

JOHNSTOWN VILLAGE FILING NO. 3 (JOHNSTOWN FILING 1 - TRACTS M & N) FINAL SITE DEVELOPMENT PLANS

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEVIN JOHNK, PE

OWNER/DEVELOPER

LGI HOMES, INC.
3401 QUEBEC ST. SUITE 4060
DENVER, CO 80207
TELEPHONE: (866) 921-1233
CONTACT: TRACYE HERRINGTON

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: MIKE LEUTENEKER

LAND PLANNER

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300
CONTACT: KEITH NICHTER

LAND SURVEYOR

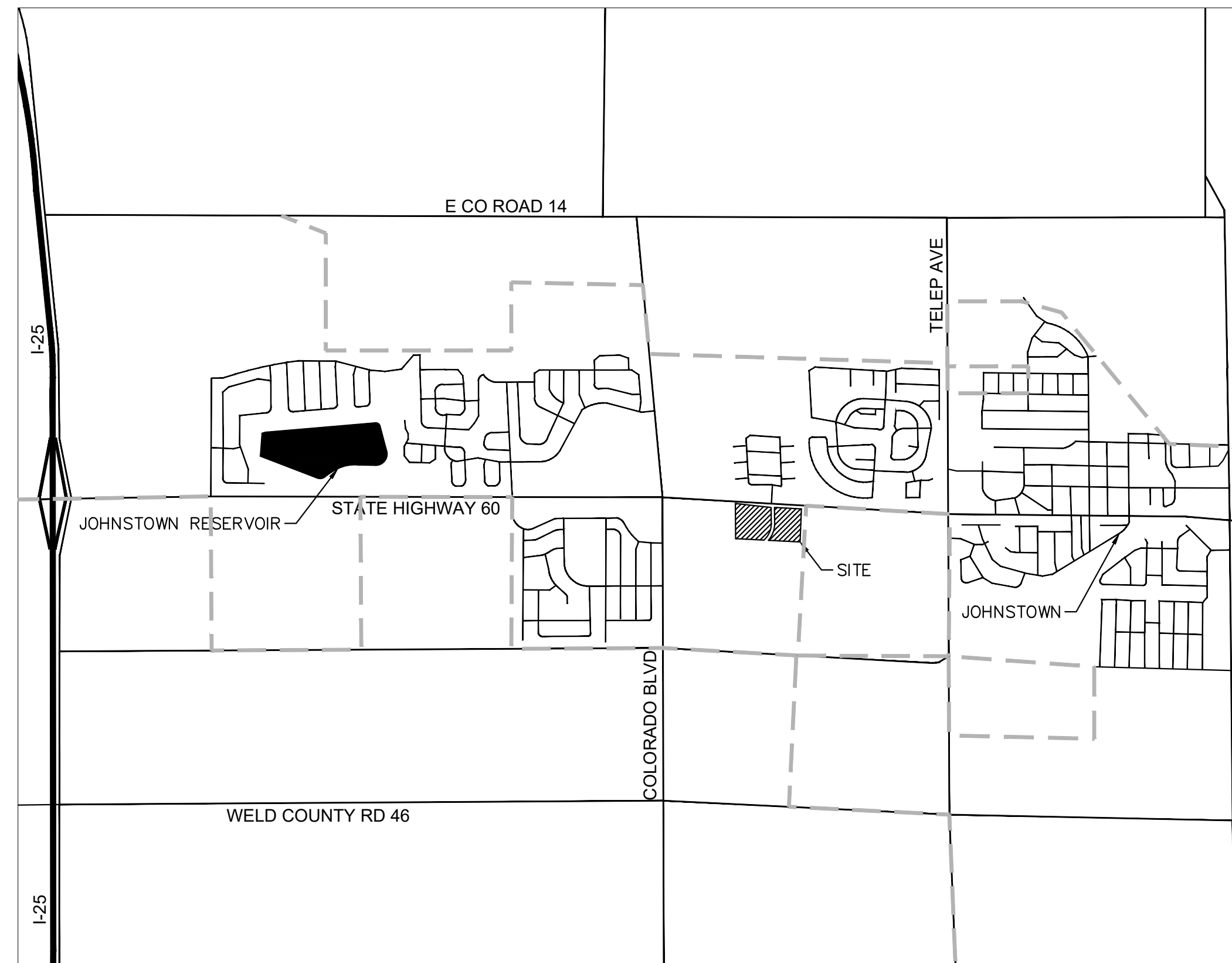
DALEY LAND SURVEYING, INC.
17011 LINCOLN AVE, #361
PARKER, CO 80134
PHONE: (303) 953-9841
CONTACT: ROB DALEY, PLS

LEGAL DESCRIPTION

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHNSTOWN VILLAGE LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PM, COUNTY OF WELD, STATE OF COLORADO.

DO HEREBY SUBDIVIDE THE SAME INTO THE LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN ON THE PLAT DOCUMENT ACCOMPANYING THIS SUBMITTAL PACKAGE, AND DO HEREBY DESIGNATE AND DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.



VICINITY MAP
1" = 2000'

Land Use Summary Table			
Total Land Area	12.98 AC	565,409 SF	
Landscaped Area	7.04 AC	306,662 SF	
	54 %		
Total Street Area	0.956 AC	41,643 SF	
	7.37 %		
Total Alley Area	1.919 AC	83,592 SF	
	14.78 %		
Number of Proposed Units	132		
Number of Buildings	25		
Parking Spaces (Garage)	264		
Parking Spaces (Off street)	31		
Parking Spaces (On street)	66		

FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED: _____ Date _____

TOWN OF JOHNSTOWN

REVIEWED AND ACCEPTED: _____ Date _____
Town Engineer, Town of Johnstown

REVIEWED AND ACCEPTED: _____ Date _____
Director of Planning and Development, Town of Johnstown

REVIEWED AND ACCEPTED: _____ Date _____
Public works Department, Town of Johnstown

BENCHMARK & BASIS OF BEARING

VERTICAL RELIEF AND BENCHMARK:
THE CONTOURS SHOWN ON THIS SURVEY ARE REFERENCED TO NAVD88 AND WERE OBTAINED FROM A GPS/RTK GROUND SURVEY ORIGINATING AT NGS BENCHMARK K 409 1984. THE PUBLISHED ELEVATION FOR NGS BENCHMARK K 409, A STAINLESS STEEL ROD IN A SLEEVE, IS 5074.16 FEET. THE BENCHMARK DISC IS LOCATED 5.35 MILES SOUTH OF LOVELAND, COLORADO ALONG U.S. HIGHWAY 287 FROM ITS JUNCTION WITH U.S. HIGHWAY 34 IN LOVELAND, 29.2 FEET WEST OF THE CENTERLINE OF THE HIGHWAY AND 3.6 FEET NORTH OF UTILITY POLE IREA CO-OP AD 198-10. ACCESS TO THE DATUM POINT IS THROUGH A 5" LOGO CAP, 1 FOOT SOUTH OF A WITNESS POST AND 2 FEET BELOW GROUND.

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JOHNSTOWN VILLAGE
COVER SHEET

FINAL SUBDIVISION & SDP

Kimley & Horn

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DESIGNED KHTEAM	DRAWN KHTEAM	CHECKED TLC
SCALE (H): HORIZ: 1"=40'		SHEET NO. 1
SCALE (V): VERT: 1"=4'		
DATE: 11/5/2021		
PROJECT NO. 196011003		
DWG. NAME 196011003_SDP_Cover Sheet & Notes		

\\kimley-horn.com\m\l\den\VEN_Civil\196011003_Johnstown_Village\CADD\PlanSheets\Site_Development\Plan\196011003_SDP_Cover_Sheet & Notes.dwg Nov 09, 2021 Kevin Johnk
 XREFS: \\196011003_BM_X196011003_VS_X196011003_BM_X196011003_BY_Other.dwg is intended only for the specific purpose and client for which it was prepared. reuse
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CASE NO.: TBD

JOHNSTOWN VILLAGE FILING NO. 3, FINAL SITE DEVELOPMENT PLANS FOR JOHNSTOWN VILLAGE

FOR COMPLETE PUD FINAL DEVELOPMENT PLAN STANDARDS, PLEASE REFER TO:

JOHNSTOWN VILLAGE P.U.D. - FINAL DEVELOPMENT PLAN, PREPARED BY HENRY DESIGN GROUP, AND APPROVED ON SEPTEMBER 16, 2019.

THE FOLLOWING NOTES ARE EXCERPTS FROM THE AFOREMENTIONED DOCUMENT.

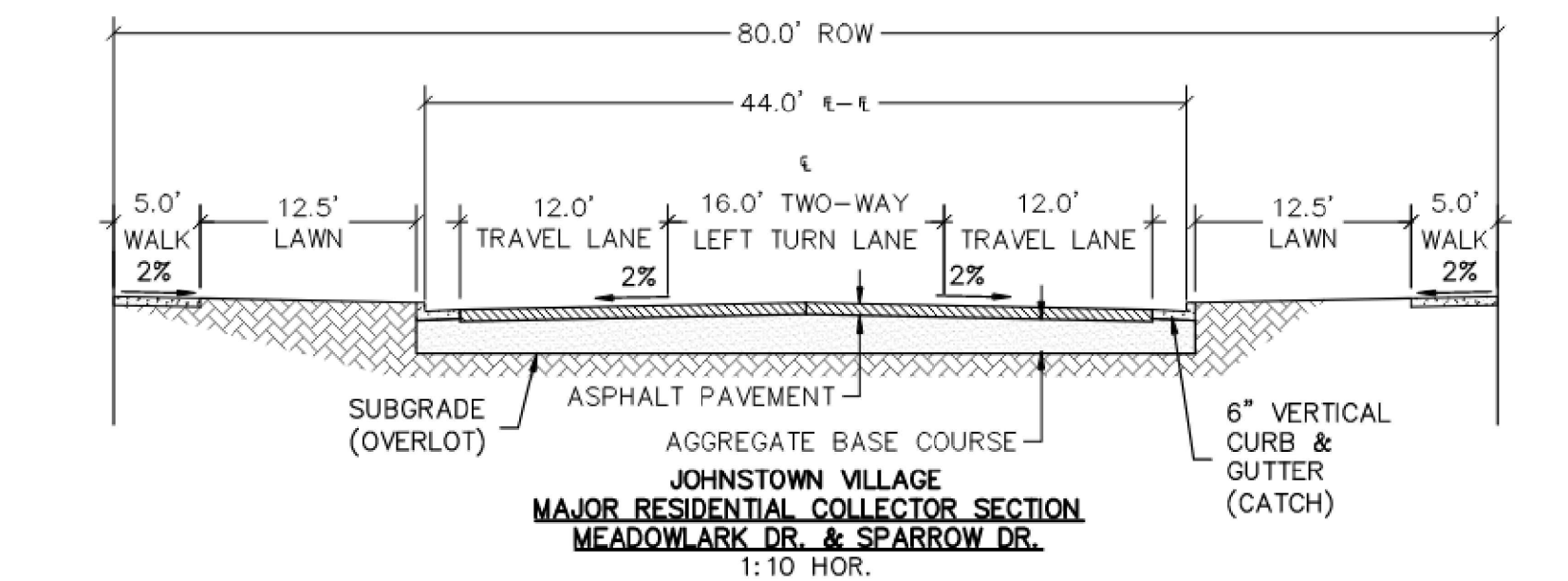
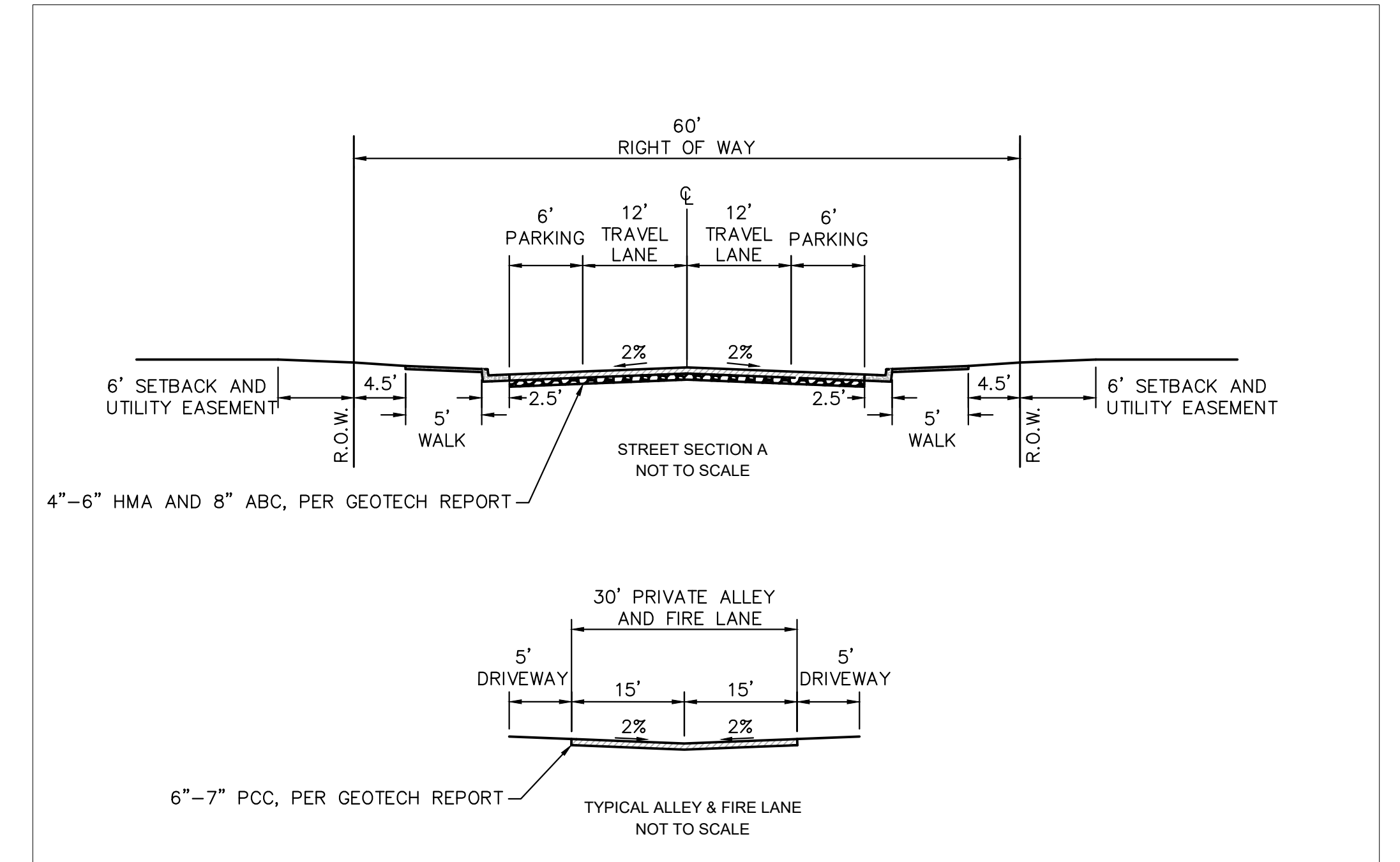
B. Single Family Attached Housing

Single Family Attached housing shall meet the Town of Johnstown Design Guidelines in addition to the following architectural design standards.

- The façades of building structures shall be articulated to differentiate individual units.
- The street facing elevation (including doors and windows, but excluding roof area) shall have a minimum of thirty (30) percent masonry (brick, stone, cultured stone or texture EIFS); and outside corners of street facing elevations shall be wrapped with masonry product a minimum of two (2) feet.
- Building side exterior wall areas shall be composed of one of the following:
 - At least 25 percent full-width brick or stone (excluding window and door areas and related trim areas) with the balance being any type of lap siding and/or stucco.
 - A maximum of 60 percent stucco (excluding window and door areas and related trim areas) with the balance being any type of lap siding, brick, stone, or combination thereof.
- Each individual single-family attached building shall provide a private outdoor patio or deck area with minimum floor area dimensions of at least five feet by seven feet. Such an area may be either at or above the surrounding grade, but shall be clearly demarked by patio paving, decking, a privacy screen, a three-foot wall, or landscape screening.
- No more than six building units may be attached in any single row or building cluster.
- Each street facing façade of each home shall have a minimum window area of 12 square feet of glass area. On any elevation requiring a window, the garage, basement or entry door windows shall not be used to satisfy the window requirement.
- Each window that is not located in a portion of the wall clad in masonry shall have either a minimum four-inch nominal wide wood trim border or shutters a minimum of twelve (12) inches wide.
- Window frames other than wood shall be either anodized, electrostatically painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.
- Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide trim border.
- All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof.
- Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.
- A primary roof slope of at least 5:12 shall be provided unless the architectural style dictates otherwise.
- It is encouraged that units be designed so that the unit's garage door or doors and its front entry appear on different sides of a building.
- Development of the single family attached tract shall be subject to development plan review and approval by Planning Commission and Town Council.

SINGLE FAMILY ATTACHED RESIDENTIAL		
Maximum Building Height	40 feet	Primary structure and attached garage
Maximum Gross Density	12.0 Dwelling Units per Acre	
Dwelling Units per Lot	One (1) for fee simple buildings	
Number of attached dwelling units in a Structure	Two (2) or more units but no more than six (6)	
Minimum Floor Area for Principal Dwelling Unit	750 Square Feet	
Minimum Unit/Lot Frontage	16 feet	
Maximum Lot Coverage	80%	Includes structures and covered porch only
Building Setbacks		
Front		
Facing a Public Street or Private Drive when garage is front loaded	20 feet	To face of garage from back of right-of-way or edge of pavement on a private drive
	15 feet	To face of structure or living area
	10 feet	To covered porch with no living space above
Facing Open Space or a Garden Court when garage is rear loading	10 feet	
Side		
Internal lot	0 feet	On the side attached to another dwelling
	7.5 feet	On the side not attached
Corner side		
Adjacent to a Public Street	10 feet	To the structure
	20 feet	To face of garage from back of right-of-way when garage is side loaded
Adjacent to a Private Drive	8 feet	To the structure
	20 feet	To face of garage from back of private drive if garage is side loaded
Rear		
Rear loaded garages	5 feet from edge of private drive with no parking permitted	
Backing on WCR 13 Landscape Tract/Easement	0 feet	
Backing on HWY 60	15 feet	
Distance Between Structures		
Front to Front	30 feet	When SFA is on a common lot or when on fee simple lots between structures regardless of location of lot line
Rear to Rear	30 feet	
Front to Side or Rear	20 feet	
Landscaping		
Front yard	By Developer/builder	
Rear/side yard	By Homeowner	
Common Open Space and Landscape Area	By Developer/builder	
Pocket Park		
Common Area Open space	A 1.3- acre pocket park shall be located within the Single Family Attached area	May include common landscape area, private lot area and the Pocket Park. May not include areas covered by roads, parking or structures.

