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

Town Council Regular Meeting

450 S. Parish, Johnstown, CO

Monday, August 3, 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

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.

3. July 20, 2026 Town Council Meeting Minutes

4. Ordinance 2026-294: Approving the Rezoning of Real Property known as Whitehall Subdivision Filing No. 2 - Second Reading

5. July 2026 List of Bills

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

Town Manager Report

7. Town Manager's Report

Old Business

New Business

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

Public Hearing

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

Resolution 2026-36: Riverbend Estates P.U.D. Filing No. 1 Final Plat

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

Subdivision Development and Improvement Agreement

Water and Sewer Service Agreement

Council Reports and Comments

Mayor's Comments

Informational Items

10. Information Items

Executive Session

11. An executive session to discuss matters subject to negotiations and to instruct negotiators pursuant to C.R.S. Section 24-6-402(4)(e) regarding YMCA Contract Amendment.

Adjourn

Americans with Disabilities Act Notice

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

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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, July 20, 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
- **Dee Anne Menzies,** Councilmember
- **Dianne Morris,** Councilmember
- **Nick Bashford,** Councilmember
- **Damien Berg,** Councilmember

Absent:

- **Jesse Molinar, Jr.,** Councilmember

AGENDA APPROVAL

Motion by Councilmember Menzies and seconded by Councilmember Bashford to approve the agenda with the following amendments:

- *Add Consideration of the Establishment of the Johnstown Data Center Advisory Committee*

Upon vote, motion passed unanimously.

PUBLIC COMMENT

- Wendy, 316 Hickory Lane, spoke in opposition to data centers.
- Pam Douglas, 5 Lindenwood Circle, spoke in opposition to data centers.
- Ashley Johnson, 338 Granite Way, asked that Johnstown prohibit data centers.
- Shawn York, 301 McGregor Lane, discussed the traffic and weeds issues in the community.
- June Hutchison, 1217 N 4th Street, addressed trucks not utilizing truck routes

CONSENT AGENDA

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

- *July 6, 2026 Town Council Meeting Minutes*
- *June 2026 Financial Statements*
- *Resolution 2026-34 Approving Declaring the Intent of the Town of Johnstown, Colorado to Issue Revenue Bonds in Connection with Financing Residential Facilities for Low- & Middle- Income*
- *Intergovernmental Agreement for Conduct of Community Development Block Grant Program in Weld County*

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerf provided a report.

NEW BUSINESS

Town of Johnstown Public Art Plan: Deputy Town Manager Mitzi McCoy introduced representatives from ThereSquared, LLC who presented the Johnstown Public Art Plan.

Motion by Mayor Pro Tem Young and seconded by Councilmember Morris to adopt the Johnstown Public Art Plan as presented.

Upon vote, motion passed unanimously.

Establish a Data Center Advisory Committee: Mayor Duncan outlined the proposed Committee.

Motion by Mayor Duncan and seconded by Councilmember Bashford to establish the Johnstown Data Advisory Committee consisting of seven appointed through an open application process with one Town staff member to provide administrative oversight.

Upon vote, motion passed unanimously.

PUBLIC HEARING

Whitehall Filing No. 2 Preliminary Plat and Rezone:

At 8:14 Mayor Duncan opened the public hearing.

Planner Aubree Flores presented the application.

Lee Lowrey and Brian Williamson were present and addressed Council on behalf of the applicant.

At 8:54 Mayor Duncan closed the public hearing.

Motion by Councilmember Berg and seconded by Councilmember Menzies to approve Resolution 2026-35 for the Whitehall Filing No. 2 Preliminary Plat.

Upon vote, motion passed unanimously.

Motion by Councilmember Berg and seconded by Councilmember Menzies to approve Ordinance 2026-294 for the Whitehall Filing No. 2 Rezone as presented by the developer today.

Upon vote, motion passed unanimously.

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

At 8:56 Mayor Duncan opened the public hearing.

Town Manager Matt LeCerf presented the proposed ordinance.

The following members of the comment spoke regarding the ordinance:

- Angela Swanson, 324 Maestes Street, spoke in support of the moratorium asked for additional stipulations on the moratorium.
- Suzanne Black, 521 Idaho Avenue, expressed concerns about the ordinance.
- Dana Karcher, 623 Charlotte Street, addressed the ordinance and would like to see longer than 1 year.
- Pauline Migliore, 337 Granite Way, urged the Council to approve the moratorium and applauded the creation of the advisory committee.
- Lisa Lang, 2530 Bearberry Lane, spoke in opposition to data centers and supports a 1year to 18-month moratorium and appreciated the creation of the committee.

At 9:21 Mayor Duncan closed the public hearing.

Motion by Mayor Duncan and seconded by Councilmember Morris to approve Ordinance 2026-295 as presented on first reading.

Upon vote, motion passed 5-1 with Councilmember Bashford voting no.

COUNCIL REPORTS AND COMMENTS

Councilmember Menzies: She asked about the weeds in the community and where we are in enforcing the new ordinance. She also asked if the YMCA maintenance items had been addressed. Lastly, she inquired as to whether we have received a copy of the 2025 YMCA audit and if Councilmember Morris could provide monthly reports.

Councilmember Berg: Nothing at this time.

Councilmember Morris: She thanked everyone for coming out and thanked them for the passion for this Town. She inquired about how the YMCA can engage with the Forensic Auditor.

Councilmember Bashford: He discussed the YMCA record in 2017 and brought up an email that was provided to a former Councilmember that was not provided to the entire Council. He asked that the letter from 2017 be made as part of the record. He also addressed the moratorium and outlined why he voted against the ordinance and that policy could be put together to protect the residents but he does not believe in government overreach.

Mayor Pro Tem Young: Nothing at this time.

MAYORS COMMENTS

He thanked everyone for coming out and thanked staff for all their hard work. He paused to remember the 17 service members who have lost their lives in Iran.

EXECUTIVE SESSION

Motion by Councilmember Berg and seconded by Mayor Duncan to go into executive session to Discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Any Real, Personal, or Other Property Interest Pursuant to C.R.S. § 24-6-402(4)(a).
Upon vote, motion passed unanimously.

At 9:48 Mayor Duncan recessed the meeting to go into executive session.

At 10:12 Mayor Duncan reconvened the meeting

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 10:13. p.m.

Approved by Town Council:

_____

Michael P. Duncan, Mayor

Attest:

_____

Meghan C. Martinez, MMC, Town Clerk

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Town Council Consent Agenda Communication

Agenda Date: August 3, 2026

Subject: Ordinance 2026-294: Approving the Rezoning of Real Property known as Whitehall Subdivision Filing No. 2 - Second Reading

Attachments:
1. Ordinance 2026-294 Whitehall Filing No. 2 Replat
2. Rezone Plat for Whitehall Filing No. 2

Presented by: Aubree Flores, Planner

Agenda Item Description:

Ordinance 2026-294 was approved on first reading by the Town Council following a public hearing on July 20, 2026. The applicant, Eleven, LLC, is requesting approval of a rezoning application for approximately 163.39 acres located within Whitehall Subdivision Filing No. 2. The property is currently zoned Planned Unit Development - Mixed Use (PUD-MU) and the proposed Rezone would establish residential and mixed-use zoning districts, including R-2 Mixed-Density Neighborhood, MU-NC Mixed Use Neighborhood Commercial, and MU-RC Mixed Use Regional Commercial. The subject property is located in the East Half of the Southwest Quarter and Southeast Quarter of Section 12, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado. The property is generally located south of Roosevelt High School, west of Colorado Boulevard, and along Roosevelt Parkway.

Process:

The process outlined below is consistent with the requirements for the Rezone in Article 2 of the Land Use and Development Code.

- Pre-application meeting: August 2025
- Application submittal: November 3, 2025
- Planning and Zoning Commission hearing: July 8, 2026
- Town Council hearing: July 20, 2026
- Town Council second reading of the Rezone ordinance: August 3, 2026

Public notice for the Town Council hearing was published in the *Johnstown Breeze* on June 25, 2026. Mailed notice was also provided to all property owners within 800 feet of the subject property, including a project map and hearing information.

Background and History:

The subject property was annexed into the Town of Johnstown through the Whitehall Annexation in 2021 (Ordinance No. 2021-209; Weld County Reception No. 4827097). At the time of annexation, Ordinance No. 2021-210 zoned the property Planned Unit Development - Mixed Use (PUD-MU).

In 2021, Whitehall Filing No. 1 Final Subdivision Plat was approved via Resolution No. 2021-44 and recorded under Weld County Reception No. 4835732. This subdivision created a separate parcel for Roosevelt High School.

Site Data:

Within the Town of Johnstown Comprehensive Plan Future Land Use Map, the eastern portion of the site is designated Medium Density, which supports the proposed MU-NC and MU-RC zoning districts in that area. The western portion is designated Low Density, which is consistent with the proposed R-2 zoning district.

The proposed zoning is also consistent with the Town's planned transportation and trail network, including an east-west trail through the site that will provide connectivity to Roosevelt High School and surrounding development areas. The Rezone application aligns with Goal L1 of the Comprehensive Plan, which seeks to ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents.

Surrounding Land Uses:

North: Clearview PUD – Residential within the Town of Johnstown
West: Unincorporated Weld County agricultural land
East: Granary PUD – Residential within the Town of Johnstown
South: Unincorporated Weld County agricultural land

Proposed Rezoning:

The Change of Zone request seeks to rezone the property from PUD-MU (Planned Unit Development – Mixed Use) to R-2 (Mixed Density Neighborhood), MU-NC (Mixed Use Neighborhood Commercial), and MU-RC (Mixed Use Regional Commercial), as shown on the Rezone Plat, and as approved by Town Council on the first reading of the Ordinance on July 20, 2026. The proposed zoning framework establishes a mix of residential and commercial districts intended to support future development consistent with the Whitehall property's long-term vision and surrounding land use context.

The proposed zoning designations on the plat include:

- Parcel 1: R-2, Mixed Density Neighborhood
- Parcel 2: MU-NC, Mixed Use Neighborhood Commercial
- Parcel 3: MU-NC, Mixed Use Regonial Commercial
- Parcel 4: MU-RC, Mixed Use Neighborhood Commercial

Zoning District Analysis:

- Parcel 1: R-2, Mixed-Density Neighborhood
  The R-2 zoning district proposed on the western portion of the site is described in the Land Use and Development Code as:
  "provid[ing] residential living (range of small-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to complementary and supporting non-residential uses."
  This district is well-suited for an area next to Roosevelt High School and future mixed-use

development. The district supports a variety of housing types that can accommodate residents in different stages of life while promoting a pedestrian-oriented environment. Its emphasis on compact development patterns encourages shorter travel distances between homes, schools, parks, and neighborhood amenities, helping create a connected and walkable community.

- Parcel 2: MU-NC, Mixed Use Neighborhood Commercial
  The MU-NC district proposed on the southeastern portion of the site is described in the Land Use and Development Code as:
  "provid[ing] for small-scale and low-intensity uses that complement, support, and are integrated into surrounding neighborhoods and other higher-intensity commercial areas."
  This district is intended to provide neighborhood-serving commercial uses that can be easily accessed by nearby residents. By locating small-scale retail, dining, service, and office uses within close proximity to residential neighborhoods, the district encourages walking and bicycling for daily needs.
- Parcel 3: MU-RC, Mixed Use Regional Commercial
  The MU-RC zoning district proposed on the northeastern portion of the site is described in the Land Use and Development Code as:
  "provid[ing] for small-scale and low-intensity uses that complement, support, and are integrated into surrounding neighborhoods and other higher-intensity commercial areas."
  The district is intended to accommodate larger-scale commercial development that serves both nearby residents and the broader community.
  Since it will be located near residential neighborhoods and connected through sidewalks and trails, the district can provide opportunities for residents to access shopping, dining, and services without traveling long distances by vehicle.
  The proximity of higher-density residential development to commercial destinations supports a walkable mixed-use environment and advances the Town's goal of creating interconnected neighborhoods where daily needs can be met close to home.
- Parcel 4: MU-NC, Mixed Use Neighborhood Commercial
  The MU-NC district proposed on the southeastern portion of the site is described in the Land Use and Development Code as:
  "provid[ing] for small-scale and low-intensity uses that complement, support, and are integrated into surrounding neighborhoods and other higher-intensity commercial areas."
  This district is intended to provide neighborhood-serving commercial uses that can be easily accessed by nearby residents. By locating small-scale retail, dining, service, and office uses within close proximity to residential neighborhoods, the district encourages walking and bicycling for daily needs.

Rezone Criteria Findings:

The following provides staff findings addressing the criteria for a Rezone pursuant to Section 17-2-3.B of the Land Use and Development Code.

1. *The rezone furthers one or more of the purposes of these regulations in §17-1-3, and on balance any purposes that may be undermined are outweighed by the benefits of those purposes it furthers.*
   The proposed rezoning from PUD-MU to R-2, MU-NC, and MU-RC replaces a PUD designation that does not include specific development standards. The proposed zoning districts establish clear, enforceable development regulations consistent with the Land Use and Development Code and support predictable long-term land use outcomes.
2. *The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan.*

The subject property is designated Medium Density and Low Density within the Comprehensive Plan Future Land Use Map. The proposed R-2, MU-NC, and MU-RC districts are consistent with the Medium Density designation, which prescribes a mix of residential densities and neighborhood-serving commercial uses. The proposed R-2 district is consistent with the Low Density designation. The proposal is consistent with the goals, policies, and land use framework of the Comprehensive Plan.

3. *The change is consistent with the intent of the proposed zoning district, specifically considering:*
   a. The design of streets, civic spaces, and other open space;
   The proposal incorporates planned circulation improvements and an east-west trail corridor, including a ditch re-alignment intended for future multi-use trail integration. This will allow for the walkability outlined as necessary in the mixed-use zoning districts.
   b. The pattern, scale, and format of buildings and sites;
   The zoning framework establishes a logical progression of intensity from residential to commercial uses across the site.
   c. The compatibility and transition with other complementary uses and development in the vicinity.
   The proposed districts provide appropriate transitions between Roosevelt High School, the Clearview neighborhood, the Colorado Boulevard corridor, and adjacent unincorporated Weld County lands.
4. *The change is necessary for at least one of the following reasons:*
   a. There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest.
   b. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.
   Since annexation, the surrounding area has experienced change, including the development of Roosevelt High School and continued residential growth. These conditions support implementation of standard zoning districts. The proposed rezoning provides greater regulatory clarity and improved alignment with the Comprehensive Plan compared to the existing PUD designation.
5. *The Town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.*
   The Town of Johnstown and utility providers have the ability to serve the subject property. Service capacity and infrastructure have been evaluated through the review process and coordination with referral agencies.
6. *Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community.*
   Potential impacts associated with future development, including traffic, infrastructure demand, and land use compatibility, are addressed through zoning standards and engineering requirements. Planned roadway and trail improvements further support mitigation. Any remaining impacts are outweighed by the broader public benefits of the proposed development framework.
7. *If owner-initiated, at least two-thirds of the subject property owners within the change of zone boundary have signed the application.*
   The application is owner-initiated and meets the ownership requirements in this section of the Land Use and Development Code.
8. *If owner-initiated, the subject property has not been included in a rezone action in the prior 12 months.*
   The subject property has not been included in a rezoning action within the previous twelve (12) months.
9. *The recommendations of any professional staff and advisory review bodies have been*

considered.
The application has gone through three technical review cycles with Town staff, referral agencies, utilities, and ditch companies. All comments related to the Rezone have been addressed through revised submittals.

Original Application:

The original rezoning application submitted by Eleven, LLC requested rezoning of approximately 163.39 acres from Planned Unit Development - Mixed Use (PUD-MU) to the following zoning districts:

- R-2 Mixed Density Neighborhood: 78.50 acres
- R-3 High Density Neighborhood: 24.83 acres
- MU-NC Mixed Use Neighborhood Commercial: 38.34 acres
- MU-RC Mixed Use Regional Commercial: 21.72 acres

The original request was reviewed by the Planning and Zoning Commission during the July 8, 2026, public hearing.

Neighborhood Meeting:

A neighborhood meeting for the Whitehall Rezone and Preliminary Plat was held on May 12, 2026, at the Johnstown YMCA. The meeting began at 6:30 p.m. and included 15 participants, consisting of 8 residents, 3 Town staff members, and 4 applicant representatives. The meeting consisted of a presentation regarding the proposed rezoning, concurrently applied for preliminary plat, transportation improvements, and utility infrastructure. During the question-and-answer portion of the meeting, residents raised concerns regarding road phasing, traffic impacts, utility extensions, future land uses, football stadium noise, housing projections, and access along CR 46.

Prior to the neighborhood meeting, notice was mailed to all property owners within 800 feet of the subject property 10 days in advance. The notice included a description of the application and a vicinity map. Notice of the meeting was also published in the *Johnstown Breeze* and posted on the subject property in three separate locations to give the public awareness of the development proposal and meeting details.

Planning and Zoning Commission:

On July 8, 2026, the Town's Planning and Zoning Commission held a public hearing regarding the Whitehall Subdivision Filing No. 2 Rezone application.

Following review and consideration of the application, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed Preliminary Plat and Rezone, subject to revisions to the proposed zoning distribution.

The Planning and Zoning Commission recommended the following modifications:

- Changing the applicant's proposed High Density Neighborhood (R-3) zoning for 24.83 acres of the Property to Mixed-Density Neighborhood (R-2) zoning.
- Changing the applicant's proposed Mixed Use Regional Commercial (MU-RC) zoning for

21.72 acres of the Property to Mixed Use Neighborhood Commercial (MU-NC) zoning.

The Commission's recommendation resulted in the following zoning distribution:

- R-2 Mixed-Density Neighborhood: 103.33 acres
- MU-NC Mixed Use Neighborhood Commercial: 60.06 acres

All seven commissioners in attendance voted in favor of the recommendation. Staff recommended approval of the Rezone with the conditions outlined by the Planning and Zoning Commission to Town Council on July 20, 2026.

Amended Application:

Following the Planning and Zoning Commission public hearing, the applicant presented an amended rezoning application reflecting a revised zoning distribution to Town Council.
The amended application requests rezoning from Planned Unit Development – Mixed Use (PUD-MU) to:

- R-2 Mixed-Density Neighborhood: 103.33 acres
- MU-NC Mixed Use Neighborhood Commercial: 44.90 acres
- MU-RC Mixed Use Regional Commercial: 15.16 acres

The amended application removes the R-3 High Density Neighborhood designation and changes the location of the Mixed Use Regional Commercial zoning area, while maintaining an increase of intensity across the property from west to east. Staff finds that the amended application meets the criteria outlined for a Rezone application in Article 2 of the Land Use and Development Code, as well as the guiding principles of the Comprehensive Plan.

The amended application was presented to Town Council during the July 20, 2026, public hearing.

Town Council Meeting:

On July 20, 2026, the Town Council held a public hearing to determine appropriate zoning for the Property.
After considering the recommendation of the Planning and Zoning Commission, the applicant's amended request, Town staff's recommendation, and evidence received during the hearing, the Town Council found that the requested rezoning of the Property to the following zoning districts conforms with the Johnstown Area Comprehensive Plan:

- R-2 Mixed-Density Neighborhood: 103.33 acres
- MU-NC Mixed Use Neighborhood Commercial: 44.90 acres
- MU-RC Mixed Use Regional Commercial: 15.16 acres

Ordinance 2026-294 was approved by Town Council on first reading at the July 20, 2026, Town Council meeting.

Comprehensive Plan Compliance:

The proposed rezoning is consistent with the goals and policies identified in the Johnstown Area Comprehensive Plan by providing a balanced mix of residential and commercial land uses that support a complete community. The proposed R-2 Mixed-Density Neighborhood zoning district supports the Comprehensive Plan's goals related to providing diverse housing opportunities, neighborhood connectivity, and efficient use of existing and planned infrastructure. The proposed residential zoning allows for a range of housing types and densities that contribute to a variety of housing options within the Town.

The proposed MU-NC Mixed Use Neighborhood Commercial zoning supports neighborhood-scale commercial services and employment opportunities while encouraging compatibility between residential and non-residential uses. This designation provides opportunities for daily goods and services that serve nearby residents and supports the creation of walkable, mixed-use neighborhoods.

The proposed MU-RC Mixed Use Regional Commercial zoning provides opportunities for larger-scale commercial development intended to serve the broader community and surrounding region. This zoning designation supports economic development goals by allowing a variety of commercial uses in areas with access to major transportation corridors.

Overall, the proposed rezoning establishes a coordinated mix of land uses that supports the Town's long-term growth objectives, provides appropriate transitions between surrounding uses, and is consistent with the Comprehensive Plan's vision for a balanced and connected community.

Staff Recommendation:

Staff recommends approval on second reading of the Ordinance for the rezoning request for Whitehall Subdivision Filing No. 2, consisting of approximately 163.39 acres, from Planned Unit Development - Mixed Use (PUD-MU) to:

- R-2 Mixed-Density Neighborhood: 103.33 acres
- MU-NC Mixed Use Neighborhood Commercial: 44.90 acres
- MU-RC Mixed Use Regional Commercial: 15.16 acres

Staff finds that the proposed rezoning is consistent with the Johnstown Area Comprehensive Plan, supports appropriate transitions between surrounding land uses, and provides a zoning framework that supports the Town's future growth and development objectives.

Strategic Plan Alignment:

Healthy & Resilient Economy
• Support the local labor market and work with partners to grow diverse employment opportunities.

Natural & Built Environment
• Invest in, enhance, and conserve our natural environment.
• Set the expectation and provide support for community-centered design.
• Support a broad range of housing options.

Quality Infrastructure & Facilities
• Ensure future infrastructure and facilities are sustainable, resilient, and aligned with community growth.

Legal Advice:

The Town Attorney drafted the Ordinance.

Financial Advice:

N/A

Recommended Action:

Approval of Ordinance 2026-294 on second reading.

Reviewed and Approved for Presentation

_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-294

ORDINANCE APPROVING THE REZONING OF REAL PROPERTY KNOWN AS WHITEHALL SUBDIVISION FILING NO. 2, LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 163.39 ACRES, FROM PLANNED UNIT DEVELOPMENT – MIXED USE (PUD-MU) TO MIXED-DENSITY NEIGHBORHOOD (R-2), MIXED USE NEIGHBORHOOD COMMERCIAL (MU-NC) AND MIXED USE REGIONAL COMMERCIAL (MU-RC)

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, Eleven, LLC, a Colorado limited liability company, applied to rezone the real property known as "Whitehall Subdivision Filing No. 2," located in the East Half of the Southwest Quarter and Southeast Quarter of Section 12, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 163.39 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference ("Property"), from Planned Unit Development – Mixed Use (PUD-MU) to: Mixed-Density Neighborhood (R-2) zoning for 78.50 acres of the Property; High Density Neighborhood (R-3) zoning for 24.83 acres of the Property; Mixed Use Neighborhood Commercial (MU-NC) zoning for 38.34 acres of the Property; and Mixed Use Regional Commercial (MU-RC) zoning for 21.72 acres of the Property ("Original Application"); and

WHEREAS, on July 8, 2026, the Town's Planning and Zoning Commission held a public hearing and recommended approval of the Original Application with the following amendments: rather than High Density Neighborhood (R-3) zoning for 24.83 acres of the Property and Mixed Use Regional Commercial zoning (MU-RC) for 21.72 acres of the Property, Town's Planning and Zoning Commission recommended, respectively, Mixed-Density Neighborhood (R-2) zoning for 24.83 acres of the Property and Mixed Use Neighborhood Commercial (MU-NC) for 21.72 acres of the Property; and

WHEREAS, subsequent to the Planning and Zoning Commission hearing, the applicant amended its rezoning application to provide for Mixed-Density Neighborhood (R-2) zoning for 103.33 acres of the Property; Mixed Use Neighborhood Commercial (MU-NC) zoning for 44.9 acres of the Property; and Mixed Use Regional Commercial (MU-RC) zoning for 15.16 acres of the Property ("Amended Application"); and

WHEREAS, on July 20, 2026, the Town Council held a public hearing to determine appropriate zoning for the Property and, after considering the recommendation of the Planning and Zoning Commission, the applicant's request, Town staff's recommendation, and the evidence received at the hearing, finds that the requested rezoning of the Property to Mixed-Density Neighborhood (R-2) for 103.33 acres of the Property, Mixed Use Neighborhood Commercial (MU-NC) for 44.9 acres of the Property, and Mixed Use Regional Commercial (MU-RC) zoning for 15.16 acres of the Property conforms to the *Johnstown Area Comprehensive Plan* and to the Town's land use regulations, and desires to approve the Amended Application; and

WHEREAS, Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, safety and welfare and that this Ordinance is in the best interests of the citizens of the Town.

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

1. Recitals. The recitals set forth above are affirmed and incorporated herein.

2. Zoning Approval. Zoning of the Property shall hereby and hereinafter be designated as Mixed-Density Neighborhood (R-2) for 103.33 acres of the Property, Mixed Use Neighborhood Commercial (MU-NC) for 44.9 acres of the Property, and Mixed Use Regional Commercial (MU-RC) zoning for 15.16 acres of the Property, as shown and depicted on Exhibit A.

3. Repeal. All other Ordinances, or parts thereof, in conflict with this Ordinance, including Ordinance No. 2021-210, are hereby repealed.

4. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Charter.

5. Recordation. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this 20th day of July, 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 3rd day of August, 2026.

ATTEST:

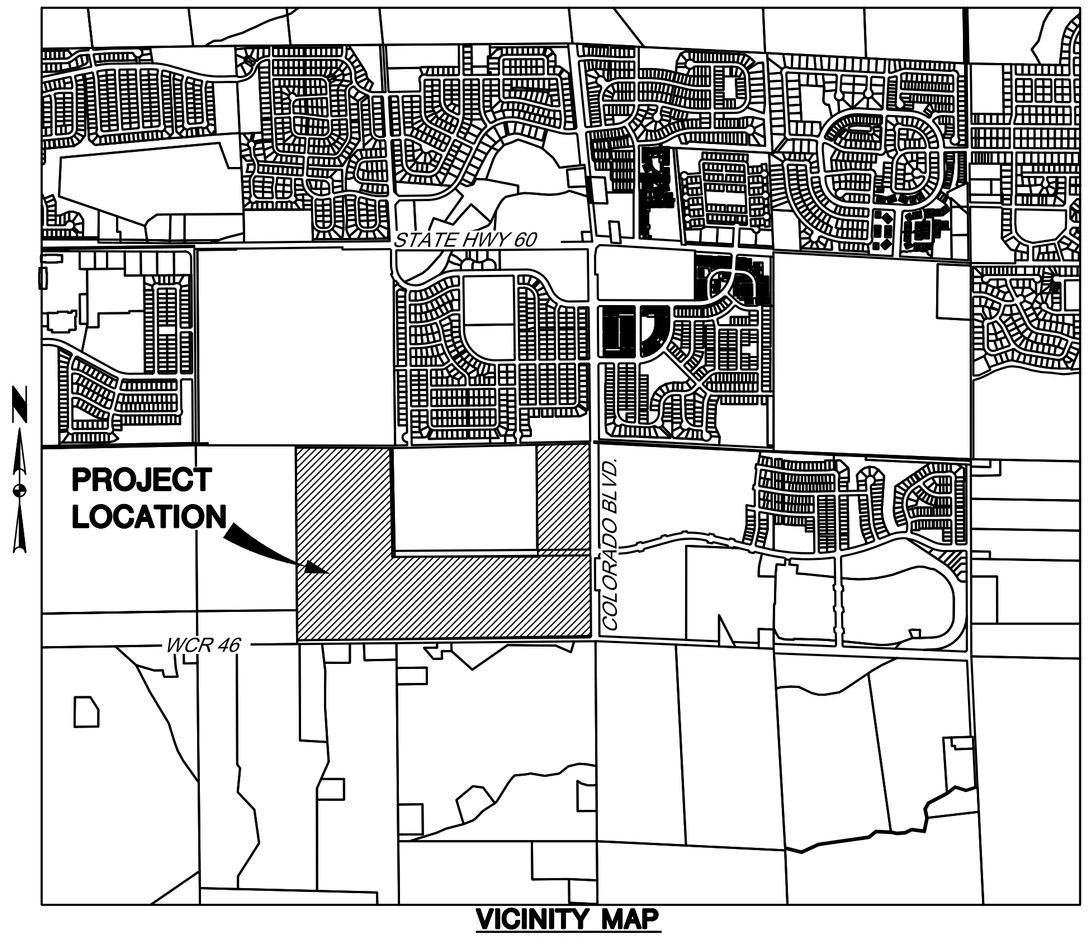
By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
PROPERTY DESCRIPTION

WHITEHALL SUBDIVISION FILING NO. 2 ZONING MAP

A REZONE OF THE EAST HALF OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

OWNER:
ELEVEN, LLC,
A COLORADO LIMITED LIABILITY COMPANY
6715 COUNTY ROAD 50
JOHNSTOWN, CO 80534

ENGINEERING:
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

SURVEYING:
MAJESTIC SURVEYING, LLC
1111 DIAMOND VALLEY DR., SUITE #104
WINDSOR, CO 80550
(970) 883-5698

LEGAL DESCRIPTION

FOUR PARCELS OF LAND LOCATED IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE LEGAL DESCRIPTIONS ON THIS SHEET

BASIS OF BEARING STATEMENT

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR S 89°25'38" W A DISTANCE OF 2650.83 FEET, MONUMENTED AS SHOWN HEREON, AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO.

OWNER: ELEVEN, LLC, A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20__.

_____
NAME TITLE SIGNATURE

TOWN COUNCIL

THIS MAP TO BE KNOWN AS WHITEHALL FILING NO. 2 ZONING MAP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20__.

BY:_____ ATTEST:_____
MAYOR – MICHAEL P. DUNCAN TOWN CLERK

SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS_____DAY OF_____, 20__.

_____
STEVEN PARKS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 38348

PARCEL 1 – PROPOSED R-2, MIXED DENSITY NEIGHBORHOOD, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER (SW1/4) AND SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°25'38" EAST A DISTANCE OF 1330.83 FEET;

THENCE NORTH 00°34'22" EAST A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 46, THE POINT OF BEGINNING;

THENCE ON SAID NORTH RIGHT-OF-WAY OF COUNTY ROAD 46, THE FOLLOWING TWO (2) COURSES;

1. THENCE SOUTH 89°25'38" WEST A DISTANCE OF 1330.67 FEET;
2. THENCE SOUTH 89°25'53" WEST A DISTANCE OF 1325.32 FEET, TO THE WEST LINE OF WHITEHALL SUBDIVISION FILING NO. 1;

THENCE NORTH 00°24'06" WEST, ALONG THE WEST LINE OF SAID WHITEHALL SUBDIVISION FILING NO. 1, A DISTANCE OF 2567.61 FEET TO THE NORTH LINE OF TRACT B, WHITEHALL SUBDIVISION FILING NO. 1;

THENCE NORTH 89°29'13" EAST, ALONG SAID NORTH LINE OF TRACT B, A DISTANCE OF 1294.42 FEET, TO THE WEST LINE OF TRACT D OF WHITEHALL SUBDIVISION FILING NO. 1;

THENCE ON THE WEST AND SOUTH LINE OF SAID TRACT D, THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°25'18" EAST A DISTANCE OF 1385.84 FEET;
2. THENCE NORTH 89°37'04" EAST A DISTANCE OF 30.00 FEET, TO THE EAST LINE OF TRACT C OF WHITEHALL SUBDIVISION FILING NO. 1;

THENCE SOUTH 00°25'18 EAST, ON SAID EAST LINE OF TRACT D, A DISTANCE OF 80.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE;

THENCE NORTH 89°37'01" EAST, ON SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 758.61 FEET;

THENCE SOUTH 00°22'56" EAST A DISTANCE OF 111.22 FEET TO A POINT OF CURVATURE (PC)

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 456.63 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 55°04'47" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 27°55'20" EAST A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY (PT);

THENCE SOUTH 55°27'43" EAST A DISTANCE OF 202.85 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 455.05 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 54°53'21" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 28°01'03" EAST A DISTANCE OF 437.85 FEET TO A PT;

THENCE SOUTH 00°34'22" EAST A DISTANCE OF 91.30 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 4,500,873 SQUARE FEET OR 103.33 ACRES, MORE OR LESS (±).

PARCEL 2 – PROPOSED MU-NC, MIXED USE NIEGHBORHOOD COMMERCIAL, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°25'38" EAST A DISTANCE OF 1330.83 FEET;

THENCE NORTH 00°34'22" WEST A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46, THE POINT OF BEGINNING;

THENCE NORTH 00°34'22" WEST A DISTANCE OF 91.30 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 455.05 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 54°53'21" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 28°01'03" WEST A DISTANCE OF 437.85 FEET TO A POINT OF TANGENCY (PT);

THENCE NORTH 55°27'43" EAST A DISTANCE OF 202.85 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 456.63 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 55°04'47" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 27°55'20" WEST A DISTANCE OF 439.25 FEET TO A PT;

THENCE NORTH 00°22'56" WEST A DISTANCE OF 111.22 FEET, TO THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE;

THENCE ON SAID SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE, THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 89°37'01" EAST A DISTANCE OF 1124.05 FEET;
2. THENCE SOUTH 00°22'21" EAST A DISTANCE OF 10.00 FEET;
3. THENCE NORTH 89°37'14" EAST A DISTANCE OF 44.36 FEET;

THENCE SOUTH 00°22'56" EAST A DISTANCE OF 292.46 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 103.29 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°27'35" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 06°36'43" EAST A DISTANCE OF 103.09 FEET TO A PT;

THENCE SOUTH 12°50'31" EAST A DISTANCE OF 188.43 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 101.68 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°15'52" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 06°42'35" EAST A DISTANCE OF 101.48 FEET TO A PT;

THENCE SOUTH 00°34'39" EAST A DISTANCE OF 404.04 FEET, TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 46;

THENCE NORTH 89°25'38" EAST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 659.99 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 1,009,861 SQUARE FEET OR 23.18 ACRES, MORE OR LESS (±).

PARCEL 3 – PROPOSED MU-RC, MIXED USE REGIONAL COMMERCIAL, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°25'38" WEST, ON THE SOUTH SECTION LINE OF SAID SE1/4, A DISTANCE OF 79.80 FEET;

THENCE NORTH 00°34'22" WEST A DISTANCE OF 60.00 FEET, TO NORTH RIGHT-OF-WAY OF COUNTY ROAD 46, THE POINT OF BEGINNING;

THENCE NORTH 89°25'38" EAST, ON SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 580.27 FEET;

THENCE NORTH 00°34'39" WEST A DISTANCE OF 404.04 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 101.68 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°15'52" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 06°42'35" WEST A DISTANCE OF 101.48 FEET TO A POINT OF TANGENCY (PT);

THENCE NORTH 12°50'31" WEST A DISTANCE OF 188.43 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 103.29 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°27'35" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 06°36'43" EAST A DISTANCE OF 103.09 FEET TO A PT;

THENCE NORTH 00°22'56" WEST A DISTANCE OF 292.46 FEET, TO THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE;

THENCE ON THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE AND THE WEST RIGHT-OF-WAY OF COLORADO BOULEVARD, THE FOLLOWING SEVEN (7) COURSES;

1. THENCE NORTH 89°37'14" EAST A DISTANCE OF 510.83 FEET;
2. THENCE SOUTH 43°38'01" EAST A DISTANCE OF 92.14 FEET;
3. THENCE SOUTH 16°00'18" EAST A DISTANCE OF 56.71 FEET;
4. THENCE SOUTH 04°25'57" EAST A DISTANCE OF 76.01 FEET;
5. THENCE SOUTH 38°27'42" EAST A DISTANCE OF 113.49 FEET;
6. THENCE SOUTH 00°22'56" EAST A DISTANCE OF 774.99 FEET TO A POINT OF CURVATURE (PC);
7. THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 31.35 FEET, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 89°48'34" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 44°31'21" WEST A DISTANCE OF 28.24 FEET TO A PT, THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 660,352 SQUARE FEET OR 15.16 ACRES, MORE OR LESS (±).

PARCEL 4 – PROPOSED MU-NC, MIXED USE NIEGHBORHOOD COMMERCIAL, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°22'56" WEST, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 2635.01 FEET;

THENCE SOUTH 89°37'04" WEST A DISTANCE OF 60.00 FEET, TO THE WEST RIGHT-OF-WAY OF COLORADO BOULEVARD, THE POINT OF BEGINNING;

THENCE ON THE WEST RIGHT-OF-WAY OF COLORADO BOULEVARD AND THE NORTH RIGHT-OF-WAY OF ROOSEVELT AVENUE, THE FOLLOWING EIGHT (8) COURSES;

1. THENCE SOUTH 00°22'56" EAST A DISTANCE OF 976.19 FEET;
2. THENCE SOUTH 18°59'59" WEST A DISTANCE OF 205.88 FEET;
3. THENCE SOUTH 11°11'52" WEST A DISTANCE OF 101.81 FEET;
4. THENCE SOUTH 37°36'25" WEST A DISTANCE OF 77.33 FEET TO A POINT OF CURVATURE (PC);
5. THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 118.92 FEET, HAVING A RADIUS OF 210.00 FEET, A DELTA OF 32°26'47" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 70°09'45" WEST A DISTANCE OF 117.34 FEET TO A POINT OF TANGENCY (PT);
6. THENCE SOUTH 86°23'11" WEST A DISTANCE OF 186.12 FEET;
7. THENCE SOUTH 84°17'38" WEST A DISTANCE OF 245.32 FEET;
8. THENCE SOUTH 89°37'04 WEST A DISTANCE OF 30.02 FEET, TO THE WEST LINE OF TRACT A, WHITEHALL SUBDIVISION FILING NO. 1;

THENCE ON THE WEST AND NORTH LINE OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES;

1. THENCE NORTH 00°22'56" WEST A DISTANCE OF 1398.64 FEET;
2. THENCE NORTH 89°13'51" EAST A DISTANCE OF 707.12 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 946,312 SQUARE FEET OR 21.72 ACRES, MORE OR LESS (±).

NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THERE MAY BE OTHER DOCUMENTS RELATED TO THE SUBJECT PROPERTY THAT WERE NOT DISCOVERED BY THE LAND SURVEYOR.
3. ADJACENT PROPERTY OWNER INFORMATION PER THE WELD COUNTY ASSESSOR'S MAP.

REVISIONS

BY	DATE	DESCRIPTION

DRAWN BAMG
CHECKED JFS
DESIGNED BAMG
FILENAME 0001_Rezone Plat

WHITEHALL SUBDIVISION FILING NO. 2
ZONING MAP

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1295.0001.00
SCALE N/A
DATE JULY 2026
SHEET 1 of 2

K:\1295\001\05 Drawings\Sheets Civil\0001_Rezone Plat.dwg, 7/22/2026 10:45:40 AM

VERNON J VAIL
5194 HIGHWAY 60
RECEPTION NO. 3362942
ZONING: WELD COUNTY "A"

CLEARVIEW PUD
ZONING PUD-R

CENTER QUARTER CORNER
SECTION 12, T.4N., R.68W. FOUND
#6 REBAR WITH 2.5" ALUM CAP
LS 14166

PARCEL 4
MU-NC MIXED USE NEIGHBORHOOD
COMMERCIAL
POINT OF BEGINNING

S89°37'04"W
60.00'

EAST QUARTER CORNER
SECTION 12, T.4N., R.68W.
-CALCULATED POSITION-

30' PIPELINE
ESMT.
REC# 3716491

N89°13'51"E 2652.70'

N89°13'51"E 707.12'

FOUND #5 REBAR WITH
2" ALUM CAP

N89°29'13"E 1294.42'

50' PIPELINE ESMT
REC# 3708958

FOUND #5 REBAR WITH 2"
ALUM CAP PLS 38702,
COFFEY

20' PIPELINE ESMT
REC# 4233158

20' EXCLUSIVE
WATERLINE ESMT.
REC# 4835732

60' PIPELINE ESMT.
REC# 4999257
10' U.E.
REC# 4835732

30' FIRE &
ACCESS ESMT.
REC# 4835732

ELEVEN LLC
EXISTING ZONING:
PUD-MU
PROPOSED ZONING:
MU-NC
MIXED USE
NEIGHBORHOOD
COMMERCIAL
PARCEL 4
946,312 SF
21.72 AC

S00°22'56"E 976.19'

COLORADO BLVD (120' ROW)

S00°25'18"E 1385.84'

LOT 1, WHITEHALL SUBDIVISION
FILING NO. 1
3349 ROOSEVELT PARKWAY
OWNER: WELD COUNTY SCHOOL
DISTRICT RE-5J
ZONING: PUD-MU
-NOT A PART-

N00°22'56"W 1398.64'

20' EXCLUSIVE
WATERLINE ESMT
REC# 4835732

S18°59'59"W
205.88'
S11°11'52"W
101.81'
S37°36'25"W
77.33'
Δ=32°26'47"
R=210.00'
L=118.92'
CH=117.34'
S70°09'45"W
S86°23'11"W
186.12'
S84°17'38"W
245.32'

GRANARY DEVELOPMENT II LLC
GRANARY THIRD FILLING
ZONING PUD

N00°22'56"W 2635.01'

ELEVEN LLC
EXISTING ZONING:
PUD-MU
PROPOSED ZONING:
R-2
MIXED DENSITY
NEIGHBORHOOD
PARCEL 1
4,500,873 SF
103.33 AC

N00°24'06"W 2587.61'

PURCELL CONSERVATION
GROUP LLC
4705 COUNTY ROAD 46
RECEPTION NO. 3899850
ZONING: WELD COUNTY "A"

N89°37'04"E
30.00'
S00°25'18"E
80.00'

ROOSEVELT AVENUE (80' ROW)

758.61'

N89°37'01"E 1882.65'

10' U.E.
REC# 4835732

S00°22'56"E
111.22'

1124.05'

30.02'

S89°37'04"W

N89°37'14"E 555.19'

S00°22'21"E
10.00'
44.36'

510.83'

S43°38'01"E
92.14'
S16°00'18"E
56.71'
S04°25'57"E
76.01'
S38°27'42"E
113.49'

LAURIE &
DAVID STOLLEY
22180 COUNTY
ROAD 13
EXEMPTION NO.
1059-7-3
RE93403
LOT A
ZONING WELD
COUNTY "A"

20' PIPELINE
ESMT
REC# 4233158

50' BUILDING SETBACK
PLUGGED AND ABANDONED WELL
KERR MCGEE OIL & GAS ONSHORE
LP-47-47120 WELL NAME: HELD #12-1418

Δ=55°04'47"
R=475.00'
L=456.63'
CH=439.25'
S27°55'20"E

S55°27'43"E
202.85'

ELEVEN LLC
EXISTING ZONING:
PUD-MU
PROPOSED ZONING:
MU-NC
MIXED USE
NEIGHBORHOOD
COMMERCIAL
PARCEL 2
1,009,861 SF
23.18 AC

S00°22'56"E
292.46'

ELEVEN LLC
EXISTING ZONING:
PUD-MU
PROPOSED ZONING:
MU-RC
MIXED USE
REGIONAL
COMMERCIAL
PARCEL 3
660,352 SF
15.16 AC

Δ=12°27'35"
R=475.00'
L=103.29'
CH=103.09'
S06°36'43"E
S12°50'31"E
188.43'

50' BUILDING SETBACK
PLUGGED AND ABANDONED WELL
KERR MCGEE OIL & GAS ONSHORE
LP-47-47120 WELL NAME: GREGG #1

60' PIPELINE ESMT.
REC# 4999257
10' U.E.
REC# 4835732
S00°22'56"E
774.99'

A.E, D.E. & U.E.
REC# 4835732
Δ=89°48'34"
R=20.00'
L=31.35'
CH=28.24'
S44°31'21"W
PARCEL 3
MU-RC MIXED USE
REGIONAL COMMERCIAL
POINT OF BEGINNING
N00°34'22"W
60.00'

580.27'

Δ=12°15'52"
R=475.00'
L=101.68'
CH=101.48'
S06°42'35"E

S00°34'39"E 404.04'

Δ=54°53'21"
R=475.00'
L=455.05'
CH=437.85'
S28°01'03"E

30' EXCLUSIVE
SANITARY SEWER ESMT
REC# 4835732

PARCEL 1
R-2 MIXED DENSITY
NEIGHBORHOOD
POINT OF BEGINNING

PARCEL 2
MU-NC MIXED USE NEIGHBORHOOD
COMMERCIAL
POINT OF BEGINNING

S00°34'22"E
91.30'
N00°34'22"W
60.00'

659.99'

20' PIPELINE
ESMT REC#
4189853

10' U.E.
REC# 4917131

10' U.E.
REC# 4917131

S89°25'53"W 1325.32'

1330.67'

1330.83'

WCR 46 (90' ROW)

S89°25'38"W 2570.94'

S89°25'38"W 2650.83' (BASIS OF BEARING)

S89°25'38"W
79.80'

WEST SIXTEENTH CORNER
SECTION 12, T.4N., R.68W.
FOUND 3" ALUM CAP 5.5"
BELOW SURFACE

5364 COUNTY ROAD 46 LLC
5364 COUNTY ROAD 46
RECEPTION NO. 4198855
LOT A "RECX14-0021"
ZONING WELD COUNTY "A"

RONALD A. & CONNIE L.
CAPRON
5370 COUNTY ROAD 46
RECEPTION NO. 2716093
LOT A "RE-2228"
ZONING WELD COUNTY "A"

UFI FEEDING LLC
5630 COUNTY ROAD 46
REC. NO. 3894518 LOT A
ZONING WELD COUNTY "A"

STARZ ALIGN LLC
5636 COUNTY ROAD 4
REC. NO. 4613679
LOT "1AMSUBX19-79-609"
ZONING WELD COUNTY "A"

SOUTH QUARTER CORNER
SECTION 12, T.4N., R.68W.
FOUND #6 REBAR WITH 2.5"
ALUM CAP ILLEGIBLE

PARCEL 1
R-2 MIXED DENSITY NEIGHBORHOOD
POINT OF COMMENCEMENT

AND

PARCEL 2
MU-NC MIXED USE NEIGHBORHOOD COMMERCIAL
POINT OF COMMENCEMENT

SOUTHEAST CORNER SECTION 12, T.4N., R.68W.
FOUND #6 REBAR WITH 3.5" ALUM CAP LS
38209

PARCEL 3
MU-RC MIXED USE REGIONAL COMMERCIAL
POINT OF COMMENCEMENT

AND

PARCEL 4
MU-NC MIXED USE NEIGHBORHOOD COMMERCIAL
POINT OF COMMENCEMENT

JERRI & GARY L.
STROHMAN
5288 COUNTY ROAD 46
RECEPTION NO. 4294141
LOT A "RE-1483" ZONING
WELD COUNTY "A"

WADE WARREN & BRENDA
ANNETTE DONES
5368 COUNTY ROAD 46
RECEPTION NO. 4164963
LOT B "RECX14-0021"
ZONING WELD COUNTY "A"

UFI FEEDING LLC
5632 COUNTY ROAD 46
REC. NO. 4480605
LOT B
ZONING WELD COUNTY "A"

LEGEND

⊕	RECOVERED ALIQUOT CORNER AS DESCRIBED
⊙	FOUND MONUMENT AS DESCRIBED
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
I.E.	IRRIGATION EASEMENT
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	EXISTING EASEMENT TO BE VACATED
	PLAT BOUNDARY

NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A)

200 0 200 400
scale 1"=200' feet

REVISIONS

BY	DATE	DESCRIPTION

DRAWN: BAMG
CHECKED: JFS
DESIGNED: BAMG
FILENAME: 0001_Rezone Plat

WHITEHALL SUBDIVISION FILING NO. 2

ZONING MAP

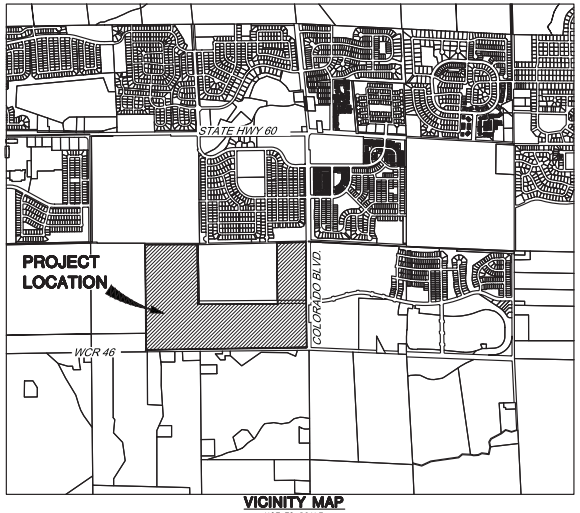
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1295.0001.00
SCALE 1" = 200'
DATE JULY 2026
SHEET 2 of 2

K:\1295\001\05 Drawings\Sheets Civil\0001_Rezone Plat.dwg, 7/22/2026 10:45:41 AM

WHITEHALL SUBDIVISION FILING NO. 2 ZONING MAP

A REZONE OF THE EAST HALF OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

OWNER:
ELEVEN, LLC,
A COLORADO LIMITED LIABILITY COMPANY
6715 COUNTY ROAD 50
JOHNSTOWN, CO 80534

ENGINEERING:
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

SURVEYING:
MAJESTIC SURVEYING, LLC
1111 DIAMOND VALLEY DR., SUITE #104
WINDSOR, CO 80550
(970) 883-5698

LEGAL DESCRIPTION

FOUR PARCELS OF LAND LOCATED IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE LEGAL DESCRIPTIONS ON THIS SHEET

BASIS OF BEARING STATEMENT

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS ASSUMED TO BEAR S 89°25'38" W A DISTANCE OF 2650.83 FEET, MONUMENTED AS SHOWN HEREON, AND CONSIDERING ALL OTHER BEARINGS RELATIVE THERETO.

OWNER: ELEVEN, LLC, A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20__.

_____
NAME TITLE SIGNATURE

TOWN COUNCIL

THIS MAP TO BE KNOWN AS WHITEHALL FILING NO. 2 ZONING MAP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADOPTED ON THE FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____, 20__.

BY:_____ ATTEST:_____
MAYOR – MICHAEL P. DUNCAN TOWN CLERK

SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS_____DAY OF_____, 20__.

_____
STEVEN PARKS
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 38348

PARCEL 1 – PROPOSED R-2, MIXED DENSITY NEIGHBORHOOD, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER (SW1/4) AND SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°25'38" EAST A DISTANCE OF 1330.83 FEET;

THENCE NORTH 00°34'22" EAST A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 46, THE POINT OF BEGINNING;

THENCE ON SAID NORTH RIGHT-OF-WAY OF COUNTY ROAD 46, THE FOLLOWING TWO (2) COURSES;

1. THENCE SOUTH 89°25'38" WEST A DISTANCE OF 1330.67 FEET;
2. THENCE SOUTH 89°25'53" WEST A DISTANCE OF 1325.32 FEET, TO THE WEST LINE OF WHITEHALL SUBDIVISION FILING NO. 1;

THENCE NORTH 00°24'06" WEST, ALONG THE WEST LINE OF SAID WHITEHALL SUBDIVISION FILING NO. 1, A DISTANCE OF 2567.61 FEET TO THE NORTH LINE OF TRACT B, WHITEHALL SUBDIVISION FILING NO. 1;

THENCE NORTH 89°29'13" EAST, ALONG SAID NORTH LINE OF TRACT B, A DISTANCE OF 1294.42 FEET, TO THE WEST LINE OF TRACT D OF WHITEHALL SUBDIVISION FILING NO. 1;

THENCE ON THE WEST AND SOUTH LINE OF SAID TRACT D, THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 00°25'18" EAST A DISTANCE OF 1385.84 FEET;
2. THENCE NORTH 89°37'04" EAST A DISTANCE OF 30.00 FEET, TO THE EAST LINE OF TRACT C OF WHITEHALL SUBDIVISION FILING NO. 1;

THENCE SOUTH 00°25'18 EAST, ON SAID EAST LINE OF TRACT D, A DISTANCE OF 80.00 FEET, TO THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE;

THENCE NORTH 89°37'01" EAST, ON SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 758.61 FEET;

THENCE SOUTH 00°22'56" EAST A DISTANCE OF 111.22 FEET TO A POINT OF CURVATURE (PC)

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 456.63 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 55°04'47" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 27°55'20" EAST A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY (PT);

THENCE SOUTH 55°27'43" EAST A DISTANCE OF 202.85 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 455.05 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 54°53'21" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 28°01'03" EAST A DISTANCE OF 437.85 FEET TO A PT;

THENCE SOUTH 00°34'22" EAST A DISTANCE OF 91.30 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 4,500,873 SQUARE FEET OR 103.33 ACRES, MORE OR LESS (±).

PARCEL 2 – PROPOSED MU-NC, MIXED USE NEIGHBORHOOD COMMERCIAL, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°25'38" EAST A DISTANCE OF 1330.83 FEET;

THENCE NORTH 00°34'22" WEST A DISTANCE OF 60.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 46, THE POINT OF BEGINNING;

THENCE NORTH 00°34'22" WEST A DISTANCE OF 91.30 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 455.05 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 54°53'21" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 28°01'03" WEST A DISTANCE OF 437.85 FEET TO A POINT OF TANGENCY (PT);

THENCE NORTH 55°27'43" EAST A DISTANCE OF 202.85 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 456.63 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 55°04'47" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 27°55'20" WEST A DISTANCE OF 439.25 FEET TO A PT;

THENCE NORTH 00°22'56" WEST A DISTANCE OF 111.22 FEET, TO THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE;

THENCE ON SAID SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE, THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 89°37'01" EAST A DISTANCE OF 1124.05 FEET;
2. THENCE SOUTH 00°22'21" EAST A DISTANCE OF 10.00 FEET;
3. THENCE NORTH 89°37'14" EAST A DISTANCE OF 44.36 FEET;

THENCE SOUTH 00°22'56" EAST A DISTANCE OF 292.46 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 103.29 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°27'35" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 06°36'43" EAST A DISTANCE OF 103.09 FEET TO A PT;

THENCE SOUTH 12°50'31" EAST A DISTANCE OF 188.43 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 101.68 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°15'52" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 06°42'35" EAST A DISTANCE OF 101.48 FEET TO A PT;

THENCE SOUTH 00°34'39" EAST A DISTANCE OF 404.04 FEET, TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 46;

THENCE NORTH 89°25'38" EAST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 659.99 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 1,009,861 SQUARE FEET OR 23.18 ACRES, MORE OR LESS (±).

PARCEL 3 – PROPOSED MU-RC, MIXED USE REGIONAL COMMERCIAL, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 89°25'38" WEST, ON THE SOUTH SECTION LINE OF SAID SE1/4, A DISTANCE OF 79.80 FEET;

THENCE NORTH 00°34'22" WEST A DISTANCE OF 60.00 FEET, TO NORTH RIGHT-OF-WAY OF COUNTY ROAD 46, THE POINT OF BEGINNING;

THENCE NORTH 89°25'38" EAST, ON SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 580.27 FEET;

THENCE NORTH 00°34'39" WEST A DISTANCE OF 404.04 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 101.68 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°15'52" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 06°42'35" WEST A DISTANCE OF 101.48 FEET TO A POINT OF TANGENCY (PT);

THENCE NORTH 12°50'31" WEST A DISTANCE OF 188.43 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 103.29 FEET, HAVING A RADIUS OF 475.00 FEET, A DELTA OF 12°27'35" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 06°36'43" EAST A DISTANCE OF 103.09 FEET TO A PT;

THENCE NORTH 00°22'56" WEST A DISTANCE OF 292.46 FEET, TO THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE;

THENCE ON THE SOUTH RIGHT-OF-WAY OF ROOSEVELT AVENUE AND THE WEST RIGHT-OF-WAY OF COLORADO BOULEVARD, THE FOLLOWING SEVEN (7) COURSES;

1. THENCE NORTH 89°37'14" EAST A DISTANCE OF 510.83 FEET;
2. THENCE SOUTH 43°38'01" EAST A DISTANCE OF 92.14 FEET;
3. THENCE SOUTH 16°00'18" EAST A DISTANCE OF 56.71 FEET;
4. THENCE SOUTH 04°25'57" EAST A DISTANCE OF 76.01 FEET;
5. THENCE SOUTH 38°27'42" EAST A DISTANCE OF 113.49 FEET;
6. THENCE SOUTH 00°22'56" EAST A DISTANCE OF 774.99 FEET TO A POINT OF CURVATURE (PC);
7. THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 31.35 FEET, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 89°48'34" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 44°31'21" WEST A DISTANCE OF 28.24 FEET TO A PT, THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 660,352 SQUARE FEET OR 15.16 ACRES, MORE OR LESS (±).

PARCEL 4 – PROPOSED MU-NC, MIXED USE NIEGHBORHOOD COMMERCIAL, ZONING

A PARCEL OF LAND, BEING A PART OF WHITEHALL SUBDIVISION FILING NO. 1, AS RECORDED JUNE 16, 2022 AS RECEPTION NO. 4835732 OF THE WELD COUNTY CLERK & RECORDER, SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 AND ASSUMING THE SOUTH LINE OF SAID SE1/4 AS BEARING SOUTH 89°25'38" WEST, A DISTANCE OF 2650.83 FEET MONUMENTED BY A 3.5" ALUMINUM CAP STAMPED LS 38209 AT THE EAST END, AND A 2.5" ILLEGIBLE ALUMINUM CAP AT THE WEST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°22'56" WEST, ALONG THE EAST LINE OF SAID SE1/4, A DISTANCE OF 2635.01 FEET;
THENCE SOUTH 89°37'04" WEST A DISTANCE OF 60.00 FEET, TO THE WEST RIGHT-OF-WAY OF COLORADO BOULEVARD, THE POINT OF BEGINNING;

THENCE ON THE WEST RIGHT-OF-WAY OF COLORADO BOULEVARD AND THE NORTH RIGHT-OF-WAY OF ROOSEVELT AVENUE, THE FOLLOWING EIGHT (8) COURSES;

1. THENCE SOUTH 00°22'56" EAST A DISTANCE OF 976.19 FEET;
2. THENCE SOUTH 18°59'59" WEST A DISTANCE OF 205.88 FEET;
3. THENCE SOUTH 11°11'52" WEST A DISTANCE OF 101.81 FEET;
4. THENCE SOUTH 37°36'25" WEST A DISTANCE OF 77.33 FEET TO A POINT OF CURVATURE (PC);
5. THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 118.92 FEET, HAVING A RADIUS OF 210.00 FEET, A DELTA OF 32°26'47" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 70°09'45" WEST A DISTANCE OF 117.34 FEET TO A POINT OF TANGENCY (PT);
6. THENCE SOUTH 86°23'11" WEST A DISTANCE OF 186.12 FEET;
7. THENCE SOUTH 84°17'38" WEST A DISTANCE OF 245.32 FEET;
8. THENCE SOUTH 89°37'04 WEST A DISTANCE OF 30.02 FEET, TO THE WEST LINE OF TRACT A, WHITEHALL SUBDIVISION FILING NO. 1;

THENCE ON THE WEST AND NORTH LINE OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES;

1. THENCE NORTH 00°22'56" WEST A DISTANCE OF 1398.64 FEET;
2. THENCE NORTH 89°13'51" EAST A DISTANCE OF 707.12 FEET TO THE POINT OF BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINS 946,312 SQUARE FEET OR 21.72 ACRES, MORE OR LESS (±).

NOTES

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THERE MAY BE OTHER DOCUMENTS RELATED TO THE SUBJECT PROPERTY THAT WERE NOT DISCOVERED BY THE LAND SURVEYOR.
3. ADJACENT PROPERTY OWNER INFORMATION PER THE WELD COUNTY ASSESSOR'S MAP.

REVISIONS

BY	DATE	DESCRIPTION

DRAWN: BAMG
CHECKED: JFS
DESIGNED: BAMG
FILENAME: 0001_Rezone Plat

WHITEHALL SUBDIVISION FILING NO. 2

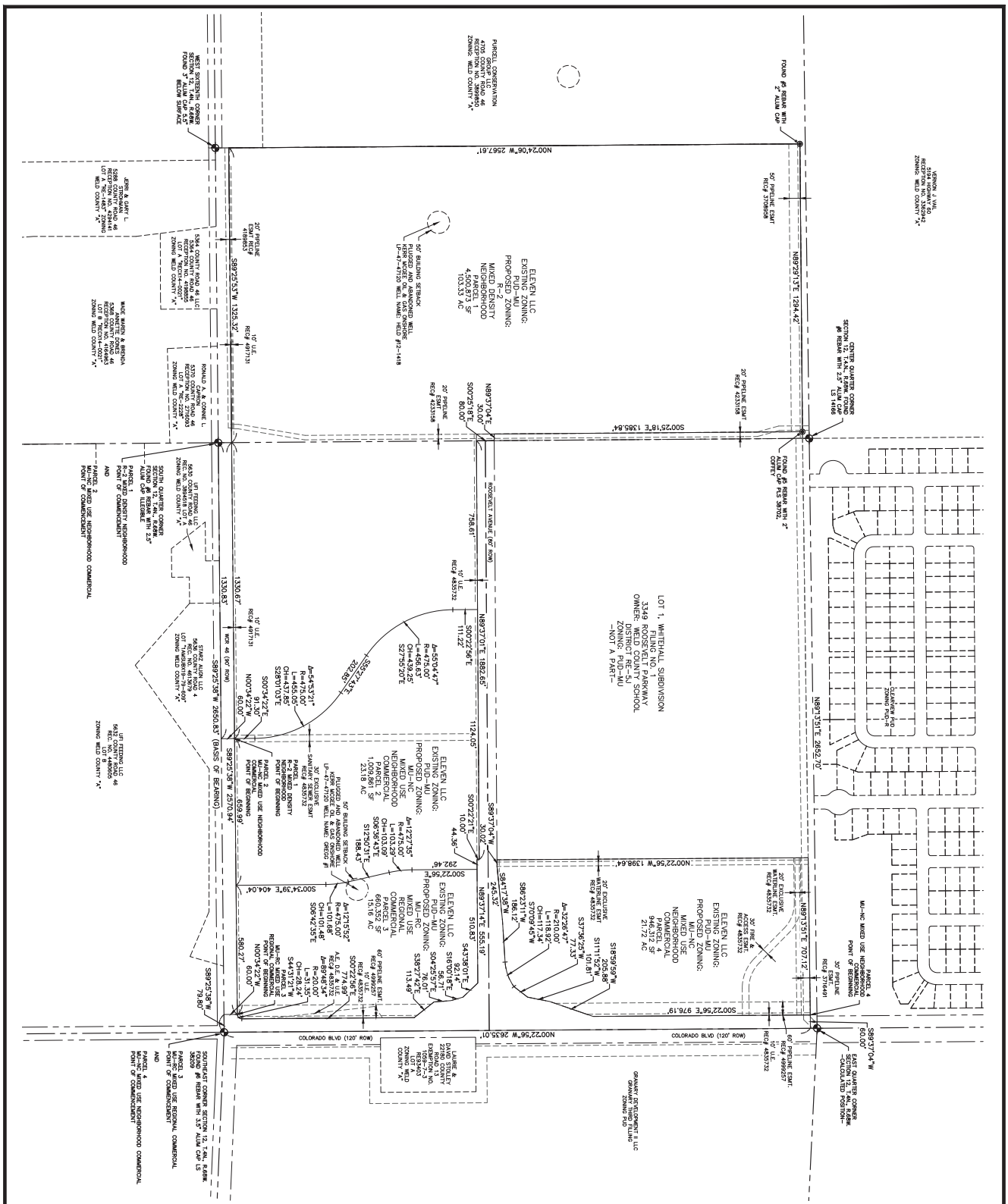
ZONING MAP

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1295.0001.00
SCALE N/A
DATE JULY 2026
SHEET 1 of 2

K:\1295\001\05 Drawings\Sheets Civil\0001_Rezone Plat.dwg 7/22/2026 10:45:40 AM

K:\1295\001\05 Drawings\Sheets Civil\0001_Rezone Plat.dwg; 7/22/2026 10:45:41 AM



Town of Johnstown
List of Bills - June 19, 2026 - July 17, 2026

Vendor	Description	Dept	Amount
4990 Ronald Reagan LLC	Police substation lease	PD	$ 3,039.50
AC/DC Electric	Building maintenance	PW	187.50
Ace Hardware	Supplies	Various	1,677.25
Adamson Police Products	Supplies	PD	14,400.00
Affordable Pest Control	Pest control	PW	236.00
AG Wassenaar Inc	Concrete maintenance	PW	3,460.00
Aguilars Corp	Supplies	PW	1,925.00
All Copy Products	Copier supplies	Various	212.91
All Terrain Landscaping	Landscaping supplies	PW	2,435.00
AM Construction Supply Inc	Supplies	PW	639.99
American Cemetery Supplies, Inc	Cemetery markers	PW	1,180.00
Aqua Engineering	Central Wastewater Treatment Plant	UTIL	30,016.93
ArboRx Tree Care LLC	Tree spraying	PW	9,827.00
Asphalt Specialties Co., Inc.	Paving maintenance	PW	1,099,859.18
Autoplex Restyling Center	Vehicle upfit	UTIL	4,099.99
Award Alliance, LLC	Supplies	ADM	199.50
Baseline Inc	Software	PW	49.00
BBQ Parade winners	2026 Parade winners	ADM	1,000.00
Benesch	Colorado & Roosevelt roundabout	PW	18,812.52
BHA Design Incorporated	West Parish Alleyway project	PW	15,465.00
Brinkman Consulting, Inc	Training	PW	2,290.60
Browns Hill Engineering & Controls	Electrical maintenance	UTIL	4,195.64
Business Equipment Service	Plotter/supplies	ADM	4,315.28
Business Oriented Software Solutions	Software	UTIL	3,600.00
Carnyx Consulting LLC	Training	PD	7,200.00
Central Weld County Water District	Interconnect/legal	UTIL	14,133.28
CenturyLink	Phone/internet	PW/UTIL	1,619.43
Cintas	Floor mat service/supplies	PW	987.63
City of Greeley	Water lease	UTIL	250,000.00
Clear Water Rights, Inc.	Water Efficiency Plan	UTIL	8,052.50
CMC Tire	Vehicle maintenance	PW	906.20
Collab Architecture, LLC	Senior Center design	ADM	107,231.28
Colorado Analytical Labs	Lab testing	UTIL	1,516.00
Colorado Assoc of Chiefs of Police	Dues	PD	1,400.00
CO Dept of Public Health & Env.	Dues	UTIL	1,655.70
Colorado Greenbelt Management	Landscaping services	PW	1,800.00
Comcast	Phone/internet	ADM	469.64
Community Center Refund	Community Center refunds	ADM	950.00
Consolidated Home Supply Ditch	Legal services	PW	862.00
Consolidated Home Supply Ditch	HWY 60 & Colorado Blvd. project design	PW	28,900.00
Core & Main	Supplies	UTIL	1,113.94
Coren Printing, Inc	Supplies	PD	543.75
Costar Realty	Software	ADM	471.37
Cristando House	Training	PD	275.00
CTIO Safety & Toll Enforcement Prog.	Travel	ADM	150.00
Cummins Sales and Service	Generator maintenance	PW/UTIL	3,122.32
DBC Irrigation Supply	Irrigation supplies	PW	8,216.90
Denali Water Solutions LLC	Sludge removal	UTIL	31,263.64
DES Pipeline Maintenance, LLC	Line cleaning	UTIL	20,267.72
Desotec	Granular activated carbon changeout	UTIL	95,626.86
DetectaChem, Inc.	Supplies	PD	191.64
Digital Intelligence, Inc	Supplies	PD	2,188.72
Division of Oil and Public Safety	Elevator maintenance	ADM	40.00
Economic Consultants Oregon Ltd	Housing Needs Assessment	ADM	19,995.95
Employee reimbursement	Employee reimbursements	ADM	469.59
Enchanted Technology Solutions	Vehicle upfit	PD	26,928.96

Vendor	Description	Dept	Amount
Environmental Systems Research I, Inc	Software	PD	35,350.70
Envirotech Services, Inc	Chemicals	PW	12,323.79
First National Bank	Custodial services	ADM	838.73
First Responder Trauma Counselors	Peer support	PD	1,665.00
Flagpoles and Patriot Colors LLC	Building maintenance	PW/PD	947.00
FleetPride, Inc.	Vehicle maintenance	PW	75.99
Fox Tuttle Transportation Group, LLC	Parish Corridor Study	ADM	36,377.50
Front Range Compliance Services LLC	DOT consulting services	ADM	879.93
Frontier Fertilizer & Chemical	Chemicals	PW	662.00
Frontier Self Storage	Storage	PW	260.00
Galloway & Company, Inc.	Survey services	PW	2,600.00
Garrison Minerals	Chemicals - wastewater treatment	UTIL	4,016.60
General Code, LLC	Codification modification	ADM	2,530.00
Ginger Dodge	BBQ Day reimbursement	ADM	84.82
Glenn A. Jones Library	Monthly support	ADM	172,734.65
Gopher Excavation, Inc.	Water line repairs	PW	30,546.25
Grainger, Inc.	Supplies	PW/UTIL	7,341.56
Greeley Lock & Key	Building maintenance	PW	12,069.27
Green Valley Turf Co	Sod	PW	178.20
Ground Engineering Consultants, Inc.	Central Wastewater Treatment Plant	UTIL	12,910.50
H.D. Fowler Company	Water meters	UTIL	8,015.60
Hach Company	Lab equipment	UTIL	111.45
Hajoca Corporation	Equipment maintenance	ADM	2,605.81
Helton & Williamsen, P.C.	Billback - Legal services	ADM	3,455.25
Helton & Williamsen, P.C.	Legal services	ADM	28,551.70
Hinkle & Company, PC	2025 external financial audit	ADM	6,000.00
Hydrant Meter Deposit Refund	Hydrant meter deposit refunds	ADM	5,000.00
IMEG Corp	Billback - Engineering services	ADM	5,582.50
Insight North America LLC	Investment services	ADM	2,581.26
Interstate Battery of the Rockies	Vehicle maintenance	PW	462.85
John Deere Financial	Supplies	PW	6,823.85
Johnstown Barber Shop	BBQ Day reimbursement	ADM	53.59
Johnstown Breeze	Legal notices	ADM	975.54
Kangaroo Express of Longmont, Inc	Lab testing	UTIL	165.00
Ken Garff Ford Greeley	Police vehicles (4)	PD	186,480.00
Kimball Midwest	Supplies	PW	167.70
Kings III Emergency Com., LLC	Elevator maintenance	ADM	49.91
Kinsco, LLC	Uniforms	PD	1,371.00
Knapp Productions	Supplies	ADM	1,275.00
L G Everist Inc	Concrete maintenance	PW	16,387.29
Landmark Monuments LLC	Engraving	PW	300.00
Language Line Services Inc.	Translation services	PD	671.09
Laurie Dameron	Comm. Neighbor Nights - Entertainment	ADM	400.00
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	19,223.50
Law Office of Avi Rocklin LLC	Legal services	ADM	4,029.00
Leads Online LLC	Dues	PD	3,230.00
Lefthand Printworks	Printing services	ADM	128.00
Life Stories Child & Family Advocacy	Quarterly fees	PD	188.00
Little Thompson Water District	Interconnect / water lease	UTIL	117,211.40
Lorraine Baum	Comm. Neighbor Nights - Entertainment	ADM	400.00
Loveland Barricade LLC	Equipment rental	PW/ADM	4,986.25
Loveland Fire Rescue Authority	Building rental	PD	100.00
Loveland Ford-Lincoln	Vehicle maintenance	UTIL	2,109.20
Lowe's	Supplies	UTIL	96.38
Mac Equipment, Inc	Supplies	PW	809.50
Martin Marietta Materials	Supplies	PW	485.69
Michael Lazar	Municipal Court Judge	ADM	2,700.00
Milliken Johnstown Electric	Building maintenance	ADM	150.00

Vendor	Description	Dept	Amount
Minuteman Press	Printing services	ADM	194.70
Moltz Construction Inc.	Central Wastewater Treatment Plant	UTIL	900,630.44
MOS Equipment	Supplies	PD	1,963.00
Mountain West Vegetation Mgmt Inc	Weed abatement	PW	3,495.00
Mr. J's Cleaning Services LLC	Town facilities cleaning	ADM	3,170.48
MWH Constructors	Water Treatment Plant expansion	UTIL	2,773,166.05
Nalco Company LLC	Chemicals - wastewater treatment	UTIL	17,999.71
Napa Auto Parts, Inc	Supplies	Various	1,365.06
NOCO Drug Testing LLC	Lab services	PD/PW	253.70
North Range Behavioral Health	Cost sharing	PD	4,178.69
Original Equipment Auto Glass	Vehicle maintenance	PD	45.00
Otak	Trail Planning Program	PW	14,546.38
Parkland USA Corp	Fuel	Various	6,688.07
Paul's Plumbing & Heating	Jetting services	UTIL	12,279.72
Peak Digital Office Solutions	Software	ADM	225.00
Pioneer Press of Greeley Inc	Printing services	Various	303.00
Pitney Bowes	Postage	ADM	202.86
PlowOps, Inc.	Software	PW	1,440.00
Poudre Valley REA	Utilities	PW	26,417.71
Proforma One Solution	Supplies	ADM	2,461.80
PVS DX, INC	Chemicals - water/wastewater	UTIL	45,411.35
Ram Waste Systems	Trash service	ADM	780.00
Redi Services, LLC	Portolet	PW	2,600.00
Ricoh USA	Supplies	ADM	55.07
Rise Broadband	Phone/internet	UTIL	116.20
Ron Turley Associates Inc	Software	ADM	7,250.40
RTC Manufacturing Inc	Software	PW	6,192.00
SAFEBuilt LLC	Inspection services	ADM	35,770.00
Sam's Club	General supplies	Various	791.00
Sendas Communications LLC	Translation services	ADM	155.70
Shawn & Lindsey Santana Family Trust	Lone Tree Raw Water Line	UTIL	15,353.25
Skaggs Companies, Inc.	Uniforms	PD	1,118.58
SKM Engineering	SCADA	UTIL	3,315.00
Smith Valuation Consultants LLC	Survey services	ADM	2,125.00
Specialized Elevator Corp	Elevator maintenance	PW	525.82
Stericycle, Inc.	Shred services	ADM/PD	168.41
Summit Data Protection LLC	IT services	Various	8,115.00
Sunbelt Rentals	Equipment rental	PW	6,680.34
Tait & Associates, Inc.	Concrete maintenance	PW	46,703.95
TDS	Phone/internet	Various	7,486.52
The Home Depot	Supplies	PW/UTIL	2,363.27
The Jamar Company	Building maintenance	PW	1,927.05
The Tree Guys LLC	Tree maintenance	PW	2,500.00
ThereSquared LLC	Public Art Master Plan	ADM	1,837.50
Tier One Networking, LLC	Computer equipment	ADM	59,429.21
TimberLAN	IT services	Various	3,333.33
T-Mobile	Phone/internet	PD	200.00
Town of Eaton	Water lease	UTIL	42,500.00
Town of Johnstown	Utilities	PW/UTIL	10,660.61
Town of Milliken	Chemicals	UTIL	522.00
Treatment Technology Holding	Chemicals - water	UTIL	31,149.96
Tri State Oil Reclaimers, Inc.	Oil recycling	PW	75.00
Trident Security Systems, Inc.	Fire system monitoring	PW	165.00
TruGreen Chemlawn	Chemicals	PW	16,989.65
UC Health	Lab services	PD	2,482.00
UMB Card Services	Training/travel/supplies	Various	27,866.60
United Power, Inc	Utilities	PW	1,300.78
Upper Case Printing Ink	Newsletter/utility bill printing	ADM/UTIL	4,892.34

Vendor	Description	Dept	Amount
USA Bluebook	Supplies	PW	6,920.09
Utility Notification Center of Colorado	Locates	PW	2,239.90
Utility Refund	Utility refunds	ADM	3,271.01
Vector Disease Control	Mosquito spraying	PW	17,464.14
Veolia WTS Analytical Instruments, Inc.	Equipment maintenance	UTIL	5,693.00
Verizon Connect	Phone/internet	Various	478.50
Verizon Wireless	Phone/internet	Various	7,159.69
Vernon Vail	Right of way/water shares	ADM	250,607.20
Vista Ag Properties, LLC	Lone Tree Raw Water Line	UTIL	22,202.00
Waste Connections of Colorado Inc.	Trash service	PW	107,958.57
Watts Hydraulics Acquisition Corp	Equipment maintenance	ADM	1,061.00
Weld County Dept of Public Health	Lab services	UTIL	2,835.00
Weld County Sheriff	Jail fees	PD	77.16
Wenk Associates, Inc	Park Master Plan project	PW	89,715.08
Western Plains Construction	Concrete maintenance	PW	407,257.40
Western States Land Services LLC	Lone Tree Raw Water Line	UTIL	2,260.76
Whipper Snapper Lawn Care LLC	Weed abatement	PW	720.00
Xcel Energy	Utilities	Various	95,812.34
YMCA of Northern Colorado	Monthly support	ADM	41,666.67
			$ 7,866,733.38

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

Town Council Consent Agenda Communication

Agenda Date: August 3, 2026

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

Attachments: 1. Ordinance 2026-295

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

On July 20, 2026 Town Council was presented with and approved Ordinance 2026-295 to establish a 1-year moratorium for data center facilities in the Town of Johnstown on first reading. This second reading, if approved, will officially implement the moratorium which will go into effect 7 days after approval and publication of the ordinance. While separate, but connected Town Council also directed that a data center committee be established to review data centers as a whole as well as provide a recommendation to Council. The application process to serve on the committee was rolled out last week and the initial application period will be for a period of 2 weeks, subject to the volume of applications received. Staff plans to review these applications and recommend members of the committee to serve and review policy related to data centers during the moratorium.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

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

Healthy & Resilient Economy

- Drive projects and initiatives that promote Johnstown as a premier destination for business
- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado
- Support the local labor market and work with partners to grow diverse employment opportunities

Legal Advice:

The Town Attorney drafted the moratorium ordinance presented.

