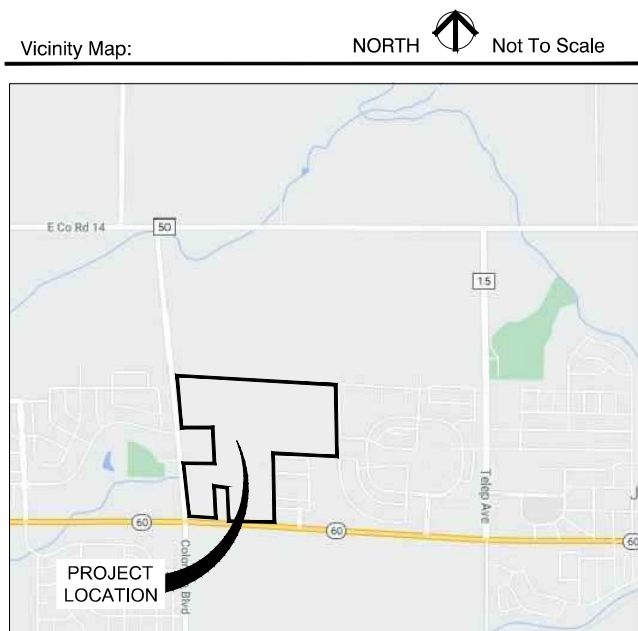


# PURVIS FARM FINAL DEVELOPMENT PLAN

LOCATED IN THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 4 NORTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



### Narrative/Operation Plan:

THE INTENT OF THIS FINAL DEVELOPMENT PLAN IS TO PROVIDE THE FRAMEWORK FOR THE PURVIS FARM PROPERTY DEVELOPMENT. A HIGH QUALITY RESIDENTIAL COMMUNITY IS ENVISIONED FOR THIS SITE. PRODUCT TYPES ARE ANTICIPATED AS FOLLOWS:

- SINGLE-FAMILY LOTS (50' X 120')
- SINGLE-FAMILY LOTS (60' X 110')
- SINGLE-FAMILY LOTS (15K)
- DUPLEX UNITS
- TOWNHOME UNITS

IN ADDITION, +/- 8 ACRES OF FUTURE COMMERCIAL AND MIXED USE ARE PLANNED FOR THE SOUTHWEST CORNER OF THE PROPERTY.

THIS DEVELOPMENT HAS ARTERIAL ROADS LOCATED ON THE SOUTH AND WEST BOUNDARIES OF THE PROPERTY. THE PROXIMITY TO AN ARTERIAL ROAD NETWORK WILL PROVIDE EXCELLENT ACCESS TO THE PROPERTY.

THE PUD WILL PROVIDE VARIOUS OPTIONS FOR THE SITE TO DEVELOP CREATIVELY. FLEXIBILITY IN LOT SIZES AND HOUSING TYPES WILL ENCOURAGE INVENTIVE DESIGN TO FIT MARKET DEMANDS. IN ADDITION, FLEXIBILITY IN OPEN SPACES, PARK LOCATIONS AND THE TRAIL SYSTEM WILL ALLOW FOR A PEDESTRIAN-FRIENDLY COMMUNITY.

### Project Team::

#### OWNER:

JOHNSTOWN LLC  
114 NORTH MASON STREET  
FORT COLLINS, CO 80524  
970-407-7808

#### OWNER'S REPRESENTATIVE:

JEFF JENSEN  
JENSEN LAPLANTE DEVELOPMENT  
1603 OAKRIDGE DRIVE, SUITE 101  
FORT COLLINS CO 80525  
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JEFF@JENSENLAPLANTE.COM

#### PLANNER:

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TB GROUP  
444 MOUNTAIN AVENUE  
BERTHOUD, CO 80513  
970.532.5891  
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#### CIVIL ENGINEER:

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FORT COLLINS, CO 80521  
955.656.5255  
JTUFTTE@SANDERSONSTEWART.COM

### Approvals:

#### TOWN COUNCIL

THIS FINAL DEVELOPMENT PLAN, TO BE KNOWN AS PURVIS FARM FDP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER \_\_\_\_\_ PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 6TH DAY OF JUNE, 2022.

#### BY:

MAYOR \_\_\_\_\_

#### ATTEST:

TOWN CLERK \_\_\_\_\_

### General Notes:

1. ACCESS POINTS SHOWN ON THIS PUD ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
2. LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT TIME OF PLATTING. LOCAL AND COLLECTOR STREETS SHALL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS AT THE TIME OF PLATTING.
3. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS A PART OF THE FINAL SUBDIVISION PLATTING.
4. LANDSCAPING, SIGNAGE, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING AND LIGHTING FOR DEVELOPMENT WITH THIS PUD SHALL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR PRIOR TO IMPLEMENTATION.
5. A METRO DISTRICT SHALL BE ESTABLISHED TO PROVIDE FOR COMMON AREA MAINTENANCE AND FINANCING OF THE PUBLIC IMPROVEMENTS.
6. THE SITE DOES NOT CONTAIN ANY KNOWN ENDANGERED SPECIES.
7. NO ARCHAEOLOGICAL OR HISTORIC AREAS HAVE BEEN IDENTIFIED ON THE SITE.
8. NO FLOODPLAINS, WETLANDS, OR GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED OR MAPPED ON THE SITE.

### Relationship To Town Code & Development Standards:

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

### Legal Description:

A PORTION OF THE SOUTH ONE-HALF OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

### Land-Use Statistics

| EXISTING ZONING:                             | PUD              |             |  |
|--|------------------|-------------|--|
| GROSS LAND AREA:                             | 4,785,036 S.F.   | 109.849 AC. |  |
| NUMBER OF SINGLE-FAMILY DETACHED:            | 232              |             |  |
| NUMBER OF DUPLEXES WITH REAR-LOADED GARAGES: | 52               |             |  |
| NUMBER OF SINGLE-FAMILY ATTACHED:            | 98               |             |  |
| TOTAL NUMBER OF UNITS:                       | 382              |             |  |
| LAND USE:                                    | RESIDENTIAL      |             |  |
| TOTAL STORES:                                | 2                |             |  |
| GROSS DENSITY:                               | 3.49 D.U. / ACRE |             |  |

| GROSS AREA COVERAGE     | SQUARE FEET | ACRES   | % OF  |
|-------------------------|-------------|---------|-------|
| BUILDING ENVELOPES      | 1,502,286   | 34.487  | 31.4% |
| LANDSCAPE AREA (COMMON) | 474,203     | 10.863  | 9.9%  |
| PARK AREA               | 527,949     | 12.12   | 11.0% |
| PUBLIC STREETS          | 460,884     | 10.580  | 9.6%  |
| ALLEYS                  | 139,067     | 3.192   | 2.9%  |
| SIDEWALKS / TRAILS      | 216,541     | 4.971   | 4.5%  |
| DRIVEWAYS               | 28,600      | 0.656   | 0.6%  |
| OPEN SPACE              | 1,435,506   | 32.954  | 30.0% |
| TOTAL AREA:             | 4,785,036   | 109.849 | 100%  |

### PARKING

#### SINGLE-FAMILY RESIDENCE (SINGLE-FAMILY DETACHED)

REQUIRED: 2 SPACES PER DWELLING UNIT = 464  
PROVIDED: 2 SPACES PER DWELLING UNIT = 464

#### SINGLE-FAMILY RESIDENCE (SINGLE FAMILY ATTACHED TOWNHOMES)

REQUIRED: 2 SPACES PER DWELLING UNIT = 194  
PROVIDED: 2 SPACES PER DWELLING UNIT = 194  
GUEST PARKING PROVIDED: 43

#### SINGLE-FAMILY RESIDENCE (SINGLE FAMILY ATTACHED DUPLEXES)

REQUIRED: 2 SPACES PER DWELLING UNIT = 104  
PROVIDED: 2 SPACES PER DWELLING UNIT = 104  
GUEST PARKING PROVIDED: 12

### Sheet Index:

|            |                           |
|------------|---------------------------|
| SHEET 1    | COVER SHEET               |
| SHEET 2    | OVERALL PUD PLAN          |
| SHEET F01  | FENCING PLAN              |
| SHEET L01  | PLANT SCHEDULE            |
| SHEET L02  | LANDSCAPE PLAN            |
| SHEET L03  | LANDSCAPE PLAN            |
| SHEET L04  | LANDSCAPE PLAN            |
| SHEET L05  | LANDSCAPE PLAN            |
| SHEET L06  | LANDSCAPE PLAN            |
| SHEET L07  | LANDSCAPE PLAN            |
| SHEET L08  | LANDSCAPE NOTES & DETAILS |
| SHEET LP01 | PARK ENLARGEMENTS         |
| SHEET LP02 | PARK ENLARGEMENTS         |
| SHEET LP03 | PARK ENLARGEMENTS         |
| SHEET LP04 | AMENITY DETAILS           |

#### PROJECT TITLE

PURVIS FARM

FINAL  
DEVELOPMENT  
PLAN

JOHNSTOWN, CO

#### PREPARED FOR

OWNER:  
JOHNSTOWN  
LLC

144 North Mason Street  
Fort Collins CO 80524

| REVISIONS        | DATE     |
|------------------|----------|
| Revisions Rnd_01 | 10.15.21 |
| Revisions Rnd_02 | 12.03.21 |
| Revisions Rnd_03 | 01.28.22 |
| Revisions Rnd_04 | 03.25.22 |
| Revisions Rnd_05 | 05.20.22 |
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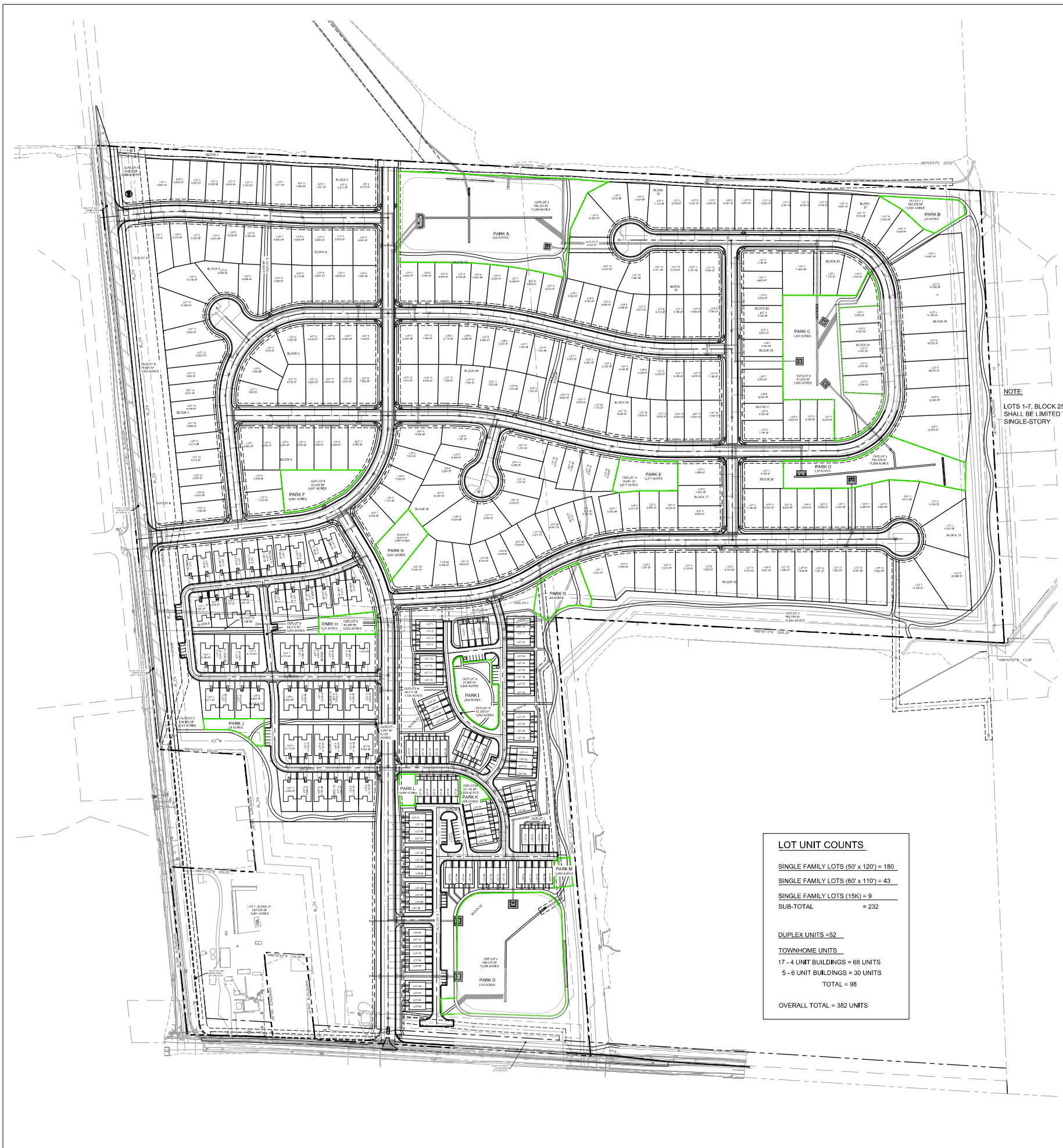
| DATE            |
|-----------------|
| August 20, 2021 |

| SHEET TITLE |
|-------------|
| Cover Sheet |

#### SHEET INFORMATION

Sheet Number: 1

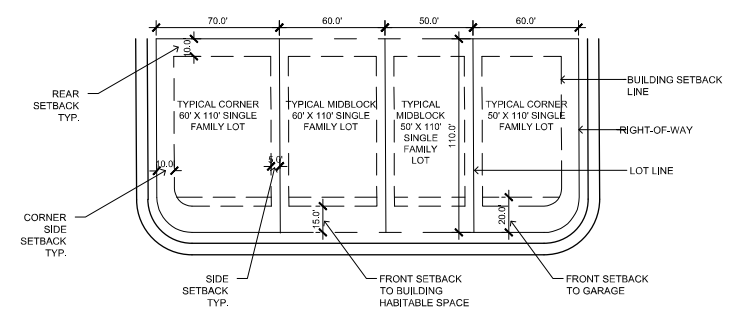
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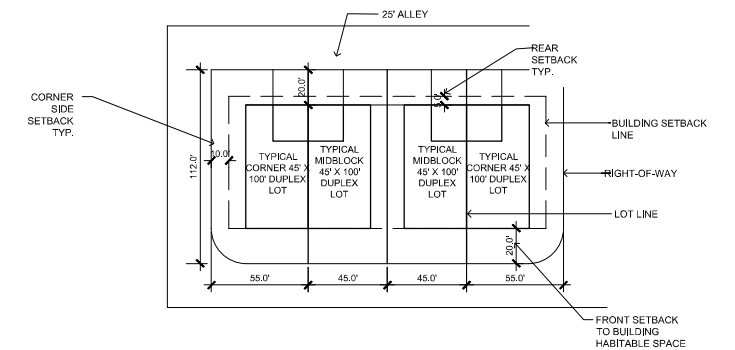
**LOT UNIT COUNTS**

|                                 |                    |
|---------------------------------|--------------------|
| SINGLE FAMILY LOTS (50' x 120') | = 180              |
| SINGLE FAMILY LOTS (60' x 110') | = 43               |
| SINGLE FAMILY LOTS (15K)        | = 9                |
| <b>SUB-TOTAL</b>                | <b>= 232</b>       |
| <b>DUPLEX UNITS</b>             | <b>= 52</b>        |
| <b>TOWNHOME UNITS</b>           |                    |
| 17 - 4 UNIT BUILDINGS           | = 68 UNITS         |
| 5 - 6 UNIT BUILDINGS            | = 30 UNITS         |
| <b>TOTAL</b>                    | <b>= 98</b>        |
| <b>OVERALL TOTAL</b>            | <b>= 382 UNITS</b> |

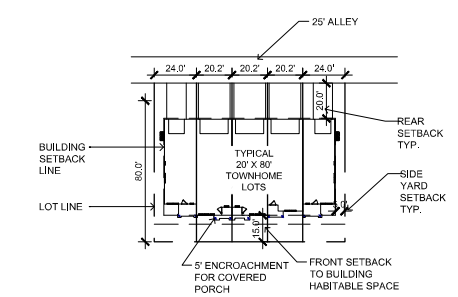
Typical Front-Loaded Single Family Detached Lots:



