



# Town of Johnstown

## PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO  
Wednesday, March 22, 2023 at 7:00 PM

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*MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.*

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### AGENDA

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF AGENDA

#### APPROVAL OF AGENDA

- [1.](#) Minutes of January 25, 2023 Regular Meeting
- [2.](#) Minutes of February 15, 2023 Regular Meeting

**PUBLIC COMMENTS** - Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)

#### NEW BUSINESS

- [3.](#) PUBLIC HEARING - Preliminary/Final Subdivision for Iron Horse Filing No. 3
- [4.](#) PUBLIC HEARING - Mountain View West 3rd Replat Preliminary/Final Subdivision and Development Plan

#### DEPARTMENTAL REPORT

#### COMMISSIONER REPORTS AND COMMENTS

#### ADJOURN

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### AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 587-4664 no later than 48 hours before the meeting in order to request such assistance.

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The Community That Cares

[johnstown.colorado.gov](http://johnstown.colorado.gov)

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141



## PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, January 25, 2023

### SUMMARY MINUTES

The meeting was called to order by Vice-Chair Grentz at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Hatfield, Hayward, and Salo. Chairman Weber was absent due to illness.

Agenda was approved 6/0.

Minutes for November 30, and December 14, 2022, were approved with a Motion to Approve.

Motion: Hayward/2<sup>nd</sup> Hatfield

Vote 6/0

No general public comment.

The Public Hearing for **SUB20-0010 Thompson River Ranch Filing No. 13** was opened. Kim Meyer, Director of Planning & Development, presented an overview and the staff analysis for this proposed and Subdivision. Of note was a reference to Floodplain elements on the site as well as the housing types. Commissioner questions largely center around traffic capacity of High Plains Boulevard (LCR 3); concerns with the proximity of new residential areas to the wastewater treatment plant. One commissioner asked where a break in the sanitary sewer flow, with regard to homes and the floodplain and river. Meyer noted that the Town's Utilities Department did review the plans and did not indicate any concerns or issues with floodplain. The treatment plant has several fail-safes in place in case of an issue. Commissioners asked if the Town requires or provide any notification to potential buyers of wastewater treatment plant and potential odor, future major roadways, floodplain impacts, agricultural odors and similar. Staff noted that the Planners do get regular questions regarding these kind of issues from prospective homeowners and brokers. The Town does not require disclosure or notification.

Greg Saia, Oakwood, were available to represent the Applicant. No presentation was made by the Applicant. Commissioners asked some clarifying questions about modifications to the floodplain.

Commissioner Campbell felt this area isn't ready for homes and wants Staff to look into a process for notification of prospective buyers.

No Public Comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Hayward / 2<sup>nd</sup> C. Flores

Vote: 5/1 (Campbell)

The Public Hearing for **ZON22-0009 High Plains Estates ODP**, was opened. Kim Meyer presented an overview and staff's analysis for this proposed mixed density residential development, as discussed in the Staff Memo. The Commission asked about setbacks from the oil & gas to the east. Meyer noted that we have some basic setbacks in existing guidelines. Staff would be looking for the contaminated soil noted to be mitigated prior to construction.

Applicant's team included Tim Buschar, View Homes Land Division; Tess Hogan, Engineer; and Karen Henry, Henry Design Group. Buschar presented and updated concept plan that shows an updated 15' buffer, with 50' setback from P&A wells and more from the Cito oil & gas site. Applicant noted their intention to find some solutions with the adjacent developer on some ponding that has been reported along Veteran's Parkway. They also provided a cross-section elevation of southern buffer area from home to home. Buschar reviewed a general idea of the planned phasing and the types of homes from an existing line of homes being built. Related to the contaminated soil – it was found at 15-20' deep, and their environmental engineer believes it emerged from a sediment pond. The Applicant plans to follow the recommendation of their engineers with removal of the soil under right of way, and an impervious membrane under any foundation, to secure any remaining vapors. Commissioners asked about any requirement to disclose that contamination, the Applicant noted that would be up to the builder.

Public comment:

- Jeff Garcia, 4786 CR 50 – Immediately adjacent property. Wasn't aware of a proposed road next to the home. Concerned already about the safety of using his front yard with the amount and speed of traffic along the arterial.
- Keith Kennedy, 4325 Onyx Place – Concerned by the significant amount of drainage, just from the existing areas of development in the area. He noted water was 7' wide and 8" deep this summer after a big storm. Oil & gas facility has a compressor unit – there is a noise issue; how will the developer deal with that. HPB is used as side road from the interstate with lots of speeding traffic. Town needs better signage that T intersection at CR 50 (many have overshot).
- Sandra Stoner, 4998 CR 50 – Has a cow pasture. Traffic and speeding is common on CR 50. Noted that the Cito Trust Oil Facility lights shine in her bedroom window, and the compressor is loud.

Commission asked when interstate is closed for a wreck, is there a way to provide another route to avoid cut-through traffic through Town? Meyer noted that the Town, or any one municipality, is unlikely to fix the issue of backups on the interstate. We do take that into account as we look at overall transportation planning, and work with CDOT on planned closures, but we are limited in our ability to anticipate and respond to the daily situations that emerge.

Joe Stifter, View Homes, addressed the oil and gas setbacks and notes that they are meeting the Town's standards and those of COGCC. Many homes being built in Colorado experience some noise from roads, a school, or a railroad. Fence and landscaping may help to mitigate the noise, but may not be able to fully mitigate that impact. The stormwater issues will meet Towns standards, detention and flows will be calculated with the intent and purpose to manage and minimize impacts downstream.

Commissioner asked if the northern road connection can be moved west, away from the existing residence. Stifter noted specific intersection spacing that is needed, as well as the required alignment to the development to the north. Commissioners noted concerns related to oil and gas setbacks from the adjacent homes and the sound impact of that compressor – 215 feet feels too close.

Commissioner discussion centered on resident concerns and issues that are troubling. Noise and proximity to the well site is a concern, and noise walls may need to be considered. Applicant offered to do a noise study with proposed mitigation options as part of the preliminary plan.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Flores / 2<sup>nd</sup> C. Hayward  
Conditions listed by Staff as well as provision condition to noise study.  
Vote: 5/0/1 abstain - Hatfield

Agenda item was opened to introduce the Public Working Draft of the Land Use & Development Code. Meyer requested comments be provided to her for inclusion in forthcoming final draft.

Kim Meyer provided a brief department update. Michael Hall was introduced as the new Planner III in the department. Commissioners discussed several items of general interest including revisiting the discussion of providing notice or disclosures. Staff noted that there are so many possibilities for that – floodplain, adjacent planned & existing roads, ag noises/hours/dust/odor, mining, oil and gas – that it would be challenging to ensure every possible perceived nuisance is caught. Other commissioners noted current requirements for certain disclosures, and that due diligence is the owner & broker responsibility.

Meeting was adjourned at 9:19 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Michael Hall, Planner III

Respectfully Submitted

Accepted:

Kim Meyer, Director

Bruce Weber, Chair



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## PLANNING & ZONING COMMISSION REGULAR MEETING

7:00 PM, Wednesday, February 15, 2023

### SUMMARY MINUTES

The meeting was called to order by Chair Weber at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Hatfield, Hayward, Salo and Chairman Weber. Campbell and Flores were unable to make the meeting.

Agenda was approved 5/0.

No general public comment.

The Public Hearing for **Archdiocese Annexation Nos 1 & 2 and Establishment (ANX22-0003)** was opened. Kim Meyer, Director of Planning & Development, presented an overview and the staff analysis for this proposed annexation and establishment of zoning districts for this 82.6 acre parcel. Meyer noted that the additional right of way for County Road 19 would be part of the annexation agreement presented to Council with the annexation. Liz Scanlon, SunSolar, LLC, was available to represent the Applicant. No presentation was made by the Applicant.

Commissioners has no questions. No public comment was made, and the public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz / 2<sup>nd</sup> C. Weber.

Vote: 5/0

A Public Hearing for the **Dove Solar Outline Development Plan (ANX22-003)** was opened. Kim Meyer, Director, presented an overview and the staff analysis for this proposed outline development plan for this 82.6 acre parcel that would permit the continued use of the western portion of the property as agriculture, with a proposed community-scale solar facility as a Use by Special Review (USR) on the eastern half. Any other future development would require a rezoning at that time, and the owner and Town could evaluate what may fit the community best at that time – likely 20-40 years in the future.

Liz Scanlon, SunSolar, LLC, was available to represent the Applicant. No presentation was made by the Applicant. Commissioners has no questions.

No Public Comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, by C. Grentz / 2<sup>nd</sup> C. Hayward

Vote: 5/0

The Public Hearing for **Dove Solar USR (USR22-002)** was opened. Kim Meyer, Director, presented an overview and the staff analysis for this proposed solar array facility for this 41-acre parcel. The intent to provide a full 40 years for this use, and that future development would be subdividing and developed in the future.

Commissioners asked about the height of the fence, which was confirmed at 8’ to keep out large wildlife. Commissioners are happy to see sheep as a possible weed control mechanism.

Liz Scanlon, SunSolar, LLC, was available to represent the Applicant. A brief presentation was made by the Applicant. Commissioners asked about maintenance trips to the site – Liz noted that maintenance is performed by two small pick-up trucks on a quarterly basis, and may assess damage after major weather events to ensure. The system is monitored 24/7. The interconnect for Xcel is from a transformer installed on-site.

Public Comment:

- Chris Pague, neighbor – recommendation to add into native vegetation a pollinator mix to support the bees and other pollinators in the area.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Greutz / 2<sup>nd</sup> C. Weber.

Vote: 5/0

The Public Hearing for **Uncle Benny’s Building Supplies (DEV22-0007)** was opened. Kim Meyer, Director of Planning & Development, presented an overview and the staff analysis for this proposed site development plan in the PUD-JC (Johnson’s Corner) zone.

Ben Aste, owner, was available to represent the Applicant. No presentation was made by the Applicant. Commissioners asked about the marketplace area and intent. Mr. Aste noted the desire to support create artisan and craftsman with small spaces to jumpstart small business and a place to show their wares. Commissioners asked for a reminder of the other lots in the areas – Ben Aste clarified there are 4 lots.

No Public Comment. Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo, including the requested revisions, by C. Greutz / 2<sup>nd</sup> C. Hayward.

Vote: 5/0

Kim Meyer provided a brief department update and indicated upcoming interviews for new staff as well as a reminder for any land use code redlines. Commissioners had no reports. Meeting was adjourned at 8:01 P.M.

Respectfully Submitted  
Kim Meyer, Director



Accepted:  
Bruce Weber, Chair

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# Town of Johnstown

## PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

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**ITEM:** Public Hearing and Consideration of the Preliminary/Final Subdivision for Iron Horse Filing No. 3

**PROJECT NO:** SUB21-0016

**PARCEL NO:** 8513200002

**DESCRIPTION:** Subdivision of approximately 45.8 acres to create additional commercial and industrial lots, in the Iron Horse PUD.

**LOCATION:** South of Ronald Reagan Boulevard and East of High Plains Boulevard

**DEVELOPER:** Centerra Commercial, LLC c/o Mike McBride

**STAFF:** Kim Meyer, Planning & Development Director

**HEARING DATE:** March 22, 2023

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### ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Iron Horse PUD Land Use Plan

### EXECUTIVE SUMMARY

The Developer, Centerra Commercial, LLC, associated with McWhinney Real Estate Services, Inc., is requesting Preliminary/Final Plat approval for a subdivision filing within the Iron Horse PUD. The subdivision will consist of 11 lots and dedicated road right-of-way (ROW), with a remaining “outlot” that will be dedicated in the future for the extension of that ROW. An internal collector road – Iron Horse Drive – is proposed to connect from Ronald Reagan Boulevard to High Plains Boulevard. The subdivision will also plat various drainage, irrigation, landscaping, utility and emergency access easements, to be located along select lot lines or within the outlot or tracts. (*Attachment 2*).

**ZONING:** PUD-MU – Iron Horse Planned Unit Development (*Attachment 3*)

**ADJACENT ZONING & LAND USE:**

**North:** PUD-MU (Iron Horse) / flex industrial, multiple businesses

**East:** PUD-MU (Iron Horse) / industrial - Canyon Bakehouse

**South:** PUD-MU (undeveloped) / rural residential and ag land

**West:** PUD-MU (2534) / flex industrial and warehousing

**PROPERTY LAND USE HISTORY**

The subject property was historically used for agricultural purposes and was annexed into Johnstown as part of the Spreng Annexation in 2006 by Ordinance #2006-771, reception #20060083932; plat reception #20060083931; PUD-MU Zoning by Ordinance #2006-772 reception #20060083933. The subject property is a portion of Parcel III as shown on the Spreng Annexation map and is currently unplatted. This 45-acre property has a metes and bounds legal description, as stated within the May 5, 2020 deed, therein called Parcel 8. This subdivision is subject to the Iron Horse PUD Design Guidelines, revised June of 2022.

**SUBMITTAL AND REFERRALS**

This project submittal included the proposed subdivision plat, as well as reuquired engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- Larimer County
- IMEG (Town Engineer)
- Thompson School District R2-J
- Little Thompson Water District
- Loveland Fire Rescue Authority
- Helton & Williamsen (Water Engineer)
- Northern Co Water Conservancy District
- Felsburg Holt & Ullevig (Town Traffic Engineer)
- Public Works & Utilities Departments

**PROJECT DESCRIPTION & ANALYSIS**

The proposed subdivision would create a new filing within the Iron Horse PUD. The subdivision would consist of 11 lots, 1 outlot, 2 tracts, and dedicated road right-of-way. The lots range from 2.1 acres to 11.6 acres, with a typical size between 2-3 acres, with the exception of a few larger properties. A collector street is proposed to connect, ultimately, from Ronald Reagan Boulevard to High Plains Boulevard, to be named Iron Horse Drive. The subdivision will also plat various drainage, irrigation, landscaping, utility and emergency access easements, to be located along select lot lines or within the outlot or tracts.

Outlot A is the sole outlot and encompasses the future road extension and dedication. Tracts A and B are located west of and adjacent to the westernmost lots, along High Plains Boulevard – as a landscape buffer along that arterial. A subdivision improvement and development agreement and a water sewer service agreement will accompany this Final Plat to Council. No Final Development Plan is associated with this Final Plat – each site will be reviewed as development is proposed.

Improvements proposed with this subdivision include an initial phase that will construct all of the wet utilities (water and sewer) as well as the eastern portion of Iron Horse Drive, platted to serve

Lots 4-8 in Block 3, and Lot 2 in Block 2 with an interim cul-de-sac constructed at the end of that interim roadway. The extension of that was reviewed with the overall engineering plans, and will be built in the future, as the future lots build out. The street frontage along High Plains Boulevard will also be required to be built out to include expanded lanes, curb, gutter and walks.

The 2021 Comprehensive Plan identifies this area as appropriate for high density and intensity development. This land use area is designed to support a high percentage of non-residential uses, and is intended to provide high-quality, high-visibility locations for retail, office and employment activities, with some light industrial uses. Staff finds this development is in alignment with that plan as this development will further create a high-use commercial and industrial space for a variety of businesses and tenants. Development in this area is also intended to benefit from key transportation corridors, which is accomplished given the proximity to Ronald Reagan Boulevard and US Highway 34.

Staff has no outstanding concerns with this subdivision and believes it will promote the Town's goals to support employment diversity in the Town and the local economy. Additionally, by further subdividing land within existing commercial and industrial areas there are no concerns of incompatibility in relation to the surrounding land uses.

## **PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, March 2, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

## **RECOMMENDED FINDINGS AND MOTIONS**

### **Recommended Findings**

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested Preliminary/Final Plat for Iron Horse Filing No. 3 be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the applicable Iron Horse Design Guidelines, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by creating platted lots for a variety of commercial and industrial businesses, which broadens the economic base for the Town. The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses. By further platting within Iron Horse, compatibility and predictability is provided to present and potential property owners. Additionally, the continued expansion of a regionally significant mixed-use development creates a comprehensive and full-service built environment that increasingly supports the needs and market for businesses.

**Recommended Motion to Approve:**

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat for Iron Horse Filing No. 3.

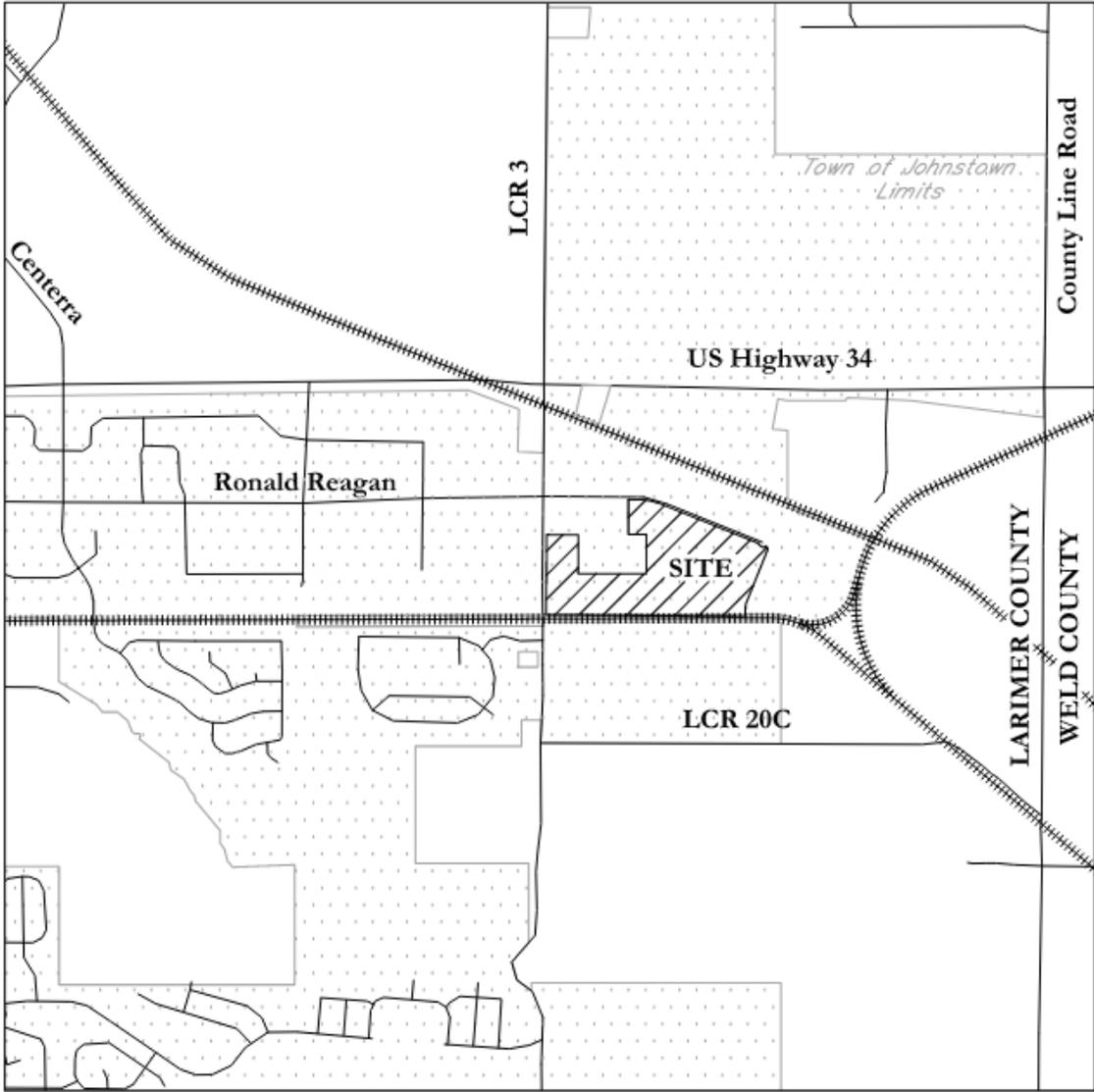
**Alternative Motions:**

**Motion to Recommend Approval with Conditions**

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat Iron Horse Filing No. 3, with the following conditions:

**Motion to Recommend Denial**

I move that the Commission recommend to the Town Council Denial of the Final Plat for Iron Horse Filing No. 3, based on the following findings.



**VICINITY MAP**  
SCALE: 1"=2000'

# IRON HORSE FILING THREE

Situate in the Northwest Quarter of Section 13, Township 5 North, Range 68 West of the 6th P.M.,  
Town of Johnstown, County of Larimer, State of Colorado

## DEDICATION

Know all persons by these presents that Centerra Commercial, LLC, a Colorado limited liability company, being the owner of the following described property:

A tract of land being a portion of that parcel indicated as Iron Horse, LLC Parcel III within the Spreng Annexation as recorded November 6, 2006 at Reception No. 20060083931 of the Records of Larimer County, being situate in the Northwest Quarter of Section 13, Township 5 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 13 and assuming the South line of the Northwest Quarter of said Section 13 as bearing North 89°29'44" West being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2746.33 feet with all other bearings contained herein relative thereto;

Thence North 00°27'45" East along said West line a distance of 30.00 feet to the North Right of Way line of the Great Western Railroad;  
Thence North 89°29'40" West along said North Right of Way line a distance of 534.16 feet to the POINT OF BEGINNING;

Thence North 89°29'40" West continuing along the North Right of Way line of the Great Western Railroad a distance of 2192.28 feet to a line parallel with and 20.00 feet Easterly of the West line of the Northwest Quarter of said Section 13;  
Thence North 00°15'14" East along said parallel line a distance of 881.54 feet to the Southwest corner of Iron Horse Filing One, a plat recorded November 6, 2006 at Reception No. 20060083937 of the Records of Larimer County;

The following Seven (7) courses are along the Southerly, Westerly and Easterly boundary lines of said Iron Horse Filing One Subdivision;

Thence South 89°44'46" East a distance of 350.00 feet;  
Thence South 00°15'14" West a distance of 426.74 feet;  
Thence South 89°44'46" East a distance of 749.76 feet;  
Thence North 00°15'14" East a distance of 435.12 feet;  
Thence North 89°44'46" West a distance of 200.00 feet;  
Thence North 00°15'14" East a distance of 382.13 feet to the Southerly Right of Way line of Ronald Reagan Boulevard;  
Thence South 89°44'46" East along said Southerly Right of Way line a distance of 60.24 feet to the Southwest corner of Iron Horse Filing Two, a plat recorded May 22, 2012 as Reception No. 20120033427 of the Records of Larimer County;

The following Five (5) courses are along the Southerly Right of Way line of Ronald Reagan Boulevard;  
Thence South 89°44'46" East a distance of 94.67 feet to a Point of Curvature;  
Thence along the arc of a curve concave to the Southwest a distance of 20.59 feet, said curve has a radius of 435.00 feet, a delta of 21°38'03" and is subtended by a chord bearing South 78°55'44" East a distance of 163.28 feet to a Point of Tangency;

Thence South 68°06'43" East a distance of 1195.63 feet to a Point of Curvature;  
Thence along the arc of a curve concave to the Southwest a distance of 20.59 feet, said curve has a radius of 32.00 feet, a delta of 36°52'12" and is subtended by a chord bearing South 49°40'37" East a distance of 20.24 feet to a Point of Reverse Curvature;

Thence along the arc of a curve concave to the Northeast a distance of 87.41 feet, said curve has a radius of 58.00 feet, a delta of 86°20'43" and is subtended by a chord bearing South 74°24'53" East a distance of 79.37 feet to the end point of said curve on the Easterly boundary line of said Iron Horse Filing Two;  
The following Three (3) courses are along the Easterly boundary lines of said Iron Horse Filing Two Subdivision Plot;

Thence South 27°35'15" East along a line non-tangent to the aforesaid curve a distance of 37.54 feet;  
Thence South 21°51'55" West a distance of 660.31 feet;  
Thence South 00°30'20" West a distance of 129.13 feet to the POINT OF BEGINNING.

