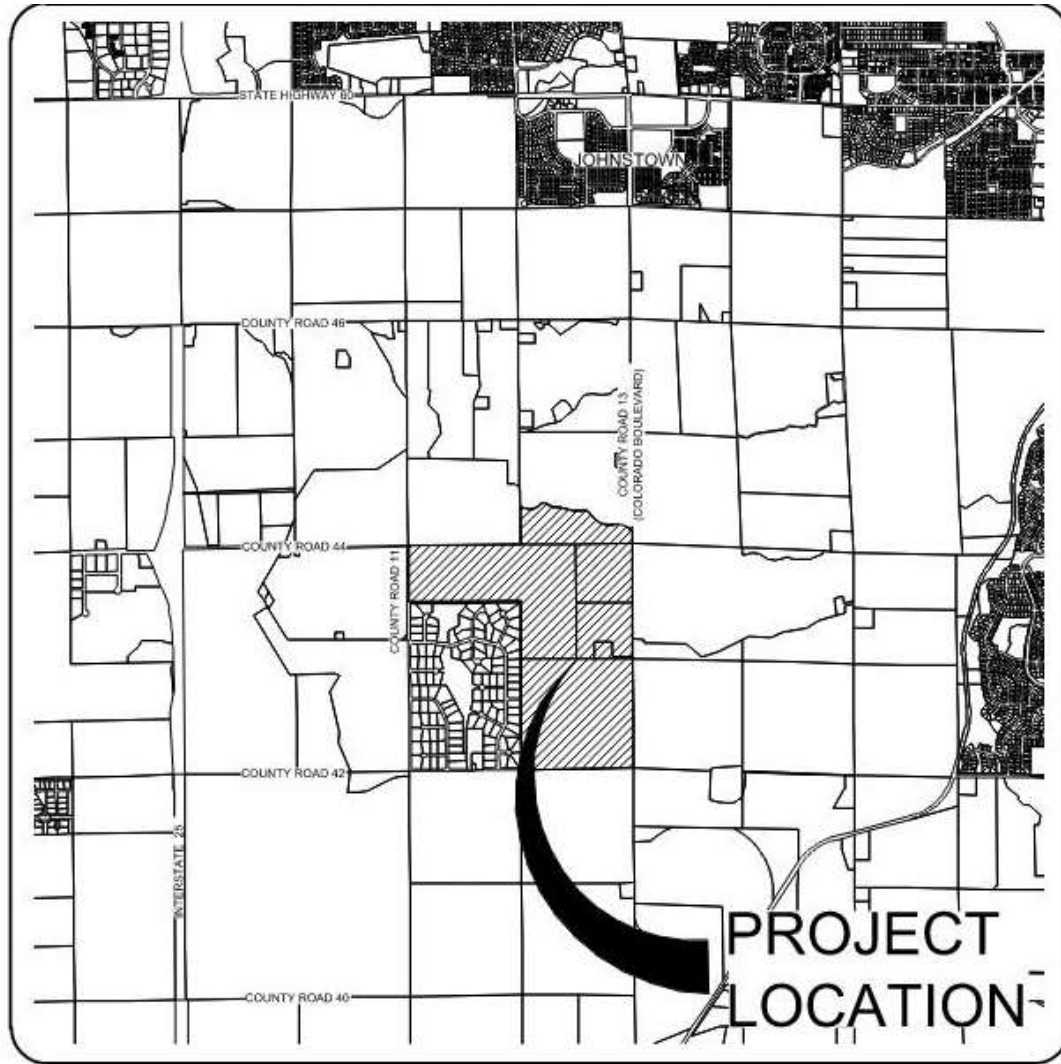




BELLA RIDGE GOLF COURSE

Johnstown, Colorado

PODTBURG FINAL PLAT



PODTBURG FINAL PLAT



CONCEPTUAL LAYOUT

PODTBURG FINAL PLAT

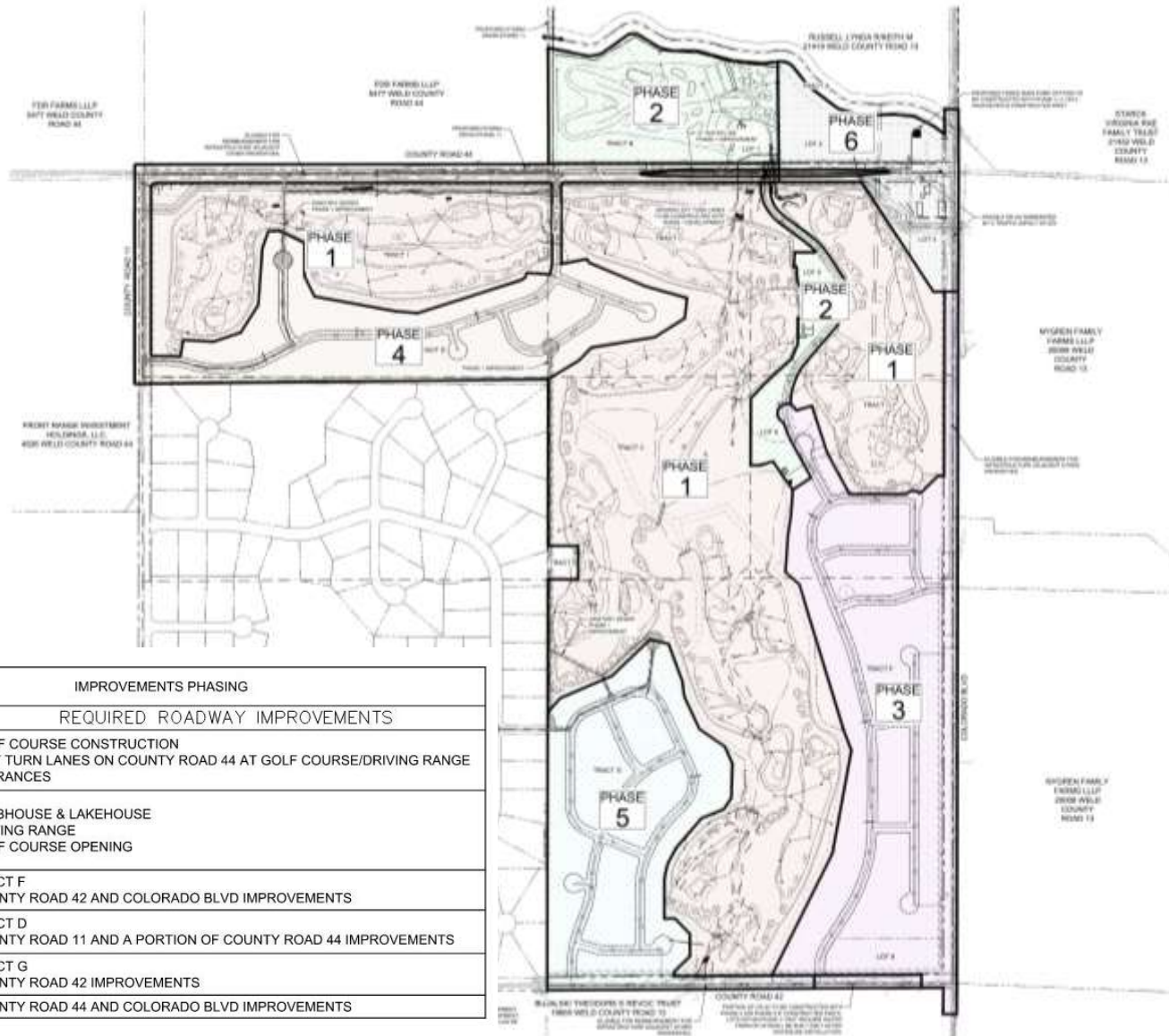


CONCEPTUAL LAYOUT

PODTBURG FINAL PLAT



PODTBURG FINAL PLAT



IMPROVEMENTS PHASING	
PHASE	REQUIRED ROADWAY IMPROVEMENTS
1	GOLF COURSE CONSTRUCTION LEFT TURN LANES ON COUNTY ROAD 44 AT GOLF COURSE/DRIVING RANGE ENTRANCES
2	CLUBHOUSE & LAKEHOUSE DRIVING RANGE GOLF COURSE OPENING
