

Mountain View West Subdivision Third Replat FDP Submittal

**NOTE: LARGE FILE.
PLANNING STAFF REDUCED FILE SIZE -
-REMOVED DETAILED SITE PLAN
SHEETS.
-REMOVED LIGHTING PLAN
-INCLUDED LANDSCAPE SHEETS 2, 3, &
8 AS GOOD EXEMPLARS OF THE
LANDSCAPING PROPOSED ON-SITE.**

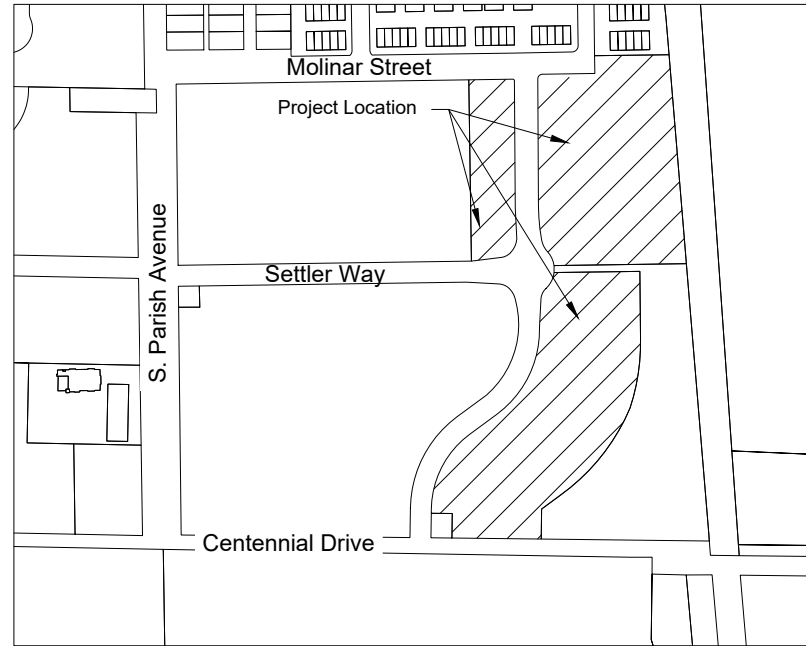
Being a Replat of Tract A Block 3, 1st Replat of Block 1 Mountain View West Subdivision Replat, Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1, Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado

Building Information		
Building Type	Number of Buildings	Number of Units
5-plex	15	75
4-plex	5	20
3-plex	10	30
Total	30	125

Land Use				
Hardscape (sf)				
Right-of-Way	Private Drive	Private Sidewalk	Private Parking	Total Hardscape
73,513	53,217	24,216	9,095	159,907
Landscape Area (sf)				
Irrigated Turf	Native Gras Area	Wood Mulch	Rock Mulch	Total Landscape
30,141	145,227	49,591	136,338	280,465
Rooflop (sf)				
117,186				
Open Space				
Required (30% of site) = 3.8 Acres				
Provided = 6.4 Acres				

ROW Dedication	
Street	Area (ac)
Public ROW	1.69
Total ROW Dedication	1.69

Parking Table	
Designation	Count
Required Parking	250 (2 spaces per unit)
Garage Parking	250 (2 per unit)
Surface Parking (Including Handicap Parking)	17
Handicap Parking Provided	3
On-street parking (in ROW)	48
Total Parking Provided	315



Vicinity Map
Not To Scale

Sheet List Table			Revisions				
Page	Sheet Number	Sheet Title	A	B	C	D	E
1	C1.0	Coversheet	✓	✓	✓		
2	C1.1	Overall Site Plan	✓	✓	✓		
3	C1.2	Site Plan	✓	✓	✓		
4	C1.3	Site Plan	✓	✓	✓		
5	C1.4	Site Plan	✓	✓	✓		
6	C1.5	Site Plan	✓	✓	✓		
7-8	E1-2	Representative Elevations	✓	✓	✓		
9	L1	Lighting Plan	✓	✓	✓		
10	L1	Overall Landscape	✓	✓	✓		
11	L2	Landscape Plan	✓	✓	✓		
12	L3	Landscape Plan	✓	✓	✓		
13	L4	Landscape Plan	✓	✓	✓		
14	L5	Landscape Plan	✓	✓	✓		
15	L6	Landscape Plan	✓	✓	✓		
16	L7	Landscape Plan	✓	✓	✓		
17	L8	Landscape Plan	✓	✓	✓		
18	L9	Landscape Plan	✓	✓	✓		
19	L10	Landscape Details	✓	✓	✓		
20	L11	Landscape Details	✓	✓	✓		
21	L12	Water Use Plan	✓	✓	✓		
22	L13	Water Use Plan	✓	✓	✓		

- Notes:**
- This FDP is subject to Mountain View West PUD design guidelines as well as Town of Johnstown codes, guidelines, and standards.
 - Construction details are noted in approved civil engineering construction plans that accompanied this FDP.
 - All private drives, common open spaces, and stormwater facilities will be owned and maintained by master HOA association.
 - Final architectural elevations and model home plans will be reviewed prior to permitting.
 - All trails through the site are considered open to the public for access through the site as part of a walkable community.

TOWN COUNCIL

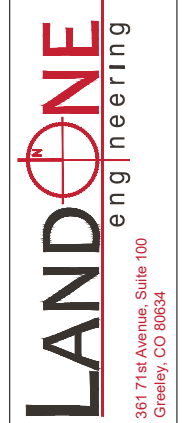
This plat to be known as Mountain View West Subdivision 3rd Replat, is approved and accepted by the Town of Johnstown, by Resolution Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _____, 20_____.

Attest: _____
Mayor Town Clerk

Legal Description
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Project Contacts

<p>Owner/Applicant Mountain View Land Developers, LLC 3780 West 10th Street, Suite 200 Greeley, CO 80634 (970)702-2051</p> <p>Civil Engineer LandOne Engineering, LLC Daniel Hull, P.E. Dan@landone.co Civil Engineer 361 71st Avenue #100 Greeley, CO 80634 970-290-6190</p> <p>Surveyor Jason Allee Lat40, Inc. 6250 West 10th Street #2 Greeley, CO 80634 (970) 515-5294 jasona@lat40pls.com</p>	<p>Landscape Architect Ripley Design, Inc. 419 Canyon Avenue, Suite 200 Fort Collins, CO 80521 (970) 224-5628</p> <p>Town of Johnstown 450 S Parish Ave, Johnstown, CO 80534 Phone: 970-587-4664</p>
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Preliminary
Not for
Construction

Job Number 22-018
Checked By DH
Date 2/23/2023

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.

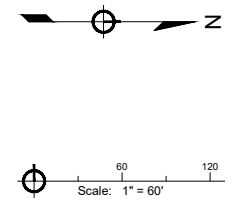
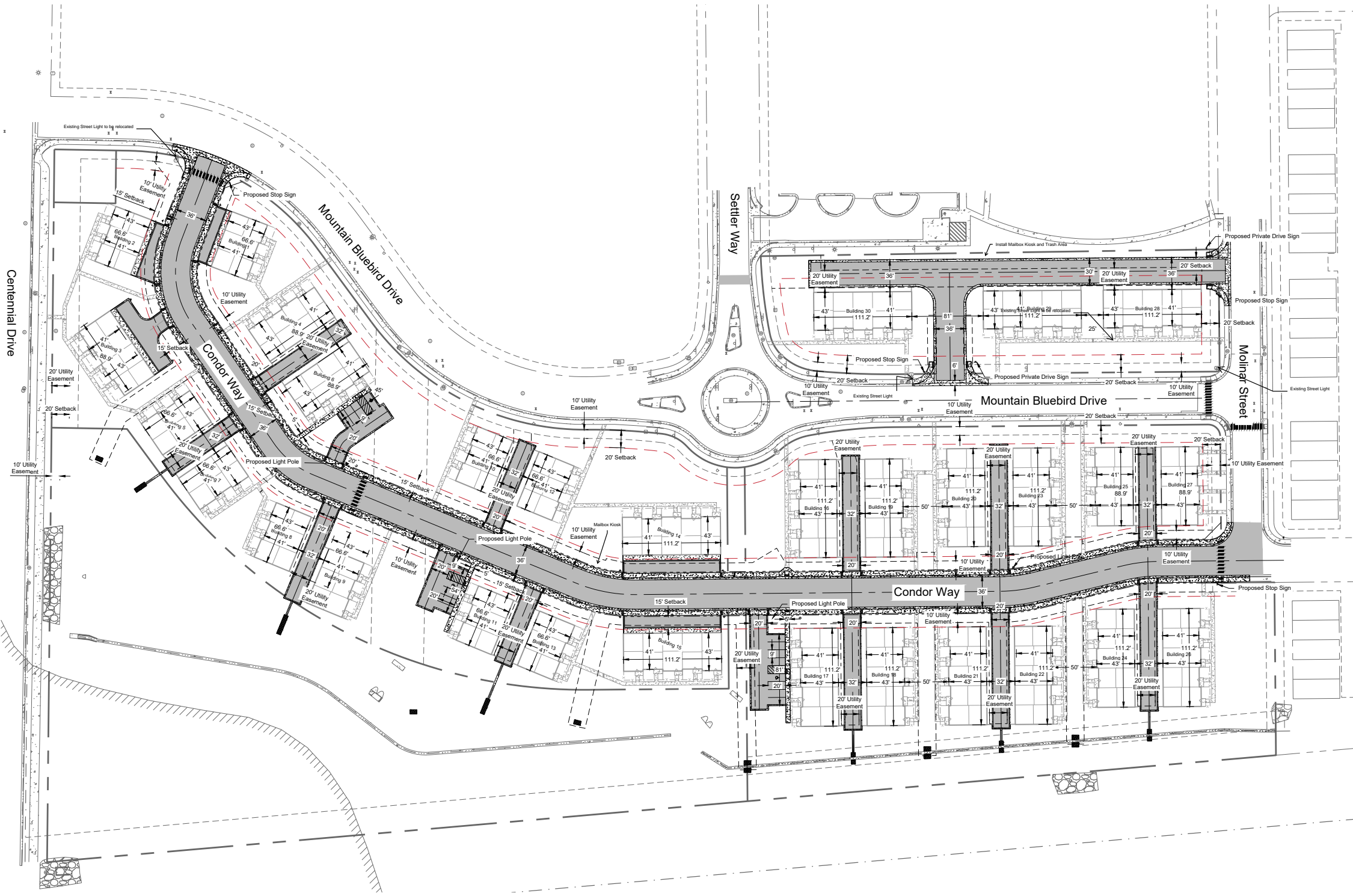