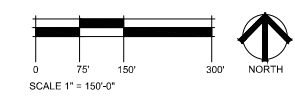
Typical Alley-Loaded Duplex Lots:



Typical Alley-Loaded Townhome Lots:



- Legend:**
- PROPERTY BOUNDARY
  - RIGHT OF WAY
  - PARK BOUNDARY LINE



| REVISIONS         | DATE     |
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|                   |          |
|                   |          |
|                   |          |

DATE  
 August 20, 2021

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET INFORMATION  
 Sheet Number: 2

of: 11

PROJECT TITLE

**PURVIS FARM**

**FINAL DEVELOPMENT PLAN**

JOHNSTOWN, CO

PREPARED FOR

**OWNER:  
JOHNSTOWN LLC**

144 North Mason Street  
Fort Collins CO 80524

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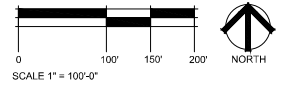
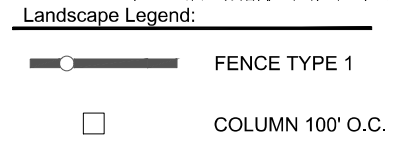
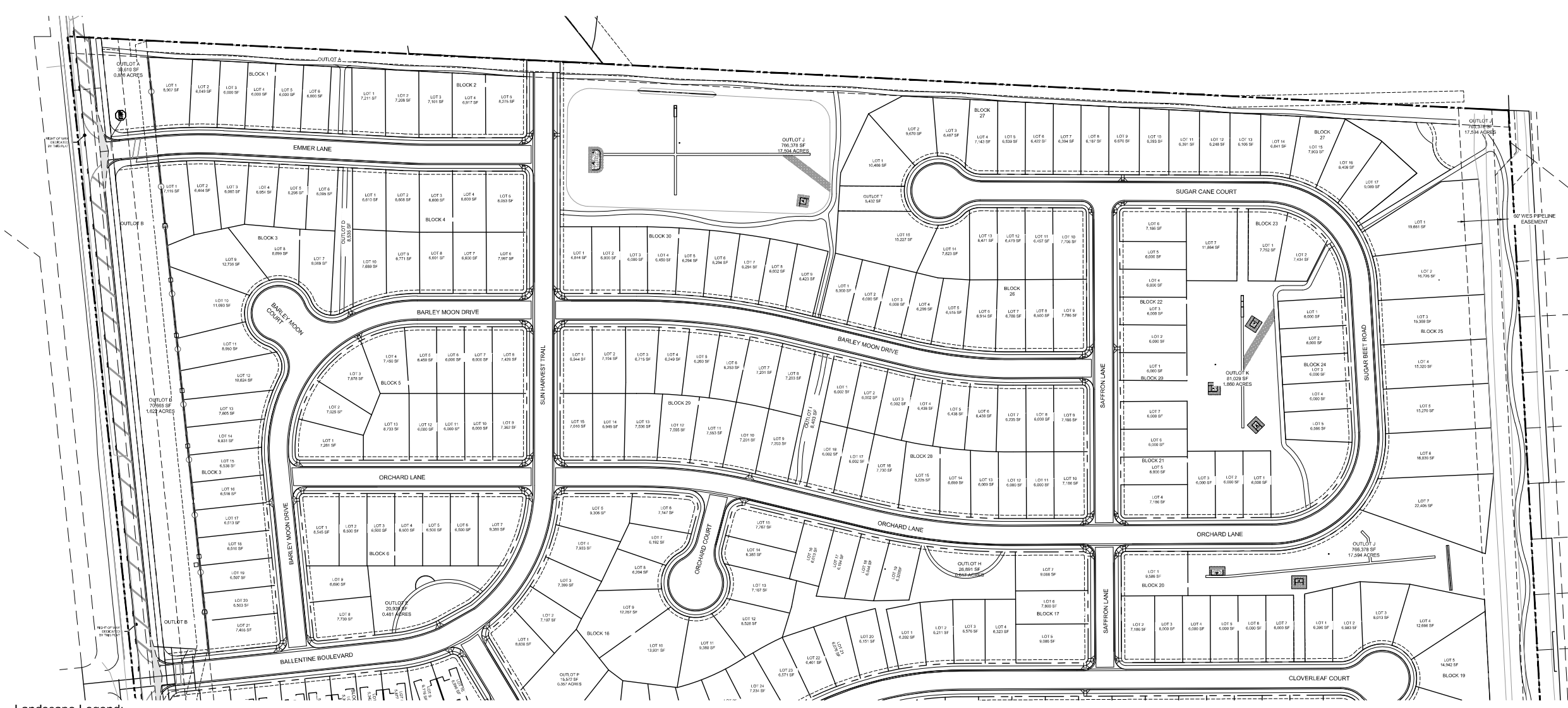
DATE  
August 20, 2021

SHEET TITLE  
**FENCING PLAN & DETAILS**

SHEET INFORMATION

Sheet Number: **F01**

Of: 11



PLANT SCHEDULE

| DECIDUOUS TREES  |     |   |                       |        |       |        | DECIDUOUS SHRUBS |  |   |        |        |                   |     | GRASSES  |        |  |  |  |  |  |
|------------------|-----|---|-----------------------|--------|-------|--------|------------------|--|---|--------|--------|-------------------|-----|--|--------|--|--|--|--|--|
| CODE             | QTY | BOTANICAL / COMMON NAME   | SIZE                  | HEIGHT | WIDTH | SYMBOL | CODE             | QTY  | BOTANICAL / COMMON NAME   | SIZE   | SYMBOL | CODE              | QTY | BOTANICAL / COMMON NAME  | SIZE   |  |  |  |  |  |
| CS               | 20  | Catalpa speciosa<br>Western Catalpa   | 2.0" cal. BB          | 50'    | 40'   |        | URC              | 9  | Aronia arbutifolia 'Erecta'<br>Upright Red Chokeberry                   | 5 gal. |        | BABG              | 246 | Bouteloua gracilis 'Blonde Ambition'<br>Blonde Ambition Grama Grass                  | 1 gal. |  |  |  |  |  |
| GTI              | 20  | Gleditsia triacanthos inermis 'Shademaster'<br>Shademaster Honeylocust            | 2.0" cal. BB          | 50'    | 40'   |        | AA               | 14   | Aronia melanocarpa Low Scape Mound<br>Low Scape Mound Chokeberry        | 1 gal. |        | VFR               | 136 | Calamagrostis x acutiflora 'Overdam'<br>Varigated Feather Reed Grass                 | 1 gal. |  |  |  |  |  |
| GDE              | 40  | Gymnocladus dioicus 'Espresso'<br>Seedless Kentucky Coffeetree                    | 2.0" cal. BB          | 60'    | 50'   |        | SFBB             | 1  | Buddleja alternifolia 'Argentea'<br>Silver Fountain Butterfly Bush      | 5 gal. |        | BOG2              | 94  | Helictotrichon sempervirens<br>Blue Oat Grass  | 1 gal. |  |  |  |  |  |
| KP               | 21  | Koelreuteria paniculata<br>Goldenrain Tree  | 2.0" cal. BB          | 30'    | 30'   |        | DBB              | 41   | Buddleja davidii 'Blue Chip'<br>Dwarf Butterfly Bush                    | 5 gal. |        | FGP               | 89  | Miscanthus sinensis 'Purpurescens'<br>Flame (Purple Maiden) Grass                    | 1 gal. |  |  |  |  |  |
| QMC              | 18  | Quercus muehlenbergii<br>Chinkapin Oak  | 2.0" cal. BB          | 50'    | 50'   |        | CP               | 45   | Caragana pygmaea<br>Pygmy Peashrub                                      | 5 gal. |        | SB2               | 77  | Schizachyrium scoparium 'Blaze'<br>Blaze Little Bluestem                             | 1 gal. |  |  |  |  |  |
| QS               | 35  | Quercus shumardii<br>Shumard Red Oak  | 2.0" cal. BB          | 50'    | 40'   |        | CR               | 14   | Chrysothamnus nauseosus<br>Rubber Rabbitbrush                           | 5 gal. |        | IG                | 69  | Sorghastrum nutans 'Indian Steel'<br>Indian Steel Indian Grass                       | 1 gal. |  |  |  |  |  |
| TAR              | 29  | Tilia americana 'Redmond'<br>Redmond Linden                                       | 2.0" cal. BB          | 50'    | 40'   |        | CK               | 8  | Cornus sericea 'Kelsey'<br>Kelsey's Dwarf Red Twig Dogwood              | 5 gal. |        | <b>PERENNIALS</b> |     |  |        |  |  |  |  |  |
|                  |     |   |                       |        |       |        | CI               | 18   | Cornus sericea 'Isanti'<br>Isanti Red Twig Dogwood                      | 5 gal. |        | TFA               | 13  | Achillea millefolium 'Apricot Delight'<br>Tutti Frutti Apricot Delight Common Yarrow | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | WF               | 5  | Krascheninnikovia lanata<br>Winterfat                                   | 5 gal. |        | SSH               | 18  | Agastache rupestris 'Sunset'<br>Sunset Hyssop  | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | LSRS             | 83   | Perovskia atriplicifolia 'Little Spire' TM<br>Little Spire Russian Sage | 5 gal. |        | AT                | 54  | Asclepias tuberosa<br>Butterfly Milkweed   | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | SWN              | 20   | Physocarpus opulifolius 'Summer Wine'<br>Summer Wine Ninebark           | 5 gal. |        | PCF               | 15  | Echinacea purpurea<br>Purple Coneflower  | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | PBP              | 34   | Prunus besseyi 'Pawnee Buttes'<br>Pawnee Buttes Sand Cherry             | 5 gal. |        | DAY               | 15  | Hemerocallis x 'Stella de Oro'<br>Stella D'Oro Daylily                               | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | RG               | 39   | Rhus aromatica 'Gro-Low'<br>Gro-Low Fragrant Sumac                      | 5 gal. |        | MM                | 11  | Monarda fistulosa fistulosa menthifolia<br>Mintleaf Bergamot                         | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | RAG              | 23   | Ribes aureum<br>Golden Currant  | 5 gal. |        | PB                | 12  | Papaver orientale 'Brilliant'<br>Brilliant Oriental Poppy                            | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | RDK              | 6  | Rosa x 'Double Knockout'<br>Double Knockout Rose                        | 5 gal. |        | BES2              | 69  | Rudbeckia fulgida sullivantii 'Goldsturm'<br>Black-Eyed Susan                        | 1 gal. |  |  |  |  |  |
|                  |     |   |                       |        |       |        | SMP              | 12   | Syringa meyeri 'Palibin'<br>Dwarf Korean Lilac                          | 5 gal. |        |                   |     |  |        |  |  |  |  |  |
| EVERGREEN TREES  |     |   |                       |        |       |        | EVERGREEN SHRUBS |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| CODE             | QTY | BOTANICAL / COMMON NAME   | SIZE                  | HEIGHT | WIDTH | SYMBOL | CODE             | QTY  | BOTANICAL / COMMON NAME   | SIZE   | SYMBOL |                   |     |  |        |  |  |  |  |  |
| PFV              | 10  | Pinus flexilis 'Vanderwolf's Pyramid'<br>Vanderwolf's Pyramid Pine                | 6' B&B                | 50'    | 30'   |        | KK               | 20   | Arctostaphylos uva-ursi<br>Kinnikinnick                                 | 5 gal. |        |                   |     |  |        |  |  |  |  |  |
| PHL              | 48  | Pinus heldreichii leucodermis<br>Bosnian Pine                                     | 6' B&B                | 25'    | 12'   |        | PMZ              | 43   | Arctostaphylos x 'Panchito'<br>Panchito Manzanita                       | 5 gal. |        |                   |     |  |        |  |  |  |  |  |
| PN               | 26  | Pinus nigra<br>Austrian Pine  | 6' B&B                | 45'    | 25'   |        | BCJ              | 24   | Juniperus horizontalis 'Blue Chip'<br>Blue Chip Juniper                 | 5 gal. |        |                   |     |  |        |  |  |  |  |  |
| PPO              | 18  | Pinus ponderosa<br>Ponderosa Pine   | 6' B&B                | 80'    | 40'   |        | BNS              | 4  | Picea abies 'Nidiformis'<br>Birds Nest Spruce                           | 5 gal. |        |                   |     |  |        |  |  |  |  |  |
| PST              | 17  | Pinus strobiformis<br>Southwestern White Pine                                     | 6' B&B                | 50'    | 30'   |        | DNS              | 6  | Picea abies 'Pumila'<br>Dwarf Norway Spruce                             | 5 gal. |        |                   |     |  |        |  |  |  |  |  |
| ORNAMENTAL TREES |     |   |                       |        |       |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| CODE             | QTY | BOTANICAL / COMMON NAME   | SIZE                  | HEIGHT | WIDTH | SYMBOL |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| AG               | 12  | Acer glabrum<br>Rocky Mountain Maple  | 1.5" cal. BB          | 20'    | 15'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| AAB              | 8   | Amelanchier x grandiflora 'Autumn Brilliance'<br>'Autumn Brilliance' Serviceberry | Multi-Stem, 8' height | 25'    | 20'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| MP               | 9   | Malus x 'Prairifire'<br>Prairifire Crab Apple                                     | 1.5" cal. BB          | 20'    | 20'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| RRC              | 6   | Malus x 'Royal Raindrops'<br>Royal Raindrops Crabapple                            | 1.5" cal. BB          | 20'    | 15'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| SSC              | 2   | Malus x 'Spring Snow'<br>Spring Snow Crab Apple                                   | 1.5" cal. BB          | 25'    | 25'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| MPR              | 2   | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple                                  | 1.5" cal. BB          | 20'    | 20'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| PCC              | 14  | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                | 1.5" cal. BB          | 35'    | 20'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
| SR               | 10  | Syringa reticulata<br>Japanese Tree Lilac   | 1.5" cal. BB          | 25'    | 20'   |        |                  |  |   |        |        |                   |     |  |        |  |  |  |  |  |
|                  |     |   |                       |        |       | HCP    | 4                | Pinus sylvestris 'Hillside Creeper'<br>Hillside Creeper Pine | 5 gal.  |        |        |                   |     |  |        |  |  |  |  |  |

Shade Tree Requirements (Overall Site)

| TYPE               | NUMBER OF TREES | PERCENTAGE  |
|--------------------|-----------------|-------------|
| SHADE/CANOPY       | 183             | 50%         |
| EVERGREEN          | 119             | 33%         |
| ORNAMENTAL         | 63              | 17%         |
| <b>TOTAL TREES</b> | <b>365</b>      | <b>100%</b> |



PURVIS FARM

FINAL DEVELOPMENT PLAN

JOHNSTOWN, CO  
 PREPARED FOR  
 OWNER:  
**JOHNSTOWN LLC**  
 144 North Mason Street  
 Fort Collins CO 80524

| REVISIONS         | DATE     |
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DATE  
 August 20, 2021

PLANT SCHEDULE

SHEET INFORMATION  
 Sheet Number: **L01**  
 of 11

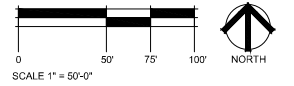
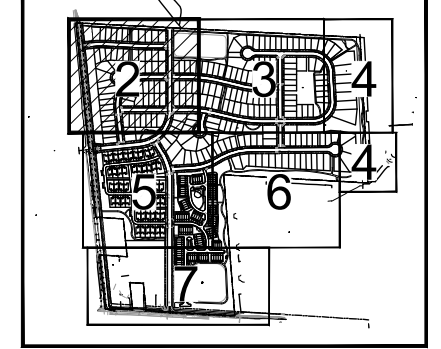
**Landscape Legend:**

| SYMBOL | DESCRIPTION   |
|--------|---|
|        | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQU.   |
|        | SMOOTH RIVER COBBLE<br>ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH OF 1.5" - 3" WASHED RIVER ROCK OVER WEED BARRIER FABRIC |
|        | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   |
|        | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  |
|        | WOOD MULCH  |
|        | CRUSHER FINES   |
|        | ENGINEERED WOOD FIBER   |
|        | IRRIGATED TURF - RIGHT OF WAY   |
|        | PROPERTY BOUNDARY   |
|        | EASEMENT  |
|        | STEEL EDGER   |
|        | PARK BENCH  |
|        | SANDSTONE BOULDER   |

