**TOWN OF JOHNSTOWN, COLORADO**
**RESOLUTION NO. 2023-07**

**APPROVING THE PRELIMINARY/FINAL PLAT AND PRELIMINARY/FINAL DEVELOPMENT PLAN FOR EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3, BEING A SUBDIVISION OF TRACTS D, E & G OF EAST LEDGE ROCK CENTER SUBDVISION FILING NO. 2, SITUATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 49.787 ACRES**

**WHEREAS**, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

**WHEREAS**, the Town Council of the Town ("Town Council") is vested with authority to administer the affairs of the Town; and

**WHEREAS**, Ledge Rock Center, LLC, a Kansas limited liability company, submitted an application to the Town for approval of a Preliminary/Final Plat and Preliminary/Final Development Plan for East Ledge Rock Center Subdivision Filing No. 3, being a Subdivision of Tracts D, E, and G of East Ledge Rock Center Subdivision Filing No. 2, situated in the Northeast Quarter of Section 11, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 49.787 acres; and

**WHEREAS**, on December 14, 2022, the Planning and Zoning Commission held a public hearing, reviewed the request and recommended that the Town Council approve the Preliminary/Final Plat and Preliminary/Final Development Plan for East Ledge Rock Center Subdivision Filing No. 3; and

**WHEREAS**, on February 6, 2023, the Town Council held a public hearing concerning approval of the Preliminary/Final Plat and Preliminary/Final Development Plan for East Ledge Rock Center Subdivision Filing No. 3 and, after considering the Planning and Zoning Commission's recommendations, reviewing the file, and conducting such hearing, found that the Preliminary/Final Plat and Preliminary/Final Development Plan for East Ledge Rock Center Subdivision Filing No. 3 are consistent with the Town's Comprehensive Plan, are in compliance with the Johnstown Municipal Code and with the Town's regulations, align with the approved Ledge Rock Center Outline Development Plan and will contribute to a logical pattern of growth and infrastructure extension; and

**WHEREAS**, based on the foregoing, the Town Council desires to approve the Preliminary/Final Plat and Preliminary/Final Development Plan for East Ledge Rock Center Subdivision Filing No. 3,

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO,**

**Section 1. Preliminary/Final Plat Approval**: The Preliminary/Final Plat and Preliminary/Final Development Plan for East Ledge Rock Center Subdivision Filing No. 3, being a Subdivision of Tracts D, E, and G of East Ledge Rock Center Subdivision Filing No. 2, situated in the Northeast Quarter of Section 11, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 49.787 acres, attached hereto and incorporated herein by reference at Exhibit A, is hereby approved.

**Section 2. Recording**: The Town Clerk is hereby directed to obtain the appropriate signatures for the Preliminary/Final Plat for East Ledge Rock Center Subdivision Filing No. 3 and have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of _____, 2023.

**ATTEST:** **TOWN OF JOHNSTOWN, COLORADO**

By:_____ By:_____

Hannah Hill, Town Clerk Gary Lebsack, Mayor

# 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

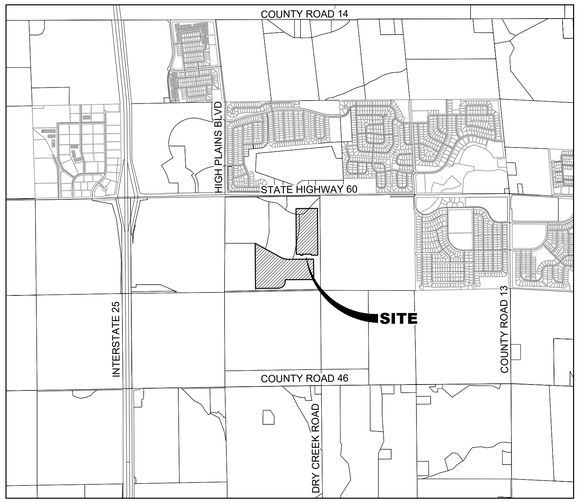
**ENGINEER**
**TERRA FORMA SOLUTIONS**
3465 S GAYLORD CT. SUITE A304
ENGLEWOOD, CO 80113
PHONE: (303) 257-7653
TODD JOHNSON

**SURVEYOR**
**POINT CONSULTING, LLC**
8460 W KEN CARYL AVE
LITTLETON, CO 80128
PHONE: (720) 258-6836
ADAM R. ZETTLEMOYER, 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.

UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

TERRA FORMA SOLUTIONS

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

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

PROJ NO: 210259
ENG : EAP/DDK
DATE : 12/22/2022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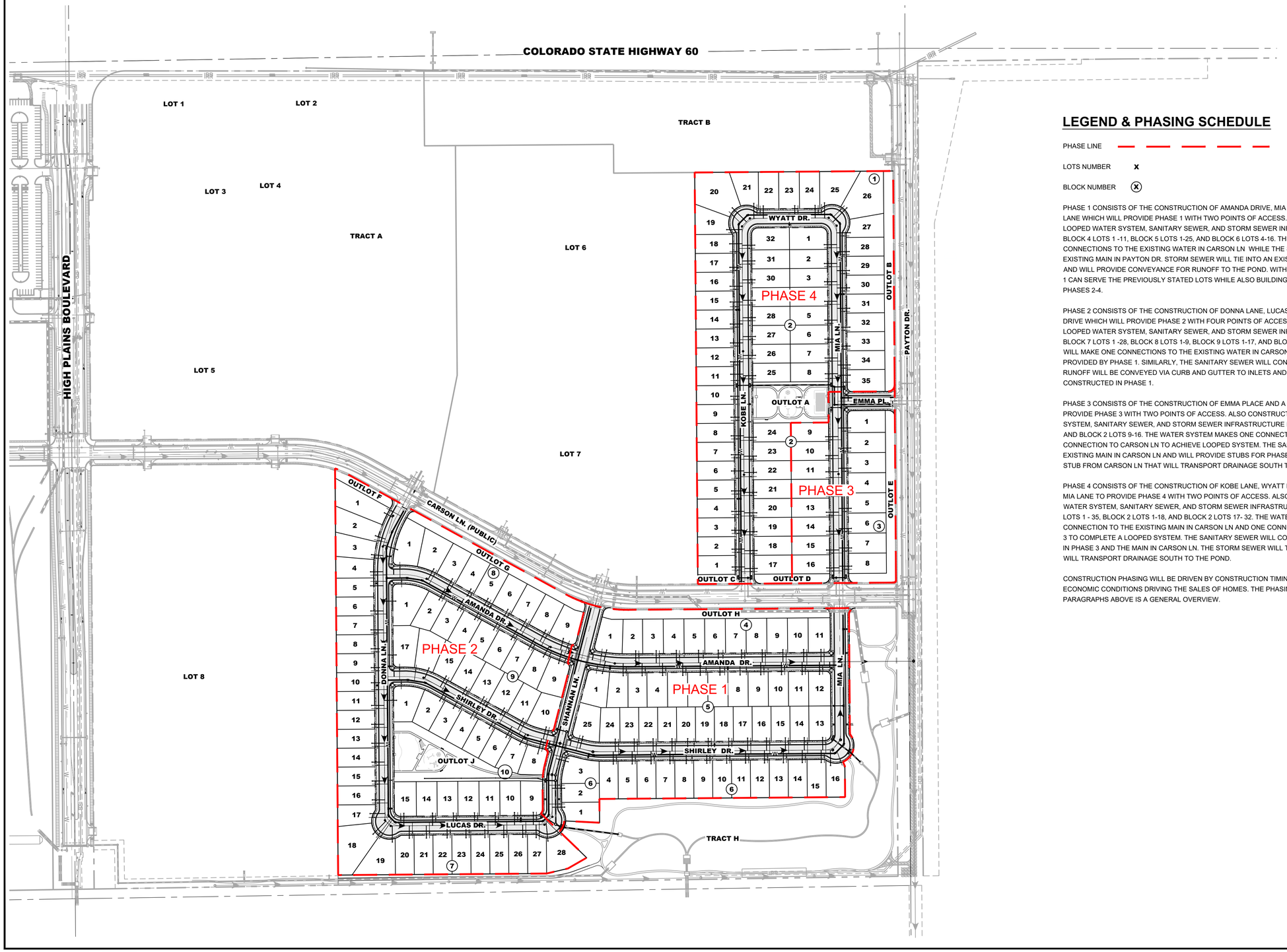
SHEET NUMBER
CS1
1 OF 28

# 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**




## 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)

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL

PHASING PLAN

JOHNSTOWN, CO

PROJ NO: 210259

ENG : EAP/DDK

DATE : 12/22/2022

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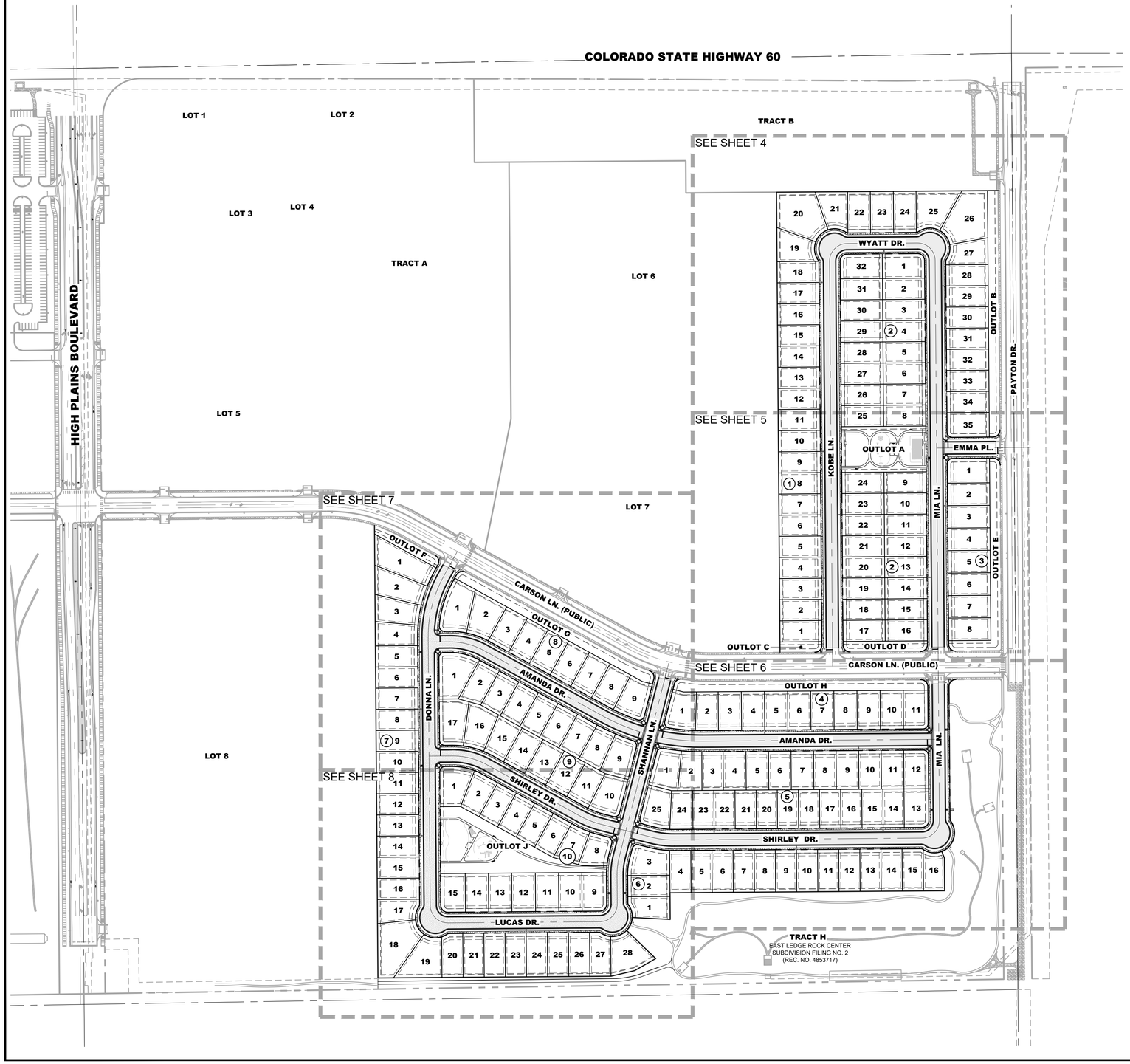
SHEET NUMBER

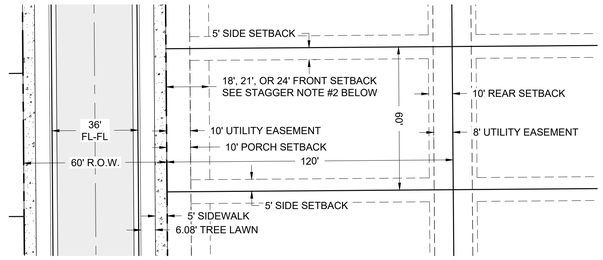
PH1

2 OF 28

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

**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**




**TYPICAL LOT DETAIL**
SCALE: 1" = 30'

**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.

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

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
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TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL
OVERALL SITE PLAN
JOHNSTOWN, CO