Revision Description
1st FDP Submittal
2nd FDP Submittal
3rd FDP Submittal

Date
10/26/2022
12/23/2022
02/23/2023

Mountain View West Subdivision Third Replat
FDP Submittal
Coversheet
Johnstown, CO

Sheet C1.0



Preliminary
 Not for
 Construction

Job Number: 22-018
 Checked By: DH
 Date: 12/23/2022

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Rev. No.	Date	Revision Description
A	10/26/2022	1st FDP Submittal
B	12/23/2022	2nd FDP Submittal
C	02/03/2023	3rd FDP Submittal

Mountain View West Subdivision Third Replat
 FDP Submittal
 Overall Site Plan
 Johnstown, CO

REVISIONS	BY

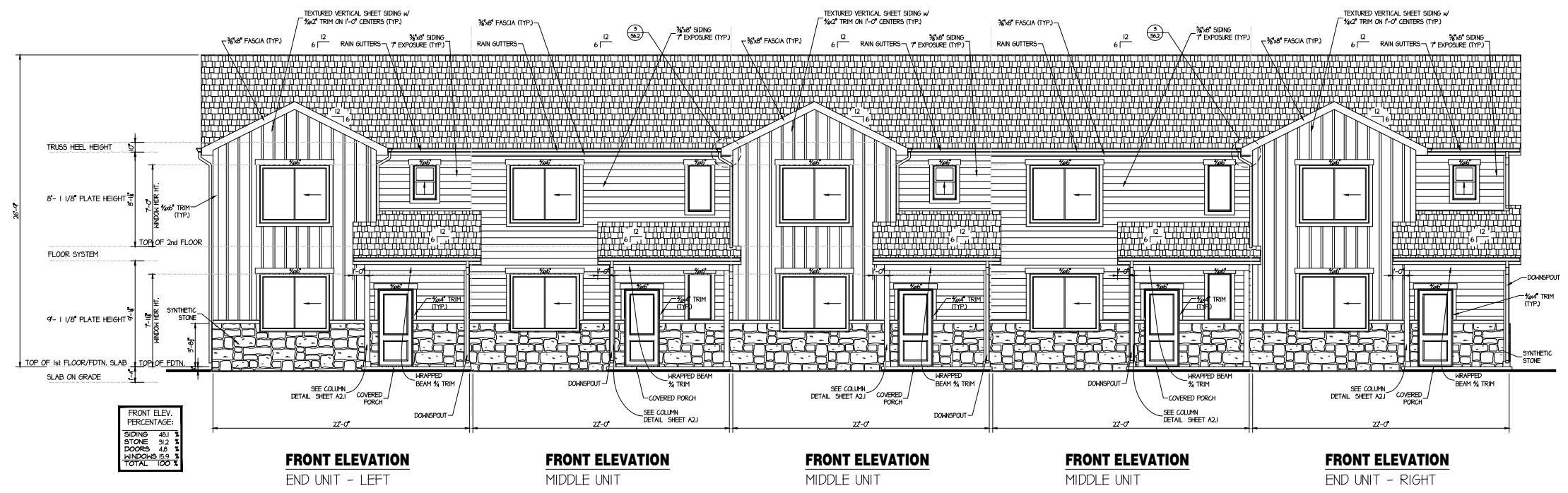
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BOESSLER HOMES
Greeley, Colorado
970-353-1492

FRONT - LEFT ELEVATIONS
5 - PLEX
JOHNSTOWN

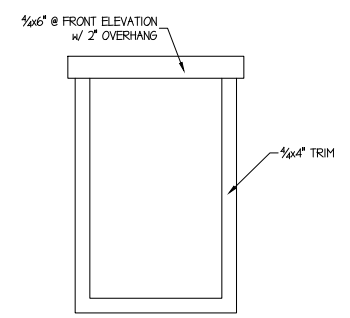
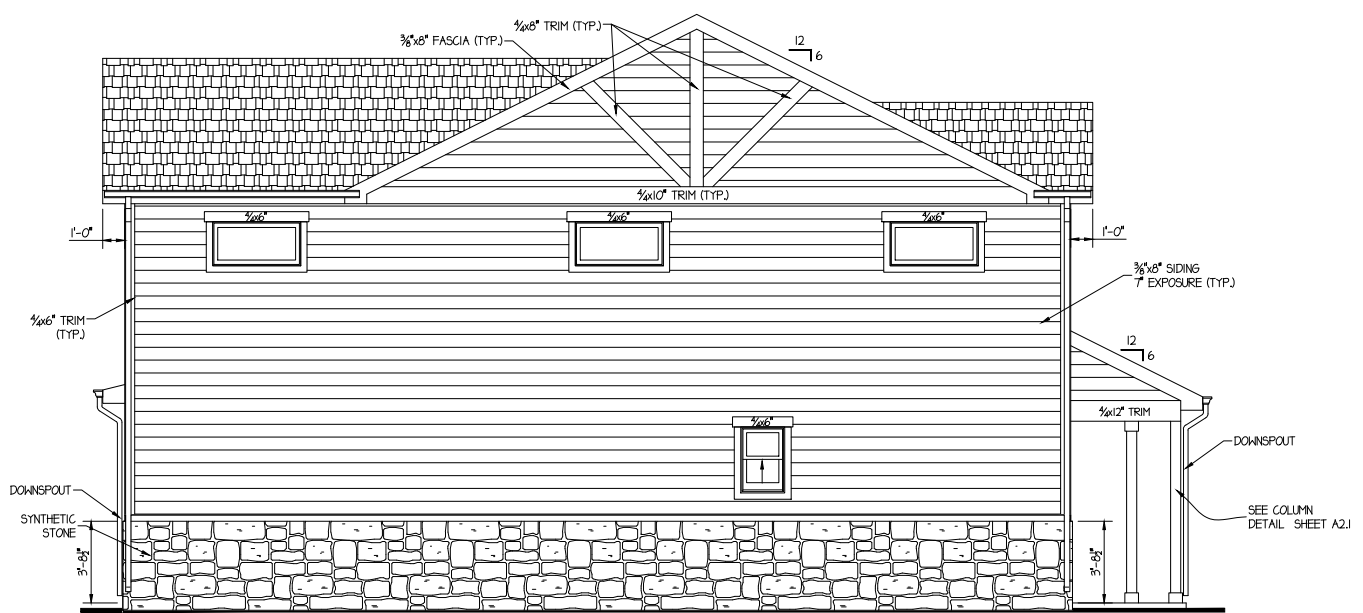
Proposed Residence:
0000 Street Lane - Lot 00, Blk. 00,
Mountain View Subdivision
JOHNSTOWN, COLORADO

DRAWN
KMM
CHECKED
DATE
2.24.23
SCALE
AS NOTED
MODEL #
5-PLEX
SHEET
5-PLEX
E 1



FRONT ELEV. PERCENTAGE:	
SIDING	46.1 %
STONE	31.2 %
DOORS	4.8 %
WINDOWS	17.9 %
TOTAL	100 %

SCALE: 3/16" = 1'-0"



