

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, SDA, USGS, AeroGRID, IGN, and the GIS User Community



SUB20-0005
Thompson River Ranch Filing 8
Approx. LCR 3 & River Ranch Pkwy.



TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2021-08

APPROVING THE FINAL PLAT FOR THOMPSON RIVER RANCH FILING NO. 8, LOCATED IN PART OF THE UNPLATTED SOUTHEAST QUARTER OF SECTION 14 AND PART OF THE UNPLATTED EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 140.945 ACRES.

WHEREAS, Clayton Properties Group II, a Colorado corporation (“Developer”), submitted an application to the Town of Johnstown for approval of a Final Plat for Thompson River Ranch Filing No. 8, a subdivision of certain lands located in part of the unplatted Southeast Quarter of Section 14 and part of the unplatted East Half of Section 23, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, consisting of approximately 140.945 acres; and

WHEREAS, on October 14, 2020, the Planning and Zoning Commission held a public hearing, reviewed the request and recommended that the Town Council approve the Final Plat for Thompson River Ranch Filing No. 8 with certain conditions; and

WHEREAS, on March 15, 2021, the Town Council held a public hearing concerning approval of the Final Plat for Thompson River Ranch Filing No. 8 and, after considering the Planning and Zoning Commission’s recommendations, reviewing the file, and conducting such hearing, found as follows:

1. The data requirements, design standards and required improvements meet the requirements of the Johnstown Municipal Code Subdivision Regulations; and
2. The Final Plat for Thompson River Ranch Filing No. 8, as submitted, conforms substantially with the Preliminary Plat as approved.

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

Section 1. Final Plat Approval: The Final Plat for Thompson River Ranch Filing No. 8, a subdivision of certain lands located in part of the unplatted Southeast Quarter of Section 14 and part of the unplatted East Half of Section 23, Township 5 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, consisting of approximately 140.945 acres, is hereby approved, subject to the following conditions:

1. The Developer shall work with Town Staff to resolve outstanding comments and final revisions, until all plans, reports and drawings are approved by Town Staff and the Town Engineer;
2. The Developer shall continue to work on configuration and construction drawings for Larimer County Road 3 in accordance with the requirements of Town Staff, the Town Engineer and Larimer County Engineering;

3. A subdivision development and improvement agreement and a water and sewer service agreement shall be executed by the Town and the Developer and be recorded concurrently with the Final Plat for Thompson River Ranch Filing No. 8; and
4. The Developer shall pay the storm water system development fee to the Town pursuant to Section 13-136(1) of the Johnstown Municipal Code prior to recordation of the Final Plat for Thompson River Ranch Filing No. 8.

Section 2. Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Plat for Thompson River Ranch Filing No. 8 and, consistent with the conditions set forth above, have it properly recorded at the Office of the Larimer County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of _____, 2021.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Diana Seele, Town Clerk

By: _____
Gary Lebsack, Mayor

DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT CLAYTON PROPERTIES GROUP II INC., BEING OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

BEING PART OF THE UNPLATTED SOUTHWEST QUARTER OF SECTION 14, AND PART OF THE UNPLATTED EAST HALF OF SECTION 23, ALL IN TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY COLORADO, THE ENTIRE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 23;

THENCE S0015°52'W, A DISTANCE OF 1574.18 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 TO THE HILLSBOROUGH DITCH AND THE NORTH LINE OF THE FOLLOWING SUBDIVISIONS; LOT 1, SHILO FALLS SUBDIVISION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2001015957 AND LOT 7, GUTIERREZ SUBDIVISION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2001053092 AND LOT 8, AMENDED PLAT OF GUTIERREZ SUBDIVISION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2001062674;

THENCE ALONG SAID NORTH LINES FOR THE FOLLOWING 15 COURSES;

- 1) THENCE N46°37'38"W, A DISTANCE OF 295.71 FEET;
- 2) THENCE N67°55'21"W, A DISTANCE OF 153.22 FEET;
- 3) THENCE S88°54'12"W, A DISTANCE OF 106.15 FEET;
- 4) THENCE N74°07'33"W, A DISTANCE OF 111.43 FEET;
- 5) THENCE N52°07'08"W, A DISTANCE OF 127.74 FEET;
- 6) THENCE N44°50'40"W, A DISTANCE OF 144.73 FEET;
- 7) THENCE N61°47'45"W, A DISTANCE OF 146.76 FEET;
- 8) THENCE N64°18'48"W, A DISTANCE OF 11.37 FEET;
- 9) THENCE N65°13'43"W, A DISTANCE OF 109.68 FEET;
- 10) THENCE N63°45'44"W, A DISTANCE OF 366.30 FEET;
- 11) THENCE N58°02'11"W, A DISTANCE OF 100.01 FEET;
- 12) THENCE N63°00'36"W, A DISTANCE OF 157.71 FEET;
- 13) THENCE N60°40'08"W, A DISTANCE OF 187.11 FEET;
- 14) THENCE N49°52'25"W, A DISTANCE OF 154.76 FEET;
- 15) THENCE N48°46'36"W, A DISTANCE OF 17.16 FEET TO THE EAST LINE OF INTERMILL M.R.D. S-91-88 AS RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 92004740;

THENCE ON SAID EAST LINE FOR THE FOLLOWING 3 COURSES

- 1) THENCE N122°8'42"E, A DISTANCE OF 22.66 FEET;
- 2) THENCE N123°3'00"E, A DISTANCE OF 210.68 FEET;
- 3) THENCE N50°20'00"W, A DISTANCE OF 84.66 FEET TO THE EAST LINE OF THOMPSON RIVER RANCH FILING NUMBER 11, AMENDMENT NO. 1, RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20190081347;

THENCE ON THE EAST LINE OF SAID FILING NUMBER 11 FOR THE FOLLOWING 4 COURSES;

- 1) THENCE N0017°37"E, A DISTANCE OF 136.59 FEET;
- 2) THENCE S89°42'23"E, A DISTANCE OF 432.80 FEET;
- 3) THENCE S84°54'14"E, A DISTANCE OF 71.92 FEET;
- 4) THENCE N05°05'46"E, A DISTANCE OF 329.46 FEET TO THE SOUTH LINE OF THOMPSON RIVER RANCH FILING NUMBER 5, RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20170045194;

THENCE ON THE SOUTH LINE OF SAID FILING NUMBER 5 FOR THE FOLLOWING 16 COURSES;

- 1) THENCE S84°54'14"E, A DISTANCE OF 112.57 FEET;
- 2) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 143.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 224.62 FEET, A CHORD BEARING OF N50°05'46"E WITH A CHORD DISTANCE OF 202.23 FEET;
- 3) THENCE N05°05'46"E, A DISTANCE OF 162.00 FEET;
- 4) THENCE S84°54'14"E, A DISTANCE OF 64.00 FEET TO A NONTANGENT CURVE;
- 5) THENCE ALONG SAID NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, A CHORD BEARING OF N50°05'46"E WITH A CHORD DISTANCE OF 28.28 FEET;
- 6) THENCE S84°54'14"E, A DISTANCE OF 180.00 FEET;
- 7) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, A CHORD BEARING OF S39°54'14"E WITH A CHORD DISTANCE OF 28.28 FEET;
- 8) THENCE S84°54'14"E, A DISTANCE OF 60.00 FEET TO A NONTANGENT CURVE;
- 9) THENCE ALONG SAID NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, A CHORD BEARING OF N50°05'46"E WITH A CHORD DISTANCE OF 28.28 FEET;
- 10) THENCE S84°54'14"E, A DISTANCE OF 180.00 FEET;
- 11) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, A CHORD BEARING OF S39°54'14"E WITH A CHORD DISTANCE OF 28.28 FEET;
- 12) THENCE S84°54'14"E, A DISTANCE OF 60.00 FEET TO A NONTANGENT CURVE;
- 13) THENCE ALONG SAID NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, A CHORD BEARING OF N50°05'46"E WITH A CHORD DISTANCE OF 28.28 FEET;
- 14) THENCE S84°54'14"E, A DISTANCE OF 22.44 FEET;
- 15) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 29°05'39", A DISTANCE OF 266.59 FEET, A CHORD BEARING OF N80°32'57"E WITH A CHORD DISTANCE OF 263.73 FEET;

THENCE ON THE EAST LINE OF SAID FILING NUMBER 5 FOR THE FOLLOWING 15 COURSES;

- 1) THENCE N66°00'07"E, A DISTANCE OF 22.03 FEET;
- 2) THENCE N21°40'01"W, A DISTANCE OF 100.08 FEET;
- 3) THENCE S66°00'07"W, A DISTANCE OF 26.10 FEET;
- 4) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 19°38'45", A DISTANCE OF 145.73 FEET, A CHORD BEARING OF S75°49'30"W WITH A CHORD DISTANCE OF 145.01 FEET;
- 5) THENCE N01°46'08"E, A DISTANCE OF 38.02 FEET;
- 6) THENCE N05°05'46"E, A DISTANCE OF 258.77 FEET;
- 7) THENCE N28°01'11"W, A DISTANCE OF 13.40 FEET;
- 8) THENCE N84°54'14"E, A DISTANCE OF 102.68 FEET;
- 9) THENCE N05°05'46"E, A DISTANCE OF 81.53 FEET;
- 10) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 14°05'15", A DISTANCE OF 46.22 FEET, A CHORD BEARING OF N12°08'24"E WITH A CHORD DISTANCE OF 46.11 FEET TO A POINT OF REVERSE CURVATURE;
- 11) THENCE ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 83°29'49", A DISTANCE OF 113.67 FEET, A CHORD BEARING OF N22°33'53"W WITH A CHORD DISTANCE OF 103.87 FEET;
- 12) THENCE N15°50'35"W, A DISTANCE OF 114.55 FEET;
- 13) THENCE N84°54'14"E, A DISTANCE OF 91.49 FEET;
- 14) THENCE N03°58'21"E, A DISTANCE OF 79.80 FEET;
- 15) THENCE S89°43'39"W, A DISTANCE OF 110.05 FEET TO THE NORTH LINE OF SAID FILING NUMBER 5;

THENCE S89°43'39"W, A DISTANCE OF 666.68 FEET ON SAID NORTH LINE TO THE EAST LINE OF FUTURE THOMPSON RIVER RANCH FILING NUMBER 7;

