

# HOPE SPRINGS PRELIMINARY CONSTRUCTION DOCUMENTS

## OVERALL LANDSCAPE PLAN



Know what's below.  
Call before you dig.

Attachment D

### LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB BED
- IRRIGATED SOD
- NATIVE SEED

### LANDSCAPE NOTES

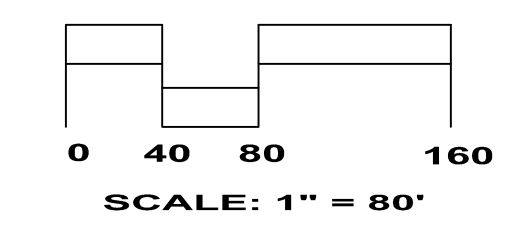
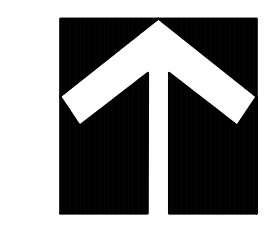
- UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS.
- PLANT MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE COLORADO NURSERY ACT OF 1973, CRS TITLE 35, AS AMENDED.
- PLANTINGS SHALL NOT OBSTRUCT SIGHT LINE DISTANCES ALONG ROADWAYS, INTERSECTIONS AND PARKING LOTS. ALL TREES, SHRUBS, AND OTHER PLANT MATERIAL LOCATED WITHIN CLEAR SIGHT TRIANGLES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GREELEY.
- PRIOR TO INSTALLATION OF PLANT MATERIAL, SOIL SHALL BE THOROUGHLY LOOSENED AND ORGANIC MATERIAL SHALL BE INCORPORATED PER PLANT SPECIES REQUIREMENTS.
- TREE MITIGATION PLAN WILL BE PROVIDED AS PART OF THE FINAL LANDSCAPE PLAN.

### GENERAL IRRIGATION NOTES

- ALL PLANTING BEDS, SEED AND SOD SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS. [VOLUME III, SECTION 2.05 (A)]
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE OR NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES. [VOLUME III, SECTION 2.05 (B)]
- SOIL FOR LANDSCAPING SHALL BE AMENDED WITH FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SQUARE FEET. [CHAPTER 14.08.280(7)]
- AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE. [CHAPTER 18.44.100.3 (B)]

### PERIMETER LANDSCAPE REQUIREMENTS

LANDSCAPE TYPE	PROVIDED WIDTH (LF)	REQUIREMENT (PER 100 LF)
TYPE A (32ND STREET)	15	2 SHADE TREES
		16 SHRUBS
		2 EVERGREEN TREES



Rev. No.	Date	Revision Description
A	2/21/2022	Submital to City

DRAWN FOR:  
RICHMARK REAL ESTATE  
PARTNERS LLC  
2939 65TH AVENUE  
GREELEY, CO 80634  
(970) 346-7900

HOPE SPRINGS  
GREELEY, CO 80634

WERNISMAN ENGINEERING  
AND LAND DEVELOPMENT LLC  
16493 ESSEX RD S  
PLATTEVILLE CO 80651  
(970) 539-2656  
eric@wernismanengr.com