Said parcel contains 45.839 acres more or less (±).

Do hereby subdivide the same into the lots, blocks, tracts, outlots, rights-of-way and easements as shown on this map and do hereby designate and dedicate all rights-of-ways and easements to the Town of Johnstown, unless otherwise noted.

## OWNER

By: Centerra Commercial, LLC  
a Colorado limited liability company

By: McWhinney Real Estate Services, Inc.  
a Colorado corporation, Manager

By: \_\_\_\_\_  
Kyle Harris  
SVP, Community Development

## NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )  
ss. \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by Kyle Harris, SVP, Community Development of McWhinney Real Estate Services, Inc., a Colorado corporation, as Manager of Centerra Commercial, LLC, a Colorado limited liability company,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_ Notary Public

(SEAL)

LIENHOLDER: First Western Trust Bank

By: \_\_\_\_\_ Title: \_\_\_\_\_

## NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )  
ss. \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by \_\_\_\_\_,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My commission expires \_\_\_\_\_ Notary Public

(SEAL)

## TOWN COUNCIL

This plat to be known as Iron Horse Filing Three, is approved and accepted by the Town of Johnstown by Resolution Number: \_\_\_\_\_ passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Mayor Town Clerk

## CERTIFICATE OF TITLE

I, \_\_\_\_\_, as authorized counsel for the undersigned title company, in my official capacity only and without any personal liability whatsoever, certify that I have examined title to the above described land dedicated to the Town of Johnstown, Colorado, with such land being a portion of the land described in Schedule A to reference is made to Fidelity National Title Insurance Company Report No. F0719320-383-TOH with an effective date of January 27, 2023 at 8:00 A.M., and that based on such title commitment updated through the date of execution of this plat and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Senior Underwriting Counsel

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Northwest Quarter of Section 13, T.5N., R.68W., as bearing North 89°29'44" West as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2746.33 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

## NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

## TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number F0719320-383-TOH Amendment #3, dated January 27, 2023 at 8:00 A.M., as prepared by Fidelity National Title Company to delineate the aforesaid information.

## SURVEYOR'S CERTIFICATE

I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

Paul B. Groves - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

## DEVELOPMENT AGREEMENT NOTE

A Development Agreement has been filed in conjunction with this plat. That agreement should be viewed for additional stipulations or requirements that may encumber the property.

## MAINTENANCE NOTE

Maintenance access shall be provided to all storm drainage facilities to assure operational capability of the system. The property Owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the development agreement. Should the Owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs incurred by the Town will be assessed to the property Owner.

## GENERAL OVERLOT DRAINAGE NOTE

Lots and Tracts as platted may be required to convey surface drainage from other lots and tracts in this filing, in accordance with Town of Johnstown requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be made that would disrupt the approved drainage plan, without prior approval from the Town of Johnstown. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner. Should the owner fail to adequately maintain said facilities, the Town of Johnstown shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs incurred by the Town will be assessed to the property owner.

## LOTS ADJACENT TO SWALES

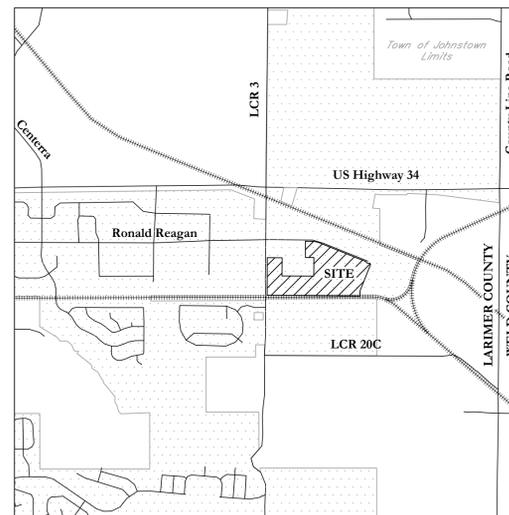
Lots adjacent to swales required for conveyance of stormwater shall be configured in a way that assures that access can be gained to the swale for maintenance purposes. This note shall apply to Lots 3, 4, 6, 7 & 8 of Block 3.

## FLOODPLAIN

The entire subdivision is in FEMA Flood Zone designation "X" per Flood Insurance Map 08069C1214F dated 12/19/2006.

## SHALLOW SANITARY SEWER NOTE

Lot 2, Block 2 and Lots 7 and 8, Block 3 are served by a shallow sanitary sewer main (less than 9' deep).



VICINITY MAP  
SCALE: 1"=2000'

## LAND USE TABLE

LOTS (12)	40.212 ACRES	88%
TRACTS (2)	0.552 ACRES	1%
OUTLOT (1)	2.157 ACRES	5%
RIGHT OF WAY	2.918 ACRES	6%
<b>TOTAL</b>	<b>45.839 ACRES</b>	<b>100%</b>

## OWNERSHIP & MAINTENANCE STATEMENT

1. Tracts A and B (designated as Landscaped, Irrigation and Utility Easement) shall be owned by Centerra Commercial LLC and shall be maintained by the Johnstown North Metropolitan District No. 1.

2. Outlot A (designated as Utility, Drainage, and Emergency Access Easement) shall be owned by Centerra Commercial LLC and shall be maintained by the Johnstown North Metropolitan District No. 1.

DATE:	1/24/2022
FILE NAME:	20210378SUB
SCALE:	1"=100'
DRAWN BY:	CSK
CHECKED BY:	PG
 <b>KING SURVEYORS</b> 650 E. Garden Drive   Windsor, Colorado 80550 phone: (970) 686-5011   email: contact@KingSurveyors.com	
REVISIONS:	DATE:
REVISED TRACT NOTE & VAC ESMT NOTE	10/27/22
REVISED PER COMMENTS	CSK 1/3/2023
IRON HORSE FILING THREE FOR WILSON & COMPANY, INC. 1675 BROADWAY, SUITE 200 DENVER, CO 80202	
PROJECT #:	20210378
<h1>1</h1>	
SHEET 1 OF 2	

# IRON HORSE FILING THREE

Situate in the Northwest Quarter of Section 13, Township 5 North, Range 68 West of the 6th P.M.,  
Town of Johnstown, County of Larimer, State of Colorado

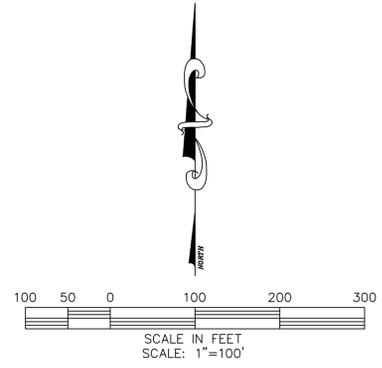
DATE: 1/24/2022  
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DRAWN BY: CSK  
CHECKED BY: PG  
KING SURVEYORS  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: contact@Kingsurveyors.com

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	164.25'	435.00'	21°38'03"	163.28'	S78°55'44"E
C2	20.59'	32.00'	36°52'12"	20.24'	S49°40'37"E
C3	87.41'	58.00'	86°20'43"	79.37'	S74°24'53"E
C4	161.32'	435.00'	21°14'53"	160.40'	N79°07'19"W
C5	2.93'	435.00'	0°23'10"	2.93'	N68°18'18"W
C6	14.14'	9.00'	90°00'00"	12.73'	N23°06'43"W
C7	14.14'	9.00'	90°00'00"	12.73'	S66°53'17"W
C8	14.14'	9.00'	90°00'00"	12.73'	S44°44'46"E
C9	14.14'	9.00'	90°00'00"	12.73'	S45°15'14"W
C10	69.21'	58.00'	68°21'57"	65.17'	N56°04'16"E
C11	21.48'	18.00'	68°21'57"	20.23'	N56°04'16"E
C12	10.95'	32.00'	19°36'18"	10.90'	N79°56'37"W
C13	199.02'	106.00'	107°34'32"	171.05'	N56°04'16"E
C14	93.59'	106.00'	50°35'25"	90.58'	N84°33'49"E
C15	105.43'	106.00'	56°59'07"	101.13'	N30°46'33"E
C16	10.95'	32.00'	19°36'18"	10.90'	S12°05'08"W
C17	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C18	72.25'	88.00'	47°02'19"	70.23'	N85°55'55"E
C19	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C20	9.55'	8.00'	68°21'57"	8.99'	N56°04'16"E

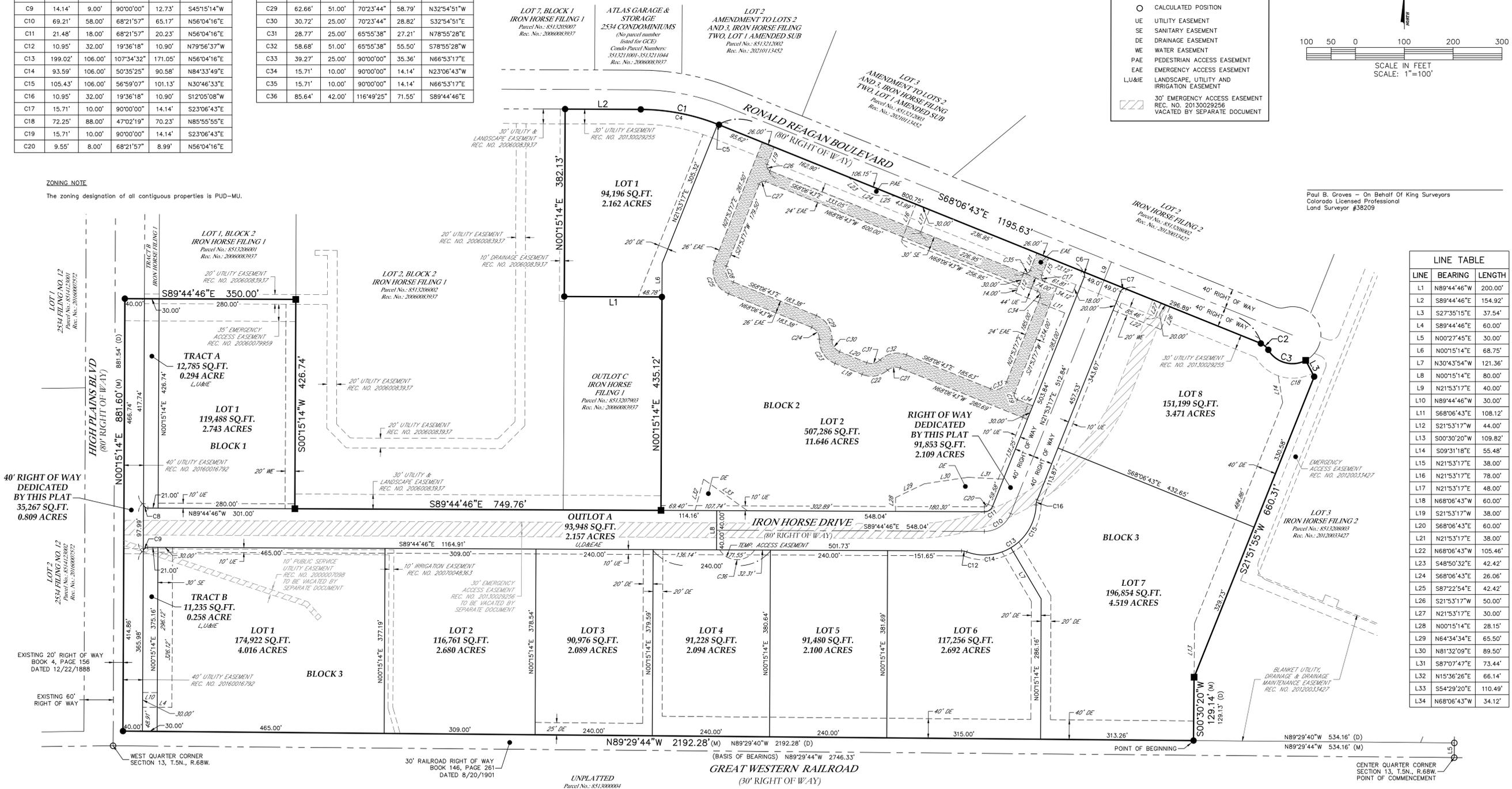
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	27.31'	25.00'	62°34'44"	25.97'	S80°35'55"W
C22	55.70'	51.00'	62°34'44"	52.97'	N80°35'55"E
C23	62.66'	51.00'	70°23'44"	58.79'	S32°54'51"E
C24	30.72'	25.00'	70°23'44"	28.82'	N32°54'51"W
C25	80.11'	51.00'	90°00'00"	72.12'	S23°06'43"E
C26	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C27	15.71'	10.00'	90°00'00"	14.14'	S66°53'17"W
C28	39.27'	25.00'	90°00'00"	35.36'	S23°06'43"E
C29	62.66'	51.00'	70°23'44"	58.79'	N32°54'51"W
C30	30.72'	25.00'	70°23'44"	28.82'	S32°54'51"E
C31	28.77'	25.00'	65°55'38"	27.21'	N78°55'28"E
C32	58.68'	51.00'	65°55'38"	55.50'	S78°55'28"W
C33	39.27'	25.00'	90°00'00"	35.36'	N66°53'17"E
C34	15.71'	10.00'	90°00'00"	14.14'	N23°06'43"W
C35	15.71'	10.00'	90°00'00"	14.14'	N66°53'17"E
C36	85.64'	42.00'	116°49'25"	71.55'	S89°44'46"E

**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EASEMENT LINES
- SECTION LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
- CALCULATED POSITION
- UTILITY EASEMENT
- SANITARY EASEMENT
- DRAINAGE EASEMENT
- WATER EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- EMERGENCY ACCESS EASEMENT
- LANDSCAPE, UTILITY AND IRRIGATION EASEMENT
- EMERGENCY ACCESS EASEMENT REC. NO. 20130029256 VACATED BY SEPARATE DOCUMENT



**ZONING NOTE**  
The zoning designation of all contiguous properties is PUD-MU.



LINE	BEARING	LENGTH
L1	N89°44'46"W	200.00'
L2	S89°44'46"E	154.92'
L3	S27°35'15"E	37.54'
L4	S89°44'46"E	60.00'
L5	N00°27'45"E	30.00'
L6	N00°15'14"E	68.75'
L7	N30°43'54"W	121.36'
L8	N00°15'14"E	80.00'
L9	N21°53'17"E	40.00'
L10	N89°44'46"W	30.00'
L11	S68°06'43"E	108.12'
L12	S21°53'17"W	44.00'
L13	S00°30'20"W	109.82'
L14	S09°31'18"E	55.48'
L15	N21°53'17"E	38.00'
L16	N21°53'17"E	78.00'
L17	N21°53'17"E	48.00'
L18	N68°06'43"W	60.00'
L19	S21°53'17"W	38.00'
L20	S68°06'43"E	60.00'
L21	N21°53'17"E	38.00'
L22	N68°06'43"W	105.46'
L23	S48°50'32"E	42.42'
L24	S68°06'43"E	26.06'
L25	S87°22'54"E	42.42'
L26	S21°53'17"W	50.00'
L27	N21°53'17"E	30.00'
L28	N00°15'14"E	28.15'
L29	N64°34'34"E	65.50'
L30	N81°32'09"E	89.50'
L31	S87°07'47"E	73.44'
L32	N15°36'26"E	66.14'
L33	S54°29'20"E	110.49'
L34	N68°06'43"W	34.12'

Paul B. Groves - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

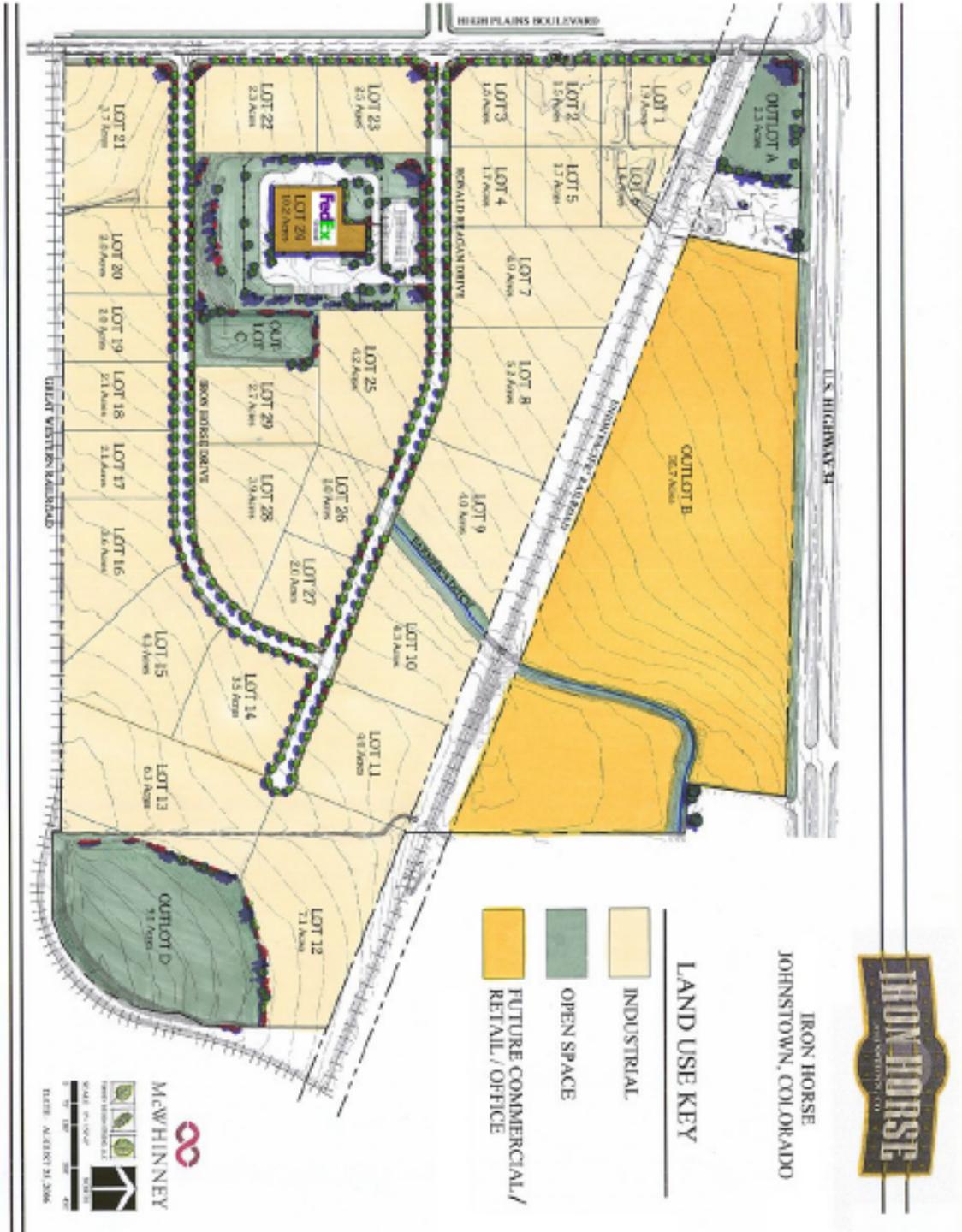


DATE: 10/21/22  
REVISED TRACT NOTE & VAC ESMT NOTE: CSK 1/13/2023  
REVISED PER COMMENTS

IRON HORSE FILING THREE  
FOR  
WILSON & COMPANY, INC.  
1675 BROADWAY, SUITE 200  
DENVER, CO 80202

PROJECT #:  
20210378

EXHIBIT 1-2





# Town of Johnstown

## IRON HORSE SUBDIVISION FILING NO. 3

Preliminary/Final Subdivision Plat and Development Plan  
(SUB21-0016)

Planning and Zoning Commission Meeting

March 22, 2023

# VICINITY MAP

- East of High Plains Blvd / LCR 3
- South of Ronald Reagan Blvd.
- Iron Horse PUD



VICINITY MAP

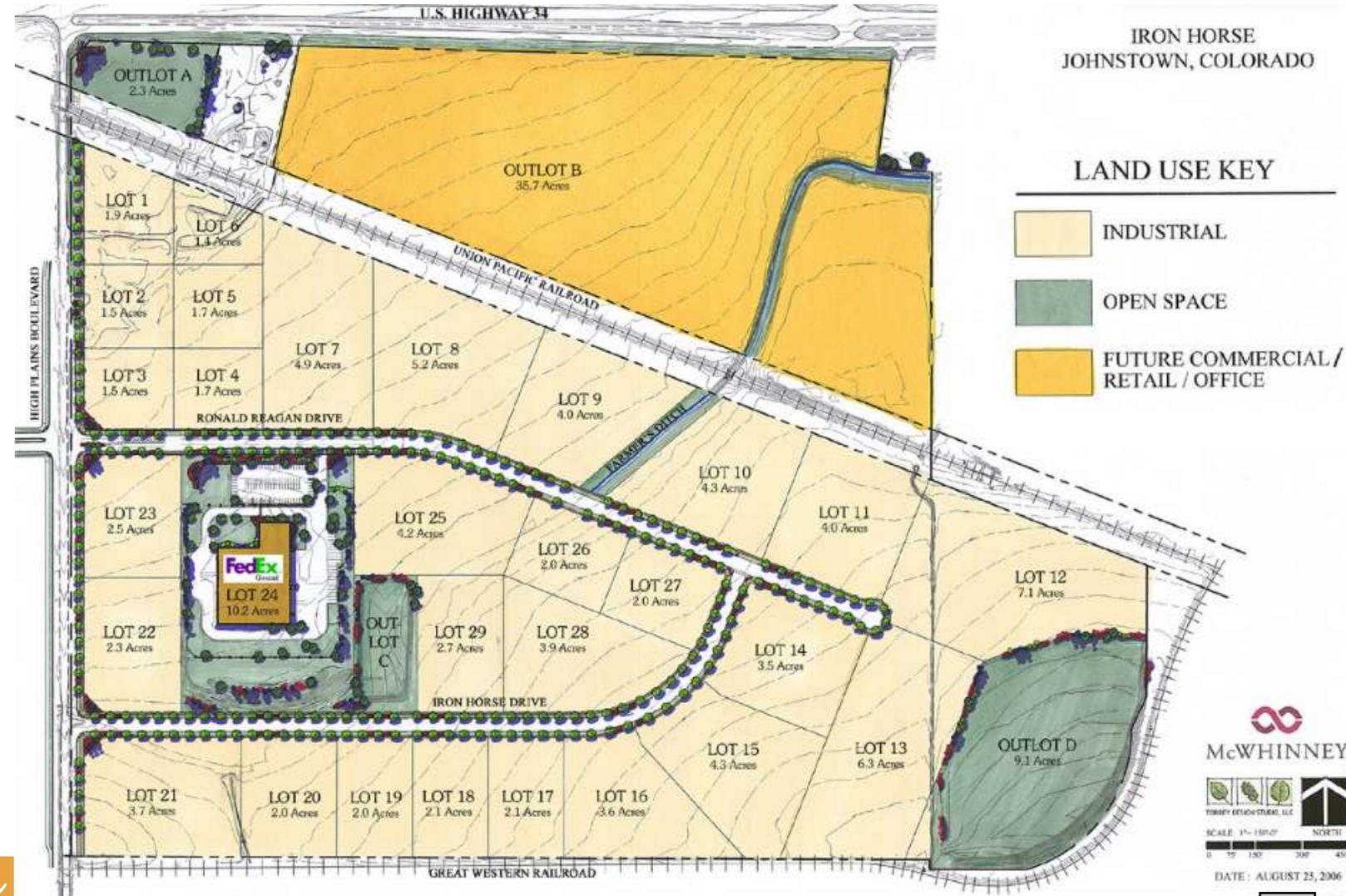


Town of Johnstown

[johnstown.colorado.gov](http://johnstown.colorado.gov) | 970-587-4664

# BACKGROUND

- 2006 Spreng Annexation
- PUD-MU
- Iron Horse Design Guidelines with Land Use Plan