THENCE ON THE EAST, NORTH AND WEST LINE OF SAID FUTURE FILING NUMBER 7 FOR THE FOLLOWING 22 COURSES;

- 1) THENCE N0016°34"W, A DISTANCE OF 118.03 FEET;
- 2) THENCE S89°43'26"W, A DISTANCE OF 1.00 FEET;
- 3) THENCE N0016°34"W, A DISTANCE OF 280.00 FEET;
- 4) THENCE N89°43'26"E, A DISTANCE OF 7.60 FEET;
- 5) THENCE N0016°34"W, A DISTANCE OF 170.00 FEET;
- 6) THENCE S89°43'26"W, A DISTANCE OF 50.61 FEET TO A NONTANGENT CURVE;
- 7) THENCE ALONG SAID NONTANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 68°57'12", A DISTANCE OF 246.71 FEET, A CHORD BEARING OF N44°34'59"W WITH A CHORD DISTANCE OF 232.09 FEET;
- 8) THENCE N0016°34"W, A DISTANCE OF 113.92 FEET;
- 9) THENCE S89°43'26"W, A DISTANCE OF 106.33 FEET;
- 10) THENCE N09°23'30"W, A DISTANCE OF 128.34 FEET;
- 11) THENCE N65°52'18"W, A DISTANCE OF 171.27 FEET;
- 12) THENCE S63°43'12"W, A DISTANCE OF 165.23 FEET;
- 13) THENCE S10°26'20"W, A DISTANCE OF 127.26 FEET;
- 14) THENCE S89°43'26"W, A DISTANCE OF 53.13 FEET;
- 15) THENCE S85°06'41"W, A DISTANCE OF 97.82 FEET;
- 16) THENCE S57°54'35"W, A DISTANCE OF 81.30 FEET;
- 17) THENCE S55°27'39"W, A DISTANCE OF 87.73 FEET;

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF SECTION 23, ALL IN T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO

18) THENCE S29°45'08"W, A DISTANCE OF 117.32 FEET;

19) THENCE S11°27'04"W, A DISTANCE OF 102.14 FEET;

20) THENCE S01°51'44"E, A DISTANCE OF 155.41 FEET;

21) THENCE S02°11'43"W, A DISTANCE OF 287.63 FEET;

22) THENCE N89°59'15"W, A DISTANCE OF 280.95 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE N00°00'45"E, A DISTANCE OF 756.65 FEET ON SAID WEST LINE TO THE CENTERLINE OF THE BIG THOMPSON RIVER;

THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING 30 COURSES;

- 1) THENCE S80°17'03"E, A DISTANCE OF 38.71 FEET;
- 2) THENCE N65°20'55"E, A DISTANCE OF 67.26 FEET;
- 3) THENCE N37°30'32"E, A DISTANCE OF 62.41 FEET;
- 4) THENCE N29°30'17"E, A DISTANCE OF 43.61 FEET;
- 5) THENCE N00°33'45"E, A DISTANCE OF 168.32 FEET;
- 6) THENCE N10°47'48"W, A DISTANCE OF 70.55 FEET;
- 7) THENCE N04°14'29"E, A DISTANCE OF 44.68 FEET;
- 8) THENCE N32°13'34"E, A DISTANCE OF 52.67 FEET;
- 9) THENCE N05°20'19"E, A DISTANCE OF 24.64 FEET;
- 10) THENCE N04°54'10"W, A DISTANCE OF 175.84 FEET;
- 11) THENCE N30°36'01"W, A DISTANCE OF 119.09 FEET;
- 12) THENCE N07°20'06"E, A DISTANCE OF 98.17 FEET;
- 13) THENCE N12°45'45"E, A DISTANCE OF 110.22 FEET;
- 14) THENCE N35°01'55"E, A DISTANCE OF 137.07 FEET;
- 15) THENCE N71°04'54"E, A DISTANCE OF 75.08 FEET;
- 16) THENCE S84°51'14"E, A DISTANCE OF 85.29 FEET;
- 17) THENCE N65°26'08"E, A DISTANCE OF 45.17 FEET;
- 18) THENCE N03°27'10"E, A DISTANCE OF 49.01 FEET;
- 19) THENCE N39°45'07"W, A DISTANCE OF 76.19 FEET;
- 20) THENCE N02°50'15"W, A DISTANCE OF 91.13 FEET;
- 21) THENCE N34°21'42"E, A DISTANCE OF 44.76 FEET;
- 22) THENCE N81°12'12"E, A DISTANCE OF 64.82 FEET;
- 23) THENCE S87°25'37"E, A DISTANCE OF 120.11 FEET;
- 24) THENCE N84°32'10"E, A DISTANCE OF 66.13 FEET;
- 25) THENCE N90°00'00"E, A DISTANCE OF 120.08 FEET;
- 26) THENCE S88°21'22"E, A DISTANCE OF 140.03 FEET;
- 27) THENCE S82°25'37"E, A DISTANCE OF 195.76 FEET;
- 28) THENCE N76°29'25"E, A DISTANCE OF 142.88 FEET;
- 29) THENCE S86°38'15"E, A DISTANCE OF 80.00 FEET;
- 30) THENCE S66°03'45"E, A DISTANCE OF 30.43 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE S00°41'58"W, A DISTANCE OF 841.95 FEET ON SAID EAST LINE TO THE SOUTHWEST CORNER THEREOF;

THENCE N89°41'20"E, A DISTANCE OF 1310.69 FEET ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO THE WEST LINE OF A QUIET TITLE DEED RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 98059771;

THENCE ON SAID WEST LINE FOR THE FOLLOWING 23 COURSES;

- 1) THENCE S08°14'54"W, A DISTANCE OF 80.51 FEET;
- 2) THENCE S07°55'56"W, A DISTANCE OF 112.46 FEET;
- 3) THENCE S04°38'39"E, A DISTANCE OF 135.77 FEET;
- 4) THENCE S06°03'17"E, A DISTANCE OF 34.78 FEET;
- 5) THENCE S04°25'53"E, A DISTANCE OF 228.42 FEET;
- 6) THENCE S04°13'55"E, A DISTANCE OF 125.06 FEET;
- 7) THENCE S00°16'16"W, A DISTANCE OF 55.11 FEET;
- 8) THENCE S11°20'14"W, A DISTANCE OF 85.25 FEET;
- 9) THENCE S48°49'56"W, A DISTANCE OF 292.60 FEET;
- 10) THENCE S36°39'36"W, A DISTANCE OF 17.10 FEET TO A NONTANGENT CURVE;
- 11) THENCE ALONG SAID NONTANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 321.70 FEET, A CENTRAL ANGLE OF 15°39'21", A DISTANCE OF 87.90 FEET, A CHORD BEARING OF S23°54'40"W WITH A CHORD DISTANCE OF 87.63 FEET;
- 12) THENCE S16°10'04"W, A DISTANCE OF 18.28 FEET TO A NONTANGENT CURVE;
- 13) THENCE ALONG SAID NONTANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 163.31 FEET, A CENTRAL ANGLE OF 18°47'40", A DISTANCE OF 53.57 FEET, A CHORD BEARING OF S05°34'57"W WITH A CHORD DISTANCE OF 53.33 FEET;
- 14) THENCE S04°13'36"E, A DISTANCE OF 48.52 FEET;
- 15) THENCE S12°57'20"E, A DISTANCE OF 36.47 FEET;
- 16) THENCE S19°59'01"E, A DISTANCE OF 35.32 FEET;
- 17) THENCE S32°37'12"E, A DISTANCE OF 36.33 FEET;
- 18) THENCE S39°13'44"E, A DISTANCE OF 36.81 FEET;
- 19) THENCE S47°14'09"E, A DISTANCE OF 53.40 FEET;
- 20) THENCE S49°33'44"E, A DISTANCE OF 16.32 FEET;
- 21) THENCE S53°36'58"E, A DISTANCE OF 78.58 FEET;
- 22) THENCE S63°57'58"E, A DISTANCE OF 54.14 FEET;
- 23) THENCE S64°22'11"E, A DISTANCE OF 65.70 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE S00°15'50"W, A DISTANCE OF 1117.60 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6,139,572 SQUARE FEET OR 140,945 ACRES.

AND DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, OUTLOTS, RIGHT OF WAY AND EASEMENTS UNDER THE NAME OF THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8 AS SHOWN ON THIS MAP AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

CLAYTON PROPERTIES GROUP II, INC.

BY DAVID BRACHT
DIVISION PRESIDENT

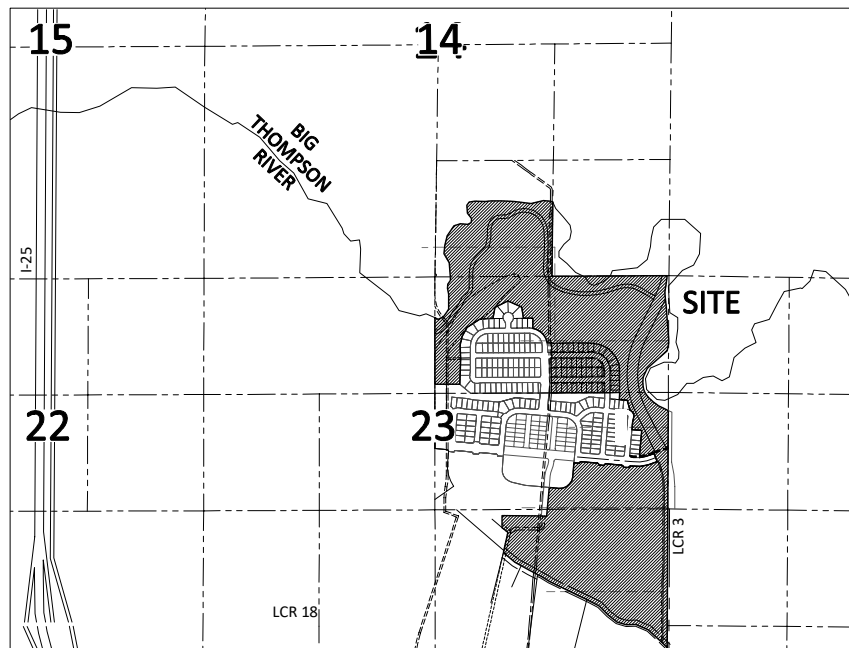
STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY DAVID BRACHT, AS DIVISION PRESIDENT OF CLAYTON PROPERTIES GROUP II, INC.