DRAWN  
MEH  
CHECKED  
EJW  
DATE  
2/21/2022  
SCALE  
AS SHOWN  
PROJECT  
SUB2021-00##  
SHEET

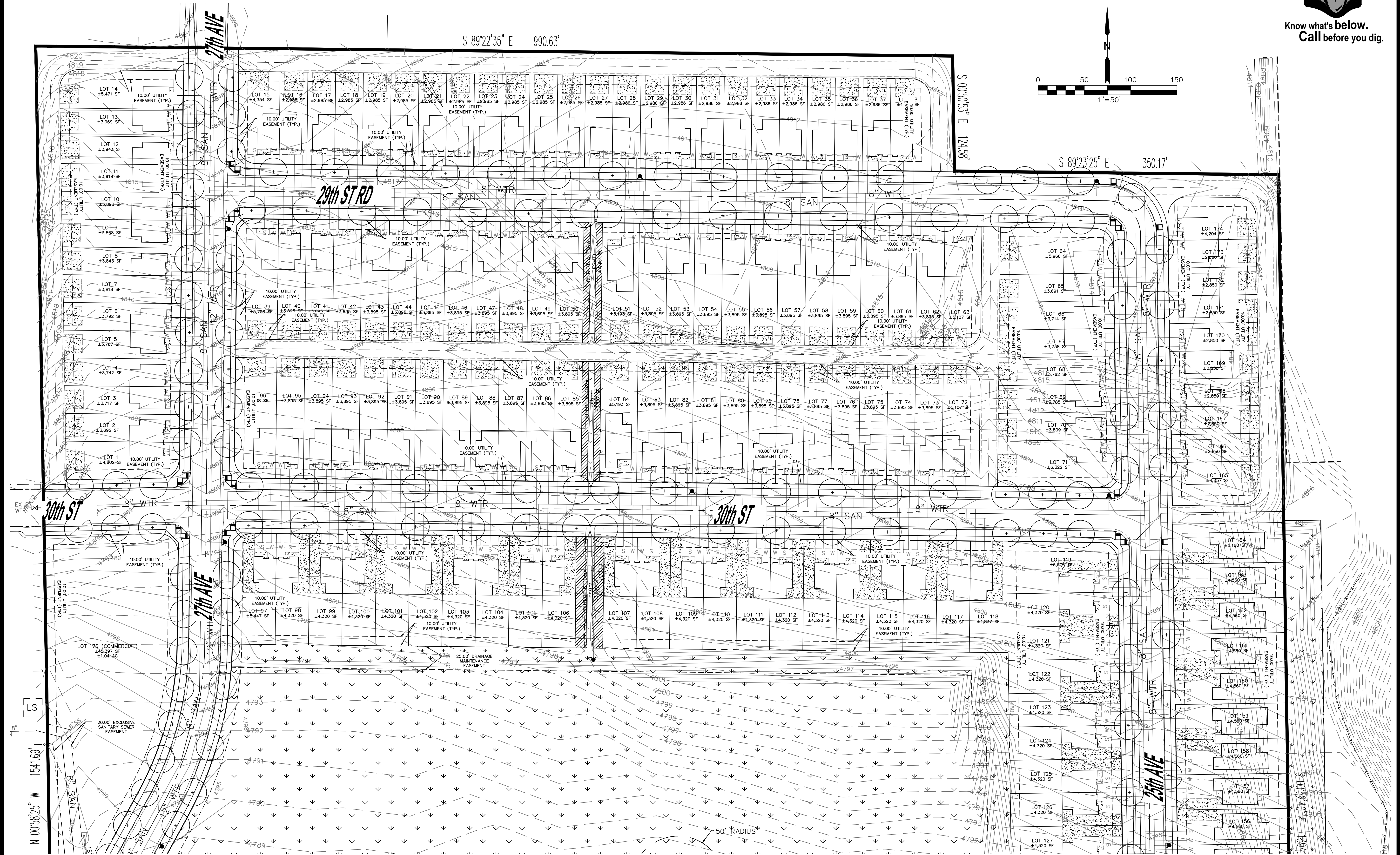
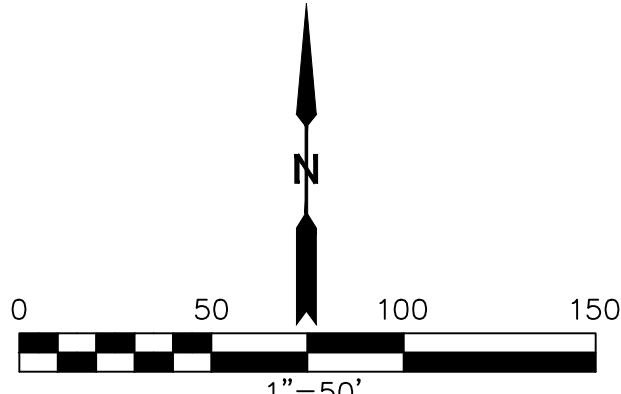
C10  
10 OF 12 SHEETS



HOPE SPRINGS PRELIMINARY CONSTRUCTION DOCUMENTS



Know what's below.  
Call before you dig.



LANDSCAPE PLAN - NORTH

Rev. No.	Date	Revision Description
A	2/21/2022	Submital to City

DRAWN FOR:  
RICHMARK REAL ESTATE  
PARTNERS LLC  
2939 65TH AVENUE  
GREELEY, CO 80634  
(970) 346-7900

HOPE SPRINGS  
GRELLEY, CO 80634

WERNISMAN ENGINEERING  
AND LAND DEVELOPMENT LLC  
16493 ESSEX RD S  
PLATTEVILLE CO 80651  
(970) 539-2656  
eric@wernismande.com