C13	199.02'	106.00'	107°34'32"	171.00'	N56°04'16"E
C14	93.58'	106.00'	50°35'25"	90.58'	S84°35'49"E
C15	105.43'	106.00'	86°59'07"	101.13'	N30°46'33"E
C16	10.95'	32.00'	19°38'18"	10.90'	S12°05'08"W
C17	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C18	72.25'	86.00'	47°02'19"	70.23'	N85°50'50"E
C19	15.71'	10.00'	90°00'00"	14.14'	S23°06'43"E
C20	8.50'	8.00'	68°21'57"	8.99'	N50°04'16"E

C33	39.23'	25.00'	90°00'00"	35.38'	N66°53'17"E
C34	15.71'	10.00'	90°00'00"	14.14'	N23°06'43"W
C35	15.71'	10.00'	90°00'00"	14.14'	N66°53'17"E
C36	85.64'	42.00'	118°49'25"	71.55'	S89°44'46"E

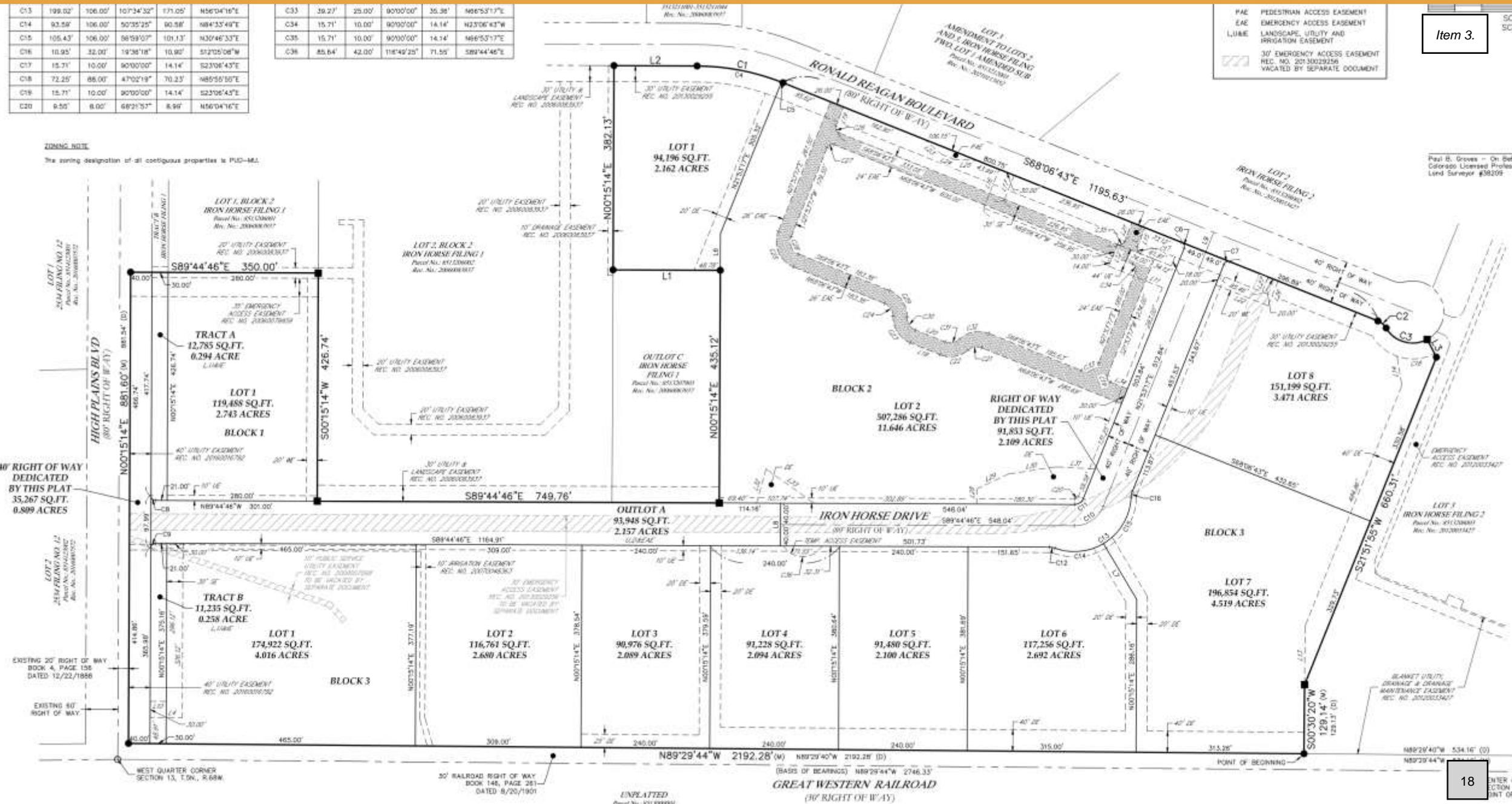
**ZONING NOTE**

The zoning designation of all contiguous properties is PUD-M2.

- PAE PEDESTRIAN ACCESS EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- LUBE LANDSCAPE, UTILITY AND IRRIGATION EASEMENT
- 30' EMERGENCY ACCESS EASEMENT VACATED BY SEPARATE DOCUMENT

Item 3.

Paul B. Groves - On Behalf of Colorado Licensed Professional Land Surveyor #36209



# STAFF ANALYSIS

- Staff has no outstanding concerns.
- Conforms to the Iron Horse Land Use Plan.
- In alignment with Johnstown Area Comprehensive Plan
- In compliance with the Town's codes, regulations, and requirements.
- Recommendation for Approval to Council.



# Town of Johnstown

## PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

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**ITEM:** Public Hearing and Consideration of the Preliminary/Final Subdivision Plat and Final Development Plan for Mountain View West 3<sup>rd</sup> Replat (Townhomes II)

**PROJECT NO:** SUB22-0015

**PARCEL NOs:** 105909218001, 105909213002, 105909215001 & 105909215003

**DESCRIPTION:** Subdivision for a residential community consisting of attached single family (townhomes) on approximately 17.4 acres, located in the Mountain View West PUD.

**LOCATION:** East of Parish Avenue and North of Centennial Drive

**OWNER:** Parish, LLC c/o David Gilbert, Manager

**DEVELOPER:** Mountain View Land Developers, LLC - Baessler Homes c/o Mitchell Nelson

**STAFF:** Kim Meyer, Planning & Development Director

**HEARING DATE:** March 22, 2023

---

### ATTACHMENTS

- 1. Vicinity Map
- 2. Final Plat
- 3. Final Development Plan – Site, Architecture, Landscape, Water Use
- 4. Parking Exhibit

### EXECUTIVE SUMMARY

The Developer, Mountain View Land Developers, LLC is requesting Preliminary/Final Plat and Final Development Plan approval for a townhome development. The site will consist of 30 townhome buildings, composed of 3, 4 and 5 units each, for a total of 125 residential lots/units, as proposed. The subdivision will also plat outlots for easements, landscaping, open space, parks, parking and stormwater facilities. (*Attachment 2*).

**ZONING:** PUD-B (Mountain View West Planned Unit Development)

**ADJACENT ZONING & LAND USE:**

**North:** PUD-B (Mountain View West) / Existing Baessler Townhomes

**East:** Unincorporated Weld County / GW Railroad, Ag lands & Little Thompson River

**South:** PUD-R / Undeveloped land and Little Thompson River

**West:** PUD-B (Mountain View West) / Johnstown YMCA & undeveloped land

**PROPERTY LAND USE HISTORY**

The subject property was historically used for agricultural purposes, most recently in the mid-2010's. The subject property was annexed into Johnstown as part of the Parish LLC Annexation in 2014 by Ordinance #2014-133; plat reception #4023196; PUD-B Zoning by Ordinance #2014-134. The subject property has been part of the following platting actions:

- The original Mountain View West Subdivision, recorded January 16, 2018
- The Mountain View West Replat, recorded December 6, 2018
- The Mountain View West Replat Amendment No. 1, recorded July 22, 2021
- The 1<sup>st</sup> Replat of Block 1 of Mountain View West Subdivision Replat, recorded November 18, 2021, re-recorded December 3, 2021.

The latter two replats jointly comprise the legal description of proposed development. This subdivision is subject to the Mountain View West PUD Design Guidelines, dated November 2017, as approved with the original Subdivision. The subject subdivision complies with the land use plan contained within the Design Guidelines.

**SUBMITTAL AND REFERRALS**

This project submittal included the proposed subdivision and development plan sets, as well as full engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- Johnstown Public Works & Utilities Departments
- Felsburg Holt & Ullevig (Town Traffic Engineer)
- Helton & Williamsen (Water Engineer)
- J-U-B Engineers (Water Modeling)
- Little Thompson Water District
- IMEG (Town Engineer)
- FRFR (Fire District)

**PROJECT DESCRIPTION & ANALYSIS**

The proposed subdivision would create a residential townhome development consisting of 30 townhome buildings, composed of 3, 4 and 5 units each, for a total of 125 residential lots and dwelling units. These buildings cover approximately 19.4% of the site. The subdivision will also plat outlots for easements, landscaping, open space, parks, parking and stormwater facilities. The development will consist of three blocks, defined by the subdivision roadways of Mountain Bluebird Drive (existing) and Condor Way (proposed). (*Attachment 3*)

This subdivision encompasses 17.4 acres of land and is located east of Parish Avenue and north of Centennial Drive. Notably, the Johnstown YMCA is located directly to the west, the existing Mountain View West Townhomes I development is located directly north, and a Great Western Railroad and Little Thompson River corridors are located to the east. (Attachment 1)

Lots are all approximately 1,174 square feet in area, with a typical width of 22.2 feet – which is comparable to the existing townhome development to the north. The townhomes all have front doors accessing a network of walks, open and landscaped areas, some of which fronts include small off-street parking lots and via the back through the attached garages and shared driveways. Each dwelling unit will have an attached two car garage, in addition to several off-street parking lots and on-street parking spots (Attachment 4).

Condor Way is a proposed north-south oriented public street that bisects the eastern portion of the projects and connects Molinar Street to Mountain Bluebird Drive. All other internal streets and driveways will be considered private and will be maintained by the homeowners association. The Street Design complies with Town adopted emergency access requirements.

Grading and drainage of the subdivision will generally slope down from northwest to southeast. The 100-year Zone A Floodplain is present in the southeast portion of the site but is limited to areas within Outlot G, which will be free from residential development. This area will also hold the detention pond for the overall development, which collects into this area via a swale on the east side of the development, and stormwater pipes throughout the site.

Outlots will contain requisite access, drainage, emergency, maintenance and utility easements and open space. Common open space areas are provided throughout the development, providing most units with a min. of 50' between buildings, which contain small courtyards for each units as well as walks that connect to parking and streets. The open spaces areas will be irrigated and maintained by a Homeowners Association.

The development will contain a mixture of landscape surfaces, including small areas of irrigated turf, rock and wood mulch and native grass and xeric plantings. The development will also provide approximately 10 mini pocket parks spaced at frequent intervals between townhomes, which provides convenience and use opportunity to all residents. Several of these parks will be useful in buffering existing and future developments adjacent to this neighborhood. Other screening efforts include a proposed 6-foot-high privacy fence, notably located on the west side of the subdivision, between the townhomes and the YMCA facility parking lot and sports field. Additionally, 3-foot-high split rail fences with gates will be located around the front entrances of each unit, providing a clear delineation between public and private spaces.

The streetscapes along Mountain Bluebird Drive, the proposed Condor Way, and Centennial (CR 46.5) will include walks and adjacent canopy street trees with some low plantings.

The 2021 Comprehensive Plan identifies this area as appropriate for Greenway, noting the proximity to the Little Thompson River, as well as medium density and intensity development. Staff finds this development is in general alignment with that plan as 1) the areas limited by environmental site factors, specifically by floodplain, are excluded from residential development; 2) this greenway area includes a regionally significant trail corridor along the Little Thompson River, currently under construction and dedicated to the Town as part of the park and open space requirements for the original Mountain View West subdivision. This trail will provide an opportunity for pedestrian access beneficial to the Johnstown community for recreation, wellness, nature connectivity and non-vehicular transportation – all being well-planned features of denser residential development; and 3) the townhome density is in alignment with the medium density and intensity land uses, which contributes to a pedestrian-scale built and natural environment.

Overall, Staff has no significant outstanding concerns with this development and believes it will promote the Town's goals of housing type diversity, walkable neighborhoods, efficient development patterns and logical extension of infrastructure. On a whole-Town level, this development will assist in the sequential build out in this part of Johnstown, located along the Parish Avenue Corridor and will provide needed attached housing inventory. On a neighborhood level, it will activate and support the greater Mountain View West PUD, which is designed for a variety of complimentary land uses, including residential.

The final development review process of revision and review of engineering plans and reports, including the traffic study, remain ongoing. Staff feels confident in the overall layout such that a Planning & Zoning Commission hearing was appropriate. Council hearings will be scheduled one all appropriate agreements are finalized, and outstanding plans and reports adequately address remaining concerns.

#### **PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, March 2, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

## **RECOMMENDED FINDINGS, CONDITIONS, AND MOTIONS**

### **Recommended Findings**

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council, that the requested Preliminary/Final Plat and Final Development Plan for Mountain View West 3<sup>rd</sup> Replat (Townhomes II) be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the applicable Mountain View West Design Guidelines, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by providing townhome housing located close to downtown businesses and Town recreational and governmental services. This type of development features an appropriately dense housing layout which is encouraged in the core part of Johnstown. The property is also compatible with adjacent development and surrounding land uses and will not detract from existing land uses.

### **Recommended Motion to Approve**

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat and Final Development Plan for Mountain View West 3<sup>rd</sup> Replat (Townhomes II).

### **Alternative Motions:**

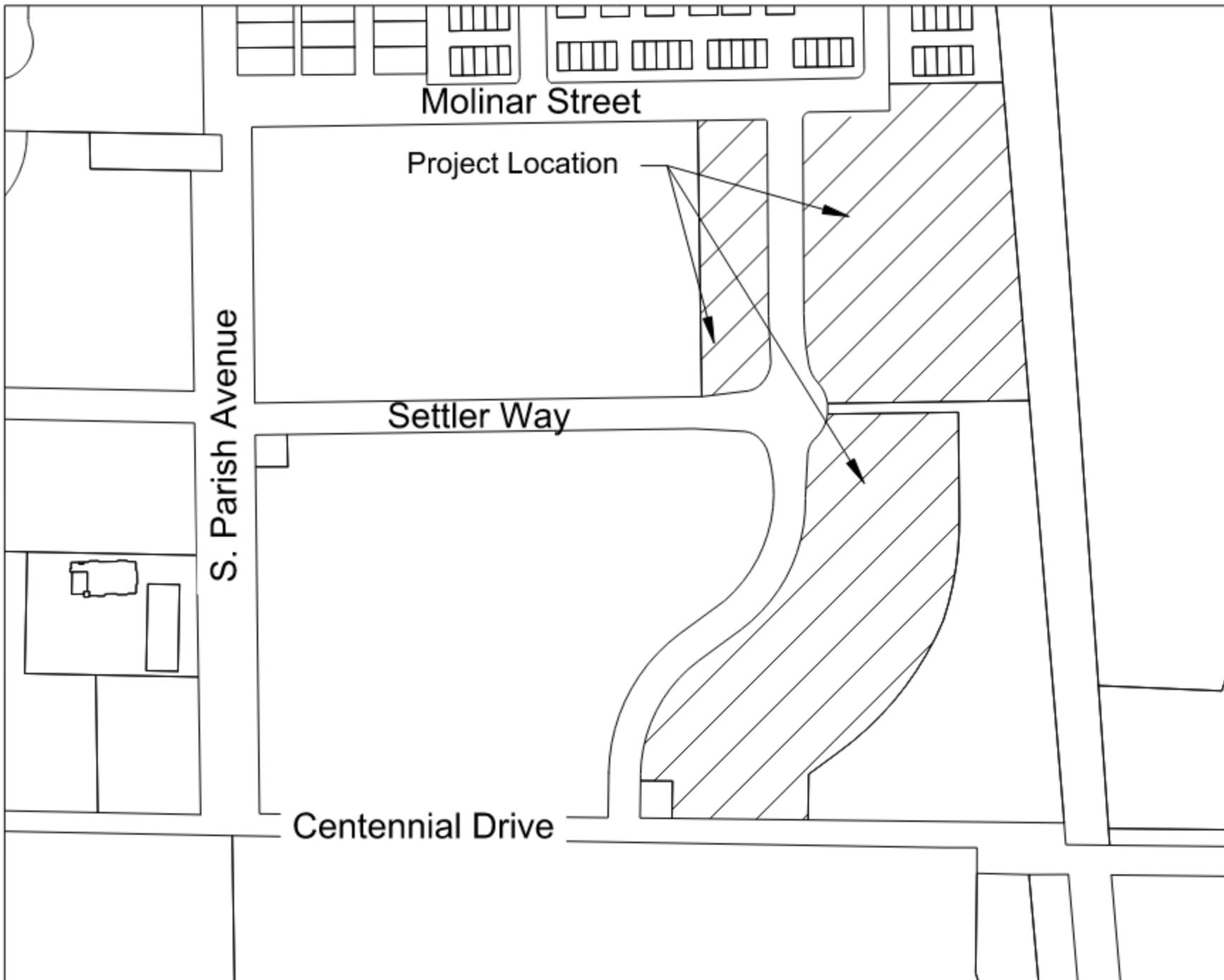
#### **Motion to Recommend Approval with Conditions**

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat and Final Development Plan for Mountain View West 3<sup>rd</sup> Replat (Townhomes II), with the following conditions:

1. ...

#### **Motion to Recommend Denial**

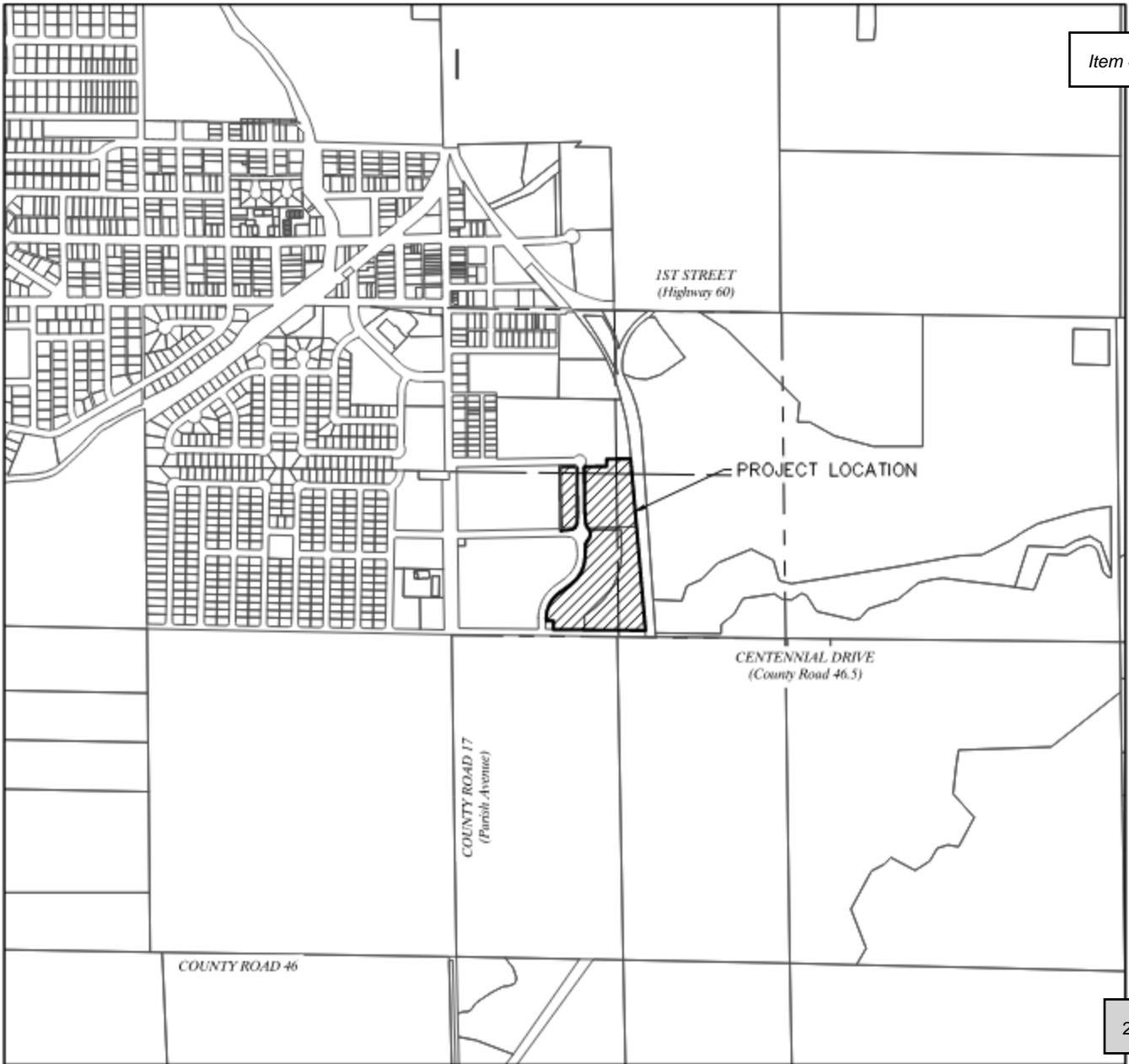
I move that the Commission recommend to the Town Council Denial of the Final Plat and Final Development Plan for Mountain View West 3<sup>rd</sup> Replat (Townhomes II), based on the following findings.