TYPICAL EXTERIOR WINDOW TRIM DETAIL

LEFT ELEVATION
END UNIT
SCALE: 1/4" = 1'-0"

FRONT ELEV. PERCENTAGE:	
SIDING	74.7 %
STONE	22.6 %
DOORS	0.0 %
WINDOWS	2.7 %
TOTAL	100 %

ELEVATION NOTES:

HEADERS:

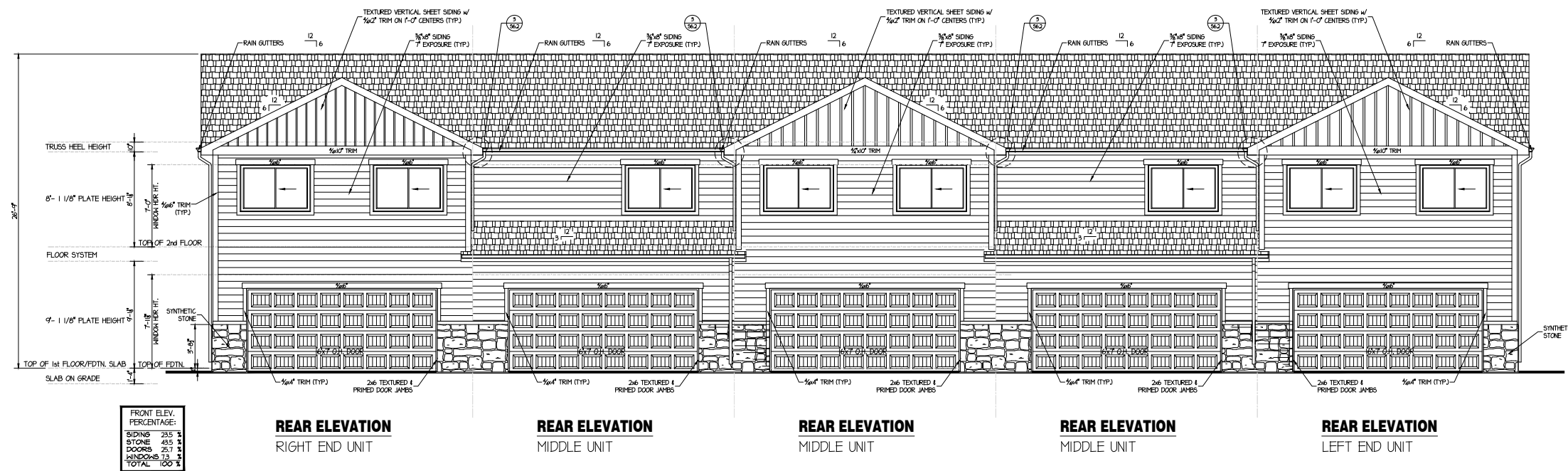
- WINDOWS
 - 1st FLOOR HT. = 7'-11 3/8"
 - 2nd FLOOR HT. = 7'-0"
- DOORS
 - FRONT DOOR = 6'-8"

EXTERIOR:

- ALL VENTS THROUGH THE ROOF SHALL BE LOCATED ON THE SIDE OR THE REAR SLOPING ROOF SECTIONS.
- SOFFITS WILL EITHER BE VENTED MATERIAL OR HAVE ADEQUATE VENTING CUT IN DEPENDING ON AVAILABILITY OF MATERIAL.

GUTTER & DOWNSPOUTS:

- ALL GUTTERS AND DOWNSPOUTS ARE LOCATED PER THE ELEVATIONS.
- ALL DOWNSPOUT LOCATIONS NEED 4' TIP OUTS ON ENDS.



REAR ELEVATION
RIGHT END UNIT

REAR ELEVATION
MIDDLE UNIT

REAR ELEVATION
MIDDLE UNIT

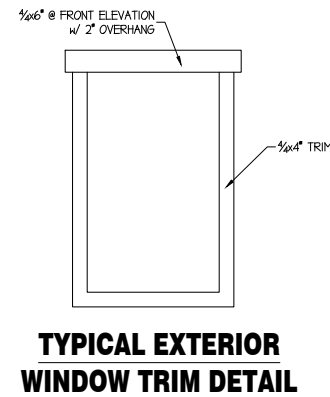
REAR ELEVATION
MIDDLE UNIT

REAR ELEVATION
LEFT END UNIT

SCALE: 3/16" = 1'-0"

FRONT ELEV. PERCENTAGE:	
SIDING	73.0 %
STONE	24.7 %
DOORS	0.0 %
WINDOWS	2.3 %
TOTAL	100 %

RIGHT ELEVATION
END UNIT
SCALE: 1/4" = 1'-0"



ELEVATION NOTES:

HEADERS:

- WINDOWS
 - 1st FLOOR HT. = 7'-11 3/8"
 - 2nd FLOOR HT. = 7'-0"
- DOORS
 - FRONT DOOR = 6'-8"

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REVISIONS	BY

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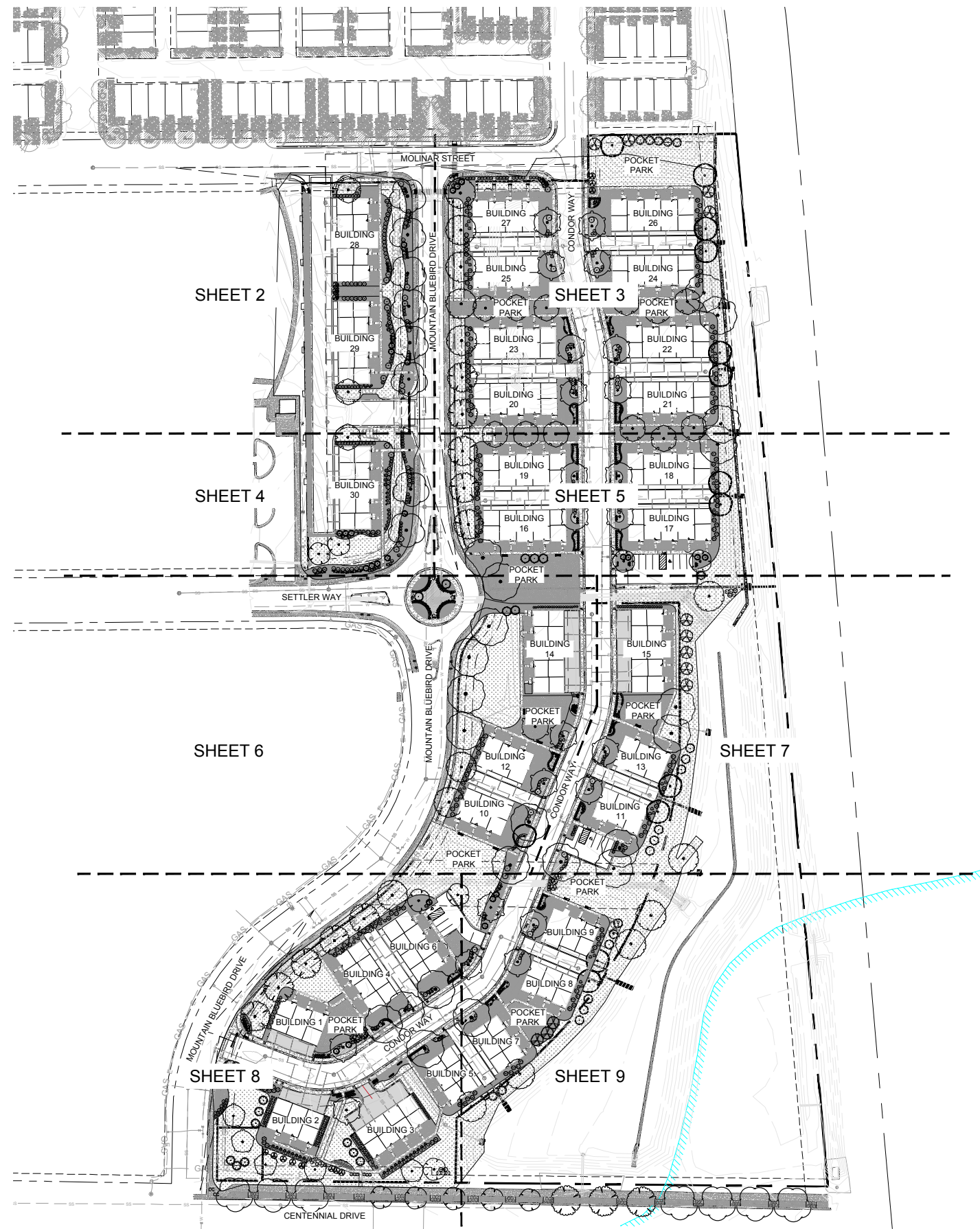
BOESSLER HOMES
Greeley, Colorado
970-353-1492

