUFFALOGRASS AND BLUE GRAMA, THE NATIVE AREAS WILL SEE AN ANNUAL SAVINGS IN LABOR, RESOURCE INPUTS AND WATER OVER TRADITIONAL TURFGRASS, WHILE ADDING TO THE VISUAL APPEAL OF THE SURROUNDING LANDSCAPE.

TO ACCOMMODATE VARIATIONS IN VISIBILITY AND USE THROUGHOUT THE SITE, TWO NATIVE SEED MIXES HAVE BEEN TAILORED TO THE MEET THE REQUIREMENTS OF THEIR SPECIFIC LOCATIONS. PLEASE NOTE THAT TWO ADDITIONAL NATIVE SEED MIXES ARE PRESCRIBED FOR THE RIPARIAN CORRIDOR AND THE PREBLE'S MEADOW JUMPING MOUSE HABITAT ADJACENT TO THE LITTLE THOMPSON RIVER, THE UPLAND RIPARIAN & RIPARIAN SEED MIXES. THE SPECIFICATIONS FOR THESE MIXES CAN BE FOUND ON *SHEET L2.02 REVEGETATION NOTES*.

THE PROPOSED INTERIOR MIX INCLUDES BUFFALOGRASS AND BLUE GRAMA GRASS SPECIES AND WILL BE ALLOWED TO REACH ITS MATURE HEIGHT OF 12"-18". THIS MIX WILL BE SEEDED AT A TURF SEED RATE TO PROVIDE DENSE GROUND COVER AND LOCATED IN THE OPEN SPACE THROUGHOUT THE RIVERBEND PROPERTY WITH THE EXCEPTION OF THE RIPARIAN CORRIDOR.

THE PROPOSED NATIVE PERIMETER MIX INCLUDES BUFFALOGRASS SPECIES AND WILL BE ALLOWED TO REACH ITS MATURE HEIGHT OF 4"-6". THIS MIX WILL BE SEEDED AT A TURF SEED RATE TO PROVIDE DENSE GROUND COVER AND LOCATED IN THE PARKWAYS ALONG COUNTY ROAD 46 AND COUNTY ROAD 17.

AS THESE ARE ALL WARM SEASON GRASSES, WEEDS CAN EASILY BE ERADICATED IN THE EARLY SPRING, PRIOR TO THE EMERGENCE OF THE NATIVE GRASS SPECIES.

ONCE THE NATIVE GRASSES HAVE HAD TIME TO ESTABLISH; VARIOUS GROUPINGS OF WILDFLOWERS MAY BE INCORPORATED INTO THE DESIGN. STANDS OF WILDFLOWERS, STRATEGICALLY LOCATED TO ENHANCE DESIRABLE VIEWS TO AND FROM THE PROPERTY, FURTHER CONTRIBUTE TO THE ENHANCED AESTHETIC OF THE LANDSCAPE, WHILE BEING TOLERANT OF PLATEAU HERBICIDE AND INCREASING THE PRESENCE OF HIGH-QUALITY POLLINATORS.

ESTABLISHMENT/MAINTENANCE

WEED MITIGATION/IDENTIFICATION:

THE MAINTENANCE ACCOUNT MANAGER SHALL CONDUCT MULTIPLE SITE VISITS PER MONTH TO IDENTIFY WEEDS AND ANY UNDESIRABLE APPEARANCE OF THE NATIVE AREA. ONCE WEEDS ARE IDENTIFIED, A MAINTENANCE CREW WILL BE SCHEDULED TO PULL THE WEEDS BY HAND OR SPRAY, AS NECESSARY. THIS CREW SHALL BE EDUCATED AND CERTIFIED TO USE CHEMICALS PER INSTRUCTIONS ON THE LABEL. THE PROPOSED HERBICIDE IS LISTED BELOW.

PLATEAU: HTTPS://WWW.RRSI.COM/PRODUCT/PLATEAU/

IRRIGATION MAINTENANCE/MONITORING:

THE MAINTENANCE IRRIGATION TECH SHALL BE RESPONSIBLE FOR MONITORING, MAINTAINING, PROGRAMMING, AND REPAIRING SITE IRRIGATION.

IRRIGATION SCHEDULE:

MONTH 1: FOUR DAILY CYCLES TO MAINTAIN MOISTURE LEVEL OF 1" DEPTH. IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. ACCOUNT MANAGER, OWNERS AND IRRIGATION TECH WILL WATCH FOR SEEDLINGS.

MONTH 2: ASSUMING SEEDLINGS HAVE GERMINATED AND EMERGED SUCCESSFULLY, ONE DAILY CYCLE TO MAINTAIN SURFACE MOISTURE OF 2-3". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

MONTH 3: ONE IRRIGATION CYCLE PER WEEK TO MAINTAIN A MOISTURE LEVEL OF 4-6". IRRIGATION TECH SHALL MAKE NECESSARY ADJUSTMENTS TO TIME ACCORDING TO WEATHER AND TEMPERATURES. RECOMMENDATION IS FOR SOME SURFACE DRYING BETWEEN IRRIGATION CYCLES.

TREE PROTECTION: NONE NEEDED, SEEDING WILL BE DONE OUTSIDE OF DRIP LINE OF EXISTING TREES.

IDENTIFYING/RESEEDING BARE AREAS:

IF FOUND, AREAS SHALL BE BROADCAST SEEDED BY HAND AND RAKED IN OVER BARE AREAS LARGER THAN ONE SQUARE FOOT AND IRRIGATION SCHEDULE WILL BE ADJUSTED TO HELP ESTABLISHMENT.

LONG TERM MAINTENANCE:

PRUNING SCHEDULE:

MAINTENANCE CREWS WILL PRUNE BEDS, INCLUDING THE BEDS NOT IN THE NATIVE AREA, IN EARLY SPRING PRIOR TO BUDDING, SUMMER AFTER FLOWERING IS COMPLETE, AND FALL AFTER PLANTS GO DORMANT. PRUNING TO BE PERFORMED AS NEEDED TO PROMOTE THE HEALTH AND MAINTAIN A NEAT APPEARANCE, THAT HIGHLIGHTS THE NATURAL QUALITIES OF THE SPECIFIC PLANT, AS OPPOSED TO SHEARING INTO A FORMAL SHAPE.

MOWING SCHEDULE;

ONCE THE NATIVE AREA HAS BECOME ESTABLISHED, GROWTH HAS REACHED 4-6", AND SEED HEADS ARE PRESENT, MOWING OPERATIONS SHALL COMMENCE. THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING A 24" WIDE "BEAUTY BAND" ALONG SIDEWALKS BI-WEEKLY. THE ENTIRE NATIVE AREA, WITH THE EXCEPTION OF THE RIPARIAN CORRIDOR, WILL BE MOWED ONCE PER YEAR IN LATE FALL OR EARLY SPRING, ONCE SEED HEADS ARE PRESENT TO ALLOW GRASS TO NATURALLY RE-SEED ITSELF.

MONITORING NATIVE AREA FOR WEEDS AFTER ESTABLISHMENT:

ACCOUNT MANAGER, OWNERS, MAINTENANCE CREWS, SPRAY TECHNICIANS WILL MONITOR SITE REGULARLY TO IDENTIFY WEEDS THAT CAN BE PULLED BY HAND AND SPRAY IF NECESSARY. A CERTIFIED SPRAY TECHNICIAN SHALL BE SCHEDULED AS NEEDED.

IRRIGATION INSPECTION, MONITORING AND REPAIR:

WEEKLY SITE INSPECTIONS FOR POSSIBLE LEAKS OR IRRIGATION PROBLEMS SHALL BE PERFORMED BY AN IRRIGATION TECHNICIAN AND ACCOUNT MANAGER.

IRRIGATION SCHEDULE AFTER ESTABLISHMENT:

THE GOAL OF THIS PROJECT IS TO REDUCE WATER USAGE AS MUCH AS POSSIBLE. THE NATIVE GRASSES SPECIFIED WILL SURVIVE ON RAINWATER THAT IS COMMON IN COLORADO (LESS THAN 2" PER MONTH WILL STILL RESULT IN GREEN APPEARANCE). IN DROUGHT SEASONS, THERE MAY BE THE NEED TO IRRIGATE, WHICH WILL BE DETERMINED AT THAT TIME.

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RIVERBEND ESTATES PUD | FILING 1
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JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
MAINTENANCE & ESTABLISHMENT PLAN

SHEET NUMBER:
L2.05

SHEET 11 OF 74

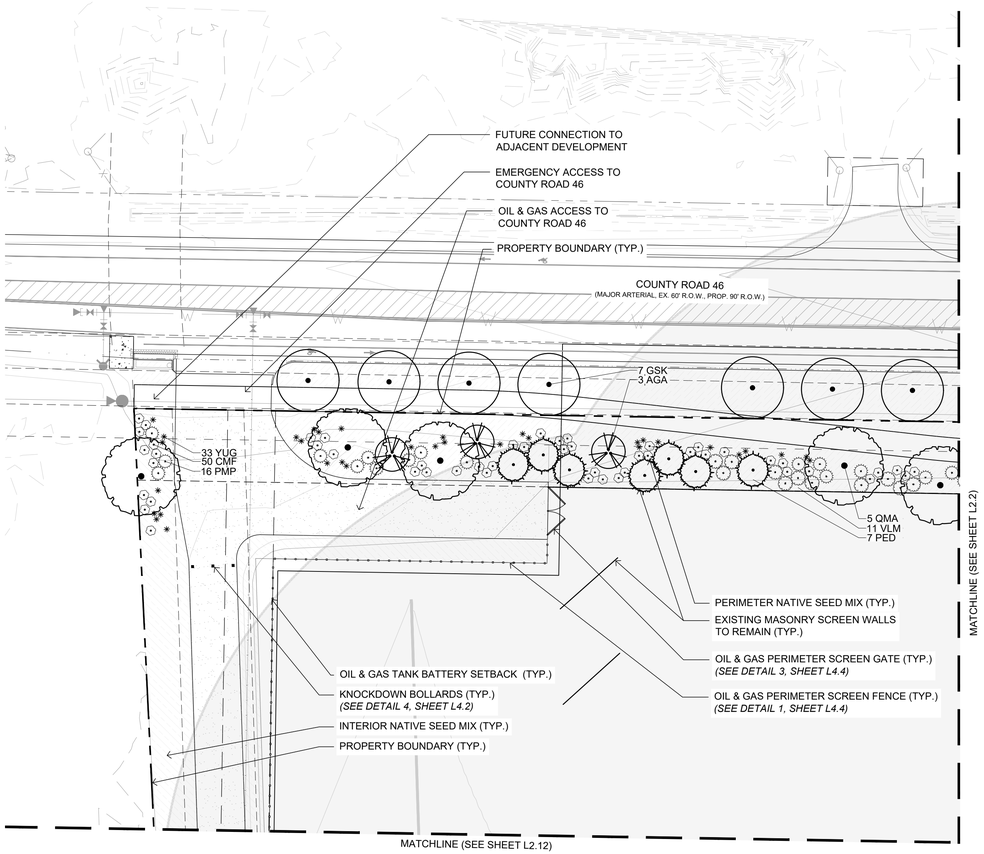
811

DRAWN BY: David Asher PLOT DATE: 7/23/2026 1:34 PM
FILE LOCATION: Y:\Shared Projects\298 Asher Capital Partners\298.21\01 Riverbend Estates\dwg\CAD\PDP\SHEETS\L2.05 MAINTENANCE & ESTABLISHMENT PLAN.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

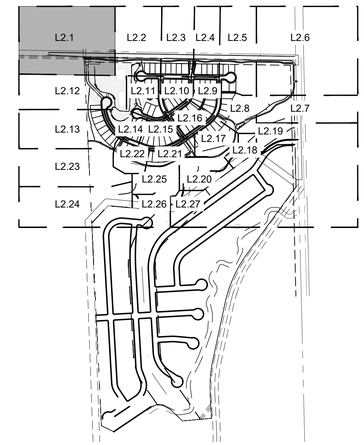
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 74



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Evergreen Trees								
		PED	7	Pinus edulis	Pinon Pine	6' Ht.	B&B	Low
Large Trees								
		GSK	7	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
		QMA	5	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees								
		AGA	3	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	6' Ht.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	50	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	VLM	11	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
	EVERGREEN	PMP	16	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	33	Yucca glauca	Soapweed	1 gal	Pot	Very Low
Sod/Seed								
		NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		NSM-P		See sheet L2.01 for quantities	Perimeter Native Seed Mix		Seed	Very Low

811

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
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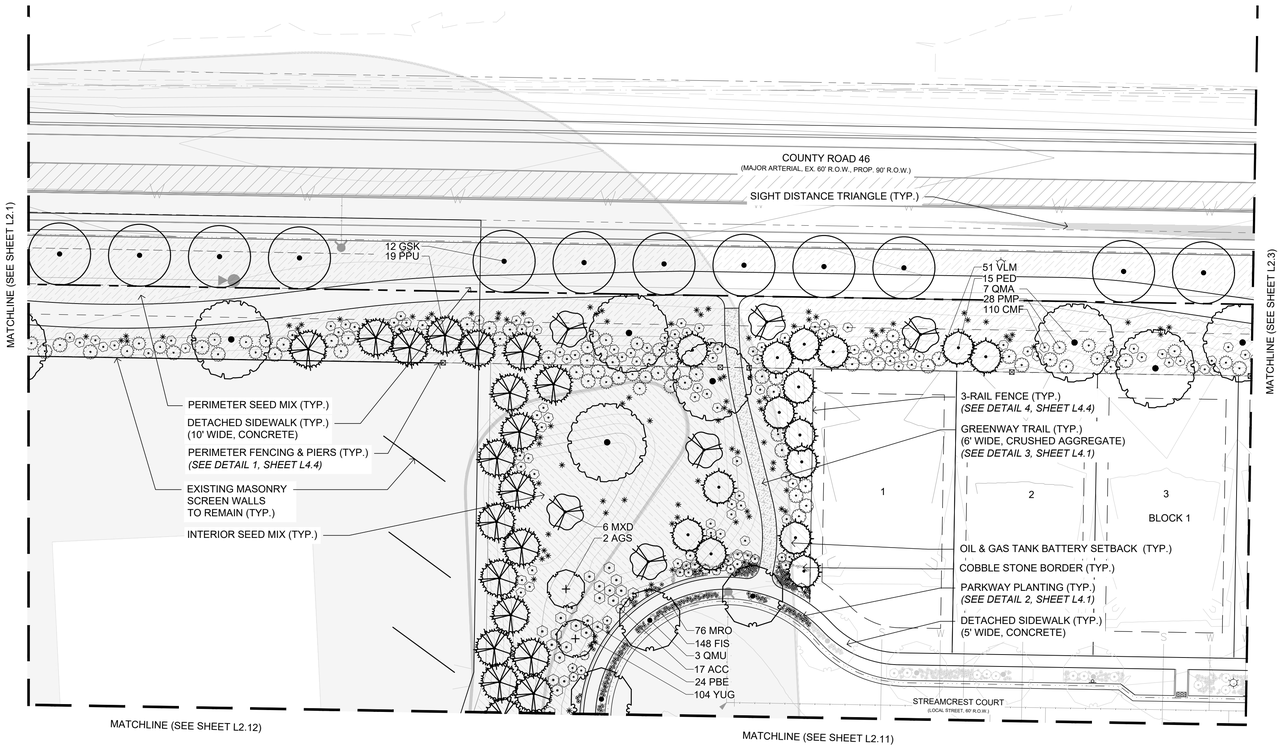
SHEET TITLE:
LANDSCAPE ENLARGEMENT

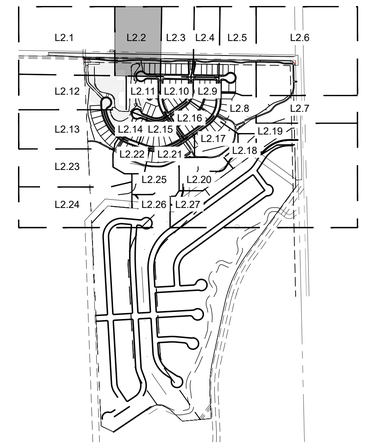
SHEET NUMBER:
L2.1

SHEET 12 OF 74

DRAWN BY: JenM/CamPLOT DATE: 7/23/2026 2:20 PM
FILE LOCATION: P:\Shared\Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\ADOT\FDP\Civil\Landscape\L2.1 LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.





KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

811

SCALE: 1" = 30'
15' 30' 60' 90'
NORTH

PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	PPU	19	Picea pungens	Colorado Spruce	6` Ht.	B&B	Low
	PED	15	Pinus edulis	Pinon Pine	6` Ht.	B&B	Low
Large Trees							
	GSK	12	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
	QMA	7	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
	QMU	3	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low
Small Trees							
	AGS	2	Acer grandidentatum 'Schmidt'	Rocky Mountain Glow Maple	1.5" Cal.	B&B	Low
	MXD	6	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	Low

Shrubs		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	DECIDUOUS	CMF	110	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBE	24	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	VLM	51	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
	EVERGREEN	ACC	17	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	28	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	104	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	148	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	76	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		NSM-P		See sheet L2.01 for quantities	Perimeter Native Seed Mix		Seed	Very Low

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.2

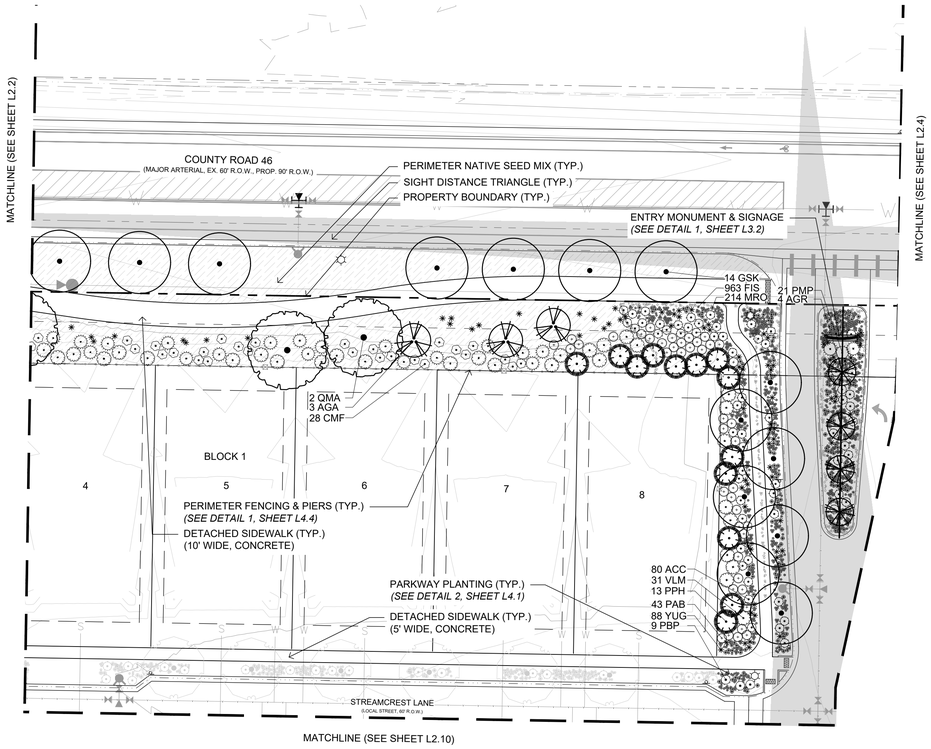
SHEET 13 OF 74

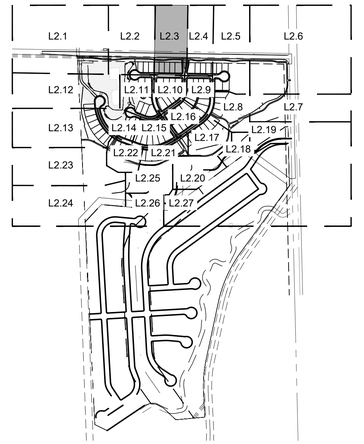
DRAWN BY: JoshAtCher
PLOT DATE: 7/23/2026 2:19 PM
FILE LOCATION: T:\Shared\Projects\298 Arbor Capital Partners\298.21\17 Planned Estates\Acad\CAD\FDP\DWG\Landscape\L2.2 LANDSCAPE ENLARGEMENT.dwg

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 14 OF 74

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.





KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	PPH	13	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	6' Ht.	B&B	Moderate
Large Trees							
	GSK	14	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
	QMA	2	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees							
	AGA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	B&B	Low
	AGR	4	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	1.5" Cal.	B&B	Low

Shrubs		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	DECIDUOUS	CMF	28	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	3	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	VLM	31	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
	EVERGREEN	ACC	64	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	21	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	88	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	963	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	214	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
		PAB	43	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	1 gal	Pot	Low
Sod/Seed								
		NSM-P		See sheet L2.01 for quantities	Perimeter Native Seed Mix		Seed	Very Low

811

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.3

SHEET 14 OF 74

DRAWN BY: JoshNCarr PLOT DATE: 7/23/2026 2:18 PM
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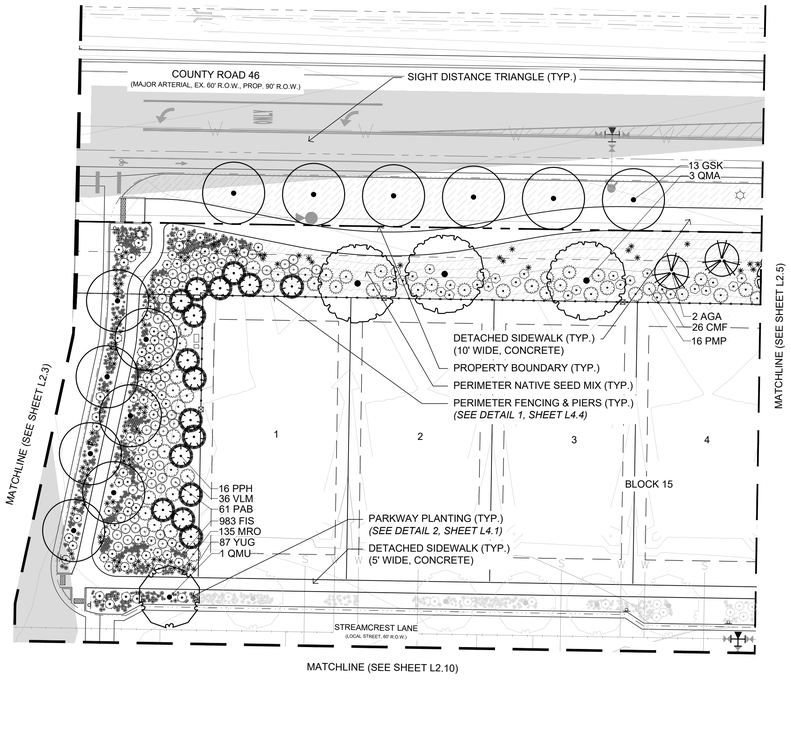
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 74



LEGEND

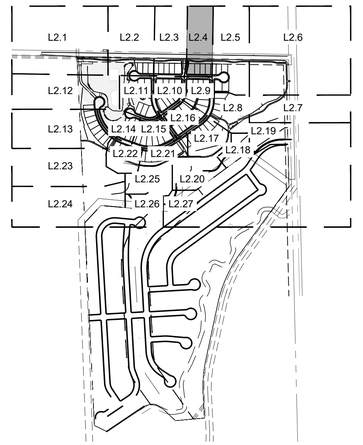
PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

Evergreen Trees		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
		PPH	16	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	6' Ht.	B&B	Moderate
Large Trees								
		GSK	13	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
		QMA	3	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
		QMU	1	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low
Small Trees								
		AGA	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brillliance' Serviceberry	6' Ht.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	26	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	5	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	VLM	36	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
	EVERGREEN	ACC	78	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	15	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	87	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low

Ornamental Grasses & Perennials	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	FIS	983	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	MRO	135	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
	PAB	61	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	1 gal	Pot	Low
Sod/Seed							
	NSM-P		See sheet L2.01 for quantities	Perimeter Native Seed Mix		Seed	Very Low



KEY MAP
N.T.S

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(970) 532.9970

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.4

SHEET 15 OF 74

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

DRAWN BY: JoshMCam PLOT DATE: 7/23/2026 2:18 PM
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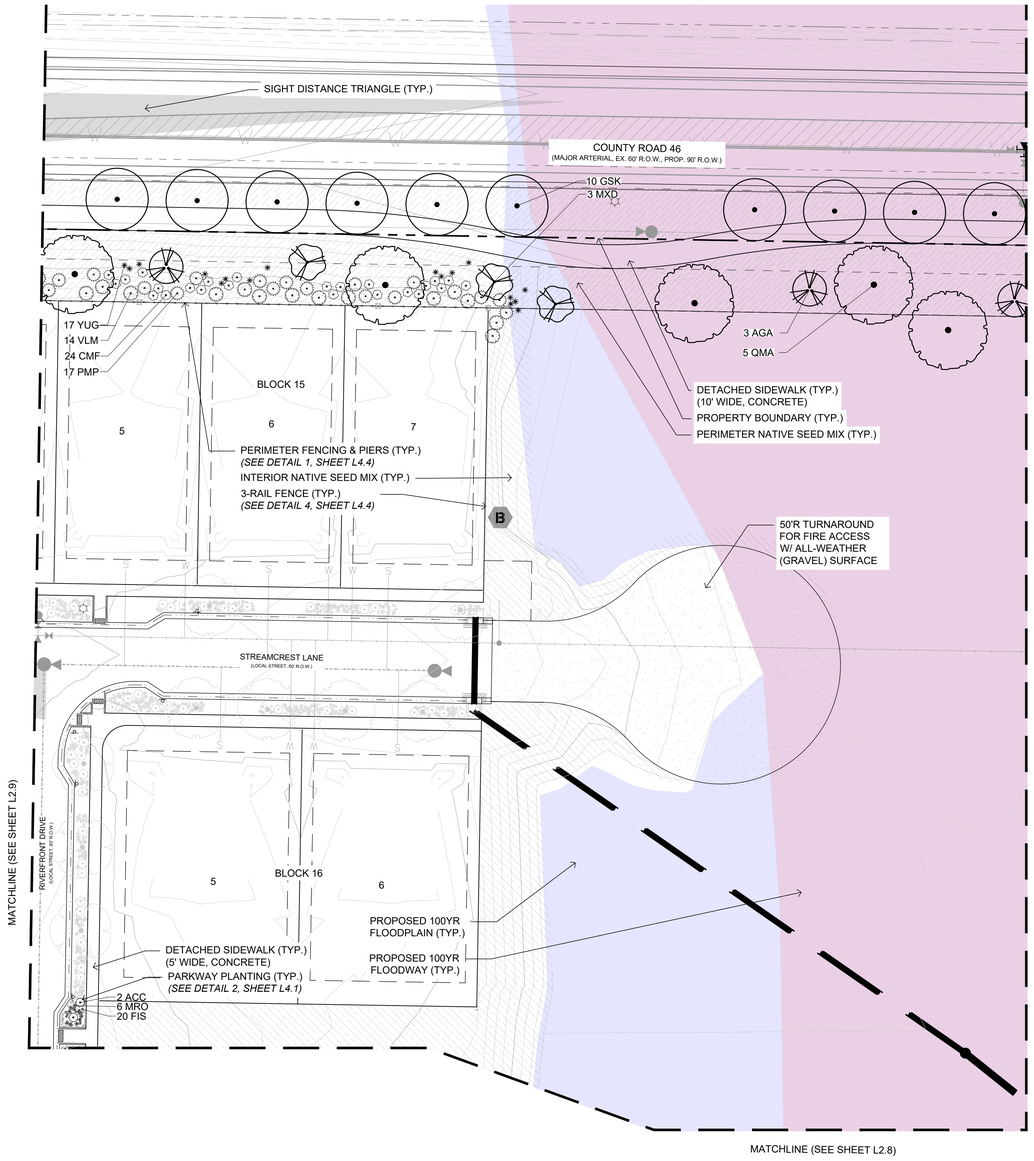
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 16 OF 74

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



LEGEND

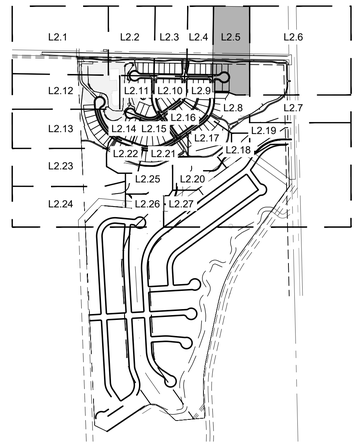
PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



KEY MAP
N.T.S

PLANT SCHEDULE

Large Trees		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
		GSK	10	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
		QMA	5	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees								
		AGA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance' Serviceberry	6' Ht	B&B	Low
		MXD	3	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	24	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	VLM	14	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
	EVERGREEN	ACC	2	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	17	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	17	Yucca glauca	Soapweed	1 gal	Pot	Low
Ornamental Grasses & Perennials								
		FIS	20	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	6	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		NSM-P		See sheet L2.01 for quantites	Perimeter Native Seed Mix		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.5

SHEET 16 OF 74

DRAWN BY: JoshAC/Cam PLOT DATE: 7/23/2026 2:11 PM
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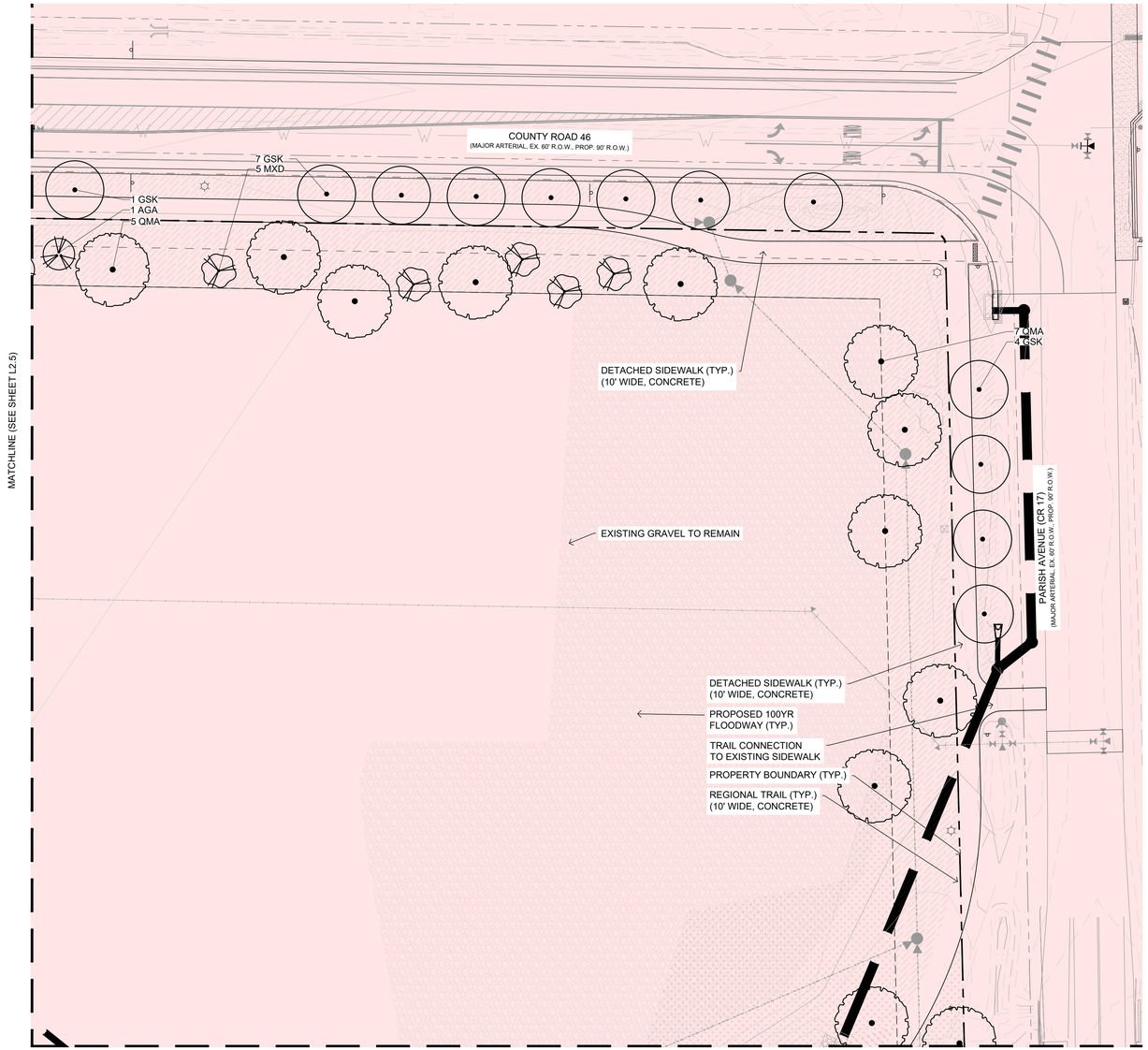
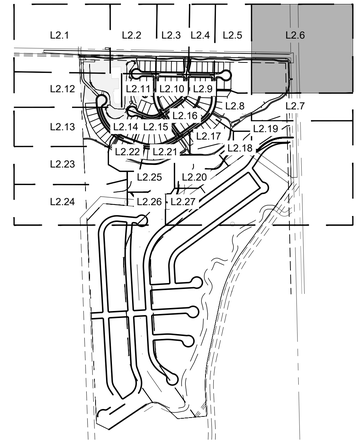


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODWAY

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	GSK	12	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
	QMA	12	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees							
	AGA	1	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance' Serviceberry	6' Ht	B&B	Low
	MXD	5	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	Low

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	NSM-I	See sheet 2.01 for quantities		Interior Native Seed Mix		Seed	Very Low
	NSM-P	See sheet 2.01 for quantities		Perimeter Native Seed Mix		Seed	Very Low
	NSM-R	See sheet 2.01 for quantities		Riparian Native Seed Mix		Seed	Low
	NSM-UR	See sheet 2.01 for quantities		Upland Riparian Native Seed Mix		Seed	Low

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.6

SHEET 17 OF 74

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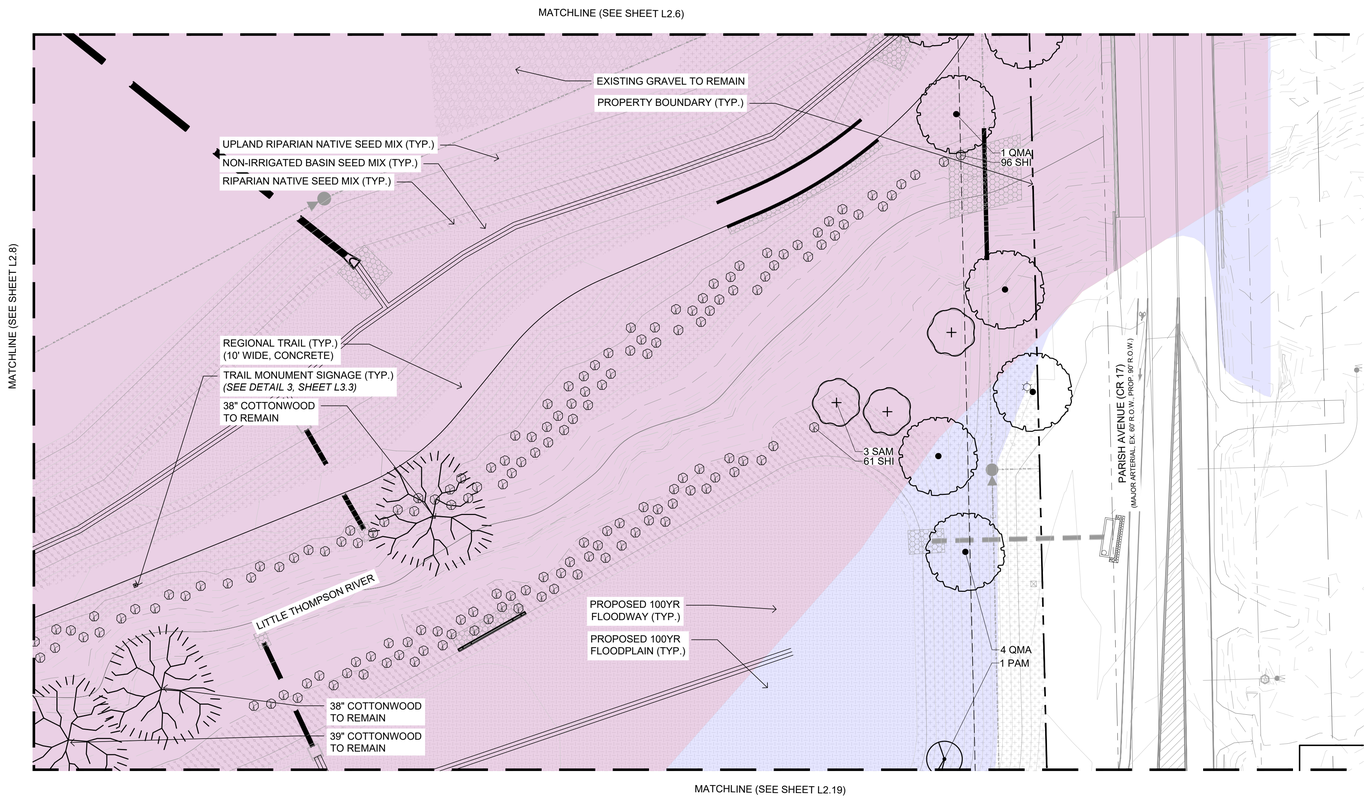
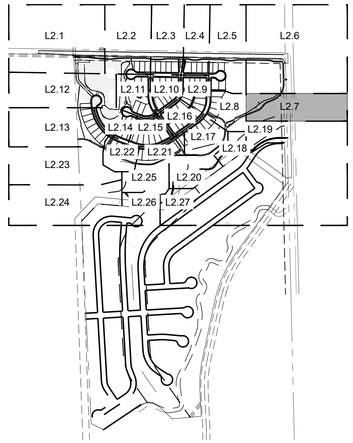
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 18 OF 74





KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	QMA	5	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees							
	SAM	3	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	Low
	PAM	1	Prunus americana	American Plum	1.5" Cal.	B&B	Low
Shrubs							
	SHI	157	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
Sod/Seed							
	NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
	NSM-R		See sheet L2.01 for quantities	Riparian Native Seed Mix		Seed	Low
	NSM-UR		See sheet L2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
	NSM-B		See sheet L2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.7

SHEET 18 OF 74

DRAWN BY: JH/MC/Cam PLOT DATE: 7/20/2026 2:28 PM
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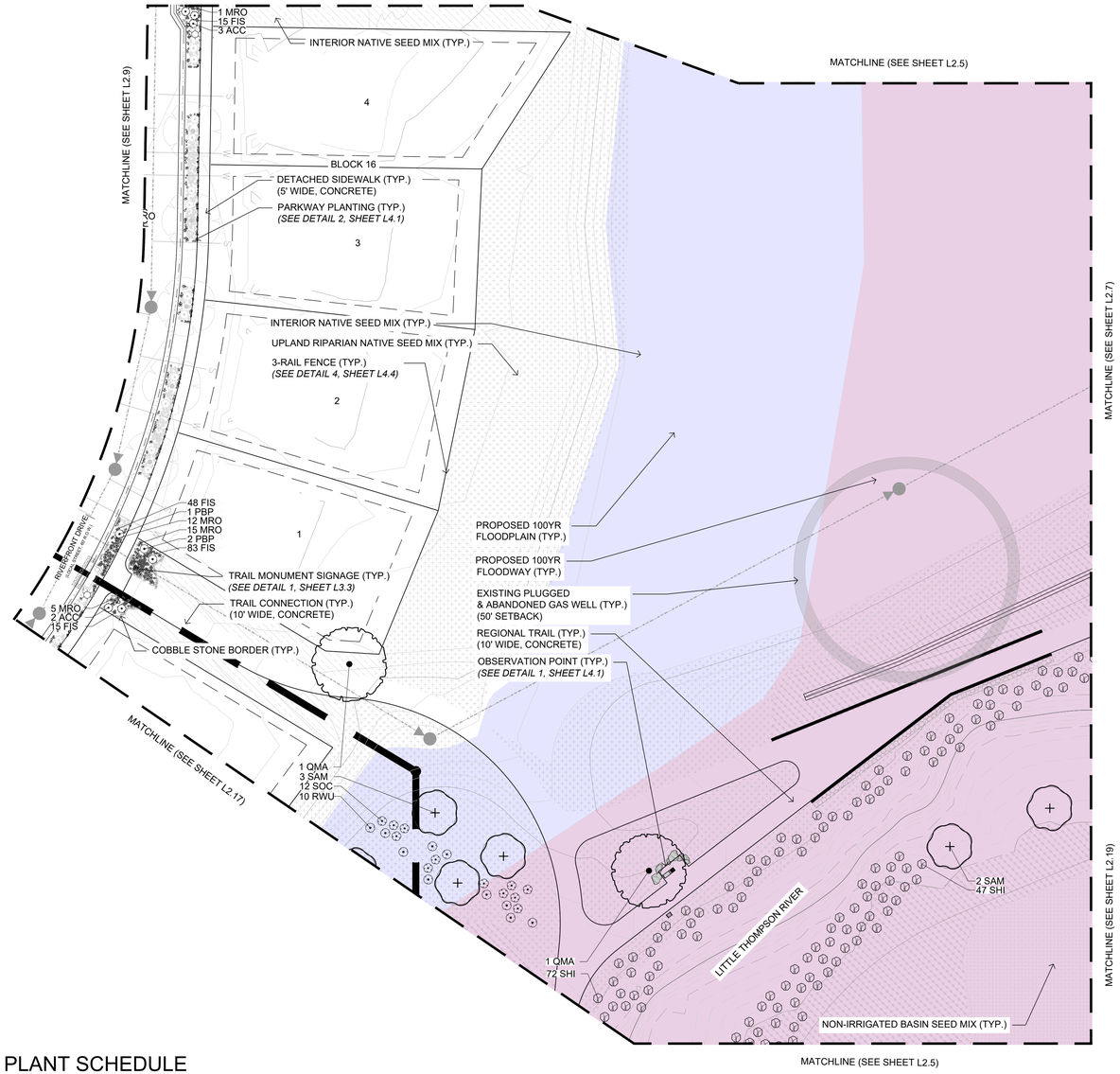
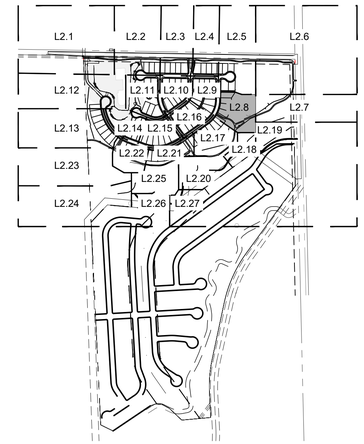


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	QMA	2	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees							
	SAM	5	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	Low
Shrubs							
DECIDUOUS	PBP	3	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
DECIDUOUS	RWU	10	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
DECIDUOUS	SHI	119	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
DECIDUOUS	SOC	12	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low
EVERGREEN	ACC	5	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low

Ornamental Grasses & Perennials	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	FIS	164	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
	MRO	33	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed							
	NSM-I		See sheet 2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
	NSM-R		See sheet 2.01 for quantities	Riparian Native Seed Mix		Seed	Low
	NSM-UR		See sheet 2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
	NSM-B		See sheet 2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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DATE: 2021.09.30
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.8

SHEET 19 OF 74

DRAWN BY: David Asher
PLOT DATE: 7/23/2026 2:24 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-21\01 Riverbend Estates\Arch\ACAD\CDP\DWGs.annotated\2.13 LANDSCAPE ENLARGEMENT.dwg

NOTE:
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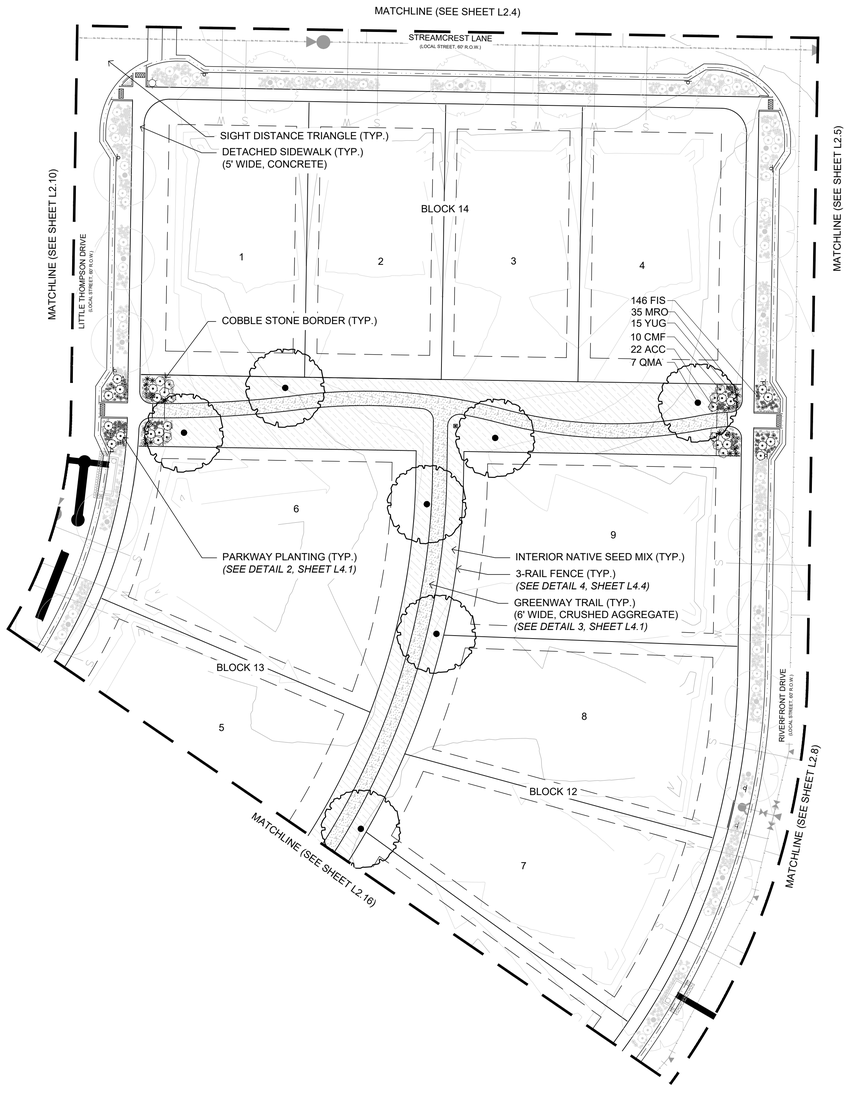
RIVERBEND ESTATES PUD | FILING 1

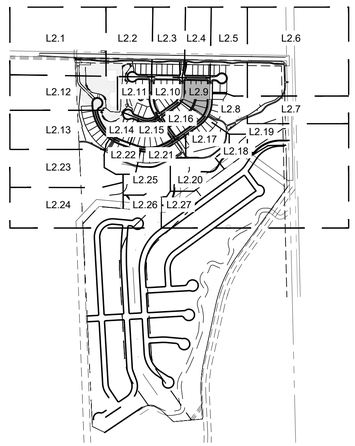
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 20 OF 74



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		QMA	7	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	10	Chamaebatiaria millefolium 'Fernbush'	Fernbush	1 gal	Pot	Very Low
	EVERGREEN	ACC	22	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	YUG	15	Yucca glauca	Soapweed	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	145	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	35	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See sheet 2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

PARKWAY PLANTING

PP-AL	PP-AM	PP-AO	PP-AP
3 ACC	2 ACC	3 ACC	3 ACC
4 MRO	3 MRO	6 MRO	7 MRO
18 FIS	24 FIS	15 FIS	31 FIS

811

SCALE: 1" = 30'
0 15' 30' 60' 90'

NORTH

ASHER ARCHITECTS +ENGINEERS

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512 5th Street
Berthoud, CO 80513
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Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.9

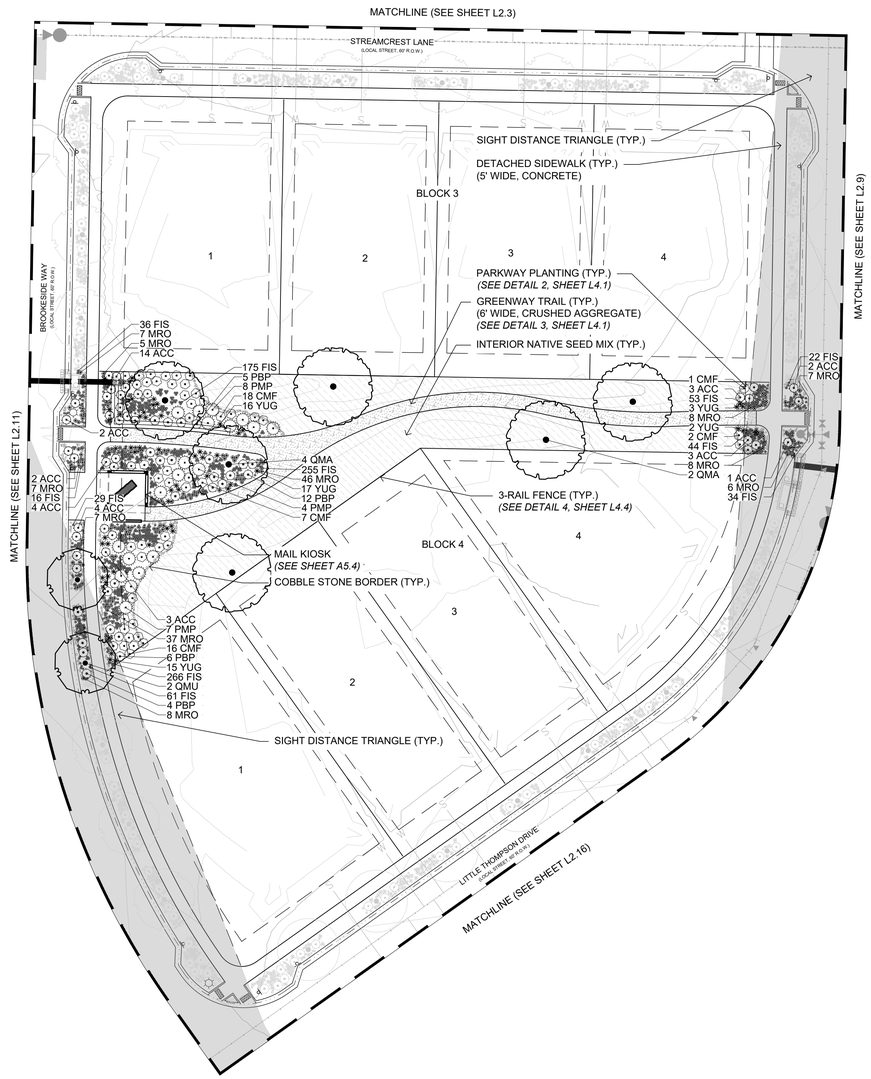
SHEET 20 OF 74

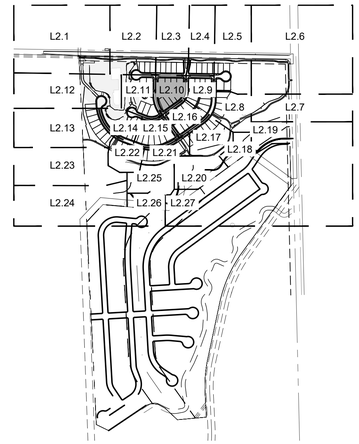
DRAWN BY: David Asher PLOT DATE: 7/23/2026 2:27 PM
FILE LOCATION: Y:\Drawn\Projects\298 Arbor Capital Partners\298.2101.01 Riverbend Estates\Arch\CAD\FDP\DWGs\Landscape\2.11 LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 21 OF 74





KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		QMA	6	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
		QMU	2	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	44	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PBP	27	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	28	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	19	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	53	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	987	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	143	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.10

SHEET 21 OF 74

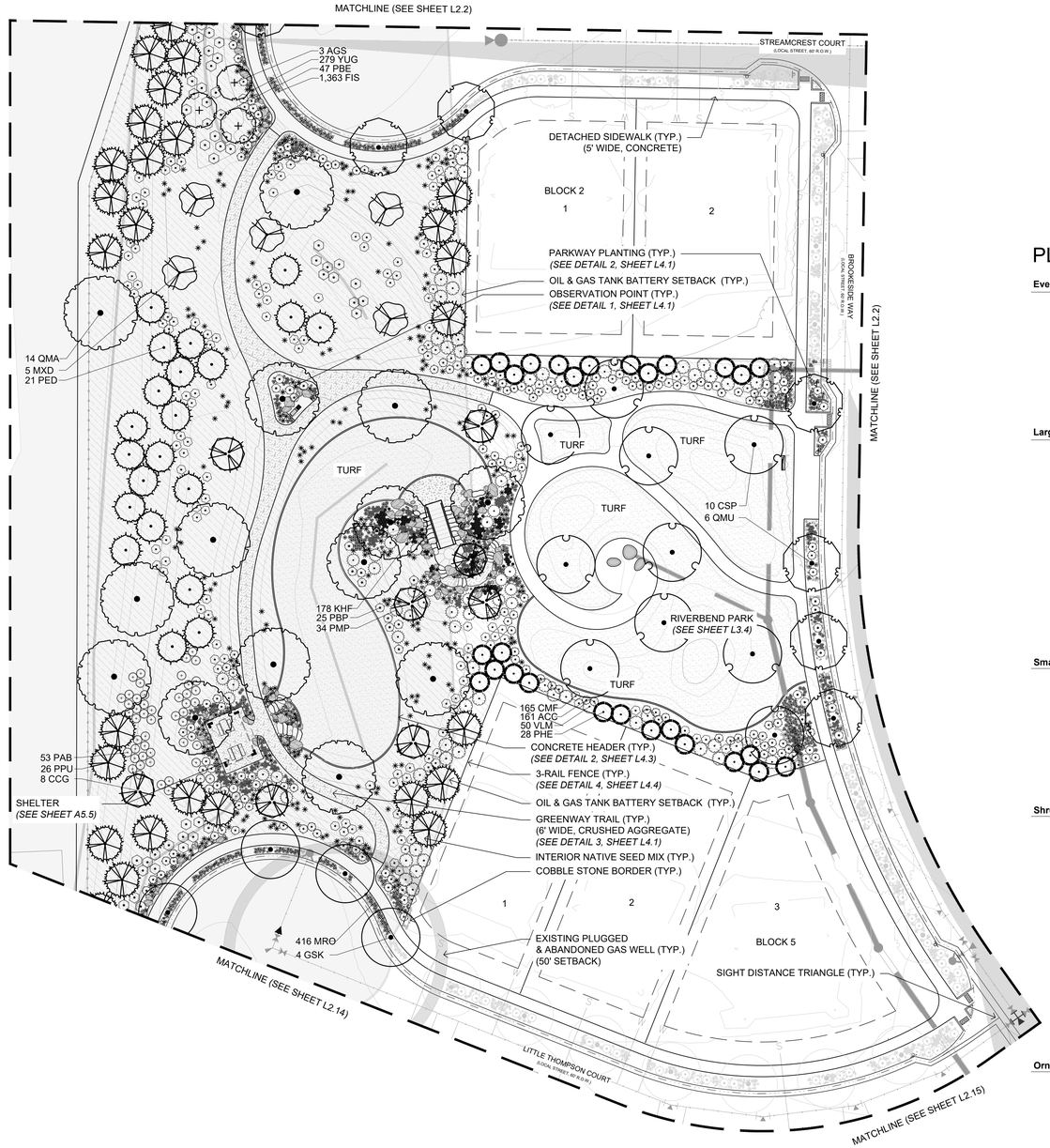
DRAWN BY: JoshMCam PLOT DATE: 7/23/2026 2:22 PM
FILE LOCATION: T:\Shared Projects\298 Arce Capital Partners\06 Civil\7 Riverbend Estates\AutoCAD\FDP\DWGs\Landscape\L2.10 LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

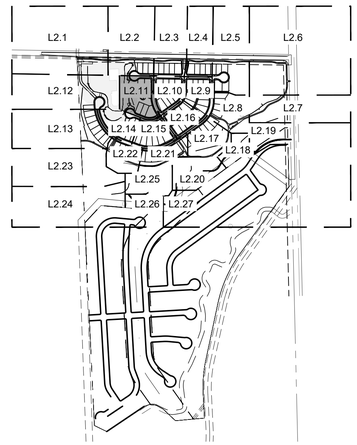
PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)



SCALE: 1" = 30'
0 15' 30' 60' 90'

NORTH



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Evergreen Trees								
		PPU	26	Picea pungens	Colorado Spruce	6` Ht.	B&B	Low / Moderate
		PED	21	Pinus edulis	Pinon Pine	6` Ht.	B&B	Low
		PHE	28	Pinus heldreichii	Bosnian Pine	6` Ht.	B&B	Low
Large Trees								
		CSP	11	Catalpa speciosa	Northern Catalpa	1.5" Cal.	B&B	Low
		GSK	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
		QMA	14	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
		QMU	6	Quercus muehlenbergii	Chinkapin Oak	1.5" Cal.	B&B	Low
Small Trees								
		AGS	3	Acer grandidentatum x saccharum 'Hipzam'	Highland Park Maple	1.5" Cal.	B&B	Low
		CCG	8	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	6' Ht.	B&B	Low
		MXD	5	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	165	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	Very Low
	DECIDUOUS	PAB	53	Perovskia atriplicifolia 'Blue Spire'	Blue Spire Russian Sage	1 gal	Pot	Low
	DECIDUOUS	PBP	25	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	PBE	47	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	VLM	50	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	1 gal	Pot	Very Low
	EVERGREEN	ACC	161	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
	EVERGREEN	PMP	34	Pinus mugo pumilio 'Natural'	Dwarf Mugo Pine	1 gal	Pot	Low
	EVERGREEN	YUG	279	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	1,365	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		KHF	178	Kniphofia hirsuta 'Fire Dance'	Fire Dance Red Hot Poker	2"	Pot	Low
		MRO	418	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		TS		See sheet L2.01 for quantities	Drought Tolerant Turfgrass Blend		Sod	Medium

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.11

SHEET 22 OF 74

DRAWN BY: JoshMCom PLOT DATE: 7/23/2026 2:33 PM
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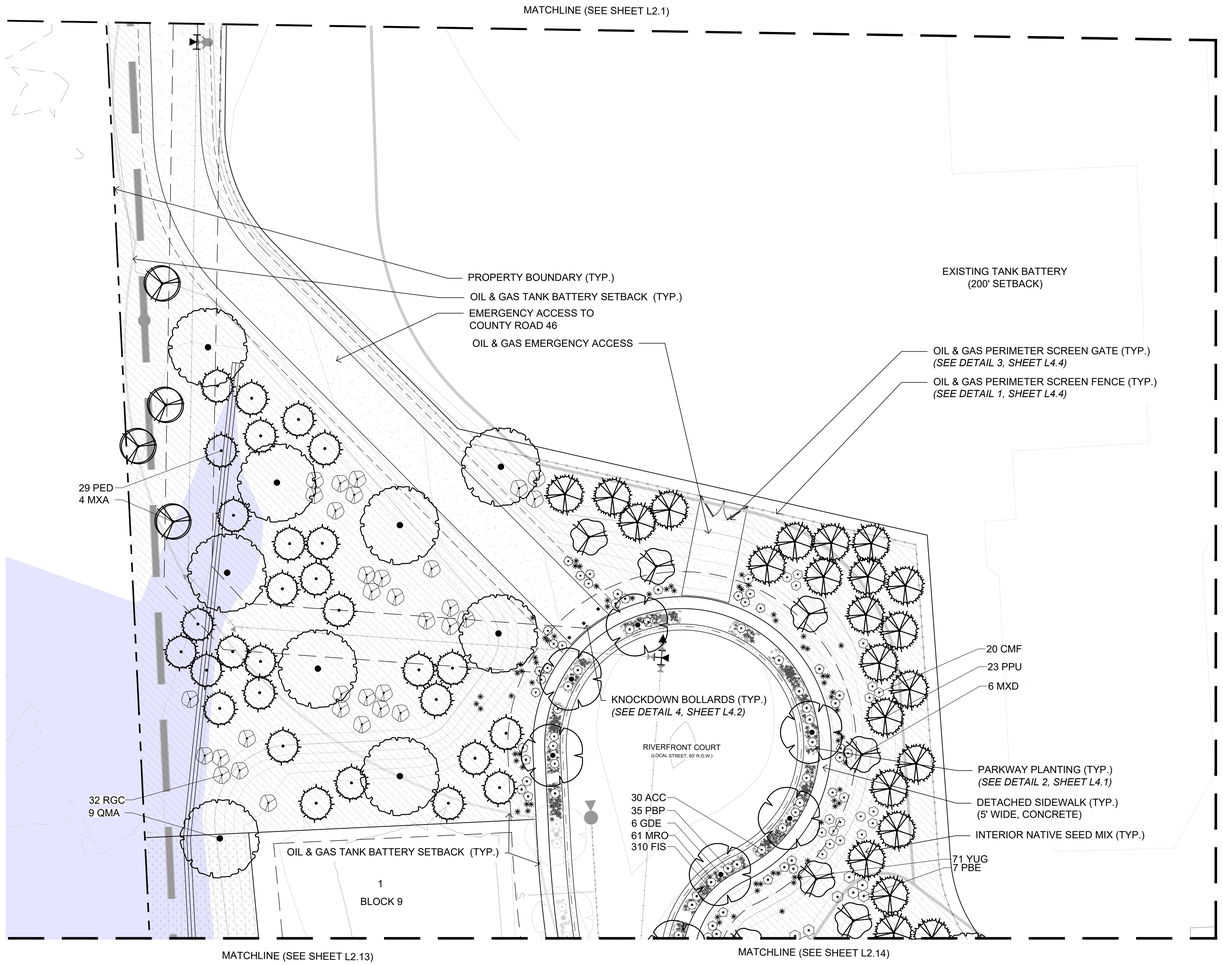


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

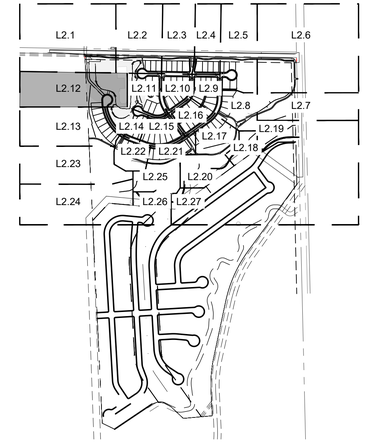
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN



KEY MAP
N.T.S

811.

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	PPU	23	Picea pungens	Colorado Spruce	6` Ht.	B&B	35ft H x 25ft W	Low
	PED	29	Pinus edulis	Pinon Pine	6` Ht.	B&B	25ft H x 8ft W	Low
Large Trees								
	GDE	6	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	2" Cal.	B&B	55ft H x 30ft W	Low
	QMA	9	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	55ft H x 45ft W	Low
Small Trees								
	AGA	4	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	20ft H x 15ft W	Low
	MXD	6	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	15ft H x 15ft W	Low

Shrubs		Code	Quantity	Botanical	Common	Size	Container	Size At Maturity	Water Use Range
	DECIDUOUS	CMF	20	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	6ft H x 6ft W	Very Low
	DECIDUOUS	PBP	35	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	5 gal	Pot	1.5ft H x 5ft W	Very Low
	DECIDUOUS	PBE	7	Prunus pumila besseyi	Western Sand Cherry	5 gal	Pot	6ft H x 6ft W	Very Low
	DECIDUOUS	RGC	32	Rhus glabra cismontana	Rocky Mountain Sumac	5 gal	Pot	5ft H x 6ft W	Low
	EVERGREEN	ACC	30	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	2ft H x 4ft W	Low
	EVERGREEN	YUG	71	Yucca glauca	Soapweed Yucca	5 gal	Pot	2.5ft H x 2.5ft W	Very Low
Ornamental Grasses & Perennials									
		FIS	310	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	1 gal	Pot	1.25ft H x 1.25ft W	Low
		MRO	61	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	1ft H x 1.5ft W	Low
Sod/Seed									
		NSM-I		See sheet 2.01 for quantities	Interior Native Seed Mix		Seed		Very Low
		NSM-UR		See sheet 2.01 for quantities	Upland Riparian Native Seed Mix		Seed		Low

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
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2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.12

SHEET 23 OF 74

DRAWN BY: JoshMcCain
PLOT DATE: 7/23/2026 2:29 PM
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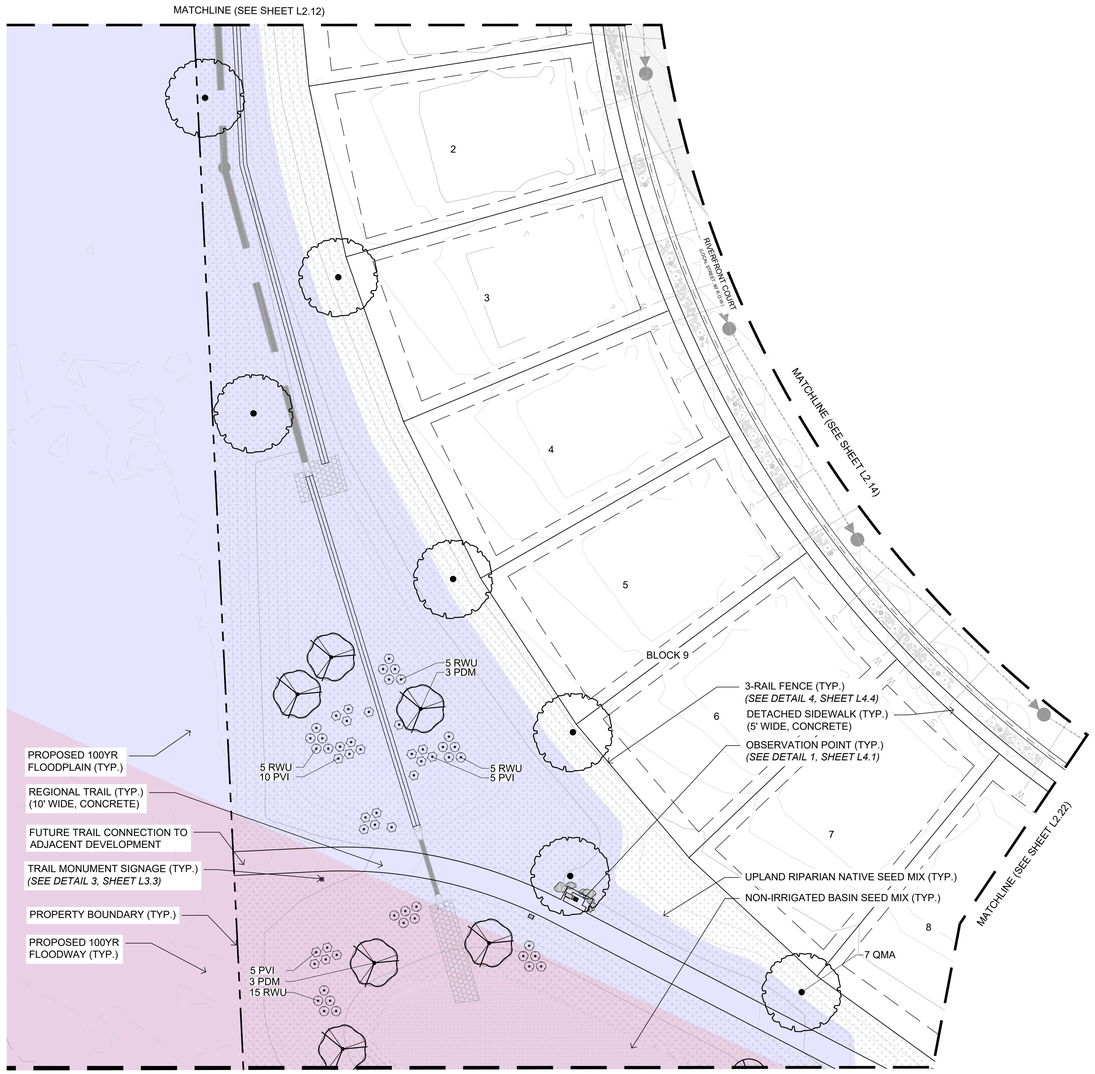
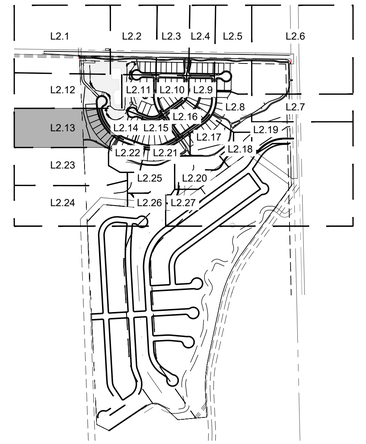
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 24 OF 74





KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		PDM	6	Populus deltoides monilifera	Plains Cottonwood	1.5" Cal.	B&B	Low
		QMA	7	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	PVI	25	Prunus virginiana	Chokecherry	1 gal	Pot	Low
	DECIDUOUS	RWU	30	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
Sod/Seed								
		NSM-R		See sheet L2.01 for quantities	Riparian Native Seed Mix		Seed	Low
		NSM-UR		See sheet L2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
		NSM-B		See sheet L2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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RIVERBEND ESTATES PUD | FILING 1
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WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.13

SHEET 24 OF 74

DRAWN BY: JoshMcCain PLOT DATE: 7/23/2026 2:39 PM
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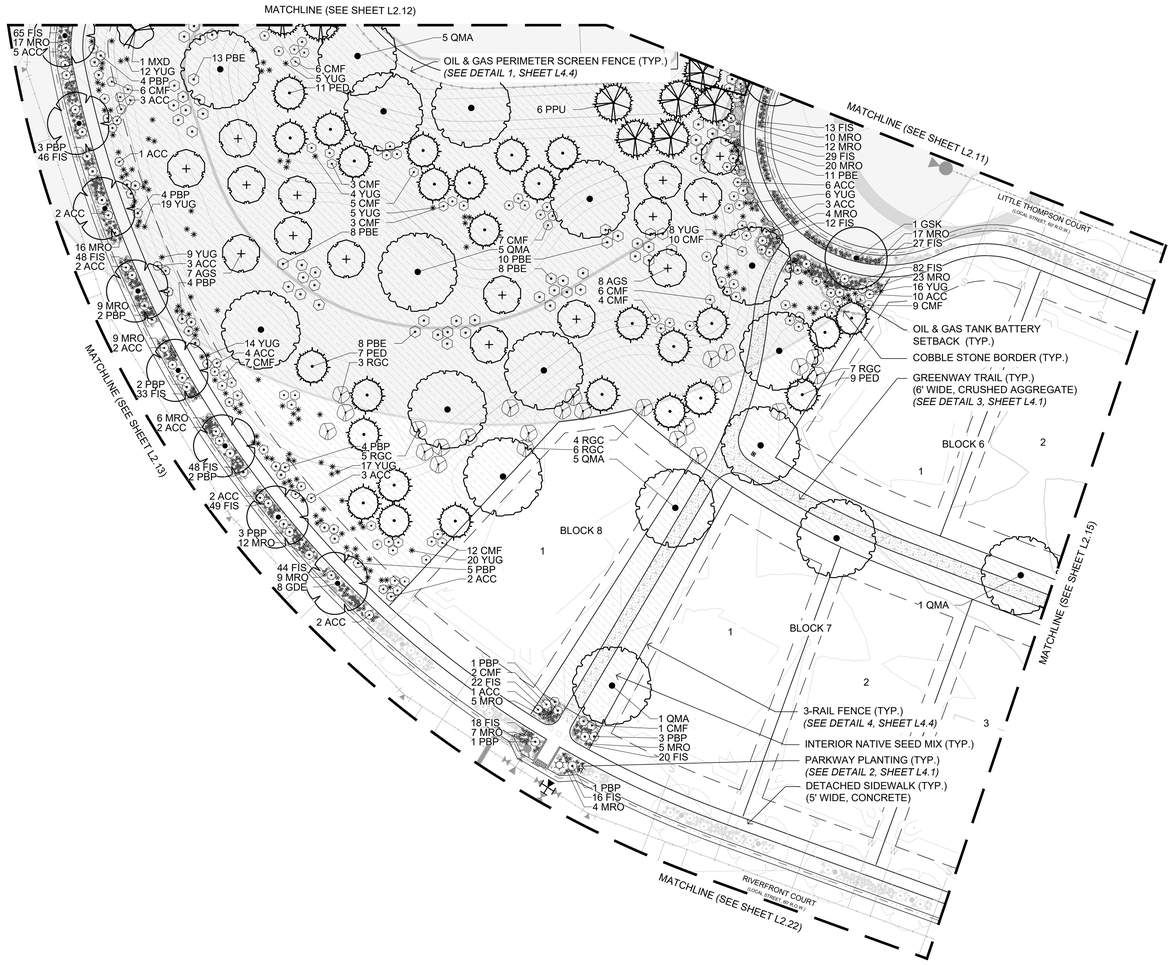

NOTE:
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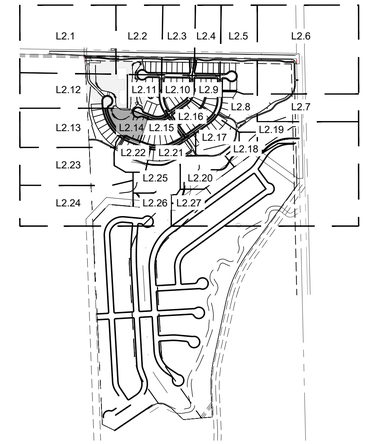

KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

PLANT SCHEDULE

Evergreen Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	PPU	6	Picea pungens	Colorado Spruce	6` Ht.	B&B	Low
	PED	27	Pinus edulis	Pinon Pine	6` Ht.	B&B	Low
Large Trees							
	GSK	1	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	1.5" Cal.	B&B	Low
	GDE	8	Gymnocladus dioica `Espresso`	Seedless Kentucky Coffeetree	1.5" Cal.	B&B	Low
	QMA	17	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees							
	AGS	15	Acer grandidentatum x saccharum 'Hipzam'	Highland Park Maple	1.5" Cal.	B&B	Low
	MXD	1	Malus X 'David'	David Crabapple	1.5" Cal.	B&B	Low

Shrubs		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	DECIDUOUS	CMF	81	Chamaebatiaria millefolium	Fernbush	1 gal	Pot	**Very Low**
	DECIDUOUS	PBP	39	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	**Very Low**
	DECIDUOUS	PBE	58	Prunus pumila besseyi	Western Sand Cherry	1 gal	Pot	**Very Low**
	DECIDUOUS	RGC	25	Rhus glabra cismontana	Rocky Mountain Sumac	1 gal	Pot	**Low**
	EVERGREEN	ACC	53	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	**Low**
	EVERGREEN	YUG	135	Yucca glauca	Soapweed Yucca	1 gal	Pot	**Very Low**
Ornamental Grasses & Perennials								
		FIS	571	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	**Low**
		MRO	185	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	**Low**
Sod/Seed								
		NSM-I		See sheet 2.01 for quantities	Interior Native Seed Mix		Seed	**Very Low**

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FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.14

SHEET 25 OF 74

DRAWN BY: JoshMCarr PLOT DATE: 7/23/2026 2:44 PM
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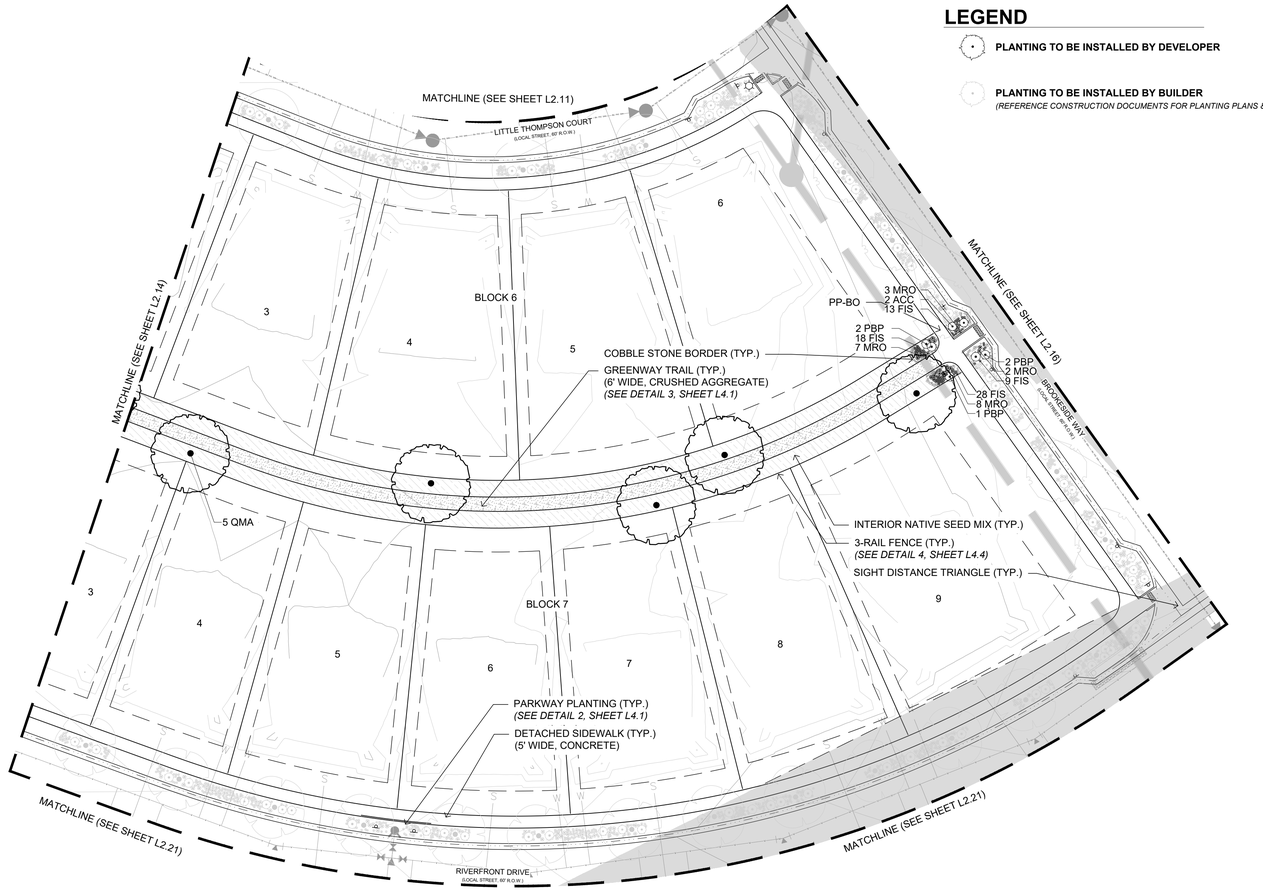
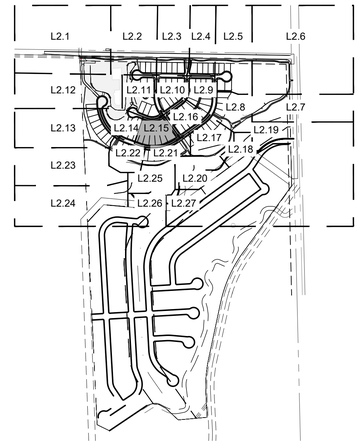


LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		QMA	5	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	PBP	5	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	2	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
Ornamental Grasses & Perennials								
		FIS	68	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	20	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

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JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.15

SHEET 26 OF 74

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

DRAWN BY: JoshMcCom PLOT DATE: 7/23/202 2:45 PM
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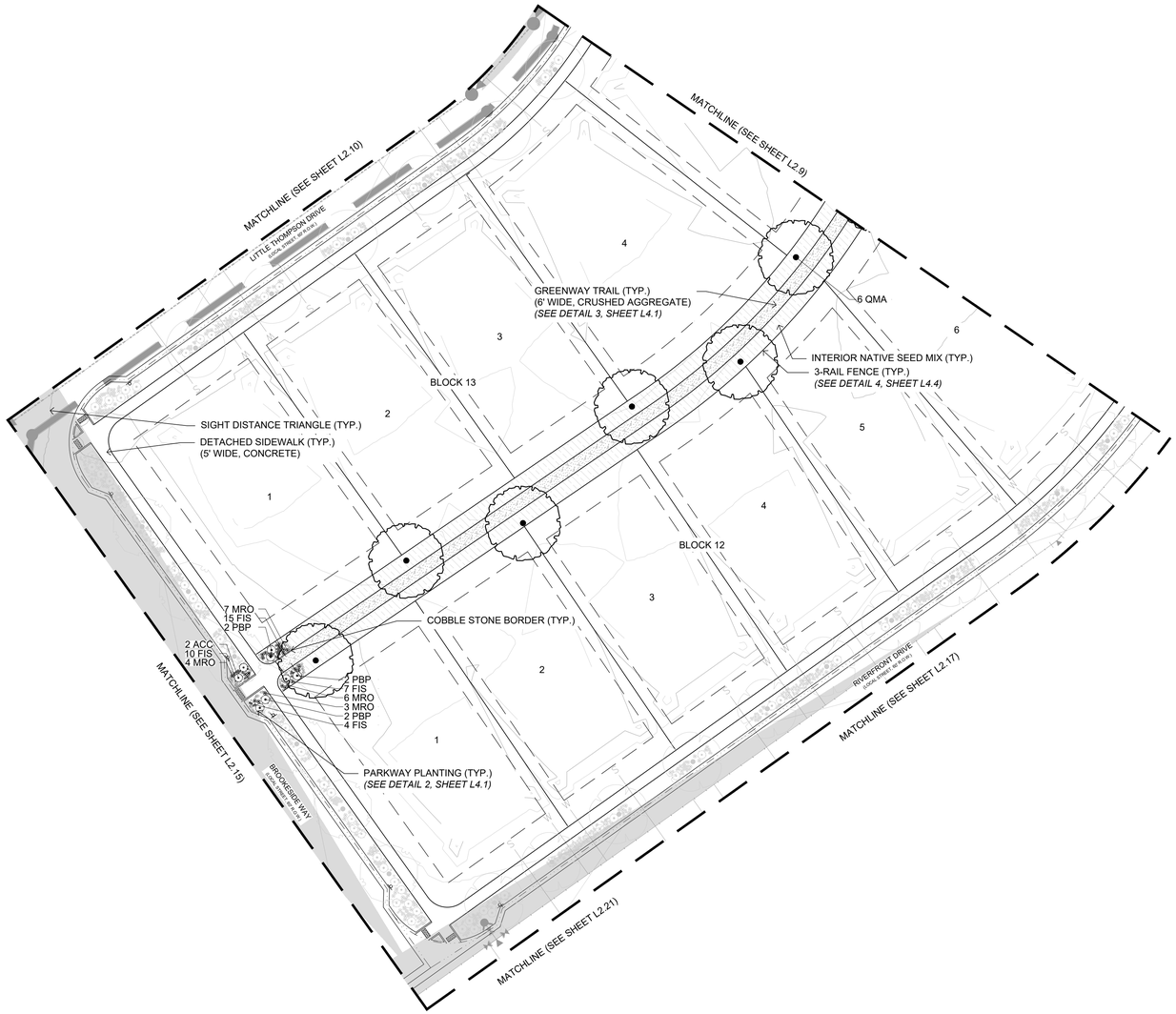

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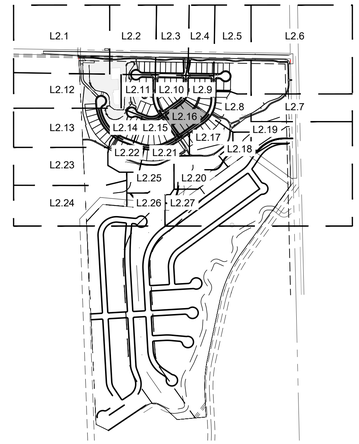

KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

PLANT SCHEDULE

Large Trees		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
		QMA	6	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	PBP	6	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	EVERGREEN	ACC	2	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	1 gal	Pot	Low
Ornamental Grasses & Perennials								
		FIS	36	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	20	Marrubium rotundifolium	Silver Edged Horehound	2"	Pot	Low

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	NSM-I	See sheet 2.01 for quantities		Interior Native Seed Mix		Seed	Very Low

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.16

SHEET 27 OF 74

DRAWN BY: JoshMcCain PLOT DATE: 7/23/2026 2:48 PM
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NOTE:
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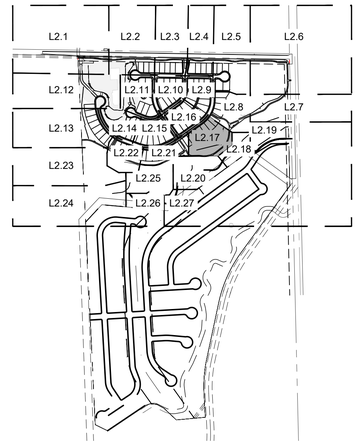

KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		PAM	3	Prunus americana	American Plum	1.5" Cal.	B&B	Low
Small Trees								
		SAM	1	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	PVI	16	Prunus virginiana	Chokecherry	1 gal	Pot	Low
	DECIDUOUS	RWU	6	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
	DECIDUOUS	SHI	80	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
	DECIDUOUS	SOC	8	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	NSM-R		See sheet 2.01 for quantities	Riparian Native Seed Mix		Seed	Low
	NSM-UR		See sheet 2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
	NSM-B		See sheet 2.01 for quantities	Non-Irrigated Seed Blend		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.17

SHEET 28 OF 74

DRAWN BY: JAH/MC/Cam PLOT DATE: 7/23/2026 2:09 PM
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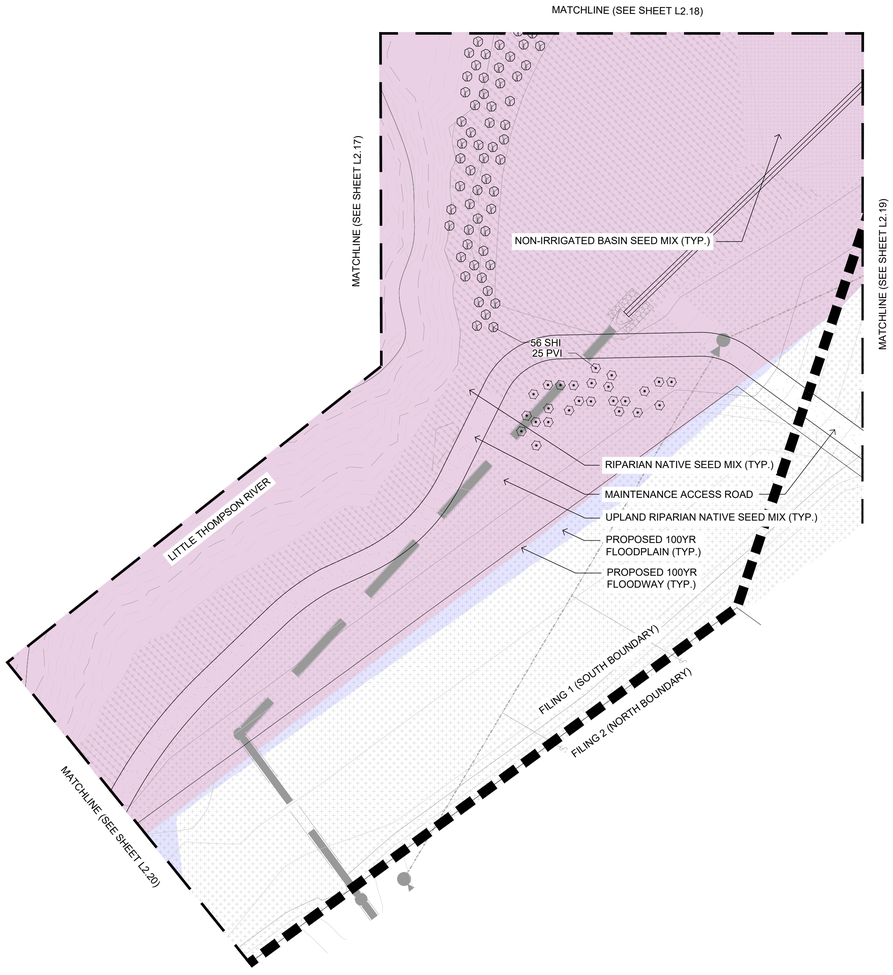
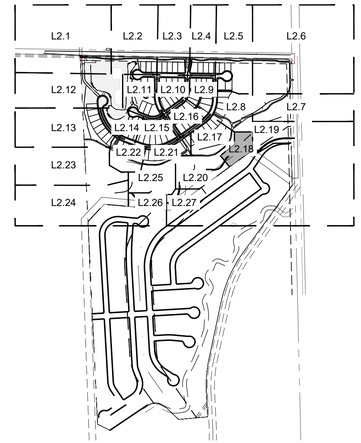
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 29 OF 74





KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Shrubs								
		PVI	25	Prunus virginiana	Chokecherry	1 gal	Pot	Low
		SHI	56	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
Sod/Seed								
		NSM-R		See sheet L2.01 for quantities	Riparian Native Seed Mix		Seed	Low
		NSM-UR		See sheet L2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
		NSM-B		See sheet L2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

811

SCALE: 1" = 30'
0 15' 30' 60' 90'

NORTH

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.18

SHEET 29 OF 74

DRAWN BY: JoshMcCon PLOT DATE: 7/23/2026 2:02 PM
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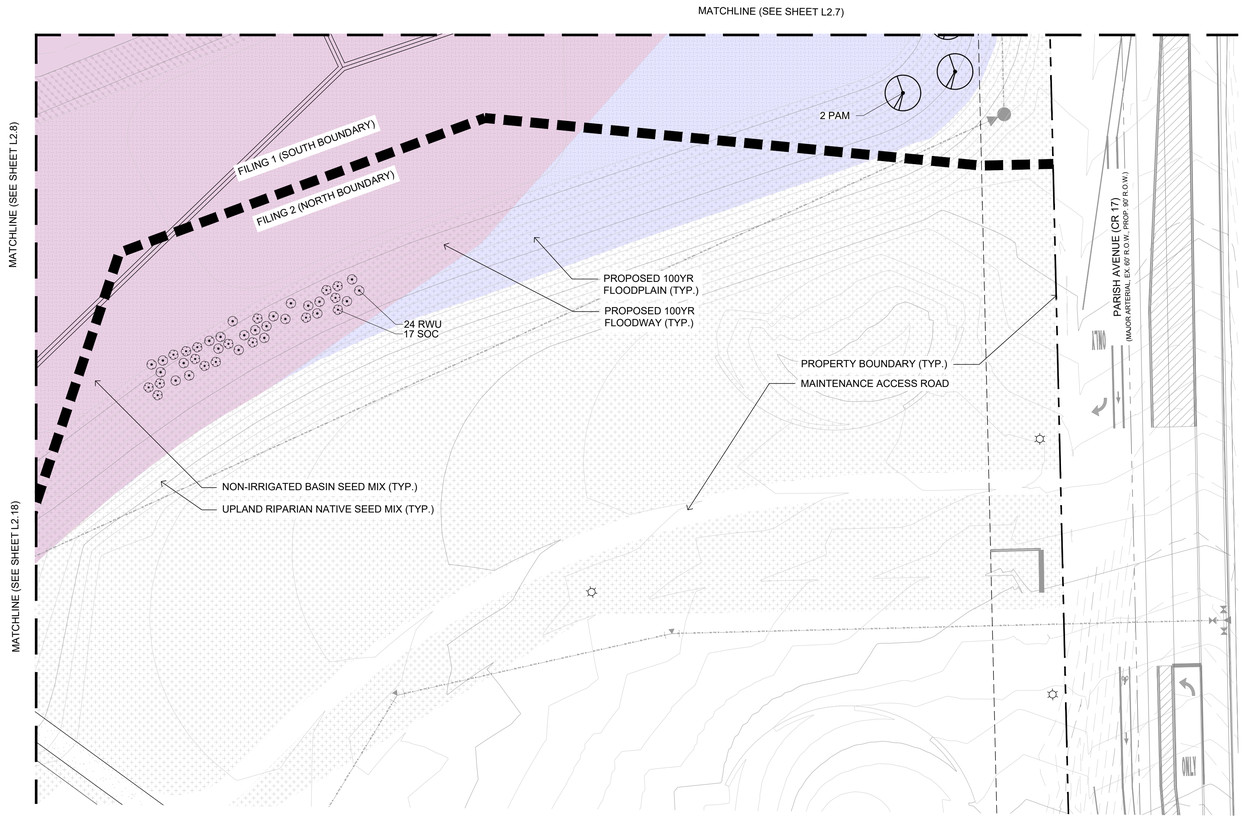
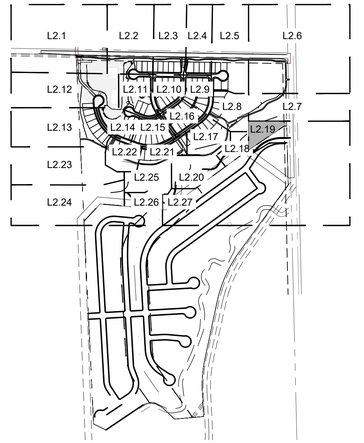
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 30 OF 74





KEY MAP
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LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	PAM	2	Prunus americana	American Plum	1.5" Cal.	B&B	Low
Shrubs							
	RWU	24	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
	SOC	17	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low
Sod/Seed							
	NSM-R		See sheet L2.01 for quantites	Riparian Native Seed Mix		Seed	Low
	NSM-UR		See sheet L2.01 for quantites	Upland Riparian Native Seed Mix		Seed	Low
	NSM-B		See sheet L2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.19

SHEET 30 OF 74

DRAWN BY: JoeMcCan PLOT DATE: 7/23/2026 2:55 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\CAD\FDP\DWGs\Landscape\L2.19 LANDSCAPE ENLARGEMENT.dwg

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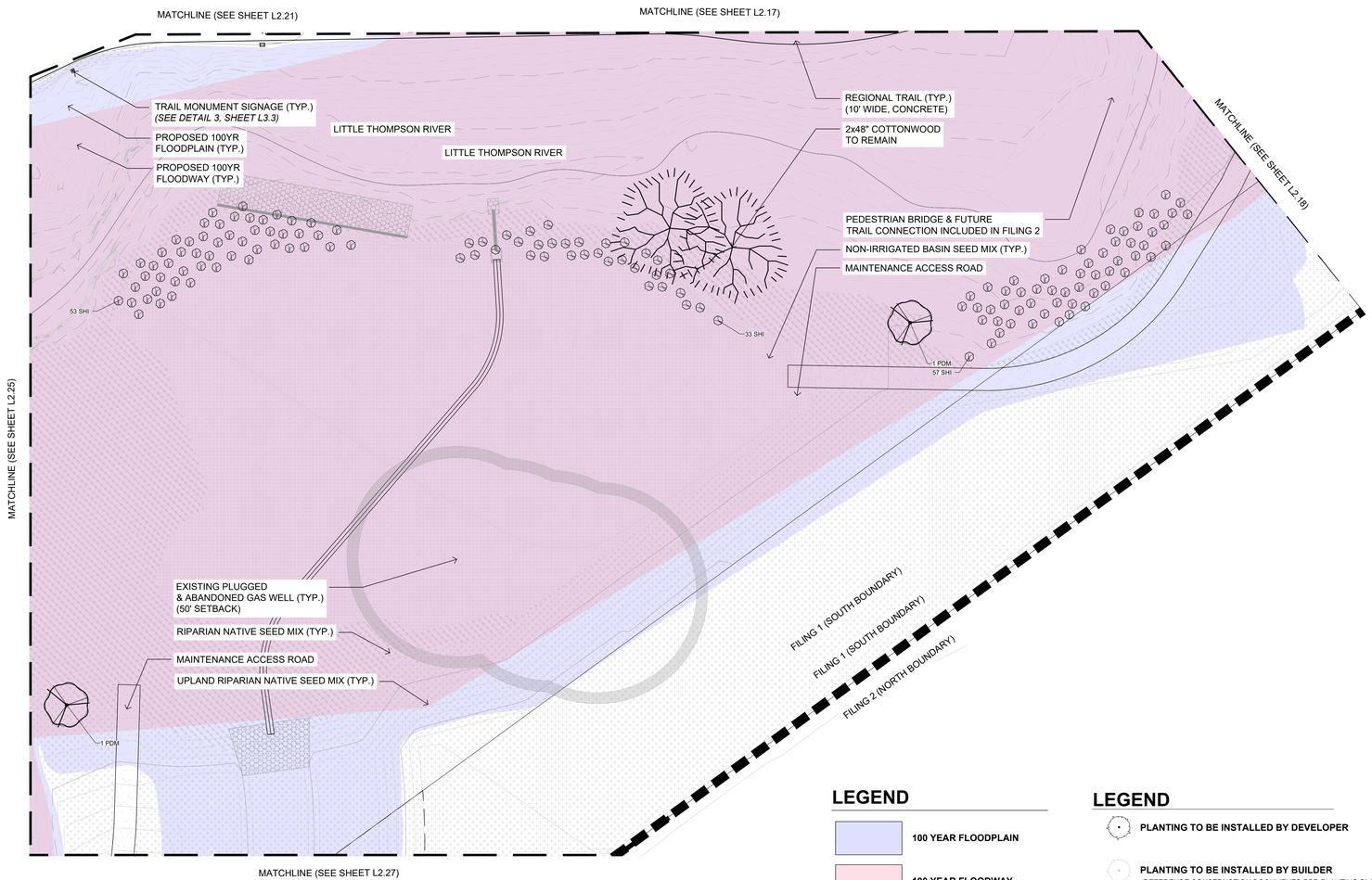
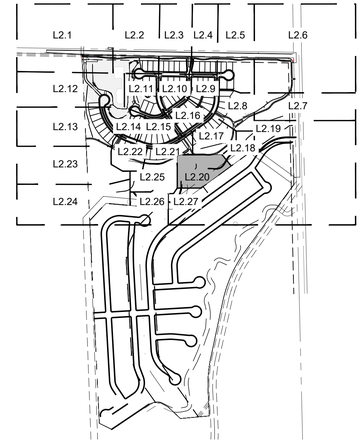
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 31 OF 74





KEY MAP
N.T.S

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

LEGEND

- PLANTING TO BE INSTALLED BY DEVELOPER
- PLANTING TO BE INSTALLED BY BUILDER
  (REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	PDM	2	Populus deltoides monilifera	Plains Cottonwood	1.5" Cal.	B&B	Low
Shrubs							
	SHI	143	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
Sod/Seed							
	NSM-R		See sheet L2.01 for quantites	Riparian Native Seed Mix		Seed	Low
	NSM-UR		See sheet L2.01 for quantites	Upland Riparian Native Seed Mix		Seed	Low
	NSM-B		See sheet L2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

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SHEET NUMBER:
L2.20

SHEET 31 OF 74

DRAWN BY: JAH/MC/Cam PLOT DATE: 7/23/2026 2:57 PM
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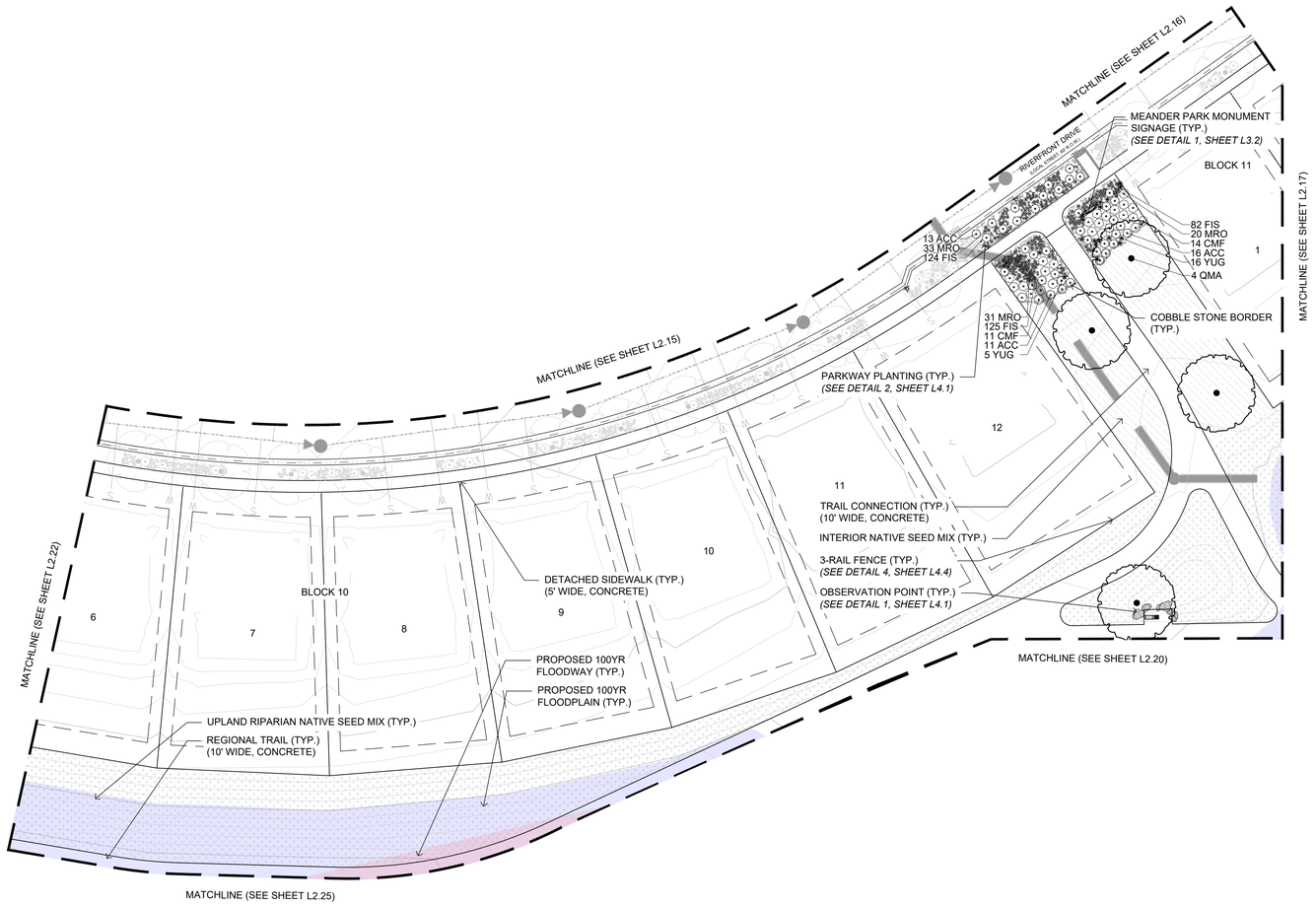

NOTE:
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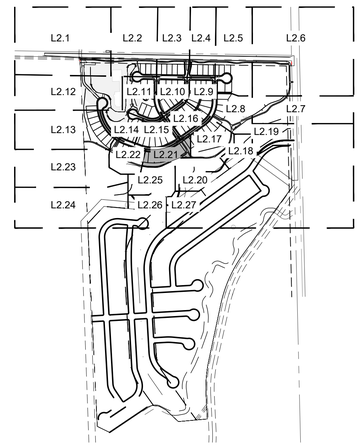

KEY MAP
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LEGEND

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PLANTING TO BE INSTALLED BY BUILDER
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LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		QMA	4	Quercus macrocarpa	Bur Oak	2" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	25	Chamaebatiaria millefolium	Fernbush	5 gal	Pot	Very Low
	EVERGREEN	ACC	40	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal	Pot	Low
	EVERGREEN	YUG	21	Yucca glauca	Soapweed Yucca	5 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	331	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	1 gal	Pot	Low
		MRO	84	Marrubium rotundifolium	Silver Edged Horehound	1 gal	Pot	Low
Sod/Seed								
		NSM-I		See sheet 2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		NSM-UR		See sheet 2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low

811

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

ASHER ARCHITECTS +ENGINEERS

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512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.21

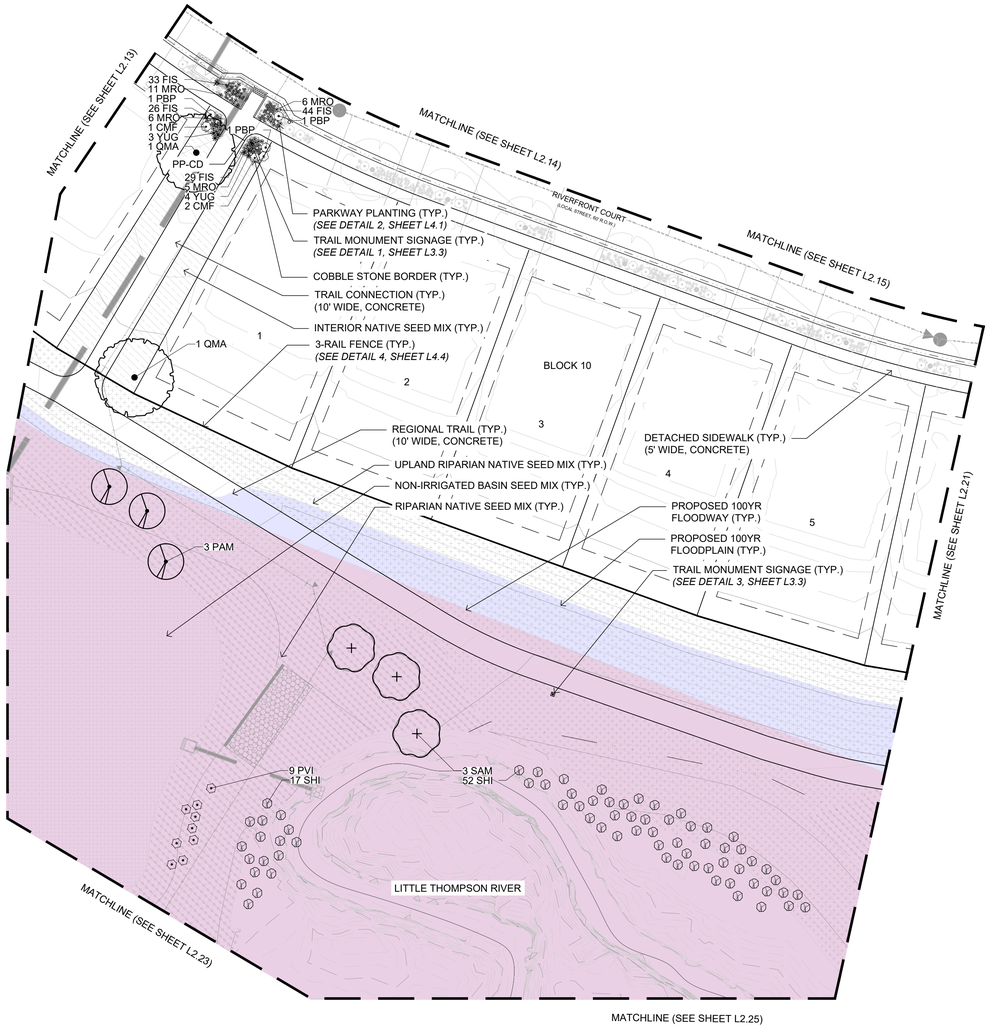
SHEET 32 OF 74

DRAWN BY: JoshMCam PLOT DATE: 7/23/2026 3:07 PM
FILE LOCATION: P:\Shared\Projects\298 Arce Capital Partners\298.21\01 Riverbend Estates\AutoCAD\FDP\DWG\Landscape\L2.21 LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 33 OF 74



LEGEND

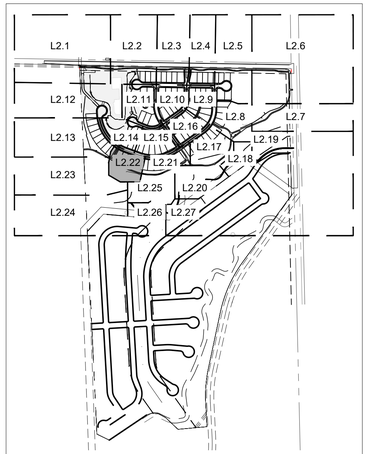
PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



KEY MAP
N.T.S

PLANT SCHEDULE

		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
Large Trees								
		QMA	2	Quercus macrocarpa	Bur Oak	1.5" Cal.	B&B	Low
Small Trees								
		PAM	3	Prunus americana	American Plum	1.5" Cal.	B&B	Low
		SAM	3	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	CMF	3	Chamaebataria millefolium 'Fernbush'	Fernbush	1 gal	Pot	Low
	DECIDUOUS	PBP	3	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	1 gal	Pot	Very Low
	DECIDUOUS	PVI	9	Prunus virginiana	Chokecherry	1 gal	Pot	Low
	DECIDUOUS	SHI	69	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
	EVERGREEN	YUG	7	Yucca glauca	Soapweed Yucca	1 gal	Pot	Very Low
Ornamental Grasses & Perennials								
		FIS	129	Festuca idahoensis `Siskiyou Blue`	Siskiyou Blue Fescue	2"	Pot	Low
		MRO	27		3 Silver Edged Horehound	2"	Pot	Low
Sod/Seed								
		NSM-I	See sheet L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low
		NSM-R	See sheet L2.01 for quantities		Riparian Native Seed Mix		Seed	Low
		NSM-UR	See sheet L2.01 for quantities		Upland Riparian Native Seed Mix		Seed	Low
		NSM-B	See sheet L2.01 for quantities		Non-Irrigated Basin Seed Blend		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
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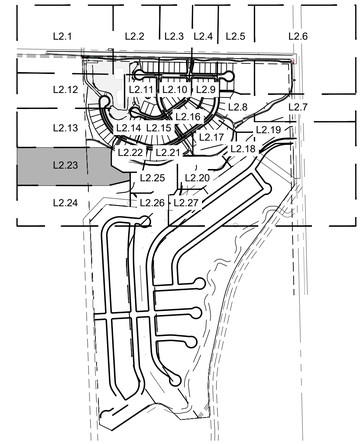
SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.22

SHEET 33 OF 74

DRAWN BY: JoshMcCain PLOT DATE: 7/2/2026 3:10 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\DWG\FDP\DWG\Landscape\L2.22 LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

Small Trees		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
		PAM	3	Prunus americana	American Plum	1.5" Cal.	B&B	Low
Shrubs								
	DECIDUOUS	RWU	41	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
	DECIDUOUS	SHI	144	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
	DECIDUOUS	SOC	38	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low
Sod/Seed								
		NSM-R		See sheet 2.01 for quantities	Riparian Native Seed Mix		Seed	Low
		NSM-UR		See sheet 2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
		NSM-B		See sheet 2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
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RIVERBEND ESTATES PUD | FILING 1
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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.23

SHEET 34 OF 74

DRAWN BY: JoshEdCarr
PLOT DATE: 7/23/2026 3:13 PM
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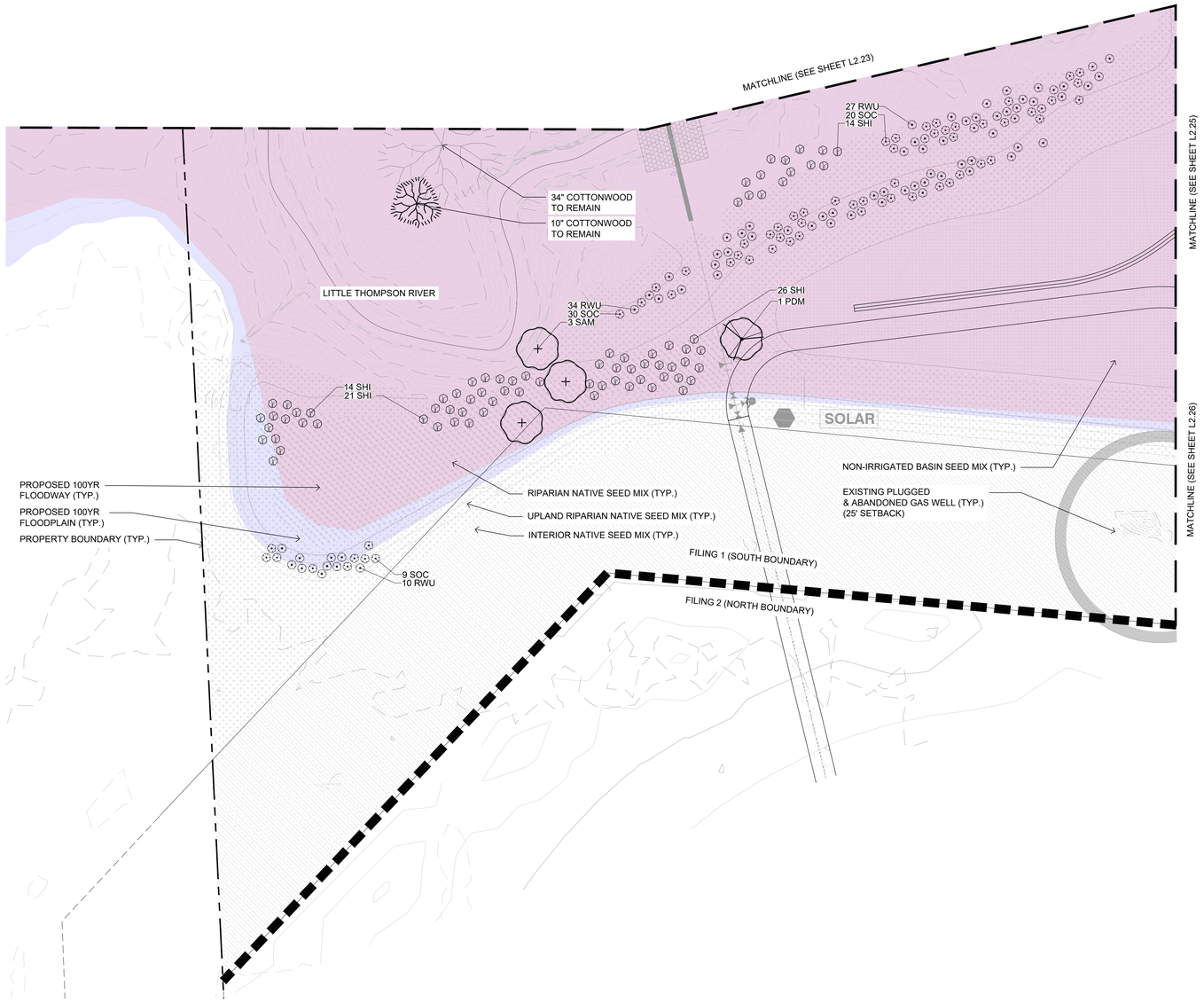

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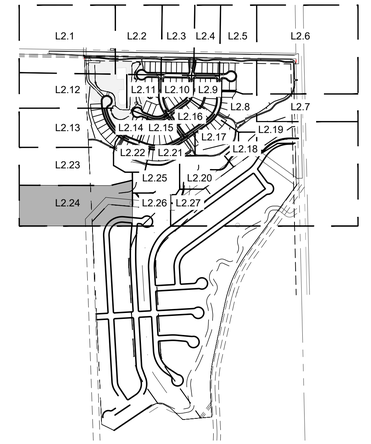
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
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LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

Large Trees	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	PDM	1	Populus deltoides monilifera	Plains Cottonwood	1.5" Cal.	B&B	Low
Small Trees							
	SAM	3	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	Low
Shrubs							
DECIDUOUS	RWU	71	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
DECIDUOUS	SHI	75	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
DECIDUOUS	SOC	59	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low

Sod/Seed	Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	NSM-I		See sheet 2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
	NSM-R		See sheet 2.01 for quantities	Riparian Native Seed Mix		Seed	Low
	NSM-UR		See sheet 2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
	NSM-B		See sheet 2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

811

SCALE: 1" = 30'
0 15' 30' 60' 90'
NORTH

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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.24

SHEET 35 OF 74

DRAWN BY: JoshMCarr PLOT DATE: 7/23/2026 3:14 PM
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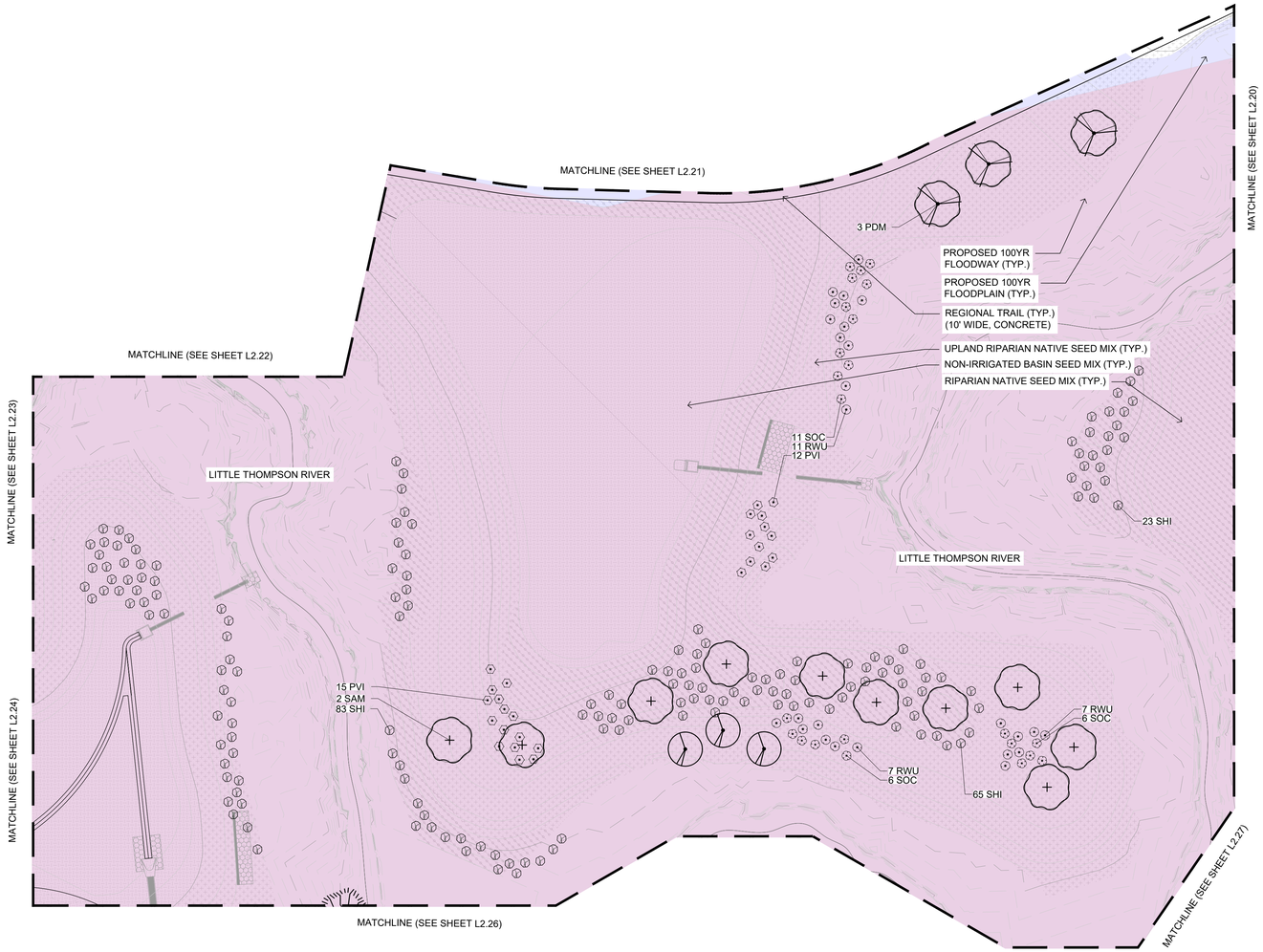
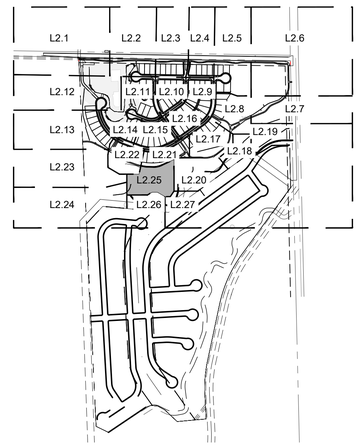


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

Large Trees		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
		PDM	3	Populus deltoides monilifera	Plains Cottonwood	1.5" Cal.	B&B	Low
Small Trees								
		PAM	3	Prunus americana	American Plum	1.5" Cal.	B&B	Low
		SAM	10	Salix amygdaloides	Peach Leaf Willow	1.5" Cal.	B&B	Low
Shrubs								
DECIDUOUS		PVI	27	Prunus virginiana	Chokecherry	1 gal	Pot	Low
		RWU	25	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
		SHI	171	Salix hindsiana	Sandbar Willow	1 gal	Pot	Low
		SOC	23	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low
Sod/Seed								
		NSM-R		See sheet L2.01 for quantities	Riparian Native Seed Mix		Seed	Low
		NSM-UR		See sheet L2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low
		NSM-B		See sheet L2.01 for quantities	Non-Irrigated Basin Seed Blend		Seed	Very Low

SCALE: 1" = 30'
0 15' 30' 60' 90'
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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
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REVISIONS:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.25

SHEET 36 OF 74

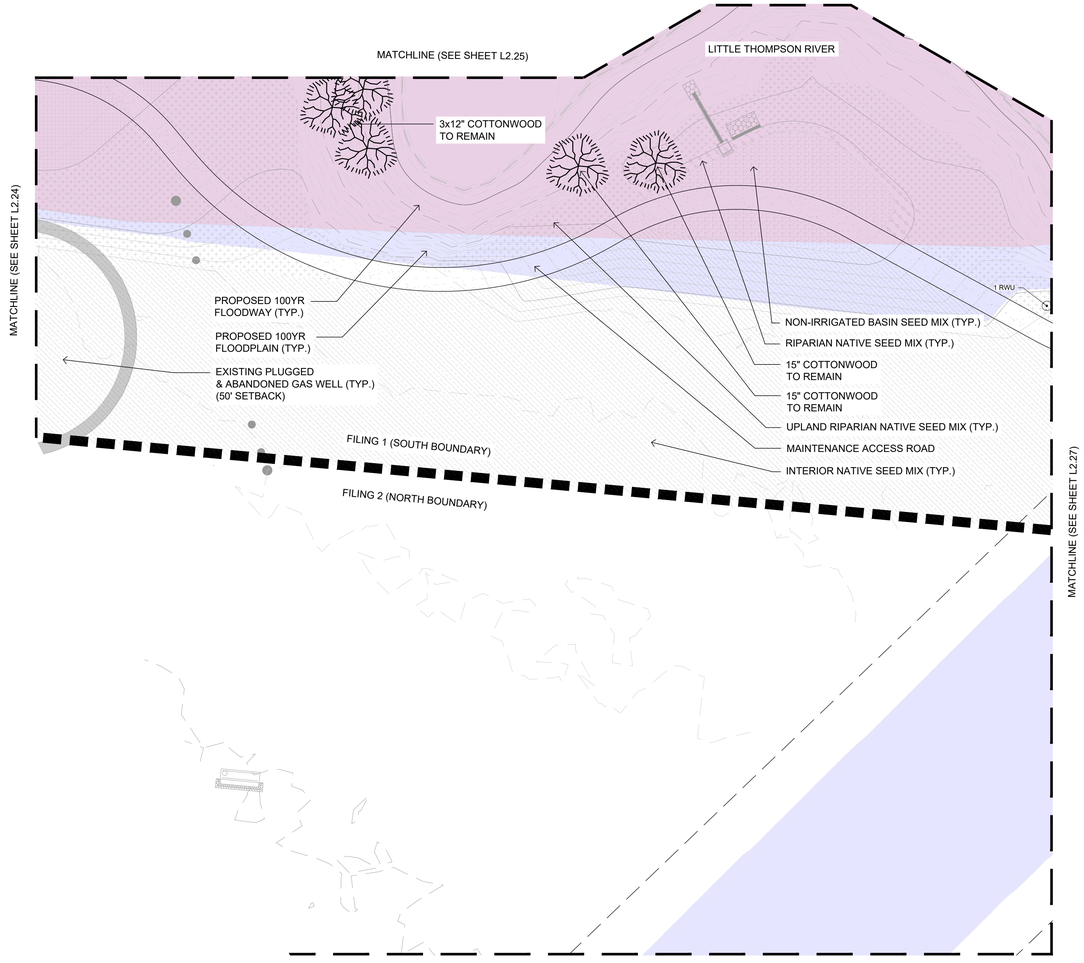
DRAWN BY: JoshMcCain
PLOT DATE: 7/23/2026 3:14 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\ACAD\CPD\PDFs\Landscape\L2.25 LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

NO PROPOSED TREES OR SHRUBS IN THIS AREA.

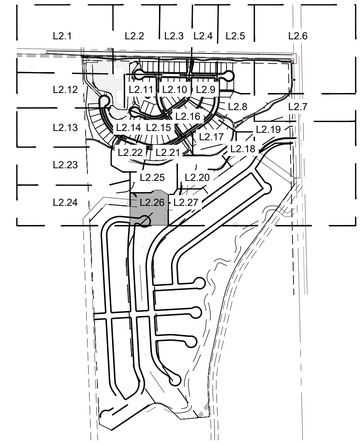
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 37 OF 74



PLANT SCHEDULE

Shrubs		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
	DECIDUOUS	RWU	1	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
Sod/Seed								
		NSM-I	See sheet L2.01 for quantities		Interior Native Seed Mix		Seed	Very Low
		NSM-R	See sheet L2.01 for quantities		Riparian Native Seed Mix		Seed	Low
		NSM-UR	See sheet L2.01 for quantities		Upland Riparian Native Seed Mix		Seed	Low
		NSM-B	See sheet L2.01 for quantities		Non-Irrigated Basin Seed Blend		Seed	Very Low



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

PLANTING TO BE INSTALLED BY BUILDER
(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

811

SCALE: 1" = 30'
0 15' 30' 60' 90'

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WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.26

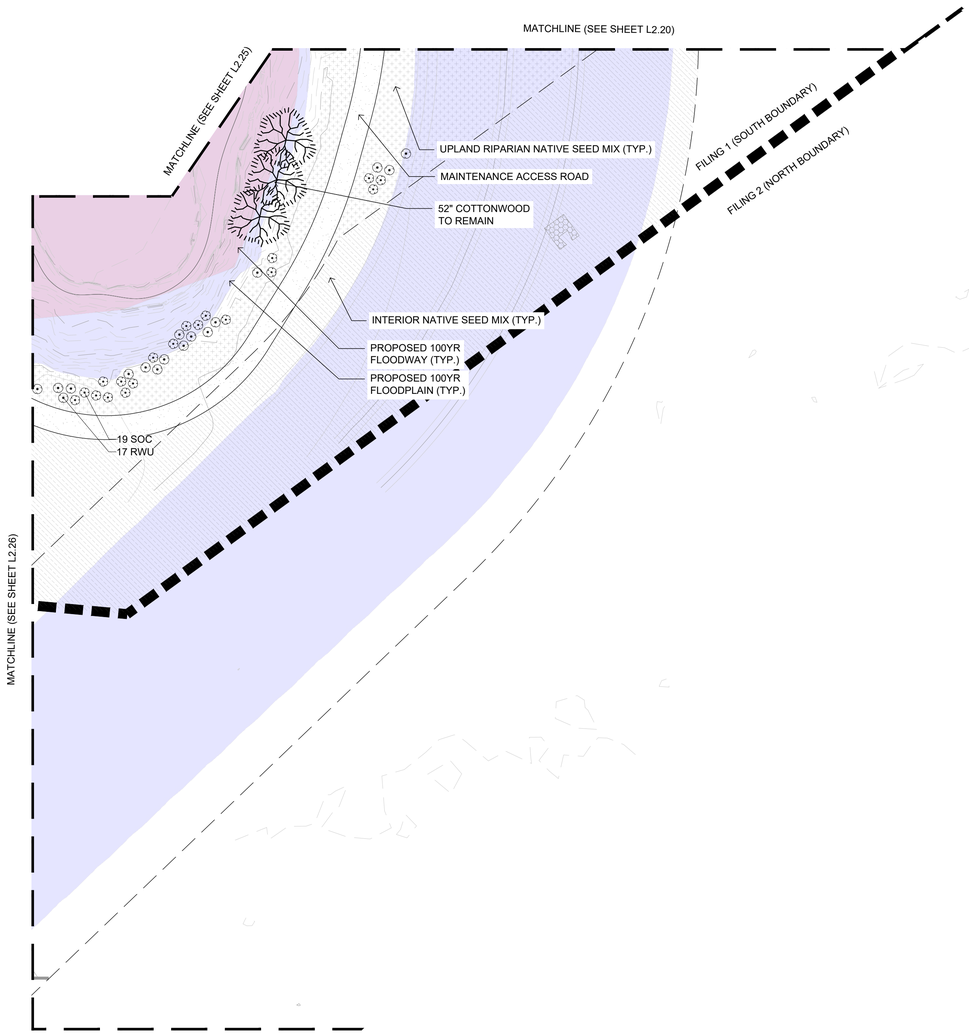
SHEET 37 OF 74

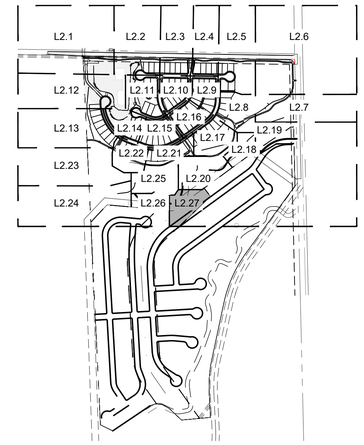
DRAWN BY: JoshMCon
PLOT DATE: 7/2/2026 3:33 PM
FILE LOCATION: Y:\Shared\Projects\298-Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\CAD\FDP\Civil\Landscape\L2.26 LANDSCAPE ENLARGEMENT.dwg

NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 38 OF 74





KEY MAP
N.T.S

PLANT SCHEDULE

Shrubs		Code	Quantity	Botanical	Common	Size	Container	Water Use Range
DECIDUOUS		RWU	17	Rosa woodsii ultramontana	Woods' Rose	1 gal	Pot	Low
		SOC	19	Symphoricarpos occidentalis	Snowberry	1 gal	Pot	Very Low
Sod/Seed								
		NSM-I		See sheet L2.01 for quantities	Interior Native Seed Mix		Seed	Very Low
		NSM-UR		See sheet L2.01 for quantities	Upland Riparian Native Seed Mix		Seed	Low

LEGEND

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PLANTING TO BE INSTALLED BY BUILDER
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LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

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OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.27

SHEET 38 OF 74

DRAWN BY: JoshMCam PLOT DATE: 7/23/2026 3:28 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298.21\01.IT Revitzed Estates\AA\CAD\FDP\DWG\Landscape\L2.27 LANDSCAPE ENLARGEMENT.dwg

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
ILLUSTRATIVE PLOT PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 45 OF 81

811

SCALE: 1" = 16'
0 8 16 32 48

NORTH

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21941 COUNTY ROAD 17
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WELD COUNTY

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PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.28 TOWN & OWNER COMMENTS

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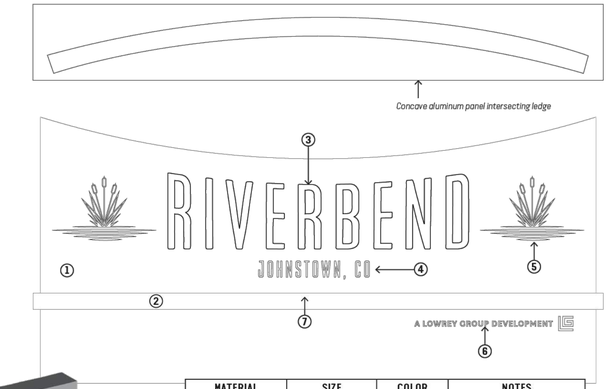
SHEET TITLE:
ILLUSTRATIVE PLOT PLAN

SHEET NUMBER:
L3.1

SHEET 39 OF 74

DRAWN BY: sara
FILE LOCATION: Z:\Shared Projects\298 asher castle pines\dwg\298-2101\Architect\Arch\ACAD\PDWGs\L3.1 ILLUSTRATIVE PLOT PLAN.dwg
PLOT DATE: 9/30/2021 3:36 PM

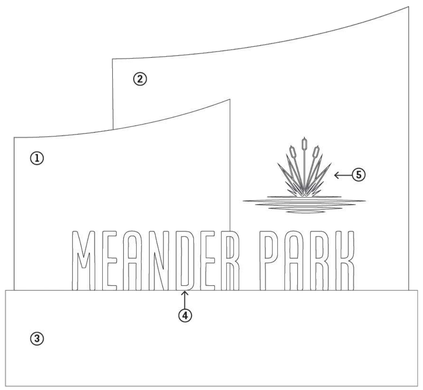
RIVERBEND
TYPICAL MONUMENT SIGN - APPROXIMATE DIMENSIONS/ SPECS



	MATERIAL	SIZE	COLOR	NOTES
1	aluminum with faux corten finish	150"w x 72"h 10"deep	faux corten TBD	concave aluminum intersects ledge
2	aluminum ledge	156"w x 4"h 8"deep	light gray TBD	spray/speckle finish for texture
3	**Riverbend Logo** - - aluminum	Approx. 81"w x 21"h 1/2" deep	white	pin mounted letters
4	**Johnstown, CO Type** - aluminum	Approx. 30"w x 5"h 1/4" deep	white	flush mounted
5	**Riverbend Symbol**	Approx. 28"w x 17"h	white	routed out of metal and color-filled with paint
6	**A Lowrey Group Development Type and Symbol** - aluminum	Approx. 43"w x 4"h 1/4" deep	white	flush mounted
7	**Inset Lighting**	TBD	warm light	even wash of light that projects up on Riverbend signage

1 PRIMARY ENTRANCE MONUMENT SIGNAGE
SCALE: NTS

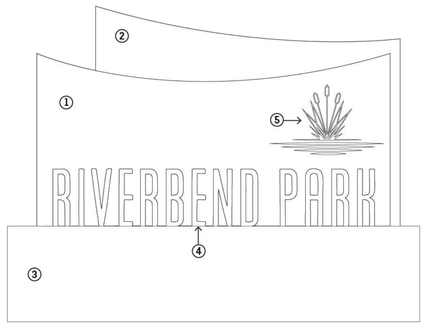
RIVERBEND
PARK SIGN - APPROXIMATE DIMENSIONS/SPECS



	MATERIAL	SIZE	COLOR	NOTES
1	aluminum with faux corten finish	67"w x 33"h 6"deep	faux corten TBD	
2	aluminum with faux corten finish	58"w x 42"h 6"deep	faux corten TBD	
3	aluminum cabinet base	Approx. 78"w x 18"h 24" deep	light gray TBD	spray/speckle finish for texture
4	**Meander Park Type** - aluminum	Approx. 60"w x 11"h 4" deep	white	flush mounted
5	**Riverbend Symbol**	Approx. 23"w x 14"h	white	routed out of metal and color-filled with paint

2 SECONDARY MONUMENT SIGNAGE
SCALE: NTS

RIVERBEND
RIVERBEND PARK SIGN - APPROXIMATE DIMENSIONS/SPECS



	MATERIAL	SIZE	COLOR	NOTES
1	aluminum with faux corten finish	67"w x 33"h 6"deep	faux corten TBD	
2	aluminum with faux corten finish	58"w x 42"h 6"deep	faux corten TBD	
3	aluminum cabinet base	Approx. 78"w x 18"h 24" deep	light gray TBD	spray/speckle finish to add texture
4	**Riverbend Park Type** - aluminum	Approx. 60"w x 11"h 4" deep	white	flush mounted
5	**Riverbend Symbol**	Approx. 21"w x 13"h	white	routed out of metal and color-filled with paint

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
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SHEET TITLE:
PRELIMINARY SIGNAGE PROGRAM

SHEET NUMBER:
L3.2

SHEET 40 OF 74

DRAWN BY - Daniel Asher PLOT DATE: 3/27/2026 3:30 PM
FILE LOCATION - Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\CD\PDFs\L3.2 PRELIMINARY SIGNAGE PROGRAM.dwg

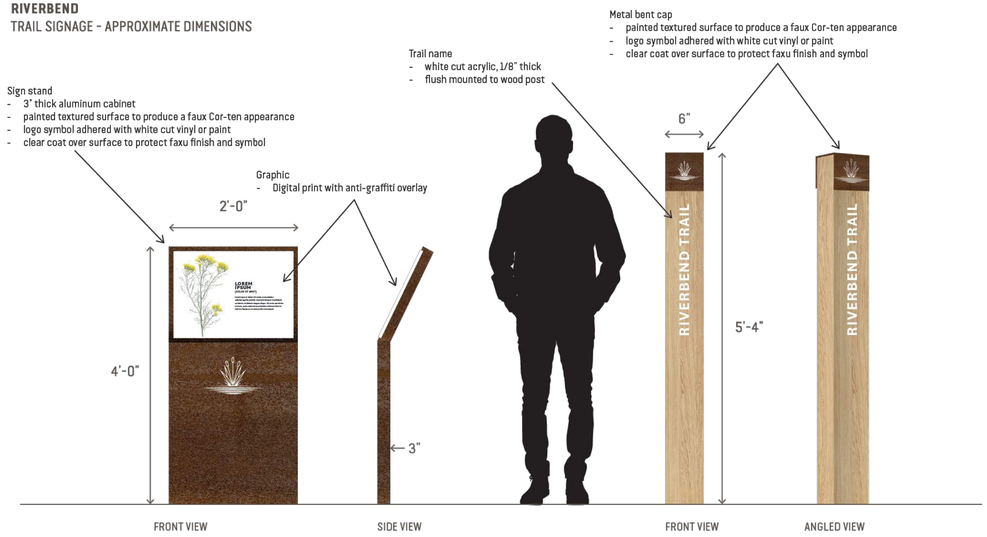
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
PRELIMINARY SIGNAGE PROGRAM
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 47 OF 80

RIVERBEND
TRAIL SIGNAGE - APPROXIMATE DIMENSIONS/SPECS

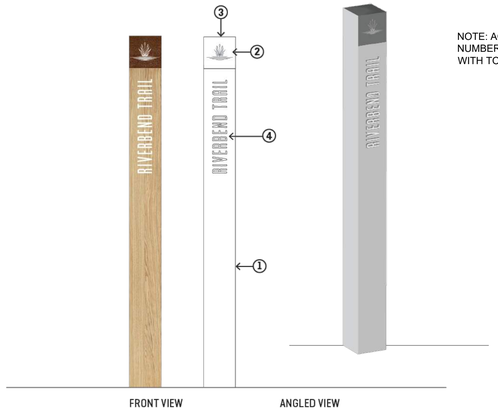
	MATERIAL	SIZE	COLOR	NOTES
①	aluminum with faux corten finish	24"w x 48"h 2"deep	faux corten TBD	angle top section
②	**Riverbend Symbol**	12"w x 7"h	white	routed out of metal and color-filled with paint
③	**Nature Sign Display**	Approx. 22"w x 16"h 1/4" deep	match art	digital print with anti-graphitti finish

RIVERBEND
TRAIL SIGNAGE - APPROXIMATE DIMENSIONS



1 TERTIARY MONUMENT SIGNAGE - INTERPRETIVE SIGN

SCALE: NTS



NOTE: ACTUAL MILEAGE NUMBERS TO BE COORDINATED WITH TOWN OF JOHNSTOWN

	MATERIAL	SIZE	COLOR	NOTES
①	cedar wood post	6"w x 66"h 6"deep	natural	no stain/paint neccessary, ues structural wood post anchor
②	**Riverbend Symbol**	5"w x 3"h	white	routed out of metal and color-filled with paint
③	aluminum cap with faux corten finish	6"w x 6"h	faux corten TBD	wrap on back side of post
④	**Riverbond Trail Type** - cut letters	Approx. 3"w x 18"h 1/8" deep	white	flush mount

2 TERTIARY MONUMENT SIGNAGE - SPECS

SCALE: NTS

3 TERTIARY MONUMENT SIGNAGE - MILEAGE MARKER

SCALE: NTS

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2026.03.27	TOWN & OWNER COMMENTS

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SHEET TITLE:
PRELIMINARY SIGNAGE PROGRAM

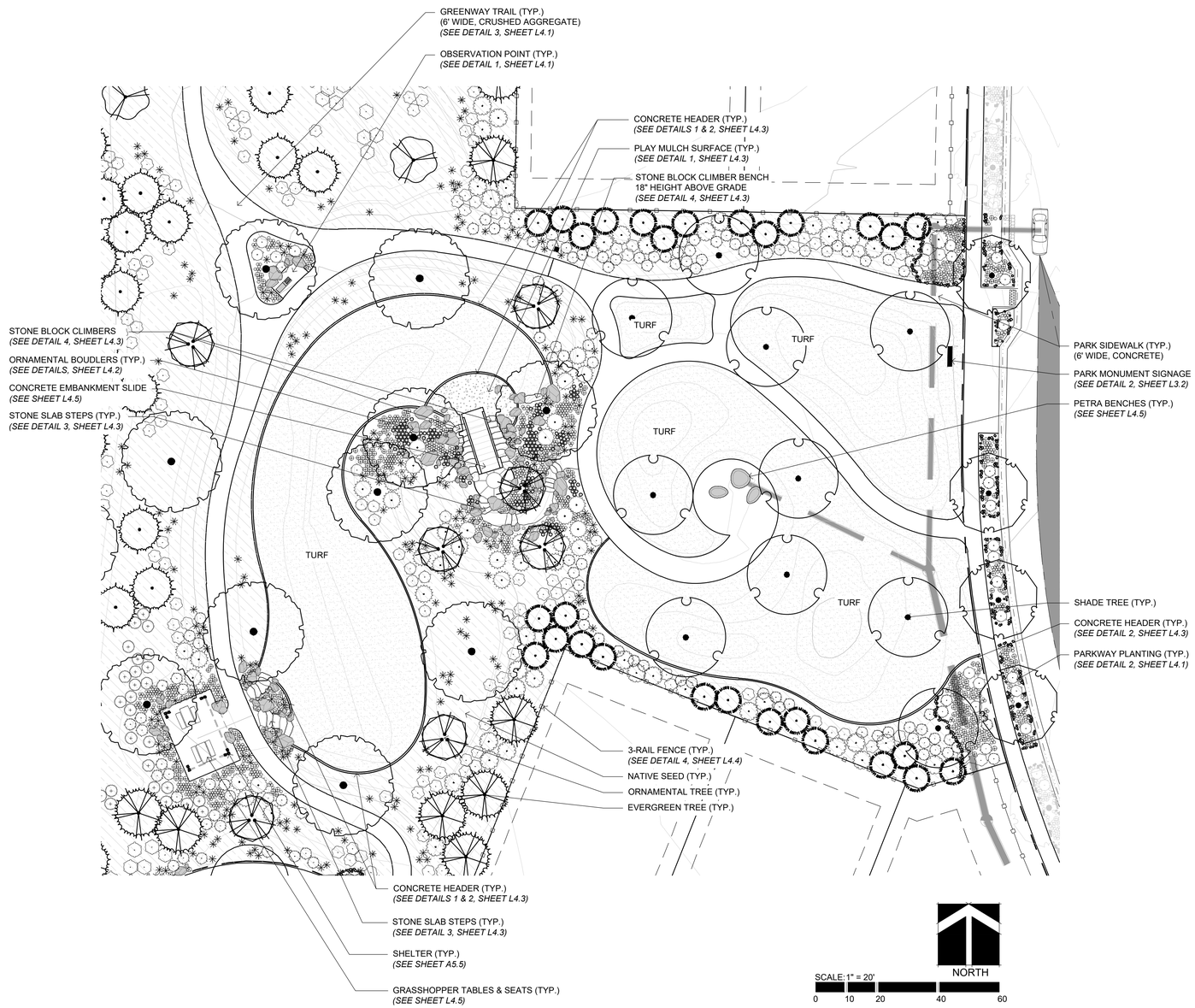
SHEET NUMBER:
L3.3

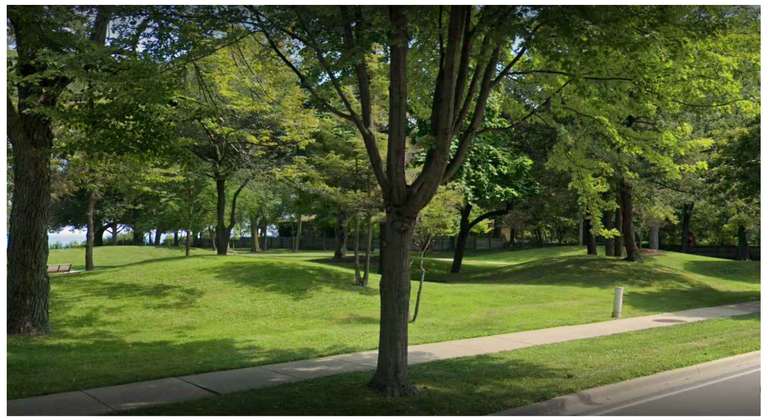
SHEET 41 OF 74

DRAWN BY: David Asher PLOT DATE: 3/27/2026 3:36 PM
File LOCATION: H:\Shared Projects\298 Aden Capital Partners\298.21\01 Riverbend Estates\Arch\CAD\FDP\SHEETS\L3.3 PRELIMINARY SIGNAGE PROGRAM.dwg

RIVERBEND ESTATES PUD | FILING 1

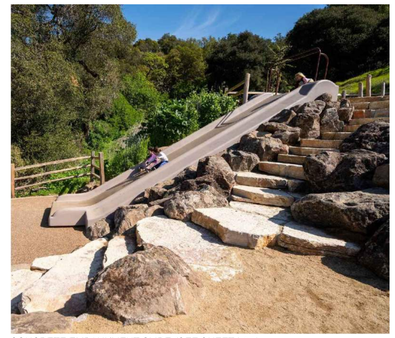
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
RIVERBEND PARK ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 48 OF 80





LANDFORMS WITH TURFGRASS GROUNDCOVER *(CHARACTER IMAGE)*

PETRA BENCH *(SEE SHEET L4.5)*



CONCRETE EMBANKMENT SLIDE *(SEE SHEET L4.5)*

PETRA BENCH *(SEE SHEET L4.5)*

SCALE: 1" = 20'
NORTH
0 10 20 40 60

PARK MONUMENT SIGNAGE
(SEE DETAIL 2, SHEET L3.2)

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RIVERBEND ESTATES PUD | FILING 1
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SHEET TITLE:
RIVERBEND PARK ENLARGEMENT

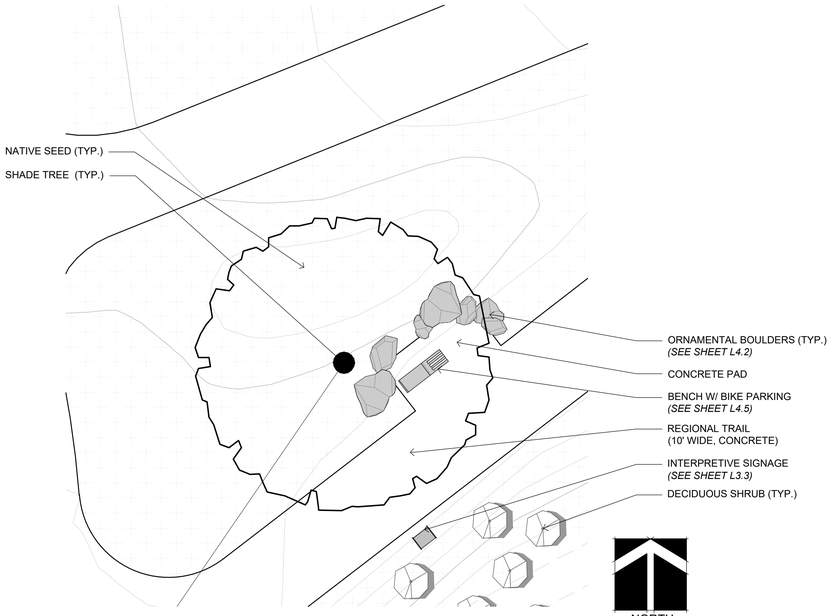
SHEET NUMBER:
L3.4

SHEET 42 OF 74

DRAWN BY: JoshAsCan PLOT DATE: 3/27/2026 3:36 PM
FILE LOCATION: T:\Shared Projects\298 Arbor Capital Partners\06 Civil\17 Revised Estates\ArchCAD\PLOTS\PDFs\L3.4 RIVERBEND PARK ENLARGEMENT.dwg

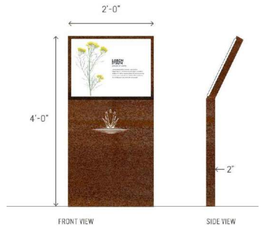
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVSION
SITE DETAILS & ENLARGEMENTS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 49 OF 80



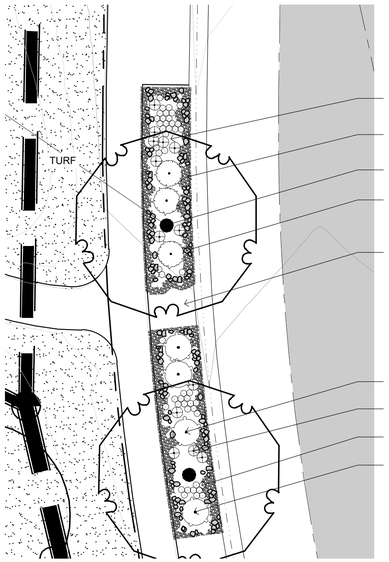
1 OBSERVATION POINT ENLARGEMENT DETAIL

SCALE: NTS



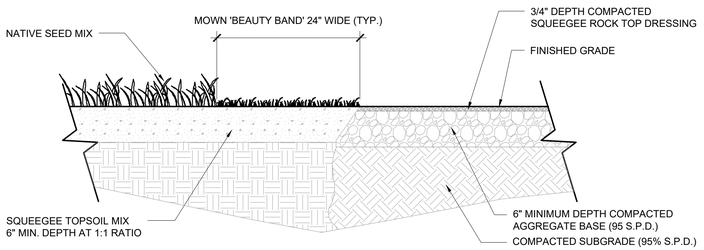
INTERPRETIVE SIGNAGE *(SEE SHEET L3.3)*

BENCH W/ BIKE PARKING *(SEE SHEET L4.5)*



2 PARKWAY PLANTING DETAIL (TYP.)

SCALE: NTS



3 COMPACTED AGGREGATE PATH & SEED DETAIL

SCALE: NTS

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SHEET TITLE:
SITE DETAILS & ENLARGEMENTS

SHEET NUMBER:
L4.1

SHEET 43 OF 74

811

DRAWN BY: JoshNolin PLOT DATE:3/27/2026 3:51 PM
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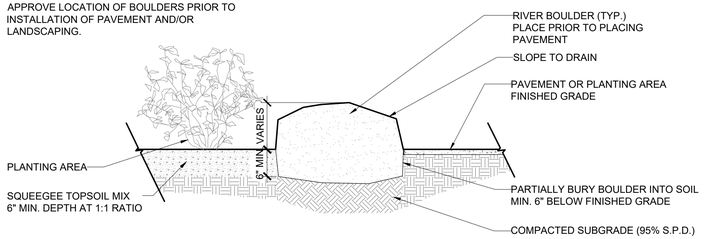
RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVSION
SITE DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 50 OF 80

NOTES:
1. CONTACT OWNER'S REPRESENTATIVE TO COORDINATE BOULDER PLACEMENT.

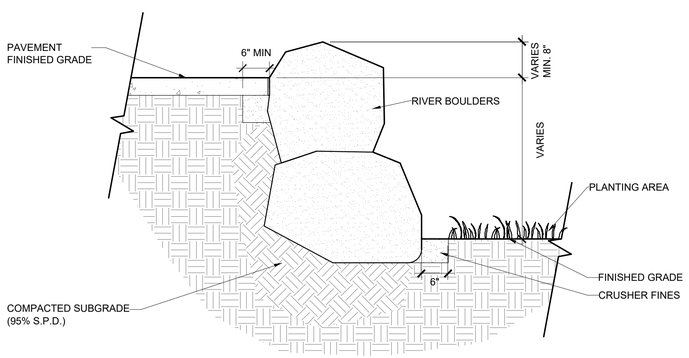
2. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR TO INSTALLATION OF PAVEMENT AND/OR LANDSCAPING.



1 BOULDER INSTALLATION DETAIL

SCALE: NTS

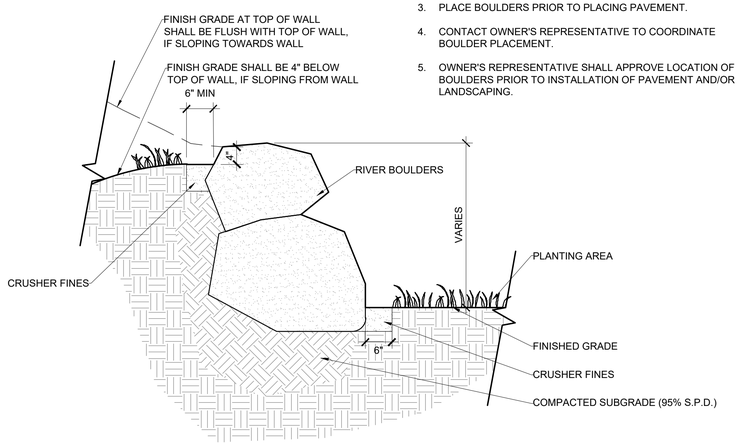
NOTE:
1. EXPOSED JOINTS BETWEEN BOULDERS MAXIMUM 1-1/2" WIDTH.
2. JOINT BETWEEN BOULDER AND ABUTTING PAVEMENT MAXIMUM 1-1/2".
3. PLACE BOULDERS PRIOR TO PLACING PAVEMENT.
4. CONTACT OWNER'S REPRESENTATIVE TO COORDINATE BOULDER PLACEMENT.
5. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR TO INSTALLATION OF PAVEMENT AND/OR LANDSCAPING.



3 BOULDER WALL & PAVING DETAIL

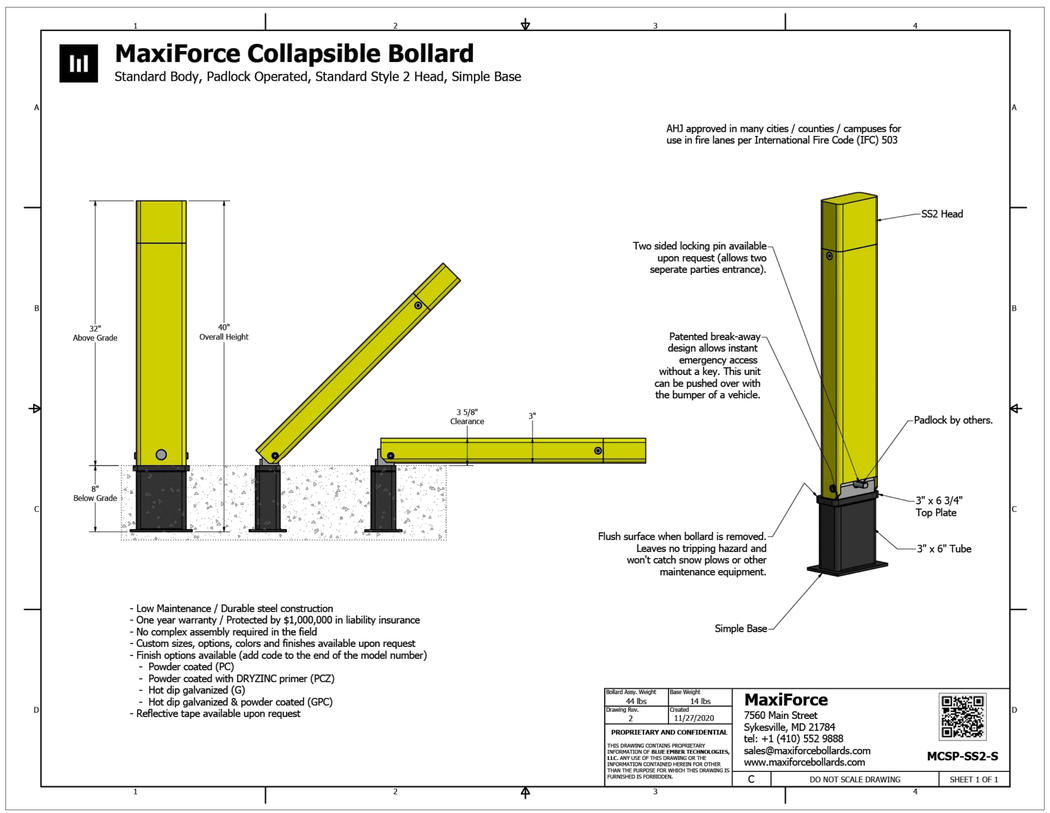
SCALE: NTS

NOTE:
1. EXPOSED JOINTS BETWEEN BOULDERS MAXIMUM 1-1/2" WIDTH.
2. JOINT BETWEEN BOULDER AND ABUTTING PAVEMENT MAXIMUM 1-1/2".
3. PLACE BOULDERS PRIOR TO PLACING PAVEMENT.
4. CONTACT OWNER'S REPRESENTATIVE TO COORDINATE BOULDER PLACEMENT.
5. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR TO INSTALLATION OF PAVEMENT AND/OR LANDSCAPING.



2 BOULDER WALL & PLANTING DETAIL

SCALE: NTS



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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L4.2

SHEET 44 OF 74

DRAWN BY: JoshMcGirr PLOT DATE:3/27/2026 3:52 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\CD\PDSHEETS\L4.2 SITE DETAILS.dwg

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
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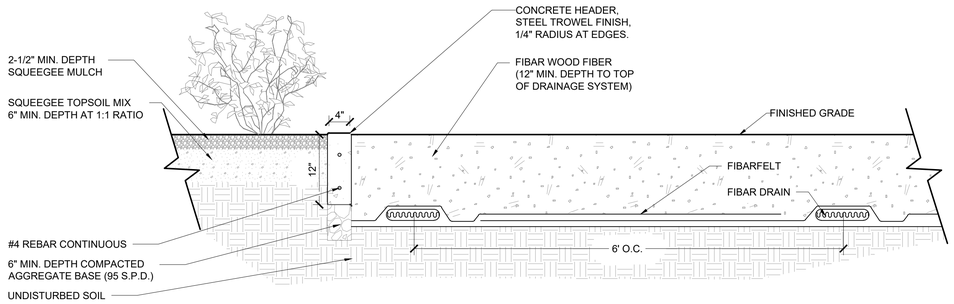
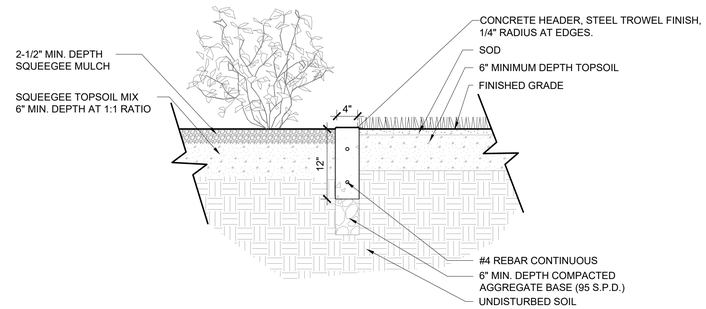
SITE DETAILS
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 51 OF 80



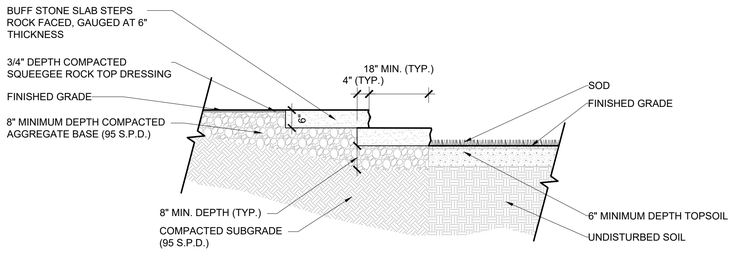
1 CONCRETE HEADER PLANTING & PLAY MULCH DETAIL

SCALE: NTS



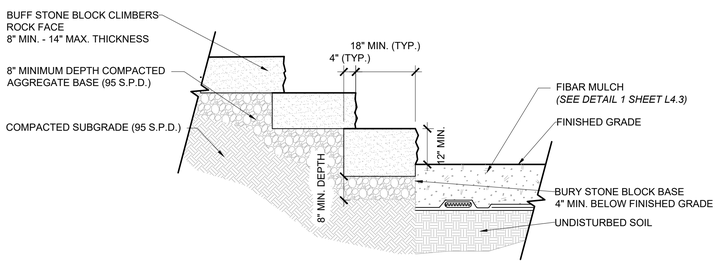
2 CONCRETE HEADER TURF & PLANTING DETAIL

SCALE: NTS



3 STONE SLAB STEPS AT SHELTER DETAIL

SCALE: NTS



4 STONE BLOCK CLIMBERS AT EMBANKMENT SLIDE DETAIL

SCALE: NTS

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(970) 532.9970

josh@asherarch.com

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Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09	TOWN & OWNER COMMENTS
2022.09.28	TOWN & OWNER COMMENTS
2024.10.25	TOWN COMMENTS
2026.03.27	TOWN & OWNER COMMENTS

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SHEET TITLE:
SITE DETAILS

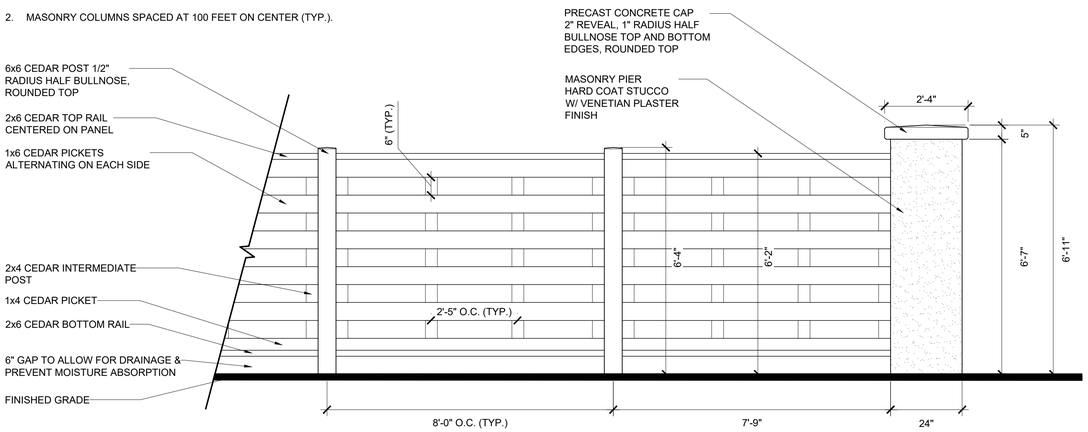
SHEET NUMBER:
L4.3

SHEET 45 OF 74

811

DRAWN BY: JAMM/Cam PLOT DATE: 3/27/2026 3:43 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\PDWG\L4.3 SITE DETAILS.dwg

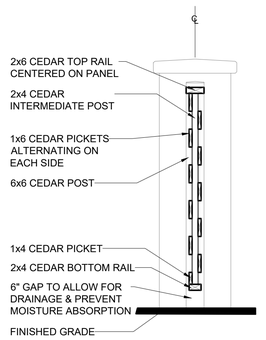
NOTES:
1. ALL WOOD TO BE SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.
2. MASONRY COLUMNS SPACED AT 100 FEET ON CENTER (TYP.).



1 PERIMETER / OIL & GAS FENCE & PIER DETAIL

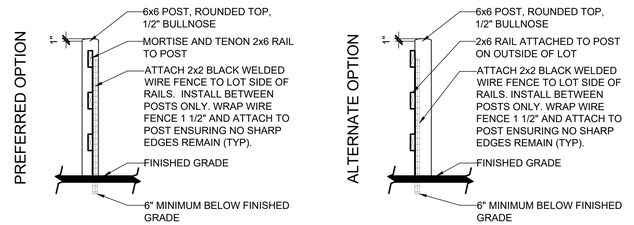
SCALE: NTS
FENCING TO BE INSTALLED BY BUILDER PRIOR TO ANY HOMES BEING BUILT

NOTE:
1. FENCE TO BE CENTERED ON MASONRY PIERS.

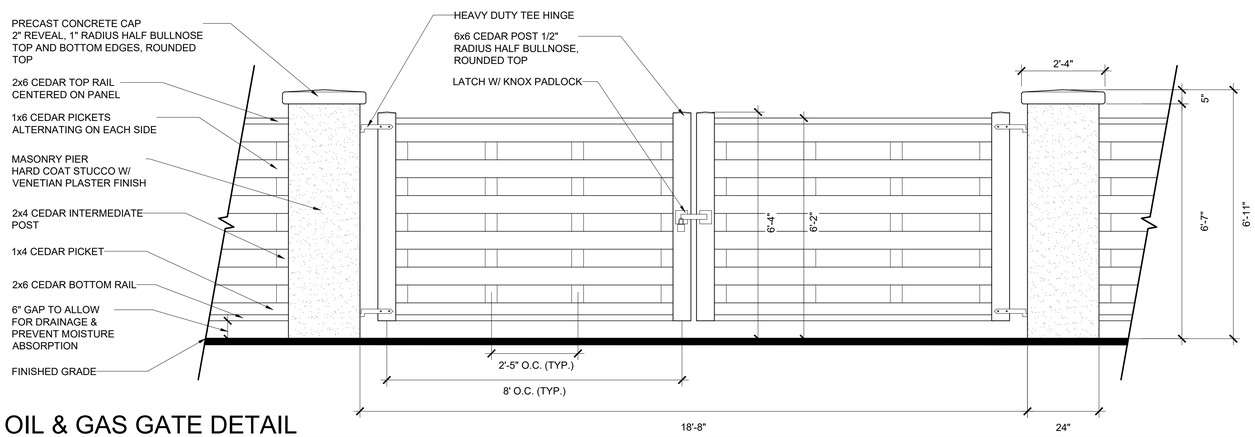


2 PERIMETER / OIL & GAS FENCE CROSS SECTION

SCALE: NTS



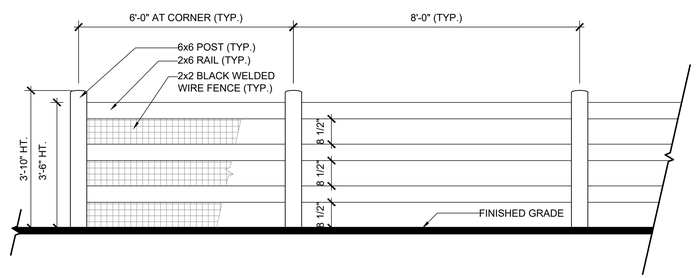
NOTES:
1. ALL WOOD TO BE SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.
2. MASONRY COLUMNS SPACED AT 100 FEET ON CENTER (TYP.).
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS .



3 OIL & GAS GATE DETAIL

SCALE: NTS

NOTES:
1. WELDED WIRE TO BE ATTACHED TO INSIDE SURFACE (LOT SIDE) OF RAIL FENCE FOR CHILD SAFETY REASONS.
2. ALL WOOD TO BE CEDAR, SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.



4 3-RAIL FENCE DETAIL

SCALE: NTS
FENCING TO BE INSTALLED BY BUILDER PRIOR TO ANY HOMES BEING BUILT

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josh@asherarch.com

OWNER:

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Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:

2022.03.09	TOWN & OWNER COMMENTS
2022.09.28	TOWN & OWNER COMMENTS
2024.10.25	TOWN COMMENTS

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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L4.4

SHEET 46 OF 74

DRAWN BY: David Asher PLOT DATE: 10/29/2024 11:27 AM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\ArchCAD\PDF\SHEETS\L4.4 SITE DETAILS.dwg

ESCOFET PETRA BENCH

DIMENSIONS:
PETRA S: 188CM X 117CM X 48CM
PETRA L: 195CM X 192CM X 50CM
MATERIAL: ETCHED AND WATERPROOFED CONCRETE

CONTACT:
VIVIAN KOVACS
PHONE: 800-430-6206 X 1323
EMAIL: VIVIANK@LANDSCAPEFORMS.COM

ESCOFET GRASSHOPPER TABLE & SEAT

DIMENSIONS:
TABLE: 190CM X 90CM X 73CM
SEAT: 160CM X 45CM X 45CM
MATERIAL: ETCHED AND WATERPROOF UHPC CONCRETE;
SOFT-POLISHED UHPC CONCRETE

CONTACT:
VIVIAN KOVACS
PHONE: 800-430-6206 X 1323
EMAIL: VIVIANK@LANDSCAPEFORMS.COM

QUADRUPLE WIDE UPC EMBANKMENT SLIDE

DIMENSIONS:
10FT W X 10FT 3IN H X 20FT 4IN L
MATERIAL: PRECAST CONCRETE

CONTACT:
JENNY CHURCHICH-COOK
PHONE: 303-530-4414 EXT. 15
EMAIL: JENNY@CHURCHICHRECREATION.NET

TRACKDESIGN DUO CORTEN BENCH

REFERENCE#: SOP05012
DIMENSIONS: 176CM X 50CM X 46CM
MATERIAL: CORTEN STEEL, CUMARU WOOD

CONTACT:
ANNARITA CENTRONE
PHONE: +390802256911
EMAIL: CENTRONE@TRACKDESIGN.NET

ASHER ARCHITECTS +ENGINEERS

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(970) 532.9970

josh@asherarch.com

OWNER:

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4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: 2021.09.30
PHASE: FDP

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
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SHEET TITLE:
SITE FURNISHINGS

SHEET NUMBER:
L4.5

SHEET 47 OF 74

811

DRAWN BY: JoshMcCorn PLOT DATE:3/27/2026 3:50 PM
FILE LOCATION: Y:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\DOP\DWGs\L4.5 SITE FURNISHINGS.dwg

Architectural Design Standards
Riverbend Estates PUD – Single Family Detached Residential

The underlying goal of the guidelines and standards that follow is to achieve a highly functional, aesthetically pleasing neighborhood with much attention paid to architectural quality and site design. Emphasis is placed on diversity in location, style and building form. Of particular importance, is four-sided architecture and an overall design that promotes the home's entry, while diminishing the visual prominence of the garage.

