



TREE BOARD REGULAR MEETING
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
TREE BOARD REGULAR MEETING
Monday, October 28, 2024, at 6:00 PM

A. CALL TO ORDER

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comment**

The purpose of the Public Comment is for members of the public to speak to the Tree Board on any subject not scheduled on the Agenda. To accomplish scheduled agenda items, comments should be limited to three- minutes for those attending in person or an appropriate time as deemed by the Chair. The Tree Board is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Tree Board must state their name and address for the record and sign-in.

4. Consent Agenda

The Consent Calendar is intended to allow the Tree Board to spend time and energy on the important items and not routine actions. A Tree Board Member may request an item on this calendar to be 'pulled' off the Consent Calendar and considered separately as a Regular Agenda item. Items remaining on the Consent Calendar will be approved by Tree Board with one vote.

5. Approval of Agenda

B. REGULAR MEETING

1. Northgate Lake Preliminary Plat Landscape Plan

- Discussion
- Staff Presentation: Shani Porter, Planning Director

C. BOARD MEMBER PETITIONS

Board Members may ask for items to be added to future agendas.

D. COMMUNICATIONS

Board approval may be sought for administrative actions in association with staff reports.

1. Town Staff
2. Town Management
3. Board Members
4. Chair

E. ADJOURN

Tree Board MEETING

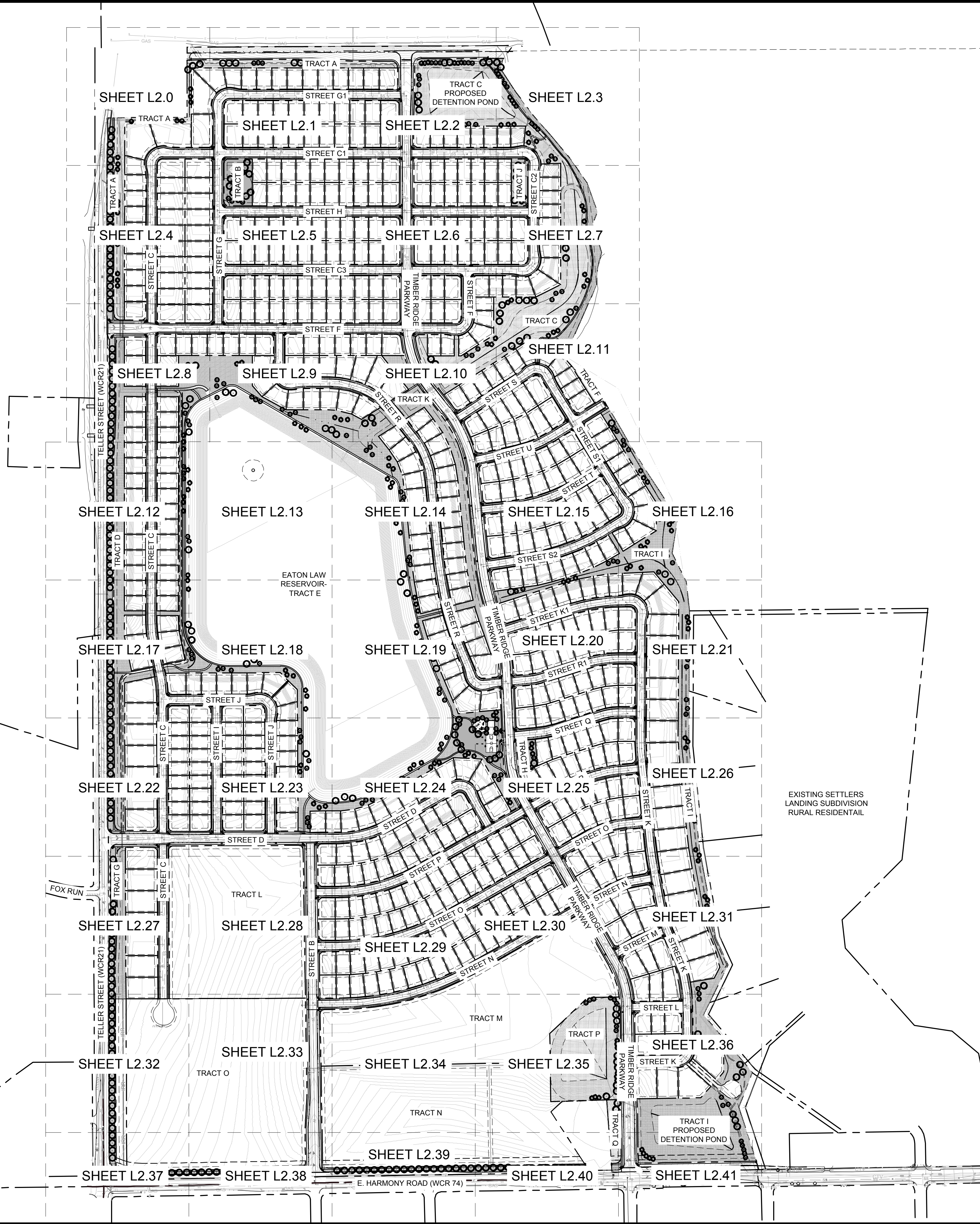
Monday, October 28, 2024, 6:00 PM (MDT)

Registration URL <https://us02web.zoom.us/j/87425666955> The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Northgate Lake Preliminary Plat Landscape Plan	Shani Porter, Planning Director	Shani Porter, Planning Director
ACTION REQUESTED		
<p>Town Staff asks that the Tree Board review, discuss, and recommendations to the Planning Commission and Town Council regarding the Northgate Lake Preliminary Plat Landscape Plan.</p> <p>Actions that may be taken:</p> <ol style="list-style-type: none"> 1. Make recommendations to Planning Commission and Town Council specific to the landscape plan 2. Make no recommendations to Planning Commission and Town Council specific to the landscape plan 3. Take no action on the landscape plan 		<p><u>Presentation Action Requested</u></p>
BRIEF SUMMARY		
<p>Northgate Lake is located north of CR 74/Harmony Road and east of WCR 21/Teller Street. Approximately 270 acres of suburban permit zoning to include single-family, open space, and a school site. Approximately 48 acres of Town Core zoning to include commercial, multi-family, and open space.</p>		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Staff and Town Management have no recommendations at this time.		
MATERIALS SUBMITTED		
<p>The following materials were submitted and included in this packet:</p> <ol style="list-style-type: none"> 1. Submittal 4_Landscape Plans 2. Submittal 4_Draft Management Plan 		





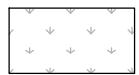
CONCEPT PLANT SCHEDULE

-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
SIGHT DISTANCE EASEMENTS SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES, OR OTHER MATERIALS. TREES WITHIN THE SIGHT DISTANCE EASEMENT (WHETHER IN THE PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY) MUST NOT IMPAIR SIGHT DISTANCE.

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PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

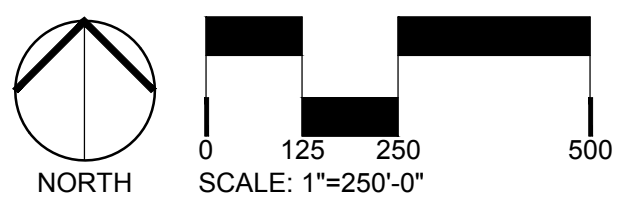
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LANDSCAPE ARCHITECT

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ORIGINAL SIZE 24X36

ISSUED

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04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

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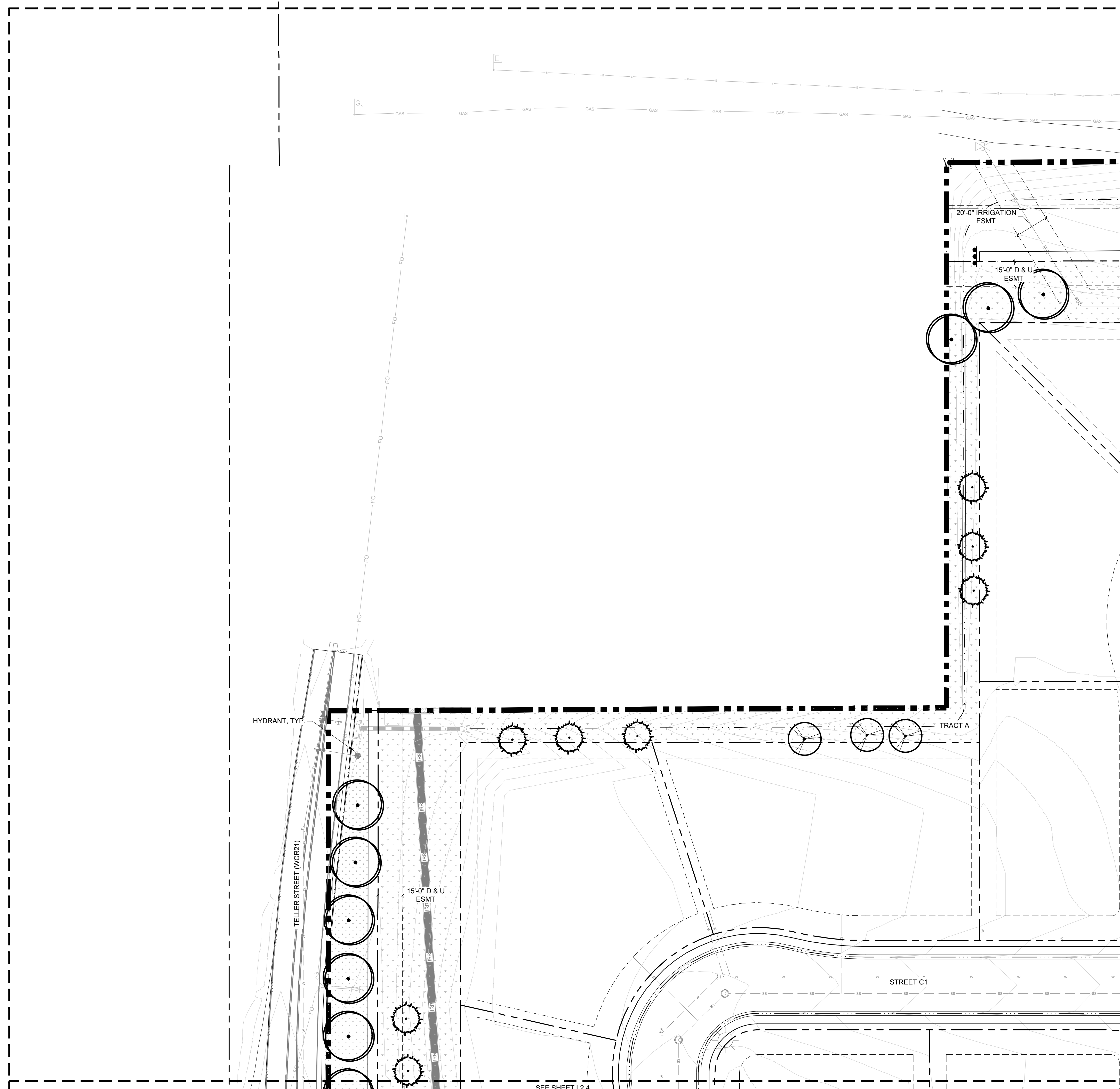
OVERALL LANDSCAPE PLAN

SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	



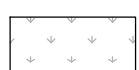
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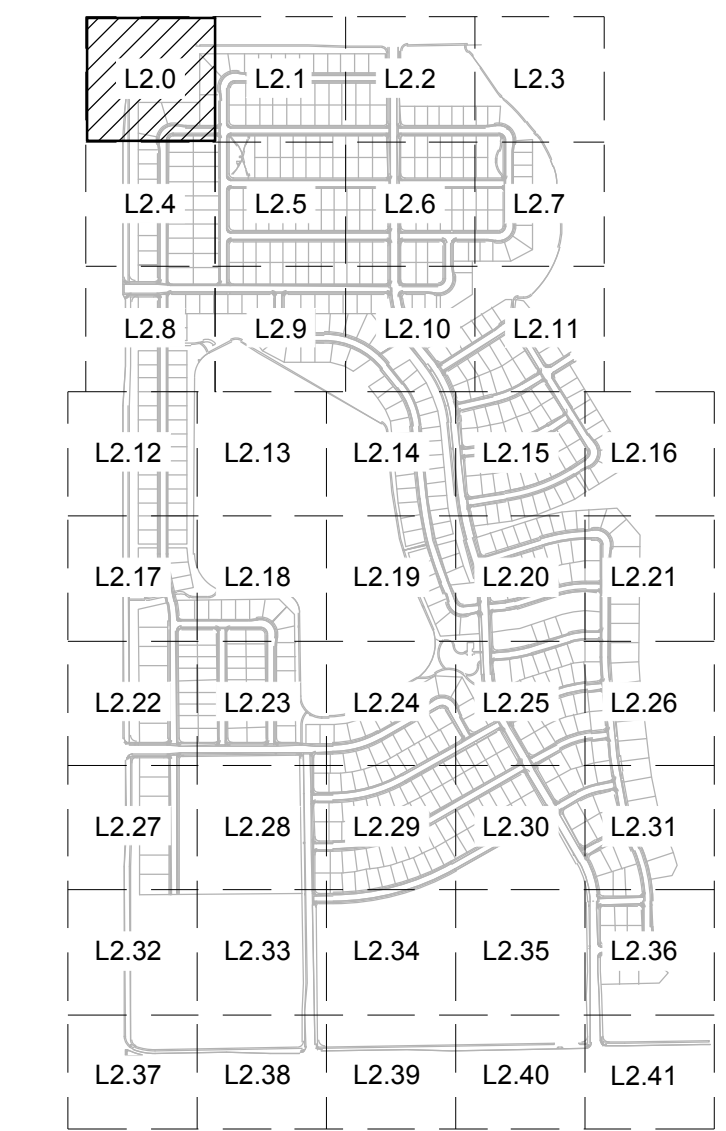
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KEY MAP



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SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

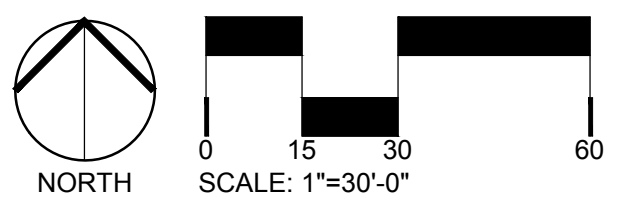
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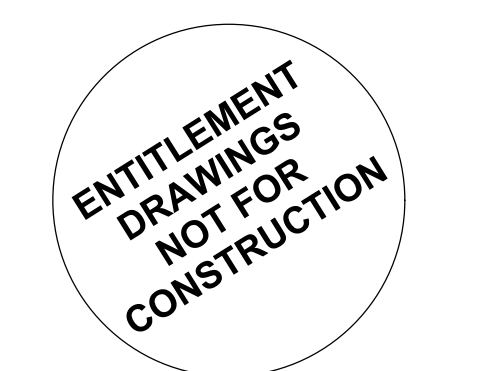
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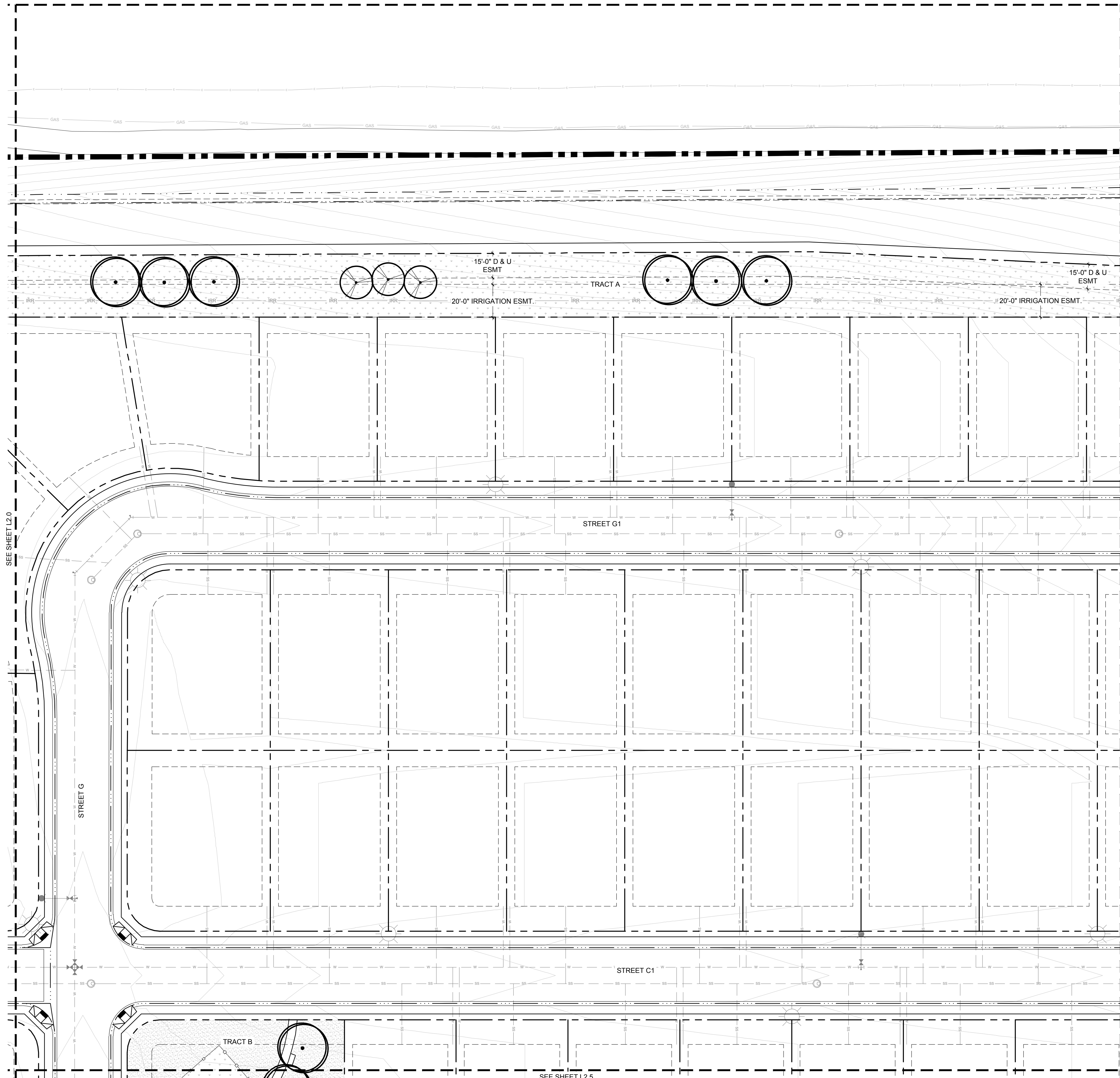
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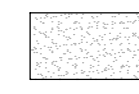

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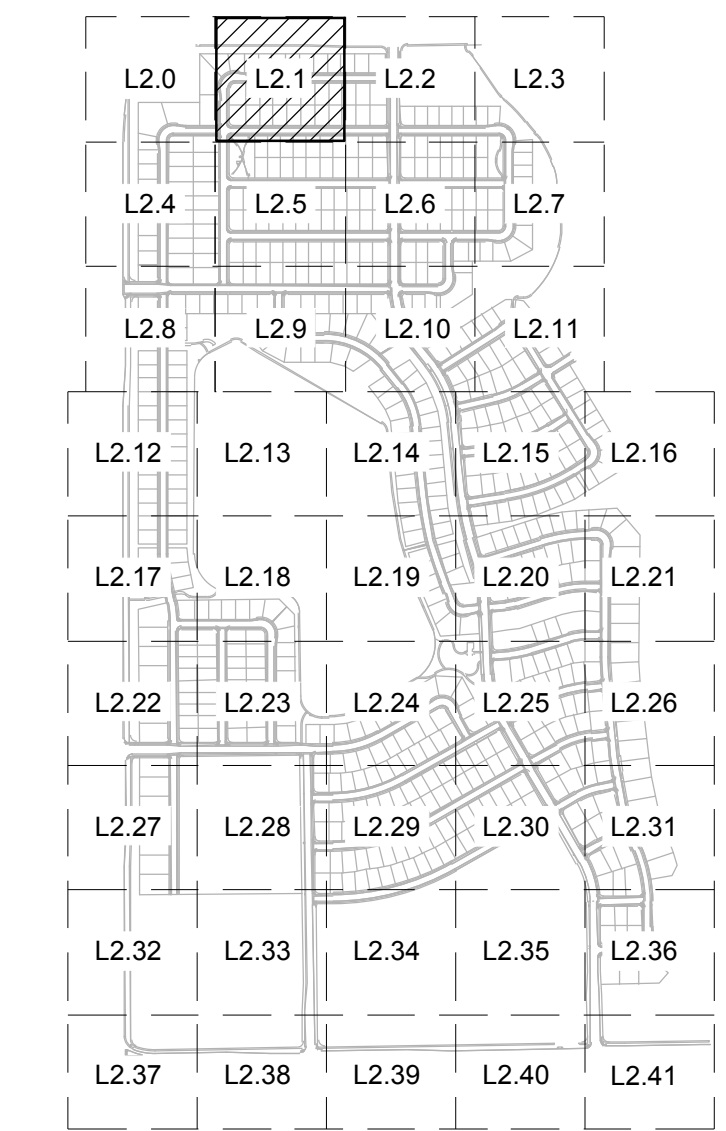
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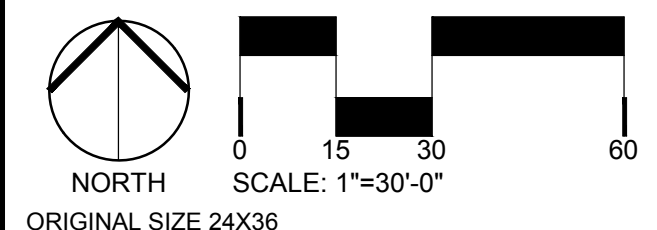
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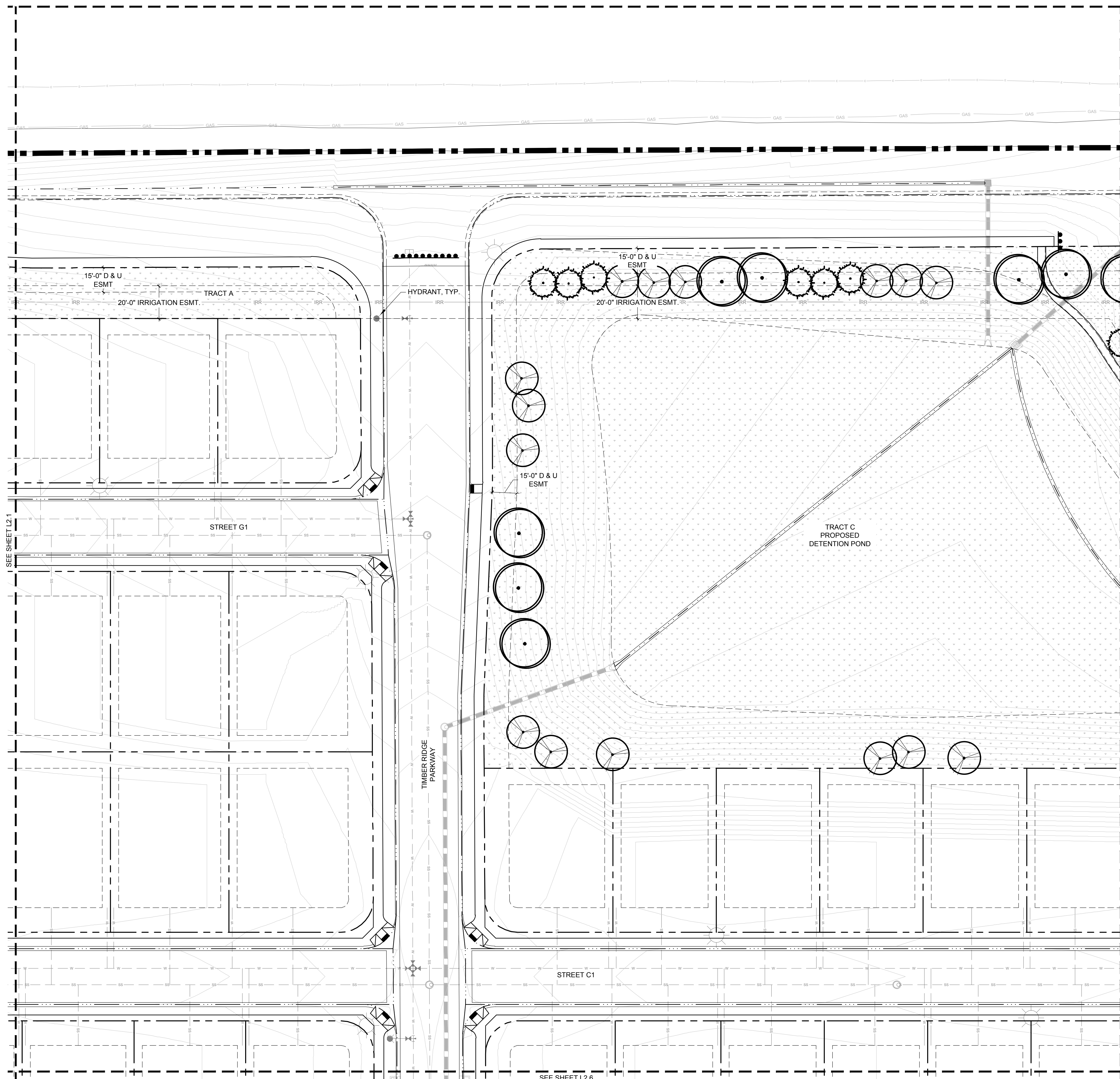
LANDSCAPE ENLARGEMENT

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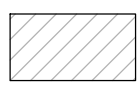
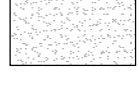
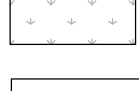
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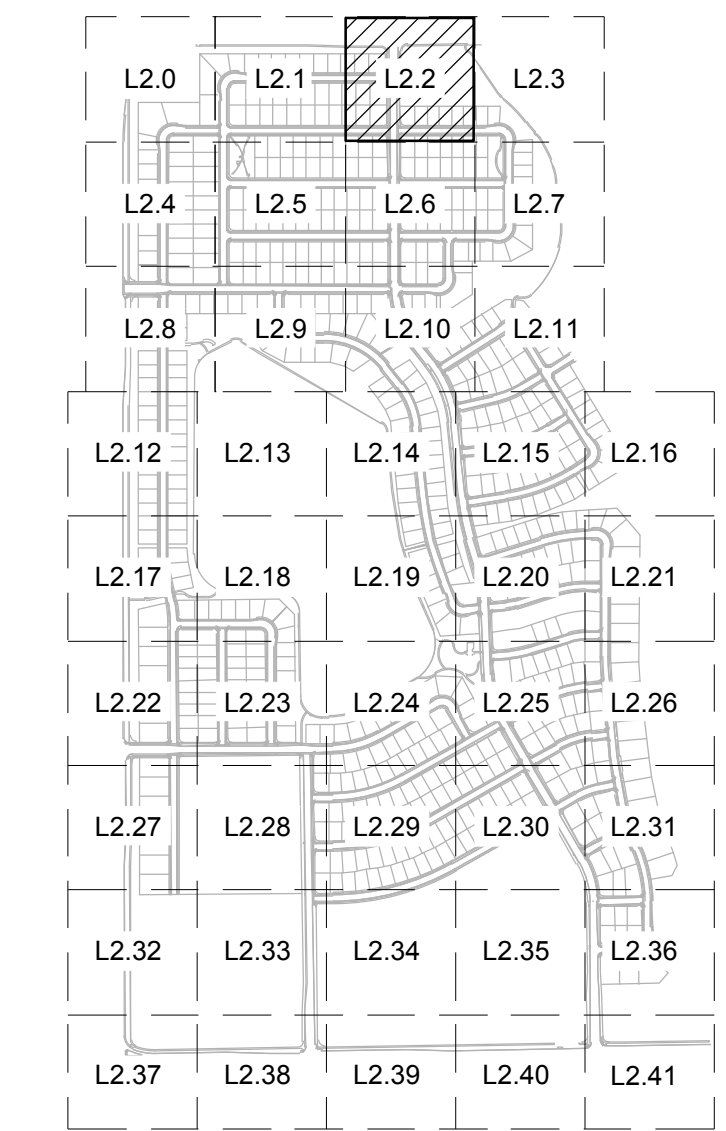
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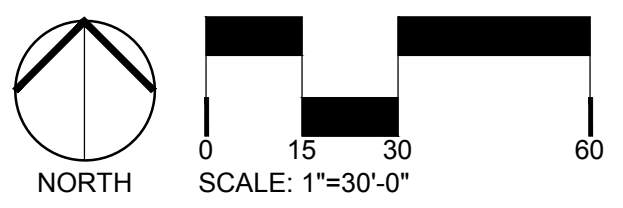
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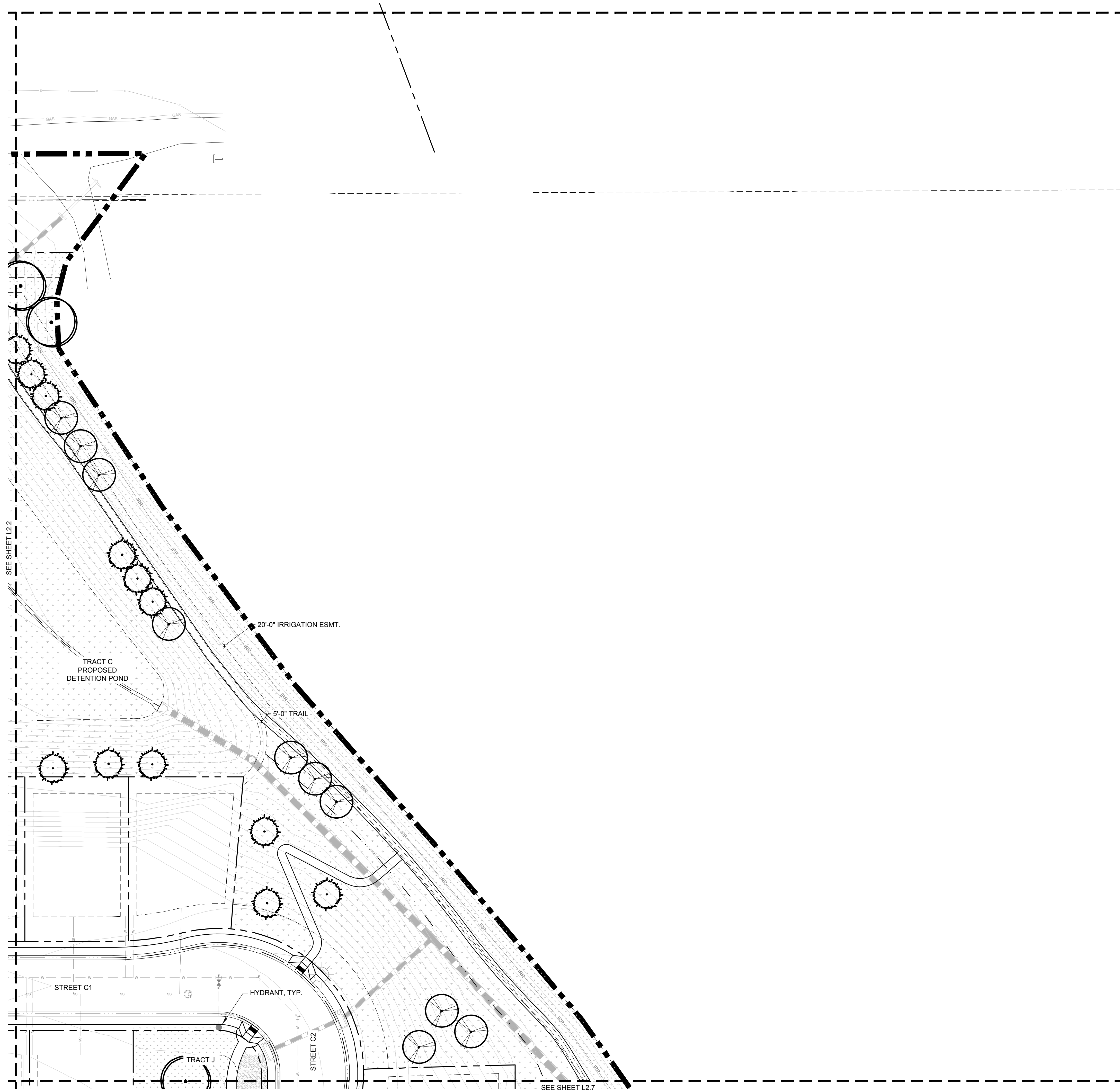
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SEAL:



PROJECT No.: R23-009
DRAWN BY: AG/KS
REVIEWED BY: RL
DRAWING NUMBER:

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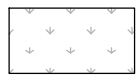
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 - BLUE/COLORADO SPRUCE (PICEA PUNGENS GLAUCA)
 - AUSTRIAN PINE "FRANK" (PINUS NIGRA)
 - LIMBER PINE (PINUS FLEXILIS)
 - PENDULA (PICEA GLAUCA)
 - PONDEROSA PINE (PINUS PONDEROSA)
 - SOUTHWESTERN WHITE PINE (PINUS STROBIFORMIS)
 - WHITE FIR (ABIES CONCOLOR)

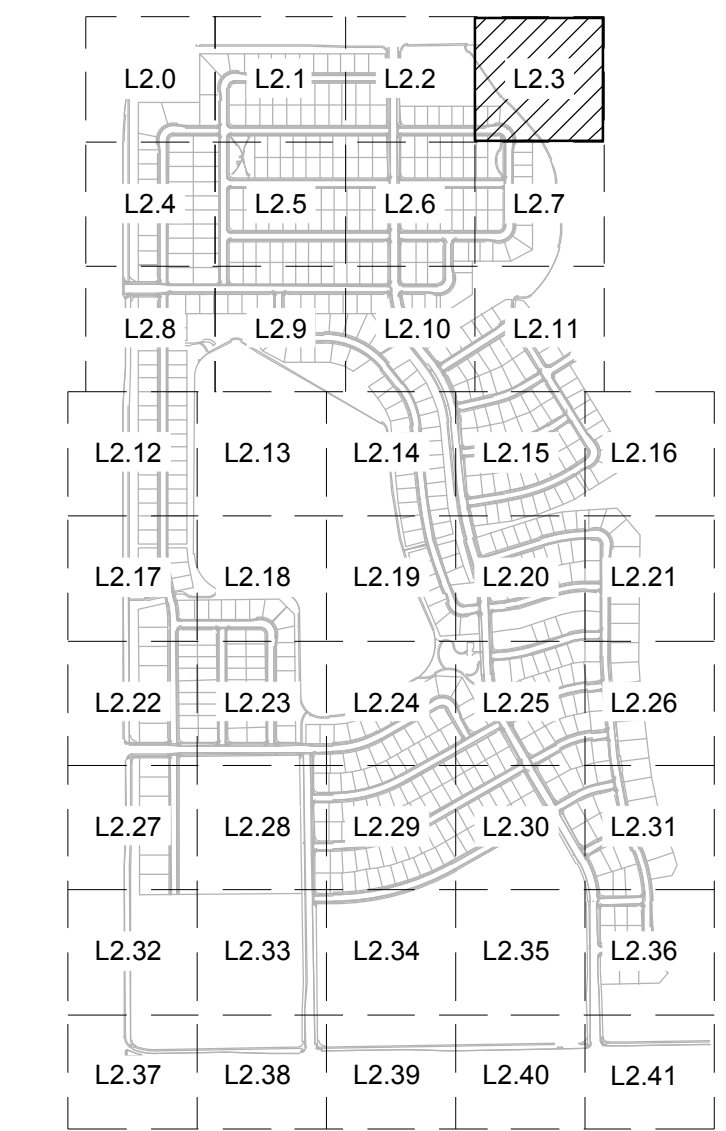
-  ORNAMENTAL TREE
 - CRABAPPLE (MALUS SPECIES)
 - EASTER RED BUD (CERCIS CANADENSIS)
 - FLOWERING PEAR (PYRUS SPECIES)
 - GOLDENRAIN TREE (KOELREUTERIA PANICULATA)
 - HAWTHORN (CRATAEGUS SPECIES)
 - JAPANESE TREE LILAC (SYRINGA RETICULATA)
 - PLUM AND CHERRY (PRUNUS SPECIES)
 - SERVICE BERRY (AMELANCHIER SPECIES)
 - GAMBLE OAK (QUERCUS GAMBELII)
 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

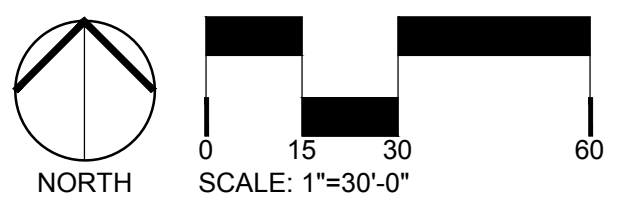
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUGER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

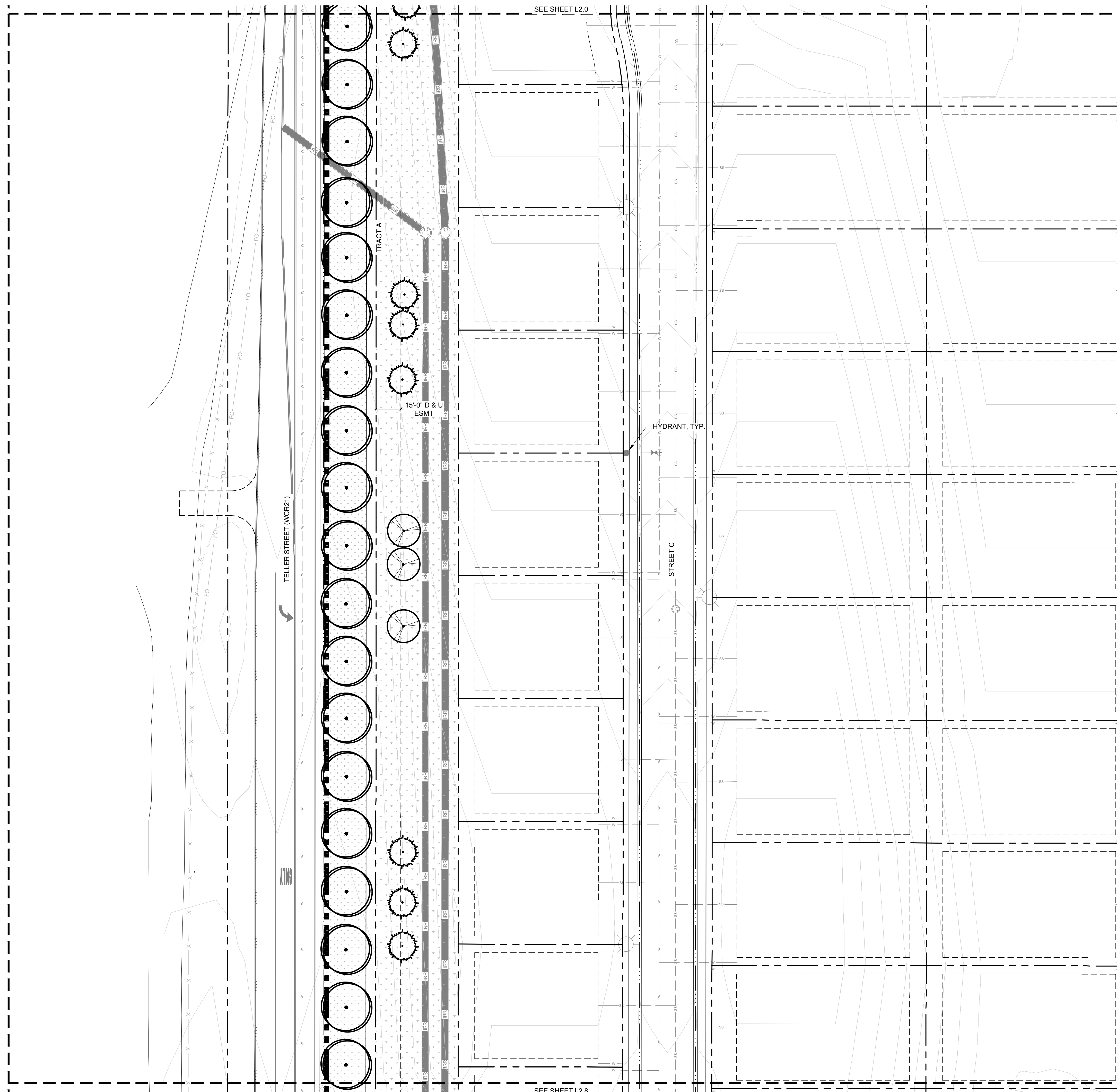
LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	

L2.3





CONCEPT PLANT SCHEDULE

-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
 - HORSECHESTNUT (AESCULUS HIPPOCASTANUM)
 - GINKO (GINKO BILOBA)
 - HACKBERRY (CELTIS OCCIDENTALIS)
 - JAPANESE PAGODA TREE (SOPHORA JAPONICA)
 - KENTUCKY COFFEE TREE (GYNOGLADUS DIOICA)
 - LARGE LEAF ELM VARIETIES (ULMUS SPECIES)
 - LITTLELEAF LINDEN (TILIA CORDATA)
 - TULIPTREE (LIRIODENDRON TULPIFERA)
 - NORWAY MAPLE (ACER PLATANOIDES)
 - OAK VARIETIES (QUERCUS SPECIES)
 - OHIO BUCKEYE (AESCULUS GLABRA)
 - THORNLESS HONEYLOCUST (GLADITSIA TRIACANTHOS INERMIS)

-  EVERGREEN TREE
 - BRISTLEcone PINE (PINUS ARISTATA)
 - PINYON PINE (PINUS EDULIS)
 - EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
 - UPRIGHT JUNIPER (JUNIPERUS SPECIES)
 - AUSTRIAN PINE (PINUS NIGRA)
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 - PONDEROSA PINE (PINUS PONDEROSA)
 - SOUTHWESTERN WHITE PINE (PINUS STROBIFORMIS)
 - WHITE FIR (ABIES CONCOLOR)