**Plant Code Legend:**

|                         | BOTANICAL / COMMON NAME   |
|-------------------------|---|
| <b>DECIDUOUS TREES</b>  |   |
| CS                      | Catalpa speciosa<br>Western Catalpa   |
| GTI                     | Gleditsia triacanthos inermis 'Shademaster'<br>Shademaster Honeylocust            |
| GDE                     | Gymnocladus dioica 'Espresso'<br>Seedless Kentucky Coffeetree                     |
| KP                      | Koelerutera paniculata<br>Goldenrain Tree   |
| QMC                     | Quercus muehlenbergii<br>Chinkapin Oak  |
| QS                      | Quercus shumardii<br>Shumard Red Oak  |
| TAR                     | Tilia americana 'Redmond'<br>Redmond Linden                                       |
| <b>EVERGREEN TREES</b>  |   |
| PFV                     | Pinus flexilis 'Vanderwolf's Pyramid'<br>Vanderwolf's Pyramid Pine                |
| PHL                     | Pinus heldreichii leucodermis<br>Bosnian Pine                                     |
| PN                      | Pinus nigra<br>Austrian Pine  |
| PPO                     | Pinus ponderosa<br>Ponderosa Pine   |
| PST                     | Pinus strobiformis<br>Southwestern White Pine                                     |
| <b>ORNAMENTAL TREES</b> |   |
| AG                      | Acer glabrum<br>Rocky Mountain Maple  |
| AAB                     | Amelanchier x grandiflora 'Autumn Brilliance'<br>'Autumn Brilliance' Serviceberry |
| MP                      | Malus x 'Prairifire'<br>Prairifire Crab Apple                                     |
| RRC                     | Malus x 'Royal Raindrops'<br>Royal Raindrops Crabapple                            |
| SSC                     | Malus x 'Spring Snow'<br>Spring Snow Crab Apple                                   |
| MPR                     | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple                                  |
| PCC                     | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                |
| SR                      | Syringa reticulata<br>Japanese Tree Lilac   |

**KEY MAP**



REVISIONS

| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |

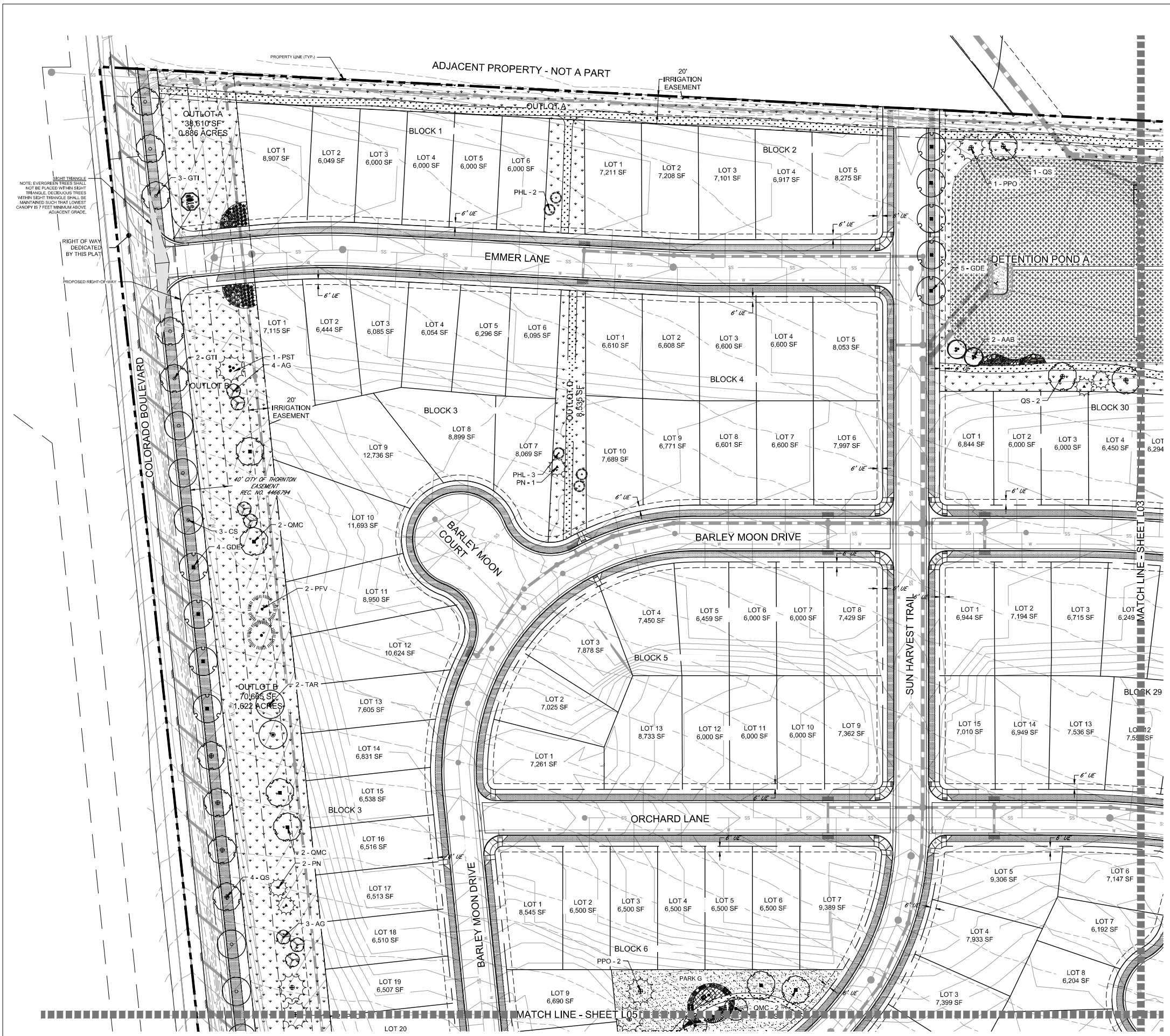
DATE  
August 20, 2021

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET INFORMATION

Sheet Number: **L02**

of: 11



| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |

DATE  
August 20, 2021

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET INFORMATION

Sheet Number: **L03**

Of: 11

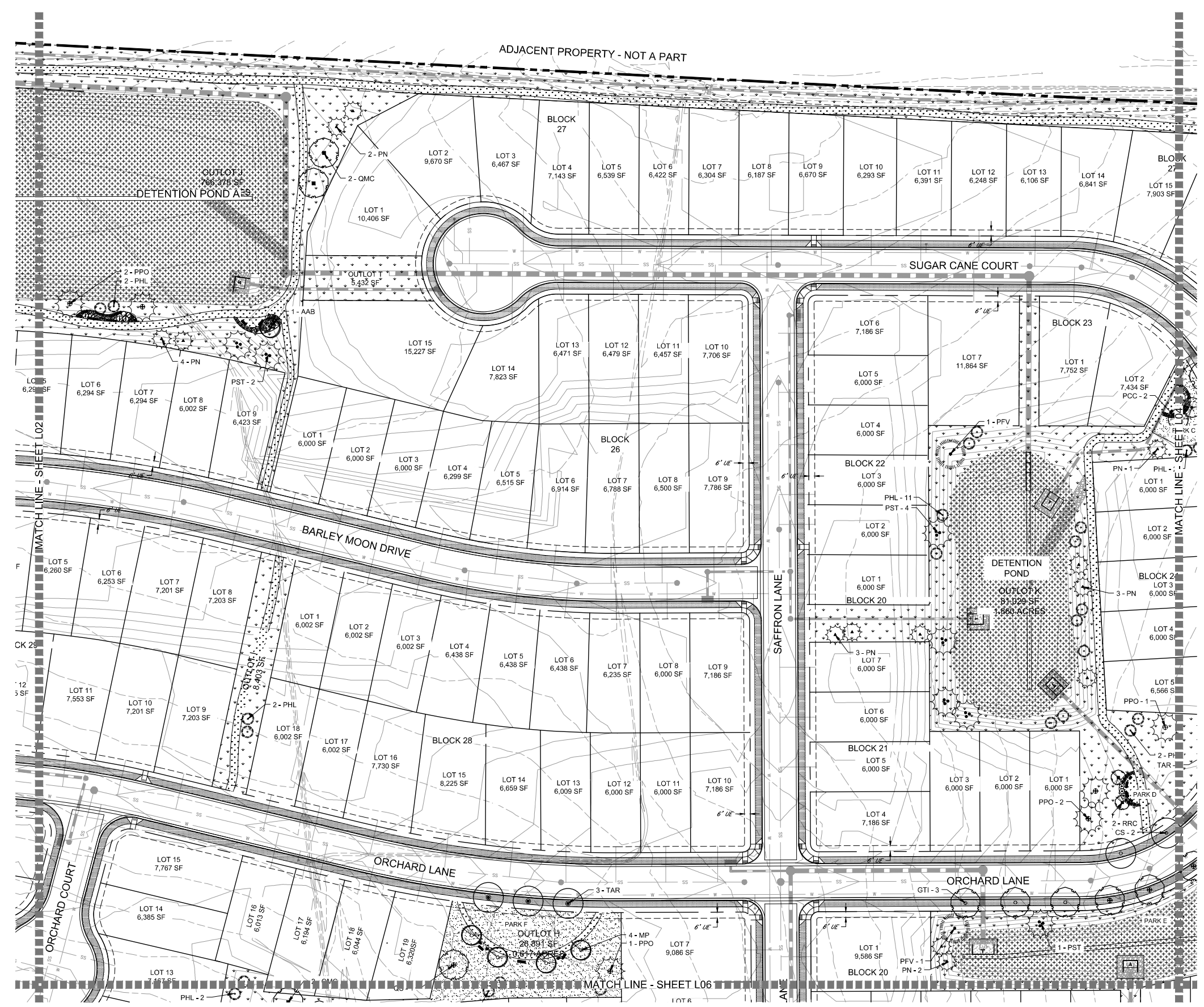
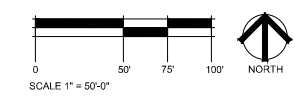
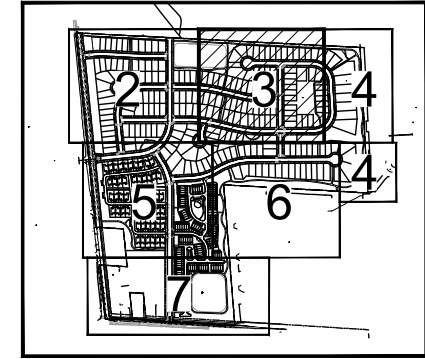
**Landscape Legend:**

- | SYMBOL | DESCRIPTION   |
|--------|---|
|        | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQU.   |
|        | SMOOTH RIVER COBBLE<br>ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH OF 1.5" - 3" WASHED RIVER ROCK OVER WEED BARRIER FABRIC |
|        | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   |
|        | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  |
|        | WOOD MULCH  |
|        | CRUSHER FINES   |
|        | ENGINEERED WOOD FIBER   |
|        | IRRIGATED TURF - RIGHT OF WAY   |
|        | PROPERTY BOUNDARY   |
|        | EASEMENT  |
|        | STEEL EDGER   |
|        | PARK BENCH  |
|        | SANDSTONE BOULDER   |

**Plant Code Legend:**

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME   |
|------------------|---|
| CS               | Catalpa speciosa<br>Western Catalpa   |
| GTI              | Gleditsia triacanthos inermis 'Shademaster'<br>Shademaster Honeylocust            |
| GDE              | Gymnocladus dioica 'Espresso'<br>Seedless Kentucky Coffeetree                     |
| KP               | Koeleruteria paniculata<br>Goldenrain Tree  |
| QMC              | Quercus muehlenbergii<br>Chinkapin Oak  |
| QS               | Quercus shumardii<br>Shumard Red Oak  |
| TAR              | Tilia americana 'Redmond'<br>Redmond Linden                                       |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME   |
| PFV              | Pinus flexilis 'Vanderwolf's Pyramid'<br>Vanderwolf's Pyramid Pine                |
| PHL              | Pinus heldreichii leucodermis<br>Bosnian Pine                                     |
| PN               | Pinus nigra<br>Austrian Pine  |
| PPO              | Pinus ponderosa<br>Ponderosa Pine   |
| PST              | Pinus strobiformis<br>Southwestern White Pine                                     |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME   |
| AG               | Acer glabrum<br>Rocky Mountain Maple  |
| AAB              | Amelanchier x grandiflora 'Autumn Brilliance'<br>'Autumn Brilliance' Serviceberry |
| MP               | Malus x 'Prairifire'<br>Prairifire Crab Apple                                     |
| RRC              | Malus x 'Royal Raindrops'<br>Royal Raindrops Crabapple                            |
| SSC              | Malus x 'Spring Snow'<br>Spring Snow Crab Apple                                   |
| MPR              | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple                                  |
| PCC              | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                |
| SR               | Syringa reticulata<br>Japanese Tree Lilac   |

**KEY MAP**



ADJACENT PROPERTY - NOT A PART

MATCH LINE - SHEET L02

CK 28

12  
5 SF

ORCHARD COURT

MATCH LINE - SHEET L06

LOT 6

| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |
|                   |          |
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|                   |          |
|                   |          |
|                   |          |

