



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

Town Council Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday, September 9, 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

1. Business of the Month
2. New Employee Introductions
3. Proclamation Suicide Awareness and Prevention Month

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.

4. August 17, 2026 Town Council Meeting Minutes
5. August 2026 List of Bills
6. Little Thompson Water District Intergovernmental Agreement
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. Resolution 2026-41: Declaring the Intent of the Town of Johnstown, Colorado to

Town Manager Report

9. Town Manager's Report

Old Business

New Business

Public Hearing

- 10. Resolution 2026-38: Amending the Fiscal Year 2026 Budget**
- 11. Resolution 2026-40: Approving the Use by Special Review for the Lucky Star Monopine Wireless Communications Facility**
- 12. Ordinance 2026-298 Establishing the DDA Fund**

Council Reports and Comments

Mayor's Comments

Informational Items

- 13. Informational Items**

Executive Session

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

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.



TOWN OF JOHNSTOWN, COLORADO PROCLAMATION

SUICIDE AWARENESS AND PREVENTION MONTH

WHEREAS, suicide affects individuals and families in every community and can impact people of all ages, races, ethnicities, genders, cultures, income levels, and backgrounds; and

WHEREAS, suicide remains a significant public health concern in the United States, with 48,824 deaths by suicide in 2024, while millions of Americans experienced suicidal thoughts, made suicide plans, or attempted suicide; and

WHEREAS, Colorado continues to face the challenges of suicide and the impact it leaves, with 1,293 Coloradans losing their lives to suicide in 2025, exceeding the national rate, and 70 Weld County lives lost to suicide in 2025; and

WHEREAS, North Range Behavioral Health, Suicide Education and Support Services (SESS), Imagine Zero of Weld County, and other community partners work to increase access to prevention, intervention, crisis response, education, and support services for residents and families affected by suicide; and

WHEREAS, September is recognized as Suicide Awareness and Prevention Month, providing an opportunity to raise awareness, to support those affected by suicide, and to promote the message that recovery, hope, and help are all available; and

WHEREAS, every resident can play a role in suicide prevention by learning the warning signs of suicide, talking openly about mental health, checking in on family members, friends, neighbors, and coworkers, and becoming familiar with resources, both statewide and local, such as the 988 Colorado Mental Health Line and the North Range walk-in Crisis Center in Greeley; and

NOW, THEREFORE, BE IT PROCLAIMED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, do proclaim September 2026 as Suicide Awareness and Prevention Month in Johnstown and call upon residents to work together to strengthen connections, foster hope, support mental well-being, and promote suicide prevention efforts, throughout our community.

ADOPTED this 9th day of September 2026.

Michael P. Duncan, Mayor



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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, August 17, 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
- **Damien Berg**, Councilmember
- **Dee Anne Menzies**, Councilmember

AGENDA APPROVAL

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

Upon vote, motion passed unanimously.

PUBLIC COMMENT

- Karla Humphrey, 611 Charlotte Street, asked about plans for future AI centers and what happens when a site is abandoned.

The Community that Cares

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

- Kathy Spoon, 4590 Trade Street, inquired about the constant power outages in Centerra.
- Kiersten Klaus, 4874 Thompson Parkway, addressed the repeated power outages in Johnstown and the effects on Johnstown businesses.
- Vicki Yost, 324 Windgate Court, spoke in support of continuing the Senior Center project.
- Tonya Anderson, 2107 Kiersi Court, expressed concerns about the YMCA and recusal of council members related to the YMCA.

CONSENT AGENDA

Motion by Councilmember Menzies and seconded by Councilmember Morris to approve the consent agenda which contained the following items:

- *August 3, 2026, Town Council Meeting Minutes*
- *Ordinance 2026-296*
- *July 2026 Financial Statements*

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

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

Project Manager Brandon Torrez presented the proposed contract.

Motion by Councilmember Berg and seconded by Councilmember Menzies 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.

Upon vote, motion passed unanimously.

Discussion: Senior Center Construction: Town Manager Matt LeCerf presented.

Motion by Councilmember Menzies and seconded by Councilmember Bashford to keep the Senior Center side in its current configuration eliminating roughly 915 sq ft from the east wing and not finishing the

east wing as proposed by the staff with the contingency that if TRPR changes its' mind tonight we will punt.

Upon vote, motion passed unanimously.

PUBLIC HEARING

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:

At 7:48 Mayor Duncan opened the public hearing.

Town Manager Matt LeCerf presented the proposed ordinance.

At 8:09 Mayor Duncan closed the public hearing.

Motion by Councilmember Berg and seconded by Mayor Duncan 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.

Upon vote, motion passed 6-1 with Councilmember Menzies voting no.

Johnstown Downtown Development Authority Plan of Development:

At 8:11 Mayor Duncan opened the public hearing.

Economic Development Director Sarah Crosthwaite presented.

At 8:16 Mayor Duncan closed the public hearing.

Motion by Councilmember Molinar and seconded by Mayor Pro Tem Young to approve Resolution 2026-39 as presented.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Molinar: The Housing Authority has made updates to the meeting room. He inquired about any available PABs.

Councilmember Menzies: She attended the behavioral health quarterly meeting, and they are getting ready to award grants.

Councilmember Berg: Nothing at this time.

Councilmember Morris: She addressed the comments from this meeting and clarified the role of the liaison to the YMCA. She also shared a report on the YMCA.

Councilmember Bashford: He attended the NFRMPO meeting and provided an update.

Mayor Pro Tem Young: The library board meets tomorrow.

MAYORS COMMENTS

He gave a shout out to all the kids headed back to school. He thanked the Senior Center Board members who attended the meeting. He encouraged the community to slow down and keep an eye out for pedestrians.

EXECUTIVE SESSION

Motion by Councilmember Molinar and seconded by Mayor Pro Tem Young to go into executive session to discuss the purchase of real property pursuant to C.R.S. Section 24-6-402(4)(a) regarding the QLF Property and to discuss the matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding the Town Attorney position.

Upon vote, motion passed unanimously.

At 8:31 Mayor Duncan recessed the meeting to go into executive session.

At 8:32 Councilmember Berg left the meeting.

At 9:18 Mayor Duncan reconvened the meeting

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 9:18. p.m.

Approved by Town Council:

Michael P. Duncan, Mayor

Attest:

Meghan C. Martinez, MMC, Town Clerk

Town of Johnstown
List of Bills - July 18, 2026 - August 18, 2026

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
4990 Ronald Reagan LLC	Police substation lease	PD	\$ 1,519.75
AC/DC Electric	Building maintenance	PW	125.00
Ace Hardware	Supplies	Various	2,365.08
Action Signs & Banners LLC	Supplies	ADM	1,047.12
AEC Solutions Inc.	Software	ADM	1,998.00
Aerzen USA Corporation	Electric motor	UTIL	14,294.94
Affordable Pest Control	Pest control	PW	236.00
AG Wassenaar Inc	Concrete maintenance	PW	1,718.00
AlcoPro, Inc.	Testing equipment	PD	3,168.44
All Copy Products	Copier supplies	Various	212.91
American Auto Hail Repair LLC	Hail damage repair	PW/PD	16,168.30
Apex Consulting Services Inc	Environmental assessment	ADM	2,345.00
Aqua Engineering	Central Wastewater Treatment Plant	UTIL	18,709.75
ArboRx Tree Care LLC	Tree spraying	PW	1,060.00
Arrowhead Forensics	Supplies	PD	698.87
AT&T	Phone / internet	PD	95.00
Award Alliance, LLC	Supplies	ADM	33.00
AWC Water Solutions LTD.	Dissolved Air Floation (DAF) maint.	UTIL	221,100.00
Benesch	Colorado & Roosevelt roundabout	PW	11,987.16
BHA Design Incorporated	West Parish Alleyway project	PW	6,189.58
Bio-One of Ft. Collins	Abatement	ADM	19,826.40
BizWest Media LLC	Advertising	ADM	1,200.00
Bluebeam, Inc.	Software	ADM	660.00
Bobcat of the Rockies	Equipment maintenance	PW	2,550.00
Browns Hill Engineering & Controls	Electrical maintenance	UTIL	1,707.68
Buckeye Welding Supply Co	Supplies	PW	378.32
Burns & McDonnell Engineering Co Inc.	Central Wastewater Treatment Plant	UTIL	66,255.81
Central Weld County Water District	Interconnect / legal	UTIL	8,080.32
CenturyLink	Phone / internet	PW/UTIL	1,325.54
Cintas	Floor mat service / supplies	PW	1,651.75
City of Fort Collins	Lab testing	UTIL	3,060.00
CivicPlus	Software	ADM	4,605.56
Civil Resources	Lone Tree Raw Water Line	UTIL	42,541.00
CMC Tire	Vehicle maintenance	PW	2,270.58
Colorado Analytical Labs	Lab testing	UTIL	2,134.00
Colorado Greenbelt Management	Landscaping services	PW	1,800.00
Colorado Municipal Clerks Association	Training	ADM	1,055.00
Colorado WaterWise	Dues	UTIL	650.00
Comcast	Phone / internet	ADM	469.64
Community Center Refund	Community Center refunds	ADM	250.00
Connell Resources, Inc.	Colorado & Roosevelt roundabout	PW	95,397.41
Consolidated Home Supply Ditch	Legal services	PW	19,081.89
Core & Main	Water meters	UTIL	3,954.65
Coren Printing, Inc	Supplies	PD	350.00
Costar Realty	Software	ADM	471.37
Coulson Excavating	Supplies	PW	258.40
Crash Champions - Loveland	Vehicle repair	PD	7,048.32
Cummins Sales and Service	Generator maintenance	PW/UTIL	1,109.63
D2C Architects	Development Services Building	ADM	26,166.48
DBC Irrigation Supply	Irrigation supplies	PW	17,493.91
Denali Water Solutions LLC	Sludge removal	UTIL	20,748.08
Denver Industrial Sales & Services Co	Supplies	PW	778.06
Desotec	Granular activated carbon (GAC) chg.	UTIL	191,253.70
Employee reimbursement	Employee reimbursements	ADM	2,932.63
Envirotech Services, Inc	Chemicals	PW	5,481.37
Ergomed	Pre-employment screening	PD	515.00
FedEx	Postage	PD	21.56
Felsburg Holt & Ullevig Inc	Engineering services	ADM	2,756.25
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	4,028.75
Ferguson Waterworks	Water meters	PW	7,727.64
First Class Security Systems	Fire system monitoring	PW	708.70
First National Bank	Custodial services	ADM	842.02
First National Bank of Omaha	Safety deposit box	ADM	125.00

Town of Johnstown
List of Bills - July 18, 2026 - August 18, 2026

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
First Responder Trauma Counselors	Peer support	PD	1,572.50
Front Range Compliance Services LLC	DOT consulting services	ADM	314.02
Frontier Self Storage	Storage	PW	310.00
Galloway & Company, Inc.	Survey services	PW	800.00
Glenn A. Jones Library	Monthly support	ADM	172,734.65
Grainger, Inc.	Supplies	PW/UTIL	17,545.70
Greeley Lock & Key	Building maintenance	PW	14,832.84
Green Valley Turf Co	Sod	PW	276.00
Ground Engineering Consultants, Inc.	Central Wastewater Treatment Plant	UTIL	6,238.00
Hach Company	Lab equipment	UTIL	2,352.64
Helton & Williamsen, P.C.	Billback - Legal services	ADM	25,961.90
Hicks Contractor Services LLC	Building maintenance	UTIL	4,500.00
Hill & Robbins, PC	Billback - Legal services - water	ADM	1,691.50
Hill & Robbins, PC	Legal services	UTIL	2,616.50
IMEG Corp	Billback - Engineering services	ADM	877.50
Industrial Service Solutions	Equipment maintenance	UTIL	9,127.92
Insight North America LLC	Investment services	ADM	5,176.90
Integrated Site Services	Landscaping services	ADM	1,000.00
Interstate Battery of the Rockies	Vehicle maintenance	PW	989.70
Int'l Assoc. of Plumbing and Mechanical	Training	UTIL	2,200.00
John Deere Financial	Supplies	PW	3,229.25
Johnstown Breeze	Legal notices	ADM	379.08
Kimball Midwest	Supplies	PW	326.20
Kings III Emergency Communications, LLC	Elevator maintenance	ADM	49.91
Kinsco, LLC	Uniforms	PD	1,119.00
Language Line Services Inc.	Translation services	PD	189.09
Laser Technology	Laser equipment	PD	4,990.00
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	4,350.50
Law Office of Avi Rocklin LLC	Legal services	ADM	15,021.50
Law Office of P. Andrew Jones	Legal services	ADM	177.84
Lexipol, LLC	Software	PD	4,602.10
LG Sonic US, LLC	Algae control	UTIL	8,677.60
Loenbro, LLC	Equipment maintenance	UTIL	1,245.00
Loveland Barricade LLC	Equipment rental	PW/ADM	580.00
Loveland Ford-Lincoln	Vehicle maintenance	UTIL	444.95
Lowe's	Supplies	UTIL	1,565.54
Mac Equipment, Inc	Supplies	PW	77.44
Magnatag, Inc	Supplies	PD	199.36
Magnet Forensics, LLC	Software	PD	4,996.61
Martin Marietta Materials	Supplies	PW	3,193.39
MGS Incorporated	Supplies	PW	287.14
Michael Lazar	Municipal Court Judge	ADM	2,475.00
Morrison Education & Training LLC	Training	UTIL	950.00
Morton Electric	West Parish Alleyway project	PW	69,109.84
Motorola Solutions, Inc.	Radio equipment	ADM	4,646.03
Mountain West Vegetation Management Inc	Weed control	PW	880.00
Mr. J's Cleaning Services LLC	Town facilities cleaning	ADM	3,505.33
MWH Constructors	Water Treatment Plant expansion	UTIL	2,184,872.26
Nalco Company LLC	Chemicals - wastewater	UTIL	8,615.73
Napa Auto Parts, Inc	Supplies	Various	2,826.79
National Emergency Management Assoc	Dues	ADM	257.00
Nielsen Mechanical Contractors	Building maintenance	ADM	1,555.00
Paradice Cream, Inc.	Event vendor	ADM	498.00
Parkland USA Corp	Fuel	Various	26,640.57
Paul's Plumbing & Heating	Jetting services	UTIL	4,764.60
Pioneer Press of Greeley Inc	Printing services	Various	662.00
Pitney Bowes	Postage	ADM	246.76
PlowOps, Inc.	Software	PW	720.00
Poudre Valley REA	Utilities	PW	27,174.29
ProFirst Training and Consulting	Pre-employment screening	PD	2,200.00
Proforma One Solution	Supplies	ADM	458.00
Progressive Urban Management Assoc Inc	Johnstown DDA project	ADM	7,099.96
Psychological Dimensions	Pre-employment screening	PD	900.00

Town of Johnstown
List of Bills - July 18, 2026 - August 18, 2026

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
PVS DX, INC	Chemicals - water / wastewater	UTIL	11,365.27
Ramirez, Johnson, & Associates	Building maintenance	ADM	7,500.00
Recreational Electrical	Vehicle maintenance	PD	2,487.00
Redi Services, LLC	Portolet	PW	5,100.00
Reporter Herald	Newspaper subscription	ADM	732.95
Reprographics, Inc.	Scanning	ADM	165.75
Ricoh USA	Supplies	ADM	15.17
Rise Broadband	Phone / internet	UTIL	116.20
Rose Sign Language Interpreting	Translation services	ADM	1,170.00
SAFEBuilt LLC	Inspection services	ADM	35,770.00
Sam's Club	General supplies	Various	411.19
Security Central, Inc	Fire system monitoring	UTIL	146.79
Sendas Communications LLC	Translation services	ADM	156.54
Skaggs Companies, Inc.	Uniforms	PD	4,601.30
Smith Valuation Consultants LLC	Survey services	ADM	13,000.00
Specialized Elevator Corp	Elevator maintenance	PW	262.91
Stericycle, Inc.	Shred services	ADM/PD	82.50
Striglos	Software	ADM	133.00
Summit Compression LLC	Supplies	UTIL	726.00
Tait & Associates, Inc.	Concrete maintenance	PW	20,766.16
TCOP Solutions	Equipment maintenance	UTIL	8,744.08
TDS	Phone / internet	Various	12,152.99
The Home Depot	Supplies	PW/UTIL	3,957.19
The Jamar Company	Building maintenance	PW	10,268.95
Tier One Networking, LLC	Computer equipment	ADM	4,459.22
TimberLAN	IT services	Various	3,333.33
T-Mobile	Phone / internet	PD	50.00
TopShelf Printers	Printed supplies	ADM	1,903.00
Town & Country Fence Co.	Gate maintenance	UTIL	3,350.00
Town of Johnstown	Utilities	PW/UTIL	9,901.25
Traffic Signal Controls Inc	Supplies	PW	411.00
Treatment Technology Holding	Chemicals - water	UTIL	15,556.68
TruGreen Chemlawn	Chemicals	PW	2,293.77
UC Health	Lab services	PD	198.00
UMB Card Services	P-card training / travel / supplies	Various	28,373.74
UMB Bank N.A.	Bond agent fees	UTIL	400.00
United Power, Inc	Utilities	PW	1,317.91
Upper Case Printing Ink	Newsletter / utility bill printing	ADM/UTIL	13,746.05
USA Bluebook	Supplies	PW	1,456.52
USIQ, INC.	Supplies	PD	798.54
Utility Refund	Utility refunds	ADM	5,845.19
Vance Brothers, LLC	Pavement maintenance	PW	420,707.91
Vector Disease Control	Mosquito spraying	PW	5,821.38
Verizon Connect	Phone / internet	Various	239.25
Verizon Wireless	Phone / internet	Various	6,989.29
Versaterm Public Safety US, Inc	Software	PD	4,961.25
Waste Connections of Colorado Inc.	Trash service	PW	110,969.42
Water Technology Group	Fuel	UTIL	13,736.56
Wear Parts & Equip Co Inc	Supplies	PW	4,886.22
Weld County Garage	Supplies	UTIL	505.85
Weld County Information Technology	Supplies	PD	320.60
Weld County Sheriff	Jail fees	PD	231.48
Wenk Associates, Inc	Park Master Plan project	PW	92,082.60
Western Plains Construction	Concrete maintenance	PW	425,287.35
Western Skies Landscape LLC	Weed abatement	ADM	708.75
Western States Land Services LLC	Lone Tree Raw Water Line	UTIL	1,600.95
Wickham Tractor Company	Vehicle maintenance	PW	3,164.95
Willdan Financial Services	Impact Fee Study	ADM	5,700.00
Workplace Partners	Supplies	ADM	126.00
Xcel Energy	Utilities	Various	81,370.64
YMCA of Northern Colorado	Monthly support	ADM	83,333.34
			\$ 5,050,641.18



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Town Council Consent Agenda Communication

Agenda Date: September 9, 2026
Subject: Little Thompson Water District Intergovernmental Agreement
Attachments: 1. Intergovernmental Agreement
Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed for your review and consideration is an Intergovernmental Agreement (IGA) between the Little Thompson Water District (LTWD) and the Town of Johnstown (Town) for transferring eight water taps from LTWD to the Town. On December 18, 2023, the Town and LTWD entered into an IGA. As part of the IGA, the Town and the LTWD agreed to cooperate and work together to reduce and eliminate overlapping service territories and eliminate duplication of facilities for the service of water. LTWD has identified eight water taps and over 1.5 miles of water main that could be abandoned if these eight taps were to be transferred to the Town. Once abandoned, the right of way adjacent to these water mains will no longer be encumbered by the utility line.

LTWD requested that the tap transfers occur in phases based on development and construction in the vicinity, as follows:

- Phase 1 — One residential property along Colorado Boulevard (WCR 13)
- Phase 2 — Two residential properties along Telep Avenue (WCR15)
- Phase 3 — Five residential properties along Parish Avenue (WCR 17)

LTWD provided 5 years of historical water data for each property identified and shown in Exhibit A of the IGA. The historical water data was then used to establish the water dedication rate for each phase of the tap transfers as follows:

- Phase 1—0.36 acre-feet of water to be satisfied by 1 unit of ColoradoBig Thompson
- Phase 2—0.79 acre-feet of water to be satisfied by 2 units of Colorado Big Thompson
- Phase 3-2.26 acre-feet of water and the shares are to be identified at a date closer to when the water services are transferred.

Five of the properties are not currently within the Town limits. Accordingly, in the agreement, the Town is proposing to provide the properties with in-town rates for a period of one year. During this time, the property owners can decide if they want to annex into the Town. If they choose not to annex during this time period, after the year expires, they would move to the out-of-town rate.

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 reviewed the Intergovernmental Agreement prior to LTWD signing.

Financial Advice:

N/A.

Recommended Action:

Staff recommends approval of the Intergovernmental Agreement between the Little Thompson Water District and the Town of Johnstown.

Reviewed and Approved for Presentation

Town Manager

**INTERGOVERNMENTAL AGREEMENT CONCERNING WATER SERVICES
BETWEEN TOWN OF JOHNSTOWN AND LITTLE THOMPSON WATER DISTRICT**

THIS INTERGOVERNMENTAL AGREEMENT CONCERNING WATER SERVICES (“Agreement”) is made and entered into this ____ day of _____, 2026, by and between the TOWN OF JOHNSTOWN, a home rule municipal corporation of the State of Colorado (“Town”), and the LITTLE THOMPSON WATER DISTRICT, a Title 32 special district and political subdivision of the State of Colorado (“District”), collectively referred to as “the Parties.”

WITNESSETH:

WHEREAS, the Town owns and operates a potable water system, providing water service primarily to residents of the Town, and the District owns and operates a potable water system, providing water service to, among other areas, portions of Weld County that are adjacent, or in close proximity, to the Town; and

WHEREAS, the Town is making road improvements, which includes paving Weld County Road (WCR) 46; and

WHEREAS, the District owns and operates aging, small diameter waterlines along WCR 13, WCR 15, WCR 17, and WCR 46; and

WHEREAS, the Town owns and operates a ten-inch waterline in WCR 17, a twelve-inch waterline in WCR 15 and a sixteen-inch waterline in WCR 13; and

WHEREAS, for the regional interest and to prevent overlapping service areas, as well as to prevent road cuts on new pavement in the future, the District has requested that the Town assume water service for eight properties that are currently served by the District as illustrated on the attached Exhibit A and described below, to wit:

- (i) WCR 13 (Phase 1)
 - a. real property with a street address of 22180 County Road 15 (Parcel No. 105907300042) (District Tap 486);
- (ii) WCR 15 (Phase 2)
 - a. real property with a street address of 22478 County Road 15 (Parcel No. 105908300022) (District Tap 493)
 - b. real property with a street address of 22094 County Road 15 (Parcel No. 105908300001) (District Tap 492);
- (iii) WCR 17 (Phase 3)
 - a. real property with a street address of 22015 County Road 17 (Parcel No. 105908000014) (District Tap 495)
 - b. real property with a street address of 21970 CR 17 (Parcel No. 105916000001) (District Tap 496)

- c. real property southwest of the intersection of CR 46 and CR 17 (Parcel No. 105917100012) (District Tap 494)
- d. real property with a street address of 21876 County Road 17 (Parcel No. 105916000028) (District Tap 1610)
- e. real property with a street address of 21846 County Road 17 (Parcel No. 105916000027) (District Tap 497)

WHEREAS, the eight properties shall be collectively referred to as “Properties” and singularly as “Property;” and

WHEREAS, upon the terms and conditions set forth in this Agreement, the District desires for the Town to provide the water service to the Properties and the Town agrees to provide the water service; and

WHEREAS, pursuant to the provisions of Article XIV, Section 18(2) of the Colorado Constitution and Sections 29-1-201 *et seq.*, C.R.S., government entities may cooperate and contract to provide any function, service or facility lawfully authorized to each of the cooperating or contracting entities; and

WHEREAS, to effectuate the foregoing, the Parties desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements, covenants, promises, representations, and warranties hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The Recitals are incorporated into the Agreement as if fully set forth herein.
2. **Water Service.** Upon the installation of a water meter, as described below, the Town agrees to provide water service to the Properties. For the first twelve (12) monthly water bills, the Town shall charge the in-town water rate for water service to each Property. Subsequent thereto, the Town shall charge the in-town water rate for water service to any of the Properties that have annexed into the Town and the out-of-town water rate to any of the Properties that remain outside the boundaries of the Town.
3. **Water Exchange.** As consideration for the Town’s agreement to provide water service to the Properties and to provide a viable supply of water to the Town to satisfy such obligation, the District agrees to convey to the Town adequate water supplies to serve the properties based on a five-year average of demands from each tap. The District agrees to pay transfer fees to the Northern Colorado Water Conservancy District, if any, following initiation of any transfer of Colorado-Big Thompson Units by the District, and take the requisite action to effectuate the foregoing transfer. The water exchange shall be complete prior to the Town’s installation of water meters at any of the Properties. Said water exchange shall follow the overall phasing of the project areas as follows:

1.) Phase 1: 0.36 acre-feet of water to be satisfied by 1 unit of Colorado-Big Thompson water supply, subject to service being terminated by the owner of any tap prior to the transfer of service to Johnstown;

2.) Phase 2: 0.79 acre-feet of water to be satisfied by 2 units of Colorado-Big Thompson water supplies, subject to service being terminated by the owner of any tap prior to the transfer of service to Johnstown; and

3.) Phase 3: 2.26 acre-feet of water to be satisfied by water supplies determined by the Parties when Phase 3 is completed, subject to service being terminated by the owner of any tap prior to the transfer of service to Johnstown.

4. **Effective Date.** This Agreement shall be effective as to each Property on the date that the Town installs the water meter at such Property.

5. **Additional Documents or Action.** The Parties agree to execute any additional documents and take any additional action reasonably necessary to carry out the terms of this Agreement, including but not limited to excluding the properties listed as Weld County Parcel Numbers 105907300042, 105908300022, 105908300001, 105908000014, 105916000001, 105917100012, 105916000028, and 105916000027, from Little Thompson Water District.

6. **Responsibility of Work.**

WCR 13 – Phase 1

The Parties agree to equally share the contracted construction costs to install a service line and meter pit for the successful transfer of water service for the Property located on WCR 13. A contractor will be hired to wet tap the Town's waterline, install service line and meter pit, and connect to the Properties' private service lines to complete the tap transfers. The District, at its own cost, shall sever and abandon in place the District's existing waterline in WCR 13. The transfer of this service will occur at a time to be later determined by the Parties.

WCR 15 – Phase 2

The Parties agree to equally share the contracted construction costs to install the service lines and meter pits for the successful transfer of water services for the Properties located on WCR 15. These tap transfers will be coordinated and completed as part of the Town's stormwater project which is scheduled to begin in the Fall of 2026. The Town will manage the contractor to complete the tap transfers. The District at its own costs shall sever and abandon in place the District's existing waterline in WCR 15.

WCR 17 – Phase 3

The Riverbend Estates Development will be responsible for the installation of service lines and meter pits for the successful transfer of water services for the Properties located on WCR 17 through their development agreement with the Town. The Riverbend Estates Development shall also sever and abandon in place the District's waterline in WCR 46 between WCR 15 and WCR 17 and the District's waterline in WCR 17 south of WCR 46. The timing of these tap transfers in this phase are dependent on the Riverbend Estates Development.

7. **Notices.** All notices, demands, or other documents required or desired to be given, made or sent to either Party under this Agreement shall be made in writing, shall be deemed effective upon receipt and shall be personally delivered or mailed postage prepaid, certified mail, return receipt requested, or sent via electronic mail as follows:

TO DISTRICT:
Little Thompson Water District
Attn: District Manager
835 E. Highway 56
Berthoud, CO 80513
Email: info@ltwd.org

TO THE TOWN:
Town of Johnstown
Attn: Town Clerk
450 S. Parish Ave.
PO Box 609
Johnstown, CO 80534
Email: notices@johnstownco.gov

The addresses for notices may be changed by written notice given to the other Party in the manner provided above.

8. **Assignment.** This Agreement shall not be assigned without the prior consent of the other Party.

9. **Amendment or Modification.** No amendment or modification of this Agreement shall be of any force or effect unless in writing and signed by the Parties hereto.

10. **Waiver.** The waiver of any breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party, concerning either the same or any other provision of this Agreement.

11. **Headings for Convenience Only.** Paragraph headings and titles contained herein are intended for convenience and reference only and are not intended to define, limit or describe the scope or intent of any provision of this Agreement.

12. **Choice of Laws and Venue.** This Agreement and the rights and obligations of the Parties hereto shall be governed by the laws of the State of Colorado. Venue for any claim, proceeding or action shall be in Weld County, State of Colorado.

13. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties related to the subject matter hereof and any prior agreements pertaining thereto whether oral or written have been merged or integrated into this Agreement.

14. **No Presumption.** Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. In the event of any dispute, disagreement or controversy arising from this Agreement, the Parties shall be considered joint authors, and no provision shall be interpreted against any Party because of authorship.

15. **Annual Appropriation.** Pursuant to Article X, Section 20 of the Colorado Constitution and Section 29-1-110, C.R.S., the obligations of the Parties hereunder are subject to the annual appropriation of funds necessary for the performance thereof, which appropriations will be made in the sole discretion of each Party's respective governing body.

IN WITNESS WHEREOF, the Parties have executed this Intergovernmental Agreement Concerning Water Services the day and year first above written.

ATTEST:

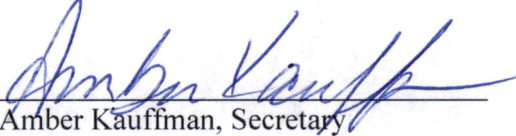
TOWN OF JOHNSTOWN, COLORADO
a municipal corporation

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

ATTEST:

LITTLE THOMPSON WATER
DISTRICT

By: 
Amber Kauffman, Secretary

By: 
Emily McMurtrey, Board President

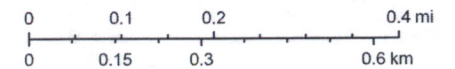
EXHIBIT A



3/4/2026, 10:18:39 AM

System Valve ● Off — Main Line
● On M Meter — Lateral Line

1:11,199



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor



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

Town Council Consent Agenda Communication

Agenda Date: September 9, 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. Council approved Ordinance 2026-297 on first reading after a public hearing on August 17, 2026. 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 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 on second 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: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
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. 89°37'12" 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 $40^{\circ}24'51''$, the chord of which bears N. $25^{\circ}13'55''$ E., a distance of 444.25 feet;
9. Thence N. $6^{\circ}16'55''$ W., continuing along said East Frontage Road right of way line, a distance of 102.44 feet;
10. Thence N. $0^{\circ}00'00''$ W., continuing along said East Frontage Road right of way line, a distance of 391.04 feet;
11. Thence N. $40^{\circ}17'16''$ W., continuing along said East Frontage Road right of way line, a distance of 61.76 feet;
12. Thence N. $76^{\circ}26'12''$ 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. $0^{\circ}06'38''$ 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. $45^{\circ}36'27''$ E., along said westerly right of way line of the East Frontage Road, a distance of 152.40 feet;
15. Thence N. $3^{\circ}26'42''$ 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 $40^{\circ}28'03''$, the chord of which bears N. $22^{\circ}41'00''$ W., a distance of 331.33 feet;
17. Thence N. $42^{\circ}55'01''$ 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 $15^{\circ}46'37''$, the chord of which is N $35^{\circ}01'42''$ 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 $24^{\circ}03'29''$, the chord of which bears N. $15^{\circ}06'40''$ W., a distance of 446.26 feet;
20. Thence N. $3^{\circ}04'55''$ W., a distance of 231.85 feet;
21. Thence N. $0^{\circ}10'01''$ E., a distance of 660.00 feet to a point from which the Center Quarter corner of Section 22 bears S. $3^{\circ}24'25''$ E., a distance of 281.72 feet;
22. Thence N. $0^{\circ}07'33''$ E., a distance of 400.00 feet;
23. Thence N. $0^{\circ}01'37''$ E., a distance of 400.00 feet;
24. Thence N. $0^{\circ}10'08''$ W., a distance of 2,100.00 feet to a point from which the North Quarter corner of Section 22 bears S. $2^{\circ}36'44''$ E., a distance of 544.15 feet;
25. Thence N. $0^{\circ}34'05''$ E., a distance of 600.00 feet;
26. Thence N. $0^{\circ}01'48''$ E., a distance of 960.00 feet;
27. Thence N. $0^{\circ}03'09''$ E., a distance of 563.78 feet;
28. Thence N. $9^{\circ}23'41''$ 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. $0^{\circ}05'36''$ 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. $0^{\circ}05'15''$ E., parallel to said west line of Lot 2, Block 2, a distance of 178.76 feet;
31. Thence N. $2^{\circ}57'33''$ E., a distance of 200.00 feet;
32. Thence N. $89^{\circ}59'55''$ 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. $0^{\circ}06'06''$ 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. $0^{\circ}05'15''$ 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. 12°40'27" 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. $27^{\circ}14'26''$ E., a distance of 216.02 feet;
10. Thence N. $56^{\circ}55'24''$ 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. $18^{\circ}16'07''$ W., a distance of 426.09 feet;
12. Thence N. $23^{\circ}15'20''$ W., a distance of 52.46 feet;
13. Thence N. $0^{\circ}06'39''$ W., a distance of 1,062.27 feet;
14. Thence S. $66^{\circ}25'36''$ W., a distance of 77.43 feet;
15. Thence N. $0^{\circ}07'33''$ E., a distance of 21.84 feet;
16. Thence N. $66^{\circ}25'36''$ E., a distance of 72.87 feet;
17. Thence N. $1^{\circ}24'10''$ W., a distance of 634.66 feet;
18. Thence N. $1^{\circ}52'36''$ E., a distance of 339.25 feet;
19. Thence N. $89^{\circ}46'00''$ W., a distance of 62.91 feet;
20. Thence N. $0^{\circ}10'08''$ W., a distance of 20.00 feet;
21. Thence S. $89^{\circ}46'00''$ E., a distance of 57.05 feet;
22. Thence N. $0^{\circ}05'15''$ E., a distance of 5.48 feet;
23. Thence N. $17^{\circ}29'05''$ W., a distance of 191.75 feet;
24. Thence N. $0^{\circ}10'08''$ W., a distance of 67.19 feet;
25. Thence S. $17^{\circ}29'05''$ E., a distance of 192.66 feet;
26. Thence N. $0^{\circ}05'07''$ E., a distance of 502.67 feet;
27. Thence N. $89^{\circ}32'40''$ W., a distance of 59.58 feet;
28. Thence N. $0^{\circ}10'08''$ W., a distance of 20.00 feet;
29. Thence S. $89^{\circ}32'40''$ E., a distance of 59.67 feet;
30. Thence N. $0^{\circ}05'07''$ 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. $0^{\circ}01'06''$ E., a distance of 126.01 feet;
92. Thence S. $0^{\circ}23'30''$ W., a distance of 229.49 feet;
93. Thence N. $77^{\circ}39'19''$ 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. $3^{\circ}31'17''$ W., along the easterly line of said tract of land, a distance of 20.79 feet;
95. Thence S. $77^{\circ}39'19''$ W., a distance of 21.01 feet;
96. Thence S. $0^{\circ}23'30''$ W., a distance of 218.55 feet;
97. Thence N. $50^{\circ}39'45''$ 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. $0^{\circ}04'13''$ W., along the easterly line of said tract of land, a distance of 25.89 feet;
99. Thence S. $50^{\circ}39'45''$ W., a distance of 23.81 feet;
100. Thence S. $0^{\circ}23'30''$ W., a distance of 104.96 feet;
101. Thence S. $0^{\circ}18'14''$ E., a distance of 415.53 feet;
102. Thence S. $0^{\circ}06'47''$ 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. $89^{\circ}34'46''$ 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. $0^{\circ}05'07''$ 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. $1^{\circ}52'36''$ W., a distance of 308.11 feet;
106. Thence S. $1^{\circ}24'10''$ E., a distance of 638.30 feet;
107. Thence N. $89^{\circ}53'21''$ E., a distance of 4.00 feet;

108. Thence S. $0^{\circ}06'39''$ E., a distance of 502.42 feet to the north line of the southeast Quarter of Section 22;
109. Thence S. $0^{\circ}06'39''$ 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. $23^{\circ}15'20''$ 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. $18^{\circ}41'29''$ 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. $0^{\circ}03'50''$ 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 $\frac{1}{4}$ | 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. 0°34'10" 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





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



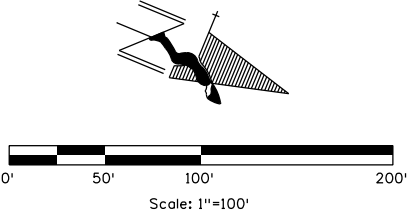
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

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



Begin Const Project
Station: 3302+96
M.P. 254.41

APPROX RIGHT OF WAY LINE

3404

ROW

6305+00

6310+00

6315+00

Southbound Alignment

INTERSTATE 25

Northbound Alignment

3305+00

3310+00

3315+00

East Frontage Road

RIGHT OF WAY LINE

ROW
22831817

S89° 37'12"W 131.06'

POB DEV-534 (2700)
Tie C-E 1/16 Cor S27
N89°37'12"E 101.35'

DEV-534

2700

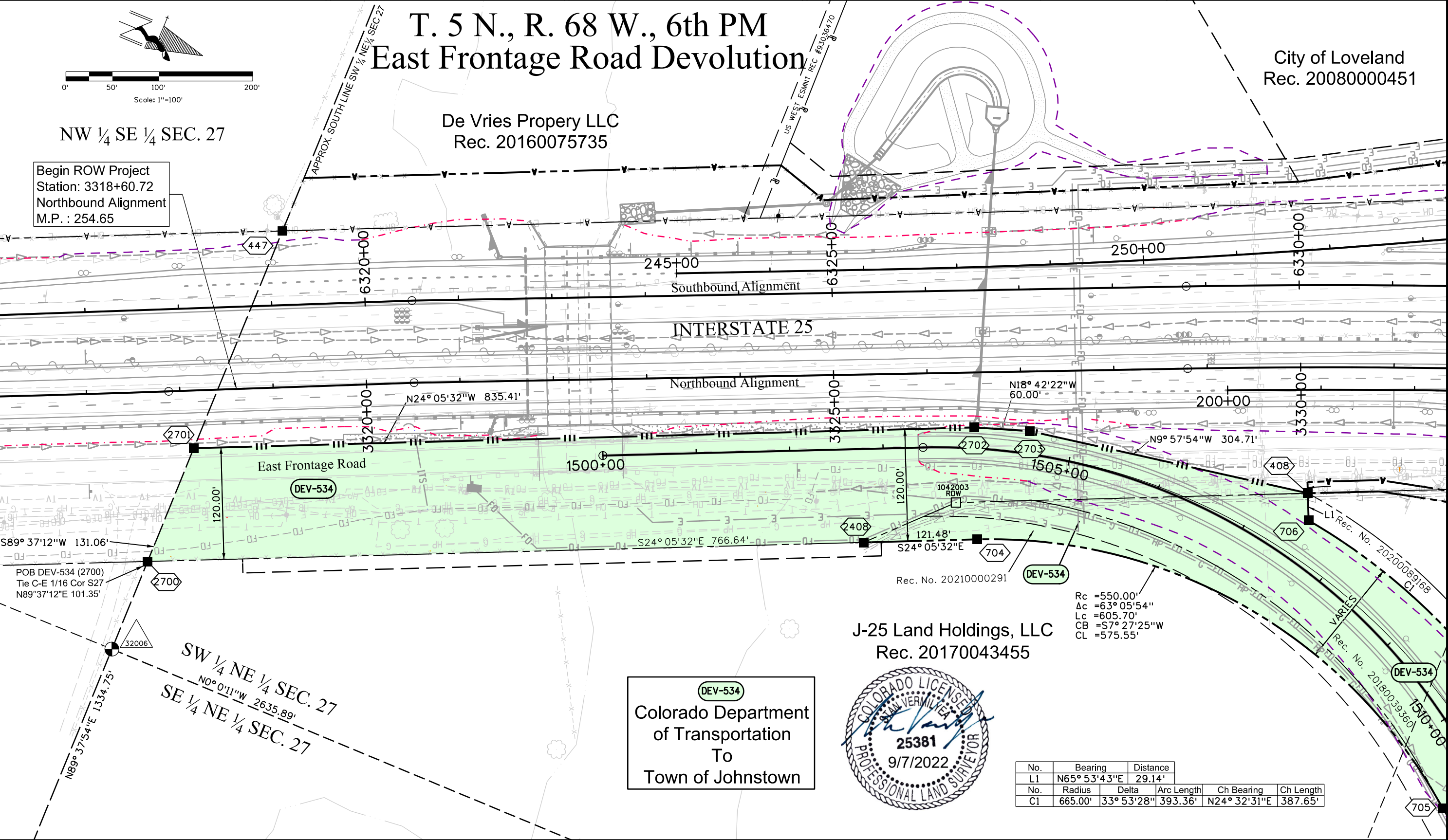
32006

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



9/7/2022 L:\DCS\Resources\TRN\Right-of-Way Misc Projects\I-25US 34 Reconstruction\21506\RDW_Survey Drawings\Reference_Files\21506RDW_Plan778.dgn



T. 5 N., R. 68 W., 6th PM East Frontage Road Devolution

DEV-534 DUE-534

Colorado Department
of Transportation
To
Town of Johnstown

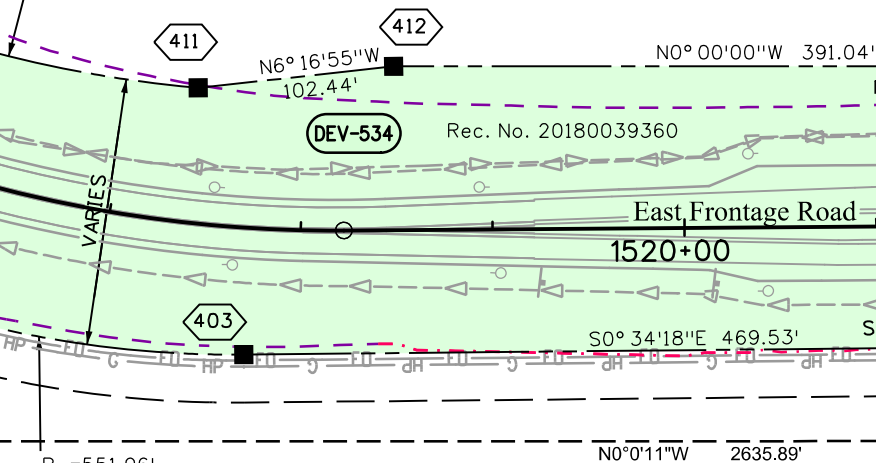
402, LLC
Rec. 20040054979

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.