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

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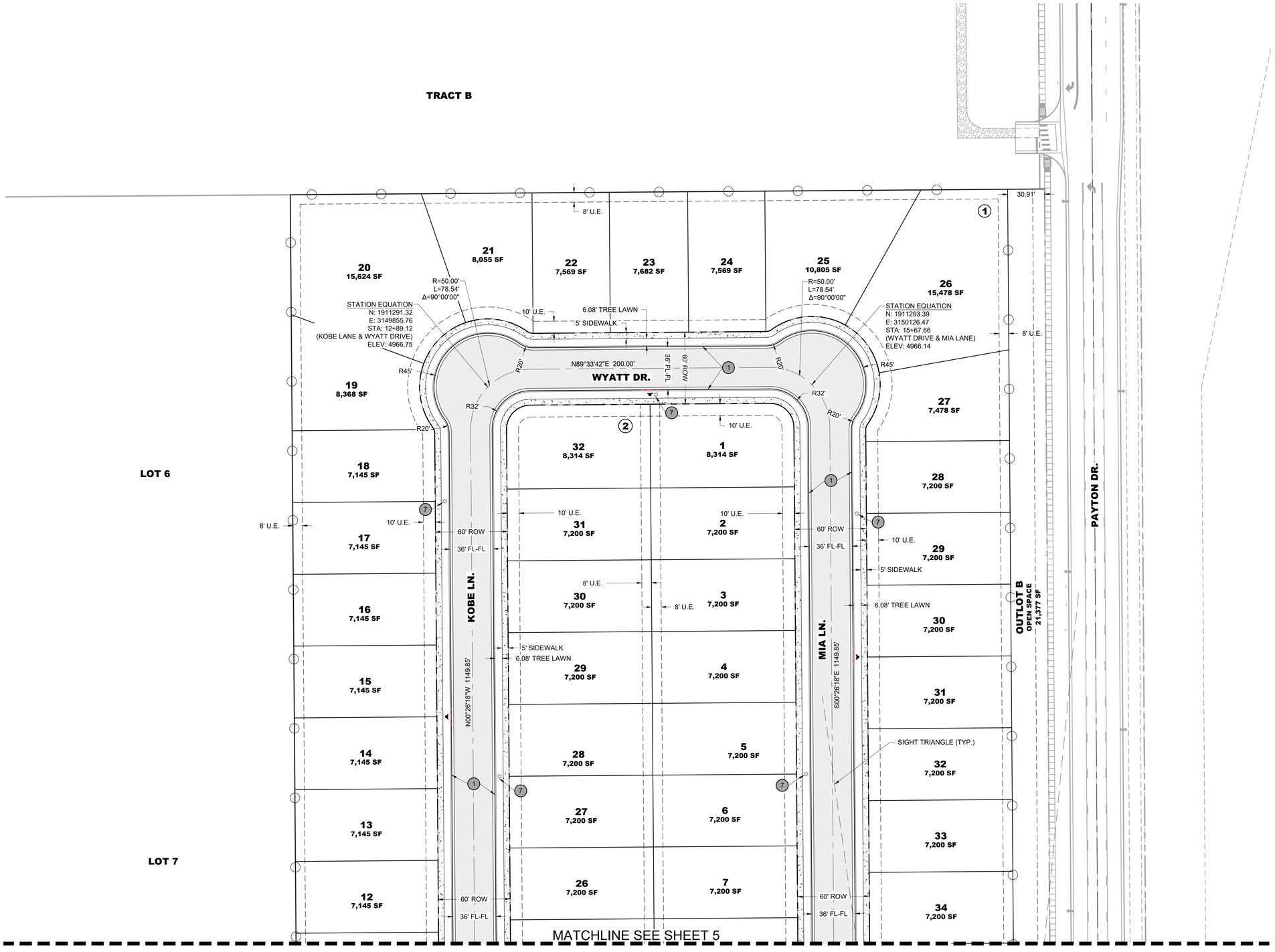
SHEET NUMBER
SP1
3 OF 28

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

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



**KEYMAP**

## SITE PLAN NOTES:

1. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. STREET SIGNS FOR PUBLIC STREETS SHALL BE WHITE LETTERING ON GREEN BACKGROUND PER TOWN STANDARDS.
3. SEE SHEET 3 FOR TYPICAL STREET SECTION DETAIL.
4. SEE SHEET 3 FOR TYPICAL LOT DETAIL.
5. 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:

1. DRIVE-OVER CURB W/ 2' GUTTER
2. ADA CURB RAMP
3. 6' CROSSPAN
4. MATCH EXISTING CURB & GUTTER
5. STOP SIGN W/ STREET NAME SIGN
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 U.E.
- FENCE - PRIVACY

0 40' 80'
1" = 40' (HORIZONTAL)

UNCC
CALL BEFORE
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OR
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UTILITY NOTIFICATION
CENTER OF COLORADO

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
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PRELIMINARY NOT FOR CONSTRUCTION

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

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

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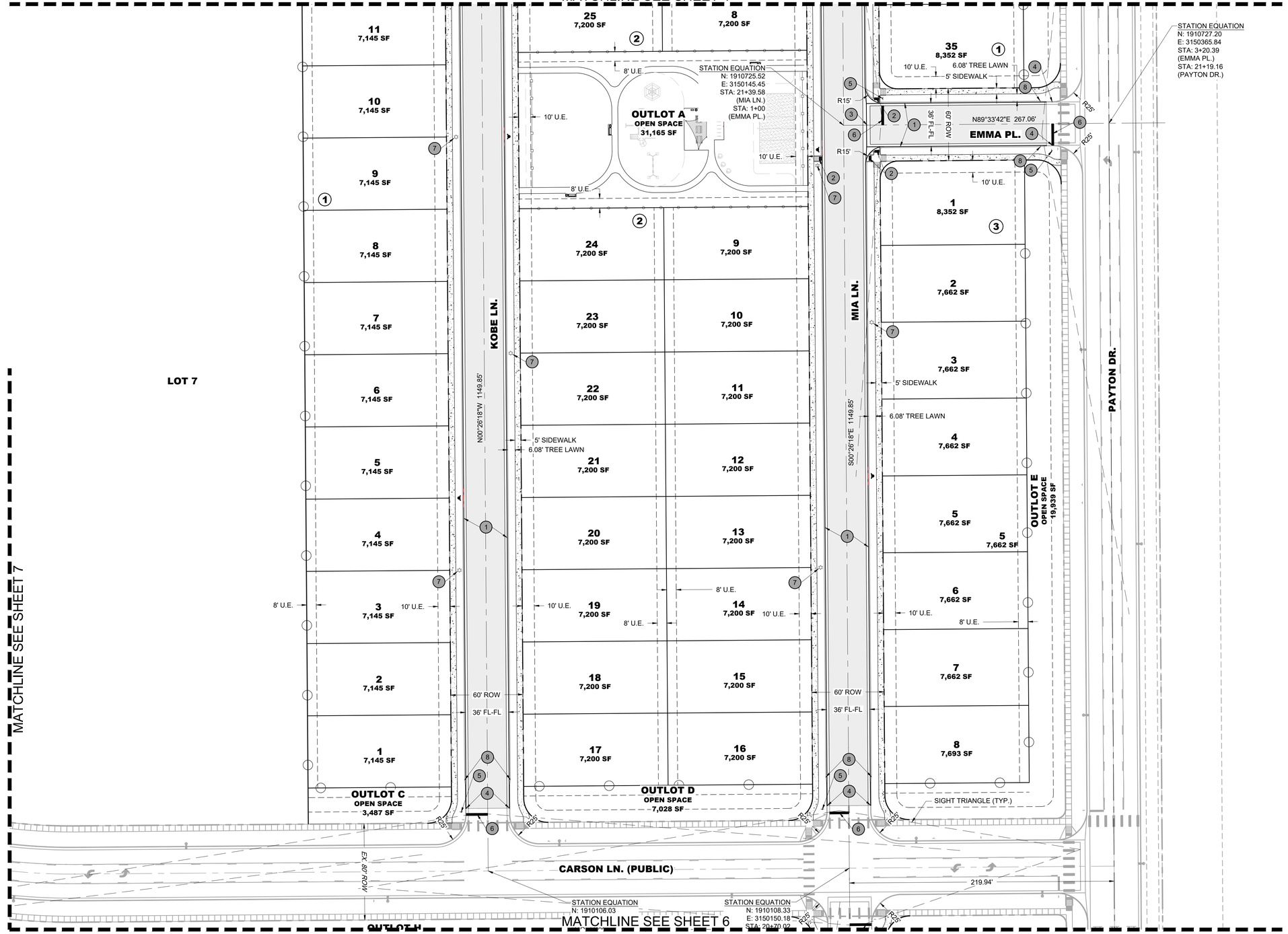
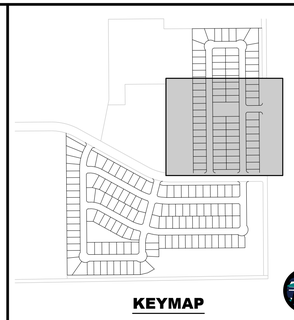
SHEET NUMBER
SP2
4 OF 28

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

**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**



**KEYMAP**

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## LEGEND

- CENTERLINE
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- BLOCK NUMBER (#)
- LOT NUMBER (#)
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- EX. STREET LIGHT
- UTILITY EASEMENT (U.E.)
- FENCE - PRIVACY

0 40' 80'
1" = 40' (HORIZONTAL)

811 UNCC CALL BEFORE YOU DIG 811 OR 1-800-922-1987 UTILITY NOTIFICATION CENTER OF COLORADO

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
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TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL

DETAILED SITE PLAN

JOHNSTOWN, CO

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

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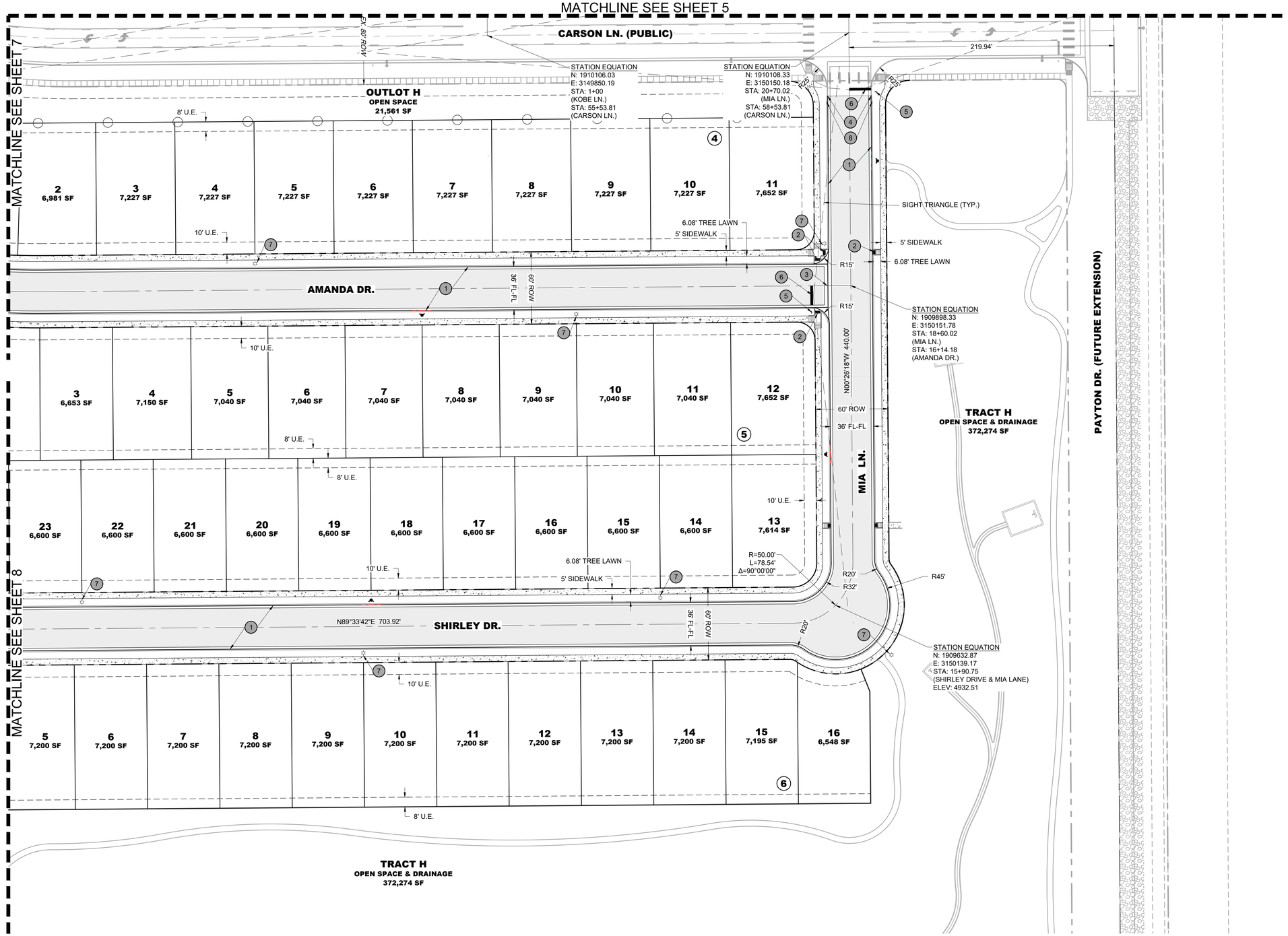
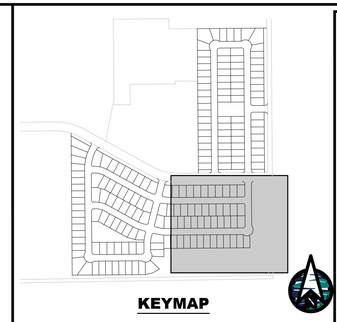
SHEET NUMBER
SP3
5 OF 28

# 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**



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TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
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TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL
DETAILED SITE PLAN
JOHNSTOWN, CO

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

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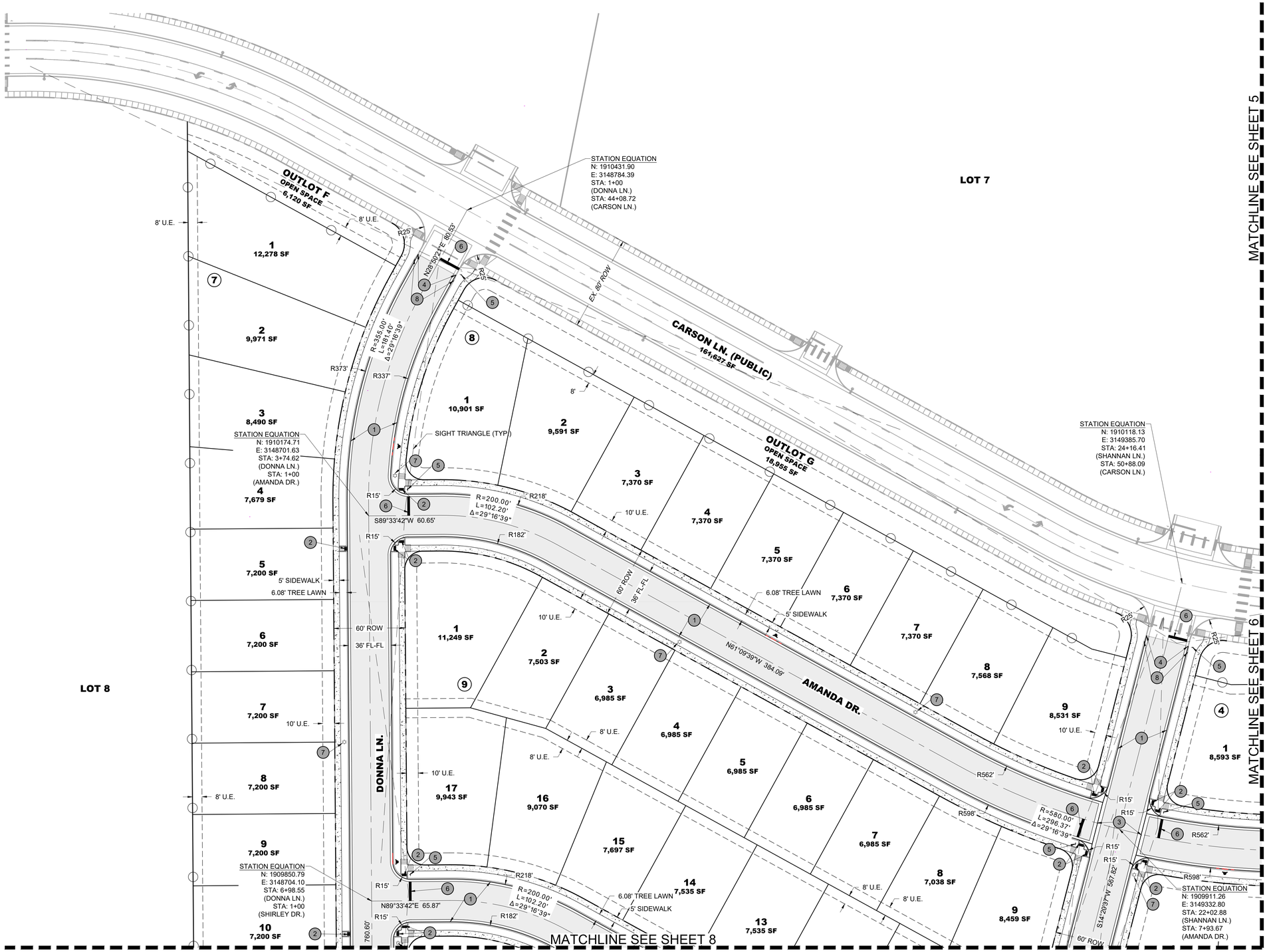
SHEET NUMBER
SP4
6 OF 28