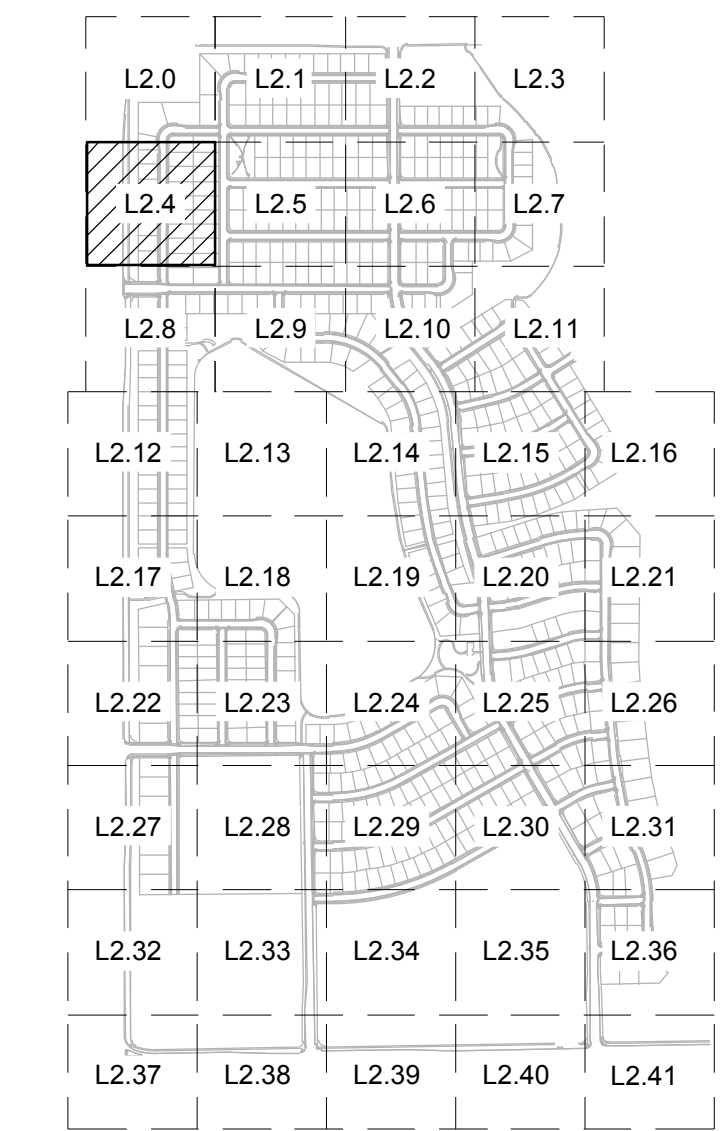
-  ORNAMENTAL TREE
 - CRABAPPLE (MALUS SPECIES)
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 - FLOWERING PEAR (PYRUS SPECIES)
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 - GAMBLE OAK (QUERCUS GAMBELII)
 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

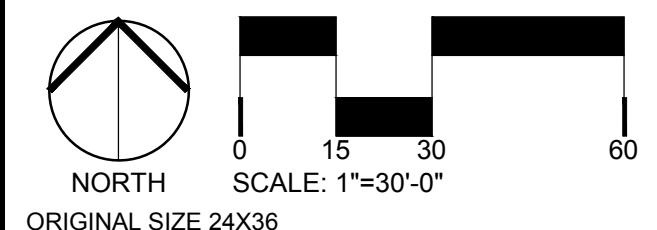
SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER
AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT
RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ISSUED

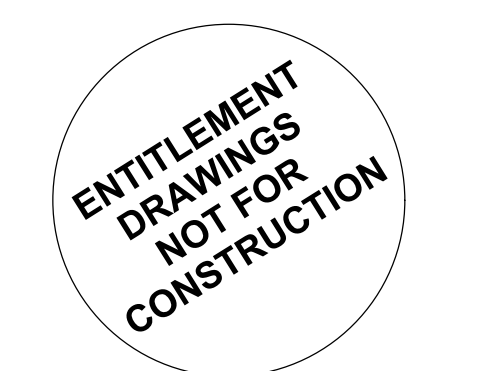
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04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

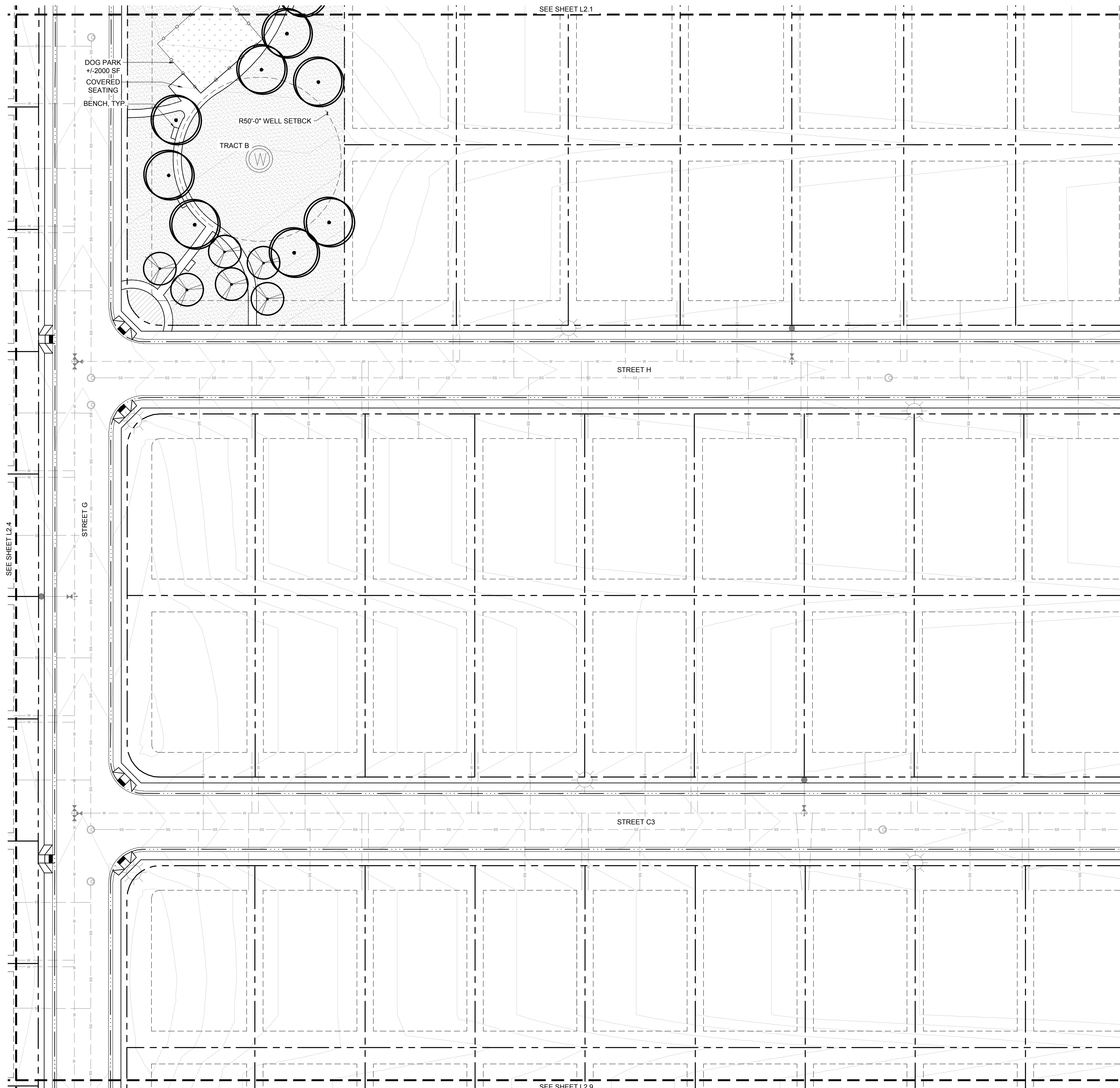
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SEAL:



PROJECT No.: R23-009
DRAWN BY: AG/KS
REVIEWED BY: RL
DRAWING NUMBER:

L2.4





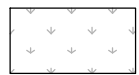
CONCEPT PLANT SCHEDULE

-  **CANOPY TREE**
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
 - HORSECHESTNUT (AESCULUS HIPPOCASTANUM)
 - GINKO (GINKO BILOBA)
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 - OHIO BUCKEYE (AESCULUS GLABRA)
 - THORNLESS HONEYLOCUST (GLADITSIA TRIACANTHOS INERMIS)

-  **EVERGREEN TREE**
 - BRISTLECONE PINE (PINUS ARISTATA)
 - PINYON PINE (PINUS EDULIS)
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 - UPRIGHT JUNIPER (JUNIPERUS SPECIES)
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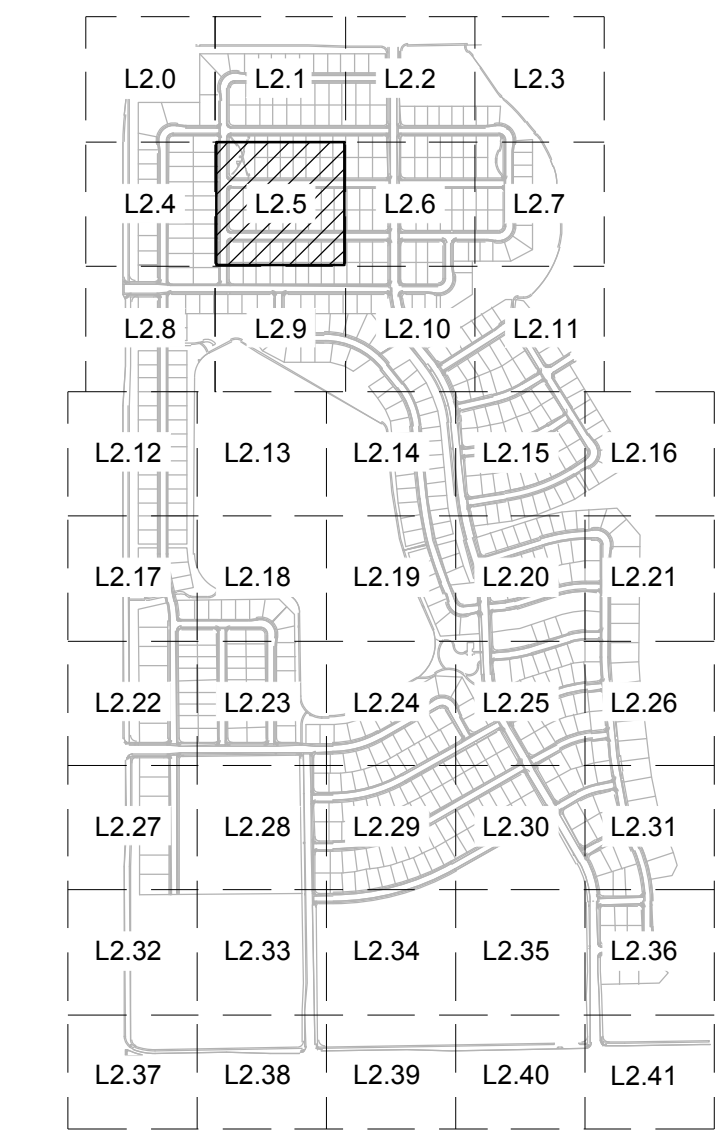
-  **ORNAMENTAL TREE**
 - CRABAPPLE (MALUS SPECIES)
 - EASTERN RED BUD (CERCIS CANADENSIS)
 - FLOWERING PEAR (PYRUS SPECIES)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO

PREPARED BY:



APPLICANT/DEVELOPER

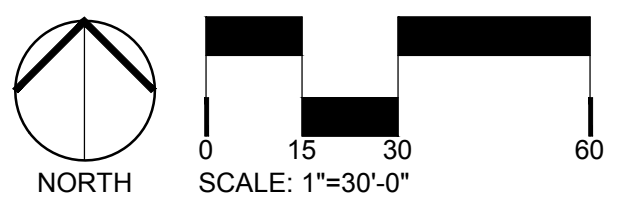
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

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1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
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LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

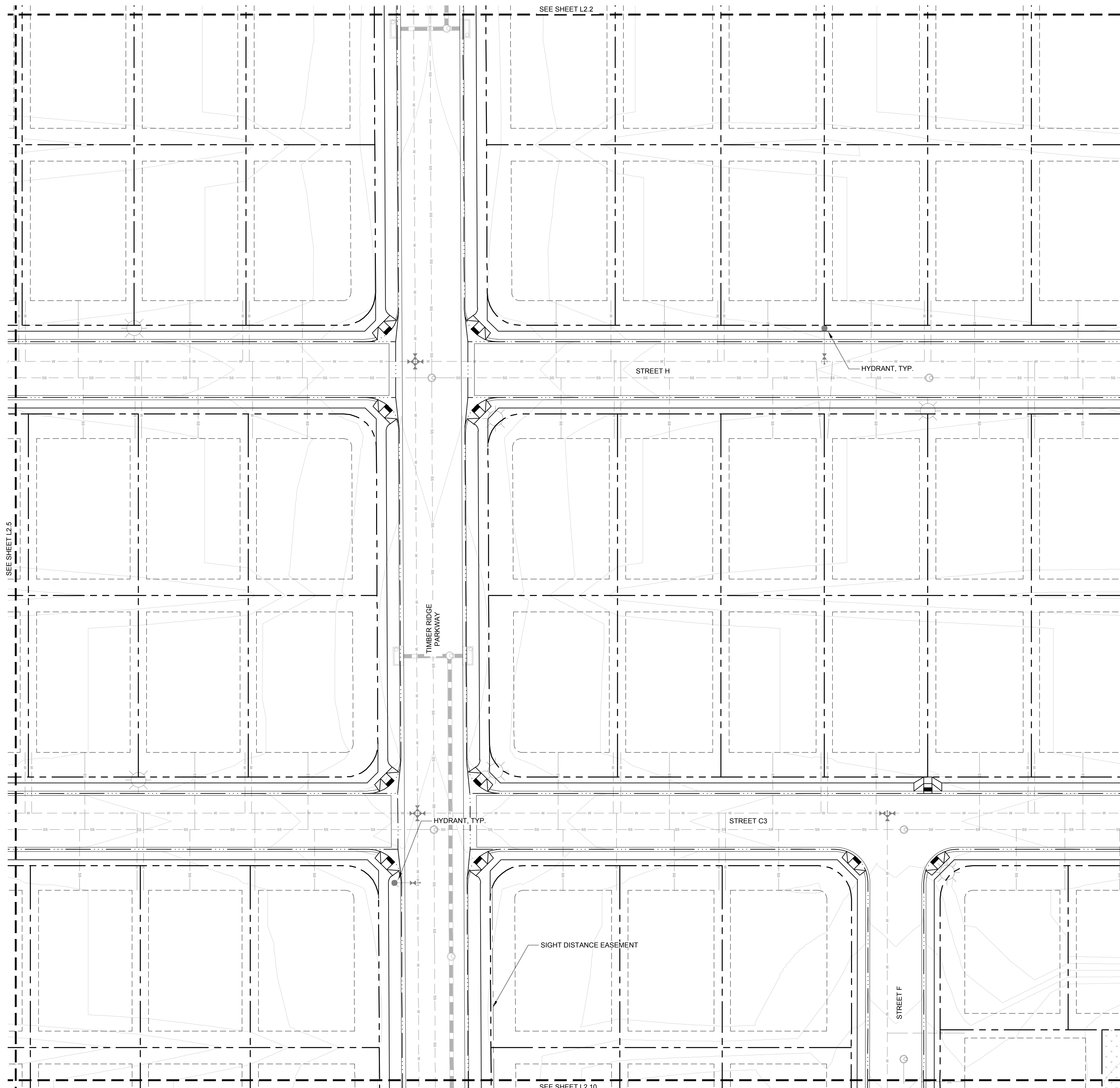
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SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	


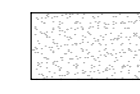

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CONCEPT PLANT SCHEDULE

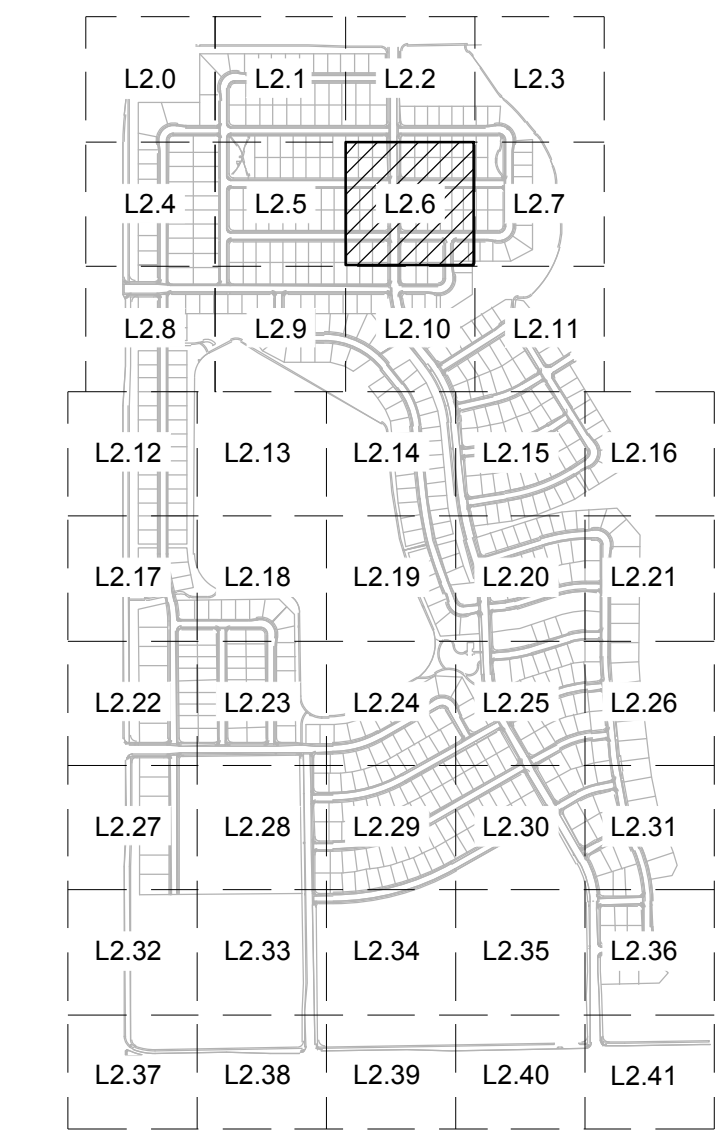
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

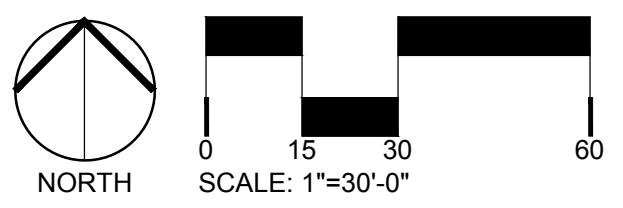
JOURNEY HOMES
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FORT COLLINS, CO 80524
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LANDSCAPE ARCHITECT

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ISSUED

No.	DESCRIPTION	DATE
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REVISIONS

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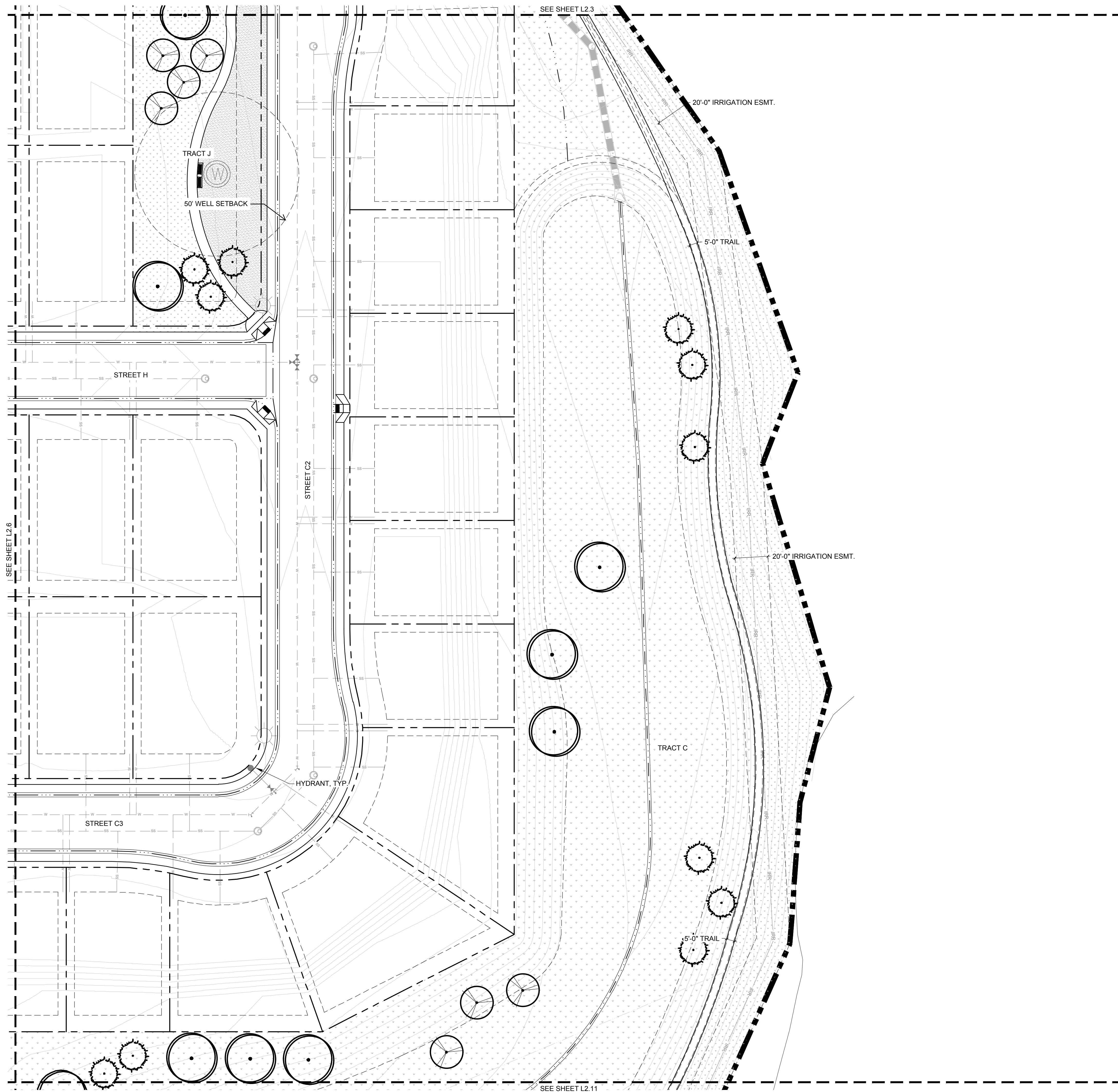
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SEAL:



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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	




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CONCEPT PLANT SCHEDULE

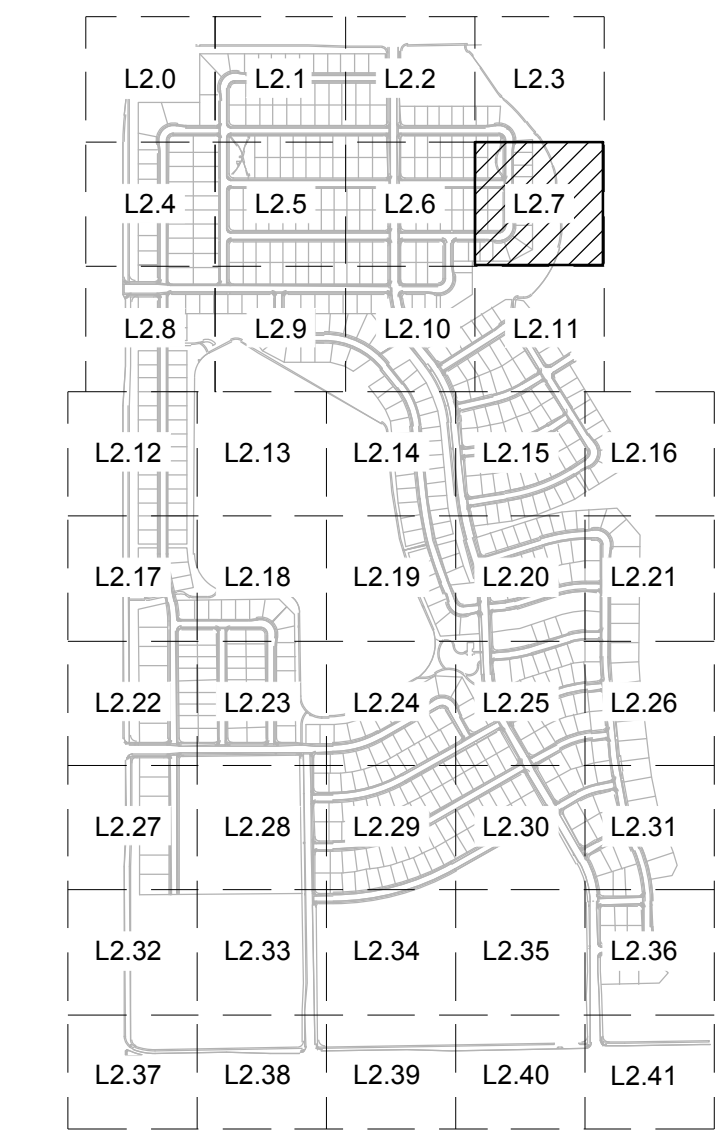
-  CANOPY TREE
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REFERENCE NOTES SCHEDULE

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	SHURB BED
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

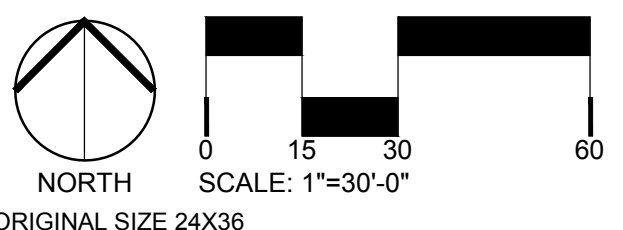
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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REVISIONS

No.	DESCRIPTION	DATE

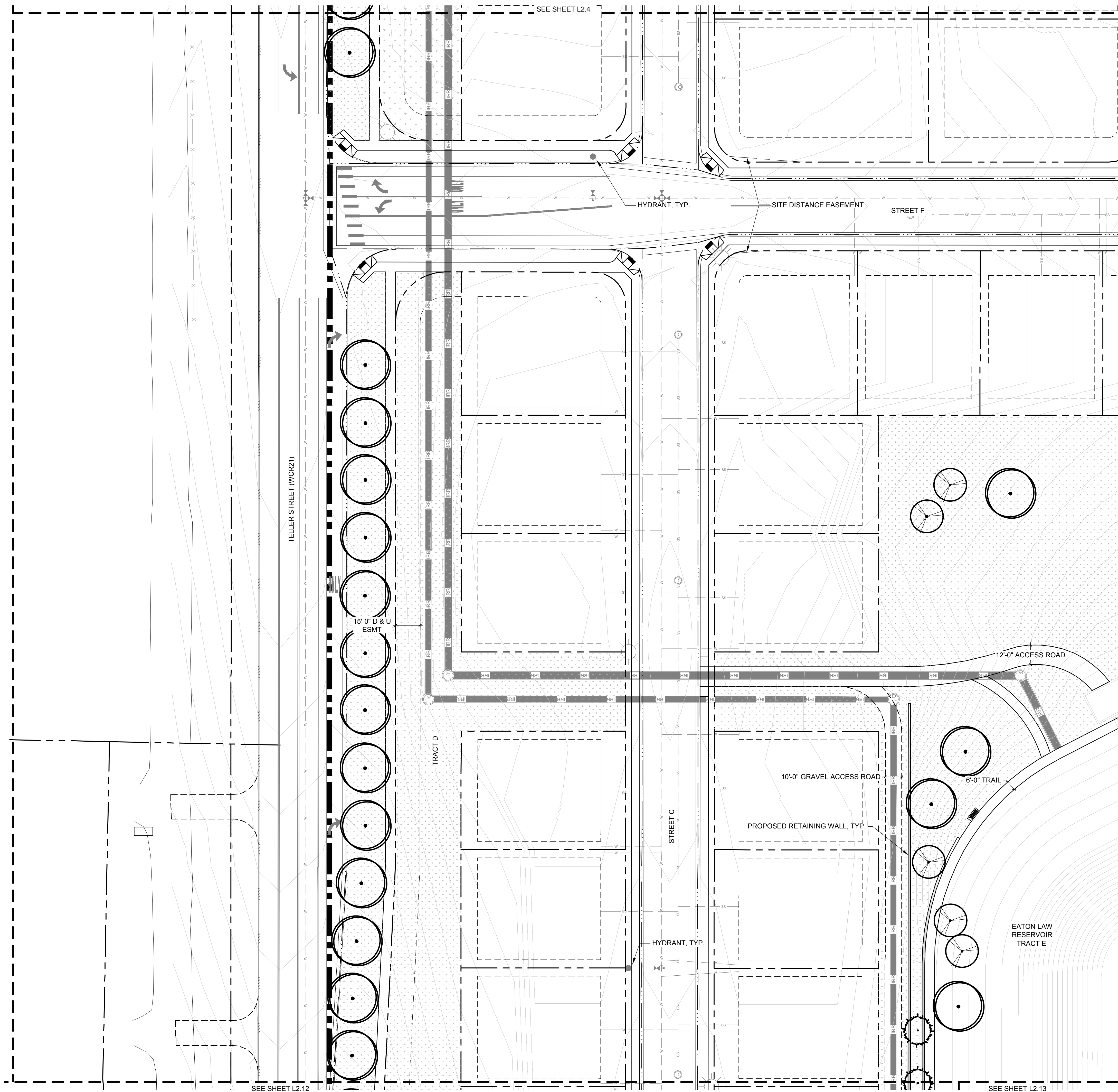
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SEAL:



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DRAWN BY:	AG/KS
REVIEWED BY:	RL
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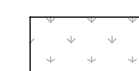
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CONCEPT PLANT SCHEDULE

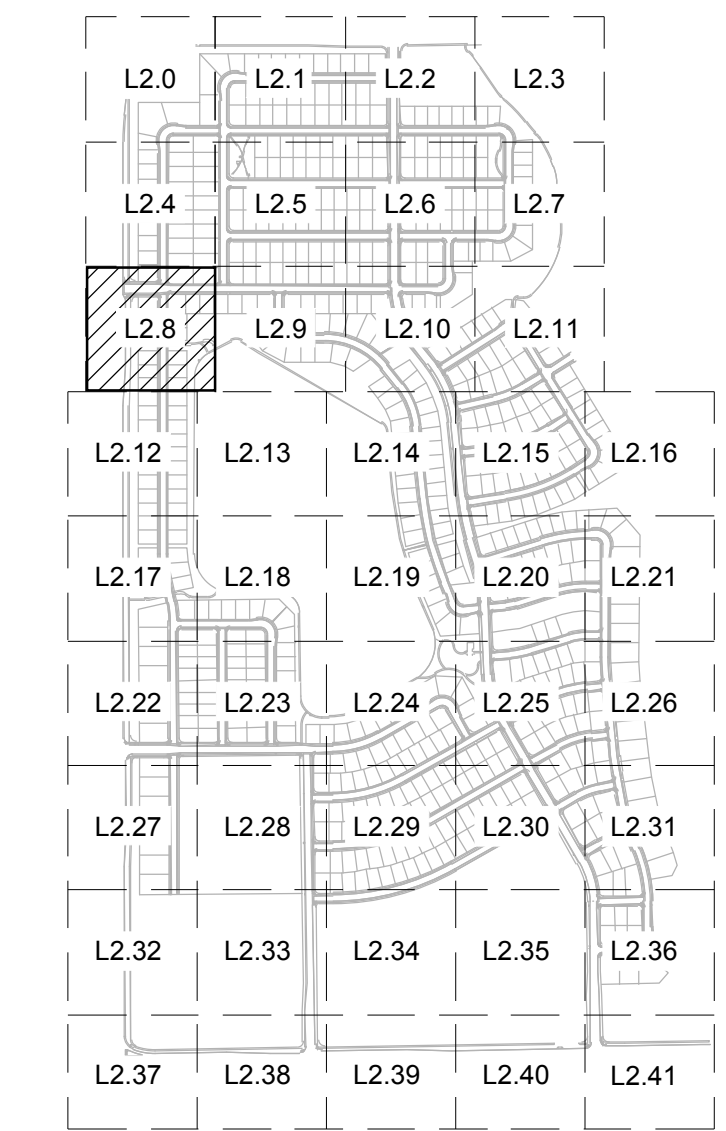
-  **CANOPY TREE**
 - AMERICAN LINDEN (TILIA AMERICANA)
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 - PONDEROSA PINE (PINUS PONDEROSA)
 - SOUTHWESTERN WHITE PINE (PINUS STROBIFORMIS)
 - WHITE FIR (ABIES CONCOLOR)
-  **ORNAMENTAL TREE**
 - CRABAPPLE (MALUS SPECIES)
 - EASTERN RED BUD (CERCIS CANADENSIS)
 - FLOWERING PEAR (PYRUS SPECIES)
 - GOLDENRAIN TREE (KOELREUTERIA PANICULATA)
 - HAWTHORN (CRATAEGUS SPECIES)
 - JAPANESE TREE LILAC (SYRINGA RETICULATA)
 - PLUM AND CHERRY (PRUNUS SPECIES)
 - SERVICE BERRY (AMELANCHIER SPECIES)
 - GAMBLE OAK (QUERCUS GAMBELII)
 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

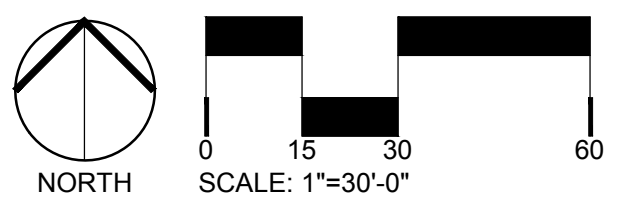
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

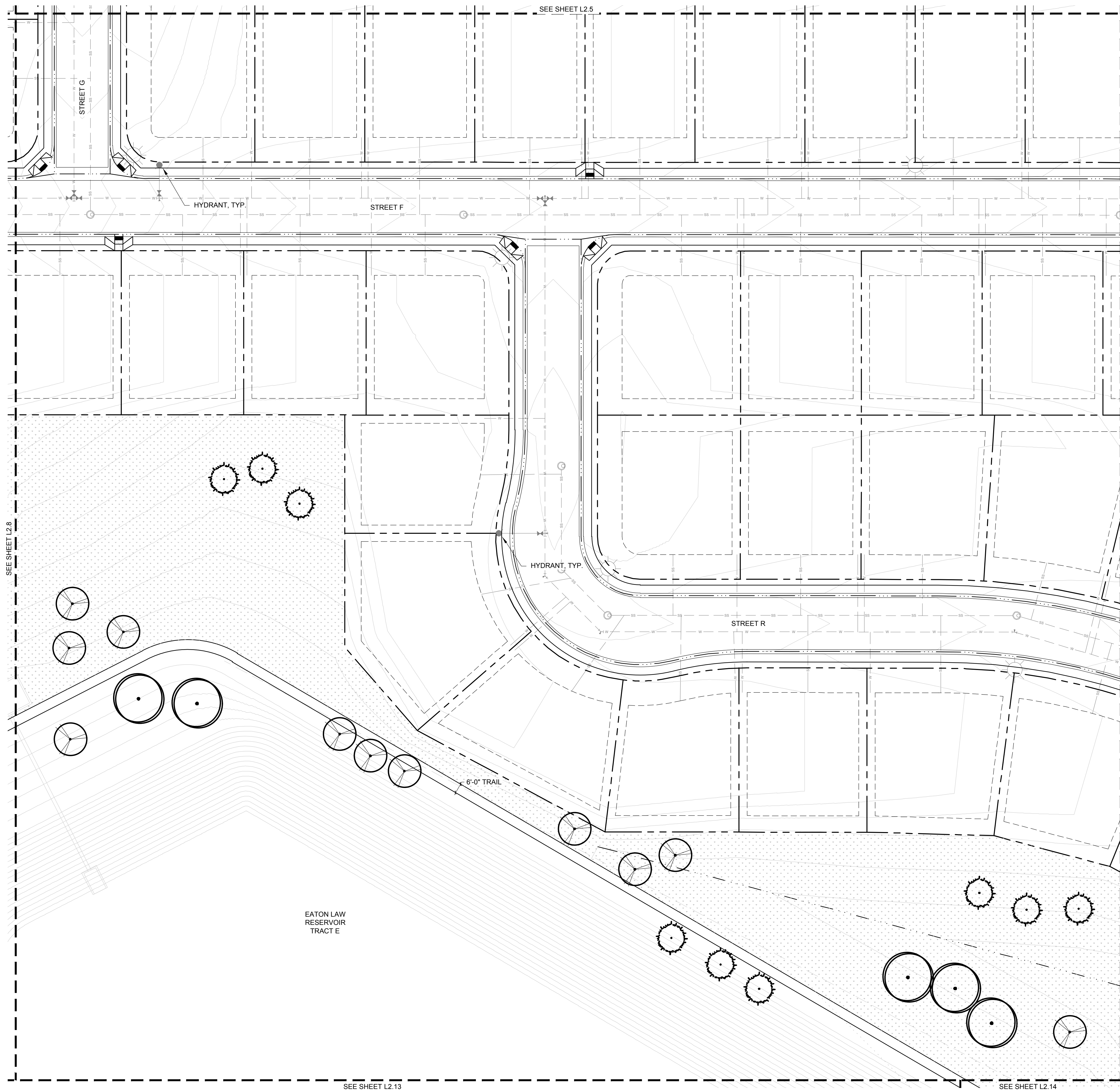
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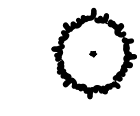


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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	


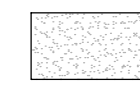

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CONCEPT PLANT SCHEDULE

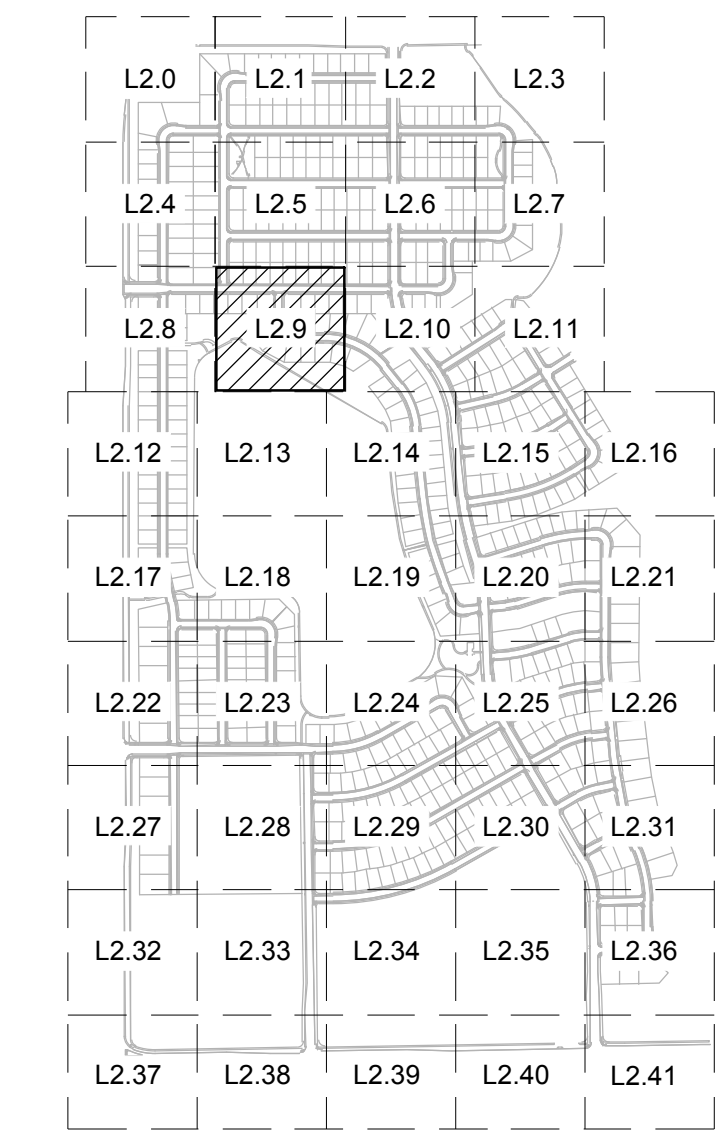
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 - AMERICAN LINDEN (TILIA AMERICANA)
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SYMBOL	DESCRIPTION
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

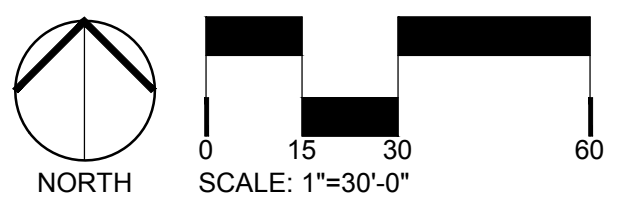
SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER
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ORIGINAL SIZE 24X36

ISSUED

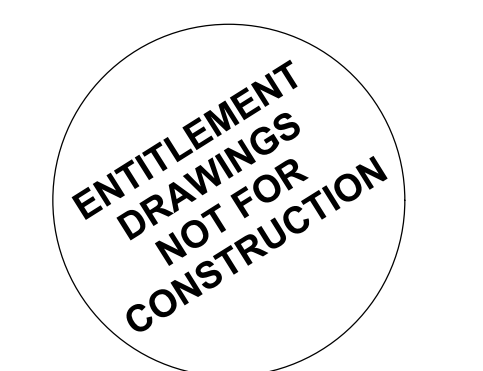
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04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

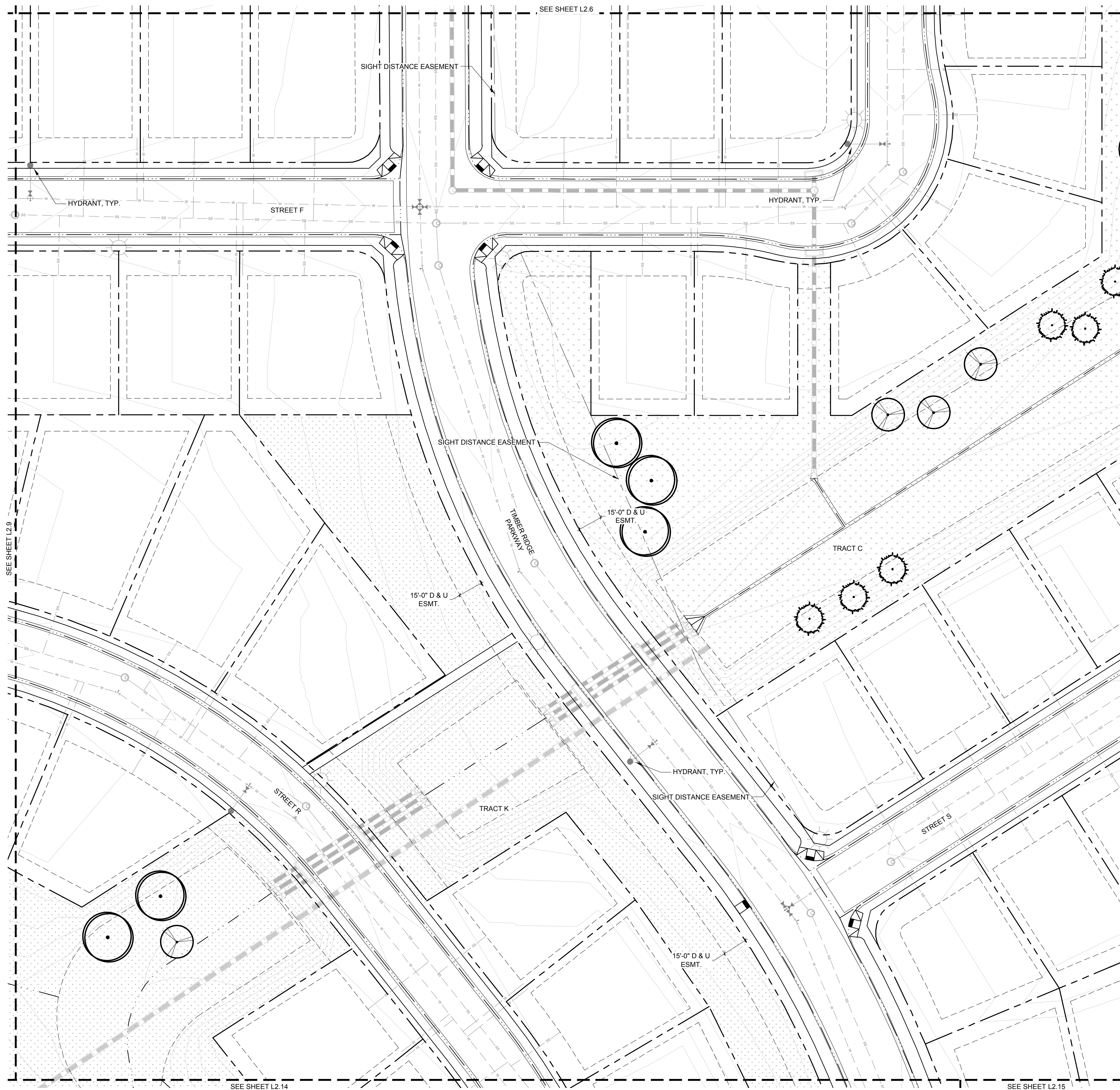
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PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	