DATE  
August 20, 2021

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET INFORMATION

Sheet Number: **L04**

Of: 11

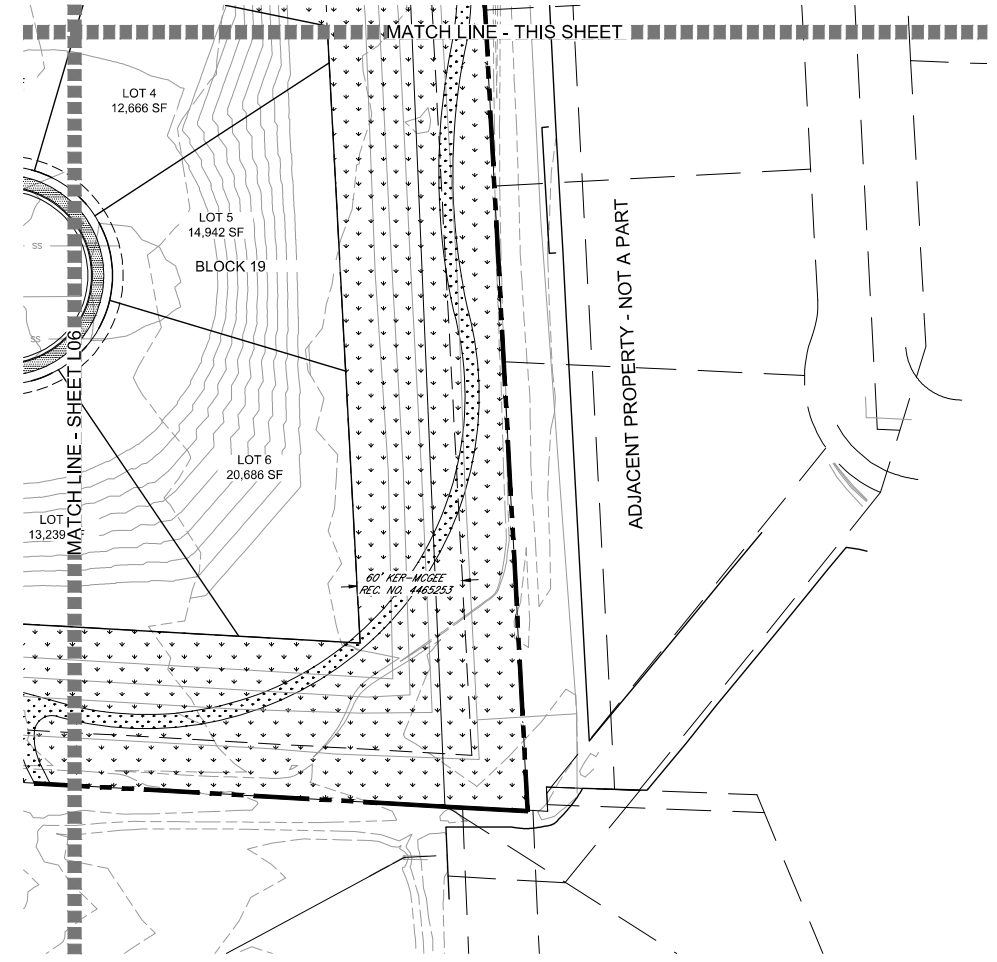
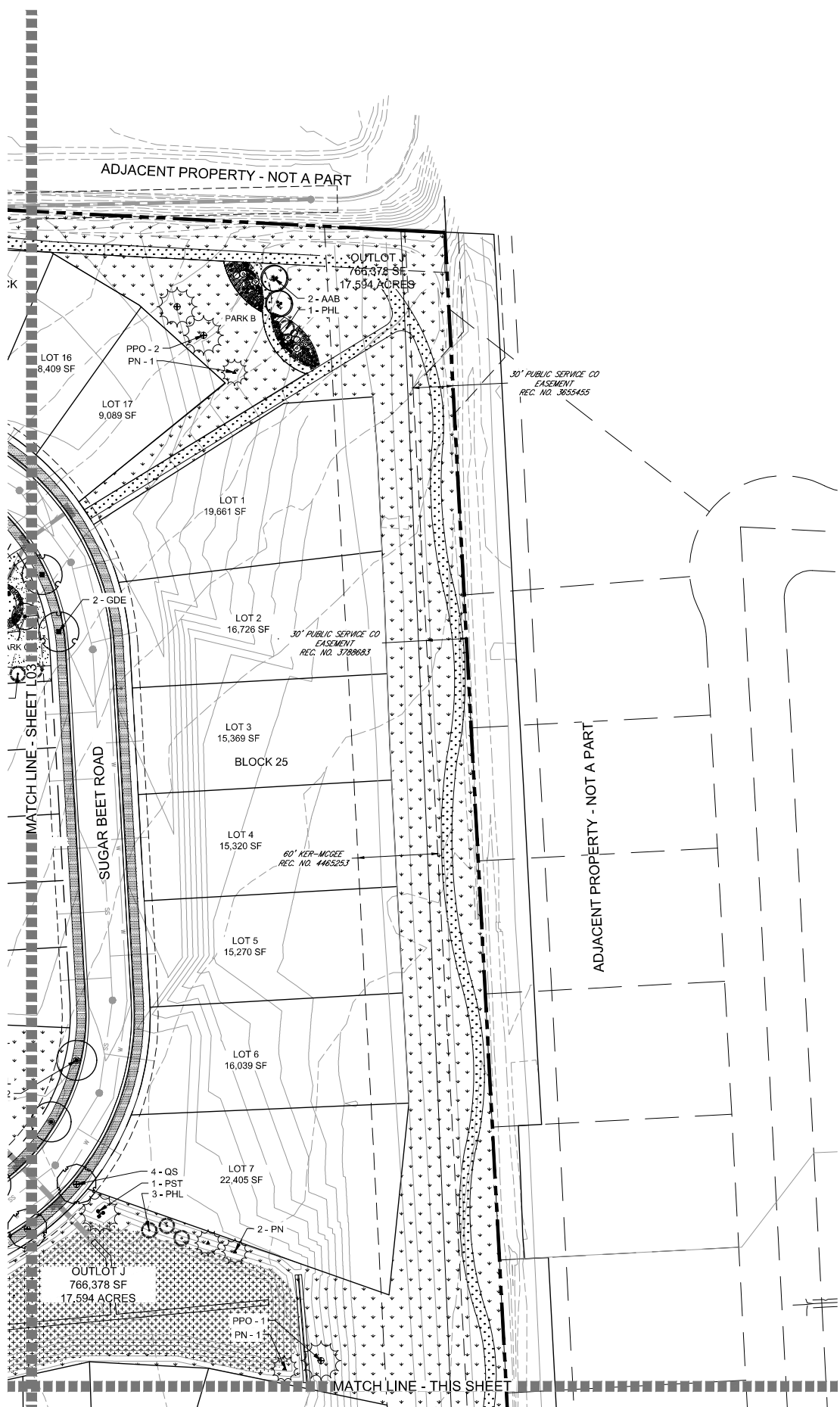
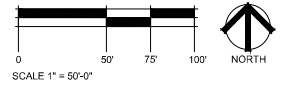
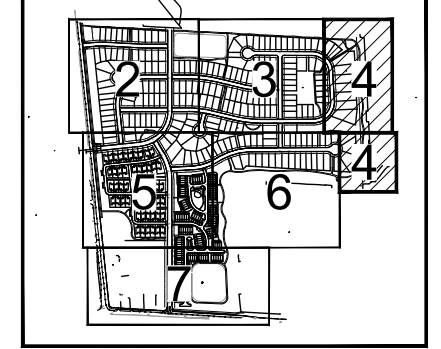
**Landscape Legend:**

- | SYMBOL | DESCRIPTION  |
|--------|--|
|        | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQU.  |
|        | SMOOTH RIVER COBBLE<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH OF 1.5" - 3"<br>WASHED RIVER ROCK OVER<br>WEED BARRIER FABRIC |
|        | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  |
|        | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   |
|        | WOOD MULCH   |
|        | CRUSHER FINES  |
|        | ENGINEERED WOOD FIBER  |
|        | IRRIGATED TURF - RIGHT OF WAY  |
|        | PROPERTY BOUNDARY  |
|        | EASEMENT   |
|        | STEEL EDGER  |
|        | PARK BENCH   |
|        | SANDSTONE BOULDER  |

**Plant Code Legend:**

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME   |
|------------------|---|
| CS               | Catalpa speciosa<br>Western Catalpa   |
| GTI              | Gleditsia triacanthos inermis 'Shademaster'<br>Shademaster Honeylocust            |
| GDE              | Gymnodadus dioicous 'Espresso'<br>Seedless Kentucky Coffeetree                    |
| KP               | Koeleruteria paniculata<br>Goldenrain Tree  |
| QMC              | Quercus muehlenbergii<br>Chinkapin Oak  |
| QS               | Quercus shumardii<br>Shumard Red Oak  |
| TAR              | Tilia americana 'Redmond'<br>Redmond Linden                                       |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME   |
| PFV              | Pinus flexilis 'Vanderwolf's Pyramid'<br>Vanderwolf's Pyramid Pine                |
| PHL              | Pinus heldreichii leucodermis<br>Bosnian Pine                                     |
| PN               | Pinus nigra<br>Austrian Pine  |
| PPO              | Pinus ponderosa<br>Ponderosa Pine   |
| PST              | Pinus strobiformis<br>Southwestern White Pine                                     |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME   |
| AG               | Acer glabrum<br>Rocky Mountain Maple  |
| AAB              | Amelanchier x grandiflora 'Autumn Brilliance'<br>'Autumn Brilliance' Serviceberry |
| MP               | Malus x 'Prairifire'<br>Prairifire Crab Apple                                     |
| RRC              | Malus x 'Royal Raindrops'<br>Royal Raindrops Crabapple                            |
| SSC              | Malus x 'Spring Snow'<br>Spring Snow Crab Apple                                   |
| MPR              | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple                                  |
| PCC              | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                |
| SR               | Syringa reticulata<br>Japanese Tree Lilac   |

**KEY MAP**





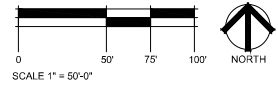
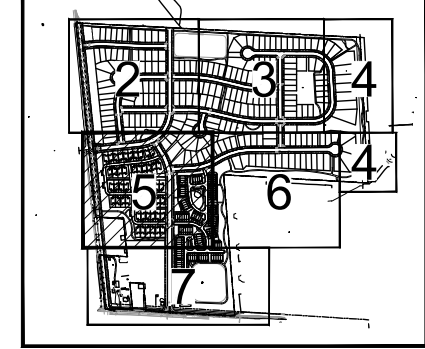
**Landscape Legend:**

- | SYMBOL    | DESCRIPTION  |
|-----------|--|
| [Pattern] | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQU.  |
| [Pattern] | SMOOTH RIVER COBBLE<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH OF 1.5" - 3"<br>WASHED RIVER ROCK OVER<br>WEED BARRIER FABRIC |
| [Pattern] | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  |
| [Pattern] | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   |
| [Pattern] | WOOD MULCH   |
| [Pattern] | CRUSHER FINES  |
| [Pattern] | ENGINEERED WOOD FIBER  |
| [Pattern] | IRRIGATED TURF - RIGHT OF WAY  |
| [Line]    | PROPERTY BOUNDARY  |
| [Line]    | EASEMENT   |
| [Line]    | STEEL EDGER  |
| [Symbol]  | PARK BENCH   |
| [Symbol]  | SANDSTONE BOULDER  |

**Plant Code Legend:**

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME   |
|------------------|---|
| CS               | Catalpa speciosa<br>Western Catalpa   |
| GTI              | Gleditsia triacanthos inermis 'Shademaster'<br>Shademaster Honeylocust            |
| GDE              | Gymnocladus dioica 'Espresso'<br>Seedless Kentucky Coffeetree                     |
| KP               | Koeleruteria paniculata<br>Goldenrain Tree  |
| QMC              | Quercus muehlenbergii<br>Chinkapin Oak  |
| QS               | Quercus shumardii<br>Shumard Red Oak  |
| TAR              | Tilia americana 'Redmond'<br>Redmond Linden                                       |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME   |
| PFV              | Pinus flexilis 'Vanderwolf's Pyramid'<br>Vanderwolf's Pyramid Pine                |
| PHL              | Pinus heldreichii leucodermis<br>Bosnian Pine                                     |
| PN               | Pinus nigra<br>Austrian Pine  |
| PPO              | Pinus ponderosa<br>Ponderosa Pine   |
| PST              | Pinus strobiformis<br>Southwestern White Pine                                     |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME   |
| AG               | Acer glabrum<br>Rocky Mountain Maple  |
| AAB              | Amelanchier x grandiflora 'Autumn Brilliance'<br>'Autumn Brilliance' Serviceberry |
| MP               | Malus x 'Prairifire'<br>Prairifire Crab Apple                                     |
| RRC              | Malus x 'Royal Raindrops'<br>Royal Raindrops Crabapple                            |
| SSC              | Malus x 'Spring Snow'<br>Spring Snow Crab Apple                                   |
| MPR              | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple                                  |
| PCC              | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                |
| SR               | Syringa reticulata<br>Japanese Tree Lilac   |

**KEY MAP**



| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |

DATE  
August 20, 2021

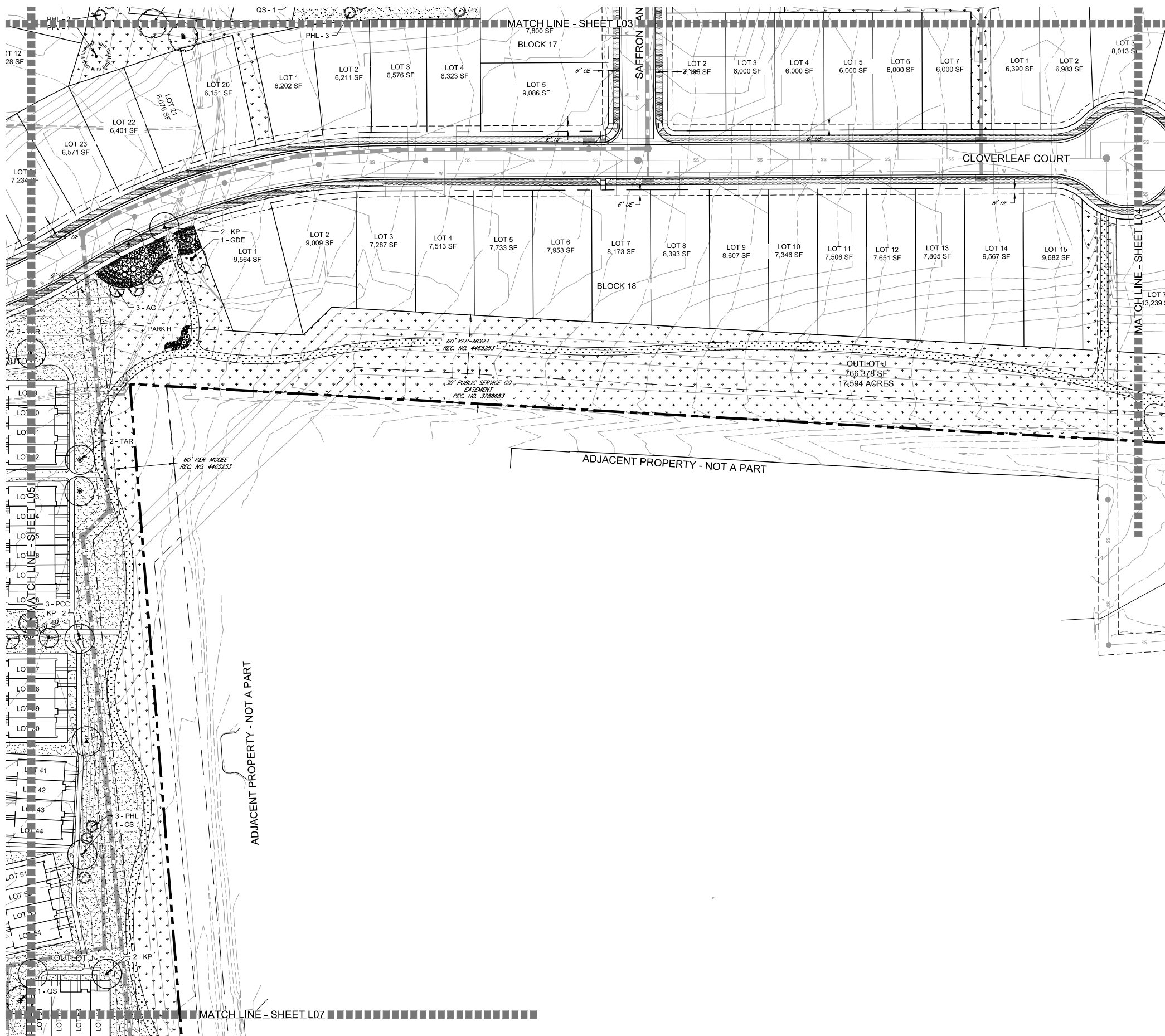
SHEET TITLE  
**LANDSCAPE PLAN**

SHEET INFORMATION

Sheet Number: **L05**

Of: 11





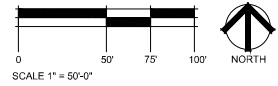
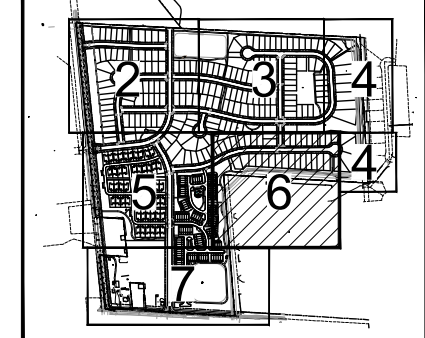
**Landscape Legend:**

- | SYMBOL    | DESCRIPTION  |
|-----------|--|
| [Pattern] | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQU.  |
| [Pattern] | SMOOTH RIVER COBBLE<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH OF 1.5" - 3"<br>WASHED RIVER ROCK OVER<br>WEED BARRIER FABRIC |
| [Pattern] | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  |
| [Pattern] | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   |
| [Pattern] | WOOD MULCH   |
| [Pattern] | CRUSHER FINES  |
| [Pattern] | ENGINEERED WOOD FIBER  |
| [Pattern] | IRRIGATED TURF - RIGHT OF WAY  |
| [Line]    | PROPERTY BOUNDARY  |
| [Line]    | EASEMENT   |
| [Line]    | STEEL EDGER  |
| [Symbol]  | PARK BENCH   |
| [Symbol]  | SANDSTONE BOULDER  |