REAR - RIGHT ELEVATIONS
5 - PLEX
JOHNSTOWN

Proposed Residence:
0000 Street Lane - Lot 00, Blk. 00,
Mountain View Subdivision
JOHNSTOWN, COLORADO

DRAWN	KMM
CHECKED	
DATE	2.24.23
SCALE	AS NOTED
MODEL #	5-PLEX
SHEET	

5-PLEX
E 2



PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
CSP	NORTHERN CATALPA
COC	COMMON HACKBERRY
GTI	SHADEMASTER LOCUST
GDE	KENTUCKY COFFEETREE
QMU	CHINKAPIN OAK
ORO	ENGLISH OAK
TCG	GREENSPIRE LITTLELEAF LINDEN
UAC	ACCOLADE ELM

EVERGREEN TREES	COMMON NAME
PPB	BABY BLUE EYES SPRUCE
PPH	HOOPSI SPRUCE

ORNAMENTAL TREES	COMMON NAME
PCP	CRIMSON POINTE FLOWERING PLUM
SRJ	JAPANESE TREE LILAC

SHRUBS	COMMON NAME
ARS	SUNSET HYSSOP
ANA	FALSE INDIGO
BTC	CONCORDE JAPANESE BARBERRY
BTA	RED LEAF JAPANESE BARBERRY
BGV	GREEN VELVET BOXWOOD
CD2	DARK KNIGHT BLUEBEARD
CAB	IVORY HALO DOGWOOD
CSI	ISANTI REDOSIER DOGWOOD
EW	WHITE SWAN CONEFLOWER
EP	PURPLE EMPEROR CONEFLOWER
FCO	GOLD TIDE FORSYTHIA
LVG	GOLDEN PRIVET
POD	DIABLO NINEBARK
PFD	PRAIRIE SNOW CINQUEFOIL
PSP	PAWNEE BUTTES SAND CHERRY
RGL	GRO-LOW FRAGRANT SUMAC
RAN	NEARLY WILD ROSE
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WI	MOR-COLOURFUL™ WEIGELA

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LEGEND

SYMBOL	DESCRIPTION
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[Line]	= EXISTING TOPOGRAPHY
[Symbol]	= LANDSCAPE BOULDERS
[Symbol]	= GAS METER
[Symbol]	= FIRE HYDRANT
[Symbol]	= STREET LIGHT
[Symbol]	= TRANSFORMER

MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT

FDP SUBMITTAL

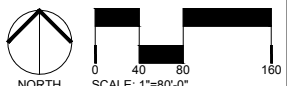
JOHNSTOWN, CO
PREPARED BY:



OWNER
BAESSLER HOMES
Mitch Nelson
33105 CR 33
Greeley, CO 80634
p. 970-373-8569

LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER
LANDONE ENGINEERING, LLC
Dan Hull, PE
361 71st Ave.
Greeley, CO 80634
p. 970.632.2311



ORIGINAL SIZE 24X36
ISSUED

No.	DESCRIPTION	DATE
01	FDP ROUND 1	11/11/2022
02	FDP ROUND 2	01/05/2023
03	FDP ROUND 3	01/13/2023

REVISIONS

No.	DESCRIPTION	DATE

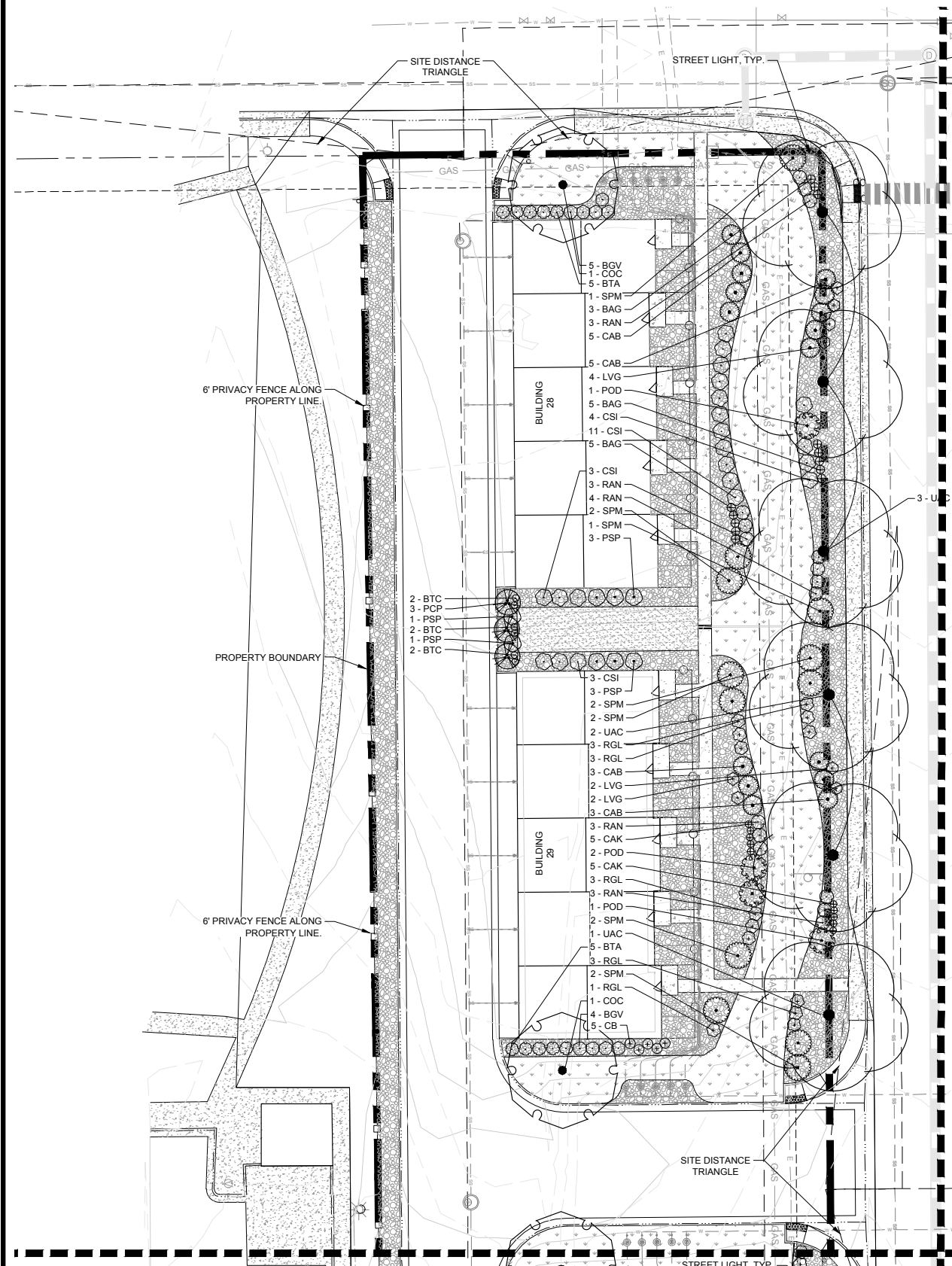
OVERALL LANDSCAPE PLAN

SEAL:



PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
DRAWING NUMBER:	

Plotted By: Alex Garver, Layout: Overall Landscape Plan, Printed On: 2/24/2023 10:47 AM, File Name: Landscape Plan - North.dwg



PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
CSP	NORTHERN CATALPA
COC	COMMON HACKBERRY
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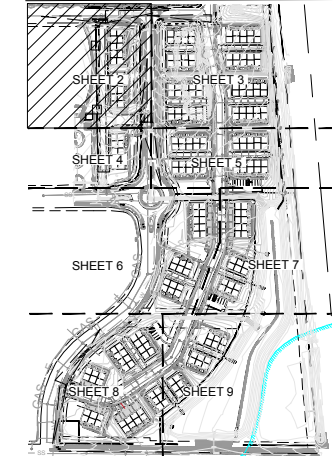
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KEY MAP



MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT

FDP SUBMITTAL

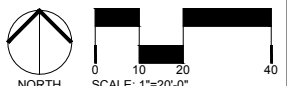
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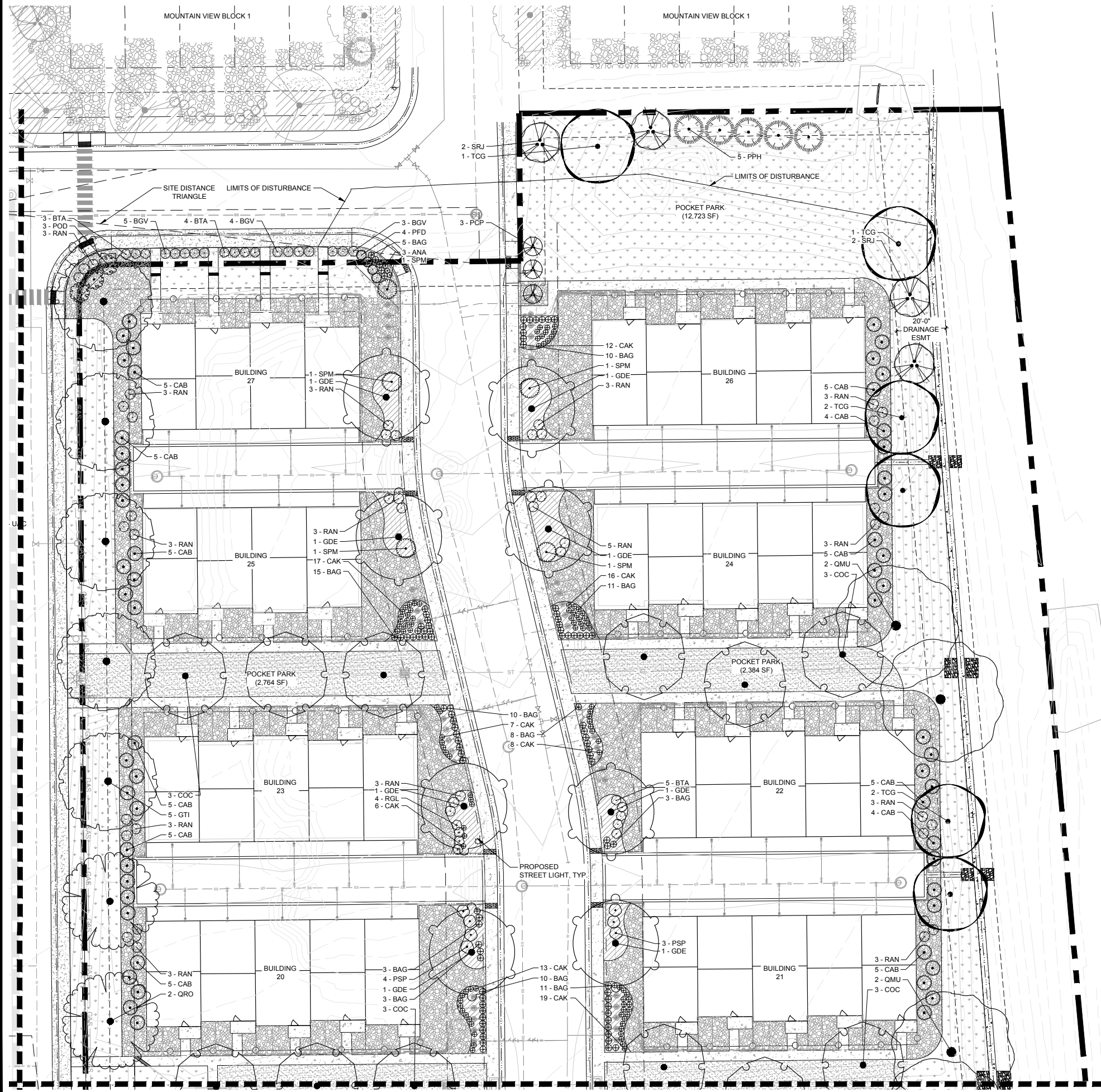
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REVIEWED BY:	KT
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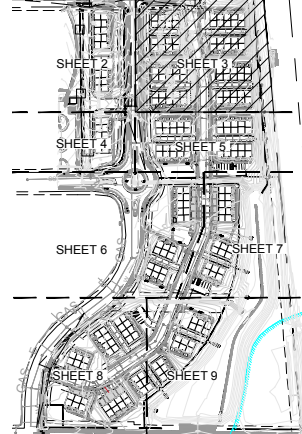
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KEY MAP



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FDP SUBMITTAL

JOHNSTOWN, CO
PREPARED BY:



OWNER

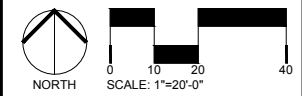
BAESSLER HOMES
Mitch Nelson
33105 CR 33
Greeley, CO 80634
p. 970-373-8569

LANDSCAPE ARCHITECT

RIPLBY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5823
f. 970.225.6557

ENGINEER

LANDONE ENGINEERING, LLC
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361 71st Ave.
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p. 970.632.2311



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	03	FDP ROUND 3	01/13/2023

REVISIONS

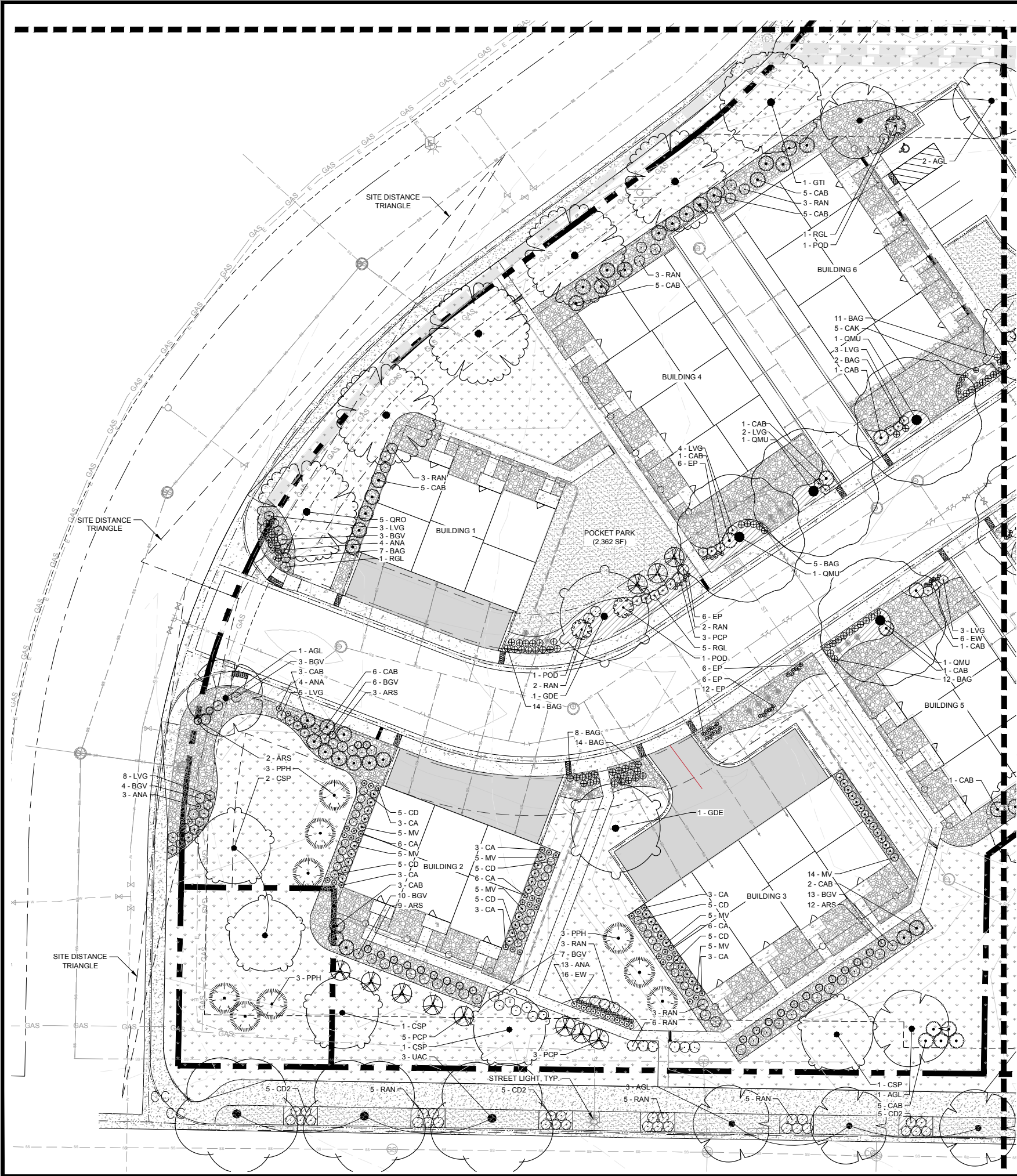
No.	DESCRIPTION	DATE

LANDSCAPE PLAN

SEAL:



PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
DRAWING NUMBER:	



PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
CSP	NORTHERN CATALPA
COC	COMMON HACKBERRY
GTI	SHADEMASTER LOCUST
GDE	KENTUCKY COFFEETREE
QMU	CHINKAPIN OAK
QRO	ENGLISH OAK
TCG	GREENSPIRE LITTLELEAF LINDEN
UAC	ACCOLADE ELM

