

1st Replat of Block 1 of Mountain View West Subdivision Replat Amendment No. 1 - FDP Submittal

Block 1 Mountain View West Subdivision Replat Part of the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M. Town of Johnstown, County of Weld, State of Colorado

Building Information		
Building Type	Number of Buildings	Number of Units
5-plex	11	55
4-plex	13	52
3-plex	12	36
Total	36	143

Land Use				
Hardscape (sf)				
Right-of-Way	Private Drive	Private Sidewalk	Private Parking	Total Hardscape
66,250	65,780	11,716	3,078	146,824
Landscape Area (sf)				
Turf	Native Seed	Planting Bed	Rock Mulch w/o Plants	Total Landscape
25,577	95,995	30,889	84,182	236,643
Rooftop (sf)				
133,922				
Open Space				
Required (30% of site) = 3.56 Acres		Provided = 5.43 Acres		

ROW Dedication	
Street	Area (ac)
Molinar Street	0.25
Public ROW	1.64
Total ROW Dedication	1.89

ROW Vacation	
Street	Area (ac)
Molinar Street**	0.03

** This is the portion of the ROW at the knuckle of Molinar Street and Mountain Bluebird Drive that will be vacated to create the Tee-Intersection

Parking Table	
Designation	Count
Required Parking	358 (2.5 spaces per unit)
Garage Parking	286 (2 per unit)
Surface Parking	15
On-street parking (in ROW)	60
Total Parking Provided	361



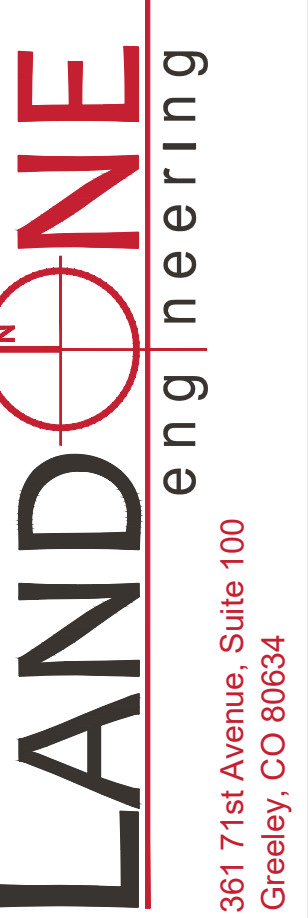
Vicinity Map
Not to Scale

Sheet List Table			Revisions				
Page	Sheet Number	Sheet Title	A	B	C	D	E
1	C1.0	Cover Sheet	✓	✓	✓	✓	✓
2	C1.1	Site Plan	✓	✓	✓	✓	✓
3	C1.2	Site Plan	✓	✓	✓	✓	✓
4	E1.0	Representative Elevations	✓	✓	✓	✓	✓
5	L1	Landscape Plan - West	✓	✓	✓	✓	✓
6	L2	Landscape Plan - East	✓	✓	✓	✓	✓
7	L3	Landscape Notes and Details	✓	✓	✓	✓	✓

Legal Description
Block 1 Mountain View West Subdivision Replat Part of the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M. Town of Johnstown, County of Weld, State of Colorado

Project Contacts

Owner/Applicant Mountain View Land Developers, LLC 3780 West 10th Street, Suite 200 Greeley, CO 80634 (970) 702-2051	Surveyor Lat40, Inc. 6250 West 10th Street #2 Greeley, CO 80634 (970) 515-5294
Civil Engineer LandOne Engineering 361 71st Avenue, Suite 100 Greeley, CO 80634 (970) 632-2311	Landscape Architect Ripley Design, Inc. 419 Canyon Avenue, Suite 200 Fort Collins, CO 80521 (970) 224-8828



PRELIMINARY
NOT FOR
CONSTRUCTION

Job Number: 20-032
Checked By: Jeremy Goetsch
Date: 08/20/2021

LandOne Engineering, LLC assumes no responsibility for existing utility locations (horizontal or vertical). The existing utilities shown on this drawing have been plotted from the best available information. It is however the responsibility of the contractor to verify the location of all the utilities prior to the commencement of any construction activities.



Revision Description	Date
First FDP Submittal	12/18/2020
Second FDP Submittal	02/12/2021
Third FDP Submittal	04/12/2021
Fourth FDP Submittal	08/20/2021
Fifth FDP Submittal	08/20/2021