Fundamental Objectives:

- The inclusion of several house models with alternate model elevations for the most popular models. A minimum of 3 alternate model elevations shall be included for each design to provide a significant change in their appearance, color schemes and variations in the street scape.
- Incorporate a variety of architectural details, wall articulation, multiple roof planes in each home to create balanced designs that vary in massing and scale.
- Provide an appealing 'neighbor friendly' aesthetic by varying setbacks 3-5' based on the garage location and incorporating a significant front porch.

General
Individual house styles are to be varied, but complementary, using multiple architectural features such as, front porches with railing, varying roof pitches. Houses are to have walls that jog and several rooflines and trim details to provide a more complex architectural style. The intent is to avoid the feeling of a manufactured development and rather create the sense of a neighborhood that grew in a way that was thoughtfully organic.

Setback
A well-defined, strong street edge helps to reinforce the pedestrian oriented goals of the community. Well-articulated dwellings with prominent entrances and front porches will be required. A balanced, visually interesting, non-garage dominant streetscape with a human scale, will be achieved by varying setbacks based on the home's garage location. A fifteen (15) feet setback from the front porch, as long as the garage is a minimum setback of twenty (20) feet from the road right of way. A five (5) foot side yard setback from property line on all side yards, except on corner lots, where side setbacks shall be ten (10) feet from the property line. A ten (10) foot minimum setback is required from the rear property line.
SETBACKS FROM PROPERTY LINES;
FRONT PORCH – 15'
GARAGE – 20'
SIDE YARDS – 5' (varying from property lines except on corner lots)
CORNER SIDE YARDS – 10' FROM SIDEWALK
REAR YARD – 10'
Xcel is requiring 10' front easement for dry utilities.

Square Footage
1,400 square foot minimum floor area and 1,600 square foot minimum finished floor area for multi-story with minimum 1,000 square feet on the main floor (not including basements). Garden level & walk-out basements where topography There shall be a minimum 50/50% distribution of both single & two-story residences and with a variety of square footages available on the same street to provide aesthetic variation.

Front Facade
The main entrance to the dwelling should act as the focal point of the dwelling and be given appropriate design emphasis. The main entrance shall be directly visible from the street. A variety of front door styles is required, including some with glazing. Decorative door surrounds are required if a covered entry feature has not been provided, including the use of glazed sidelights and transoms. Front porches and/or interesting architectural entry features are to be provided on street-facing facades in order to relate to the pedestrian scale. A covered entry feature is required for at least fifty (50) percent of model designs. Wraparound porches are recommended for corner lots and end lots abutting open space. A covered front porch should be maximized wherever possible. A minimum depth of six (6) feet should be provided to comfortably accommodate chairs, however deeper porches are encouraged. All porches to be a minimum of thirty-six (36) square feet in area. Handrails should be consistent with the character of the house and painted to match the trim. Front Facade to be minimum of 20%-30% stone, brick, or stucco and have 24" min. corner wraps on 20% of all dwelling units.

Side Facades
Provide ground floor projections, windows, and other elements to break up long wall expanses.

Vertical Support Posts
Column styles and widths should be consistent with the character, color, materials of the house and should typically be no less than eight (8) inches square or diameter.

Foundation
Exposed foundation is to meet minimum code requirements but is to be no more than twelve (12) inches high. Exposed concrete, concrete block foundations and/or deck footings which exceed six (6) inches in height above finished grade shall be painted to blend with the principal color.

Exterior Wall Finishes
Exterior wall siding materials shall be compatible with the architectural style of the house design and may include brick and stone veneer, horizontal and vertical siding of varying widths, synthetic stucco and other materials on a limited basis, as accents. Wall siding finishes shall be consistent on all sides and elevations of the houses. Where changes in materials do occur, they should be at locations and terminations such as changes in wall planes, wall offsets, openings, downspouts, corners or others. Material changes shall be encouraged to articulate the transitions from base, to middle, to top, and roof gable, dormer or other roof elements. The use of secondary materials that blend with other siding materials are permitted.

Architectural Details
Architectural accents and details shall be required on front elevations and include consistency on all facades, elevations. Design elements shall include trim boards, attic/roof venting, shutters, changes in stone and brick coursing/detailing, exposed rafter accents, door hardware and lighting fixtures. Trim boards shall occur at all window and door openings, changes in wall plane, eaves and overhang conditions, fascia and rooflines, downspouts, other change in building materials, transitions and any other locations as appropriate. Trim boards should be contrasting but compatible colors to that of the siding materials, utilizing primarily earth-tones.

Gutters/Downspouts and Utilities
Gutters and downspouts are to be painted a matching color to the soffits and fascia. Downspouts, utility boxes, meters, etc. and are to be located as visually unobtrusive as possible. Where feasible, they should not be visible from the street.

Garage
All garage faces shall compliment, rather than dominate, the architectural details of dwelling's living portion. Garages should not dominate the massing of the street-facing facade. Massing of the garage should be minimized by giving the habitable portion of the dwelling a larger and more dominant mass, integrating the massing of the garage into the main massing of the dwelling, positioning the main front wall and porch face closer to the street and limiting the projection of the garage. The streetscape should include a variety of garage door styles to avoid monotony and repetition of a single garage door style. Where the garage projects in front of the ground level wall or covered front porch, a window in the interior side of the garage consistent with the height and style of the front elevation windows shall be incorporated. A minimum of a two-car garage is required. Garages that have doors for more than two (2) vehicles must have one door recessed a minimum of two (2) feet from the others. Garage doors, visible as part of the front building elevation, shall not comprise more than forty (40) percent of the ground floor, street facing, linear building frontage. The majority of all dwelling units proposed should have garages which are either flush with or recessed behind the ground floor front wall or covered front porch. The maximum garage projection shall be five (5) feet in front of either the ground floor front wall or covered front porch. The second story wall face above the garage must not be flush with the garage and at least sixty (60) percent must set back further than eight (8) feet from the front face of the garage. Garages are to have varied locations, including different roof angles and various setbacks from the street. No detached garages shall be constructed on a lot.
SETBACKS AND VARIATIONS;
THREE CAR – MINIMUM ONE DOOR RECESSSED BACK A MINIMUM OF 2'
MAXIMUM GARAGE PROJECTION – 5'
SECOND STORY WALLS – MINIMUM 60% RECESSED MINIMUM 8' FROM GARAGE

Accessory Structures
Any accessory structures shall be constructed of residential building materials to match the primary residence, including gabled, shingled roof and matching roof pitch. No structure shall be taller than the adjacent primary residence, nor exceed 800 SF in footprint.

Driveway
A mix of paired and unpaired driveway combinations is desirable to contribute visual interest along the street and to provide sufficient space for parkway trees. Driveway locations shall be predetermined on the project engineer's site plans, with a maximum width of 24 feet for a double car garage and 36 feet for a three car garage. Driveways shall be located as far as possible from open space, walkways, transit stops and intersections. Corner lot driveways shall be oriented to the short side of the lot or Minor Street. Driveway surfaces shall be comprised of concrete, natural stone, brick or decorative concrete pavers. There will be no aggregate parking pads allowed on a lot.

Roof
Roofs play a significant role in the massing of a dwelling and the overall built form of a residential development. A variety of traditional roof types are encouraged, particularly for alternate elevations of a model. Within the design of a streetscape, attention should be paid to the relationships of adjacent roof forms to ensure appropriate transitions. The roof is to be high definition roof shingles, roof slope minimum 6:12 pitch with roof pitches varying from house to house. Accent/secondary roofs shall be a minimum 3:12 are encouraged. Overhangs are to be a minimum 24", eaves 12".

Colors
Traditional earth-tone colors to blend with the character of the neighborhood. All exterior railings, wood, all trim, soffits, fascia and any decorative brackets are to be of one color and are to match in a complementary, contrasting color to the main house color. Adequate representations of proposed colors or color boards must be submitted for approval.

Windows
Windows may be of any pre-finished material including metal clad, vinyl, aluminum, composite or other. Exposed painted wood windows are not permitted. Pre-finished colors shall be selected to be compatible with the exterior home design palette. All glass components shall be non-reflective insulated glazed units and be compliant with current energy code requirements. All walls facing public streets to have a minimum 15% window coverage.

Address Numbering
Address numbering shall be compliant with local Fire and AHJ authorities, typically 6" tall, permanent, in contrasting color to the building wall face and visible from the public right away, where applied.

Please note:
The preceding architectural standards supersede any municipal guidelines. Adherence to the municipal guidelines is required if a specific architectural standard is not described herein.

"FINAL BUILDERS ARE REQUIRED TO SUBMIT THEIR ELEVATIONS FOR FINAL APPROVALS BY TOWN STAFF PRIOR TO BUILDING PERMIT ISSUANCE."

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ARCHITECTURE WEST, LLC ARCHITECTURE/PLANNING

ENERGY STAR PARTNER

OWNER:

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4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: SEPT 15, 2022
PHASE: PUD

REVISIONS:

2024.10.25 TOWN COMMENTS

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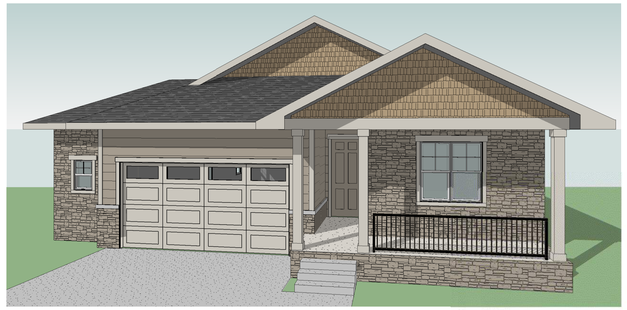
SHEET TITLE:
ARCHITECTURAL DESIGN STANDARDS

SHEET NUMBER:
A5.1

SHEET 48 OF 74

EXTERIOR MATERIAL PATTERNS & COLOR TONES



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ARCHITECTURE WEST, L.L.C. ARCHITECTURE/PLANNING

GREEN BUILDING COUNCIL MEMBER

ENERGY STAR PARTNER

OWNER:

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Newport Beach, California 92660

lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

PROJECT NUMBER:	298-2101JT
DATE:	SEPT 15, 2022
PHASE:	PUD

REVISIONS:

2024.10.25TOWN COMMENTS

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SHEET TITLE:

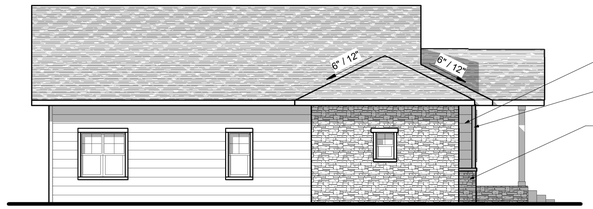
PRELIMINARY ARCHITECTURAL ELEVATIONS
PATTERNS & COLORS

SHEET NUMBER:

A5.2

SHEET 49 OF 74

EXTERIOR MATERIALS



CORNER LOTS REQUIRE
30% STONE ON BOTH FACADES
THAT FACE THE STREET

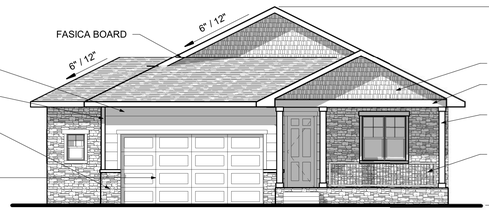
SEE NOTE 3.

HORIZONTAL SIDING

CORNER BOARD

MIN. 30% MASONRY COVERAGE
2 FT CORNER RETURNS, TYP.

DIFFERENT GARAGE DOOR
STYLES ALLOWED
ALONG W/ WINDOWS



WOOD SHAKE
SIDING
HORIZONTAL
TRIM BOARDS

WOOD COLUMNS
WRAPPED
W/SIDING

DECORATIVE
RAILING

+/- 22' - 2 5/8"
APPROX. OVERALL HEIGHT

HORIZONTAL
TRIM BOARD

FASICA BOARD

CORNER TRIM BOARD

MASONRY -
2 FT CORNER RETURNS, TYP.

WOOD COLUMNS
WRAPPED W/SIDING

SEE NOTE 3.

HORIZONTAL TRIM BOARD

FASICA BOARD

CORNER TRIM BOARD

MIN. 30% MASONRY COVERAGE
2 FT CORNER RETURNS, TYP.
- CORNER LOTS REQUIRE
30% STONE ON BOTH FACADES
THAT FACE THE STREET

DIFFERENT GARAGE
DOOR STYLES
ALLOWED ALONG
W/ WINDOWS

+/- 29' - 6 7/8"
APPROX. OVERALL HEIGHT

BOARD AND
BATTEN SIDING

WIDE HORIZONTAL
LAP SIDING

NARROW
HORIZONTAL
LAP SIDING

VERTICAL SIDING

SHAKE SHINGLE
SIDING

STONE VENEER

STONE VENEER

STONE VENEER

WOOD SHUTTERS
VARIOUS STYLES

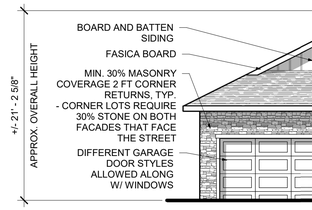
EXTERIOR MATERIAL OPTIONS

NOTE:
1. HOME ELEVATIONS FACING A PUBLIC STREET MUST HAVE AT LEAST 15% WINDOW SURFACE.

2. "FINAL BUILDERS ARE REQUIRED TO SUBMIT THEIR ELEVATIONS FOR FINAL APPROVAL BY THE TOWN STAFF PRIOR TO BUILDING PERMIT ISSUANCE."

3. 20% OF ALL DWELLING UNITS TO INCLUDE 20%-30% MASONRY COVERAGE ON STREET-FACING FACADES.

SEE NOTE 3.



BOARD AND BATTEN
SIDING

FASICA BOARD

MIN. 30% MASONRY
COVERAGE 2 FT CORNER
RETURNS, TYP.
- CORNER LOTS REQUIRE
30% STONE ON BOTH
FACADES THAT FACE
THE STREET

DIFFERENT GARAGE
DOOR STYLES
ALLOWED ALONG
W/ WINDOWS

+/- 21' - 2 5/8"
APPROX. OVERALL HEIGHT

BOARD & BATTEN
SIDING

TRIM BOARDS

WOOD COLUMNS
WRAPPED W/SIDING

HORIZONTAL
SIDING

SEE NOTE 3.

BOARD & BATTEN SIDING

WOOD CORBELS

FASICA BOARD

MIN. 30% MASONRY
COVERAGE 2 FT CORNER
RETURNS, TYP.
- CORNER LOTS REQUIRE
30% STONE ON BOTH
FACADES THAT FACE
THE STREET

WOOD COLUMNS

SHUTTERS

+/- 28' - 3 5/8"
APPROX. OVERALL HEIGHT

HORIZONTAL
SIDING

CORNER
BOARDS

HORIZONTAL
SIDING

DIFFERENT GARAGE
DOOR STYLES
ALLOWED ALONG
W/ WINDOWS

SEE NOTE 3.

WOOD
SHUTTERS

WOOD
CORBELS

CORNER TRIM

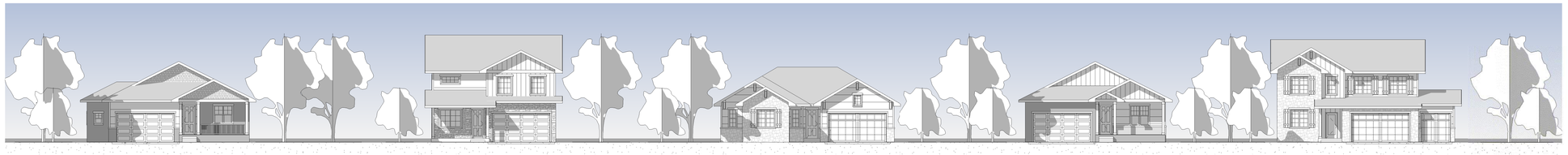
HORIZONTAL
SIDING

+/- 20' - 7 1/2"
APPROX. OVERALL HEIGHT

FASICA BOARD

DIFFERENT GARAGE DOOR
STYLES ALLOWED
ALONG W/ WINDOWS

MIN. 30% MASONRY
COVERAGE
2 FT CORNER RETURNS, TYP.
- CORNER LOTS REQUIRE
30% STONE ON BOTH
FACADES THAT FACE
THE STREET



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ARCHITECTURE WEST, L.L.C.
ARCHITECTURE/PLANNING

ENERGY STAR PARTNER

OWNER:

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Newport Beach, California 92660

lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 298-2101JT
DATE: SEPT 15, 2022
PHASE: PUD

REVISIONS:

2024.10.25 TOWN COMMENTS

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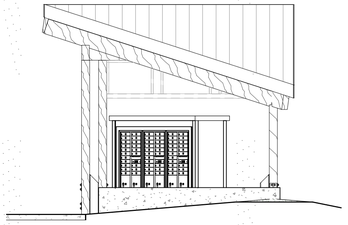
SHEET TITLE:
PRELIMINARY ARCHITECTURAL
ELEVATIONS
MATERIALS

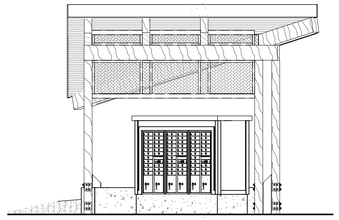
SHEET NUMBER:

A5.3

SHEET 50 OF 74



EAST ELEVATION - MAIL KIOSK



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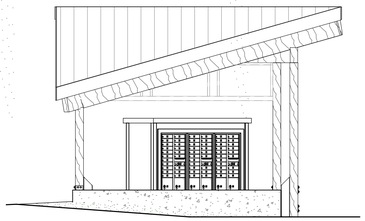
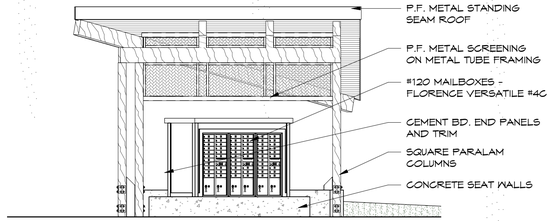


NORTH ELEVATION - MAIL KIOSK



SOUTH ELEVATION - MAIL KIOSK

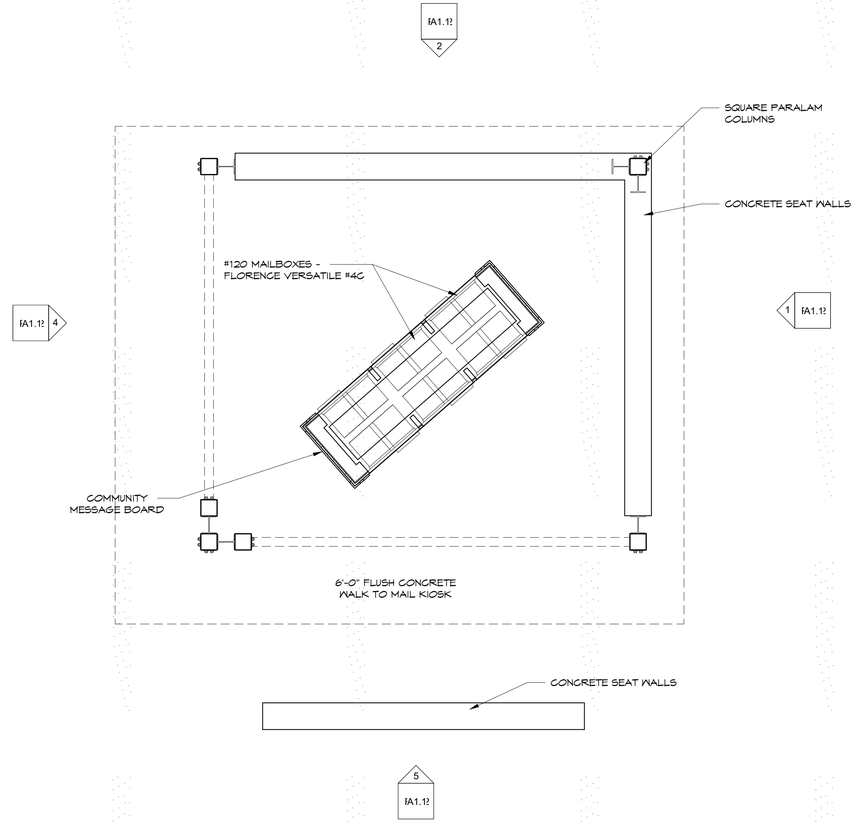
3D View 2 - KIOSK

3D View 1 - KIOSK

EXTERIOR COLOR SCHEME - MAIL KIOSK

- Kiosk Solid Panel Siding - Light Gray
  Kiosk Trim - Charcoal
- Wood Beams/ Paralam Columns - Tan/Dark Brown
- Concrete Pad/ Conrete Seat Walls - Light Gray/ Concrete
- Standing Seam Metal Roof/ Fascia Board/ Metal Structural Columns - Iron Ore/ Charcoal
- Decorative perforated metal panel - Iron Ore/ Charcoal

VICINITY MAP



NORTH

FLOOR PLAN - MAIL KIOSK

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RIVERBEND ESTATES PUD

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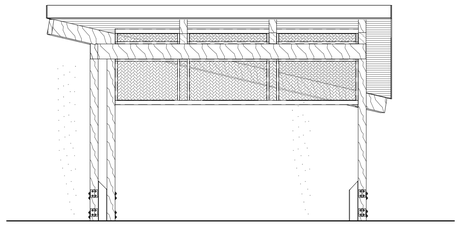
SHEET TITLE:

MAIL KIOSK

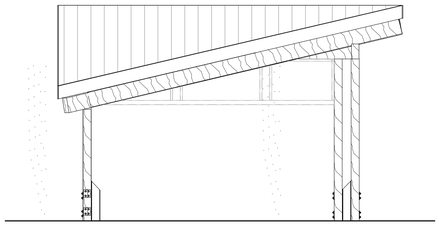
SHEET NUMBER:

A5.4

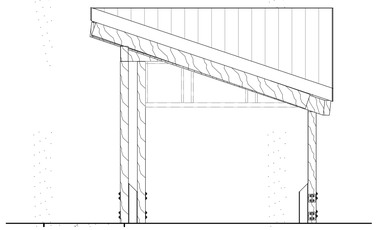
SHEET 51 OF 74



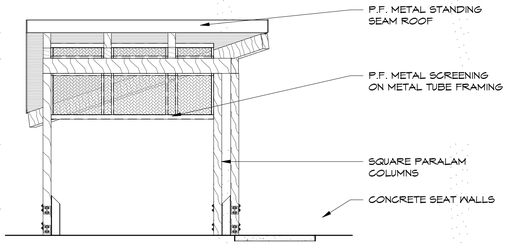
EAST ELEVATION - SHELTER



WEST ELEVATION - SHELTER



NORTH ELEVATION - SHELTER



SOUTH ELEVATION - SHELTER

fA2.13 5

3D View 2 - SHELTER

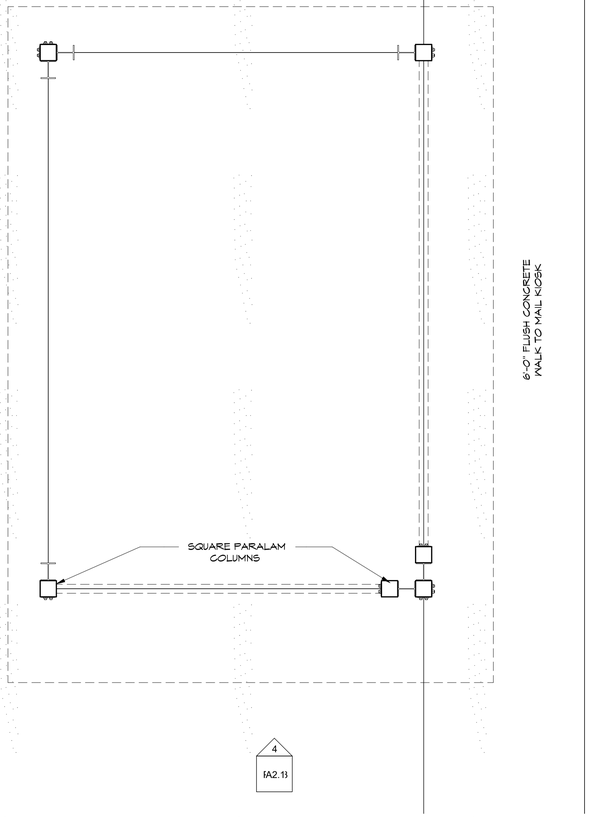
3D View 1 - SHELTER

EXTERIOR COLOR SCHEME - SHELTER

- Wood Beams/ Paralam Columns - Tan/Dark Brown
- Concrete Pad/ Conrete Seat Walls - Light Gray/ Concrete
- Standing Seam Metal Roof/ Fascia Board/ Corten Metal Screen - Iron Ore/ Charcoal
- Decorative perforated metal panel - Iron Ore/ Charcoal

VICINITY MAP

fA2.13 2



4 fA2.13

1 fA2.13

NORTH

FLOOR PLAN - SHELTER

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RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

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SHEET TITLE:
SHELTER

SHEET NUMBER:
A5.5

SHEET 52 OF 74

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.0

IRRIGATION SCHEDULE

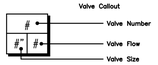
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
2.0	HUNTER I-20-06-SS 2.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	2	34'
2.5	HUNTER I-20-06-SS 2.5 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	2.5	35'
3.0	HUNTER I-20-06-SS 3.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	3	38'
4.0	HUNTER I-20-06-SS 4.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	4	40'
5.0	HUNTER I-20-06-SS 5.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	5	42'
6.0	HUNTER I-20-06-SS 6.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	6	43'
8.0	HUNTER I-20-06-SS 8.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	8	44'
08	HUNTER I-40-06-SS 08 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	9.2	46'
10	HUNTER I-40-06-SS 10 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	11.3	50'
13	HUNTER I-40-06-SS 13 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	12.3	51'
15	HUNTER I-40-06-SS 15 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	15.7	55'
23	HUNTER I-40-06-SS 23 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	21.3	62'
25	HUNTER I-40-06-SS 25 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	23.9	66'
28	HUNTER I-40-06-SS 28 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	26.4	67'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
ES LCS RCS CS SS	HUNTER PROS-06-PRS30-CV 5˚ STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 8˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 10˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 12˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 15˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q H	HUNTER PROS-06-PRS30-CV 17˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
6 8 9 10 12 15 17	HUNTER PROS-06-PRS30-CV ADJUSTABLE ARC TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Y	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
LST RST SST	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40
M N W	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K G R	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B Y A	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.
	DRIP FLUSH VALVE 3/4" PVC BALL VALVE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	QUICK COUPLER ASSEMBLY RAIN BIRD 5-RC: 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC
	REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825YA: SIZED TO MATCH POC METER SIZE. REDUCED PRESSURE BACKFLOW PREVENTER IN STRONG BOX SBBC-30AL: LOW PROFILE BACKFLOW ENCLOSURE, WITH MARINE GRADE ALUMINUM. 30"L, 30"H, 16.25"W (76.2CM L, 76.2CM H, 41.275CM W).
A	PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS:75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WIRELESS RAIN SENSOR AND SOLAR SYNC
F	CREATIVE SENSOR TECHNOLOGY FSI-T 1", 1.5", OR 2" (SIZE TO MATCH POC) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM. 1.5" SIZE FLOW RANGE 1.8-108 GPM. 2" SIZE FLOW RANGE 2.8-170 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	IRRIGATION LATERAL LINE: PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	IRRIGATION LATERAL LINE: NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18. AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 3-INCH UNLESS OTHERWISE NOTED
	IRRIGATION MAINLINE CITY TAP: PVC CLASS 200 SDR 21 2.5-INCH UNLESS OTHERWISE NOTED
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DEDICATED IRRIGATION WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). TAP, METER, SERVICE LINE, AND BACKFLOW SHALL ALL BE THE SAME SIZE, AS STATED IN POC NOTE. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED OUTSIDE OF EASEMENTS. VERIFY EXACT LOCATION OF POC WITH OWNER`S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER`S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER`S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
3	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.

EMITTER SCHEDULE

PLANT TYPE FLOW	EMITTER TYPE	GPH/OUTLET	N0. OF EMITTERS	TOTAL
GROUNDCOVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.

INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER ENGINEER) OF 106 PSI, AT A MAXIMUM PEAK FLOW OF 70 GPM AT THE 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
1.1. IRRIGATION TAP, METER, SERVICE LINES, AND BACKFLOW SHALL ALL BE THE SAME SIZE, AS STATED ABOVE.

2. ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.

3. CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.

4. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

4.1. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.

4.2. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.

5. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .

6. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.

7. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.

8. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.
8.1. WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.

9. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

10. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

11. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

12. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

13. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

13.1.MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.

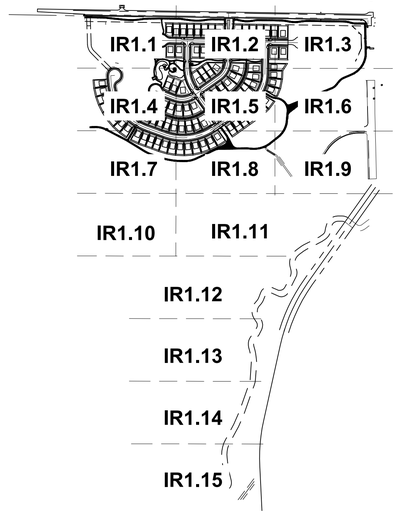
14. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
14.1.TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS

15. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.

16. VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.

17. NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.

18. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.



KEYMAP
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WELD COUNTY

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PHASE: FOR CONSTRUCTION

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SHEET TITLE:
IRRIGATION LEGEND AND NOTES

SHEET NUMBER:
IR1.0

SHEET 53 OF 74

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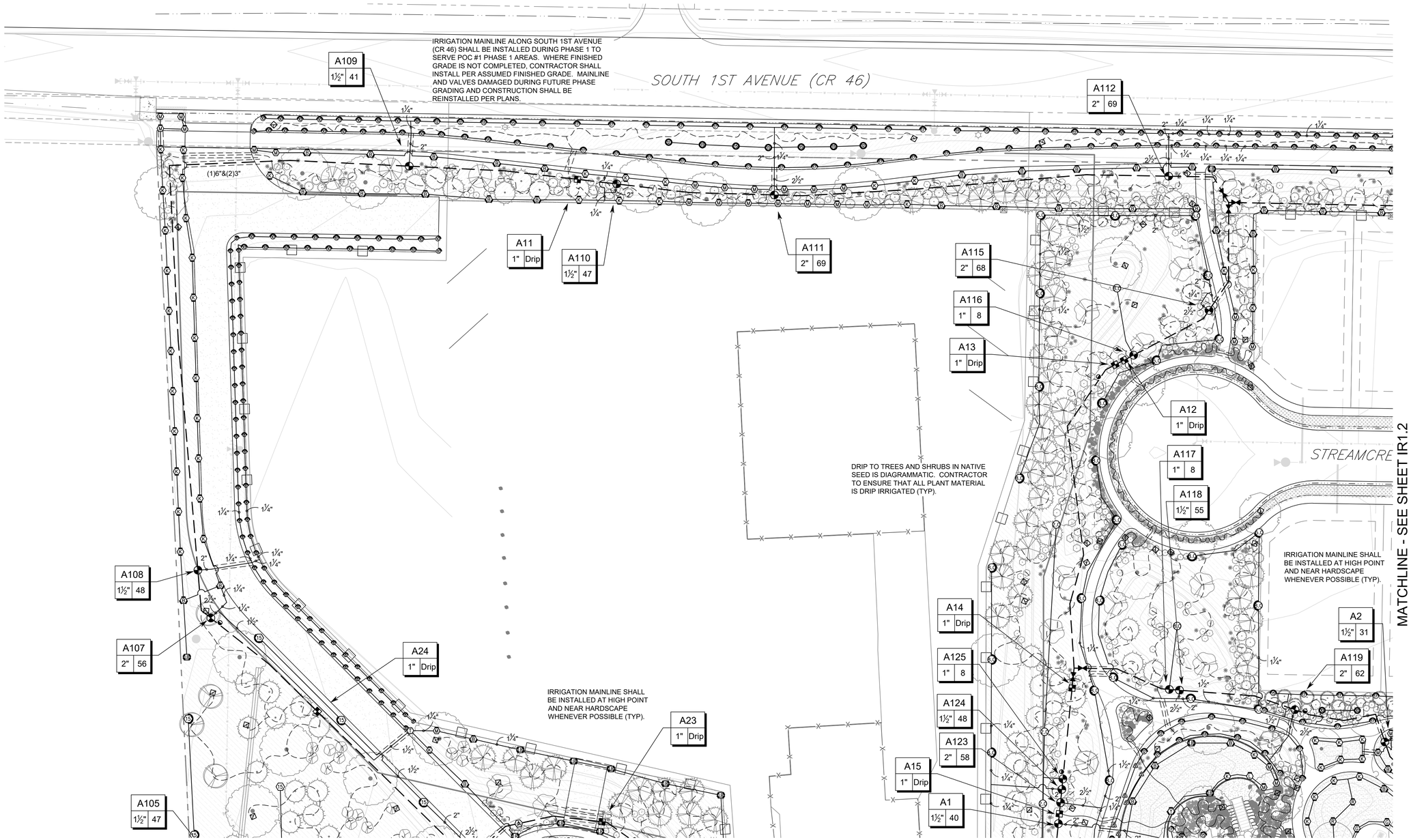

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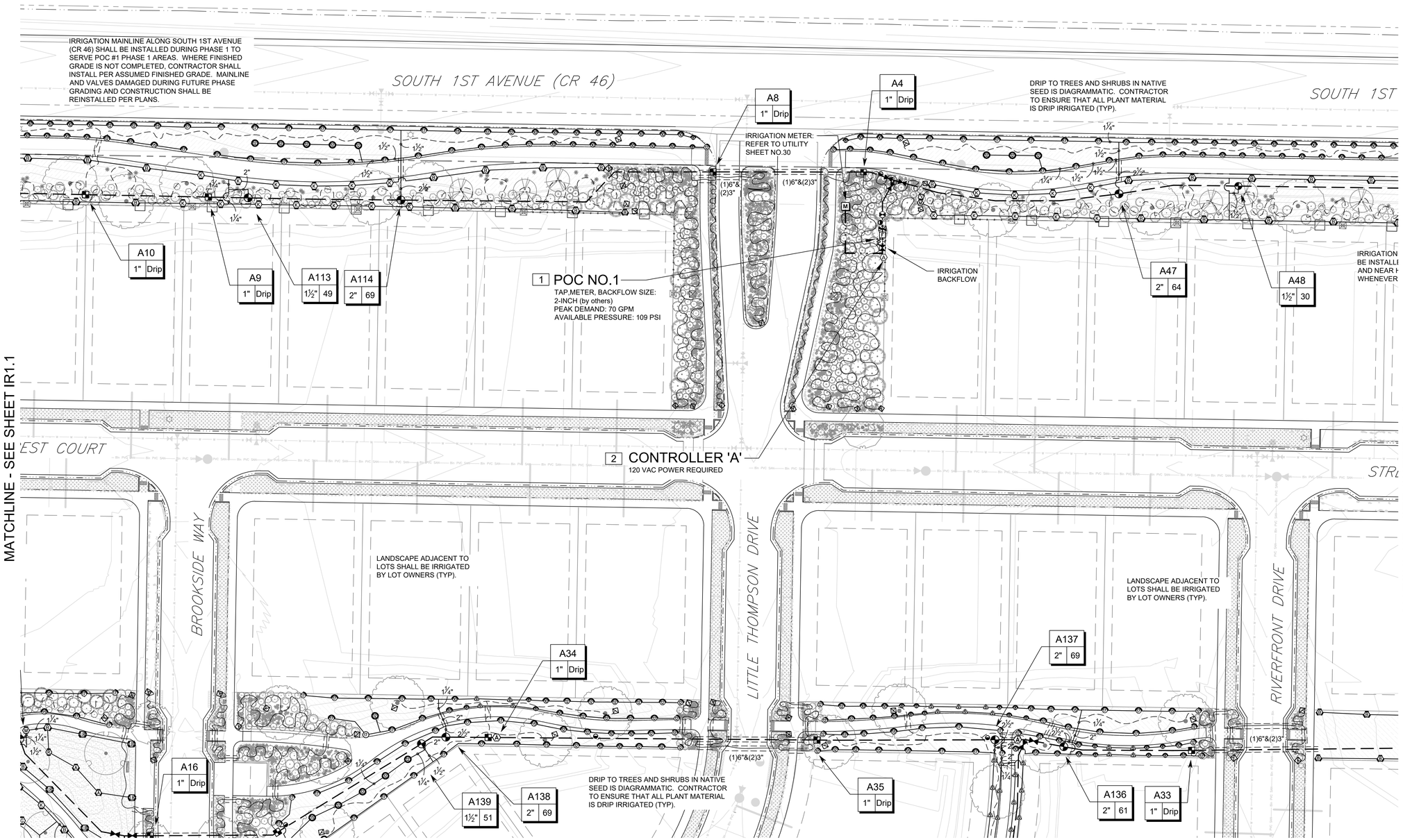

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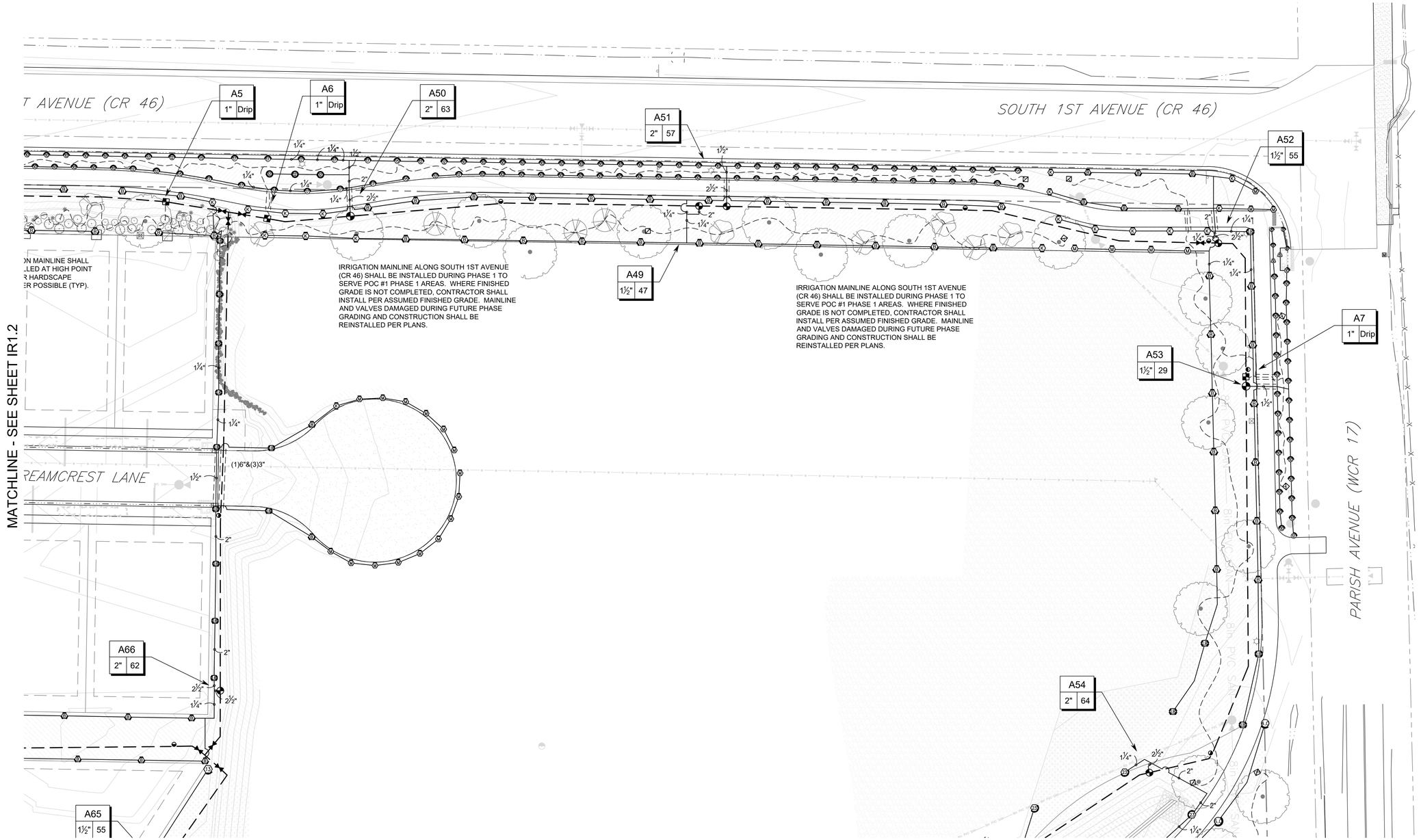

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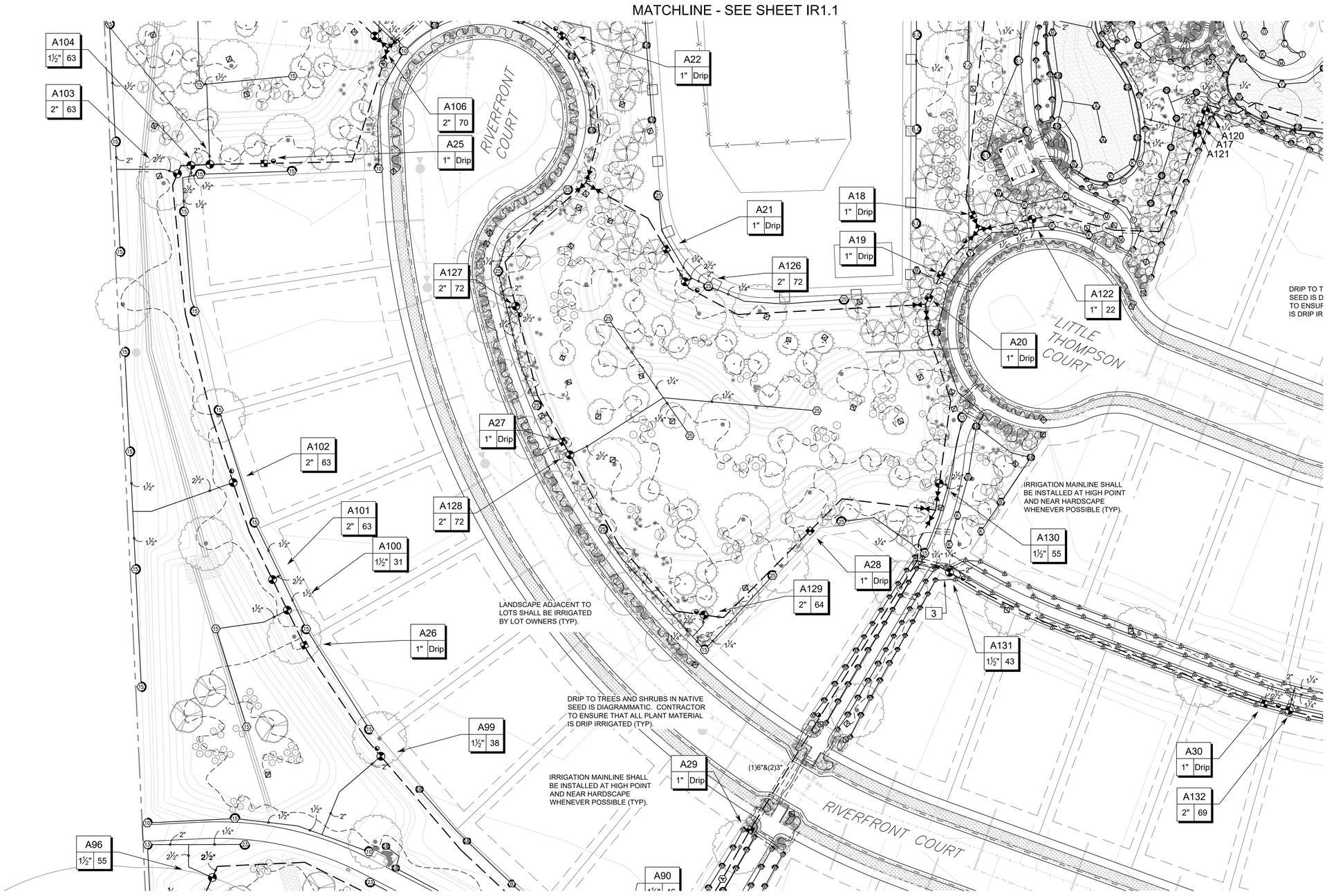

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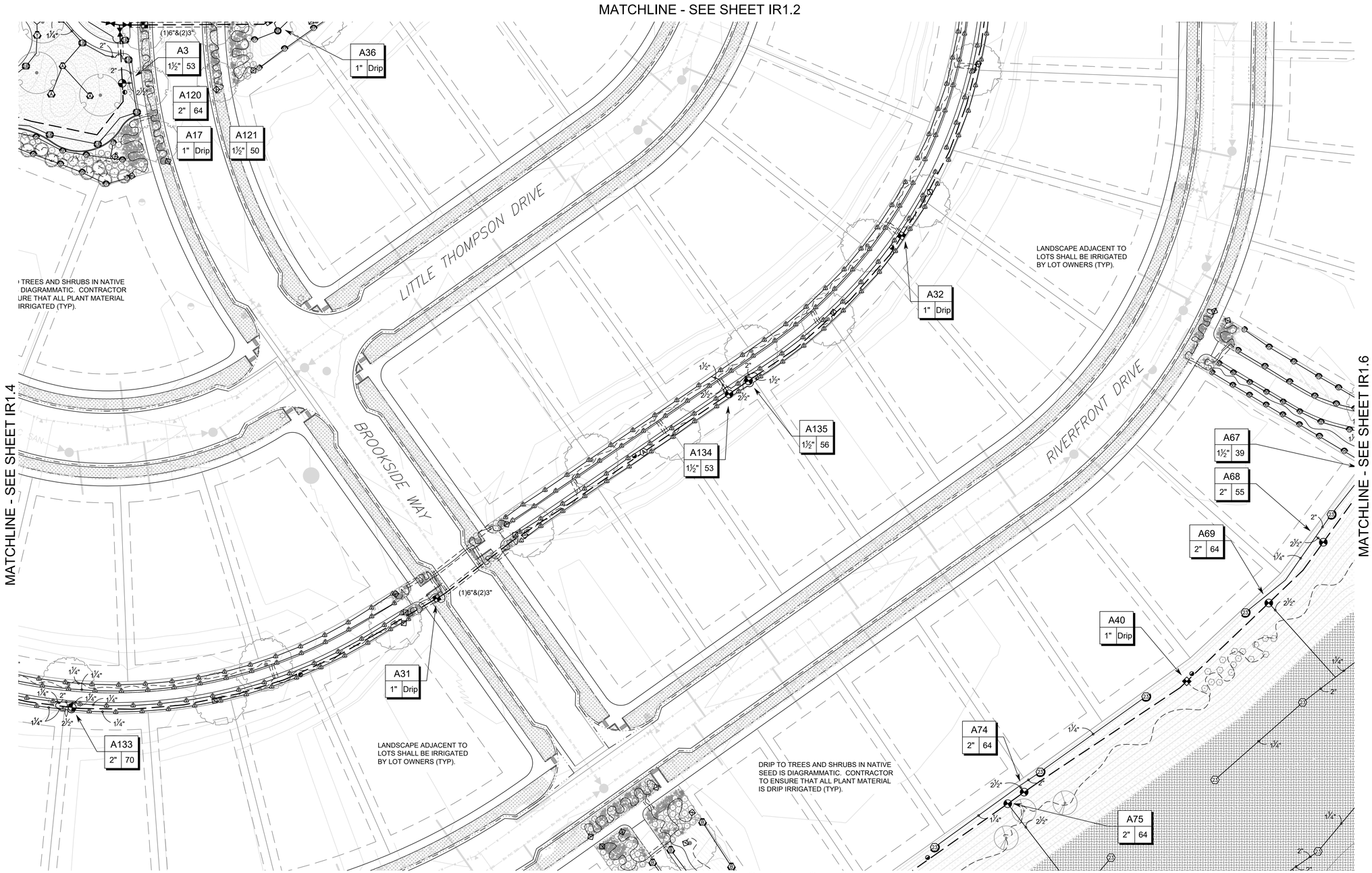

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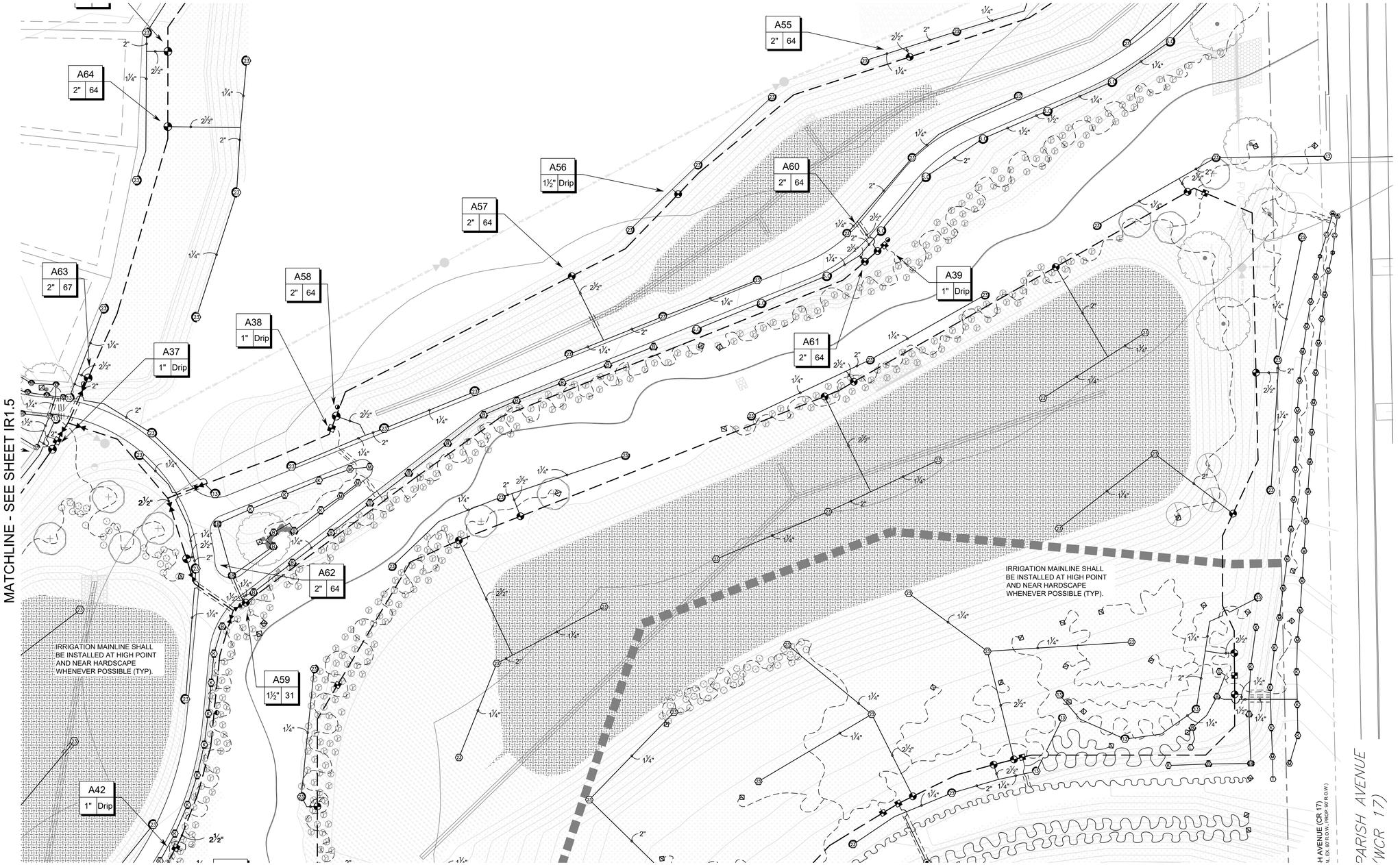
SHEET IR1.6

MATCHLINE - SEE SHEET IR1.3



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SHEET IR1.7

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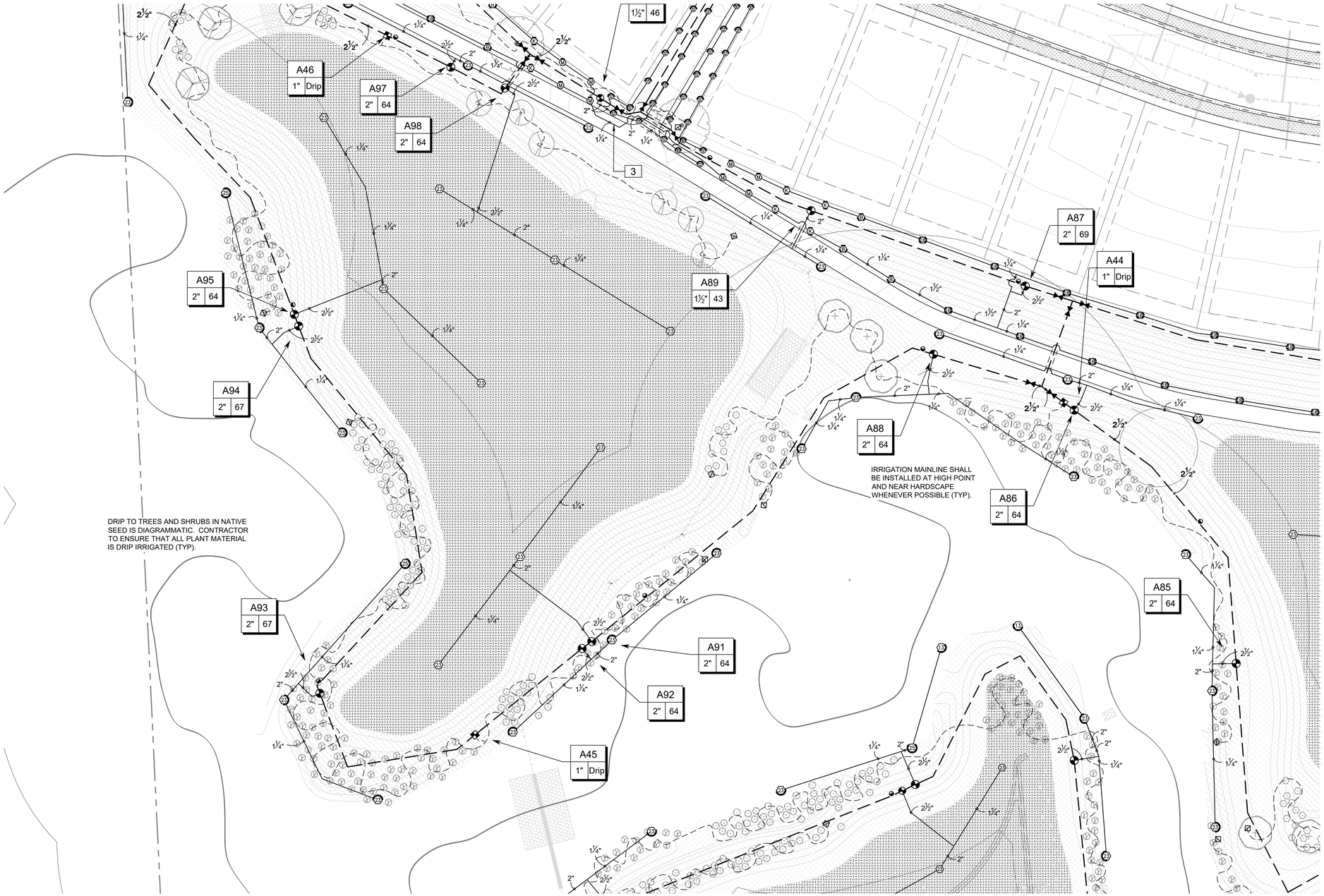

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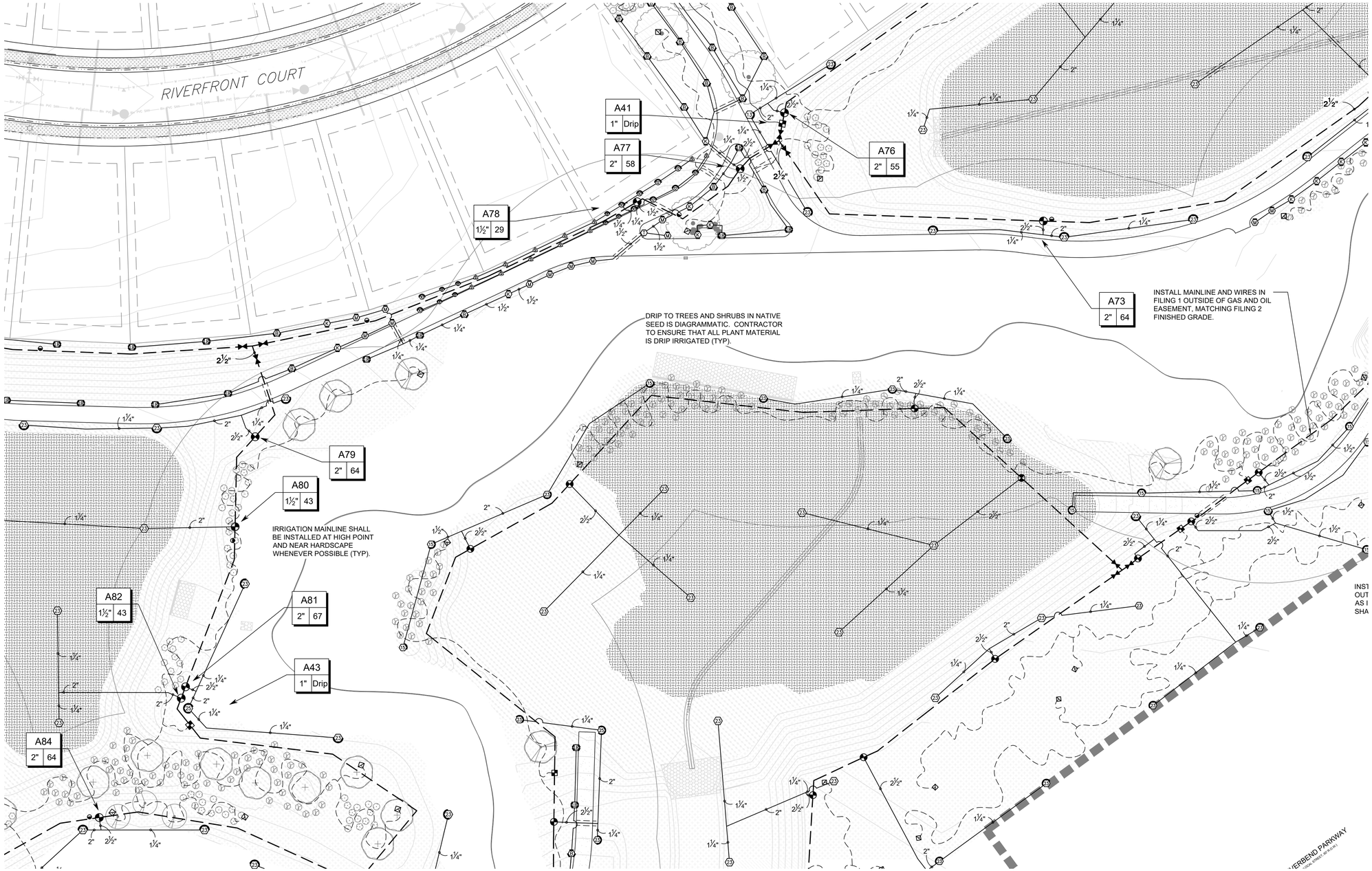

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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.8

SHEET 61 OF 74

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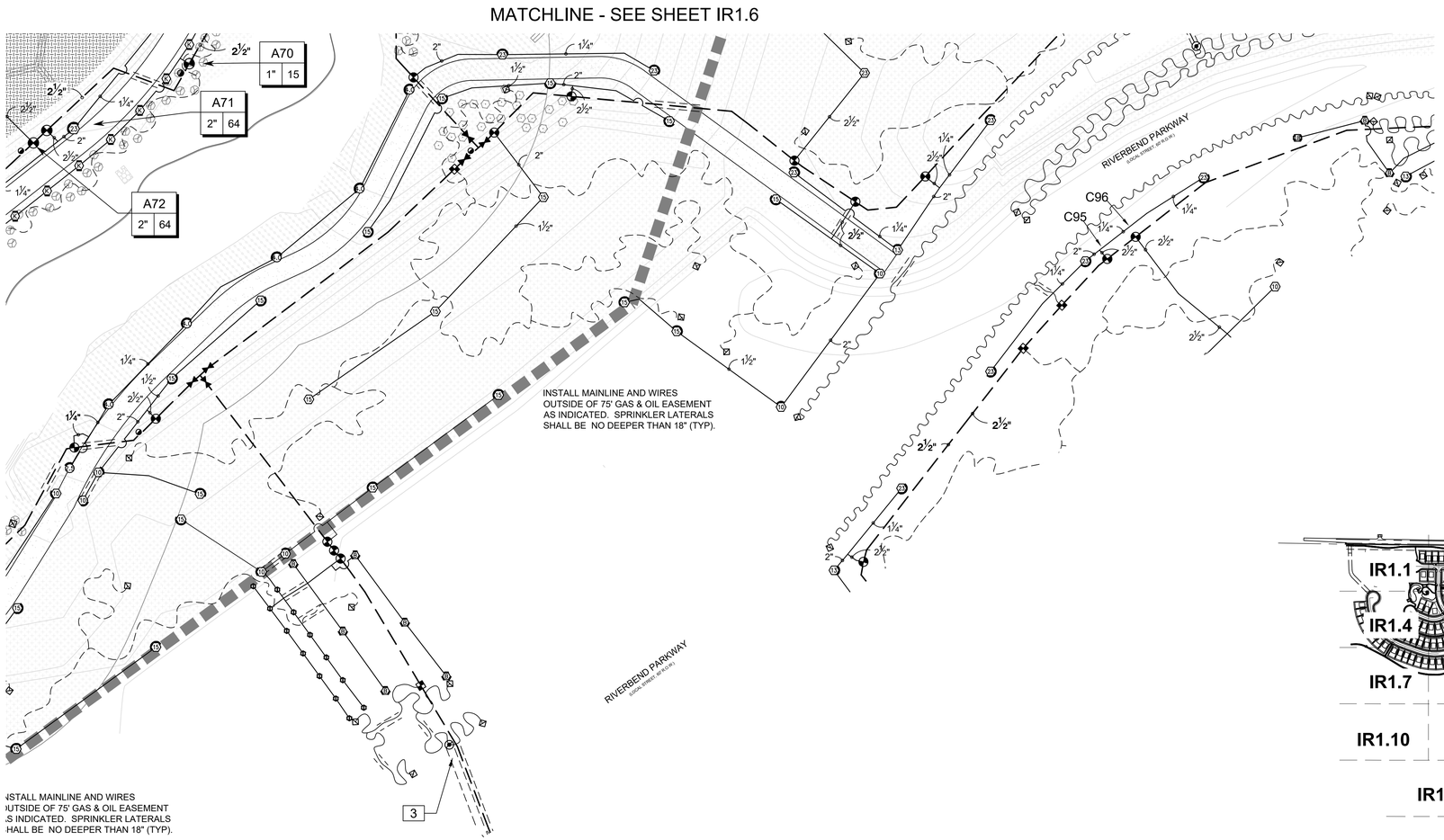
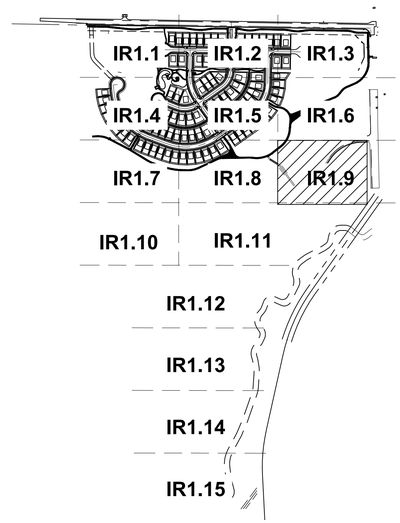
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.9





KEYMAP
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SCALE: 1" = 30'
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RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
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WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER:
DATE: JULY 25, 2023
PHASE: FOR CONSTRUCTION

REVISIONS:

COMMENTS	OCT. 31, 2023
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SHEET TITLE:
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SHEET NUMBER:
IR1.9

SHEET 62 OF 74

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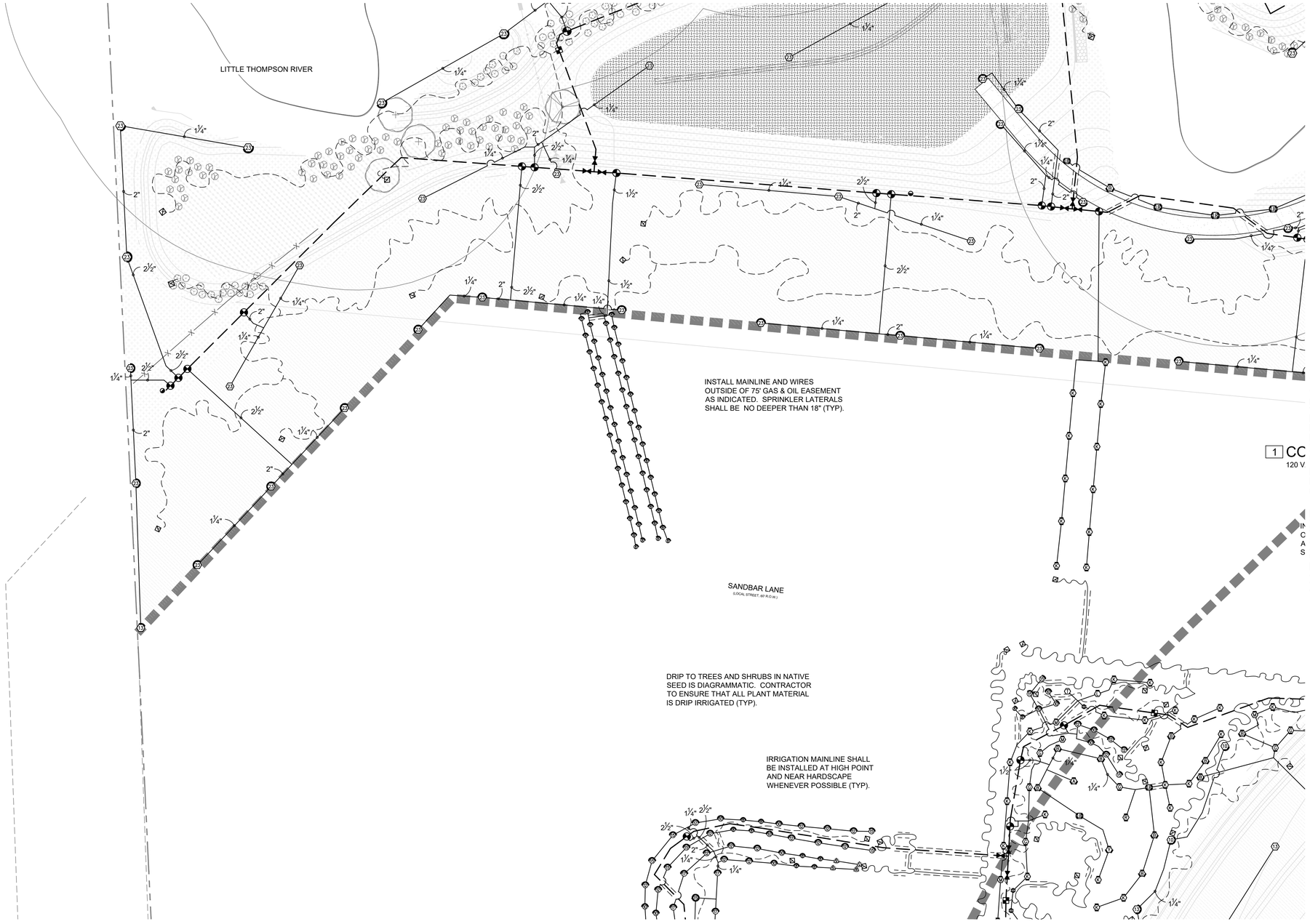
SHEET IR1.10



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SHEET TITLE:
IRRIGATION DESIGN

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IR1.10

SHEET 63 OF 74

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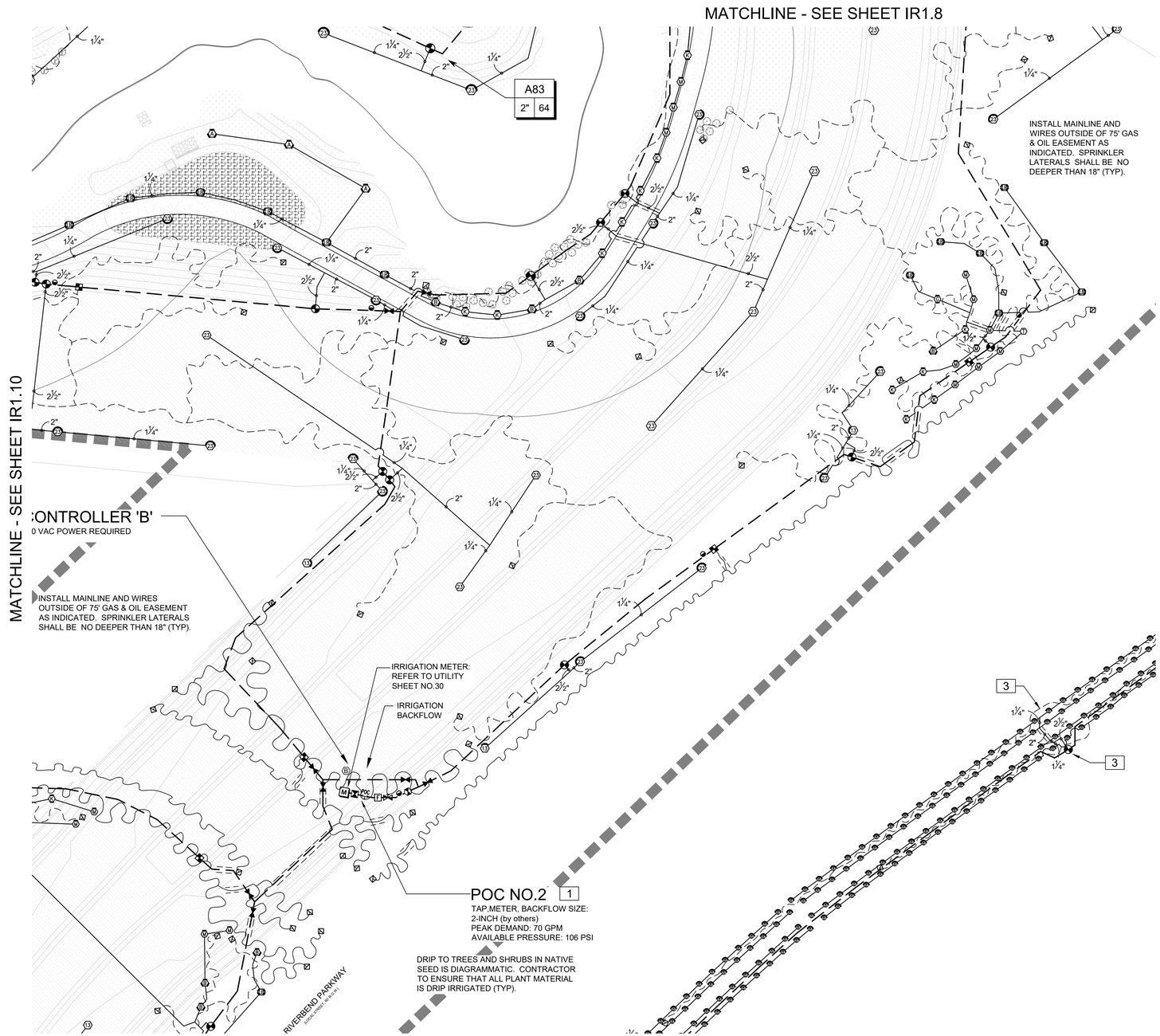
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.11



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SHEET TITLE:
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SHEET 64 OF 74

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FINAL DEVELOPMENT PLAN
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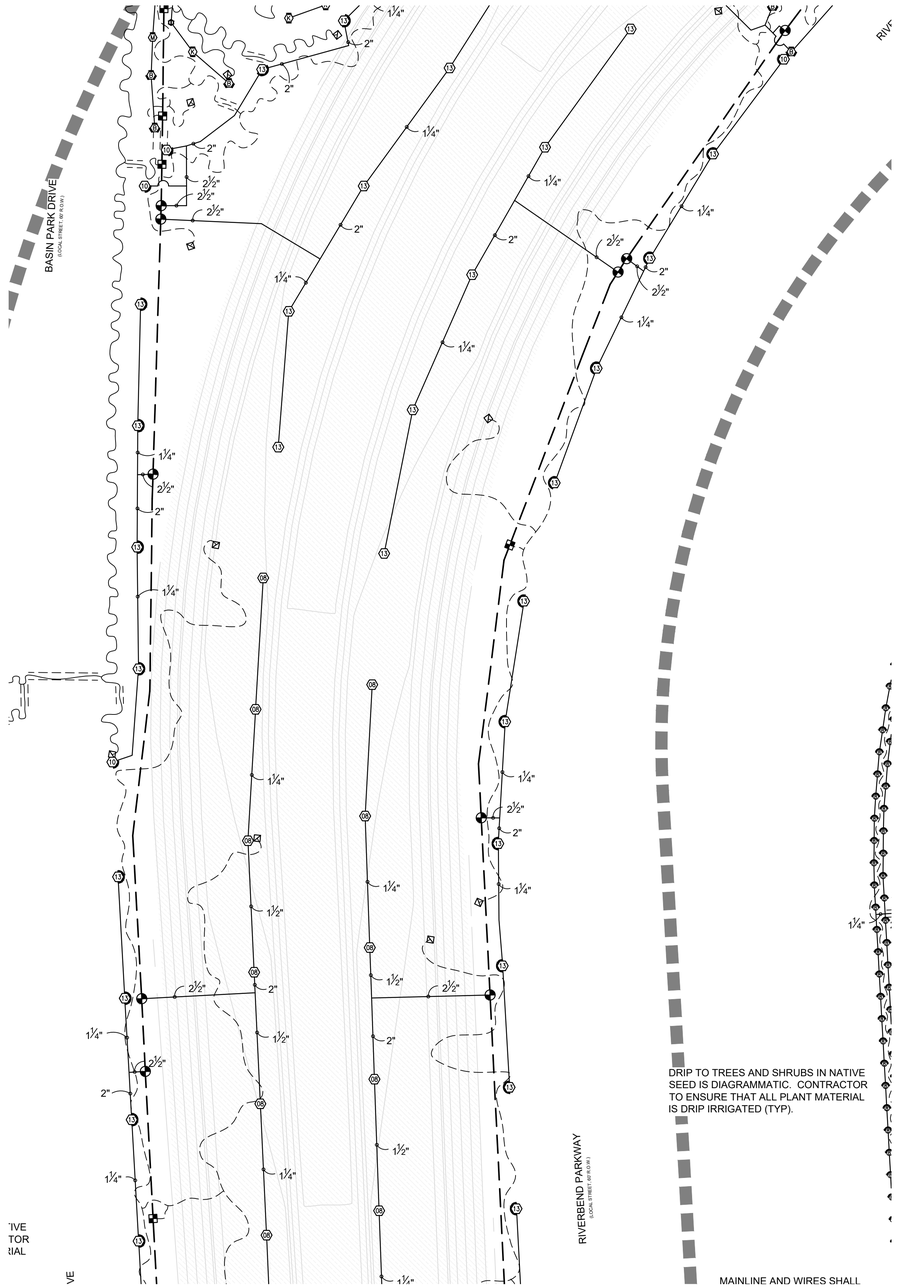
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.12

MATCHLINE - SEE SHEET IR1.10

MATCHLINE - SEE SHEET IR1.11



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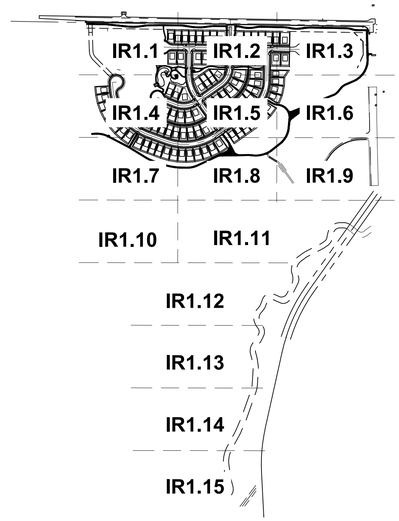

KEYMAP
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SHEET NUMBER:
IR1.12

SHEET 65 OF 74

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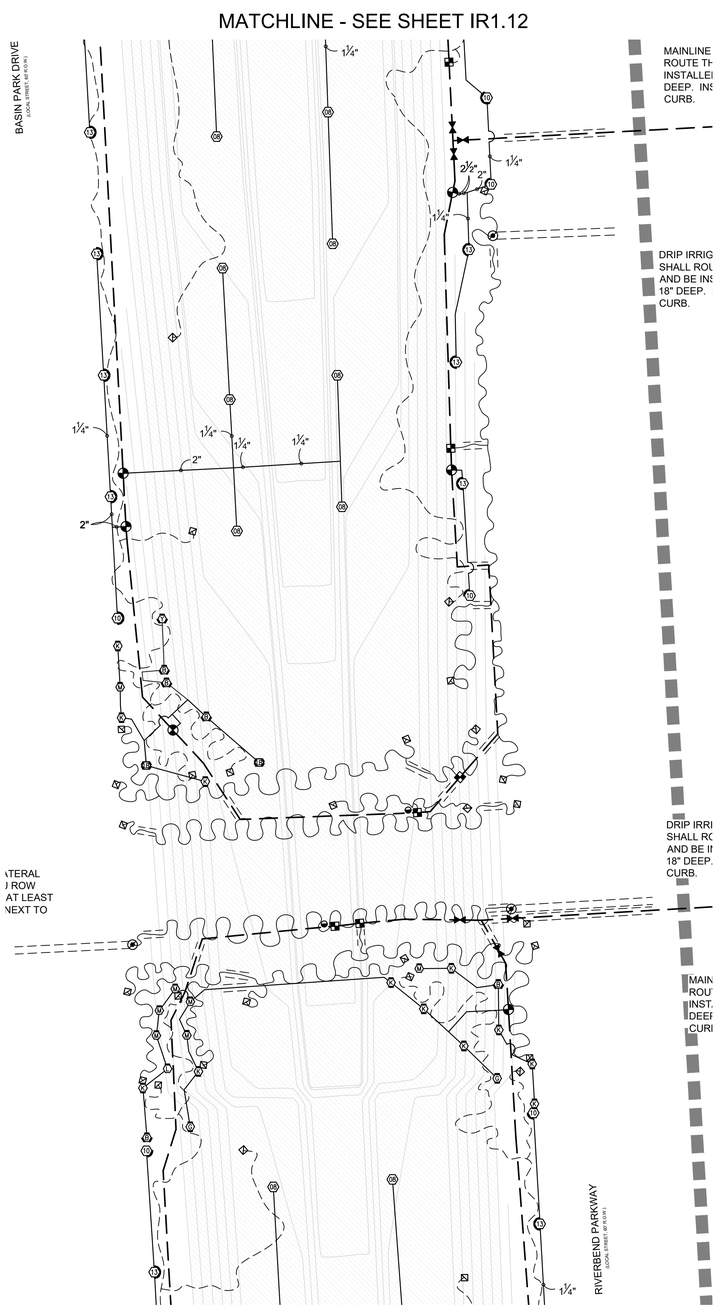
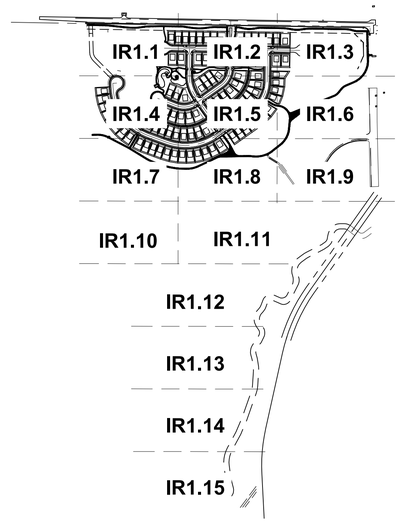
SHEET IR1.13





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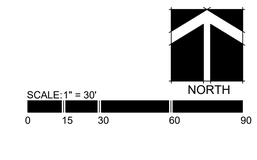

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SHEET TITLE:
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SHEET NUMBER:
IR1.13

SHEET **66** OF **74**

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IRRIGATION MASTER PLAN
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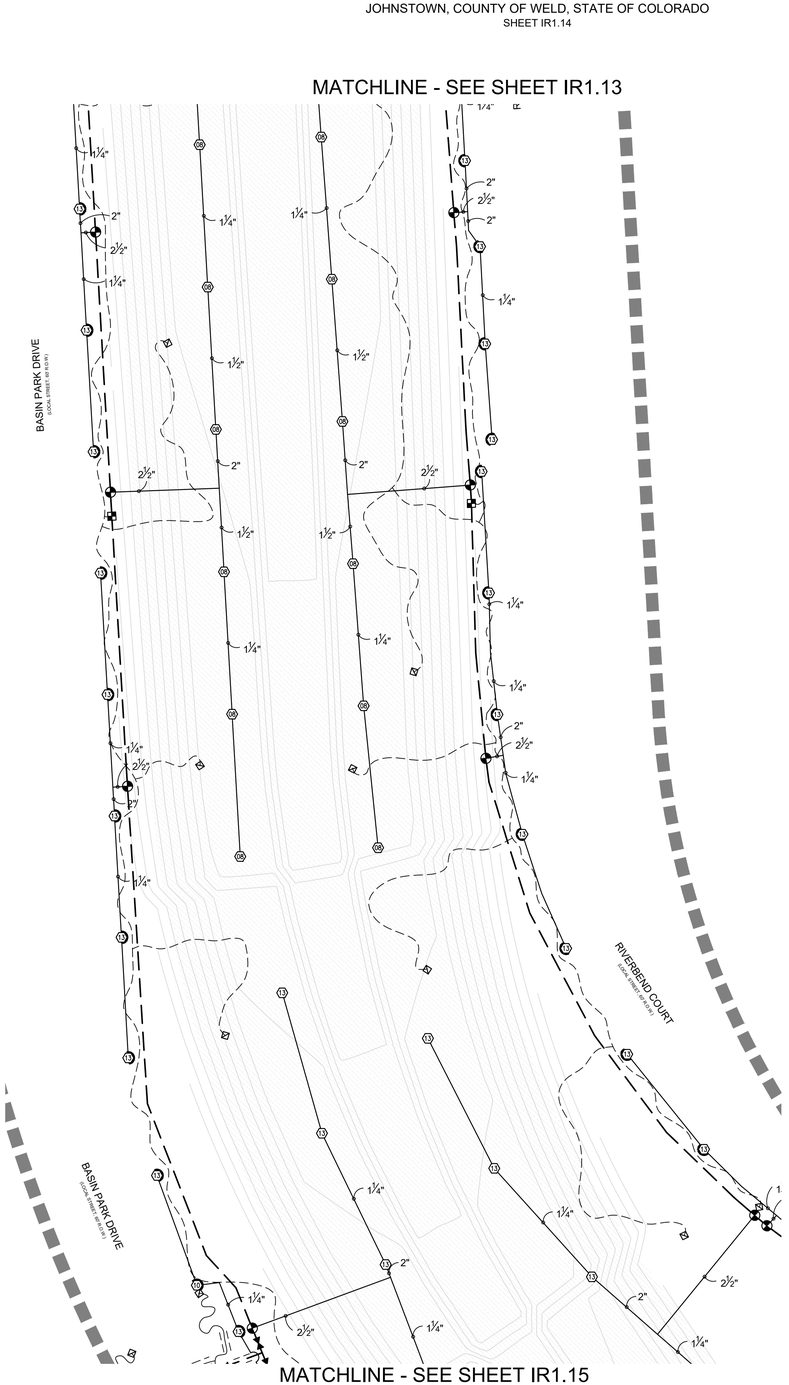

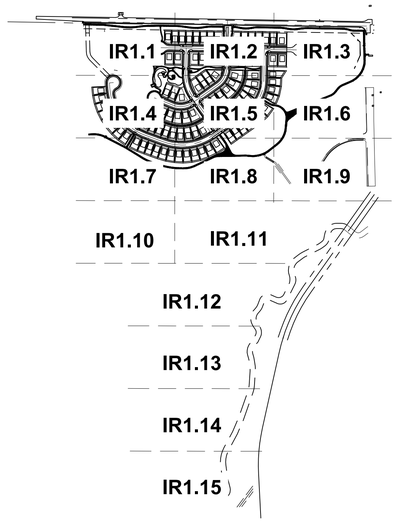

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IR1.14

SHEET 67 OF 74

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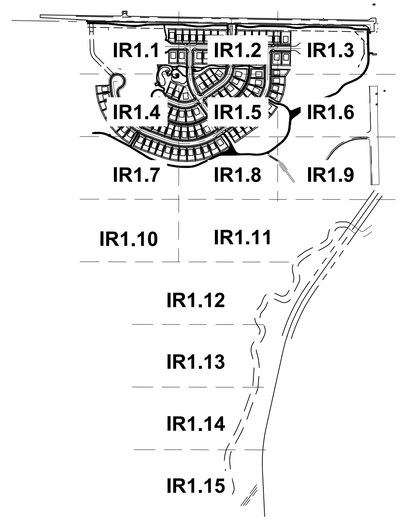
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.15

MATCHLINE - SEE SHEET IR.14



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IRRIGATION DESIGN

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IR1.15

SHEET 68 OF 74

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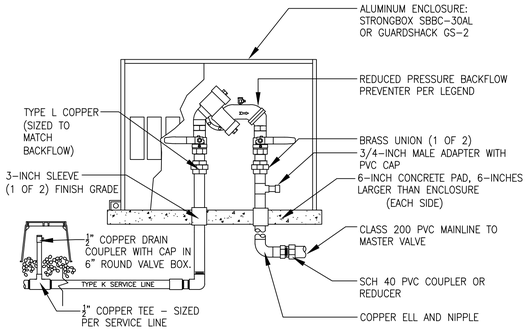
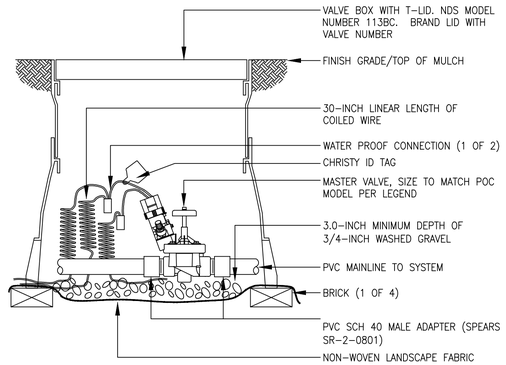


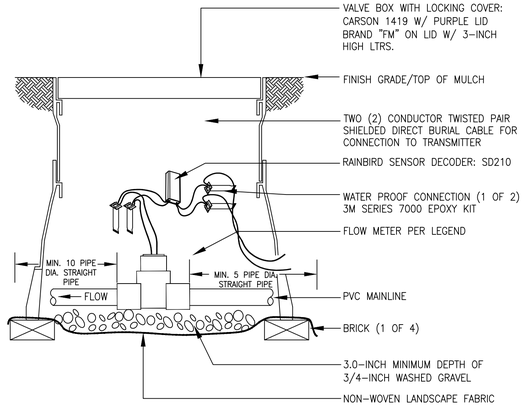
NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1–1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 BACKFLOW PREVENTION UNIT

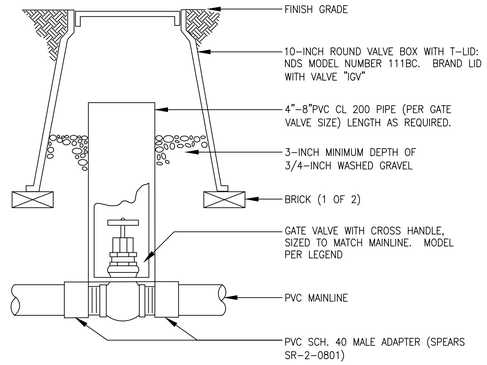


NOTE:
1. FOR 2–WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

2 MASTER VALVE ASSEMBLY



3 FLOW SENSOR ASSEMBLY



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

4 ISOLATION GATE VALVE ASSEMBLY

5 QUICK COUPLING VALVE ASSEMBLY

6 REMOTE CONTROL TURF VALVE ASSEMBLY

NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY

NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. KEEP MINIMUM OF 3" FROM TOP OF SOLENOID TO VALVE BOX LID.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

10 SINGLE OUTLET EMITTER ASSEMBLY

NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2–3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

11 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE

NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

12 DRIP FLUSH CAP ASSEMBLY

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SHEET NUMBER:
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SHEET 69 OF 74

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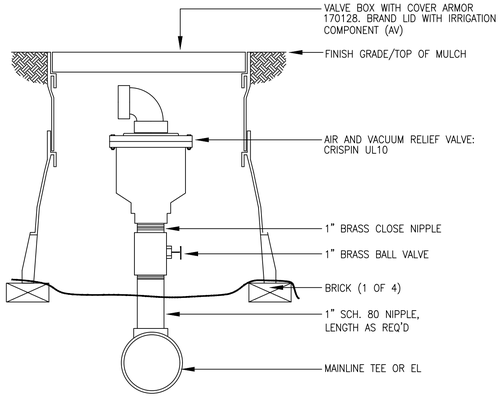
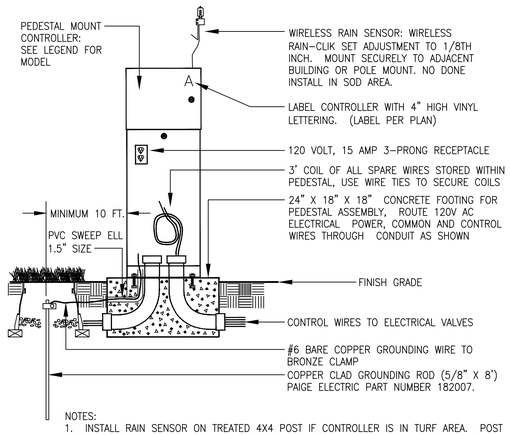


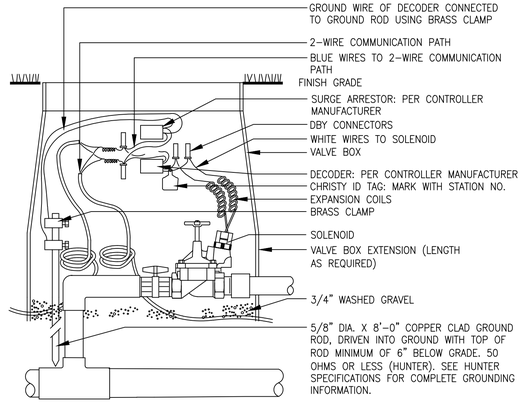
NOTES:
1. INSTALL AT LOCATIONS PER PLAN, UNLESS GRADING HAS CHANGED.
2. INSTALL AT ALL MAINLINE HIGH POINTS.