**Plant Code Legend:**

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME   |
|------------------|---|
| CS               | Catalpa speciosa<br>Western Catalpa   |
| GTI              | Gleditsia triacanthos 'inermis' 'Shademaster'<br>Shademaster Honeylocust          |
| GDE              | Gymnocladus dioica 'Espresso'<br>Seedless Kentucky Coffeetree                     |
| KP               | Koeleruteria paniculata<br>Goldenrain Tree  |
| QMC              | Quercus muehlenbergii<br>Chinkapin Oak  |
| QS               | Quercus shumardii<br>Shumard Red Oak  |
| TAR              | Tilia americana 'Redmond'<br>Redmond Linden                                       |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME   |
| PFV              | Pinus flexilis 'Vanderwolf's Pyramid'<br>Vanderwolf's Pyramid Pine                |
| PHL              | Pinus heldreichii leucodermis<br>Bosnian Pine                                     |
| PN               | Pinus nigra<br>Austrian Pine  |
| PPO              | Pinus ponderosa<br>Ponderosa Pine   |
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| ORNAMENTAL TREES | BOTANICAL / COMMON NAME   |
| AG               | Acer glabrum<br>Rocky Mountain Maple  |
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| MP               | Malus x 'Prairifire'<br>Prairifire Crab Apple                                     |
| RRC              | Malus x 'Royal Raindrops'<br>Royal Raindrops Crabapple                            |
| SSC              | Malus x 'Spring Snow'<br>Spring Snow Crab Apple                                   |
| MPR              | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple                                  |
| PCC              | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                |
| SR               | Syringa reticulata<br>Japanese Tree Lilac   |

**KEY MAP**



| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |

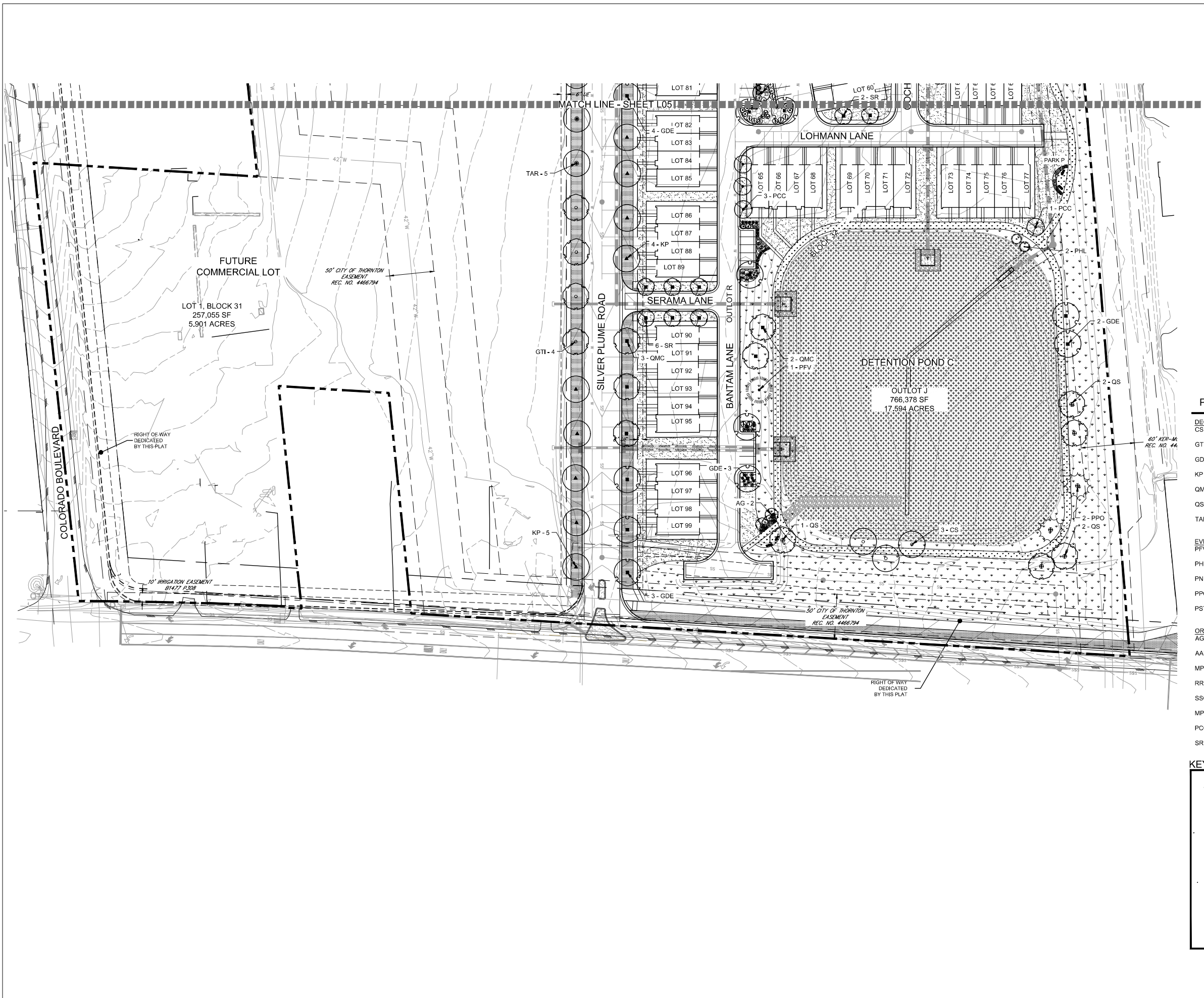
DATE  
August 20, 2021

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET INFORMATION

Sheet Number: **L06**

Of: 11



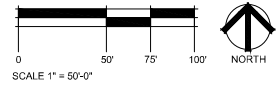
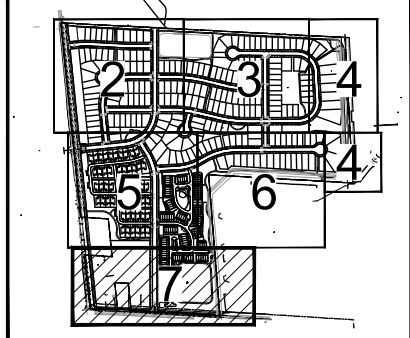
**Landscape Legend:**

| SYMBOL    | DESCRIPTION  |
|-----------|--|
| [Pattern] | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQU.  |
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| [Pattern] | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  |
| [Pattern] | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   |
| [Pattern] | WOOD MULCH   |
| [Pattern] | CRUSHER FINES  |
| [Pattern] | ENGINEERED WOOD FIBER  |
| [Pattern] | IRRIGATED TURF - RIGHT OF WAY  |
| [Line]    | PROPERTY BOUNDARY  |
| [Line]    | EASEMENT   |
| [Line]    | STEEL EDGER  |
| [Symbol]  | PARK BENCH   |
| [Symbol]  | SANDSTONE BOULDER  |

**Plant Code Legend:**

| DECIDUOUS TREES  | BOTANICAL / COMMON NAME   |
|------------------|---|
| CS               | Catalpa speciosa<br>Western Catalpa   |
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| KP               | Koeleruteria paniculata<br>Goldenrain Tree  |
| QMC              | Quercus muehlenbergii<br>Chinkapin Oak  |
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| TAR              | Tilia americana 'Redmond'<br>Redmond Linden                                       |
| EVERGREEN TREES  | BOTANICAL / COMMON NAME   |
| PFV              | Pinus flexilis 'Vanderwolf's Pyramid'<br>Vanderwolf's Pyramid Pine                |
| PHL              | Pinus heldreichii leucodermis<br>Bosnian Pine                                     |
| PN               | Pinus nigra<br>Austrian Pine  |
| PPO              | Pinus ponderosa<br>Ponderosa Pine   |
| PST              | Pinus strobiformis<br>Southwestern White Pine                                     |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME   |
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| SSC              | Malus x 'Spring Snow'<br>Spring Snow Crab Apple                                   |
| MPR              | Malus x 'Prairie Rose'<br>Prairie Rose Crabapple                                  |
| PCC              | Pyrus calleryana 'Chanticleer'<br>Chanticleer Pear                                |
| SR               | Syringa reticulata<br>Japanese Tree Lilac   |

**KEY MAP**



| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
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| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |

### SEED MIX NOTES

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
- SEED SHALL BE MIXTURES THAT WHICH MATCH THE BELOW MIXTURES.

#### MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEED AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAST 1/4 INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEED AREAS SHALL BE TEMPORARILY IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

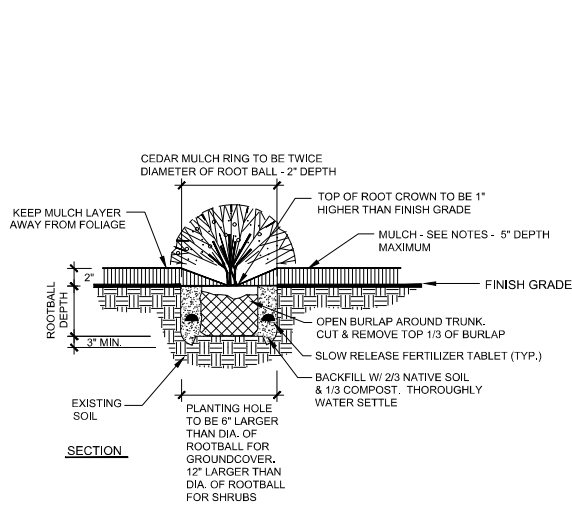
### SEED MIX DETAILS

#### UPLAND SEED MIX

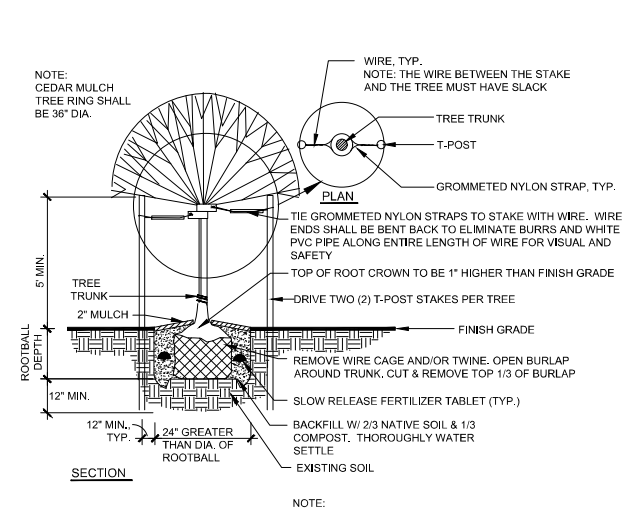
| COMMON NAME  | %   |
|--|-----|
| ANNUAL RYEGRASS  | 20% |
| SLENDER WHEATGRASS   | 15% |
| CRESTED WHEATGRASS   | 12% |
| MOUNTAIN BROME   | 10% |
| HARD FESCUE  | 10% |
| CANADA BLUEGRASS   | 10% |
| SIDEGRASS GRAMA  | 8%  |
| BIG BLUESTEM   | 5%  |
| BLUE GRAMA (COATED) SAND DROPSEED                                      | 5%  |
| DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF) |     |

#### DETENTION BASIN SEED MIX

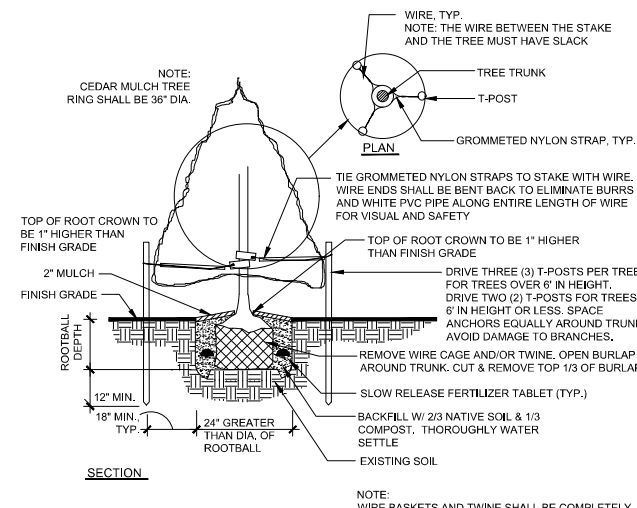
| COMMON NAME  | PLS/AC |
|--|--------|
| PLAINS COREOPSIS                                   | 0.17   |
| WHITE PRAIRIE CLOVER                               | 0.65   |
| PURPLE PRAIRIE CLOVER                              | 0.81   |
| INDIAN BLANKET FLOWER                              | 1.85   |
| MEXICAN HAT  | 0.2    |
| FRINGED SAGE                                       | 0.47   |
| INDIAN RICEGRASS                                   | 1.13   |
| SIDEGRASS GRAMA                                    | 1.15   |
| BUFFALOGRASS                                       | 3.27   |
| BLUE GRAMA   | 0.25   |
| INLAND SALTGRASS                                   | 0.35   |
| BOTTLEBRUSH SQUIRRELTAIL                           | 0.95   |
| STREAMBANK WHEATGRASS                              | 1.36   |
| PRAIRIE JUNGLEGRASS                                | 0.98   |
| WESTERN WHEATGRASS                                 | 1.61   |
| LITTLE BLUESTEM                                    | 0.7    |
| DRILLED APPLICATION RATE: 14.54 LBS (PLS) PER ACRE |        |
| BROADCAST RATE: 29.08 LBS PER ACRE                 |        |



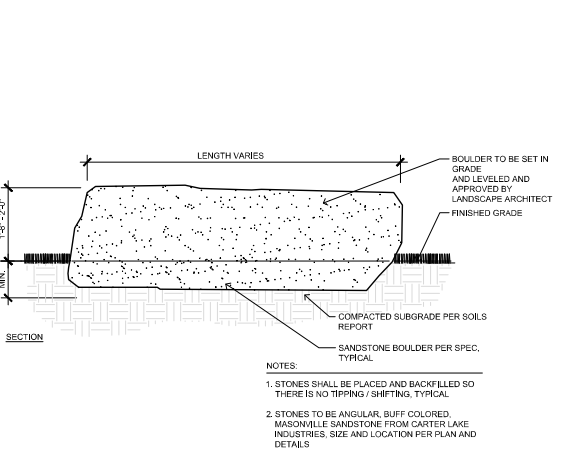
**1** GROUND COVER AND SHRUB PLANTING DETAIL  
NOT TO SCALE TBG-L-01



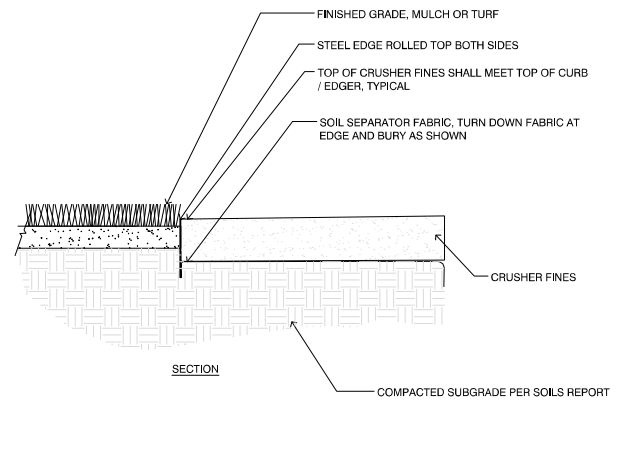
**2** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE 329343.15-01



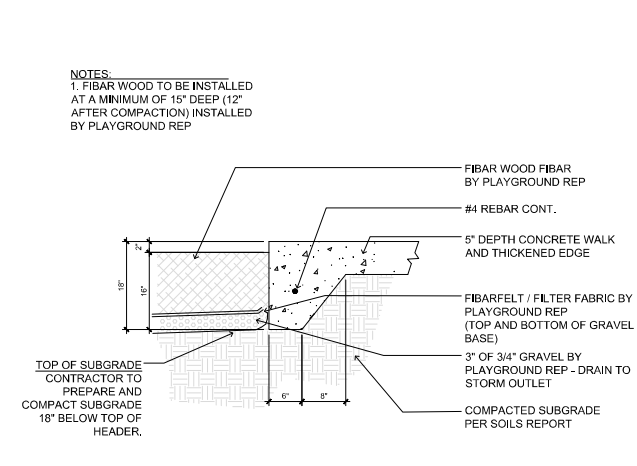
**3** CONIFER TREE PLANTING DETAIL  
NOT TO SCALE 329343.25-01



**4** SANDSTONE BOULDER  
1/2" = 1'-0" TBG-L-10



**5** CRUSHER FINES DETAIL  
NOT TO SCALE TBG-L-04



**6** FIBAR SURFACING & THICKENED EDGE  
3/4" = 1'-0" TBG-L-CO-04

### LANDSCAPE STANDARDS

THE DESIGN INTENT FOR THE PURVIS FARM PUD IS TO CREATE A HIGH-QUALITY RESIDENTIAL COMMUNITY THAT CELEBRATES THE AGRICULTURAL HISTORY OF JOHNSTOWN. PROPER LANDSCAPING METHODS ALONG THE PERIMETER AND WATER-WISE PLANT SELECTION WILL BE INCORPORATED TO ACHIEVE A COHESIVE RELATIONSHIP WITH ADJACENT FARMING COMMUNITY.