Item 4.



Vicinity Map  
Not To Scale



1ST STREET  
(Highway 60)

PROJECT LOCATION

CENTENNIAL DRIVE  
(County Road 46.5)

COUNTY ROAD 17  
(Parish Avenue)

COUNTY ROAD 46

VICINITY MAP



# MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

Being a Replat of Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1 and Tract A Block 3, 1st Replat of Block 1 Mountain View West Subdivision Replat,

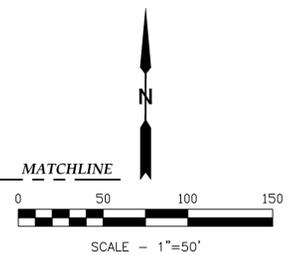
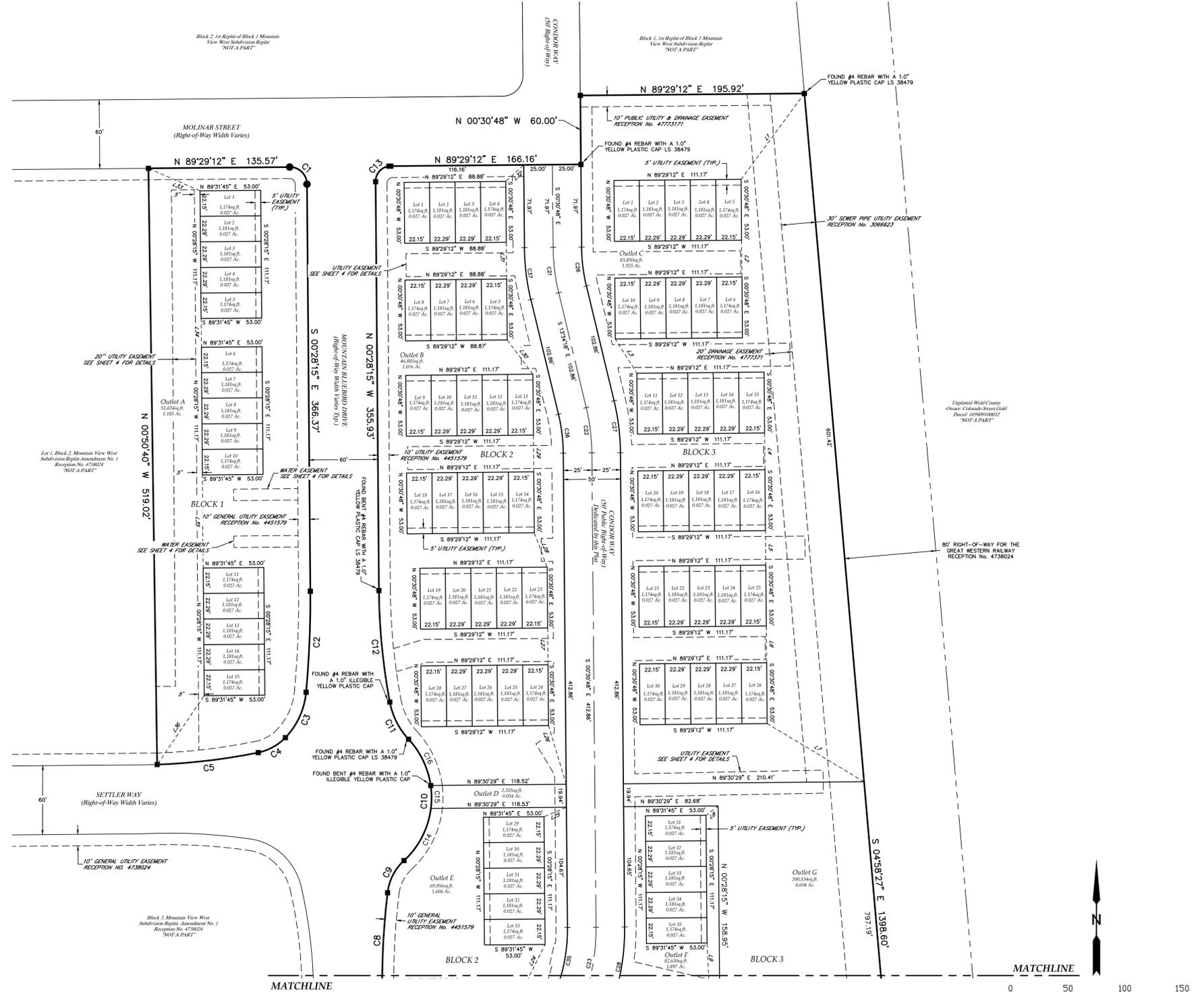
Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado

LINE	BEARING	DISTANCE
L1	S 36°11'42" W	93.02'
L2	S 00°30'48" E	32.00'
L3	S 32°16'05" E	35.28'
L4	S 00°30'48" E	32.00'
L5	S 00°30'48" E	30.00'
L6	S 00°30'48" E	32.00'
L7	S 59°08'59" E	98.66'
L8	S 52°20'05" W	13.41'
L9	S 02°43'36" E	71.63'
L10	S 22°23'19" W	32.00'
L11	S 09°19'43" W	112.81'
L12	S 60°55'51" W	40.91'
L13	S 46°18'04" W	24.28'
L14	S 55°39'31" W	32.00'
L15	S 35°48'17" W	28.55'
L16	N 60°33'49" W	46.62'
L17	S 00°58'37" W	8.93'
L18	N 58°27'06" W	80.54'
L19	S 86°30'40" W	41.53'
L20	N 57°00'31" E	67.98'
L21	N 59°34'35" E	32.07'
L22	N 24°30'45" E	117.61'
L23	N 22°23'19" E	32.00'
L24	S 26°40'27" W	79.54'
L25	S 67°04'54" W	21.23'
L26	N 16°43'53" W	37.30'
L27	N 00°30'48" W	32.00'
L28	N 20°35'16" W	31.94'
L29	N 00°30'48" W	32.00'
L30	N 35°58'34" W	37.30'
L31	N 00°30'48" W	32.00'
L32	N 47°31'13" E	21.30'
L33	S 66°34'25" E	49.29'
L34	N 00°28'15" E	25.00'
L35	S 00°28'15" E	81.00'
L36	S 34°25'50" W	72.70'

### LEGEND

- SURVEYED BOUNDARY LINE
- INCLUSIVE LOT LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL LINE
- APPROXIMATE FLOOD ZONE DELINEATION
- SURVEY TIE LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479 UNLESS OTHERWISE DESCRIBED
- SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479
- CALCULATED POSITION

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.57'	15.00'	S 45°29'31" E	21.22'
C2	88.18'	870.32'	S 02°23'53" W	88.14'
C3	44.29'	65.50'	S 24°40'26" W	43.46'
C4	27.40'	45.46'	S 61°19'01" W	26.99'
C5	89.07'	544.00'	S 83°16'37" W	88.97'
C6	248.13'	270.00'	N 27°18'15" E	239.49'
C7	225.06'	300.00'	N 26°34'47" E	272.88'
C8	83.98'	649.72'	N 03°13'51" E	83.92'
C9	32.11'	45.50'	N 27°09'11" E	31.45'
C10	117.50'	74.50'	N 02°11'20" E	105.70'
C11	36.86'	65.50'	N 26°34'47" E	36.38'
C12	97.58'	544.03'	N 05°36'34" W	97.45'
C13	21.20'	13.50'	N 44°30'27" E	19.08'
C14	35.22'	74.50'	N 27°17'08" E	51.17'
C15	20.00'	74.50'	N 00°29'37" W	19.94'
C16	45.26'	74.50'	N 25°56'24" W	44.57'
C17	561.85'	595.00'	N 26°34'51" E	541.20'
C18	307.60'	595.00'	N 38°49'21" E	304.18'
C19	63.87'	595.00'	N 20°56'14" E	63.84'
C20	190.38'	595.00'	N 08°41'44" E	189.57'
C21	39.88'	175.00'	S 07°02'33" E	39.80'
C22	39.88'	175.00'	S 07°02'33" E	39.80'
C23	69.95'	175.00'	S 10°56'16" W	69.49'
C24	58.07'	100.00'	S 39°01'25" W	57.25'
C25	96.29'	100.00'	S 83°14'41" W	92.62'
C26	34.19'	150.00'	S 07°02'33" E	34.11'
C27	45.58'	200.00'	S 07°02'33" E	45.48'
C28	79.94'	200.00'	S 10°56'16" W	79.41'
C29	12.58'	125.00'	S 39°01'25" W	12.53'
C30	120.37'	125.00'	S 83°14'41" W	118.77'
C31	25.04'	270.00'	N 18°10'34" E	25.03'
C32	25.04'	270.00'	N 18°10'34" E	25.03'
C33	72.22'	75.00'	S 83°14'41" W	69.46'
C34	43.55'	75.00'	S 39°01'25" W	42.94'
C35	59.96'	150.00'	S 10°56'16" W	59.56'
C36	34.19'	150.00'	S 07°02'33" E	34.11'
C37	45.58'	200.00'	S 07°02'33" E	45.48'
C38	68.53'	270.00'	N 08°14'54" E	68.35'
C39	129.52'	270.00'	N 39°53'18" E	128.29'



**PRELIMINARY**

Sheet 2 of 5  
 Jason S. Allee—On behalf of Lat40°, Inc.  
 Colorado Licensed Professional  
 Land Surveyor No. 38479



LAT40°, Inc.  
 Professional Land Surveyors  
 6250 W. 10th Street, Unit 2  
 Greeley, CO 80634  
 O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS	SLR 11/3/2022
ADDRESS TOWN COMMENTS	SLR 12/21/2022
ADJUST LINENWORK/ADDRESS TOWN COMMENTS	2/24/2023

MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT		
MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO		
MOUNTAIN VIEW LAND DEVELOPERS, LLC		
33105 COUNTY ROAD 33		
GREELEY, COLORADO 80634		
DRAWN BY: SLR	SCALE: AS NOTED	DATE: 10/26/2022
CHECKED BY: JSA	PROJECT #: 2022125REPLAT	SHEET: 2 OF 5

# MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

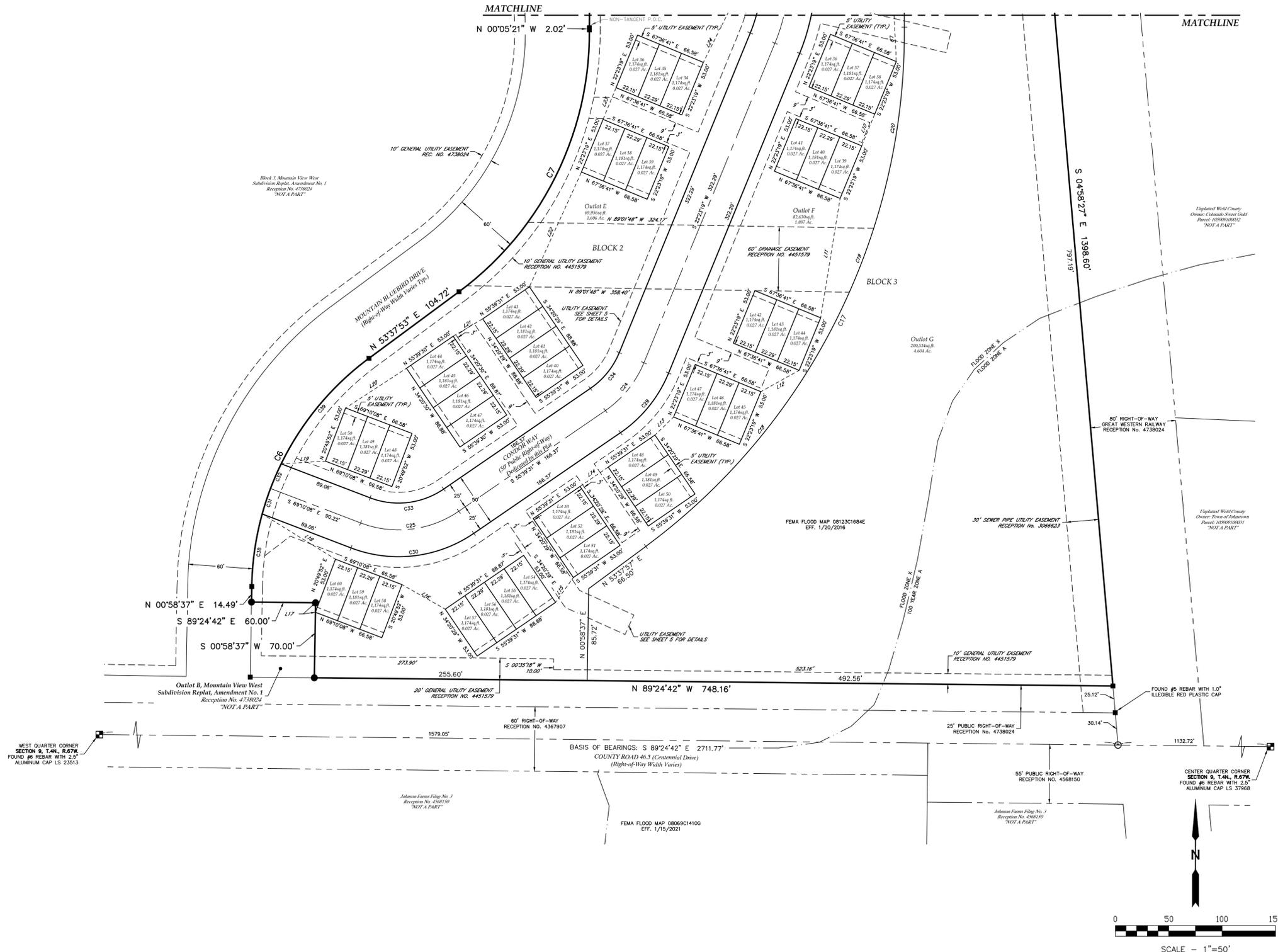
Being a Replat of Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1 and Tract A Block 3, 1st Replat of Block 1 Mountain View West Subdivision Replat, Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown,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

### LEGEND

- SURVEYED BOUNDARY LINE
- INCLUSIVE LOT LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL LINE
- APPROXIMATE FLOOD ZONE DELINEATION
- SURVEY TIE LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479 UNLESS OTHERWISE DESCRIBED
- SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479
- CALCULATED POSITION

LINE	BEARING	DISTANCE
L1	S 36°31'48" W	93.02'
L2	S 00°30'48" E	32.00'
L3	S 22°18'05" E	35.28'
L4	S 00°30'48" E	32.00'
L5	S 00°30'48" E	30.00'
L6	S 00°30'48" E	32.00'
L7	S 60°08'58" E	98.66'
L8	S 52°20'05" W	13.41'
L9	S 02°43'36" E	71.63'
L10	S 22°23'19" W	32.00'
L11	S 09°19'43" W	112.81'
L12	S 60°55'51" W	40.91'
L13	S 46°18'04" W	24.26'
L14	S 65°33'34" W	32.00'
L15	S 35°48'17" W	28.55'
L16	N 60°32'49" W	46.62'
L17	S 00°58'37" W	8.93'
L18	N 58°27'06" W	80.54'
L19	S 86°30'40" W	41.53'
L20	N 5°70'03" E	67.96'
L21	N 59°34'55" E	32.07'
L22	N 24°30'45" E	117.61'
L23	N 22°23'19" E	32.00'
L24	S 26°40'27" W	79.54'
L25	S 67°04'54" W	21.23'
L26	N 16°49'35" W	53.40'
L27	N 00°30'48" W	32.00'
L28	N 20°35'16" W	31.94'
L29	N 00°30'48" W	32.00'
L30	N 36°58'34" W	37.30'
L31	N 00°30'48" W	32.00'
L32	N 47°24'11" S	21.30'
L33	S 66°34'25" E	49.29'
L34	S 00°28'15" E	26.00'
L35	S 02°28'15" E	81.00'
L36	S 34°25'50" W	72.70'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.57'	15.00'	90°02'33"	S 45°29'31" E	21.22'
C2	86.18'	870.32'	5°48'19"	S 02°23'53" W	86.14'
C3	44.29'	65.50'	38°44'48"	S 24°40'26" W	43.46'
C4	27.40'	45.46'	34°32'21"	S 61°19'01" W	26.99'
C5	89.07'	544.00'	3°22'51"	S 63°16'27" W	89.97'
C6	248.13'	270.00'	52°59'16"	N 27°18'15" E	239.49'
C7	283.28'	300.00'	54°06'12"	N 26°34'47" E	272.88'
C8	83.98'	649.72'	7°24'20"	N 03°13'51" E	83.92'
C9	32.11'	45.50'	40°26'20"	N 27°09'11" E	31.45'
C10	117.50'	74.50'	90°22'01"	N 02°11'20" E	105.70'
C11	36.86'	65.50'	32°14'48"	N 26°52'16" W	36.38'
C12	97.58'	544.03'	10°16'37"	N 05°36'34" W	97.45'
C13	21.00'	13.50'	89°57'23"	N 44°30'57" E	19.08'
C14	52.24'	74.50'	40°10'26"	N 27°17'08" E	51.17'
C15	20.00'	74.50'	15°23'03"	N 00°29'37" W	19.94'
C16	45.26'	74.50'	34°49'51"	N 25°35'24" W	44.57'
C17	561.85'	595.00'	54°06'12"	N 26°34'51" E	541.20'
C18	307.60'	595.00'	29°37'13"	N 38°49'21" E	304.18'
C19	63.87'	595.00'	6°09'01"	N 20°56'14" E	63.84'
C20	190.38'	595.00'	18°19'58"	N 08°41'44" E	189.57'
C21	39.88'	175.00'	13°03'30"	S 07°02'33" E	39.80'
C22	39.88'	175.00'	13°03'30"	S 07°02'33" E	39.80'
C23	69.95'	175.00'	22°54'07"	S 10°56'16" W	69.49'
C24	58.07'	100.00'	33°16'12"	S 39°01'25" W	57.25'
C25	96.29'	100.00'	55°10'21"	S 83°14'41" W	92.62'
C26	34.19'	150.00'	13°03'30"	S 07°02'33" E	34.11'
C27	45.58'	200.00'	13°03'30"	S 07°02'33" E	45.48'
C28	79.94'	200.00'	22°54'07"	S 10°56'16" W	79.41'
C29	72.58'	125.00'	33°16'12"	S 39°01'25" W	71.57'
C30	120.37'	125.00'	55°10'21"	S 83°14'41" W	119.77'
C31	25.04'	270.00'	51°18'46"	N 18°10'54" E	25.03'
C32	25.04'	270.00'	51°18'46"	N 23°29'20" E	25.03'
C33	72.22'	75.00'	55°10'21"	S 83°14'41" W	69.46'
C34	43.55'	75.00'	33°16'12"	S 39°01'25" W	42.94'
C35	59.96'	150.00'	22°54'07"	S 10°56'16" W	59.58'
C36	34.19'	150.00'	13°03'30"	S 07°02'33" E	34.11'
C37	45.58'	200.00'	13°03'30"	S 07°02'33" E	45.48'
C38	68.53'	270.00'	14°32'45"	N 08°14'54" E	68.38'
C39	129.52'	270.00'	27°29'09"	N 39°53'18" E	128.29'



WEST QUARTER CORNER  
SECTION 9, T.4N., R.67W.  
FOUND #6 REBAR WITH 2.5"  
ALUMINUM CAP LS 23513

Johnson Farms Filing No. 3  
Reception No. 458150  
NOT A PART

FOUND #5 REBAR WITH 1.0"  
ALLEGIBLE RED PLASTIC CAP

CENTER QUARTER CORNER  
SECTION 9, T.4N., R.67W.  
FOUND #6 REBAR WITH 2.5"  
ALUMINUM CAP LS 37868

**PRELIMINARY**

Sheet 3 of 5  
Jason S. Allee—On behalf of Lat40°, Inc.  
Colorado Licensed Professional  
Land Surveyor No. 38479

**LAT 40°**  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS	SLR 11/3/2022
ADDRESS TOWN COMMENTS	SLR 12/21/2022
ADJUST LINENWORK/ADDRESS TOWN COMMENTS	2/23/2023

**MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT**  
MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO  
MOUNTAIN VIEW LAND DEVELOPERS, LLC  
33105 COUNTY ROAD 33  
GREELEY, COLORADO 80634

DRAWN BY: SLR      SCALE: AS NOTED      DATE: 10/26/2022  
CHECKED BY: JSA      PROJECT #: 2022125REPLAT      SHEET: 3 OF 5

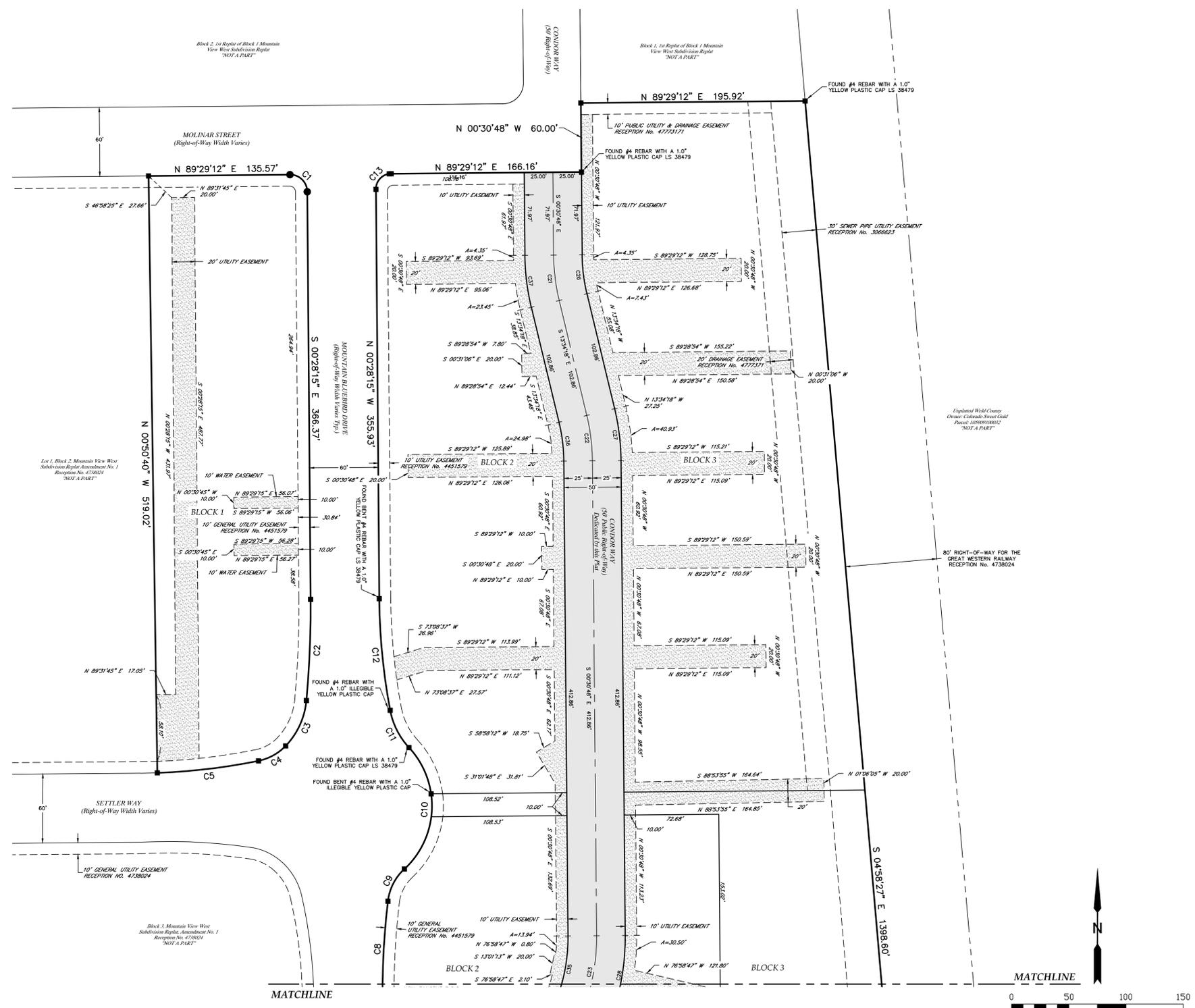
# MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

