

FINAL DEVELOPMENT PLAN PODTBURG SUBDIVISION FILING 1

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13 AND BEING A PORTION OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

REVISIONS	DATE
Staff Comments	10/03/23
Staff Comments	05/03/24
Staff Comments	08/21/24

DATE
MAY 27, 2022

SHEET TITLE
COVER SHEET

SHEET INFORMATION
Sheet Number: **S1**

1 of 11

Legal Description:

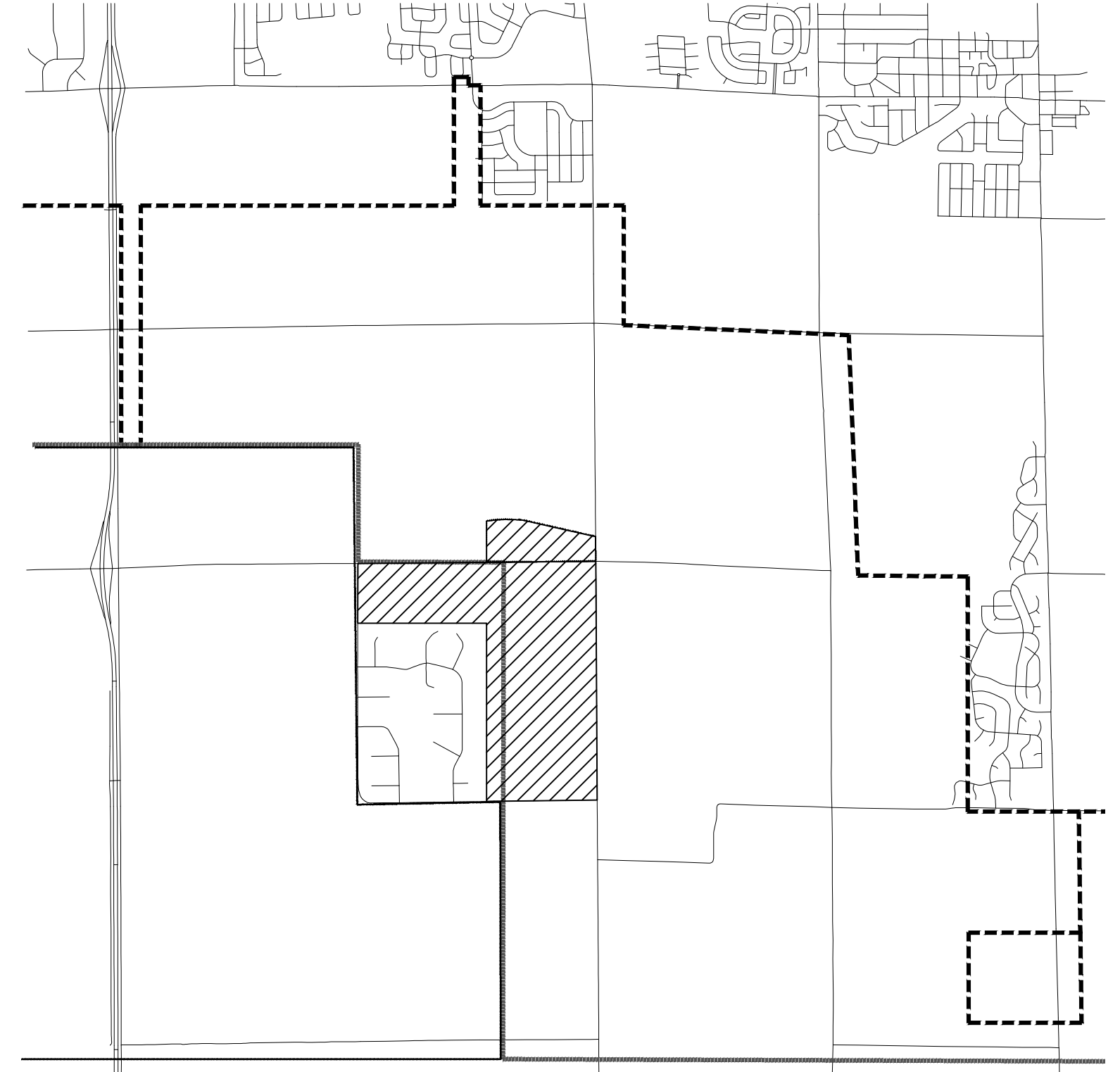
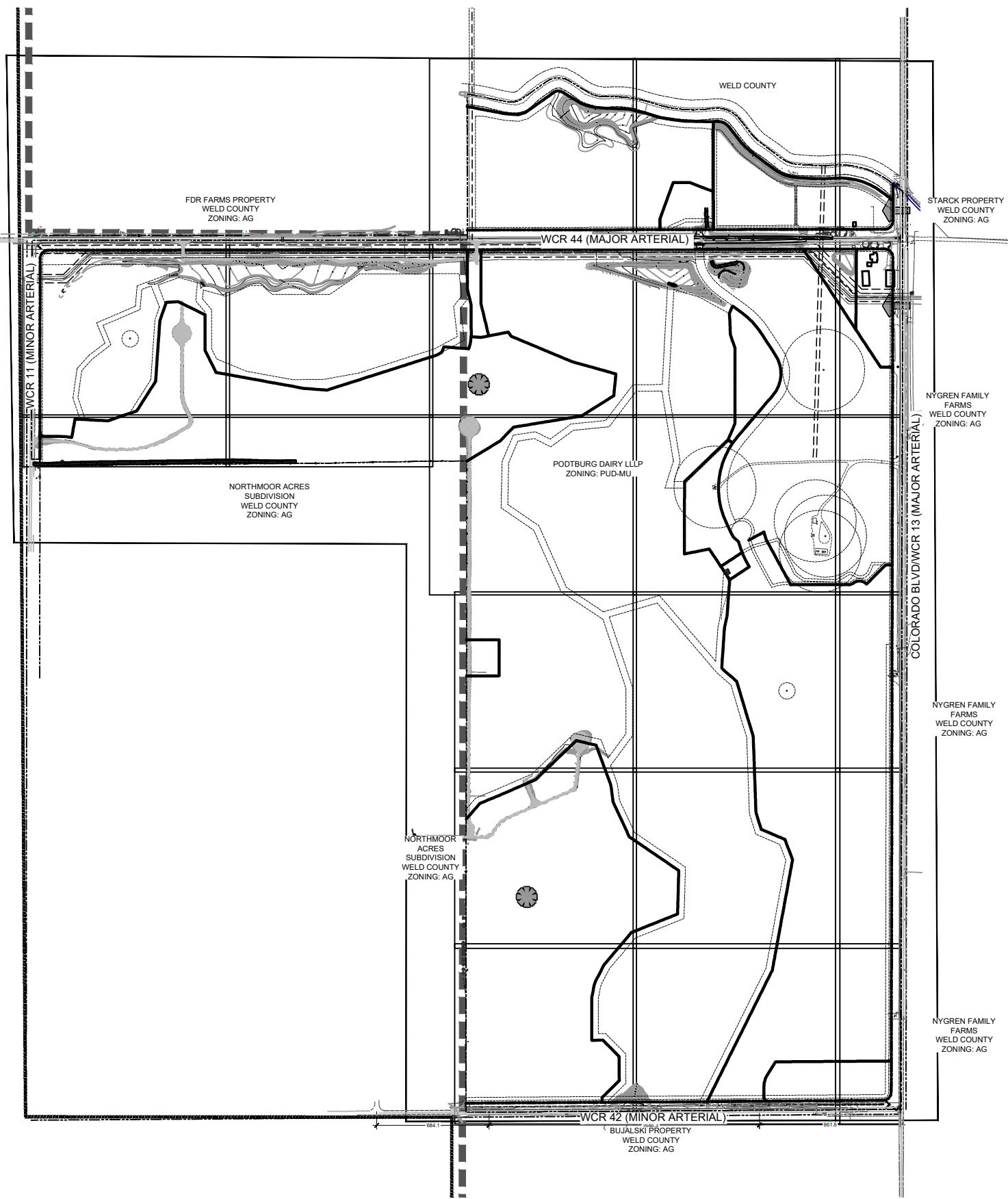
PODTBURG DAIRY LIMITED PARTNERSHIP, LLLP, BEING THE SOLE OWNERS OF:

PROPERTY DESCRIPTION:
A PARCEL OF LAND BEING THE EAST HALF OF SECTION TWENTY-FOUR (24), THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-FOUR (24) AND TRACT D-1 OF THE NORTHMOOR ACRES SECOND FILING IN THE WEST HALF OF SECTION TWENTY-FOUR (24), AND ALSO BEING THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION THIRTEEN (13) LYING SOUTHERLY OF WHAT IS KNOWN AS THE HILLSBORO EXTENSION DITCH, ALL IN TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO

EXCEPTING THEREFROM THE WEST 30.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO

SAID DESCRIBED PARCELS OF LAND CONTAINS 19,515,099 SQUARE FEET OR 448.01 ACRES, MORE OR LESS.