EVERGREEN TREES	COMMON NAME
PPB	BABY BLUE EYES SPRUCE
PPH	HOOPSI SPRUCE

ORNAMENTAL TREES	COMMON NAME
PCP	CRIMSON POINTE FLOWERING PLUM
SRJ	JAPANESE TREE LILAC

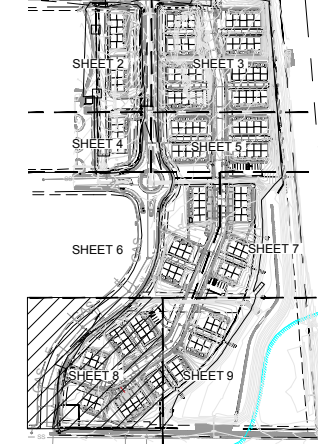
SHRUBS	COMMON NAME
ARS	SUNSET HYSSOP
ANA	FALSE INDIGO
BTC	CONCORDE JAPANESE BARBERRY
BTA	RED LEAF JAPANESE BARBERRY
BGV	GREEN VELVET BOXWOOD
CD2	DARK KNIGHT BLUEBEARD
CAB	IVORY HALO® DOGWOOD
CSI	ISANTI REDOSIER DOGWOOD
EW	WHITE SWAN CONEFLOWER
EP	PURPLE EMPEROR CONEFLOWER
FCO	GOLDEN PRIVET
LVG	DIABLO NINEBARK
POD	PRAIRIE SNOW CINQUEFOIL
PPD	PAWNEE BUTTES SAND CHERRY
PSP	GRO-LOW FRAGRANT SUMAC
RGL	NEARLY WILD ROSE
RAN	MISS CANADA PRESTON LILAC
SPM	MOR-COLOURFUL™ WEIGELA
WI	

ORNAMENTAL GRASSES	COMMON NAME
BAG	BLONDE AMBITION GRASS
CB	KOREAN FEATHER REED GRASS
CAK	FEATHER REED GRASS
CA	AVALANCHE FEATHER REED GRASS
CD	GRASSLAND SEDGE
MV	VARIEGATED EULALIA GRASS

LEGEND

SYMBOL	DESCRIPTION
[Pattern]	IRRIGATED TURF
[Pattern]	ROCK MULCH
[Pattern]	NATIVE GRASS AREA
[Pattern]	WOOD MULCH
[Line]	= PROPERTY BOUNDARY
[Line]	= MATCH LINE
[Line]	= LOT LINE
[Line]	= SETBACK
[Line]	= EASEMENT
[Line]	= RIGHT OF WAY
[Line]	= STORMWATER UTILITY
[Line]	= WATER UTILITY
[Line]	= SANITARY SEWER UTILITY
[Line]	= PROPOSED PRIVACY FENCE
[Line]	= PROPOSED FENCE
[Line]	= PROPOSED GRADING
[Line]	= EXISTING SANITARY SEWER
[Line]	= EXISTING GAS LINE
[Line]	= EXISTING ELECTRIC LINE
[Line]	= EXISTING WATER LINE
[Line]	= EXISTING STORMWATER UTILITY
[Symbol]	= LANDSCAPE BOULDERS
[Symbol]	= GAS METER
[Symbol]	= FIRE HYDRANT
[Symbol]	= STREET LIGHT
[Symbol]	= TRANSFORMER

KEY MAP



MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT

FDP SUBMITTAL

JOHNSTOWN, CO
PREPARED BY:



OWNER

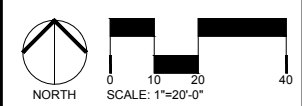
BAESSLER HOMES
Mitch Nelson
33105 CR 33
Greeley, CO 80634
p. 970-373-8569

LANDSCAPE ARCHITECT

RIPLLEY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.8828
f. 970.225.6657

ENGINEER

LANDONE ENGINEERING, LLC
Dan Hull, PE
361 71st Ave.
Greeley, CO 80634
p. 970.632.2311



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	FDP ROUND 1	11/11/2022
02	FDP ROUND 2	01/05/2023
03	FDP ROUND 3	01/13/2023

REVISIONS

No.	DESCRIPTION	DATE

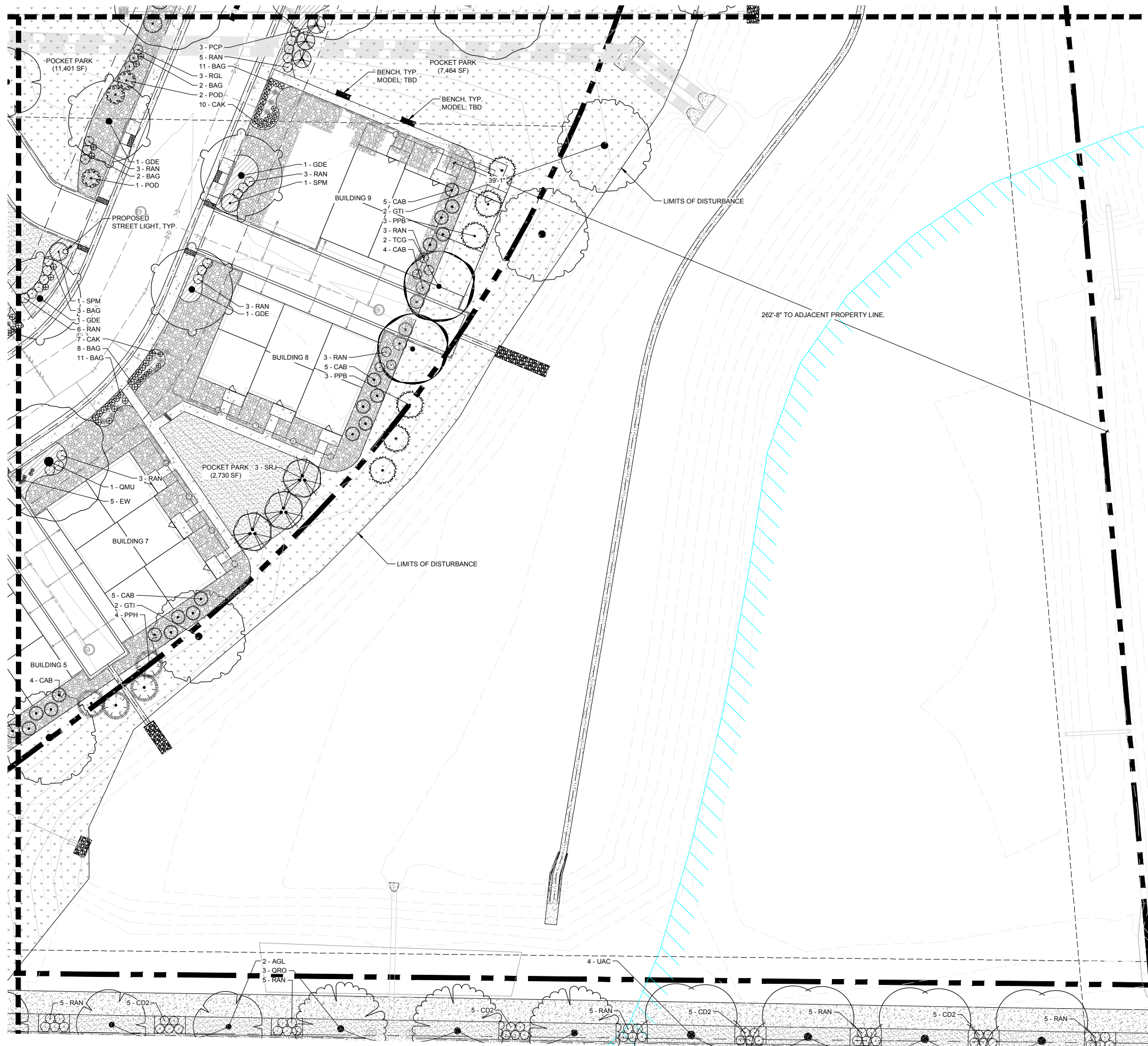
LANDSCAPE PLAN

SEAL:



PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
DRAWING NUMBER:	

Plotted By: Alex Garver, Layout: 9 Landscape Plan, Printed On: 2/24/2023 10:50 AM, File Name: Landscape Plan - North.dwg



PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
CSP	NORTHERN CATALPA
COC	COMMON HACKBERRY
GTI	SHADEMASTER LOCUST
GDE	KENTUCKY COFFEETREE
QMU	CHINKAPIN OAK
QRO	ENGLISH OAK
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EP	PURPLE EMPEROR CONEFLOWER
FCO	GOLD TIDE® FORSYTHIA
LVG	GOLDEN PRIVET
POD	DIABLO NINEBARK
PFD	PRAIRIE SNOW CINQUEFOIL
PSP	PAWNEE BUTTES SAND CHERRY
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RAN	NEARLY WILD ROSE
SPM	MISS CANADA PRESTON LILAC
WI	MOR-COLOURFUL™ WEIGELA