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

**LEGEND**

- SURVEYED BOUNDARY LINE
- INCLUSIVE LOT LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL LINE
- APPROXIMATE FLOOD ZONE DELINEATION
- SURVEY TIE LINE
- DEDICATED RIGHT-OF-WAY
- DEDICATED UTILITY EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479 UNLESS OTHERWISE DESCRIBED
- SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479
- CALCULATED POSITION

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.57	15.00	90°22'53"	S 45°29'51" E	21.22
C2	98.18	870.32	5°48'19"	S 02°23'53" W	86.14
C3	44.29	65.50	38°44'48"	S 24°40'26" W	43.46
C4	27.40	45.46	34°32'21"	S 61°19'01" W	26.99
C5	59.07	544.00	9°22'51"	S 83°10'57" W	88.97
C6	248.13	270.00	52°39'16"	N 27°18'15" E	239.49
C7	283.28	300.00	54°06'12"	N 26°34'47" E	272.88
C8	83.98	649.72	7°24'20"	N 03°13'51" E	83.97
C9	32.11	45.50	40°28'20"	N 27°09'11" E	31.45
C10	117.50	74.50	90°22'01"	N 02°11'20" E	105.70
C11	36.86	65.50	32°14'48"	N 26°52'16" W	36.38
C12	97.58	544.03	1°01'37"	N 03°36'54" W	97.45
C13	21.00	13.50	89°57'23"	N 44°30'27" E	19.08
C14	52.24	74.50	40°10'26"	N 27°17'08" E	51.17
C15	20.00	74.50	15°23'03"	N 00°29'37" W	19.94
C16	45.26	74.50	34°48'51"	N 23°52'24" W	44.57
C17	561.85	595.00	54°06'12"	N 26°34'51" E	541.20
C18	307.60	595.00	29°37'13"	N 38°49'21" E	304.18
C19	63.87	595.00	6°09'01"	N 20°56'14" E	63.84
C20	180.38	595.00	18°19'48"	N 08°41'44" E	189.57
C21	39.88	175.00	13°03'30"	S 07°02'33" E	39.80
C22	39.88	175.00	13°03'30"	S 07°02'33" E	39.80
C23	69.95	175.00	22°54'07"	S 10°56'16" W	69.49
C24	58.07	100.00	33°16'12"	S 39°01'25" W	57.25
C25	96.29	100.00	55°10'21"	S 83°14'41" W	92.62
C26	34.19	150.00	13°03'30"	S 07°02'33" E	34.11
C27	45.58	200.00	13°03'30"	S 07°02'33" E	45.48
C28	79.94	200.00	22°54'07"	S 10°56'16" W	79.41
C29	72.58	125.00	33°16'12"	S 39°01'25" W	71.57
C30	120.37	125.00	55°10'21"	S 83°14'41" W	115.77
C31	25.04	270.00	5°18'46"	N 18°10'34" E	25.03
C32	25.04	270.00	5°18'46"	N 18°10'34" E	25.03
C33	72.22	75.00	55°10'21"	S 83°14'41" W	69.46
C34	43.55	75.00	33°16'12"	S 39°01'25" W	42.94
C35	59.96	150.00	22°54'07"	S 10°56'16" W	59.58
C36	34.19	150.00	13°03'30"	S 07°02'33" E	34.11
C37	45.58	200.00	13°03'30"	S 07°02'33" E	45.48
C38	68.53	270.00	14°32'35"	N 08°14'54" E	68.35
C39	129.52	270.00	27°29'09"	N 39°53'18" E	128.29



Sheet 4 of 5

**PRELIMINARY**

Jason S. Allee-On behalf of Lat40°, Inc.  
Colorado Licensed Professional  
Land Surveyor No. 38479

**LAT 40°**

LAT40°, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS	SLR 11/3/2022
ADDRESS TOWN COMMENTS	SLR 12/21/2022
ADJUST LINENWORK/ADDRESS TOWN COMMENTS	2/23/2023

**MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT**  
MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO  
MOUNTAIN VIEW LAND DEVELOPERS, LLC  
33105 COUNTY ROAD 33  
GREELEY, COLORADO 80634

DRAWN BY: SLR  
CHECKED BY: JSA

SCALE: AS NOTED  
PROJECT #: 2022125REPLAT

DATE: 10/26/2022  
SHEET: 4 OF 5

# MOUNTAIN VIEW WEST SUBDIVISION THIRD REPLAT

Being a Replat of Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1 and

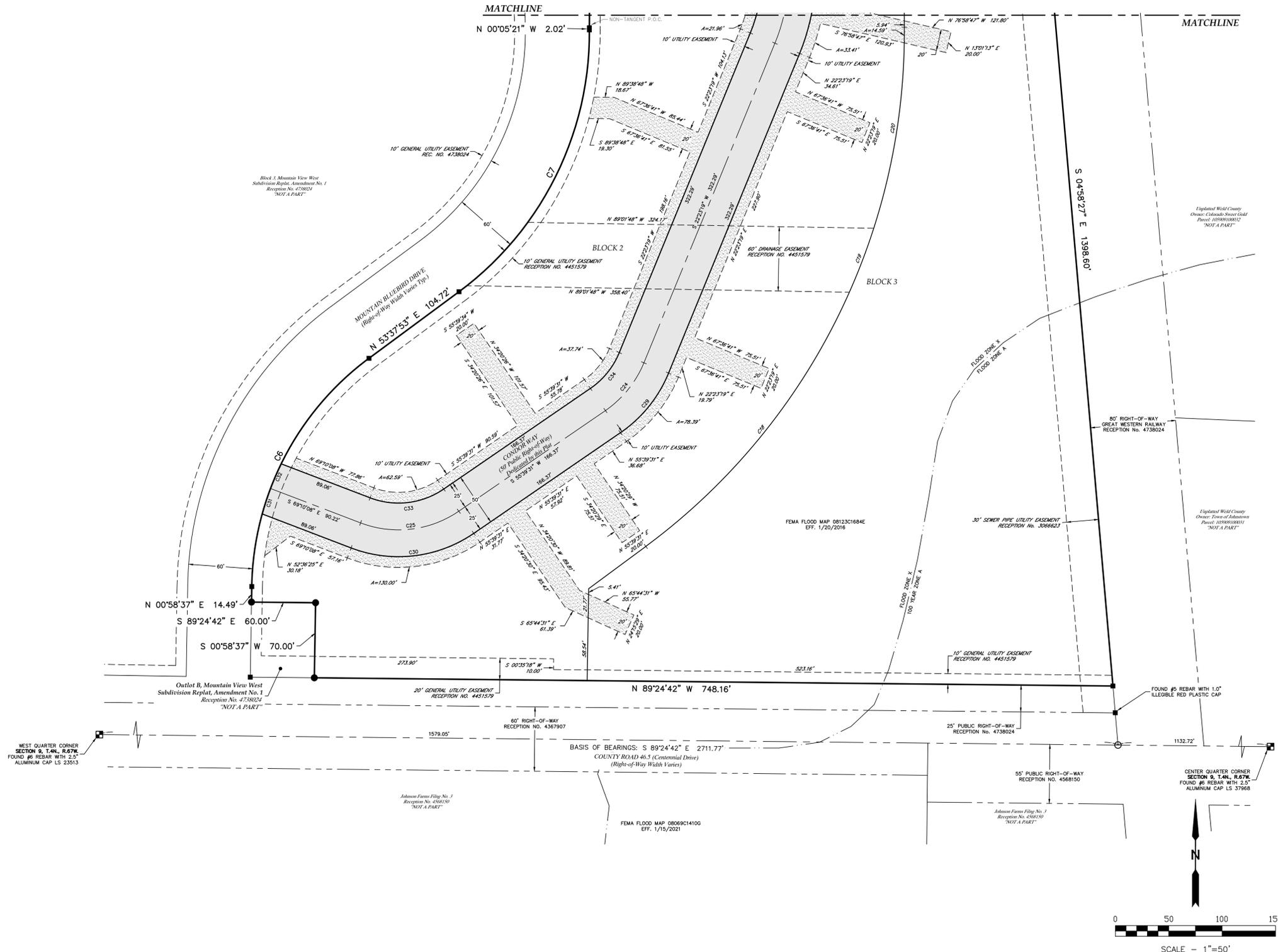
Tract A Block 3, 1st Replat of Block 1 Mountain View West Subdivision Replat,

Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado

### LEGEND

- SURVEYED BOUNDARY LINE
- INCLUSIVE LOT LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY
- CENTERLINE
- ADJACENT PARCEL LINE
- APPROXIMATE FLOOD ZONE DELINEATION
- SURVEY TIE LINE
- DEDICATED RIGHT-OF-WAY
- DEDICATED UTILITY EASEMENT
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479 UNLESS OTHERWISE DESCRIBED
- SET 24" OF #4 REBAR WITH A PINK PLASTIC CAP STAMPED LAT40 LS 38479
- CALCULATED POSITION

CURVE	ARC LENGTH	RADIUS	CURVE TABLE		CHORD BEARING	CHORD LENGTH
			DELTA ANGLE	CHORD BEARING		
C1	23.57	15.00	90°02'33"	S 45°29'31" E	21.22	
C2	88.18	870.32	5°48'19"	S 02°23'53" W	88.14	
C3	44.29	85.50	38°44'48"	S 24°00'26" W	43.46	
C4	27.40	45.46	34°32'21"	S 61°19'01" W	26.99	
C5	89.07	544.00	9°22'51"	S 83°16'37" W	88.97	
C6	248.13	270.00	52°39'16"	N 27°18'15" E	239.49	
C7	283.28	300.00	54°06'12"	N 26°34'47" E	272.88	
C8	83.98	649.72	7°24'20"	N 03°13'51" E	83.92	
C9	32.11	45.50	40°26'20"	N 27°09'11" E	31.45	
C10	117.50	74.50	90°22'01"	N 02°11'20" E	105.70	
C11	36.86	65.50	32°14'48"	N 26°52'16" W	36.38	
C12	97.58	544.03	10°16'37"	N 05°36'34" W	97.45	
C13	21.20	13.50	89°57'23"	N 44°30'27" E	19.08	
C14	52.24	74.50	40°10'26"	N 27°17'08" E	51.17	
C15	20.00	74.50	15°23'03"	N 00°29'37" W	19.94	
C16	45.26	74.50	34°48'31"	N 25°35'24" W	44.57	
C17	561.85	595.00	54°06'12"	N 26°34'51" E	541.20	
C18	307.60	595.00	28°37'13"	N 38°49'21" E	304.18	
C19	63.87	595.00	6°09'01"	N 20°56'14" E	63.84	
C20	190.38	595.00	18°19'58"	N 08°41'44" E	189.57	
C21	39.88	175.00	13°03'30"	S 07°02'33" E	39.80	
C22	69.95	175.00	22°54'07"	S 10°56'16" W	69.49	
C23	45.58	200.00	13°03'30"	S 07°02'33" E	45.48	
C24	58.07	100.00	33°16'12"	S 39°01'25" W	57.25	
C25	96.29	100.00	58°10'21"	S 83°14'41" W	92.62	
C26	34.19	150.00	13°03'30"	S 07°02'33" E	34.11	
C27	45.58	200.00	13°03'30"	S 07°02'33" E	45.48	
C28	79.94	200.00	22°54'07"	S 10°56'16" W	79.41	
C29	72.58	125.00	33°16'12"	S 39°01'25" W	71.57	
C30	120.37	125.00	55°10'21"	S 83°14'41" W	115.77	
C31	25.04	270.00	5°18'46"	N 18°10'34" E	25.03	
C32	25.04	270.00	5°18'46"	N 23°29'20" E	25.03	
C33	72.22	75.00	55°10'21"	S 83°14'41" W	69.46	
C34	43.55	75.00	33°16'12"	S 39°01'25" W	42.94	
C35	59.96	150.00	22°54'07"	S 10°56'16" W	59.56	
C36	34.19	150.00	13°03'30"	S 07°02'33" E	34.11	
C37	45.58	200.00	13°03'30"	S 07°02'33" E	45.48	
C38	68.53	270.00	14°32'35"	N 08°14'54" E	68.35	
C39	129.52	270.00	27°29'08"	N 38°53'18" E	128.29	



WEST QUARTER CORNER  
SECTION 9, T.4N., R.67W.  
FOUND #6 REBAR WITH 2.5"  
ALUMINUM CAP LS 23513

Outlot B, Mountain View West  
Subdivision Replat, Amendment No. 1  
Reception No. 4738024  
"NOT A PART"

Johnson Farms Filing No. 3  
Reception No. 4581590  
"NOT A PART"

FOUNDATION: S 89°24'42" E 2711.77'  
COUNTY ROAD 46.5 (Centennial Drive)  
(Right-of-Way Width Varies)

55' PUBLIC RIGHT-OF-WAY  
RECEPTION NO. 4568150

CENTER QUARTER CORNER  
SECTION 9, T.4N., R.67W.  
FOUND #6 REBAR WITH 2.5"  
ALUMINUM CAP LS 37968



Sheet 5 of 5  
**PRELIMINARY**  
Jason S. Allee—On behalf of Lat40°, Inc.  
Colorado Licensed Professional  
Land Surveyor No. 38479

**LAT 40°**  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

REVISIONS	
DESCRIPTION:	DATE:
ADD UTILITY EASEMENTS	SLR 11/3/2022
ADDRESS TOWN COMMENTS	SLR 12/21/2022
ADJUST LINENWORK/ADDRESS TOWN COMMENTS	2/24/2023

**MOUNTAIN VIEW WEST SUBDIVISION 3RD REPLAT**  
MOUNTAIN VIEW SUBDIVISION - JOHNSTOWN, CO  
MOUNTAIN VIEW LAND DEVELOPERS, LLC  
33105 COUNTY ROAD 33  
GREELEY, COLORADO 80634

DRAWN BY: SLR  
CHECKED BY: JSA  
SCALE: AS NOTED  
PROJECT #: 2022125REPLAT  
DATE: 10/26/2022  
SHEET: 5 OF 5

# Mountain View West Subdivision Third Replat FDP Submittal

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

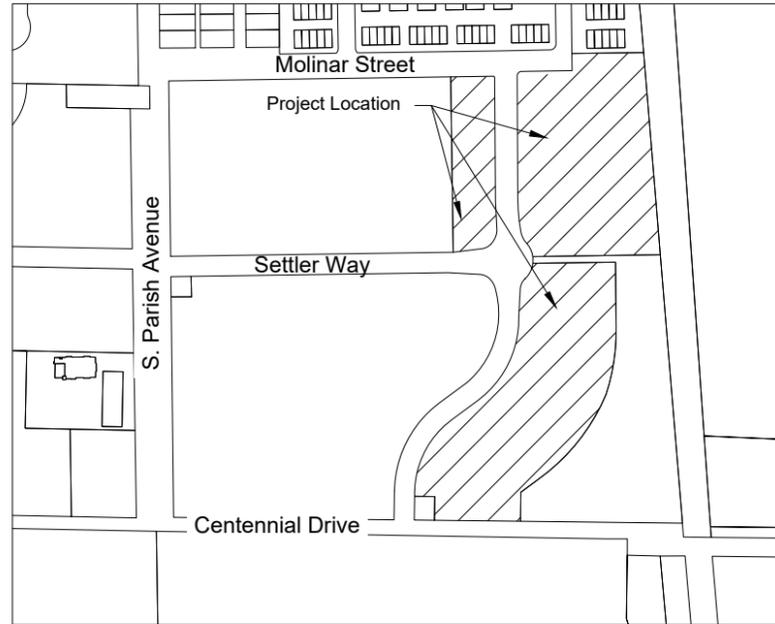
Being a Replat of Tract A Block 3, 1<sup>st</sup> Replat of Block 1 Mountain View West Subdivision Replat, Lot 2 Block 2, Block 4 and Outlot C of Mountain View West Subdivision Replat Amendment No. 1, Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6<sup>th</sup> 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	159,907
Landscape Area (sf)				
Irrigated Turf	Native Gras Area	Wood Mulch	Rock Mulch	Total Landscape
30,141	145,227	49,591	136,338	280,465
Rooflop (sf)				
117,186				
Open Space				
Required (30% of site) = 3.8 Acres				
Provided = 6.4 Acres				

ROW Dedication	
Street	Area (ac)
Public ROW	1.69
<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)	48
<b>Total Parking Provided</b>	<b>315</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	✓	✓	✓		
7-8	E1-2	Representative Elevations	✓	✓	✓		
9	L1	Lighting Plan	✓	✓	✓		
10	L1	Overall Landscape	✓	✓	✓		
11	L2	Landscape Plan	✓	✓	✓		
12	L3	Landscape Plan	✓	✓	✓		
13	L4	Landscape Plan	✓	✓	✓		
14	L5	Landscape Plan	✓	✓	✓		
15	L6	Landscape Plan	✓	✓	✓		
16	L7	Landscape Plan	✓	✓	✓		
17	L8	Landscape Plan	✓	✓	✓		
18	L9	Landscape Plan	✓	✓	✓		
19	L10	Landscape Details	✓	✓	✓		
20	L11	Landscape Details	✓	✓	✓		
21	L12	Water Use Plan	✓	✓	✓		
22	L13	Water Use Plan	✓	✓	✓		

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

### TOWN COUNCIL

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

Attest: \_\_\_\_\_  
Mayor Town Clerk

**Legal Description**  
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**

<p><b>Owner/Applicant</b> Mountain View Land Developers, LLC 3780 West 10th Street, Suite 200 Greeley, CO 80634 (970)702-2051</p>	<p><b>Landscaping Architect</b> Ripley Design, Inc. 419 Canyon Avenue, Suite 200 Fort Collins, CO 80521 (970) 224-5628</p>
<p><b>Civil Engineer</b> LandOne Engineering, LLC Daniel Hull, P.E. Dan@landone.co Civil Engineer 361 71st Avenue #100 Greeley, CO 80634 970-290-6190</p>	<p><b>Town of Johnstown</b> 450 S Parish Ave, Johnstown, CO 80534 Phone: 970-587-4664</p>
<p><b>Surveyor</b> Jason Allee Lat40, Inc. 6250 West 10th Street #2 Greeley, CO 80634 (970) 515-5294 jasona@lat40pls.com</p>	



Preliminary  
Not for  
Construction

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

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



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

Rev. No.	Date	Description
A		
B		
C		

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

Sheet C1.0

Preliminary  
 Not for  
 Construction

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

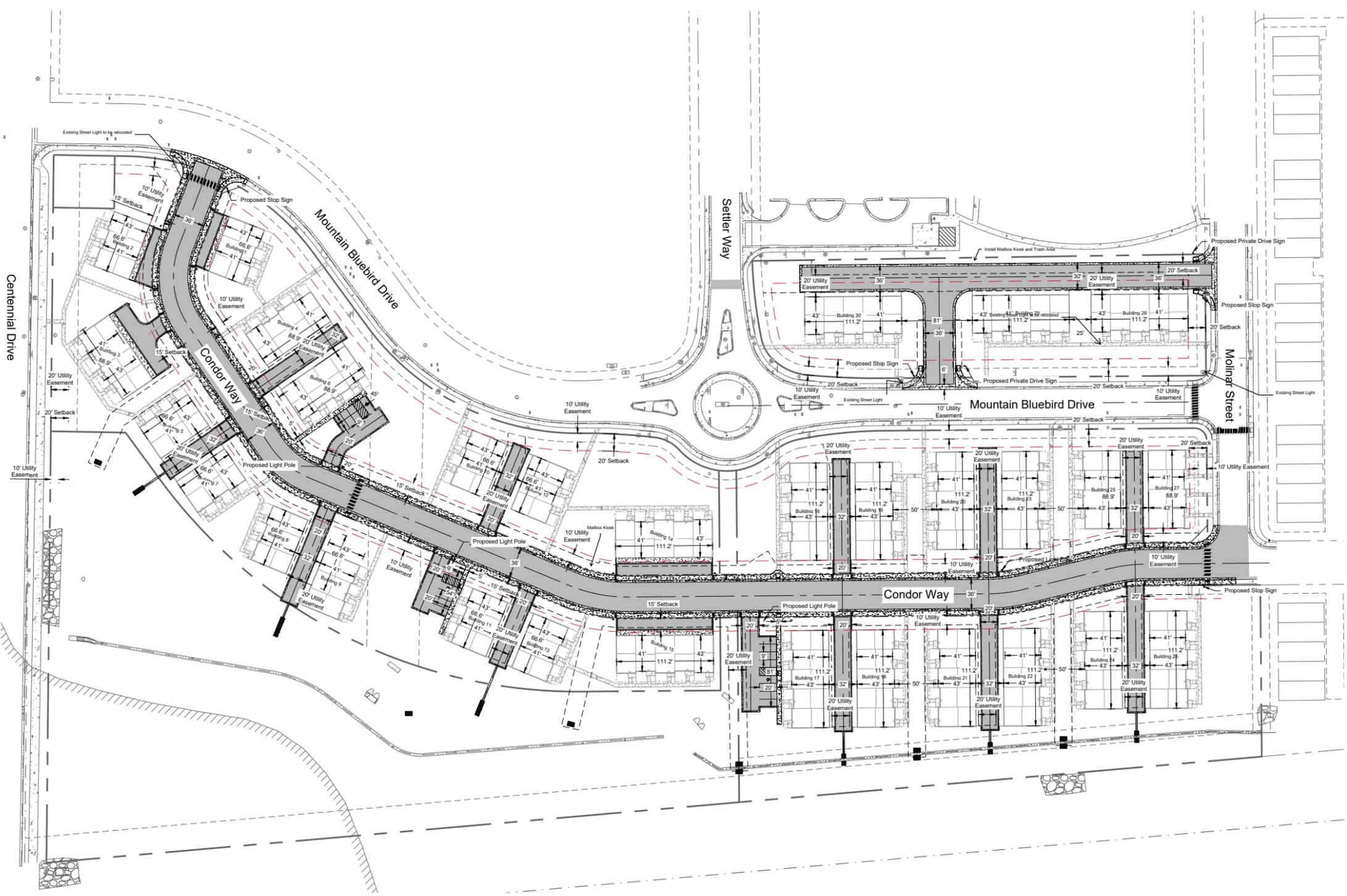
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Rev. No.	Date	Revision Description
A	10/26/2022	1st FDP Submittal
B	12/23/2022	2nd FDP Submittal
C	02/23/2023	3rd FDP Submittal

