

# Mountain View West Subdivision Third Replat FDP Submittal



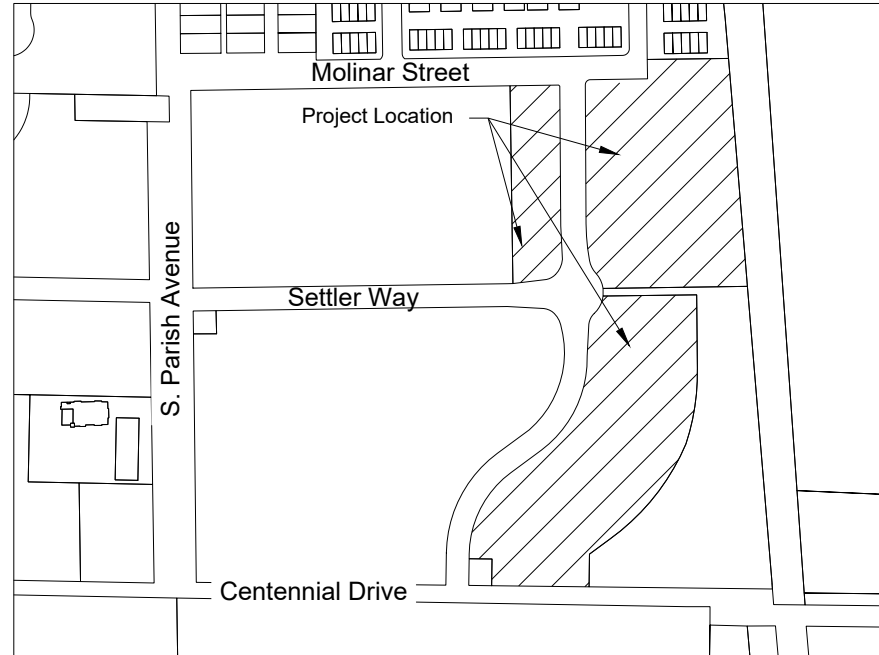
Being a Replat of Tract A Block 3, 1<sup>st</sup> Replat of Block 1 Mountain View West Subdivision Replat, Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1, Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6<sup>th</sup> 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
<b>Total</b>	<b>30</b>	<b>125</b>

Land Use				
Hardscape (sf)				
Right-of-Way	Private Drive	Private Sidewalk	Private Parking	Total Hardscape
73,513	53,217	24,216	9,095	159,807
Landscape Area (sf)				
Irrigated Turf	Native Gras Area	Wood Mulch	Rock Mulch	Total Landscape
Rooftop (sf)				
117,186				
Open Space				
Required (30% of site) = 5.2 Acres				
Provided = 7.7 Acres				

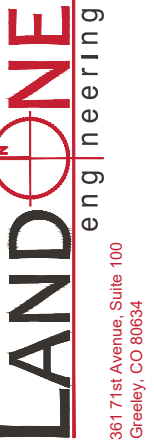
ROW Dedication	
Street	Area (ac)
Public ROW	1.69
<b>Total ROW Dedication</b>	<b>1.69</b>

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)	63
<b>Total Parking Provided</b>	<b>330</b>



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	E1	Representative Elevations	✓	✓	✓	✓	✓
8	E2	Representative Elevations	✓	✓	✓	✓	✓
9	LT1	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	✓	✓	✓	✓	✓



361 71st Avenue, Suite 100  
Greeley, CO 80634

Preliminary  
Not for  
Construction

Job Number: 22-018  
Checked By: DH  
Date: 04/07/2023

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- 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.

**Legal Description**  
Being a Replat of Tract A Block 3, 1<sup>st</sup> 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 6<sup>th</sup> P.M., Town of Johnstown, County of Weld, State of Colorado

**Project Contacts**

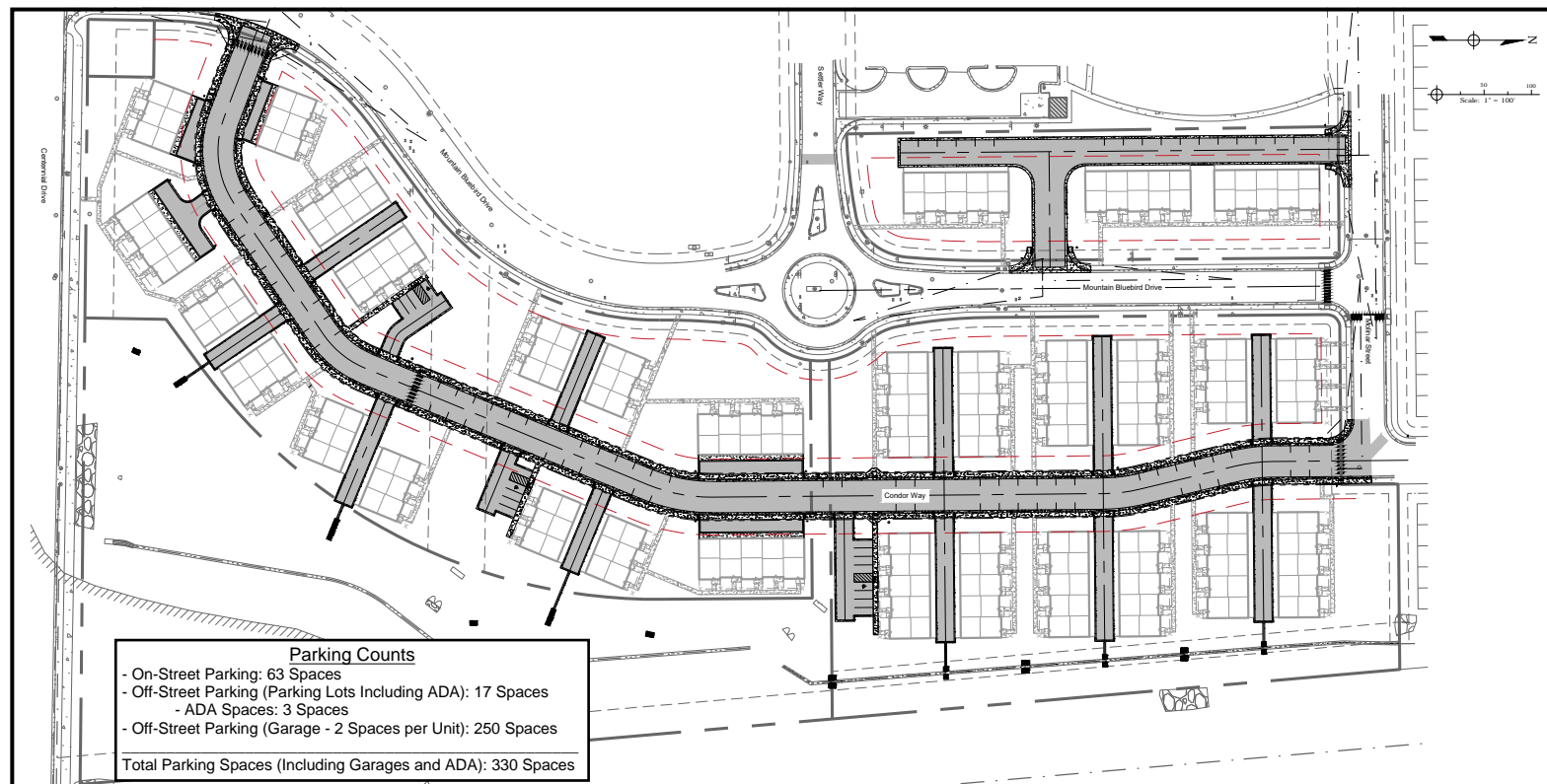
**Owner/Applicant**  
Mountain View Land Developers, LLC  
3780 West 10th Street, Suite 200  
Greeley, CO 80634  
(970)702-2051

**Landscape Architect**  
Ripley Design, Inc.  
419 Canyon Avenue, Suite 200  
Fort Collins, CO 80521  
(970) 224-5828

**Civil Engineer**  
LandOne Engineering, LLC  
Daniel Hull, P.E.  
Dan@landone.co  
Civil Engineer  
361 71st Avenue #100  
Greeley, CO 80634  
970-290-6190

**Town of Johnstown**  
450 S Parish Ave.  
Johnstown, CO 80534  
Phone: 970-587-4664

**Surveyor**  
Jason Allee  
Lat40, Inc.  
6250 West 10th Street #2  
Greeley, CO 80634  
(970) 515-5294  
jasona@lat40pls.com



Parking Counts	
- On-Street Parking:	63 Spaces
- Off-Street Parking (Parking Lots Including ADA):	17 Spaces
- ADA Spaces:	3 Spaces
- Off-Street Parking (Garage - 2 Spaces per Unit):	250 Spaces
<b>Total Parking Spaces (Including Garages and ADA):</b>	<b>330 Spaces</b>

Mountain View II

Parking Exhibit



970-632-2311

Revision Description

Date

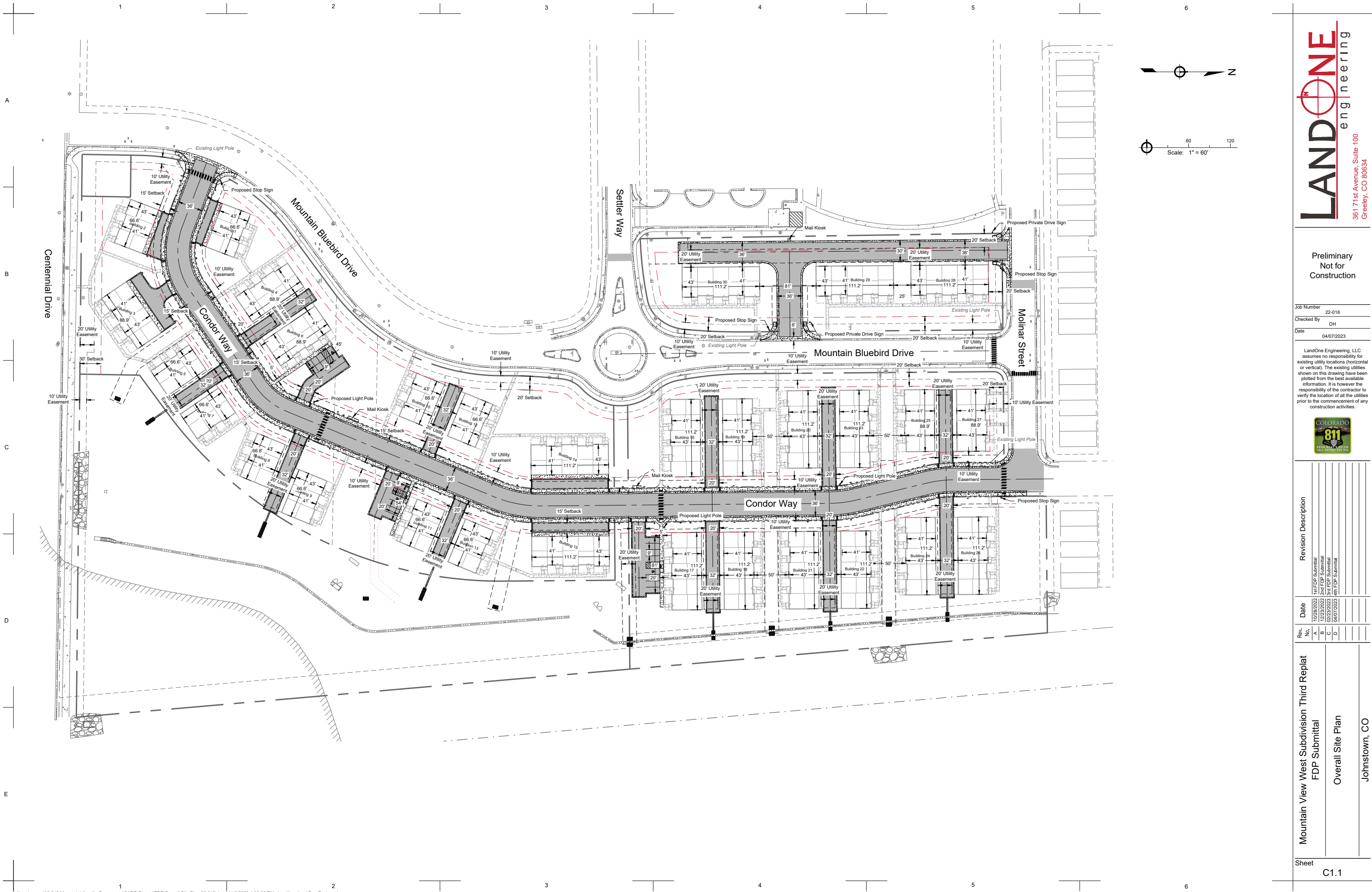
Rev. No.

Mountain View West Subdivision Third Replat  
FDP Submittal  
Coversheet

Sheet

C1.0

Johnstown, CO



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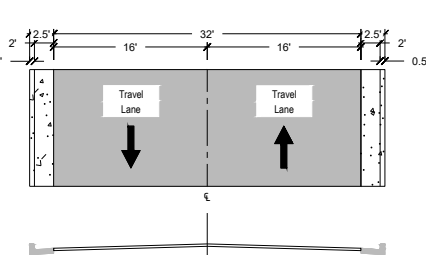
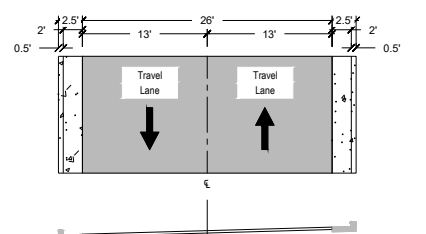
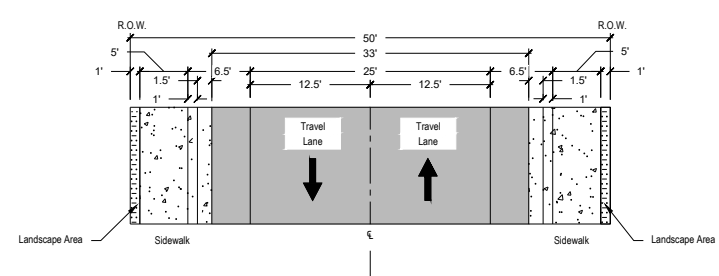
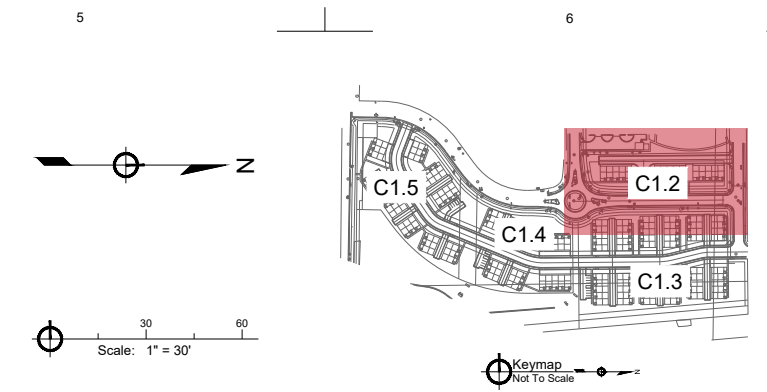
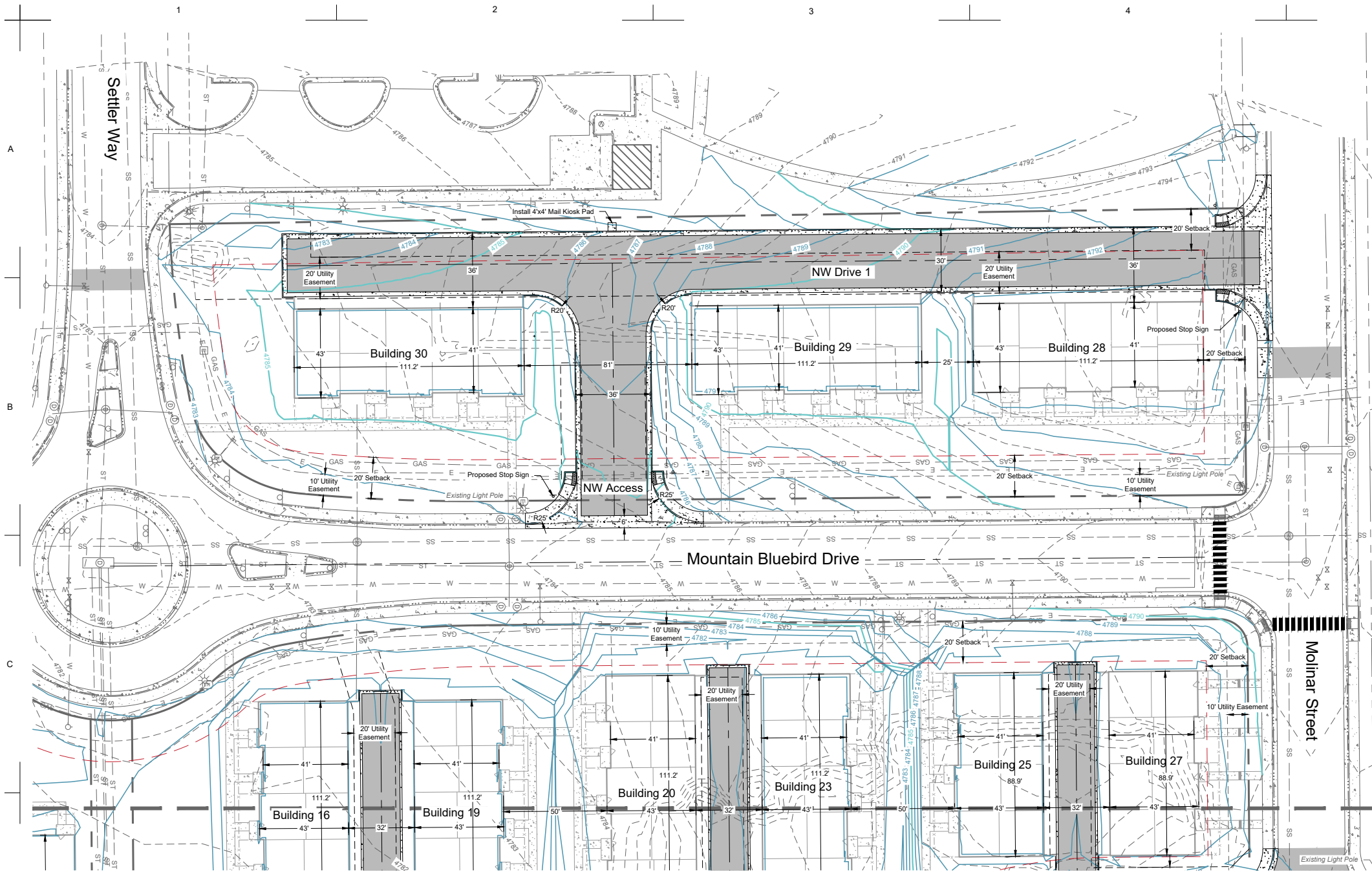
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B	12/23/2022	2nd FDP Submittal
C	02/23/2023	3rd FDP Submittal
D	04/07/2023	4th FDP Submittal

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





- Lot ID and Purpose**
- Lot 2, Block 2 Mountain View West Subdivision Replat Part of the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M. Town of Johnstown, County of Weld, State of Colorado.
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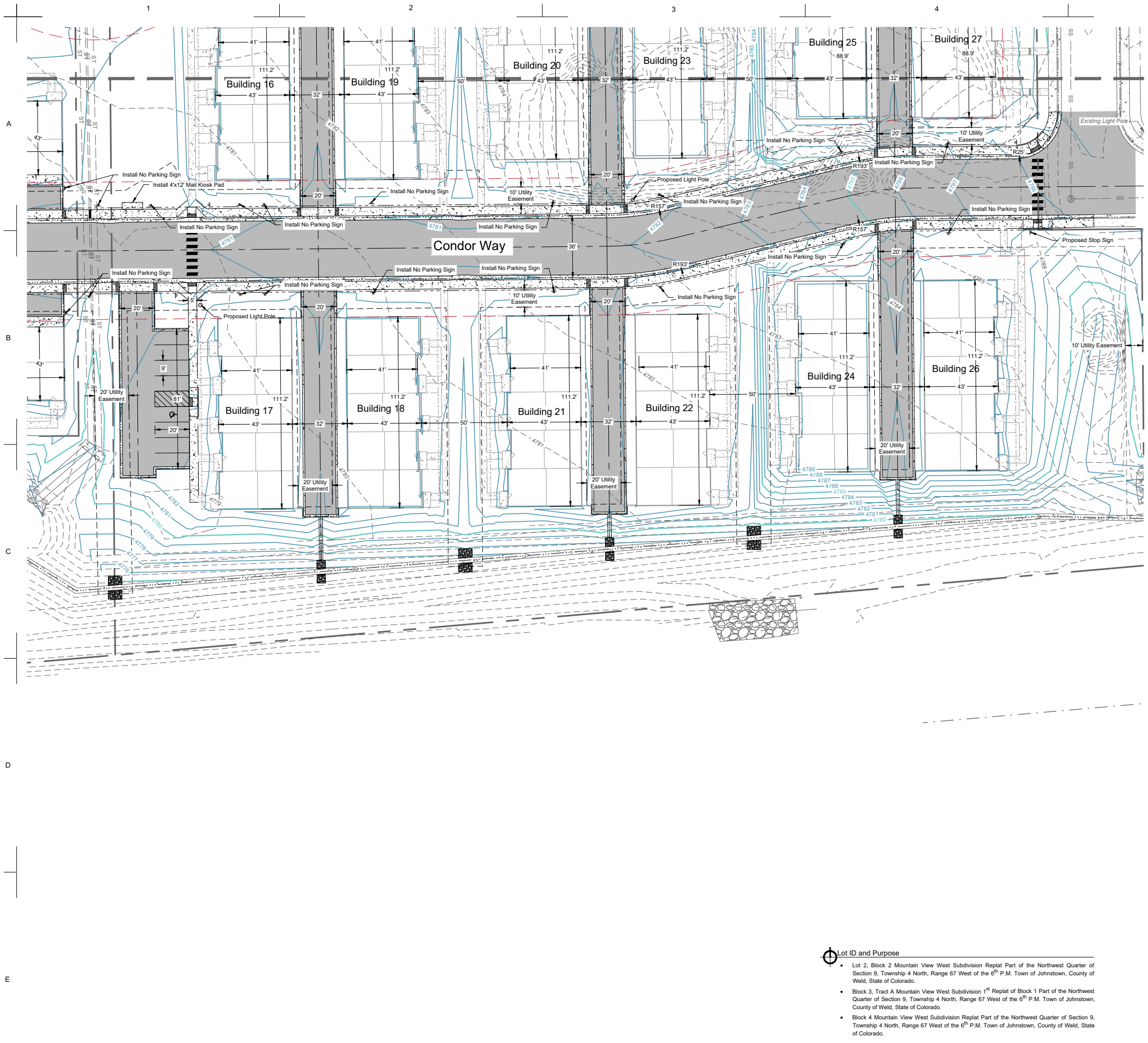
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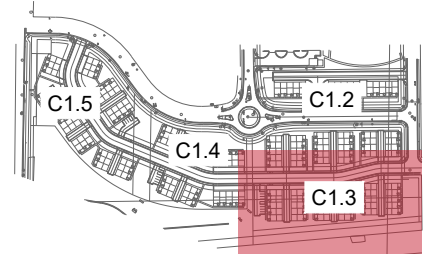


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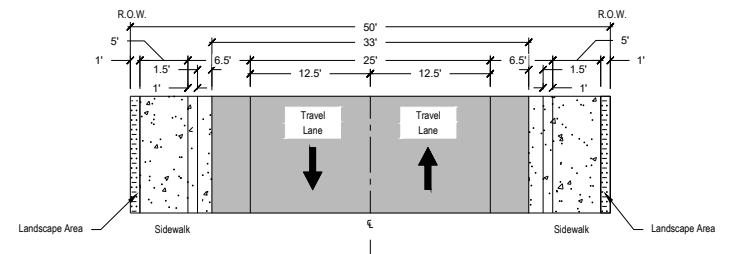
Mountain View West Subdivision Third Replat  
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 Johnstown, CO



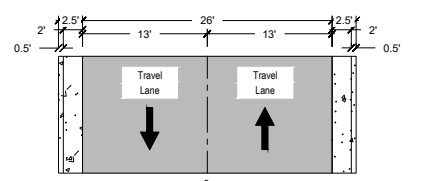
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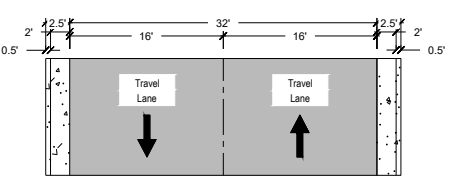
Keymap  
Not To Scale



Modified Residential Local Street Condor Way



NW Drive 1



NW Access

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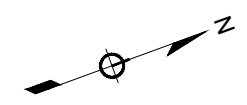
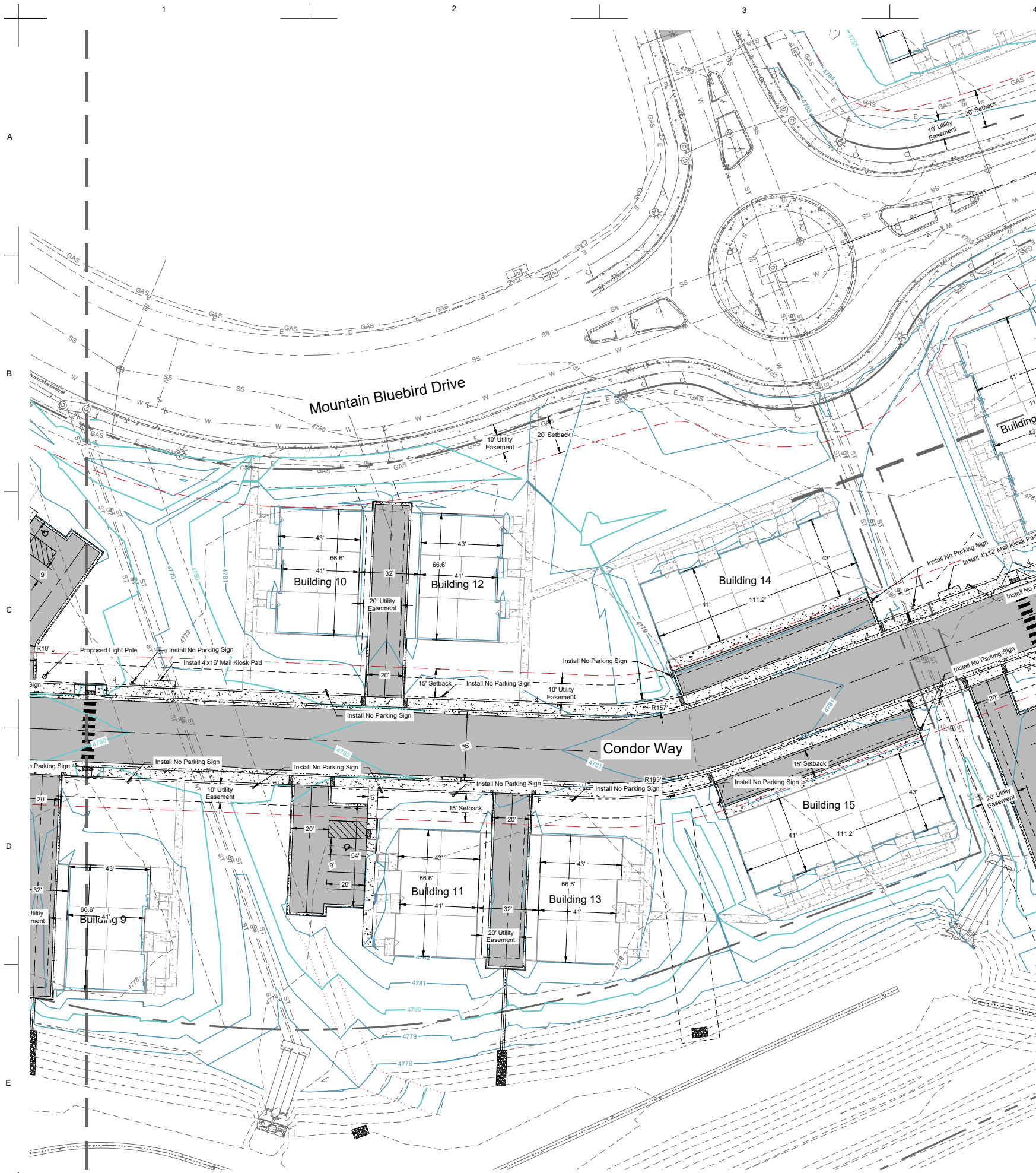
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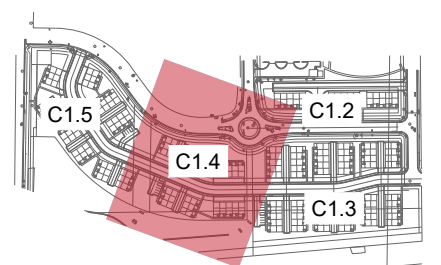
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Mountain View West Subdivision Third Replat  
FDP Submittal  
Site Plan  
Johnstown, CO

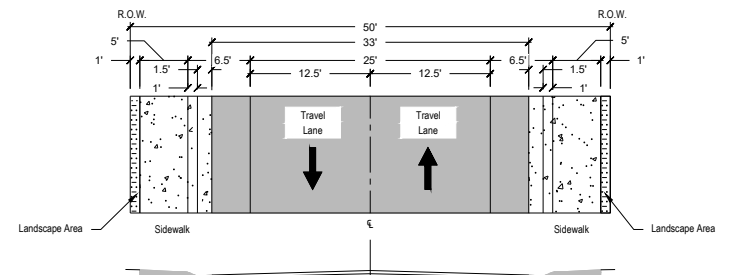




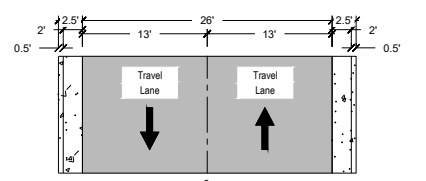
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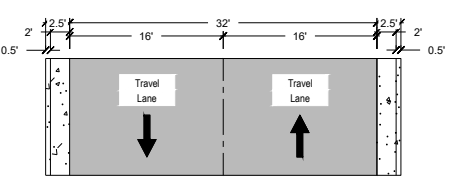
Keymap  
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Modified Residential Local Street Condor Way



NW Drive 1



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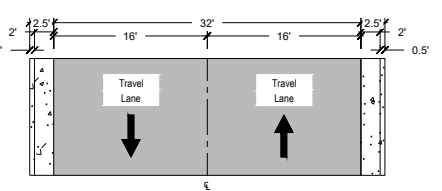
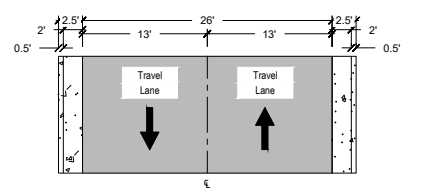
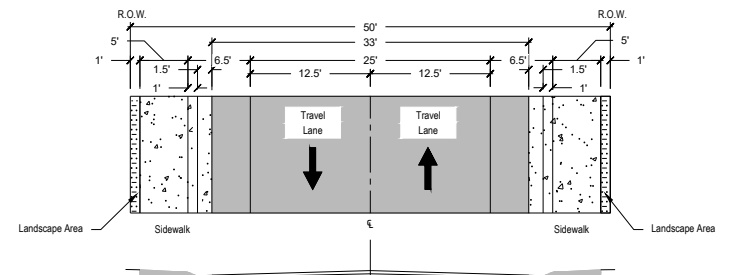
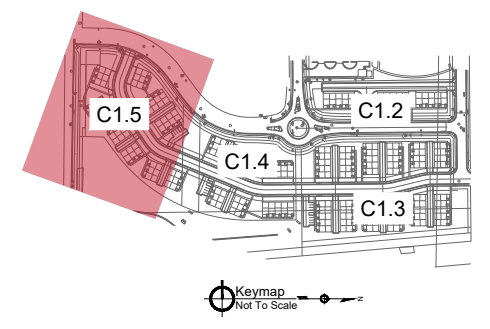
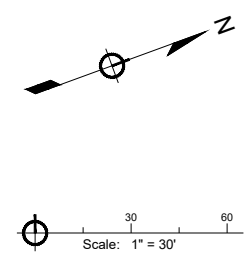
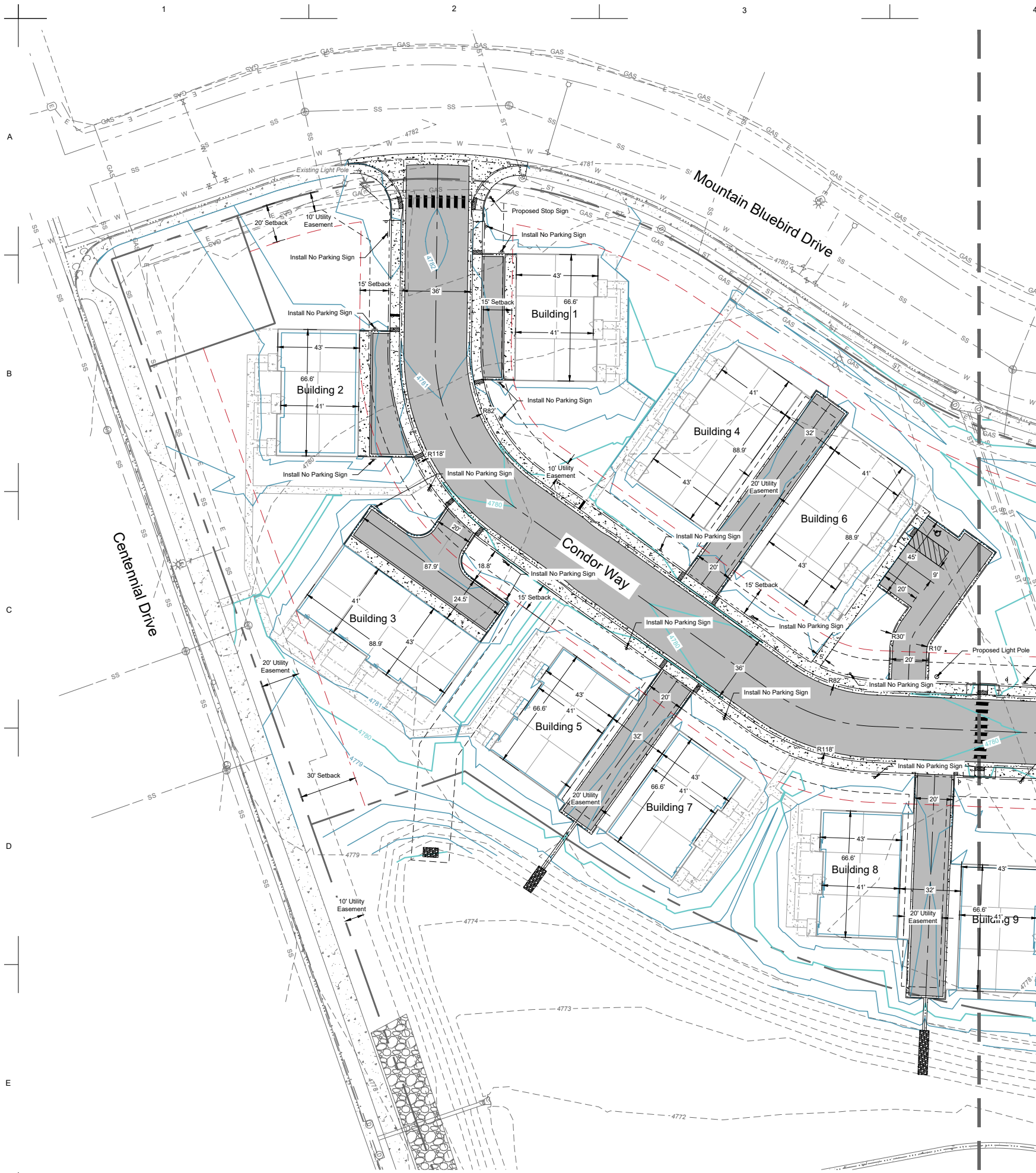
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Mountain View West Subdivision Third Replat  
FDP Submittal  
Site Plan  
Johnstown, CO



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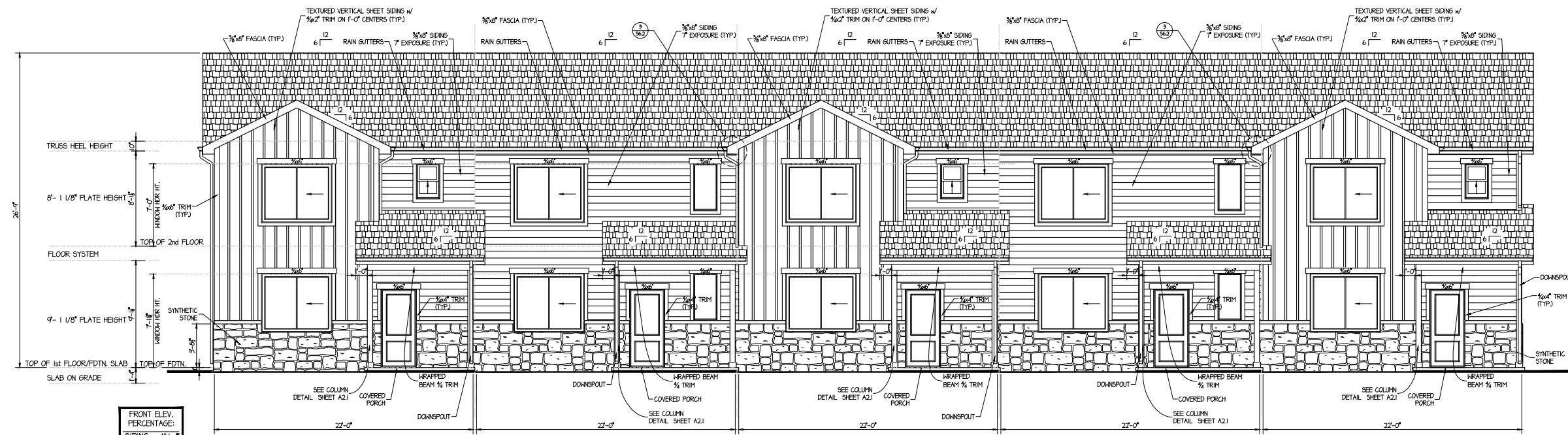
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 Site Plan  
 Johnstown, CO