R = 643.06'
Δ = 40° 24' 51"
L = 453.59'
CB = N25° 13' 55" E
CL = 444.25'

NW ¼ NE ¼ SEC. 27



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

Little Thompson Water District, Rec. No. 86027915

STEVEN W. LESCHINSKY &
EDELWINA C. LESCHINSKY

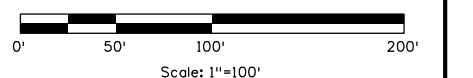
Marsha Buckley
Rec. 93011338



SW ¼ SE ¼ SEC. 22

EAST LINE SW ¼ SE ¼ SEC 22
N0° 20' 10" W 1321.51'

SE ¼ SE ¼ SEC. 22



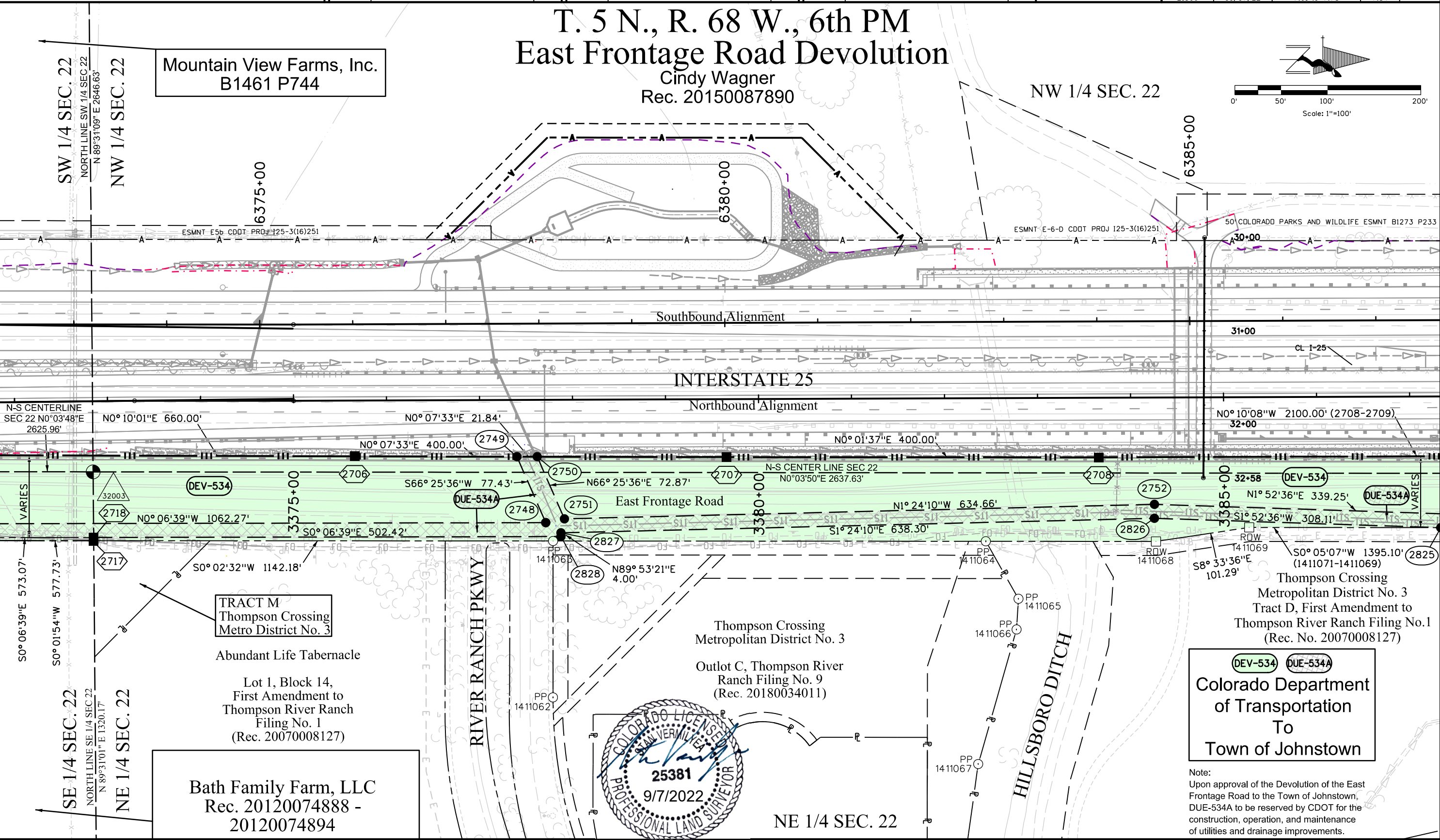
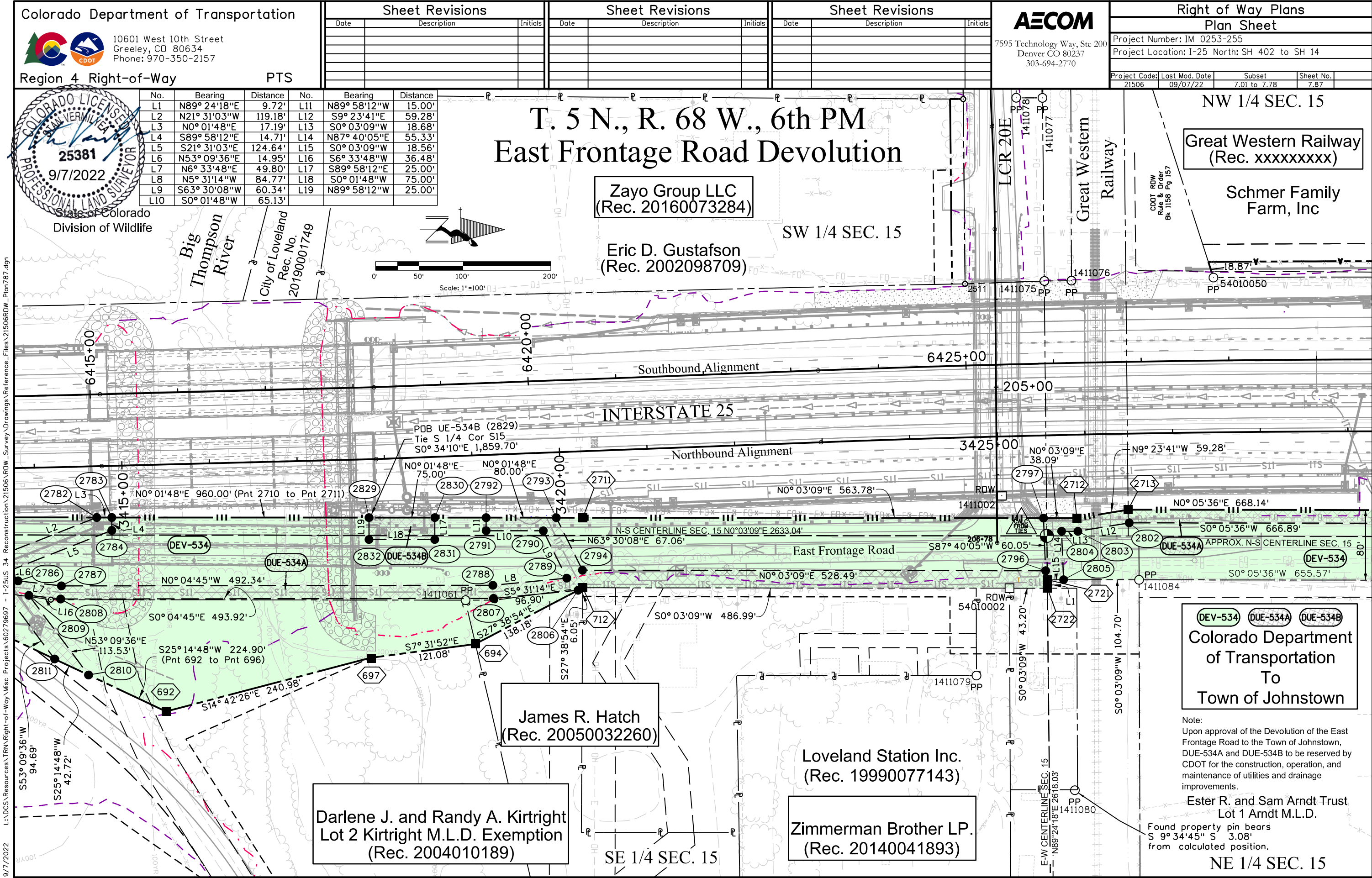


Exhibit C: Page 27 of 42



L:\DCS\Resources\TRN\Right-of-Way Misc Projects\I-25US 34 Reconstruction\21506\RDW_Survey Drawings\Reference_Files\21506RDW_Plan787.dgn
9/7/2022



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

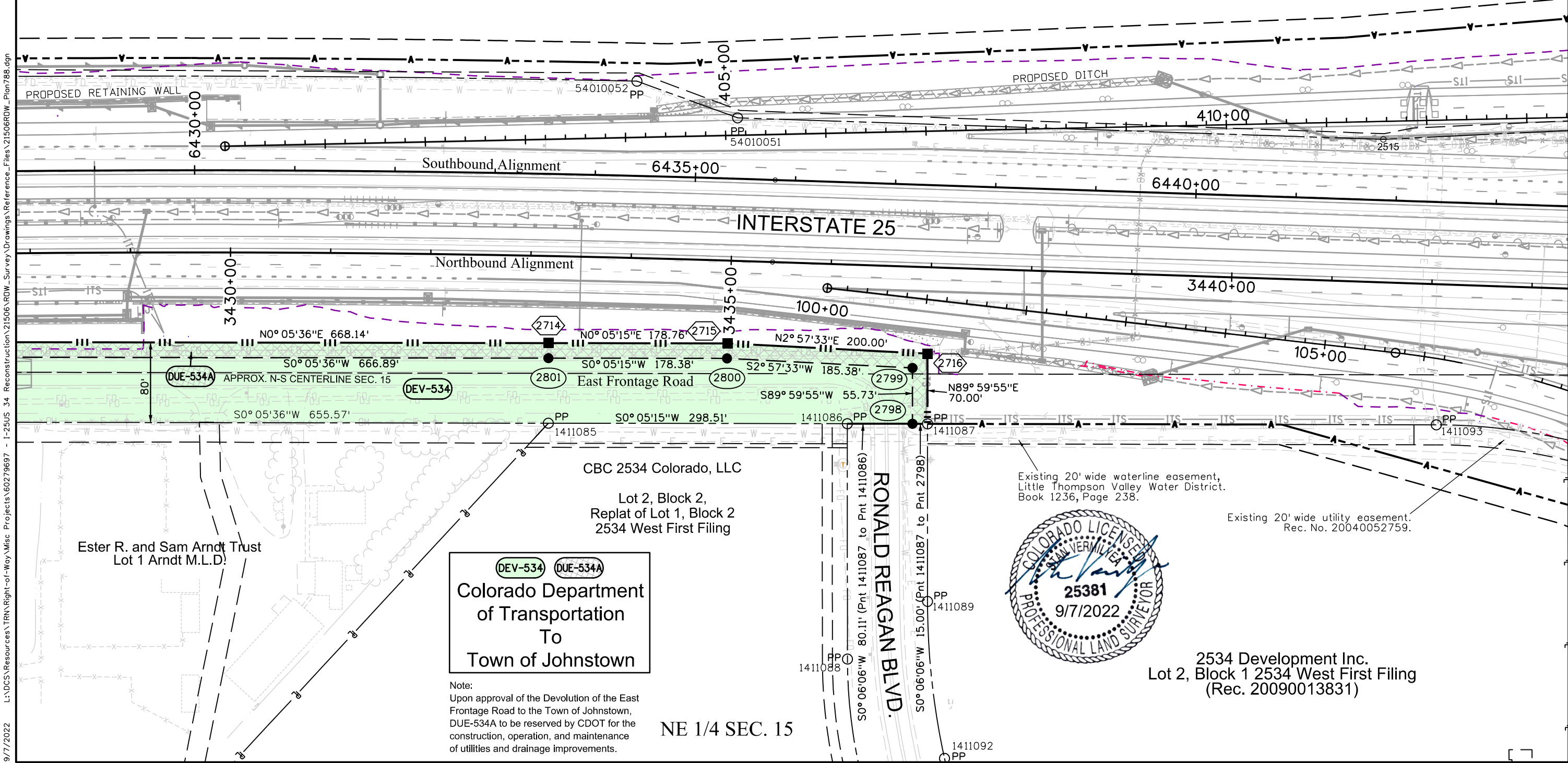
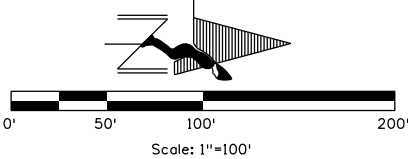


7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Project Number: IM 0253-255			
Project Location: I-25 North: SH 402 to SH 14			
Project Code: 21506	Last Mod. Date: 09/07/22	Subset: 7.01 to 7.78	Sheet No.: 7.88

T5N, R68W, 6th PM East Frontage Road Devolution

NW 1/4 SEC. 15
Schmer Family Farm Inc.
(Rec. 1996000857)



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. 15



2534 Development Inc.
Lot 2, Block 1 2534 West First Filing
(Rec. 20090013831)

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

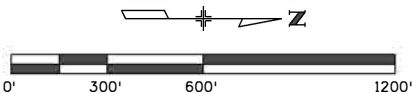
Date	Description	Initials
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Right of Way Plans

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



T5N, R68W, 6th PM

EAST FRONTAGE ROAD DEVOLUTION

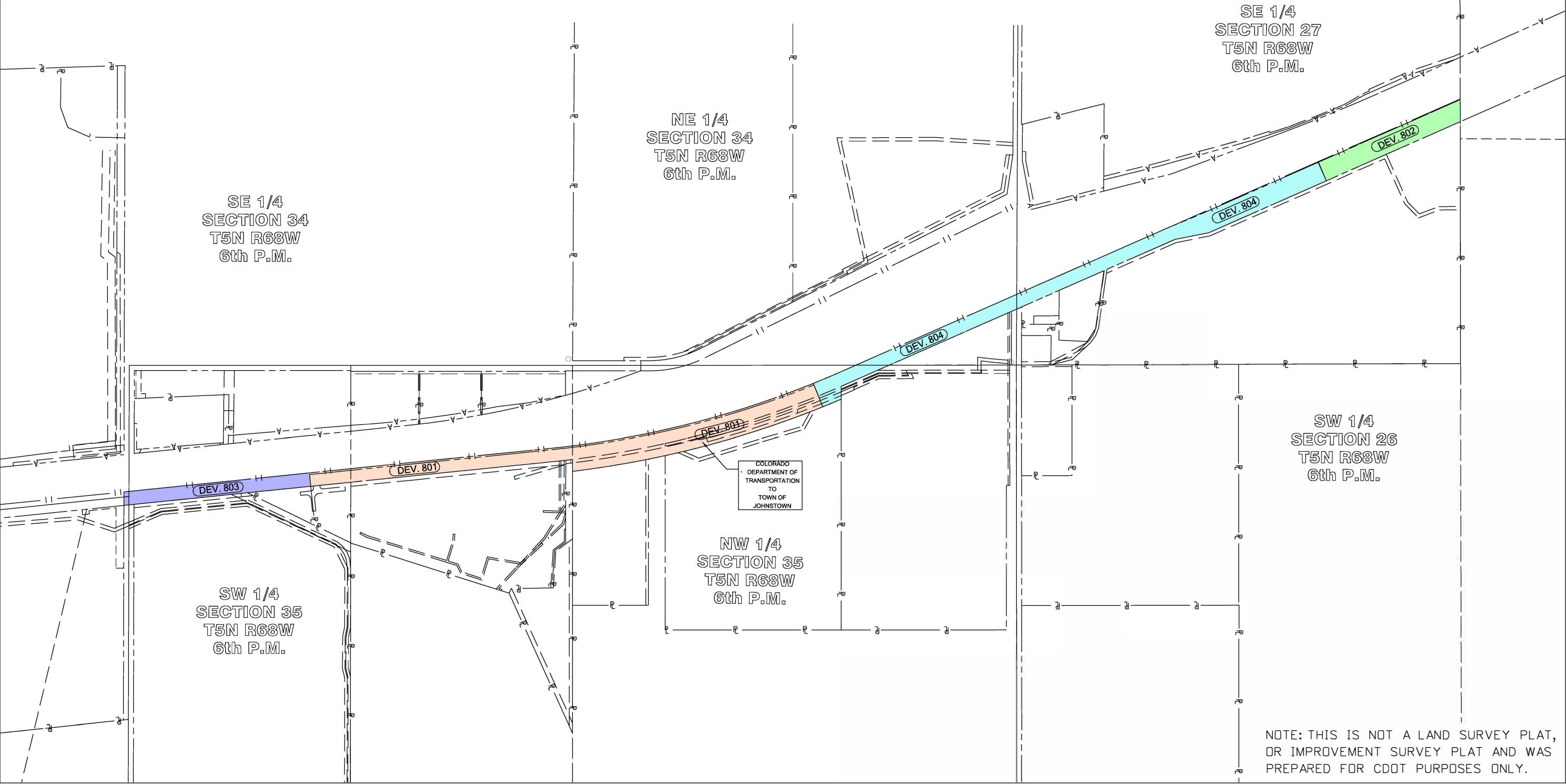


EXHIBIT "A"

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 $33^{\circ}18'37''$ 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. $83^{\circ}50'16''$ W., a distance of 80.00 feet;
2. Thence N. $06^{\circ}09'09''$ W., a distance of 608.30 feet;
3. Thence N. $06^{\circ}05'08''$ 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 $16^{\circ}09'14''$, a distance of 1,607.05 feet, (a chord bearing N. $14^{\circ}11'06''$ W., a distance of 1,601.73 feet);
5. Thence N. $67^{\circ}44'18''$ 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 $15^{\circ}04'16''$, a distance of 1,538.78 feet, (a chord bearing S. $14^{\circ}43'35''$ E., a distance of 1,534.34 feet);
7. Thence S. $89^{\circ}41'05''$ 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 $01^{\circ}10'00''$, a distance of 117.70 feet, (a chord bearing S. $06^{\circ}41'28''$ E., a distance of 117.70 feet);
9. Thence S. $06^{\circ}05'08''$ E., a distance of 837.29 feet;
10. Thence S. $06^{\circ}09'09''$ 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 $N00^{\circ}18'38''$ 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



Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

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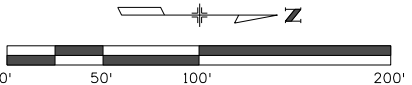


Right of Way Plans

Plan Sheet

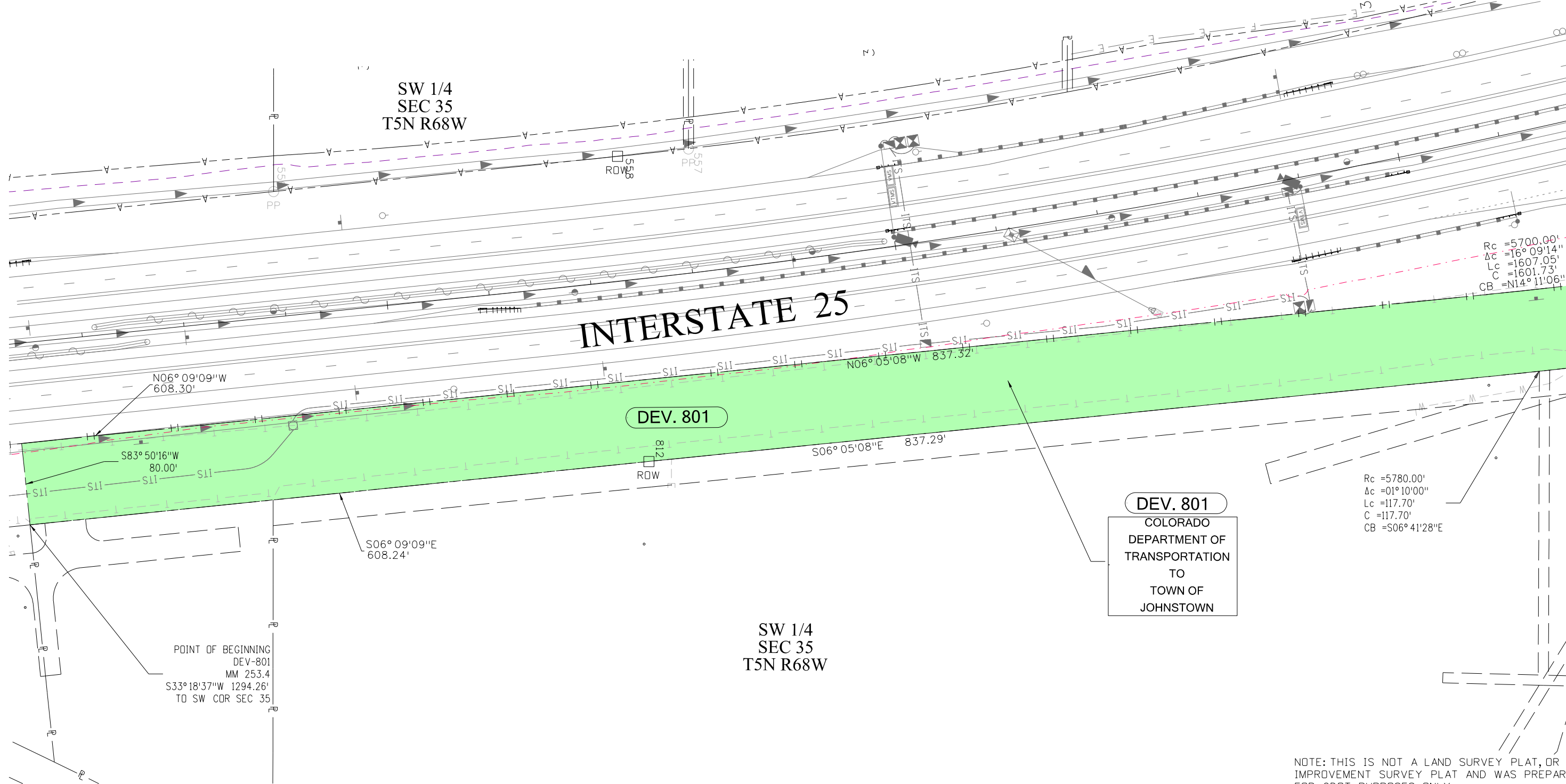
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.02	1.01

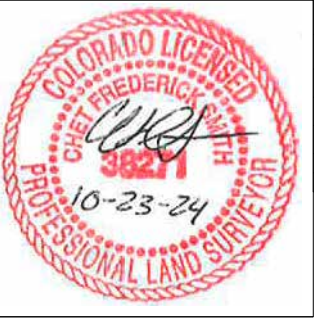


NOTE: PARCELS ARE LOCATED
WITHIN ZONE X AREA OF
MINIMAL FLOOD HAZARD PER
MAP PANEL 08069C14157
EFFECTIVE 12/19/2006.

T5N, R68W, 6th PM EAST FRONTAGE ROAD DEVOLUTION

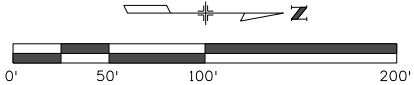


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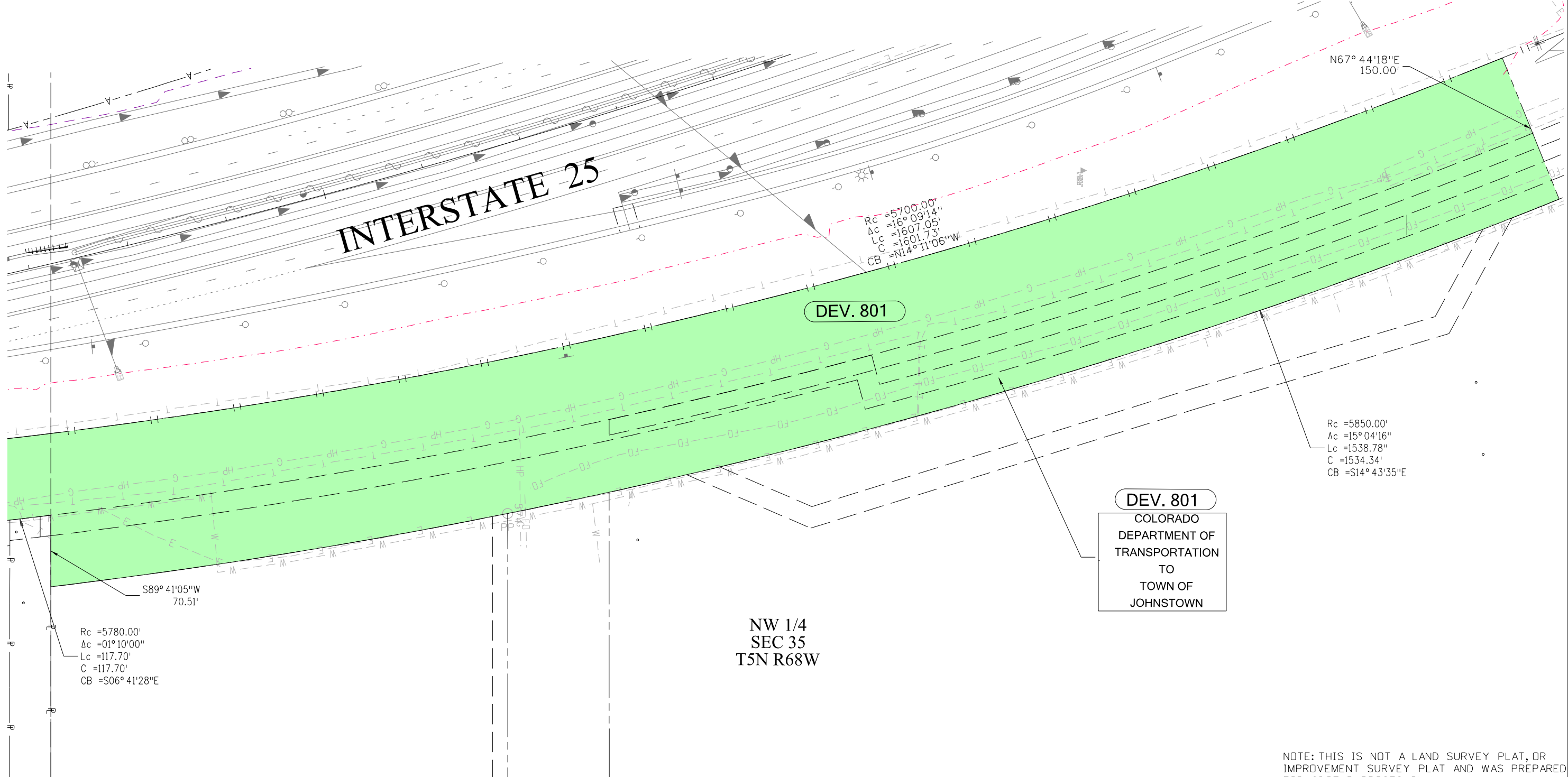


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-23-24	Subset: 1.01 of 1.02	Sheet No.: 1.02

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.

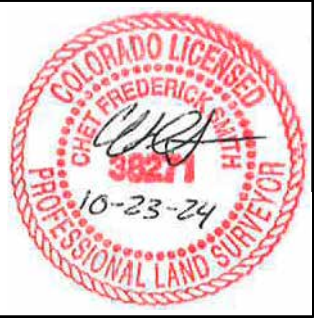
The above described parcel contains 107,570 sq. ft. (2.470 acres), more or less

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 sixteen 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).

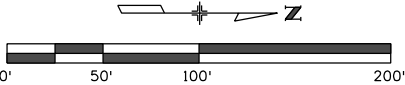
For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228



Sheet Revisions			Sheet Revisions			Sheet Revisions		
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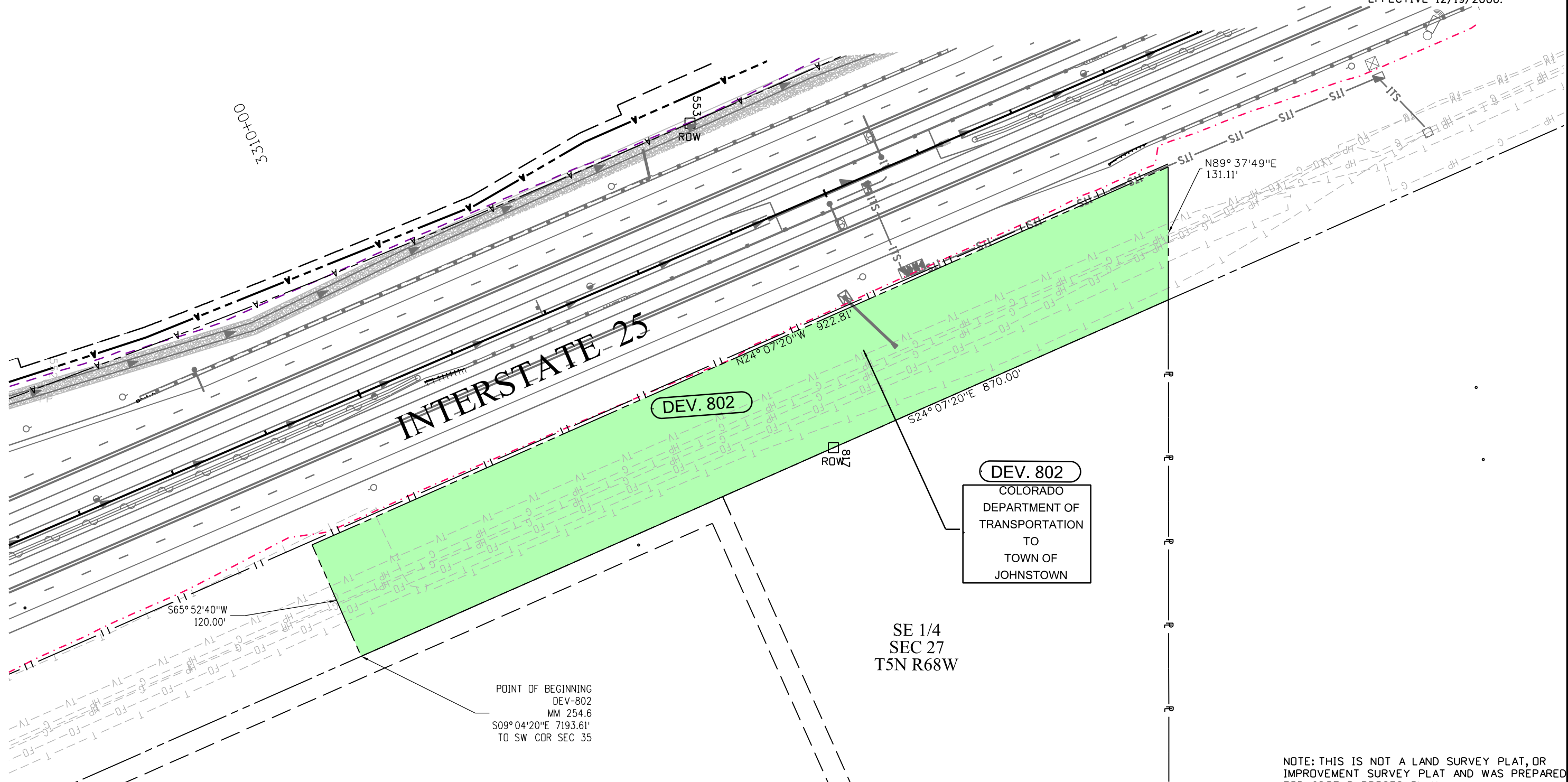


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-23-24	Subset: 1.01 of 1.01	Sheet No.: 1.01



NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.

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-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 $78^{\circ}51'43''$ 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. $89^{\circ}50'18''$ W., a distance of 80.44 feet;
2. Thence N. $06^{\circ}09'41''$ W., a distance of 51.93 feet;
3. Thence N. $06^{\circ}09'09''$ W., a distance of 1055.38 feet;
4. Thence N. $83^{\circ}50'16''$ E., a distance of 80.00 feet;
5. Thence S. $06^{\circ}09'09''$ E., a distance of 1055.38 feet;
6. Thence S. $06^{\circ}09'41''$ 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 $N00^{\circ}18'38''$ 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



Sheet Revisions

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Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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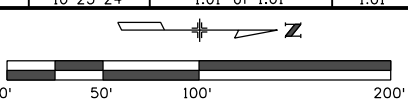


Right of Way Plans

Plan Sheet

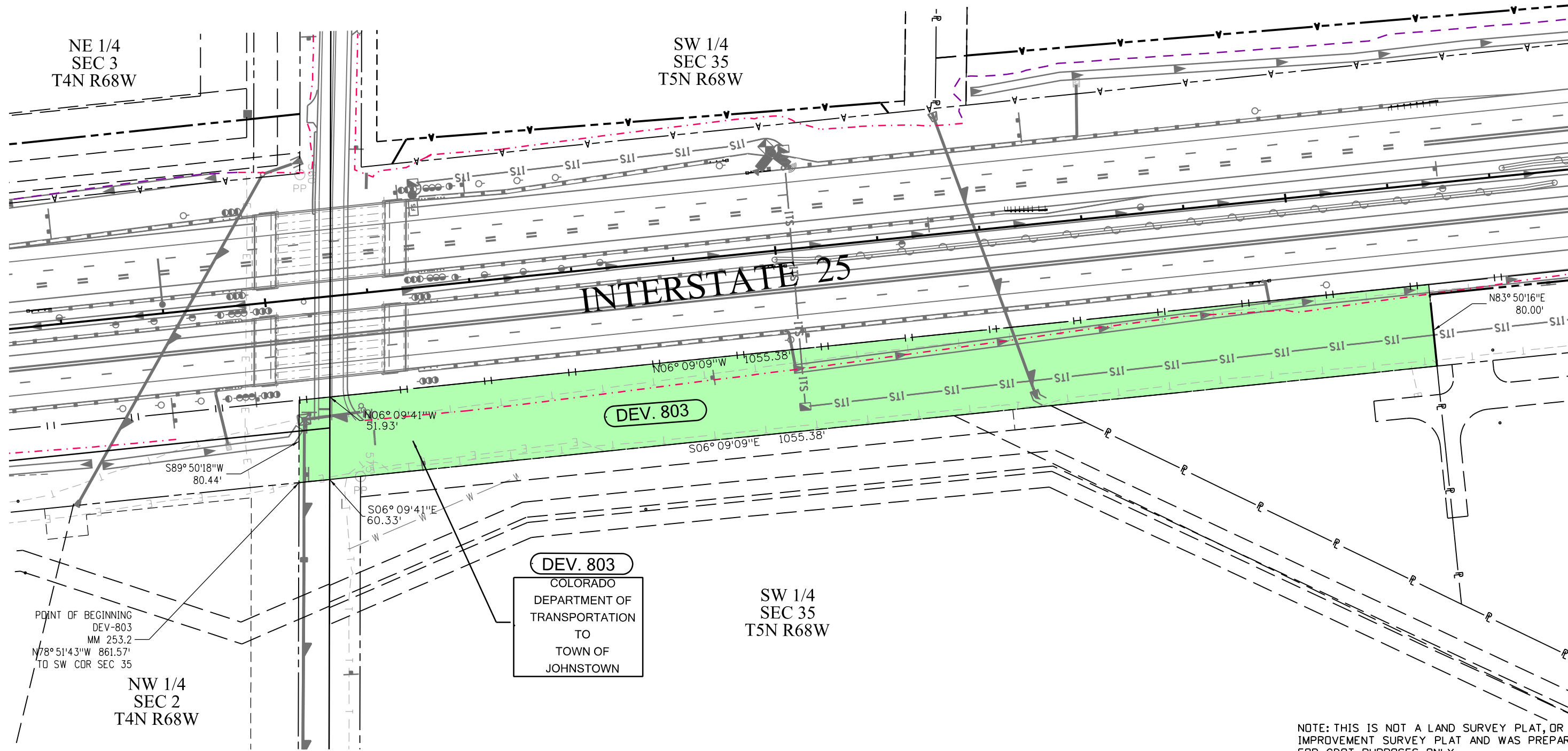
Project Number: NHPP 0253-270
Project Location: I-25 Express Lanes SH7 to SH1

Project Code	Last Mod. Date	Subset	Sheet No.
22831	10-23-24	1.01 of 1.01	1.01



NOTE: PARCELS ARE LOCATED
WITHIN ZONE X AREA OF
MINIMAL FLOOD HAZARD PER
MAP PANEL 08069C14157
EFFECTIVE 12/19/2006.

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-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 $03^{\circ}06'22''$ 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. $67^{\circ}44'18''$ 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 $01^{\circ}26'48''$, a distance of 143.93 feet, (a chord bearing N. $22^{\circ}59'07''$ W., a distance of 143.93 feet);
3. Thence N. $24^{\circ}03'35''$ W., a distance of 2165.01 feet;
4. Thence N. $22^{\circ}47'20''$ W., a distance of 201.32 feet;
5. Thence N. $24^{\circ}07'20''$ W., a distance of 762.83 feet;
6. Thence N. $65^{\circ}52'40''$ E., a distance of 120.00 feet;
7. Thence S. $24^{\circ}07'20''$ E., a distance of 762.83 feet;
8. Thence S. $11^{\circ}36'35''$ E., a distance of 206.25 feet;
9. Thence S. $24^{\circ}03'35''$ E., a distance of 2165.26 feet;
10. Thence N. $89^{\circ}41'05''$ 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 $01^{\circ}09'11''$, a distance of 117.72 feet, (a chord bearing S. $22^{\circ}50'18''$ E., a distance of 117.72 feet), more or less, to the TRUE POINT OF BEGINNING.

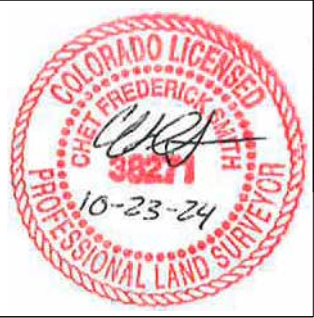
The above described parcel contains 305,724 sq. ft. (7.018 acres), more or less

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 $N00^{\circ}20'54''$ 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

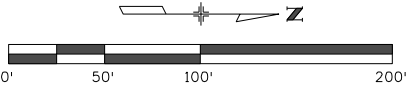


Sheet Revisions			Sheet Revisions			Sheet Revisions		
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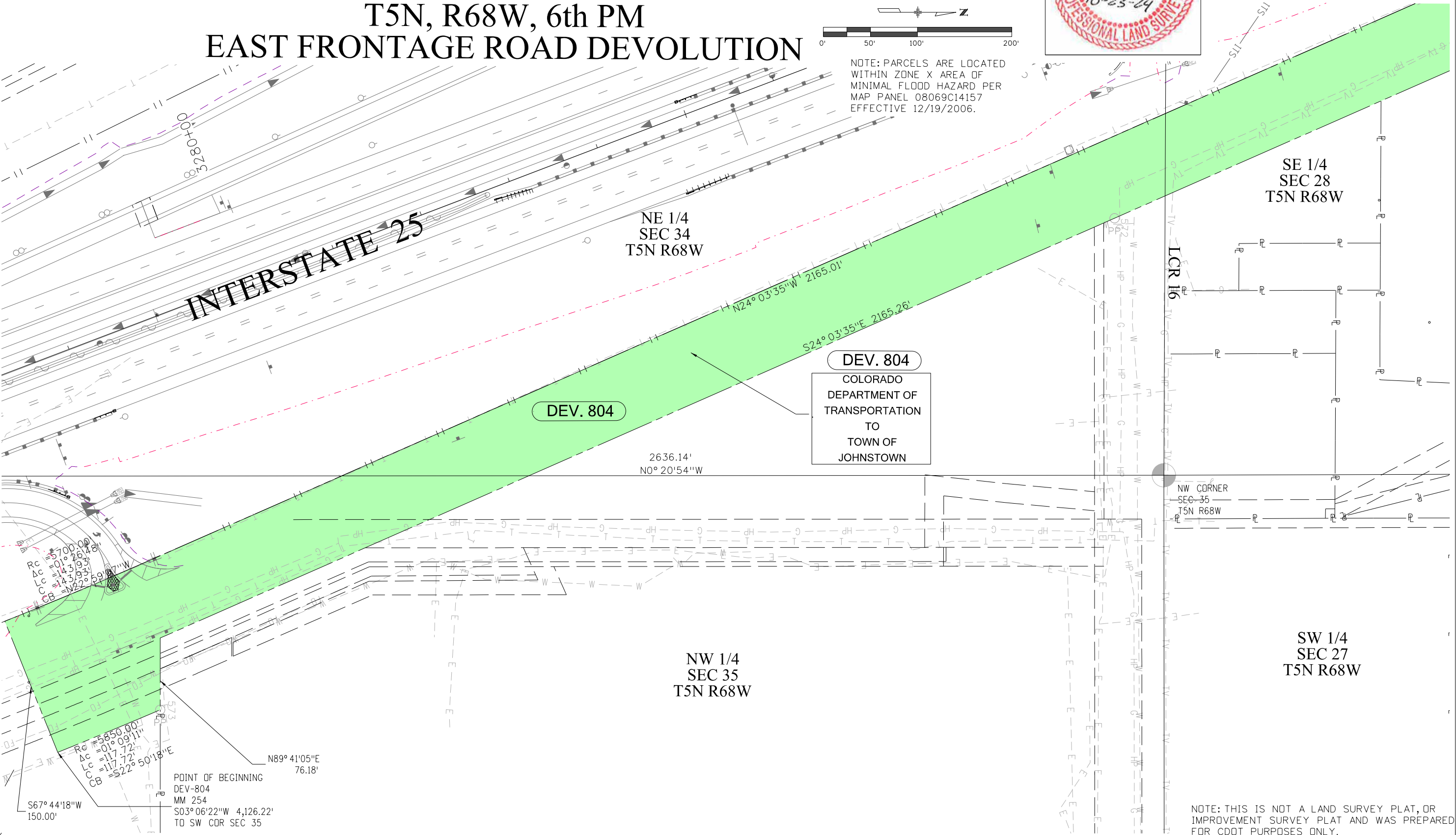


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-08-24	Subset: 1.01 of 1.02	Sheet No.: 1.01

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.



Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

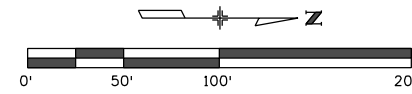
Right of Way Plans

Plan Sheet

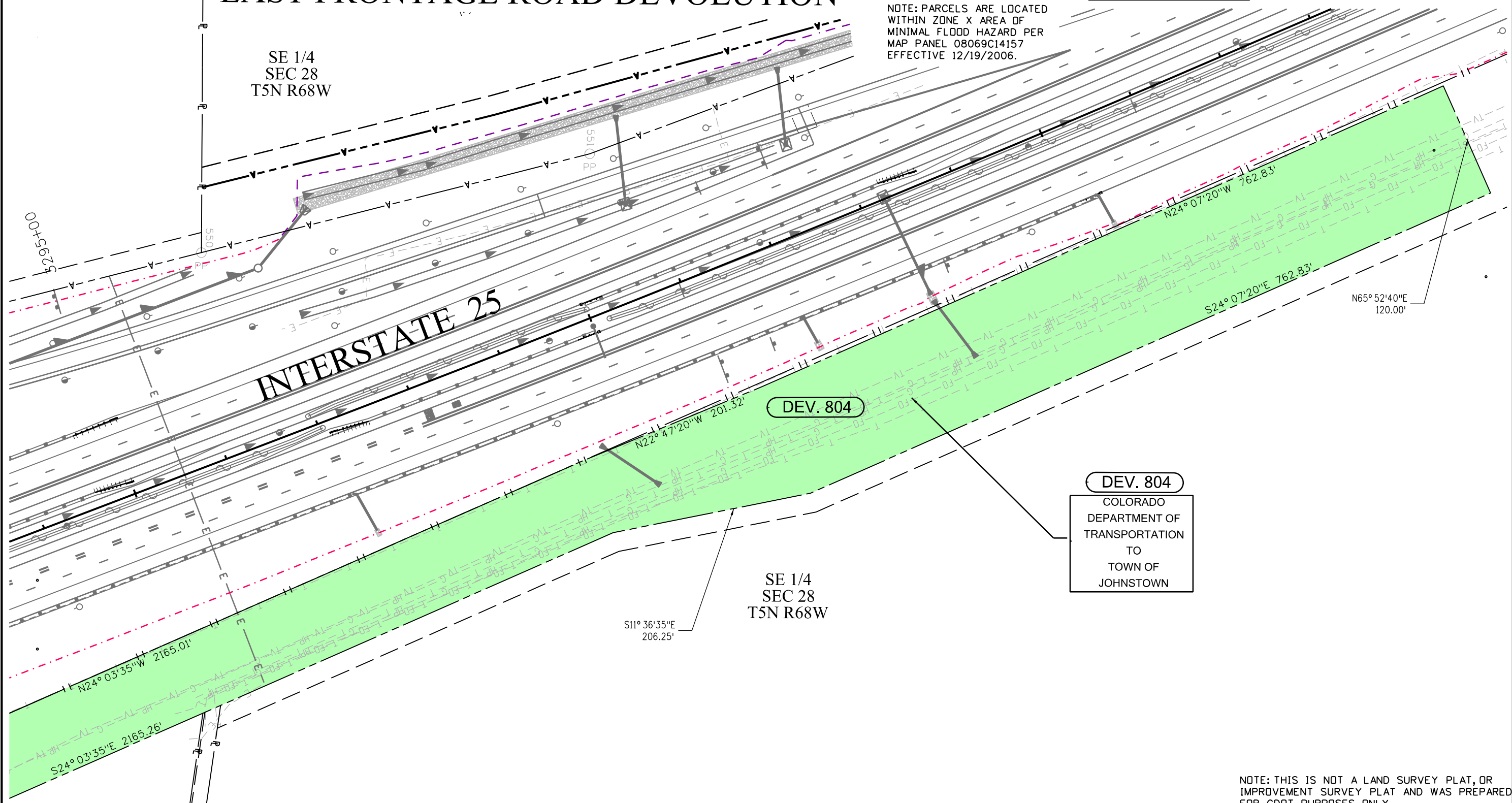
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-08-24	Subset: 1.01 of 1.02	Sheet No.: 1.02



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.



SE 1/4
SEC 28
T5N R68W

DEV. 804

COLORADO
DEPARTMENT OF
TRANSPORTATION
TO
TOWN OF
JOHNSTOWN

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)
(GMD)**

Region 4

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 portions 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 **Exhibits 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.