13 AIR AND VACUUM RELIEF VALVE ASSEMBLY



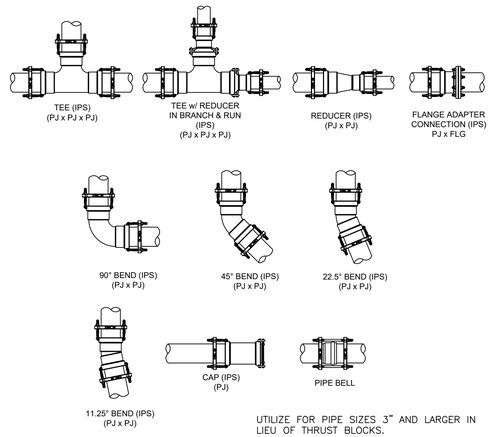
NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

14 PEDESTAL MOUNT CONTROLLER ASSEMBLY



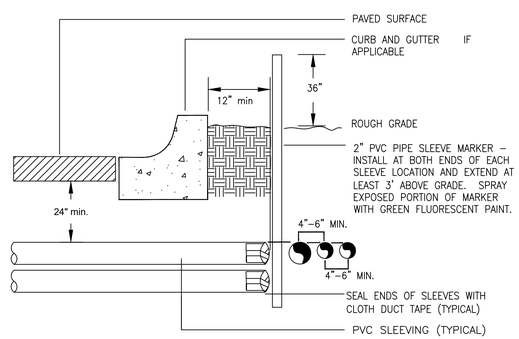
NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

15 TYPICAL GROUNDING (AT VALVE) ASSEMBLY



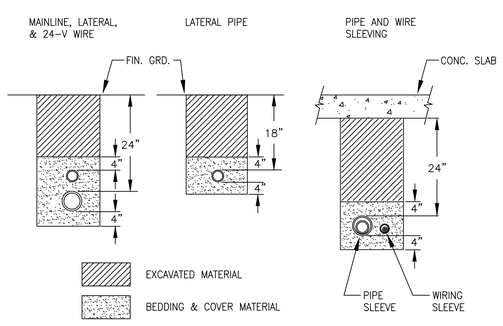
UTILIZE FOR PIPE SIZES 3" AND LARGER IN LIEU OF THRUST BLOCKS.

16 PIPE FITTING WITH JOINT RESTRAINT



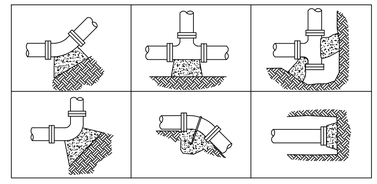
NOTE:
1) ALL SLEEVING TO B E CLASS 200 BE PVC, SIZED AS NOTED.
2) INSATLL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

17 TYPICAL SLEEVING DETAIL



NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

18 TYPICAL TRENCHING DETAIL



THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED SOIL (SF)

PIPE SIZE	BENDS			TEE OR DEAD END
	22-1/2°	45°	90°	
3"	0.3	0.6	1.1	0.8
4"	0.5	1.1	1.9	1.4
6"	1.1	2.2	4.0	2.8
8"	1.8	3.6	6.5	4.7
12"	4	7.8	14.5	10.2
16"	6.9	14	25.7	18.1

*BASED ON 2,000 PSF BEARING CAPACITY

NOTES:
1. USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.
2. INSTALL THRUST BLOCK SO THE HORIZONTAL AND VERTICAL DIMENSIONS OF THE THRUST BLOCK ARE APPROXIMATELY EQUAL.

19 TYPICAL THRUST BLOCK DETAIL

www.tfgdesign.com
FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669.3737
josh@fronterra.design

MPi Designs
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPiDesignsllc.com

OWNER:
Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

PROJECT INFORMATION:
PROJECT NUMBER:
DATE: JULY 25, 2023
PHASE: FOR CONSTRUCTION

REVISIONS:

COMMENTS	OCT. 31, 2023
COMMENTS	DEC. 21, 2023
COMMENTS	MARCH 27, 2026

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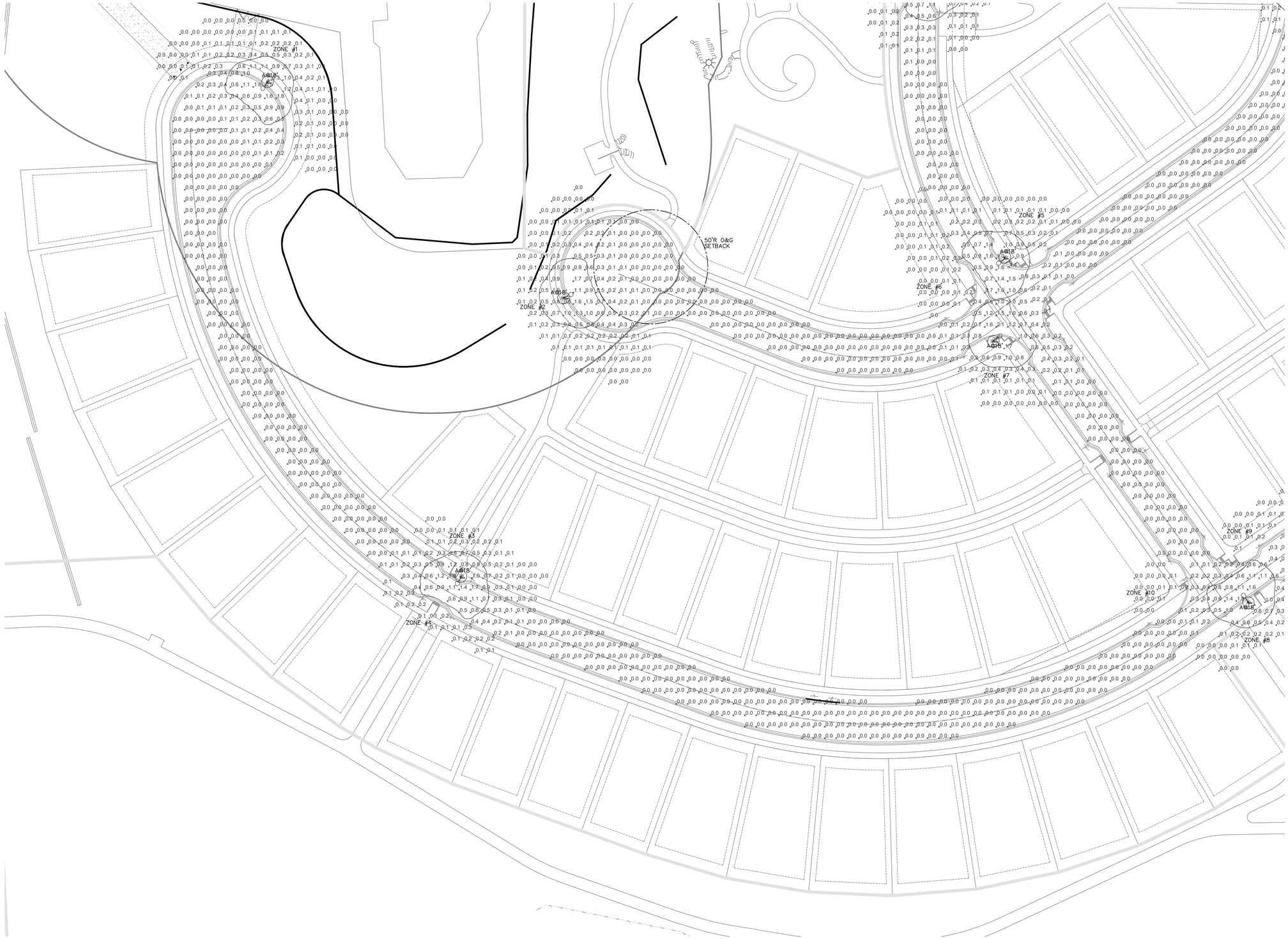
SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
IR2.2

SHEET 70 OF 74

PLOT DATE: 3/27/2026 3:34 PM
DRAWN BY: McHw
FILE LOCATION: Z:\Drawings\01 GENERAL\Client Files\Riverbend Estates\Design Build\Res\ES\15-IR-AVKS\RBENDES 15-IR-AVKS.dwg



N

SITE PHOTOMETRIC PLAN – SOUTHWEST

SCALE: 1" = 40'

Job#22051

Electricon
Electrical Engineering
37127 Cullison Ridge Road
Severance, CO 80550
970.686.1004
larry@electricon-eng.com

RIVERBEND ESTATES PUD

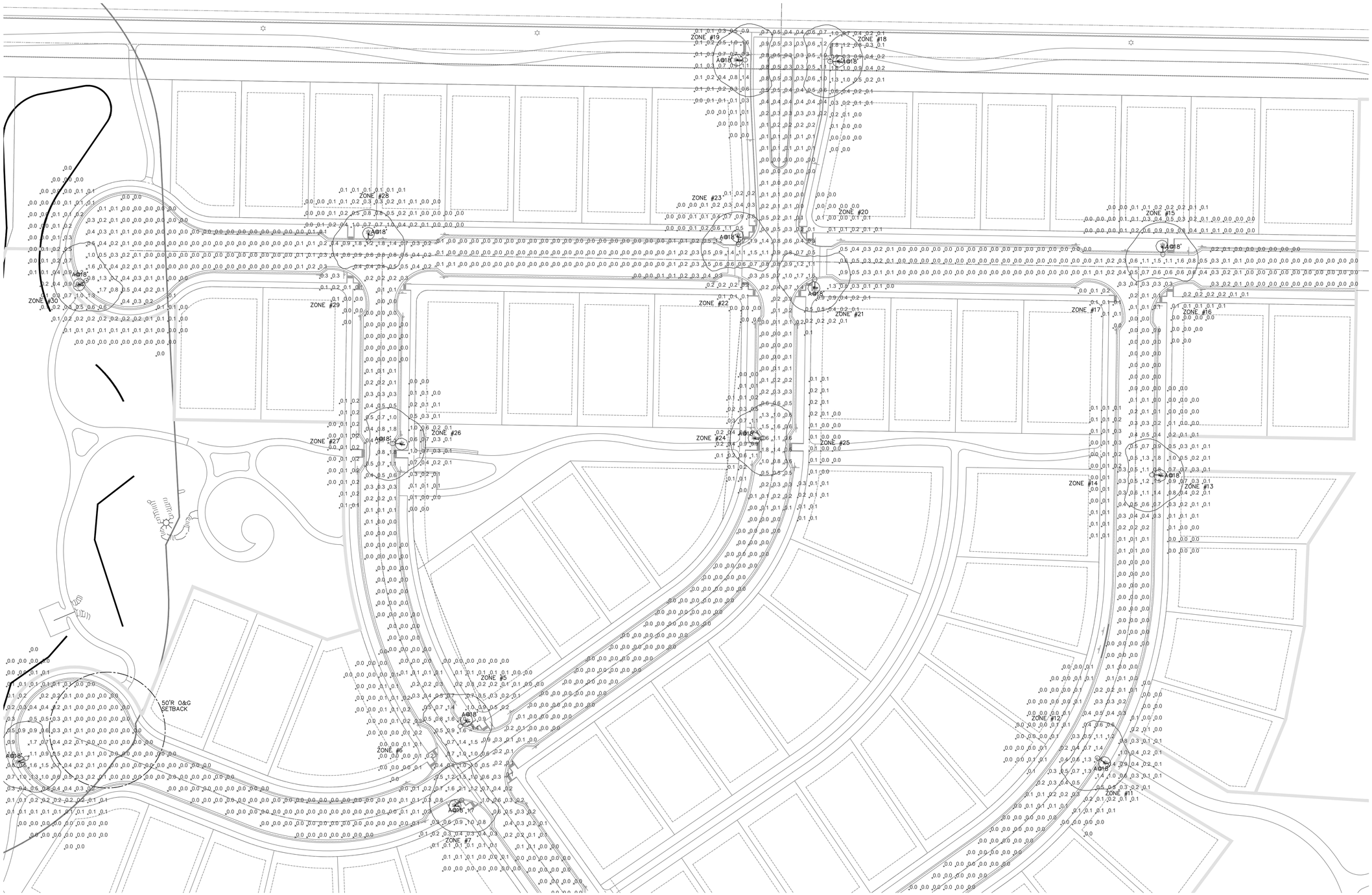
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

DATE	DESC.
3/09/22	Photometric Set
9/20/22	Update
6/30/23	Update
9/08/23	Update
8/16/24	Update
10/25/24	Update

Site Photometric Plan - Southwest

SP-1



SITE PHOTOMETRIC PLAN – NORTHWEST

SCALE: 1" = 40'

Job#22051

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Electrical Engineering
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Severance, CO 80550
970.686.1004
larry@electricon-eng.com

RIVERBEND ESTATES PUD

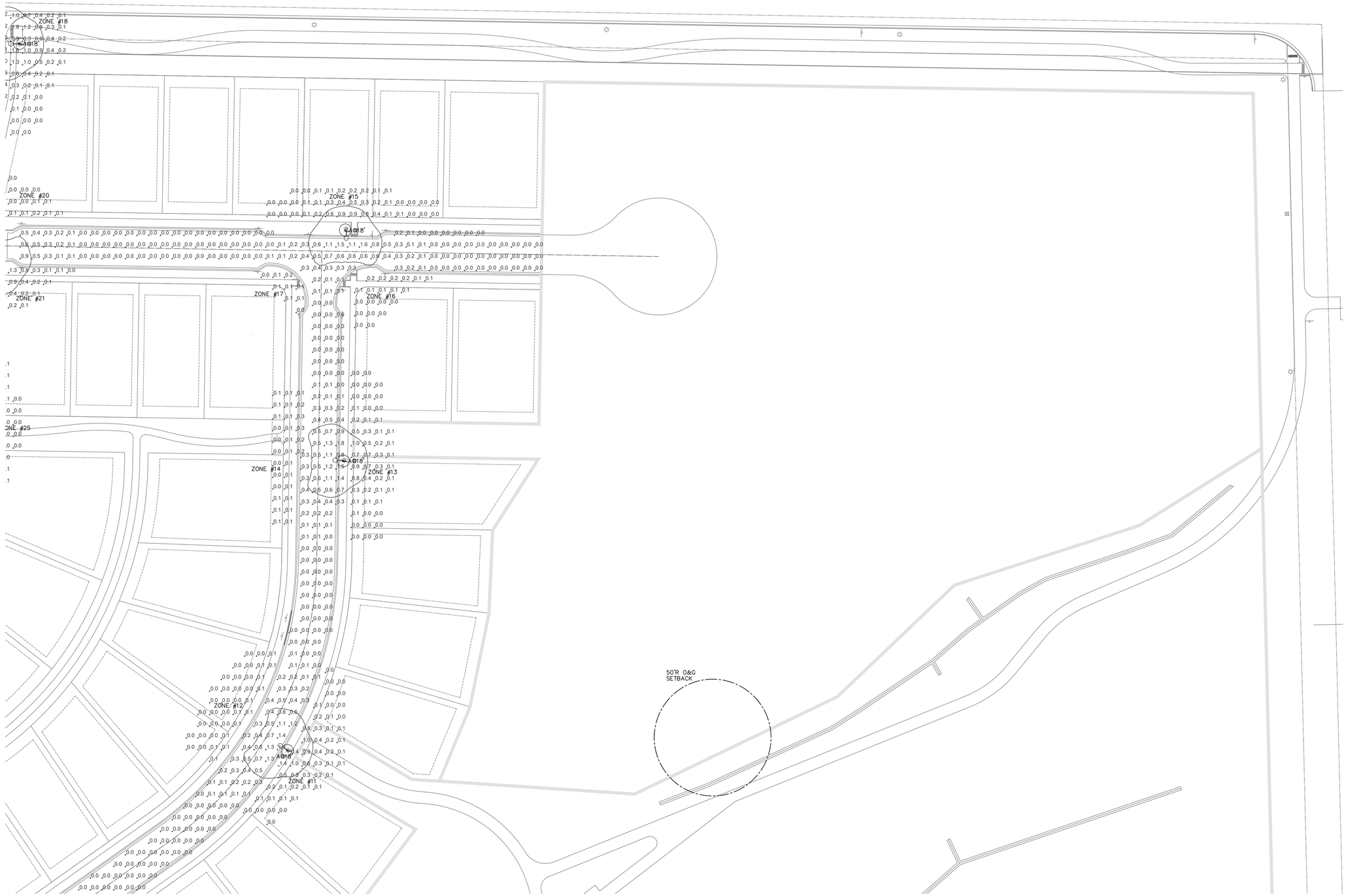
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

DATE	DESC.
3/09/22	Photometric Set
9/20/22	Update
6/30/23	Update
9/08/23	Update
8/16/24	Update
10/25/24	Update

Site Photometric Plan - Northwest

SP-2



SITE PHOTOMETRIC PLAN – EAST

SCALE: 1" = 40'

Job#22051

Electricon
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larry@electricon-eng.com

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

DATE	DESC.
3/09/22	Photometric Set
9/20/22	Update
6/30/23	Update
9/08/23	Update
8/16/24	Update
10/25/24	Update

Site Photometric Plan - East

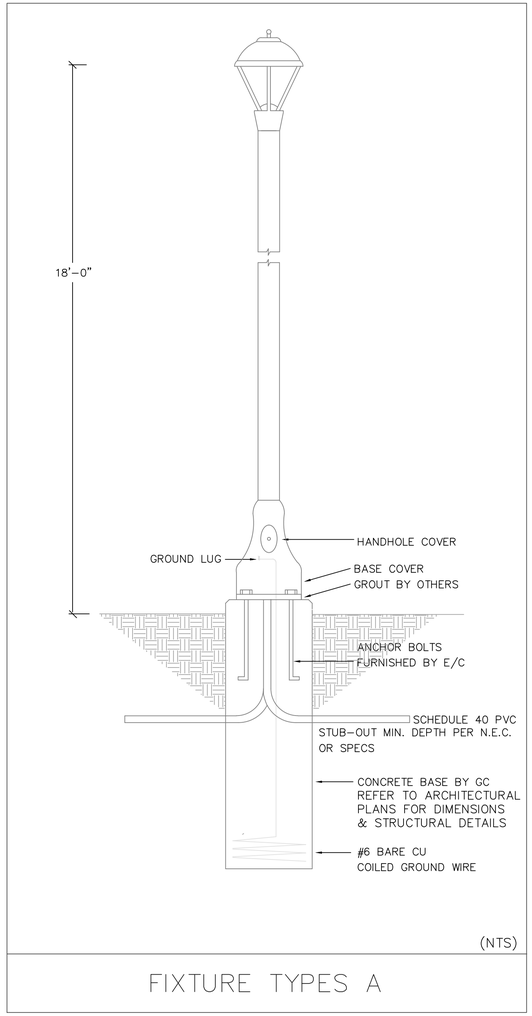
SP-3

Schedule													
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
□ a	A	17	Holophane	PUCL2 P20 30K XX FC3	Utility Taft FCO LED 2, 3000K, Type 3 Optic	P20,	1	PUCL2_P20_30K_XX_FC3.ies	4190	1	1	45	100%	TYPE IV, MEDIUM, BUG RATING: B1 – U0 – G1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roadway – Center	□	0.2 fc	1.9 fc	0.0 fc	N/A	N/A
Roadway – West	×	0.2 fc	2.1 fc	0.0 fc	N/A	N/A
Roadway East	+	0.2 fc	1.8 fc	0.0 fc	N/A	N/A
Zone #1	+	0.2 fc	1.2 fc	0.0 fc	N/A	N/A
Zone #2	+	0.2 fc	1.3 fc	0.0 fc	N/A	N/A
Zone #3	+	0.2 fc	1.2 fc	0.0 fc	N/A	N/A
Zone #4	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1
Zone #5	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A
Zone #6	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Zone #7	+	0.3 fc	1.7 fc	0.0 fc	N/A	N/A
Zone #8	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A
Zone #9	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Zone #10	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Zone #11	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A
Zone #12	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Zone #13	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A
Zone #14	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Zone #15	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
Zone #16	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Zone #17	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Zone #18	+	0.4 fc	1.8 fc	0.0 fc	N/A	N/A
Zone #19	+	0.4 fc	1.6 fc	0.0 fc	N/A	N/A
Zone #20	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Zone #21	+	0.4 fc	1.3 fc	0.0 fc	N/A	N/A
Zone #22	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Zone #23	+	0.3 fc	1.1 fc	0.0 fc	N/A	N/A
Zone #24	+	0.3 fc	1.1 fc	0.0 fc	N/A	N/A
Zone #25	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Zone #26	+	0.3 fc	1.0 fc	0.0 fc	N/A	N/A
Zone #27	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
Zone #28	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A
Zone #29	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Zone #30	+	0.2 fc	1.3 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location			Aim					
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	3165262.00	1359476.00	18.00	18.00	327.14	0.00	3165261.00	1359477.00	0.00
2	A	3164964.00	1360199.00	18.00	18.00	180.00	0.00	3164964.00	1360198.00	0.00
3	A	3165282.00	1360197.00	18.00	18.00	180.00	0.00	3165282.00	1360196.00	0.00
4	A	3165370.00	1360347.00	18.00	18.00	270.00	0.00	3165369.00	1360347.00	0.00
5	A	3165648.00	1360188.00	18.00	18.00	180.00	0.00	3165648.00	1360187.00	0.00
6	A	3164573.00	1359500.00	18.00	18.00	209.60	0.00	3164573.00	1359499.00	0.00
7	A	3165049.00	1359779.00	18.00	18.00	235.62	0.00	3165048.00	1359778.00	0.00
8	A	3165296.00	1360022.00	18.00	18.00	94.62	0.00	3165297.00	1360022.00	0.00
9	A	3165599.00	1359742.00	18.00	18.00	300.90	0.00	3165598.00	1359743.00	0.00
10	A	3165647.00	1359990.00	18.00	18.00	270.74	0.00	3165646.00	1359990.00	0.00
11	A	3164993.00	1360017.00	18.00	18.00	270.62	0.00	3164992.00	1360017.00	0.00
12	A	3165281.00	1360348.00	18.00	18.00	90.76	0.00	3165282.00	1360348.00	0.00
13	A	3164714.00	1360154.00	18.00	18.00	55.42	0.00	3164715.00	1360155.00	0.00
14	A	3165348.00	1360151.00	18.00	18.00	0.00	0.00	3165348.00	1360152.00	0.00
15	A	3164404.00	1359933.00	18.00	18.00	220.27	0.00	3164403.00	1359932.00	0.00
16	A	3164662.00	1359743.00	18.00	18.00	67.81	0.00	3164663.00	1359744.00	0.00
17	A	3165038.00	1359705.00	18.00	18.00	55.62	0.00	3165039.00	1359706.00	0.00



FIXTURE TYPES A

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number

Notes

Type A

PUCL3

Utility Taft Series Luminaire Full Cutoff LED3

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxx50CR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site-specific requirements. The AO module is preset at the factory to position number 8
- nLight Air rSBOR6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – RSBOR6
- Long life photocontrol, 20 years – PCL1, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 type 2, 3 & 5 no glass, P05 thru P90 type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 4S no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement

BAA – Buy American(ish) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty

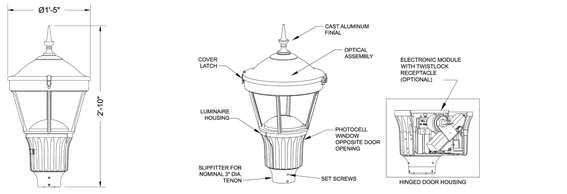
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 35 lbs
Maximum Effective Projected Area - 1.24 sq. ft.

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PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

ORDERING INFORMATION (refer to page 3 for configurable options)

Example: PUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series	Led performance package		LED Color temperature		Voltage		Optics		Housing color		Finial	
PUCL3	Utility Taft LED FCO	P05	3,480 nominal lumens	27K	2700K CCT	MVOLT	Auto-sensing voltage (120 thru 277) 50/60 HZ	FC2	Type 2 distribution full cutoff	BK	Black	NF	None
		P10	4,500 nominal lumens	30K	3000K CCT					GR	Gray	BL	Ball
		P20	5,500 nominal lumens	40K	4000K CCT			FC3	Type 3 distribution full cutoff	GH	Graphite	SK	Spike
		P30	7,000 nominal lumens			HVOLT	Auto-sensing voltage (347 thru 480) 50/60 HZ			GN	Green		
		P40	8,000 nominal lumens					FC4	Type 4 distribution full cutoff	PP	Prime paint		
		P50	9,100 nominal lumens			XVOLT	Auto-sensing voltage (277 thru 480V) with enhanced power quality protection			WH	White		
		P60	10,000 nominal lumens							BZ	Bronze		
		P70	10,700 nominal lumens					FC5	Type 5 distribution full cutoff	RALxxxx50CR	RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number.		
		P80	11,600 nominal lumens							CMC	Custom color match		
		P90	12,400 nominal lumens										
		P100	13,300 nominal lumens										

Options: *Option Compatibility Matrix on page 3 of 4*

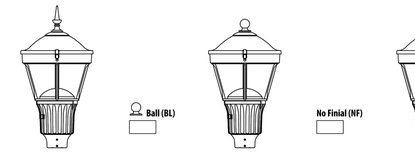
CONTROLS OPTIONS		PREWIRED LEAD OPTIONS		OPTIC OPTIONS	
A0	Field Adjustable Output	L1H	1.5 ft prewired leads	CLGL	Clear tempered glass lens
DINBRA	DTL DIN mode bracket with external mounted antenna, DTL DIN node ordered and shipped separately	L03	3 ft prewired leads	FRGL	10% Frosted tempered glass lens
PR7	NEMA twistlock dimming photocontrol receptacle - 7 pin	L10	10 ft prewired leads	HSS	Louvered house-side shield
PR7E	NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)	L20	20 ft prewired leads	**LEM REVEAL COLOR OPTIONS**	
PCLL	Long Life DTL Twistlock Photocontrol for Solid State, MVOLT	L25	25 ft prewired leads	MHC	LEM Reveal Plate Painted to match Housing Color
P34	Long Life DTL Twistlock Photocontrol for Solid State, 347V	L30	30 ft prewired leads	**NEMA LABEL OPTIONS**	
P48	Long Life DTL Twistlock Photocontrol for Solid State, 480V			NL1X1	1" X 1" ANSI Wattage Label
SH	Shorting Cap			NL2X2	2" X 2" ANSI Wattage Label
RSBOR6	nLight Motion Sensing Photocontrols				

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD		SURFACE PROTECTION KITS		
CLHSSNG25	No glass, Type 2 & Type 5 - Louvered house side shield	SPDPLUGIN	MVOLT-20KV	Replacement for 120-277V 20KV/ 10KA
CLHSSNG34	No glass, Type 3 & Type 4 - Louvered house side shield	SPDPLUGIN	HVOLT-20KV	Replacement for 347-480V 20KV/ 10KA
CLHSSGL25	Glass, Type 2 & Type 5 - Louvered house side shield			
CLHSSGL34	Glass, Type 3 & Type 4 - Louvered house side shield			

FINIAL INFORMATION

Mark Appropriate Box for Finial Options



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PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

PERFORMANCE DATA

STANDARD OPTIONS: NO GLASS

LED Package	Glass/Optic	System Watts	27K (27000K, 70CRI)					30K (3000K, 70CRI)					40K (4000K, 70CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P05	FC2	30	3,556	119	1	0	1	3,615	121	1	0	1	3,862	129	1	0	1
	FC3		3,699	123	1	0	1	3,760	125	1	0	1	4,017	134	1	0	1
	FC4		3,699	123	1	0	2	3,760	125	1	0	2	4,017	134	1	0	2
	FC5		4,050	135	3	0	1	4,117	137	3	0	1	4,398	147	3	0	1
P10	FC2	39	4,614	118	1	0	2	4,690	120	1	0	2	5,010	128	2	0	2
	FC3		4,799	123	1	0	2	4,878	125	1	0	2	5,211	134	1	0	2
	FC4		4,799	123	1	0	2	4,878	125	1	0	2	5,211	134	1	0	2
	FC5		5,255	135	3	0	1	5,342	137	3	0	1	5,706	146	3	0	1
P20	FC2	48	5,657	118	2	0	2	5,751	120	2	0	2	6,144	128	2	0	2
	FC3		5,884	123	1	0	2	5,982	125	1	0	2	6,390	133	1	0	2
	FC4		5,884	123	1	0	2	5,982	125	2	0	2	6,390	133	2	0	2
	FC5		6,443	134	3	0	2	6,550	136	3	0	2	6,997	146	3	0	2
P30	FC2	59	7,285	123	2	0	2	7,406	126	2	0	2	7,911	134	2	0	3
	FC3		7,449	126	2	0	2	7,572	128	2	0	2	8,089	137	2	0	2
	FC4		6,910	117	2	0	3	7,024	119	2	0	3	7,504	127	2	0	3
	FC5		8,069	137	3	0	2	8,203	139	3	0	2	8,763	149	4	0	2
P40	FC2	69	8,468	123	2	0	3	8,608	125	2	0	3	9,196	133	2	0	3
	FC3		8,658	125	2	0	2	8,802	128	2	0	2	9,402	136	2	0	2
	FC4		7,705	112	2	0	3	7,833	114	2	0	3	8,368	121	2	0	3
	FC5		9,379	136	4	0	2	9,535	138	4	0	2	10,185	148	4	0	2
P50	FC2	81	9,524	118	2	0	3	9,682	120	2	0	3	10,343	128	3	0	3
	FC3		9,738	120	2	0	2	9,899	122	2	0	2	10,575	131	2	0	2
	FC4		8,981	111	2	0	3	9,130	113	2	0	3	9,753	120	2	0	3
	FC5		10,549	130	4	0	2	10,724	132	4	0	2	11,456	141	4	0	2
P60	FC2	91	10,432	115	3	0	3	10,605	117	3	0	3	11,329	124	3	0	3
	FC3		10,666	117	2	0	2	10,843	119	2	0	2	11,583	127	2	0	2
	FC4		9,800	108	2	0	3	9,963	109	2	0	3	10,643	117	2	0	3
	FC5		11,555	127	4	0	2	11,746	129	4	0	2	12,548	138	4	0	2
P70	FC2	98	11,152	114	3	0	3	11,337	116	3	0	3	12,111	124	3	0	3
	FC3		11,402	116	2	0	2	11,592	118	2	0	2	12,383	126	2	0	2
	FC4		10,424	106	2	0	3	10,597	108	2	0	3	11,320	116	2	0	3
	FC5		12,352	126	4	0	2	12,557	128	4	0	2	13,414	137	4	0	3
P80	FC2	107	12,157	114	3	0	3	12,358	115	3	0	3	13,202	123	3	0	3
	FC3		12,430	116	2	0	2	12,636	118	2	0	3	13,498	126	3	0	3
	FC4		10,921	102	2	0	3	11,102	104	2	0	3	11,860	111	2	0	3
	FC5		13,465	126	4	0	3	13,688	128	4	0	3	14,623	137	4	0	3
P90	FC2	117	13,065	112	3	0	3	13,282	114	3	0	3	14,189	121	3	0	3
	FC3		13,359	114	2	0	3	13,581	116	3	0	3	14,508	124	3	0	3
	FC4		11,789	101	2	0	3	11,985	102	3	0	3	12,803	109	3	0	3
	FC5		14,472	124	4	0	3	14,712	126	4	0	3	15,716	134	4	0	3
P100	FC2	130	14,053	108	3	0	3	14,287	110	3	0	3	15,262	117	3	0	3
	FC3		14,369	111	3	0	3	14,608	112	3	0	3	15,605	120	3	0	3
	FC4		12,469	96	3	0	3	12,676	98	3	0	3	13,541	104	3	0	3
	FC5		15,566	120	4	0	3	15,824	122	4	0	3	16,904	130	5	0	3

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PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

COMPONENTS & OPTIONS DATA

AO
Manual field adjustable output dimming device

HSS
Minimize backlight with a louvered house-side-shield. Available as a factory installed

Performance Package	FAO Position	% Lumen Output	% Wattage
P05-P20	8	100%	100%
	7	94%	95%
	6	82%	83%
	5	70%	72%
	4	57%	60%
	3	45%	48%
	2	32%	38%
	1	19%	25%

Performance Package	FAO Position	% Lumen Output	% Wattage
P30-P100	8	100%	100%
	7	94%	93%
	6	83%	81%
	5	71%	69%
	4	59%	56%
	3	46%	44%
	2	33%	32%
	1	19%	20%

ACCESSORIES OPTION DATA

CLHSS
Minimize backlight with a louvered house-side-shield, field accessory

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Job#22051

Electricon
Electrical Engineering
970.686.1004
37127 Cullison Ridge Road
Severance, CO 80550
larry@electricon-eng.com

RIVERBEND ESTATES PUD
FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

DATE	DESC.
3/09/22	Photometric Set
9/20/22	Update
6/30/23	Update
9/08/23	Update
8/16/24	Update
10/25/24	Update

Site Photometric Specifications

SP-4

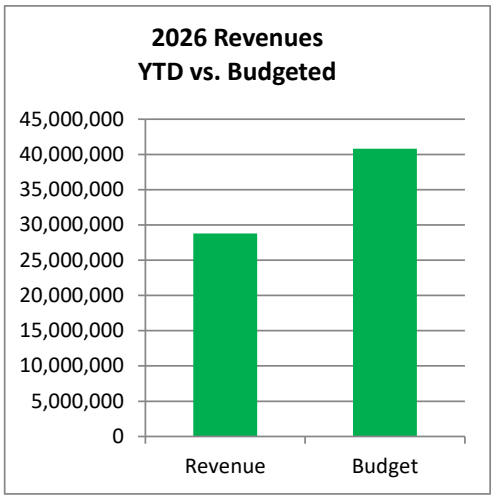
SHEET 74 OF 74

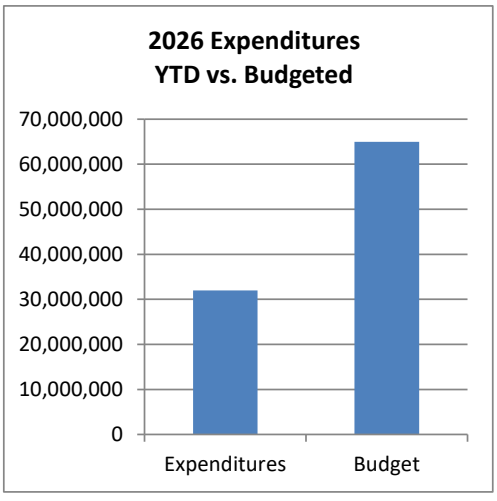
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - General Fund
Period Ending July 31, 2026
Unaudited

General Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 62,828,597	$ 62,828,597	
Revenues:			
Taxes & Fees	23,327,766	34,237,481	68.1%
Licenses & Permits	2,577,830	1,980,900	130.1%
Fines & Forfeitures	135,327	257,000	52.7%
Intergovernmental	308,271	275,000	112.1%
Earnings on Investment	1,905,932	3,700,000	51.5%
Miscellaneous Revenue	542,501	346,200	156.7%
Transfers In	-	-	
Total Operating Revenues	28,797,627	40,796,581	70.6%
Expenditures:			
Legislative	719,105	13,888,380	5.2%
Town Manager	1,321,808	3,207,775	41.2%
Town Clerk	349,131	806,610	43.3%
Events	129,291	293,950	44.0%
Finance	595,138	1,239,000	48.0%
Planning	915,219	1,974,380	46.4%
Reimbursements	190,875	190,000	100.5%
Engineering	581,462	1,358,425	42.8%
Police	3,548,482	8,694,740	40.8%
Public Works	482,309	1,104,980	43.6%
Buildings	3,121,980	10,212,200	30.6%
Transfers Out	20,036,839	21,978,124	91.2%
Total Expenditures	31,991,639	64,948,564	49.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**(3,194,012)**	**(24,151,983)**	
Prior Period Adjustment			
Ending Fund Balance*	**$ 59,634,585**	**$ 38,676,614**	

** - Unaudited*

58% of the fiscal year has elapsed



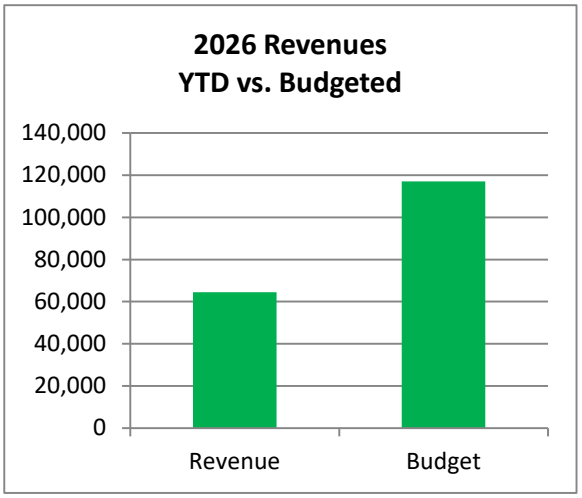


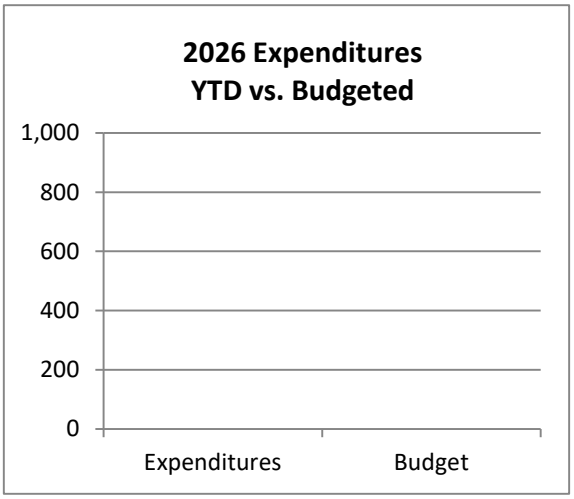
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Conservation Trust Fund
Period Ending July 31, 2026
Unaudited

Conservation Trust Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 149,655	$ 149,655	
Revenues:			
Intergovernmental	59,942	115,000	52.1%
Earnings on Investment	4,487	2,000	224.3%
Transfers In	-	-	
Total Operating Revenues	64,429	117,000	55.1%
Expenditures:			
Operations	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**64,429**	**117,000**	
Ending Fund Balance*	**$ 214,084**	**$ 266,655**	

** - Unaudited*

58% of the fiscal year has elapsed



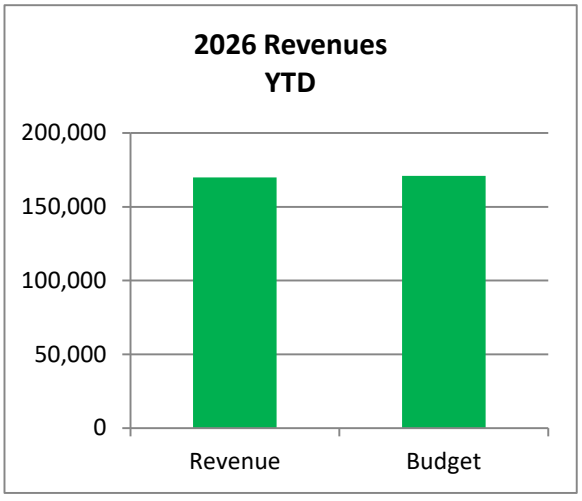


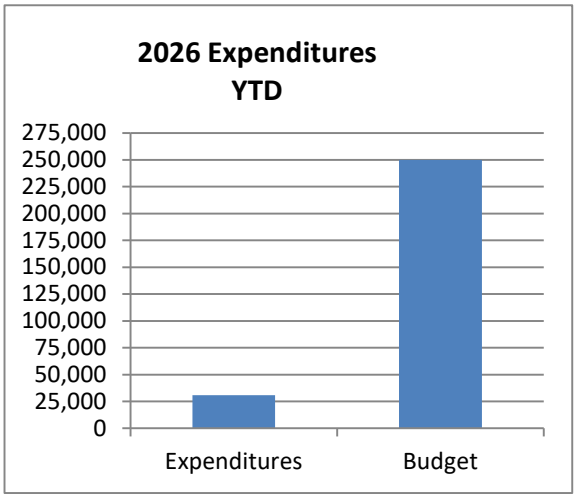
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Arts and Culture Fund
Period Ending July 31, 2026
Unaudited

Arts & Culture Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 916,749	$ 916,749	
Revenues:			
Intergovernmental	163,091	167,400	97.4%
Earnings on Investment	6,712	3,500	191.8%
Total Operating Revenues	169,803	170,900	99.4%
Expenditures:			
Operations	-	-	
Capital Outlay	30,743	250,000	12.3%
Total Expenditures	30,743	250,000	12.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**139,060**	**(79,100)**	
Ending Fund Balance*	**$ 1,055,809**	**$ 837,649**	

** - Unaudited*

58% of the fiscal year has elapsed



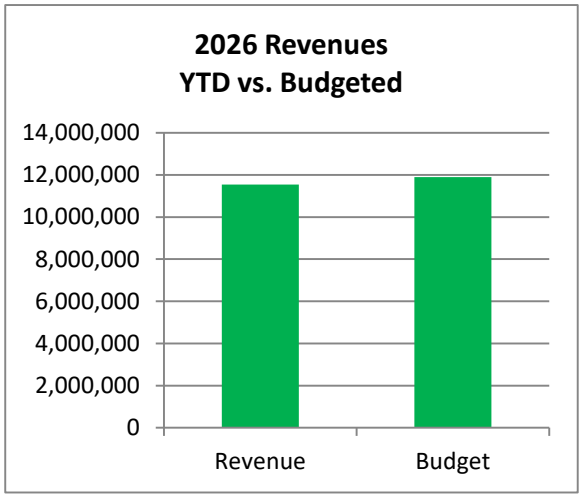


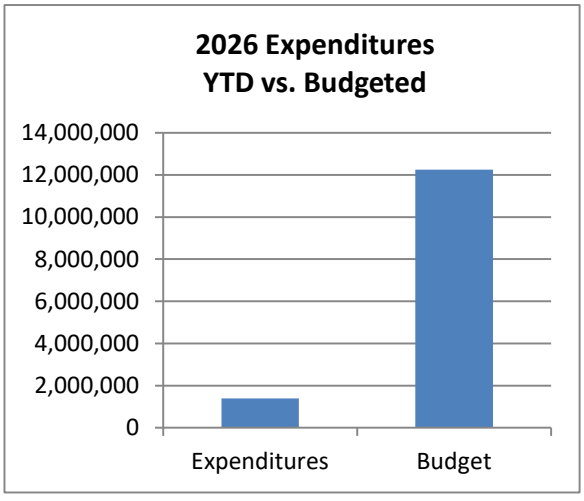
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Parks and Open Space Fund
Period Ending July 31, 2026
Unaudited

Parks and Open Space Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 11,230,959	$ 11,230,959	
Revenues:			
Taxes & Fees	773,246	1,088,700	71.0%
License & Permit	1,060.00	1,200	88.3%
Earnings on Investment	72,962	100,000	73.0%
Miscellaneous Revenue	51,325	65,000	79.0%
Transfers In	10,640,000	10,640,000	100.0%
Total Operating Revenues	11,538,593	11,894,900	97.0%
Expenditures:			
Operations	642,842	1,285,590	50.0%
Capital Outlay	740,509	10,965,000	6.8%
Transfers Out	-	-	
Total Expenditures	1,383,351	12,250,590	11.3%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**10,155,242**	**(355,690)**	
Ending Fund Balance*	**$ 21,386,201**	**$ 10,875,269**	

** - Unaudited*

58% of the fiscal year has elapsed



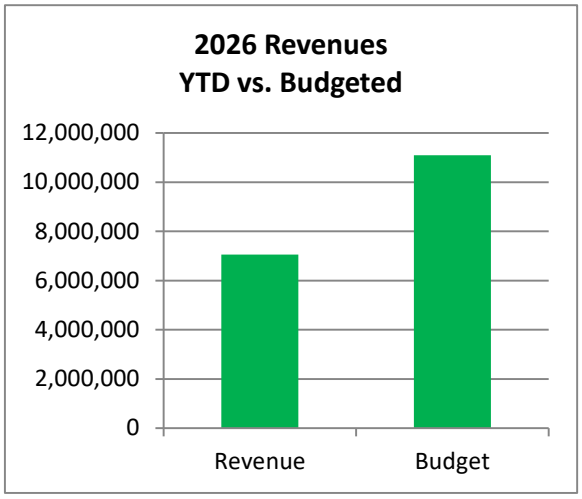


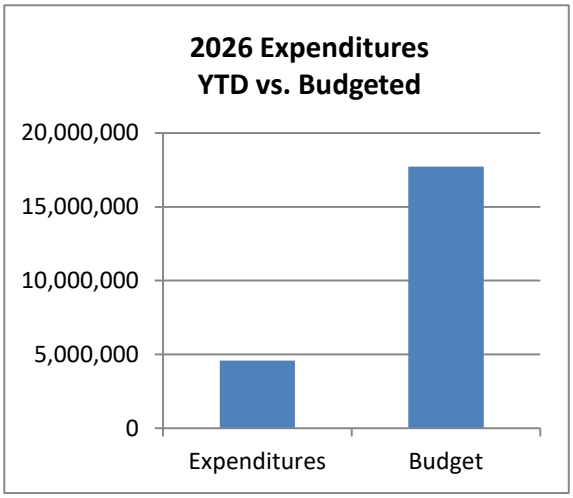
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Street and Alley Fund
Period Ending July 31, 2026
Unaudited

Street and Alley Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 31,583,155	$ 31,583,155	
Revenues:			
Taxes & Fees	3,823,932	6,759,237	56.6%
Intergovernmental	124,475	623,000	20.0%
Charges for Services	733,462	1,250,000	58.7%
Capital Investment Fees	1,800,303	1,113,200	161.7%
Earnings on Investment	569,454	850,000	67.0%
Miscellaneous Revenues	449	500,000	0.1%
Tranfers In	-	-	
Total Operating Revenues	7,052,075	11,095,437	63.6%
Expenditures:			
Operations & Maintenance	4,159,382	6,700,040	62.1%
Capital	414,091	11,035,000	3.8%
Total Expenditures	4,573,473	17,735,040	25.8%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**2,478,602**	**(6,639,603)**	
Ending Fund Balance*	**$ 34,061,757**	**$ 24,943,552**	

** - Unaudited*

58% of the fiscal year has elapsed



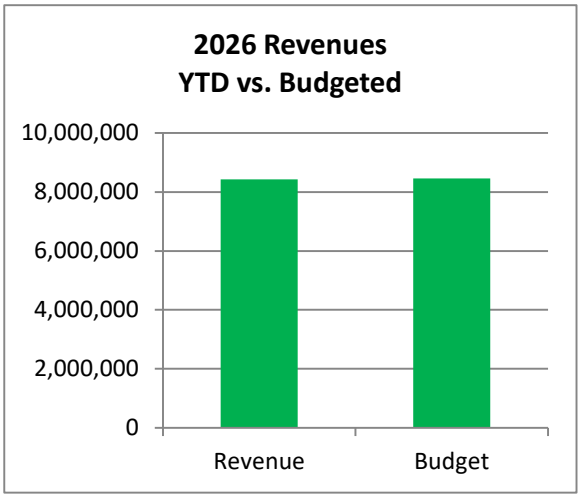


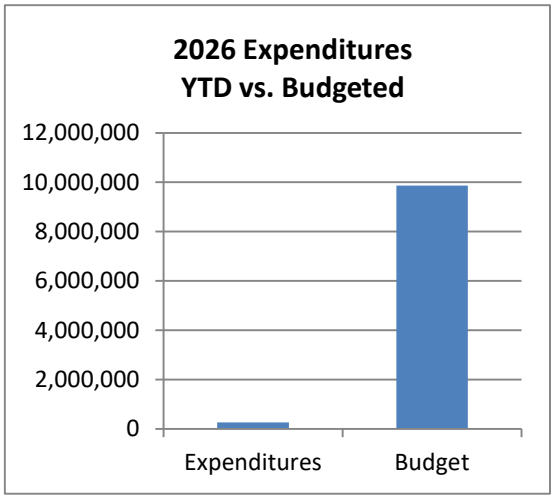
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Capital Projects Fund
Period Ending July 31, 2026
Unaudited

Capital Projects Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 14,811,755	$ 14,811,755	
Revenues:			
Taxes and Fees	767,918	750,000	102.4%
Miscellaneous Revenue	-	-	
Interest	155,013	250,000	62.0%
Transfers In	7,500,000	7,460,000	100.5%
Total Operating Revenues	8,422,930	8,460,000	99.6%
Expenditures:			
Capital Outlay	270,314	9,862,000	2.7%
Transfers Out	-	-	
Total Expenditures	270,314	9,862,000	2.7%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**8,152,617**	**(1,402,000)**	
Ending Fund Balance*	**$ 22,964,372**	**$ 13,409,755**	

** - Unaudited*

58% of the fiscal year has elapsed



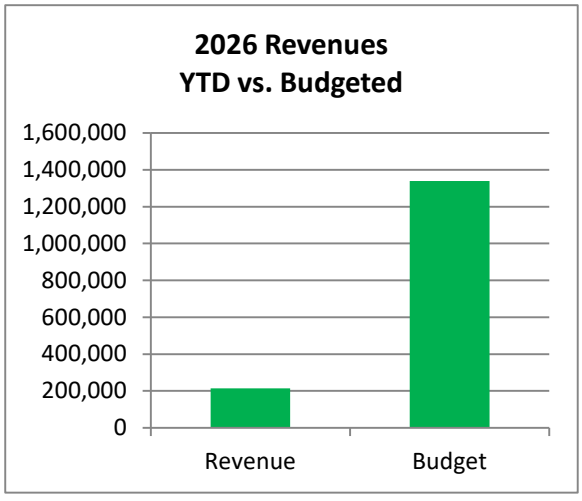


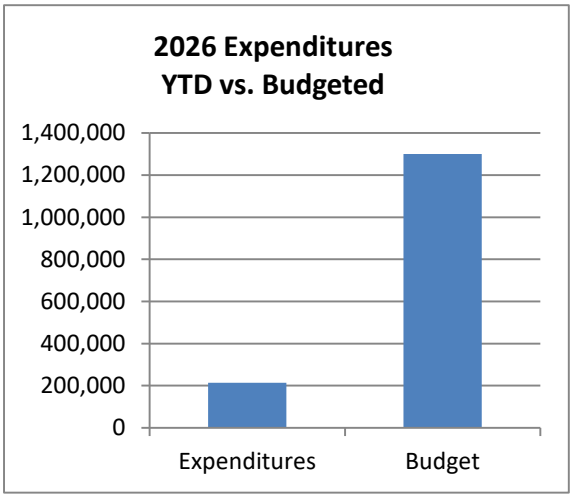
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Tax Allocation Fund
Period Ending July 31, 2026
Unaudited

Tax Allocation Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 41,435	$ 41,435	
Revenues:			
Taxes & Fees	213,470	1,340,000	15.9%
Earnings on Investment	-	-	
Total Operating Revenues	213,470	1,340,000	15.9%
Expenditures:			
Miscellaneous	213,470	1,300,000	16.4%
Total Expenditures	213,470	1,300,000	16.4%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**-**	**40,000**	
Ending Fund Balance	**$ 41,435**	**$ 81,435**	

** - Unaudited*

58% of the fiscal year has elapsed



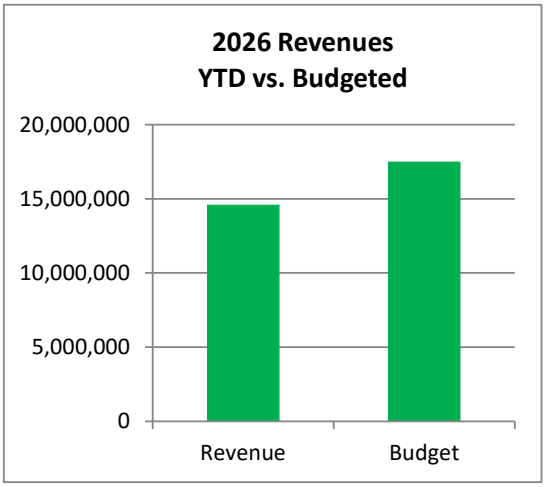


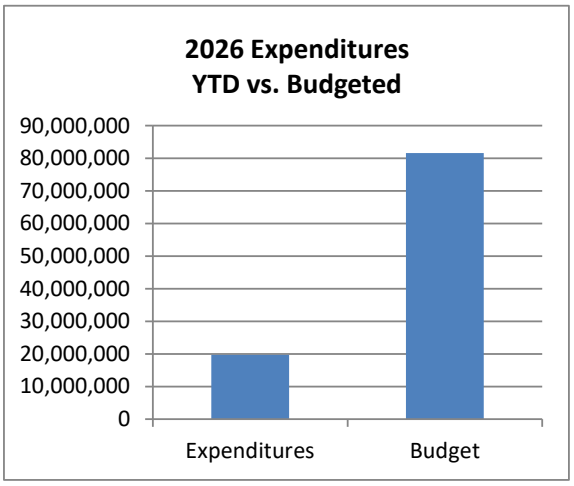
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Water Fund
Period Ending July 31, 2026
Unaudited

Water Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Cash Balance	$ 128,106,691	$ 128,106,691	
Revenues:			
Charges for Services	7,644,510	10,576,700	72.3%
Total Operating Revenues	7,644,510	10,576,700	72.3%
Expenses:			
Administration	187,757	571,175	32.9%
Operations	2,897,697	6,374,920	45.5%
Capital Outlay	14,305,796	68,580,000	20.9%
Depreciation	712,381	1,400,000	50.9%
Debt Service	1,580,125	4,685,250	33.7%
Total Operating Expenses	19,683,757	81,611,345	24.1%
Operating Income (Loss)	(12,039,246)	(71,034,645)	
Non-Operating Revenues (Expenses)			
Tap Fees	2,315,641	2,264,700	102.2%
Capital Investment Fees	2,300,288	1,944,000	118.3%
Misc. Revenues	667,764	1,194,500	55.9%
Interest	1,737,852	1,600,000	108.6%
Transfers In/(Out)	(70,000)	(70,000)	100.0%
Total Non-Operating Revenues (Expenses)	6,951,545	6,933,200	100.3%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**(5,087,702)**	**(64,101,445)**	
Ending Cash Balance*	**$ 123,018,989**	**$ 64,005,246**	

** - Unaudited*

58% of the fiscal year has elapsed



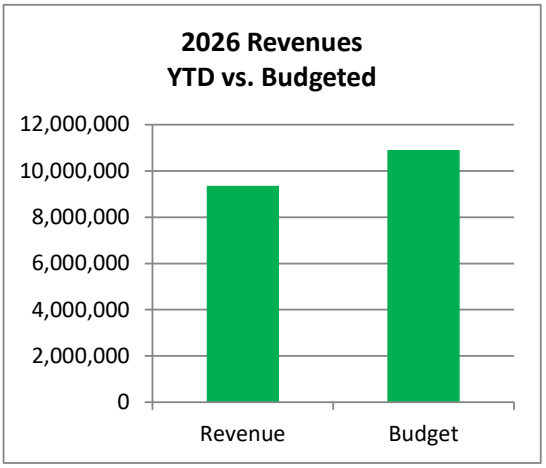


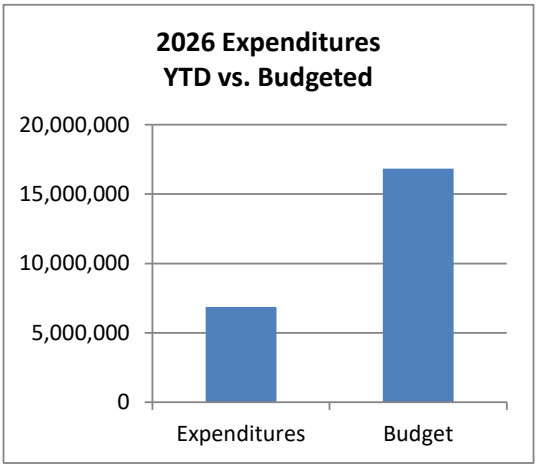
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Sewer Fund
Period Ending July 31, 2026
Unaudited

Sewer Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Cash Balance	$ 39,274,487	$ 39,274,487	
Revenues:			
Charges for Services	3,932,598	6,295,100	62.5%
Total Operating Revenues	3,932,598	6,295,100	62.5%
Expenses:			
Administration	116,409	283,830	41.0%
Operations	1,429,584	3,520,830	40.6%
Capital Outlay	3,309,133	8,770,000	37.7%
Depreciation	1,093,091	1,500,000	72.9%
Debt Service	912,450	2,764,900	33.0%
	-	-	
Total Operating Expenses	6,860,667	16,839,560	40.7%
Operating Income (Loss)	(2,928,069)	(10,544,460)	
Non-Operating Revenues (Expenses)			
Capital Improvement Fees	4,314,810	4,219,600	102.3%
Misc. Revenues	4,260	3,000	142.0%
Interest	1,167,715	450,000	259.5%
Transfers In/(Out)	(60,000)	(60,000)	100.0%
Total Non-Operating Revenues (Expenses)	5,426,785	4,612,600	117.7%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**2,498,717**	**(5,931,860)**	
Ending Cash Balance*	**$ 41,773,204**	**$ 33,342,627**	

** - Unaudited*

58% of the fiscal year has elapsed



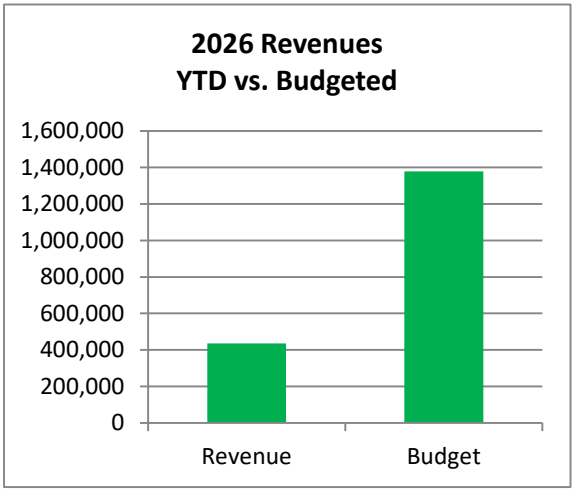


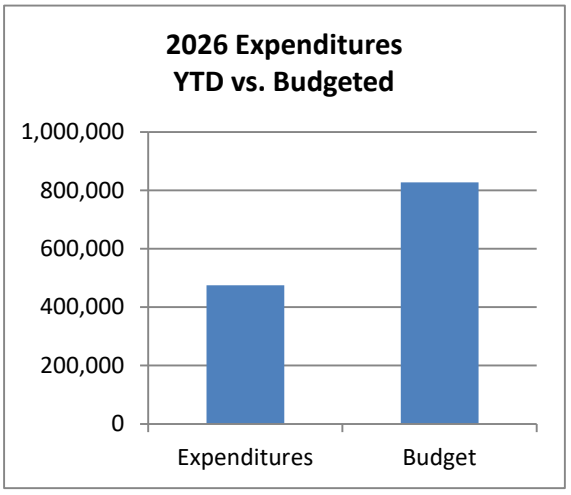
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Drainage Fund
Period Ending July 31, 2026
Unaudited

Drainage Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Cash Balance	$ 4,770,422	$ 4,770,422	
Revenues:			
Charges for Services	383,224	1,078,000	35.5%
Total Operating Revenues	383,224	1,078,000	35.5%
Expenses:			
Administration	44,779	90,960	49.2%
Operations	187,630	636,420	29.5%
Capital Improvements	242,672	100,000	242.7%
	-	-	
Total Operating Expenses	475,081	827,380	57.4%
Operating Income (Loss)	(91,857)	250,620	
Non-Operating Revenues (Expenses)			
Capital Revenues	-	270,000	0.0%
Misc. Revenues	-	-	
Interest	62,923	40,000	157.3%
Transfers In/(Out)	(10,000)	(10,000)	100.0%
Total Non-Operating Revenues (Expenses)	52,923	300,000	17.6%
Excess (Deficiency) of Revenues and Other Sources over Expenses	**(38,933)**	**550,620**	
Ending Cash Balance*	**$ 4,731,489**	**$ 5,321,042**	

** - Unaudited*

58% of the fiscal year has elapsed



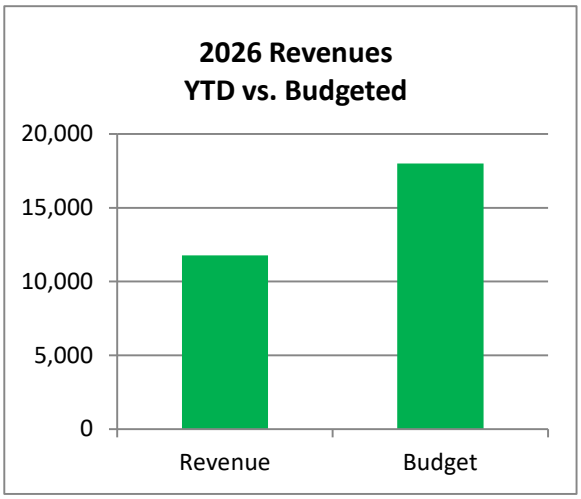


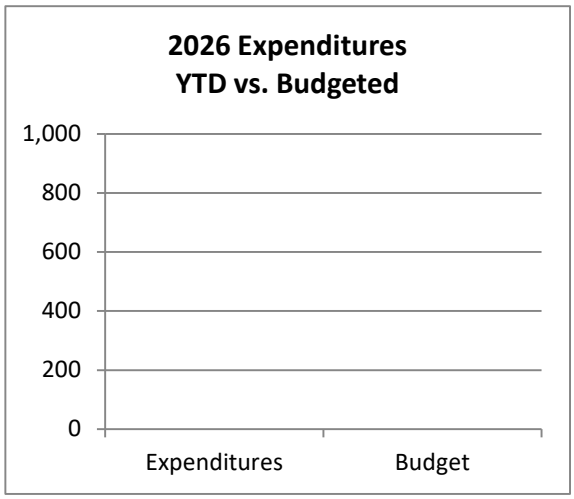
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Cemetery Perpetual Fund
Period Ending July 31, 2026
Unaudited

Cemetery Perpetual Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 226,020	$ 226,020	
Revenues:			
Miscellaneous Revenue	8,775	13,000	67.5%
Earnings on Investment	3,004	5,000	60.1%
Total Operating Revenues	11,779	18,000	65.4%
Expenditures:			
Operations & Maintenance	-	-	
Capital Outlay	-	-	
Transfers Out	-	-	
Total Expenditures	-	-	
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**11,779**	**18,000**	
Ending Fund Balance*	**$ 237,799**	**$ 244,020**	

** - Unaudited*

58% of the fiscal year has elapsed



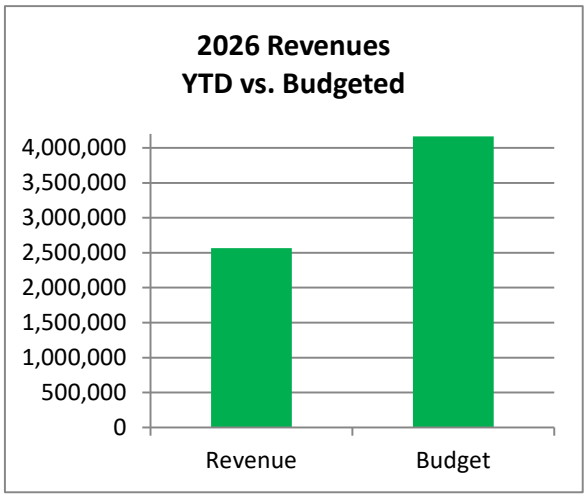


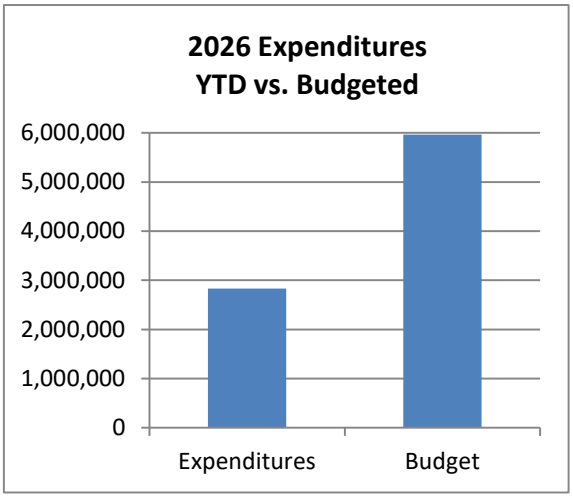
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Library Fund
Period Ending July 31, 2026
Unaudited

Library Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 16,561,967	$ 16,561,967	
Revenues:			
Intergovernmental	1,285,095	1,375,300	93.4%
Miscellaneous Revenue	6,565	13,500	48.6%
Capital Investment Fees	407,728	418,500	97.4%
Interest	204,421	500,000	40.9%
Transfers In	659,809	1,855,724	35.6%
Total Operating Revenues	2,563,618	4,163,024	61.6%
Expenditures:			
Operations	795,691	3,125,550	25.5%
Capital Outlay	2,037,870	2,835,000	71.9%
Total Expenditures	2,833,562	5,960,550	47.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**(269,943)**	**(1,797,526)**	
Ending Fund Balance*	**$ 16,292,024**	**$ 14,764,441**	

** - Unaudited*

58% of the fiscal year has elapsed



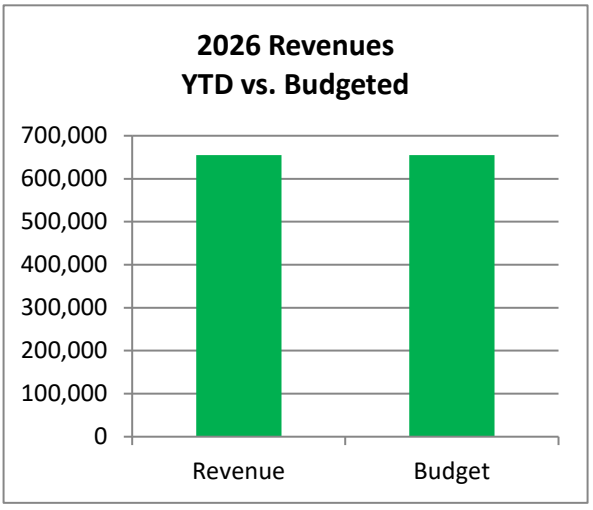


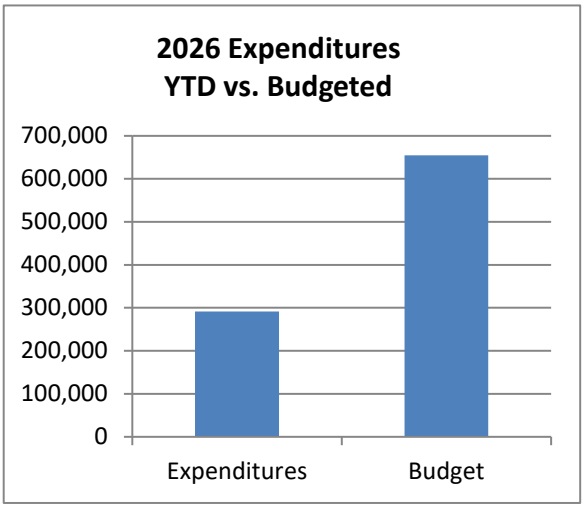
Town of Johnstown, Colorado
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Recreation Center Fund
Period Ending July 31, 2026
Unaudited

Recreation Center Fund	2026 Actuals July	2026 Adopted Budget	% Complete
Beginning Fund Balance	$ 192,855	$ 192,855	
Revenues:			
State Grants	-	-	
Transfers In	655,000	655,000	100.0%
Earnings on Investment	-	-	
Total Operating Revenues	655,000	655,000	100.0%
Expenditures:			
Operations & Maintenance	291,667	505,000	57.8%
Capital Outlay	-	150,000	0.0%
Total Expenditures	291,667	655,000	44.5%
Excess (Deficiency) of Revenues and Other Sources over Expenditures	**363,333**	**-**	
Ending Fund Balance*	**$ 556,188**	**$ 192,855**	

** - Unaudited*

58% of the fiscal year has elapsed





450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: August 17, 2026

Subject: Contract Award to Mountain Constructors, Inc. for the Weld County Road 15 Resurfacing Project

Attachments:
1. Construction Contract Agreement
2. Bid Tabulation

Presented by: Brandon Torrez, Senior Project Manager

Agenda Item Description:

The Public Works Department identified the section of Weld County Road (WCR) 15 between WCR44 and the Little Thompson Bridge for reconstruction as part of the 2026 Budget due to the existing condition of the roadway pavement. This section of WCR 15 is heavily used by commercial trucks and agricultural equipment traveling from the south side of Johnstown to State Highway 60, providing an alternative to Parish Avenue.

This segment of roadway received a Pavement Surface Evaluation and Rating (PASER) score of 2 out of 10 in the 2020 Pavement Condition Assessment Report, indicating that significant reconstruction, including base repair, is warranted. The project will result in a newly constructed roadway that meets current Town Standards for roadway design and increases the Town's overall pavement condition rating.

The project was publicly bid by means of a Request for Bid (RFB) prepared by TAIT & Associates. The Town received 12 bid responses which are detailed below:

(The remainder of this page is intentionally blank.)

2026 Town of Johnstown WCR15 Resurfacing Project			
Contractor	**Bid Amount**	**Amount Above Low Bid**	**% of Low Bid**
Mountain Constructors	$ 672,150.00		
All Pro Pavement	$ 681,916.75	$ 9,766.75	101.45%
Simon Contractors	$ 705,978.30	$ 33,828.30	105.03%
Asphalt Specialties	$ 724,286.25	$ 52,136.25	107.76%
Martin Marietta	$ 763,264.00	$ 91,114.00	113.56%
Colorado Paving	$ 781,613.87	$ 109,463.87	116.29%
Connell Resources	$ 820,720.20	$ 148,570.20	122.10%
Duran Excavating	$ 840,961.00	$168,811.00	125.12%
Western Plains Construction	$ 850,922.50	$ 178,772.50	126.60%
TALL Contracting & Consulting	$ 885,060.00	$212,910.00	131.68%
Elite Surface Infrastructure	$ 898,508.96	$ 226,358.96	131.76%
Centerline Construction	$ 937,688.21	$ 265,538.21	132.82%

As part of the RFB, Staff included Alternate #01, which was contingent on the availability of remaining project funds following the base bids. Alternative #01 includes upgrading the guardrails on the Weld County Road 15 Bridge over the Little Thompson River (JSTWN-003) and the Hillsboro Ditch crossing bridge to meet current American Association of State Highway and Transportation Officials (AASHTO) & CDOT standards.

Every two years, CDOT performs its off-system bridge inspection for all local jurisdictions, including Johnstown, to identify repair and maintenance needs. During the 2025 inspection, JSTWN-003 was identified as requiring guardrail upgrades to meet current AASHTO & CDOT standards.

The cost of Alternative #01 is not included in the bid amounts listed above. However, even with the addition of the guardrail work, Mountain Constructors' combined bid remains lower than the combined total bids submitted by the other bidders.

After careful consideration of all bid responses, staff recommends awarding the construction contract to Mountain Constructors, Inc. as the lowest responsive bidder for the base project, as well as including Alternative #01 in the contract. This alternative adds $125,795.00, resulting in a total contract amount of $797,945. Mountain Constructors' submitted a complete proposal, has performed work of similar scope and complexity, and staff believes the firm has the experience and capabilities necessary to successfully complete this project.

The project is anticipated to start in September 2026 with a substantial completion date by mid-November 2026.

Strategic Plan Alignment:

Quality Infrastructure & Facilities

- Maintain safe and reliable public infrastructure and utilities
- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth

- Invest in and maintain equipment, fleet, and technology

Legal Advice:

The Town Attorney has reviewed the language in the Town's Construction Contract Agreement.

Financial Advice:

The Weld County Road 15 Resurfacing Project is included within the 2026 Fiscal Year Budget at a total amount of $950,000.

Recommended Action:

Staff recommends awarding the contract for the Weld County Road 15 Resurfacing Project to Mountain Constructors, Inc. in the amount of $797,945.

Suggested Motions:

For Approval: I move to approve the contract for the Weld County Road 15 Resurfacing Project as presented to Mountain Constructors, Inc. in the amount of $797,945, as well as provide access to a 10% contingency by authorization of the Town Manager to approve the use of these funds for unforeseen construction expenses encountered on the project not to exceed the budgeted amount, and authorize the Town Manager to execute the contract.

For Denial: I move to deny the contract with Mountain Constructors, Inc.

Reviewed and Approved for Presentation

Town Manager

CONSTRUCTION CONTRACT
2026 Town of Johnstown WCR15 Resurfacing Project

THIS CONSTRUCTION CONTRACT is made at the Town of Johnstown, Colorado, by and between the **Town of Johnstown, Colorado** (Town), a municipal corporation, whose address is 450 South Parish Avenue Johnstown, Colorado 80534, and **Mountain Constructors, Inc.** (Contractor), a Colorado corporation, whose address is 622 Main Street Platteville, Colorado 80651.

In consideration of these mutual covenants and conditions, the Town and Contractor agree as follows:

SCOPE OF WORK. The Contractor shall execute the entire Work described in the Contract.

CONTRACT DOCUMENTS. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, written or oral representations and agreements. The Contract incorporates the following Contract Documents. In resolving inconsistencies among two or more of the Contract Documents, precedence will be given in the same order as enumerated.

LIST OF CONTRACT DOCUMENTS.

The Contract Documents, except for agreed-upon modifications issued after execution of this Contract, are:

1. Project Special Provisions
2. The Following Drawings:
   - WCR15 Resurfacing Project
3. Project Specifications
4. Special Conditions
5. Construction Contract General Conditions
6. Construction Contract
7. The Following Addenda, if any:
   - Addendum #01 7/8/2026
   - Addendum #02 7/16/2026
   - Addendum #03 7/16/2026
8. Colorado Department of Transportation Specifications 2025
9. Colorado Department of Transportation M&S Standards 2019
10. Town of Johnstown Construction Standards
11. Certificate of Insurance
12. Performance and Payment Bond
13. Notice to Proceed
14. Notice of Award
15. Bid Form
16. Bid Schedule
17. Advertisement for Bid
18. Bid Bond
19. Proposal

CONTRACT PRICE. The Town shall pay the Contractor on a per unit price basis for the total quantity of Work performed and the completion of the Project according to the Contract, subject to change orders as approved in writing by the Town, under the guidelines in the General Conditions. The Town will pay the Contractor, in accordance with the unit prices of the Bid Schedule, a total amount not to exceed **$797,945.00** (Contract Price), subject to full and satisfactory performance of the terms and conditions of the Contract. The Town has appropriated sufficient funds for this Work.

COMPLETION OF WORK. The Contractor must begin work covered by the Contract within 7 calendar days from and including the date of Notice to Proceed, and must substantially complete the work on or before **October 16, 2026,** according to the Contract Documents, unless such dates are otherwise modified pursuant to an executed Change Order.

LIQUIDATED DAMAGES. If the Contractor fails to substantially complete the Work by the date set for substantial completion in the Contract, or if the completion date is extended by a change order, by the date set in the change order, the Town may permit the Contractor to proceed, and in such case, may deduct liquidated damages in the amount set forth in Section 108.09 of the Colorado Department of Transportation's Standard Specifications for each calendar day that the Work shall remain uncompleted from monies due or that may become due to the Contractor. This sum is not a penalty but is the cost of field and office engineering, inspecting, interest on financing and liquidated damages.

The parties agree that, under all of the circumstances, the daily basis and the amount set for liquidated damages is a reasonable and equitable estimate of all the Town's actual damages for delay. The Town expends additional personnel effort in administrating the Contract or portions of it that are not completed on time, and such efforts and the costs thereof are impossible to accurately compute. In addition, some, if not all, citizens of the Town of Johnstown incur personal inconvenience and lose confidence in their government as a result of public projects or parts of them not being completed on time, and the impact and damages, certainly serious in monetary as well as other terms are impossible to measure.

SERVICE OF NOTICES. Notices to the Town are given if sent by electronic mail on the condition that the intended recipient acknowledges receipt thereof or by registered or certified mail, postage prepaid, to the following address:

TOWN OF JOHNSTOWN

ATTN: MATT LECERF

notices@johnstownco.gov

450 S PARISH AVENUE

JOHNSTOWN, COLORADO 80534

INSURANCE PROVISIONS. The Contractor must not begin any work until the Contractor obtains, at the Contractor's own expense, all required insurance as specified in the General Conditions. Such insurance must have the approval of the Town of Johnstown as to limits, form and amount.

RESPONSIBILITY FOR DAMAGE CLAIMS. The Contractor shall indemnify, save harmless, and defend the Town, its officers and employees, from and in all suits, actions or claims of any character brought because of: any injuries or damage received or sustained by any person, persons or property because of operations for the Town under the Contract; the Contractor's failure to comply with the provisions of the Contract; the Contractor's neglect of materials while constructing the Work; because of any act or omission, neglect or misconduct of the Contractor; because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, materials or process involved are specifically required by Contract; from any claims or amount arising or recovered under the "Workers' Compensation Act," by reason of the Contractor's failure to comply with the act; pollution or environmental liability; or any failure of the Contractor to comply with any other law, ordinance, order or decree. The Town may retain so much of the money due the Contractor under the Contract, as the Town considers necessary for such purpose, for the Town's use. If no money is due, the Contractor's Surety may be held until such suits, actions, claims for injuries or damages have been settled. Money due the

Contractor will not be withheld when the Contractor produces satisfactory evidence that the Contractor and the Town are adequately protected by public liability and property damage insurance.

The Contractor also agrees to pay the Town all expenses incurred to enforce this "Responsibility for Damage Claim" clause and if the Contractor's insurer fails to provide or pay for the defense of the Town of Johnstown, its officers and employees, as additional insureds, the Contractor agrees to pay for the cost of that defense.