Financial Advice:

NA

Recommended Action:

Staff recommends approval of Ordinance 2026-295 on second reading.

Reviewed and Approved for Presentation

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-295

AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON DATA CENTER FACILITIES IN THE TOWN OF JOHNSTOWN

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, Town Council has the authority to plan for and regulate land use pursuant to, among other regulations, the Local Government Land Use Control Enabling Act, C.R.S. § 29-20-101, *et seq*., and the Home Rule Charter of the Town of Johnstown, Colorado; and

WHEREAS, the Town Council recognizes that local governments and states nationwide are working to address the regulation of data center facilities and understands that the Colorado General Assembly may enact statewide data center facility regulations in 2027 that could impact local governments; and

WHEREAS, the Town Council acknowledges that data center facilities generally require, among other potential resources, significant electric power and water consumption and impact telecommunication networks, surrounding land uses and the character of the community; and

WHEREAS, the Town has managed its energy, water and fiber resources responsibly and notes that data center facilities could pose a disproportionate impact on the Town's long-term management of those resources; and

WHEREAS, the Town does not have comprehensive and specific zoning, land use and water management regulations that adequately address data center facilities; and

WHEREAS, to provide the Town Council with time to better understand and ascertain the potential impacts arising from the location of data center facilities in the Town, consider state regulations, if any, and thereafter adopt appropriate Town regulations through a comprehensive public hearing process, the Town Council desires to temporarily suspend acceptance of applications for data center facilities; and

WHEREAS, the Town Council finds that a temporary moratorium on the location of data center facilities in the Town, which would allow the Town time to enact appropriate regulations, is necessary to ensure planned and orderly development of data center facilities; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, serves the public health, safety and welfare 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. Data Center Facility Definition. For purposes of this Ordinance, a "data center facility" means:

> A purpose-built structure, a substantial modification to an existing structure, or an integrated group of structures that is designed and used primarily to house computer servers, data storage systems, large scale digital data processing, and/or networking equipment, and associated infrastructure including but not limited to cooling systems, backup power systems, telecommunications facilities, and battery storage, sometimes referred to as Digital Infrastructure Facilities, Industrial-Scale Computing Facilities, or High-intensity Computing Facilities typically operating on a scale requiring significant electrical power consumption, water consumption and/or infrastructure support.

Section 3. Data Center Facility Moratorium. The Town shall not accept applications or engage in pre-submittal activities for data center facilities, including but not limited to planning applications, building permits, engineering permits, or other development applications related to data center facilities, for a period of twelve (12) months from the effective date of this Ordinance, or until appropriate definitions, standards, regulations and conditions are adopted into the Town of Johnstown Land Use Development Code, whichever comes first. The Town Council reserves the right to extend this moratorium if the Town Council determines, at its discretion, that additional time is required to complete the regulatory process.

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 20th day of July, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

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

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

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

Town of Johnstown

TOWN MANAGER'S REPORT

August 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):

- August 3, 2026 – Regular Council Meeting
- August 10, 2026 – Council Work Session (6pm)
- August 17, 2026 – Regular Council Meeting

Strategic Plan

Staff continues to advance the Town's Strategic Plan by developing meaningful performance measures. Several of these new analytics will soon be added to the Strategic Plan dashboard, to make it easier to understand trends, results, and progress over time. The dashboard can be found on the Town of Johnstown website at: https://johnstownco.gov/208/Strategic-Plan

Data Center Committee

Council requested for Staff to establish a data center committee to evaluate and provide recommendations to Council regarding a policy for data centers. The application period is and will be open for 2 weeks and residency is a requirement to serve on the committee. We intend to establish the committee with a balance of residents open to constructively engaging in this important Community topic.

Public Art Plan

At the Council meeting on July 20, the Town Council adopted Johnstown's first-ever Public Art Plan. The plan provides a framework for bringing meaningful public art to the Community. Next steps include forming a Public Art Committee and beginning work on a new art piece that reflects Johnstown and gives the Community something to be proud of.

Housing Needs Assessment

Work continues to progress on the Housing Needs Assessment. During the week of July 13, two separate stakeholder groups were brought together to gather additional public input from the perspective of builders/developers and industry representatives/housing specialists/service providers. This feedback will directly influence the needs assessment. Work has also begun on the strategic growth amendment to the Comprehensive Plan and Water Supply element.

Government Finance Officers Association

The Finance Director and Deputy Town Manager attended the national Government Finance Officers Association conference for two and a half days of professional education courses centered around governmental budgeting, accounting, auditing, leadership, utility rates, and treasury.

TOWN MANAGER'S REPORT

Business of the Month

La Bella Studio was July's Business of the Month, congratulations!

La Bella Studio
July Business of the Month

Hiring Updates

The Town recently welcomed a new Wastewater Treatment Operator and a Streets Maintenance Technician to our team. Two Police Cadets and a Streets Manager are scheduled to start soon. We are currently searching for a Planning Technician, Planner III, Community Service Officer, Deputy HR Director, IT Manager, Water and Sewer System Operator, Police Cadets, and Police Officers.

Water Conservation

The Communication Department produced a short social media reel under the 'Gold is the New Green' watering restrictions campaign educating the Community on additional ways to conserve water. We boosted it to a targeted radius, and in a week it received over 22,000 views. View the reel at: https://www.youtube.com/shorts/111UNUdKBsg

Broker Connect

The Economic Development Department hosted a Broker Connect event on July 16 to bring together developers, brokers, and real estate professionals actively investing in Johnstown to discuss development opportunities in the Community. Developers and business owners spoke to attendees about why Johnstown is a great place to do business.

Presentation at Broker Connect

Participants at Broker Connect

TOWN MANAGER'S REPORT

Utility Billing Statistics

Stats: June 2026

- Statements Generated: 8,778
- New Builds Processed: 34
- Service Orders Processed: 35
- Budget Billing Applications Approved: 45

Johnstown Cemetery

January - June 2026

- Interments: 13
- Total Plots Reserved: 877
- Total Plots Available: 1282
    - Cremains Plots: 668
    - Columbarium Niches: 58
    - Full Size Grave Spaces: 556

Police Department

Stats: June 2026

- Officers responded to 1577 calls for service.
- Officers took 35 traffic accident reports.
- Officers conducted 303 traffic stops.
- Officers issued 116 traffic citations.
- Officers made 21 physical arrests.
    - Animal Complaints: 48
    - Assaults: 6
    - Burglar Alarms/Hold up Alarms: 23
    - Business Checks: 9
    - Code Tickets: 75
    - Code Violations: 170
    - Disturbances: 21
    - Harassments: 31
    - Mental Health Crisis: 14
    - Sex Offense: 0
    - Stolen Vehicles: 3
    - Suspicious Activity: 51
    - Theft: 42
    - Trespassing: 7
    - Vandalism: 4

Case of Interest

Officers responded to a physical disturbance involving a male and female in the Mallard Ridge area. After investigation the female party was taken into custody for 3rd degree assault, false imprisonment, revoked per se, domestic violence enhancements, and three counts of child abuse.

Community Policing, Outreach, & Miscellaneous Items

- Police Cadet Open House – The department hosted an open house for perspective candidates to fill out open police officer cadet positions.
- Battle of the Badges – The 4th annual Johnstown Police Department vs Front Range Fire Rescue took place at Sticker Stadium. The Fire Department won again this year.

Front Range Fire Rescue Baseball Team

Johnstown Police Department Baseball Team

TOWN MANAGER'S REPORT

Training

- Internet Crimes Against Children (ICAC) – Detective Cummings, Detective Horwitz, and Sergeant Perry attended training specific to ICAC investigations.
- Colorado Organized Retail Crime Alliance Conference (COORCA) Conference – Detective Cummings and Sergeant Perry attended the COORCA Conference in Denver.
- Firearms – Full department firearms training was conducted by our in-house instructors for all sworn officers.

Public Works

A total of 233 work orders were completed this month consisting of various activities including pothole patching, street sweeping, gravel road grading, crosswalk striping, road sign repair, mowing, irrigation system repairs, funerals, and a variety of other street, park, cemetery, and facility related maintenance work. 56 work orders were completed by the Streets team, 70 by the Parks team, and 107 by Facilities.

Downtown Streetscape Improvements

Bids are being solicited to replace several damaged concrete curb, gutter, sidewalk, and ADA ramp locations on Parish Ave in the Downtown area. This work is expected to get underway in August and will be closely coordinated with the Downtown businesses to keep as much customer access available as possible. Work is expected to be complete by early September.

Street Striping

Loveland Barricade has been contracted to perform restriping work on several streets around Town where the striping is worn off or faded. This work is scheduled to be completed by the end of August. The Streets team is also installing new crosswalk bars around Town as needed.

2026 Street Maintenance

Now that the contractor work has been completed for the season, the Streets team will turn their attention to getting streets ready for next year's scheduled pavement maintenance. This will include spot patching and crack sealing work on select streets prior to slurry seal or repaving next year.

Cone Zone

The Communication Department continues to keep the Community informed of the ongoing Town projects that may impact travel time and road access with a weekly "Cone Zone Road Update" on Town of Johnstown website and social media. Information on the Johnstown website can be found at: https://johnstownco.gov/685/Cone-Zone--Johnstown-Road-Closures

Cone Zone Road Update
Johnstown Website

TOWN MANAGER'S REPORT

Mosquito Control Surveillance

While measured mosquito activity still remains well below last year, there has been a slight uptick in mosquito counts in and around Town. The Town's contractor performed their first spraying of the season in the Clearview, Mallard Ridge, Pioneer Ridge, and Rolling Hills Ranch neighborhoods in late July.

Utilities

WTP/WWTP Highlights

- Granular activated carbon was replaced with fresh carbon and the old carbon was sent back for regeneration. This removes taste and odor compounds and maintains Johnstown's high quality water.
- Two New Hires - Armando Martinez and Gunner Sablich.

Water Treatment Plant

- Maximum Daily Flow: 5.367 MGD out of 6 MGD
- Average Daily Plant Influent Flow: 4.363 MGD
- Average Daily Plant Effluent Flow to Distribution: 4.2014 MGD
- Average Daily System Demand: 4.680 MGD
- Maximum Daily Demand: 6.118 MGD
- Totalized Monthly Distribution Flow: 126.04 MG
- Totalized Utilization of Little Thompson Interconnect: 11.899 MG; Average Daily: 0.397 MGD
- Totalized Utilization of Central Weld Interconnect: 3.686 MG; Average Daily: 0.123 MGD

Low Point WWTP

- Average Daily Flow: 0.49 MGD
- Treatment Performance: 98.6% BOD removal. Solids removal was below detectable limits (BDL).
- Average Daily Pounds into the Plant:
  - TSS: 1351.08 X 30 days = 40,532.4 lbs. of TSS
  - BOD: 1208.46 X 30 days = 36,253.8 lbs. of BOD
- Replacement Mixer for EQ tank was installed. This assists in evenly mixing incoming sewage for optimal treatment.

Replacement Mixer for EQ Tank

Central WWTP

- Average Daily Flow: 1.05 MGD
- Operators changed oil in one of the large dewatering press gearboxes.
- During one of the large rainstorms, the main access road experienced a washout. Staff from both Public Works and Collections and Distribution helped patch and repair the road in short order.
- Treatment Performance: BOD/TSS removal BDL
- Average Daily Pounds into the Plant:
  - TSS: 2471.97 X 30 days = 74,159.1 lbs. of TSS
  - BOD: 1941.13 X 30 days = 58,233.9 lbs. of BOD

TOWN MANAGER'S REPORT

Washout at Central Access Road

Water Efficiency Programs

- Toilet Rebate Program – Successfully enrolled 4 participants, advancing indoor water efficiency upgrades across the Community.
- Sprinkler Consultation Program – Program has been well utilized with 22 participants this season to help residents understand more about their irrigation systems, management techniques, and other water efficiency programs to participate in.
- Outdoor Irrigation Program – Program continues to be of assistance to residents with 10 applicants engaged in optimizing outdoor water use.
- "Gold is the New Green" – Gold is the New Green promotes letting lawns go dormant during the drought to help save water. The social media campaign already has several thousand views of the video.

Sewer Collections and Water Distribution Systems (C&D)

- Issues Reported: 14
- Work Orders Completed: 203

Collection

- Routine System Checks: 10

Distribution

- Hydrant Meters: 0 Drop Off; 1 Pick Up
- Locate Tickets Completed: 609
- Meter Replacements/Reprogram: 17
- Monthly Manual Reads: 8 Meter; 16 Hydrant Meter
- New Meter Installs: 59
- Routine PRV Checks: 8
- Routine System Flushes: 9
- Water Service Shut Offs: 0

C&D Potholing for
Lead and Copper Survey

Inspections, Installations & Work Orders

- Asphalt Inspected: 1,640 ft.
- Sanitary Sewer Main: 663 ft.
- Sidewalk Inspected: 3,140 ft.
- Storm Sewer: 640 ft.
- Building Permit Inspections: 235

TOWN MANAGER'S REPORT

Capital Projects

West Parish Alley Project

The Town's contractor, Morton Electric, broke ground on the private electrical service undergrounding work in July. Xcel Energy also broke ground on the 1% fund underground relocation concurrently. The alley design plans are incorporating one remaining minor access adjustment and the final construction set of plans is expected to be complete and advertised for bids in August.

West Parish Alley Electrical Undergrounding Work

Lone Tree Raw Water Transmission Line

Town Staff has issued an RFP for the section of a Construction Manager at Risk (CMAR) for design phase services. Town Staff continues to coordinate with the design engineer on finalizing the construction plans for the approximately 10.5-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. Field data collection is underway. Once all easements are obtained in Larimer County, the 1041 technical review will be submitted to Larimer County for review.

Water Treatment Plant Expansion

The contractor is continuing to progress on the installation of process piping for the membranes, equipment installations, and electrical throughout the site. The project is also entering the startup and testing phase which will be underway for the next several months.

Water Treatment Plant Progress

I-25 & Highway 60 Interchange Landscaping Enhancement Project

The Town has applied for a Colorado Department of Transportation (CDOT) landscaping permit and has coordinated with local seeding suppliers for recommendations to improve the landscape conditions at this intersection. The project is anticipated to be advertised for bids in August and be completed in the Fall.

Weld County Road 15 Reconstruction

A pre-bid meeting for interested contractors was held on July 7 for this project to reconstruct WCR 15 between WCR 44 and WCR 46. A total of seven general contractors were either in attendance at the meeting or have submitted questions about the project. The bid opening is scheduled for late July. A construction contract award recommendation is expected to be presented to Council in August.

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

Town Council Agenda Communication

Agenda Date: August 3, 2026

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

Attachments: 1. Memorandum from Councilmember Bashford

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed for your review and consideration is a memorandum from Councilmember Bashford. The item is a request to amend the motion approved by Council at the June 22, 2026 Special Called Council Meeting that included the Town of Johnstown and the NOCO YMCA. Typically, an amendment must be made by the prevailing party on a motion. Councilmember Bashford was not part of the prevailing party, but has asked to have at least a meaningful discussion about the intentions of the motion made and approved on June 22, 2026.

This item is listed as a discussion item, but subject to legal advice, may be opportunistic to change to a formal motion if Council desires.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence

Legal Advice:

Legal advice as applicable and necessary will be provided at the regular meeting.

Financial Advice:

Not Applicable

Recommended Action:

Staff defers to Council, but believes the change in motion creates positive intent of the purpose.

Suggested Motions:

Reviewed and Approved for Presentation

_____

Town Manager

TOWN OF JOHNSTOWN

Request for Agenda Item and Proposed Motion

Consideration of Amending the Council Motion of June 22, 2026 Regarding the Recreation Center Operating Partner by Striking and Replacing the Final Clause

Submitted by: Councilmember Nicholas Bashford

Requested agenda placement: New Business (not Consent Agenda)

Requested meeting date: August 3, 2026 (next regular meeting)

1. Purpose

This item asks the Town Council to amend one clause of a motion previously adopted by this body. It does not reopen the decision to continue the partnership with the YMCA. It does not alter the direction to Town staff to negotiate updates to the current contract. It does not disturb the 90 day cap established by that motion. The negotiation directed by the original motion continues unaffected in every respect.

2. Text of the motion as adopted

The motion, moved by Councilmember Morris and seconded by Councilmember Berg and adopted on June 22, 2026, reads as follows:

> *to continue our partnership with the YMCA and have Town staff meet with the YMCA staff and come together and negotiate the possible update or changes to the current contract with a 90 day cap to come to a mutual agreement and to work to mend the damage in reputation by false or vile attacks and mend our community and our relationship with the YMCA.*

3. Basis for the amendment

The concern is confined to the final clause. Three grounds support amending it, and none of them require this Council to reconsider its decision on the partnership itself.

- The clause adopts a contested factual finding as official Town direction. The phrase "false or vile attacks" characterizes criticism of the operating partner as false. The Council has made no evidentiary finding to that effect, held no hearing on the question, and adopted no record supporting it. A directive to staff should rest on findings the Council has actually made.

- Portions of the criticism the clause characterizes as false are corroborated by the Town's own audited financial reporting. The Town's audited figure for the FY2025 operating payment differs materially from the operating partner's unaudited statement, and that

difference changes the reported net position of the facility. Additional items, including disputed allocations, staff salary and equipment, remain unresolved between the parties. Official language declaring criticism false is inconsistent with matters the Town is still actively reconciling.

- The clause is in tension with the negotiation the same motion directs. The motion instructs staff to negotiate contract changes with the operating partner and, in the same sentence, to work to repair that partner's public reputation. Those two directives pull in opposite directions and place staff in an untenable position during an active negotiation with a 90 day deadline.

This amendment is not offered to leave the Town silent on how people are treated. The legitimate purpose within the original clause, protecting Town staff and operating partner employees from personal attacks, is preserved and stated more clearly in the replacement language below.

4. Proposed amendment

STRIKE the following language from the motion:

> ~~and to work to mend the damage in reputation by false or vile attacks and mend our community and our relationship with the YMCA~~

REPLACE it with the following language:

> **and to work to ensure that public communications regarding the operating partner are factually accurate and consistent with the Town's audited financial reporting, and that Town staff and operating partner employees are treated with respect and professionalism in all public forums.**

5. The motion as it would read if amended

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

6. Suggested motion language for the meeting

I move to amend the motion adopted by this Council on June 22, 2026 concerning the Recreation Center operating partner by striking the final clause, beginning with the words "and

to work to mend," and replacing it with the following: to work to ensure that public communications regarding the operating partner are factually accurate and consistent with the Town's audited financial reporting, and that Town staff and operating partner employees are treated with respect and professionalism in all public forums. All remaining provisions of the motion, including the continuation of the partnership, the direction to negotiate, and the 90 day cap, remain in full force and unchanged.

7. Procedural note

A motion to amend something previously adopted is subject to a higher adoption threshold when offered without prior notice. Under commonly applied parliamentary procedure, such a motion requires a two thirds vote, or a majority of the entire membership, unless notice was given at a previous meeting or in the meeting notice, in which case a simple majority applies. This request is submitted in advance so that notice is satisfied and a simple majority threshold applies. The Town Attorney is asked to confirm the applicable requirement under the Town Charter and the Council's rules of procedure, and to confirm that the item is properly placed on the posted agenda under New Business rather than on the Consent Agenda.

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

Town Council Agenda Communication

Agenda Date: August 3, 2026

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

Attachments:
1. Resolution: 2026-36 (with Exhibit A)
2. Ordinance 2026-296 (with Exhibit A)
3. Subdivision Development & Improvement Agreement - Riverbend Estates P.U.D.
4. Water & Sewer Service Agreement
5. Riverbend Staff Presentation
6. Riverbend Applicant Presentation

Presented by: Jennifer Simmons, Planning and Development Director

Agenda Item Description:

Riverbend Estates Partners LLC. is requesting approval of the final plat and final development plan for Riverbend Estates P.U.D. Filing No. 1. Associated with these documents are the Subdivision Development and Improvement Agreement and Water and Sewer Service Agreement.

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

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

Project Description and Analysis

Riverbend Estates Filing No. 1 contains 76.249 acres generally located south of Weld County Road 46 and west of Parish Avenue with the Little Thompson River on the south side of the property. The applicant is requesting approval of a final plat containing 96 lots and a final development plan to establish zoning regulations for the property.

A final plat must meet the review criteria found in Land Use and Development Code Section 17-2-2.E.1.a - f.

1. Review Criteria. A final plat shall be reviewed according to the following criteria, as well as all criteria applicable to the preliminary plat review.

a. The layout and design of the final plat is substantially consistent with the approved preliminary plat considering the number and size of lots and outlots; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments. Deviations made necessary due to the further detail in planning, design and engineering, and which meet the standards of this code, are generally considered "substantially consistent" with the preliminary plat.

The layout and design is substantially consistent with the preliminary plat, containing 96 lots ranging in size from 6,000 square feet to over 10,000 square feet. The layout is substantially similar to the preliminary plat, being impacted by the adjacent arterial roadways on the north and east, eight producing oil and gas wells on the western edge of the property, and the river to the south.

b. The construction plans for any utilities, infrastructure, and public or common facilities meet all technical specifications.

The construction plans meet all technical specifications and required improvements are provided.

c. All required improvements, dedications, fees, financial guarantees, and maintenance guarantees are provided.

The Developer will provide all required improvements, dedications, fees, financial guarantees, and maintenance guarantees when needed.

d. The phasing and timing of required improvements ensures construction and performance guarantees. Any phasing that meets an approved preliminary plat is presumed acceptable. Any deviations of the final plats from an approved phasing plan shall not alter the timing or coordination of required improvements or amenities in the approved preliminary plat.

Filing 1 does not have phasing associated with it.

e. Deviations in the final plat from the approved preliminary plat may be considered where the change:

(1) Complies with all applicable zoning standards, subdivision design standards, and meets the intent and design objectives of those standards.

(2) Does not increase the impact of any development on required improvements beyond the capacity for required improvements identified in the preliminary plat;

(3) Does not impact any condition of the Planning and Zoning Commission or Town Council associated with the approval of the preliminary plat;

(4) Is generally consistent with development concepts in the preliminary plat in terms of land uses, scale, and intensity of development, and in no case changes the number of lots, dwelling units, buildings, or sizes of blocks and open spaces by more than 10 percent; and

(5) If technical studies were required with the preliminary plat, the author of the study shall submit an amendment noting that the change does not impact any findings of the study.

There are no substantial changes from the preliminary plat.

f. Any other changes to the preliminary plat, including significant changes in the phasing or dedication of public lands and rights-of-way, may require resubmittal of a revised preliminary plat.

There are no other changes to the preliminary plat.

The final development plan must meet the review criteria found in Land Use and Development Code

Section 17-2-4C.
1. New Planned Developments. Review, recommendations, and decisions for newly proposed planned development shall be based on the following criteria:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Strategic Plan Alignment:

Natural & Built Environment

- Invest in, enhance, and conserve our natural environment.

- Support a broad range of housing options.

Quality Infrastructure & Facilities

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

Legal Advice:

The Town Attorney has prepared the Final Plat Resolution, Final Development Plan Ordinance, Subdivision Development and Improvement Agreement, and the Water and Sewer Service Agreement.

Financial Advice:

N/A

Recommended Action:

Staff recommends approval of:
(1) Resolution 2026-36 approving the Riverbend Estates P.U.D. Filing No. 1 Final Plat
(2) Ordinance 2026-296 approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan
(3) Subdivision Development and Improvement Agreement
(4) Water and Sewer Service Agreement

Suggested Motions:

Resolution 2026-36 approving the Riverbend Estates P.U.D. Filing No. 1 Final Plat
For Approval: I move to approve Resolution 2026-36 approving the Riverbend Estates P.U.D. Filing No. 1 Final Plat.
For Denial: I move to deny Resolution 2026-36 approving the Riverbend Estates P.U.D. Filing No. 1 Final Plat.

Ordinance 2026-296 approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan
For Approval: I move to approve Ordinance 2026-296 approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan.
For Denial: I move to deny Ordinance 2026-296 approving the Riverbend Estates P.U.D. Filing No. 1 Final Development Plan.

Subdivision Development and Improvement Agreement
For Approval: I move to approve the Riverbend Estates P.U.D. Filing No. 1 Subdivision Development and Improvement Agreement.
For Denial: I move to deny the Riverbend Estates P.U.D. Filing No. 1 Subdivision Development and Improvement Agreement.

Water and Sewer Service Agreement
For Approval: I move to approve the Riverbend Estates P.U.D. Filing No. 1 Water and Sewer Service Agreement.
For Denial: I move to deny the Riverbend Estates P.U.D. Filing No. 1 Water and Sewer Service

Agreement.

Reviewed and Approved for Presentation

_____

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2026-36

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

WHEREAS, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Riverbend Estates Partners, LLC, a Colorado limited liability company, the property owner ("Owner"), submitted an application to the Town for approval of a Final Plat for Riverbend Estates P.U.D. Filing No. 1, concerning property situated in the Northeast Quarter of Section 17, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 76.249 acres; and

WHEREAS, on June 12, 2024, the Planning and Zoning Commission held a hearing, reviewed the request and recommended that the Town Council approve the Final Plat for Riverbend Estates P.U.D. Filing No. 1; and

WHEREAS, on August 3, 2026, the Town Council held a public hearing concerning approval of the Final Plat for Riverbend Estates P.U.D. Filing No. 1 and, after considering the Planning and Zoning Commission's recommendation, reviewing the file and conducting such hearing, found that the Final Plat is consistent with the *Johnstown Area Comprehensive Plan* and meets the requirements contained in the Johnstown Municipal Code and the Town's regulations; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Final Plat for Riverbend Estates P.U.D. Filing No. 1, subject to the conditions set forth below.

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

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

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

A. Prior to recordation of the Final Plat, Owner shall provide the Town with updated Civil Engineering Construction Plans and associated reports in a form that is satisfactory to Town staff; and

B. Within thirty (30) days, Owner shall dedicate sufficient raw water to the Town to satisfy the water demands associated development of the property in the amount and form acceptable to the Town.

Section 3. Recording. The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Plat and, upon satisfaction of the foregoing conditions, record the Final Plat at the office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS 3rd day of August, 2026.

ATTEST: **TOWN OF JOHNSTOWN, COLORADO**

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

EXHBIT A
Final Plat
(Attached)

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M. Town of Johnstown, County of Weld, State of Colorado

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned being all the owners and lienholders of the following described property to wit:

A parcel of land situate in the East Half (E1/2) of Section Seventeen (17), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 17 and assuming the East line of the Northeast Quarter (NE1/4) of Section 17 as bearing South 01°21'09" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2667.27 feet, monumented by a #6 rebar with a 2.5" aluminum cap stamped LS 23513 at the Northeast corner and a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the East Quarter corner, and with all other bearings contained herein relative thereto;

THENCE South 01°21'09" East along the East line of said NE1/4 a distance of 786.36 feet;
THENCE South 88°38'51" West a distance of 60.00 feet to the POINT OF BEGINNING.
THENCE South 01°21'09" East along the East line of Reception No. 4091296 a distance of 657.56 feet to the Northerly Right of Way line of Great Western Railroad;
Thence along the North and West lines of said Right of Way the following five courses:
THENCE South 36°05'16" West a distance of 923.43 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Southeast a distance of 618.03 feet, having a Radius of 1472.70 feet, a Delta of 24°02'40" and is subtended by a Chord that bears South 24°03'56" West a distance of 613.50 feet to a Point of Tangency (PT);
THENCE South 12°02'36" West a distance of 641.90 feet to a PC;
THENCE along the arc of a curve concave to the Southeast a distance of 386.49 feet, having a Radius of 1472.70 feet, a Delta of 15°02'12" and is subtended by a Chord that bears South 04°31'30" West a distance of 385.39 feet to a PT;
THENCE South 02°59'36" East a distance of 269.42 feet to the North line of Tract L, Stroh farm Filing No. 1 as recorded December 6, 2000 as Reception No. 2811421 of the WCCR;
Thence along said North line the following eight courses:
THENCE South 84°52'54" West a distance of 325.00 feet;
THENCE North 46°42'06" West a distance of 95.70 feet;
THENCE North 46°27'06" West a distance of 94.00 feet;
THENCE North 61°47'06" West a distance of 89.80 feet;
THENCE North 84°48'06" West a distance of 76.50 feet;
THENCE South 70°55'54" West a distance of 61.30 feet;
THENCE South 56°03'54" West a distance of 502.50 feet;
THENCE North 63°58'39" West a distance of 152.98 feet;
THENCE North 02°42'22" West a distance of 2267.83 feet;
THENCE North 43°16'10" East a distance of 264.91 feet;
THENCE South 84°45'28" East a distance of 738.59 feet;
THENCE North 53°53'31" East a distance of 1074.67 feet;
THENCE North 18°24'27" East a distance of 280.53 feet;
THENCE North 69°45'14" East a distance of 163.21 feet;
THENCE South 84°31'14" East a distance of 208.96 feet;
THENCE North 88°38'51" East a distance of 30.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,127,442 Square Feet or 94.753 Acres, more or less (±).

do hereby cause said land to be laid out and platted under the name of FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2, and do hereby dedicate to the public forever all public rights or way, easements and other places designated or described for public uses. All conditions, terms and specifications designated or described herein shall be binding on the owners, their heirs, successors and assigns.

Owners: Riverbend Estates Partners, LLC, a Colorado limited liability company

_____
By: Lee Lowery As: Manager

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by _____ as _____this _____ day of _____, 20___.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By:_____ As:_____

Witness my hand and seal this _____ day of _____, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by _____ as _____this _____ day of _____, 20___.

Witness my Hand and Official Seal.

My commission expires: _____.

FLOOD PLAIN NOTES

1. FLOODPLAIN LINE WORK SHOWN HEREON IS APPROXIMATE AND IS FOR REFERENCE ONLY. IT SHOULD NOT BE RELIED UPON FOR IMPROVEMENTS, ELEVATIONS, CONSTRUCTION OR ANY OTHER PURPOSES.

Notes 2-8 per the Town of Johnstown:

2. This project is currently mapped inside the Federal Emergency Management Agency's (FEMA) Special Hazard Area (SFHA) as depicted on FEMA Flood Insurance Rate Map (FIRM) Panel 08069C1410G, effective date 1-15-2021. The SFHA designation may be removed by the formal letter of Map Revision Process approved by FEMA's designee, based on the proposed improvements and placement of fill. The CLOMR Case No. is 22-08-0777R.

3. Construction of the subdivision improvements proposed within the FEMA regulatory 100-year Special Flood Hazard Area, Zone AE, and Zone AE w/floodway is NOT ALLOWED until and ONLY if the Conditional Letter of Map Revision is approved by FEMA. As noted in the CLOMR application, a final approved Letter of Map Revision then would be required prior to construction of homes within the current floodplain and/or floodway boundaries. Note that FEMA's issuance of a CLOMR states that a LOMR "may" be approved if the improvements to remove the SFHA designation are constructed as represented in the CLOMR submittal. If the LOMR is not approved by FEMA, homes may not be placed in the regulatory floodway.

4. Be advised that removal of the floodplain designation does not guarantee properties will be free from flooding or flood risk. Purchase of flood insurance is recommended.

5. A Floodplain Development Permit is required prior to commencement of construction activity of any kind.

6. All structures with basement and/or crawlspaces must have a secondary power source and a sump pump in place prior to issuance of a Certificate of Occupancy, based on the requirements outlines in FEMA Technical Bulletin 10-1 "Ensuring that Structures Built on Fill In or Near Special Flood Hazard Areas are Reasonably Safe From Flooding". Per FEMA Technical Bulletin 10-01, "simplified approach" basements that are placed in fill area must be equipped with a 1/4 horsepower (or greater) sump pump that is benefited by emergency backup power. A certificate of occupancy should not be released until this fail safe is in place.

7. The following lots will be adjacent to the new floodplain and subject to floodplain regulations:
Lots 1 through 11, Block 13

8. The area of the footprint of the basement must be less than or equal to 1,200 square feet unless certification from a licensed Geotechnical Engineer is provided that states the structure is reasonably safe from flooding. Building Permits may not be issued for buildings with below grade appurtenances until the required Geotechnical Report is submitted an approved by the Town. This note pertains to all lots.

TOWN COUNCIL

This plat, to be known as RIVERBEND ESTATES P.U.D. FILING NO. 2, 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 _____, 20___.

_____ Attest: _____
Mayor-Michael P. Duncan Town Clerk-Meghan Martinez

ACCESS EASEMENT NOTE

Access easements, as dedicated by this plat are for the use of the public, Home Owners Association (HOA) and Metro District.

MAINTENANCE NOTE

Maintenance access shall 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 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.

GENERAL OVERLOT DRAINAGE NOTE

Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown 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 of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. 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 of the drainage ways or drainage systems. All such maintenance costs incurred by the Town will be assessed to the property owner.

DEVELOPMENT AGREEMENT NOTE

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

EASEMENT NOTE

The utility easements are dedicated to the Town of Johnstown for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

TITLE CERTIFICATION

This is to certify that on the _____ day of _____, 20___. I have examined the title to the property as described heron and established that the owners and proprietors of record of the said property as construed in CRS 1973,31-23-11 are the same as shown hereon as of said date

By:_____ of Fidelity National Title

EASEMENT APPROVAL

Approved this _____ day of _____, 20___, by the Extension Irrigation Company

_____ _____
By: As:

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 17, Township 4 North, Range 67 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°03'31" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2488.75 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

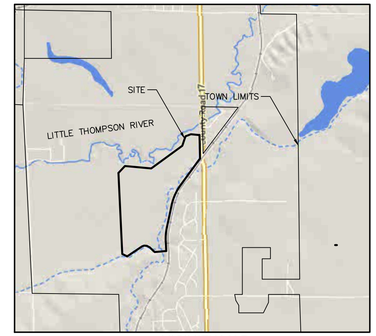
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 100-N0040393-020-TH3, Amendment No. 2, dated October 10, 2024, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information.
This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

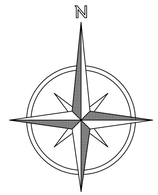
I, Steven Parks, certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

PRELIMINARY

_____
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

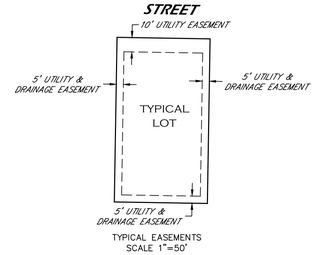


VICINITY MAP
SCALE: 1" = 2000'



Riverbend Estates P.U.D. Filing No. 2
Land Use Table

Name	Description/Land Use	Area		Intended Fee Ownership	Maintenance Upon Completion & Acceptance
Outlot A	Drainage & Utility Easement	81,274 sq. ft.	1.87 acres	Metro District	Metro District
Outlot B	Drainage, Utility & Access Easement	567,669 sq. ft.	13.03 acres	Metro District	Metro District
Outlot N	Drainage, Utility & Access Easement	4,893 sq. ft.	0.11 acres	Metro District	Metro District
Outlot O	Drainage, Utility & Access Easement	35,583 sq. ft.	0.82 acres	Metro District	Metro District
Tract 1	Drainage, Utility & Access Easement	2,471,480 sq. ft.	56.74 acres	Private	Private
Lots	Residential Lots (95)	649,729 sq. ft.	14.92 acres	Private	Private
ROW	Public Right of Way	316,814 sq. ft.	7.27 acres	Town of Johnstown	Town of Johnstown
TOTAL		4,127,442 sq. ft.	94.75 acres		



TYPICAL EASEMENTS
SCALE 1"=50'

Owner: George Seward
505 East 8th Ave, Building B
Yuma, CO 80759

Developer: Riverbend Development Co, LLC
505 East 8th Avenue
Yuma, CO 80759

Engineer: Wohnrade Civil Engineers
11582 Colony Row
Broomfield, CO 80021
(720) 259-0965

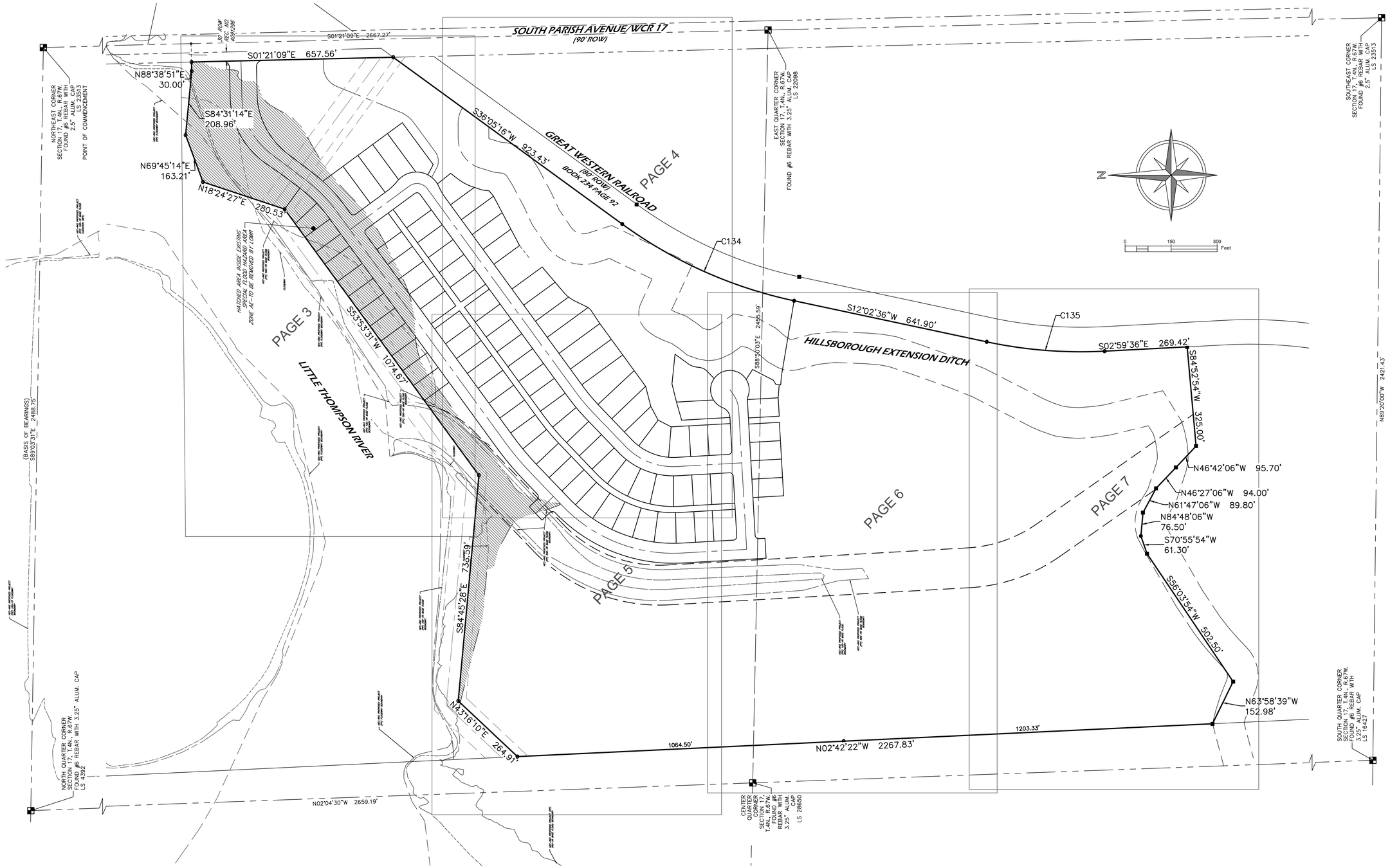
Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:	1
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26	
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB			
CHECKED BY: SIP	SCALE: 1" = 50'			SHEET 1 OF 8

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 150'		

2

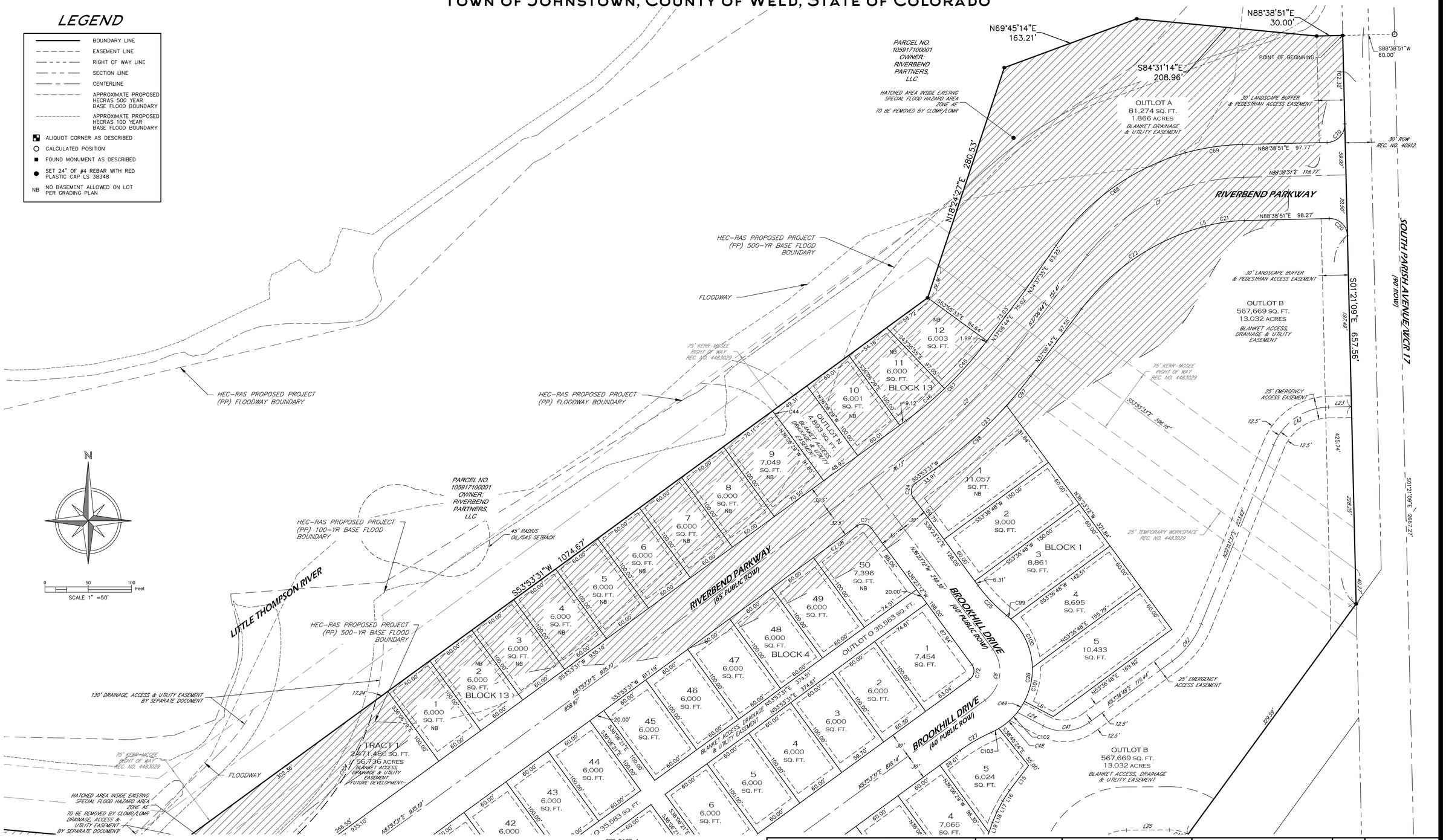
SHEET 2 OF 8

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROXIMATE PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROXIMATE PROPOSED HECRAS 100 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- NB NO BASEMENT ALLOWED ON LOT PER GRADING PLAN



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

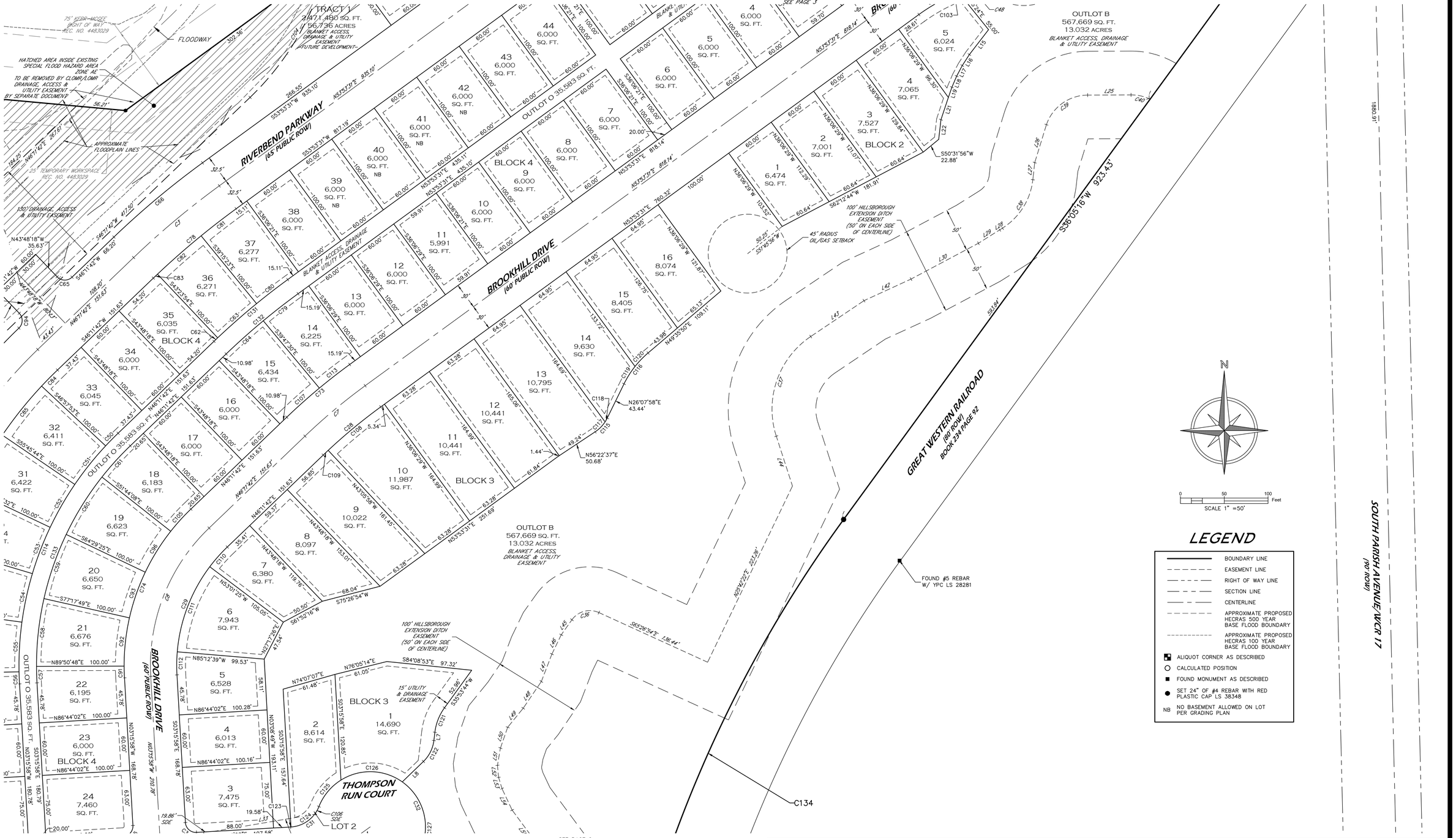
PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

3

SHEET 3 OF 8

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROXIMATE PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROXIMATE PROPOSED HECRAS 100 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- NB — NO BASEMENT ALLOWED ON LOT PER GRADING PLAN

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

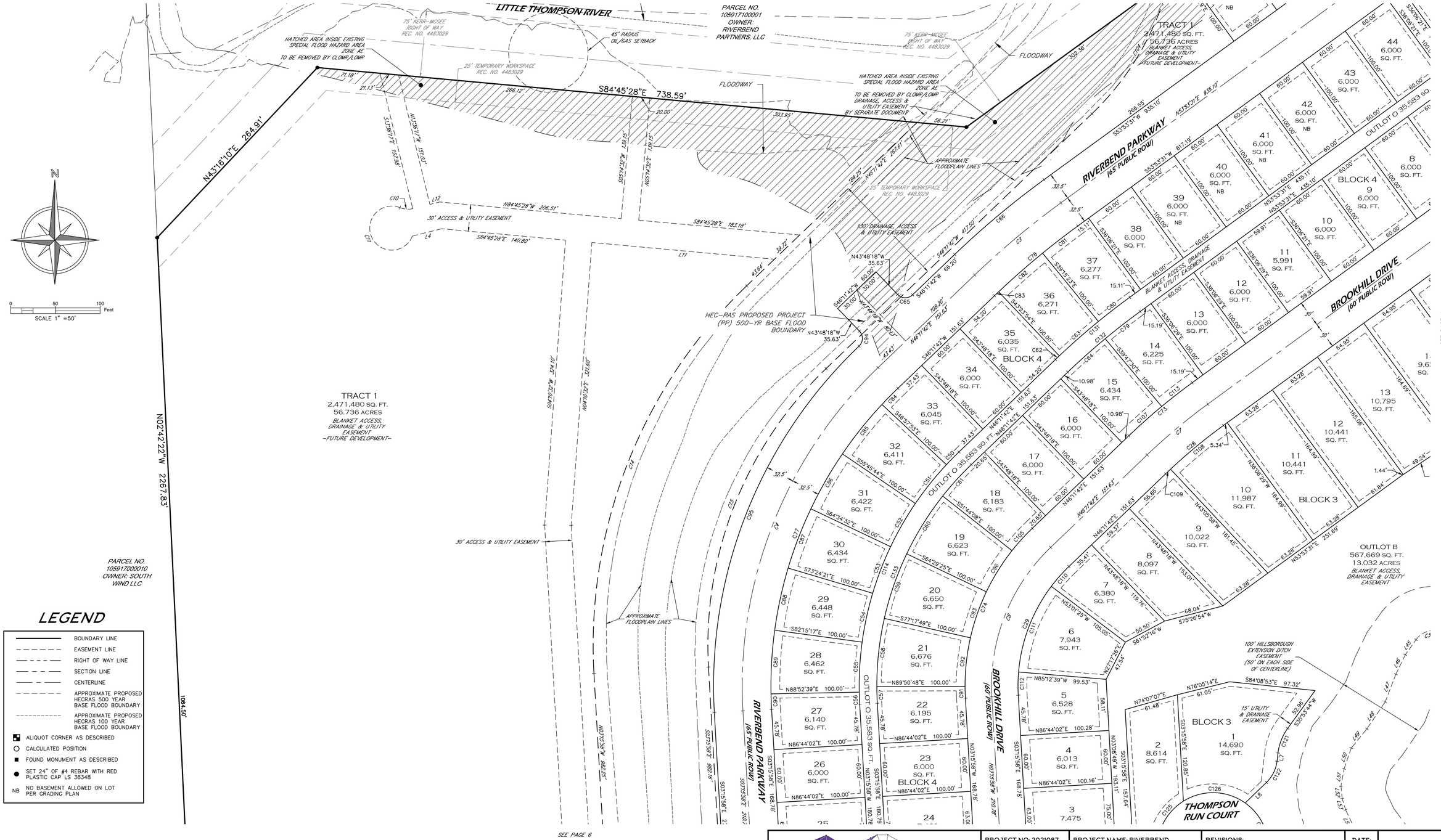
PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

4

SHEET 4 OF 8

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROXIMATE PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROXIMATE PROPOSED HECRAS 100 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- NB NO BASEMENT ALLOWED ON LOT PER GRADING PLAN

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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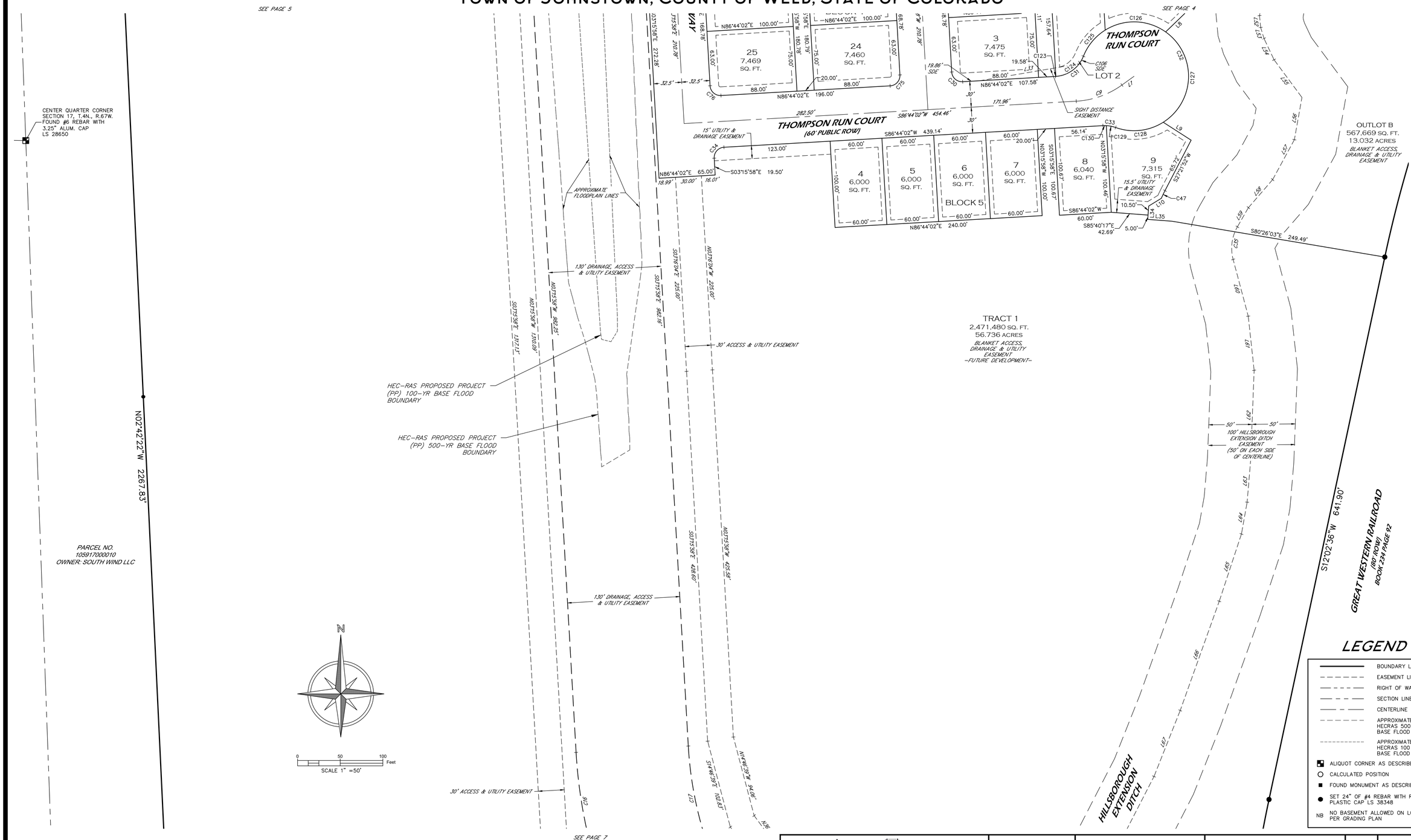
MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26
DRAWN BY: SIP	FILE NAME: 20210087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

5
SHEET 5 OF 8

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

SITUATE IN THE EAST HALF OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROXIMATE PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROXIMATE PROPOSED HECRAS 100 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- NB NO BASEMENT ALLOWED ON LOT PER GRADING PLAN

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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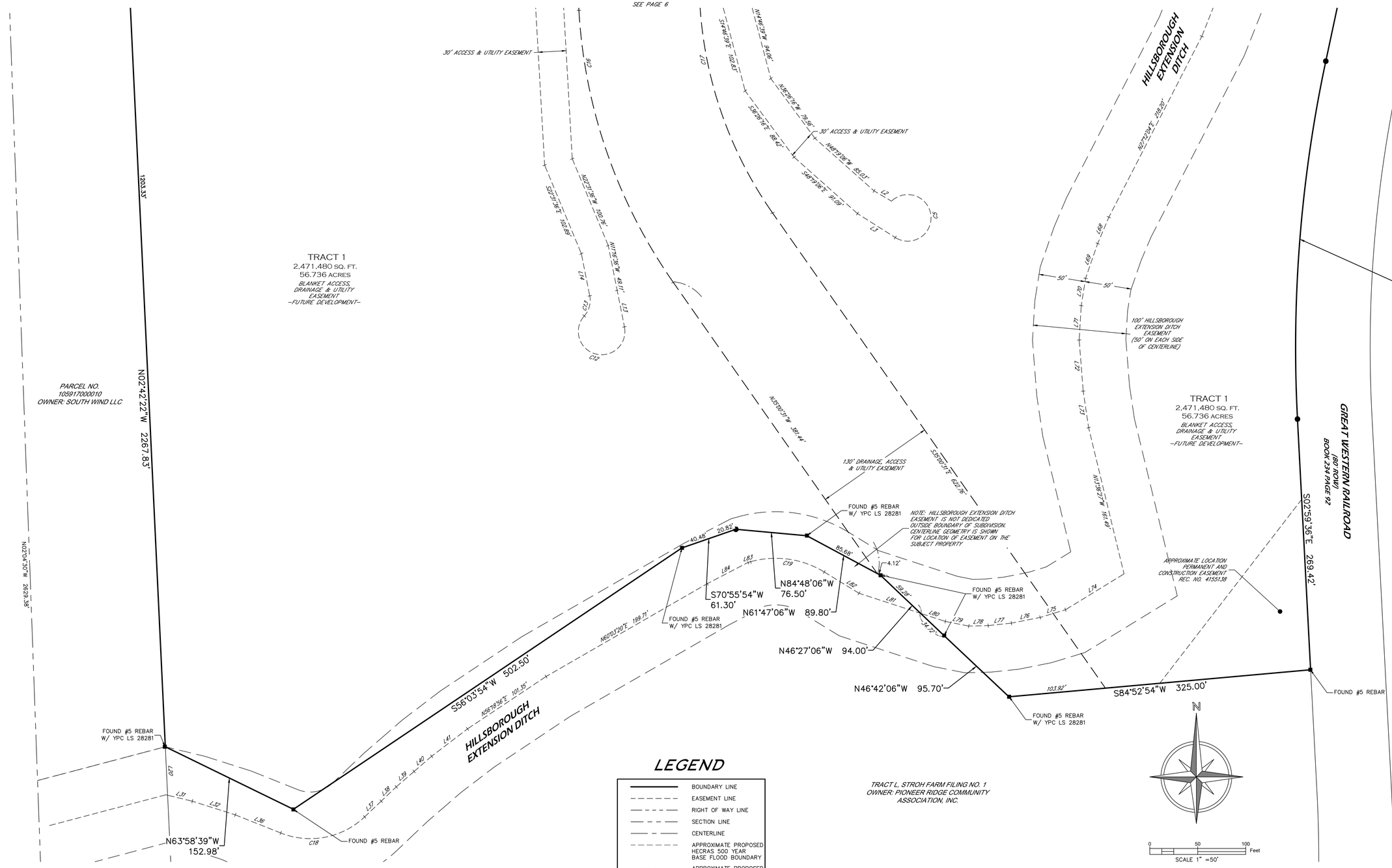
MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

6
SHEET 6 OF 8

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- APPROXIMATE PROPOSED HECRAS 500 YEAR BASE FLOOD BOUNDARY
- APPROXIMATE PROPOSED HECRAS 100 YEAR BASE FLOOD BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- NB NO BASEMENT ALLOWED ON LOT PER GRADING PLAN

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

7
SHEET 7 OF 8

FINAL PLAT RIVERBEND ESTATES P.U.D. FILING NO. 2

Situate in the East Half of Section 17, Township 4 North, Range 67 West of the 6th P.M.
Town of Johnstown, County of Weld, State of Colorado

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	207.92'	237.50'	50°09'38"	201.35'	S63°34'02"W
C2	139.11'	475.00'	16°46'47"	138.61'	N45°30'07"E
C3	127.62'	950.00'	7°41'48"	127.52'	S50°02'36"W
C4	431.63'	500.00'	49°27'40"	418.35'	S21°27'52"W
C5	111.96'	25.00'	256°34'59"	39.24'	N05°54'54"W
C6	66.18'	42.00'	90°16'42"	59.54'	N08°45'09"E
C7	89.67'	667.50'	7°41'48"	89.60'	S50°02'36"W
C8	187.76'	217.50'	49°27'40"	181.98'	S21°27'52"W
C9	56.78'	100.00'	32°32'00"	56.02'	N70°28'02"E
C10	14.76'	25.00'	33°50'08"	14.55'	S85°13'13"E
C11	118.05'	25.00'	270°32'31"	35.19'	S23°34'24"E
C12	101.80'	25.00'	233°18'59"	44.68'	S74°48'18"E
C13	23.18'	25.00'	53°07'48"	22.36'	N15°17'18"E
C14	487.37'	565.00'	49°25'25"	472.40'	S21°29'00"W
C15	375.23'	435.00'	49°25'25"	363.71'	S21°29'00"W
C16	313.02'	565.00'	31°44'33"	309.03'	S19°08'14"E
C17	240.99'	435.00'	31°44'33"	237.92'	S19°08'14"E
C18	96.86'	85.00'	65°17'21"	91.70'	N79°07'27"E
C19	81.99'	100.00'	46°58'45"	79.72'	N82°01'51"W
C20	32.20'	20.50'	90°00'00"	28.99'	N46°21'09"W
C21	45.68'	187.50'	13°57'27"	45.56'	S81°40'07"W
C22	172.16'	262.50'	37°34'40"	169.09'	S55°54'04"W
C23	148.63'	507.50'	16°46'47"	148.10'	N45°30'07"E
C24	18.91'	12.00'	90°16'42"	17.01'	S08°45'09"W
C25	47.96'	187.00'	14°41'43"	47.83'	S43°44'04"E
C26	163.42'	80.00'	117°02'36"	136.45'	N07°26'23"E
C27	42.13'	200.00'	12°04'10"	42.05'	S59°55'36"W
C28	85.64'	637.50'	7°41'48"	85.57'	S50°02'36"W
C29	161.86'	187.50'	49°27'40"	156.88'	S21°27'52"W
C30	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C31	42.08'	37.00'	65°09'55"	39.85'	N54°09'04"E
C32	294.94'	63.00'	268°14'22"	90.45'	N24°18'42"W
C33	14.90'	37.00'	23°04'26"	14.80'	N81°43'45"W
C34	18.85'	12.00'	90°00'00"	16.97'	S41°44'02"W
C35	39.03'	50.00'	44°43'29"	38.05'	S07°28'02"W
C36	34.50'	25.00'	79°04'10"	31.83'	S75°01'01"W
C37	129.20'	100.00'	74°01'30"	120.40'	S19°02'23"W
C38	67.41'	75.00'	51°30'01"	65.17'	N32°04'44"E
C39	61.77'	50.00'	70°47'00"	57.92'	S54°20'25"W
C40	22.54'	50.00'	25°49'40"	22.35'	N77°21'15"W
C41	55.94'	50.00'	64°06'10"	53.07'	N85°39'53"E
C42	55.07'	100.00'	31°33'12"	54.38'	N37°50'13"E
C43	81.35'	70.00'	66°35'14"	76.85'	S55°21'14"W
C44	8.17'	85.00'	5°30'20"	8.16'	N38°51'39"W
C45	71.74'	442.50'	9°17'21"	71.66'	N41°45'25"E
C46	57.85'	442.50'	7°29'25"	57.81'	N50°08'48"E
C47	9.88'	145.50'	3°53'25"	9.88'	S25°25'09"W
C48	28.54'	80.00'	20°26'34"	28.39'	N48°44'40"E
C49	15.09'	80.00'	10°48'25"	15.07'	N33°07'11"E
C50	20.27'	367.50'	3°09'35"	20.26'	S44°36'55"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C51	56.43'	367.50'	8°47'52"	56.37'	S38°38'11"W
C52	56.53'	367.50'	8°48'48"	56.47'	S29°49'52"W
C53	56.64'	367.50'	8°49'49"	56.58'	S21°00'34"W
C54	56.76'	367.50'	8°50'55"	56.70'	S12°10'11"W
C55	56.88'	367.50'	8°52'04"	56.82'	S03°18'41"W
C56	13.75'	367.50'	2°08'37"	13.75'	S02°11'39"E
C57	18.88'	347.50'	3°06'45"	18.87'	S01°42'35"E
C58	77.97'	347.50'	12°51'23"	77.81'	S06°16'29"W
C59	77.67'	347.50'	12°48'24"	77.51'	S19°06'23"W
C60	77.36'	347.50'	12°45'16"	77.20'	S31°53'13"W
C61	48.10'	347.50'	7°55'51"	48.06'	S42°13'47"W
C62	5.80'	817.50'	0°24'24"	5.80'	S46°23'54"W
C63	59.10'	817.50'	4°08'31"	59.09'	S48°40'22"W
C64	56.86'	797.50'	4°05'07"	56.85'	S48°14'16"W
C65	18.85'	12.00'	90°00'00"	16.97'	S88°48'18"E
C66	131.98'	982.50'	7°41'48"	131.88'	S50°02'36"W
C67	129.59'	442.50'	16°46'47"	129.13'	N45°30'07"E
C68	187.32'	272.69'	39°21'25"	183.66'	S54°18'18"W
C69	67.19'	275.50'	13°58'26"	67.03'	S81°39'38"W
C70	32.99'	21.00'	90°00'00"	29.70'	N43°38'51"E
C71	18.79'	12.00'	89°43'18"	16.93'	N81°14'51"W
C72	18.91'	12.00'	90°16'42"	17.01'	N08°45'09"E
C73	93.70'	697.50'	7°41'48"	93.63'	S50°02'36"W
C74	213.66'	247.50'	49°27'40"	207.08'	S21°27'52"W
C75	18.85'	12.00'	90°00'00"	16.97'	N41°44'02"E
C76	18.85'	12.00'	90°00'00"	16.97'	S48°15'58"E
C77	403.57'	467.50'	49°27'40"	391.16'	S21°27'52"W
C78	123.25'	917.50'	7°41'48"	123.16'	S50°02'36"W
C79	50.27'	797.50'	3°36'42"	50.26'	S52°05'10"W
C80	44.92'	817.50'	3°08'53"	44.91'	S52°19'04"W
C81	50.41'	917.50'	3°08'53"	50.41'	S52°19'04"W
C82	66.33'	917.50'	4°08'31"	66.31'	S48°40'22"W
C83	6.51'	917.50'	0°24'24"	6.51'	S46°23'54"W
C84	25.78'	467.50'	3°09'35"	25.78'	S44°36'55"W
C85	71.78'	467.50'	8°47'52"	71.71'	S38°38'11"W
C86	71.91'	467.50'	8°48'48"	71.84'	S29°49'52"W
C87	72.05'	467.50'	8°49'49"	71.98'	S21°00'34"W
C88	72.20'	467.50'	8°50'55"	72.13'	S12°10'11"W
C89	72.36'	467.50'	8°52'04"	72.28'	S03°18'41"W
C90	17.49'	467.50'	2°08'37"	17.49'	S02°11'39"E
C91	13.45'	247.50'	3°06'46"	13.44'	S01°42'35"E
C92	55.54'	247.50'	12°51'23"	55.42'	S06°16'29"W
C93	55.32'	247.50'	12°48'24"	55.21'	S19°06'23"W
C94	18.88'	12.00'	90°09'00"	16.99'	N01°16'13"E
C95	461.08'	532.50'	49°36'41"	446.81'	S21°32'22"W
C96	55.10'	247.50'	12°45'16"	54.98'	S31°53'13"W
C97	43.91'	507.50'	4°57'26"	43.89'	N39°35'27"E
C98	104.72'	507.50'	11°49'21"	104.53'	N47°58'50"E
C99	6.41'	80.00'	4°35'21"	6.41'	N48°47'15"W
C100	63.07'	80.00'	45°10'22"	61.45'	N23°54'23"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C101	40.54'	80.00'	29°02'11"	40.11'	N13°11'53"E
C102	43.63'	80.00'	31°14'58"	43.09'	N43°20'28"E
C103	9.77'	80.00'	6°59'43"	9.76'	N62°27'49"E
C104	178.93'	315.75'	32°28'09"	176.55'	N29°57'38"E
C105	34.26'	247.50'	7°55'51"	34.23'	S42°13'47"W
C106	10.15'	37.00'	15°42'39"	10.11'	N29°25'26"E
C107	49.86'	697.50'	4°05'44"	49.85'	S48°14'34"W
C108	77.79'	637.50'	6°59'29"	77.74'	S50°23'46"W
C109	7.85'	637.50'	0°42'20"	7.85'	S46°32'52"W
C110	30.17'	187.50'	9°13'07"	30.14'	S41°35'09"W
C111	105.33'	187.50'	32°11'14"	103.95'	S20°52'58"W
C112	26.36'	187.50'	8°03'19"	26.34'	S00°45'42"W
C113	43.84'	697.50'	3°36'05"	43.83'	S52°05'28"W
C114	317.25'	367.50'	49°27'40"	307.49'	S21°27'52"W
C115	21.11'	40.00'	30°14'39"	20.87'	N41°15'18"E
C116	45.05'	110.00'	23°27'52"	44.73'	S37°51'54"W
C117	16.06'	40.00'	23°00'32"	15.96'	N44°52'21"E
C118	5.05'	40.00'	7°14'07"	5.05'	N29°45'02"E
C119	23.60'	110.00'	12°17'40"	23.56'	S32°16'48"W
C120	21.44'	110.00'	11°10'12"	21.41'	S44°00'44"W
C121	30.30'	60.00'	28°55'56"	29.98'	S21°25'46"W
C122	27.23'	40.00'	39°00'25"	26.71'	N26°28'01"E
C123	0.42'	37.00'	0°38'55"	0.42'	N86°24'35"E
C124	41.66'	37.00'	64°31'01"	39.50'	N53°49'37"E
C125	40.01'	63.00'	36°22'58"	39.34'	S39°45'36"W
C126	74.22'	63.00'	67°30'04"	70.00'	N88°17'53"W
C127	123.35'	63.00'	112°10'37"	104.57'	N01°32'28"E
C128	57.37'	63.00'	52°10'42"	55.41'	N83°43'07"E
C129	11.04'	37.00'	17°05'18"	10.99'	N78°44'11"W
C130	3.87'	37.00'	5°59'08"	3.86'	S89°43'36"W
C131	109.82'	817.50'	7°41'48"	109.74'	S50°02'36"W
C132	107.13'	797.50'	7°41'48"	107.05'	S50°02'36"W
C133	299.98'	347.50'	49°27'40"	290.75'	S21°27'52"W
C134	618.03'	1472.70'	24°02'40"	613.50'	S24°03'56"W
C135	386.49'	1472.70'	15°02'12"	385.39'	S04°31'30"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°12'02"W	17.31'
L2	N59°30'58"W	21.80'
L3	S57°37'24"E	48.06'
L4	N75°59'50"E	34.30'
L5	N74°41'24"E	3.07'
L6	S62°17'02"E	37.79'
L7	S06°57'48"W	9.50'
L8	S45°58'13"W	33.60'
L9	N57°14'42"W	38.36'
L10	N58°33'22"E	17.11'
L11	S84°45'28"E	207.76'
L12	S75°59'50"W	11.46'
L13	N11°16'36"W	39.92'
L14	S11°16'36"E	46.15'
L15	S37°35'27"W	35.85'
L16	S32°53'20"W	14.99'
L17	S27°55'11"W	13.62'
L18	S23°11'05"W	13.80'
L19	S19°03'08"W	12.31'
L20	S02°42'21"E	52.08'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S18°25'16"W	26.81'
L22	S06°31'27"W	22.63'
L23	N88°38'51"E	26.54'
L24	S62°17'02"E	33.97'
L25	N89°43'55"E	49.47'
L26	N17°08'50"E	45.34'
L27	N06°19'44"E	17.72'
L28	N57°49'44"E	3.70'
L29	N57°49'44"E	28.79'
L30	N61°59'46"E	87.11'
L31	S76°26'47"E	27.25'
L32	S72°22'23"E	48.42'
L33	S80°21'22"W	116.56'
L34	S04°19'43"W	15.50'
L35	S85°40'17"E	28.32'
L36	S68°13'53"E	52.50'
L37	N46°28'46"E	24.53'
L38	N46°28'46"E	22.22'
L39	N49°08'09"E	25.32'
L40	N49°08'09"E	24.96'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N52°38'00"E	48.36'
L42	N65°19'57"E	59.05'
L43	N56°03'08"E	73.28'
L44	N17°58'22"W	59.82'
L45	N35°28'56"E	21.05'
L46	N25°47'47"E	24.45'
L47	N21°01'20"E	33.51'
L48	N34°09'43"E	36.92'
L49	N39°08'58"E	28.09'
L50	N19°10'55"E	25.08'
L51	N09°53'26"E	20.03'
L52	N05°28'01"W	13.84'
L53	N16°50'31"W	13.37'
L54	N25°17'27"W	27.17'
L55	N36°29'43"W	54.25'
L56	N10°08'16"E	49.70'
L57	N28°32'27"E	52.61'
L58	N40°52'01"E	42.89'
L59	N29°49'46"E	25.54'
L60	N14°53'43"W	67.96'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N06°13'28"W	63.03'
L62	N02°14'05"E	104.37'
L63	N04°47'03"E	48.49'
L64	N10°06'38"E	37.43'
L65	N18°15'20"E	81.93'
L66	N19°39'36"E	134.25'
L67	N21°39'08"E	82.20'
L68	N23°03'25"E	30.72'
L69	N19°08'31"E	39.50'
L70	N09°03'54"E	29.80'
L71	N03°25'11"E	36.86'
L72	N04°28'12"W	55.05'
L73	N08°28'08"W	39.67'
L74	N58°30'40"E	73.70'
L75	N73°08'50"E	28.34'
L76	N78°43'45"E	31.50'
L77	N84°01'20"E	25.00'
L78	N88°33'35"E	20.93'
L79	S78°45'31"E	25.62'
L80	S71°55'43"E	27.90'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S71°55'43"E	69.54'
L82	S58°32'29"E	43.76'
L83	N74°28'46"E	2.87'
L84	N62°29'45"E	49.37'

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2021087	PROJECT NAME: RIVERBEND	REVISIONS:	DATE:	8
DATE: 2-17-2026	CLIENT: WOHNRADE	REDLINES	7-22-26	
DRAWN BY: SIP	FILE NAME: 2021087PHASE2 SUB			SHEET 8 OF 8
CHECKED BY: SIP	SCALE: 1" = 50'			

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2026-296

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

WHEREAS, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

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

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

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

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

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

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

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

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

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

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

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

Section 4. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this 3rd day of August, 2026.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

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

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

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

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

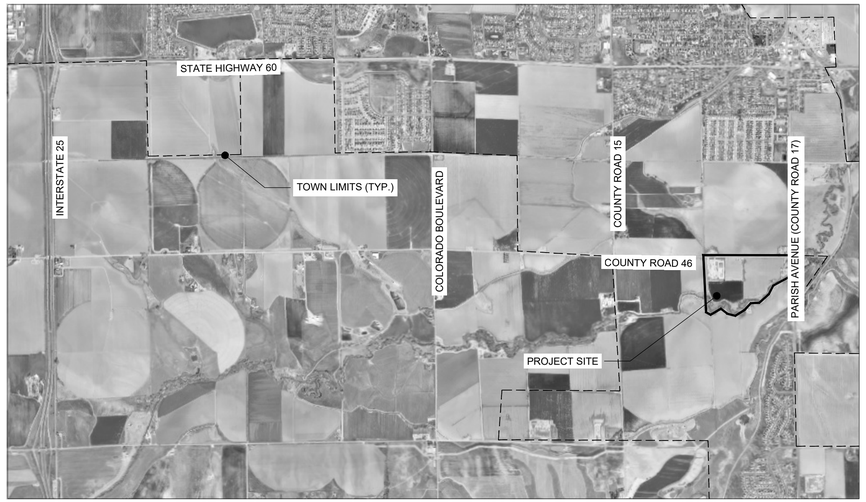
EXHIBIT A
Riverbend Estates P.U.D. Filing No. 1
Final Development Plan
(Attached)

RIVERBEND ESTATES PUD | FILING 1

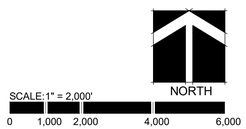
21941 COUNTY ROAD 17, JOHNSTOWN, COLORADO 80534

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

VICINITY MAP



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



LEGAL DESCRIPTION

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

PROJECT CONTACTS

OWNER / APPLICANT
LEE M. LOWREY
RIVERBEND ESTATES PARTNERS, LLC
4040 MACARTHUR BOULEVARD, SUITE 250
NEWPORT BEACH, CALIFORNIA 92660
(949) 566-8165
LMLOWREY@ARBORCAPITALPARTNERS.COM

LANDSCAPE ARCHITECT / PLANNER
JOSH McCARN
ASHER ARCHITECTS+ENGINEERS
339 MOUNTAIN AVENUE
BERTHOUD, COLORADO 80513
(970) 532-9970
JOSH@ASHERARCH.COM

CIVIL ENGINEER
MARY WOHNRADE
WOHNRADE CIVIL ENGINEERS
6574 STILL PINE CIRCLE
CASTLE PINES, CO 80108
(720) 259-0965
MARY@WCECIVIL.COM

TRAFFIC ENGINEER
LOU DAVENPORT
IRONSTRIDE SOLUTIONS
7535 E HAMPDEN AVENUE, SUITE 400
DENVER, COLORADO 80231
(720) 290-0532
LOU@IRONSTRIDESOLUTIONS.COM

SURVEYOR
STEVE PARKS
MAJESTIC SURVEYING
1111 DIAMOND VALLEY DRIVE, SUITE 104
WINDSOR, COLORADO 80550
(970) 443-0882
STEVENP@MAJESTICSURVEYING.COM

ARCHITECT
STEVE STEINBICKER
ARCHITECT WEST
5833 BIG CANYON DRIVE
FORT COLLINS, COLORADO 80528
(970) 207-0424
STEVE@ARCHITECTUREWESTLLC.COM

IRRIGATION DESIGNER
MICHELLE PETERSON
MPI DESIGNS
P.O. BOX 359
AULT, COLORADO 80610
(970) 402-3047
MICHELLE@MPIDESIGNSLLC.COM

ELECTRICAL ENGINEER
LARRY SMITH
ELECTRICON ENGINEERING
37127 CULLISON RIDGE ROAD
SEVERANCE, COLORADO 80550
(970) 686-1004
LARRY@ELECTRICON-ENG.COM

ENVIRONMENTAL
CLINT HENKE
ERO RESOURCES
1842 NORTH CLARKSON STREET
DENVER, COLORADO 80218
(303) 830-1188
CHENKE@ERORESOURCES.COM

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22	L2.11	LANDSCAPE ENLARGEMENT
23	L2.12	LANDSCAPE ENLARGEMENT
24	L2.13	LANDSCAPE ENLARGEMENT
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29	L2.18	LANDSCAPE ENLARGEMENT
30	L2.19	LANDSCAPE ENLARGEMENT
31	L2.20	LANDSCAPE ENLARGEMENT
32	L2.21	LANDSCAPE ENLARGEMENT
33	L2.22	LANDSCAPE ENLARGEMENT
34	L2.23	LANDSCAPE ENLARGEMENT
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59	IR1.6	IRRIGATION DESIGN
60	IR1.7	IRRIGATION DESIGN
61	IR1.8	IRRIGATION DESIGN
62	IR1.9	IRRIGATION DESIGN
63	IR1.10	IRRIGATION DESIGN
64	IR1.11	IRRIGATION DESIGN
65	IR1.12	IRRIGATION DESIGN
66	IR1.13	IRRIGATION DESIGN
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APPROVAL

FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED: _____ _____
Date

TOWN OF JOHNSTOWN

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

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

REVIEWED AND ACCEPTED: _____ _____
Town Engineering Director — Date

REVIEWED AND ACCEPTED: _____ _____
Town Planning Director — Date

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

TOWN COUNCIL APPROVAL

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

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

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

josh@asherarch.com

RIVERBEND ESTATES PUD | FILING 1

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

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

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

LAND USE STANDARDS

1. SINGLE-FAMILY RESIDENTIAL

A) STATEMENT OF INTENT

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

B) USES PERMITTED

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

C) DEVELOPMENT STANDARDS

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

2. PARKS AND OPEN SPACE

A) STATEMENT OF INTENT

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

B) PERMITTED USES
1. PARKS
2. TRAILS

C) DEVELOPMENT STANDARDS

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

3. PARKING STANDARDS

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

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

B) STORAGE

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

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

5. LANDSCAPE REQUIREMENTS

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

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

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

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

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

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

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

6. MISCELLANEOUS REQUIREMENTS
A) POLLUTION CONTROL

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

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

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
L0.1

SHEET 2 OF 74

811

DRAWN BY: JAMM/Cam PLOT DATE: 7/23/2026 1:14 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298.21\01 Riverbend Estates\dwg\CAD\PDP\PDP\Drawings\L0.1 GENERAL NOTES.dwg

LOT LANDSCAPE DESIGN GUIDELINES

INTRODUCTION:

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

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

LOT LANDSCAPE DESIGN CONSIDERATIONS:

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

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

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

LOT LANDSCAPE CONSTRUCTION CONSIDERATIONS:

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

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

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

LOT LANDSCAPE DESIGN GUIDELINES:

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

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

LOT FENCING GUIDELINES:

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

SOIL AMENDMENT GUIDELINES:

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

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

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

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

PLANT INSTALLATION SIZE GUIDELINES:

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

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

Perennials - 1 quart

Shrubs - 1 gallon

Deciduous Trees - 1.5 inch caliper or 6 foot height

Evergreen Trees - 6 foot height

APPROVED LANDSCAPE MATERIAL LIST:

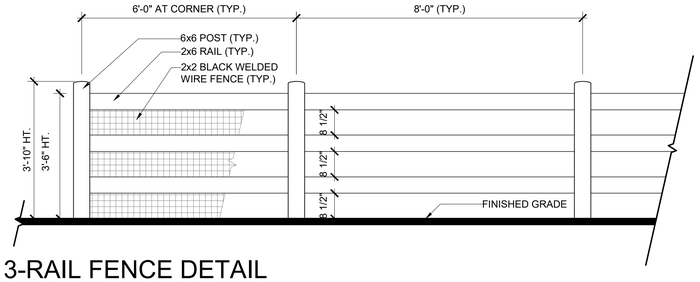
All substitutions to be approved by landscape architect.