L2.9

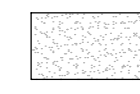

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CONCEPT PLANT SCHEDULE

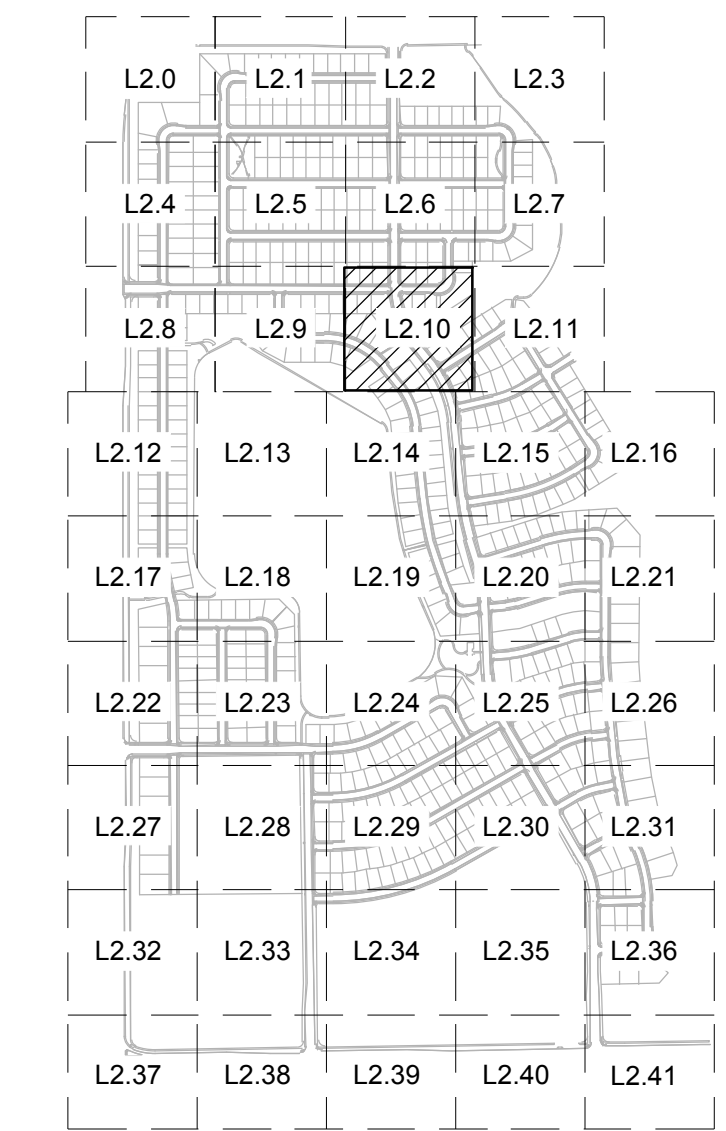
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REFERENCE NOTES SCHEDULE

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	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

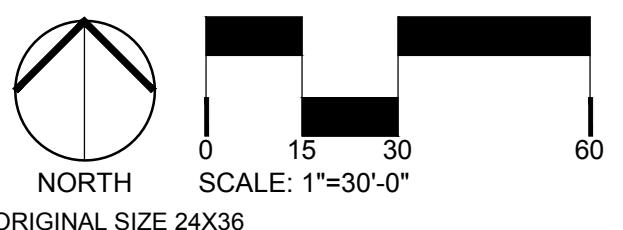
JOURNEY HOMES
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LANDSCAPE ARCHITECT

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ISSUED

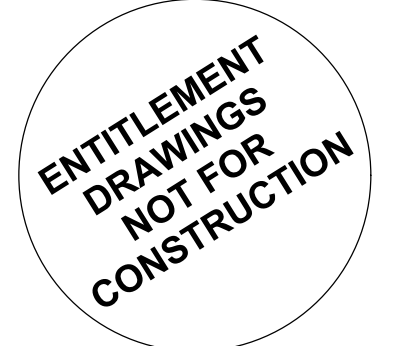
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04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

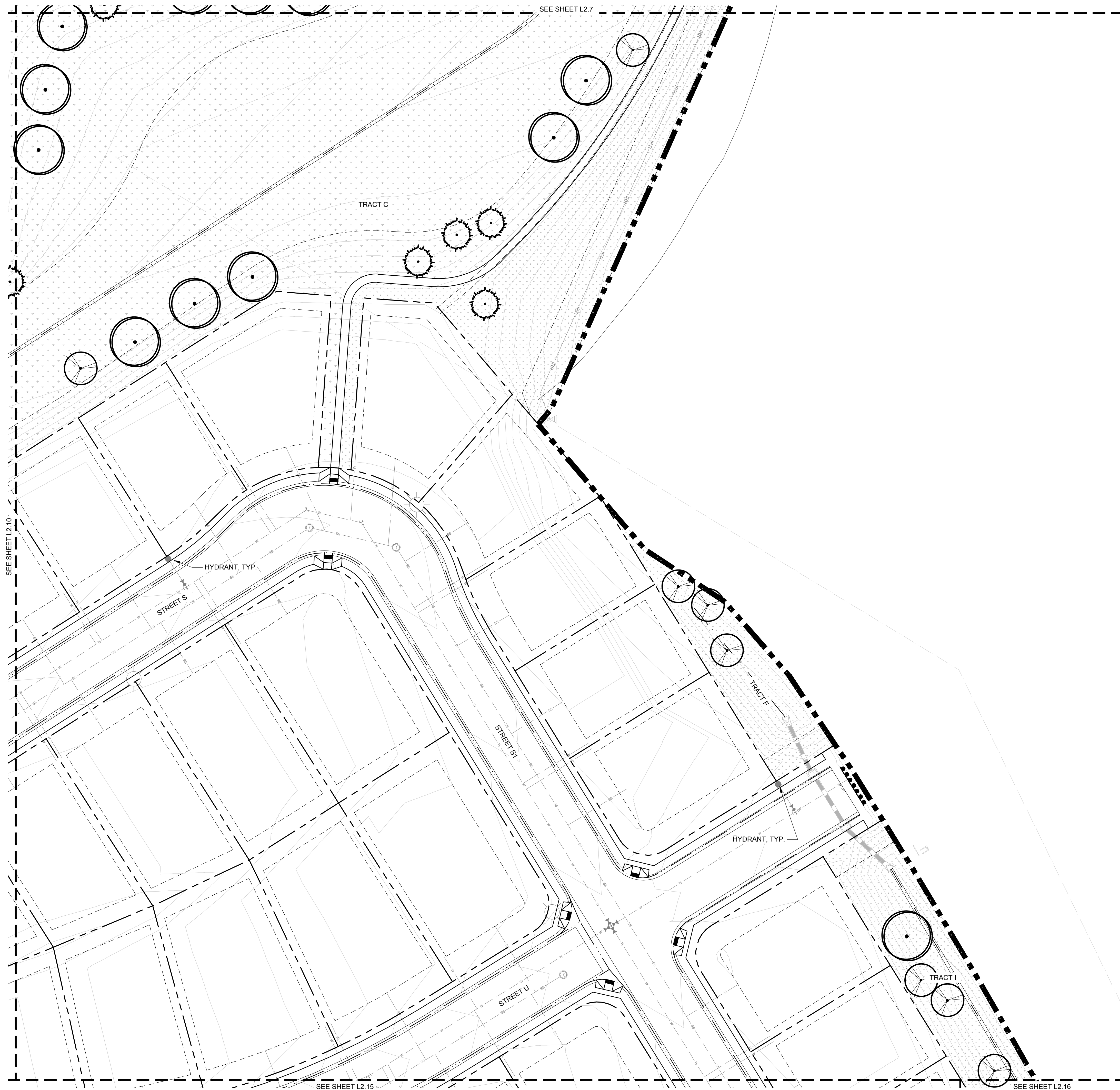
LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.: R23-009
DRAWN BY: AG/KS
REVIEWED BY: RL
DRAWING NUMBER:



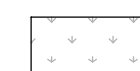
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CONCEPT PLANT SCHEDULE

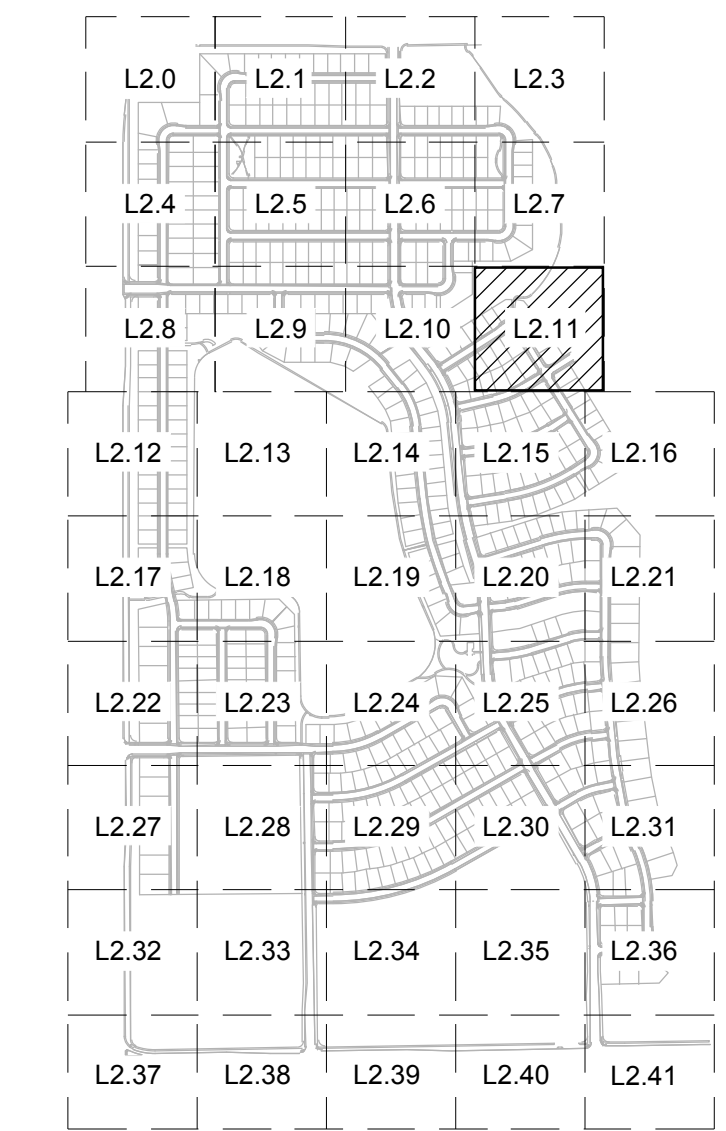
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NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

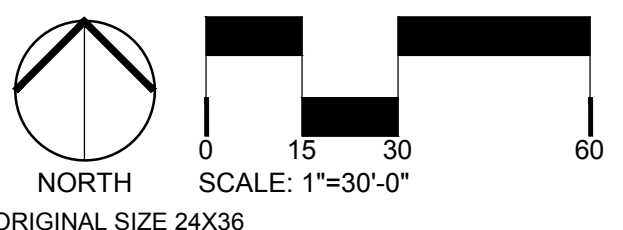
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ORIGINAL SIZE 24x36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	L2.11

L2.11

SEE SHEET L2.8

SEE SHEET L2.9

SEE SHEET L2.12

SEE SHEET L2.14

EATON LAW
RESERVOIR
TRACT E

SEE SHEET L2.18

CONCEPT PLANT SCHEDULE

- CANOPY TREE**
- AMERICAN LINDEN (TILIA AMERICANA)
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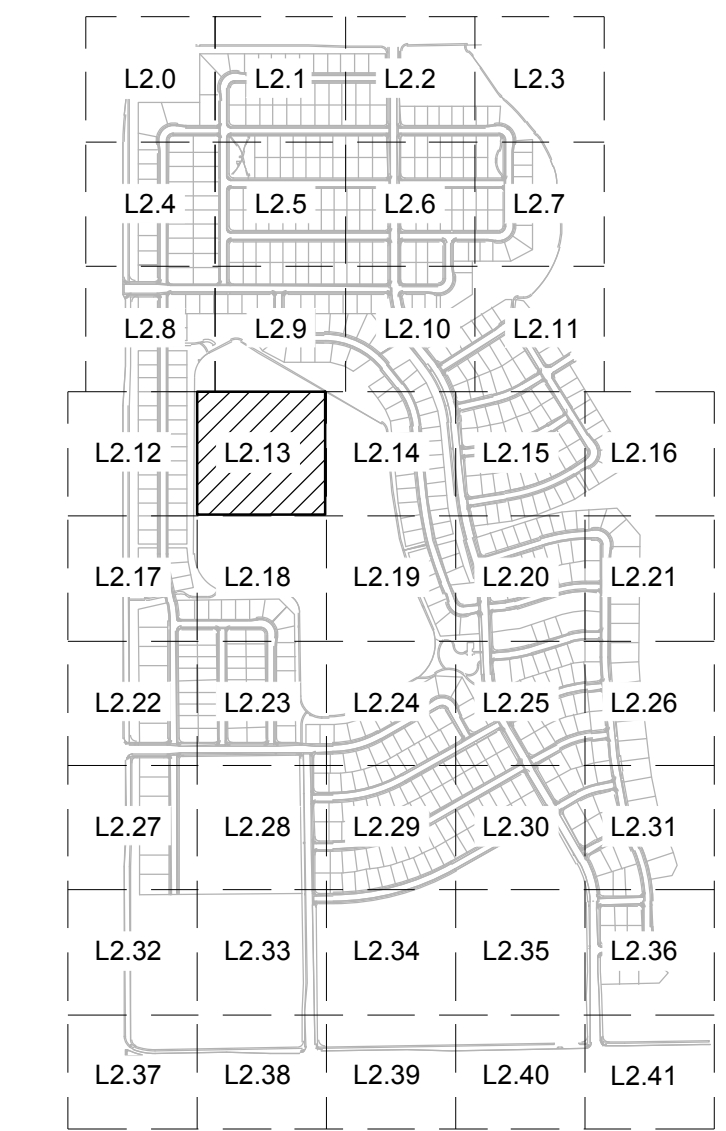
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

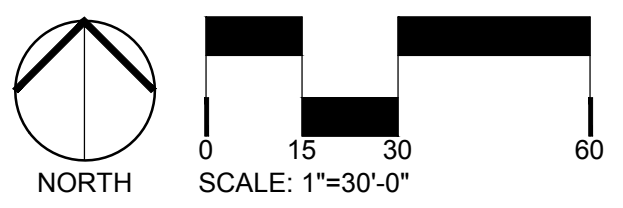
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ORIGINAL SIZE 24x36

ISSUED

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REVISIONS

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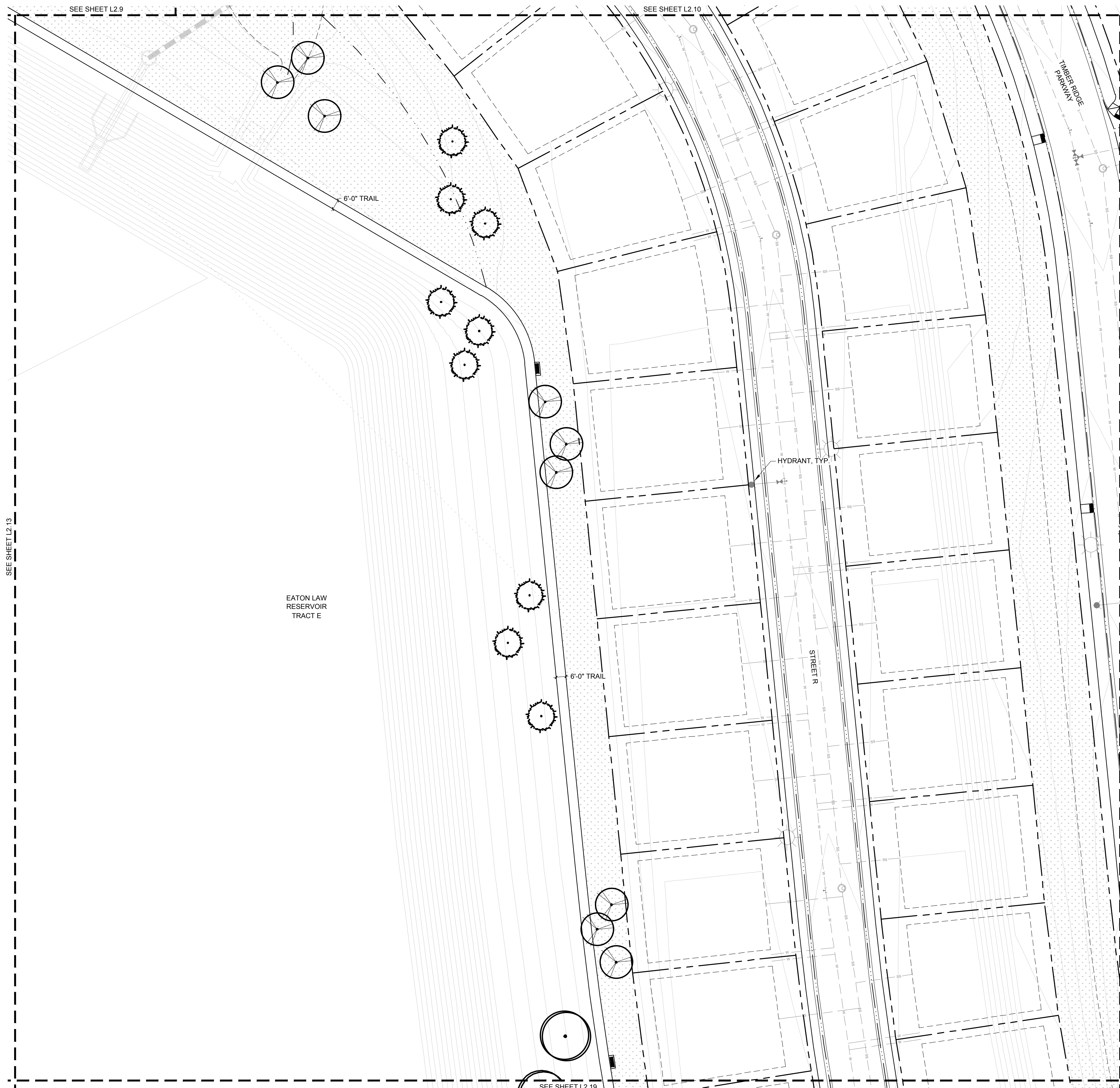
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PROJECT No.:	R23-009
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DRAWING NUMBER:	


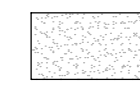

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CONCEPT PLANT SCHEDULE

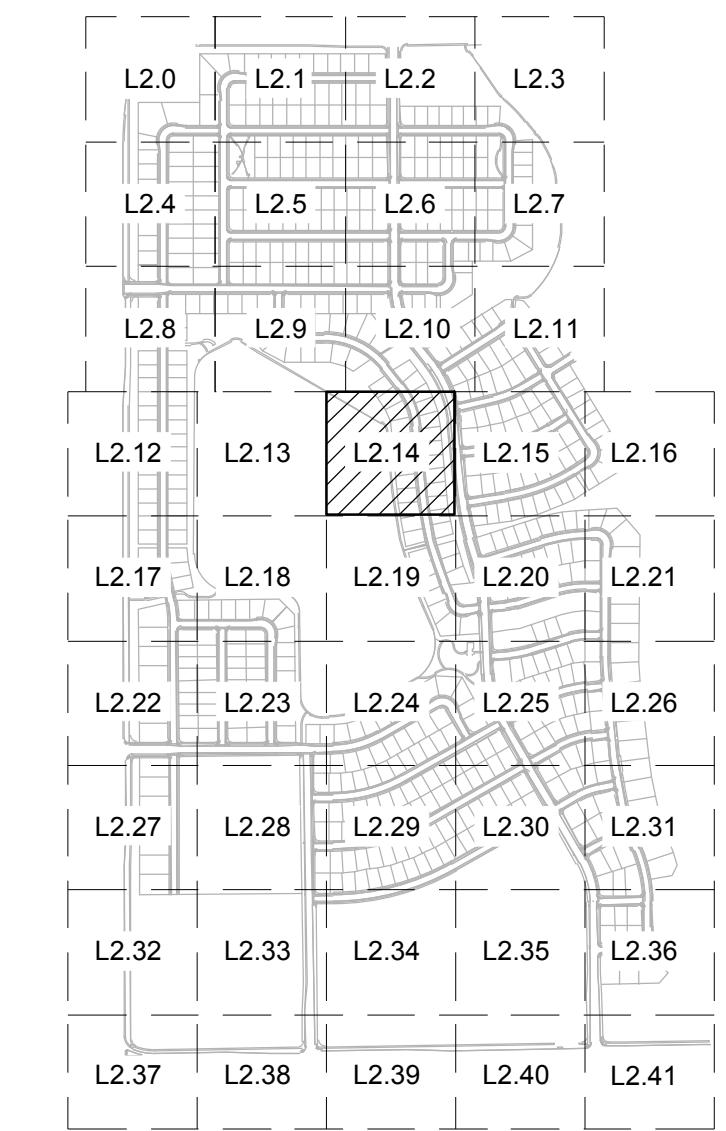
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 - AUSTRIAN PINE (PINUS NIGRA)
 - ARNOLD SENTINEL "AUSTRIAN PINE" (PINUS NIGRA VAR.)
 - BLACK HILLS "DENSATA" (PICEA GLAUCA)
 - BLUE/COLORADO SPRUCE (PICEA PUNGENS GLAUCA)
 - AUSTRIAN PINE "FRANK" (PINUS NIGRA)
 - LIMBER PINE (PINUS FLEXILIS)
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 - PONDEROSA PINE (PINUS PONDEROSA)
 - SOUTHWESTERN WHITE PINE (PINUS STROBIFORMIS)
 - WHITE FIR (ABIES CONCOLOR)
-  ORNAMENTAL TREE
 - CRABAPPLE (MALUS SPECIES)
 - EASTER RED BUD (CERCIS CANADENSIS)
 - FLOWERING PEAR (PYRUS SPECIES)
 - GOLDENRAIN TREE (KOELREUTERIA PANICULATA)
 - HAWTHORN (CRATAEGUS SPECIES)
 - JAPANESE TREE LILAC (SYRINGA RETICULATA)
 - PLUM AND CHERRY (PRUNUS SPECIES)
 - SERVICE BERRY (AMELANCHIER SPECIES)
 - GAMBLE OAK (QUERCUS GAMBELII)
 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
SIGHT DISTANCE EASEMENTS SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES, OR OTHER MATERIALS. TREES WITHIN THE SIGHT DISTANCE EASEMENT (WHETHER IN THE PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY) MUST NOT IMPAIR SIGHT DISTANCE.

KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

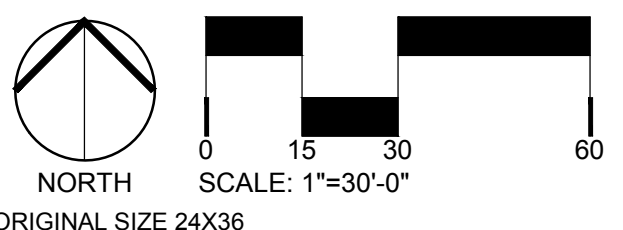
SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER
AVANT CIVIL GROUP
ROBBIE LAUGER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT
RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

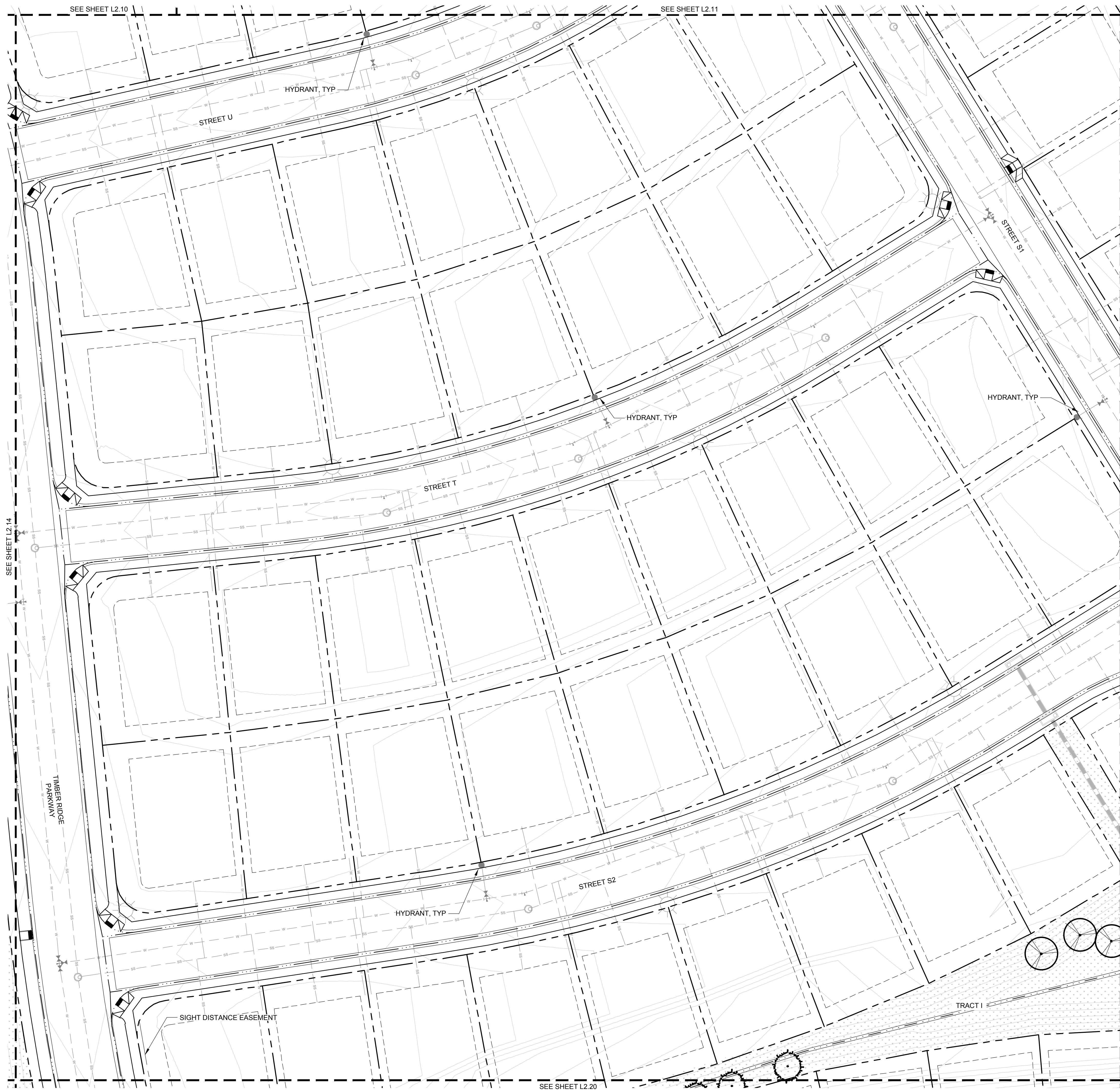
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SEAL:



PROJECT No.: R23-009
DRAWN BY: AG/KS
REVIEWED BY: RL
DRAWING NUMBER:


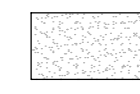

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CONCEPT PLANT SCHEDULE

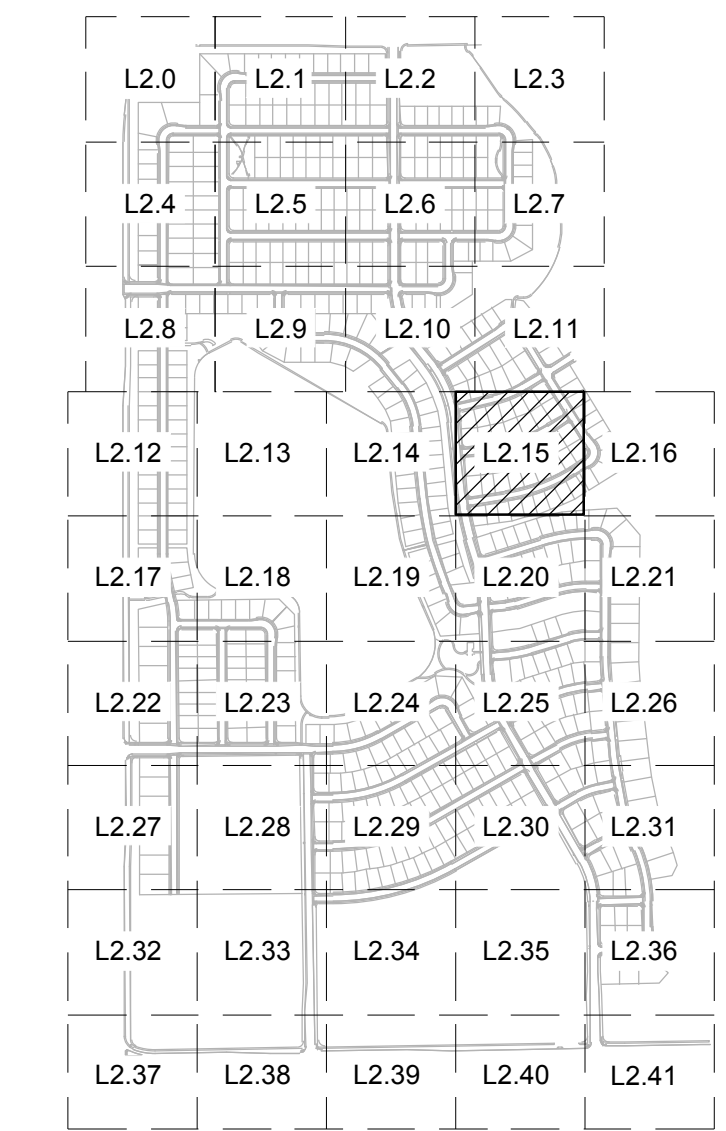
-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
 - HORSECHESTNUT (AESCULUS HIPPOCASTANUM)
 - GINKO (GINKO BILOBA)
 - HACKBERRY (CELTIS OCCIDENTALIS)
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 - LARGE LEAF ELM VARIETIES (ULMUS SPECIES)
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 - NORWAY MAPLE (ACER PLATANOIDES)
 - OAK VARIETIES (QUERCUS SPECIES)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

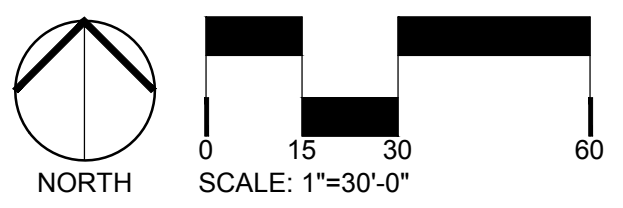
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24x36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

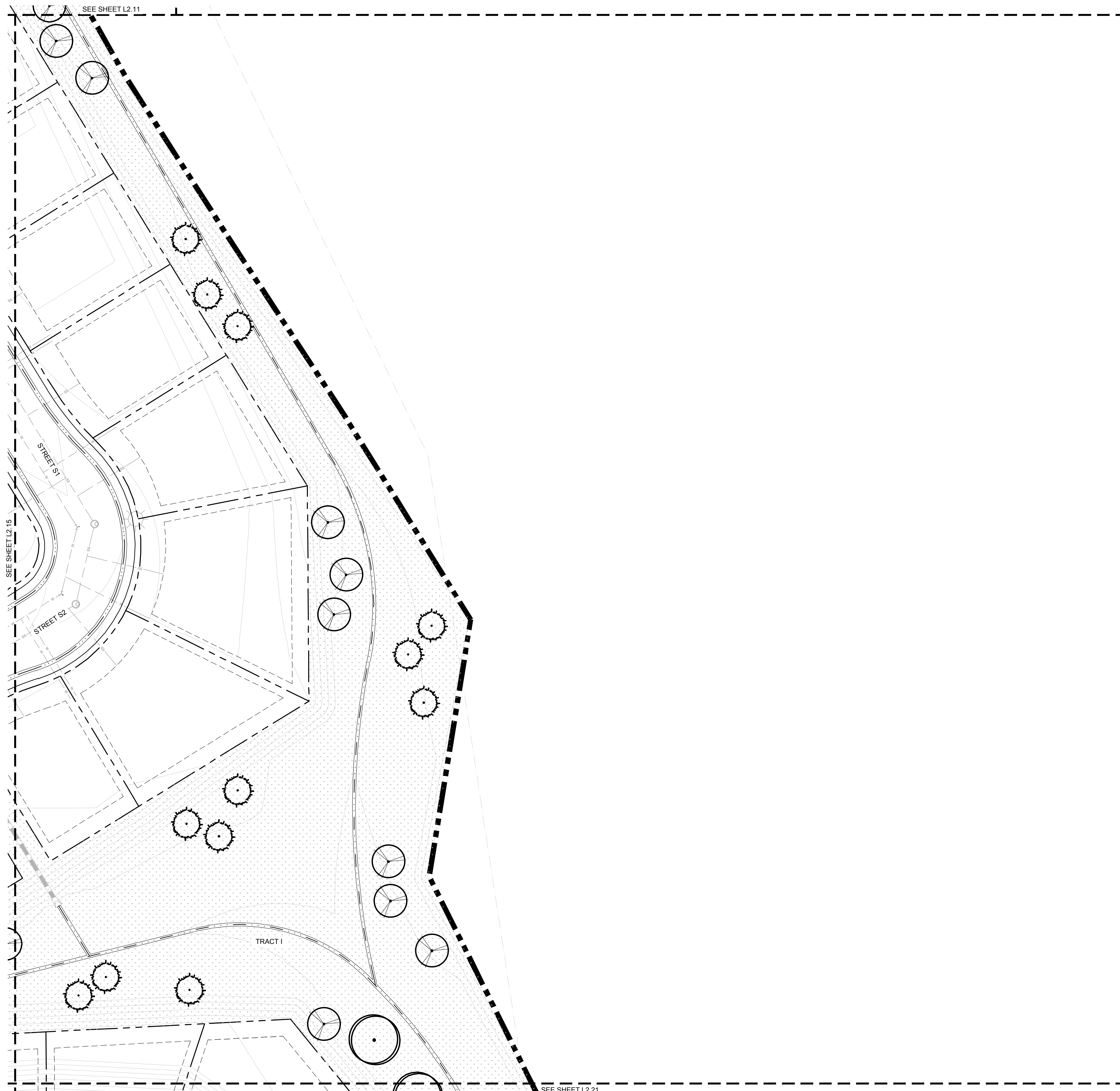
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PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	

L2.15




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CONCEPT PLANT SCHEDULE

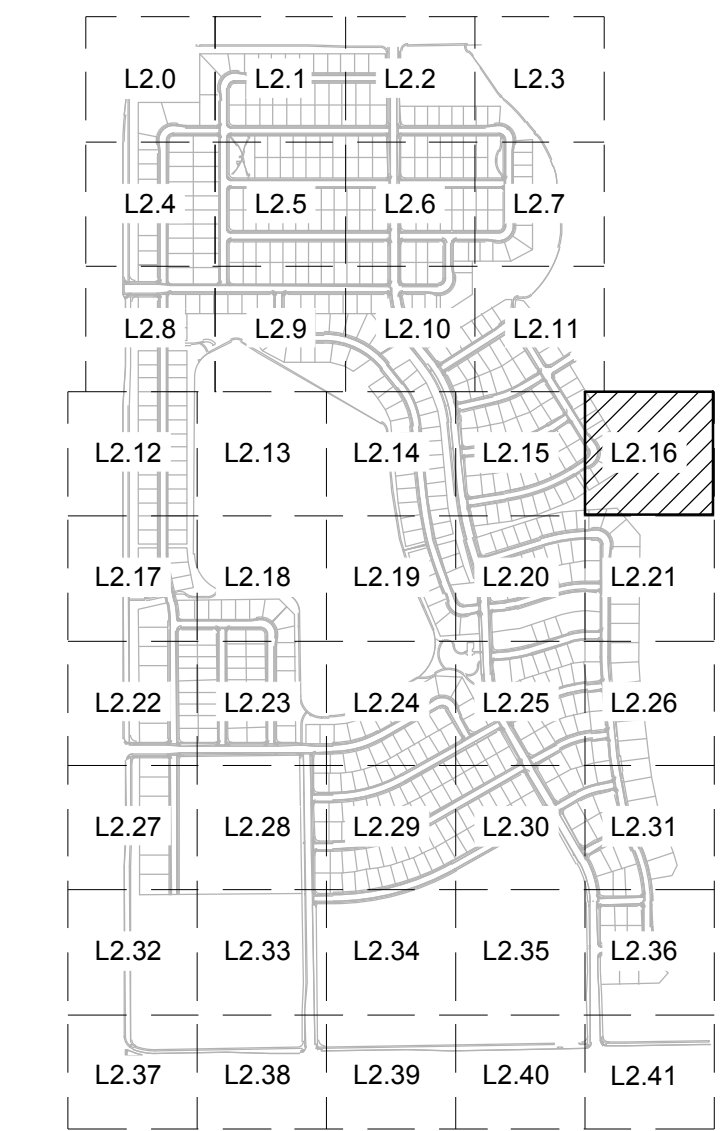
-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
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 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

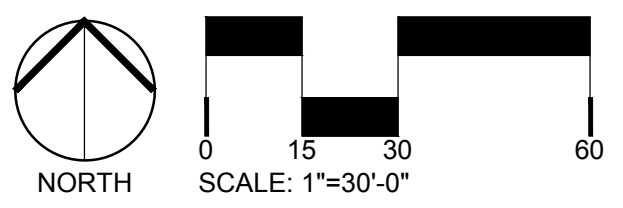
SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

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AVANT CIVIL GROUP
ROBBIE LAUGER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
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LANDSCAPE ARCHITECT
RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

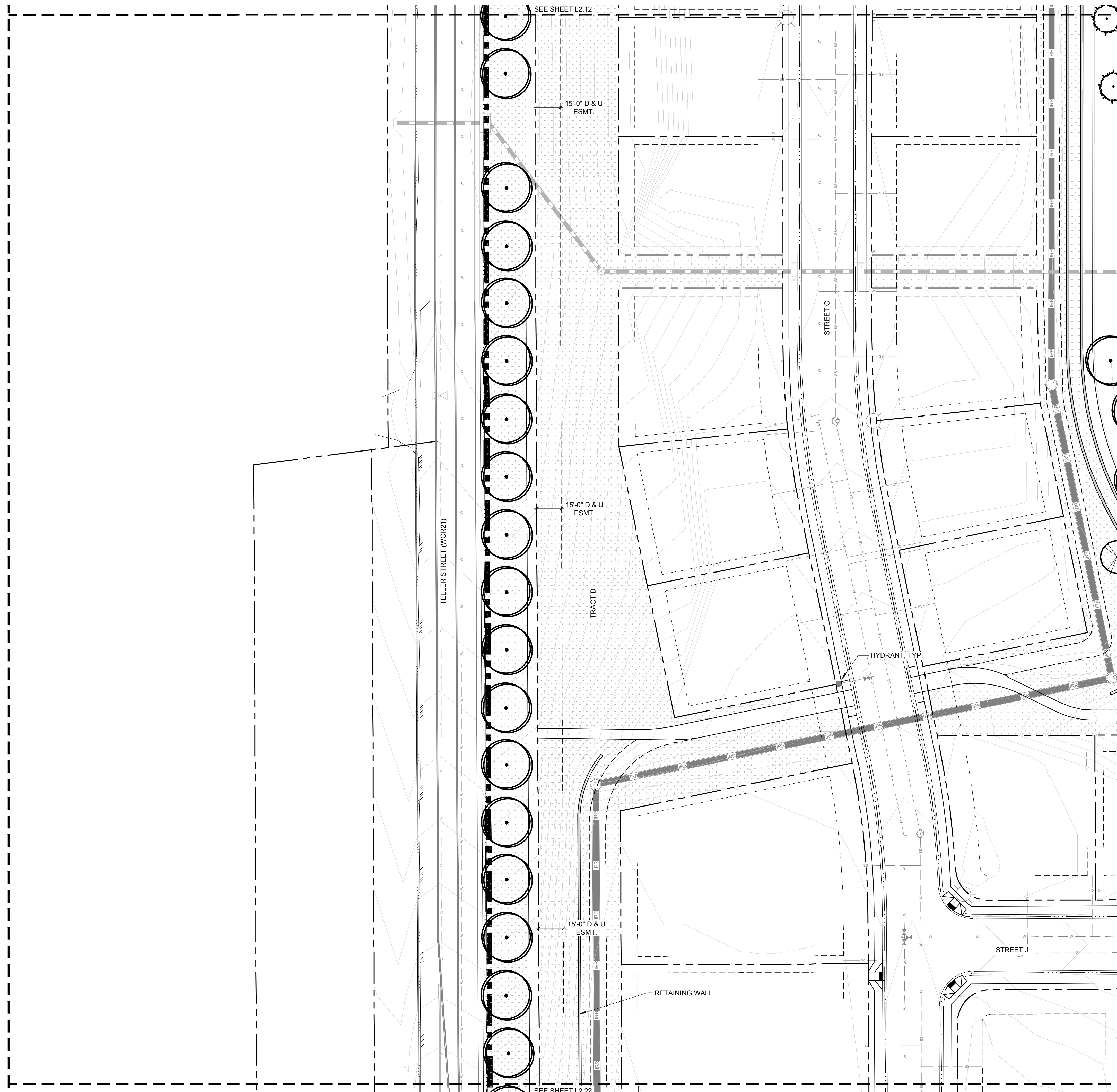
LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.: R23-009
DRAWN BY: AG/KS
REVIEWED BY: RL
DRAWING NUMBER:

L2.16




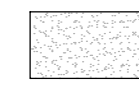

CONCEPT PLANT SCHEDULE

-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
 - HORSECHESTNUT (AESCULUS HIPPOCASTANUM)
 - GINKO (GINKO BILOBA)
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 - JAPANESE PAGODA TREE (SOPHORA JAPONICA)
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 - TULIPTREE (LIRIODENDRON TULPIFERA)
 - NORWAY MAPLE (ACER PLATANOIDES)
 - OAK VARIETIES (QUERCUS SPECIES)
 - OHIO BUCKEYE (AESCULUS GLABRA)
 - THORNLESS HONEYLOCUST (GLADITSIA TRIACANTHOS INERMIS)

-  EVERGREEN TREE
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 - PONDEROSA PINE (PINUS PONDEROSA)
 - SOUTHWESTERN WHITE PINE (PINUS STROBIFORMIS)
 - WHITE FIR (ABIES CONCOLOR)

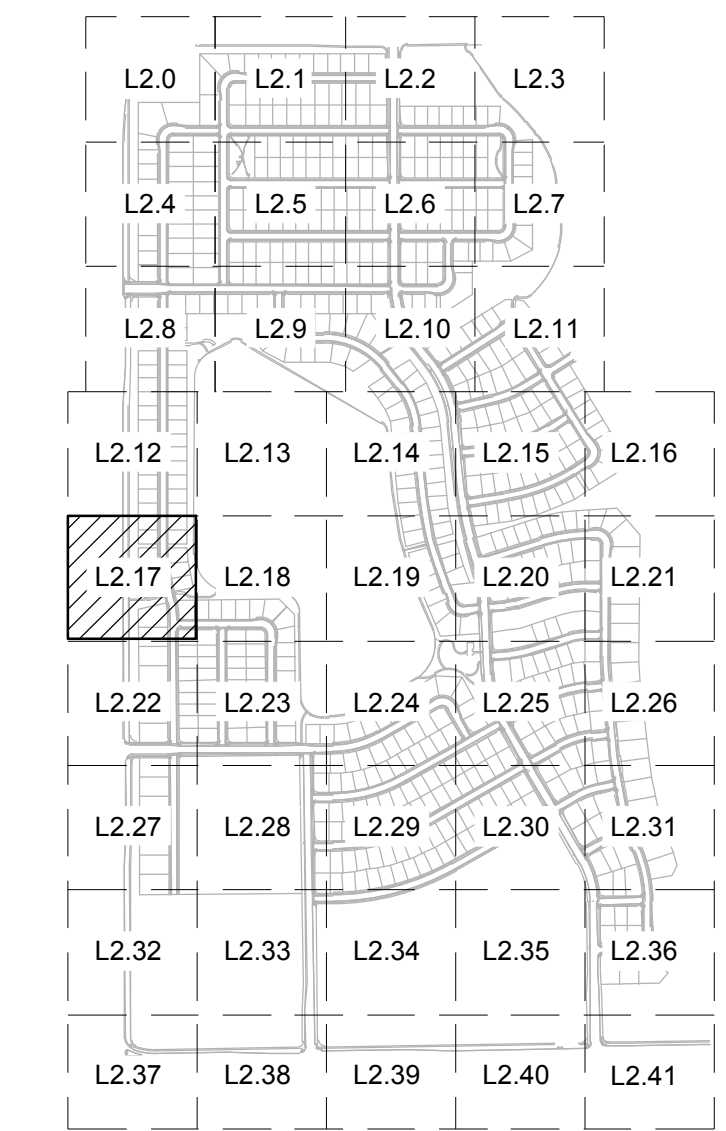
-  ORNAMENTAL TREE
 - CRABAPPLE (MALUS SPECIES)
 - EASTERN RED BUD (CERCIS CANADENSIS)
 - FLOWERING PEAR (PYRUS SPECIES)
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 - SERVICE BERRY (AMELANCHIER SPECIES)
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 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

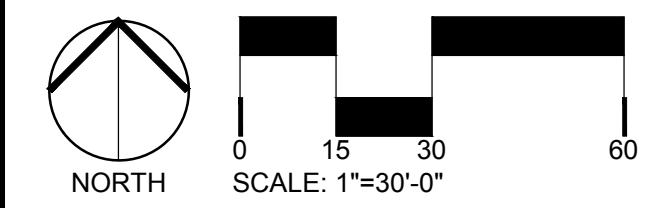
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24X36

ISSUED

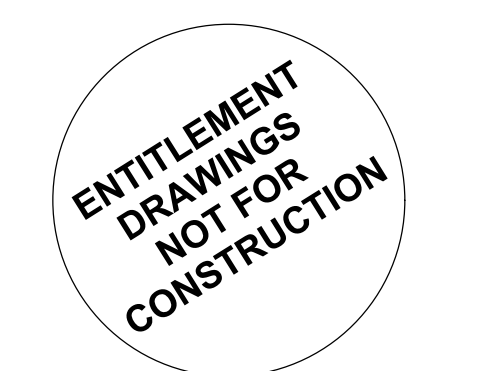
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04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

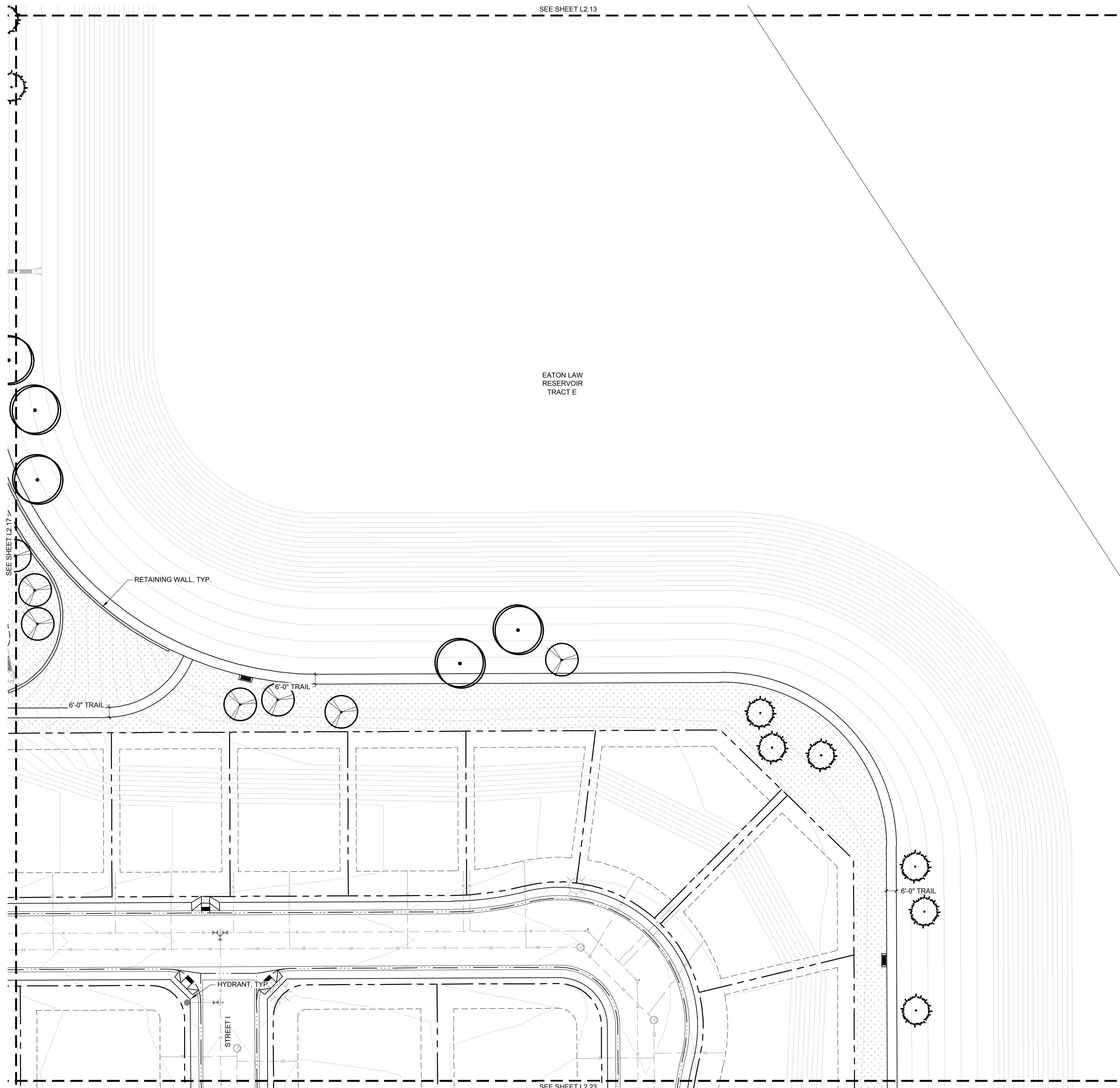
LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	

L2.17



SEE SHEET L2.13

SEE SHEET L2.23

SEE SHEET L2.19


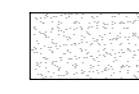

CONCEPT PLANT SCHEDULE

-  **CANOPY TREE**
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
 - HORSECHESTNUT (AESCULUS HIPPOCASTANUM)
 - GINKO (GINKO BILOBA)
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 - THORNLESS HONEYLOCUST (GLADITSIA TRIACANTHOS INERMIS)

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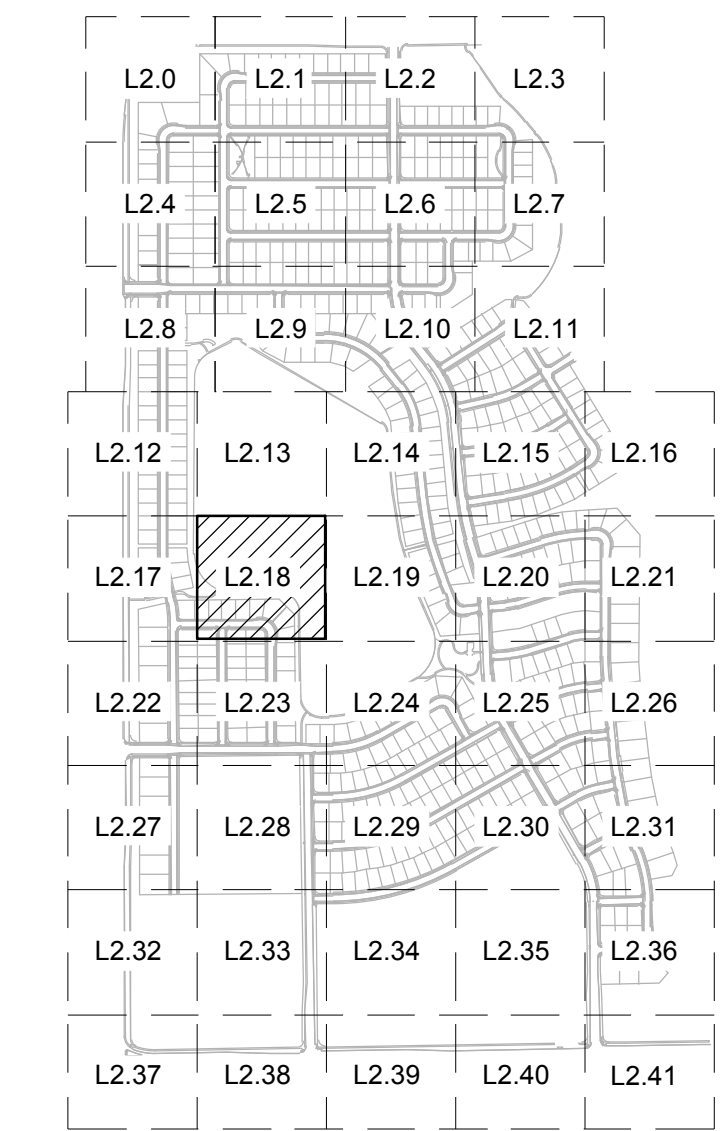
-  **ORNAMENTAL TREE**
 - CRABAPPLE (MALUS SPECIES)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

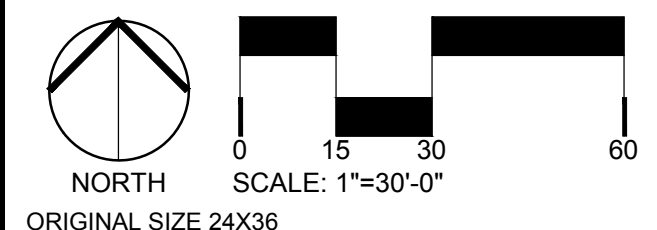
JOURNEY HOMES
LARRY S. BUCKENDORF
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SITE ENGINEER

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LANDSCAPE ARCHITECT

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ORIGINAL SIZE 24x36

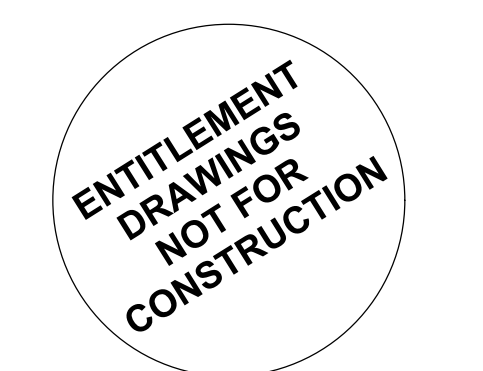
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No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	


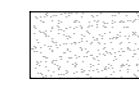

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CONCEPT PLANT SCHEDULE

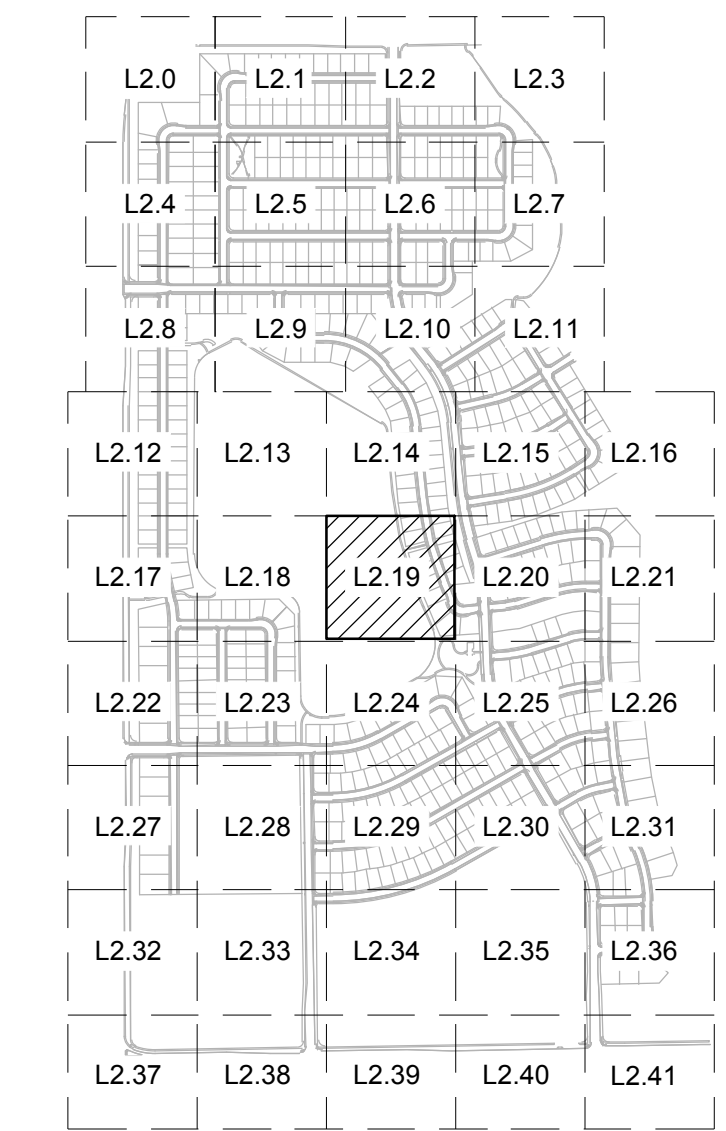
-  CANOPY TREE
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 - AUSTRIAN PINE (PINUS NIGRA)
 - ARNOLD SENTINEL "AUSTRIAN PINE" (PINUS NIGRA VAR.)
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 - WHITE FIR (ABIES CONCOLOR)
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 - PLUM AND CHERRY (PRUNUS SPECIES)
 - SERVICE BERRY (AMELANCHIER SPECIES)
 - GAMBLE OAK (QUERCUS GAMBELII)
 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

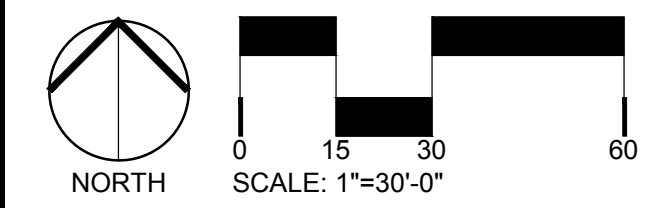
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
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FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24X36

ISSUED

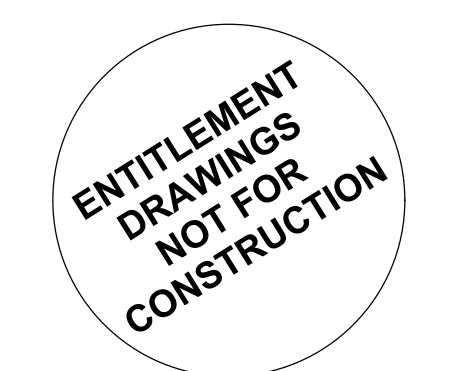
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04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

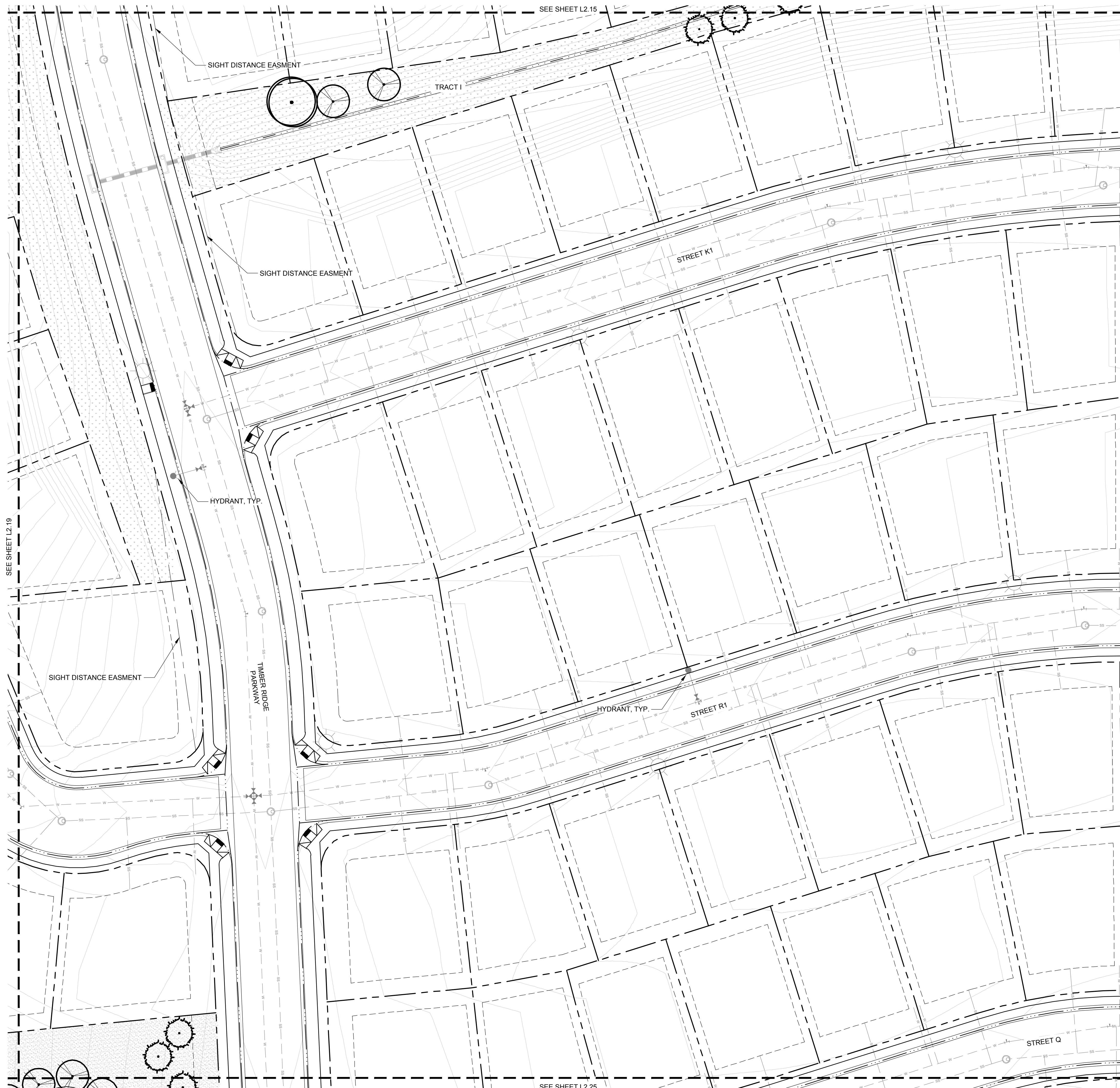
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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	


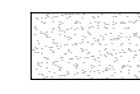

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CONCEPT PLANT SCHEDULE

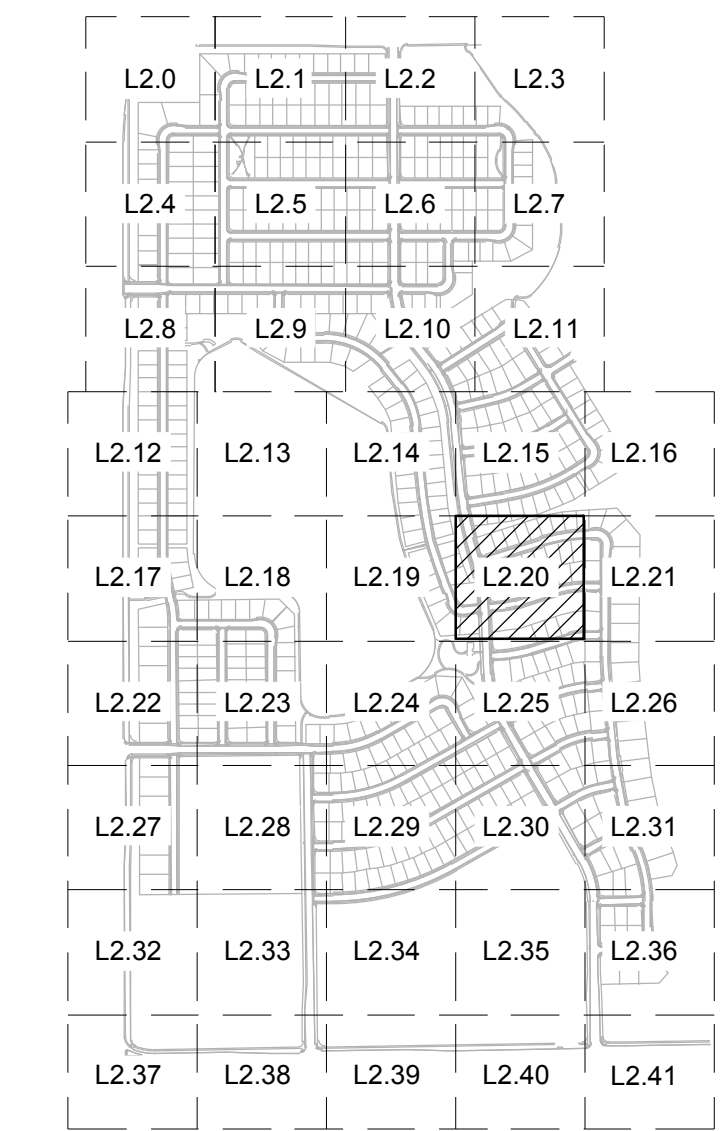
-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



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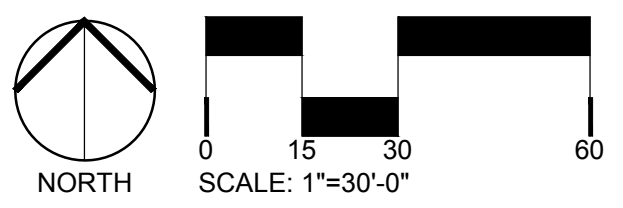
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

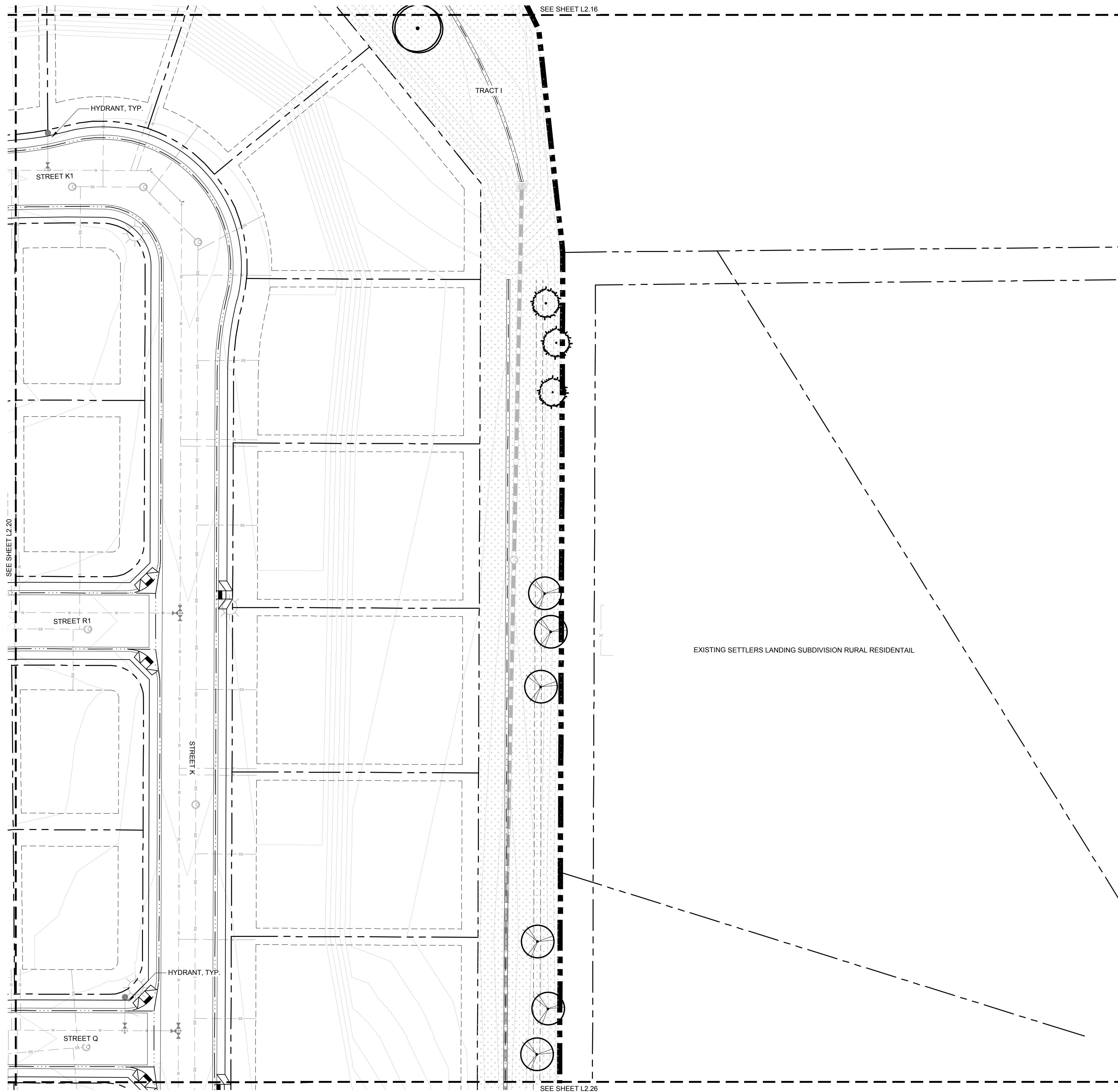
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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	


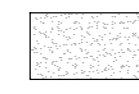

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CONCEPT PLANT SCHEDULE

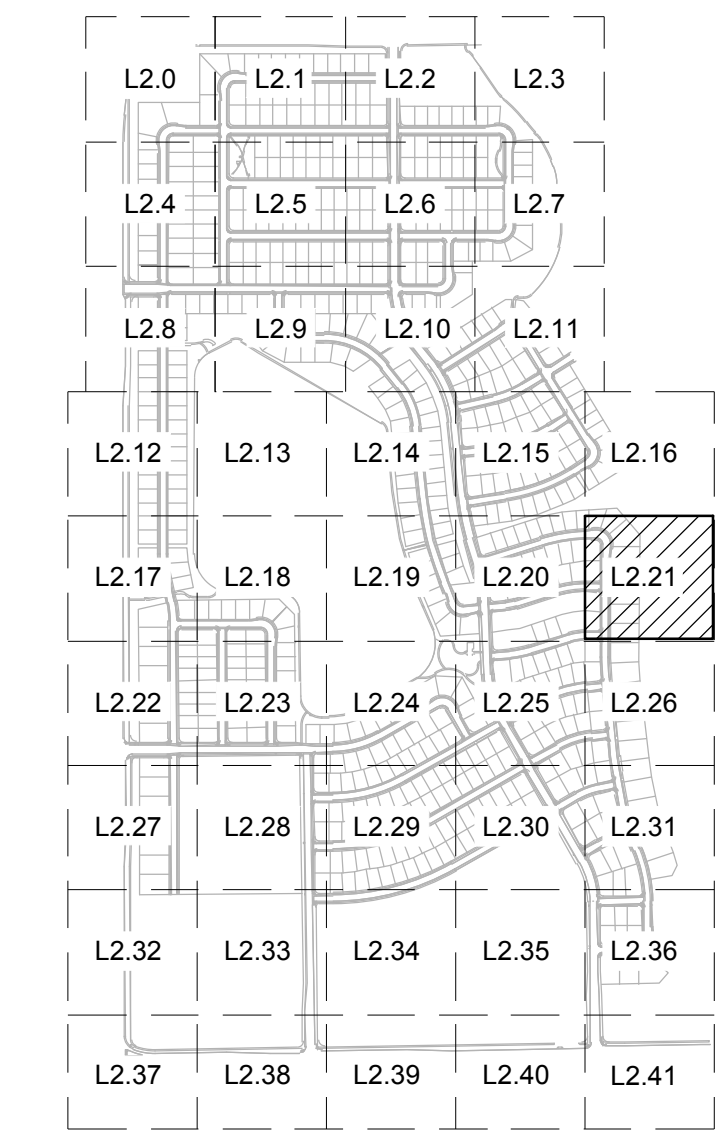
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

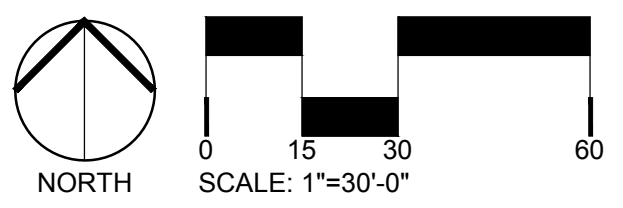
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

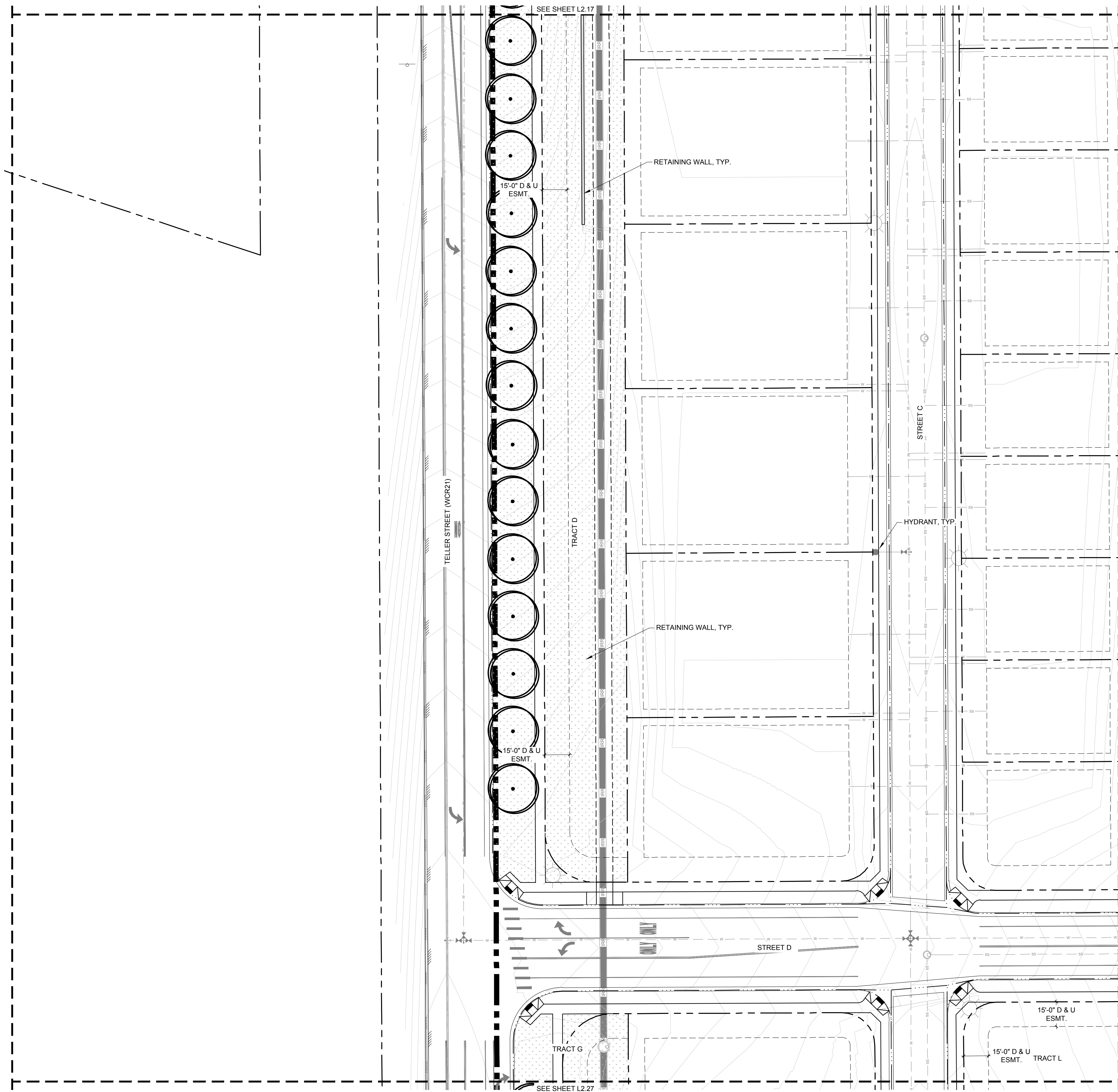
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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	

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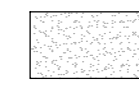

CONCEPT PLANT SCHEDULE

-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
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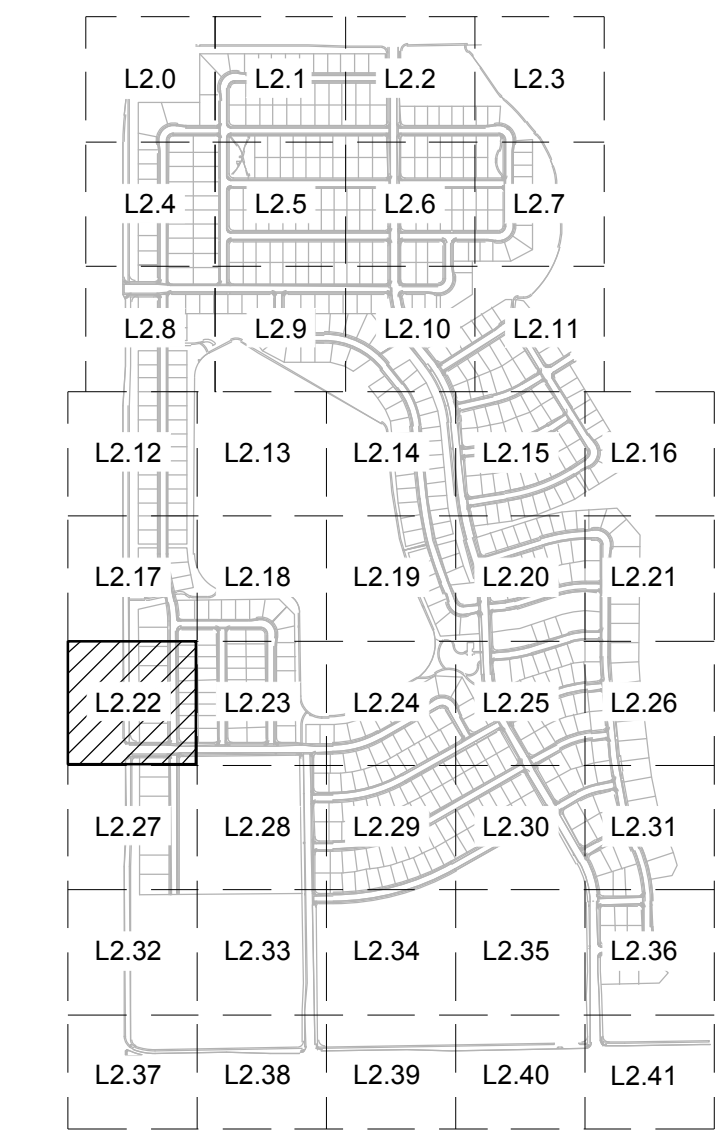
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

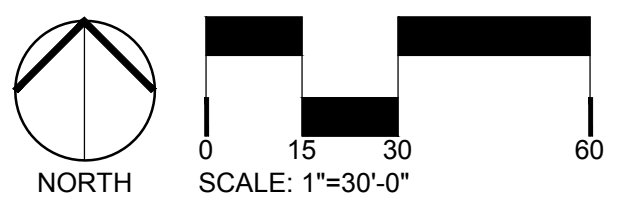
JOURNEY HOMES
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SITE ENGINEER

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LANDSCAPE ARCHITECT

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FORT COLLINS, CO 80521
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ORIGINAL SIZE 24x36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

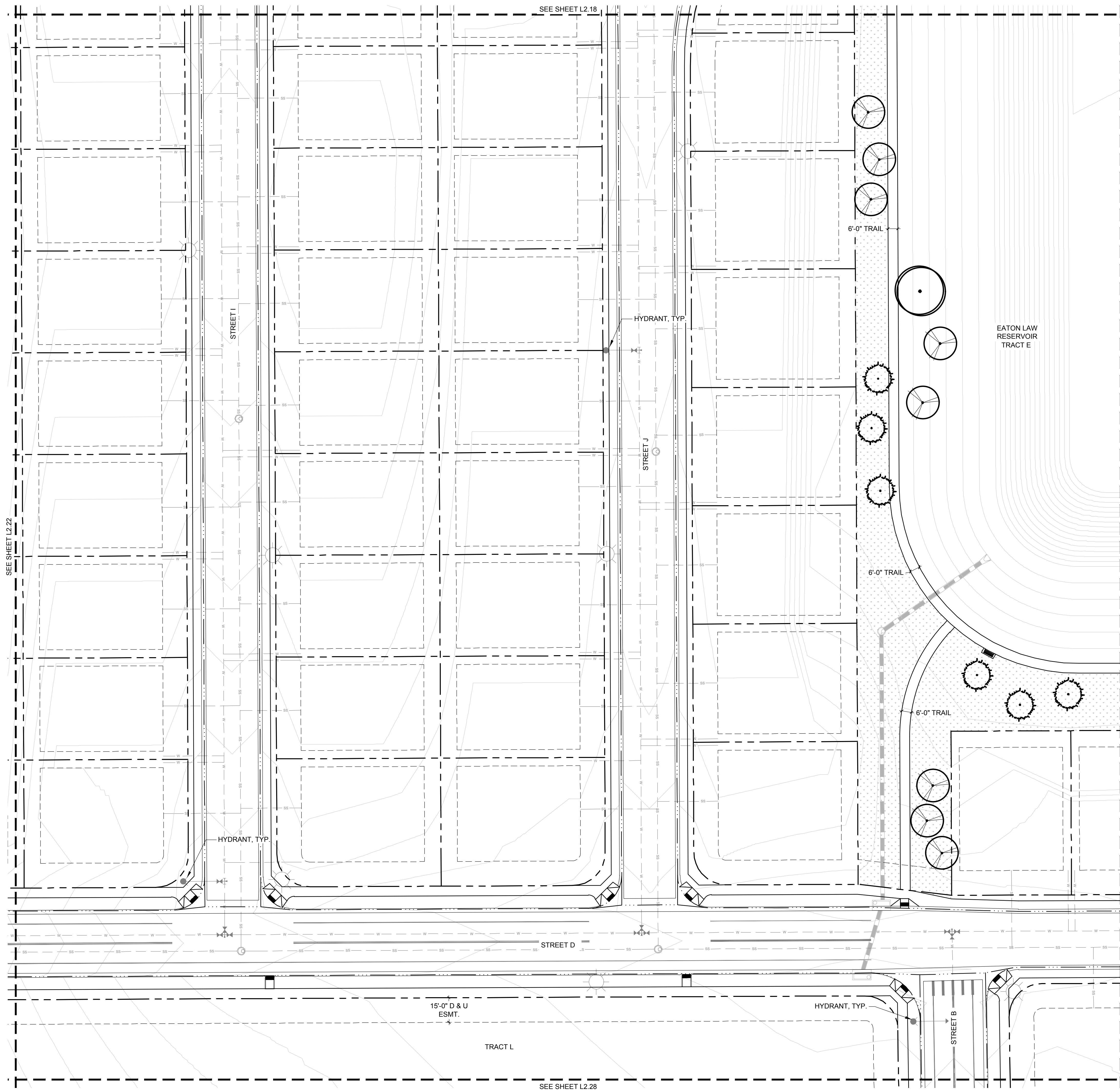
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DRAWING NUMBER:	L2.22