Nothing in the **INSURANCE PROVISIONS of the General Conditions** shall limit the Contractor's responsibility for payment of claims, liabilities, damages, fines, penalties, and costs resulting from its performance or nonperformance under the Contract.

STATUS OF CONTRACTOR. The Contractor is performing all work under the Contract as an independent contractor and not as an agent or employee of the Town. No employee or official of the Town will supervise the Contractor nor will the Contractor exercise supervision over any employee or official of the Town. The Contractor shall not represent that it is an employee or agent of the Town in any capacity. **The Contractor and its employees are not entitled to Town Workers' Compensation benefits and are obligated to pay federal and state income tax on money earned pursuant to the Contract.** This is not an exclusive contract.

GOVERNING LAW AND VENUE. Notwithstanding any provision to the contrary in the General Conditions, the Contract shall be governed by Colorado law and venue for any legal action shall be in Weld County, Colorado.

THIRD PARTY BENEFICIARIES. None of the terms or conditions in the Contract shall give or allow any claim, benefit, or right of action by any third person not a party to the Contract. Any person except the Town or the Contractor receiving services or benefits under the Contract shall be only an incidental beneficiary.

INTEGRATION. The Contract is an integration of the entire understanding of the parties with respect to the matters set forth in it.

DEFINITIONS. The Definitions in the General Conditions apply to the entire Contract unless modified within a Contract Document.

EXECUTED this_____ day of_____2026.

TOWN OF JOHNSTOWN

By:_____
Town Manager

NOTARY BLOCK

State of_____)

) ss:

County of_____)

The foregoing instrument was acknowledged before me by Matt LeCerf as Town Manager of the Town of Johnstown, a Colorado municipal corporation, on behalf of the corporation, this____day of_____, 2026.

Witness my hand and official Seal.

My Commission expires_____.

_____
Notary Public

CONTRACTOR

By: Joe Kuntz

Title: President

NOTARY BLOCK

State of Colorado)

) ss:

County of Weld)

The foregoing instrument was acknowledged before me by Joe Kuntz,

(Name of party signing)

as President of Mountain Constructors, Inc,

(Title of party signing) (Name of corporation)

a Colorado corporation, on behalf of the corporation, this (State of incorporation)

4th day of August, 2026.

Witness my hand and official Seal.

Mindy Miller
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20194047484
MY COMMISSION EXPIRES 12/20/2027

My Commission expires 12/20/27.

Notary Public

JOHNSTOWN CR 15 BID TAB					Date	7/23/2026
	SPEC REF.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
	201-00001	Clearing and Grubbing	1	LS	$13,435.00	$13,435.00
	202-00220	Removal of Asphalt Mat (Full Depth)	8980	SY	$4.50	$40,410.00
	202-00240	Removal of Asphalt Mat (Planing)	80	SY	$66.00	$5,280.00
	202-00810	Remove Ground Sign	5	EA	$58.00	$290.00
	203-00000	Unclassified Excavation	1234	CY	$23.25	$28,690.50
	208-00002	Erosion Log Type 1 (12")	1000	LF	$6.00	$6,000.00
	208-00020	Silt Fence	4835	LF	$1.00	$4,835.00
	208-00054	Inlet Protection	6	EA	$254.00	$1,524.00
	208-00075	Pre fabricated Vehicle Tracking Pad	2	EA	$332.00	$664.00
	210-00066	Reset Monument Box	1	EA	$1,075.00	$1,075.00
	210-00810	Reset Ground Sign	5	EA	$310.00	$1,550.00
	212-00707	Seeding Native (Hydraulic)	1.2	ACRES	$1,500.00	$1,800.00
	213-00011	Mulching (Hydraulic)	1.2	ACRES	$2,050.00	$2,460.00
	304-06000	Aggregate Base Course (Class 6)	1247	CY	$58.00	$72,326.00
	307-00212	Cement Treated Subgrade (12")	8980	SY	$6.00	$53,880.00
	310-00900	Hydraulic Cement	227	TONS	$330.00	$74,910.00
	403-33721	Hot Mix Asphalt (S) (75) (PG 58-28)	1270	TONS	$83.00	$105,410.00
	403-34701	Hot Mix Asphalt (SX) (75) (PG 64-22)	1010	TONS	$94.00	$94,940.00
	620-00020	Sanitary Facility	2	EA	$440.00	$880.00
	625-00000	Construction Survey	1	LS	$14,690.00	$14,690.00
	626-00000	Mobilization	1	LS	$40,649.50	$40,649.50
	627-00008	Modified Epoxy Pavement Marking	27	GAL	$188.00	$5,076.00
	630-00016	Construction Traffic Control	1	LS	$21,375.00	$21,375.00
	700-70010	F/A Minor Contract Revisions	1.0	LS	$80,000.00	$80,000.00
					BASE BID	$672,150.00

ADD ALTERNATE

	202-01130	Removal of Guardrail (Little Thompson Bridge)	515	LF	$18.75	$9,656.25
	202-01131	Removal of Guardrail (Hillsborough Ditch)	45	LF	$75.00	$3,375.00
	606-00302	Guardrail Type 3 (31 Inch Midwest Guardrail System)	194	LF	$50.00	$9,700.00
	606-01385	Transition Type 3J	5	EA	$887.50	$4,437.50
	606-01390	End Anchorage Type 3K	5	EA	$2,465.00	$12,325.00
	606-02005	End Anchorage (Flared)	3	EA	$3,988.00	$11,964.00
	606-10200	Bridge Rail (Special)	39	LF	$448.00	$17,472.00
	606-10300	Bridge Rail Type 3	235	LF	$214.00	$50,290.00
	626-00000	Mobilization	1	LS	$3,750.00	$3,750.00
	630-00016	Construction Traffic Control	1	LS	$2,825.25	$2,825.25
					ADD ALTERNATE BID	$125,795.00
					TOTAL BID	$797,945.00

Total Bid (Excludes Alternative #01) 672,150.00

BIDDER:

By: Joe Kuntz

STATE OF COLORADO)

) ss.

COUNTY OF Weld)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 23 day of July, 2026, by Joe Kuntz, as President of Mountain Constructors, Inc.

My commission expires: 12/20/27

(S E A L)

Mindy Miller
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20194047484
MY COMMISSION EXPIRES 12/20/2027

Notary Public

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: August 17, 2026

Subject: Discussion: Senior Center Construction

Attachments:
1. Design Layout Concepts
2. Fransen Pittman iGMP
3. 3rd Party Estimate

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

The Town continues to move forward on the design and construction components related to the planned Senior Center at what is commonly referred to as Centennial Park. We are now at a fork in the road and direction from the Council related to this project is in order to continue proceeding forward.

Over the past couple of weeks, the Town received an Initial Guaranteed Maximum Price (iGMP) from Fransen Pittman who was selected as the Construction Manager General Contractor (CMGC) for the project. Concurrently, the Town also hired a 3rd party independent estimator to compare and evaluate the iGMP to ensure the accuracy of bids received by Fransen Pittman. For each of the firms working on the cost estimate for construction, the scope was only for the onsite development and improvements, and did not include the off-site improvements that include the roadway improvements, the spine road to the east of the project site, and installation of utility infrastructure off-site. The iGMP and the 3rd party results are included for your information, but the totals are also shown in the table below, including the difference between the two cost proposals on both a dollar and percentage basis. This delta is within the threshold identified in the Town's contractual agreement between Fransen Pittman and the Town.

Entity	Total Cost
Fransen Pittman iGMP	$15,053,384
3rd Pary Estimate	$14,467,742
Difference	$585,642 or 3.96%

The recently updated and current total project cost as presented by Fransen Pittman based on the iGMP which does include the off-site improvements is $15,897,161. The challenge in this project at this time, is the fact that based on conversations with Thompson River Park & Recreation District (TRPR) Staff, they are more than likely going to formally terminate the Memorandum of Understanding (MOU) with the Town. This is expected to be discussed and considered by the TRPR at their August 17 Board meeting; at the same time as this Town Council meeting. In compliance with the MOU, TRPR will be responsible for costs incurred to date related to the design.

Included with this correspondence is the original design layout of the building that shows both the Senior Center (west wing), the TRPR Center (east wing), and the multi-purpose activity facility.

Also included is an optional design Council may want to consider, understanding that TRPR is expected to terminate the project. You'll note in the optional design that a portion of the east wing has been removed to square off the building footprint. This change in the optional design results in a reduction of ~915 square feet. As part of this removal, the optional design includes an expansion of the senior center side that results in an increase of ~1,000 square feet. The increases are predominantly attributed to both the lounge/gathering space and the storage room. Making these adjustments may change the general timeline of the project by about 60 days, requiring an updated site development plan amendment through the Planning Department, additional design and engineering considerations, and an updated iGMP.

A final option for Council to consider which is not included is an option to leave the senior center component in its original configuration and to take the area depicted on the optional design in the east wing and square it off, thus eliminating ~915 square feet. This adjustment can be done as part of the construction design drawings and would not otherwise delay the project. A simple site plan amendment can be made with Planning and the area eliminated would be replaced with additional landscaping which may change the water demand requirement slightly.

In all 3 options proposed here, it is recommended that we add plumbing to the east wing to accommodate restrooms and a breakroom in the future, but we do not finish the east wing as it will be used for future needs of the Town. As part of the overall construction, some walls will need to be installed in the east wing since they are load bearing.

The guidance provided by Council at this time will allow us to complete the contract agreement and we anticipate presenting award of the project at a future meeting in September based on the planned adjustments.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence
- Engage, inform and involve the community

Safe & Welcoming Community

- Create programs that connect the community
- Grow an open, inclusive environment where all residents have the opportunity to flourish

Natural & Built Environment

- Invest in, enhance, and conserve our natural environment
- Set the expectation and provide support for community-centered design

Quality Infrastructure & Facilities

- Maintain safe and reliable public infrastructure and utilities
- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth

Legal Advice:

Not Applicable.

Financial Advice:

Making adjustments in the project design can help to reduce the overall project cost which was initially budgeted at $10 million. In its current configuration, the project cost iGMP is $15,897,161.

Recommended Action:

Staff recommends keeping the senior center side in its current configuration, eliminating ~915 square feet from the east wing, and not finishing the east wing as proposed in a hybrid of both design options.

Suggested Motions:

For Approval: I move to keep the senior center side in its current configuration, eliminating ~915 square feet from the east wing, and not finishing the east wing as proposed by Staff.

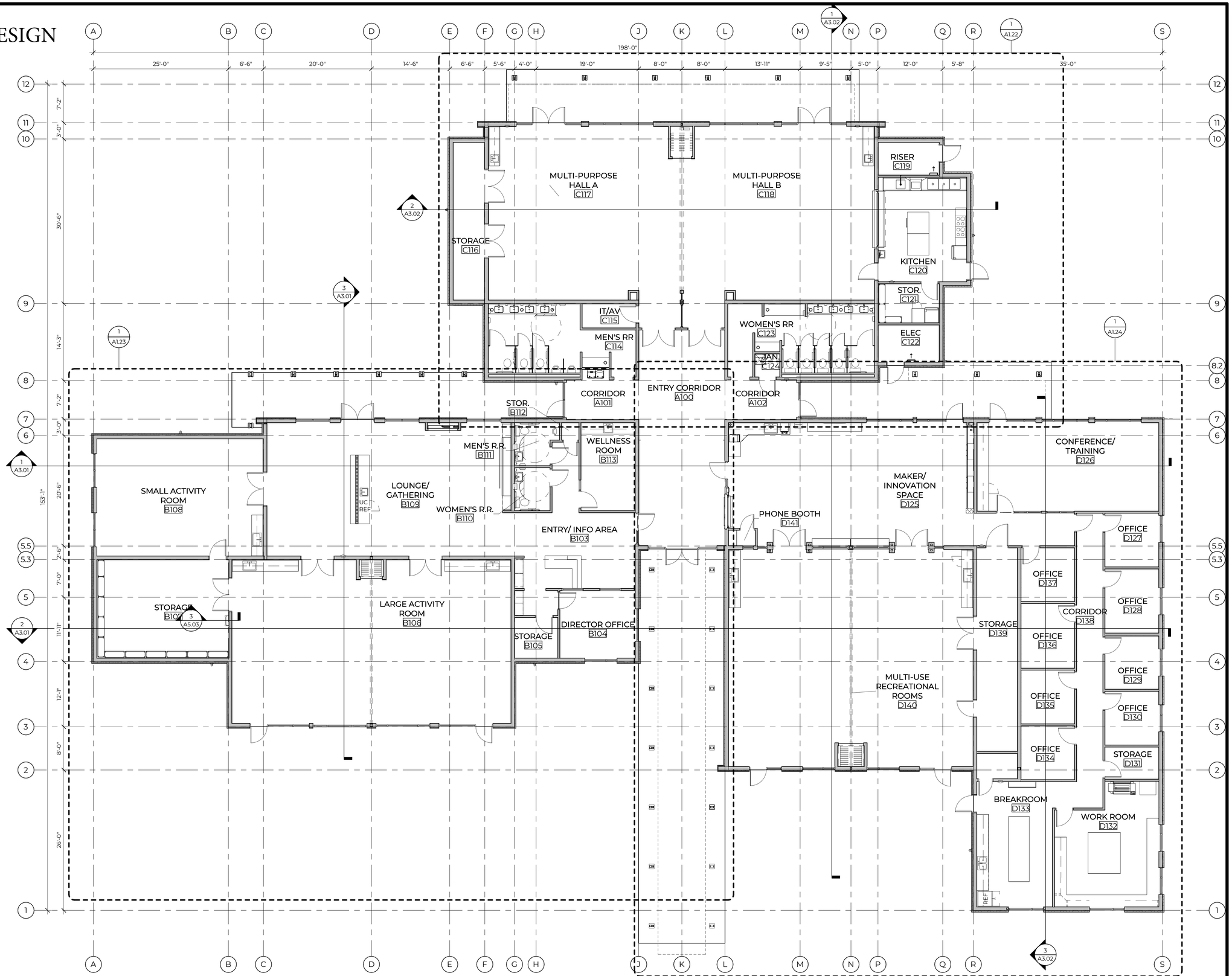
For Denial: No denial recommended since this is a recommendation on how to finish the design layout of the building to be constructed.

Reviewed and Approved for Presentation

_____

Town Manager

CURRENT DESIGN



1 A1.21 GROUND LEVEL
1/8" = 1'-0"

NORTH

collab. architecture
9217 EASTMAN PARK DRIVE, UNIT 3
WINDSOR, COLORADO 80550

bha BHA DESIGN INCORPORATED
CONSULTING ENGINEERS
INTEGRATED MEP
MECHANICAL - ELECTRICAL - PLUMBING

JOHNSTOWN COMMUNITY CENTER
550 MOUNTAIN BLUEBIRD DRIVE
JOHNSTOWN, CO 80534

SD:	01-26-26	PERMIT:	
DD:	04-24-263	CD: 50%	06-26-2026

REV. #	DESCRIPTION	DATE

C2025.019

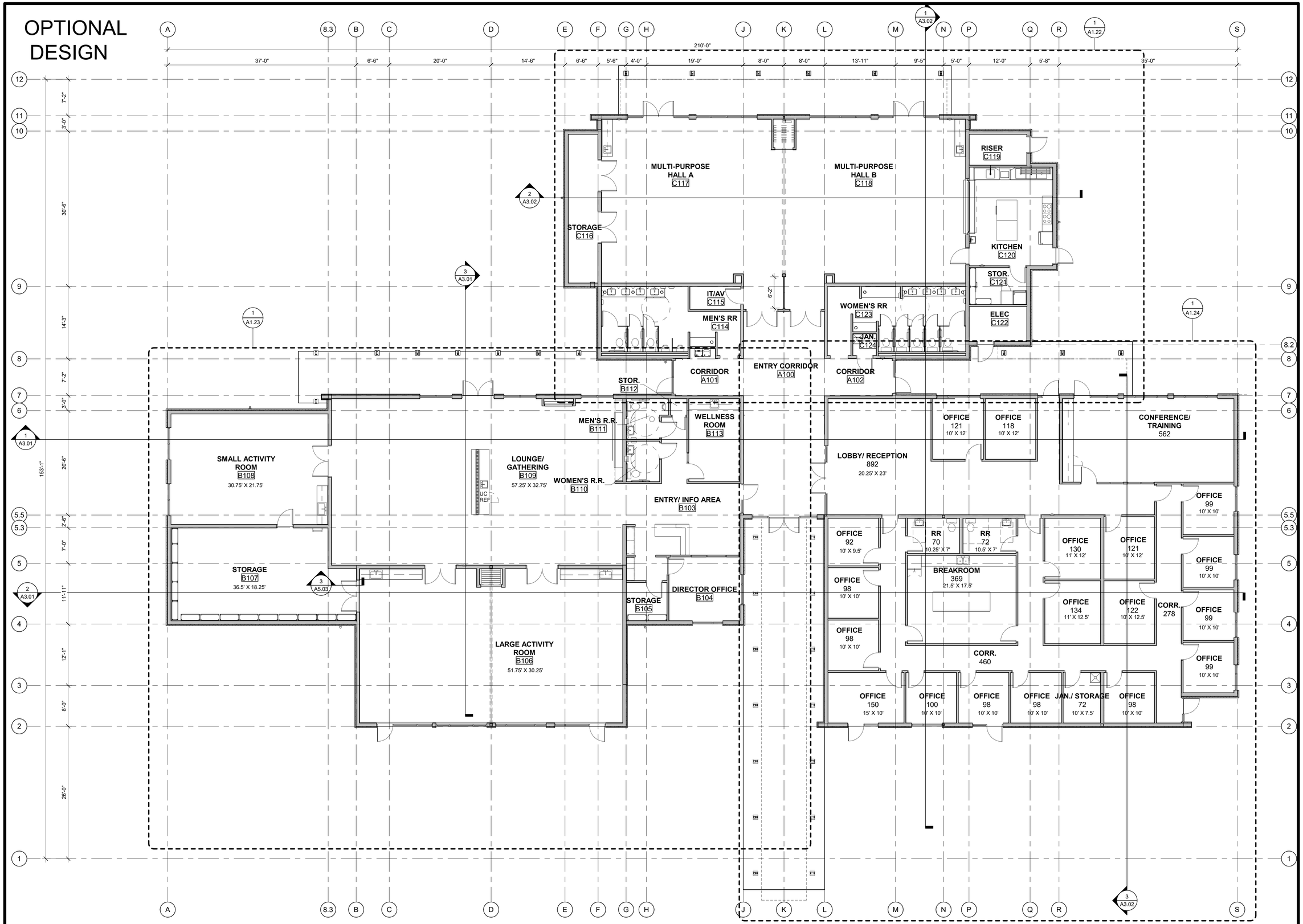
NOT FOR CONSTRUCTION

FLOOR PLAN - OVERALL

DRAWN BY:	SET	CHECKED BY:	JWL

A1.21

OPTIONAL DESIGN



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550 MOUNTAIN BLUEBIRD DRIVE
JOHNSTOWN, CO 80534

SD: 01-26-26 | PERMIT:
DD: 04-24-263 | CD: 50% 06-26-2026

REV. #	DESCRIPTION	DATE

C2025.019

NOT FOR CONSTRUCTION

FLOOR PLAN - OVERALL

DRAWN BY: SET | CHECKED BY: JWL

A1.21

FRANSEN PITTMAN
EXPECT PRECISION

PROJECT NAME
50% CD Set - iGMP

ESTIMATE DATE: 07/31/26
BUILDING AREA IN SQ FT: 16494
DRAWINGS PREPARED BY: Collab
DRAWINGS ARE DATED: 6/26/2026

DIV NO	DIVISION RECAP		DIVISION TOTAL	$ PER S.F.	% OF TTL
00	General Conditions		558,797	$33.88	3.7%
01 02 31 32 33 34	General Requirements, Existing Conditions, Site Work		3,473,232	$210.58	23.1%
03	Concrete		736,308	$44.64	4.9%
04	Masonry		277,950	$16.85	1.8%
05	Metals		128,923	$7.82	0.9%
06	Carpentry		1,680,564	$101.89	11.2%
07	Moisture Protection		1,256,789	$76.20	8.3%
08	Doors, Windows & Glass		733,181	$44.45	4.9%
09	Finishes		957,033	$58.02	6.4%
10	Specialties		417,858	$25.33	2.8%
11	Equipment		73,439	$4.45	0.5%
12	Furnishings		48,692	$2.95	0.3%
13	Special Construction		0	$0.00	0.0%
14	Conveying Systems		0	$0.00	0.0%
21 22 23	Mechanical		1,703,892	$103.30	11.3%
26 27 28	Electrical & Low Voltage		1,308,410	$79.33	8.7%
		DIRECT COST	13,355,068	$809.69	88.72%
	State & Local Tax	0.000%	0	$0.00	0.00%
	Use Tax Allowance	LS	0	$0.00	0.00%
	Permit & Plan Review Fee Allowance	LS	0	$0.00	0.00%
	Project Fee	3.50%	526,868	$31.94	3.50%
	Construction Contingency	2.50%	376,335	$22.82	2.50%
	Bidding and Buyout Contingency	1.50%	225,801	$13.69	1.50%
	Liability Insurance	1.405%	211,500	$12.82	1.405%
	Builder's Risk Insurance Allowance	0.16%	24,409	$1.48	0.16%
	Project Escalation	0.00%	0	$0.00	0.00%
	Design Contingency	1.50%	225,801	$13.69	1.50%
	Performance and Payment Bond	LS	107,602	$6.52	0.715%
		TOTAL COST	$15,053,384	$912.66	100.0%

Johnstown Community / Senior Center — *DFH Consulting, LLC*

Town of Johnstown

Collab Architecture — **August 4, 2026**

50% CDs - June 26, 2026

REV 2 - 50% CONSTRUCTION DOCUMENT CONSTRUCTION COST ESTIMATE

COST ESTIMATE SUMMARY

DESCRIPTION	Site Improvements Pages 1 - 9	$/GSF	New Building Pages 1 - 34	$/GSF	COMBINED TOTAL
DIRECT COSTS					
Division 01 - General Requirements	$134,000	$0.29	$246,840	$14.95	$380,840
Division 02 - Existing Conditions	$2,500	$0.01	-	-	$2,500
Division 03 - Concrete	$38,907	$0.09	$708,858	$42.93	$747,765
Division 04 - Masonry	$24,700	$0.05	$408,126	$24.72	$432,826
Division 05 - Metals	$13,400	$0.03	$89,862	$5.44	$103,262
Division 06 - Wood, Plastics & Composites	-	-	$1,191,645	$72.16	$1,191,645
Division 07 - Thermal & Moisture Protection	$30,686	$0.07	$1,426,083	$86.36	$1,456,769
Division 08 - Openings	-	-	$680,215	$41.19	$680,215
Division 09 - Finishes	$1,275	$0.00	$1,193,287	$72.26	$1,194,562
Division 10 - Specialties	$11,650	$0.03	$253,845	$15.37	$265,495
Division 11 - Equipment	-	-	$9,250	$0.56	$9,250
Division 12 - Furnishings	-	-	$208,770	$12.64	$208,770
Division 13 - Special Construction	-	-	-	-	$0
Division 14 - Conveying Systems	-	-	-	-	$0
Division 21 - Fire Suppression	-	-	$81,052	$4.91	$81,052
Division 22 - Plumbing	$2,500	$0.01	$598,258	$36.23	$600,758
Division 23 - HVAC	-	-	$1,020,695	$61.81	$1,020,695
Division 26 - Electrical	$199,200	$0.44	$777,622	$47.09	$976,822
Division 27 - Communications	$43,800	$0.10	$194,078	$11.75	$237,878
Division 28 - Electronic Safety & Security Systems	$0	$0.00	$183,294	$11.10	$183,294
Division 31 - Earthwork / Site Demolition	$722,262	$1.58	$213,239	$12.91	$935,501
Division 32 - Exterior Improvements	$1,367,643	$2.99	-	-	$1,367,643
Division 33 - Utilities	$597,894	$1.31	-	-	$597,894
Subtotal - Direct Costs	**$3,190,417**	**$6.97**	**$9,485,019**	**$574.40**	**$12,675,437**
INDIRECT COSTS					
- Estimated General Conditions Per F-P Proposal	$123,841	$0.27	$368,175	$22.30	$492,016
- City and County Sales and Use Taxes	-	-	-	-	***In Direct Cost***
- State Sales and Use Taxes	-	-	-	-	***Exempt***
- Building / Fire Department Permit / Plan Check Fees	-	-	-	-	***By Owner***
- Miscellaneous Permits and Plan Review Fees	$1,259	$0.00	$3,741	$0.23	$5,000
- Builders Risk Insurance - Per F-P Propposal (0.16%)	$5,826	$0.01	$17,322	$1.05	$23,148
- Umbrella & Gen. Liab. Ins.- Per F-P Proposal (1.405%)	$51,164	$0.11	$152,108	$9.21	$203,272
- Subcontractor Bonds / Default Insurance (If Required)	-	-	-	-	***In Direct Cost***
- Perf. & Payment Bond-Per F-P Proposal (0.643%)	$23,415	$0.05	$69,612	$4.22	$93,028
- Furniture, Fixtures & Equipment (FF&E)	-	-	-	-	***By Owner***
Subtotal	**$205,505**	**$0.45**	**$610,959**	**$37.00**	**$816,464**
TOTAL DIRECT & INDIRECT COSTS	**$3,395,922**	**$7.42**	**$10,095,978**	**$611.40**	**$13,491,900**
- Estimating and Design Contingency (2.50%)	**$84,898**	**$0.19**	**$252,399**	**$15.28**	**$337,298**
- Contractor's Cost Contingency (2.50%)	**$84,898**	**$0.19**	**$252,399**	**$15.28**	**$337,298**
Subtotal	**$3,565,718**	**$7.61**	**$10,600,777**	**$626.68**	**$14,166,495**
- GC Overhead & Profit (1.95%) (Per F-P Proposal)	**$69,532**	**$0.15**	**$206,715**	**$12.52**	**$276,247**
- Preconstruction Services (Per F-P Proposal)	**$6,293**	**$0.01**	**$18,707**	**$1.13**	**$25,000**
TOTAL ESTIMATED CONSTRUCTION COST	**$3,641,542**	**$7.77**	**$10,826,200**	**$640.33**	**$14,467,742**
Areas of Construction	**457,670**	**SF of Site**	**16,513**	**SF of Bldg**	**$876.14**

REV 2 - 50% CONSTRUCTION DOCUMENT CONSTRUCTION COST ESTIMATE

COST ESTIMATE SUMMARY

ASSUMPTIONS

- General Conditions in this estimate are based on a 9-month construction duration, per the values given in the Fransen Pittman Construction proposal dated 11/4/2025.
- This estimate is based upon starting construction of the project in late 2026. If the start date of the project is delayed significantly beyond this time frame, the costs in this estimate must be increased by five percent (5%) for each additional year of delay.
- This estimate includes the cost impacts of Addendum 1 dated 7/13/2026 and Addendum 2 dated 7/15/2026.
- Per discussions with the Owner and Architect, this estimate does not include the costs of "infrastructure" work, consisting of Mountain Bluebird Drive and all work south and east of it. More specifically, the following items are not included:
  - Grading for the street and work to the east of it.
  - The domestic water main in the street and to the east. It is assumed that tees and valves will be provided to allow connection of the main extension through the Senior Center parking lot and the Senior Center fire main.
  - Fire hydrants alongside Mountain Bluebird Drive
  - Storm drain work including the manhole at Station 3+63.86 and all pipiing and structures downstream of there.
  - The rain garden and discharge piping
  - Sleeves under the street to allow crossings by irrigation mains and site lighting conduit.
  - Curb and gutter, mountable curbs, and asphalt paving for the street, including the two pedestrian crossings at the entrance to the Senior Center parking lot.
  - Landscaping, irrigation, or native seeding east of Mountain Bluebird Drive.
  - Street lighting along either side of Mountain Bluebird Drive.
  - Temporary gate at the south end of Mountain Bluebird Drive
- Although the items listed above are not included in this estimate, it has been assumed that it will be possible for the Senior Center work to be coordinated with the infrastructure work, such that no cutting and patching of paving will be required.
- See the body of the estimate for assumptions / inclusions / exclusions.
- Items marked by "Allowance" (or ALLOW) were non-quantifiable at this time.
- Due to the level of design, this estimate has an accuracy range of +/-10%.

EXCLUSIONS

- Architectural and engineering or other consultant fees
- Building Information Modeling - assume not required for a building of this size
- Asbestos or hazardous materials testing, removal, on the existing site (if any). It is assumed the Owner will obtain cost estimates from specialty contractors that perform this type of work if needed.
- State, County, and City sales and use taxes. Assume the project is exempt from all of these taxes.
- Field Inspections and quality control testing
- Air and pressure testing of the completed building
- Planning and Zoning permits, fees, and approvals
- Building and Fire Department permits and plan check fees. Assume these will be paid directly by the Owner.
- Water, sewer, and storm tap and development fees for services to the new building.
- Charges from the utility company for relocation of electrical power poles and guy wires to accommodate new improvements (if any)
- Electrical, natural gas, telephone, cable TV, and fiber optic services to the new building. Empty conduit has been provided for telephone and fiber optic services.
- Security guard / watchman service
- Off-site improvements or utility main extensions, except as noted on the drawings
- Flow fill backfill for utiltities installed in private drive lanes and parking areas
- Patterned or colored sidewalks--assume standard gray
- Foundation drain system
- Removal of existing utilities or stubs (none indicated)
- Aggregate piers under foundations. This is noted on Sheet S0.01 in Foundation Design Note 4 and Footing Design Note 2.
- Roof mounted mechanical screens
- Furnishing and installation of the two ground-mouned monument signs. Electrical power has been provided to these locations.
- Fire sprinkler water booster pump
- Lightning protection system
- New furniture, fixtures and equipment (FF&E)
- Owner contingency

****Any alterations to a electronically transmitted spreadsheet are the responsibility of the one making such alterations and DFH Consulting will not accept responsibility for errors or alterations. If changes are required, please contact DFH Consulting for a revised spreadsheet.** DFH Consulting makes no warranty or guarantee as to the accuracy of quantities or unit prices based on this level of design.**

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: August 17, 2026

Subject: Ordinance 2026-297: An Ordinance Accepting a Portion of the U.S. Interstate 25 East Frontage Road I-25 Between Mile Marker 253.2 (+/-) and Mile Marker 257.1 (+/-) and Approving the Intergovernmental Agreement Between the Town of Johnstown and Colorado Department of Transportation

Attachments:
1. Ordinance 2026-297
2. Exhibit A
3. Intergovernmental Agreement

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed for your review and consideration is Ordinance 2026-297. Following 2nd reading, this ordinance would approve the Intergovernmental Agreement (IGA) between the Town of Johnstown and Colorado Department of Transportation (CDOT) included with this correspondence. The IGA will allow CDOT to devolve the U.S. Interstate 25 East Frontage Road between mile marker 253.2 (+/-) (Veteran's Parkway/WCR 50/LCR 14) and mile marker 257.1 (+/-) (Ronald Reagan Blvd.), containing 3.9 (+/-) linear miles. On June 18, 2026, CDOT formally approved a resolution during its regular Transportation Commission meeting to relinquish control of this roadway and the Town accordingly, has 90 days to approve the IGA by ordinance.

In December 2018, the Town Council approved Resolution 2018-22. The resolution affirmed the Town's commitment to accept the East Frontage Road provided CDOT completed improvements to the East Frontage Road requested by the Town. This helped to ensure that maintenance and future improvements were at a minimum at the time of acceptance. The benefit of accepting this road beyond the fact that CDOT is working to devolve the the frontage roads across the state, is the fact that the Town will now be the permitting agency on access as well as patrolling and traffic on this section. Complimenting the devolution and part of the overall vision were the overall improvements to the I-25 corridor to expand I-25 from 2-lanes north and southbound to 3 lanes in both directions with one lane in each direction being an HOV.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Engage, inform and involve the community

Safe & Welcoming Community

- Provide and maintain public safety services and awareness in our community

Healthy & Resilient Economy

- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado

Quality Infrastructure & Facilities

- Maintain safe and reliable public infrastructure and utilities
- Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth

Legal Advice:

The Town Attorney assisted with negotiations of the IGA as presented and drafted the Ordinance as presented.

Financial Advice:

While initially there are no financial impacts, costs maintenance of this roadway in the future will need to be a consideration.

Recommended Action:

Staff recommends approval of Ordinance 2026-297 and the IGA as presented on first reading.

Suggested Motions:

For Approval: I move to approve Ordinance 2026-297 and the Intergovernmental Agreement between the Town of Johnstown and the Colorado Department of Transportation for Devolution of the East Frontage Road as presented on first reading.

For Denial: I move to deny Ordinance 2026-297 and the Intergovernmental Agreement between the Town of Johnstown and the Colorado Department of Transportation for Devolution of the East Frontage Road as presented on first reading.

Reviewed and Approved for Presentation

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-297

AN ORDINANCE ACCEPTING A PORTION OF THE U.S. INTERSTATE 25 EAST FRONTAGE ROAD I-25 BETWEEN MILE MARKER 253.2 (+/-) AND MILE MARKER 257.1 (+/-) AND APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF JOHNSTOWN AND COLORADO DEPARTMENT OF TRANSPORTATION RELATED THERETO

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, Section 43-2-106(1)(a), C.R.S., provides that the Transportation Commission of the Colorado Department of Transportation ("CDOT") may determine that a state highway, or portion thereof, no longer functions as, or serves the ongoing purposes of, a state highway and, with the agreement of an affected municipality, abandon the state highway, or portion thereof; and

WHEREAS, in 2018, representatives of CDOT approached the Town and inquired as to whether, if abandoned by CDOT, the Town would be interested in accepting the portion of the U.S. Interstate 25 East Frontage Road I-25 from State Highway 60 to Ronald Reagan Boulevard; and

WHEREAS, by Resolution Number 2018-22, dated December 3, 2018, the Town indicated its interest in accepting a portion of the Frontage Road after its abandonment; and

WHEREAS, on or about June 18, 2026, by Resolution #7, the CDOT Transportation Commission determined that the portion of U.S. Interstate 25 East Frontage Road between mile marker 253.2 (+/-) and mile marker 257.1 (+/-), containing 3.9 (+/-) linear miles, was no longer necessary as a state highway, deemed that portion of the Frontage Road to be abandoned and relinquished the same to the Town for continued use as a Town roadway; and

WHEREAS, on June 18, 2026, CDOT provided official notification of the relinquishment of U.S. Interstate 25 East Frontage Road to the Town; and

WHEREAS, Section 43-2-106(1)(a), C.R.S., further provides that an abandoned state highway or portion thereof shall become "a city street, upon the adoption of an ordinance to that effect by the governing body of [the] affected municipality, within ninety days after the official notification of abandonment by the transportation commission;" and

WHEREAS, consistent with Resolution Number 2018-22 and the IGA, the Town desires to accept the portion of the U.S. Interstate 25 East Frontage Road between mile marker 253.2 (+/-) and mile marker 257.1 (+/-), containing 3.9 (+/-) linear miles, as a Town-owned roadway; and

WHEREAS, CDOT also requests that the Town execute the Intergovernmental Agreement, referenced as Project # IM 0253-255 (21506) and Project # NHPP 0253-270 (22831), concerning CDOT's abandonment and the Town's acceptance of such portion of the Frontage Road ("IGA"); 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.

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

Section 1. Recitals. The foregoing recitals are affirmed and incorporated as if fully set forth herein.

Section 2. Acceptance of Road. The Town hereby accepts the portion of the U.S. Interstate 25 East Frontage Road between mile marker 253.2 (+/-) and mile marker 257.1 (+/-), containing 3.9 (+/-) linear miles, as legally described and more fully shown on Exhibit A (which are also Exhibits A and C to the IGA), attached hereto and incorporated herein by reference, as a Town-owned roadway.

Section 3. Approval of IGA. The IGA is hereby approved and the Mayor is authorized to execute the same on behalf of the Town.

Section 4. 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 _____ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, 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 _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Meghan Martinez, Town Clerk Michael P. Duncan, Mayor

EXHIBIT A

Depiction of Accepted Portion of U.S. Interstate 25 East Frontage Road
Between Mile Marker 253.2 (+/-) and Mile Marker 257.1 (+/-)

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
PARCEL NUMBER: DEV-534
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A tract or parcel of land No. DEV-534 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 1,364,788 sq. ft. (31.331 acres), more or less, in the Northeast Quarter of Section 27, and the Southeast Quarter, and the Northeast Quarter of the Southwest Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 22, and the West one-half of the Southeast Quarter, and the East one-half of the Southwest Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 15, all in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the south line of the Southwest Quarter of the Northeast Quarter of Section 27, T.5 N., R. 68 W., of the 6th P.M., whence the Center-East Sixteenth Corner of said Section 27 (a 2.5" aluminum cap stamped "FREDERICK T5N R68W C-E 1/16|S27 2002 PLS 32444") bears N. 89º37'12" E., a distance of 101.35 feet, said point also being on the east right of way line of Interstate 25 (January 2022), said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 89°37'12" W., along the south line of the Northeast Quarter, a distance of 131.06 feet to a point being 120.00 feet westerly of the east right of way line of I-25 (January 2022);

2. Thence N. 24°05'32" W., parallel to said east right of way line, a distance of 835.41 feet;

3. Thence N. 18°42'22" W., a distance of 60.00 feet;

4. Thence N. 9°57'54" W., a distance of 304.71 feet to a point on the east right of way line of I-25, said point also being the southwest corner of a tract of land described in a deed recorded at Reception No. 20200089168 in the records of the Larimer County Clerk & Recorder's office;

5. Thence N. 65°53'43" E along the south line of said tract of land described in said deed, distance of 29.14 feet;

6. Thence continuing along the south line of said tract of land described in said deed, along the arc of a curve to the right, a distance of 393.36 feet, having a radius of 665.00 feet, a central angle of 33°53'28", the chord of which bears N. 24°32'31" E., a distance of 387.65 feet;

7. Thence N. 40°40'27" E., continuing along the south line of said tract of land described in said deed, a distance of 129.19 feet to the northwesterly right of way line of the East Frontage

Road as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

8. Thence continuing along said East Frontage Road right of way line, along the arc of a curve to the left, a distance of 453.59 feet, having a radius of 643.06 feet, a central angle of 40°24'51", the chord of which bears N. 25°13'55" E., a distance of 444.25 feet;

9. Thence N. 6°16'55" W., continuing along said East Frontage Road right of way line, a distance of 102.44 feet;

10. Thence N. 0°00'00" W., continuing along said East Frontage Road right of way line, a distance of 391.04 feet;

11. Thence N. 40°17'16" W., continuing along said East Frontage Road right of way line, a distance of 61.76 feet;

12. Thence N. 76°26'12" W., continuing along said East Frontage Road right of way line, a distance of 42.61 feet to a point on the south right of way line of SH 402 as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

13. Thence N. 0°06'38" E., a distance of 180.00 feet to the intersection of the northerly right of way line of State Highway 402 and the westerly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder's office;

14. Thence N. 45°36'27" E., along said westerly right of way line of the East Frontage Road, a distance of 152.40 feet;

15. Thence N. 3°26'42" E., continuing along said westerly right of way line of the East Frontage Road, a distance of 15.22 feet;

16. Thence continuing along said westerly right of way line of the East Frontage Road, along the arc of a curve to the left, a distance of 338.31 feet, having a radius of 479.00 feet, a central angle of 40°28'03", the chord of which bears N. 22°41'00" W., a distance of 331.33 feet;

17. Thence N. 42°55'01" W., continuing along said westerly right of way line of the East Frontage Road, a distance of 1,084.79 feet;

18. Thence continuing along said westerly right of way line of the East Frontage Road, and the westerly right of way line as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office, along the arc of a curve to the right, a distance of 345.58 feet, having a radius of 1,255.00 feet, a central angle of 15°46'37", the chord of which is N 35°01'42" W for a distance of 344.49 feet;

19. Thence along the arc of a curve to the right, a distance of 449.56 feet, having a radius of 1,070.66 feet, a central angle of 24°03”29”, the chord of which bears N. 15°06'40" W., a distance of 446.26 feet;

20. Thence N. 3°04'55" W., a distance of 231.85 feet;

21. Thence N. 0°10'01" E., a distance of 660.00 feet to a point from which the Center Quarter corner of Section 22 bears S. 3°24’25” E., a distance of 281.72 feet;

22. Thence N. 0°07'33" E., a distance of 400.00 feet;

23. Thence N. 0°01'37" E., a distance of 400.00 feet;

24. Thence N. 0°10'08" W., a distance of 2,100.00 feet to a point from which the North Quarter corner of Section 22 bears S. 2°36’44” E., a distance of 544.15 feet;

25. Thence N. 0°34'05" E., a distance of 600.00 feet;

26. Thence N. 0°01'48" E., a distance of 960.00 feet;

27. Thence N. 0°03'09" E., a distance of 563.78 feet;

28. Thence N. 9°23'41" W., a distance of 59.28 feet to a point being 80.00 feet westerly of the west line of Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder’s office;

29. Thence N. 0°05'36" E., parallel to said west line of Lot 1, a distance of 668.14 feet to a point being 80.00 feet westerly of the west line of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder’s office;

30. Thence N. 0°05'15" E., parallel to said west line of Lot 2, Block 2, a distance of 178.76 feet;

31. Thence N. 2°57'33" E., a distance of 200.00 feet;

32. Thence N. 89°59'55" E., a distance of 70.00 feet to the southwest corner of Lot 2, Block 1, 2534 West First Filing as recorded at Reception No. 20090013831 in the records of the Larimer County Clerk & Recorder’s office, said corner being monumented with a #4 rebar with a 1” plastic cap stamped “COLO LS 31159”;

33. Thence S. 0°06'06" W., a distance of 80.11 feet to the northwest corner of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder’s office, said corner being monumented with a #4 rebar with a 1” plastic cap stamped “LS 34174”;

34. Thence S. 0°05'15" W., along the west line of said Lot 2, Block 2, a distance of 298.51 feet to the southwest corner of said Lot 2, Block 2, said corner also being the northwest corner of

Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder's office, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "LS 34174";

35. Thence S. 0°05'36" W., along the west line of said Lot 1, a distance of 655.57 feet to the southwest corner of said Lot 1, said corner being monumented with a #4 rebar with no cap;

36. Thence S. 0°03'09" W., along the east right of way line of I-25 (January 2022), a distance of 104.70 feet to the east-west centerline of Section 15;

37. Thence N. 89°24'18" E., along said east-west centerline, a distance of 9.72 feet to the east right of way line of I-25 (January 2022);

38. Thence S. 0°03'09" W., along said east right of way line, a distance of 43.20 feet to a 3" brass cap set in a concrete post stamped "Colorado Department of Highway ROW";

39. Thence S. 0°03'09" W., continuing along said east right of way line, a distance of 486.99 feet;

40. Thence S. 27°38'54" E., a distance of 138.18 feet to the northeast corner of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

41. Thence S. 7°31'52" E., along the easterly line of said tract of land, a distance of 121.08 feet;

42. Thence S. 14°42'26" E., continuing along said easterly line, a distance of 240.98 feet;

43. Thence S. 25°14'48" W., continuing along said easterly line, a distance of 224.90 feet;

44. Thence S. 3°31'17" W., continuing along said easterly line, a distance of 424.72 feet;

45. Thence S. 0°04'13" W., continuing along said easterly line, a distance of 201.22 feet to the northeast corner of a tract of land described in a deed recorded at Reception No. 20200022744 in the records of the Larimer County Clerk & Recorder's office;

46. Thence S. 0°07'17" W., along the east line of said tract of land recorded at Reception No. 20200022744, a distance of 798.82 feet to the north line of Tract A, First Amendment to Thompson River Ranch Filing No. 1, recorded at Reception No. 20070008127 in the records of the Larimer County Clerk & Recorder's office;

47. Thence S. 89°34'46" W., along said north line of Tract A, a distance of 20.00 feet to the northwest corner of said Tract A, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "COLO PLS 16847", said point also being on the east right of way line of I-25 (January 2022);

48. Thence S. 0°05'07" W., along the west line of the subdivision, First Amendment to Thompson River Ranch Filing No. 1, said line also being the east right of way line of I-25

(January 2022), a distance of 1,395.10 feet to a 2-1/2" brass cap (illegible) in a broken concrete post;

49. Thence S. 8°33'36" E., continuing along said west line of the subdivision and east right of way line of I-25, a distance of 101.29 feet to the remnant of a 6" concrete post & rebar;

50. Thence S. 0°02'32" W., continuing along said west line of the subdivision and east right of way line of I-25, a distance of 1,142.18 feet to the north line of the Southeast Quarter of Section 22;

51. Thence S. 0°01'54" W., continuing along the east right of way line of I-25 (January 2022), a distance of 577.73 feet to the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office;

52. Thence S. 23°15'20" E., along said easterly right of way line, a distance of 46.40 feet ;

53. Thence continuing along said easterly right of way line, along the arc of a curve to the left, a distance of 706.10 feet, having a radius of 1,145.00 feet, a central angle of 35°20'00", the chord of which bears S. 25°15'01" E., a distance of 694.97 feet;

54. Thence S. 42°55'01" E., continuing along said easterly right of way line, and the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder's office , a distance of 1084.79 feet;

55. Thence continuing along said easterly right of way line, along the arc of a curve to the right, a distance of 419.21 feet, having a radius of 589.00 feet, the chord of which bears S. 22°31'38" E., a distance of 410.42 feet;

56. Thence S. 32°12'06" E., continuing along said easterly right of way line, a distance of 104.73 feet to the east line of the Southwest Quarter of the Southeast Quarter of Section 22;

57. Thence S. 0°20'10" E., along said east line, a distance of 61.09 feet to the north right of way line of County Road 18 (January 2022);

58. Thence N. 89°48'45" E., along said north right of way line, a distance of 234.07 feet;

59. Thence S. 0°11'15" E., a distance of 50.04 feet to the south line of the Southeast Quarter of the Southeast Quarter of Section 22, said point also being the northeast corner of a tract of land described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

60. Thence S. 0°18'25" E., a distance of 74.96 feet to the south right of way line of County Road 18 (January 2022), said point also being on the easterly line of said deed;

61. Thence S. 89°48'45" W., along said south right of way line and deed line, a distance of 194.25 feet to the easterly right of way line of the East Frontage Road of I-25 as described in said deed;

62. Thence S. 46°26'31" W., along said easterly right of way line of the East Frontage Road, a distance of 123.98 feet;

63. Thence S. 0°34'18" E., continuing along said easterly right of way line of the East Frontage Road, a distance of 469.53 feet;

64. Thence continuing along said easterly right of way line of the East Frontage Road, along the arc of a curve to the right, a distance of 380.65 feet, having a radius of 551.06 feet, the chord of which bears S. 19°13'02" W., for a distance of 373.13 feet;

65. Thence S. 39°00'22" W., continuing along said easterly right of way line of the East Frontage Road, a distance of 351.39 feet to the northeast corner of a tract of land described in a deed recorded at Reception No. 20210000291, in the records of the Larimer County Clerk & Recorder's office;

66. Thence continuing along said easterly right of way line of the East Frontage Road and the easterly line of said deed, along the arc of a curve to the left, a distance of 605.70 feet, having a radius of 550.00 feet, the chord of which bears S 7°27'25" W for a distance of 575.55 feet;

67. Thence S. 24°05'32" E., continuing along said easterly right of way line of the East Frontage Road and the easterly line of said deed, a distance of 121.48 feet to the east right of way line of I-25 (January 2022);

68. Thence S. 24°05'32" E., along said east right of way line, a distance of 766.64 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 1,364,788 sq. ft. (31.331 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374"), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237

COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY

TO BE RESERVED
Utility & Drainage Easement Number: DUE-534

FROM
Colorado Department of Transportation

TO
Town of Johnstown

FOR
Project Code: 21506
Project Number: IM 0253-255
Location: I-25 North – SH 402 to SH 14
State Highway Number 25

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY & DRAINAGE EASEMENT NUMBER: DUE-534
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A Utility and Drainage Easement No. DUE-534 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 168,141 sq. ft. (3.860 acres), more or less, in the Northeast Quarter of Section 27, and the Southeast Quarter of Section 22, in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said Utility and Drainage Easement being more particularly described as follows:

Commencing at the East 1/16 corner common to Section 22 and Section 27, T.5 N., R. 68 W., of the 6th P.M., (a 3.25" aluminum cap stamped "2006 T5N R68W E 1/16+S22|S27 LUND LS 34995 KING SURVEYORS INC" , said corner being the **TRUE POINT OF BEGINNING**;

1. Thence S. 0°00'11" E., along the east line of the Northwest Quarter of the Northeast Quarter of Section 27, a distance of 112.90 feet to a point on the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

2. Thence S. 46°26'31" W., along said east right of way line of the East Frontage Road, a distance of 68.67 feet;

3. Thence S. 0°34'18" E., continuing along said east right of way line of the East Frontage Road, a distance of 21.65 feet;

4. Thence S. 89°50'31" W., a distance of 145.75 feet to a point on the westerly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

5. Thence N. 0°00'00" E., along said west right of way line of the East Frontage Road, a distance of 21.66 feet;

6. Thence N. 40°17'16" W., continuing along said west right of way line of the East Frontage Road, a distance of 61.76 feet;

7. Thence N. 76°26'12" W., continuing along said west right of way line of the East Frontage Road, a distance of 42.61 feet to a point on the south right of way line of SH 402 as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

8. Thence N. 0°06'38" E., a distance of 180.00 feet to the intersection of the northerly right of way line of State Highway 402 and the westerly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder's office;

9. Thence N. 45°36'27" E., along said westerly right of way line of the East Frontage Road, a distance of 152.40 feet;

10. Thence N. 3°26'42" E., continuing along said westerly right of way line of the East Frontage Road, a distance of 15.22 feet;

11. Thence continuing along said westerly right of way line of the East Frontage Road, along the arc of a curve to the left, a distance of 338.31 feet, having a radius of 479.00 feet, a central angle of 40°28’03”, the chord of which bears N. 22°41'00" W., a distance of 331.33 feet;

12. Thence N. 42°55'01" W., continuing along said westerly right of way line of the East Frontage Road, a distance of 370.60 feet;

13. Thence N. 69°17'51" E., a distance of 118.82 feet to the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder’s office;

14. Thence S. 42°55'01" E., continuing along said easterly right of way line of the East Frontage Road, a distance of 325.67 feet;

15. Thence continuing along said easterly right of way line of the East Frontage Road, along the arc of a curve to the right, a distance of 419.21 feet, having a radius of 589.00 feet, a central angle of 40°46’47”, the chord of which bears S. 22°31'38" E., a distance of 410.42 feet;

16. Thence S. 32°12'06" E., continuing along said easterly right of way line of the East Frontage Road, a distance of 104.73 feet to the east line of the Southwest Quarter of the Southeast Quarter of Section 22;

17. Thence S. 0°20'10" E., along said east line, a distance of 61.09 feet to the north right of way line of County Road 18 (January 2022);

18. Thence S. 0°20'10" E., continuing along said east line, a distance of 50.08 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Utility and Drainage Easement contains 168,141 sq. ft. (3.860 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25” aluminum cap stamped “NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25” aluminum cap stamped “NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374”), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
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For and on the behalf of AECOM
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COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY

TO BE RESERVED
Utility & Drainage Easement Number: DUE-534A

FROM
Colorado Department of Transportation

TO
Town of Johnstown

FOR
Project Code: 21506
Project Number: IM 0253-255
Location: I-25 North – SH 402 to SH 14
State Highway Number 25

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY & DRAINAGE EASEMENT NUMBER: DUE-534A
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A Utility and Drainage Easement No. DUE-534A of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 154,888 sq. ft. (3.556 acres), more or less, in the Southeast Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 22, and the West one-half of the Southeast Quarter, and the East one-half of the Southwest Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 15, all in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said Utility and Drainage Easement being more particularly described as follows:

Commencing at a point on the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office, whence the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") bears N. 12º40'27" W., a distance of 1,063.57 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 56°55'24" W., a distance of 82.18 feet;

2. Thence S. 1°55'42" E., a distance of 57.19 feet to the westerly right of way line of the East Frontage Road of I-25 as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office;

3. Thence continuing along said westerly right of way line of the East Frontage Road, along the arc of a curve to the right, a distance of 40.66 feet, having a radius of 1,255.00 feet, a central angle of 1°51'23", the chord of which bears N. 31°23'40" W., a distance of 40.66 feet;

4. Thence N. 1°55'42" W., a distance of 18.36 feet;

5. Thence N. 27°14'26" W., a distance of 199.16 feet;

6. Thence along the arc of a curve to the right, a distance of 151.82 feet, having a radius of 1,070.66 feet, a central angle of 8°07'28", the chord of which bears N. 15°24'17" W., a distance of 151.69 feet;

7. Thence N. 78°39'27" E., a distance of 15.00 feet;

8. Thence along the arc of a curve to the left, a distance of 115.71 feet, having a radius of 1,055.66 feet, a central angle of 6°16'48", the chord of which bears S. 14°28'57" E., a distance of 115.65 feet;

9. Thence S. 27°14'26" E., a distance of 216.02 feet;

10. Thence N. 56°55'24" E., a distance of 65.96 feet;

11. Thence along the arc of a curve to the right, a distance of 428.52 feet, having a radius of 1,160.00 feet, the chord of which bears N. 18°16'07" W., a distance of 426.09 feet;

12. Thence N. 23°15'20" W., a distance of 52.46 feet;

13. Thence N. 0°06'39" W., a distance of 1,062.27 feet;

14. Thence S. 66°25'36" W., a distance of 77.43 feet;

15. Thence N. 0°07'33" E., a distance of 21.84 feet;

16. Thence N. 66°25'36" E., a distance of 72.87 feet;

17. Thence N. 1°24'10" W., a distance of 634.66 feet;

18. Thence N. 1°52'36" E., a distance of 339.25 feet;

19. Thence N. 89°46'00" W., a distance of 62.91 feet;

20. Thence N. 0°10'08" W., a distance of 20.00 feet;

21. Thence S. 89°46'00" E., a distance of 57.05 feet;

22. Thence N. 0°05'15" E., a distance of 5.48 feet;

23. Thence N. 17°29'05" W., a distance of 191.75 feet;

24. Thence N. 0°10'08" W., a distance of 67.19 feet;

25. Thence S. 17°29'05" E., a distance of 192.66 feet;

26. Thence N. 0°05'07" E., a distance of 502.67 feet;

27. Thence N. 89°32'40" W., a distance of 59.58 feet;

28. Thence N. 0°10'08" W., a distance of 20.00 feet;

29. Thence S. 89°32'40" E., a distance of 59.67 feet;

30. Thence N. 0°05'07" E., a distance of 543.17 feet;

31. Thence N. 3°24'32" E., a distance of 160.46 feet;

32. Thence N. 0°06'47" E., a distance of 128.54 feet;

33. Thence N. 0°18'14" W., a distance of 415.57 feet;

34. Thence N. 0°23'30" E., a distance of 92.58 feet;

35. Thence S. 50°39'45" W., a distance of 64.37 feet;

36. Thence S. 0°34'05" W., a distance of 122.92 feet;

37. Thence N. 89°25'55" W., a distance of 20.00 feet;

38. Thence N. 0°34'05" E., a distance of 145.00 feet;

39. Thence S. 89°25'55" E., a distance of 15.22 feet;

40. Thence N. 50°39'45" E., a distance of 70.49 feet;

41. Thence N. 0°23'30" E., a distance of 227.62 feet;

42. Thence S. 77°39'19" W., a distance of 70.38 feet;

43. Thence N. 0°34'05" E., a distance of 20.52 feet;

44. Thence N. 77°39'19" E., a distance of 70.31 feet;

45. Thence N. 0°23'30" E., a distance of 232.83 feet;

46. Thence N. 0°01'06" W., a distance of 127.38 feet;

47. Thence S. 54°57'47" W., a distance of 84.57 feet;

48. Thence N. 0°01'48" E., a distance of 24.44 feet;

49. Thence N. 54°57'47" E., a distance of 53.48 feet;

50. Thence N. 21°31'03" W., a distance of 119.18 feet;

51. Thence N. 0°01'48" E., a distance of 17.19 feet;

52. Thence S. 89°58'12" E., a distance of 14.71 feet;

53. Thence S. 21°31'03" E., a distance of 124.64 feet;

54. Thence N. 53°09'36" E., a distance of 14.95 feet;

55. Thence N. 6°33'48" E., a distance of 49.80 feet;

56. Thence N. 0°04'45" W., a distance of 492.34 feet;

57. Thence N. 5°31'14" W., a distance of 84.77 feet;

58. Thence S. 63°30'08" W., a distance of 60.34 feet;

59. Thence S. 0°01'48" W., a distance of 65.13 feet;

60. Thence N. 89°58'12" W., a distance of 15.00 feet;

61. Thence N. 0°01'48" E., a distance of 80.00 feet;

62. Thence N. 63°30'08" E., a distance of 67.06 feet;

63. Thence N. 0°03'09" E., a distance of 528.49 feet;

64. Thence S. 87°40'05" W., a distance of 60.05 feet;

65. Thence N. 0°03'09" E., a distance of 38.09 feet;

66. Thence N. 9°23'41" W., a distance of 59.28 feet to a point being 80.00 feet westerly of the west line of Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder's office;

67. Thence N. 0°05'36" E., parallel to said west line of Lot 1, a distance of 668.14 feet to a point being 80.00 feet westerly of the west line of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder's office;

68. Thence N. 0°05'15" E., parallel to said west line of Lot 2, Block 2, a distance of 178.76 feet;

69. Thence N. 2°57'33" E., a distance of 200.00 feet;

70. Thence N. 89°59'55" E., a distance of 70.00 feet to the southwest corner of Lot 2, Block 1, 2534 West First Filing as recorded at Reception No. 20090013831 in the records of the Larimer County Clerk & Recorder's office, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "COLO LS 31159";

71. Thence S. 0°06'06" W., a distance of 15.00 feet;

72. Thence S. 89°59'55" W., a distance of 55.73 feet;

73. Thence S. 2°57'33" W., a distance of 185.38 feet to a point being 65.00 feet westerly of the west line of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder's office;

74. Thence S. 0°05'15" W., parallel to said west line of Lot 2, Block 2, a distance of 178.38 feet to a point being 65.00 feet westerly of the west line of Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder's office;

75. Thence S. 0°05'36" W., parallel to said west line of Lot 1, a distance of 666.89 feet;

76. Thence S. 9°23'41" E., a distance of 59.28 feet;

77. Thence S. 0°03'09" W., a distance of 18.68 feet;

78. Thence N. 87°40'05" E., a distance of 55.33 feet;

79. Thence S. 0°03'09" W., a distance of 18.56 feet to the east-west centerline of Section 15;

80. Thence N. 89°24'18" E., along said east-west centerline, a distance of 9.72 feet to the east right of way line of I-25 (January 2022);

81. Thence S. 0°03'09" W., along said east right of way line, a distance of 43.20 feet to a 3" brass cap set in a concrete post stamped Colorado Department of Highway ROW";

82. Thence S. 0°03'09" W., continuing along said east right of way line, a distance of 486.99 feet;

83. Thence S. 27°38'54" E., a distance of 6.05 feet;

84. Thence S. 5°31'14" E., a distance of 96.90 feet;

85. Thence S. 0°04'45" E., a distance of 493.92 feet;

86. Thence S. 6°33'48" W., a distance of 36.48 feet;

87. Thence N. 53°09'36" E., a distance of 113.53 feet to the easterly line of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

88. Thence S. 25°14'48" W., along the easterly line of said tract of land, a distance of 42.72 feet;

89. Thence S. 53°09'36" W., a distance of 94.69 feet;

90. Thence S. 6°33'48" W., a distance of 14.20 feet;

91. Thence S. 0°01'06" E., a distance of 126.01 feet;

92. Thence S. 0°23'30" W., a distance of 229.49 feet;

93. Thence N. 77°39'19" E., a distance of 22.17 feet to the easterly line of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

94. Thence S. 3°31'17" W., along the easterly line of said tract of land, a distance of 20.79 feet;

95. Thence S. 77°39'19" W., a distance of 21.01 feet;

96. Thence S. 0°23'30" W., a distance of 218.55 feet;

97. Thence N. 50°39'45" E., a distance of 23.62 feet to the easterly line of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

98. Thence S. 0°04'13" W., along the easterly line of said tract of land, a distance of 25.89 feet;

99. Thence S. 50°39'45" W., a distance of 23.81 feet;

100. Thence S. 0°23'30" W., a distance of 104.96 feet;

101. Thence S. 0°18'14" E., a distance of 415.53 feet;

102. Thence S. 0°06'47" W., a distance of 288.56 feet to the north line of Tract A, First Amendment to Thompson River Ranch Filing No. 1, recorded at Reception No. 20070008127 in the records of the Larimer County Clerk & Recorder's office;

103. Thence S. 89°34'46" W., along said north line of Tract A, a distance of 4.23 feet to the northwest corner of said Tract A, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "COLO PLS 16847", said point also being on the east right of way line of I-25 (January 2022);

104. Thence S. 0°05'07" W., along the west line of the subdivision, First Amendment to Thompson River Ranch Filing No. 1, said line also being the east right of way line of I-25 (January 2022), a distance of 1189.00 feet;

105. Thence S. 1°52'36" W., a distance of 308.11 feet;

106. Thence S. 1°24'10" E., a distance of 638.30 feet;

107. Thence N. 89°53'21" E., a distance of 4.00 feet;

108. Thence S. 0°06'39" E., a distance of 502.42 feet to the north line of the southeast Quarter of Section 22;

109. Thence S. 0°06'39" E., a distance of 573.07 feet to the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office;

110. Thence S. 23°15'20" E., along said easterly right of way line, a distance of 51.45 feet;

111. Thence continuing along said easterly right of way line, along the arc of a curve to the left, a distance of 443.96 feet, having a radius of 1145.00 feet, the chord of which bears S. 18°41'29" E., a distance of 441.18 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Utility and Drainage Easement contains 154,888 sq. ft. (3.556 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374"), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237

COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY

TO BE RESERVED
Utility & Drainage Easement Number: DUE-534B

FROM
Colorado Department of Transportation

TO
Town of Johnstown

FOR
Project Code: 21506
Project Number: IM 0253-255
Location: I-25 North – SH 402 to SH 14
State Highway Number 25

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY & DRAINAGE EASEMENT NUMBER: DUE-534B
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A Utility and Drainage Easement No. DUE-534B of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 1,875 sq. ft. (0.043 acres), more or less, in the West one-half of the Southeast Quarter, and the East one-half of the Southwest Quarter, of Section 15, all in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said Utility and Drainage Easement being more particularly described as follows:

Commencing at a point, whence the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374") bears S. 0º34'10" E., a distance of 1,859.70 feet, said point being the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°01'48" E., a distance of 75.00 feet;

2. Thence S. 89°58'12" E., a distance of 25.00 feet;

3. Thence S. 0°01'48" W., a distance of 75.00 feet;

4. Thence N. 89°58'12" W., a distance of 25.00 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Utility and Drainage Easement contains 1,875 sq. ft. (0.043 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374"), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	9/07/22	7.01 to 7.78	7.78

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

Begin Const Project
Station: 3302+96
M.P. 254.41

SW 1/4 SE 1/4 SEC 27
NW 1/4 SE 1/4 SEC 27
SE 1/4 SE 1/4 SEC 27
NE 1/4 SE 1/4 SEC 27

APPROX RIGHT OF WAY LINE
RIGHT OF WAY LINE

3404
ROW

6305+00
6310+00
6315+00
3305+00
3310+00
3315+00

Southbound Alignment
INTERSTATE 25
Northbound Alignment
East Frontage Road

ROW
22831817

DEV-534
S89° 37'12"W 131.06'
3413
POB DEV-534 (2700)
Tie C-E 1/16 Cor S27
N89°37'12"E 101.35'
2700
32006

N 89° 37'54" E 1334.75'
SOUTH LINE NE 1/4 SEC 27
NE 1/4 SEC 27

DEV-534
Colorado Department
of Transportation
To
Town of Johnstown

COLORADO LICENSED
SEAN VERMILYEA
25381
PROFESSIONAL LAND SURVEYOR
9/7/2022

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan778.dgn

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.79

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

NW ¼ SE ¼ SEC. 27

Begin ROW Project
Station: 3318+60.72
Northbound Alignment
M.P. : 254.65

APPROX. SOUTH LINE SW ¼ NE¼ SEC 27

US WEST ESMNT REC #93036470

De Vries Propery LLC
Rec. 20160075735

City of Loveland
Rec. 20080000451

INTERSTATE 25

Southbound Alignment

Northbound Alignment

East Frontage Road

DEV-534

N24° 05'32"W 835.41'

S89° 37'12"W 131.06'

POB DEV-534 (2700)
Tie C-E 1/16 Cor S27
N89°37'12"E 101.35'

32006

SW ¼ NE ¼ SEC. 27
N0° 01'11"W 2635.89'
SE ¼ NE ¼ SEC. 27

N89° 37'54"E 1334.75'

120.00'

S24° 05'32"E 766.64'

121.48'
S24° 05'32"E

1042003 RDW

Rec. No. 20210000291

N18° 42'22"W
60.00'

N9° 57'54"W 304.71'

Rc =550.00'
Δc =63° 05'54"
Lc =605.70'
CB =S7° 27'25"W
CL =575.55'

L1 Rec. No. 20200089168

C1 VARIES

Rec. No. 20180039360

J-25 Land Holdings, LLC
Rec. 20170043455

DEV-534
Colorado Department
of Transportation
To
Town of Johnstown

COLORADO LICENSED
STAN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

No.	Bearing	Distance
L1	N65° 53'43"E	29.14'

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	665.00'	33° 53'28"	393.36'	N24° 32'31"E	387.65'

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Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14
Unit 4

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.80

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

INTERSTATE 25

1042002 ROW

Rc =665.00'
Δc =33°53'28"
Lc =393.36'
CB =N24°32'31"E
CL =387.65'

Rec. No. 20200089168

706 N65°53'43"E 29.14'

VARIES

DEV-534

707 N40°40'27"E 129.19'

410

1510+00

Rec. No. 20180039360

705

S39°00'22"W 351.39'

Rec. No. 20210000291

R =550.00'
Δ =63°05'54"
L =605.70'
CB=S7°27'25"W
CL=575.55'

R =643.06'
Δ =40°24'51"
L =453.59'
CB=N25°13'55"E
CL=444.25'

411 N6°16'55"W 102.44'

412

Rec. No. 20180039360

East Frontage Road

1520+00

S0°34'18"E 469.53'

1515+00

402

R =551.06'
Δ =39°34'41"
L =380.65'
CB=S19°13'02"W
CL=373.13'

403

VARIES

DEV-534 DUE-534

Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534 to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

Note:
Grading outside of the existing ROW via agreement between the Landowner and the Contractor. No permanent CDOT rights or responsibilities exist in these grading areas.

APPROX. NORTH LINE NE 1/4 SEC 27

SW ¼ NE ¼ SEC. 27

NW ¼ NE ¼ SEC. 27

NE ¼ NE ¼ SEC. 27

N0°0'11"W 2635.89'

J-25 Land Holdings, LLC
Rec. 20170043455

0' 50' 100' 200'
Scale: 1"=100'

APPROX. NORTH LINE NE 1/4 SEC 27

SH 402

N0° 06'38"E 180.00'

415

N76° 26'12"W 42.61'

414

N40° 17'16"W 61.76'

EOA AC-2, AC-2A

2732

413

DUE-534

N0° 00'00"W 391.04'

N0° 00'00"E 21.66'

S89° 50'31"W 145.75'

404

68.67'

2731

S46° 26'31"W 123.98'

2730

S0° 34'18"E 21.65'

COLORADO LICENSED
STEVEN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

Little Thompson Water District, Rec. No. 86027915

STEVEN W. LESCHINSKY &
EDELWINA C. LESCHINSKY

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Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet
Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.81

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

DEV-534 DUE-534
Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534 to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

Note:
Grading outside of the existing ROW via agreement between the Landowner and the Contractor. No permanent CDOT rights or responsibilities exist in these grading areas.

NW ¼ NE ¼ SEC. 27

NE ¼ NE ¼ SEC. 27

J-25 Land Holdings, LLC
Rec. 20170043455

402, LLC
Rec. 20040054979

SW 1/4 SE 1/4 SEC. 22

SE 1/4 SE 1/4 SEC. 22

STEVEN W. LESCHINSKY &
EDELWINA C. LESCHINSKY

Marsha Buckley
Rec. 93011338

SH 402
CR 18
East Frontage Road
DEV-534
DUE-534
Rec. No. 20180039360
Little Thompson Water District, Rec. No. 86027915
VARIES
APPROX. NORTH LINE
NE 1/4 SEC 27
CENTERLINE GRD. DITCH LINE PER REC # 20050014155
EAST LINE SW 1/4 SE 1/4 SEC 22
N0° 20'10"W 1321.51'
POB DUE-534 (1580)
E 1/16 Cor S22 & S27

N0° 06'38"E 180.00'
N76° 26'12"W 42.61'
N40° 17'16"W 61.76'
EOA AC-2, AC-2A
N0° 00'00"W 391.04'
N0° 00'00"E 21.66'
N6° 16'55"W 102.44'
S89° 50'31"W 145.75'
S0° 34'18"E 469.53'
S0° 34'18"E 21.65'
N0°0'11"W 2635.89'
68.67'
S0° 00'11"E 112.90'
S46° 26'31"W 123.98'
S89° 48'45"W 194.25'
S0° 18'25"E 74.96'
N45° 36'27"E 152.40'
N3° 26'42"E 15.22'
S0° 20'10"E 50.08'
S32° 12'06"E 104.73'
61.09' S0° 20'10"E
N89° 48'45"E 234.07'
S0° 11'15"E 50.04'
1400
1580
2030+00
1520+00
110.00'
N42° 55'01"W 1084.79'
N42° 55'01"W 370.60' (UE-534)
S42° 55'01"E 325.67' (UE-534)
S42° 55'01"E 1084.79'

R =643.06'
Δ =40° 24'51"
L =453.59'
CB=N25° 13'55"E
CL=444.25'

R =551.06'
Δ =39° 34'41"
L =380.65'
CB=S19° 13'02"W
CL=373.13'

R =479.00'
Δ =40° 28'03"
L =338.31'
CB=N22° 41'00"W
CL=331.33'

R =589.00'
Δ =40° 46'47"
L =419.21'
CB=S22° 31'38"E
CL=410.42'

411 412 413 414 415 403 404 405 2730 2731 2732 407 2719 432 433 434 455 440 441 442 446

COLORADO LICENSED
STAN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

0' 50' 100' 200'
Scale: 1"=100'

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Dr

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
Region 4 Right-of-Way PTS

Sheet Revisions		
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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet
Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.82

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

402, LLC
Rec. 20040054979

R =479.00'
Δ =40° 28'03"
L =338.31'
CB=N22° 41'00"W
CL=331.33'

434

N42° 55'01"W 370.60' (UE-534)

DUE-534

110.00'

DEV-534

440

S42° 55'01"E 325.67' (UE-534)

R =589.00'
Δ =40° 46'47"
L =419.21'
CB=S22° 31'38"E
CL=410.42'

2733

N69° 17'51"E 118.82'

2734

N42° 55'01"W 1084.79'

East Frontage Road

S42° 55'01"E 1084.79'

435

439

CENTERLINE GARD DITCH
LINE "B" REC #20050014155

R =1255.00'
Δ =15° 46'37"
L =345.58'
CB=N35° 01'42"W
CL=344.49'

2737
2738
2739
2736
2744
2745
2735

C1
C2
C3
L1
L2
L3
L4
L5
L6

DEV-534

110.00'

R =1145.00'
Δ =35° 20'00"
L =706.10'
CB=S25° 15'01"E
CL=694.97'

DUE-534A

POB DUE-534A (2735)
Tie C 1/4 Cor S22
N12° 40'27"W 1,063.57'

DEV-534 DUE-534 DUE-534A
Colorado Department of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534 and DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

SW 1/4 SE 1/4 SEC. 22

EAST LINE SW 1/4 SE 1/4 SEC. 22
N0° 20'10"W 1321.51'

SE 1/4 SE 1/4 SEC. 22

UNKNOWN

NW 1/4 SE 1/4 SEC. 22

Bath Family Farm, LLC
Rec. 20120074888 -
20120074894

COLORADO LICENSED
SEAN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

No.	Bearing	Distance
L1	S56° 55'24"W	82.18'
L2	S1° 55'42"E	57.19'
L3	N1° 55'42"W	18.36'
L4	N27° 14'26"W	199.16'
L5	S27° 14'26"E	216.02'
L6	N56° 55'24"E	65.96'

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	1255.00'	1° 51'23"	40.66'	N31° 23'40"W	40.66'
C2	1160.00'	21° 09'57"	428.52'	N18° 16'07"W	426.09'
C3	1145.00'	22° 12'56"	443.96'	S18° 41'29"E	441.18'

0' 50' 100' 200'
Scale: 1"=100'

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9/7/2022

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.83

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

Distance Center of Pivot Sprinkler to Proposed ROW line = 1168'

Radius of Outer Wheel Track = 1119'

Radius of Center Pivot Sprinkler = 1148'

COLORADO LICENSED STAN VERMILYEA 25381 9/7/2022 PROFESSIONAL LAND SURVEYOR

Mountain View Farms, Inc.
B1461 P744

SW 1/4 SEC. 22

NORTH LINE SW 1/4 SEC 22
N 89°31'09" E 2646.63'

ESMNT E7A CDOT PROJ 125-3(16)251

1560

N0° 03'48"E 1362.79'

290+00

6360+00

6365+00

6370+00

6370+36

Southbound Alignment

INTERSTATE 25

Northbound Alignment

3360+00

3365+00

3370+00

235+00

240+00

1550+00 East Frontage Road

1545+00

N-S CENTERLINE SEC 22 N0°03'48"E 2625.96'
1311.97'

R =1070.66'
Δ =24° 03'29"
L =449.56'
CB=N15° 06'40"W
CL=446.26'

N3° 04'55"W 231.85'

N0° 10'01"E 660.00'

N23° 15'20"W
52.46'

S0° 06'39"E 573.07'

N0° 06'39"W 1062.27'

S0° 01'54"W 577.73'

VARIES

DEV-534

DUE-534A

Note: The existing East Right of Way line of I-25 was revised to fit found monumentation to the north.

SE 1/4 SEC. 22

NORTH LINE SE 1/4 SEC 22
N 89°31'01" E 1320.17'

S0° 02'32"W
1142.18'

PP
ROW 1042006
1042005

R =1255.00'
Δ =15° 46'37"
L =345.58'
CB=N35° 01'42"W
CL=344.49'

110.00'

R =1145.00'
Δ =35° 20'00"
L =706.10'
CB=S25° 15'01"E
CL=694.97'

DUE-534A
S23° 15'20"E
51.45' (Pnt 437
to Pnt 438)

DEV-534
S23° 15'20"E
46.40' (Pnt 2837
to Pnt 438)

Bath Family Farm, LLC
Rec. 20120074888 -
20120074894

402, LLC
Rec. 20040054979

N42° 55'01"W
1084.79'

POB DUE-534A (2735)
Tie C 1/4 Cor S22
N12° 40'27"W 1,063.57'

No.	Bearing	Distance
L1	S56° 55'24"W	82.18'
L2	S1° 55'42"E	57.19'
L3	N1° 55'42"W	18.36'
L4	N27° 14'26"W	199.16'
L5	N78° 39'27"E	15.00'
L6	S27° 14'26"E	216.02'
L7	N56° 55'24"E	65.96'
L8	S0° 06'39"E	502.42'

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	1255.00'	1° 51'23"	40.66'	N31° 23'40"W	40.66'
C2	1070.66'	8° 07'28"	151.82'	N15° 24'17"W	151.69'
C3	1055.66'	6° 16'48"	115.71'	S14° 28'57"E	115.65'
C4	1160.00'	21° 09'57"	428.52'	N18° 16'07"W	426.09'
C5	1145.00'	22° 12'56"	443.96'	S18° 41'29"E	441.18'

STRUCTURE INVENTORY	
6-1	HOUSE
6-2	MISC BLDG
6-2	MISC BLDG

STRUCTURE INVENTORY	
8-1	HOUSE
8-2	PAD
8-3	GARAGE
8-4	PAD
8-5	BARN
8-6	PAD
8-7	PAD
8-8	MISC BLDG
8-9	MISC BLDG

DEV-534 DUE-534A

Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc. Projects\60279697 - I-25uS_34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan783.dgn

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14
Unit 4

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.84

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

Cindy Wagner
Rec. 20150087890

Mountain View Farms, Inc.
B1461 P744

SW 1/4 SEC. 22
NORTH LINE SW 1/4 SEC 22
N 89°31'09" E 2646.63'
NW 1/4 SEC. 22

NW 1/4 SEC. 22

0' 50' 100' 200'
Scale: 1"=100'

6375+00
6380+00
6385+00

ESMNT E5b CDOT PROJ I25-3(16)251
ESMNT E-6-D CDOT PROJ I25-3(16)251
50' COLORADO PARKS AND WILDLIFE ESMNT B1273 P233

Southbound Alignment

INTERSTATE 25

Northbound Alignment

30+00
31+00
32+00
32+58
CL I-25

N-S CENTERLINE
SEC 22 N0°03'48"E
2625.96'

N0° 10'01"E 660.00'
N0° 07'33"E 21.84'
N0° 07'33"E 400.00'
N0° 01'37"E 400.00'
N0° 10'08"W 2100.00' (2708-2709)
N-S CENTER LINE SEC 22
N0°03'50"E 2637.63'

2749
2750
2751
2748
2706
2707
2708
2752
2826
2825
2718
2717
2827
2828

DEV-534
DUE-534A
VARIES

3375+00
3380+00
3385+00

S66° 25'36"W 77.43'
N66° 25'36"E 72.87'
N0° 06'39"W 1062.27'
S0° 06'39"E 502.42'
S0° 02'32"W 1142.18'
N1° 24'10"W 634.66'
S1° 24'10"E 638.30'
N1° 52'36"E 339.25'
S1° 52'36"W 308.11'
S8° 33'36"E 101.29'
S0° 05'07"W 1395.10' (1411071-1411069)

East Frontage Road

S0° 06'39"E 573.07'
S0° 01'54"W 577.73'

SE 1/4 SEC. 22
NORTH LINE SE 1/4 SEC 22
N 89°31'01" E 1320.17'
NE 1/4 SEC. 22

TRACT M
Thompson Crossing
Metro District No. 3

Abundant Life Tabernacle

Lot 1, Block 14,
First Amendment to
Thompson River Ranch
Filing No. 1
(Rec. 20070008127)

Bath Family Farm, LLC
Rec. 20120074888 -
20120074894

RIVER RANCH PKWY

PP 1411062
PP 1411065
PP 1411064
PP 1411066
PP 1411067
ROW 1411068
ROW 1411069

Thompson Crossing
Metropolitan District No. 3

Outlot C, Thompson River
Ranch Filing No. 9
(Rec. 20180034011)

Thompson Crossing
Metropolitan District No. 3
Tract D, First Amendment to
Thompson River Ranch Filing No.1
(Rec. No. 20070008127)

DEV-534 DUE-534A
Colorado Department
of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

COLORADO LICENSED
ADAM VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

NE 1/4 SEC. 22

HILLSBORO DITCH

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan784.dgn

Colorado Department of Transportation	Sheet Revisions			Sheet Revisions			Sheet Revisions			AECOM	Right of Way Plans
10601 West 10th Street Greeley, CO 80634 Phone: 970-350-2157	Date	Description	Initials	Date	Description	Initials	Date	Description	Initials	7595 Technology Way, Ste 200 Denver CO 80237 303-694-2770	Plan Sheet
Region 4 Right-of-Way PTS											Project Number: IM 0253-255 Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.85

NW 1/4 SEC. 22

SW 1/4 SEC. 15

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

Cindy Wagner
Rec. 20150087890

Found No.5 rebar and red plastic cap, LS16847.
PP 1411072
ROW 1411002
Found CDOH brass cap set in concrete post, N1° 55'29"E, 0.86' distant from 1411072.
Detail "A"
Scale: 1"=10'

APPROX. NORTH LINE NW 1/4 SEC 22

6390+00 6395+00 6400+00

50' COLORADO PARKS AND WILDLIFE ESMNT B1273 P233

ESMNT E6c CDOT PROJ 125-3(16)251

Southbound Alignment

INTERSTATE 25

Northbound Alignment

N0° 10'08"W 20.00'
S89° 46'00"E 57.05'
N0° 10'08"W 67.19'
N0° 10'08"W 20.00'
N0° 10'08"W 2100.00' (2708-2709)
N0° 06'47"E 128.54'

2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2824 2825

N89° 46'00"W 62.91'
N1° 52'36"E 339.25'
S1° 52'36"W 308.11'
N17° 29'05"W 191.75'
S17° 29'05"E 192.66'
N0° 05'07"E 502.67'
S0° 05'07"W 1189.00'
N0° 05'15"E 5.48'
S0° 05'07"W 1395.10' (1411071 - 1411069)
N0° 05'07"E 543.17'
N-S CENTERLINE SEC. 22 N0°03'50"E 2637.63'
N89° 32'40"W 59.58'
S89° 32'40"E 59.67'
S89° 34'46"W 4.23' (Pnt 2824 to Pnt 1411071)
S89° 34'46"W 20.00' (Pnt 680 to Pnt 1411071)
N-S CENTERLINE SEC. 15 N0°03'09"E 2633.04'
N3° 24'32"E 160.46'
S0° 06'47"W 288.56'
S0° 07'17"W 798.82'

DUE-534A DEV-534 DUE-534A

VARIES VARIES

3390+00 3395+00 3400+00

31004 See Detail "A" 1411071 1411070 PP ROW 680

15' Utility easement Rec. No. 20070008127

Landscape easement Rec. No. 20070008127

10' Utility easement Rec. No. 20070008127

15' Irrigation easement Rec. No. 20070008127

BRIARWOOD BOULEVARD

Thompson Crossing Metropolitan District No. 3 Tract D, First Amendment to Thompson River Ranch Filing No.1 (Rec. No. 20070008127)

Thompson Crossing Metropolitan District No. 3 Outlot G, Thompson River Ranch Filing No.9 (Rec. No. 20180034011)

Wiens Enterprises, LLC Tract A, First Amendment to Thompson River Ranch Filing No.1 (Rec. No. 20070008127)

Thompson Crossing Metropolitan District No. 3 Tract B, First Amendment to Thompson River Ranch Filing No.1 (Rec. No. 20070008127)

20' Utility Easement Rec. No. 85056127

40' Access & Utility Easement Rec. No. 92065729

Darlene J. and Randy A. Kirtright Lot 1 Kirtright M.L.D. Exemption (Rec. 2004010189)

APPROX. NORTH LINE NE 1/4 SEC 22

COLORADO LICENSED KIM VERMILYEA 25381 PROFESSIONAL LAND SURVEYOR 9/7/2022

DEV-534 DUE-534A

Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

NE 1/4 SEC. 22

SE 1/4 SEC. 15

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan785.dgn

Colorado Department of Transportation	Sheet Revisions			Sheet Revisions			Sheet Revisions			AECOM	Right of Way Plans
10601 West 10th Street Greeley, CO 80634 Phone: 970-350-2157	Date	Description	Initials	Date	Description	Initials	Date	Description	Initials	7595 Technology Way, Ste 200 Denver CO 80237 303-694-2770	Plan Sheet
Region 4 Right-of-Way PTS											Project Number: IM 0253-255 Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.86

COLORADO LICENSED
STAN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

SW 1/4 SEC. 15

Cindy Wagner
Rec. 20150087890

ESMNT E6c CDOT PROJ I25-3(16)251

State of Colorado
Division of Wildlife

6405+00 6410+00 6415+00

Southbound Alignment

INTERSTATE 25

Northbound Alignment

3400+00 3405+00 3410+00 3415+00

N0° 10'08"W 2100.00' (Pnt 2708 to Pnt 2709)
N0° 34'05"E 145.00'
N0° 34'05"E 600.00' (Pnt 2709 to Pnt 2710)
N0° 34'05"E 20.52'
N0° 01'48"E 960.00' (Pnt 2710 to Pnt 2711)
N0° 01'48"E 24.44'
N-S CENTERLINE SEC. 15 N0°03'09"E 2633.04'
East Frontage Road
DEV-534
DUE-534A
VARIES
S0° 34'05"W 122.92'
N89° 25'55"W 20.00'
S89° 25'55"E 15.22'
S77° 39'19"W 70.38'
N50° 39'45"E 70.49'
N77° 39'19"E 70.31'
S54° 57'47"W 84.57'
N0° 06'47"E 128.54'
S0° 06'47"W 288.56'
N0° 18'14"W 415.57'
S0° 18'14"E 415.53'
N0° 23'30"E 227.62'
N0° 23'30"E 232.83'
N0° 01'06"W 127.38'
S0° 23'30"W 218.55'
S0° 23'30"W 229.49'
S0° 01'06"E 126.01'
S0° 07'17"W 798.82'
S0° 04'13"W 201.22'
S3° 31'17"W 424.72'
N3° 24'32"E 160.46'
S0° 23'30"W 104.96'
S25° 14'48"W 224.90' (Pnt 692 to Pnt 696)
N53° 09'36"E 113.53'

2709 2710 2711 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2833 2834 2835 2836 681 683 696 1411072 1411074

No.	Bearing	Distance	No.	Bearing	Distance
L1	N0° 23'30"E	92.58'	L12	S6° 33'48"W	36.48'
L2	S50° 39'45"W	64.37'	L13	S25° 14'48"W	42.72'
L3	N54° 57'47"E	53.48'	L14	S53° 09'36"W	94.69'
L4	N21° 31'03"W	119.18'	L15	S6° 33'48"W	14.20'
L5	N0° 01'48"E	17.19'	L16	N77° 39'19"E	22.17'
L6	S89° 58'12"E	14.71'	L17	S3° 31'17"W	20.79'
L7	S21° 31'03"E	124.64'	L18	S77° 39'19"W	21.01'
L8	N53° 09'36"E	14.95'	L19	N50° 39'45"E	23.62'
L9	N6° 33'48"E	49.80'	L20	S0° 04'13"W	25.89'
L10	N0° 04'45"W	492.34'	L21	S50° 39'45"W	23.81'
L11	S0° 04'45"E	493.92'			

DEV-534 DUE-534A
Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

Existing 30' wide Access easement Rec. No. 97055977

Darlene J. and Randy A. Kirtright
Lot 1 Kirtright M.L.D. Exemption
(Rec. 2004010189)

SE 1/4 SEC. 15

Darlene J. and Randy A. Kirtright
Lot 2 Kirtright M.L.D. Exemption
(Rec. 2004010189)

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan786.dgn

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.87

COLORADO LICENSED
SEAN VERMILLION
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR
State of Colorado
Division of Wildlife

No.	Bearing	Distance	No.	Bearing	Distance
L1	N89° 24'18"E	9.72'	L11	N89° 58'12"W	15.00'
L2	N21° 31'03"W	119.18'	L12	S9° 23'41"E	59.28'
L3	N0° 01'48"E	17.19'	L13	S0° 03'09"W	18.68'
L4	S89° 58'12"E	14.71'	L14	N87° 40'05"E	55.33'
L5	S21° 31'03"E	124.64'	L15	S0° 03'09"W	18.56'
L6	N53° 09'36"E	14.95'	L16	S6° 33'48"W	36.48'
L7	N6° 33'48"E	49.80'	L17	S89° 58'12"E	25.00'
L8	N5° 31'14"W	84.77'	L18	S0° 01'48"W	75.00'
L9	S63° 30'08"W	60.34'	L19	N89° 58'12"W	25.00'
L10	S0° 01'48"W	65.13'			

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

Zayo Group LLC
(Rec. 20160073284)

Eric D. Gustafson
(Rec. 2002098709)

NW 1/4 SEC. 15

SW 1/4 SEC. 15

Great Western Railway
(Rec. xxxxxxxxx)

Schmer Family
Farm, Inc

Big Thompson River

City of Loveland Rec. No. 20190001749

LCR 20E

Great Western Railway

CDOT ROW Rule & Order Bk 1158 Pg 157

Scale: 1"=100'

INTERSTATE 25

Southbound Alignment

Northbound Alignment

East Frontage Road

POB UE-534B (2829)
Tie S 1/4 Cor S15
S0° 34'10"E 1,859.70'

N0° 01'48"E 960.00' (Pnt 2710 to Pnt 2711)

N0° 01'48"E 75.00'

N0° 01'48"E 80.00'

N0° 03'09"E 563.78'

N0° 03'09"E 38.09'

N9° 23'41"W 59.28'

N0° 05'36"E 668.14'

S0° 05'36"W 666.89'

APPROX. N-S CENTERLINE SEC. 15

S0° 05'36"W 655.57'

N-S CENTERLINE SEC. 15 N0°03'09"E 2633.04'

N63° 30'08"E 67.06'

S87° 40'05"W 60.05'

N0° 04'45"W 492.34'

S0° 04'45"E 493.92'

S5° 31'14"E 96.90'

S27° 38'54"E 138.18'

S27° 38'54"E 6.05'

S0° 03'09"W 486.99'

S0° 03'09"W 528.49'

S0° 03'09"W 43.20'

S0° 03'09"W 104.70'

N53° 09'36"E 113.53'

S25° 14'48"W 224.90'
(Pnt 692 to Pnt 696)

S7° 31'52"E 121.08'

S14° 42'26"E 240.98'

S53° 09'36"W 94.69'

S25° 14'48"W 42.72'

E-W CENTERLINE SEC. 15
N89°24'18"E 2618.03'

6415+00
6420+00
6425+00
3415+00
3420+00
3425+00
205+00

ROW 1411002
ROW 54010002

1411078 PP
1411077
1411076
1411075 PP
1411084
1411079 PP
1411080 PP
54010050 PP
18.87'

2511

James R. Hatch
(Rec. 20050032260)

Darlene J. and Randy A. Kirtright
Lot 2 Kirtright M.L.D. Exemption
(Rec. 2004010189)

Loveland Station Inc.
(Rec. 19990077143)

Zimmerman Brother LP.
(Rec. 20140041893)

SE 1/4 SEC. 15

NE 1/4 SEC. 15

DEV-534 DUE-534A DUE-534B

Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A and DUE-534B to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

Ester R. and Sam Arndt Trust
Lot 1 Arndt M.L.D.
Found property pin bears
S 9°34'45" S 3.08'
from calculated position.