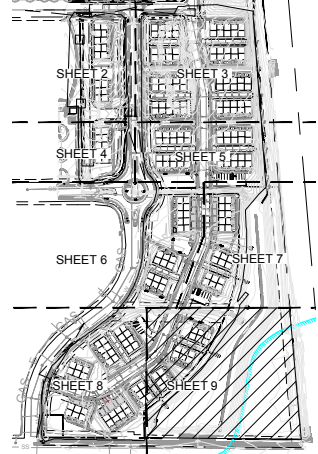
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MV	VARIEGATED EULALIA GRASS

LEGEND

SYMBOL	LANDSCAPE MATERIAL DESCRIPTION
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[Pattern]	NATIVE GRASS AREA
[Pattern]	WOOD MULCH

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[Line Style]	= EXISTING STORMWATER UTILITY
[Symbol]	= EXISTING TOPOGRAPHY
[Symbol]	= LANDSCAPE BOULDERS
[Symbol]	= GAS METER
[Symbol]	= FIRE HYDRANT
[Symbol]	= STREET LIGHT
[Symbol]	= TRANSFORMER

KEY MAP



MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT

FDP SUBMITTAL

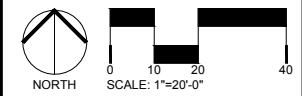
JOHNSTOWN, CO
PREPARED BY:



OWNER
BAESSLER HOMES
Mitch Nelson
33105 CR 33
Greeley, CO 80634
p. 970-373-8569

LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER
LANDONE ENGINEERING, LLC
Dan Hull, PE
361 71st Ave.
Greeley, CO 80634
p. 970.632.2311



ORIGINAL SIZE 24X36

ISSUED	No.	DESCRIPTION	DATE
	01	FDP ROUND 1	11/11/2022
	02	FDP ROUND 2	01/05/2023
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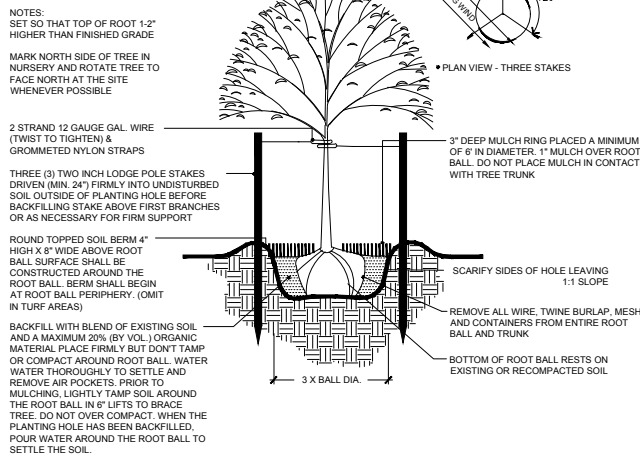
REVISIONS		
No.	DESCRIPTION	DATE

LANDSCAPE PLAN

SEAL:



PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
DRAWING NUMBER:	



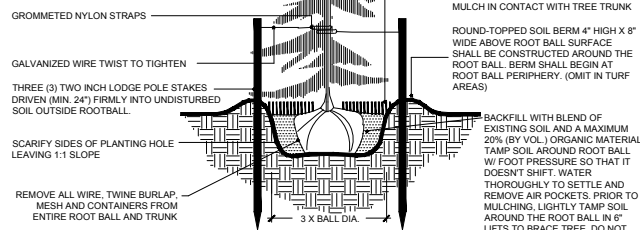
1 TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS OP-MO-04

STAKING NOTES: STAKE TREES PER FOLLOWING SCHEDULE... 1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND...



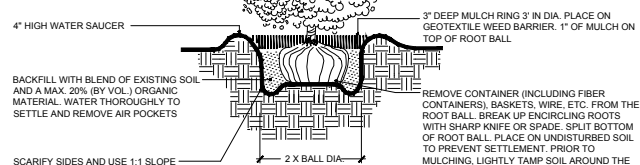
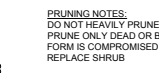
PRUNING NOTES: DO NOT HEAVILY PRUNE THE TREE AT PLANTING... ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES...



2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS OP-MO-06

PLACEMENT NOTES: SET SHRUB PLUMB, SPACE PLANTS, AND PLACE FOR BEST EFFECT... SET TOP OF ROOTBALL 1-2" HIGHER THAN ADJACENT GRADE.



3 SHRUB PLANTING DETAIL

SCALE: NTS OP-MO-05

NATIVE SEED MIX

Table with columns: COMMON NAME, SEPCIES NAME, % OF MIX, # PLS/ACRE, HYDROZONE. Lists various native grasses and their proportions.

PLANT SCHEDULE

Plant schedule table listing botanical and common names, quantities, container sizes, and caliper sizes for deciduous, evergreen, ornamental trees, shrubs, and ornamental grasses.

COMMON OPEN SPACE LANDSCAPE

Table showing required vs proposed landscape material counts for trees and shrubs in common open space.

*COMMON OPEN SPACE LANDSCAPE REQUIREMENT CALCULATIONS ARE BASED ON TOWN OF JOHNSTOWN - LANDSCAPE STANDARDS AND SPECIFICATIONS SECTION E.1.b.i.c., EXCLUDES PRIVATE FRONT YARDS, POCKET PARKS AND RIGHT-OF-WAY.

-30% OF SITE = 167,198 OR 3.8 ACRES
-REQUIRED TREES (1 PER 4,500 SF) = 33
-REQUIRED SHRUBS (5 PER 4,500 SF) = 312

** ROW TREES AND SHRUBS, PRIVATE FRONT YARDS NOT INCLUDED IN COMMON OPEN SPACE COUNTS.

ARTERIAL RIGHT-OF-WAY LANDSCAPE

Table showing required vs proposed landscape material counts for trees and shrubs in arterial right-of-way.

*REQUIRED LANDSCAPE MATERIAL
-REQUIRED TREES (1 PER 1,000 SF) = 15
-REQUIRED SHRUBS (5 PER 1,000 SF) = 75

ARTERIAL BUFFER LANDSCAPE

Table showing required vs proposed landscape material counts for trees and shrubs in arterial buffer.

*REQUIRED LANDSCAPE MATERIAL
-REQUIRED TREES (1 PER 2,000 SF) = 13
-REQUIRED SHRUBS (5 PER 2,000 SF) = 61

POCKET PARK LANDSCAPE

Table showing required vs proposed landscape material counts for trees and shrubs in pocket park.

*REQUIRED LANDSCAPE MATERIAL
-REQUIRED TREES (1 PER 4,500 SF) = 13
-REQUIRED SHRUBS (1 PER 4,500 SF) = 65

NOTE: ALL DETENTION LANDSCAPING REQUIREMENTS WERE SATISFIED AT THE TIME OF ANNEXATION AND TOWN APPROVED PUD FOR MOUNTAIN VIEW WEST... ALL OPEN SPACE AND PARK REQUIREMENTS WERE SATISFIED AT THE TIME OF ANNEXATION AND TOWN APPROVED PUD FOR MOUNTAIN VIEW WEST.

LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AA) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
2. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
3. 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.
4. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS...

MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT

FDP SUBMITTAL

JOHNSTOWN, CO PREPARED BY:



OWNER

BAESSLER HOMES Mitch Nelson 33105 CR 33 Greeley, CO 80634 p. 970-373-8569

LANDSCAPE ARCHITECT

RIPLEY DESIGN INC. 419 Canyon Ave. Suite 200 Fort Collins, CO 80521 p. 970-224-8828 f. 970-225-6657

ENGINEER

LANDONE ENGINEERING, LLC Dan Hull, PE 361 71st Ave. Greeley, CO 80634 p. 970.632.2111

ORIGINAL SIZE 24X36

Table with columns: No., DESCRIPTION, DATE. Lists revision dates for FDP rounds.

REVISIONS

Table with columns: No., DESCRIPTION, DATE. Revision table with empty rows.

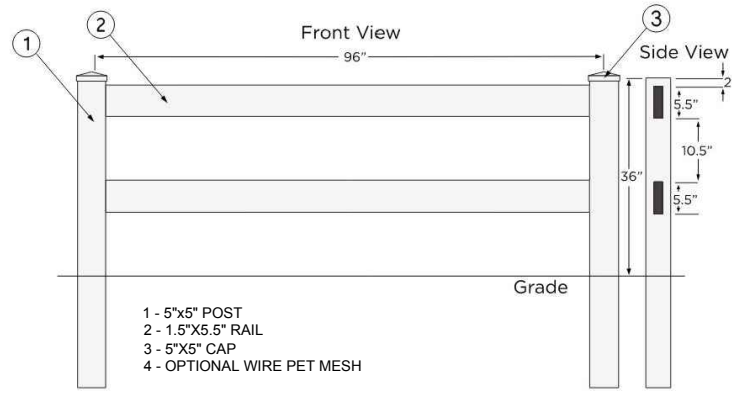
DETAILS AND NOTES

SEAL:



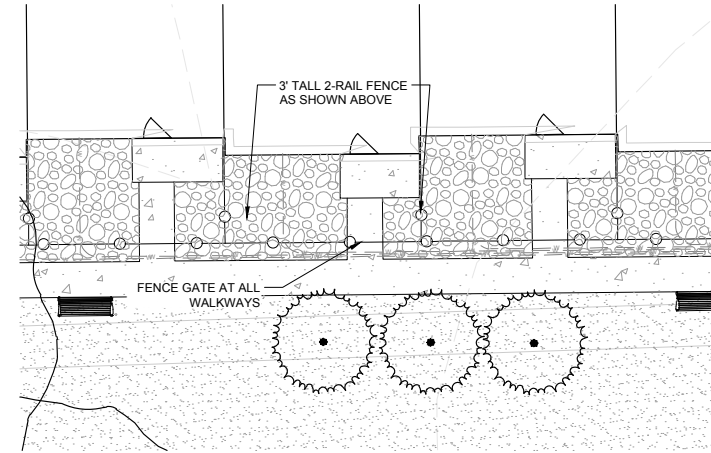
Table with columns: PROJECT No., DRAWN BY, REVIEWED BY, DRAWING NUMBER. Lists project details.

