

LANDSCAPE ARCHITECT
 PLANSAPES
 880 NORWAY MAPLE DRIVE
 LOVELAND, CO
 970-688-6301

COLORADO
 EATON
GOVERNORS CROSSING

DATE	11/28/2018
JOB NO.	
DRAWN	RM
CHECKED	RM
REVISION	

COLLINS ROAD
 (60' RIGHT-OF-WAY)

WELD COUNTY ROAD 35
 (60' RIGHT-OF-WAY)

20' UTILITY & DRAINAGE EASEMENT

20' UTILITY & DRAINAGE EASEMENT



Parking Summary

BASED ON MINIMUM REQUIREMENTS

76 UNITS @ 2/UNIT	152 SPACES
GUEST SPACES 1/5UNITS	15 SPACES
REQUIRED PARKING	167 SPACES

STANDARD SPACES	93 SPACES
HANDICAP SPACES	06 SPACES
GARGAGE SPACES	88 SPACES
TOTAL PARKING PROVIDED	187 SPACES

Gross Area Coverage

	SQUARE FEET	ACRES	% OF
8 - 5,000 sq ft 5-PLEXES	40,000	0.92	
1 - 4,000 sq ft 4-PLEX	4,000	0.09	
4 - 5,300 sq ft 8-PLEXES	21,250	.49	
TOTAL BUILDING COVERAGE	65,250	1.50	29%
LANDSCAPE&SIDEWALK AREA	97,149	2.23	43%
PAVED AREA	63,737	1.46	28%
TOTAL AREA 14.64 UNITS/ACRE	226,136	5.19	100%

(80' RIGHT-OF-WAY)

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- PERENNIALS
- 3/4" 2" ROCK MULCH
- BLUEGRASS TURF
- WARM SEASON MIXED GRASS PRAIRIE NATIVE SEED
- BARK MULCH
- STEEL EDGER
- 3' to 4' BOULDER
- 1' to 2' BOULDER