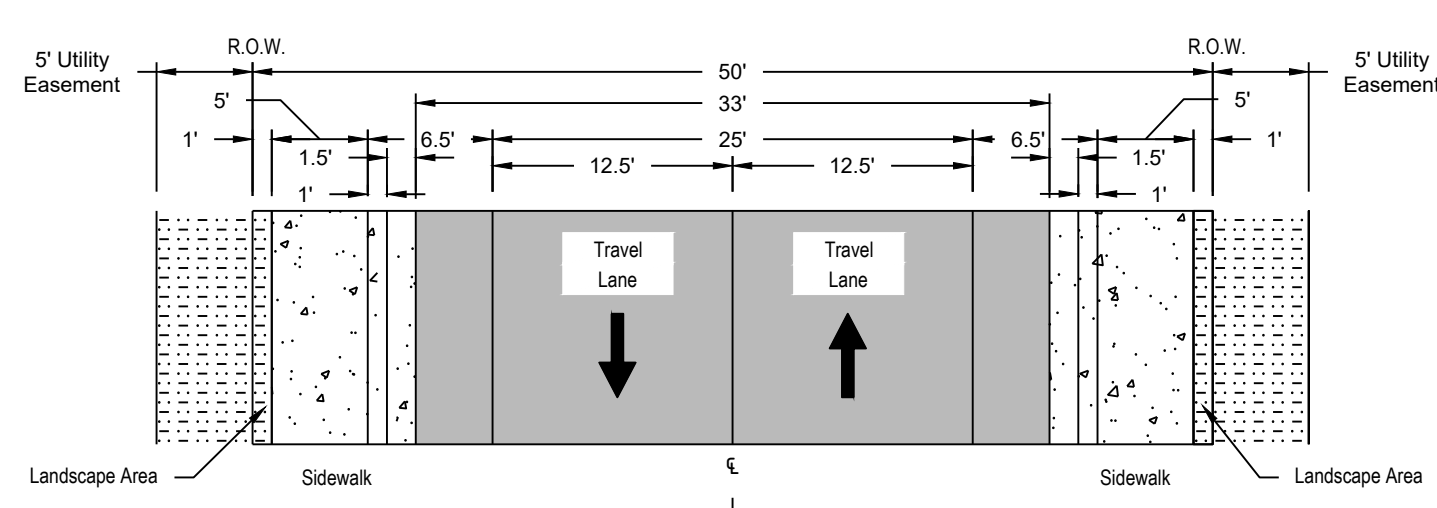
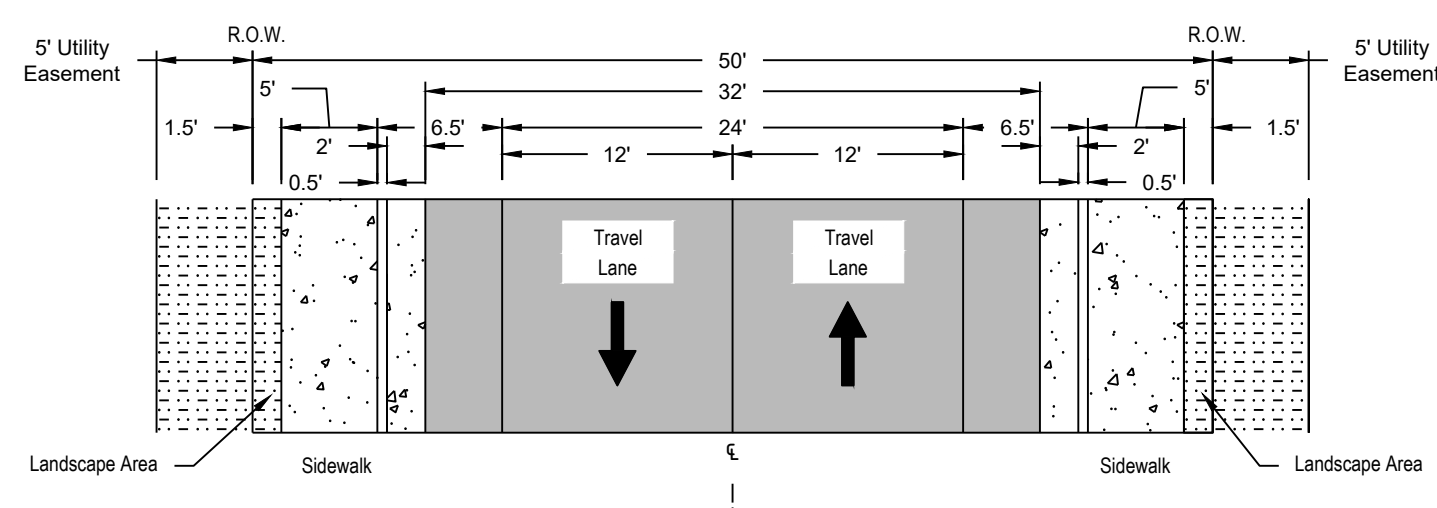
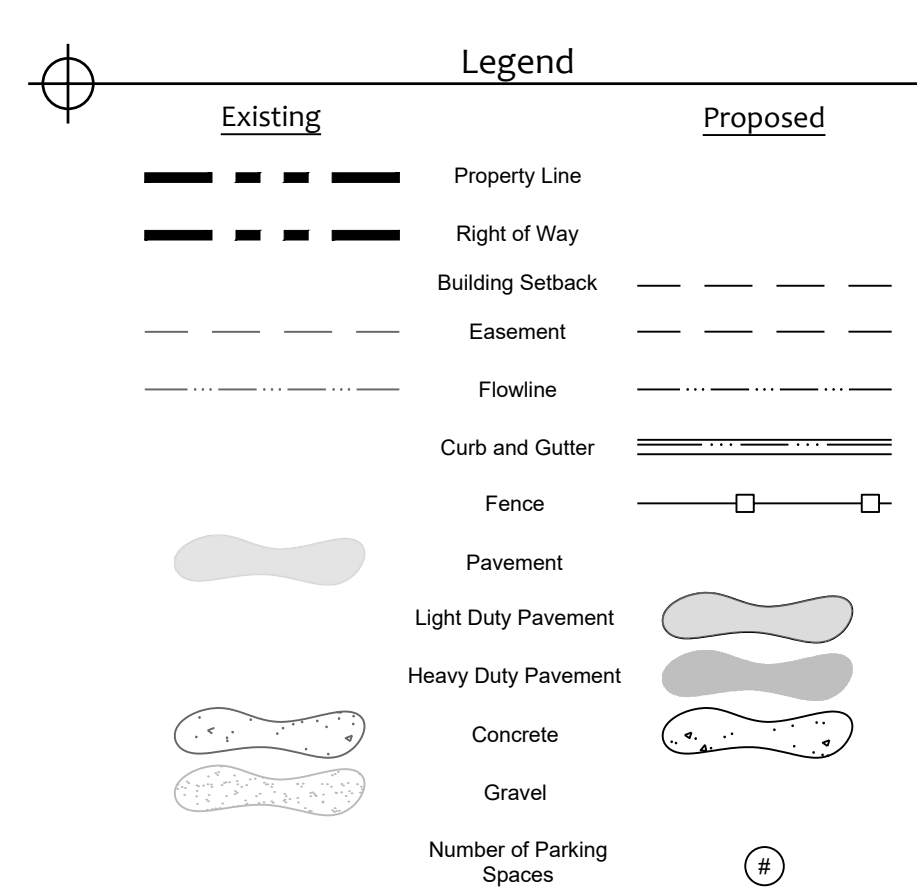
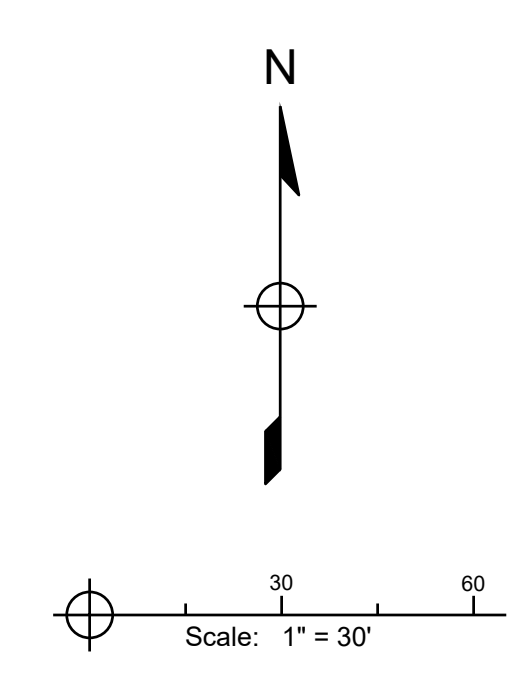
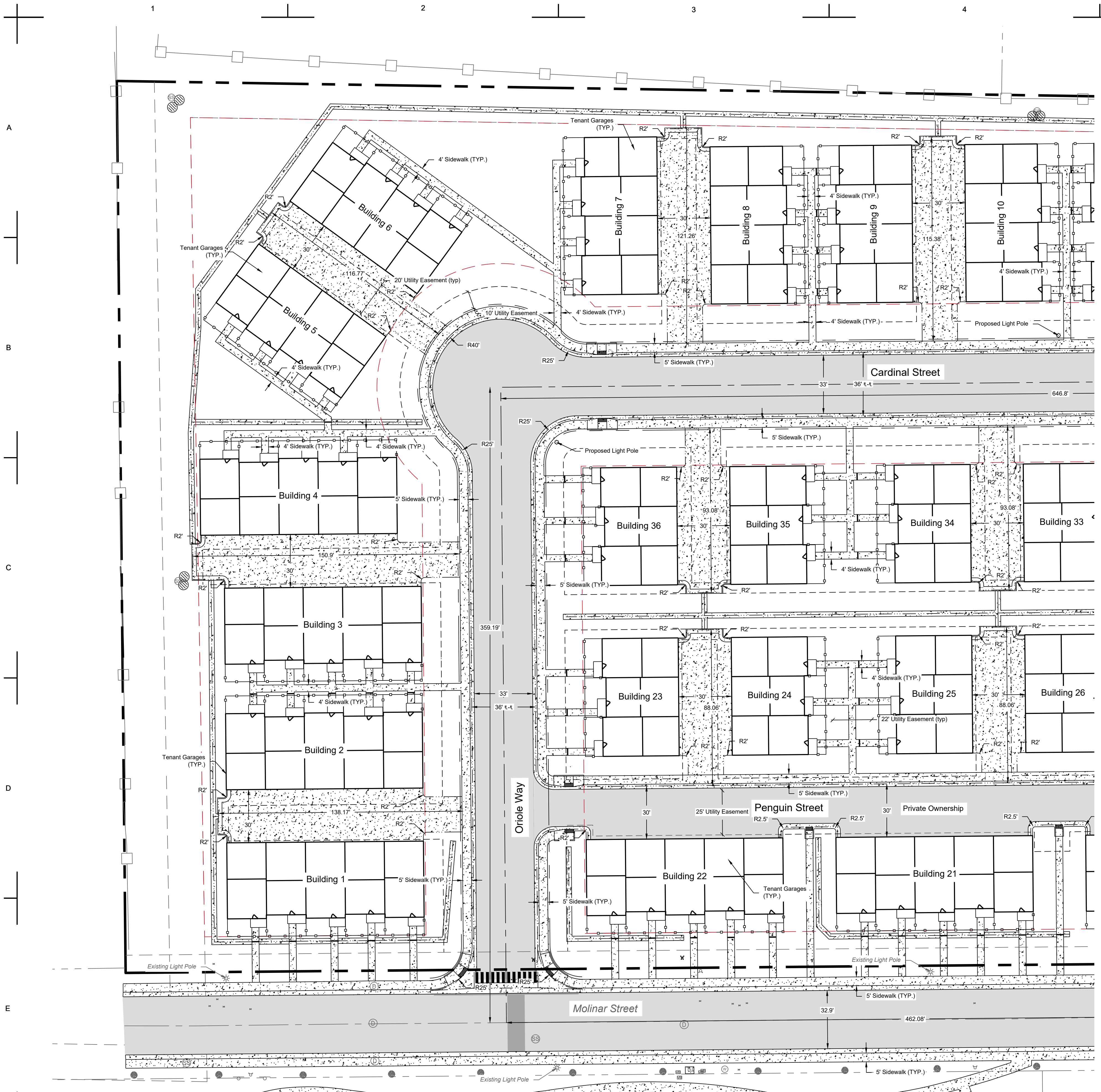
Rev. No.	Date
A	
B	
C	
D	
E	