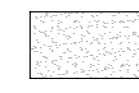

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CONCEPT PLANT SCHEDULE

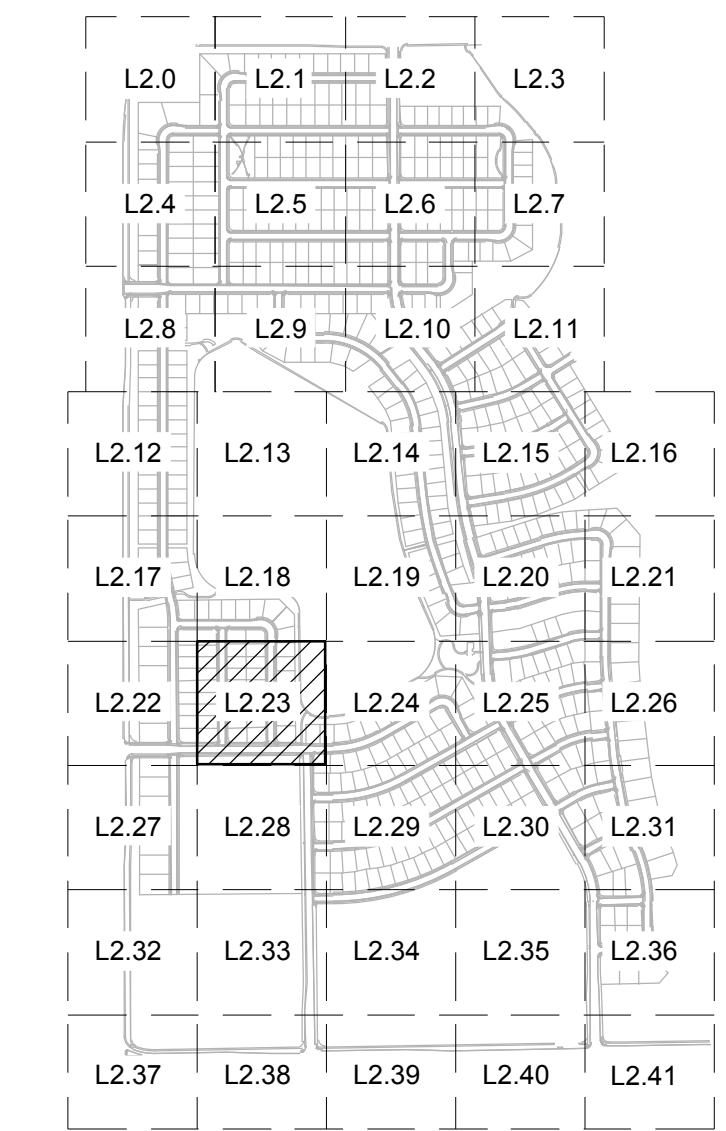
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

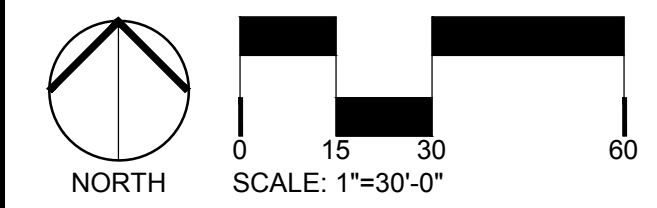
SEVERANCE, CO
PREPARED BY:



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ISSUED

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LANDSCAPE ENLARGEMENT

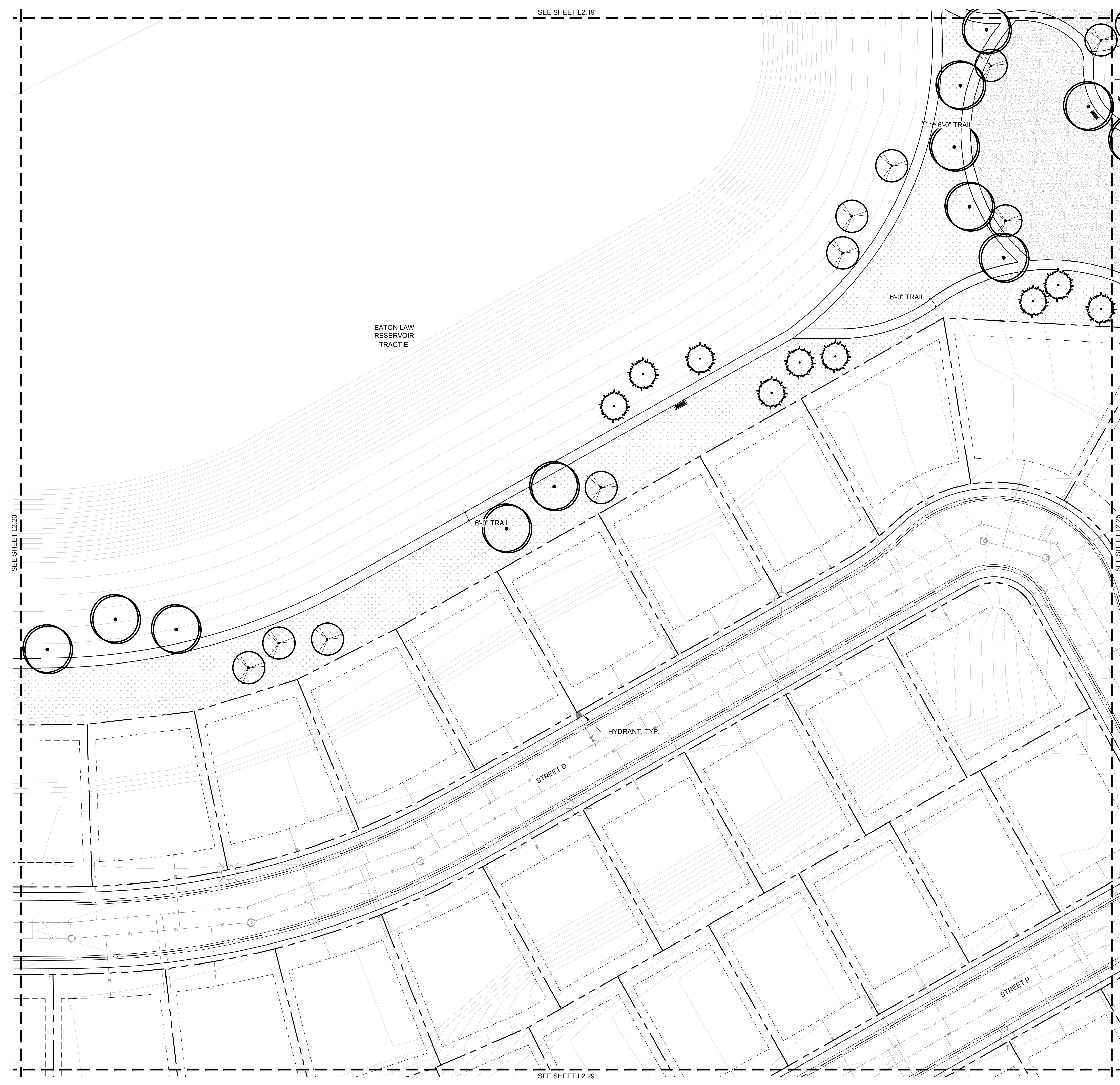
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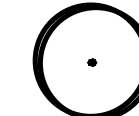
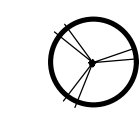
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DRAWING NUMBER:

L2.23


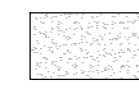

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CONCEPT PLANT SCHEDULE

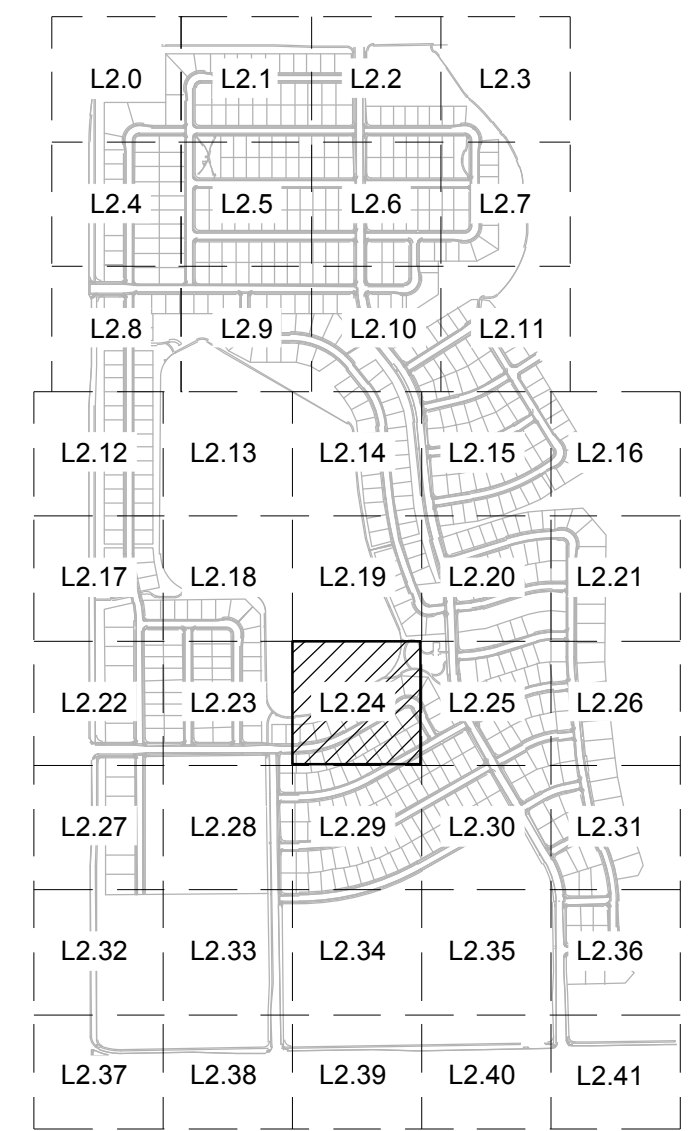
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 - KENTUCKY COFFEE TREE (GYNOGLADUS DIOCA)
 - LARGE LEAF ELM VARIETIES (ULMUS SPECIES)
 - LITTLELEAF LINDEN (TILIA CORDATA)
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 - OAK VARIATIES (QUERCUS SPECIES)
 - OHIO BUCKEYE (AESCULUS GLABRA)
 - THORNLESS HONEYLOCUST (GLADITSIA TRIACANTHOS INERMIS)
-  EVERGREEN TREE
 - BRISTLEcone PINE (PINUS ARISTATA)
 - PINYON PINE (PINUS EDULIS)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO

PREPARED BY:



APPLICANT/DEVELOPER

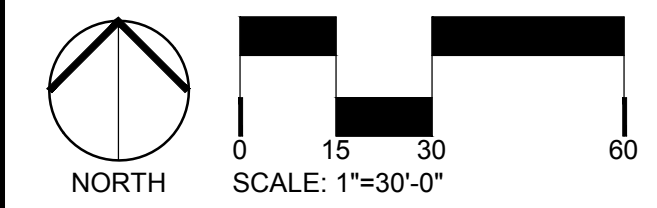
JOURNEY HOMES
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7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24x36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

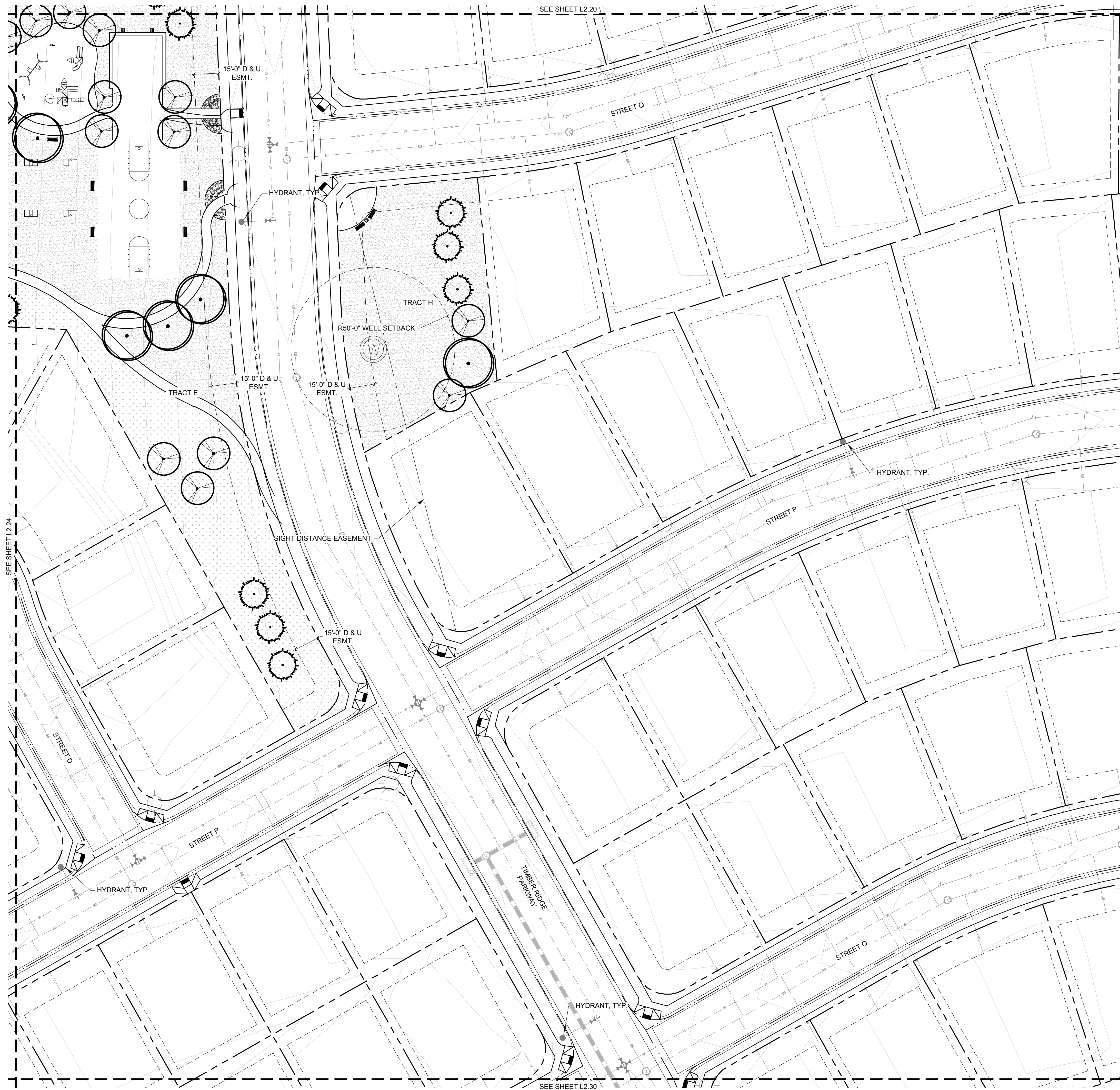
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SEAL:



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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	L2.24


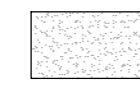

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CONCEPT PLANT SCHEDULE

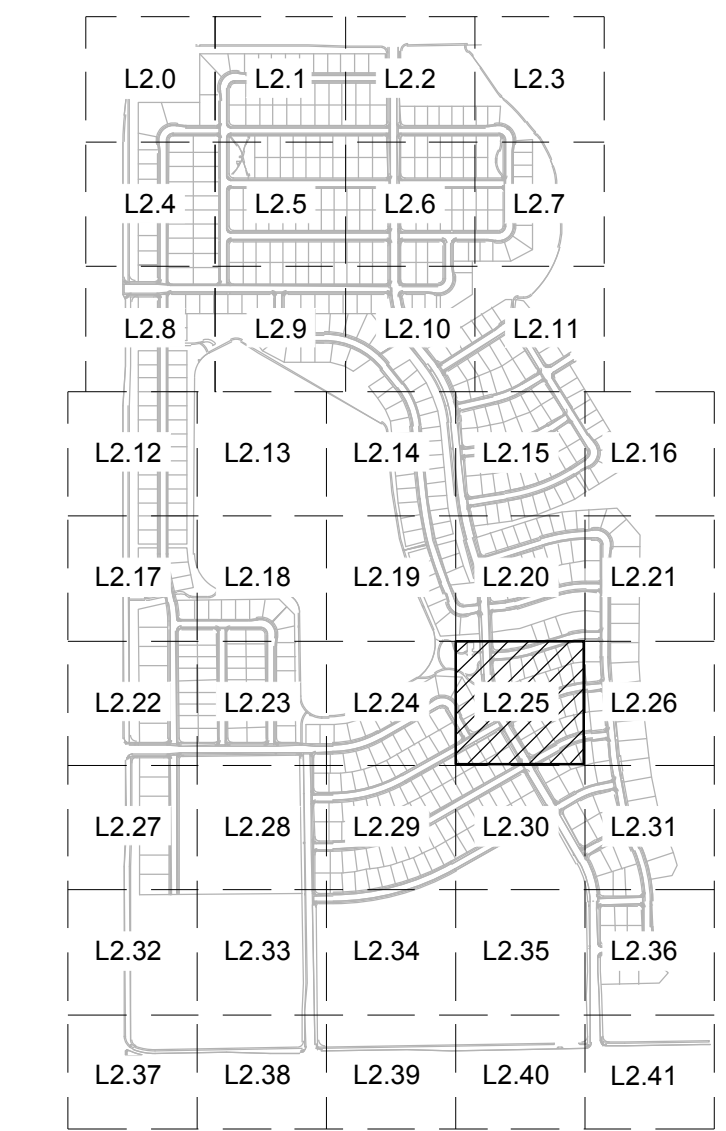
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REFERENCE NOTES SCHEDULE

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-  IRRIGATED TURF
-  NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

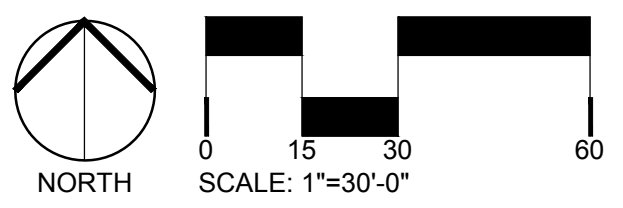
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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REVISIONS

No.	DESCRIPTION	DATE

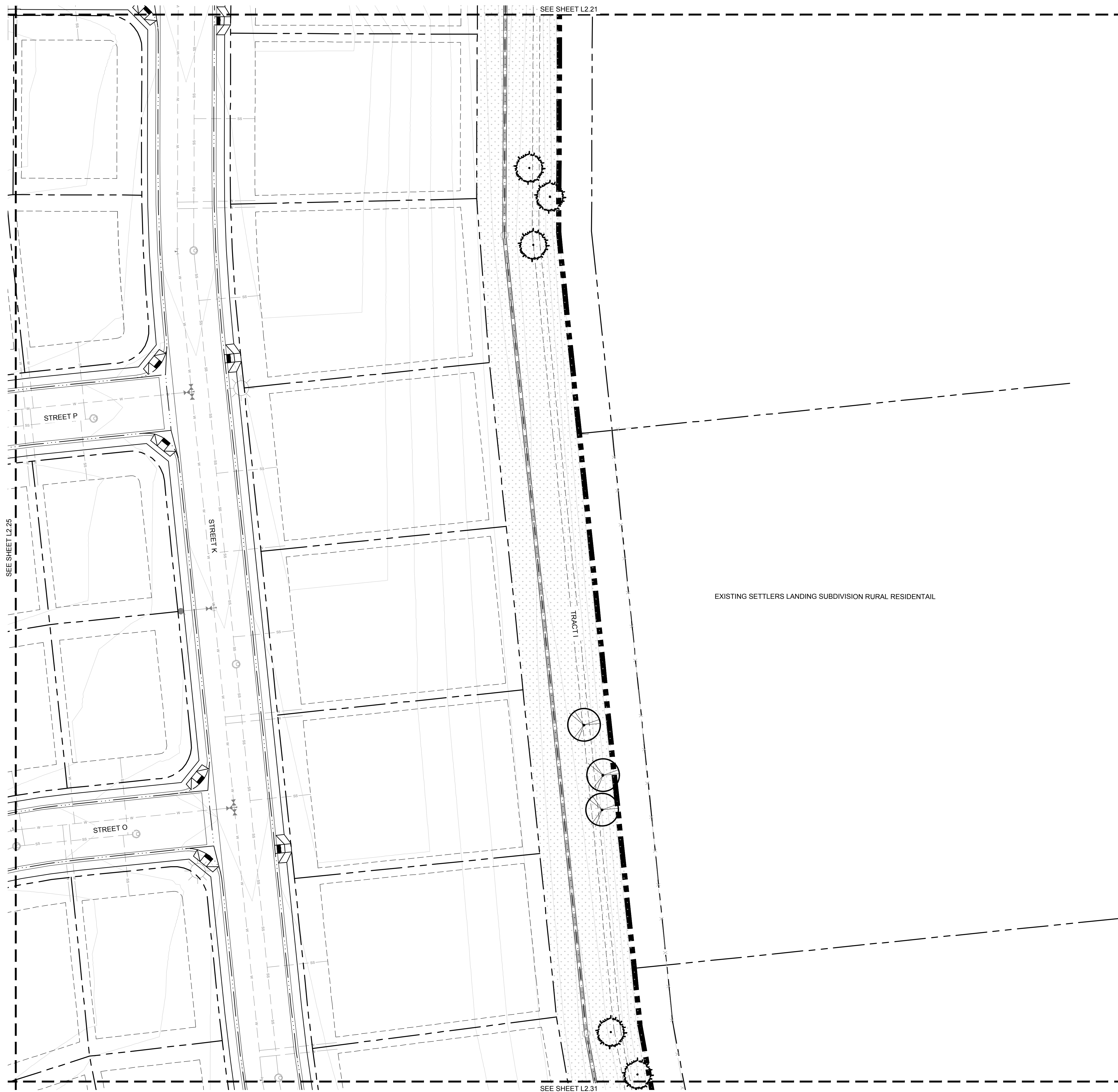
LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.: R23-009
DRAWN BY: AG/KS
REVIEWED BY: RL
DRAWING NUMBER:

L2.25



CONCEPT PLANT SCHEDULE

- CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
 - HORSECHESTNUT (AESCULUS HIPPOCASTANUM)
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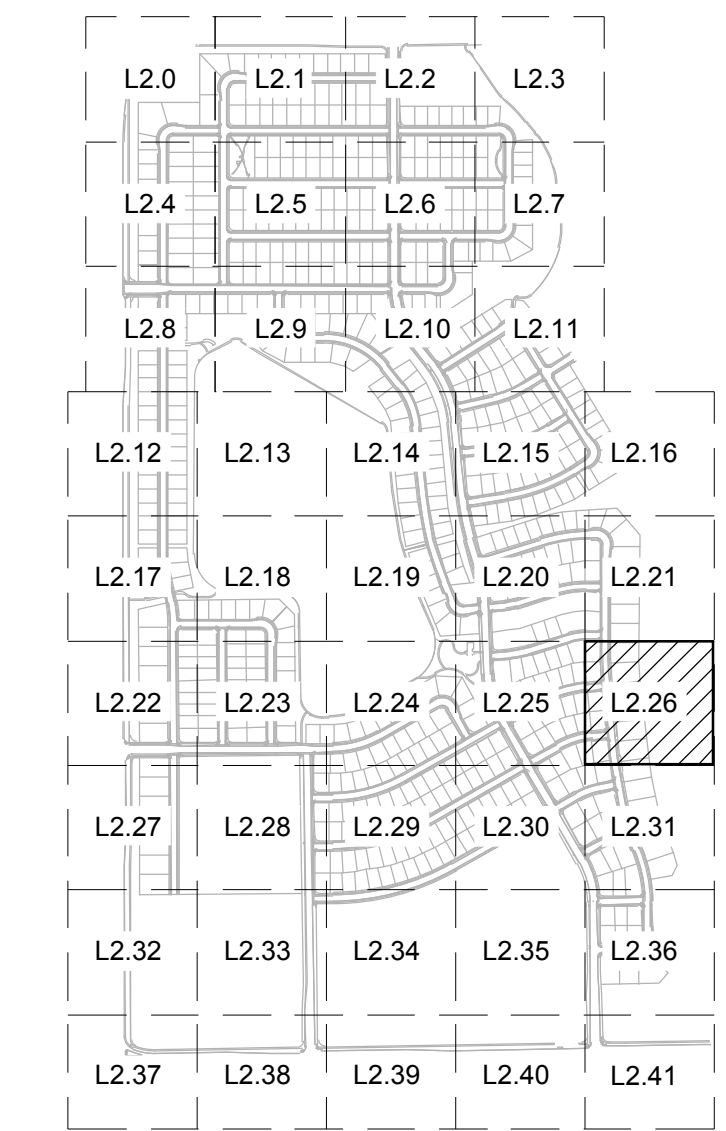
- ORNAMENTAL TREE
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

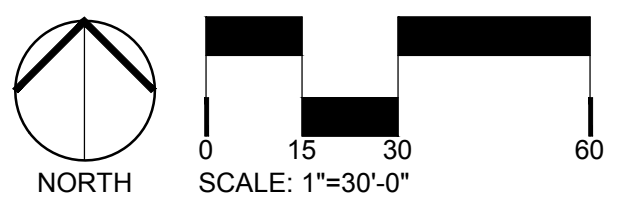
JOURNEY HOMES
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ORIGINAL SIZE 24X36
ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

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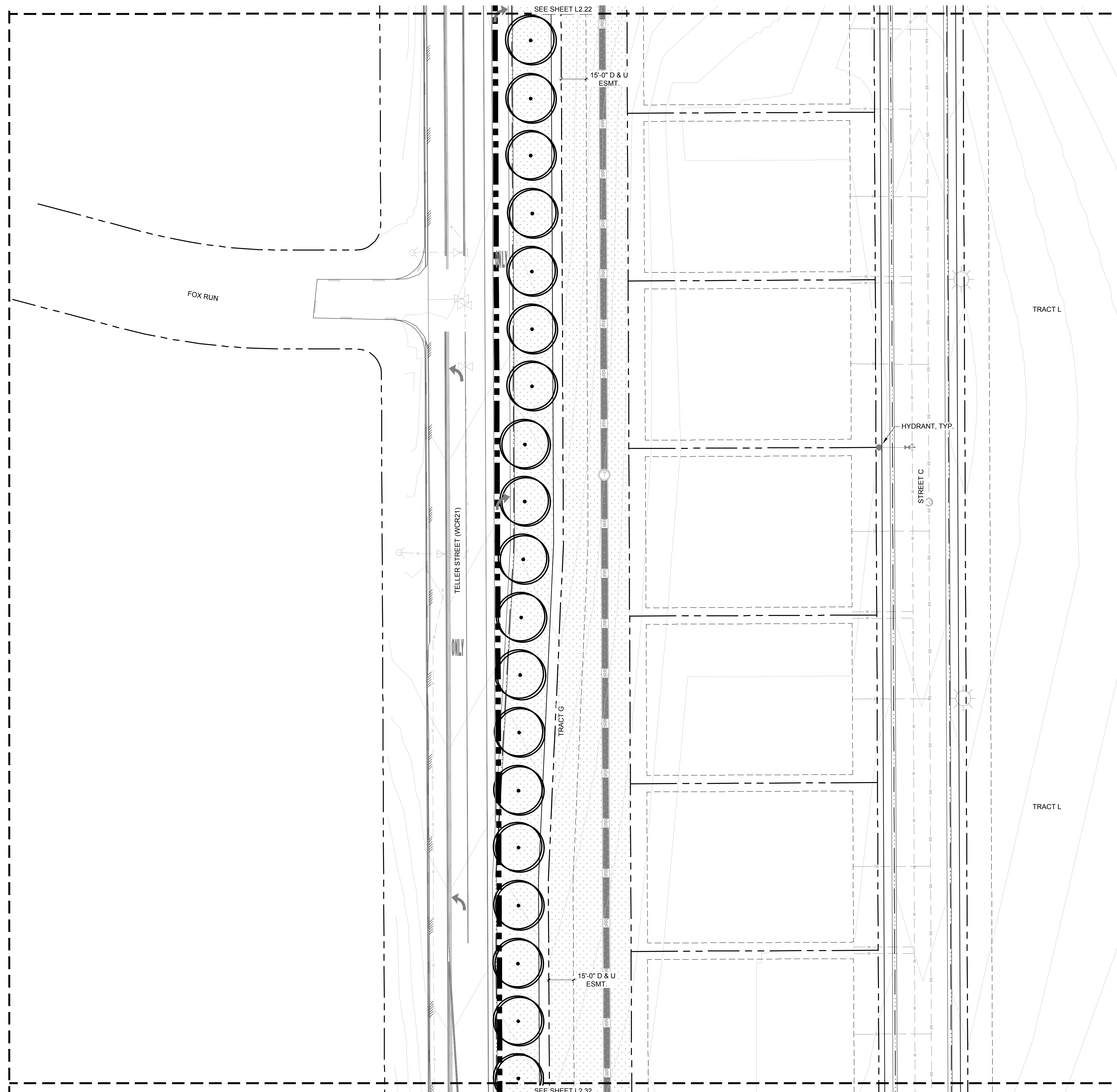
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SEAL:



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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	



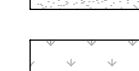
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CONCEPT PLANT SCHEDULE

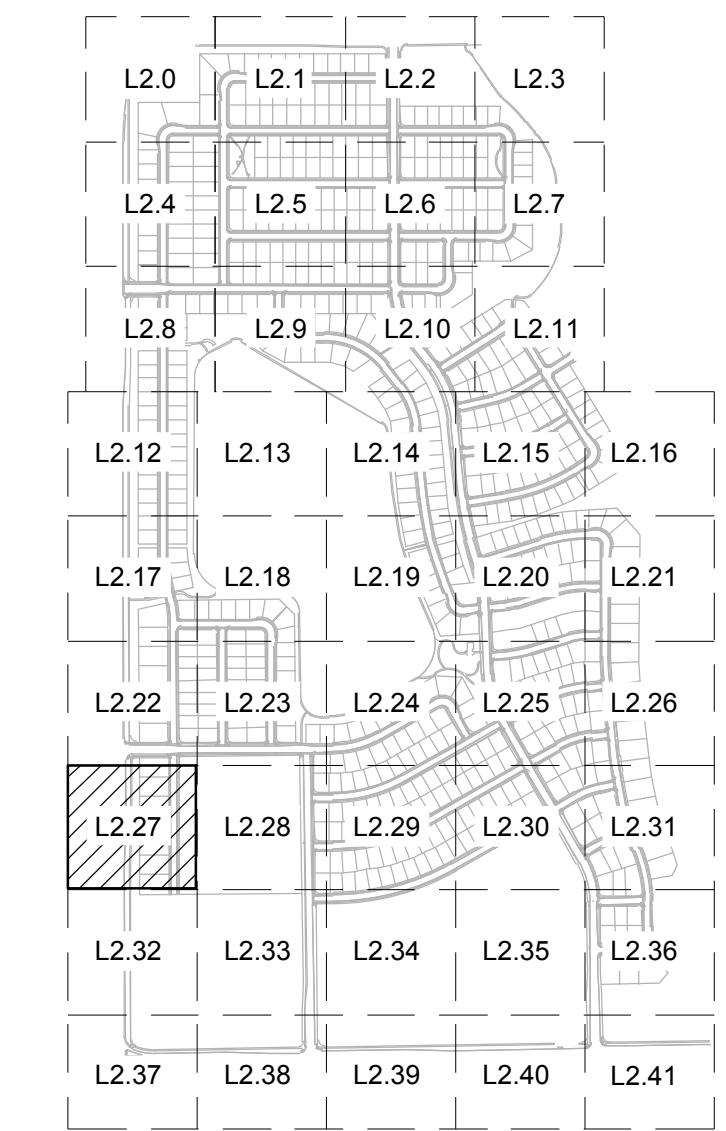
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

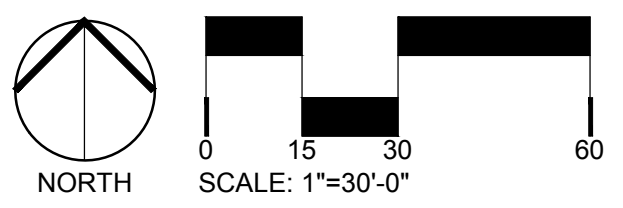
JOURNEY HOMES
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE ENLARGEMENT

SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	L2.27

L2.27

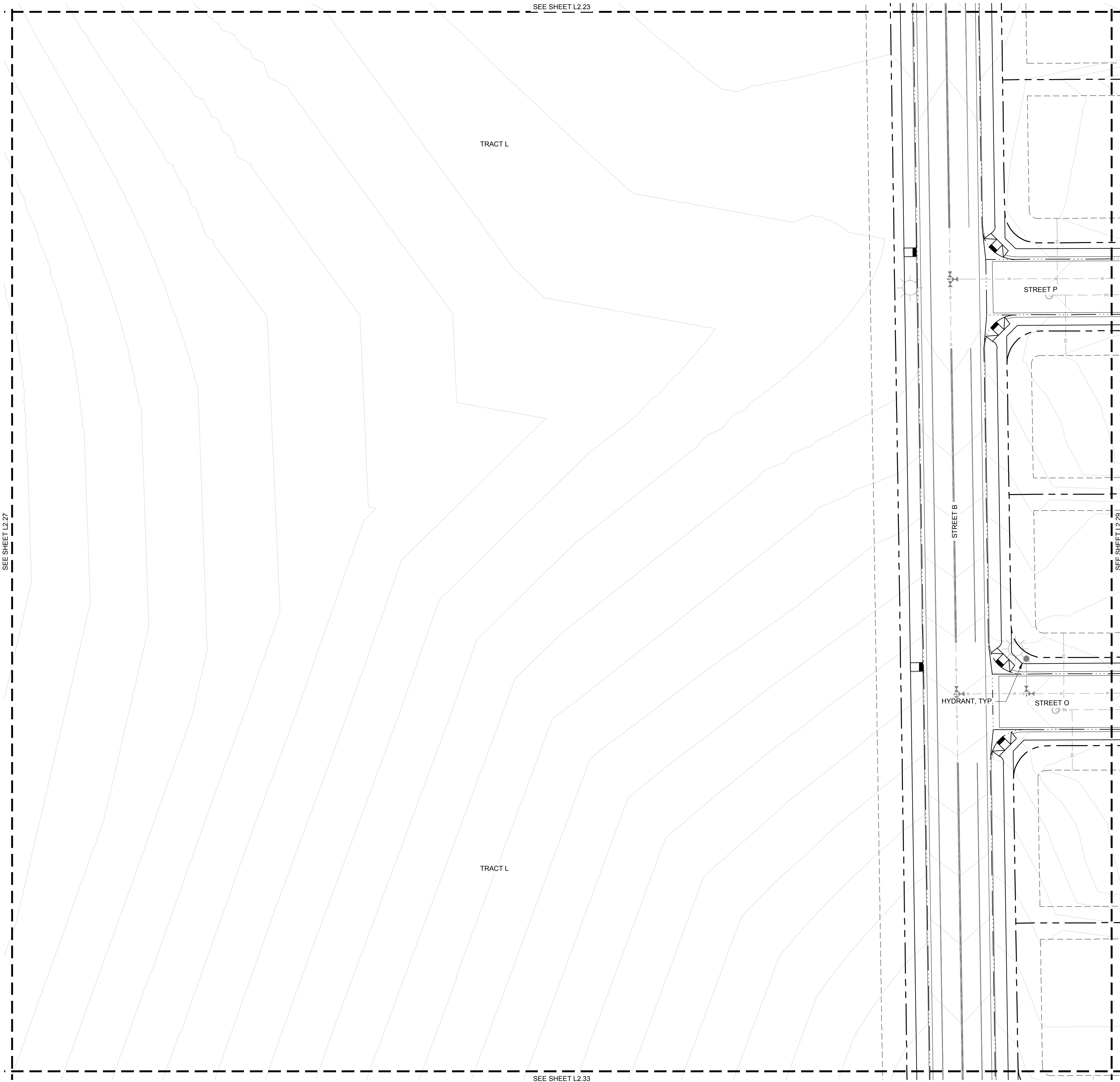
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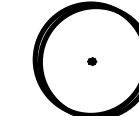
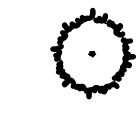
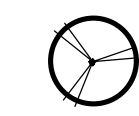
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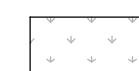
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CONCEPT PLANT SCHEDULE

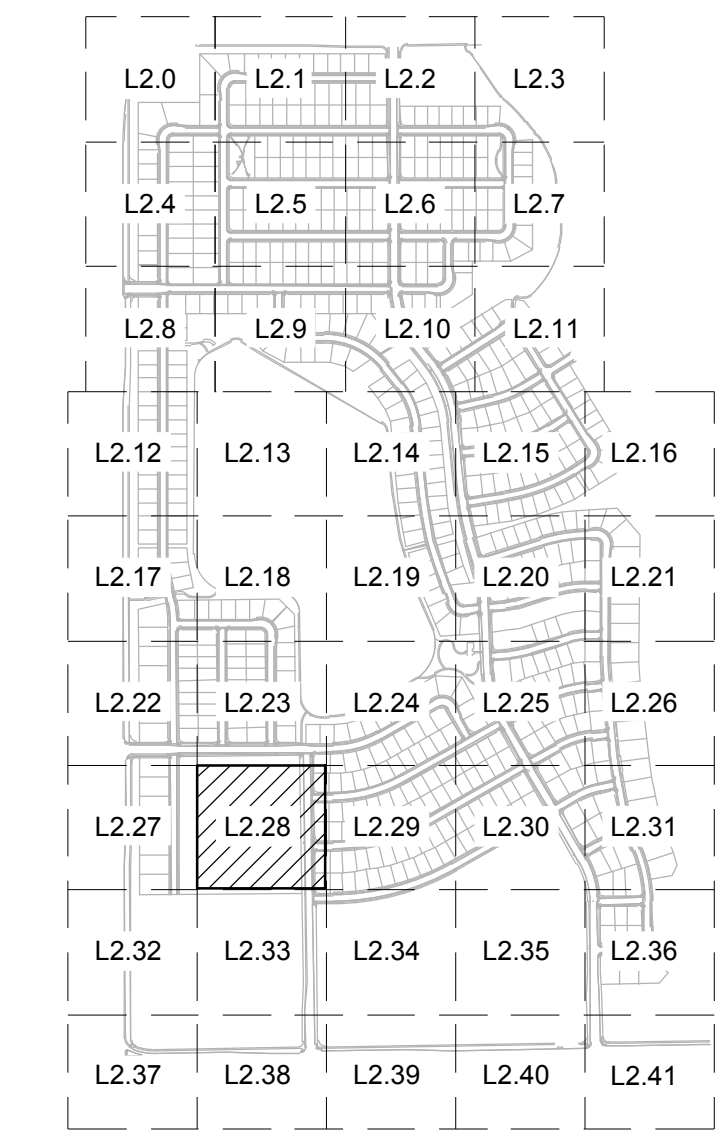
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

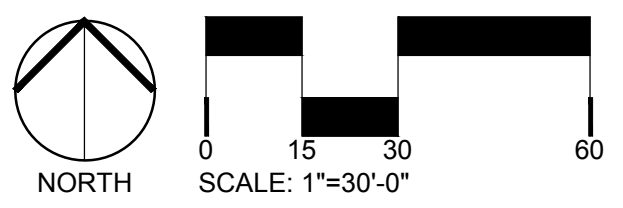
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ORIGINAL SIZE 24x36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE
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LANDSCAPE ENLARGEMENT

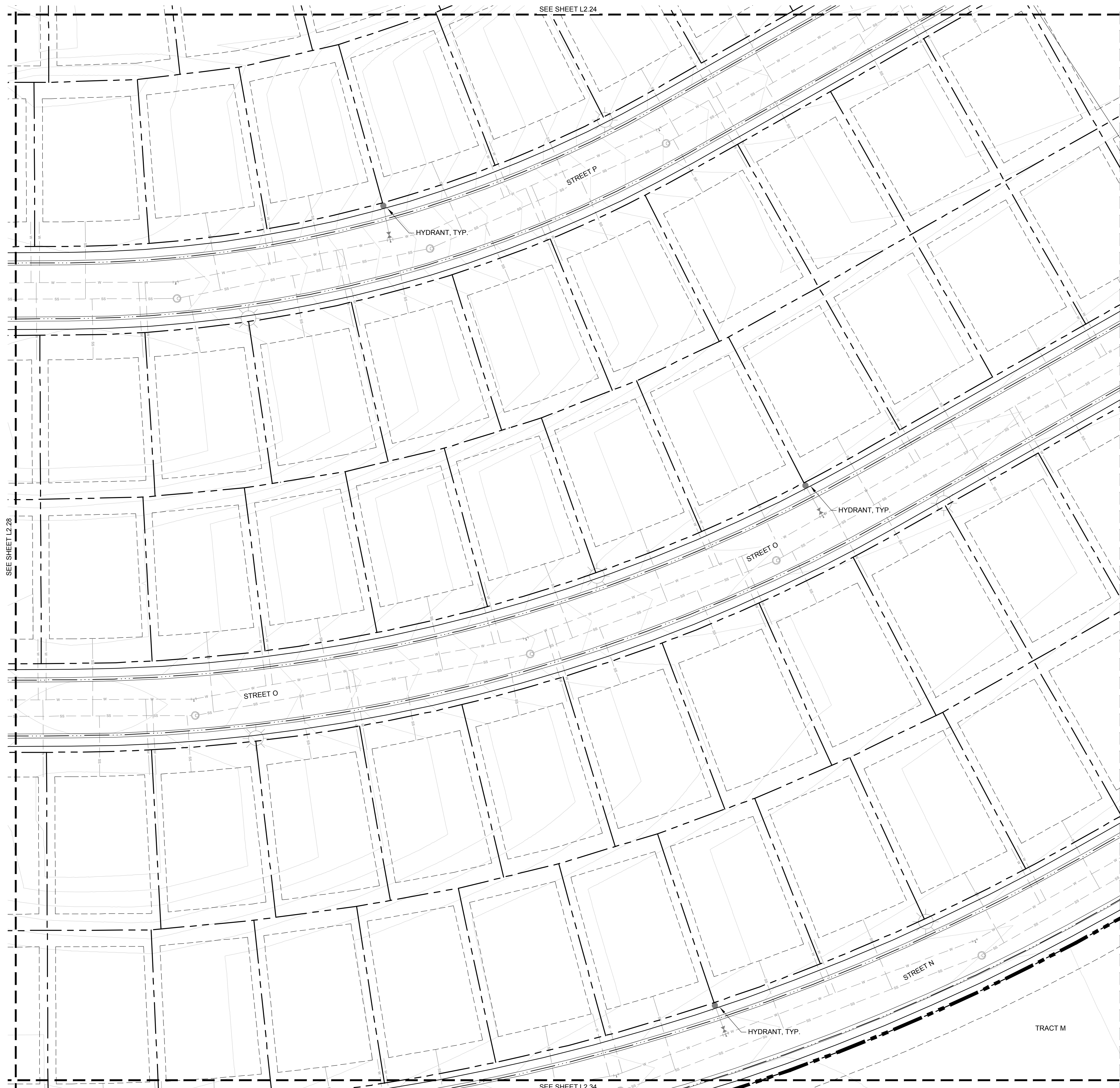
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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	

L2.28


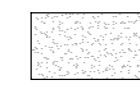

Plotted By: Abdul Barzak; Layout: 2.29 LANDSCAPE ENLARGEMENT; Printed On: 7/1/2024 2:23 PM; File Name: L1 OVERALL LANDSCAPE PLAN.dwg



CONCEPT PLANT SCHEDULE

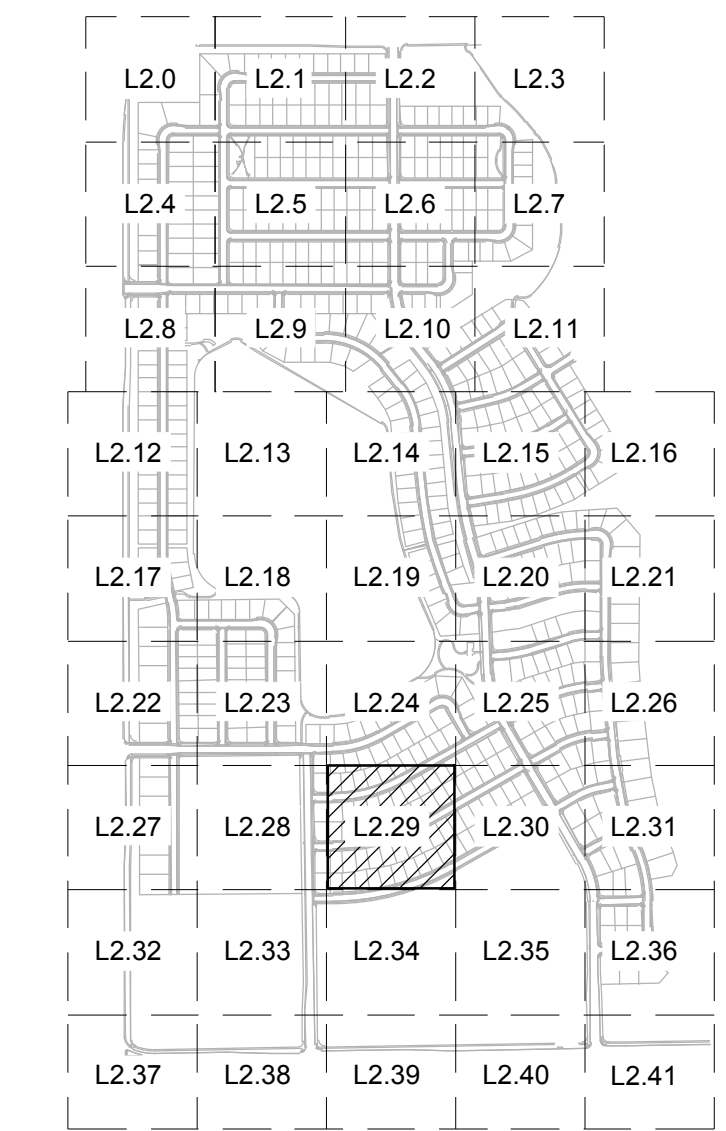
-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

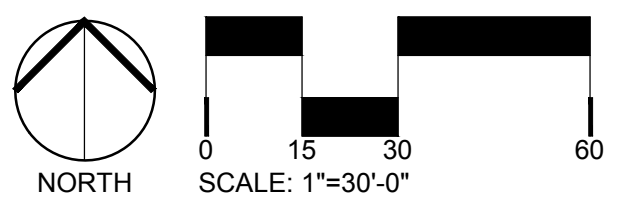
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

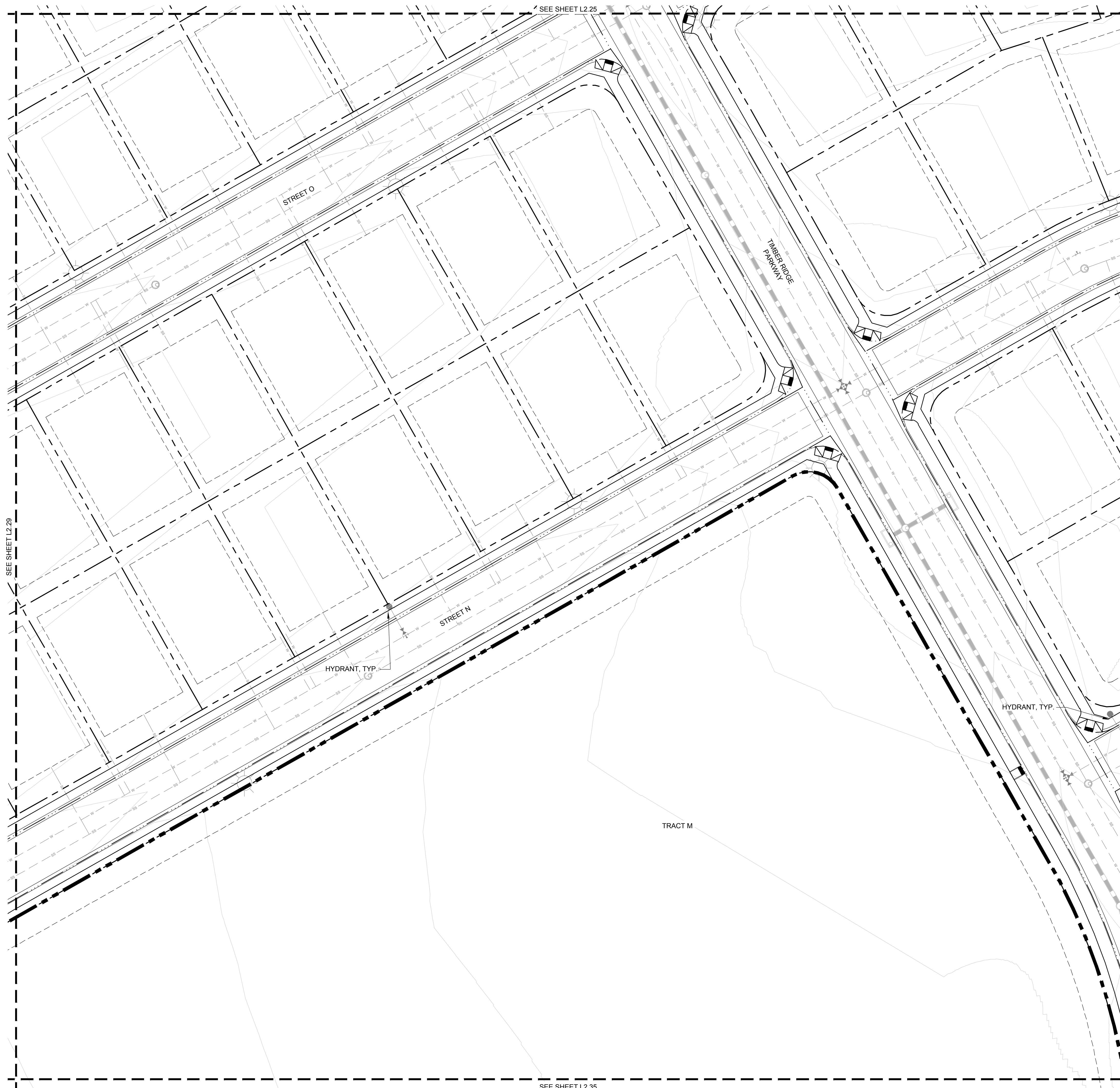
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SEAL:



PROJECT No.:	R23-009
DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	L2.29


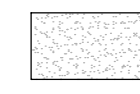

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CONCEPT PLANT SCHEDULE

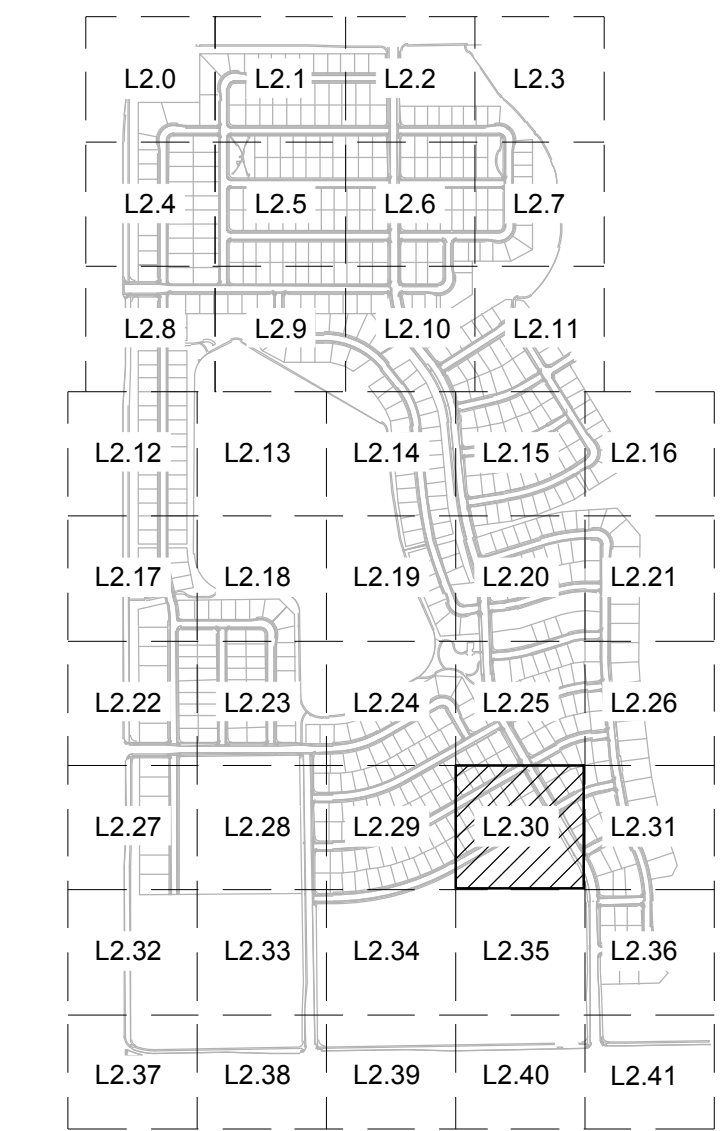
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO

PREPARED BY:



APPLICANT/DEVELOPER

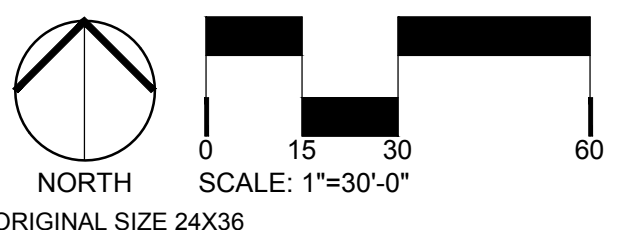
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ORIGINAL SIZE 24x36

ISSUED

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REVISIONS

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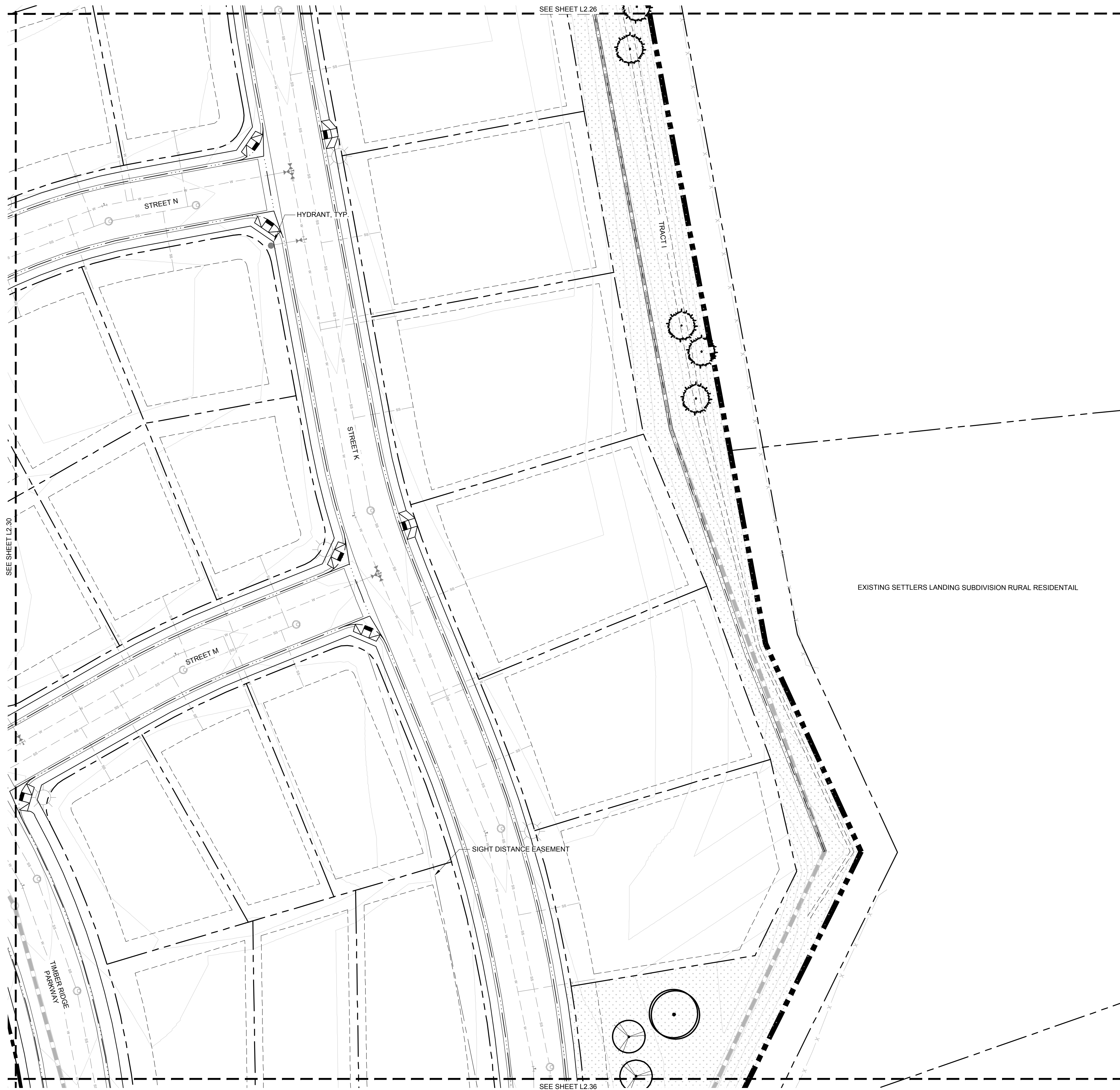
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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	




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CONCEPT PLANT SCHEDULE

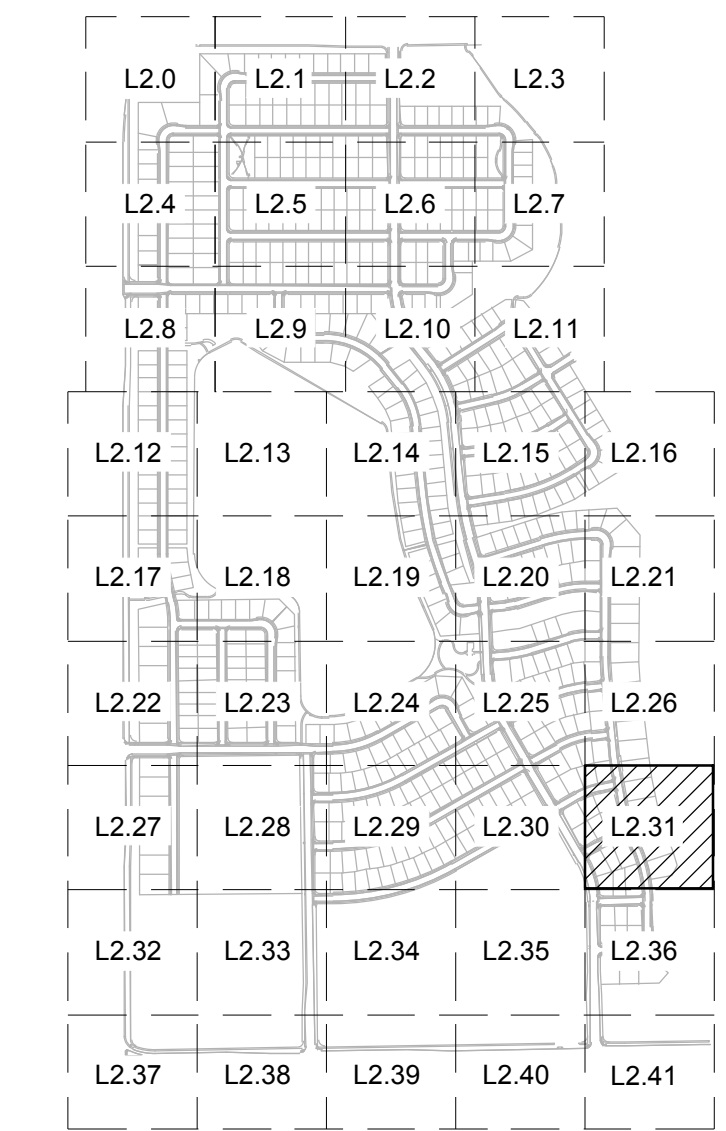
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO

PREPARED BY:



APPLICANT/DEVELOPER

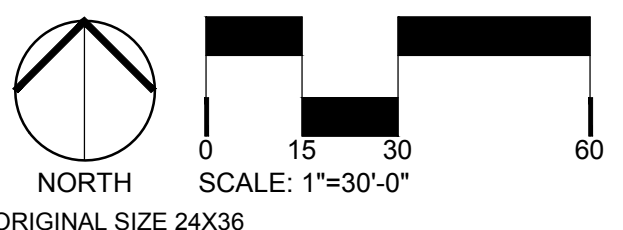
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ORIGINAL SIZE 24X36

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REVISIONS

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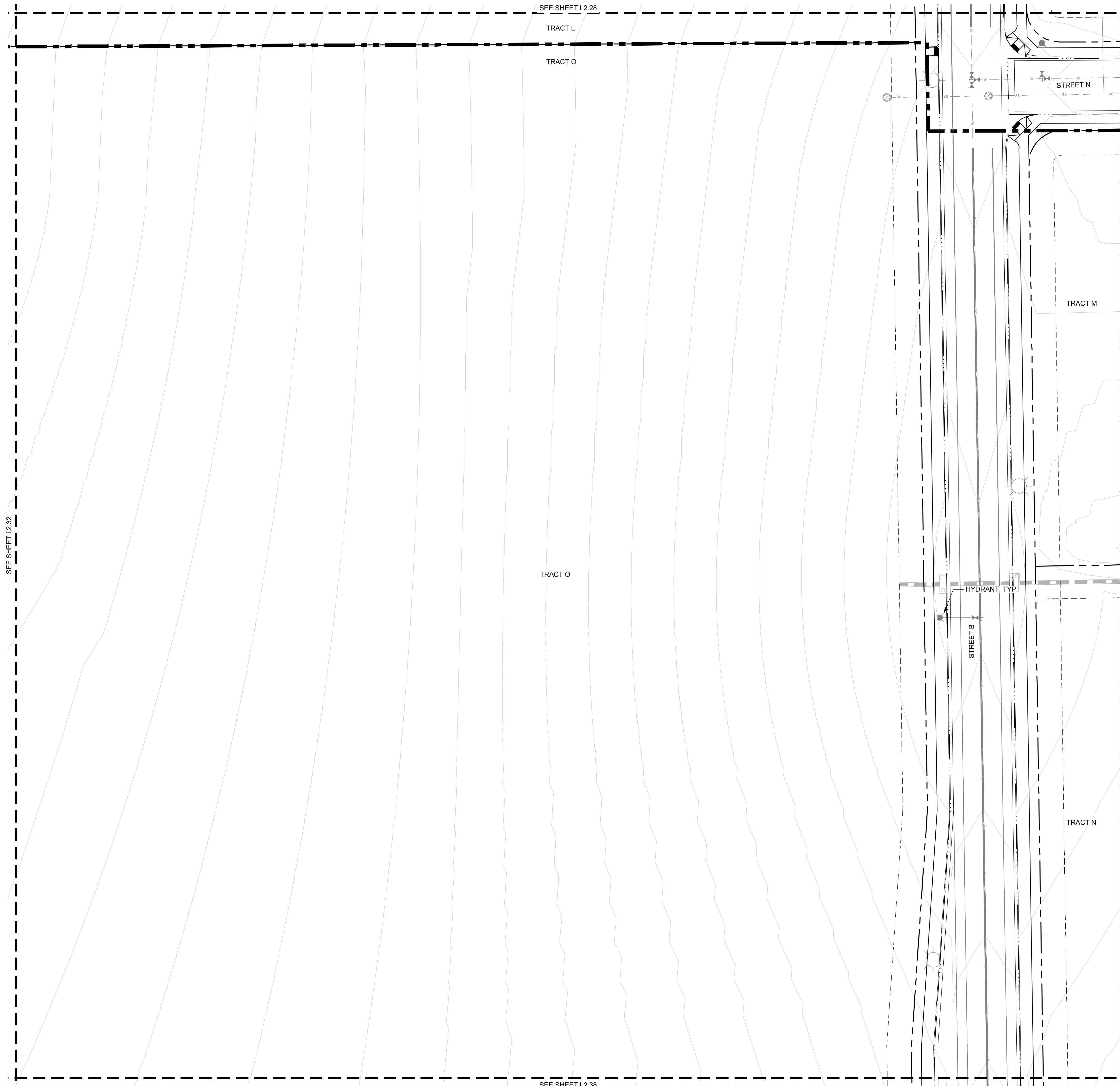
LANDSCAPE ENLARGEMENT

SEAL:



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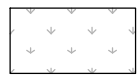
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CONCEPT PLANT SCHEDULE

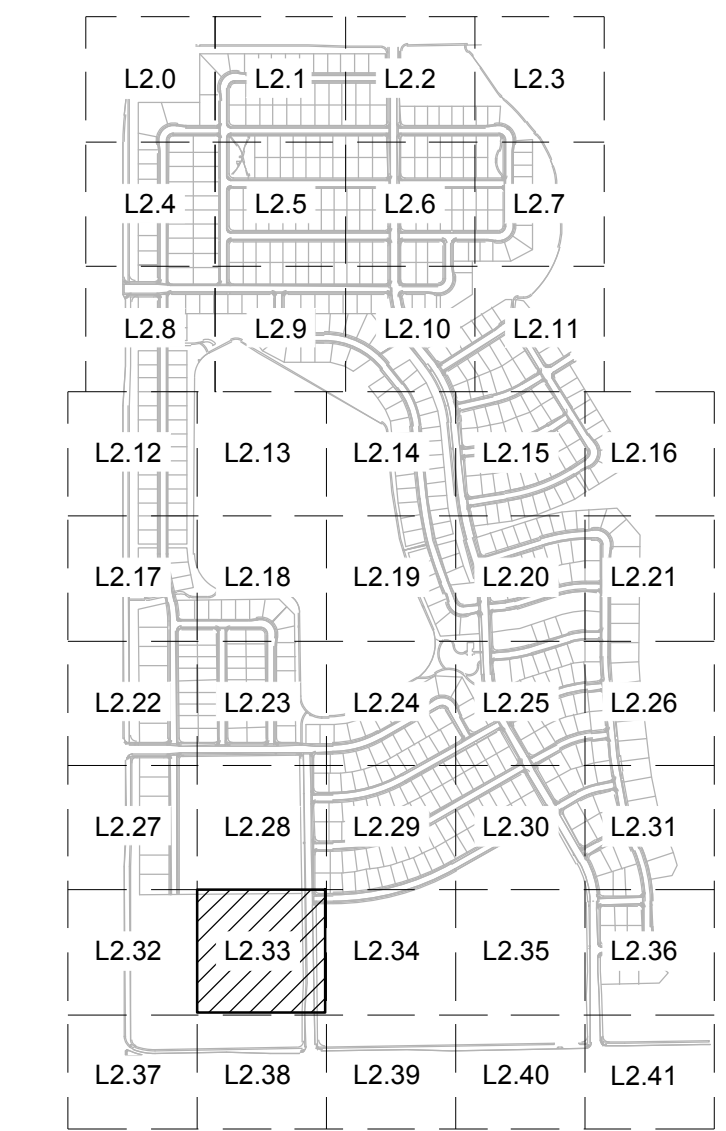
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

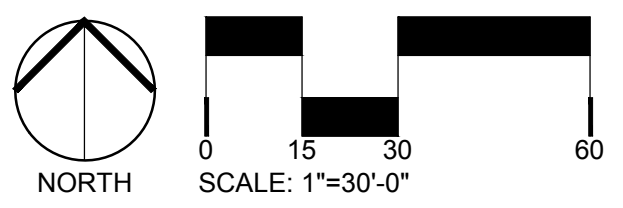
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ORIGINAL SIZE 24X36

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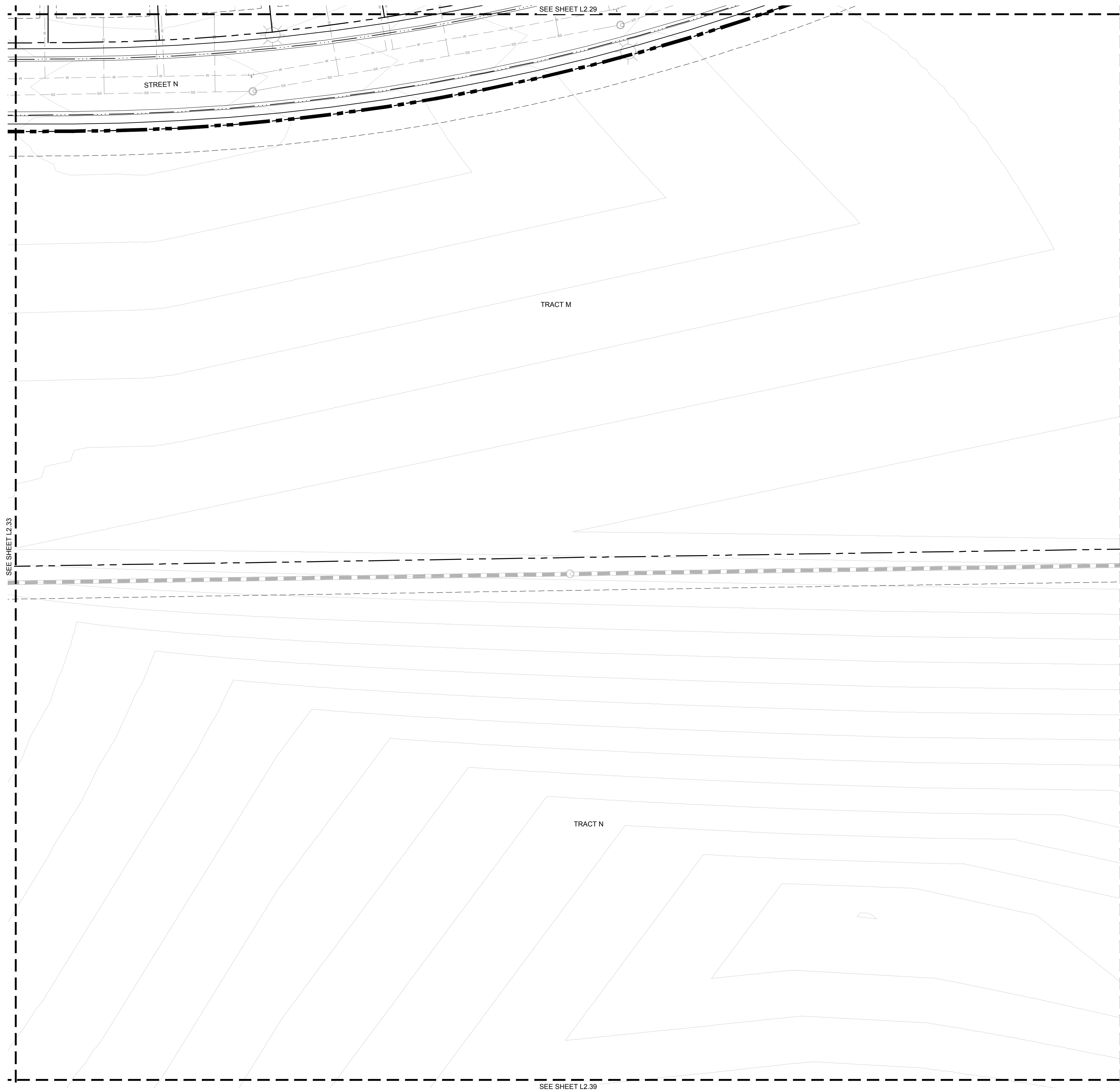
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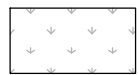
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CONCEPT PLANT SCHEDULE

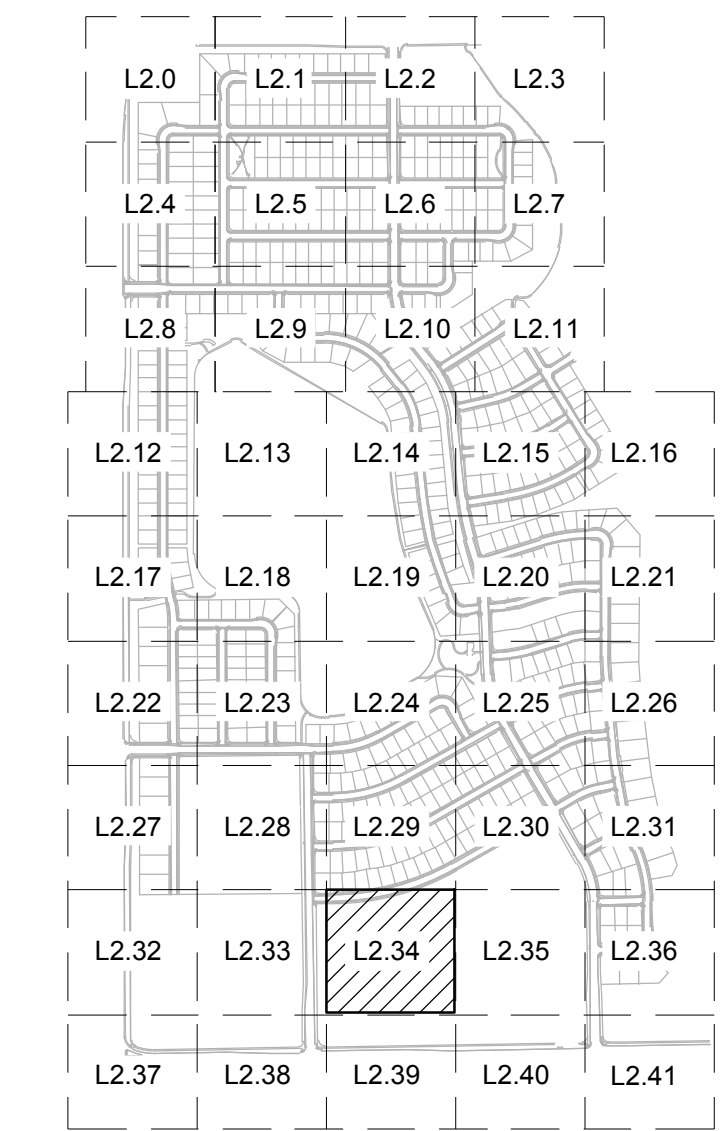
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PRELIMINARY SITE PLAN

SEVERANCE, CO

PREPARED BY:



APPLICANT/DEVELOPER

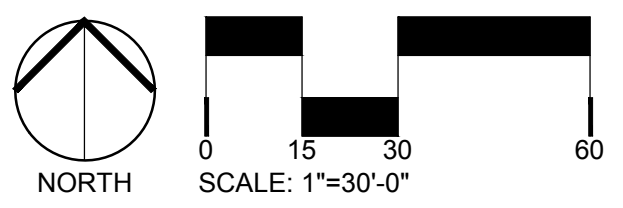
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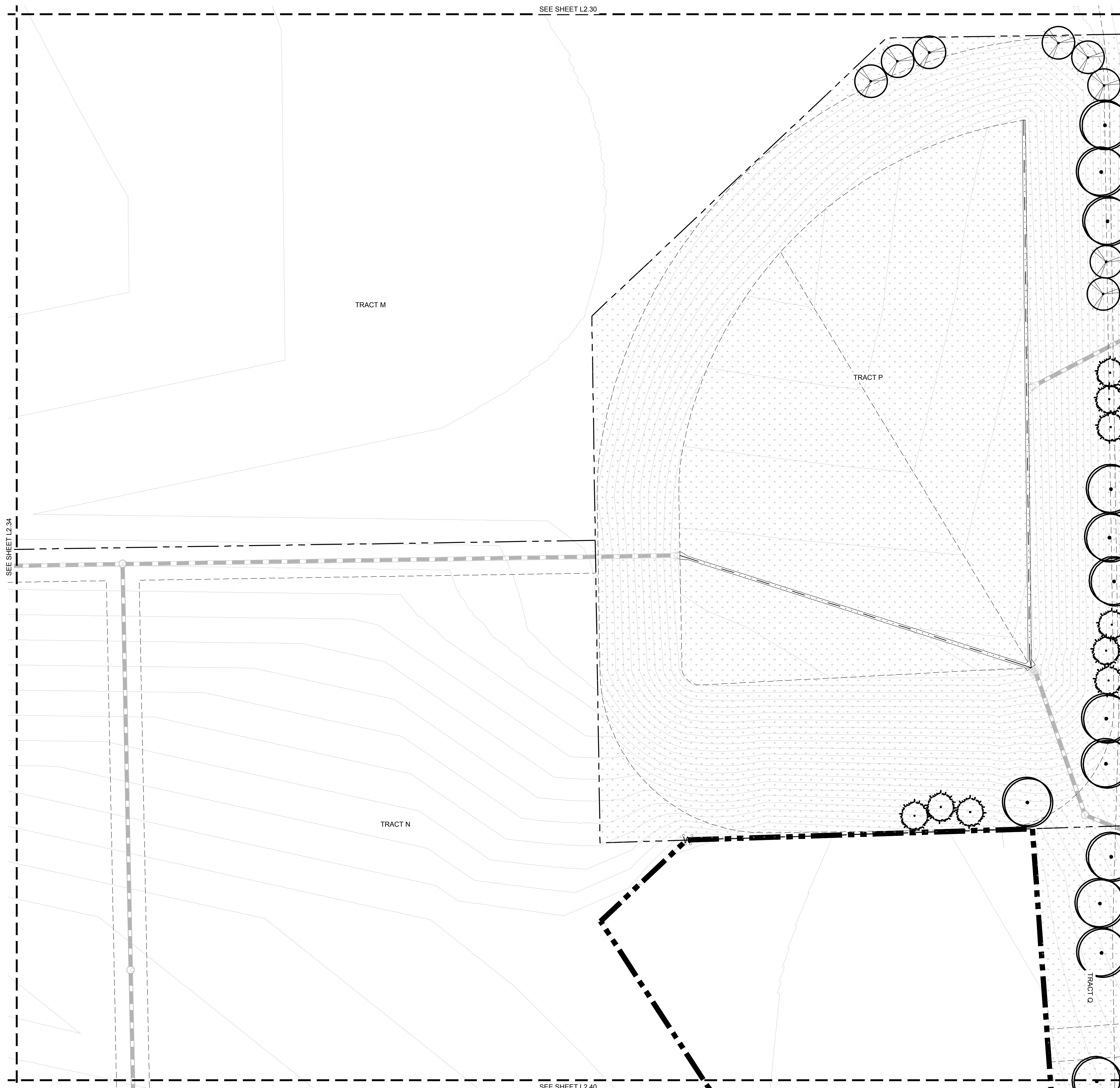
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REVIEWED BY:	RL
DRAWING NUMBER:	

L2.34





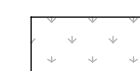
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 - JAPANESE PAGODA TREE (SOPHORA JAPONICA)
 - KENTUCKY COFFEE TREE (GYNOGLADUS DIOICA)
 - LARGE LEAF ELM VARIETIES (ULMUS SPECIES)
 - LITTLELEAF LINDEN (TILIA CORDATA)
 - TULIPTREE (LIRIODENDRON TULPIFERA)
 - NORWAY MAPLE (ACER PLATANOIDES)
 - OAK VARIETIES (QUERCUS SPECIES)
 - OHIO BUCKEYE (AESCULUS GLABRA)
 - THORNLESS HONEYLOCUST (GLADITSIA TRIACANTHOS INERMIS)

-  **EVERGREEN TREE**
 - BRISTLEcone PINE (PINUS ARISTATA)
 - PINYON PINE (PINUS EDULIS)
 - EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
 - UPRIGHT JUNIPER (JUNIPERUS SPECIES)
 - AUSTRIAN PINE (PINUS NIGRA)
 - ARNOLD SENTINEL "AUSTRIAN PINE" (PINUS NIGRA VAR.)
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 - SOUTHWESTERN WHITE PINE (PINUS STROBIFORMIS)
 - WHITE FIR (ABIES CONCOLOR)

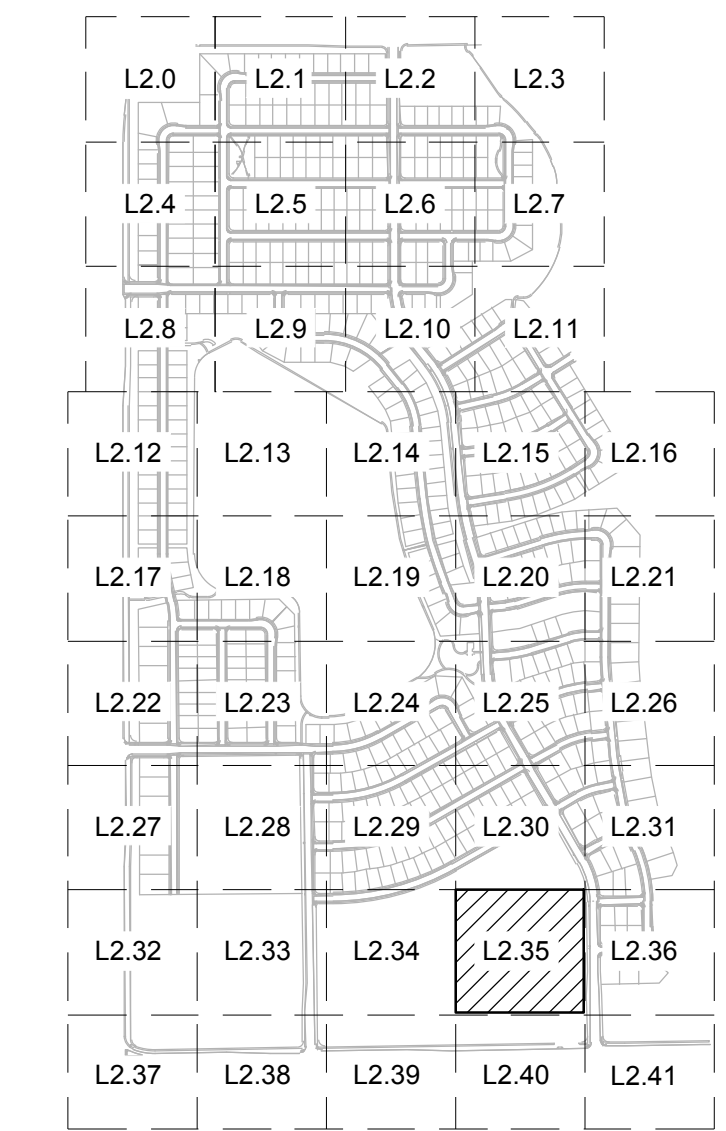
-  **ORNAMENTAL TREE**
 - CRABAPPLE (MALUS SPECIES)
 - EASTER RED BUD (CERCIS CANADENSIS)
 - FLOWERING PEAR (PYRUS SPECIES)
 - GOLDENRAIN TREE (KOELREUTERIA PANICULATA)
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 - PLUM AND CHERRY (PRUNUS SPECIES)
 - SERVICE BERRY (AMELANCHIER SPECIES)
 - GAMBLE OAK (QUERCUS GAMBELII)
 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

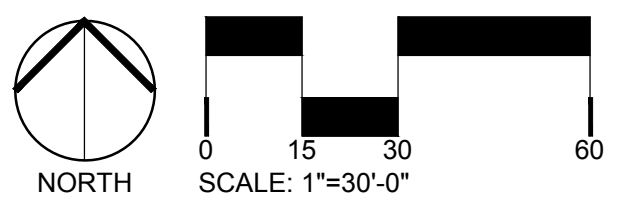
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ISSUED

No.	DESCRIPTION	DATE
04	PRELIMINARY SITE PLAN	07/01/2024

REVISIONS

No.	DESCRIPTION	DATE

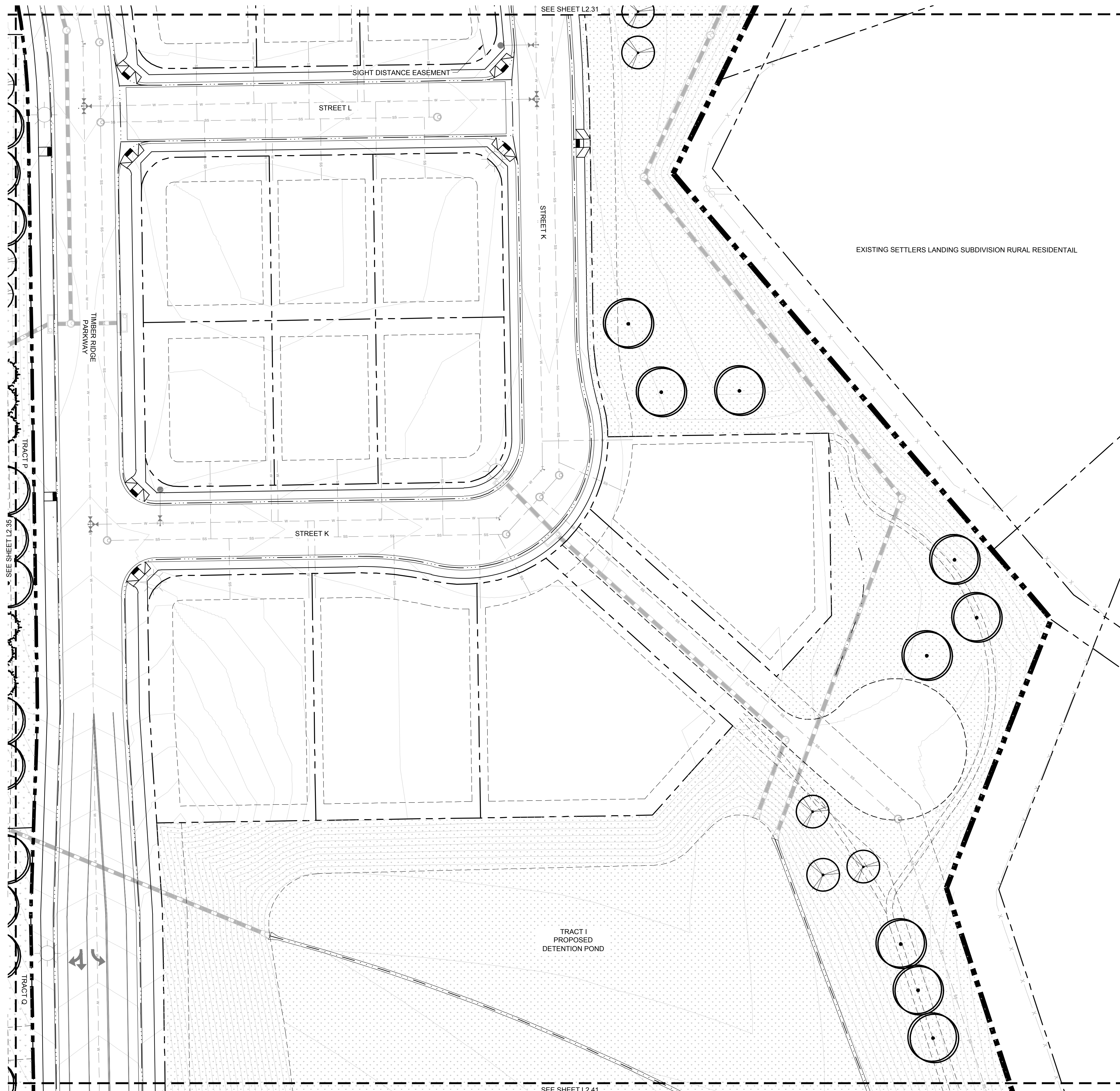
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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	