3	TRACT F COUNTY ROAD 42 AND COLORADO BLVD IMPROVEMENTS
4	TRACT D COUNTY ROAD 11 AND A PORTION OF COUNTY ROAD 44 IMPROVEMENTS
5	TRACT G COUNTY ROAD 42 IMPROVEMENTS
6	COUNTY ROAD 44 AND COLORADO BLVD IMPROVEMENTS

PHASING PLAN

IMPROVEMENTS PHASING	
PHASE	REQUIRED ROADWAY IMPROVEMENTS
1	GOLF COURSE CONSTRUCTION LEFT TURN LANES ON COUNTY ROAD 44 AT GOLF COURSE/DRIVING RANGE ENTRANCES
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6	COUNTY ROAD 44 AND COLORADO BLVD IMPROVEMENTS

PODTBURG FINAL PLAT

PODTBURG SUBDIVISION FILING 1

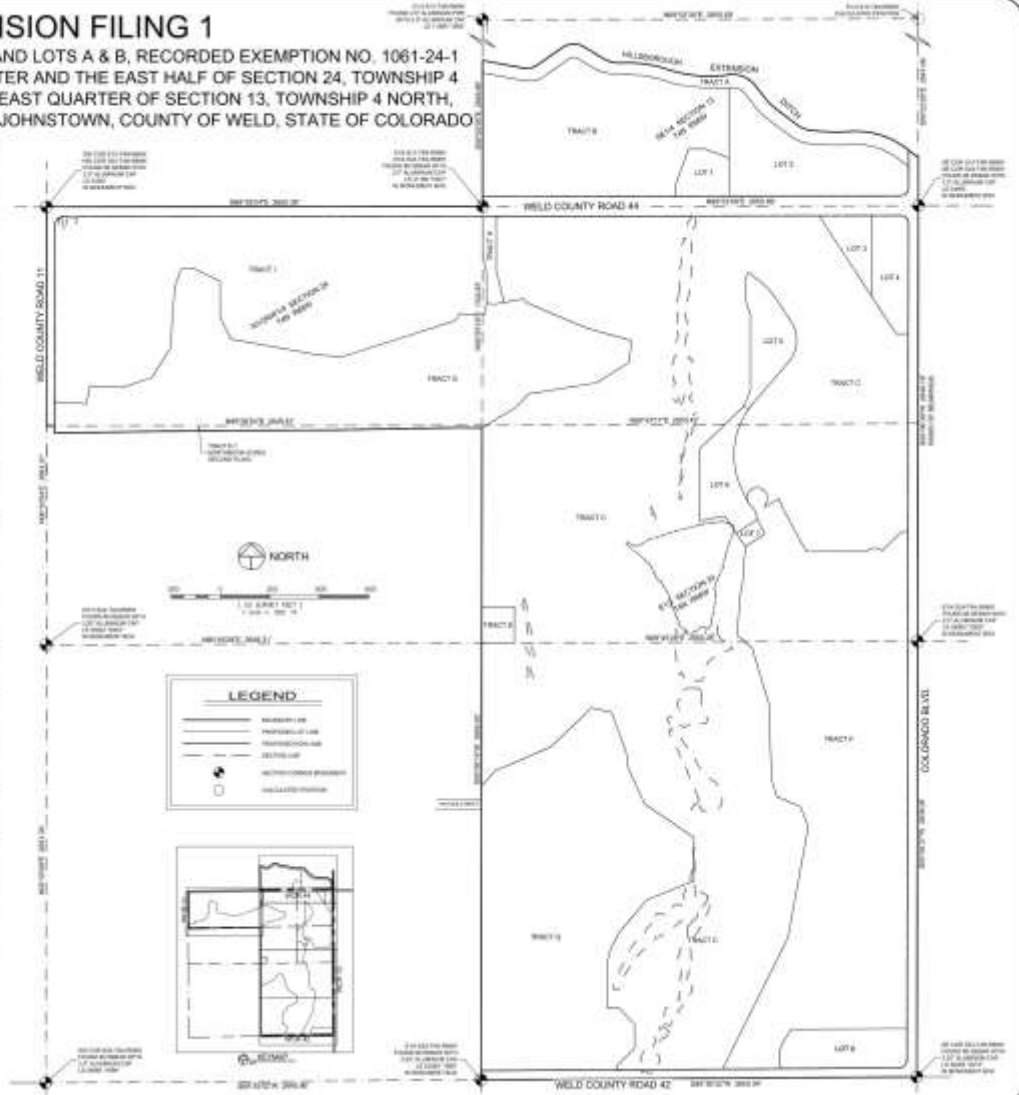
PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					CURVE TABLE					LINE TABLE				
STATION	PC	PVI	PT	CHORD BEARING	STATION	PC	PVI	PT	CHORD BEARING	STATION	LINE NO.	BEARING	LENGTH	STATION
01	00+00.00	00+00.00	00+00.00	000°00'00"	001	00+00.00	00+00.00	00+00.00	000°00'00"	001	01	S 89°59'59" W	1.0000	00+00.00
02	00+00.00	00+00.00	00+00.00	000°00'00"	002	00+00.00	00+00.00	00+00.00	000°00'00"	002	02	S 89°59'59" W	1.0000	00+00.00

LAND-USE TABLE					
PARCEL	DESCRIPTION	SECTION	AREA	PERCENT	REMARKS/COMMENTS
LOT 1	Residential	Tract Development	01.00	100.00	100%
LOT 2	Residential	Tract Development	01.00	100.00	100%
LOT 3	Residential	Tract Development	01.00	100.00	100%
LOT 4	Residential	Tract Development	01.00	100.00	100%
LOT 5	Residential	Tract Development	01.00	100.00	100%
LOT 6	Residential	Tract Development	01.00	100.00	100%
LOT 7	Residential	Tract Development	01.00	100.00	100%
LOT 8	Residential	Tract Development	01.00	100.00	100%
TRACT A	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT B	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT C	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT D	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT E	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT F	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT G	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT H	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT I	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT J	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT K	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT L	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT M	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT N	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT O	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT P	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT Q	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT R	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT S	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT T	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT U	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT V	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT W	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT X	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT Y	Single-Family Residential	Single-Family	1.00	100.00	100%
TRACT Z	Single-Family Residential	Single-Family	1.00	100.00	100%
TOTAL			100.00	100.00	100%

PRELIMINARY
 06/19/2024
 NOT FOR CONSTRUCTION, RECORDING
 PURPOSES OR IMPLEMENTATION



NOTICE:
 This plat is subject to all applicable laws, rules, regulations, and orders of the State Engineer, Department of Natural Resources, State of Colorado. The State Engineer's office may require additional information or a revision to this plat before recording.

NORTHERN ENGINEERING

1111 13th St, Suite 100
 Fort Collins, CO 80504
 Phone: 970.221.1111
 Fax: 970.221.1112
 Email: info@northerneng.com

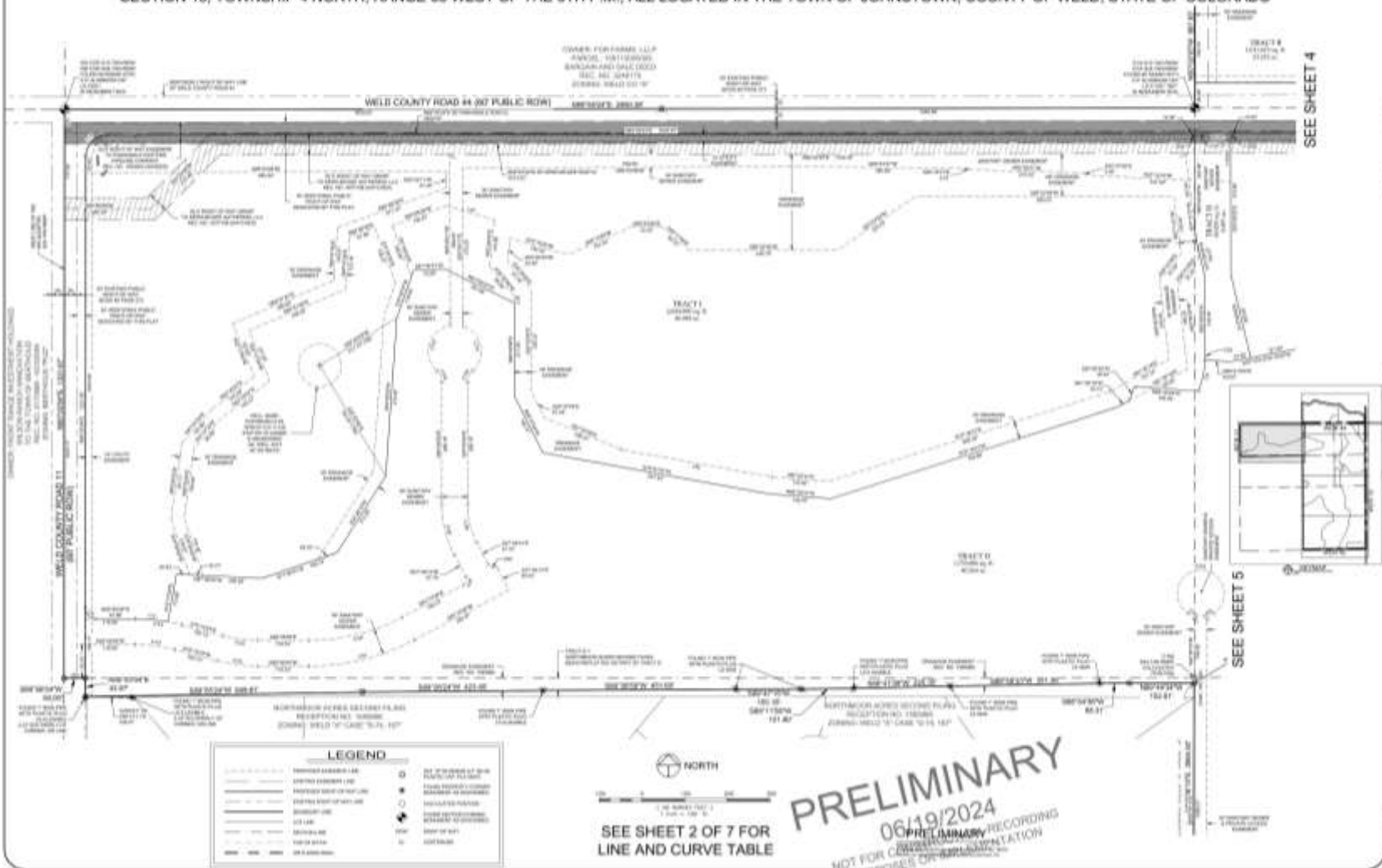
PODTBURG SUBDIVISION FILING 1
 TOWN OF JOHNSTOWN
 WELD COUNTY, COLORADO

Sheet
2
 Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



PRELIMINARY
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 PURPOSES OR FINALIZATION

MODEL
 DATE: 06/19/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

NORTHERN ENGINEERING
 [Logo]

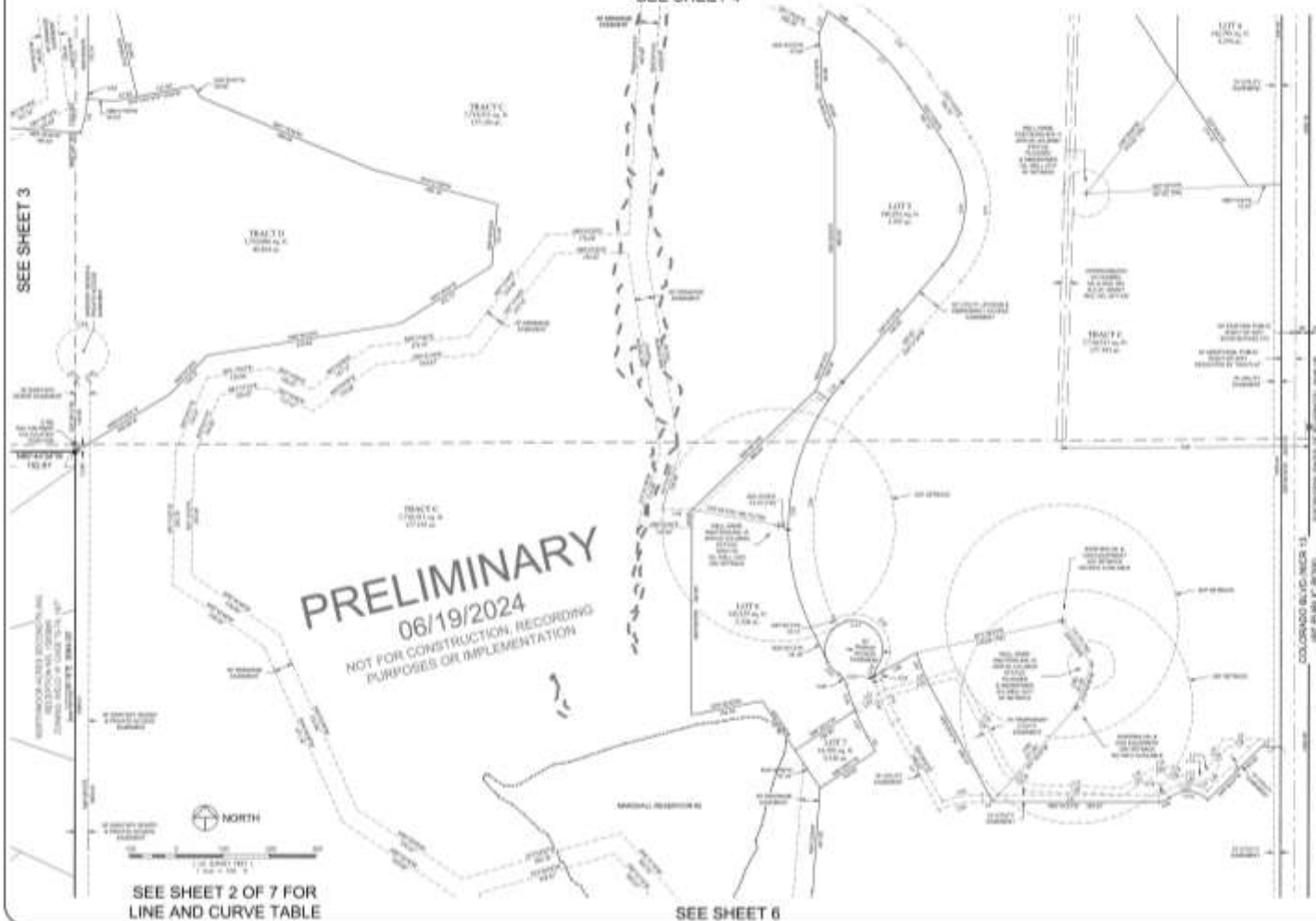
PODTBURG SUBDIVISION FILING 1
 TOWN OF JOHNSTOWN
 WELD COUNTY, COLORADO

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 OF 7 Sheets

PODTBURG SUBDIVISION, FILING 1

PODTBURG SUBDIVISION FILING 1

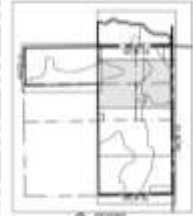
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SEE SHEET 4