DRAWN MEH
CHECKED EJW
DATE 2/21/2022
SCALE AS SHOWN
PROJECT # SUB2021-00##
SHEET C11

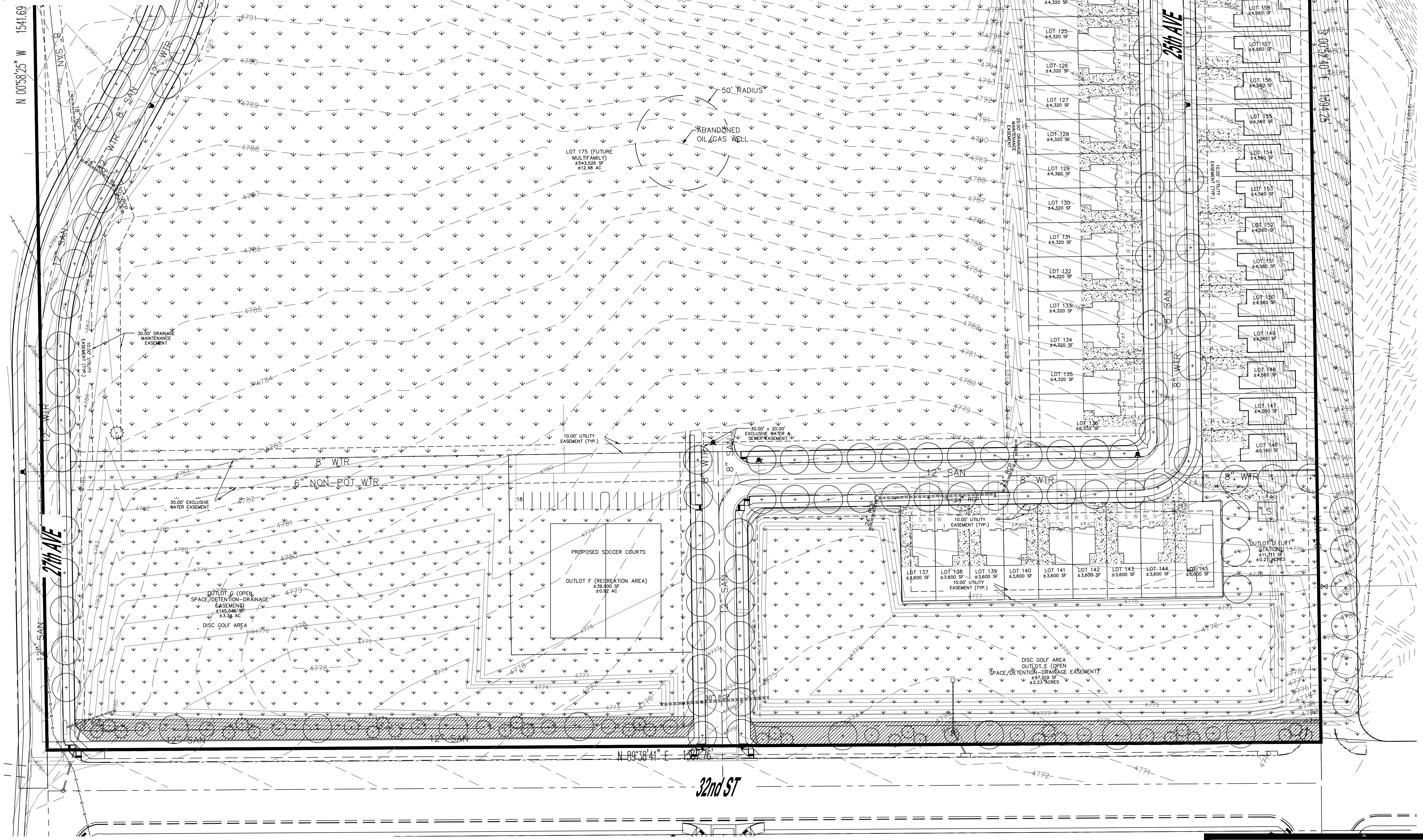
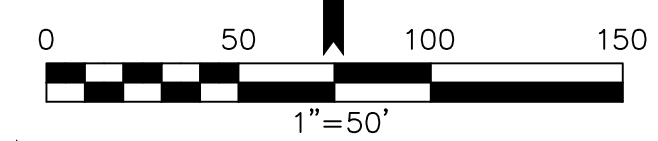
11 OF 12 SHEETS



HOPE SPRINGS PRELIMINARY CONSTRUCTION DOCUMENTS



Know what's below.  
Call before you dig.



LANDSCAPE PLAN - SOUTH

Rev. No.	Date	Revision Description
A	2/21/2022	Submital to City

DRAWN FOR:  
RICHMARK REAL ESTATE  
PARTNERS LLC  
2939 65TH AVENUE  
GREELEY, CO 80634  
(970) 346-7900

HOPE SPRINGS  
GRELLEY, CO 80634

WERNISMAN ENGINEERING  
AND LAND DEVELOPMENT LLC  
16493 ESSEX RD S  
PLATTEVILLE CO 80651  
(970) 539-2656  
eric@wernismanengineer.com

DRAWN MEH
CHECKED EJW
DATE 2/21/2022
SCALE AS SHOWN
PROJECT # SUB2021-00##
SHEET C12
12 OF 12 SHEETS