# 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**



**KEYMAP**

## SITE PLAN NOTES:

1. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. STREET SIGNS FOR PUBLIC STREETS SHALL BE WHITE LETTERING ON GREEN BACKGROUND PER TOWN STANDARDS.
3. SEE SHEET 3 FOR TYPICAL STREET SECTION DETAIL.
4. SEE SHEET 3 FOR TYPICAL LOT DETAIL.
5. 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:

1. DRIVE-OVER CURB W/ 2' GUTTER
2. ADA CURB RAMP
3. 6' CROSSPAN
4. MATCH EXISTING CURB & GUTTER
5. STOP SIGN W/ STREET NAME SIGN
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 (U.E.)
- FENCE - PRIVACY

0 40' 80'
1" = 40' (HORIZONTAL)

811
UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS

# LEDGE ROCK CENTER RESIDENTIAL

DETAILED SITE PLAN

JOHNSTOWN, CO

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

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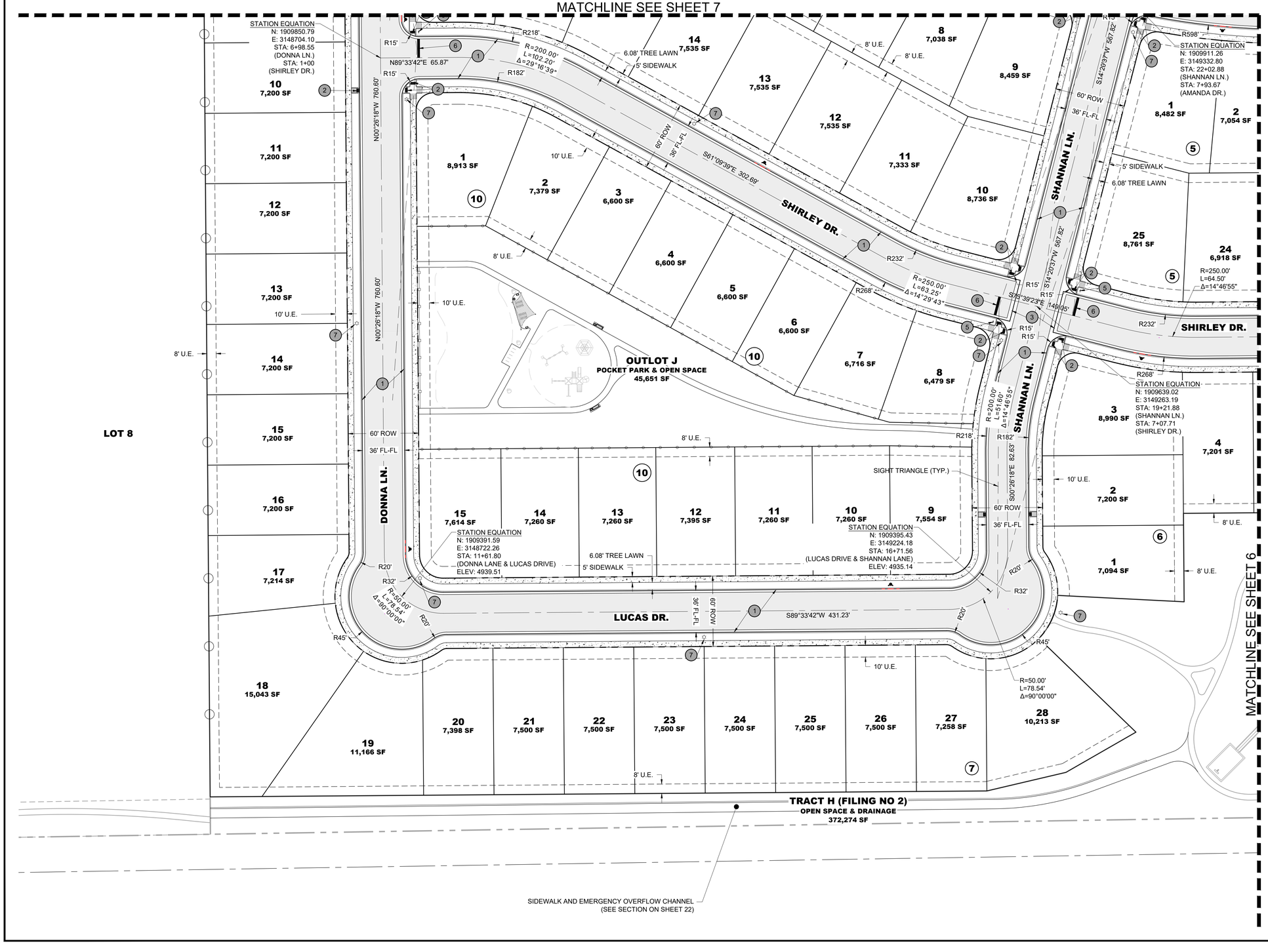
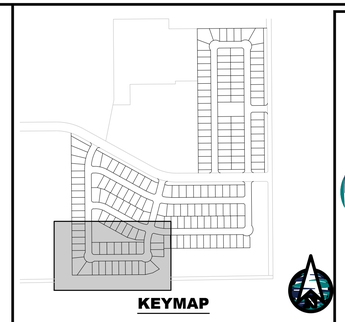
SHEET NUMBER
SP5
7 OF 28

# 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**



**KEYMAP**

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## LEGEND

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0 40' 80'
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TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
DETAILED SITE PLAN
JOHNSTOWN, CO

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

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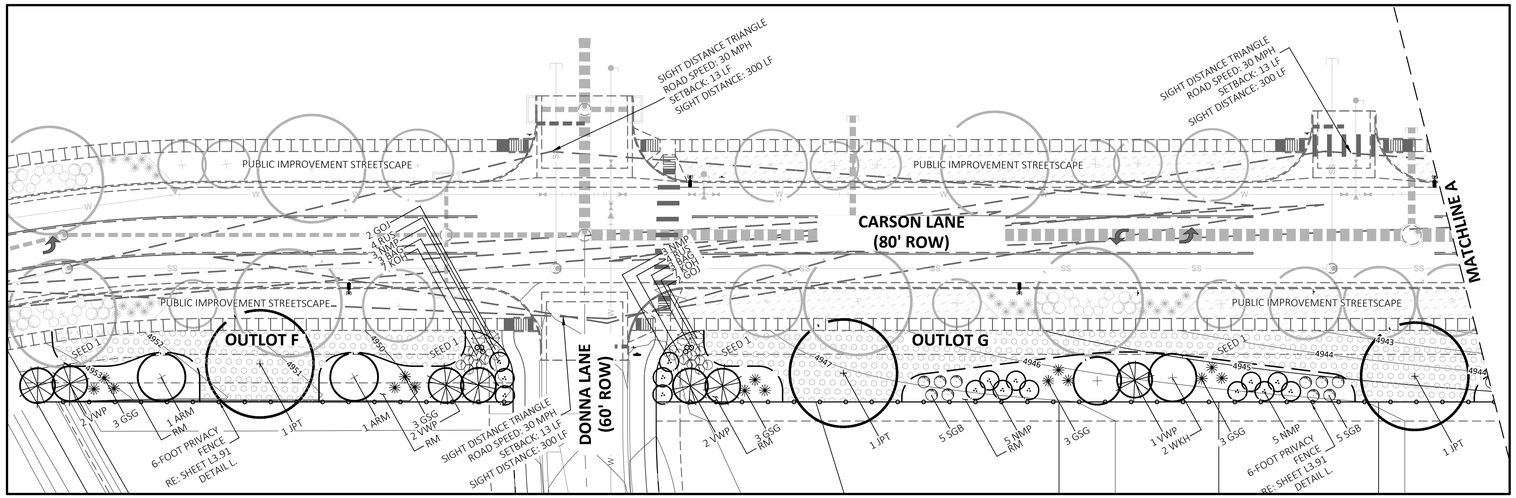
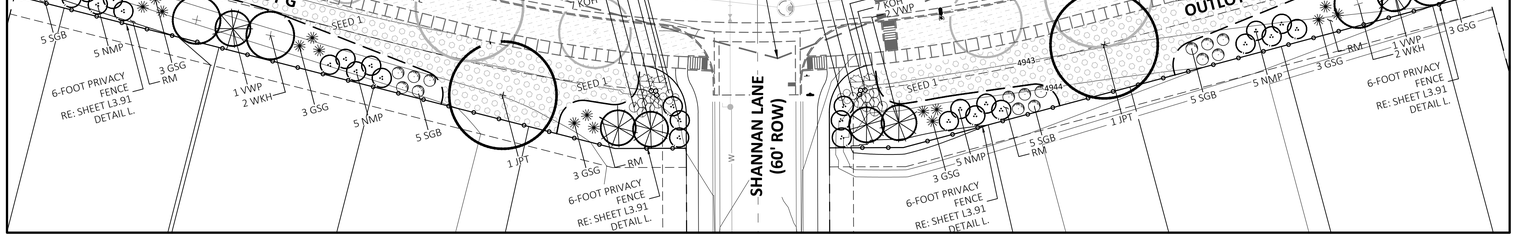
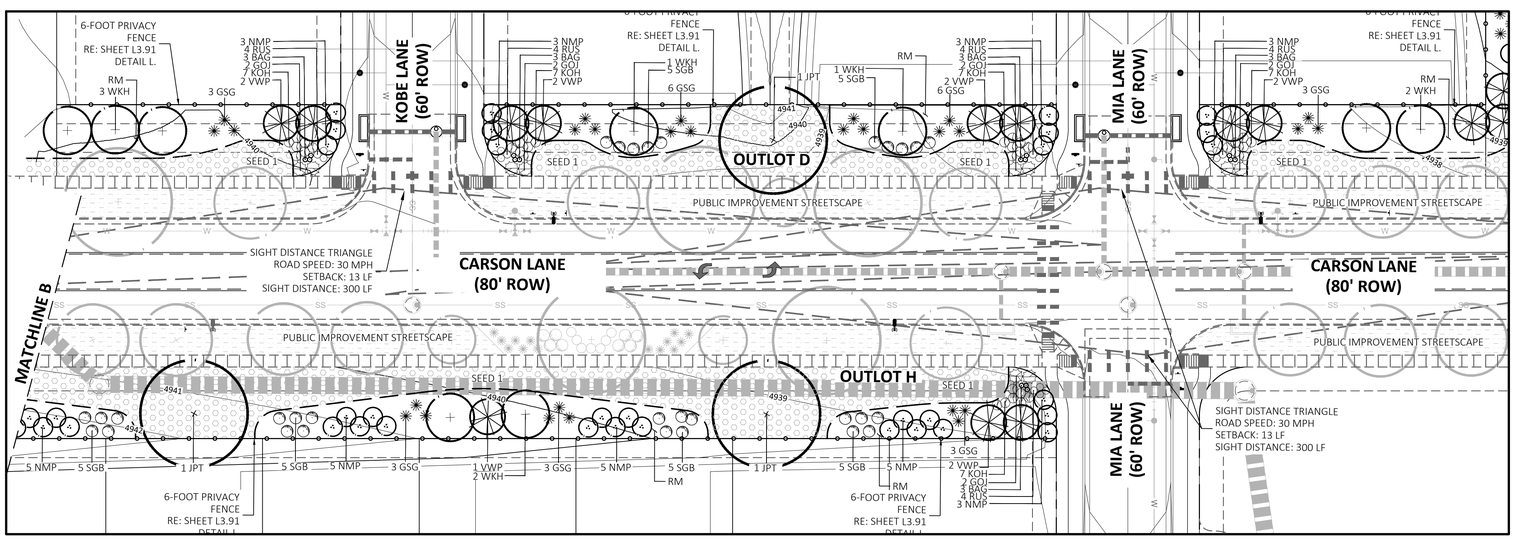
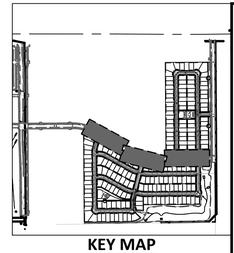
SHEET NUMBER
SP6
8 OF 28



KEY MAP

TERRA FORMA SOLUTIONS

## 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

## GENERAL NOTES

1. REFER TO SHEET C0.00, COVER SHEET, FOR THE BENCHMARK AND BASIS OF BEARINGS.
2. REFER TO SHEETS L3.90 FOR LANDSCAPE NOTES AND PLANTING DETAILS.
3. REFER TO SHEETS L3.91-L3.92 FOR SITE AND PARK DETAILS.
4. ALL PROPOSED FENCING SHALL BE INSTALLED BY THE HOMEBUILDER.