### SINGLE-FAMILY RESIDENTIAL LOT STANDARDS

INDIVIDUAL LOT LANDSCAPING WILL BE PROVIDED BY EACH HOMEOWNER, OR THE BUILDER AT THE BUILDER'S DISCRETION. DESIGN SHALL FOLLOW THE TOWN OF JOHNSTOWN LANDSCAPE STANDARDS. ONE (1) TREE PER LOT SHALL BE REQUIRED IN THE FRONT YARD. TWO (2) TREES SHALL BE REQUIRED IN THE FRONT YARD OF CORNER LOTS, ONE (1) WITHIN THE FRONT YARD AND ONE (1) IN THE SIDE YARD FACING PUBLIC RIGHT-OF-WAY. A MINIMUM OF 30% OF EACH SINGLE-FAMILY LOT SHALL CONSIST OF DRIP IRRIGATED SHRUB BEDS WITH LOW TO MEDIUM WATER USE PLANTS.

### LANDSCAPE NOTES

- IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND DETAILS AND IN ACCORDANCE WITH CURRENT TOWN OF JOHNSTOWN LANDSCAPE STANDARDS AND SPECIFICATIONS. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN OF JOHNSTOWN FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE TOWN'S ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE DEVELOPER/CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE TOWN OF JOHNSTOWN.
- IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO REPLACE ALL DEAD PLANT MATERIAL AND/OR RE-SOD OR SEED TURF AREAS THAT ARE NOT ESTABLISHED DURING THE WARRANTY PERIOD ESTABLISHED BY THE DEVELOPMENT AGREEMENT FOR THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION.
- REFER TO CIVIL ENGINEER PLANS FOR UTILITY LAYOUT AND GRADING.
- REFER TO PLAN FOR ALL PROPERTY LINE AND EASEMENT LOCATIONS.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (AA) SPECIFICATIONS FOR NUMBER ONE GRADE. ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY, BALL AND BURLAP AS STATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AA-ANS) AND THE COLORADO NURSERY ACT OF 1965 (CNA)
- ALL TREES TO BE BALLED & BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 14 GAUGE GALVANIZED STEEL WITH ROLLED TOP SET LEVEL WITH TOP OF SOD. NO EDGING BETWEEN ROCK AND WOOD MULCH TRANSITIONS.
- MINOR CHANGES IN SPECIFICATIONS AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN 40' AND 15' RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN 10' AND NO SHRUBS WITHIN 5' FROM WATER AND SEWER LINES. 4' FROM GAS, TELEPHONE AND ELECTRIC LINES, AND 10' FROM ANY DRIVEWAY. NO TREES SHALL BE PLANTED CLOSER THAN 30' FROM A STOP SIGN.
- ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- PLANT MATERIAL LOCATIONS SHALL BE COORDINATED WITH SPRINKLER IRRIGATION HEAD LOCATIONS TO AVOID CONFLICTS.
- SOIL PREPARATION - MINIMUM REQUIREMENTS FOR SOIL PREPARATION SHALL INCLUDE 3 CUBIC YARDS OF ORGANIC MATERIAL FOR 1000 SQUARE FEET OF EXISTING SOIL TILLED TO A MINIMUM DEPTH OF 6 INCHES. TREE AND SHRUB PITS SHALL BE BACKFILLED USING A MIXTURE OF ONE-THIRD EXISTING SITE SOIL, ONE-THIRD TOPSOIL AND ONE-THIRD ORGANIC MATTER.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF C.O. FOR ALL STRUCTURES.
- GRASS PAVING SYSTEM TO BE NDS TUFFTRACK GRASSROAD PAVERS WITH A COMPRESSIVE STRENGTH OF 98,770 PSF AND 685 PSI (OR APPROVED EQUAL SUBSTITUTE) INSTALLED PER MANUFACTURER'S DETAILS, SPECIFICATIONS, RECOMMENDATIONS, AND CIVIL DETAIL SHEETS.

### IRRIGATION NOTES

- ALL POTABLE-WATER IRRIGATION SYSTEMS SHALL BE DESIGNED WITH A 6:00 P.M. - 8:00 A.M. WATERING WINDOW TO MINIMIZE EVAPORATIVE LOSS. SYSTEMS SHALL ALSO BE DESIGNED WITH ZONING TO MINIMIZE TAP SIZES.
- AN AUTOMATIC CONTROLLER SHALL ACTIVATE THE SYSTEM. REMOTE CONTROL VALVES SHALL OPERATE EACH ZONE VALVE.
- THE SYSTEM SHALL PROVIDE HEAD-TO-HEAD COVERAGE TO ALL LANDSCAPED AREAS.
- THE SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, STREETS AND PARKING AREAS.
- ALL POTABLE WATER SYSTEMS SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE.
- ALL MAINLINE PIPING SHALL BE CLASS 200 PVC. LATERAL PIPING FOR SYSTEMS THAT WILL BE TURNED OVER TO THE TOWN FOR MAINTENANCE WILL BE CLASS 200 PVC. THOUGH THIS MATERIAL IS ENCOURAGED FOR LATERAL PIPING FOR ALL SYSTEMS.
- ALL PIPING SHALL BE BURIED A MINIMUM OF EIGHTEEN (18) INCHES. FOR SYSTEMS THAT WILL BE TURNED OVER TO THE TOWN FOR MAINTENANCE, MAINLINE SHALL BE BURIED A MINIMUM OF TWENTY FOUR (24) INCHES.
- IN-LINE ISOLATION VALVES SHALL BE LOCATED ON MAINLINES WHEN THE MAINLINE CROSSES ANY PUBLICLY DEDICATED STREET.
- ALL PIPING SHALL BE SLEEVED WHERE LOCATED UNDER PAVED SURFACES. ELECTRIC WIRING SHALL BE SLEEVED SEPARATELY FROM PIPING.
- THREE (3) SPARE ELECTRICAL WIRES SHALL BE EXTENDED TO EACH END OF THE MAINLINE. THE WIRES SHALL BE LOOPED IN EACH VALVE BOX (EIGHTEEN (18) INCH MINIMUM LOOP) FOR POSSIBLE FUTURE USE.
- SPRAY HEADS, ROTORS AND DRIP SYSTEMS SHALL ALL BE ZONED SEPARATELY FROM ONE ANOTHER.
- DRIP IRRIGATION SHALL BE PROVIDED FOR ALL TREES AND SHRUBS LOCATED IN SHRUB BEDS AND IN ALL NATIVE SEEDED AREAS (EVEN THOSE AREAS APPROVED FOR TEMPORARY IRRIGATION FOR NATIVE SEED). TREES LOCATED IN IRRIGATED TURF AREAS SHALL NOT RECEIVE DRIP. DRAIN VALVES SHALL BE INCLUDED AT THE END OF EACH DRIP LATERAL PIPE.
- IN-LINE QUICK COUPLERS SHALL BE PROVIDED THREE HUNDRED (300) FEET ON CENTER FOR ALL NATIVE AREA IRRIGATION SYSTEMS TO BE TURNED OVER TO THE TOWN FOR MAINTENANCE.
- ALONG ARTERIAL RIGHTS-OF-WAY, WHERE ULTIMATE IMPROVEMENTS ARE NOT REQUIRED, THE AREA BETWEEN THE INITIAL PHASE CURB AND THE FUTURE ULTIMATE PHASE CURB AND/OR EXISTING EDGE OF ASPHALT SHALL BE IRRIGATED WITH ZONES SEPARATE FROM THE REST OF THE RIGHT-OF-WAY SYSTEM.
- ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

| REVISIONS        | DATE     |
|------------------|----------|
| Revisions Rnd_01 | 10.15.21 |
| Revisions Rnd_02 | 12.03.21 |
| Revisions Rnd_03 | 01.28.22 |
| Revisions Rnd_04 | 03.25.22 |
| Revisions Rnd_05 | 05.20.22 |
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| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |

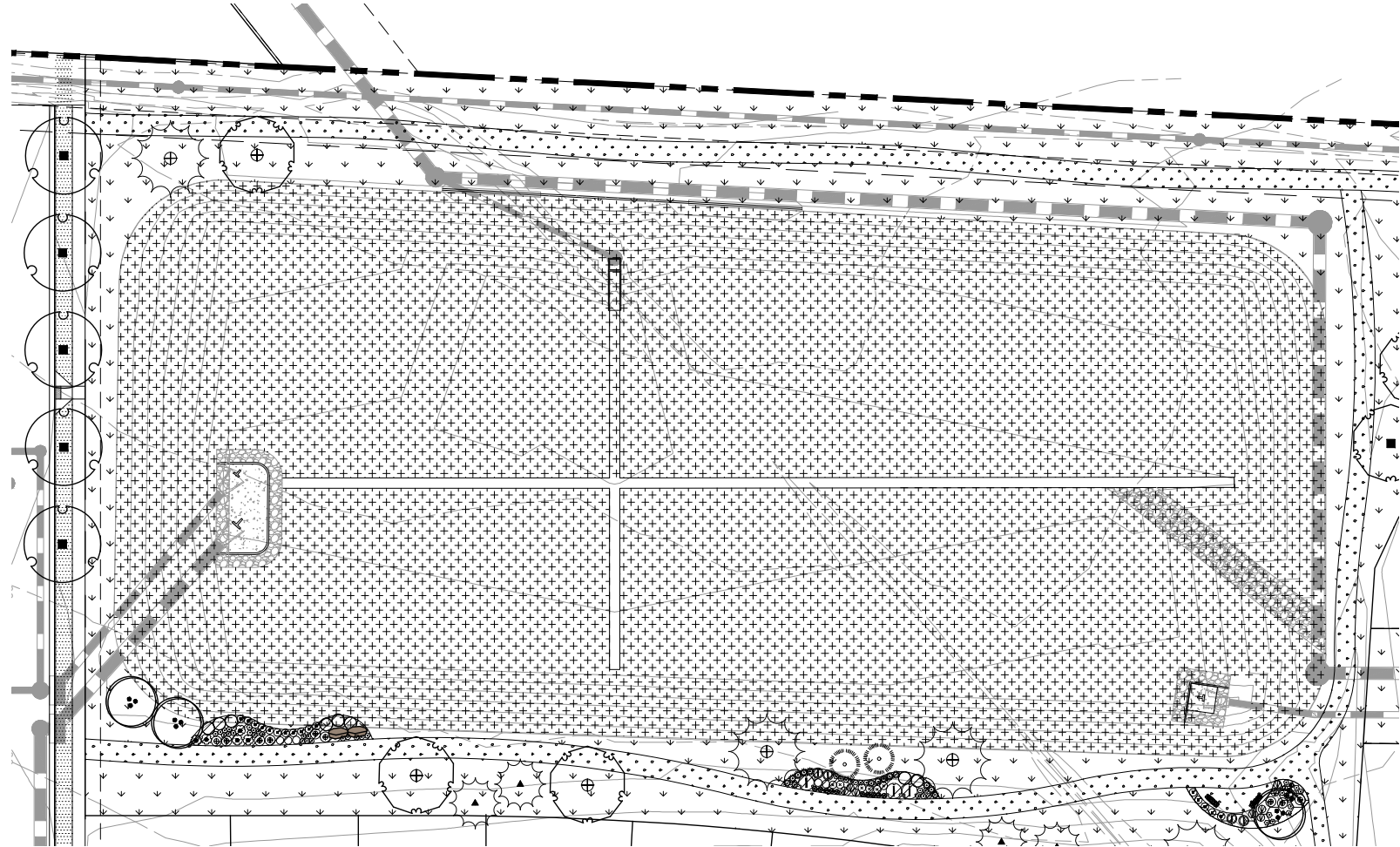
DATE  
August 20, 2021

SHEET TITLE  
**PARK ENLARGEMENTS**

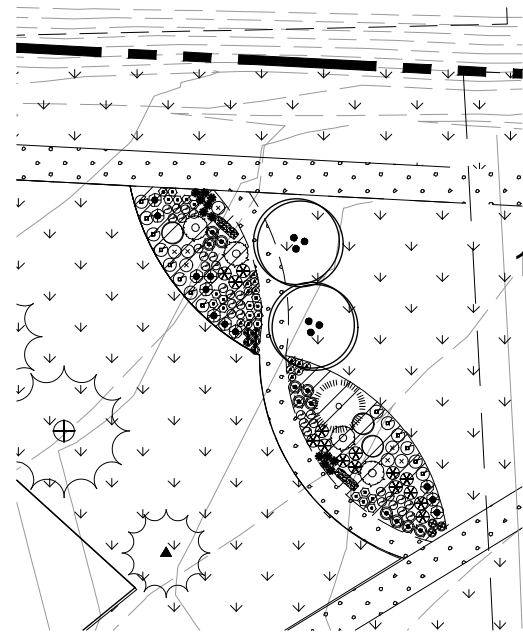
SHEET INFORMATION

Sheet Number: **LP01**

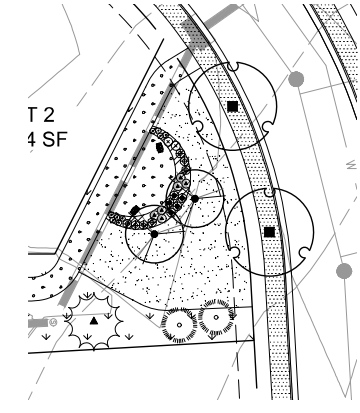
of: 11



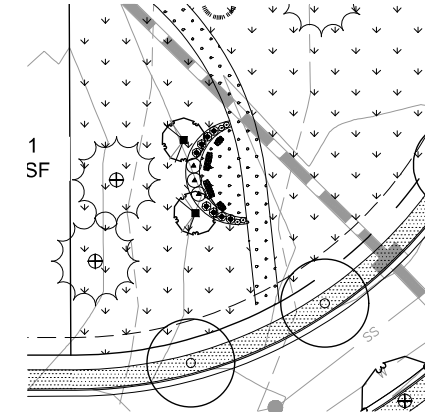
**1** DETENTION POND A (PARK A) ENLARGEMENT  
Scale: 1" = 30'-0"



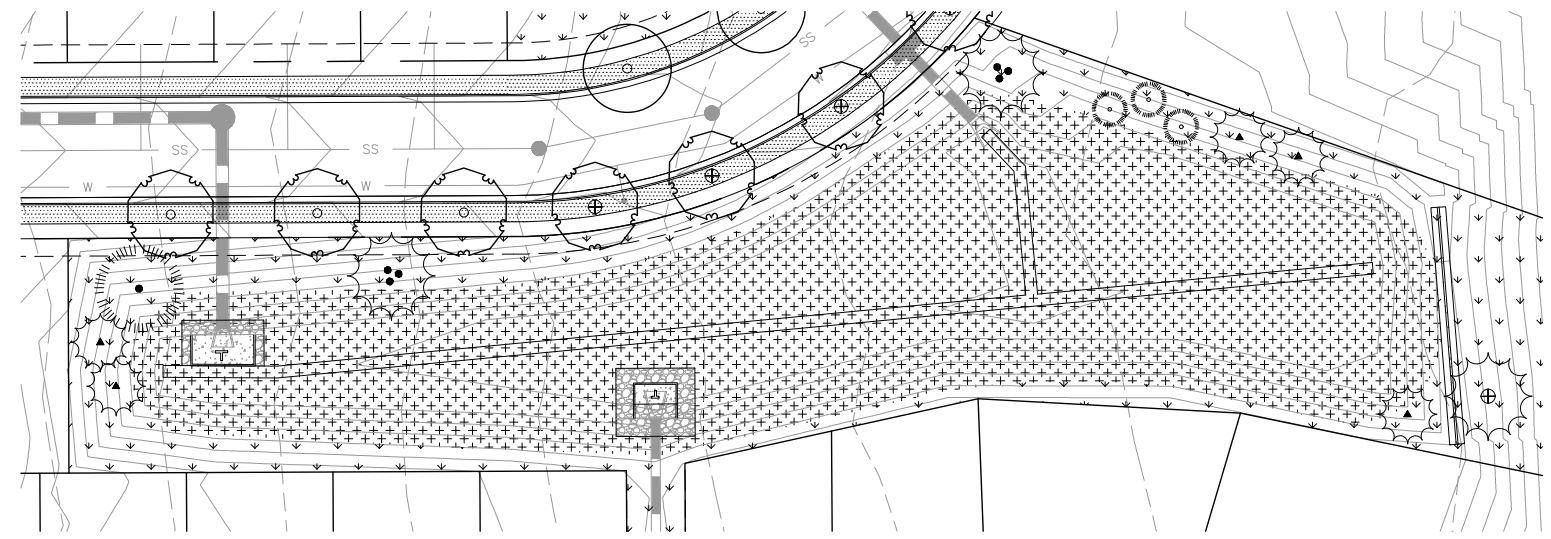
**2** PARK B ENLARGEMENT  
Scale: 1" = 20'-0"