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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**

Print: _____

Title: _____

*Signature

Date: _____

STATE OF COLORADO

Jared S. Polis, Governor
Department of Transportation
Shoshana M. Lew, Executive Director

By: Keith Stefanik, P.E., Chief Engineer

Date: _____

Print: _____ _____ Title: _____ _____ _____ _____ *Signature Date: _____	
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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. 89°37'12" 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 $40^{\circ}24'51''$, the chord of which bears N. $25^{\circ}13'55''$ E., a distance of 444.25 feet;
9. Thence N. $6^{\circ}16'55''$ W., continuing along said East Frontage Road right of way line, a distance of 102.44 feet;
10. Thence N. $0^{\circ}00'00''$ W., continuing along said East Frontage Road right of way line, a distance of 391.04 feet;
11. Thence N. $40^{\circ}17'16''$ W., continuing along said East Frontage Road right of way line, a distance of 61.76 feet;
12. Thence N. $76^{\circ}26'12''$ 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. $0^{\circ}06'38''$ 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. $45^{\circ}36'27''$ E., along said westerly right of way line of the East Frontage Road, a distance of 152.40 feet;
15. Thence N. $3^{\circ}26'42''$ 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 $40^{\circ}28'03''$, the chord of which bears N. $22^{\circ}41'00''$ W., a distance of 331.33 feet;
17. Thence N. $42^{\circ}55'01''$ 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 $15^{\circ}46'37''$, the chord of which is N $35^{\circ}01'42''$ 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 $24^{\circ}03'29''$, the chord of which bears N. $15^{\circ}06'40''$ W., a distance of 446.26 feet;
20. Thence N. $3^{\circ}04'55''$ W., a distance of 231.85 feet;
21. Thence N. $0^{\circ}10'01''$ E., a distance of 660.00 feet to a point from which the Center Quarter corner of Section 22 bears S. $3^{\circ}24'25''$ E., a distance of 281.72 feet;
22. Thence N. $0^{\circ}07'33''$ E., a distance of 400.00 feet;
23. Thence N. $0^{\circ}01'37''$ E., a distance of 400.00 feet;
24. Thence N. $0^{\circ}10'08''$ W., a distance of 2,100.00 feet to a point from which the North Quarter corner of Section 22 bears S. $2^{\circ}36'44''$ E., a distance of 544.15 feet;
25. Thence N. $0^{\circ}34'05''$ E., a distance of 600.00 feet;
26. Thence N. $0^{\circ}01'48''$ E., a distance of 960.00 feet;
27. Thence N. $0^{\circ}03'09''$ E., a distance of 563.78 feet;
28. Thence N. $9^{\circ}23'41''$ 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. $0^{\circ}05'36''$ 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. $0^{\circ}05'15''$ E., parallel to said west line of Lot 2, Block 2, a distance of 178.76 feet;
31. Thence N. $2^{\circ}57'33''$ E., a distance of 200.00 feet;
32. Thence N. $89^{\circ}59'55''$ 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. $0^{\circ}06'06''$ 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. $0^{\circ}05'15''$ 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. 12°40'27" 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. $27^{\circ}14'26''$ E., a distance of 216.02 feet;
10. Thence N. $56^{\circ}55'24''$ 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. $18^{\circ}16'07''$ W., a distance of 426.09 feet;
12. Thence N. $23^{\circ}15'20''$ W., a distance of 52.46 feet;
13. Thence N. $0^{\circ}06'39''$ W., a distance of 1,062.27 feet;
14. Thence S. $66^{\circ}25'36''$ W., a distance of 77.43 feet;
15. Thence N. $0^{\circ}07'33''$ E., a distance of 21.84 feet;
16. Thence N. $66^{\circ}25'36''$ E., a distance of 72.87 feet;
17. Thence N. $1^{\circ}24'10''$ W., a distance of 634.66 feet;
18. Thence N. $1^{\circ}52'36''$ E., a distance of 339.25 feet;
19. Thence N. $89^{\circ}46'00''$ W., a distance of 62.91 feet;
20. Thence N. $0^{\circ}10'08''$ W., a distance of 20.00 feet;
21. Thence S. $89^{\circ}46'00''$ E., a distance of 57.05 feet;
22. Thence N. $0^{\circ}05'15''$ E., a distance of 5.48 feet;
23. Thence N. $17^{\circ}29'05''$ W., a distance of 191.75 feet;
24. Thence N. $0^{\circ}10'08''$ W., a distance of 67.19 feet;
25. Thence S. $17^{\circ}29'05''$ E., a distance of 192.66 feet;
26. Thence N. $0^{\circ}05'07''$ E., a distance of 502.67 feet;
27. Thence N. $89^{\circ}32'40''$ W., a distance of 59.58 feet;
28. Thence N. $0^{\circ}10'08''$ W., a distance of 20.00 feet;
29. Thence S. $89^{\circ}32'40''$ E., a distance of 59.67 feet;
30. Thence N. $0^{\circ}05'07''$ 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. $0^{\circ}01'06''$ E., a distance of 126.01 feet;
92. Thence S. $0^{\circ}23'30''$ W., a distance of 229.49 feet;
93. Thence N. $77^{\circ}39'19''$ 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. $3^{\circ}31'17''$ W., along the easterly line of said tract of land, a distance of 20.79 feet;
95. Thence S. $77^{\circ}39'19''$ W., a distance of 21.01 feet;
96. Thence S. $0^{\circ}23'30''$ W., a distance of 218.55 feet;
97. Thence N. $50^{\circ}39'45''$ 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. $0^{\circ}04'13''$ W., along the easterly line of said tract of land, a distance of 25.89 feet;
99. Thence S. $50^{\circ}39'45''$ W., a distance of 23.81 feet;
100. Thence S. $0^{\circ}23'30''$ W., a distance of 104.96 feet;
101. Thence S. $0^{\circ}18'14''$ E., a distance of 415.53 feet;
102. Thence S. $0^{\circ}06'47''$ 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. $89^{\circ}34'46''$ 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. $0^{\circ}05'07''$ 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. $1^{\circ}52'36''$ W., a distance of 308.11 feet;
106. Thence S. $1^{\circ}24'10''$ E., a distance of 638.30 feet;
107. Thence N. $89^{\circ}53'21''$ E., a distance of 4.00 feet;

108. Thence S. $0^{\circ}06'39''$ E., a distance of 502.42 feet to the north line of the southeast Quarter of Section 22;
109. Thence S. $0^{\circ}06'39''$ 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. $23^{\circ}15'20''$ 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. $18^{\circ}41'29''$ 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. $0^{\circ}03'50''$ 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 $\frac{1}{4}$ | 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. 0°34'10" 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





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



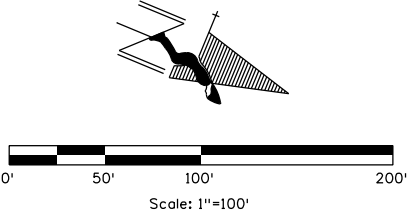
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

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



Begin Const Project
Station: 3302+96
M.P. 254.41

APPROX RIGHT OF WAY LINE

3404

ROW

6305+00

6310+00

6315+00

Southbound Alignment

INTERSTATE 25

Northbound Alignment

3305+00

3310+00

3315+00

East Frontage Road

RIGHT OF WAY LINE

ROW
22831817

S89° 37'12"W 131.06'

POB DEV-534 (2700)
Tie C-E 1/16 Cor S27
N89°37'12"E 101.35'

DEV-534

2700

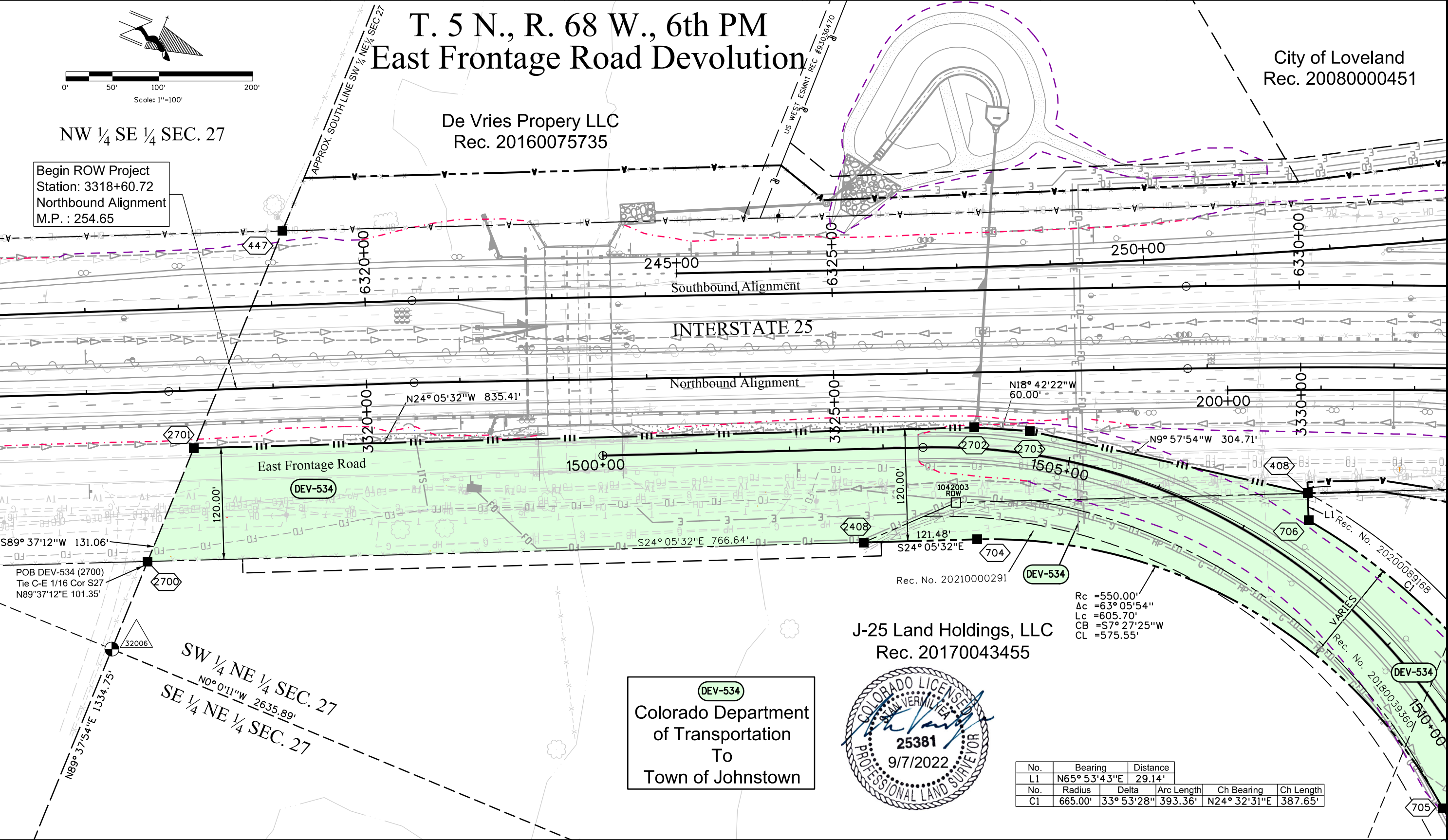
32006

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



9/7/2022 L:\DCS\Resources\TRN\Right-of-Way Misc Projects\I-25US 34 Reconstruction\21506\RDW_Survey Drawings\Reference_Files\21506RDW_Plan778.dgn





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

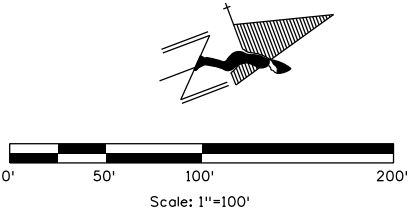
Sheet Revisions		
Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

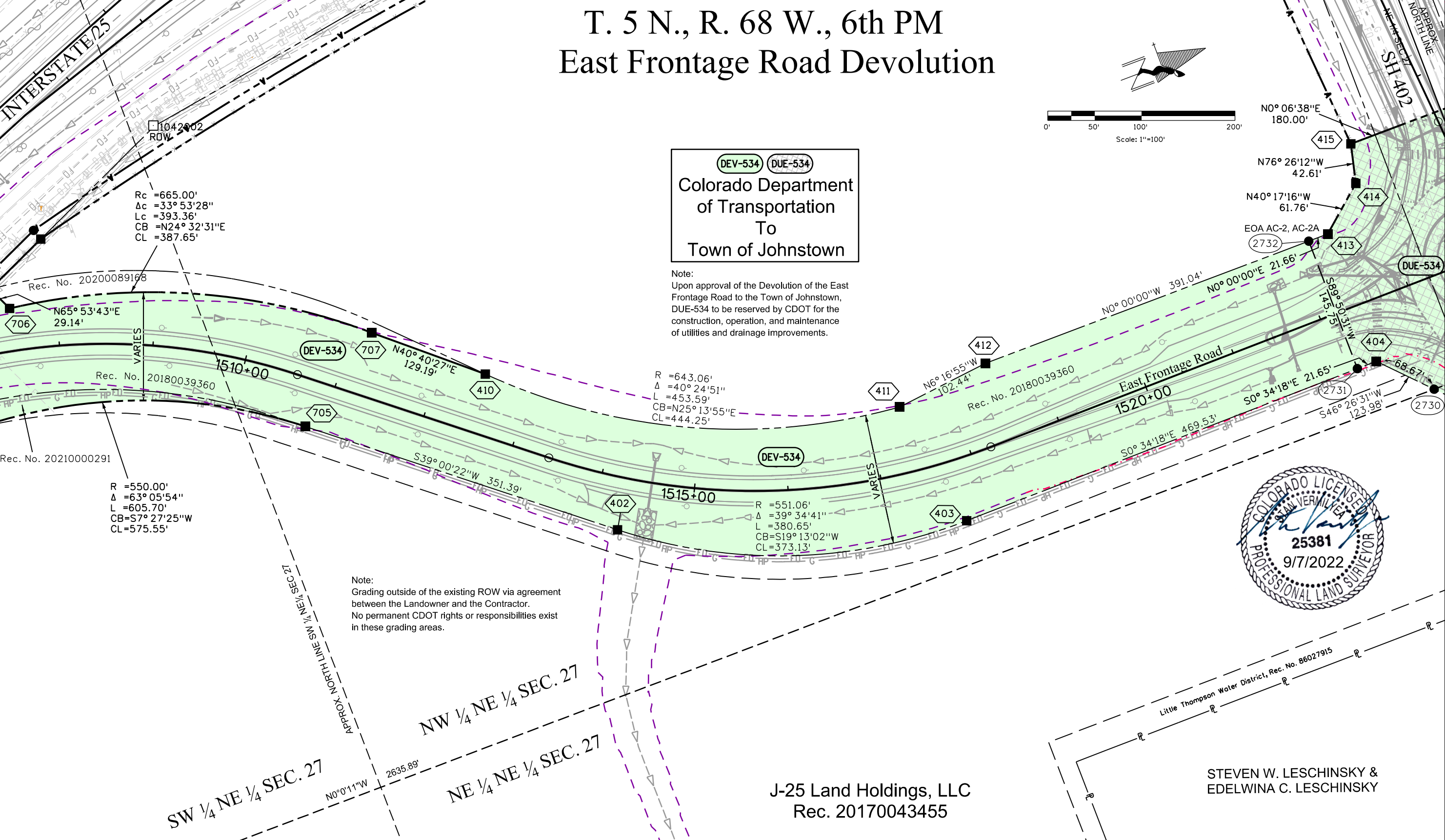
Project Number: IM 0253-255			
Project Location: I-25 North: SH 402 to SH 14			
Unit 4			
Project Code: 21506	Last Mod. Date: 09/07/22	Subset: 7.01 to 7.78	Sheet No.: 7.80

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.



J-25 Land Holdings, LLC
Rec. 20170043455

STEVEN W. LESCHINSKY &
EDELWINA C. LESCHINSKY

L:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW_Survey Drawings\Reference_Files\21506ROW_Plan780.dgn

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.

R = 643.06'
 $\Delta = 40^{\circ} 24' 51''$
 L = 453.59'
 CB = N25° 13' 55" E
 CL = 444.25'

Rec. No. 20180039360

East,Frontage Road

1520+00

S0° 34'18"E 469.53'

S0° 34'18"E 469.53'

N0°0'11"W 2635.89'

R = 551.06'
 $\Delta = 39^\circ 34' 41''$
 L = 380.65'
 CB = S19° 13' 02" W
 CL = 373.13'

NE 1/4 NE 1/4 SEC. 27

2731

S46° 26' 31" W
123.98

R = 479.00'
Δ = 40° 28' 03"
L = 338.31'
CB = N22° 41' 00" W
CL = 331.33'

R = 589.00'
 $\Delta = 40^{\circ} 46' 47''$
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'

SE 1/4 SE 1/4 SEC. 22

A circular professional seal for Stan Vermilyea, a Colorado Licensed Professional Land Surveyor. The seal features a rope-like border. Inside the border, the text "COLORADO LICENSED" is at the top and "PROFESSIONAL LAND SURVEYOR" is at the bottom, separated by dots. The center of the seal contains the name "STAN VERMILYEA" in a script font, the license number "25381", and the expiration date "9/7/2022". The seal is stamped in blue ink on a white background.

STEVEN W. LESCHINSKY &
EDELWINA C. LESCHINSKY

Little Thompson Water District, Rec. No. 86027915

Exhibit C: Page 24 of 42



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



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'

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

SE 1/4 SE 1/4 SEC. 22



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.

Exhibit C: Page 25 of 42

N42° 55' 01" W 1084.79'

East Frontage Road

N42° 55' 01" W 370.60' (UE-534)

S42° 55' 01" E 325.67' (UE-534)

S42° 55' 01" E 1084.79'

R = 1255.00'
Δ = 15° 46' 37"
L = 345.58'
CB = N35° 01' 42" W
CL = 344.49'

R = 1145.00'
Δ = 35° 20' 00"
L = 706.10'
CB = S25° 15' 01" E
CL = 694.97'

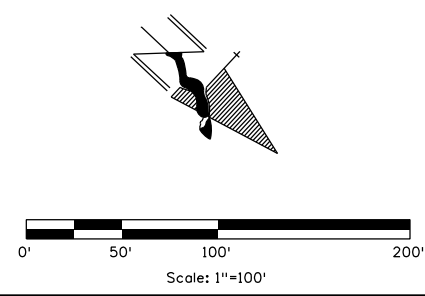
POB DUE-534A (2735)
Tie C 1/4 Cor S22
N12° 40' 27" W 1,063.57'

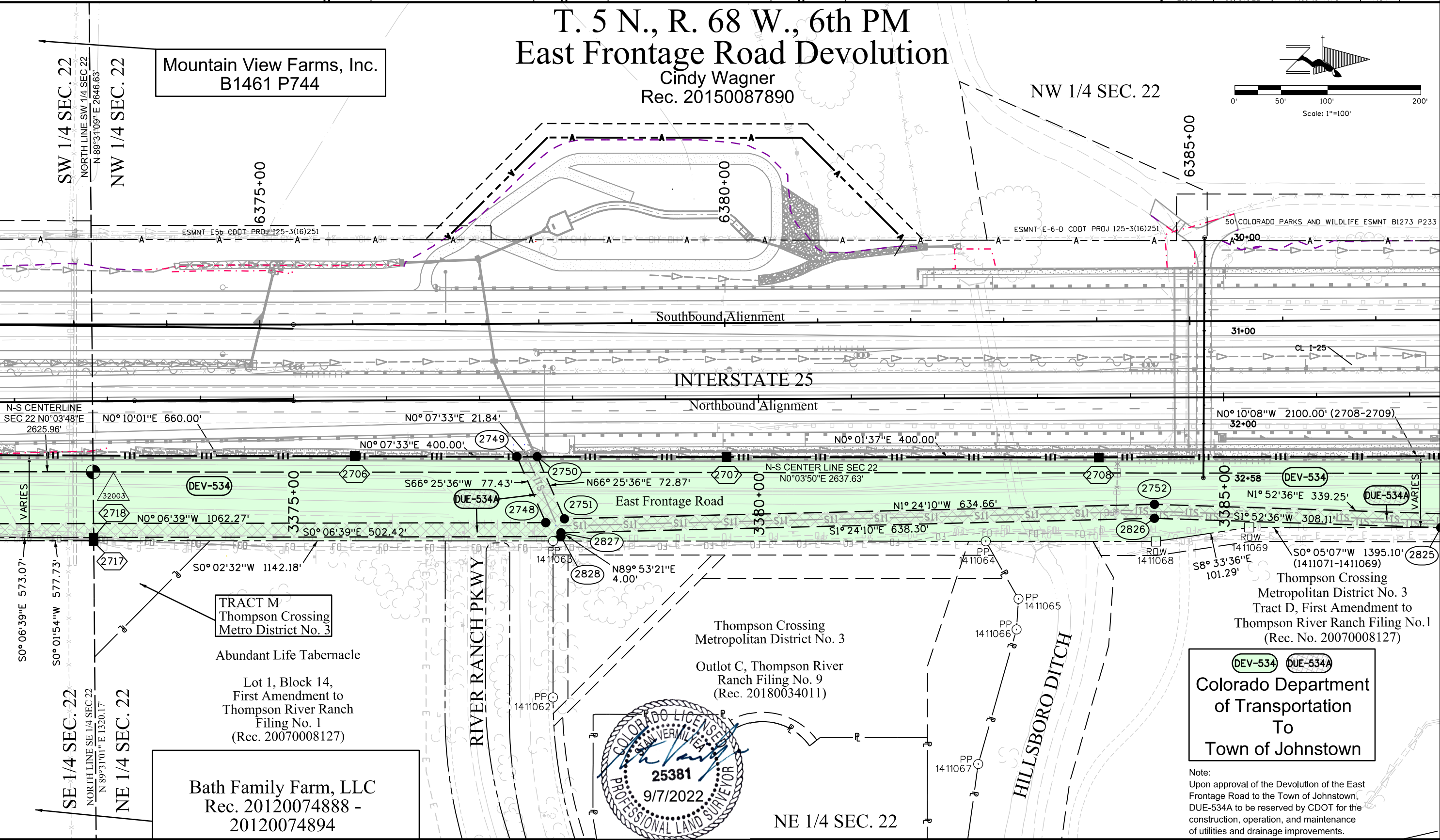
Bath Family Farm, LLC
Rec. 20120074888 -
20120074894

NW 1/4 SE 1/4 SEC. 22

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'

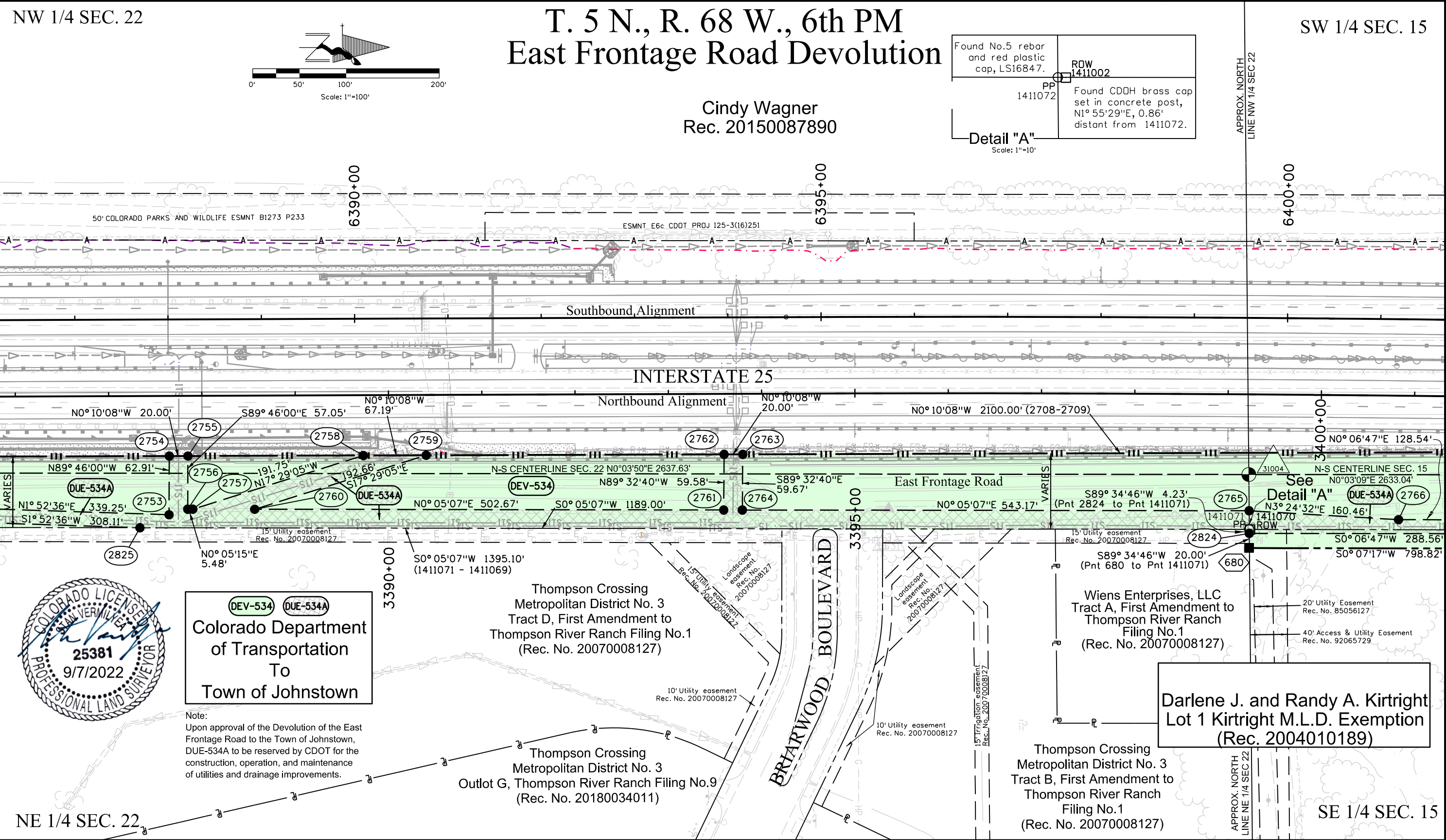
No.	Bearing	Distance
L1	S56° 55' 24" W	82.18'
L2	S1° 55' 42" E	57.19'
L3	N1° 55' 42" W	18.36'
L4	N27° 14' 26" W	199.16'
L5	S27° 14' 26" E	216.02'
L6	N56° 55' 24" E	65.96'





DEV-534 DUE-534A
Colorado Department of Transportation
To
Town of Johnstown

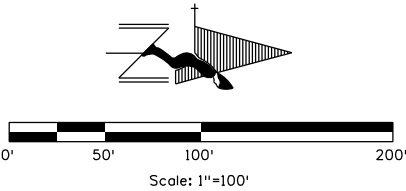
Note:
Upon approval of the Devolution of the East Frontage Road to the Town of Johnstown, DUE-534A to be reserved by CDOT for the construction, operation, and maintenance of utilities and drainage improvements.





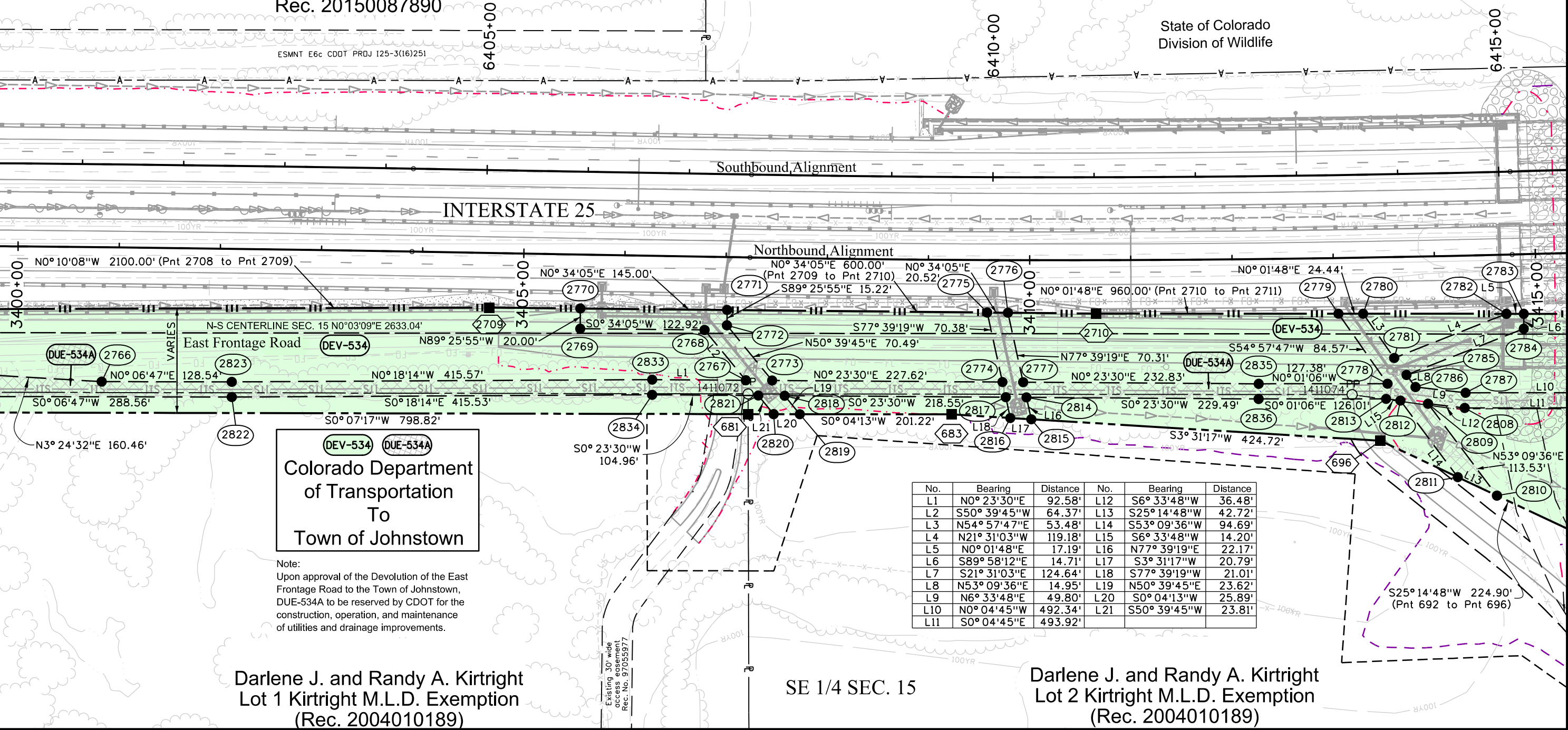
T. 5 N., R. 68 W., 6th PM East Frontage Road Devolution

SW 1/4 SEC. 15

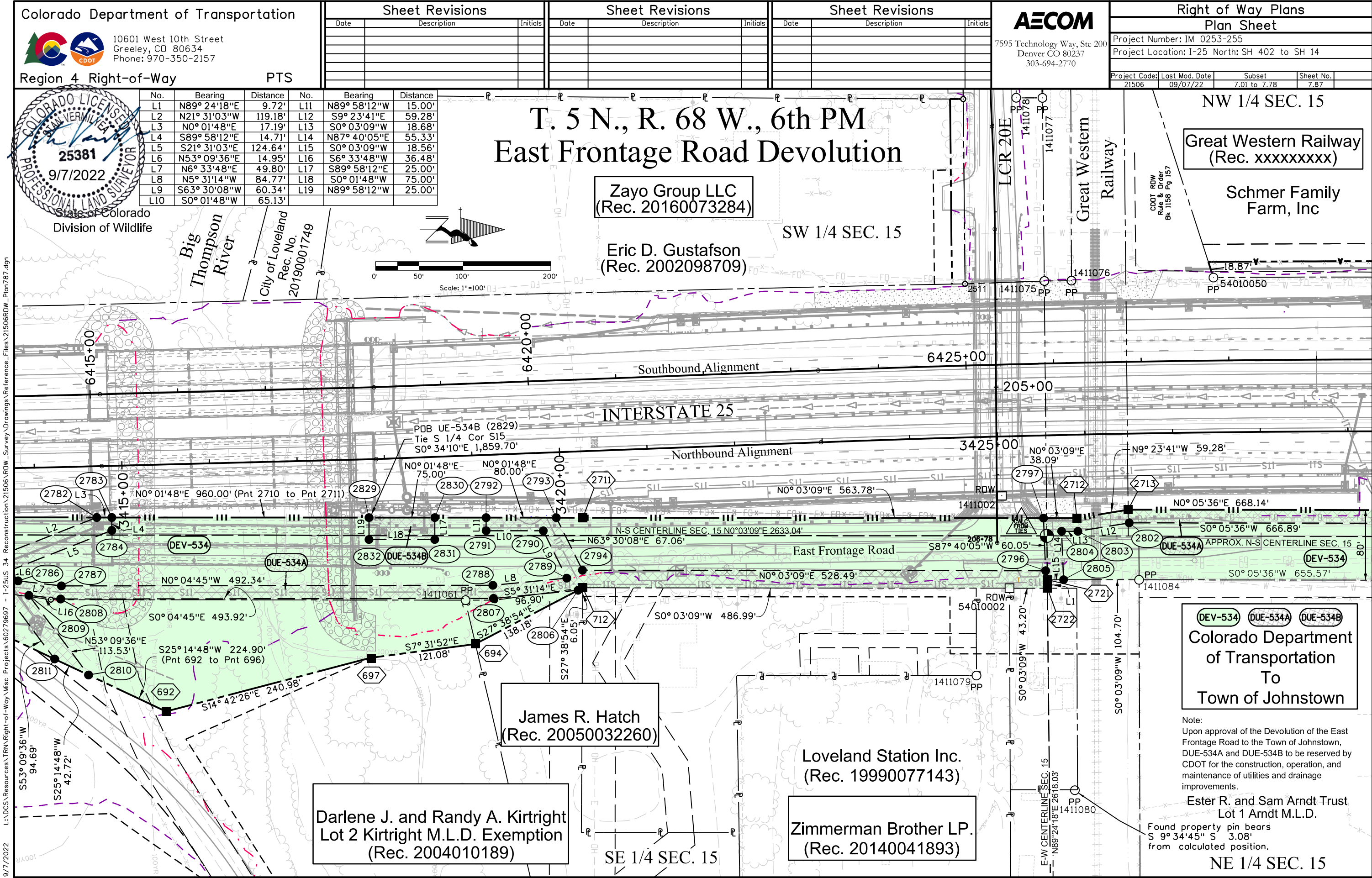


Cindy Wagner
Rec. 20150087890

State of Colorado
Division of Wildlife



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"W	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'			



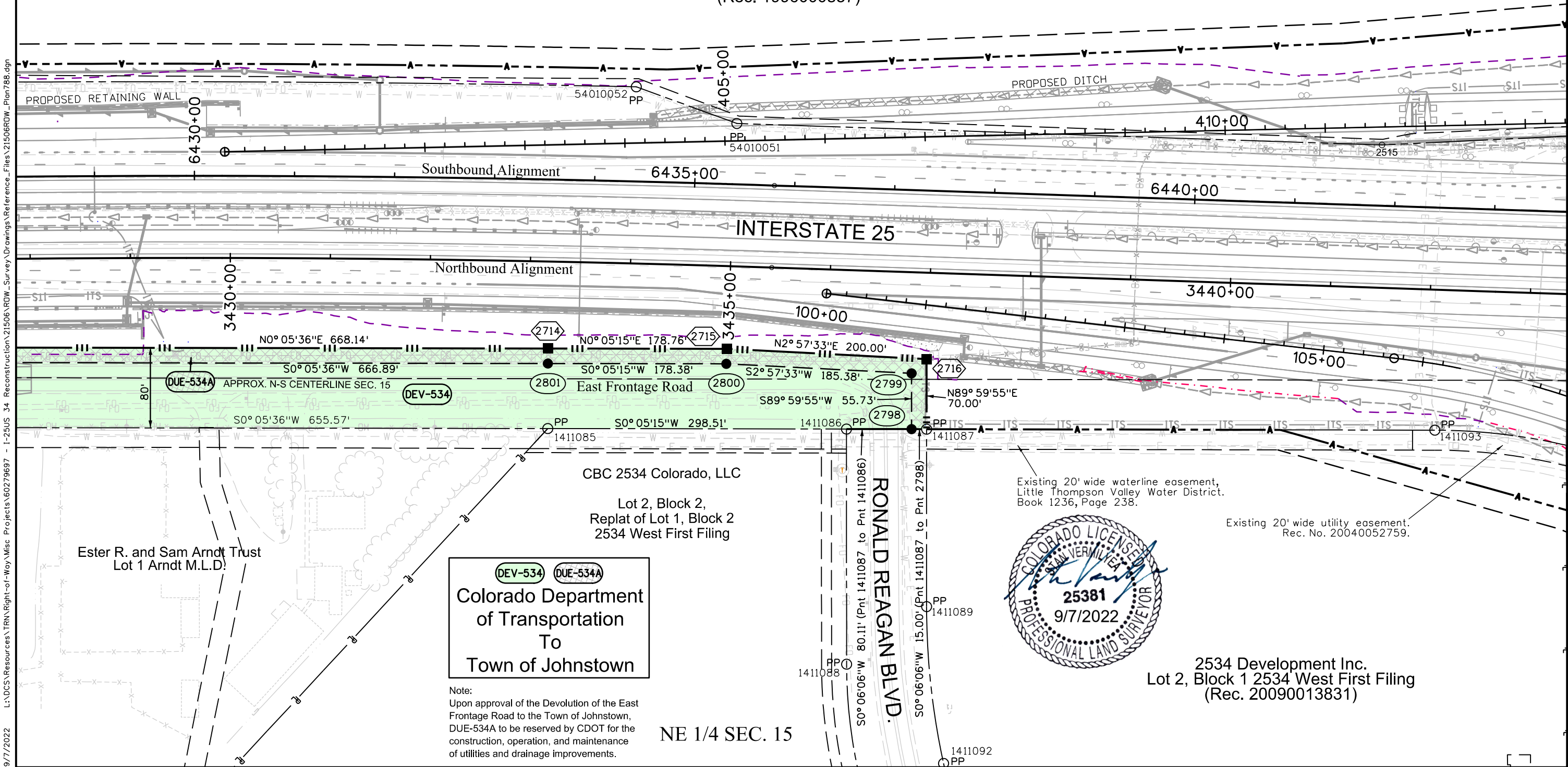
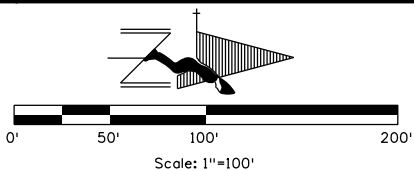
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9/7/2022

T5N, R68W, 6th PM

East Frontage Road Devolution

NW 1/4 SEC. 15

Schmer Family Farm Inc.
(Rec. 1996000857)



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



Right of Way Plans

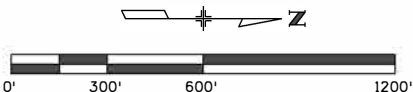
Plan Sheet

Project Number: NHP 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



T5N, R68W, 6th PM

EAST FRONTAGE ROAD DEVOLUTION

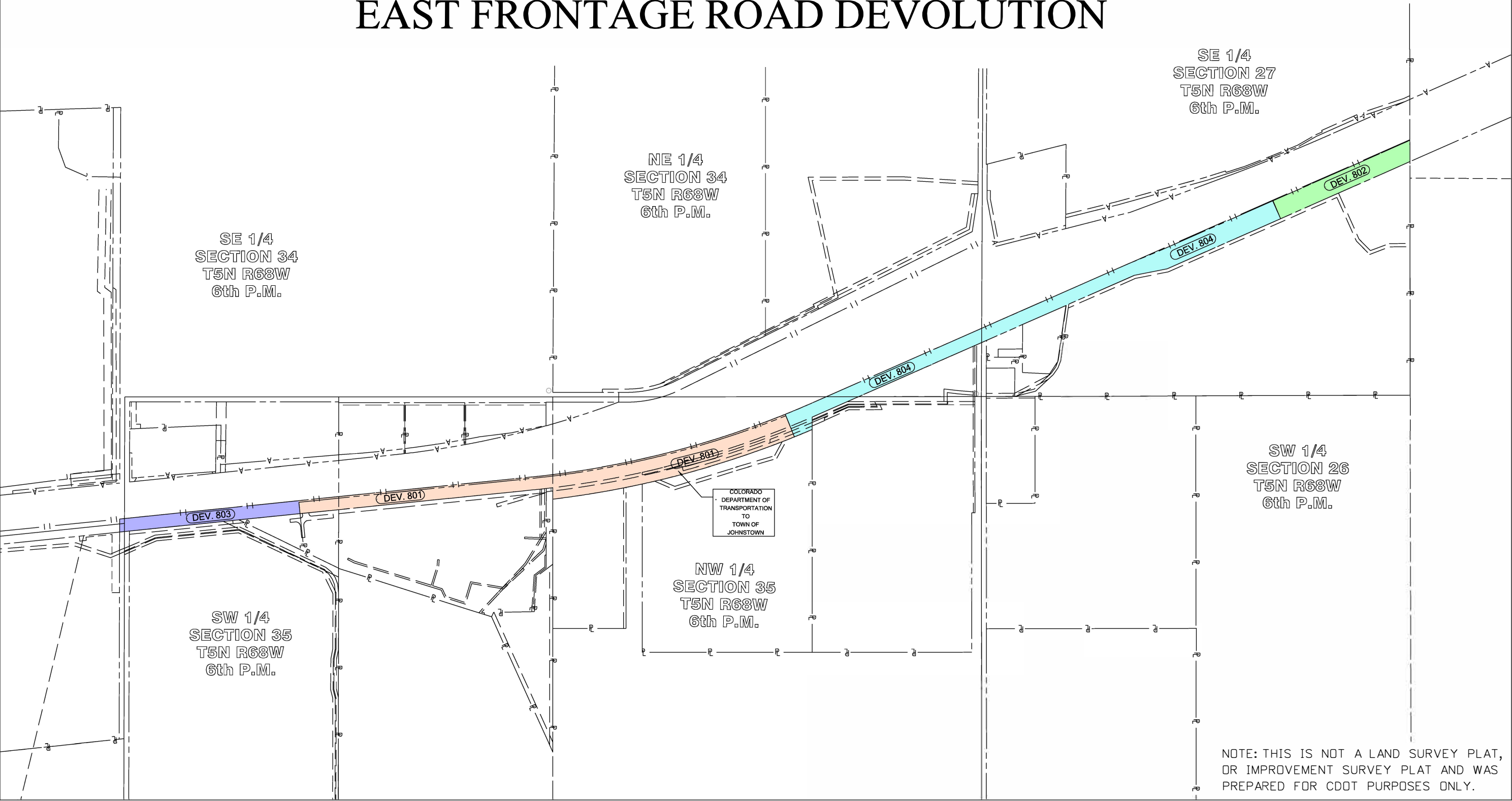


EXHIBIT "A"

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 $33^{\circ}18'37''$ 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. $83^{\circ}50'16''$ W., a distance of 80.00 feet;
2. Thence N. $06^{\circ}09'09''$ W., a distance of 608.30 feet;
3. Thence N. $06^{\circ}05'08''$ 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 $16^{\circ}09'14''$, a distance of 1,607.05 feet, (a chord bearing N. $14^{\circ}11'06''$ W., a distance of 1,601.73 feet);
5. Thence N. $67^{\circ}44'18''$ 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 $15^{\circ}04'16''$, a distance of 1,538.78 feet, (a chord bearing S. $14^{\circ}43'35''$ E., a distance of 1,534.34 feet);
7. Thence S. $89^{\circ}41'05''$ 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 $01^{\circ}10'00''$, a distance of 117.70 feet, (a chord bearing S. $06^{\circ}41'28''$ E., a distance of 117.70 feet);
9. Thence S. $06^{\circ}05'08''$ E., a distance of 837.29 feet;
10. Thence S. $06^{\circ}09'09''$ 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 $N00^{\circ}18'38''$ W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

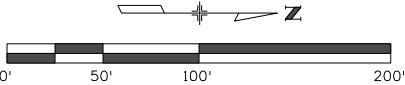
For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX

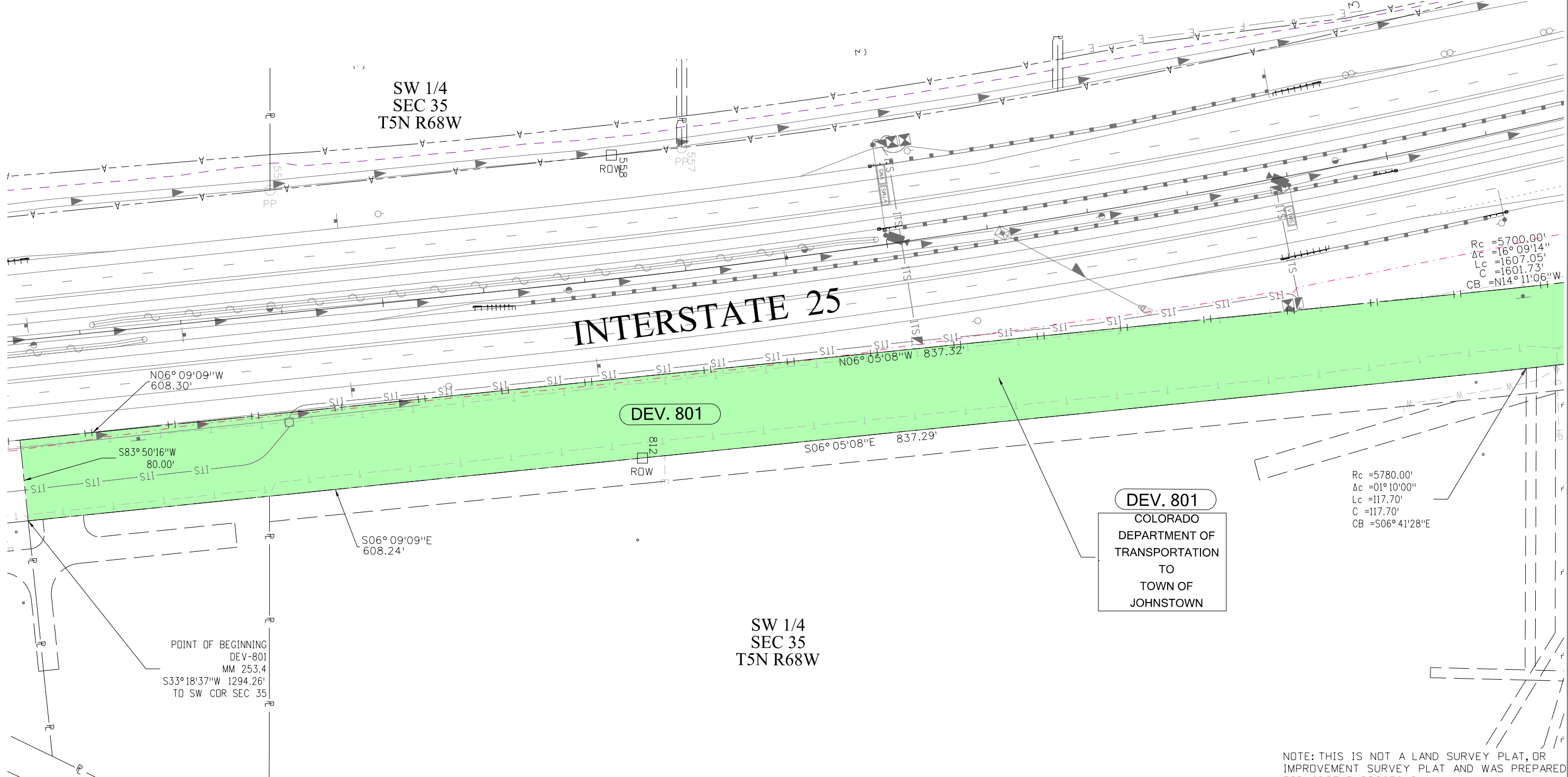


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-23-24	Subset: 1.01 of 1.02	Sheet No.: 1.01



NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.

T5N, R68W, 6th PM
EAST FRONTAGE ROAD DEVOLUTION



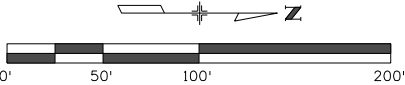
NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

Sheet Revisions			Sheet Revisions			Sheet Revisions		
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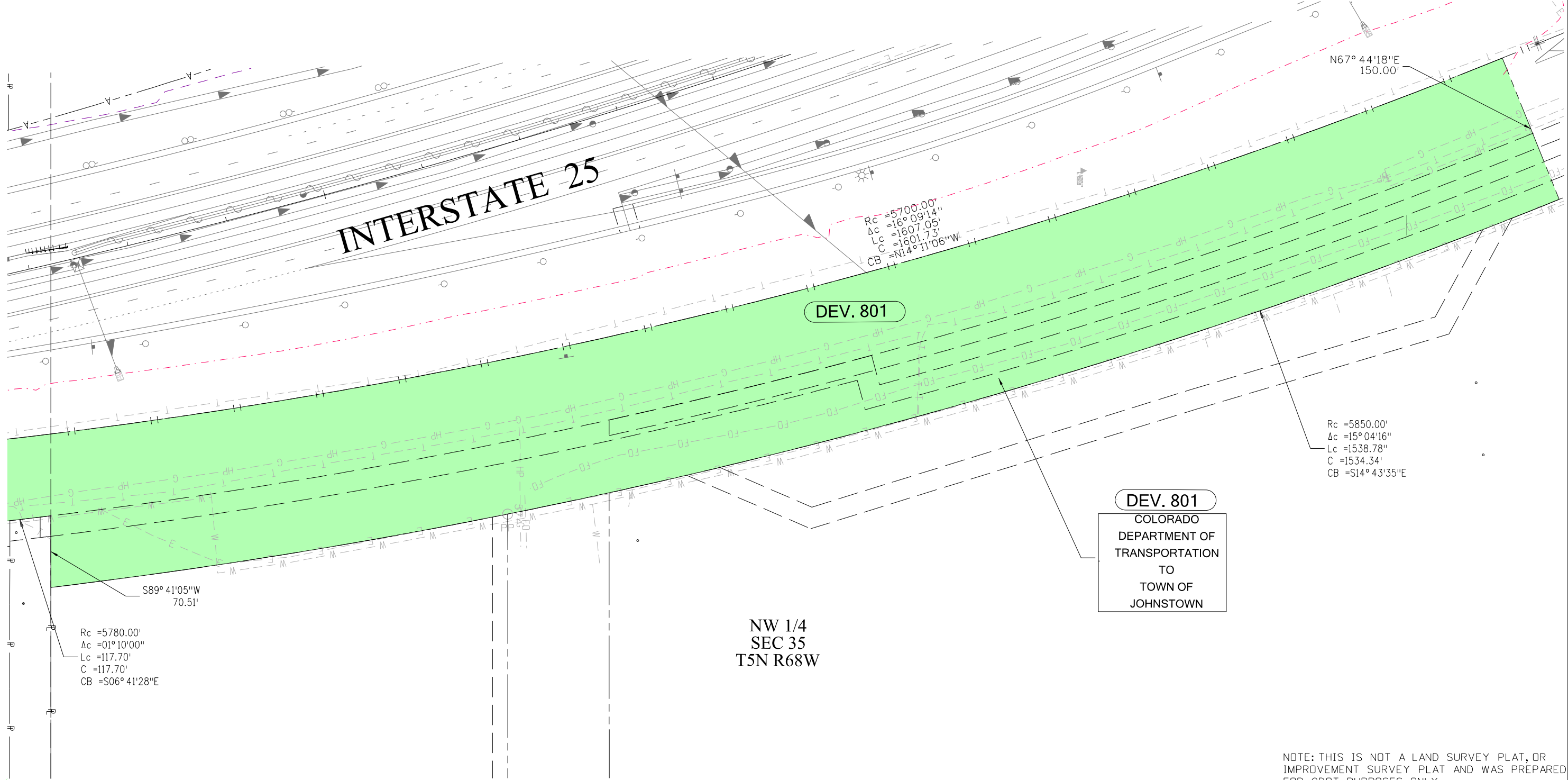


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-23-24	Subset: 1.01 of 1.02	Sheet No.: 1.02

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.