1st Replat of Block 1 of Mountain View West Subdivision Replat Amendment No. 1 - FDP Submittal
Cover Sheet
Johnstown, CO

Town Council
This Final Development Plan to be known as 1st Replat of Block 1 of Mountain View West Subdivision is approved and accepted by the Town of Johnstown by Resolution Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the ___ day of _____.

By: _____ Mayor Attest: _____ Town Clerk

Sheet
C1.0



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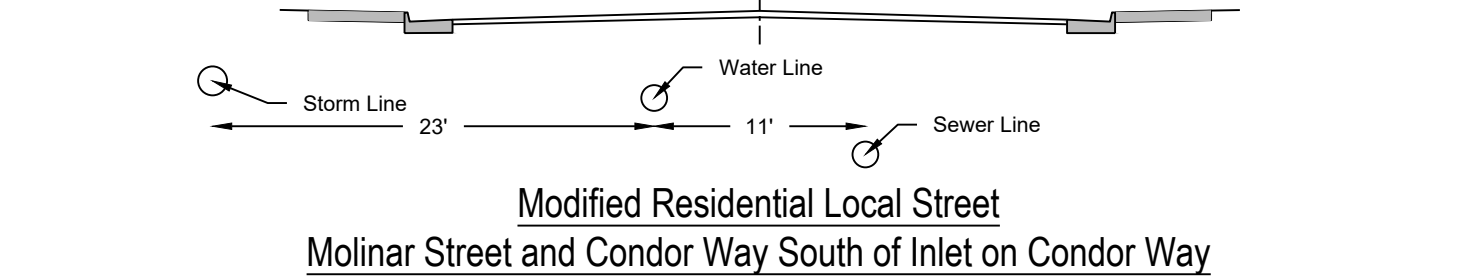
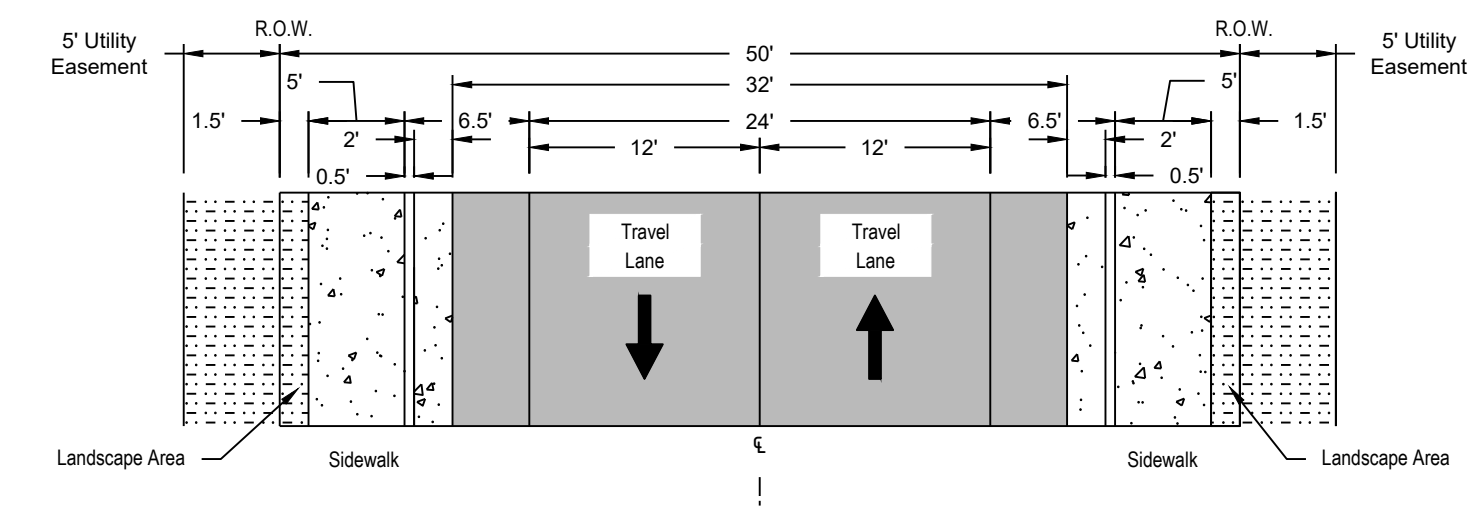
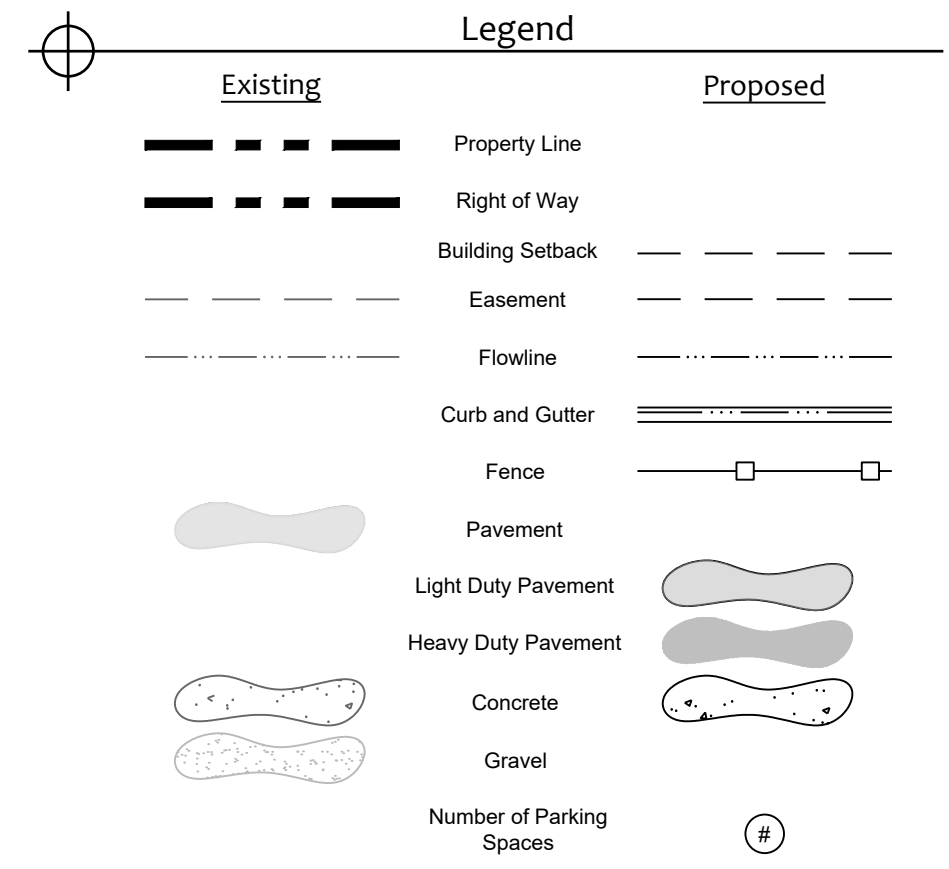
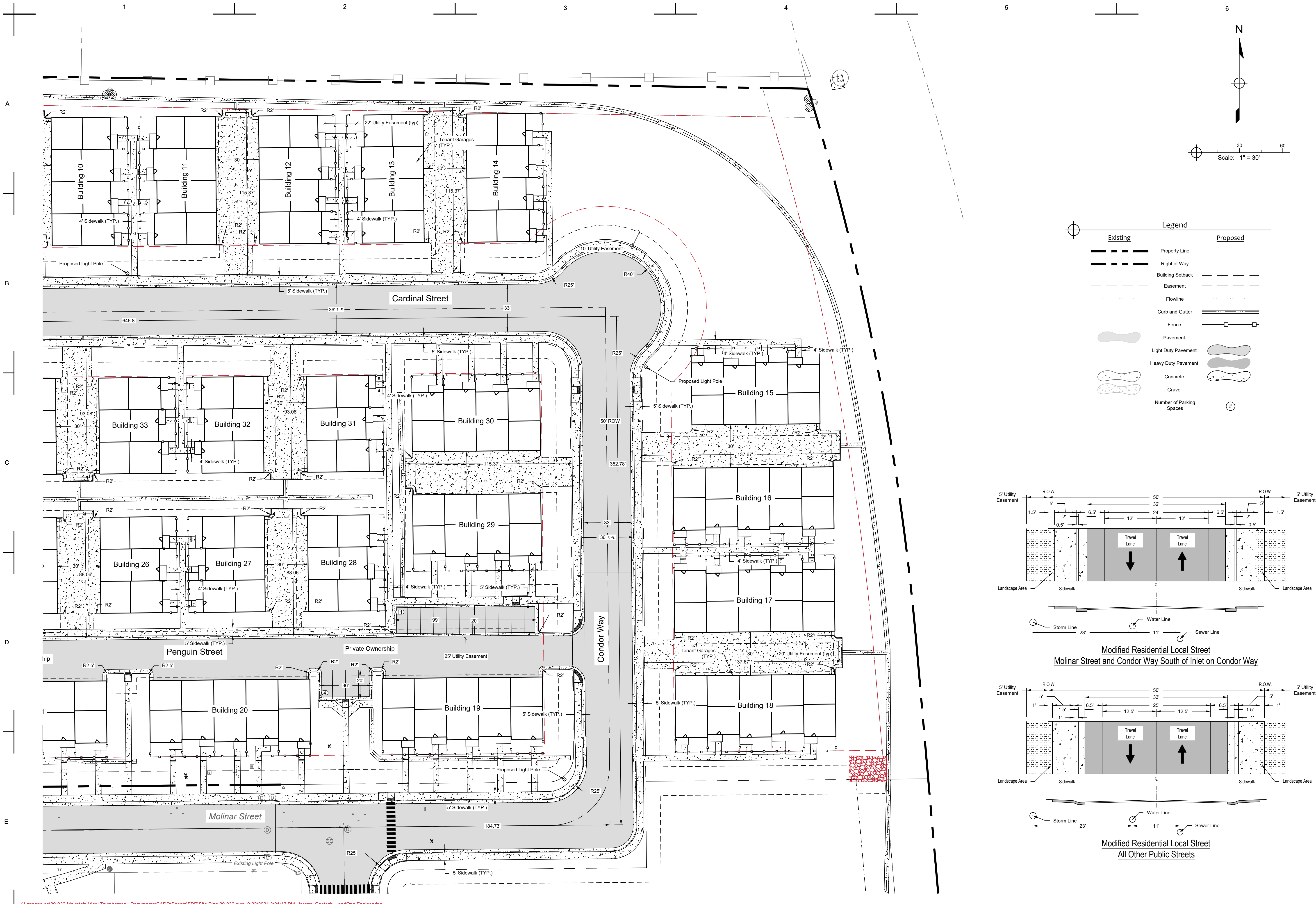
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Fourth FDP Submittal	05/28/2021
Fifth FDP Submittal	08/20/2021