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

Sheet  
 C1.1



REVISIONS	BY

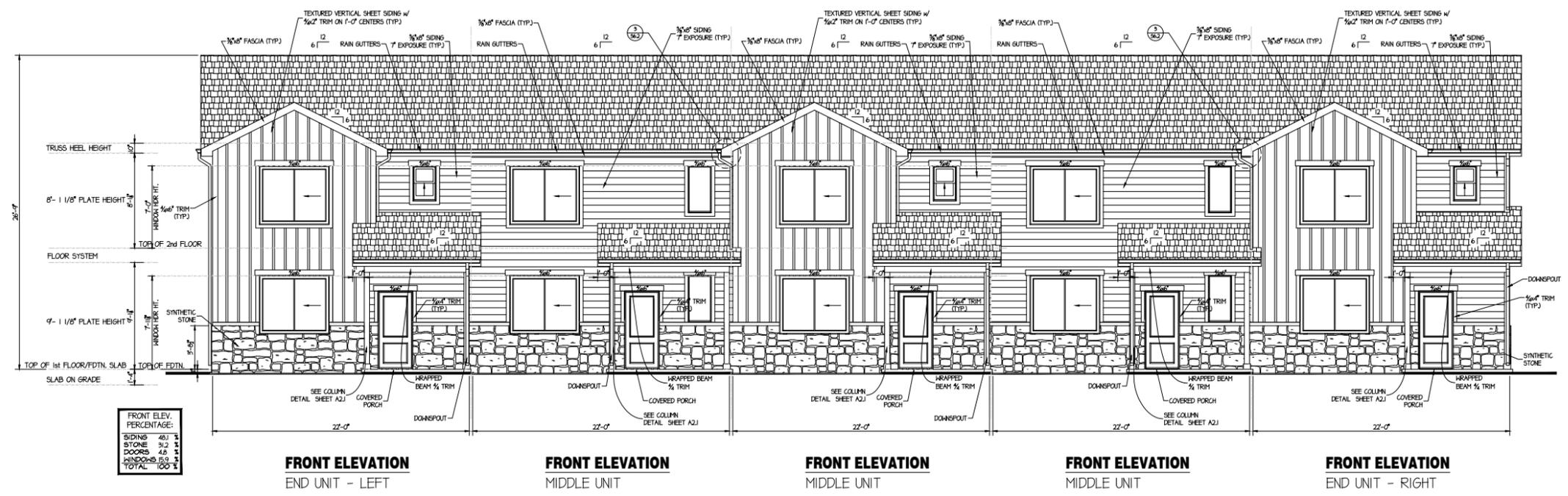
Item 4

©2017 Boessler Homes  
  
**BAESSLER HOMES**  
 Greeley, Colorado  
 970-353-1492

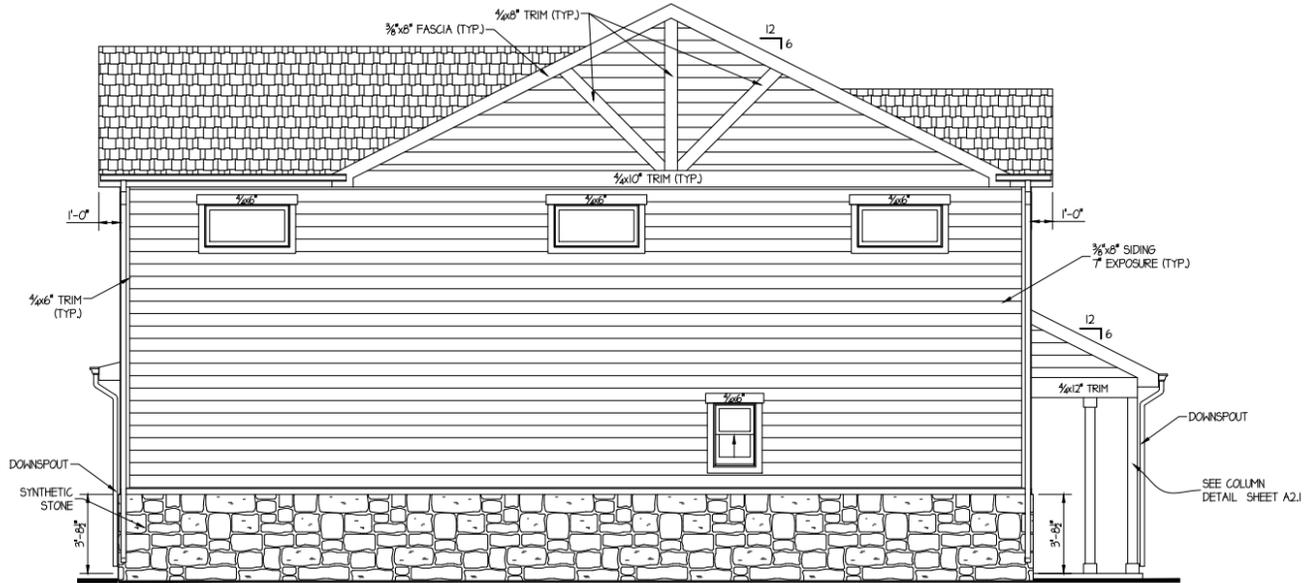
**FRONT - LEFT ELEVATIONS**  
**5 - PLEX**  
**JOHNSTOWN**

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

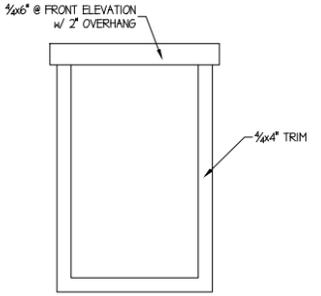
DRAWN  
 KMM  
 CHECKED  
 DATE  
 2.24.23  
 SCALE  
 AS NOTED  
 MODEL #  
 5-PLEX  
 SHEET  
**5-PLEX**  
 E 1



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



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



**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.

**GUTTER & DOWNSPOUTS:**

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

REVISIONS	BY

Item 4

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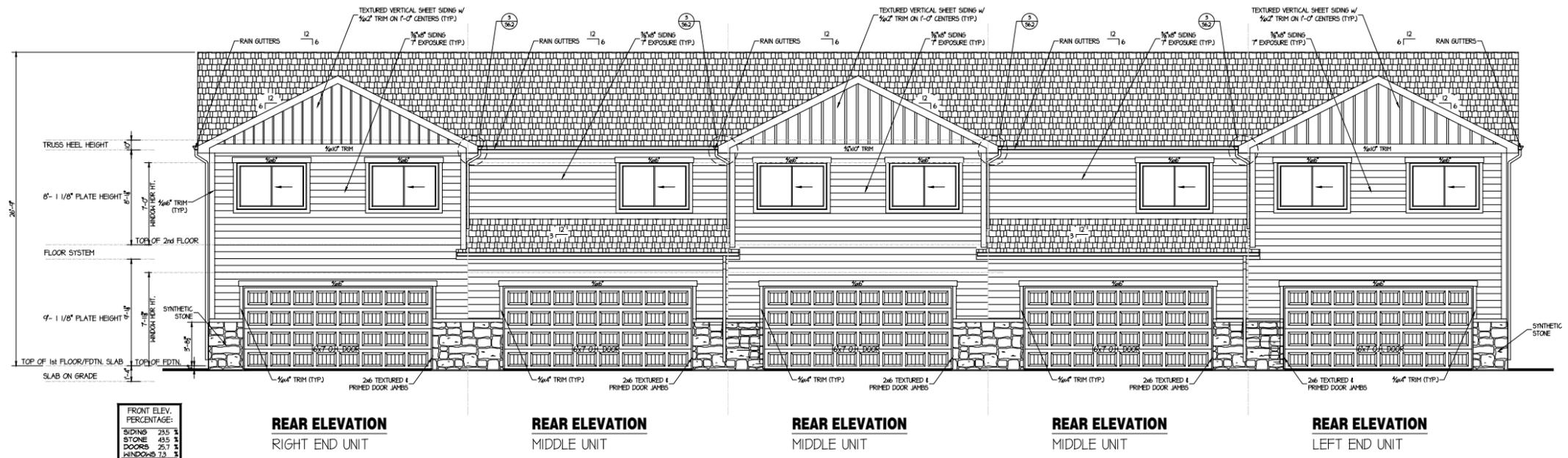
**BOESSLER HOMES**  
Greeley, Colorado  
970-353-1492

**REAR - RIGHT ELEVATIONS**  
**5 - PLEX**  
**JOHNSTOWN**

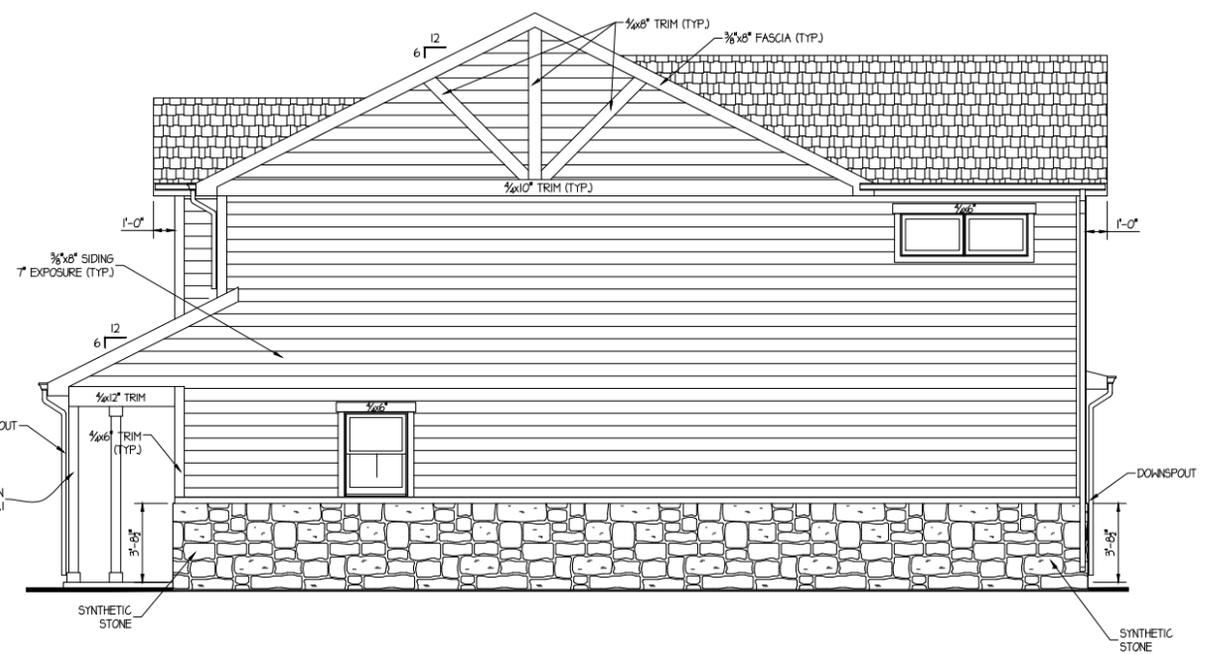
Proposed Residence:  
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Mountain View Subdivision  
JOHNSTOWN, COLORADO

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

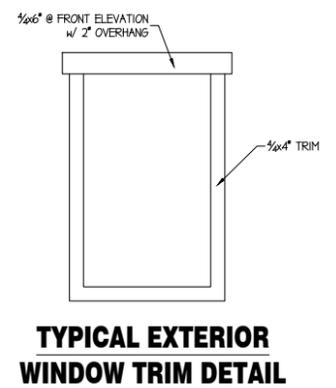
**5-PLEX**  
E 2



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



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



**ELEVATION NOTES:**

**HEADERS:**

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  - 1st FLOOR HT. = 7'-11 3/8"
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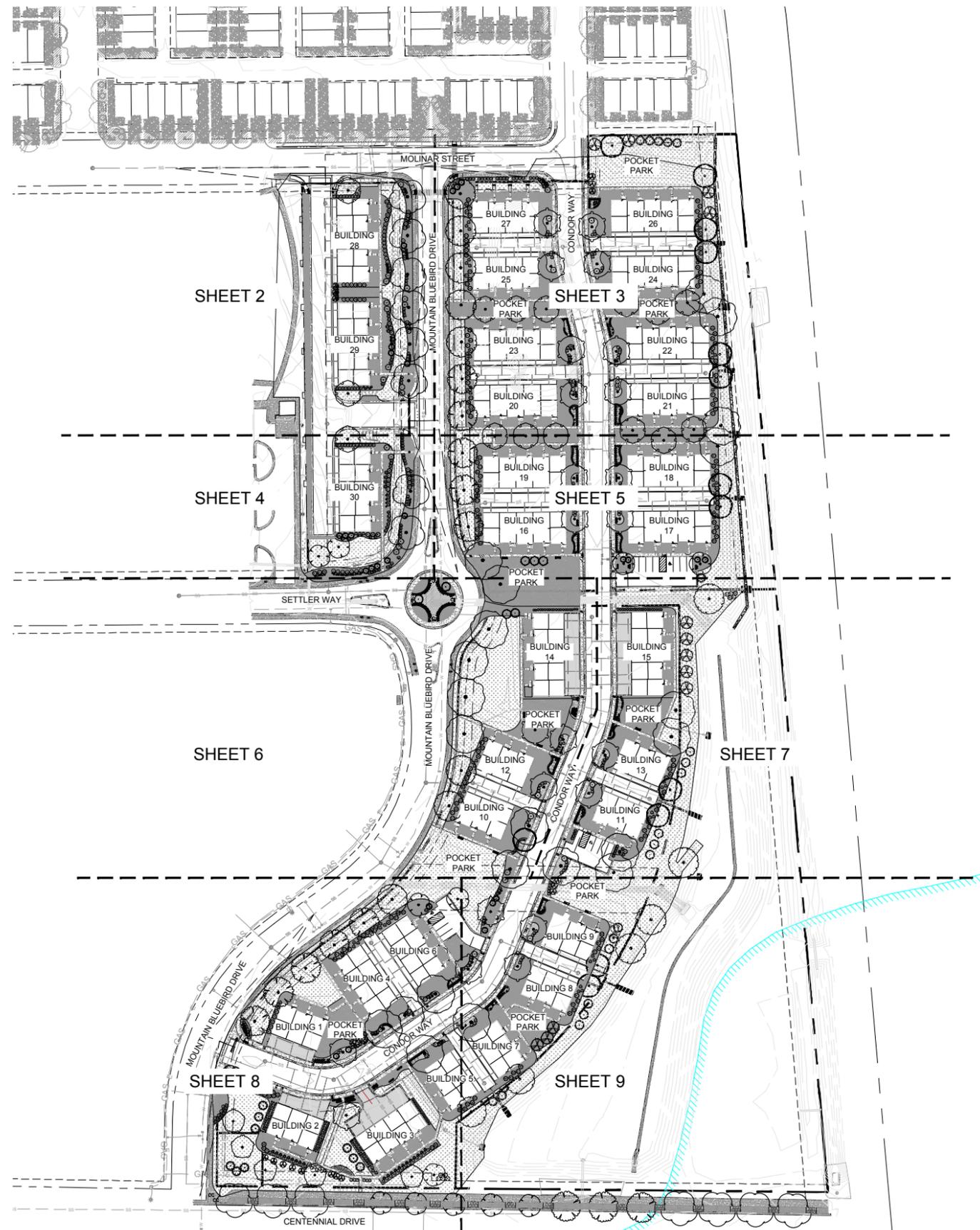
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Plotted By: Alex Garver, Layout: Overall Landscape Plan, Printed On: 2/24/2023 10:47 AM, File Name: Landscape Plan - North.dwg



**PLANT SCHEDULE**

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

**LEGEND**

<b>SYMBOL</b>	<b>02 LANDSCAPE MATERIAL DESCRIPTION</b>
	IRRIGATED TURF
	ROCK MULCH
	NATIVE GRASS AREA
	WOOD MULCH
	= PROPERTY BOUNDARY
	= MATCH LINE
	= LOT LINE
	= SETBACK
	= EASEMENT
	= RIGHT OF WAY
	= STORMWATER UTILITY
	= WATER UTILITY
	= SANITARY SEWER UTILITY
	= PROPOSED PRIVACY FENCE
	= PROPOSED FENCE
	= PROPOSED GRADING
	= EXISTING SANITARY SEWER
	= EXISTING GAS LINE
	= EXISTING ELECTRIC LINE
	= EXISTING WATER LINE
	= EXISTING STORMWATER UTILITY
	= EXISTING TOPOGRAPHY
	= LANDSCAPE BOULDERS
	= GAS METER
	= FIRE HYDRANT
	= STREET LIGHT
	= TRANSFORMER

**MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT**

Item 4

**FDP SUBMITTAL**

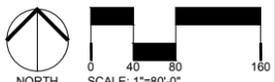
JOHNSTOWN, CO  
PREPARED BY:



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

**LANDSCAPE ARCHITECT**  
RIPLEY DESIGN INC.  
419 Canyon Ave, Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828  
f. 970.225.6557

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



ORIGINAL SIZE 24X36  
ISSUED

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

REVISIONS		
No.	DESCRIPTION	DATE

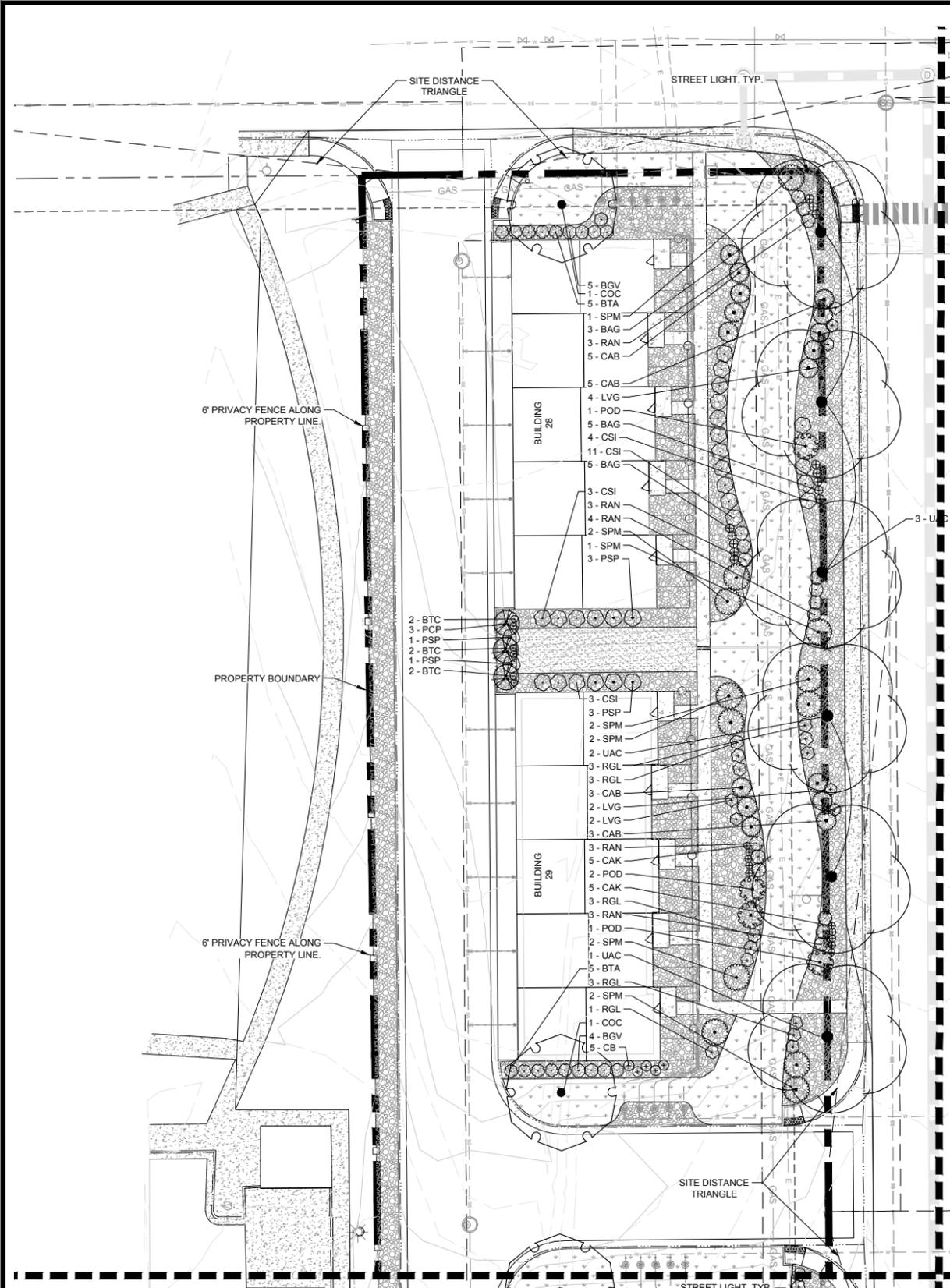
**OVERALL LANDSCAPE PLAN**

SEAL:



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

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



**PLANT SCHEDULE**

DECIDUOUS TREES	COMMON NAME
AGL	OHIO BUCKEYE
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MD	VARIEGATED EULALIA GRASS

**LEGEND**

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

**KEY MAP**



**MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT**

**FDP SUBMITTAL**

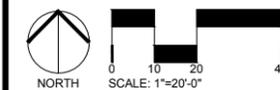
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PREPARED BY:



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

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

**ENGINEER**  
LANDONE ENGINEERING, LLC  
Dan Hull, PE  
361 71st Ave.  
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p. 970.632.2311