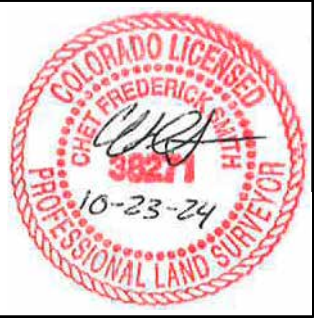
The above described parcel contains 107,570 sq. ft. (2.470 acres), more or less

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 sixteen 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).

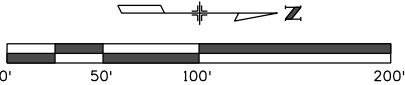
For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228



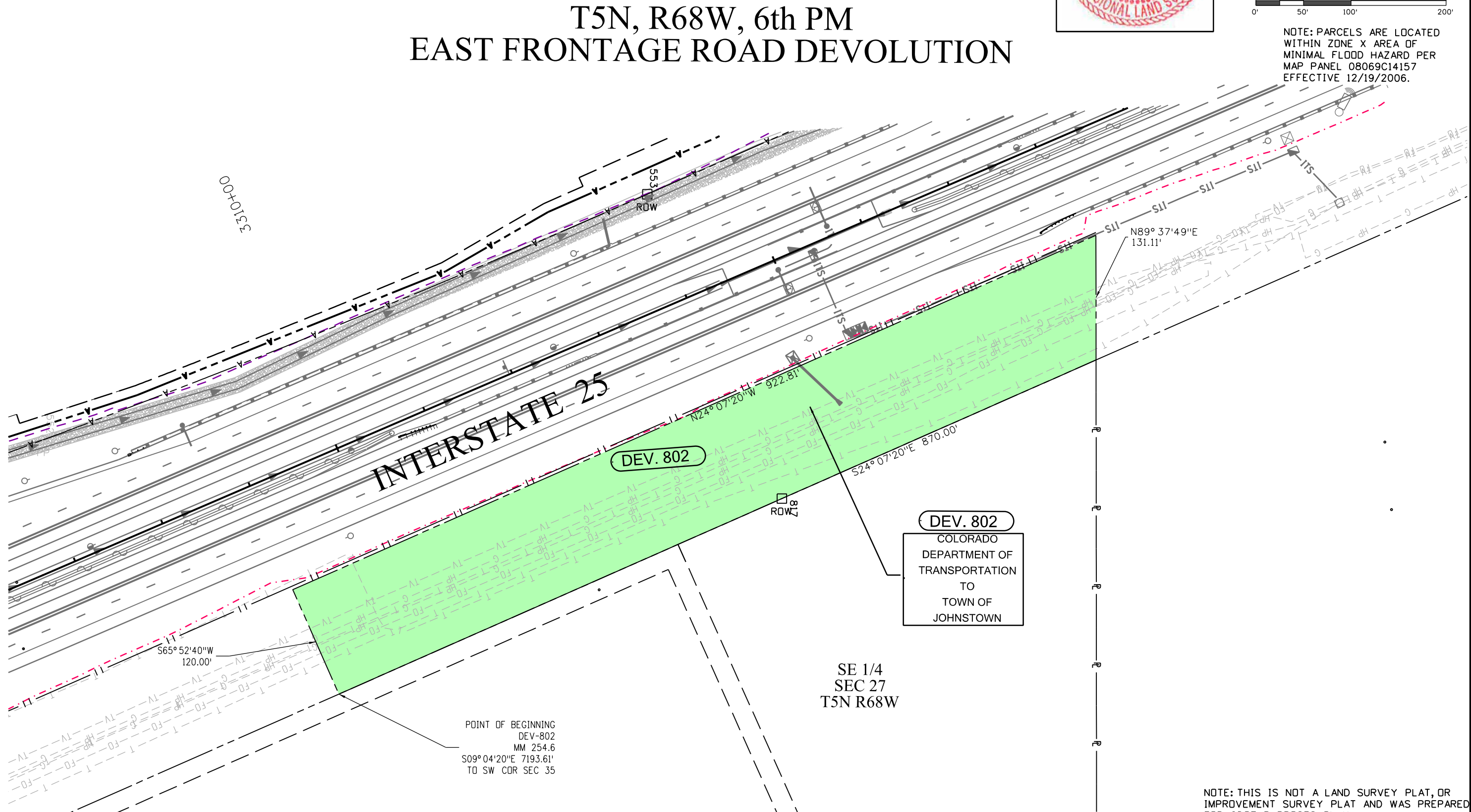
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Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-23-24	Subset: 1.01 of 1.01	Sheet No.: 1.01



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 $78^{\circ}51'43''$ 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. $89^{\circ}50'18''$ W., a distance of 80.44 feet;
2. Thence N. $06^{\circ}09'41''$ W., a distance of 51.93 feet;
3. Thence N. $06^{\circ}09'09''$ W., a distance of 1055.38 feet;
4. Thence N. $83^{\circ}50'16''$ E., a distance of 80.00 feet;
5. Thence S. $06^{\circ}09'09''$ E., a distance of 1055.38 feet;
6. Thence S. $06^{\circ}09'41''$ 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 $N00^{\circ}18'38''$ W, 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

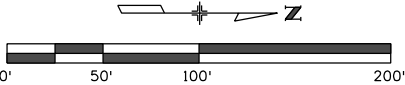
For and on the behalf of the
Topographic, Co.
Chet F. Smith, PLS 38271
12265 W. Bayaud St., Suite 130
Lakewood, CO 80228



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX

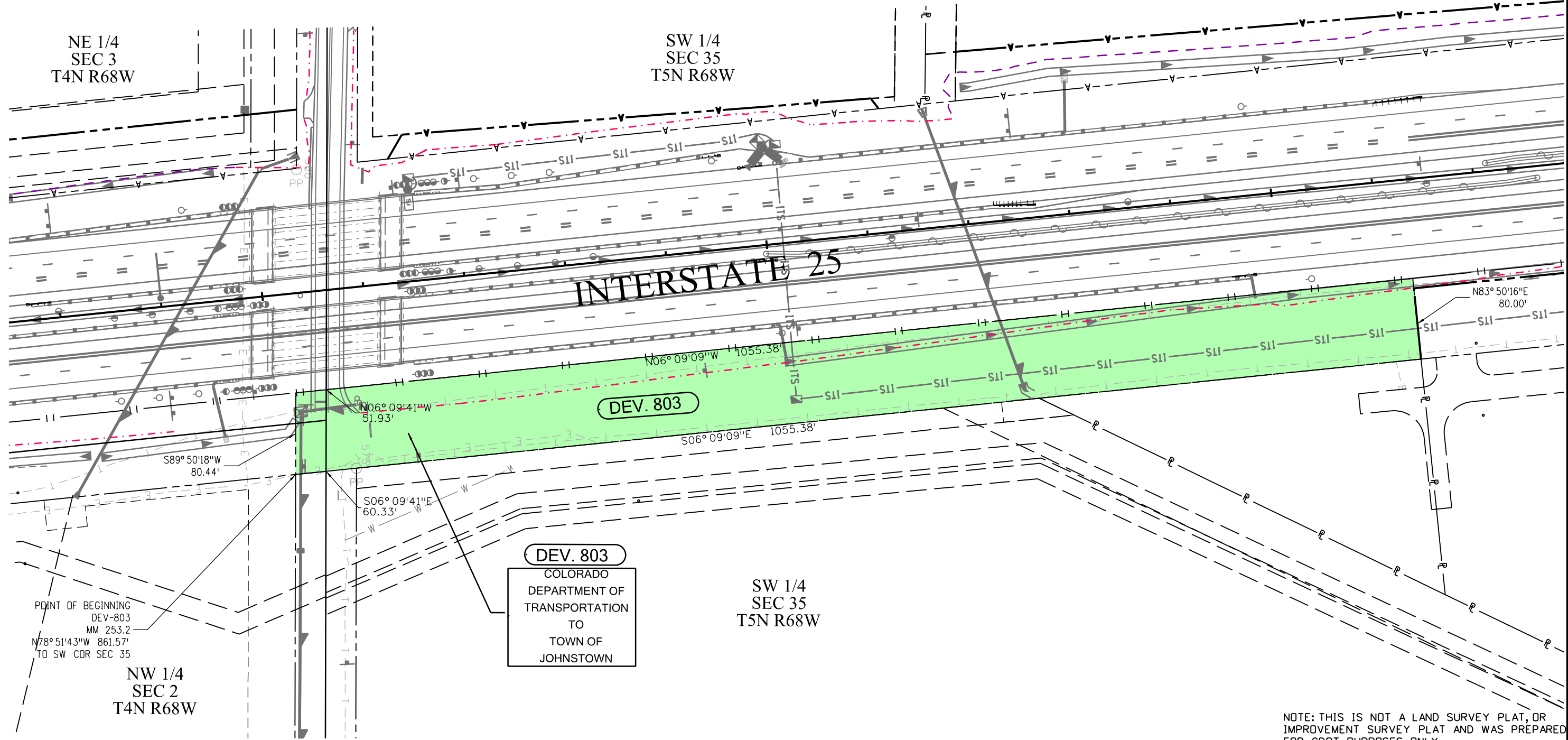


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-23-24	Subset: 1.01 of 1.01	Sheet No.: 1.01



NOTE: PARCELS ARE LOCATED WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD PER MAP PANEL 08069C14157 EFFECTIVE 12/19/2006.

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-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.

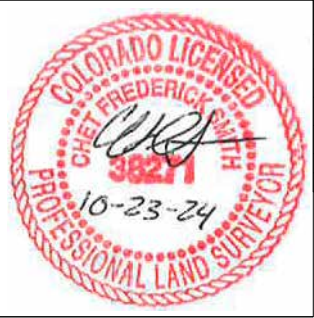
The above described parcel contains 305,724 sq. ft. (7.018 acres), more or less

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

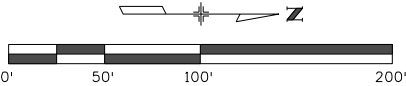


Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX

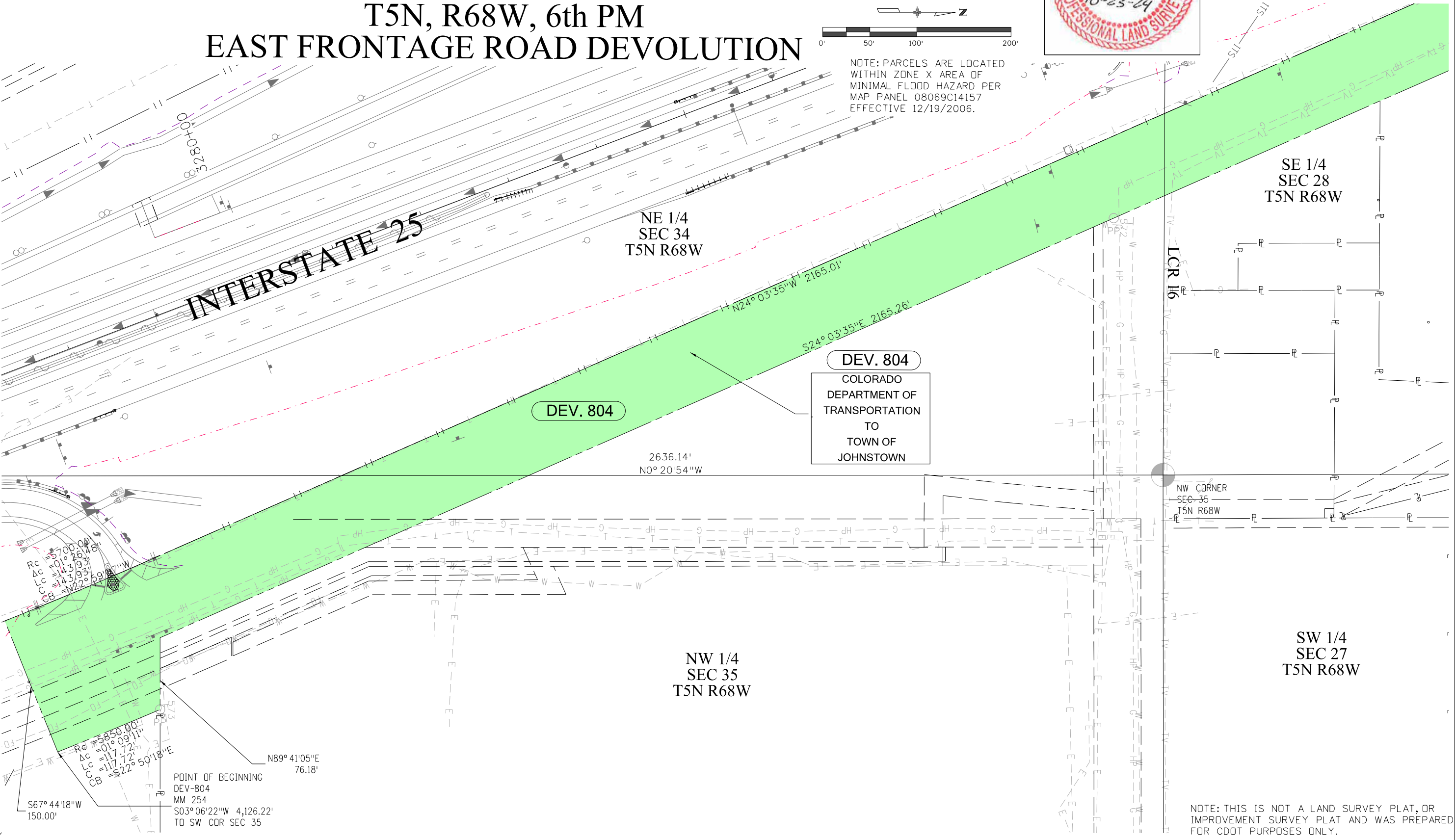


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-08-24	Subset: 1.01 of 1.02	Sheet No.: 1.01

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.



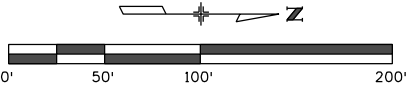
NOTE: THIS IS NOT A LAND SURVEY PLAT, OR
IMPROVEMENT SURVEY PLAT AND WAS PREPARED
FOR CDOT PURPOSES ONLY.

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
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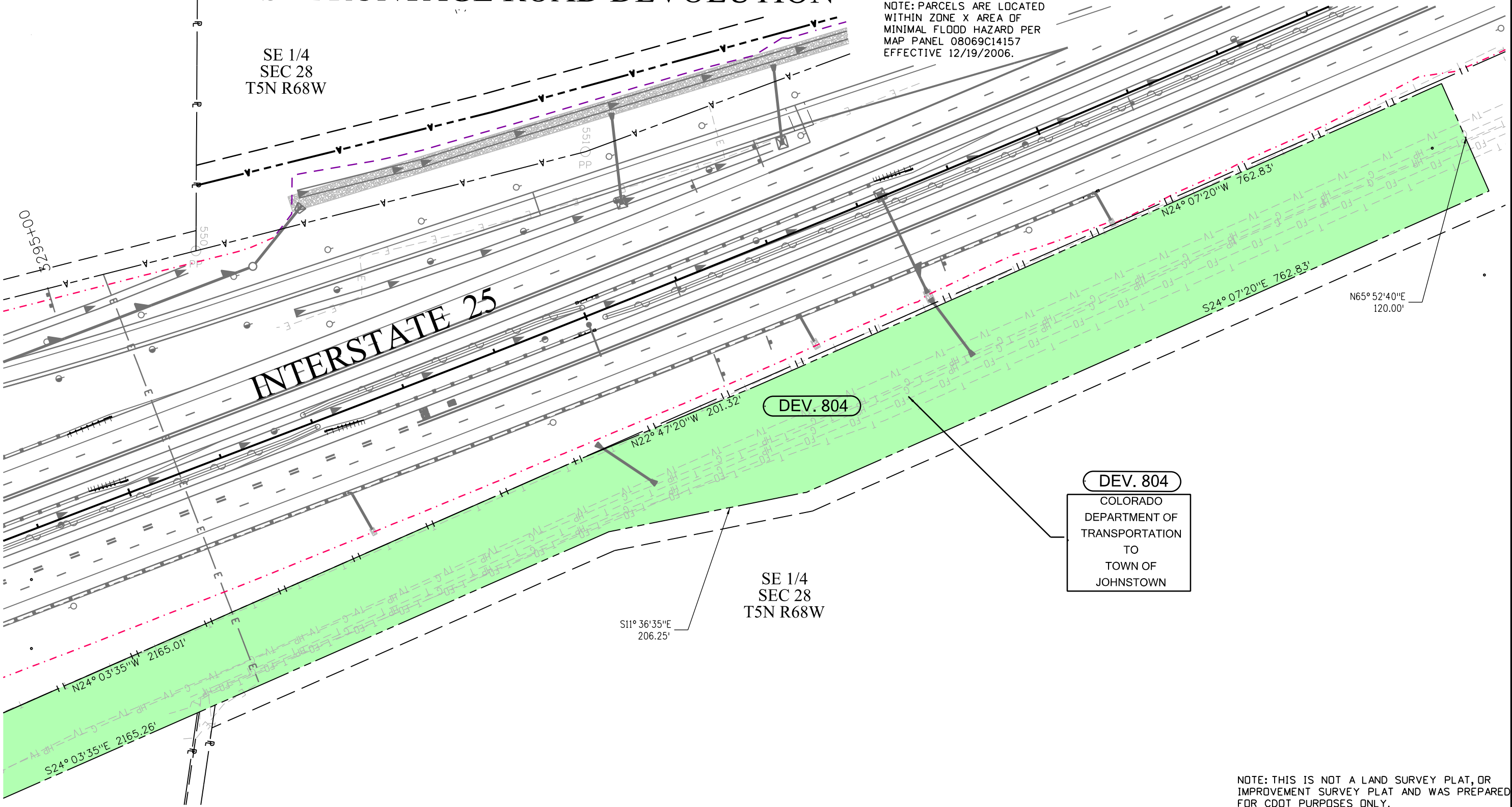


Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code: 22831	Last Mod. Date: 10-08-24	Subset: 1.01 of 1.02	Sheet No.: 1.02

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.



DEV. 804
COLORADO
DEPARTMENT OF
TRANSPORTATION
TO
TOWN OF
JOHNSTOWN

NOTE: THIS IS NOT A LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

EXHIBIT D -
TRANSPORTATION COMMISSION
RESOLUTION

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,

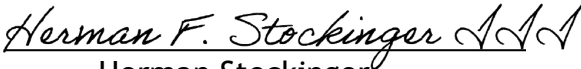
Whereas, pursuant to C.R.S. 43-1-106(8)(n) and C.R.S. 43-1-210(5)(a)(I) the Chief Engineer and the Department of Transportation are authorized, subject to approving resolution of the Transportation Commission, to make determinations regarding land no longer needed for State Highway purposes; and,

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 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.

This Resolution shall be effective as of the date of its adoption.



PASSED, SIGNED, APPROVED, AND ADOPTED this 31st day of December, 2018.

TOWN OF JOHNSTOWN, COLORADO

By: *Diana Seele*
Diana Seele, Town Clerk

By: *Scott James*
Scott James, Mayor

Johnstown Ordinance Placeholder



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

Town Council Consent Agenda Communication

Agenda Date: September 9, 2026

Subject: Resolution 2026-41: Declaring the Intent of the Town of Johnstown, Colorado to Delegate to the Colorado Housing and Finance Authority the Authority to Issue Bonds Using 2023 Private Activity Bond Volume Cap

Attachments:

1. Resolution 2026-41
2. Private Activity Bond Volume Cap Certificate
3. Federal Tax Exemption Certificate

Presented by: Sarah Crosthwaite, Economic Development Director

Agenda Item Description:

Enclosed for your review and consideration is Resolution 2026-41, Declaring the Intent of the Town of Johnstown, Colorado, to Delegate to the Colorado Housing and Finance Authority the Authority to Issue Bonds Using 2023 Private Activity Bond Volume Cap in Connection with Financing Housing Facilities for Low- and Middle-Income Families and Persons; and Authorizing a Delegation Agreement in Connection Therewith.

For reference, the Town received an allocation of \$1,085,227 in Private Activity Bonds (PABs) in 2023 from the Colorado Department of Local Affairs (DOLA). PAB allocations are determined based on population estimates.

The Town originally intended to utilize the 2023 PAB allocation for a future affordable housing project. Under the Internal Revenue Code, PAB allocations may be carried forward for up to three years, after which the bonds must be issued for a qualifying project.

As the Town does not currently have a qualifying project for the 2023 PAB allocation, staff recommends delegating the allocation to the Colorado Housing and Finance Authority (CHFA). This will allow the PABs to be utilized within Colorado for a qualifying affordable housing project rather than allowing the allocation to expire.

Delegating the Town's 2023 PAB allocation will not affect the Town's existing PAB allocations, which will remain part of the Town's PAB balance. The Town's current PAB allocations are as follows:

Allocation Year	PAB Cap	Elected to Carryforward
-----------------	---------	-------------------------

2024	\$1,128,338	Yes, Resolution 2024-33 Adopted 07/15/24
2025	\$1,262,196	Yes, Resolution 2025-18 Adopted 07/21/25
2026	\$1,354,887	Yes, Resolution 2026-34 Adopted 07/20/26

Staff recommends approval of Resolution 2026-41 to delegate the Town's 2023 PAB allocation to CHFA for use toward a qualifying affordable housing project in Colorado.

Strategic Plan Alignment:

Healthy & Resilient Economy

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

Natural & Built Environment

- Support a broad range of housing options

Legal Advice:

The Town Attorney reviewed Resolution 2026-41 and corresponding documents.

Financial Advice:

N/A

Recommended Action:

Approve Resolution 2026-41 as presented.

Reviewed and Approved for Presentation



Town Manager

RESOLUTION NO. 2026-41

A RESOLUTION DECLARING THE INTENT OF THE TOWN OF JOHNSTOWN, COLORADO TO DELEGATE TO THE COLORADO HOUSING AND FINANCE AUTHORITY THE AUTHORITY TO ISSUE BONDS USING 2023 PRIVATE ACTIVITY BOND VOLUME CAP IN CONNECTION WITH FINANCING HOUSING FACILITIES FOR LOW AND MIDDLE INCOME FAMILIES AND PERSONS; AND AUTHORIZING A DELEGATION AGREEMENT IN CONNECTION THEREWITH.

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 the governing body of the Town and is vested with authority to administer the affairs of the Town; and

WHEREAS, pursuant to the Private Activity Bond Ceiling Act, constituting Title 24, Article 32, Part 17, Colorado Revised Statutes (the “Allocation Act”), the Town has available for use in 2026 private activity bond volume cap in the amount of \$1,085,227 from 2023, all of which it elected to carry forward pursuant to Section 146(f) of the Internal Revenue Code of 1986, as amended (the “Tax Code”), for “qualified residential rental projects” (the “Carryforward Allocation”); and

WHEREAS, all of the Carryforward Allocation remains unused and is available for use in 2026; and

WHEREAS, the Colorado Housing and Finance Authority (“CHFA”) has requested that the Town delegate to CHFA its powers to issue revenue bonds using the Carryforward Allocation to finance housing facilities for low- and middle-income families and persons; and

WHEREAS, for purposes of Section 146 of the Tax Code, the Town has agreed to delegate to CHFA its powers to issue revenue bonds using up to \$1,085,227 of the Carryforward Allocation to finance housing facilities for low- and middle-income families and persons; and

WHEREAS, CHFA and the Town are both authorized by law to assist in the financing of housing facilities for low- and middle-income families and persons to the end that decent, safe and sanitary dwelling accommodations for such families and persons may be provided, and to issue bonds evidencing such; and Section 18 of Article XIV of the Colorado Constitution and Part 2 of Article 1 of Title 29, Colorado Revised Statutes, authorize the Town to delegate to CHFA the authority to act as the Town’s agent to issue bonds for such purpose; and

WHEREAS, to effectuate the foregoing, it is necessary to authorize the execution by the Town of a Delegation Agreement between CHFA and the Town (the “Delegation Agreement”).

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

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

Section 2. The Town hereby authorizes the delegation of authority to CHFA to use up to \$1,085,227 of the Carryforward Allocation, for use as described above.

Section 3. The Delegation Agreement, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved, and the Mayor is authorized and directed to execute the Delegation Agreement,. The execution of the Delegation Agreement shall be conclusive evidence of the approval by the Town of such document in accordance with the terms hereof.

Section 4. The officers of the Town and the Town Manager, or the Town Manager's authorized designee, shall take such other steps or actions necessary or reasonably required to carry out the terms and intent of this Resolution and the Delegation Agreement, including any amendments to the Delegation Agreement not inconsistent with this Resolution.

Section 5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 6. All action not inconsistent with the provisions of this Resolution heretofore taken by the Town Council and the officers of the Town directed toward the Carryforward Allocation and the authorization of the Delegation Agreement hereby are ratified, approved and confirmed.

Section 7. This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 9 day of September, 2026.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
Delegation Agreement
(Attached)

DELEGATION AGREEMENT

This Delegation Agreement is made and entered as of September 9, 2026 among the TOWN OF JOHNSTOWN, COLORADO (the “Town”), a public body corporate and politic and political subdivision, duly organized and existing under the constitution and laws of the State of Colorado (the “State”), and the COLORADO HOUSING AND FINANCE AUTHORITY (“CHFA”), a body corporate and a political subdivision of the State.

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Delegation Agreement are the following:

(a) The Town and CHFA are authorized by law to assist in the financing of housing facilities for low- and middle-income families and persons, and to issue bonds for such purpose.

(b) Section 18 of Article XIV of the Colorado Constitution and Part 2 of Article 1 of Title 29, Colorado Revised Statutes, authorize the Town to delegate to CHFA the authority to act as the Town’s agent to issue bonds for such purpose.

(c) For purposes of Section 146 of the Internal Revenue Code of 1986, as amended (the “Tax Code”), the Town has remaining available for use in 2026 private activity bond volume cap remaining from 2023 in the amount of at least \$1,085,227, all of which the Town elected to carry forward pursuant to Section 146(f) of the Internal Revenue Code of 1986, as amended, for “qualified residential rental projects” (the “Carryforward Allocation”), all of which remains unused.

(d) The Town desires to delegate to CHFA its powers to issue one or more series of revenue bonds, notes or other obligations (the “Bonds”) using up to \$1,085,227 of such Carryforward Allocation (consisting of all of up to \$1,085,227 remaining from 2023) (the “Delegated Cap”) to be used to finance qualified residential rental projects.

(e) CHFA desires to accept such delegation.

(f) Upon information and belief, neither the execution and delivery of this Delegation Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Delegation Agreement conflicts with or results in a breach of any of the terms, conditions or provisions of any legal restriction or any agreement or instrument to which the Town or CHFA is now a party or by which the Town or CHFA is bound, or constitutes a default under any of the foregoing.

2. Delegation by the Town.

(a) The Town hereby delegates to CHFA all authority of the Town with respect to the issuance of the Bonds. The Town acknowledges that, for federal income tax purposes, it will be the “issuer” of the Bonds, and authorizes CHFA to act as its agent and representative in effecting the issuance of the Bonds and to take all necessary or desirable action towards accomplishing that purpose, including without limitation completing, executing and filing any IRS Form 8038s required. The Town acknowledges that the proceeds of the Bonds may be used anywhere in the State, not solely within the jurisdictional limits of the Town.

(b) The Town agrees that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Delegation Agreement. Such further action will include, but is not necessarily limited to, the execution of a Federal Tax Exemption Certificate in connection with the issuance of the Bonds. In executing each such Certificate, the Town will be entitled to review and exclusively rely upon the corresponding Federal Tax Exemption Certificate of CHFA.

3. Acceptance of Delegation by CHFA.

(a) CHFA hereby accepts the delegation granted to it by the Town, subject to the terms and conditions herein contained.

(b) CHFA agrees that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Delegation Agreement.

(c) CHFA agrees to use its best efforts to deploy all \$1,085,227 of the volume cap to finance qualified residential rental projects.

4. General Provisions.

(a) This Delegation Agreement is hereby declared irrevocable during the terms of any agreements to be entered into by CHFA for the purpose of providing for the issuance of the Bonds, and this Delegation Agreement shall terminate upon the termination of all of such agreements.

(b) This Delegation Agreement shall not constitute the debt or indebtedness of CHFA or the Town within the meaning of the Constitution or laws of the State, nor give rise to a pecuniary liability or a charge against the general credit or taxing powers of CHFA or the Town.

(c) This Delegation Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the

same instrument. To the fullest extent permitted by applicable law, facsimile, PDF or electronically transmitted signatures shall be treated as original signatures for all purposes hereunder.

(Signature page to Delegation Agreement)

IN WITNESS WHEREOF, the parties hereto have entered into this Delegation Agreement as of the day and year first above written.

TOWN OF JOHNSTOWN, COLORADO

By: _____
Michael P. Duncan, Mayor

Attest:

Meghan Martinez, Town Clerk

**COLORADO HOUSING AND FINANCE
AUTHORITY**

By: _____
Guadalupe Gutierrez-Vasquez,
Chief Financial Officer

CERTIFICATE OF THE TOWN OF JOHNSTOWN, COLORADO
CONCERNING PRIVATE ACTIVITY BOND VOLUME CAP ALLOCATION

I, the undersigned, hereby certify as of this September 9, 2026, that I am the duly chosen, qualified and acting Mayor of the Town of Johnstown, Colorado (the “Town”), and that:

1. The Town is a public body corporate and politic and political subdivision, duly organized and existing under the constitution and laws of the State of Colorado.

2. Pursuant to Section 24-32-1706 of the Colorado Private Activity Bond Ceiling Allocation Act, Part 17 of Article 32 of Title 24, Colorado Revised Statutes (the “Allocation Act”), the Town has available for use in 2026 private activity bond volume cap remaining from 2023 in the amount of at least \$1,085,227, all of which the Town elected to carry forward pursuant to Section 146(f) of the Internal Revenue Code of 1986, as amended, for “qualified residential rental projects” (the “Carryforward Allocation”), all of which remains unused. Attached as Exhibit A is a true and correct copy of IRS Form 8328 (Carryforward Election of Unused Private Activity Bond Volume Cap) with respect to the Carryforward Allocation.

3. Attached hereto as Exhibit B is a true and correct copy of Resolution ____ (the “Resolution”) authorizing the Town to enter into delegation arrangements with other Colorado issuing authorities for the purpose of preserving and utilizing the Town’s private activity bond volume cap, such as the Delegation Agreement dated as of September 9, 2026 (the “Delegation Agreement”) among the Town and the Colorado Housing and Finance Authority (“CHFA”), delegating to CHFA the Town’s powers to issue revenue bonds using up to \$1,085,227 of the Carryforward Allocation to finance qualified residential rental projects. The Resolution was duly adopted by the Town Council of the Town (the “Town Council”) at meetings thereof held on September 9, 2026, at which meeting a quorum was present and acting throughout and which Resolution has not been revoked, rescinded, repealed, amended or modified and is in full force and effect on the date hereof.

4. With respect to the Carryforward Allocation, the Town has not heretofore: (a) issued private activity bonds; (b) assigned the Carryforward Allocation to another “issuing authority,” as defined in the Allocation Act; or (c) delegated to any other party its powers to issue revenue bonds using the Carryforward Allocation.

5. On or before the date hereof, counterparts of the Delegation Agreement were officially executed by an authorized officer of the Town. On the date of such signing, such person was the duly sworn, qualified and acting officer or employee of the Town authorized to execute the Delegation Agreement and holding such office.

6. The Town has authorized the execution, delivery and due performance of the Delegation Agreement, and the execution and delivery of the Delegation Agreement and the compliance by the Town with the provisions thereof, will not, to the best of my knowledge, conflict with or constitute on the part of the Town a breach of or a default under any existing Colorado law, Town resolution, court or administrative regulation, decree or order or any agreement or other instrument to which the Town is subject or by which it is bound.

7. To the best of my knowledge, without investigation, there does not exist any action, suit, proceeding or investigation pending, or threatened against the Town, contesting (a) the corporate existence of the Town, (b) the title of its present officers or any of them to their respective offices, including, without limitation, the members of the Town Council, (c) the validity of the Delegation Agreement, (d) the Carryforward Allocation, or (e) the power of the Town to execute, deliver or perform the Delegation Agreement.

(Signature page to follow)

WITNESS my hand as of the date first written above.

TOWN OF JOHNSTOWN, COLORADO

By:

Name: Michael P. Duncan
Title: Mayor

Attest:

Meghan Martinez, Town Clerk

EXHIBIT A
IRS FORM 8328 (2023)
(Attached)

**Carryforward Election of Unused
Private Activity Bond Volume Cap**
(Under Sections 146(f) and 142(k))
Go to www.irs.gov/Form8328 for the latest information.

OMB No. 1545-0047

Enter the calendar year for which the election is made: **2023**

Part I Reporting Authority

State name for qualifying public educational facility bond or issuer's name for all other bonds

Town of Johnstown, Colorado

Reporting Authority's EIN

8 4 6 0 0 0 6 8 1

Number, street (or P.O. box if mail is not delivered to street address)

450 South Parish Avenue

Room/suite

Report number (For IRS Use Only)

9

City or town, state, and ZIP code

Johnstown, CO 80534

Caution: Part II is **only** for section 146(f) filers. Part III is **only** for qualifying public educational facility bond filers.

Part II Unused Volume Cap and Carryforward Under Section 146(f)

Computation of Unused Volume Cap

1	Total volume cap of the issuer for the calendar year	1	\$1,085,227
2	Aggregate amount of private activity bonds issued to date that are taken into account under section 146. See instructions	2	\$0
3	Total amount of volume cap exchanged for authority to issue mortgage credit certificates. See instructions	3	\$0
4	Total amount of volume cap allocated to private activity portion of governmental bonds. See instructions	4	\$0
5	Add lines 2 through 4	5	\$0
6	Unused volume cap (subtract line 5 from line 1)	6	\$1,085,227

Purpose and Amount of Each Carryforward

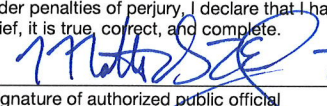
7	Qualified student loan bonds	7	
8	Qualified mortgage bonds or mortgage credit certificates	8	
9	Qualified redevelopment bonds	9	
10	Exempt facility bonds:		
a	Mass commuting facilities (section 142(a)(3))	10a	
b	Water furnishing facilities (section 142(a)(4))	10b	
c	Sewage facilities (section 142(a)(5))	10c	
d	Solid waste disposal facilities (section 142(a)(6))	10d	
e	Qualified residential rental projects (section 142(a)(7))	10e	\$1,085,227
f	Facilities for the local furnishing of electric energy or gas (section 142(a)(8))	10f	
g	Local district heating or cooling facilities (section 142(a)(9))	10g	
h	Qualified hazardous waste facilities (section 142(a)(10))	10h	
i	High-speed intercity rail facilities (section 142(a)(11))	10i	
j	Qualified enterprise zone facility bonds (section 1394(a)-(e))	10j	
k	Qualified broadband projects (section 142(a)(16))	10k	
l	Qualified carbon dioxide capture facilities (section 142(a)(17))	10l	
11	Total carryforward amount (add lines 7 through 10l) (not to exceed line 6)	11	\$1,085,227

Part III Unused Volume Cap and Carryforward Under Section 142(k) (Qualifying Public Educational Facility Bonds)

12	Total volume cap for the calendar year	12	
13	Total amount of bonds issued under section 142(k) for the calendar year	13	
14	Unused volume cap available for carryforward (subtract line 13 from line 12)	14	
15	Amount elected to carryforward (not to exceed line 14)	15	

**Sign
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete.


Signature of authorized public official

Town Manager

1/20/24
Date

Matthew LeCerf, Town Manager

Type or print name and title.

\$1,085,227: Direct Allocation

EXHIBIT B
RESOLUTION

(Attached)

RESOLUTION NO. 2026-41

A RESOLUTION DECLARING THE INTENT OF THE TOWN OF JOHNSTOWN, COLORADO TO DELEGATE TO THE COLORADO HOUSING AND FINANCE AUTHORITY THE AUTHORITY TO ISSUE BONDS USING 2023 PRIVATE ACTIVITY BOND VOLUME CAP IN CONNECTION WITH FINANCING HOUSING FACILITIES FOR LOW AND MIDDLE INCOME FAMILIES AND PERSONS; AND AUTHORIZING A DELEGATION AGREEMENT IN CONNECTION THEREWITH.

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 the governing body of the Town and is vested with authority to administer the affairs of the Town; and

WHEREAS, pursuant to the Private Activity Bond Ceiling Act, constituting Title 24, Article 32, Part 17, Colorado Revised Statutes (the “Allocation Act”), the Town has available for use in 2026 private activity bond volume cap in the amount of \$1,085,227 from 2023, all of which it elected to carry forward pursuant to Section 146(f) of the Internal Revenue Code of 1986, as amended (the “Tax Code”), for “qualified residential rental projects” (the “Carryforward Allocation”); and

WHEREAS, all of the Carryforward Allocation remains unused and is available for use in 2026; and

WHEREAS, the Colorado Housing and Finance Authority (“CHFA”) has requested that the Town delegate to CHFA its powers to issue revenue bonds using the Carryforward Allocation to finance housing facilities for low- and middle-income families and persons; and

WHEREAS, for purposes of Section 146 of the Tax Code, the Town has agreed to delegate to CHFA its powers to issue revenue bonds using up to \$1,085,227 of the Carryforward Allocation to finance housing facilities for low- and middle-income families and persons; and

WHEREAS, CHFA and the Town are both authorized by law to assist in the financing of housing facilities for low- and middle-income families and persons to the end that decent, safe and sanitary dwelling accommodations for such families and persons may be provided, and to issue bonds evidencing such; and Section 18 of Article XIV of the Colorado Constitution and Part 2 of Article 1 of Title 29, Colorado Revised Statutes, authorize the Town to delegate to CHFA the authority to act as the Town’s agent to issue bonds for such purpose; and

WHEREAS, to effectuate the foregoing, it is necessary to authorize the execution by the Town of a Delegation Agreement between CHFA and the Town (the “Delegation Agreement”).

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

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

Section 2. The Town hereby authorizes the delegation of authority to CHFA to use up to \$1,085,227 of the Carryforward Allocation, for use as described above.

Section 3. The Delegation Agreement, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved, and the Mayor is authorized and directed to execute the Delegation Agreement,. The execution of the Delegation Agreement shall be conclusive evidence of the approval by the Town of such document in accordance with the terms hereof.

Section 4. The officers of the Town and the Town Manager, or the Town Manager's authorized designee, shall take such other steps or actions necessary or reasonably required to carry out the terms and intent of this Resolution and the Delegation Agreement, including any amendments to the Delegation Agreement not inconsistent with this Resolution.

Section 5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 6. All action not inconsistent with the provisions of this Resolution heretofore taken by the Town Council and the officers of the Town directed toward the Carryforward Allocation and the authorization of the Delegation Agreement hereby are ratified, approved and confirmed.

Section 7. This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 9 day of September, 2026.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
Delegation Agreement
(Attached)

DELEGATION AGREEMENT

This Delegation Agreement is made and entered as of September 9, 2026 among the TOWN OF JOHNSTOWN, COLORADO (the “Town”), a public body corporate and politic and political subdivision, duly organized and existing under the constitution and laws of the State of Colorado (the “State”), and the COLORADO HOUSING AND FINANCE AUTHORITY (“CHFA”), a body corporate and a political subdivision of the State.

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Delegation Agreement are the following:

(a) The Town and CHFA are authorized by law to assist in the financing of housing facilities for low- and middle-income families and persons, and to issue bonds for such purpose.

(b) Section 18 of Article XIV of the Colorado Constitution and Part 2 of Article 1 of Title 29, Colorado Revised Statutes, authorize the Town to delegate to CHFA the authority to act as the Town’s agent to issue bonds for such purpose.

(c) For purposes of Section 146 of the Internal Revenue Code of 1986, as amended (the “Tax Code”), the Town has remaining available for use in 2026 private activity bond volume cap remaining from 2023 in the amount of at least \$1,085,227, all of which the Town elected to carry forward pursuant to Section 146(f) of the Internal Revenue Code of 1986, as amended, for “qualified residential rental projects” (the “Carryforward Allocation”), all of which remains unused.

(d) The Town desires to delegate to CHFA its powers to issue one or more series of revenue bonds, notes or other obligations (the “Bonds”) using up to \$1,085,227 of such Carryforward Allocation (consisting of all of up to \$1,085,227 remaining from 2023) (the “Delegated Cap”) to be used to finance qualified residential rental projects.

(e) CHFA desires to accept such delegation.

(f) Upon information and belief, neither the execution and delivery of this Delegation Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Delegation Agreement conflicts with or results in a breach of any of the terms, conditions or provisions of any legal restriction or any agreement or instrument to which the Town or CHFA is now a party or by which the Town or CHFA is bound, or constitutes a default under any of the foregoing.

2. Delegation by the Town.

(a) The Town hereby delegates to CHFA all authority of the Town with respect to the issuance of the Bonds. The Town acknowledges that, for federal income tax purposes, it will be the “issuer” of the Bonds, and authorizes CHFA to act as its agent and representative in effecting the issuance of the Bonds and to take all necessary or desirable action towards accomplishing that purpose, including without limitation completing, executing and filing any IRS Form 8038s required. The Town acknowledges that the proceeds of the Bonds may be used anywhere in the State, not solely within the jurisdictional limits of the Town.

(b) The Town agrees that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Delegation Agreement. Such further action will include, but is not necessarily limited to, the execution of a Federal Tax Exemption Certificate in connection with the issuance of the Bonds. In executing each such Certificate, the Town will be entitled to review and exclusively rely upon the corresponding Federal Tax Exemption Certificate of CHFA.

3. Acceptance of Delegation by CHFA.

(a) CHFA hereby accepts the delegation granted to it by the Town, subject to the terms and conditions herein contained.

(b) CHFA agrees that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Delegation Agreement.

(c) CHFA agrees to use its best efforts to deploy all \$1,085,227 of the volume cap to finance qualified residential rental projects.

4. General Provisions.

(a) This Delegation Agreement is hereby declared irrevocable during the terms of any agreements to be entered into by CHFA for the purpose of providing for the issuance of the Bonds, and this Delegation Agreement shall terminate upon the termination of all of such agreements.

(b) This Delegation Agreement shall not constitute the debt or indebtedness of CHFA or the Town within the meaning of the Constitution or laws of the State, nor give rise to a pecuniary liability or a charge against the general credit or taxing powers of CHFA or the Town.

(c) This Delegation Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the

same instrument. To the fullest extent permitted by applicable law, facsimile, PDF or electronically transmitted signatures shall be treated as original signatures for all purposes hereunder.

(Signature page to Delegation Agreement)

IN WITNESS WHEREOF, the parties hereto have entered into this Delegation Agreement as of the day and year first above written.

TOWN OF JOHNSTOWN, COLORADO

By: _____
Michael P. Duncan, Mayor

Attest:

Meghan Martinez, Town Clerk

**COLORADO HOUSING AND FINANCE
AUTHORITY**

By: _____
Guadalupe Gutierrez-Vasquez,
Chief Financial Officer

FEDERAL TAX EXEMPTION CERTIFICATE
TOWN OF JOHNSTOWN, COLORADO

The undersigned representative of the Town of Johnstown, Colorado, a public body corporate and politic and political subdivision, duly organized and existing under the constitution and laws of the State of Colorado (the “Town”), hereby certifies as of _____, 2026, on behalf of the Town as to the following facts, estimates and circumstances:

Section 1. The Colorado Housing and Finance Authority (“CHFA”) is delivering, simultaneously with the delivery of this certificate, certain of its Multifamily Housing Revenue Bonds (_____ Project), Series 2026, in the original aggregate principal amount of \$_____.

Section 2. The undersigned is one of the officials of the Town delegated responsibility for the issuance of bonds on behalf of the Town.

Section 3. In the Delegation Agreement dated as of September 9, 2026 (the “Delegation Agreement”) among the Town and CHFA, the Town delegated to CHFA its powers under applicable law to issue bonds to finance properties for low-income families and persons to the end that decent, safe and sanitary dwelling accommodations for such families and persons may be provided. The Delegation Agreement recognized, however, that the Town would be the “issuer” for federal income tax law purposes of such portion of the Bonds being issued for such purpose (the “Town portion of the Bonds”), and the Town agreed in the Delegation Agreement to take certain further action in connection therewith, including executing this Federal Tax Exemption Certificate.

Section 4. The purpose of this certificate is to certify reasonable expectations as of this date regarding the amount and use of the gross proceeds of the Town portion of the Bonds in the principal amount of up to \$1,085,227 (the “Expectations”) of the Town pursuant to the Internal Revenue Code of 1986, as amended, and to the regulations promulgated thereunder (the “Regulations”), as specifically required by Regulation § 1.148-2(b)(2).

Section 5. Based solely upon and in reliance on the representations of CHFA as to CHFA’s Expectations which are contained in the Federal Tax Exemption Certificate of CHFA (the “CHFA Certificate”) dated as of this date, the Town hereby certifies that with respect to the Town portion of the Bonds the Town’s Expectations are the same as CHFA’s Expectations.

Section 6. The Town knows of no reason to question the Expectations contained in CHFA’s Certificate.

(Signature page to Federal Tax Exemption Certificate)

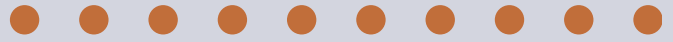
Dated as of the first date written above.

TOWN OF JOHNSTOWN, COLORADO

By: _____
Name: Michael P. Duncan
Title: Mayor

Attest:

Meghan Martinez



TOWN MANAGER'S REPORT



September 2026
johnstownco.gov



TOWN MANAGER'S REPORT

Administration, Finance, Planning, Human Resources, and Communications

Upcoming Council Meetings & Work Sessions

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

- September 9, 2026 – Regular Council Meeting
- September 14, 2026 – Work Session (Tentative)
- September 21, 2026 – Regular Council Meeting
- September 28, 2026 – Work Session (5:30p)

Fiscal Year 2027 Budget

The annual Town Council budget work session will be held on Monday, September 28, starting at 5:30PM.

Back to School

It is back to school time for our Community and our Johnstown Police School Resource Officer, Bradley Rodriguez, was there to greet students with a handshake, pat on the back, and words of encouragement. You can see the video at: https://youtu.be/yFDZsxmSOVo?si=rAvTWP_vpctrXKD1.

Parish Corridor Study

The Parish Corridor Study has progressed to having a draft report and concepts available. Comments are being provided and the consulting team will work to incorporate them into a version that will be made available for public comments.

Business of the Month

Our August Business of the Month is Firehouse Subs at Ledge Rock! Firehouse Subs opened in August of last year with the mission to create the absolute best tasting sandwiches and provide hearty and flavorful food for their guests.



Firehouse Subs
August Business of the Month

Public Art Plan

Applications are now open for the Town's first Public Art Committee. Community members interested in helping shape the future of public art in Johnstown are encouraged to apply. Applications are available on the Town's website and will be accepted through September 30.

Housing Needs Assessment

The Housing Needs Assessment is making good progress. A complete draft will be available for Staff review in early September in preparation of meeting with Council and Planning and Zoning Commission in October.

The Community that Cares

Community Neighbor Night

Community Neighbor Night was held on July 24 at Nelson Ballpark Fields hosted by the Town of Johnstown, TRPR, Johnstown Library, and YMCA. The event featured a live DJ, food trucks, a bouncy house, face painting, yard games, and crafts. Approximately 350 people attended.



YMCA Free Giveaways



Bounce House for Event Participants



Town of Johnstown Booth

TOWN MANAGER'S REPORT

Government Finance Officers
Association

The Town of Johnstown's Fiscal Year 2026 Budget has received the Distinguished Budget Award for the third consecutive year.

Colorado Government Finance Officers Association

The Deputy Finance Director attended the quarterly Tax Coalition meeting which provided networking and resources for jurisdictions collecting sales and use taxes.

TRPR Regional Workshops

The Utility Billing Supervisor and Deputy Finance Director attended these workshops throughout 2026, focused on Teamwork, Strategy, and Culture. These classes were designed especially for young professionals and/or middle managers who were looking to strengthen their leadership and management skills.

Utility Billing Statistics – July 2026

- Statements Generated: 8,828
- New Builds Processed: 19
- Service Orders Processed: 56
- Budget Billing Applications Approved: 47

Upstate Colorado Economic Development

Town Manager, Matt LeCerb, has been appointed to the Upstate Colorado Economic Development Board of Directors and is dedicated to supporting Upstate's mission of strengthening Northern Colorado's economy through regional collaboration, business attraction, and economic development.

TOWN MANAGER'S REPORT

Society for Marketing Professional Services (SMPS)

The SMPS Chapter of Northern Colorado held a panel that included municipal, real estate, development, and residential/commercial representatives to discuss various mixed-use projects and developments happening in the region. Chris Jackson, the Town's Economic Development Specialist, spoke at the event and provided attendees with an update on the exciting projects and investments happening in Johnstown.

Johnstown Downtown Development Authority (DDA)

The Johnstown DDA Board will hold their next regular board meeting on September 1 at the Town Hall.

Information regarding the DDA meeting schedule, agenda, and public notices can be found at:

<https://www.visitdowntownjohnstown.com/>. The Board is currently focused on hiring an Executive Director who will be an employee of the Authority and provide day-to-day administration and oversight of the DDA.

Johnstown Downtown Development Association (JDDA)

The JDDA will be hosting its last board meeting in September after which point they will move to donate their remaining funds to the DDA (Authority).

Although the JDDA operations, events, and programming will be absorbed by the DDA, the JDDA will retain their status as a 501(c)6 and be managed by the DDA. To learn more about the transition from an Association to an Authority visit:

<https://www.visitdowntownjohnstown.com/jdda-dda-transition>.

Senior Center

Participation at the Senior Center continues to grow. Year-to-date participation is up 24.8%, representing 1,101 more contacts than during the same period last year. Summer activities have kept participants busy and connected, with outings to Colorado Rockies games, wine tours, local breweries, the Denver Museum of Nature & Science, and art walks. Other activities included Senior Tech Advocates, Wii bowling, ice cream socials, and more. It has been a fun and active summer, with plenty of opportunities to learn, connect, and enjoy time together.

Hiring

The Town is pleased to welcome several new employees to our team including a Streets Manager, two Police Cadets, a Deputy HR Director, and a Planning Technician. The hiring process is well underway for our January 2027 Police Cadet Class, and we are screening several candidates. The Town is currently recruiting for the following positions: a Planner III, Recruiting Specialist, Police Officers, Police Cadets, Community Service Officers, Streets Maintenance, GIS Specialist, Water and Sewer Operator, and an IT Manager.

November Coordinated Election Voter Service Center

The Weld County Election Department has expanded the days for voter service center at the Johnstown Senior Center which will now be open for Johnstown Weld County Electors on October 30, October 31, November 2, and November 3. Weld County Electors may register to vote, update voter registration, vote in person, and return ballots at the location.

TOWN MANAGER'S REPORT

Municipal Court – June & July

A combined total of 271 cases were closed.

- June 2026
 - Closed Cases: 90
 - Code Violations: 2
 - Traffic Violations: 57
 - Theft: 14
 - Other Criminal Cases: 5
 - Parking: 14
- July 2026
 - Closed Cases: 181
 - Code Violations: 5
 - Traffic Violations: 103
 - Theft: 16
 - Parking: 48

Open Records Requests

The Clerk's Office processed 24 requests for records in July.

Cemetery Clean Up Week

Cemetery Clean Up Week will be the first week in October. The Clerk's Office will be sending out communications to families in preparation for Clean Up Week.

Special Event Permits

The following applications are in process or have been approved:

- Fall Fest: Saturday, September 12
- Colorado Detail Supply Car Show: Friday, August 28
- RHS Homecoming Parade: Friday, September 25
- RHS Cross Country Meet: Saturday, October 9
- Johnstown Historical Society Cemetery Crawl: Saturday, October 31

Police Department

Stats: July 2026

- Officers responded to 1874 calls for service.
- Officers took 32 traffic accident reports.
- Officers conducted 430 traffic stops.
- Officers issued 185 traffic citations.
- Officers made 34 physical arrests.
- Incident Summary:
 - Animal Complaints: 55
 - Assaults: 5
 - Burglar Alarms/Hold up Alarms: 26
 - Business Checks: 5
 - Code Tickets: 71
 - Code Violations: 162
 - Disturbances: 31
 - Harassments: 27
 - Mental Health Crisis: 16
 - Sex Offense: 2
 - Stolen Vehicles: 2
 - Suspicious Activity: 88
 - Theft: 46
 - Trespassing: 5
 - Vandalism: 7

Case of Interest

Officers responded to a disturbance involving a male suspect who was threatening to kill his wife with a golf club. Officers arrived on scene and the male was taken into custody. He was arrested for Felony Menacing and Child Abuse, both with a domestic violence enhancement.

Training

- Active Shooter Training – Active shooter/building clearing training at Aims Community College was completed the second half of the week.

TOWN MANAGER'S REPORT

- Search and Seizure – Officer Sprong attended a Blue to Gold search and seizure training.
- Taser 10 – Department personnel were issued the new Taser 10 and conducted a full day of training, learning how to use the new platform. The training consisted of live fire and virtual reality scenarios. All PD Staff participated in Taser 10 training.



Officer Flessner
Taser 10 Training Using Virtual Stimulation



Officer Lorenzo and Sergeant Rashid
Monitored by Sergeant Timme
Firing Taser 10 Live Cartridges

Community Policing, Outreach, & Miscellaneous Items

- Convocation Ceremony – Front Range Community College held a Convocation Ceremony for the fall semester Police Academy cadets. Chiefs, Commanders, and other tenure Officers gave advice to the cadets on getting through the Academy and having a successful career in law enforcement. We wish Cadet Wangen and Cadet Hankinson the best of luck throughout their journey in the Police Academy.

- National Night Out – The Johnstown Community threw a great party for their first responders. We had a wonderful time meeting our Community members, handing out gifts to the kids, and mingling with first responders with other agencies.



Johnstown PD National Night Out

Public Works

A total of 251 work orders were completed this month consisting of various activities including right of way mowing, patching, street sweeping, gravel road grading, road sign repair, parks mowing, treating weeds, downtown flower watering, maintaining planting beds, funerals, and a variety of other street and park maintenance work. Facility related maintenance work included HVAC system repairs, lighting repairs, pest control, and other various requests. 49 work orders were completed by the Streets team, 108 by the Parks team, and 94 by Facilities.

Sunrise Park Playground Equipment Replacement

Crews are busy removing the existing playground equipment at Sunrise Park in preparation for the new equipment to arrive in September.

TOWN MANAGER'S REPORT

Mosquito Control Surveillance

Mosquito numbers continue to be down this year compared to previous years. The Town's contractor has treated limited areas in the Thompson River Ranch, Pioneer Ridge, and The Ridge subdivisions.

Surveillance will conclude at the end of August, and an annual report is expected to be available in early October.

School Zone Signage

The Streets team recently completed an audit of all the school zone signage around Town and upgraded and replaced missing signage as needed. The school zone flasher system at each school was also programmed for the new school year. All work was completed before school started.

Dirt and Asphalt Roadway Surface Transition Paving

Work is expected to commence in September to extend the pavement at the dirt road transitions along WCR 17 at WCR 42, WCR 44, and WCR 46. This will reduce the maintenance required at these transitions and make grading the dirt roads easier at these transition points as well as help keep dirt from being spread on to WCR 17.

Utilities

WTP/WWTP Highlights

- Wastewater Plant Operator Gunner Sablich passed his Wastewater D certification exam.
- Commissioning and start up processes for the new Water Plant Ultra Filtration Membranes have begun. Over the next three months, intense testing of all systems will be completed before officially producing drinking water.

- Operators conducted simulated jar tests to evaluate and optimize chemical use and costs. This program is in the initial phase of implementation, but it has shown promise as a tool to reduce treatment costs while still maintaining high drinking water quality.
- Pumping at Lon Hagler Reservoir continues, with nearly 1000-acre feet or 325 million gallons of water transferred to date. This pumping was essential to providing enough raw water supply to meet summer demands during this historic drought.
- Staff assisted with inspections of newly constructed finished water basins with MWH Contractors.



Chief Plant Operator Blayne Banghart
Inspection of the New Water Basin Chamber

Water Treatment Plant

- Maximum Daily Flow: 5.181 MGD out of 6 MGD
- Average Daily Plant Influent Flow: 4.317 MGD
- Average Daily Plant Effluent Flow to Distribution: 4.156 MGD
- Average Daily System Demand: 4.621 MGD
- Maximum Daily Demand: 6.279 MGD
- Totalized Monthly Distribution Flow: 128.83 MG

TOWN MANAGER'S REPORT

- Totalized Utilization of Little Thompson Interconnect: 11.334 MG; Average Daily 0.365 MGD
- Totalized Utilization of Central Weld Interconnect: 2.758 MG; Average Daily 0.089 MGD

Low Point WWTP

- Average Daily Flow: 0.49 MGD
- Operators continue to optimize the biosolids dewatering press to reduce hauling and chemical costs. This effort has allowed for a 10% increase in the number of pressed biosolids that can fit in a container, thereby reducing the amount of semi-truck loads out of the plant.
- Treatment Performance:
 - Biochemical Oxygen Demand Removal: 99.5%
 - Approximately 51,390.095 pounds a month.
 - Total Suspended Solids Removal: Below Detectable Limits
 - Approximately 40,099.43 pounds a month.

Central WWTP

- Average Daily Flow: 1.04 MGD
- Treatment Performance:
 - Biochemical Oxygen Demand Removal: 99.14%
 - Approximately 62,044.64 pounds a month.
 - Total Suspended Solids Removal: Below Detectable Limits
 - Approximately 66,346.53 pounds a month.
- As of August 17, the plant has reached 243 days of 100% permit compliance.
- Lagoon Decommissioning is progressing well and old equipment in the basins is being removed. Solids removal is scheduled to be completed this fall depending on weather conditions.



Lagoon Decommissioning
Central Plant

Sewer Collections and Water Distribution Systems (C&D)

- Issues Reported: 11
- Work Orders Completed: 315

Collection

- Routine System Checks: 10

Distribution

- Water Service Shut Offs: 31
- New Meter Installs: 64
- Meter Replacements/Reprogram: 41
- Monthly Manual Reads: 8 Meters; 7 Hydrant Meters
- Locate Tickets Completed: 628
- Hydrant Meters: 4 Drop off / 2 Pick up
- Routine PRV Checks: 8
- Routine system flushes: 9

Inspections, Installations & Work Orders

- Asphalt Lanes Inspected: 1,514 ft.
- Curb and Gutter Inspected: 1,408 ft.
- Sidewalk inspected: 2,624 ft.

TOWN MANAGER'S REPORT

- Water Main Inspected: 2,093 ft.
- Building Permit Inspections: 199

Water Efficiency Programs

- The recent rainfall has been wonderful, but extreme drought conditions are persisting. The Town of Johnstown thanks all of our residents and businesses for continuing to conserve water through the fall season.
- The Sprinkler Consultation Program continues to be a well utilized resource for the Community with over 30 participants this season. It has helped individuals understand their water usage and get familiar with sprinkler controllers and different products that are available to be water-wise today and in the future. Sprinkler consultations are available until the fall and can be scheduled at <https://outlook.office365.com/book/SprinklerConsultationProgram@johnstownco.gov/?ismsaljsauthenabted=true>.
- Sprinkler controller rebates are available to residents during the irrigation season. Irrigation season ends October 15.
- Starting September 1, new turf permits will be available to those installing new sod or seeding. New lawn permit applications are available on the Johnstown website at: <https://johnstownco.gov/689/New-Lawn-Permit>.

Capital Projects

Central Wastewater Treatment Plant

The lagoon decommissioning is on schedule for a fall/winter completion as long as we have dry weather. Wet weather slows down the process of drying the sludge before removal.

Weld County Road 15 Reconstruction

Mountain Constructors is expected to start construction in early September on this project to reconstruct the pavement on Weld County Road (WCR) 15 between WCR 44 north to the bridge over the Little Thompson River south of WCR 46 totaling roughly 3,800 feet of road. Work is expected to be complete by mid-October.

Elwell Safe Routes to School Project

The Town's engineering consultant, Alfred Benesch & Company, CDOT, and Town Staff held a pre-design coordination meeting to kickstart the design of the Elwell Safe Routes to School project. Staff will begin to engage stakeholders, attend progress meeting updates, and start local agency clearances needed for design. Preliminary construction plans are expected for review by November.

Parish Avenue Concrete Removal and Replacement Project

Northstar Concrete was the lowest responsible bidder of four bids received to replace various damaged areas of concrete sidewalk, curb and gutter, ADA ramps, trench drains, and tree planters within the Downtown corridor on Parish Avenue at a total cost of \$95k. Construction is expected to start in mid-September with completion by the end of October.

West Parish Alley Project

Both Xcel Energy and the Town's contractor, Morton Electric, continue to progress with underground electrical relocation work. Work is anticipated to be completed by early October.

TOWN MANAGER'S REPORT

Lone Tee Raw Water Transmission Line

The RFP for the selection of a Construction Manager at Risk (CMAR) for design phase services was due at the end of August. Town Staff will review the proposals and conduct interviews in September and make a recommendation for the CMAR. Town Staff continues to coordinate with the design engineer on finalizing the construction plans for the approximately 10-mile pipeline and pump station from Lone Tree Reservoir to the Town's Water Treatment Plant. Staff and the landman are continuing to make progress on easements and agreements. The first round of field data was collected to help finalize the design plans where easements have been obtained. Once all easements are obtained in Larimer County, the 1041 technical review will be submitted to Larimer County.

Water Treatment Plant Expansion

The contractor is continuing to make progress on the installation of miscellaneous process equipment throughout the site and the electrical contractor is continuing to install power to the equipment. The membrane manufacturer has been onsite doing preliminary testing and checkout of the membrane skids. The civil contractor is on-site completing backfilling and testing of the underground piping in preparation for paving. Startup and testing phase is ongoing which will continue for the remainder of the year. Overall, the project is still on track for completion prior to increased demand in 2027.



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

Town Council Agenda Communication

Agenda Date: September 9, 2026
Subject: Resolution 2026-38: Amending the Fiscal Year 2026 Budget
Attachments: 1. Resolution 2026-38 Amending the Fiscal Year 2026 Budget
Presented by: Kristyn Unrein, Finance Director

Agenda Item Description:

Enclosed for review and consideration is Resolution 2026-38, which will modify the 2026 budget recognizing the increase in expenditures in the General Fund, and ensure that the Town is in compliance with C.R.S. 29-1-110.

The proposed change includes the following:

General Fund

The Town of Johnstown Police Department has been awarded a grant from the Colorado Department of Homeland Security & Emergency Management in the amount of \$96,176 for the purchase of mobile anti-ram barriers. The barriers are expected to cost \$99,621. Because the grant revenue will be received and expended through the General Fund, a budget amendment is required to appropriate the \$99,621 in related expenditures.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence

Safe & Welcoming Community

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

Legal Advice:

The Town Attorney has reviewed this resolution.

Financial Advice:

The recommended amendment will increase the accuracy of the Town's financial information and

ensure compliance with state law.

Recommended Action:

Approve Resolution 2026-38 as presented.

Suggested Motions:

For Approval: Move to approve Resolution 2026-38 as presented.

For Denial: Move to deny Resolution 2026-38 as presented.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION 2026-38**

**RESOLUTION AMENDING THE 2026 BUDGET AND MAKING
SUPPLEMENTAL APPROPRIATIONS TO DEFRAY EXPENSES
IN EXCESS OF AMOUNTS BUDGETED**

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, on December 1, 2025, by Resolution No. 2025-36, the Town Council adopted the Fiscal Year 2026 Budget (“2026 Budget”); and

WHEREAS, the Town of Johnstown Police Department has been awarded a grant from the Colorado Department of Homeland Security & Emergency Management in the amount of \$96,176 for the purchase of mobile anti-ram barriers expected to total \$99,621; and

WHEREAS, based on the foregoing, the Town Finance Director recommends that the Town Council amend the 2026 Budget to modify appropriated expenditures, ensuring the budget will be in balance and that authorized budgeted revenues and expenditures are amended, as required by law; and

WHEREAS, to effectuate the foregoing, the Town Finance Director submitted an amended 2026 Budget to the Town Council for consideration; and

WHEREAS, upon due and proper notice, published in accordance with the law, said amended budget having been open for inspection, a public hearing was held on September 9, 2026, and interested taxpayers were given the opportunity to file or register any objections to said amended budget; and

WHEREAS, after conducting such public hearing, the Town Council desires to amend the 2026 Budget and appropriate additional funds for expenditures in the 2026 General Fund Budget.

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

Section 1. Budget Amendment: General Fund Expenditure Appropriation. The Town of Johnstown’s 2026 Budget shall be amended to appropriate an increase in funds for expenditures in the General Fund by \$99,621, to reflect an increase in expenditures for the eligible expenditure of awarded grant funds for a total General Fund expenditure budget of \$43,190,061.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

PASSED, SIGNED, APPROVED, AND ADOPTED this 9th day of September, 2026.

TOWN OF JOHNSTOWN

BY: _____
Michael P. Duncan, Mayor

ATTEST:

Meghan Martinez, Town Clerk



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

Town Council Agenda Communication

Agenda Date: September 9, 2026

Subject: Resolution 2026-40: Approving the Use by Special Review for the Lucky Star Monopine Wireless Communications Facility

Attachments:

1. Resolution 2026-40: Approving the Use By Special Review for the Lucky Star Monopine Wireless Communications Facility
2. Vicinity Map
3. Construction Drawings

Presented by: Aubree Flores, Planner

Agenda Item Description:

Project Type: Use by Special Review

Location: Parcel No. 106124406014, Tract C of Podtburg Subdivision Filing 1 - generally located north of County Road 42 and west of Colorado Blvd.

Applicant: Anthemnet, Inc., a Delaware corporation

Property Owner: Bella Ridge Golf LLC

Surrounding Land Uses/Zoning:

North: Bella Ridge Golf Course/Planned Unit Development - Mixed-Use

East: Residential/Weld County Agricultural

South: Agriculture/Weld County Agricultural

West: Agriculture/Weld County Agricultural

Background and History:

To provide background on the subject property, Ordinance No. 2020-184 was approved on second reading by the Johnstown Town Council on November 16, 2020, annexing Podtburg Annexation Nos. 1 through 5 into the Town of Johnstown. The annexation includes the subject property and encompasses approximately 462.35 acres.

Concurrent with the annexation, the Town Council approved Ordinance No. 2020-185 on second reading, establishing PUD-MU (Planned Unit Development - Mixed Use) zoning for the property and approving the associated Outline Development Plan (ODP). The ODP established the overall land use framework and development standards for the 462.35-acre development. Progressing the property's development, the Town Council approved Resolution No. 2024-46 on October 7, 2024, approving the Final Plat and Final Development Plan (FDP) for Podtburg Subdivision Filing No. 1. The approved Final Plat created Tract C, where the proposed Wireless Communications Facility is located, while the approved FDP serves as the governing zoning document for the subdivision.

The proposed Use by Special Review (USR) is located on Tract C of Podtburg Subdivision Filing

No. 1. As part of the review process, staff evaluated the application for compliance with the approved Podtburg Final Development Plan. Where the FDP is silent on a specific standard or requirement, the application was reviewed for compliance with the applicable requirements of the Johnstown Land Use and Development Code.

Project Summary:

The application was submitted on September 29, 2025, after a pre-application meeting held in August of the same year. The applicant, Anthem, is requesting approval of a Use by Special Review (USR) for the construction of a 70-foot monopine Wireless Communications Facility (WCF). The proposed facility consists of a 70-foot tall monopine tower and associated ground-mounted equipment located within a 50-foot by 50-foot leased area. The equipment will be enclosed by a 6-foot-tall faux wood privacy fence and screened with landscaping in accordance with the requirements of the Land Use and Development Code.

The proposed WCF will be an unmanned facility that operates continuously, 24 hours per day, 7 days per week, to provide wireless coverage and capacity to the surrounding area. Routine maintenance is expected to occur approximately once per month during normal business hours, with occasional emergency access as needed. Since the facility is unmanned, it will generate negligible traffic, consisting of approximately one maintenance vehicle trip per month. No customer traffic, regular deliveries, outdoor storage, potable water, sanitary sewer, or trash service are associated with the proposed use. Access to the site will be provided via a new 20-foot-wide gravel access drive connecting directly to County Road 42.

Staff Findings:

Section 17-2-7 of the Land Use and Development Code establishes the review criteria for a Use by Special Review. Staff has addressed the review criteria with the findings below.

1. All criteria for Site Development Plan review in Section 17-2-5B are met, including any conditions or additional requirements identified in this code for the particular use.

The proposed development complies with the applicable Site Development Plan review criteria and the Wireless Communications Facility standards of Section 17-10-1 of the Land Use and Development Code.

2. The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan.

The proposed Wireless Communications Facility supports the intent of the zoning district (PUD-MU) and is consistent with the Comprehensive Plan by improving wireless infrastructure and service within the community.

3. Compatibility with the area and other allowed uses in terms of operating characteristics, such as hours of operation, visible and audible impacts, traffic patterns and parking demands, intensity of buildings and activity on the site, and other potential impacts on adjacent property. The proposed facility is compatible with surrounding uses. The site is unmanned and will not generate customer traffic, parking demand, or significant noise. Routine maintenance is limited to approximately one vehicle visit per month. The monopine design, landscaping, and 6-foot privacy fence minimize visual impacts and provide appropriate screening from adjacent properties and rights-of-way.

4. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of other uses in the area, potential future uses, and any changes in character occurring in the area.

The proposed facility supports the long-term provision of wireless communications infrastructure without negatively affecting planned land uses or future development. The monopine design and

required screening reduce visual impacts while providing essential telecommunications services. The monopine is setback from any future residential land uses by more than 250 feet.

5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or require periodic reporting or review of the permit.

A limited approval period is not necessary. Wireless communications facilities function as long-term infrastructure and will remain subject to the requirements of the Land Use and Development Code and any conditions of approval.

6. The recommendations of professional staff or other technical reviews associated with the application.

Town engineering staff, Front Range Fire Rescue, Little Thompson Water District, and other referral agencies have reviewed the application and determined that it meets applicable standards.

7. Whether any additional site- or use-specific conditions are necessary to meet these criteria.

No additional site- or use-specific conditions are necessary beyond the standard conditions of approval and the applicable requirements of the Land Use and Development Code.

Site Data:

The subject property is designated Low Density/Intensity (LDI) in the Future Land Use Map of the Comprehensive Plan. The LDI designation is characterized primarily by single-family detached residential development, with some lower-density attached housing such as townhomes, duplexes, and patio homes. Neighborhood-serving commercial uses and civic facilities are also anticipated, including convenience stores, gas stations, restaurants, salons, schools, libraries, and parks. The proposed monopine Wireless Communications Facility will support the uses recommended by the Comprehensive Plan by improving wireless service coverage within the area while minimizing visual impacts through its design.

The proposal also supports Comprehensive Plan Goal S2.4, which recommends the Town identify and pursue projects that improve public services and technological infrastructure, including broadband and wireless connectivity. By enhancing cellular coverage, the proposed facility advances this goal and contributes to the Town's long-term technological infrastructure.

The proposed Use by Special Review is also consistent with the Podtburg Final Development Plan (FDP). The FDP states that where the PUD does not specifically address a subject, the standards of the Town of Johnstown Municipal Code apply. Accordingly, the proposed monopine complies with the applicable standards of Article 8 (Landscape and Site Design) and Section 17-10-1 (Wireless Communications Facilities) of the Land Use and Development Code.

The proposed facility incorporates camouflage and concealment techniques through its monopine design and is constructed of non-reflective materials to minimize visual impacts on surrounding properties. The facility also meets applicable setback requirements, provides the required screening and landscaping, and is designed to accommodate future collocation where feasible. Also, the equipment enclosure will be screened in accordance with the Land Use and Development Code, including the required Type 3 buffer. Together, these details ensure that the proposed facility satisfies all applicable development standards.

Neighborhood Meeting:

The neighborhood meeting was held on April 23, 2026. Notice of the meeting was posted at one location on the subject property, published in the Johnstown Breeze on April 9, 2026, and mailed to all property owners within 800 feet of the subject property at least 10 days prior to the meeting.

The meeting was attended by two residents, one Town staff member, and two representatives of the applicant. The residents in attendance did not express any major concerns regarding the proposed Use by Special Review. Instead, they were interested in learning more about the project and asked general questions about the proposed use. The neighborhood meeting, as well as the public notice for the meeting, were conducted in accordance with the noticing requirements of Section 17-2-1.F of the Johnstown Land Use and Development Code.

Planning and Zoning Commission Public Hearing:

The Planning and Zoning Commission meeting was held on August 12, 2026. Notice of the meeting was posted at one location on the subject property, published in the Johnstown Breeze on July 23, 2026, and mailed to all property owners within 800 feet of the subject property at least 10 days prior to the meeting.

The Planning and Zoning Commission voted 5-0 to recommend approval of Resolution 2026-40 to the Town Council. Commissioner Sapp asked who would be responsible for landscape maintenance, and staff confirmed that responsibility would fall to the applicant. No public comments were received during the public hearing, and no additional questions were raised by the Commissioners.

Strategic Plan Alignment:

Quality Infrastructure & Facilities

- *Establish and maintain levels of service.*
- *Ensure future viability of infrastructure and facilities.*

Legal Advice:

The Town Attorney drafted the Resolution.

Financial Advice:

N/A

Recommended Action:

Approve Resolution 2026-40, as presented.

Suggested Motions:

For Approval: I move to approve Resolution 2026-40, approving the Use by Special Review to Bella Ridge Golf, LLC for Construction of a 70-Foot Monopine Wireless Communications Facility.

For Approval With Conditions: I move to approve Resolution 2026-40, approving the Use by Special Review to Bella Ridge Golf, LLC for Construction of a 70-Foot Monopine Wireless Communications Facility, With the following conditions...

For Denial: I move to deny Resolution 2026-40.

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-40**

APPROVING A USE BY SPECIAL REVIEW TO BELLA RIDGE GOLF, LLC FOR CONSTRUCTION OF A 70-FOOT MONOPINE WIRELESS COMMUNICATIONS FACILITY AND ASSOCIATED GROUND-MOUNTED EQUIPMENT ON PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 0.06 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 the governing body of the Town and is vested with authority to administer the affairs of the Town; and

WHEREAS, Bella Ridge Golf, LLC, a Colorado limited liability company, the property owner, submitted an application to the Town for a use by special review to permit Anthemnet, Inc., a Delaware corporation (“Anthemnet”), to construct a 70-foot monopine wireless communications facility and associated ground-mounted equipment located within a 50-foot by 50-foot area on Tract C of Podtburg Subdivision Filing No. 1, Weld County Parcel No. 106124406014, located in the Southeast Quarter of Section 24, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 0.06 acres, as more particularly shown on Exhibit A attached hereto and incorporated herein by reference (“Property”), referred to as the Lucky Star Monopine; and

WHEREAS, the Property is zoned Planned Unit Development – Mixed Use (PUD-MU); and

WHEREAS, on August 12, 2026, the Planning and Zoning Commission held a public hearing and recommended that the Town Council approve the use by special review to permit the construction of the 70-foot monopine wireless communications facility and associated ground-mounted equipment on the Property; and

WHEREAS, on September 9, 2026, the Town Council held a public hearing and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file, and conducting such public hearing, finds that the special use satisfies the criteria contained in Section 17-2-7 of the Town of Johnstown Land Use Development Code, furthers the intent of the zoning district, is consistent with the Town’s Comprehensive Plan and compatible with existing surrounding and probable future land uses, and will not adversely affect the general public welfare; and

WHEREAS, based on the foregoing, the Town Council desires to approve the use by special review to Bella Ridge Golf, LLC to permit Anthemnet to construct a 70-foot monopine wireless communications facility and associated ground-mounted equipment on the Property.

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

Section 1: The foregoing recitals are reaffirmed and incorporated herein.

Section 2: Bella Ridge Golf, LLC's application for a use by special review to permit Anthemnet Inc., a Delaware corporation, its successors and assigns ("Operator"), to construct and operate a 70-foot monopine wireless communications facility and associated ground-mounted equipment on the Property, as depicted on the construction drawings for the Lucky Star Monopine, attached hereto and incorporated herein by reference as Exhibit B (collectively, "Lucky Star Monopine"), is hereby approved, subject to the following conditions:

- A. The Operator shall, at all times, meet the standards, rules and regulations, including but not limited to the health and safety standards, of the Federal Aviation Administration, the Federal Communications Commissions and all other federal government agencies with the authority to regulate wireless communication facilities, as amended from time to time, for the Lucky Star Monopine;
- B. The Operator shall comply with the Johnstown Municipal Code, including but not limited to the uniform building codes adopted in Chapter 18 therein and the Town of Johnstown Land Use and Development Code, the Town's rules and regulations and the State of Colorado's rules and regulations, as those may be amended from time to time;
- C. The Operator shall obtain a building permit issued by the Town and pay applicable use tax for permanent improvements
- D. The Operator shall ensure that all generator installations meet the applicable requirements of Table 4-5 (Non-residential District Performance Standards) of the Land Use Development Code related to MU-NC zoning, including but not limited to the standards related to noise and lighting;
- E. The Operator shall not utilize hazardous materials to construct, operate and maintain the Lucky Star Monopine, except those that are required for the operation of the Lucky Star Monopine and then only in accordance with all applicable laws governing such materials;
- F. The Operator shall call for utility locates prior to subgrade work; and
- G. The Operator shall enclose the Property containing the Lucky Star Monopine with a 6-foot-tall faux wood privacy fence that is screened with landscaping in accordance with the requirements of the Town of Johnstown Land Use and Development Code. The landscaping shall be maintained in accordance with the Town-approved plans.

Section 4: The use by special review granted to Bella Ridge Golf, LLC may be modified, if at all, as provided in the Town of Johnstown Land Use and Development Code, as may be amended from time to time, and shall remain valid unless revoked or terminated by the Town Council.

Section 5: The Town Clerk is hereby directed to record this Resolution in the Office of the Weld County Clerk and Recorder.

Section 6: This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 9th day of September, 2026.

ATTEST:

By: _____
Meghan Martinez, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
PROPERTY DESCRIPTION
(Attached)



SMW Engineering Group, Inc.
1550 Woods of Riverchase Dr.
Suite 100
Hoover, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

PARENT TRACT (PER TITLE)

PT Tract C Podtburg FG 1 Lying in SE4 Sec 24

Parcel ID: 106124406014

This being the same property conveyed to Bella Ridge Golf LLC from Podtburg Dairy Limited Partnership LLLP in Quitclaim Deed dated July 1, 2025 and recorded July 10, 2025 as Instrument No. 5040495, in Weld County, Colorado.

50' X 50' LEASE AREA (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set and the Point of Beginning; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°44'29" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°15'31" W a distance of 50.00 feet to a 5/8" rebar set; thence N 00°44'29" W a distance of 50.00 feet to the Point of Beginning. Said above-described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

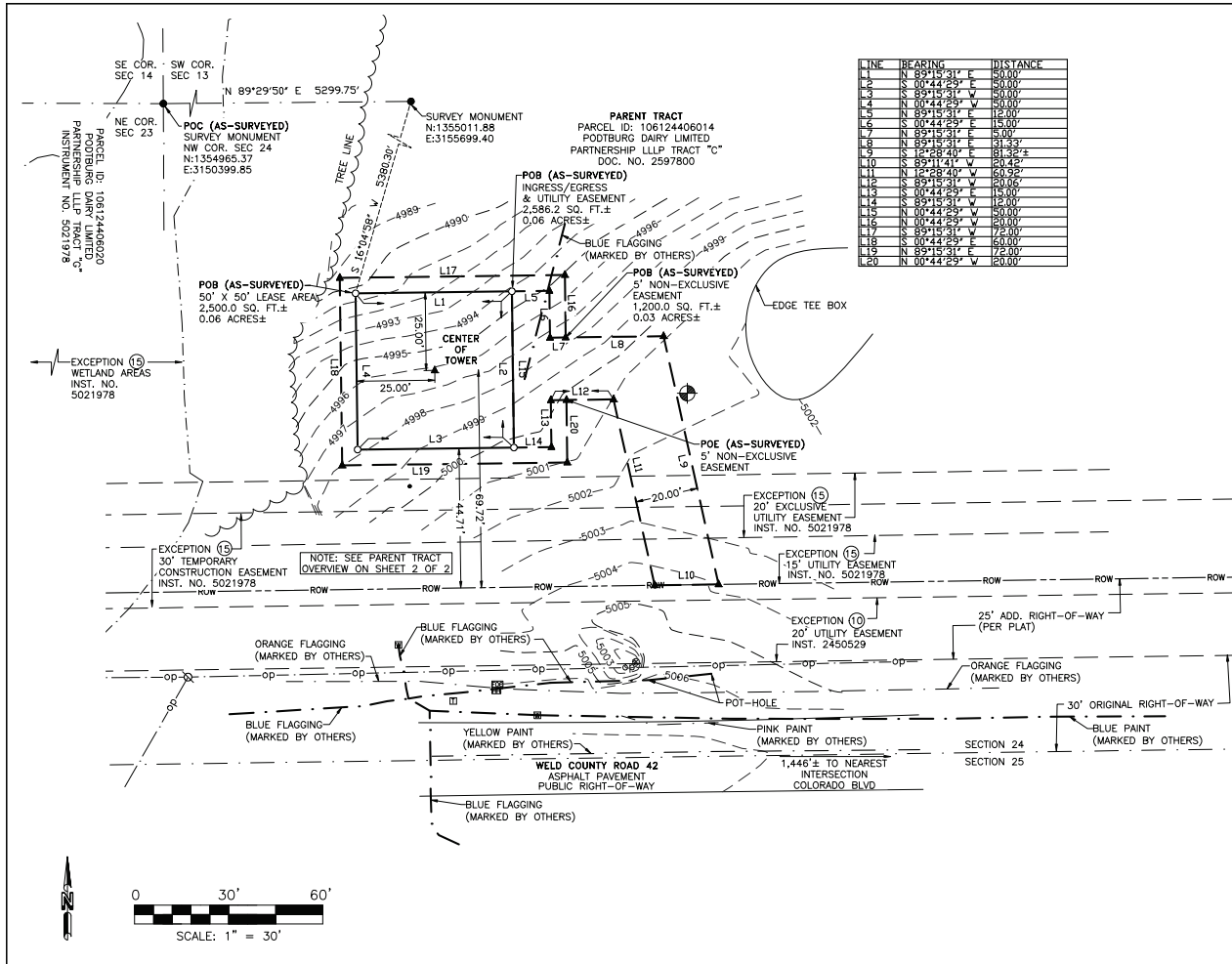
Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set and the Point of Beginning; thence N 89°15'31" E a distance of 12.00 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence N 89°15'31" E a distance of 5.00 feet to a point; thence continuing N 89°15'31" E a distance of 31.33 feet to a point; thence S 12°28'40" E a distance of 81.32 feet, more or less, to a point on the north right-of-way line of Weld County Road 42; thence S 89°11'41" W a distance of 20.42 feet to a point of said north right-of-way line; thence N 12°28'40" W a distance of 60.92 feet to a point; thence S 89°15'31" W a distance of 20.06 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence S 89°15'31" W a distance of 12.00 feet to a 5/8" rebar set; thence N 00°44'29" W a distance of 50.00 feet to the Point of Beginning. Said above-described Easement contains 2,586.2 square feet or 0.06 acres, more or less.

5' NON-EXCLUSIVE EASEMENT (AS-SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 12.00 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence N 89°15'31" E a distance of 5.00 feet to the Point of Beginning; thence N 00°44'29" W a distance of 20.00 feet to a point; thence S 89°15'31" W a distance of 72.00 feet to a point; thence S 00°44'29" E a distance of 60.00 feet to a point; thence N 89°15'31" E a distance of 72.00 feet to a point; thence N 00°44'29" W a distance of 20.00 feet to a point to the Point of Ending. Easement contains 1120.0 square feet or 0.06 acres, more or less.

EXHIBIT B
LUCKY STAR MONOPINE CONSTRUCTION DRAWINGS
(Attached)



TOWER INFO			
CENTER OF TOWER:			
LATITUDE: 40°17'32.384" NORTH			
LONGITUDE: 104°56'49.530" WEST (NAD 83)			
GROUND ELEVATION: 4996' ABOVE MEAN SEA LEVEL (NAVD88)			
SITE ADDRESS:			
WELD COUNTY ROAD 42			
JOHNSTOWN, COLORADO 80534			
VICINITY MAP			
COLORADO NORTH			
GRID TO TRUE NORTH CONVERGENCE 0°21'26.10926			
TRUE NORTH TO MAGNETIC DECLINATION 7°38' E			
COMBINED SCALE FACTOR 0.999957109			
LEGEND			
○ = 5/8" REBAR SET ● = FOUND PROPERTY MARKER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POE = POINT OF ENDING ▲ = CALCULATED POINT (R) = REFERENCED INFORMATION (M) = MEASURED V = POWER POLE H = HAND HOLE W = WATER METER T = TELEPHONE PEDESTAL ⊗ = OLD WELL F = FIBER OPTIC CABLE MARKER W = WOOD POST B = TEMPORARY BENCHMARK 600 NAIL SET ELEVATION 5001.91' --- ROW --- RIGHT-OF-WAY --- OP --- OVERHEAD POWER			
FLOOD NOTE By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 08123C1690E, which bears an effective date of January 20, 2016 and is NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.			
LUCKY STAR 24-CO1231 SE 1/4, SEC. 24, T-4-N, R-68-W WELD COUNTY, COLORADO			
SHEET NUMBER SV-1			

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.282329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

CONTRACTOR NOTES:

1. ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.

ZONING INFORMATION		
JURISDICTION: TOWN OF JOHNSTOWN		
ZONING: PD PLANNED UNIT DEVELOPMENT (PUD)		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±2490'
SOUTH	N/A	±70'
EAST	N/A	±353'
WEST	N/A	±292'

REV	DATE	DESCRIPTION
0	03/03/25	FOR ZONING APPROVAL
1	03/17/25	CLIENT COMMENTS
2	04/06/25	CLIENT COMMENTS
3	04/15/25	CLIENT COMMENTS
4	05/18/25	JURISDICTION COMMENTS
5	06/25/25	JURISDICTION COMMENTS
6	07/21/25	JURISDICTION COMMENTS
PROJECT NO.: 25-10286		
DRAWN BY: KUMI		
PROJECT MANAGER: K. MCVAUGH		
CHECKED BY: K. MCVAUGH		

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SMW
ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

ANTHEMNET
5151 HEADQUARTERS DRIVE, SUITE 170
PLANO, TX 75024



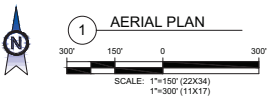
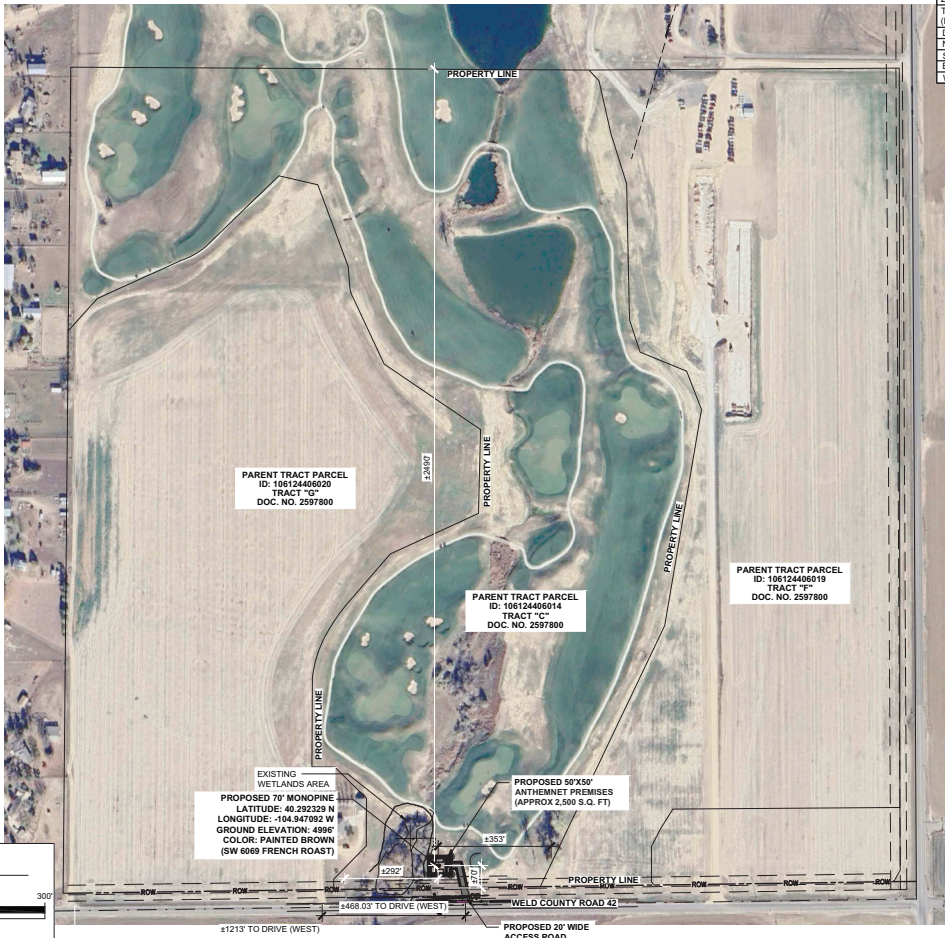
LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME:
EXISTING SITE
CONDITIONS

SHEET NUMBER:

Z-1



Card of the Course

Hole	Par	Area (sq. ft.)	Length (ft.)	Width (ft.)	Depth (ft.)	Volume (cu. ft.)
1	4	1,000	100	100	100	100,000
2	4	1,000	100	100	100	100,000
3	4	1,000	100	100	100	100,000
4	4	1,000	100	100	100	100,000
5	4	1,000	100	100	100	100,000
6	4	1,000	100	100	100	100,000
7	4	1,000	100	100	100	100,000
8	4	1,000	100	100	100	100,000
9	4	1,000	100	100	100	100,000
10	4	1,000	100	100	100	100,000
11	4	1,000	100	100	100	100,000
12	4	1,000	100	100	100	100,000
13	4	1,000	100	100	100	100,000
14	4	1,000	100	100	100	100,000
15	4	1,000	100	100	100	100,000
16	4	1,000	100	100	100	100,000
17	4	1,000	100	100	100	100,000
18	4	1,000	100	100	100	100,000

Northwest Development Area
Development Area: 200,000 sq. ft.
Depth: 200,000 ft.
Grid Frame Size: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.

Southwest Development Area
Development Area: 200,000 sq. ft.
Depth: 200,000 ft.
Grid Frame Size: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.

East Development Area
Development Area: 200,000 sq. ft.
Depth: 200,000 ft.
Grid Frame Size: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.

West Development Area
Development Area: 200,000 sq. ft.
Depth: 200,000 ft.
Grid Frame Size: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.
Grid Frame: 100 ft.

Site Location

[illegible]

Northeast Development Area		Northeast Development Area	
Development Area	25,571.42	Development Area	30,000.00
Roofs	283,701.42	Roofs	367,401.42
Gr & Fringe Lots	7.7	Gr & Fringe Lots	30.00
Other Lots	0	Other Lots	0
Total Lots	283,709.12	Total Lots	367,431.42
Average Lot Area	13,571.42	Average Lot Area	13,571.42

Southeast Development Area		Commercial Development Area	
Development Area	40,000.00	Parcel A	1.38 ac
Roofs	775,470.00	Parcel B	2.82 ac
Gr & Fringe Lots	20	Parcel C	1.75 ac
Other Lots	0	Total Area	6.95 ac
Total Lots	775,490.00		
Average Lot Area	13,571.42		


Arthur Schaupeter
GOLF COURSE ARCHITECTS
20 Wilbur Road Drive • St. Louis, Missouri 63104
Tel: (314) 443-9039 • Email: schaupeter@att.net
Web site: www.schaupetergolf.com
American Society of Civil Course Architects

Concept Plan B-3

July 5, 2017

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
2	04/06/26	CLIENT COMMENTS
3	04/15/26	CLIENT COMMENTS
5	05/18/26	JURISDICTION COMMENTS
6	05/29/26	JURISDICTION COMMENTS
6	07/21/26	JURISDICTION COMMENTS
PROJECT NO.:	ZS-10298	
DRAWN BY:	KJUM	
PROJECT MANAGER:	K. MCVAUGH	
CHECKED BY:	K. MCVAUGH	

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LUCKY STAR

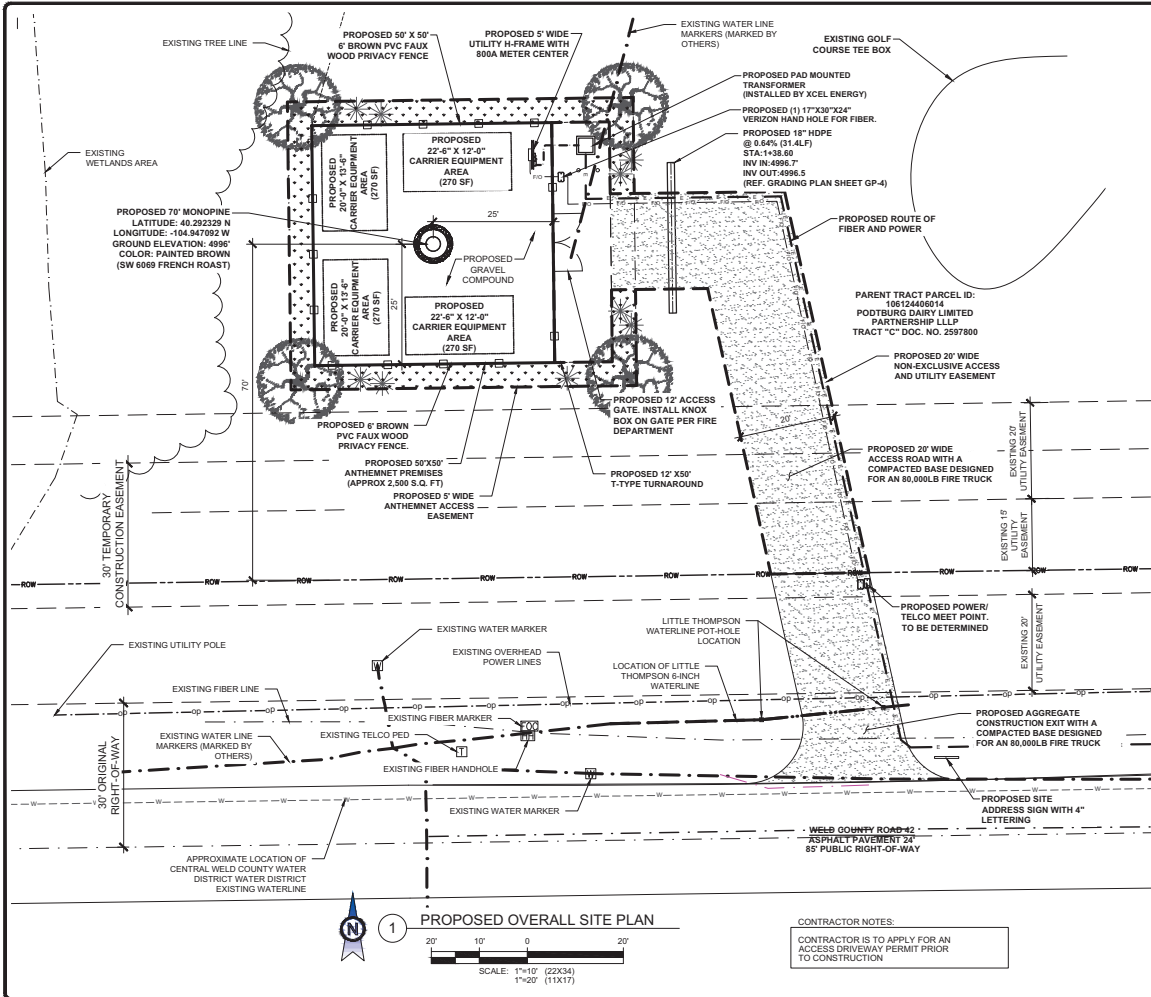
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

OUTLINE
DEVELOPMENT PLAN

SHEET NUMBER

Z-1.1



KEY

- TREE LINE
- PROPOSED LEASE BOUNDARY
- PROPOSED FENCE
- PROPOSED FIBER
- PROPOSED POWER
- EXISTING EASEMENT
- RIGHT OF WAY
- OVERHEAD POWER LINE
- PROPOSED LEASE AREA
- GROUNDING CONDUCTOR
- EXISTING WATER LINE
- TELCO PEDESTAL
- FIBER MARKER
- HANDHOLE
- WATER MARKER
- OLD WELL
- POWER POLE

IMPORTANT SITE NOTES:

- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND A PRE-CON WALK WITH THE PROJECT MANAGER.
- CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
- CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
- TOWER WILL BE MADE AVAILABLE TO OTHER TELECOMMUNICATIONS COMPANIES FOR COLLOCATION.

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690C, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

CONTRACTOR NOTES:

- ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.

REV	DATE	DESCRIPTION
0	03/03/25	FOR ZONING APPROVAL
1	03/17/25	CLIENT COMMENTS
2	04/06/25	CLIENT COMMENTS
3	04/15/25	CLIENT COMMENTS
4	05/18/25	JURISDICTION COMMENTS
5	06/25/25	JURISDICTION COMMENTS
6	07/02/25	JURISDICTION COMMENTS

PROJECT NO.: 25-1008
DRAWN BY: KMM
PROJECT MANAGER: K. MCVAUGH
CHECKED BY: K. MCVAUGH

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SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

ANTHEMNET
5151 HEADQUARTERS DRIVE, SUITE 170
PLANO, TX 75044

COLORADO LICENSED
JEREMY D. SHAW
45074
07/21/25

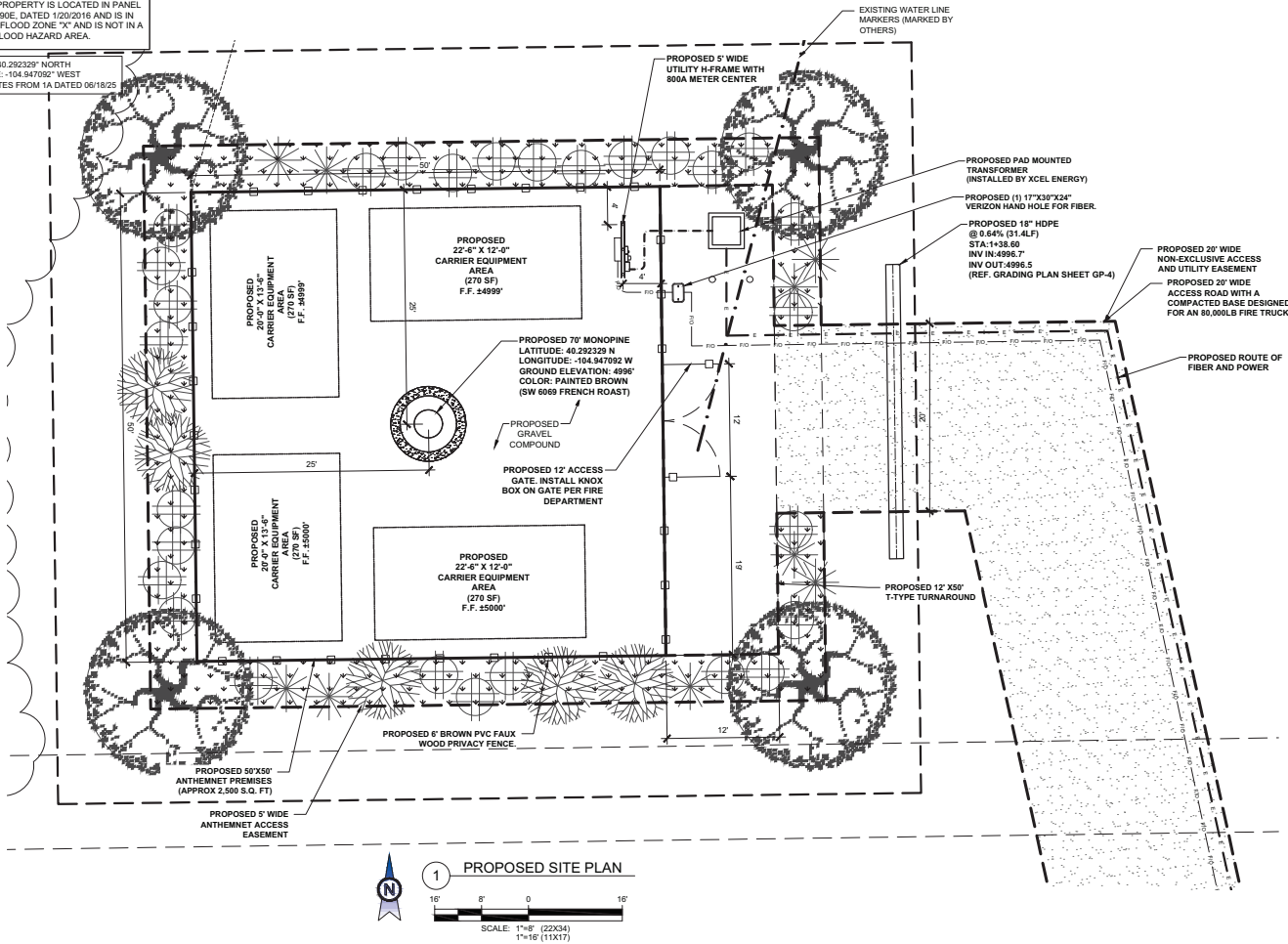
LUCKY STAR
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME:
PROPOSED OVERALL SITE PLAN

SHEET NUMBER:
Z-2

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1680E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947022° WEST
COORDINATES FROM 1A DATED 06/18/25



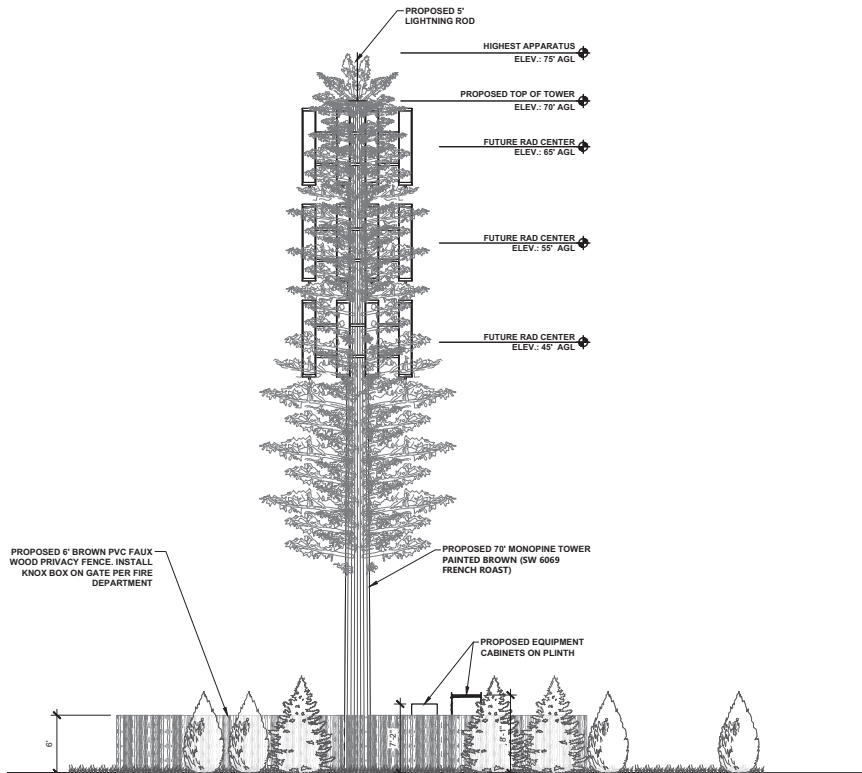
REV	DATE	DESCRIPTION
0	03/03/25	FOR ZONING APPROVAL
1	03/17/25	CLIENT COMMENTS
2	04/06/25	CLIENT COMMENTS
3	04/15/25	CLIENT COMMENTS
4	05/18/25	JURISDICTION COMMENTS
5	06/25/25	JURISDICTION COMMENTS
6	07/21/25	JURISDICTION COMMENTS

PROJECT NO.: 25-15098
DRAWN BY: KMM
PROJECT MANAGER: K. MCVAUGH
CHECKED BY: K. MCVAUGH

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LUCKY STAR
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)
SHEET NAME:
PROPOSED SITE PLAN
SHEET NUMBER:
Z-3



1 TOWER ELEVATION
SCALE: NOT TO SCALE

STRUCTURAL ANALYSIS TO BE PROVIDED AT LATER DATE

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED

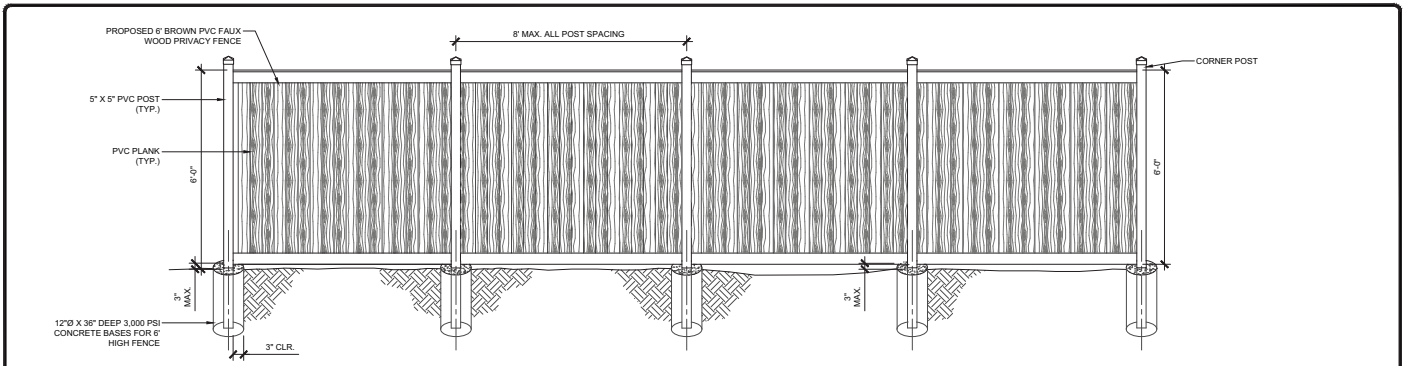
REV	DATE	DESCRIPTION
0	03/03/25	FOR ZONING APPROVAL
1	03/17/25	CLIENT COMMENTS
2	04/06/25	CLIENT COMMENTS
3	04/15/25	CLIENT COMMENTS
4	05/18/25	JURISDICTION COMMENTS
5	06/20/25	JURISDICTION COMMENTS
6	07/21/25	JURISDICTION COMMENTS

PROJECT NO.: 25-15208
DRAWN BY: KMM
PROJECT MANAGER: K. MCVAUGH
CHECKED BY: K. MCVAUGH

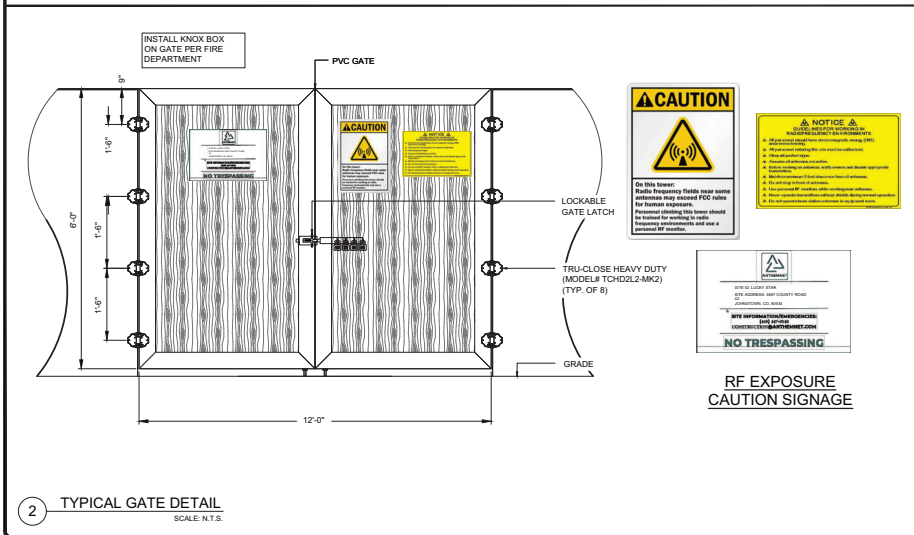
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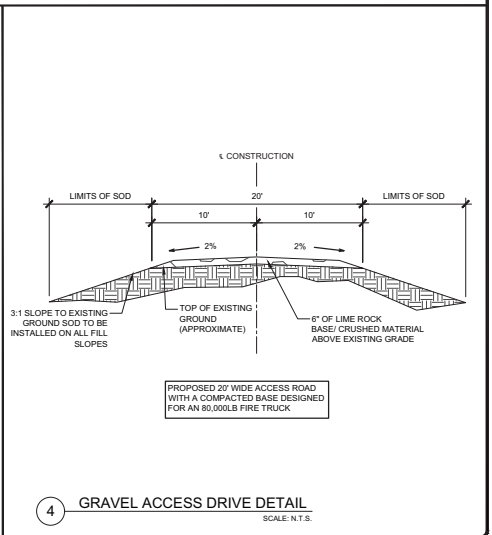
LUCKY STAR
5667 COUNTY ROAD 42 JOHNSTOWN, CO, 80534 (WELD COUNTY)
SHEET NAME
TOWER ELEVATION
SHEET NUMBER
Z-4



1 PVC FENCE DETAIL
SCALE: N.T.S.



2 TYPICAL GATE DETAIL
SCALE: N.T.S.



4 GRAVEL ACCESS DRIVE DETAIL
SCALE: N.T.S.

REV	DATE	DESCRIPTION
0	03/03/20	FOR ZONING APPROVAL
1	03/17/20	CLIENT COMMENTS
2	04/06/20	CLIENT COMMENTS
3	04/15/20	CLIENT COMMENTS
4	05/18/20	JURISDICTION COMMENTS
5	06/25/20	JURISDICTION COMMENTS
6	07/21/20	JURISDICTION COMMENTS

PROJECT NO.	25-15208
DRAWN BY:	KUMI
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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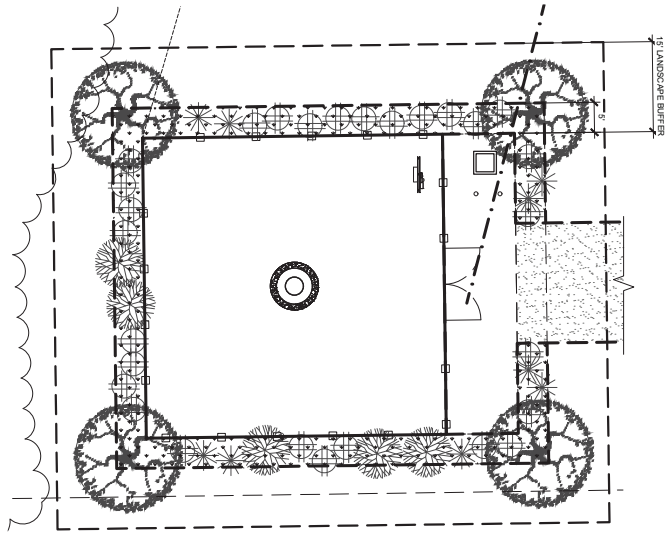
LUCKY STAR
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)
SHEET NAME
FENCE DETAIL
SHEET NUMBER
Z-5

LANDSCAPE NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

IRRIGATION FOR PLANTS:

- PLANTS ARE TO BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. OVER WATERING IS TO BE AVOIDED. CONTRACTOR MUST SUPPLY WATER AND EQUIPMENT NEEDED (E.G., WATER TRUCK, HOSE, BUCKETS, ETC.) TO WATER TREES. UNDER NO CIRCUMSTANCES SHALL WATER FROM HOMES BE USED BY THE CONTRACTOR TO WATER TREES. WATERING FROM FIRE HYDRANTS MAY BE USED ONLY AFTER SECURING A PERMIT AND METER FROM THE TOWN WATER DEPARTMENT.
- CONTRACTOR SHALL COORDINATE WITH GOLF COURSE FACILITIES TO TIE THE NEW ANTHEM NET LANDSCAPE IRRIGATION INTO THE GOLF COURSE IRRIGATION SYSTEM TO MAINTAIN LANDSCAPE FOR A PERIOD OF ONE YEAR FROM DATE OF APPROVED SUBSTANTIAL COMPLETION.



1 LANDSCAPE PLAN
SCALE: NOT TO SCALE

TREES							
Symbol	Quantity	Common Name	Botanical Name	Genus	Type	Mature Height	Notes / Planting Specs
	5	Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>	Juniperus	Evergreen	8-12'	6-8 ft 14-15 ft o.c. around perimeter 6' min. height at planting
	9	Medora Juniper	<i>Juniperus scopulorum 'Medora'</i>	Juniperus	Evergreen	10-15'	3-5 ft 14-15 ft o.c. around perimeter 6' min. height at planting
	4	Hot Wings® Tatarian Maple	<i>Acer tataricum 'Garni'</i>	Acer	Deciduous - single stem	15-18'	15-18 ft 14-15 ft o.c. around perimeter 8'-10' min. height at planting
PERENNIALS							
	28	Strongbox Inkberry Holly	<i>Ilex glabra 'Strongbox'</i>	Ilex	Shrub	3-5'	3-4 ft 4-5 ft o.c. along 50% of exterior fence 24" or 5-gallon minimum container
Ground Cover							
	±3 lbs total	Buffalo Brand Native Turf Mix (Buffalograss + Blue Grama)	<i>Bouteloua dactyloides + Bouteloua gracilis</i>	Bouteloua	Ground Cover (seeded mix)	4-12"	Full coverage Broadcast seeded across entire 1120 SF buffer Seeded at 2-3 lbs per 1,000 SF to achieve 50% coverage at planting and full coverage within 2 growing seasons per Table B-3

REV	DATE	DESCRIPTION
0	03/03/25	FOR ZONING APPROVAL
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6	07/01/25	JURISDICTION COMMENTS
PROJECT NO.: 25-1008		
DRAWN BY: KMM		
PROJECT MANAGER: K. MCVAUGH		
CHECKED BY: K. MCVAUGH		

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LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
Z-6



LUCKY STAR COUNTY ROAD 42, JOHNSTOWN, CO, 80534 (WELD COUNTY)	
SHEET NAME DRAINAGE MAPS	
SHEET NUMBER DR-1	

GRADING NOTES:

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAFI 500X (OR EQUIVALENT) GEOFABRIC 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT) 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

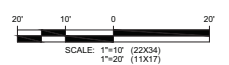
(Co) CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

(Sd) TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

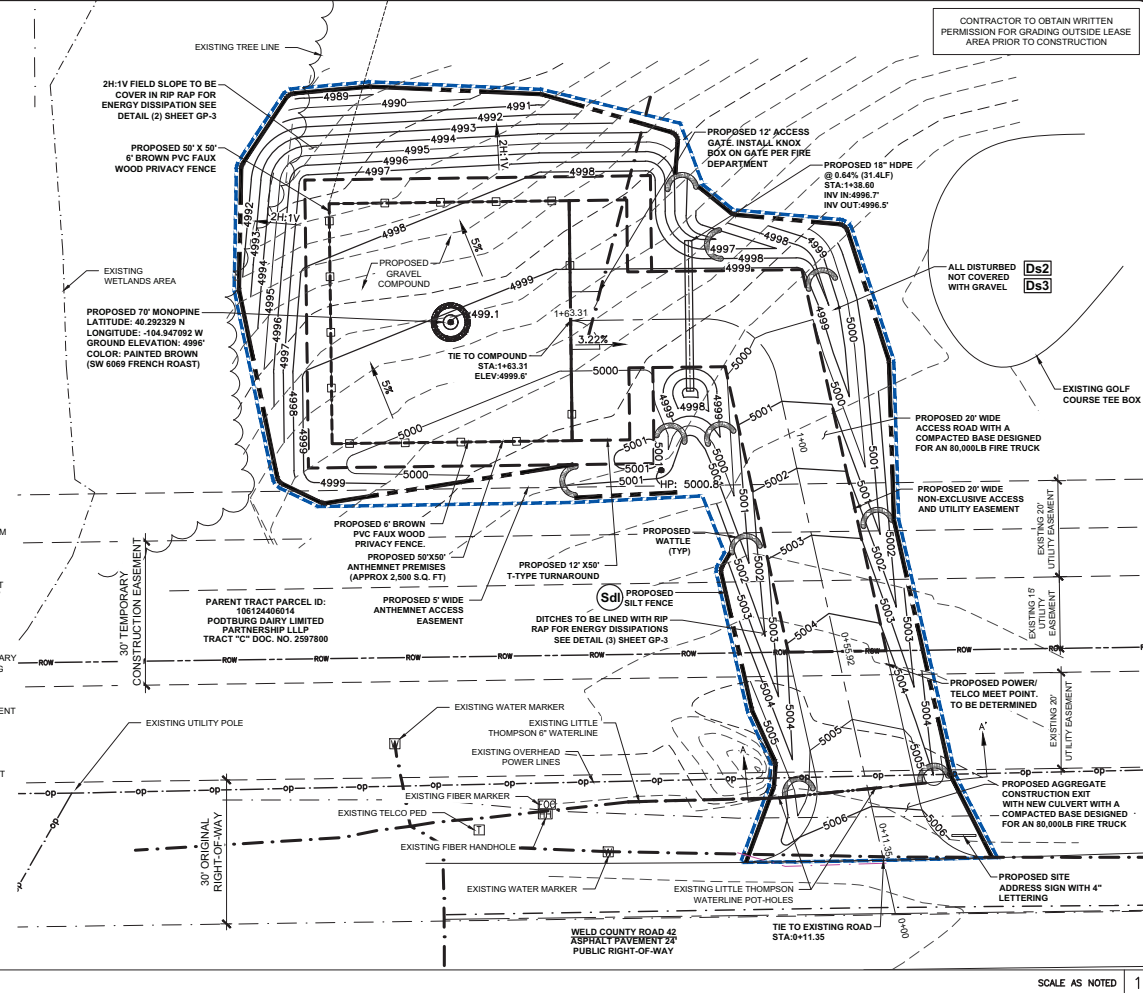
(Ds2) DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.

(Ds3) DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOY, OR LEGUMES ON DISTURBED AREA.

(Du) DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.



SITE PLAN



CONTRACTOR TO OBTAIN WRITTEN PERMISSION FOR GRADING OUTSIDE LEASE AREA PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION
A	02/26/20	ADDED GRADING PLAN
D	03/03/20	FOR ZONING APPROVAL
E	06/26/20	FOR ZONING APPROVAL
F	07/21/20	FOR ZONING APPROVAL

PROJECT NO.	25-10296
DRAWN BY	C. WINKLE
PROJECT MANAGER	K. MCVAUGH
CHECKED BY	K. MCVAUGH

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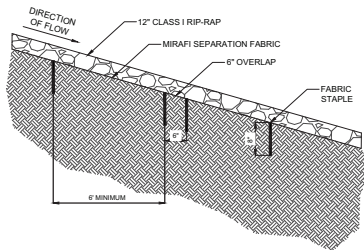
LUCKY STAR
5967 COUNTY ROAD 42
JOHNSTOWN, CO 80544
(WELD COUNTY)

SHEET NAME
GRADING PLAN
SHEET NUMBER
GP-1

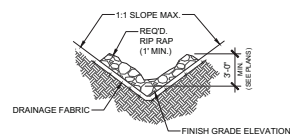
SCALE AS NOTED 1

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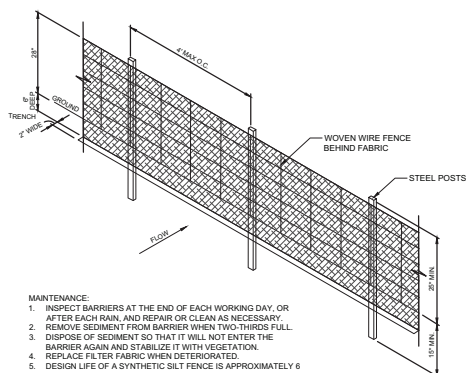
Co 1 CONSTRUCTION EXIT DETAIL
SCALE: NOT TO SCALE



2 RIP RAP SLOPE DETAIL
SCALE: NOT TO SCALE

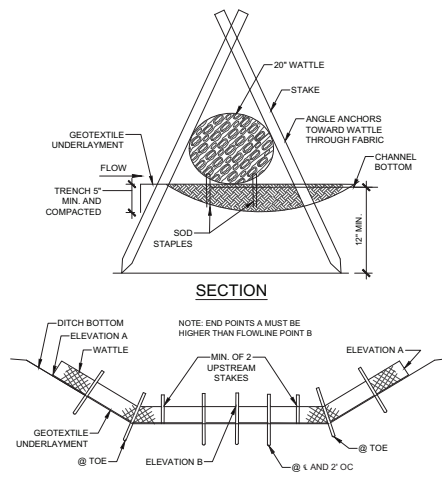


3 TYPICAL RIP RAP DITCH DETAIL
SCALE: NOT TO SCALE



- MAINTENANCE:**
1. INSPECT BARRIERS AT THE END OF EACH WORKING DAY, OR AFTER EACH RAIN, AND REPAIR OR CLEAN AS NECESSARY.
 2. REMOVE SEDIMENT FROM BARRIER WHEN TWO-THIRDS FULL.
 3. DISPOSE OF SEDIMENT SO THAT IT WILL NOT ENTER THE BARRIER AGAIN AND STABILIZE IT WITH VEGETATION.
 4. REPLACE FILTER FABRIC WHEN DEGRADED.
 5. DESIGN LIFE OF A SYNTHETIC SILT FENCE IS APPROXIMATELY 6 MONTHS.
 6. MAINTAIN UNTIL THE PROJECT IS VEGETATED OR OTHERWISE STABILIZED.
 7. REMOVE BARRIERS AND ACCUMULATED SEDIMENT AND STABILIZE THE EXPOSED AREA WHEN THE PROJECT IS STABILIZED.

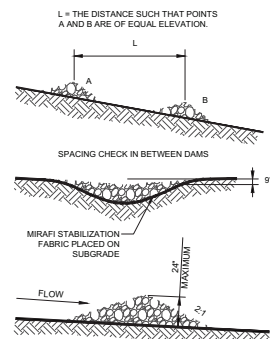
(SdI) 4 TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: NOT TO SCALE



ELEVATION DETAIL

- NOTES:
1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
 2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
 3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
 4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10' SPACING.

5 WATTLE
SCALE: NOT TO SCALE

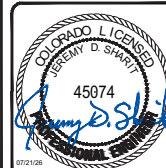


- NOTES:**
1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
 2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF

Cd 6 CHECK DAM
SCALE: NOT TO SCALE

[illegible]

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LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

GRADING DETAILS

SHEET NUMBER

GP-3



CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20-40 LB.	UNHILLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHILLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHILLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDEZA SUDAN ANNUAL	30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HILLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HILLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HILLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHILLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHILLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 2-3 BU.	UNHILLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.

- | | |
|-----|--|
| Ds2 | DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING) |
|-----|--|

- Ds3** DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED IN A MIXING TANK. AFTER MIXTURE IS COMBINED, THE MIXTURE IS PUMPED TO THE AREA WITHIN ONE HOUR. AFTER MIXTURE IS MADE, STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. MULCH WILL BE SPREAD UNIFORM OVER THE SEEDING AREA AT 25 PERCENT SEEDING RATE. AFTER MULCH IS APPLIED, SEED APPLICATION RATE IS AS FOLLOWS: A SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 400 LBS/ ACRE
FERTILIZER, 05-10-15 500 LBS/ ACRE
MULCH (STRAW OR HAY OR 5000LBS/ACRE
WOOD CELLULOSE FIBER MULCH 1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS. 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 50 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

CONVENTIONAL SEEDING EQUIPMENT GRADE, SHAPE AND SMOOTH WHERE NECESSARY TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIMES AND FERTILIZER, IN DRY FORM, WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. SEEDS WILL BE PLACED IN THE SOIL BY EITHER HAND OR BY MEANS OF A SEEDER. IT WILL BE DONE WITH A MULTICAPLAKER-SEEDER ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD BY EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PAKKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 FERTILIZE: 5-10-15 MULCH (STRAY OR HAY)	4000 LBS/ACRE 1500 LBS/ACRE 5000 LBS/ACRE	
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE

[illegible]

PROJECT NO.:		25-10298
DRAWN BY:		C. WINKLE
PROJECT MANAGER:		K. MCVAUGH
CHECKED BY:		K. MCVAUGH

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LUCKY STAR

5967 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

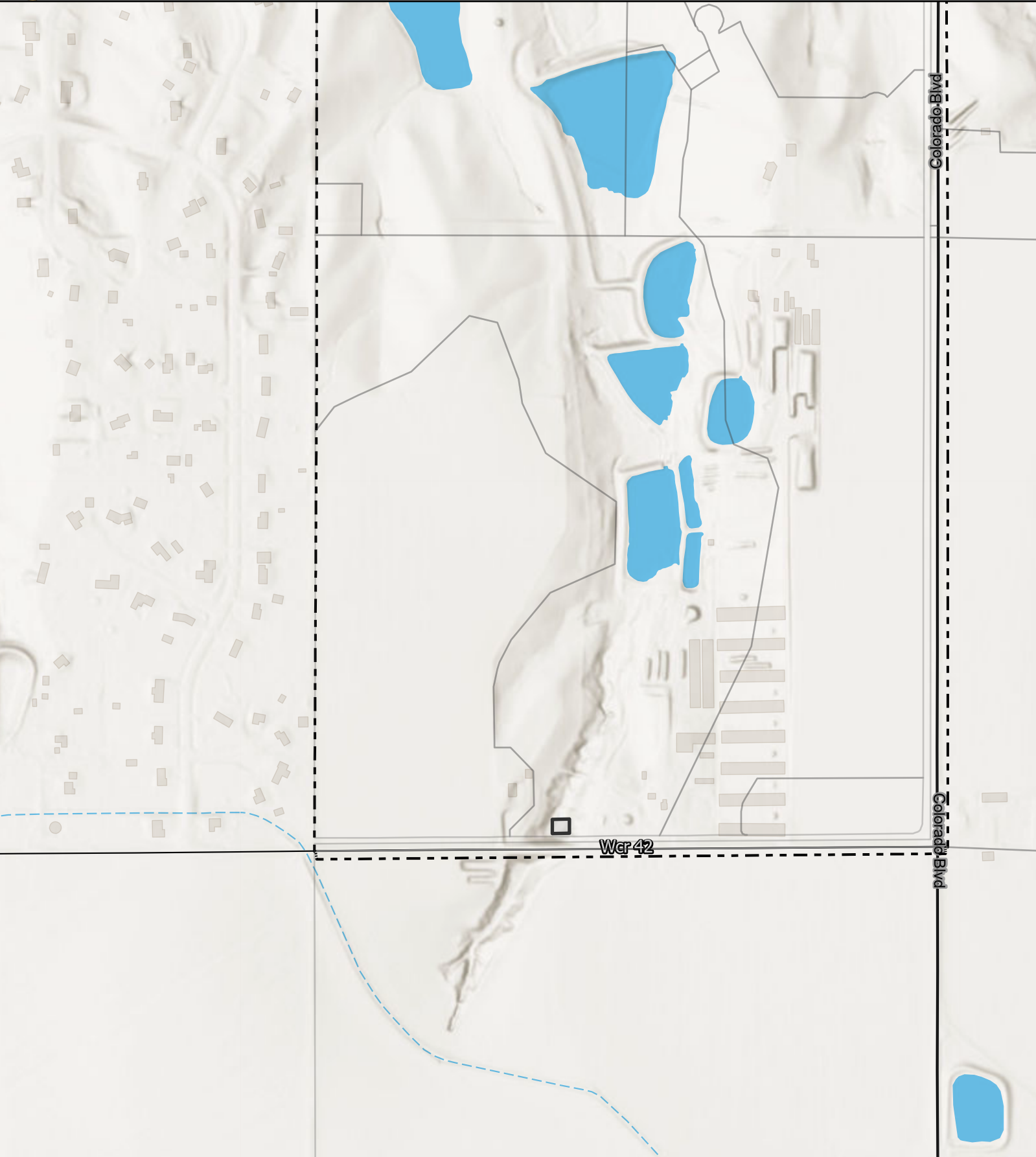
SHEET NAME

GRADING DETAILS

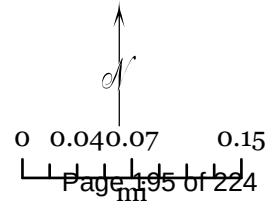
SHEET NUMBER

GP-5

Vicinity Map



Scale: 1:8,326
Credits :Esri, NASA, NGA, USGS,
FEMA, Town of Johnstown GIS, Town
of Johnstown GIS department





5151 HEADQUARTERS DRIVE, SUITE 170 | PLANO, TX 75024

LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

PROPOSED 70' MONOPINE TOWER AND COMMUNICATION FACILITY

PROJECT DESCRIPTION	PROJECT SUMMARY	TOWER OWNER APPLICANT	GENERAL NOTES	INDEX OF DRAWINGS			
THIS PROJECT IS AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. IT WILL CONSIST OF THE FOLLOWING: <u>ANTHEMNET:</u> (1) NEW 70' MONOPINE TOWER - COLOR: GALVANIZED (1) NEW 2,500 SQUARE FEET LEASE AREA WITH 6' PVC FENCE (1) MULTI-METER UTILITY RACK (1) KNOW BOX ON GATE PER FIRE DEPARTMENT COLLOCATION FOR FOUR (4) WIRELESS PROVIDERS NEW 20' ACCESS ROAD WITH PARKING AREA 1. IF THE FACILITY IS ABANDONED OR UNUSED FOR A PERIOD OF SIX (6) MONTHS, IT WILL BE DECOMMISSIONED AND REMOVED. 2. CONTRACTOR SHALL NOTIFY LITTLE THOMPSON WATER DISTRICT A MINIMUM OF 48 HOURS PRIOR TO ANY WORK WITHIN 25 FEET OF LTWD FACILITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LTWD STANDARDS. 3. NO POTABLE WATER SERVICE IS REQUIRED. NO CONNECTION TO LTWD INFRASTRUCTURE IS PROPOSED AS PART OF THIS DEVELOPMENT. 4. NO NEW LIGHTING IS PROPOSED ON THIS PROJECT. 5. ALL PROPOSED GENERATOR INSTALLATIONS SHALL MEET ALL APPLICABLE REQUIREMENTS OF TABLE 4-5 (NON-RESIDENTIAL DISTRICT PERFORMANCE STANDARDS) PER MU-NC, INCLUDING THE STANDARDS RELATED TO NOISE AND LIGHTING 6. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING ALL LTWD FACILITIES DURING CONSTRUCTION AND FOR REPAIR OF ANY DAMAGE AT NO COST TO THE DISTRICT.	SITE NAME: LUCKY STAR SITE ADDRESS: 5667 COUNTY ROAD 42 CITY/STATE/ZIP: JOHNSTOWN, CO, 80534 APN/ PARCEL ID: 106124406014 COUNTY: WELD COUNTY JURISDICTION: TOWN OF JOHNSTOWN PROPERTY ACREAGE: 158.34 LEASE AREA: 2,500 SQUARE FEET ZONING: PD PLANNED UNIT DEVELOPMENT (PUD)	<u>ANTHEMNET, INC.</u> 5151 HEADQUARTERS DR SUITE 170 PLANO, TX 75024 CONTACT: BILL PARRISH PHONE: (469) 447-9540 CONSTRUCTION@ANTHEMNET.COM	1. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY. 2. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FCC REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE. 3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES. 4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WILL ALL APPLICABLE CODES AND ORDINANCES. 5. THE FACILITY IS UNMANNED. 6. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 7. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 8. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED HANDICAP ACCESS IS NOT REQUIRED.	SHEET NO:	DESCRIPTION:	REV:	
	VICINITY MAP			PROPERTY OWNER	T-1	TITLE SHEET	6
		LANDLORD: BELLA RIDGE GOLF, LLC		CARRIER CONTACT	GN-1	GENERAL CONSTRUCTION NOTES	6
					NAME: TBD ADDRESS: TBD ADDRESS: TBD CONSTRUCTION MANAGER: TBD PHONE: TBD	SV-1	SURVEY
LOCATION MAP		DESIGN FIRM	SV-2	SURVEY	6		
			<u>SMW ENGINEERING GROUP, INC.</u> 158 BUSINESS CENTER DR. BIRMINGHAM, AL. 35242 JEREMY SHARIT jsharit@smweng.com <u>PROJECT MANAGER:</u> KEVIN MCVAUGH (602) 741-4473	Z-1	EXISTING SITE CONDITIONS	6	
	DRIVING DIRECTIONS			UTILITY CONTACTS	Z-1.1	OUTLINE DEVELOPMENT PLAN	6
ANTHEMNET SCOPE OF WORK	TAKE E-470 NORTH TOWARD BOULDER / FORT COLLINS. AT EXIT 47, HEAD RIGHT ON THE RAMP FOR I-25 TOWARD DENVER / FT COLLINS. KEEP RIGHT, HEADING TOWARD FT COLLINS. AT EXIT 250, HEAD RIGHT ON THE RAMP FOR CO-56 WEST TOWARD BERTHOUD. AT THE ROUNDABOUT, TAKE THE 1ST EXIT FOR COUNTY ROAD 44. TURN RIGHT ONTO COUNTY ROAD 11. ROAD NAME CHANGES TO COUNTY ROAD 42. ARRIVE 5651 COUNTY ROAD 42, JOHNSTOWN, CO 80534.	POWER COMPANY: XCEL ENERGY PHONE: 800-895-4999	ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 2018 INTERNATIONAL BUILDING CODE 2018 RESIDENTIAL CODE 2018 MECHANICAL CODE 2018 FUEL & GAS CODE 2018 PLUMBING CODE 2018 FIRE CODE 2020 NATIONAL ELECTRIC CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE JOHNSTOWN MUNICIPAL CODE BUILDING REGULATIONS	Z-2	PROPOSED OVERALL SITE PLAN	6	
CARRIER SCOPE OF WORK		TELCO COMPANY: TBD PHONE: TBD		CODE COMPLIANCE	Z-3	PROPOSED SITE PLAN	6
UTILITY SCOPE OF WORK	XCEL ENERGY TO INSTALL TRANSFORMER POLE AND RUN POWER VIA TRENCH FROM TRANSFORMER TO METER BANK.	FIBER COMPANY: TBD PHONE: TBD	TOWN OF JOHNSTOWN REVIEW AND ACCEPTANCE IS WITH RESPECT TO GENERAL CONFORMANCE WITH TOWN STANDARDS. RESPONSIBILITY FOR THE DESIGN REMAINS WITH PROFESSIONAL(S) SUBMITTING AND STAMPING THE DOCUMENT(S).	Z-4	TOWER ELEVATION	6	
NEW SITE LOCATION		FIBER MEET- ME LOCATION - TBD		811	Z-5	FENCE DETAIL	6
	APPROVALS		Z-6		LANDSCAPE PLAN	6	
NEW SITE LOCATION				DR-1	DRAINAGE MAPS	0	
				REVIEWED AND ACCEPTED: _____ Date _____	GP-1	GRADING PLAN	2
NEW SITE LOCATION				GP-2	ROAD PROFILE	2	
				REVIEWED AND ACCEPTED: _____ Date _____	GP-2.1	SECTION A-A	2
NEW SITE LOCATION				GP-3	GRADING DETAILS	2	
				REVIEWED AND ACCEPTED: _____ Date _____	GP-4	GRADING DETAILS	2
NEW SITE LOCATION				GP-5	GRADING DETAILS	2	
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NEW SITE LOCATION							

TOWN OF JOHNSTOWN GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE TOWN OF JOHNSTOWN AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF JOHNSTOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DESIGN INFORMATION (I.E. UTILITY LOCATIONS, ELEVATIONS, ETC.), THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 4 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT IS OBTAINED. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, TOWN OF JOHNSTOWN, LARIMER COUNTY, WELD COUNTY, OR STATE OF COLORADO), FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR AT LEAST 4 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE DEVELOPER COMMENCES CONSTRUCTION WITHOUT ALL NECESSARY PERMITS/NOTIFICATIONS, THE TOWN OF JOHNSTOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF JOHNSTOWN, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN SIGNATORY SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE TOWN, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
- ALL UTILITY INSTALLATIONS WITHIN OR ACROSS NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION, FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. SANITARY SEWER SERVICES SHALL BE EXTENDED A MINIMUM OF 5-FEET BEYOND PROPERTY LINE. WATER SERVICE LINES SHOULD BE EXTENDED TO THE LOCATION OF THE WATER METER PIT.
- THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN OF JOHNSTOWN, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES A MINIMUM OF 7 DAYS PRIOR TO THE SERVICE DISRUPTION.
- NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORMWATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 4 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE TOWN, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE TOWN OF JOHNSTOWN IMMEDIATELY. AT THE TOWN'S DISCRETION, ALL WORK SHALL CEASE UNTIL UPDATED SIGNED AND SEALED PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE TOWN.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN OF JOHNSTOWN'S INSPECTOR AT ALL TIMES. A FINAL COPY (HARD AND ELECTRONIC COPIES PER TOWN REQUIRED FORMATS) SHALL BE PROVIDED TO THE TOWN UPON COMPLETION AND BEFORE ANY FINAL TOWN ACCEPTANCES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CARNOTATE THE DESIGNER FOR THE DIMENSION OR, IF AS-BUILT RECORD DRAWINGS.
- THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, UTILITIES SHOULD BE CONSTRUCTED FROM DEEPEST TO SHALLOWEST.
- SITE CONSTRUCTION ACTIVITIES ON WEEKDAYS (MONDAY - FRIDAY) SHALL ONLY BE CONDUCTED BETWEEN 7:00AM AND 8:00PM OR DUSK, WHICHEVER IS EARLIER. SITE CONSTRUCTION ACTIVITIES ON WEEKENDS (SATURDAY AND SUNDAY) OR HOLIDAYS SHALL ONLY BE CONDUCTED BETWEEN 8:00AM AND 7:00PM OR DUSK, WHICHEVER IS EARLIER. THERE SHALL BE NO CONSTRUCTION ACTIVITIES CONDUCTED OUTSIDE OF THESE HOURS, UNLESS SPECIFICALLY APPROVED BY THE TOWN OF JOHNSTOWN PUBLIC WORKS DIRECTOR.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
- EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORMWATER PIPE, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- THE DEVELOPER IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO BEGINNING CONSTRUCTION.
- AFTER ACCEPTANCE BY THE TOWN OF JOHNSTOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE, AS REQUIRED BY THE DEVELOPMENT AGREEMENT.
- THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF TWO YEARS FROM THE DATE OF APPROVAL BY THE TOWN OF JOHNSTOWN ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN OF JOHNSTOWN PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
- PAVING SHALL NOT START UNTIL A SOILS REPORT, PAVEMENT DESIGN, AND SUBGRADE COMPACTION TESTS ARE TAKEN AND BY THE TOWN OF JOHNSTOWN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT-OF-WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE STAMPED AND SIGNED BY A COLORADO LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT AND JOB MIX SHALL BE SUBMITTED TO THE TOWN A MINIMUM OF 10 WORKING DAYS PRIOR TO SCHEDULING A PRE-PAVING MEETING. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE TOWN APPROVES THE FINAL REPORT. FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED. MINIMUM SECTION SHALL BE 6" ASPHALT OVER 8" ABC.
- ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILDFIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILDFIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAN APPROVAL.
- STANDARD DIRECTIONAL HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- NO GRADES SHALL EXCEED 4:1 IN AREAS WITH IRRIGATED TURF AND 3:1 IN SHRUB BEDS OR NATIVE SEEDED AREAS, PER SECTION H.1.S OF THE CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS.
- ALL IRRIGATION SHALL MEET SECTIONS H.5.A-D OF THE CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS.
- MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORMWATER FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN OF JOHNSTOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS INCURRED BY THE TOWN WILL BE ASSESSED TO THE PROPERTY OWNER.
- ALL REBAR SHALL BE EPOXY COATED.
- SOUEEGEE SHALL MEET ASTM D448, GRADATION NO. 67 REQUIREMENTS.
- CONCRETE USED FOR SIDEWALKS SHALL BE A MINIMUM OF 6-INCHES THICK, CDOT CLASS B 5000 PSI.
- NAD83 COLORADO STATE PLANES, NORTH ZONE, US FOOT SHALL BE USED AS THE COORDINATE SYSTEM FOR ALL DESIGNS.
- SIDEWALKS ALONG PUBLIC STREETS SHALL BE DETACHED WALKS, EXCEPT IN LIMITED LOCATIONS WHERE SPECIFICALLY APPROVED BY EXCEPTION REQUEST AND SHOWN IN THE PLANS.
- ALL RAMPS SHALL INCLUDE APPROPRIATE DETECTABLE ADA TRUNCATED DOMES MEETING THE FOLLOWING: "DETECTABLE WARNING INLAID PATTERN OF TRUNCATED DOMES SHALL BE BRICK RED CAST-IN-PLACE PANELS BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM, 800-372-0519), OR APPROVED EQUAL."
- CONCRETE STREET PAVEMENT TO BE A MINIMUM OF 7 SACK MIX, 5000 PSI AT 28 DAYS. GENERAL ROADWAY NOTES

- A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE TOWN PUBLIC WORKS DEPARTMENT FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT. MINIMUM SECTION SHALL BE 6" ASPHALT OVER 6"ABC.
- WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 24 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE TOWN. REFERENCE PAVEMENT PATCH BACK DETAIL.
- STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TOWN PUBLIC WORKS DEPARTMENT.
- WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH TOWN STANDARDS AND/OR AS DIRECTED BY TOWN STREET INSPECTORS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE TOWN. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
- THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE TOWN PUBLIC WORKS INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼-INCH DEEP OR 5-FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
- PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE TOWN, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE TOWN SHALL BE NOTIFIED AT LEAST 4 WORKING DAYS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR. GENERAL WATER NOTES:

- ALL WATER PIPE, PIPE FITTINGS, FIRE HYDRANTS, AND WATER SERVICE LINE MATERIALS SHALL CONFORM TO THE MOST CURRENT SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS.
- A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE PROVIDED BETWEEN UTILITIES AT ALL CROSSINGS.
- ALL WATER LINE LOWERING AT CROSSINGS WITH OTHER UTILITIES SHALL BE ACCOMPLISHED BY VERTICAL BEND LOWERING UNLESS OTHERWISE APPROVED BY THE TOWN.
- ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10-FEET FROM ANY STORM OR SANITARY SEWER SERVICE LINES.
- ALL WATER MAINS, FIRE HYDRANT LINES, AND WATER SERVICE SHALL HAVE A MINIMUM COVER OF 4.5-FEET AND A MAXIMUM COVER OF 6-FEET UNLESS OTHERWISE APPROVED BY THE TOWN'S UTILITY DEPARTMENT.
- LEADED JOINTS AND GALVANIZED PIPING SHALL NOT BE ALLOWED IN THE WATER SYSTEM.
- ALL GATE VALVES 3-INCH AND LARGER SHALL CONFORM WITH TOWN OF JOHNSTOWN STANDARD SPECIFICATIONS.
- ALL DRESSER COUPLING (OR APPROVED EQUAL) SHALL HAVE THE PIPE STOP REMOVED.
- ALL BY-PASS VALVES SHALL BE LOCKABLE.
- TRACER WIRE AND MARKING TAPE SHALL BE INSTALLED ON ALL WET UTILITIES.
- TRACER WIRE SHALL BE AUG NO. 10 GAUGE SOLID COPPER WITH 30 MILS BLUE HDPE INSULATION. GENERAL METER NOTES:

- LOCATION OF THE METER TO BE ESTABLISHED BY THE DEVELOPMENT ENGINEER AND APPROVAL BY TOWN.
- ALL METERS SHALL BE PURCHASED FROM AND INSTALLED BY THE TOWN.
- ALL METER SETTINGS MUST BE INSPECTED BY THE WATER DEPARTMENT REPRESENTATIVE.
- IF THE STREET OR GROUND IS NOT TO FINAL GRADE AT THE TIME OF INSTALLATION OF THE METER, THE OWNER MUST RAISE OR LOWER THE METER VAULT WHEN THE FINAL GRADE IS ESTABLISHED.
- A BYPASS IS TO BE INSTALLED ON 1½-INCH AND LARGER METERS UNLESS OTHERWISE SPECIFIED.
- THE SERVICE LINE THROUGH AND ON BOTH SIDES OF THE METER PIT MUST BE OF THE SAME MATERIAL. CAN UPSIZE AND/OR CHANGE MATERIAL 5-FEET PAST THE METER FOR OUTSIDE SETS, OR JUST PAST THE METER FOR INSIDE METER SETS.
- NO CONNECTIONS SHALL BE MADE IN THE METER PIT. SPRINKLER CONNECTIONS MUST BE MADE MORE THAN 5-FEET FROM THE METER PIT ON THE DOWNSTREAM SIDE AND MUST INCLUDE A REDUCED PRESSURE BACKFLOW PREVENTOR.
- ALL METER VAULT LIDS SHALL BE METALLIC WITH 2-INCH HOLES.
- ALL METER PIT LIDS SHALL BE POLYMER MATERIAL. GENERAL STORMWATER NOTES:

- ALL STORMWATER PIPE, PIPE FITTINGS, AND STRUCTURE MATERIALS SHALL CONFORM TO THE MOST CURRENT SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS.
- TRACER WIRE AND MARKING TAPE SHALL BE INSTALLED ON ALL WET UTILITIES.
- TRACER WIRE SHALL BE AUG NO. 10 GAUGE SOLID COPPER WITH 30 MILS BLACK HDPE INSULATION.
- ALL STORMWATER PIPE INSTALLED UNDER A STREET/ROADWAY SHALL BE CLASS V RCP. GENERAL SANITARY SEWER NOTES:

- ALL SANITARY SEWER PIPES, PIPE FITTINGS, AND SERVICE LINE MATERIALS SHALL CONFORM TO THE MOST CURRENT SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF JOHNSTOWN STANDARD CONSTRUCTION SPECIFICATIONS
- TRACER WIRE AND MARKING TAPE SHALL BE INSTALLED ON ALL WET UTILITIES.
- TRACER WIRE SHALL BE AUG NO. 10 GAUGE SOLID COPPER WITH 30 MILS GREEN HDPE INSULATION.
- FOR GRAVITY MAIN AND/OR LATERAL INSTALLATIONS LESS THAN 8-FEET, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 5-FOOT INTERVALS USING ZIP TIES OR TAPE. FOR GRAVITY MAIN AND/OR LATERAL INSTALLATION DEEPER THAN 8-FEET, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE AND PLACED AT A DEPTH OF 4- TO 5-FEET DIRECTLY ABOVE THE SEWER PIPE. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OR CUTS IN THE TRACER WIRE OR INSULATION SHALL BE PERMITTED.
- WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
- SPLICES IN THE PRIMARY TRACER WIRE ALONG THE SEWER MAIN SHALL INCLUDE 3-FEET OF SLACK WIRE ON EACH SIDE OF THE SPLICE.
- MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF THE TOWN OF ENGINEER.
- THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHERE SPLICES ARE NECESSITATED IN THE WIRE, THE SPLICES SHALL BE SECURELY BONDED TOGETHER WITH AN APPROVED INDUSTRIAL CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CONNECTOR SHALL BE COPPER AND INSULATION SHALL BE REPAIRED TO SEAL OUT MOISTURE AND CORROSIONS AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE.
- THE CLEANOUT AT THE RIGHT OF WAY AND/OR EASEMENT SHALL SERVE AS THE TEST PORT.
- SPICED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE AND THE LATERAL TRACER WIRE.
- FOR NEW SEWER TAPS ON EXISTING MAINS VOID OF ANY TRACER WIRE, PROVIDE A GROUNDING ROD FOR THE TRACING WIRE TERMINATION AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN. PLACE GROUNDING ROD AT BOTTOM EDGE OF TRENCH AWAY FROM MAIN & LATERAL.
- PRIOR TO ACCEPTANCE EACH WIRE SEGMENT SHALL PASS A CONDUCTIVITY TEST, WITNESSED BY THE TOWN. PRECAST MANHOLE NOTES:

- MANHOLE BARREL MINIMUM DIAMETER SHALL CONFORM TO THE TOWN STANDARD DETAILS.
- SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING BASE CONCRETE. REFER TOWN STANDARD DETAILS.
- MANHOLE STEPS SHALL CONFORM TO THE TOWN STANDARD DETAILS.
- PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C-478.
- BLOCK-OUTS WHEN APPROVED SHALL EXTEND A MAX. OF 6-INCHES PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED AND SEALED.
- CONCRETE MANHOLES MAY BE POURED IN PLACE ONLY WITH PRIOR APPROVAL.
- ALL MORTAR GROUT SHALL BE MIXED WITH TYPE II CEMENT.
- BENCH MUST HAVE A BRUSHED, NON-SKID SURFACE.
- OUTFALL OR DROP MANHOLES SHALL BE LINED WITH SIKARD NO. 82 OR APPROVED EQUAL, COATED WITH 4-7 MIL PER COAT WITH A MINIMUM OF 2 LAYERS APPLIED, AS PER MANUFACTURERS SPECIFICATIONS.
- DROP MANHOLES ARE REQUIRED IF THE ELEVATION BETWEEN PIPE INVERTS EXCEED 18-INCHES.
- DROP MANHOLES WILL ONLY BE CONSIDERED WHERE NO ALTERNATIVE IS FEASIBLE. EROSION CONTROL NOTES:

- THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY CONSTRUCTION.
- THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
- ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES (ECMs) SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
- AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
- PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE LOCAL ENTITY.
- IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR. c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
- WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER FACILITIES.
- THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
- ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
- NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORMWATER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE LOCAL ENTITY, METRO DISTRICT, OR HOMEOWNERS ASSOCIATION (HOA).
- LOCAL ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND SHALL BE LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR. a. BELOW ALL GUTTER DOWNSPOUTS. b. OUT TO DRAINAGE WALES. c. ALONG LOT PERIMETER. d. OTHER LOCATIONS, IF NEEDED.
- CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, OR AS DIRECTED BY THE TOWN/COUNTY.
- A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
- ANY LAND DISTURBANCE WITHIN THE LIMITS OF DISTURBANCE NOTED ON THE PLAN BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES REQUIREMENTS AND PROHIBITIONS NOTED IN THE USDCM: VOL. II STORMWATER QUALITY, CHAPTER 7. NOTE THAT THE USE OF STRAW BALE BARRIERS (SBB), NOTED AS SC-03 IN THE URBAN STORM DRAIN CRITERIA MANUAL, IS DISCOURAGED IN THE TOWN. SPECIFIC APPROVAL FROM THE TOWN'S STORMWATER PROGRAM COORDINATOR IS REQUIRED FOR USE.
- THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, AN UPDATED STORMWATER MANAGEMENT PLAN (SWMP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN OF JOHNSTOWN STREET INSPECTOR.
- THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORMWATER DISCHARGE, THE STORMWATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
- OVERLOTT GRADING CONSTRUCTION MUST COMPLY WITH STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION, AT (303) 692-3500. DATE: JULY 2024 PAGE 1 OF 1 DETAIL

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
2	04/06/26	CLIENT COMMENTS
3	04/15/26	CLIENT COMMENTS
4	05/18/26	JURISDICTION COMMENTS
5	06/29/26	JURISDICTION COMMENTS
6	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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ANTHEMNET

5151 HEADQUARTERS DRIVE, SUITE 170
PLANO, TX 75024



COLORADO LICENSED
JEREMY D. SHART
45074
PROFESSIONAL ENGINEER
07/21/26

LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

GENERAL
CONSTRUCTION NOTES

SHEET NUMBER

GN-1

PARENT TRACT (PER TITLE)

PT Tract C Podtburg FG 1 Lying in SE4 Sec 24

Parcel ID: 106124406014

This being the same property conveyed to Bella Ridge Golf LLC from Podtburg Dairy Limited Partnership LLLP in Quitclaim Deed dated July 1, 2025 and recorded July 10, 2025 as Instrument No. 5040495, in Weld County, Colorado.

50' X 50' LEASE AREA (AS—SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set and the Point of Beginning; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set; thence S 00°44'29" E a distance of 50.00 feet to a 5/8" rebar set; thence S 89°15'31" W a distance of 50.00 feet to a 5/8" rebar set; thence N 00°44'29" W a distance of 50.00 feet to the Point of Beginning. Said above—described Lease Area contains 2,500.0 square feet or 0.06 acres, more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS—SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set and the Point of Beginning; thence N 89°15'31" E a distance of 12.00 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence N 89°15'31" E a distance of 5.00 feet to a point; thence continuing N 89°15'31" E a distance of 31.33 feet to a point; thence S 12°28'40" E a distance of 81.32 feet, more or less, to a point on the north right-of-way line of Weld County Road 42; thence S 89°11'41" W a distance of 20.42 feet to a point of said north right-of-way line; thence N 12°28'40" W a distance of 60.92 feet to a point; thence S 89°15'31" W a distance of 20.06 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence S 89°15'31" W a distance of 12.00 feet to a 5/8" rebar set; thence N 00°44'29" W a distance of 50.00 feet to the Point of Beginning. Said above—described Easement contains 2,586.2 square feet or 0.06 acres, more or less.

5' NON—EXCLUSIVE EASEMENT (AS—SURVEYED)

Being a portion of that certain tract of land as described and recorded in Instrument No. 5040495 in the Office of the Clerk and Recorder, Weld County, Colorado lying in the Southeast 1/4 of Section 24, Township 4 North, Range 68 West of the P.M., said Weld County and being more particularly described as follows:

Commencing at a survey monument found at the northwest corner of said Section 24 having Colorado North State Plane Coordinates N:1354965.37 E:3150399.85; thence N 89°29'50" E, along the north line of said Section 24, a distance of 5299.75 feet to a survey monument found at the northeast corner of said Section 24, having Colorado North State Plane Coordinates N:1355011.88 E:3155699.40; thence S 16°04'58" W a distance of 5380.30 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 50.00 feet to a 5/8" rebar set; thence N 89°15'31" E a distance of 12.00 feet to a point; thence S 00°44'29" E a distance of 15.00 feet to a point; thence N 89°15'31" E a distance of 5.00 feet to the Point of Beginning of a non—exclusive easement being 5 feet in width, lying 5 feet left of and running parallel to the following described line; thence N 00°44'29" W a distance of 20.00 feet to a point; thence S 89°15'31" W a distance of 72.00 feet to a point; thence S 00°44'29" E a distance of 60.00 feet to a point; thence N 89°15'31" E a distance of 72.00 feet to a point; thence N 00°44'29" W a distance of 20.00 feet to a point to the Point of Ending. Easement contains 1120.0 square feet or 0.06 acres, more or less.

PLOTTABLE EXCEPTIONS
Westcor Land Title Insurance Company
Alta Commitment for Title Insurance Commitment No. ANT—205657—C
Date August 22, 2025
Schedule B, Section II

Exception No.	Instrument	Comment
1—9		Standard exceptions. Contain no survey matters.
⑩	2450529	Does not affect the lease area or easement.
⑪	2488020	Does not affect the lease area or easement.
⑫	3568391	Does not affect the lease area or easement.
⑬	4679439	Does affect, blanket in nature.
⑭	5021977	Does affect, blanket in nature.
⑮	5021978	Does affect, as shown hereon.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Colorado to the best of my knowledge, information, and belief.

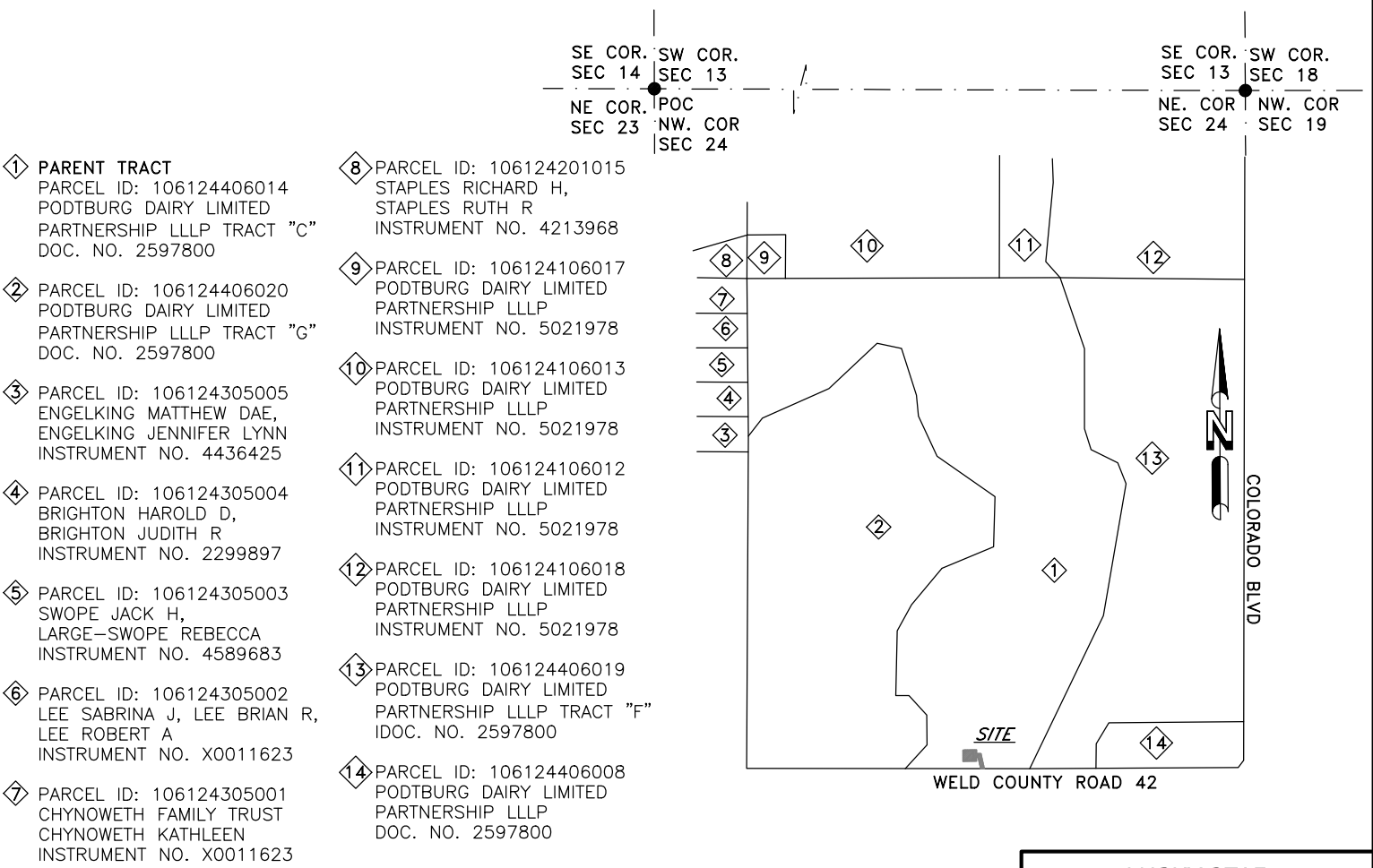
PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL

Timothy Leigh Fish
PLS 38524

SURVEYOR'S NOTES

- This is a Rawland Tower Survey, made on the ground under the supervision of a Colorado Registered Land Surveyor. Date of field survey is May 10, 2025.
- The following surveying instruments were used at time of field visit: Topcon GM—55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
- Bearings are based on Colorado North State Plane Coordinates NAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, PID DF9219. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted in reference to an Alta Commiment for Title Insurance prepared by Tower Title, LLC, Westcor Land Title Insurance Company, Alta Commiment File No. ANT—205657—C, dated February 28, 2025.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one—foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

PARENT TRACT OVERVIEW



LUCKY STAR
24-CO1231
SE 1/4, SEC. 24, T-4-N, R-68-W
WELD COUNTY, COLORADO

SHEET NUMBER SV-2

NO.	1	2	3	4	5
REVISION	TITLE	CLIENT COMMENT	TITLE	CLIENT COMMENTS	
DATE	07/02/25	07/22/25	11/25/25	12/01/25	06/08/26
BY	DC	DC	DC	DC	DC
DRAWN BY: DC	CHECKED BY: KM	FIELD CREW: JM	APPROVED BY: MKD	DATE: 05/25/25	SCALE: N.T.S.
SHEET 2 OF 2					

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

CONTRACTOR NOTES:

1. ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.

ZONING INFORMATION		
JURISDICTION:TOWN OF JOHNSTOWN		
ZONING:PD PLANNED UNIT DEVELOPMENT (PUD)		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±2490'
SOUTH	N/A	±70'
EAST	N/A	±353'
WEST	N/A	±292'

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
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5	06/29/26	JURISDICTION COMMENTS
6	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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ANTHEMNET

5151 HEADQUARTERS DRIVE, SUITE 170
PLANO, TX 75024



COLORADO LICENSED
JEREMY D. SHARIT
45074
PROFESSIONAL ENGINEER
07/21/26

LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

EXISTING SITE CONDITIONS

SHEET NUMBER

Z-1





1 AERIAL PLAN

300' 150' 0 300'

SCALE: 1"=150' (22X34)
1"=300' (11X17)

Podtburg Golf Course Project



Arthur Schaubeter
GOLF COURSE ARCHITECTS
39 Willow Brook Drive - Ft. Collins, Colorado 80504
Tel: (970) 443-9029 - Email: arthur@schaubeter.com
Web site: www.schaubeter.com
American Society of Golf Course Architects

Concept Plan B-3
July 5, 2017

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
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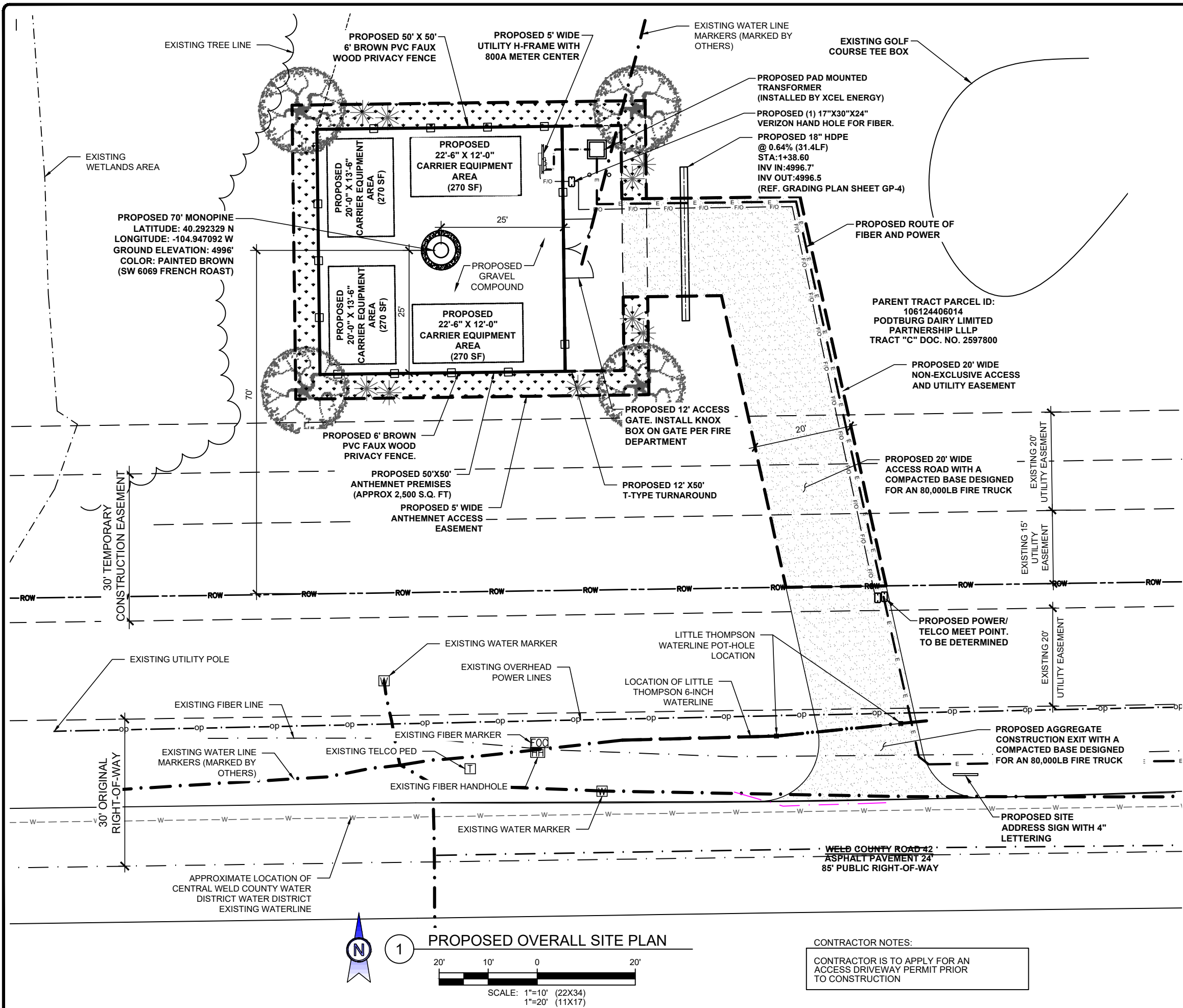
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COLORADO LICENSED
JEREMY D. SHARIT
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PROFESSIONAL ENGINEER
07/21/26

LUCKY STAR
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME
**OUTLINE
DEVELOPMENT PLAN**

SHEET NUMBER
Z-1.1



KEY	
TREE LINE	
PROPOSED LEASE BOUNDARY	
PROPOSED FENCE	
PROPOSED FIBER	
PROPOSED POWER	
EXISTING EASEMENT	
RIGHT OF WAY	
OVERHEAD POWER LINE	
PROPOSED LEASE AREA	
GROUNDING CONDUCTOR	
EXISTING WATER LINE	
TELCO PEDESTAL	
FIBER MARKER	
HANDHOLE	
WATER MARKER	
OLD WELL	
POWER POLE	

- IMPORTANT SITE NOTES:**
- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND A PRE-CON WALK WITH THE PROJECT MANAGER.
 - CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SUB-SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
 - CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CARRIER AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
 - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
 - TOWER WILL BE MADE AVAILABLE TO OTHER TELECOMMUNICATIONS COMPANIES FOR COLLOCATION.

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

- CONTRACTOR NOTES:**
- ALL TREES WITHIN THE CONSTRUCTION ENVELOPE TO BE REMOVED AND DISPOSED OF PROPERLY.

REV	DATE	DESCRIPTION
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07/21/26

LUCKY STAR

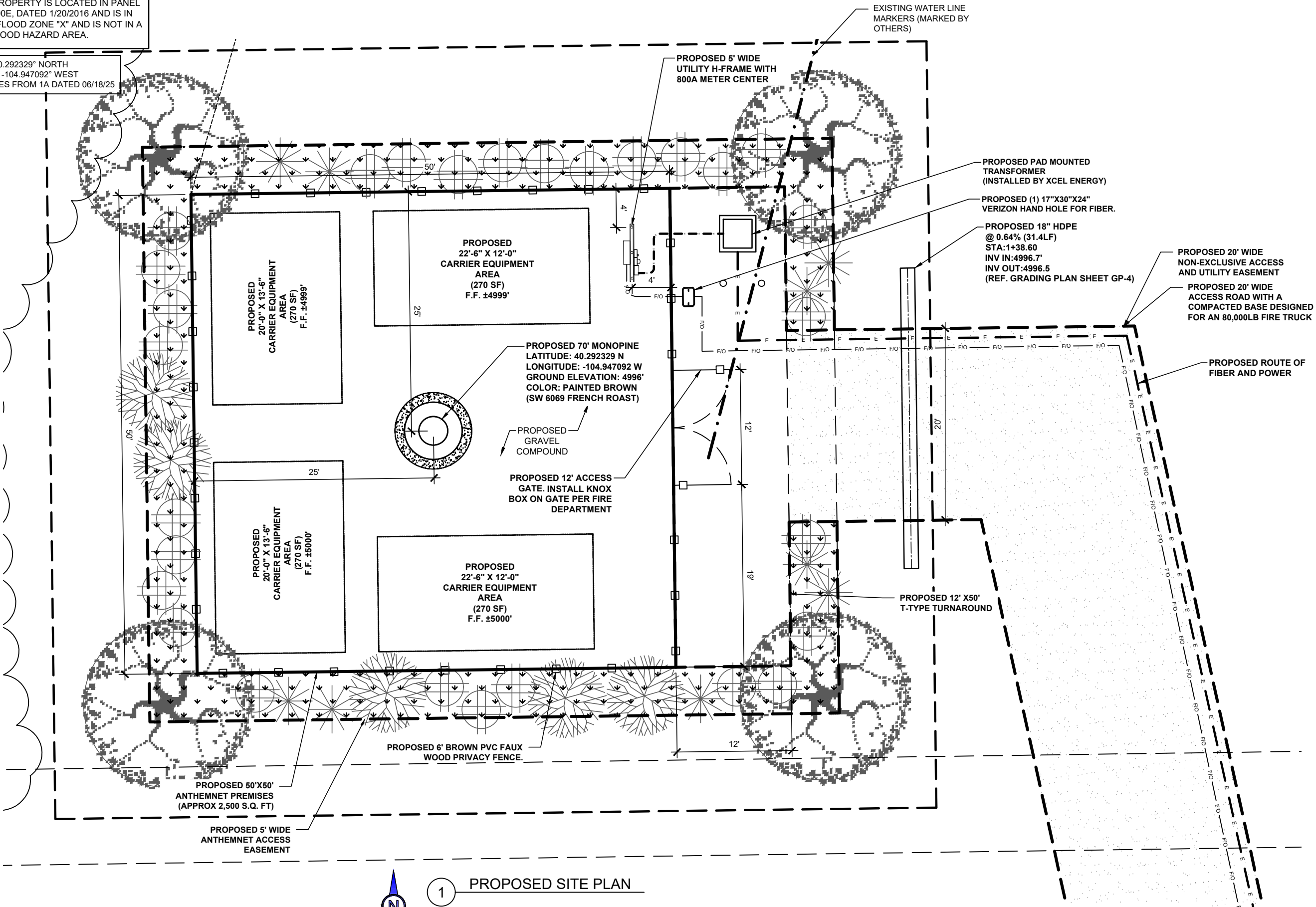
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME
PROPOSED OVERALL SITE PLAN

SHEET NUMBER
Z-2

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25



1 PROPOSED SITE PLAN
SCALE: 1"=8' (22X34)
1"=16' (11X17)

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
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PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
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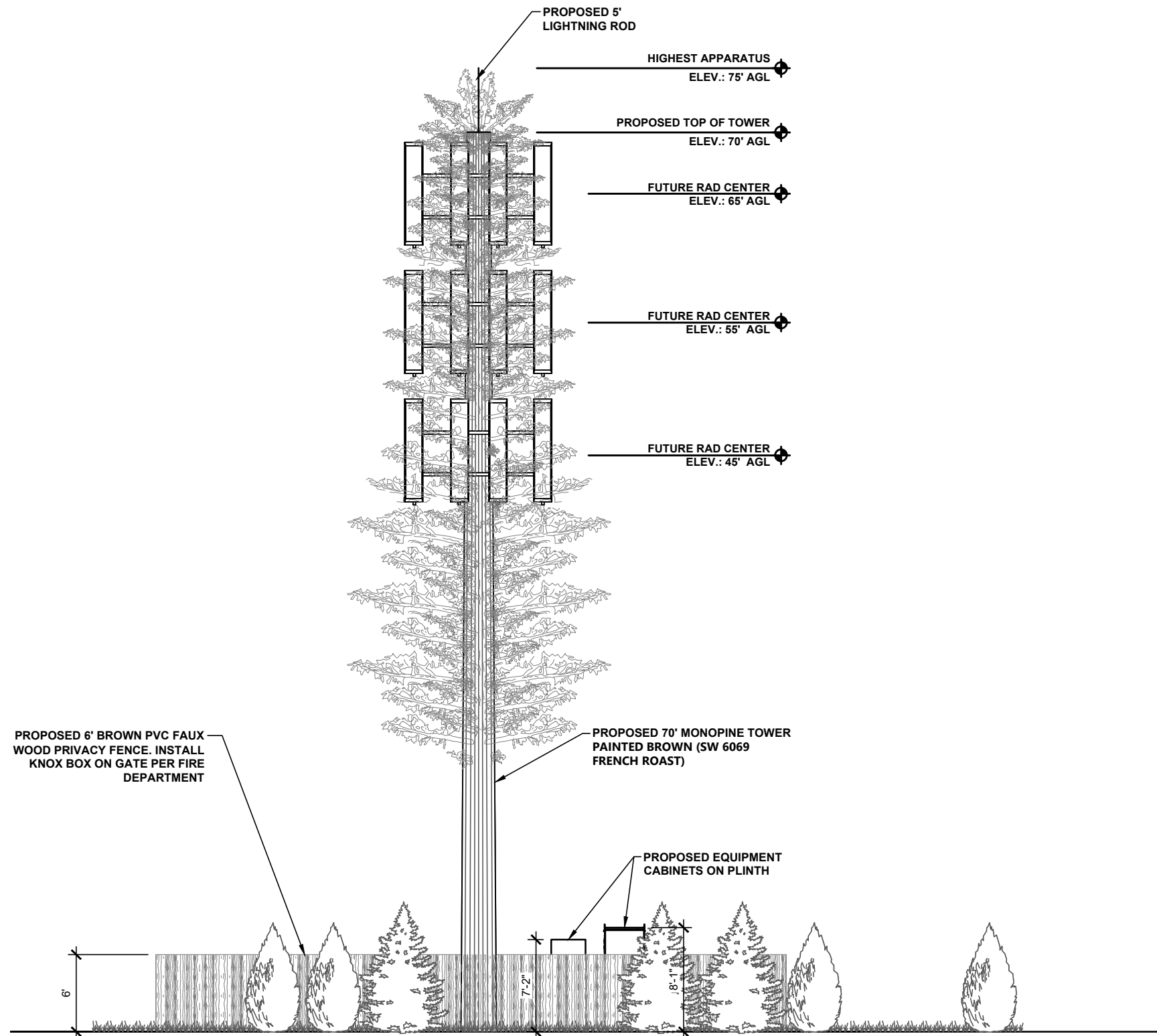
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07/21/26

LUCKY STAR
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME
PROPOSED SITE PLAN

SHEET NUMBER
Z-3



1 TOWER ELEVATION
SCALE: NOT TO SCALE

STRUCTURAL ANALYSIS TO BE PROVIDED AT LATER DATE

SUBJECT PROPERTY IS LOCATED IN PANEL #08123C1690E, DATED 1/20/2016 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 40.292329° NORTH
LONGITUDE: -104.947092° WEST
COORDINATES FROM 1A DATED 06/18/25

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED

REV	DATE	DESCRIPTION
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6	07/21/26	JURISDICTION COMMENTS
PROJECT NO.:		25-10298
DRAWN BY:		KMM
PROJECT MANAGER:		K. MCVAUGH
CHECKED BY:		K. MCVAUGH

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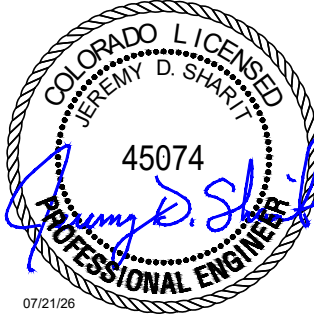
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COLORADO LICENSED
JEREMY D. SHARIT
45074
PROFESSIONAL ENGINEER
07/21/26

LUCKY STAR

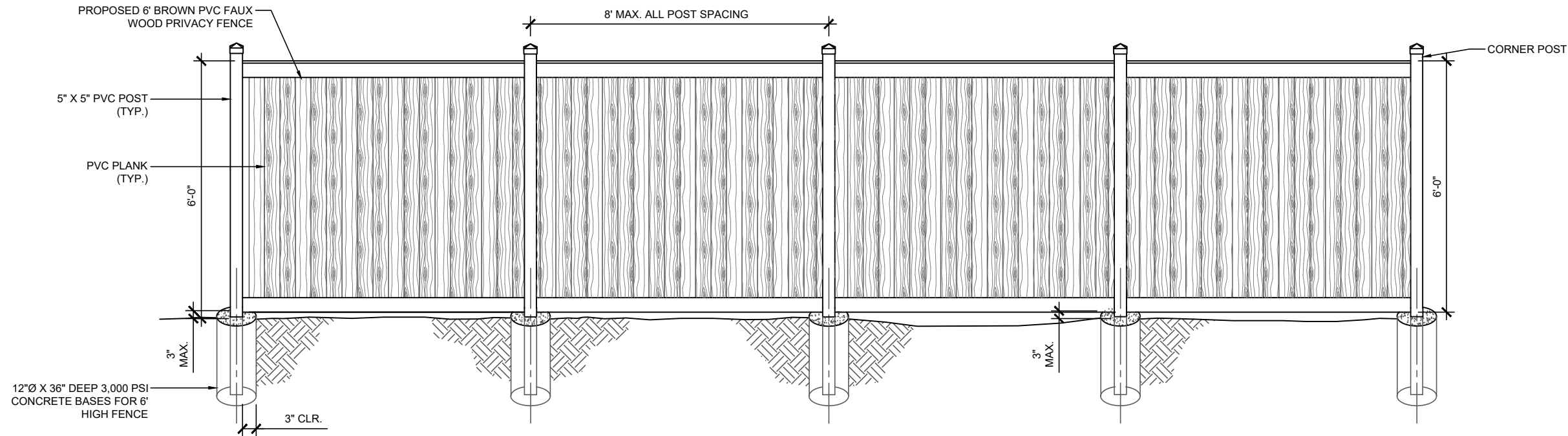
5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

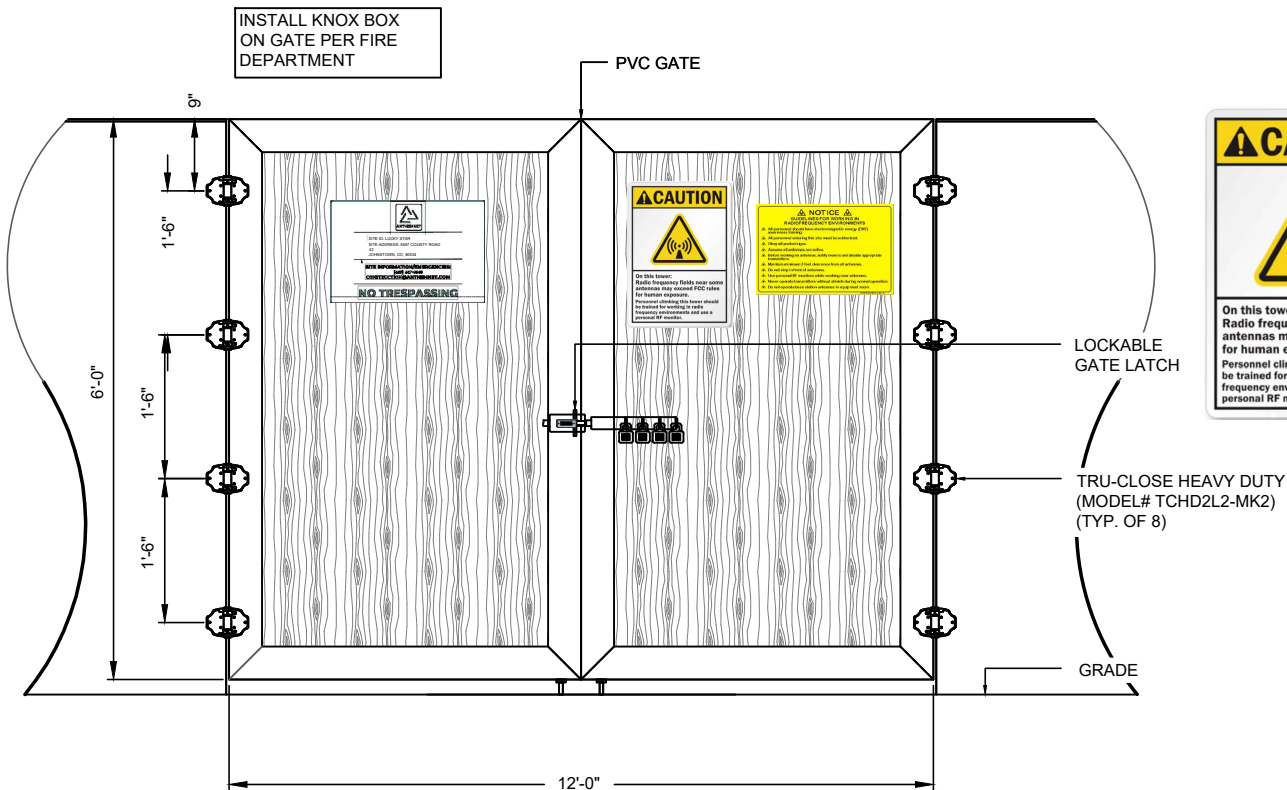
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SHEET NUMBER

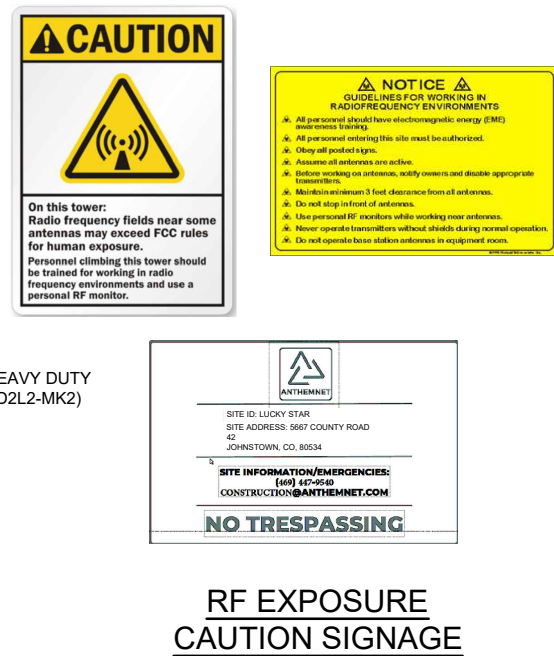
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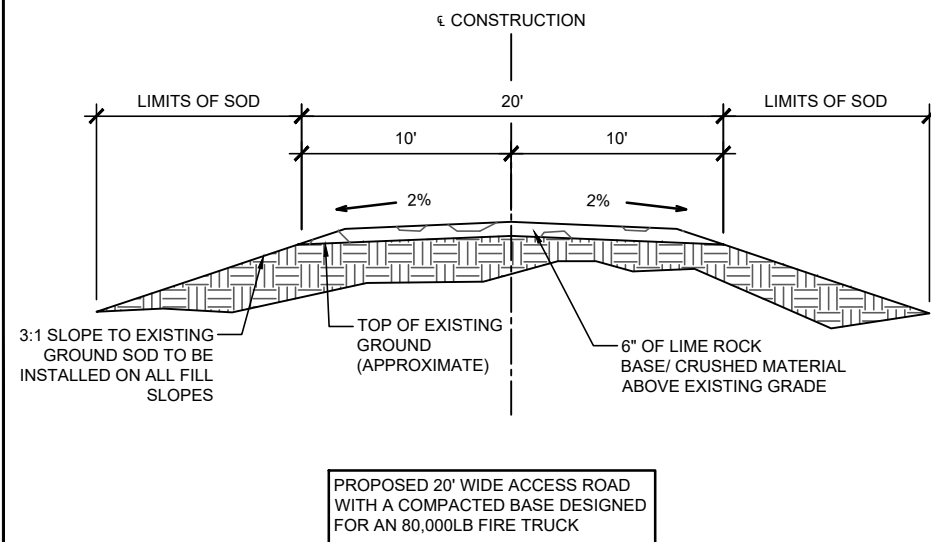
1 PVC FENCE DETAIL
SCALE: N.T.S.