1.3 ACRE PARK AREA HAS BEEN PLACED WITHIN TRACT O DEVELOPMENT ACCORDING TO TOWN STAFF INSTRUCTION CONTAINED WITHIN A PARK LAND DEDICATION LETTER DATED 9/15/2021. PLEASE REFER TO FINAL PLAT



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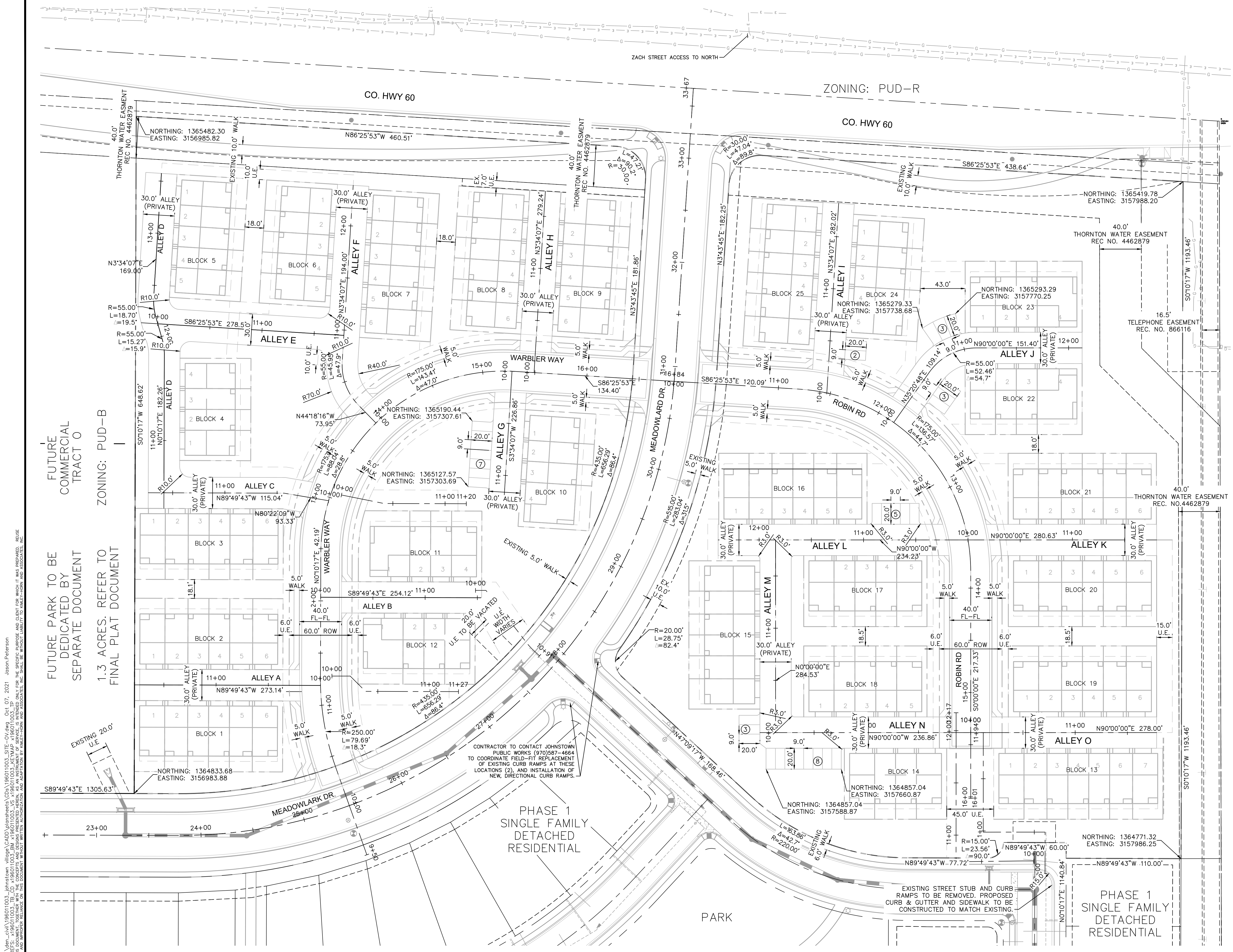
JOHNSTOWN VILLAGE
DEVELOPMENT STANDARDS

FINAL SUBDIVISION & SDP

Kimley>Horn

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DESIGNED KHEAM	DRAWN KHEAM	CHECKED TLC
SCALE (H): HORIZ: 1"=40'		2
SCALE (V): VERT: 1"=4'		
DATE: 11/5/2021		
PROJECT NO. 196011003		
DWG. NAME 196011003_SDP_Cover Sheet & Notes.dwg		CASE NO. : TBD

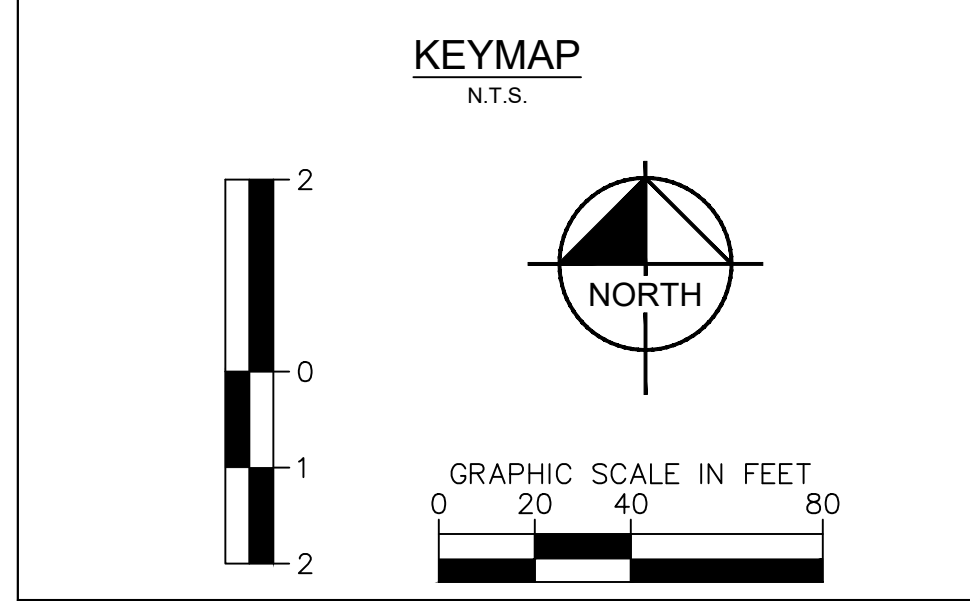
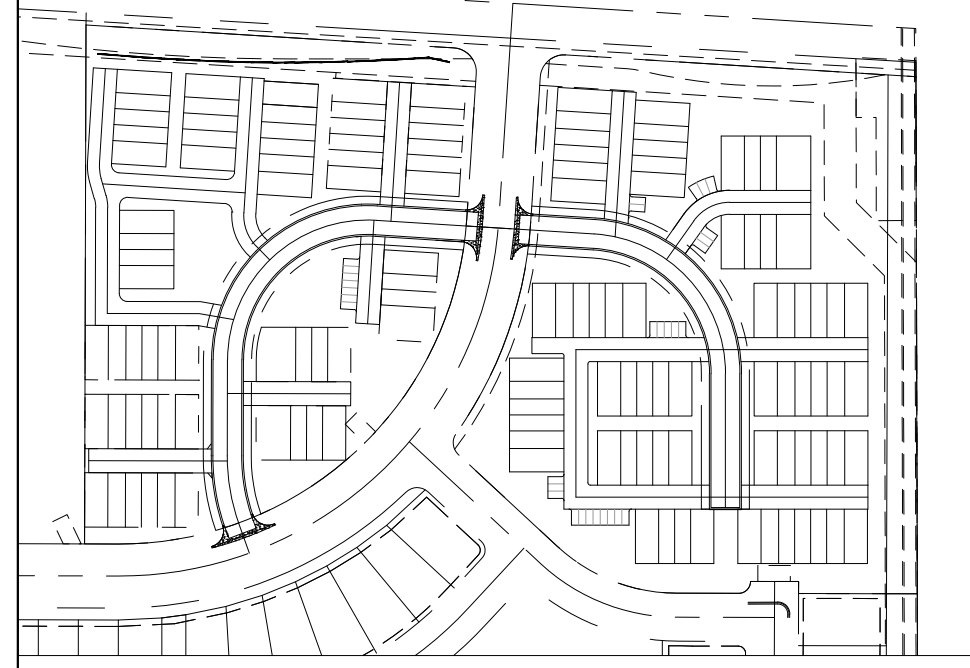


FUTURE PARK TO BE DEDICATED BY SEPARATE DOCUMENT
 1.3 ACRES. REFER TO FINAL PLAT DOCUMENT
 FUTURE COMMERCIAL TRACT O
 ZONING: PUD-B

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CONTRACTOR TO CONTACT JOHNSTOWN
 PUBLIC WORKS (970)587-4664
 TO COORDINATE FIELD-FIT REPLACEMENT
 OF EXISTING CURB RAMP AT THESE
 LOCATIONS (2), AND INSTALLATION OF
 NEW DIRECTIONAL CURB RAMP.

EXISTING STREET STUB AND CURB
 RAMPS TO BE REMOVED. PROPOSED
 CURB & GUTTER AND SIDEWALK TO BE
 CONSTRUCTED TO MATCH EXISTING.



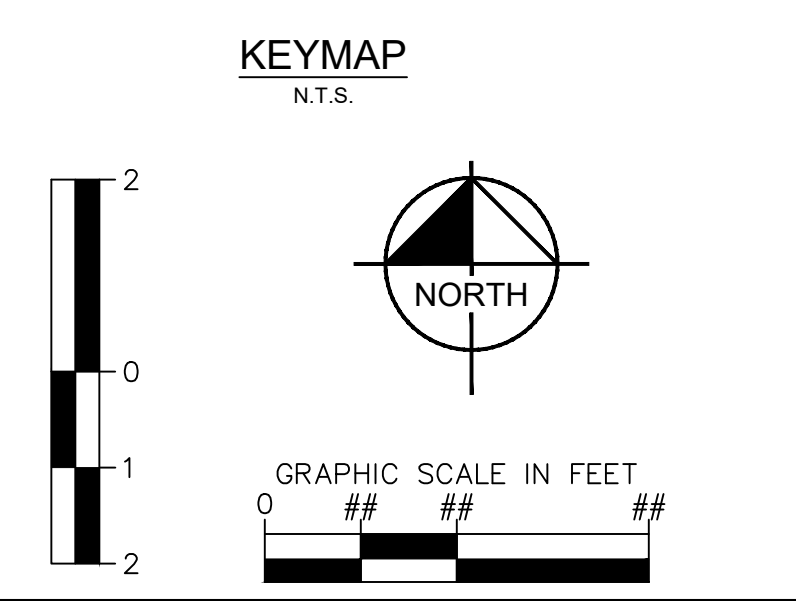
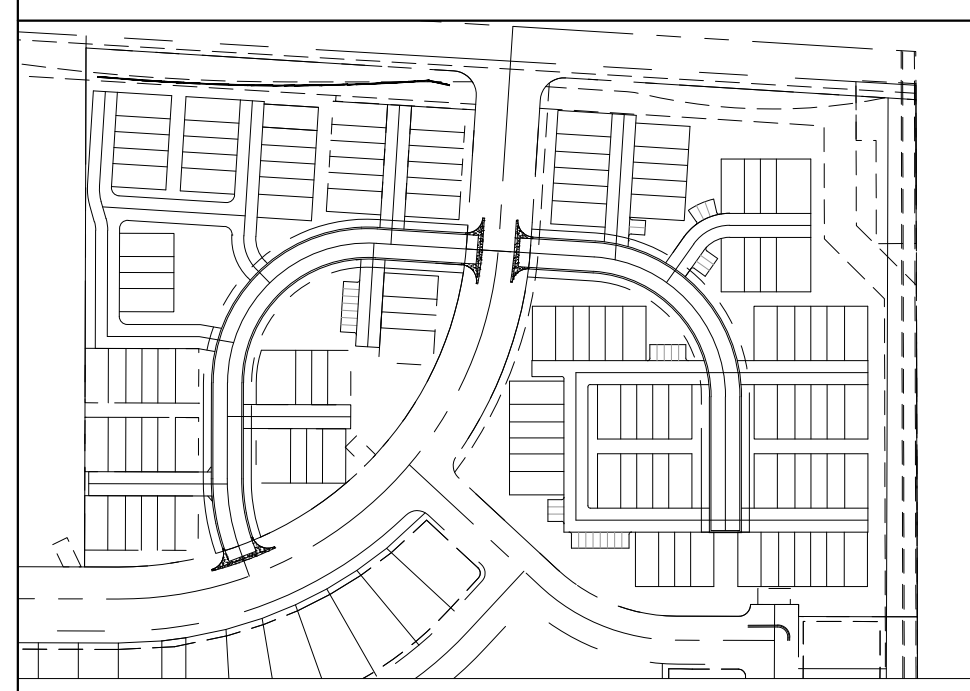
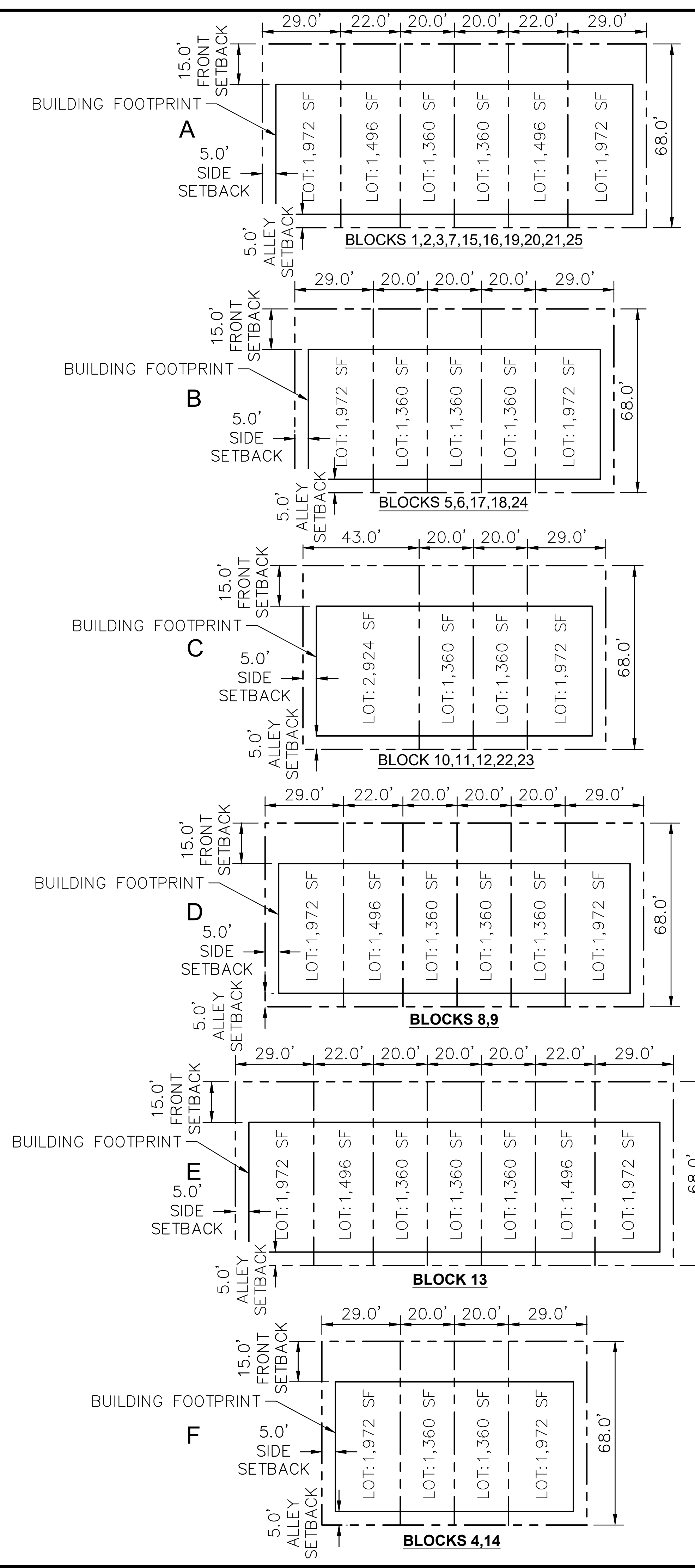
JOHNSTOWN VILLAGE
HORIZONTAL CONTROL
 CONSTRUCTION DOCUMENTS

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	KHTEAM	KHTEAM	TLC	
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DWG. NAME		of 49 sheets		
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CASE NO.: TBD

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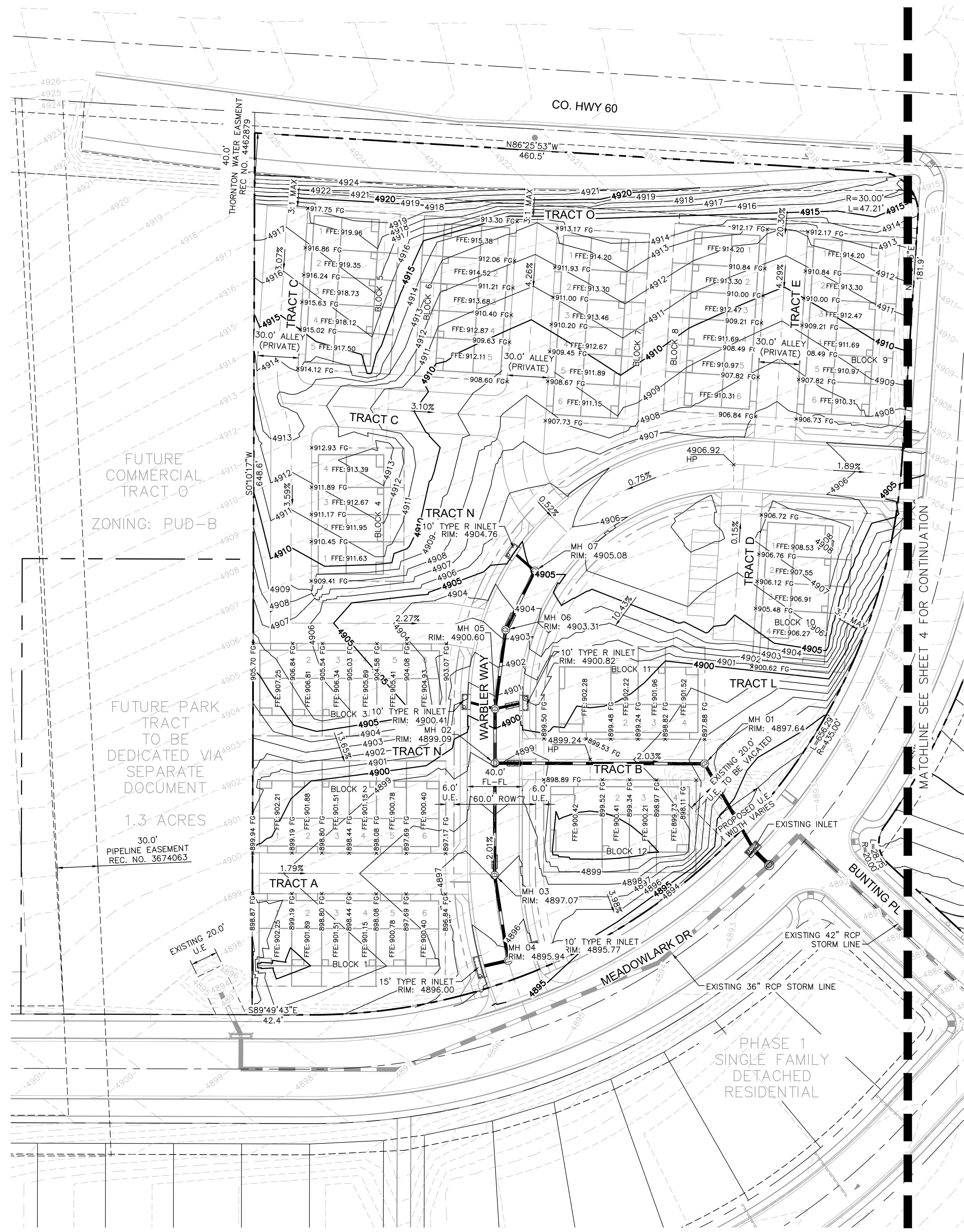
JOHNSTOWN VILLAGE
LOT DETAILS
 CONSTRUCTION DOCUMENTS