Existing Zoning:



Vicinity Map

Approvals:

PODTBURG DAIRY L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, AND STATE OF COLORADO, DO HEREBY SUBMIT THIS OUTLINE DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

BY: _____
NAME: _____
TITLE: _____

TOWN COUNCIL
THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS _____ IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____ PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

Narrative/Operation Plan:

THE INTENT OF THIS PRELIMINARY DEVELOPMENT PLAN (PDP) IS TO PROVIDE THE FRAMEWORK FOR THE POBTBURG PROPERTY DEVELOPMENT WITH THE DEVELOPMENT OF 'SUPER PAD' TRACTS FOR FUTURE RESIDENTIAL DEVELOPMENT AS WELL AS THE MASTER PLANNING REQUIRED FOR THE DEVELOPMENT OF THE GOLF COURSE.

A HIGH QUALITY RESIDENTIAL GOLF COMMUNITY IS ENVISIONED FOR THIS SITE. THE GOLF COURSE IS PLANNED AS A PUBLIC COURSE FOR THE BENEFIT OF BOTH THE HOMEOWNERS AND THE RESIDENTS OF THE TOWN OF JOHNSTOWN. THE COMMUNITY WILL BE PRIMARILY RESIDENTIAL WITH COMMERCIAL DEVELOPMENT LOCATED AT THE PRIMARY INTERSECTIONS.

THIS DEVELOPMENT HAS ARTERIAL ROADS LOCATED ON THE NORTH, SOUTH AND EAST BOUNDARIES OF THE PROPERTY. THE PROXIMITY TO AN ARTERIAL ROAD NETWORK WILL PROVIDE EXCELLENT ACCESS TO THE PROPERTY. THE DEVELOPMENT PARCELS ARE LOCATED AROUND THE PERIMETER OF THE PROPOSED GOLF COURSE WHICH WILL DISPERSE TRAFFIC THROUGHOUT THE SITE AND TO VARIOUS ACCESS POINTS.

THE PUD PROCESS WILL PROVIDE VARIOUS OPTIONS FOR THE SITE TO DEVELOP CREATIVELY. FLEXIBILITY IN LOT SIZES AND SETBACKS WILL ENCOURAGE CREATIVE HOUSING TYPES TO FIT MARKET DEMANDS, WHILE POTENTIALLY ALLOWING FOR ADDITIONAL SPACE TO BE ALLOCATED TO OPEN SPACE AND/OR PARKS. HIGH QUALITY HOUSING IS PROPOSED AS PART OF PEDESTRIAN FRIENDLY COMMUNITY SURROUNDED BY LARGE OPEN TRACTS FOR A GOLF COURSE.

Conformance with the Overall Development Plan:

THE PRELIMINARY DEVELOPMENT PLAN ADHERES TO THE OVERALL DEVELOPMENT PLAN (ODP) PARAMETERS. THE FOLLOWING ADJUSTMENTS HAVE BEEN MADE TO THE DEVELOPMENT, AS ALLOWED BY THE APPROVED ODP:

- 13.4 AC TRANSFERRED FROM PARCEL E TO PARCEL C
- 0.33 AC TRANSFERRED FROM PARCEL B TO PARCEL E
- 20.25 AC TRANSFERRED FROM PARCEL E TO PARCEL A

General Notes:

- LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
- THIS FINAL DEVELOPMENT PLAN DEPICTS SUPER PAD TRACTS WHICH WILL BE FURTHER SUBDIVIDED FOR RESIDENTIAL USE WITH A FUTURE PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
- LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR PRIOR TO IMPLEMENTATION.
- A METRO DISTRICT SHALL BE ESTABLISHED TO PROVIDE FOR COMMON AREA MAINTENANCE AND FINANCING OF THE PUBLIC IMPROVEMENTS.
- THE SITE DOES NOT CONTAIN ANY KNOWN ENDANGERED SPECIES.
- NO ARCHAEOLOGICAL OR HISTORIC AREAS HAVE BEEN IDENTIFIED ON THE SITE.
- NO FLOODPLAINS, OR GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED OR MAPPED ON THE SITE.

Relationship To Town Code & Development Standards:

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD (OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS) DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL CODE AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES

TOWN OF JOHNSTOWN		
REVIEWED AND ACCEPTED:	FOR IMEG, as Town Review Engineer	Date
REVIEWED AND ACCEPTED:	FOR FHU, as Town Traffic Engineer	Date
REVIEWED AND ACCEPTED:	Town Engineering Director	Date
REVIEWED AND ACCEPTED:	Town Planning Director	Date

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

Sheet Index:

SHEET #	SHEET NAME
1	SHEET S1 COVER SHEET
2	SHEET S2 CONCEPTUAL PLAN
3-5	SHEET GC1A-1C GOLF GRADING PLANS
6-8	SHEET GC 2A-2C GOLF DRAINAGE PLANS
9-11	SHEET GC 3A-3C GOLF GRASSING PLANS
12	SHEET GC 4A GOLF POTENTIAL FUTURE TREE PLANTING AREAS

SEAL

PROJECT TITLE
PODTBURG PROPERTY

FINAL DEVELOPMENT PLAN

JOHNSTOWN, CO

PREPARED FOR

OWNER:
PODTBURG DAIRY PARTNERSHIP, LLLP

37905 WELD COUNTY ROAD 35
 EATON, CO 80615

REVISIONS	DATE
Staff Comments	10/03/23
Staff Comments	05/03/24
Staff Comments	08/21/24