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

1 LOT DESIGN PRECEDENT DIAGRAM
SCALE: NTS

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

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



2 3-RAIL FENCE DETAIL
SCALE: NTS

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:

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

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SHEET TITLE:
LANDSCAPE DESIGN GUIDELINES

SHEET NUMBER:
L0.2

SHEET 3 OF 74

811

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

PLANT SCHEDULE

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

RIVERBEND ESTATES PUD | FILING 1

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

SITE LANDSCAPE COMPLIANCE

PRIMARY GREENWAY (LITTLE THOMPSON RIVER)

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

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

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

DETENTION AREAS

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

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

ARTERIAL RIGHT OF WAY (CR 46)

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

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

ARTERIAL RIGHT OF WAY (PARISH AVENUE)

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

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

ARTERIAL LANDSCAPE BUFFER (CR 46)

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

ARTERIAL LANDSCAPE BUFFER (PARISH AVENUE)

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

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

OIL & GAS LANDSCAPE REQUIREMENTS

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

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

OIL & GAS BUFFER

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

POCKET PARKS

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
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SHEET TITLE:
LANDSCAPE PLANT SCHEDULE & CALCULATIONS

SHEET NUMBER:
L2.01

SHEET 7 OF 74

811

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PLOT DATE: 7/2/2026 1:33 PM
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RIVERBEND ESTATES PUD | FILING 1

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

GENERAL CONSTRUCTION

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

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

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

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

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

TOPSOIL SALVAGE AND PLACEMENT

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

SEEDING

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

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

TABLE 1 - RIPARIAN SEED MIX

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

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

TABLE 2 - RIPARIAN UPLAND SEED MIX

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

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

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

PLANTING NOTES - INSTALLATION OF LIVE WILLOW STAKE

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

PLANTING NOTES - INSTALLATION OF RIPARIAN TREES AND SHRUBS

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

TABLE 3 - PROPOSED TREE AND SHRUB ENHANCEMENT PLANTINGS

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

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

MAINTENANCE

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:

LANDSCAPE REVEGETATION NOTES

SHEET NUMBER:

L2.02

SHEET 8 OF 74

811

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LANDSCAPE SPECIFICATIONS

MATERIALS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.50 lbs Buffalograss, Sundancer
2.50 lbs Buffalograss, Texoka

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

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

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

5.00 lbs Perennial Rye, PhD

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

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

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

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

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

INSTALLATION:

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

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

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

EROSION CONTROL PER URBAN DRAINAGE & FLOOD CONTROL DISTRICT SPECIFICATIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LONG TERM MAINTENANCE:

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

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

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

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L2.03

SHEET 9 OF 74

811

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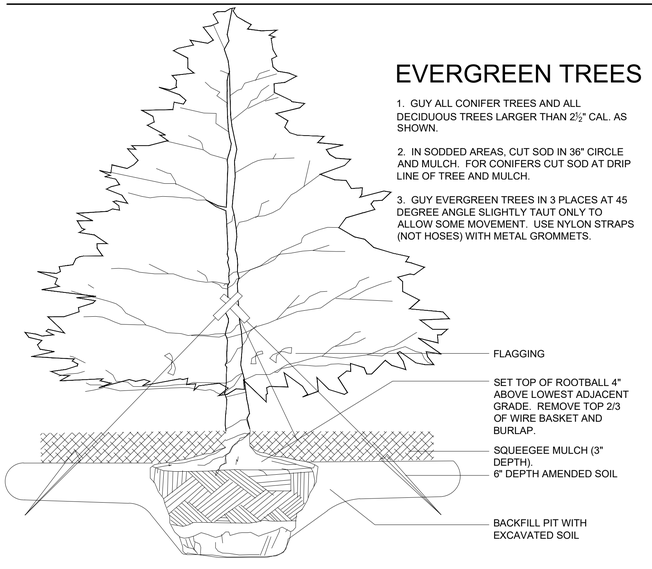
PLOT DATE: 7/23/2026 1:35 PM
FILE LOCATION: Y:\Shared Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Acad\CAD\PD\SHEETS\Landscape\L2.03 LANDSCAPE SPECIFICATIONS.dwg

GENERAL LANDSCAPE NOTES

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

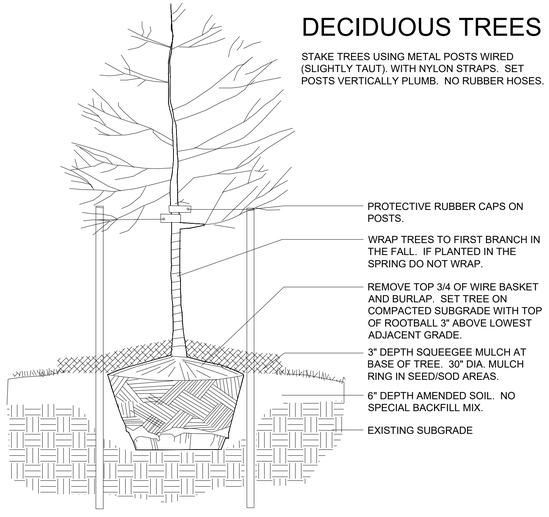
TREE AND SHRUB INSTALLATION

EVERGREEN TREES



1. GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2½" CAL. AS SHOWN.
2. IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
3. GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.

DECIDUOUS TREES

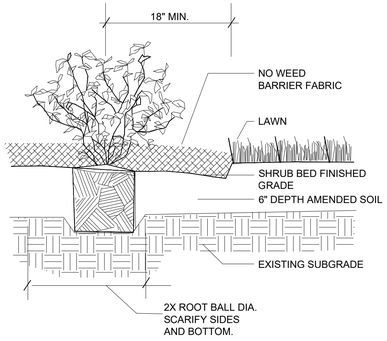


STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT). WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

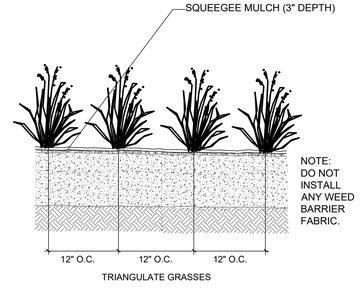
SHRUBS

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

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



ORNAMENTAL GRASSES



TRIANGULATE GRASSES

811

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:

2022.03.09	TOWN & OWNER COMMENTS
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SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SHEET NUMBER:
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SHEET 10 OF 74

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RIVERBEND ESTATES PUD | FILING 1

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

DESIGN NARRATIVE

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

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

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

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

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

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

ESTABLISHMENT/MAINTENANCE

WEED MITIGATION/IDENTIFICATION:

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

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

IRRIGATION MAINTENANCE/MONITORING:

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

IRRIGATION SCHEDULE:

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

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

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

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

IDENTIFYING/RESEEDING BARE AREAS:

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

LONG TERM MAINTENANCE:

PRUNING SCHEDULE:

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

MOWING SCHEDULE;

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

MONITORING NATIVE AREA FOR WEEDS AFTER ESTABLISHMENT:

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

IRRIGATION INSPECTION, MONITORING AND REPAIR:

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

IRRIGATION SCHEDULE AFTER ESTABLISHMENT:

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:

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

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SHEET TITLE:
MAINTENANCE & ESTABLISHMENT PLAN

SHEET NUMBER:
L2.05

SHEET 11 OF 74

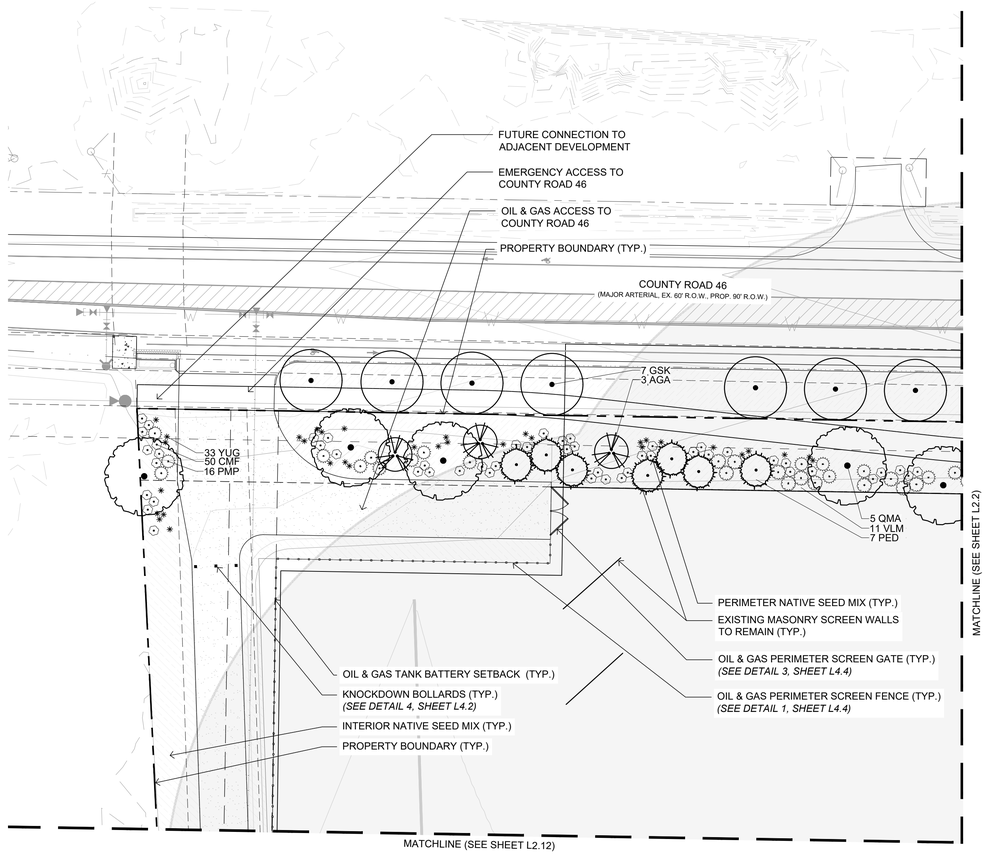
811

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

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

RIVERBEND ESTATES PUD | FILING 1

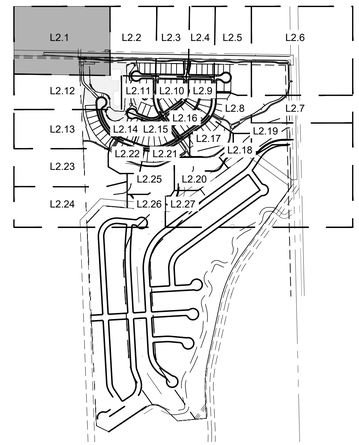
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 74



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

PLANT SCHEDULE

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

811

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

SHEET NUMBER:
L2.1

SHEET 12 OF 74

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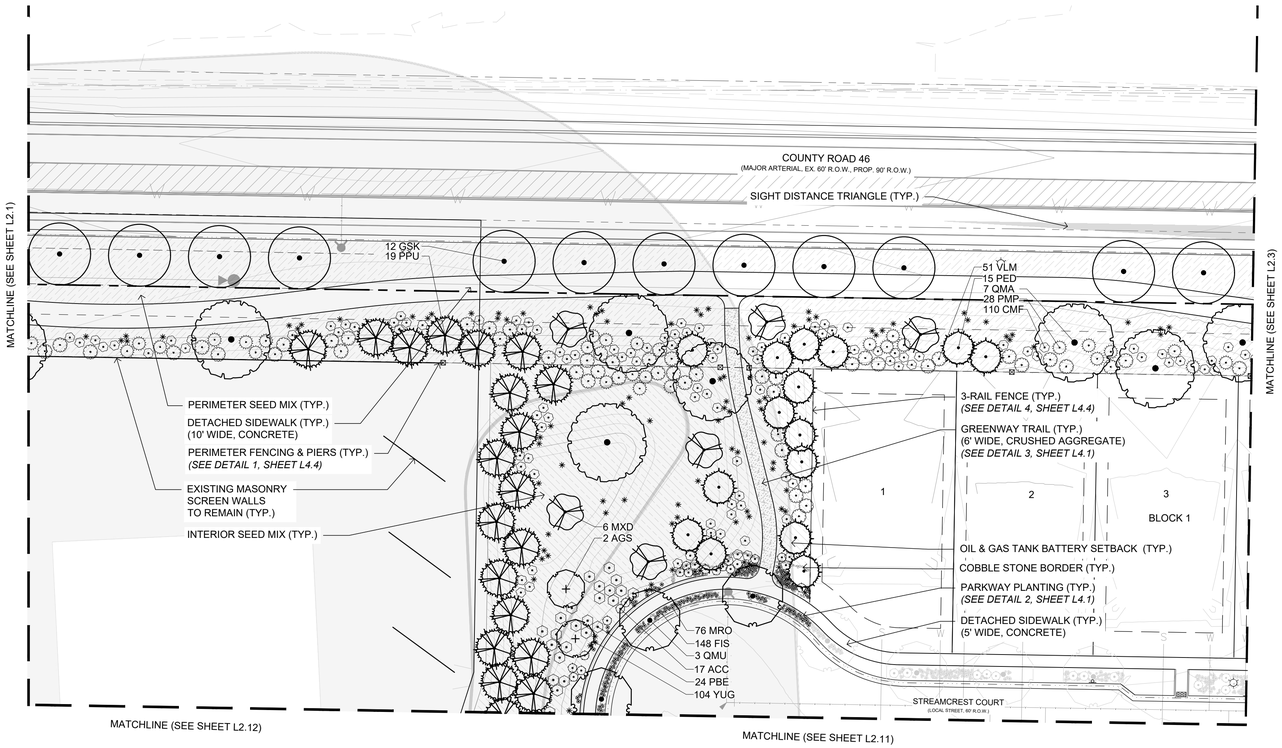
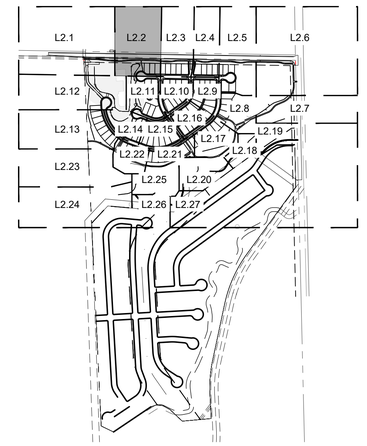
FILE LOCATION: P:\Shared\Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\FDP\DWGS\Landscape\L2.1 LANDSCAPE ENLARGEMENT.dwg

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





KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

811

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

PLANT SCHEDULE

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

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

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

SHEET NUMBER:
L2.2

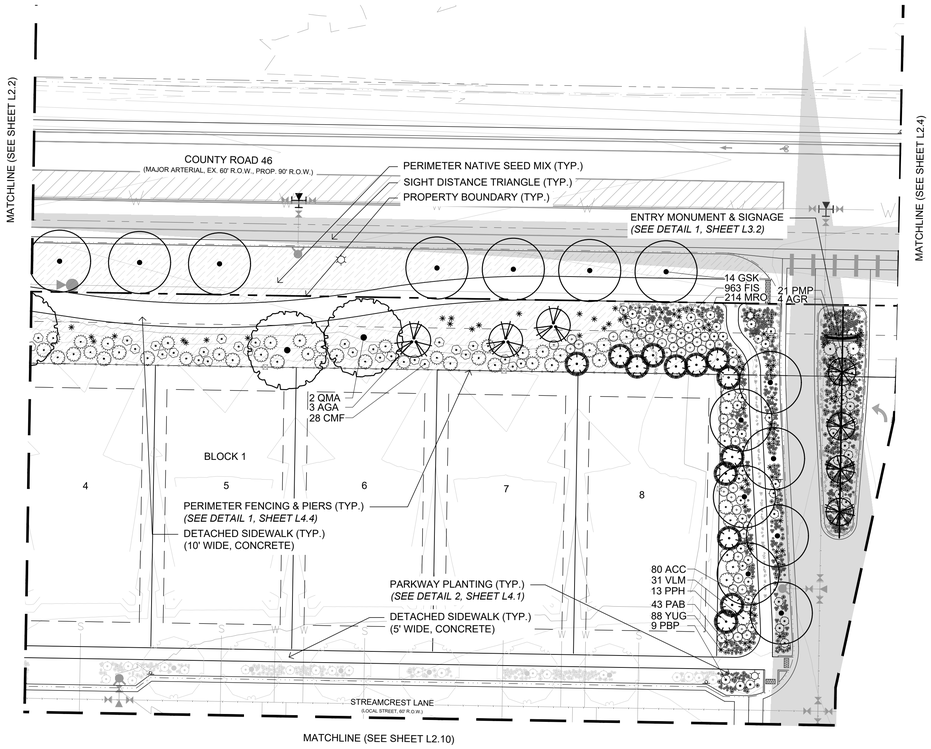
SHEET 13 OF 74

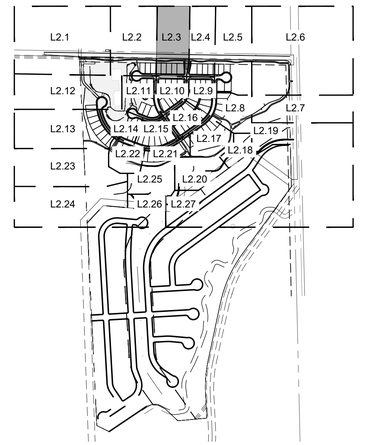
DRAWN BY: JoshMCarr
PLOT DATE: 7/23/2026 2:19 PM
FILE LOCATION: T:\Shared\Projects\298 Arbor Capital Partners\298.21\17 Planned Estates\Arch\DP\DP\DWG\Landscape\L2.1 LANDSCAPE ENLARGEMENT.dwg

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

RIVERBEND ESTATES PUD | FILING 1

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





KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PLANT SCHEDULE

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

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

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

ASHER ARCHITECTS +ENGINEERS
Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970
josh@asherarch.com

OWNER:
Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660
lmlowrey@arborcapitalpartners.com

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

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

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

SHEET NUMBER:
L2.3

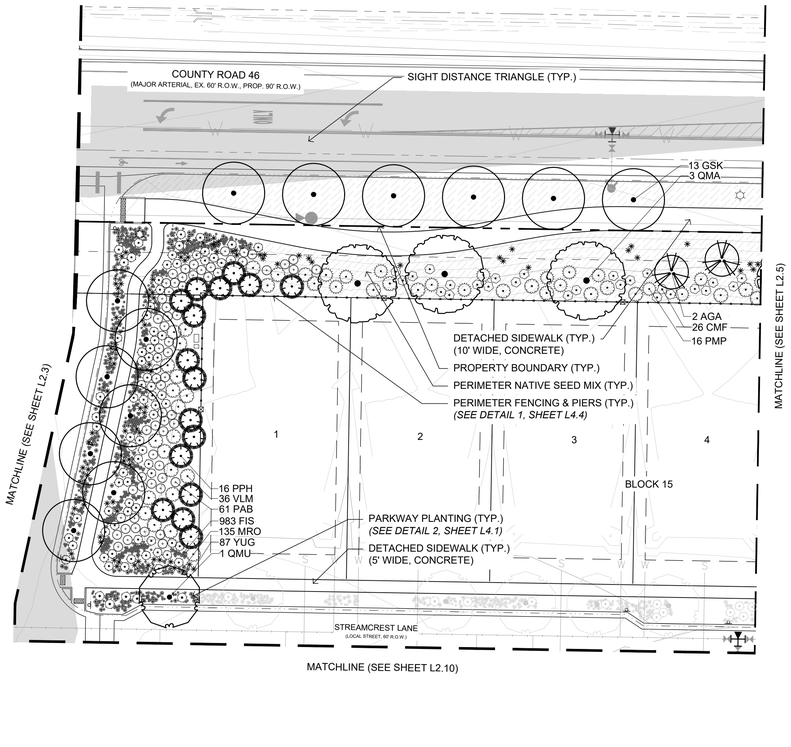
SHEET 14 OF 74

DRAWN BY: JoshAC/Jen PLOT DATE: 3/23/2026 2:18 PM
FILE LOCATION: T:\Shared\Projects\298 Arbor Capital Partners\06 2101JT Riverbend Estates\Arch\CAD\FDP\DWG\Landscape\L2.3 LANDSCAPE ENLARGEMENT.dwg

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

RIVERBEND ESTATES PUD | FILING 1

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



LEGEND

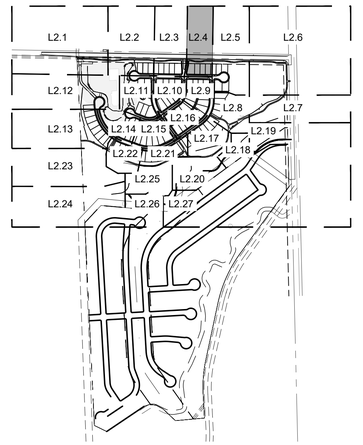
PLANTING TO BE INSTALLED BY DEVELOPER

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

PLANT SCHEDULE

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

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



KEY MAP
N.T.S

811

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
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josh@asherarch.com

OWNER:
Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
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lmlowrey@arborcapitalpartners.com

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

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

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

SHEET NUMBER:
L2.4

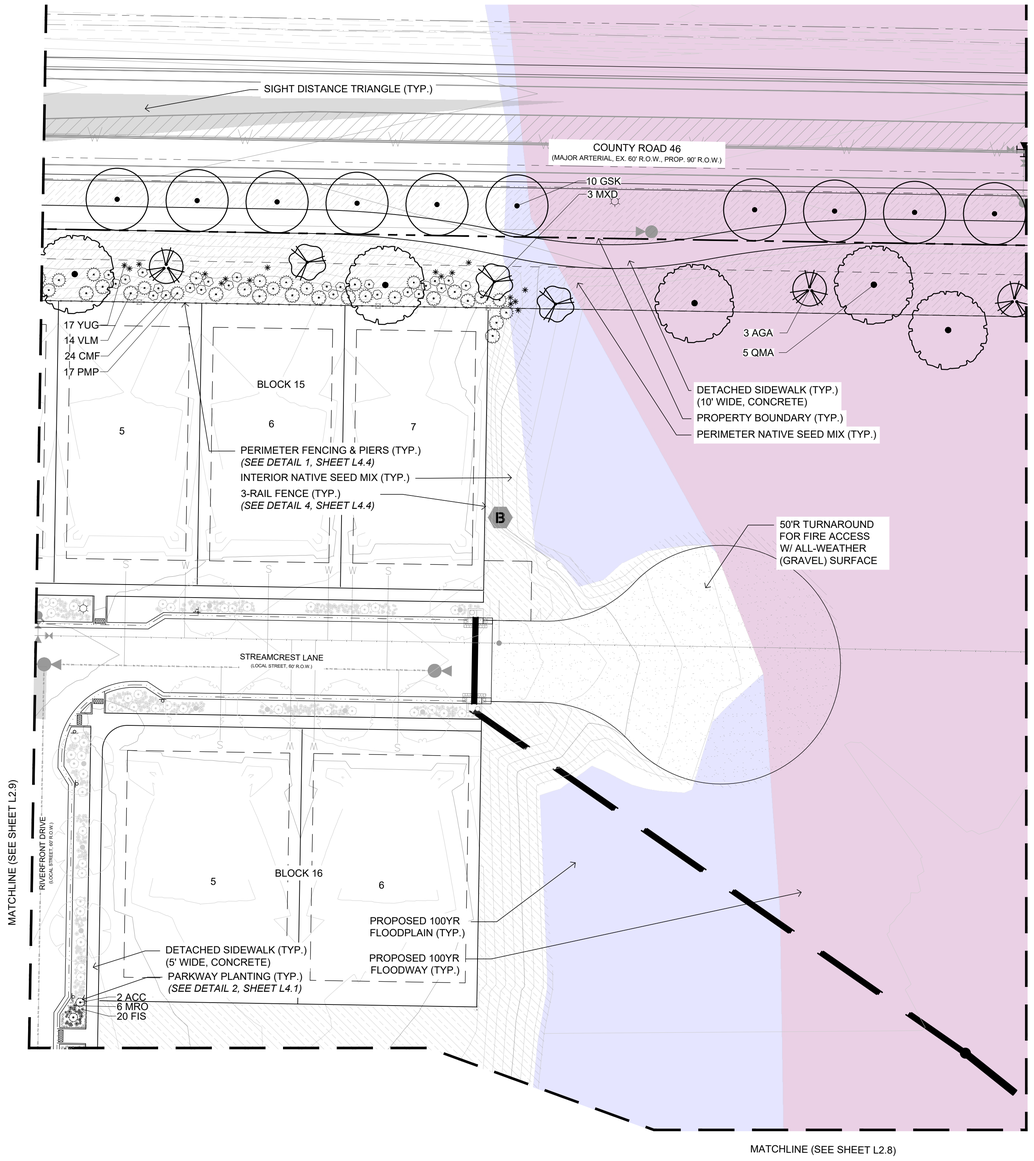
SHEET 15 OF 74

DRAWN BY: JoshMCam PLOT DATE: 7/23/2026 2:18 PM
FILE LOCATION: P:\Shared\Projects\298 Arbor Capital Partners\298.21\01 IT Revised Estates\ASHER\FDP\DWGs\Landscape\L2.1-ASSOCIATE ENLARGEMENT.dwg

RIVERBEND ESTATES PUD | FILING 1

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

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



LEGEND

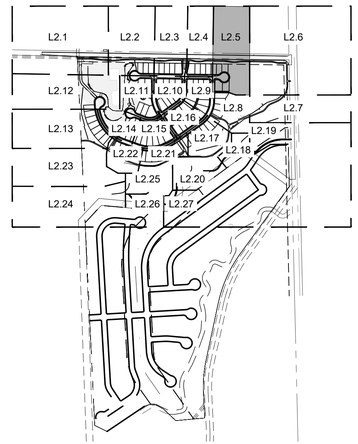
PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



KEY MAP
N.T.S

PLANT SCHEDULE

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

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.5

SHEET 16 OF 74

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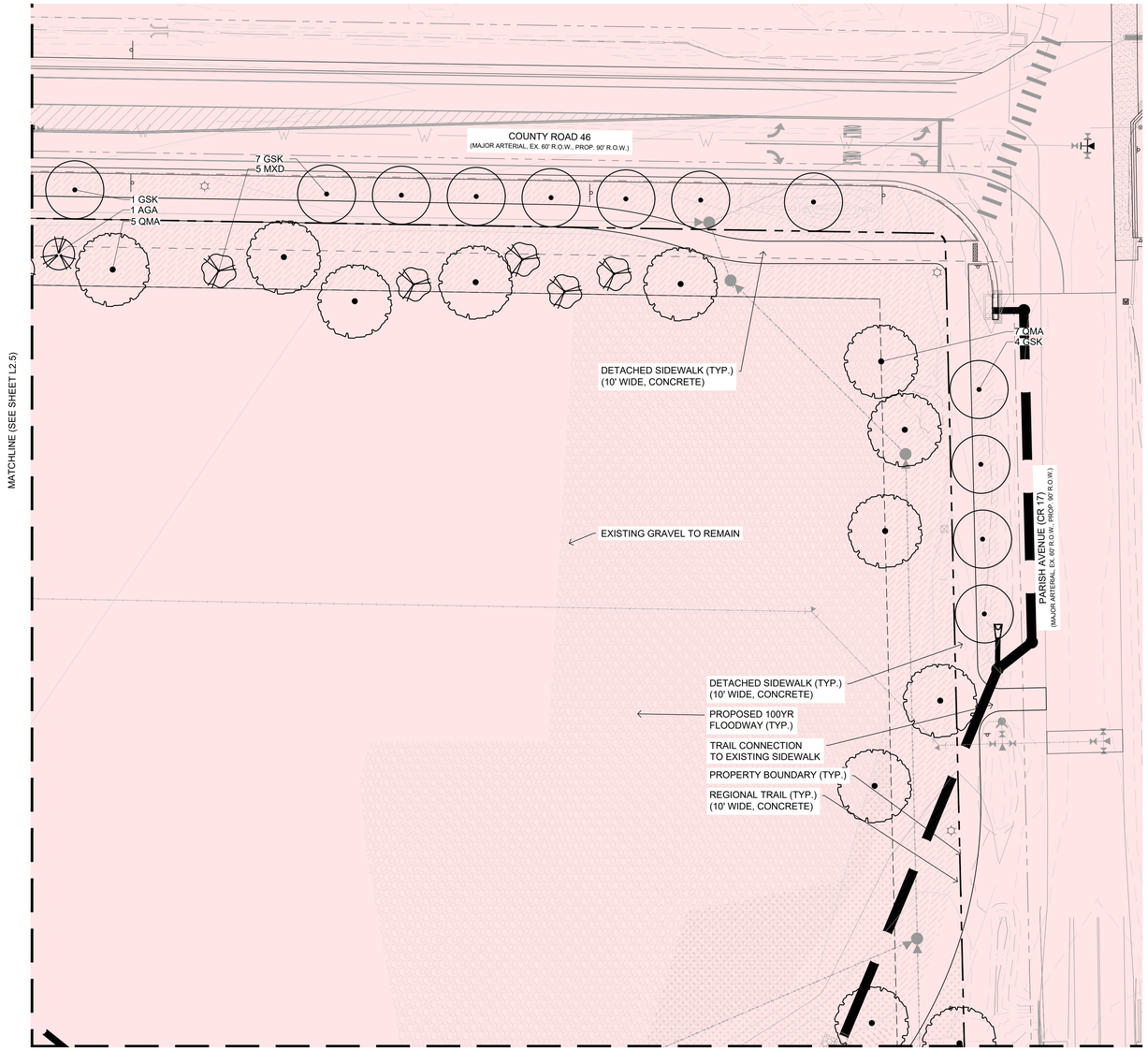
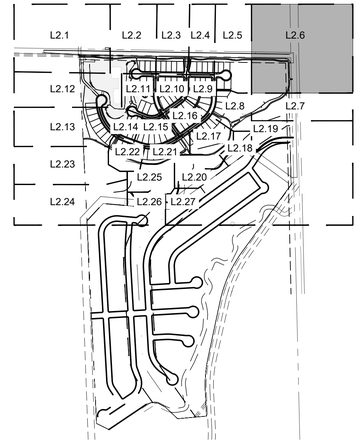


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODWAY

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

PLANT SCHEDULE

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
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Berthoud, CO 80513
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josh@asherarch.com

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RIVERBEND ESTATES PUD | FILING 1
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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.6

SHEET 17 OF 74

DRAWN BY: JoshMcCain PLOT DATE: 7/23/2026 2:09 PM
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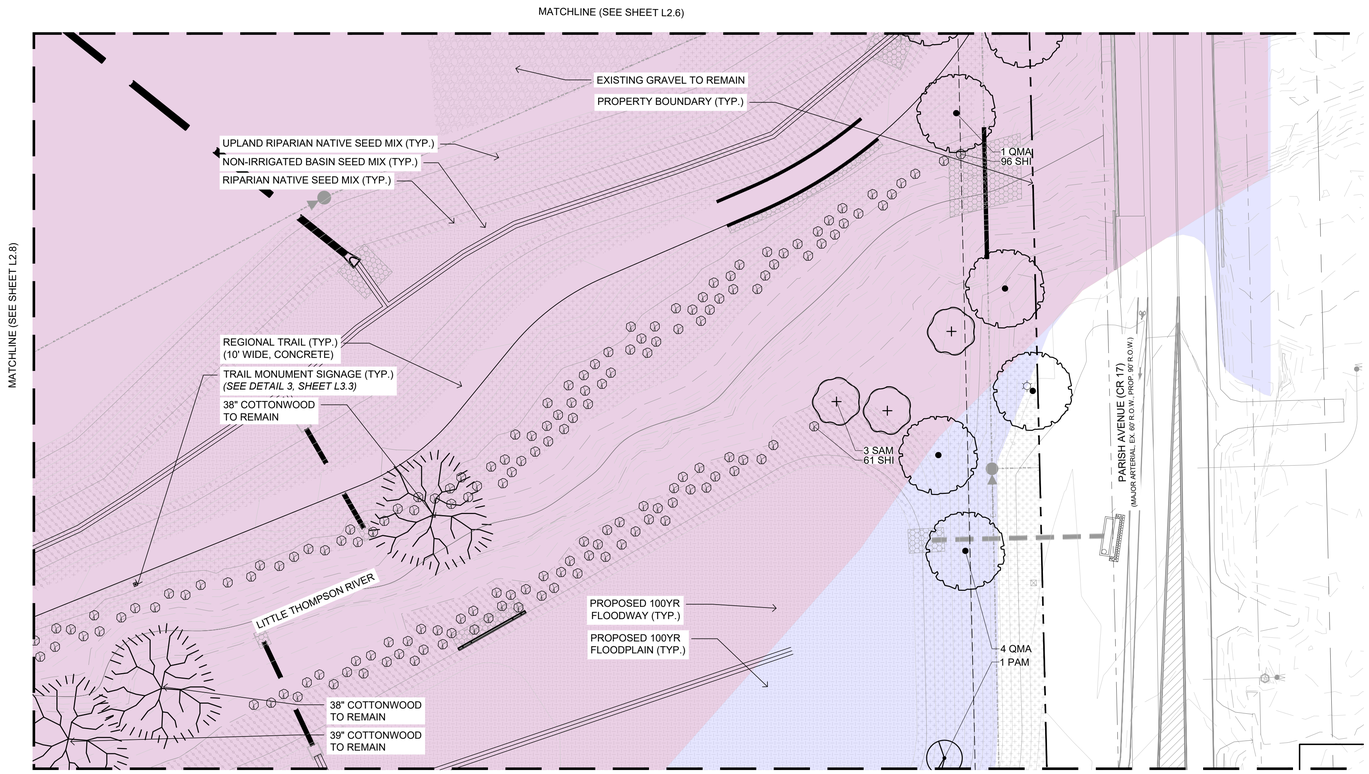
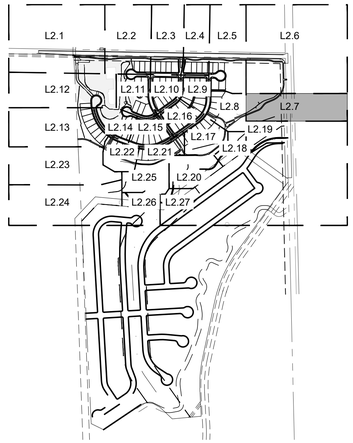
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

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





KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
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RIVERBEND ESTATES PUD | FILING 1
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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.7

SHEET 18 OF 74

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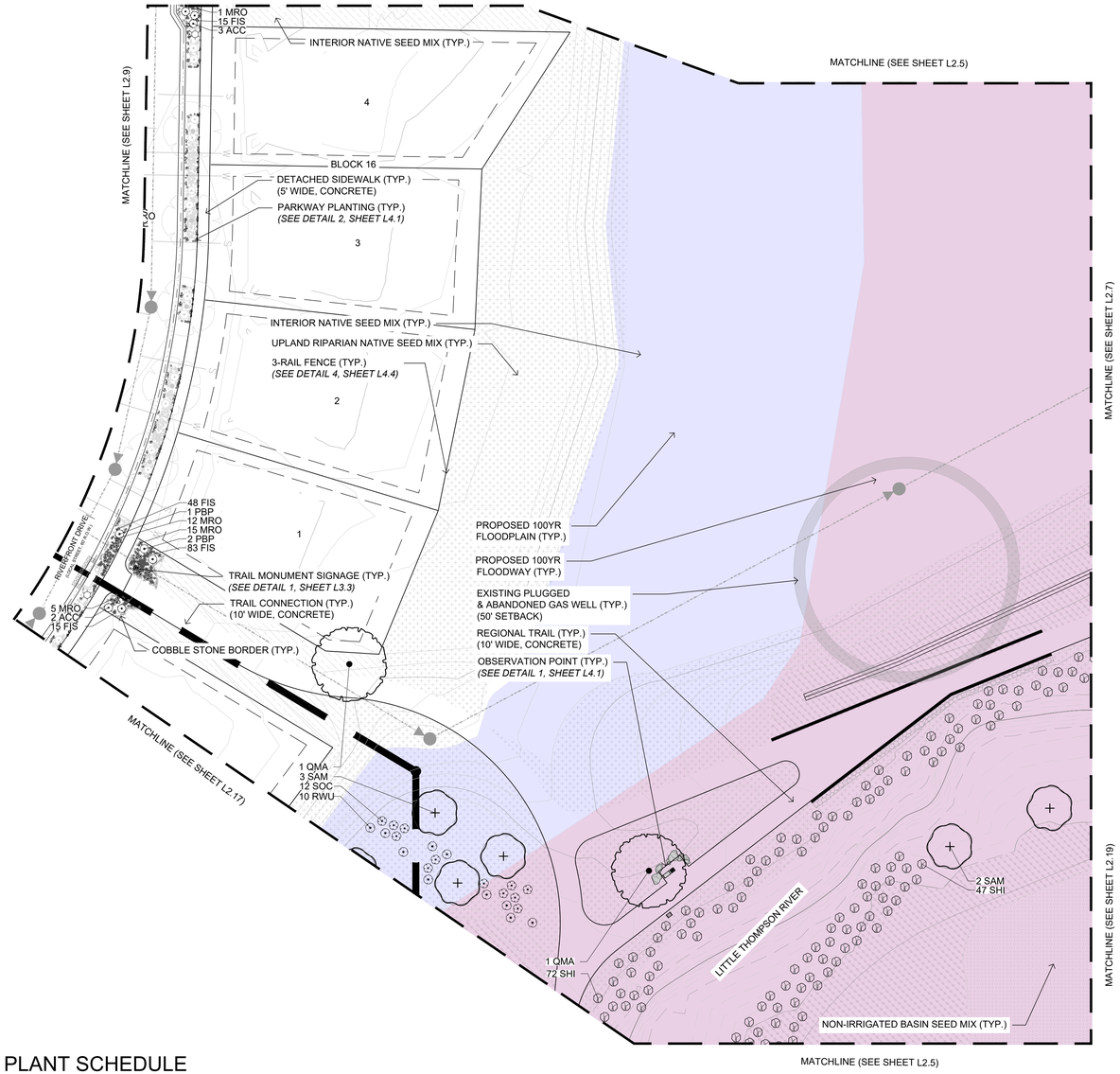

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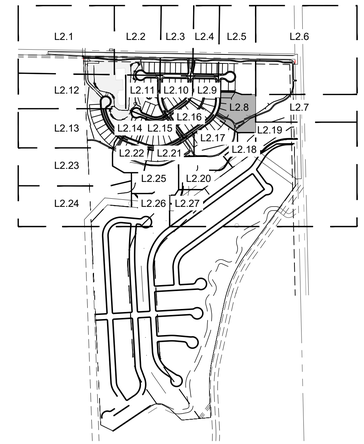

KEY MAP
N.T.S

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

PLANT SCHEDULE

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

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

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

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josh@asherarch.com

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.8

SHEET 19 OF 74

DRAWN BY: David Asher
PLOT DATE: 7/23/2026 2:24 PM
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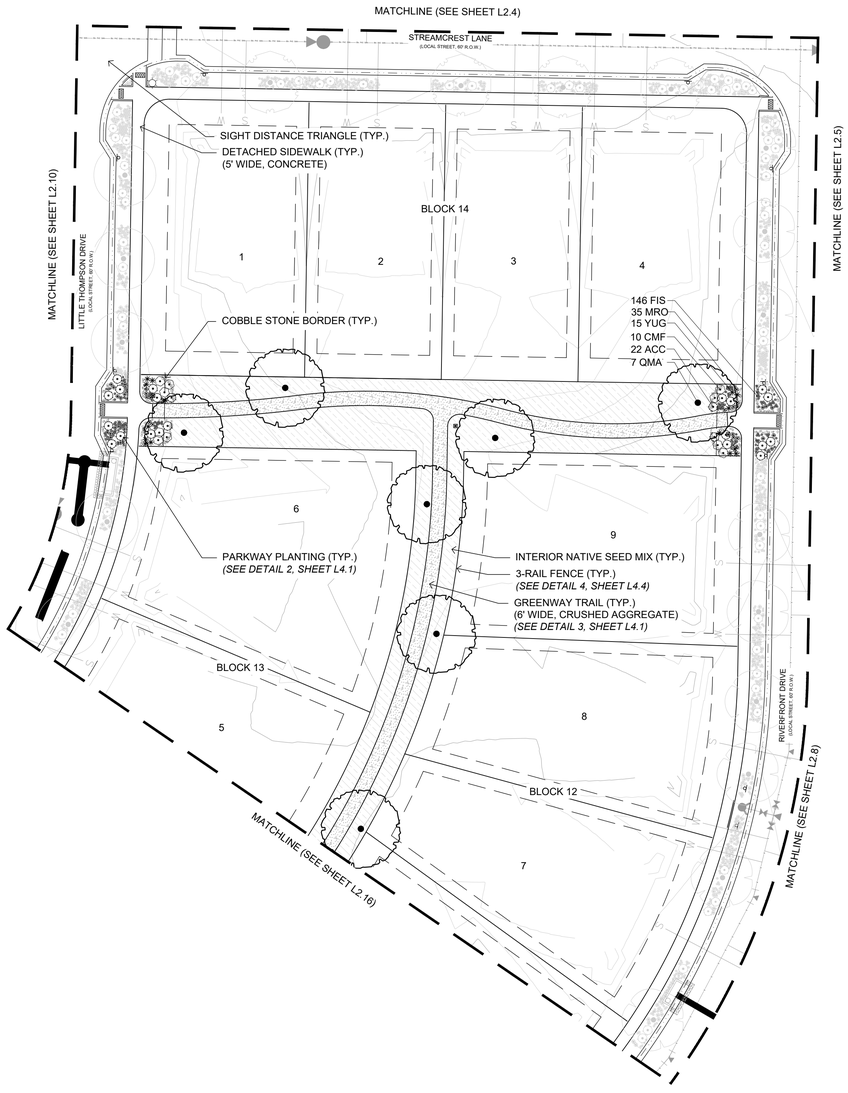
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

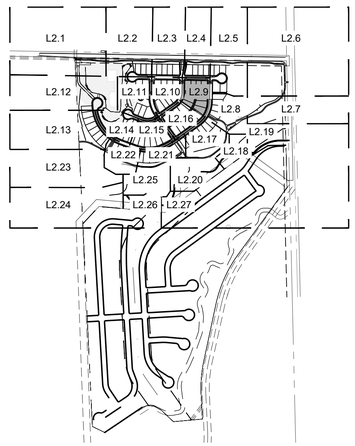
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
LANDSCAPE ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 20 OF 74



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



KEY MAP
N.T.S

PLANT SCHEDULE

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

PARKWAY PLANTING

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

811

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

NORTH

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
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josh@asherarch.com

OWNER:

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RIVERBEND ESTATES PUD | FILING 1
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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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DATE: 2021.09.30
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REVISIONS:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.9

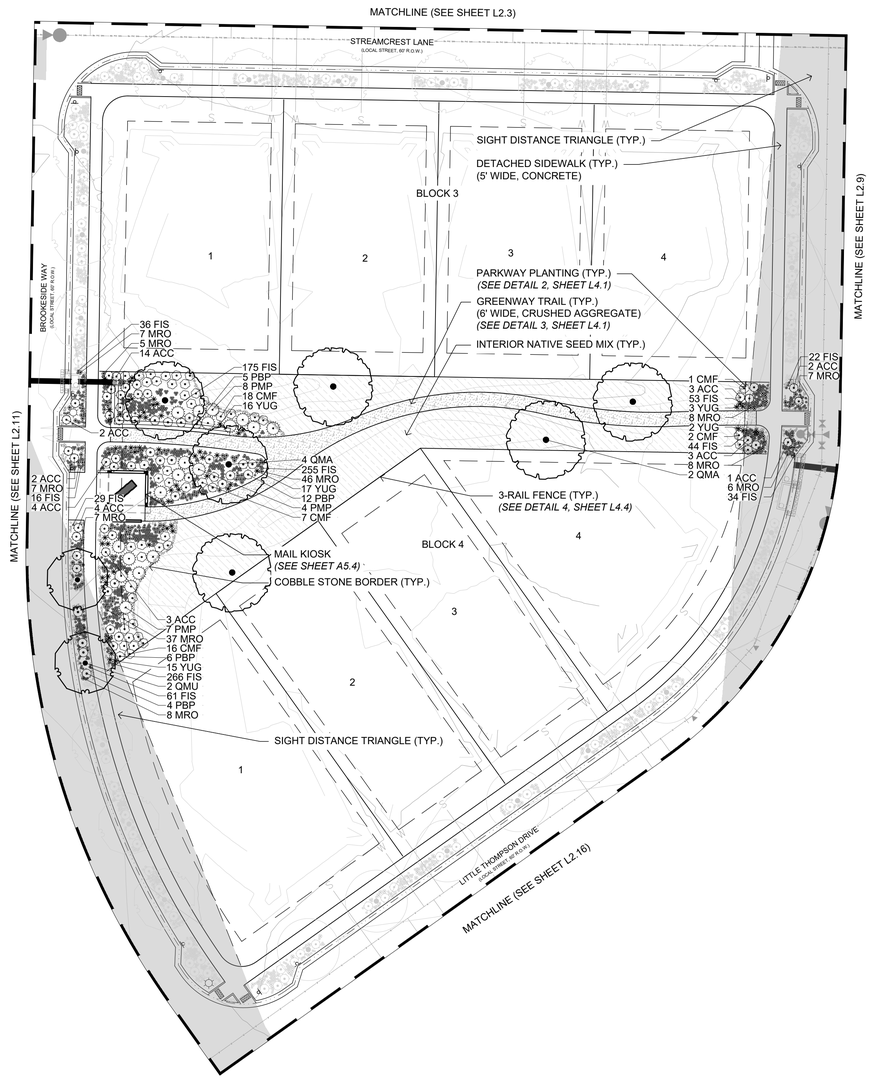
SHEET 20 OF 74

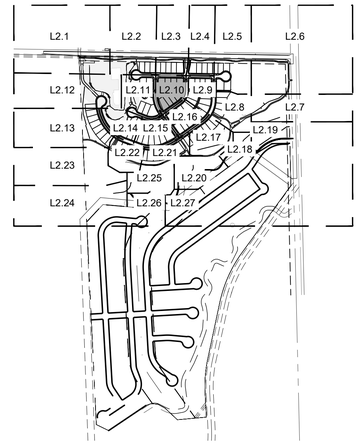
DRAWN BY: David Asher PLOT DATE: 7/23/2026 2:27 PM
FILE LOCATION: Y:\Drawn\Projects\298 Arbor Capital Partners\298.2101JT Riverbend Estates\Arch\CAD\FDP\DWG\Landscape\L2.9 LANDSCAPE ENLARGEMENT.dwg

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

RIVERBEND ESTATES PUD | FILING 1

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





KEY MAP
N.T.S

PLANT SCHEDULE

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

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

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

SHEET NUMBER:
L2.10

SHEET 21 OF 74

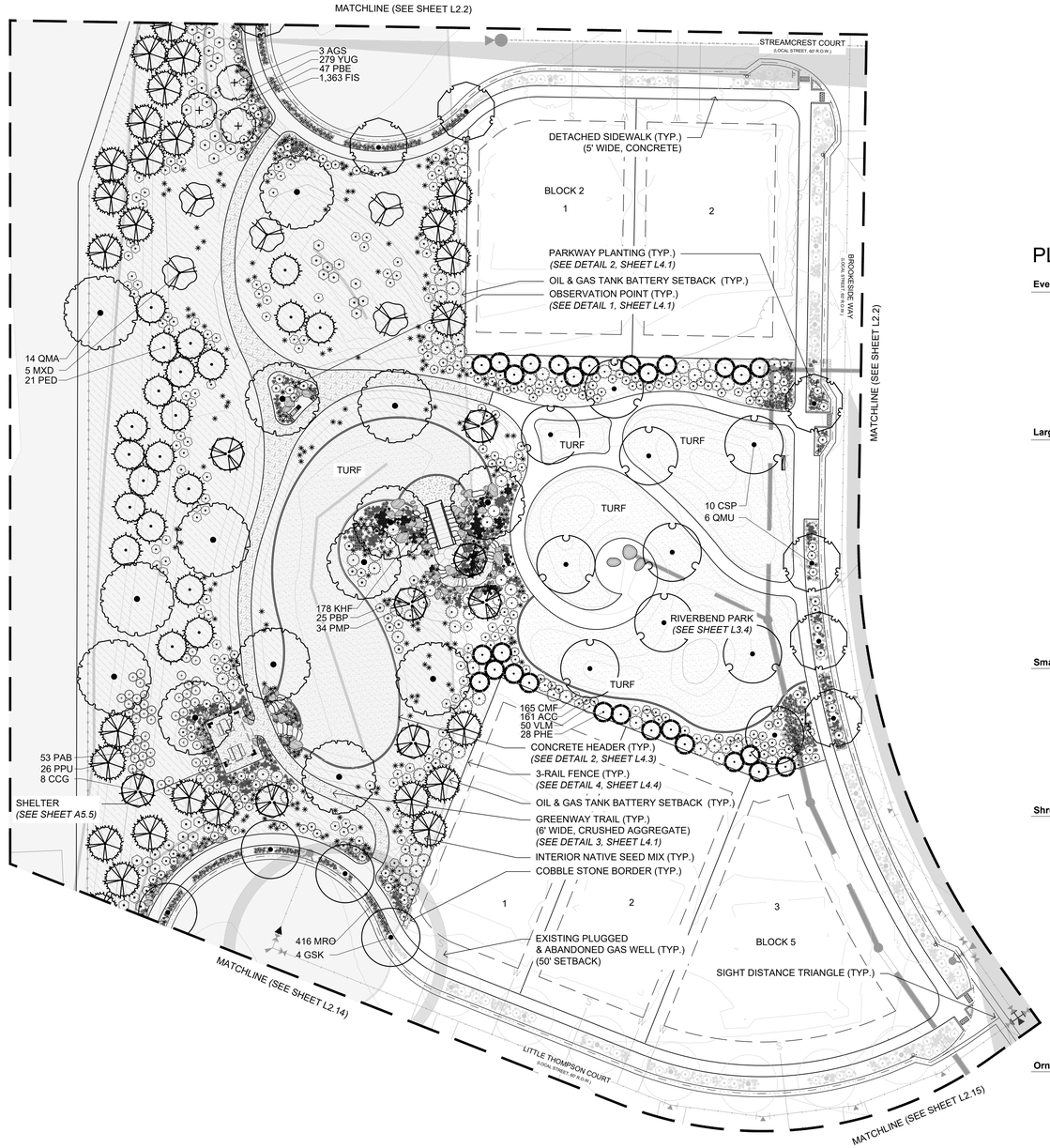
DRAWN BY: JoshMCam PLOT DATE: 7/23/2026 2:07 PM
FILE LOCATION: Y:\Drawn\Projects\298 Arce Capital Partners\06 Civil\7 Riverbend Estates\Arch\DP\DWGs\Landscape\L2.10 LANDSCAPE ENLARGEMENT.dwg

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

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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



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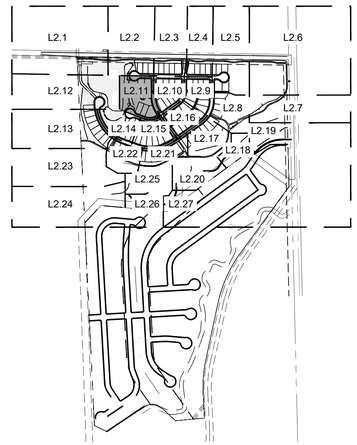
NORTH



KEY MAP
N.T.S

PLANT SCHEDULE

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.11

SHEET 22 OF 74

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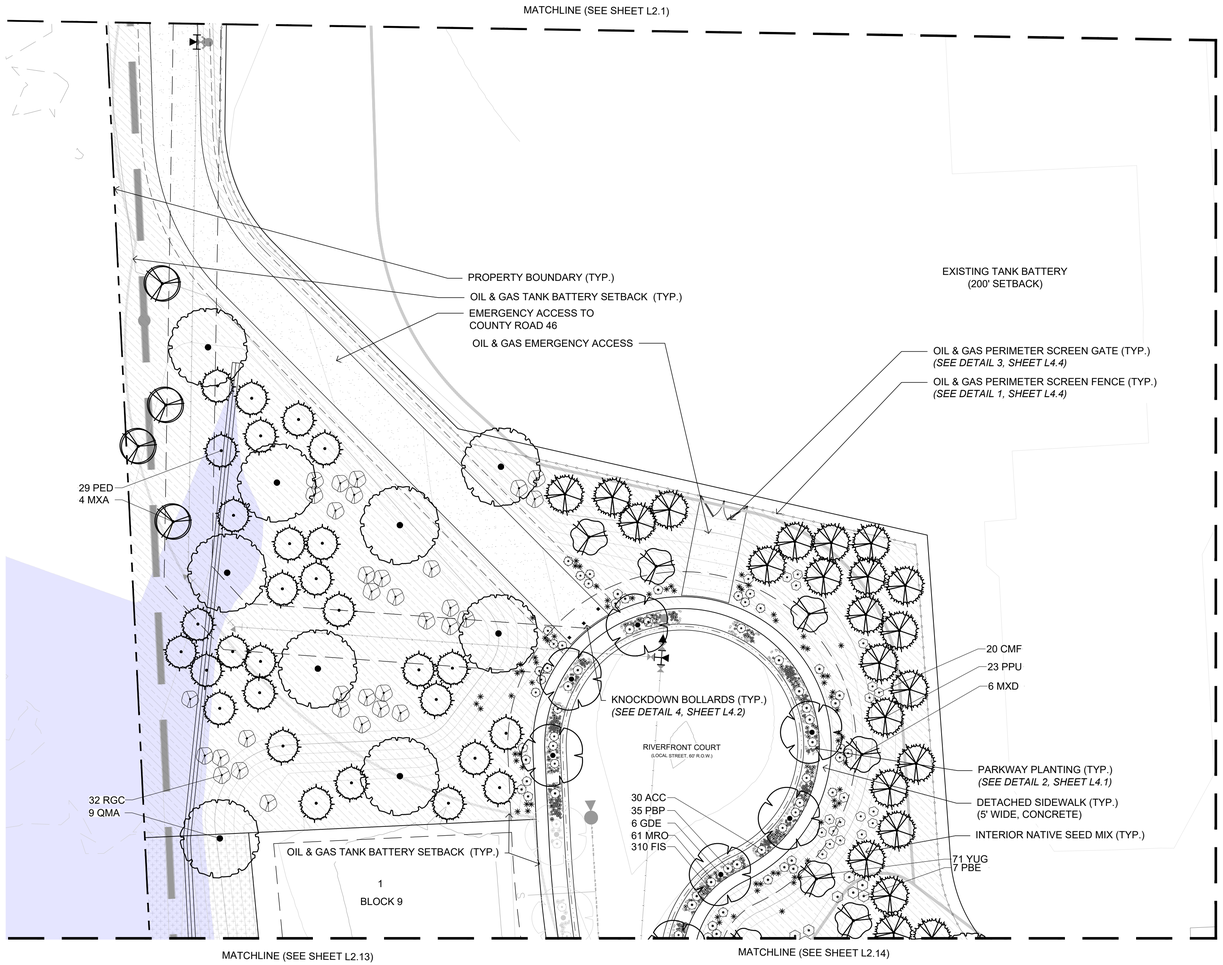


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

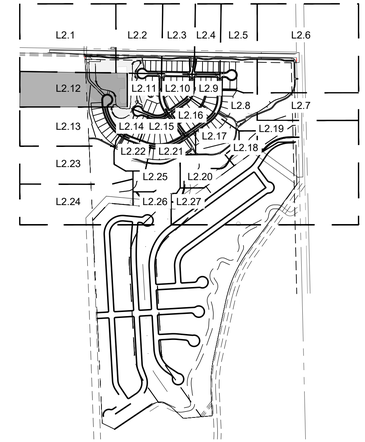
LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN



KEY MAP
N.T.S

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

811

PLANT SCHEDULE

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

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.12

SHEET 23 OF 74

DRAWN BY: JoshMcCain
PLOT DATE: 7/23/2026 2:33 PM
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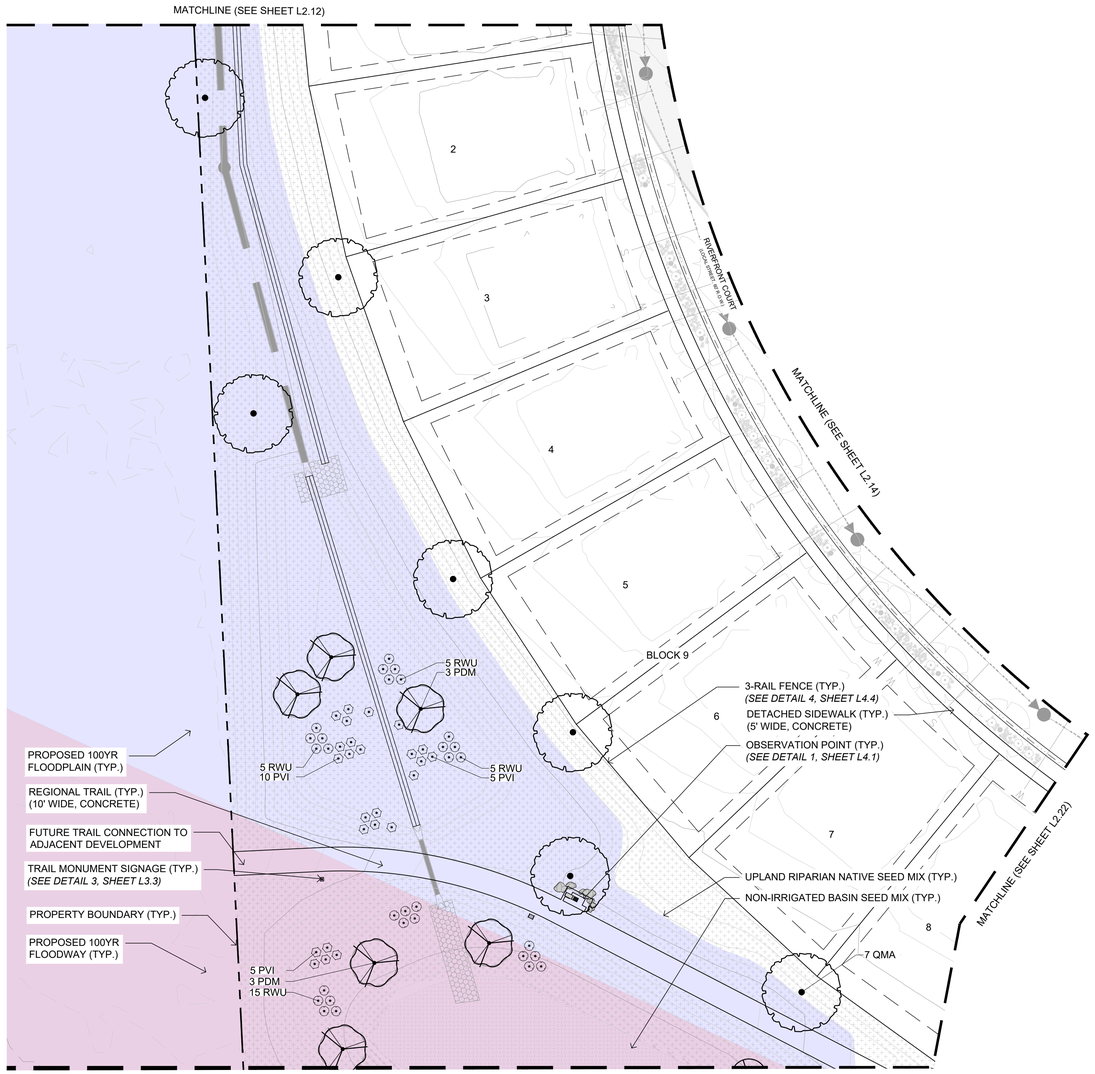
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

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



LEGEND

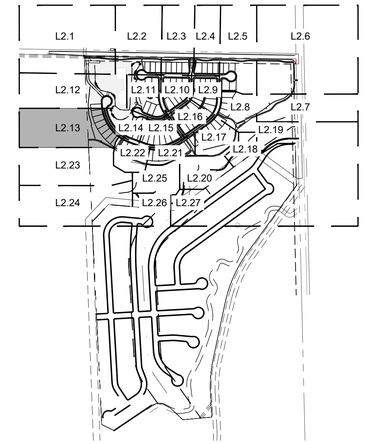
PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



KEY MAP
N.T.S

PLANT SCHEDULE

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

811

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.13

SHEET 24 OF 74

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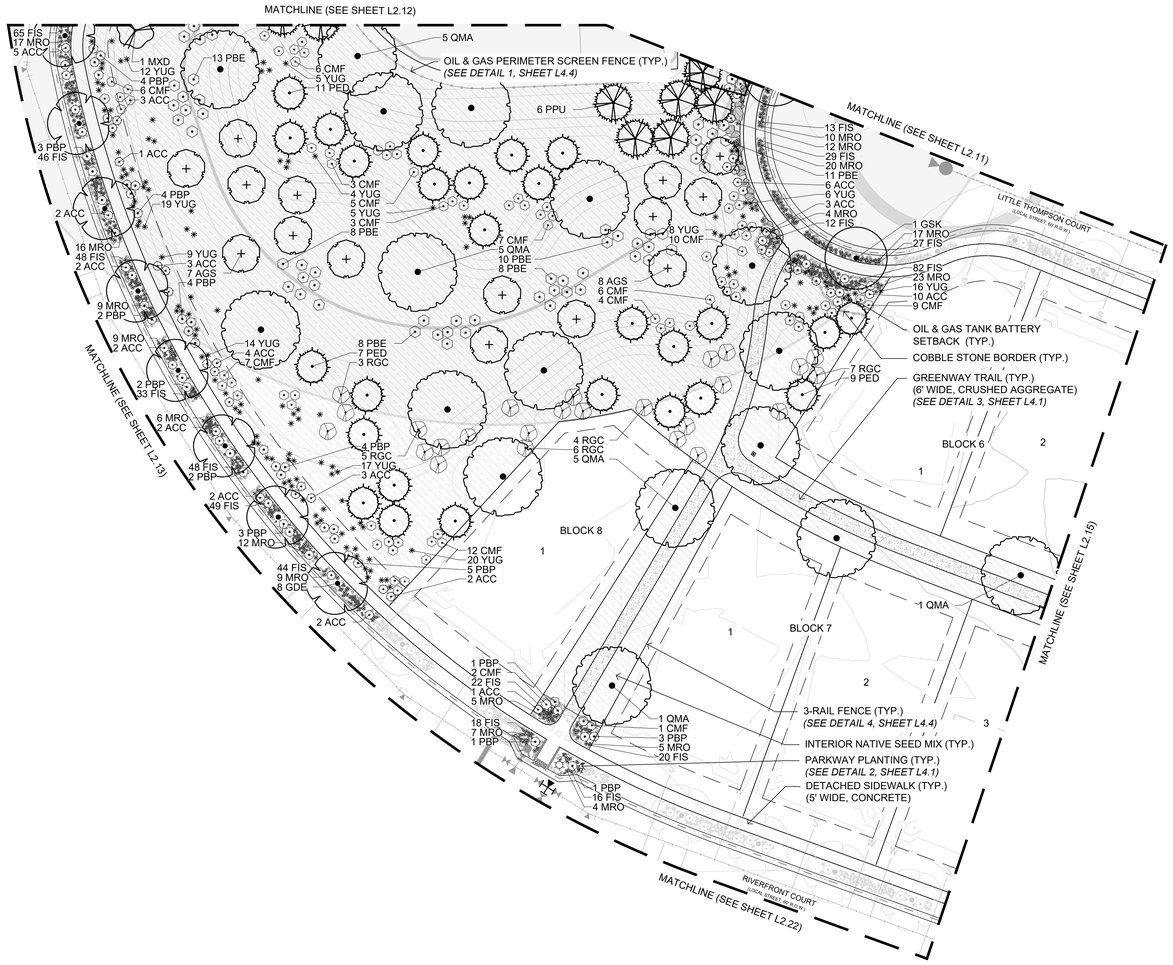
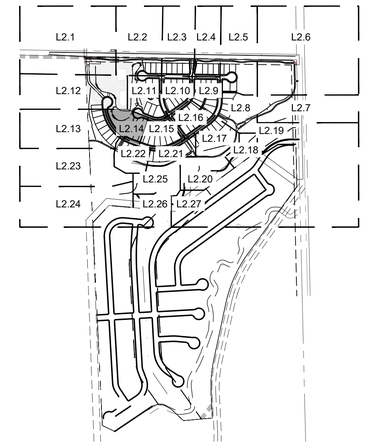


