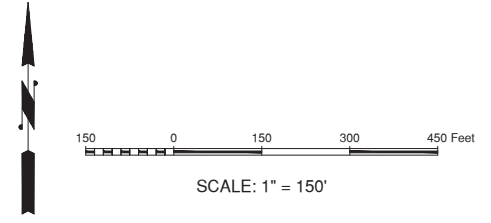
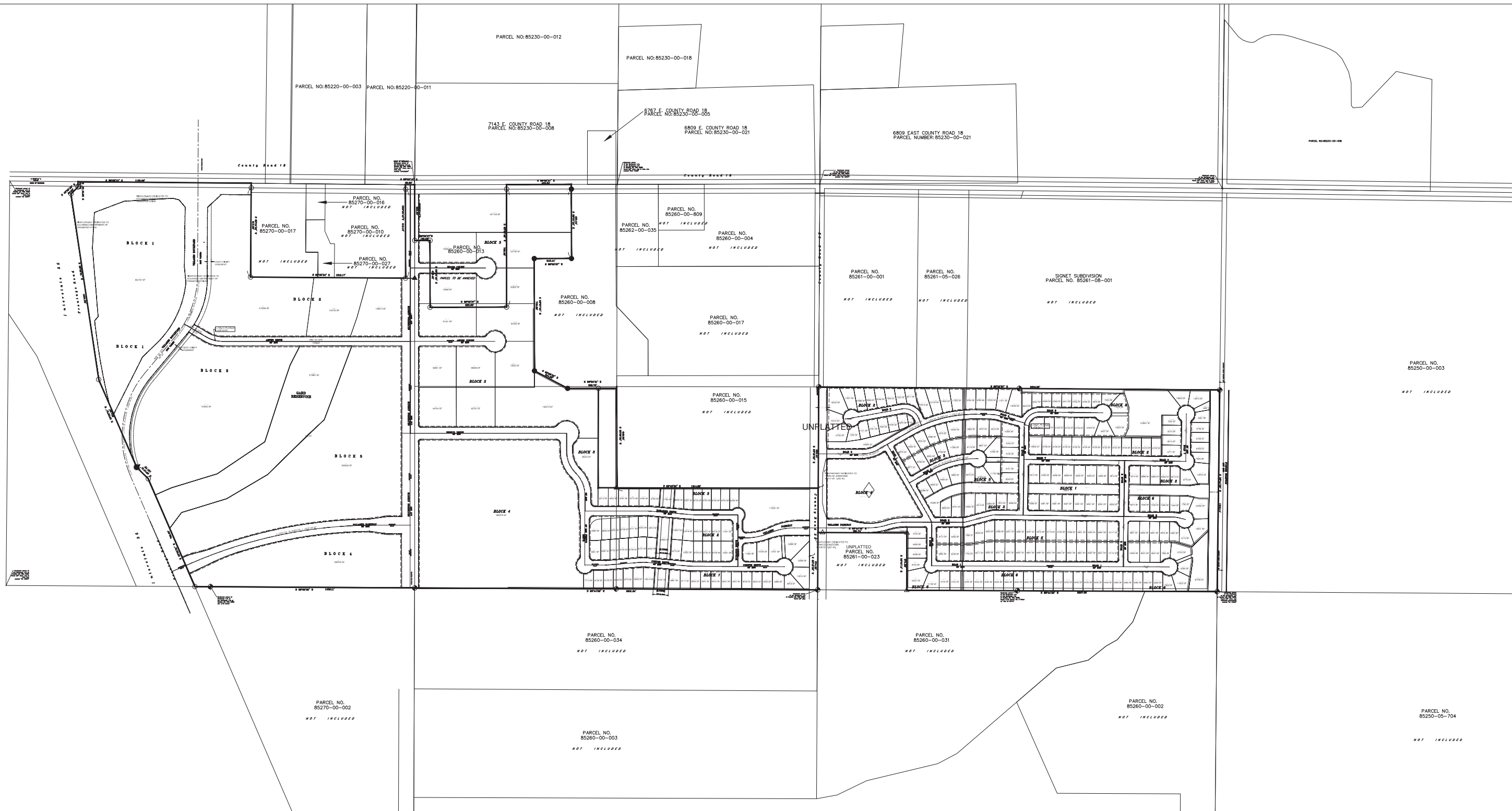


SUB19-0006
Ridge at Johnstown Filing 2
Approx. 2000 LCR 3e



THE VILLAGES AT JOHNSTOWN
PRELIMINARY PLAT AMENDMENT NO. 1
A PORTION OF THE NORTHEAST 1/4 OF SECTION 27 AND A PORTION OF THE NORTH 1/2
OF SECTION 26, TOWNSHIP 05 NORTH, RANGE 68 WEST 6th PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF LARIMER, STATE OF COLORADO.



HL HIGHLINE
ENGINEERING & SURVEYING
ENGINEERING CONSULTANTS
PD BOX 1295 PARKER, COLORADO 80134 Tel. No. (303) 889-0044 Fax. No. (303) 380-3320
JOB NO. 229PLAT2
DATE: 7/05/18 SHEET 1 OF 1



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	SUB19-0006 The Ridge at Johnstown Filing No. 2 – Final Development Plan and Final Subdivision
DESCRIPTION:	Final Subdivision and Final Development Plan for The Ridge at Johnstown Filing No. 2, encompassing 23.277 acres and creating 80 single-family lots.
LOCATION:	Approximately 2001 Larimer County Road 3E (Parcel #8526200003)
APPLICANT:	J-25 Land Holdings, LLC (owner)
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	August 26, 2020

PROPERTY INFORMATION

The applicant, J-25 Land Holdings LLC, is requesting final subdivision of and development plans for 23.277 acres of land located at approximately 2001 Larimer County Rd. 3E (Larimer County Parcel #8526200003) – halfway between Larimer County Road (LCR) 16 and LCR 18. The proposed subdivision is currently a single undeveloped parcel, historically used for agricultural purposes, which is wholly-owned by the Applicant. *(See Attachment A.)*

The subject property is bordered by both unincorporated Larimer County and the Town of Johnstown. These abutting unincorporated lands are zoned in Larimer County as FA-Farming. This subject property, as well as the adjoining town property to the east and west is zoned PUD-MU in Johnstown, with approvals as “The Villages at Johnstown.” This adjacent land to the east is also owned by the applicant and is part of a prior phase and filing of this development.