Rev. No.	Date
A	
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1st Replat of Block 1 of Mountain View
West Subdivision Replat Amendment No. 1 - FDP Submittal
Site Plan



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B	02/22/2021	Second FDP Submittal
C	04/12/2021	Third FDP Submittal
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1st Replat of Block 1 of Mountain View
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Site Plan

Johnstown, CO

L:\Landone.co\20-032 Mountain View Townhomes - Documents\CADD\Sheets\FDP\Site Plan 20-032.dwg, 9/22/2021 3:21:47 PM, Jeremy Goetsch, LandOne Engineering



Note: These elevations are representative examples only and are not intended to specify exact colors, materials, or elevations of buildings.



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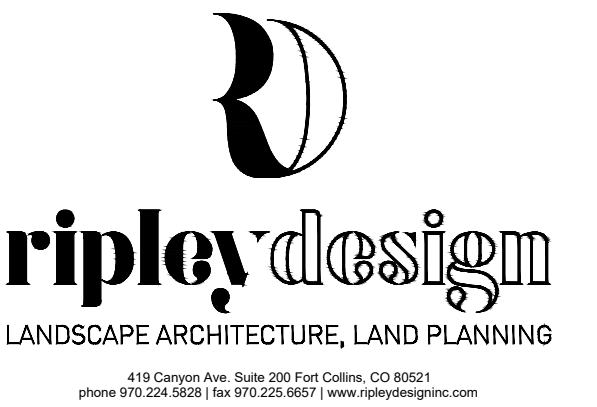


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 Representative Elevations
 Johnstown, CO

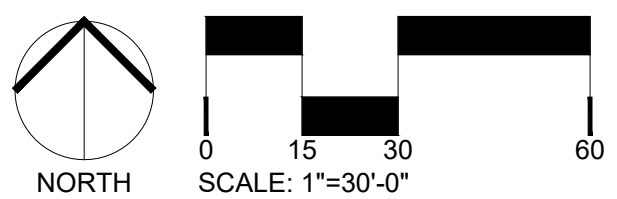
JOHNSTOWN, CO
PREPARED BY:



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Andy Gerk
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ENGINEER
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Dan Hull, PE
361 71st Ave.
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ORIGINAL SIZE 24X36

ISSUED

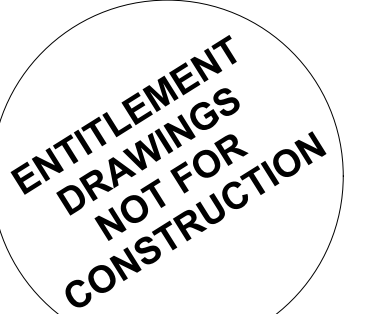
No.	DESCRIPTION	DATE
01	WATER USAGE	11/02/2020
02	PRELIMINARY	12/18/2020

REVISIONS

No.	DESCRIPTION	DATE
01	TOWN COMMENTS	3/25/2021
02	ADDED TURF	6/7/2021
03	TOWN COMMENTS	6/25/2021
04	TOWN COMMENTS	8/18/2021

LANDSCAPE PLAN - WEST

SEAL:



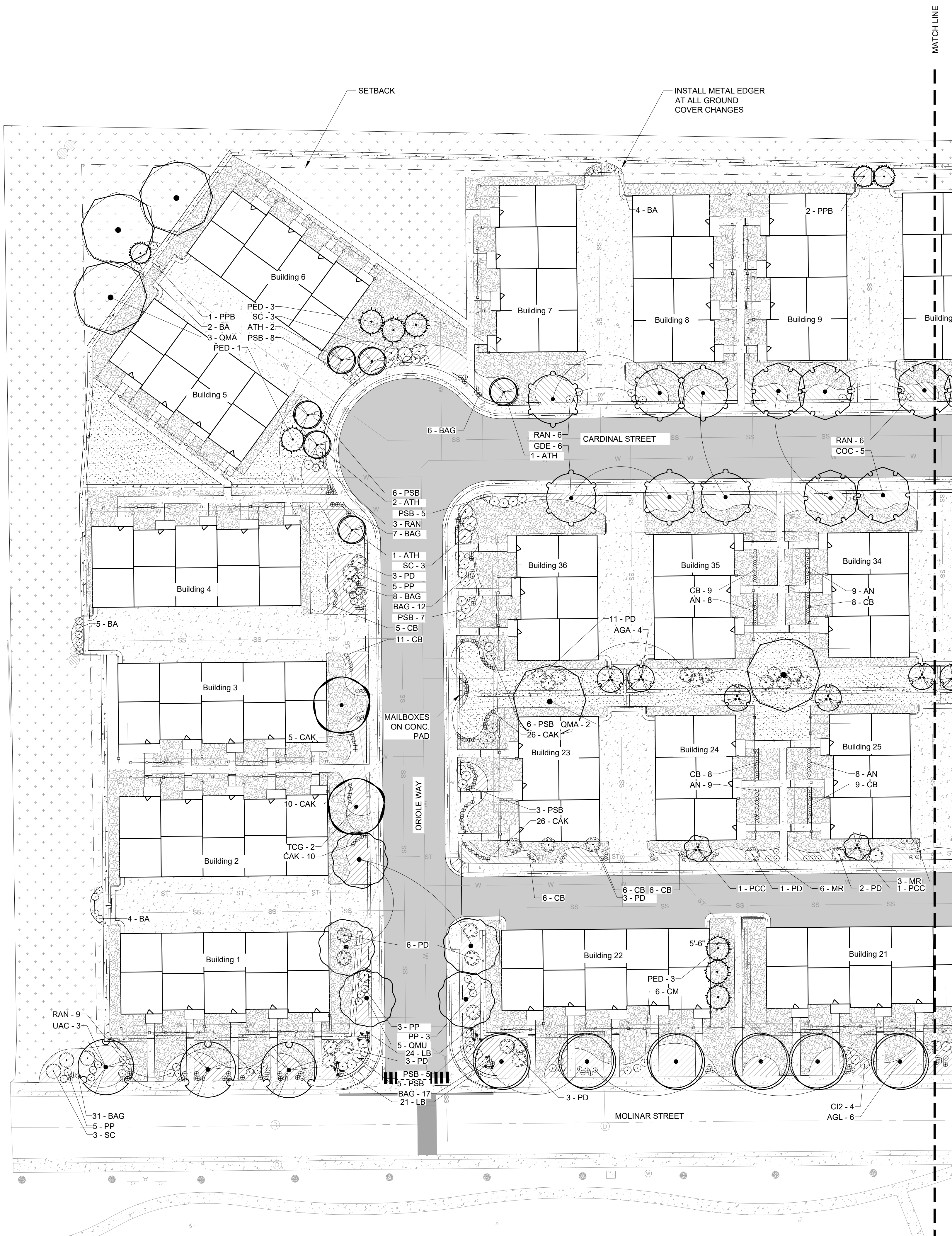
PROJECT No.:	R20-050
DRAWN BY:	SH
REVIEWED BY:	
DRAWING NUMBER:	

LEGEND

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION	QTY	DETAIL
	IRRIGATED TURF	25,577 SF	
	ROCK MULCH	84,182 SF	
	NATIVE GRASS AREA	95,995 SF	
	WOOD MULCH SHRUB BED	30,889 SF	
	W WATER LINE UTILITY		
	STORM DRAIN UTILITY		
	SS SANITARY SEWER UTILITY		
	EXISTING FENCE		
	PROPOSED FENCE		

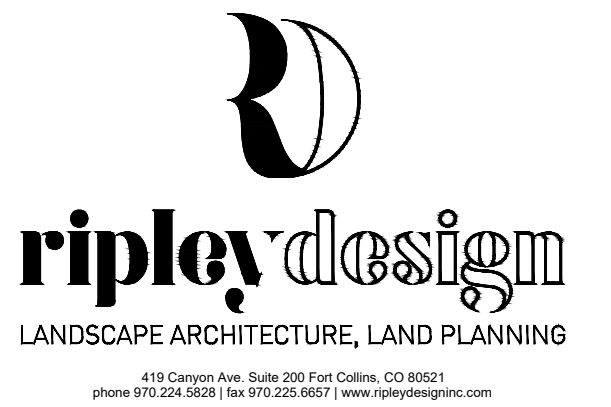
PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
AGL	AESCULUS GLABRA / OHIO BUCKEY
CSP	CATALPA SPECIOSA / NORTHERN CATALPA
COC	CELTIS OCCIDENTALIS / COMMON HACKBERRY
GTI	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST
GDE	GYMNOCALADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE
QMA	QUERCUS MACROCARPA / BURR OAK
QMU	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
TCG	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
TMH	TILIA MONGOLICA 'HARVEST GOLD' / HARVEST GOLD LINDEN
UAC	ULMUS X 'ACCOLADE' / ACCOLADE ELM
UFR	ULMUS X 'FRONTIER' / AMERICAN ELM
EVERGREEN TREES	BOTANICAL / COMMON NAME
PPB	PICEA PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE
PED	PINUS EDULIS / PINON PINE
PLE	PINUS LEUCODERMIS / BOSNIAN PINE
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
ATH	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE
AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY
PCC	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR
SR	SYRINGA RETICULATA / JAPANESE TREE LILAC
SHRUBS	BOTANICAL / COMMON NAME
AN	AMORPHA NANA / FALSE INDIGO
BA	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY
CM	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
CI2	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD
LB	LINUM LEWISII 'BLUE FLAX' / BLUE FLAX
MR	MAHONIA REPENS / CREEPING MAHONIA
PD	PHYSCOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK
PP	POTENTILLA FRUTICOSA DAVURICA 'PRAIRIE SNOW' / PRAIRIE SNOW CINQUEFOIL
PSB	PRUNUS BESSEYI 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY
RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
RAN	ROSA X 'NEARLY WILD' / 'NEARLY WILD' ROSE
SC	SYRINGA X PRESTONIAE 'MISS CANADA' / MISS CANADA PRESTON LILAC
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
BAG	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS
CB	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS
CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS



Plotted By: Stephanie Hansen Layout: LANDSCAPE PLAN - WEST Printed On: 8/18/2021 5:31 PM File Name: 1 LANDSCAPE PLAN.dwg

JOHNSTOWN, CO
PREPARED BY:



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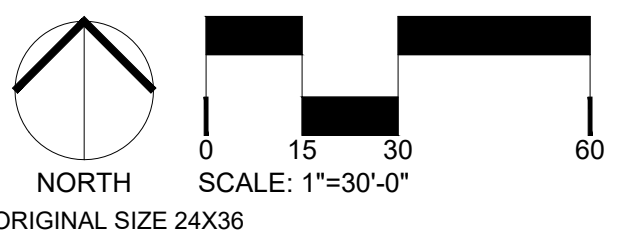
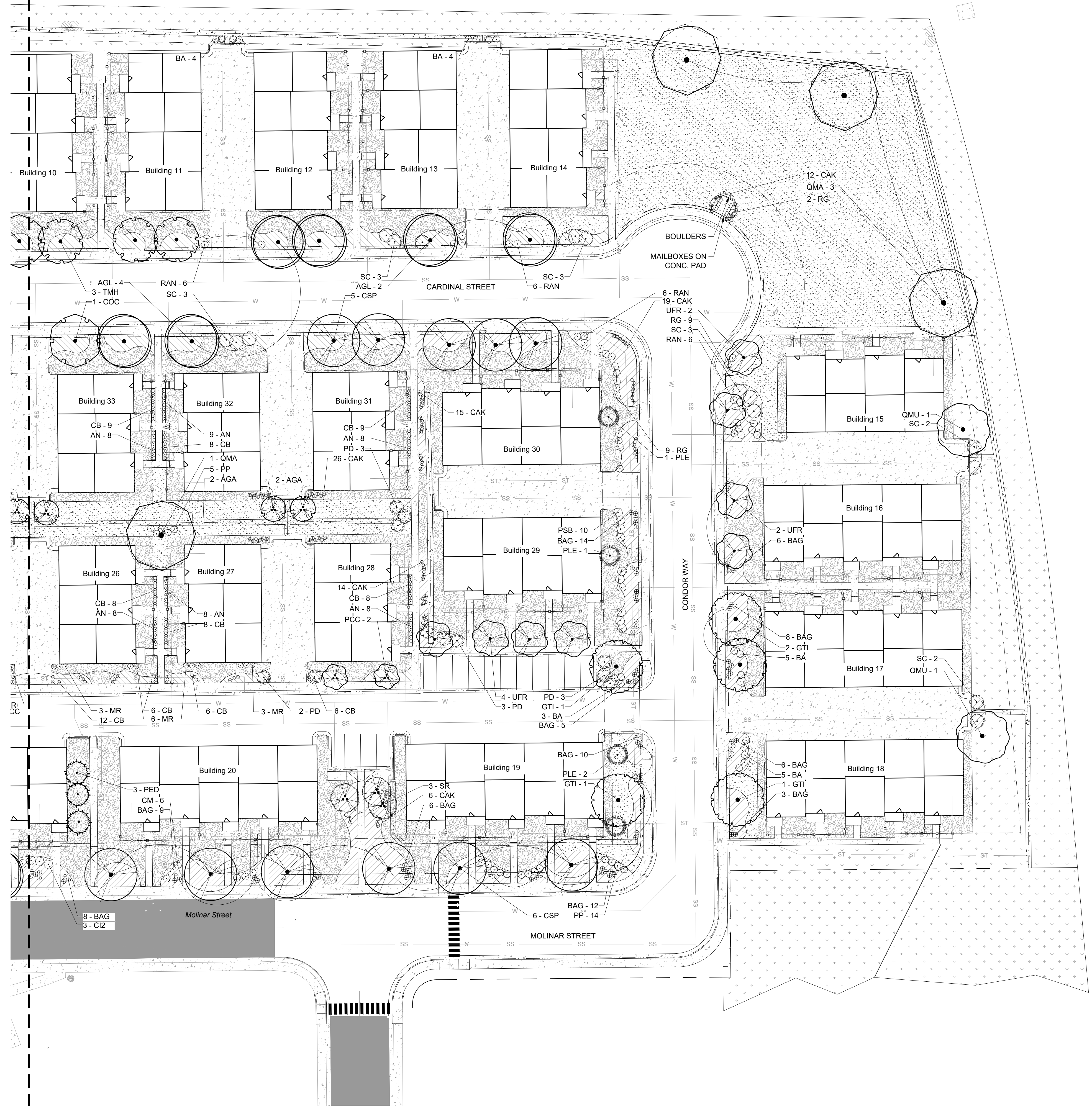
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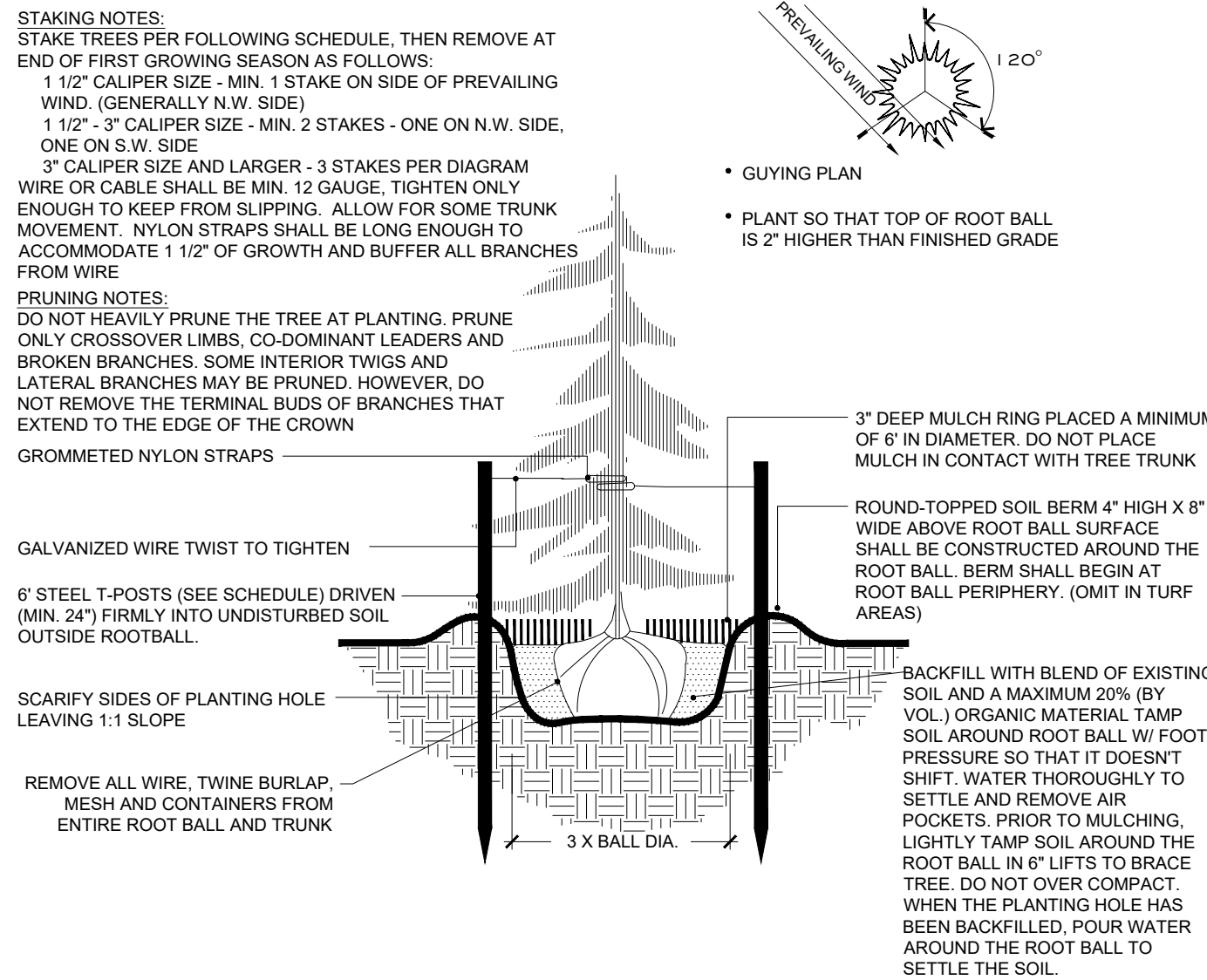
LANDSCAPE PLAN - EAST