TYPICAL FENCE DETAIL

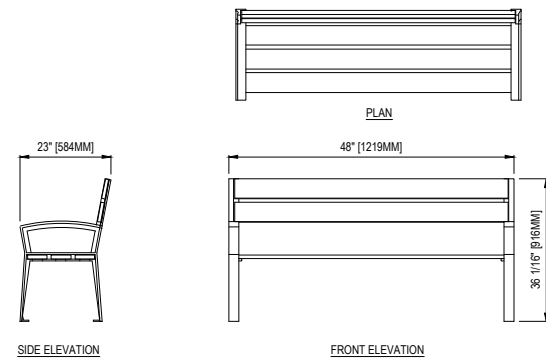


- 1 - 5"x5" POST
- 2 - 1.5"x5.5" RAIL
- 3 - 5"x5" CAP
- 4 - OPTIONAL WIRE PET MESH

TYPICAL FENCE PLAN



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

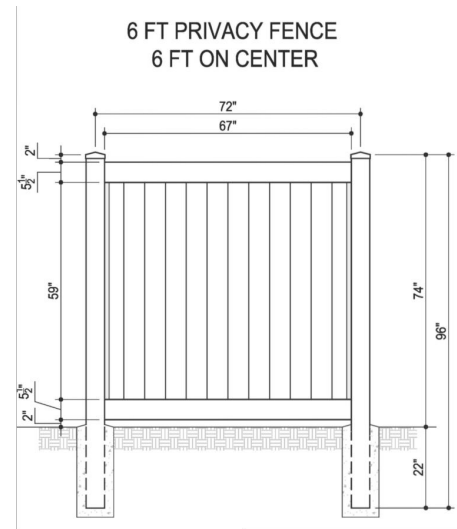


SIDE ELEVATION	
EV26 6FT	
LENGTH	72"
WIDTH	23"
HEIGHT	36 1/16"
SEAT HEIGHT	17"
WEIGHT	105LBS

SPECIFICATIONS:
MATERIALS - FULLY-WELDED COMMERCIAL-GRADE STEEL CONSTRUCTION.
FINISH - KEYSHIELD® FINISH PROTECTS EACH PIECE OF FURNITURE FROM CHIPPING, CRACKING, AND UAV DAMAGE WHILE PROVIDING UNPARALLELED CORROSION RESISTANCE.
WARRANTY - THREE YEARS.
 - PLEASE REFER TO MANUFACTURERS WEBSITE FOR COLOR OPTIONS.



- SELECT DESIRED BENCH:
 - 4FT [EV24]
 - 6FT [EV26]
 - 8FT [EV28]
- SELECT DESIRED MOUNTING:
 - BOLT DOWN
 - FREESTANDING



1 BENCH
1/2" = 1'-0"

OP-MO-01

2 6' PRIVACY FENCE
1/2" = 1'-0"

OP-MO-03

MOUNTAIN VIEW WEST
SUBDIVISION THRID
PLAT

FDP SUBMITTAL

JOHNSTOWN, CO
PREPARED BY:



OWNER

BAESSLER HOMES
Mitch Nelson
33105 CR 33
Greeley, CO 80634
p. 970-373-8569

LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER

LANDONE ENGINEERING, LLC
Dan Hull, PE
361 71st Ave.
Greeley, CO 80634
p. 970.632.2311

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FDP ROUND 1	11/11/2022
02	FDP ROUND 2	01/05/2023
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REVISIONS		
No.	DESCRIPTION	DATE

DETAILS AND NOTES

SEAL:



PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
DRAWING NUMBER:	

MOUNTAIN VIEW WEST
SUBDIVISION THRID
PLAT

FDP SUBMITTAL

JOHNSTOWN, CO
PREPARED BY:



OWNER

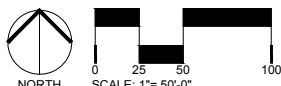
BAESSLER HOMES
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33105 CR 33
Greeley, CO 80634
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419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
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ENGINEER

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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	FDP ROUND 1	11/11/2022
02	FDP ROUND 2	01/05/2023
03	FDP ROUND 3	01/13/2023

REVISIONS

No.	DESCRIPTION	DATE

WATER USE PLAN
NORTH

SEAL:



PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
DRAWING NUMBER:	

L12

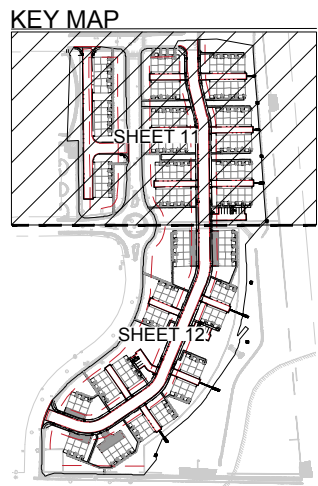


LANDSCAPE WATER USE TABLE

SYMBOL	DESCRIPTION	AREA (SF)	WATER NEEDED/ (GAL/ SF)	ANNUAL WATER USE (GALLONS)
Green	HIGH - IRRIGATED TURF	30,141	18	542,538
Yellow	MEDIUM - SHRUB BED	55,506	14	777,084
Orange	VERY LOW - ROCK MULCH BEDS - NO LANDSCAPE PLANTING	45,446	3	136,338
Light Green	VERY LOW - NATIVE SEED MIX	145,227	3	435,681
TOTAL:		276,320	6.85	1,891,641

NATIVE SEED MIX

COMMON NAME	SEPCIES NAME	% OF MIX	# PLS/ACRE	HYDROZONE
ANNUAL RYE		20%	5.0	VL
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	8%	2.0	VL
BLUE GRAMA	BOUTELOUA GRACILIS	12%	3.0	VL
SLENDER WHEATGRASS	ELYMUS TRACHUCAULUS	12%	3.0	VL
CANADA WILD RYE	ELYMUS CANADENSIS	12%	3.0	VL
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	8%	2.0	VL
SWITCHGRASS	PANICUM VIRGATUM	6%	1.5	VL
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	6%	1.5	VL
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	8%	2.0	VL
BIG BLUESTEM	ANDROPOGON GERARDII	8%	2.0	VL
		100.0000	25	



Plotted By: Alex Garver Layout: WATER USE PLAN NORTH Printed On: 1/17/2023 10:37 AM File Name: Landscape Plan - Water Use.dwg

MOUNTAIN VIEW WEST
SUBDIVISION THRID
PLAT

FDP SUBMITTAL

JOHNSTOWN, CO
PREPARED BY:



OWNER

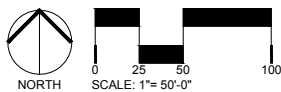
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ISSUED		
No.	DESCRIPTION	DATE
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02	FDP ROUND 2	01/05/2023
03	FDP ROUND 3	01/13/2023

REVISIONS		
No.	DESCRIPTION	DATE

WATER USE PLAN
SOUTH

SEAL:



PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
DRAWING NUMBER:	

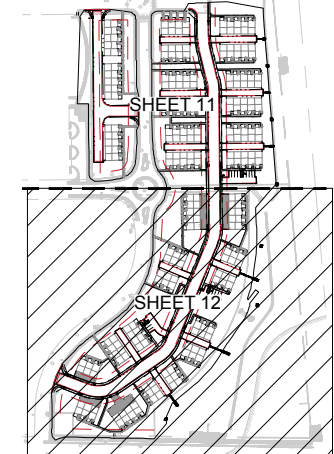
L13



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BIG BLUSTEM	ANDROPOGON GERARDII	8%	2.0	VL
		100.0000	25	

KEY MAP



Plotted By: Alex Garver Layout: WATER USE PLAN SOUTH Printed On: 1/17/2023 10:37 AM File Name: Landscape Plan - Water Use.dwg