The uses that surround this proposed subdivision are primarily agricultural in nature. Lands to the north and south are farming / agricultural uses. Property across LCR 3E is split; northeast is Ridge Filing 1, while southeast is an outdoor storage yard. J-25 Land Holdings owns vacant and annexed land to the west and northwest as future filings of the overall Ridge at Johnstown development.

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HISTORY

The subject property was annexed into the Town as part of the R&D #'s 2 & 3 Annexation. It was annexed into town by way of Ordinance #2001-648, effective January 1, 2002. Ordinance #2001-651 subsequently zoned the subject property PUD-R (Residential). This is reflected in the ODP filed with the town in 2000. On March 1, 2002, the Town entered into an annexation agreement with the original annexation petitioner.

In 2006, a preliminary plat and performance standards were approved through Resolution #2005-43. In 2018, the performance standards were updated, and a new preliminary plat was approved. (*See Attachment D*) This Final Subdivision and Final Development Plan were submitted for review in 2019.

NOTICE

Notice was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, August 6, 2020. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed project and surrounding area. A community meeting was not held. No comments or concerns from adjacent property owners was received as of the date of publication of this memorandum.

PROJECT OVERVIEW

This proposed subdivision would create 80 single-family lots. (*See Attachment B*) These lots comprise 12.451 acres (53.5%) of the property, and range from 5,730 SF and 12,203 SF, with an average lot size of 6,780 s/f. Eleven common outlots would be created as part of this plat, constituting 4.976 acres (21.4%) of open space and stormwater detention areas. No parks will be created as part of this project, though there will be a 109.5'-wide trail that stretches north-south through roughly the middle of the property. Of note is the proposed landscape standards revolving around water use. The applicant has proposed water-conservation focused landscaping requirements on private lots. These requirements will limit water use across the proposed subdivision, thereby decreasing the irrigation demand and water usage. A non-potable irrigation system, or connection to that managed by Thompson Crossing Metro District (Thompson River Ranch) was investigated for the overall development, but was deemed infeasible.

The proposed subdivision has one ultimate access point to County Road 3E on the east, with one street connecting to that road. County Road 3E is currently an unimproved gravel road, that will be upgraded with Ridge Filing 1 from CR 18 to CR 16 with paving of the existing roadway, and half-width buildout along the frontage of this property. The other access point would be on the west side, to future filings and will connect through once a roadway is built. The proposed subdivision has a

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north/south street connection to adjacent parcels on the west end of the property. The road on the western border of the property will be stubbed out to the north and south for future connections. The Transportation Master Plan indicates that CR 3E is expected to be a Minor Arterial. The appropriate half-width rights-of-way for these ultimate roadways will be dedicated with this subdivision.

Part of the proposed subdivision is a trail network. The trail network utilizes common spaces between and behind homes to allow residents to walk in areas away from traffic, while connecting the proposed subdivision through a mid-block trail. The trails also connect to the main entry road, which allows access to the neighborhood park directly across LCR 3E as part of Filing 1. Johnstown Municipal Code Sec 17-51 requires dedication of a minimum of 10% of the gross land area to the Town for public park land; a minimum of 2.33 acres for this development. In this case, where a residential Metro District (a quasi-governmental special district) is anticipated to own and maintain these open spaces, per Section V.A.2 of the approved Service Plan, and therefore ensure adjacent residents and future developments can interconnect and enjoy the trail network and open spaces, the Town waives the requirement of specific dedication.

The development proposes a 25' landscape buffer along LCR 3E, along with a 10' sidewalk within the ROW. Residences that back to LCR 3E will also have a +20' landscape area to buffer them from the public ROW area. To the north, Outlots A and F provide a 10' buffer from rear lot lines of single-family lots to the edge of the development. There is no such buffer along the south property line, as single-family lots abut directly to the adjacent property, which is an open field used for agricultural purposes. To the northeast along CR 3E, Outlot F provides the larger open space/park area/drainage area that acts as a buffer between single-family lots and LCR 3E. Staff is working with the Applicant to ensure that along the arterial-facing perimeters of the development, there is a consistent fencing scheme with solid privacy fencing, masonry columns every 100' in appropriate locations; and a consistent open fence design for the areas where rear yards back to the smaller landscape/trail areas to avoid a tight corridor feel.

A sanitary sewer main will connect through Filing 1 to the new off-site main along the High Plains Boulevard ultimate alignment connecting north into the Low Point Wastewater Treatment Plant. The plant has sufficient capacity for this subdivision. These improvements are required to be installed and accepted by the Town prior to the first Certificate of Occupancy (CO) being issued. These improvements will also serve the future filings to the west, and be oversized to allow future development to connect in as well.

Stormwater will be managed and detained on-site in a detention pond at the northeast corner as part of Outlot F, to be manage and maintained by the metro district.

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The proposed subdivision is part of the larger 245-acre “The Ridge at Johnstown” development area, previously approved as “The Villages at Johnstown.” Filing 1, which was recently approved by the Town, is located east of CR 3E, opposite this project. That proposed development also consists of single-family detached housing, in a similar configuration to this project. Future filings of The Ridge are located further west and north of this project, adjacent to I-25 and CR 18. Those future filings are proposed, per the approved preliminary plat and performance standards, to be more mixed-use, with higher density residential and employment/commercial, though specific development plans have not yet been submitted to the Town. “The Ridge” is governed by a set of performance standards, approved in 2018. These performance standards act as additional zoning regulations for the area and control for things such as architecture, uses, setbacks, and landscaping. In addition, the applicant has proposed stringent landscape standards relating to water conservation. Under the proposed standards, each lot would be allotted a maximum allowable square-footage of irrigated landscaping. Performance standards will be enforced by a combination of an HOA, metro district, and the Town as appropriate.

COMPREHENSIVE PLAN GOALS

Goal CF 4 – Encourage a sustainable environment through techniques such as water-wise landscaping and water-efficient irrigation.

The proposed subdivision will limit the use of water-intensive landscaping on private lots via a maximum square-footage rule for such landscaping.