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

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

PLANT SCHEDULE

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.14

SHEET 25 OF 74

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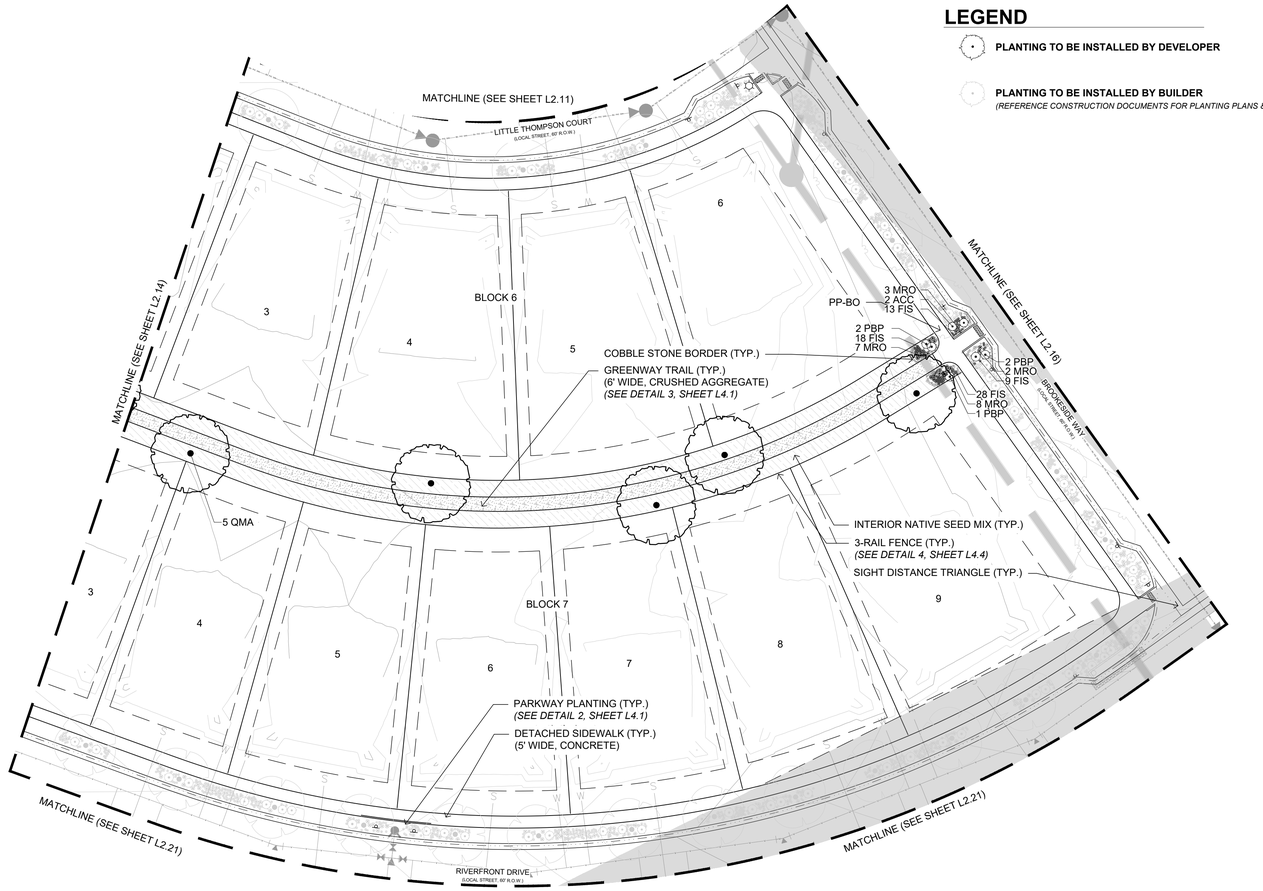
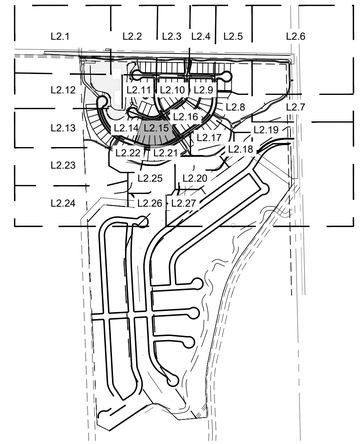


LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

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



KEY MAP
N.T.S

PLANT SCHEDULE

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

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512 5th Street
Berthoud, CO 80513
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josh@asherarch.com

OWNER:

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.15

SHEET 26 OF 74

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

DRAWN BY: JoshMcCain PLOT DATE: 7/23/202 2:44 PM
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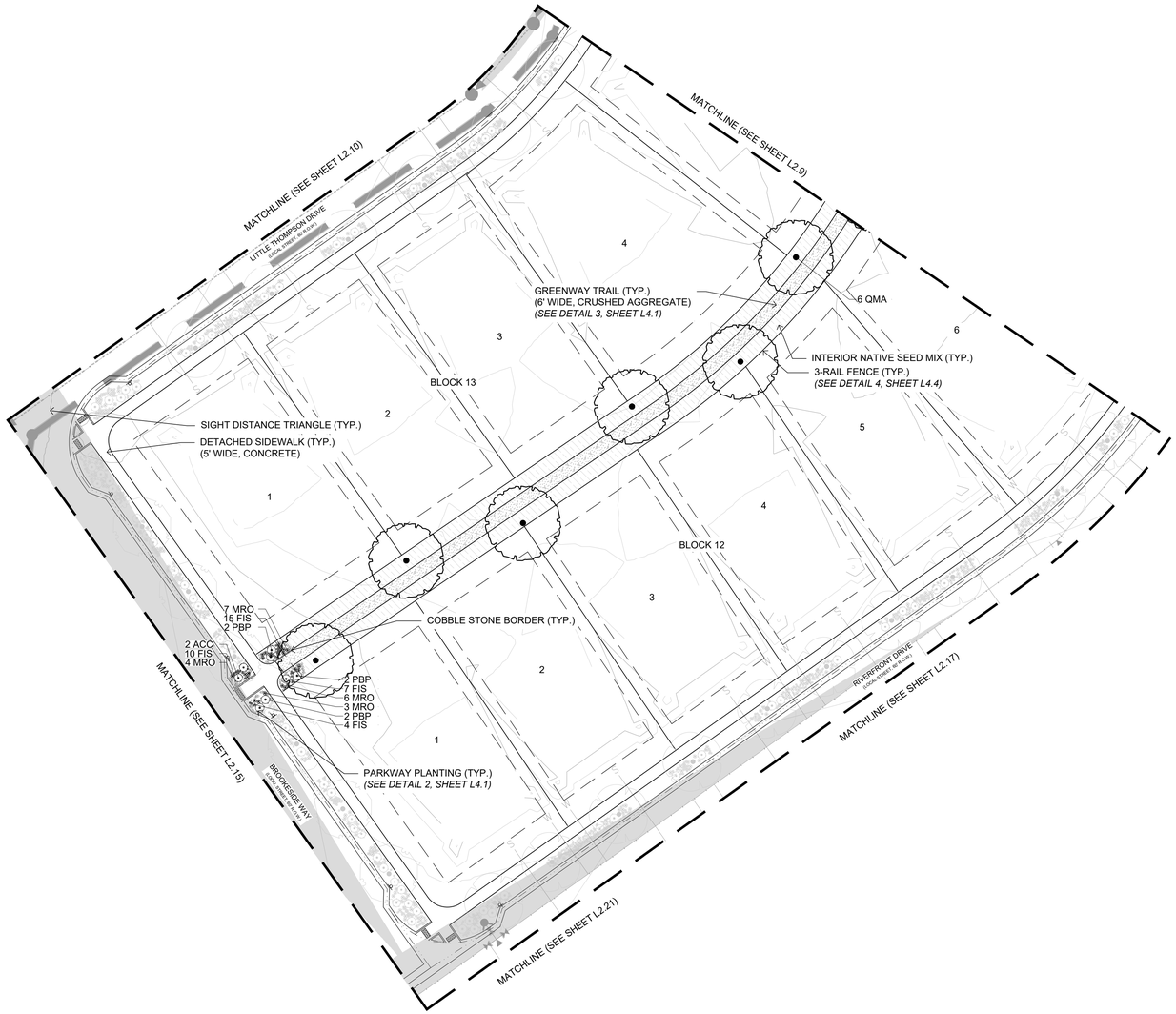
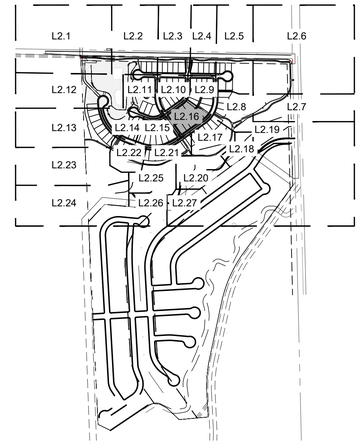


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

811

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

PLANT SCHEDULE

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

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.16

SHEET 27 OF 74

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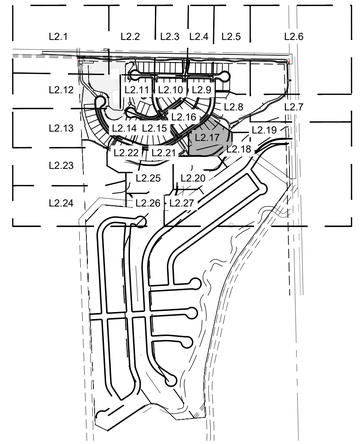

KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

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

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

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

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RIVERBEND ESTATES PUD | FILING 1
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.17

SHEET 28 OF 74

DRAWN BY: JoshMcCon PLOT DATE: 7/23/2026 2:09 PM
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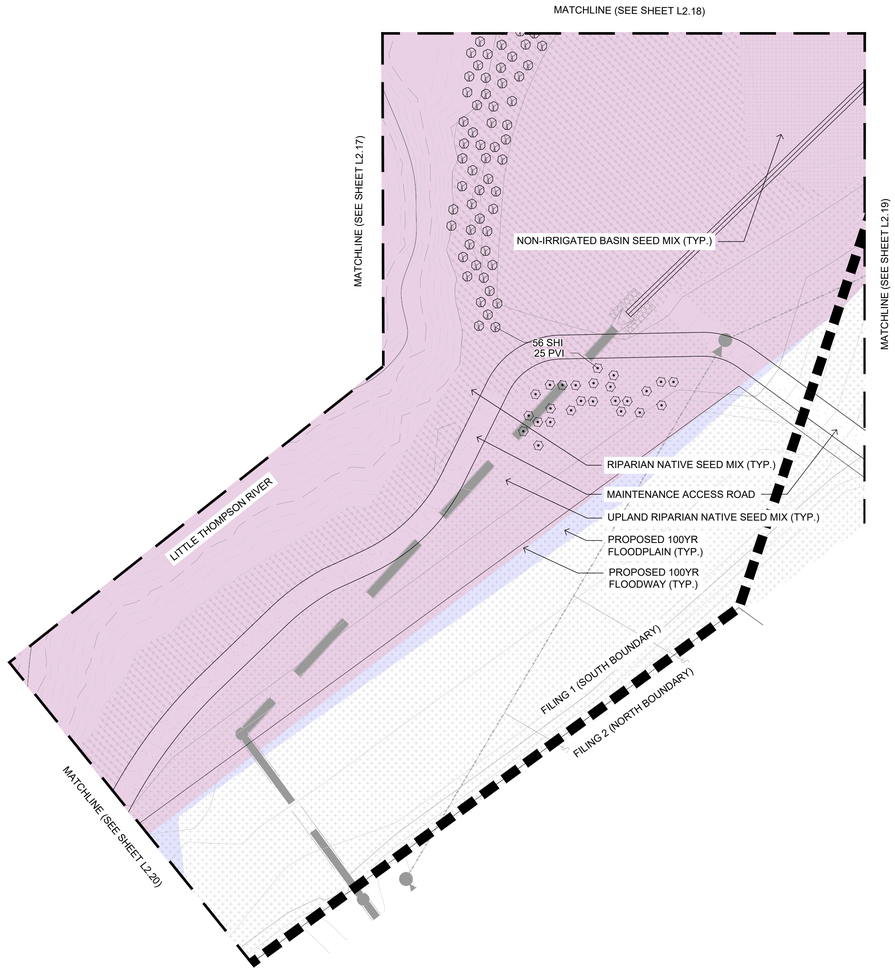
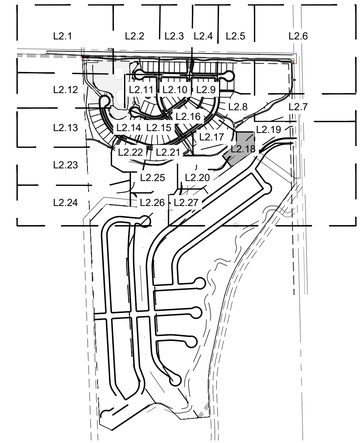
NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

RIVERBEND ESTATES PUD | FILING 1

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





KEY MAP
N.T.S

PLANT SCHEDULE

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

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

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

ASHER ARCHITECTS +ENGINEERS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.18

SHEET 29 OF 74

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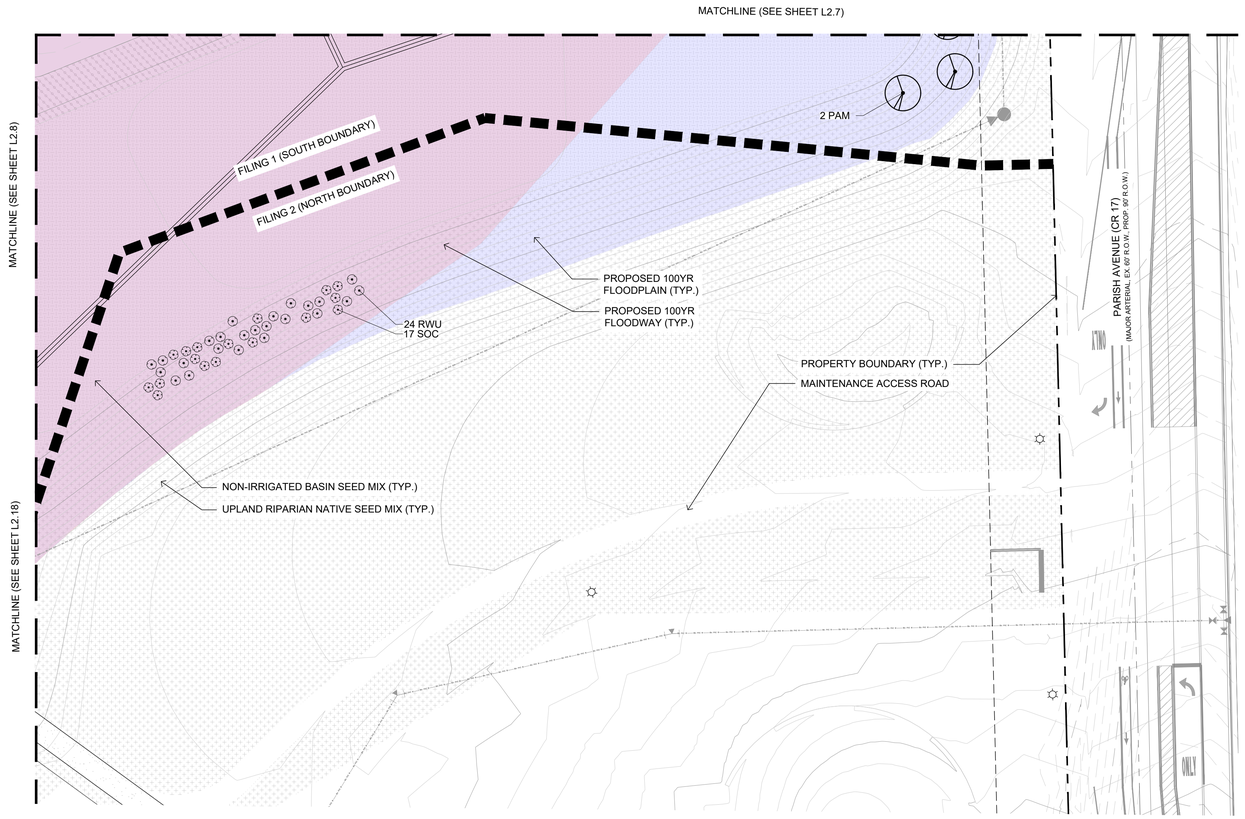
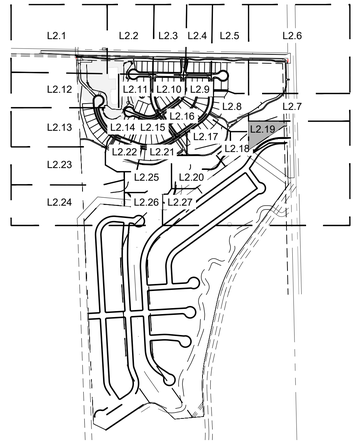
RIVERBEND ESTATES PUD | FILING 1

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





KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

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

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

ASHER ARCHITECTS +ENGINEERS

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RIVERBEND ESTATES PUD | FILING 1
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21941 COUNTY ROAD 17
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WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.19

SHEET 30 OF 74

DRAWN BY: JoeM/Cam PLOT DATE: 7/23/2026 2:55 PM
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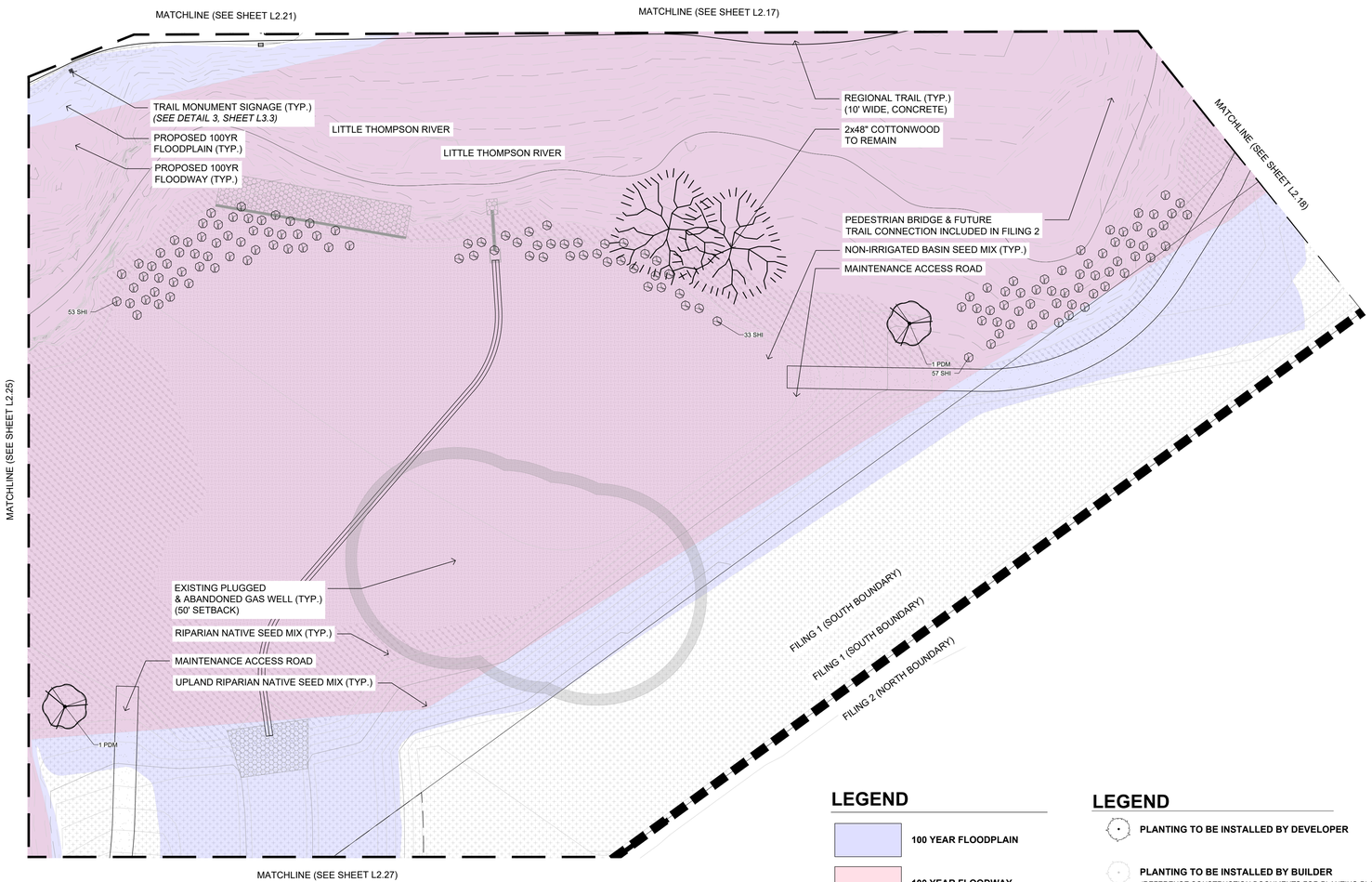
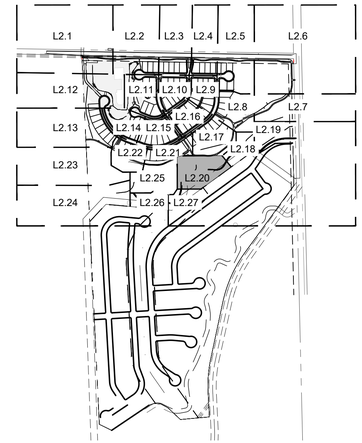
RIVERBEND ESTATES PUD | FILING 1

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





KEY MAP
N.T.S

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODWAY

LEGEND

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

PLANT SCHEDULE

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

811

SCALE: 1" = 30'
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21941 COUNTY ROAD 17
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WELD COUNTY

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.20

SHEET 31 OF 74

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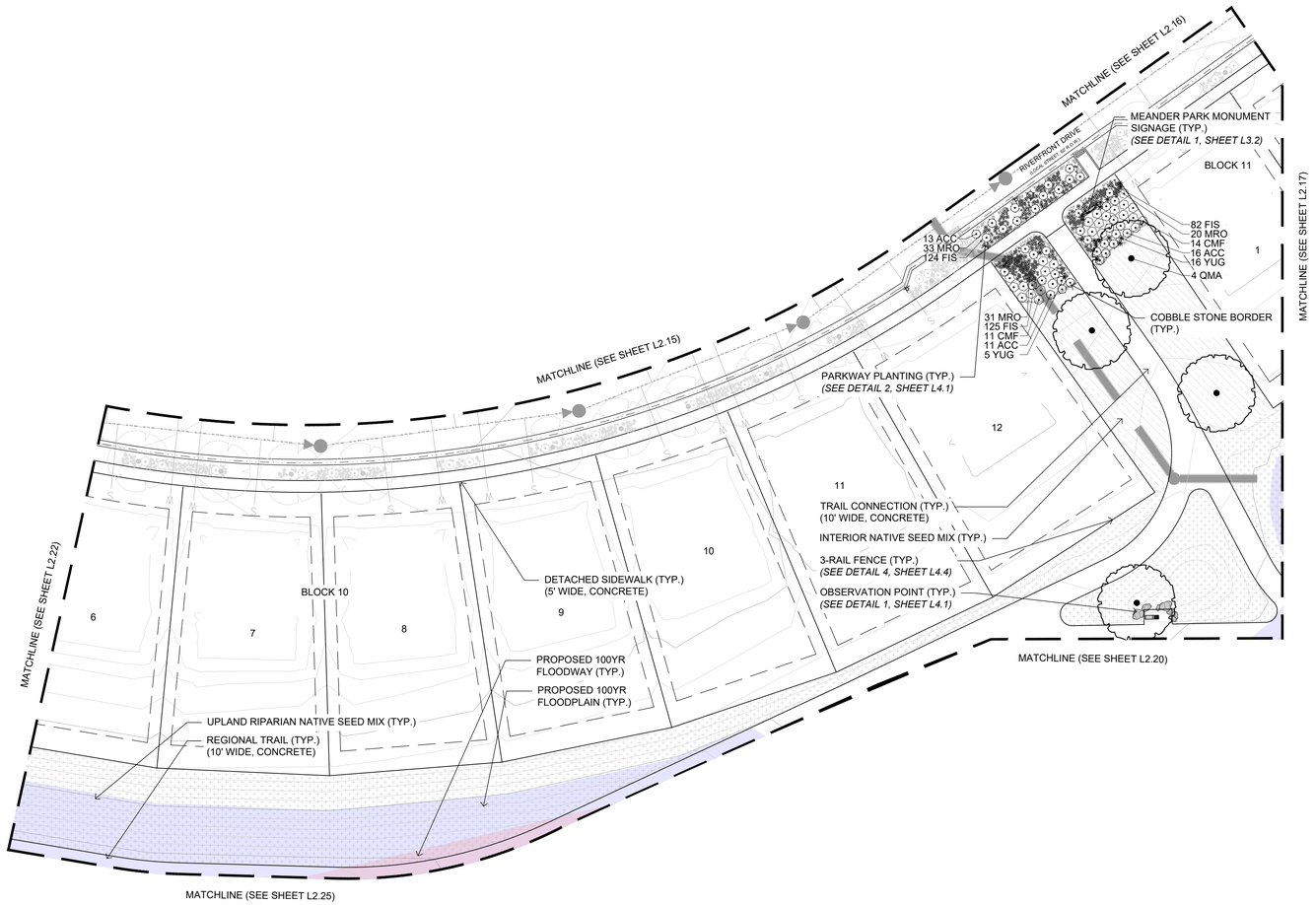
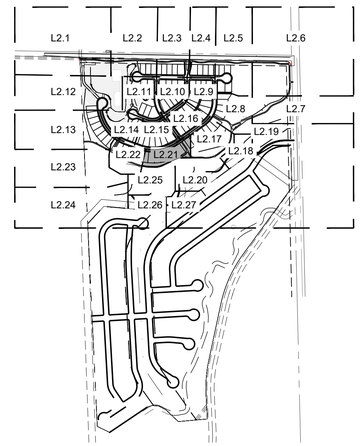


PLANT SCHEDULE

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

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



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

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

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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.21

SHEET 32 OF 74

DRAWN BY: JenM/CamPLOT DATE: 7/23/2026 3:07 PM
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NOTE:
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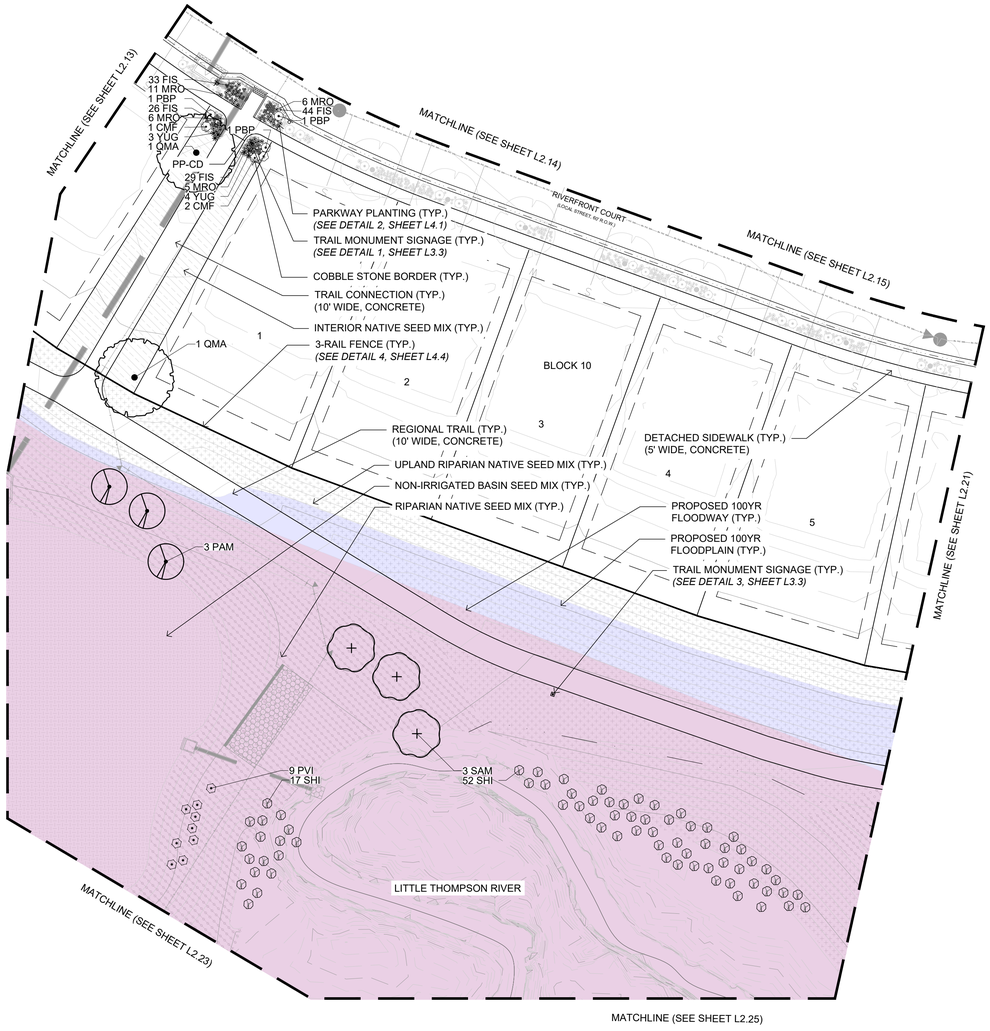
RIVERBEND ESTATES PUD | FILING 1

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



LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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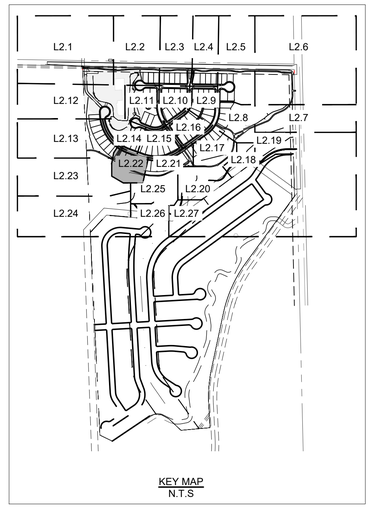
LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY



KEY MAP
N.T.S

PLANT SCHEDULE

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:

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

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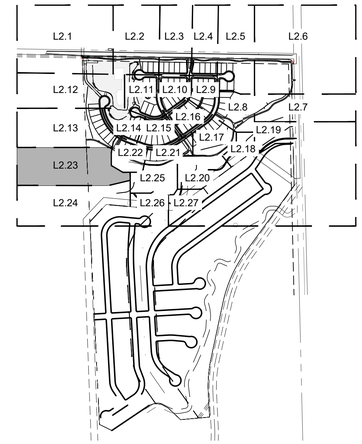
SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.22

SHEET 33 OF 74

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

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



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

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

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

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RIVERBEND ESTATES PUD | FILING 1
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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.23

SHEET 34 OF 74

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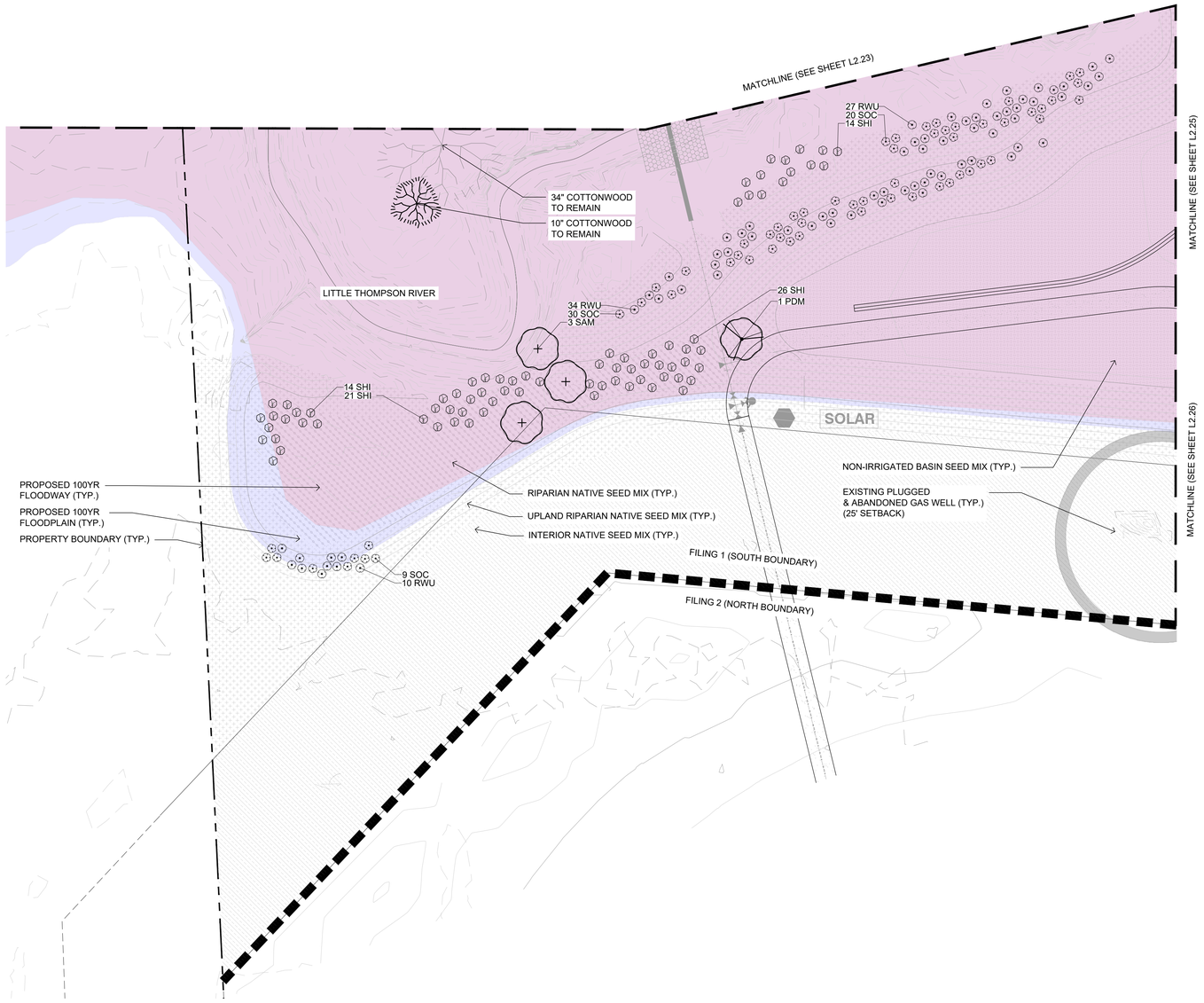
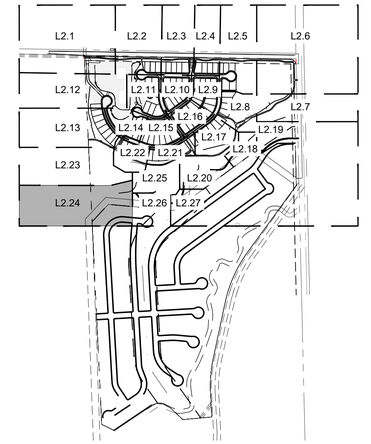


NOTE:
PARKWAY PLANTINGS IN FRONT OF LOTS TO BE INSTALLED BY BUILDER & APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

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

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

811

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

NORTH

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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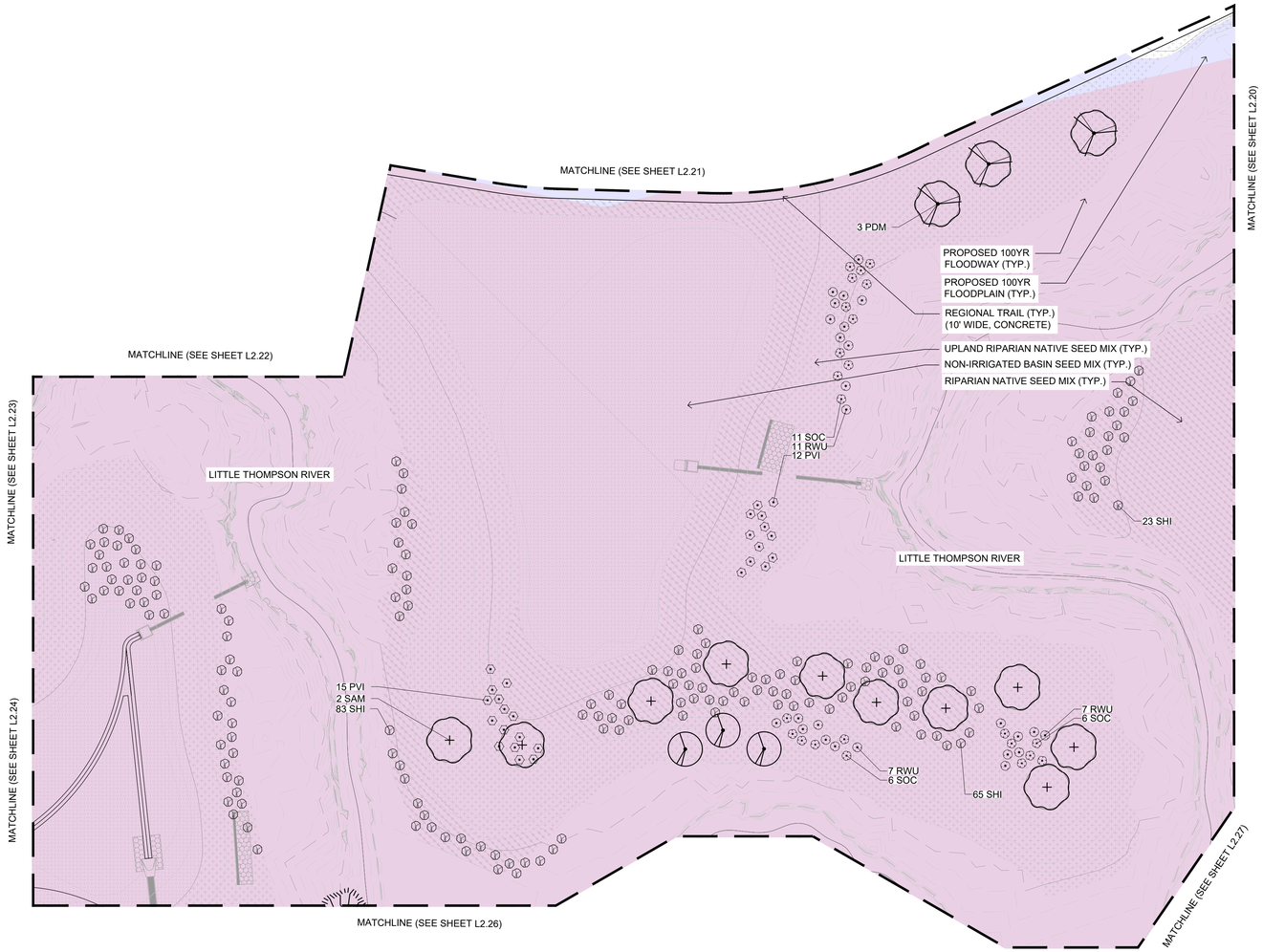
SHEET TITLE:
LANDSCAPE ENLARGEMENT

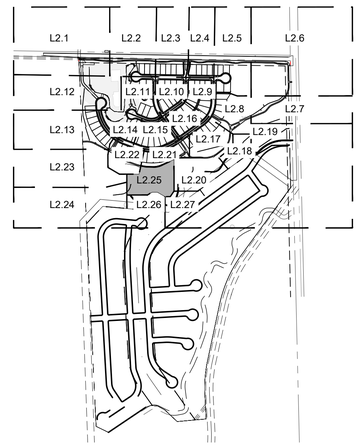
SHEET NUMBER:
L2.24

SHEET 35 OF 74

DRAWN BY: JoshMCarr PLOT DATE: 7/23/2026 3:14 PM
FILE LOCATION: T:\Shared\Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\AutoCAD\FDP\DWG\Landscape\L2.24 LANDSCAPE ENLARGEMENT.dwg



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



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

PLANT SCHEDULE

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.25

SHEET 36 OF 74

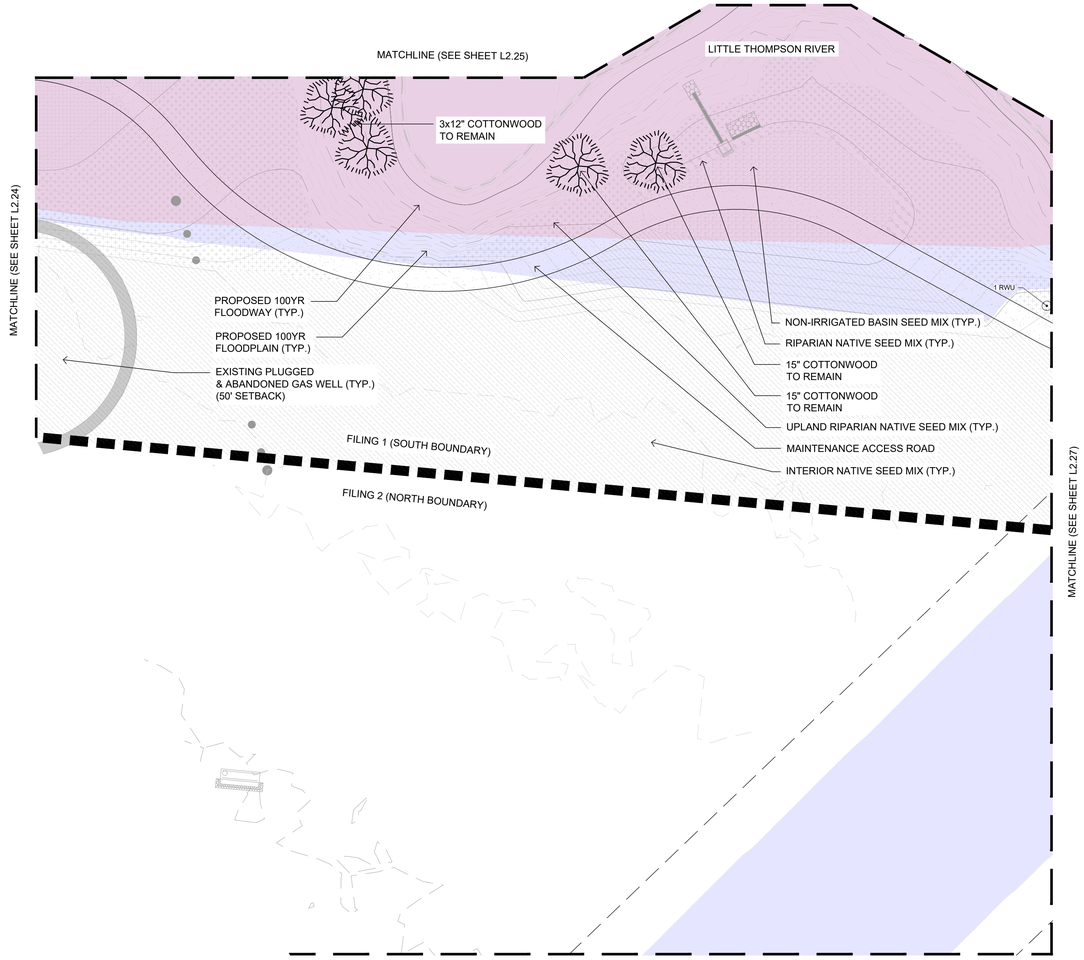
DRAWN BY: JoshMcCain
PLOT DATE: 7/23/2026 3:14 PM
FILE LOCATION: Y:\Drawn Projects\298 Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\ACAD\CP\DWGs.emscript\ L2.01 LANDSCAPE ENLARGEMENT.dwg

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

NO PROPOSED TREES OR SHRUBS IN THIS AREA.

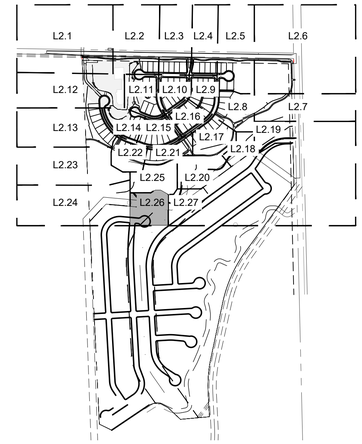
RIVERBEND ESTATES PUD | FILING 1

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



PLANT SCHEDULE

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



KEY MAP
N.T.S

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

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

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21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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2026.03.27 TOWN & OWNER COMMENTS

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SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NUMBER:
L2.26

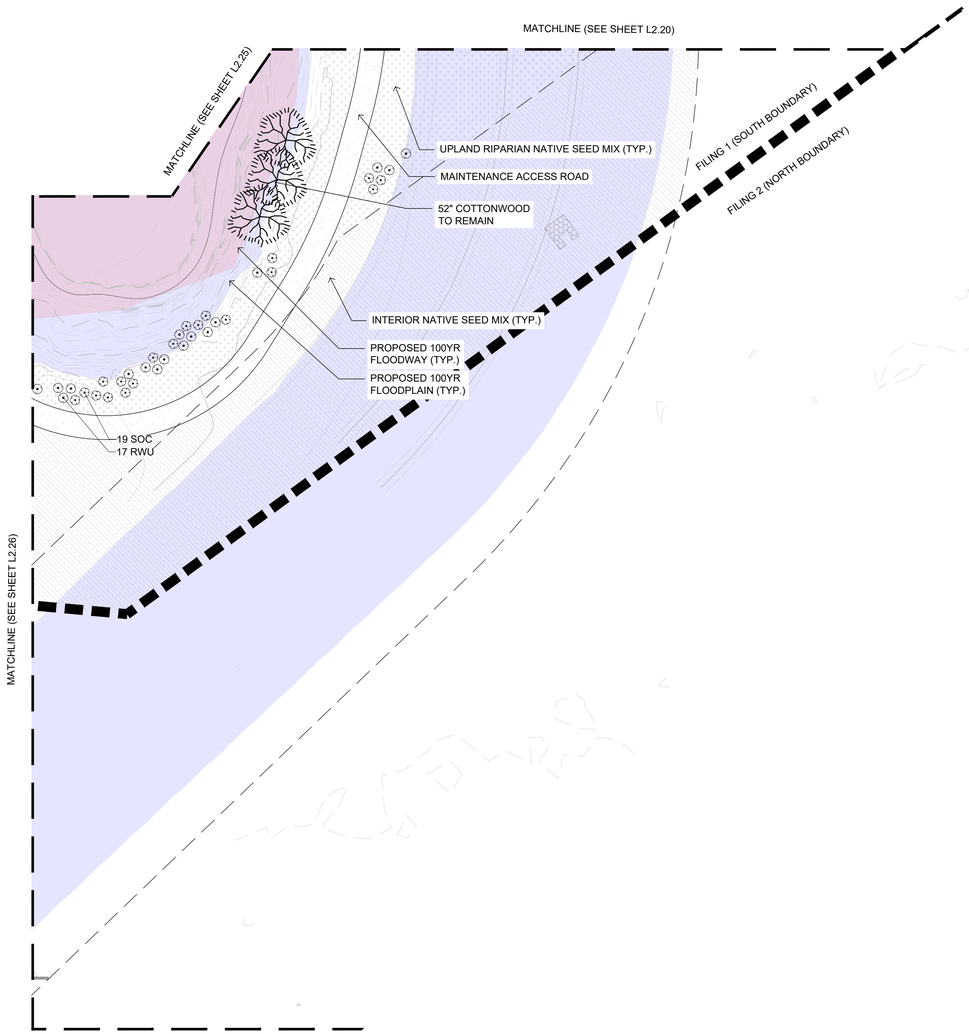
SHEET 37 OF 74

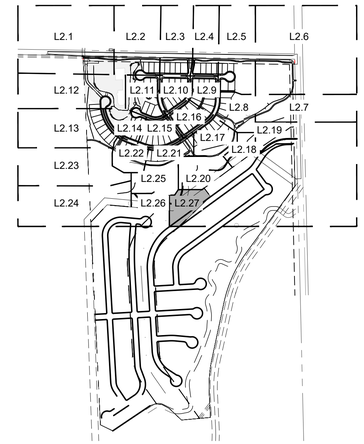
DRAWN BY: JoshMCam
PLOT DATE: 7/2/2026 3:33 PM
FILE LOCATION: Y:\Shared\Projects\298-Arbor Capital Partners\298-2101JT Riverbend Estates\Arch\CAD\FDP\Civil\Landscape\L2.26 LANDSCAPE ENLARGEMENT.dwg

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

RIVERBEND ESTATES PUD | FILING 1

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





KEY MAP
N.T.S

PLANT SCHEDULE

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

LEGEND

PLANTING TO BE INSTALLED BY DEVELOPER

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(REFERENCE CONSTRUCTION DOCUMENTS FOR PLANTING PLANS & SPECIFICATIONS.)

LEGEND

100 YEAR FLOODPLAIN

100 YEAR FLOODWAY

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

SHEET NUMBER:
L2.27

SHEET 38 OF 74

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

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

811

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

NORTH

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21941 COUNTY ROAD 17
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WELD COUNTY

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

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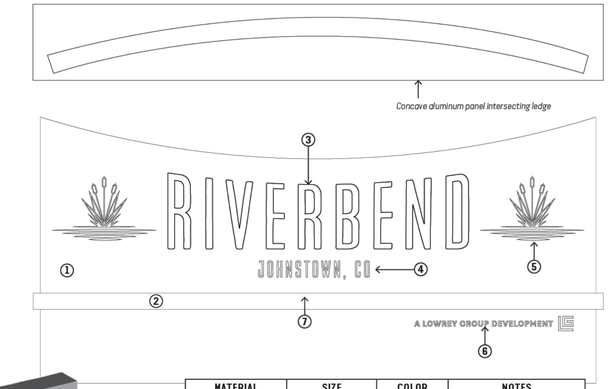
SHEET TITLE:
ILLUSTRATIVE PLOT PLAN

SHEET NUMBER:
L3.1

SHEET 39 OF 74

DRAWN BY: sara
PLOT DATE: 9/30/2021 3:34 PM
FILE LOCATION: Z:\Shared Projects\298 asher castle pines\dwg\298-2101\Construction Documents\Sheets\ILLUSTRATIVE PLOT PLAN.dwg

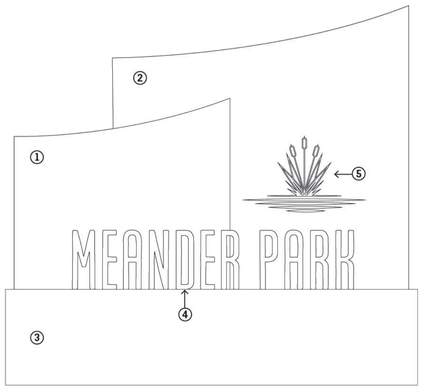
RIVERBEND
TYPICAL MONUMENT SIGN - APPROXIMATE DIMENSIONS/ SPECS



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

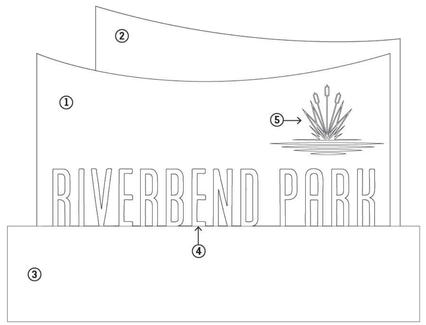
1 PRIMARY ENTRANCE MONUMENT SIGNAGE
SCALE: NTS

RIVERBEND
PARK SIGN - APPROXIMATE DIMENSIONS/SPECS



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

RIVERBEND
RIVERBEND PARK SIGN - APPROXIMATE DIMENSIONS/SPECS



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

2 SECONDARY MONUMENT SIGNAGE
SCALE: NTS

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
PRELIMINARY SIGNAGE PROGRAM

SHEET NUMBER:
L3.2

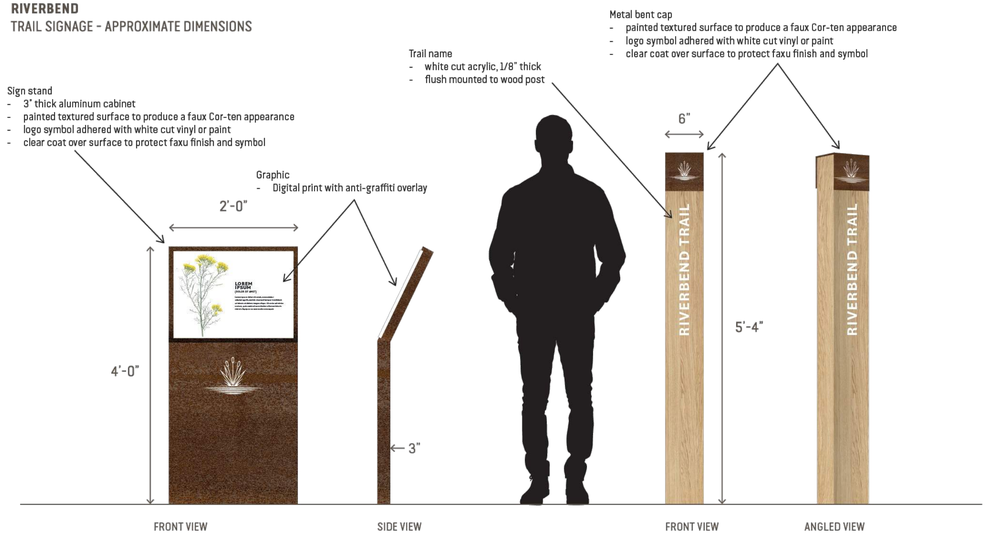
SHEET 40 OF 74

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

RIVERBEND
TRAIL SIGNAGE - APPROXIMATE DIMENSIONS/SPECS

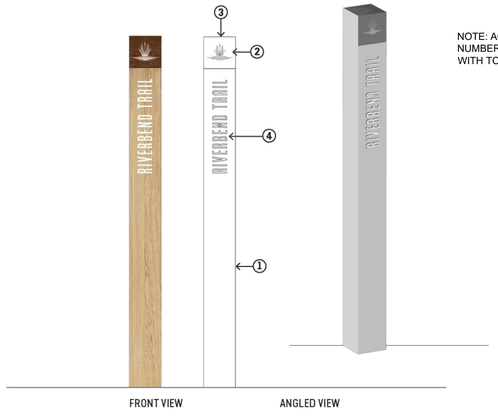
	MATERIAL	SIZE	COLOR	NOTES
①	aluminum with faux corten finish	24"w x 48"h 2"deep	faux corten TBD	angle top section
②	**Riverbend Symbol**	12"w x 7"h	white	routed out of metal and color-filled with paint
③	**Nature Sign Display**	Approx. 22"w x 16"h 1/4" deep	match art	digital print with anti-graphitti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

RIVERBEND
TRAIL SIGNAGE - APPROXIMATE DIMENSIONS



1 TERTIARY MONUMENT SIGNAGE - INTERPRETIVE SIGN

SCALE: NTS



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

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

2 TERTIARY MONUMENT SIGNAGE - SPECS

SCALE: NTS

3 TERTIARY MONUMENT SIGNAGE - MILEAGE MARKER

SCALE: NTS

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

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

lmlowrey@arborcapitalpartners.com

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SHEET TITLE:
PRELIMINARY SIGNAGE PROGRAM

SHEET NUMBER:
L3.3

SHEET 41 OF 74

811

DRAWN BY: Zsed Asher PLOT DATE: 3/27/2026 3:36 PM
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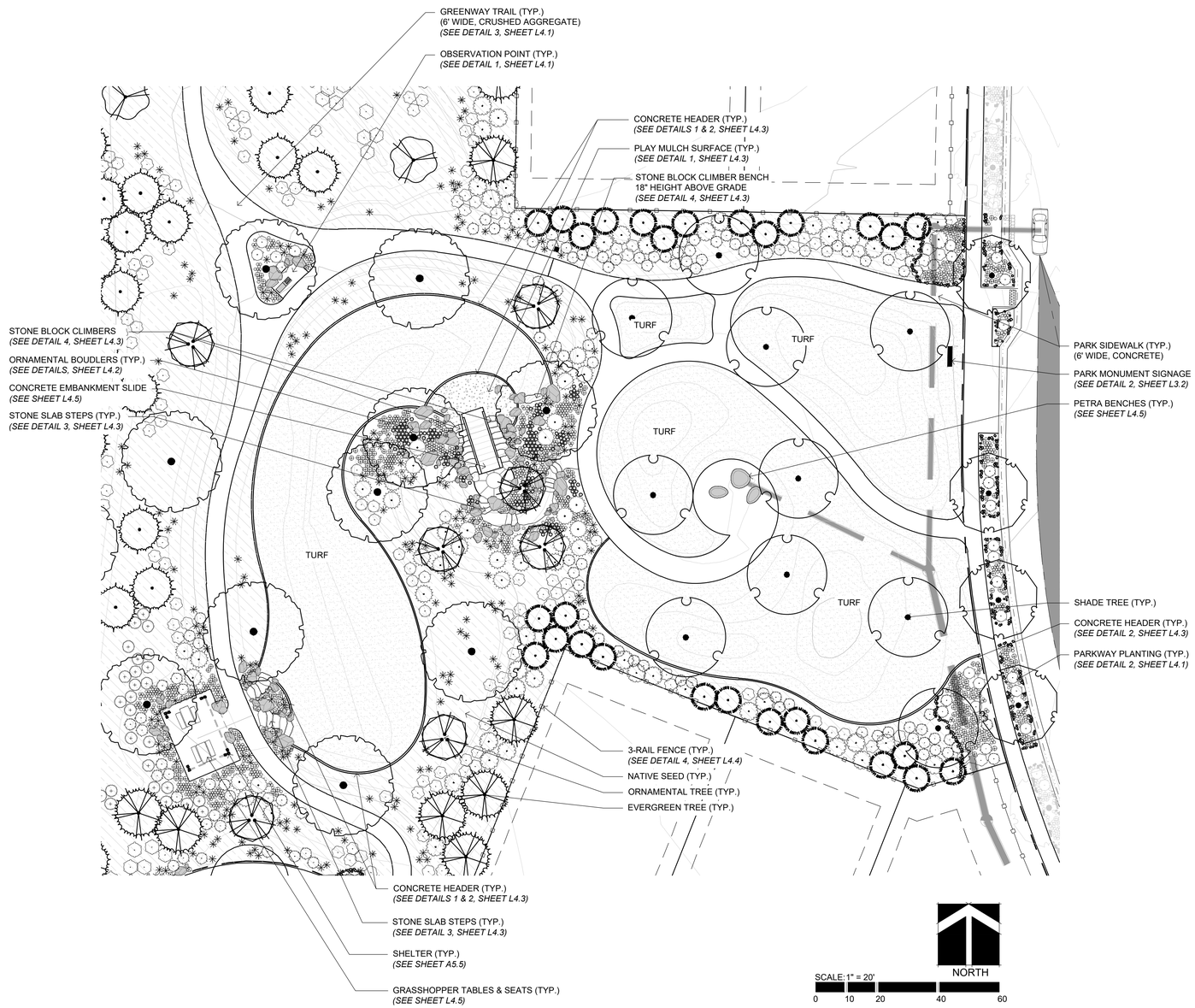
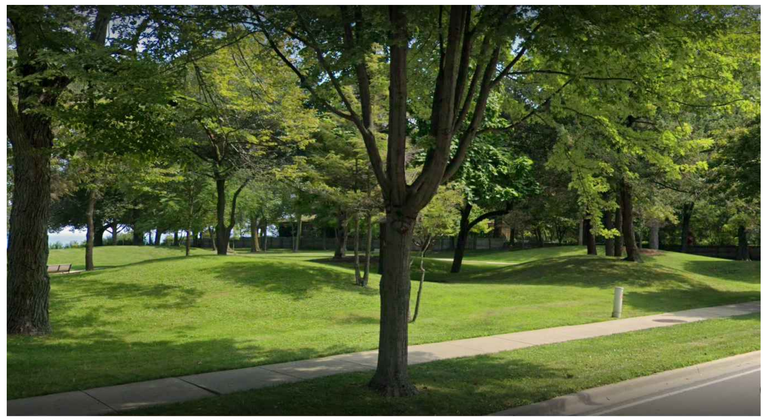
RIVERBEND ESTATES PUD | FILING 1

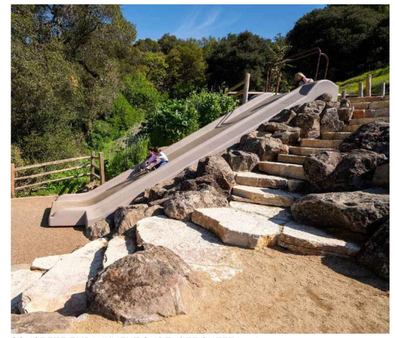
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
RIVERBEND PARK ENLARGEMENT
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 48 OF 80





LANDFORMS WITH TURFGRASS GROUNDCOVER *(CHARACTER IMAGE)*

PETRA BENCH *(SEE SHEET L4.5)*



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

PETRA BENCH *(SEE SHEET L4.5)*

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

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660

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

SHEET NUMBER:
L3.4

SHEET 42 OF 74

811

DRAWN BY: JoshAsCam PLOT DATE: 3/27/2026 3:36 PM
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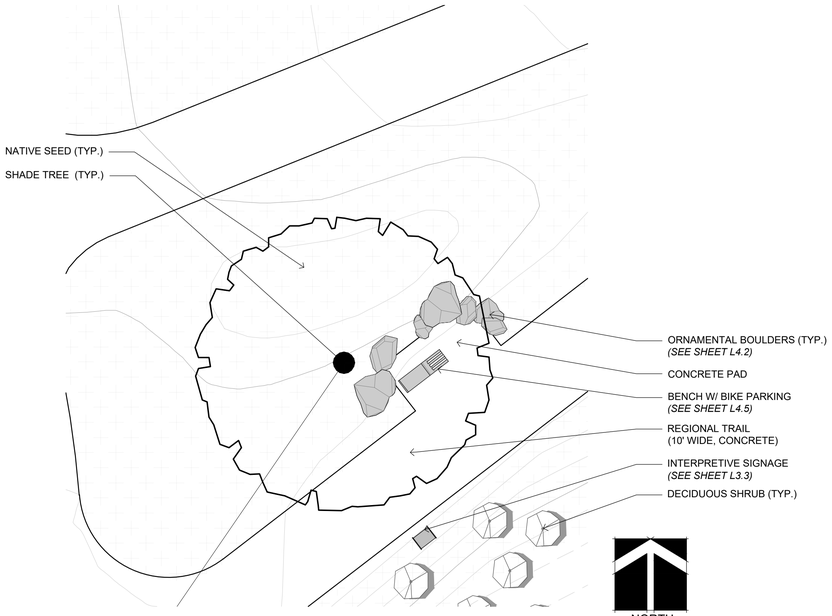
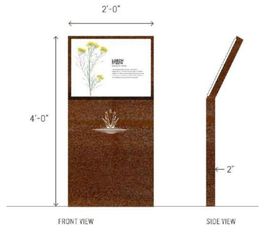
RIVERBEND ESTATES PUD | FILING 1

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



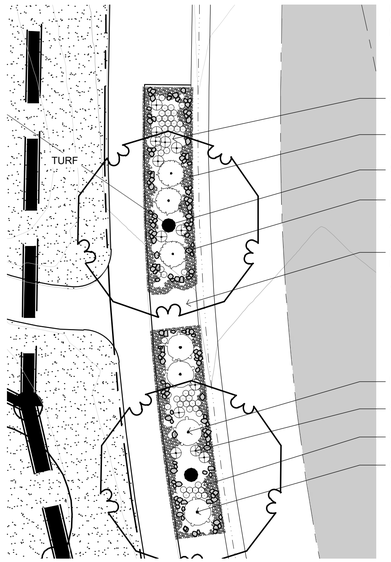
1 OBSERVATION POINT ENLARGEMENT DETAIL

SCALE: NTS



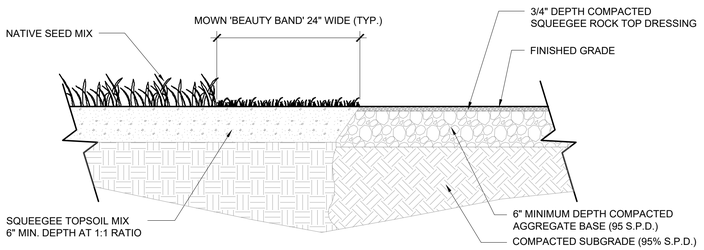
INTERPRETIVE SIGNAGE *(SEE SHEET L3.3)*

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



2 PARKWAY PLANTING DETAIL (TYP.)

SCALE: NTS



3 COMPACTED AGGREGATE PATH & SEED DETAIL

SCALE: NTS

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
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lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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SHEET TITLE:
SITE DETAILS & ENLARGEMENTS

SHEET NUMBER:
L4.1

SHEET 43 OF 74

811

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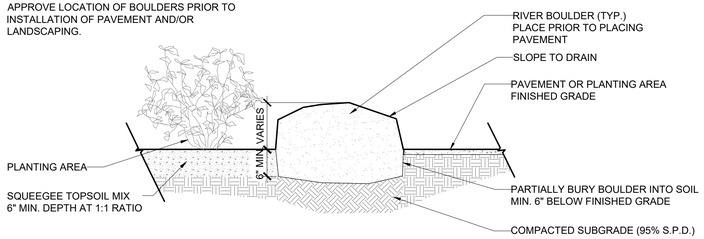
RIVERBEND ESTATES PUD | FILING 1

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

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

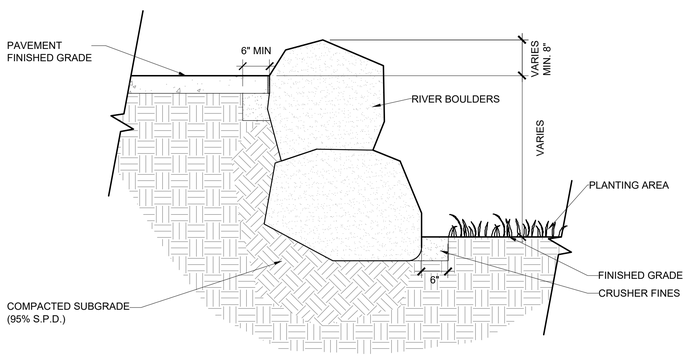
2. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR TO INSTALLATION OF PAVEMENT AND/OR LANDSCAPING.



1 BOULDER INSTALLATION DETAIL

SCALE: NTS

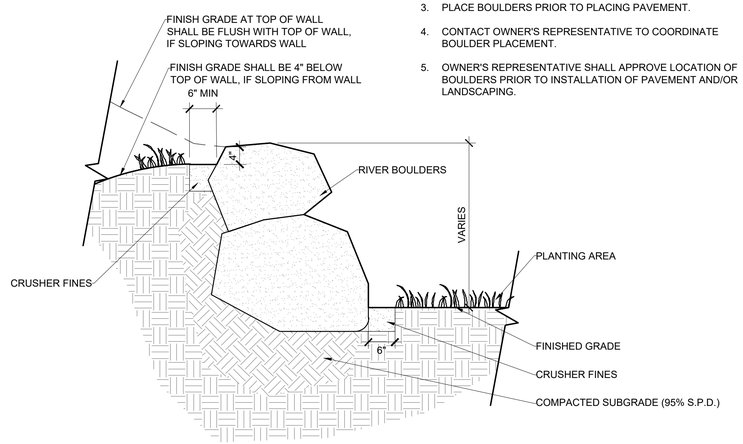
NOTE:
1. EXPOSED JOINTS BETWEEN BOULDERS MAXIMUM 1-1/2" WIDTH.
2. JOINT BETWEEN BOULDER AND ABUTTING PAVEMENT MAXIMUM 1-1/2".
3. PLACE BOULDERS PRIOR TO PLACING PAVEMENT.
4. CONTACT OWNER'S REPRESENTATIVE TO COORDINATE BOULDER PLACEMENT.
5. OWNER'S REPRESENTATIVE SHALL APPROVE LOCATION OF BOULDERS PRIOR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



3 BOULDER WALL & PAVING DETAIL

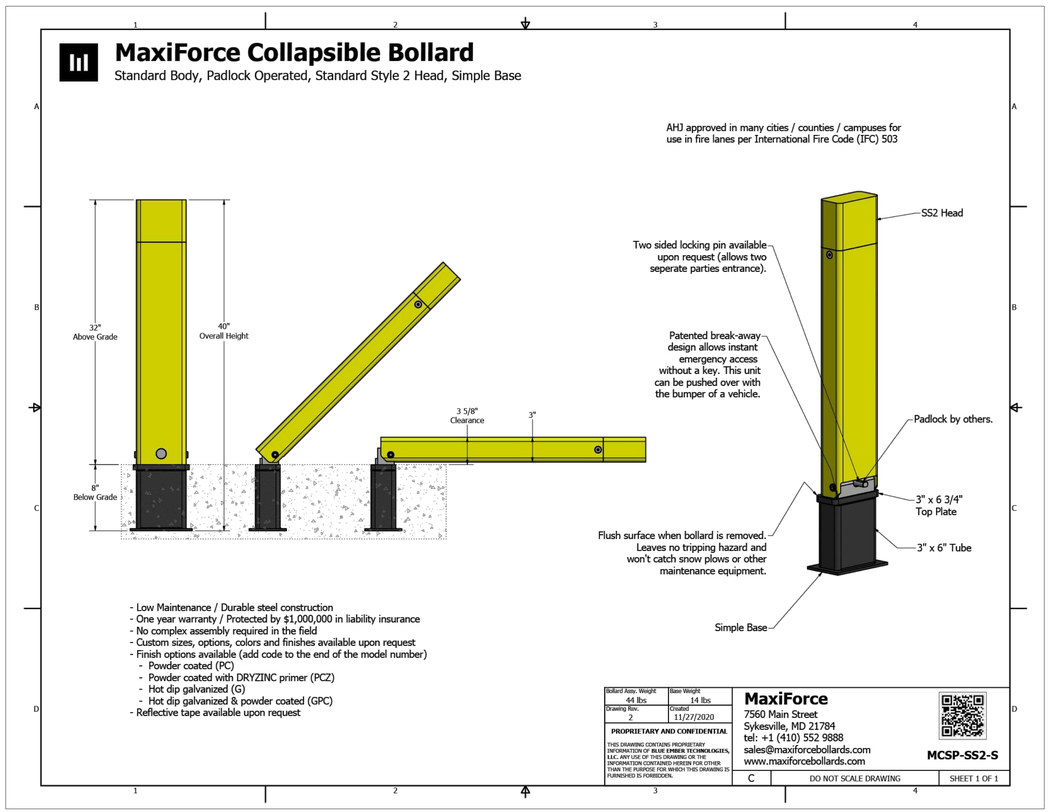
SCALE: NTS

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



2 BOULDER WALL & PLANTING DETAIL

SCALE: NTS



ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
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Berthoud, CO 80513
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RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:
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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L4.2

SHEET 44 OF 74

DRAWN BY: JoshMcGirr PLOT DATE:3/27/2026 3:52 PM
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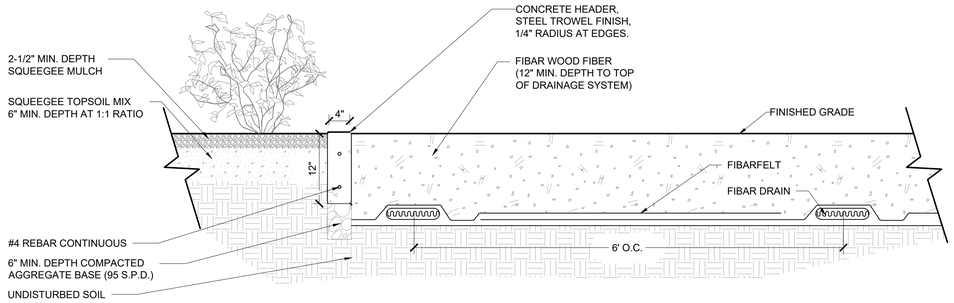
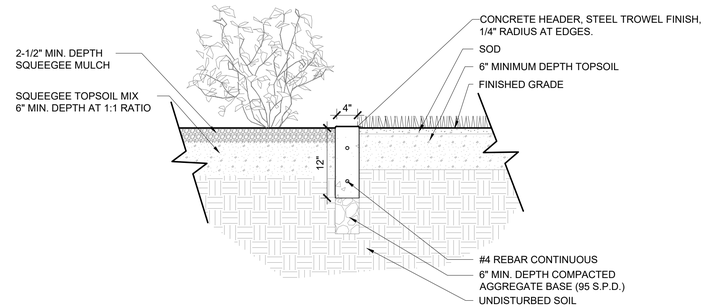
RIVERBEND ESTATES PUD | FILING 1

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



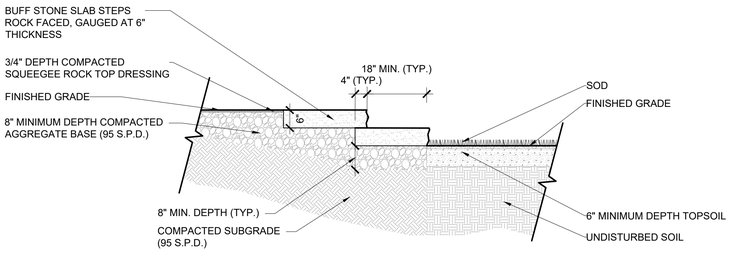
1 CONCRETE HEADER PLANTING & PLAY MULCH DETAIL

SCALE: NTS



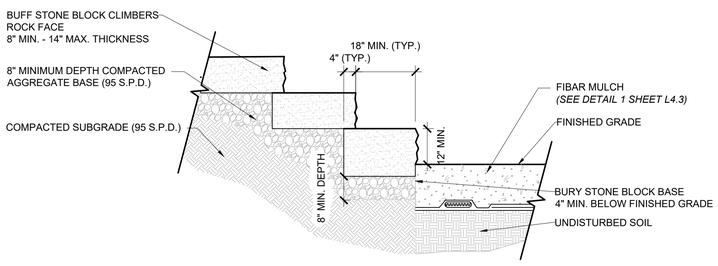
2 CONCRETE HEADER TURF & PLANTING DETAIL

SCALE: NTS



3 STONE SLAB STEPS AT SHELTER DETAIL

SCALE: NTS



4 STONE BLOCK CLIMBERS AT EMBANKMENT SLIDE DETAIL

SCALE: NTS

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
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josh@asherarch.com

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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L4.3

SHEET 45 OF 74

811

DRAWN BY: JAM/MC/am PLOT DATE: 3/27/2026 3:43 PM
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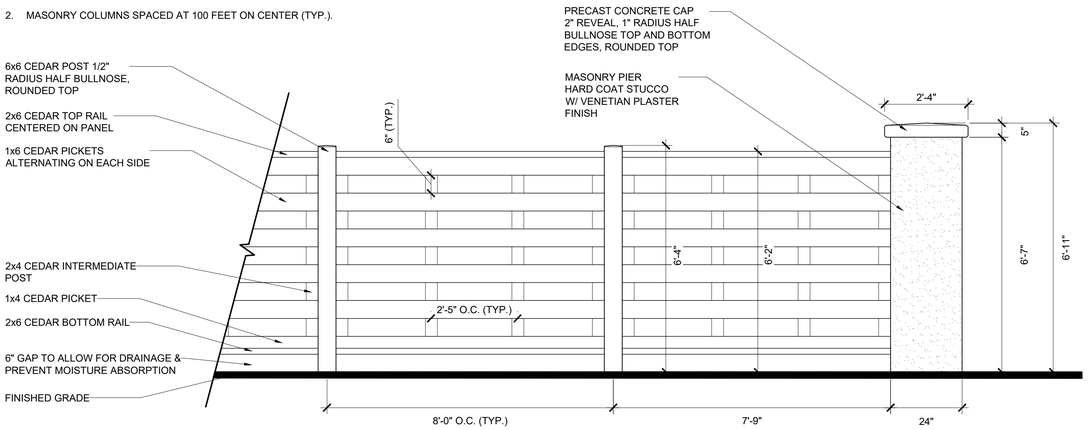
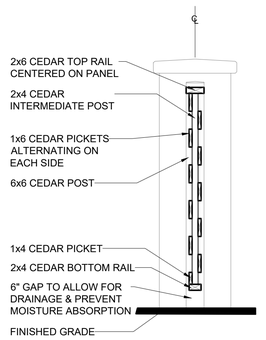
NOTES:
1. ALL WOOD TO BE SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.
2. MASONRY COLUMNS SPACED AT 100 FEET ON CENTER (TYP.).