DATE
 MAY 27, 2022

SHEET TITLE
 CONCEPT PLAN

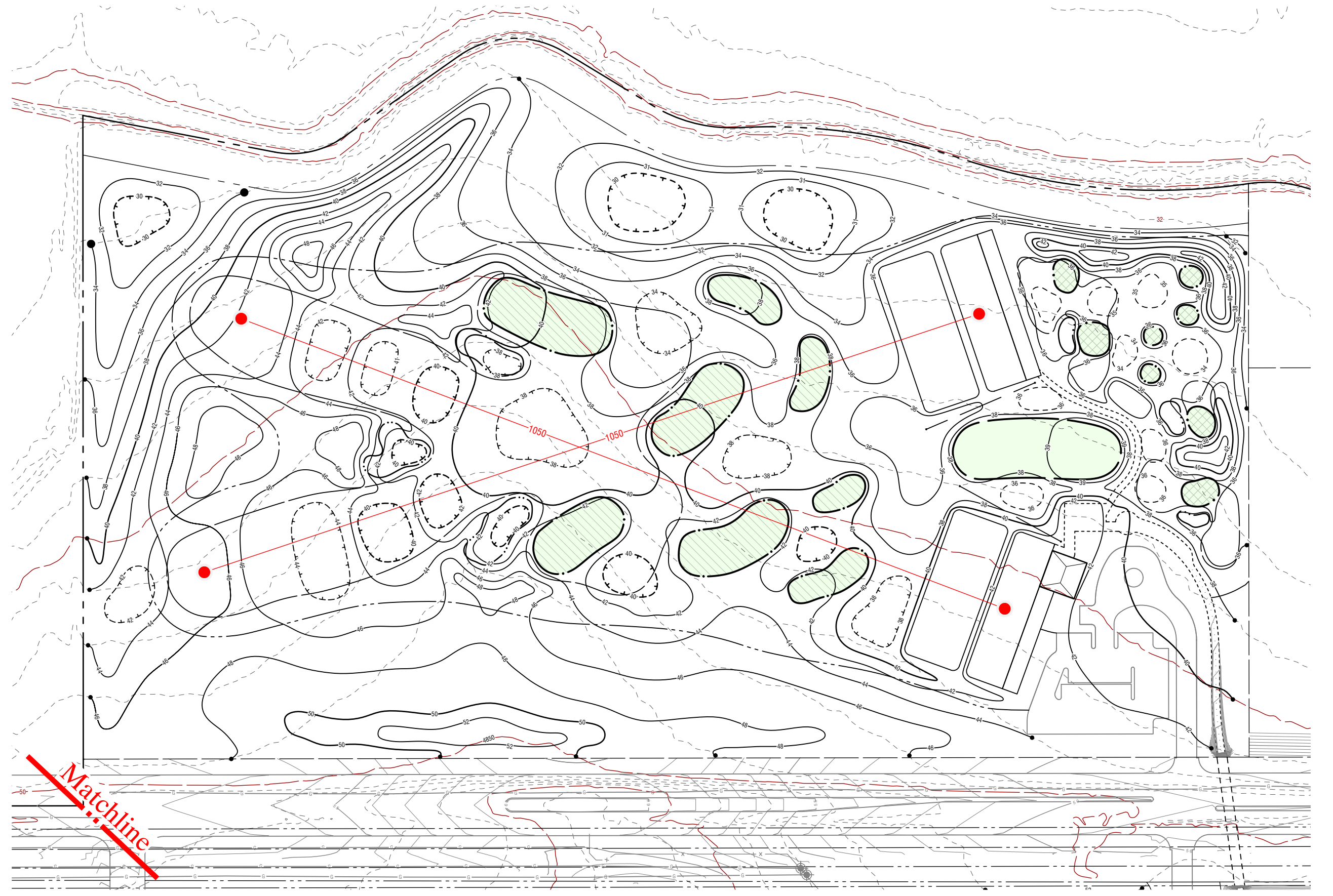
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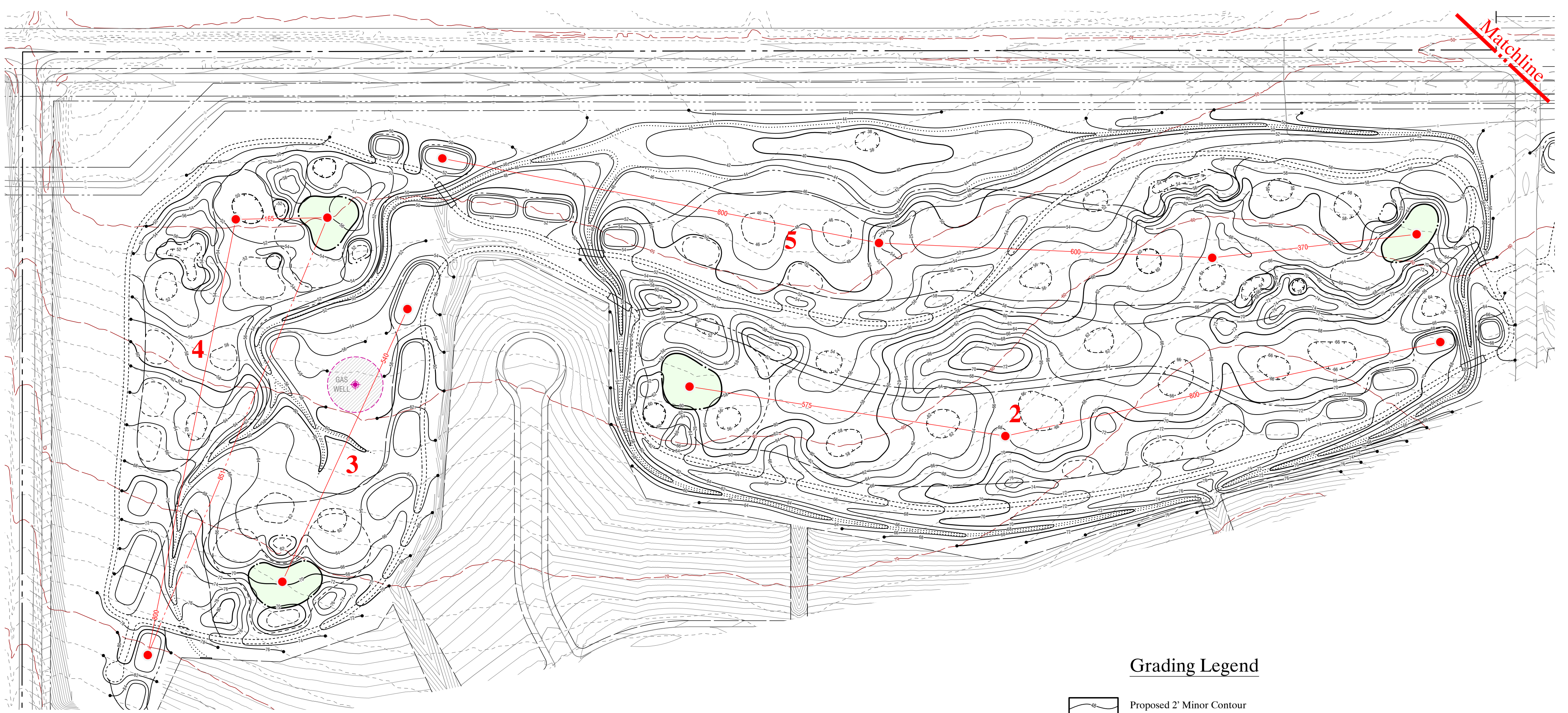
NOTE:
 1. THIS IS AN ILLUSTRATIVE CONCEPTUAL PLAN TO SHOW HOW THE PROPERTY COULD DEVELOP, AS WELL AS INDICATE THE CURRENT OWNERS INTENT. ALL DETAILS SHOWN ARE CONCEPTUAL ONLY AND MORE DETAILED PLANS AND ENGINEERING ARE REQUIRED TO ENSURE COMPLIANCE WITH TOWN CODES, REGULATIONS AND STANDARDS.

Podtburg Property

Permit Documents

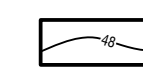
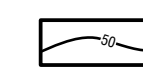
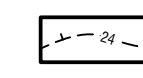


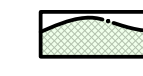
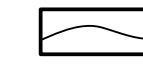
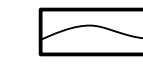
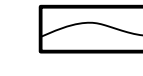


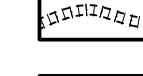
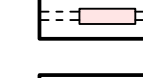