2 TYPICAL GATE DETAIL
SCALE: N.T.S.



RF EXPOSURE
CAUTION SIGNAGE



4 GRAVEL ACCESS DRIVE DETAIL
SCALE: N.T.S.

REV	DATE	DESCRIPTION
0	03/03/26	FOR ZONING APPROVAL
1	03/17/26	CLIENT COMMENTS
2	04/06/26	CLIENT COMMENTS
3	04/15/26	CLIENT COMMENTS
4	05/18/26	JURISDICTION COMMENTS
5	06/29/26	JURISDICTION COMMENTS
6	07/21/26	JURISDICTION COMMENTS

PROJECT NO.:	25-10298
DRAWN BY:	KMM
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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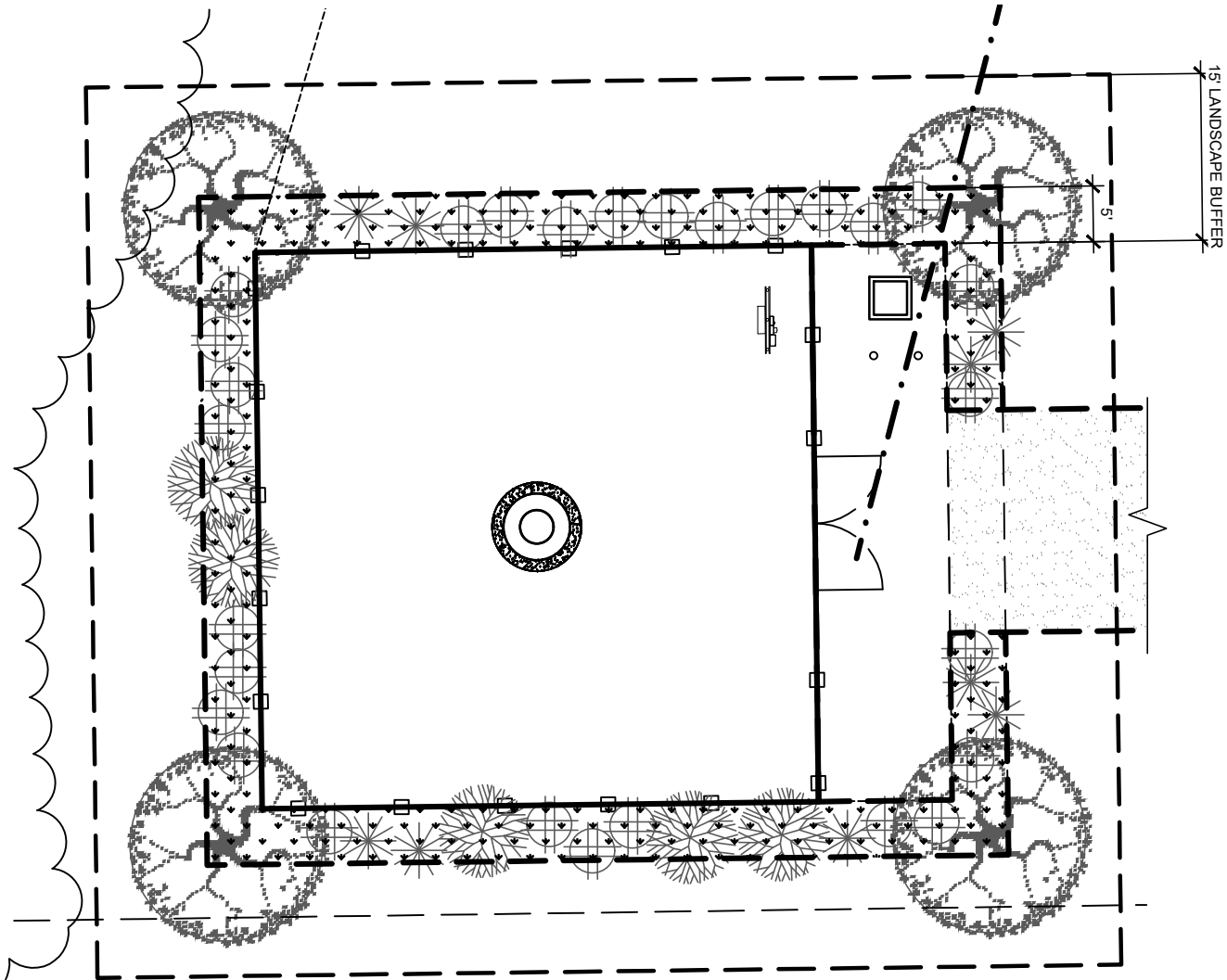
SHEET NAME
FENCE DETAIL
SHEET NUMBER
Z-5

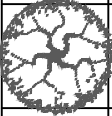
LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

IRRIGATION FOR PLANTS:

1. PLANTS ARE TO BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. OVER WATERING IS TO BE AVOIDED. CONTRACTOR MUST SUPPLY WATER AND EQUIPMENT NEEDED (E.G., WATER TRUCK, HOSE, BUCKETS, ETC.) TO WATER TREES. UNDER NO CIRCUMSTANCES SHALL WATER FROM HOMES BE USED BY THE CONTRACTOR TO WATER TREES. WATERING FROM FIRE HYDRANTS MAY BE USED ONLY AFTER SECURING A PERMIT AND METER FROM THE TOWN WATER DEPARTMENT.
2. CONTRACTOR SHALL COORDINATE WITH GOLF COURSE FACILITIES TO TIE THE NEW ANTHEM NET LANDSCAPE IRRIGATION INTO THE GOLF COURSE IRRIGATION SYSTEM TO MAINTAIN LANDSCAPE FOR A PERIOD OF ONE YEAR FROM DATE OF APPROVED SUBSTANTIAL COMPLETION.



TREES									
Symbol	Quantity	Common Name	Botanical Name	Genus	Type	Mature Height	Mature Width / Spread	Planting Spacing (on-center)	Notes / Planting Specs
	5	Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>	Juniperus	Evergreen	8–12'	6–8 ft	14–15 ft o.c. around perimeter	6' min. height at planting
	9	Medora Juniper	<i>Juniperus scopulorum 'Medora'</i>	Juniperus	Evergreen	10–15'	3–5 ft	14–15 ft o.c. around perimeter	6' min. height at planting
	4	Hot Wings® Tatarian Maple	<i>Acer tataricum 'Garann'</i>	Acer	Deciduous – single stem	15–18'	15–18 ft	14–15 ft o.c. around perimeter	8'–10' min. height at planting
PERENNIALS									
	28	Strongbox Inkberry Holly	<i>Ilex glabra 'Strongbox'</i>	Ilex	Shrub	3–5'	3–4 ft	4–5 ft o.c. along 50% of exterior fence	24" or 5-gallon minimum container
Ground Cover									
	±3 lbs total	Buffalo Brand Native Turf Mix (Buffalograss + Blue Grama)	<i>Bouteloua dactyloides</i> + <i>Bouteloua gracilis</i>	Bouteloua	Ground Cover (seeded mix)	4–12"	Full coverage	Broadcast seeded across entire 1120 SF buffer	Seeded at 2–3 lbs per 1,000 SF to achieve 50% coverage at planting and full coverage within 2 growing seasons per Table 8-3

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DRAWN BY:		KMM
PROJECT MANAGER:		K. MCVAUGH
CHECKED BY:		K. MCVAUGH

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LUCKY STAR

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SHEET NAME

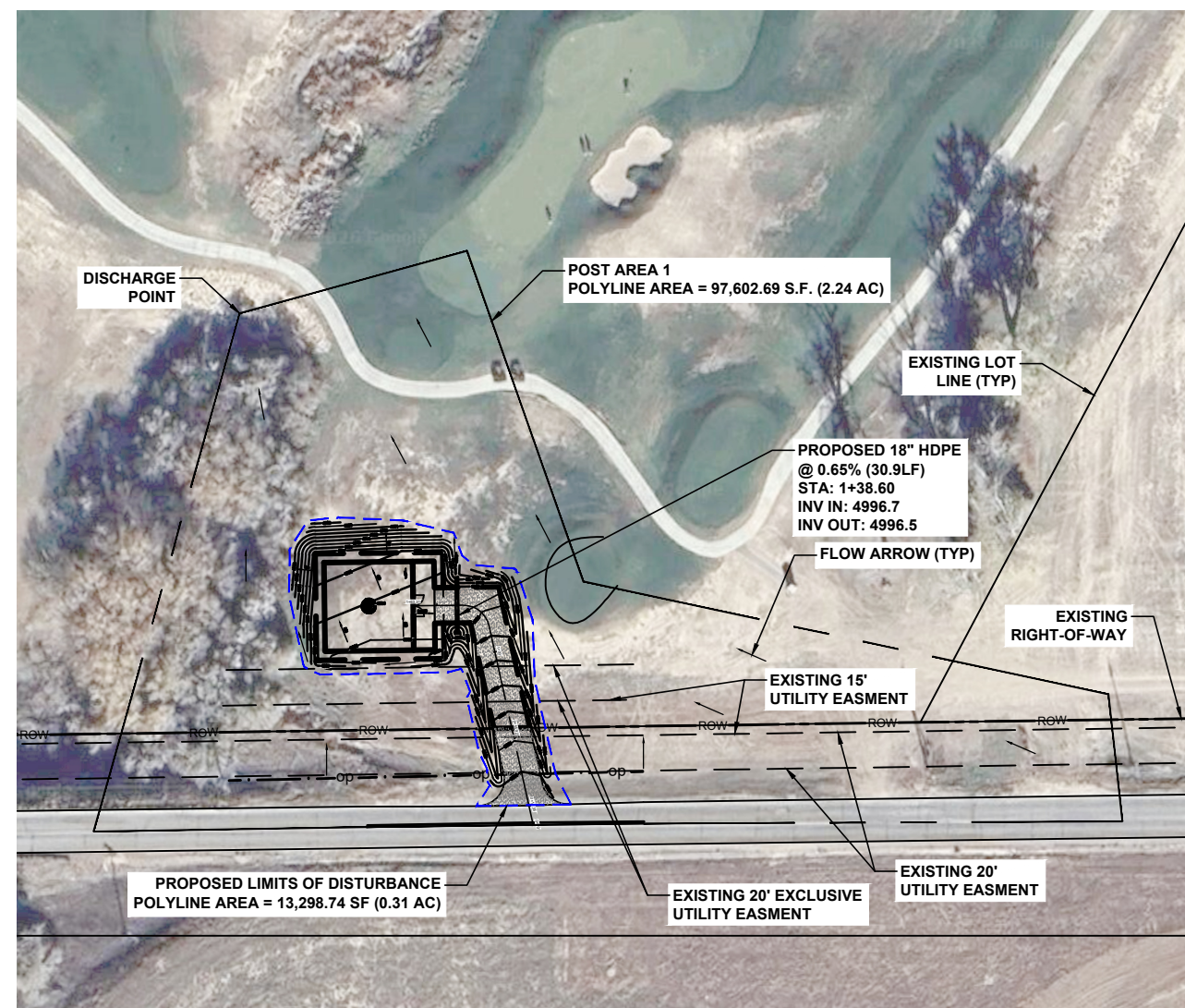
LANDSCAPE PLAN

SHEET NUMBER

Z-6



1 PRE DRAINAGE MAP
SCALE: 1" = 100'



GRADING NOTES:

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAPI 500X (OR EQUIVALENT) GEOTEXTILE
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAPI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- FILL AREAS - CONTRACTOR TO PLACE FILL IN 1' LIFTS AND COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

Co CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

Sdl TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

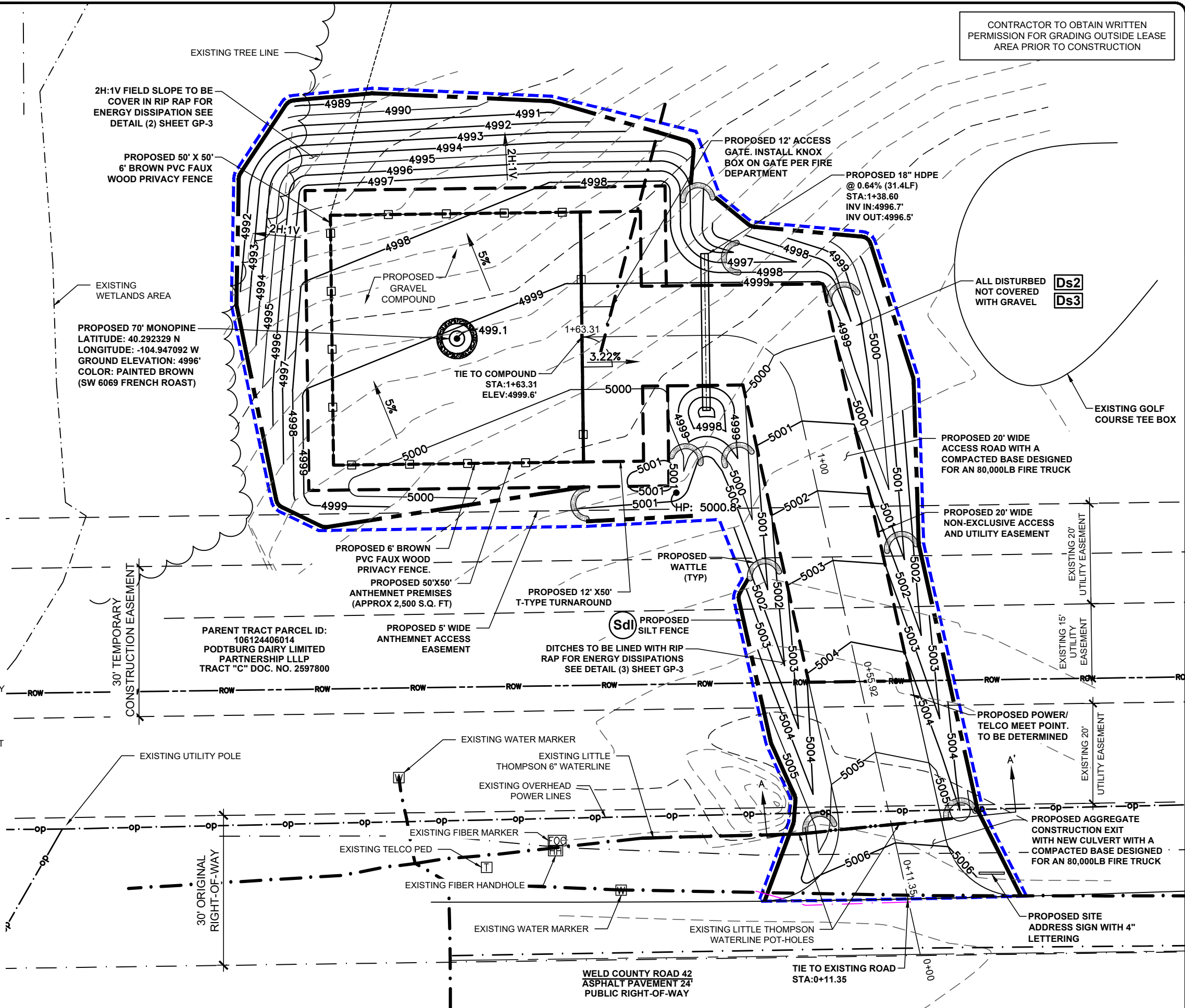
Ds2 DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.

Ds3 DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.

Du DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.



SITE PLAN



CONTRACTOR TO OBTAIN WRITTEN PERMISSION FOR GRADING OUTSIDE LEASE AREA PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION
A	02/26/26	ADDED GRADING PLAN
0	03/03/26	FOR ZONING APPROVAL
1	06/29/26	FOR ZONING APPROVAL
2	07/21/26	FOR ZONING APPROVAL

PROJECT NO.:	25-10298
DRAWN BY:	C. WINKLE
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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07/21/26



SHEET NAME
GRADING PLAN

SHEET NUMBER
GP-1

SCALE AS NOTED

1

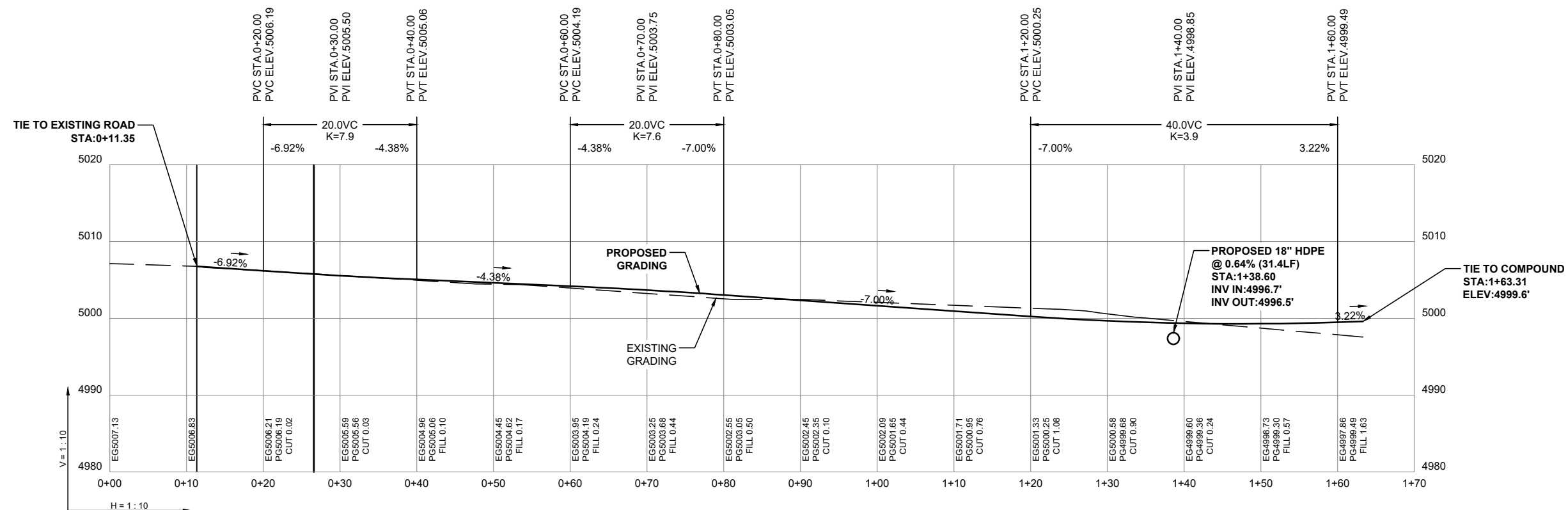
Page 208 of 224

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LUCKY STAR 5667 COUNTY ROAD 42 JOHNSTOWN, CO, 80534 (WELD COUNTY)
SHEET NAME ROAD PROFILE
SHEET NUMBER GP-2

Page 209 of 210



1 ROAD PROFILE

SCALE: 1" = 16'

REV	DATE	DESCRIPTION
A	02/26/26	ADDED GRADING PLAN
0	03/03/26	FOR ZONING APPROVAL
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2	07/21/26	FOR ZONING APPROVAL

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DRAWN BY:	C. WINKLE
PROJECT MANAGER:	K. MCVAUGH
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07/21/26

LUCKY STAR

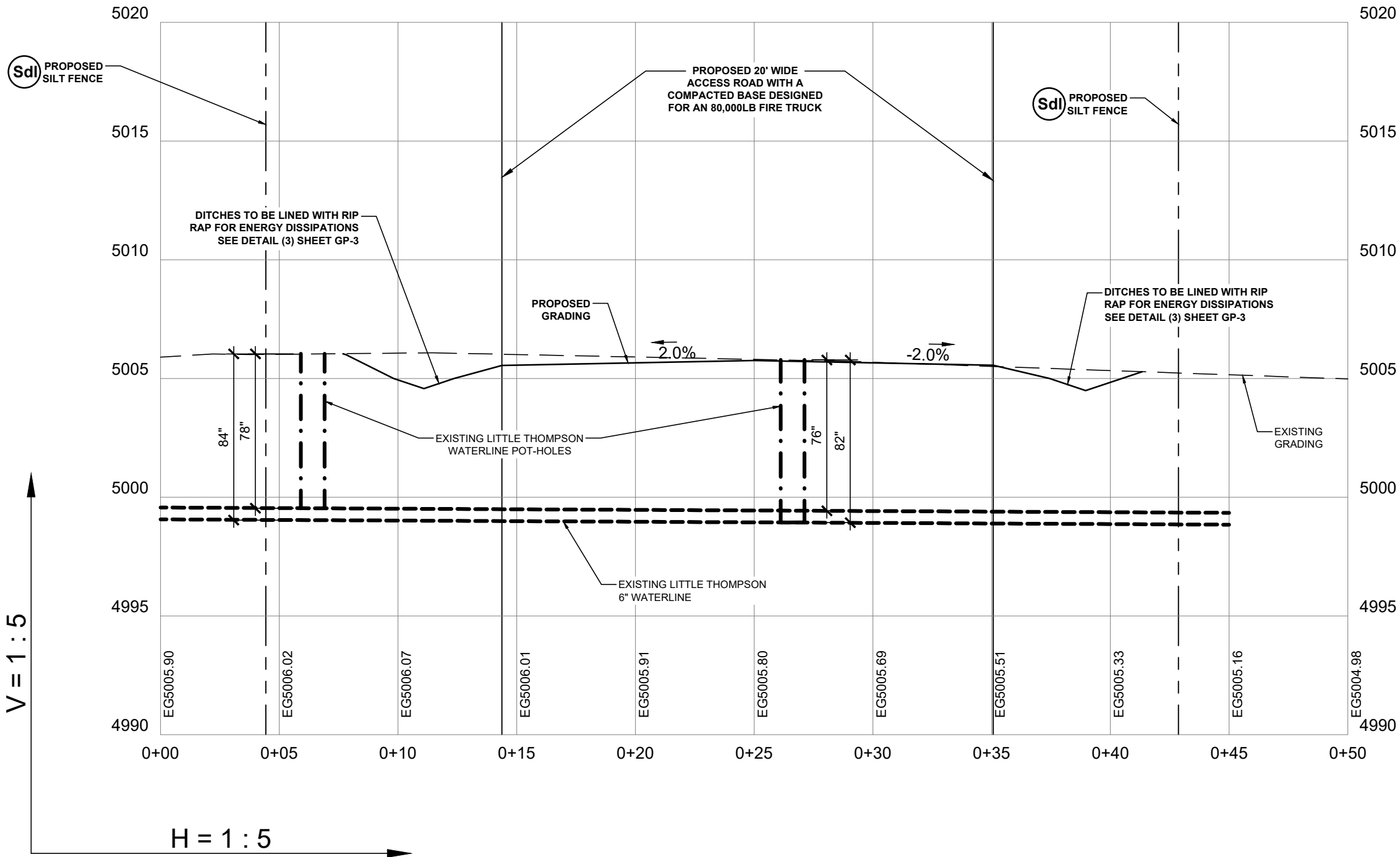
5667 COUNTY ROAD 42
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(WELD COUNTY)

SHEET NAME

SECTION A-A'

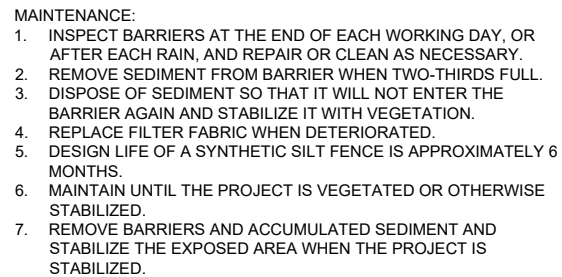
SHEET NUMBER

GP-2.1



1 SECTION A-A'
SCALE: 1" = 5'

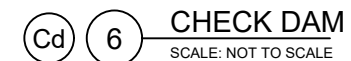
1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
3. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.



- NOTES:
1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
 2. ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
 3. SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
 4. PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.



1. CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
2. SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF



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LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

GRADING DETAILS

SHEET NUMBER

GP-3



1. MINIMUM 4" CRUSHER RUN FINISHED DRIVING SURFACE
2. MIRAFI 500X (OR EQUIVALENT) GEOFABRIC
3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

GP-4

PIEDMONT VEGETATIVE COVERS				
CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. CALENDAR	RYE GRASS	20--40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEeping LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEeping LOVE GRASS	4050 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10LB. 30-40LB. 30-50 LB.

1. USE A MINIMUM OF 40 LBS. SCARIFIES SEED. THE REMAINING MAY BE UN SCARIFIED, CLEAN HULLED SEED
- 2 USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

Ds2

DISTURBED AREA STABILIZATION
(WITH TEMPORARY SEEDING)

Ds3

DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS. A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75 400 LBS/ ACRE
FERTILIZER, 05-10-15 500 LBS/ ACRE
MULCH (STRAW OR HAY OR 5000LBS/ACRE
WOOD CELLULOSE FIBER MULCH 1000LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEeping LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTIONS. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY & BEAUTY OF THE DEVELOPMENT AREA.

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DUE TO GRADING & CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIALS ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIP GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER, IN DRY FORM, WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED , AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF HE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD BY EITHER BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15 FERTILIZE, 5-10-15 MULCH (STRAY OR HAY)	4000 LBS/ACRE 1500 LBS/ACRE 5000 LBS/ACRE	
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS	3/1-6/15
FESCUE	50 LBS	9/1-10/31
FESCUE RYEGRASS	50 LBS 50 LBS	11/1-2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

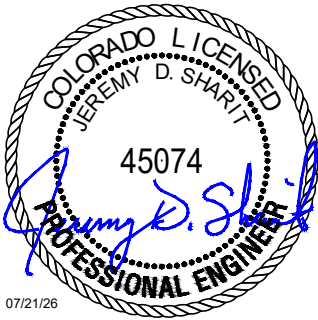
FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE

REV	DATE	DESCRIPTION
A	02/26/26	ADDED GRADING PLAN
0	03/03/26	FOR ZONING APPROVAL
1	06/29/26	FOR ZONING APPROVAL
2	07/21/26	FOR ZONING APPROVAL
PROJECT NO.:		25-10298
DRAWN BY:		C. WINKLE
PROJECT MANAGER:		K. MCVAUGH
CHECKED BY:		K. MCVAUGH

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LUCKY STAR

5667 COUNTY ROAD 42
JOHNSTOWN, CO, 80534
(WELD COUNTY)

SHEET NAME

GRADING DETAILS

SHEET NUMBER

GP-5



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

Town Council Agenda Communication

Agenda Date: September 9, 2026
Subject: Ordinance 2026-298 Establishing the DDA Fund
Attachments: 1. Ord 2026-298 Establishing the DDA Fund
Presented by: Kristyn Unrein, Finance Director

Agenda Item Description:

Enclosed for your review and consideration is Ordinance 2026-298, which will formally establish the Town of Johnstown Downtown Development Authority Fund and amend Chapter 4, Revenue and Finance, Article III, of the Town of Johnstown Municipal Code.

Following the establishment of the Johnstown Downtown Development Authority (“DDA”) pursuant to Part 8 of Article 25 of Title 31, C.R.S., the Town is establishing a Special Revenue Fund to separately account for DDA revenues and expenditures.

The creation of the fund will provide a clear and transparent accounting structure for DDA operations, programs, projects, and other authorized activities within the downtown district. It will also establish the financial structure necessary to support the DDA as it begins operations and advances investment within the downtown area. The DDA will be reported as a component unit of the Town and will be included in the Town's annual financial reporting and audit process, providing continued financial oversight and accountability.

The proposed language is as follows:

Section 4-45. Downtown Development Authority Fund

1. There is hereby created a special fund, to be known as the Downtown Development Authority Fund.
2. Revenue shall be provided to the Downtown Development Authority Fund from Tax Increment Financing (“TIF”) revenue collected from the Town.
3. Except as otherwise restricted, funds shall be expended for the payment of downtown development-related activities.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence

Healthy & Resilient Economy

- Invest in the development of a vibrant and interconnected downtown

Legal Advice:

The Town Attorney has reviewed Ordinance 2026-298.

Financial Advice:

The recommended amendment will increase the accuracy of the Town's Municipal Code and ensure compliance with the Town's Home Rule Charter.

Recommended Action:

Adopt Ordinance 2026-298 as presented, upon first reading.

Suggested Motions:

For Approval: I move to approve Ordinance 2026-298, upon first reading.

For Denial: I move to deny Ordinance 2026-298 as presented.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-298**

**AN ORDINANCE ADDING SECTION 4-45 TO THE JOHNSTOWN
MUNICIPAL CODE CONCERNING ESTABLISHMENT OF THE
“DOWNTOWN DEVELOPMENT AUTHORITY FUND”**

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, with the successful passage of the April 2026 election measures, the Town Council established the Johnstown Downtown Development Authority (“DDA”) pursuant to the provisions of Part 8 of Article 25 of Title 31, C.R.S., to support continued investment and revitalization within the downtown district; and

WHEREAS, Chapter 4 of the Johnstown Municipal Code contains regulations addressing Town revenue and finances; and

WHEREAS, the Town Finance Director recommends that the Town create a separate fund to hold the Tax Increment Financing (TIF) revenue that the Town will collect from Weld County for the DDA; and

WHEREAS, based on the foregoing and the recommendation of the Town Finance Director, the Town Council desires to add Section 4-45 to the Johnstown Municipal Code; 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, AS FOLLOWS:

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

Section 2. Section 4-45. Section 4-45 is hereby added to the Johnstown Municipal Code and shall read as follows:

Section 4-45. Downtown Development Authority Fund.

(1) There is hereby created a special fund, to be known as the Downtown Development Authority Fund.

(2) Revenue shall be provided to the Downtown Development Authority Fund from the Tax Increment Financing (TIF) funds collected by the Town from Weld County for the Johnstown Downtown Development Authority.

(3) Except as otherwise restricted, funds shall be expended for the payment of expenditures incurred by the Johnstown Downtown Development Authority and for any other lawful purpose associated with the Johnstown Downtown Development Authority.

Section 3. Repealer. All ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any ordinance, or part thereof, heretofore repealed.

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: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor



August 20, 2026

Matt LeCerf, Town Manager
Town of Johnstown
450 S. Parish Ave. / P.O. Box 609
Johnstown, CO 80534

RE: Notice of Termination of Participation: Community Facility MOU (Centennial Park)

Dear Mr. LeCerf,

Pursuant to Section 6 (Termination of Participation) of the Memorandum of Understanding between the Town of Johnstown ("Town") and the Thompson Rivers Park and Recreation District ("TRPR") regarding the joint community facility to be located in Centennial Park, this letter serves as TRPR's formal written notice that it is terminating its participation in the Project.

This decision is primarily budget-driven. It reflects TRPR's current fiscal priorities and does not reflect any concern with the Project itself, its design or our relationship with Town staff.

We genuinely enjoyed working alongside Town staff through the design process, and we're grateful for the collaboration and professionalism shown throughout. We wish the Town every success as it continues moving the Project forward, and we look forward to seeing this much-needed community asset completed for Johnstown residents.

As provided in Section 6 of the MOU, TRPR will be responsible for costs incurred to date and any costs directly related to this termination, and we're glad to coordinate with Town staff on close-out details.

Please don't hesitate to reach out with any questions.

Sincerely,

Clint
Executive Director
Thompson Rivers Park and Recreation District

2026

MID-YEAR REPORT



FRONT RANGE FIRE RESCUE



frfr.colorado.gov



Info@frfr.co



970-587-4464



PO BOX 130 Milliken CO 80543

MISSION

Front Range Fire Rescue is an all-hazards emergency response and prevention agency. We are committed to providing outstanding service through community engagement, fire prevention, disaster preparedness, public education, fire suppression, and emergency medical services.

VISION

To progress a culture that adapts to change and to develop an organization that outlasts the individual members. To meet and exceed the growth and changes in the district. To be recognized by our citizens and external stakeholders as an outstanding public service agency. To be an “employer of choice” for our current and future members.

VALUES

Courage

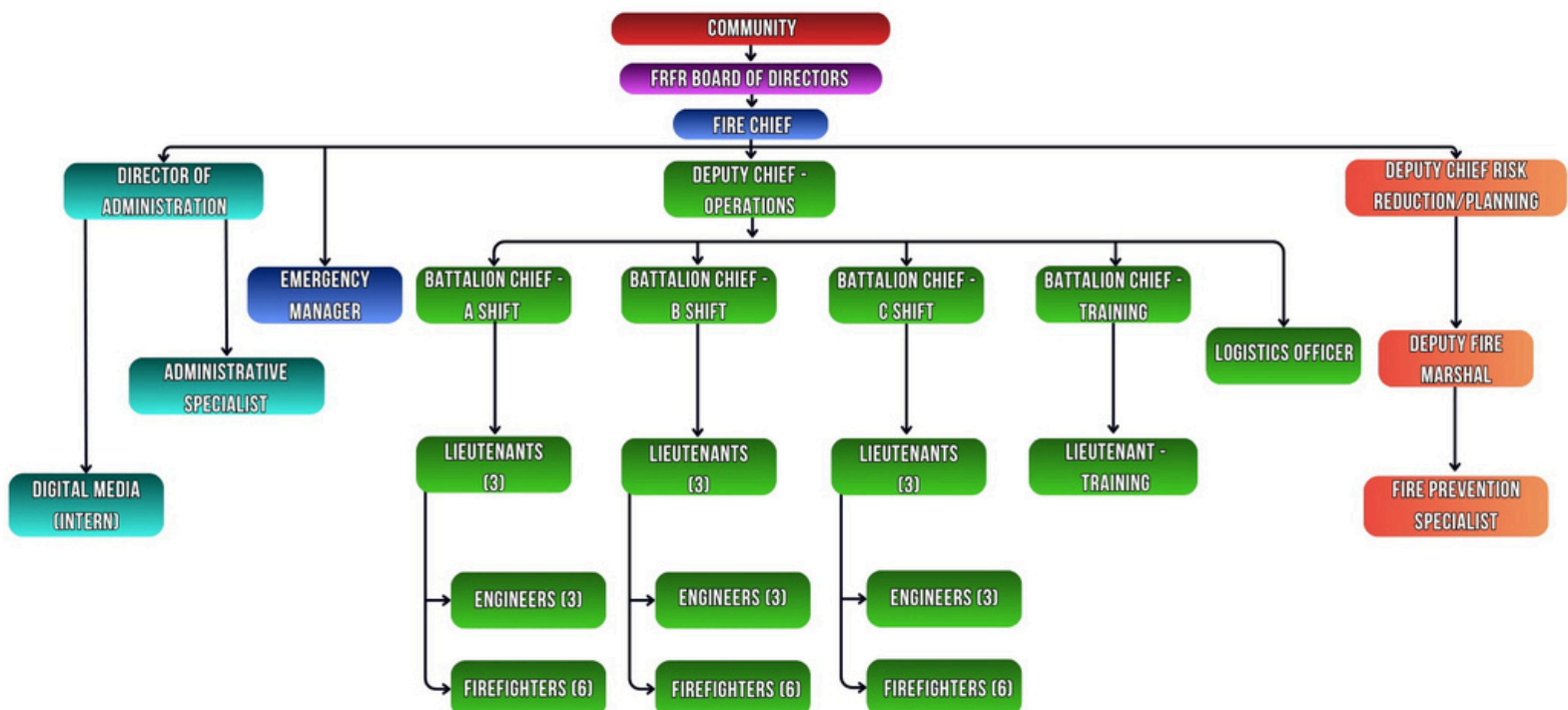


Compassion



Professionalism

2026 ORGANIZATIONAL CHART



FRONT RANGE FIRE RESCUE

A MESSAGE FROM THE FIRE CHIEF RYAN ROBERTS



2026 has been busy with Front Range Fire Rescue and doesn't appear to be letting up as we go into the second half of the year. I am proud of the continued progress taking place throughout Front Range Fire Rescue. The first half of the year has been busy, productive, and focused not only on providing exceptional service today, but also on preparing our organization for the needs of tomorrow.

Our members continue to demonstrate Courage, Compassion, and Professionalism each day. Whether responding to emergencies, participating in training, conducting life safety inspections, completing pre-plans, engaging with our community, or supporting the organization behind the scenes, their commitment to serving remains the foundation of Front Range Fire Rescue.

At the same time, 2026 has been an important year for looking forward. We continue to implement our 2025–2030 Strategic Plan, strengthen relationships with our regional partners, invest in our people and equipment, and plan for the facilities and resources our growing communities will need in the years ahead. One of the most visible examples is the progress toward a future Station 4 in the Johnson's Corner area, an investment we are approaching with the understanding that decisions made today may shape emergency services in our community for the next 50 to 75 years. We are also prepared to welcome two replacement fire engines into our fleet as part of our long-range capital planning. These new engines will serve the community for the next 15-20 years

We are also spending considerable time looking at the District's long-term financial sustainability through the development of a 10-year budget. Changes to Colorado's property tax system, combined with increasing costs and continued community growth, require us to think differently about how we maintain today's level of service while responsibly preparing for the future. These conversations are not always easy, but they are necessary, and we remain committed to approaching them thoughtfully, transparently, and with responsible stewardship of the resources entrusted to us.

Perhaps most importantly, the first half of 2026 has reinforced that the strength of FRFR is not found simply in our stations, apparatus, or equipment, it is found in our people and relationships. Our organization benefits tremendously from the dedication of our current members, the foundation established by those who served before us, the leadership of our Board of Directors, and the strong partnerships we maintain with the Towns of Johnstown and Milliken, Weld and Larimer Counties, neighboring public safety agencies, and the communities we serve.

There is a great deal happening at Front Range Fire Rescue, and there is even more ahead. As we move through the remainder of 2026, we will continue balancing the immediate needs of our community with the responsibility to prepare FRFR for the next generation.

It remains my honor to serve as Fire Chief and to work alongside the exceptional people who make up Front Range Fire Rescue. Thank you for your continued partnership, trust, and support. Please don't hesitate to reach out, stop by a station, or follow us on social media to stay connected. We look forward to continuing to serve you through the rest of 2026 and beyond.

Ryan Roberts
Fire Chief
Front Range Fire Rescue

PLANNING & DEVELOPMENT YEAR TO DATE

Fire & Life Safety Systems

Commercial Systems (Fire Alarms, Sprinklers, etc.):

- Projects: 24
- Review Hours: 61
- Square Footage: 900,641 sq ft

Residential Sprinkler Systems:

- Projects: 8
- Review Hours: 16
- Square Footage: 17,929
- Inspection Hours: 32

Inspection:

- Existing Buildings: 255
- Violations Documented: 794
- Hours: 765

Proposed New Developments

- Total Projects: 39
- Total Review Hours: 116 hours
- Total Square Footage: 190,062,456 sq ft

Proposed New Buildings

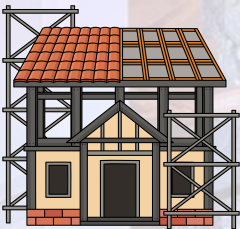
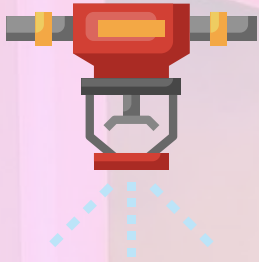
- Total Projects: 32
- Total Review Hours: 88 hours
- Total Square Footage: 458,895 sq ft (New Construction)
- Inspections: 22, over 6 hours

Special Hazards

- Projects: 3
- Review Hours: 11 hours
- Total Well Bores: 71
- Annual HazMat Permits: 67
- Inspection Hours: 48

Special Events

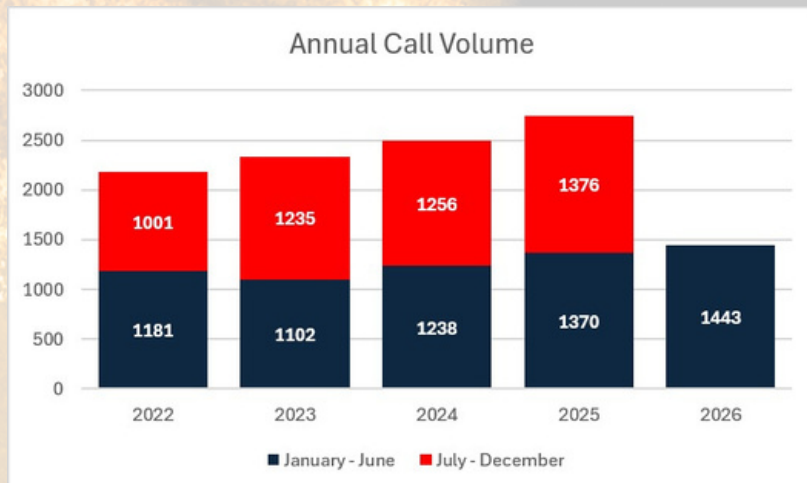
- Projects: 15
- Review Hours: 42
- Inspection Hours: 48



RESPONSE & STATISTICS YEAR TO DATE

1,443 TOTAL CALLS FOR SERVICE YTD

- 5.2% Increase over last year
- Busiest Zone: Zone # 1 (West of CR 19)
- An average of 8 calls per day



CALL TYPES:

- 57.3% of all calls were Rescue and EMS - our top priority continues to be life safety
- 16.4% were Good Intent Calls (e.g., no emergency found)
- 13% were Service Calls (e.g., assist public, water leaks)
- 5.2% were fires, showing the importance of proactive safety and prevention efforts

MUTUAL AID & COMMUNITY SUPPORT

Aid Given: **65** times this year. This mutual support strengthens regional emergency response across jurisdictions.

RESPONSE TIMES (90TH PERCENTILE)

- June 2026: 8 minutes, 29 seconds
- June 2025: 8 minutes, 57 seconds

WHEN WE ARE BUSIEST

- Peak Hours: **2-7 PM**
- Busiest Day: **Monday**
- Quietest Time: **4-6 AM**
- Slowest Day: **Sunday**

CALL VOLUME BY AREA

- **Zone 1** (West of CR 19): 863 calls YTD
- **Zone 2** (CR 19 to Two Rivers): 359 calls YTD
- **Zone 3** (East of Two Rivers): 150 calls YTD



BOARD OF DIRECTORS



Darrin Rutt
President
West District



Blair Howe
Vice President
East District



Reid Hobler
Treasurer
East District

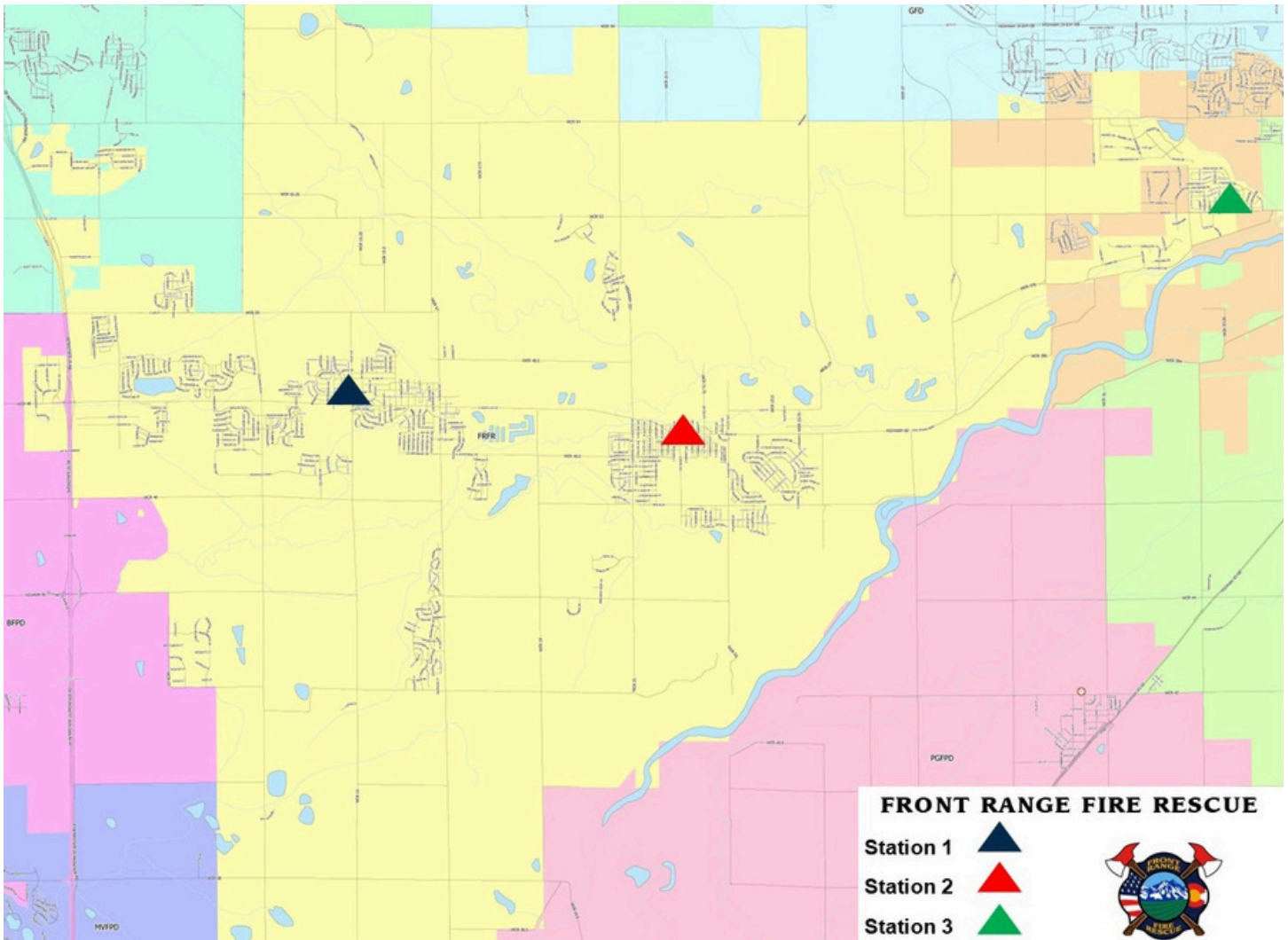


Jim Young
Secretary
West District



Greg Freehling
Director
At Large

The public is welcome to attend all regularly scheduled board meetings on the second Thursday of each month at 6:00 PM. For more information, go to our website frfr.colorado.gov



970.587.4464



info@frfr.co



www.frfr.colorado.gov