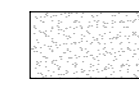

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CONCEPT PLANT SCHEDULE

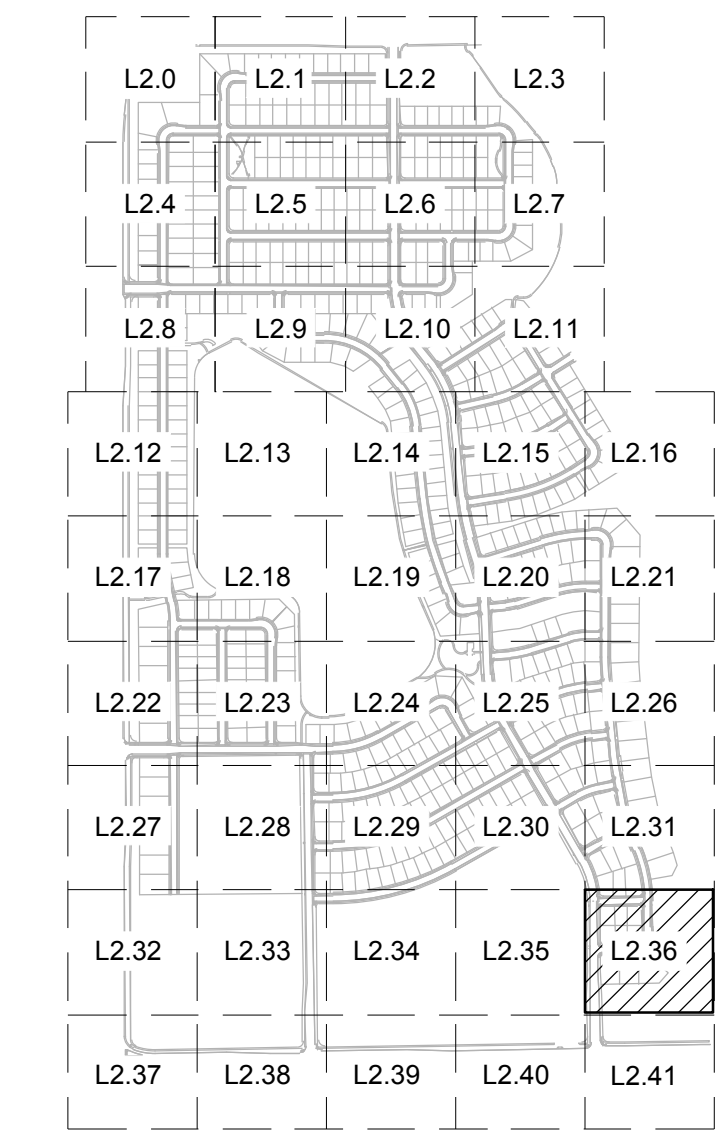
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 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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	IRRIGATED TURF
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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

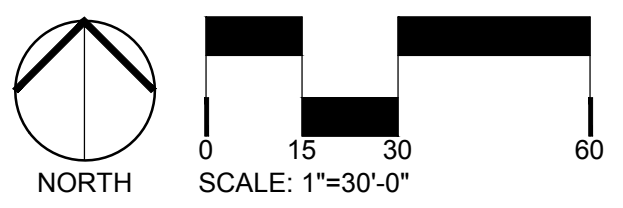
SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

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ROBBIE LAUER
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FORT COLLINS, CO 80524
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04	PRELIMINARY SITE PLAN	07/01/2024

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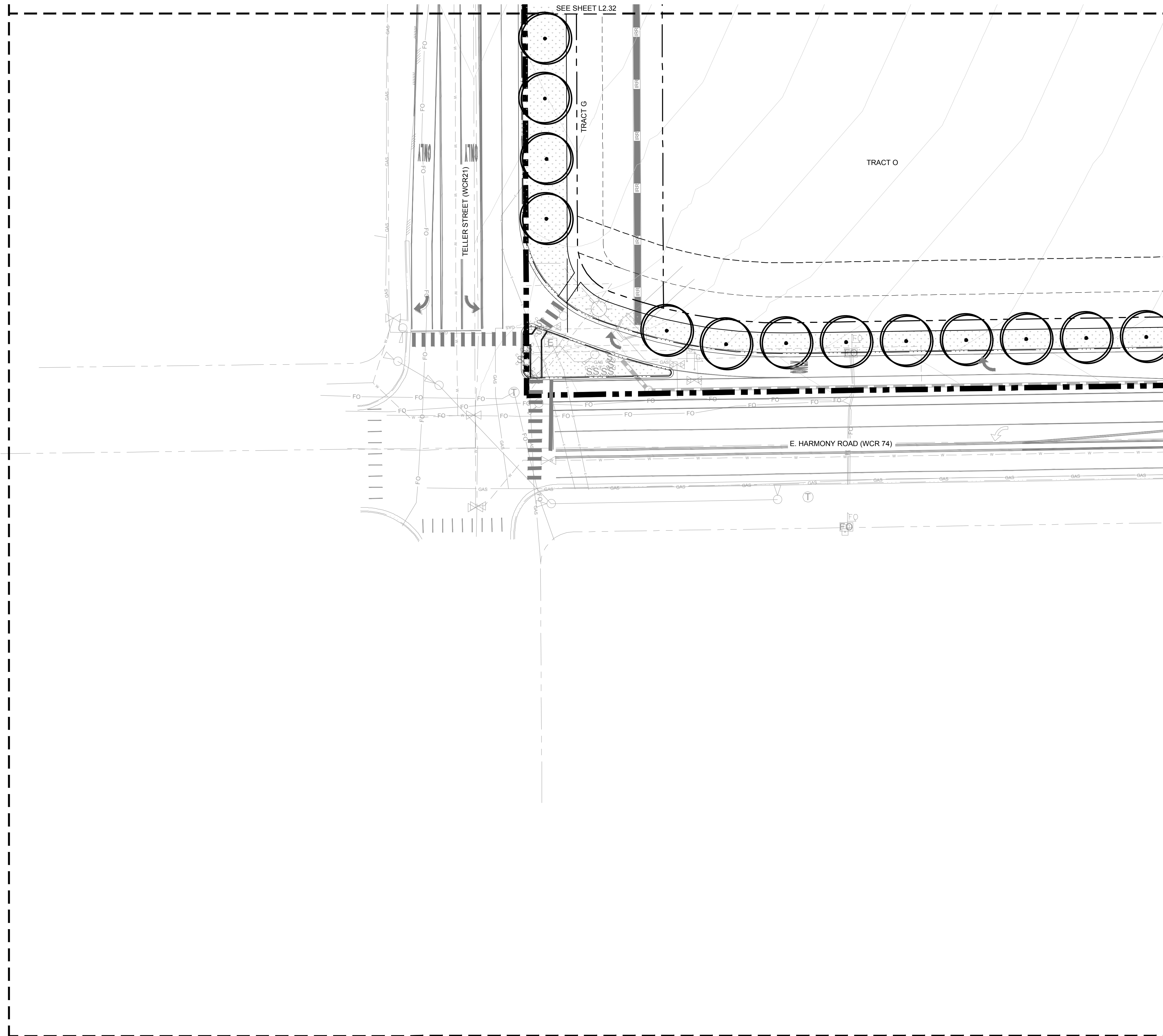
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REVIEWED BY: RL
DRAWING NUMBER:


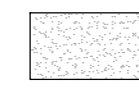

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CONCEPT PLANT SCHEDULE

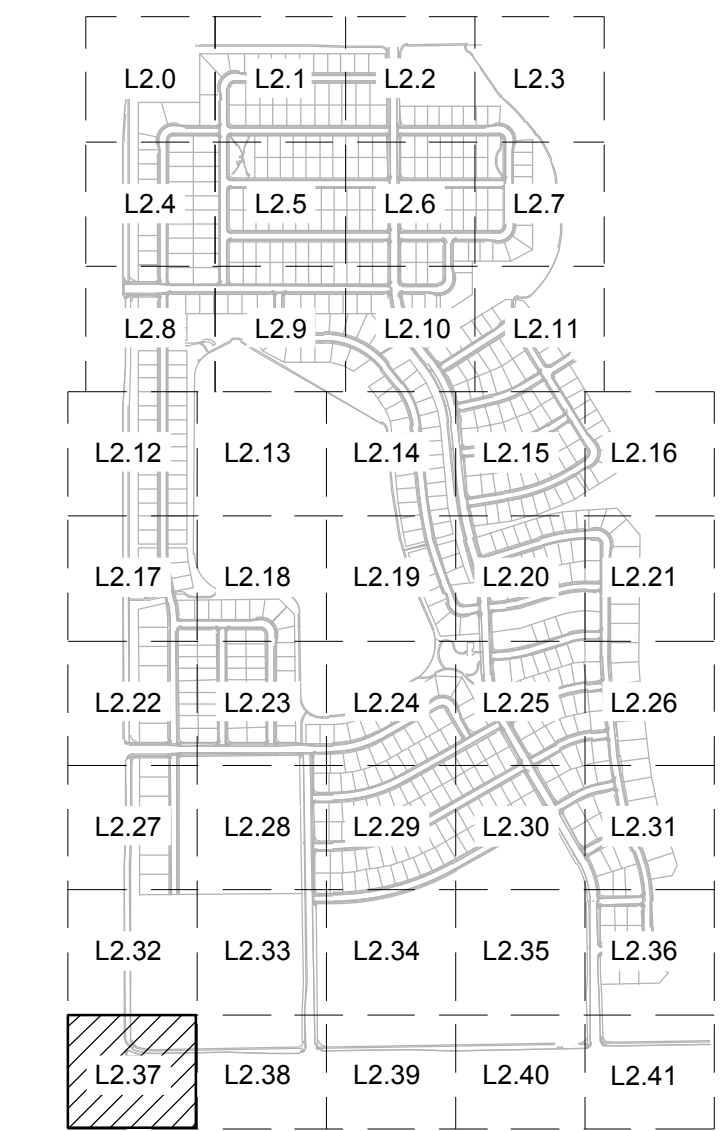
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 - AMERICAN LINDEN (TILIA AMERICANA)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER

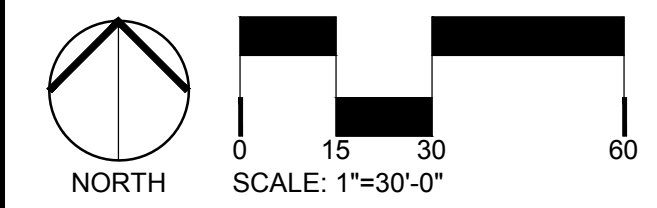
JOURNEY HOMES
LARRY S. BUCKENDORF
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LANDSCAPE ARCHITECT

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FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24X36

ISSUED

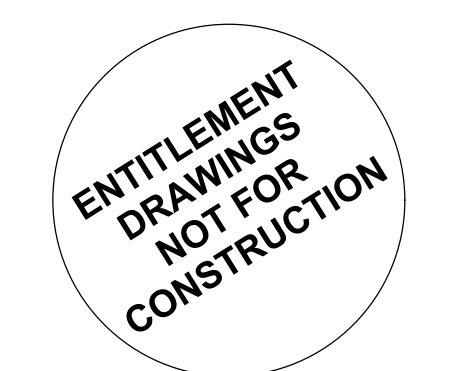
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REVISIONS

No.	DESCRIPTION	DATE

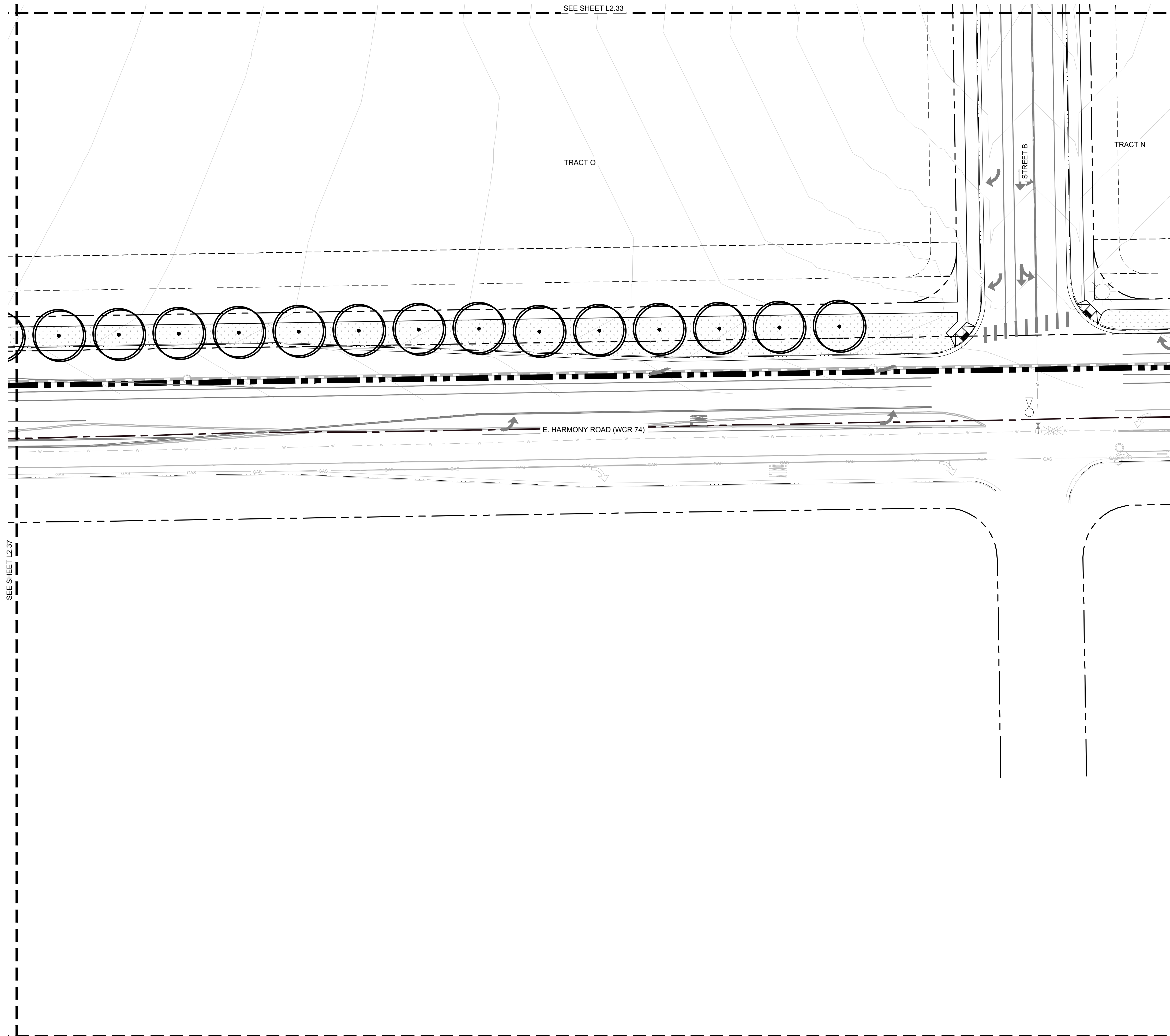
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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	




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CONCEPT PLANT SCHEDULE

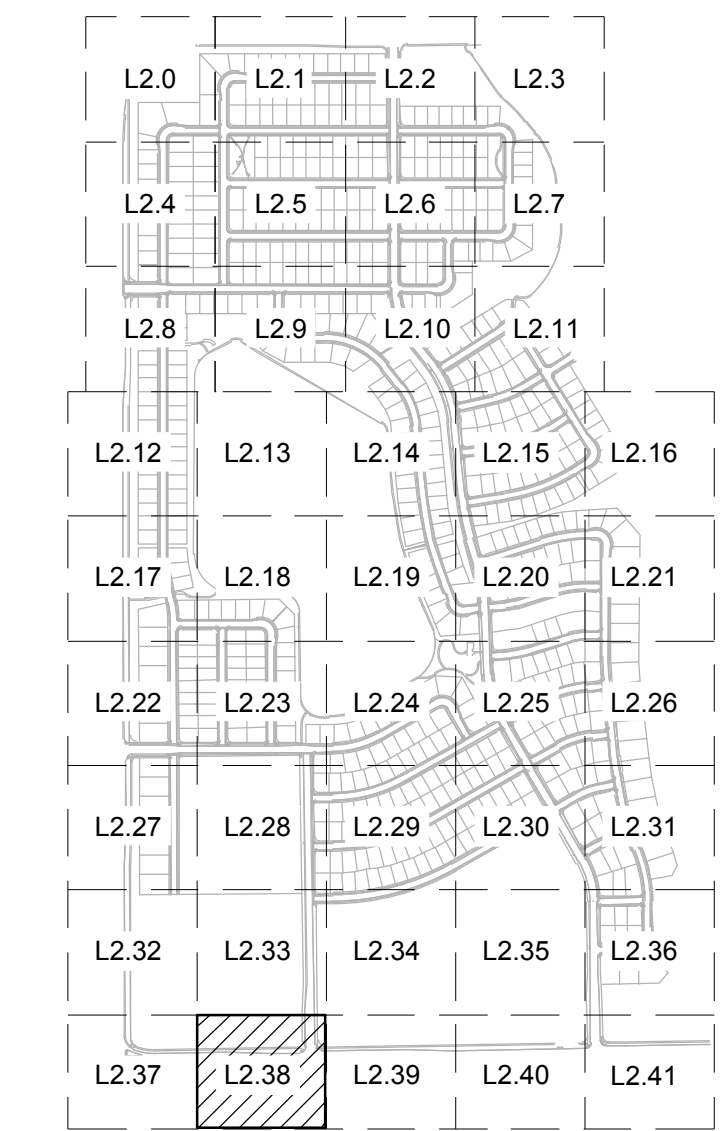
-  CANOPY TREE
 - AMERICAN LINDEN (TILIA AMERICANA)
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

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KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

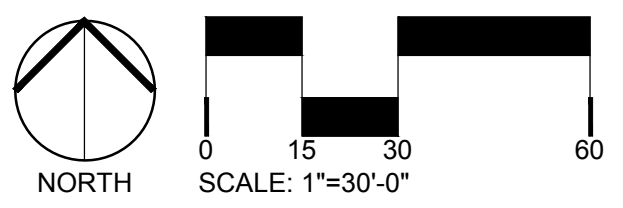
SEVERANCE, CO
PREPARED BY:



APPLICANT/DEVELOPER
JOURNEY HOMES
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7251 W. 20 STREET, L-200
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LANDSCAPE ARCHITECT
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FORT COLLINS, CO 80521
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ORIGINAL SIZE 24X36

ISSUED

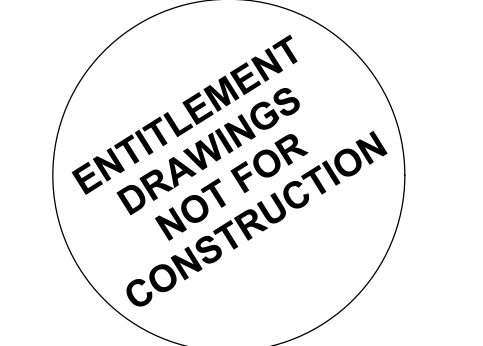
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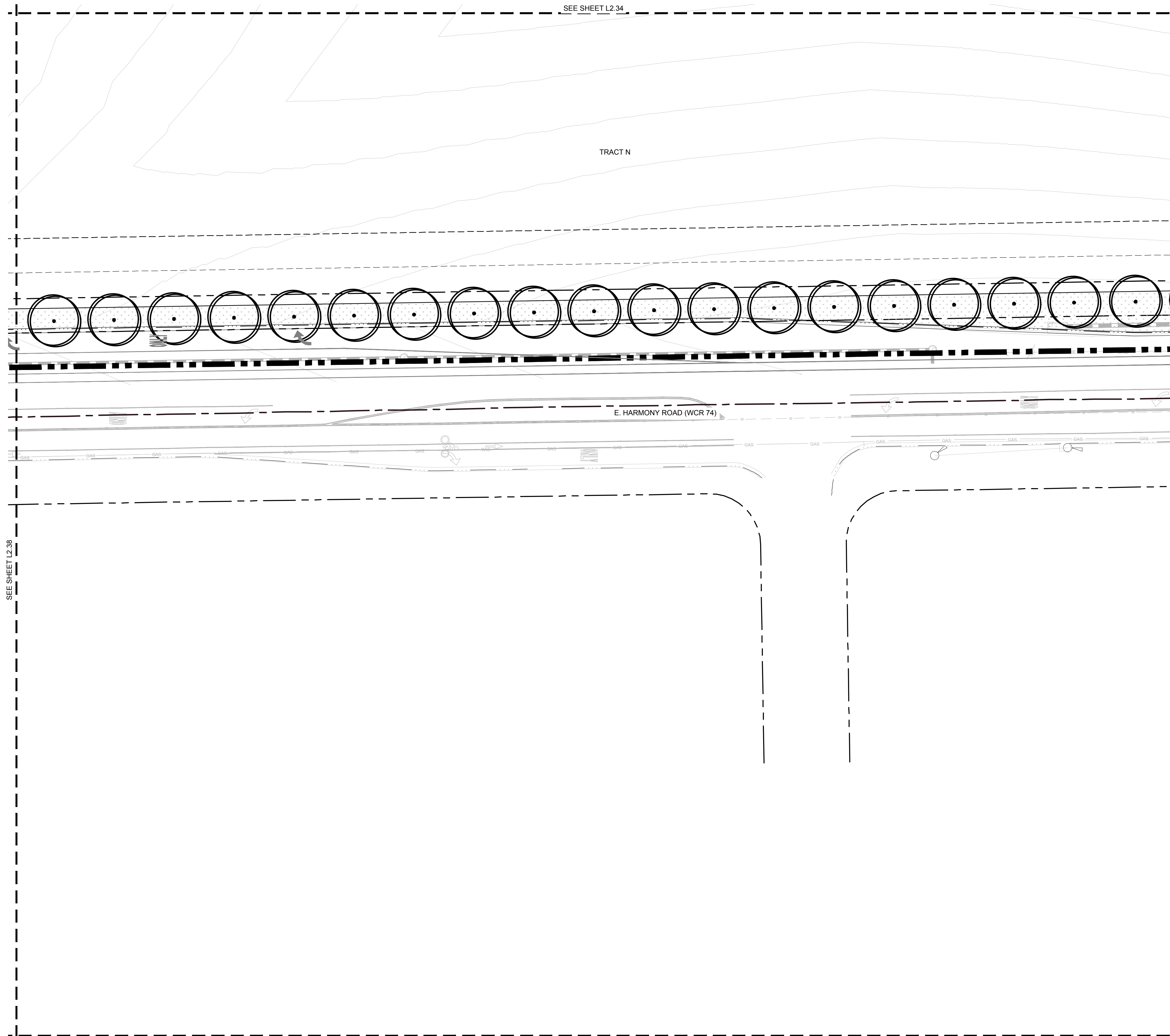
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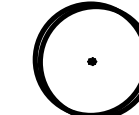
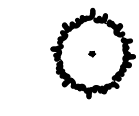
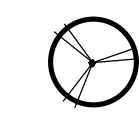


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REVIEWED BY: RL
DRAWING NUMBER:


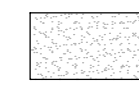

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CONCEPT PLANT SCHEDULE

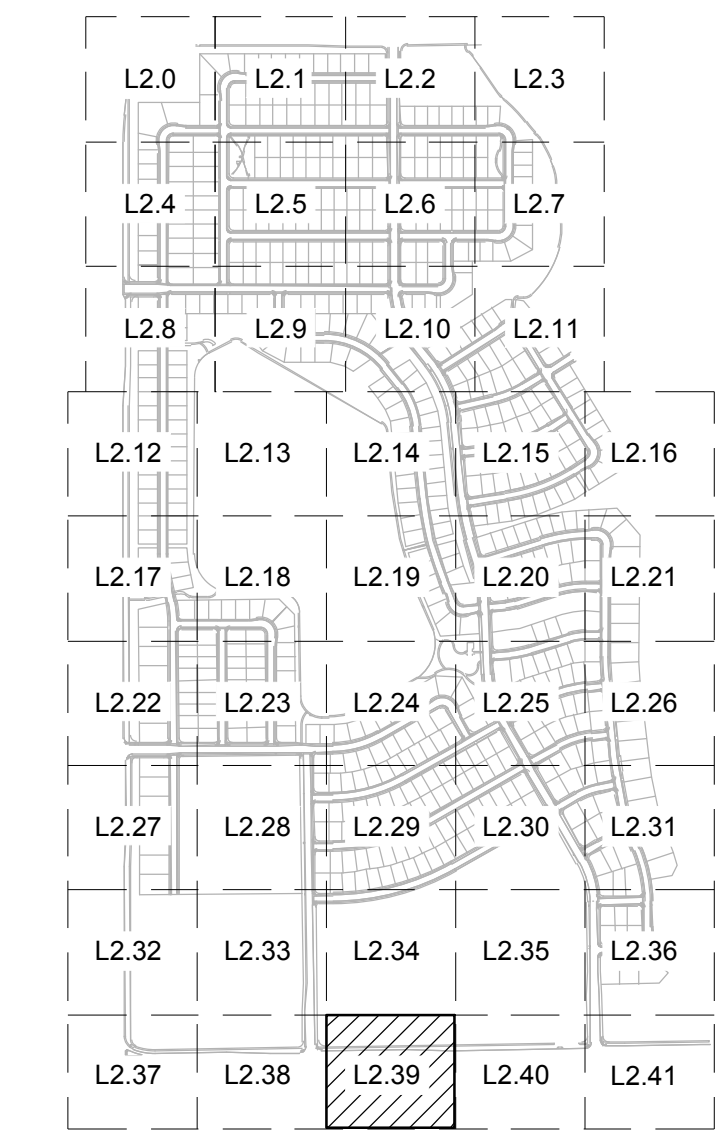
-  **CANOPY TREE**
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KEY MAP



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PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



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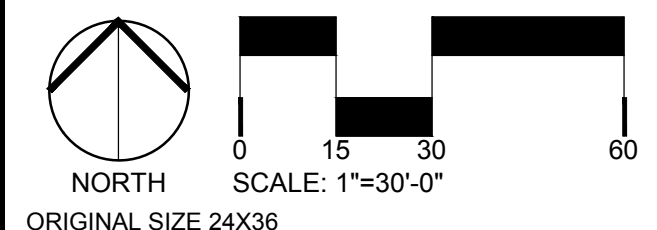
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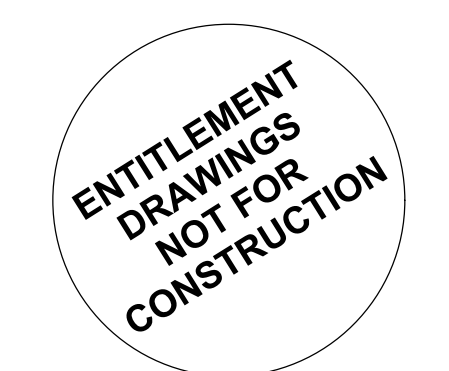
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REVISIONS

No.	DESCRIPTION	DATE

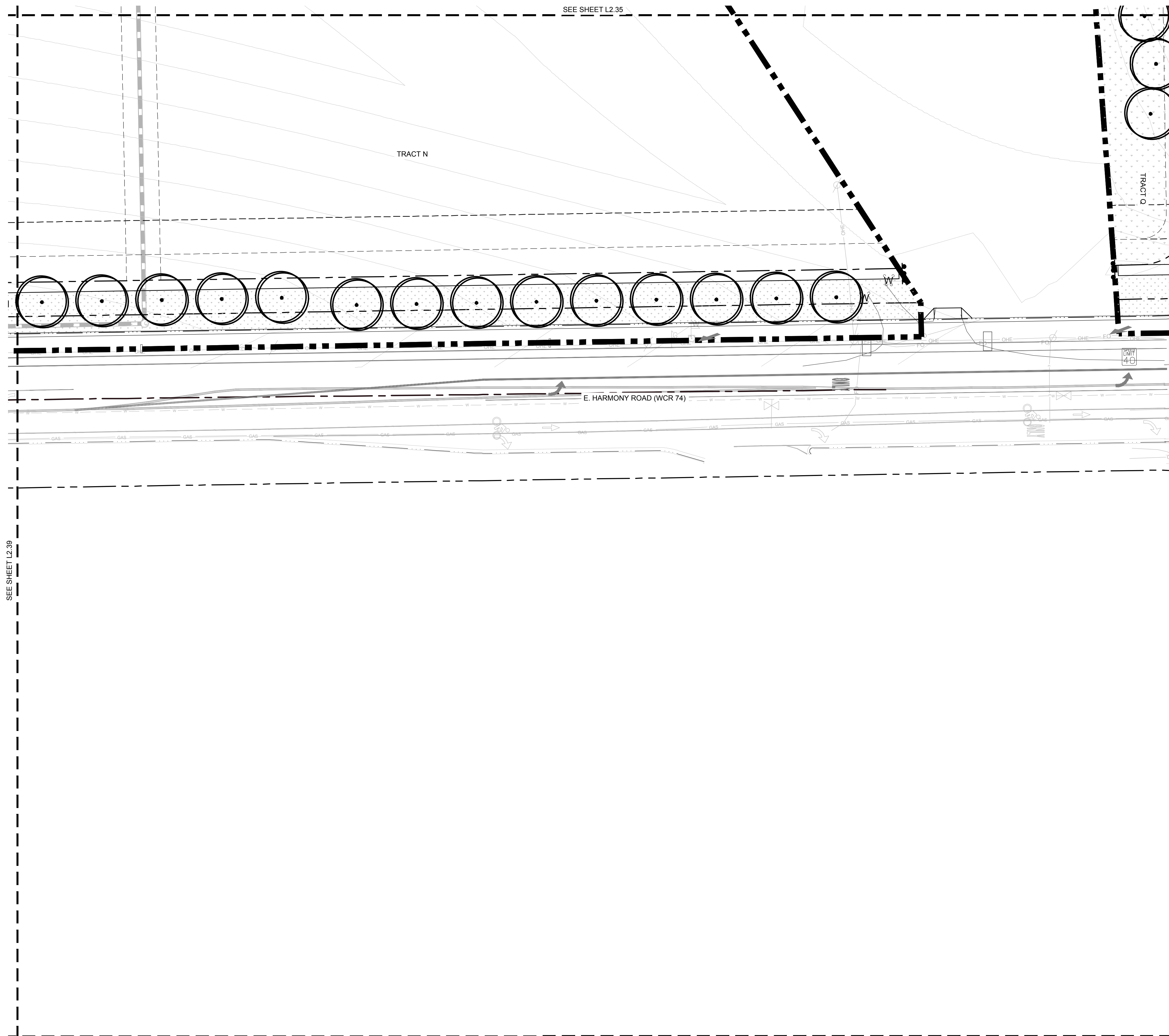
LANDSCAPE ENLARGEMENT

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PROJECT No.:	R23-009
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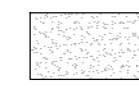

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CONCEPT PLANT SCHEDULE

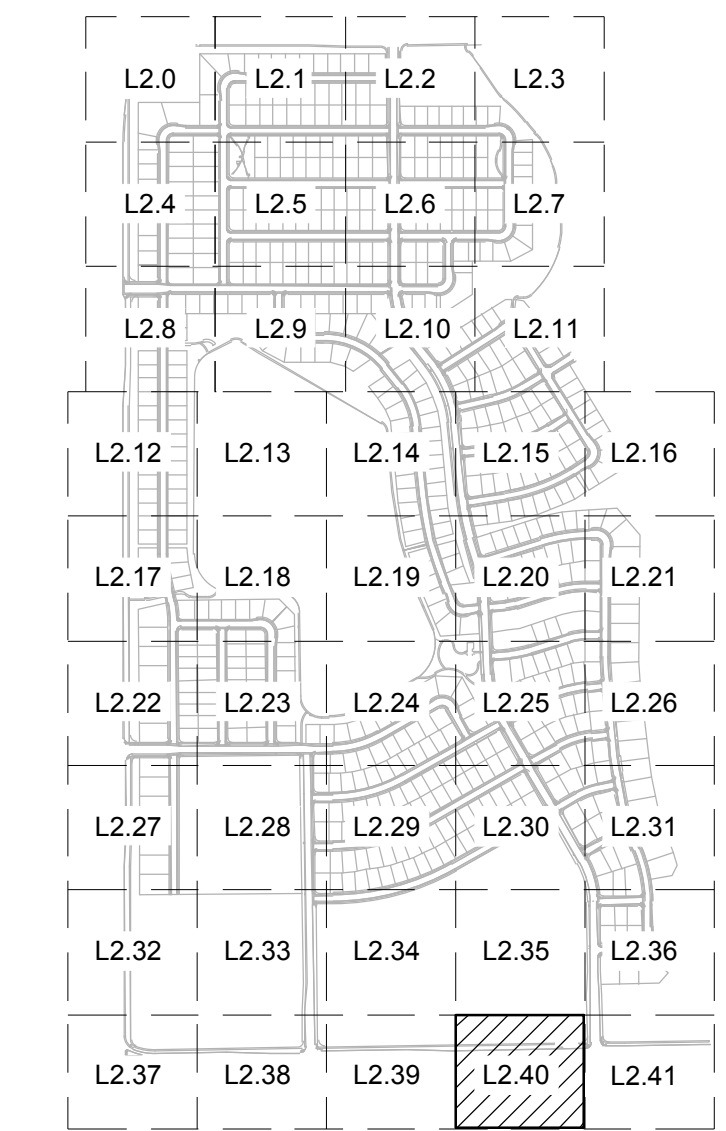
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 - AMERICAN LINDEN (TILIA AMERICANA)
 - NORTHERN CATALPA (CATALPA SPECIOSA)
 - WESTERN CATALPA (CATALPA SPECIOSA)
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 - KENTUCKY COFFEE TREE (GYNOGLADUS DIOCA)
 - LARGE LEAF ELM VARIETIES (ULMUS SPECIES)
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-  EVERGREEN TREE
 - BRISTLEcone PINE (PINUS ARISTATA)
 - PINYON PINE (PINUS EDULIS)
 - EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
 - UPRIGHT JUNIPER (JUNIPERUS SPECIES)
 - AUSTRIAN PINE (PINUS NIGRA)
 - ARNOLD SENTINEL "AUSTRIAN PINE" (PINUS NIGRA VAR.)
 - BLACK HILLS "DENSATA" (PICEA GLAUCA)
 - BLUE/COLORADO SPRUCE (PICEA PUNGENS GLAUCA)
 - AUSTRIAN PINE "FRANK" (PINUS NIGRA)
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 - SAUCER (MAGNOLIA X SOULANGIANA)

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SHURB BED
	IRRIGATED TURF
	NATIVE SEED 1

NOTE:
SIGHT DISTANCE EASEMENTS SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES, OR OTHER MATERIALS. TREES WITHIN THE SIGHT DISTANCE EASEMENT (WHETHER IN THE PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY) MUST NOT IMPAIR SIGHT DISTANCE.

KEY MAP



NORTHGATE LAKE

PRELIMINARY SITE PLAN

SEVERANCE, CO

PREPARED BY:



APPLICANT/DEVELOPER

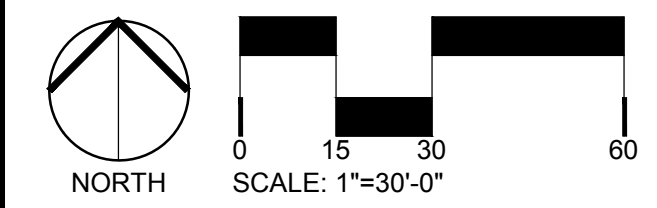
JOURNEY HOMES
LARRY S. BUCKENDORF
7251 W. 20 STREET, L-200
GREELEY, CO 80634
P. (970) 352-7072

SITE ENGINEER

AVANT CIVIL GROUP
ROBBIE LAUER
1337 RIVERSIDE AVE., SUITE #2
FORT COLLINS, CO 80524
P. (970) 286-7995

LANDSCAPE ARCHITECT

RIPLEY DESIGN, INC.
RUSS LEE
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
P. (970) 224-5828



ORIGINAL SIZE 24x36

ISSUED

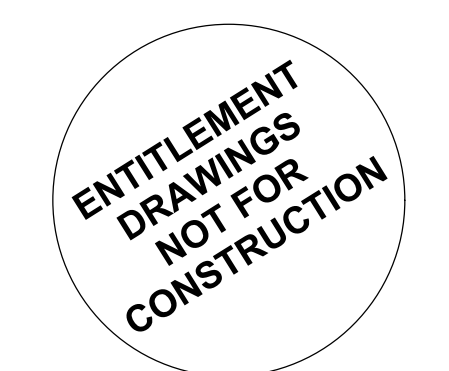
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04	PRELIMINARY SITE PLAN	07/01/2024

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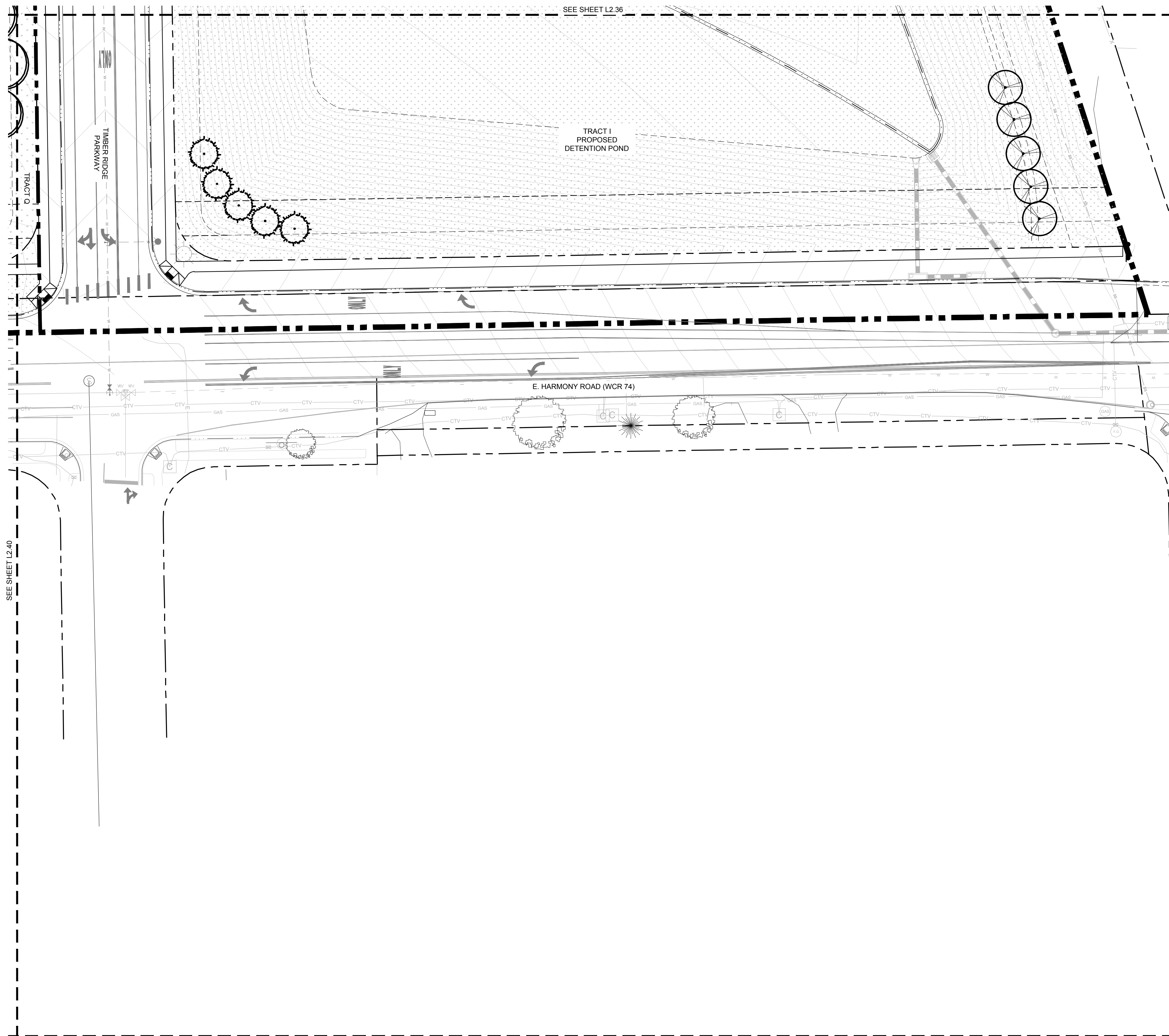
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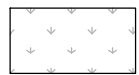
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CONCEPT PLANT SCHEDULE