LANDSCAPE ARCHITECT

PLANSKAPES
880 NORWAY MAPLE DRIVE
LOVELAND, CO
970-888-0301

COLORADO
EATON

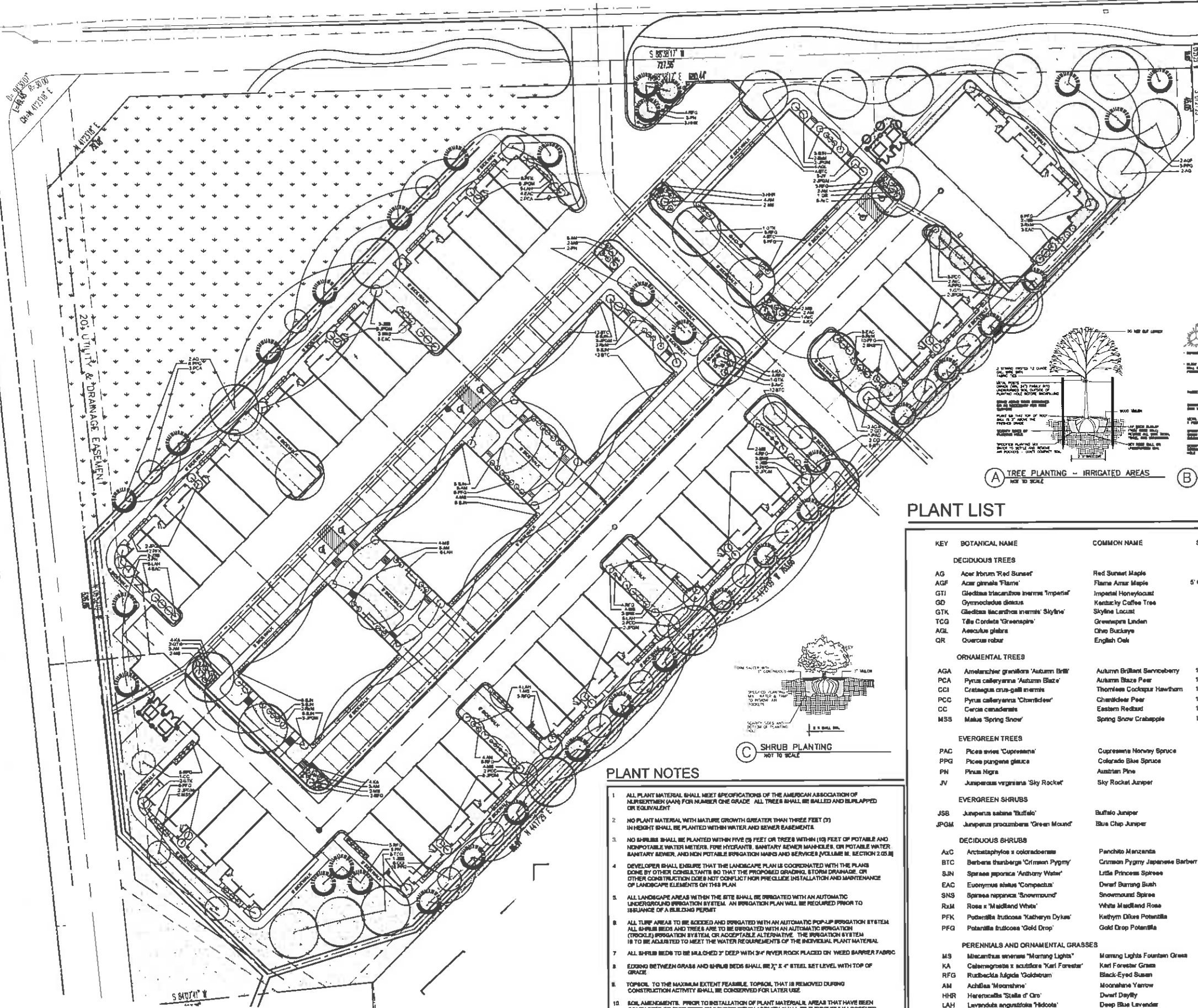
GOVERNORS CROSSING

LANDSCAPE PLAN

DATE: 11/20/18
 JOB NO:
 DRAWN: RJA
 CHECKED: RJA
 REVISED:

LS1.0

WELD COUNTY ROAD 35
(80' RIGHT-OF-WAY)



A TREE PLANTING - IRRIGATED AREAS
NOT TO SCALE

B CONIFER TREE PLANTING - GUY WIRES
NOT TO SCALE

C SHRUB PLANTING
NOT TO SCALE

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY	GROWTH HEIGHT	GROWTH SPREAD
DECIDUOUS TREES							
AG	Acer fratum 'Red Sunset'	Red Sunset Maple	2" cal	B+B	4	40'-60'	30'-35'
AGF	Acer glabrate 'Flame'	Flame Azar Maple	5' Clump	B+B	2	15'-20'	15'-25'
GTI	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	2" cal	B+B	4	60'-75'	30'-40'
GD	Gymnocladia dioica	Kentucky Coffee Tree	2" cal	B+B	2	60'-75'	40'-50'
GTK	Gleditsia triacanthos inermis 'Skyline'	Skyline Locust	2" cal	B+B	6	60'-75'	30'-40'
TCG	Tilia cordata 'Greenspire'	Greenspire Linden	2" cal	B+B	3	40'-60'	30'-35'
AGL	Aesculus glabra	Ohio Buckeye	2" cal	B+B	4	15'-20'	15'-25'
QR	Quercus robur	English Oak	2" cal	B+B	1	60'-75'	40'-50'
ORNAMENTAL TREES							
AGA	Amelanchier grandiflora 'Autumn Brill'	Autumn Brilliant Serviceberry	1.5" cal	B+B	2	20'-25'	10'-15'
PCA	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	1.5" cal	B+B	5	40'-60'	15'-25'
CCI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" cal	B+B	8	15'-20'	15'-30"
PCC	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	1.5" cal	B+B	7	40'-60'	15'-25'
CC	Cercis canadensis	Eastern Redbud	1.5" cal	B+B	1	20'-30'	15'-30"
MSS	Malus 'Spring Snow'	Spring Snow Crabapple	1.5" cal	B+B	2	15'-20'	15'-30"
EVERGREEN TREES							
PAC	Picea sitchensis 'Cupressina'	Cupressina Norway Spruce	5 gal	8" c	1	50'-75'	30'-40'
PPG	Picea pungens glauca	Colorado Blue Spruce	8" ht	B+B	21	40'-60'	15'-30"
PN	Pinus nigra	Austrian Pine	8" ht	B+B	10	40'-60'	25'-40'
JV	Juniperus virginiana 'Sky Rocket'	Sky Rocket Juniper	8" ht	B+B	4	6'-12'	12'-15'
EVERGREEN SHRUBS							
JSB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal	7" c	10	12'-15'	3'-5'
JPM	Juniperus procumbens 'Green Mound'	Blue Chop Juniper	5 gal	3" c	26	1'-2'	3'-6'
DECIDUOUS SHRUBS							
AC	Arctostaphylos x coloradensis	Panchito Manzanita	5 gal	4" c	9		
BTC	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	5 gal	5" c	44	1'-2'	3'-6'
SUN	Spiraea japonica 'Anthony Water'	Little Princess Spiree	5 gal	3" c	45	2'-4'	2'-4'
EAC	Euroymnus alatus 'Compactus'	Dwarf Burning Bush	5 gal	3" c	17	6"-8"	4'-6"
SNS	Spiraea japonica 'Snowmound'	Snowmound Spiree	5 gal	3" c	11	4'-7'	4'-7'
RJM	Rosa x 'Midland White'	White Midland Rose	5 gal	3" c	18	3'-4'	2'-3'
PFK	Potentilla fruticosa 'Kathryn Dykas'	Kathryn Dykas Potentilla	5 gal	4" c	16	2'-3'	2'-3'
PFQ	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	3" c	51	2'-3'	2'-3'
PERENNIALS AND ORNAMENTAL GRASSES							
MS	Miscanthus sinensis 'Morning Light'	Morning Light Fountain Grass	1 gal	24" c	29		
KA	Calamagrostis x scutellaria 'Karl Forester'	Karl Forester Grass	1 gal	24" c	16		
RFG	Rudbeckia hirta 'Goldstrum'	Black-Eyed Susan	1 gal	24" c	33		
AM	Achillea 'Moonshine'	Moonshine Yarrow	1 gal	24" c	37		
HHR	Heracallis 'Stella d'Oro'	Dwarf Daylily	1 gal	24" c	6		
LAH	Lavandula angustifolia 'Hidcote'	Deep Blue Lavender	1 gal	18" c	25		

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AA) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE FEET (3') IN HEIGHT SHALL BE PLANTED WITHIN WATER AND SEWER EASEMENTS.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MAINS, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES (VOLUME II, SECTION 2.05.01).
- DEVELOPER SHALL ENSURE THAT THIS LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL TURF AREAS TO BE SOEDED AND IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (DROCKLE) IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED 2" DEEP WITH 3/4" RIVER ROCK PLACED ON WEED BARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" x 4" STEEL SET LEVEL WITH TOP OF GRADE.
- TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- SOIL AMENDMENTS: PRIOR TO INSTALLATION OF PLANT MATERIAL, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSEND 4 CU YARD/1000 SQ FT OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.

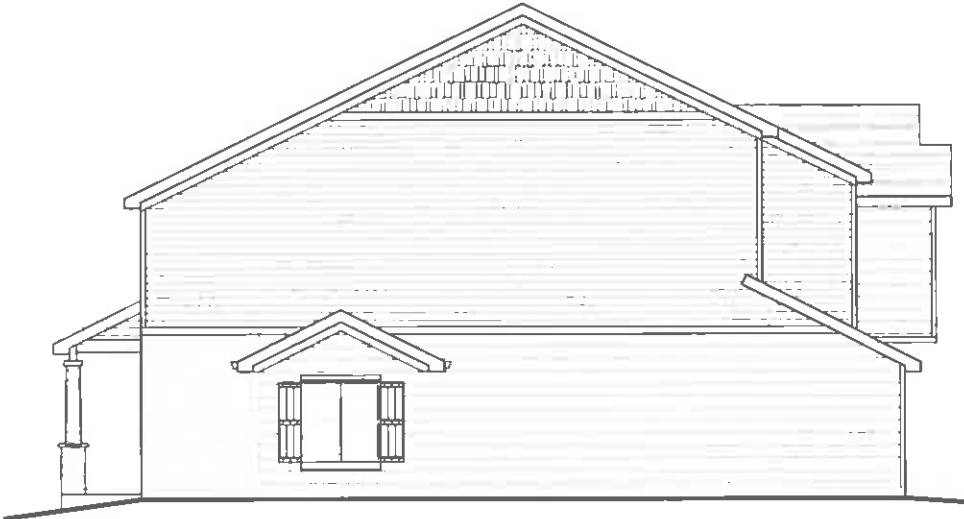
ASPHALT SHINGLES OVER ROOF UNDERLAYMENT
OVER GYP SHEATHING OVER PRE-ENGINEERED
TRUSSES PROVIDE R-49 INSULATION AT BOTTOM
CHORD WITH VAPOR BARRIER AT INTERIOR FLASH
ALL ROOF NO ROOF OR WALL JUNCTIONS NO
PENETRATIONS



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

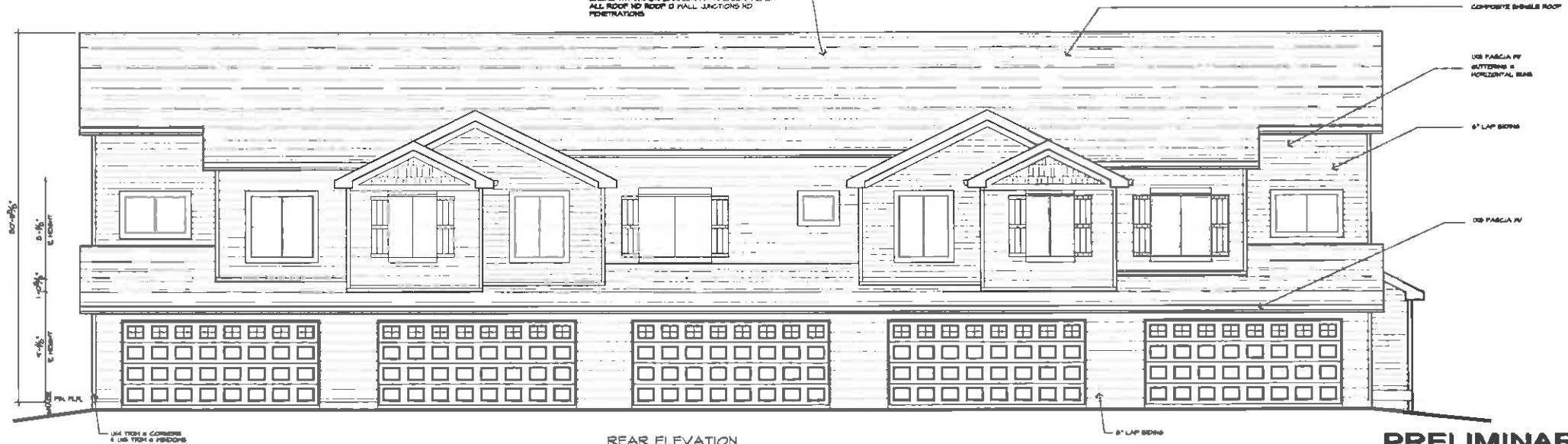


LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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

ASPHALT SHINGLES OVER ROOF UNDERLAYMENT
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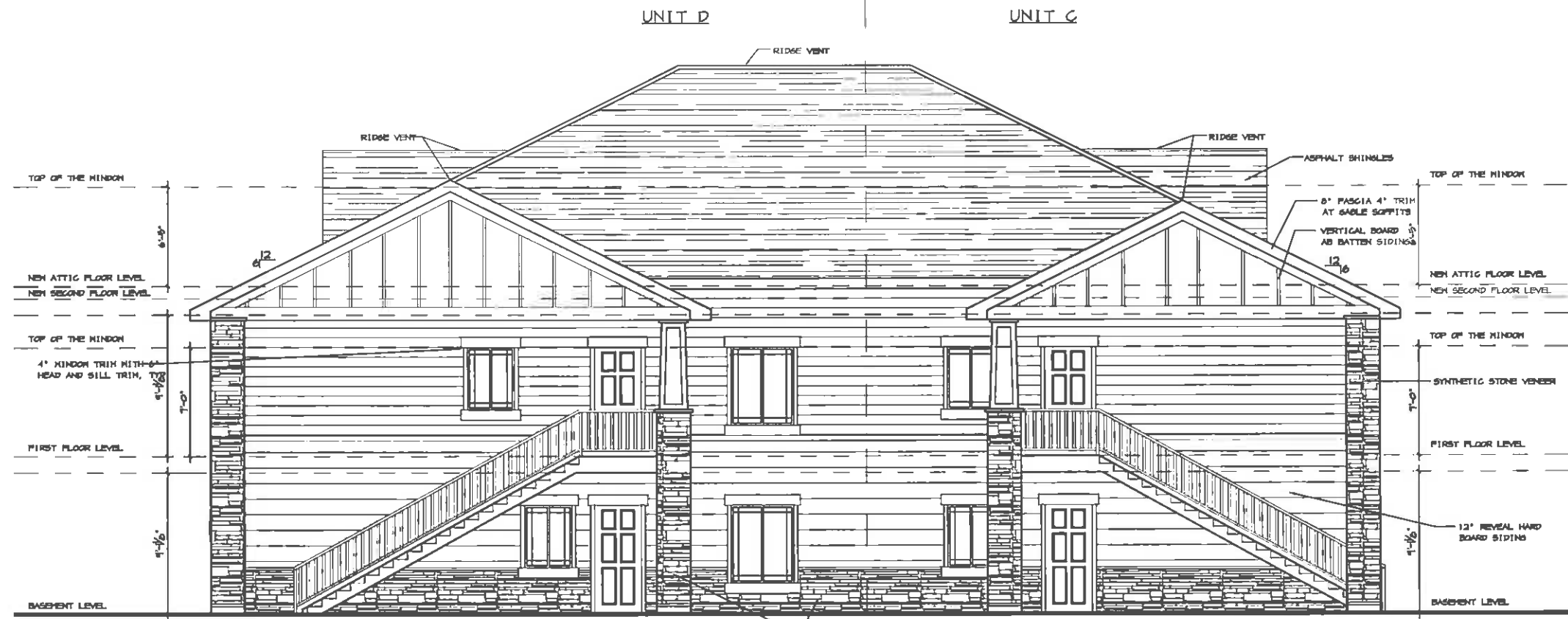
REAR ELEVATION
SCALE: 3/16" = 1'-0"

PRELIMINARY PRINT

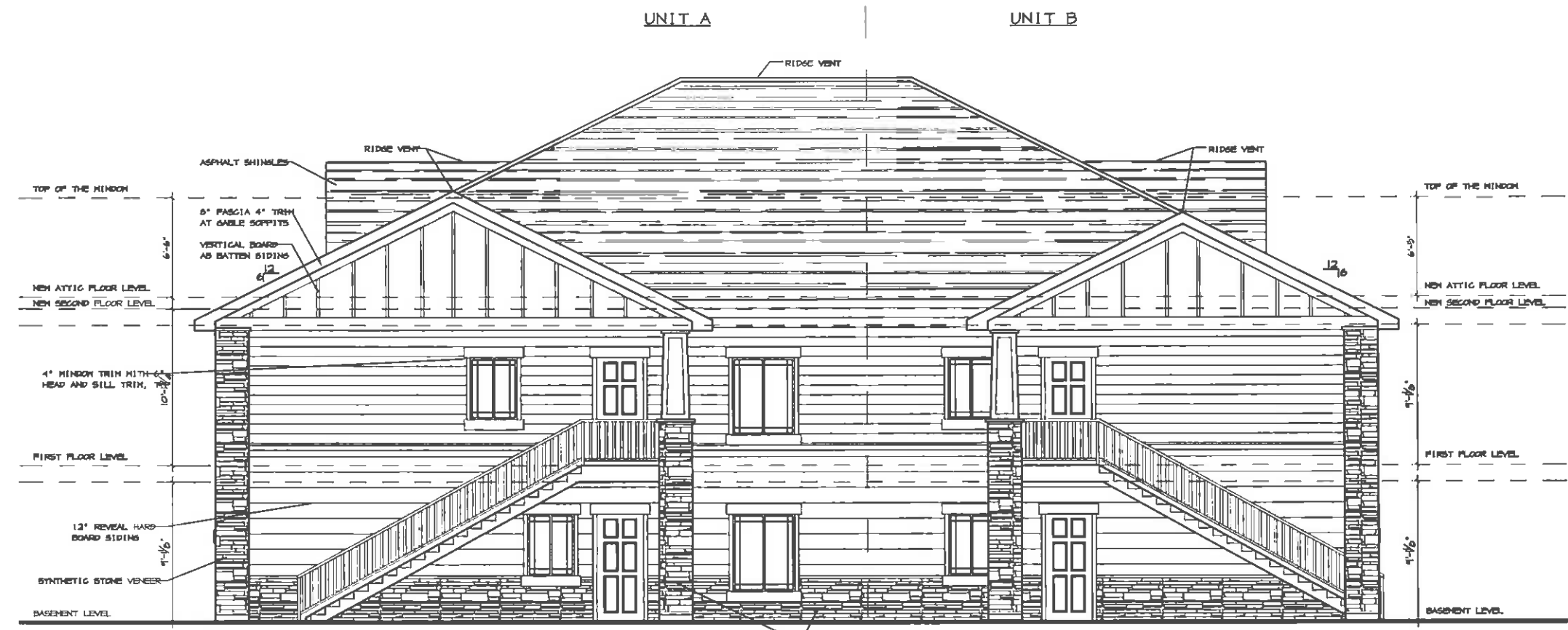
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ELEVATIONS
GOVERNOR'S
MARBEL

PROJECT NO.	
DRAWN BY	AKF
	9/26/18
REVISIONS	



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

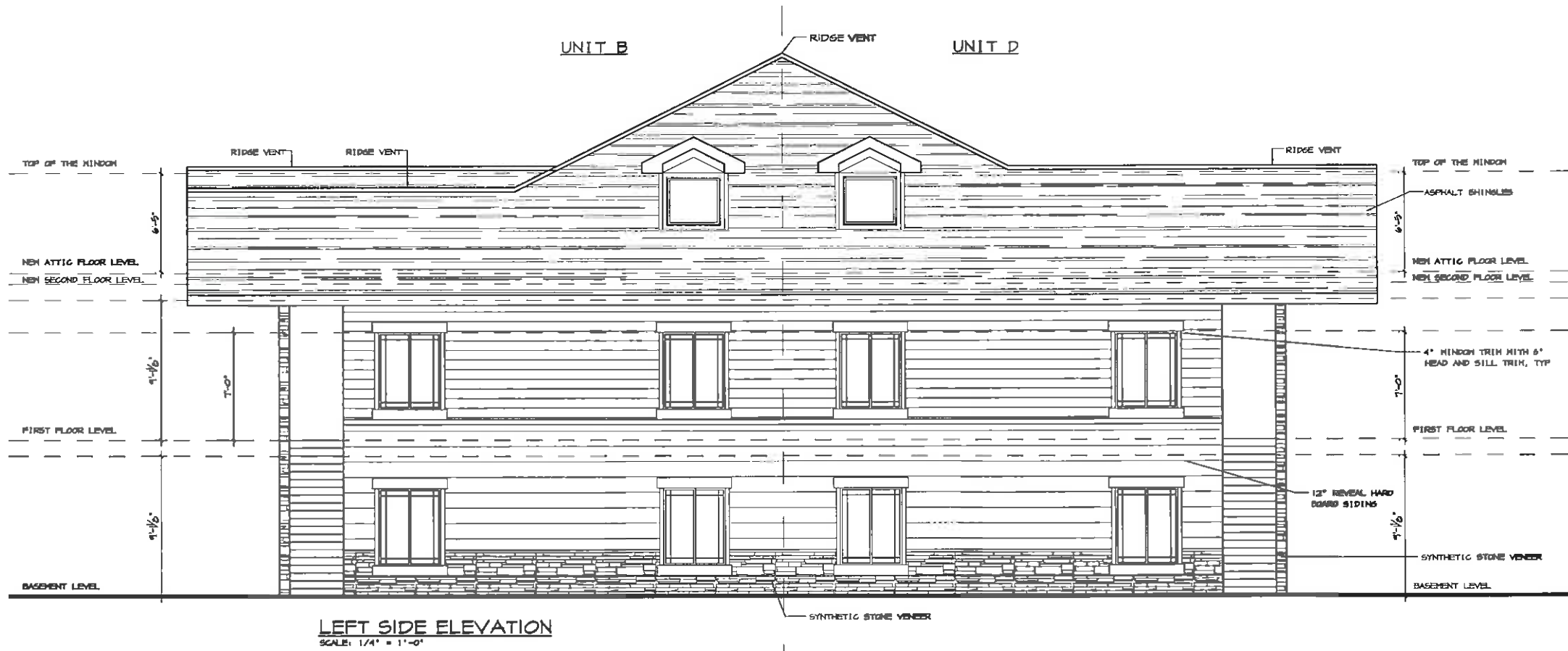
CONTRACTOR TO BE SUBMIT
THE WINDOW/DOOR SCHEDULE
ORDER TO ARCHITECT FOR
REVISIONS TO BE SUBMITTED

PRELIMINARY
75% DRAWING SET

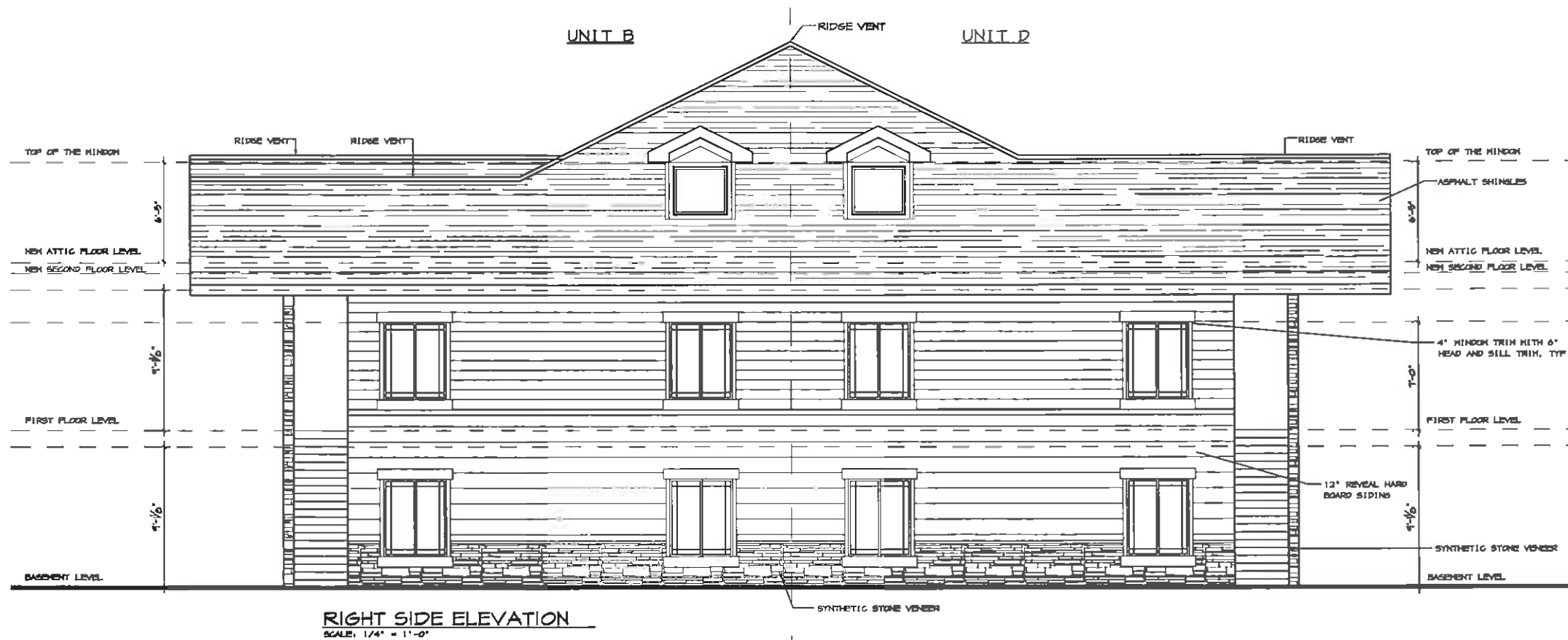
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FRONT & REAR ELEVATION
GOVERNOR'S RANCH
EIGHT UNIT
EATON, COLORADO

PROJECT NO:	
DRAWN BY:	Chandresh
CHECKED BY:	Markley
REVISIONS	



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



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

CONTRACTOR TO BE SUBMIT
THE WINDOW/DOOR SCHEDULE
ORDER TO ARCHITECT FOR
REVIEW PRIOR TO PROCEED

**PRELIMINARY
75% DRAWING SET**

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GOVERNOR'S RANCH
EIGHT UNIT
EATON, COLORADO

PROJECT NO:	
DRAWN BY:	Chandresh
CHECKED BY:	Markley
REVISIONS	

SHEET **A7** of 10