WITNESS HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP
NO TO SCALE

OWNER & DEVELOPER:
CLAYTON PROPERTIES GROUP II, INC.
5000 CLAYTON ROAD
MARYVILLE, TN 37804

ENGINEER:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538

PLANNER:
LA DESIGN GROUP
8201 SOUTH PARK LANE, SUITE 110
LITTLETON, COLORADO 80120

SURVEYOR:
GALLOWAY AND COMPANY, INC.
3760 E. 15TH ST., SUITE 202
LOVELAND, CO 80538

NOTES:

1. BASIS OF BEARINGS: ASSUMED SOUTH 00°15'50" WEST, A DISTANCE OF 1323.79 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED AT THE NORTH 1/16 CORNER COMMON WITH SECTION 23 AND 24 BY A 2" ALUMINUM CAP, STAMPED "LS 12374" AT ITS EAST QUARTER CORNER OF SECTION 23 AND BY A FOUND NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "LS 37065" AS SHOWN HEREON.
2. STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 20000310547, DATED JUNE 5, 2020 AT 5:30 P.M. WAS RELIED UPON FOR INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES OF RECORD IN THE PREPARATION OF THIS PLAT. THE SAID COMMITMENT PROVIDED FOR ADDITIONAL LANDS THAN ARE SHOWN AND DESCRIBED IN THIS PLAT.

THE FOLLOWING EASEMENTS LACK SUFFICIENT INFORMATION TO LOCATE ACCURATELY ON THIS PLAT:

EXCEPTION 14-RIGHT OF WAY EASEMENT (BOOK 761, PAGE 226); EXCEPTION 21-RIGHT OF WAY EASEMENT (BOOK 2097, PAGE 500); EXCEPTION 29-PUREA EASEMENT (REC. NO. 90016914); EXCEPTION 25-PUREA EASEMENT (REC. NO. 90016915).

3. THE ABOVE DESCRIBED PARCEL CONTAINS A GROSS AREA OF 6,139,572 SQUARE FEET, 140,946 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

4. FLOOD INFORMATION: ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08069C1213F, EFFECTIVE DATE DECEMBER 19, 2006 AND LOMR 16-08-1159P, EFFECTIVE DATE NOVEMBER 16, 2017, THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, AREAS OF MINIMAL FLOOD HAZARD; SHADED ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE. THE SUBJECT PROPERTY IS ALSO LOCATED IN ZONE AE, WITH BFE OR DEPTH. THE EFFECTIVE FLOOD PLAN BOUNDARIES ARE GRAPHICALLY SHOWN HEREON.

5. EASEMENTS: 10' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG RIGHT OF WAY, 5' WIDE UTILITY EASEMENTS ARE DEDICATED ALONG THE REAR LOT LINES AS SHOWN HEREON.

6. AN EMERGENCY ACCESS ROAD IS REQUIRED TO BE INSTALLED ALONG THE ROUTE OF RIVER RANCH PARKWAY TO LARIMER COUNTY ROAD 3 PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE OF ANY OF THE PROPOSED RESIDENCES. AT SUCH TIME AS 120 CERTIFICATES OF OCCUPANCY ARE ISSUED FOR THOMPSON RIVER RANCH FILING 5 OR SUBSEQUENT FILINGS, A PERMANENT PAVED ROAD TO COUNTY ROAD 3 IS REQUIRED TO BE DESIGNED AND CONSTRUCTED. NO ADDITIONAL CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL THE PERMANENT PAVED ROADWAY IS COMPLETED AND APPROVED BY LOVELAND FIRE RESCUE AUTHORITY AND THE TOWN OF JOHNSTOWN.

PLAT NOTES

- 1) GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS FILING, IN ACCORDANCE WITH TOWN REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE TOWN. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED BY THE LOT OR TRACT OWNER IN ACCORDANCE WITH TOWN CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 2) STORM SYSTEM MAINTENANCE: THE TOWN OF JOHNSTOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDERS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

TOWN COUNCIL

THIS PLAT, TO BE KNOWN AS THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 2020.

BY: _____ MAYOR ATTEST: _____ TOWN CLERK

SURVEYOR'S CERTIFICATION:

I, FRANK A. KOHL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8 WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 2020.

FRANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

LAND USE SUMMARY		AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	USE	% OF TOTAL
THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8							
TRACTS							
A	2,407,456	55,268	CLAYTON PROPERTIES GROUP	CLAYTON PROPERTIES GROUP	FUTURE RESIDENTIAL		
TOTAL TRACTS	2,407,456	55,268					39.21%
OUTLOTS							
A	679,140	15,591	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY AND LANDSCAPE EASEMENT		
B	1,873,030	42,999	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS, UTILITY AND LANDSCAPE EASEMENT		
C	165,188	3,792	METRO DISTRICT 4	METRO DISTRICT 4	PEDESTRIAN ACCESS ASEMENT		
D	236,829	5,437	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT		
E	3,982	0.091	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT		
F	3,364	0.077	METRO DISTRICT 4	METRO DISTRICT 4	PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT		
TOTAL OUTLOTS	2,961,532	67,987					48.24%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)							
ROAD	AREA (SQ. FT.)	AREA ACRES					
COUNTY ROAD 3	364,478	8.367					5.94%
INTERNAL ROADWAY RIGHT OF WAY	95,486	2.192					1.56%
SINGLE FAMILY LOTS							
LOTS	AREA (SQ. FT.)	AREA ACRES	NUMBER OF LOTS				
SINGLE FAMILY LOTS	310,621	7.131	47				
	310,621	7.131	47				5.06%
TOTAL AREA	140,945		TOTAL PERCENTAGE				100.00%

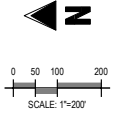
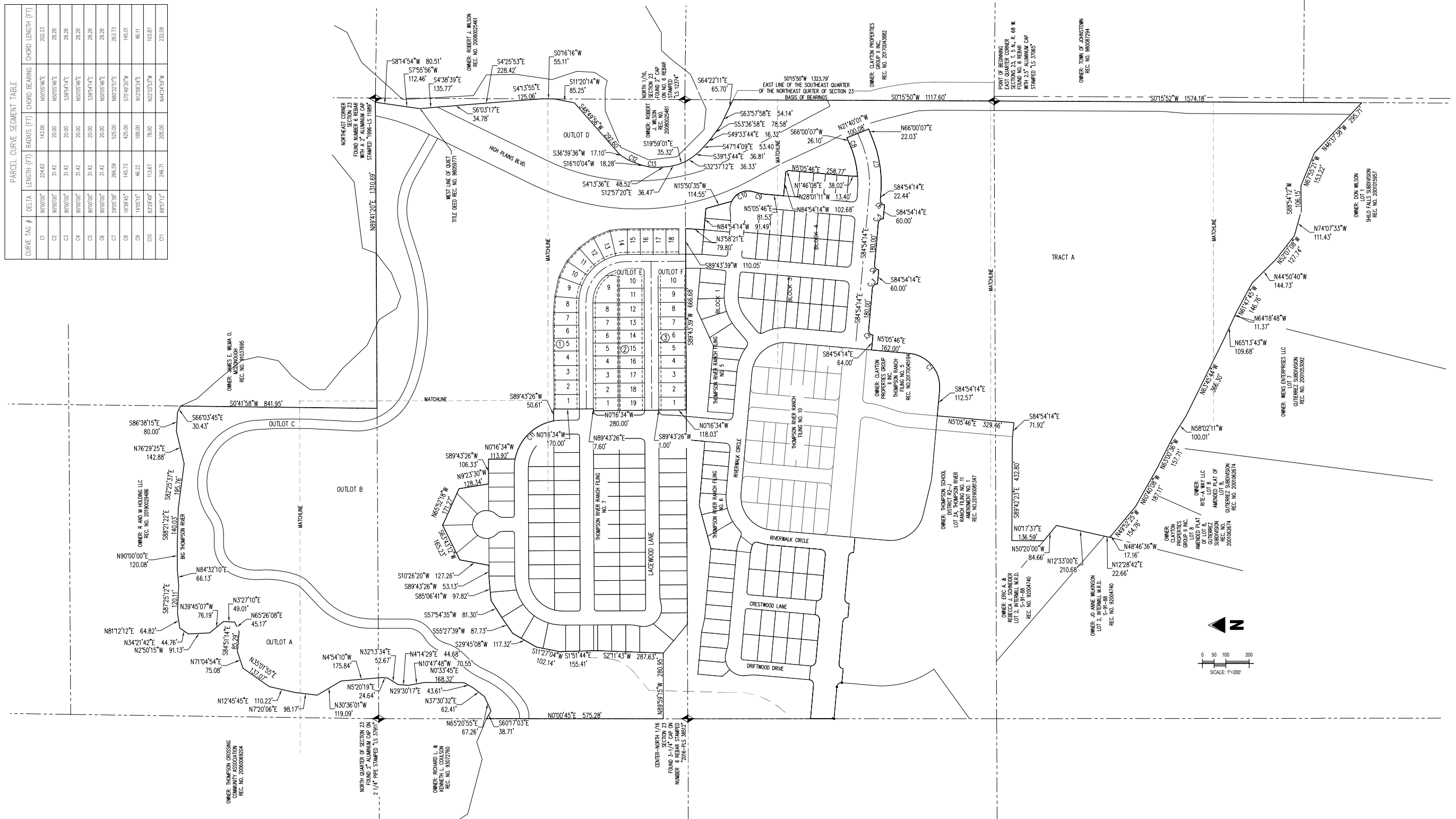
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#	DATE	ISSUE / DESCRIPTION	INIT.
1	6/11/20	TOWN COMMENTS	AN

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 AND
PART OF THE EAST HALF OF SECTION 23,
ALL IN T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO

PARCEL CURVE SEGMENT TABLE			
CURVE TAG #	DELTA	LENGTH (FT)	CHORD LENGTH (FT)
C1	80°00'00"	22.42	143.00
C2	80°00'00"	31.42	20.00
C3	80°00'00"	31.42	20.00
C4	80°00'00"	31.42	20.00
C5	80°00'00"	31.42	20.00
C6	80°00'00"	31.42	20.00
C7	29°05'39"	26.59	555.00
C8	19°08'45"	145.73	425.00
C9	14°05'55"	46.22	188.00
C10	83°29'49"	113.87	78.00
C11	68°57'12"	246.71	205.00



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2	8/12/20	TOWN COMMENTS	AN
3	9/24/20	TOWN COMMENTS	AN

CLAYTON PROPERTIES GROUP II, INC.