PRELIMINARY
06/19/2024
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SEE SHEET 2 OF 7 FOR
LINE AND CURVE TABLE

SEE SHEET 6



LEGEND

(Symbol)	Utility Easement
(Symbol)	Easement for Access
(Symbol)	Right-of-Way
(Symbol)	Boundary Line
(Symbol)	Survey Line
(Symbol)	Lot Line
(Symbol)	Tract Line
(Symbol)	Section Line
(Symbol)	Range Line
(Symbol)	Township Line

PRELIMINARY

NOTICE:
This plat is preliminary and is not to be used for construction or recording purposes. It is subject to change without notice. The engineer and owner warrant that the information contained herein is true and correct to the best of their knowledge and belief.

NORTHERN ENGINEERING

NE

**PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO**

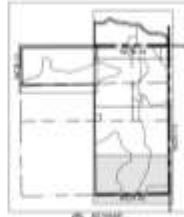
Sheet
5
Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 REC19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



SEE SHEET 6



LEGEND

[Symbol]	BOUNDARY OF TRACT D-1	[Symbol]	BOUNDARY OF TRACT D-2
[Symbol]	BOUNDARY OF TRACT D-3	[Symbol]	BOUNDARY OF TRACT D-4
[Symbol]	BOUNDARY OF TRACT D-5	[Symbol]	BOUNDARY OF TRACT D-6
[Symbol]	BOUNDARY OF TRACT D-7	[Symbol]	BOUNDARY OF TRACT D-8
[Symbol]	BOUNDARY OF TRACT D-9	[Symbol]	BOUNDARY OF TRACT D-10
[Symbol]	BOUNDARY OF TRACT D-11	[Symbol]	BOUNDARY OF TRACT D-12
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SEE SHEET 2 OF 7 FOR LINE AND CURVE TABLE

PRELIMINARY
06/19/2024
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PURPOSES OR IMPLEMENTATION
PRELIMINARY

NOTICE:
THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES WITHOUT THE APPROVAL OF THE ENGINEER AND THE COUNTY ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

NORTHERN ENGINEERING

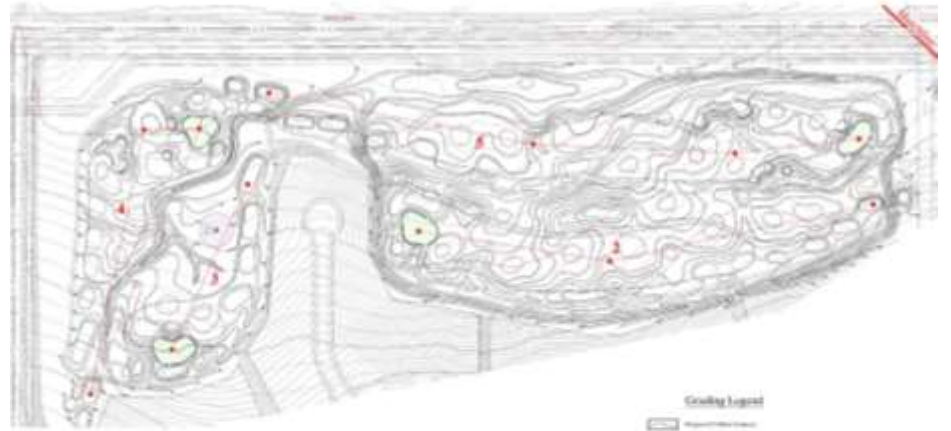
**PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO**