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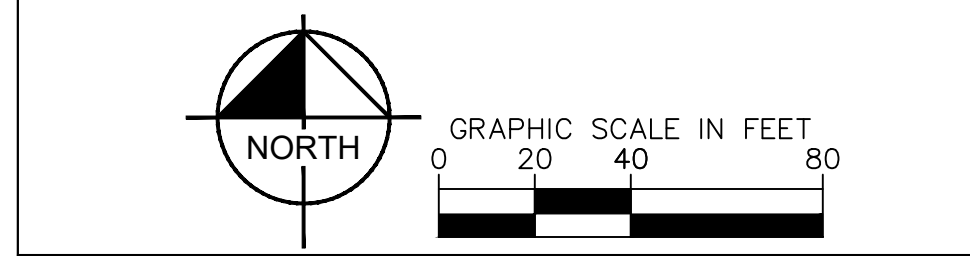
LEGEND

	PROPERTY LINE
	LOT LINE
	BUILDING FOOTPRINT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

BENCHMARK & BASIS OF BEARING

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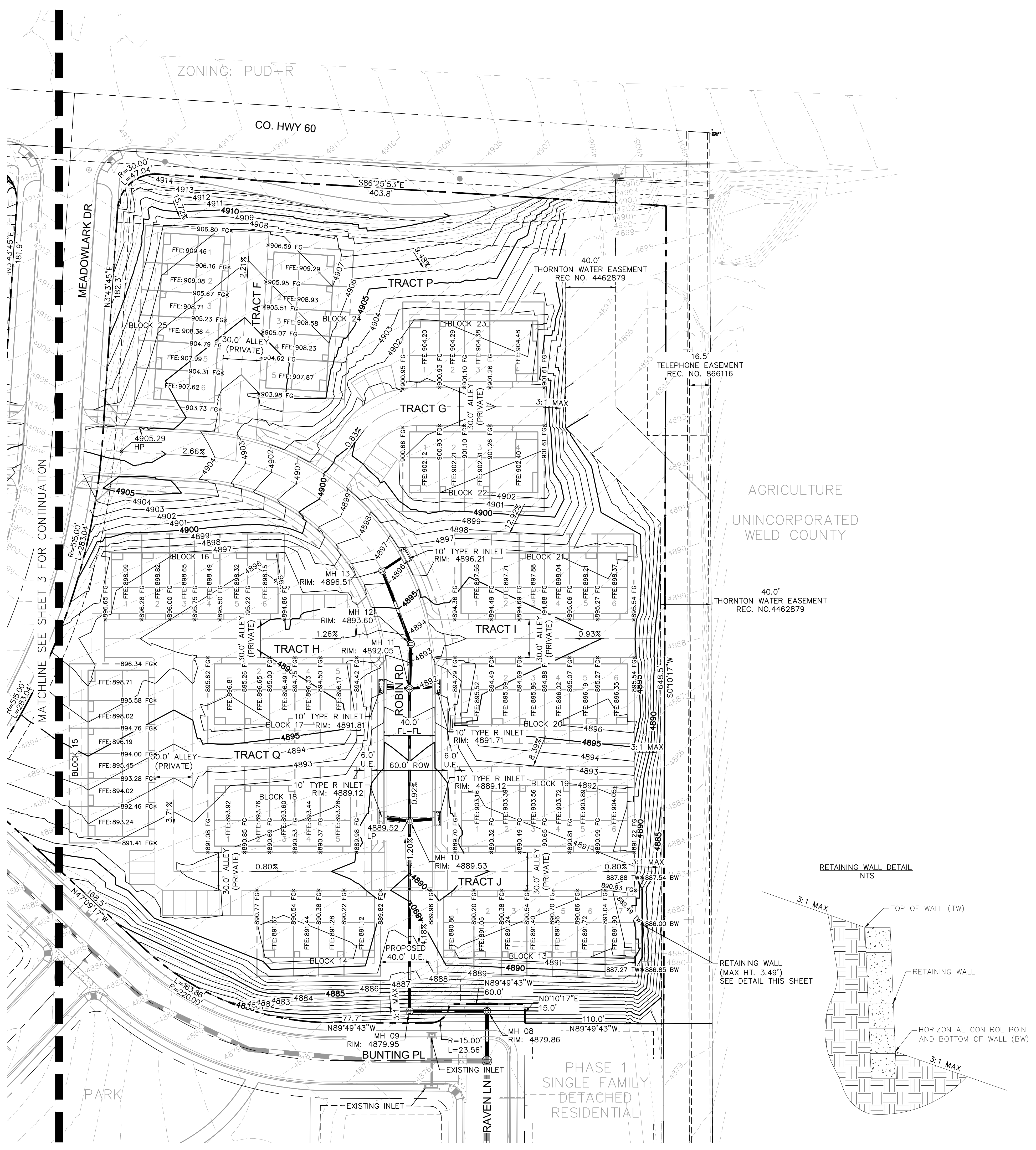
JOHNSTOWN VILLAGE
GRADING PLAN
 CONSTRUCTION DOCUMENTS

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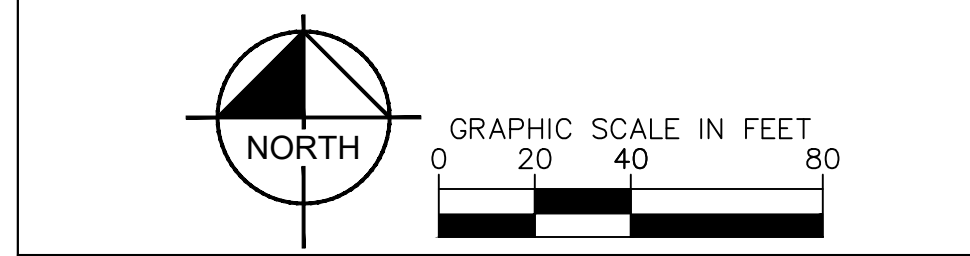
LEGEND

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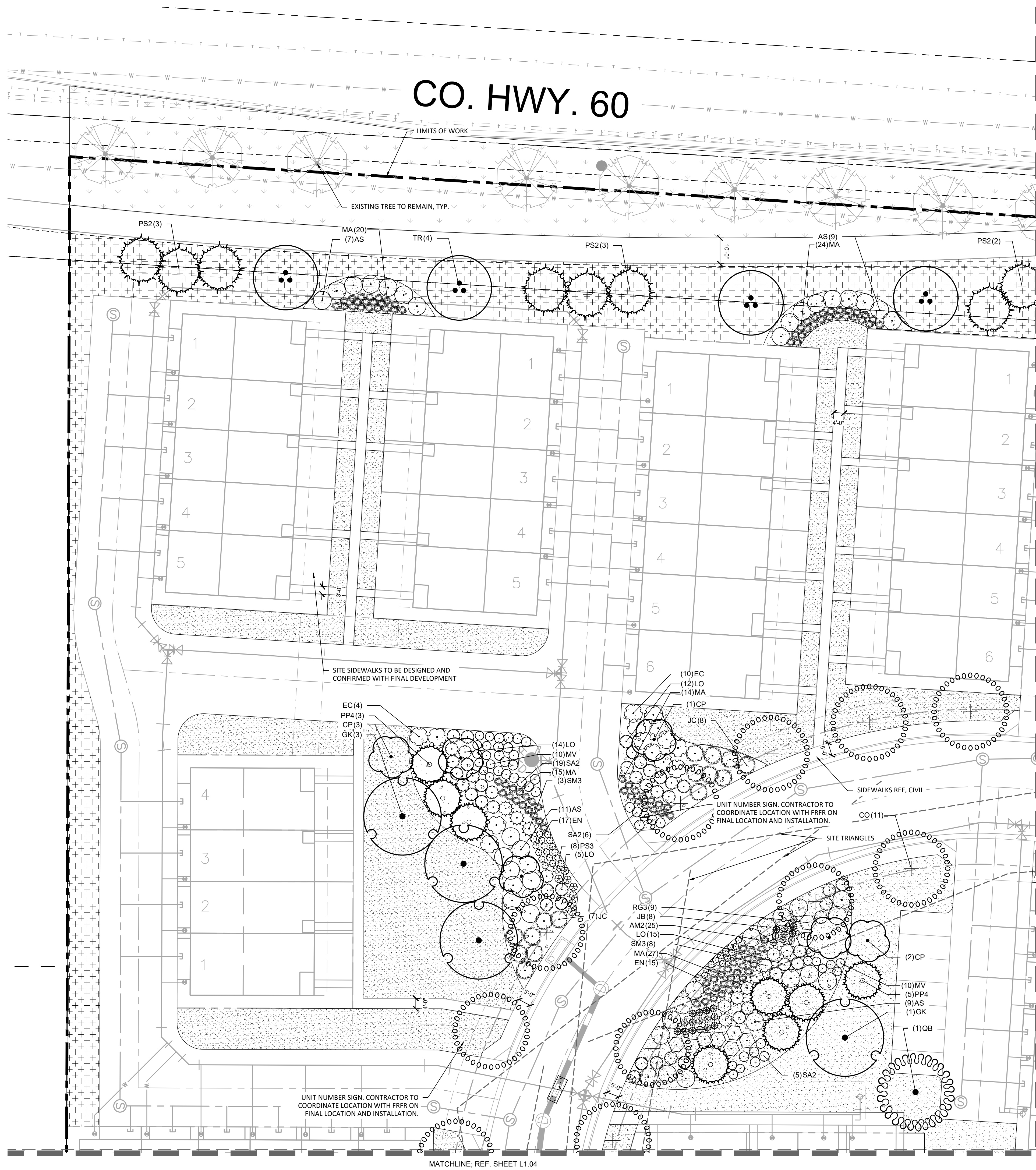
JOHNSTOWN VILLAGE
GRADING PLAN
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DATE: 10/8/2021	PROJECT NO. 196011003	7	
DWG. NAME: 196011003_GD.dwg	of 49 sheets		

CASE NO.: TBD

CO. HWY. 60

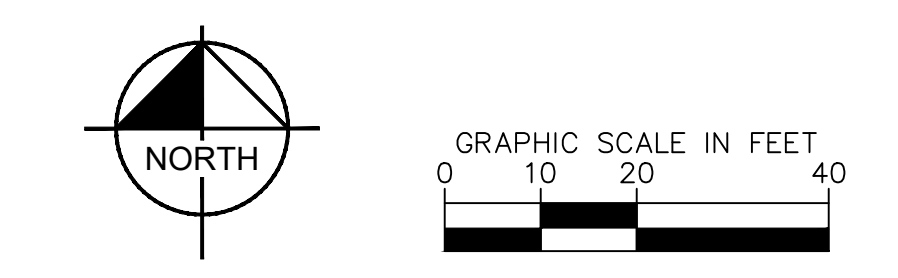


PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	A02	2	ACER PLATANOIDES 'NORWEGIAN SUNSET'	EXISTING NORWEGIAN SUNSET MAPLE	8.8	2" CAL. MN	12-14' HT. MN.
	CD	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8.8	2" CAL. MN	10'-12' HT. MN.
	GR2	3	GLEDTZIA TRIACANTHOS 'SKYLINE'	EXISTING SKYLINE HONEY LOCUST	8.8	2" CAL. MN	10'-12' HT. MN.
	QL2	11	GLEDTZIA TRIACANTHOS NERMIS 'IMPCOLE'	EXISTING IMPERIAL HONEY LOCUST	8.8	2" CAL. MN	12-14' HT. MN.
	GH	8	GLEDTZIA TRIACANTHOS NERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8.8	2" CAL. MN	10'-12' HT. MN.
	GK	14	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	8.8	2" CAL. MN	12-14' HT. MN.
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	8.8	2" CAL. MN	12-14' HT.
	QR	9	QUERCUS RUBRA	RED OAK	8.8	2" CAL. MN	12-14' HT. MN.
	QR2	21	QUERCUS RUBRA	EXISTING RED OAK	8.8	2" CAL. MN	12-14' HT. MN.
	TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	8.8	2" CAL. MN	10'-12' HT. MN.
	TR2	5	TILIA AMERICANA 'REDMOND'	EXISTING REDMOND AMERICAN LINDEN	8.8	2" CAL. MN	12-14' HT. MN.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	PP4	10	PAULUS EDULIS	PIYON PINE	8.8		6' HT. MN.
	PP	6	PAULUS PONDEROSA	PONDEROSA PINE	8.8		6' HT. MN.
	PS2	23	PAULUS SYLVESTRIS	SCOTCH PINE	8.8		6' HT. MN.
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	AF	3	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	8.8	1.5" CAL. MN	10'-12' HT. MN.
	CP	24	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8.8	1.5" CAL. MN	8'-10' HT. MN.
	MR2	8	MALUS X 'RADIAN'	EXISTING RADIAN CRABAPPLE	8.8	1.5" CAL. MN	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	AS	67	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5 GAL	SEE PLAN	
	AM2	53	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	SEE PLAN	
	CC	42	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	SEE PLAN	
	EC	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	
	EN	101	EUONYMUS NANUS TURKESTANICUS	TURKESTAN BURNING BUSH	5 GAL	SEE PLAN	
	LO	53	LIQUISTRUM OBTUSIFOLIUM REGELIANUM	REGAL PRIVET	5 GAL	SEE PLAN	
	PB	16	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5 GAL	SEE PLAN	
	PS3	25	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	5 GAL	SEE PLAN	
	PP2	12	PRUNUS BESSEYI 'P1115' TM	PANNEE BUTTES SAND CHERRY	5 GAL	SEE PLAN	
	RD3	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	
	RN	54	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	5 GAL	SEE PLAN	
	SA2	53	SPRAEA X EUMALDA 'ANTHONY WATERER'	ANTHONY WATERER EUMALDA SPIRAEA	5 GAL	SEE PLAN	
	SM3	24	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	SEE PLAN	
	VA	40	VIBURNUM TRELOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VIBURNUM	5 GAL	SEE PLAN	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	JB	11	JUNPERUS SABINA 'BROADMOOR'	BROADMOOR JUNPER	5 GAL	SEE PLAN	
	JC	25	JUNPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNPER	5 GAL	SEE PLAN	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	MA	119	MISCANTHUS SINENSIS 'PURPURASCENS'	MISCANTHUS FLAME GRASS	3 GAL	SEE PLAN	
	MV	133	MISCANTHUS SINENSIS 'VAREGATUS'	VAREGATED EULALIA GRASS	3 GAL	SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME			
	S002	37,670 SF	EXISTING PLANTING				
	NS	38,963 SF	NATIVE SEED MIX				
	R	19,603 SF	ROCK MULCH				2'-3" RIVER ROCK MULCH
	S00	133,281 SF	RIF WATER SAVER SOD				

NOTES:

DECIDUOUS TREES WITHIN THE SIGHT TRIANGLE TO BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.
EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.



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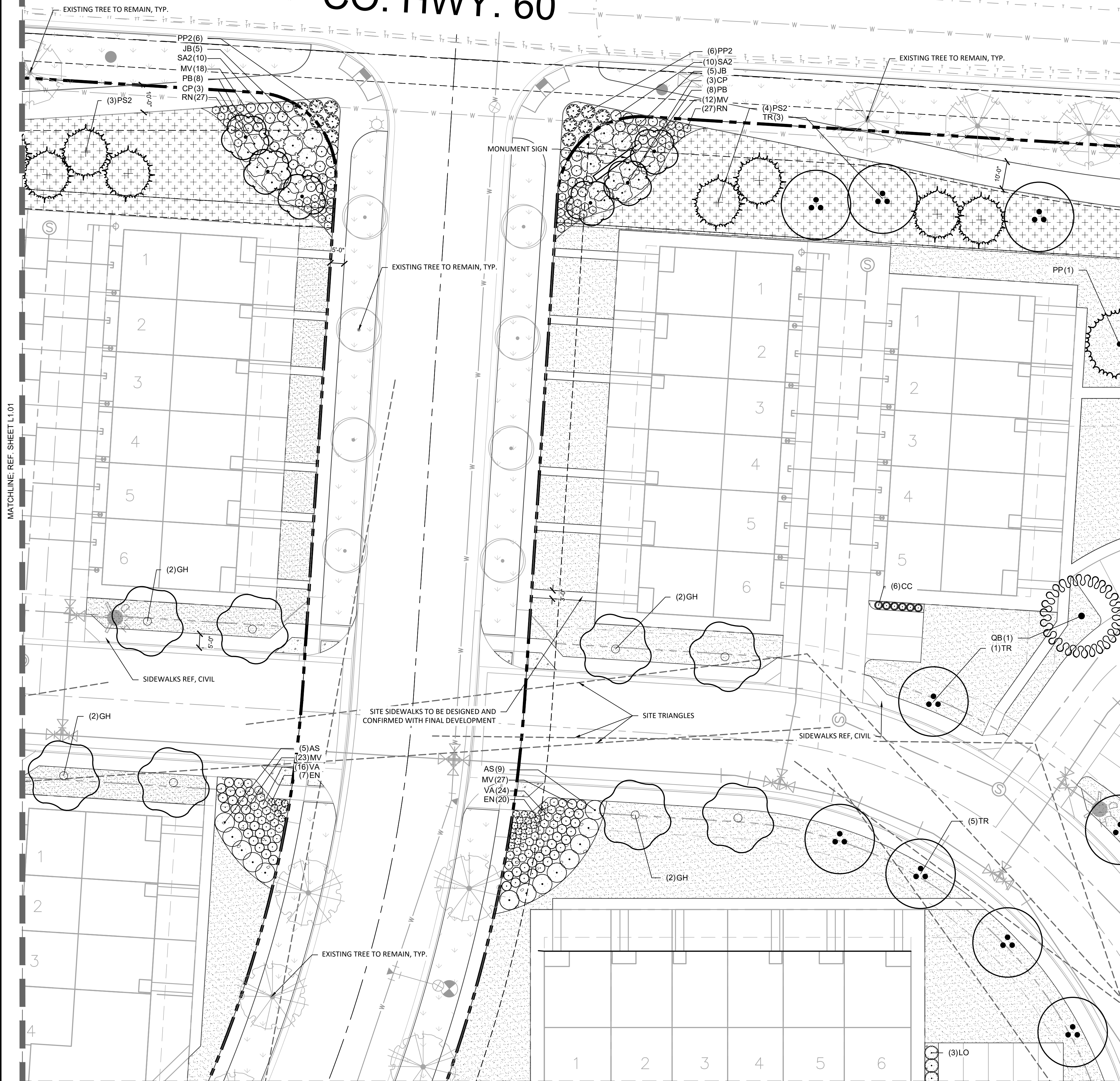
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	DESIGNED: M.J.L.	DRAWN: E.I.W.	CHECKED: M.J.L.
	SCALE (H):	SCALE (V):	SHEET NO.:
	DATE: 11/5/2021		L1.01
	PROJECT NO.:		of
DWG. NAME:		shs	

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CO. HWY. 60



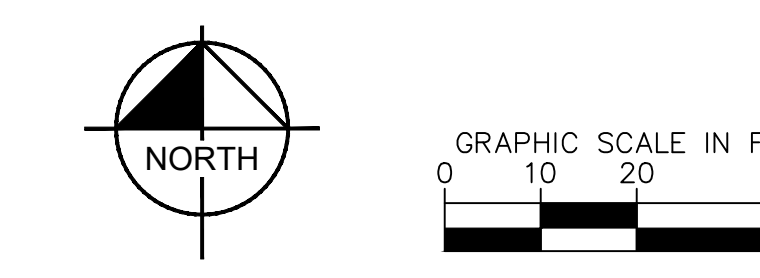
PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	AO2	2	ACER PLATANOIDES 'NORWEGIAN SUNSET'	EXISTING NORWEGIAN SUNSET MAPLE	8.8.0	2" CAL. MIN	12-14' HT. MIN.
	CO	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
	GR2	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	EXISTING SKYLINE HONEY LOCUST	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
	GL2	11	GLEDITSIA TRIACANTHOS NERMS 'IMPCOLE'	EXISTING IMPERIAL HONEY LOCUST	8.8.0	2" CAL. MIN	12-14' HT. MIN.
	GH	8	GLEDITSIA TRIACANTHOS NERMS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
	GK	14	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	8.8.0	2" CAL. MIN	12-14' HT. MIN.
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	8.8.0	2" CAL. MIN	12-14' HT.
	QR	9	QUERCUS RUBRA	RED OAK	8.8.0	2" CAL. MIN	12-14' HT. MIN.
	QR2	21	QUERCUS RUBRA	EXISTING RED OAK	8.8.0	2" CAL. MIN	12-14' HT. MIN.
	TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
	TR2	5	TILIA AMERICANA 'REDMOND'	EXISTING REDMOND AMERICAN LINDEN	8.8.0	2" CAL. MIN	12-14' HT. MIN.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	PP4	10	PINUS EDULIS	PINYON PINE	8.8.0	6" HT. MIN.	
	PP	6	PINUS PONDEROSA	PONDEROSA PINE	8.8.0	6" HT. MIN.	
	PS2	23	PINUS SYLVESTRIS	SCOTCH PINE	8.8.0	6" HT. MIN.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	AF	3	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	8.8.0	1.5" CAL. MIN	10' - 12' HT. MIN.
	CP	24	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8.8.0	1.5" CAL. MIN	6' - 10' HT. MIN.
	MR2	8	MALUS X 'RADIANT'	EXISTING RADIANT CRABAPPLE	8.8.0	1.5" CAL. MIN	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	AS	67	AMELANCHIER ALNFOLIA	SERVICEBERRY	5 GAL.	SEE PLAN	
	AM2	53	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL.	SEE PLAN	
	CC	42	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL.	SEE PLAN	
	EC	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL.	SEE PLAN	
	EN	101	EUONYMUS NANUS TURKESTANICUS	TURKESTAN BURNING BUSH	5 GAL.	SEE PLAN	
	LO	53	LIQUISTRUM OBTUSIFOLIUM REGELIANUM	REGAL PRIVET	5 GAL.	SEE PLAN	
	PB	16	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5 GAL.	SEE PLAN	
	PS3	25	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	5 GAL.	SEE PLAN	
	PP2	12	PRUNUS BESSEYI 'P1115' TM	PAWNEE BUTTES SAND CHERRY	5 GAL.	SEE PLAN	
	RO3	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	SEE PLAN	
	RN	54	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	5 GAL.	SEE PLAN	
	SA2	53	SPIRAEA X BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER BIMALD SPIRAEA	5 GAL.	SEE PLAN	
	SMS	24	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.	SEE PLAN	
	VA	40	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VIBURNUM	5 GAL.	SEE PLAN	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	JB	11	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL.	SEE PLAN	
	JC	25	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL.	SEE PLAN	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	MA	119	MISCANTHUS SINENSIS 'PURPURASCENS'	MISCANTHUS FLAME GRASS	3 GAL.	SEE PLAN	
	MV	133	MISCANTHUS SINENSIS 'VAREGATUS'	VAREGATED EULALIA GRASS	3 GAL.	SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME			
	SC02	37,670 SF	EXISTING PLANTING				
	NS	38,963 SF	NATIVE SEED MIX				
	R	19,603 SF	ROCK MULCH				
	S00	133,281 SF	RTF WATER SAVER SOD				

NOTES:
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KEY MAP
SCALE: N.T.S.



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 LANDSCAPE PLAN
 CONSTRUCTION DOCUMENTS

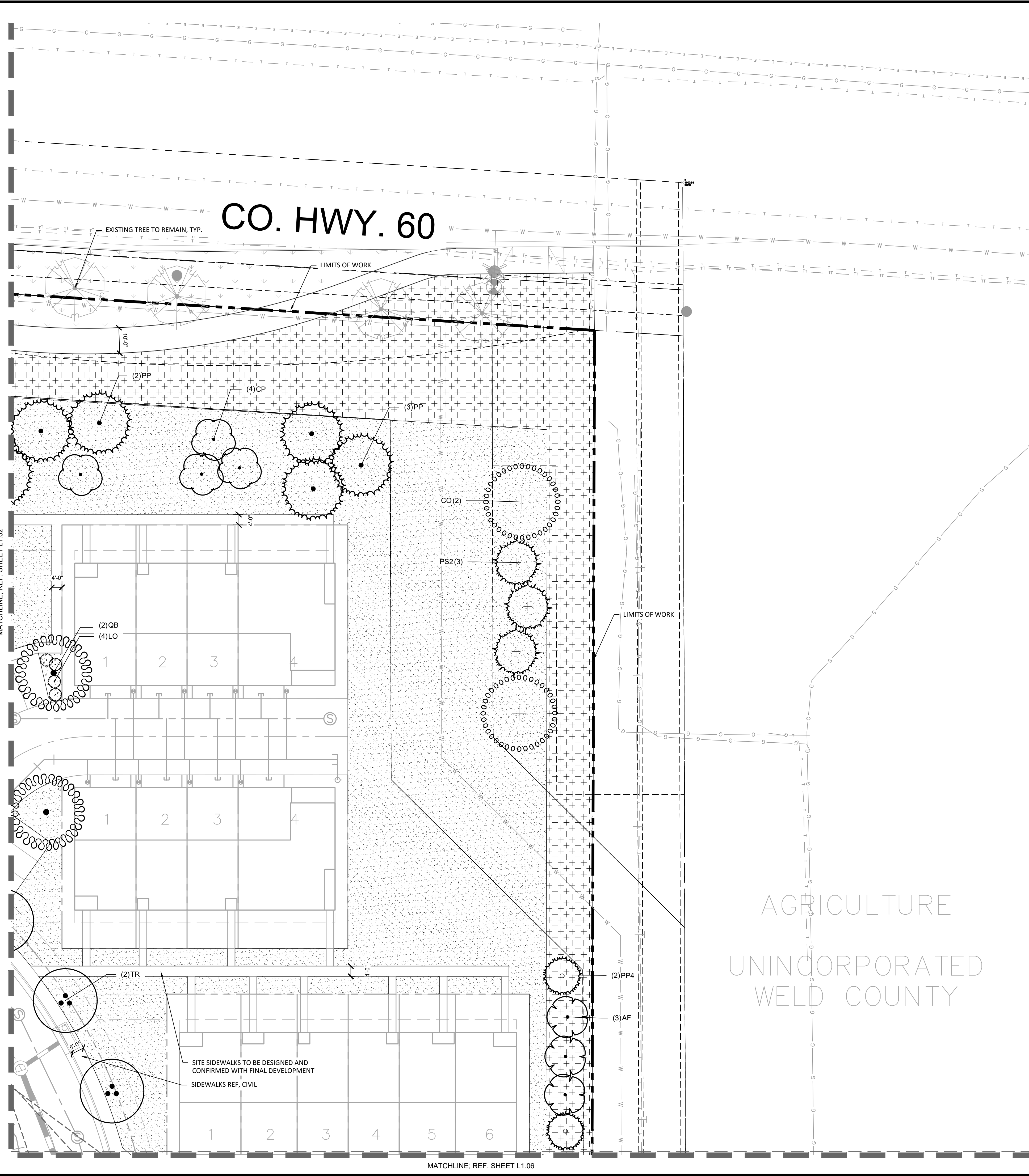
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SCALE (H): SCALE (V):	DATE: 11/5/2021	SHEET NO. L1.02
PROJECT NO.	of shs	
DWG. NAME		

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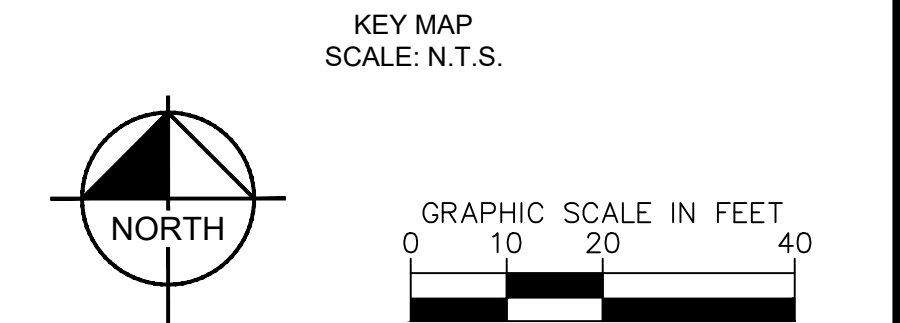
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PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	A02	2	ACER PLATANOIDES 'NORWEGIAN SUNSET'	EXISTING NORWEGIAN SUNSET MAPLE	8.8.0	2" CAL. MN	12'-14" HT. MN.
	CD	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8.8.0	2" CAL. MN	10' - 12' HT. MN.
	GR2	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	EXISTING SKYLINE HONEY LOCUST	8.8.0	2" CAL. MN	10' - 12' HT. MN.
	GL2	11	GLEDITSIA TRIACANTHOS NERMES 'IMPCOLE'	EXISTING IMPERIAL HONEY LOCUST	8.8.0	2" CAL. MN	12'-14" HT. MN.
	GH	8	GLEDITSIA TRIACANTHOS NERMES 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8.8.0	2" CAL. MN	10' - 12' HT. MN.
	GK	14	GYMNOCLODUS DIOICA	KENTUCKY COFFEETREE	8.8.0	2" CAL. MN	12'-14" HT. MN.
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	8.8.0	2" CAL. MN	12'-14" HT.
	QR	9	QUERCUS RUBRA	RED OAK	8.8.0	2" CAL. MN	12'-14" HT. MN.
	QR2	21	QUERCUS RUBRA	EXISTING RED OAK	8.8.0	2" CAL. MN	12'-14" HT. MN.
	TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	8.8.0	2" CAL. MN	10' - 12' HT. MN.
	TR2	5	TILIA AMERICANA 'REDMOND'	EXISTING REDMOND AMERICAN LINDEN	8.8.0	2" CAL. MN	12'-14" HT. MN.
	PP4	10	PINUS EDULIS	PINYON PINE	8.8.0	6" HT. MN.	
	PP	6	PINUS PONDEROSA	PONDEROSA PINE	8.8.0	6" HT. MN.	
	PS2	23	PINUS SYLVESTRIS	SCOTCH PINE	8.8.0	6" HT. MN.	
	AF	3	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	8.8.0	1.5" CAL. MN	10' - 12' HT. MN.
	CP	24	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8.8.0	1.5" CAL. MN	8' - 10' HT. MN.
	MR2	8	MALUS X 'RADIANT'	EXISTING RADIANT CRABAPPLE	8.8.0	1.5" CAL. MN	
	AS	67	AMELANCHIER ALNFOLIA	SERVICEBERRY	5 GAL	SEE PLAN	
	AM2	53	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	SEE PLAN	
	CC	42	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	SEE PLAN	
	EC	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	
	EN	101	EUONYMUS NANUS TURKESTANICUS	TURKESTAN BURNING BUSH	5 GAL	SEE PLAN	
	LO	53	LIQUISTRUM OBTUSIFOLIUM REGELIANUM	REGAL PRIVET	5 GAL	SEE PLAN	
	PB	16	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5 GAL	SEE PLAN	
	PS3	25	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	5 GAL	SEE PLAN	
	PP2	12	PRUNUS BESSEYI 'P1115' TM	PAWNEE BUTTES SAND CHERRY	5 GAL	SEE PLAN	
	RO3	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	
	RN	54	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	5 GAL	SEE PLAN	
	SA2	53	SPIRAEA X BULMADA 'ANTHONY WATERER'	ANTHONY WATERER BULMAD SPIRAEA	5 GAL	SEE PLAN	
	SMS	24	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	SEE PLAN	
	VA	40	VBURNUM TRELOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VBURNUM	5 GAL	SEE PLAN	
	JB	11	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL	SEE PLAN	
	JC	25	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	SEE PLAN	
	MA	119	MISCANTHUS SINENSIS 'PURPURASCENS'	MISCANTHUS FLAME GRASS	3 GAL	SEE PLAN	
	MV	133	MISCANTHUS SINENSIS 'VAREGATUS'	VAREGATED EULALIA GRASS	3 GAL	SEE PLAN	
	SC02	37,670 SF	EXISTING PLANTING				
	NS	38,960 SF	NATIVE SEED MIX				
	R	19,603 SF	ROCK MULCH	2'-3" RIVER ROCK MULCH			
	S00	133,281 SF	RTF WATER SAVER SOD				

NOTES:
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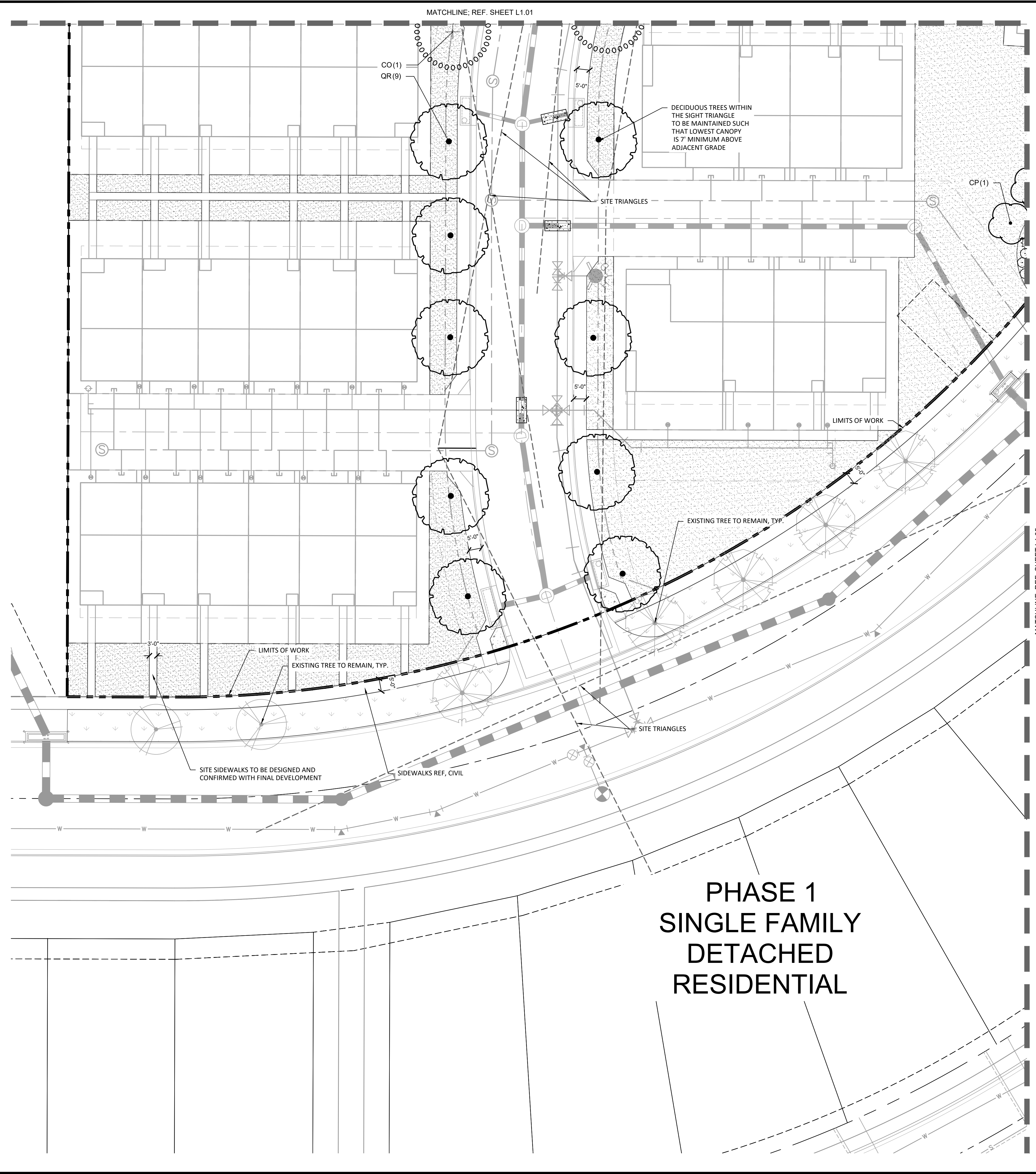
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 LANDSCAPE PLAN
 CONSTRUCTION DOCUMENTS



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	MJL	EIW	MJL
	SCALE (H):	SCALE (V):	SHEET NO.
	DATE: 11/5/2021		L1.03
PROJECT NO.	DWG. NAME	of	shts

CASE NO.: TBD

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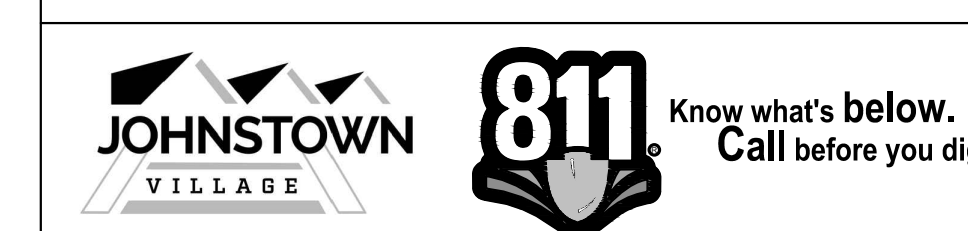
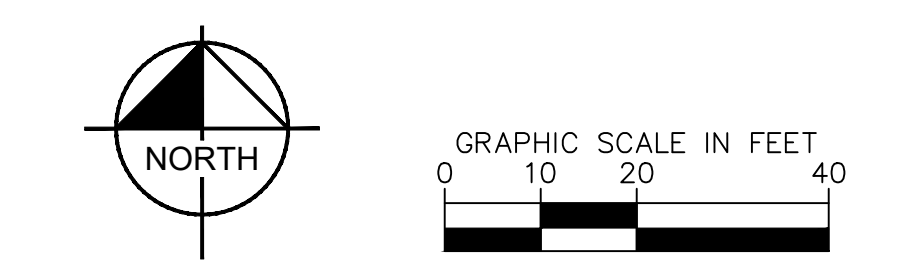


PHASE 1 SINGLE FAMILY DETACHED RESIDENTIAL

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	A02	2	ACER PLATANOIDES 'NORWEGIAN SUNSET'	EXISTING NORWEGIAN SUNSET MAPLE	8.8	2" CAL MN	12'-14" HT MN
	CD	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8.8	2" CAL MN	10' - 12' HT. MN.
	GR2	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	EXISTING SKYLINE HONEY LOCUST	8.8	2" CAL MN	10' - 12' HT. MN.
	QL2	11	GLEDITSIA TRIACANTHOS NERMES 'IMP-COLE'	EXISTING IMPERIAL HONEY LOCUST	8.8	2" CAL MN	12'-14" HT MN
	GH	6	GLEDITSIA TRIACANTHOS NERMES 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8.8	2" CAL MN	10' - 12' HT. MN.
	OK	14	GYMNOCLOUS DIDICA	KENTUCKY COFFEE TREE	8.8	2" CAL MN	12'-14" HT MN
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	8.8	2" CAL MN	12-14 HT
	QR	9	QUERCUS RUBRA	RED OAK	8.8	2" CAL MN	12'-14" HT MN
	QR2	21	QUERCUS RUBRA	EXISTING RED OAK	8.8	2" CAL MN	12'-14" HT MN
	TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	8.8	2" CAL MN	10' - 12' HT. MN.
	TR2	5	TILIA AMERICANA 'REDMOND'	EXISTING REDMOND AMERICAN LINDEN	8.8	2" CAL MN	12'-14" HT MN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	PP4	10	PINUS EDULIS	PINYON PINE	8.8		6' HT MN
	PP	6	PINUS PONDEROSA	PONDEROSA PINE	8.8		6' HT MN
	PS2	23	PINUS SYLVESTRIS	SCOTCH PINE	8.8		6' HT MN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE
	AF	3	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	8.8	1.5" CAL MN	10' - 12' HT. MN.
	CP	24	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8.8	1.5" CAL MN	8' - 10' HT. MN.
	MR2	8	MALUS X 'RADIANT'	EXISTING RADIANT CRABAPPLE	8.8	1.5" CAL MN	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	AS	67	AMELANCHIER ALNFOLIA	SERVICEBERRY	5 GAL	SEE PLAN	
	AM2	53	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	SEE PLAN	
	CC	42	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	SEE PLAN	
	EC	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	
	EN	101	EUONYMUS NANUS TURKESTANUS	TURKESTAN BURNING BUSH	5 GAL	SEE PLAN	
	LO	53	LIQUISTRUM OBTUSIFOLIUM REGELIANUM	REGAL PRIVET	5 GAL	SEE PLAN	
	PB	16	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5 GAL	SEE PLAN	
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	RN	54	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	5 GAL	SEE PLAN	
	SA2	53	SPIRAEA X BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER BIMALD SPIRAEA	5 GAL	SEE PLAN	
	SMS	24	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	SEE PLAN	
	VA	40	VIBURNUM TRELOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VIBURNUM	5 GAL	SEE PLAN	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	JB	18	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL	SEE PLAN	
	JC	25	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	SEE PLAN	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	MA	119	MISCANTHUS SINENSIS 'PURPURASCENS'	MISCANTHUS FLAME GRASS	3 GAL	SEE PLAN	
	MV	133	MISCANTHUS SINENSIS 'VAREGATUS'	VAREGATED EULALIA GRASS	3 GAL	SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME			
	SC02	37,670 SF	EXISTING PLANTING				
	NS	38,960 SF	NATIVE SEED MIX				
	R	19,603 SF	ROCK MULCH				2'-3" RIVER ROCK MULCH
	S00	133,281 SF	RTF WATER SAVER SOD				

NOTES:
 DECIDUOUS TREES WITHIN THE SIGHT TRIANGLE TO BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.
 EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.



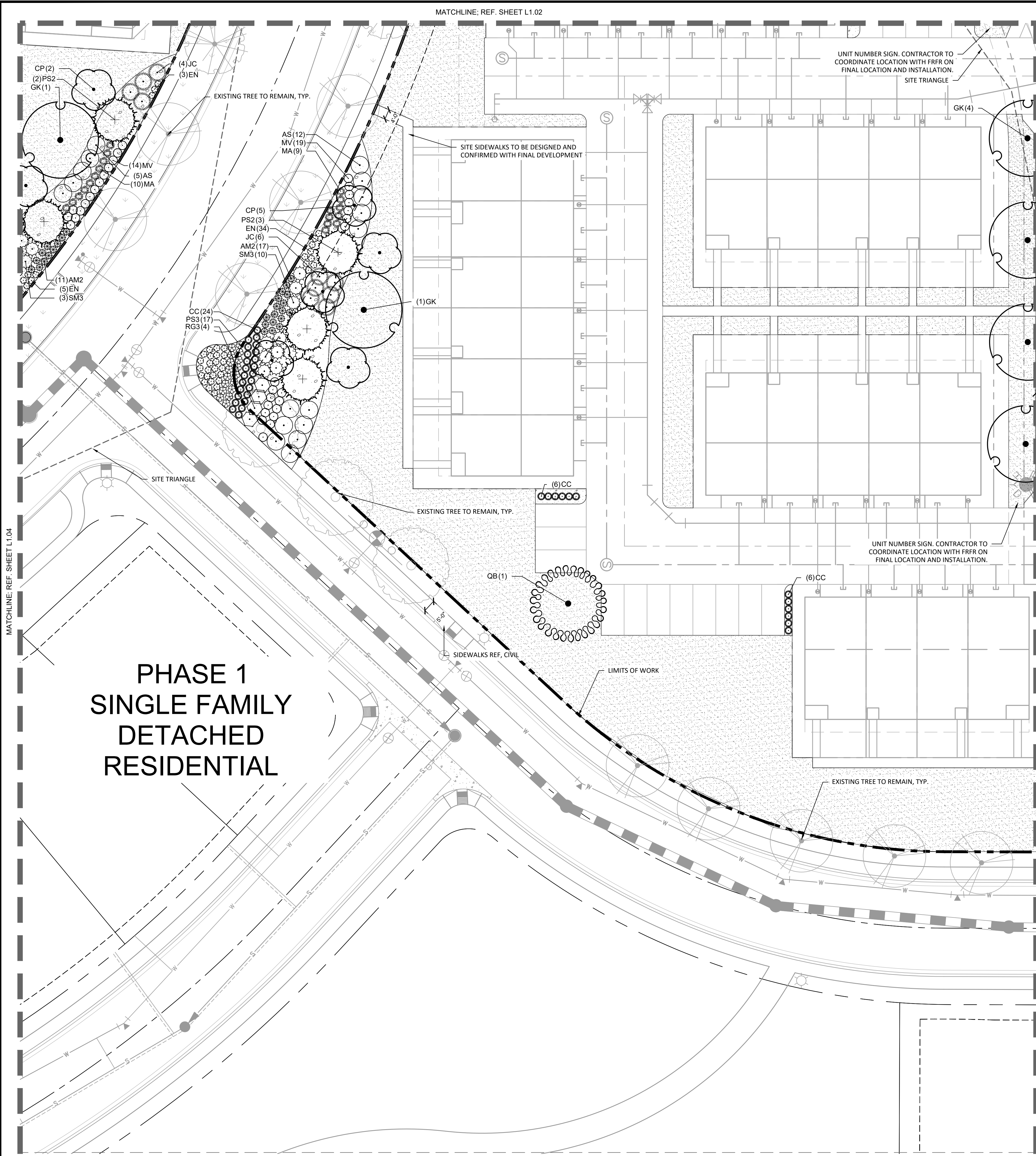
JOHNSTOWN VILLAGE
 LANDSCAPE PLAN
 CONSTRUCTION DOCUMENTS



	DESIGNED	DRAWN	CHECKED
	MJL	EIW	MJL
SCALE (H):	SHEET NO.		
SCALE (V):	11/5/2021		
DATE:	PROJECT NO.		
PROJECT NO.	L1.04		
DWG. NAME	of		

CASE NO.: TBD

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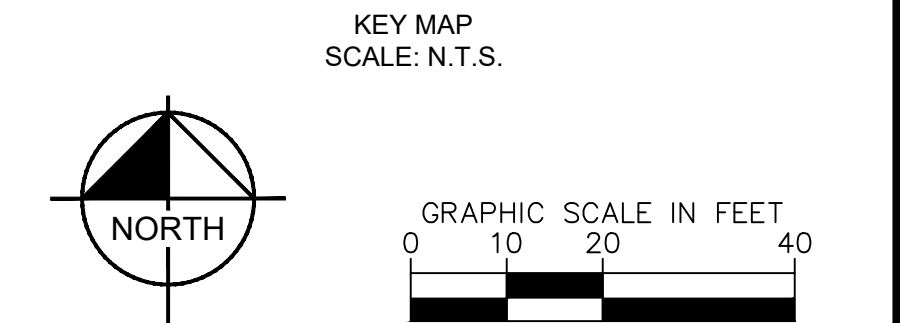


PHASE 1 SINGLE FAMILY DETACHED RESIDENTIAL

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
CANOPY TREES						
AK2	2	ACER PLATANOIDES 'NORWEGIAN SUNSET'	EXISTING NORWEGIAN SUNSET MAPLE	8.8.0	2" CAL. MIN	12'-14' HT. MIN.
CD	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
GR2	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	EXISTING SKYLINE HONEY LOCUST	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
GL2	11	GLEDITSIA TRIACANTHOS NERMIS 'IMPCOLE'	EXISTING IMPERIAL HONEY LOCUST	8.8.0	2" CAL. MIN	12'-14' HT. MIN.
GH	0	GLEDITSIA TRIACANTHOS NERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
GK	14	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	8.8.0	2" CAL. MIN	12'-14' HT. MIN.
QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	8.8.0	2" CAL. MIN	12-14' HT.
QR	9	QUERCUS RUBRA	RED OAK	8.8.0	2" CAL. MIN	12'-14' HT. MIN.
QR2	21	QUERCUS RUBRA	EXISTING RED OAK	8.8.0	2" CAL. MIN	12'-14' HT. MIN.
TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	8.8.0	2" CAL. MIN	10' - 12' HT. MIN.
TR2	5	TILIA AMERICANA 'REDMOND'	EXISTING REDMOND AMERICAN LINDEN	8.8.0	2" CAL. MIN	12'-14' HT. MIN.
EVERGREEN TREES						
PP4	10	PRUNUS EDULIS	PINYON PINE	8.8.0	6" HT. MIN.	
PP	6	PRUNUS PONDEROSA	PONDEROSA PINE	8.8.0	6" HT. MIN.	
PS2	23	PRUNUS SYLVESTRIS	SCOTCH PINE	8.8.0	6" HT. MIN.	
ORNAMENTAL TREES						
AF	3	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	8.8.0	1.5" CAL. MIN	10' - 12' HT. MIN.
CP	24	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8.8.0	1.5" CAL. MIN	8' - 10' HT. MIN.
MR2	0	MALUS X 'RADIANT'	EXISTING RADIANT CRABAPPLE	8.8.0	1.5" CAL. MIN	
DECIDUOUS SHRUBS						
AS	67	AMELANCHIER ALBIFOLIA	SERVICEBERRY	5 GAL	SEE PLAN	
AM2	53	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	SEE PLAN	
CC	42	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	SEE PLAN	
EC	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	
EN	101	EUONYMUS NANUS TURKESTANENSIS	TURKESTAN BURNING BUSH	5 GAL	SEE PLAN	
LO	53	LIQUISTRUM OBTUSIFOLIUM REGELIANUM	REGAL PRIVET	5 GAL	SEE PLAN	
PB	16	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5 GAL	SEE PLAN	
PS3	25	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	5 GAL	SEE PLAN	
PP2	12	PRUNUS BESSEYI 'P1115' TM	PAWNEE BUTTES SAND CHERRY	5 GAL	SEE PLAN	
RO3	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	
RN	54	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	5 GAL	SEE PLAN	
SA2	53	SPRAEA X BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER BIMALD SPIRAEA	5 GAL	SEE PLAN	
SMS	24	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	SEE PLAN	
VA	40	VBURNUM TRELOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VBURNUM	5 GAL	SEE PLAN	
EVERGREEN SHRUBS						
JR	11	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL	SEE PLAN	
JC	25	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	SEE PLAN	
GRASSES						
MA	119	MISCANTHUS SINENSIS 'PURPURASCENS'	MISCANTHUS FLAME GRASS	3 GAL	SEE PLAN	
MV	133	MISCANTHUS SINENSIS 'VAREGATUS'	VAREGATED EULALIA GRASS	3 GAL	SEE PLAN	
GROUND COVERS						
SC02	37,670 SF	EXISTING PLANTING				
NS	38,960 SF	NATIVE SEED MIX				
R	19,603 SF	ROCK MULCH	2'-3" RIVER ROCK MULCH			
S00	133,281 SF	RTF WATER SAVER SOD				

NOTES:
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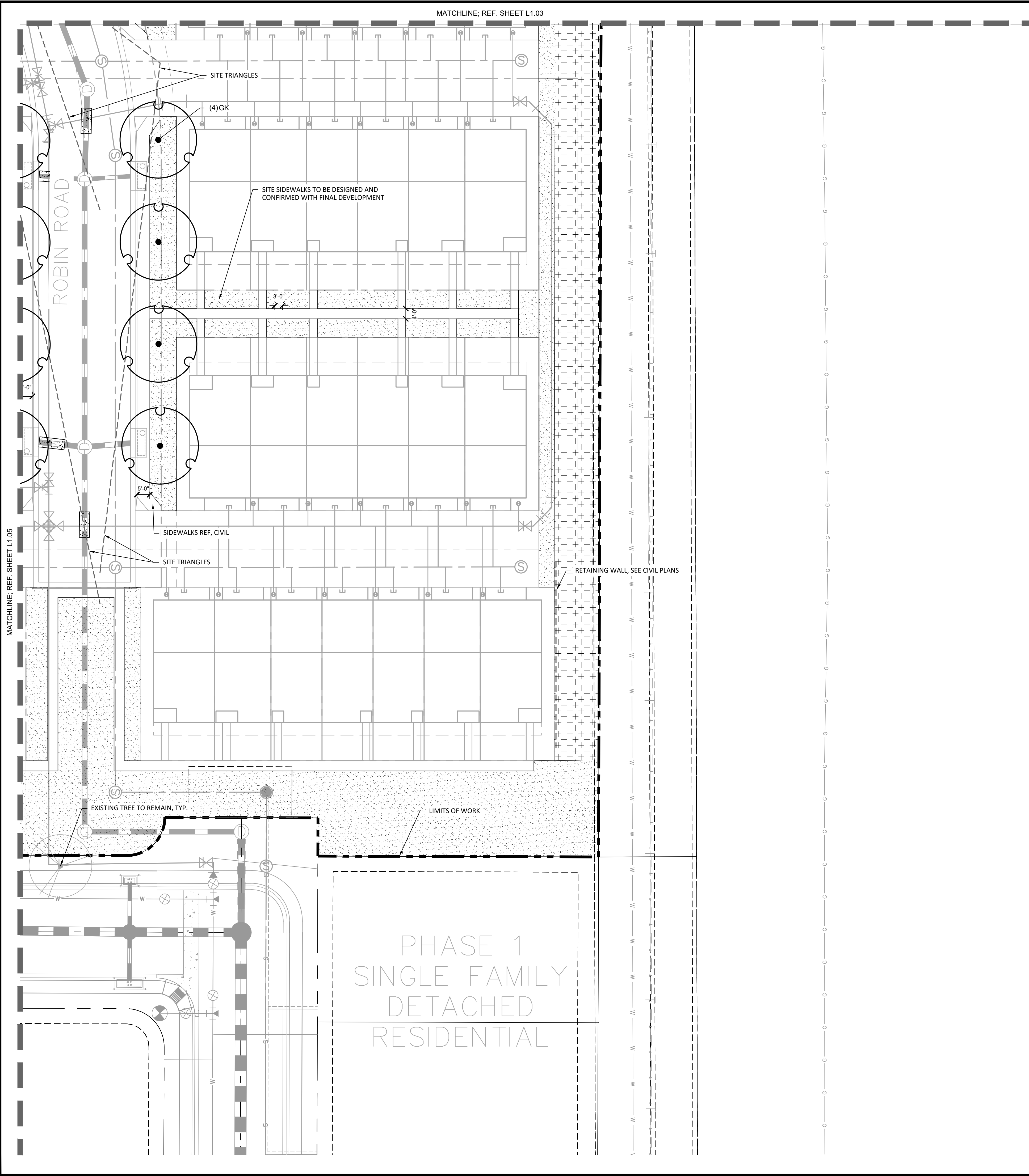
JOHNSTOWN VILLAGE
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	MJL	EIW	MJL
	SCALE (H):	SCALE (V):	SHEET NO.
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PROJECT NO.	DWG. NAME		of

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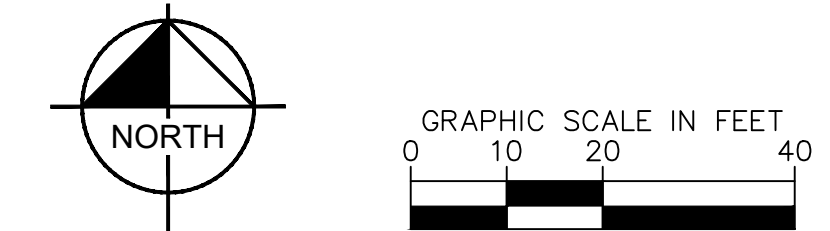
PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	A02	2	ACER PLATANOIDES 'NORWEGIAN SUNSET'	EXISTING NORWEGIAN SUNSET MAPLE	8.8.0	2" CAL MN	12'-14" HT MN
	CD	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8.8.0	2" CAL MN	10' - 12' HT. MN.
	GR2	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	EXISTING SKYLINE HONEY LOCUST	8.8.0	2" CAL MN	10' - 12' HT. MN.
	GL2	11	GLEDITSIA TRIACANTHOS NERMIS 'IMPCOLE'	EXISTING IMPERIAL HONEY LOCUST	8.8.0	2" CAL MN	12'-14" HT MN
	GH	8	GLEDITSIA TRIACANTHOS NERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8.8.0	2" CAL MN	10' - 12' HT. MN.
	GK	14	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	8.8.0	2" CAL MN	12'-14" HT MN
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	8.8.0	2" CAL MN	12-14' HT
	QR	9	QUERCUS RUBRA	RED OAK	8.8.0	2" CAL MN	12'-14" HT MN
	QR2	21	QUERCUS RUBRA	EXISTING RED OAK	8.8.0	2" CAL MN	12'-14" HT MN
	TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	8.8.0	2" CAL MN	10' - 12' HT. MN.
	TR2	5	TILIA AMERICANA 'REDMOND'	EXISTING REDMOND AMERICAN LINDEN	8.8.0	2" CAL MN	12'-14" HT MN
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	PP4	10	PAULS EDULIS	PRYON PINE	8.8.0		6' HT MN
	PP	6	PAULS PONDEROSA	PONDEROSA PINE	8.8.0		6' HT MN
	PS2	23	PAULS SYLVESTRIS	SCOTCH PINE	8.8.0		6' HT MN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AF	3	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	8.8.0	1.5" CAL MN	10' - 12' HT. MN.
	CP	24	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8.8.0	1.5" CAL MN	8' - 10' HT. MN.
	MR2	8	MALUS X 'RADIANT'	EXISTING RADIANT CRABAPPLE	8.8.0	1.5" CAL MN	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	AS	67	AMELANCHIER ALNFOLIA	SERVICEBERRY	5 GAL	SEE PLAN	
	AM2	53	ARONIA MELANOCARPA 'MORTON' TM	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	SEE PLAN	
	CC	42	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL	SEE PLAN	
	EC	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	SEE PLAN	
	EN	101	EUONYMUS NANUS TURKESTANICUS	TURKESTAN BURNING BUSH	5 GAL	SEE PLAN	
	LO	53	LIQUISTRUM OBTUSIFOLIUM 'REGELIANUM'	REGAL PRIVET	5 GAL	SEE PLAN	
	PB	16	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5 GAL	SEE PLAN	
	PS3	25	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	5 GAL	SEE PLAN	
	PP2	12	PRUNUS BESSEYI 'P0115' TM	PAWNEE BUTTES SAND CHERRY	5 GAL	SEE PLAN	
	RO3	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	
	RN	54	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	5 GAL	SEE PLAN	
	SA2	53	SPIRAEA X BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER BIMALD SPIRAEA	5 GAL	SEE PLAN	
	SMS	24	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL	SEE PLAN	
	VA	40	VIBURNUM TRELOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VIBURNUM	5 GAL	SEE PLAN	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	JB	11	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL	SEE PLAN	
	JC	25	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	SEE PLAN	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	MA	119	MISCANTHUS SINENSIS 'PURPURASCENS'	MISCANTHUS FLAME GRASS	3 GAL	SEE PLAN	
	MV	133	MISCANTHUS SINENSIS 'VAREGATUS'	VAREGATED EULALIA GRASS	3 GAL	SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME			
	SC02	37,670 SF	EXISTING PLANTING				
	NS	38,960 SF	NATIVE SEED MIX				
	R	19,603 SF	ROCK MULCH	2'-3" RIVER ROCK MULCH			
	S00	133,281 SF	RTF WATER SAVER SOD				

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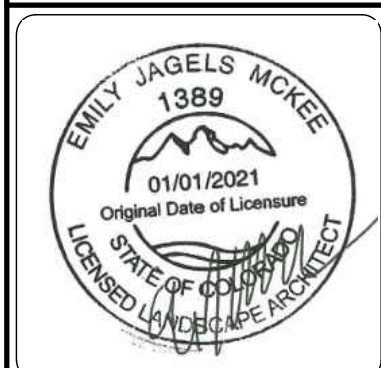
KEY MAP
SCALE: N.T.S.



JOHNSTOWN VILLAGE
 LANDSCAPE PLAN
 CONSTRUCTION DOCUMENTS



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 4882 SOUTH ULSTER STREET, SUITE 1500
 DENVER, CO 80237 (303) 228-2300



DESIGNED M.J.L.	DRAWN E.I.W.	CHECKED M.J.L.
SCALE (H):	SCALE (V):	SHEET NO.
DATE: 11/5/2021		L1.06
PROJECT NO.		of
DWG. NAME		shts

CASE NO.: TBD

PLANT SCHEDULE

CANOPY TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AG2	2	ACER PLATANOIDES 'NORWEGIAN SUNSET'	EXISTING NORWEGIAN SUNSET MAPLE	B & B	2" CAL MIN	12'-14' HT MIN	
	CO	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL MIN	10' - 12' HT. MIN.	
	GS2	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	EXISTING SKYLINE HONEY LOCUST	B & B	2" CAL MIN	10' - 12' HT. MIN.	
	GL2	11	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	EXISTING IMPERIAL HONEY LOCUST	B & B	2" CAL MIN	12'-14' HT MIN	
	GH	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	B & B	2" CAL MIN	10' - 12' HT. MIN.	
	GK	14	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2" CAL MIN	12'-14' HT MIN	
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	12'-14' HT	
	QR	9	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	12'-14' HT MIN	
	QR2	21	QUERCUS RUBRA	EXISTING RED OAK	B & B	2" CAL MIN	12'-14' HT MIN	
	TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2" CAL MIN	10' - 12' HT. MIN.	
	TR2	5	TILIA AMERICANA 'REDMOND'	EXISTING REDMOND AMERICAN LINDEN	B & B	2" CAL MIN	12'-14' HT MIN	
EVERGREEN TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	PP4	10	PINUS EDULIS	PINYON PINE	B & B		6' HT MIN	
	PP	6	PINUS PONDEROSA	PONDEROSA PINE	B & B		6' HT MIN	
	PS2	23	PINUS SYLVESTRIS	SCOTCH PINE	B & B		6' HT MIN	
ORNAMENTAL TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AF	3	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.5" CAL MIN	10' - 12' HT. MIN.	
	CP	24	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B & B	1.5" CAL MIN	8' - 10' HT. MIN.	
	MR2	8	MALUS X 'RADIANT'	EXISTING RADIANT CRABAPPLE	B & B	1.5" CAL MIN		
DECIDUOUS SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	AS	67	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5 GAL		SEE PLAN	
	AM2	53	ARONIA MELANOCARPA 'MORTON' TM	IROQUIS BEAUTY BLACK CHOKEBERRY	5 GAL		SEE PLAN	
	CC	42	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	5 GAL		SEE PLAN	
	EC	14	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL		SEE PLAN	
	EN	101	EUONYMUS NANUS TURKESTANICUS	TURKESTAN BURNING BUSH	5 GAL		SEE PLAN	
	LO	53	LIGUSTRUM OBTUSIFOLIUM REGELIANUM	REGAL PRIVET	5 GAL		SEE PLAN	
	PB	16	PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	5 GAL		SEE PLAN	
	PS3	25	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	5 GAL		SEE PLAN	
	PP2	12	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	5 GAL		SEE PLAN	
	RG3	13	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		SEE PLAN	
	RN	54	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	5 GAL		SEE PLAN	
	SA2	53	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER BUMALD SPIRAEA	5 GAL		SEE PLAN	
	SM3	24	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL		SEE PLAN	
	VA	40	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY VIBURNUM	5 GAL		SEE PLAN	
EVERGREEN SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	JB	18	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL		SEE PLAN	
	JC	25	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL		SEE PLAN	
GRASSES		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	MA	119	MISCANTHUS SINENSIS 'PURPURASCENS'	MISCANTHUS FLAME GRASS	3 GAL		SEE PLAN	
	MV	133	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED EULALIA GRASS	3 GAL		SEE PLAN	
GROUND COVERS		CODE	QTY	BOTANICAL NAME	COMMON NAME			
	SOD2	37,670 SF	EXISTING PLANTING					
	NS	38,563 SF	NATIVE SEED MIX					
	R'	19,603 SF	ROCK MULCH	2"-3" RIVER ROCK MULCH				
	SOD	133,261 SF	RTF WATER SAVER SOD					

NOTES:
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LANDSCAPE REQUIRMENTS						
LOCATION	SF	NOTES	TREES REQUIRED	SHRUBS REQUIRED	TREES PROVIDED	SHRUBS PROVIDED
HY 60 ARTERIAL ROW (existing per PUD)	15024	1 tree and 5 shrubs per 1,000 SF	15	75	16	143
TRACK N OPEN SPACE	26136	1 tree and 5 shrubs per 4,500 SF	6	29	29	594
TRACK M OPEN SPACE	30492	1 tree and 5 shrubs per 4,500 SF	7	27	27	300

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JOHNSTOWN VILLAGE
 LANDSCAPE SCHEDULE
 CONSTRUCTION DOCUMENTS



	DESIGNED M.J.L.	DRAWN E.I.W.	CHECKED M.J.L.
	SCALE (H):		SHEET NO. L1.07
	SCALE (V):		
	DATE: 11/5/2021		PROJECT NO.
DWG. NAME		of sheets	

CASE NO.: TBD

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORMS OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS, CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- H LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
- SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 6.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S GROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAVATREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (88B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
- FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
- TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
- PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
- TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCRIPED PRIOR TO PLANT INSTALLATION.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
- TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURERS RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURERS RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

- FILL HOLE WITH SOIL MIXTURE. MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- TREES SHALL BE PRUNED IN ACCORDANCE WITH ANSI A-300. TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
- SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

N. LAWN SODDING

- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- SODDING
 - THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- LAWN MAINTENANCE
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.



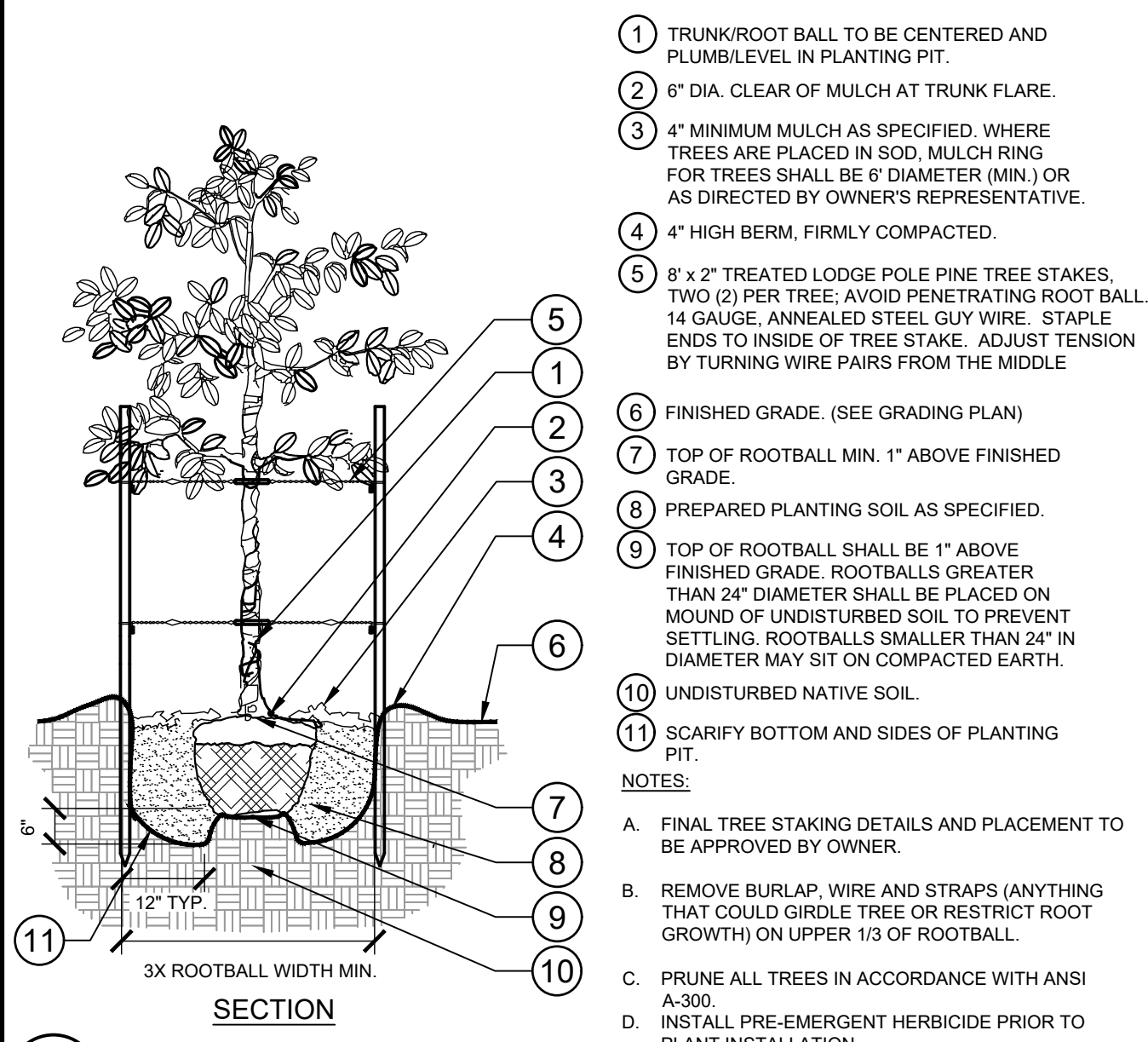
JOHNSTOWN VILLAGE
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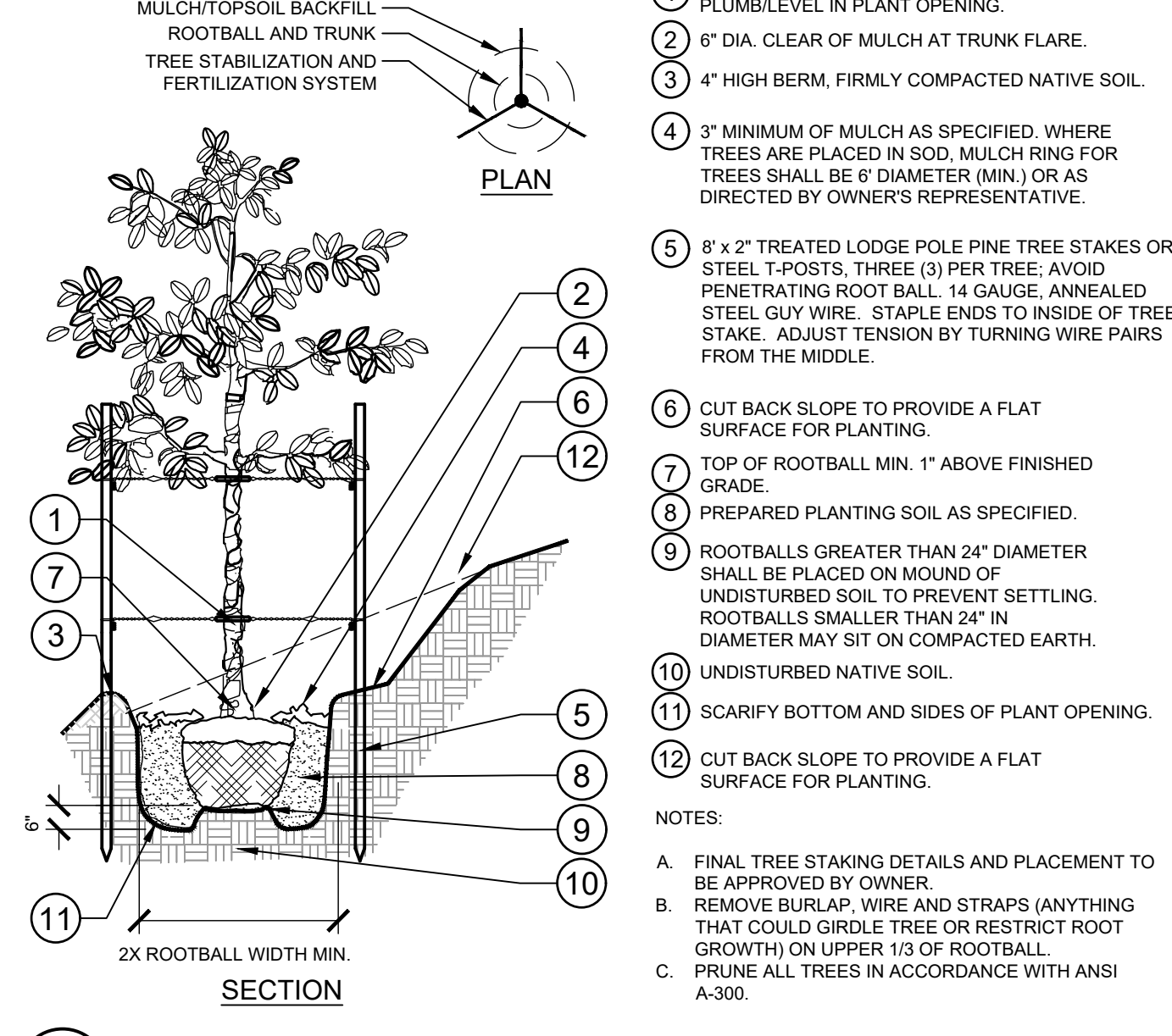
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	PROJECT NO.	DWG. NAME	

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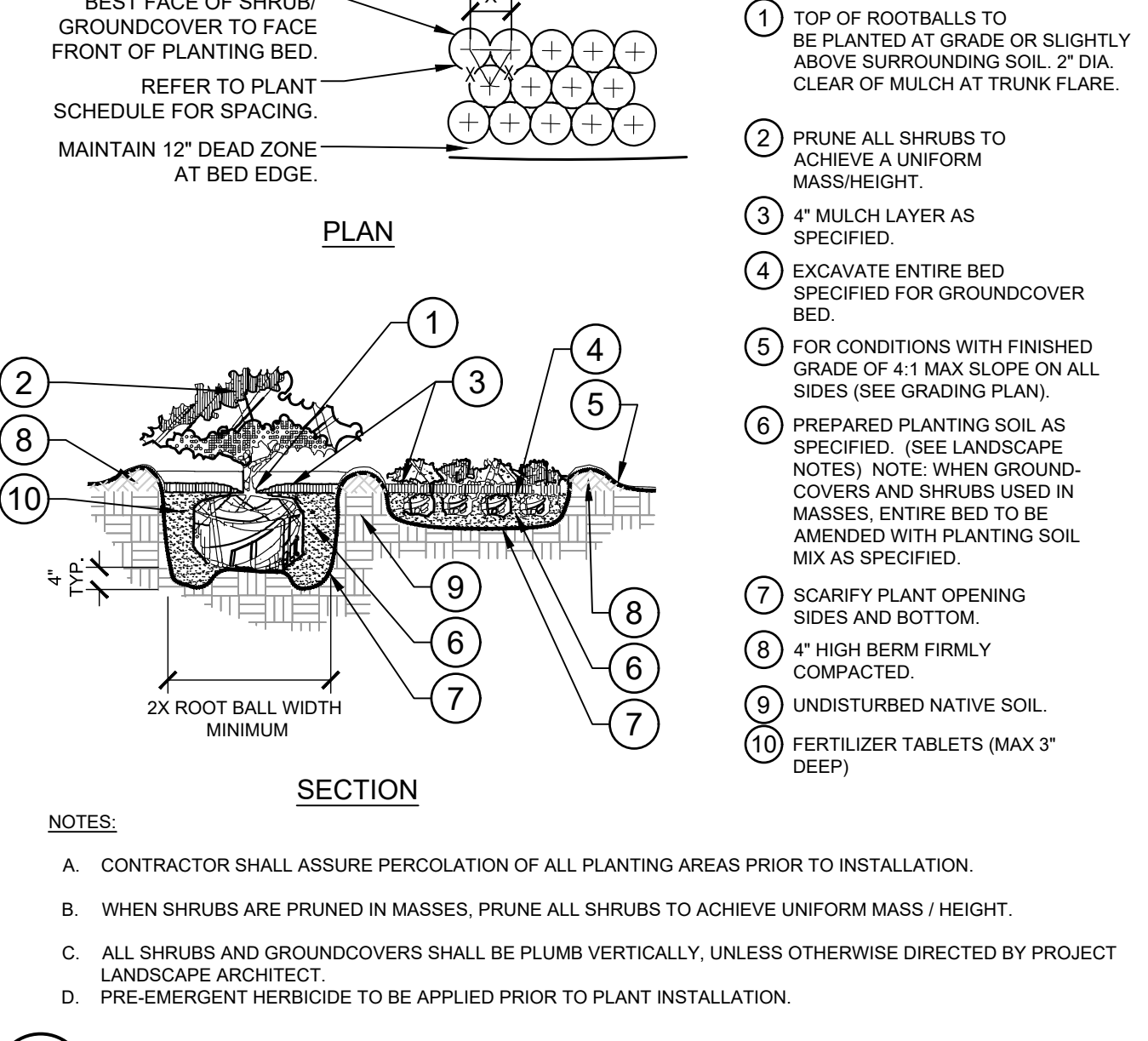
CASE NO.: TBD



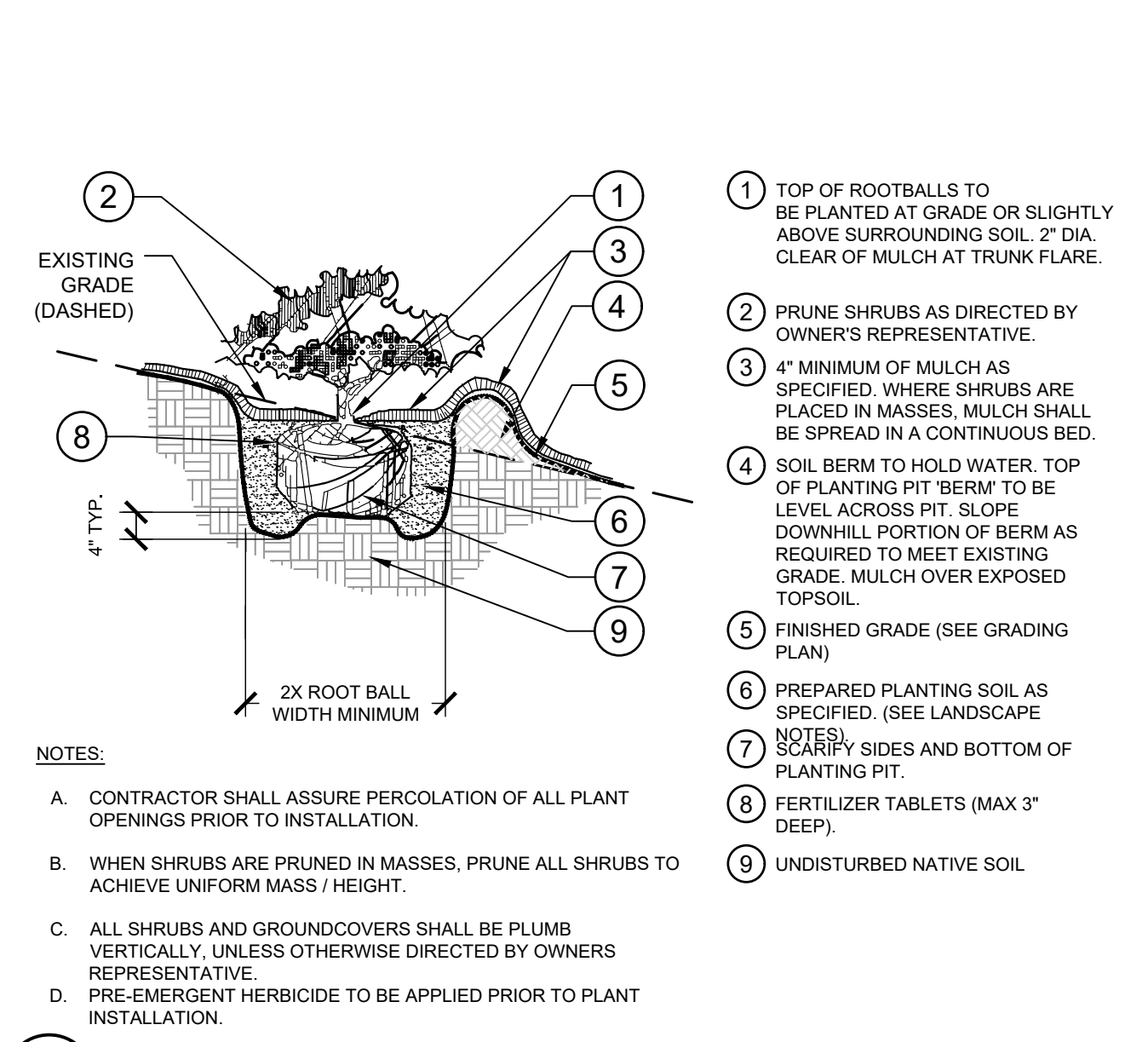
1 TREE PLANTING - STAKING
L2.1 SECTION / PLAN NTS



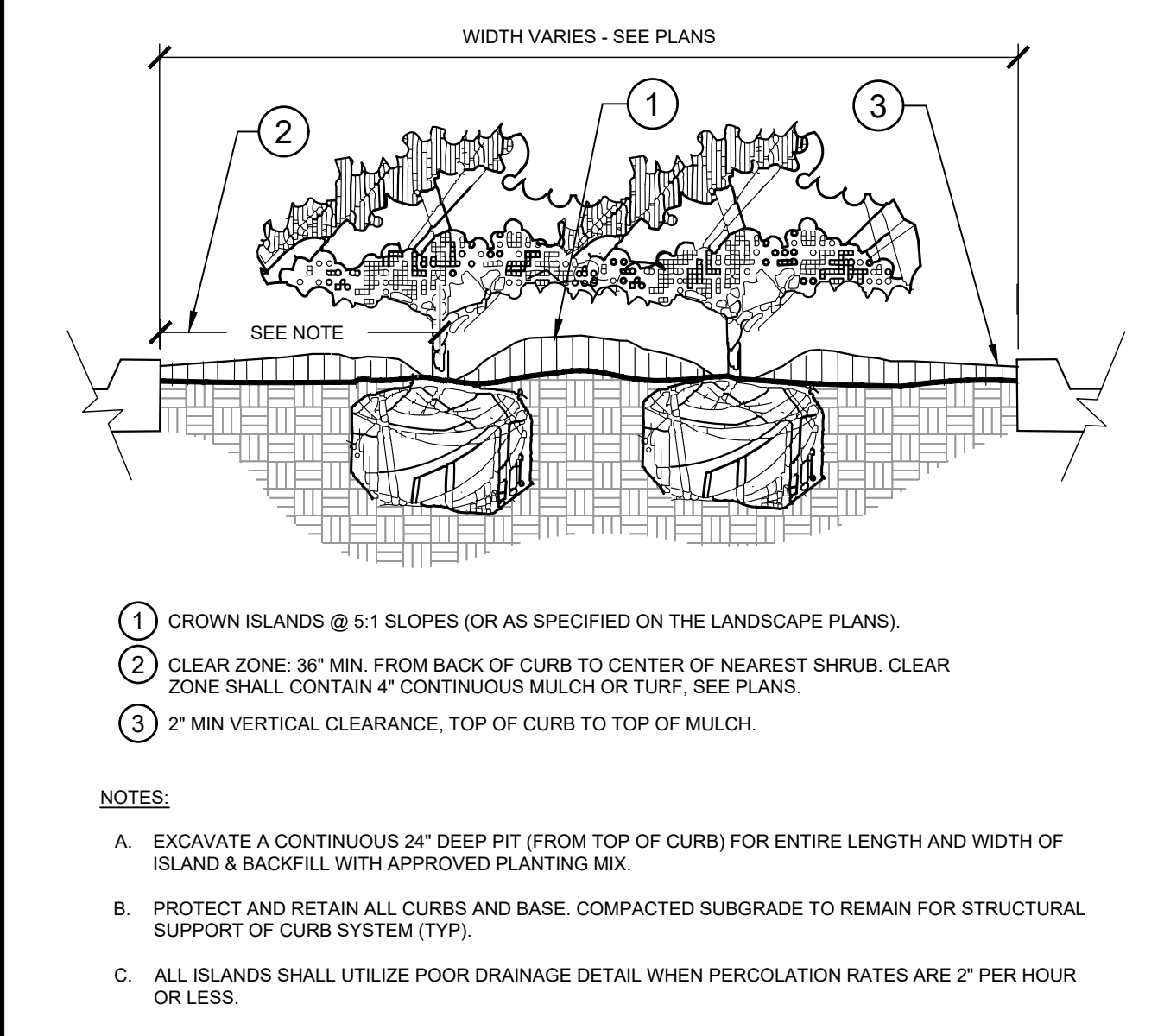
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L2.1 SECTION / PLAN NTS



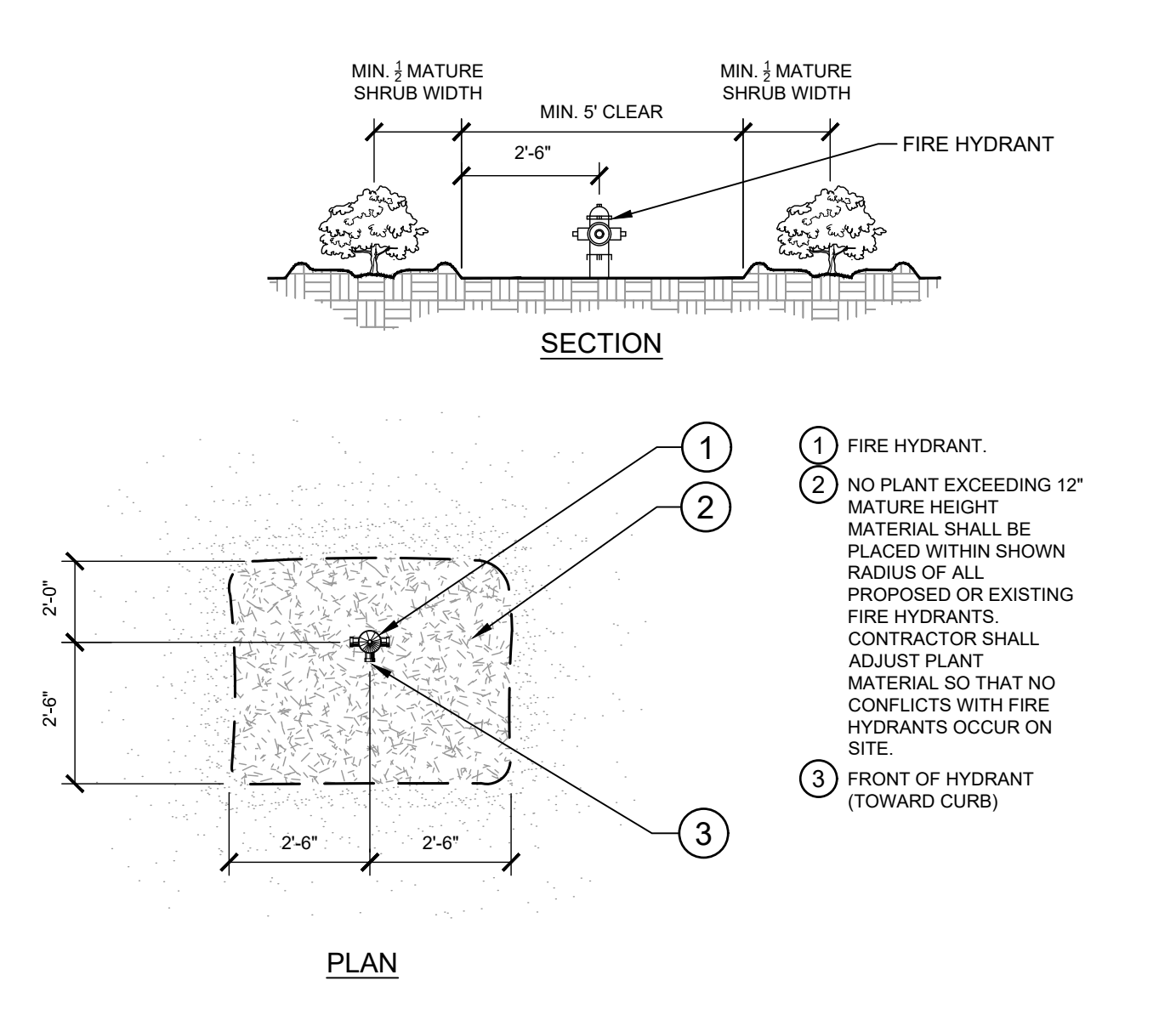
3 SHRUB/GROUNDCOVER PLANTING
L2.1 SECTION / PLAN NTS



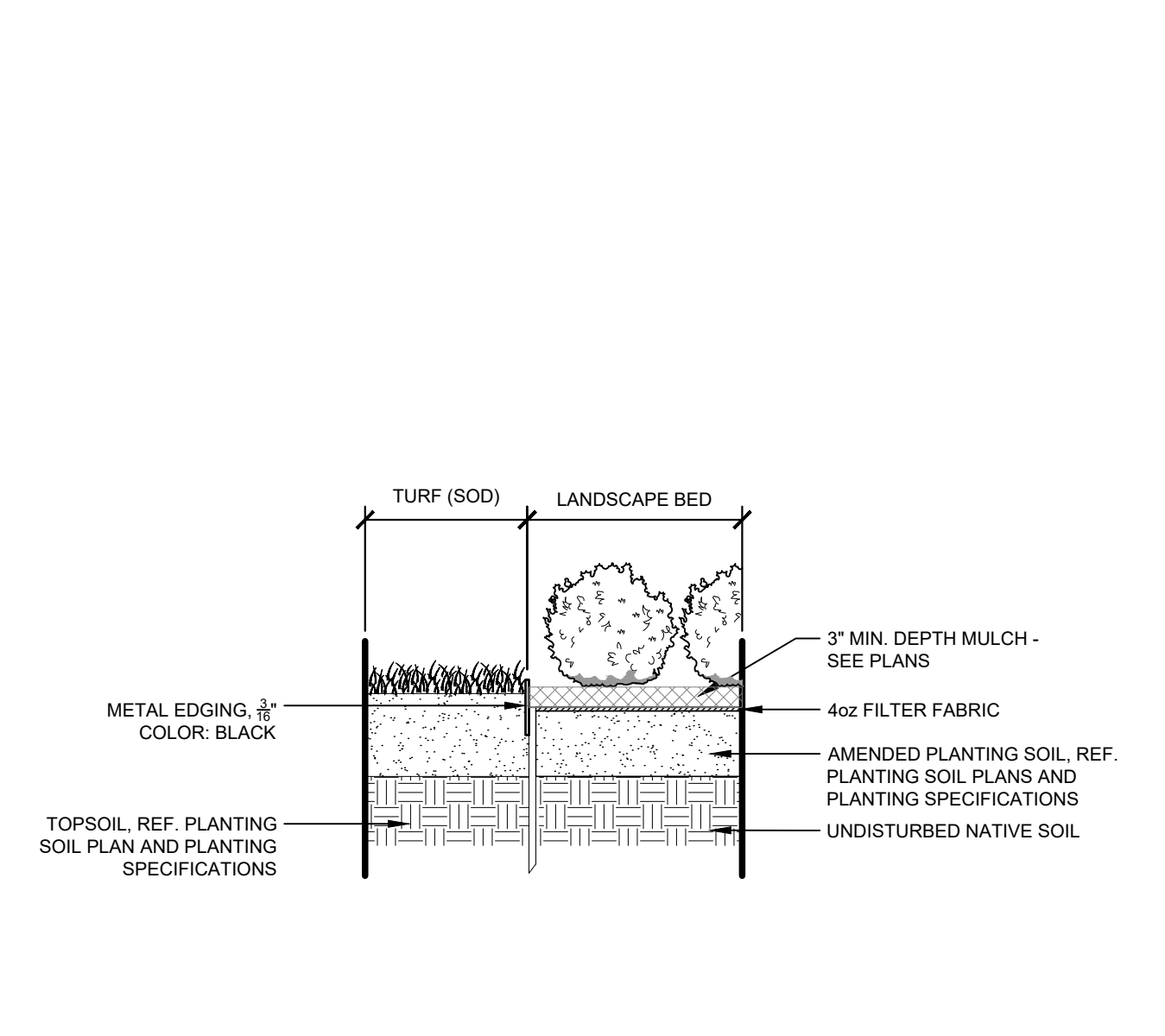
4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
L2.1 SECTION NTS