Goal CC 1 – Walkable, mixed-use economic centers

The proposed subdivision is part of the larger Ridge at Johnstown development, which will feature higher-density residential and commercial and employment areas within the overall development.

Goal PG 2 – Provide a variety of recreational opportunities for all ages and abilities that will draw the community together.

The proposed development will have a trail network, connecting the neighborhood to the park and to each other.

Staff Analysis

Overall, the Subdivision and Development Plans are in keeping with the performance standards of The Ridge, as well as public improvements standards and specs, and the municipal code. The plans have gone through rigorous review by Staff and our ancillary reviewers.

The attempts to create a more water-conscious neighborhood are greatly appreciated by Staff, and we believe this will be an ongoing trend both to address the increasing cost of raw water and its impact on housing affordability, as well as Western conservation efforts. We are hopeful the

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landscaping proposed creates a unique neighborhood look and experience that homeowners and the community can appreciate.

The off-site improvements required with previous Filing 1 were substantial, and served to create a solid foundation for service for the adjoining properties and future development to the west, this property included. Staff appreciates the willingness and readiness of the developers and their design team to work through the details of those construction plans to arrive at improvements that will facilitate this development, as well as future development in the area. The paving of CR 3E as well as the ultimate build-out along the frontages of this project, will help to mitigate the strain of additional traffic on this current gravel county road.

STAFF CONCERNS

Staff has concerns about the fire accesses onto the property. The proposed development features a single access point onto LCR 3E, with no other permanent or temporary accesses proposed. As a result, Front Range Fire Rescue (FRFR) Fire Marshal Tyler Drage has conditioned his approval to be applicable to only the eastern half of the filing, at which point they will no longer permit any homes until a second point of access is provided in conformance with fire code. While Outlot H is labelled a 20' emergency access, utility, and pedestrian easement, the FDP shows it to be only gravel. It is also in close proximity to the main access into the subdivision at 181.57'. Staff will request approval of this subdivision be conditioned upon completion of a FRFR-approved secondary point of access prior to any building permits being issued east of the 50' gas pipeline easement.

RECOMMENDED FINDINGS AND MOTIONS

Based on the application materials received and the preceding analysis for the proposed Final Subdivision and Final Development Plan for The Ridge at Johnstown Subdivision Filing No. 2, the Planning & Zoning Commission finds:

1. The proposed subdivision and development plans can be served by Town utilities, and the surrounding transportation network is adequate to support this level of development.
2. The proposed subdivision and development plans will advance the goals set forth in the Johnstown Area Comprehensive Plan.
3. The proposed subdivision and development plans are in substantial conformance with all applicable Johnstown regulations, standards, and codes.

and therefore, moves to recommend to the Town Council approval of The Ridge at Johnstown Subdivision Filing No. 2 Final Subdivision and Final Development Plan, with the following conditions:

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1. Applicant work with staff to resolve any outstanding final redlines or comments, until all plans, reports, and drawings are approved by Town Staff and the Town Engineer;
2. Applicant create a second egress point to meet Front Range Fire Rescue requirements prior to any building permits being issued for lots west of the 50' gas pipeline easement;
3. Applicant work with staff on the landscape guide to reduce water usage within the proposed project. This landscape guide will be integrated into an amendment to be completed in 2020, to the development's Performance Standards document, and therefore readily available to all builders and homeowners.
4. The Applicant seek approval of configuration and construction drawings for Larimer County Road 3E in accordance with Town Staff, Town Engineer, and Larimer County Engineering, just as in Filing No. 1.
5. The Applicant execute an approved Subdivision Development and Improvement Agreement and Water and Sewer Service Agreement with the Town Council, with all obligations, special provisions, and required fees therein.

Alternate Motions

- A. Motion to Approve with No Conditions: "I move that the Commission recommend to Town Council approval of the Ridge at Johnstown Subdivision Filing No. 2 – Final Subdivision and Final Development Plan as presented. "
- B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of the Ridge at Johnstown Subdivision Filing No. 2 – Final Subdivision and Final Development Plan based upon the following..."

Respectfully Submitted,

Planner:



Darryll Wolnik
Planner II

Reviewed by:



Kim Meyer
Planning & Development Director

File Name: S:\PLANNING\2019 Land Use Projects\SUB19-0006 The Ridge Filing 2 (Center Village)\Staff Report.docx

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ATTACHMENT 4

Public Comment

Project: The Ridge at Johnstown, Filing No. 2 Final Subdivision & Final Development Plan

Date: 8/26/20

Taken by: Kim Meyer, Director

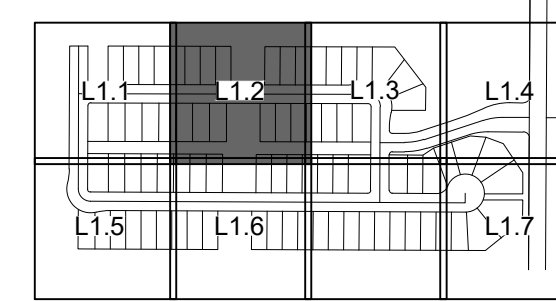
Via: Phone conversation

Commenter: Linnea Sidi, 2640 S LCR 3E, owner/resident

- Concerns largely related to existing traffic and impact of additional traffic on CR 3E – speeding, volume, and overall safety
- Speeding occurs now on LCR 3E and on LCR 16
- Road rage at farm equipment moving slowly on the road adjacent to ag land
- Herds of deer cross this road regularly
- Current construction is increasing traffic already, and those trucks fly down the road. Complaints to the owners have yielded no results to this behavior.
- Didn't get notice of the meeting, and would like better access to remote meeting possibilities.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE TOWN PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



↑ KEYMAP

PLANTING LEGEND

LEGEND
ABBREV. BOTANIC NAME COMMON NAME

ABBREV.	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES		
ACFR	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE
CASP	CATALPA SPECIOSA	WESTERN CATALPA
CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY
GLTR	GLEDTISIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
GYDI	GYMNOCLOADUS DIOICUS	KENTUCKY COFFEETREE
PLAC	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE
QUAL	QUERCUS ALBA	WHITE OAK
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PIED	PINUS EDULIS	PINYON PINE
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KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
QUGA	QUERCUS GAMBELII	GAMBEL OAK

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CACL	GARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA
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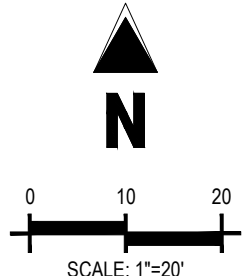
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ORNAMENTAL GRASSES		
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HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA

PERENNIAL MIX A		
ACMI	ACHILLEA MILLEFOLEUM 'PAPRIKA'	PAPRIKA YARROW
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SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA

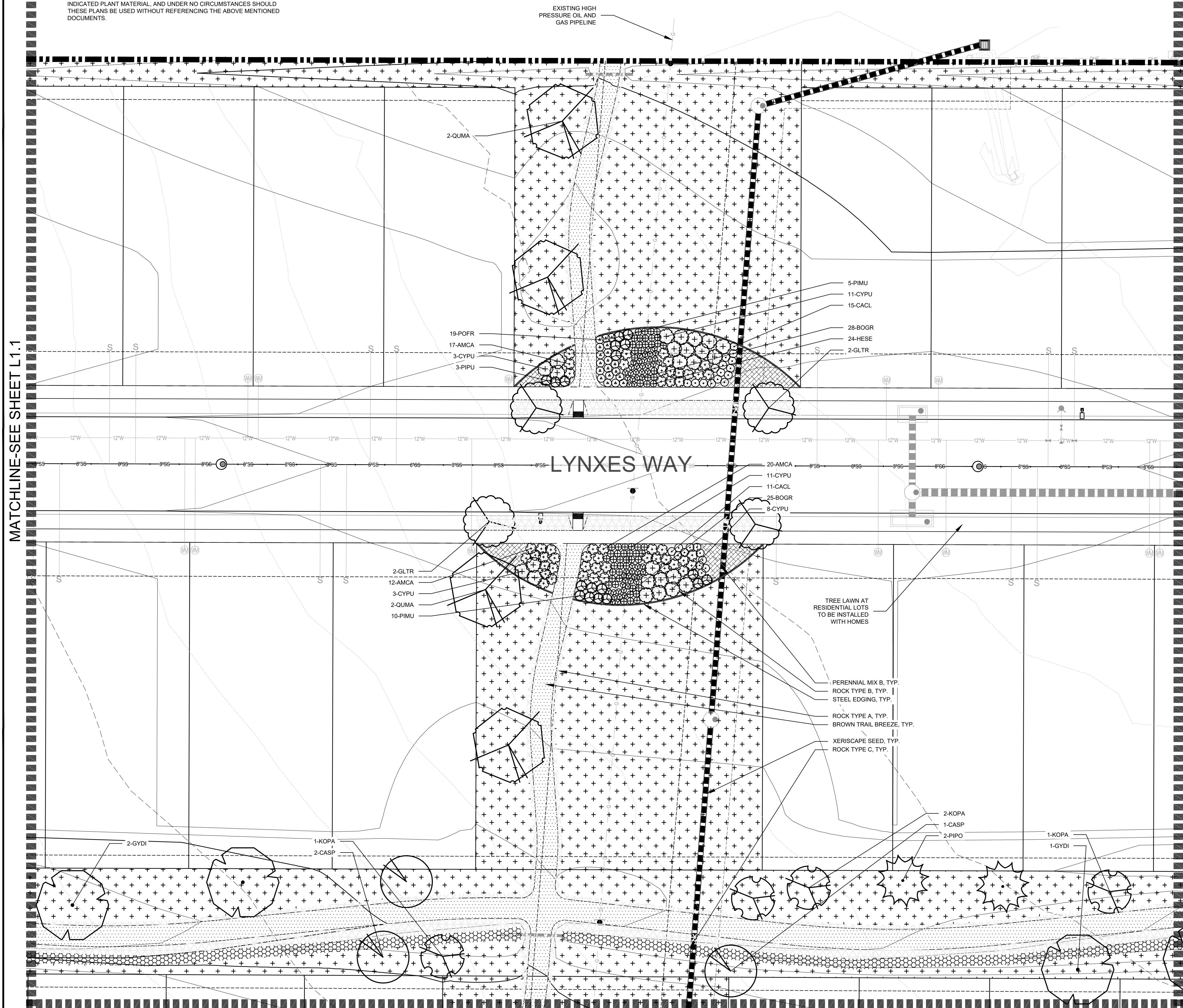
PERENNIAL MIX B		
ACTE	ACHILLEA MILLEFOLEUM 'TERRA COTTA'	TERRA COTTA YARROW
AGPS	AGASTACHE 'APACHE SUNSET'	APACHE SUNSET HYSSOP
ESCA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA

MISCELLANEOUS		
+++	XERISCAPE SEED MIX	100% LOW GROW MIX AVAILABLE THROUGH ARKANSAS VALLEY SEED. SEE SEED NOTES SHEET L2.0
▽▽▽	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX CONSISTENT WITH REQUIREMENTS BY CITY OF FORT COLLINS. SEE SEED NOTES SHEET L2.0
●●●	ROCK TYPE C - LARGE MULTICOLOR ROCK COBBLE	5-12" GREY ROSE COBBLESTONE, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
▲▲▲	ROCK TYPE A - SMALL TAN ROCK	3/4" BUTTER ROCK, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
■	ROCK TYPE B - MEDIUM MULTICOLOR RIVER ROCK	1.5-3" WASHED RIVER ROCK, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
▨	TAN BREEZE	BUTTER BREEZE SCREENED TO 3/4" AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
▧	BROWN TRAIL BREEZE	PREMIUM TRAIL MIX 1/4" MINUS AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
■	WOOD MULCH	DARK BROWN SHREDDED CEDAR MULCH TO BE USED FOR MULCH RINGS AT ALL PLANTS AND IN PERENNIAL BEDS
—	STEEL EDGING	BLACK STEEL EDGING. SEE LANDSCAPE NOTES