FRONT ELEV. PERCENTAGE:	
SIDING	48.1 %
STONE	31.2 %
DOORS	4.8 %
WINDOWS	15.9 %
TOTAL	100 %

**FRONT ELEVATION**  
END UNIT - LEFT

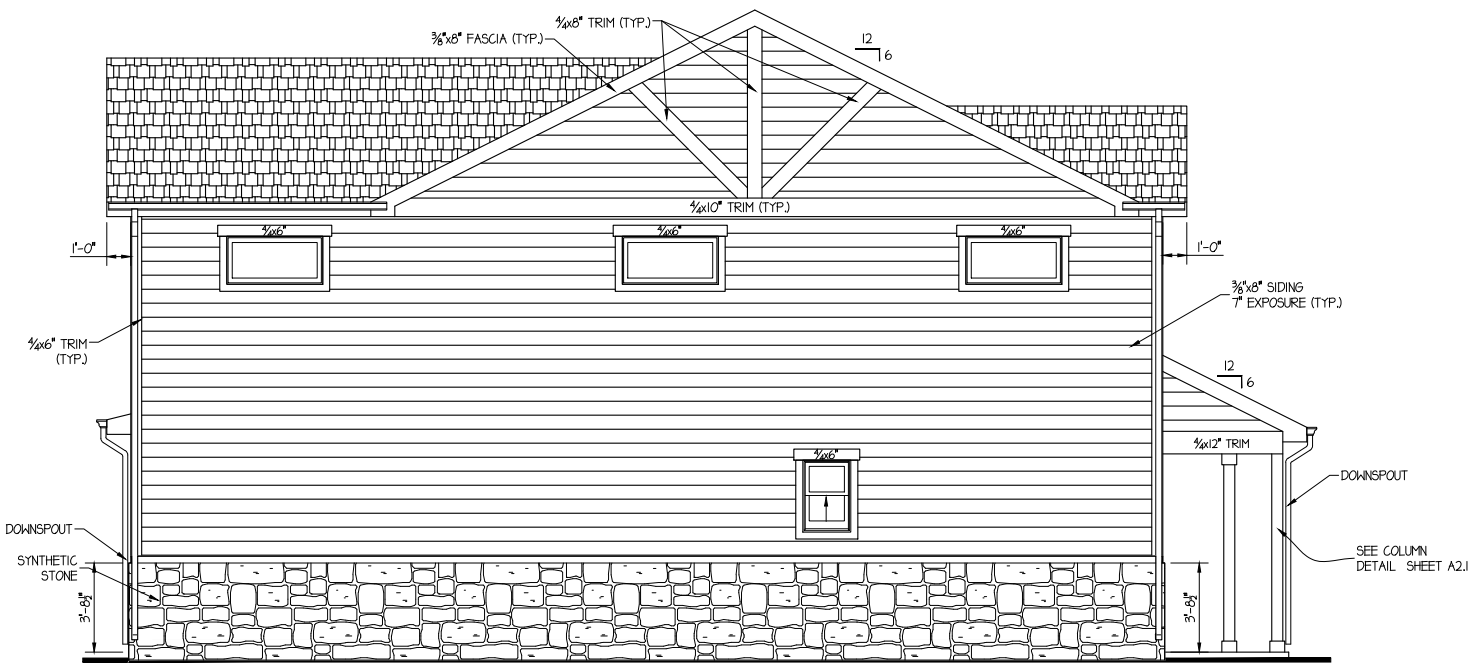
**FRONT ELEVATION**  
MIDDLE UNIT

**FRONT ELEVATION**  
MIDDLE UNIT

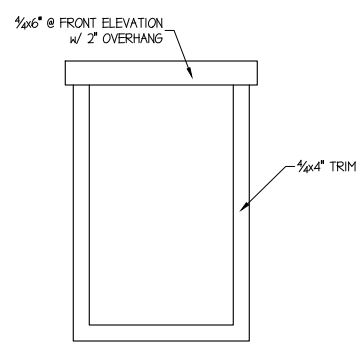
**FRONT ELEVATION**  
MIDDLE UNIT

**FRONT ELEVATION**  
END UNIT - RIGHT

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



**LEFT ELEVATION**



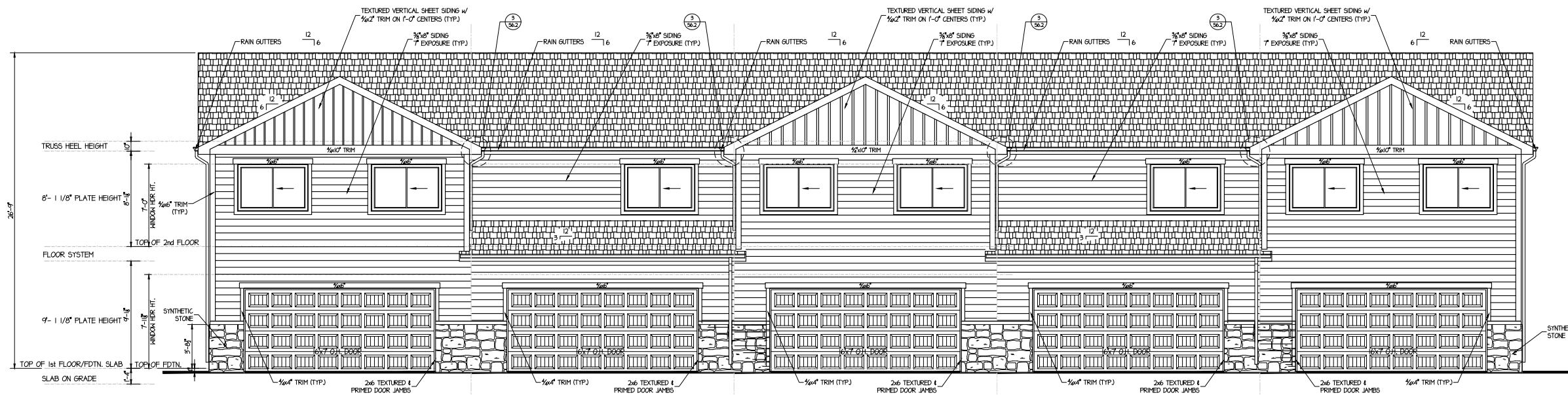
**TYPICAL EXTERIOR WINDOW TRIM DETAIL**

**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.

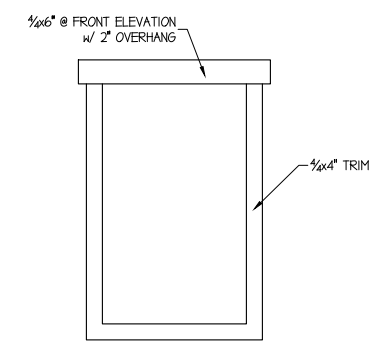
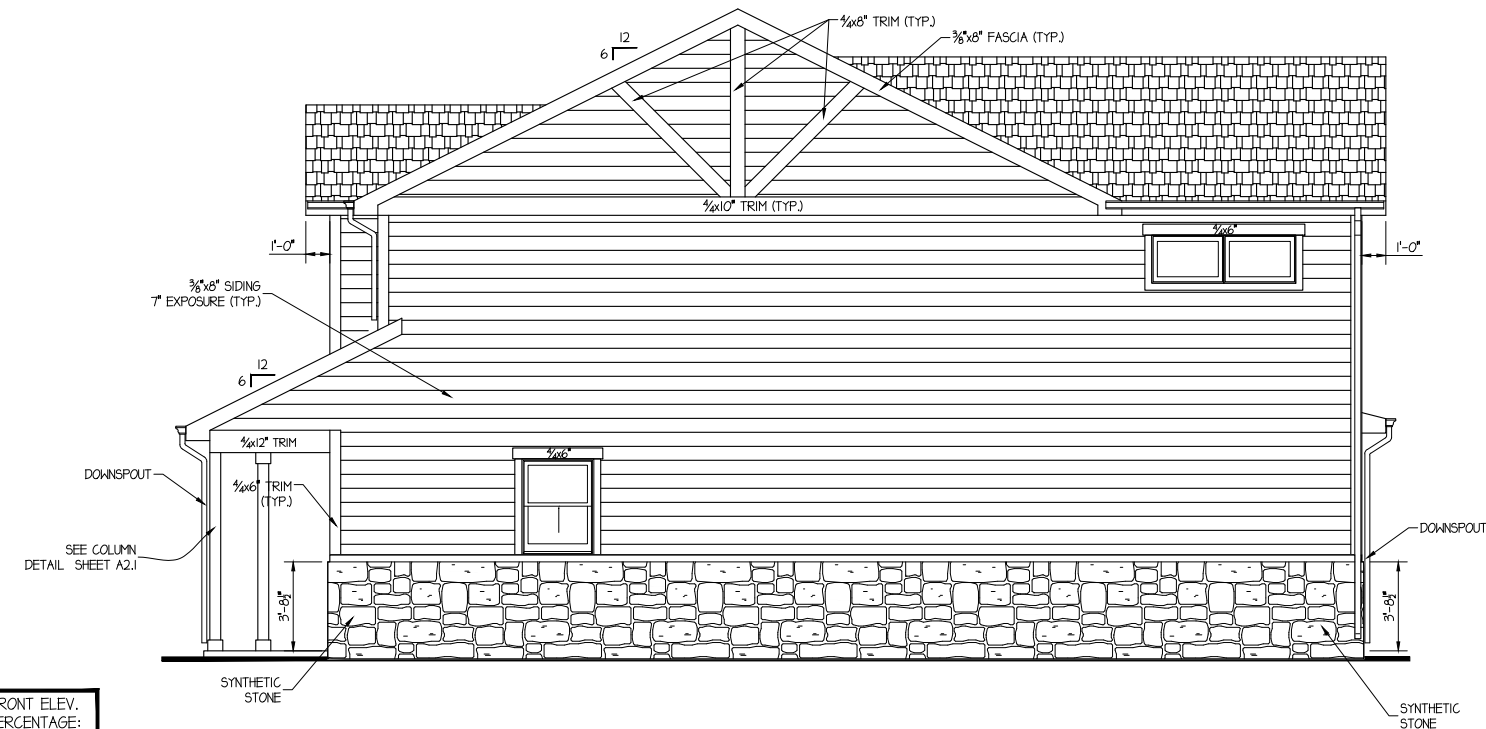
FRONT ELEV. PERCENTAGE:	
SIDING	74.7 %
STONE	22.6 %
DOORS	0.0 %



FRONT ELEV. PERCENTAGE:	
SIDING	23.5 %
STONE	43.5 %
DOORS	23.7 %
WINDOWS	7.3 %
TOTAL	100 %

**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"



**TYPICAL EXTERIOR WINDOW TRIM DETAIL**

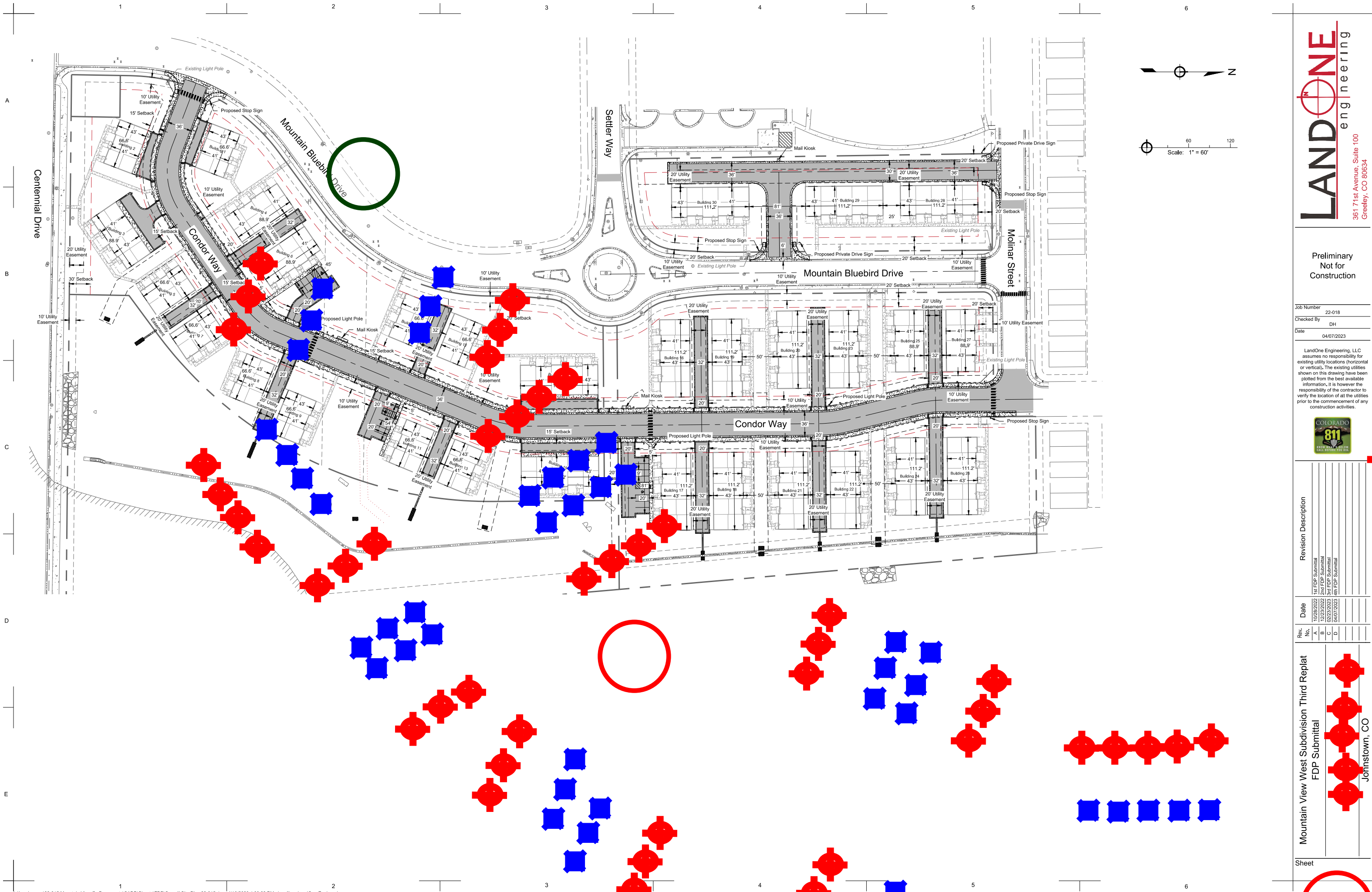
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- GUTTER & DOWNSPOUTS:**

FRONT ELEV. PERCENTAGE:	
SIDING	73.0 %
STONE	24.7 %
DOORS	0.0 %

**RIGHT ELEVATION**





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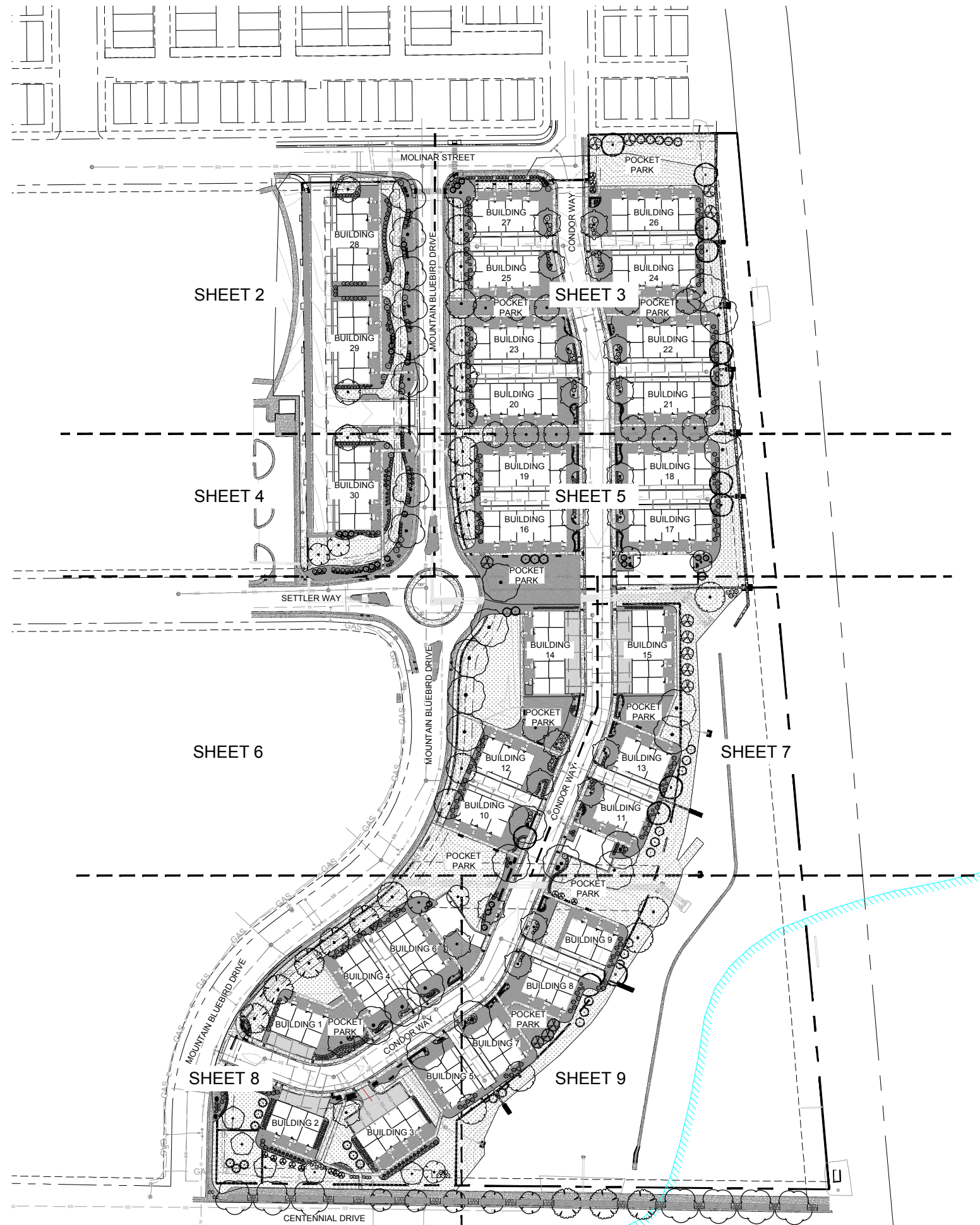


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B		
C		
D		

Mountain View West Subdivision Third Replat  
 FDP Submittal  
 Jonnstown, CO

Sheet



**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
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
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
SPM	MISS CANADA PRESTON LILAC
WI	MOR-COLOURFUL WEIGELA

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

PERENNIALS	COMMON NAME
ARS	SUNSET HYSSOP
ANA	FALSE INDIGO
EW	WHITE SWAN CONEFLOWER

**LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	IRRIGATED TURF
[Pattern]	ROCK MULCH
[Pattern]	NATIVE GRASS AREA
[Pattern]	WOOD MULCH
[Pattern]	SIGHT TRIANGLE
[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 3' FENCE
[Line]	PROPOSED GRADING
[Line]	EXISTING SANITARY SEWER
[Line]	EXISTING GAS LINE
[Line]	EXISTING ELECTRIC LINE
[Line]	EXISTING WATER LINE
[Line]	EXISTING STORMWATER UTILITY
[Line]	EXISTING TOPOGRAPHY
[Symbol]	LANDSCAPE BOULDERS
[Symbol]	GAS METER
[Symbol]	FIRE HYDRANT

MOUNTAIN VIEW  
SUBDIVISION  
PLAN

FDP SUBM

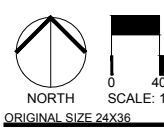
JOHNSTOWN, CO  
PREPARED BY:



**OWNER**  
BAESSLER HOMES  
Mitch Nelson  
33105 CR 33  
Greeley, CO 80634  
p. 970-373-8509

**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



ISSUED

No.	DESCRIPTION
01	FDP ROUND 1
02	FDP ROUND 2
03	FDP ROUND 3
04	FDP ROUND 4

REVISIONS

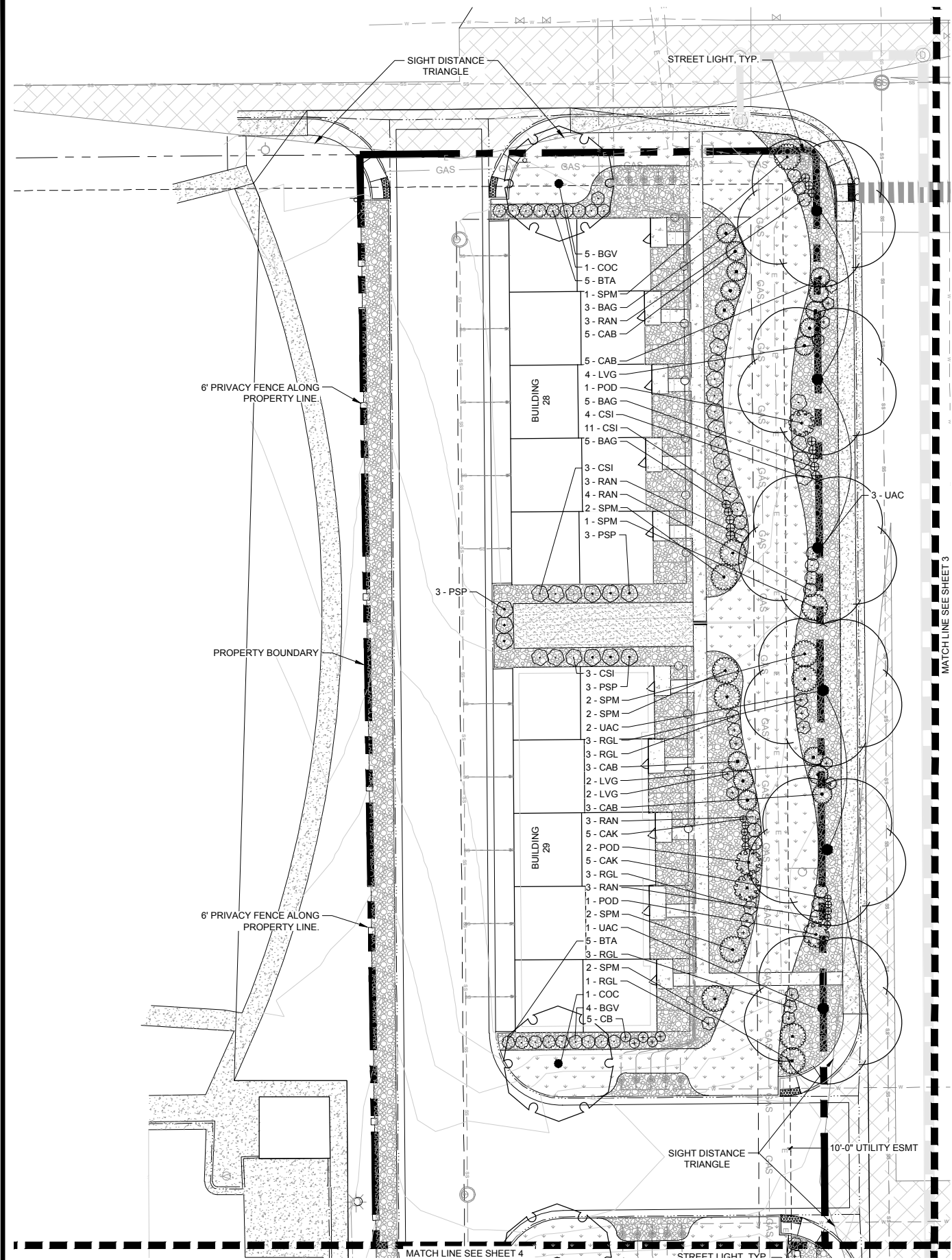
No.	DESCRIPTION

**OVERALL LANDSCAPE PLAN**

SEAL:







**PLANT SCHEDULE**

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
CSP	NORTHERN CATALPA
COC	COMMON HACKBERRY
STI	SHADEMASTER LOCUST
3DE	KENTUCKY COFFEETREE
OMU	CHINKAPIN OAK
QRO	ENGLISH OAK
TCG	GREENSPIRE LITTLELEAF LINDEN
JAC	ACCOLADE ELM

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

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

SHRUBS	COMMON NAME
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
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
SPM	MISS CANADA PRESTON LILAC
WI	MOR-COLOURFUL WEIGELA

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

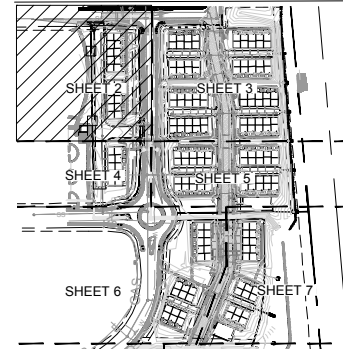
  

PERENNIALS	COMMON NAME
ARS	SUNSET HYSSOP
ANA	FALSE INDIGO
EW	WHITE SWAN CONEFLOWER
EP	PURPLE EMPEROR CONEFLOWER

**LEGEND**

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[Line Style]	EXISTING STORMWATER UTILITY
[Line Style]	EXISTING TOPOGRAPHY
[Symbol]	LANDSCAPE BOULDERS
[Symbol]	GAS METER
[Symbol]	FIRE HYDRANT

**KEY MAP**



**OWNER**

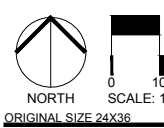
BAESSLER HOMES  
Mitch Nelson  
33105 CR 33  
Greeley, CO 80634  
p. 970-373-8509

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RIPLEY DESIGN INC.  
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**ENGINEER**

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ISSUED

No.	DESCRIPTION
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02	FDP ROUND 2
03	FDP ROUND 3
04	FDP ROUND 4

REVISIONS

No.	DESCRIPTION

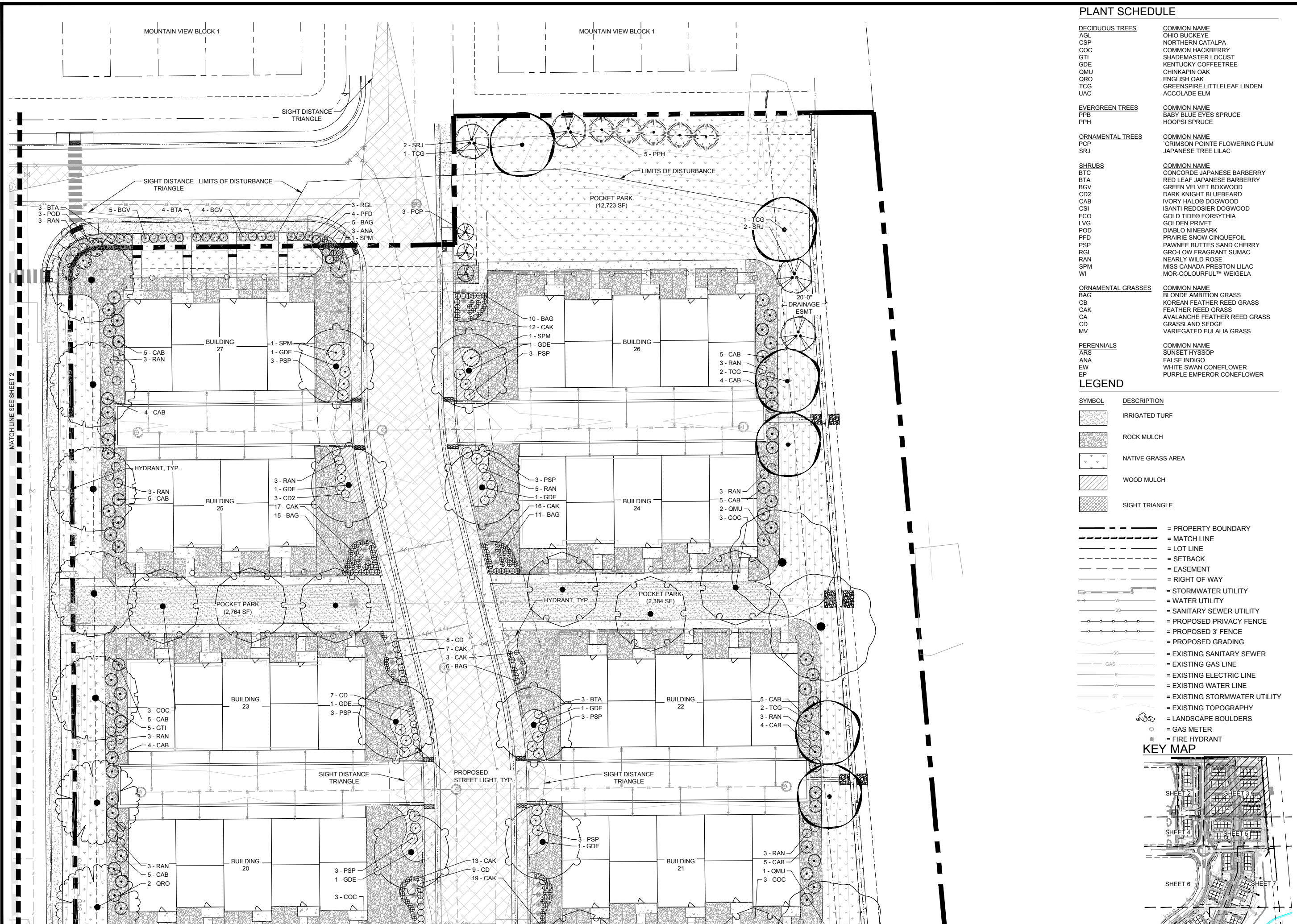
**LANDSCAPE**

SEAL:





Project Layout: 3 Landscape Plan Printed On: 4/10/2023 12:54 PM File Name: Landscape Plan - North.dwg



### PLANT SCHEDULE

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

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PPB	BABY BLUE EYES SPRUCE
PHH	HOOPSI SPRUCE

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RGL	GRO-LOW FRAGRANT SUMAC
RAN	NEARLY WILD ROSE
SPM	MISS CANADA PRESTON LILAC
WI	MOR-COLOURFUL WEIGELA

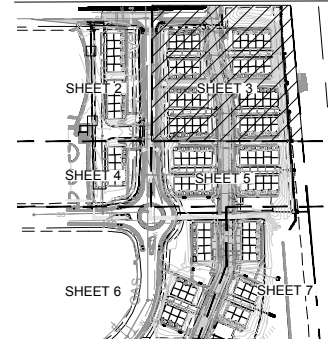
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[Line]	EXISTING TOPOGRAPHY
[Symbol]	LANDSCAPE BOULDERS
[Symbol]	GAS METER
[Symbol]	FIRE HYDRANT



## MOUNTAIN VIEW SUBDIVISION PLANNING

FDP SUBMITTAL

JOHNSTOWN, CO  
PREPARED BY:

LANDSCAPE ARCHITECTURE

OWNER  
BAESSLER HOMES  
Mitch Nelson  
33105 CR 33  
Greeley, CO 80634  
p. 970-373-8509

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

PROJECT No.: R22-042  
DRAWING No.:

ISSUED

No.	DESCRIPTION
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02	FDP ROUND 2
03	FDP ROUND 3
04	FDP ROUND 4

REVISIONS

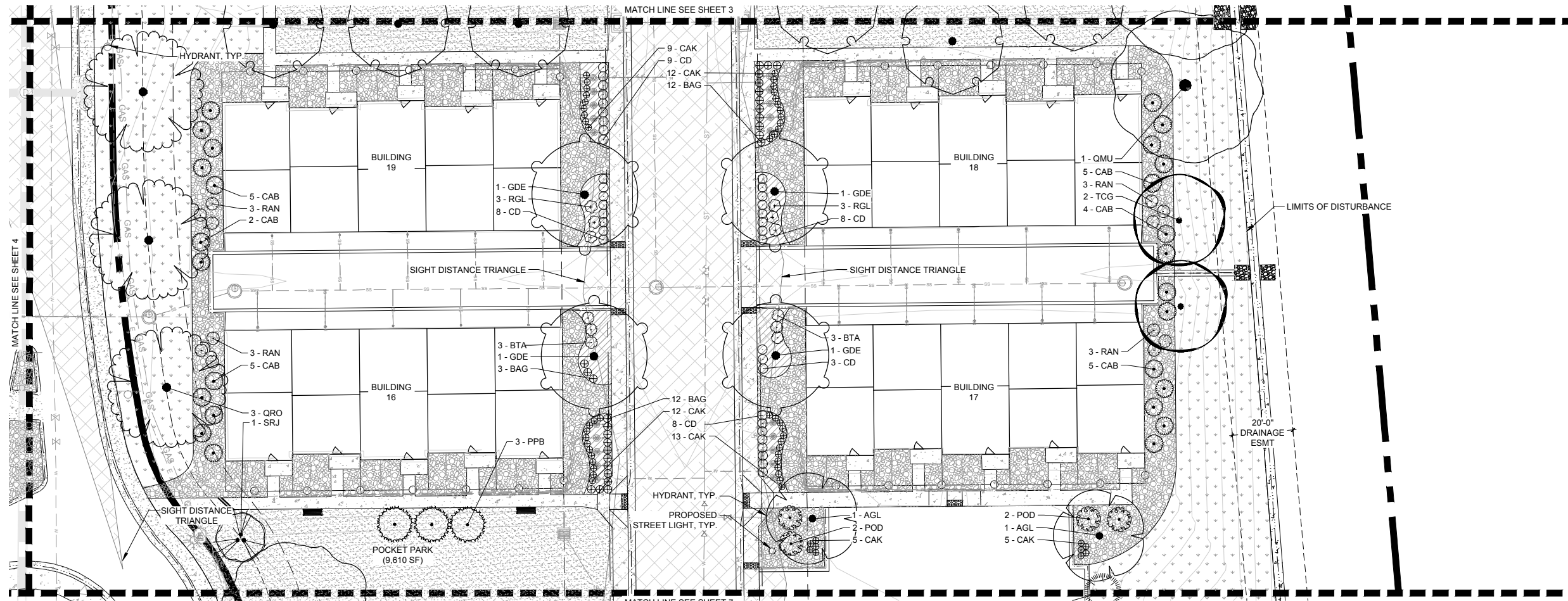
No.	DESCRIPTION

LANDSCAPE ARCHITECT

SEAL:

ENTITLEMENT DRAWING NOT FOR CONSTRUCTION





**PLANT SCHEDULE**

DECIDUOUS TREES	COMMON NAME
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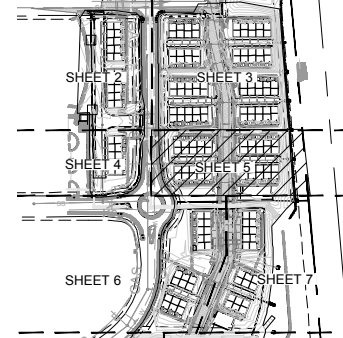
  

PERENNIALS	COMMON NAME
ARS	SUNSET HYSSOP
ANA	FALSE INDIGO
EW	WHITE SWAN CONEFLOWER
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**LEGEND**

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**KEY MAP**



MOUNTAIN VIEW  
SUBDIVISION  
PLAN

FDP SUBM

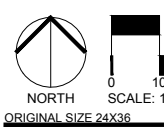
JOHNSTOWN, CO  
PREPARED BY:



**OWNER**  
BAESSLER HOMES  
Mitch Nelson  
33105 CR 33  
Greeley, CO 80634  
p. 970-373-8509

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**ENGINEER**  
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Dan Hull, PE  
361 71st Ave.  
Greeley, CO 80634  
p. 970.632.2311



**ISSUED**

No.	DESCRIPTION
01	FDP ROUND 1
02	FDP ROUND 2
03	FDP ROUND 3
04	FDP ROUND 4

**REVISIONS**

No.	DESCRIPTION

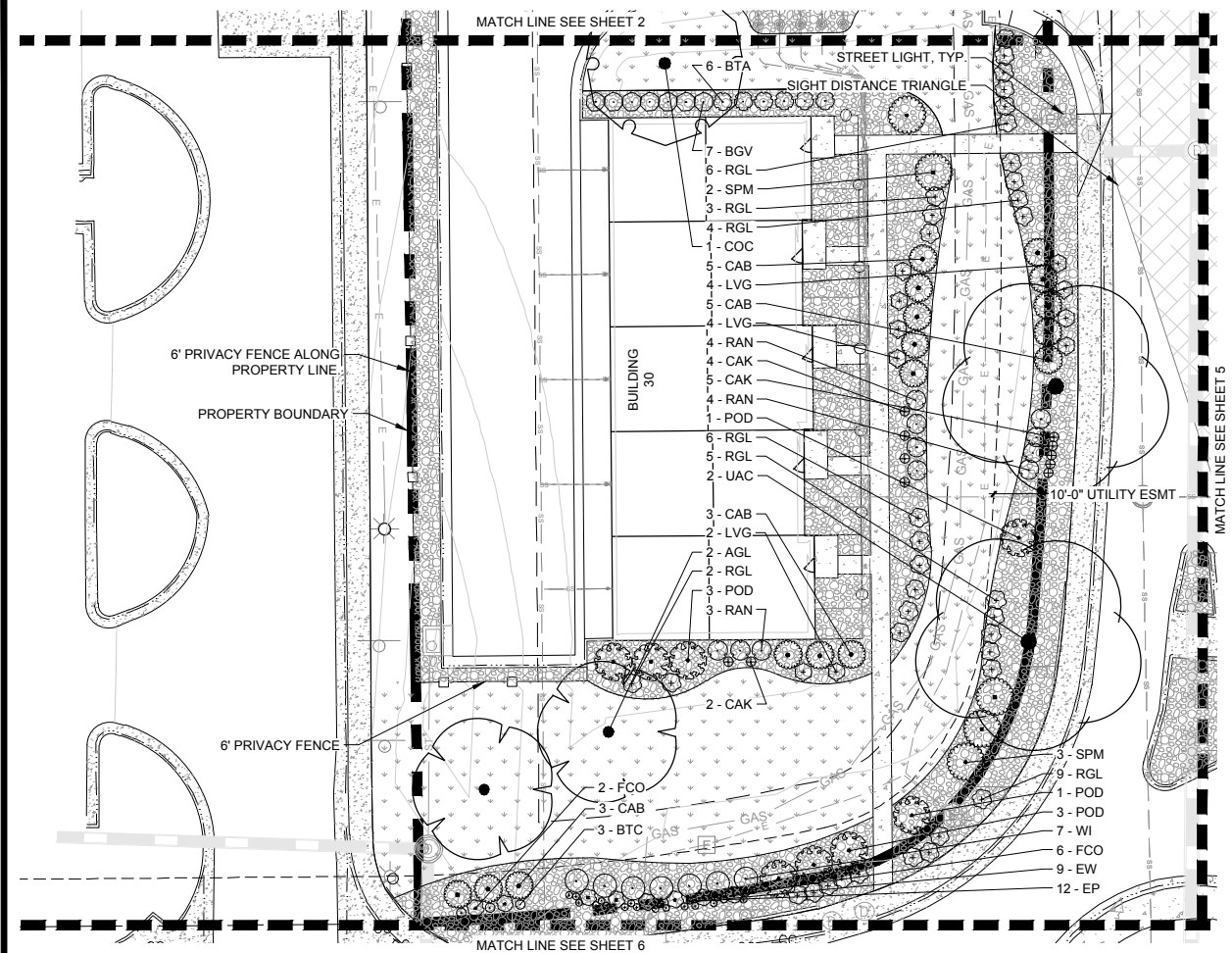
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SEAL:



PROJECT No.: R22-042  
DRAWING No.: AG

ent Layout: 4 Landscape Plan Printed On: 4/10/2023 12:54 PM File Name: Landscape Plan - North.dwg



**PLANT SCHEDULE**

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
CSP	NORTHERN CATALPA
COC	COMMON HACKBERRY
GDI	SHADEMASTER LOCUST
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QRO	CHINKAPIN OAK
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EVERGREEN TREES	COMMON NAME
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POD	DIABLO NINEBARK
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RGL	GRO-LOW FRAGRANT SUMAC
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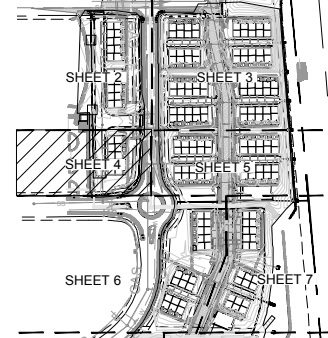
  

PERENNIALS	COMMON NAME
ARS	SUNSET HYSSOP
ANA	FALSE INDIGO
EW	WHITE SWAN CONEFLOWER
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**LEGEND**

SYMBOL	DESCRIPTION
	IRRIGATED TURF
	ROCK MULCH
	NATIVE GRASS AREA
	WOOD MULCH
	SIGHT TRIANGLE
	= PROPERTY BOUNDARY
	= MATCH LINE
	= LOT LINE
	= SETBACK
	= EASEMENT
	= RIGHT OF WAY
	= STORMWATER UTILITY
	= WATER UTILITY
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**KEY MAP**



MOUNTAIN VIEW  
SUBDIVISION  
PLAN

FDP SUBM

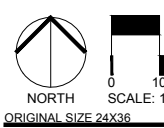
JOHNSTOWN, CO  
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No.	DESCRIPTION
01	FDP ROUND 1
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REVISIONS

No.	DESCRIPTION

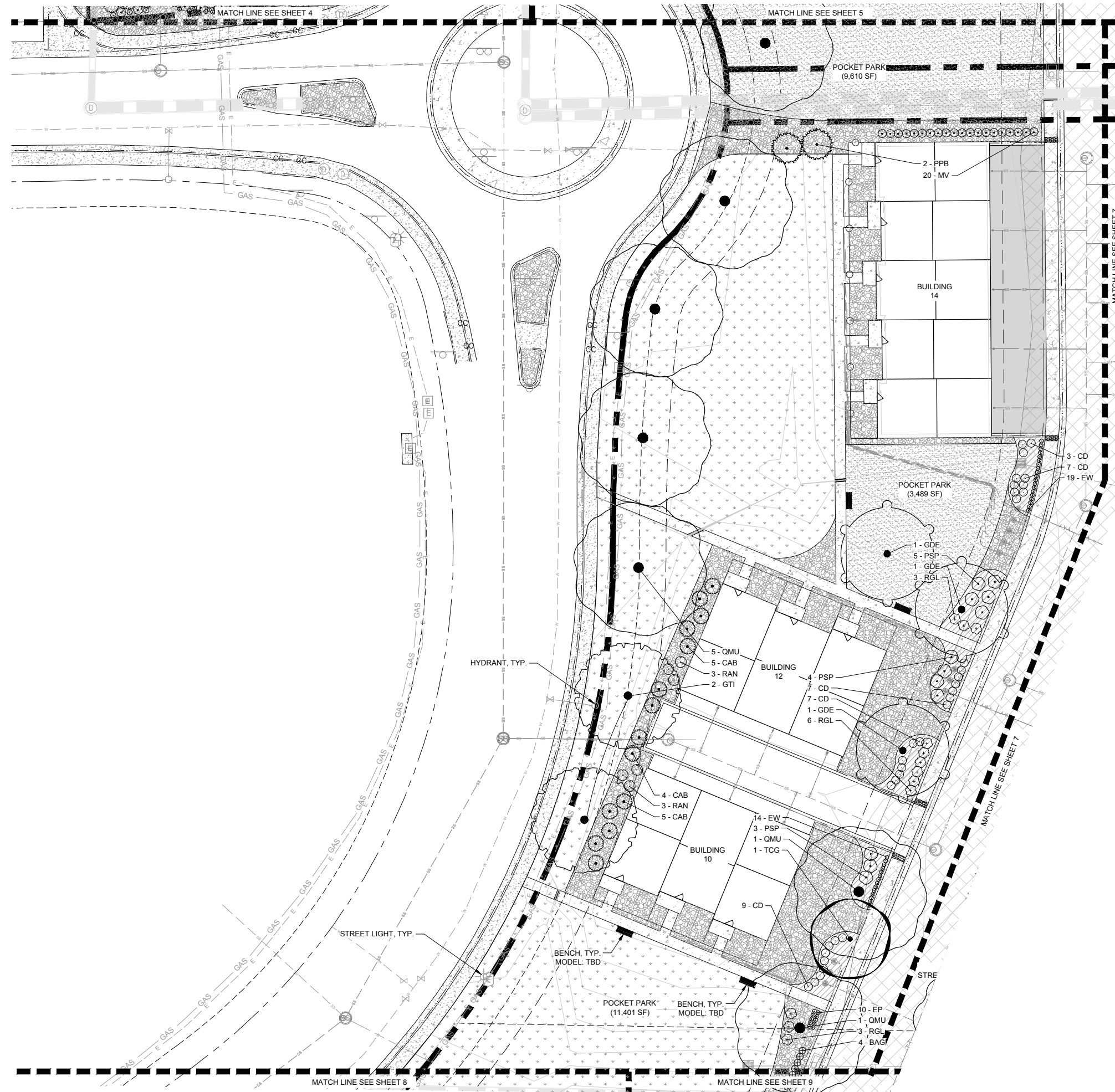
LANDSCAPE

SEAL:



PROJECT No.: R22-042  
PRMABLDY:





### PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
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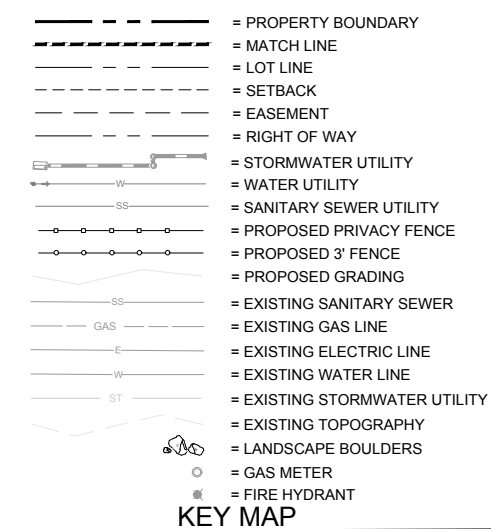
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MOUNTAIN VIEW  
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PLAN

FDP SUBM

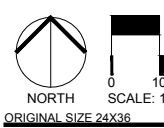
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REVISIONS

No.	DESCRIPTION

LANDSCAPE

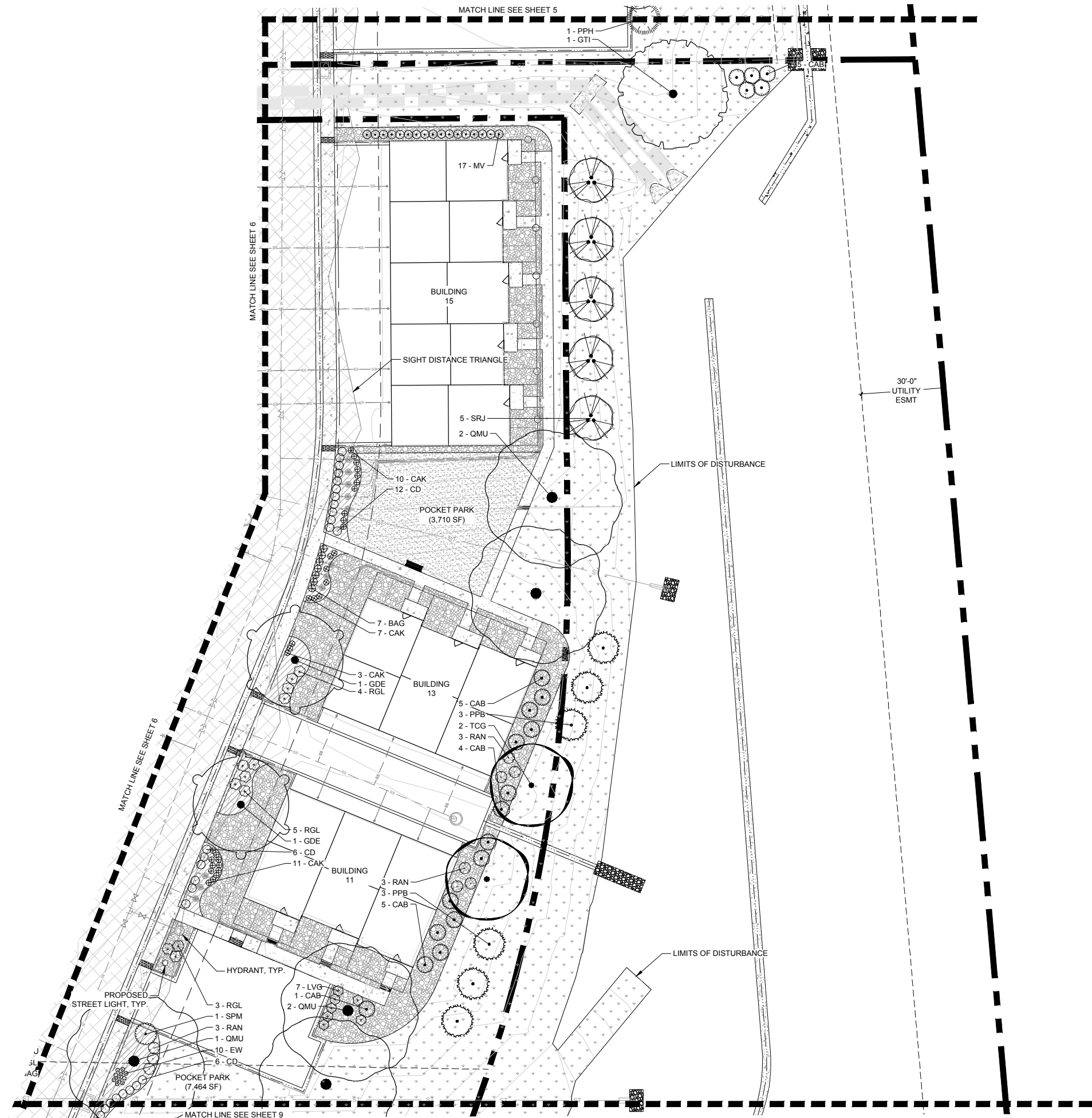
SEAL:



PROJECT No.: R22-042  
PRIMALBY:



Printed On: 4/10/2023 12:55 PM File Name: Landscape Plan - North.dwg



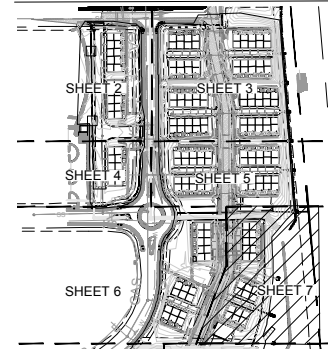
**PLANT SCHEDULE**

COMMON NAME	COMMON NAME
<b>DECIDUOUS TREES</b>	<b>COMMON NAME</b>
AGL OHIO BUCKEYE	OHIO BUCKEYE
CSP NORTHERN CATALPA	NORTHERN CATALPA
COC COMMON HACKBERRY	COMMON HACKBERRY
GTI SHADEMASTER LOCUST	SHADEMASTER LOCUST
GDDE KENTUCKY COFFEETREE	KENTUCKY COFFEETREE
QMU KENTUCKY COFFEETREE	KENTUCKY COFFEETREE
QRO ENGLISH OAK	ENGLISH OAK
TCG GREENSPIRE LITTLELEAF LINDEN	GREENSPIRE LITTLELEAF LINDEN
UAC ACCOLADE ELM	ACCOLADE ELM
<b>EVERGREEN TREES</b>	<b>COMMON NAME</b>
PPB BABY BLUE EYES SPRUCE	BABY BLUE EYES SPRUCE
PH HOOPSI SPRUCE	HOOPSI SPRUCE
<b>ORNAMENTAL TREES</b>	<b>COMMON NAME</b>
PCP CRIMSON POINTE FLOWERING PLUM	CRIMSON POINTE FLOWERING PLUM
SRJ JAPANESE TREE LILAC	JAPANESE TREE LILAC
<b>SHRUBS</b>	<b>COMMON NAME</b>
BTC CONCORDE JAPANESE BARBERRY	CONCORDE JAPANESE BARBERRY
BTA RED LEAF JAPANESE BARBERRY	RED LEAF JAPANESE BARBERRY
BGV GREEN VELVET BOXWOOD	GREEN VELVET BOXWOOD
CD2 DARK KNIGHT BLUEBEARD	DARK KNIGHT BLUEBEARD
CAB IVORY HALO DOGWOOD	IVORY HALO DOGWOOD
CSI ISANTI REDOSIER DOGWOOD	ISANTI REDOSIER DOGWOOD
FCO GOLD TIDE FORSYTHIA	GOLD TIDE FORSYTHIA
LVG GOLDEN PRIVET	GOLDEN PRIVET
POD DIABLO NINEBARK	DIABLO NINEBARK
PFD PRAIRIE SNOW CINQUEFOIL	PRAIRIE SNOW CINQUEFOIL
PSP PAWNEE BUTTES SAND CHERRY	PAWNEE BUTTES SAND CHERRY
RGL GRO-LOW FRAGRANT SUMAC	GRO-LOW FRAGRANT SUMAC
RAN NEARLY WILD ROSE	NEARLY WILD ROSE
SPM MISS CANADA PRESTON LILAC	MISS CANADA PRESTON LILAC
WI MOR-COLOURFUL WEIGELA	MOR-COLOURFUL WEIGELA
<b>ORNAMENTAL GRASSES</b>	<b>COMMON NAME</b>
BAG BLONDE AMBITION GRASS	BLONDE AMBITION GRASS
CB KOREAN FEATHER REED GRASS	KOREAN FEATHER REED GRASS
CAK FEATHER REED GRASS	FEATHER REED GRASS
CA AVALANCHE FEATHER REED GRASS	AVALANCHE FEATHER REED GRASS
CD GRASSLAND SEDGE	GRASSLAND SEDGE
MV VARIEGATED EULALIA GRASS	VARIEGATED EULALIA GRASS
<b>PERENNIALS</b>	<b>COMMON NAME</b>
ARS SUNSET HYSSOP	SUNSET HYSSOP
ANA FALSE INDIGO	FALSE INDIGO
EW WHITE SWAN CONEFLOWER	WHITE SWAN CONEFLOWER
EP PURPLE EMPEROR CONEFLOWER	PURPLE EMPEROR CONEFLOWER

**LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	IRRIGATED TURF
[Pattern]	ROCK MULCH
[Pattern]	NATIVE GRASS AREA
[Pattern]	WOOD MULCH
[Pattern]	SIGHT TRIANGLE
[Line Style]	PROPERTY BOUNDARY
[Line Style]	MATCH LINE
[Line Style]	LOT LINE
[Line Style]	SETBACK
[Line Style]	EASEMENT
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[Line Style]	STORMWATER UTILITY
[Line Style]	WATER UTILITY
[Line Style]	SANITARY SEWER UTILITY
[Line Style]	PROPOSED PRIVACY FENCE
[Line Style]	PROPOSED 3' FENCE
[Line Style]	PROPOSED GRADING
[Line Style]	EXISTING SANITARY SEWER
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[Line Style]	EXISTING WATER LINE
[Line Style]	EXISTING STORMWATER UTILITY
[Line Style]	EXISTING TOPOGRAPHY
[Symbol]	LANDSCAPE BOULDERS
[Symbol]	GAS METER
[Symbol]	FIRE HYDRANT

**KEY MAP**



MOUNTAIN VIEW  
SUBDIVISION  
PLAN

FDP SUBMITTAL

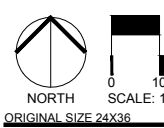
JOHNSTOWN, CO  
PREPARED BY:



**OWNER**  
BAESSLER HOMES  
Mitch Nelson  
33105 CR 33  
Greeley, CO 80634  
p. 970-373-8509

**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  
351 71st Ave.  
Greeley, CO 80634  
p. 970.632.2311



ISSUED

No.	DESCRIPTION
01	FDP ROUND 1
02	FDP ROUND 2
03	FDP ROUND 3
04	FDP ROUND 4

REVISIONS

No.	DESCRIPTION

LANDSCAPE ARCHITECT

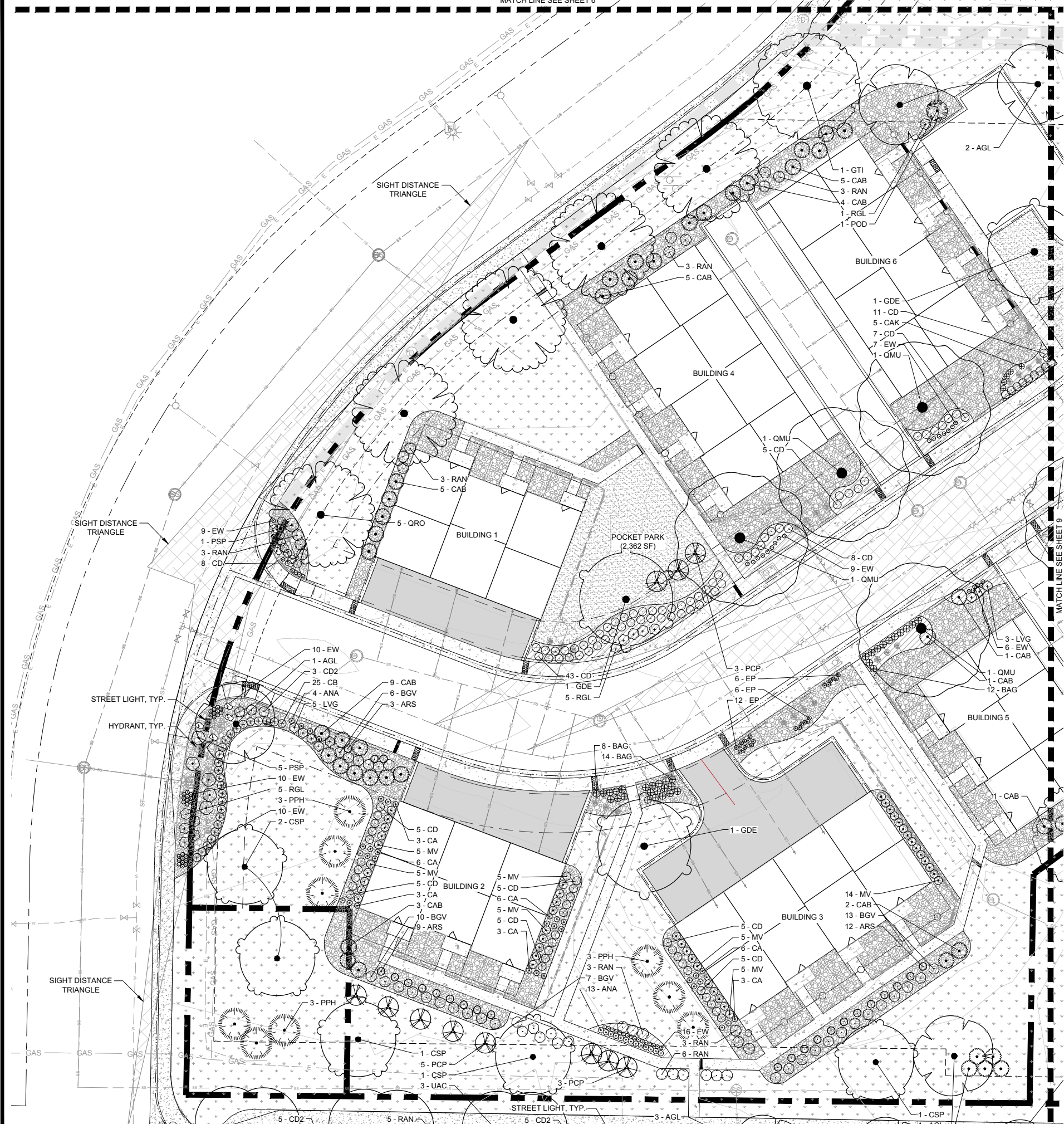
SEAL:



PROJECT No.: R22-042  
PREPARED BY:



MATCH LINE SEE SHEET 6



**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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RAN	NEARLY WILD ROSE
SPM	MISS CANADA PRESTON LILAC
WI	MOR-COLOURFUL WEIGELA

ORNAMENTAL GRASSES	COMMON NAME
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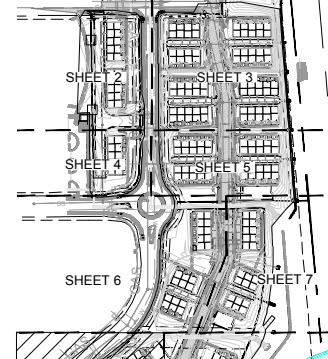
  

PERENNIALS	COMMON NAME
ARS	SUNSET HYSSOP
ANA	FALSE INDIGO
EW	WHITE SWAN CONEFLOWER
EP	PURPLE EMPEROR CONEFLOWER

**LEGEND**

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**KEY MAP**



MOUNTAIN VIEW  
SUBDIVISION  
PLAN

FDP SUBMITTAL

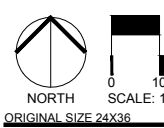
JOHNSTOWN, CO  
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04	FDP ROUND 4

REVISIONS

No.	DESCRIPTION

LANDSCAPE ARCHITECT

SEAL:

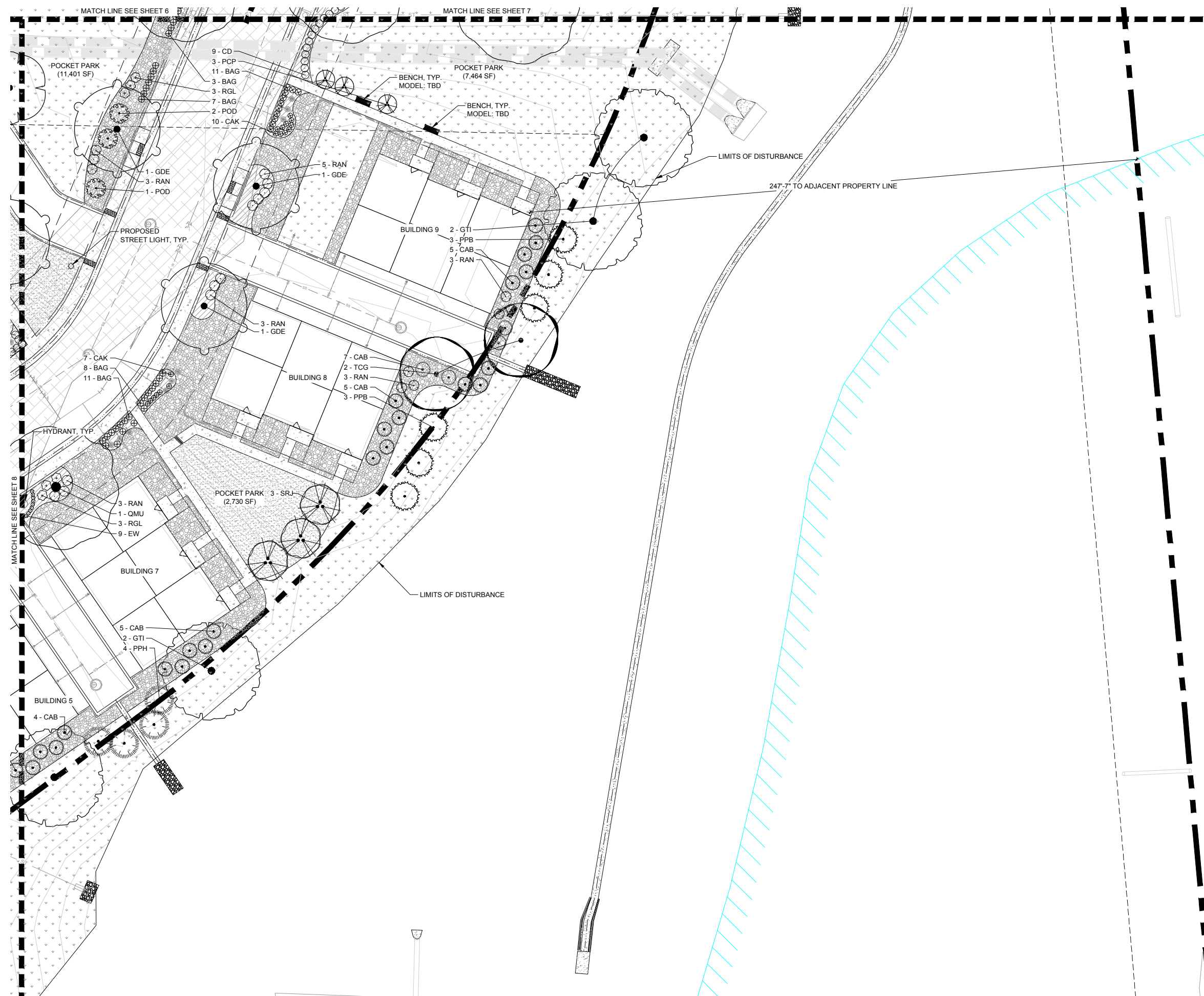


PROJECT No.: R22-042  
DRAWING No.: 1000000000

Layout: 8 Landscape Plan - North.dwg



Layout: 9 Landscape Plan - North.dwg



### PLANT SCHEDULE

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### KEY MAP

MOUNTAIN VIEW  
SUBDIVISION  
PLAN

FDP SUBM

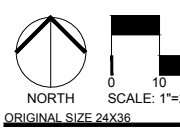
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REVISIONS

No.	DESCRIPTION

LANDSCAPE

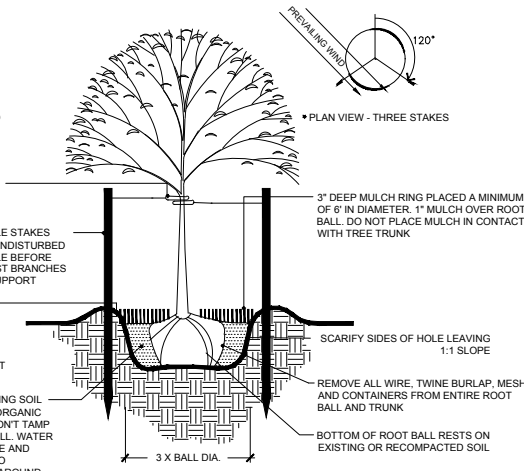
SEAL:



PROJECT No.: R22-042  
DRAWN BY:



NOTES:  
SET SO THAT TOP OF ROOT 1-2"  
HIGHER THAN FINISHED GRADE  
MARK NORTH SIDE OF TREE IN  
NURSERY AND ROTATE TREE TO  
FACE NORTH AT THE SITE  
WHENEVER POSSIBLE

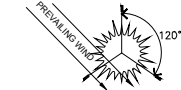


### 1 TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

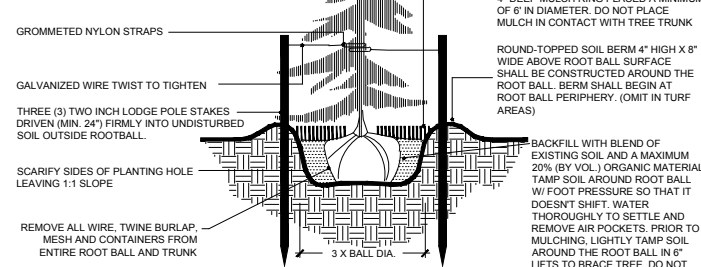
OP-MO-04

**STAKING NOTES:**  
STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON AS FOLLOWS:  
1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND, (GENERALLY N.W. SIDE)  
1 1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE  
3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE



**GUYING PLAN**  
PLANT SO THAT TOP OF ROOT BALL IS 2" HIGHER THAN FINISHED GRADE

**PRUNING NOTES:**  
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

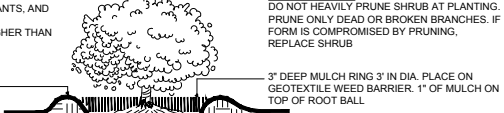


### 2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

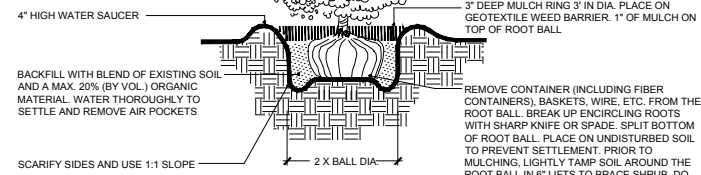
SCALE: NTS

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



**PRUNING NOTES:**  
DO NOT HEAVILY PRUNE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB



### 3 SHRUB PLANTING DETAIL

SCALE: NTS

OP-MO-05

### 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 BLUSTEM	ANDROPOGON GERARDII	8%	2.0	VL
		100.0000	25	

### PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AGL	13	AESCULUS GLABRA / OHIO BUCKEYE	B & B	2" CAL	
CSP	5	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2" CAL	
COC	15	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL	
GTI	13	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2" CAL	
GDE	23	GYMNOCALADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2" CAL	
QMU	21	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2" CAL	
QRO	13	QUERCUS ROBUR / ENGLISH OAK	B & B	2" CAL	
TCG	13	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL	
UAC	15	ULMUS X 'ACCOLADE' / ACCOLADE ELM	B & B	2" CAL	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PPH	17	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES SPRUCE	B & B		6" HT
PPH	19	PICEA PUNGENS 'HOOPSII' / HOOPSI SPRUCE	B & B		6" HT
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PCP	17	PRUNUS CERASIFERA 'CRIMSON POINTE' / 'CRIMSON POINTE FLOWERING PLUM	B & B	1.5" CAL	
SRJ	13	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1.5" CAL	
SHRUBS	QTY	BOTANICAL / COMMON NAME			SIZE
BTC	3	BERBERIS THUNBERGII 'CONCORDE' / CONCORDE JAPANESE BARBERRY			5 GAL
BTA	32	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY			5 GAL
BGV	61	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD			5 GAL
CD2	41	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD			5 GAL
CAB	215	CORNUS ALBA 'BAILHALO' / IVORY HALO DOGWOOD			5 GAL
CSI	21	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD			5 GAL
FCO	8	FORSYTHIA X 'COURTASOL' / GOLD TIDE FORSYTHIA			5 GAL
LVG	33	LIGUSTRUM X VICARYI / GOLDEN PRIVET			5 GAL
POD	23	PHYSCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK			5 GAL
PFD	4	POTENTILLA FRUTICOSA DAURICA 'PRAIRIE SNOW' / PRAIRIE SNOW CINQUEFOIL			5 GAL
PSP	48	PRUNUS BESSEYI 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY			5 GAL
RGL	98	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC			5 GAL
RAN	173	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE			5 GAL
SPM	21	SYRINGA X PRESTONIAE 'MISS CANADA' / MISS CANADA PRESTON LILAC			5 GAL
WI	7	WEIGELA FLORIDA 'MORCOLZAM' / MOR-COLOURFUL™ WEIGELA			5 GAL
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME			SIZE
BAG	172	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS			1 GAL
CB	30	CALAMAGROSIS BRACHYTRICHA / KOREAN FEATHER REED GRASS			1 GAL
CAK	217	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS			1 GAL
CA	30	CALAMAGROSIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS			1 GAL
CD	238	CAREX DIVULSA / GRASSLAND SEDGE			1 GAL
MV	81	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED EULALIA GRASS			1 GAL
PERENNIALS	QTY	BOTANICAL / COMMON NAME			SIZE
ARS	24	AGASTACHE RUPESTRIS 'SUNSET' / SUNSET HYSOPO			1 GAL
ANA	20	AMORPHA NANA / FALSE INDIGO			1 GAL
EW	138	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER			1 GAL
EP	46	ECHINACEA X 'PURPLE EMPEROR' / PURPLE EMPEROR CONEFLOWER			1 GAL

### COMMON OPEN SPACE LANDSCAPE

TOTAL PROPERTY AREA = 557,328 SF

REQUIRED*	TREES	SHRUBS	PROPOSED	TREES	SHRUBS
	63	312		188**	886**

\*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) = 63  
-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

CENTENNIAL DR. RIGHT-OF-WAY AREA = +/- 14,874 SF

REQUIRED*	TREES	SHRUBS	PROPOSED	TREES	SHRUBS
	15	75		15	75

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

### ARTERIAL BUFFER LANDSCAPE

CENTENNIAL DR. BUFFER (30') = 24,390 SF (.056 ACRES)

REQUIRED*	TREES	SHRUBS	PROPOSED	TREES	SHRUBS
	13	61		14	70

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

### POCKET PARK LANDSCAPE

REQUIRED AREA (10% OF SITE) = 55,732 SF (1.28 ACRES)

REQUIRED*	TREES	SHRUBS	PROPOSED	TREES	SHRUBS
	13	65		42	71

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

NOTE:

### LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE FEET (5') RADIUS OR TREES WITHIN TEN FEET (10') OF WATER METERS, FIRE HYDRANTS, OR SANITARY SEWER MANHOLES.  
NOTE: PLANTINGS ADJACENT TO METERS WILL BE FIELD ADJUSTED TO AVOID CONFLICTS.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SIGHT SHALL BE IRRIGATED WITH AN AUTOMATIC CLOCK ACTIVATED UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND INSTALLED PRIOR TO C.O. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH COBBLE MULCH (3"DEPTH) OVER WEEDBARRIER FABRIC.
- ALL PERENNIAL AREAS TO BE MULCHED WITH WOOD BARK MULCH (3"DEPTH). OMIT WEEDBARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- TOPSOIL. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY, SHALL RECEIVE MINIMUM REQUIREMENTS FOR SOIL PREPARATION. MINIMUM SOIL PREPARATION SHALL INCLUDE THREE (3) CUBIC YARDS OF ORGANIC MATERIAL FOR 1,000 SQUARE FEET OF EXISTING SOIL TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES. TREE AND SHRUB PITS SHALL BE BACKFILLED USING A MIXTURE OF ONE-THIRD EXISTING SITE SOIL, ONE-THIRD TOPSOIL AND ONE-THIRD ORGANIC MATTER.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND DETAILS AND IN ACCORDANCE WITH CURRENT TOWN OF JOHNSTOWN LANDSCAPE GUIDELINES. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE TOWN OF JOHNSTOWN PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN OF JOHNSTOWN FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE TOWN OF JOHNSTOWN.
- THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET SECTION H.5 OF THE TOWN LANDSCAPE STANDARDS.
- CONIFER TREES SHALL COMPRISE 25% OF ANY LANDSCAPE AREA WHERE SUITABLE. NO MORE THAN 15% OF ANY ONE SPECIES WILL BE ALLOWED.
- SIGHT DISTANCE TRIANGLES SHALL BE PROVIDED PER LCJUA58 FIG. 7-16
- SIGHT DISTANCE TRIANGLE MUST FALL WITHIN PUBLIC ROW, OR A DEDICATED SIGHT TRIANGLE EASEMENT MUST BE PROVIDED TO THE TOWN.
- EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES MAY BE ALLOWED ON A CASE BY CASE BASIS WITHIN SIGHT TRIANGLE, BUT SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.
- NO SHRUBS AND/OR OTHER PLANTINGS THAT WILL (OR MAY) ATTAIN A HEIGHT GREATER THAN 24" SHALL BE PLACED WITHIN SIGHT TRIANGLE.
- NO TREES NOR SHRUBS SHALL BE PLANTED OVER, OR WITHIN 5', OF ANY WET UTILITY LINE (WATER, STORM, SANITARY).
- NO TREES NOR SHRUBS SHALL BE PLACED WITHIN 100-YR WSEL LIMITS IN ANY DRAINAGE SWALES AND/OR DETENTION FACILITIES.



419 Canyon Ave., Suite 200 Fort  
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phone 970.224.5828 | fax 970.225.6657

### OWNER

BAESSLER HOMES  
Mitch Nelson  
33105 CR 33  
Greeley, CO 80634  
p. 970-373-8509

### LANDSCAPE ARCHITECT

RIPLY 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  
381 71st Ave.  
Greeley, CO 80634  
p. 970.632.2311

### ORIGINAL SIZE 24x36

### ISSUED

No.	DESCRIPTION
01	FDP ROUND 1
02	FDP ROUND 2
03	FDP ROUND 3
04	FDP ROUND 4

### REVISIONS

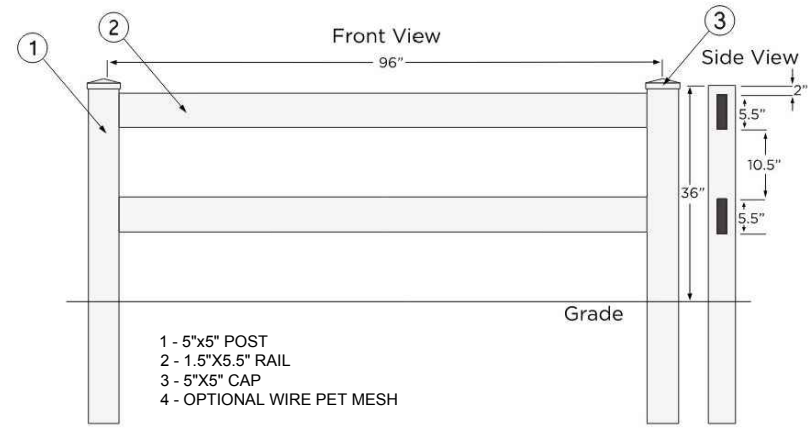
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### DETAILS AND

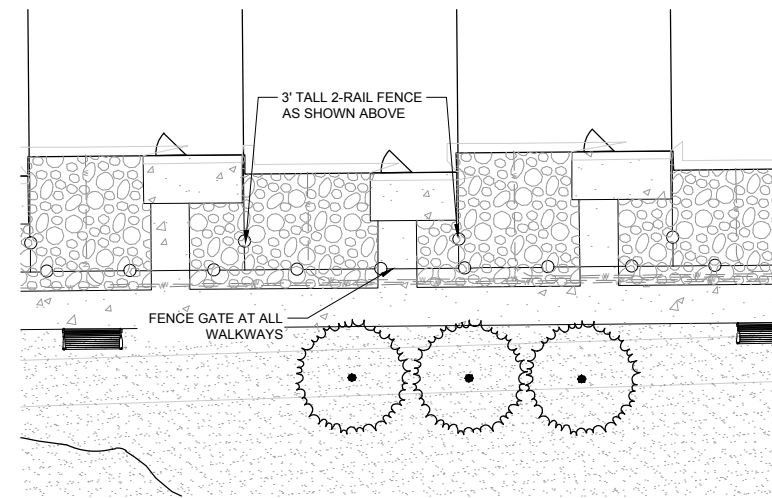
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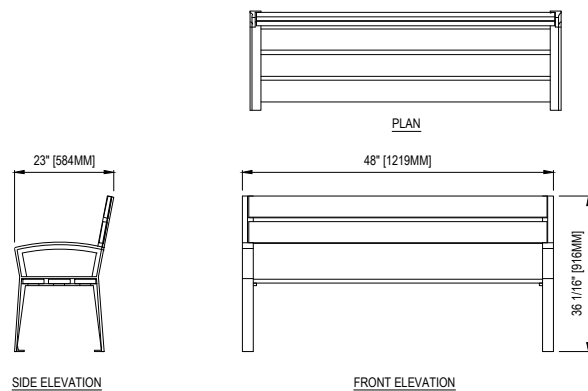
TYPICAL FENCE DETAIL



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

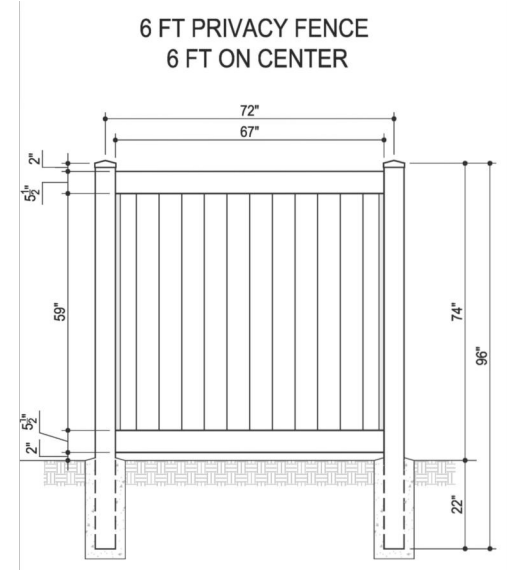


	EV26 6FT
LENGTH	72"
WIDTH	23"
HEIGHT	36 1/16"
SEAT HEIGHT	17"
WEIGHT	105LBS

**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"

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

OP-MO-01

OP-MO-03

Printed On: 4/10/2023 12:55 PM File Name: Landscape Plan - North.dwg



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ORIGINAL SIZE 24X36

ISSUED

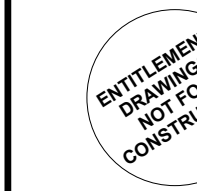
No.	DESCRIPTION
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04	FDP ROUND 4

REVISIONS

No.	DESCRIPTION

DETAILS AND NOTES

SEAL:



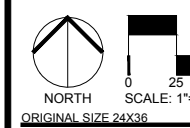




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ISSUED

No.	DESCRIPTION
01	FDP ROUND 1
02	FDP ROUND 2
03	FDP ROUND 3
04	FDP ROUND 4

REVISIONS

No.	DESCRIPTION

WATER USE  
NORT

SEAL:

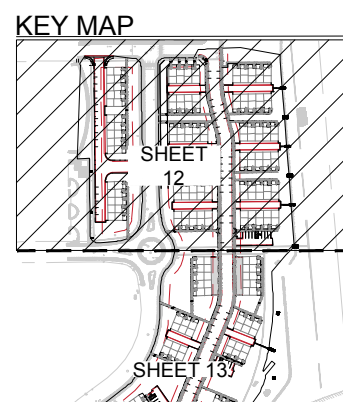


**LANDSCAPE WATER USE TABLE**

SYMBOL	DESCRIPTION	AREA (SF)	WATER NEEDED/ (GAL/ SF)	ANNUAL WATER USE (GALLONS)
[Green]	HIGH - IRRIGATED TURF	30,141	18	542,538
[Light Green]	MEDIUM - SHRUB BED	54,184	14	758,576
[Orange]	VERY LOW - ROCK MULCH BEDS - NO LANDSCAPE PLANTING	26,169	3	78,507
[Yellow]	VERY LOW - NATIVE SEED MIX	143,775	3	431,325
TOTAL:		254,269	7.12	1,810,946

**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 BLUSTEM	ANDROPOGON GERARDII	8%	2.0	VL
		100.0000	25	





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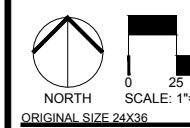
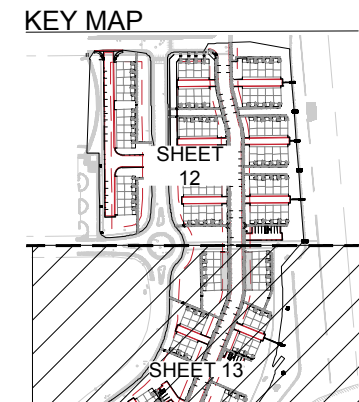


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		100.0000	25	



**ISSUED**

No.	DESCRIPTION
01	FDP ROUND 1
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03	FDP ROUND 3
04	FDP ROUND 4

**REVISIONS**

No.	DESCRIPTION

**WATER USE  
SOUTH**

SEAL:  
**ENTITLEMENT  
DRAWING  
NOT FOR  
CONSTRUCTION**