1 PERIMETER / OIL & GAS FENCE & PIER DETAIL

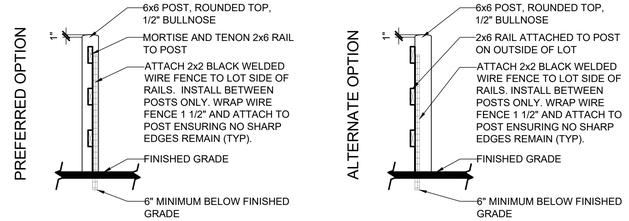
SCALE: NTS
FENCING TO BE INSTALLED BY BUILDER PRIOR TO ANY HOMES BEING BUILT

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

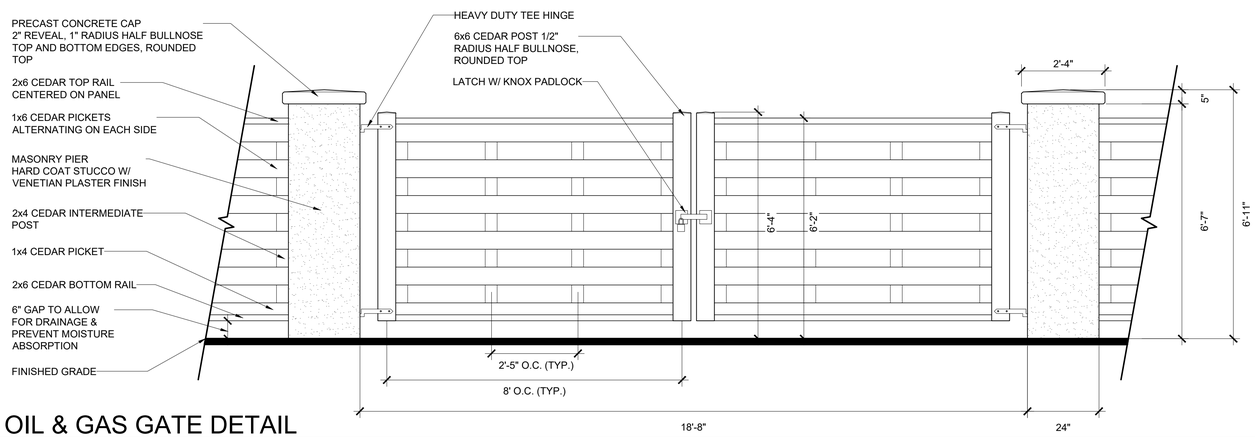


2 PERIMETER / OIL & GAS FENCE CROSS SECTION

SCALE: NTS



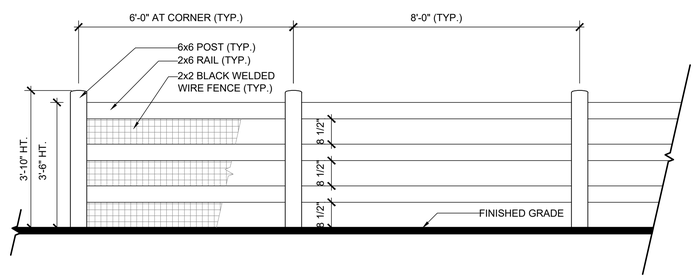
NOTES:
1. ALL WOOD TO BE SANDED AND SEALED WITH WATER-BASED PENETRATING STAIN, COLOR TO BE LIGHT GRAY.
2. MASONRY COLUMNS SPACED AT 100 FEET ON CENTER (TYP.).
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS .



3 OIL & GAS GATE DETAIL

SCALE: NTS

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



4 3-RAIL FENCE DETAIL

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:

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

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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
L4.4

SHEET **46** OF **74**

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

ESCOFET PETRA BENCH

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

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

ESCOFET GRASSHOPPER TABLE & SEAT

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

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

QUADRUPLE WIDE UPC EMBANKMENT SLIDE

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

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

TRACKDESIGN DUO CORTEN BENCH

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

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

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970

josh@asherarch.com

OWNER:

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

lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

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

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SHEET TITLE:
SITE FURNISHINGS

SHEET NUMBER:
L4.5

SHEET 47 OF 74

811

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

Architectural Design Standards
Riverbend Estates PUD – Single Family Detached Residential

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

Fundamental Objectives:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532

josh@asherarch.com

ARCHITECTURE WEST, LLC ARCHITECTURE/PLANNING

ENERGY STAR PARTNER

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

lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

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

REVISIONS:

2024.10.25 TOWN COMMENTS

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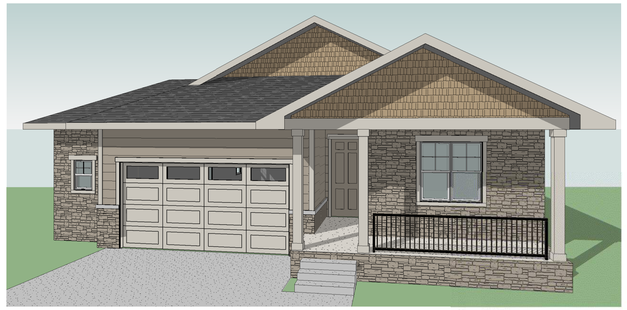
SHEET TITLE:
ARCHITECTURAL DESIGN STANDARDS

SHEET NUMBER:
A5.1

SHEET 48 OF 74

EXTERIOR MATERIAL PATTERNS & COLOR TONES



ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532 9970

josh@asherarch.com

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

GREEN BUILDING COUNCIL MEMBER

ENERGY STAR PARTNER

OWNER:

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

lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

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JOHNSTOWN, COLORADO 80534

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SHEET TITLE:

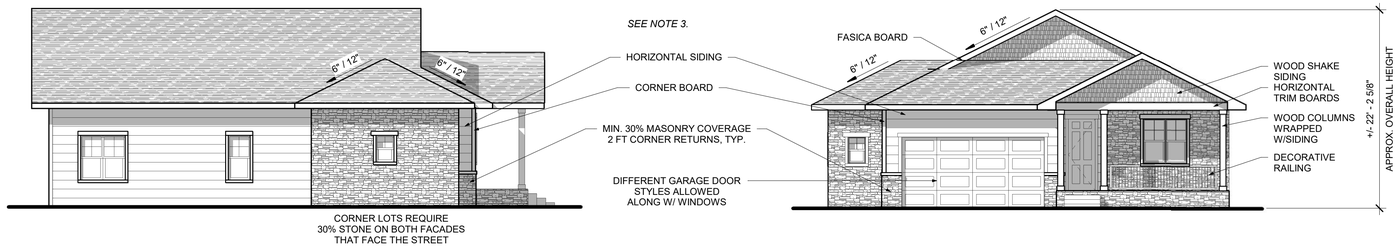
PRELIMINARY ARCHITECTURAL ELEVATIONS
PATTERNS & COLORS

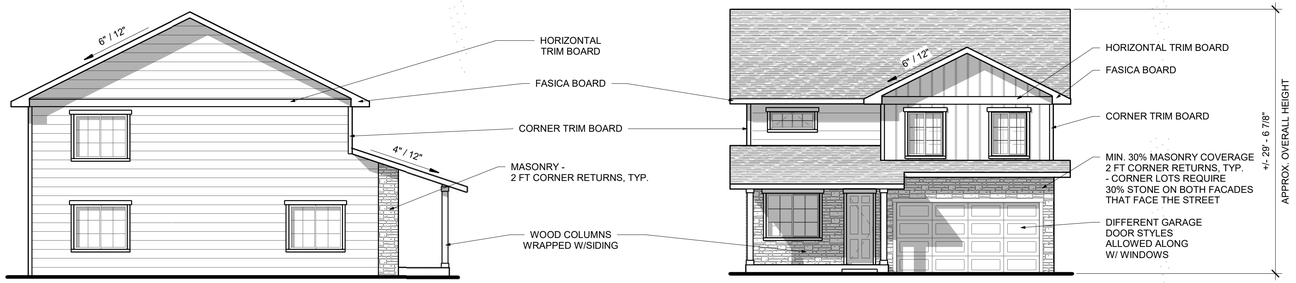
SHEET NUMBER:

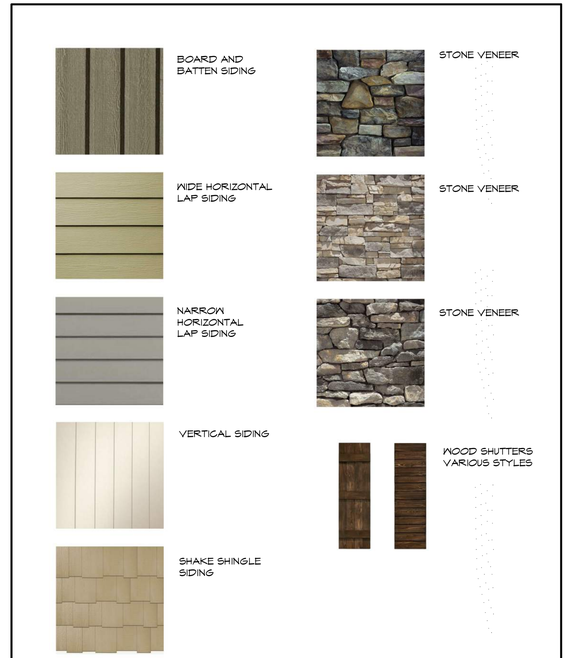
A5.2

SHEET 49 OF 74

EXTERIOR MATERIALS





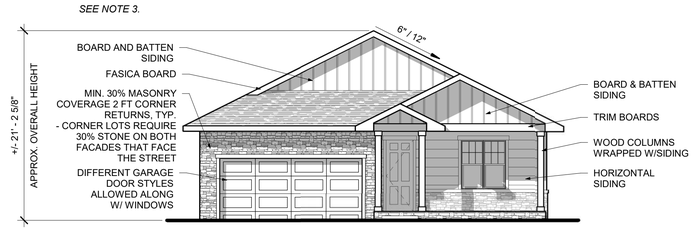


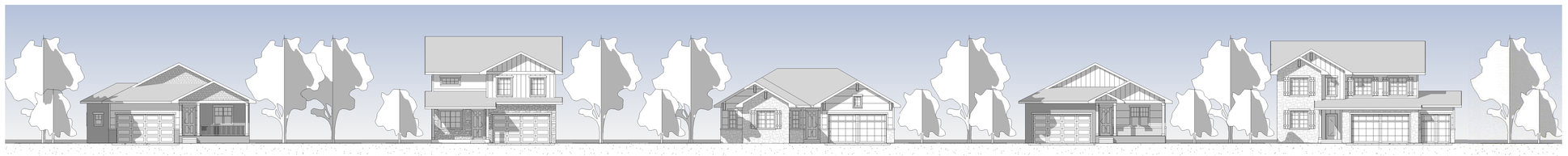
EXTERIOR MATERIAL OPTIONS

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

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

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





ASHER ARCHITECTS + ENGINEERS
Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532.9970
josh@asherarch.com

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

ENERGY STAR PARTNER

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Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
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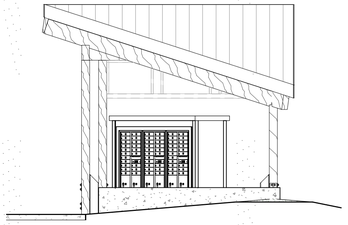
SHEET TITLE:
PRELIMINARY ARCHITECTURAL ELEVATIONS MATERIALS

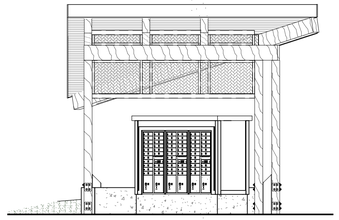
SHEET NUMBER:

A5.3

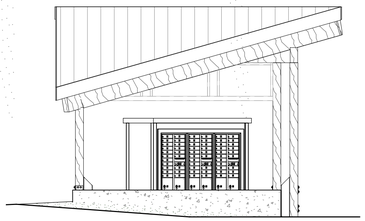
SHEET 50 OF 74



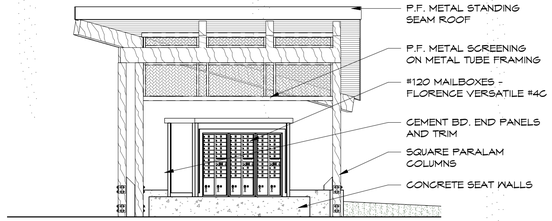
EAST ELEVATION - MAIL KIOSK



WEST ELEVATION - MAIL KIOSK



NORTH ELEVATION - MAIL KIOSK



SOUTH ELEVATION - MAIL KIOSK

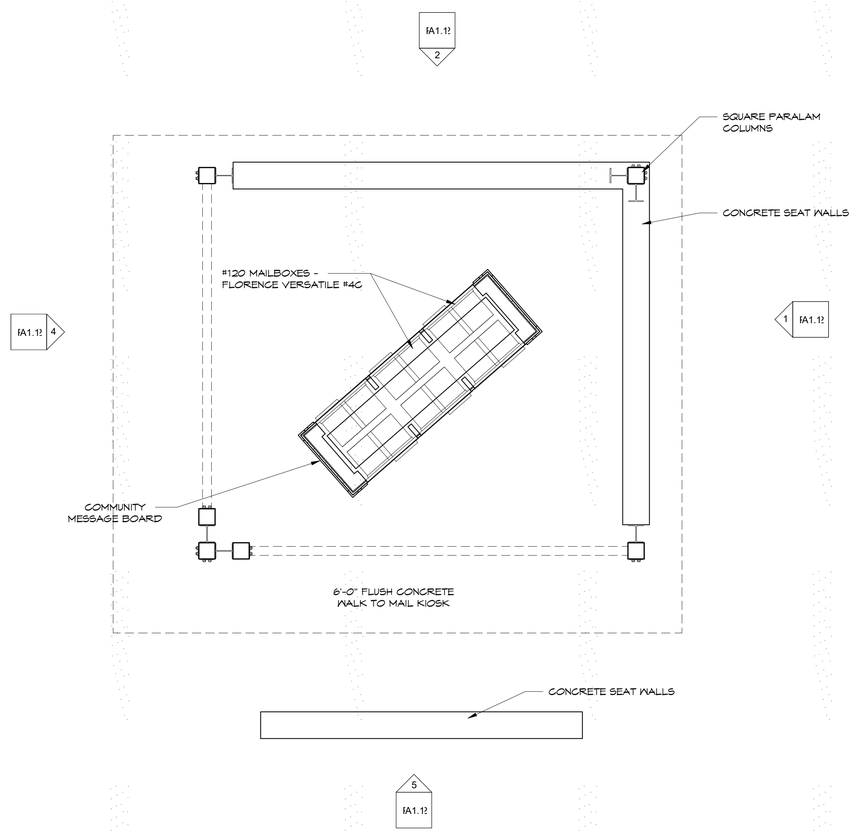
3D View 2 - KIOSK

3D View 1 - KIOSK

EXTERIOR COLOR SCHEME - MAIL KIOSK

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

VICINITY MAP



NORTH

FLOOR PLAN - MAIL KIOSK

ASHER ARCHITECTS +ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532 9970

josh@asherarch.com

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

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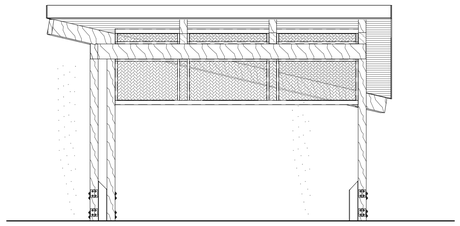
SHEET TITLE:

MAIL KIOSK

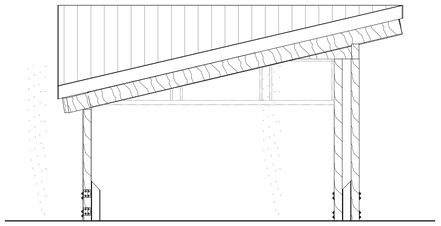
SHEET NUMBER:

A5.4

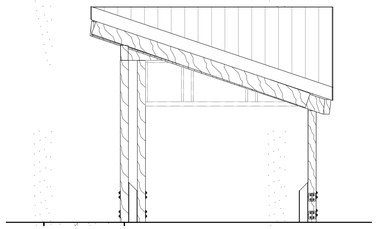
SHEET 51 OF 74



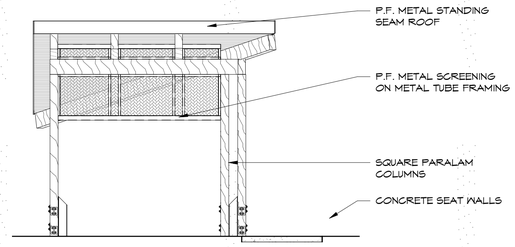
EAST ELEVATION - SHELTER



WEST ELEVATION - SHELTER



NORTH ELEVATION - SHELTER



SOUTH ELEVATION - SHELTER

fA2.13 5

3D View 2 - SHELTER

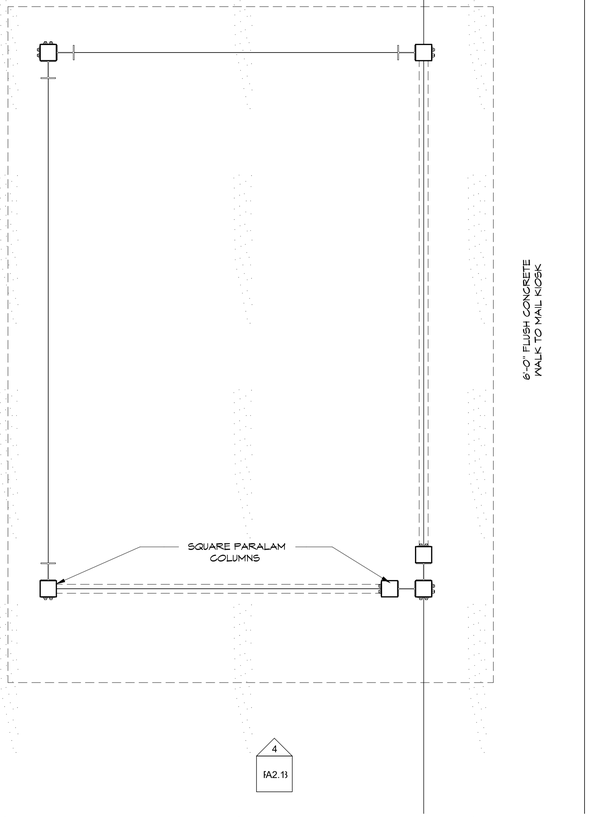
3D View 1 - SHELTER

EXTERIOR COLOR SCHEME - SHELTER

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

VICINITY MAP

fA2.13 2



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1 fA2.13

NORTH

FLOOR PLAN - SHELTER

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 5th Street
Berthoud, CO 80513
(970) 532 9970

josh@asherarch.com

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

ENERGY STAR PARTNER

OWNER:

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

lmlowrey@sterlingpacificholdings.com

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534

WELD COUNTY

PROJECT INFORMATION:

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

REVISIONS:

2024.10.25 TOWN COMMENTS

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SHEET TITLE:

SHELTER

SHEET NUMBER:

A5.5

SHEET 52 OF 74

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
2.0	HUNTER I-20-06-SS 2.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	2	34'
2.5	HUNTER I-20-06-SS 2.5 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	2.5	35'
3.0	HUNTER I-20-06-SS 3.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	3	38'
4.0	HUNTER I-20-06-SS 4.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	4	40'
5.0	HUNTER I-20-06-SS 5.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	5	42'
6.0	HUNTER I-20-06-SS 6.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	6	43'
8.0	HUNTER I-20-06-SS 8.0 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. I-20 ROTORS IN NATIVE SEED AREAS SHALL BE PLASTIC RISERS	45	8	44'
08	HUNTER I-40-06-SS 08 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	9.2	46'
10	HUNTER I-40-06-SS 10 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	11.3	50'
13	HUNTER I-40-06-SS 13 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	12.3	51'
15	HUNTER I-40-06-SS 15 TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	15.7	55'
23	HUNTER I-40-06-SS 23 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	21.3	62'
25	HUNTER I-40-06-SS 25 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	23.9	66'
28	HUNTER I-40-06-SS 28 TURF ROTOR, 6" POP-UP. ADJUSTABLE TO FULL CIRCLE. DRAIN CHECK VALVE, STAINLESS STEEL RISER, 1" FEMALE NPT INLET THREADS, STANDARD NOZZLE.	60	27.2	67'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
ES LCS RCS CS SS	HUNTER PROS-06-PRS30-CV 5˚ STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 8˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 10˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ T	HUNTER PROS-06-PRS30-CV 12˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ T	HUNTER PROS-06-PRS30-CV 15˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q H	HUNTER PROS-06-PRS30-CV 17˚ RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
4 6 8 10 12 15 17	HUNTER PROS-06-PRS30-CV ADJUSTABLE ARC TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Y	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
LST RST SST	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40
M I V	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
K O G	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
B A A	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
LB	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40

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

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

Valve Callout
Valve Number
Valve Flow
Valve Size

INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER ENGINEER) OF 106 PSI, AT A MAXIMUM PEAK FLOW OF 70 GPM AT THE 2-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
   1.1. IRRIGATION TAP, METER, SERVICE LINES, AND BACKFLOW SHALL ALL BE THE SAME SIZE, AS STATED ABOVE.
2. ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.
3. CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.
4. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
   4.1. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
   4.2. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
5. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .
6. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
7. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
8. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.
   8.1. WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.
9. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
10. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
11. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
12. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
13. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
   13.1.MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
14. TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
   14.1.TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
15. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
16. VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
17. NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.
18. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

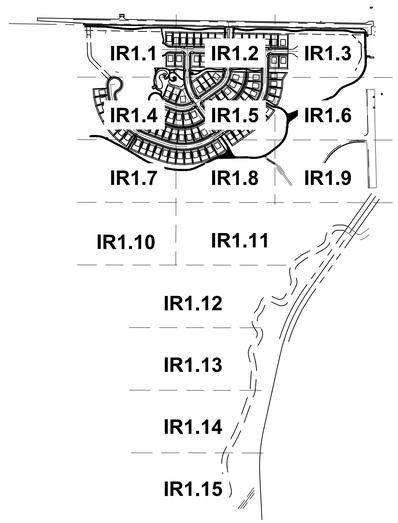
REFERENCE NOTES SCHEDULE

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

EMITTER SCHEDULE

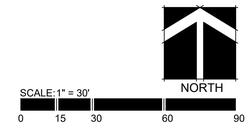
PLANT TYPE	EMITTER TYPE	GPH/OUTLET	N0. OF EMITTERS	TOTAL FLOW
GROUNDCOVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP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

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



KEYMAP
N.T.S.

811



www.tfgdesign.com
FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

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

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

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

lmlowrey@sterlingpacificholdings.com

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

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

REVISIONS:

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

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SHEET TITLE:
IRRIGATION LEGEND AND NOTES

SHEET NUMBER:
IR1.0

SHEET 53 OF 74

DRAWN BY: MGw
PLOT DATE: 3/27/2026 1:29 PM
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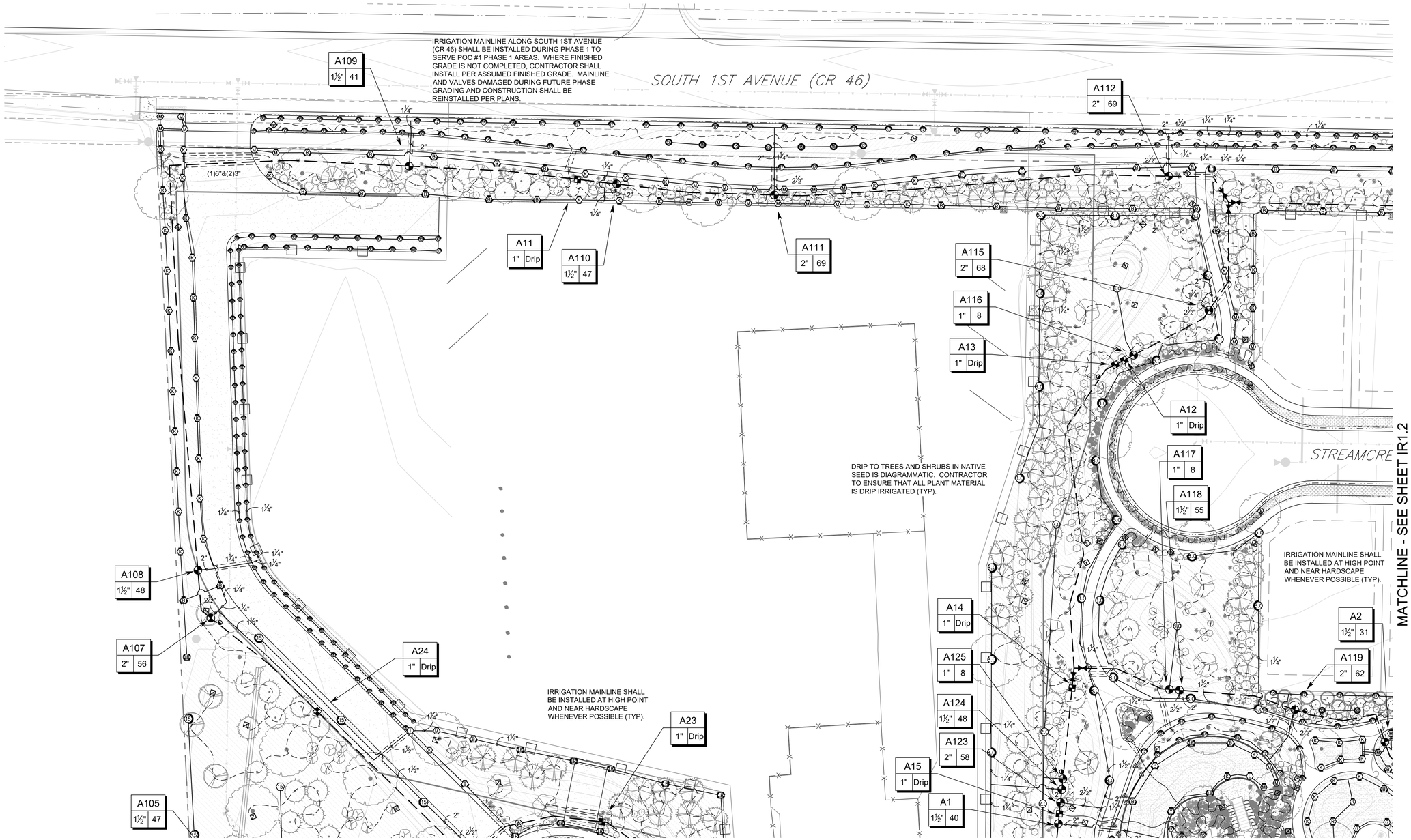
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.1



811

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

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FINAL DEVELOPMENT PLAN
21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

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

REVISIONS:

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

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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.1

SHEET 54 OF 74

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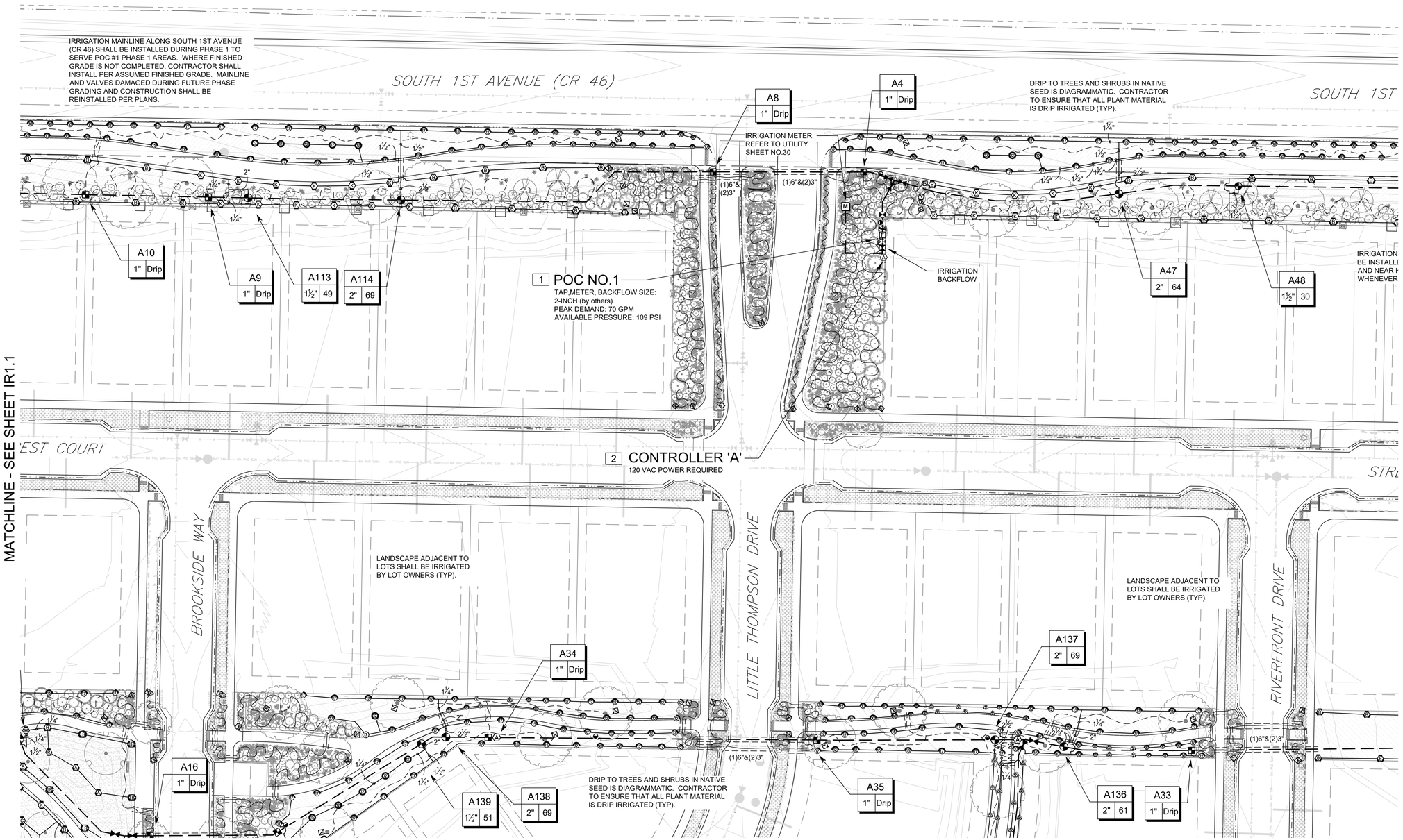
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.2



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SCALE: 1" = 30'
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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.2

SHEET 55 OF 74

PLOT DATE: 3/27/2026 1:30 PM
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DRAWN BY: MDW

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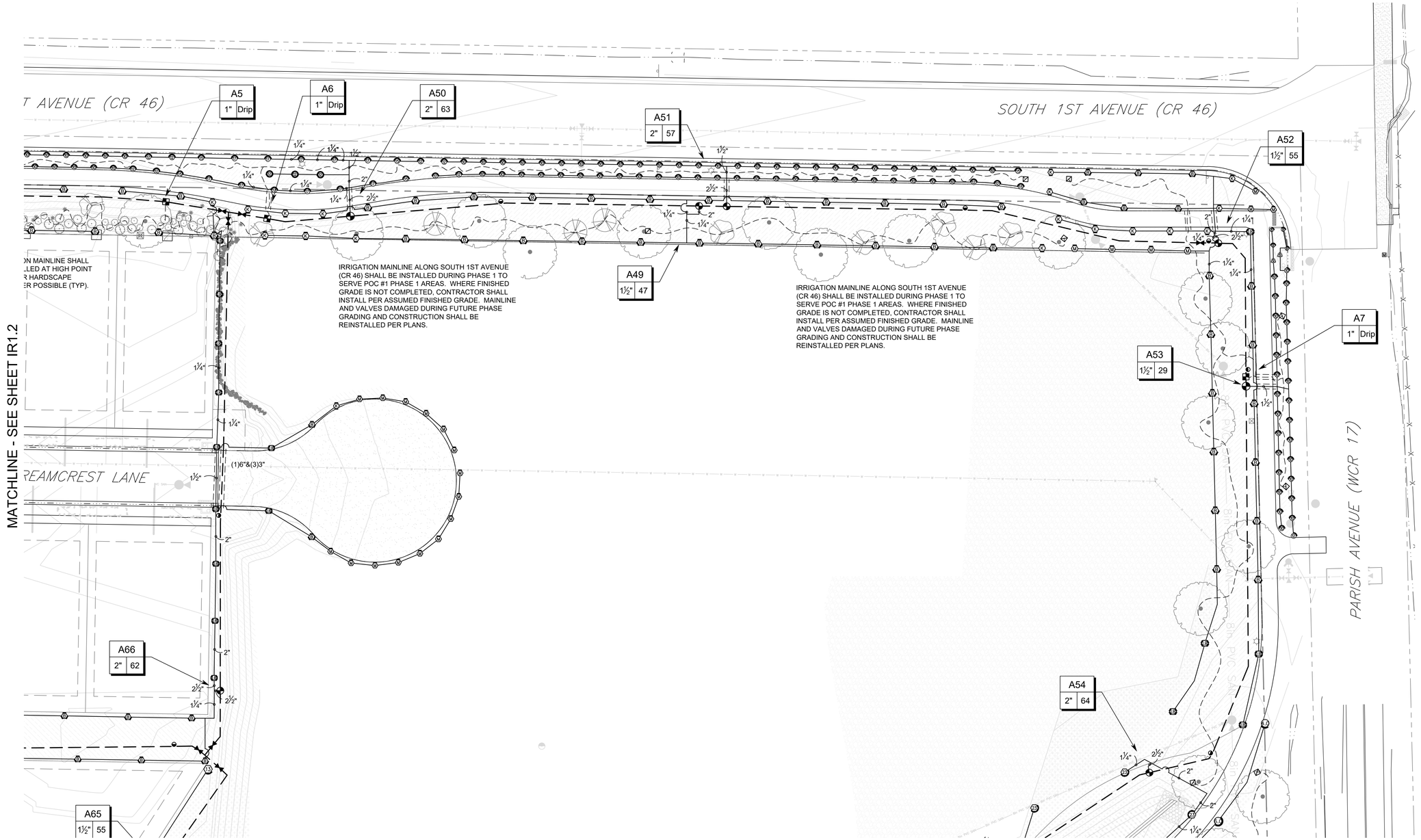
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.3



MATCHLINE - SEE SHEET IR1.6

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SCALE: 1" = 30'
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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.3

SHEET 56 OF 74

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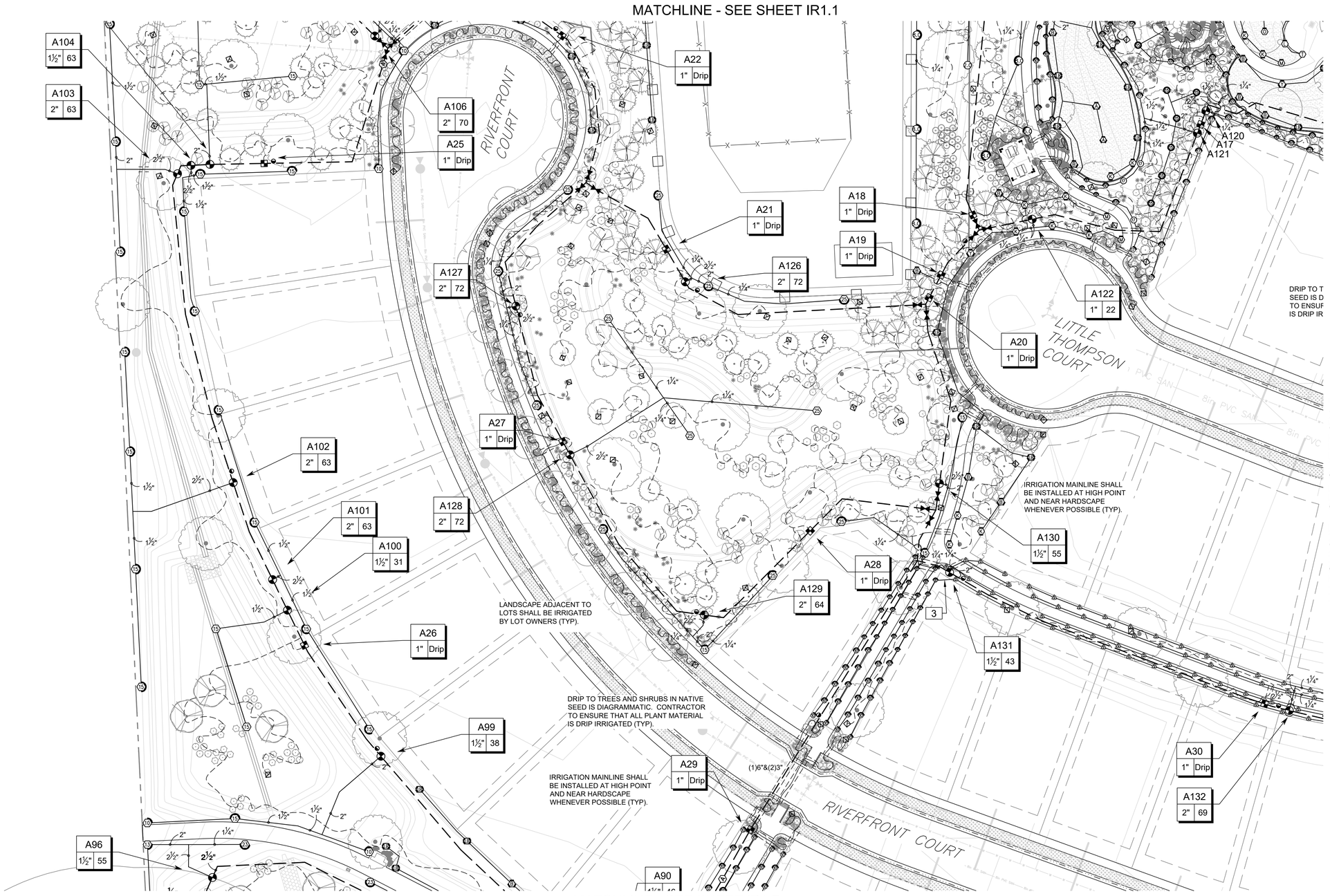
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.4



SCALE: 1" = 30'
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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.4

SHEET 57 OF 74

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PLOT DATE: 3/27/2026 3:36 PM
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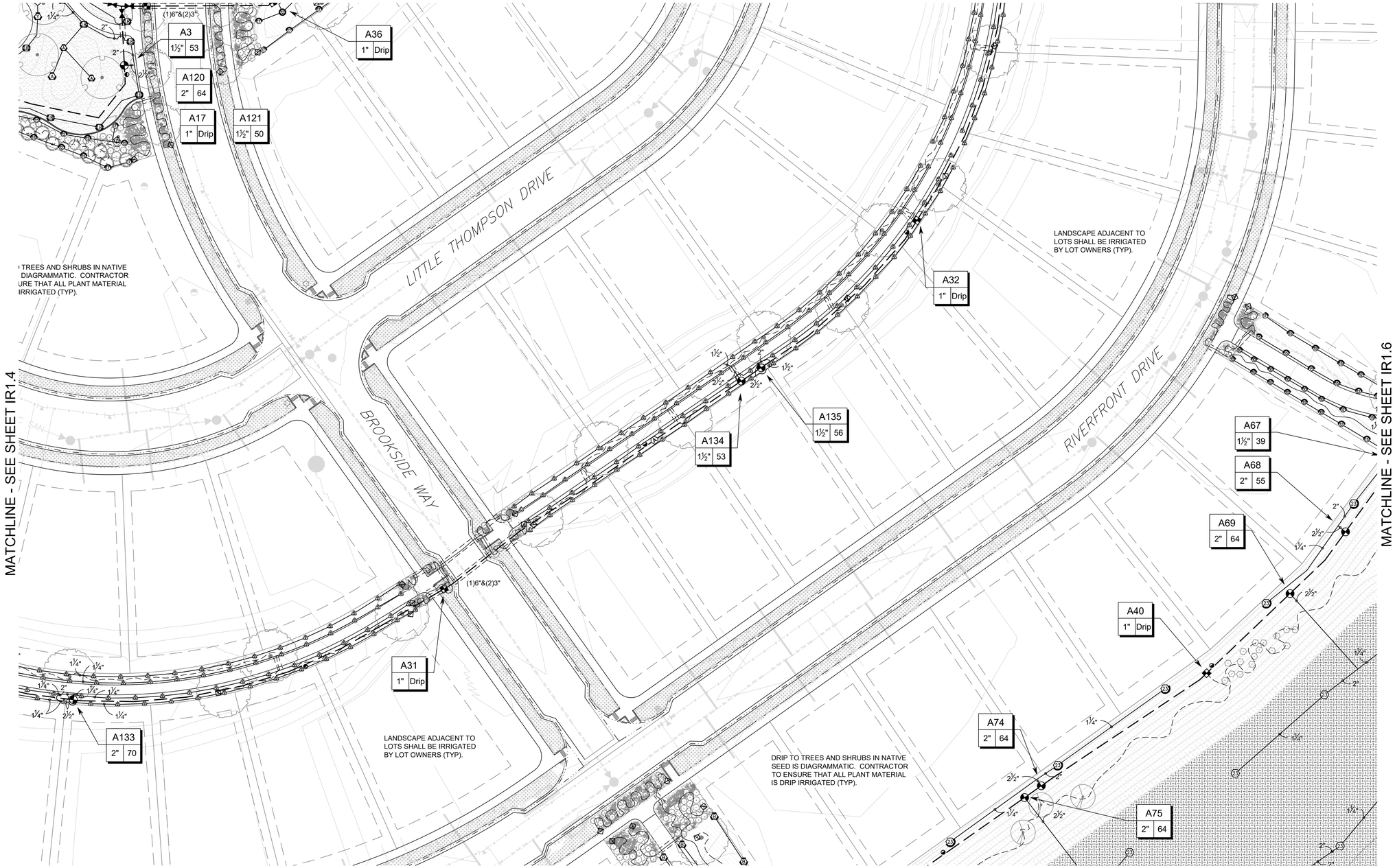
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.5

MATCHLINE - SEE SHEET IR1.2



MATCHLINE - SEE SHEET IR1.8

SCALE: 1" = 30'
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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.5

SHEET 58 OF 74

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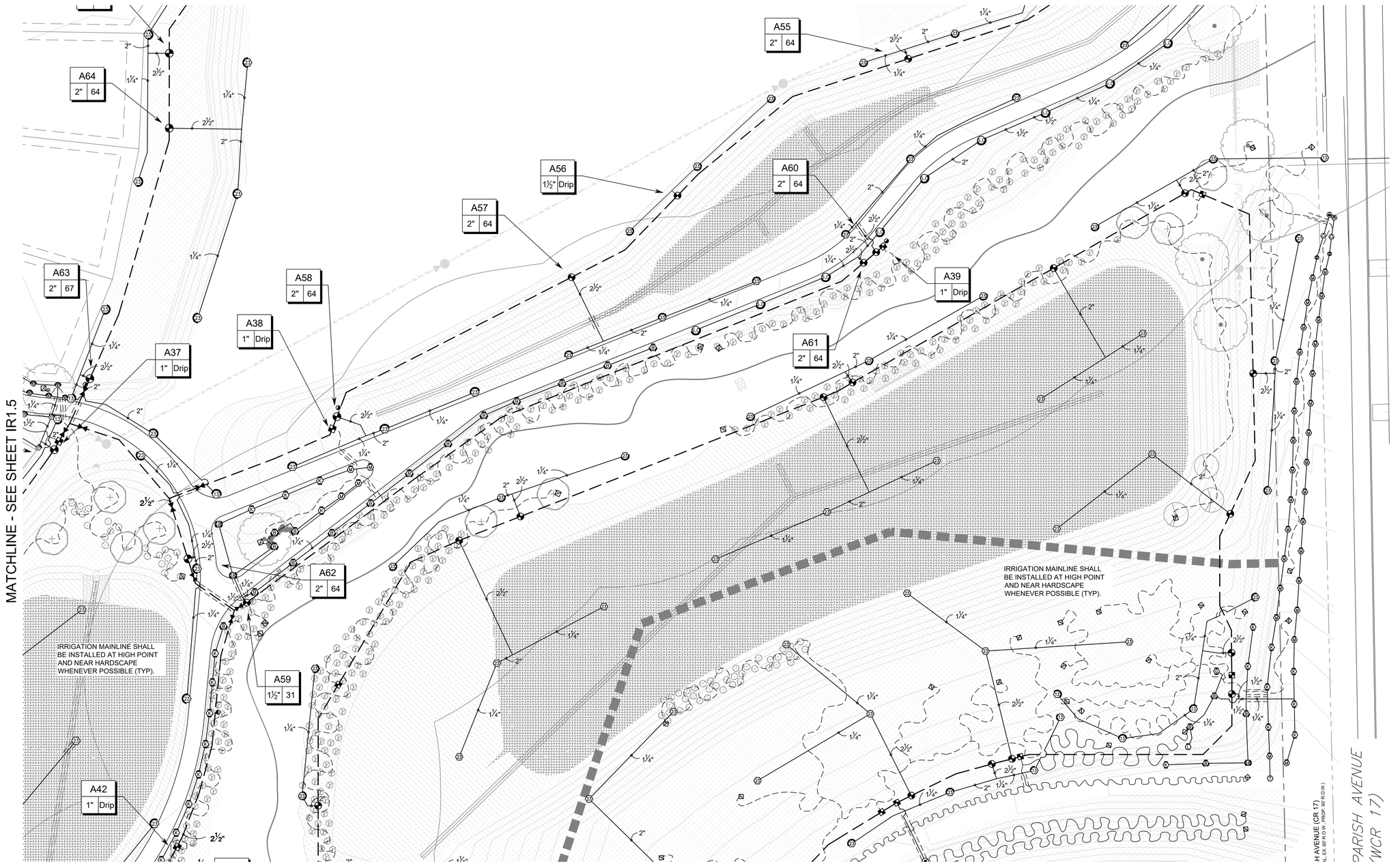
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.6



SCALE: 1" = 30'
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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.6

SHEET 59 OF 74

DRAWN BY: Niche
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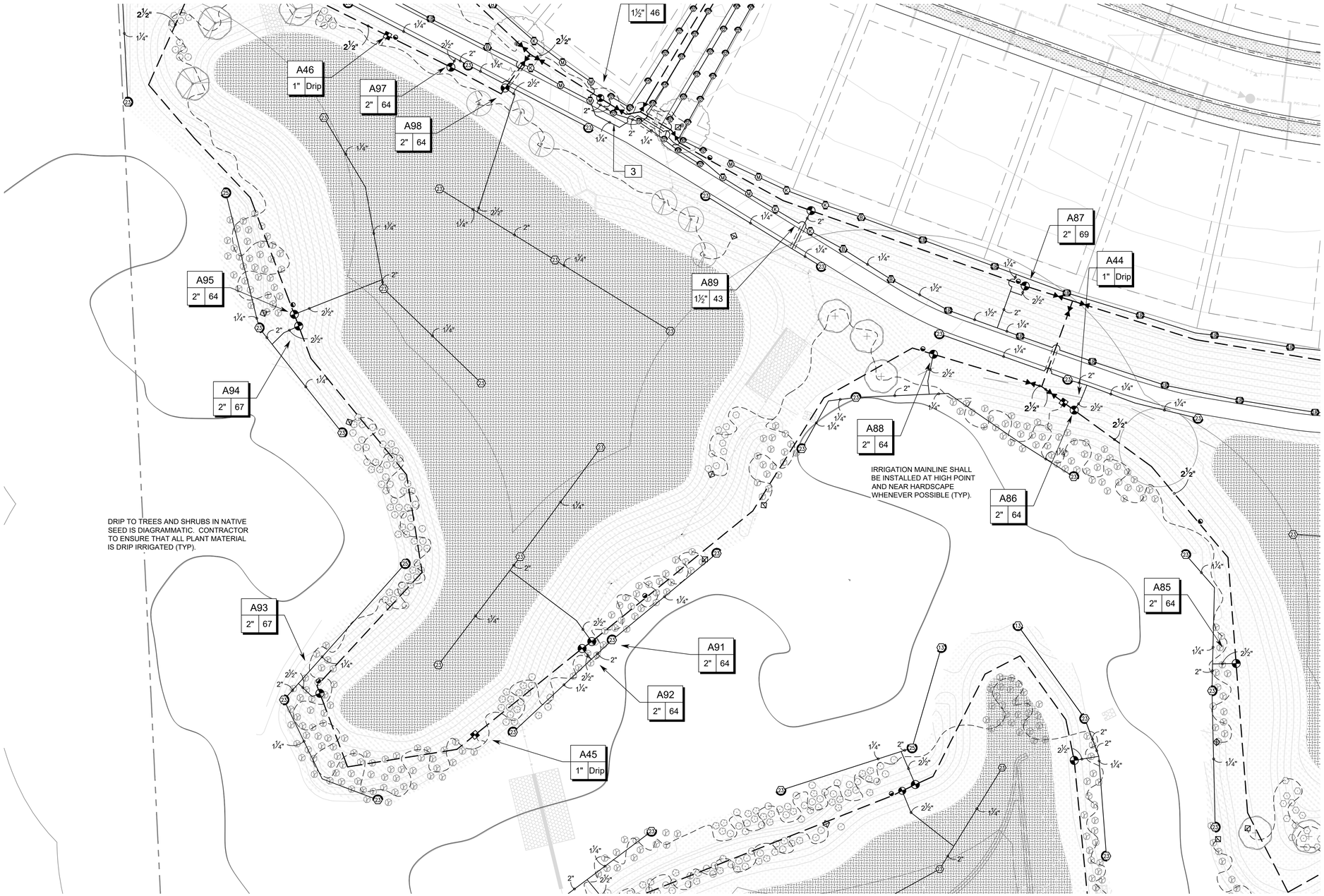
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.7

MATCHLINE - SEE SHEET IR1.4



MATCHLINE - SEE SHEET IR1.8

MATCHLINE - SEE SHEET IR1.10

811

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

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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.7

SHEET 60 OF 74

DRAWN BY: Mcfw
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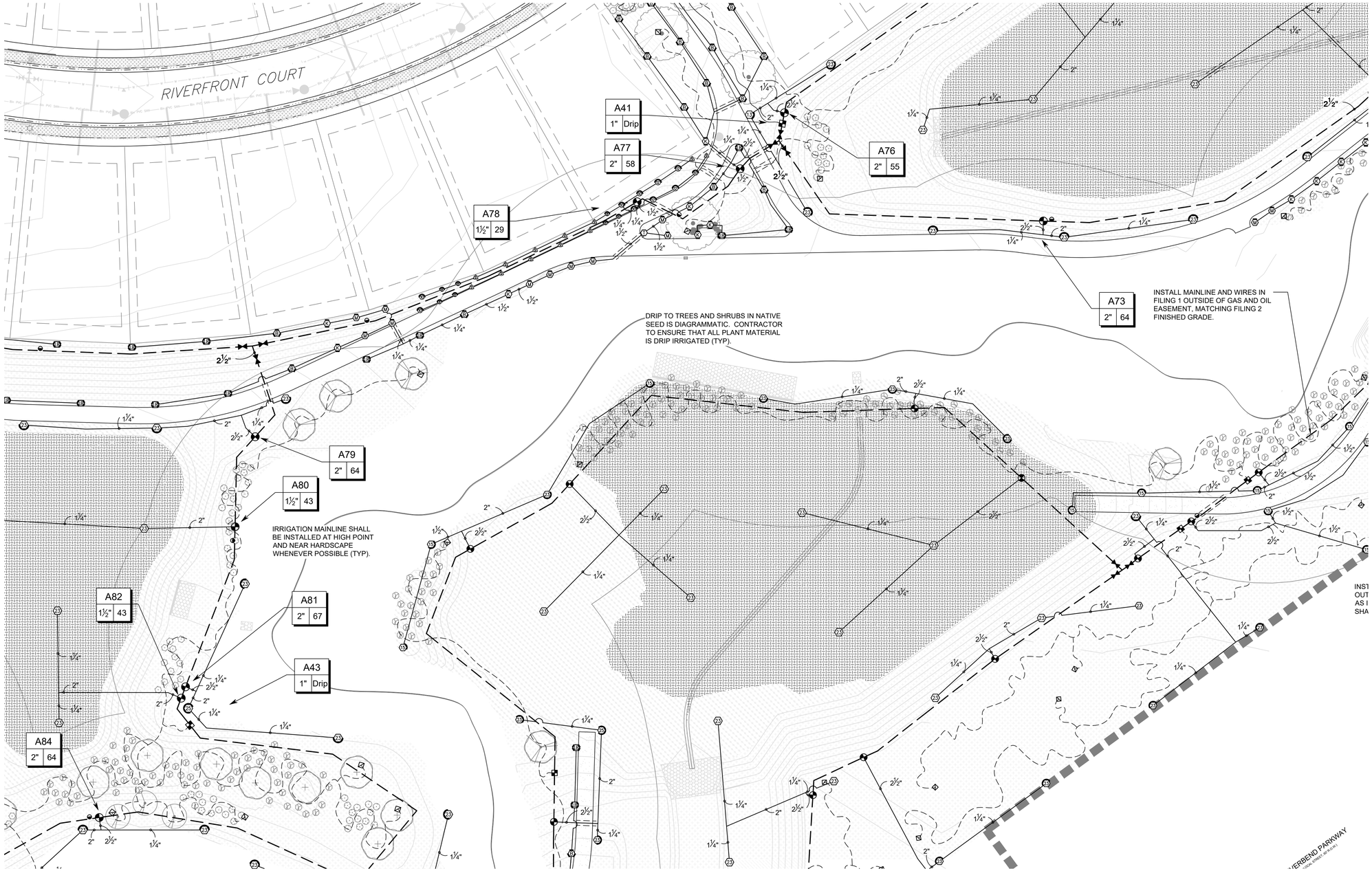
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.8



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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.8

SHEET 61 OF 74

DRAWN BY: MKW
PLOT DATE: 3/27/2026 3:12 PM
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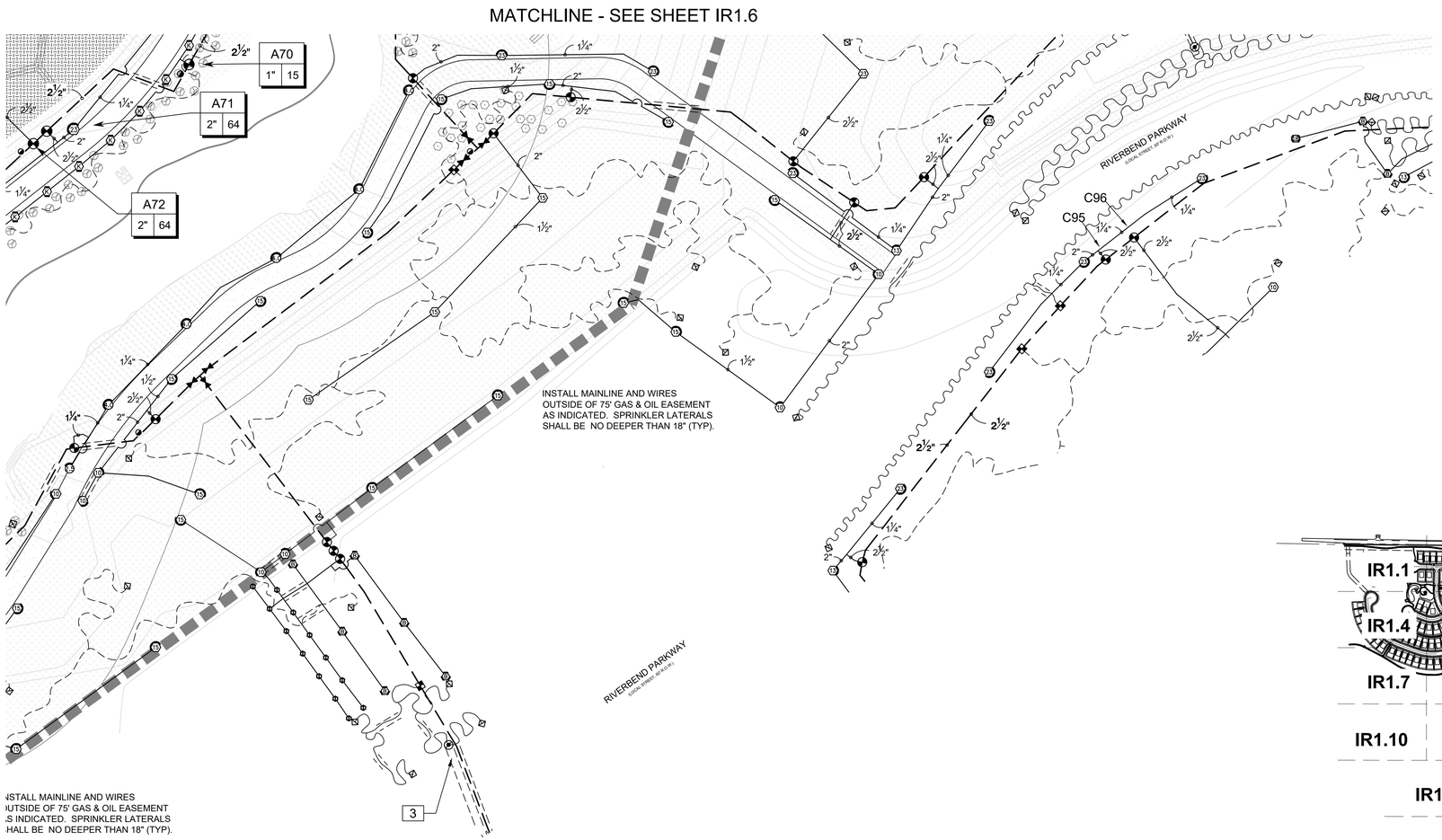
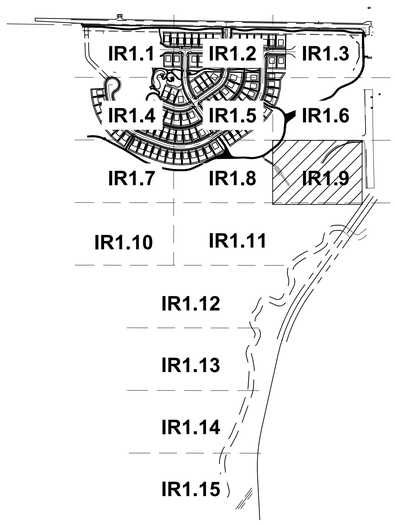
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.9



DRIP TO TREES AND SHRUBS IN NATIVE SEED IS DIAGRAMMATIC. CONTRACTOR TO ENSURE THAT ALL PLANT MATERIAL IS DRIP IRRIGATED (TYP).



KEYMAP
N.T.S.

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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.9

SHEET 62 OF 74

DRAWN BY: NVH
PLOT DATE: 3/27/2026 1:32 PM
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RIVERBEND ESTATES PUD FILING 1
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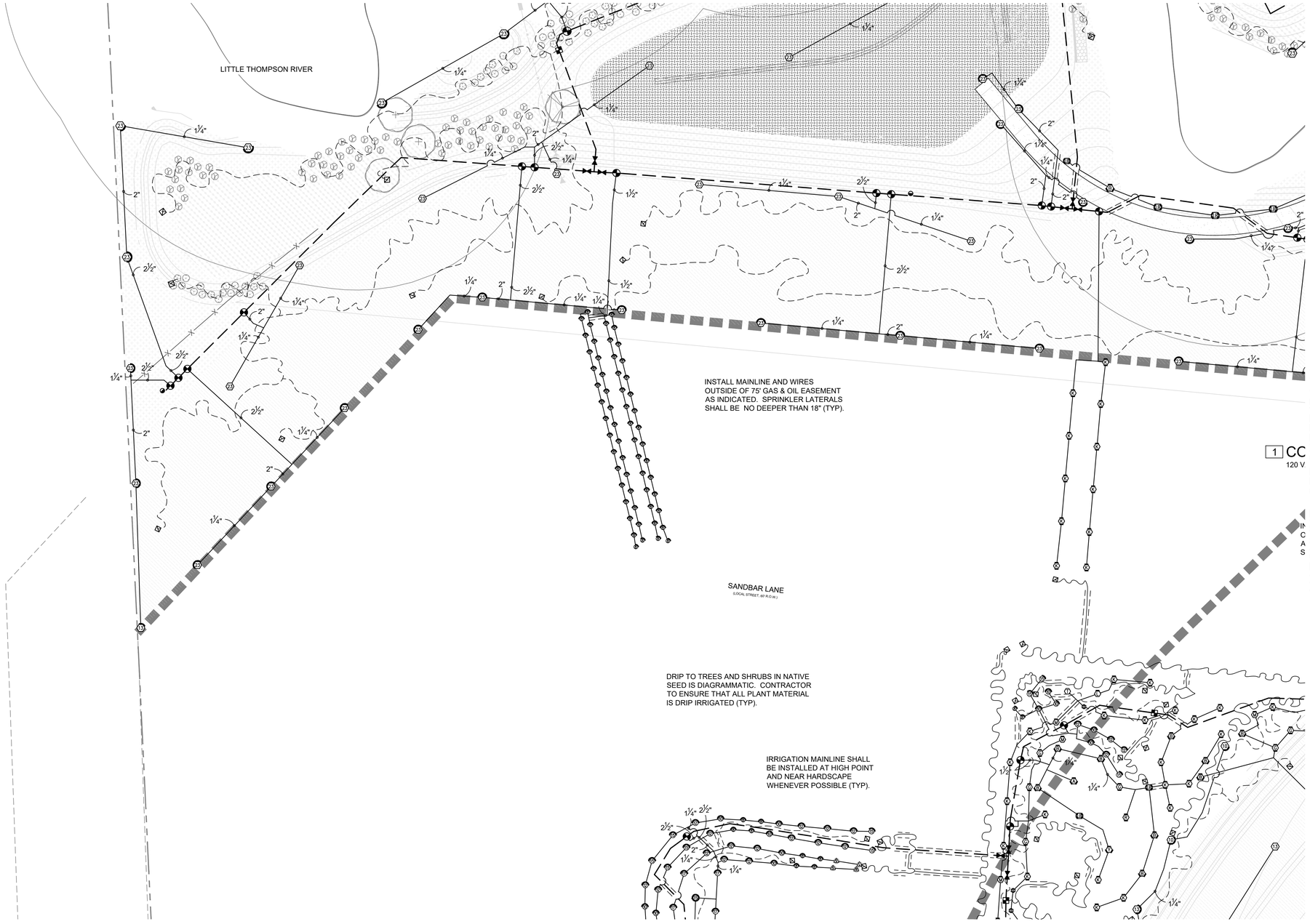
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.10



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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.10

SHEET 63 OF 74

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RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
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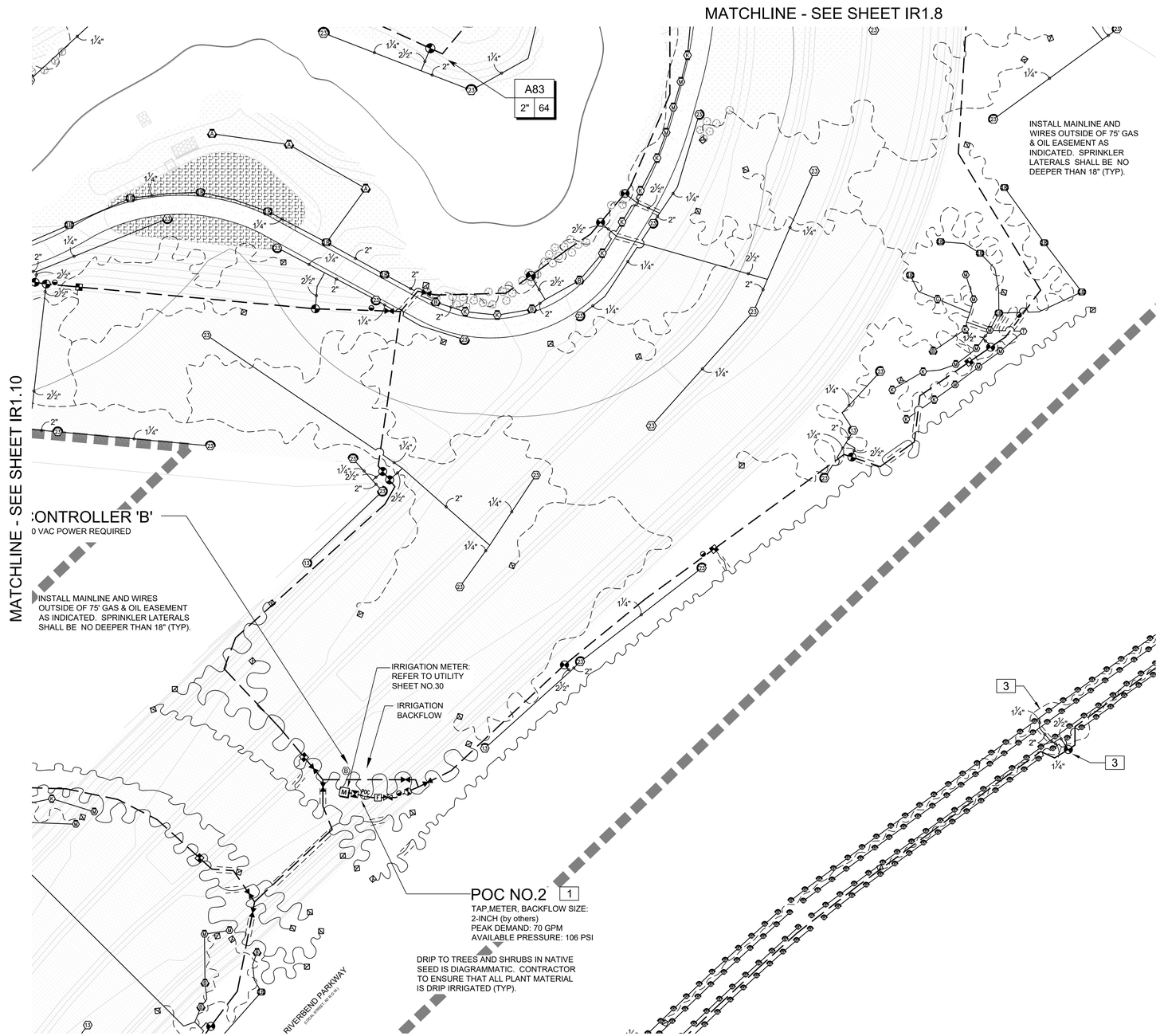
SHEET IR1.11



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0 15 30 60 90
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COMMENTS	OCT. 31, 2023
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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.11

SHEET 64 OF 74

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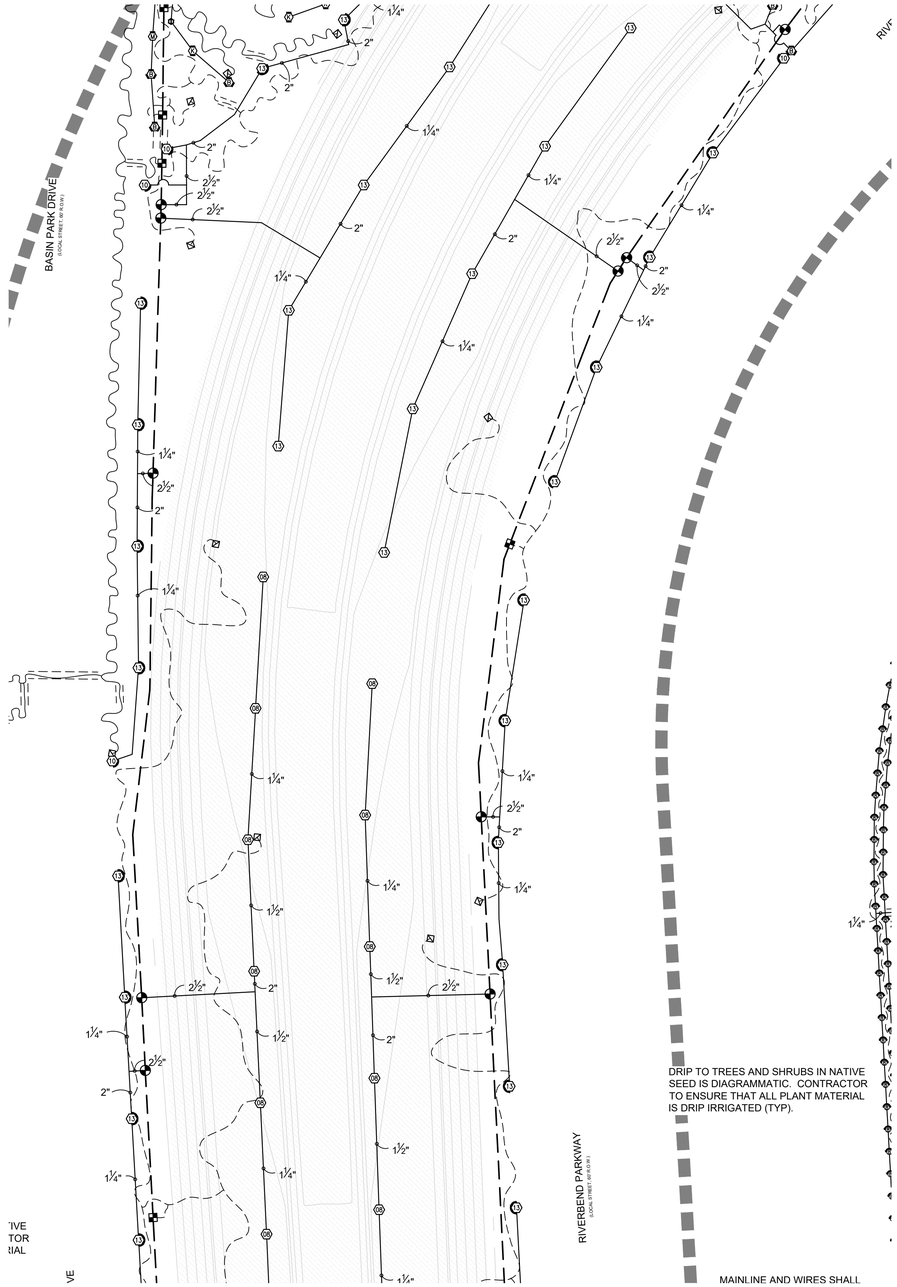
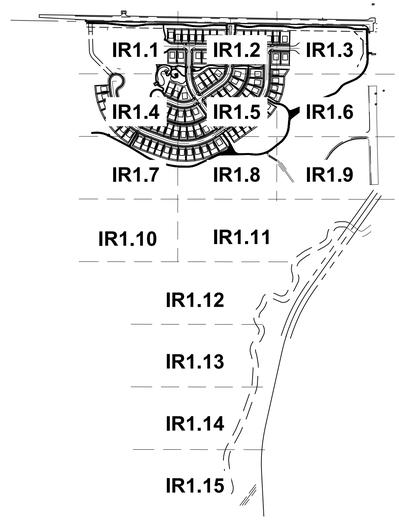
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES PUD FILING 1
FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
IRRIGATION MASTER PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.12

MATCHLINE - SEE SHEET IR1.10

MATCHLINE - SEE SHEET IR1.11



MATCHLINE - SEE SHEET IR1.13



KEYMAP
N.T.S.