MATCHLINE-SEE SHEET L1.1

MATCHLINE-SEE SHEET L1.3



MATCHLINE-SEE SHEET L1.6

Galloway
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayus.com

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THE RIDGE AT JOHNSTOWN FILING 2
CENTER VILLAGE
J-25 LAND HOLDINGS

JOHNSTOWN, CO

#	Date	Issue / Description	Init.
1	12/16/19	Landscape Set Updates	SRA
2	8/21/20	Landscape Set Updates	SRA
3			
4			
5			
6			
7			
8			
9			
10			

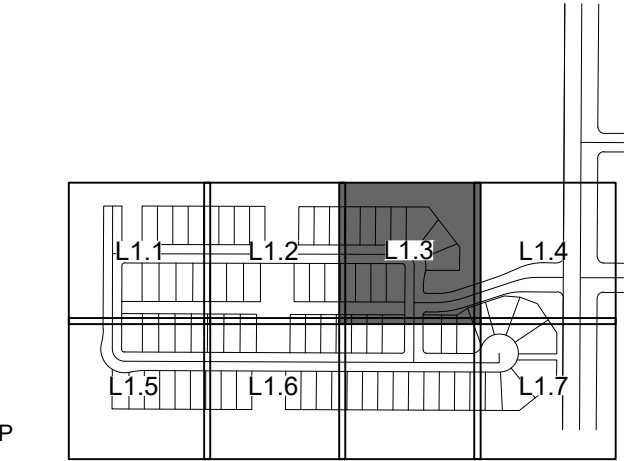
Project No: JH000001
Drawn By: SRA
Checked By: TTN
Date: 09.22.2020

LANDSCAPE PLAN

L1.2

UTILITY NOTES

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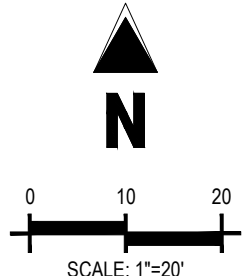
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BOGR	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA
HESE	HELICOTRICHON SEMPERVIRENS	BLUE AVENA

ABBREV.	BOTANIC NAME	COMMON NAME
PERENNIAL MIX A		
ACMI	ACHILLEA MILLEFOLEUM 'PAPRIKA'	PAPRIKA YARROW
AUSA	AURINIA SAXATILIS	BASKET OF GOLD
DEME	DELOSPERMA 'MESA VERDE'	MESA VERDE ICE PLANT
NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA

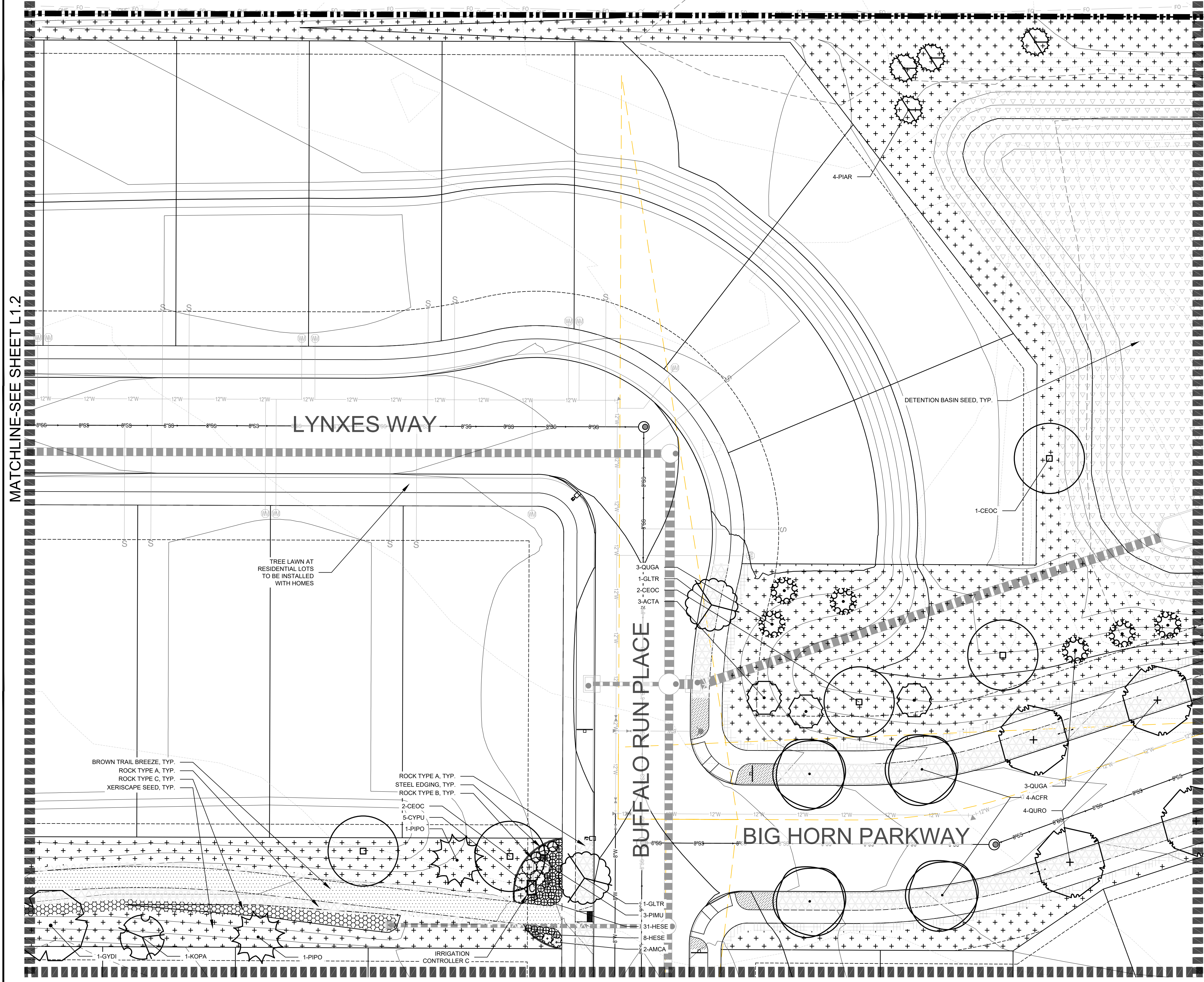
ABBREV.	BOTANIC NAME	COMMON NAME
PERENNIAL MIX B		
ACTE	ACHILLEA MILLEFOLEUM 'TERRA COTTA'	TERRA COTTA YARROW
AGPS	AGASTACHE 'APACHE SUNSET'	APACHE SUNSET HYSSOP
ESCA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA

ABBREV.	DESCRIPTION	NOTES
++	XERISCAPE SEED MIX	100% LOW GROW MIX AVAILABLE THROUGH ARKANSAS VALLEY SEED. SEE SEED NOTES SHEET L2.0
▽	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX CONSISTENT WITH REQUIREMENTS BY CITY OF FORT COLLINS. SEE SEED NOTES SHEET L2.0
■	ROCK TYPE C - LARGE MULTICOLOR ROCK COBBLE	5-12" GREY ROSE COBBLESTONE, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
■	ROCK TYPE A - SMALL TAN ROCK	3/4" BUTTER ROCK, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
■	ROCK TYPE B - MEDIUM MULTICOLOR RIVER ROCK	1.5-3" WASHED RIVER ROCK, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
■	TAN BREEZE	BUTTER BREEZE SCREENED TO 3/4" AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
■	BROWN TRAIL BREEZE	PREMIUM TRAIL MIX 1/4" MINUS AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL
■	WOOD MULCH	DARK BROWN SHREDDED CEDAR MULCH TO BE USED FOR MULCH RINGS AT ALL PLANTS AND IN PERENNIAL BEDS
■	STEEL EDGING	BLACK STEEL EDGING. SEE LANDSCAPE NOTES



MATCHLINE-SEE SHEET L1.2

MATCHLINE-SEE SHEET L1.4



TREE LAWN AT RESIDENTIAL LOTS TO BE INSTALLED WITH HOMES

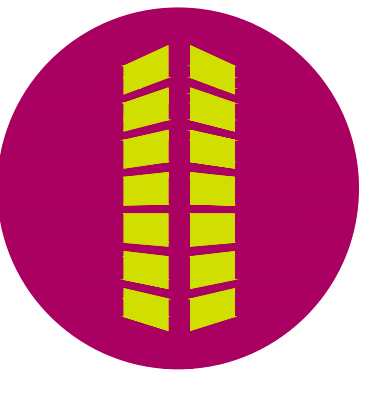
BUFFALO RUN PLACE

BIG HORN PARKWAY

NO LANDSCAPE IN THIS PORTION

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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THE RIDGE AT JOHNSTOWN FILING 2
CENTER VILLAGE
J-25 LAND HOLDINGS
JOHNSTOWN, CO

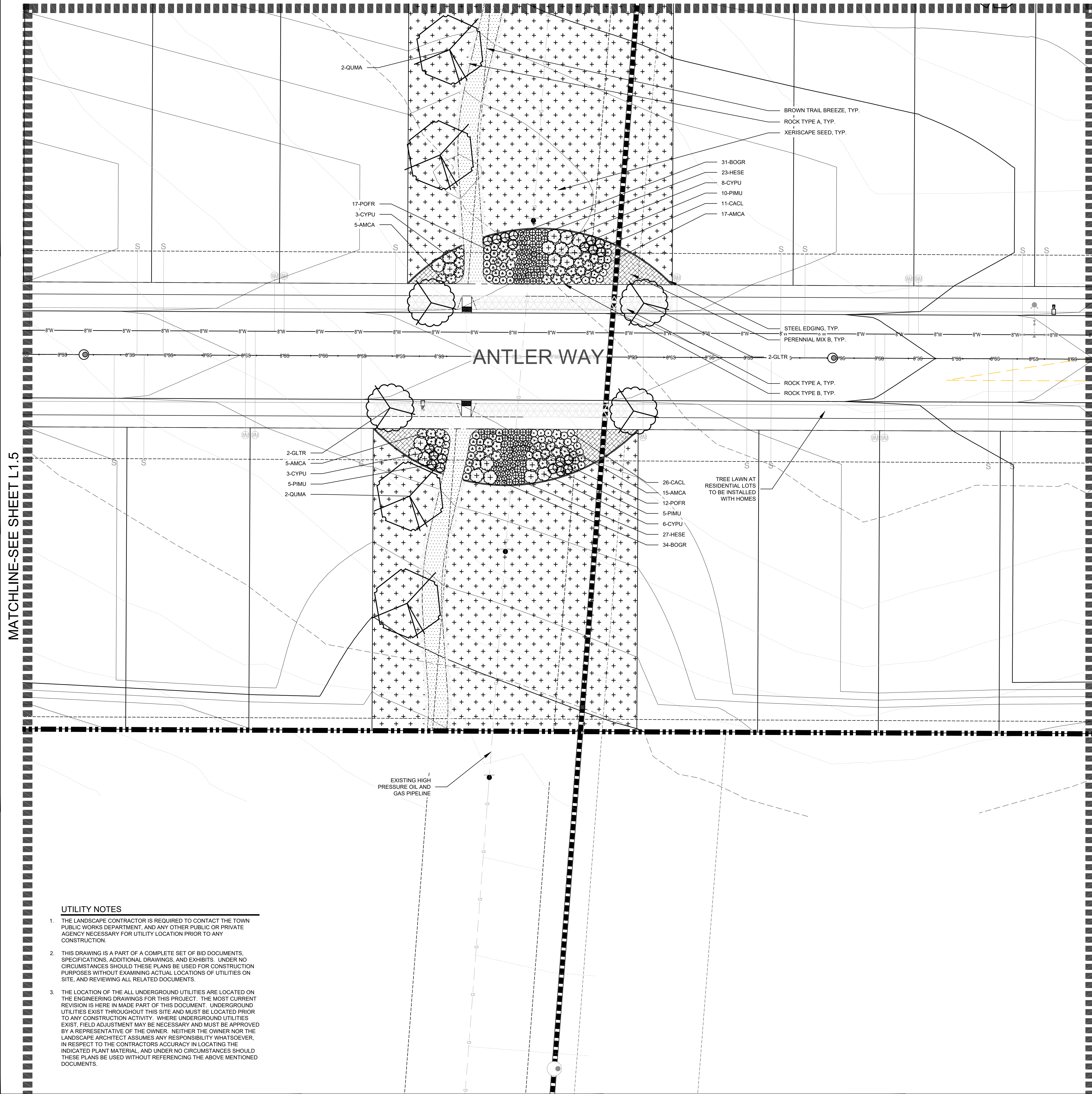
#	Date	Issue / Description	Init.
1	12/16/19	Landscape Set Updates	SRA
2	8/21/20	Landscape Set Updates	SRA