L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan787.dgn
9/7/2022

Colorado Department of Transportation	Sheet Revisions			Sheet Revisions			Sheet Revisions			AECOM	Right of Way Plans
10601 West 10th Street Greeley, CO 80634 Phone: 970-350-2157	Date	Description	Initials	Date	Description	Initials	Date	Description	Initials	7595 Technology Way, Ste 200 Denver CO 80237 303-694-2770	Plan Sheet
Region 4 Right-of-Way PTS											Project Number: IM 0253-255 Project Location: I-25 North: SH 402 to SH 14

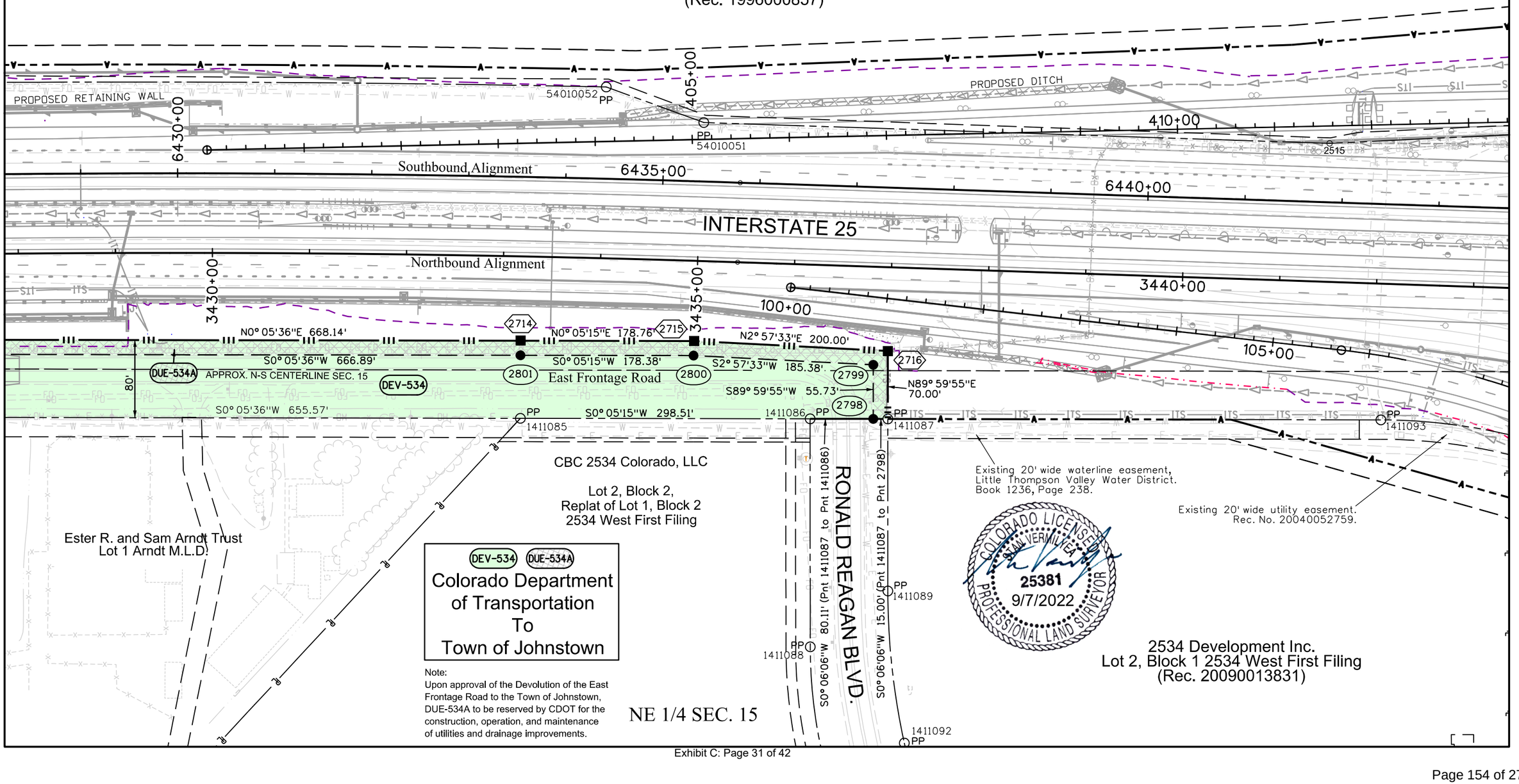
Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.88

T5N, R68W, 6th PM
East Frontage Road Devolution

NW 1/4 SEC. 15

Schmer Family Farm Inc.
(Rec. 1996000857)

0' 50' 100' 200'
Scale: 1"=100'



9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan788.dgn

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

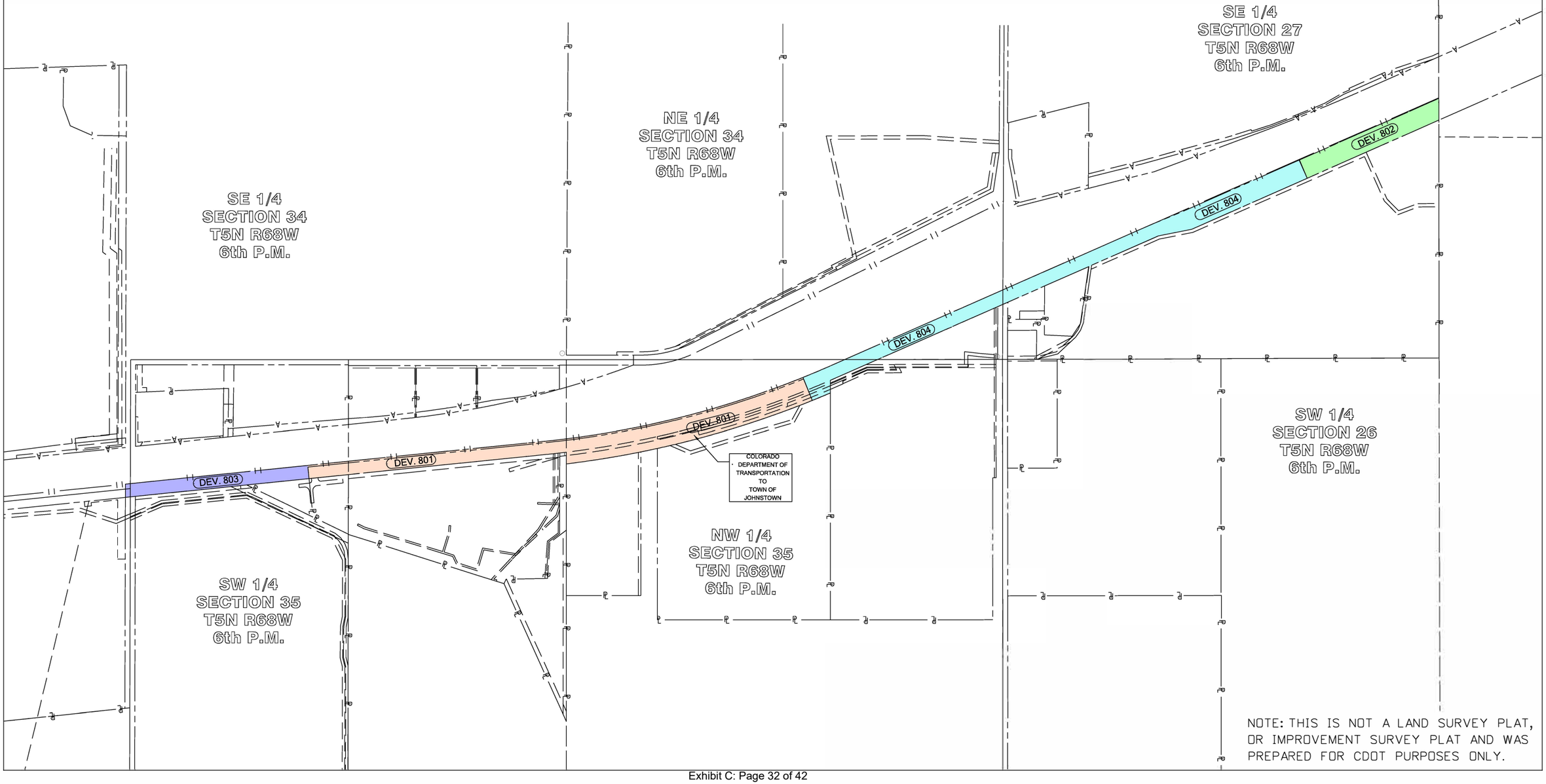
COLORADO LICENSED
CHET FREDERICK HILL
38271
PROFESSIONAL LAND SURVEYOR
10-23-24

Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1
Overall Devolution Exhibit

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.01	1.01

N
0' 300' 600' 1200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-801
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-801 being a portion of Interstate Highway 25 Right of Way containing 351,887 sq. ft. (8.078 acres) more or less, located in the SW 1/4 and NW 1/4 of Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence North 33°18'37" East, a distance of 1,294.26 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 253.4 and the TRUE POINT OF BEGINNING;

1. Thence S. 83°50'16" W., a distance of 80.00 feet:
2. Thence N. 06°09'09" W., a distance of 608.30 feet;
3. Thence N. 06°05'08" W., a distance of 837.32 feet, to a point of non-tangent curvature;
4. Thence on the arc of a curve to the left, a radius of 5,700.00 feet, a central angle of 16°09'14", a distance of 1,607.05 feet, (a chord bearing N. 14°11'06" W., a distance of 1,601.73 feet);
5. Thence N. 67°44'18" E., a distance of 150.00 feet, to a point of non-tangent curvature;
6. Thence on the arc of a curve to the right, a radius of 5,850.00 feet, a central angle of 15°04'16", a distance of 1,538.78 feet, (a chord bearing S. 14°43'35" E., a distance of 1,534.34 feet);
7. Thence S. 89°41’05” W., a distance of 70.51 feet, to a point of non-tangent curvature;
8. Thence on the arc of a curve to the right, a radius of 5,780.00 feet, a central angle of 01°10'00", a distance of 117.70 feet, (a chord bearing S. 06°41'28" E., a distance of 117.70 feet);
9. Thence S. 06°05'08" E., a distance of 837.29 feet;
10. Thence S. 06°09'09" E., a distance of 608.24 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 351,887 sq. ft. (8.078 acres), more or less

Basis of Bearings: The West line of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the Southwest corner by a rebar with 2 1/2” Aluminum cap stamped ”INTERMIL, PLS 12374, T4N R68W SC, T5N R68W” and at the South sixteenth corner of said Section 35 by a rebar with 2 1/2” Aluminum cap stamped “PLS 12374,1998, S34, S35 S 1/16” with grid bearing and distance between of N00°18’38”W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

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COLORADO LICENSED
CHET FREDERICK HAYES
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

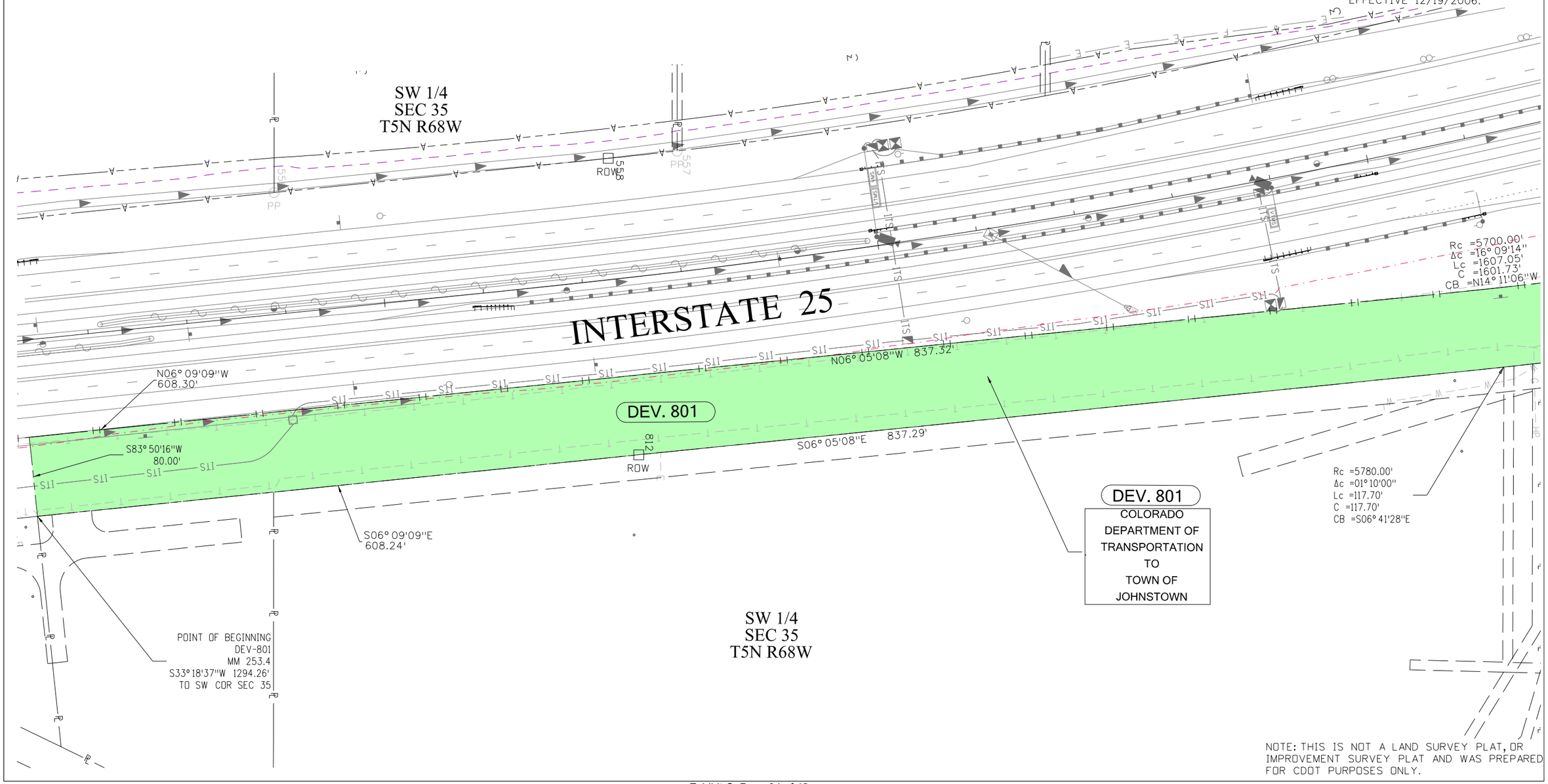
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.02	1.01

0' 50' 100' 200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

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Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK SMITH
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

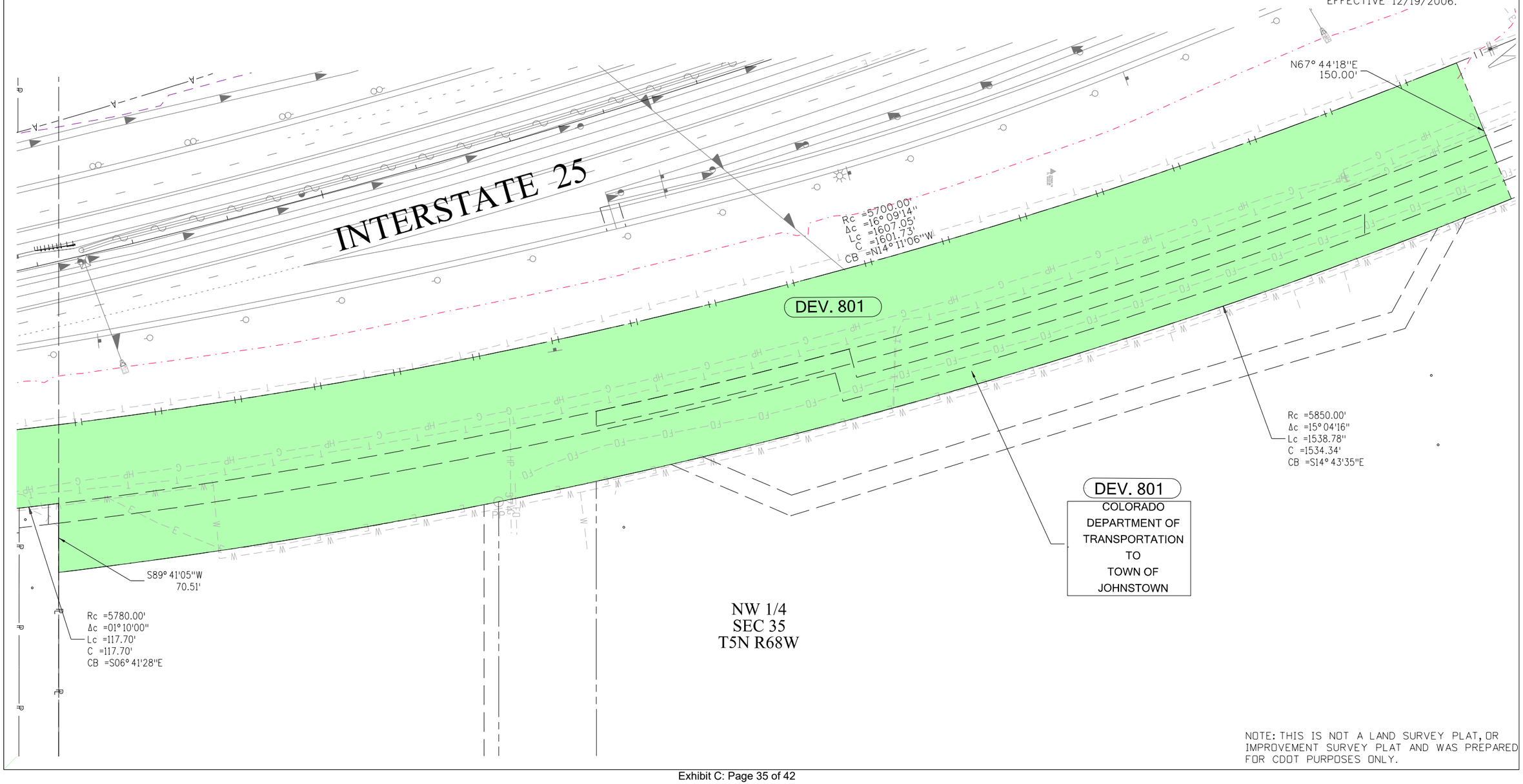
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.02	1.02

0' 50' 100' 200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-802
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-802 being a portion of Interstate Highway 25 Right of Way containing 107,570 sq. ft. (2.470 acres) more or less, located in the SE 1/4 of Section 27, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence North 09°04'20" West, a distance of 7,193.61 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 254.6 and the TRUE POINT OF BEGINNING;

1. Thence S. 65°52'40" W., a distance of 120.00 feet:
2. Thence N. 24°07'20" W., a distance of 922.81 feet;
3. Thence N. 89°37'49" E., a distance of 131.11 feet;
4. Thence S. 24°07'20" E., a distance of 870.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 107,570 sq. ft. (2.470 acres), more or less

Basis of Bearings: The West line of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the Southwest corner by a rebar with 2 1/2" Aluminum cap stamped "INTERMIL, PLS 12374, T4N R68W SC, T5N R68W" and at the South sixteenth corner of said Section 35 by a rebar with 2 1/2" Aluminum cap stamped "PLS 12374,1998, S34, S35 S 1/16" with grid bearing and distance between of N00°18'38"W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

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COLORADO LICENSED
CHET FREDERICK SMITH
38271
PROFESSIONAL LAND SURVEYOR
10-23-24

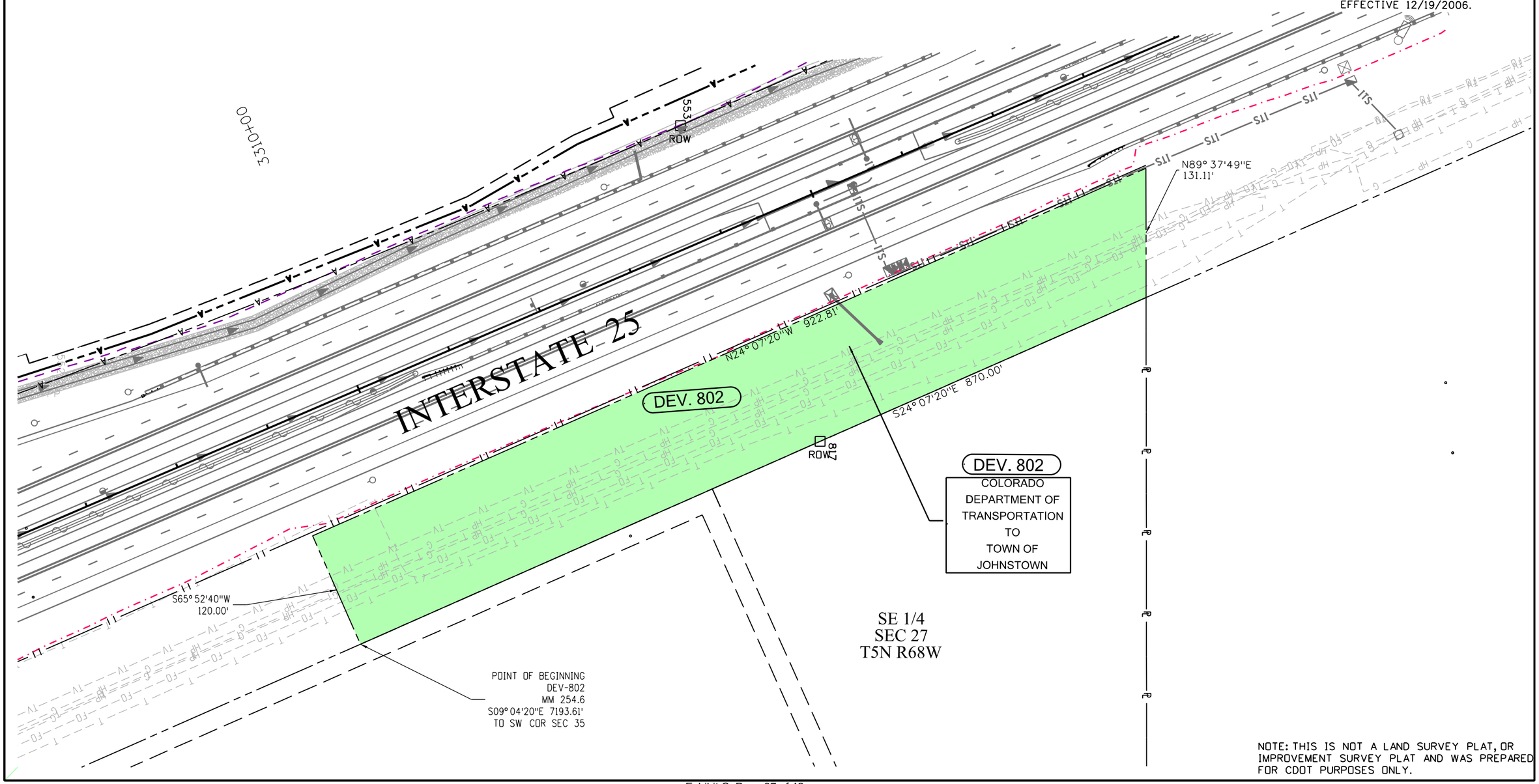
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.01	1.01

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

N
0' 50' 100' 200'

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-803
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-803 being a portion of Interstate Highway 25 Right of Way containing 88,920 sq. ft. (2.041 acres) more or less, located in the SW 1/4 of Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence South 78°51'43" East, a distance of 861.57 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 253.2 and the TRUE POINT OF BEGINNING;

1. Thence S. 89°50'18" W., a distance of 80.44 feet:
2. Thence N. 06°09'41" W., a distance of 51.93 feet;
3. Thence N. 06°09'09" W., a distance of 1055.38 feet;
4. Thence N. 83°50'16" E., a distance of 80.00 feet;
5. Thence S. 06°09'09" E., a distance of 1055.38 feet;
6. Thence S. 06°09'41" E., a distance of 60.33 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 88,920 sq. ft. (2.041 acres), more or less

Basis of Bearings: The West line of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the Southwest corner by a rebar with 2 1/2" Aluminum cap stamped "INTERMIL, PLS 12374, T4N R68W SC, T5N R68W" and at the South sixteenth corner of said Section 35 by a rebar with 2 1/2" Aluminum cap stamped "PLS 12374,1998, S34, S35 S 1/16" with grid bearing and distance between of N00°18'38"W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
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Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK HILL
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

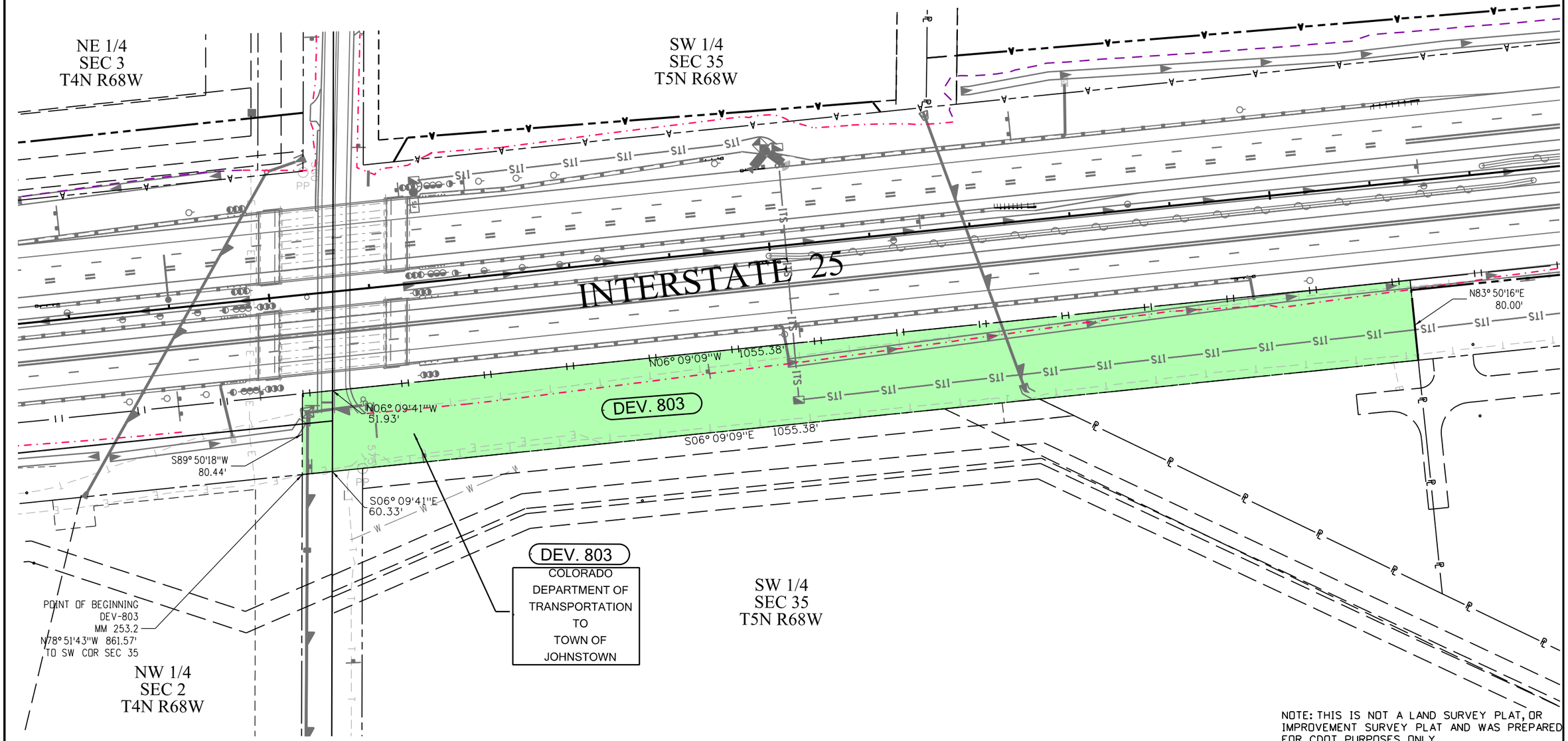
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.01	1.01

0' 50' 100' 200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-804
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-804 being a portion of Interstate Highway 25 Right of Way containing 305,724 sq. ft. (7.018 acres) more or less, located in the NW 1/4 of Section 35, the NE 1/4 of Section 34 and the SE 1/4 of Section 28, Township 5 North, Range 68 West, of the 6th Principal Meridian in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence North 03°06'22" East, a distance of 4,126.22 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 254 to the TRUE POINT OF BEGINNING;

1. Thence S. 67°44’18” W., a distance of 150.00 feet;
2. Thence on the arc of a curve to the left, a radius of 5,700.00 feet, a central angle of 01°26'48", a distance of 143.93 feet, (a chord bearing N. 22°59'07" W., a distance of 143.93 feet);
3. Thence N. 24°03'35" W., a distance of 2165.01 feet:
4. Thence N. 22°47'20" W., a distance of 201.32 feet;
5. Thence N. 24°07'20" W., a distance of 762.83 feet;
6. Thence N. 65°52'40" E., a distance of 120.00 feet;
7. Thence S. 24°07'20" E., a distance of 762.83 feet;
8. Thence S. 11°36'35" E., a distance of 206.25 feet;
9. Thence S. 24°03’35” E., a distance of 2165.26 feet;
10. Thence N. 89°41’05” E., a distance of 76.18 feet;
11. Thence on the arc of a curve to the right, a radius of 5,850.00 feet, a central angle of 01°09'11", a distance of 117.72 feet, (a chord bearing S. 22°50'18" E., a distance of 117.72 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 305,724 sq. ft. (7.018 acres), more or less

Basis of Bearings: The West line of the Northwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the West Quarter corner by a rebar with 3 1/4” Aluminum cap stamped ”LARIMER COUNTY ENGINEERING DEPARTMENT” and at the Northwest corner of said Section 35 by a rebar with 2 1/2” Aluminum cap stamped “PETROLEUM FIELD SERVICES PLS 38065 2014, T5N, R68W, S27,S26,S34,S35” with grid bearing and distance between of N00°20’54”W, 2636.14 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

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Date	Description	Initials
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COLORADO LICENSED
CHET FREDERICK HAYES
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-08-24	1.01 of 1.02	1.01

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

0' 50' 100' 200'

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.

INTERSTATE 25

NE 1/4
SEC 34
T5N R68W

SE 1/4
SEC 28
T5N R68W

LCR 16

N24° 03'35"W 2165.01'

S24° 03'35"E 2165.26'

DEV. 804

DEV. 804
COLORADO
DEPARTMENT OF
TRANSPORTATION
TO
TOWN OF
JOHNSTOWN

2636.14'
N0° 20'54"W

NW CORNER
SEC 35
T5N R68W

Rc =5700.00'
Δc =01° 26'48"
Lc =143.93'
C =143.93'
CB =N22° 59'57"W

Rc =5850.00'
Δc =01° 09'11"
Lc =117.72'
C =117.72'
CB =S22° 50'18"E

N89° 41'05"E
76.18'

POINT OF BEGINNING
DEV-804
MM 254
S03° 06'22"W 4,126.22'
TO SW COR SEC 35

S67° 44'18"W
150.00'

NW 1/4
SEC 35
T5N R68W

SW 1/4
SEC 27
T5N R68W

NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

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Sheet Revisions		
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK HALL
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

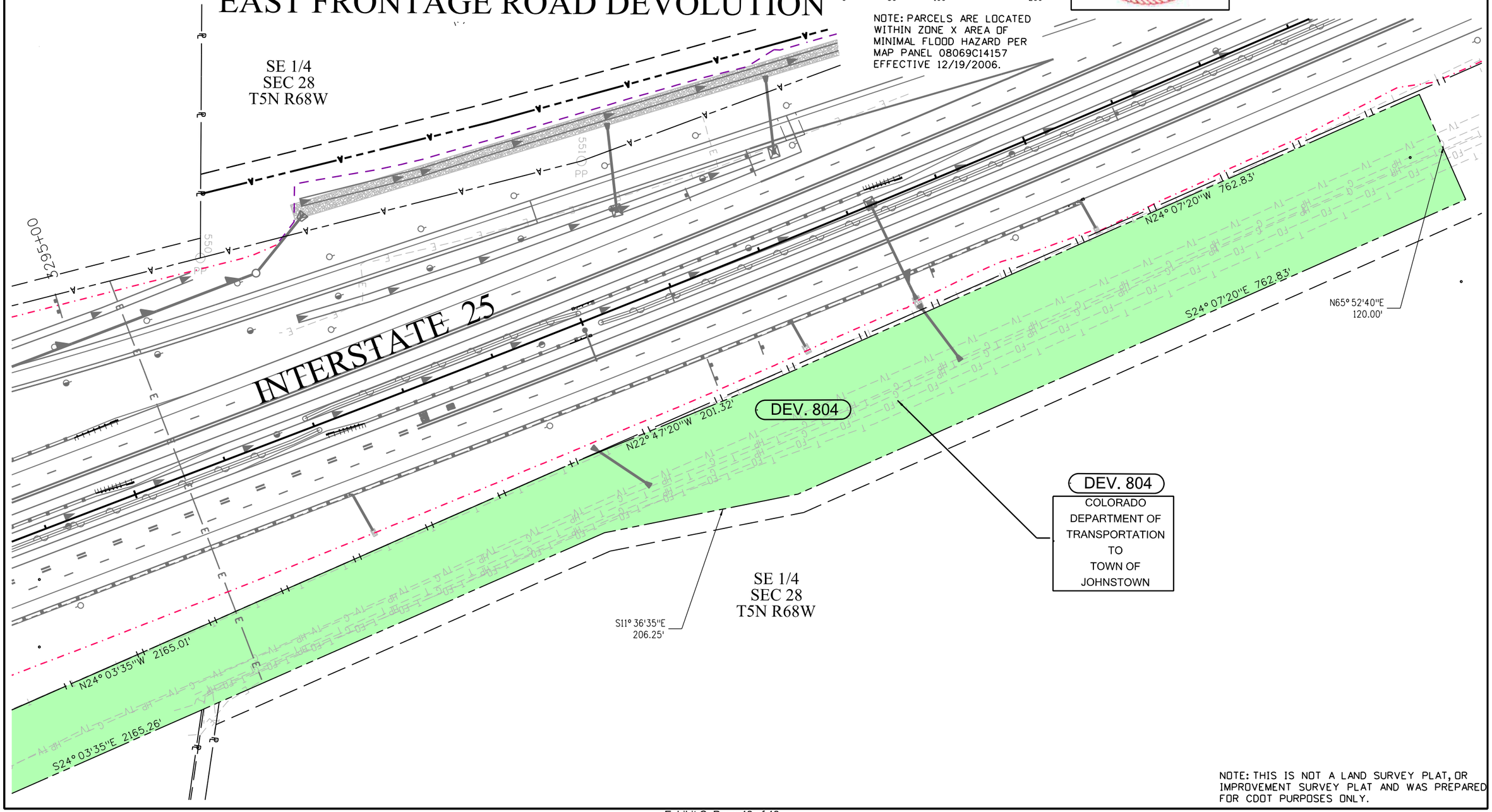
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-08-24	1.01 of 1.02	1.02

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

N
0' 50' 100' 200'

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

I-25 East Frontage Road
Town of Johnstown Devolution
Project # IM 0253-255 (21506); and
Project # NHPP 0253-270 (22831) **Region 4**
(GMD)

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT, made this_____ day of_____, 2025, by and between the STATE OF COLORADO for the use and benefit of THE DEPARTMENT OF TRANSPORTATION, 2829 W. Howard Place, Denver, Colorado, (hereinafter referred to as the "State" or "CDOT"), and the Town of Johnstown, PO BOX 609, Town of Johnstown, Colorado 80534, CDOT Vendor # 2000319, (hereinafter referred to as "Johnstown"), the "State" and "Johnstown" shall hereinafter be referred to collectively as the "Parties".

WHEREAS, Authority exists in the law and funds have been budgeted, appropriated and otherwise made available by the State and a sufficient uncommitted balance thereof remains available for payment of project "Johnstown" costs in Fund Number [N/A], Function [N/A], GL Acct [N/A], WBS Element [22831.10.50 and 21506.10.50], and Cost Center [N/A].
Encumbrance Amount: [$0.00]; and

WHEREAS, Colorado Revised Statutes ("CRS") §43-2-106 (1) (a) provides that the Transportation Commission may determine that a state highway, or portion thereof, no longer functions as, or serves the ongoing purposes of, a state highway and with the agreement of each affected county or municipality the state highway, or portion thereof, is abandoned. CRS §43-2-106 (1) (b) further provides that any county or municipality receiving a payment from CDOT as a result of CRS §43-2-106 (1) (a) shall credit the payment to a special fund to be used only for transportation-related expenditure; and

WHEREAS, the Parties have received the required approvals, clearances and completed coordination with appropriate agencies to allow for contributions to be made and road to be devolved; and

WHEREAS, the execution of this Agreement is contingent upon approval by the State

Transportation Commission; and

WHEREAS, the Johnstown Town Council approved Resolution Number 2018-22, dated December 3, 2018, herein incorporated as **Exhibit E**, indicating to the State its interest in accepting potions of the I-25 East Frontage Road from State Highway 60 to Ronald Reagan Boulevard ("the Road") after its abandonment by the CDOT Transportation Commission, as indicated in **Exhibit A** and **Exhibit C**; and

WHEREAS, the Parties desire to enter into this Agreement specifying the conditions of abandonment of the Road by the State and acceptance of it by Johnstown; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to the provisions of CRS §§ 29-1-203, 43-2-106, 43-1-110, 43-1-114, and 43-2-144, as amended and pursuant to the attached resolution shown in **Exhibit E** from Johnstown; and

WHEREAS, this Agreement establishes the general provisions for and defines certain responsibilities regarding the State's abandonment to Johnstown and acceptance by Johnstown of the Road as shown in **Exhibit A**, and described in **Exhibit C**, and reaffirms the abandonment of the Road.

NOW, THEREFORE, it is hereby agreed that:

I. COMMITMENTS ON THE PART OF THE STATE

1. By Resolution #TC-20260607, dated June 18th, 2026, attached hereto as **Exhibit D**, the State has provided notice of the State's abandonment to Johnstown of the Road, as shown in **Exhibit A,** and described in **Exhibit**s **B and C,** within the Town of Johnstown, Colorado.
2. The State shall relinquish maintenance duties and ownership of the Road upon acceptance of the road by Johnstown, which will occur upon completion of the recording of the Quit Claim Deed in substantially the same form as shown on **Exhibit B**.

The Quit Claim Deed shall provide that if Johnstown ceases to use the Road or a portion thereof for the purposes of a county highway or city street, title to the Road or portion thereof shall revert to CDOT.

The Quit Claim Deed shall provide that the State shall reserve unto the State and unto the State's successors and assigns, a perpetual easement for the installation, construction, operation, maintenance, repair and replacement of the State's Project No. IM 0253-255, Project Code 21506, I-25 North – SH 402 to SH 14 State Highway Number 25 and State's Project No NHPP 0253-270, Project Code 22831 SH 66 to SH 402. The perpetual Easement to be reserved by the State is legally described and graphically depicted on **Exhibit C**.

3. No money will transfer between CDOT and the Town of Johnstown, for this Road. In lieu of funds, CDOT has agreed to perform certain work on the Road as follows:
   a. The commitments CDOT makes related to the U.S. Interstate 25 Frontage Road from Larimer County Road 14 to Ronald Reagan Boulevard, are the following completed improvements:
      1. 2" mill and 2" fill for full width from the new pavement just south of Hillsboro Ditch to the north access of RV Retreat (approximately 5,900LF);
      2. Remove guardrail in front of Johnson's Corner (approximately 450'), add four solar powered, perimeter flashing stop signs (in each direction at LCR 16 and the frontage road); and
      3. RAP shoulders at a width of 18", where needed to correct roadway drop off of greater than 3", from LCR 14 to Hillsboro.

II. COMMITMENTS ON THE PART OF THE TOWN OF JOHNSTOWN

1. Johnstown by adopting the Resolution (**Exhibit E**), indicated its intent to facilitate this Agreement. Pursuant to CRS §43-2-106, Johnstown, adopted Ordinance No. 0-2023-39 (**Exhibit E-1),** accepting the abandoned portions of the state highway, or portion thereof. The project scope is more fully described in **Exhibit A**. The transfer of the Road shall be completed following the execution of this Agreement by the Parties.

2. Johnstown will donate the parcels labeled as DEV 803 and DEV 804 as described in the project 22831 portion of Exhibit C back to CDOT, if needed, for necessary I-25 improvements as determined by CDOT. Johnstown agrees to relinquish ownership of these parcels through Quit Claim Deed within 180 days of written request by CDOT to Johnstown requesting transfer of ownership. Johnstown must receive approval from CDOT before making any changes or additional development that may affect these parcels.

III. GENERAL PROVISIONS

1. This Agreement is intended as the complete integration of all understandings between the Parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a written executed and approved modification pursuant to the State Fiscal Rules.
2. Each Party, to the extent authorized by law, shall be responsible for all claims, damages, liability and court awards including costs, expenses and attorney fees incurred as a result of any act or omission by such Party or its employees, agents, subcontractors, or assignees pursuant to the terms of this Agreement.
3. This Agreement shall inure to the benefit of and be binding upon the Parties, their successors and assigns.
4. To the extent that this Agreement may be executed and performance of the obligations of the Parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as a waiver of any other term, or the same term upon subsequent breach.
5. It is expressly understood and agreed that Johnstown or its employees, subcontractors, consultants, or assigns shall not in any respect be deemed an agent of the State.

6. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to Johnstown and the State, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. Further, it is the express intention of the Parties, that any person or entity other than the Parties hereto that may receive services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

7. Johnstown represents and warrants that they have taken all actions that are necessary or that are required by its procedures, Charter, ordinances, or applicable law, to legally authorize the undersigned signatory to execute this Agreement on behalf of said public entity, and to bind said public entity to its terms.
8. The laws of the State of Colorado and rules and regulations issued pursuant thereto shall be applied in the interpretation, execution and enforcement of this Agreement. Any provision of an Exhibit which provides for arbitration by any extra-judicial body or person or which is otherwise in conflict with said laws, rules and regulations shall be considered null and void.
9. Nothing contained in any provision incorporated herein by reference which purports to negate this or any other special provision in whole or in part shall be valid or enforceable or available in any action at law whether by way of complaint, defense or otherwise.
10. At all times during the performance of this Agreement, the Parties shall strictly adhere to all applicable federal and state laws, rules and regulations that have been or may hereafter be established.
11. The signatories hereto aver that they are familiar with CRS §18-8-301, et seq. (Bribery and Corrupt Influences) and 18-8-401, et seq. (Abuse of Public Office), and that no violation of such provisions is present.
12. The signatories aver that to their knowledge, no state employee has a personal or beneficial interest whatsoever in the service or property described herein.

IV. COLORADO SPECIAL PROVISIONS (COLORADO FISCAL RULE 3-3)

These Special Provisions apply to all contracts. Contractor refers to Local Agency and Contract refers to Agreement.

A. STATUTORY APPROVAL. §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(19), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. FUND AVAILABILITY. §24-30-202(5.5), C.R.S., applicable Local Agency law, rule or regulation.

Financial obligations of the Parties payable after the current State Fiscal Year or fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. GOVERNMENTAL IMMUNITY.

Liability for claims for injuries to persons or property arising from the negligence of the Parties, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. INDEPENDENT CONTRACTOR

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay

for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.

E. COMPLIANCE WITH LAW.

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. CHOICE OF LAW, JURISDICTION, AND VENUE.

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. PROHIBITED TERMS.

Any term included in this Contract that requires the Parties to indemnify or hold Contractor harmless; requires the Parties to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. SOFTWARE PIRACY PROHIBITION.

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST.

§§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY

THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

Each person signing this Contract represents and warrants that the signer is duly authorized to execute this Contract and to bind the Party authorizing such signature.

LOCAL AGENCY **Town of Johnstown**	**STATE OF COLORADO** Jared S. Polis, Governor Department of Transportation Shoshana M. Lew, Executive Director
Print:_____ _____ Title:_____ _____ _____ __ *Signature Date: _____	_____ __ By: Keith Stefanik, P.E., Chief Engineer Date: _____

Print:_____ _____ Title:_____ _____ _____ _____ *Signature Date: _____	

ALL AGREEMENTS REQUIRE APPROVAL BY THE STATE CONTROLLER

In accordance with §24-30-202, C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By:_____
Office of the State Controller, Controller Delegate

Effective Date:_____Date:_____

Exhibit A – Scope of Work

PROJECT INTRODUCTION

This scope of work is for the devolution of the I-25 East Frontage Road for portions of projects IM 0253-255 (21506) and NHPP 0253-270 (22831). Both projects relate to the expansion of I-25. Part of the expansion projects includes the devolution of portions of the East Frontage Road near Johnstown, CO to the Town of Johnstown. The devolution begins at the intersection of WCR 50/LCR 14 (Highway 60 A) heading North and terminates at Ronald Reagan Boulevard. The project teams for both 22831 and 21506 have been working with local agencies to remove portions of the existing Frontage Road adjacent to I-25 and creating a parallel arterial road in lieu of the existing Frontage Road.

The replacement of the I-25 adjacent Frontage Road with a new arterial road that is removed from I-25 is being done to improve safety by reducing nighttime headlight confusion, removing traffic from the clear zone of I-25 and to improve functionality of on and off ramps from I-25 by reducing driver confusion at intersections accessing I-25. The Town of Johnstown is willing to take over maintenance responsibilities for the East Frontage Road from CO 60 to Ronald Reagan Boulevard so that access to local businesses and residences can continue to be provided. CDOT has agreed to undertaking certain improvements to the Frontage Road to facilitate the devolution.

- In June of 2022, CDOT repaired the approach slab on the East Frontage Road bridge that crosses the Big Thompson River to eliminate a bump in the road. This repair was done within the current 21506 budget.
- CDOT is also replacing the bridge over the Hillsboro Tributary on the East Frontage Road. Construction for replacing the bridge was completed in 2023 and also came from project 21506 funds.
- Beyond the agreed upon improvements in this Intergovernmental Agreement, no CDOT improvements are planned as part of project 22831.

The attached Exhibits 1 and 2 provide a detailed list of assets to be devolved to the Town of Johnstown and assets that are to be retained by CDOT within the East Frontage Road devolution corridor. The Town of Johnstown will need to continue to work with CDOT concerning the connection of CDOT assets to the portions of the East Frontage Road that the Town of Johnstown will control. This agreement will have a zero-dollar encumbrance between the Town of Johnstown and CDOT.

THIS DEED is dated _____, and is made between the **DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO**, "Grantor", of the City and County of Denver and State of Colorado, and Town of Johnstown, "Grantee," whose legal address is 450 S. Parish Avenue, Johnstown, Colorado 80534 of the Counties of Larimer and Weld and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS and ___/100th, ($10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Weld and State of Colorado, described as follows:

See attached Exhibit "A" _____.

DEV- 534, 21506 Dated September 7, 2022
DEV- 801, 22831 Dated October 23, 2024
DEV-802, 22831 Dated October 23, 2024
DEV-803, 22831 Dated October 23, 2024
DEV-804, 22831 Dated October 23, 2024

Project Number: IM 0253-255 and NHPP 0253-270
Project Codes: 21506 & 22831
I-25 East Frontage Road Devolution

Subject to any and all easements of record. Grantor Reserves the rights to the following easements described as follows:

See attached Exhibit "A"

Utility and Drainage Easement DUE-534 Dated September 7, 2022
Utility and Drainage Easement DUE-534A Dated September 7, 2022
Utility and Drainage Easement DUE-534B Dated September 7, 2022

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever, except: easements, covenants, reservations, restrictions and rights-of-way of record, reserving, however, unto the Grantor, that if at any time the Grantee ceases to use the road or a portion thereof for the purposes of a county highway or city street or for any transportation related purpose or attempts to transfer to any party except CDOT or the State of Colorado, title to the road or portion thereof shall upon written notice and execution of a deed revert to the Department of Transportation, State of Colorado.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

ATTEST:

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

Hope Wright
Chief Clerk for Property Management

Keith Stefanik, P.E.
Chief Engineer

STATE OF COLORADO)
) ss.
City and County of Denver)

COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY

TO BE CONVEYED
Right of Way Parcel Number: DEV-534

FROM
Colorado Department of Transportation

TO
Town of Johnstown

FOR
Project Code: 21506
Project Number: IM 0253-255
Location: I-25 North – SH 402 to SH 14
State Highway Number 25

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
PARCEL NUMBER: DEV-534
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A tract or parcel of land No. DEV-534 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 1,364,788 sq. ft. (31.331 acres), more or less, in the Northeast Quarter of Section 27, and the Southeast Quarter, and the Northeast Quarter of the Southwest Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 22, and the West one-half of the Southeast Quarter, and the East one-half of the Southwest Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 15, all in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the south line of the Southwest Quarter of the Northeast Quarter of Section 27, T.5 N., R. 68 W., of the 6th P.M., whence the Center-East Sixteenth Corner of said Section 27 (a 2.5" aluminum cap stamped "FREDERICK T5N R68W C-E 1/16|S27 2002 PLS 32444") bears N. 89º37'12" E., a distance of 101.35 feet, said point also being on the east right of way line of Interstate 25 (January 2022), said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 89°37'12" W., along the south line of the Northeast Quarter, a distance of 131.06 feet to a point being 120.00 feet westerly of the east right of way line of I-25 (January 2022);

2. Thence N. 24°05'32" W., parallel to said east right of way line, a distance of 835.41 feet;

3. Thence N. 18°42'22" W., a distance of 60.00 feet;

4. Thence N. 9°57'54" W., a distance of 304.71 feet to a point on the east right of way line of I-25, said point also being the southwest corner of a tract of land described in a deed recorded at Reception No. 20200089168 in the records of the Larimer County Clerk & Recorder's office;

5. Thence N. 65°53'43" E along the south line of said tract of land described in said deed, distance of 29.14 feet;

6. Thence continuing along the south line of said tract of land described in said deed, along the arc of a curve to the right, a distance of 393.36 feet, having a radius of 665.00 feet, a central angle of 33°53'28", the chord of which bears N. 24°32'31" E., a distance of 387.65 feet;

7. Thence N. 40°40'27" E., continuing along the south line of said tract of land described in said deed, a distance of 129.19 feet to the northwesterly right of way line of the East Frontage

Road as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

8. Thence continuing along said East Frontage Road right of way line, along the arc of a curve to the left, a distance of 453.59 feet, having a radius of 643.06 feet, a central angle of 40°24'51", the chord of which bears N. 25°13'55" E., a distance of 444.25 feet;

9. Thence N. 6°16'55" W., continuing along said East Frontage Road right of way line, a distance of 102.44 feet;

10. Thence N. 0°00'00" W., continuing along said East Frontage Road right of way line, a distance of 391.04 feet;

11. Thence N. 40°17'16" W., continuing along said East Frontage Road right of way line, a distance of 61.76 feet;

12. Thence N. 76°26'12" W., continuing along said East Frontage Road right of way line, a distance of 42.61 feet to a point on the south right of way line of SH 402 as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

13. Thence N. 0°06'38" E., a distance of 180.00 feet to the intersection of the northerly right of way line of State Highway 402 and the westerly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder's office;

14. Thence N. 45°36'27" E., along said westerly right of way line of the East Frontage Road, a distance of 152.40 feet;

15. Thence N. 3°26'42" E., continuing along said westerly right of way line of the East Frontage Road, a distance of 15.22 feet;

16. Thence continuing along said westerly right of way line of the East Frontage Road, along the arc of a curve to the left, a distance of 338.31 feet, having a radius of 479.00 feet, a central angle of 40°28'03", the chord of which bears N. 22°41'00" W., a distance of 331.33 feet;

17. Thence N. 42°55'01" W., continuing along said westerly right of way line of the East Frontage Road, a distance of 1,084.79 feet;

18. Thence continuing along said westerly right of way line of the East Frontage Road, and the westerly right of way line as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office, along the arc of a curve to the right, a distance of 345.58 feet, having a radius of 1,255.00 feet, a central angle of 15°46'37", the chord of which is N 35°01'42" W for a distance of 344.49 feet;

19. Thence along the arc of a curve to the right, a distance of 449.56 feet, having a radius of 1,070.66 feet, a central angle of 24°03”29”, the chord of which bears N. 15°06'40" W., a distance of 446.26 feet;

20. Thence N. 3°04'55" W., a distance of 231.85 feet;

21. Thence N. 0°10'01" E., a distance of 660.00 feet to a point from which the Center Quarter corner of Section 22 bears S. 3°24’25” E., a distance of 281.72 feet;

22. Thence N. 0°07'33" E., a distance of 400.00 feet;

23. Thence N. 0°01'37" E., a distance of 400.00 feet;

24. Thence N. 0°10'08" W., a distance of 2,100.00 feet to a point from which the North Quarter corner of Section 22 bears S. 2°36’44” E., a distance of 544.15 feet;

25. Thence N. 0°34'05" E., a distance of 600.00 feet;

26. Thence N. 0°01'48" E., a distance of 960.00 feet;

27. Thence N. 0°03'09" E., a distance of 563.78 feet;

28. Thence N. 9°23'41" W., a distance of 59.28 feet to a point being 80.00 feet westerly of the west line of Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder’s office;

29. Thence N. 0°05'36" E., parallel to said west line of Lot 1, a distance of 668.14 feet to a point being 80.00 feet westerly of the west line of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder’s office;

30. Thence N. 0°05'15" E., parallel to said west line of Lot 2, Block 2, a distance of 178.76 feet;

31. Thence N. 2°57'33" E., a distance of 200.00 feet;

32. Thence N. 89°59'55" E., a distance of 70.00 feet to the southwest corner of Lot 2, Block 1, 2534 West First Filing as recorded at Reception No. 20090013831 in the records of the Larimer County Clerk & Recorder’s office, said corner being monumented with a #4 rebar with a 1” plastic cap stamped “COLO LS 31159”;

33. Thence S. 0°06'06" W., a distance of 80.11 feet to the northwest corner of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder’s office, said corner being monumented with a #4 rebar with a 1” plastic cap stamped “LS 34174”;

34. Thence S. 0°05'15" W., along the west line of said Lot 2, Block 2, a distance of 298.51 feet to the southwest corner of said Lot 2, Block 2, said corner also being the northwest corner of

Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder's office, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "LS 34174";

35. Thence S. 0°05'36" W., along the west line of said Lot 1, a distance of 655.57 feet to the southwest corner of said Lot 1, said corner being monumented with a #4 rebar with no cap;

36. Thence S. 0°03'09" W., along the east right of way line of I-25 (January 2022), a distance of 104.70 feet to the east-west centerline of Section 15;

37. Thence N. 89°24'18" E., along said east-west centerline, a distance of 9.72 feet to the east right of way line of I-25 (January 2022);

38. Thence S. 0°03'09" W., along said east right of way line, a distance of 43.20 feet to a 3" brass cap set in a concrete post stamped "Colorado Department of Highway ROW";

39. Thence S. 0°03'09" W., continuing along said east right of way line, a distance of 486.99 feet;

40. Thence S. 27°38'54" E., a distance of 138.18 feet to the northeast corner of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

41. Thence S. 7°31'52" E., along the easterly line of said tract of land, a distance of 121.08 feet;

42. Thence S. 14°42'26" E., continuing along said easterly line, a distance of 240.98 feet;

43. Thence S. 25°14'48" W., continuing along said easterly line, a distance of 224.90 feet;

44. Thence S. 3°31'17" W., continuing along said easterly line, a distance of 424.72 feet;

45. Thence S. 0°04'13" W., continuing along said easterly line, a distance of 201.22 feet to the northeast corner of a tract of land described in a deed recorded at Reception No. 20200022744 in the records of the Larimer County Clerk & Recorder's office;

46. Thence S. 0°07'17" W., along the east line of said tract of land recorded at Reception No. 20200022744, a distance of 798.82 feet to the north line of Tract A, First Amendment to Thompson River Ranch Filing No. 1, recorded at Reception No. 20070008127 in the records of the Larimer County Clerk & Recorder's office;

47. Thence S. 89°34'46" W., along said north line of Tract A, a distance of 20.00 feet to the northwest corner of said Tract A, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "COLO PLS 16847", said point also being on the east right of way line of I-25 (January 2022);

48. Thence S. 0°05'07" W., along the west line of the subdivision, First Amendment to Thompson River Ranch Filing No. 1, said line also being the east right of way line of I-25

(January 2022), a distance of 1,395.10 feet to a 2-1/2" brass cap (illegible) in a broken concrete post;

49. Thence S. 8°33'36" E., continuing along said west line of the subdivision and east right of way line of I-25, a distance of 101.29 feet to the remnant of a 6" concrete post & rebar;

50. Thence S. 0°02'32" W., continuing along said west line of the subdivision and east right of way line of I-25, a distance of 1,142.18 feet to the north line of the Southeast Quarter of Section 22;

51. Thence S. 0°01'54" W., continuing along the east right of way line of I-25 (January 2022), a distance of 577.73 feet to the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office;

52. Thence S. 23°15'20" E., along said easterly right of way line, a distance of 46.40 feet ;

53. Thence continuing along said easterly right of way line, along the arc of a curve to the left, a distance of 706.10 feet, having a radius of 1,145.00 feet, a central angle of 35°20'00", the chord of which bears S. 25°15'01" E., a distance of 694.97 feet;

54. Thence S. 42°55'01" E., continuing along said easterly right of way line, and the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder's office , a distance of 1084.79 feet;

55. Thence continuing along said easterly right of way line, along the arc of a curve to the right, a distance of 419.21 feet, having a radius of 589.00 feet, the chord of which bears S. 22°31'38" E., a distance of 410.42 feet;

56. Thence S. 32°12'06" E., continuing along said easterly right of way line, a distance of 104.73 feet to the east line of the Southwest Quarter of the Southeast Quarter of Section 22;

57. Thence S. 0°20'10" E., along said east line, a distance of 61.09 feet to the north right of way line of County Road 18 (January 2022);

58. Thence N. 89°48'45" E., along said north right of way line, a distance of 234.07 feet;

59. Thence S. 0°11'15" E., a distance of 50.04 feet to the south line of the Southeast Quarter of the Southeast Quarter of Section 22, said point also being the northeast corner of a tract of land described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

60. Thence S. 0°18'25" E., a distance of 74.96 feet to the south right of way line of County Road 18 (January 2022), said point also being on the easterly line of said deed;

61. Thence S. 89°48'45" W., along said south right of way line and deed line, a distance of 194.25 feet to the easterly right of way line of the East Frontage Road of I-25 as described in said deed;

62. Thence S. 46°26'31" W., along said easterly right of way line of the East Frontage Road, a distance of 123.98 feet;

63. Thence S. 0°34'18" E., continuing along said easterly right of way line of the East Frontage Road, a distance of 469.53 feet;

64. Thence continuing along said easterly right of way line of the East Frontage Road, along the arc of a curve to the right, a distance of 380.65 feet, having a radius of 551.06 feet, the chord of which bears S. 19°13'02" W., for a distance of 373.13 feet;

65. Thence S. 39°00'22" W., continuing along said easterly right of way line of the East Frontage Road, a distance of 351.39 feet to the northeast corner of a tract of land described in a deed recorded at Reception No. 20210000291, in the records of the Larimer County Clerk & Recorder's office;

66. Thence continuing along said easterly right of way line of the East Frontage Road and the easterly line of said deed, along the arc of a curve to the left, a distance of 605.70 feet, having a radius of 550.00 feet, the chord of which bears S 7°27'25" W for a distance of 575.55 feet;

67. Thence S. 24°05'32" E., continuing along said easterly right of way line of the East Frontage Road and the easterly line of said deed, a distance of 121.48 feet to the east right of way line of I-25 (January 2022);

68. Thence S. 24°05'32" E., along said east right of way line, a distance of 766.64 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 1,364,788 sq. ft. (31.331 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374"), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237

COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY

TO BE RESERVED
Utility & Drainage Easement Number: DUE-534

FROM
Colorado Department of Transportation

TO
Town of Johnstown

FOR
Project Code: 21506
Project Number: IM 0253-255
Location: I-25 North – SH 402 to SH 14
State Highway Number 25

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY & DRAINAGE EASEMENT NUMBER: DUE-534
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A Utility and Drainage Easement No. DUE-534 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 168,141 sq. ft. (3.860 acres), more or less, in the Northeast Quarter of Section 27, and the Southeast Quarter of Section 22, in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said Utility and Drainage Easement being more particularly described as follows:

Commencing at the East 1/16 corner common to Section 22 and Section 27, T.5 N., R. 68 W., of the 6th P.M., (a 3.25" aluminum cap stamped "2006 T5N R68W E 1/16+S22|S27 LUND LS 34995 KING SURVEYORS INC" , said corner being the **TRUE POINT OF BEGINNING**;

1. Thence S. 0°00'11" E., along the east line of the Northwest Quarter of the Northeast Quarter of Section 27, a distance of 112.90 feet to a point on the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

2. Thence S. 46°26'31" W., along said east right of way line of the East Frontage Road, a distance of 68.67 feet;

3. Thence S. 0°34'18" E., continuing along said east right of way line of the East Frontage Road, a distance of 21.65 feet;

4. Thence S. 89°50'31" W., a distance of 145.75 feet to a point on the westerly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

5. Thence N. 0°00'00" E., along said west right of way line of the East Frontage Road, a distance of 21.66 feet;

6. Thence N. 40°17'16" W., continuing along said west right of way line of the East Frontage Road, a distance of 61.76 feet;

7. Thence N. 76°26'12" W., continuing along said west right of way line of the East Frontage Road, a distance of 42.61 feet to a point on the south right of way line of SH 402 as described in a deed recorded at Reception No. 20180039360 in the records of the Larimer County Clerk & Recorder's office;

8. Thence N. 0°06'38" E., a distance of 180.00 feet to the intersection of the northerly right of way line of State Highway 402 and the westerly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder's office;

9. Thence N. 45°36'27" E., along said westerly right of way line of the East Frontage Road, a distance of 152.40 feet;

10. Thence N. 3°26'42" E., continuing along said westerly right of way line of the East Frontage Road, a distance of 15.22 feet;

11. Thence continuing along said westerly right of way line of the East Frontage Road, along the arc of a curve to the left, a distance of 338.31 feet, having a radius of 479.00 feet, a central angle of 40°28’03”, the chord of which bears N. 22°41'00" W., a distance of 331.33 feet;

12. Thence N. 42°55'01" W., continuing along said westerly right of way line of the East Frontage Road, a distance of 370.60 feet;

13. Thence N. 69°17'51" E., a distance of 118.82 feet to the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180058270 in the records of the Larimer County Clerk & Recorder’s office;

14. Thence S. 42°55'01" E., continuing along said easterly right of way line of the East Frontage Road, a distance of 325.67 feet;

15. Thence continuing along said easterly right of way line of the East Frontage Road, along the arc of a curve to the right, a distance of 419.21 feet, having a radius of 589.00 feet, a central angle of 40°46’47”, the chord of which bears S. 22°31'38" E., a distance of 410.42 feet;

16. Thence S. 32°12'06" E., continuing along said easterly right of way line of the East Frontage Road, a distance of 104.73 feet to the east line of the Southwest Quarter of the Southeast Quarter of Section 22;

17. Thence S. 0°20'10" E., along said east line, a distance of 61.09 feet to the north right of way line of County Road 18 (January 2022);

18. Thence S. 0°20'10" E., continuing along said east line, a distance of 50.08 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Utility and Drainage Easement contains 168,141 sq. ft. (3.860 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25” aluminum cap stamped “NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25” aluminum cap stamped “NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374”), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237

COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY

TO BE RESERVED
Utility & Drainage Easement Number: DUE-534A

FROM
Colorado Department of Transportation

TO
Town of Johnstown

FOR
Project Code: 21506
Project Number: IM 0253-255
Location: I-25 North – SH 402 to SH 14
State Highway Number 25

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY & DRAINAGE EASEMENT NUMBER: DUE-534A
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A Utility and Drainage Easement No. DUE-534A of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 154,888 sq. ft. (3.556 acres), more or less, in the Southeast Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 22, and the West one-half of the Southeast Quarter, and the East one-half of the Southwest Quarter, and the West one-half of the Northeast Quarter, and the East one-half of the Northwest Quarter of Section 15, all in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said Utility and Drainage Easement being more particularly described as follows:

Commencing at a point on the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office, whence the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") bears N. 12º40'27" W., a distance of 1,063.57 feet, said point also being the **TRUE POINT OF BEGINNING**;

1. Thence S. 56°55'24" W., a distance of 82.18 feet;

2. Thence S. 1°55'42" E., a distance of 57.19 feet to the westerly right of way line of the East Frontage Road of I-25 as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office;

3. Thence continuing along said westerly right of way line of the East Frontage Road, along the arc of a curve to the right, a distance of 40.66 feet, having a radius of 1,255.00 feet, a central angle of 1°51'23", the chord of which bears N. 31°23'40" W., a distance of 40.66 feet;

4. Thence N. 1°55'42" W., a distance of 18.36 feet;

5. Thence N. 27°14'26" W., a distance of 199.16 feet;

6. Thence along the arc of a curve to the right, a distance of 151.82 feet, having a radius of 1,070.66 feet, a central angle of 8°07'28", the chord of which bears N. 15°24'17" W., a distance of 151.69 feet;

7. Thence N. 78°39'27" E., a distance of 15.00 feet;

8. Thence along the arc of a curve to the left, a distance of 115.71 feet, having a radius of 1,055.66 feet, a central angle of 6°16'48", the chord of which bears S. 14°28'57" E., a distance of 115.65 feet;

9. Thence S. 27°14'26" E., a distance of 216.02 feet;

10. Thence N. 56°55'24" E., a distance of 65.96 feet;

11. Thence along the arc of a curve to the right, a distance of 428.52 feet, having a radius of 1,160.00 feet, the chord of which bears N. 18°16'07" W., a distance of 426.09 feet;

12. Thence N. 23°15'20" W., a distance of 52.46 feet;

13. Thence N. 0°06'39" W., a distance of 1,062.27 feet;

14. Thence S. 66°25'36" W., a distance of 77.43 feet;

15. Thence N. 0°07'33" E., a distance of 21.84 feet;

16. Thence N. 66°25'36" E., a distance of 72.87 feet;

17. Thence N. 1°24'10" W., a distance of 634.66 feet;

18. Thence N. 1°52'36" E., a distance of 339.25 feet;

19. Thence N. 89°46'00" W., a distance of 62.91 feet;

20. Thence N. 0°10'08" W., a distance of 20.00 feet;

21. Thence S. 89°46'00" E., a distance of 57.05 feet;

22. Thence N. 0°05'15" E., a distance of 5.48 feet;

23. Thence N. 17°29'05" W., a distance of 191.75 feet;

24. Thence N. 0°10'08" W., a distance of 67.19 feet;

25. Thence S. 17°29'05" E., a distance of 192.66 feet;

26. Thence N. 0°05'07" E., a distance of 502.67 feet;

27. Thence N. 89°32'40" W., a distance of 59.58 feet;

28. Thence N. 0°10'08" W., a distance of 20.00 feet;

29. Thence S. 89°32'40" E., a distance of 59.67 feet;

30. Thence N. 0°05'07" E., a distance of 543.17 feet;

31. Thence N. 3°24'32" E., a distance of 160.46 feet;

32. Thence N. 0°06'47" E., a distance of 128.54 feet;

33. Thence N. 0°18'14" W., a distance of 415.57 feet;

34. Thence N. 0°23'30" E., a distance of 92.58 feet;

35. Thence S. 50°39'45" W., a distance of 64.37 feet;

36. Thence S. 0°34'05" W., a distance of 122.92 feet;

37. Thence N. 89°25'55" W., a distance of 20.00 feet;

38. Thence N. 0°34'05" E., a distance of 145.00 feet;

39. Thence S. 89°25'55" E., a distance of 15.22 feet;

40. Thence N. 50°39'45" E., a distance of 70.49 feet;

41. Thence N. 0°23'30" E., a distance of 227.62 feet;

42. Thence S. 77°39'19" W., a distance of 70.38 feet;

43. Thence N. 0°34'05" E., a distance of 20.52 feet;

44. Thence N. 77°39'19" E., a distance of 70.31 feet;

45. Thence N. 0°23'30" E., a distance of 232.83 feet;

46. Thence N. 0°01'06" W., a distance of 127.38 feet;

47. Thence S. 54°57'47" W., a distance of 84.57 feet;

48. Thence N. 0°01'48" E., a distance of 24.44 feet;

49. Thence N. 54°57'47" E., a distance of 53.48 feet;

50. Thence N. 21°31'03" W., a distance of 119.18 feet;

51. Thence N. 0°01'48" E., a distance of 17.19 feet;

52. Thence S. 89°58'12" E., a distance of 14.71 feet;

53. Thence S. 21°31'03" E., a distance of 124.64 feet;

54. Thence N. 53°09'36" E., a distance of 14.95 feet;

55. Thence N. 6°33'48" E., a distance of 49.80 feet;

56. Thence N. 0°04'45" W., a distance of 492.34 feet;

57. Thence N. 5°31'14" W., a distance of 84.77 feet;

58. Thence S. 63°30'08" W., a distance of 60.34 feet;

59. Thence S. 0°01'48" W., a distance of 65.13 feet;

60. Thence N. 89°58'12" W., a distance of 15.00 feet;

61. Thence N. 0°01'48" E., a distance of 80.00 feet;

62. Thence N. 63°30'08" E., a distance of 67.06 feet;

63. Thence N. 0°03'09" E., a distance of 528.49 feet;

64. Thence S. 87°40'05" W., a distance of 60.05 feet;

65. Thence N. 0°03'09" E., a distance of 38.09 feet;

66. Thence N. 9°23'41" W., a distance of 59.28 feet to a point being 80.00 feet westerly of the west line of Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder's office;

67. Thence N. 0°05'36" E., parallel to said west line of Lot 1, a distance of 668.14 feet to a point being 80.00 feet westerly of the west line of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder's office;

68. Thence N. 0°05'15" E., parallel to said west line of Lot 2, Block 2, a distance of 178.76 feet;

69. Thence N. 2°57'33" E., a distance of 200.00 feet;

70. Thence N. 89°59'55" E., a distance of 70.00 feet to the southwest corner of Lot 2, Block 1, 2534 West First Filing as recorded at Reception No. 20090013831 in the records of the Larimer County Clerk & Recorder's office, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "COLO LS 31159";

71. Thence S. 0°06'06" W., a distance of 15.00 feet;

72. Thence S. 89°59'55" W., a distance of 55.73 feet;

73. Thence S. 2°57'33" W., a distance of 185.38 feet to a point being 65.00 feet westerly of the west line of Lot 2, Block 2, Replat of Lot 1, Block 2, 2534 West First Filing as recorded at Reception No. 20130054204 in the records of the Larimer County Clerk & Recorder's office;

74. Thence S. 0°05'15" W., parallel to said west line of Lot 2, Block 2, a distance of 178.38 feet to a point being 65.00 feet westerly of the west line of Lot 1, Arndt Minor Land Division #04-S2257 as recorded at Reception No. 20040052759 in the records of the Larimer County Clerk & Recorder's office;

75. Thence S. 0°05'36" W., parallel to said west line of Lot 1, a distance of 666.89 feet;

76. Thence S. 9°23'41" E., a distance of 59.28 feet;

77. Thence S. 0°03'09" W., a distance of 18.68 feet;

78. Thence N. 87°40'05" E., a distance of 55.33 feet;

79. Thence S. 0°03'09" W., a distance of 18.56 feet to the east-west centerline of Section 15;

80. Thence N. 89°24'18" E., along said east-west centerline, a distance of 9.72 feet to the east right of way line of I-25 (January 2022);

81. Thence S. 0°03'09" W., along said east right of way line, a distance of 43.20 feet to a 3" brass cap set in a concrete post stamped Colorado Department of Highway ROW";

82. Thence S. 0°03'09" W., continuing along said east right of way line, a distance of 486.99 feet;

83. Thence S. 27°38'54" E., a distance of 6.05 feet;

84. Thence S. 5°31'14" E., a distance of 96.90 feet;

85. Thence S. 0°04'45" E., a distance of 493.92 feet;

86. Thence S. 6°33'48" W., a distance of 36.48 feet;

87. Thence N. 53°09'36" E., a distance of 113.53 feet to the easterly line of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

88. Thence S. 25°14'48" W., along the easterly line of said tract of land, a distance of 42.72 feet;

89. Thence S. 53°09'36" W., a distance of 94.69 feet;

90. Thence S. 6°33'48" W., a distance of 14.20 feet;

91. Thence S. 0°01'06" E., a distance of 126.01 feet;

92. Thence S. 0°23'30" W., a distance of 229.49 feet;

93. Thence N. 77°39'19" E., a distance of 22.17 feet to the easterly line of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

94. Thence S. 3°31'17" W., along the easterly line of said tract of land, a distance of 20.79 feet;

95. Thence S. 77°39'19" W., a distance of 21.01 feet;

96. Thence S. 0°23'30" W., a distance of 218.55 feet;

97. Thence N. 50°39'45" E., a distance of 23.62 feet to the easterly line of a tract of land described in a deed recorded at Reception No. 20200022745 in the records of the Larimer County Clerk & Recorder's office;

98. Thence S. 0°04'13" W., along the easterly line of said tract of land, a distance of 25.89 feet;

99. Thence S. 50°39'45" W., a distance of 23.81 feet;

100. Thence S. 0°23'30" W., a distance of 104.96 feet;

101. Thence S. 0°18'14" E., a distance of 415.53 feet;

102. Thence S. 0°06'47" W., a distance of 288.56 feet to the north line of Tract A, First Amendment to Thompson River Ranch Filing No. 1, recorded at Reception No. 20070008127 in the records of the Larimer County Clerk & Recorder's office;

103. Thence S. 89°34'46" W., along said north line of Tract A, a distance of 4.23 feet to the northwest corner of said Tract A, said corner being monumented with a #4 rebar with a 1" plastic cap stamped "COLO PLS 16847", said point also being on the east right of way line of I-25 (January 2022);

104. Thence S. 0°05'07" W., along the west line of the subdivision, First Amendment to Thompson River Ranch Filing No. 1, said line also being the east right of way line of I-25 (January 2022), a distance of 1189.00 feet;

105. Thence S. 1°52'36" W., a distance of 308.11 feet;

106. Thence S. 1°24'10" E., a distance of 638.30 feet;

107. Thence N. 89°53'21" E., a distance of 4.00 feet;

108. Thence S. 0°06'39" E., a distance of 502.42 feet to the north line of the southeast Quarter of Section 22;

109. Thence S. 0°06'39" E., a distance of 573.07 feet to the easterly right of way line of the East Frontage Road as described in a deed recorded at Reception No. 20180039395 in the records of the Larimer County Clerk & Recorder's office;

110. Thence S. 23°15'20" E., along said easterly right of way line, a distance of 51.45 feet;

111. Thence continuing along said easterly right of way line, along the arc of a curve to the left, a distance of 443.96 feet, having a radius of 1145.00 feet, the chord of which bears S. 18°41'29" E., a distance of 441.18 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Utility and Drainage Easement contains 154,888 sq. ft. (3.556 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374"), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237

COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY

TO BE RESERVED
Utility & Drainage Easement Number: DUE-534B

FROM
Colorado Department of Transportation

TO
Town of Johnstown

FOR
Project Code: 21506
Project Number: IM 0253-255
Location: I-25 North – SH 402 to SH 14
State Highway Number 25

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY & DRAINAGE EASEMENT NUMBER: DUE-534B
PROJECT CODE: 21506
DATE: September 7, 2022
DESCRIPTION

A Utility and Drainage Easement No. DUE-534B of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 1,875 sq. ft. (0.043 acres), more or less, in the West one-half of the Southeast Quarter, and the East one-half of the Southwest Quarter, of Section 15, all in Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said Utility and Drainage Easement being more particularly described as follows:

Commencing at a point, whence the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374") bears S. 0º34'10" E., a distance of 1,859.70 feet, said point being the **TRUE POINT OF BEGINNING**;

1. Thence N. 0°01'48" E., a distance of 75.00 feet;

2. Thence S. 89°58'12" E., a distance of 25.00 feet;

3. Thence S. 0°01'48" W., a distance of 75.00 feet;

4. Thence N. 89°58'12" W., a distance of 25.00 feet, more or less, to the **TRUE POINT OF BEGINNING**.

The above described Utility and Drainage Easement contains 1,875 sq. ft. (0.043 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 0°03'50" E. (a distance of 2,637.63 feet), from the Center Quarter Corner of said Section 22 (a 3.25" aluminum cap stamped "NOLTE ASSOC INC T5N R68W C ¼ | S22 2003 CO LS 16847") to the Quarter Corner common to Sections 15 and 22 (being monumented with a 3.25" aluminum cap stamped "NOLTE ASSOC. INC. T5N R68W S15|S22 1998 LS12374"), as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Stan Vermilyea P.L.S 25381
For and on the behalf of AECOM
7595 Technology Way
Denver, Colorado 80237

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	9/07/22	7.01 to 7.78	7.78

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

Begin Const Project
Station: 3302+96
M.P. 254.41

SW 1/4 SE 1/4 SEC 27
NW 1/4 SE 1/4 SEC 27
SE 1/4 SE 1/4 SEC 27
NE 1/4 SE 1/4 SEC 27

APPROX RIGHT OF WAY LINE
RIGHT OF WAY LINE

3404
ROW

6305+00
6310+00
6315+00
3305+00
3310+00
3315+00

Southbound Alignment
INTERSTATE 25
Northbound Alignment
East Frontage Road

ROW
22831817

DEV-534
S89° 37'12"W 131.06'
3413
POB DEV-534 (2700)
Tie C-E 1/16 Cor S27
N89°37'12"E 101.35'
2700
32006

N 89° 37'54" E 1334.75'
SOUTH LINE NE 1/4 SEC 27
NE 1/4 SEC 27

DEV-534
Colorado Department
of Transportation
To
Town of Johnstown

COLORADO LICENSED
SEAN VERMILYEA
25381
PROFESSIONAL LAND SURVEYOR
9/7/2022

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan778.dgn

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.79

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

NW ¼ SE ¼ SEC. 27

Begin ROW Project
Station: 3318+60.72
Northbound Alignment
M.P. : 254.65

APPROX. SOUTH LINE SW ¼ NE¼ SEC 27

US WEST ESMNT REC #93036470

De Vries Propery LLC
Rec. 20160075735

City of Loveland
Rec. 20080000451

INTERSTATE 25

Southbound Alignment

Northbound Alignment

East Frontage Road

DEV-534

N24° 05'32"W 835.41'

S89° 37'12"W 131.06'

POB DEV-534 (2700)
Tie C-E 1/16 Cor S27
N89°37'12"E 101.35'

32006

N89° 37'54"E 1334.75'

SW ¼ NE ¼ SEC. 27
N0° 01'11"W 2635.89'
SE ¼ NE ¼ SEC. 27

120.00'

S24° 05'32"E 766.64'

121.48'
S24° 05'32"E

1042003 RDW

Rec. No. 20210000291

N18° 42'22"W
60.00'

N9° 57'54"W 304.71'

Rc =550.00'
Δc =63° 05'54"
Lc =605.70'
CB =S7° 27'25"W
CL =575.55'

L1 Rec. No. 20200089168

C1 VARIES Rec. No. 20180039360

J-25 Land Holdings, LLC
Rec. 20170043455

DEV-534
Colorado Department
of Transportation
To
Town of Johnstown

COLORADO LICENSED
STAN VERMILYEA
25381
PROFESSIONAL LAND SURVEYOR
9/7/2022

No.	Bearing	Distance
L1	N65° 53'43"E	29.14'

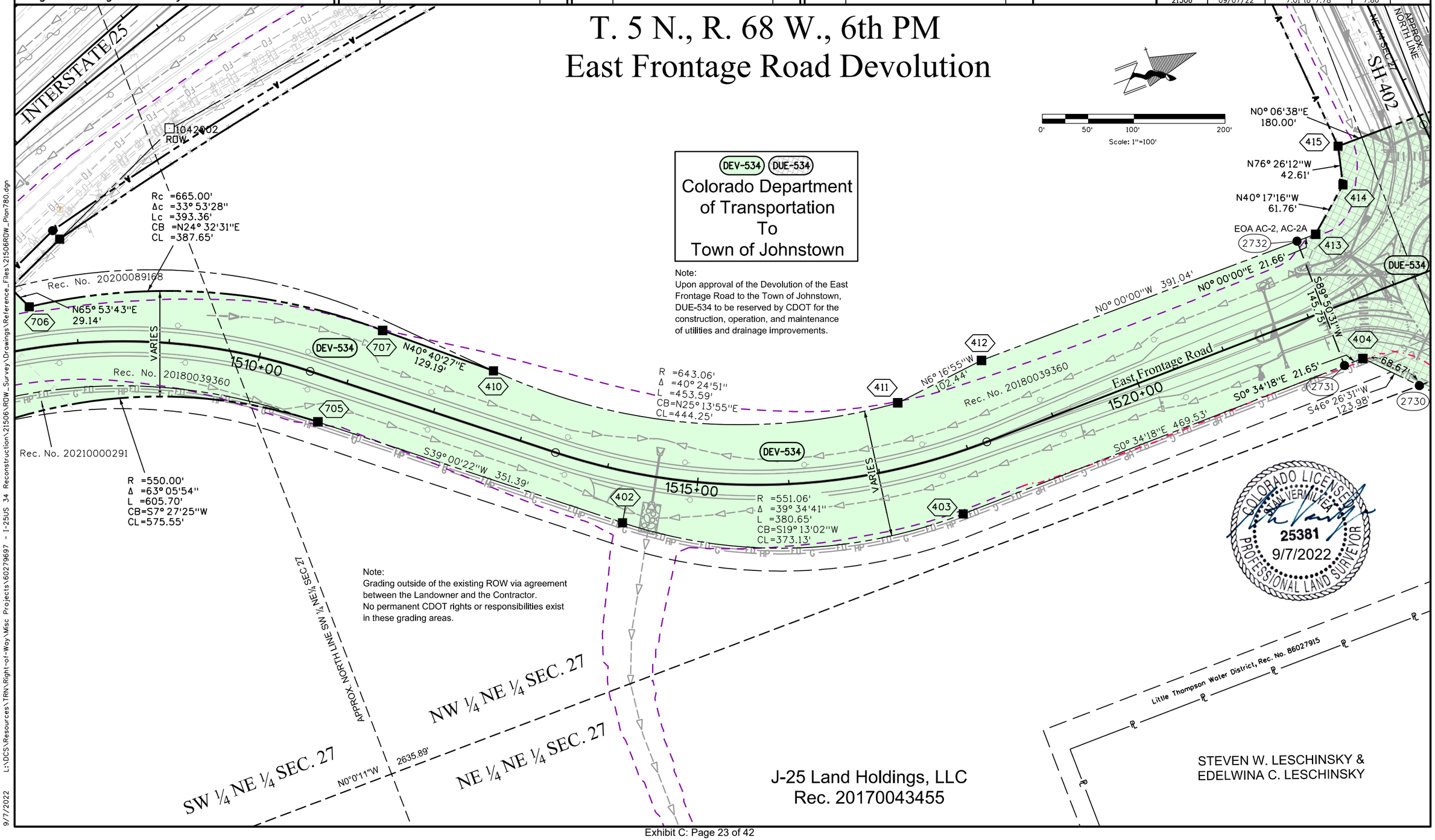
No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	665.00'	33° 53'28"	393.36'	N24° 32'31"E	387.65'

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan779.dgn

Colorado Department of Transportation	Sheet Revisions			Sheet Revisions			Sheet Revisions			AECOM	Right of Way Plans
10601 West 10th Street Greeley, CO 80634 Phone: 970-350-2157	Date	Description	Initials	Date	Description	Initials	Date	Description	Initials	7595 Technology Way, Ste 200 Denver CO 80237 303-694-2770	Plan Sheet
Region 4 Right-of-Way PTS											Project Number: IM 0253-255 Project Location: I-25 North: SH 402 to SH 14 Unit 4

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.80

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution



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Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.81

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

DEV-534 DUE-534

Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534 to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

402, LLC
Rec. 20040054979

Note:
Grading outside of the existing ROW via agreement between the Landowner and the Contractor. No permanent CDOT rights or responsibilities exist in these grading areas.