## SITE TRIANGLE LANDSCAPING NOTES

1. 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.
2. 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.

| REV. NO. | DESCRIPTION | DATE |
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# LEDGE ROCK CENTER RESIDENTIAL

CARSON LANE BUFFER LANDSCAPE PLAN

3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, CO

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

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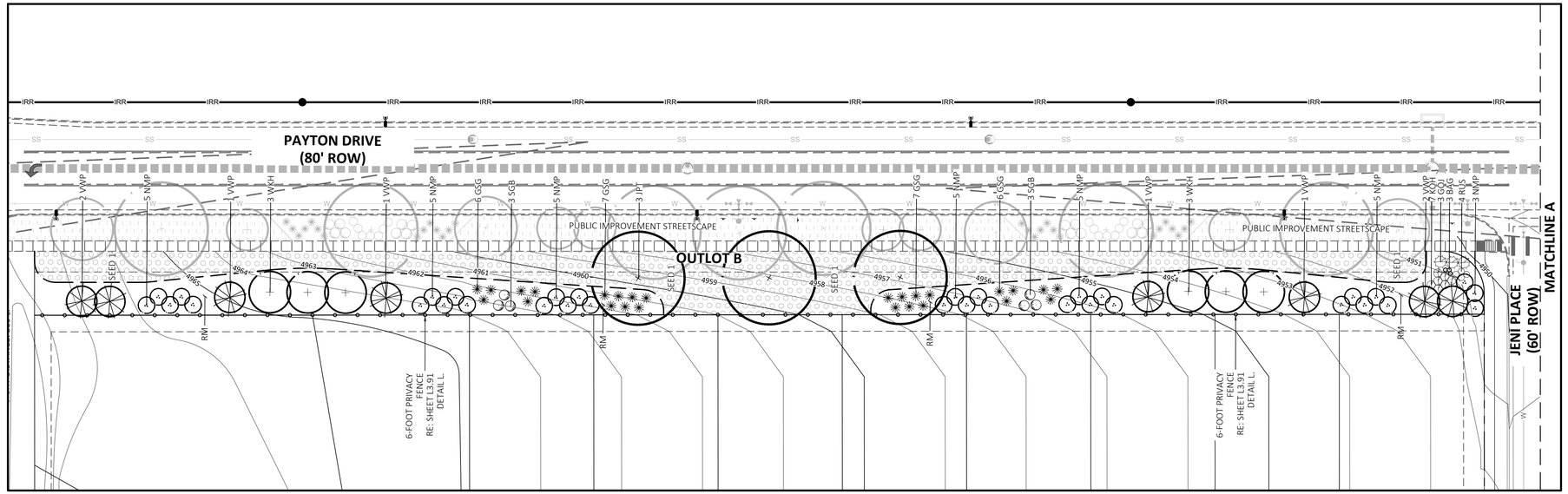
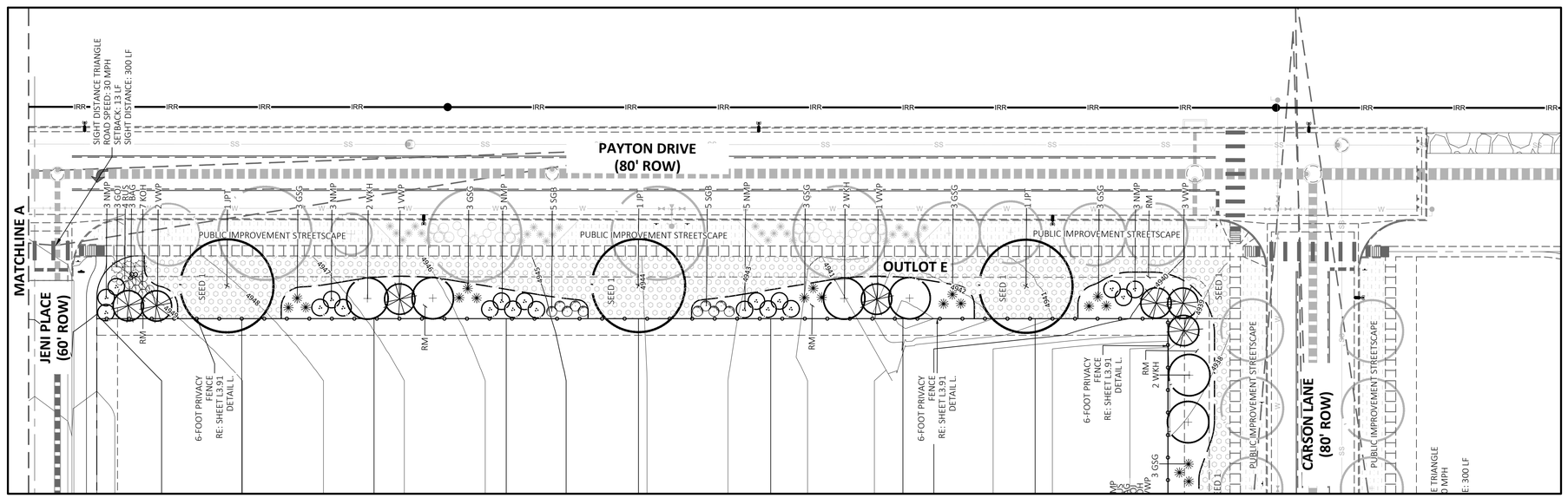
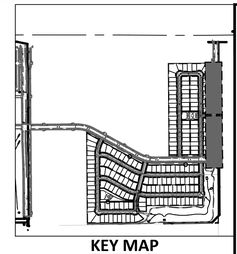
SCALE 1" = 30'



KEY MAP

## LEGEND

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SCALE 1" = 30'

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| REV. NO. | DESCRIPTION | DATE |
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# LEDGE ROCK CENTER RESIDENTIAL

PAYTON DRIVE BUFFER LANDSCAPE PLAN

3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, CO

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

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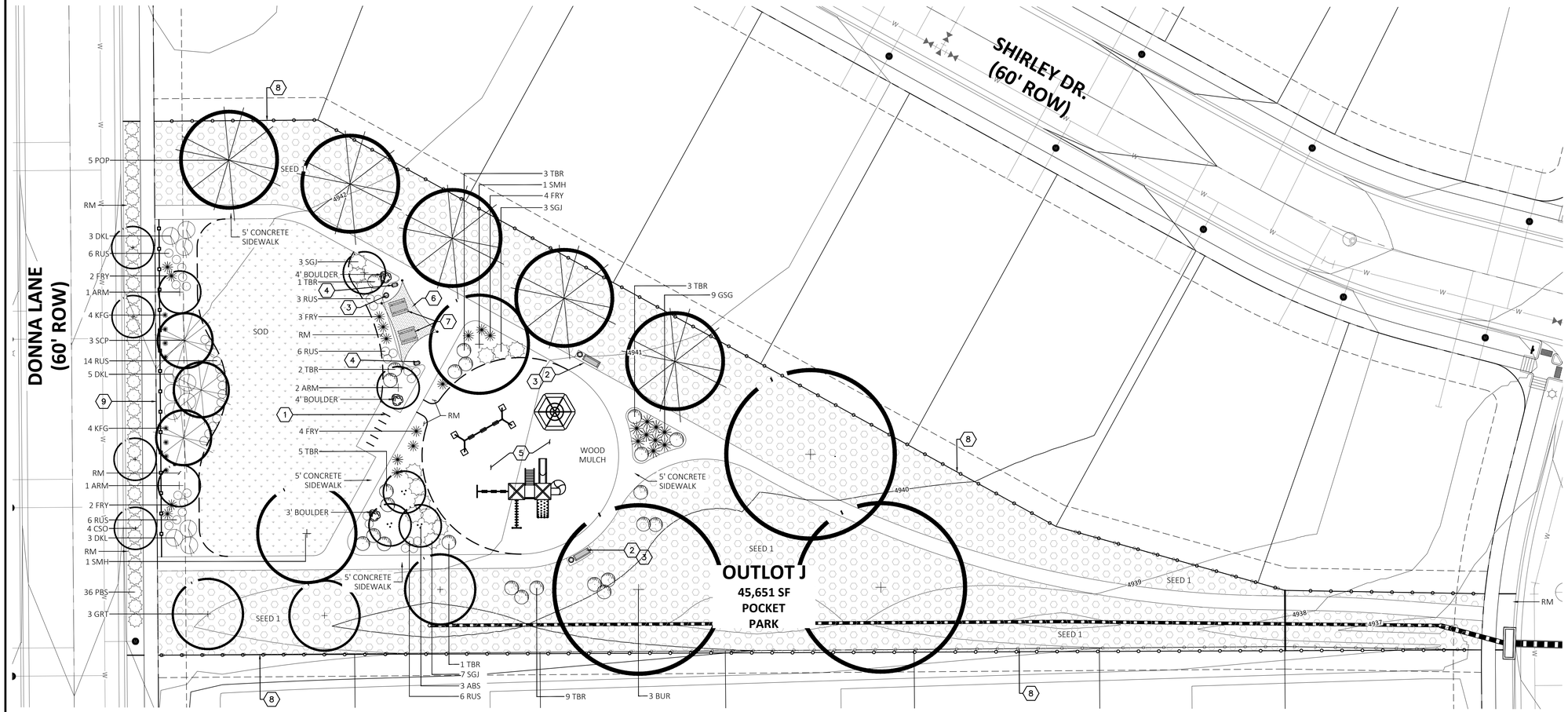


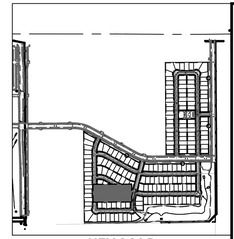

KEY MAP

## LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
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- SEED 2 — BLAZE LITTLE BLUESTEM SEED MIX
- SOD — RTF WATER SAVER SOD
- RM — 3/4" CRUSHED MOUNTAIN GRANITE

## KEY NOTES

1. PROPOSED BIKE RACK, QUANTITY PER PLAN. RE: SHEET L3.91, DETAIL E.
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.
5. PROPOSED PLAYGROUND RE: SHEET L3.92, DETAILS M-O.
6. PROPOSED FABRIC SHADE SAIL WITH STEEL COLUMNS.
7. PROPOSED PICNIC TABLE. RE: SHEET L3.91, DETAIL I.
8. PROPOSED 6-FOOT CEDAR FENCE RE: SHEET L3.92, DETAIL L.
9. PROPOSED CEDAR POST AND CHAIN FENCE. RE: SHEET L3.92, DETAIL K.

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SCALE 1" = 20'

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| REV. NO. | DESCRIPTION | DATE |
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# LEDGE ROCK CENTER RESIDENTIAL

SOUTH PARK LANDSCAPE PLAN

3465 SOUTH GAYLORD COURT, A304
ENGLEWOOD, CO

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


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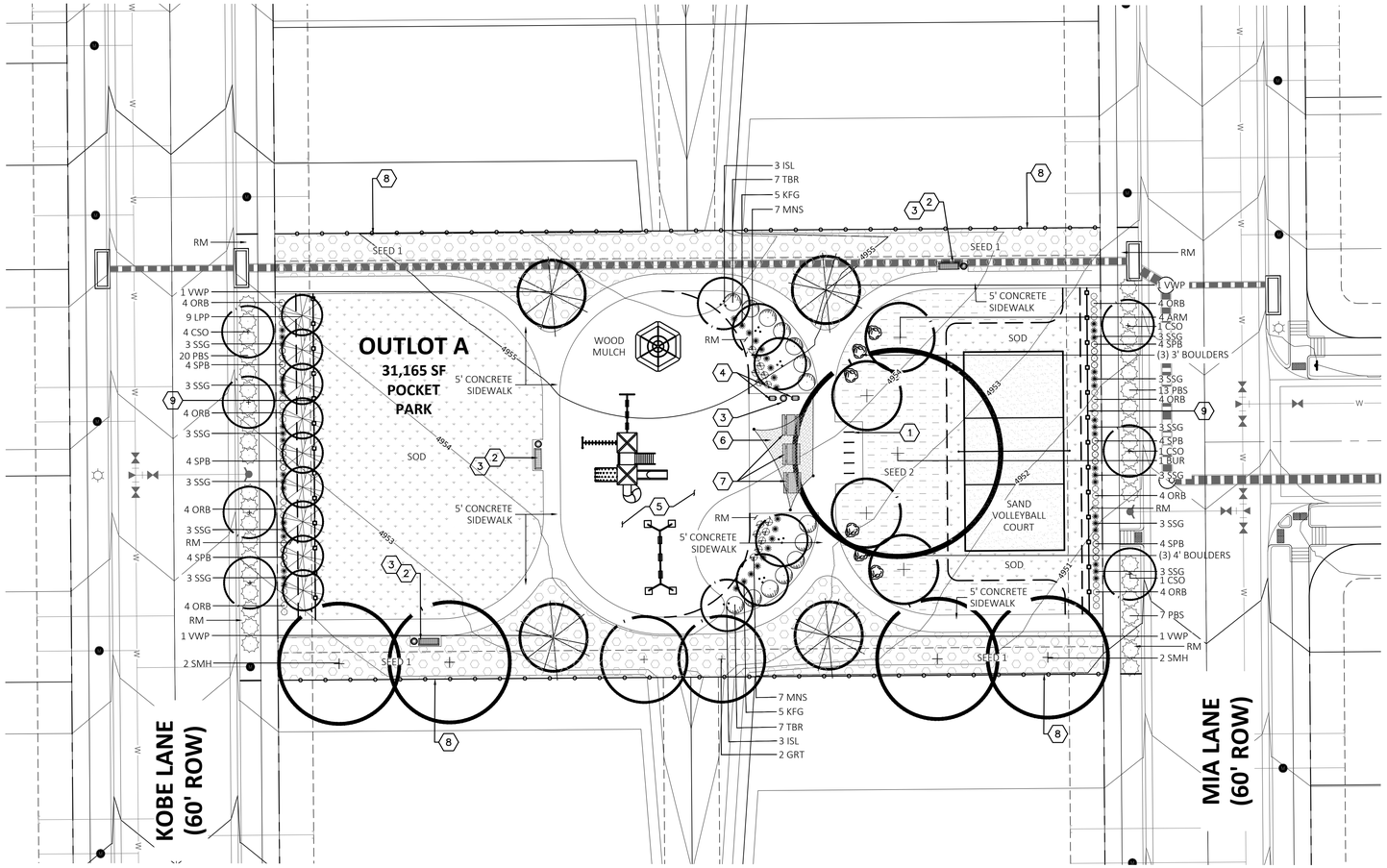


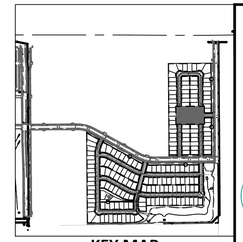

**KEY MAP**

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SCALE 1" = 20'

TERRA FORMA SOLUTIONS

| REV. NO. | DESCRIPTION | DATE |
|---|---|---|

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

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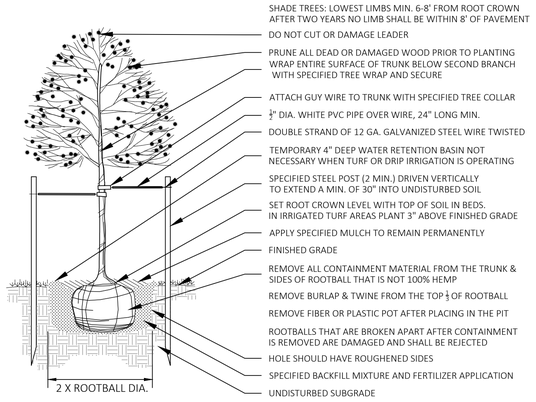
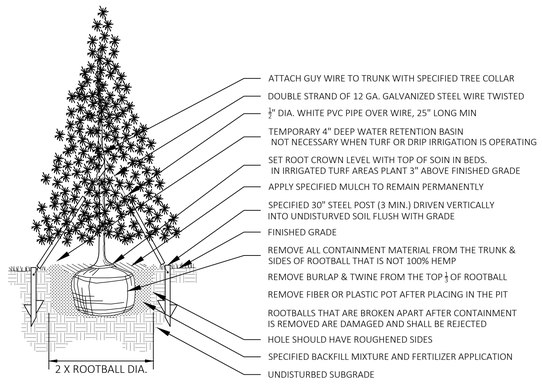
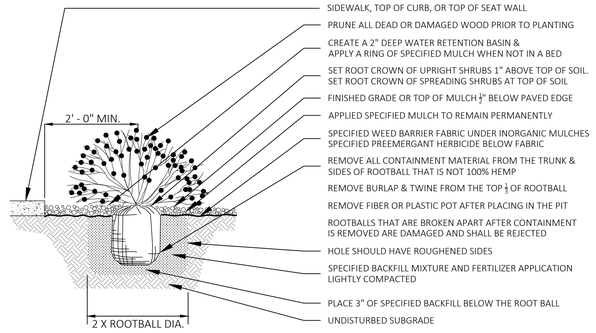


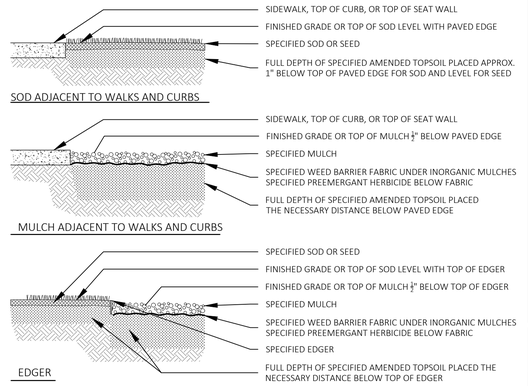

**A DECIDUOUS TREE PLANTING**
NOT TO SCALE




**B EVERGREEN TREE PLANTING W/ GUY WIRES**
NOT TO SCALE




**C SHRUB PLANTING**
NOT TO SCALE




**D EDGE TREATMENT**
NOT TO SCALE

## LANDSCAPE NOTES

1. 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.
2. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
4. 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.
5. 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.
6. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
7. 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.
8. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. 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.
14. BOULDERS: IN THE SPECIFIED AREAS, INSTALL LOCALLY AVAILABLE 2-FOOT TO 5-FOOT BOULDERS.
15. 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.
16. SEED 2: IN THE SPECIFIED AREAS, GROUNDCOVER SHALL BE THE BLAZE LITTLE BLUESTEM MIX BY ARKANSAS VALLEY SEED.
17. SOD: IN THE SPECIFIED AREAS, THE GROUNDCOVER SHALL BE THE RTF WATER SAVER SOD PER GREEN VALLEY TURF, LITTLETON CO, (303) 798-6764.
18. 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.
19. 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.
20. 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.
21. 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.
22. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
23. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
24. TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
25. CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.
26. 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.
27. 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.

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## PLANT LIST

| Qty. | Sym. | Scientific/Botanic Name | Container/Size | Notes | Habit |
|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | |
| 4 | BUR | BUR OAK<br>Quercus macrocarpa | 2" CAL.<br>SINGLE TRUNK | FULL CROWN, B&B, STAKED<br>SPECIMEN QUALITY | 75X75 FEET |
| 11 | CSO | CRIMSON SPIRE OAK<br>Quercus x bimundorum 'Crimschmidt' | 2" CAL.<br>SINGLE TRUNK | FULL CROWN, B&B, STAKED<br>SPECIMEN QUALITY | 45X15 FEET |
| 5 | GRT | GOLDENRAIN TREE<br>Koelreuteria paniculata | 2" CAL.<br>STRIAGHT TRUNK | STRAIGHT TRUNK, B&B<br>SPECIMEN QUALITY, STAKED | 30X25 FEET |
| 14 | JPT | JAPANESE PAGODA TREE<br>Styphnolobium japonicum | 2" CAL.<br>SINGLE TRUNK | FULL CROWN, B&B, STAKED<br>SPECIMEN QUALITY | 50X50 FEET |
| 6 | SMH | SHADEMASTER HONEYLOCUST<br>Gleditsia tria. inermis 'Shademaster' | 2" CAL.<br>SINGLE TRUNK | FULL CROWN, B&B, STAKED<br>SPECIMEN QUALITY | 45X40 FEET |
| 40 | | | | | |
| ORNAMENTAL TREES | | | | | |
| 3 | ABS | AUTUMN BRILL SERVICEBERRY<br>Amelanchier grand. 'Autumn Brilliant' | 1 1/2" CAL<br>SINGLE TRUNK | STRAIGHT TRUNK, B&B<br>SPECIMEN QUALITY, STAKED | 20X15 FEET |
| 8 | ARM | AMUR MAPLE<br>Acer Ginnala 'Flame' | 6' HT.<br>MULTI LEADER | 3 LEADER MIN, B&B<br>SPECIMEN QUALITY, STAKED | 15X15 FEET |
| 6 | ISL | IVORY SILK JAPANESE TREE LILAC<br>Syringa reticulata 'Ivory Silk' | 1 1/2" CAL<br>SINGLE TRUNK | STRAIGHT TRUNK, B&B<br>SPECIMEN QUALITY, STAKED | 25X20 FEET |
| 27 | WKH | WINTER KING HAWTHORN<br>Crataegus phaenopyrum | 1 1/2" CAL<br>SINGLE TRUNK | STRAIGHT TRUNK, B&B<br>SPECIMEN QUALITY, STAKED | 20X20 FEET |
| 44 | | | | | |
| EVERGREEN TREES | | | | | |
| 9 | LPP | LODGEPOLE PINE<br>Pinus contora latifolia | 6'-10' HT.<br>SEE PLAN | FULL FORM, B&B<br>SPECIMEN QUALITY, GUYED | 50x15FEET |
| 5 | POP | PONDEROSA PINE<br>Pinus ponderosa | 6'-10' HT.<br>SEE PLAN | FULL FORM, B&B<br>SPECIMEN QUALITY, GUYED | 70X35 FEET |
| 7 | SCP | SCOTCH PINE<br>Pinus sylvestris | 6'-10' HT.<br>SEE PLAN | FULL FORM, B&B<br>SPECIMEN QUALITY, GUYED | 40X25 FEET |
| 43 | VWP | VANDERWOLFS PYRAMID PINE<br>Pinus flexilis 'Vanderwolf's Pyramid' | 6'-10' HT.<br>SEE PLAN | FULL FORM, B&B<br>SPECIMEN QUALITY, GUYED | 40x25FEET |
| 64 | | | | | |
| DECIDUOUS SHRUBS | | | | | |
| 11 | DKL | DWARF KOREAN LILAC<br>Syringa meyeri 'Palibin' | 5 GAL.<br>18"-24" HT. | SPACING 4' O.C.<br>5 CANES MIN. | 6X6 FEET |
| 77 | KOH | KODIACK ORANGE HONEYSUCKLE<br>Diervilla x | 5 GAL.<br>18"-24" HT. | SPACING 4' O.C.<br>5 CANES MIN. | 4X4 FEET |
| 129 | NMP | NEW MEXICO PRIVET<br>Forestiera pubescens var. pubescens | 5 GAL.<br>SINGLE TRUNK | STRAIGHT TRUNK, B&B<br>SPECIMEN QUALITY, STAKED | 12X8 FEET |
| 32 | ORB | ORANGE ROCKET BARBERRY<br>Berberis thunbergii 'Orange Rocket' | 5 GAL.<br>18"-24" HT. | SPACING 3' O.C.<br>5 CANES MIN. | 5X3 FEET |
| 76 | PBS | PAWNEE BUTTES SAND CHERRY<br>Prunus besseyi 'P011S' | 5 GAL.<br>18"-24" HT. | SPACING 5' O.C.<br>5 CANES MIN. | 1.5X5 FEET |
| 85 | RUS | DENIM N LACE RUSSIAN SAGE<br>Perovskia atriplicifolia 'Denim 'n Lace' | 5 GAL.<br>18"-24" HT. | SPACING 3' O.C.<br>5 CANES MIN. | 3X3 FEET |
| 24 | SPB | SUNJOY GOLD PILLAR BARBERRY<br>Berberis thunbergii 'Maria' | 5 GAL.<br>18"-24" HT. | SPACING 3' O.C.<br>5 CANES MIN. | 5X3 FEET |
| 38 | TBR | TALL BLUE RABBITBRUSH<br>Ericameria nauseosa var. speciosa | 5 GAL.<br>18"-24" HT. | SPACING 5' O.C.<br>5 CANES MIN. | 6X5 FEET |
| 472 | | | | | |
| EVERGREEN SHRUBS | | | | | |
| 24 | GOJ | GREY OWL JUNIPER<br>Juniperus virginiana 'Grey Owl' | 5 GAL.<br>18"-24" SPREAD | SPACING 5' O.C.<br>5 CANES MIN. | 3X6 FEET |
| 13 | SGJ | SEA GREEN JUNIPER<br>Juniperus chinensis 'Sea Green' | 5 GAL.<br>18"-24" SPREAD | SPACING 6' O.C.<br>5 CANES MIN. | 5X6 FEET |
| 76 | SGB | SPANISH GOLD BROOM<br>Cytisus purgans | 5 GAL.<br>18"-24" HT. | SPACING 6' O.C.<br>5 CANES MIN. | 4X6 FEET |
| 113 | | | | | |
| ORNAMENTAL GRASSES | | | | | |
| 33 | BAG | BLONDE AMBITION BLUE GRAMA<br>Bouteloua gracilis 'Blonde Ambition' | 1 GAL.<br>ESTABLISHED | SPACING 24" O.C. | 3X2 FEET |
| 110 | GSG | GIANT SACATON GRASS<br>Sporobolus wrightii | 1 GAL.<br>ESTABLISHED | SPACING 60" O.C. | 5X5 FEET |
| 26 | KFG | KARL FOERSTER FEATHER REED GRASS<br>Calamagrostis acuti. 'Karl Foerster' | 1 GAL.<br>ESTABLISHED | SPACING 24" O.C. | 4X2 FEET |
| 36 | SSG | SHENANDOAH SWITCHGRASS<br>Panicum virgatum 'Shenandoah' | 1 GAL.<br>ESTABLISHED | SPACING 36" O.C. | 5X2 FEET |
| 205 | | | | | |
| PERENNIALS | | | | | |
| 21 | FRY | FALSE RED YUCCA<br>Hesperaloe parviflora | 1 GAL.<br>ESTABLISHED | SPACING 36" O.C. | 48X60 INCHES |
| 14 | MNS | MAY NIGHT SALVIA<br>Salvia sylvestris 'May Night' | 1 GAL<br>ESTABLISHED | SPACING 24" O.C. | 24X24 INCHES |
| 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.

TERRA FORMA SOLUTIONS

| 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

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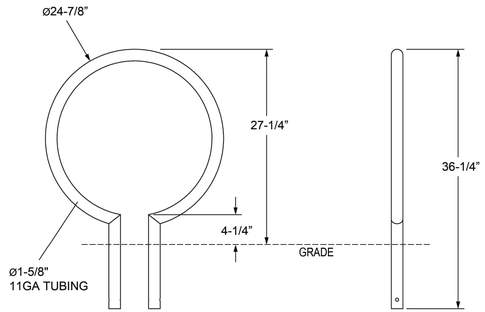
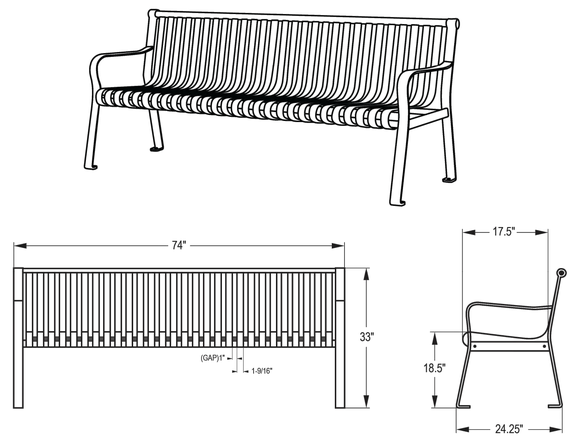


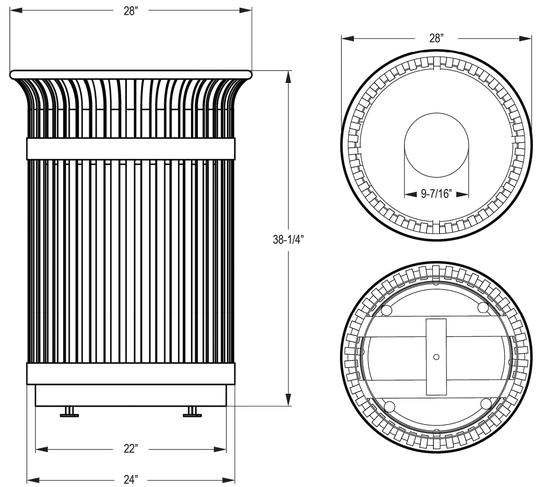

BELSON.COM, 2-BIKE OPAL CIRCULAR BIKE RACK,
GALVANIZED STEEL, IN-GROUND MOUNT
BLACK POWDER-COATED PAINT
MODEL # OPR-2-IG-G

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



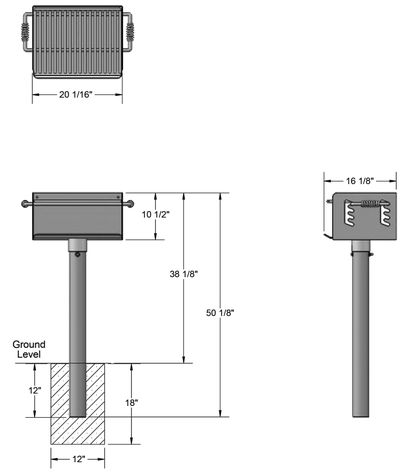

BELSON.COM, STEEL BENCH W/ STRAIGHT BACK,
STEEL, SURFACE MOUNT
BLACK RIVER PAINT FINISH
MODEL # CBPB-65B-BK

**(F) STEEL BENCH**
**NOT TO SCALE**



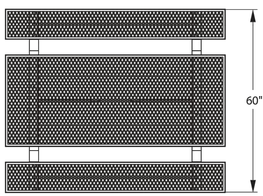

BELSON.COM, FLARE TOP TRASH RECEPTACLE,
STEEL, SURFACE MOUNT
BLACK RIVER PAINT FINISH
MODEL # CBTR-FT-BK

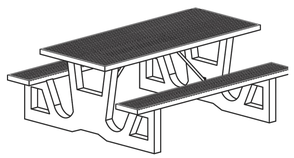
**(G) TRASH RECEPTACLE**
**NOT TO SCALE**