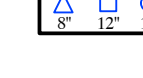


Practice Area



Holes 2, 3, 4, 5

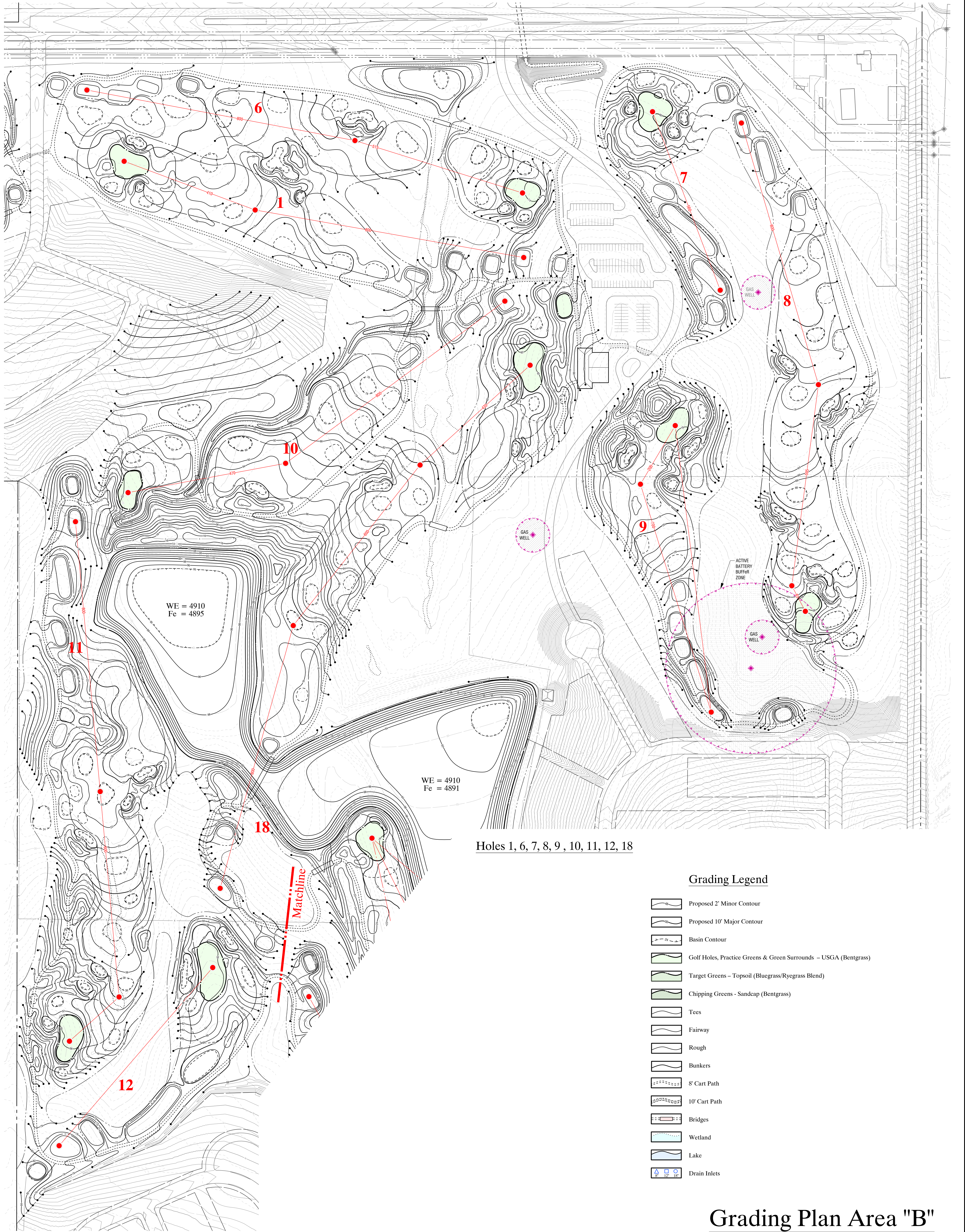
Grading Legend

-  Proposed 2' Minor Contour
-  Proposed 10' Major Contour
-  Basin Contour
-  Golf Holes, Practice Greens & Green Surrounds - USGA (Bentgrass)
-  Target Greens - Topsoil (Bluegrass/Ryegrass Blend)
-  Chipping Greens - Sandcap (Bentgrass)
-  Tees
-  Fairway
-  Rough
-  Bunkers
-  8' Cart Path
-  10' Cart Path
-  Bridges
-  Wetland
-  Lake
-  Drain Inlets

Grading Plan Area "A"

Podtburg Property

Permit Documents



Grading Legend

	Proposed 2' Minor Contour
	Proposed 10' Major Contour
	Basin Contour
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	Target Greens - Topsoil (Bluegrass/Ryegrass Blend)
	Chipping Greens - Sandcap (Bentgrass)
	Tees
	Fairway
	Rough
	Bunkers
	8' Cart Path
	10' Cart Path
	Bridges
	Wetland
	Lake
	Drain Inlets

Grading Plan Area "B"

Sheet 4 of 58

Grading Plan Area "B"

GC-1B

August 8, 2022

Project:

Podtburg Property

Project Management:

Troon
Ron Despain/Dave Nicholls
15044 N. Scottsdale Road
Scottsdale, AZ 85254
Tel: (480) 606-1000
Web site: www.troon.com

Land Planner:

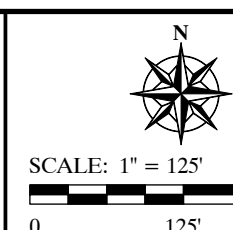
The Birdsall Group
Kristin Turner
444 Mountain Avenue
Berthoud, Colorado 80513
Tel: (970) 532-8891
Web site: www.tbgroup.us

Engineer:

Northern Engineering
Danny WeBer
301 North Lowes Street, Suite 100
Fort Collins, Colorado 80521
Tel: (970) 221-4158
Web site: www.northernengineering.com

Irrigation Designer:

Irrigation Technologies
Brian Keighin
10395 West Ottawa Avenue
Littleton, Colorado 80127
Tel: (720) 240-6208
Web site: www.irrigationtechnologies.biz

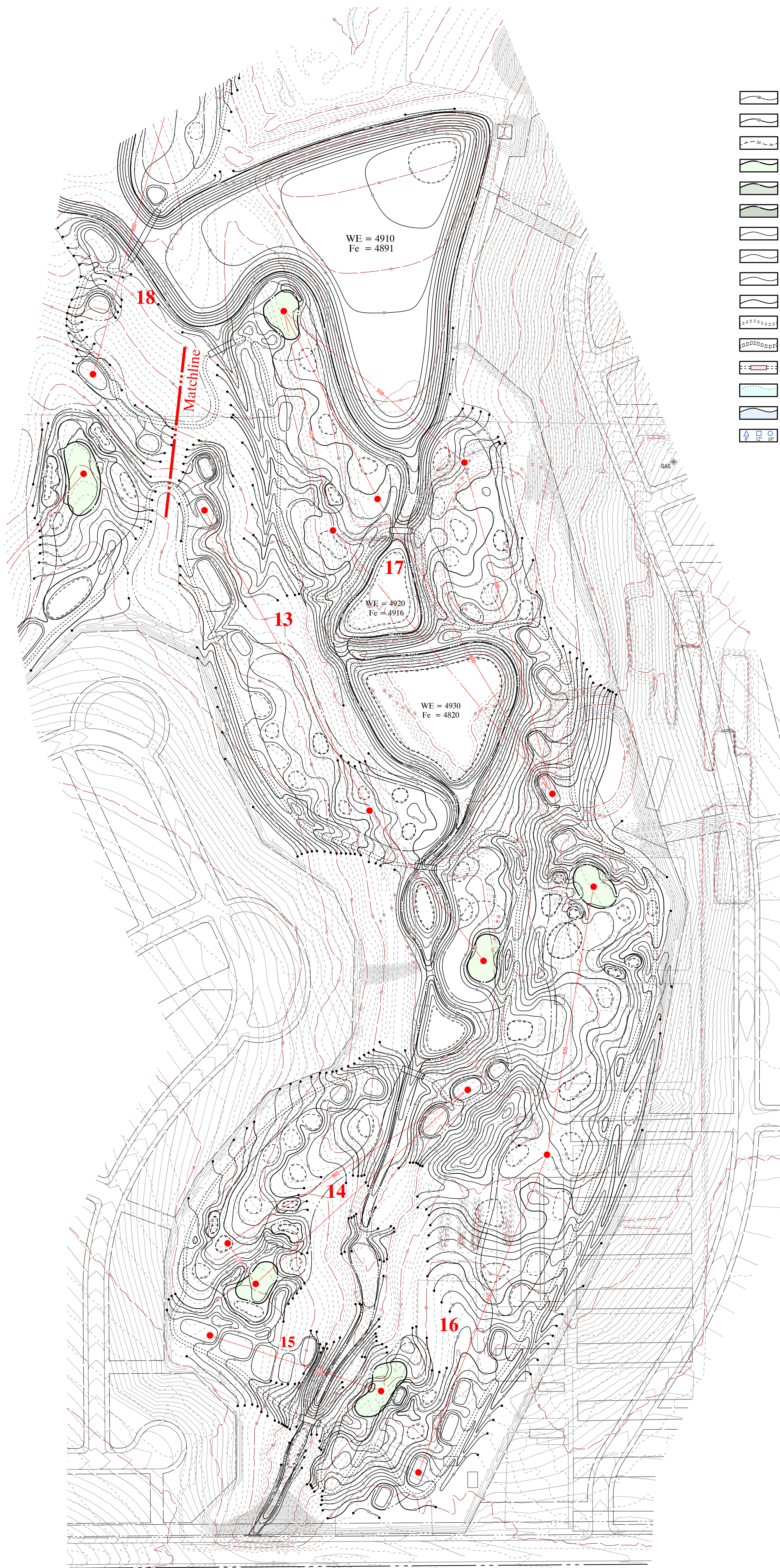


Golf Course Architect:

Arthur Schaupeter
GOLF COURSE ARCHITECTS
59 Willow Brook Drive • St. Louis, Missouri 63146
Tel: (314) 443-9029
ari@schauptergolf.com
Web site: www.schauptergolf.com

Podtburg Property

Permit Documents



Grading Legend

- Proposed 2' Minor Contour
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- Basin Contour
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- Chipping Greens - Sandcap (Bentgrass)
- Tees
- Fairway
- Rough
- Bunkers
- 8' Cart Path
- 10' Cart Path
- Bridges
- Wetland
- Lake
- Drain Inlets

Holes 13, 14, 15, 16, 17

Grading Plan Area "C"

Sheet 5 of 58

Grading Plan Area "C"

GC-1C

August 8, 2022

Project:

Podtburg Property

Project Management:

Troon
Ron Despain/Dave Nicholls
15044 N. Scottsdale Road
Scottsdale, AZ 85254
Tel: (480) 606-1000
Web site: www.troon.com

Land Planner:

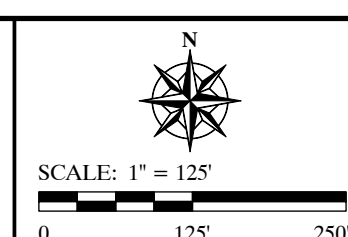
The Birdsall Group
Kristin Turner
444 Mountain Avenue
Berthoud, Colorado 80513
Tel: (970) 532-8891
Web site: www.tbgroup.us

Engineer:

Northern Engineering
Danny Weber
301 North Lowes Street, Suite 100
Fort Collins, Colorado 80521
Tel: (970) 221-4158
Web site: www.northernengineering.com

Irrigation Designer:

Irrigation Technologies
Brian Keighin
10395 West Ottawa Avenue
Littleton, Colorado 80127
Tel: (720) 240-6308
Web site: www.irrigationtechnologies.biz

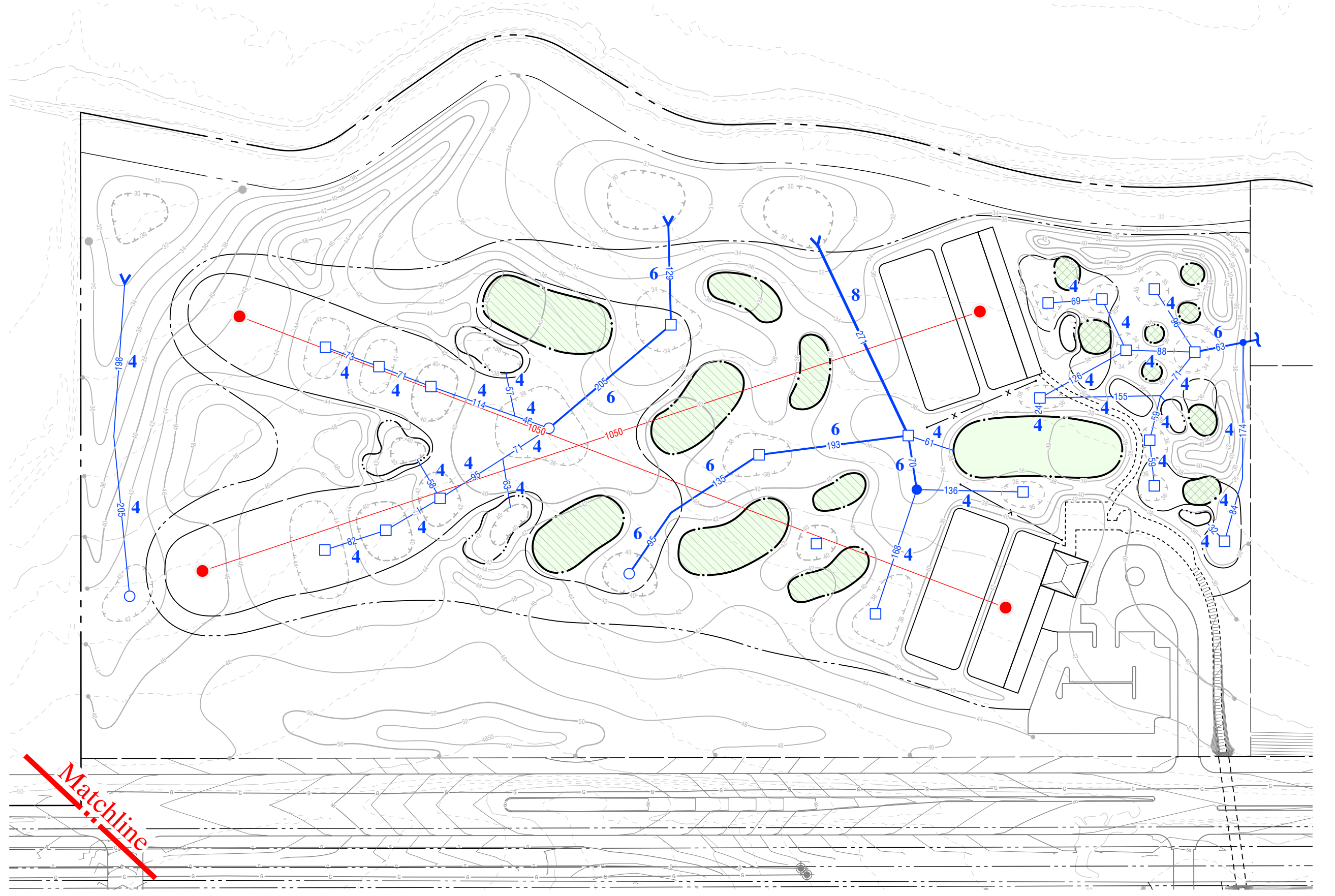


Golf Course Architect:

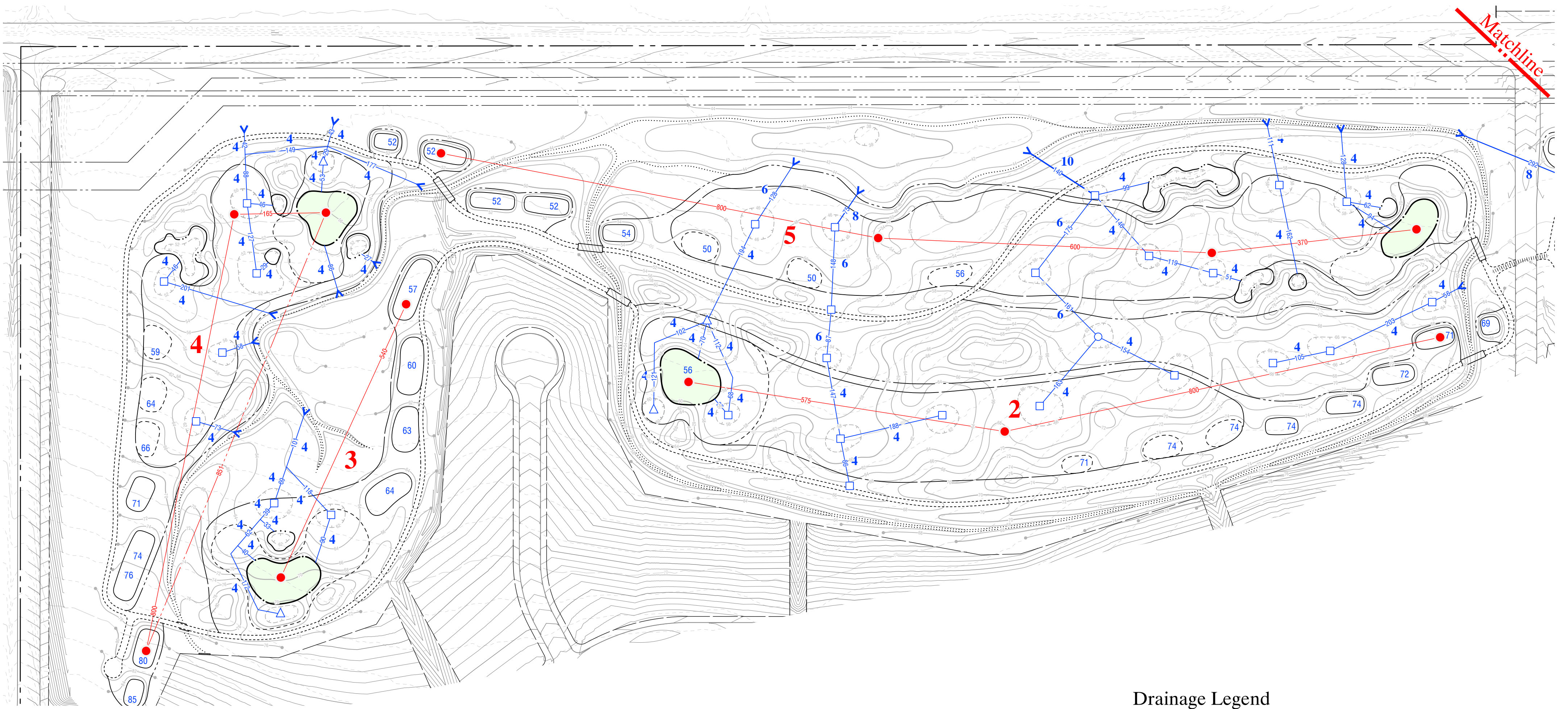
Arthur Schaupeter
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art@schauptergolf.com
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Podtburg Property

Permit Documents


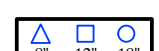



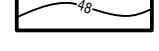
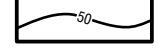
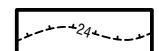





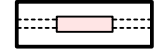


Practice Area



Holes 2, 3, 4, 5

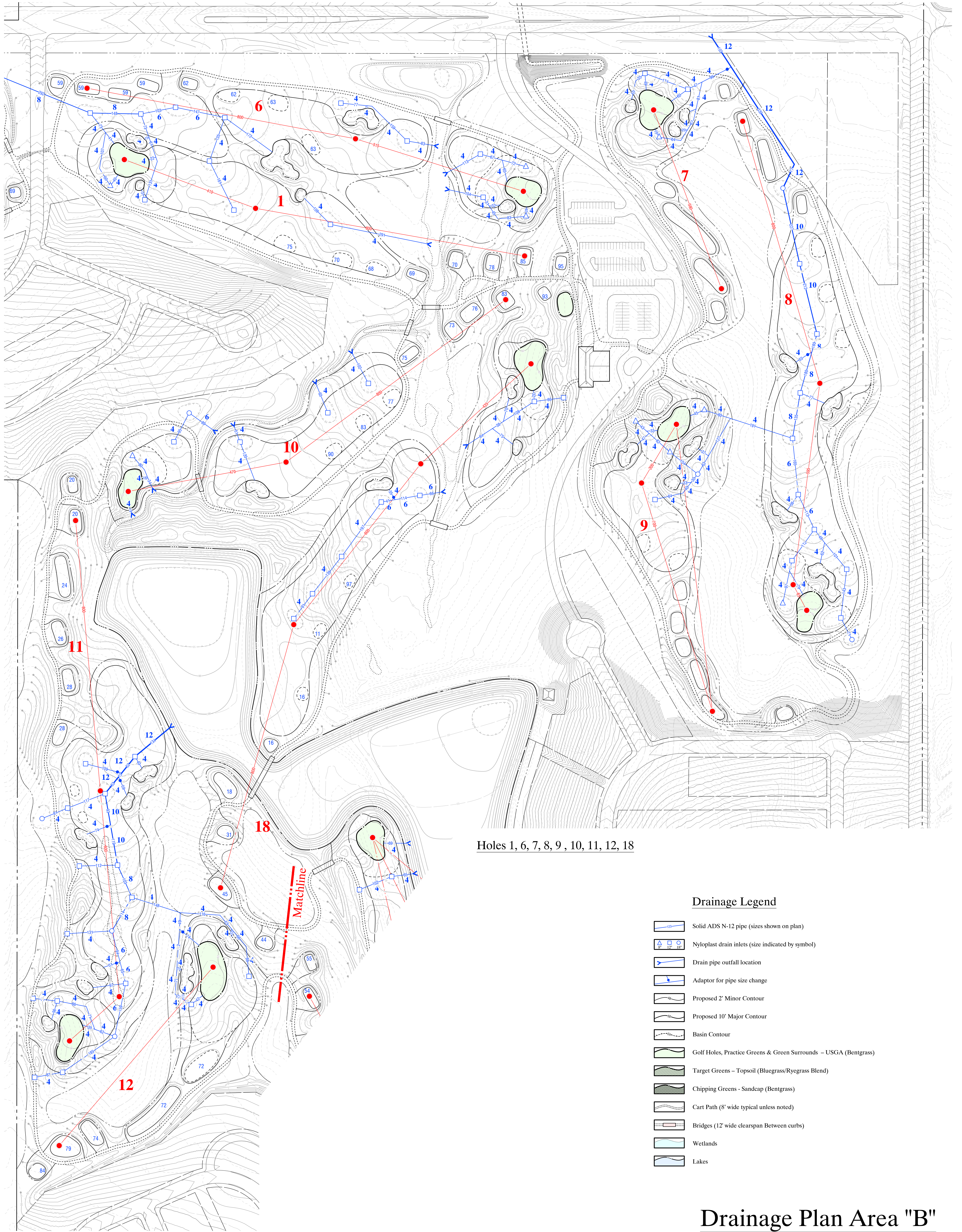
Drainage Legend

-  Solid ADS N-12 pipe (sizes shown on plan)
-  Nyloplast drain inlets (size indicated by symbol)
-  Drain pipe outfall location
-  Adaptor for pipe size change
-  Proposed 2' Minor Contour
-  Proposed 10' Major Contour
-  Basin Contour
-  Golf Holes, Practice Greens & Green Surrounds – USGA (Bentgrass)
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-  Chipping Greens – Sandcap (Bentgrass)
-  Cart Path (8' wide typical unless noted)
-  Bridges (12' wide clearspan between curbs)
-  Wetlands
-  Lakes

Drainage Plan Area "A"


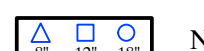



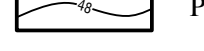
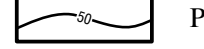
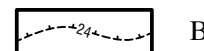