5000 CLAYTON ROAD
MARYVILLE, TN 37804

**THOMPSON RIVER RANCH SUBDIVISION
FILING NO. 8
FINAL PLAT**

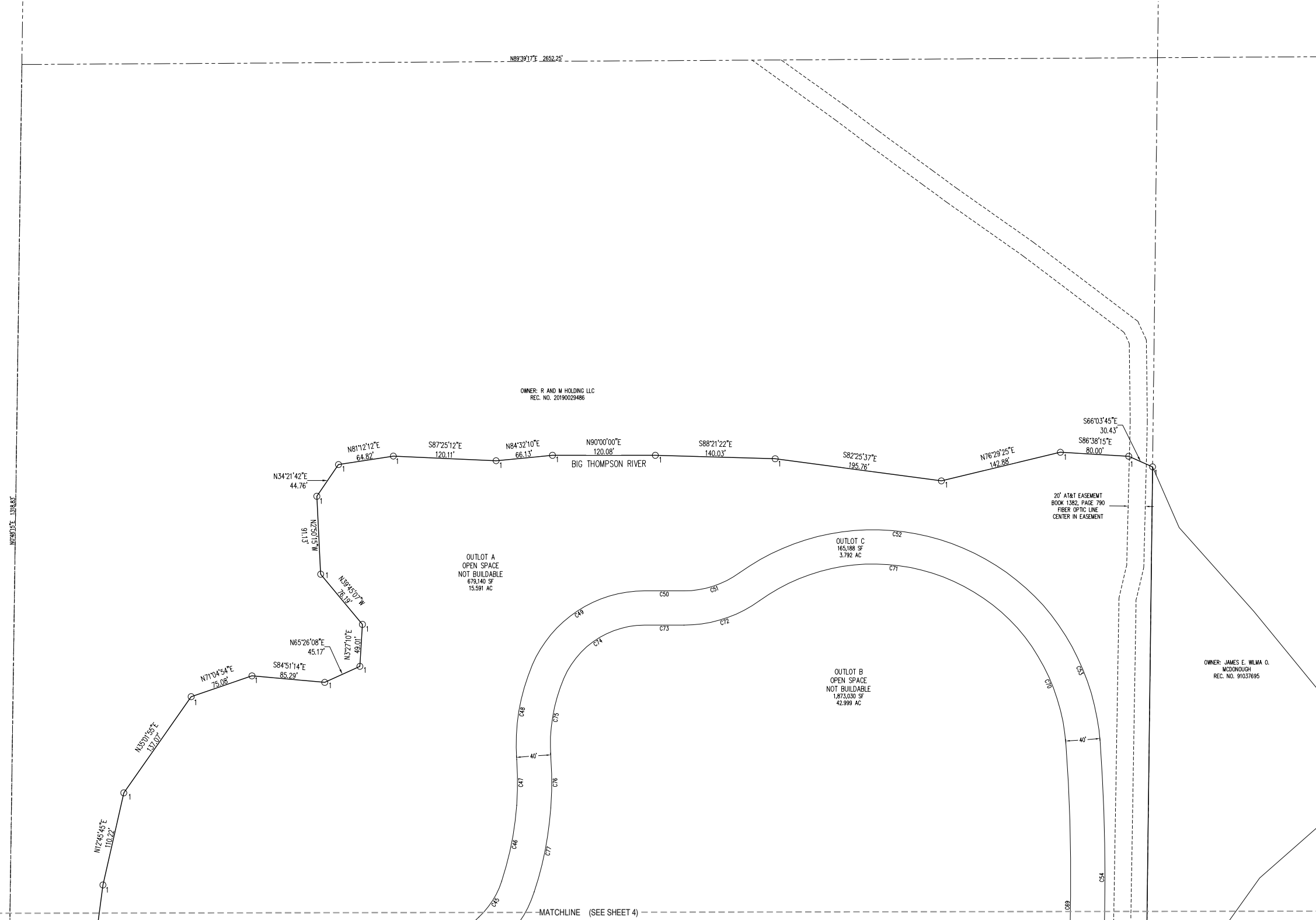
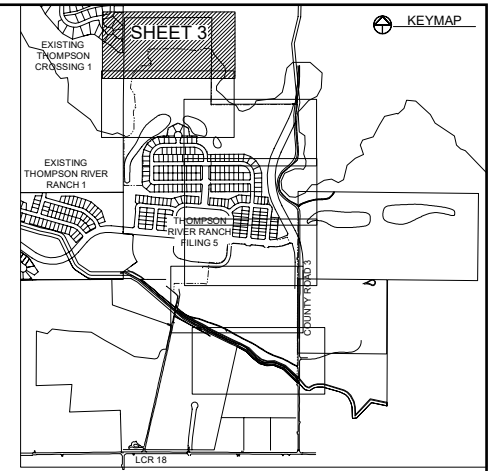
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DRAWN BY:	AN
CHECKED BY:	FAK
DATE:	6/24/2020

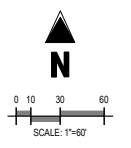
SHEET
2 OF 9

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14
AND PART OF THE EAST HALF OF SECTION 23,
ALL IN T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PLS ALIQUOT LINE
 - - - EXISTING EASEMENT
 - - - LOWR 1% CHANCE (100 YEAR) FLOODPLAIN LOMR# 16-08-1159P, NOVEMBER 16, 2017
 - ◆ ALLOT CORNER (AS DESCRIBED)
 - FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 38038"
 - FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 32444"
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED "PLS 38638"
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37065"
 - SET 24" # 5 REBAR WITH 1-1/4" ALUMINUM CAP, STAMPED PLS 37067, WITNESS CORNER AND DISTANCE"
 - REC. NO. RECEPTION NUMBER
 - ▨ HIGH PLAINS BLVD. DEDICATED RIGHT OF WAY



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MARYVILLE, TN 37804

**THOMPSON RIVER RANCH SUBDIVISION
FILING NO. 8
FINAL PLAT**

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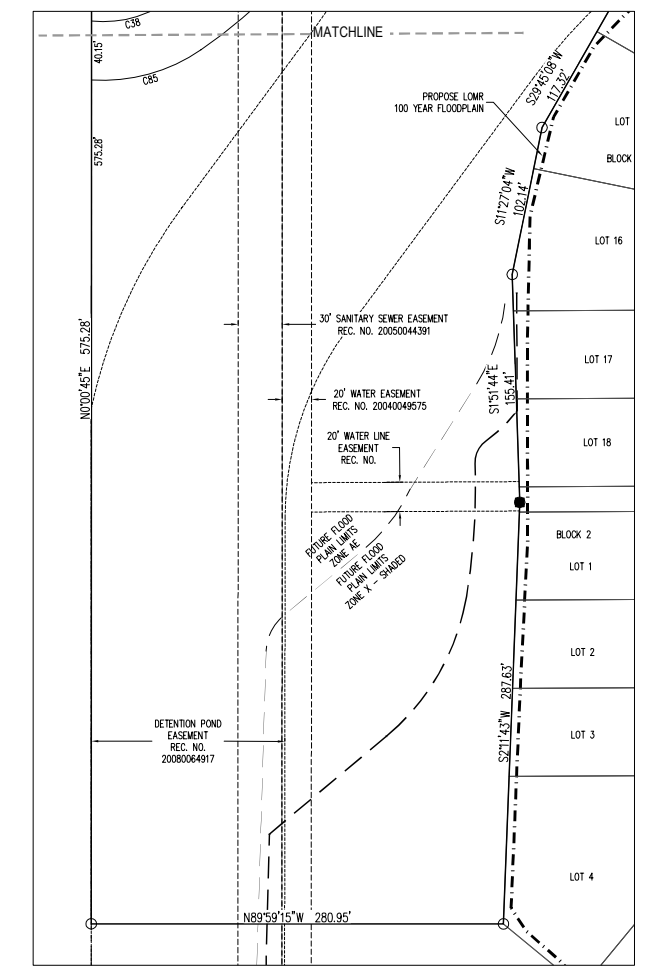
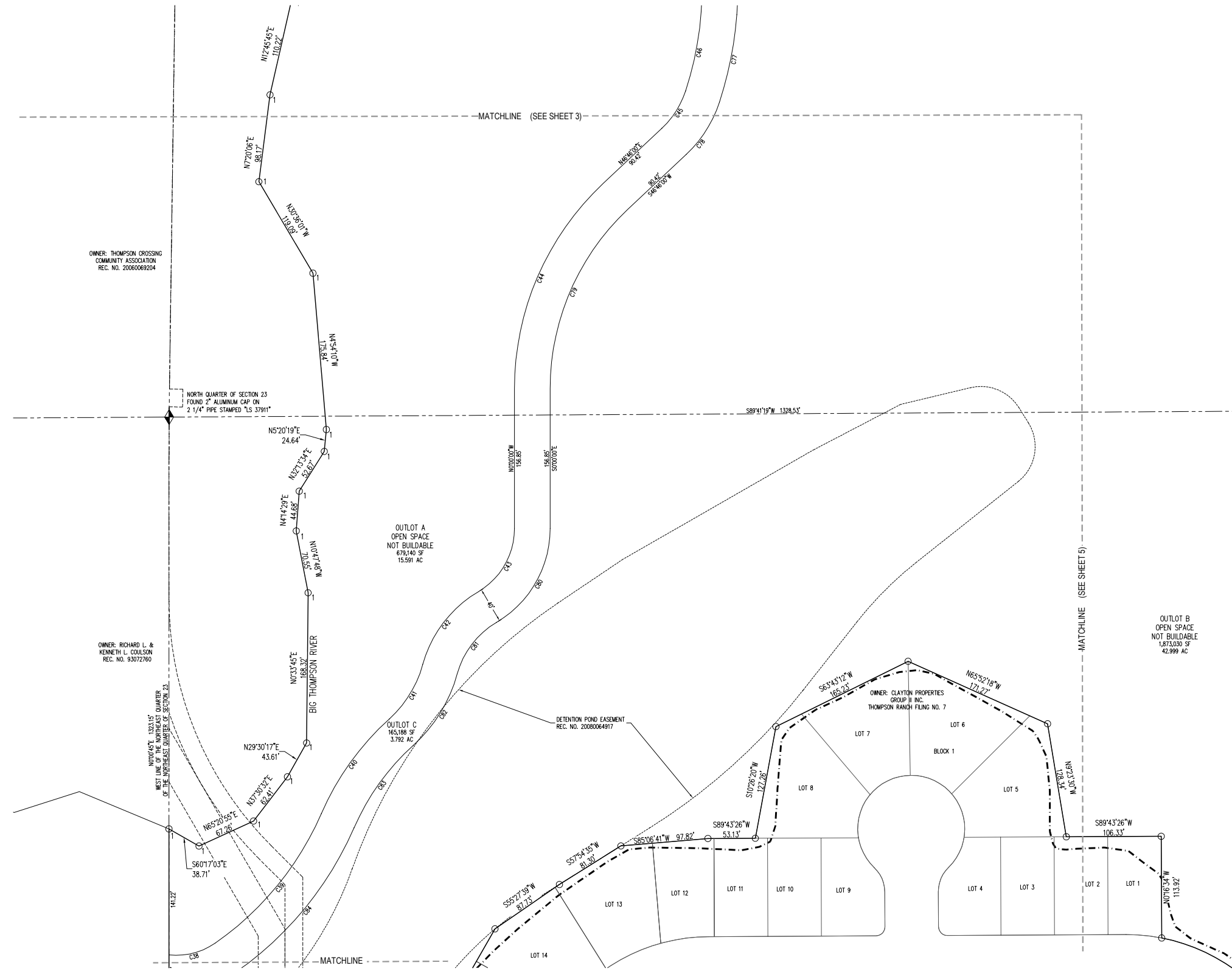
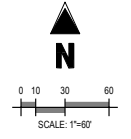
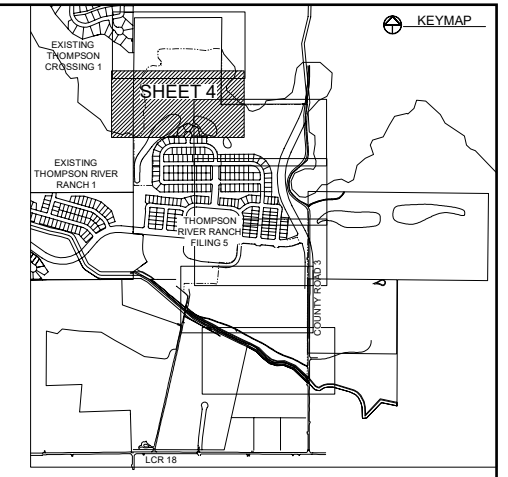
SHEET
3 OF 9