NW ¼ NE ¼ SEC. 27

SH 402

APPROX. NORTH LINE

NE 1/4 SEC 27

CENTERLINE GARD DITCH LINE PER REC # 20050014155

R =643.06'
Δ =40° 24'51"
L =453.59'
CB=N25° 13'55"E
CL=444.25'

411 412 413 414 415 432 433 434 440 455 DEV-534

N6° 16'55"W 102.44'

N0° 00'00"W 391.04'

N0° 00'00"E 21.66'

N0° 06'38"E 180.00'

N76° 26'12"W 42.61'

N40° 17'16"W 61.76'

EOA AC-2, AC-2A

2732

N45° 36'27"E 152.40'

N3° 26'42"E 15.22'

R =479.00'
Δ =40° 28'03"
L =338.31'
CB=N22° 41'00"W
CL=331.33'

N42° 55'01"W 1084.79'

N42° 55'01"W 370.60' (UE-534)

East Frontage Road

110.00'

S42° 55'01"E 325.67' (UE-534)

S42° 55'01"E 1084.79'

Rec. No. 20180039360

VARIES

East Frontage Road
1520+00

S89° 50'31"W 145.75'

2030+00

DUE-534

403 404 441 442 446

S0° 34'18"E 469.53'

S0° 34'18"E 21.65'

2731

S0° 20'10"E 50.08'

S32° 12'06"E 104.73'

61.09'
S0° 20'10"E

R =589.00'
Δ =40° 46'47"
L =419.21'
CB=S22° 31'38"E
CL=410.42'

SW 1/4 SE 1/4 SEC. 22

EAST LINE SW 1/4 SE 1/4 SEC 22
N0° 20'10"W 1321.51'

68.67'

S0° 00'11"E 112.90'

1580

N0°0'11"W 2635.89'

2730

S46° 26'31"W 123.98'

405

POB DUE-534 (1580)
E 1/16 Cor S22 & S27

SE 1/4 SE 1/4 SEC. 22

R =551.06'
Δ =39° 34'41"
L =380.65'
CB=S19° 13'02"W
CL=373.13'

NE ¼ NE ¼ SEC. 27

J-25 Land Holdings, LLC
Rec. 20170043455

S89° 48'45"W 194.25'

N89° 48'45"E 234.07'

Marsha Buckley
Rec. 93011338

COLORADO LICENSED
STAN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

S0° 11'15"E 50.04'

Little Thompson Water District, Rec. No. 86027915

407 1400 2719

S0° 18'25"E 74.96'

STEVEN W. LESCHINSKY &
EDELWINA C. LESCHINSKY

CR 18

0' 50' 100' 200'
Scale: 1"=100'

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Dr

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.82

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

402, LLC
Rec. 20040054979

R =479.00'
Δ =40° 28'03"
L =338.31'
CB=N22° 41'00"W
CL=331.33'

434

2733

N42° 55'01"W 1084.79'

N42° 55'01"W 370.60' (UE-534)

DUE-534

110.00'

East Frontage Road

N69° 17'51"E 118.82'

DEV-534

440

S42° 55'01"E 325.67' (UE-534)

2734

S42° 55'01"E 1084.79'

435

439

R =589.00'
Δ =40° 46'47"
L =419.21'
CB=S22° 31'38"E
CL=410.42'

R =1255.00'
Δ =15° 46'37"
L =345.58'
CB=N35° 01'42"W
CL=344.49'

CENTERLINE GARD DITCH
LINE "B" REC #20050014155

R=2006 ROW

2737
2738
2739
2736
2744
2745
2735

C1
C2
C3
L1
L2
L3
L4
L5
L6

DEV-534
DUE-534
DUE-534A

Colorado Department of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534 and DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

R =1145.00'
Δ =35° 20'00"
L =706.10'
CB=S25° 15'01"E
CL=694.97'

POB DUE-534A (2735)
Tie C 1/4 Cor S22
N12° 40'27"W 1,063.57'

Bath Family Farm, LLC
Rec. 20120074888 -
20120074894

UNKNOWN

NW 1/4 SE 1/4 SEC. 22

SW 1/4 SE 1/4 SEC. 22

EAST LINE SW 1/4 SE 1/4 SEC. 22
N0° 20'10"W 1321.51'

SE 1/4 SE 1/4 SEC. 22

COLORADO LICENSED
IAN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

No.	Bearing	Distance
L1	S56° 55'24"W	82.18'
L2	S1° 55'42"E	57.19'
L3	N1° 55'42"W	18.36'
L4	N27° 14'26"W	199.16'
L5	S27° 14'26"E	216.02'
L6	N56° 55'24"E	65.96'

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	1255.00'	1° 51'23"	40.66'	N31° 23'40"W	40.66'
C2	1160.00'	21° 09'57"	428.52'	N18° 16'07"W	426.09'
C3	1145.00'	22° 12'56"	443.96'	S18° 41'29"E	441.18'

0' 50' 100' 200'
Scale: 1"=100'

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9/7/2022

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.83

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

Distance Center of Pivot Sprinkler to Proposed ROW line = 1168'

Radius of Outer Wheel Track = 1119'

Radius of Center Pivot Sprinkler = 1148'

COLORADO LICENSED STAN VERMILYEA 25381 9/7/2022 PROFESSIONAL LAND SURVEYOR

Mountain View Farms, Inc.
B1461 P744

SW 1/4 SEC. 22

NORTH LINE SW 1/4 SEC 22
N 89°31'09" E 2646.63'

ESMNT E7A CDOT PROJ 125-3(16)251

1560'

N0° 03'48"E 1362.79'

6360+00

290+00

6365+00

6370+00

6370+36

Southbound Alignment

INTERSTATE 25

Northbound Alignment

3360+00

235+00

3365+00

240+00

N3° 04'55"W 231.85'

3370+00

N0° 10'01"E 660.00'

N-S CENTERLINE SEC 22 N0°03'48"E 2625.96'
1311.97'

1550+00 East Frontage Road

DEV-534

VARIES

32003

R =1070.66'
Δ =24° 03'29"
L =449.56'
CB=N15° 06'40"W
CL=446.26'

N23° 15'20"W
52.46'

S0° 06'39"E 573.07'

N0° 06'39"W 1062.27'

2718

L8

PP
ROW 1042006
1042005

S0° 01'54"W 577.73'

DUE-534A

2717

Note: The existing East Right of Way line of I-25 was revised to fit found monumentation to the north.

1545+00

VARIES

DUE-534A
S23° 15'20"E
51.45' (Pnt 437
to Pnt 438)

DEV-534
S23° 15'20"E
46.40' (Pnt 2837
to Pnt 438)

Bath Family Farm, LLC
Rec. 20120074888 -
20120074894

SE 1/4 SEC. 22

S0° 02'32"W
1142.18'

R =1255.00'
Δ =15° 46'37"
L =345.58'
CB=N35° 01'42"W
CL=344.49'

110.00'

R =1145.00'
Δ =35° 20'00"
L =706.10'
CB=S25° 15'01"E
CL=694.97'

DEV-534
DUE-534A

Colorado Department of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

NORTH LINE SE 1/4 SEC 22
N 89°31'01" E 1320.17'

402, LLC
Rec. 20040054979

N42° 55'01"W
1084.79'

POB DUE-534A (2735)
Tie C 1/4 Cor S22
N12° 40'27"W 1,063.57'

No.	Bearing	Distance
L1	S56° 55'24"W	82.18'
L2	S1° 55'42"E	57.19'
L3	N1° 55'42"W	18.36'
L4	N27° 14'26"W	199.16'
L5	N78° 39'27"E	15.00'
L6	S27° 14'26"E	216.02'
L7	N56° 55'24"E	65.96'
L8	S0° 06'39"E	502.42'

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	1255.00'	1° 51'23"	40.66'	N31° 23'40"W	40.66'
C2	1070.66'	8° 07'28"	151.82'	N15° 24'17"W	151.69'
C3	1055.66'	6° 16'48"	115.71'	S14° 28'57"E	115.65'
C4	1160.00'	21° 09'57"	428.52'	N18° 16'07"W	426.09'
C5	1145.00'	22° 12'56"	443.96'	S18° 41'29"E	441.18'

STRUCTURE INVENTORY	
6-1	HOUSE
6-2	MISC BLDG
6-2	MISC BLDG

STRUCTURE INVENTORY	
8-1	HOUSE
8-2	PAD
8-3	GARAGE
8-4	PAD
8-5	BARN
8-6	PAD
8-7	PAD
8-8	MISC BLDG
8-9	MISC BLDG

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9/7/2022

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14
Unit 4

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.84

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

Cindy Wagner
Rec. 20150087890

Mountain View Farms, Inc.
B1461 P744

SW 1/4 SEC. 22
NORTH LINE SW 1/4 SEC 22
N 89°31'09" E 2646.63'
NW 1/4 SEC. 22

NW 1/4 SEC. 22

0' 50' 100' 200'
Scale: 1"=100'

6375+00
6380+00
6385+00

ESMNT E5b CDOT PROJ I25-3(16)251
ESMNT E-6-D CDOT PROJ I25-3(16)251
50' COLORADO PARKS AND WILDLIFE ESMNT B1273 P233

Southbound Alignment

INTERSTATE 25

Northbound Alignment

30+00
31+00
32+00
32+58
CL I-25

N-S CENTERLINE
SEC 22 N0°03'48"E
2625.96'

N0° 10'01"E 660.00'
N0° 07'33"E 21.84'
N0° 07'33"E 400.00'
N0° 01'37"E 400.00'
N0° 10'08"W 2100.00' (2708-2709)
N-S CENTER LINE SEC 22
N0°03'50"E 2637.63'

2749
2750
2751
2748
2706
2707
2708
2752
2826
2827
2828
2717
2718
32003

DEV-534
DUE-534A

3375+00
3380+00
3385+00

S66° 25'36"W 77.43'
N66° 25'36"E 72.87'
N0° 06'39"W 1062.27'
S0° 06'39"E 502.42'
S0° 02'32"W 1142.18'
N1° 24'10"W 634.66'
S1° 24'10"E 638.30'
N1° 52'36"E 339.25'
S1° 52'36"W 308.11'
S8° 33'36"E 101.29'
S0° 05'07"W 1395.10'
(1411071-1411069)

East Frontage Road

VARIES
VARIES

S0° 06'39"E 573.07'
S0° 01'54"W 577.73'

SE 1/4 SEC. 22
NORTH LINE SE 1/4 SEC 22
N 89°31'01" E 1320.17'
NE 1/4 SEC. 22

NE 1/4 SEC. 22

RIVER RANCH PKWY

HILLSBORO DITCH

PP 1411062
PP 1411065
PP 1411066
PP 1411067
PP 1411064
ROW 1411068
ROW 1411069

TRACT M
Thompson Crossing
Metro District No. 3

Abundant Life Tabernacle

Lot 1, Block 14,
First Amendment to
Thompson River Ranch
Filing No. 1
(Rec. 20070008127)

Bath Family Farm, LLC
Rec. 20120074888 -
20120074894

Thompson Crossing
Metropolitan District No. 3

Outlot C, Thompson River
Ranch Filing No. 9
(Rec. 20180034011)

Thompson Crossing
Metropolitan District No. 3
Tract D, First Amendment to
Thompson River Ranch Filing No.1
(Rec. No. 20070008127)

DEV-534 DUE-534A
Colorado Department
of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

COLORADO LICENSED
ADAM VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan784.dgn

Colorado Department of Transportation	Sheet Revisions			Sheet Revisions			Sheet Revisions			AECOM	Right of Way Plans
10601 West 10th Street Greeley, CO 80634 Phone: 970-350-2157	Date	Description	Initials	Date	Description	Initials	Date	Description	Initials	7595 Technology Way, Ste 200 Denver CO 80237 303-694-2770	Plan Sheet
Region 4 Right-of-Way PTS											Project Number: IM 0253-255 Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.85

NW 1/4 SEC. 22

SW 1/4 SEC. 15

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

Cindy Wagner
Rec. 20150087890

Found No.5 rebar and red plastic cap, LS16847.
PP 1411072
ROW 1411002
Found CDOH brass cap set in concrete post, N1° 55'29"E, 0.86' distant from 1411072.
Detail "A"
Scale: 1"=10'

APPROX. NORTH LINE NW 1/4 SEC 22

6390+00 6395+00 6400+00

50' COLORADO PARKS AND WILDLIFE ESMNT B1273 P233

ESMNT E6c CDOT PROJ 125-3(16)251

Southbound Alignment

INTERSTATE 25

Northbound Alignment

N0° 10'08"W 20.00'
S89° 46'00"E 57.05'
N0° 10'08"W 67.19'
N0° 10'08"W 20.00'
N0° 10'08"W 2100.00' (2708-2709)
N0° 06'47"E 128.54'

2754 2755 2758 2759 2762 2763 3400+00

N89° 46'00"W 62.91'
191.75' N17° 29'05"W
192.66' S17° 29'05"E
N-S CENTERLINE SEC. 22 N0°03'50"E 2637.63'
N89° 32'40"W 59.58'
S89° 32'40"E 59.67'
East Frontage Road
N-S CENTERLINE SEC. 15 N0°03'09"E 2633.04'

VARIES DUE-534A 2753 2756 2757 2760 DUE-534A DEV-534 2761 2764 VARIES 31004 See Detail "A" DUE-534A 2766

N1° 52'36"E 339.25'
S1° 52'36"W 308.11'
N0° 05'07"E 502.67'
S0° 05'07"W 1189.00'
N0° 05'07"E 543.17'
S89° 34'46"W 4.23' (Pnt 2824 to Pnt 1411071)
N3° 24'32"E 160.46'
S0° 06'47"W 288.56'

2765 1411071 1411070 PP ROW 2824 680

15' Utility easement Rec. No. 20070008127

2825

N0° 05'15"E 5.48'

S0° 05'07"W 1395.10' (1411071 - 1411069)

S89° 34'46"W 20.00' (Pnt 680 to Pnt 1411071)

3390+00 3395+00

Landscape easement Rec. No. 20070008127

15' Utility easement Rec. No. 20070008127

10' Utility easement Rec. No. 20070008127

15' Irrigation easement Rec. No. 20070008127

BRIARWOOD BOULEVARD

Thompson Crossing
Metropolitan District No. 3
Tract D, First Amendment to
Thompson River Ranch Filing No.1
(Rec. No. 20070008127)

Wiens Enterprises, LLC
Tract A, First Amendment to
Thompson River Ranch
Filing No.1
(Rec. No. 20070008127)

20' Utility Easement Rec. No. 85056127

40' Access & Utility Easement Rec. No. 92065729

Darlene J. and Randy A. Kirtright
Lot 1 Kirtright M.L.D. Exemption
(Rec. 2004010189)

Thompson Crossing
Metropolitan District No. 3
Outlot G, Thompson River Ranch Filing No.9
(Rec. No. 20180034011)

Thompson Crossing
Metropolitan District No. 3
Tract B, First Amendment to
Thompson River Ranch
Filing No.1
(Rec. No. 20070008127)

APPROX. NORTH LINE NE 1/4 SEC 22

COLORADO LICENSED
TIM VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

DEV-534 DUE-534A

Colorado Department of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

NE 1/4 SEC. 22

SE 1/4 SEC. 15

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan785.dgn

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.86

COLORADO LICENSED
STAN VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

0' 50' 100' 200'
Scale: 1"=100'

SW 1/4 SEC. 15

Cindy Wagner
Rec. 20150087890

ESMNT E6c CDOT PROJ I25-3(16)251

State of Colorado
Division of Wildlife

6405+00 6410+00 6415+00

Southbound Alignment

INTERSTATE 25

Northbound Alignment

3400+00 3405+00 3410+00 3415+00

N0° 10'08"W 2100.00' (Pnt 2708 to Pnt 2709)
N0° 34'05"E 145.00'
N0° 34'05"E 600.00' (Pnt 2709 to Pnt 2710)
N0° 34'05"E 20.52'
N0° 01'48"E 24.44'
N0° 01'48"E 960.00' (Pnt 2710 to Pnt 2711)
S89° 25'55"E 15.22'
S77° 39'19"W 70.38'
N50° 39'45"E 70.49'
N77° 39'19"E 70.31'
S54° 57'47"W 84.57'
N89° 25'55"W 20.00'
S0° 34'05"W 122.92'
N0° 18'14"W 415.57'
N0° 23'30"E 227.62'
N0° 23'30"E 232.83'
S0° 18'14"E 415.53'
S0° 23'30"W 218.55'
S0° 23'30"W 229.49'
S0° 01'06"E 126.01'
S0° 07'17"W 798.82'
S0° 04'13"W 201.22'
S3° 31'17"W 424.72'
S0° 06'47"W 288.56'
N3° 24'32"E 160.46'
S0° 23'30"W 104.96'
S25° 14'48"W 224.90' (Pnt 692 to Pnt 696)

N-S CENTERLINE SEC. 15 N0°03'09"E 2633.04'
East Frontage Road
DEV-534
DUE-534A
VARIES
128.54'
127.38'
1411072
1411074

2709 2710 2711 2766 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2833 2834 2835 2836 681 683 696

No.	Bearing	Distance	No.	Bearing	Distance
L1	N0° 23'30"E	92.58'	L12	S6° 33'48"W	36.48'
L2	S50° 39'45"W	64.37'	L13	S25° 14'48"W	42.72'
L3	N54° 57'47"E	53.48'	L14	S53° 09'36"W	94.69'
L4	N21° 31'03"W	119.18'	L15	S6° 33'48"W	14.20'
L5	N0° 01'48"E	17.19'	L16	N77° 39'19"E	22.17'
L6	S89° 58'12"E	14.71'	L17	S3° 31'17"W	20.79'
L7	S21° 31'03"E	124.64'	L18	S77° 39'19"W	21.01'
L8	N53° 09'36"E	14.95'	L19	N50° 39'45"E	23.62'
L9	N6° 33'48"E	49.80'	L20	S0° 04'13"W	25.89'
L10	N0° 04'45"W	492.34'	L21	S50° 39'45"W	23.81'
L11	S0° 04'45"E	493.92'			

DEV-534 DUE-534A
Colorado Department of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

Existing 30' wide Access easement Rec. No. 97055977

Darlene J. and Randy A. Kirtright
Lot 1 Kirtright M.L.D. Exemption
(Rec. 2004010189)

SE 1/4 SEC. 15

Darlene J. and Randy A. Kirtright
Lot 2 Kirtright M.L.D. Exemption
(Rec. 2004010189)

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan786.dgn

Colorado Department of Transportation

10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157

Region 4 Right-of-Way PTS

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

AECOM
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans
Plan Sheet

Project Number: IM 0253-255
Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.87

COLORADO LICENSED
SEAN VERMILLION
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR
State of Colorado
Division of Wildlife

No.	Bearing	Distance	No.	Bearing	Distance
L1	N89° 24'18"E	9.72'	L11	N89° 58'12"W	15.00'
L2	N21° 31'03"W	119.18'	L12	S9° 23'41"E	59.28'
L3	N0° 01'48"E	17.19'	L13	S0° 03'09"W	18.68'
L4	S89° 58'12"E	14.71'	L14	N87° 40'05"E	55.33'
L5	S21° 31'03"E	124.64'	L15	S0° 03'09"W	18.56'
L6	N53° 09'36"E	14.95'	L16	S6° 33'48"W	36.48'
L7	N6° 33'48"E	49.80'	L17	S89° 58'12"E	25.00'
L8	N5° 31'14"W	84.77'	L18	S0° 01'48"W	75.00'
L9	S63° 30'08"W	60.34'	L19	N89° 58'12"W	25.00'
L10	S0° 01'48"W	65.13'			

T. 5 N., R. 68 W., 6th PM
East Frontage Road Devolution

Zayo Group LLC
(Rec. 20160073284)

Eric D. Gustafson
(Rec. 2002098709)

NW 1/4 SEC. 15

SW 1/4 SEC. 15

Great Western Railway
(Rec. xxxxxxxxx)

Schmer Family
Farm, Inc

Big Thompson River

City of Loveland Rec. No. 20190001749

LCR 20E

Great Western Railway

CDOT ROW Rule & Order Bk 1158 Pg 157

Scale: 1"=100'

INTERSTATE 25

Southbound Alignment

Northbound Alignment

East Frontage Road

POB UE-534B (2829)
Tie S 1/4 Cor S15
S0° 34'10"E 1,859.70'

N0° 01'48"E 960.00' (Pnt 2710 to Pnt 2711)

N0° 01'48"E 75.00'

N0° 01'48"E 80.00'

N0° 03'09"E 563.78'

N0° 03'09"E 38.09'

N9° 23'41"W 59.28'

N0° 05'36"E 668.14'

S0° 05'36"W 666.89'

APPROX. N-S CENTERLINE SEC. 15

S0° 05'36"W 655.57'

N-S CENTERLINE SEC. 15 N0°03'09"E 2633.04'

N63° 30'08"E 67.06'

S87° 40'05"W 60.05'

N0° 04'45"W 492.34'

S0° 04'45"E 493.92'

N0° 03'09"E 528.49'

S0° 03'09"W 486.99'

S0° 03'09"W 43.20'

S0° 03'09"W 104.70'

S5° 31'14"E 96.90'

S27° 38'54"E 138.18'

S27° 38'54"E 6.05'

S7° 31'52"E 121.08'

S14° 42'26"E 240.98'

S25° 14'48"W 224.90'
(Pnt 692 to Pnt 696)

N53° 09'36"E 113.53'

S53° 09'36"W 94.69'

S25° 14'48"W 42.72'

E-W CENTERLINE SEC. 15
N89°24'18"E 2618.03'

6415+00
6420+00
6425+00
205+00
3415+00
3420+00
3425+00

DEV-534
DUE-534A
DUE-534B

James R. Hatch
(Rec. 20050032260)

Darlene J. and Randy A. Kirtright
Lot 2 Kirtright M.L.D. Exemption
(Rec. 2004010189)

Loveland Station Inc.
(Rec. 19990077143)

Zimmerman Brother LP.
(Rec. 20140041893)

Colorado Department of Transportation To Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A and DUE-534B to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

Ester R. and Sam Arndt Trust
Lot 1 Arndt M.L.D.

Found property pin bears
S 9° 34'45" S 3.08'
from calculated position.

SE 1/4 SEC. 15

NE 1/4 SEC. 15

1411078 PP
1411077
1411076 PP
1411075 PP
54010050 PP
1411084 PP
1411079 PP
1411080 PP
2511
ROW 1411002
ROW 54010002
18.87'

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9/7/2022

Colorado Department of Transportation	Sheet Revisions			Sheet Revisions			Sheet Revisions			AECOM	Right of Way Plans
10601 West 10th Street Greeley, CO 80634 Phone: 970-350-2157	Date	Description	Initials	Date	Description	Initials	Date	Description	Initials	7595 Technology Way, Ste 200 Denver CO 80237 303-694-2770	Plan Sheet
Region 4 Right-of-Way PTS											Project Number: IM 0253-255 Project Location: I-25 North: SH 402 to SH 14

Project Code:	Last Mod. Date	Subset	Sheet No.
21506	09/07/22	7.01 to 7.78	7.88

T5N, R68W, 6th PM
East Frontage Road Devolution

NW 1/4 SEC. 15

Schmer Family Farm Inc.
(Rec. 1996000857)

0' 50' 100' 200'
Scale: 1"=100'

PROPOSED RETAINING WALL
PROPOSED DITCH
54010052 PP
54010051 PP
6430+00
405+00
410+00
2515
Southbound Alignment
6435+00
6440+00
INTERSTATE 25
Northbound Alignment
3430+00
3435+00
3440+00
100+00
105+00
S11 ITS
N0° 05'36"E 668.14'
N0° 05'15"E 178.76'
N2° 57'33"E 200.00'
S0° 05'36"W 666.89'
S0° 05'15"W 178.38'
S2° 57'33"W 185.38'
S89° 59'55"W 55.73'
N89° 59'55"E 70.00'
2714
2715
2716
2801
2800
2799
2798
DUE-534A APPROX. N-S CENTERLINE SEC. 15
DEV-534
East Frontage Road
80'
S0° 05'36"W 655.57'
S0° 05'15"W 298.51'
1411085 PP
1411086 PP
1411087 PP
1411093 PP
1411089 PP
1411088 PP
1411092 PP
CBC 2534 Colorado, LLC
Lot 2, Block 2,
Replat of Lot 1, Block 2
2534 West First Filing
Ester R. and Sam Arndt Trust
Lot 1 Arndt M.L.D.
RONALD REAGAN BLVD.
S0° 06'06"W 80.11' (Pnt 1411087 to Pnt 1411086)
S0° 06'06"W 15.00' (Pnt 1411087 to Pnt 2798)
Existing 20' wide waterline easement,
Little Thompson Valley Water District.
Book 1236, Page 238.
Existing 20' wide utility easement.
Rec. No. 20040052759.
2534 Development Inc.
Lot 2, Block 1 2534 West First Filing
(Rec. 20090013831)
NE 1/4 SEC. 15

DEV-534 DUE-534A
Colorado Department
of Transportation
To
Town of Johnstown

Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.

COLORADO LICENSED
SAM VERMILYEA
25381
9/7/2022
PROFESSIONAL LAND SURVEYOR

9/7/2022 L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25\US 34 Reconstruction\21506\ROW_Survey\Drawings\Reference_Files\21506ROW_Plan788.dgn

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

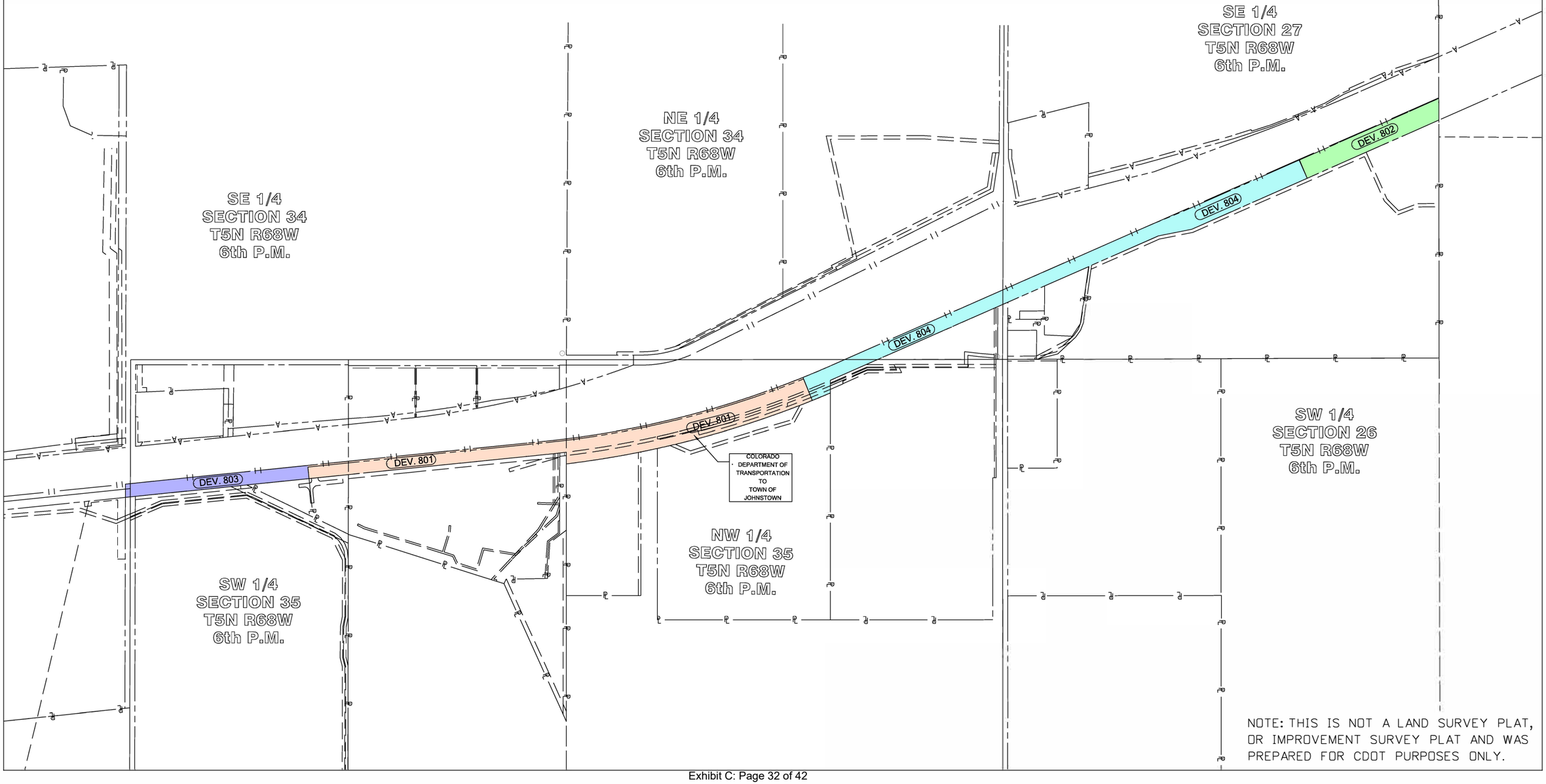
COLORADO LICENSED
CHET FREDERICK HILL
38271
PROFESSIONAL LAND SURVEYOR
10-23-24

Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1
Overall Devolution Exhibit

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.01	1.01

N
0' 300' 600' 1200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-801
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-801 being a portion of Interstate Highway 25 Right of Way containing 351,887 sq. ft. (8.078 acres) more or less, located in the SW 1/4 and NW 1/4 of Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence North 33°18'37" East, a distance of 1,294.26 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 253.4 and the TRUE POINT OF BEGINNING;

1. Thence S. 83°50'16" W., a distance of 80.00 feet:
2. Thence N. 06°09'09" W., a distance of 608.30 feet;
3. Thence N. 06°05'08" W., a distance of 837.32 feet, to a point of non-tangent curvature;
4. Thence on the arc of a curve to the left, a radius of 5,700.00 feet, a central angle of 16°09'14", a distance of 1,607.05 feet, (a chord bearing N. 14°11'06" W., a distance of 1,601.73 feet);
5. Thence N. 67°44'18" E., a distance of 150.00 feet, to a point of non-tangent curvature;
6. Thence on the arc of a curve to the right, a radius of 5,850.00 feet, a central angle of 15°04'16", a distance of 1,538.78 feet, (a chord bearing S. 14°43'35" E., a distance of 1,534.34 feet);
7. Thence S. 89°41’05” W., a distance of 70.51 feet, to a point of non-tangent curvature;
8. Thence on the arc of a curve to the right, a radius of 5,780.00 feet, a central angle of 01°10'00", a distance of 117.70 feet, (a chord bearing S. 06°41'28" E., a distance of 117.70 feet);
9. Thence S. 06°05'08" E., a distance of 837.29 feet;
10. Thence S. 06°09'09" E., a distance of 608.24 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 351,887 sq. ft. (8.078 acres), more or less

Basis of Bearings: The West line of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the Southwest corner by a rebar with 2 1/2” Aluminum cap stamped ”INTERMIL, PLS 12374, T4N R68W SC, T5N R68W” and at the South sixteenth corner of said Section 35 by a rebar with 2 1/2” Aluminum cap stamped “PLS 12374,1998, S34, S35 S 1/16” with grid bearing and distance between of N00°18’38”W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK HAYES
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

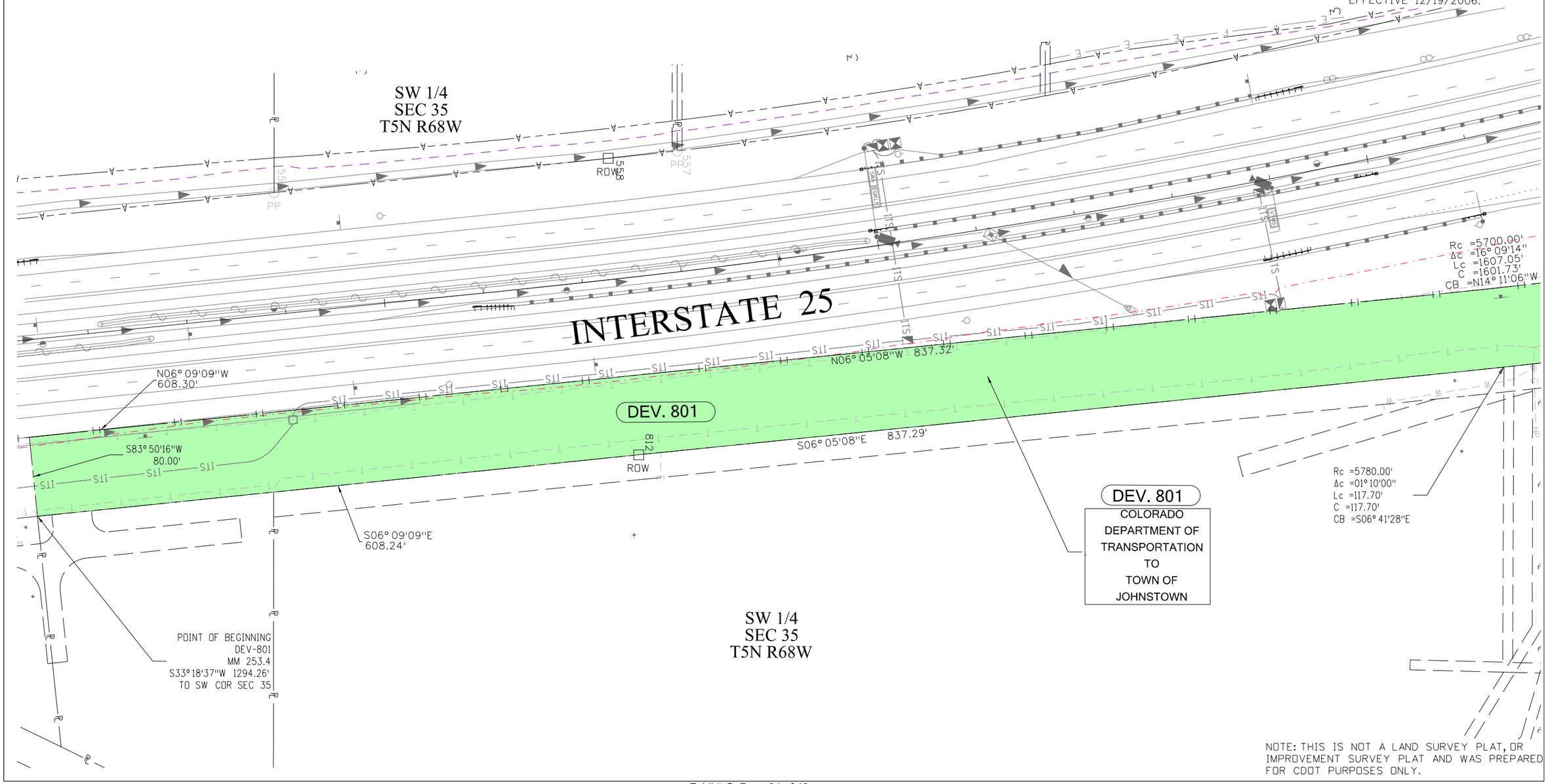
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.02	1.01

0' 50' 100' 200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK SMITH
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

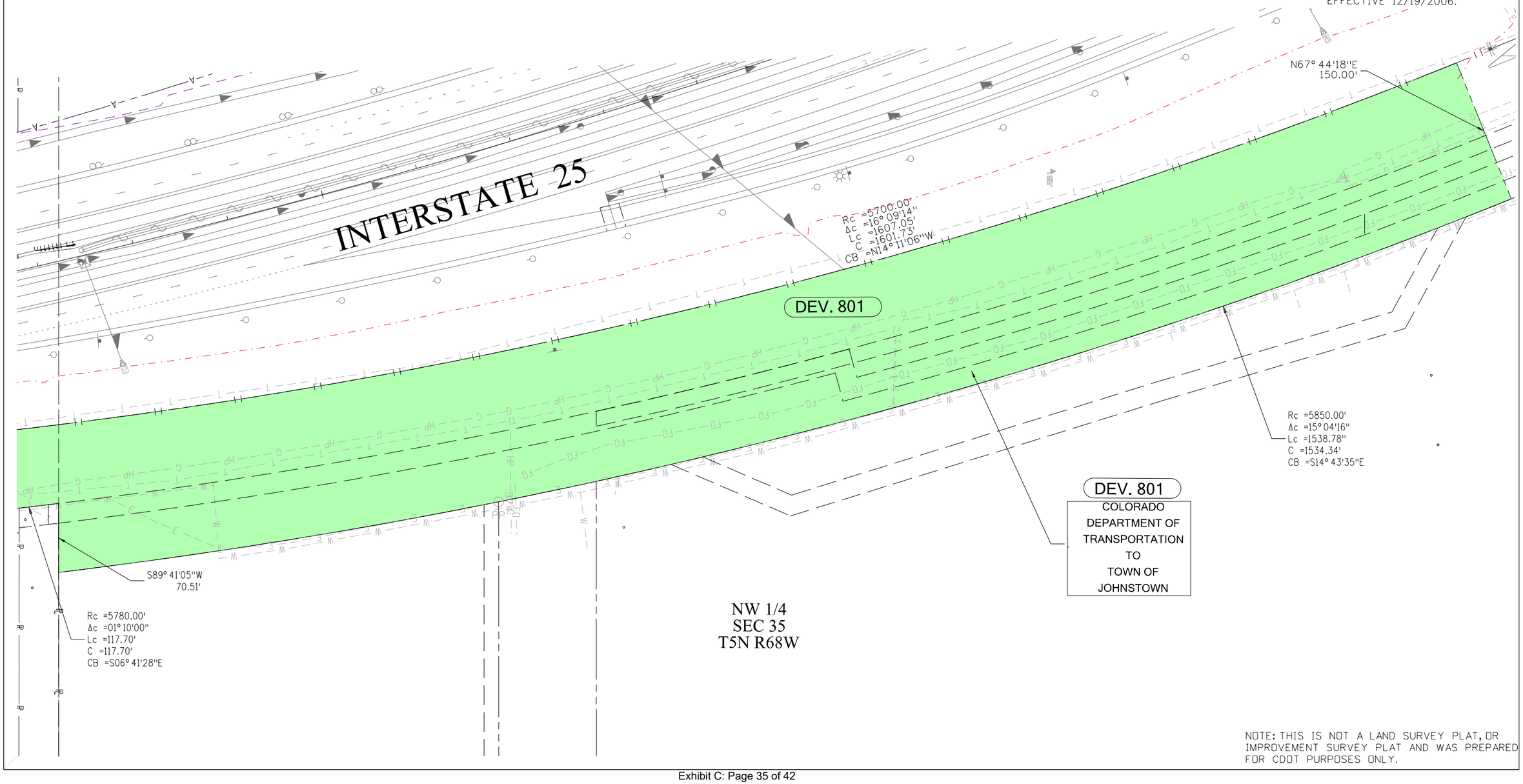
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.02	1.02

0' 50' 100' 200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-802
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-802 being a portion of Interstate Highway 25 Right of Way containing 107,570 sq. ft. (2.470 acres) more or less, located in the SE 1/4 of Section 27, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence North 09°04'20" West, a distance of 7,193.61 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 254.6 and the TRUE POINT OF BEGINNING;

1. Thence S. 65°52'40" W., a distance of 120.00 feet:
2. Thence N. 24°07'20" W., a distance of 922.81 feet;
3. Thence N. 89°37'49" E., a distance of 131.11 feet;
4. Thence S. 24°07'20" E., a distance of 870.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 107,570 sq. ft. (2.470 acres), more or less

Basis of Bearings: The West line of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the Southwest corner by a rebar with 2 1/2" Aluminum cap stamped "INTERMIL, PLS 12374, T4N R68W SC, T5N R68W" and at the South sixteenth corner of said Section 35 by a rebar with 2 1/2" Aluminum cap stamped "PLS 12374,1998, S34, S35 S 1/16" with grid bearing and distance between of N00°18'38"W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK SMITH
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

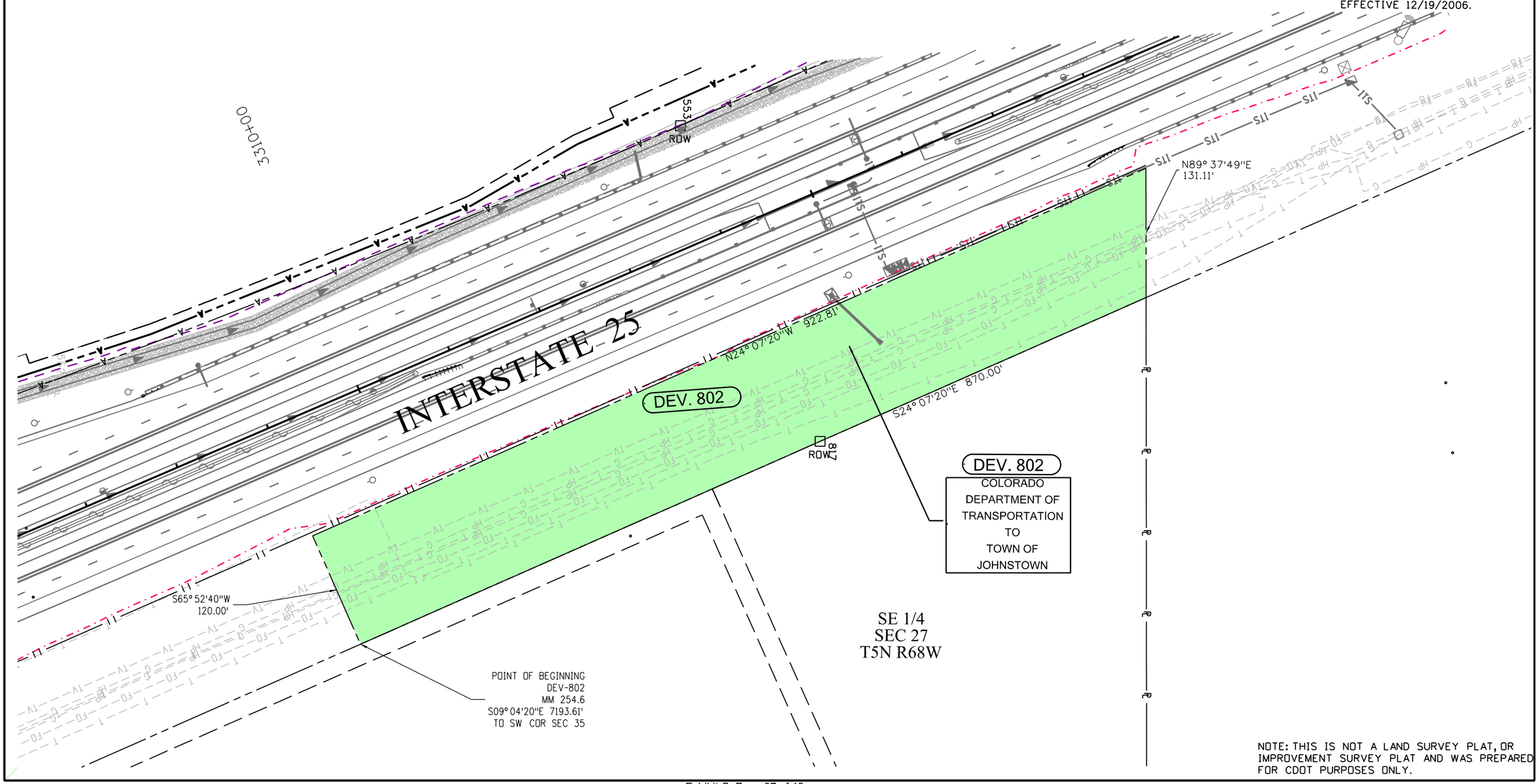
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.01	1.01

0' 50' 100' 200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-803
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-803 being a portion of Interstate Highway 25 Right of Way containing 88,920 sq. ft. (2.041 acres) more or less, located in the SW 1/4 of Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence South 78°51'43" East, a distance of 861.57 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 253.2 and the TRUE POINT OF BEGINNING;

1. Thence S. 89°50'18" W., a distance of 80.44 feet:
2. Thence N. 06°09'41" W., a distance of 51.93 feet;
3. Thence N. 06°09'09" W., a distance of 1055.38 feet;
4. Thence N. 83°50'16" E., a distance of 80.00 feet;
5. Thence S. 06°09'09" E., a distance of 1055.38 feet;
6. Thence S. 06°09'41" E., a distance of 60.33 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 88,920 sq. ft. (2.041 acres), more or less

Basis of Bearings: The West line of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the Southwest corner by a rebar with 2 1/2" Aluminum cap stamped "INTERMIL, PLS 12374, T4N R68W SC, T5N R68W" and at the South sixteenth corner of said Section 35 by a rebar with 2 1/2" Aluminum cap stamped "PLS 12374,1998, S34, S35 S 1/16" with grid bearing and distance between of N00°18'38"W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK HILL
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

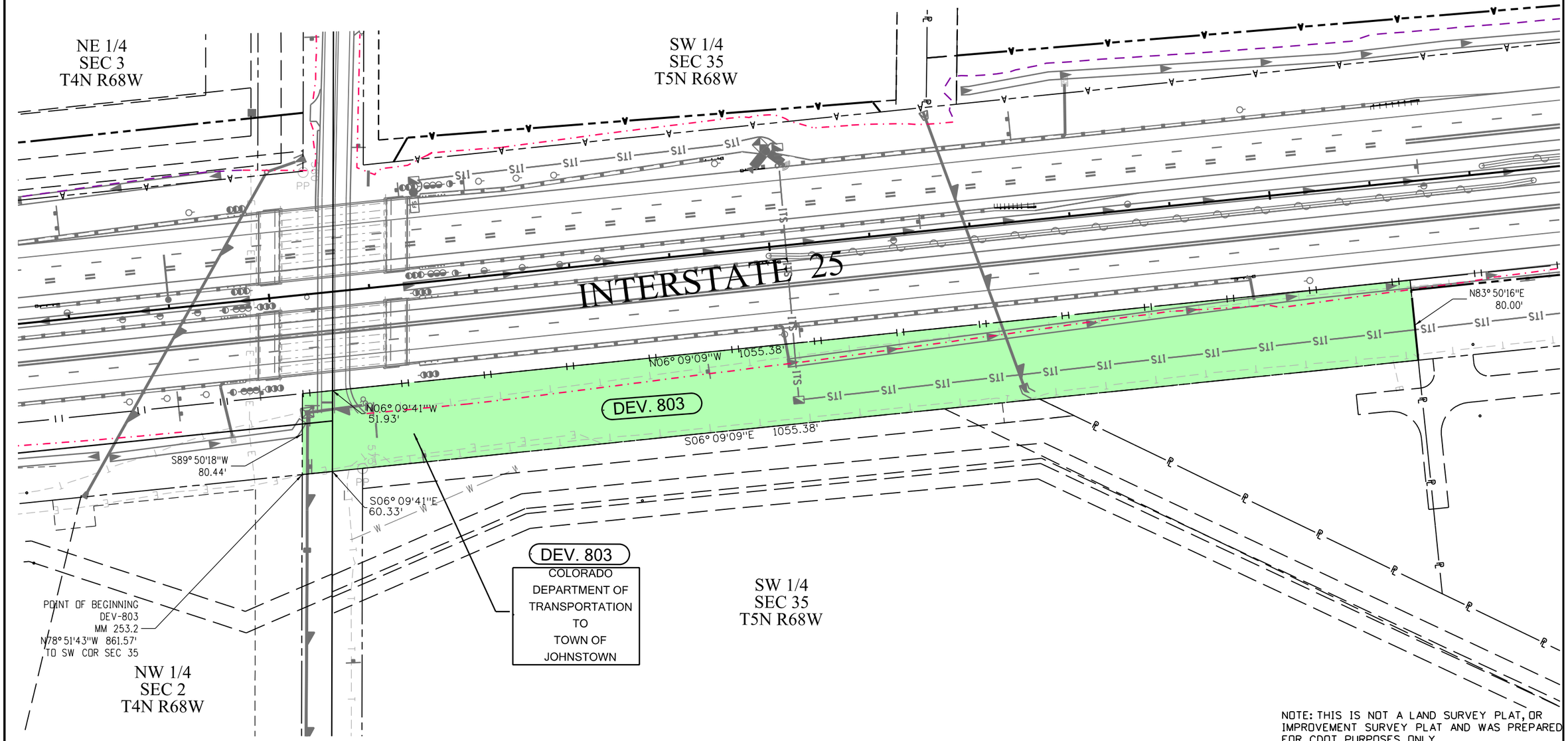
Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.01	1.01

0' 50' 100' 200'

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: DEV-804
PROJECT CODE: 22831
DATE: October 23, 2024
DESCRIPTION

Tracts or parcels of land No. DEV-804 being a portion of Interstate Highway 25 Right of Way containing 305,724 sq. ft. (7.018 acres) more or less, located in the NW 1/4 of Section 35, the NE 1/4 of Section 34 and the SE 1/4 of Section 28, Township 5 North, Range 68 West, of the 6th Principal Meridian in Larimer County, Colorado, said tracts or parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 5 North, Range 68 West; Thence North 03°06'22" East, a distance of 4,126.22 feet to a point on the Easterly right of way of Interstate 25 at Mile Marker 254 to the TRUE POINT OF BEGINNING;

1. Thence S. 67°44’18” W., a distance of 150.00 feet;
2. Thence on the arc of a curve to the left, a radius of 5,700.00 feet, a central angle of 01°26'48", a distance of 143.93 feet, (a chord bearing N. 22°59'07" W., a distance of 143.93 feet);
3. Thence N. 24°03'35" W., a distance of 2165.01 feet:
4. Thence N. 22°47'20" W., a distance of 201.32 feet;
5. Thence N. 24°07'20" W., a distance of 762.83 feet;
6. Thence N. 65°52'40" E., a distance of 120.00 feet;
7. Thence S. 24°07'20" E., a distance of 762.83 feet;
8. Thence S. 11°36'35" E., a distance of 206.25 feet;
9. Thence S. 24°03’35” E., a distance of 2165.26 feet;
10. Thence N. 89°41’05” E., a distance of 76.18 feet;
11. Thence on the arc of a curve to the right, a radius of 5,850.00 feet, a central angle of 01°09'11", a distance of 117.72 feet, (a chord bearing S. 22°50'18" E., a distance of 117.72 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 305,724 sq. ft. (7.018 acres), more or less

Basis of Bearings: The West line of the Northwest Quarter of said Section 35, Township 5 North, Range 68 West being monumented at the West Quarter corner by a rebar with 3 1/4” Aluminum cap stamped ”LARIMER COUNTY ENGINEERING DEPARTMENT” and at the Northwest corner of said Section 35 by a rebar with 2 1/2” Aluminum cap stamped “PETROLEUM FIELD SERVICES PLS 38065 2014, T5N, R68W, S27,S26,S34,S35” with grid bearing and distance between of N00°20’54”W, 2636.14 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK HAYES
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
22831	10-08-24	1.01 of 1.02	1.01

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

0' 50' 100' 200'

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.

INTERSTATE 25

328+00

NE 1/4
SEC 34
T5N R68W

N24° 03'35"W 2165.01'

S24° 03'35"E 2165.26'

DEV. 804

DEV. 804
COLORADO
DEPARTMENT OF
TRANSPORTATION
TO
TOWN OF
JOHNSTOWN

2636.14'
N0° 20'54"W

SE 1/4
SEC 28
T5N R68W

LCR 16

NW CORNER
SEC 35
T5N R68W

Rc =5700.00'
Δc =01° 26'48"
Lc =143.93'
C =143.93'
CB =N22° 59'57"W

Rc =5850.00'
Δc =01° 09'11"
Lc =117.72'
C =117.72'
CB =S22° 50'18"E

N89° 41'05"E
76.18'

POINT OF BEGINNING
DEV-804
MM 254
S03° 06'22"W 4,126.22'
TO SW COR SEC 35

S67° 44'18"W
150.00'

NW 1/4
SEC 35
T5N R68W

SW 1/4
SEC 27
T5N R68W

NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

Colorado Department of Transportation
10601 West 10th Street
Greeley, CO 80634
Phone: 970-350-2157
FAX: 970-350-2180
Region 4 PTS

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

COLORADO LICENSED
CHET FREDERICK HALL
38271
10-23-24
PROFESSIONAL LAND SURVEYOR

Right of Way Plans
Plan Sheet
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code:	Last Mod. Date	Subset	Sheet No.
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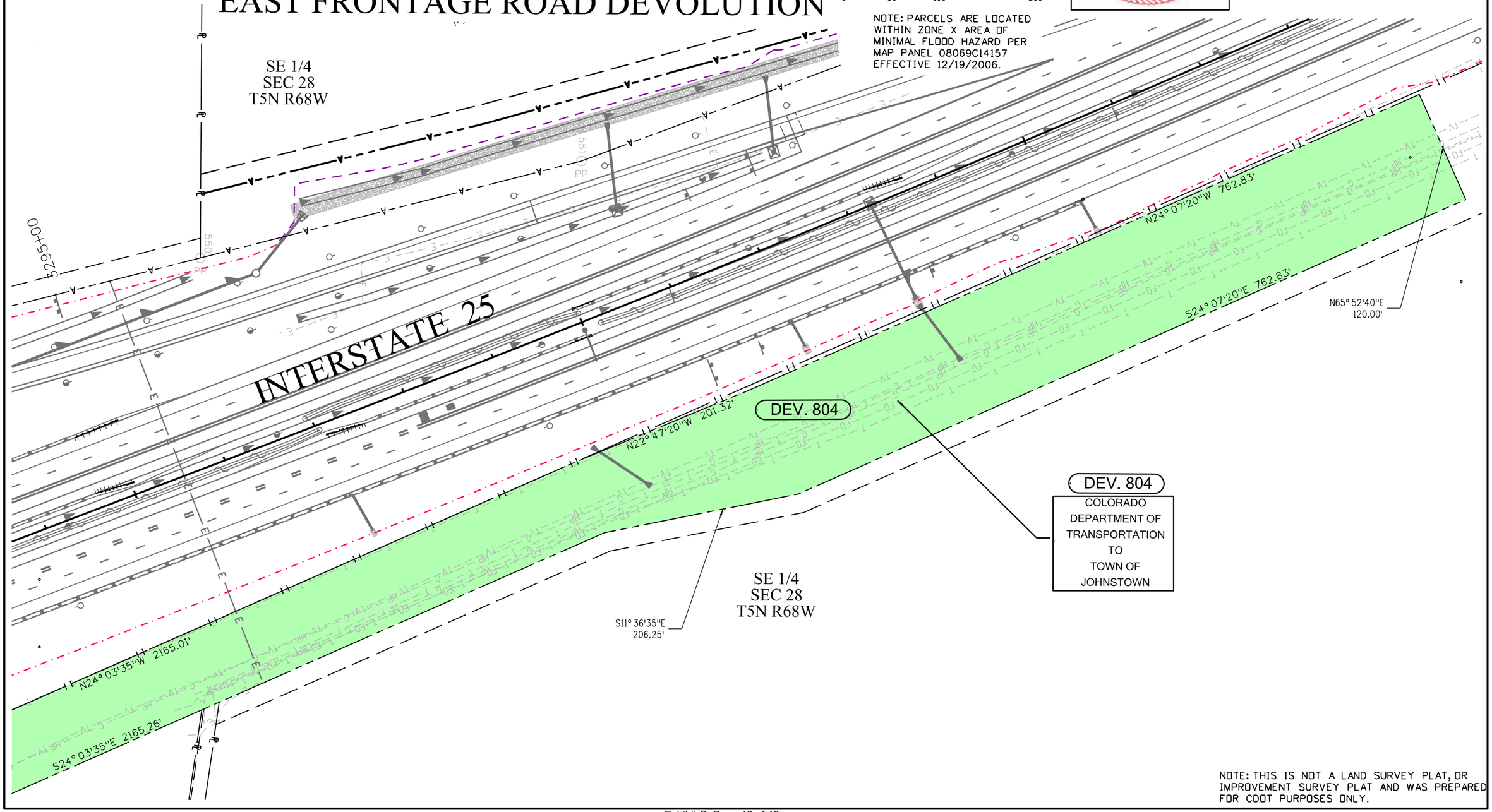
T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION

0' 50' 100' 200'

NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.



NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

Transportation Commission Resolution #20260607

Relinquishment of State Highway: Interstate 25 East Frontage Road, Town of Johnstown, Larimer County

Approved by the Transportation Commission on June 18th, 2026.

Whereas, CDOT owns 3.9 (+/-) linear miles of State Highway in the Town of Johnstown, Larimer County, identified as I-25 East Frontage Road; and,

Whereas, that portion of I-25 East Frontage Road begins at the southerly right-of-way of State Highway 60 (MM 253.2) and ends at the northerly right-of-way of Ronald Reagan Blvd (MM 257.1); and,

Whereas, the I-25 East Frontage Road includes portions of right-of-way that were acquired in the 1940s, 50s, and 60s for the construction of I-25 and the I-25 Frontage Roads (then SH 185) under projects F.A.P. 44-A(1) and I25-3(16)251; and,

Whereas, the I-25 East Frontage Road also includes portions of right-of-way that were acquired in the late 2010s for the widening of I-25 and the realignment of the I-25 Frontage Roads under projects IM 0253-255 and IM 0253-270; and,

Whereas, the I-25 East Frontage Road relinquishment is comprised of five parcels; and,

Whereas, Parcel DEV-803 contains 88,920 sq ft (2.041 acres) (+/-), begins at MM 253.2 and extends north to 253.4; and,

Whereas, Parcel DEV-801 contains 351,887 sq ft (8.078 acres) (+/-), begins at MM 253.4 and extends north to MM 254; and,

Whereas, Parcel DEV-804 contains 305,724 sq ft (7.018 acres) (+/-), begins at MM 254 extends north to MM 254.6; and,

Whereas, Parcel DEV-802 contains 107,570 sq ft (2.470 acres) (+/-), begins at MM 254.6 to and extends north to MM 254.65; and,

Whereas, Parcel DEV-534 contains 1,364,788 sq ft (31.331) (+/-), begins at MM 254.65 and extends north to MM 257.1; and,

Whereas, CDOT will reserve the three drainage and utility easements for the purposes of construction, operation, and maintenance of utilities and drainage improvements; and,

Whereas, easement DUE-534 contains 168,141 sq ft (3.860 acres) (+/-) and includes most of the State Highway 402 and I-25 intersection between MM 255.2 (+/-) and MM 255.4 (+/-); and,

Whereas, easement DUE-534A contains 154,888 sq ft (3.556 acres) (+/-) and runs parallel and adjacent along the east side of the frontage road, crossing the frontage road in several locations between MM 255.6 (+/-) and MM 256.9 (+/-); and,

Whereas, easement DUE-534B contains 1,875 sq ft (0.043 acres) (+/-) runs parallel and adjacent along the west side of the frontage road from MM 256.9 (+/-) to MM 257.1;

and,

Whereas, CDOT Region 4 has determined, in accordance with Title 23, Code of Federal Regulations (C.F.R.) 710.403(b), that the relinquishment of the I-25 East Frontage Road will not impair the safety of the highway facility or interfere with the free and safe flow of traffic; and**,**

Whereas, Colorado Revised Statute (C.R.S) 43-2-106(1)(a) provides that the Transportation Commission may determine that a State Highway, or portion thereof, no longer functions as a State Highway, and with the agreement of each affected county or municipality, the State Highway, or portion thereof, can be relinquished to the affected county or municipality; and,

Whereas, 23 C.F.R. 710.409 allows for the relinquishment of frontage roads to another governmental agency for continued highway use with the approval of the Federal Highway Administration (FHWA); and,

Whereas, FHWA approved the relinquishment of the I-25 East Frontage Road on May 19, 2026; and,

Whereas, on December 3, 2018, the governing body of the Town of Johnstown adopted Resolution No. 2018-22, authorizing the Town to enter into an Intergovernmental Agreement (IGA) to negotiate the conditions of the relinquishment of the I-25 East Frontage Road by CDOT and acceptance by the Town of Johnstown pursuant to the terms and conditions of the IGA; and,

Whereas, pursuant to C.R.S. 43-2-106(1)(a), within 90 days of the official notification of such relinquishment by the Transportation Commission, the governing body of the Town of Johnstown shall adopt a resolution agreeing to the State's relinquishment of the I-25 East Frontage Road committing the Town of Johnstown to assume ownership of said highway segment in its current "as is" condition; and,

Whereas, upon passing resolution accepting the relinquished portion of the I-25 East Frontage Road by the governing body of the Town of Johnstown, CDOT will execute a quitclaim deed with a provision for reversion of the said highway to CDOT for failure to continue public ownership in compliance with 23 C.F.R. 710.409(d); and**,**

Whereas, CDOT will be relieved of maintenance responsibilities and liability associated with this portion of the I-25 East Frontage Road; and,

Whereas, 23 C.F.R. 710.409(a) grants CDOT the authority to dispose of property in compliance with the CDOT/FHWA Stewardship and Oversight Agreement; and,

Whereas, pursuant to C.R.S. 43-1-106(8)(n) and C.R.S. 43-1-210(5)(a)(I) the Chief Engineer and the Department of Transportation are authorized, subject to approving resolution of the Transportation Commission, to make determinations regarding land no longer needed for State Highway purposes; and,

Whereas, CDOT Region 4 has declared through Keith Stefanik as Chief Engineer that the I-25 East Frontage Road, containing 3.9 (+/-) linear miles, is no longer needed for State Highway purposes; and**,**

Whereas, the Transportation Commission concurs with the Chief Engineer that the I-25

East Frontage Road between MM 253.2 (+/-) and MM 257.1 (+/-) is not needed for State Highway purposes now or in the foreseeable future; and,

Now Therefore Be It Resolved, pursuant to C.R.S. 43-1-106, C.R.S. 43-1-210, 23 C.F.R. 710.403, and 23 C.F.R. 710.409, the Department of Transportation be given authority to relinquish the I-25 East Frontage Road between MM 253.2 (+/-) and MM 257.1 (+/-), containing 3.9 (+/-) linear miles to the Town of Johnstown for continued use as a city street.

Herman F. Stockinger III

Herman Stockinger,
Secretary Transportation Commission of Colorado

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2018-22

AFFIRMING THE TOWN'S COMMITMENT TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION RELATED TO DISPOSAL OF THE INTERSTATE 25 EAST FRONTAGE ROAD FROM STATE 60 TO RONALD REAGAN BOULEVARD

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, Interstate 25 ("I-25") is the primary north-south highway connection for Northern Colorado, including the Town of Johnstown ("Town"), with traffic flows also served by an adjacent frontage road; and

WHEREAS, on November 5, 2018, representatives of the Colorado Department of Transportation ("CDOT") made a presentation to Town Council, indicating that the department has a long standing approach of disposing of frontage roads as communities develop and local streets improve access; and

WHEREAS, consistent with its policy, CDOT represented that it desires to dispose of the I-25 East Frontage Road from State Highway 60 to Ronald Reagan Boulevard ("East Frontage Road"), and requested that, subsequent to CDOT undertaking certain improvements to the East Frontage Road and other related benefits to the Town, the Town agree to assume the obligations related to the East Frontage Road; and

WHEREAS, to effectuate the foregoing, CDOT seeks to execute an intergovernmental agreement with the Town; and

WHEREAS, CDOT recognizes that a portion of the East Frontage Road is not currently within the jurisdictional boundaries of the Town; and

WHEREAS, assuming the Town and CDOT are able to negotiate a mutually-acceptable intergovernmental agreement, the Town approves of CDOT's disposal of the East Frontage Road and agrees to undertake the obligations related to the roadway.

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

1. The Town Council hereby makes the affirmations stated in the recitals set forth above.

2. Assuming the Town and CDOT are able to negotiate a mutually-acceptable agreement whereby CDOT agrees to undertake certain improvements to the East Frontage Road and provide other related benefits to the Town, the Town Council supports CDOT's disposal of the I-25 East Frontage Road from State Highway 60 to Ronald Reagan Boulevard and agrees to enter into an intergovernmental agreement with CDOT related to disposal of the East Frontage Road.

3. This Resolution shall be effective as of the date of its adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 3rd day of December, 2018.

THE TOWN OF JOHNSTOWN COLO.
SEAL

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Diana Seele, Town Clerk

By: _____
Scott James, Mayor

Johnstown Ordinance Placeholder

450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: August 17, 2026

Subject: Johnstown Downtown Development Authority Plan of Development

Attachments:
1. Resolution 2026-39
2. Johnstown DDA Plan of Development
3. Plan of Development Presentation
4. PZ letter to Council DDA Plan of Development

Presented by: Sarah Crosthwaite, Economic Development Director

Agenda Item Description:

Enclosed for your review and consideration is Resolution 2026-39, which approves the Johnstown Downtown Development Authority (DDA) Plan of Development. A Plan of Development is required by State Statute for Downtown Development Authorities and establishes the framework under which the DDA will carry out its activities and utilize Tax Increment Financing (TIF). The Plan of Development also establishes the DDA's long-term vision, goals, priorities, and implementation framework.

The Johnstown DDA was created following the April 7, 2026, Town of Johnstown municipal election, during which Ballot Questions 2B and 2C were approved by eligible voters within the DDA district. Following voter approval, the Town initiated the implementation phase of the DDA, including the recruitment and appointment of members to serve on the inaugural DDA Board. The Town Council officially appointed the seven-member DDA Board during its June 15, 2026, meeting.

The Plan of Development will serve as the DDA's strategic guide over the next 10 to 20 years, identifying priorities, goals, and implementation strategies that will direct the DDA's programs, projects, and investments.

The Plan of Development is directly informed by the 2025 Downtown Master Plan, which was developed through an extensive public engagement and planning process. The Downtown Master Plan established the community's vision for downtown redevelopment, economic vitality, placemaking, transportation, and public improvements. The Downtown Master Plan was presented to the Planning and Zoning Commission on August 11, 2025, and subsequently adopted by the Town Council on August 18, 2025. The DDA Plan of Development builds upon this adopted policy document by identifying the organizational structure, funding tools, priorities, and implementation strategies necessary to advance the vision and priorities established in the Downtown Master Plan.

In addition to providing long-term direction, the Plan of Development will serve as the foundation for the DDA's annual work plan and budget, both of which are subject to Town Council approval each year. To ensure the document remains current and reflective of community priorities, the Plan of

Development should generally be reviewed and updated every five to ten years.

The Plan of Development is organized into four chapters:

- Chapter 1 – Background: Planning context, purpose of the Plan of Development, how the plan is used, and an overview of the planning process.
- Chapter 2 – The Downtown Development Authority: Mission and guiding principles, district boundaries and potential expansion areas, subareas, Tax Increment Financing (TIF), and governance.
- Chapter 3 – Work Plan: Strategic goal areas, objectives, and recommended initiatives.
- Chapter 4 – Implementation: Near, mid, and long-term priorities, implementation strategies, and actions to guide the DDA over time.

Town staff presented the Johnstown DDA Plan of Development to the Planning and Zoning Commission on August 12, 2026. Following the presentation and discussion, the Planning and Zoning Commission recommended approval of the Plan of Development and forwarded it to Town Council for consideration.

Town staff is supportive of Resolution 2026-39 and recommends approval of the Johnstown DDA Plan of Development. Approval of the Plan of Development will establish the framework for the DDA to implement its identified priorities and utilize Tax Increment Financing in accordance with applicable State Statutes and the adopted Plan of Development.

Strategic Plan Alignment:

Healthy & Resilient Economy

- Invest in the development of a vibrant and interconnected downtown

Legal Advice:

Resolution 2026-39 has been reviewed by the Town Attorney.

Financial Advice:

N/A

Recommended Action:

Approve Resolution 2026-39.

Suggested Motions:

For Approval: I move to approve Resolution 2026-39 as presented.

For Denial: I move to deny Resolution 2026-39.

Reviewed and Approved for Presentation

_____

Town Manager

TOWN OF JOHNSTOWN
RESOLUTION NO. 2026-39

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, APPROVING THE JOHNSTOWN DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT

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

WHEREAS, Colorado law regarding downtown development authorities, Part 8 of Article 25 of Title 31 (the "Act"), provides for the establishment and operation of downtown development authorities; and

WHEREAS, by Ordinance 2026-286, dated February 2, 2026, the Town Council declared the need for an entity to continue providing support for the redevelopment of the downtown area, and thereby created and established the Johnstown Downtown Development Authority ("DDA") pursuant to the provisions of Colorado law, and subject to a positive vote of eligible electors at the April 7, 2026 general election; and

WHEREAS, by virtue of the passage of DDA Ballot Question 2B, and DDA Ballot Issue 2C, the DDA has been established and will continue to fulfill its obligations to the Johnstown community through programs and projects that are authorized by a Downtown Development Plan; and

WHEREAS, pursuant to §31-25-807, C.R.S., the DDA Board of Directors approved a Plan of Development for the downtown development area; and

WHEREAS, the Act provides that the DDA Plan of Development must be submitted to the Town's Planning and Zoning Commission for review and recommendation prior to the Town Council review and approval of the plan; and

WHEREAS, on August 12, 2026, the Planning and Zoning Commission considered the Plan of Development and, based on the evidence presented therein, provided a written recommendation to the Town Council to approve the Plan of Development; and;

WHEREAS, on August 17, 2026, after due notice, the Town Council conducted a public hearing and, found that there is a need to take corrective measures to halt and prevent deterioration of property values and structures within the plan of development area and to halt and prevent the growth of blighted areas therein and further found that the plan of development will afford maximum opportunity, consistent with the sound needs and plans of the Town as a whole, for the development or redevelopment of the plan of development area by the Authority and by private enterprise; and

WHEREAS, the Town Council finds that adoption of this Resolution is in the best interests of the Town.

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

Section 1. Incorporating the findings set forth above, the Plan of Development for the Johnstown Downtown Development Authority, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. This Resolution shall be in full force and effect on and after the date of its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 17th day of August, 2026.

TOWN OF JOHNSTOWN

BY:_____
Michael P. Duncan, Mayor

ATTEST:

_____
Meghan Martinez, Town Clerk

EXHIBIT A

Johnstown Downtown Development Authority Plan of Development

(Attached)

2026

Plan of Development

Johnstown Downtown Development Authority

Johnstown COLORADO

ACKNOWLEDGEMENTS

Town Council

Mayor Michael Duncan
Mayor Pro Tem Chad Young
Councilmember Damien Berg
Councilmember Jesse Molinar Jr.
Councilmember Dee Anne Menzies
Councilmember Dianne Morris
Councilmember Nick Bashford

Town Staff

Matt LeCerf, Town Manager
Sarah Crosthwaite, Economic Development Director

Johnstown Downtown Development Association (JDDA)

Sarah Grosboll, President
Austin Foss, Vice President
Larry Williams, Treasurer
Tami Kramer, Secretary
Justin Tuttle, Officer
Alex Eckles, Officer
Ken Mickelson, Officer

DDA Working Group

Billie Delancey
Austin Foss
Tami Kramer
Ken Mickelson
Veronica Schlagel
Justin Tuttle
Brianna Waugh
Larry Williams

Downtown Businesses & Residents

Thank you to all small businesses, property owners, residents, and non-profits who participated in roundtables, project events, or otherwise gave your time to inform this plan.

Plan Prepared By:

Progressive Urban Management Associates:
Brad Segal
Naomi Lacewell
Ethan Greene

Spencer Fane
Tom George
Courtney Linney

Public Alignment Communnication
Bryan-David López Blakely
Jess McCaa

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10 | Chapter 2: Goals & Strategies
20 | Chapter 3: The DDA
24 | Chapter 4: Implementation
29 | Appendix

Plan Summary

Overview

This document is the official **Plan of Development** for the **Johnstown Downtown Development Authority (DDA)**, a document required by the State of Colorado for a DDA to operate. The plan is based on the **Johnstown Downtown Master Plan (2025)** and serves as a long-term guide for how downtown Johnstown can grow, improve, and thrive over the next **10 to 20 years.** Long-term plans like this are important because they help ensure that short-term decisions—like fixing sidewalks or hosting events—support a bigger, shared vision for the community.

The plan contains four chapters: **Chapter 1** explains the planning process that led to creating the DDA and the plan's relationship to the Johnstown Downtown Master Plan and other Town plans. **Chapter 2** lays out a menu of actions and strategies for the DDA to pursue. **Chapter 3** outlines how the DDA is organized and funded, and **Chapter 4** offers implementation guidance for achieving plan goals over time.

Why This Matters to the Community

This plan is about investing back into downtown Johnstown, guided by community values and priorities. It provides a clear roadmap to:

- Strengthen local businesses and enhance downtown activity
- Create welcoming, safe streets and public spaces
- Celebrate Johnstown's history and character
- Prepare for thoughtful growth

What Is a Downtown Development Authority (DDA)?

A **downtown development authority** is a special, locally governed organization that helps communities enhance their downtowns through projects such as infrastructure (i.e. sidewalks, lighting, and parking), business support, beautification, events, and attracting new investment.

DDAs are used by many Colorado towns to reinvest in their downtowns in a thoughtful and organized way. A DDA is governed by a **local board** made up of 5-11 downtown property owners, business owners, and residents, plus one Town Council member.

A DDA's main funding tool is Tax Increment Financing (TIF). **TIF does not raise taxes or fees and is not a new tax.** Rather, it allows a portion of future **growth in tax revenue** from sales and property values within the DDA to be reinvested in downtown improvements and programs. Meanwhile, taxing entities like the school district and the county continue receiving the same tax revenue they do today, adjusted regularly for inflation and natural appreciation.

In short: **the more successful downtown becomes, the more resources the DDA has to reinvest locally and work on community goals and priorities.**

How Did This Plan Come Together?

This plan builds on years of community planning and input into the Downtown Master Plan. Throughout 2025, the Town and project team gathered feedback on the feasibility of a special district to fund and implement the goals in the Downtown Master Plan. Community open houses, a working group of downtown residents and business owners, workshops with Town Council, and expert analysis all led to the recommendation of forming a DDA.

Key considerations from community input included: **(1) ensuring funding and organizational capacity** to achieve the Master Plan vision (including large projects), **(2) avoiding new taxes** or other costs, and **(3) facilitating a smooth transition from the existing all-volunteer JDDA** (Johnstown Downtown Development *Association*) to a new district that could continue its popular events and programs with stable funding and professional, paid staff.

Key Goals of the Plan

1. Thriving businesses

Strategies include:

- Supporting locally owned shops, restaurants, and services
- Encouraging entrepreneurs, artists, and makers
- Attracting customers downtown through marketing and promotions

2. More activity and events

The plan aims to make downtown active beyond the workday by:

- Continuing beloved events like Cinco de Mayo, Fall Fest, and Johnstown Jingle
- Adding more evening and weekend activities
- Supporting farmers markets, live music, and pop-up events

3. A beautiful, safe, and well-maintained downtown

Strategies include:

- Improving building facades, adding murals, and installing public art
- Enhancing landscaping, trees, lighting, and seating
- Providing extra cleaning, snow removal, and maintenance

4. Better infrastructure and public spaces

Downtown should be easy and enjoyable to navigate. Strategies include:

- Adding sidewalks and improving ADA access
- Creating safer crossings and calmer streets
- Improving parking and wayfinding

5. Preservation and thoughtful development

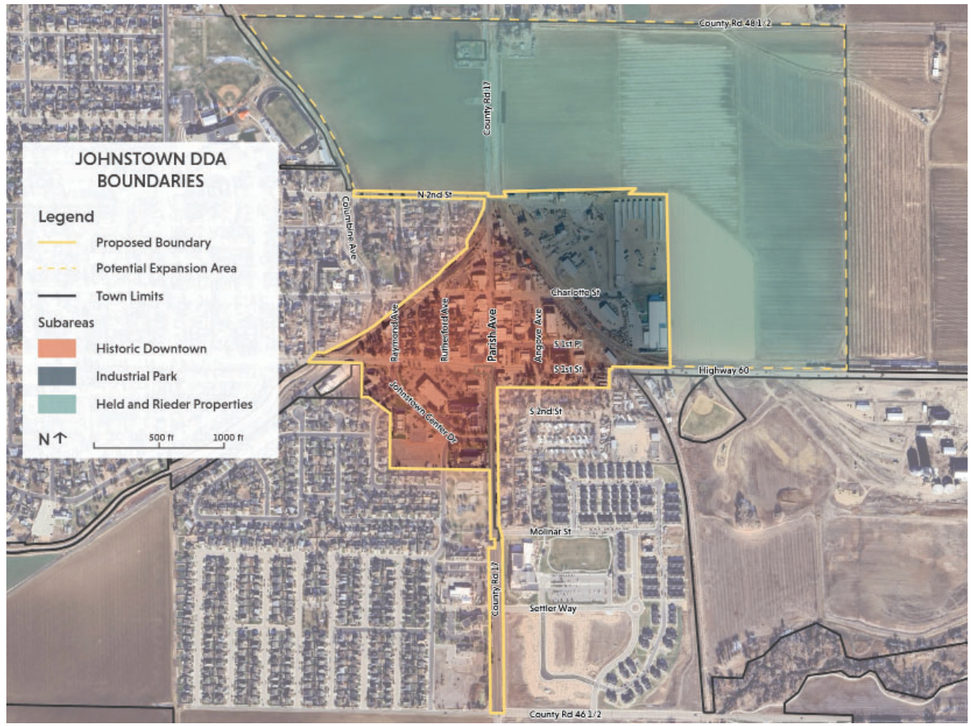
Ensuring growth respects and enhances Johnstown's character is central to the plan. Strategies include:

- Preserving historic buildings and celebrating local history
- Encouraging new mixed-use development that fits downtown's look and feel
- Preparing for future development on the Rieder and Held properties

Priorities and Implementation

The DDA Board of Directors, after completing the administrative steps necessary to begin operating (including Town Council approving this Plan of Development), will work to create a **near term action plan** based on community priorities. Below is an overview of the top priorities outlined in the implementation chapter (**Chapter 4**):

- Taking on responsibilities from the JDDA (Johnstown Downtown Development *Association*), particularly continuing signature events
- Completing sidewalk and other streetscape infrastructure throughout downtown
- Offering more evening activation (entertainment and retail open hours)
- Attracting new retail offerings downtown
- Managing parking
- Preparing for eventual development of Rieder and Held properties



Map of the Johnstown Downtown Development Authority Boundaries

Chapter 01
Plan Background

PLAN BACKGROUND

Overview

This is the official Plan of Development for the Johnstown Downtown Development Authority (DDA)—a document required by the state of Colorado in order for a DDA to operate. This plan builds on the Downtown Master Plan and other downtown plans to provide high-level guidance for DDA decisions over the next 10 to 20 years. Long-term plans are important because they help ensure short-term actions build towards bigger goals. This promotes consistency, accountability, and meaningful progress over time towards the community's desired future.

This plan is meant to:

- Define the mission, vision, and goals of the DDA.
- Describe how the DDA will be organized, including its ability to collect Tax Increment Financing (TIF).
- Offer a menu of strategies and actions based on the Downtown Master Plan and other recent planning efforts for downtown.
- Provide guidance on implementation and prioritization of near-, mid-, and long-term actions.

What is a DDA?

Downtown development authorities (DDAs) are quasi-public agencies established to organize and finance projects and initiatives that enhance the vitality and appeal of downtown areas. DDAs support downtown improvement projects, foster small business growth, and attract investment to create a vibrant and thriving downtown corridor. By facilitating partnerships among businesses, property owners, local government, and community groups, DDAs create self-sustaining organizations designed to champion downtowns for the long term.

The creation and funding of a DDA requires approval by property owners, business owners, residents, and tenants within a proposed DDA boundary. Governance is provided by a Board of Directors comprising these constituents as well as a representative from Town Council. DDAs operate under Colorado Revised Statute 31-25-801, which outlines their powers, responsibilities, and oversight.

How the Plan Will be Used

As the DDA Board of Directors makes decisions, it will look to this plan to ensure it is working towards the community's priorities and vision. Below are a few specific examples of how the plan can be used:

1. Each year, the DDA will draw from the strategies and priorities in this document as it creates its annual budget and work plan.
2. The DDA can use this plan to track, evaluate, and report on progress towards community goals.
3. The DDA can write additional strategic plans and studies that focus on specific goals.
4. The DDA Board can adopt rules and bylaws based on guidance in the plan.
5. This plan can be shared with other organizations and entities working in the area to advocate for actions that align with the community's vision.