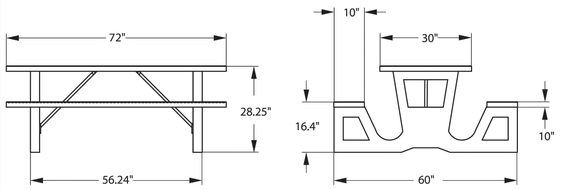



THEPARKCATALOG.COM, ROTATING PEDESTAL GRILL
SURFACE MOUNT
ITEM # 398-1488

**(H) PARK GRILL**
**NOT TO SCALE**

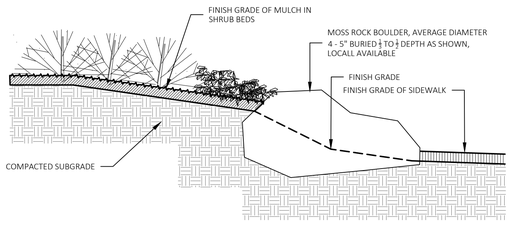


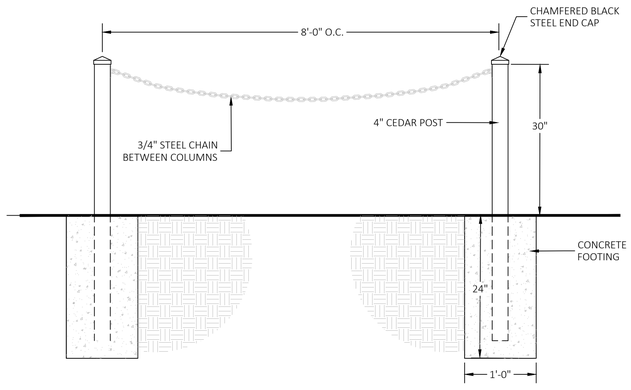



BELSON.COM, STEEL AND CONCRETE PICNIC TABLE,
MODEL # CPT6

**(I) PICNIC TABLE**
**NOT TO SCALE**




**(J) BOULDER PLACEMENT**
**NOT TO SCALE**




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

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| | | |

TERRA FORMA SOLUTIONS

# LEDGE ROCK CENTER RESIDENTIAL

LANDSCAPE DETAILS

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PROJ NO: 210259

ENG :

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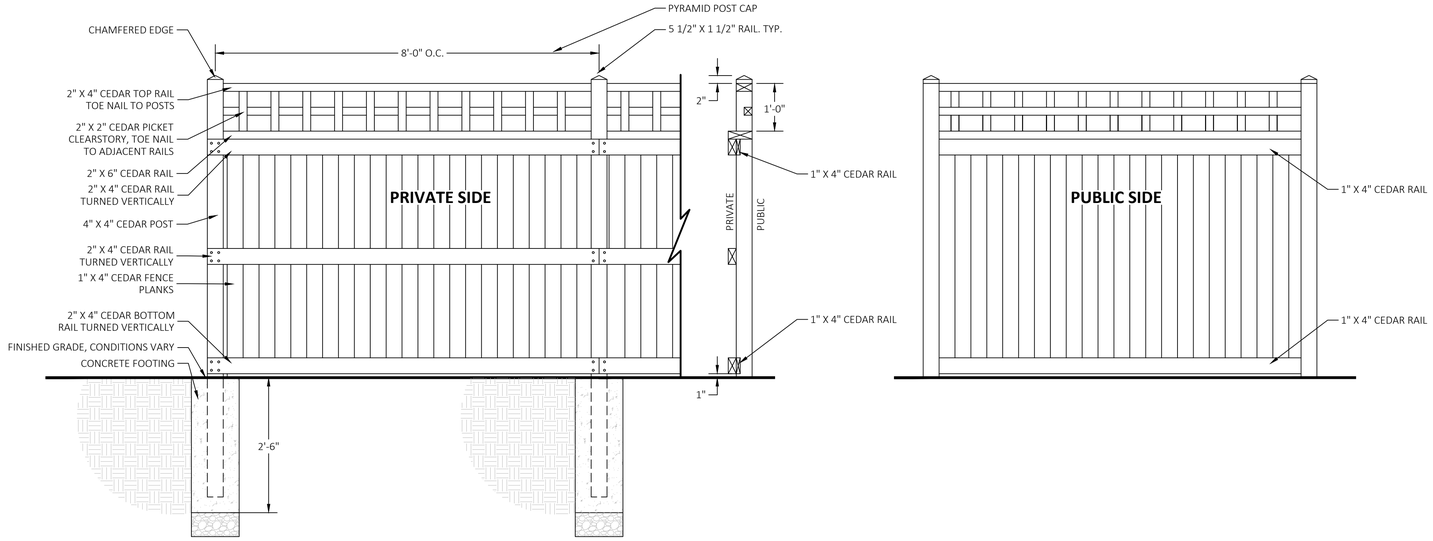


**L HOMEBUILDER FENCE**
NOT TO SCALE

MANUFACTURER: MILE HIGH PLAY STATIONS
INSTALL PER MANUFACTURERS SPECIFICATIONS

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

MANUFACTURER: PLAYSLI
INSTALL PER MANUFACTURERS SPECIFICATIONS

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

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

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| | | |

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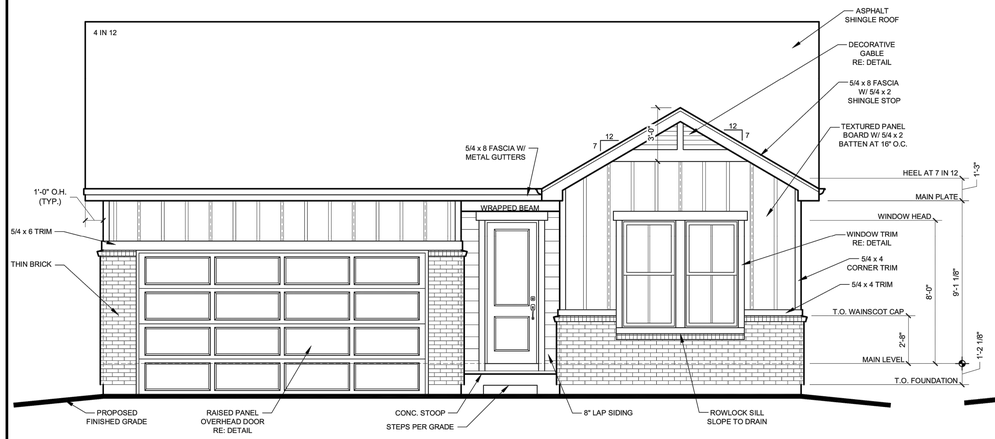
# EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 3
# FINAL DEVELOPMENT PLAN

**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**

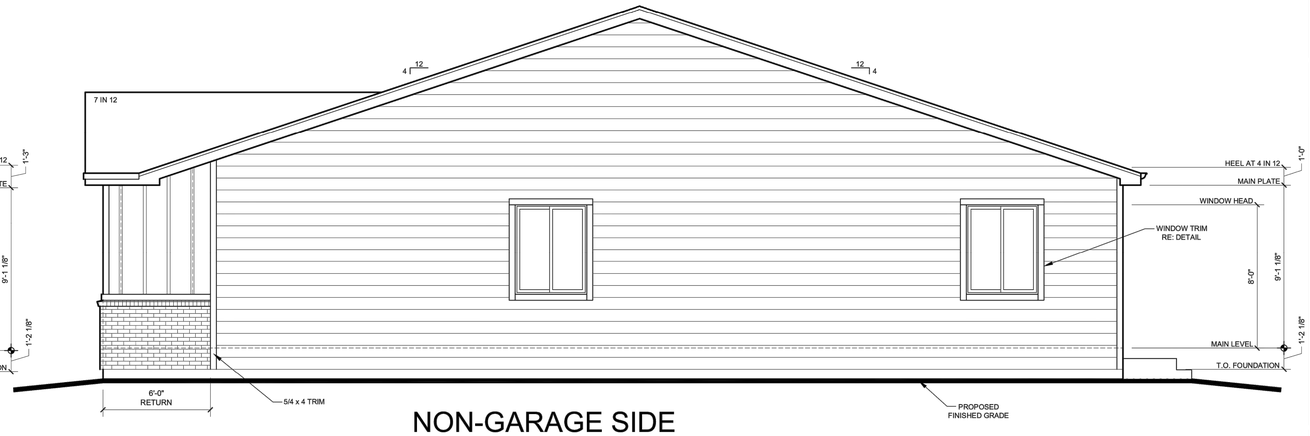
## MODEL JTF-39102 ELEVATIONS




1 FRONT ELEVATION - 'A'

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

FARMHOUSE
32% MASONRY
15% GLAZING

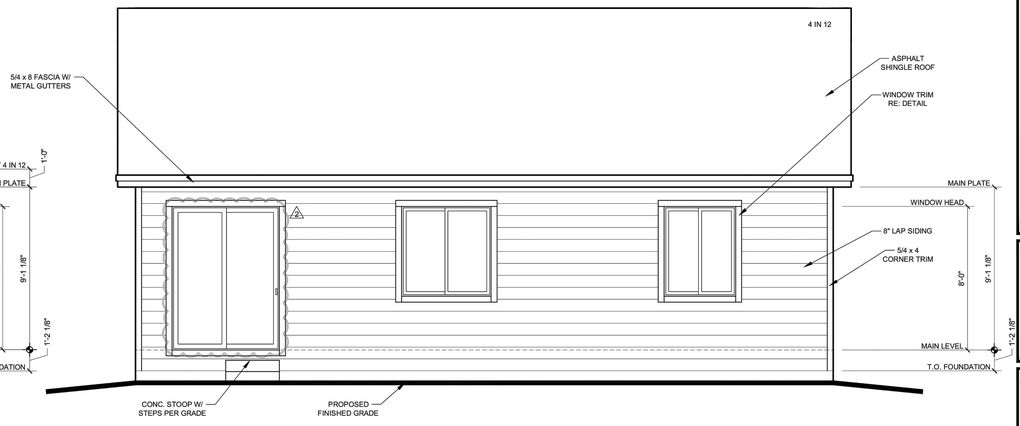



2 NON-GARAGE SIDE ELEVATION - 'A'

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

2 GARAGE SIDE ELEVATION - 'A'

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




1 REAR ELEVATION - 'A'

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

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL

BUILDING ELEVATIONS - JTF-39102

JOHNSTOWN, CO

PROJ NO: 210259

ENG : EAP/DDK

DATE : 12/22/2022

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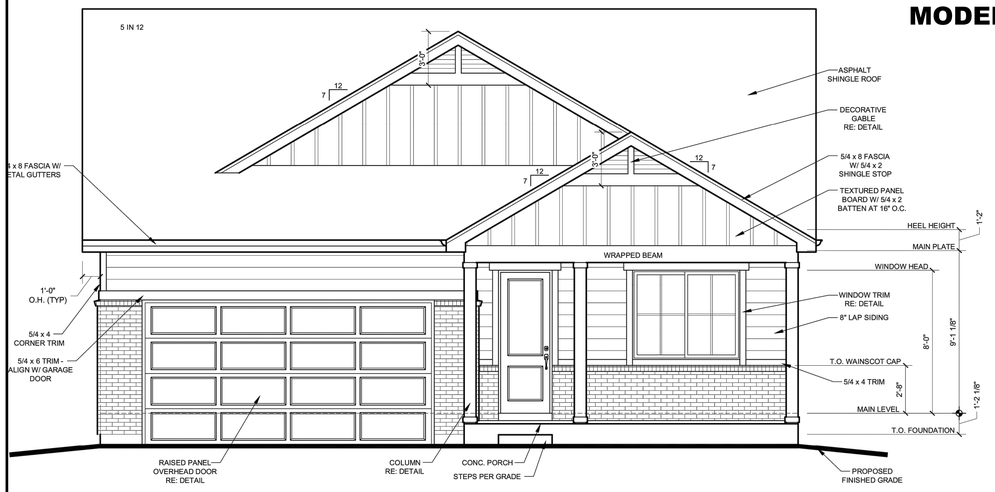
SHEET NUMBER

A1

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

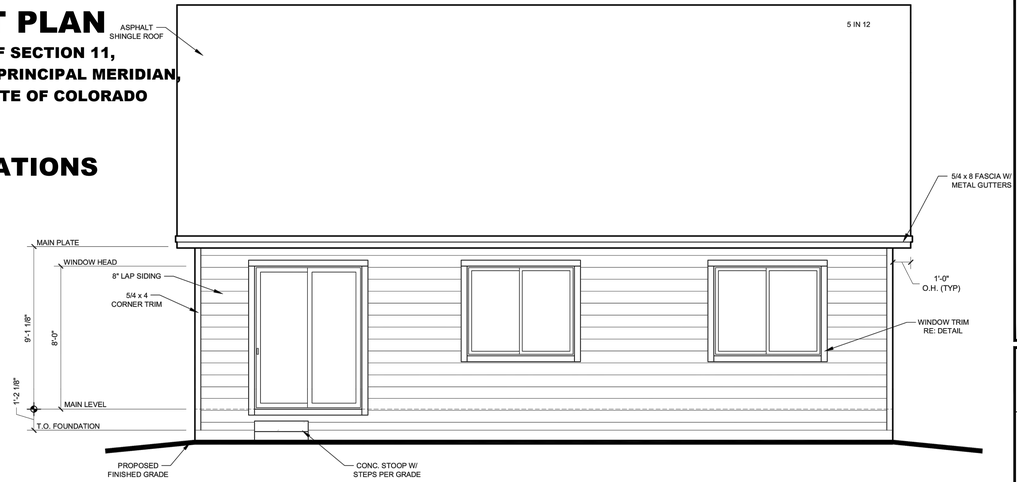
**SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,**
**TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO**

## MODEL JTF-39123 ELEVATIONS

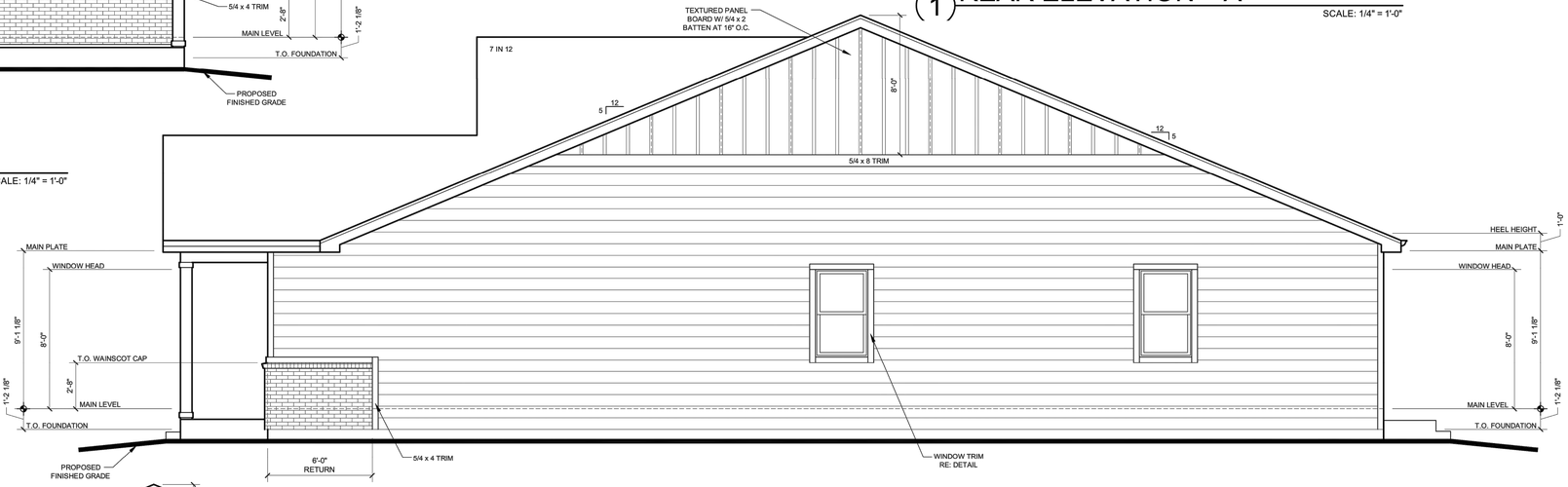



1 FRONT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

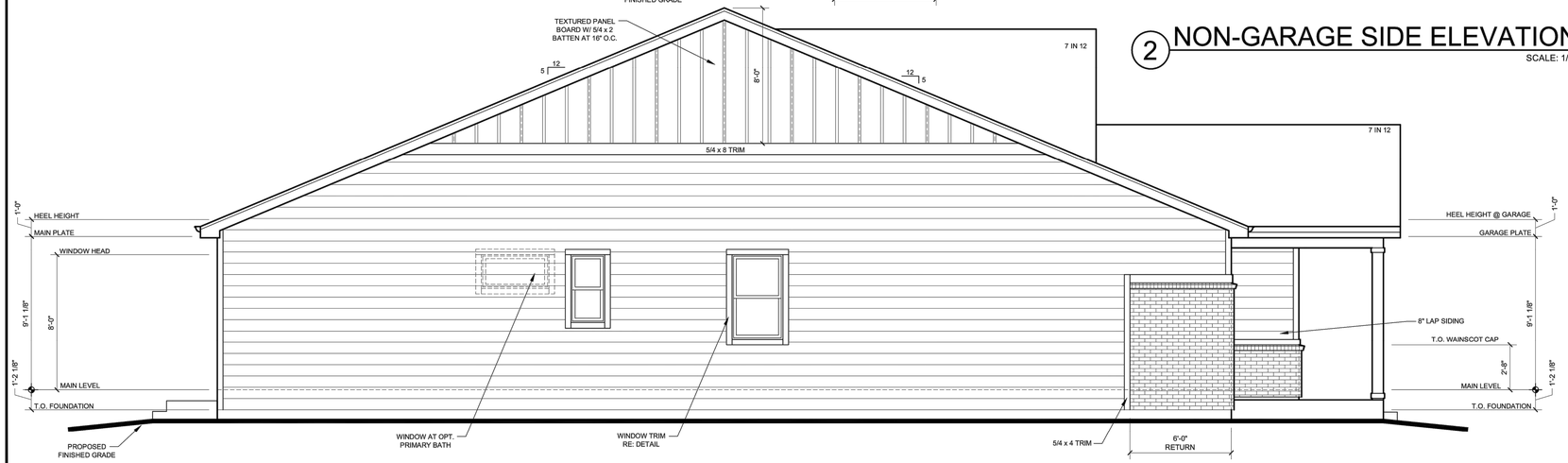
FARMHOUSE
32% MASONRY
10% GLAZING




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"

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-39123
JOHNSTOWN, CO

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

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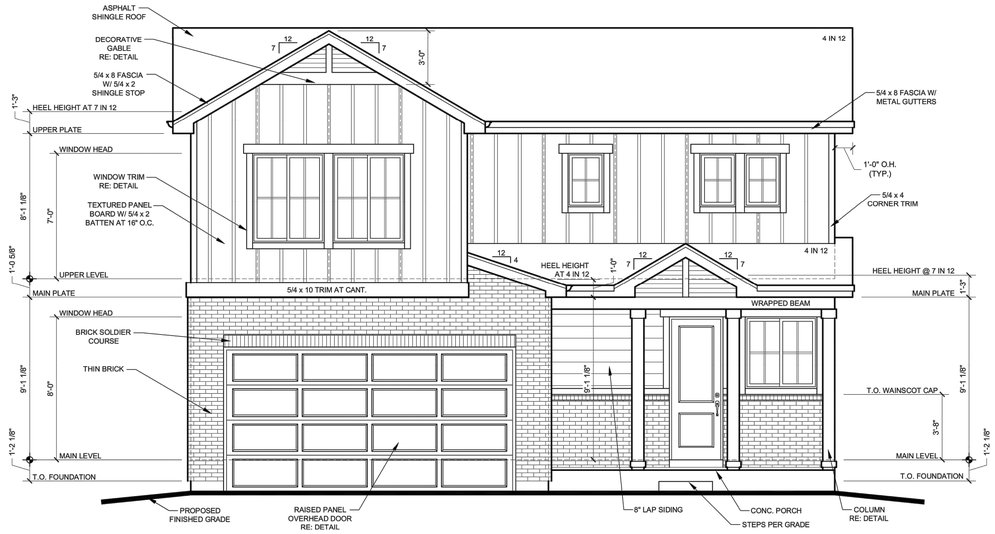
SHEET NUMBER
A2

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

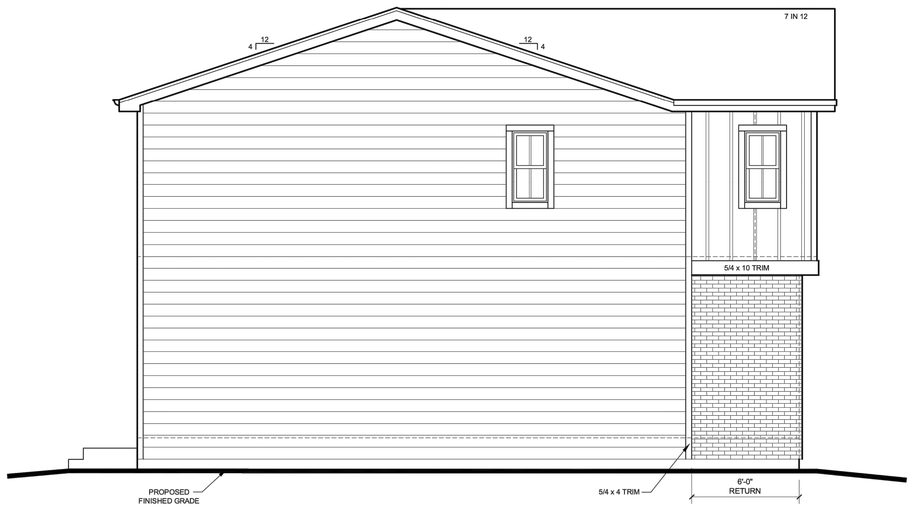
**SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,**
**TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO**

## MODEL JTF-36204 ELEVATIONS

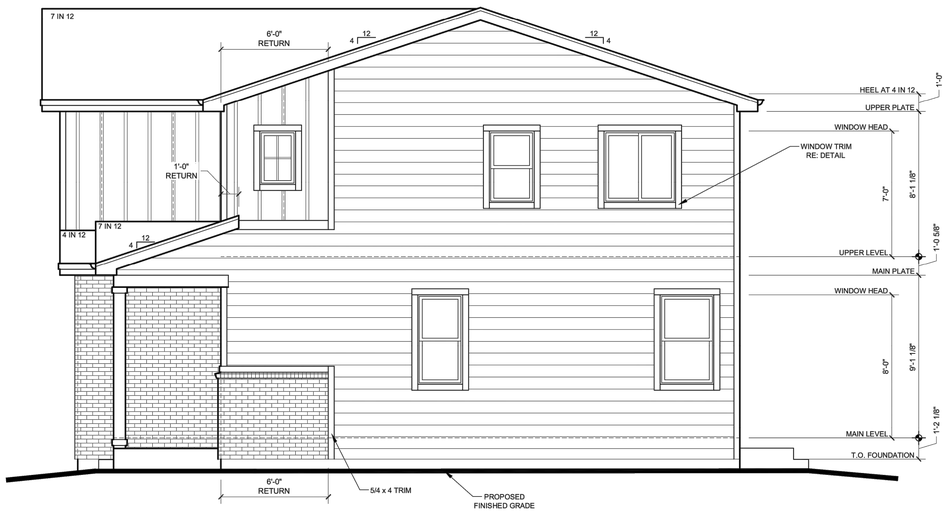
3 REAR ELEVATION - 'A'
SCALE: 1/4" = 1'-0"




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




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




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

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-36204
JOHNSTOWN, CO

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

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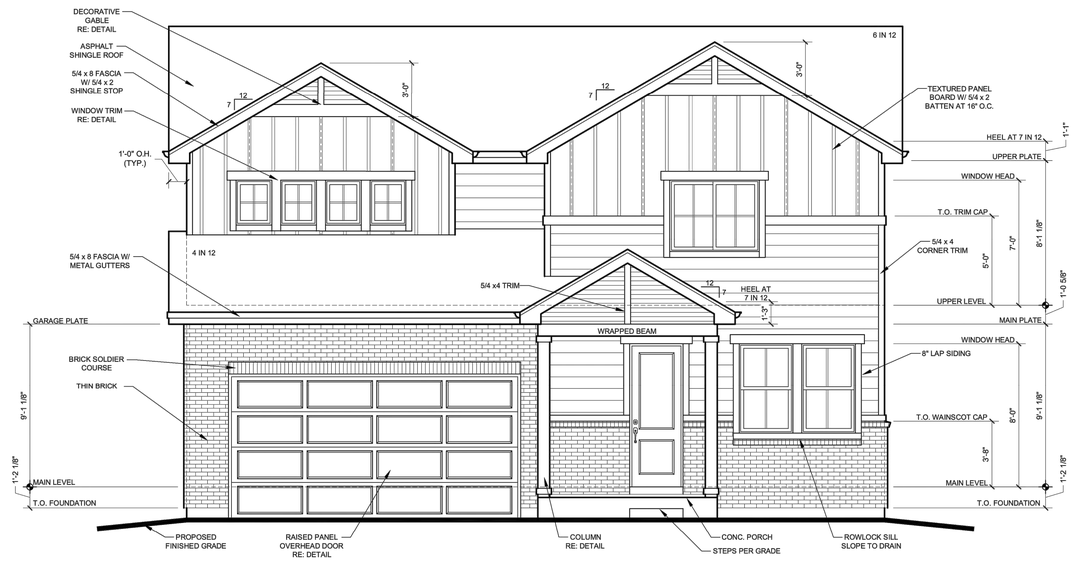
SHEET NUMBER
A3
25 OF 28

# 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**

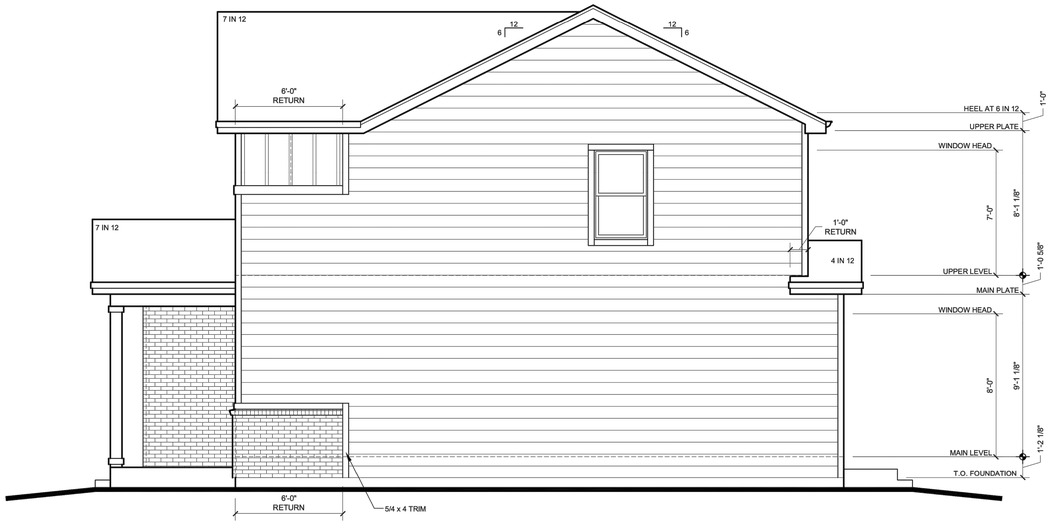
## MODEL JTF-36205 ELEVATIONS



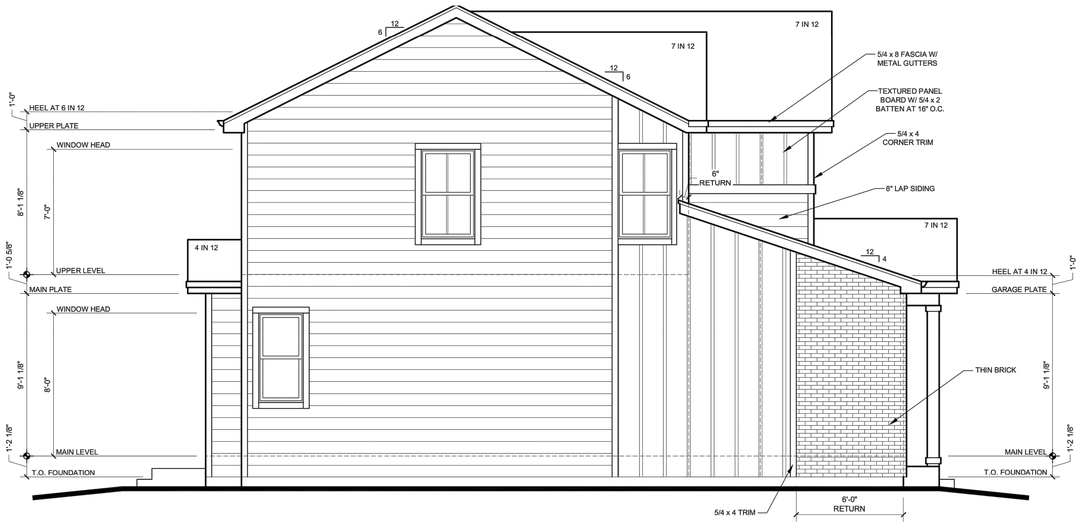

1 FRONT ELEVATION - 'A'
SCALE: 1/4" = 1'-0"

FARMHOUSE
30% MASONRY
15% 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"