**3** PARK C1 ENLARGEMENT  
Scale: 1" = 30'-0"



**4** PARK C2 ENLARGEMENT  
Scale: 1" = 30'-0"

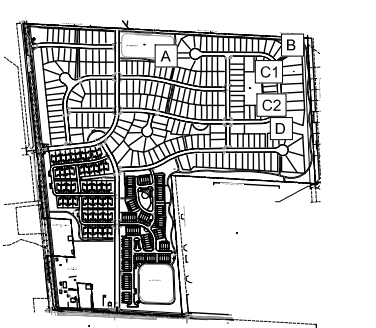


**5** PARK D ENLARGEMENT  
Scale: 1" = 30'-0"

**Landscape Legend:**

| SYMBOL | DESCRIPTION  | SYMBOL | DESCRIPTION       |
|--------|--|--------|-------------------|
|        | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQUAL   |        | PROPERTY BOUNDARY |
|        | SMOOTH RIVER COBBLE<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH OF 1.5" - 3"<br>WASHED RIVER ROCK OVER<br>WEED BARRIER FABRIC |        | EASEMENT          |
|        | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  |        | STEEL EDGER       |
|        | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   |        | PARK BENCH        |
|        | WOOD MULCH   |        | SANDSTONE BOULDER |
|        | CRUSHER FINES  |        |                   |
|        | ENGINEERED WOOD FIBER  |        |                   |
|        | IRRIGATED TURF - RIGHT OF WAY  |        |                   |

**Keymap:**



| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |
|                   |          |
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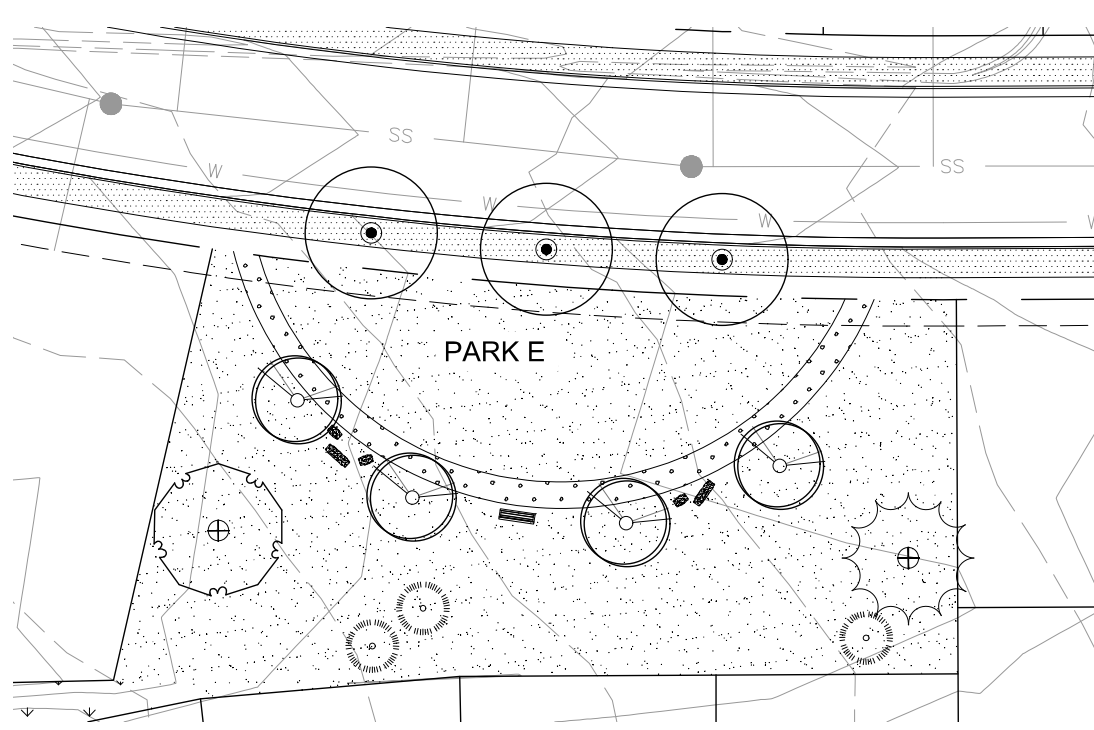
DATE  
 August 20, 2021

SHEET TITLE  
**PARK ENLARGEMENT**

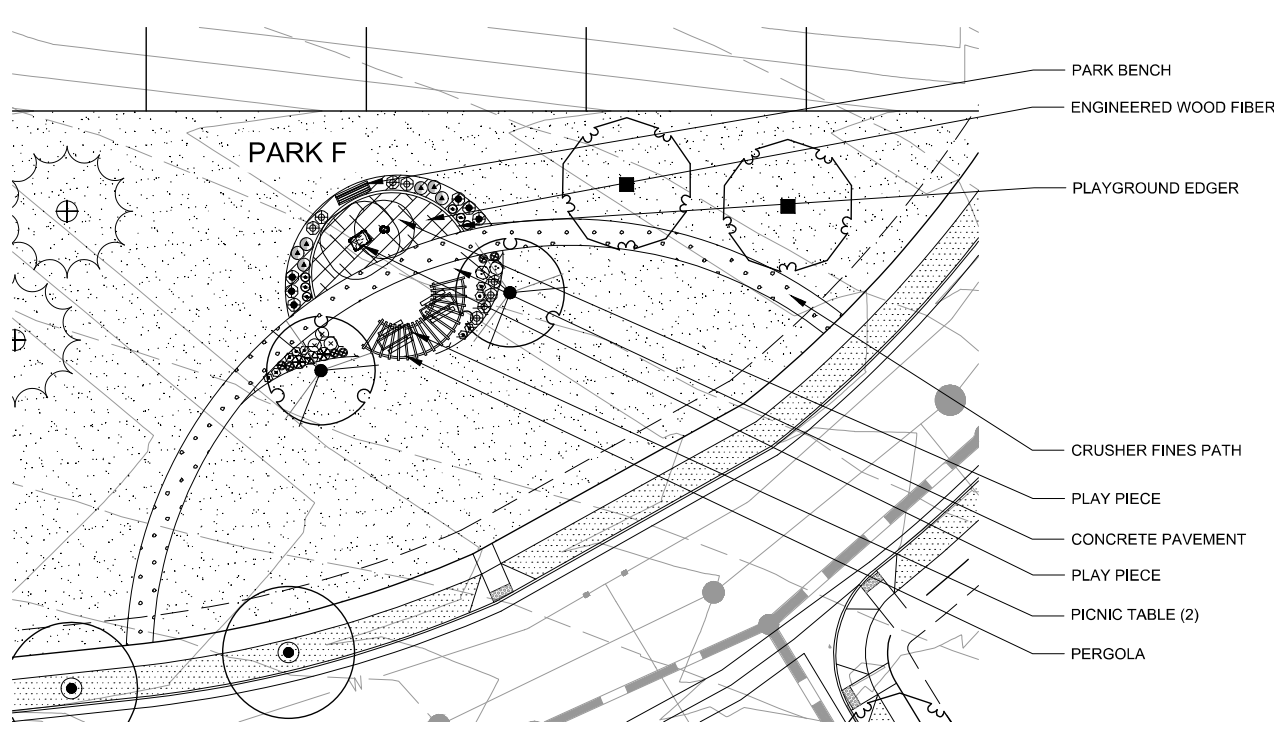
SHEET INFORMATION

Sheet Number: **LP02**

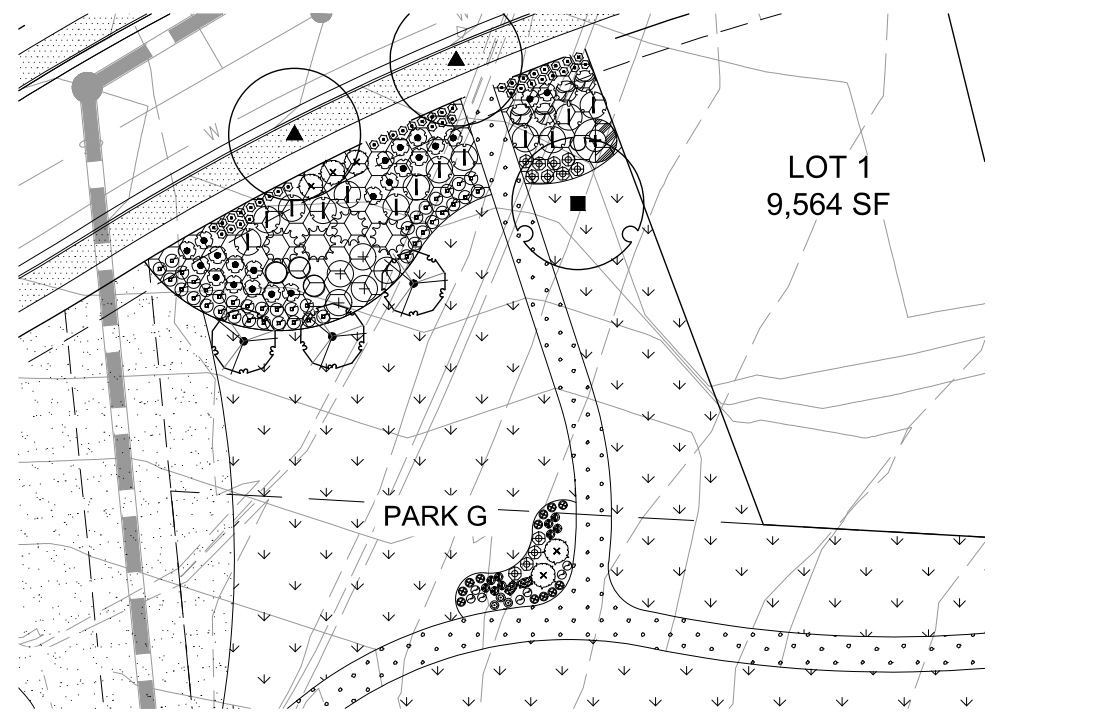
Of: 11



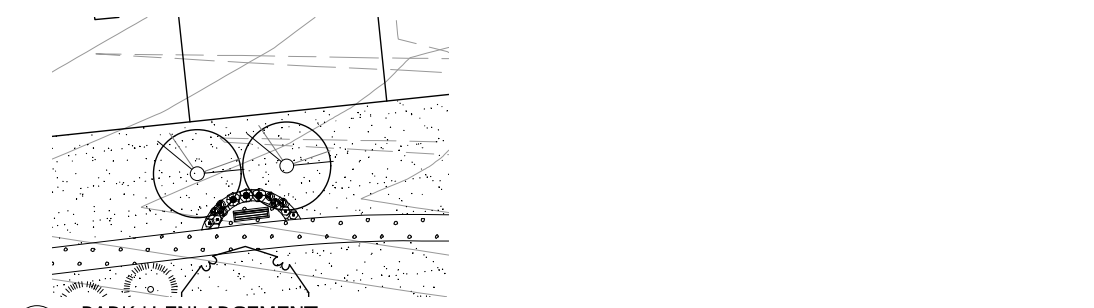
6 **PARK E ENLARGEMENT** Scale: 1"= 20'-0"



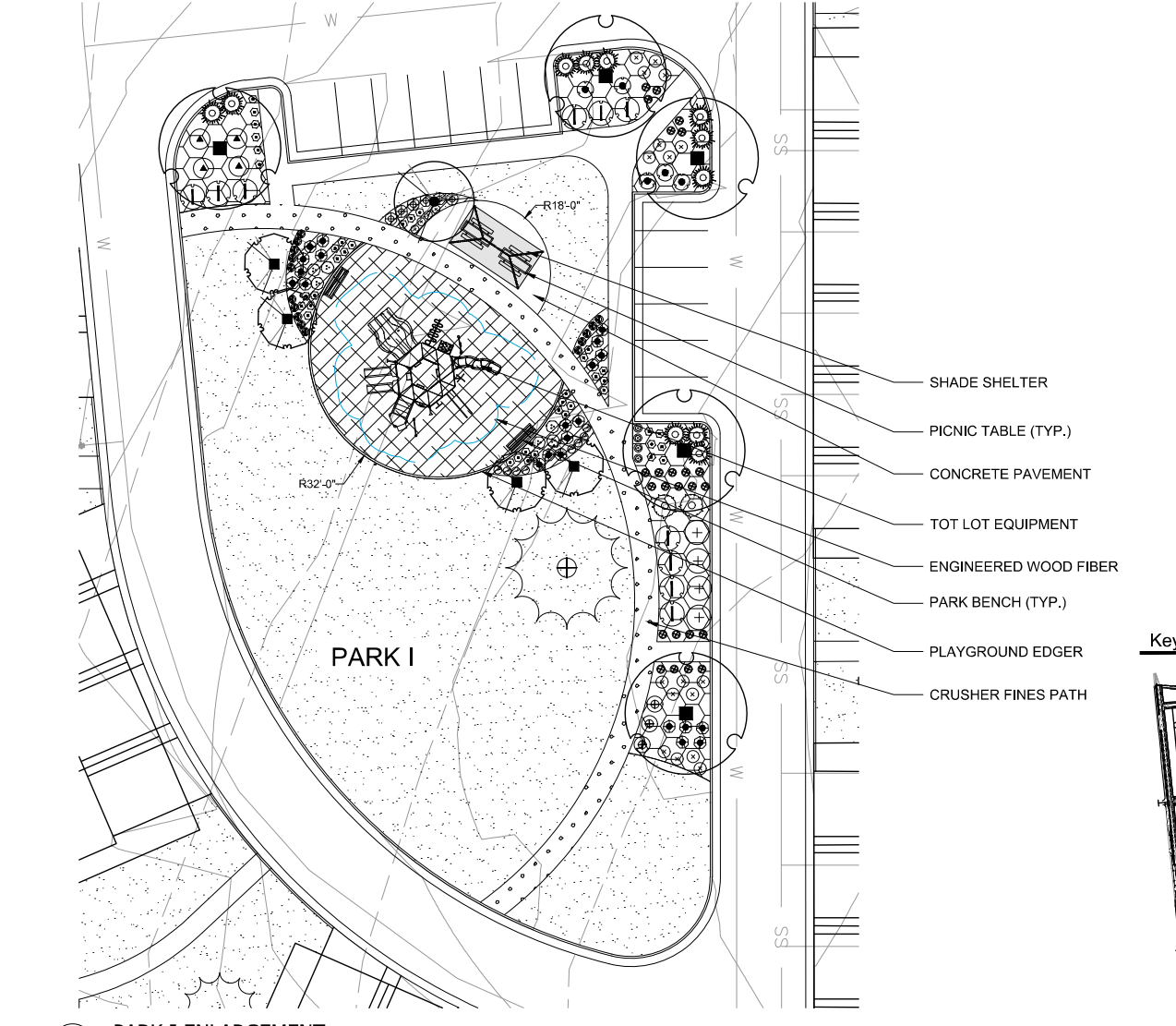
7 **PARK F ENLARGEMENT** Scale: 1"= 20'-0"



8 **PARK G ENLARGEMENT** Scale: 1"= 20'-0"