Sheet **7**
Of 7 Sheets

PODTBURG FINAL PLAT



Practice Area



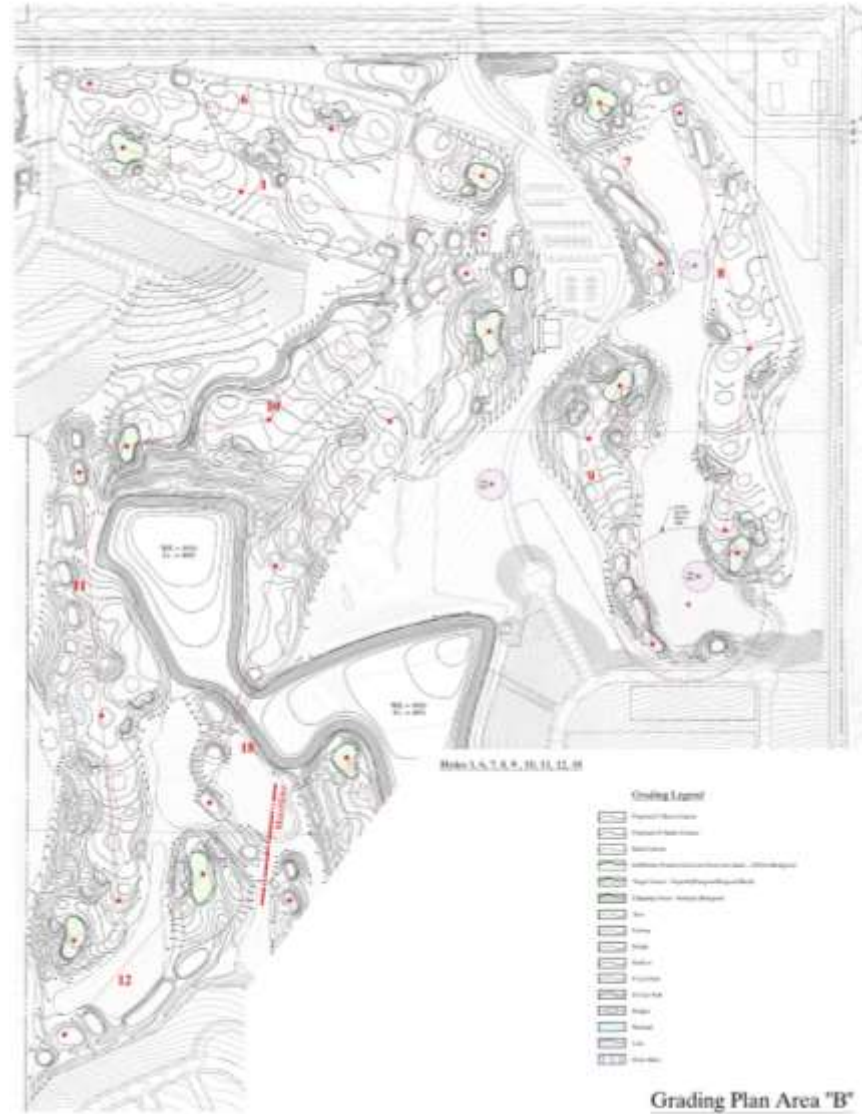
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Grading Legend

[Symbol]	Proposed Structure
[Symbol]	Proposed Retention
[Symbol]	Setback
[Symbol]	100-Year Flood Protection (with/without) - 100-Year Return
[Symbol]	Topography - Topographic/Proposed/Mark
[Symbol]	Proposed/Existing Infrastructure
[Symbol]	Site
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Proposed
[Symbol]	Existing
[Symbol]	Proposed
[Symbol]	Existing

Grading Plan Area "A"

PODTBURG FINAL PLAT



PODTBURG FINAL PLAT



PODTBURG FINAL PLAT