SCALE: 1" = 30'
0 15 30 60 90
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4040 MacArthur Boulevard, Suite 250
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lmlowrey@sterlingpacificholdings.com

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

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

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SHEET TITLE:
IRRIGATION DESIGN

SHEET NUMBER:
IR1.12

SHEET 65 OF 74

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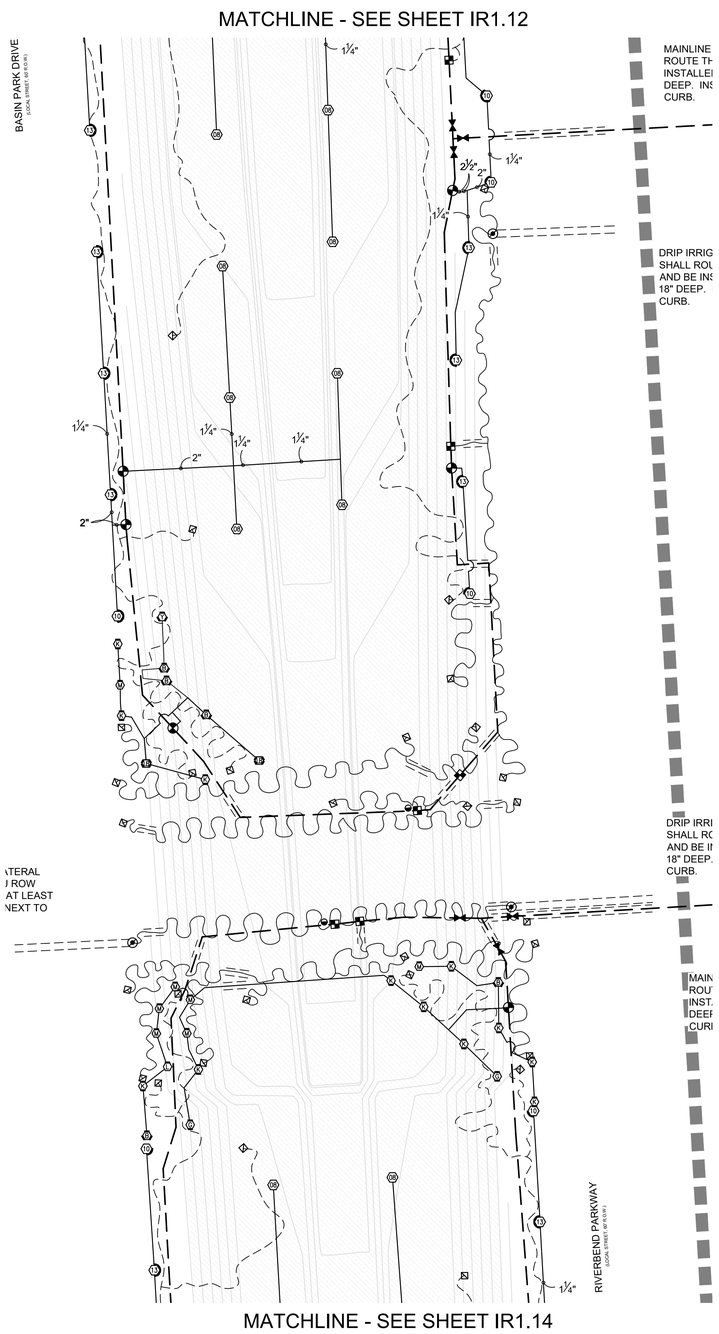

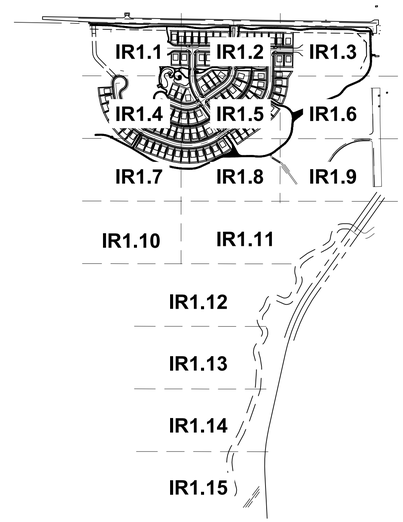

KEYMAP
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SHEET TITLE:
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SHEET NUMBER:
IR1.13

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

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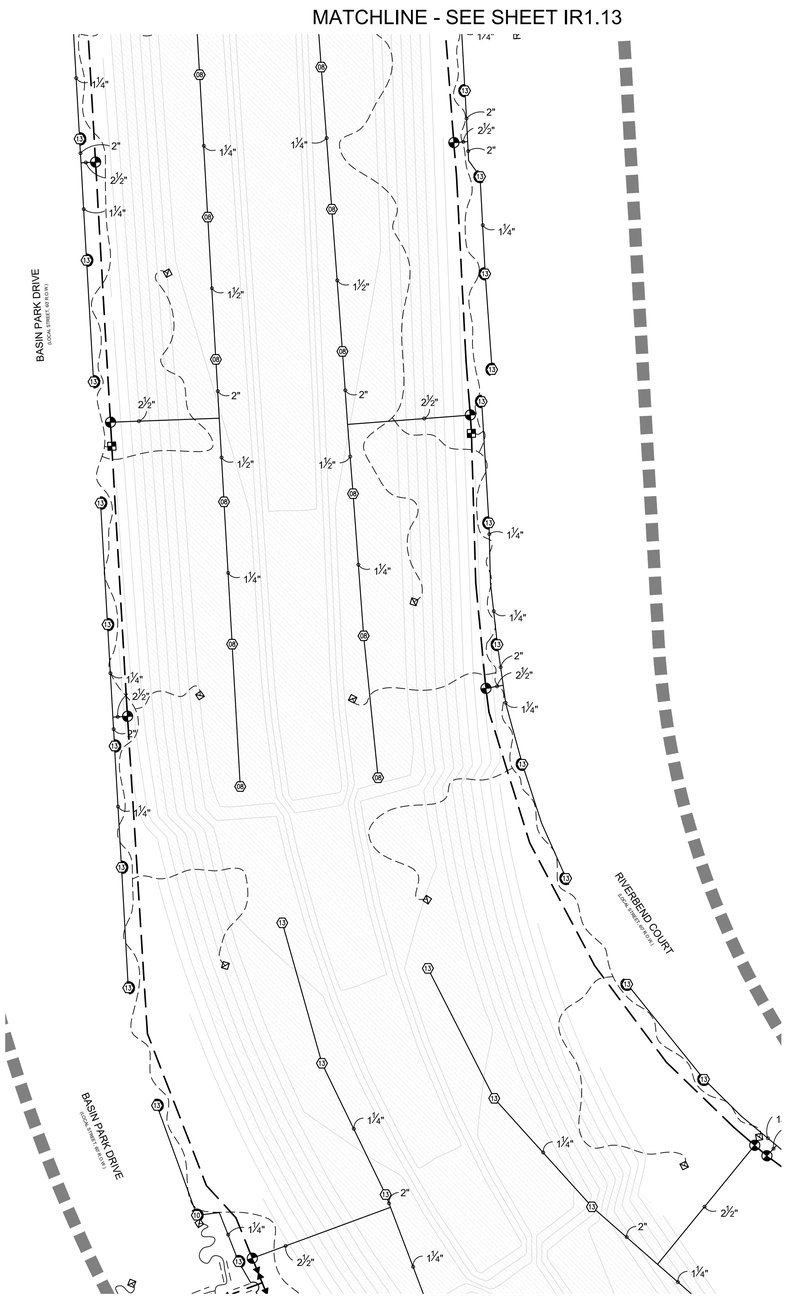
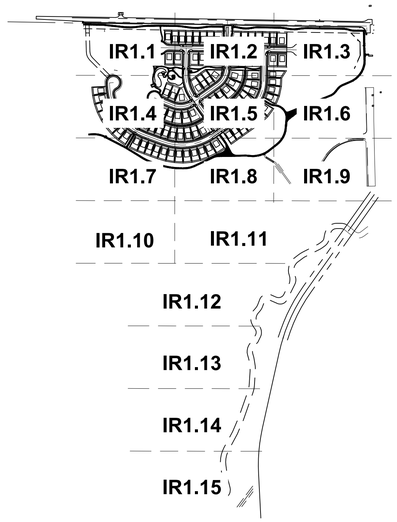
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.14





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SHEET NUMBER:
IR1.14

SHEET 67 OF 74

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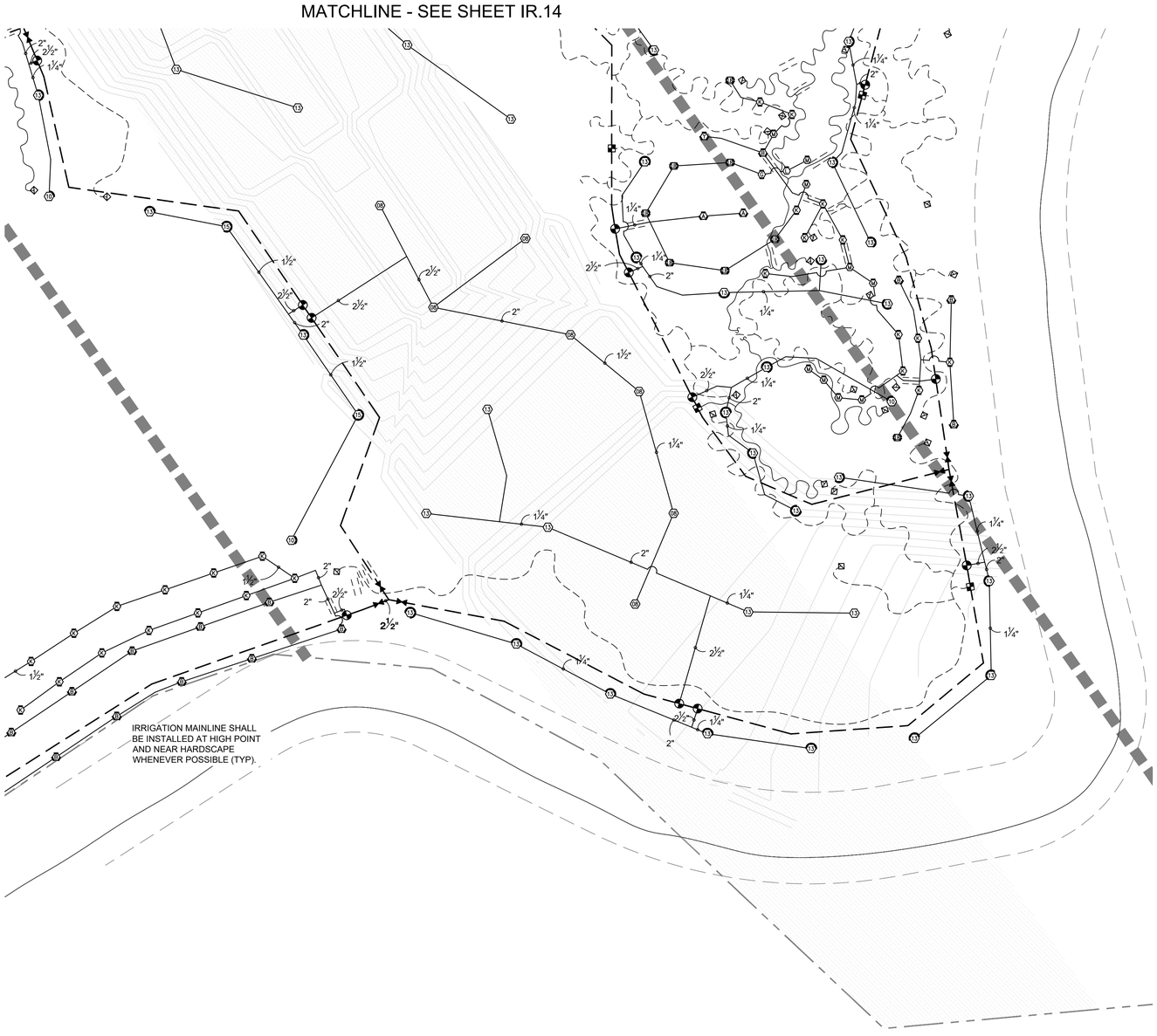
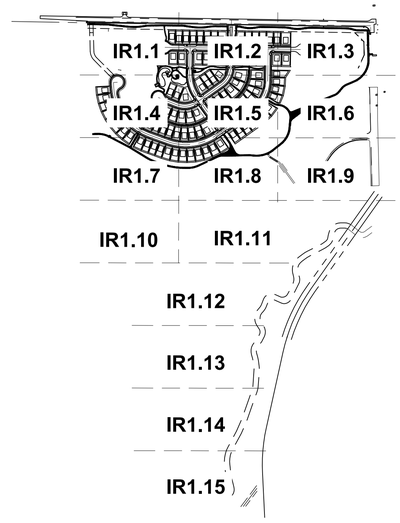
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET IR1.15





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SHEET TITLE:
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SHEET NUMBER:
IR1.15

SHEET **68** OF **74**

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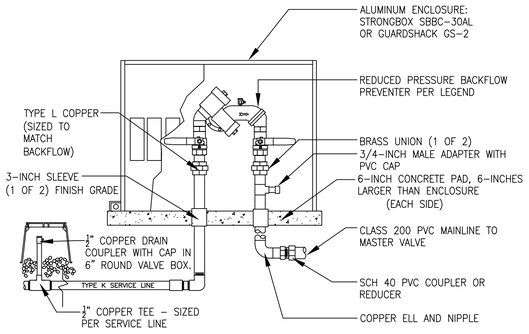
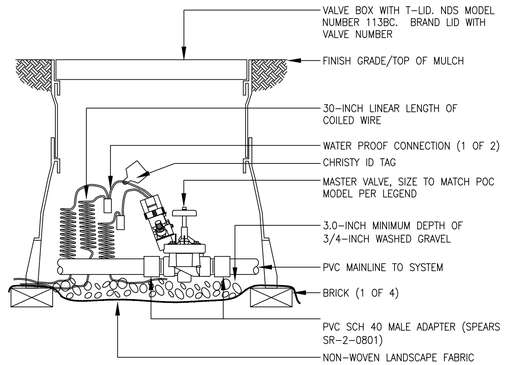


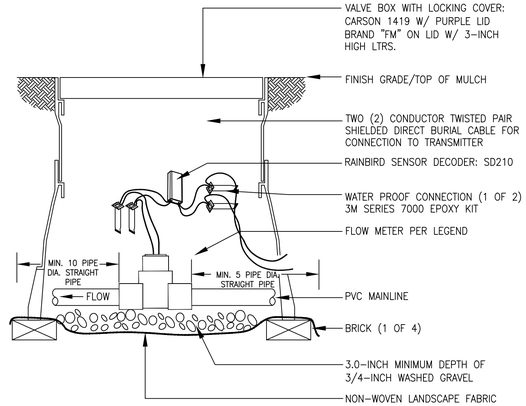
NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
4.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

1 BACKFLOW PREVENTION UNIT

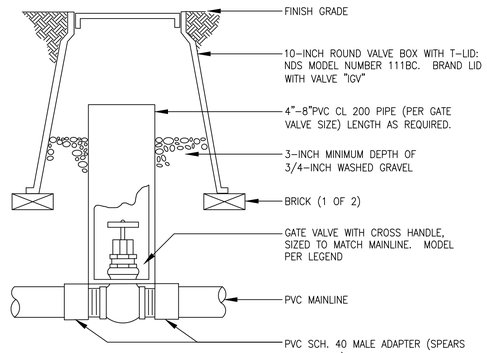


NOTE:
1. FOR 2-WIRE CONTROL SYSTEMS, DIRECT WIRE MASTER VALVE INTO MV SENSOR PORT. DECODER IS AN OPTIONAL CONNECTION.

2 MASTER VALVE ASSEMBLY

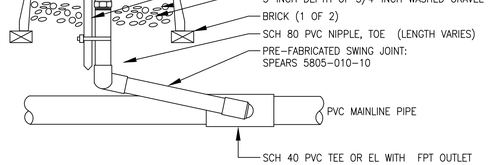


3 FLOW SENSOR ASSEMBLY

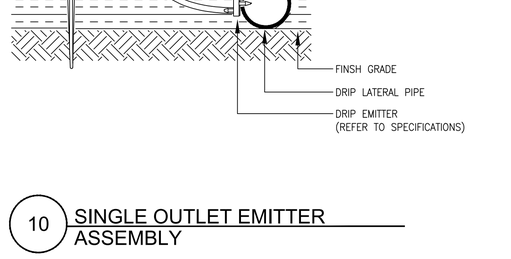


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

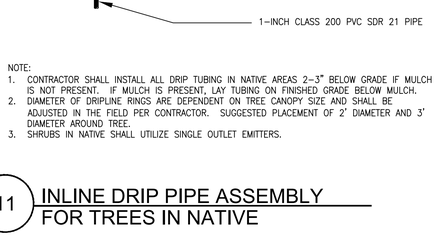
4 ISOLATION GATE VALVE ASSEMBLY



5 QUICK COUPLING VALVE ASSEMBLY

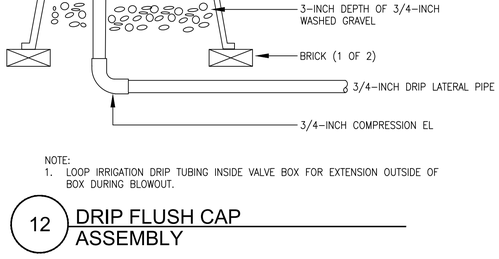


6 REMOTE CONTROL TURF VALVE ASSEMBLY



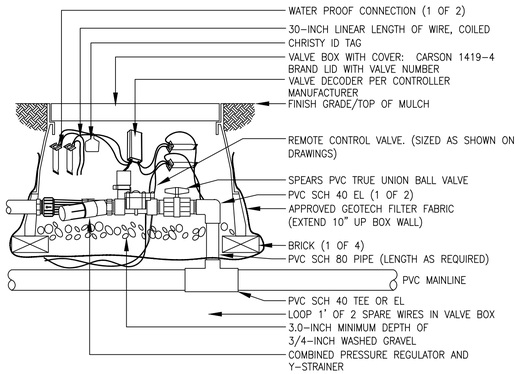
NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

7 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY



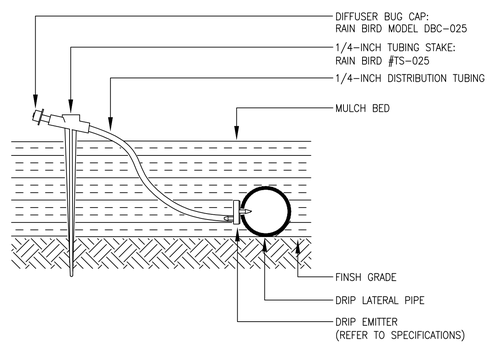
NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

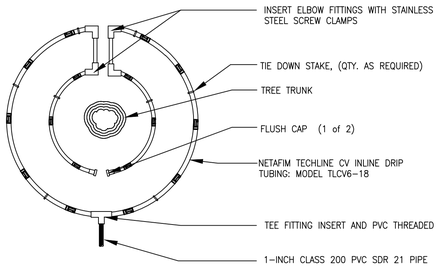


NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. KEEP MINIMUM OF 3" FROM TOP OF SOLENOID TO VALVE BOX LID.

9 REMOTE CONTROL DRIP VALVE ASSEMBLY

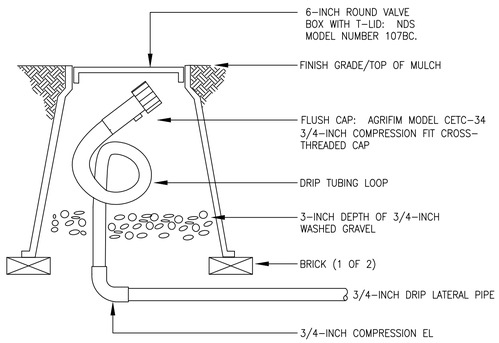


10 SINGLE OUTLET EMITTER ASSEMBLY



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

11 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE



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

12 DRIP FLUSH CAP ASSEMBLY

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SHEET TITLE:
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SHEET NUMBER:
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SHEET 69 OF 74

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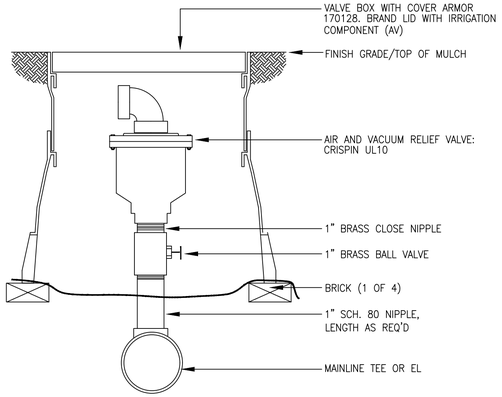
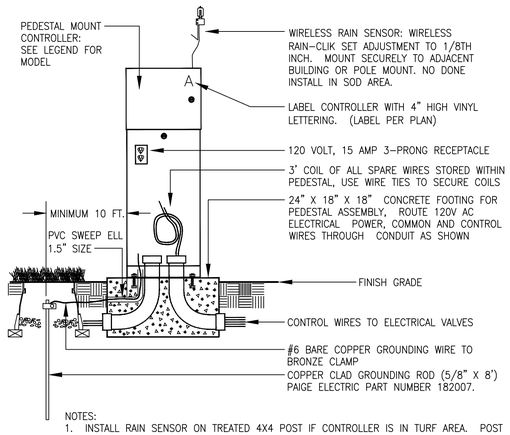


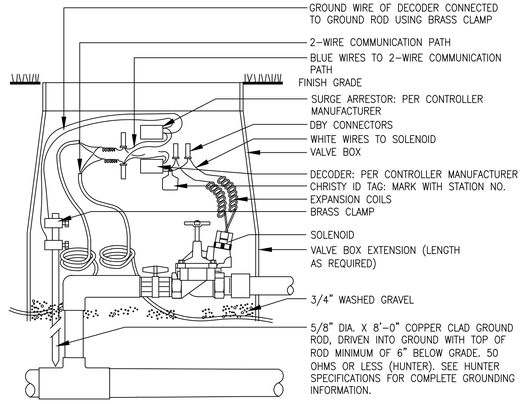
NOTES:
1. INSTALL AT LOCATIONS PER PLAN, UNLESS GRADING HAS CHANGED.
2. INSTALL AT ALL MAINLINE HIGH POINTS.

13 AIR AND VACUUM RELIEF VALVE ASSEMBLY



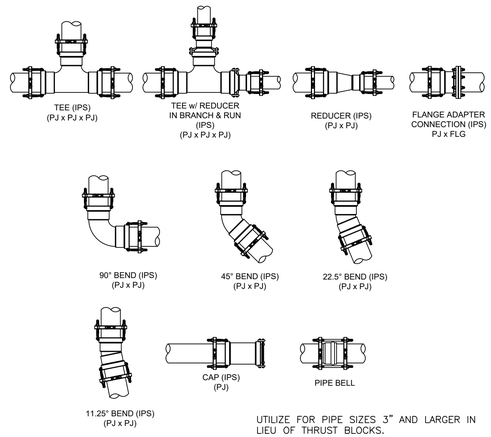
NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

14 PEDESTAL MOUNT CONTROLLER ASSEMBLY



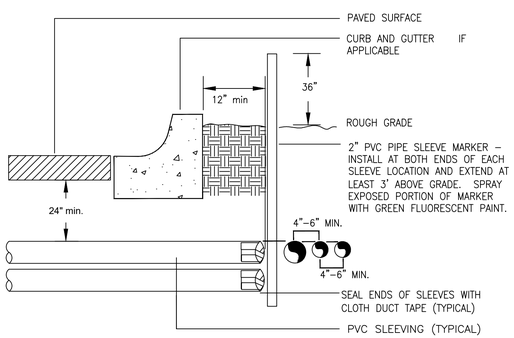
NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

15 TYPICAL GROUNDING (AT VALVE) ASSEMBLY



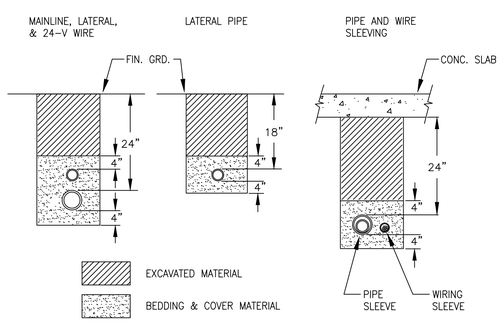
UTILIZE FOR PIPE SIZES 3" AND LARGER IN LIEU OF THRUST BLOCKS.

16 PIPE FITTING WITH JOINT RESTRAINT



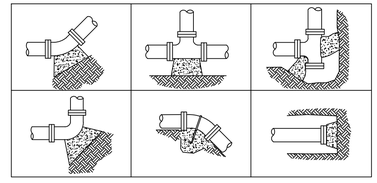
NOTE:
1) ALL SLEEVING TO B E CLASS 200 BE PVC, SIZED AS NOTED.
2) INSATLL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

17 TYPICAL SLEEVING DETAIL



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

18 TYPICAL TRENCHING DETAIL



THRUST BLOCK SURFACE AREA AGAINST UNDISTURBED SOIL (SF)

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

*BASED ON 2,000 PSF BEARING CAPACITY

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

19 TYPICAL THRUST BLOCK DETAIL

www.tfgdesign.com
FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

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

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

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

lmlowrey@sterlingpacificholdings.com

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

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

REVISIONS:

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

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SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
IR2.2

SHEET 70 OF 74

PLOT DATE: 3/27/2026 3:34 PM
DRAWN BY: McHe
FILE LOCATION: Z:\Shared\MPI DESIGNS\Client Files\Riverbend Estates\Design Build\RIVER ESTATES-PUD-FILING 1 (V2) SET.dwg

N

SITE PHOTOMETRIC PLAN – SOUTHWEST

SCALE: 1" = 40'

Job#22051

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

RIVERBEND ESTATES PUD

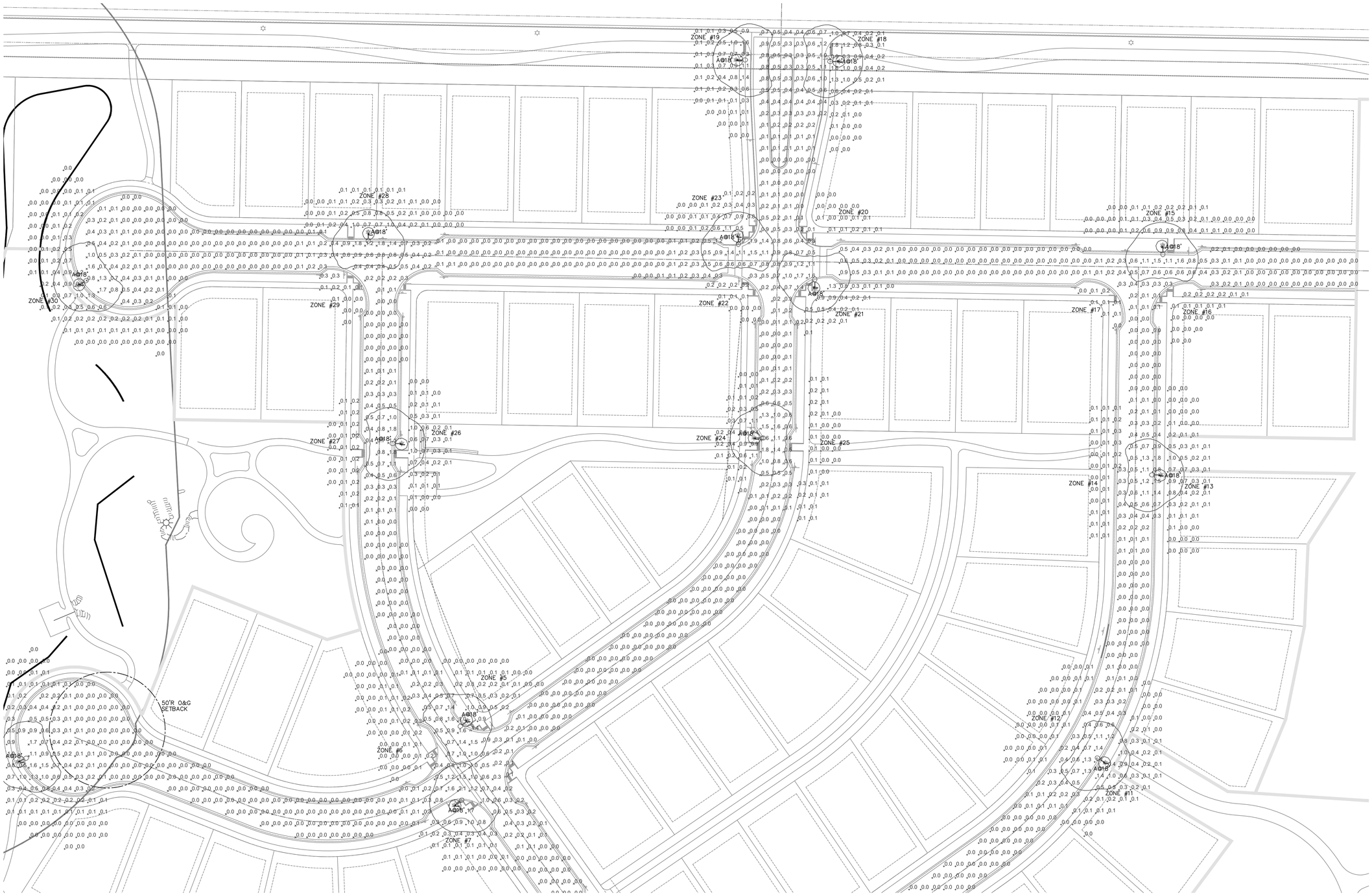
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

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

Site Photometric Plan - Southwest

SP-1



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SITE PHOTOMETRIC PLAN – NORTHWEST

SCALE: 1" = 40'

Job#22051

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

RIVERBEND ESTATES PUD

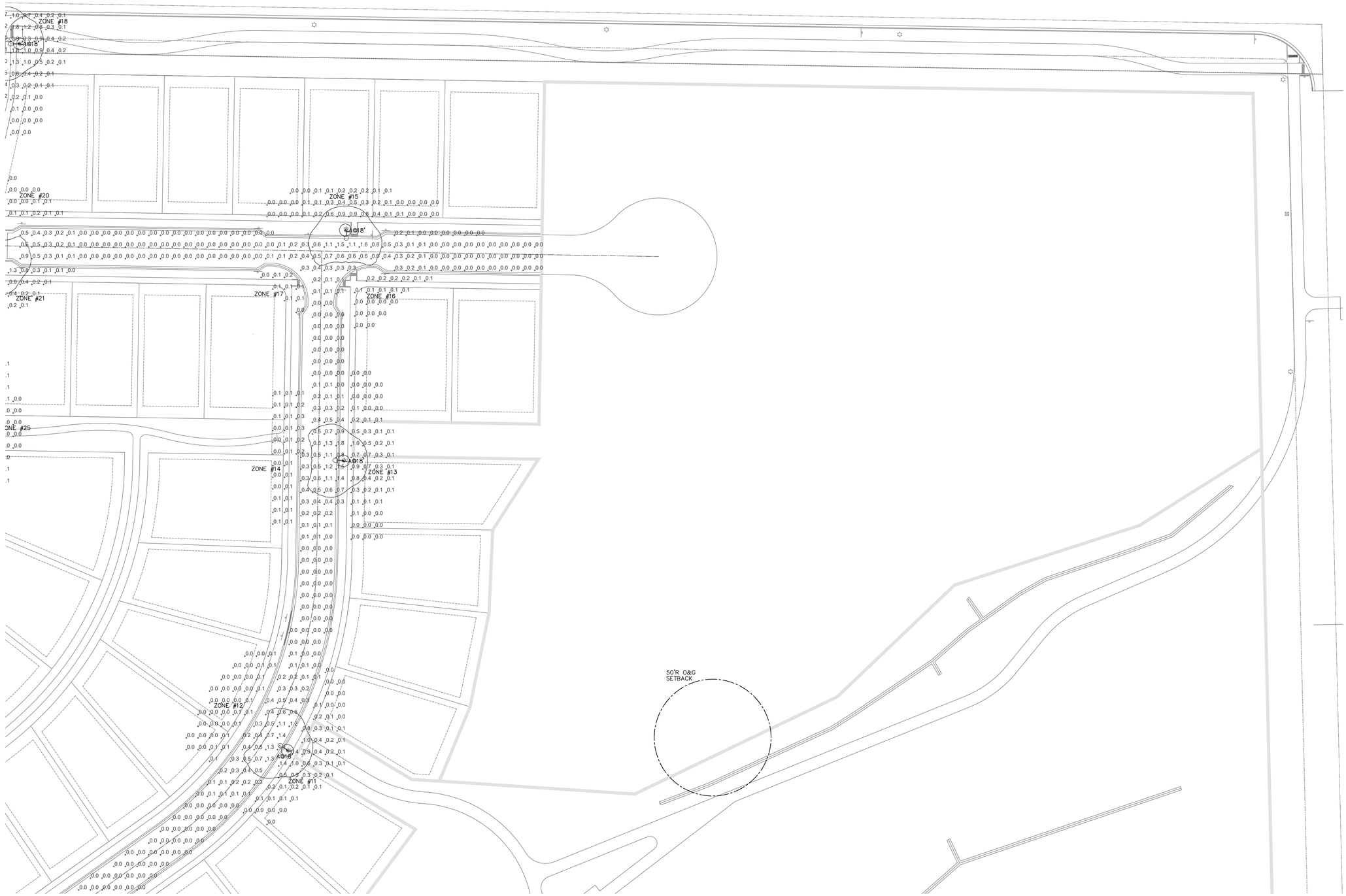
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

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

Site Photometric Plan - Northwest

SP-2



N

SITE PHOTOMETRIC PLAN – EAST

SCALE: 1" = 40'

Job#22051

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

RIVERBEND ESTATES PUD

FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, CO 80534

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

Site Photometric Plan - East

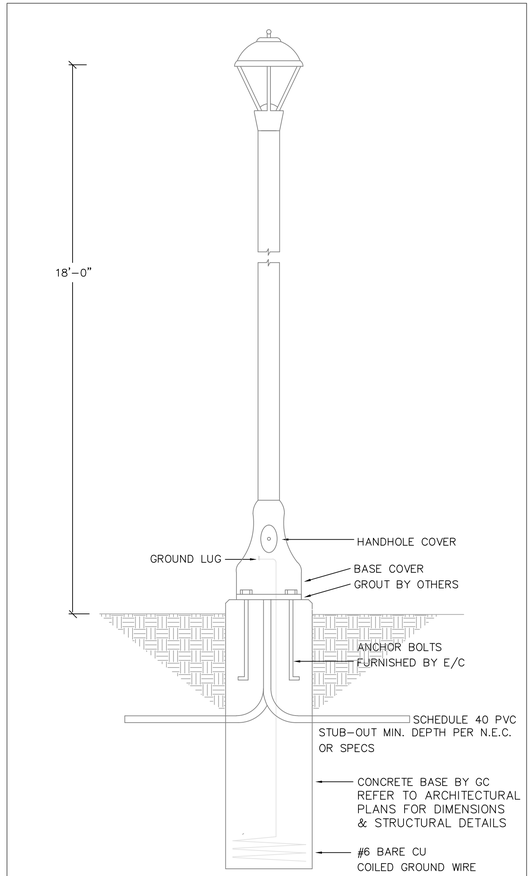
SP-3

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

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

Luminaire Locations

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



FIXTURE TYPES A

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number

Notes

Type A

PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

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

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

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

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

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

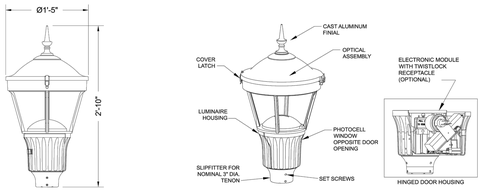
Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 type 2, 3 & 5 no glass, P05 thru P90 type 2, 3, 4 & 5 clear glass and P05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

Government Procurement
BAA – Buy American(a)(1) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

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

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



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

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PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

ORDERING INFORMATION (refer to page 3 for configurable options)

Example: PUCL3 P20 30K MVOLT FC3 BK NF PR7E

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

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

CONTROLS OPTIONS
- A0 Field Adjustable Output
- DINBRA DTL DIN mode bracket with external mounted antenna, DTL DIN node ordered and shipped separately
- PR7 NEMA twistlock dimming photocontrol receptacle - 7 pin
- PR7E NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option)
- PCLL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT
- P34 Long Life DTL Twistlock Photocontrol for Solid State, 347V
- P48 Long Life DTL Twistlock Photocontrol for Solid State, 480V
- SH Shorting Cap
- RSBOR6 nLight Motion Sensing Photocontrols

PREWIRED LEAD OPTIONS
- L1H 1.5 ft prewired leads
- L03 3 ft prewired leads
- L10 10 ft prewired leads
- L20 20 ft prewired leads
- L25 25 ft prewired leads
- L30 30 ft prewired leads

OPTIC OPTIONS
- CLGL Clear tempered glass lens
- FRGL 10% Frosted tempered glass lens
- HSS Louvered house-side shield

LEM REVEAL COLOR OPTIONS
- MHC LEM Reveal Plate Painted to match Housing Color

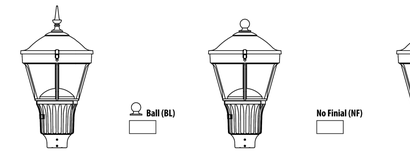
NEMA LABEL OPTIONS
- NLTX1 1" X 1" ANSI Wattage Label
- NLZX2 2" X 2" ANSI Wattage Label

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD
- CLHSSNG25 No glass, Type 2 & Type 5 - Louvered house side shield
- CLHSSNG34 No glass, Type 3 & Type 4 - Louvered house side shield
- CLHSSGL25 Glass, Type 2 & Type 5 - Louvered house side shield
- CLHSSGL34 Glass, Type 3 & Type 4 - Louvered house side shield

SURGE PROTECTION KITS
- SPDPLUGIN MVOLT-20KV Replacement for 120-277V 20KV/ 10KA
- SPDPLUGIN HVOLT-20KV Replacement for 347-480V 20KV/ 10KA

FINIAL INFORMATION
Mark Appropriate Box for Finial Options



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PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

PERFORMANCE DATA
STANDARD OPTIONS: NO GLASS

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

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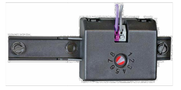
PUCL3
Utility Taft Series Luminaire Full Cutoff LED3

COMPONENTS & OPTIONS DATA



AO
Manual field adjustable output dimming device

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

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

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

ACCESSORIES OPTION DATA

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

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Job#22051

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

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

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

Site Photometric Specifications

SP-4

SHEET 74 OF 74

SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT
FOR
TOWN OF JOHNSTOWN
(Riverbend Estates Filing No. 1 and Riverbend Estates Filing No. 2)

This Subdivision Development and Improvement Agreement ("Agreement"), made and entered into by and between the **Town of Johnstown, Colorado**, a Colorado home-rule municipal corporation (the "Town") and **Riverbend Estates Partners, LLC**, a Colorado limited liability company ("Developer").

RECITALS

WHEREAS, Developer is the owner of a parcel of land situated in the Town of Johnstown, County of Weld, State of Colorado, the description of which is set forth on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Developer seeks to develop the Property and to designate such development as Riverbend Estates Filing No. 1 and Riverbend Estates Filing No. 2 (collectively, "Development"); and

WHEREAS, Developer has submitted final plats depicting Riverbend Estates Filing No. 1 and Riverbend Estates Filing No. 2, which final plats are attached hereto as **Exhibit B-1** and incorporated herein by this reference (collectively, "Final Plats"); and

WHEREAS, the Town Council approved, or intends to approve, the Final Plat for Riverbend Estates Filing No. 1 by passage of Resolution No. 2026-____ and the Final Plat for Riverbend Estates Filing No. 2 by passage of Resolution No. 2026-____, which Resolutions are, or will be, attached hereto as **Exhibit B-2** and incorporated herein by this reference (collectively, "Resolutions"); and

WHEREAS, Developer understands and agrees that, as a further condition of approval of the Final Plats, Developer is required to construct certain Subdivision Improvements (defined below) to the Property, that Developer is responsible for the costs and expenses of those Subdivision Improvements unless otherwise provided herein, and that the Subdivision Improvements contemplated herein are reasonable, necessary, appropriate, and directly benefit the Development; and

WHEREAS, Developer agrees to undertake and complete the Development in accordance with this Agreement, the Final Plats, the Resolutions, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations.

AGREEMENT

NOW, THEREFORE, in consideration of the premises cited above and the mutual covenants and promises contained herein, the sufficiency of which is acknowledged, the Town and Developer agree as follows:

RECITALS

The Recitals are incorporated as if fully set forth herein.

DEFINITIONS

For the purposes of this Agreement, the following words and terms shall be defined as follows:

1.1 **"Approved Plans"** shall mean: (1) with respect to the Public Improvements, the approved "Civil Engineering Construction Plans" related to the Development and on file with Town; and (2) with respect to the Private Improvements, the approved "the Development Plan" related to the Development and on file with Town.

1.2 **"Civil Engineering Construction Plans"** shall mean the approved engineering plans for construction, installation and improvement of the Public Improvements, as more fully described below.

1.3 **"Code"** shall mean the Johnstown Municipal Code, as amended from time to time.

1.4 **"Developer"** shall mean the owner(s) of the Property described in **Exhibit A** and any heirs, successors, assigns or transferees of any of the Property described in **Exhibit A**.

1.5 **"Development"** shall mean all the Property, property rights and Subdivision Improvements within or associated with the legal description in **Exhibit A**.

1.6 **"Development Plan"** shall mean the approved plans for the construction, installation and improvement of the Private Improvements.

1.7 **"District"** shall mean Riverbend Estates Metropolitan District Nos. 1-3, collectively or singularly.

1.8 **"Dry Utilities"** shall mean electricity, natural gas, cable and telephone.

1.9 **"Maintenance Guarantee"** shall mean a guarantee that the Public Improvements constructed shall be free from defects and failures as more fully described in Paragraphs 5.2 and 5.4 below.

1.10 "**Notice of Construction Acceptance**" shall mean the written certification that the Public Improvements are accepted, which starts the two-year warranty period as provided herein.

1.11 "**Notice of Final Acceptance**" or "**Final Acceptance**" shall mean the written certification of final acceptance of the Public Improvements and, except as otherwise provided herein, the transfer of maintenance of the Public Improvements to the Town.

1.12 **"Private Improvements"** shall mean, without limitation, the construction, installation and improvement of privately owned and maintained common improvements including, but not limited to, stormwater improvements, landscaping, irrigation, fencing, entry signs, parks, open space, trails and postal service boxes.

1.13 **"Public Improvements"** shall mean, without limitation, the construction, installation, improvement and dedication of public improvements, including, but not limited to public thoroughfares and streets, sanitary sewer facilities, water line facilities, drainage facilities in the public right of way, irrigation structures, if any, that are not exclusively for the benefit of the Development, right-of-way landscaping and irrigation structures, street lighting and signage, and other public facilities and improvements to serve the Development. The Public Improvements include, but are not limited to, the improvements listed on **Exhibit B-3**, in whatever form they are referenced, that will be dedicated to the Town and the improvements listed on **Exhibit C**.

1.14 **"Performance Guarantee(s)"** shall mean a guarantee that the Public Improvements are constructed in conformance with the approved Civil Engineering Construction Plans and, if required by the Town as provided herein, a guarantee that the Prive Improvements, or a portion thereof, are constructed in conformance with the Development Plan.

1.15 **"Subdivision Improvements"** shall mean the Public Improvements and Private Improvements.

1.16 **"Town Manager"** shall include the Town Manager and such person's authorized designees.

SUBDIVISION IMPROVEMENTS

2. **Public Improvements**

2.1 ***Pre- Construction***

a. **Engineering Services:** Developer shall furnish, at its own expense, all engineering services in connection with design, construction, installation and improvement of the Public Improvements. Engineering services shall be performed by a professional engineer registered in the State of Colorado. Engineering services shall consist of, but not be limited to, survey, designs, plans and profiles, specifications, drawings, estimates, construction administration, and the furnishing of necessary documents in connection therewith, including but not limited to final

engineering drawings, final sewer and water design plans and final drainage plans (the "Civil Engineering Construction Plans").

b. **Civil Engineering Construction Plans:** Prior to commencing construction of the Public Improvements for the Development, Developer shall submit the Civil Engineering Construction Plans to the Town for review. Construction of the Public Improvements shall not commence until the Town provides written notice of approval of the Civil Engineering Construction Plans. Developer shall not thereafter modify the approved Civil Engineering Construction Plans without the written approval of the Town. The Town's review and approval of the Civil Engineering Construction Plans shall not limit or affect Developer's responsibility or liability for design, construction and installation of the Public Improvements, and Developer agrees to save and hold the Town harmless from any claims, fault or negligence attributable to such design, construction and installation, other than negligent designs which are required by the Town over Developer's written objection.

c. **Phasing of the Public Improvements**. Subdivision plats, planned unit development plans or site plans requiring the construction of Public Improvements may be developed in phases provided: (i) such phasing is approved by the Town and is consistent with the subdivision plats, planned unit development plans or site plans and any executed agreements pertaining to the Property; (ii) the phasing plan supports a logical sequence of development such that each phase can function independently or sequentially with a prior phase; and (iii) each sequential phase satisfies the Town's construction standards and specifications. If phasing of the Public Improvements is approved, construction acceptance, financial security and building permit eligibility may be approved or released according to the approved phasing plan. An approved phasing plan may only be modified upon written approval of the Town. For the avoidance of doubt, the Development shall be constructed in the phases as more fully set forth in **Exhibit B-3**

d. **Pre-Construction Meeting.** Subsequent to the Town's approval of the Civil Engineering Construction Plans and prior to the commencement of construction, the Developer and its contractors shall participate in a pre-construction meeting with the Town's Public Works Department. Among other matters, as determined by the Town, the purpose of the meeting shall be to review: (i) the Approved Plans; (ii) permits needed for construction; (iii) relevant provisions of the Code and the Town's construction standards and specifications; and (iv) the construction inspection process and requirements for construction acceptance.

e. **Rights-of-Way, Easements and Permits**: Prior to commencing construction of the Public Improvements, Developer shall acquire, at its own expense, good and sufficient rights-of-way or easements, clear of any encumbrances, on all lands and facilities, if any, traversed by the proposed Public Improvements. Unless otherwise agreed by the Town in writing, all such rights-of-way and easements shall be conveyed to the Town and the documents of conveyance shall be furnished to the Town for recording. At the Town's request, Developer shall provide at its sole expense a policy of title insurance insuring title in the Town, free and clear of all liens and encumbrances, for all land, property and easements dedicated or conveyed to the Town or for public use. Any agreements or easements to which the Town may effectively become a party upon

dedication or acceptance of the improvements shall be provided to the Town for review prior to execution of such agreement or easement and prior to issuance of building permits. In addition, Developer shall obtain all the requisite permits and licenses necessary for construction of the Public Improvements.

2.2 ***Construction of Public Improvements***

a. Upon satisfaction of the conditions set forth in Paragraph 2.1 and the notice requirement set forth below, Developer shall construct the Public Improvements at its own expense in accordance with this Agreement, the Final Plats, the Resolutions, the Civil Engineering Construction Plans, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. All Public Improvements shall be installed and constructed within the rights-of-way or easements dedicated to the Town. Unless otherwise approved by the Town in writing, all materials used for constructing the Public Improvements shall be materials set forth on the Town's approved material list. Workmanship and materials shall be of good quality.

b. At least fourteen (14) days prior to the commencement of construction, Developer shall provide written notice to all property owners within an 800-foot radius of the construction limits indicated on the Civil Engineering Construction Plans and to any other property owners who are reasonably likely to be impacted by the construction of the fact of the construction along with contact information for the Developer. Prior to the commencement of the construction, such contact list shall be provided to the Town with a copy of the notification. Notification may be by U.S. mail or by delivering a printed flyer left at each affected home or business location.

2.3 ***Engineer's Opinion of Cost and Construction Schedule:*** Developer estimates the cost of the Subdivision Improvements as set forth on the Engineer's Opinion of Cost, attached hereto and incorporated herein by reference as **Exhibit C**. Once construction begins, Developer shall keep the Town informed by periodic status reports of the progress of the work and a projection of when the Public Improvements will be completed as well as the cost of such Public Improvements.

2.4 ***Testing***: Developer shall employ, at its own expense, a qualified independent testing company, approved by the Town, to perform all testing of materials or construction that may be reasonably required by the Town. Developer shall furnish certified copies of test results to the Town.

2.5 ***Inspection***: At all times during construction of the Public Improvements, the Town shall have the right, but not the duty, to inspect materials and workmanship, at Developer's cost. All materials and work must conform to the Civil Engineering Construction Plans. Any material or work not conforming to the Civil Engineering Construction Plans shall be promptly removed, repaired or replaced, at Developer's expense and to the satisfaction of the Town.

2.6 ***Completion of Construction:*** Developer shall complete construction of the Public Improvements no later than eighteen (18) months from the commencement of the construction, unless such completion date is extended for reasons beyond the reasonable control of Developer and

Developer has obtained the Town's written consent to the extension, such consent not to be unreasonably withheld, conditioned or delayed.

2.7 ***Performance Guarantee***: To secure the construction, installation, improvement and completion of the Public Improvements, Developer shall furnish to the Town a cash escrow deposited with the Town, a bond in the form approved by the Town or an irrevocable letter of credit wherein the Town is designated as the beneficiary ("Performance Guarantee") in an amount equal to 110% of the cost of the Public Improvements, which cost shall be certified by Developer's professional engineer licensed in the State of Colorado and approved by the Town. The Performance Guarantee shall be released after the Notice of Construction Acceptance has been provided for the Public Improvements and notice of approval has been provided for the Private Improvements or a Performance Guarantee has been provided for the incomplete Private Improvements.

3. **Private Improvements**

3.1 ***Pre- Construction:*** Prior to commencing construction of the Private Improvements, Developer shall submit a Development Plan to the Town. The Development Plan shall contain the proposed Private Improvements for the Development, including a plan for stormwater improvements, an irrigation system, landscaping and soil amendments, fencing, entry-way signage, street signs and posts, street lighting, parks, open space, trails and postal service boxes. Landscaping and fencing shall be designed in accordance with the Town's landscape guidelines. Construction of the Private Improvements shall not commence until the Town provides written notice of approval of the Development Plan. Developer shall not thereafter modify the approved Development Plan without the written approval of the Town. The Town's review and approval of the Development Plan shall not limit or affect Developer's responsibility or liability for design, construction and installation of the Private Improvements, and Developer agrees to save and hold the Town harmless from any claims, fault or negligence attributable to such design, construction and installation, other than negligent designs which are required by the Town over Developer's written objection. In addition, Developer shall obtain all the requisite permits and licenses necessary for construction of the Private Improvements.

3.2 ***Construction of Private Improvements:*** Upon satisfaction of the conditions set forth in Paragraph 3.1, Developer shall construct the Private Improvements at its own expense in accordance with the terms of this Agreement, the Final Plats, the Resolutions, the Development Plan, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. All landscaping services shall be performed by a professional landscape contractor. Certification of required soil amendment shall be signed by Developer and provided to the Town. Unless otherwise approved by the Town in writing, all materials used for constructing the Private Improvements shall be new and both workmanship and materials shall be of good quality.

3.3 ***Inspection***: At all times during construction and installation of the Private Improvements, the Town shall have the right, but not the duty, to inspect materials and workmanship, at Developer's cost. All materials and work must conform to the Development Plan.

Any material or work not conforming to the Development Plan shall be promptly removed, repaired or replaced, at Developer's expense and to the satisfaction of the Town.

3.4 ***Completion of Private Improvements:*** The Private Improvements shall be completed no later than the date that the Public Improvements are completed, unless otherwise agreed in writing by the Town, such consent not to be unreasonably withheld, conditioned or delayed, and a Performance Guarantee is provided for the incomplete Private Improvements. The Town may, at its reasonable discretion, allow Developer to defer completion of the landscaping services between December 1 and March 1 of any given year provided that a Performance Guarantee is provided to the Town. For clarity, the Private Improvements referenced herein do not apply to backyard improvements, which are anticipated to be installed by homeowners.

3.5 ***Replacement of Private Improvements:*** As replacement of the Private Improvements is necessary and warranted over time, including but not limited to decorative light fixtures, decorative street signs and all other decorative amenities in the Development, the Private Improvements shall be replaced by, as appropriate, the Developer, or the District. The Town shall not be responsible for replacement of the Private Improvements.

4. Dry-Utilities

4.1 ***Utilities:*** Developer shall obtain all proper conveyances and arrangements for the installation and provision of the Dry Utilities to serve the Development. Developer shall provide proof of such conveyances and arrangements to the Town, which proof may be in the form of contracts for such services, no later than the date that the Public Improvements are completed.

4.2 ***Easements:*** All easements approved by the utility companies shall be submitted to the Town.

ACCEPTANCE OF SUBDIVISION IMPROVEMENTS

5.1 ***Notice of Construction Acceptance***: Developer shall make written application to the Town for acceptance of the Public Improvements and for review of the Private Improvements, within thirty (30) days of the completion date of the Subdivision Improvements, with the exception of any portion of the Subdivision Improvements for which the Town has authorized an extension of time to complete. With respect to the Public Improvements, among other documents that may be required by the Town, the written application shall include one set of reproducible "as built" drawings and an affidavit executed by Developer affirming that the Public Improvements have been paid in full, certifying the final construction costs and including documentary evidence of the construction costs. If the Town requests, Developer shall provide lien waivers, or other acceptable assurance, from all subcontractors, suppliers and materialmen who have furnished labor, material or services for the design, construction or installation of the Subdivision Improvements. The affidavit and lien waivers may be reviewed by the Town, but the Town assumes no responsibility or liability to or for anyone regarding the veracity of the information so provided.

After the receipt of the written application, the Town shall use reasonable efforts to promptly inspect the Subdivision Improvements. If the Subdivision Improvements are satisfactory, Developer shall be entitled to a Notice of Construction Acceptance of the Public Improvements and written approval of the Private Improvements upon receipt of the Maintenance Guarantee. If the Subdivision Improvements are not satisfactory, the Town, upon coordination with Developer, shall prepare a punch list of all Subdivision Improvements that are not in compliance with the Approved Plans, subject to any changes that have been approved or required by the Town. After curing the defects and matters set forth on the punch list, Developer shall make a renewed written application to the Town for re-inspection of the Subdivision Improvements, which written application shall contain the items set forth above. The Town shall thereafter use reasonable efforts to promptly re-inspect the Subdivision Improvements. If the Subdivision Improvements are satisfactory, Developer shall be entitled to the issuance of a Notice of Construction Acceptance for the Public Improvements and written approval of the Private Improvements upon receipt of the Maintenance Guarantee.

5.2 ***Maintenance Guarantee.*** After the issuance of the Notice of Construction Acceptance of the Public Improvements and prior to the release of the Performance Guarantee, Developer shall provide the Town with a maintenance guarantee in the form of a cash escrow deposited with the Town, a bond in the form approved by the Town or an irrevocable letter of credit wherein the Town is designated as the beneficiary ("Maintenance Guarantee"). The Maintenance Guarantee shall equal fifteen percent (15%) of the total cost of the Public Improvements. The Maintenance Guarantee shall warrant and guarantee all expenses and costs for maintenance, repairs and replacements of the Public Improvements until Final Acceptance. The Maintenance Guarantee shall be released after Final Acceptance of all of the Public Improvements. The Maintenance Guarantee may also be used to ensure that the installed landscaping, a Private Improvement, is satisfactorily established during the period between the issuance of the Notice of Construction Acceptance and Final Acceptance of the Public Improvements.

5.3 ***Delivery of Notice of Construction Acceptance.*** Upon satisfaction of the conditions set forth above in Paragraphs 5.1 and 5.2, the Town shall provide written Notice of Construction Acceptance of the Public Improvements and written approval of the Private Improvements to Developer. At its discretion, the Town may issue a written Notice of Construction Acceptance of the Public Improvements and written approval of the Private Improvements prior to completion of all the Subdivision Improvements as long as the Performance Guarantee remains in effect for uncompleted Public Improvements. In which case, at the Town's discretion, Developer may be entitled to obtain building permits prior to completion of all the Subdivision Improvements, assuming satisfaction of the remaining terms of this Agreement and based on conditions otherwise set forth herein.

5.4 ***Maintenance, Repair and Replacement***: Until Final Acceptance, Developer shall warrant the Public Improvements. Until Final Acceptance Developer shall promptly perform all maintenance and make all repairs and replacements of all defects or failures of the Public Improvements at Developer's expense and shall ensure that the installed landscaping is established. If, within ten (10) days after Developer's receipt of written notice from the Town requesting such maintenance, repairs or replacements, Developer shall not have undertaken with due diligence to

make the same, the Town may make such maintenance, repairs or replacements at Developer's expense and shall be entitled to draw upon the Maintenance Guarantee, either before undertaking to make such repairs or at any time thereafter, or the Town may charge Developer for the costs thereof. In case of emergency, as determined by the Town, such written notice shall be deemed waived and the Town may proceed as it deems necessary at the expense of Developer or the issuers of the Maintenance Guarantee. Notwithstanding the foregoing, the Town may, at its discretion and upon written advisement to Developer, be responsible for routine maintenance of the Public Improvements (street sweeping, snow removal, etc.).

5.5 ***Final Acceptance***: Two (2) years after the Town's issuance of the Notice of Construction Acceptance, Developer shall make a written request to the Town for final inspection of the Public Improvements. If the Town determines that the Public Improvements are free of defects in materials and workmanship and have been repaired and maintained to the extent required, the Town shall provide certification of completion by issuance of a Notice of Final Acceptance of the Public Improvements and written approval of the Private Improvements. If the Town determines that the Public Improvements are not free of defects in materials and workmanship and have not been repaired and maintained to the extent required, the Town shall issue a written notice of non-compliance specifying the defects. Developer shall take such action as is necessary to cure the noncompliance and, upon curing the same, provide a new written request to the Town for a final inspection of the Subdivision Improvements. Failure of the Developer to make a timely request for the issuance of a Notice of Final Acceptance shall not limit the Town's rights hereunder nor shall it limit the Town's right to utilize the Public Improvements as the Town deems appropriate.

Upon issuance of the Notice of Final Acceptance, the Maintenance Guarantee shall be released to Developer, and the Town shall thereafter maintain the Public Improvements dedicated to the Town.

5.6 ***Metropolitan District:*** Prior to issuance of the Notice of Final Acceptance and prior to the sale of lots or homes in the Development, Developer shall delegate covenant enforcement and design review services to the District.

5.7 ***Landscape Verification:*** The landscaping set forth in the Development Plan shall be inspected and verified, upon completion, by the landscape professional(s) who created the plan. A letter from said professional shall be submitted to the Town verifying that the landscaping and irrigation were installed pursuant to the approved landscape plan. If the design professional(s) who created the landscape plan is no longer in business at the time of landscape installation, Developer shall contract with a licensed landscape architect to complete the inspection and submit the verification letter. At any time prior to Final Acceptance of the Public Improvements, the Town may inspect the installed landscaping to ensure that it is satisfactorily established and complies with the approved landscape plan as set forth in the Development Plan. If the landscaping does not comply, the Town may require compliance and, if not brought into compliance by Developer, use funds from the Maintenance Guarantee for the landscaping.

5.8 ***Dedication and Maintenance of Subdivision Improvements:*** Unless otherwise agreed by the Town and Developer: (1) the Public Improvements, except for the right-of-way landscaping and related irrigation improvements, shall be owned, operated and maintained by the Town; (2) the Private Improvements shall be owned, operated and maintained by the Developer or the District; (3) the right-of-way landscaping and related irrigation improvements shall be owned by the Town, but operated and maintained by the Developer or the District in conformance with the approved landscape plan for the Development; and (4) the Dry Utilities shall be owned, operated and maintained, as appropriate and otherwise authorized, by the Developer or the District or the appropriate public utility company.

WATER AND SEWER SERVICE

6.1 The Town and Developer shall enter into a Water and Sewer Service Agreement setting forth their agreement concerning water rights dedication, preliminary projections of water and sewer demand and a commitment by the Town for water and sewer service to the Development. The Water and Sewer Service Agreement, whenever executed, shall be incorporated into this Agreement and made a part hereof.

6.2 If the Developer hereinafter desires to utilize a non-potable water system to irrigate the Property, or any part thereof, the Town and Developer shall enter into a subsequent agreement regarding such system and, if appropriate, amend the Water and Sewer Service Agreement.

6.3 The District shall own and maintain the stormwater infrastructure for the Development. Developer or the District shall provide the Town with a proposed operations and maintenance manual for the stormwater infrastructure for review and approval concurrently with the Civil Engineering Construction Plans. Upon approval, the District shall execute an operations and maintenance agreement with the Town addressing, among other issues, notification and remedies related to the operations, maintenance and repair of the stormwater infrastructure. The operations and maintenance agreement shall be executed prior to issuance of the Notice of Construction Acceptance.

BUILDING PERMITS

7.1 The Town shall not issue building permits for the Development until: (1) the Final Plats have been recorded with the Weld County Clerk and Recorder; (2) Developer has paid all applicable use tax due and owing to the Town and all other fees required by the Town, including but not limited to water and tap fees, impact fees, storm drainage fees and cash-in-lieu payments due, if any, to the Weld County School District RE-5J; (3) Developer has received written notice of Notice of Construction Acceptance of the Public Improvements and written notice of approval of the Private Improvements, with the exception of any portion of the Subdivision Improvements for which the Town has authorized an extension of time to complete; (4) Developer has provided the Maintenance Guarantee; (5) meter and curb stop pass inspection; (6) the parties have entered into a Water and Sewer Service Agreement; (7) the District has executed the operations and maintenance agreement related to the stormwater infrastructure; (8) all terms of this Agreement have been faithfully kept by

Developer.

7.2 Notwithstanding the foregoing, the Town may, at its sole discretion, issue building permits prior to completion of certain of the less critical Subdivision Improvements, as determined by the Town, on the condition that the Performance Guarantee remains in effect for the uncompleted Subdivision Improvements and such improvements be completed prior to the issuance of certificates of occupancy. In its discretion, the Town may also issue a limited number of building permits for the construction of model homes for the purpose of early sales.

7.3 If at any time the Town reasonably determines that Developer is not in compliance with this Agreement, the Final Plats, the Resolutions or the Approved Plans, the Town may withhold the issuance of building permits.

OPERATION STANDARDS

8.1 Construction activity shall occur only during the times set forth in the Code.

8.2 Developer shall control all weeds growing within the Development. Prior to the commencement of construction, Developer shall provide a weed management plan to the Town, outlining the manner and frequency in which the weeds shall be controlled. The Town shall have the right to object to the weed management plan. Developer further agrees to use the appropriate herbicide and undertake mowing of the property within the Development. If, at the Town's reasonable determination, Developer does not control the weeds in or properly mow the Property, the Town may provide Developer with three (3) days' written notice to cure the breach, which time period may be extended in writing by the Town Manager for good cause. If the breach is not cured, at the Town's reasonable determination, the Town shall issue a stop work order on all construction in the Development. The Town or Developer shall thereafter mitigate the nuisance by taking measures to control the weeds or mow the Property. If the Town mitigates the nuisance, then, within thirty (30) days of receipt of an invoice from the Town, Developer shall the pay the invoice for services rendered, which will include the actual costs and a ten percent (10%) administrative fee. The stop order will be released, if one had been issued, upon Developer's payment of the invoice. If the Developer mitigates the nuisance, the stop order will be released upon a Town inspection and determination the nuisance has been mitigated.

8.3 Developer shall, at all times, keep the public right-of-way free from accumulation of waste material, rubbish, dirt and mud caused by Developer's operation. Developer shall remove such waste material, rubbish, dirt and mud no less than weekly and, at the completion of the work, shall promptly remove all debris waste materials, rubbish, dirt, mud, tools, construction equipment, machinery, building materials, trash containers, and portable toilets from the public right-of-way.

8.4 Whenever the Town determines that any activity is occurring which is not in compliance with the requirements of any federal or state regulations applicable to water quality or stormwater control, the Town may order all construction activity stopped upon service of written notice. Developer, or its contractors, shall immediately stop all activity until authorized in writing

by the Town to proceed. If Developer or a responsible party is not on the site or cannot be located, the notice to stop work shall be posted in a conspicuous place upon the area where the activity is occurring and shall state the nature of the violation. It shall be unlawful for any person to fail to comply with a stop work order.

8.5 In the event that Developer fails to perform the work specified in Paragraphs 8.2, 8.3 or 8.4 within a reasonable time period after receiving written notice from the Town, as determined by the Town, the Town may, in addition to other remedies, including those set forth in Paragraph 7.3, perform the work required and charge Developer for said cost. Developer shall pay the Town for all costs incurred by the Town in the performance of the above said service within thirty (30) days of the Town submitting an invoice for said services. If Developer does not remit the costs, in addition to other remedies, the Town may draw on the Performance Guarantee or Maintenance Guarantee.

8.6 Developer shall ensure that Developer's subcontractors cooperate with the Town's construction inspectors in all manners. Developer shall take all steps necessary to prevent its construction activities from damaging adjacent properties.

DEVELOPMENT STANDARDS

9.1 Developer shall comply with the requirements contained in the Annexation Agreement and any other duly executed agreement related to the Property, except as specifically amended by this Agreement.

9.2 Except as otherwise provided in this Agreement, the Final Plats, the Resolutions or Approved Plans, Developer shall comply with the Code, the Town's zoning ordinances, subdivision regulations, landscape guidelines and construction standards and specifications and the Johnstown Design Guidelines or, if operative with respect to the Development, the approved design guidelines.

9.3 Developer shall dedicate all outlots and tracts containing open space, park areas, and trails to the District. The open spaces, parks, and trails shall be available for public use.

9.4 Upon completion of construction, Developer shall provide complete construction drawings and final as-built drawings to the Town in print and digital form, in a manner that conforms to the Town's format and content requirements.

9.5 Developer shall take all necessary steps to prevent its construction activities from harming water quality, water bodies and wetlands. All drainage and holding ponds shall be kept free of standing water by whatever means possible including, but not limited to, pumping water out of any holding ponds.

LIABILITY, INSURANCE AND COST REIMBURSEMENT

10.1 ***Indemnification***: Developer hereby agrees to indemnify and hold the Town, its employees, agents, representatives, insurers and self insurance pool harmless from and against any and all suits, demands, actions, damages, liability, losses, claims, fees and expenses, including attorney's fees, resulting or arising in any way from any breach or default of this Agreement or any acts or omissions of Developer, its employees, agents, consultants, representatives or subcontractors, except to the extent caused by gross negligence or willful misconduct of the Town. The Town agrees to give written notice to the Developer within a reasonable time, not to exceed ninety (90) days, of any claim made against it to which the foregoing indemnities and hold harmless agreements by the Developer could apply, and Developer shall promptly investigate, handle, respond to, and provide defense for and defend against any such liability, claims or demands at the sole expense of Developer. Developer also agrees to bear all costs, expenses and reasonable attorney's fees related thereto whether or not such liability, claims or demands are groundless, false or fraudulent. Failure of the Town to give written notice of any claim to the Developer for which Developer may be responsible within ninety (90) days after the Town receives written notice of such claim under the Colorado Governmental Immunity Act shall cause the foregoing indemnities and hold harmless agreements by the Developer not to apply to such claim and such failure shall constitute a release of the foregoing indemnities and hold harmless agreements as to such claim.

10.2 ***Insurance:*** Developer shall for itself and for its contractors, subcontractors, representatives and agents engaged in the design, construction or installation of the Subdivision Improvements maintain such liability insurance including general liability, contractors liability, professional liability, comprehensive automobile liability and sufficient public liability insurance as will protect the Town, its employees, agents and representatives against any and all potential liability, claims, damage, demands, losses, and expenses which may be incurred or asserted pursuant to Paragraph 10.1 above. Liability insurance shall be in the minimum amount of One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) aggregate, or such greater amounts as may be established by the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as may be amended. Developer shall list the Town, its officers, employees, agents and representatives, as additional insureds on such liability policies. Whenever requested by the Town, Developer agrees to promptly submit certificates of insurance evidencing sufficient amounts, types and duration of insurance and showing the Town, its officers, employees, agents and representatives, as additional insureds. Developer shall not be relieved of any liability, claims, demands or other obligations assumed or set forth in this Development Agreement by reason of its failure to procure or maintain such insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations or types. In addition to the insurance specified above, Developer shall maintain workers compensation insurance, if so required by law, and shall require its contractors, subcontractors, representatives and agents engaged in the design, construction or installation of improvements to maintain workers compensation insurance in the amount required by law.

10.3 ***Drainage Liability***: Developer shall indemnify and hold the Town harmless from any liability the Town may have on account of any change in the nature, direction, quantity, or quality of drainage flow resulting from the Development. In addition, Developer shall reimburse the Town for any and all costs, fees, and expenses, including reasonable attorney's fees, which the Town incurs in

acquiring any rights-of-way or easements which the Town is required to acquire or condemn or which the Town is held to have acquired or condemned for drainage as a result of this Development. The Town agrees to give written notice to the Developer within a reasonable time, not to exceed ninety (90) days, of any claim made against it to which this indemnity and hold harmless agreement by the Developer could apply, and the Developer shall have the right to defend any lawsuit based on such claim and to settle any such claim provided Developer must obtain a complete discharge of all Town liability through such settlement. Failure of the Town to give written notice of any claim to the Developer for which Developer may be responsible within ninety (90) days after the Town receives a written notice of such claim under the Colorado Governmental Immunity Act shall cause this indemnity and hold harmless agreement by the Developer not to apply to such claim and such failure shall constitute a release of this indemnity and hold harmless agreement as to such claim. This provision shall survive Final Acceptance and the termination of this Agreement.

10.4 ***Tax Liability***: Developer shall pay all outstanding taxes, encumbrances or obligations on any property dedicated or conveyed to the Town prior to or at the time of such dedication or conveyance, and shall indemnify and hold the Town harmless from any and all encumbrances, obligations or tax liability incurred prior to the dedication or conveyance to the Town.

10.5 ***Use Tax***: Developer shall pay all applicable use tax due and owing to the Town prior to the commencement of construction.

10.5 ***Cost Reimbursement to Town***: Developer shall reimburse the Town for professional consultants, including, but not limited to engineers, testing and inspection companies and attorneys, engaged by the Town to process and complete the Development.

10.6 ***Colorado Governmental Immunity Act:*** Nothing in this Agreement shall be construed to waive, limit or otherwise modify any governmental immunity that may be available by the law to the Town, its employees, or agents, or any other person acting on behalf of the Town and, in particular, the governmental immunity afforded pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101 *et seq.*, C.R.S., as amended.

DEFAULTS AND REMEDIES

11.1 A default by Developer shall exist if Developer fails to fulfill or perform any material obligation contained in this Agreement, the Final Plats, the Resolutions, or the Approved Plans, or Developer fails to comply with the Town's ordinances, resolutions and regulations and all other applicable laws and regulations. In the event of a default, the Town shall deliver written notice to Developer of such default and Developer shall have ten (10) days from receipt of such notice to cure the default. If the default is not of a type that may be cured within such ten (10) day period, Developer may provide written notice to the Town within such period that it is actively and diligently pursuing such cure and Developer shall thereafter have a reasonable time to cure the default, provided that Developer is at all times within that extended period actively and diligently pursuing a cure. In case of emergency, as determined by the Town, such written notice shall be

deemed waived and the Town may proceed as it deems necessary at the expense of Developer or the issuers of the Performance Guarantee or Maintenance Guarantee.

11.2 If the default relates to the improvement secured by the Performance Guarantee and the default is not timely cured, the Town may draw on the Performance Guarantee. If the default arises subsequent to the issuance of the Notice of Construction Acceptance and the default is not timely cured, the Town may draw on the Maintenance Guarantee. In addition, and without limitation, if the default is not timely cured, the Town may withhold approval of any or all building permits, certificates of occupancy, water meters or tap hook-ups for any area within the Development. Notwithstanding these rights and remedies, the Town may pursue whatever additional remedies it may have against Developer or anyone, either at law, equity or pursuant to this Agreement. The Town's remedies shall be cumulative.

11.3 Should Developer default in any obligation under this Agreement, the Town may, at its discretion, complete or remove such Subdivision Improvements at Developer's expense. The Town shall estimate the cost of undertaking such work and give notice to Developer to pay such cost estimate. The Town shall use such payment for construction or removal of said improvements and refund any money collected in excess of the actual cost of said improvements. Should payment not be made within thirty (30) days of such notice, the Town may assess the amount of the cost estimate, plus ten percent (10%) to defray the cost of collection as provided by state law, to the Property and file a lien against the Property, such lien to have priority over all liens except general taxes and prior special assessments and be placed upon the tax list for the current year to be collected in the same manner as taxes are collected. The Town may file such lien at any time after said thirty (30) days while Developer is in default of this Agreement.

SPECIAL PROVISIONS

12.1 The additional terms, conditions or provisions relating to the Development are set forth in **Exhibit B-3**, which is attached hereto, incorporated herein by this reference, and made a part of this Agreement.

MISCELLANEOUS

13.1 ***No Waiver***: Delays in enforcement or the waiver of any one or more breaches of this Agreement by the Town shall not constitute a waiver of any of the remaining terms or obligations.

13.2 ***Severability***: If any provisions or parts of this Agreement are judged to be unenforceable or invalid, to the extent practicable, such judgment shall not affect, impair or invalidate the remaining parts of this Agreement, the intention being that the various parts and provisions hereof are severable.

13.3 ***Recording of Agreement***: This Agreement shall be recorded with the approved Final Plats and shall be a covenant running with and against all the Property, property rights and improvements contained within the Development described in **Exhibit A** in order to put prospective

owners, purchasers, successors, assigns, and others acquiring any interest in the property on notice as to the terms and obligations herein. No lots, tracts or parcels may be separately conveyed prior to recording the Agreement and the Final Plats.

13.4 ***Binding Effect***: Unless otherwise provided herein, this Agreement shall be binding upon Developer's heirs, successors, assigns, transferees and any other person or entity acquiring or purchasing any interest in any of the Property described in the attached **Exhibit A**, with the exception of a bona fide residential home buyer of a completed owner-occupied home.

13.5 ***Transfer or Assignments***: In the event of a sale or transfer of any portion of the Development, except to a bona fide residential home buyer of a completed owner-occupied home, the seller or transferor and the purchaser or transferee shall be jointly and severally liable for the performance of each of the obligations contained in this Agreement unless, prior to the transfer or the sale, a written agreement satisfactory to the Town delineating and allocating the various rights and obligations for the Subdivision Improvements has been approved and executed by the Town.

13.6 ***Title and Authority***: Developer expressly warrants and represents to the Town that it is the record owner of the Property and further represents and warrants that the undersigned has full power and authority to enter into this Agreement. Developer understands that the Town is relying on the representations and warranties contained herein in approving in entering into this Agreement.

13.7 ***Notice:*** All notices, consents, applications or other instruments provided for under this Agreement shall be deemed properly given and received: (1) when personally delivered and received, when sent by messenger service, or when forwarded by electronic mail delivery, but only upon confirmation of receipt of such electronic mail; (2) on the next day after deposit for delivery with a nationally-recognized overnight courier service; or (3) three business days after deposit in the United States mail, by certified mail with return receipt requested, postage prepaid and addressed as follows:

TO DEVELOPER:

RIVERBEND ESTATES PARTNERS, LLC
Attention: Lee Lowery
4040 Macarthur Blvd., Suite 250
Newport Beach, CA 92660
Email: lmlowrey@arborcapitalpartners.com

TO TOWN:

TOWN OF JOHNSTOWN
Attention: TOWN MANAGER
450 South Parish Avenue
P. O. Box 609
Johnstown, CO 80534
Email: Notices@JohnstownCO.gov

13.8 ***Costs and Attorney Fees.*** If any judicial proceedings may hereafter be brought related to this Agreement, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

13.9 ***Vested Right.*** The Final Plats shall have vested rights for a period of three (3) years from the date of this Agreement. If, after such time, no reasonable and substantial efforts have

commenced to construct the Public Improvements, as determined by the Town at its sole discretion, said plat may be vacated by action of the Town.