This plan is meant to be evaluated and updated every 5-10 years to make sure it stays relevant and aligned with community goals and current conditions.

Project Background

This plan and the proposed Johnstown DDA are a result of the Downtown Improvement District Study initiated by the Town of Johnstown in summer 2025. The goal of the project was to identify—and help create—the appropriate special improvement district to help fund and implement the vision of the recently adopted Downtown Master Plan. The project used the multi-phase process outlined below.

- **Phase 1: Evaluate district options.** The project team assessed the attributes of a business improvement district (BID), downtown development authority (DDA), urban renewal authority (URA), and metro district. This phase included researching past plans, conducting mapping and land use analysis, touring comparable districts in nearby communities, and speaking with downtown stakeholders including residents, business owners, property owners, Town staff, and Town elected officials (see "Outreach and Engagement" section on following pages for more detail). Phase 1 concluded with the recommendation to form a downtown development authority.
- **Phase 2: Refine the best option.** During this phase, the project team drafted the Plan of Development and prepared the legal steps necessary to form the DDA. Phase 2 concluded with Town Council approving an ordinance placing DDA formation questions on a special April 7, 2026 mail ballot election.
- **Phase 3: District formation process**. Phase 3 began when Council approved the election ordinance and concluded with the April 7, 2026 vote approving the DDA. Downtown advocates led the formation campaign while the Town provided educational and voter information.
- **Phase 4: District start-up**. Phase 4 encompassed the administrative process to set up the DDA, such as forming the first Board of Directors, finalizing and adopting the Plan of Development, hiring staff, and other administrative and legal procedures.

Planning Context

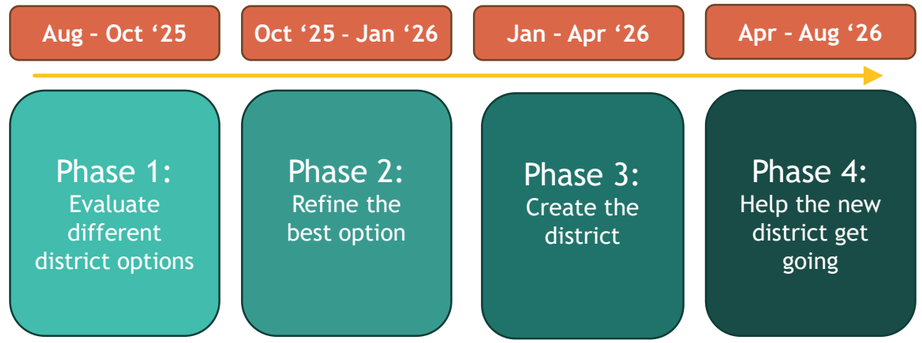
This plan compiles vision, goals, and recommendations from several recent planning efforts that focus on downtown Johnstown, summarized below. By gathering all relevant planning direction in one place, this document provides a "one-stop-shop" for the DDA and other decision-makers seeking guidance on downtown.

Comprehensive Plan (2021)

The Johnstown Comprehensive Plan provides direction to revitalize and maintain a "vibrant historic downtown" with thriving local businesses as the heart of the community, while expanding the extents of downtown as development and redevelopment occurs. It envisions a well-connected downtown with an active streetscape and a mix of uses and amenities that address community needs such as enhanced streetscape, curbside management, year-round activation and entertainment options, and inviting places to gather (p. 43). The plan directs the Town to work with downtown businesses, property owners, and residents to develop a strategy and design approach that includes public improvements, encourages private investment, supports historic preservation, and favors home occupation businesses where appropriate (p. 45).

Downtown Johnstown Branding Guide and Action Plan (2023)

The Downtown Branding project resulted in two documents: (1) an overview of the analysis and extensive community engagement that led to the creation of the brand, and (2) an Action Plan that includes goals and economic development strategies to support the community vision for downtown. These recommendations are guided by the Brand Promise, which calls for revitalization that is resilient, reflects community values of generosity and connection, and that honors the old while embracing the new. The "Local Grows Here" tagline is a call to action to redevelop and reinvest in the historic downtown in ways that support locally-grown values, businesses, and experiences through a commitment to encouraging local entrepreneurship and community-building (p. 15).



Project Timeline

Downtown Master Plan (2025)

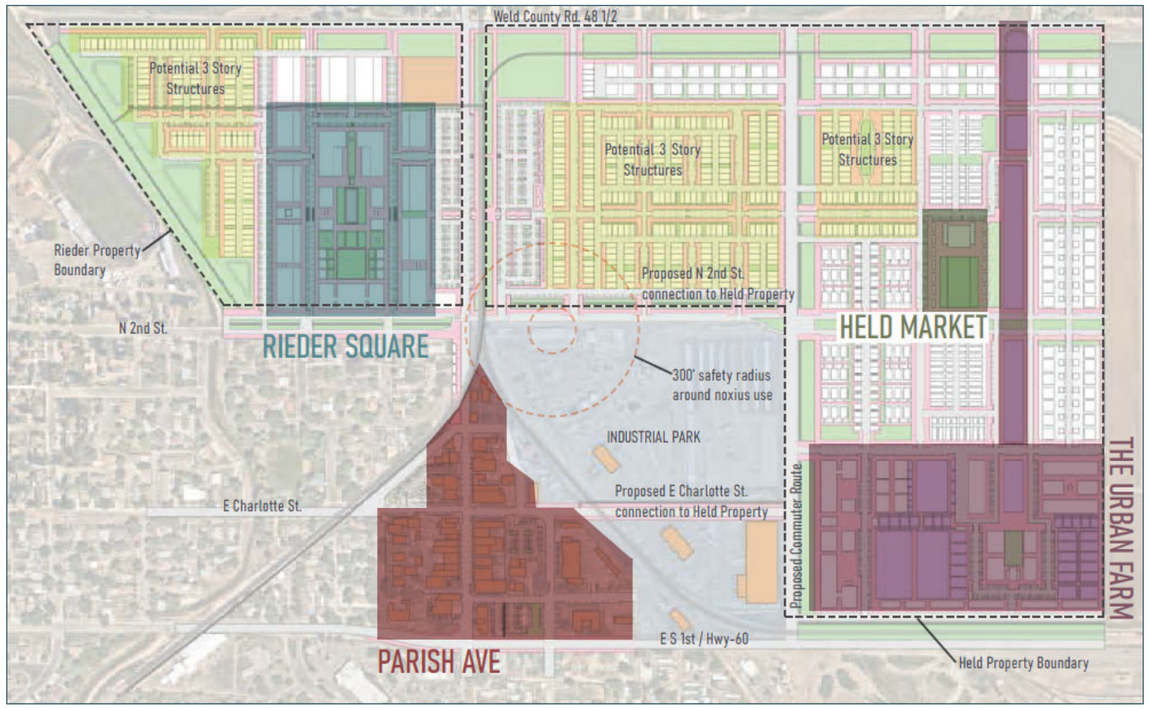
The Downtown Master Plan weaves together a vision for desired amenities in several downtown districts: Historic Downtown, the adjacent Industrial Park, and future development in the Rieder and Held properties. The community priorities for the districts are the guiding principles for the DDA subareas discussed in Chapter 3 of this Plan of Development.

Existing Districts:

- **Parish Avenue (Historic Downtown):** Parish Avenue is the historic heart of the Town. The community vision for this area outlined in the Downtown Master Plan includes: preserving the historic character, enhancing and beautifying the street, attracting new businesses, offering more events and activation, slowing traffic, improving pedestrian and ADA accessibility, and improving parking options. Community priorities are, in order: (1) repair and expand sidewalks, (2) build trails, (3) enhance building facades, (4) add outdoor eating spaces, (5) replace safety bollards, (6) update outdoor seating, (7) upgrade and add more planter boxes, and (8) update street lights and add more lighting.
- **Industrial Park:** The Industrial Park comprises several industrial users directly adjacent to downtown. The community vision includes priorities mentioned above plus extending the downtown street grid via E Charlotte St to connect Historic Downtown to the Held property; buffering industrial uses (sound, odor, and health risks); enhanced landscaping and signage; and eventual redevelopment. Future uses suggested in the Downtown Master Plan include arts and entertainment, light industrial, maker spaces, and office.

Future Districts:

- **Rieder District:** Rieder is the name of the family that historically owned the land. The proposed vision for the property in the Downtown Master Plan is a mixed-use concept that includes retail/commercial, office/flex, housing, indoor and outdoor community spaces, recreational uses, and possible relocation of the JM Post. Community priorities are, in order: (1) community activity area (plaza), (2) public parking, (3) splash pad, (4) community center, (5) artist maker spaces, and (6) performing arts center.
- **Held District:** Held is the name of the family that historically owned the land. The vision for the property is a mixed-use concept that includes small scale seasonal retail/commercial, indoor and outdoor community spaces, preservation/reuse of the existing farm structures, linear parks, an Urban Farm (see below), and housing. Community priorities are, in order: (1) outdoor community plaza, (2) Grange Hall/community center, (3) public parking, and (4) courtyard homes, including encouraging senior housing.
- **Urban Farm:** The Urban Farm is a subset of the Held District envisioned as a functional agri-destination that grows and processes produce. It will host associated uses such as artisanal shops and boutiques, farm-to-table restaurants/cafes, and breweries/distilleries. Community priorities are, in order: (1) new businesses including restaurants and a brewery/distillery, (2) linear parks, (3) community farming, and (4) outdoor plaza.



Map of Downtown Districts (Downtown Master Plan, p. 17)

Limited Market Assessment (Downtown Master Plan, 2024)

The Downtown Master Plan also included a limited market assessment that studied opportunities for downtown Johnstown informed by demographic, economic, and real-estate characteristics in the market area. Key findings included:

- Johnstown has and continues to grow rapidly at a rate higher than the surrounding area. Johnstown experienced an 84% growth rate between 2010–2023, compared to 33% growth in the surrounding market area.
- Johnstown residents have a higher median household income ($114K) and higher rates of homeownership (79%) compared to the market area ($87K and 68% respectively).
- The three largest employment sectors in Johnstown are retail trade (17.8%), leisure & hospitality (16.4%), and construction (13.4%).
- Downtown Johnstown has low vacancy rates, particularly for retail (2.7%).

Outreach and Engagement

In order to gather feedback on the potential special district options, the project team conducted a number of in-person and virtual engagement efforts:

- Webpage hosted on Town website.
- Working Group composed of downtown residents, business owners, and property owners that met monthly September 2025 - January 2026.
- Workshops with downtown business owners, Town Staff, and Johnstown Downtown Development Association (JDDA) leadership.
- Two community open houses (September 16 and November 6, 2025) with invitations mailed to all addresses within the project study area.
- Town Council Study Session and recommendation (October 15, 2025).

Working Group Members Touring the Lafayette DDA

Key Feedback Themes

The following three themes emerged from stakeholder conversations around the best improvement district option for downtown:

1. **Avoid new taxes, fees, or other increased costs** for tenants, property owners, and customers.
2. **Facilitate a smooth transition from the JDDA** to the new district, including continuing the core events and services the JDDA has provided.
3. **Focus on near-term priorities** of attracting new businesses, offering more options for evening activities, and improving infrastructure and safety in downtown.

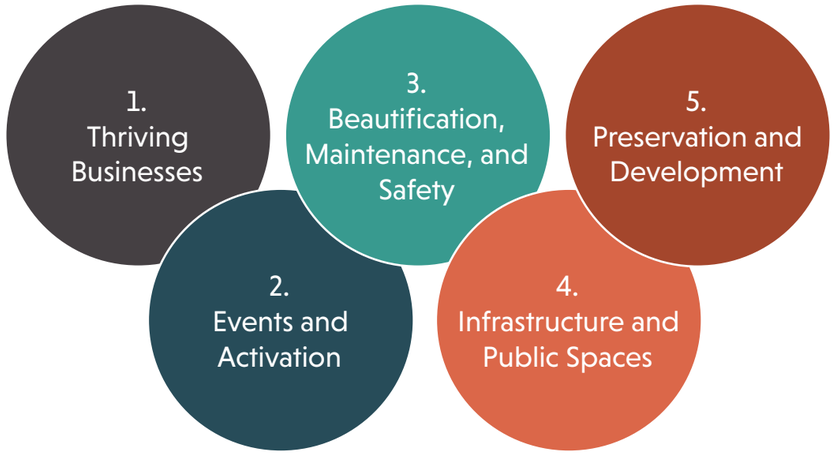
Recommendation

Based on research, analysis, and the key feedback themes above, the project moved forward with the recommendation of forming a downtown development authority. A DDA was found to be best poised to finance and manage both the near-term and long-term goals of the Downtown Master Plan, and its primary source of funding (TIF) does not raise taxes.

Chapter 02
Goals and Strategies

GOALS AND STRATEGIES

The following **five goal areas** compile the strategies and recommendations from the Downtown Master Plan, other recent downtown plans, and findings from the Improvement District Study. By organizing all these recommendations under common themes, this chapter offers a framework from which the DDA can plan its work programs.



Thriving Businesses

Vision:

Downtown Johnstown is home to numerous thriving businesses that offer a wide variety of goods, services, and employment opportunities. At its core are small, local, and unique businesses that reflect Johnstown's small-town feel and agricultural heritage.

1. Promote the retention of existing local businesses.

a. Conduct regular outreach to existing businesses to gather insights into their needs. Develop tailored programs such as technical assistance and resources to stabilize and grow operations.

i. **CASE STUDY: Johnstown Downtown Development Association Quarterly Business Workshops (Johnstown, CO).** The JDDA offers quarterly workshops on topics that small businesses wanted to learn more about such as employment law, marketing, leveraging AI, and retirement and financial management solutions for small businesses.

b. Promote pathways to property ownership.

i. **CASE STUDY: Colorado Springs DDA Loan Program for Tenant Ownership (Colorado Springs, CO).** This program helps business owners located within the DDA buy their existing location or another property downtown by providing low interest loans for up to 40% of the purchase price. *Downtowncs.com/do-business/grants-and-tif*

c. Help build career development pathways through partnerships with local schools and other youth organizations.

d. Support business networking, meetups, and other opportunities to strengthen business-to-business connections.

i. **CASE STUDY: Johnstown Downtown Development Association "JDDA Connect" Program (Johnstown, CO).** The JDDA offers monthly business-to-business networking events for the business community to share information and discuss community updates.

2. Grow the number of locally-owned and operated businesses through a combination of recruitment and entrepreneurship/incubation.

a. Focus on recruiting for downtown's high retail need, especially in food and beverage, apparel/accessories, and professional services (as identified in the Downtown Master Plan Limited Market Assessment). Consider recruiting regional businesses that do not yet have a presence in the immediate area (i.e. breweries, non-franchised restaurants, and boutique shops).

b. Attract new entertainment options and activities for a lively evening and weekend scene. Specifically, work to bring a live music venue near or in Rieder Square.

i. While a dedicated music venue may be far-off, start building interest by helping organize and promote a series of pop-up live music events.

c. Work to grow downtown into a destination for local arts, crafts, and the creative industry. Possible partners include local schools and higher education, arts/crafts guilds, and clubs.

d. Support pathways to entrepreneurship and business incubation, particularly in the categories mentioned above (retail, entertainment, and arts). Explore funding for seed money, technical support, and access to space.

e. See if there is the potential for a mixed-use public market and makerspace in an existing or new downtown Johnstown building that can host special events like art gallery shows, indoor farmer's markets, seasonal craft fairs, as well as creative/maker and pop-up/incubator retail spaces at low rates and with short-term leases to support entrepreneurs.

i. **CASE STUDY: Localworks Clear Creek Makerspace (Wheat Ridge, CO)**. Opened in 2024, the Clear Creek Makerspace contains a community event space as well as offering access to equipment and classes at an affordable and sliding scale price to help nourish local entrepreneurs, develop a skilled workforce, and bring together the creative community. Since launching, the makerspace has had almost 16,000 visitors and helped jump start three small businesses. *Clearcreekmakerspace.com/facilities*

3. Grow downtown's customer base through promotions and marketing.

a. Take responsibility for implementing and caretaking the adopted Downtown Brand, including incorporating the brand into the DDA's organizational identity.

b. Maintain and update the Visit Johnstown website.

c. Launch creative marketing campaigns and promotions aimed at locals and the nearby market area using the Downtown Johnstown Brand.

i. **CASE STUDY: Olde Town Arvada Business Improvement District Marketing Strategy (Arvada, CO).** The Arvada BID drives visitation to downtown businesses through newsletters, social media, a shopping and dining guide, and a contract with a local public relations agency to elevate Olde Town's presence throughout regional media channels. The BID tracks impact and year-over-year marketing reach to tailor each year's strategy. In 2022 they launched their first sustained advertising campaign ("Like-a-Local") with support from other Arvada economic development entities. The campaign featured the stories of nine downtown businesses across 18 unique ads. It included a social media campaign and an I-76 billboard placement during the holiday season. See 2022 Report at *Oldetownarvada.org/about-us*

d. As downtown grows, implement a clear market strategy for each downtown district/subarea that defines desired businesses mix, branding, and programming to ensure districts remain complementary and do not compete with each other.

4. Nurture a business-friendly downtown environment.

a. Act as a liaison with the Town and other appropriate entities to facilitate business permitting and quickly troubleshoot issues.

b. Evaluate the Town's zoning and building ordnances to identify barriers to starting businesses downtown, especially in historic buildings and/or when changing building uses.

c. Work with the Town to keep an inventory of businesses and associated data such as industry, employees, and operating hours.

d. Given the low vacancy rate of commercial space, encourage new commercial development, redevelopment, and creative ways for new businesses to locate downtown, such as acting as "matchmaker" with existing and new commercial tenants who are interested in sharing space. See also ideas for temporary vending in "Activation and Events" and the "market hall" concept in 2.e., above.

Events and Activation

Vision:

Downtown is active and vibrant 24/7 and 365 days a year. This is the place where our community comes together to enjoy a wide variety of events and everyday attractions that celebrate our Town's values and character.

1. Hold signature events that bring people together.

a. Continue to host treasured community events such as Cinco de Mayo, Fall Fest, Trick-or-Treat Street, and Johnstown Jingle.

b. As downtown event activity increases, plan for parking management during events (off-site parking locations and shuttles, street closures) and mitigate impact on nearby residents and businesses.

c. Over time, consider hosting new events that reflect Johnstown's history and character, especially in new parts of downtown as it grows (such as the Urban Farm).

d. Evaluate what improvements could be made to support existing and future downtown events, such as access points for electricity and water.

2. Curate a lively, inviting environment to stroll and linger.

a. Organize an incentive program for rotating window displays and other storefront programs with downtown businesses.

b. Work with property owners on creative ways to activate vacant or underutilized land downtown, such as temporary art installations, pop-up activities, or displays celebrating Johnstown's history.

c. Explore closing N First St (south of the railroad tracks between Parish Ave and Charlotte St) for seasonal pop-up events such as a food truck rally or outdoor market.

d. Offer grants and technical assistance to create, improve, or expand outdoor patio seating.

3. Encourage longer open hours and more activity options later in the day.

a. Promote the existing Targeted Retail Activation Policy & Program to incentivize later open times. Study the program and identify possible program improvements or opportunities to market it more strongly.

b. Work with businesses to build momentum for evening activation by organizing a monthly evening "open hours" event paired with activities and promotions.

4. Offer more year-round attractions catering to a wide variety of interests.

a. Organize year-round farmers and artisan markets.

b. Offer activities and destinations for kids/teens, including safe, fun after-school options for students at nearby schools. Mini-golf and other arcade-style activities are some ideas.

c. Other ideas for new events mentioned in the Downtown Master Plan include concerts, small festivals/block parties, and historic walking tours.

Beautification, Maintenance, and Safety

Vision:

Our community takes pride in a downtown that is attractive, comfortable, and inviting for people of all ages and abilities. Public and private property is well-maintained and necessary repairs and improvements are completed quickly.

1. Foster a beautiful downtown that highlights Johnstown's historic assets.

a. Help promote the Town's existing façade and signage improvement grants, with the goal of eventually taking over administration and funding of the program. Expand the façade program or create a companion program for improvements to residential buildings in the DDA.

b. Support businesses and property owners in improving their alley-facing entrances and facades.

i. **CASE STUDY: Downtown Longmont Alleyscape and Breezeway Project (Longmont, CO).** The City of Longmont and the Longmont DDA partnered on a downtown-wide alley improvement project that included undergrounding utility lines, paving, and new lighting. In conjunction, the DDA reimbursed businesses for a portion of costs associated with improving their rear building entrances. *Downtownlongmont.com/initiatives/development-projects/alleyscape-development-project*

c. Create an incentive program for new murals and support the restoration of any historic mural signage.

d. Use the upcoming Town Arts Masterplan to guide investments in public art throughout downtown and in new development, including interactive art and art celebrating Johnstown's history and character. Rotating art can be a very successful approach as it provides the opportunity to feature different artists and spark ongoing public interest.

i. **CASE STUDY: Art on the Street rotating sculpture program (Lafayette, CO).** Now in its 17th year, Lafayette's Art on the Street is a sculpture-on-loan program in which the Lafayette Public Art Committee selects a new collection of diverse sculptures for display in Lafayette's Old Town each year. The exhibits are integrated into additional activities and promotions for downtown, including scavenger hunts, student art curriculum, a community-wide art competition inspired by the sculptures, and annual awards (including Peoples' Choice). All sculptures are available for purchase at the end of their tenure. *Lafayetteco.gov/562/Art-on-the-Street*

e. Work with railroad owners to find creative ways to highlight the railroad tracks.

2. Nurture a consistent, attractive streetscape.

a. Plant and maintain a robust tree canopy along streets and other public spaces to ensure a pleasant, shaded pedestrian experience throughout downtown. Encourage tree planting on private property and support proper maintenance and caretaking.

b. Update existing street furniture and provide additional benches and seating.

c. Plant and maintain seasonal flower boxes and decorative displays as well as perennial, permanent landscaping.

d. Install seasonal festive lighting and décor during the holidays.

e. As downtown grows, consider how the Downtown Branding and Design Guidelines and urban design elements should be applied to and within the different downtown districts to ensure each district feels cohesively "downtown," yet distinct (in alignment with "Thriving Businesses" strategy 3(d) for creating custom market strategies for each district).

3. Ensure downtown is safe, clean, and well-maintained, especially as activity increases.

a. Provide supplemental cleaning such as snow removal, litter pickup, and regular power-washing of public spaces.

b. Coordinate with the Town on preventative maintenance and responding promptly to necessary repairs of sidewalks, roads, parks, plazas, alleys, and other public areas.

c. Replace existing safety bollards in Historic Downtown.

d. Work closely with the Police Department to quickly address safety concerns as they arise.

e. Offer resources such as CPTED (crime prevention through environmental design) evaluations and grants for existing properties. Ensure CPTED principles are followed in new development.

f. Actively monitor speeds and safety issues along HWY 60, County Rd 17, and any other high-incident areas. Liaise with state and county entities to manage traffic speeds and address other safety concerns. See Infrastructure and Public Spaces section for further recommendations.

4. Mitigate the impacts of the Industrial Park.

a. Work with Industrial Park owners on creative solutions to beautify the transition into Historic Downtown, including incentivizing trees, landscaping, maintenance, and fencing along properties fronting Charlotte St.

b. Consider ways to incorporate industrial character elements into creative placemaking.

c. Encourage industrial users to adopt additional mitigation efforts for odor and noise management.

d. Help reduce the impact of heavy vehicle traffic on downtown while ensuring industrial users have adequate, safe access for their operations. Work towards routing truck traffic via an alternative north-south commuter route through the Held property and E Charlotte St extension, as proposed in the Downtown Master Plan.

Infrastructure and Public Spaces

Vision:

Downtown Johnstown is supported by a complete network of high-quality infrastructure, including reimagined and new public spaces that offer our community and visitors places to gather, rest, and connect with nature.

1. Create a pedestrian-friendly, accessible downtown by completing the sidewalk network and improving ADA access.

a. Install missing sidewalks. Widen/improve inadequate sidewalks to a standard of 5-foot right of way with planters and tree wells adjacent to parking or travel lanes.

b. Ensure ADA accessibility throughout downtown. Expand awareness and uptake of existing façade improvement grants for private property owners to bring building access and exteriors up to code.

2. Connect people to nature by integrating trails and parks throughout downtown.

a. Create safe, easy pedestrian and bicycle connections to nearby neighborhoods, regional trails, and activity centers.

b. Ensure the provision of new parks, plazas, and greenways in the Rieder and Held Properties as they develop, as envisioned in the Downtown Master Plan.

3. Improve access to downtown through parking and wayfinding.

a. Install signage and wayfinding to help visitors navigate downtown destinations and find parking.

b. Monitor parking demand and manage parking access in Historic Downtown, including studying the feasibility of a future parking structure (see page 19 of the Downtown Master Plan). Create and regularly update a Parking Management Plan and Transportation Management Plan.

c. Ensure that potential new parking lots envisioned along County Rd 17 are paired with clear, inviting pedestrian connections to Historic Downtown.

4. Ensure consistent lighting throughout all of downtown.

a. Install distinctive, permanent lighting that is both decorative and functional, such as string lights and distinctive lamp posts.

b. Prioritize updating lighting infrastructure along Rutherford Ave and other downtown areas away from Parish Ave.

5. Ensure safe streets, crossings, and alleys.

a. Implement traffic safety and crosswalk improvements to make all of downtown feel connected and seamless. Emphasize improving access to businesses on the south side of HWY 60/E S 1st St.

b. Continue the downtown street grid through new roads such as extending Charlotte St to the east.

c. Build the proposed north-south commuter route through the Held property as envisioned in the Downtown Master Plan. This route will provide better options for through-travel and heavy vehicle access while reducing traffic along Parish Ave.

d. Make sure public investments along County Rd 17 strengthen its role as a key gateway into downtown and emphasize multi-modal accessibility.

e. Make infrastructure improvements to calm traffic and improve safety along Parish Ave.

f. Continue to pursue improvements to alleys and connections from alleys and rear parking areas to the street.

6. Improve railroad crossings and tracks.

a. Work with the railroad owners to implement solutions for making crossings safer and more pleasant for pedestrians, cyclists, and vehicles.

b. Liaise with owners about proper maintenance and timely response to issues.

c. Advocate for the eventual decommissioning of tracks and offer assistance with any necessary environmental remediation.

Preservation and Development

Vision:

Downtown Johnstown celebrates and cares for its historic assets and small-town feel. New development reflects downtown's existing character and feels like a natural extension of downtown while providing exciting new amenities the community desires.

1. Celebrate and preserve downtown Johnstown's history.

a. Encourage historic preservation/ rehabilitation and adaptive reuse of existing buildings whenever possible. Study zoning and building codes to identify possible barriers.

b. Help owners bring historic buildings up to current codes.

i. **CASE STUDY: Loveland Downtown Development Authority (LDDA) Fire Suppression Grants (Loveland, CO).** The LDDA works with the City of Loveland to offer a fire suppression grant program to bring buildings over 50 years old in the Loveland Downtown District up to current fire codes. The LDDA also collaborates with Efficiency Works, a regional utility entity providing rebates and energy savings programs to building owners. *Downtownloveland.org/dda*

c. Work with the Johnstown Historical Society to inventory downtown's historic assets.

d. Install permanent historic markers and interpretive signs for significant buildings and other sites to celebrate the rich history of downtown Johnstown.

2. Weave key historic characteristics into new development.

a. Ensure new development aligns with historic design guidelines and reflects the existing character of downtown Johnstown.

b. Preserve and adaptively reuse the existing Held and Rieder property farm buildings.

3. Add new commercial and multifamily residential space downtown.

a. Promote infill development and redevelopment in Historic Downtown to reduce the number of underutilized parcels and address the high demand for commercial space.

b. Study a zoning overlay to require ground floor commercial space in new construction in key parts of downtown.

c. Look for opportunities for new residential multifamily uses downtown, especially senior and workforce housing.

d. Ensure the provision of new commercial spaces in the Rieder and Held properties as envisioned in the Downtown Master Plan.

4. Encourage the best mix of uses for a vibrant, active downtown.

a. Study options for leveraging the high number of Town-owned and tax-exempt properties in Historic Downtown. See Appendix A for map.

b. Consider relocation options for the Public Works facility at 201 S 1st Pl and convert the property to a more pedestrian-friendly use appropriate to a downtown.

c. Help the JM Post relocate to new facilities and explore redevelopment options for the existing site.

d. Closely communicate with users and property owners in the Industrial Park to understand their interest in future redevelopment. Focus on adaptive reuse and redevelopment with mixed-use, entertainment, creative, and light industrial concepts as envisioned in the Downtown Master Plan.

5. Build the Urban Farm concept in the Held property.

a. Evaluate options for the DDA or the Town of Johnstown to own the land and lease it to partner-operators. Owning the land can help lower costs for users and make some of the innovative ideas for the farm financially viable.

b. Partner-operators can include a variety of academic, non-profit, for-profit, and public entities. For example:

   i. Work with the Weld RE-5j school district to incorporate agricultural curriculum, produce food for school meals, and other ideas listed in the Downtown Master Plan.

   ii. On-site food preparation and commercial ventures (such as commissary kitchen, food incubator, breweries/distilleries) can support entrepreneurship and job training. This could also be supported by partnerships with CSU and Aims College.

   iii. Explore funding and operational partnerships with West Greeley Conservation District, similar to their support of Greeley's Houston Gardens.

   iv. Reach out to the Colorado Department of Agriculture Markets Division for resources to develop agritourism.

   v. Partnerships with food access and food relief non-profits can expand the funding pool for the Urban Farm to include grants and donations, as well as strengthening the local food system.

c. Consider functional and mutually supportive uses for the DDA on the Urban Farm, such as the opportunity to source flowers for annual plantings.

   i. **CASE STUDY: City Park Greenhouse (Denver, CO).** The greenhouse is a City-run facility that serves as Denver Parks and Recreation's horticultural core by growing and distributing landscape bedding, plants, shrubs, and other ornamental plants for Denver park districts and other city agencies and facilities. The Greenhouse also subleases space to other operators. For example, food nonprofits grow vegetable starts to help feed local low-income families, and the neighboring Denver Zoo grows hibiscus, bananas, and ginger for the animals to snack on. *Denvergov.org/content/denvergov/en/denver-parks-and-recreation/parks/horticulture.html*

6. Build signature destinations and creative spaces for arts and culture downtown.

a. Encourage the construction of artist and maker spaces in Historic Downtown, the Industrial Park, and the Rieder and Held properties as they develop. Work with the Town to identify any zoning or building regulations that could be a barrier to these unique activities, particularly those involving light manufacturing practices, and ensure they do not come into conflict with nearby residential uses.

b. Build a Performing Arts Center in the Rieder property as envisioned in the Downtown Master Plan.

c. Facilitate a community process to determine the best uses for a future Community Center space in the Rieder property, as suggested in the Downtown Master Plan.

Chapter 03
The DDA

THE DDA

The following chapter describes the mission, guiding principles, boundaries, structure, and funding mechanisms of the Johnstown DDA.

The Mission of the Johnstown DDA:

To nurture a vibrant, flourishing downtown Johnstown as the economic, cultural, and social heart of our Town by implementing the community goals in the Downtown Master Plan and guiding future development as downtown grows.

DDA Guiding Principles

Based on the vision and values expressed in the Downtown Master Plan and other recent documents, the DDA will work to uphold the following guiding principles for downtown:

Authentic and genuine. Downtown celebrates its heritage while it looks to the future. Historic Downtown is the "beating heart" of the town, while growth respects and enhances Johnstown's character and values.

Vibrant and welcoming. Downtown brings the community together, offering a range of activities, shopping, entertainment, services, and employment opportunities. The area is lively and active 24/7, 365 days a year and welcomes people of all ages, abilities, and backgrounds.

Walkable and connected. It is easy, comfortable, and safe for everyone to get to and move around downtown. There are smooth transitions and clear connections between the different downtown districts, nearby destinations, and regional trails.

Resilient and responsible. Downtown is positioned to thrive through future challenges and changes. Investment in downtown uses public resources wisely by making decisions that are efficient and sustainable for the long term.

DDA Boundaries, Subareas, and Future Expansion

By state law, a DDA must be located in a municipality's central business district. Given this requirement, the DDA Boundaries below are based on a variety of factors, including zoning, concentration of businesses, location of community-identified priorities in the Downtown Master Plan, and historic development patterns. The boundaries include both commercial and residential properties.

Future Expansion

Owners of property adjacent to a DDA can opt in through a petition process that requires approval of both the DDA board and Town Council. The DDA is intended to expand as new development moves forward in the Rieder and Held properties. Inclusion of these and other new properties into the DDA, and use of TIF in these areas, should be evaluated in terms of how such actions will complete the vision of the Downtown Master Plan and other goals in this Plan of Development.

The DDA boundaries also extend a "flagpole" down County Rd 17. This is to ensure that, as the gateway to downtown and connector to destinations such as the library, Town Hall, and the YMCA, this corridor develops in a way that enhances downtown and increases community access to core services.

Subareas and Priorities

Three subareas are established for downtown Johnstown which have different priorities for the DDA to focus on, based on the districts in the Downtown Master Plan.

Historic Downtown: The vibrant center of downtown and corresponding to the Parish Ave District in the Downtown Master Plan, this area should be stabilized and enhanced to ensure its continued success as Johnstown's "beating heart." This is the DDA's highest near-term priority.

Industrial Park: Included in conversations around Parish Ave in the Downtown Master Plan, the ultimate goal for this area is redevelopment. In the meantime, activities should focus on mitigating the impacts of industrial users, beautifying the area, and making if feel more connected to Historic Downtown.

Held and Rieder Properties: These areas are not yet included in the DDA but are intended to be brought in if proposed development aligns with the Downtown Master Plan. Containing the Held, Rieder, and Urban Farm Districts, the Downtown Master Plan supports developing these properties as an extension of downtown. The DDA should hold ongoing conversations with property owners about joining the DDA in support for concepts envisioned in the Downtown Master Plan such as new parks, trails, parking, community centers, senior housing, and commercial spaces.

DDA Governing Structure

Board of Directors

State Statute requires a DDA Board of Directors composed of at least five (5) and no more than 11 members who either own property, lease property, or live in the district. In addition,

- One board member must be a Town Council member. No other elected official or Town employee is allowed.
- The majority of board members (aside from the Council member) must either own property or live in the district.
- An employee, manager, or appointed agent of a business or property-owning entity is also eligible to serve on the board.

In addition to complying with the legal requirements above, the DDA Board should strive for the following representation:

- At least two (2) small businesses
- At least one (1) resident
- Geographic representation from across all subareas/districts (Historic Downtown, Industrial Park, and the Rieder/Held properties if the DDA expands to include them)

Map of the Johnstown Downtown Development Authority Boundaries

Committees

Committees can help broaden participation in a DDA by involving stakeholders that are beyond the district boundaries. Per State Statute, the chair of a committee must be eligible to serve on the Board (e.g., be a resident, tenant, or property owner within DDA boundaries), but there are no other restrictions on who may participate. The DDA Board should consider creating the following committees:

- Events Committee (meeting quarterly or monthly, as needed)
- Youth Advisory Committee (meeting quarterly)
- Development Committee (meeting ad-hoc to oversee major new proposed developments or projects)

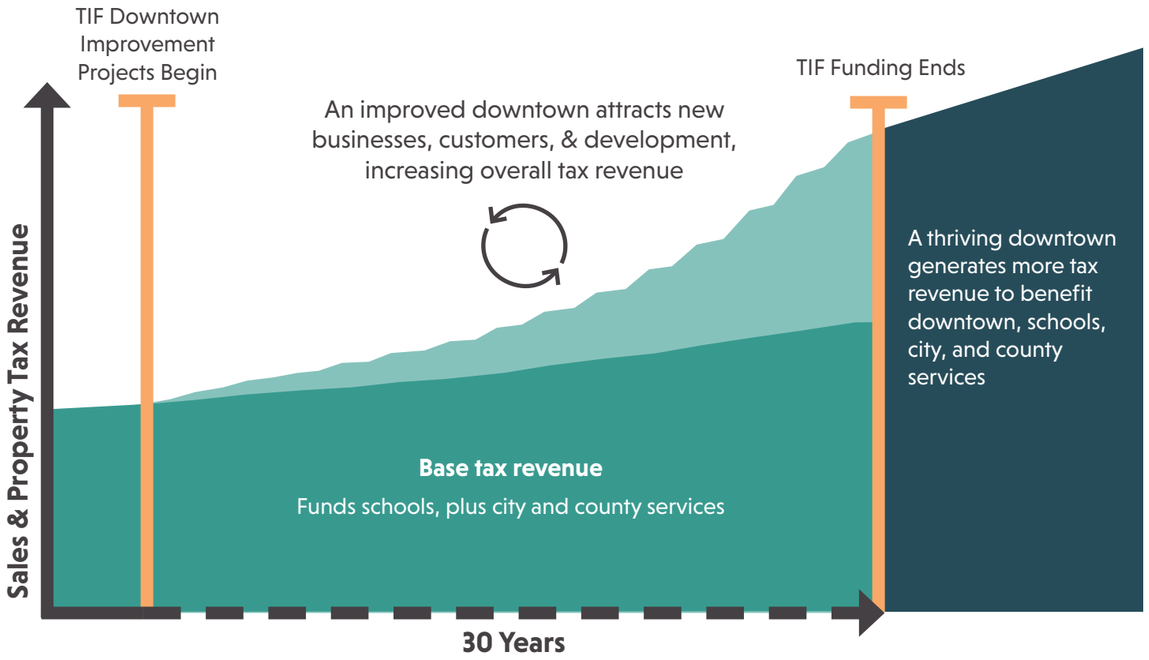
Funding

- The Johnstown DDA is authorized to receive TIF from property and sales tax. In Johnstown, the base year for TIF will be 2025.
- An optional operations tax of up to five mills was not pursued during the initial DDA formation effort. If the DDA chooses to pursue a mill levy in the future, it would require both Town Council approval and a new TABOR election within the district.

Tax Increment Financing

A DDA's primary source of funding is Tax Increment Financing (TIF). TIF is not a new tax. Once TIF is established, future growth in sales and property tax revenues (the "increment") can be kept by the DDA to be reinvested back into the district. The more the area prospers, the more sales and property tax revenue grows, and the more money the DDA has to invest into projects and programs for downtown. Meanwhile, the Town, county, schools, and other taxing entities still get the base amount of tax revenue they were collecting before TIF (adjusted for inflation and appreciation).

A DDA TIF arrangement can last for up to 30 years. After that point, the DDA can ask for a 20-year TIF renewal, but the base property tax revenue is adjusted forward (sales tax base is unadjusted), and the DDA will have to share a greater percentage of future increment with the other taxing entities like schools counties.



Chapter 04 Implementation

IMPLEMENTATION

Overview

The following section lays out a strategy for the DDA based on the priorities identified in the Downtown Master Plan, other downtown plans, and the Improvement District Study. This implementation strategy aims to make the greatest impact on the community's top priorities and set the stage for future success while working with the realities of downtown Johnstown's existing conditions and DDA requirements. Below is a list of these priorities followed by conditions with the greatest impact on their delivery ("Challenges and Considerations").

Top DDA Priorities

- District start-up (both legally required and best practices)
- JDDA transition, particularly continuing signature events
- Completing sidewalk and other streetscape infrastructure throughout downtown
- Offering more evening activation (entertainment and retail open hours)
- Attracting new retail offerings downtown
- Managing parking
- Preparing for eventual development of Rieder and Held properties

Challenges and Considerations

- TIF takes several years for increment to build. Consequently, the DDA will be operating with a low funding stream in the beginning.
- Infrastructure has been identified as one of the top priorities for downtown, which will require significant funds.
- There is a shortage of commercial space downtown (low vacancies), limiting the ability to attract new retail tenants.
- There are a number of town-owned, tax-exempt properties in the DDA boundaries (with non-sales tax generating uses) that both constrain district TIF potential yet offer opportunity.
- The timelines for redevelopment of the Rieder and Held properties (and Industrial area) are unknown.

Immediate Strategy / Start-Up (first 6 months)

The DDA's first months are focused on the administrative and legal requirements for start-up. Foremost of these are hiring an Executive Director (which may be full or part time, and staffed through the Town or contracted independently) and appointing the Board of Directors. It is expected that the Town will facilitate these tasks.

Once the Board is appointed, the following constitute legally required steps (indicated with '*') and best practices for district start-up:

- Training for Board members to ensure familiarity with the Plan of Development and DDA rules and conventions.
- Draft and adopt bylaws. *
- Adopt Open Records Act resolution. *
- Elect board officers. *
- Approve Plan of Development and refer for Planning Commission and Council adoption. Note that TIF may not be used nor may the DDA start on any project until it has an adopted Plan of Development. *
- Draft and adopt any intergovernmental agreements (IGAs) with the Town for support.
- Create first year budget and workplan and refer to Town Council for approval. *

Other practical to-dos focused on branding and the JDDA wind-down/transition include:

- Training/orientation with Executive Director and transfer of JDDA assets such as accounts, website, domains, and contact lists.
- Transfer remaining JDDA funds to DDA. Note that the JDDA will need to take formal action to approve the transfer of funds by their executive board.
- Develop a DDA logo and visual identity aligning with the Downtown Brand Design Guidelines.
- Take over ownership and management of the Visit Downtown Johnstown website. Rebrand with the Downtown Design Guidelines and restructure to reflect DDA management (www.visitdowntownjohnstown.com).

Near-Term Strategy (Two-Year Action Plan)

The DDA should consider adopting a Two-Year Action Plan and incorporate elements into its yearly budgets. Below is a table identifying strategies from Chapter 3 that support work towards the community's top priorities for downtown. Further detail is provided for how the DDA can begin to address these priorities in its first years given the challenges and considerations previously outlined.

Strategies Addressing Top Priorities

Sec.	Goal/Strategy	Details	Partners
BIZ[1]	Continue (and expand) the business organizing and support activities of the JDDA	• Continue holding business meet-ups and trainings. • Review the history of topics offered and poll businesses to identify additional information and events they would find useful.	JDDA, Town
BIZ/ MAIN	Draft a branding and placemaking strategy to balance future downtown districts	• In anticipation of growth in the Rieder and Held properties, work with the Town to draft a market strategy for each downtown district/subarea that defines desired business mix, branding, and activation to ensure districts remain complementary and do not compete with each other. • Also consider how urban design elements connect to and distinguish the districts. Present the final concepts to the property developers to set shared expectations.	Town
BIZ	Work with the Town on baseline metrics and tracking of downtown businesses and activities	• Compile a comprehensive inventory of downtown entities, including: length of tenure, number of employees, industry/ uses and operating hours. In addition to being a core economic development practice, this can be used to make data-informed decisions supporting the priorities of new business recruitment and longer open hours.	Town
BIZ	Find ways to expand available retail space and attract more retail	• Hold conversations with property owners and businesses to identify underutilized space and opportunities to share space. • Research and reach out to home business and mobile business owners in the area to gauge interest in selling products in temporary (pop-up) or shared-space arrangements downtown. • Work with the town on evaluating existing and expanded retail incentives for new businesses.	Property Owners, Businesses, Town
ACT	Pilot an evening activation series	• Work with business owners to identify a standing date for extended open hours (for example, second Saturdays in the summer). • Promote and offer activities and incentives for customers to visit multiple businesses, such as live music, special discounts, or a "passport" punched at each business to win a prize.	Property Owners, Businesses

[1]*Section Key: BIZ=Thriving Businesses, ACT=Activation and Events, MAIN=Beautification, Maintenance and Safety, INF=Infrastructure and Public Spaces, PRES=Preservation and Development*

Sec.	Goal/Strategy	Details	Partners
ACT	Take on organization of signature JDDA downtown events	• Complete the transition from the JDDA for Cinco de Mayo, Fall Fest, Trick-or-Treat Street, and the Johnstown Jingle. Coordinate with the Town on BBQ Day. • Evaluate what improvements could be made to support existing and future downtown events, such as hookups for electricity and water.	JDDA, Town
MAIN	Create a parking management strategy	• Work with businesses and property owners on an educational effort to direct all-day (employee) parking to appropriate public and private spaces, leaving the most accessible parking spots open for customer turnover. • Monitor the success of the initial program and, if necessary, consider time limits (2 or 4 hours) on the most critical public parking spaces. Ensure rules are consistently enforced.	Town, Businesses, Property Owners
INF	Sidewalk gap analysis and advocacy	• Work with CDOT and the Town on their capital improvement project timeline to prioritize sidewalks and intersections in downtown.	Town, CDOT
INF	Address inconsistent lighting in downtown	• Work to make the adjacent residential streets and the businesses located in historic homes feel more connected to downtown. Focus efforts along Rutherford.	Town
PRES	Ongoing conversations with owners of adjacent vacant and industrial land	• Meet regularly with adjacent property owners regarding redevelopment opportunities. • Ensure they understand the Plan of Development and what TIF incentives may be available to them to support projects outlined in the plan.	Property Owners
PRES	Further refine the Urban Farm concept	• Initiate conversations with partners identified in the plan to gauge their interest and needs. • Conduct case study research to gather examples of successful programing, partnerships, and funding. Research could be conducted as a student project in partnership with CSU or Aims College.	Numerous
INF	Initiate planning for trails concepts	• Convene a meeting of the Town, Weld County, and other appropriate entities to understand anticipated trail networks and how new development in downtown Johnstown can be directed to connect to these corridors.	Town, Weld County
PRES	Encourage transition of Town Public Works facility (and other Town properties) to uses more appropriate to a downtown.	• Advocate for a new location for the Public Works facility. • Evaluate reuse or redevelopment options for the existing building that could generate sales and/or property tax TIF. Carefully evaluate the benefits of retaining the land under public control vs. collecting property tax TIF.	Town, Weld County

Additional Key Strategies

Sec.	Goal/Strategy	Details	Partners
BIZ	Develop a cohesive marketing strategy for downtown.	• Work with the Town's Economic Development Department on a centralized marketing campaign to promote downtown businesses.	Town
ACT	Partner with the Johnstown Historical Society for an historic inventory of downtown.	• Stories behind downtown places can provide a foundation for future events, preservation efforts, attractions, and marketing.	Johnstown Historical Society

MAIN	Set shared expectations with the Town for the caretaking of public spaces and assets.	• Create an IGA and supplemental guidelines for the maintenance and management of trees, seasonal plantings, street furniture, decorative elements (banners, light poles), and signage.	Town
PRES	Evaluate existing incentive programs for retail and façade improvements.	• Conduct proactive, one-on-one outreach with property owners to understand their needs and adjust the program to increase uptake.	Property Owners

Mid-Term Strategy (Years 5-10)

With more substantial TIF accumulating, and greater clarity about the future of the Rieder and Held properties, the DDA could consider moving on with the following goals and strategies:

- Fund murals, art, and other placemaking efforts, with a focus on improving appearance of industrial uses, railroad tracks, and crossings.
- Introduce a monthly farmers market and additional events.
- Work with Rieder and Held owners to ensure commercial space and parks/plaza concepts are developed. In addition, help to market new commercial spaces and find tenants.
- Continue to build out the Urban Farm concept, including finalizing partnerships, developing proformas, and securing funding for design phase.
- Work with the Town and industrial property owners on the eastern extension of Charlotte St. Continue to advocate for redevelopment of the industrial area, particularly as other adjacent development moves forward.
- Commission a parking demand study and adjustment parking management plan as needed.

Long-Term Strategies (Years 10-15+)

With time, TIF increment will increase to be able to support a wider variety of projects. The DDA should continue to focus on its core services and programs while introducing increased funding and larger development projects. Much of the DDA's work plan will be dependent on the status of the Held, Rieder, and Industrial properties at this time.

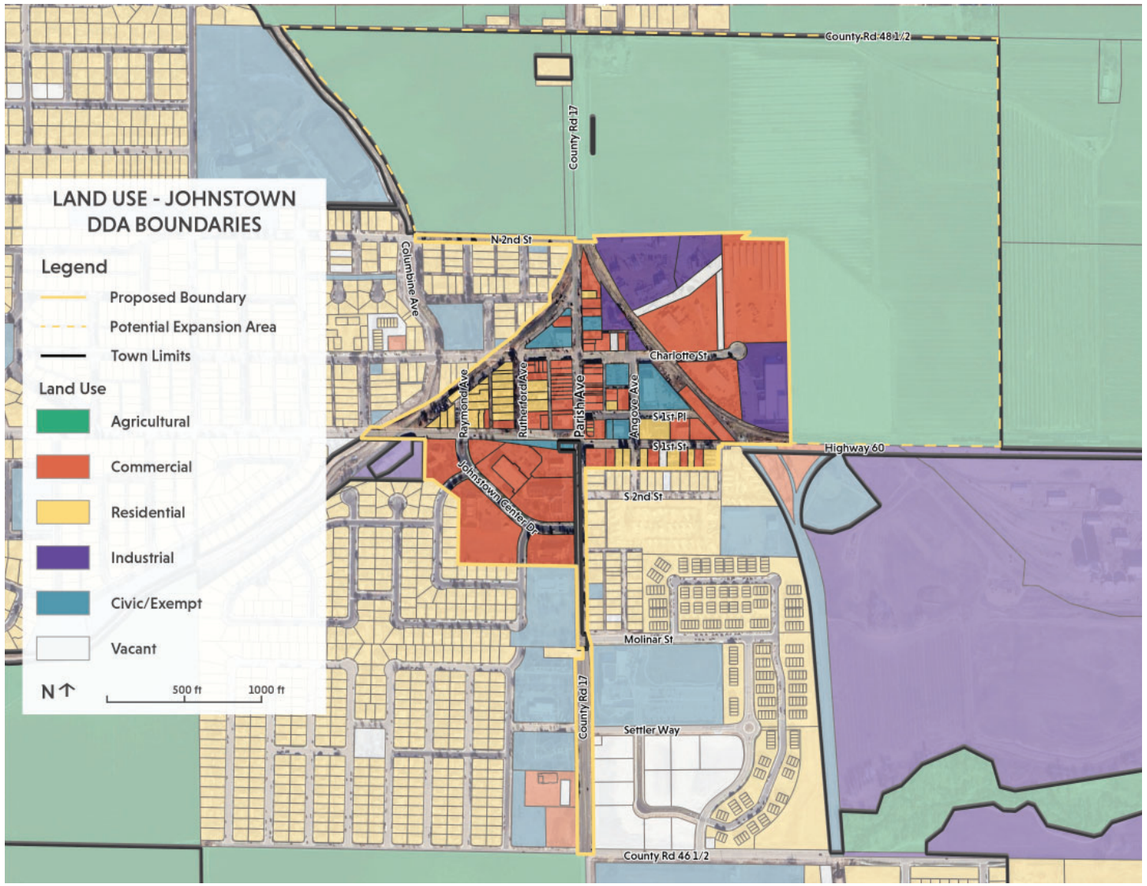
Activities could include:

- Constructing the Urban Farm.
- Assisting with the relocation of JM Post and redevelopment of current site.
- Infill development in Historic Downtown.
- Building the performing arts center in the Rieder property.
- Building new parking lots/structures.

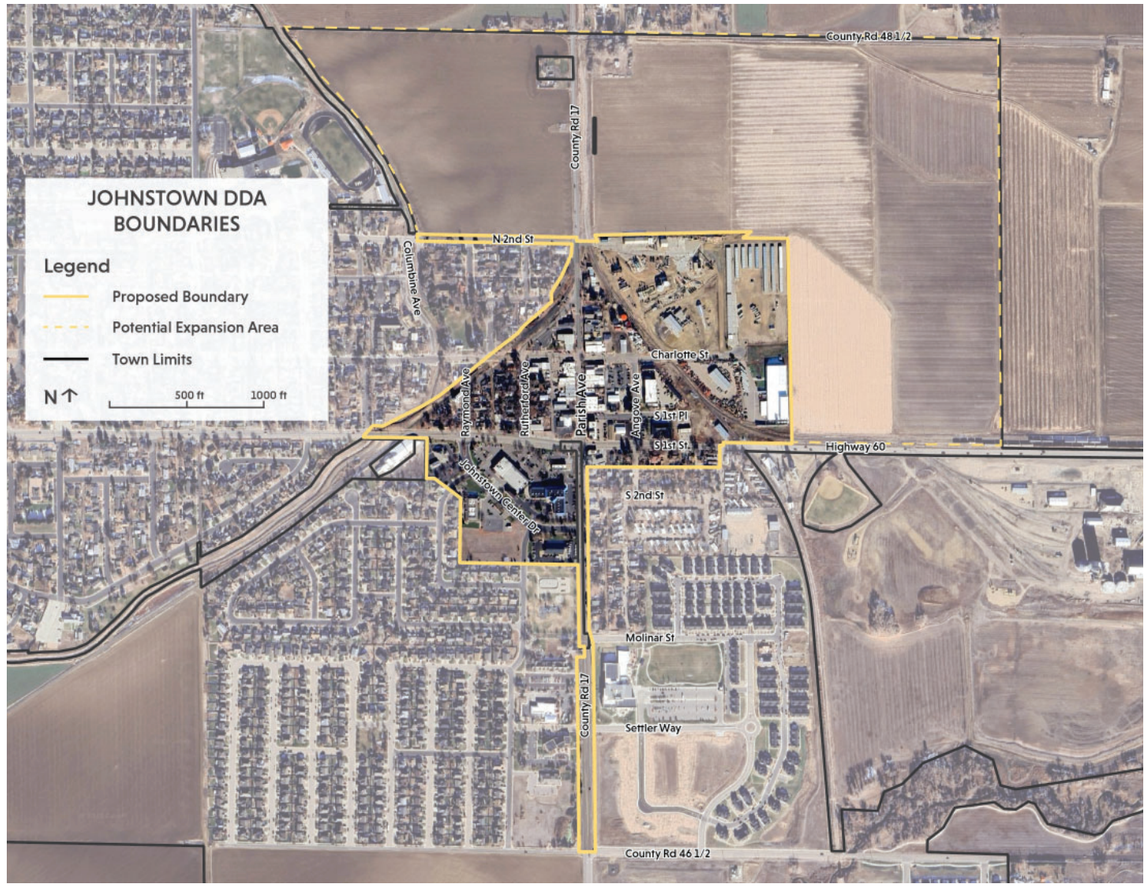
APPENDIX

Appendix A: Land Use and DDA Boundary Maps

Downtown Johnstown Land Use Map



Johnstown Downtown Development Authority Boundaries



Plan of Development

Johnstown Downtown Development Authority | Town Council

August 17, 2026

Project Timeline

We are here!

Aug - Oct ‘25	Oct ‘25 - Jan ‘26	Jan - Apr ‘26	Apr - Aug ‘26
Phase 1: Evaluate different district options	**Phase 2:** Refine the best option	**Phase 3:** Create the district	**Phase 4:** Help the new district get going

Key Dates:

- **October**: Recommendation of best district
- **Jan/Feb**: Possible council ordinance for future vote
- **April**: Possible vote, depending on district

Johnstown's DDA

- Quasi-governmental steward & champion for downtown
- Focused on economic vitality, infrastructure, and development
- Property owners, businesses, and residents are part of the district and can serve on governing board
- 7-member board appointed by Council (includes one Councilmember)
- Can use Tax Increment Financing (TIF) – raises money without raising taxes
- Makes decisions based on Plan of Development
- Town Council approves Plan, yearly budgets and workplans

Updates Since April Election

- Town Council appointed the DDA Board.
- DDA Board has had 2 Board Meetings (open to the public) & adopted required start-up documents.
- DDA Board is in the process of hiring an Executive Director, who will report to the DDA board and work in close partnership with Town staff.
- DDA Board has approved the draft Plan of Development and is requesting final adoption by the Planning & Zoning Commission and Town Council, as required per state statue (CO Rev Stat § 31-25-807- Section 4).

Plan of Development Approval Process

Per state statue, there is a sequence for how to approve the Plan of Development (CO Rev Stat § 31-25-807- Section 4):

- An authority shall not actually undertake a development project for a plan of development area unless the governing body, by resolution, has first approved the plan of development which applies to such development project.
- Prior to its approval of a plan of development, the governing body shall submit such plan to the planning board of the municipality, if any, for review and recommendations. The planning board shall submit its written recommendations with respect to the proposed plan of development to the governing body within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning board or, if no recommendations are received within said thirty days, without such recommendations, the governing body may proceed with the hearing on the proposed plan of development prescribed by paragraph (c) of this subsection (4).
- The governing body shall hold a public hearing on a plan of development or substantial modification of an approved plan of development after public notice thereof by publication once by one publication during the week immediately preceding the hearing in a newspaper having a general circulation in the municipality. The notice shall describe the time, date, place, and purpose of the hearing, shall generally identify the plan of development area covered by the plan, and shall outline the general scope of the development project under consideration.
- Following such hearing, the governing body may approve a plan of development if it finds that there is a need to take corrective measures in order to halt or prevent deterioration of property values or structures within the plan of development area or to halt or prevent the growth of blighted areas therein, or any combination thereof, and if it further finds that the plan will afford maximum opportunity, consistent with the sound needs and plans of the municipality as a whole, for the development or redevelopment of the plan of development area by the authority and by private enterprise.

What is a Plan of Development?

- Required by state statute
- Enables use of TIF
- Guides DDA decisions/actions
- Should be reviewed and potentially updated every 5 years (2031)
- Must be approved by Town Council
  - DDA Board passes resolution recommending approval by Town Council at a public hearing
  - Planning and Zoning Commission reviews, then sends to Council
- “Substantial modifications” require same process

Johnstown's DDA Plan of Development

- Gathers all goals and recommendations for Downtown in one place (informed by the adopted 2025 Downtown Masterplan)
- Provides continuity across future DDA boards, Town Councils, and other decision-makers
- Clearly outlines priorities and near-, mid-, and long-term strategies
- Describes the DDA and how it works, and enables TIF

Priorities in Downtown Master Plan - Ranked by the Public

Historic Downtown	Rieder and Held Development

1. Repair and expand sidewalks
2. Build trails
3. Enhance building facades
4. Create outdoor eating spaces
5. Replace safety bollards
6. Update existing outdoor seating
7. Replace existing planter boxes and add new ones
8. Update street lights and add more lighting
	• Rieder:
	  • Plaza, parking lot, splash pad, community center, artist maker spaces, performing arts center
	• Held:
	  • Plaza, Grange Hall/community center, parking lot, senior housing
	• Urban Farm:
	  • Small businesses, linear parks, community farm, plaza

Plan of Development: *Document Outline*

Executive summary

Chapter 1. Background

- Planning context, how this plan is used, planning process overview

Chapter 2. The DDA

- Mission and guiding principles, boundaries and expansion, subareas, funding source (TIF), and governance

Chapter 3. Work Plan

- Goal areas and recommendations

Chapter 4. Implementation

- Priorities and strategies in near-, mid-, and long-term

Plan of Development: *Mission*

- *To nurture a vibrant, flourishing Downtown Johnstown as the economic, cultural, and social heart of our Town by implementing the community goals in the Downtown Master Plan and guiding future development as Downtown grows.*
- Guiding Principles Authentic and genuine: Downtown celebrates its heritage while it looks to the future.
- Vibrant and welcoming: The area is lively and active 24/7, 365 days a year and welcomes people of all ages, abilities, and backgrounds.
- Walkable and connected: It is easy, comfortable, and safe for everyone to get to and move around Downtown.
- Resilient and responsible: Downtown is positioned to thrive through future challenges and changes.

Plan of Development: *DDA Structure*

- **Suggests the following representation:**
  - At least two (2) small businesses and at least one (1) resident
  - Geographic representation from across all subareas/districts (Historic Downtown, Industrial Park, and the Rieder/Held properties if the DDA expands to include them)
- **Consider committees:** Events Committee (meeting quarterly or monthly, as needed and must be created via a resolution by the DDA Board). Examples:
  - Youth Advisory Committee (meeting quarterly)
  - Development Committee (meeting ad-hoc to oversee major development projects)

Plan of Development: *Top DDA Priorities*

- District start-up activities
- JDDA transition, particularly continuing signature events
- Completing sidewalk network and other streetscape infrastructure
- Offering more evening activation (entertainment and retail open hours)
- Attracting new retail Downtown
- Managing parking
- Preparing for eventual development of Rieder and Held properties

Plan of Development: *2-year Action Plan*

- **Near-term "quick wins":**
  - Take over activities of the JDDA (events, website)
  - Continue Town beautification efforts, establish baseline services agreement re: trees, plantings, decorative lighting, signage
  - Explore ways to expand available retail space and offerings
  - Pilot evening activation
  - Work on a centralized marketing strategy for downtown
- **Start work towards long-term goals:**
  - Initiate parking management strategy work
  - Start conversations about sidewalk network and streetscape
  - Prepare for the future development in Rieder and Held properties

Thank you. Questions?

Sarah Crosthwaite, Economic Development Director

Scrosthwaite@johnstownco.gov | 970-578-9612

201 Centennial Drive
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

August 4, 2026

Johnstown Town Council
Honorable Mayor Duncan
450 S Parish Ave.
P.O. Box 609
Johnstown, CO 80534

Re: Planning Commission Recommendation – Johnstown Downtown Development Authority Plan of Development

Dear Mayor Duncan and Members of Town Council,

At the Planning and Zoning Commission meeting held August 12, 2026, the Johnstown Planning and Zoning Commission heard testimony regarding the Johnstown Downtown Development Authority's (DDA) Plan of Development, which establishes the Authority's long-term vision, goals, priorities, and governance framework. Colorado State Statute §31-25-807 Section 4 requires every DDA to adopt a Plan of Development that has been considered by the Planning and Zoning Commission, followed by a public hearing at Council.

Following discussion and review, the Planning and Zoning Commission voted to direct staff to prepare this letter on its behalf, recommending approval of the Johnstown Downtown Development Authority's Plan of Development to Town Council.

Please accept this letter as the Commission's formal recommendation to approve the Johnstown Downtown Development Authority's Plan of Development. The Commission recognizes the importance of this initiative in shaping the future of Downtown Johnstown and supports its adoption as a guiding framework for the area's continued growth, economic vitality, and community character.

Thank you for your consideration.

Sincerely,

Jennifer Simmons, AICP

Planning and Development Director

(On behalf of the Johnstown Planning and Zoning Commission)

COOPERATIVE AGREEMENT FOR
ENFORCEMENT OF THE WILDFIRE RESILIENCY CODE

This COOPERATIVE AGREEMENT FOR ENFORCEMENT OF THE WILDFIRE RESILIENCY CODE ("***Agreement***") is made by and between Loveland Fire Rescue Authority ("***Authority***") and the Town of Johnstown ("***Town***"). The Authority and Town are referred to collectively in this Agreement as the "***Parties***" or individually as a "***Party***".

WHEREAS, each Party is a political subdivision of the State of Colorado, authorized to adopt and enforce fire codes, building codes, and/or related development codes within its respective jurisdiction, as applicable;

WHEREAS, a portion of the Authority's jurisdiction lies within the Town's jurisdictional boundaries, such that the Authority's and Town's jurisdictions overlap. The area of jurisdictional overlap is referred to in this Resolution as the "***Authority/Town Area***";

WHEREAS, pursuant to C.R.S. § 24-33.5-1237, both Parties have adopted the Wildfire Resiliency Code, 2025 Edition ("***Code***") that meets or exceeds the standards of the Model Wildfire Resiliency Code adopted by the Colorado Wildfire Resiliency Code Board ("***Code Board***"). The Code will become enforceable within each Party's jurisdiction on July 1, 2026;

WHEREAS, C.R.S. § 24-33.5-1237(2)(b) through (d) allow the Parties to enter into cooperative agreements with the governing bodies of other jurisdictions in order to enforce the Code; and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of cooperating with one another to enforce the Code within the Authority/Town Area, and to delineate which elements of the Code each Party will enforce within the Authority/Town Area.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties hereby agree as follows:

1. Authority Responsibilities. Within the Authority/Town Area, the Authority shall:

   A. Enforce the applicable fire code elements of the Code, generally including, but not limited to, those elements of the Code found in Chapter 3 (Wildfire Hazard Identification) and Chapter 5 (Site and Area Requirements). The Authority may, at its option, establish a property owner self-compliance program for purposes of meeting its obligations pursuant to this Section 1(A).

   B. Refer violations of the building code elements of the Code of which the Authority is actually aware to the Town for enforcement.

2. Town Responsibilities. Within the Authority/Town Area, the Town shall:

   A. Enforce the applicable building code elements of the Code, generally including, but not limited to, those elements of the Code found in Chapter 4 (Structure Hardening). The Town may, at its option, establish a property owner self-compliance program for purpose of meeting its obligations pursuant to this Section 2(A).

B. Refer violations of the fire code elements of the Code of which the Town is actually aware to the Authority for enforcement.

3. Mutual Responsibilities. Within the Authority/Town Area, both Parties shall:

A. Without waiving the legislative discretion of the governing bodies of each Party to determine otherwise, adopt amendments to or updated versions of the Code as may be required by applicable statute or regulation promulgated by the Code Board from time to time.

B. Advise the other Party at least 60 days in advance of making any petition to the Code Board for a modification to the Code. Notwithstanding the terms of Section 6 below, either Party may terminate this Agreement within 30 days following the Code Board's approval of any modification to the Code petitioned for by the other Party.

C. Utilize the Wildfire Resiliency Code Maps approved by the Code Board, including, but not limited to, the Fire Intensity Classification, Fire Intensity Scale, Surface Fuels, and Wildland Urban Interface Maps, or such alternate maps as may be developed by the Town and approved by the Code Board. The Town shall advise the Authority at least 60 days in advance of petitioning the Code Board for approval of any alternate maps, and provide the Authority with copies of the alternate maps within 5 business days of approval by the Code Board.

D. Reasonably coordinate with each other with respect to properties requiring enforcement of both the fire code elements and building code elements of the Code.

E. Upon request of the other Party, reasonably participate in joint inspections of a property, to the extent of a Party's technical knowledge, operational capability, and staffing availability.

F. Maintain records of all enforcement actions taken pursuant to this Agreement and in accordance with the Code and all other applicable laws, rules, and regulations (collectively, "***Applicable Law***"), and the Party's adopted records retention policies.

4. Compensation and Fees. Neither Party shall owe any compensation to the other Party under this Agreement, and each Party shall be solely responsible for all costs of performing its obligations hereunder. The Parties shall, at their option, be permitted to charge fees as provided by Applicable Law, and shall be solely responsible to enforce, collect, and appropriately deposit all fees charged by it.

5. Relationship of the Parties. By entering into this Agreement, the Parties are not creating, and shall not be deemed or construed as creating, a joint venture, partnership, authority, or any other type of legal relationship, and each Party shall remain a separate and distinct entity for all purposes under this Agreement. The Parties understand and agree that all Authority employees and volunteers, and all Town employees and volunteers, shall at all times remain the employees or volunteers of their respective Party, and will not be considered an employee or volunteer of the other Party for any reason. Each Party is responsible for the compensation, stipends, and/or other employment- or volunteerism-related benefits of its employees, and is responsible for, and will pay, all local, State, and Federal taxes that are incidental to their employment or volunteerism.

6. Effective Date; Term and Termination. This Agreement shall become effective as of the date that it is signed by both Parties ("***Effective Date***"). The term of this Agreement shall commence on the Effective

Date and continue until terminated as provided herein. Either Party may terminate this Agreement at any time with or without cause upon 90 days' prior written notice to the other Party.

7. Government Immunity. Nothing in this Agreement is intended to be, and shall not be construed as, a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties, or their directors, councilors, officers, employees, volunteers, or agents, under common law or pursuant to statute, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

8. Non-Appropriation. All direct and indirect financial obligations of a Party under this Agreement are subject to annual appropriation of the funds necessary to meet such obligations. If either Party's governing body fails to appropriate funds necessary to meet such Party's obligations under this Agreement for the ensuing fiscal year, this Agreement shall terminate at the end of the year in which the non-appropriation occurred, and neither Party shall have any further liability under this Agreement.

9. Notices. Any notice permitted or required to be given under this Agreement shall be sent to a Party at the address set forth below. Notices shall be sent (a) by United States Postal Service (USPS) with manual postmark applied at the time of mailing, (b) by tracked mail delivery via USPS, Federal Express (FedEx), United Postal Service (UPS), or other private courier system or (c) by electronic mail delivery. If manually postmarked by USPS, then the notice shall be deemed given at the time of mailing. If sent by tracked mail delivery, then then notice shall be deemed given upon delivery. If sent by electronic mail, then notice shall be deemed given when the receiving party acknowledges receipt thereof. Either Party may change its address for purposes of this Section 9 by giving five days prior written notice of such change to the other Party.

To the Town at:	To the Authority at:
Town of Johnstown	Loveland Fire Rescue Authority
Attn: Town Manger	Attn: Fire Chief
450 S Parish Ave	410 E 5th Street
Johnstown, CO 80534	Loveland, CO 80537
MLecerf@JohnstownCO.gov	Randy.Mirowski@lfra.org
Notices@JohnstownCO.gov	Sarah.Winter@lfra.org

Either Party, by notice given as provided above, may change the address to which future notices shall be sent.

10. No Third-Party Beneficiaries. Enforcement of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action to any other third party. It is the express intention of the Parties that any third party receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.

11. Miscellaneous. Colorado law governs this Agreement. Jurisdiction and venue for any action arising under this Agreement shall be in the Larimer County District Court. This Agreement is the entire agreement between the Parties regarding Code enforcement and there are no oral or collateral agreements or understandings related thereto. This Agreement may only be amended by a document signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement. If any provision is held invalid or unenforceable, all other provisions shall continue in full force and effect. Waiver of a breach of this Agreement shall not operate or be construed as a

waiver of any subsequent breach of this Agreement. Neither Party may assign any of its rights or obligations hereunder without the prior written consent of the other Party, except that the Authority may assign this Agreement without consent to any successor legal entity resulting from the consolidation, merger, or other unification of the Authority and another public agency providing the same services. This Agreement may be executed in several counterparts and by facsimile or electronic PDF, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, the Parties have caused their duly authorized representatives to sign this Agreement.

Loveland Fire Rescue Authority

Randy Mirowski, Fire Chief
Date: 07.29.26

ATTEST:

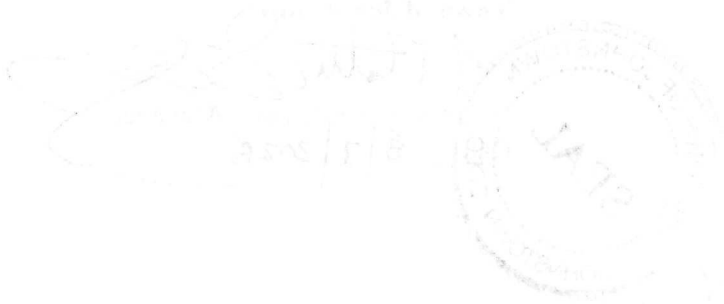
By: _____
Kristi Coleman, Secretary

Town of Johnstown

Matthew LeCerf, Town Manager
Date: 8/7/2026

ATTEST:

Meghan Martinez, Town Clerk



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

Building Permit Statistics

July 2026

Single Family Residential
Current Month: 31 Issued ytd: 305

Commercial
*New Building Issued ytd 10

Duplex	3-plex	4-plex	5-plex	6-plex	7-plex	Apartment Buildings/Units
10	0	0	0	0	0	0 / 0

Other Residential (basements/alterations/additions)
Issued ytd 475

Other Commercial * (tenant finish/alterations/additions)
Issued ytd 77

Fees collected at permit issuance	Residential YTD	Commercial YTD
Construction Valuation	$104,433.979.09	$43,576,774.93
Building permit fees	$791,216.22	$565,501.23
Raw Water Development Fee	$1,912,032.00	$112,146.00
Water Meter	$149,480.00	$9,805.00
Water Tap	$2,198,759.00	$289,132.00
Sewer Tap	$2,791,936.00	$255,155.00
Regional Sewer Development fees	$1,166,500.00	$188,848.48
Sewer Inspection Fee	$29,600.00	$3,000.00
Park	$148,000.00	$3,000.00
Use Tax	$1,860,746.85	$814,829.49
Larimer Use Tax	$445,517.42	$146,359.76
Open Space Impact Fee	$443,944.00	$0.00
Library Impact Fee	$426,768.00	$0.00
Public Facilities Impact Fee	$590,767.00	$254,502.18
Police Facilities Impact Fee	$268,651.00	$90,249.79
Transportation Facilities Impact Fee	$1,032,401.00	$688,474.10
402 Interchange Fee	$73,297.00	$52,616.16
High Plains Blvd Reimbursement Fee	$0.00	$0.00
West Water Fee	$127,040.00	$18,565.80
Reinspection Fee	$10,600.00	$350.00
TOTAL FEES (YTD)	**$14,467,255.49**	**$5,007,977.45**

Building permits issued for individual dwelling units - 1991 to (date)

Single family, duplex, 3-plex, 4-plex, 5-plex, 6-plex, 7-plex*						
Year	**Issued**	**Month avg**		**Year**	**Issued**	**Month avg**
1961 - 90	165	0.0		2016	132	11.00
1991	2	0.17		2017	140	11.67
1992	5	0.42		2018	126	10.50
1993	7	0.75		2019	87	7.25
1994	47	3.92		2020	108	9.75
1995	106	8.83		2021	184	15.33
1996	145	12.00		2022	446	37.16
1997	143	11.92		2023*	411	41.10
1998	175	14..58		2024	526	43.84
1999	145	12.08		2025	528	44
2000	134	11.92		2026	305	43.57
2001	152	12.67				
2002	262	21.92				
2003	284	24.17				
2004	331	27.67		**TOTAL**	**7,427**	
2005	375	31.33				
2006	180	15.75				
2007	160	133.42				
2008	97	8.00				
2009	89	7.42				
2010	124	10.33				
2011	184	15.34				
2012	310	25.84				
2013	378	31.50				
2014	272	22.67				
2015	162	13.50				

*Starting in 2023, number represents total number of units constructed including all single-family type structures. This number does not include apartments. Prior to 2023, the number represents single-family units only.

June 16, 2026

The regular meeting of the Glenn A. Jones M.D. Memorial Library Board was called to order at 6:40 pm. Chad Young, Debi Sauer, Jenna Hall, Heather Farquhar, Sheryl Ballard and Director Kristi Plumb were in attendance.

The May minutes were approved. The May financial report was reviewed and approved as follows:

May beginning balance	$ 209,009.98	Petty Cash beginning balance	$ 1,434.12
Inflow	1,422,978.89		-0-
Outflow	539,214.94		-0-
Ending balance	$ 883,763.95		$ 1,434.12

CO Trust $ 11,940,880.11

Director's Report: Artist-in-Residence: Daughters of the American Revolution honor the country's Semiquincentennial with a patriotic display set up by Julianne Groves Fritz and Ginell Stroh. They will also be doing a story time on July 6th.

Collections: 118.3 pounds food and 18 pounds diapers to Milliken Food Pantry. 24 pairs of glasses to Lions Club.

SRP: 'Unearth a Story"! 1653 registrants so far and 118 new library cards issued.

Milliken Public Library: Punch List completion moving slowly. Additional furniture research continues. Warm welcome from the community. Different clientele have encouraged different program offerings.

Memorandum of Understanding with Town of Johnstown discussed-currently at an impasse.

IGA information from Matt Hortt reviewed.

Becker/Dee property: We will be eligible for $100,000 from HPLD next year. Staff thoughts-outdoor space/garage door/storage space/roof topped units to roof

Staff: Training begins June 17th for Jackie Prado (returning) and Gabrielle Farquhar. They will be working a substitute schedule through the summer and transition to permanent part time this fall.

RHS Library – January - May 2026: Collection of 160 books (80 purchased/80 donated). 592 visitors. 33 checkouts. Facilitated by RHS student and managed by Dylann.

Meeting was adjourned at 8:15pm. Next meeting will be July 21, 2026 at 6 pm at Milliken Public Library. Level 5 will present at 6 pm regarding Becker/Dee property.

May statistics: Johnstown door-7058/circulation-8601 Milliken door-4239/circulation-1861

Respectfully submitted, Sheryl Ballard - Secretary

JONES MEMORIAL LIBRARY CASH FLOW REPORT - JUNE 2026			Y-T-D	2026 BUDGET		Amended 3/2026
BEGINNING CHECKING BALANCE		***$ 883,763.95***	***$ 1,082.26***	**$ 20,000.00**	To Date	
INFLOWS	Donations/Grants	$ 400.00	$ 6,717.00	**$ 3,500.00**		$5000 HPLD grant
	Milliken Public Library	$ -	$ 200.00	**$ -**		
	Interest	$ 657.84	$ 227,758.70	**$ 500,000.00**		
	Misc Income	$ 23.49	$ 71.39	**$ 10,000.00**		
	Investments	*$ -*	*$ 1,250,000.00*	**$ 1,840,000.00**		
	Town of Johnstown	$ 172,734.65	$ 1,036,407.86	**$ 2,072,816.00**		
	High Plains Library District	$ 62,181.70	$ 1,347,277.00	**$ 1,514,234.00**		Wember reimb. $5,000
INFLOWS TOTAL		*$ 235,997.68*	*$ 3,868,431.95*	**$ -**		
TOTAL AVAILABLE FUNDS		**$ 1,119,761.63**		***$ 5,960,550.00***		Y-T-D
OUTFLOWS	Advertising/Website	$ 1,716.00	$ 12,564.02	**$ 50,000.00**		
	Books - 122	$ 2,423.03	$ 14,276.99	**$ 80,000.00**	947	
	Milliken Public Library - 69	$ 893.90	$ 29,948.82	**$ -**	1728	
	DVD/Audio - 1	$ 26.99	$ 1,399.49	**$ 10,000.00**	51	
	Milliken Public Library - 63	$ 1,284.87	$ 1,784.08	**$ -**	92	
	Library of Things	$ -	$ 176.36	**$ 15,000.00**		
	Collection Fees/Bad Debts	$ -	$ -	**$ 2,000.00**		
	Computer Expenses	$ -	$ 320.24	**$ 10,000.00**		
	Milliken Public Library	$ 790.69	$ 790.69	**$ -**		
	Equipment/Furniture/Art	$ 784.96	$ 1,431.17	**$ 100,000.00**		
	Milliken Public Library	$ 22,797.71	$ 101,257.24	**$ 200,000.00**		
	MakerSpace/BakerSpace	$ 682.51	$ 1,988.07	**$ 60,000.00**		
	Milliken Public Library	$ 2,795.19	$ 20,382.14	**$ 140,000.00**		
	Gifts Given	$ -	$ 638.93	**$ 5,000.00**		
	Investments	$ -	$ -	**$ 397,550.00**		
	Insurance, Milliken Public Libr.	$ -	$ 8,090.34	**$ -**		
	Legal Fees/Consulting Fees	$ 252.00	$ 3,235.60	**$ 20,000.00**		YH - $240
	Maintenance/Building Exp.	$ 7,867.09	$ 25,326.37	**$ 200,000.00**		YH - $787.70
	Milliken Public Library	$ 1,843.00	$ 2,243.00	**$ -**		
	Memberships/Licenses	$ -	$ 183.00	**$ 2,500.00**		
	Outreach	$ -	$ 415.01	**$ 10,000.00**		
	Milliken Public Library	$ 320.66	$ 6,023.57	**$ -**		
	Professional/Enrichment	$ 2,680.22	$ 4,768.27	**$ 10,000.00**		
	Programming	$ 3,712.74	$ 21,021.10	**$ 200,000.00**		
	MakerSpace	$ -	$ 1,345.04	**$ 25,000.00**		
	Milliken Public Library	$ 1,350.35	$ 2,568.78	**$ -**		
	MakerSpace/BakerSpace	$ -	$ -			
	Salaries/Benefits/Perks	$ -	$ 187,564.43	**$ 1,200,000.00**		
	Health Ins./Retirement	$ -	$ 55,774.28	**$ 240,000.00**		
	Subscriptions, Periodicals	$ 697.02	$ 3,257.20	**$ 7,500.00**		
	Milliken Public Library	$ -	$ 127.55			

	Supplies, Janitorial	$ 59.44	$ 686.07	**$ 6,000.00**		
	Milliken Public Library	$ 32.36	$ 32.36	**$ -**		
	Supplies/Library Expenses	$ 629.69	$ 2,979.87	**$ 30,000.00**		YH-$339.68
	Milliken Public Library	$ 1,146.38	$ 1,488.40	**$ -**		
	Telephone	$ 642.46	$ 3,923.23	**$ 15,000.00**		
	Utilities	$ 3,307.47	$ 22,024.06	**$ 90,000.00**		YH $1163.09
	Milliken Public Library	$ 7,504.78	$ 9,687.05	**$ -**		
	Capital Improvements-MPL	$ 360,297.07	$ 2,398,167.52	**$ 2,500,000.00**		
	Capital Improvements-JT	$ -	$ -	**$ 335,000.00**		
	Transfer to petty cash	$ -	$ 1,000.00	**$ -**		
	Tax distribution reconcile	$ -	$ 3,059.85	**$ -**		
OUTFLOWS TOTAL		$ 426,538.58	$ 2,951,950.19	**$ 5,960,550.00**		
ENDING CHECKING BALANCE		***$ 693,223.05***				
						Notes
BEGINNING PETTY CASH BALANCE		$ 1,434.12				
	Transfer from regular checking	$ -				
	Programming	$ -				
ENDING PETTY CASH BALANCE		$ 1,434.12				
	COLORADO TRUST INVESTMENT		Y-T-D			
BEGINNING BALANCE		$ 11,940,880.11				
	Dividend - 3.7509%	$ 36,865.62	$ 225,168.22			
	Contribution	$ -				
	Withdrawal	$ -				
ENDING BALANCE		$ 11,977,745.73		FUNDS IN RESERVE		$ 1,218,500.00
	MPL - cap. Improv.	Books	furn/equip	MS/BS		Paid to date
2024	$ 13,000.00		$ -	$ -		
2025	$ 723,139.92		$ 3,224.32	$ 11,391.95		
2026	*$ 2,398,167.52*	$ 29,054.97	$ 101,257.24	$ 9,884.04		
	$ 3,134,307.44	**$ 29,054.97**	**$ 104,481.56**	**$ 21,275.99**		**$ 3,289,119.96**
				$ -		

Statement Of Activities Report

YMCA Of Northern Colorado - Johnstown

07/01/2026 - 07/31/2026

Account Group Name	Period 7 July 2026				Year to Date 2026		
	Actual	Budget	$ Variance	% Variance	Actual	Budget	Annual Budget
Revenue							
Contributions and Grants	1,346	0	1,346	#DIV/0!	73,205	52,501	75,000
Program Revenue	221,985	166,309	55,677	33.48%	928,079	875,097	1,303,155
Membership Revenue	123,244	137,265	(14,021)	(10.21%)	887,393	1,003,671	1,765,523
Rental Income	1,655	7,058	(5,403)	(76.55%)	42,707	59,708	98,200
Merchandise/Food Sales	0	0	0	0.00%	0	0	0
Other Revenue	0	0	0	0.00%	17	0	0
Total Unrestricted Revenue	348,230	310,632	37,599	12.10%	1,931,401	1,990,977	3,241,878
Total Restricted Revenue	0	0	0	0.00%	0	0	0
Total Revenue	348,230	310,632	37,599	12.10%	1,931,401	1,990,977	3,241,878
Expenses							
Salaries & Wages	219,743	239,424	(19,681)	(8.22%)	981,384	1,028,925	1,766,777
Employee Benefits	11,898	9,994	1,904	19.05%	67,194	56,239	97,938
Payroll Taxes	12,667	22,709	(10,042)	(44.22%)	60,581	102,057	168,120
Program Supplies	11,315	2,583	8,732	338.06%	58,076	20,593	39,620
Occupancy	78,356	67,067	11,289	16.83%	473,172	440,355	771,486
Office Expenses	1,620	1,824	(204)	(11.18%)	13,521	12,767	21,887
Transportation	350	925	(575)	(62.16%)	5,720	6,475	11,100
Conferences & Training	0	433	(433)	(100.00%)	1,089	1,783	3,700
Organizational Dues	875	875	0	0.00%	6,125	6,125	10,500
Miscellaneous Expense	1,973	117	1,856	1586.32%	3,580	817	1,400
Depreciation	1,229	1,229	0	0.00%	8,606	8,606	14,753
Intra Y Allocation	52,054	53,119	(1,065)	-2.00%	257,089	257,766	444,814
Total Expenses	392,280	400,299	(8,019)	-2.00%	1,937,410	1,942,508	3,352,095
Change in Net Assets	**(44,050)**	**(89,668)**	**45,618**	(50.87%)	**(6,010)**	**48,469**	**(110,217)**
Johnstown Subsidy Received	**41,666.67**				**291,666.69**	**291,666.69**	**500,000.00**

NOTES:

1) Program revenue exceeds budget for Childcare and Health & Fitness. A July promotion for Health & Fitness was double the goal.

2) Salaries and Wages are below budget because two director positions have been vacant - Facilities and Aquatics.