Project No: JH000001
Drawn By: SRA
Checked By: TTN
Date: 09.22.2020

LANDSCAPE PLAN

L1.3

MATCHLINE: SEE SHEET L1.2



PLANTING LEGEND

LEGEND	ABBREV. BOTANIC NAME	COMMON NAME
DECIDUOUS TREES		
ACFR	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE
CASP	CATALPA SPECIOSA	WESTERN CATALPA
CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY
GLTR	GLEDTISIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
PLAC	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE
QUAL	QUERCUS ALBA	WHITE OAK
QUMA	QUERCUS MACROCARPA	BUR OAK
QURO	QUERCUS ROBUR	ENGLISH OAK
EVERGREEN TREES		
PIAR	PINUS ARISTATA	BRISTLECONE PINE
PIED	PINUS EDULIS	PINYON PINE
PIPO	PINUS PONDEROSA	PONDEROSA PINE
ORNAMENTAL TREES		
ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE
CRCR	GRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
QUGA	QUERCUS GAMBELII	GAMBEL OAK
DECIDUOUS SHRUBS		
AMCA	AMORPHA CANESCENS	LEADPLANT
CACL	GARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA
PRBE	PRUNUS BESSEYI	WESTERN SAND CHERRY
PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
RHAR	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC
RHTR	RHUS TRILOBATA	THREE LEAF SUMAC
SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
SYVU	SYRINGA VULGARIS	COMMON LILAC
EVERGREEN SHRUBS		
CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE
ORNAMENTAL GRASSES		
BOGR	BOUTELLOUA GRAECILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA
HESE	HELICOTRICHON SEMPERVIRENS	BLUE AVENA
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ACMI	ACHILLEA MILLEFOLEUM 'PAPRIKA'	PAPRIKA YARROW
AUSA	AURINIA SAXATILIS	BASKET OF GOLD
DEME	DELOSPERMA 'MESA VERDE'	MESA VERDE ICE PLANT
NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA
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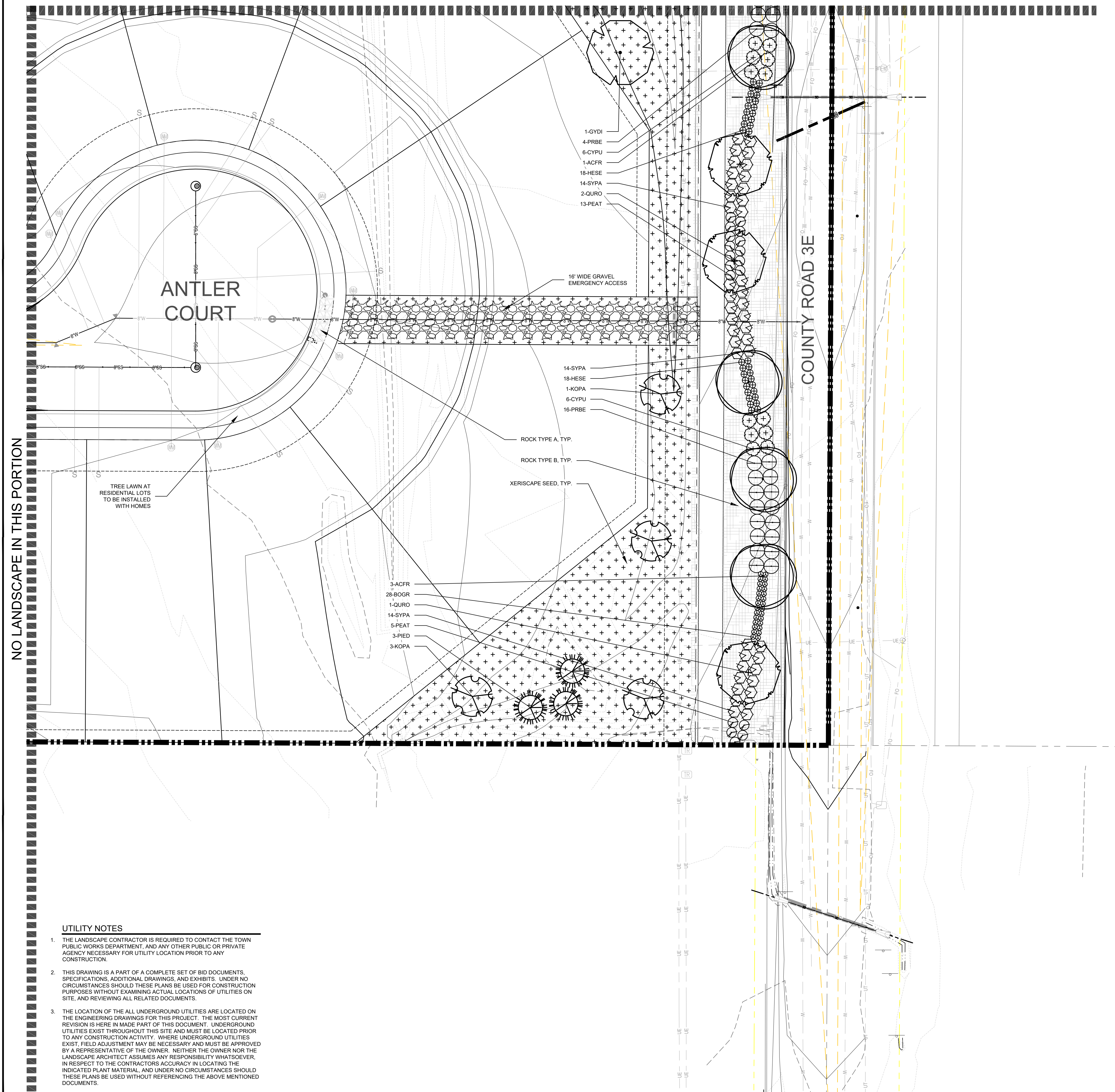
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NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA
PERENNIAL MIX B		
ACTE	ACHILLEA MILLEFOLEUM 'TERRA COTTA'	TERRA COTTA YARROW
AGPS	AGASTACHE 'APACHE SUNSET'	APACHE SUNSET HYSSOP
ESCA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA
MISCELLANEOUS		
+++	XERISCAPE SEED MIX	100% LOW GROW MIX AVAILABLE THROUGH ARKANSAS VALLEY SEED. SEE SEED NOTES SHEET L2.0
▽▽▽	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX CONSISTENT WITH REQUIREMENTS BY CITY OF FORT COLLINS. SEE SEED NOTES SHEET L2.0
■	ROCK TYPE C - LARGE MULTICOLOR ROCK COBBLE	5-12" GREY ROSE COBBLESTONE, AS AVAILABLE THROUGH PIONEER OR 3/4" BUTTER ROCK, AS AVAILABLE THROUGH PIONEER OR APPRO