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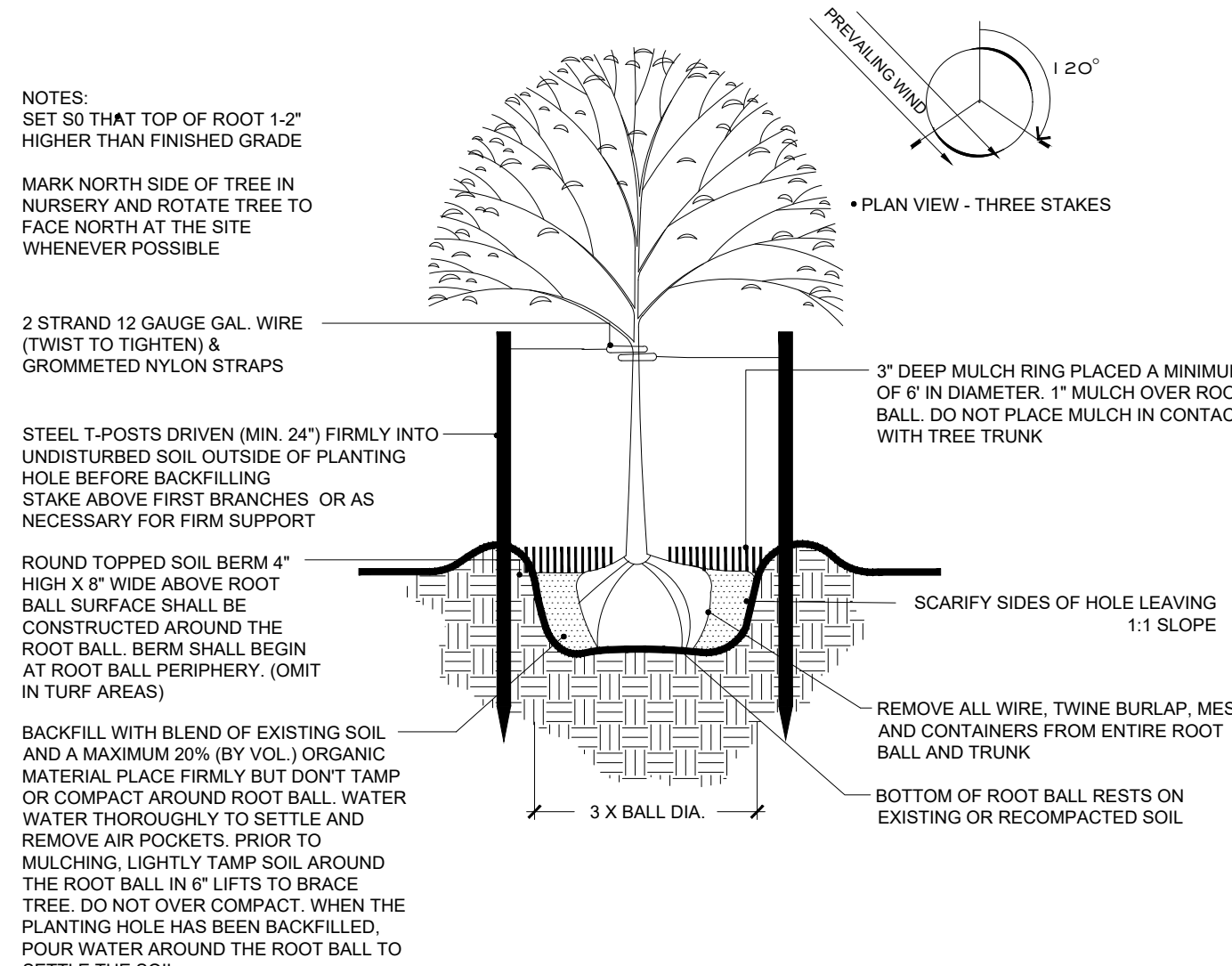


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DRAWN BY:	SH
REVIEWED BY:	
DRAWING NUMBER:	

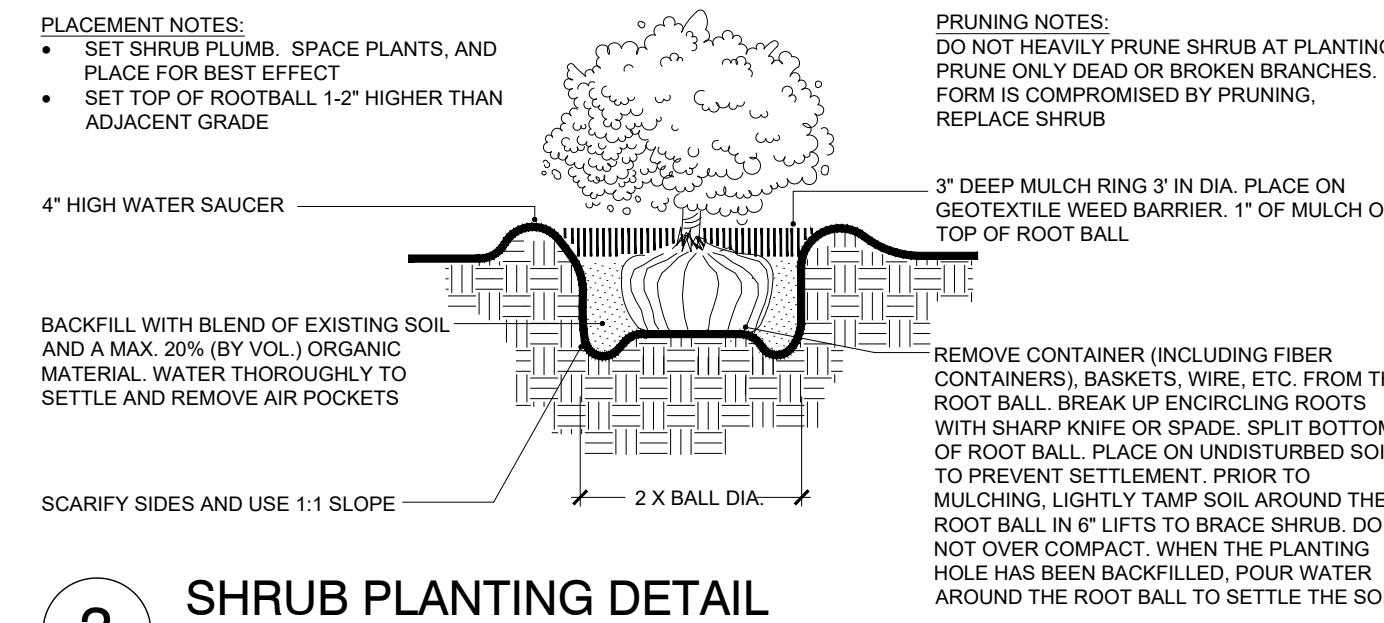
Plotted By: Stephanie Hansen Layout: L3 LANDSCAPE NOTES AND DETAILS.dwg