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14
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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - PLS ALIQUOT LINE
- - - EXISTING EASEMENT
- - - LOMR 1% CHANCE (100 YEAR) FLOODPLAIN
LOMR# 16-06-1159P, NOVEMBER 16, 2017
- ◆ ALIQUOT CORNER (AS DESCRIBED)
- FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
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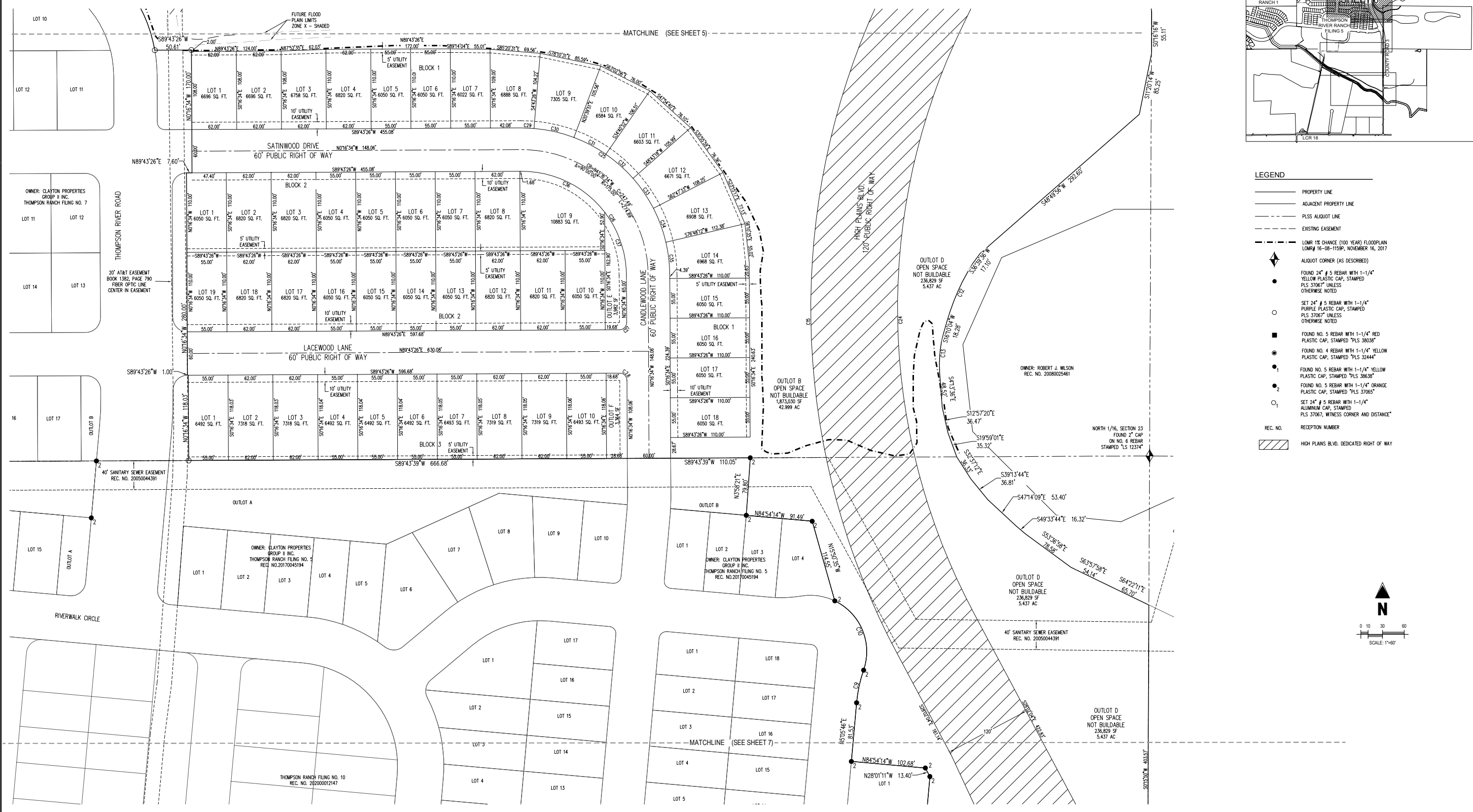
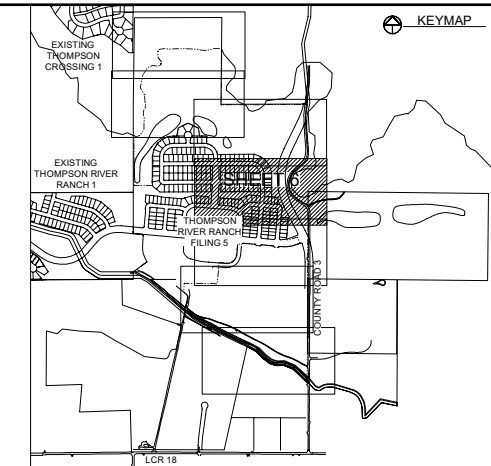
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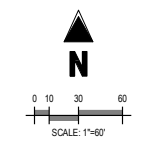
SHEET
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 - - - ADJACENT PROPERTY LINE
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 - ◆ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
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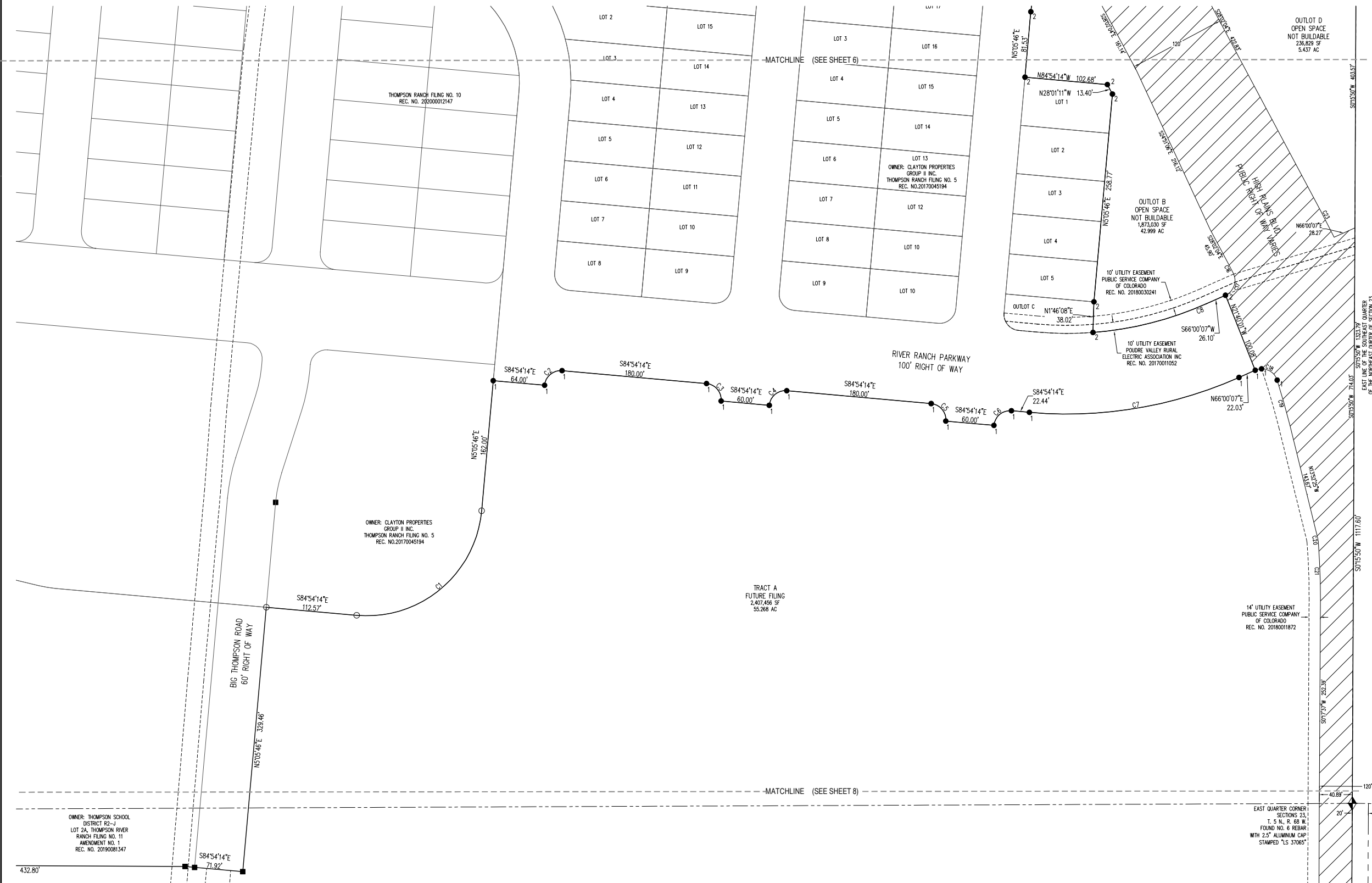
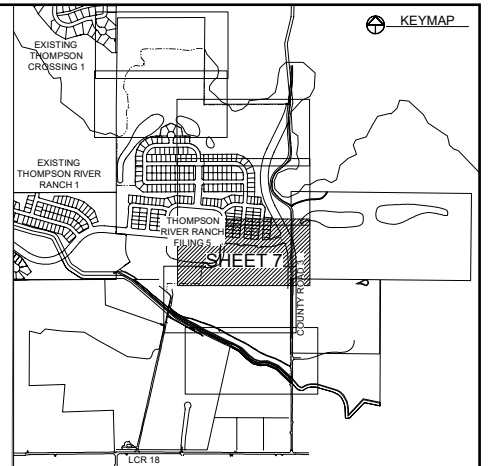
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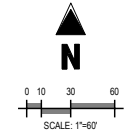
SHEET
6 OF 9

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8

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- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PLS ALIQUOT LINE
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 - LOWR 1% CHANCE (100 YEAR) FLOODPLAIN LOW# 16-08-1159P, NOVEMBER 16, 2017
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
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**THOMPSON RIVER RANCH SUBDIVISION
FILING NO. 8
FINAL PLAT**

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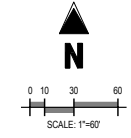
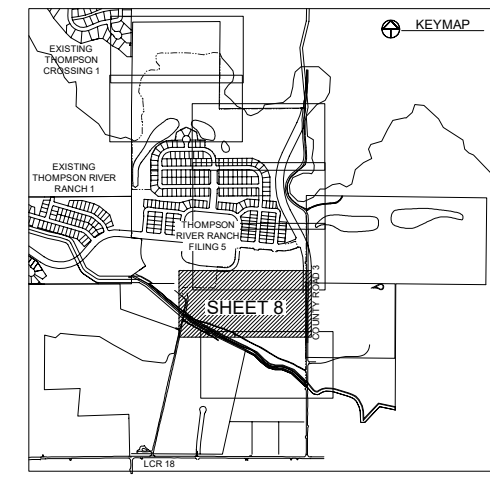
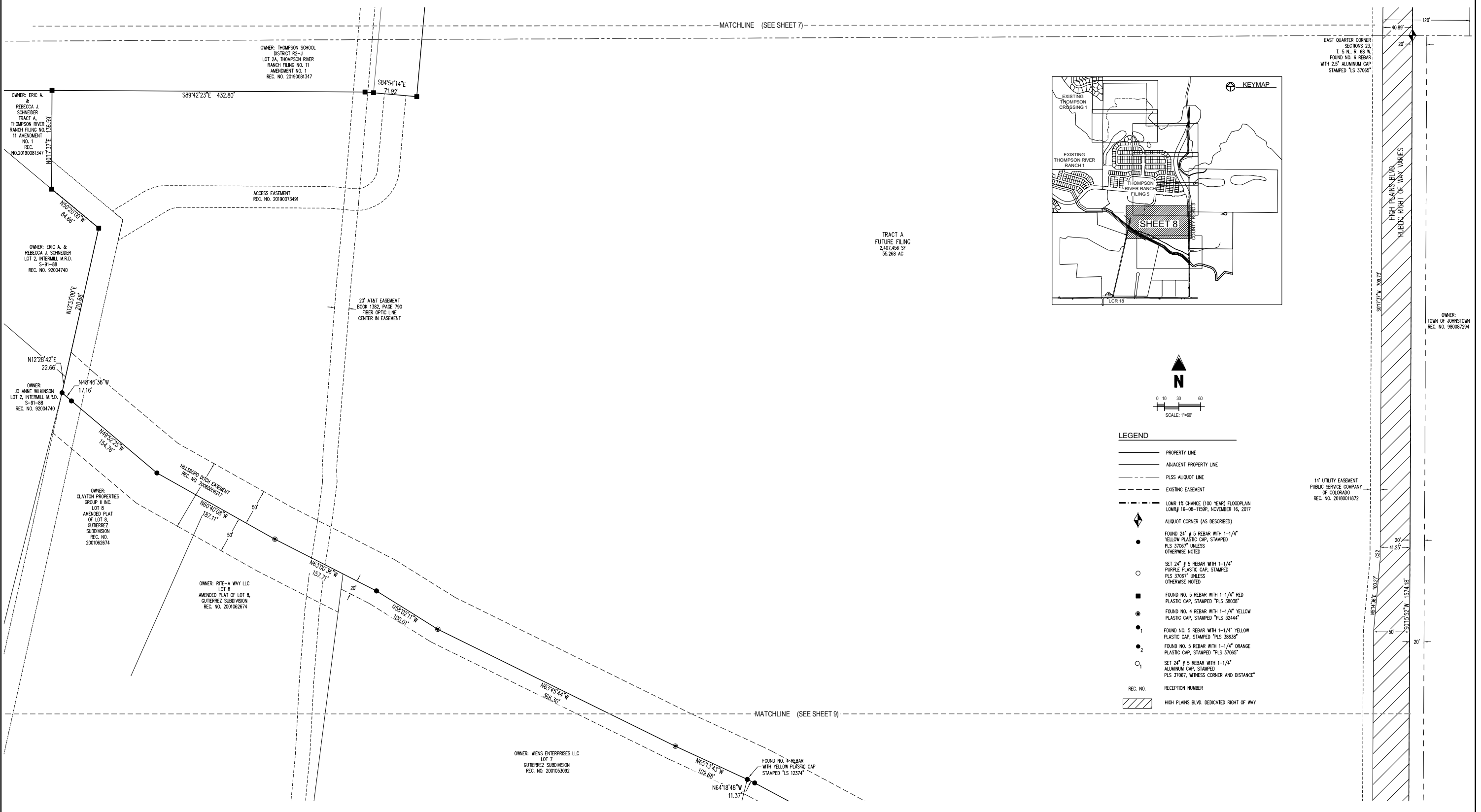
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SHEET
7 OF 9

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8

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MATCHLINE (SEE SHEET 7)



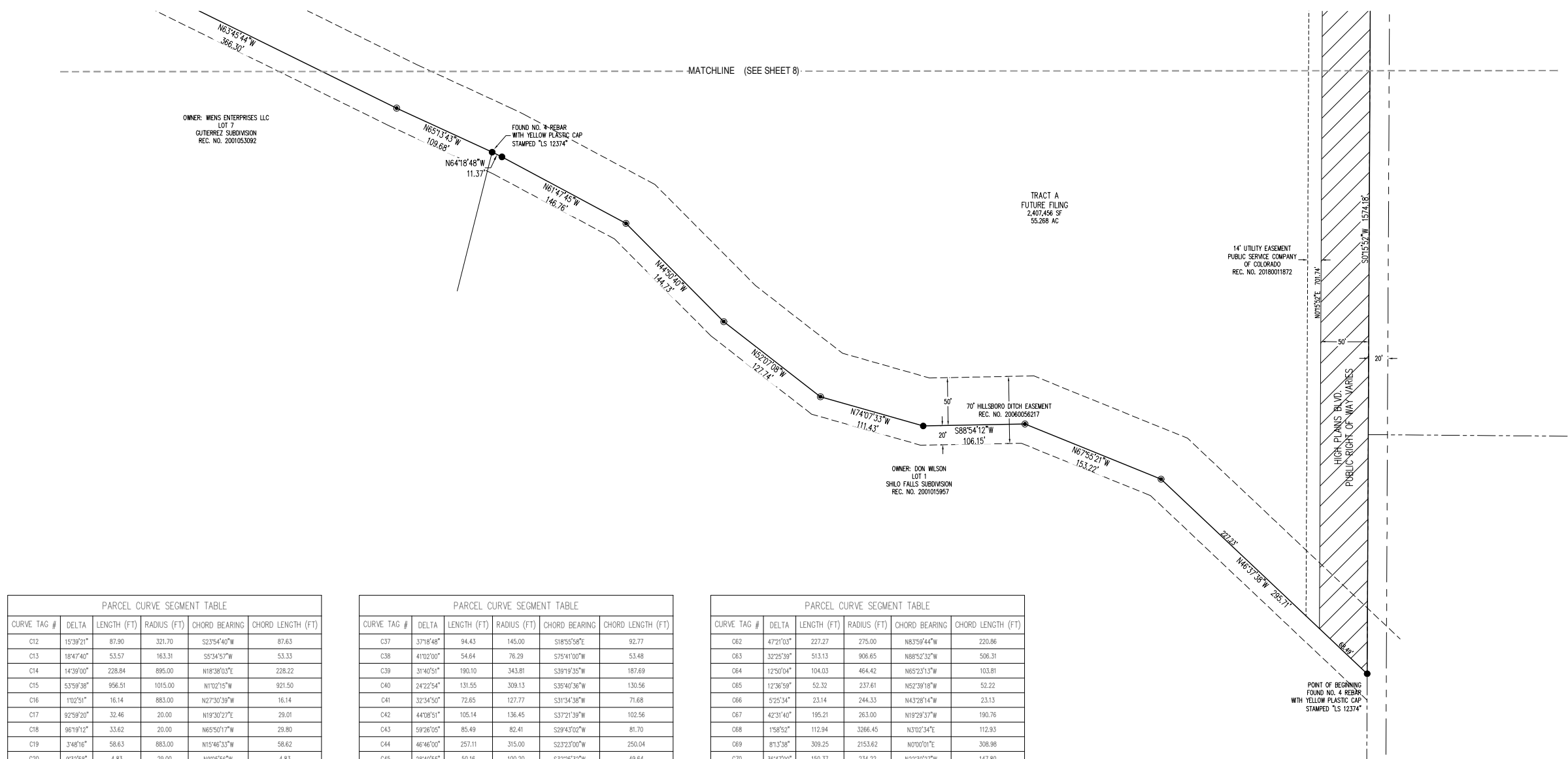
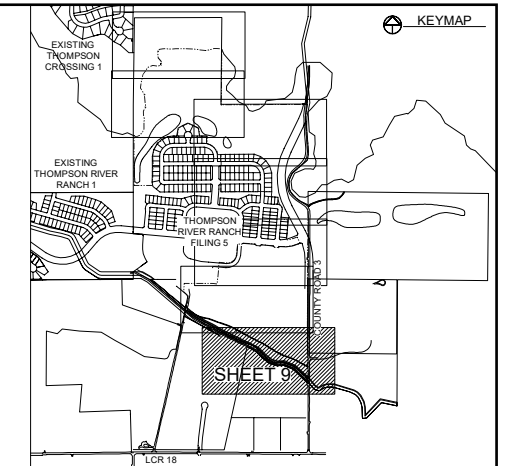
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LOWR# 16-08-1158P, NOVEMBER 16, 2017
 - ◆ ALIQUOT CORNER (AS DESCRIBED)
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MATCHLINE (SEE SHEET 9)

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2	7/31/20	TOWN COMMENTS	AN																															
3	9/24/20	TOWN COMMENTS	AN																															

THOMPSON RIVER RANCH SUBDIVISION FILING NO. 8

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14
AND PART OF THE EAST HALF OF SECTION 23,
ALL IN T. 5 N., R. 68 W. OF THE 6TH P.M., JOHNSTOWN, LARIMER COUNTY, COLORADO

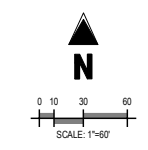


PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C12	15°39'21"	87.90	321.70	S23°54'40"W	87.63
C13	18°47'40"	53.57	163.31	S5°34'50"W	53.33
C14	14°39'00"	228.84	895.00	N18°38'03"E	228.22
C15	53°59'38"	956.51	1015.00	N11°02'15"W	921.50
C16	1°02'51"	16.14	883.00	N27°30'39"W	16.14
C17	82°39'20"	32.46	20.00	N19°30'27"E	29.01
C18	96°19'12"	33.62	20.00	N65°50'17"W	29.80
C19	3°46'16"	58.63	883.00	N15°46'33"W	58.62
C20	9°32'58"	4.83	29.00	N89°05'56"W	4.83
C21	43°70'4"	72.14	895.00	N2°00'55"W	72.12
C22	0°16'38"	15.93	2940.00	N0°26'56"E	15.93
C23	2°00'14"	35.50	1015.00	S27°01'57"E	35.50
C24	53°59'38"	843.42	895.00	S1°02'15"E	812.56
C25	90°00'00"	322.01	205.00	S45°16'34"E	289.91
C26	90°00'00"	227.77	145.00	N45°16'34"W	205.06
C27	90°00'01"	15.71	10.00	N44°43'26"E	14.14
C28	90°00'00"	15.71	10.00	N45°16'34"W	14.14
C29	5°04'40"	18.17	205.00	N87°44'14"W	18.16
C30	15°50'19"	56.67	205.00	N77°16'44"W	56.49
C31	14°02'27"	50.24	205.00	N62°20'22"W	50.11
C32	14°02'27"	50.24	205.00	N48°17'56"W	50.11
C33	14°02'27"	50.24	205.00	N34°15'28"W	50.11
C34	14°02'27"	50.24	205.00	N20°13'02"W	50.11
C35	12°55'14"	46.23	205.00	N6°44'11"W	46.13
C36	52°41'12"	133.34	145.00	S83°55'58"E	128.69

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C37	37°18'48"	94.43	145.00	S18°59'58"E	92.77
C38	41°02'00"	54.64	76.29	S75°41'00"W	53.48
C39	31°40'51"	190.10	343.81	S39°19'35"W	187.69
C40	24°22'54"	131.55	309.13	S35°40'36"W	130.56
C41	32°34'50"	72.65	127.77	S31°34'38"W	71.68
C42	44°08'51"	105.14	136.45	S37°21'39"W	102.56
C43	59°26'05"	85.49	82.41	S29°43'02"W	81.70
C44	46°46'00"	257.11	315.00	S23°23'00"W	250.04
C45	28°40'55"	50.16	100.20	S32°25'32"W	49.64
C46	13°47'16"	90.46	375.92	S11°11'26"W	90.24
C47	8°35'36"	53.43	356.22	S0°00'00"E	53.38
C48	27°23'15"	113.20	236.82	S8°23'49"W	112.13
C49	67°00'53"	166.26	142.15	S56°35'53"W	156.95
C50	0°12'39"	46.00	12504.95	S90°00'00"W	46.00
C51	35°39'48"	69.18	111.14	S72°03'46"W	68.07
C52	83°42'18"	390.54	267.32	N83°54'59"W	356.72
C53	36°52'30"	176.49	274.23	N22°33'32"W	173.46
C54	8°13'36"	314.96	2193.62	N0°00'00"W	314.69
C55	1°58'43"	111.42	3226.45	N3°02'37"E	111.42
C56	42°30'13"	165.43	223.00	N19°30'20"W	161.66
C57	5°24'27"	19.29	204.33	N43°27'45"W	19.29
C58	1°58'43"	43.45	197.59	N52°39'46"W	43.36
C59	12°47'40"	94.77	424.42	N65°22'07"W	94.58
C60	32°20'55"	489.30	866.65	N88°51'22"W	482.83
C61	47°21'03"	260.33	315.00	N83°59'44"W	252.98

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C62	47°21'03"	227.27	275.00	N83°59'44"W	220.86
C63	32°25'59"	513.13	906.65	N88°52'32"W	506.31
C64	12°50'04"	104.03	464.42	N65°23'13"W	103.81
C65	12°36'59"	52.32	237.61	N52°39'18"W	52.22
C66	5°25'54"	23.14	244.33	N43°28'14"W	23.13
C67	42°31'40"	195.21	263.00	N19°29'37"W	190.76
C68	1°58'52"	112.94	3266.45	N3°02'34"E	112.93
C69	8°13'36"	309.25	2153.62	N0°00'01"E	308.98
C70	36°47'00"	150.37	234.22	N22°30'27"W	147.80
C71	83°38'39"	331.72	227.32	N83°57'48"W	303.06
C72	35°39'48"	94.08	151.14	S72°03'46"W	92.57
C73	0°12'39"	46.14	12544.94	N90°00'00"W	46.14
C74	67°00'53"	119.48	102.15	S56°35'53"W	112.78
C75	27°23'15"	94.08	196.82	S8°23'49"W	93.19
C76	8°35'36"	59.43	396.22	S0°00'00"E	59.37
C77	13°47'16"	100.09	415.92	S11°11'26"W	99.85
C78	28°40'55"	70.18	140.20	S32°25'32"W	69.45
C79	46°46'00"	224.46	275.00	S23°23'00"W	218.28
C80	59°26'05"	126.98	122.41	S29°43'02"W	121.36
C81	44°08'51"	74.32	96.45	S37°21'39"W	72.49
C82	32°34'50"	95.40	167.77	S31°34'38"W	94.12
C83	24°22'54"	114.53	269.13	S35°40'36"W	113.66
C84	31°40'51"	212.22	383.81	S39°19'35"W	209.53
C85	38°54'02"	78.96	116.29	S74°37'01"W	77.45

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - - - PLS ALIQUOT LINE
 - - - EXISTING EASEMENT
 - - - LUMP SUM CHANGE (100 YEAR) FLOODPLAIN LOMB# 16-08-1155P, NOVEMBER 16, 2017
 - ▲ ALIQUOT CORNER (AS DESCRIBED)
 - FOUND 24" # 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - SET 24" # 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, STAMPED PLS 37067 UNLESS OTHERWISE NOTED
 - FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED PLS 38038
 - FOUND NO. 4 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 32444
 - FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP, STAMPED PLS 38638
 - FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37065
 - SET 24" # 5 REBAR WITH 1-1/4" ALUMINUM CAP, STAMPED PLS 37067, WITNESS CORNER AND DISTANCE
 - REC. NO. RECEPTION NUMBER
 - ▨ HIGH PLAINS BLVD. DEDICATED RIGHT OF WAY



Galloway
Planning, Architecture, Engineering,
5265 E. Ronald Reagan, Suite 210
Johnstown, CO 80534
970.800.3300 O
www.gallowayUS.com
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#	DATE	ISSUE / DESCRIPTION	INIT.
1	6/11/20	TOWN COMMENTS	AN
2	7/31/20	TOWN COMMENTS	AN
3	9/24/20	TOWN COMMENTS	AN

CLAYTON PROPERTIES GROUP II, INC.

5000 CLAYTON ROAD
MARYVILLE, TN 37804

**THOMPSON RIVER RANCH SUBDIVISION
FILING NO. 8**

FINAL PLAT

THIS MAP IS AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

PROJECT NO: OAKLV0002.01
DRAWN BY: AN
CHECKED BY: FAK
DATE: 6/24/2020

SHEET
9 OF 9



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	SUB20-0005 Thompson River Ranch Filing 8- Final Subdivision
DESCRIPTION:	Subdivision of 140.945 acres, to include 47 detached single-family lots.
LOCATION:	North on River Ranch Pkwy., West of High Plains Blvd.
APPLICANT:	Clayton Properties Group II, Inc – Todd Bloom
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	October 14, 2020

PROPERTY INFORMATION

The applicant, Clayton Properties Group, Inc. is requesting final subdivision of 140.945 acres of land located on the east side of Thompson River Ranch, south of the Big Thompson River, and west of High Plains Blvd. The proposed subdivision is currently two undeveloped parcels, historically used for agricultural purposes, which is wholly-owned by the Applicant. (*See Attachment A.*)

This subject property is currently zoned PUD-MU. Surrounding properties to the west and southwest, as well as directly across High Plains Blvd., are zoned PUD-MU. Those lands zoned PUD-MU are part of the overall Thompson River Ranch development, and are either open spaces, or future filings. Property across the river to the north is zoned PUD-R and PUD-MU. Lands to the northeast are zoned in Larimer County as FA – Farming, as are lands to the south.