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS
LEDGE ROCK CENTER RESIDENTIAL
BUILDING ELEVATIONS - JTF-36205
JOHNSTOWN, CO

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

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SHEET NUMBER
A4

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

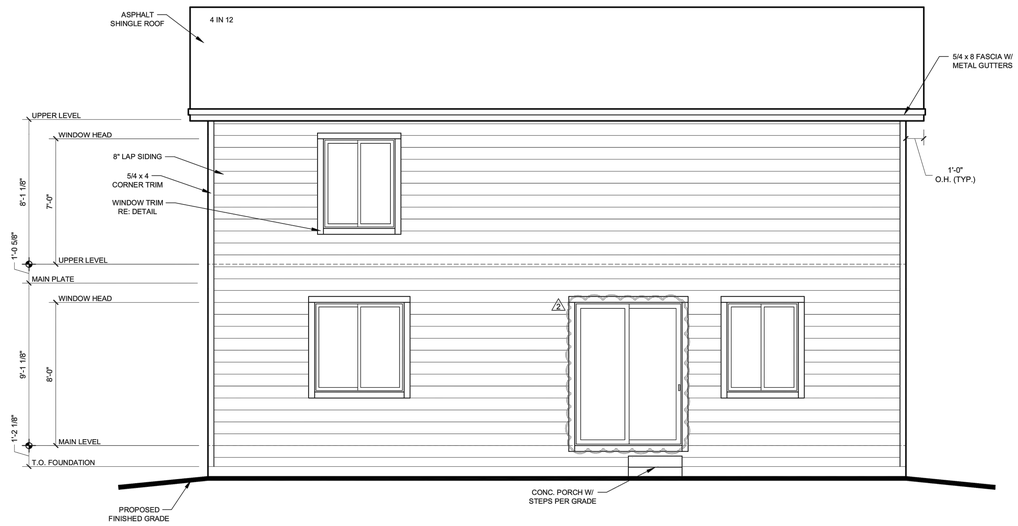
**SITUATED IN THE NORTHEAST QUARTER OF SECTION 11,**
**TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,**
**TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO**

## MODEL JTF-36206 ELEVATIONS

### 1 FRONT ELEVATION - 'A'

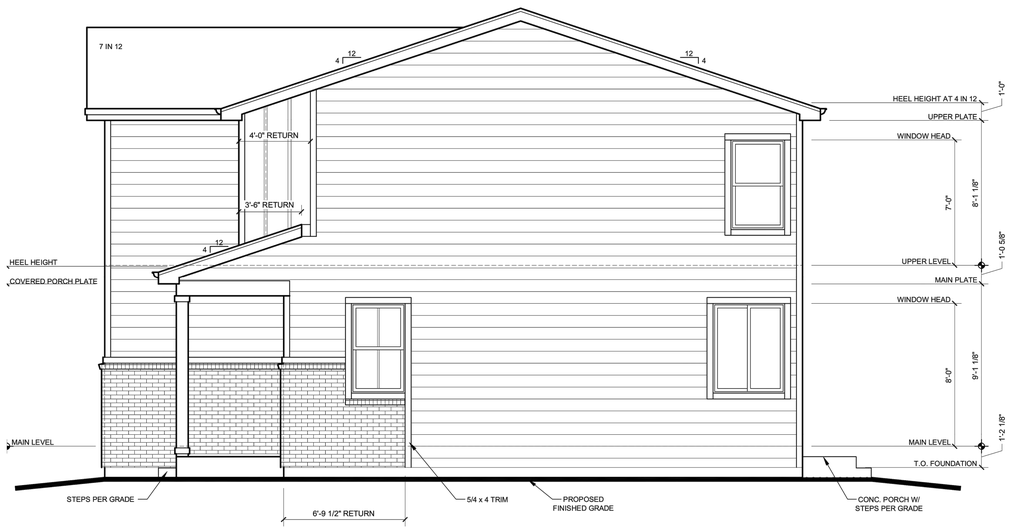
SCALE: 1/4" = 1'-0"

FARMHOUSE
30% MASONRY
15% GLAZING



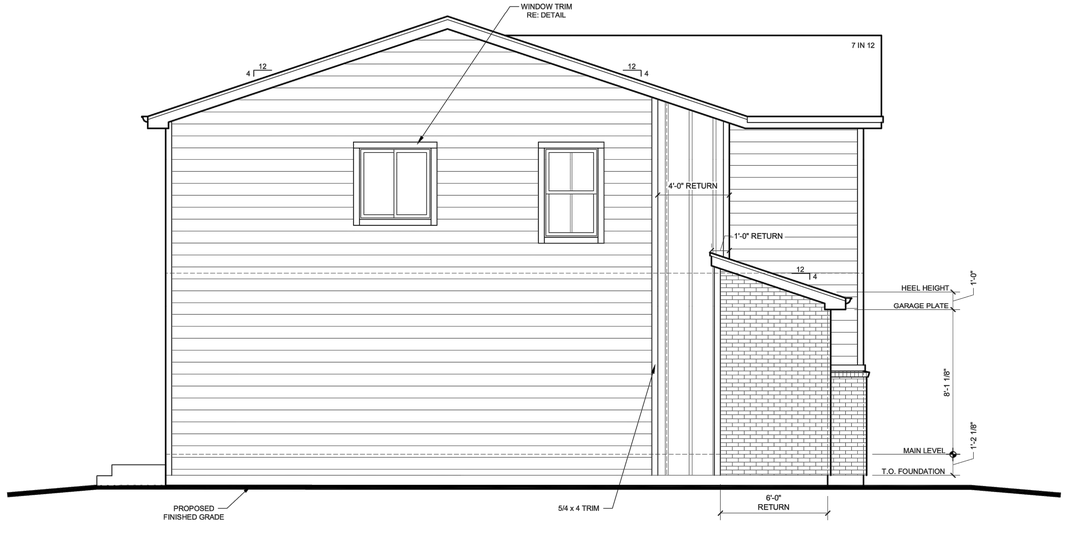

### 1 REAR ELEVATION - 'A'

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"

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL

BUILDING ELEVATIONS - JTF-36206

JOHNSTOWN, CO

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

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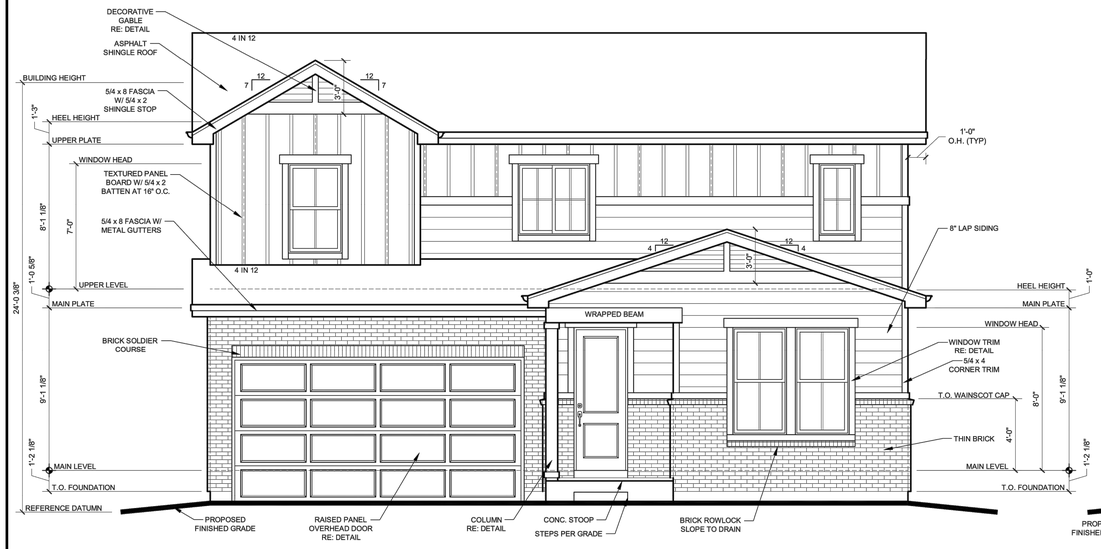
SHEET NUMBER

A5

# 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**

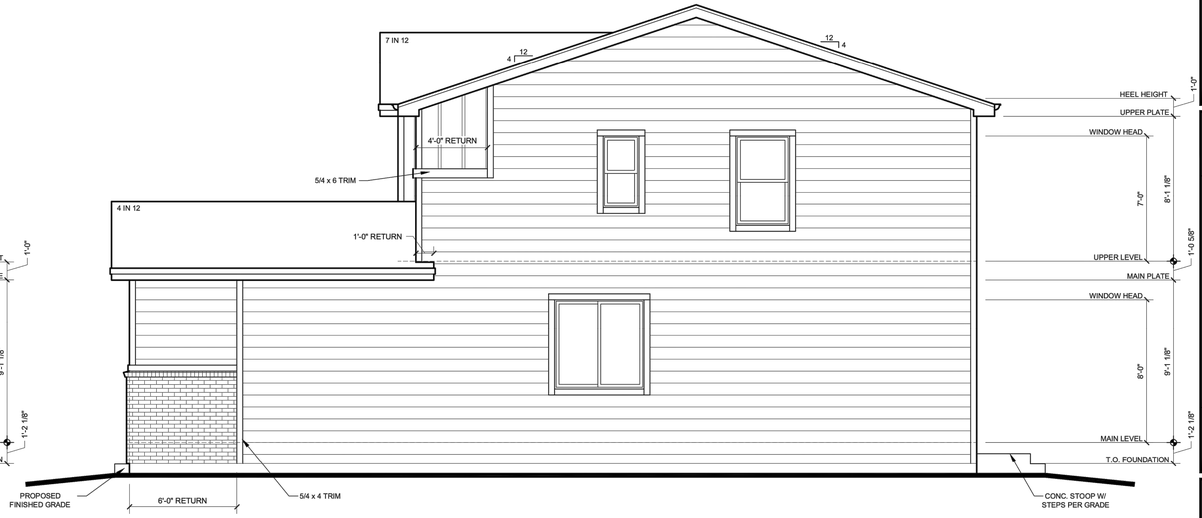
## MODEL JTF-39208 ELEVATIONS




## 1 FRONT ELEVATION - 'A'

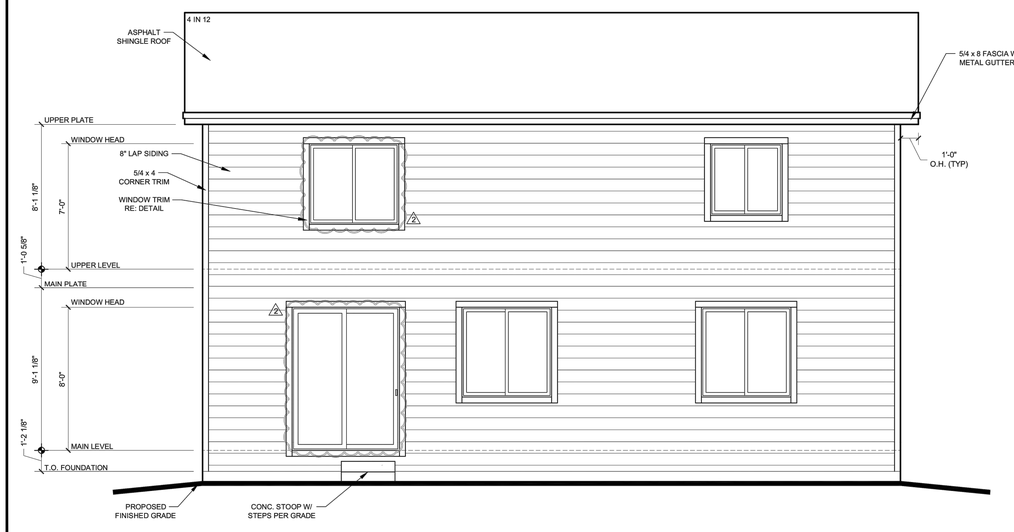
SCALE: 1/4" = 1'-0"

FARMHOUSE
30% MASONRY
15% GLAZING



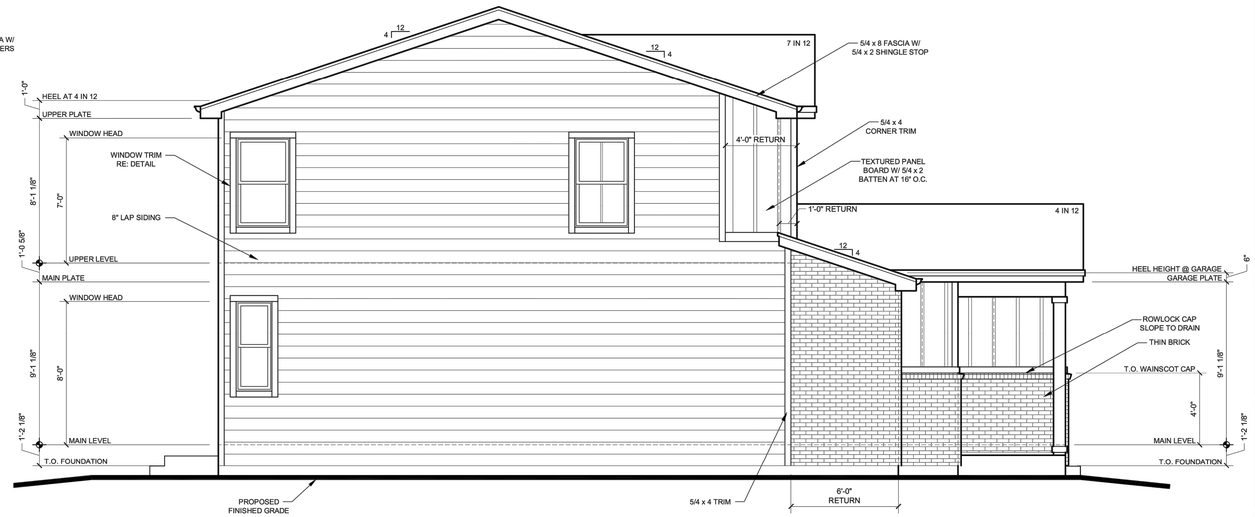

## 2 NON-GARAGE SIDE ELEVATION - 'A'

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




## 1 REAR ELEVATION - 'A'

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




## 2 GARAGE SIDE ELEVATION - 'A'

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

TERRA FORMA SOLUTIONS

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

TERRA FORMA SOLUTIONS

LEDGE ROCK CENTER RESIDENTIAL

BUILDING ELEVATIONS - JTF-39208

JOHNSTOWN, CO

PROJ NO: 210259

ENG : EAP/DDK

DATE : 12/22/2022

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SHEET NUMBER

A6

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