

**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

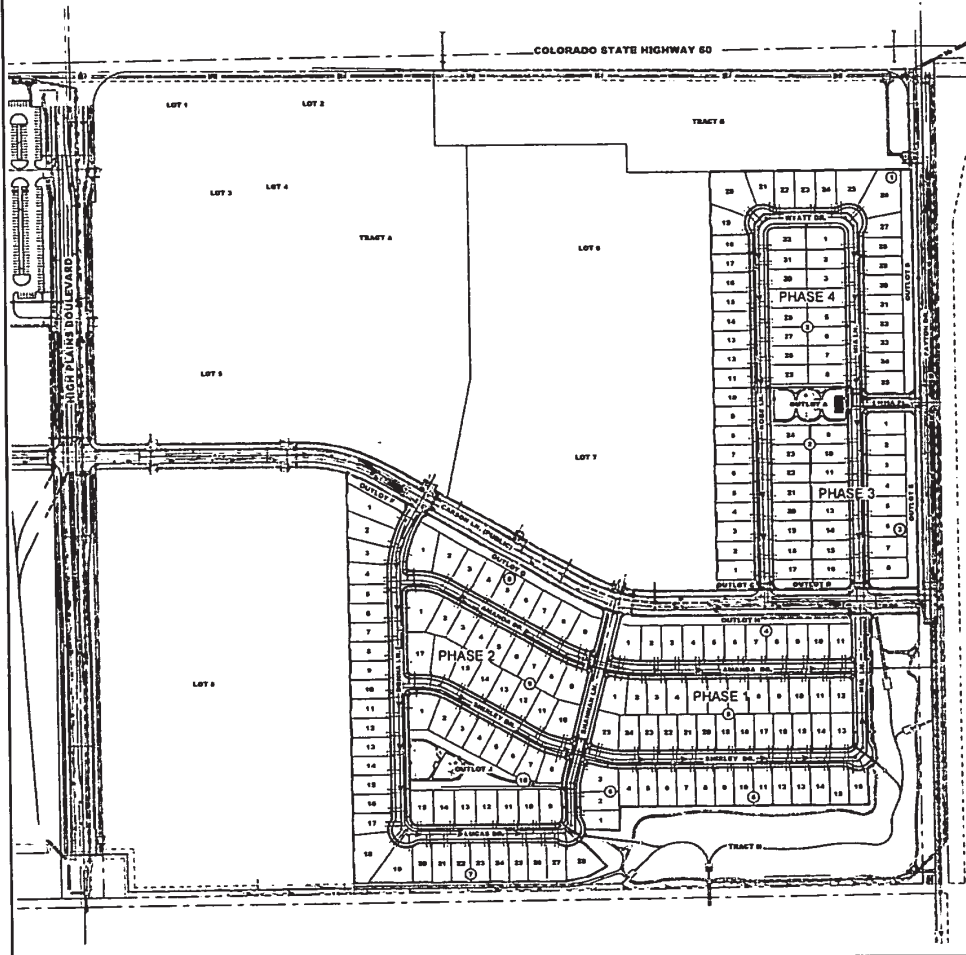
**TERRA FORMA SOLUTIONS**

REV. NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED PER FINAL DEVELOPMENT			

**LEDGE ROCK CENTER RESIDENTIAL  
 PHASING PLAN**

TERRA FORMA SOLUTIONS  
 JOHNSTOWN, CO

APPLICANT	BRUCE BARON
DATE	02/23/2023
SCALE	AS SHOWN
PHASE	PH1



**LEGEND & PHASING SCHEDULE**

**PHASE LINE** ———

**LOT'S NUMBER** ①

**BLOCK NUMBER** ②

**PHASE 1** CONSISTS OF THE CONSTRUCTION OF MANNA DRIVE, WA LANE, SHIRLEY DRIVE, AND DANAHAM 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 1 LOTS 1-16, BLOCK 2 LOTS 17-24, AND BLOCK 3 LOTS 25-30. THE WATER SYSTEM WILL MAKE TWO CONNECTIONS TO THE EXISTING WATER IN CARSON LN WHILE THE SANITARY WILL BE CONNECTED TO THE EXISTING MANHOLE IN PATTON DR. STORM SEWER WILL TIE INTO AN EXISTING STUB CORNER OFF OF CARSON LN AND WILL PROVIDE CONNECTIONS FOR PLOTS 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, MANNA 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 1-24, BLOCK 8 LOTS 25-36, BLOCK 9 LOTS 37-48, AND BLOCK 10 LOTS 49-60. THE WATER SYSTEM WILL MAKE ONE CONNECTION TO THE EXISTING WATER IN CARSON LN AND WILL CONNECT TO THE STUB PROVIDED BY PHASE 1. SANITARY SEWER WILL CONNECT TO STUB PROVIDED BY PHASE 1. RAINOFF WILL BE CONNECTED VIA CURB AND GUTTER TO INLET 8 AND STORM SEWER ALREADY CONSTRUCTED IN PHASE 1.

**PHASE 3** CONSISTS OF THE CONSTRUCTION OF EMMA PLACE AND A PORTION OF WA 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 1-4 AND BLOCK 2 LOTS 5-16. THE WATER SYSTEM WILL MAKE ONE CONNECTION TO PATTON DR AND ONE CONNECTION TO CARSON LN TO ACHEIVE LOOPED SYSTEM. THE SANITARY SEWER WILL CONNECT TO THE EXISTING MANHOLE 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 ADEE LANE, WYATT DRIVE AND THE REMAINING PORTION OF WA 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 1-16, BLOCK 2 LOTS 17-24, AND BLOCK 3 LOTS 25-30. THE WATER SYSTEM WILL MAKE ONE CONNECTION TO THE EXISTING MANHOLE IN CARSON LN AND ONE CONNECTION TO A STUB PROVIDED IN PHASE 1 TO COMPLETE A LOOPED SYSTEM. THE SANITARY SEWER WILL CONNECT TO AN EXISTING STUB PROVIDED IN PHASE 1 AND THE MANHOLE 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 DETERMINED BY CONSTRUCTION TRIMMING AND DEPENDING LARGELY ON ECONOMIC CONDITIONS DURING THE SALES OF HOMES. THE PHASING SCHEDULE DESCRIBED IN THE PHASING AND HERE IS A GENERAL OVERVIEW.