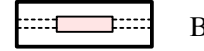
Podtburg Property

Permit Documents




Holes 1, 6, 7, 8, 9, 10, 11, 12, 18

Drainage Legend

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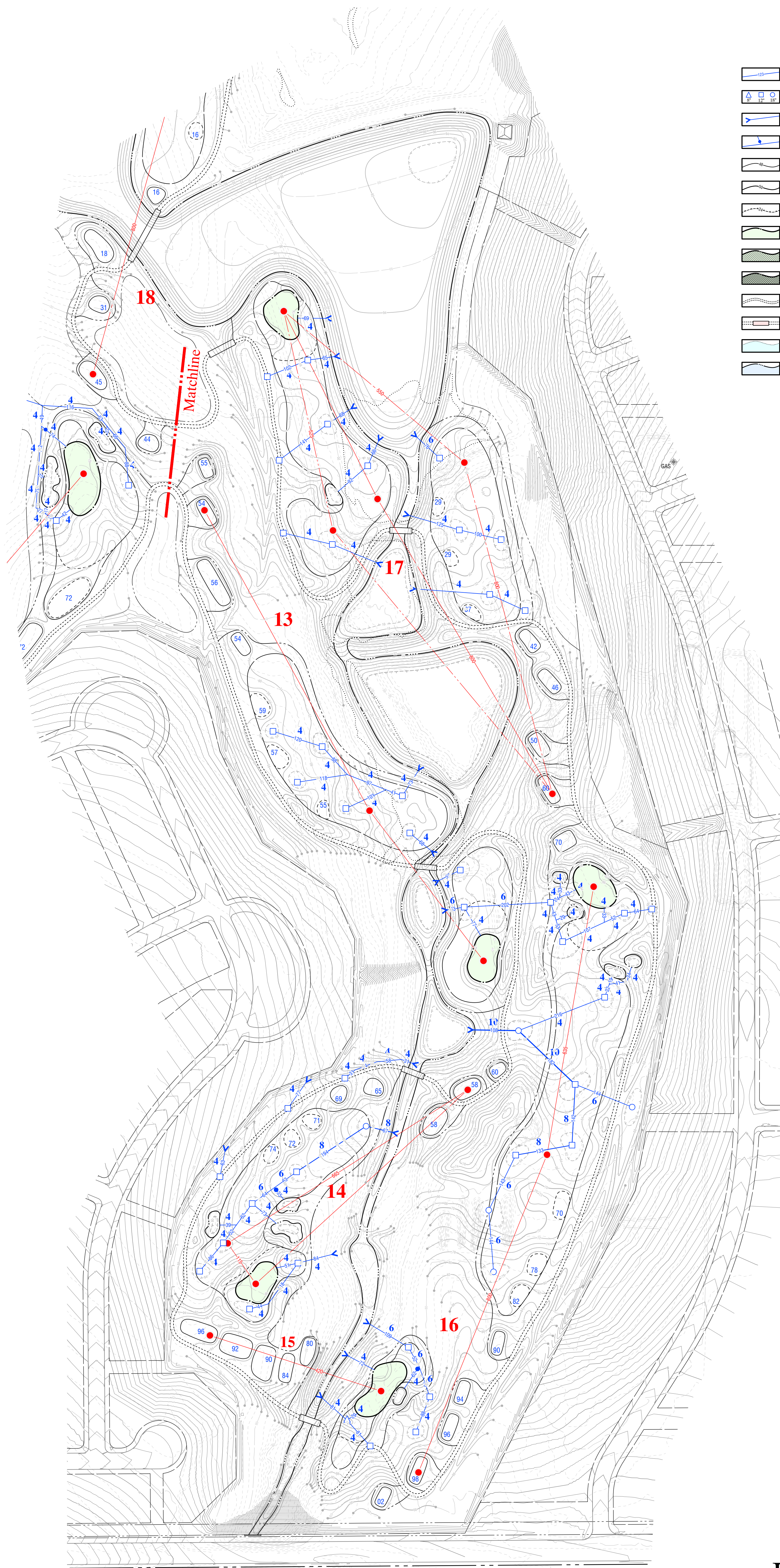
Drainage Plan Area "B"

Sheet 7 of 58

<p>Drainage Plan Area "B"</p> <p>GC-2B</p> <p>August 8, 2022</p>	<p>Project:</p> <p>Podtburg Property</p>	<p>Project Management:</p> <p>Troon Ron Despain/Dave Nicholls</p> <p>15044 N. Scottsdale Road Scottsdale, AZ 85254 Tel: (480) 606-1000 Web site: www.troon.com</p>	<p>Land Planner:</p> <p>The Birdsall Group Kristin Turner</p> <p>444 Mountain Avenue Berthoud, Colorado 80513 Tel: (970) 532-8891 Web site: www.tbgroup.us</p>	<p>Engineer:</p> <p>Northern Engineering Danny WeBer</p> <p>301 North Iowas Street, Suite 100 Fort Collins, Colorado 80521 Tel: (970) 221-6158 Web site: www.northernengineering.com</p>	<p>Irrigation Designer:</p> <p>Irrigation Technologies Brian Keighin</p> <p>10395 West Ottawa Avenue Littleton, Colorado 80127 Tel: (720) 240-6208 Web site: www.irrigationtechnologies.biz</p>	<p>SCALE: 1" = 125'</p> <p>0 125' 250'</p>	 <p>Member American Society of Golf Course Architects</p>	<p>Golf Course Architect:</p> <p>Arthur Schaupter GOLF COURSE ARCHITECTS</p> <p>59 Willow Brook Drive • St. Louis, Missouri 63146 Tel: (314) 443-9029 ars@schauptergolf.com Web site: www.schauptergolf.com</p>
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Podtburg Property

Permit Documents



Drainage Legend

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- Lakes

Holes 13, 14, 15, 16, 17

Drainage Plan Area "C"

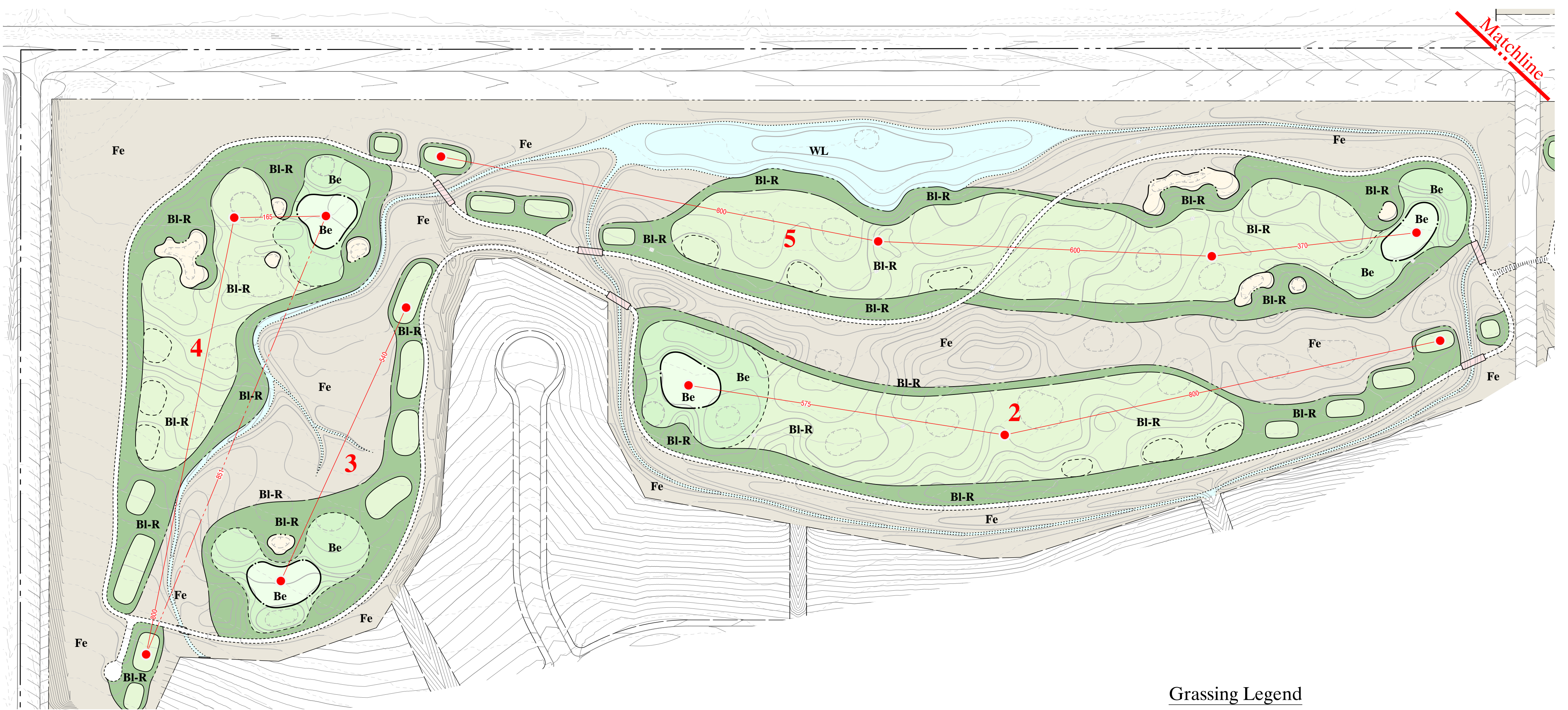
<p>Drainage Plan Area "C"</p> <p>GC-2C</p> <p>August 8, 2022</p>	<p>Project:</p> <p>Podtburg Property</p>	<p>Project Management:</p> <p>Troon Ron Despain/Dave Nicholls</p> <p>15044 N. Scottsdale Road Scottsdale, AZ 85254 Tel: (480) 606-1000 Web site: www.troon.com</p>	<p>Land Planner:</p> <p>The Birdsall Group Kristin Turner</p> <p>444 Mountain Avenue Berthoud, Colorado 80513 Tel: (970) 532-8891 Web site: www.tbgroup.us</p>	<p>Engineer:</p> <p>Northern Engineering Danny WeBer</p> <p>301 North Lowes Street, Suite 100 Fort Collins, Colorado 80521 Tel: (970) 221-4158 Web site: www.northernengineering.com</p>	<p>Irrigation Designer:</p> <p>Irrigation Technologies Brian Keighin</p> <p>10395 West Ottawa Avenue Littleton, Colorado 80127 Tel: (720) 240-6208 Web site: www.irrigationtechnologies.biz</p>	<p>SCALE: 1" = 125'</p> <p>0 125' 250'</p>	<p>Member American Society of Golf Course Architects</p>	<p>Golf Course Architect:</p> <p>Arthur Schaupeter GOLF COURSE ARCHITECTS</p> <p>59 Willow Brook Drive • St. Louis, Missouri 63146 Tel: (314) 443-9029 ari@schaupetergolf.com Web site: www.schaupetergolf.com</p>
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Podtburg Property