Surrounding land uses to the west are detached single-family and are part of the overall Thompson River Ranch development, more precisely Filings 5, 6, 7, 10, and 11. Filing 11, immediately west of this proposed filing, includes the future site of the Thompson School District Pre-K – 8th grade school which is currently under construction. North and across the Big Thompson River is Thompson Crossing II, consisting of additional detached single-family housing. To the northwest is natural lands that have been dedicated into a perpetual conservation easement. Across High Plains Blvd. to the east is future filing 13, and south of that is the Town's Low Point Waste Water Treatment Plant. To the south is the Hillsborough Ditch, and across that is rural residential and agricultural uses. (not needed)

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HISTORY

The subject property was annexed into Town as part of the WRFG annexation in 2000 by ordinance #2000-639. PUD-MU zoning was granted on December 18, 2000, by ordinance #2000-646. A Preliminary Plat and Development Plan, along with design guidelines, were approved on March 7, 2005, by , resolution #2005-08. Filings 1-7 and 9-11 have already been approved at various times since approval of the preliminary plat, and are at various stages of development.

NOTICE

Notice was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, September 24, 2020. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to property owners in the 500-ft vicinity. No community meeting was held, as Thompson River Ranch has been an ongoing development for over a decade, with well-established development plans.

PROJECT OVERVIEW

This proposed subdivision would create 47 single-family lots. *(See Attachment B)* These lots comprise 7.195 acres (5.11%) of the property, and range from 6,050 SF to 10,883 SF with an average area of 6,669 s/f. A single tract, Tract A, is being platted with this filing for future filings of Thompson River Ranch. Tract A will be utilized as Filings 12 (already under review) and 15. Six common outlots would be created as part of this plat, constituting 68.265 acres (48.43%) of open space and stormwater detention areas. Outlot C is being platted for the regional river trail, which is a 10' wide concrete pedestrian trail that will eventually link Johnstown to its neighbors. The lots contained within this filing will count towards the 500-unit threshold at which point Oakwood Homes must have completed the community center building and park.

Filing 8 creates 372,998 square feet of landscape area, or 8.56 acres. Of that landscape area, approximately 277,289 square feet (74%) is native seed. The remaining area is made up of 77,842 square feet (21%) of irrigated turf and 17,867 square feet (5%) of planting beds.

Multiple new roads will be created as part of this subdivision, totaling 2.192 acres (1.56%) of the overall land for this subdivision. These roads will be dedicated to the Town as public rights-of-way. Dedicated rights of way will be 60' wide, measuring 36' TBC (top back of curb) to TBC, and 6' paved sidewalk and 6' park strip on either side. A 10' public utilities easement has been dedicated along all rights-of-way, along with a 5' public utilities easement along rear lot lines. Additionally, applicant is dedicating 8.367 acres (5.94%) to the widening of High Plains Blvd. Said dedication will create the ultimate 120' ROW in those areas north of River Ranch Parkway, and ROW of varying widths to the south.

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Filing 8 has multiple points of access from existing filings of Thompson River Ranch. Candlewood Ln. will run north-south from Filing 5 and turn east-west, becoming Satinwood Dr. Satinwood Dr. will then connect to Filing 7, which was recently approved and is currently under construction. Lacewood Ln. would also run east-west and would connect this proposed filing to Filing 7.

Along those areas of the subdivision where single-family lots will abut outlots or open space, split rail fencing is to be built per the FDP. Said fence will feature masonry pilasters every 100' maximum. In areas where lots abut other lots or other filings, no fencing will be built as part of the FDP. Fencing in these situations may be built by individual lot owners in accordance with Town standards and Thompson River Ranch design guidelines.

This filing does not create any new parks. However, this filing does create a new network of trails. The 10' river trail, stretching from High Plains Blvd. and along the river to the western bounds of this filing, is being constructed as part of this filing. Additional 8' trails are being built to connect the 10' trail to the rest of the trail system within Thompson River Ranch. These trails lead to other trails which in turn lead to developed areas, sidewalks, and the community park being constructed with Thompson River Ranch. Johnstown Municipal Code Sec 17-51 requires dedication of a minimum of 10% of the gross land area to the Town as park land, 2.46 acres for this development. In this case, where a residential Metro District (a quasi-governmental special district) is anticipated to own and maintain these open spaces, per Section V.A.2 of the approved Service Plan, and therefore ensure adjacent residents and future developments can interconnect and enjoy the trail network and open spaces, the Town waives the requirement of specific dedication.

Development plans for Thompson River Ranch are approved at the administrative level. (See Attachment C, for reference only.)

Comprehensive Plan Goals

Goal CF 1 – New development achieves the community's goals and is consistent with the Town's vision.

Fair share of the cost of growth: The proposed subdivision contributes housing units towards benchmarks for determining when the developer will make improvements to Larimer County Rd. 3/High Plains Blvd.

Goal CF 3 – An enhanced character of developments and overall image.

Pedestrian-friendly environments: The proposed subdivision contributes well beyond the minimum number of trees and plants while expanding the overall trails plan of Thompson River Ranch, providing walkable areas and access to natural spaces.

Goal NH 1 – A diversity of housing types to support the housing needs of a diverse population.

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Location and proximity: The proposed subdivision is within walking/biking distance, or a short drive, to the village center and gateway area 2534 and the employment center at Iron Horse.

Goal PG 1 – Maintain and implement a parks, recreation, open space, and trails plan.

Trail system: The proposed subdivision implements trails that connect to the greater trail system within Thompson River Ranch, including the Big Thompson River Trail.

Staff Analysis

Overall, the Subdivision and Development Plans are in keeping with the preliminary plat and performance standards of Thompson River Ranch, as well as public improvements standards and specs, and the municipal code. The plans have gone through rigorous review by Staff and our ancillary reviewers.

This proposed filing plats a large area of previously-unplatted land. Rather than continue to cut pieces from the lot(s) of record, staff thought it best to plat the entire property to “clean up” the linework and plat. This proposed filing will officially designate those areas to the north of this filing as open space and not buildable. It will also set aside Tract “A” as a future filing.

Additional right-of-way is being dedicated along this filing’s frontage with High Plains Blvd.

Construction of the 10’ trail along the Big Thompson River satisfies the requirements of the Johnstown-Milliken Parks, Trails, and Open Space plan. While it stubs into private unincorporated land at the western edge of this proposed filing, this trail is a portion of the overall trail that will connect Johnstown’s trail system to that of Loveland.

All newly platted lots are outside of the current 1% chance 100-year floodplain, as outlined by Letter of Map Revision (LOMR) 16-08-1159P, dated November 16, 2017. Oakwood Homes has another LOMR in process, which cannot be completed until after the subdivision is graded to approved plans. This revision will move the flood plain further back from platted lots within this filing.

As previous-stated, these units will count towards the final counts for at least two improvement projects. Most importantly, these homes will count towards the 120-building permit threshold for the paving of Larimer County Road 3, which will be known as High Plains Blvd. The full, 14-mile, High Plains Blvd. is a regionally-significant north-south arterial and has been designated by CDOT as the I-25 Parallel Arterial project (IPA). The IPA will eventually connect State Highway 66 with U.S. Highway 34, and beyond. Construction of this roadway, in the immediate future, will help facilitate north-south traffic through Johnstown, connecting the southern portion of the Town with Thompson

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River Ranch and 2534 to the north. This project is not funded by CDOT, Larimer/Weld County, or the Town; it is only possible through development along the corridor.

Additionally, units in this proposed subdivision will count towards the 500-certificate of occupancy mark for construction of the Thompson River Ranch community center and park. Construction of this amenity will greatly benefit the Thompson River Ranch community.

Staff Concerns

Staff have no concerns with this proposed subdivision. The applicant has worked with Town staff and ancillary reviewing agencies to ensure concerns are dealt with.

RECOMMENDED FINDINGS AND MOTIONS

Based on the application received and the preceding analysis for the proposed Final Subdivision for Thompson River Ranch Filing 8, the Planning & Zoning Commission finds:

1. The proposed subdivision substantially complies with the Johnstown Municipal Code and all applicable codes, standards, and regulations.
2. The proposed subdivision can be served by Town utilities, and the surrounding transportation network is adequate to support this level of development.
3. The proposed subdivision will advance the goals set forth in the Johnstown Area Comprehensive Plan.
4. The proposed subdivision is in substantial compliance with the Thompson River Ranch preliminary plat dated March 7, 2005.

and therefore, moves to recommend to the Town Council approval Thompson River Ranch Filing 8 Final Subdivision, with the following conditions:

1. Applicant work with staff to resolve any outstanding final redlines or comments, until all plans, reports, and drawings are approved by Town Staff and the Town Engineer;
2. The Applicant will continue to work on configuration and construction drawings for Larimer County Road 3 in accordance with Town Staff, Town Engineer, and Larimer County Engineering.
3. The Applicant execute an approved Subdivision Development and Improvement Agreement and Water and Sewer Service Agreement with the Town Council, with all obligations, special provisions, and required fees therein.

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Alternate Motions

- A. Motion to Approve with No Conditions: “I move that the Commission recommend to Town Council approval of the Thompson River Ranch Filing 8 – Final Subdivision as presented. “

- B. Motion to Deny: “I move that the Commission recommend to the Town Council denial of the Thompson River Ranch Filing 8 – Final Subdivision based upon the following...”

Respectfully Submitted,

Planner:



Darryll Wolnik
Planner II

Reviewed by:



Kim Meyer
Planning & Development Director

File Name: S:\PLANNING\2020 Land Use Projects\ SUB20-009 TRR 8\Staff Report.docx

ATTACHMENTS

- A Vicinity Map
- B Application Materials, Final Plat
- C Final Development Plans (exhibit)
- C Approved Preliminary Plat of Thompson River Ranch

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