1 CONIFER TREE PLANTING DETAIL - STEEL POSTS
SCALE: NTS L-PL2-PLA-01



2 TREE PLANTING DETAIL - STEEL POSTS
SCALE: NTS L-PL2-PLA-12



3 SHRUB PLANTING DETAIL
SCALE: NTS L-PL2-PLA-14

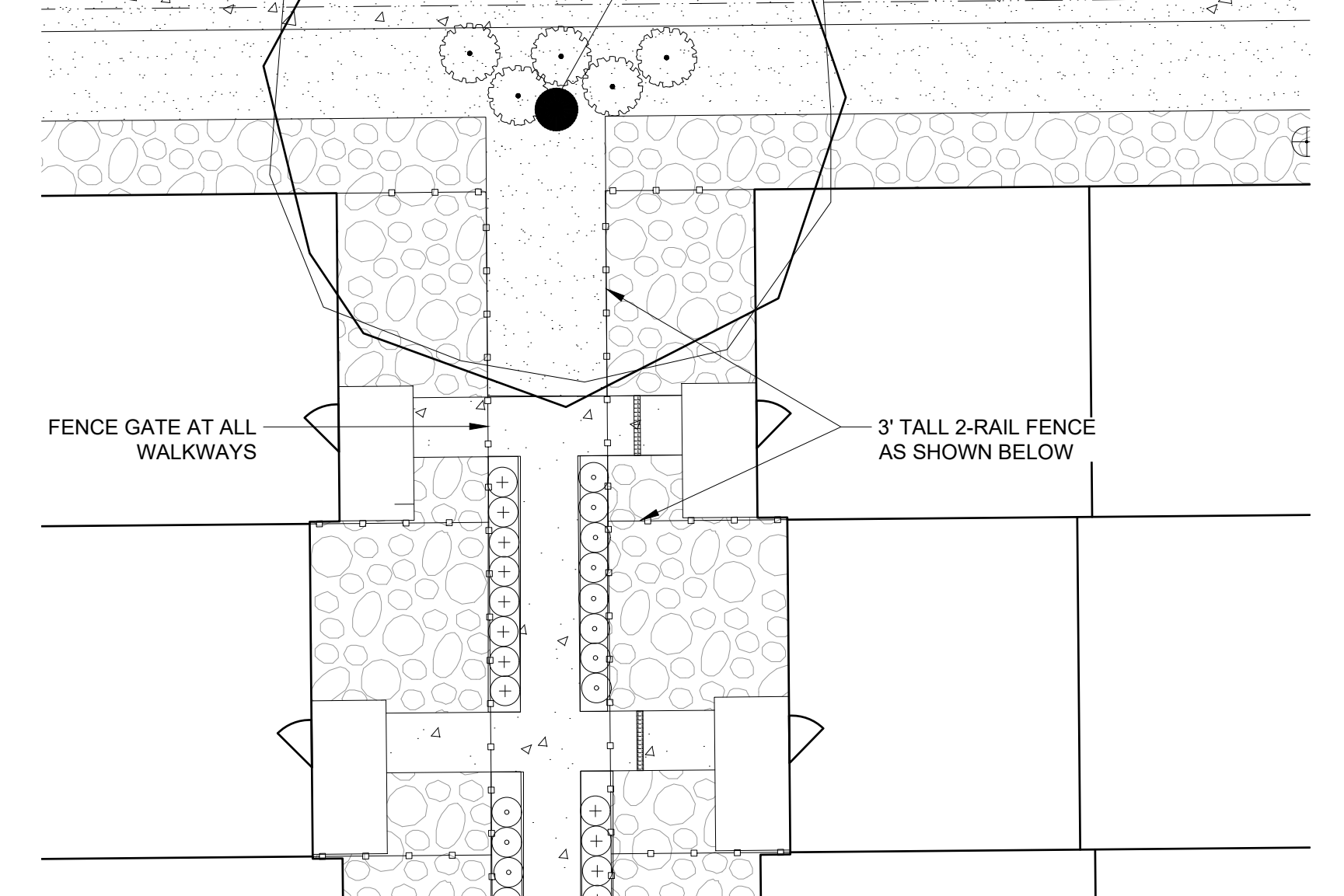
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AGL	12	AESCLUSUS GLABRA / OHIO BUCKEYE	B & B	2\"/>		

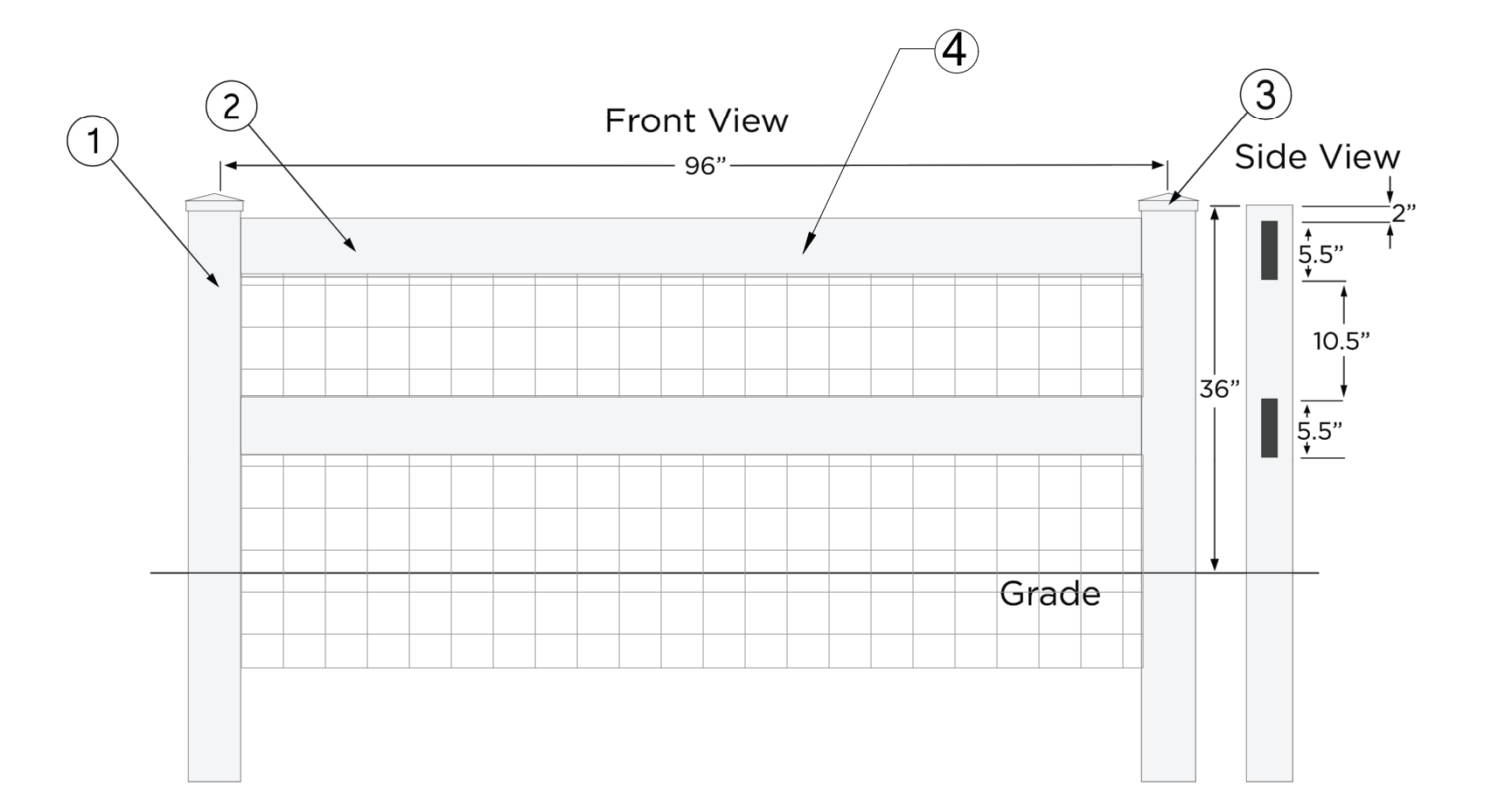
LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE FEET (5') RADIUS OR TREES WITHIN TEN FEET (10') OF WATER METERS, FIRE HYDRANTS, OR SANITARY SEWER MANHOLES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC CLOCK ACTIVATED UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND INSTALLED PRIOR TO C.O. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH COBBLE MULCH (3\"/>

TYPICAL FENCE PLAN



- ALL FENCING WILL BE INSTALLED AT TIME OF BUILDING PERMIT
- FENCING SHALL ONLY BE INSTALLED WHERE SHOWN IN TYPICAL DIAGRAM ABOVE AND PER DETAIL BELOW



- 1 - 1 5/8" POST
- 2 - 1 1/2" X 5.5" RAIL
- 3 - 5" X 5" CAP
- 4 - OPTIONAL WIRE PET MESH

TYPICAL FENCE DETAIL
SCALE: NOT TO SCALE

MOUNTAIN VIEW

PRELIMINARY

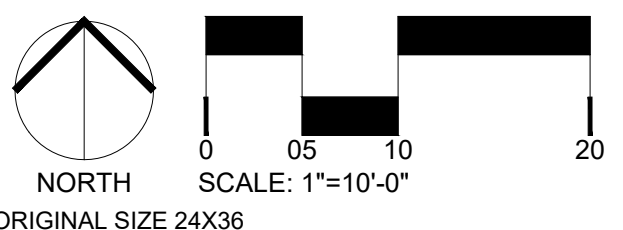
JOHNSTOWN, CO
PREPARED BY:



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f. 970.225.6657

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LANDSCAPE NOTES AND DETAILS

SEAL:



PROJECT No.: R20-050
DRAWN BY: SH
REVIEWED BY:
DRAWING NUMBER: