

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

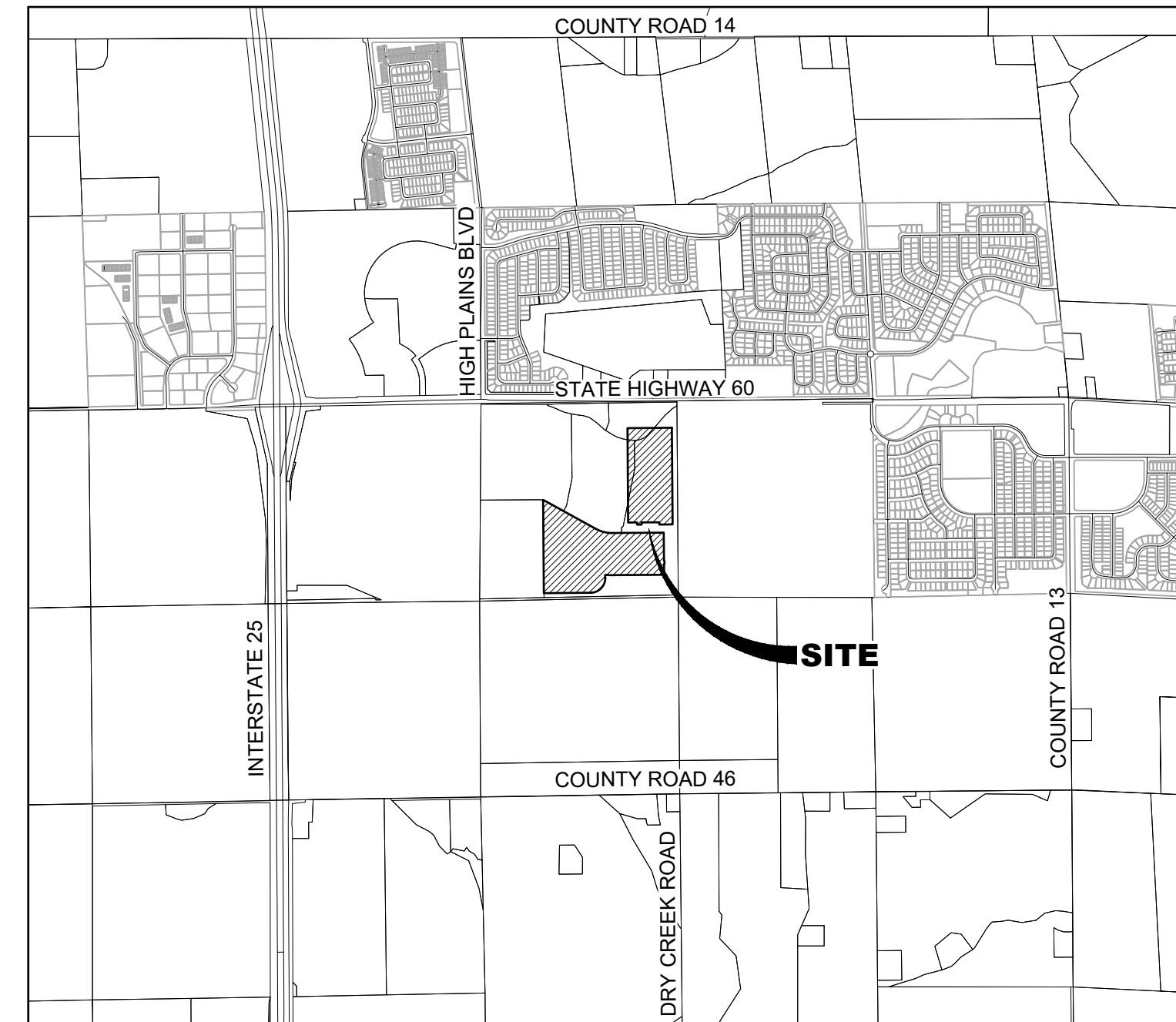
OWNER/DEVELOPER
TERRA FORMA SOLUTIONS
3465 S GAYLORD CT. SUITE A304
ENGLEWOOD, CO 80113
PHONE: (303) 257-7653
TODD JOHNSON

ENGINEER
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8460 W KEN CARYL AVE
LITTLETON, CO 80128
PHONE: (720) 258-6836
ADAM R. ZETTEMAYER, PLS

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS D, E, AND G OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 2, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO;
CONTAINING 2,168,741 SQUARE FEET OR 49.787 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2,000'

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

THE PROVISIONS OF THIS PUD SHALL PREVAIL AND GOVERN DEVELOPMENT TO THE EXTENT PERMITTED BY THE TOWN OF JOHNSTOWN MUNICIPAL CODE. WHERE STANDARDS, DETAILS, AND GUIDELINES OF THE PUD - OUTLINE, PRELIMINARY, OR FINAL DEVELOPMENT PLANS - DO NOT CLEARLY ADDRESS A SPECIFIC SUBJECT OR ARE SILENT, THE JOHNSTOWN MUNICIPAL AND OTHER STANDARDS, REGULATIONS, AND GUIDELINES SHALL BE USED. ALL PROPOSED DEVELOPMENT IS SUBJECT TO TOWN OF JOHNSTOWN REVIEW PROCEDURES.

APPROVALS

TOWN COUNCIL
THIS FINAL DEVELOPMENT PLAN, TO BE KNOWN AS THE EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION NUMBER _____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE _____ DAY OF _____.

BY: _____ ATTEST: _____
MAYOR TOWN CLERK

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	CS1
2	PHASING PLAN	PH1
3	OVERALL SITE PLAN	SP1
4	DETAILED SITE PLAN	SP2
5	DETAILED SITE PLAN	SP3
6	DETAILED SITE PLAN	SP4
7	DETAILED SITE PLAN	SP5
8	DETAILED SITE PLAN	SP6
9	CARSON LANE BUFFER LANDSCAPE PLAN	L3.10-L3.11
10	PAYTON DRIVE BUFFER LANDSCAPE PLAN	L3.12
11	NORTH PARK LANDSCAPE PLAN	L3.20
12	SOUTH PARK LANDSCAPE PLAN	L3.21
13-15	LANDSCAPE DETAILS	L3.90-L3.92
16-22	IRRIGATION PLANS	IR1.00 - IR2.01
23-28	ARCHITECTURAL ELEVATIONS	A1-A6

LAND USE SUMMARY			
LAND USE	AREA (SQUARE FEET)	AREA (ACRES)	PERCENT OF TOTAL AREA
RESIDENTIAL LOT AREA (MINUS RESIDENTIAL LOT OPEN SPACE)	899,049	20.639	41.5%
RESIDENTIAL LOT OPEN SPACE AREA (3,000 SF / LOT * 196 LOTS)	588,000	13.499	27.1%
TOTAL RESIDENTIAL LOT AREA	1,487,049	34.138	68.6%
RIGHT-OF-WAY AREA	506,324	11.624	23.4%
OUTLOT OPEN SPACE AREA (OUTLOTS B,C,D,E,F,G,H)	98,551	2.262	4.5%
PARK OPEN SPACE AREA (OUTLOTS A & J)	76,816	1.763	3.5%
TOTAL FDP AREA	2,168,740	49.787	100%

BENCHMARK

VERTICAL RELIEF WAS NOT DERIVED FROM A PUBLISHED DATUM AND ELEVATIONS ARE LOCAL SITE SPECIFIC WITH THE NORTH QUARTER CORNER OF SECTION 11, T4N, R68W, HAVING AN ELEVATION = 4981.99 FEET.

BASIS OF BEARING

BEING THE WEST SECTION LINE OF THE NORTHEAST ONE-QUARTER, SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N00°26'18"W.

PROJECT INTENT

THE INTENT OF THIS FINAL DEVELOPMENT PLAN (FDP) IS TO PROVIDE THE DESIGN FOR THE EAST LEDGE ROCK SUBDIVISION FILING NO. 3 WITHIN THE OVERALL LEDGE ROCK CENTER DEVELOPMENT. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF 196 SINGLE FAMILY HOMES, 2 PARKS, AND ASSOCIATED INFRASTRUCTURE.

DESIGN OF THE EAST LEDGE ROCK SUBDIVISION FILING NO. 3 WILL COMPLY WITH THE LEDGE ROCK CENTER DESIGN GUIDELINES AND TOWN MUNICIPAL CODE AND WILL CONTRIBUTE TO THE OVERALL CHARACTER OF THE DEVELOPMENT.



DATE	REV. NO.	DESCRIPTION	REVISED PER TOWN COMMENTS
09/20/2022	1		

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
COVER SHEET
JOHNSTOWN, CO



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OR

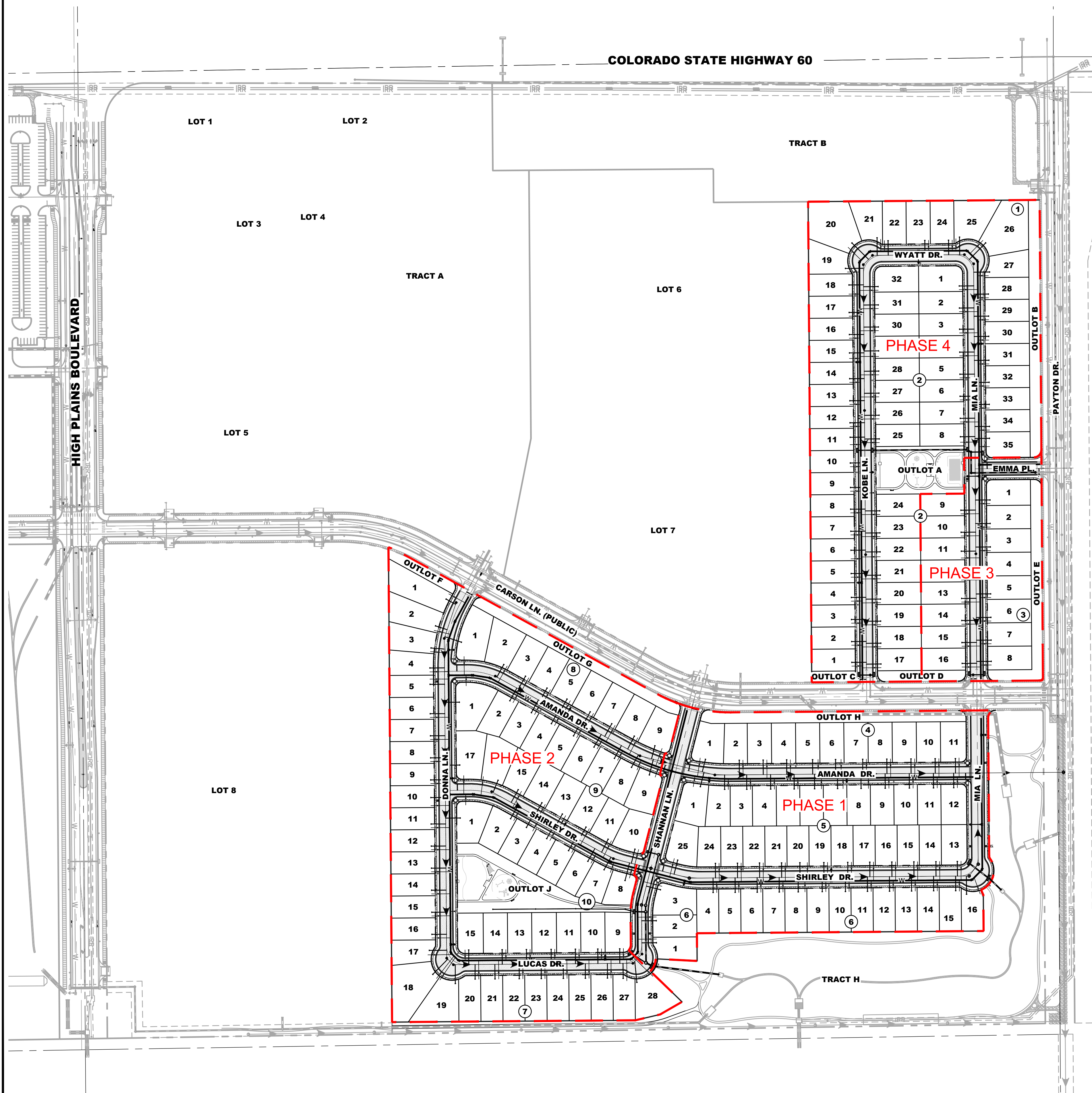
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 12/22/2022

SHEET NUMBER
CS1

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



LEGEND & PHASING SCHEDULE

PHASE LINE ---

LOTS NUMBER **x**

BLOCK NUMBER **(x)**

PHASE 1 CONSISTS OF THE CONSTRUCTION OF AMANDA DRIVE, MIA LANE, SHIRLEY DRIVE, AND SHANNAN LANE WHICH WILL PROVIDE PHASE 1 WITH TWO POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 4 LOTS 1 -11, BLOCK 5 LOTS 1-25, AND BLOCK 6 LOTS 4-16. THE WATER SYSTEM WILL MAKE TWO CONNECTIONS TO THE EXISTING WATER IN CARSON LN WHILE THE SANITARY WILL BE CONNECTED TO THE EXISTING MAIN IN PAYTON DR. STORM SEWER WILL TIE INTO AN EXISTING STUB COMING OFF OF CARSON LN AND WILL PROVIDE CONVEYANCE FOR RUNOFF TO THE POND. WITH THE PROPOSED IMPROVEMENTS PHASE 1 CAN SERVE THE PREVIOUSLY STATED LOTS WHILE ALSO BUILDING THE BACKBONE INFRASTRUCTURE FOR PHASES 2-4.

PHASE 2 CONSISTS OF THE CONSTRUCTION OF DONNA LANE, LUCAS DRIVE, AMANDA DRIVE, AND SHIRLEY DRIVE WHICH WILL PROVIDE PHASE 2 WITH FOUR POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 7 LOTS 1 -28, BLOCK 8 LOTS 1-9, BLOCK 9 LOTS 1-17, AND BLOCK 10 LOTS 1-15. THE WATER SYSTEM WILL MAKE ONE CONNECTIONS TO THE EXISTING WATER IN CARSON LN AND WILL CONNECT TO THE STUBS PROVIDED BY PHASE 1. SIMILARLY, THE SANITARY SEWER WILL CONNECT TO STUBS PROVIDED IN PHASE 1. RUNOFF WILL BE CONVEYED VIA CURB AND GUTTER TO INLETS AND STORM SEWER ALREADY CONSTRUCTED IN PHASE 1.

PHASE 3 CONSISTS OF THE CONSTRUCTION OF EMMA PLACE AND A PORTION OF MIA LANE WHICH WILL PROVIDE PHASE 3 WITH TWO POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 3 LOTS 1 -8 AND BLOCK 2 LOTS 9-16. THE WATER SYSTEM MAKES ONE CONNECTION TO PAYTON DR AND ONE CONNECTION TO CARSON LN TO ACHIEVE LOOPED SYSTEM. THE SANITARY SEWER WILL CONNECT TO THE EXISTING MAIN IN CARSON LN AND WILL PROVIDE STUBS FOR PHASE 2. THE STORM SEWER WILL TIE INTO A STUB FROM CARSON LN THAT WILL TRANSPORT DRAINAGE SOUTH TO THE POND.

PHASE 4 CONSISTS OF THE CONSTRUCTION OF KOBE LANE, WYATT DRIVE AND THE REMAINING PORTION OF MIA LANE TO PROVIDE PHASE 4 WITH TWO POINTS OF ACCESS. ALSO CONSTRUCTED WILL BE THE LOOPED WATER SYSTEM, SANITARY SEWER, AND STORM SEWER INFRASTRUCTURE NEEDED TO SERVE: BLOCK 1 LOTS 1 -35, BLOCK 2 LOTS 1-18, AND BLOCK 2 LOTS 17-32. THE WATER SYSTEM WILL MAKE ONE CONNECTION TO THE EXISTING MAIN IN CARSON LN AND ONE CONNECTION TO A STUB PROVIDED IN PHASE 3 TO COMPLETE A LOOPED SYSTEM. THE SANITARY SEWER WILL CONNECT TO AN EXISTING STUB PROVIDED IN PHASE 3 AND THE MAIN IN CARSON LN. THE STORM SEWER WILL TIE INTO A STUB FROM CARSON LN THAT WILL TRANSPORT DRAINAGE SOUTH TO THE POND.

CONSTRUCTION PHASING WILL BE DRIVEN BY CONSTRUCTION TIMING AND WILL DEPEND LARGELY ON ECONOMIC CONDITIONS DRIVING THE SALES OF HOMES. THE PHASING SCHEDULE DESCRIBED IN THE PARAGRAPHS ABOVE IS A GENERAL OVERVIEW.



0 150' 300'
1" = 150' (HORIZONTAL)

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LEDGE ROCK CENTER RESIDENTIAL
PHASING PLAN
JOHNSTOWN, CO

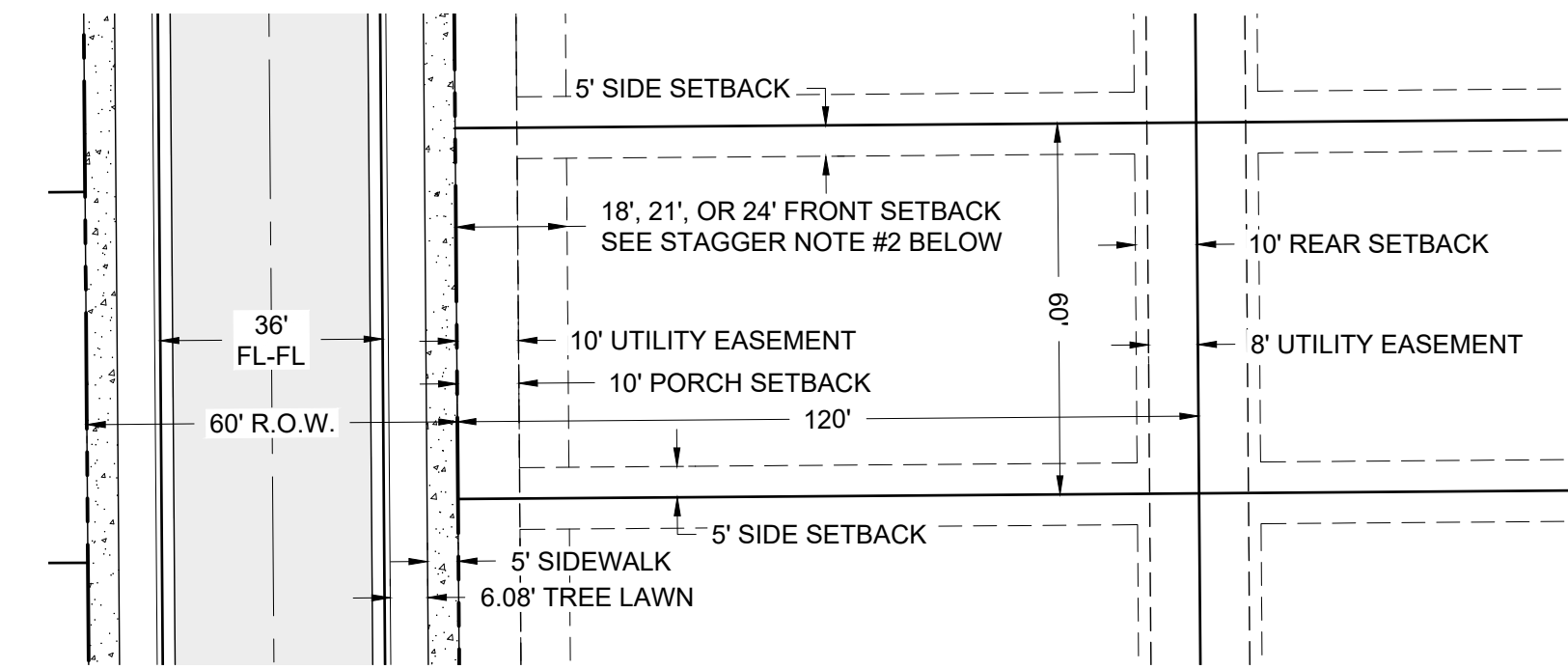
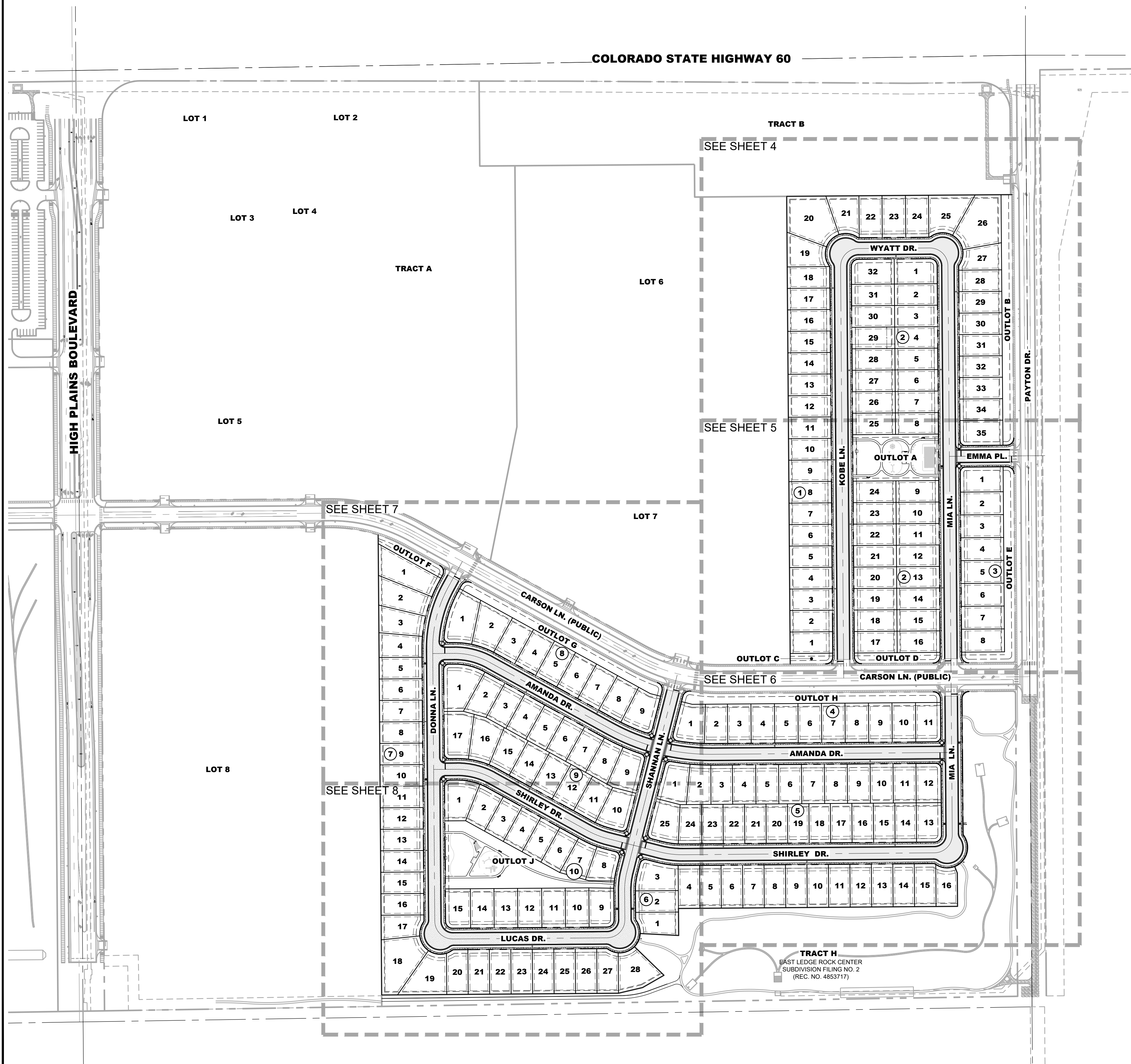
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DATE: 12/22/2022

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SHEET NUMBER
PH1
2 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

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TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



- NOTES:**
1. THE ASSOCIATED INFRASTRUCTURE, INCLUDING LANDSCAPING AND IRRIGATION, WITHIN THE RIGHT-OF-WAY OF PAYTON DRIVE AND CARSON LANE, WILL BE BUILT AND INSTALLED AT THE TIME OF THE COLLECTOR STREETS CONSTRUCTION. THE LONG TERM INTENT IS TO EXTEND PAYTON DRIVE TO THE SOUTH.
 2. FRONT PLANE OF A STRUCTURE SHOULD VARY / STAGGER A MIN OF 3- FEET FROM THAT OF ADJACENT HOMES - TO RESULT IN 18', 21', OR 24' SETBACKS, DEPENDING ON ADJACENT STRUCTURE LOCATIONS.
 3. GARAGE DOOR SHALL BE A MINIMUM OF 20' SETBACK FROM THE BACK OF WALK / ROW.
 4. DRIVEWAYS MAX OF 18-FOOT WIDTH AT ROW, MAY EXPAND TO 24- FEET AT HOME FOR OVERSIZED GARAGE, WHERE APPROPRIATE.
 5. EACH LOT SHALL PROVIDE & MAINTAIN APPROPRIATE LANDSCAPING AND PLANTINGS, PER TOWN AND LEDGE ROCK CENTER DESIGN GUIDELINES.



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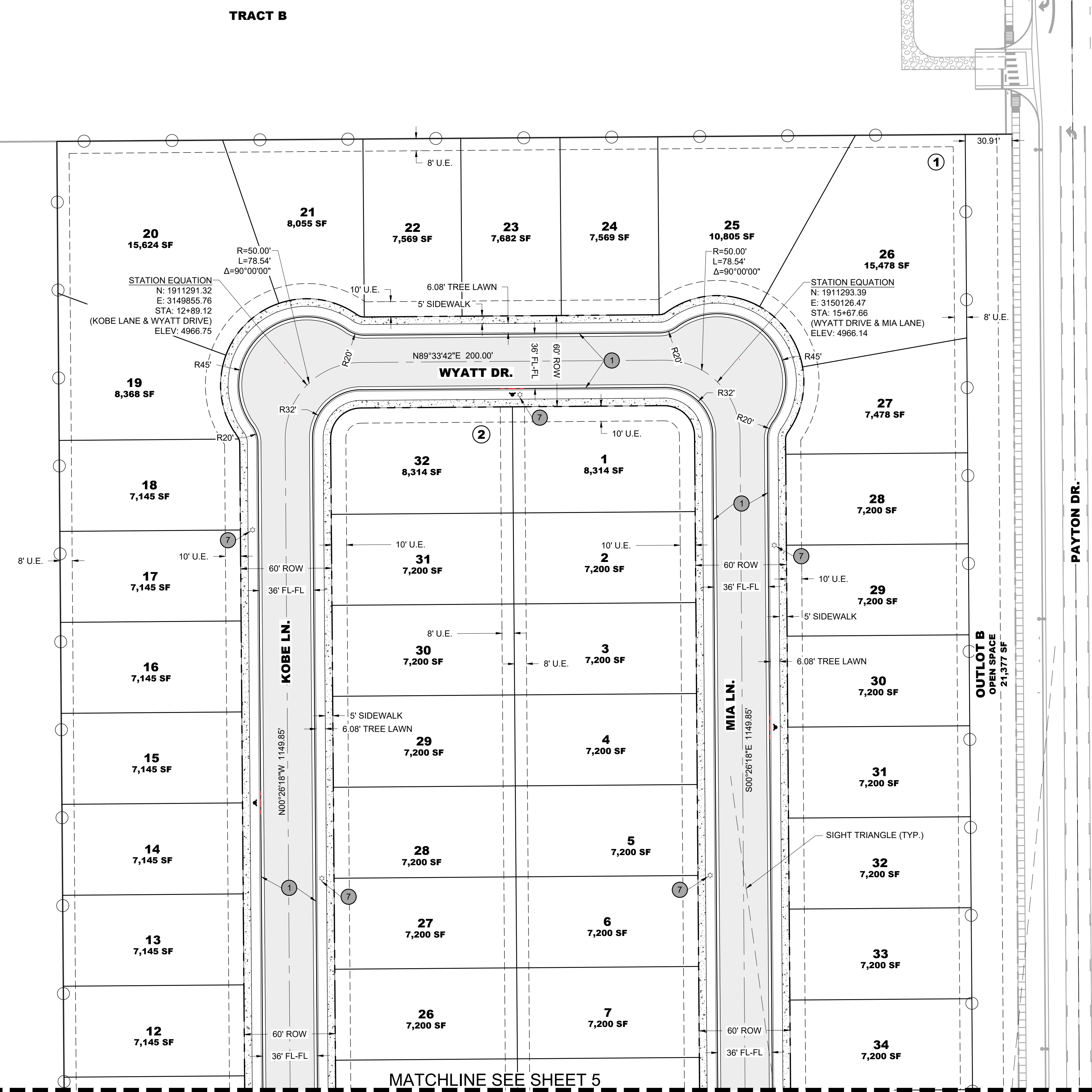
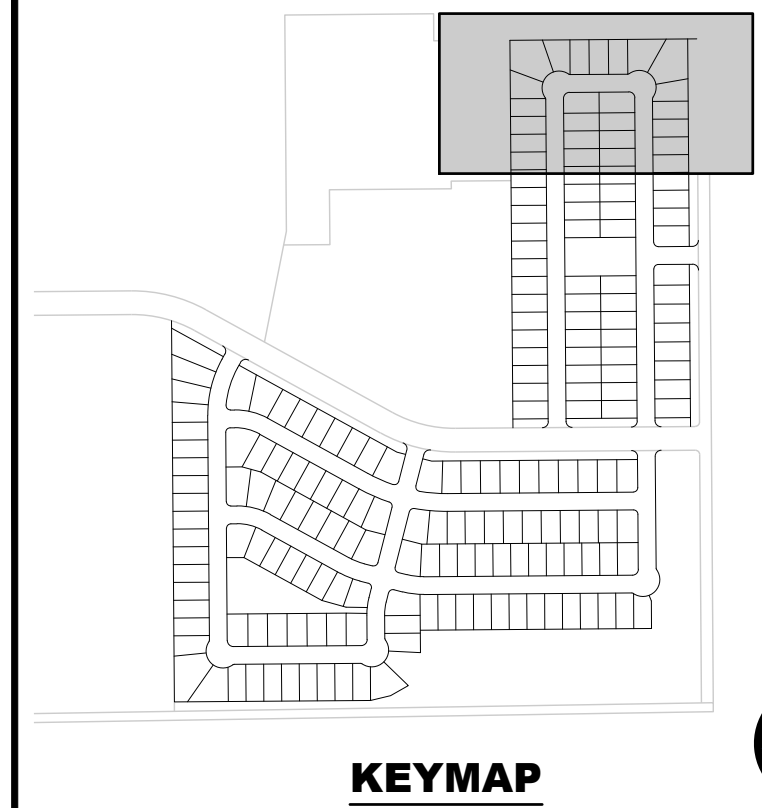
TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 OVERALL SITE PLAN
 JOHNSTOWN, CO

PROJ NO: 210259
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SHEET NUMBER
SP1
 3 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
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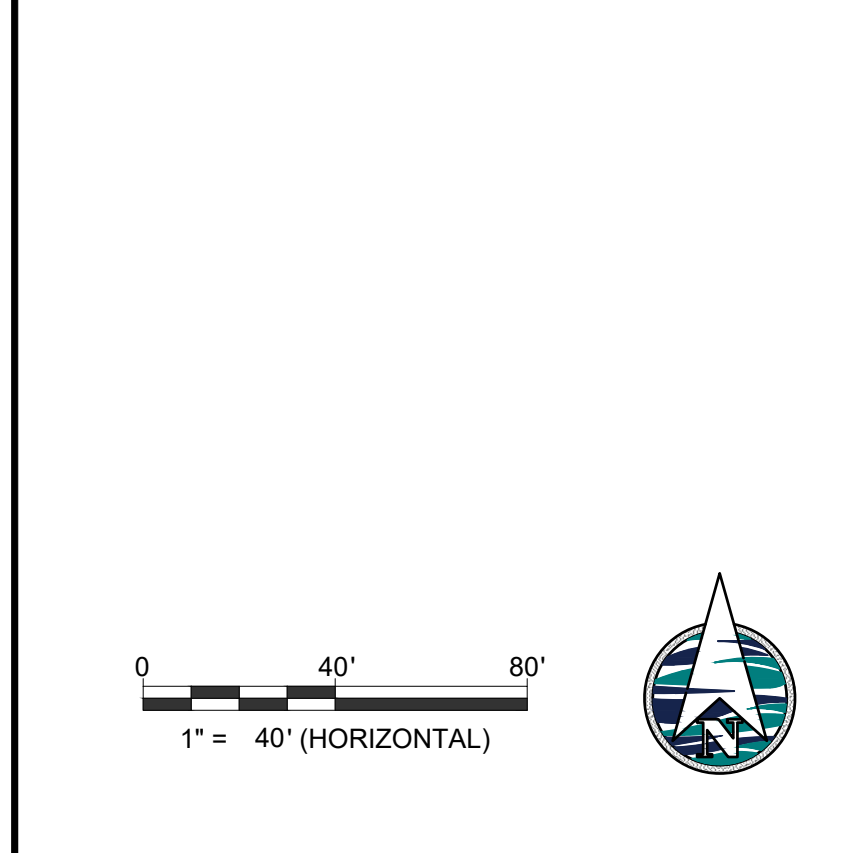


- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - STREET SIGNS FOR PUBLIC STREETS SHALL BE WHITE LETTERING ON GREEN BACKGROUND PER TOWN STANDARDS.
 - SEE SHEET 3 FOR TYPICAL STREET SECTION DETAIL.
 - SEE SHEET 3 FOR TYPICAL LOT DETAIL.
 - CURBS ADJACENT TO FIRE HYDRANTS SHALL BE PAINTED RED FOR 15 FT. WITH THE PAINTING CENTERED ON THE HYDRANT. SEE PLAN VIEW FOR LOCATIONS.

- SITE PLAN KEYNOTES:**
- DRIVE-OVER CURB W/ 2' GUTTER
 - ADA CURB RAMP
 - 6' CROSSSPAN
 - MATCH EXISTING CURB & GUTTER
 - STOP SIGN W/ STREET NAME SIGN
 - STOP BAR
 - STREETLIGHT

LEGEND

CENTERLINE	---
RIGHT-OF-WAY	----
EASEMENT	----
SIGHT TRIANGLE	---
SETBACK	----
FIRE HYDRANT	
NO PARKING STRIPING (SEE NOTE 5)	----
BLOCK NUMBER	#
LOT NUMBER	#
STREET LIGHT	
EX. STREET LIGHT	
UTILITY EASEMENT	U.E.
FENCE - PRIVACY	---



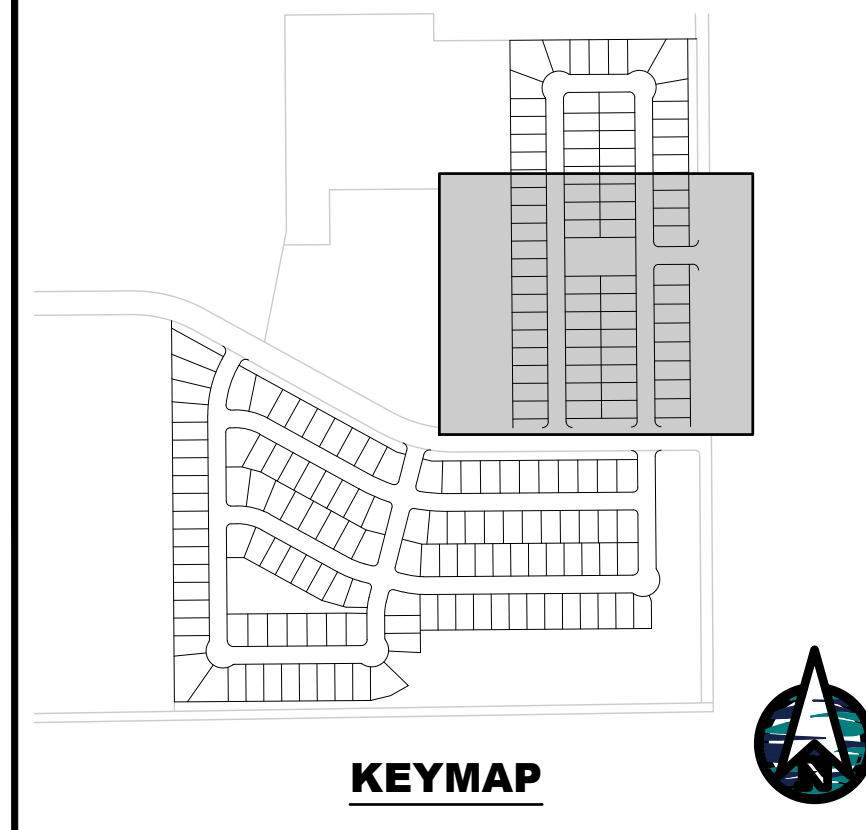
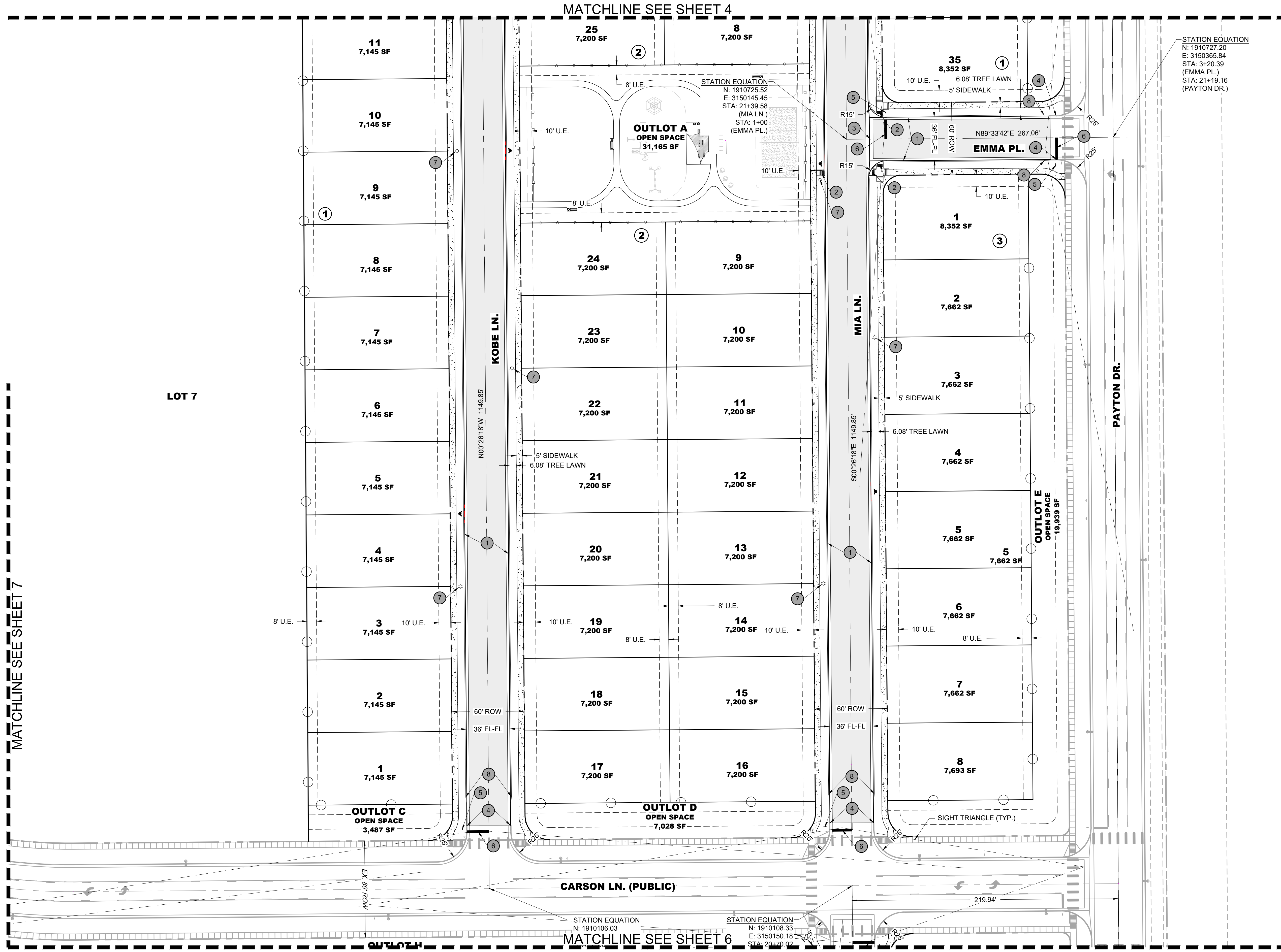
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1		09/20/2022	

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 DETAILED SITE PLAN
 JOHNSTOWN, CO

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DATE: 12/22/2022
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SHEET NUMBER
SP2
4 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

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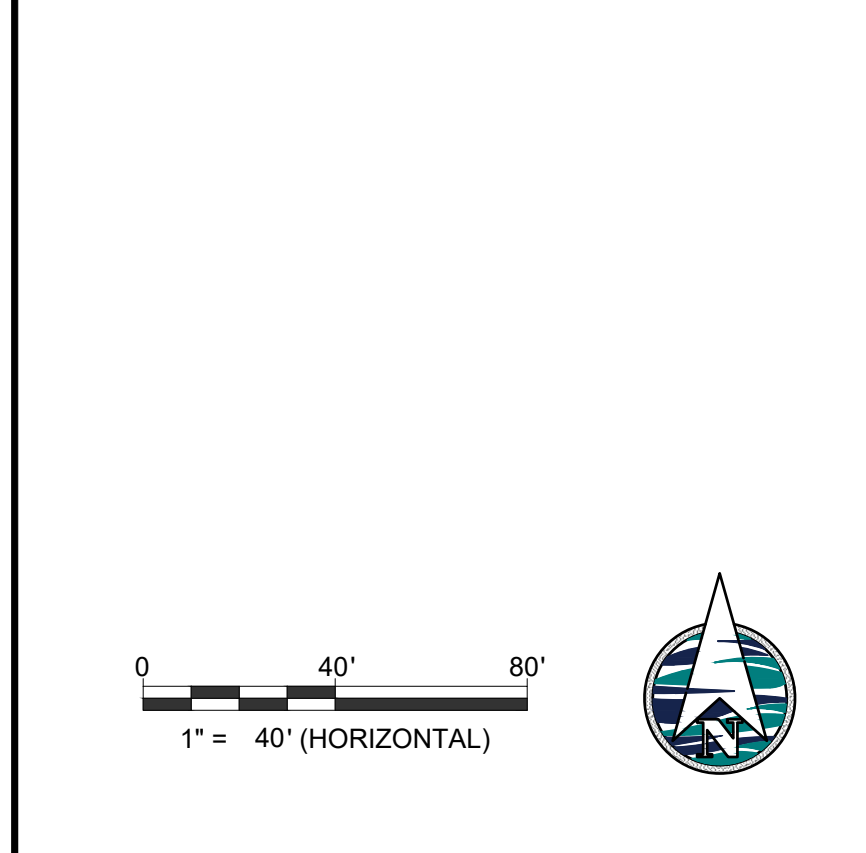


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 - SEE SHEET 3 FOR TYPICAL STREET SECTION DETAIL.
 - SEE SHEET 3 FOR TYPICAL LOT DETAIL.
 - CURBS ADJACENT TO FIRE HYDRANTS SHALL BE PAINTED RED FOR 15 FT. WITH THE PAINTING CENTERED ON THE HYDRANT. SEE PLAN VIEW FOR LOCATIONS.

- SITE PLAN KEYNOTES:**
- DRIVE-OVER CURB W/ 2' GUTTER
 - ADA CURB RAMP
 - 6' CROSSSPAN
 - MATCH EXISTING CURB & GUTTER
 - STOP SIGN W/ STREET NAME SIGN
 - STOP BAR
 - STREETLIGHT

LEGEND

CENTERLINE	---
RIGHT-OF-WAY	----
EASEMENT	----
SIGHT TRIANGLE	---
SETBACK	----
FIRE HYDRANT	
NO PARKING STRIPING (SEE NOTE 5)	----
BLOCK NUMBER	#
LOT NUMBER	#
STREET LIGHT	
EX. STREET LIGHT	
UTILITY EASEMENT	U.E.
FENCE - PRIVACY	---



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1		05/20/2022	

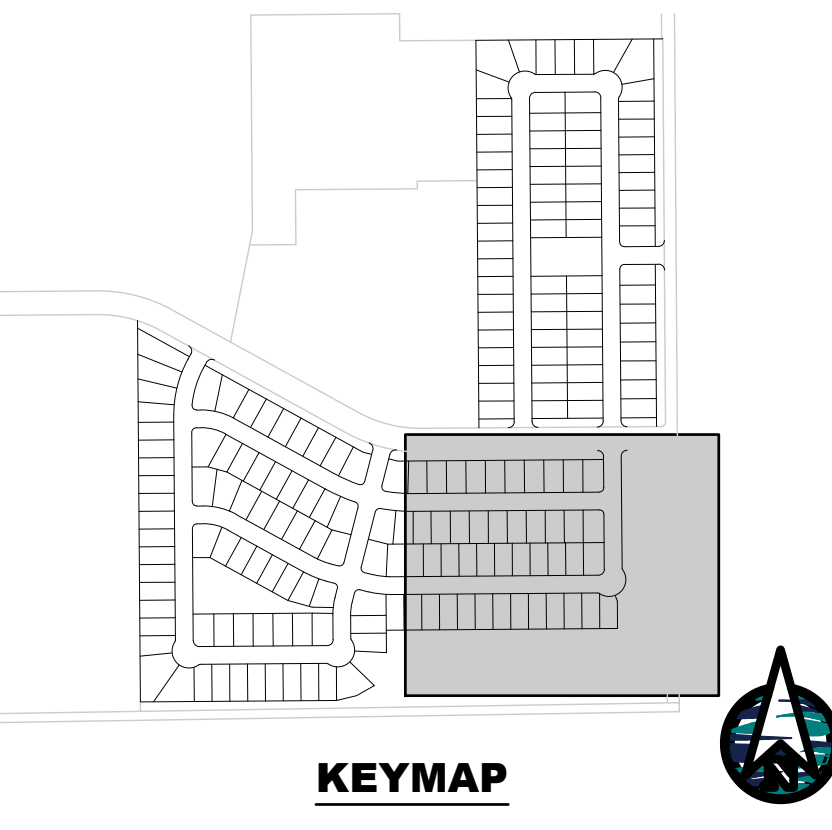
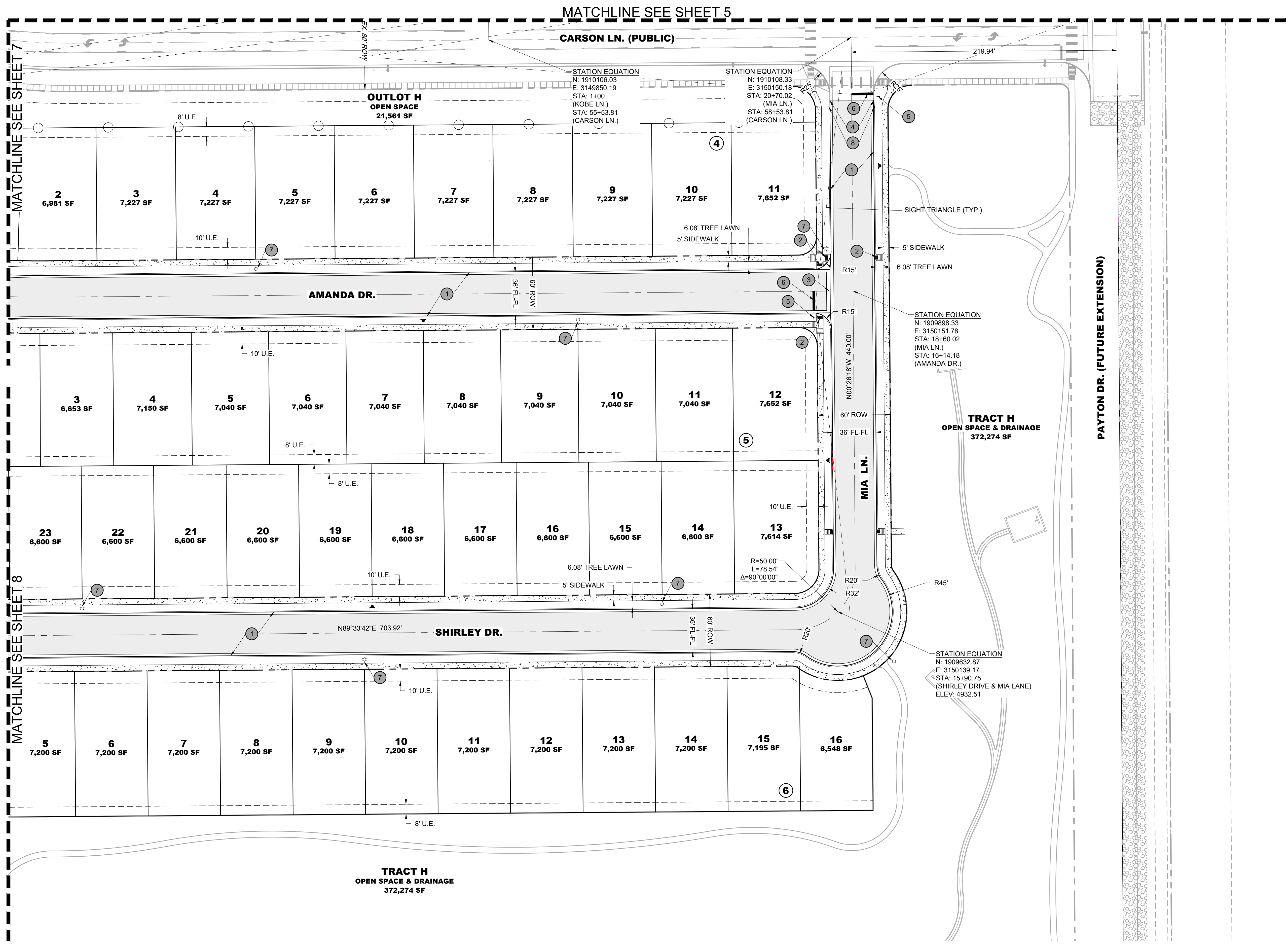
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CENTER OF COLORADO

PROJ NO: 210259
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SHEET NUMBER SP3
5 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

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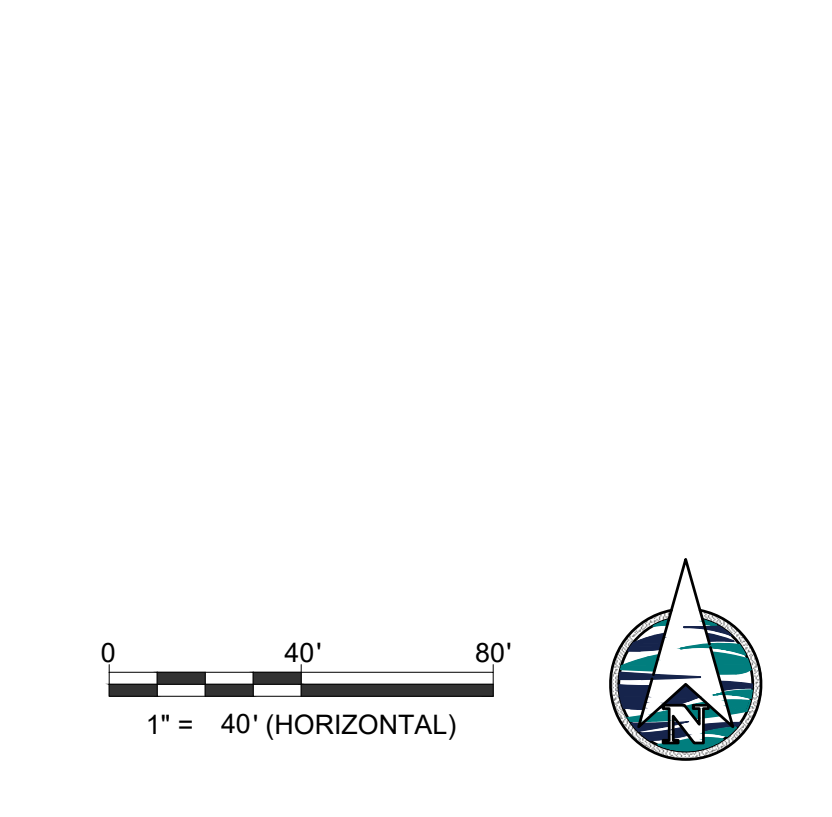


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 - STOP BAR
 - STREETLIGHT

LEGEND

CENTERLINE	---
RIGHT-OF-WAY	----
EASEMENT	----
SIGHT TRIANGLE	---
SETBACK	----
FIRE HYDRANT	
NO PARKING STRIPING (SEE NOTE 5)	----
BLOCK NUMBER	#
LOT NUMBER	#
STREET LIGHT	
EX. STREET LIGHT	
UTILITY EASEMENT	U.E.
FENCE - PRIVACY	----



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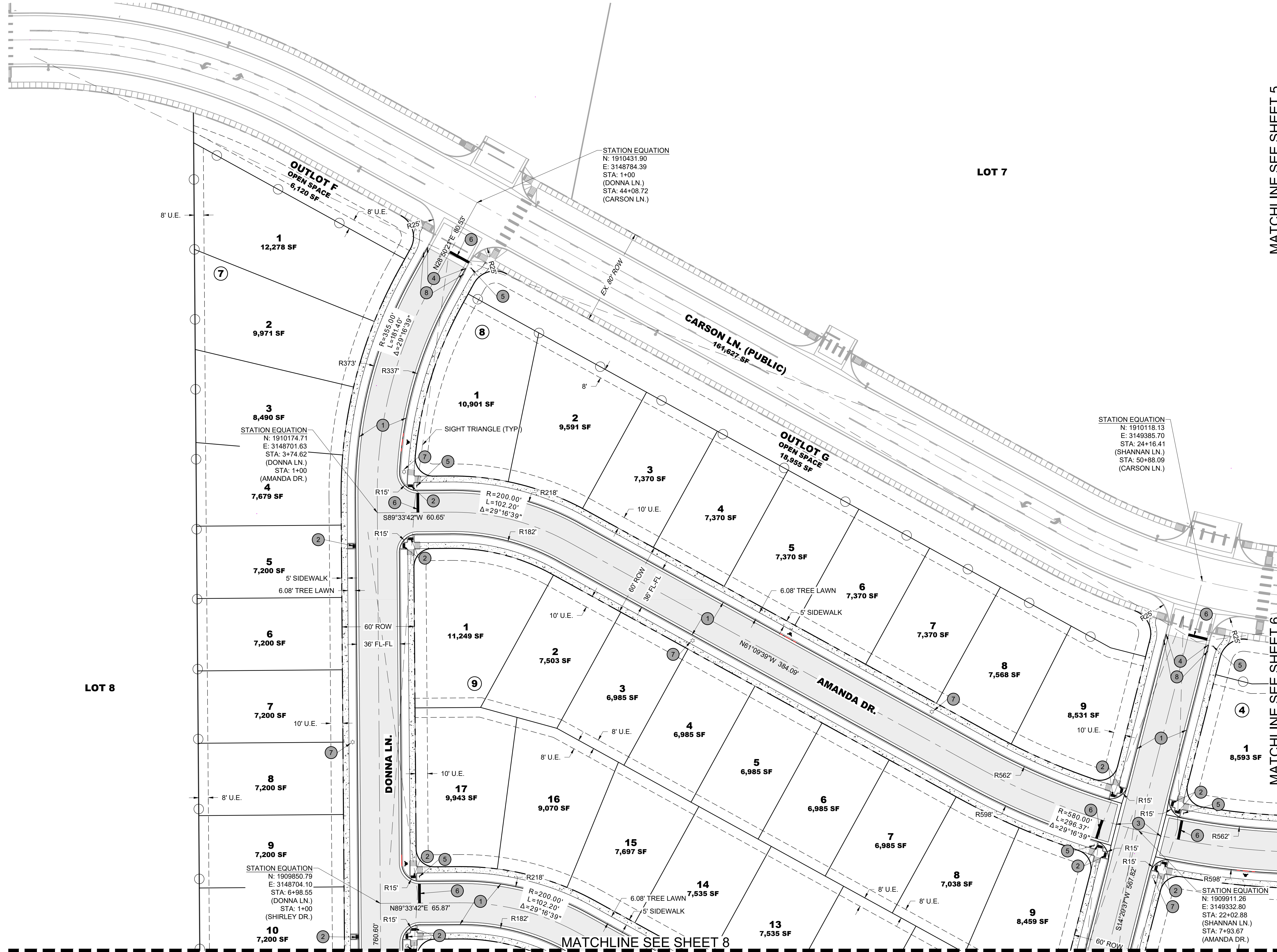
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6 OF 28

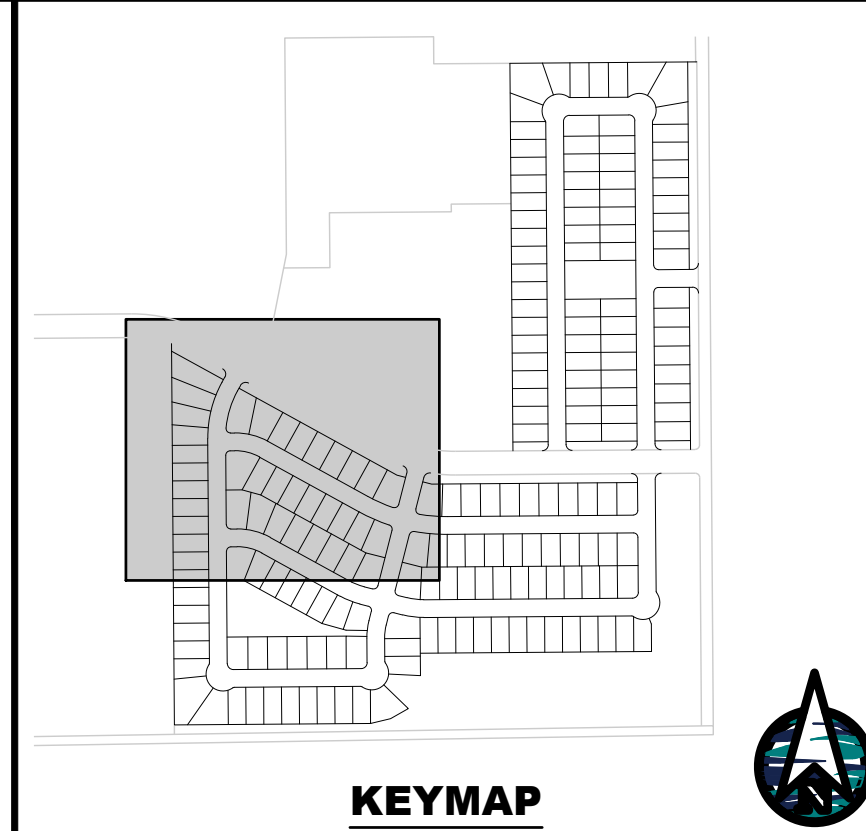
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MATCHLINE SEE SHEET 5

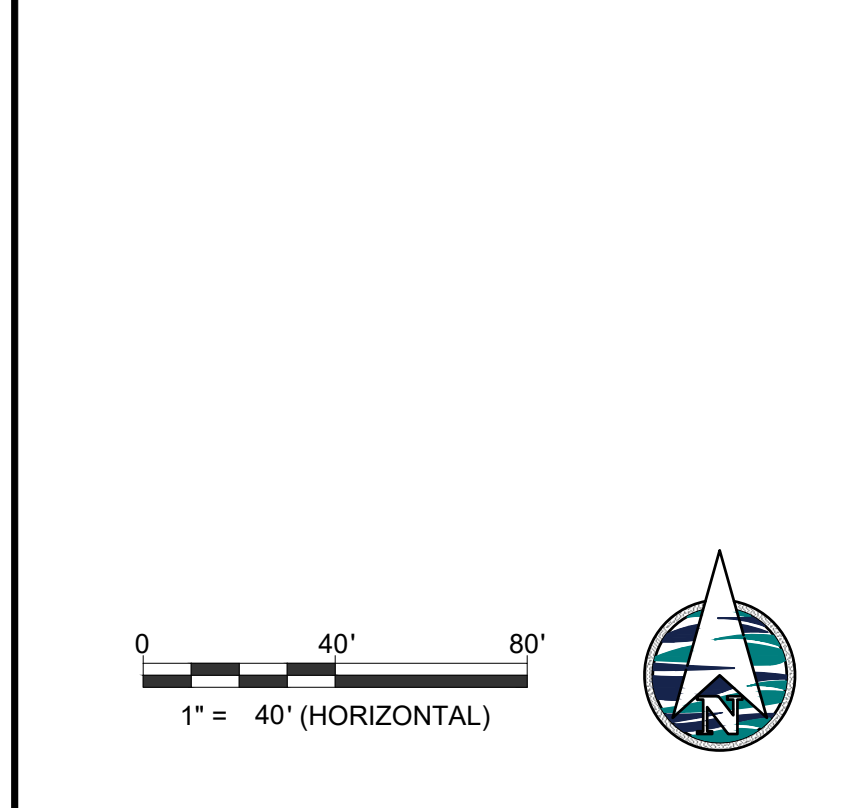
MATCHLINE SEE SHEET 6



- SITE PLAN NOTES:**
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 - SEE SHEET 3 FOR TYPICAL LOT DETAIL.
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 - STREETLIGHT

- LEGEND**
- CENTERLINE: ————
 - RIGHT-OF-WAY: - - - - -
 - EASEMENT: - - - - -
 - SIGHT TRIANGLE:
 - SETBACK: - - - - -
 - FIRE HYDRANT:
 - NO PARKING STRIPING (SEE NOTE 5):
 - BLOCK NUMBER: #
 - LOT NUMBER: #
 - STREET LIGHT:
 - EX. STREET LIGHT:
 - UTILITY EASEMENT: U.E.
 - FENCE - PRIVACY:



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JOHNSTOWN, CO

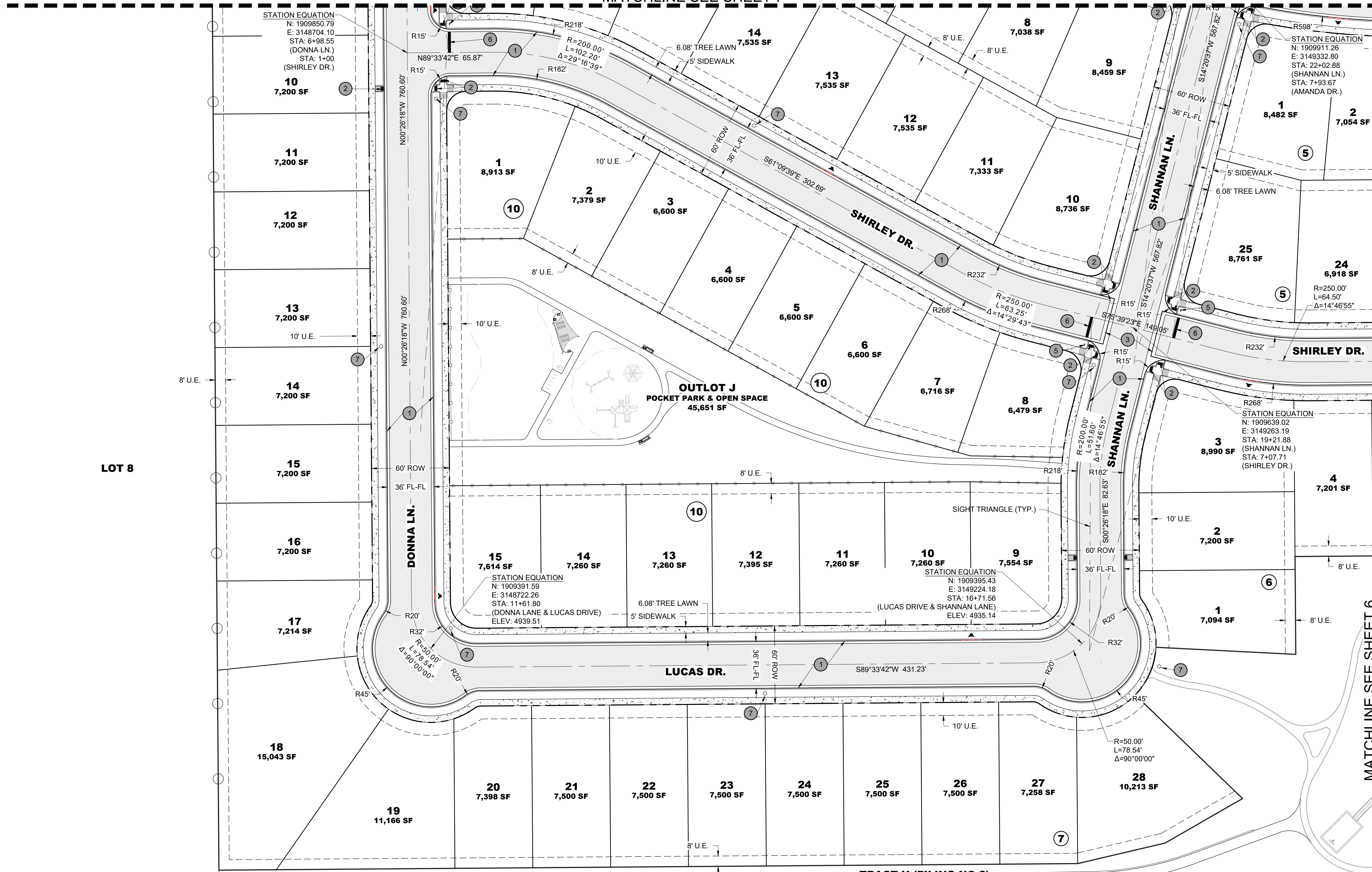
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SHEET NUMBER
SP5
7 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

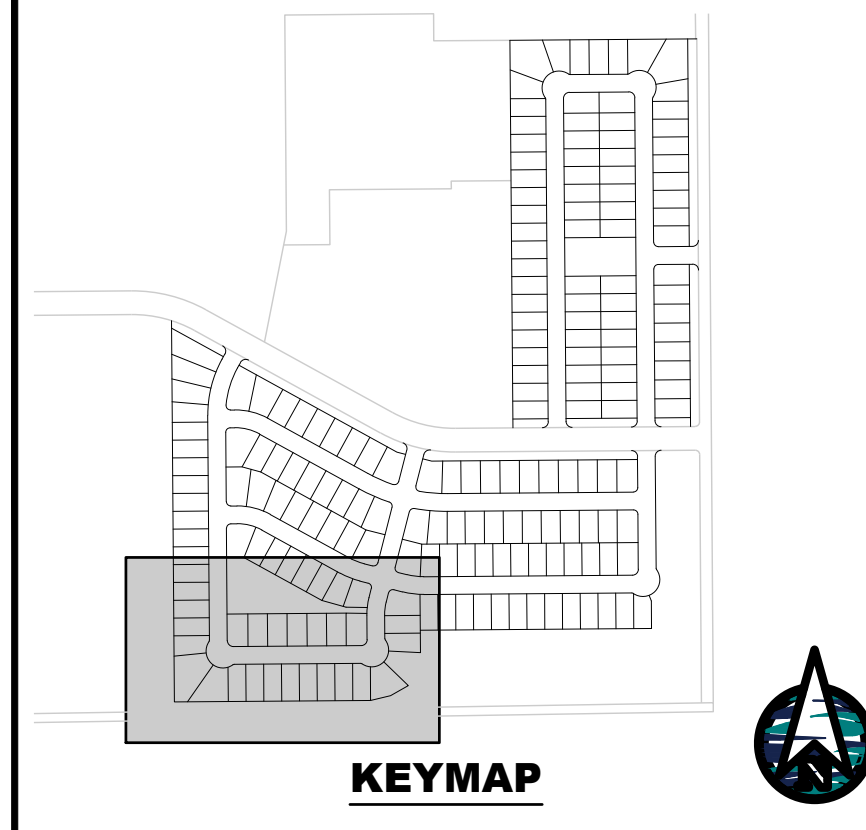
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MATCHLINE SEE SHEET 7



LOT 8

SIDEWALK AND EMERGENCY OVERFLOW CHANNEL
(SEE SECTION ON SHEET 22)



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- SITE PLAN KEYNOTES:**
- ① DRIVE-OVER CURB W/ 2' GUTTER
 - ② ADA CURB RAMP
 - ③ 6' CROSSSPAN
 - ④ MATCH EXISTING CURB & GUTTER
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 - ⑥ STOP BAR
 - ⑦ STREETLIGHT

- LEGEND**
- CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENT
 - SIGHT TRIANGLE
 - SETBACK
 - FIRE HYDRANT
 - NO PARKING STRIPING (SEE NOTE 5)
 - BLOCK NUMBER
 - LOT NUMBER
 - STREET LIGHT
 - EX. STREET LIGHT
 - UTILITY EASEMENT
 - FENCE - PRIVACY



REV. NO.	DESCRIPTION	DATE
1		09/20/2022

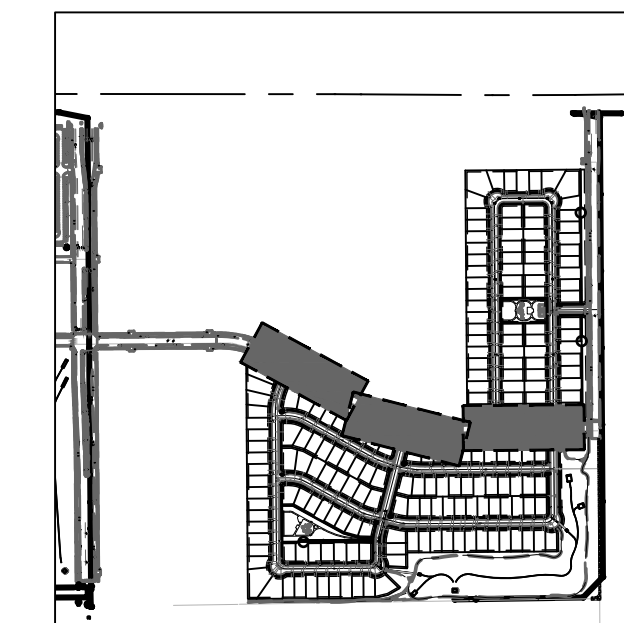
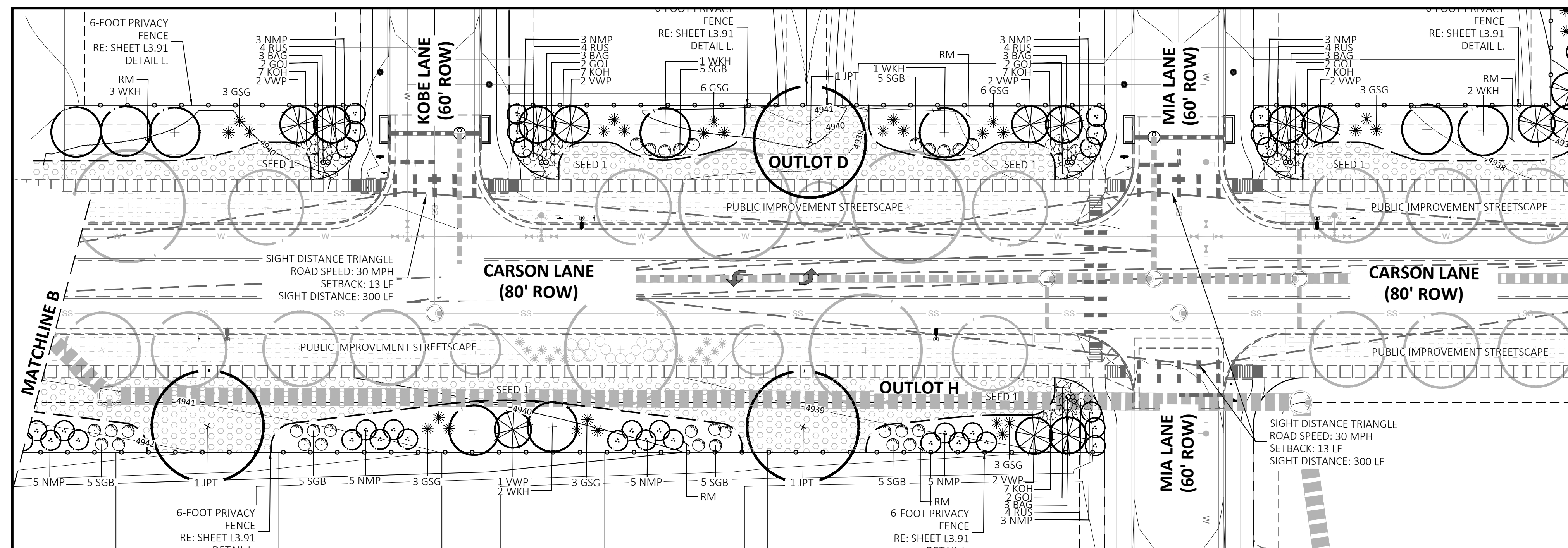
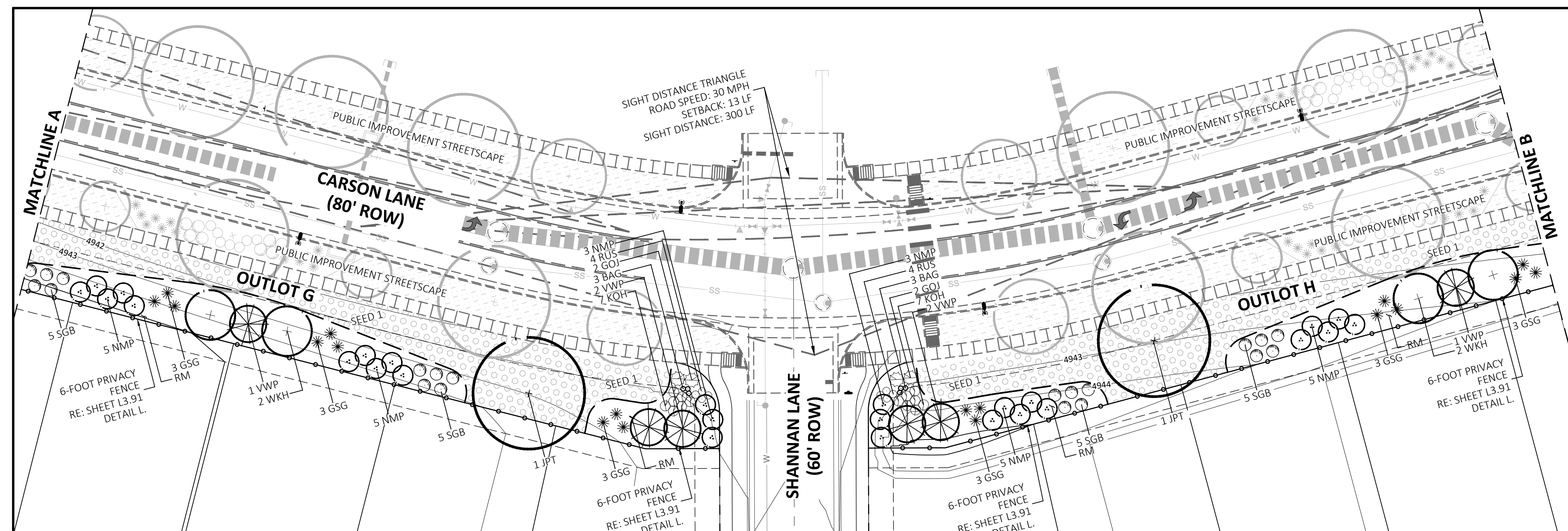
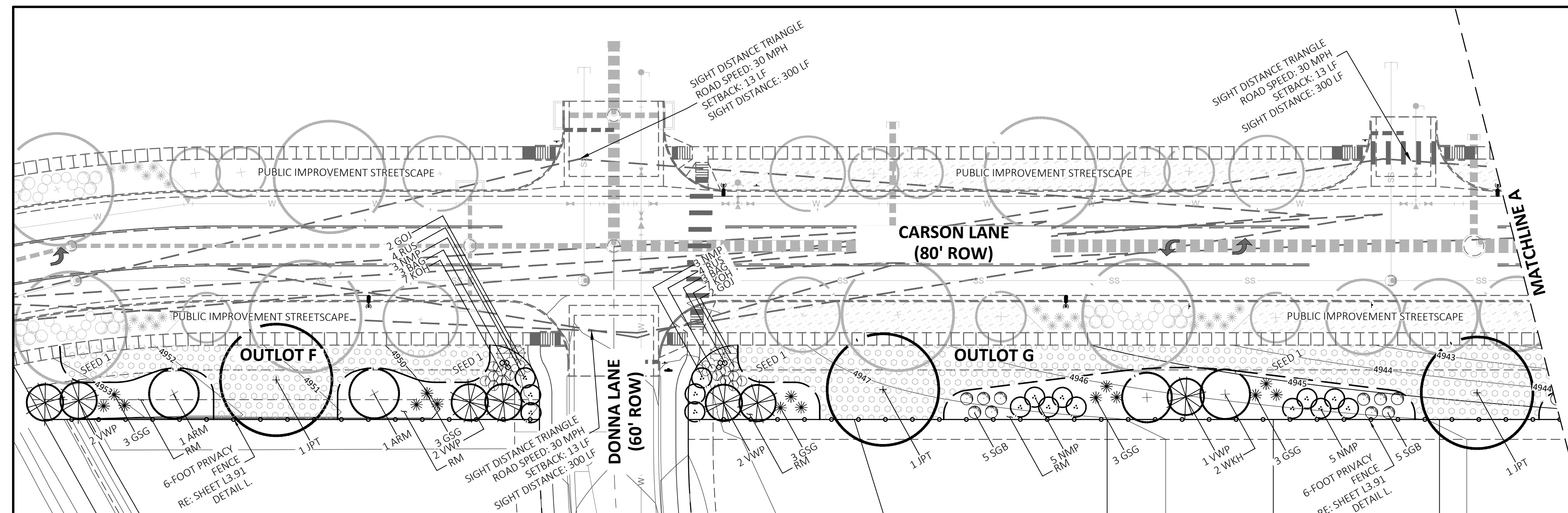
TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 DETAILED SITE PLAN
 JOHNSTOWN, CO



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 12/22/2022
SHEET NUMBER
SP6
8 OF 28



KEY MAP

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- EASEMENT BOUNDARY
- LANDSCAPE EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- GRASSES AND PERENNIALS
- BOULDERS
- SEED 1: LOW GROW AND HONEYBEE MIX
- SEED 2: BLAZE LITTLE BLUESTEM SEED MIX
- SOD: RTF WATER SAVER SOD
- 3/4" CRUSHED MOUNTAIN GRANITE

GENERAL NOTES

- REFER TO SHEET CO.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
- REFER TO SHEETS L3.90 FOR LANDSCAPE NOTES AND PLANTING DETAILS.
- REFER TO SHEETS L3.91-L3.92 FOR SITE AND PARK DETAILS.
- ALL PROPOSED FENCING SHALL BE INSTALLED BY THE HOMEOWNER.

SITE TRIANGLE LANDSCAPING NOTES

- CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR ROAD, PARALLEL TO THE ROADWAY, 15 FEET FROM THE EDGE OF THE MAJOR ROAD PAVEMENT, AND FROM AN EYE HEIGHT OF 3.50 FEET ON THE MINOR ROAD TO A HEIGHT OF OBJECT OF 4.25 FEET ON THE MAJOR ROAD.
- EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT THE LOWEST CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.

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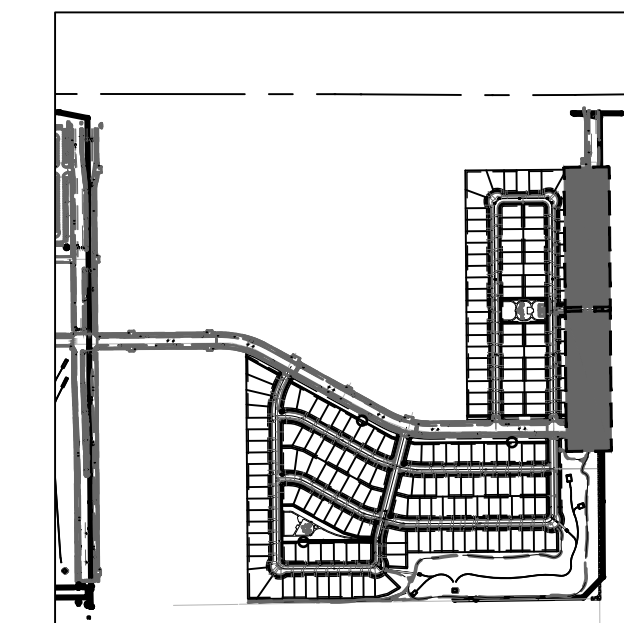
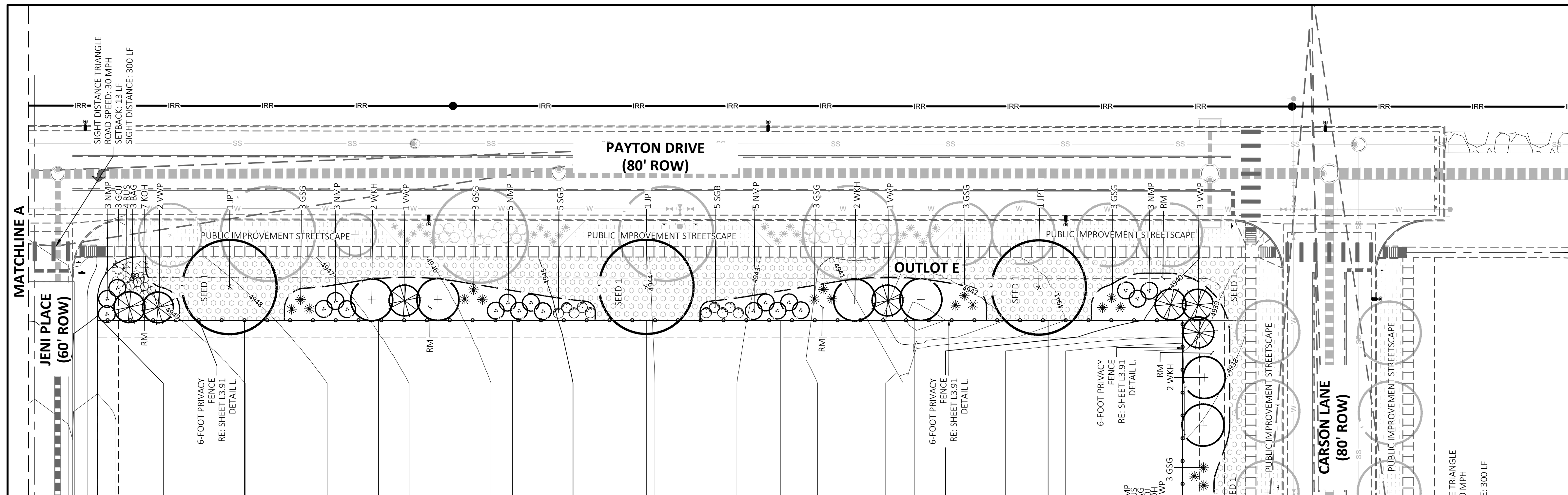
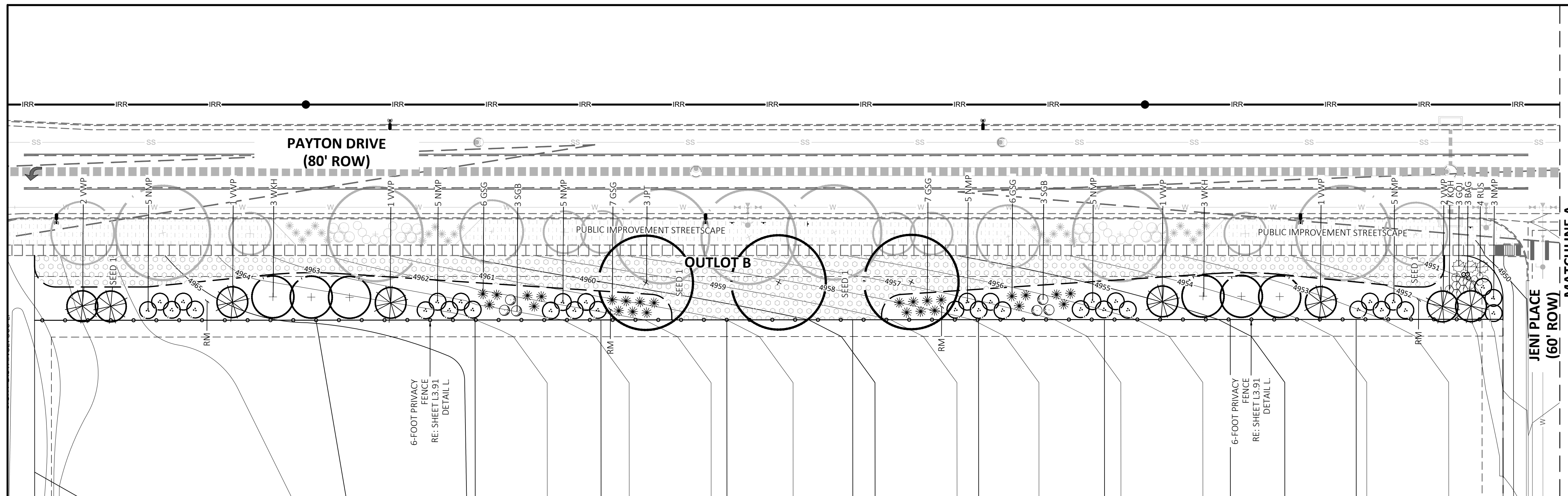


DATE	DESCRIPTION

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 CARSON LANE BUFFER LANDSCAPE PLAN
 346S SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

PROJECT NO: 210259
ENGINEER:
DATE: 06/28/2022

SHEET NUMBER
L3.10
 9 OF 28



KEY MAP

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- EASEMENT BOUNDARY
- LANDSCAPE EDGER
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- GRASSES AND PERENNIALS
- BOULDERS
- SEED 1 LOW GROW AND HONEYBEE MIX
- SEED 2 BLAZE LITTLE BLUESTEM SEED MIX
- SOD RTF WATER SAVER SOD
- 3/4" CRUSHED MOUNTAIN GRANITE

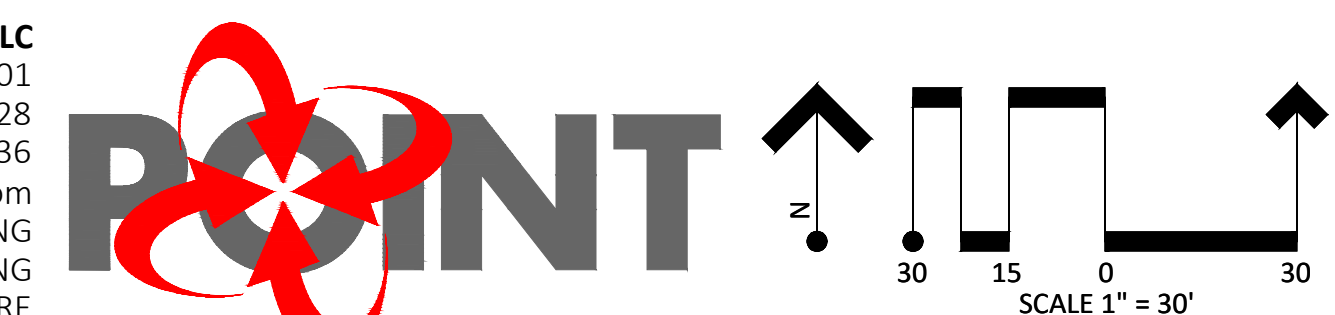
GENERAL NOTES

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SITE TRIANGLE LANDSCAPING NOTES

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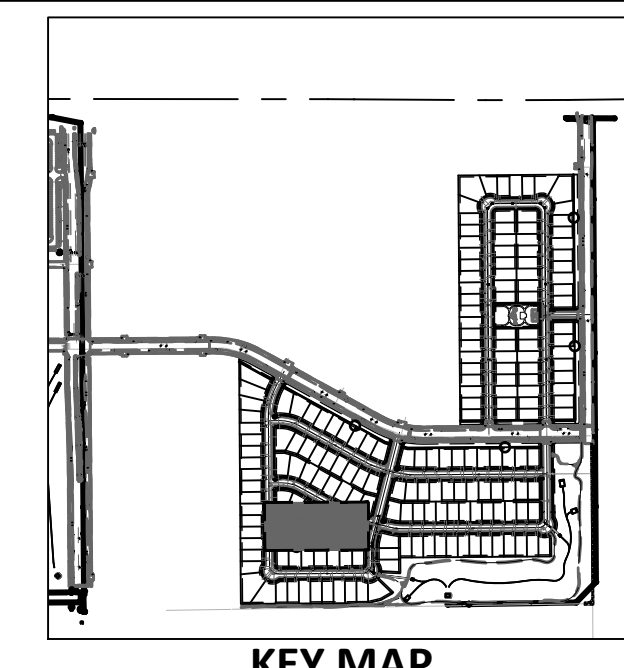
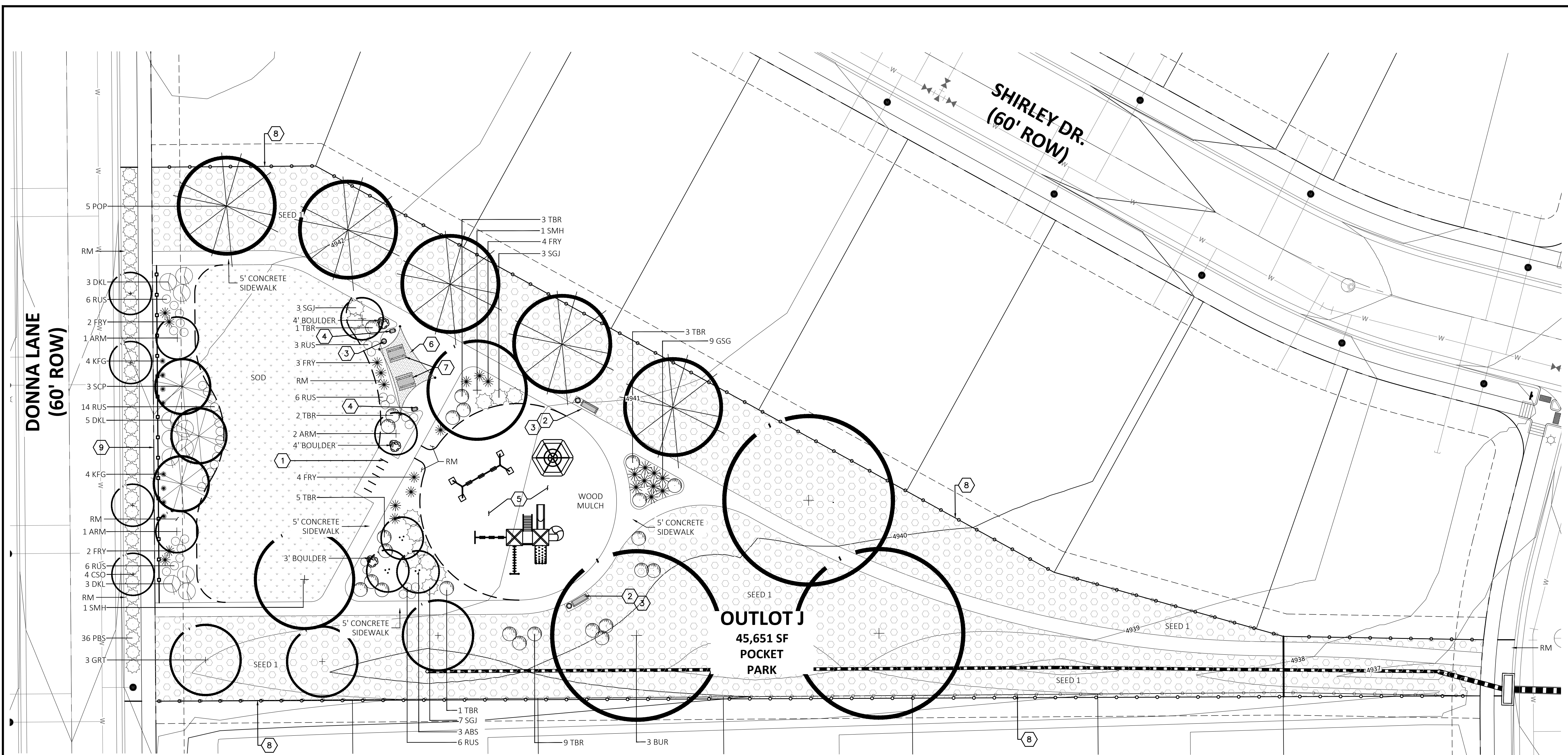


REV. NO.	DESCRIPTION	DATE

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 PAYTON DRIVE BUFFER LANDSCAPE PLAN
 346S SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

PROJ NO: 210259
 ENG:
 DATE: 06/28/2022

SHEET NUMBER
 L3.11
 10 OF 28



TERRA FORMA SOLUTIONS

REV. NO.	DESCRIPTION	DATE

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 SOUTH PARK LANDSCAPE PLAN
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

LEGEND

- PROPERTY LINE
- ==== EXISTING CURB AND GUTTER
- ==== PROPOSED CURB AND GUTTER
- ==== PROPOSED SIDEWALK
- - - - EASEMENT BOUNDARY
- - - - LANDSCAPE EDGER
- DECIDUOUS TREE
- ⊗ EVERGREEN TREE
- ⊕ ORNAMENTAL TREE
- ⊙ DECIDUOUS SHRUB
- ⊙ EVERGREEN SHRUB
- ⊙ GRASSES AND PERENNIALS
- BOULDERS
- SEED 1 LOW GROW AND HONEYBEE MIX
- SEED 2 BLAZE LITTLE BLUESTEM SEED MIX
- SOD RTF WATER SAVER SOD
- RM 3/4" CRUSHED MOUNTAIN GRANITE

- KEY NOTES**
- PROPOSED BIKE RACK, QUANTITY PER PLAN. RE: SHEET L3.91, DETAIL E.
 - PROPOSED STEEL BENCH. RE: SHEET L3.91, DETAIL F.
 - PROPOSED TRASH RECEPTACLE. RE: SHEET L3.91, DETAIL G.
 - PROPOSED PARK GRILL. RE: SHEET L3.91, DETAIL H.
 - PROPOSED PLAYGROUND. RE: SHEET L3.92, DETAILS M-O.
 - PROPOSED FABRIC SHADE SAIL WITH STEEL COLUMNS.
 - PROPOSED PICNIC TABLE. RE: SHEET L3.91, DETAIL I.
 - PROPOSED 6-FOOT CEDAR FENCE. RE: SHEET L3.92, DETAIL L.
 - PROPOSED CEDAR POST AND CHAIN FENCE. RE: SHEET L3.92, DETAIL K.

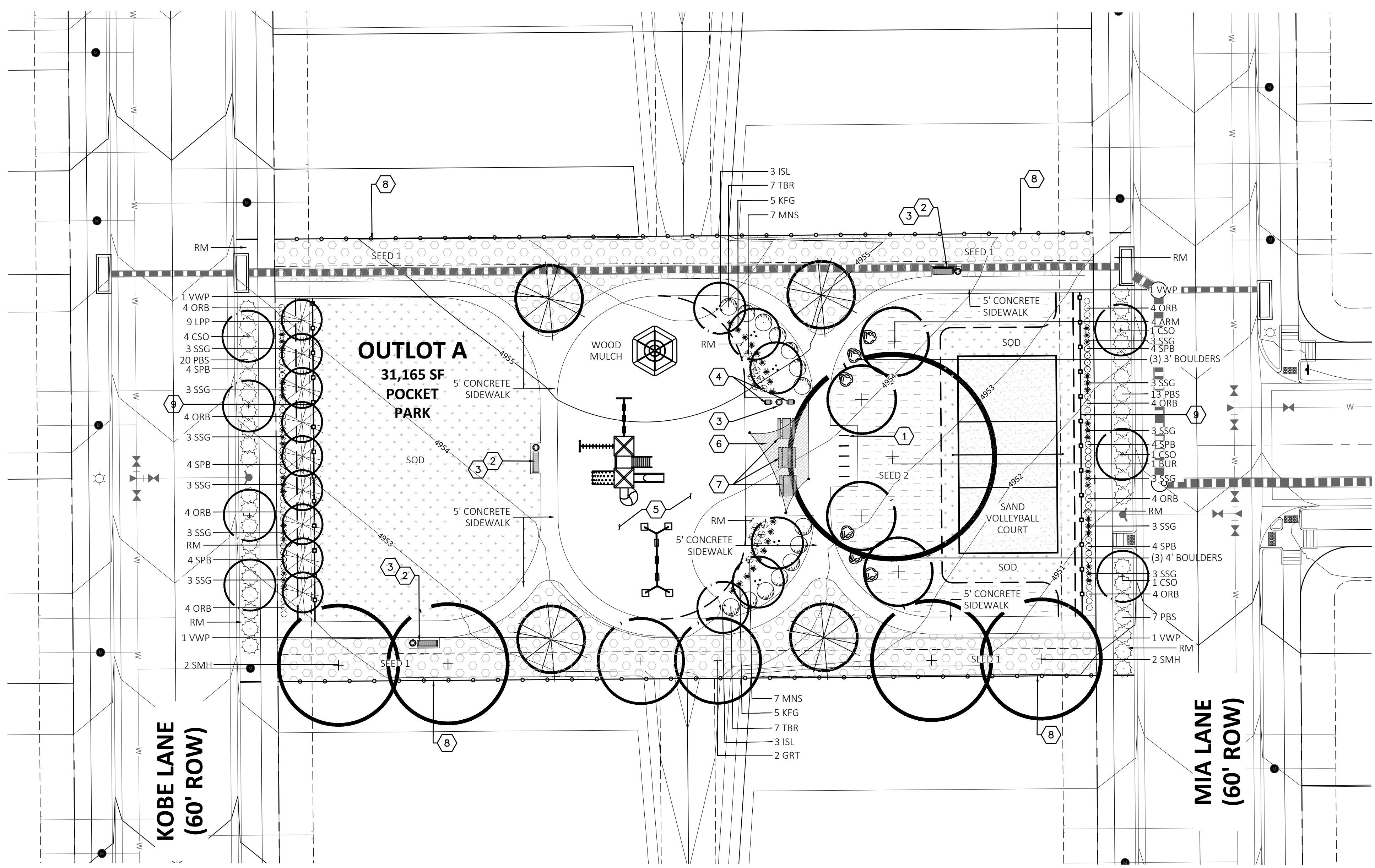
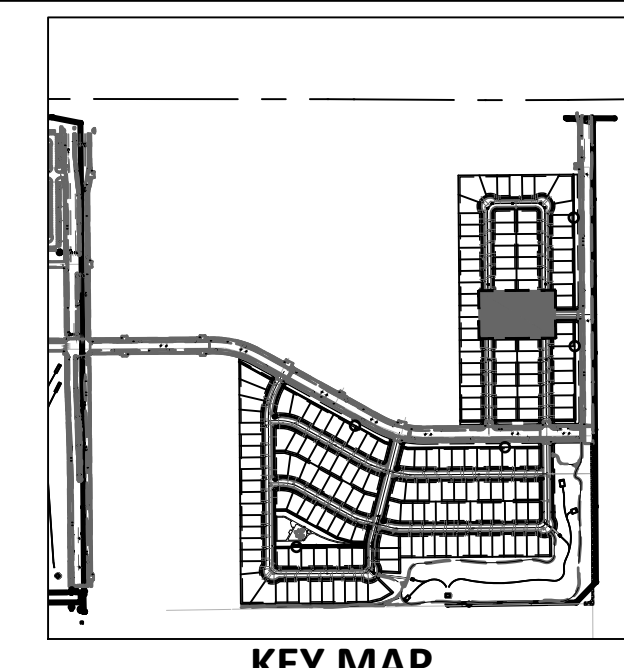
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SCALE 1" = 20'

PROJ NO: 210259
 ENG:
 DATE: 06/28/2022
 SHEET NUMBER
 L3.21
 12 OF 28



LEGEND

- PROPERTY LINE
- ==== EXISTING CURB AND GUTTER
- ==== PROPOSED CURB AND GUTTER
- ==== PROPOSED SIDEWALK
- - - - EASEMENT BOUNDARY
- - - - LANDSCAPE EDGER

- (+ in circle) DECIDUOUS TREE
- (/ in circle) EVERGREEN TREE
- (+ in circle with dot) ORNAMENTAL TREE
- (circle with cross) DECIDUOUS SHRUB
- (circle with dot) EVERGREEN SHRUB
- (circle with asterisk) GRASSES AND PERENNIALS
- (circle with X) BOULDERS
- (circle with dots) LOW GROW AND HONEYBEE MIX
- (circle with horizontal lines) BLAZE LITTLE BLUESTEM SEED MIX
- (circle with vertical lines) RTF WATER SAVER SOD
- (circle with diagonal lines) 3/4" CRUSHED MOUNTAIN GRANITE

SEED 1: [Symbol]

SEED 2: [Symbol]

SOD: [Symbol]

RM: [Symbol]

- KEY NOTES**
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 - 2 PROPOSED STEEL BENCH. RE: SHEET L3.91, DETAIL F.
 - 3 PROPOSED TRASH RECEPTACLE. RE: SHEET L3.91, DETAIL G.
 - 4 PROPOSED PARK GRILL. RE: SHEET L3.91, DETAIL H.
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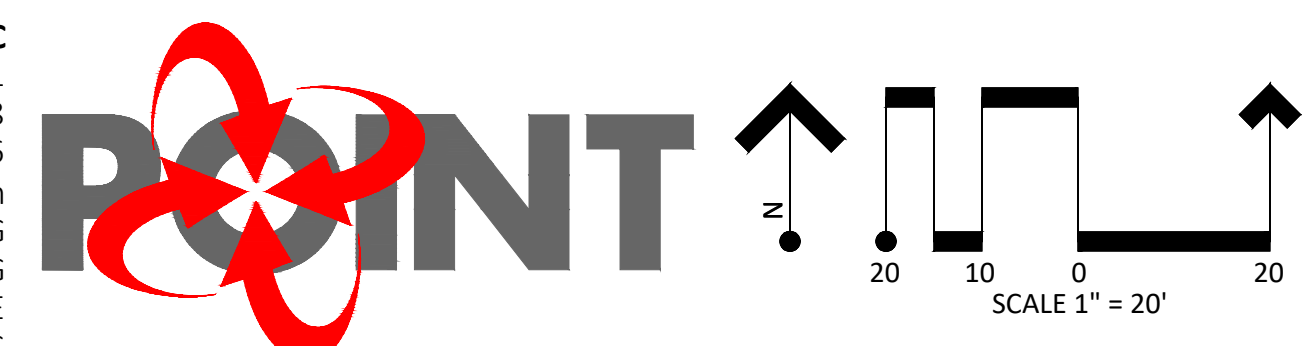
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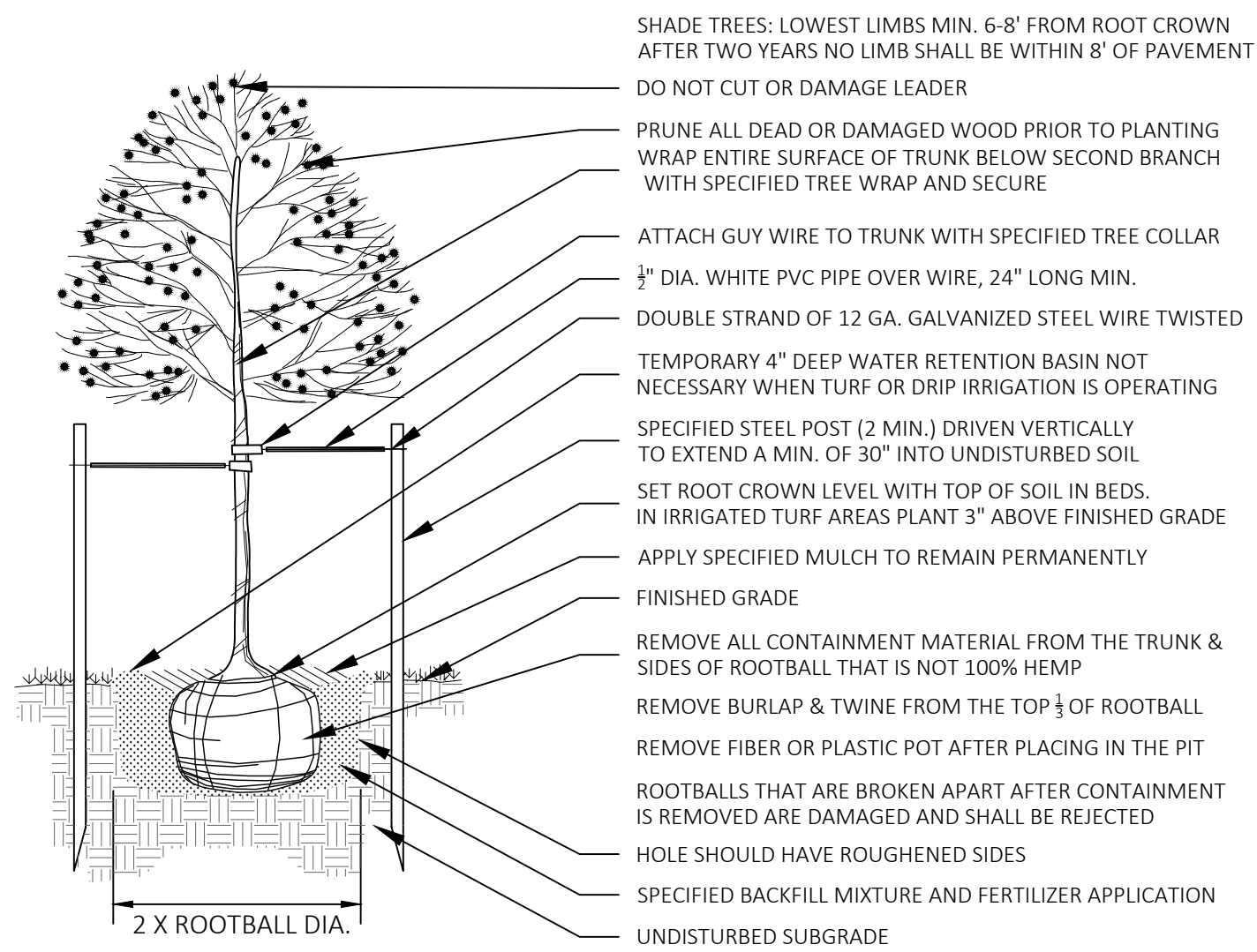
TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 NORTH PARK LANDSCAPE PLAN
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

PROJ NO: 210259
ENG:
DATE: 06/28/2022

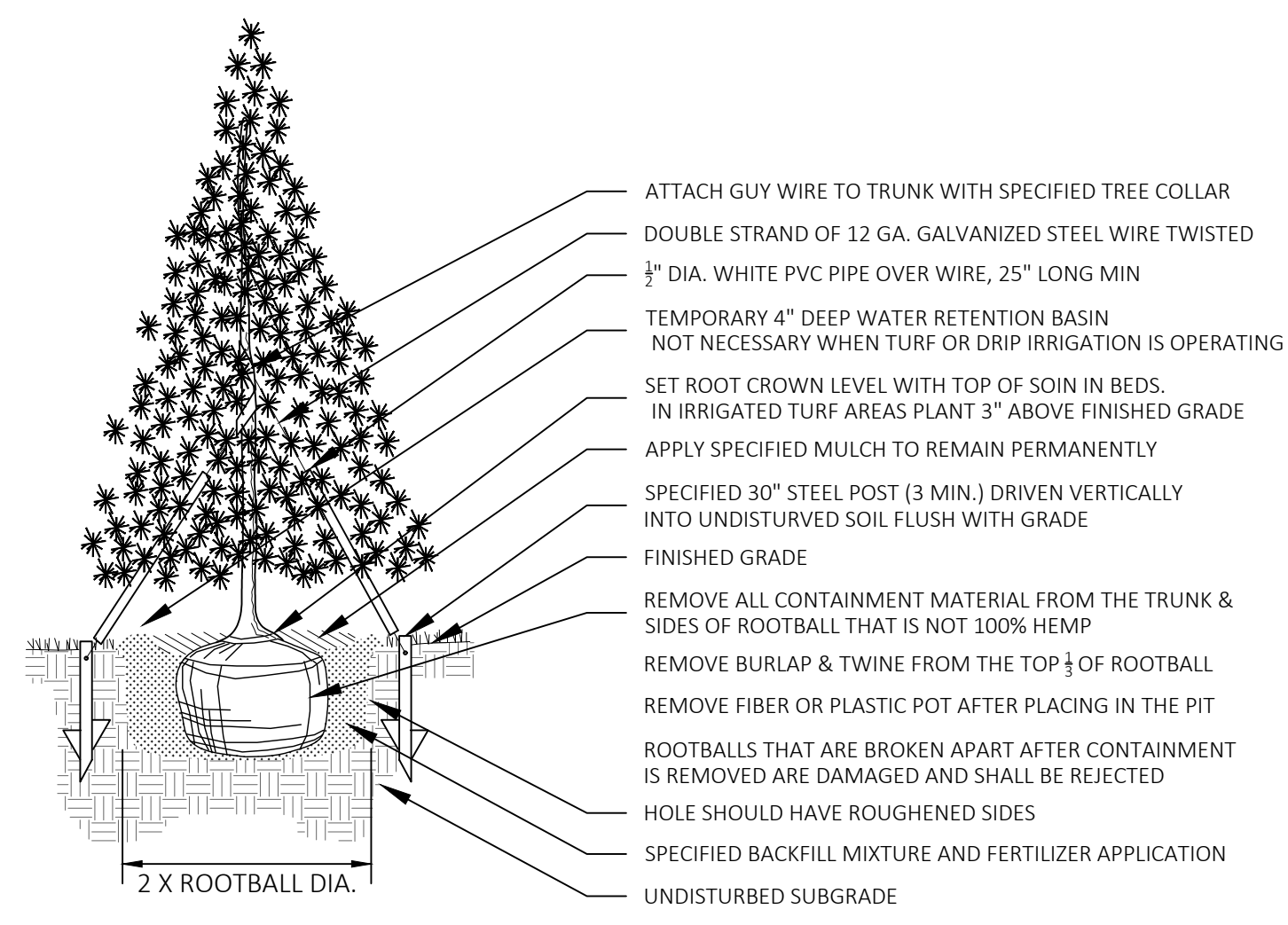
SHEET NUMBER L3.20
11 OF 28

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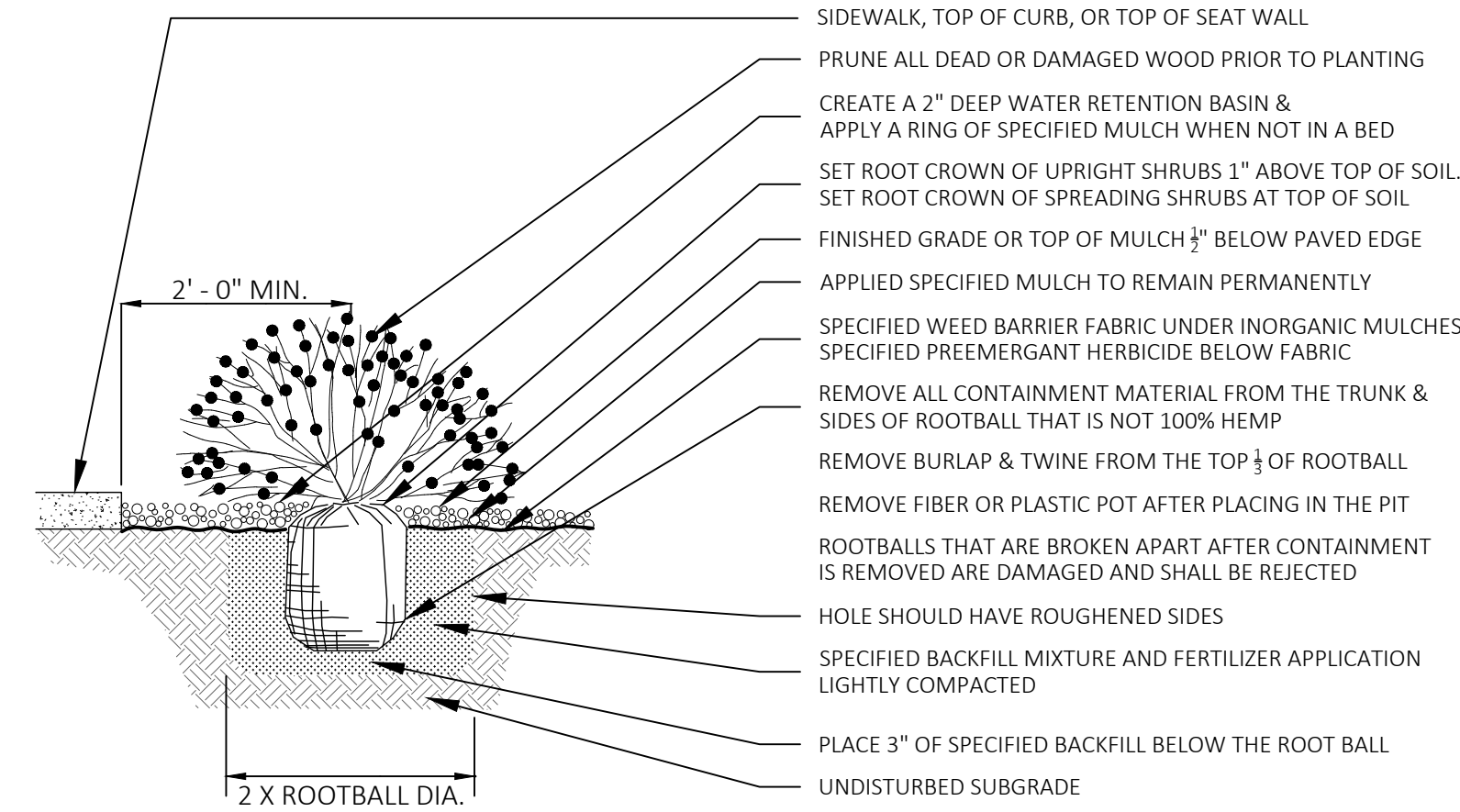




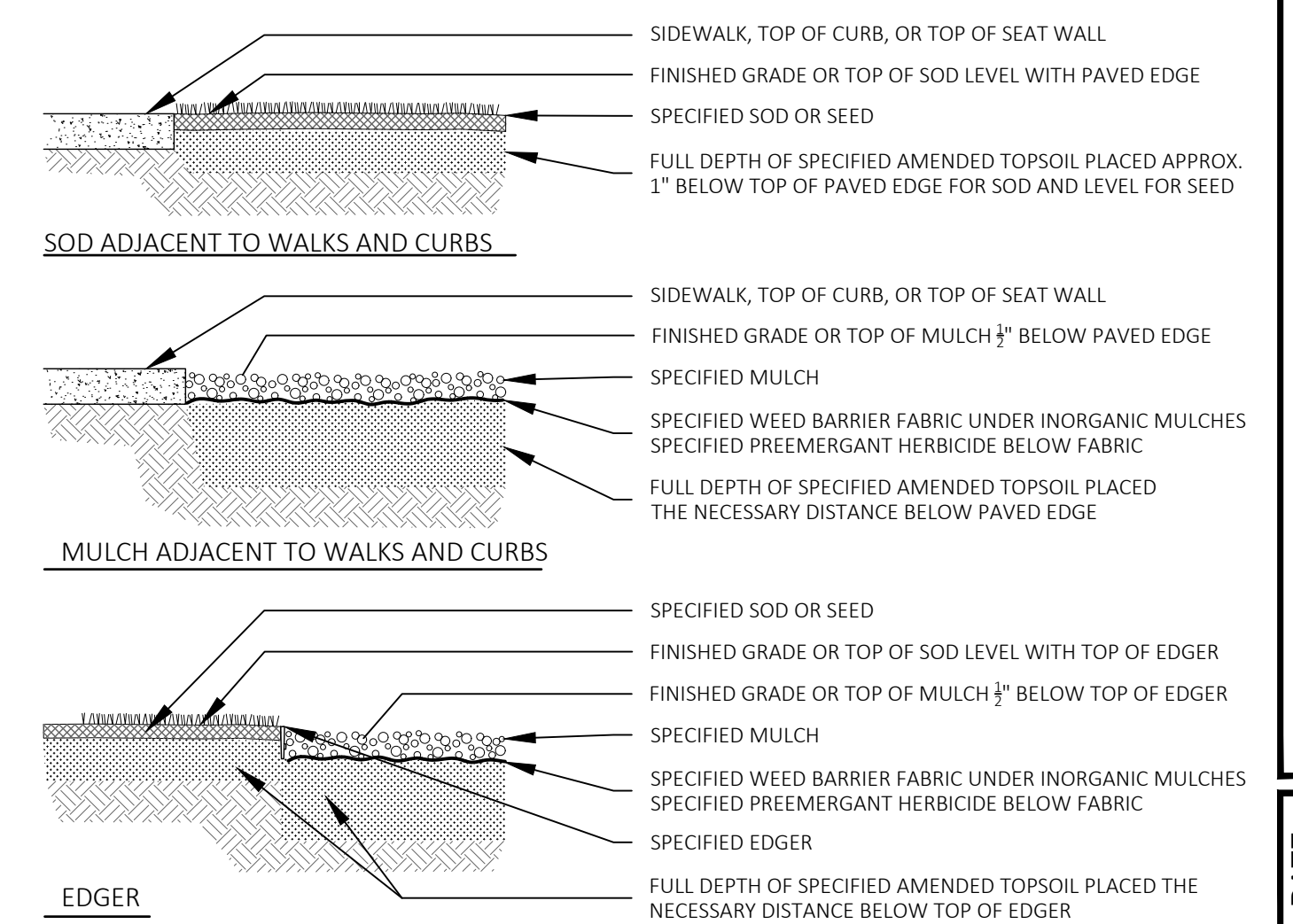
A DECIDUOUS TREE PLANTING
NOT TO SCALE



B EVERGREEN TREE PLANTING W/ GUY WIRES
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D EDGE TREATMENT
NOT TO SCALE

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE PRIME CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH PRIME CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ROCK MULCH: IN THE SPECIFIED AREAS, INSTALL 3-INCHES OF 1 1/2", LOCALLY AVAILABLE, CRUSHED MOUNTAIN GRANITE ROCK MULCH IN ALL SHRUB BEDS OVER TYPAR 3301 WEED MAT OR APPROVED EQUAL, AFTER APPLYING PRE-EMERGENT HERBICIDE.
- BOULDERS: IN THE SPECIFIED AREAS, INSTALL LOCALLY AVAILABLE 2-FOOT TO 5-FOOT BOULDERS.
- SEED 1: IN THE SPECIFIED AREAS, GROUNDCOVER SHALL A MIXTURE OF THE LOW GROW SEED MIX AND HONEY BEE WILDFLOWER SEED MIX BY ARKANSAS VALLEY SEED. THE SEED SHALL BE MIXED AT A RATIO OF 90% LOW GROW MIX TO 10% HONEY BEE WILDFLOWER MIX.
- SEED 2: IN THE SPECIFIED AREAS, GROUNDCOVER SHALL BE THE BLAZE LITTLE BLUESTEM MIX BY ARKANSAS VALLEY SEED.
- SOD: IN THE SPECIFIED AREAS, THE GROUNDCOVER SHALL BE THE RTF WATER SAVER SOD PER GREEN VALLEY TURF, LITTLETON CO, (303) 798-6764.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- DISTRIBUTE IMPORTED TOPSOIL OVER AREAS TO BE GRASSED TO A MINIMUM DEPTH OF FOUR (4") INCHES, AND TO A DEPTH OF TEN (10") INCHES IN SHRUB AND PERENNIAL BEDS. TOPSOIL TO BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL FREE FROM WEEDS, LITER, GRASS, STONES LARGER THAN 1", ROOTS OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS:
 - 20.1. ASPEN RICH COMPOST --4 CUBIC YARDS PER 1,000 S.F.
 - 20.2. COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
 - 20.3. SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.
- BACKFILL FOR TREES AND SHRUBS: SHALL CONSIST OF 1/3 ASPEN RICH COMPOST AND 2/3 SITE SOIL. FERTILIZE WITH AGRI- FORM TABLETS AT MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
- TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.
- ALL TREES THAT FALL WITHIN SIGHT TRIANGLE (OR NEAR SIGHT TRIANGLE ZONE) AT ANY DRIVE TO STREET CONNECTIONS MUST BE MAINTAINED WITH A CLEAR ZONE (NO TREE CANOPY ENCROACHMENT) OF 7 FEET ABOVE ADJACENT STREET/DRIVE GRADE.
- LANDSCAPING IN TRACT C AND ALONG CARSON LANE AND PAYTON DRIVE ARE DONE BY SEPARATE DOCUMENT. THE DESIGNS CAN BE FOUND IN THE PUBLIC IMPROVEMENT PLANS FOR FILING NO. 2.

PLANT LIST

Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit
DECIDUOUS TREES					
4	BUR	BUR OAK	2" CAL	FULL CROWN, B&B, STAKED	75X75 FEET
		Quercus macrocarpa	SINGLE TRUNK	SPECIMEN QUALITY	
11	CSO	CRIMSON SPIRE OAK	2" CAL	FULL CROWN, B&B, STAKED	45X15 FEET
		Quercus x birumundorum 'Crimschmidt'	SINGLE TRUNK	SPECIMEN QUALITY	
5	GRT	GOLDENRAIN TREE	2" CAL	STRAIGHT TRUNK, B&B	30X25 FEET
		Koeleruteria paniculata	STRAIGHT TRUNK	SPECIMEN QUALITY, STAKED	
14	JPT	JAPANESE PAGODA TREE	2" CAL	FULL CROWN, B&B, STAKED	50X50 FEET
		Styphnolobium japonicum	SINGLE TRUNK	SPECIMEN QUALITY	
6	SMH	SHADEMASTER HONEYLOCUST	2" CAL	FULL CROWN, B&B, STAKED	45X40 FEET
		Gleditsia tria. inermis 'Shademaster'	SINGLE TRUNK	SPECIMEN QUALITY	
40	ORNAMENTAL TREES				
3	ABS	AUTUMN BRILL. SERVICEBERRY	1 1/2" CAL	STRAIGHT TRUNK, B&B	20X15 FEET
		Amelanchier grand. 'Autumn Brilliant'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED	
8	ARM	AMUR MAPLE	6" HT.	3 LEADER MIN, B&B	15X15 FEET
		Acer Ginnala 'Flame'	MULTI LEADER	SPECIMEN QUALITY, STAKED	
6	ISL	IVORY SILK JAPANESE TREE LILAC	1 1/2" CAL	STRAIGHT TRUNK, B&B	25X20 FEET
		Syringa reticulata 'Ivory Silk'	SINGLE TRUNK	SPECIMEN QUALITY, STAKED	
27	WKH	WINTER KING HAWTHORN	1 1/2" CAL	STRAIGHT TRUNK, B&B	20X20 FEET
		Crataegus phaenopyrum	SINGLE TRUNK	SPECIMEN QUALITY, STAKED	
44	EVERGREEN TREES				
9	LPP	LODGEPOLE PINE	6'-10" HT.	FULL FORM, B&B	50x15FEET
		Pinus contora latifolia	SEE PLAN	SPECIMEN QUALITY, GUYED	
5	POP	PONDEROSA PINE	6'-10" HT.	FULL FORM, B&B	70X35 FEET
		Pinus ponderosa	SEE PLAN	SPECIMEN QUALITY, GUYED	
7	SCP	SCOTCH PINE	6'-10" HT.	FULL FORM, B&B	40X25 FEET
		Pinus sylvestris	SEE PLAN	SPECIMEN QUALITY, GUYED	
43	VWP	VANDERWOLFS PYRAMID PINE	6'-10" HT.	FULL FORM, B&B	40X25FEET
		Pinus flexilis 'Vanderwolf's Pyramid'	SEE PLAN	SPECIMEN QUALITY, GUYED	
64	DECIDUOUS SHRUBS				
11	DKL	DWARF KOREAN LILAC	5 GAL	SPACING 4' O.C.	6X6 FEET
		Syringa meyeri 'Palibin'	18"-24" HT.	5 CANES MIN.	
77	KOH	KODJACK ORANGE HONEYSUCKLE	5 GAL	SPACING 4' O.C.	4X4 FEET
		Diervilla x	18"-24" HT.	5 CANES MIN.	
129	NMP	NEW MEXICO PRIVET	5 GAL	STRAIGHT TRUNK, B&B	12X8 FEET
		Forestiera pubescens var. pubescens	SINGLE TRUNK	SPECIMEN QUALITY, STAKED	
32	ORB	ORANGE ROCKET BARBERRY	5 GAL	SPACING 3' O.C.	5X3 FEET
		Berberis thunbergii 'Orange Rocket'	18"-24" HT.	5 CANES MIN.	
76	PBS	PANWEE BUTTES SAND CHERRY	5 GAL	SPACING 5' O.C.	1.5X5 FEET
		Prunus besseyi 'P013'	18"-24" HT.	5 CANES MIN.	
85	RUS	DENIM N LACE RUSSIAN SAGE	5 GAL	SPACING 3' O.C.	3X3 FEET
		Perovskia atriplicifolia 'Denim 'n Lace'	18"-24" HT.	5 CANES MIN.	
24	SPB	SUNJOY GOLD PILLAR BARBERRY	5 GAL	SPACING 3' O.C.	5X3 FEET
		Berberis thunbergii 'Mama'	18"-24" HT.	5 CANES MIN.	
38	TBR	TALL BLUE RABBITBRUSH	5 GAL	SPACING 5' O.C.	6X5 FEET
		Ericameria nauseosa var. speciosa	18"-24" HT.	5 CANES MIN.	
472	EVERGREEN SHRUBS				
24	GOJ	GREY OWL JUNIPER	5 GAL	SPACING 5' O.C.	3X6 FEET
		Juniperus virginiana 'Grey Owl'	18"-24" SPREAD	5 CANES MIN.	
13	SGJ	SEA GREEN JUNIPER	5 GAL	SPACING 6' O.C.	5X6 FEET
		Juniperus chinensis 'Sea Green'	18"-24" SPREAD	5 CANES MIN.	
76	SGB	SPANISH GOLD BROOM	5 GAL	SPACING 6' O.C.	4X6 FEET
		Cytisus purgans	18"-24" HT.	5 CANES MIN.	
113	ORNAMENTAL GRASSES				
33	BAG	BLONDE AMBITION BLUE GRAMA	1 GAL	SPACING 24" O.C.	3X2 FEET
		Bouteloua gracilis 'Blonde Ambition'	ESTABLISHED		
110	GSG	GIANT SACATON GRASS	1 GAL	SPACING 60" O.C.	5X5 FEET
		Sporobolus wrightii	ESTABLISHED		
26	KFG	KARL FOERSTER FEATHER REED GRASS	1 GAL	SPACING 24" O.C.	4X2 FEET
		Calamagrostis acut. 'Karl Foerster'	ESTABLISHED		
36	SSG	SHENANDOAH SWITCHGRASS	1 GAL	SPACING 36" O.C.	5X2 FEET
		Panicum virgatum 'Shenandoah'	ESTABLISHED		
205	PERENNIALS				
21	FRY	FALSE RED YUCCA	1 GAL	SPACING 36" O.C.	48X60 INCHES
		Hesperaloe parviflora	ESTABLISHED		
14	MNS	MAY NIGHT SALVIA	1 GAL	SPACING 24" O.C.	24X24 INCHES
		Salvia sylvestris 'May Night'	ESTABLISHED		
35					

LANDSCAPE DATA

DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE BUFFER (103,746 SF)(1 T & 5 SH/4500 SF)		
TREES	23	80 TREE
SHRUBS	115	350 SHRUB
GRASSES AND PERENNIALS (G&P)		140 G&P
OUTLOT A (25,209 SF) (1 T OR 1 SH/500 SF) + 1 T/2000 SF		
TREES	13	29 TREE
SHRUBS	51	70 SHRUB
GRASSES AND PERENNIALS (G&P)		68 G&P
OUTLOT A STREETScape (260 LF)	(1 TREE/50 LF)	
TREES	5	7 TREE
SHRUBS	N/A	40 SHRUB
OUTLOT J (38,481 SF)(1 T OR 1 SH/500 SF) + 1 T/2000 SF		
TREES	19	23 TREE
SHRUBS	77	89 SHRUB
GRASSES AND PERENNIALS (G&P)		32 G&P
OUTLOT J STREETScape (190 LF)	(1 TREE/50 LF)	
TREES	4	4 TREE
SHRUBS	N/A	36SHRUB
LANDSCAPE TOTALS	64	143 TREE
	243	585 SHRUB
		240 G&P

LANDSCAPE PERCENTAGES - LANDSCAPE BUFFERS

TYPE	MIN. REQUIRED AREA (SF)	PROVIDED AREA (SF)	REQUIRED % OF TOTAL LANDSCAPE AREA	PROVIDED % OF TOTAL LANDSCAPE AREA
INTERMITTENTLY IRRIGATED NATIVE WONDER SEED MIX	N/A	51,270	N/A	49.4
INTERMITTENTLY IRRIGATED SHRUB BED	N/A	52,476	N/A	50.6
TOTAL LANDSCAPE AREA	N/A	103746	N/A	100

LANDSCAPE PERCENTAGES - NORTH PARK

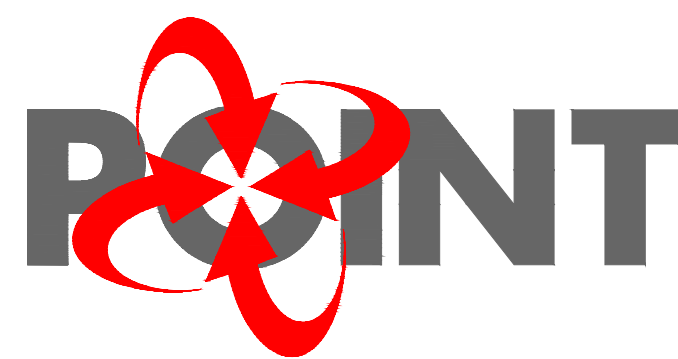
TYPE	MIN. REQUIRED AREA (SF)	PROVIDED AREA (SF)	REQUIRED % OF TOTAL LANDSCAPE AREA	PROVIDED % OF TOTAL LANDSCAPE AREA
IRRIGATED RTF WATER SAVER SOD	N/A	7,741	N/A	30.0
INTERMITTENTLY IRRIGATED LOW GROW AND HONEY BEE MIX	N/A	7,462	N/A	29.6
INTERMITTENTLY IRRIGATED BLAZE LITTLE BLUESTEM SEED MIX	N/A	3,226	N/A	12.8
INTERMITTENTLY IRRIGATED SHRUB BED	N/A	2,217	N/A	8.8
NON-IRRIGATED WOOD MULCH PLAYGROUND SPACE	N/A	4563	N/A	18.8
TOTAL LANDSCAPE AREA	N/A	25209	N/A	100
TOTAL LIVING GROUNDCOVER	18,907	19,538	75%	77.5%

LANDSCAPE PERCENTAGES - OUTLOT J - POCKET PARK

TYPE	MIN. REQUIRED AREA (SF)	PROVIDED AREA (SF)	REQUIRED % OF TOTAL LANDSCAPE AREA	PROVIDED % OF TOTAL LANDSCAPE AREA
IRRIGATED RTF WATER SAVER SOD	N/A	6,488	N/A	15.8
INTERMITTENTLY IRRIGATED LOW GROW AND HONEY BEE SEED MIX	N/A	26,164	N/A	63.9
INTERMITTENTLY IRRIGATED SHRUB BED	N/A	4,417	N/A	10.8
NON-IRRIGATED WOOD MULCH PLAYGROUND SPACE	N/A	3876	N/A	9.5
TOTAL LANDSCAPE AREA	N/A	40945	N/A	100
TOTAL LIVING GROUNDCOVER	30,709	34,861	75%	85.1%

*AREAS THAT ARE DESCRIBED TO BE INTERMITTENTLY IRRIGATED ARE PLANTING AREAS WITH XERIC PLANT MATERIAL THAT WILL BE IRRIGATED UNTIL ESTABLISHED. ONCE ESTABLISHED ONLY OCCASIONAL SUPPLEMENTAL WATERING WILL BE NECESSARY DURING PERIODS OF EXCESSIVE DROUGHT.

POINT CONSULTING, LLC
8460 W KEN CARYL AVE #101
LITTLETON, CO 80128
720-258-6836
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LANDSCAPE ARCHITECTURE
LAND SURVEYING



REV. NO.	DESCRIPTION	DATE

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3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, CO

PROJ NO: 210259
ENG:
DATE: 06/28/2022
SHEET NUMBER
L3.90
13 OF 28

REV. NO.	DESCRIPTION	DATE

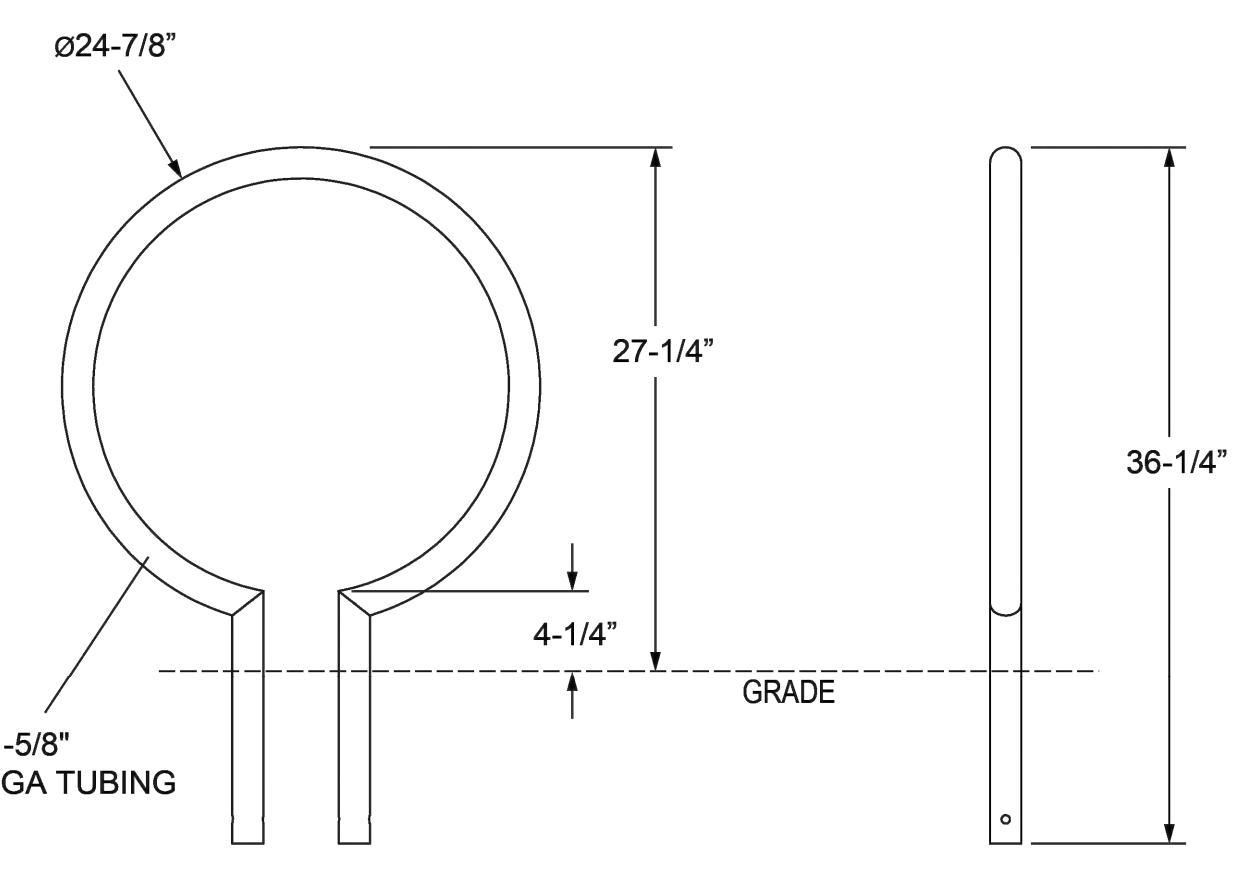
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LEDGE ROCK CENTER RESIDENTIAL
 LANDSCAPE DETAILS
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

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PROJ NO: 210259
 ENG :
 DATE : 06/28/2022

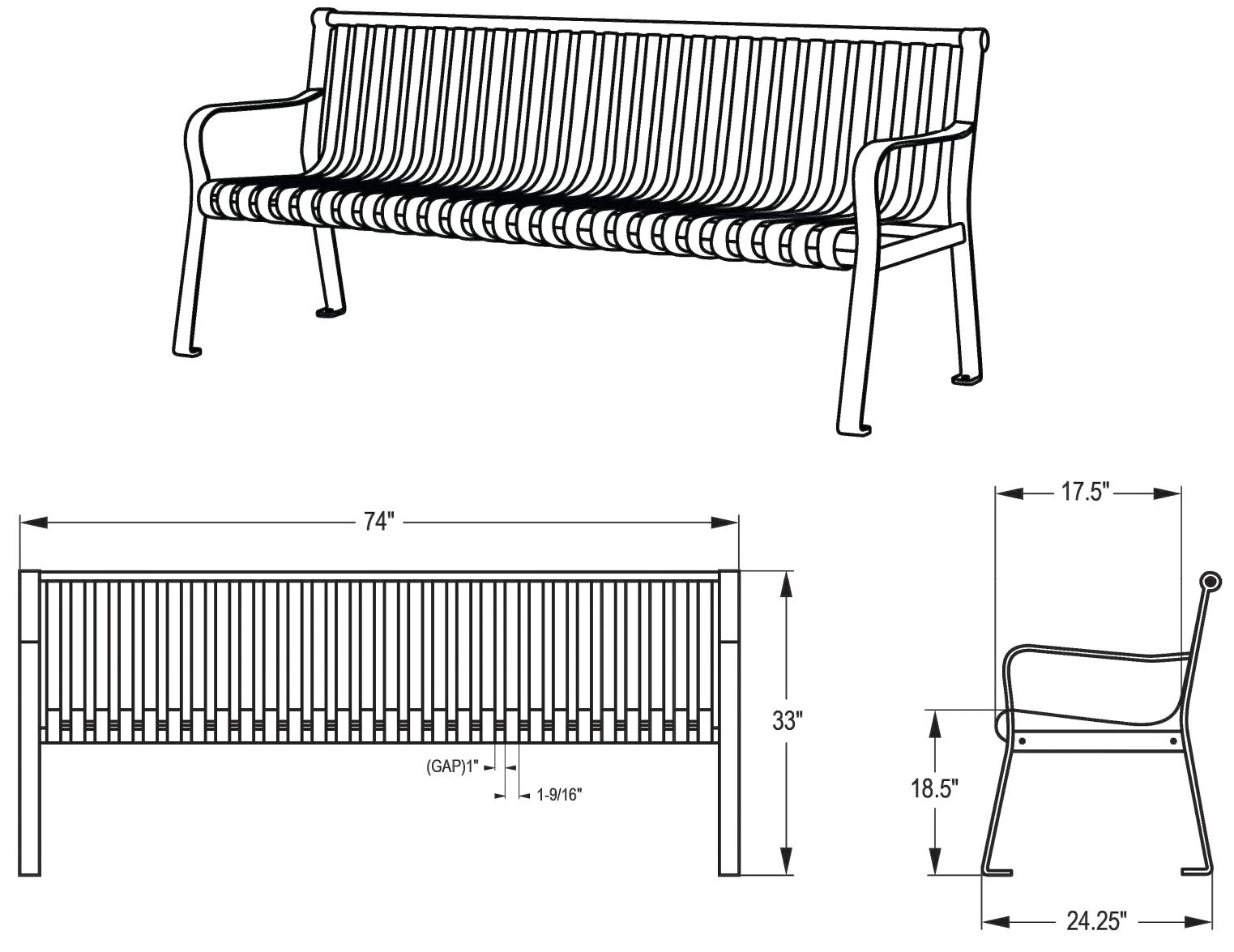
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 L3.91



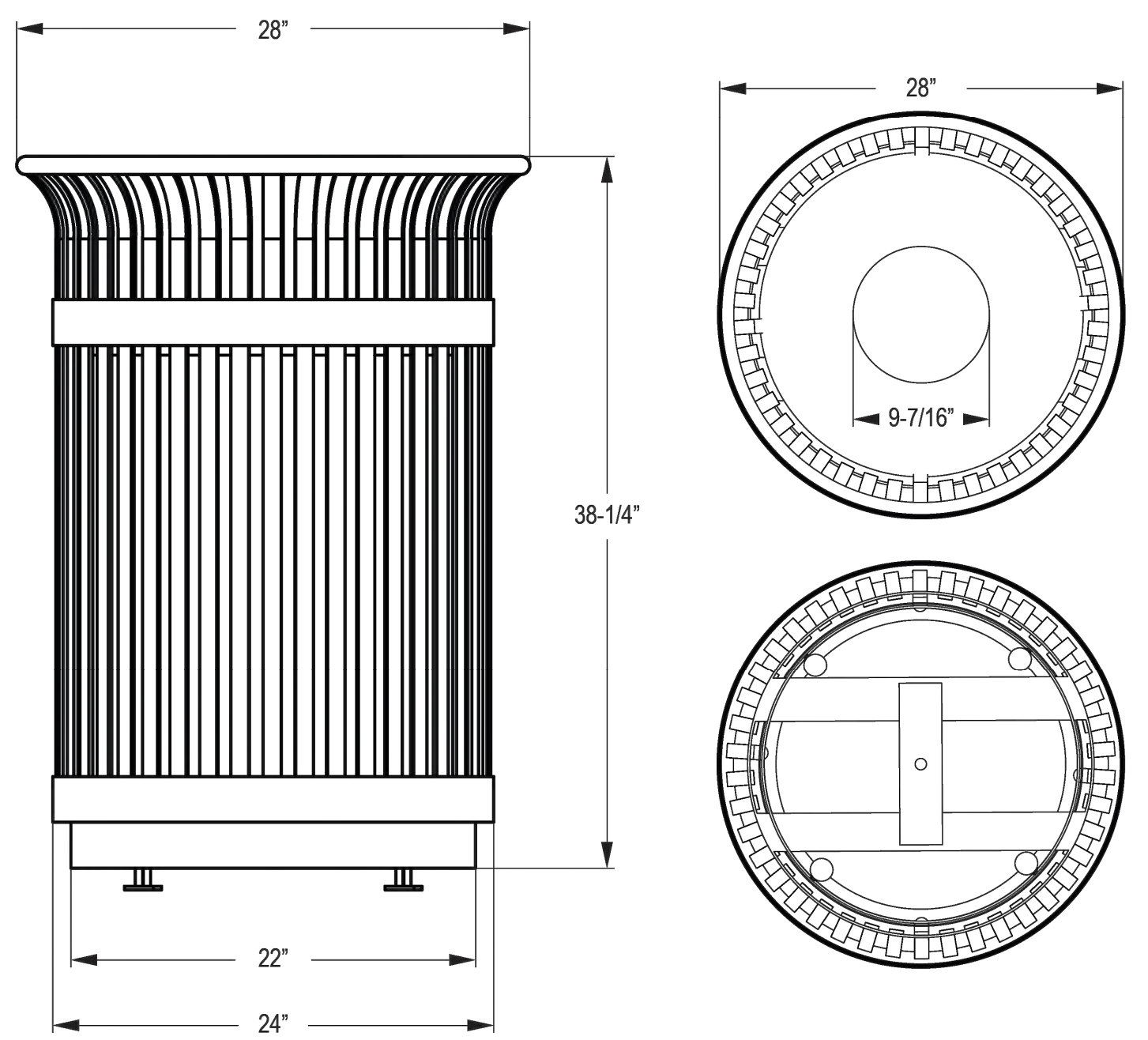
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 GALVANIZED STEEL, IN-GROUND MOUNT
 BLACK POWDER-COATED PAINT
 MODEL # OPR-2-IG-G

E **2 BIKE CIRCULAR BIKE RACK**
 NOT TO SCALE



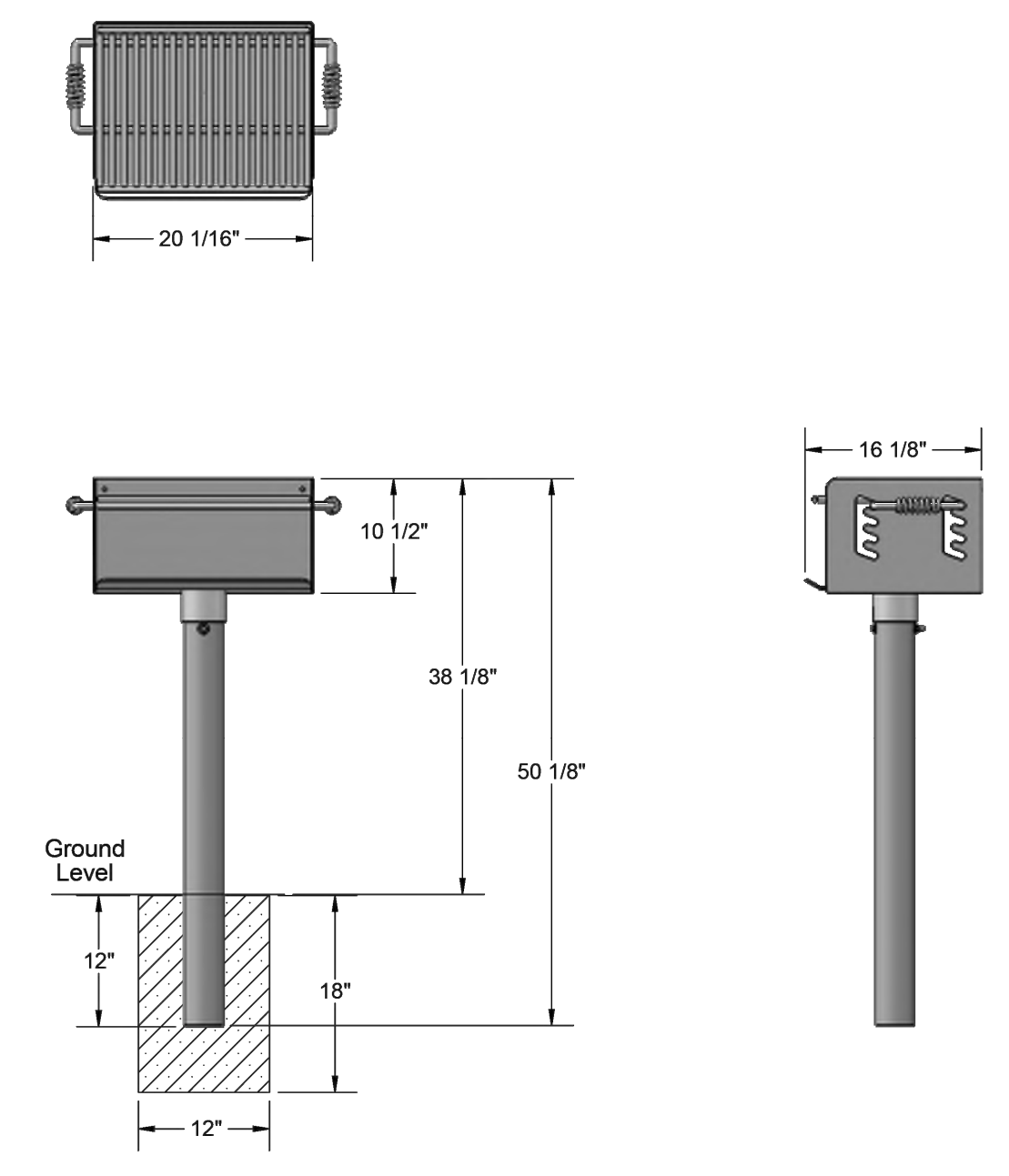
BELSON.COM, STEEL BENCH W/ STRAIGHT BACK,
 STEEL, SURFACE MOUNT
 BLACK RIVER PAINT FINISH
 MODEL # CBPB-65B-BK

F **STEEL BENCH**
 NOT TO SCALE



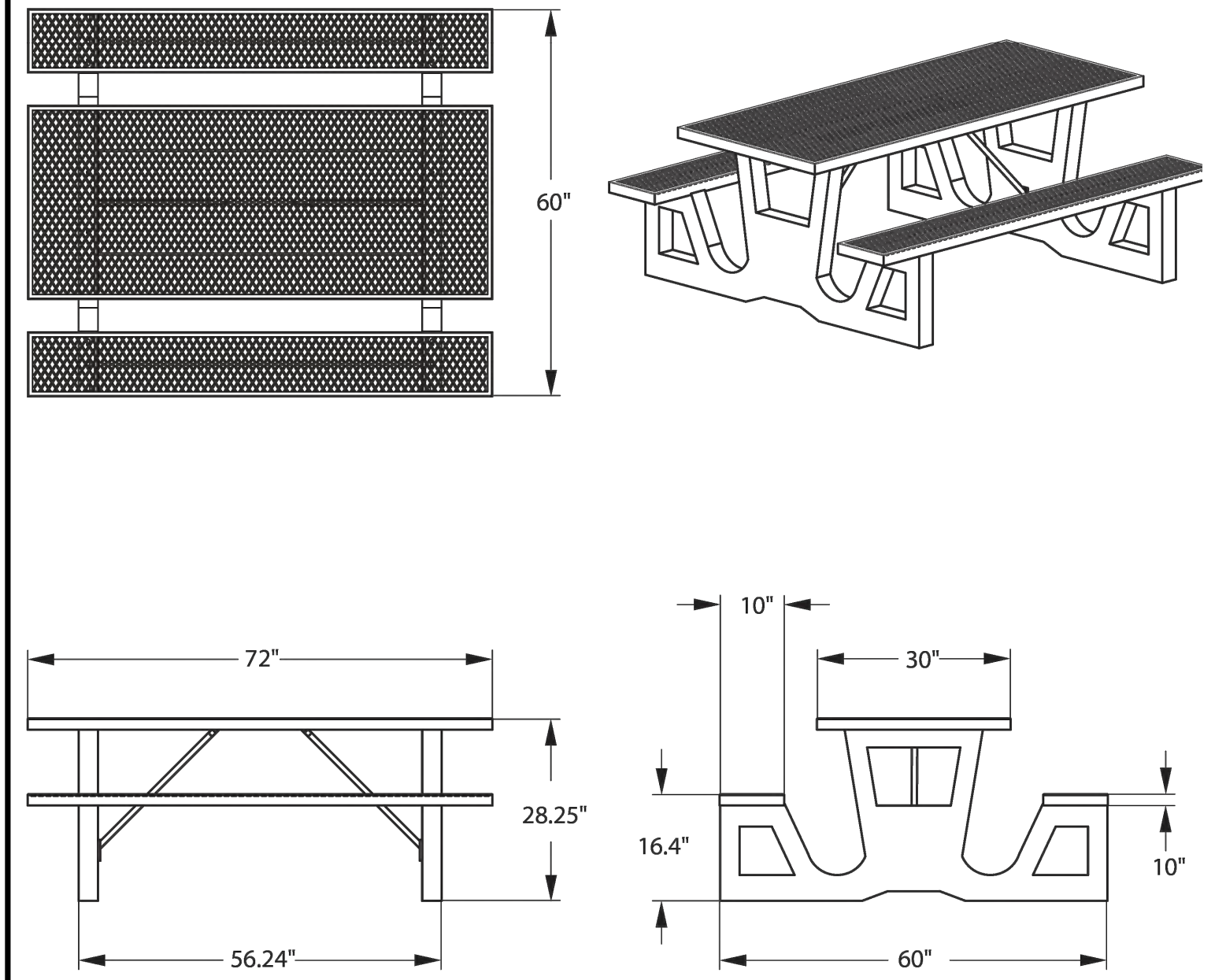
BELSON.COM, FLARE TOP TRASH RECEPTACLE,
 STEEL, SURFACE MOUNT
 BLACK RIVER PAINT FINISH
 MODEL # CBTR-FT-BK

G **TRASH RECEPTACLE**
 NOT TO SCALE



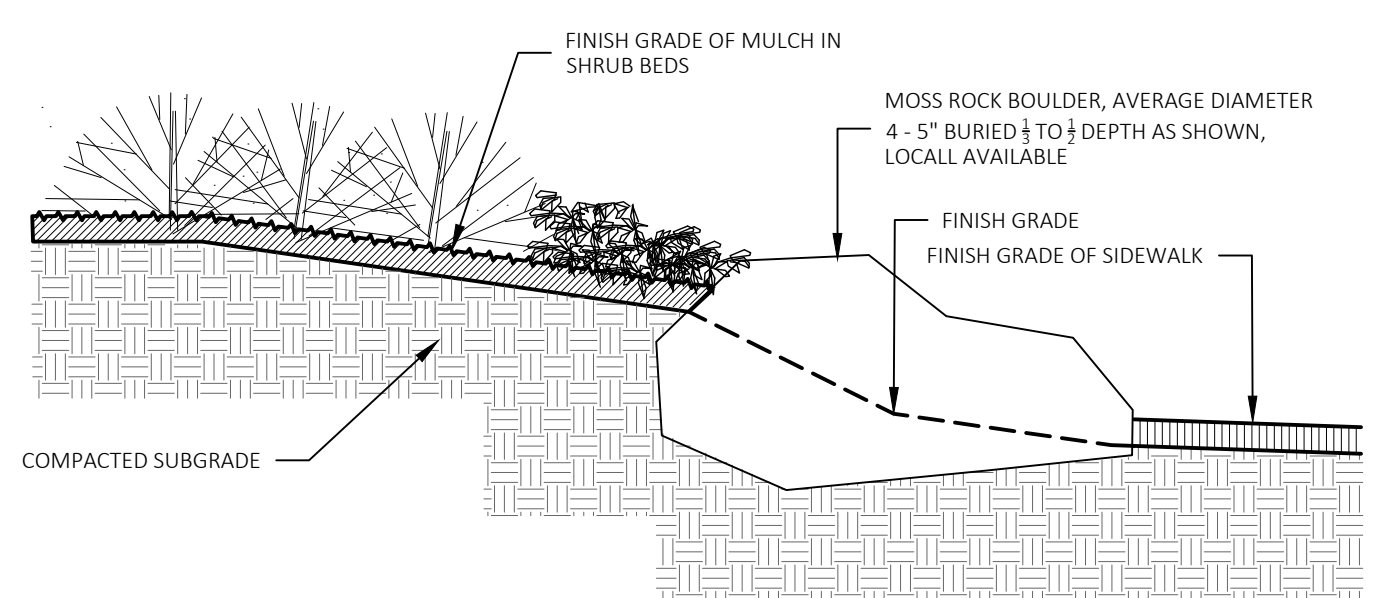
THEPARKCATALOG.COM, ROTATING PEDESTAL GRILL
 SURFACE MOUNT
 ITEM # 398-1488

H **PARK GRILL**
 NOT TO SCALE

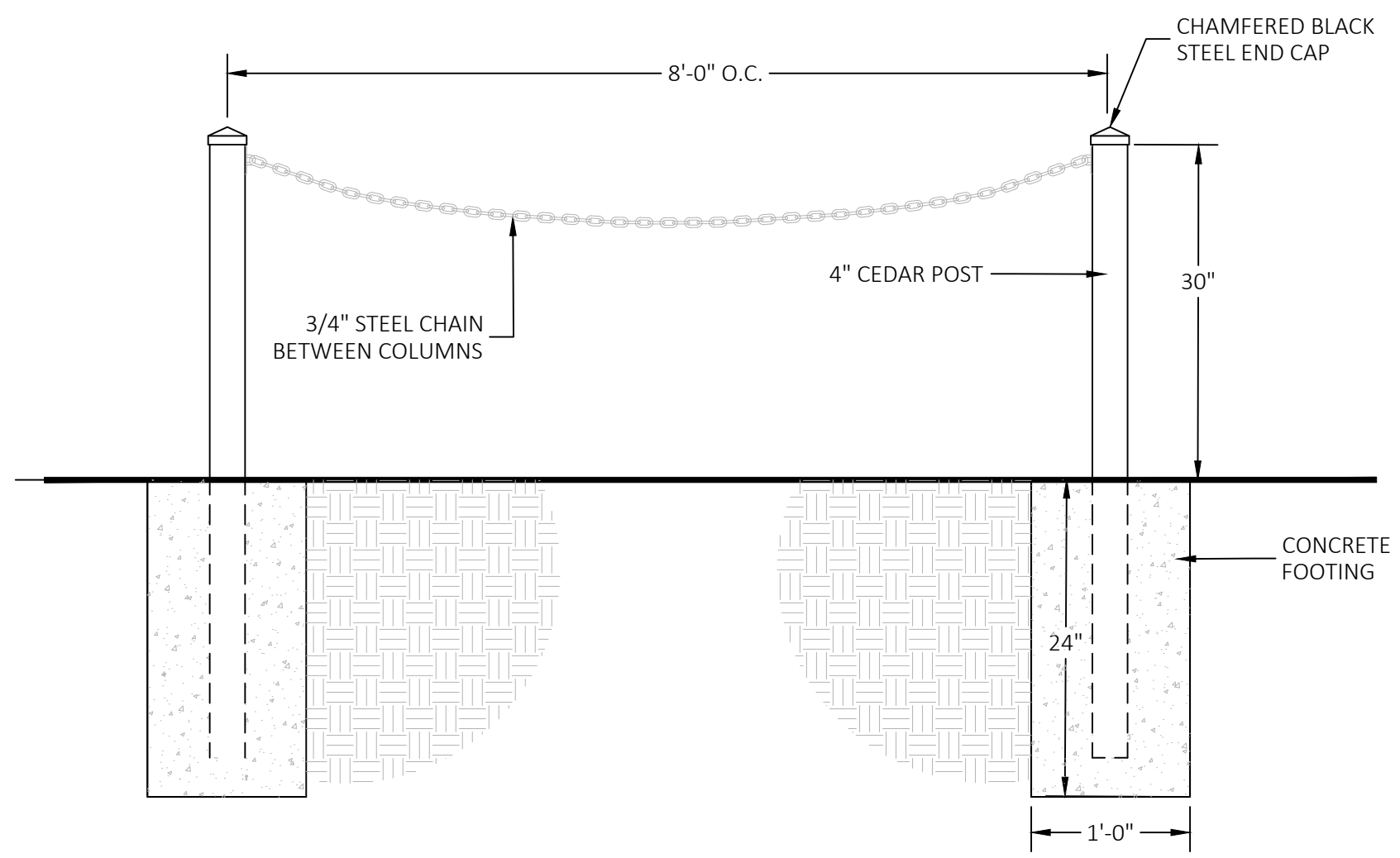


BELSON.COM, STEEL AND CONCRETE PICNIC TABLE,
 MODEL # CPT6

I **PICNIC TABLE**
 NOT TO SCALE



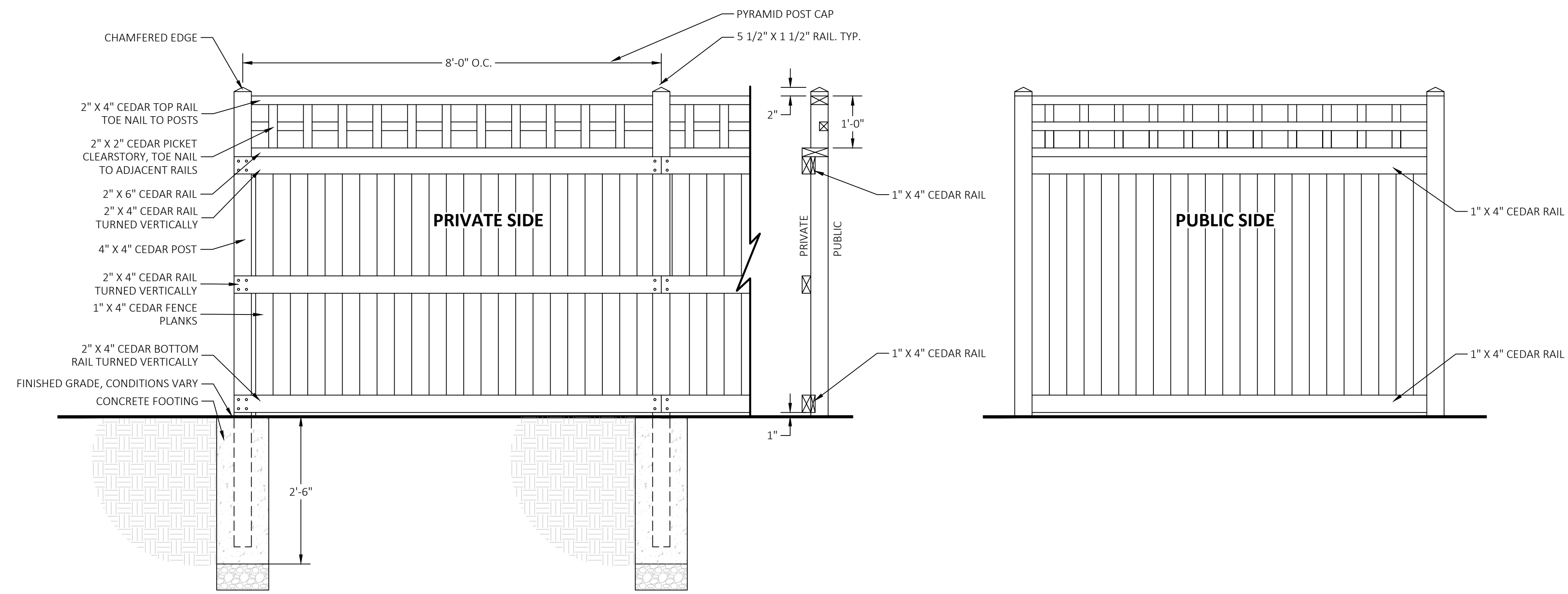
J **BOULDER PLACEMENT**
 NOT TO SCALE



K **BOLLARD AND CHAIN FENCE**
 NOT TO SCALE

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 LANDSCAPE ARCHITECTURE
 LAND SURVEYING





L — **HOMEBUILDER FENCE**
NOT TO SCALE



MANUFACTURER: MILE HIGH PLAY STATIONS
INSTALL PER MANUFACTURERS SPECIFICATIONS

M — **PLAYGROUND - MAIN STRUCTURE**
NOT TO SCALE



MANUFACTURER: PLAYSLLI
INSTALL PER MANUFACTURERS SPECIFICATIONS

N — **PLAYGROUND - SWING SET**
NOT TO SCALE



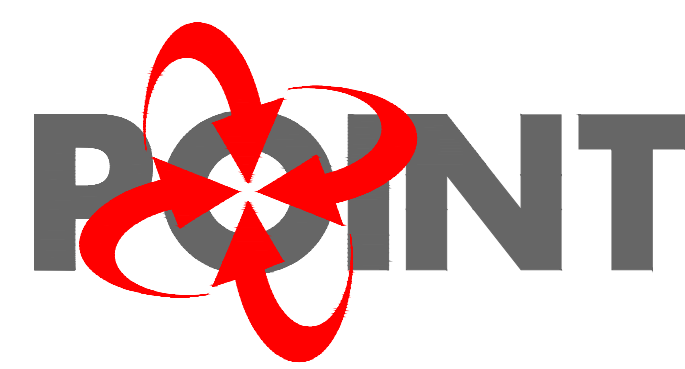
O — **PLAYGROUND - MISC EQUIPMENT**
NOT TO SCALE

REV. NO.	DESCRIPTION	DATE

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
 LANDSCAPE DETAILS
 3465 SOUTH GAYLORD COURT, A304
 ENGLEWOOD, CO

PROJ NO: 210259
 ENG :
 DATE : 06/28/2022

SHEET NUMBER
 L3.92

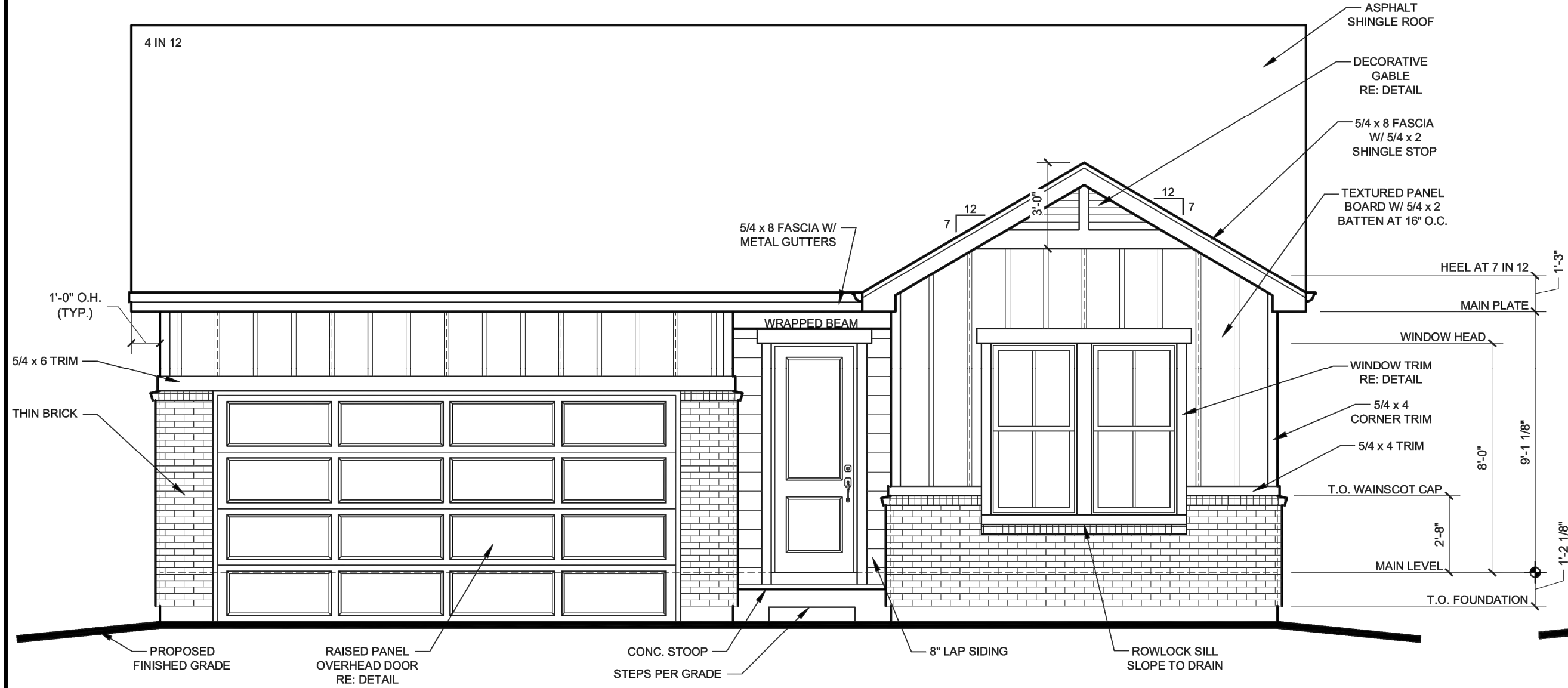


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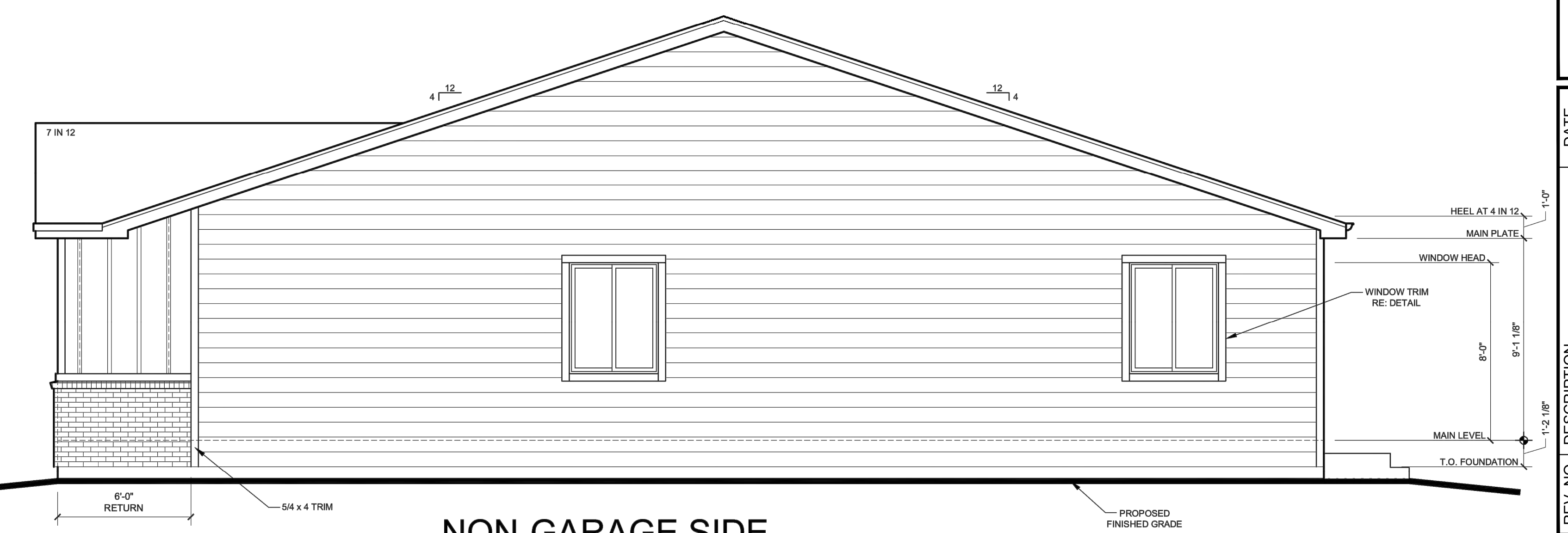
EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

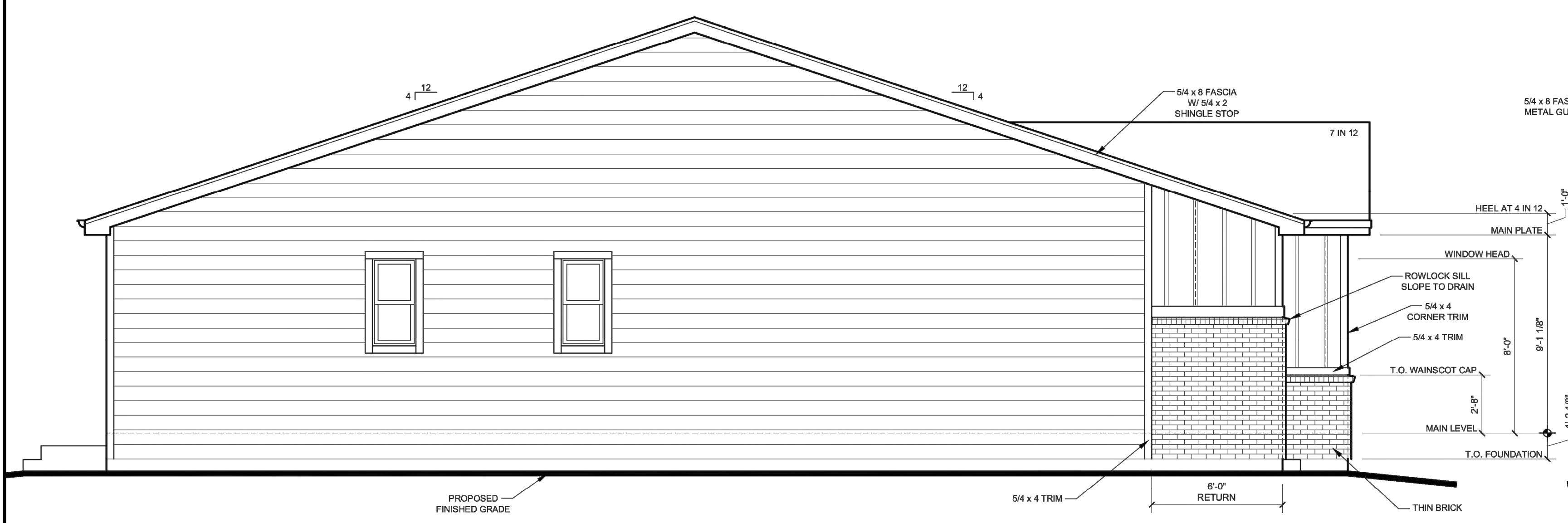
MODEL JTF-39102 ELEVATIONS



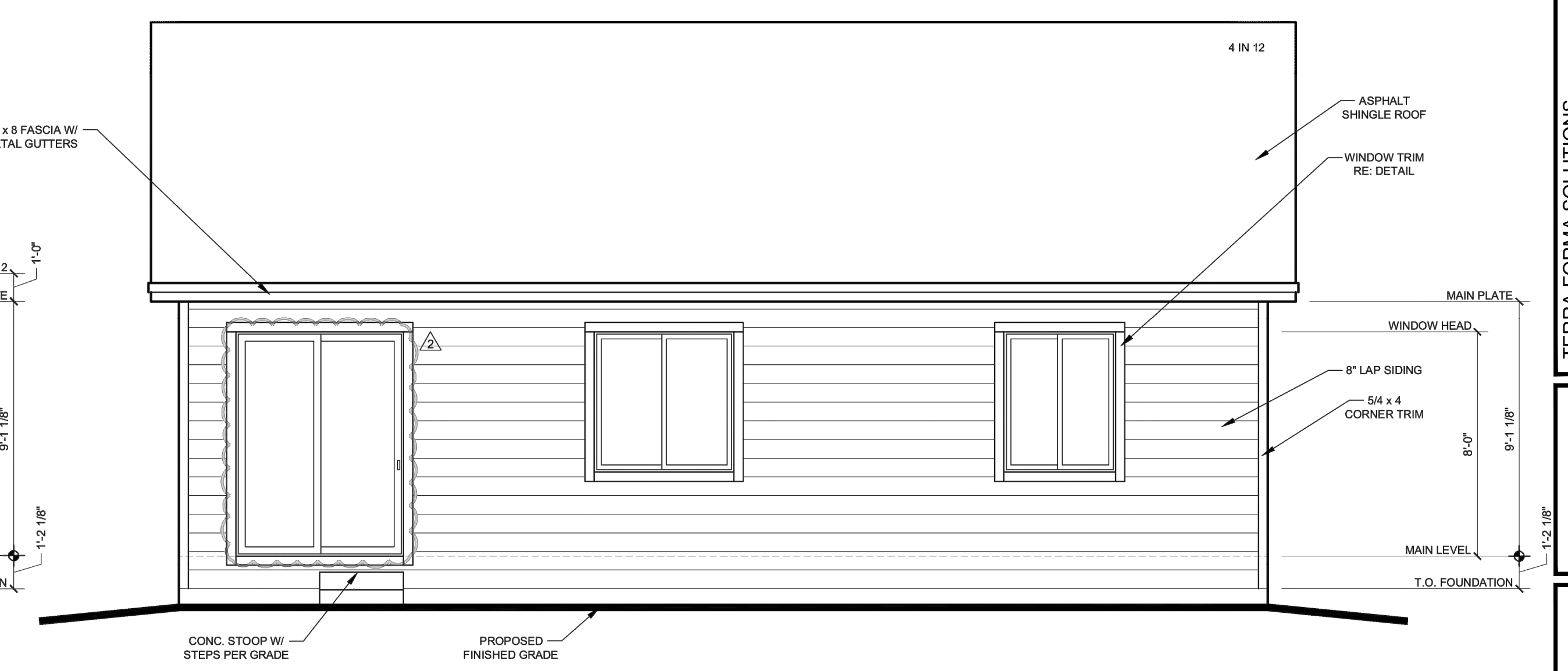
1 FRONT ELEVATION - 'A'
FARMHOUSE
32% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



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

REV. NO.	DESCRIPTION	DATE
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LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-39102
JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 12/22/2022
SHEET NUMBER A1
23 OF 28

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3

FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

MODEL JTF-39123 ELEVATIONS



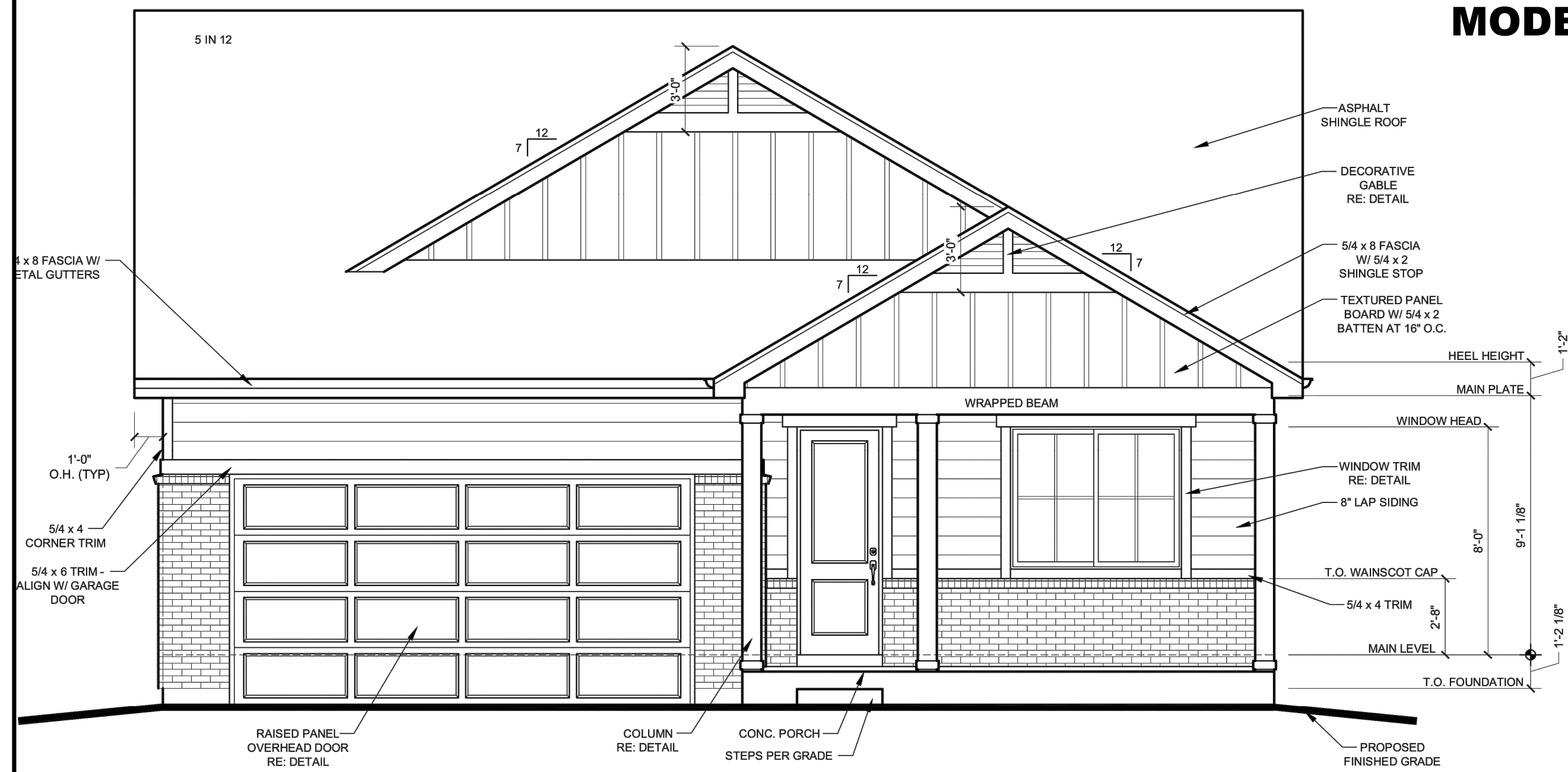
REV. NO.	DESCRIPTION	DATE
1	REVISED PER TOWN COMMENTS	05/20/2022

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LEDGE ROCK CENTER RESIDENTIAL
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JOHNSTOWN, CO

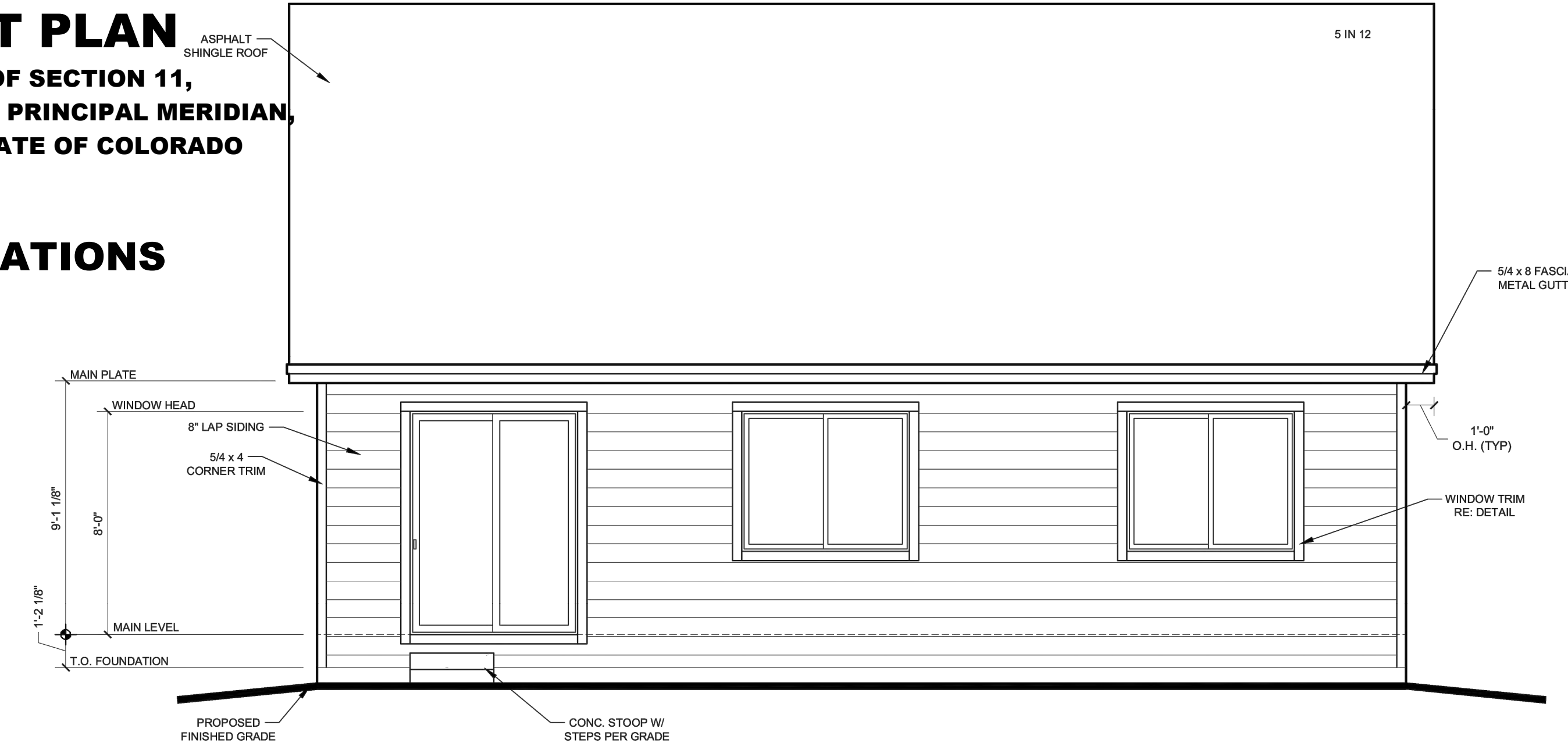
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ENG: EAP/DDK
DATE: 12/22/2022

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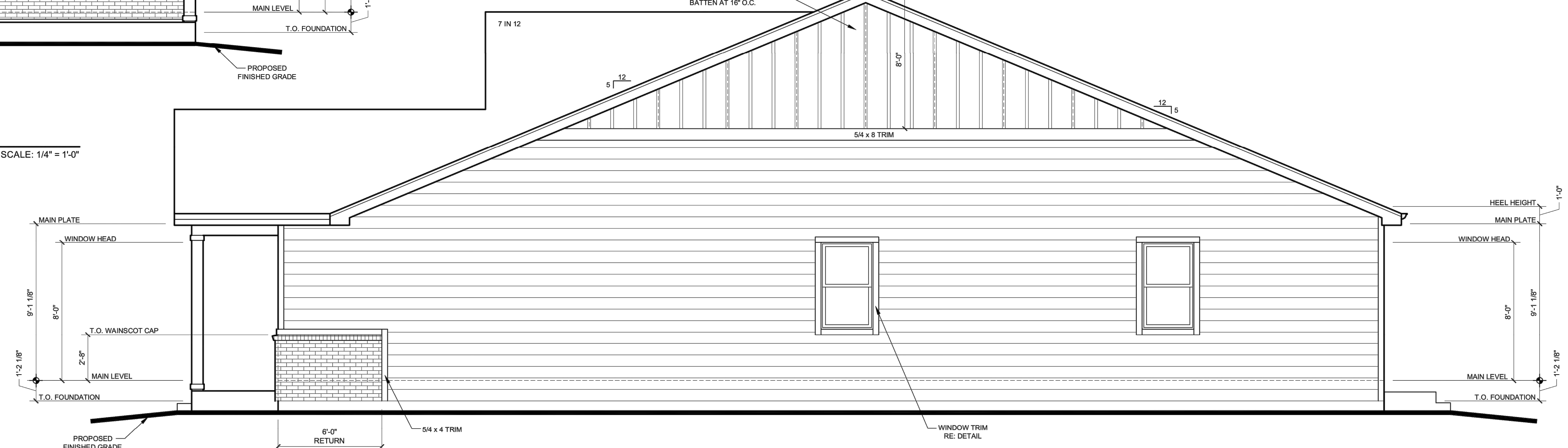
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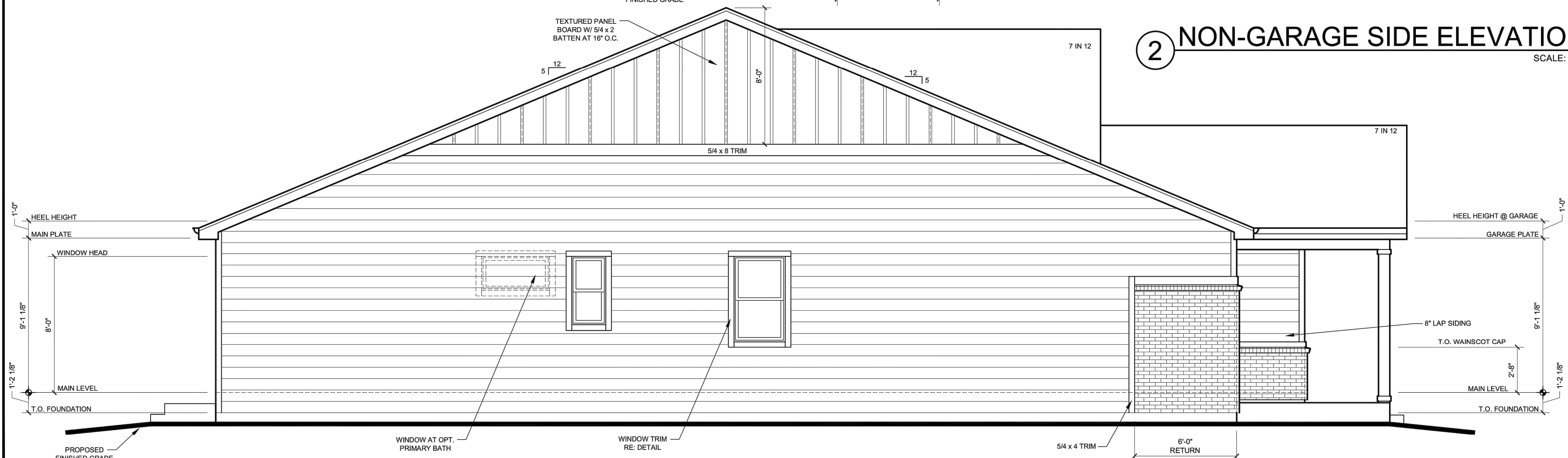
1 FRONT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"
FARMHOUSE
32% MASONRY
10% GLAZING



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



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
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TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

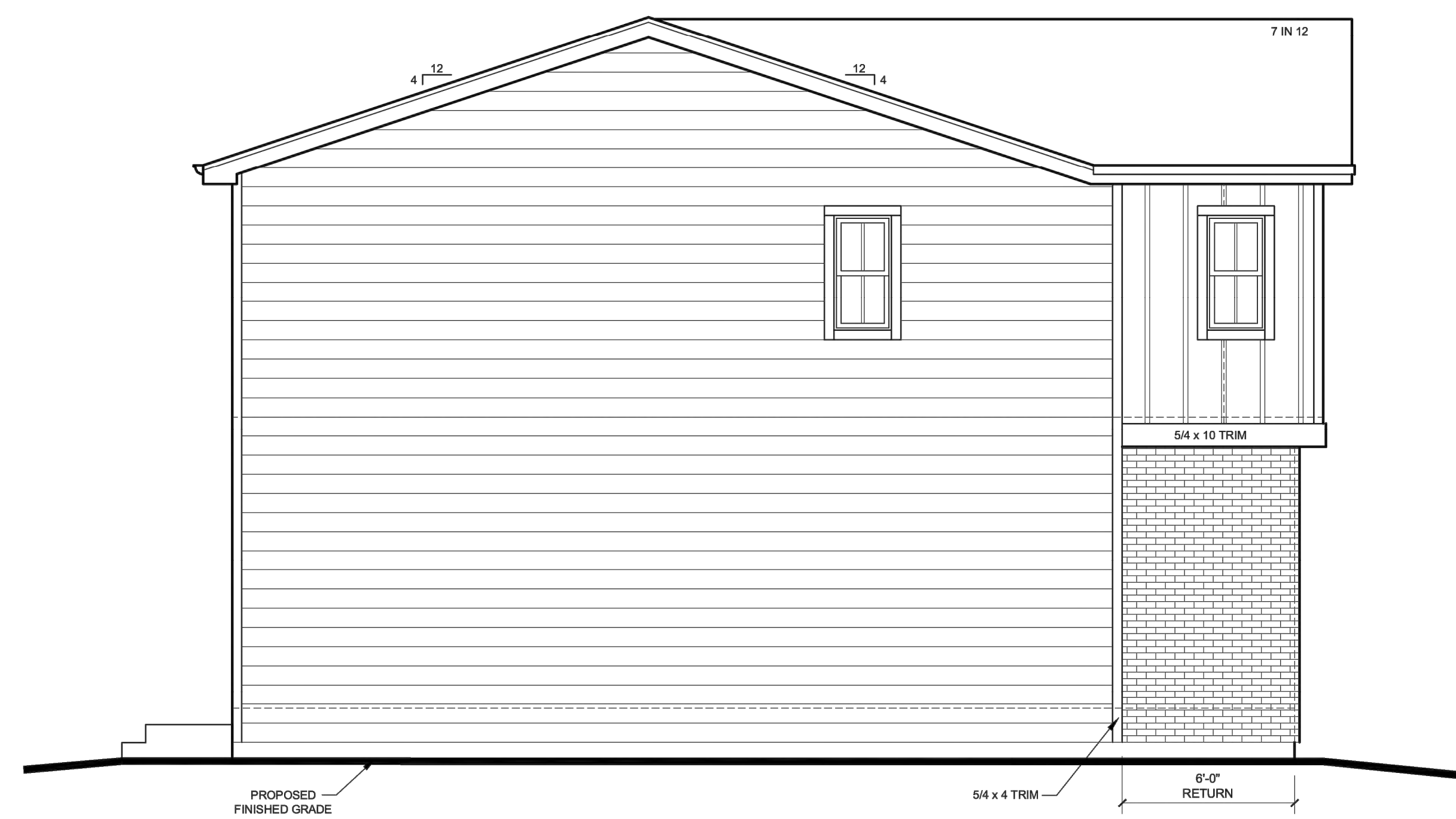
MODEL JTF-36204 ELEVATIONS



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



1 FRONT ELEVATION - 'A'
FARMHOUSE
33% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



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



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

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TERRA FORMA SOLUTIONS
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JOHNSTOWN, CO

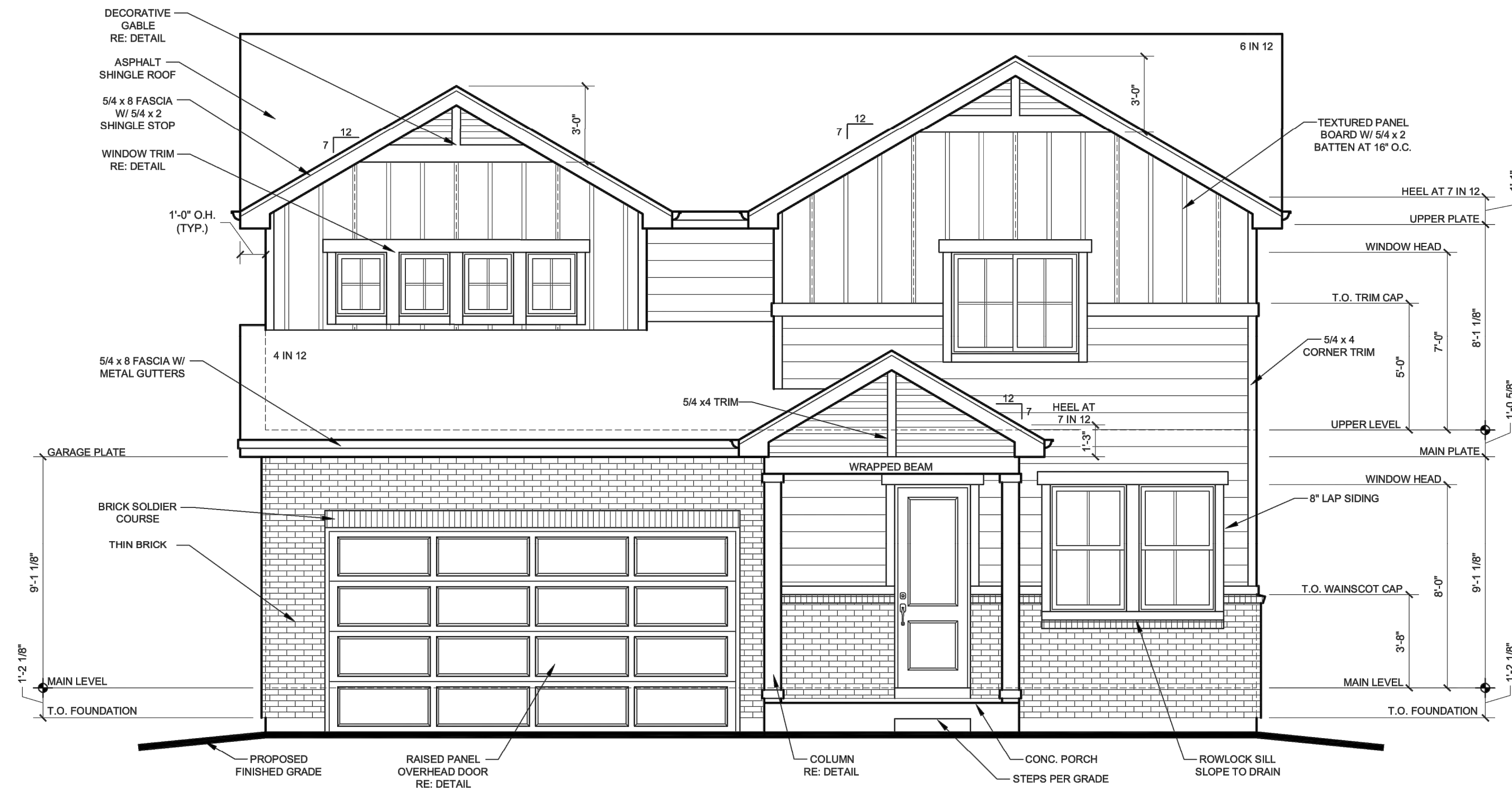
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ENG: EAP/DDK
DATE: 12/22/2022

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A3

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

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MODEL JTF-36205 ELEVATIONS



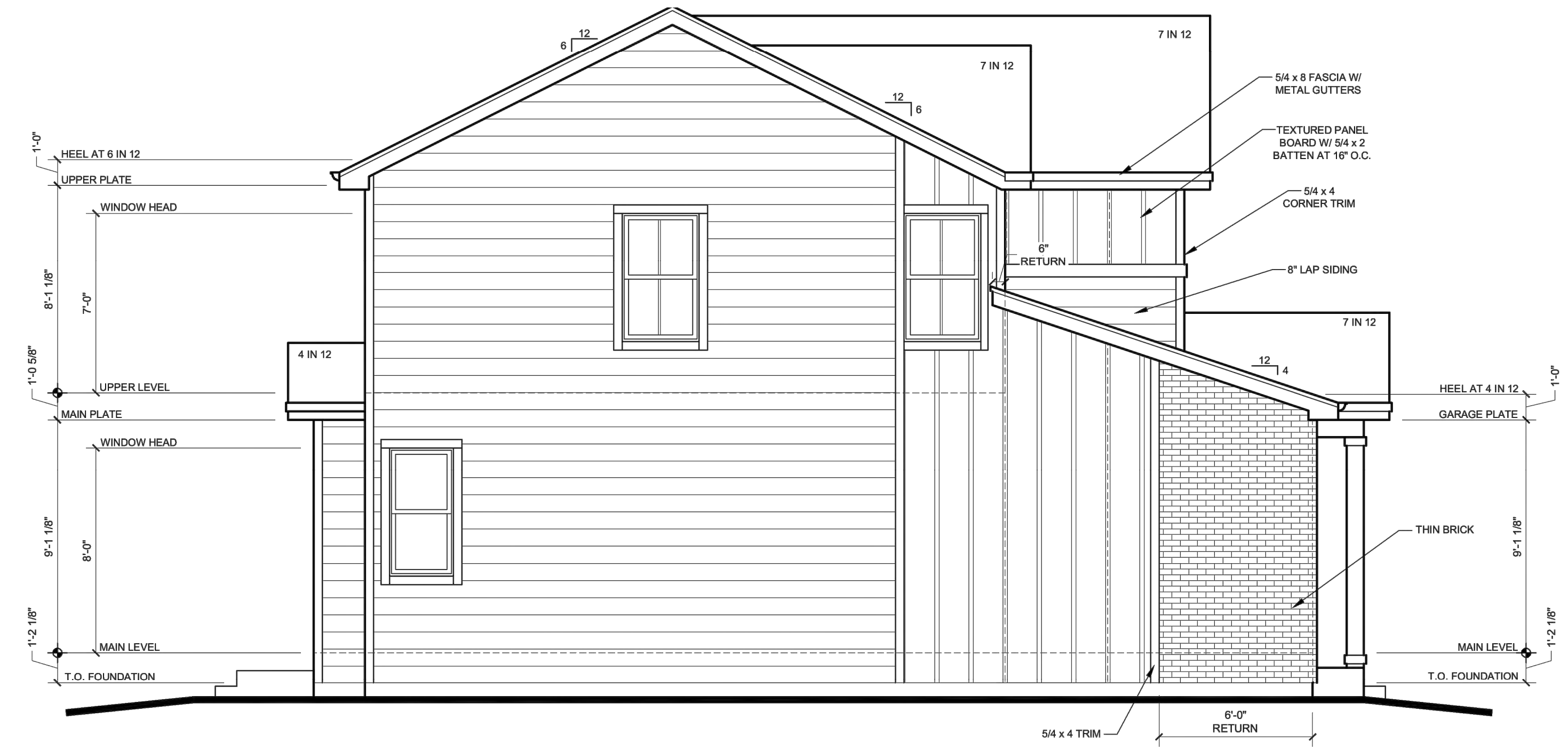
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FARMHOUSE
30% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



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



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

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JOHNSTOWN, CO

PROJ NO: 210259
ENG: EAP/DDK
DATE: 12/22/2022

SHEET NUMBER
A4
26 OF 28

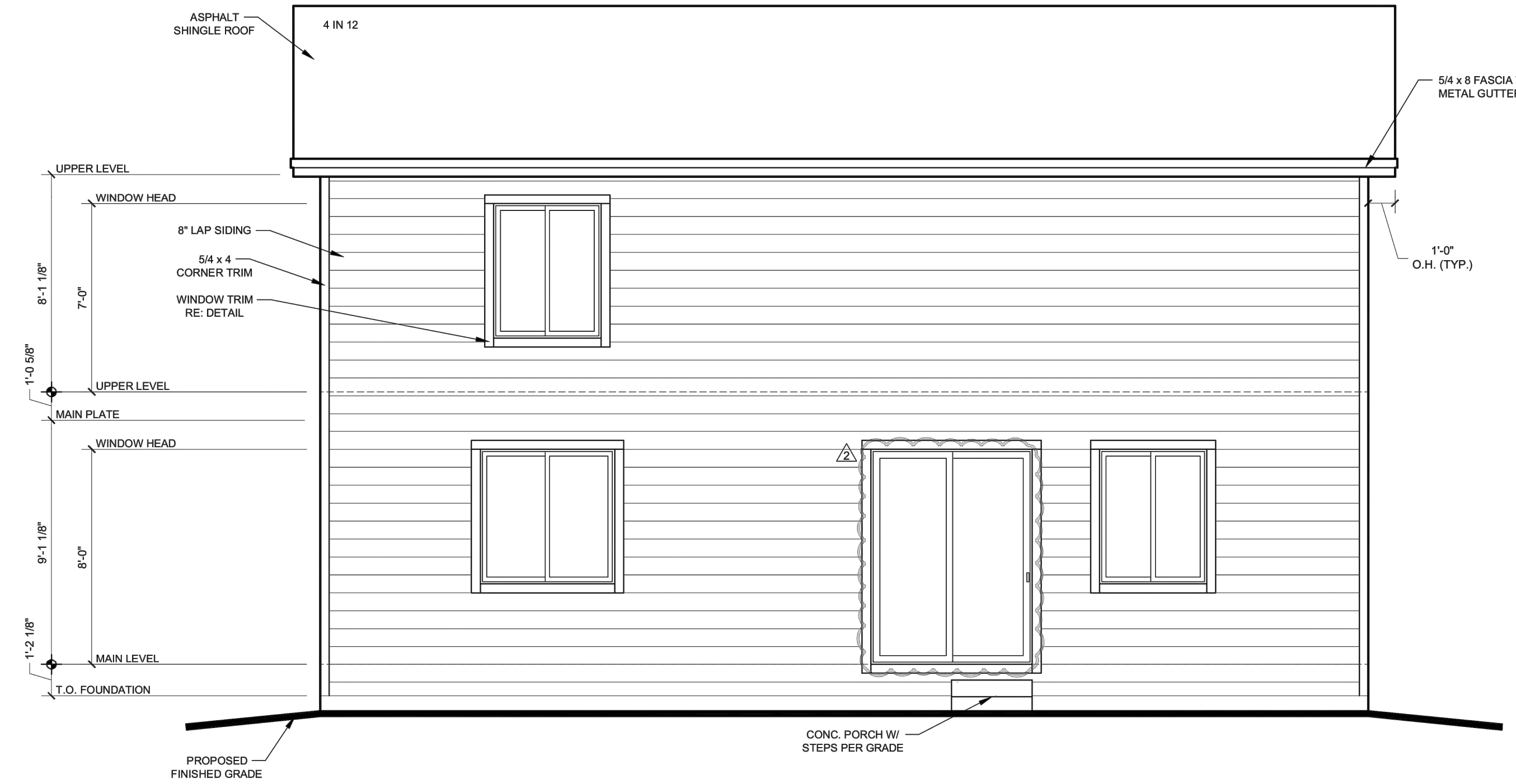
EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

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MODEL JTF-36206 ELEVATIONS



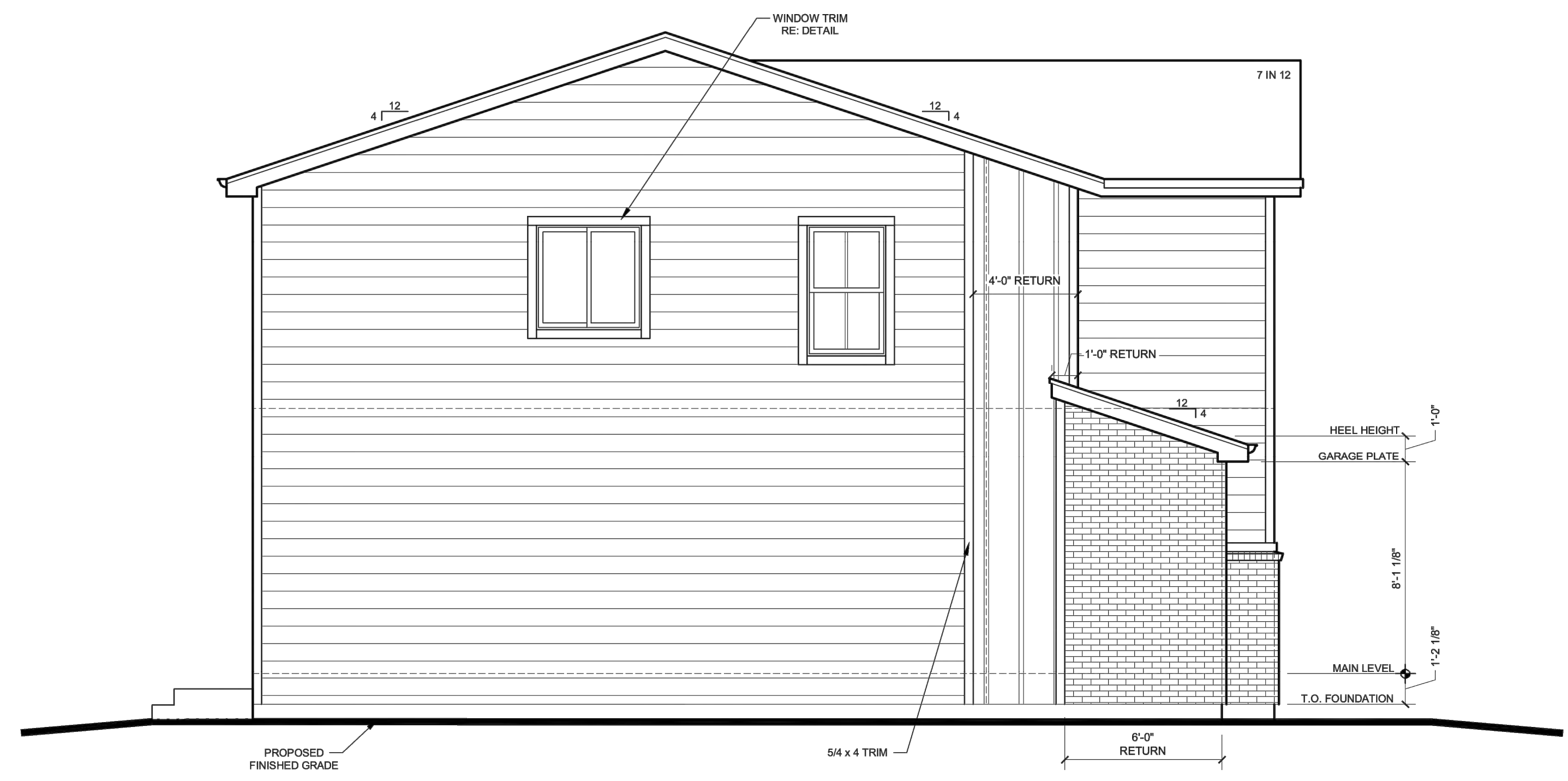
1 FRONT ELEVATION - 'A'
FARMHOUSE
30% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



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



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

REV. NO.	DESCRIPTION	DATE
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TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-36206
JOHNSTOWN, CO

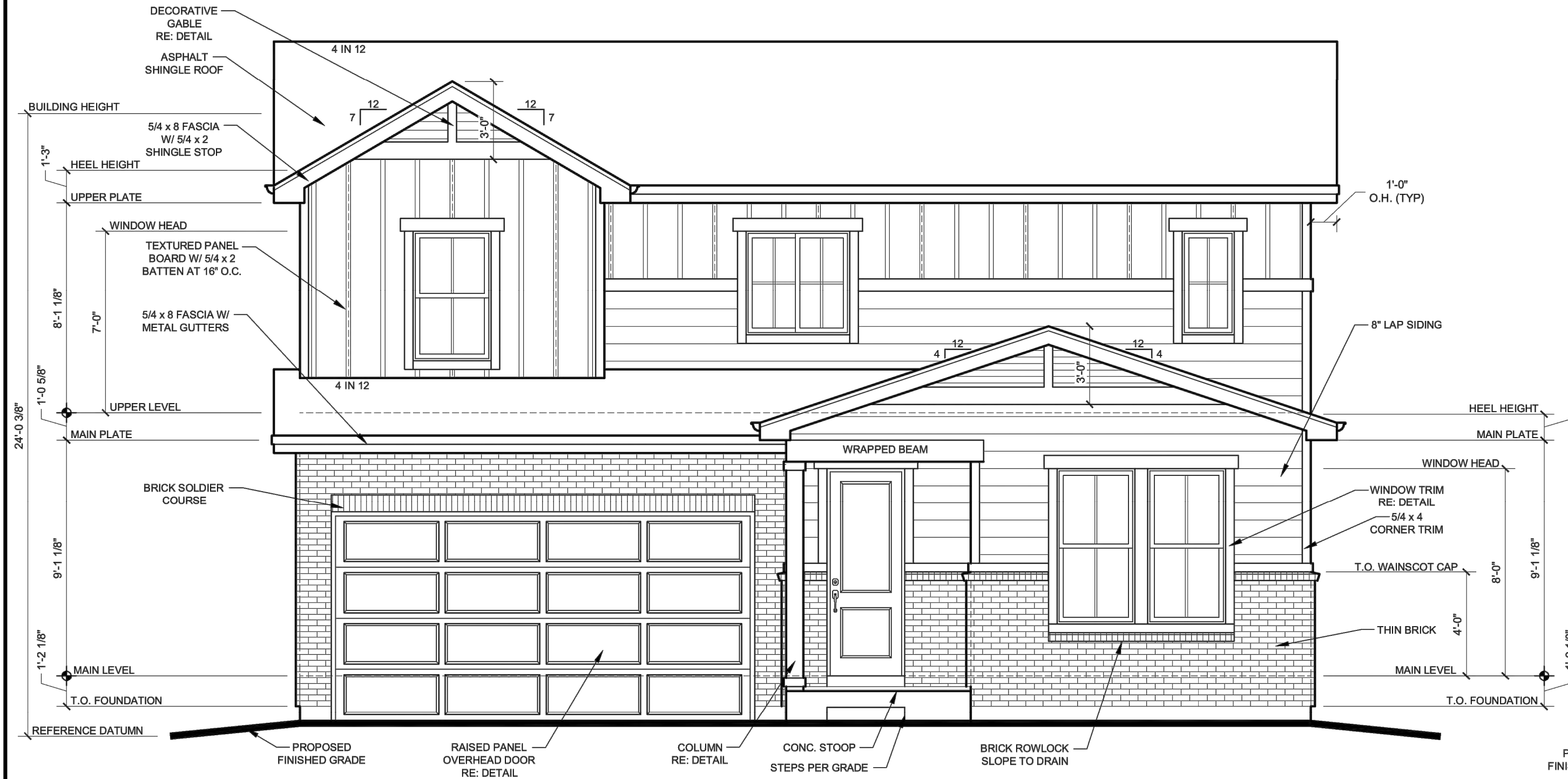
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ENG: EAP/DDK
DATE: 12/22/2022

SHEET NUMBER
A5
27 OF 28

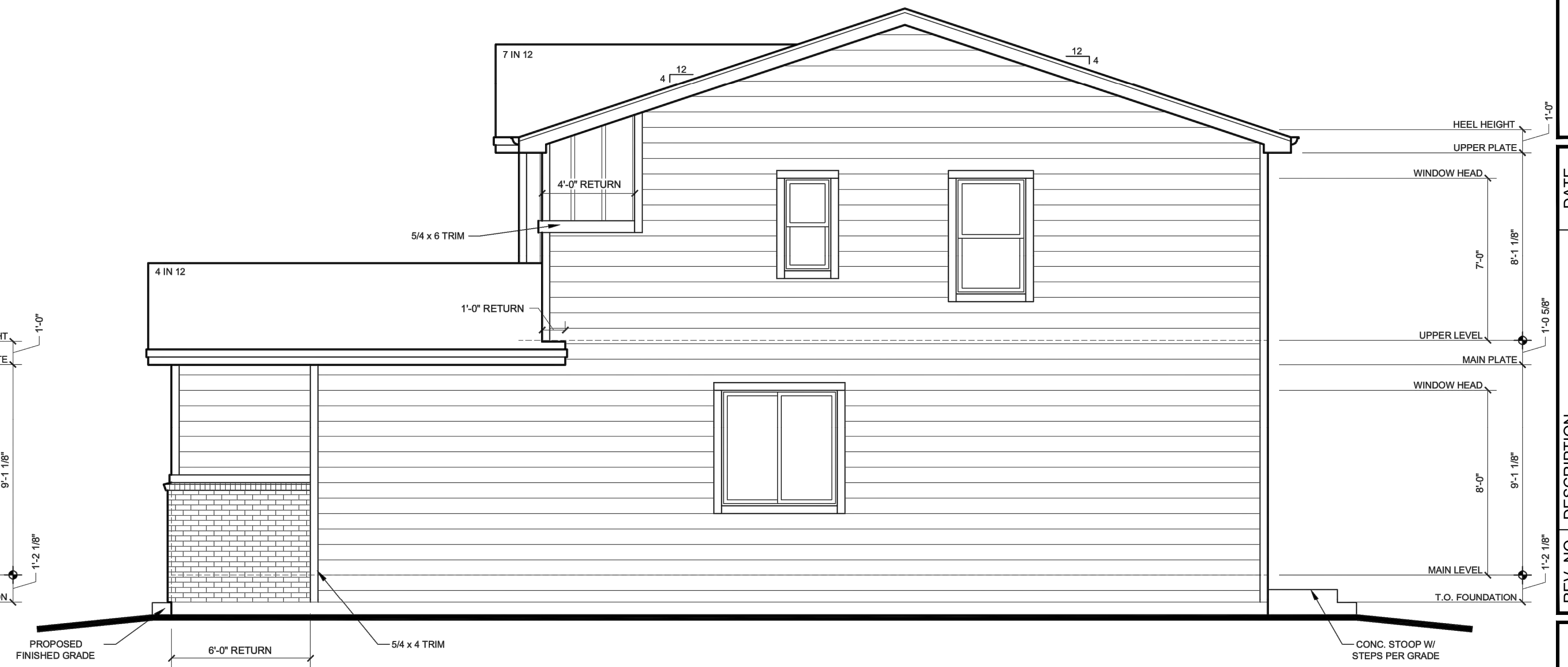
EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3 FINAL DEVELOPMENT PLAN

SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,
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TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

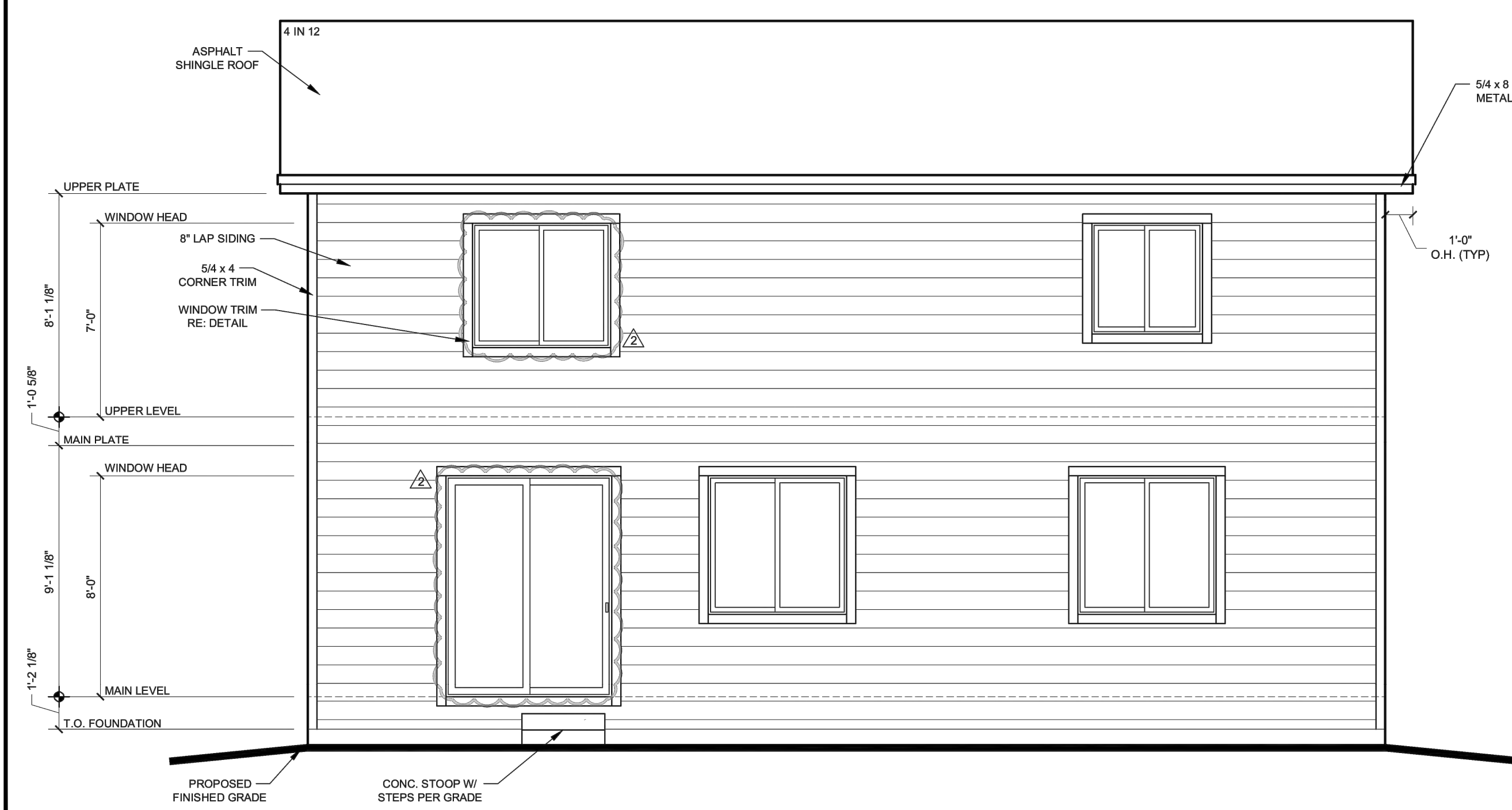
MODEL JTF-39208 ELEVATIONS



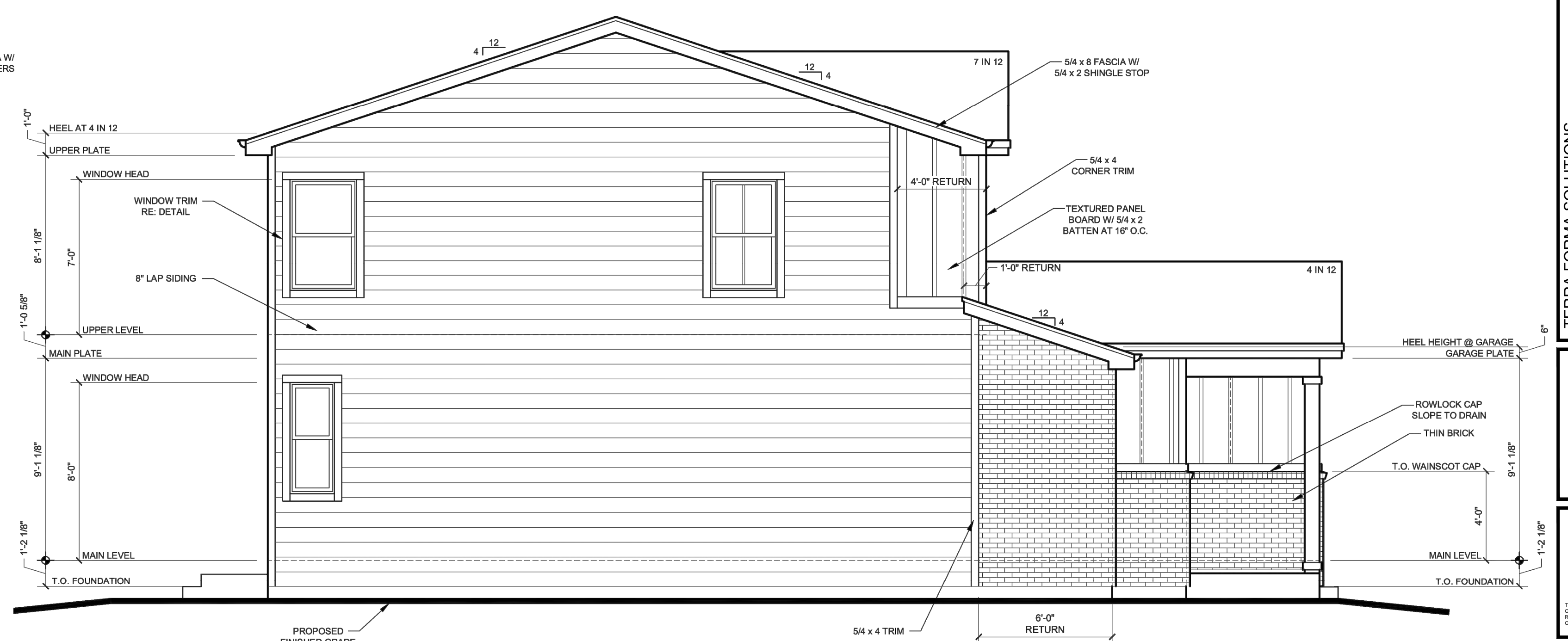
1 FRONT ELEVATION - 'A'
FARMHOUSE
30% MASONRY
15% GLAZING
SCALE: 1/4" = 1'-0"



2 NON-GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"



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



2 GARAGE SIDE ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

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1		05/20/2022	

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
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JOHNSTOWN, CO

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A6
28 OF 28