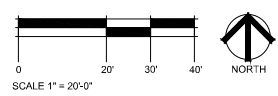
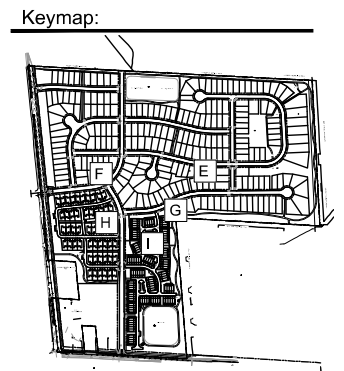


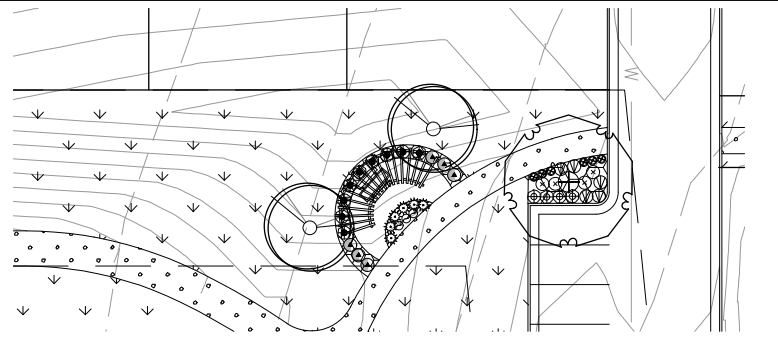
9 **PARK H ENLARGEMENT** Scale: 1"= 20'-0"



10 **PARK I ENLARGEMENT** Scale: 1"= 20'-0"

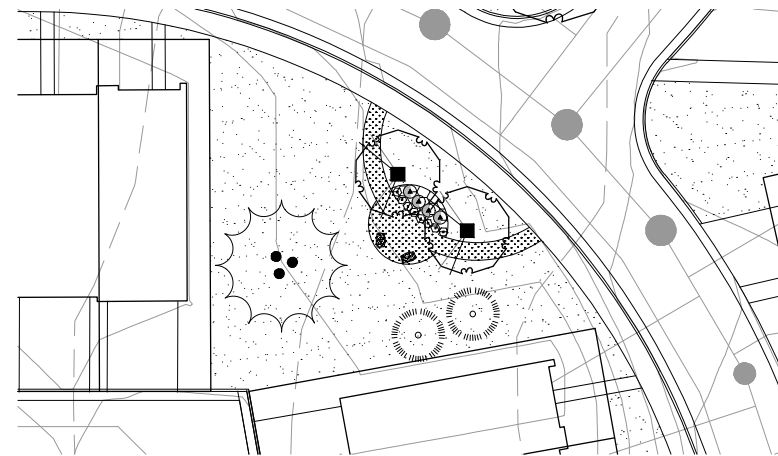
- Landscape Legend:**
- IRRIGATED TURF  
FESCUE BLEND OR APPROVED EQUAL
  - SMOOTH RIVER COBBLE  
ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH OF 1.5" - 3" WASHED RIVER ROCK OVER WEED BARRIER FABRIC
  - NATIVE SEED MIX  
REFER TO SHEET L08 FOR DETAILS
  - DETENTION SEED MIX  
REFER TO SHEET L08 FOR DETAILS
  - WOOD MULCH
  - CRUSHER FINES
  - ENGINEERED WOOD FIBER
  - IRRIGATED TURF - RIGHT OF WAY
  - PROPERTY BOUNDARY
  - EASEMENT
  - STEEL EDGER
  - PARK BENCH
  - SANDSTONE BOULDER
- PARK BENCH
  - ENGINEERED WOOD FIBER
  - PLAYGROUND EDGER
  - CRUSHER FINES PATH
  - PLAY PIECE
  - CONCRETE PAVEMENT
  - PLAY PIECE
  - PICNIC TABLE (2)
  - PERGOLA





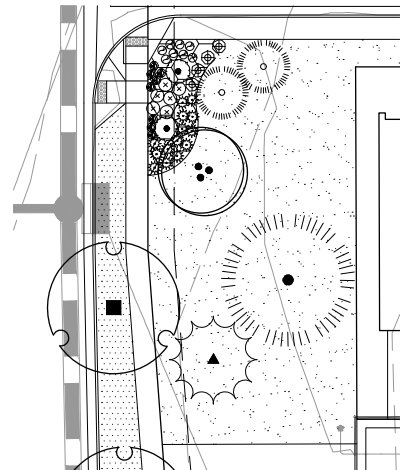
11 PARK J ENLARGEMENT

Scale: 1"= 20'-0"



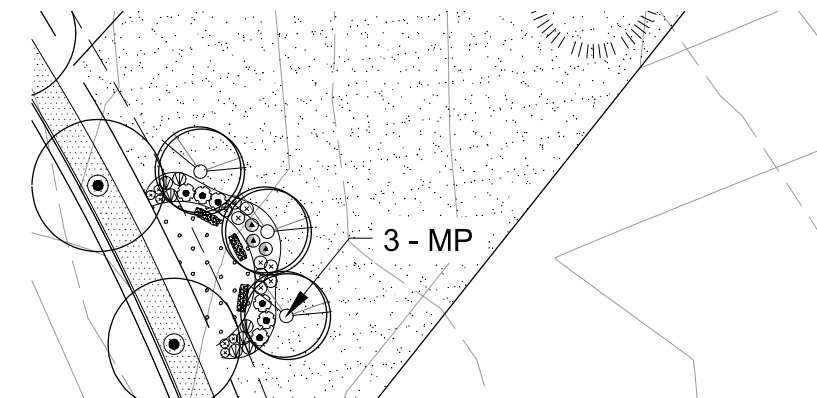
12 PARK K ENLARGEMENT

Scale: 1"= 20'-0"



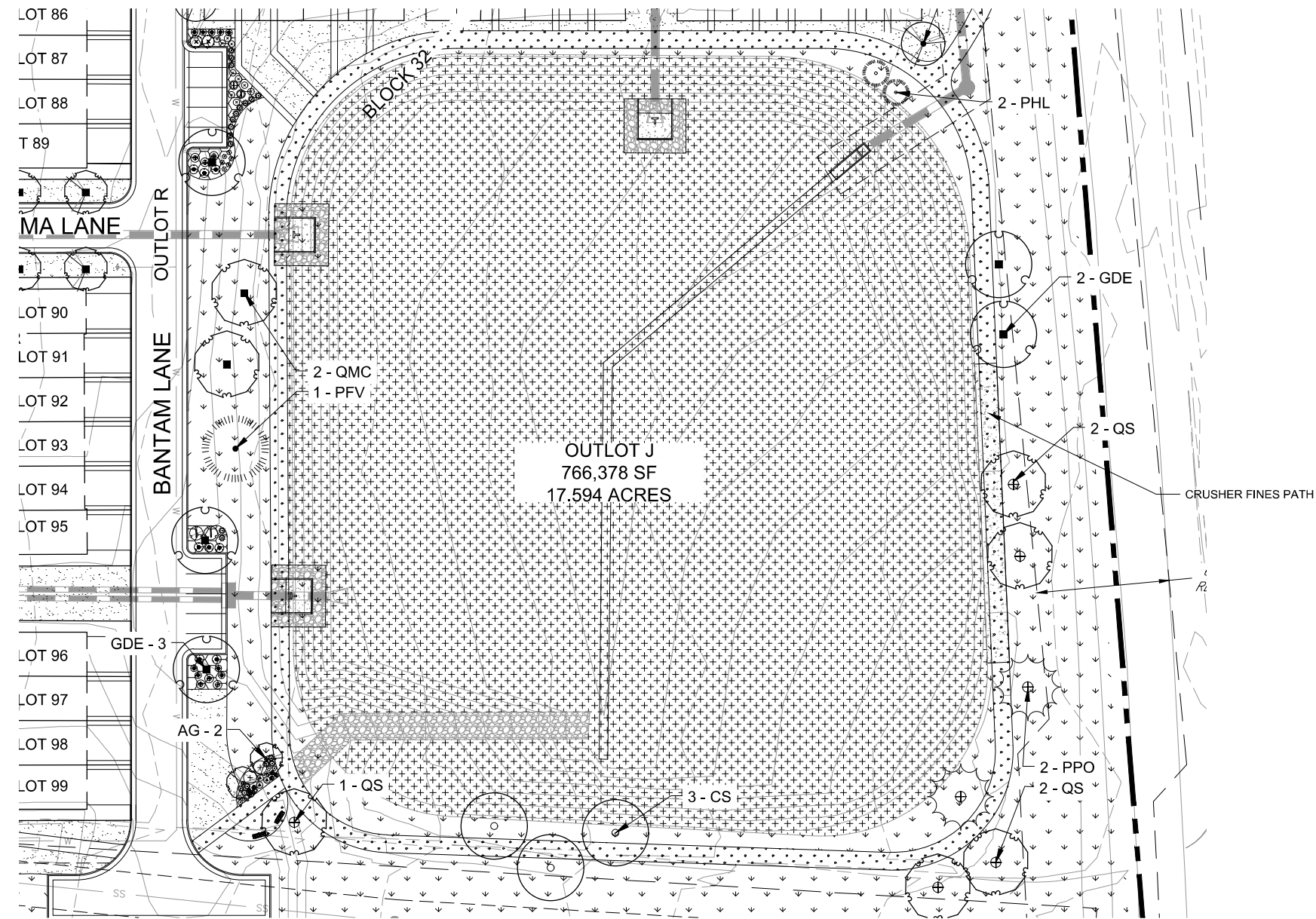
13 PARK L ENLARGEMENT

Scale: 1"= 20'-0"



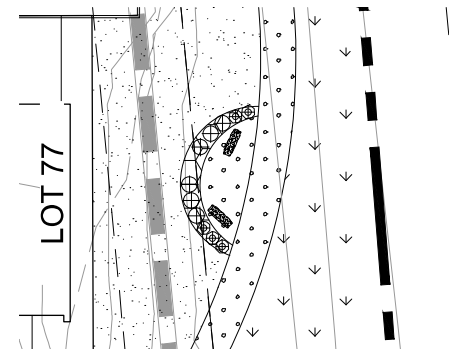
14 PARK N ENLARGEMENT

Scale: 1"= 20'-0"



15 DETENTION POND C (PARK O) ENLARGEMENT

Scale: 1"= 30'-0"



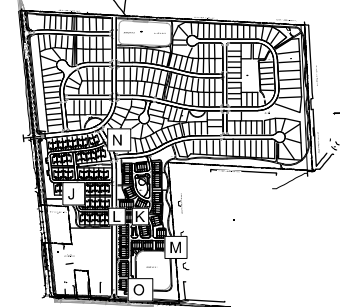
16 PARK M ENLARGEMENT

Scale: 1"= 20'-0"

Landscape Legend:

| SYMBOL    | DESCRIPTION  | SYMBOL        | DESCRIPTION       |
|-----------|--|---------------|-------------------|
| [Pattern] | IRRIGATED TURF<br>FESCUE BLEND OR APPROVED EQUAL   | [Dashed Line] | PROPERTY BOUNDARY |
| [Pattern] | SMOOTH RIVER COBBLE<br>ALL SHRUB BEDS TO RECEIVE A<br>MINIMUM 4" DEPTH OF 1.5" - 3"<br>WASHED RIVER ROCK OVER<br>WEED BARRIER FABRIC | [Dashed Line] | EASEMENT          |
| [Pattern] | NATIVE SEED MIX<br>REFER TO SHEET L08 FOR DETAILS  | [Solid Line]  | STEEL EDGER       |
| [Pattern] | DETENTION SEED MIX<br>REFER TO SHEET L08 FOR DETAILS   | [Symbol]      | PARK BENCH        |
| [Pattern] | WOOD MULCH   | [Symbol]      | SANDSTONE BOULDER |
| [Pattern] | CRUSHER FINES  |               |                   |
| [Pattern] | ENGINEERED WOOD FIBER  |               |                   |
| [Pattern] | IRRIGATED TURF - RIGHT OF WAY  |               |                   |

Keymap:



| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |

DATE  
August 20, 2021

SHEET TITLE  
PARK ENLARGEMENT

SHEET INFORMATION

Sheet Number: **LP03**

of 11

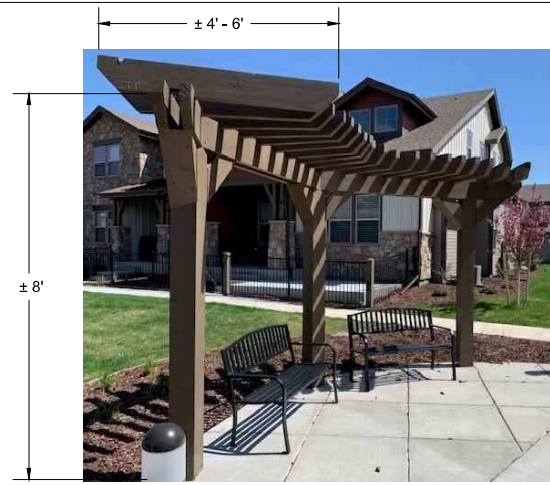


IMAGE SHOWN IS A REPRESENTATION OF TYPE OF PERGOLA. ACTUAL PRODUCT AND DESIGN SIMILAR TO THIS STYLE PER INDICATED DIMENSIONS TO BE SUBMITTED WITH BUILDING PERMIT.

1 PERGOLA NOT TO SCALE



MANUFACTURER: ICON SHELTER SYSTEMS  
MODEL: RH16X24-11M-P4-60-90-115  
COLOR: TO BE DETERMINED BY OWNER/DEVELOPER  
MOUNT: IN-GROUND  
INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

2 SHADE SHELTER NOT TO SCALE



IMAGE SHOWN IS A REPRESENTATION OF TYPE OF TOT LOT EQUIPMENT. MANUFACTURER: TO BE DETERMINED BY OWNER/DEVELOPER COLOR: TO BE DETERMINED BY OWNER/DEVELOPER INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3 TOT LOT EQUIPMENT NOT TO SCALE

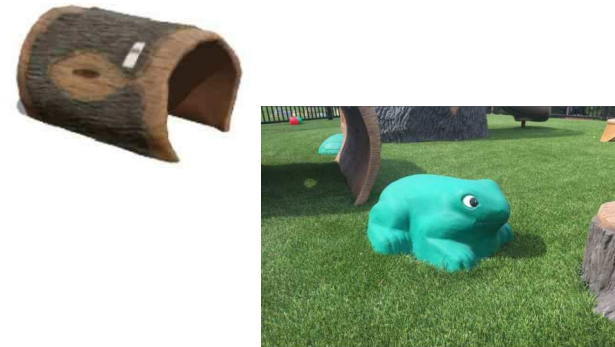


IMAGE SHOWN IS A REPRESENTATION OF TYPE OF PLAY PIECE. MANUFACTURER: TO BE DETERMINED BY OWNER/DEVELOPER COLOR: TO BE DETERMINED BY OWNER/DEVELOPER INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

4 PLAY PIECE NOT TO SCALE



IMAGE SHOWN IS A REPRESENTATION OF TYPE OF PARK BENCH. MANUFACTURER: TBD COLOR/MODEL: TO BE DETERMINED BY OWNER/DEVELOPER INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

5 PARK BENCH NOT TO SCALE



IMAGE SHOWN IS A REPRESENTATION OF TYPE OF PICNIC TABLE. MANUFACTURER: TBD COLOR/MODEL: TO BE DETERMINED BY OWNER/DEVELOPER INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

6 PICNIC TABLE NOT TO SCALE



IMAGE SHOWN IS A REPRESENTATION OF TYPE OF TRASH RECEPTACLE. MANUFACTURER: TBD COLOR/MODEL: TO BE DETERMINED BY OWNER/DEVELOPER INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

7 TRASH RECEPTACLE NOT TO SCALE

| REVISIONS         | DATE     |
|-------------------|----------|
| Revisions Rnd. 01 | 10.15.21 |
| Revisions Rnd. 02 | 12.03.21 |
| Revisions Rnd. 03 | 01.28.22 |
| Revisions Rnd. 04 | 03.25.22 |
| Revisions Rnd. 05 | 05.20.22 |
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DATE  
August 20, 2021

SHEET TITLE  
**AMENITY DETAILS**

SHEET INFORMATION

Sheet Number: **LP04**

of: 11