MATCHLINE: SEE SHEET L1.4

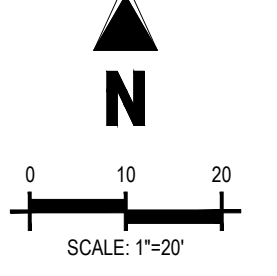


UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE TOWN PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

PLANTING LEGEND

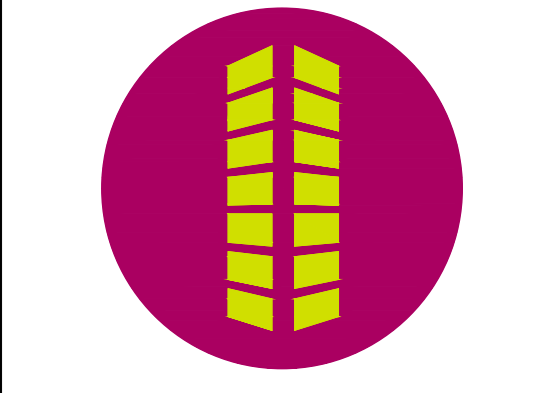
LEGEND	ABBREV.	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES			
	ACFR	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE
	CASP	CATALPA SPECIOSA	WESTERN CATALPA
	CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY
	GLTR	GLEDTISIA TRIACANTHOS 'INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
	GYDI	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE
	PLAC	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE
	QUAL	QUERCUS ALBA	WHITE OAK
	QUMA	QUERCUS MACROCARPA	BUR OAK
	QURO	QUERCUS ROBUR	ENGLISH OAK
EVERGREEN TREES			
	PIAR	PINUS ARISTATA	BRISTLECONE PINE
	PIED	PINUS EDULIS	PINYON PINE
	PIPO	PINUS PONDEROSA	PONDEROSA PINE
ORNAMENTAL TREES			
	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE
	CRCR	GRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
	KOPA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE
	QUGA	QUERCUS GAMBELII	GAMBEL OAK
DECIDUOUS SHRUBS			
	AMCA	AMORPHA CANESCENS	LEADPLANT
	CACL	GARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA
	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
	POFR	POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA
	PRBE	PRUNUS BESSEYI	WESTERN SAND CHERRY
	PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY
	RHAR	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC
	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC
	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
	SYVU	SYRINGA VULGARIS	COMMON LILAC
EVERGREEN SHRUBS			
	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
	PIMU	PINUS MUGO 'WHITEBUD'	WHITEBUD MUGO PINE
ORNAMENTAL GRASSES			
	BOGR	BOUTELOUA GRAECILLIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA
	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA
PERENNIAL MIX A			
	ACMI	ACHILLEA MILLEFOLEUM 'PAPRIKA'	PAPRIKA YARROW
	AUSA	AURINIA SAXATILIS	BASKET OF GOLD
	DEME	DELOSPERMA 'MESA VERDE'	MESA VERDE ICE PLANT
	NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
	SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA
PERENNIAL MIX B			
	ACTE	ACHILLEA MILLEFOLEUM 'TERRA COTTA'	TERRA COTTA YARROW
	AGPS	AGASTACHE 'APACHE SUNSET'	APACHE SUNSET HYSSOP
	ESCA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
	NATE	NASSELLA TENUISSIMA	MEXCAN FEATHER GRASS
	SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA
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	XERISCAPE SEED MIX	100% LOW GROW MIX AVAILABLE THROUGH ARKANSAS VALLEY SEED. SEE SEED NOTES SHEET L2.0	
	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX CONSISTENT WITH REQUIREMENTS BY CITY OF FORT COLLINS. SEE SEED NOTES SHEET L2.0	
	ROCK TYPE C - LARGE MULTICOLOR ROCK COBBLE	5-12" GREY ROSE COBBLESTONE, AS AVAILABLE THROUGH PIONEER OR 3/4" BUTTER ROCK, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL	
	ROCK TYPE A - SMALL TAN ROCK	1.5-3" WASHED RIVER ROCK, AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL	
	ROCK TYPE B - MEDIUM MULTICOLOR RIVER ROCK	BUTTER BREEZE SCREENED TO 3/4" AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL	
	TAN BREEZE	PREMIUM TRAIL MIX 1/4" MINUS AS AVAILABLE THROUGH PIONEER OR APPROVED EQUAL	
	BROWN TRAIL BREEZE	DARK BROWN SHREDDDED CEDAR MULCH TO BE USED FOR MULCH RINGS AT ALL PLANTS AND IN PERENNIAL BEDS	
	WOOD MULCH	BLACK STEEL EDGING. SEE LANDSCAPE NOTES	
	STEEL EDGING		



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THE RIDGE AT JOHNSTOWN FILING 2
 CENTER VILLAGE
 J-25 LAND HOLDINGS
 JOHNSTOWN, CO

#	Date	Issue / Description	Init.
1	12/16/19	Landscape Set Updates	SRA
2	8/21/20	Landscape Set Updates	SRA

Project No: JH000001
 Drawn By: SRA
 Checked By: TTN
 Date: 09.22.2020

LANDSCAPE PLAN

L1.7