Permit Documents



Practice Area



Holes 2, 3, 4, 5

Grassing Legend

- Golf Holes, Practice Greens & Green Surrounds – USGA (Bentgrass)
- Target Greens – Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens - Sandcap (Bentgrass)
- Tees (Bluegrass/Ryegrass Blend)
- Fairways (Bluegrass/Ryegrass Blend)
- Rough (Bluegrass/Ryegrass Blend)
- Native Areas (Blend of native grasses, fescues, wildflowers)
- Wetland Areas (Wetland species to be determined)
- Lakes
- Bunkers
- Cart Paths - Initial Construction
- Cart Paths - Potential Future Installation
- Bridges
- Undisturbed Areas

Grassing Plan Area "A"

Podtburg Property

Permit Documents



Holes 1, 6, 7, 8, 9, 10, 11, 12, 18

Grassing Legend

- Golf Holes, Practice Greens & Green Surrounds – USGA (Bentgrass)
- Target Greens – Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens - Sandcap (Bentgrass)
- Tees (Bluegrass/Ryegrass Blend)
- Fairways (Bluegrass/Ryegrass Blend)
- Rough (Bluegrass/Ryegrass Blend)
- Native Areas (Blend of native grasses, fescues, wildflowers)
- Wetland Areas (Wetland species to be determined)
- Lakes
- Bunkers
- Cart Paths - Initial Construction
- Cart Paths - Potential Future Installation
- Bridges
- Undisturbed Areas

Grassing Plan Area "B"

Sheet 10 of 58

Grassing Plan Area "B"

GC-3B

August 8, 2022

Project:

Podtburg Property

Project Management:

Troon
Ron Despain/Dave Nicholls
15044 N. Scottsdale Road
Scottsdale, AZ 85254
Tel: (480) 606-1000
Web site: www.troon.com

Land Planner:

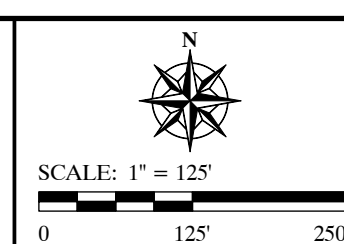
The Birdsall Group
Kristin Turner
444 Mountain Avenue
Berthoud, Colorado 80513
Tel: (970) 532-8891
Web site: www.tbgroup.us

Engineer:

Northern Engineering
Danny WeBer
301 North Iowas Street, Suite 100
Fort Collins, Colorado 80521
Tel: (970) 221-4158
Web site: www.northernengineering.com

Irrigation Designer:

Irrigation Technologies
Brian Keighin
10395 West Ottawa Avenue
Littleton, Colorado 80127
Tel: (720) 240-6208
Web site: www.irrigationtechnologies.biz



Golf Course Architect:

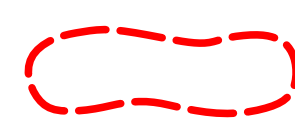
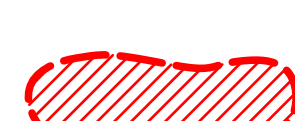
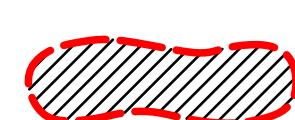
Arthur Schaupeter
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59 Willow Brook Drive • St. Louis, Missouri 63146
Tel: (314) 443-9029
ars@schauptergolf.com
Web site: www.schauptergolf.com

Bella Ridge Golf Club

Johnstown, Colorado

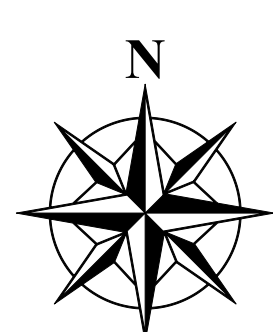


Legend

-  General Area for Future Tree Planting
-  Potential Area for Tree Planting, but Natural Gas Utility Lines Located Here
-  Area for Potential Future Hedgerow



Arthur Schaupter
GOLF COURSE ARCHITECTS



SCALE: 1" = 200'
0 400' 800'

Potential Future Tree Planting Areas
June 21, 2024

Podtburg Property

Permit Documents



Grassing Legend

- Golf Holes, Practice Greens & Green Surrounds - USGA (Bentgrass)
- Target Greens - Topsoil (Bluegrass/Ryegrass Blend)
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- Cart Paths - Potential Future Installation
- Bridges
- Undisturbed Areas

Holes 13, 14, 15, 16, 17

Grassing Plan Area "C"

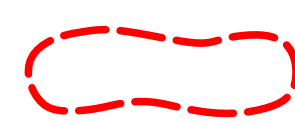
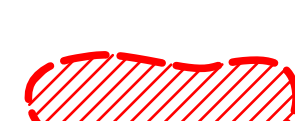

<p>Grassing Plan Area "C"</p> <p>GC-3C</p> <p>August 8, 2022</p>	<p>Project:</p> <p>Podtburg Property</p>	<p>Project Management:</p> <p>Troon Ron Despain/Dave Nicholls 15044 N. Scottsdale Road Scottsdale, AZ 85254 Tel: (480) 606-1000 Web site: www.troon.com</p>	<p>Land Planner:</p> <p>The Birdsall Group Kristin Turner 444 Mountain Avenue Berthoud, Colorado 80513 Tel: (970) 532-8891 Web site: www.tbgroup.us</p>	<p>Engineer:</p> <p>Northern Engineering Danny WeBer 301 North Lowes Street, Suite 100 Fort Collins, Colorado 80521 Tel: (970) 221-4158 Web site: www.northernengineering.com</p>	<p>Irrigation Designer:</p> <p>Irrigation Technologies Brian Keighin 10395 West Ottawa Avenue Littleton, Colorado 80127 Tel: (720) 240-6208 Web site: www.irrigationtechnologies.biz</p>	<p>SCALE: 1" = 125'</p>		<p>Golf Course Architect:</p> <p>Arthur Schaupeter GOLF COURSE ARCHITECTS 59 Willow Brook Drive • St. Louis, Missouri 63146 Tel: (314) 443-9029 ars@schaupetergolf.com Web site: www.schaupetergolf.com</p>
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Bella Ridge Golf Club

Johnstown, Colorado



Legend

-  General Area for Future Tree Planting
-  Potential Area for Tree Planting, but Natural Gas Utility Lines Located Here
-  Area for Potential Future Hedgerow