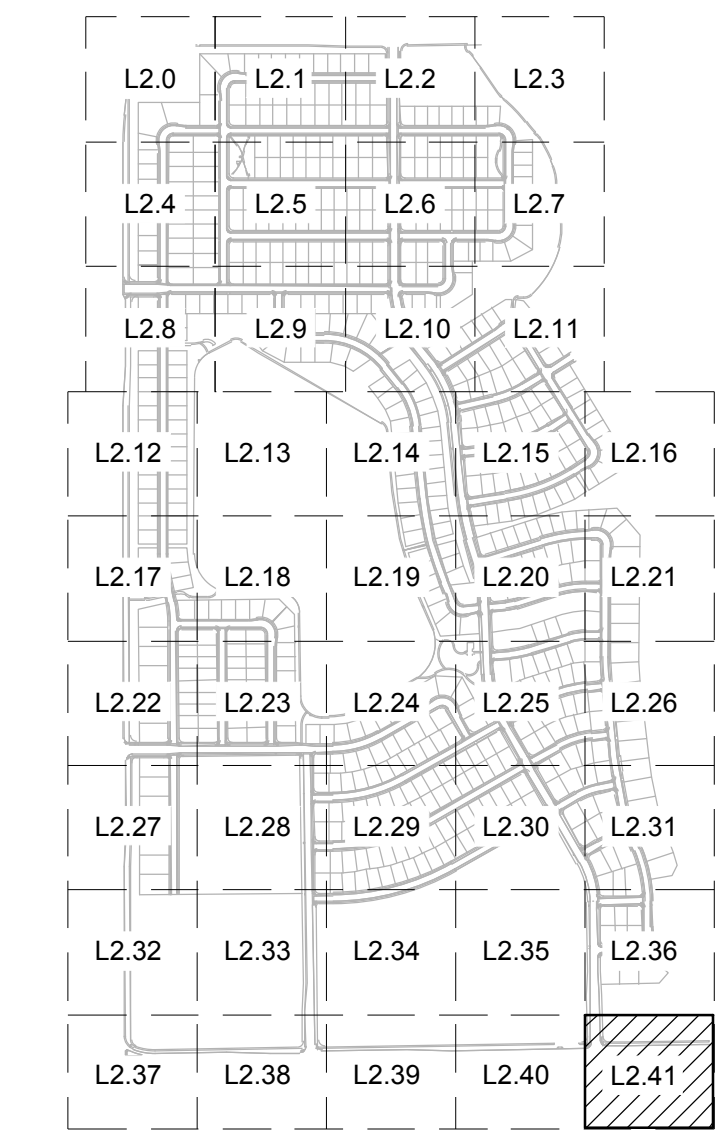
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SYMBOL	DESCRIPTION
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SEVERANCE, CO
PREPARED BY:



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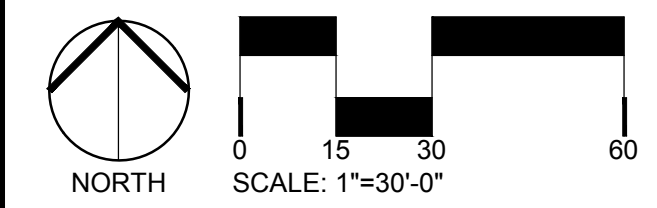
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ORIGINAL SIZE 24X36

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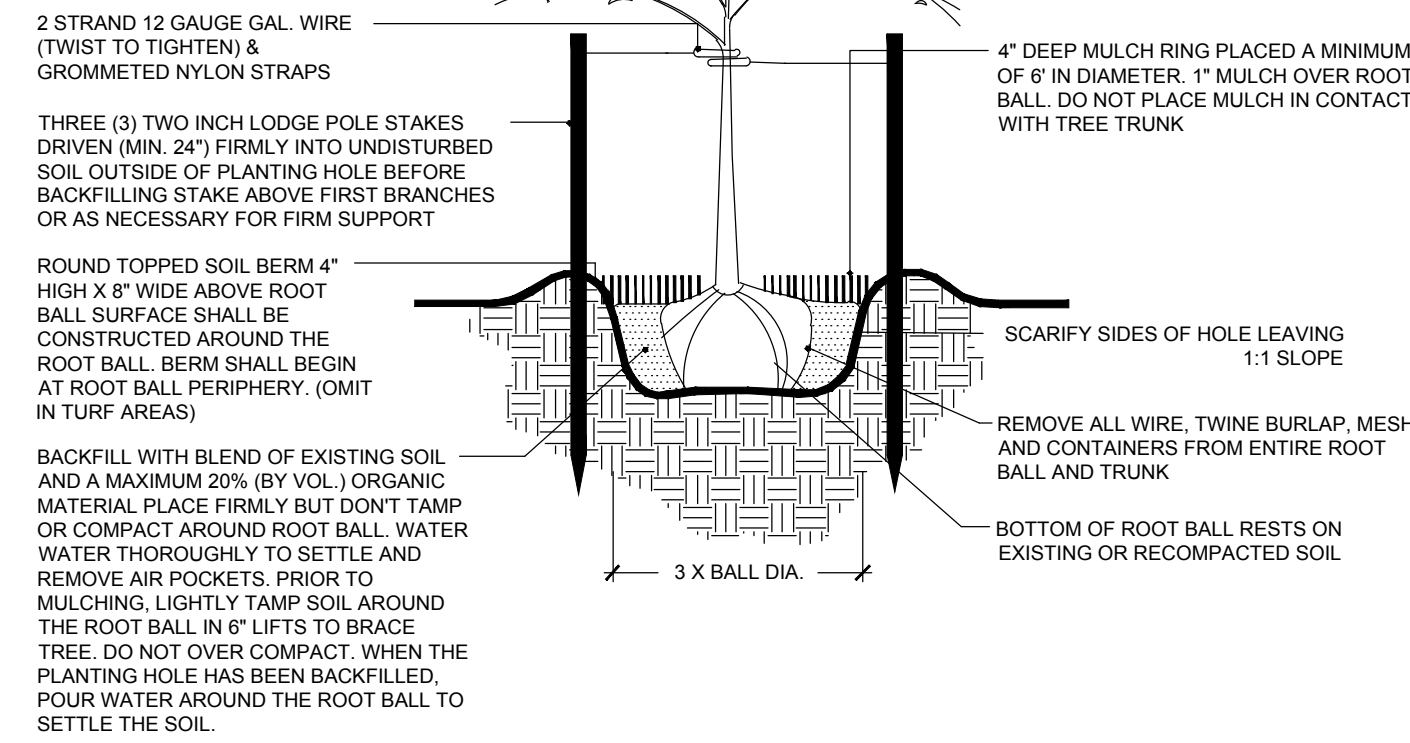
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GENERAL LANDSCAPE NOTES

- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAM) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF SEVERANCE WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS:** THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DIGGING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
- INSTALLATION AND GUARANTEE:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE:** TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:**
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 8 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS.**
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF SEVERANCE. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.**
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.**
- LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS AND TRAFFIC CIRCLES ADJACENT TO RESIDENTIAL LOTS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE RESIDENTIAL LOT, AND THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS.**
- THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.**
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.**
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.**
- IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVELLE OR APPROVED EQUAL.**
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.**

NOTES:
SET SO THAT TOP OF ROOT 1.2" HIGHER THAN FINISHED GRADE

MARK NORTH SIDE OF TREE IN NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE



1 TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

L-PL2-PLA-02

2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

L-PL2-PLA-16

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

GROMMETED NYLON STRAPS

GALVANIZED WIRE TWIST TO TIGHTEN

THREE (3) TWO INCH LODGE POLE STAKES DRIVEN (MIN. 24") FIRMLY INTO UNDISTURBED SOIL OUTSIDE ROOTBALL

SCARIFY SIDES OF PLANTING HOLE LEAVING 1:1 SLOPE

REMOVE ALL WIRE, TWINE, BURLAP, MESH AND CONTAINERS FROM ENTIRE ROOT BALL AND TRUNK

• GUYING PLAN

• PLANT SO THAT TOP OF ROOT BALL IS 2" HIGHER THAN FINISHED GRADE

4" DEEP MULCH RING PLACED A MINIMUM OF 6" IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY. (OMIT IN TURF AREAS)

BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOL.) ORGANIC MATERIAL TAMP SOIL AROUND ROOT BALL W/ FOOT PRESSURE SO THAT IT DOESNT SHIFT. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

PRELIMINARY SITE PLAN

SEVERANCE, CO
PREPARED BY:



LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone (970) 226-8521 fax (970) 226-6927 www.ripleydesign.com

APPLICANT/DEVELOPER

JOURNEY HOMES
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LANDSCAPE NOTES AND DETAILS

SEAL:



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DRAWN BY:	AG/KS
REVIEWED BY:	RL
DRAWING NUMBER:	

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NORTHGATE LAKE

Severance, Colorado



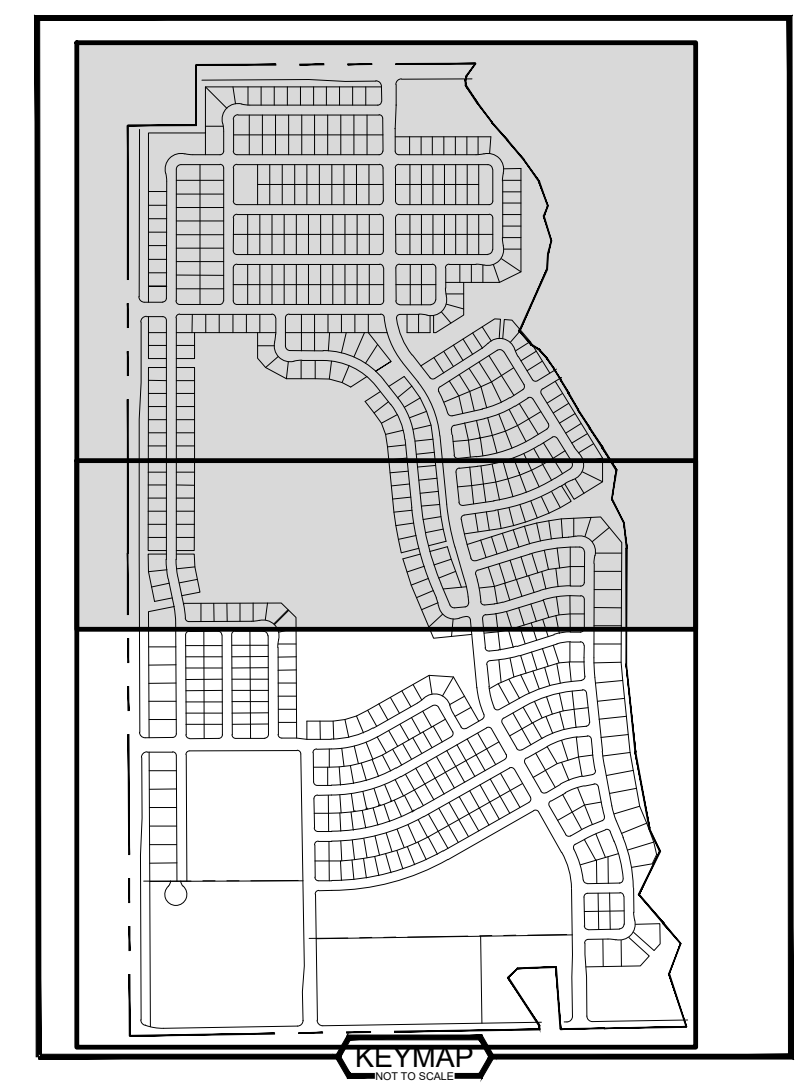
DRAFT MANAGEMENT PLAN

July 1, 2024





150 0 150 300 600
(IN FEET)
1 INCH = 150 FEET

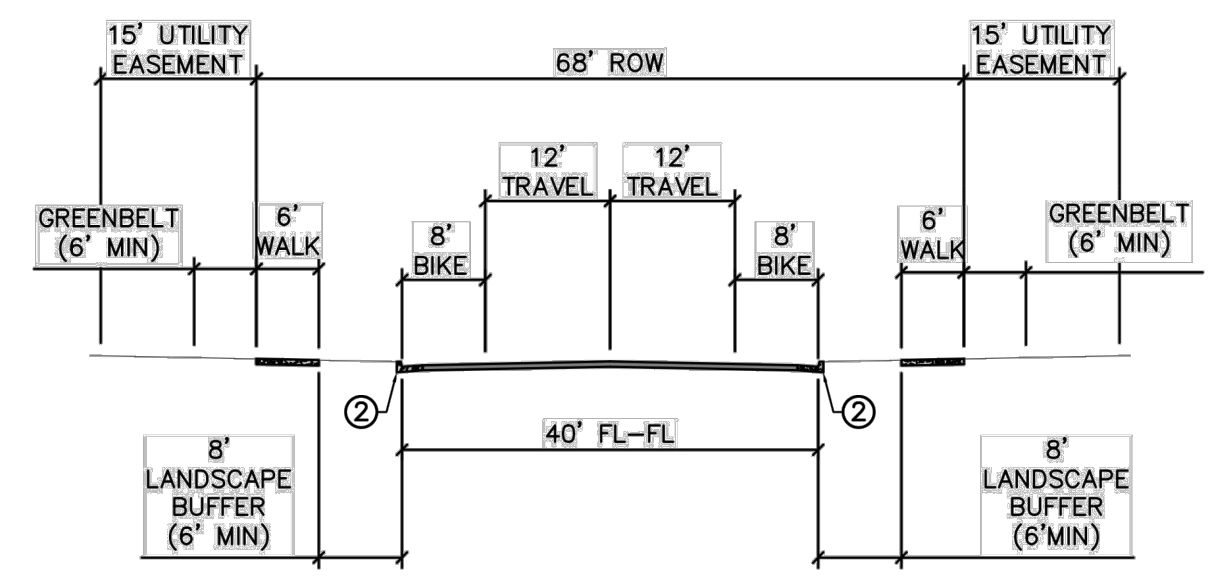


LEGEND:

- 6" CEDAR FENCE WITH CAP
 - PAVED TRAIL
 - SUBURBAN COLLECTOR STREET
 - SUBURBAN LOCAL STREET
- Note: All Collector and Local Streets within project limits will have sidewalks on both sides of the street per Town of Severance Street Cross Sections shown below. Street Sidewalks are not highlighted on this Exhibit for clarity.

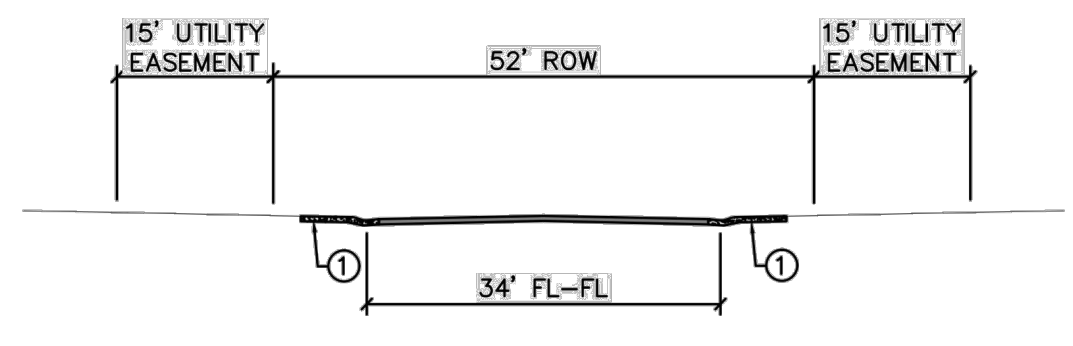
SEVERANCE TRANSPORTATION MASTERPLAN Figure 17 - Collector Cross Sections

COLLECTOR SUBURBAN CORRIDOR STREET SECTION

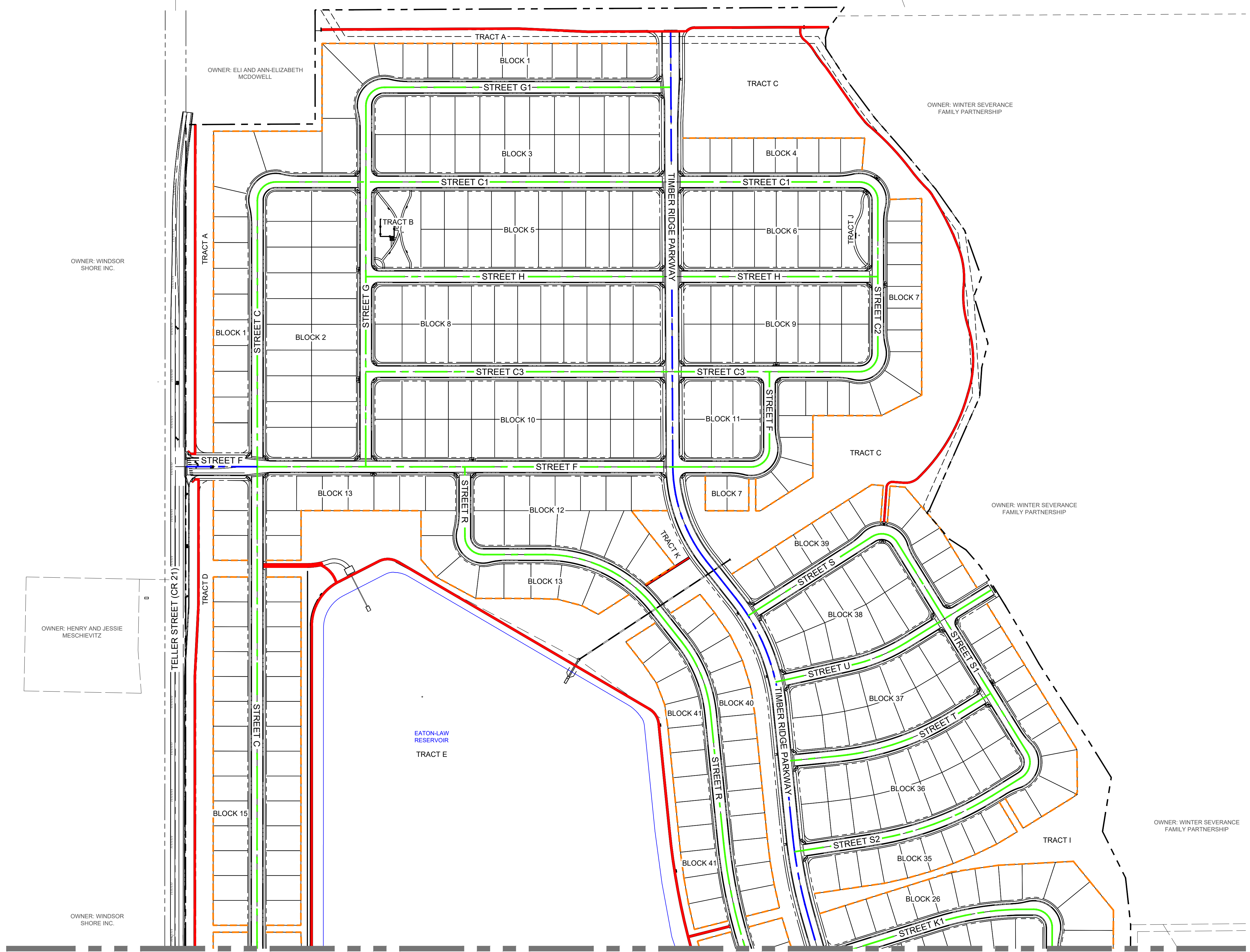


SEVERANCE TRANSPORTATION MASTERPLAN Figure 20 - Local Street Cross Sections

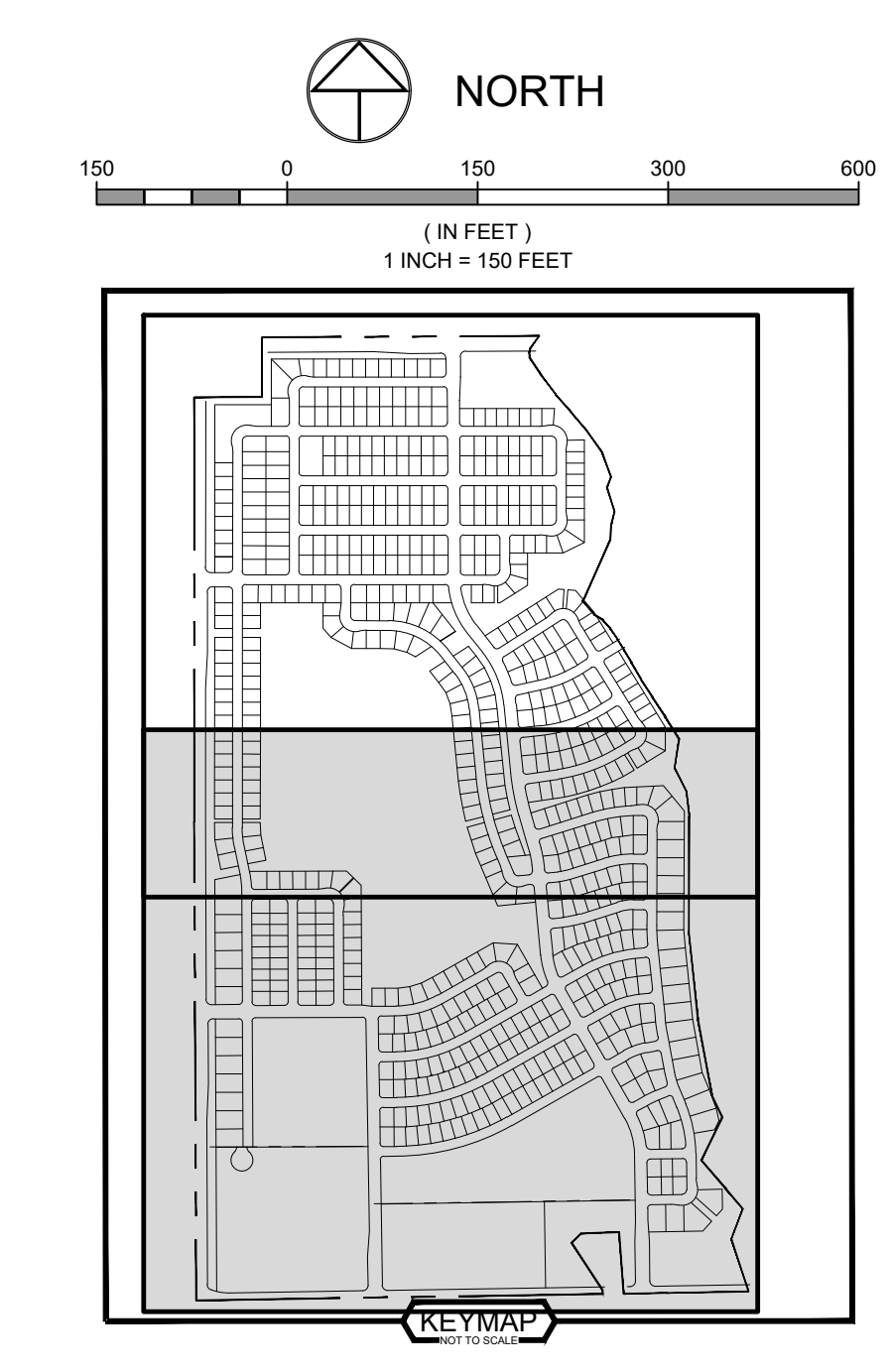
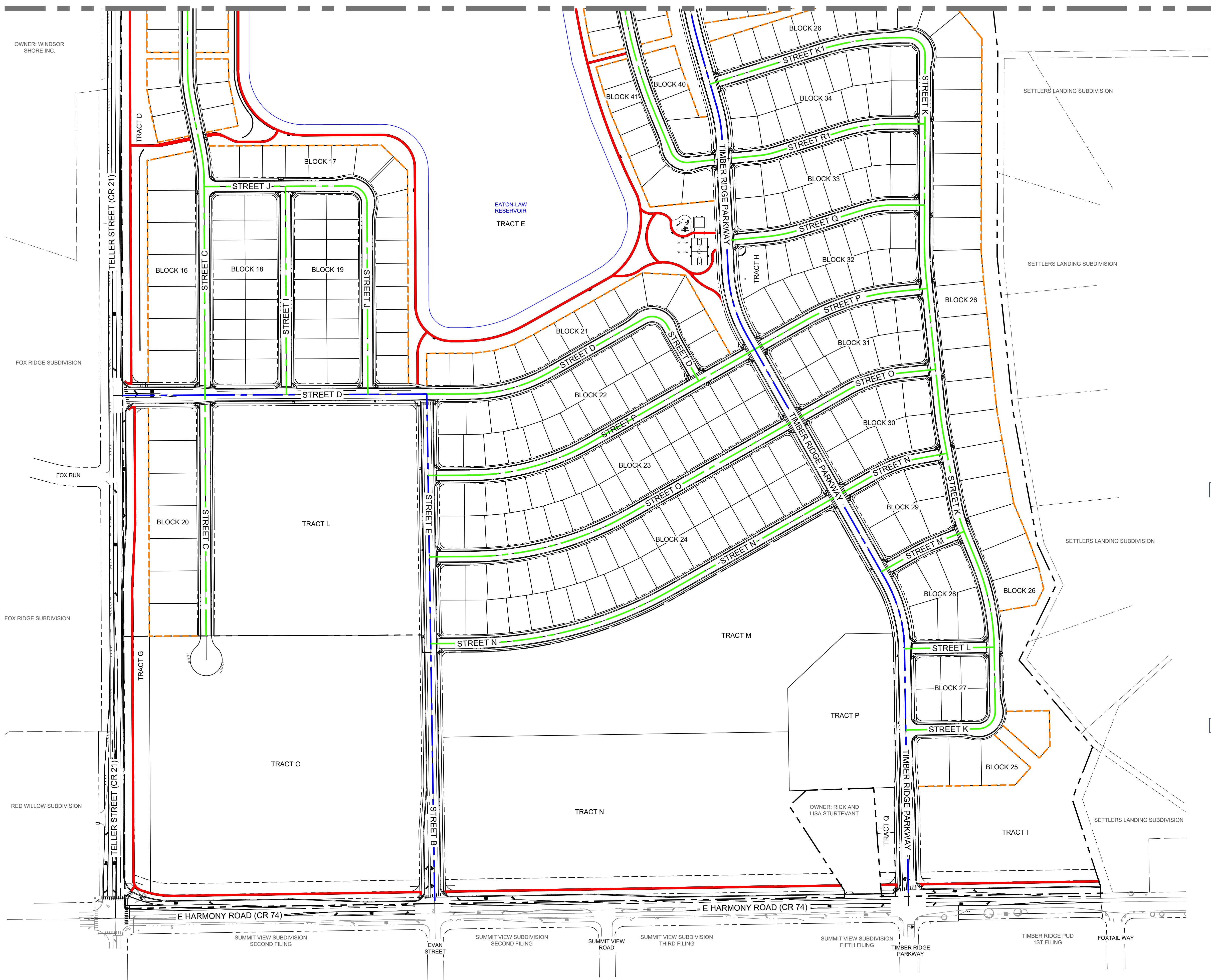
LOCAL STREET SUBURBAN CORRIDOR STREET SECTION (ATTACHED SIDEWALK)



- NOTES:**
- ① DRIVE OVER CURB AND GUTTER WITH 5" ATTACHED SIDEWALK (TYP)
 - ② 2' SHOULDER (TYP)
 - ③ NATIVE DROUGHT TOLERANT SEED



NORTHGATE LAKE
ROADWAY, TRAIL, AND FENCING EXHIBIT
SEVERANCE, CO

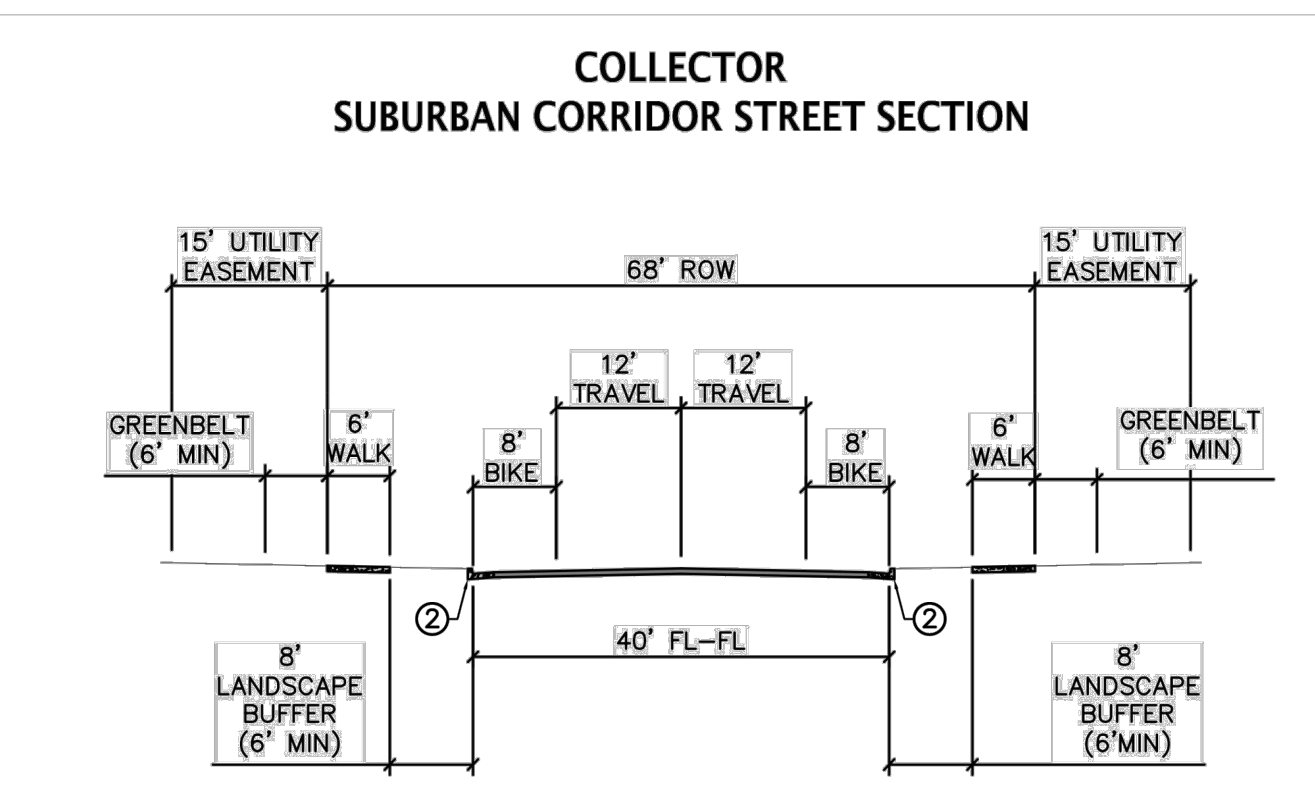


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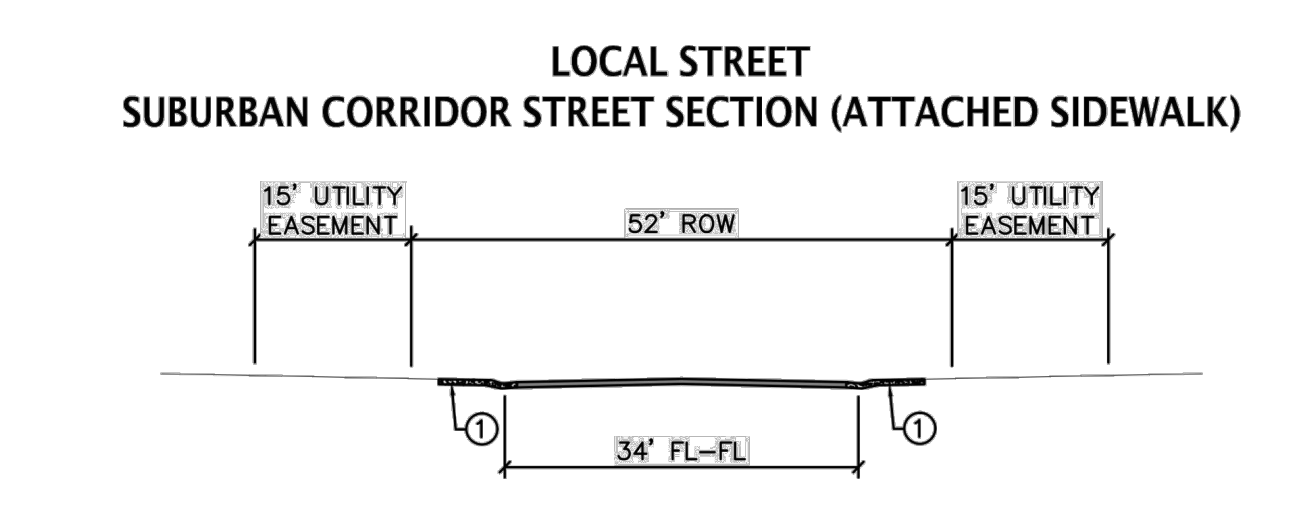
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- PAVED TRAIL
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SEVERANCE TRANSPORTATION MASTERPLAN Figure 17 - Collector Cross Sections



SEVERANCE TRANSPORTATION MASTERPLAN Figure 20 - Local Street Cross Sections



- NOTES:**
- ① DRIVE OVER CURB AND GUTTER WITH 5" ATTACHED SIDEWALK (TYP)
 - ② 2' SHOULDER (TYP)
 - ③ NATIVE DROUGHT TOLERANT SEED



NORTHGATE LAKE

ROADWAY, TRAIL, AND FENCING EXHIBIT

SEVERANCE, CO

TOWN QUESTIONS

WHAT IS THE THEME OF THE DEVELOPMENT?

Northgate Lake is a single family detached residential neighborhood with commercial and multi-family developable parcels located east of WCR 21 and north of WCR 74. The development will provide additional housing and commerce within the Town of Severance, and provide easy, convenient access to most of the cities and towns across Northern Colorado. Northgate Lake will provide a welcoming, residential neighborhood that takes advantage of fantastic views and a family friendly walk and trail system. The development will be an asset to the Town of Severance and will attract new residents and businesses.

HOW DOES THE DEVELOPMENT THEME AND PATTERN SUPPORT THE COMPREHENSIVE PLAN AND ZONE DISTRICT?

Northgate Lake is aligning with the Town's Comprehensive Plan Physical Vision Statement of being a strong commercial and residential core surrounded by sub-urban residential neighborhoods. The site lies within the Suburban perimeter shown on the Comprehensive Plan's Future Land Use Map, advancing, and enhancing the vision for the Town to continue to develop into a diverse, economically sustainable community. There are several subdivision layout standards that have been incorporated into the site plan:

1. Three-way intersections represent most street intersections within the neighborhood.
2. The layout incorporates a modified grid with looped and interrupted streets to discourage through traffic.
3. Views toward the distant mountain views are accommodated along trail corridors.
4. Direct driveway access onto connector streets has been eliminated.
5. Commercial and multifamily development pads are located along WCR 74.



HOW DOES THE DEVELOPMENT THEME AND PATTERN SUPPORT DIVERSITY, LAND USE, AND OPEN SPACE?

The development theme and pattern support Diversity, Land Use, and Open Space by providing quality homes at an affordable price-point in a visually appealing and user-friendly setting. The community plan outlines attractive home designs which honor the existing environment while incorporating buffers, easy access to existing parks, and walkways.

HOW DOES THE DEVELOPMENT THEME AND PATTERN SUPPORT THE ZONING DISTRICT AND DENSITY?

Northgate Lake community has been rezoned to Town Core and Suburban Perimeter. The development will support the zoning district and density by providing a suburban residential development within the suburban perimeter (while not encroaching on the town-core perimeter) as shown on the Future Land Use Map. Commercial and multifamily will be provided along WCR 74 to transition into the town-core. The community fits perfectly between the town core and rural zones, allowing for patronage within the town core, involvement within the suburban community itself, and easy access to other municipalities or travel on Interstate-25 to the west. The minimum density required is 2.0 dwelling units per acre. The Northgate Lake site plan incorporates 2.55 dwelling units per acre and exceeds the minimum lot size by providing lots with a minimum size of 6,300 square feet and an average size of 6,300 square feet. Larger 15,000 square feet lots, along the southwest and southeast edges, will provide a more natural transition with Settler's Landing and Fox Ridge Subdivisions.

WHAT IS THE ROADWAY NETWORK ASSOCIATED WITH THIS DEVELOPMENT?

Northgate Lake is bordered to the west by WCR 21, south by WCR 74 and by private property on all other sides. Timber Ridge Parkway, a collector street, will be continued to the north through the Northgate Lake Development. Evans Street is extended into the subdivision to provide an additional connection for the Northgate Lake Development. This will provide increased access for the surrounding property owners to WCR 74. The internal streets of the neighborhood will be classified as suburban local residential. Street sections and locations are shown in further details on page 4 of this Management Plan.

WHAT TREATMENTS ARE APPLIED TO THE PERIMETER AND INTERIOR ROADWAYS IN THE DEVELOPMENT?

The perimeter treatment along WCR 21 and WCR 74 will consist of a landscaped buffer zone between the lots and the roadway with some intermittent trees. The entrance to the neighborhood will be lined with trees, entry signage, and pedestrian walkways. The interior roadways will include detached sidewalks and trails promoting convenient and safe pedestrian movement.

WHAT IS THE LOT LAYOUT ASSOCIATED WITH THIS DEVELOPMENT AND HOW DOES IT INTERFACE WITH THE ROADWAY NETWORK?

The mid-ranged single-family homes slated for this neighborhood allow for a medium-density layout while preserving individual lots' uniqueness. The interior roadways will be placed to effectively serve one row of houses on either side, allowing for smooth movement from the neighborhood streets to the main roadways. The simple roadway design will make it easy to navigate into and within the development.

HOW IS THE LOT SIZE AND DIVERSITY ACCOMPLISHED?

The lot sizes vary from 63 feet to 100 feet with a minimum of 63-feet wide. Most of the lots are between 63 feet to 75 feet, but the larger 100 feet wide lots are along the Settler's Landing and Fox Ridge edges. The subdivision provides a modest diversity of small to medium sized single-family homes, but the lots in the surrounding subdivisions provide increased diversity.

WHAT ARE THE PROPOSED SETBACKS FOR EACH LOT?

The proposed setbacks are shown in the Site Data table on page 2 of this Management Plan and meet or exceed the Town's standards.

HOW DO THE STREET DESIGNS, LOT SIZES AND SETBACK ENHANCE THE STREETScape?

The street layout was planned to provide for easy access, facilitate pedestrian movement, and aesthetic appeal of an existing irrigation reservoir on the property. The streetscape is enhanced through the local and connector cross sections that incorporate detached sidewalks. The short blocks allow for a variety of ways to reach connector roads, parks, and mail kiosk areas.

TOWN QUESTIONS

WHERE ARE THE COMMON AREAS IN THE SUBDIVISION AND WHAT IS THE PURPOSE OF THE COMMON AREAS?

The common areas in the subdivision include entries, buffers along roads and at the rear of lots, and the existing detention area. There are also many parks close-by in the surrounding neighborhoods including the existing The Overlook Subdivision and Hunters Crossing Subdivision.

HOW ARE COMMON AREAS FINISHED?

Common area finishing will be based on the usage of the individual areas. Entries will be finished with trees and other formal planting. Buffer zones will be finished with native plant species that are drought resistant and which require minimal maintenance. Also, in compliance with the Suburban Perimeter land use zone, open space areas will have landscape irrigation.

HOW ARE THE COMMON AREAS MANAGED?

Common areas will be maintained and managed by a new Metro District.

WHAT IS THE FENCING PLAN FOR THE DEVELOPMENT?

The fencing plan will include solid, cedar, privacy fencing throughout the neighborhood and between homes. Additionally, stone pillars will be incorporated at set distances along the outer perimeter of the development. Fencing will match existing Town of Severance communities.



WHAT AMENITIES ARE INCLUDED IN THE DEVELOPMENT AND WHAT AMENITIES WILL BE MANAGED?

Amenities provided through the community include entry features and signage, and buffer zones. These amenities will be managed by a new Metro District. A school parcel is provided in the southwest corner of the development.

HOW ARE THE ENTRIES TO THE DEVELOPMENT ENHANCED?

The entries off WCR 21 will be enhanced by signage depicting the name of the neighborhood and formal planting along the sides of the main roads. There will be pedestrian walkways along the entries that connect with neighborhood walkways. The entries will feature adequate lighting for visibility at night.

HOW IS CONNECTIVITY WITHIN AND OUTSIDE OF THE DEVELOPMENT ACHIEVED?

There are three entrances from WCR 21 and two entrances from WCR 74 provided for the development. The entrances from WCR 74 are continuing existing town streets (Evans Street and Timber Ridge Parkway). Most of the interior roadways lead to Timber Ridge Parkway, a proposed collector from WCR 21, for easy ingress and egress. Timber Ridge Parkway is extended through the site to provide a future connection north of the Northgate Lake Development. Evans Street will provide additional connectivity for the proposed school parcel and southwest corner of the site. Pedestrian walkways also follow this design, connecting internal streets with the main road and the parks in other subdivisions. Detached walks along the county roads will facilitate connections to regional trail systems.

HOW ARE THE ARCHITECTURAL AND LANDSCAPE DESIGNS ON INDIVIDUAL LOTS MANAGED?

A new Metro District will establish and control design guidelines for exterior architectural and landscape design elements. Conceptual representations of architectural styles of the neighborhood are included in this management plan and can be seen to the right.



WHAT IS THE IRRIGATION SYSTEM, INCLUDING SOURCES OF WATER?

Irrigation systems for both individual lots and the common areas will be provided by a new Metro District.

HOW IS POTABLE WATER SUPPLIED TO THE PROJECT AND IS THERE ADEQUATE POTABLE WATER AVAILABLE TO SERVE THE PROJECT?

The potable water system will be designed based on the lot layout and existing connection points to the Town's water system outside of the development. The system will be looped internally to provide redundancy and fire flows. The internal potable water system will connect to the Town of Severance's system in WCR 21 and WCR 74. Standard engineering practices will be utilized in the design of the potable water system. Utility plans will be completed for the Town to review and approve.

TOWN QUESTIONS

HOW IS STORM WATER BEING MANAGED?

Stormwater design will follow standard engineering practices, identifying grading and drainage patterns and conveying flows to the adjacent existing site detention pond by means of the internal street system and subterranean sewer. The detention ponds were designed to contain the site runoff and release at the historic rate. Drainage design will be submitted to the Town for review.

HOW WILL COMMON AREA LANDSCAPE BE MAINTAINED?

Common area landscaping will be maintained and managed by a new Metro District.

HOW WILL THE DEVELOPMENT HANDLE SANITARY SEWER?

The internal sanitary sewer system will drain via gravity to the southeast corner of the development. As requested by the Town of Severance, an offsite sanitary sewer interceptor will convey flows east along WCR74 and south along the Great Western Trail. The existing sanitary was designed to convey flows from the Northgate Lake Subdivision. All sanitary sewers will be designed following standard engineering practice and will be submitted to the Town for review and approval.

HOW IS EXTERIOR LIGHTING BEING ADDRESSED?

Each residence will have adequate, non-polluting exterior lighting that complements the neighborhood architecture. Street lighting will be spaced to minimize light pollution and maintain the suburban nature of the neighborhood while still providing adequate lighting of the interior streets.

WHAT IS THE POTENTIAL IMPACT ON ADJACENT NEIGHBORHOODS?

Northgate Lake will provide commercial opportunities along WCR 74 near the Severance town core while maintaining the suburban perimeter. Local access for the residential areas of the Northgate Lake will be located on WCR 21. Pedestrian trails within the Subdivision and walks along the county and local roads will facilitate connections to regional trail systems.

IF NOISE OR SMELLS ARE ASSOCIATED WITH THE DEVELOPMENT, WHAT ARE THE PLANS FOR MITIGATION?

Construction will take place only during normal working hours. All standard best management practices, including noise, dust, and erosion control, will be followed during development. Individual issues will be mitigated on a case-by-case basis.

OIL AND GAS DEVELOPMENT?

According to the Colorado Oil and Gas Conservation Commission, there are four plugged and abandoned wells on within the Northgate Lake Development. There are additional plugged and abandoned oil and gas wells on the adjacent properties.

HOW IS OFF-STREET PARKING BEING ADDRESSED?

Each residence will have an attached 2- car garage as well as a driveway adequate for parking while avoiding blocking pedestrian traffic on the detached walkways.