ORIGINAL SIZE 24X36

ISSUED

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

No.	DESCRIPTION	DATE

**LANDSCAPE PLAN**

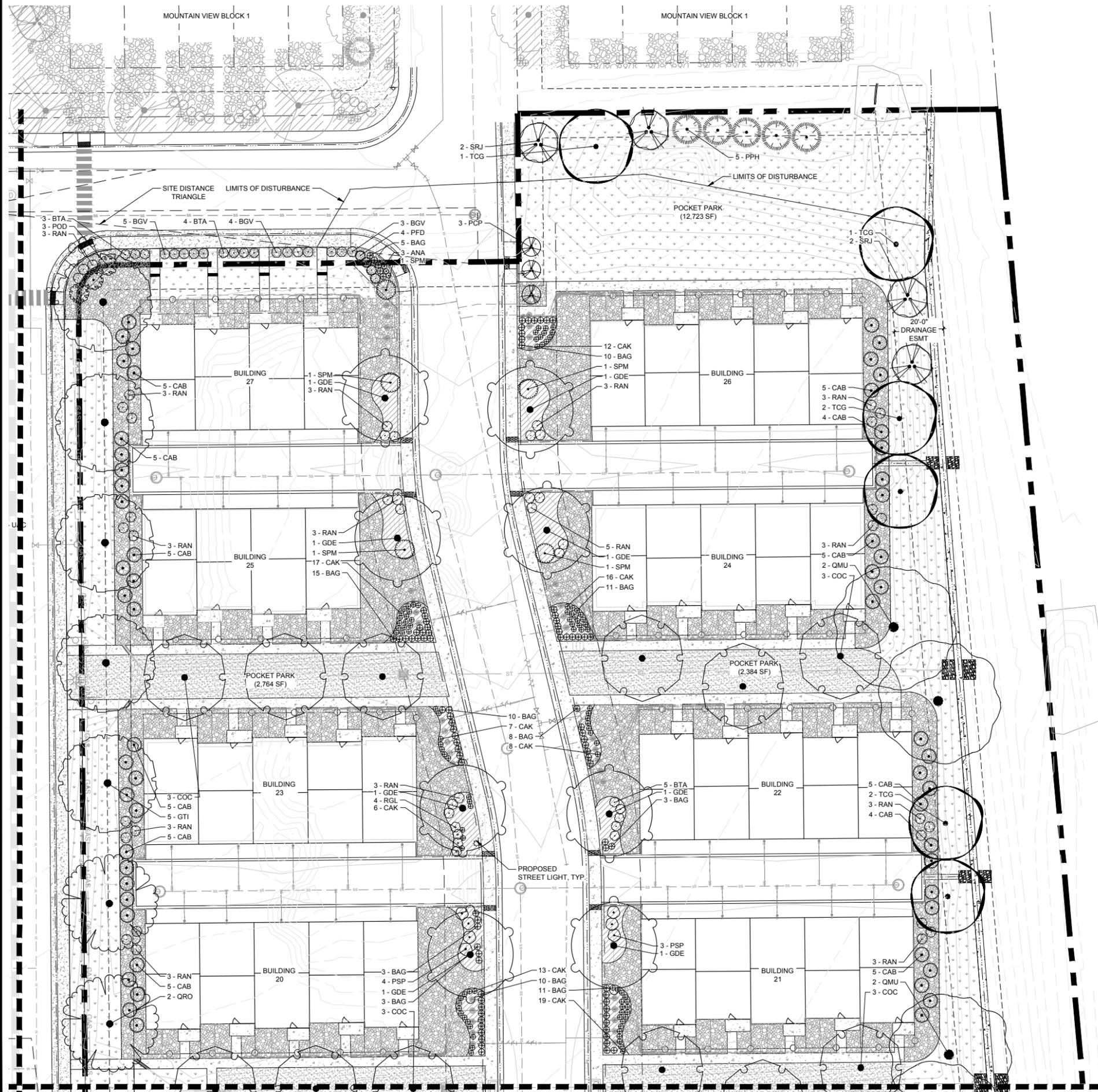
SEAL:



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

DRAWING NUMBER:

Plotted By: Alex Garver Layout: 3 Landscape Plan Printed On: 2/24/2023 10:48 AM File Name: Landscape Plan - North.dwg



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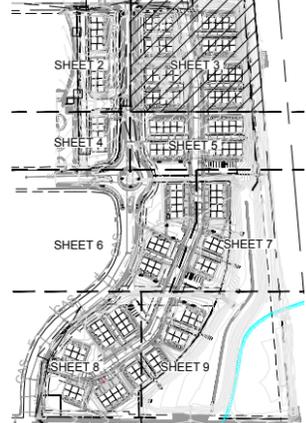
  

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[Symbol]	TRANSFORMER

**KEY MAP**



**MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT**

Item 4

**FDP SUBMITTAL**

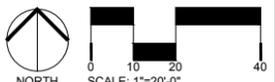
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**LANDSCAPE ARCHITECT**  
RIPLEY DESIGN INC.  
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Fort Collins, CO 80521  
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f. 970.225.6557

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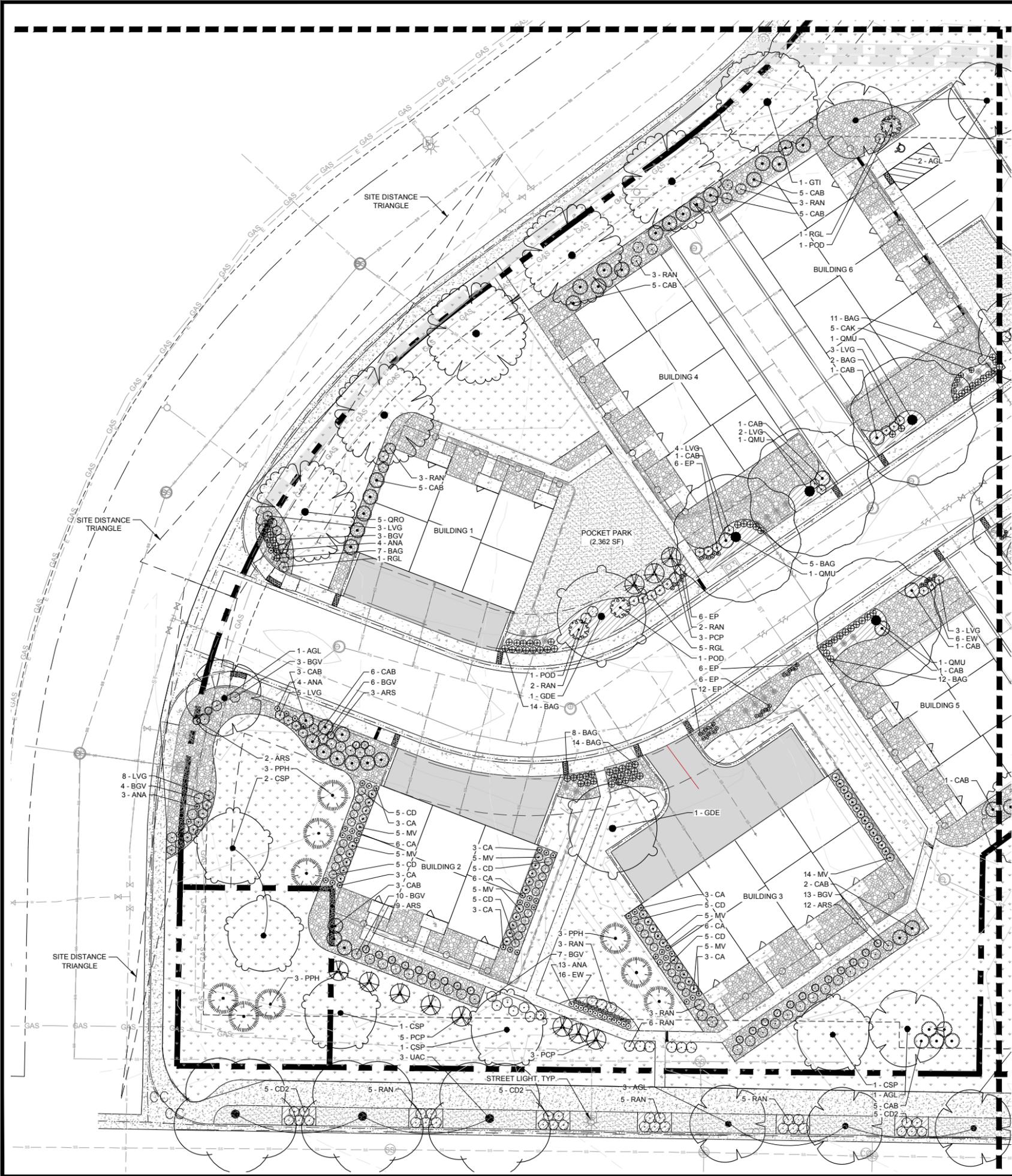
REVISIONS	No.	DESCRIPTION	DATE

**LANDSCAPE PLAN**

SEAL:



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



**PLANT SCHEDULE**

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

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

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

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

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

**LEGEND**

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

**KEY MAP**



**FDP SUBMITTAL**

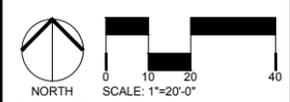
JOHNSTOWN, CO  
PREPARED BY:



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

**LANDSCAPE ARCHITECT**  
RIPLEY DESIGN INC.  
419 Canyon Ave. Suite 200  
Fort Collins, CO 80521  
p. 970.224.8828  
f. 970.225.6657

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



ORIGINAL SIZE 24X36

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

No.	DESCRIPTION	DATE

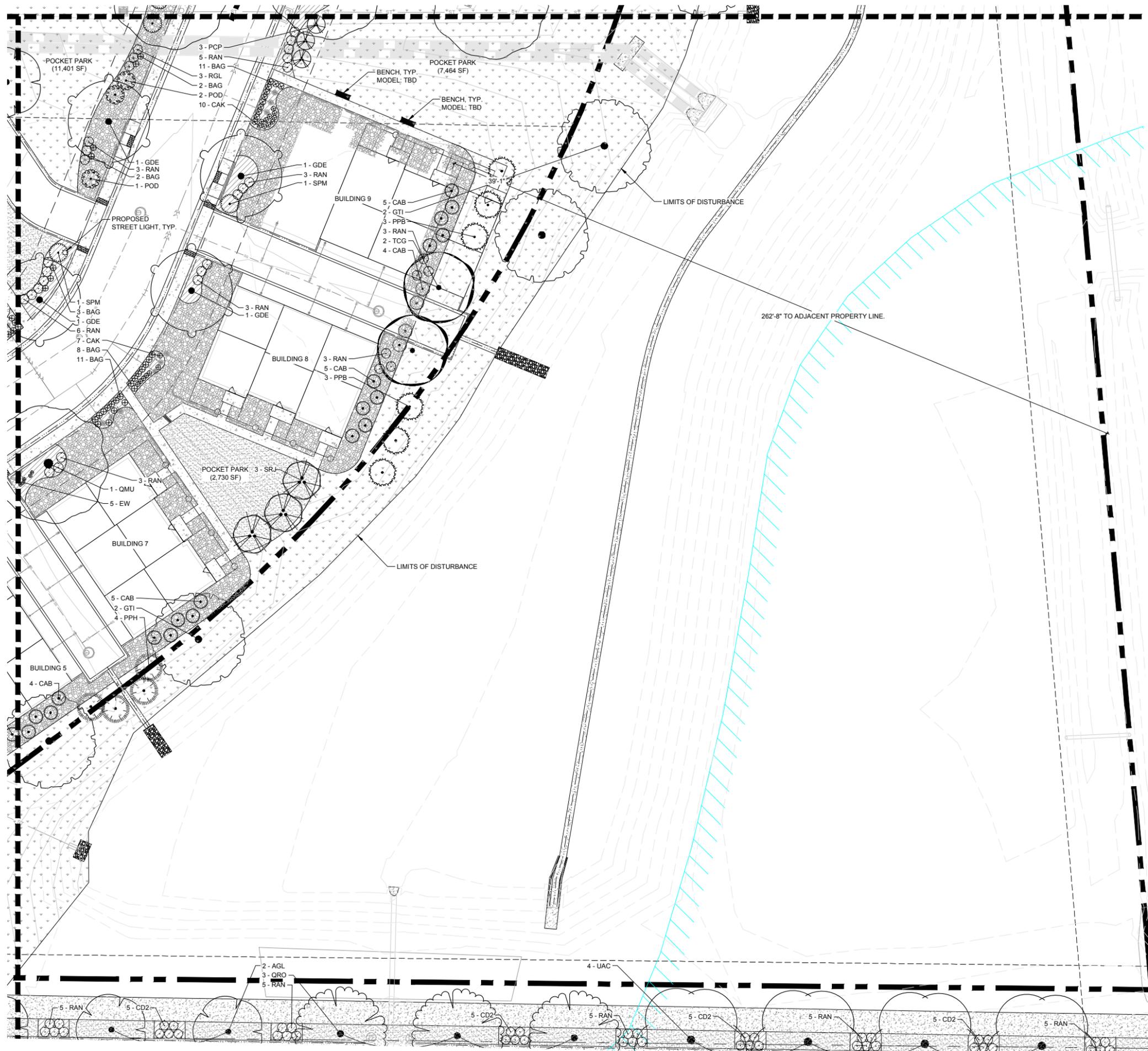
**LANDSCAPE PLAN**

SEAL:



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

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



**PLANT SCHEDULE**

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[Symbol]	LANDSCAPE BOULDERS
[Symbol]	GAS METER
[Symbol]	FIRE HYDRANT
[Symbol]	STREET LIGHT
[Symbol]	TRANSFORMER

**KEY MAP**



**MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT**

Item 4

**FDP SUBMITTAL**

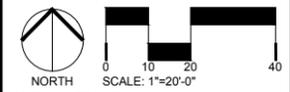
JOHNSTOWN, CO  
PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED	No.	DESCRIPTION	DATE
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REVISIONS

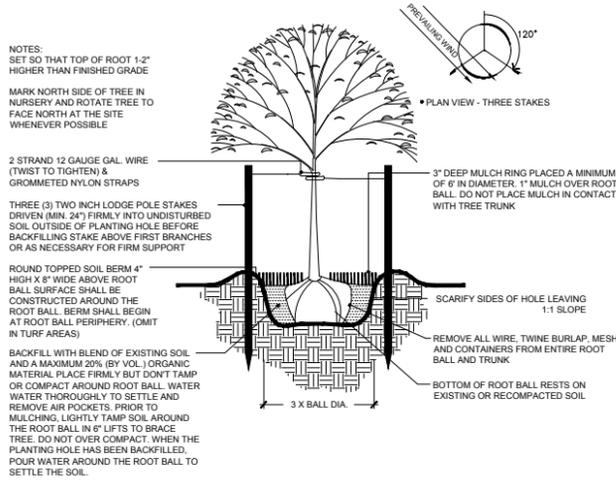
No.	DESCRIPTION	DATE

**LANDSCAPE PLAN**

SEAL:



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



### 1 TREE PLANTING DETAIL - WOOD POSTS

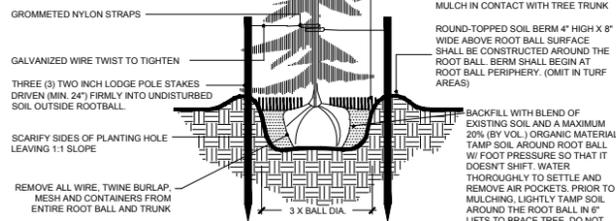
SCALE: NTS

OP-MO-04

**STAKING NOTES:**  
STAKE TREES PER FOLLOWING SCHEDULE, 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



**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.



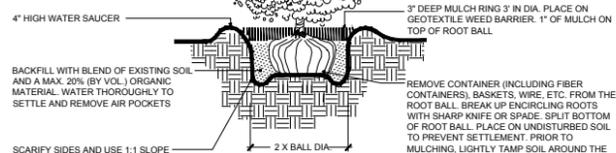
### 2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

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	AESCLULUS 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	14	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2" CAL	
GDE	23	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2" CAL	
QMU	22	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2" CAL	
ORO	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
PPB	19	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES SPRUCE	B & B	8" HT MIN.	
PPH	19	PICEA PUNGENS 'HOOPSII' / HOOPSII SPRUCE	B & B	6" HT	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PCP	20	PRUNUS CERASIFERA 'CRIMSON POINT' / 'CRIMSON POINTE FLOWERING PLUM	B & B	1.5" CAL	
SRJ	12	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1.5" CAL	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
ARS	26	AGASTACHE RUPESTRIS 'SUNSET' / SUNSET HYSSOP	5 GAL		
ANA	27	AMORPHA NANA / FALSE INDIGO	3 GAL		
BTC	9	BERBERIS THUNBERGII 'CONCORDE' / CONCORDE JAPANESE BARBERRY	3 GAL		
BTA	34	BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY	3 GAL		
BGV	74	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	5 GAL		
CD2	35	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	5 GAL		
CAB	222	CORNUS ALBA 'BAILHALO' / IVORY HALO DOGWOOD	5 GAL		
CSI	21	CORNUS SERICEA 'ISANTI' / ISANTI REDOSIER DOGWOOD	3 GAL		
EW	36	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER	5 GAL		
EP	48	ECHINACEA X 'PURPLE EMPEROR' / PURPLE EMPEROR CONEFLOWER	5 GAL		
FCO	8	FORSYTHIA X 'COURTASOL' / GOLD TIDE® FORSYTHIA	5 GAL		
LVG	57	LIGUSTRUM X VICARYI / GOLDEN PRIVET	5 GAL		
POD	25	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL		
PFD	4	POTENTILLA FRUTICOSA DAURICA 'PRAIRIE SNOW' / PRAIRIE SNOW CINQUEFOIL	3 GAL		
PSP	15	PRUNUS BESSEYI 'PAWNEE BUTTES' / PAWNEE BUTTES SAND CHERRY	3 GAL		
RGL	71	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL		
RAN	212	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE	3 GAL		
SPM	30	SYRINGA X PRESTONIAE 'MISS CANADA' / MISS CANADA PRESTON LILAC	3 GAL		
WI	7	WEIGELA FLORIDA 'MORCOLZAM' / MOR-COLOURFUL™ WEIGELA	5 GAL		
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE		
BAG	368	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS	1 GAL		
CB	5	CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS	1 GAL		
CAK	338	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		
CA	36	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' / AVALANCHE FEATHER REED GRASS	1 GAL		
CD	39	CAREX DIVULSA / GRASSLAND SEDGE	1 GAL		
NV	84	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED EULALIA GRASS	1 GAL		

## COMMON OPEN SPACE LANDSCAPE

TOTAL PROPERTY AREA = 557,328 SF

REQUIRED*	PROPOSED
TREES	188**
SHUBS	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) = 33  
-REQUIRED SHRUBS (5 PER 4,500 SF) = 312

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

## ARTERIAL RIGHT-OF-WAY LANDSCAPE

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

REQUIRED*	PROPOSED
TREES	15
SHUBS	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*	PROPOSED
TREES	14
SHUBS	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)

PROVIDED AREA = 56,346 SF (1.29 ACRES)

REQUIRED*	PROPOSED
TREES	42
SHUBS	71

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

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

## LANDSCAPE NOTES

- 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.  
3.1. 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 SITE SHALL BE IRRIGATED WITH AN AUTOMATIC CLOCK ACTIVATED UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND INSTALLED PRIOR TO C.O. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC 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 ONETHIRD 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.

## MOUNTAIN VIEW WEST SUBDIVISION THRID PLAT

Item 4

### FDP SUBMITTAL

JOHNSTOWN, CO

PREPARED BY:



OWNER:

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

LANDSCAPE ARCHITECT:

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ISSUED

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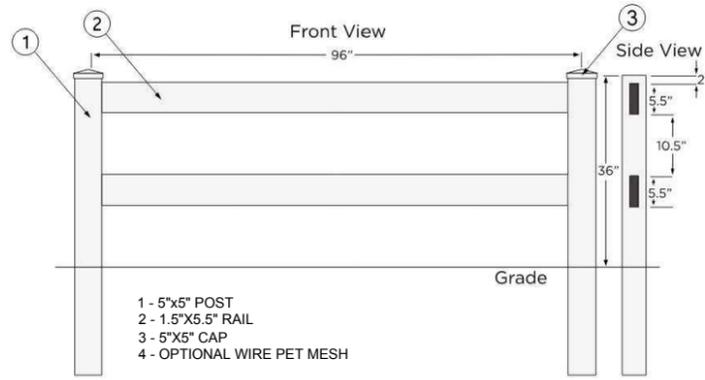
## DETAILS AND NOTES

SEAL:



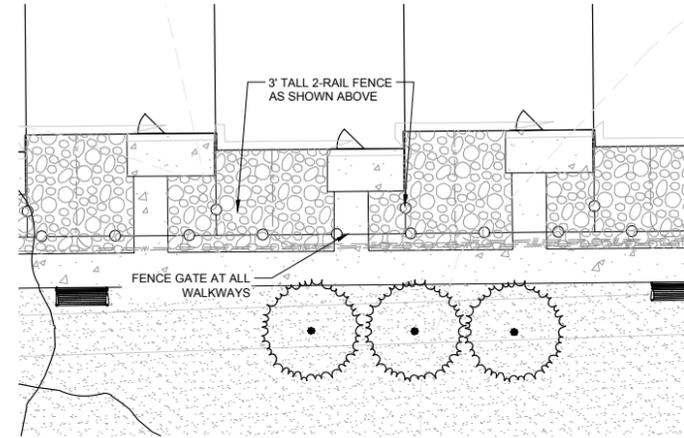
PROJECT No.:	R22-042
DRAWN BY:	AG
REVIEWED BY:	KT
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TYPICAL FENCE DETAIL

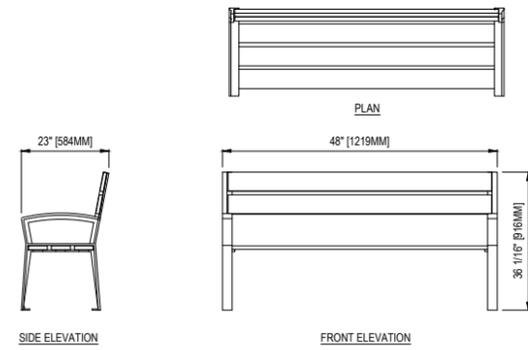


- 1 - 5"x5" POST
- 2 - 1.5"x5.5" RAIL
- 3 - 5"x5" CAP
- 4 - OPTIONAL WIRE PET MESH

TYPICAL FENCE PLAN



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

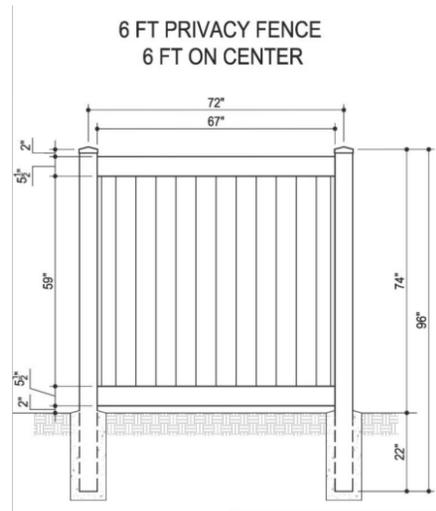


EV26 6FT	
LENGTH	72"
WIDTH	23"
HEIGHT	36 1/16"
SEAT HEIGHT	17"
WEIGHT	105LBS

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



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



1 BENCH

1/2" = 1'-0"