5 PLANTED PARKING LOT ISLANDS/MEDIANS
L2.1 SECTION NTS



6 SHRUB PLANTING AT FIRE HYDRANT
L2.1 SECTION / PLAN NTS




7 METAL EDGER AT PLANTING BED
L2.1 SECTION 1\"/>

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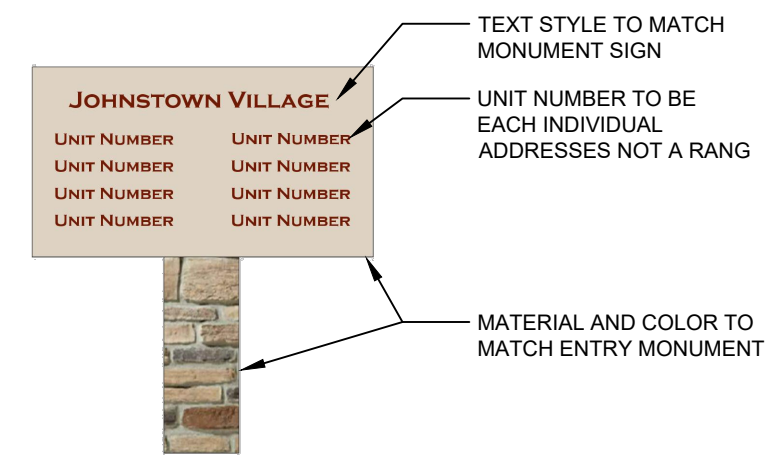
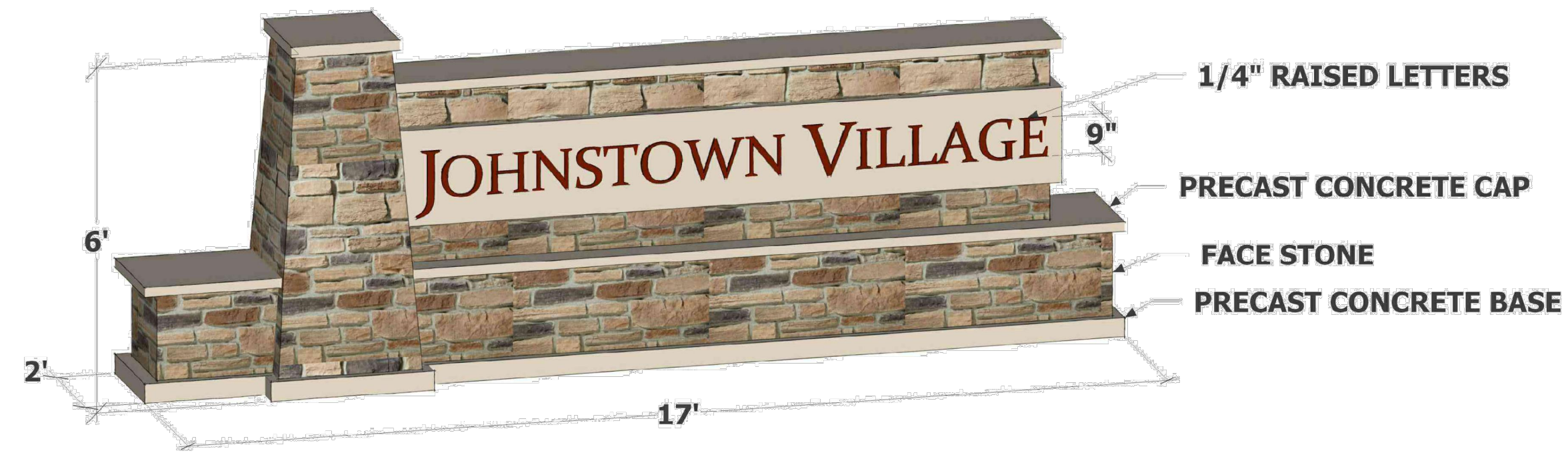


JOHNSTOWN VILLAGE
LANDSCAPE DETAILS
CONSTRUCTION DOCUMENTS

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	DESIGNED M.J.L.	DRAWN E.I.W.	CHECKED M.J.L.
	SCALE (H):		SHEET NO. L2.01
	SCALE (V):		
	DATE: 11/5/2021		PROJECT NO.
PROJECT NO.		DWG. NAME	
of		sheets	

CASE NO.: TBD



1 ENTRY MONUMENT

196-011-003-22

NTS

2 UNIT NUMBER SIGN

NTS

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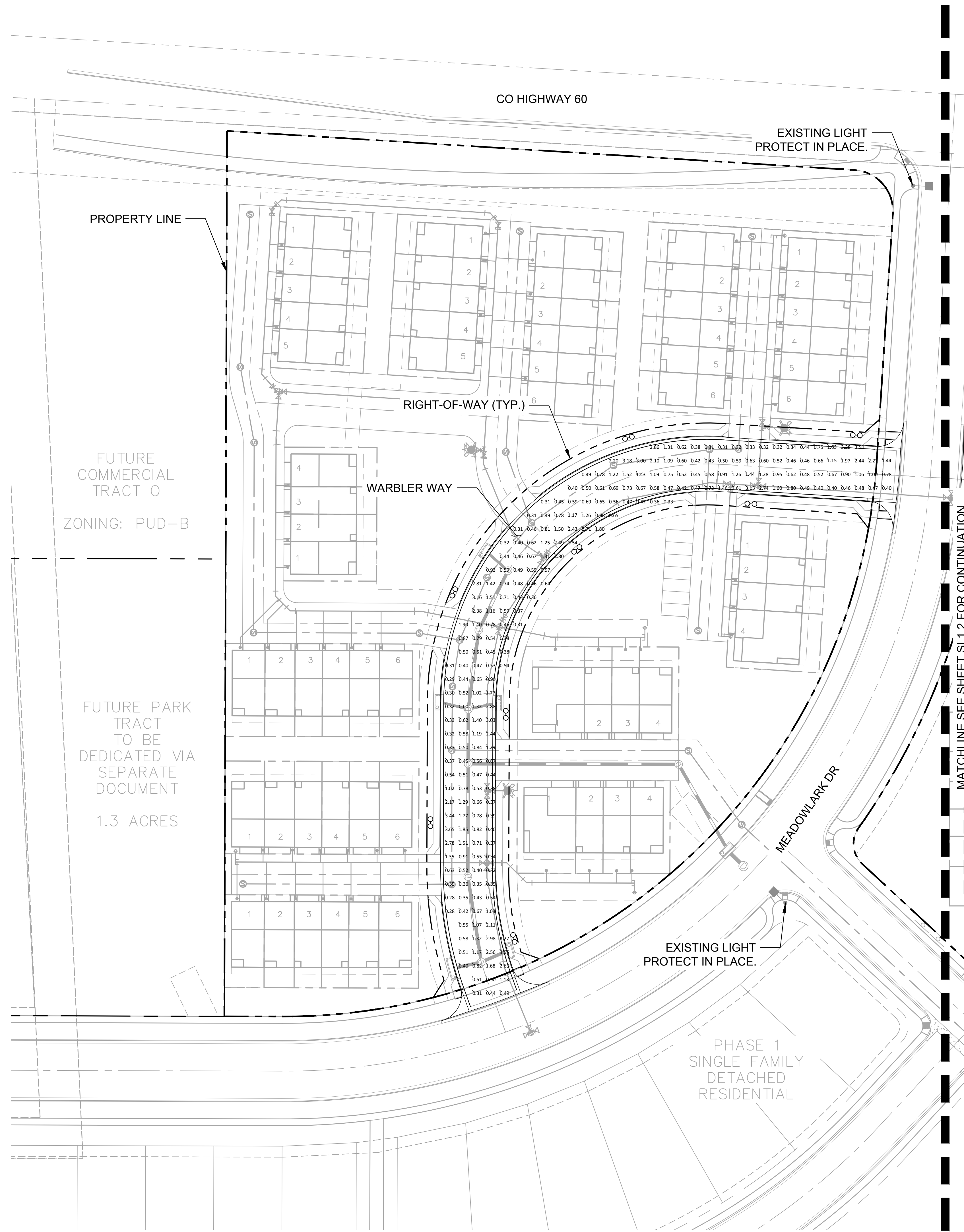
JOHNSTOWN VILLAGE
 HARDSCAPE DETAILS
 CONSTRUCTION DOCUMENTS



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DWG. NAME			

CASE NO.: TBD

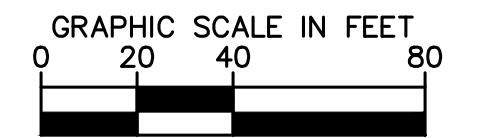
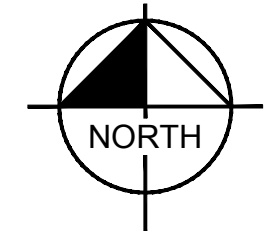
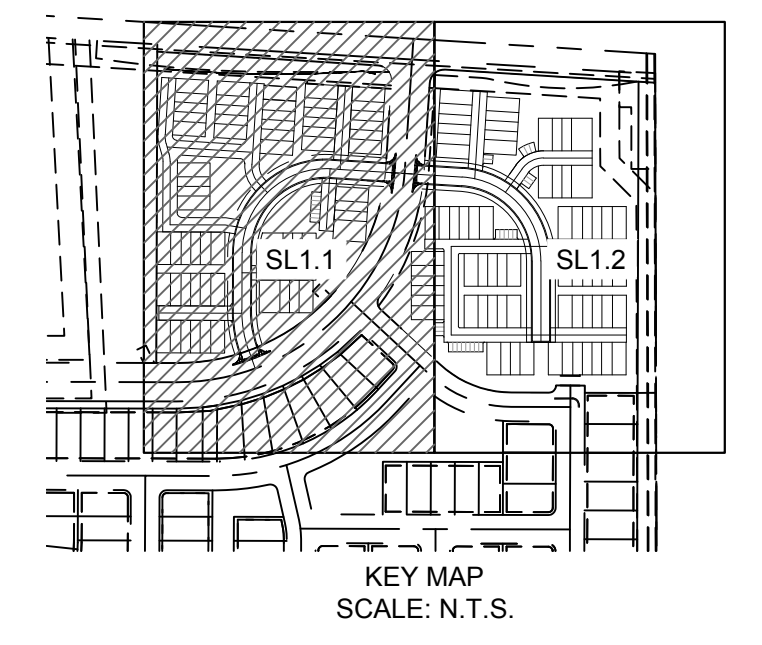
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LIGHT FIXTURE SCHEDULE						
SYMBOL	TYPE	QTY	MODEL NUMBER	MOUNTING HEIGHT	MOUNTING TYPE	NOTES
○	T5-DUAL (2@180")	15	CA13T4B-V53AP-5-68W-3K-120-R28-SM-MG	14'	POLE MOUNTED	DETAIL A ON SHEET SL1.3

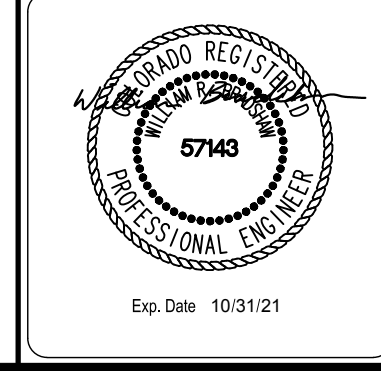
DESIGN CRITERIA	
DRIVE AISLE	
ILLUMINANCE (Fc)	
MINIMUM	= 0.2
MAX/MIN	= 20:1
ANSI/IES RP-8-18 DESIGN OF MAINTENANCE OF ROADWAY AND PARKING FACILITY LIGHTING. CHAPTER 17.4.3. TABLE 17-2 LOW PEDESTRIAN ACTIVITY.	

CALCULATION SUMMARY	
ROBIN ROAD	
ILLUMINANCE (Fc)	
MINIMUM	= 0.22
MAX/MIN	= 17.6
WARBLER WAY	
ILLUMINANCE (Fc)	
MINIMUM	= 0.28
MAX/MIN	= 13.1



JOHNSTOWN VILLAGE
PHOTOMETRIC SITE PLAN

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DESIGNED DGM	DRAWN DGM	CHECKED MAC
SCALE (H): 1:40 SCALE (V): N/A		
DATE: OCT 2021		SHEET NO. SL1.1
PROJECT NO. 196011003		
DWG. NAME 196011003_SL.dwg		of shets

CASE NO.: TBD

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ZONING: PUD-R

CO HIGHWAY 60

MEADOWLARK DR

MATCHLINE SEE SHEET SL1.1 FOR CONTINUATION

ROBIN ROAD

RIGHT-OF-WAY (TYP.)

PROPERTY LINE

AGRICULTURE
UNINCORPORATED
WELD COUNTY

PHASE 1
SINGLE FAMILY
DETACHED
RESIDENTIAL

PARK

LIGHT FIXTURE SCHEDULE

SYMBOL	TYPE	QTY	MODEL NUMBER	MOUNTING HEIGHT	MOUNTING TYPE	NOTES
○-○	T5-DUAL (2@180°)	15	CA13T4B-VS3AP-5-68W-3K-120-R28-SM-MG	14'	POLE MOUNTED	DETAIL A ON SHEET SL1.3

DESIGN CRITERIA

DRIVE AISLE

ILLUMINANCE (Fc)

MINIMUM = 0.2
MAX/MIN = 20:1

ANSI RP-8-18 DESIGN OF MAINTENANCE OF
ROADWAY AND PARKING FACILITY LIGHTING.
CHAPTER 17.4.3. TABLE 17-2 LOW PEDESTRIAN
ACTIVITY.

CALCULATION SUMMARY

ROBIN ROAD

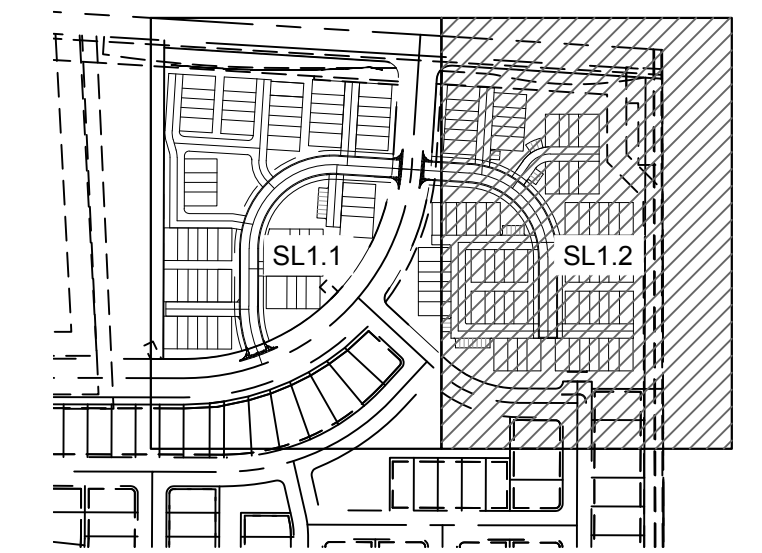
ILLUMINANCE (Fc)

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MAX/MIN = 17.6

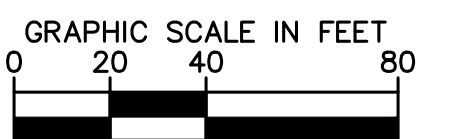
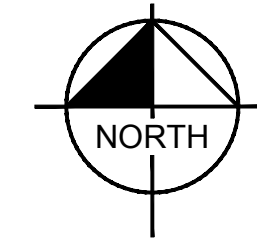
WARBLER WAY

ILLUMINANCE (Fc)

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MAX/MIN = 13.1



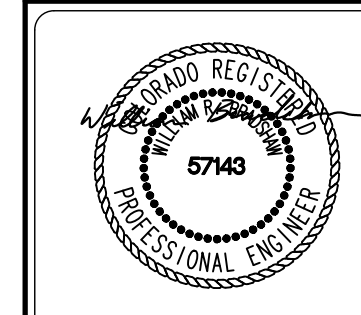
KEY MAP
SCALE: N.T.S.



JOHNSTOWN VILLAGE
PHOTOMETRIC SITE PLAN

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SCALE (H): 1:40 SCALE (V): N/A		
DATE: OCT 2021		SHEET NO. SL1.2
PROJECT NO. 196011003		
DWG. NAME 196011003_SL.dwg		

CASE NO.: TBD



RIGHT ELEVATION
ELEVATION B - BUILDING D 3/16" = 1'-0"



FRONT ELEVATION
ELEVATION B - BUILDING D 3/16" = 1'-0"

6 PLEX - ELEV B - BUILDING FOOTPRINT D \ JOHNSTOWN VILLAGE \ JOHNSTOWN, CO

6-8-2021



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LEFT ELEVATION
ELEVATION B - BUILDING D 3/16" = 1'-0"



REAR ELEVATION
ELEVATION B - BUILDING D 3/16" = 1'-0"

6 PLEX - ELEV B - BUILDING FOOTPRINT D \ JOHNSTOWN VILLAGE \ JOHNSTOWN, CO

6-9-2021



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UNIT 3

RIGHT ELEVATION
ELEVATION A - BUILDING C 3/16" = 1'-0"



UNIT 4

UNIT 1

UNIT 2

UNIT 3

FRONT ELEVATION
ELEVATION A - BUILDING C 3/16" = 1'-0"

4 PLEX - ELEV A - BUILDING FOOTPRINT C \ JOHNSTOWN VILLAGE \ JOHNSTOWN, CO

6-8-2021



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UNIT 4

LEFT ELEVATION
ELEVATION A - BUILDING C 3/16" = 1'-0"



UNIT 3

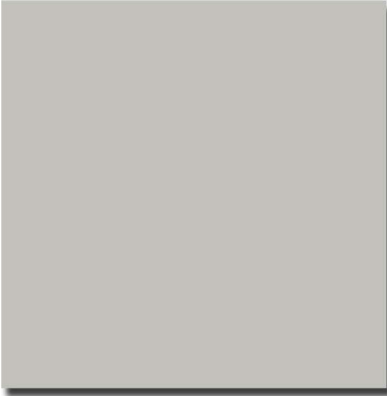
UNIT 1

UNIT 1

UNIT 4

REAR ELEVATION
ELEVATION A - BUILDING C 3/16" = 1'-0"

Color Scheme 1



Main Body
Light French Gray (SW 0055)
Mfg: Sherwin Williams



Accent Body
Granite Peak (SW 6250)
Mfg: Sherwin Williams



Trim
Alabaster (SW 7008)
Mfg: Sherwin Williams



Front Door
Hopsack (SW 6109)
Mfg: Sherwin Williams

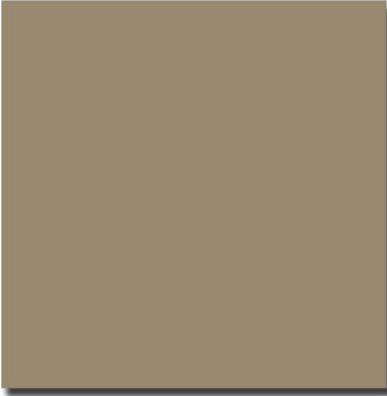


Stone
TundraBrick - Ashland
Mfg: Eldorado Stone



Asphalt Shingles
Heritage Premium-Rustic Black
Mfg: Tamko

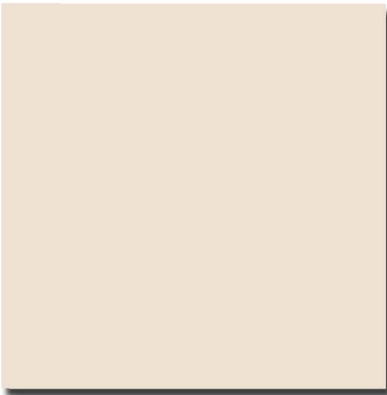
Color Scheme 2



Main Body -
Sawdust (SW 6158)
Mfg: Sherwin Williams



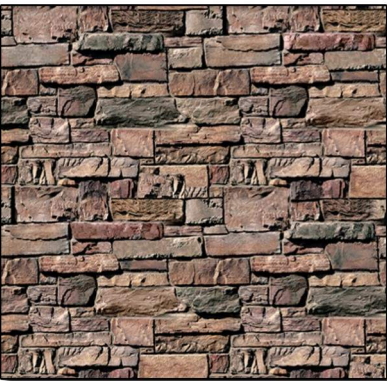
Accent Body -
Roycroft Bronze Green (SW 2846)
Mfg: Sherwin Williams



Trim -
Alluring White (SW 6343)
Mfg: Sherwin Williams



Front Door -
Aurora Brown (SW 2837)
Mfg: Sherwin Williams



Stone
Old Country Ledge - Chablis
Mfg: Coronado Stone



Asphalt Shingles
Heritage Premium - Mountain Slate
Mfg: Tamko