13.10 ***Warranty of Developer:*** Developer warrants that the Subdivision Improvements shall be installed in a good and workmanlike manner and in compliance with the Approved Plans, this Agreement, the Final Plats, the Resolutions, the Town's ordinances, resolutions and regulations and all other applicable laws and regulations and shall be substantially free of any defects in materials and workmanship.

13.11 ***Governing Law and Venue***. This Agreement and the interpretation thereof shall be governed by the laws of the State of Colorado and the Code. Venue for any claim, proceeding or action arising out of this Agreement shall be in the County of Weld, State of Colorado.

13.12 ***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.

13.13 ***Entire Agreement.*** This Agreement constitutes the entire agreement and understanding between the parties concerning the subject matter contained herein and supersedes all prior agreements or understandings.

13.14 ***Amendments***. Any amendment to this Agreement must be in writing and signed by the parties. The Town Manager, at the Town Manager's discretion, may approve amendments to the Agreement on behalf of the Town.

13.15 ***Compliance with the Law***. Developer shall comply with all federal, state and local laws and regulations in the performance of the obligations under this Agreement.

13.16 ***No Third-Party Beneficiaries.*** No person or entity, other than a party to this Agreement, shall have any right of action under this Agreement including, but not limited to, lenders, lot or home buyers, materialmen, laborers or others providing work, services or materials for the Subdivision Improvements.

13.17 ***Force Majeure.*** Neither party shall be liable for a failure to perform hereunder if such failure is the result of force majeure, which shall mean causes beyond the reasonable control of a party such as acts of God, labor strikes, war, terrorism, fire, pandemic or epidemic or action or inaction of government authorities.

13.18 ***Headings.*** The paragraph headings herein are for the convenience and reference of the parties and are not intended to define or limit the scope or intent of this Agreement.

IN WITNESS WHEREOF, and agreeing to be fully bound by the terms of this Agreement, the parties have set their hands below on this _____ day of _____, 2026.

Riverbend Estates Partners, LLC

By:_____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2026, by _____, as the _____ of Riverbend Estates Partners, LLC.

WITNESS my hand and official seal.

My commission expires:

_____
Notary Public

WITH RESPECT TO THE DISTRICT'S OBLIGATIONS SET FORTH HEREIN, THE DISTRICT HEREBY APPROVES AND AGREES:

RIVERBEND ESTATES METROPOLITAN DISTRICT NOS. 1-3

By: _____
_____, President

STATE OF COLORADO)
)ss.
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this ___ day of _____, by _____ as the _____ of Riverbend Estates Metropolitan District Nos. 1-3.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: _____

TOWN OF JOHNSTOWN, COLORADO
a municipal corporation

By: _____
Michael P. Duncan, Mayor

ATTEST:

By:_____
Meghan Martinez, Town Clerk

SUBDIVISION DEVELOPMENT AND IMPROVEMENT AGREEMENT
FOR
THE TOWN OF JOHNSTOWN
(Riverbend Estates Filing No. 1 and Riverbend Estates Filing No. 2)

EXHIBITS

TABLE OF CONTENTS

EXHIBIT A:	Legal Description of the Property
EXHIBIT B-1:	Copy of Final Plats
EXHIBIT B-2:	Town Resolutions Approving Development
EXHIBIT B-3:	Additional Terms, Conditions or Provisions
EXHIBIT C:	Engineer's Opinion of Cost

EXHIBIT A

LEGAL DESCRIPTION
(Property)

Filing No. 1:

A parcel of land situate in the Northeast Quarter of Section Seventeen (17), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 17 and assuming the North line of said NE1/4 as bearing South 89°03'31" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2488.75 feet, monumented as shown on this drawing, and with all other bearings contained herein relative thereto;
THENCE South 01°21'09" East along the East line of said NE1/4 a distance of 786.36 feet;
THENCE South 88°38'51" West a distance of 30.00 feet to the East line of that parcel as described in the Deed of Dedication as recorded March 18, 2015 at Reception No. 4091296 of the Weld County Clerk & Recorder;
Thence along the East, North and West lines of said Reception No. 4091296 the following three courses:
THENCE North 01°21'09" West a distance of 757.54 feet;
THENCE North 89°03'31" West a distance of 30.02 feet;
THENCE South 01°21'09" East a distance of 758.74 feet;
THENCE South 88°38'51" West a distance of 30.00 feet;
THENCE North 84°31'14" West a distance of 208.96 feet;
THENCE South 69°45'14" West a distance of 163.21 feet;
THENCE South 18°24'27" West a distance of 280.53 feet;
THENCE South 53°53'31" West a distance of 1074.67 feet;
THENCE North 84°45'28" West a distance of 738.59 feet;
THENCE South 43°16'10" West a distance of 264.91 feet;
THENCE North 02°42'22" West a distance of 1891.17 feet to the North line of the NE1/4;
THENCE South 89°03'31" East a distance of 2396.06 feet to the POINT OF BEGINNING.

Said parcel contains 3,321,391 square feet or 76.249 acres more or less by this survey.

Filing No. 2:

A parcel of land situate in the East Half (E1/2) of Section Seventeen (17), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 17 and assuming the East line of the Northeast Quarter (NE1/4) of Section 17 as bearing South 01°21'09" East, being a Grid Bearing of

the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2667.27 feet, monumented by a #6 rebar with a 2.5” aluminum cap stamped LS 23513 at the Northeast corner and a #6 rebar with a 3.25” aluminum cap stamped LS 22098 at the East Quarter corner, and with all other bearings contained herein relative thereto;

THENCE South 01°21'09” East along the East line of said NE1/4 a distance of 786.36 feet;
THENCE South 88°38'51” West a distance of 60.00 feet to the POINT OF BEGINNING.
THENCE South 01°21'09” East along the East line of Reception No. 4091296 a distance of 657.56 feet to the Northerly Right of Way line of Great Western Railroad;
Thence along the North and West lines of said Right of Way the following five courses:
THENCE South 36°05'16” West a distance of 923.43 feet to a Point of Curvature (PC);
THENCE along the arc of a curve concave to the Southeast a distance of 618.03 feet, having a Radius of 1472.70 feet, a Delta of 24°02'40” and is subtended by a Chord that bears South 24°03'56” West a distance of 613.50 feet to a Point of Tangency (PT);
THENCE South 12°02'36” West a distance of 641.90 feet to a PC;
THENCE along the arc of a curve concave to the Southeast a distance of 386.49 feet, having a Radius of 1472.70 feet, a Delta of 15°02'12” and is subtended by a Chord that bears South 04°31'30” West a distance of 385.39 feet to a PT;
THENCE South 02°59'36” East a distance of 269.42 feet to the North line of Tract L, Stroh farm Filing No. 1 as recorded December 6, 2000 as Reception No. 2811421 of the WCCR;
Thence along said North line the following eight courses:
THENCE South 84°52'54” West a distance of 325.00 feet;
THENCE North 46°42'06” West a distance of 95.70 feet;
THENCE North 46°27'06” West a distance of 94.00 feet;
THENCE North 61°47'06” West a distance of 89.80 feet;
THENCE North 84°48'06” West a distance of 76.50 feet;
THENCE South 70°55'54” West a distance of 61.30 feet;
THENCE South 56°03'54” West a distance of 502.50 feet;
THENCE North 63°58'39” West a distance of 152.98 feet;
THENCE North 02°42'22” West a distance of 2267.83 feet;
THENCE North 43°16'10” East a distance of 264.91 feet;
THENCE South 84°45'28” East a distance of 738.59 feet;
THENCE North 53°53'31” East a distance of 1074.67 feet;
THENCE North 18°24'27” East a distance of 280.53 feet;
THENCE North 69°45'14” East a distance of 163.21 feet;
THENCE South 84°31'14” East a distance of 208.96 feet;
THENCE North 88°38'51” East a distance of 30.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,127,442 square feet or 94.753 acres, more or less (±).

EXHIBIT B-1

FINAL PLATS
RIVERBEND ESTATES FILING NO. 1 AND RIVERBEND ESTATES FILING NO. 2

(SEE ATTACHED)

EXHIBIT B-2

RESOLUTIONS APPROVING FINAL PLATS
RIVERBEND ESTATES FILING NO. 1 AND RIVERBEND ESTATES FILING NO. 2

(SEE ATTACHED)

EXHIBIT B-3

ADDITIONAL TERMS, CONDITIONS OR PROVISIONS

1. The Development shall consist of Filing No. 1, Phase 1, Filing No. 2, Phase 2, and Filing No. 2, Phase 3. A graphic depiction of the anticipated phasing, consisting of Filing Nos. 1 and 2, including Phases 1, 2 and 3, which may subsequently be amended by agreement of the Town and Developer, is attached hereto and incorporated herein by reference as **Exhibit 1** to this **Exhibit B-3**. Filing No. 1, Phase 1, shall contain the first residential units. Because Filing No. 1, Phase 1, cannot be constructed without completion of certain Subdivision Improvements, including but not limited to the grading associated with Filing No. 2, Phases 2 and 3, Developer intends to construct those Subdivision Improvements and the grading associated with Filing No. 1. Filing No. 2, Phases 2 and 3, must be completed after construction of Filing No. 1, Phase 1. The Phases are intended to generally reflect the phasing and order of the construction of the Subdivision Improvements in the Development.

   The defined terms in the Agreement shall be deemed to apply specifically, as the context requires, to the specific filing number and phase associated with such term. For example, the reference to "Final Plats" as applied to development within Filing No. 1, Phase 3, shall only mean the Final Plat for Riverbend Estates Filing No. 1**.**

   Based on the foregoing, and notwithstanding any other provision of the Agreement, the following shall apply and the terms of the Agreement shall be modified to reflect the following:

   a. Final Plats: There shall be two Final Plats: (i) Riverbend Estates Filing No. 1 Final Plat and (ii) Riverbend Estates Filing No. 2 Final Plat.
   b. Approved Plans: There shall be two sets of Approved Plans associated with the Development: (i) Approved Plans for Filing No. 1, which covers Phase 1; (ii) Approved Plans for Filing No. 2, which includes both Phases 2 and 3
   c. Subdivision Improvements (including Public Improvements): Developer shall be obligated to construct the Subdivision Improvements pursuant to the Approved Plans and, if applicable, in the order required therein: (i) Subdivision Improvements for Filing No. 1, Phase 1: (ii) Subdivision Improvements for Filing No. 2, Phase 2; and (iii) Subdivision Improvements for Filing No. 2, Phase 3.
   d. Notice of Construction Acceptance: Upon satisfactory completion of the Subdivision Improvements, the Town shall issue three separate Notices of Construction Acceptance: (i) Notice of Construction Acceptance for Filing No. 1, Phase 1: (ii) Notice of Construction Acceptance for Filing No. 2, Phase 2; and (iii) Notice of Construction Acceptance for Filing No. 2, Phase 3.
   e. Performance Guarantee and Maintenance Guarantee: Developer shall be obligated to provide a Performance Guarantee and Maintenance Guarantee for each phase of the Development: (i) a Performance Guarantee and Maintenance Guarantee for Filing

No. 1, Phase 1: (ii) a Performance Guarantee and Maintenance Guarantee for Filing No. 2, Phase 2; and (iii) a Performance Guarantee and Maintenance Guarantee for Filing No. 2, Phase 3

2. Parish Avenue Corridor Study. The Town has commissioned a study of Parish Avenue from Goldeneye Drive (south) to CR 48 ½ (north) (the "Study"), with the intention of creating a unique street section along this corridor that will facilitate growth, connectivity, safety, and the efficient movement of both motorized and nonmotorized transportation through downtown Johnstown. One of the goals of the Study is to design a corridor that prevents the widening of ditch, railroad, and river crossings adjacent to the Property, costs for which the Developer would otherwise be responsible. The following conditions shall apply:
    a. The Town entered into a contract with Fox Tuttle to complete the Study at a cost of $206,895. Developer shall reimburse the Town 50% of the cost of the Study ($103,447) within thirty (30) days of receipt of a written invoice from the Town;
    b. Developer shall pay thirty-three percent (33%) of the cost of the intersection improvements at Parish Avenue and Weld County Road 46 ("Intersection"), based on the design recommendations resulting from the completion of the Study, which may require a traffic signal or roundabout. Except as provided in subsection (c) below, Developer shall pay such cost within thirty (30) days of receipt of a written invoice from the Town. If the Study concludes that the ultimate improvements to the Intersection will likely be required after substantial completion of the construction of the Development, the Town may, at its discretion, require Developer to pay a good faith estimate of thirty-three percent (33%) of the cost of the ultimate improvements to the Intersection prior to issuance of Notice of Construction Acceptance for Filing No. 1, Phase 1, and the Town shall thereafter be obligated to hold and account for such funds separately to be used at a subsequent date for the costs associated with the ultimate construction of the Intersection;
    c. If ultimate intersection improvements or interim intersection improvements are required as a result of the Study concurrent with Developer's construction of the Development, Developer shall construct such improvements along the portion of Intersection adjacent to the Property as part of Developer's construction of the Public Improvements associated with whatever Filing and Phase of the Development the Town deems to be appropriate;
    d. If warranted as determined by the Town, at its sole discretion, based on the final recommended design of the Intersection pursuant to the completed Study, Developer shall dedicate additional right-of-way to the Town for improvements to the Intersection, including those associated with roadway improvements and pedestrian and bicycle improvements, at no cost to the Town, within sixty (60) days of written request by the Town in the form attached hereto and incorporated herein as **Exhibit 2** to this **Exhibit B-3**. The Town and Developer recognize and agree that such additional right-of-way shall be dedicated from Tract 1 shown on the Riverbend Estates Final Plat for Filing No. 1; and
    e. If pedestrian or other improvements are recommended as part of the Study, which are situated along the frontage of the Property, the Developer shall accommodate and

construct such improvements as part of Developer's construction of the Public Improvements in whatever Filing and Phase of the Development the Town deems to be appropriate.

3. Floodplain. Prior to any work in the regulatory floodplain for the Little Thompson River, Developer shall apply for and obtain Floodplain Development Permit(s) from the Town. No earthwork, including clearing or grubbing, may occur until the Floodplain Development Permit has been issued and all necessary federal and state permits have been issued.
    a. A Conditional Letter of Map Revision ("CLOMR") and executed floodplain development permit shall be provided to the Town prior to the Town's preconstruction meeting with Developer, along with a clean address plat to reflect the locations of sump pumps, crawlspaces, and the proposed floodplain.
    b. Once all grading is completed, Developer shall submit to the Town all LOMR documentation for review, unless such documentation had previously been submitted to and approved by the Town.
    c. Prior to the issuance of Notice of Construction Acceptance for Filing No. 1, Phase 1, Developer shall submit to the Town an approved FEMA Letter of Map Revision ("LOMR") or applicable FEMA permit. Developer shall not be eligible for building permits until the LOMR becomes effective as indicated on the LOMR issued by FEMA.
    d. Post-construction elevation certificates shall be required prior to issuance of temporary or final certificates of occupancy for residential buildings.

4. Early Grading Permit. Due to the lengthy CLOMR/LOMR process, the presence of Preble's Meadow Jumping Mouse habitat, and the fact that earthen fill from Filing No. 2is needed for the Development, the Town agrees to issue an early grading permit to the Developer on the condition that the Developer enter into an agreement with the Town containing the following:
    a. A plan showing the location, movement, stockpiling, etc. of the grading activities, including cut and fill locations, and the transfer of soils from Filing No. 2 to Filing No. 1, Phase 1;
    b. A temporary landscape plan, which shall include the planting of a fast growing crop, seed mix, or equivalent, for any disturbed areas of the site. Developer shall provide evidence that the groundcover will stabilize the soil, be aesthetically pleasing, and will aid in preventing weed growth;
    c. A landscape maintenance plan, which shall specify water usage and frequency, seasonal upkeep, weed prevention, etc.; and
    d. A cash surety provided by Developer to the Town, equivalent to 110% of the cost to install and maintain the temporary landscaping for a minimum of one year or, at the Town's discretion, for a longer period of time depending on the date that FEMA issues the CLOMR. If Developer fails to maintain the temporary landscaping, or weekly eradication of weeds is not performed, the Town, at its sole discretion, shall have the right to use the surety for maintenance.

5. Preble's Meadow Jumping Mouse. Developer's construction of the Development shall conform and comply with the Conservation Measures, Best Management Practices, and all other impact minimization requirements listed in the Habitat Assessment that was conducted by ERO Resources Corporation, a Colorado corporation, and comments received from the United States Fish and Wildlife Services (USFWS).

6. Little Thompson Water District. Developer shall pay all costs associated with the abandonment of the Little Thompson Water District's water main and all costs associated with new services that are required to transfer water service from the Little Thompson Water District to the Town's service area. The Town shall not be responsible for any of the corresponding costs. Developer's obligation includes, but is not limited to, constructing new services to each residence that will be transferred from Little Thomspon Water District to the Town and abandonment of the Little Thompson Water Districts water main near the intersection of Telep Avenue and County Road 46. Abandonment of the water main and new services shall commence after the Town provides notice to Developer that it has entered into a tap trade agreement with the Little Thompson Water District.

7. Responsible Agency Permitting. Developer is responsible for obtaining the necessary approvals and permits from other responsible agencies who are impacted by the Development. Any written comment or condition received from any responsible agency who participates in the review of the Development is hereby incorporated into this Agreement and made a part hereof. Unless otherwise agreed by the Town in writing, all such comments or conditions shall be satisfied prior to the issuance of any building permits for the Development. Responsible agencies include, to the extent such agencies have jurisdiction, but are not limited to, the following:

    a. Great Western Railroad
    b. United States Army Corps of Engineers
    c. Consolidated Hillsborough Ditch Company
    d. Western Midstream
    e. Federal Emergency Management Agency (FEMA)
    f. Little Thompson Water District
    g. Front Range Fire Rescue Fire Protection District
    h. Town Review Engineers – IMEG Corporation
    i. Town Traffic Engineers – Felsburg Holt & Ullevig, Inc.
    j. Town Water Modeling Engineers – JUB Engineers, Inc.
    k. Town Water Engineers – Helton & Williamsen, P.C.
    l. Weld County
    m. Colorado Department of Transportation

8. Prior to issuance of Notice of Construction Acceptance for Filing No. 2, Phase 2, Developer shall submit an agreement outlining the ownership and maintenance obligations between Developer and the owner(s) of the Western Midstream pipelines. The Town will not

participate in this process and shall not be responsible for any maintenance obligations associated with said pipeline.

9. The Town has entered into a design contract for the paving of Weld County Road 46 west of the Development to Telep Avenue. Developer agrees to coordinate with the Town on the construction timing of Weld County Road 46 to ensure that the roadway is paved from Parish Avenue to Telep Avenue in a manner that minimizes impacts on the community.

10. Developer shall complete the construction of an emergency access from Weld County Road 46 to Riverfront Court as shown in the approved Civil Engineering Construction Plans, prior to the issuance of the Notice of Construction Acceptance for Filing No. 1, Phase 1. Developer shall complete the construction of an emergency access from Parish Avenue/Weld County Road 17 to Brookhill Drive, as shown in the approved Civil Engineering Construction Plans, prior to the issuance of the Notice of Construction Acceptance for Filing No. 2, Phase 2.

11. Prior to issuance of Notice of Construction Acceptance for Filing No. 1, Phase 1, Developer shall construct all water quality ponds that serve the Development as shown in the approved Civil Engineering Construction Plans.

12. Developer shall complete maintenance access for all utilities shown in the Utilities Phasing Plan within the Civil Engineering Construction Plans prior to the issuance of the Notice of Construction Acceptance for Filing No. 2, Phase 2.

13. Developer shall complete the structural foundation, including but not necessarily limited to the footers, for the pedestrian bridge associated with the trail along the Little Thompson River in conjunction with the Public Improvements associated with Filing No. 1, Phase 1, as set forth in the Approved Development Plans, and then complete the trail along Little Thompson River and the pedestrian bridge in conjunction with the Public Improvements associated with Filing No. 2, Phase 2. Upon completion of the structural foundation of the pedestrian bridge during Filing No. 1, Phase 1, Developer shall provide the Town with a stamped letter from a professional engineer licensed in Colorado stating that the structural foundation for the pedestrian bridge has been completed in accordance with the Approved Plans. Upon completion of the construction of the pedestrian bridge during Filing No. 2, Phase 2, Developer shall provide the Town with a second stamped letter from a professional engineer licensed in Colorado stating the pedestrian bridge, as well as the structural foundation, complies with the Approved Plans.

EXHIBIT 1

GRAPHIC DEPICTION OF THE DEVELOPMENT
FILING NO. 1, PHASE 1, AND FILING NO. 2, PHASES 2 AND 3

EXHIBIT 2
DEED OF DEDICATION FOR RIGHT OF WAY
(_____)

KNOW ALL BY THESE PRESENTS that Riverbend Estates Partners, LLC, a Colorado limited liability company ("Grantor"), for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby dedicate, grant, transfer and convey to the Town of Johnstown, Colorado, a Colorado home rule municipality ("Grantee"), whose legal address is 450 S. Parish Avenue, Johnstown, CO 80534, and Grantee does hereby accept on behalf of the public, for use as a public right-of-way for street, road and utility purposes, on, over, across, under, along, and within, the real property located in Weld County, State of Colorado, as described on Exhibit A attached hereto and incorporated herein by this reference, containing a legal description and a depiction of the real property, with all appurtenances (the "Property").

TO HAVE AND TO HOLD the above described dedicated, granted, transferred and conveyed Property unto said Grantee, its successors and assigns forever.

Grantor warrants and covenants to Grantee that Grantor is the lawful owner of the Property, has good sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has the right and authority to dedicate, grant and convey said Property as set forth herein, and that the Property is free from all encumbrances and restrictions of any kind, except general taxes for the current or subsequent years. Grantor, its successors and assigns, shall warrant and forever defend the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

Acceptance of this conveyance by the Grantee shall not impose upon the Grantee any obligation for the opening, widening, installation, improvement or maintenance of the Property.

IN WITNESS WHEREOF, the parties have executed this document this ___day of _____, 202__.

GRANTOR: Riverbend Estates Partners, LLC
Name: _____
Title: _____

STATE OF)
) ss.
COUNTY OF)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20_____, by _____ as the_____of Riverbend Estates Partners, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.
My commission expires:

_____
Notary Public

ACCEPTANCE

The Town of Johnstown, Colorado, hereby accepts the above Deed of Dedication for Right of Way for municipal purposes as defined herein.

Dated this _____ day of_____, 202__.

TOWN OF JOHNSTOWN, COLORADO
a Colorado municipality

By: _____
Matthew LeCerf, Town Manager

ATTEST:

By: _____
Meghan Martinez, Town Clerk

EXHIBIT A
Legal Description

EXHIBIT C

ENGINEER'S OPINION OF COST
(ATTACHED)

WATER AND SEWER SERVICE AGREEMENT
(RIVERBEND ESTATES PHASE 1 FILING 1)

THIS WATER AND SEWER SERVICE AGREEMENT ("Agreement") is made and entered into this 23rd day of July 2026, by and between **RIVERBEND ESTATES PARTNERS, LLC**, a Colorado limited liability company ("Developer"), and **THE TOWN OF JOHNSTOWN**, a Colorado municipal corporation ("Town"), collectively sometimes referred to as the "Parties" and singularly as "Party."

WITNESSETH:

WHEREAS, Developer owns an interest in land located in a portion of the NE1/4 of Section 17, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, known as Riverbend Estates Phase 1 of Filing 1, and described more particularly in Exhibit "A" ("Subject Property"); and

WHEREAS, the Subject Property is being developed to consist of 96 single family detached lots with 900 ft²/lot of spray irrigated turf and 5,075 ft²/lot of drip irrigated xeriscape, with common area irrigated landscaping consisting of 0.46 of an acre of spray irrigated turf, 2.22 acres drip irrigated xeriscape, and 20.14 acres of temporarily irrigated native grass; and

WHEREAS, Developer and the Town desire to set forth their agreement concerning water rights dedication, preliminary projections of water and sewer demand and a current commitment by the Town for water and sewer service for the Subject Property.

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

1. Water and Sewer Demand Studies. In compliance with the Town Water Rights Dedication Ordinance ("Ordinance"), Developer has submitted to the Town a preliminary water and sewer demand analysis for the Subject Property dated June 8, 2026. Said analysis was received by the Town, is on file with the Town and, as modified by the Town's Water Engineer by memorandum dated June 17, 2026, is hereby accepted by the Town. The analysis provides that the projected water and sewer demand for the Subject Property is as follows:

Development Component	Demand (AF/YR)	Consumption (AF/YR)
Residential In-Building	31.68	1.58
Residential Irrigation (Permanent)	19.51	16.58
Total (Permanent)	**51.19**	**18.16**
Residential Irrigation (Temporary)	30.21	25.68

2. **Water Rights Dedication.** Developer shall dedicate sufficient raw water to the Town to meet the total annual water demand of 81.40 acre-feet for the Subject Property. Upon establishment of the native grasses and permanent removal of its irrigation system, to the Town's satisfaction, up to 30.21 acre-feet of raw water may be credited back to the Developer for subsequent projects in the Town. The dedication of raw water shall be as follows:

a. Developer hereby assigns and dedicates 64.00 acre-feet of raw water from the Riverbend Estate Partners Water Bank to the Town, which water bank was established pursuant to that certain Assignment and Allocation of Water Credit agreement executed between Developer, Riverbend Development Company, LLC, a Colorado limited liability company and the Town on or about July 6, 2022 ("Assignment"); and.

b. On or before sixty (60) days of the execution of this Agreement, which date may be extended in writing by the Town Manager for good cause, Developer shall assign an additional 17.4 acre-feet of raw water credit out of 46.61 acre-feet to be acquired from the Riverbend Development Company Water Bank upon closing of the Filing 2 property to this project to satisfy the raw water credit requirements set forth herein. To effectuate the assignment, Developer shall obtain written approval from Riverbend Development Co., LLC, a Colorado limited liability company, in the form attached hereto and incorporated herein by reference as Exhibit "B." Said assignment of raw water credit to fully cover the total demand of 81.40 acre-feet is a material condition of this Agreement. If the additional raw water described herein is not assigned, this Agreement shall be null and void and Developer shall not be entitled to commence construction on the Subject Property.

3. **Surplus Dedication Credit.** Upon the transfer of the additional raw water credit described in Paragraph 2.b. above, Developer shall have a surplus water credit with the Town in the amount of 29.21 acre feet. Such surplus water credit may be used by Developer as set forth in the Assignment.

4. **Commitment to Serve.** Subject to Developer's performance of all the covenants contained herein and payment of all required fees, the Town commits to provide to the Subject Property up to 31.68 acre-feet per year of water supply for residential in-building use together with

the corresponding sewer service, 19.51 acre-feet of water supply for permanent irrigation, and 30.21 acre-feet of water supply for temporary irrigation of native grasses as described above.

5. **Future Review of Water Usage and Dedication Requirements.** In accordance with the Ordinance, the Town reserves the right to review actual water usage within the Subject Property at a point in time after water usage has been established to confirm the adequacy of the water demand projections made by the Developer, and to require additional water rights dedication and/or cash-in-lieu payments, if necessary, based on actual water usage.

6. **Payment of Water Court Transfer fees.** Upon execution of this Agreement, Developer shall pay to the Town the sum of Thirty Two Thousand, Fiver Hundred and Sixty dollars ($32,560.00) as payment of the water court transfer fees required by the Ordinance. This payment is for the dedication of 81.40 acre-feet per year of estimated temporary and permanent water demand and estimated consumptive use of 43.84 acre-feet per year (162.80 SFEs) for the Subject Property. Pursuant to Paragraph 5, above, if future review requires additional dedication of water, additional water court transfer fees will be required at the time of dedication.

7. **Notices.** All notices required or permitted to be given hereunder shall be in writing and shall be deemed given: (a) upon hand delivery, (b) upon deposit with Federal Express, UPS or other nationally recognized overnight courier service, receipt required, or (c) when transmitted via email, provided the sending party receives a read-receipt for the email or the receiving party acknowledge receipt thereof. All notices shall be addressed as follows:

TO DEVELOPER:

Riverbend Estates Partners, LLC
Attn: Lee Lowery
4040 Macarthur Blvd., Suite 250
Newport Beach, CA 92660
Email: lmlowrey@arborcapitalpartners.com

TO THE TOWN:

Town of Johnstown
c/o Town Clerk
P.O. Box 609
450 S Parish Ave.
Johnstown, CO 80534
Email: Notices@JohnstownCo.Gov

WITH A COPY TO
THE TOWN ATTORNEYS:

Avi Rocklin, Esq.
Johnstown Town Attorney
1437 N. Denver Avenue, #330
Loveland, CO 80538
Email: avi@rocklinlaw.com

Peter J. Ampe
Arthur L. Sayre
Hill & Robbins, P.C.
3401 Quebec St., Suite 3401
Denver, CO 80264

Email:peterampe@hillandrobbins.com
Email:arthursayre@hillandrobbins.com

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

8. Default. In the event of default by either Party hereunder, the non-defaulting Party shall notify the defaulting Party in writing of such default(s), specifying the nature and extent thereof. If such default is not cured within thirty (30) days and the non-defaulting Party desires to seek recourse, the Parties shall participate in mediation, the costs of which shall be shared equally by both Parties. If mediation is not successful after a ninety-day period, either Party may then commence a legal action, and shall be entitled to such remedies as are provided by law, including the Town's ordinances.

9. Successors and Assigns. The benefits and burdens of this Agreement shall respectively inure to and be binding upon the successors and assigns of the Parties hereto. This agreement shall not be assigned without the prior written consent of the other Party, which shall not be unreasonably withheld.

10. Amendment or Modification. No amendment or modification of this Agreement shall be of any force or effect unless in writing and executed by the Parties hereto with the same formality as this Agreement.

11. Attorney's Fees and Costs. If any judicial proceedings may hereafter be brought to enforce any of the provisions hereof, including an action for specific performance and/or damages, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

12. 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.

13. 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.

14. Non Severability. Each paragraph of this Agreement is intertwined with the others and is not severable unless by mutual consent of the Parties hereto.

15. 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 legal action shall be in the County of Weld, State of Colorado.

16. Entire Agreement and Authorization. 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. Each of the undersigned represents to the others that he/she is authorized by his/her respective entity to execute this Agreement on behalf of that entity.

17. **No Presumption**. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. 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. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and 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.

18. **Recordation.** This Agreement will be recorded by the Town at Developer's expense in the office of the Clerk and Recorder of Weld County, Colorado, shall run with the Subject Property, will be binding upon the Parties hereto and the permitted successors and assigns of the Developer and will constitute notice of this Agreement to all persons or entities not parties hereto.

*IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

Signatures follow.

RIVERBEND ESTATES PARTNERS, LLC.

By: Lee Lowrey
Riverbend Estates Partners, LLC, Manager

ATTEST:

Secretary

STATE OF COLORADO)
) ss
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2026 by _____, Manager of Riverbend Estates Partners, LLC.

Witness my hand and official seal.

See Attached

_____
Notary Public

_____

_____
Address

_____
Telephone

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange }

On July 23, 2026, before me, Gloria Morales, Notary Public,
personally appeared Lee Lowrey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

GLORIA MORALES
COMM. #2537182
Notary Public - California
ORANGE COUNTY
My Comm. Expires
NOVEMBER 28, 2029

WITNESS my hand and official seal.

SIGNATURE gloria morales

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

_____

_____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

TOWN OF JOHNSTOWN, COLORADO,
a municipal corporation

By: _____
Michael P. Duncan, Mayor

ATTEST:

By: _____
Meghan Martinez, Town Clerk

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B
RAW WATER CREDIT ALLOCATION ACKNOWLEDGMENT

This is to acknowledge and agree that the Town of Johnstown ("Town") may transfer 46.61 acre-feet of raw water credit from the Riverbend Development Company Water Bank, established pursuant to that certain Assignment and Allocation of Water Credit agreement executed among the Town, Riverbend Development Company, LLC, a Colorado limited liability company ("RDC"), and Riverbend Estates Partners, LLC, a Colorado limited liability company ("REP"), on or about July 6, 2022, to the benefit of REP to satisfy the raw water dedication requirements set forth in that certain Water and Sewer Service Agreement executed between the Town and REB on or about June 1, 2026.

The undersigned certifies that he is authorized to execute this Raw Water Allocation Acknowledgment on behalf of RDC.

RIVERBEND DEVELOPMENT COMPANY, LLC

George Seward

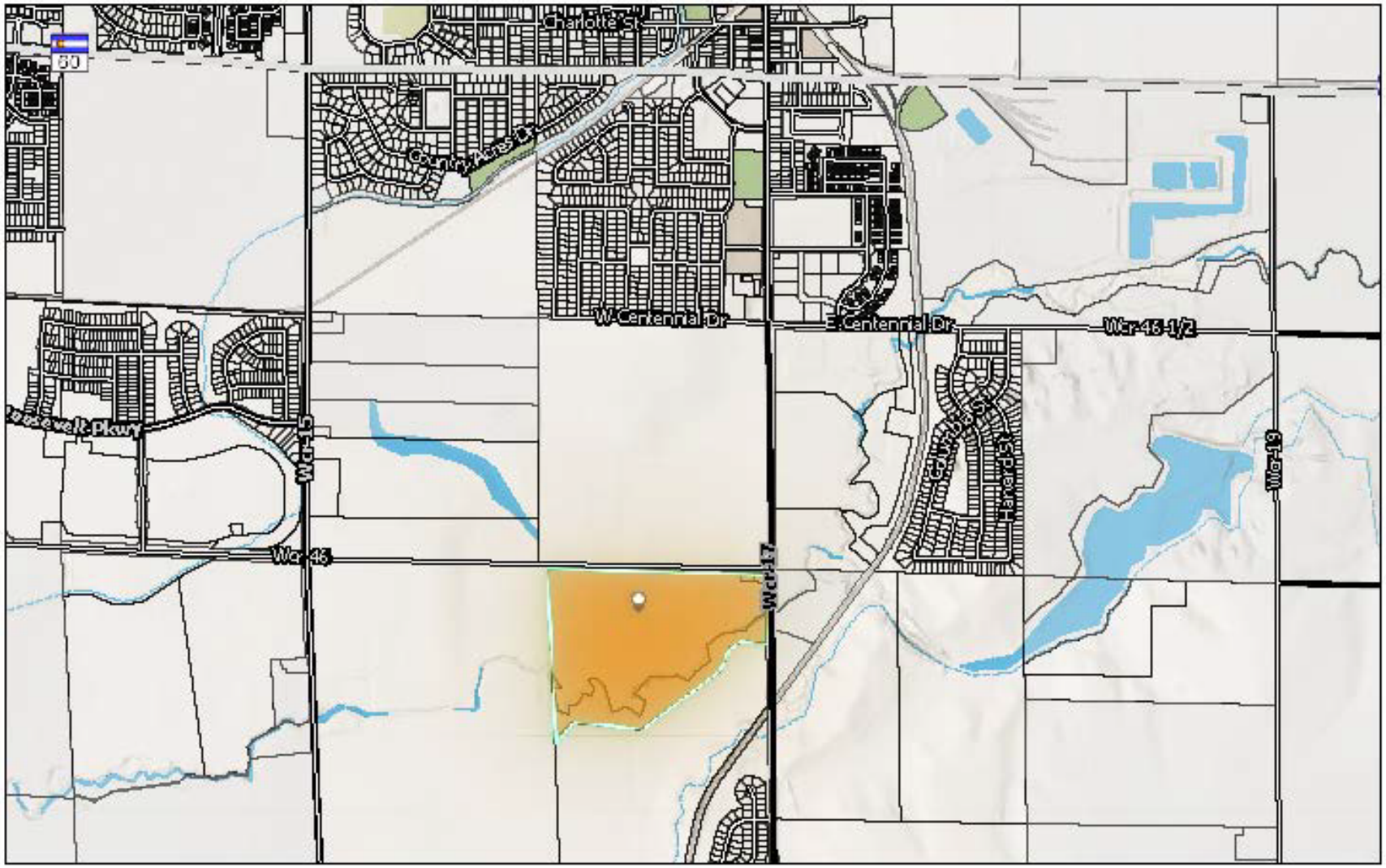
George Seward, Authorized Member

Dated: 7/24/26

RIVERBEND ESTATES P.U.D. FILING NO. 1
FINAL PLAT & FINAL DEVELOPMENT PLAN

Planning & Zoning Commission Meeting:
June 12, 2024
Town Council Meeting:
August 3, 2026

Riverbend Filing 1 Vicinity Map



7/21/2026

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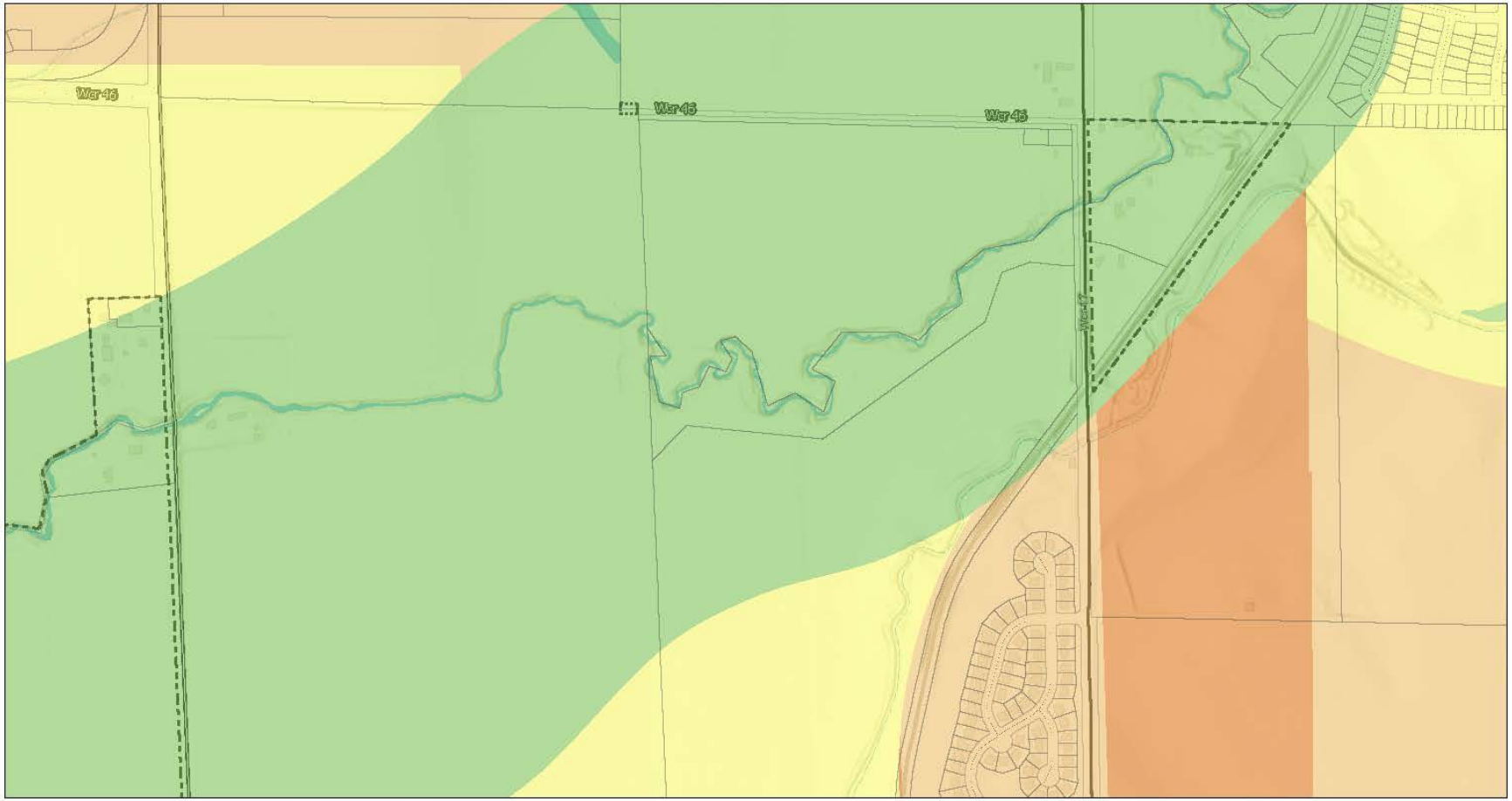
0 0.15 0.3 0.6 mi

0 0.23 0.45 0.9 km

Town of Johnstown GIS, Esri, NASA, NGA, USGS, FEMA

Riverbend Estates P.U.D



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Parcels

Future Land Use

Medium Density

Low Density

Very Low Density

Greenway

Town Limits

World_Hillshade

1:8,064

0 0.07 0.15 0.3 mi

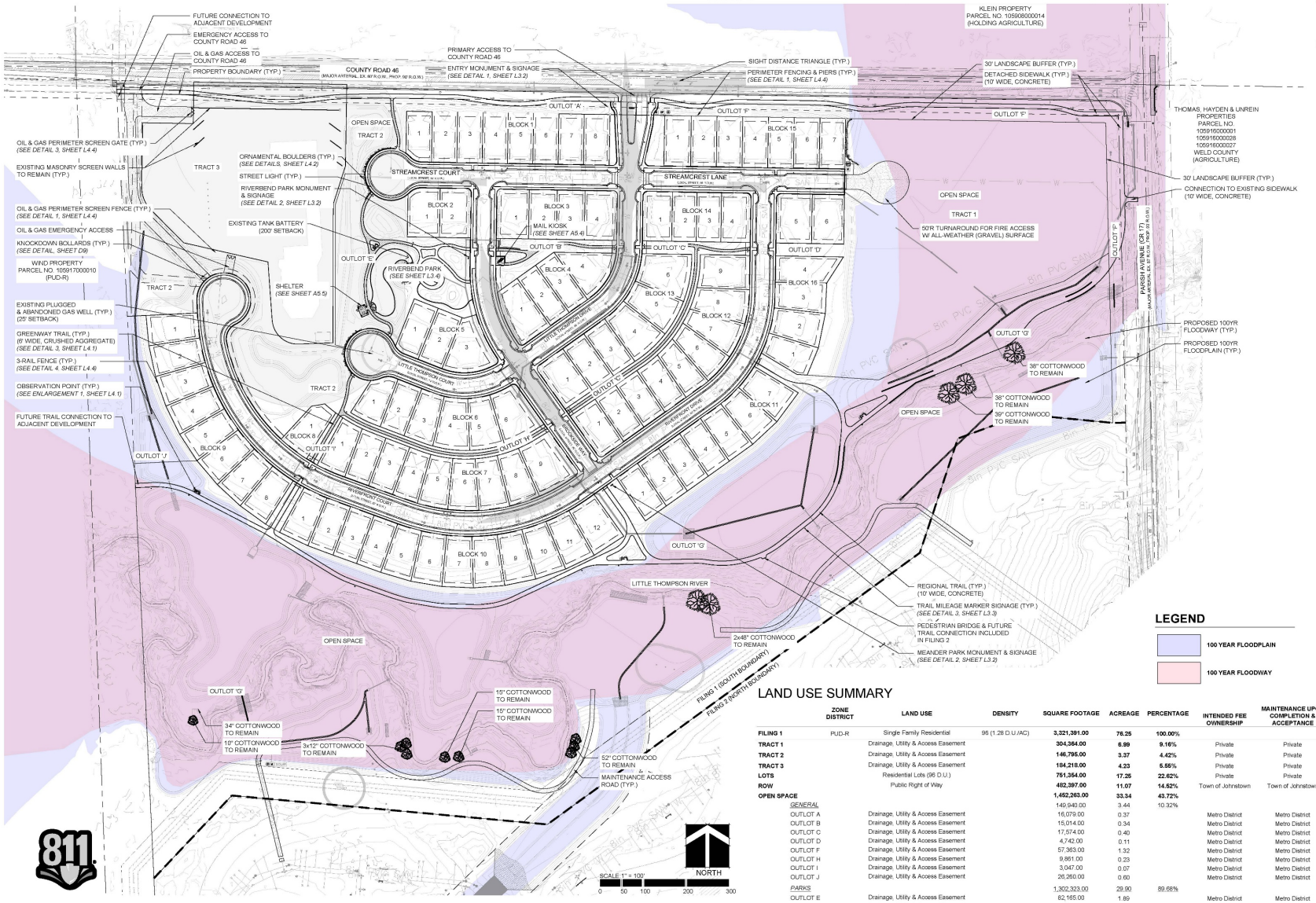
0 0.1 0.2 0.4 km

Esri, NASA, NGA, USGS, FEMA, Town of Johnstown GIS, Town of Johnstown GIS department

FINAL PLAT

RIVERBEND ESTATES PUD | FILING 1

FINAL DEVELOPMENT PLAN
RIVERBEND ESTATES SUBDIVISION
SITE PLAN
JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 74



LAND USE SUMMARY

	ZONE DISTRICT	LAND USE	DENSITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE	INTENDED FEE OWNERSHIP	MAINTENANCE UPON COMPLETION & ACCEPTANCE
FILING 1	PUD-R	Single Family Residential	96 (1.28 D.U./AC)	**3,321,391.00**	**76.25**	**100.00%**		
TRACT 1		Drainage, Utility & Access Easement		**304,364.00**	**6.99**	**9.16%**	Private	Private
TRACT 2		Drainage, Utility & Access Easement		**146,795.00**	**3.37**	**4.42%**	Private	Private
TRACT 3		Drainage, Utility & Access Easement		**184,218.00**	**4.23**	**5.55%**	Private	Private
LOTS		Residential Lots (96 D.U.)		**751,354.00**	**17.26**	**22.62%**	Private	Private
ROW		Public Right of Way		**482,397.00**	**11.07**	**14.52%**	Town of Johnstown	Town of Johnstown
OPEN SPACE				**1,452,263.00**	**33.34**	**43.72%**		
GENERAL				149,940.00	3.44	10.32%		
OUTLOT A		Drainage, Utility & Access Easement		16,079.00	0.37		Metro District	Metro District
OUTLOT B		Drainage, Utility & Access Easement		15,014.00	0.34		Metro District	Metro District
OUTLOT C		Drainage, Utility & Access Easement		17,574.00	0.40		Metro District	Metro District
OUTLOT D		Drainage, Utility & Access Easement		4,742.00	0.11		Metro District	Metro District
OUTLOT F		Drainage, Utility & Access Easement		57,383.00	1.32		Metro District	Metro District
OUTLOT H		Drainage, Utility & Access Easement		9,861.00	0.23		Metro District	Metro District
OUTLOT I		Drainage, Utility & Access Easement		3,047.00	0.07		Metro District	Metro District
OUTLOT J		Drainage, Utility & Access Easement		26,260.00	0.60		Metro District	Metro District
PARKS				1,302,323.00	29.90	89.68%		
OUTLOT E		Drainage, Utility & Access Easement		82,165.00	1.89		Metro District	Metro District
OUTLOT G		Drainage, Utility & Access Easement		1,220,158.00	28.01		Metro District	Metro District

ASHER ARCHITECTS + ENGINEERS

Asher Architects+Engineers
512 9th Street
Bethnod, CO 80513
(970) 532.5970
josh@asherarch.com

OWNER:
Riverbend Estates Partners, LLC
4040 MacArthur Boulevard, Suite 250
Newport Beach, California 92660
lmlowrey@arborcapitalpartners.com

RIVERBEND ESTATES PUD | FILING 1
FINAL DEVELOPMENT PLAN

21941 COUNTY ROAD 17
JOHNSTOWN, COLORADO 80534
WELD COUNTY

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

REVISIONS:
2022.03.09 TOWN & OWNER COMMENTS
2022.09.26 TOWN & OWNER COMMENTS
2024.10.25 TOWN COMMENTS
2026.03.27 TOWN & OWNER COMMENTS

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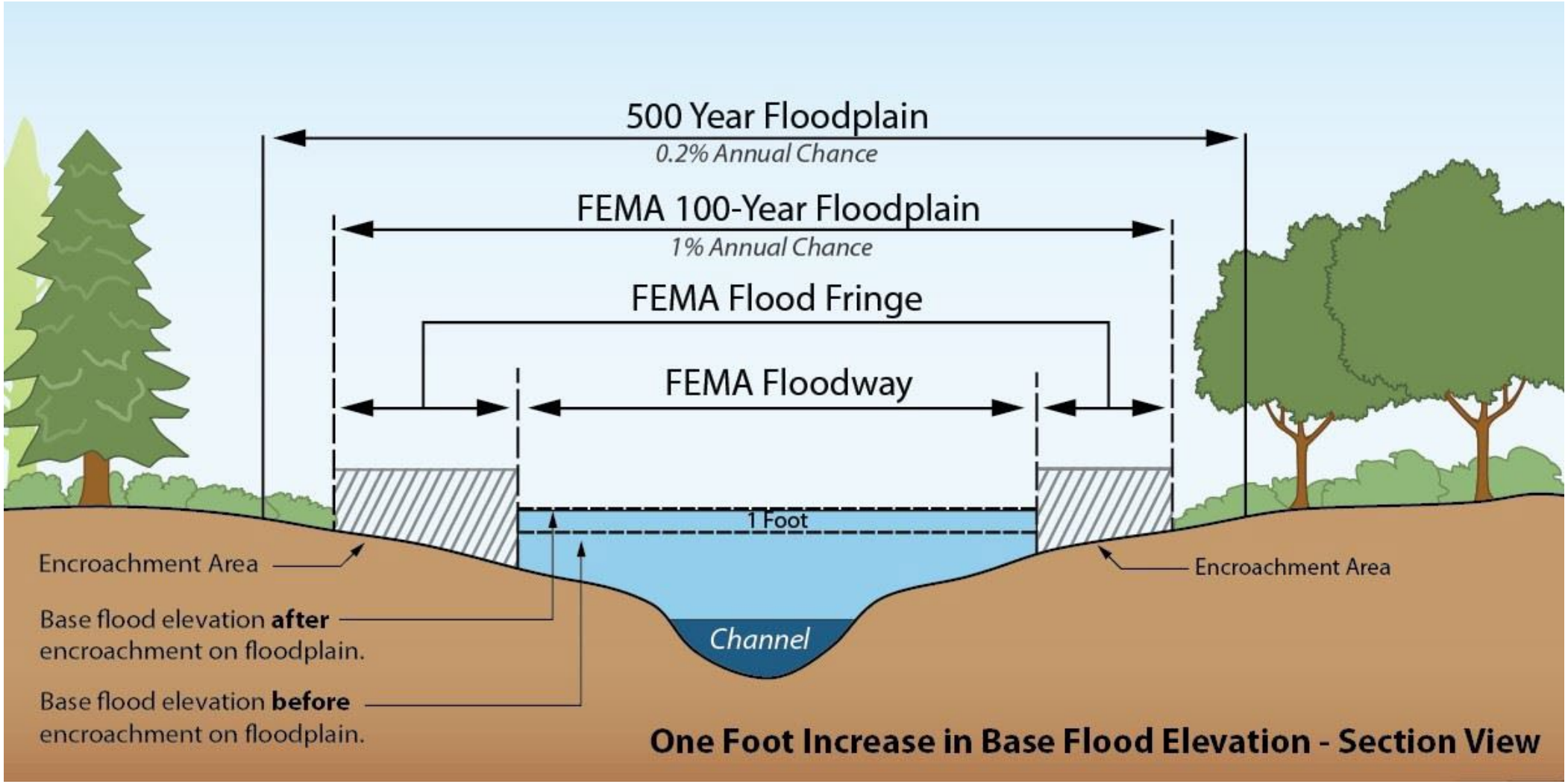
SHEET TITLE:
SITE PLAN

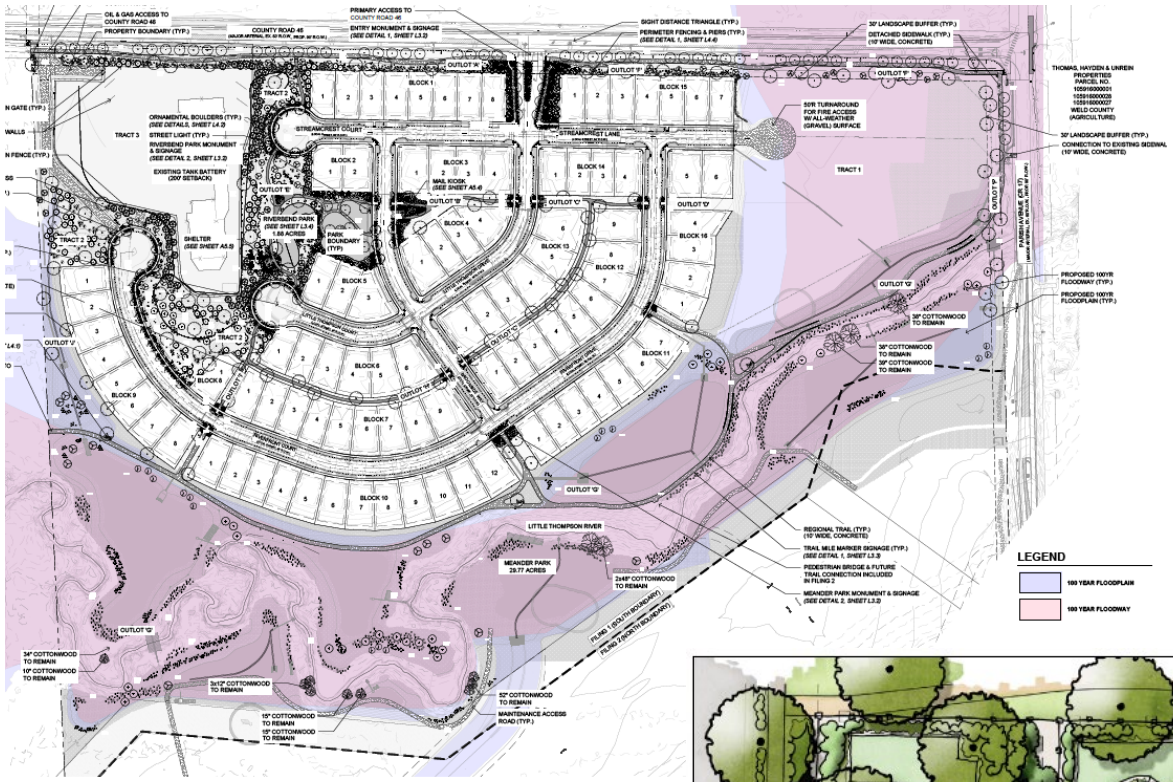
SHEET NUMBER:
L1.0

SHEET 4 OF 74


500 Year Floodplain
0.2% Annual Chance
FEMA 100-Year Floodplain
1% Annual Chance
FEMA Flood Fringe
FEMA Floodway
1 Foot
Encroachment Area
Encroachment Area
Base flood elevation after encroachment on floodplain.
Base flood elevation before encroachment on floodplain.
Channel
One Foot Increase in Base Flood Elevation - Section View

Johnstown COLORADO

FINAL DEVELOPMENT PLAN

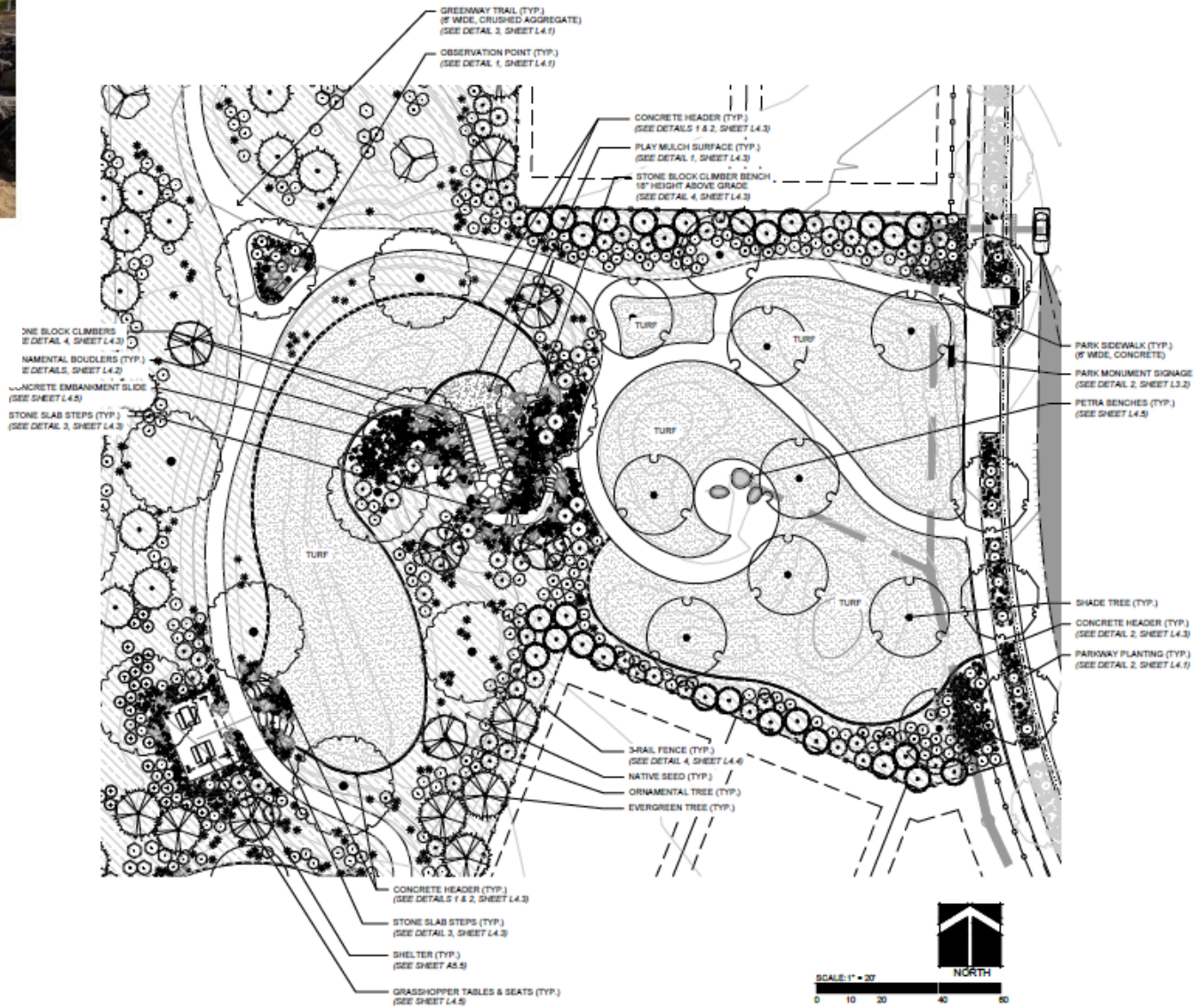


FINAL DEVELOPMENT PLAN

PETRA BENCH *(SEE SHEET L4.5)*

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

PETRA BENCH *(SEE SHEET L4.5)*



Staff recommends the following actions:

1. Approval of Resolution 2026-36 approving the Riverside Estates P.U.D. Filing No. 1 Final Plat.

2. Approval of Ordinance 2026-296 approving the Riverside Estates P.U.D. Filing No. 1 Final Development Plan.

3. Approval of the Subdivision Development and Improvement Agreement.

4. Approval of the Water and Sewer Service Agreement.

RIVERBEND
JOHNSTOWN, CO

TOWN COUNCIL
RIVERBEND ESTATES PUD

August 03, 2026

A LOWREY GROUP DEVELOPMENT

DEVELOPMENT TEAM

- **Lee Lowrey** - Riverbend Estates Partners (Owner)
- **Marvin Davis** - Wild View Land Company (Development)
- **Leslie Hebron** - Colorado Craft Brokers (Development)
- **Josh McCarn** - Asher (Planning & Landscape Architecture)
- **Mary Wohnrade** - Wohnrade Civil Engineers (Civil Engineering)
- **Saloni Patel** - Ironstride Solutions (Traffic Engineering)
- **Steve Steinbicker** - Architecture West (Architecture)
- **Steve Parks** - Majestic Surveying (Surveying)
- **Clint Henke** - ERO Resources (Environmental Assessment)

PROJECT DETAILS

BY THE NUMBERS

171.00 TOTAL ACRES

331 Single-Family Detached Residential Lots

1.93 Dwelling Units Per Acre

20% Annual Water Savings over a traditional community

Lots Range in Size from **6,000** to **14,700** Sq Ft

OVER **41%** OPEN SPACE

33 ACRES OF PARKS

18,579 Linear Feet of Trails
includes greenway trails & regional trail

Downtown & Rec Center within **1 MILE**

PROJECT DETAILS

RIGHT PLANT, RIGHT PLACE

Taking our cues from Mother Nature, turfgrass is kept to a minimum and a distinct focus has been placed on suitable plants and practices for our semi-arid steppe climate.

WATER & RESOURCE CONSERVATION

A water-wise plant palette, limited turfgrass, and high-efficiency irrigation system drastically reduce water usage and resource input over traditional design methods.

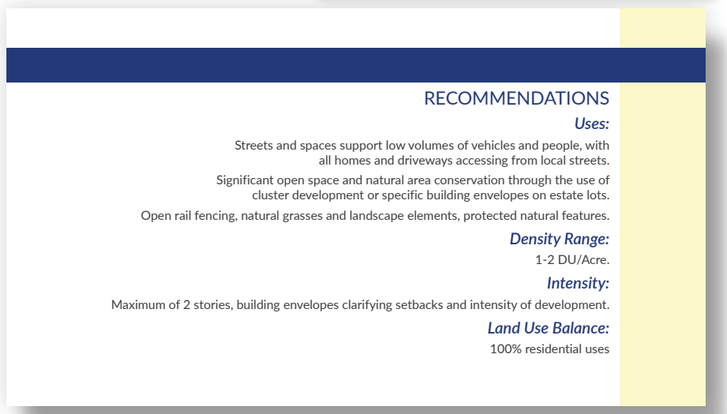
- LOTS . . . . . 60% Water savings!
- OVERALL SITE . . . . . 20% Water savings!

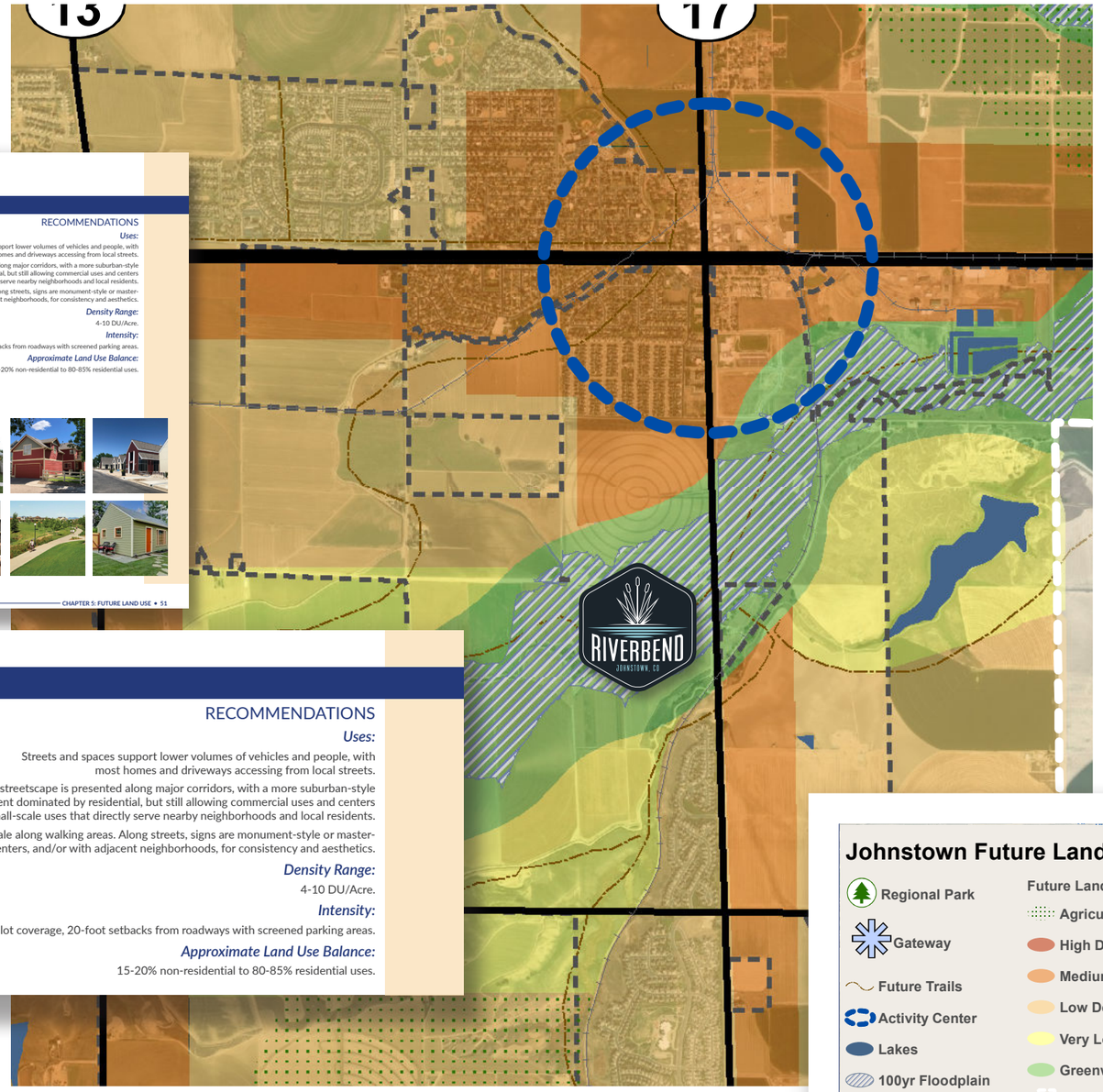
YOUR OWN PERSONAL OASIS

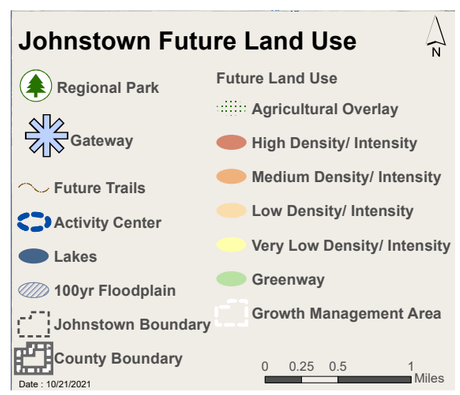
While providing the principal tool for maintaining the design continuity of Riverbend's environment, the landscape guidelines encourage individuality and creative expression, while offering residents a front row seat to learn how they can save water and contribute towards a sustainable future.

COMPREHENSIVE PLAN

RECOMMENDATIONS







COMPREHENSIVE PLAN

ALIGNMENTS

RECOMMENDATIONS

Uses:

Streets and spaces support low volumes of vehicles and people, with all homes and driveways accessing from local streets.

Significant open space and natural area conservation through the use of cluster development or specific building envelopes on estate lots.

Open rail fencing, natural grasses and landscape elements, protected natural features.

Density Range:

1-2 DU/Acre.

Intensity:

Maximum of 2 stories, building envelopes clarifying setbacks and intensity of development.

Land Use Balance:

100% residential uses

RECOMMENDATIONS

Uses:

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range:

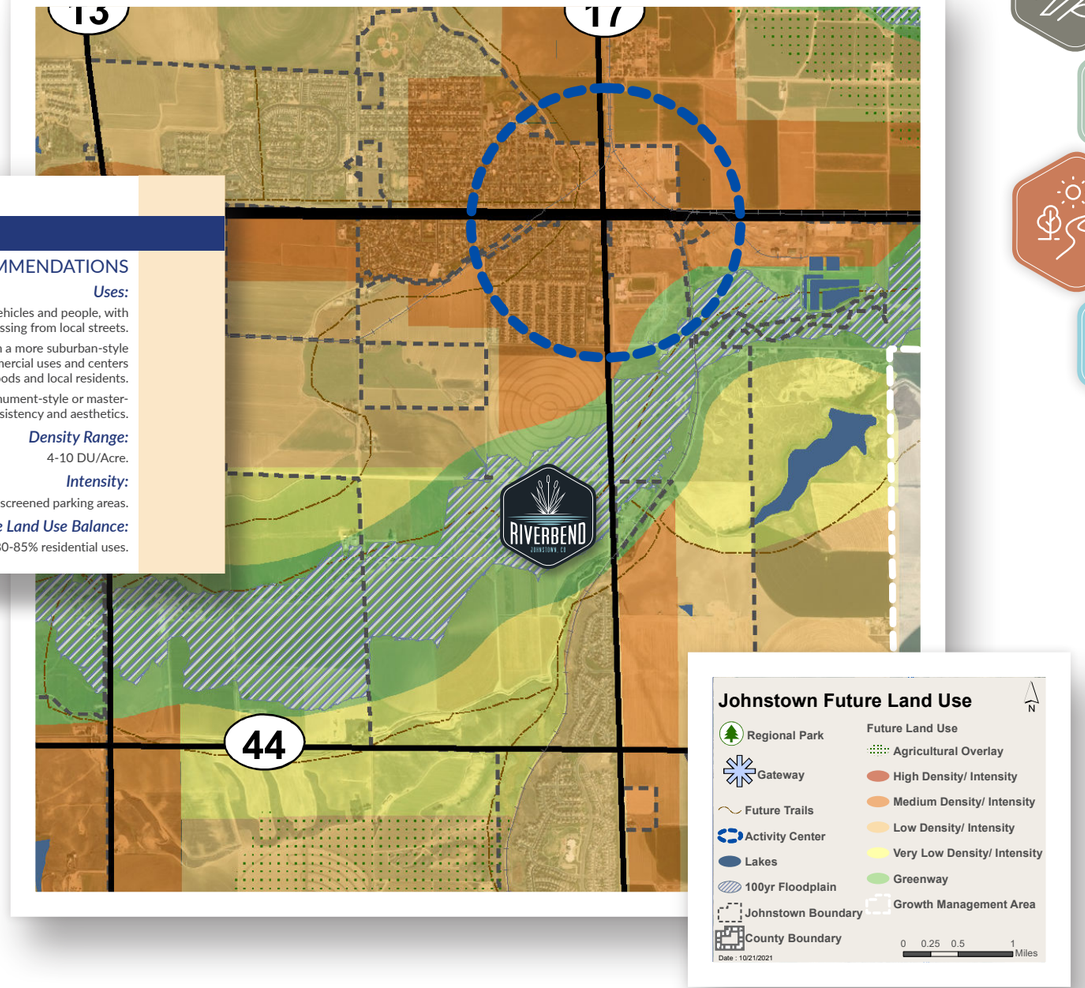
4-10 DU/Acre.

Intensity:

Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

Approximate Land Use Balance:

15-20% non-residential to 80-85% residential uses.

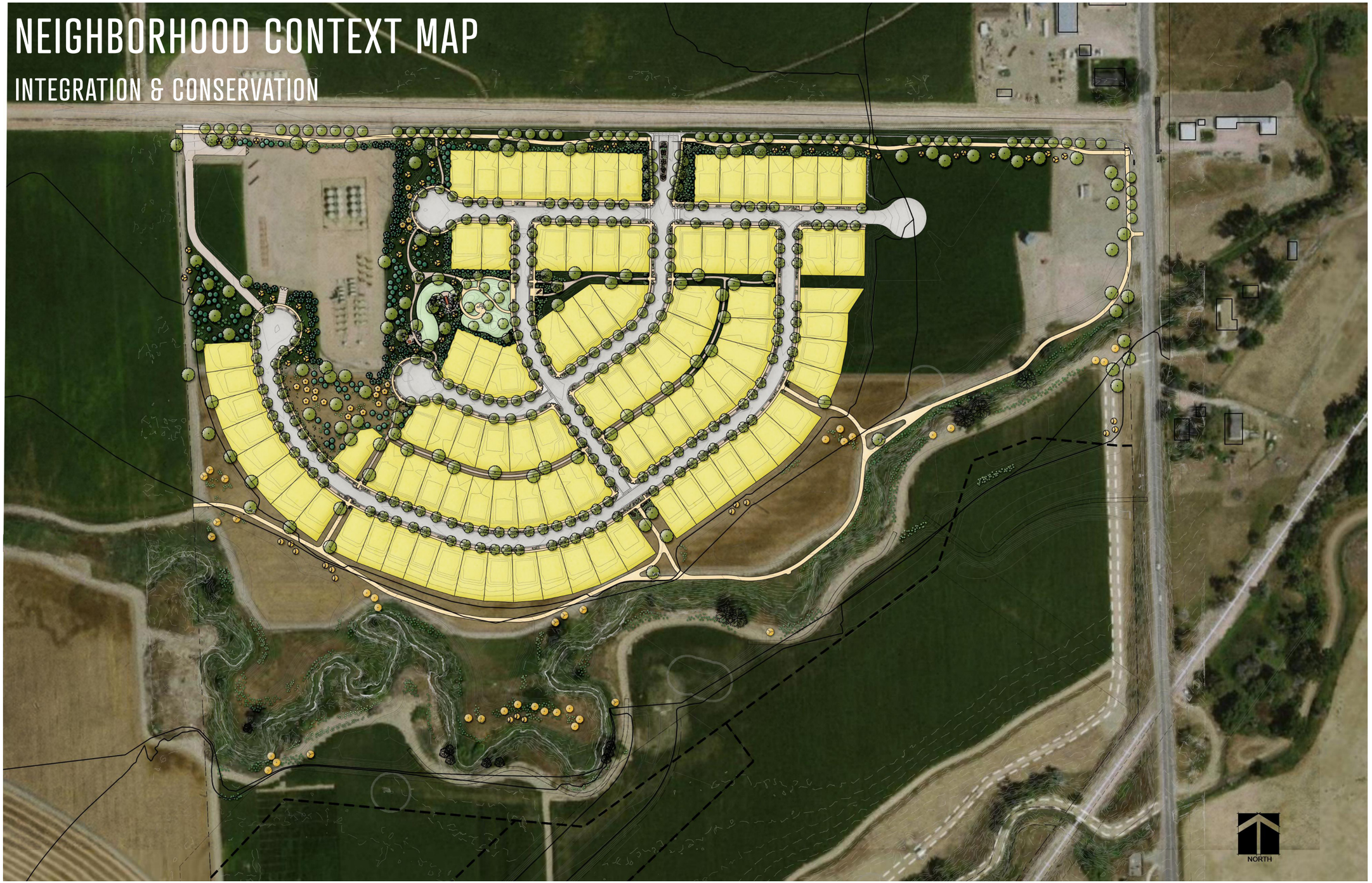


Riverbend's innovative development concept utilizes the flexibility of the PUD process to meld the recommendations for Low Density/Intensity & Very Low Density/Intensity. This combination allows for the creation of a unique neighborhood that seamlessly integrates into the Little Thompson riparian corridor.

- 1.93 Dwelling Units per Acre.
- Diverse lot shapes & sizes.
- Native & natural plantings suitable to our 'Steppe Climate'.
- Perimeter privacy fencing with interior 'open fencing'.
- Low volume streets lined with trees and detached walks.
- Numerous trail connections to promote active living & interaction with neighbors.
- Clustered layout to increase available wildlife habitat, while protecting & improving the quality of the existing habitat.

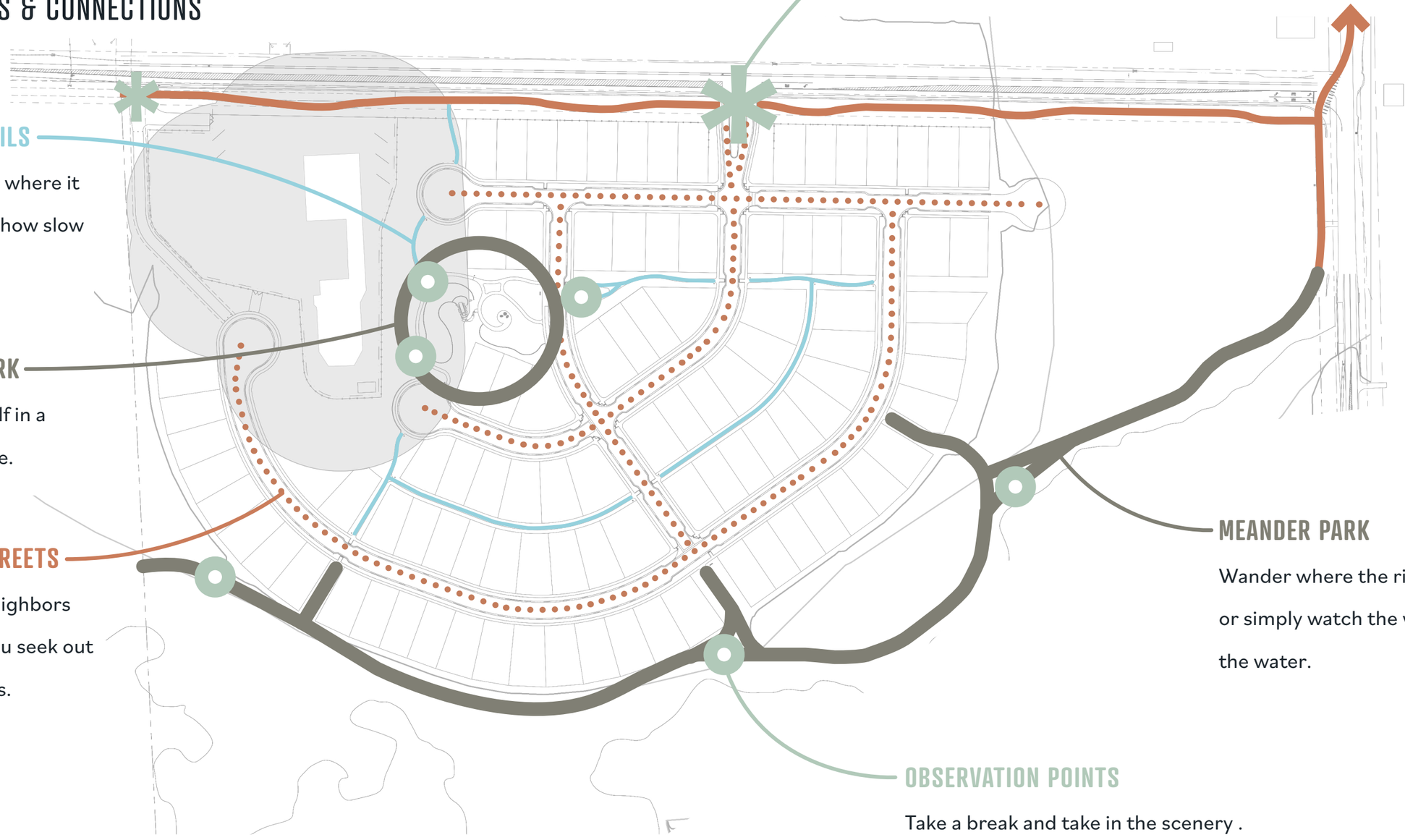
NEIGHBORHOOD CONTEXT MAP

INTEGRATION & CONSERVATION



CIRCULATION MAP

DESTINATIONS & CONNECTIONS



COMMUNITY ENTRANCE

Just a mile away from the heart of the Town.

GREENWAY TRAILS

Take to the trails where it does not matter how slow you go.

RIVERBEND PARK

Immerse yourself in a playful landscape.

TREE-LINED STREETS

Connect with neighbors and nature as you seek out new destinations.

MEANDER PARK

Wander where the river bends, or simply watch the wonder of the water.

OBSERVATION POINTS

Take a break and take in the scenery .

ENTRY EXPERIENCE

STREETSCAPE
EXPERIENCE

NEIGHBORHOOD
EXPERIENCE

COMMUNITY EXPERIENCE

RIVER EXPERIENCE

SUPPORT SMART BALANCED GROWTH

NEIGHBORING LANDOWNERS SUPPORT RIVERBEND

Cindy Sauer
1202 Bennett Road
Fort Collins, CO 80521
June 14, 2025

To Whom It May Concern,

As a neighboring landowner (Sauer South, LLC—CR 15 and CR 46), I am writing to express my full support for the proposed Riverbend Estates development in Johnstown, Colorado.

We have farmed and lived in the Johnstown area for over 100 years (personally I have lived there for 57 years). We have watched significant changes to the town of 500 (with no stoplight). As farmers we share in the reality of Johnstown being at the heart of development in northern Colorado.

Along the way, we have encountered mostly responsible developers who have come to Johnstown to build homes. When the Riverbend Estates team started working on their project, they were very early to seek us out and learn as much as they could about the area and the history of Johnstown. Lee, Marvin and Leslie have all been very transparent about their plans and I believe they truly come to Johnstown to enhance the community and make a great place for future homeowners.

They have shown to be environmentally considerate, and I feel they have a great vision for the area.

I encourage the Town of Johnstown to approve this project. I believe their project will be a great addition to Johnstown.

Sincerely,
Cindy Sauer

Abe Sauer
Eleven, LLC
6715 county road 50
Johnstown, CO 80534

May 28, 2025

To Whom It May Concern,

As a neighboring landowner, I am writing to express my full support for the proposed Riverbend Estates development in Johnstown, Colorado. This community offers a strong vision for responsible growth, high-quality housing, and long-term value for our town.

Riverbend Estates will bring a welcome addition of new single-family homes set on spacious lots—something that is rare in today's housing market. These homes will meet the growing demand for upscale housing in Johnstown while preserving the area's rural character and charm. With nearly 50% of the project dedicated to open space, this development prioritizes natural beauty, recreational potential, and environmental stewardship. Such an approach aligns with what we value most in our community: space, tranquility, and connection to the land.

As a neighboring property owner, I believe this project will directly benefit surrounding homeowners by increasing property values and enhancing the overall appeal of the area. Rather than dense, high-traffic development, Riverbend Estates represents smart, balanced growth that respects the integrity of the land and contributes positively to Johnstown's long-term vision.

I encourage the Town of Johnstown to approve this project and support its integration into our community. Riverbend Estates is exactly the kind of development that will help Johnstown grow with quality, not just quantity. We gladly welcome Riverbend to our neighborhood.

Sincerely,

Abraham Sauer
Digitally signed by Abraham Sauer
Date: 2025.06.06 10:29:36 -06'00'

Abe Sauer

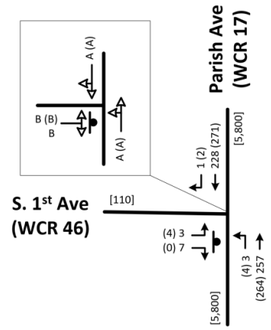
TRAFFIC STUDY

VOLUMES & OPERATIONS

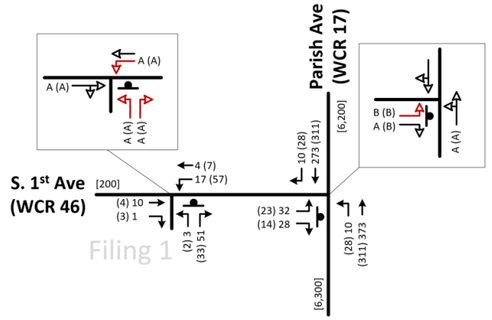
Legend	
XXX	- AM-Peak Traffic Volume
(XXX)	- PM-Peak Traffic Volume
[X,XXX]	- 2-Way Average Daily Traffic
A	- AM Level-of-Service
(A)	- PM Level-of-Service
→	- Lane Movement
→	- Traffic Movements
	- New Laneage
	- Stop-Controlled
	- Signal-Controlled

Roadway Classifications	
WCR 46	Major Arterial
WCR 17	Major Arterial

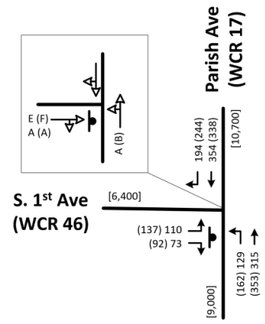
2025 Base Conditions



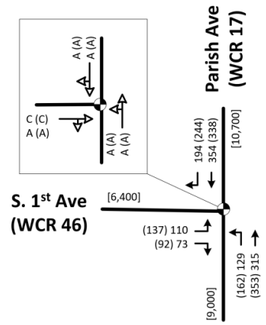
2025 Base Conditions with Filing 1



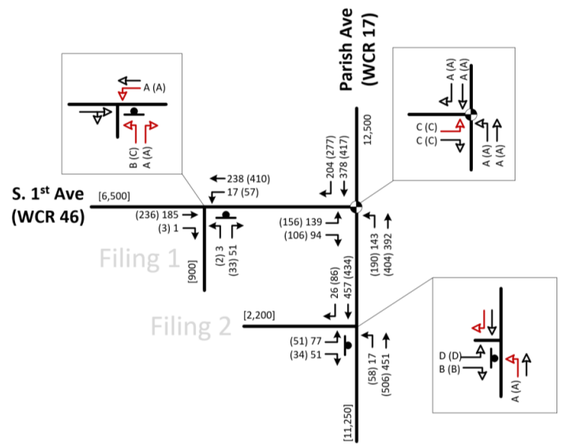
2035 Base Conditions (Unsignalized)



2035 Base Conditions (Signalized)



2035 Conditions with Filing 1 and 2



TRAFFIC VOLUMES

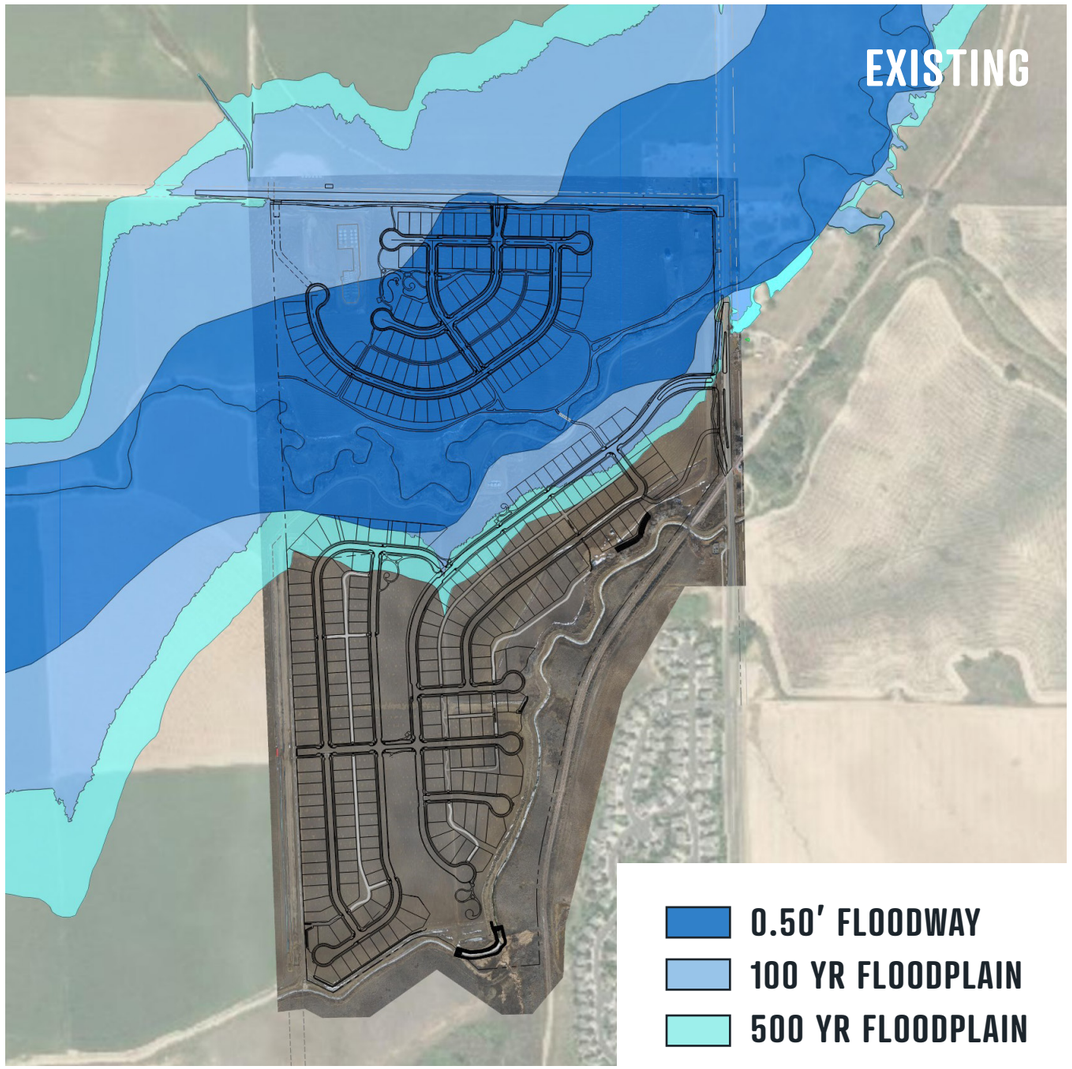
- Today, in 2026, Riverbend would account for 6%-8% of the traffic on Parish Avenue.
- By 2035, with improved roadway capacity, Riverbend will only account for 14%-21% of traffic on Parish Avenue & 2% on WCR 46.

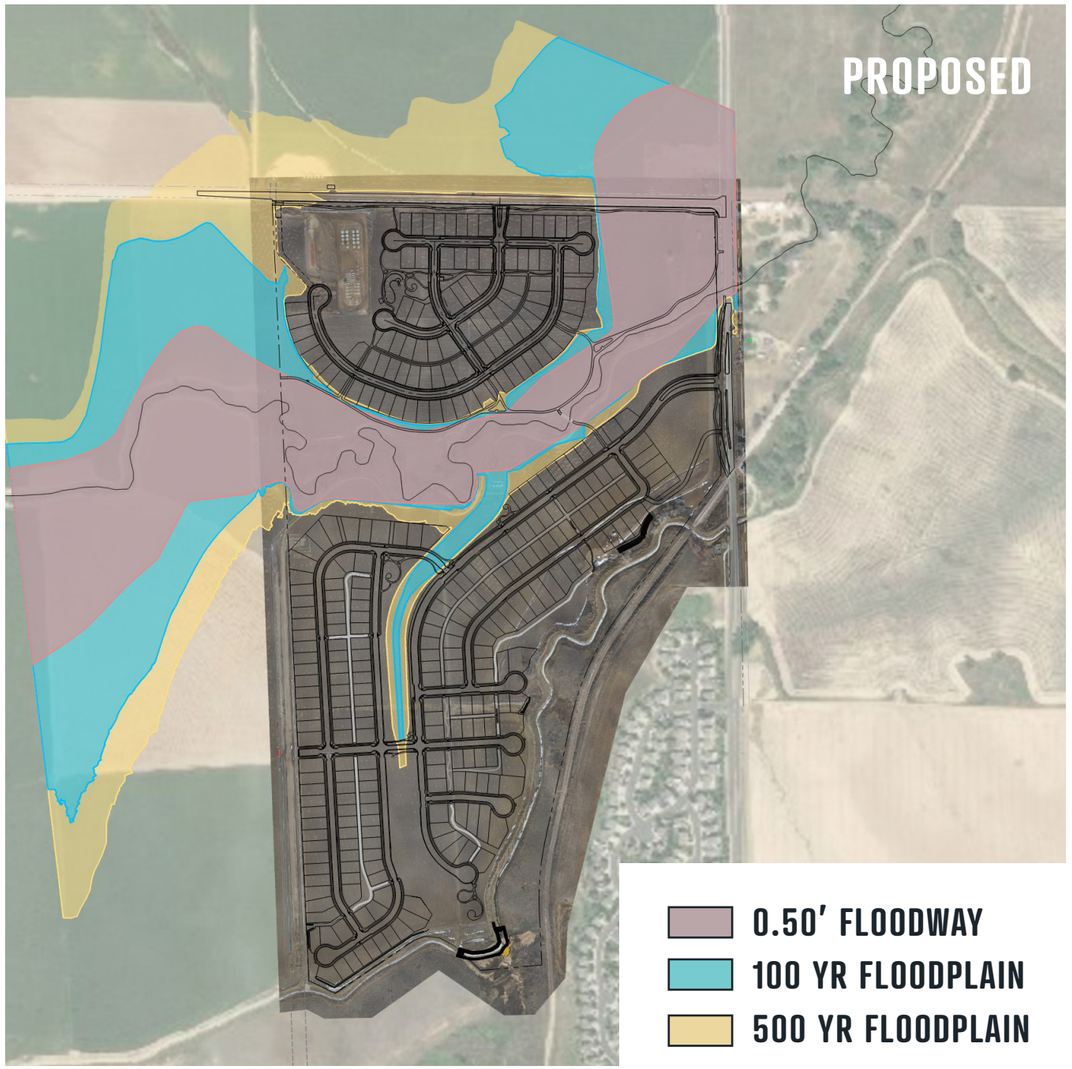
TRAFFIC OPERATIONS

- Dedicated left-turn at the WCR 46 entrance, allows for westbound through traffic to bypass left-turners, eliminating traffic impacts.
- A second eastbound lane on WCR 46 approaching Parish Avenue, streamlines traffic operations by separating left-turn and right-turn traffic.
- Dedicated left-turn and right-turn on Parish Avenue at Filing 2 access will allow northbound and southbound through traffic to bypass left/right-turners, eliminating traffic impacts.

FLOODPLAIN

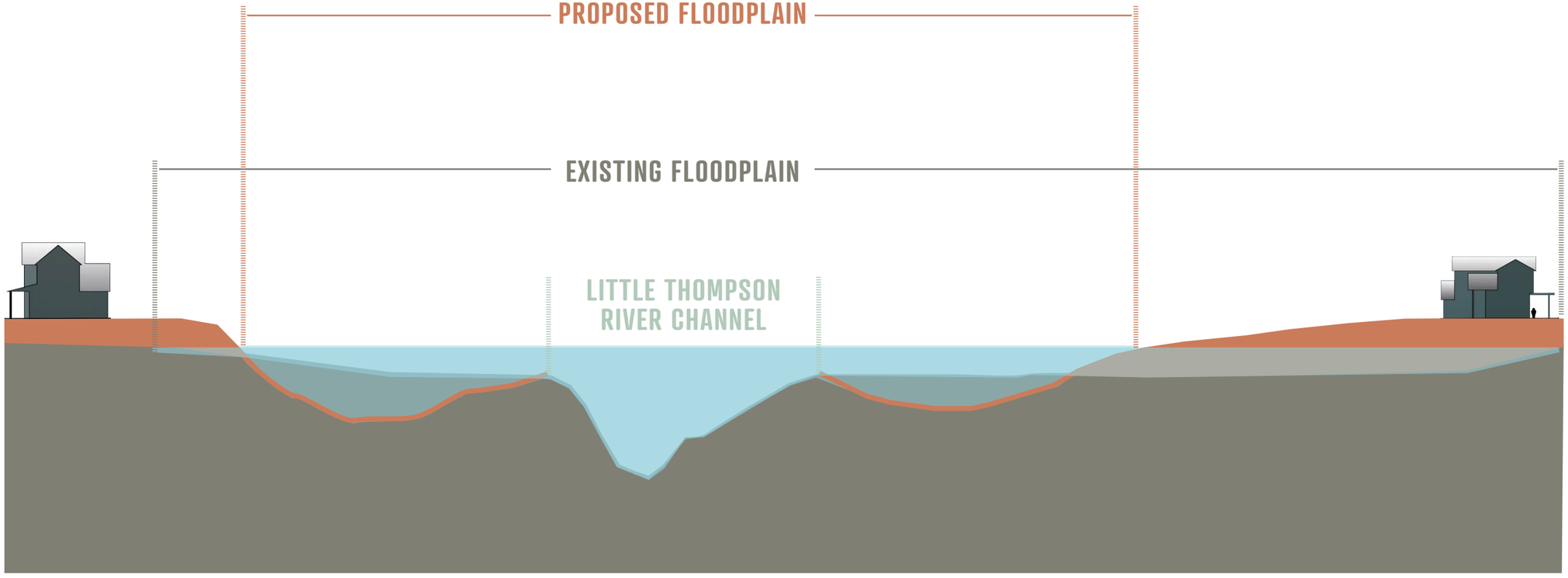
EXISTING & PROPOSED





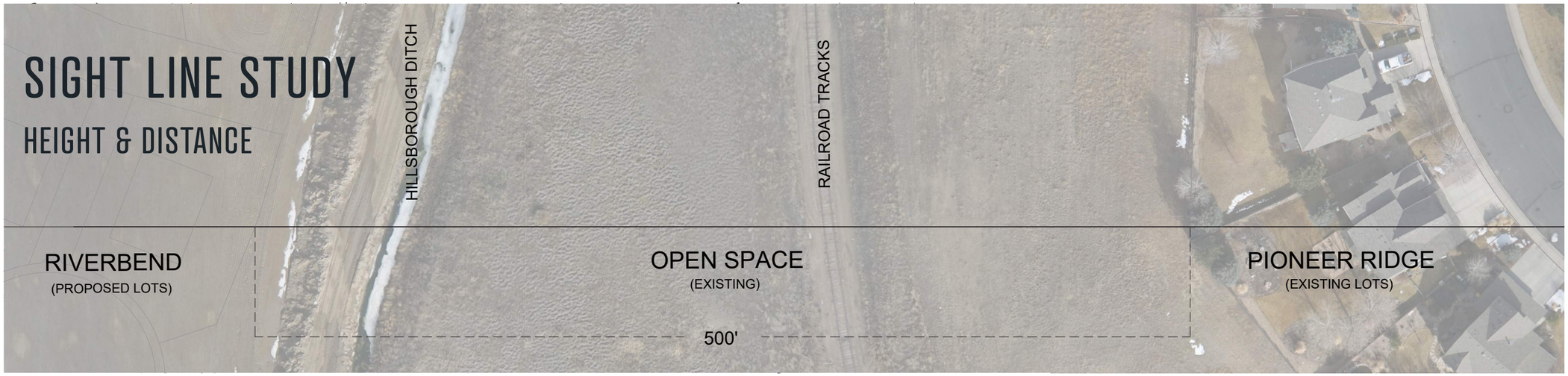
FLOODPLAIN DIAGRAM

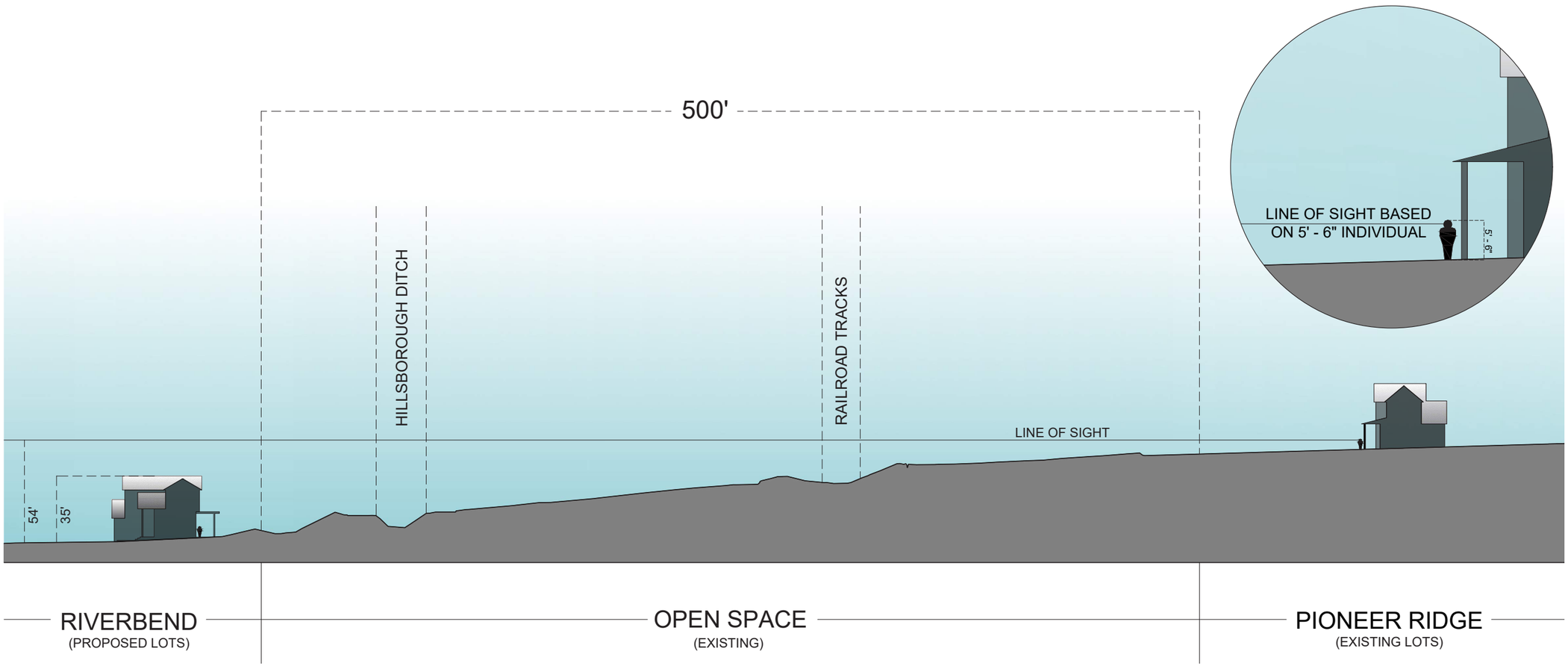
EXISTING VS. PROPOSED



SIGHT LINE STUDY

HEIGHT & DISTANCE





Statement Of Activities Report

YMCA Of Northern Colorado - Johnstown

06/01/2026 - 06/30/2026

	Account Group Name	Period 6 May 2026 Actual	Budget	$ Variance	% Variance	Year to Date 2026 Actual	Budget	Annual Budget
Revenue								
	Contributions and Grants	5,537	0	5,537	#DIV/0!	71,859	52,500	75,000
	Program Revenue	210,616	172,323	38,293	22.22%	706,094	708,618	1,303,155
	Membership Revenue	124,346	144,196	(19,851)	(13.77%)	764,149	866,406	1,765,523
	Rental Income	4,109	7,058	(2,950)	(41.79%)	41,052	52,650	98,200
	Merchandise/Food Sales	0	0	0	0.00%	0	0	0
	Other Revenue	0	0	0	0.00%	17	0	0
Total Unrestricted Revenue		344,606	323,577	21,029	6.50%	1,583,170	1,680,175	3,241,878
Total Restricted Revenue		0	0	0	0.00%	0	0	0
Total Revenue		344,606	323,577	21,029	6.50%	1,583,170	1,680,175	3,241,878
Expenses								
	Salaries & Wages	134,559	156,418	(21,859)	(13.97%)	761,342	789,499	1,766,777
	Employee Benefits	9,038	7,726	1,312	16.98%	55,295	46,245	97,938
	Payroll Taxes	8,303	15,230	(6,927)	(45.48%)	47,915	79,347	168,120
	Program Supplies	4,390	2,483	1,907	76.80%	46,762	18,010	39,620
	Occupancy	64,044	64,138	(94)	(0.15%)	394,358	373,288	771,486
	Office Expenses	1,545	1,824	(279)	(15.30%)	11,901	10,864	21,887
	Transportation	449	925	(476)	(51.46%)	5,370	5,550	11,100
	Conferences & Training	0	183	(183)	(100.00%)	1,089	1,350	3,700
	Organizational Dues	875	875	0	0.00%	5,250	5,250	10,500
	Miscellaneous Expense	15	117	(102)	(87.18%)	1,608	700	1,400
	Depreciation	1,229	1,229	0	0.00%	7,376	7,376	14,753
	Intra Y Allocation	34,434	38,425	(3,992)	-10.39%	204,919	204,647	444,814
Total Expenses		259,484	289,573	(30,090)	-10.39%	1,544,258	1,542,126	3,352,095
Change in Net Assets		**85,123**	**34,004**	**51,119**	150.33%	**38,912**	**138,049**	**(110,217)**
Johnstown Subsidy Received		**41,666.67**				**250,000.02**	**250,000.02**	**500,000.00**

NOTES:

1) Summer Day Camp Programs are strong and outperforming budget expectations.

May 19, 2026

Prior to the Board meeting, Level 5 representatives Dan and Brooke spoke briefly regarding Milliken wrap up and next steps for the Becker/Dee property.

The regular meeting of the Glenn A. Jones M.D. Memorial Library Board was called to order at 7:10pm. Debi Sauer, Jenna Hall, Heather Farquhar, Sheryl Ballard and Director Kristi Plumb were in attendance. Chad Young was absent.

The April minutes were approved. The April financial report was reviewed and approved as follows:

April beginning balance	$ 568,888.93	Petty Cash beginning balance	$ 1,434.12
Inflow	251,791.96		-0-
Outflow	611,670.91		-0-
Ending balance	$ 209,009.98		$ 1,434.12

CO Trust $ 11,903,013.90

Director's Report: Artist-in-Residence: Rock Hound George Crawford shares his finds.

Collections: 175.7 pounds food and 65 pounds diapers to Milliken Food Pantry. 18 flags to VFW.

Milliken Public Library: May 9th 9am-noon Grand Opening was stellar! ~600 in attendance/300 SnoZone tokens/500 book cookies by Mill Haus/distributed 364 book bags containing pen and magnet/20 library cards issued! Punch list is long. Kristi continues meetings with FP/Brooke to finish up. More adult furniture needed-Kristi and Heather will research. Parking lot will be sealed on June 1. Heather made a motion, which was seconded by Jenna and passed, to secure Sun Skin Landscape LLC for parking lot median plantings for $ 47,000.

SRP-Unearth a Story: All programs have been paid for by generous community partners-NOCO Insurance, Fransen Pittman, Young's Funeral Home and Amy Tallent, Realtor. Prizes provided by Candlelight Dinner Theater, Urban Egg, Main Event, Dinosaur Ridge, TRPR.

Staff: To cover vacations and possibly substitute, Kristi will move towards hiring two new part time staff. Diana submitted paperwork for her yearly education reimbursement.

Meeting was adjourned at 8:10pm. Next meeting will be June 16, 2026 at 6:30pm at Johnstown Library.

April statistics: Johnstown door-8667/circulation-9525 Milliken circulation-40 (lock box)

Respectfully submitted, Sheryl Ballard - Secretary

JONES MEMORIAL LIBRARY CASH FLOW REPORT - MAY 2026			Y-T-D	2026 BUDGET		Amended 3/2026
BEGINNING CHECKING BALANCE		***$ 209,009.98***	***$ 1,082.26***	**$ 20,000.00**	To Date	
INFLOWS	Donations/Grants	$ 650.00	$ 6,317.00	**$ 3,500.00**		$5000 HPLD grant
	Milliken Public Library	$ -	$ 200.00	**$ -**		
	Interest	$ 503.72	$ 190,235.24	**$ 500,000.00**		
	Misc Income	$ 37.90	$ 47.90	**$ 10,000.00**		
	Investments	*$ -*	*$ 1,250,000.00*	**$ 1,840,000.00**		
	Town of Johnstown	$ 172,734.65	$ 863,673.21	**$ 2,072,816.00**		
	High Plains Library District	$ 1,040,042.64	$ 1,285,095.30	**$ 1,514,234.00**		Wember reimb. $5,000
INFLOWS TOTAL		*$ 1,213,968.91*	*$ 3,595,568.65*	**$ -**		
TOTAL AVAILABLE FUNDS		**$ 1,422,978.89**		***$ 5,960,550.00***		Y-T-D
OUTFLOWS	Advertising/Website	$ 3,255.33	$ 10,848.02	**$ 50,000.00**		
	Books - 155	$ 2,458.97	$ 11,853.96	**$ 80,000.00**	828	
	Milliken Public Library - 765	$ 15,560.39	$ 29,054.92	**$ -**	1659	
	DVD/Audio - 11	$ 366.64	$ 1,372.50	**$ 10,000.00**	50	
	Milliken Public Library - 29	$ 499.21	$ 499.21	**$ -**	29	
	Library of Things	$ -	$ 176.36	**$ 15,000.00**		
	Collection Fees/Bad Debts	$ -	$ -	**$ 2,000.00**		
	Computer Expenses	$ -	$ 320.24	**$ 10,000.00**		
	Equipment/Furniture/Art	$ 99.99	$ 646.21	**$ 100,000.00**		
	Milliken Public Library	$ 10,011.45	$ 78,459.53	**$ 200,000.00**		
	MakerSpace/BakerSpace	$ 685.57	$ 1,305.56	**$ 60,000.00**		
	Milliken Public Library	$ 1,947.18	$ 17,586.95	**$ 140,000.00**		
	Gifts Given	$ -	$ 638.93	**$ 5,000.00**		
	Investments	$ -	$ -	**$ 397,550.00**		
	Insurance, Milliken Public Libr.	$ 8,090.34	$ 8,090.34	**$ -**		
	Legal Fees/Consulting Fees	$ 1,735.10	$ 2,983.60	**$ 20,000.00**		YH - $240
	Maintenance/Building Exp.	$ 4,028.57	$ 17,459.28	**$ 200,000.00**		YH - $787.70
	Milliken Public Library	$ -	$ 400.00	**$ -**		
	Memberships/Licenses	$ -	$ 183.00	**$ 2,500.00**		
	Outreach	$ 41.39	$ 415.01	**$ 10,000.00**		
	Milliken Public Library	$ 3,093.99	$ 5,702.91	**$ -**		
	Professional/Enrichment	$ 385.74	$ 2,088.05	**$ 10,000.00**		
	Programming	$ 6,158.43	$ 17,308.36	**$ 200,000.00**		
	MakerSpace	$ 51.89	$ 1,345.04	**$ 25,000.00**		
	Milliken Public Library	$ 1,095.04	$ 1,218.43	**$ -**		
	MakerSpace/BakerSpace	$ -	$ -			
	Salaries/Benefits/Perks	$ -	$ 187,564.43	**$ 1,200,000.00**		
	Health Ins./Retirement	$ -	$ 55,774.28	**$ 240,000.00**		
	Subscriptions, Periodicals	$ 714.76	$ 2,560.18	**$ 7,500.00**		
	Milliken Public Library	$ 127.55	$ 127.55			
	Supplies, Janitorial	$ 229.53	$ 626.63	**$ 6,000.00**		

	Milliken Public Library	$ -	$ -	**$ -**		
	Supplies/Library Expenses	$ 273.81	$ 2,350.18	**$ 30,000.00**		YH-$339.68
	Milliken Public Library	$ 315.04	$ 342.02	**$ -**		
	Telephone	$ 675.84	$ 3,280.77	**$ 15,000.00**		
	Utilities	$ 3,398.33	$ 18,716.59	**$ 90,000.00**		YH $975.64
	Milliken Public Library	$ -	$ 2,182.27	**$ -**		
	Capital Improvements-MPL	$ 473,914.86	$ 2,037,870.45	**$ 2,500,000.00**		
	Capital Improvements-JT	$ -	$ -	**$ 335,000.00**		
	Transfer to petty cash	$ -	$ 1,000.00	**$ -**		
	Tax distribution reconcile	$ -	$ 3,059.85	**$ -**		
OUTFLOWS TOTAL		$ 539,214.94	$ 2,525,411.61	**$ 5,960,550.00**		
ENDING CHECKING BALANCE		***$ 883,763.95***				
						Notes
BEGINNING PETTY CASH BALANCE		$ 1,434.12				
	Transfer from regular checking	$ -				
	Programming	$ -				
ENDING PETTY CASH BALANCE		$ 1,434.12				
	COLORADO TRUST INVESTMENT		Y-T-D			
BEGINNING BALANCE		$ 11,903,013.90				
	Dividend - 3.7401%	$ 37,866.21	$ 188,302.60			
	Contribution	$ -				
	Withdrawal	$ -				
ENDING BALANCE		$ 11,940,880.11		FUNDS IN RESERVE		$ 1,218,500.00
	MPL - cap. Improv.	Books	furn/equip	MS/BS		Paid to date
2024	$ 13,000.00		$ -	$ -		
2025	$ 723,139.92		$ 3,224.32	$ 11,391.95		
2026	$ 2,037,870.45	$ 29,054.97	$ 78,459.53	$ 6,195.00		
	$ 2,774,010.37	**$ 29,054.97**	**$ 81,683.85**	**$ 17,586.95**		**$ 2,902,336.14**
pending	*$ 360,297.07*	$ -	*$ 22,351.00*	$ -		*$ 382,648.07*
	$ 3,134,307.44					

Regional Transit Discussion

Regional Transit Discussion Working Group
July 15, 2026

North Front Range Metropolitan Planning Organization

Agenda

1) Introductions
2) What is Regional Transit?
3) Regional Funding Strategies
4) US34 Transit Study
5) US34 Transit Funding Strategies
6) IGA for Poudre Express
7) Next Steps

Agenda

1) Introductions

2) **What is Regional Transit?**

3) Regional Funding Strategies

4) US34 Transit Study

5) US34 Transit Funding Strategies

6) IGA for Poudre Express

7) Next Steps

Regional Transit Definition

North Front Range Metropolitan Planning Organization

Regional Transit:

- UFR Transit Plan: Open to the general public and connects communities and counties within a region/TPR

BRT Definition

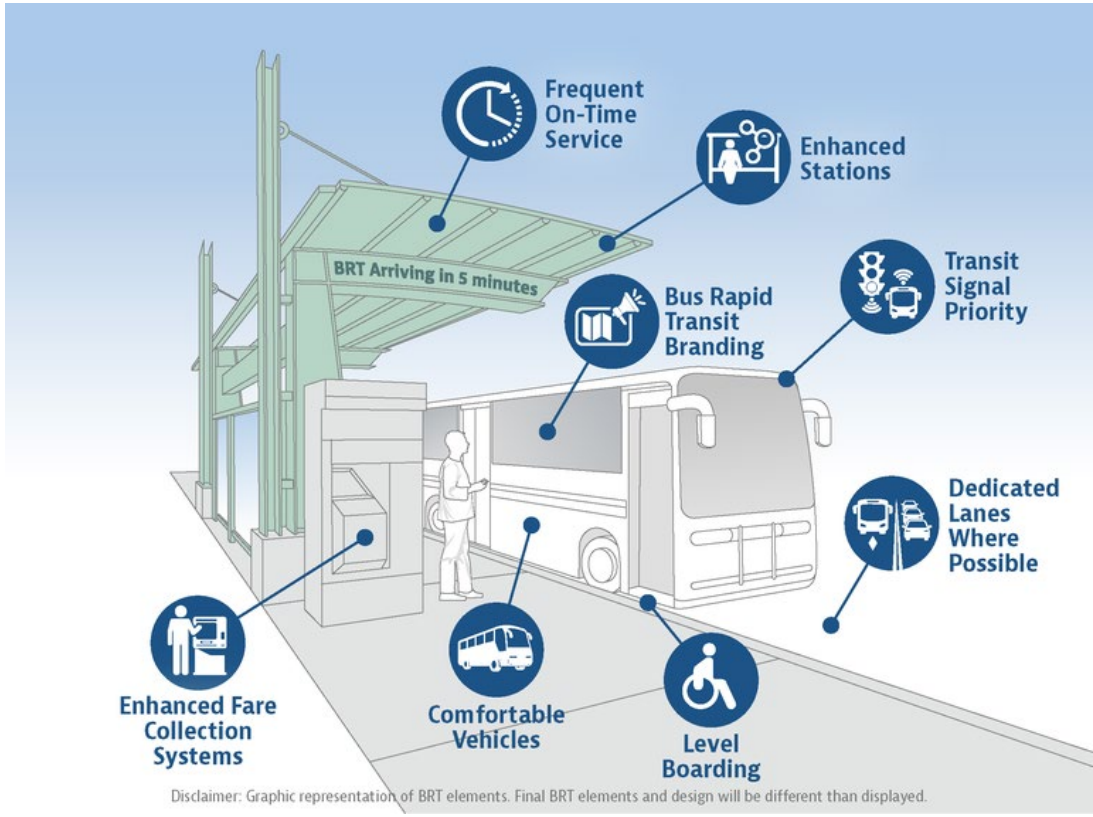
- FTA: BRT is a high-quality bus-based transit system that delivers fast and efficient service that may include dedicated lanes, busways, traffic signal priority (TSP), off-board fare collection, elevated platforms and enhanced stations.

- UFR Transit Plan: Fixed-route bus systems that operate at least 50 percent of the service on a fixed guideway. These systems also have defined passenger stations, traffic signal priority or preemption, short headway bidirectional services for a substantial part of weekdays and weekend days, low-floor vehicles or level-platform boarding, and separate branding of the service.

BRT Definition

- US34 Transit Study: Premium transit/BRT Lite in a regional context for the North Front Range refers to creating focused, reliable, comfortable, and user-friendly transit that connects communities across the region.

- CDOT: BRT is a high-quality, bus-based system, providing quicker and more reliable transportation along congested urban roads for all travelers. A BRT system has the following features:
  - Rail-like operation with dedicated bus lanes and/or signal priority
  - Stations instead of stops, including sidewalk improvements and station amenities
  - Community improvement, providing a better experience than local bus service



Agenda

1) Introductions

2) What is Regional Transit?

3) **Regional Funding Strategies**

4) US34 Transit Study

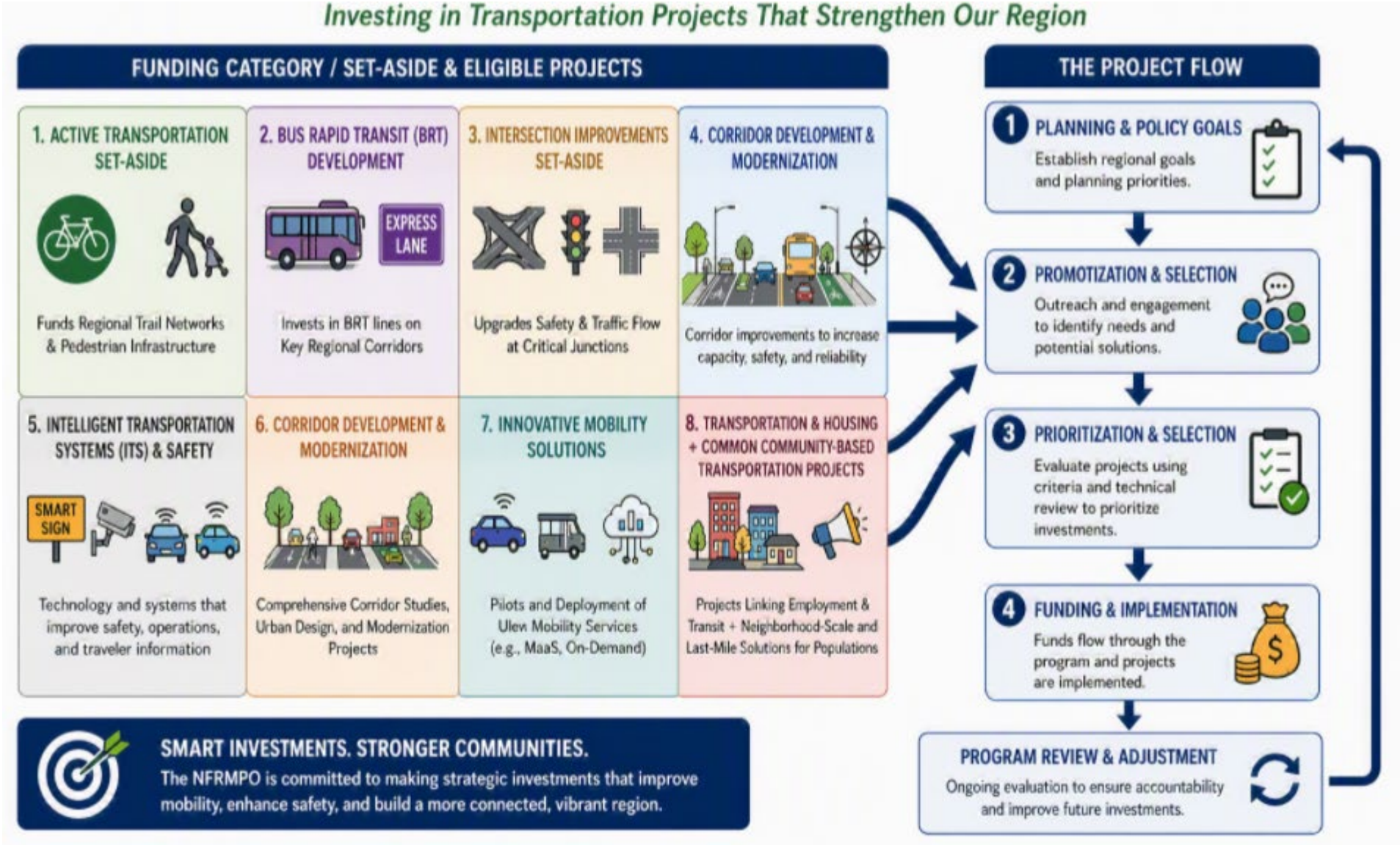
5) US34 Transit Funding Strategies

6) IGA for Poudre Express

7) Next Steps

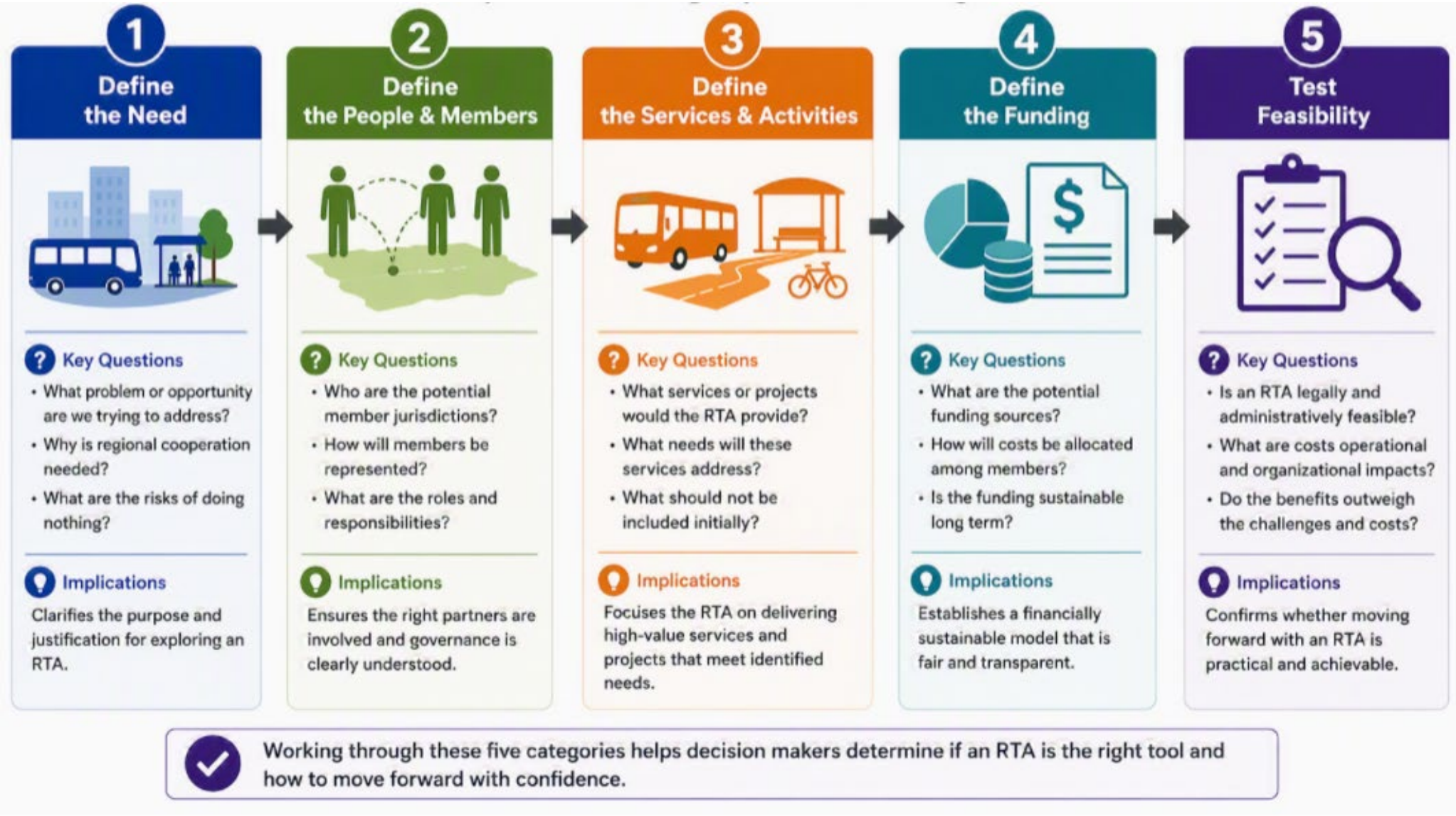
TIP Funding Options

North Front Range Metropolitan Planning Organization



RTA Framework

North Front Range Metropolitan Planning Organization



RTA Success Story

North Front Range Metropolitan Planning Organization

PIKES PEAK
RURAL TRANSPORTATION AUTHORITY (PPRTA)

Connecting Communities. Expanding Mobility. Strengthening the Region.

The Pikes Peak Rural Transportation Authority (PPRTA) is a regional transportation provider serving El Paso and Teller counties in Colorado. Formed in 2004, PPRTA has grown from a small pilot program into a vital regional system that connects rural communities to jobs, education, healthcare, and essential services.

AT A GLANCE

- **SERVICE AREA:** El Paso & Teller Counties
- **FORMED:** 2004
- **POPULATION SERVED:** ~730,000
- **SERVICE MODEL:** Demand Response, Deviated Fixed Routes, Seasonal Services
- **MISSION:** Deliver safe, reliable, accessible, and cost-effective transportation services that enhance quality of life and support economic vitality in our region.

HISTORY & FORMATION

- **2002** Communities in El Paso and Teller counties identified a need for coordinated, regional public transportation.
- **2005** Voters approved the formation of PPRTA through the Intergovernmental Agreement (IGA) and a 1% sales tax.
- **2006** PPRTA began operations with initial services connecting rural communities to Colorado Springs and surrounding areas.
- **2011 & 2016** Voters approved extensions of the sales tax, enabling service expansion and improved operations.
- **Today** PPRTA continues to expand services, partnerships, and options to meet the evolving needs of the region.

FUNDING

PPRTA is primarily funded through voter-approved revenue sources.

1% SALES TAX ALLOCATION

1% SALES TAX

- **0.55%** Capital Projects (Renewed Every 10 Years)
- **0.35%** Maintenance
- **0.10%** Transit Operations

Additional funding comes from a $10 vehicle registration fee and a 2% hotel/motel tax approved by voters.

VOTER SUPPORT = SUSTAINED SERVICE GROWTH & COMMUNITY INVESTMENT

SERVICES PROVIDED

- **DEMAND RESPONSE** Door-to-door service for individuals to key destinations within the region.
- **DEVIATED FIXED ROUTES** Flexible bus routes that operate on set schedules with deviations as needed.
- **SEASONAL & SPECIAL SERVICES** Seasonal routes to popular areas and special event transportation.
- **ACCESSIBLE TRANSPORTATION** ADA-accessible vehicles and service for seniors and individuals with disabilities.
- **PARTNERSHIPS** Collaborations with local governments, human service agencies, and community organizations.

GOVERNANCE

PPRTA is governed by a Board of Directors comprised of elected officials from member governments in El Paso and Teller counties.

Local representation. Regional focus. Community accountability.

KEY IMPACTS

- Improves mobility and independence for residents of all ages.
- Supports access to jobs, education, healthcare, and essential services.
- Strengthens the regional economy and tourism.
- Reduces congestion and supports environmental sustainability.
- Enhances quality of life in rural communities.

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US34 Transit Study

North Front Range Metropolitan Planning Organization

Purpose:

- **To guide future regional service development and capital investments along the corridor;**
- **Build upon previous planning efforts; and**
- **Align with regional goals to improve mobility, reduce congestion, and support multimodal transportation options.**

US34 Transit Study

North Front Range Metropolitan Planning Organization

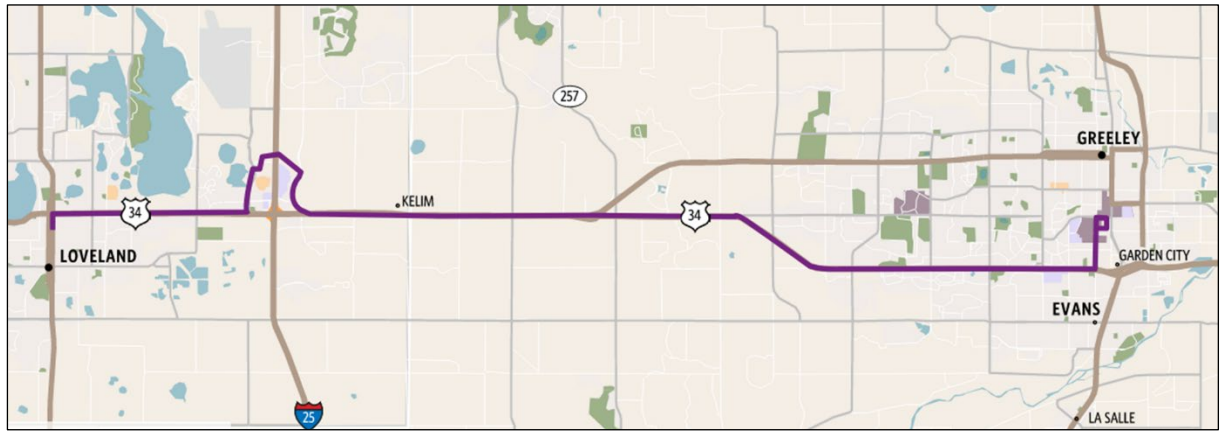
The study report documents:

- **A peer review of transit systems;**
- **Existing conditions analysis, development and screening of alignment alternatives;**
- **Recommended alignment and station locations;**
- **Public engagement efforts; and**
- **Proposed capital improvements and cost estimates.**

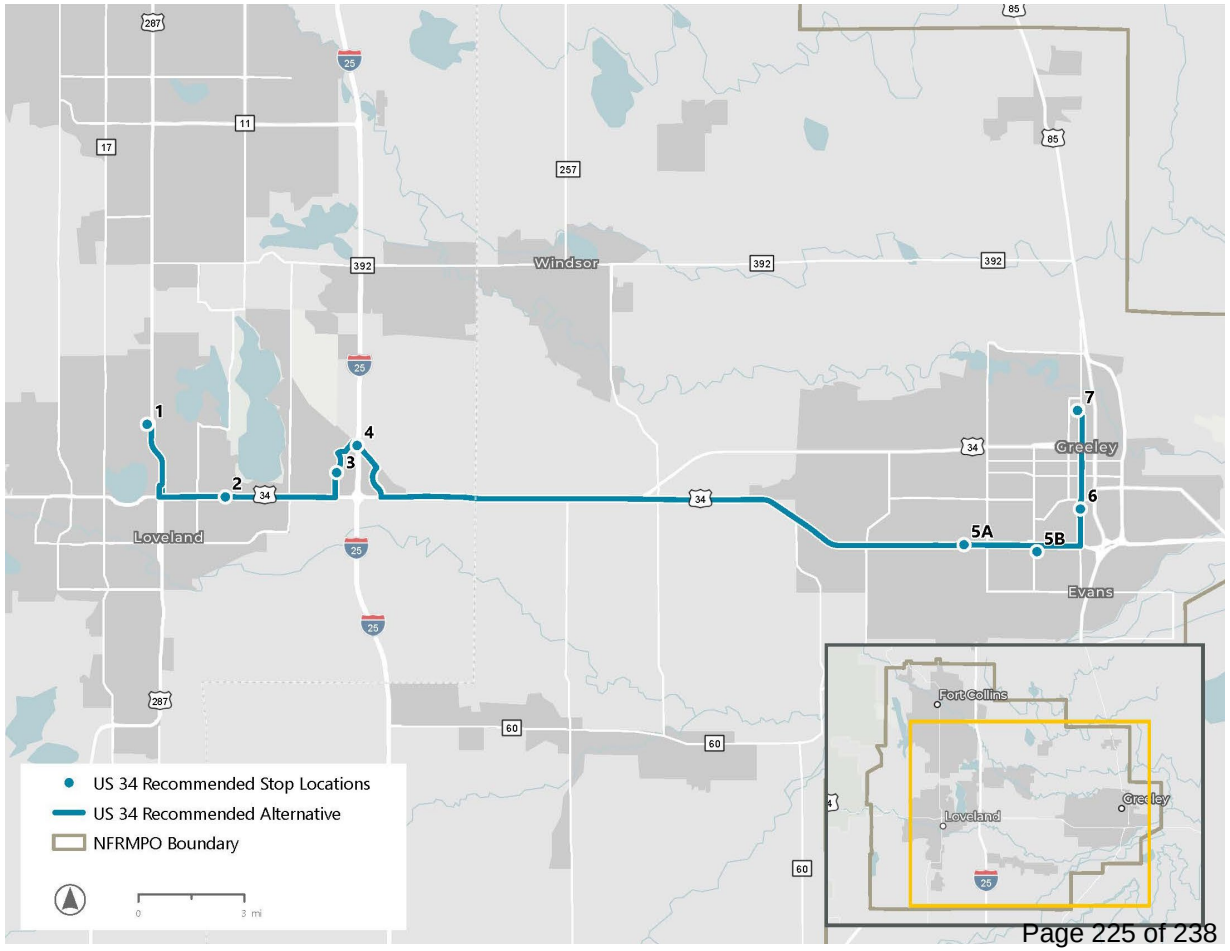
US34 Transit Study

US34 Transit Study Area

The study area for the US 34 Transit Plan extends from downtown Loveland to downtown Greeley, generally following the US 34 corridor.

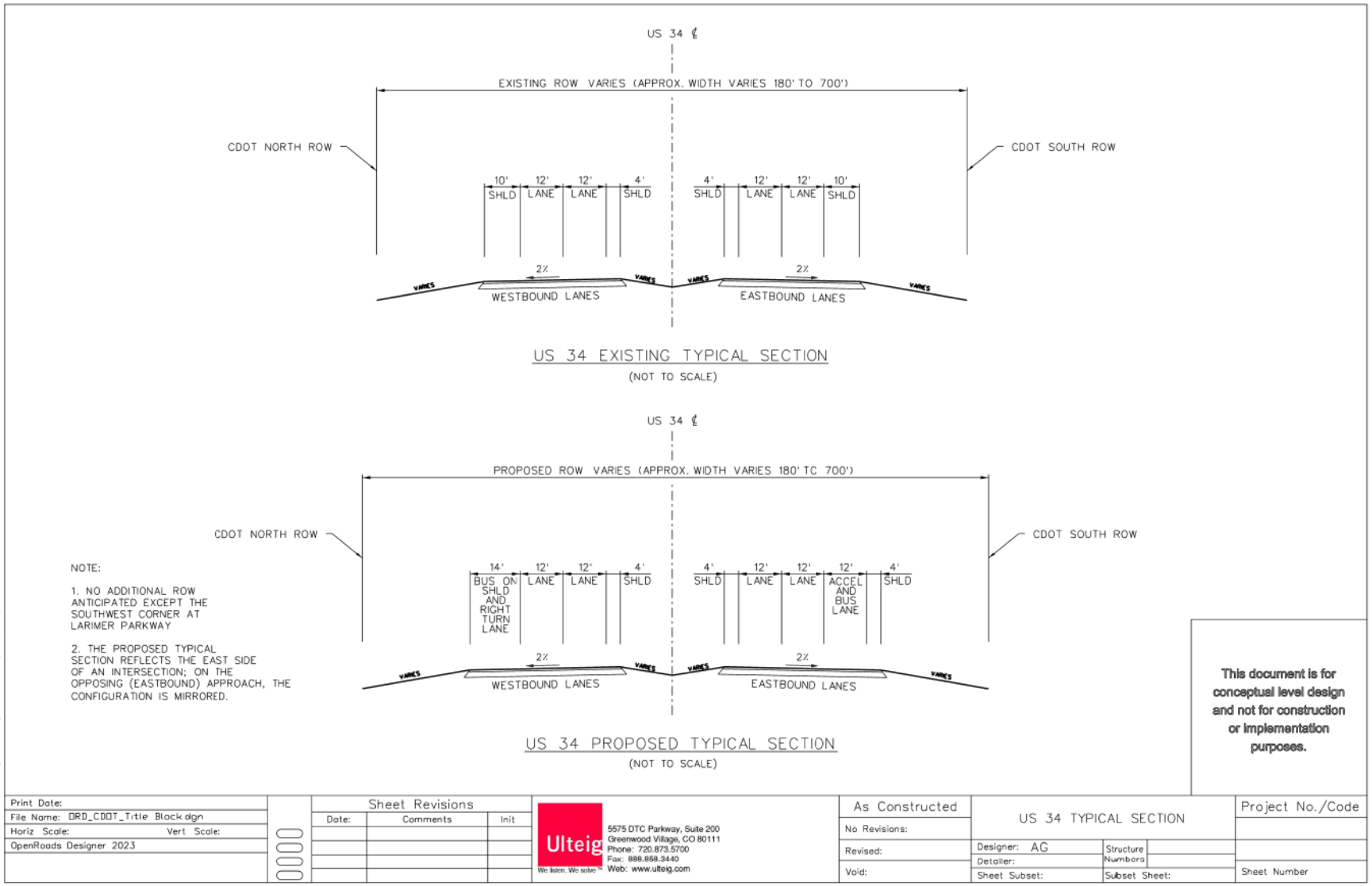


US34 Transit Recommended Alternative

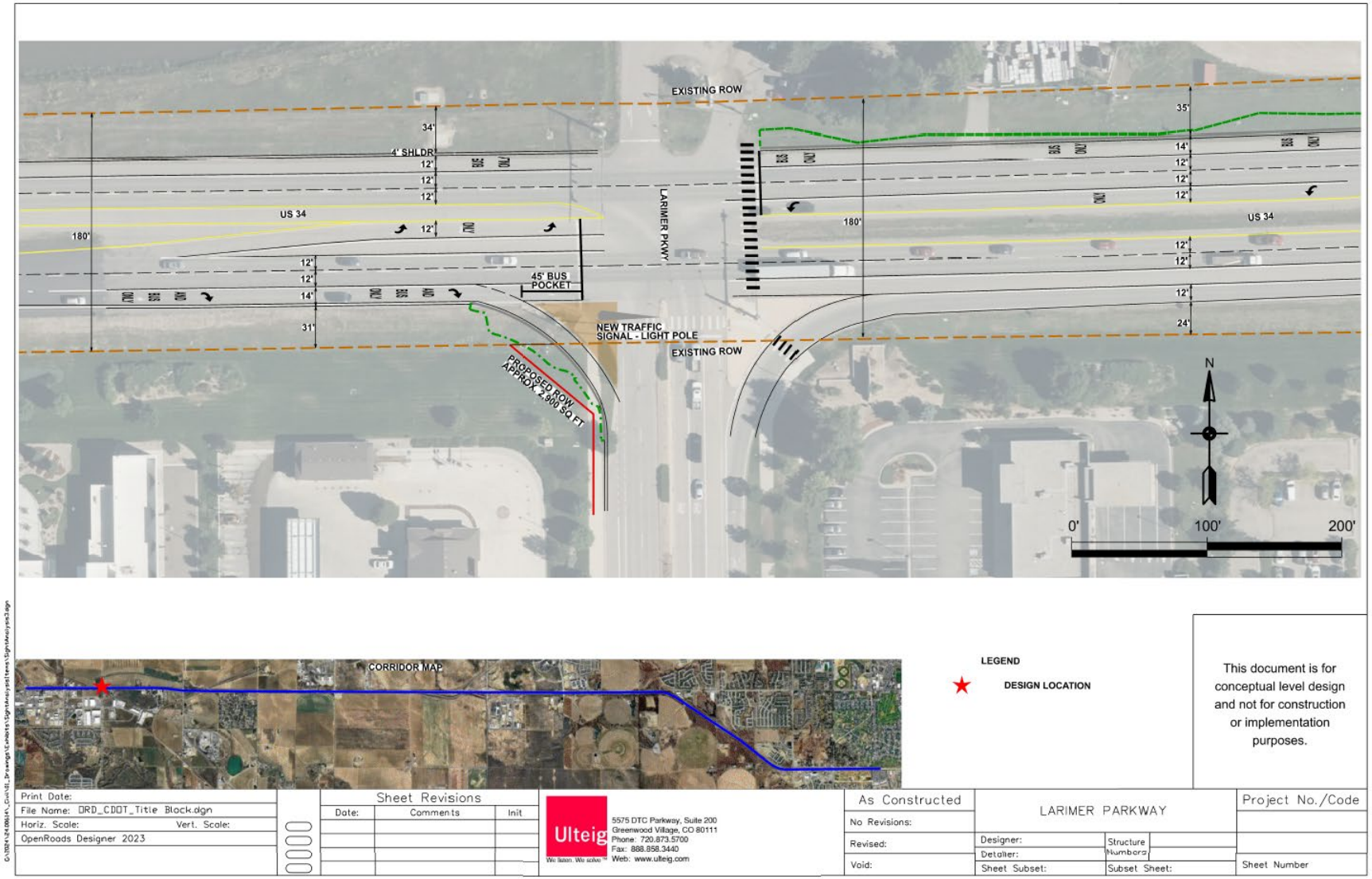


US34 Transit Study

North Front Range Metropolitan Planning Organization



US34 Transit Study

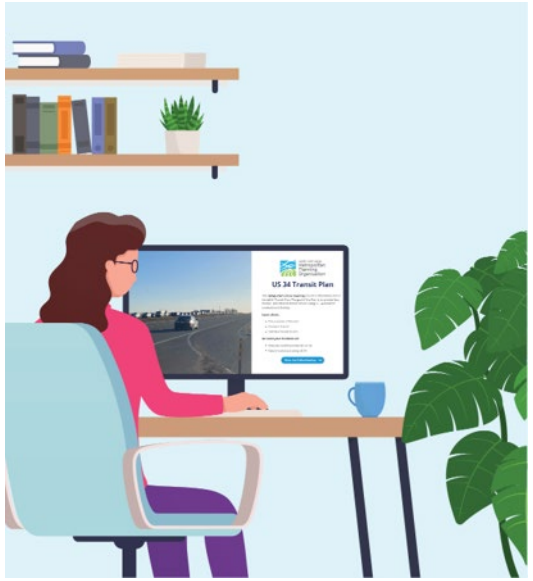


US34 Transit Study

North Front Range Metropolitan Planning Organization

US34 Transit Study:

- **Intended to be a snapshot in time**
- **Intended to be an ultimate service, with recommendations on interim improvements**
- **Not intended to be a service plan to implement on Day 1, pilot service was assumed and baked into the study**



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Next Steps

- **Adoption of US34 Transit Study**
- **Next Regional Transit Discussion?**
- **Further RTA Discussion**
- **Other Topics?**

North Front Range Metropolitan Planning Organization

Questions?

From: betterynbldr@yahoo.com
To: Gary Lebsack
Subject: The Y At Its Best . . . . But not in Boulder and not for Johnstown
Date: Sunday, March 5, 2017 10:47:23 PM

I'm sending the below information to you because I believe the YMCA within a given community . . . at its best, can be a highly impactful entity. In other communities, I have witnessed how the YMCA's programs can empower, build lasting friendships and be a conduit for someone seeking information to improve their health and well-being.

My concern is with the Boulder Valley YMCA Association.

It does not live up to these standards and I place full blame on the leadership of the organization. This includes the 25+ current Board of Directors, the CEO and the individuals that are part of the leadership team.
After having conversations with various current and past employees, past Board members and former paying members the below information provides key trending reasons for low influence and poor reputation:

- **High Employee Turnover**
- **Poor Fiscal Oversight**
- **Lack of Community Engagement Programming (i.e. Youth and Sports)**

<u>High Employee Turnover</u>
(. . . .result of a lack of employee engagement, poor leadership and low morale)

Reason 1: Examples of nepotism and bias favored treatment at the senior level:

- Out of 7 senior level leaders; 6 of them are either married to another one or are living together.
- Many good employees feel it is tough to move up / grow professionally at the YMCA of Boulder Valley:

a) the CEO, Chis Coker, is married to the head Marketing; together they make over $300,000 (while the organization is reportedly over $800,000 in debt and continues to lose membership and programs revenue
b) the CEO gets a car allowance (the car is a brand-new Ford Mustang and many see the wife drive the car to run personal errand town; meanwhile, no other employees even gets paid a mileage allowance for driving between sites)
c) the CEO's wife, as head of Marketing, also gets a consulting stipend from the YMCA National office

- The college-aged son of Mr. Coker (and the head of Marketing) has been caught violating company drug policy - - while in a role where he is responsible for youth -- and continues to be employed. According to policy, this should have led to permanent termination from the organization.

- The head of Human Resources, Ellen Garcia, is also the Site Supervisor of the biggest location. “Common Sense HR 101” This is a huge conflict of interest in regards to employee complaint issues being effectively addressed.
- Ms. Garcia’s live-in partner is the CFO (Chief Financial Officer) of the Boulder Valley YMCA Association – their combined designated salaries are also a huge issue among staff who know of their living situation and what they make.
- The COO (Chief Operating Officer), Jeff Clay, is married to the head of Recruiting. The recruiting job was never posted – it was “designated” to her last year.
- The combined incomes of all the above senior leaders can be found at the Guidestar website (www.guidestar.org). Each board member should have a huge concern about the cumulative income and impact on morale. But instead, within this past year, the CEO recently received a $20,000 increase in pay - - board approved.

Reason 2: Over 12 mid-level Managers and Directors have resigned in the last 3 ½ years.

- Those kind numbers reflect poor knowledge of basic Human Resources / Talent Management practices. In any other industry, the above-mentioned head of Human Resources, Ms. Garcia, would be removed from her position.
(Once again, the board has no concern about such poor turnover numbers. The results of such high turnover are a loss of money to continually on-board, poorly qualified and trained staff and poor Youth and Sport Programs continuity.)
- There have been four straight years of furlough situations.
[Meaning: employees have had forced non-paid days off to “help balance out the budget.”]
(Check the yearly salary increase of the senior leaders mentioned above over the last 4 years at the Guidestar website - - - don’t forget the CEO’s car allowance).

When I asked one of the board members about the employee furlough situation, he stated he “had no idea;” and another one said he “thought the employees volunteered for such action to be taken.” Meanwhile, employees were told by the CEO that the ‘board voted on it.”

Poor Fiscal Management;

- The YMCA is over $800,000 in debt according to key staff members who have recently resigned, however, the senior leadership makes a point to keep this general information from the overall board and report “favorable numbers,” only a select few have regular eyes on the core fiscal reports.
*These fiscal times call for transparency at all levels, however, the

senior leadership and selected board members choose to keep these numbers low key. The other state YMCA Associations make it common practice to share both fiscal and Board info. The Boulder Valley YMCA does not.

- The senior leadership regularly makes bad fiscal decisions that are eventually made up in unfair and randomly actions to do such things as increase membership dues and / or by the above mentioned forced non-paid days off.
- The key reason for such significant fiscal hits are:
    - Poor and Outdated marketing of Programs and Membership benefits
    - Constantly having to hire and train new staff at the Manager and Director levels
    - The purchase of a (six-figure) plastic bubble to cover the pool at the Lafayette site
    - The merger of the Longmont YMCA and keeping unneeded and ineffective staff (i.e. the Longmont Site Manager, Jessica Fernandez)
    - Plans to open a new site in Johnstown (the town has money to finance this venture, but has little knowledge of the poor operating practices of the Boulder Valley YMCA)
    - Regular pay increases of senior level staff
    - Beer / alcohol consumption focused “fund-raising” events the rarely net a profit as part of the larger fund-raising strategy

(Once again, if you were to ask / survey board members of many about these above actions, they would tell that they had little-to-no information shared with them.)

Lack of community engagement / participation:

- Many potential business partners and surrounding community stakeholders (i.e. school districts, local small and large businesses, and other aligned non-profits) have little desire to include the Boulder Valley YMCA Association in partnering events and programming.

  The primary reason is the CEO, Mr. Coker, has a bad reputation among other regional United Way non-profit CEOs. “He rarely wants to partner in identified key community needs.” stated by a former Clinica administrator; this sentiment was echoed by the head of the Boulder Area “I have a Dream” Foundation program.

“The Y” in many communities in the state and the country is one of the identified staple organizations. There was a time when our Boulder Valley YMCA Association was fiscally healthy, growing and relevant. Boulder County community members should understand the low standard that is becoming the norm at their local YMCA. The Boulder Valley YMCA can play a huge part by being relevant, better run and growing in areas where there are key needs that

align immensely with the YMCA national core mission.
I want to is see it at its full potential relevance. But it will not with the current Board of Directors and not with this current organizational leadership.

Representative of a Better Y in Boulder: BetterYnBldr@yahoo.com.

There is a relevant story worth researching and making noise about with what I've shared. Of course, I'm sure it can be written much better than the format I have here as well. I encourage you to take a look into the information I have brought up:

- **reach out and meet with current board members;**
- **meet with current leadership and ask about the nepotism examples; also to see the salaries and the financial records over the last 4 to 5 years**
- **Meet with past and current employees**

(There is a list of former employees, board members and members that are willing to share information as well.)

Jan-June 2026 Johnstown

VIA TRANSIT REPORT

By Purpose

Row Labels	Distinct Client	Count of Trip Date
Dental	1	2
Employment	2	141
Grocery	5	42
Meal (Senior)	1	4
Medical	9	91
Personal	6	20
Recreational	1	2
Senior Resources | Service | Connections	2	36
Therapy	2	30
Vision	1	4
Grand Total	**17**	**372**