OP-MO-01

2 6' PRIVACY FENCE

1/2" = 1'-0"

OP-MO-03

FDP SUBMITTAL

JOHNSTOWN, CO  
 PREPARED BY:



OWNER

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

LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.  
 419 Canyon Ave, Suite 200  
 Fort Collins, CO 80521  
 p. 970.224.5828  
 f. 970.225.6557

ENGINEER

LANDONE ENGINEERING, LLC  
 Dan Hull, PE  
 3651 71st Ave.  
 Greeley, CO 80634  
 p. 970.632.2311

ORIGINAL SIZE 24X36

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

REVISIONS		
No.	DESCRIPTION	DATE

DETAILS AND NOTES

SEAL:



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

FDP SUBMITTAL

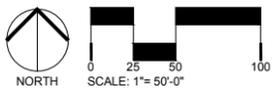
JOHNSTOWN, CO  
PREPARED BY:



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ORIGINAL SIZE 24X36

ISSUED

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03	FDP ROUND 3	01/13/2023

REVISIONS

No.	DESCRIPTION	DATE

WATER USE PLAN  
NORTH

SEAL:



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



**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	55,506	14	777,084
[Orange]	VERY LOW - ROCK MULCH BEDS - NO LANDSCAPE PLANTING	45,446	3	136,338
[Yellow]	VERY LOW - NATIVE SEED MIX	145,227	3	435,681
	TOTAL:	276,320	6.85	1,891,641

**NATIVE SEED MIX**

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



MOUNTAIN VIEW WEST  
SUBDIVISION THIRD  
PLAT

FDP SUBMITTAL

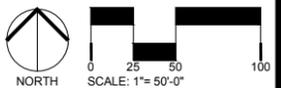
JOHNSTOWN, CO  
PREPARED BY:



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ISSUED

No.	DESCRIPTION	DATE
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03	FDP ROUND 3	01/13/2023

REVISIONS

No.	DESCRIPTION	DATE

WATER USE PLAN  
SOUTH

SEAL:



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

DRAWING NUMBER:

L13



**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
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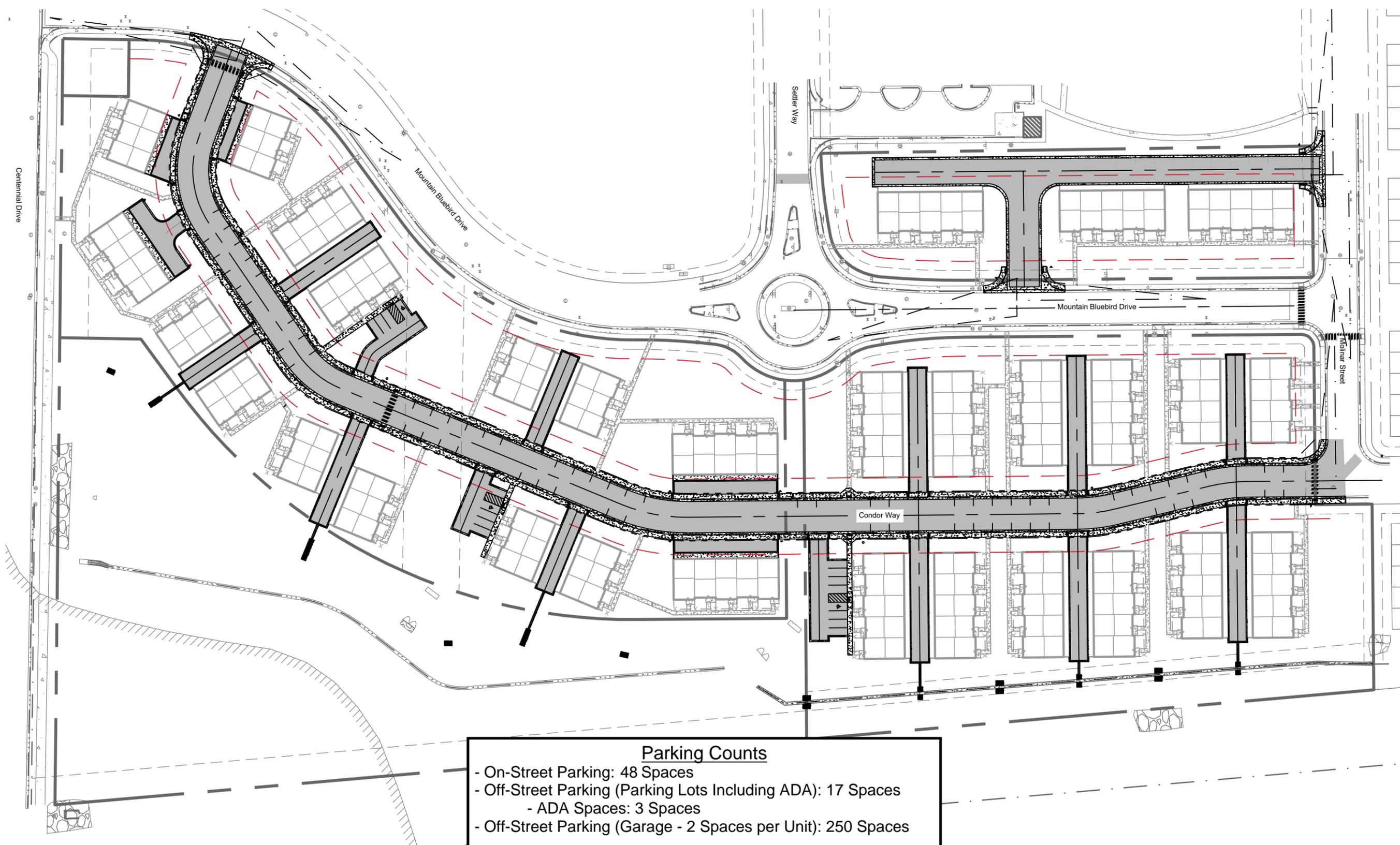
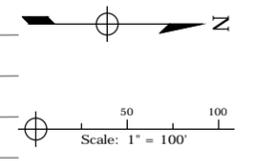
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		100.0000	25	

KEY MAP



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



**Parking Counts**

- On-Street Parking: 48 Spaces
- Off-Street Parking (Parking Lots Including ADA): 17 Spaces
  - ADA Spaces: 3 Spaces
- Off-Street Parking (Garage - 2 Spaces per Unit): 250 Spaces

---

Total Parking Spaces (Including Garages and ADA): 315 Spaces

02/23/2023



# Town of Johnstown

## MOUNTAIN VIEW WEST 3<sup>RD</sup> REPLAT (TOWNHOMES II)

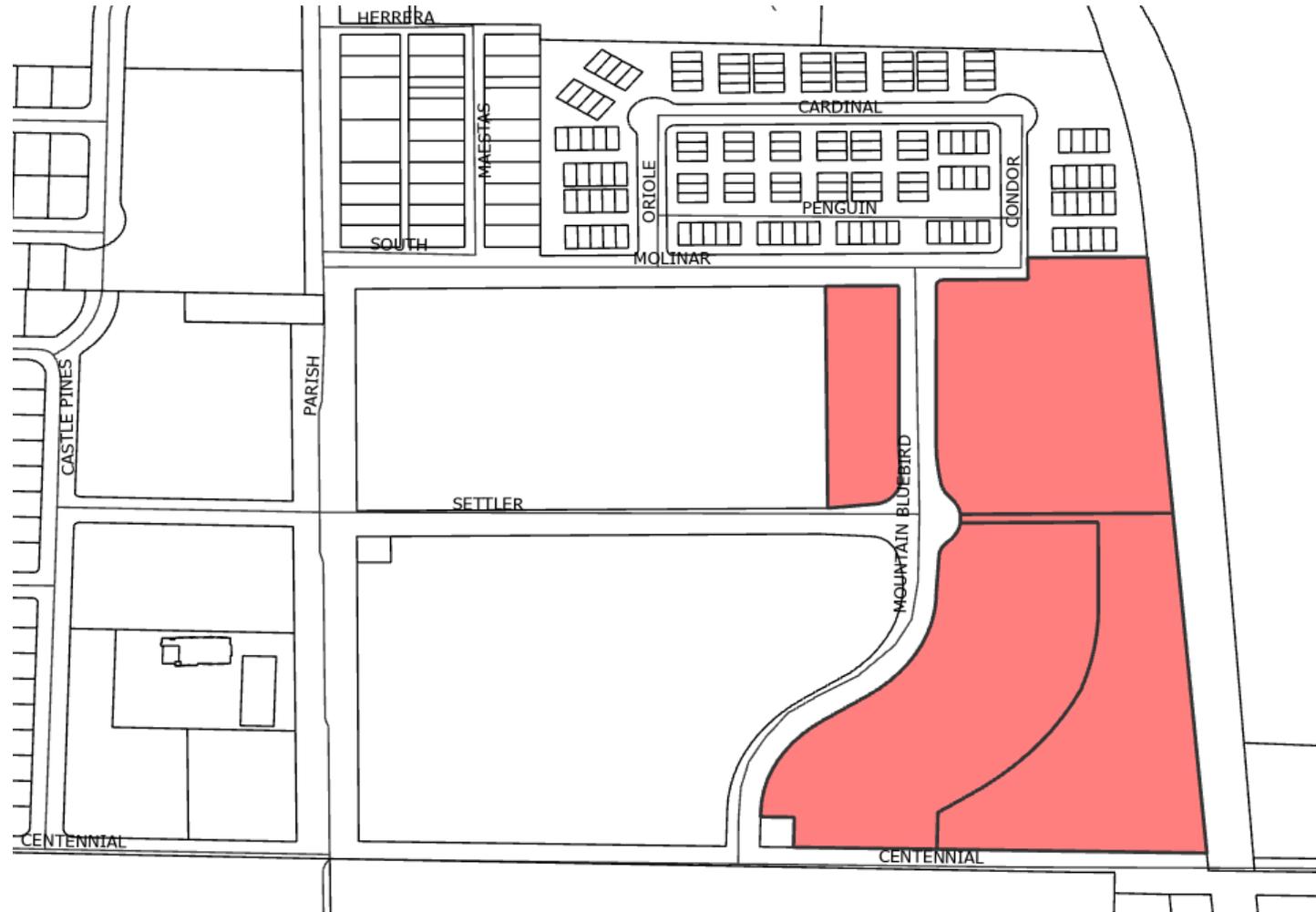
Preliminary/Final Subdivision Plat and Development Plan  
(SUB22-0015)

Planning & Zoning Commission

March 22, 2023

# VICINITY MAP

- Approx. 17.4 Acres
- Part of Mountain View West PUD
- East of Parish Ave. & the YMCA Rec Center
- North of CR 46.5/Centennial
- West of Great Western RR & Little Thompson River
- South of Molinar St.



*Town of Johnstown*

johnstown.colorado.gov | 970-587-4664

# BACKGROUND

- 2014 Parish LLC Annexation
  - PUD-B
- 2017 Mountain View West PUD Design Guidelines
- Subdivisions:
  - 2018 Mountain View West Sub
  - 2018 replat
  - 2021 replat amendment
  - 2021 1<sup>st</sup> replat of Block 1 - Townhomes



Town of Johnstown

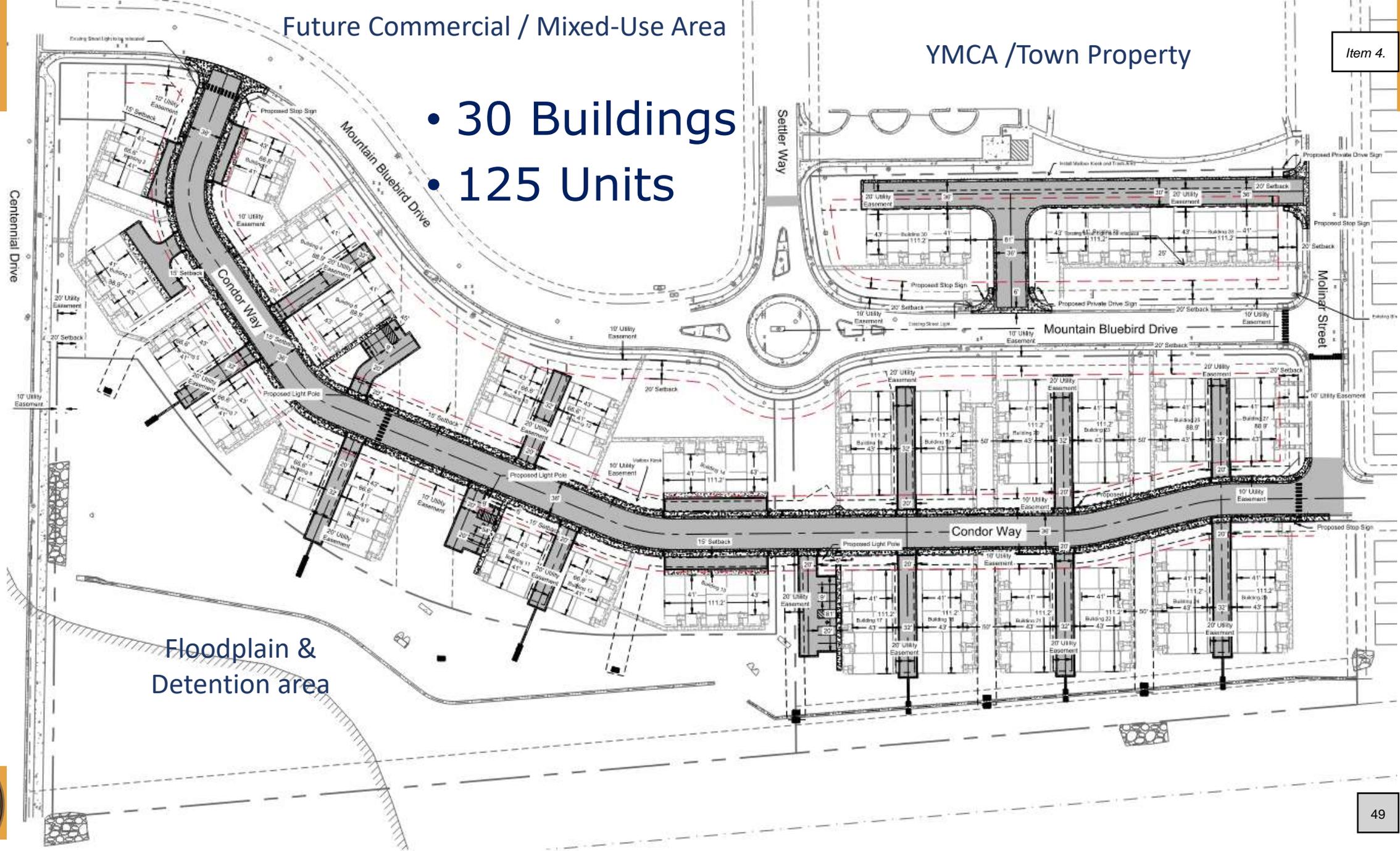
johnstown.colorado.gov | 970-587-4664

Future Commercial / Mixed-Use Area

YMCA /Town Property

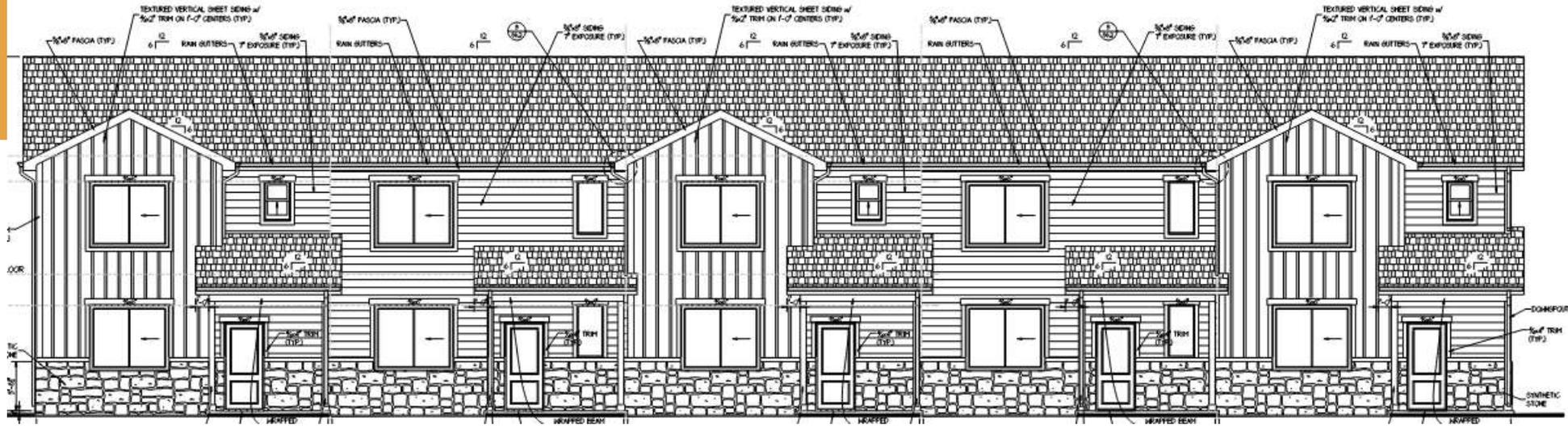
Item 4.

- 30 Buildings
- 125 Units

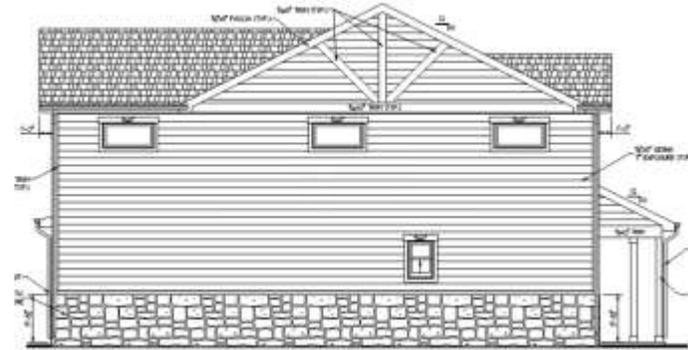


Floodplain & Detention area





# TOWNHOME ELEVATIONS



# ANALYSIS & RECOMMENDATION

Item 4.

- Conforms to the Mountain View West Design Guidelines.
- Is in substantial compliance with the Town's codes, regulations, and requirements
- Promotes the Town's goals of diversity of housing types, walkable mixed-use neighborhoods, and an efficient pattern of development.
- Recommendation for Approval

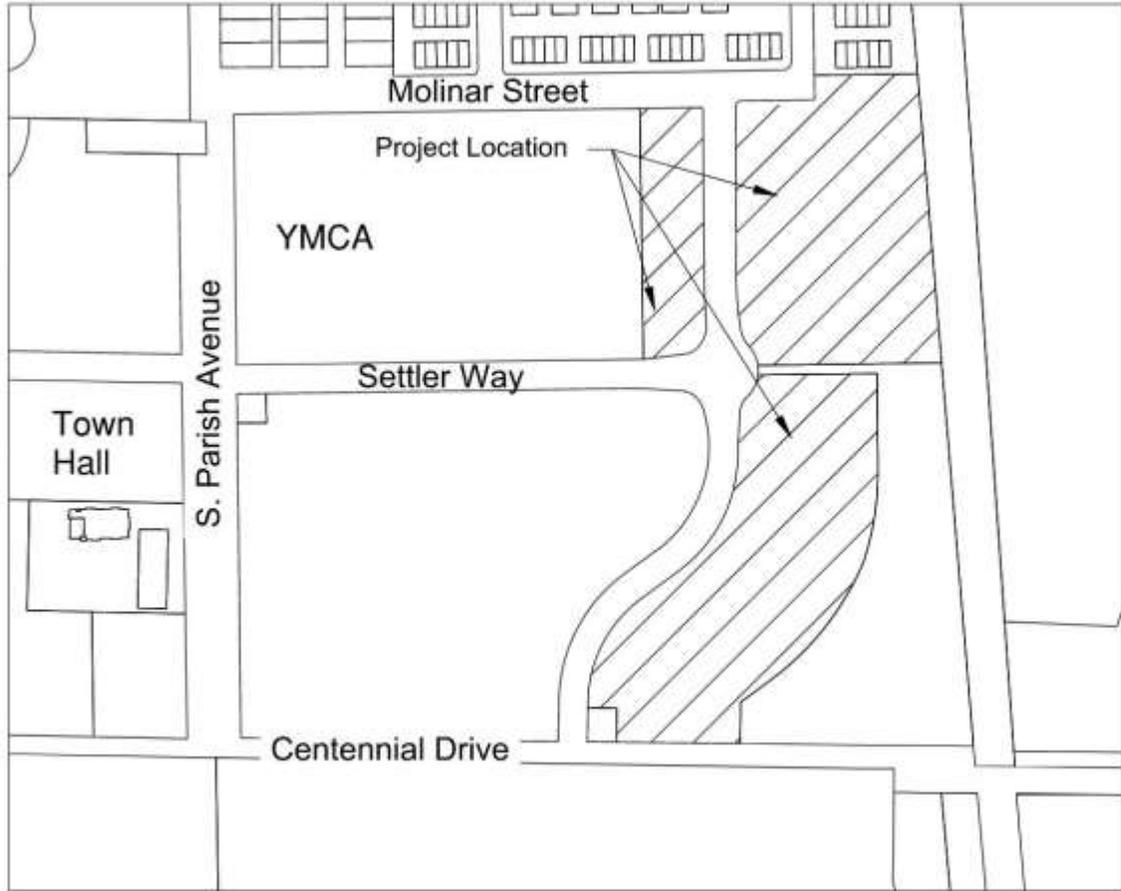


MOUNTAIN VIEW WEST SUBDIVISION  
3<sup>RD</sup> REPLAT

PLANNING AND ZONING COMMISSION  
3.22.23  
JOHNSTOWN, COLORADO

PRELIM/FINAL PLAT

---



# LOCATION:

LOCATED EAST OF THE  
YMCA IN THE EXISTING  
MOUNTAIN VIEW WEST  
PUD.

Vicinity Map  
Not To Scale

## PROJECT BACKGROUND

•Tonight, we are presenting the Mountain View West Subdivision 3<sup>rd</sup> Replat. We originally submitted the Prelim/Final Plat package to staff in October of last year.

•The overall project statistics.

- 125 Townhome Units
- 17 Acres total (includes 4.68 acres of existing detention)
- 12+ Acres of developed area.
- 6.4 Acres of open space (almost double the requirement)
- Multiple private pocket parks
- Code compliant parking
- Meets and exceeds all previously approved PUD Standards

•The proposed units will complement both the existing and successful Mountain View Townhomes as well as the proposed commercial to the west.



# Next Steps

- Tonight, we are requesting Planning and Zoning approval of the Final Plat for Mountain View West Subdivision 3<sup>rd</sup> Replat
- With an approval of the Final Plat tonight we will continue to work with staff to finalize the Development Agreement and Water Service Agreement in preparation for City Council.
- We look forward to getting a shovel in the ground and bringing new homes to the Town of Johnstown this year.

# Comments/Questions?