

# Ledge Rock Center



**D E S I G N      H A N D B O O K**

COVER

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## **SECTION 1 – INTRODUCTION**

- 1.1 Purpose & Intent of Guidelines**
- 1.2 Design Review & Procedures for Approvals**
- 1.3 Proposed Land Uses**

## 1.1 Purpose and Intent of the Guidelines

Ledge Rock Center is a mixed-use development in the southeast quadrant of the I-25 and US Highway 60 intersection. In the growing Northern Colorado area, it is important to provide design guidelines that maintain the unique character and principles of the development and reflect the importance of the larger regional context. The purpose of the overall development guidelines is to provide a manual to ensure that the character of Ledge Rock Center is maintained throughout the development and provide instruction on acceptable site planning, circulation, streetscapes, parking, open space, landscaping, signage, site furnishings and lighting.

The design guidelines should be utilized by residents, developers, designers, architects, engineers, and planners to find design, construction, and maintenance information for the Development. Section 1 contains the overall parameters, site opportunities and constraints, proposed land use plan and information regarding submittal information for design review by the Ledge Rock Design Review Committee (LRDRC) and the Town of Johnstown. Section 2 contains community-wide design and General Design Guidelines elements that convey the character of Ledge Rock Center. Section 3 contains the Retail District Design Guidelines that apply to all development and specific types of development requirements relating to the retail district. Sections 4 and 5 cover the General Design Guidelines elements for the Multi-family and Single family districts.

The Design Guideline sections are as follows:

Introduction

Overall Design Elements and General Design Guidelines

Guidelines Specific to Retail Use

Guidelines Specific to Multi-family Use

Guidelines Specific to Single Family Use

Preliminary and Final Development Plans, preliminary and final plats and other development entitlement documents for Ledge Rock Center have been approved or require approval by the Town of Johnstown. These documents should be reviewed specifically for each development.

In addition, all developments within Ledge Rock Center are subject to the performance standards and guidelines that are contained in this document. In cases where this document or the approved development entitlement document for a given property is silent, the Town of Johnstown current standards and regulations shall apply. In the case of conflicting requirements or where these guidelines are silent, Town standards and codes shall govern. All guidelines and standards that exceed the Town's standards and fall short of Ledge Rocks standards are subject to the reasonable discretion of the LRDRC; which shall make a final determination in good faith. Guidelines and standards that fall short of the Town's standards are subject to the approval of the Town.

## 1.2 Design Review and Procedures for Approvals

The following outlines the successive processes for submittals and approvals for development projects. Projects must first be submitted to the Ledge Rock Design Review Committee (LRDRC) before submitting to the Town of Johnstown. After approval is gained by both the LRDRC and the Town of Johnstown, the project may be submitted for building permit application.

### 1.2.1 *The Ledge Rock Design Review Committee (LRDRC)*

The purpose of the LRDRC is to ensure proposed developments meet the standards as established in the Design Guidelines in order to maintain a consistency of planning and design for the entire project. The Ledge Rock Design Guidelines legally apply to all land that is part of the Ledge Rock Center, regardless of ownership, and are in addition to the zoning and land use regulations of local government. The Design Guidelines and supporting documents are administered and enforced by the LRDRC and the Town of Johnstown, cooperatively. which shall consist of Ledge Rock Center, LLC members, Carson Development, Inc. members and at least one Engineer and one Architect/Landscape Architect/Planner.

### 1.2.2 *LRDRC Approval Process*

Any proposal to construct, modify or demolish improvements within The Ledge Rock Center must have plan approval from the LRDRC prior to commencement, and following LRDRC approval must also receive administrative approval, in accordance with these design guidelines, from the Town of Johnstown Town. Subject to Town approval, the LRDRC's review and approval process also applies to signage, changes in property use, and maintenance activities that take place on, or with respect, to property that is part of the Ledge Rock Center. After the LRDRC and Town approve a plan submittal, an applicant may proceed with a project, but only in strict compliance with the terms and conditions of approval. The LRDRC may perform periodic site inspections, both during development and on an ongoing basis thereafter to ensure compliance.

The LRDRC meets through appointment only, and projects are placed on a formal meeting agenda only after applications have been submitted at least two weeks prior to a meeting. Formal presentations to the LRDRC are mandatory for most development projects, however, most details are reviewed through informal meetings with the LRDRC representatives. This process is designed to expedite the preparation and approval of the plans for any specific site where development is contemplated.

There are three phases in the development approval process. The phases include:

- A. Pre-design Conference
- B. Design Development (includes plans and elevations)
- C. Final submittal

Approval is contingent upon the submittal of materials and payment of any designated fees or expenses, and favorable review. A “Notice of Committee Action” letter from the LRDRRC will be sent to each applicant within a maximum of thirty (30) days after the date of the submittal. This notice will state whether approval or disapproval has been granted and outline any conditions associated with the ruling.

Review fees may be required for all LRDRRC submittals and shall be paid for the phase scheduled for review on or before said review. If the LRDRRC requires that the applicant attend additional meetings with a LRDRRC member or consultants due to incomplete, inadequate or improper submittals, then the applicant shall be responsible for paying the full costs of such services. No written confirmation of a LRDRRC action will be issued until all appropriate fees have been paid. A current schedule of fees is contained in the submittal procedures packet.

### **1.2.3 Johnstown Planning and Zoning Development Review Process**

The Planning & Development Department provides professional guidance to the Johnstown Town Council, staff, businesses, citizens, and interested parties on all matters related to land use and development:

- Zoning
- Land Use
- Apply, Enforce, & Maintain Municipal Code Chapters 15-18
- Development Project Review & Management
- Water Dedication for new/changing development
- Long range planning
- Development construction permitting

The department refers to Town plans and policies to guide and facilitate high-quality development that provides needed services and housing and contributes to systematic and sustainable growth. The department staffs the Town Council and PZC, providing professional review and analysis, and administrative support for all land use cases. Planning Staff performs daily on-call services to respond to and research a wide variety of land use and community planning questions and requests for permit and project

information. Comprehensive information on development projects (plats, plans, reports, agreements, fees) is managed through the department. Planning & Development works closely with other Town departments, neighboring jurisdictions, and external agencies to further the long-term vision and mission of the Town.

#### **1.2.4 Site Development Plan**

Per the current Development Review processes, an applicant for site development plan review shall submit an application containing all applicable Town standards, specifications, and/or codes at the time of project submittal to the Town; the application shall include a cover sheet provided by the Town and shall be submitted in the number of copies and format specified on the cover sheet or accompanying instructions.

#### **1.2.5 Additional Criteria & Updates**

In addition to the criteria herein, the LRDRRC and Town of Johnstown may promulgate additional criteria that are not inconsistent with the criteria set forth herein. From time to time, any of these additional criteria may be amended by action of the LRDRRC and Town of Johnstown. Changes in land use or changes greater than the 20 percent dimensional criteria, that shall become a permanent part of the design guideline document, shall constitute a major change and shall be brought back to the Planning Commission and Town Council for review and approval.

#### **1.2.6 Variances**

The LRDRRC may authorize reasonable and necessary variance from these criteria when circumstances such as topography, natural obstructions, aesthetic or environmental objectives or considerations may warrant, or if there is a circumstance in which the developments guidelines cannot be achieved but the Towns standards are met. Insofar as they are not superseded by applicable Town of Johnstown regulations. Such variances must be approved by the LRDRRC and Town of Johnstown. A variation of up to 20 percent in dimensional standard is allowed if it improves the project design or an unreasonable hardship can be demonstrated.

#### **1.2.7 Final Plan Amendments**

Amendments to final plans must be approved by the LRDRRC and Town of Johnstown.

## 1.3 Proposed Land Uses

The proposed land use plan illustrates areas for development by breaking them down into categories. Categories may include more than one use; however, each use shall follow the general design guidelines as established in the guidelines for specific uses established in Sections 3-5.

The land uses recorded on the following pages show the general intent within each land use category. The lists contain specific examples for guidance purposes, but not by way of limitation.

### 1.3.1 *Allowed Principal, Conditional and Accessory Uses*

With the Ledge Rock Center being zoned PUD-MU, the following uses shall be permitted subject to meeting all applicable criteria and regulations: and permitted, conditional or accessory uses allowed in the following districts:

- Commercial / Retail District
  - Principal uses allowed in Town code
  - Accessory Uses
    - Residential
- Multifamily District
  - Principal uses allowed in Town code
  - Accessory
    - Clubhouse
    - Storage building
    - Daycare
    - Pet Daycare
- Single Family District
  - Principal uses allowed in Town code



### PROPOSED LAND USE PLAN For Ledge Rock Center



**LEGEND**

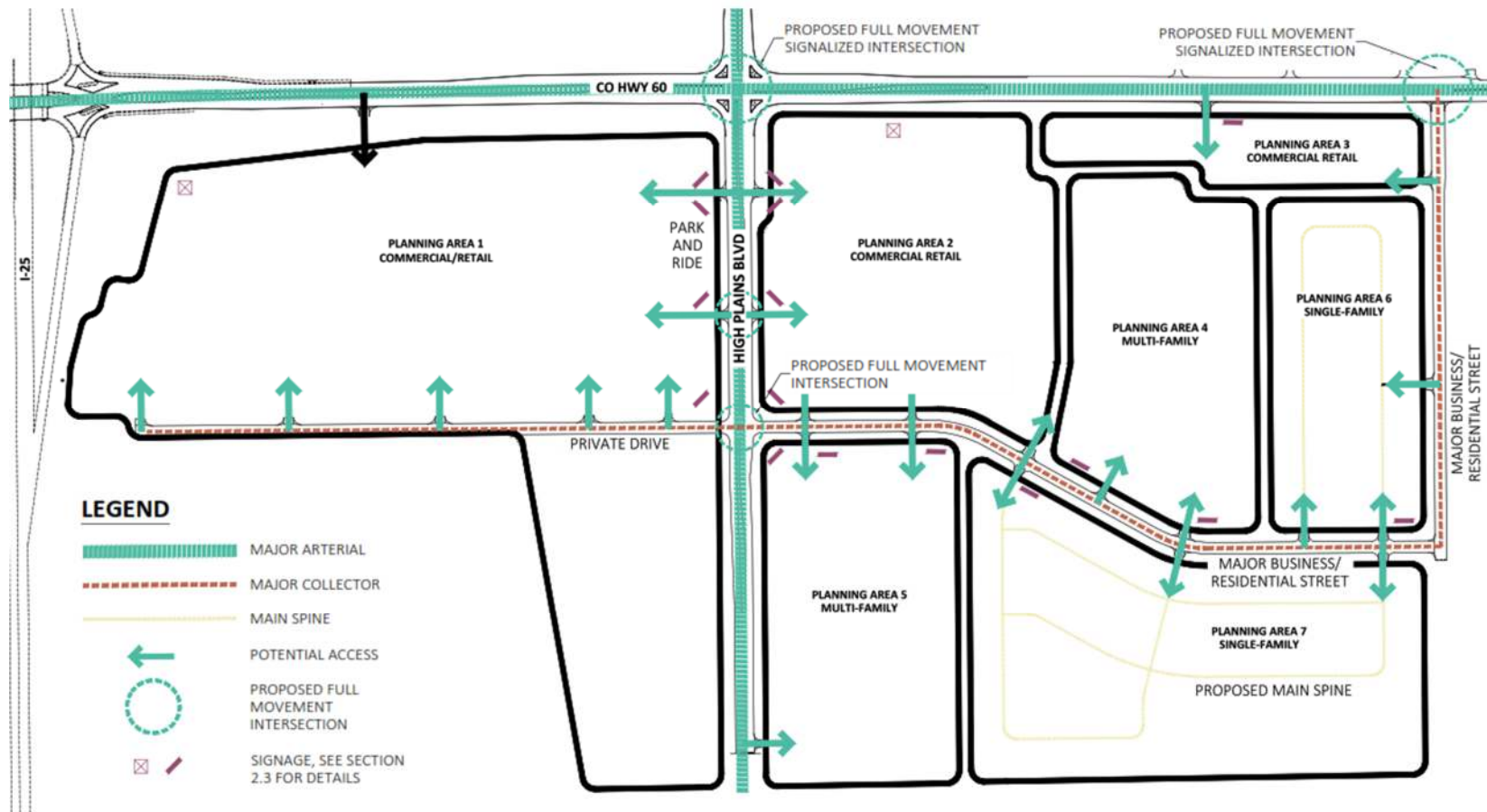
- COMMERCIAL RETAIL MIXED USE
- MULTIFAMILY MIXED USE
- SINGLE FAMILY

## **SECTION 2 – OVERALL DESIGN ELEMENTS**

- 2.1 Image Framework Plan**
- 2.2 The Ledge Rock Center Signage System**
- 2.3 Signage Masterplan**
- 2.4 Screening**
- 2.5 Pedestrian, Bicycle and Other Non-motorized Circulation**
- 2.6 Parking**
- 2.7 General Landscaping Guidelines**
- 2.8 Landscaping Guidelines Per District**
- 2.9 Site Lighting**

## 2.1 Image Framework Plan

The image framework plan illustrates the locations of the community identification elements within the Ledge Rock Center Development. Two primary entrance signs are located along US 60 to create a gateway and emphasize entrances for people traveling east from I-25 and people driving west along US 60. Landmark and high-image intersections also develop the character of the area. These intersections may contain enhanced landscaping, decorative walls, art and overall exhibit an increased decorative character than other minor intersections. By creating a hierarchy of intersections, people will be able to use the decorative elements as a wayfinding device.



## **2.2 The Ledge Rock Center Signage System**

All community identity signs for The Ledge Rock Center will be located in signage and landscape easements and outside of the public ROW. See the Signage Masterplan (Section 2.3) for the location of signage. Reference

### **2.2.1 Towers**

Sign Towers are to be located at southwest corner of the development along I-25, at intersection of I-25 and HWY 60, and along HWY 60 on the East side High Plains Boulevard. The two Towers along HWY 60 are proposed to stand 80 feet tall and the Tower on the east side of High Plains Boulevard is proposed to stand 50 feet tall.

### **2.2.2 Primary Entry sign – Monument Signs**

Primary entry signs are located at the along HWY 60.

### **2.2.3 Primary Entry Art – Sculpture Pedestals and Pylons**

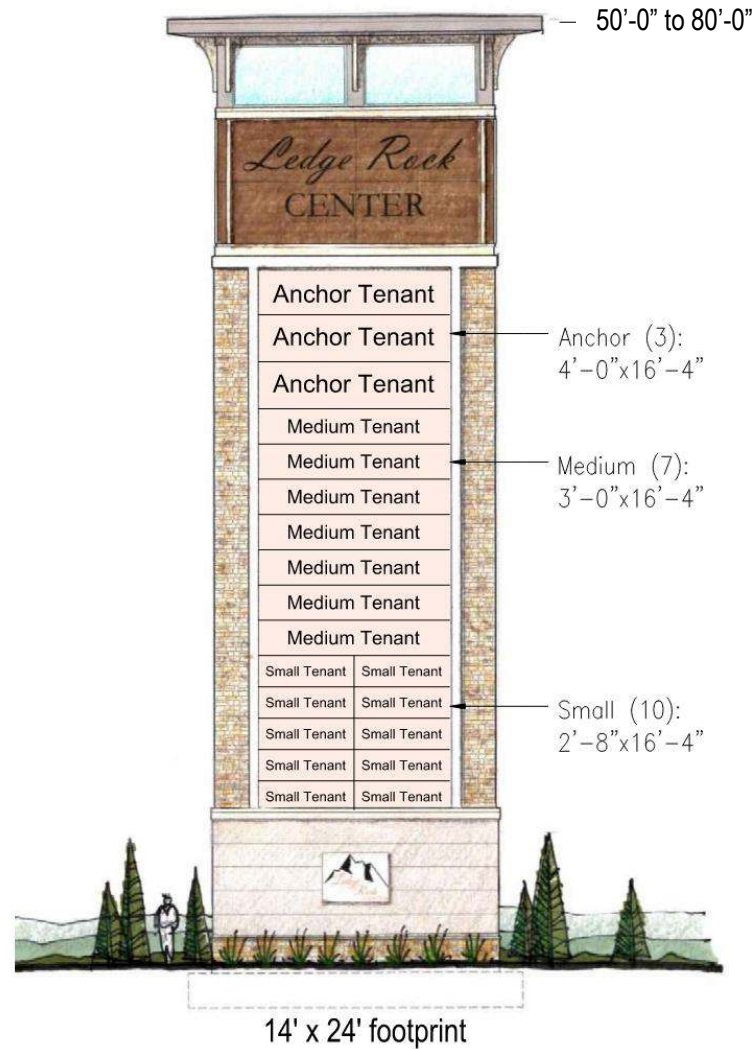
Primary entry Pylons will be located along both sides of High Plains Boulevard and the connection to HWY 60. The Sculpture Pedestals will be located within the median in High Plains Boulevard.

### **2.2.4 Secondary Entry sign – Monument, Gateway, and Kiosks**

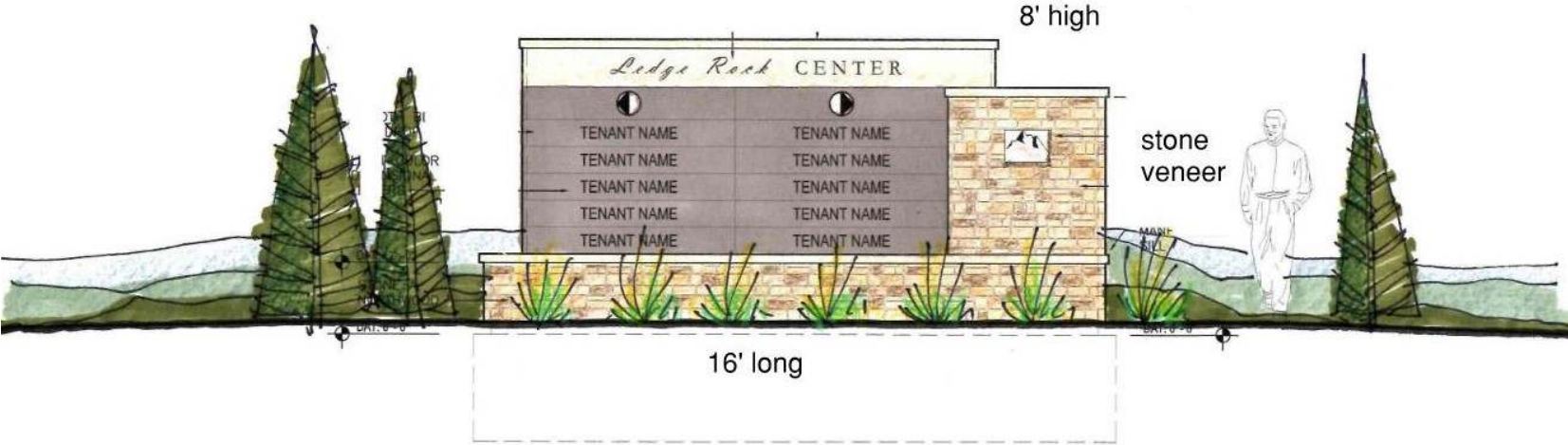
Secondary entry signs will be located along High Plains Boulevard.



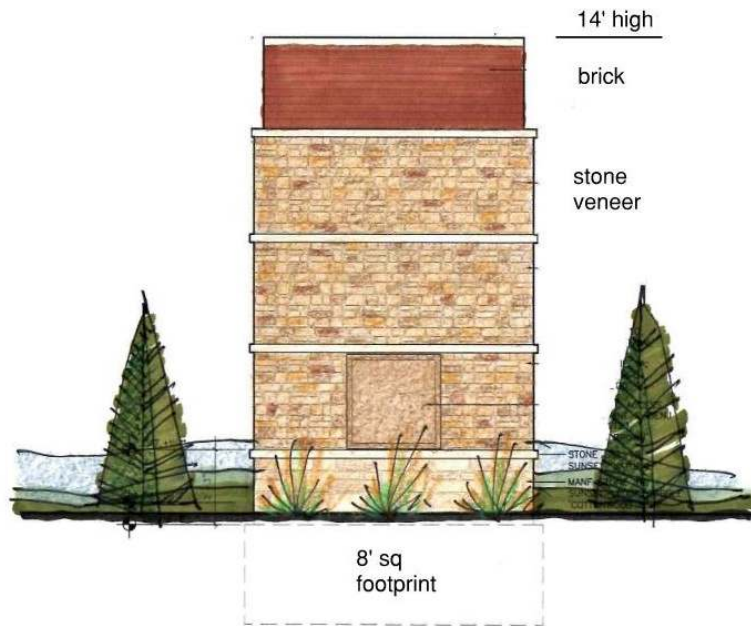
**2.3 Signage Masterplan**



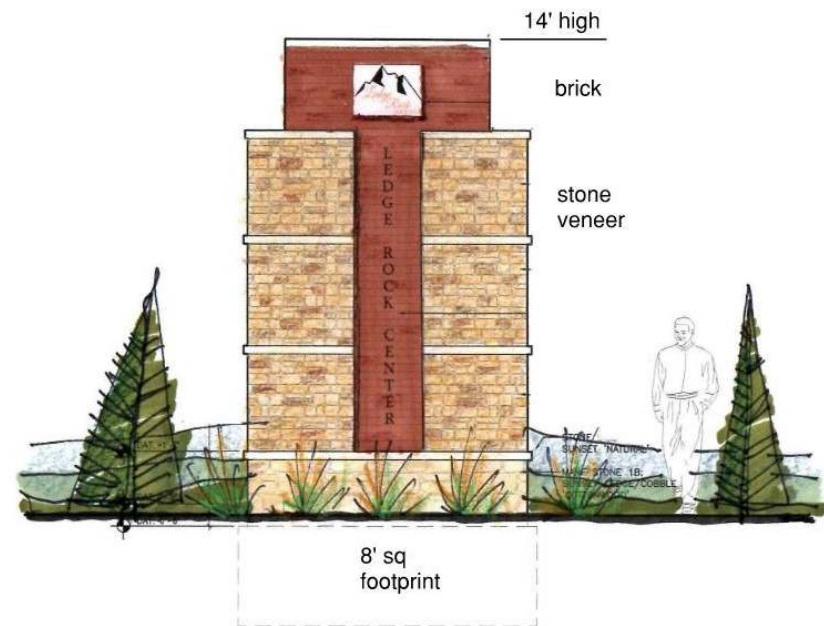
**2.3.1 Signature Sign Tower - T**



**2.3.2 Monument Sign, Entry Islands - M**



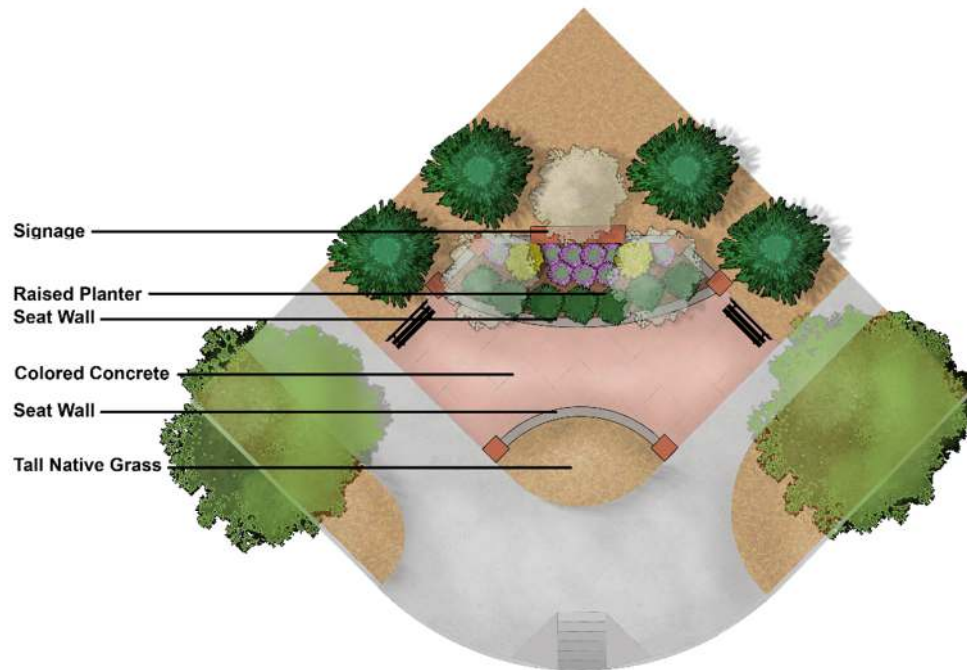
REAR



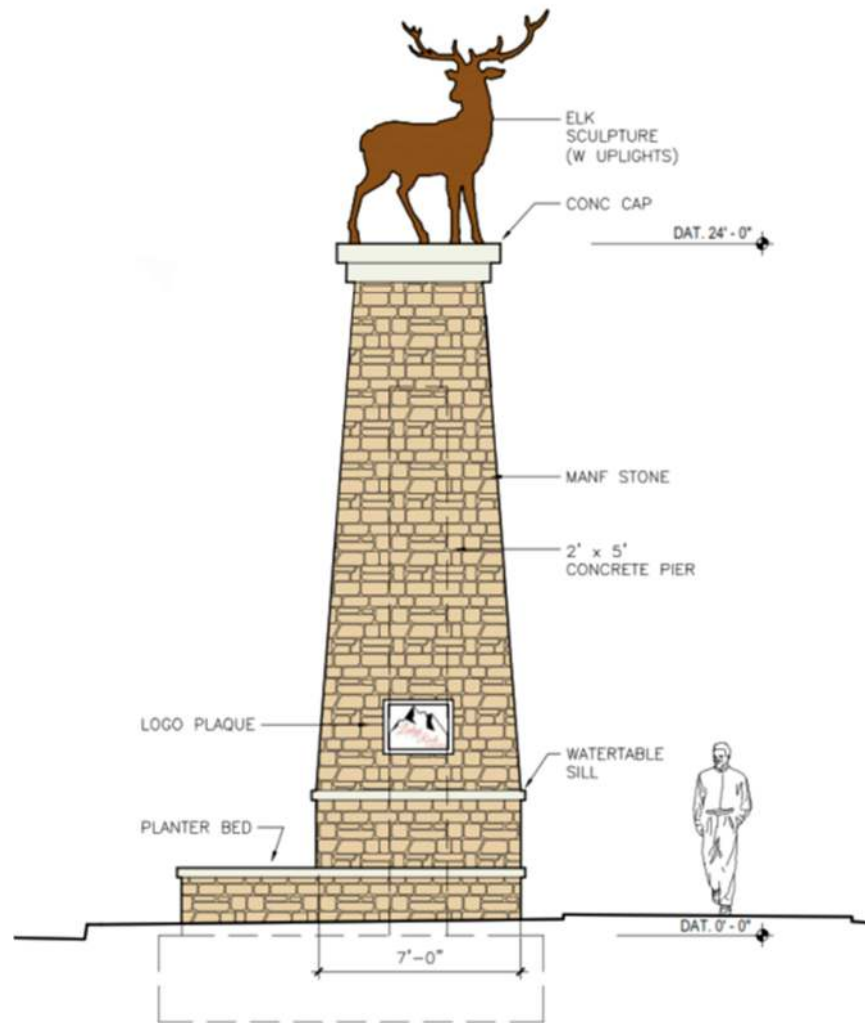
FRONT

2.3.3 Entry Kiosks - K

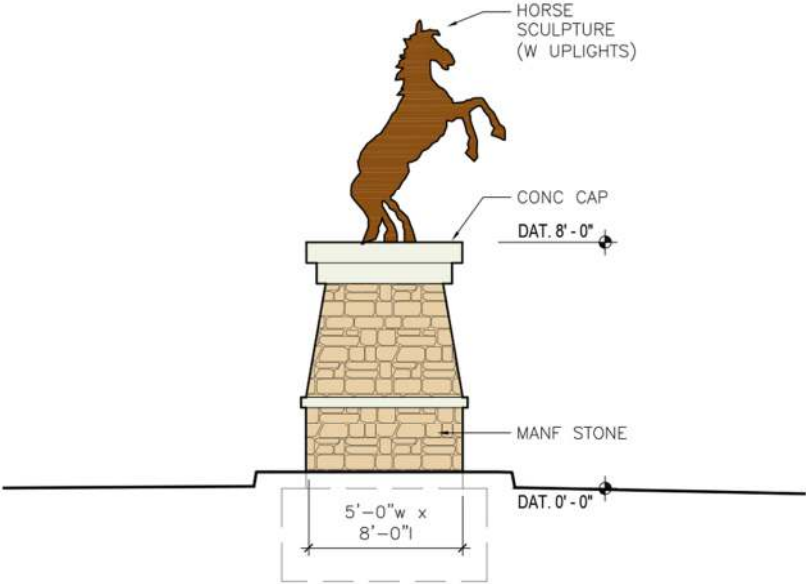




**2.3.4 Secondary Gateway Feature – G**



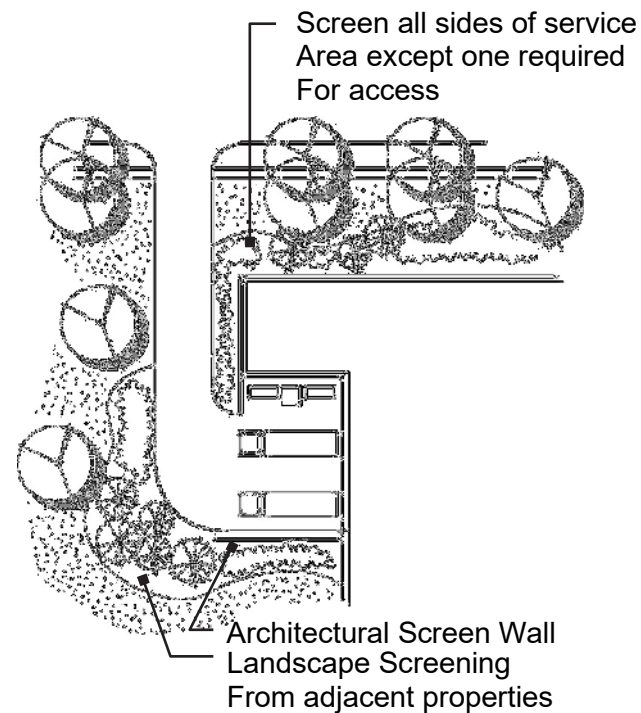
**2.3.5 Entry Pylon – E**



**2.3.6 Pedestal Sculpture – P**

## 2.4 Screening

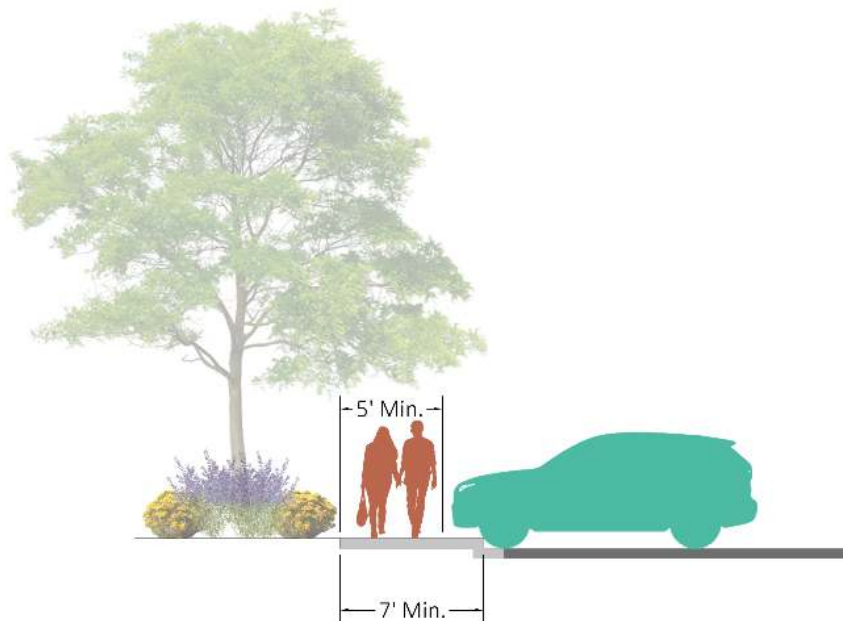
- A. These areas include but are not limited to above-ground utility appurtenances, loading docks, storage areas, and open areas where machinery, vehicles or equipment are stored or repaired.
- B. Areas shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are minimized and shall be at least 75% screened from adjacent properties.
- C. Loading areas, drives, storage and all parking shall be paved with concrete, asphalt or other approved hardened surface as approved by LRDRRC and Town of Johnstown. A concrete pad shall be provided in the access drive immediately adjacent to trash enclosures serviced by trash trucks and in the enclosure itself.
- D. Areas for outdoor storage, truck parking, trash collection or compaction, loading or other such uses shall be at least 75% screened. Screen Service Areas from abutting streets unless otherwise approved by the LRDRRC and Town of Johnstown. These service areas should be located within a central core or on the side of a building away from public streets where possible.
- E. Non-enclosed areas for seasonal sale of inventory shall be permanently defined and screened from all adjacent uses with walls and/or fences that conform to those used as predominant materials and colors on the building.
- F. Service areas should not be located directly adjacent to residential areas. If this situation occurs, no delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. unless the owner submits evidence the sound barriers effectively reduce noise emissions to a level of 45 db as measured at the lot line of the adjoining property.



## 2.5 Pedestrian, Bicycle and Other Non-motorized Circulation

### 2.5.1 Walkway Design Criteria

- A. Internal pedestrian walkways shall be distinguished from driving surfaces through a change in paving materials to enhance the crosswalk.
- B. Provide as direct as possible logical pedestrian connectivity from the street and parking areas to the buildings main entrance.



Parking Overhang

## 2.6 Parking

### 2.6.1 *Parking Lot Design*

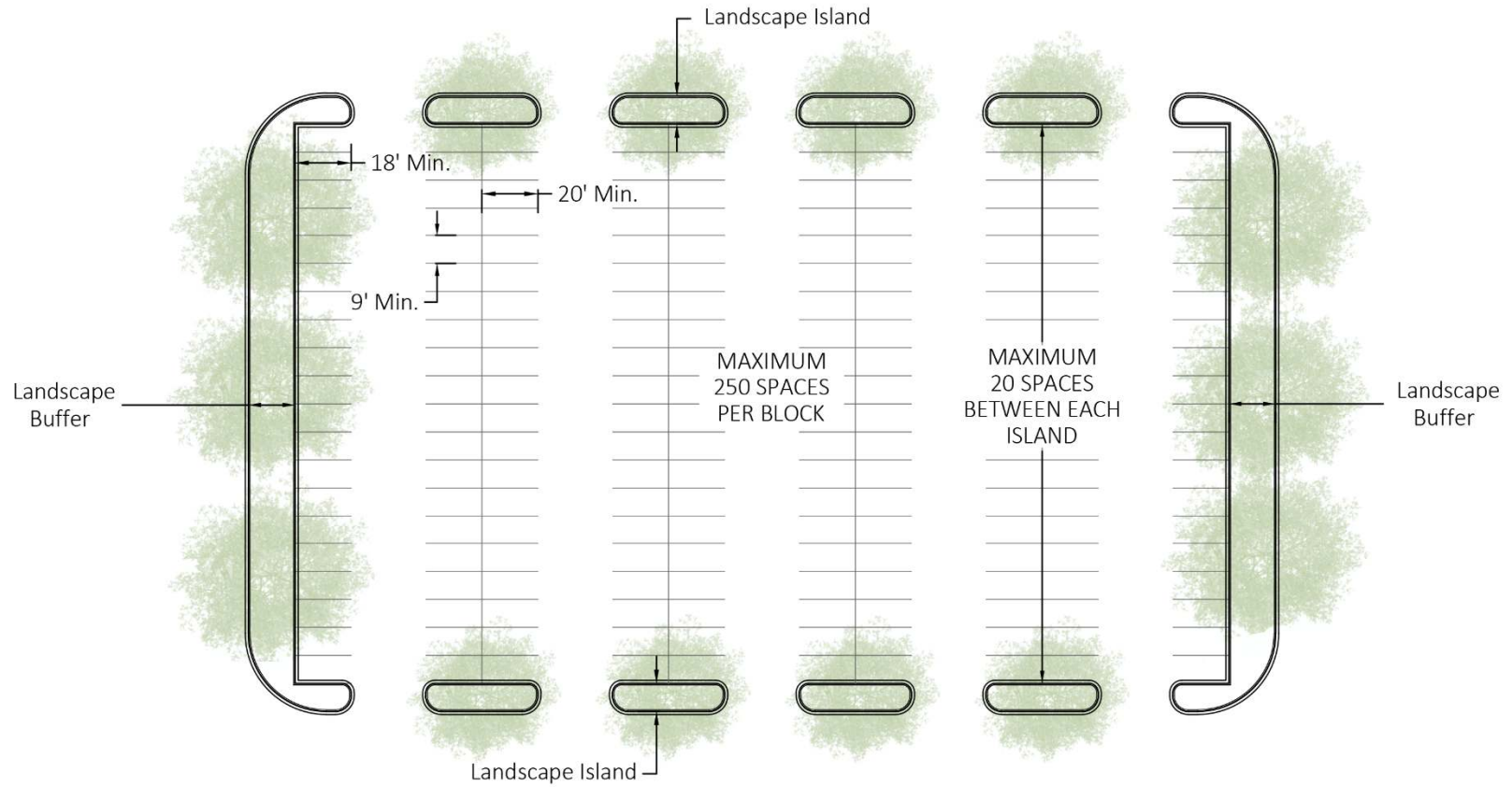
- A. The dimensions of parking spaces will be per the Town of Johnstown Regulations, or the approved development plan for the property. Minimum parking requirements are listed in the following table:

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
a. Clinics	1 space for every 250 sq. ft. of G.L.A.
b. Commercial Office Buildings	1 space for every 250 sq. ft. of G.L.A.
c. Retail Stores	1 space for every 250 sq. ft. of G.L.A.
d. Customer services establishments	1 space for every 200 sq. ft. of G.L.A.
e. Restaurant or Bar	1 space for every 100 sq. ft. of G.L.A.
f. Planned Shopping Center	1 space for every 250 sq. ft. of G.L.A.
g. Outdoor and Indoor Family Entertainment	1 space for every 250 sq. ft. of G.L.A.

- B. Large parking lots shall be divided into smaller sections by landscape areas. Each section shall contain a maximum of 250 parking spaces. Landscape islands and buffers shall be used to break up the parking blocks.
- C. In a development, parking lots for each use shall be integrated within the development to the extent possible.
- D. All striping in parking areas shall be white.
- E. Standard Parking Spaces shall be 9' wide x 20' deep, typical. Where head in parking is adjacent to a landscape bed, the parking space depth is allowed to be reduced to 18'.

### 2.6.2 *Drive-Through Facilities*

- A. Provide stacking per Town guidelines: 5 per lane minimum.



**Parking lot Spacing and Division of Large Parking Areas**

**2.6.3 Bicycle Parking**

- A. Bicycle parking facilities are required for all land uses, except for single-family attached or detached housing.
- B. For Commercial uses, bicycle parking shall be provided at a rate of one (1) bicycle parking space for every fifty (50) required parking spaces.
- C. For Multi-family uses, bicycle parking shall be provided at a rate of one (1) bicycle parking space for every twenty-five (25) required parking spaces.
- D. Park areas in the Single Family district shall have a rack that can accommodate a minimum of six (6) bikes.
- E. Bicycle parking facilities shall be located to provide safety, security and convenience for bicycle riders. Such facilities shall not interfere with, and be located a safe distance from, pedestrian and motor vehicular traffic.
- F. Bicycle parking facilities should be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by either a three (3) foot separation distance or a curb or other physical barrier.
- G. For security reasons, bicycle-parking areas should be located so they are highly visible from building entrances and convenient for employees, yet not generally visible from roadways.
- H. It is recommended that bicycle parking facilities be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure. The structure shall be of permanent construction such as heavy gauge tubular steel and permanently attached to the pavement foundation.
- I. If the bicycle facility is to be used at night it should be sufficiently illuminated.
- J. Select bicycle racks that provide for a wide range of bicycle types and individual security devices. Designs should facilitate bicycle lockup.
- K. Refer to the following sections to see preferred bicycle rack types for each use: 3.2.1, 4.2.1, 5.3.4
- L. Provide protection from the elements. Specific considerations include the following:
  - a. Shelters and bike lockers are encouraged but not required.
  - b. Protected overhangs incorporated into a building's design are a desirable solution.
  - c. Shelter design and materials should complement the architectural design of the primary building.



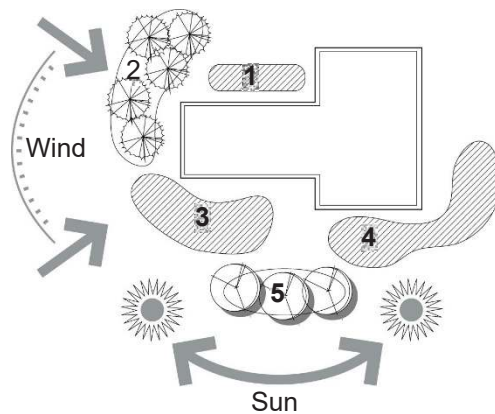
## 2.7 General Landscaping Guidelines

### 2.7.1 Landscape Design Principles

All development shall demonstrate adherence to the following landscape design principles:

- A. Design landscapes to create a naturalized appearance. Use plant materials that are indigenous to Northern Colorado where possible. (See the plant list in the Appendix). Only use introduced species in order to achieve design objectives that cannot be achieved with the use of native species.
- B. Utilize a minimum of three (3) inch deep mulch to reduce soil moisture loss and moderate soil temperatures.
- C. Per Town standards, Improve soil structure by the addition of composted organic material.
- D. No turf grass shall be allowed in landscape areas less than eight (8) feet in width.

1. Plant species more susceptible to sun, wind & cold temperatures in sheltered areas.
2. Evergreen trees to provide shelter from winter winds.
3. SW facing plants should tolerate summer heat & drying winds.
4. Eastern facing areas allow some shelter from sun & wind.
5. Deciduous trees shade in summer and let light through in winter.



**Microclimatic Considerations**

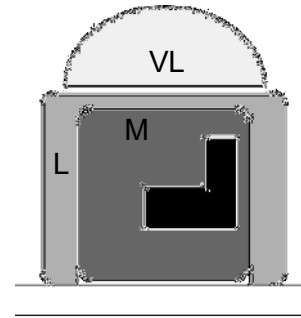
**2.7.2 Landscape Performance Standards**

- A. Landscaping shall be completed prior to Certificate of Occupancy (C.O.). If landscaping cannot be completed due to cold weather, the Town may grant a C.O. upon receipt of a sufficient letter of credit or cash surety and a written schedule for completion.
- B. Cold Weather' duration is November 1 to May 1.
- C. A professional Landscape Architect or Landscape Designer shall be utilized in the design documents for landscaping, in compliance with State of Colorado standards.

**2.7.3 Irrigation systems**

- A. All landscape areas shall have an automatic clock-activated irrigation system unless waived by the Town. Landscape areas without an irrigation system (when waived by the Town) and bearing live plant material will require temporary irrigation until the plants are established and a reliable water source sufficient to sustain plant life is provided. Irrigation systems shall meet the following criteria:
  - a. All potable-water irrigation systems shall be designed with a 6:00 p.m. – 8:00 a.m. watering window to minimize evaporative loss. Systems shall also be designed with zoning to minimize tap sizes.
  - b. An automatic controller shall activate the system. Remote control valves shall operate each zone valve.
  - c. The system shall provide head-to-head coverage to all landscaped areas. The system shall not spray or irrigate impervious surfaces, including sidewalks, streets and parking areas.
  - d. All potable water systems shall be equipped with a backflow prevention device.
  - e. Spray heads, rotors and drip systems shall all be zoned separately from one another.
  - f. Drip irrigation shall be provided for all trees and shrubs located in shrub beds and in all native seeded areas (even those areas approved for temporary irrigation for native seed). Trees located in irrigated turf areas shall not receive drip. Drain valves shall be included at the end of each drip lateral pipe.

- Design for very low water use where a parcel abuts an open space in detention areas.
- Design for low water use at site perimeter or low-use areas.
- Limit moderate water use to heavily used areas, i.e.: employee courtyards, entrances.



**Water Use Zones**

- B. For individual Site Development Plans, portions of irrigation systems may be comprised of temporary irrigation components to irrigate native areas if the Town determines that all of the following standards are met. A clear description of proposed temporary irrigation must be provided on the landscape plan and approved by the Town.:
- Plant selection, design, installation specifications and site conditions combine to create a microclimate that will sustain the plant material in a healthy condition without regular irrigation after the plant establishment period.
  - All portions of the landscaped area served by temporary irrigation will be within 150 feet of an exterior water source to enable hand watering during extended dry periods.
- C. Above ground temporary irrigation systems shall be approved on a case-by-case basis only if the native area is large enough to warrant the use. Above ground systems will be the responsibility of the Developer until grasses are established and the system is removed. No such system shall be permitted to be turned over to a Owner's Association for maintenance.
- D. The temporary irrigation will provide reliable automated irrigation for the plants during the establishment period.
- E. The Developer shall demonstrate the ability to provide ongoing maintenance of xeriscape areas necessary to keep plant material healthy without irrigation.

**2.7.4 Plant Selection and Diversity.**

Plant selection and diversity will be per Town Standards. Tree species prohibited within the Town per Town Standards will be removed by the developer in existing landscape areas, when appropriate, and will not be planted in new landscape areas.

- A. All landscaping materials shall consist of healthy specimens compatible with local climate and meet the requirements included in these standards.
- B. The plants listed in Appendix A are approved and recommended for use. Due to the variety of available plants, non-prohibited species that are not on the list may be planted provided they are replaced by an approved species if they fail to survive. Plants selected should be appropriate for the specific location and purpose.
- C. Up to one-third of the proposed trees for a project may be of fast-growing varieties, such as Aspen (*Populus tremuloides*), and Silver Maple (*Acer saccharinum*). Two-thirds of the proposed trees shall be slower growing, long-lived trees, such as Norway Maple (*Acer platanoides*), Oak (*Quercus* sp.), Linden (*Tilia* sp.), Honeylocust (*Gleditsia triacanthos inermis*) and other hard Maples (*Acer saccharum* or *rubrum*). The variety shall be sufficient to minimize the effect of plant disease.
- D. Recognizing that it is undesirable to plant a large percentage of one tree species which may result in uniform disease susceptibility and eventual extinction of that species, the following diversity standards shall be required:
  - a. For any one proposed development project (including common open space areas), no more than 15% of any one species of tree (for trees considered hardy in this area), or 10% of any one (1) species of tree considered marginally hardy for this area, shall be proposed. This shall be measured per total trees in the development, including existing trees.
  - b. For small development projects, exceptions to the above diversity requirement may be allowable where the size of the development makes minimum diversity percentages unreasonable. A variance request is to be made by a note on the landscape plans and shall be subject to approval by the Town.
  - c. Coniferous trees shall comprise 25% of any landscaped area, where suitable. Unsuitable areas include areas where icy conditions may be created with the use of conifers at road intersections, road curves, bike path intersections, bike path curves, site distance restricted areas or narrow areas. Locate conifers so mature spread will not overgrow streets or walks or cause conflict with intersection or driveway sight distance requirements.
- E. Shrubs shall be a mixture of evergreen and deciduous varieties. Small shrubs shall be used between the bike path and the curb along street rights-of-way to avoid safety obstructions.

**2.7.5 Landscape Maintenance**

- A. Maintenance includes all reasonable and regular irrigation, weeding, weed control, fertilizing, pruning as well as removal of tree wrap and staking, and bike path snow and ice removal per standard horticultural practices and Town code. Plant materials that show signs of insect pests, diseases and/or damage shall be appropriately treated. Dead plant material will be replaced according to an approved landscape plan. An initial inspection of landscaping installation will be done at the time of development or change in use.
- B. The developer and subsequent owner(s) shall be responsible for maintaining all on-site, common landscaping, and Right of Way plantings as shown on an approved landscape plan.
- C. The developer and subsequent owner(s) shall be responsible for maintaining the landscaping improvements on all adjacent rights-of-way as shown on an approved landscape plan unless a maintenance agreement is reached with another entity. The Town, at its discretion, may add, remove, replace, or maintain landscaping within the right-of-way per Town standards.
- D. The developer and subsequent owner(s) shall be responsible for maintaining all irrigation systems in sound condition and so all plant material receives the necessary amount of water. Leaks and other broken and/or non-performing equipment shall be repaired in a timely manner. Systems shall be periodically adjusted to eliminate water spraying onto paved surfaces. Watering times shall be regularly adjusted to meet the seasonal needs of the plants while minimizing overwatering.

**2.7.6 Existing Landscape Preservation**

Existing landscaping may be used to satisfy the quantity requirements of landscape guidelines. One existing tree or shrub may be considered as satisfying one tree or shrub requirement.

**2.7.7 Amenity Areas**

Amenities areas include any area of development that introduce active or passive design elements for pedestrian use.

- A. Passive Amenity Area – Include areas that have enhanced hardscape and landscape design. These areas are usually accompanied by seating, trash receptacles, and bike racks.
  - i. Plazas and Pocket Parks
- B. Active Amenity Areas – Parks and Regional trails.

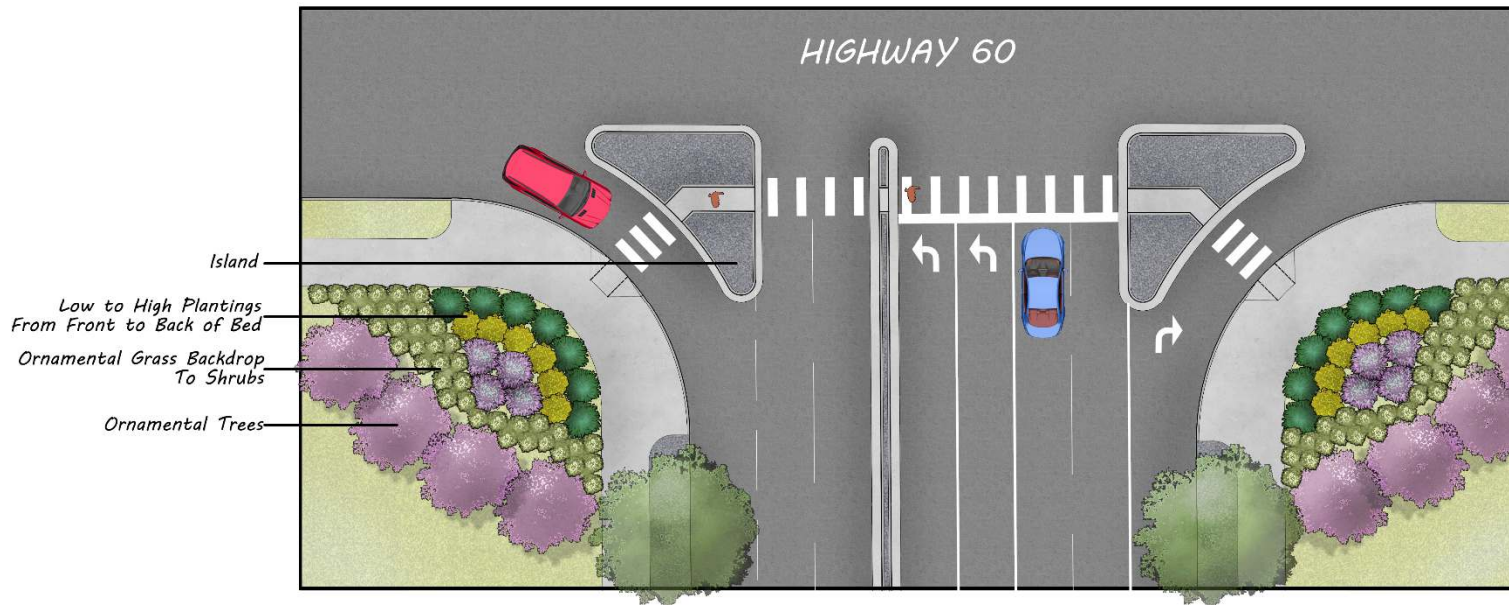
## 2.8 Landscaping Guidelines Per District

### 2.8.1 Landscape Guidelines for Public Property

- A. Arterial Rights-of-Way. The developer is responsible for landscaping the entire area from the back of the curb to the property line at the time the adjacent land develops for a specific use. Arterial landscaping is intended to provide an overstory street canopy along arterial streets and a landscaped area between the street and pedestrian areas.
  - a. Refer to the Town of Johnstown standards for street tree spacing and vegetative cover density.
  - b. In addition to sod, a drought tolerant native seed mix is allowable in the Arterial right-of-way.
- B. Treatment of Ditch Rights-of-Way. Ditch rights-of-way shall be designed and installed by the developer as part of the public improvements and then dedicated to the Town as public right-of-way, in compliance with the Johnstown Area Comprehensive Plan and Town of Johnstown Landscape Standards and Specifications. Applicant should receive approval from the Ditch Company prior to making any such improvements. Such areas are to be shaped and landscaped as follows:
  - a. The publicly dedicated area will be landscaped in a similar fashion to the rest of the development and as approved by the LRDRRC and Town of Johnstown.
  - b. At a minimum, both irrigated and dryland grass will be the primary groundcover, except for shrub bed areas. The decision shall be elective on the part of the LRDRRC and Town of Johnstown.

**2.8.2 Streetscape Design - Highway 60**

In order to create an appropriate landscape corridor along US 60 that can be perceived at highway speeds, large masses of trees and shrubs are required. The right-of-way will be primarily drought- tolerant native grass. This treatment will transition to bands of shrub/perennial beds and tree groupings that meander from just inside the ROW to the private property and back. The goal is to avoid a straight line treatment at the edge of the ROW while ensuring a safe transportation network, limiting plantings between 2' and 8' within the sight triangles.



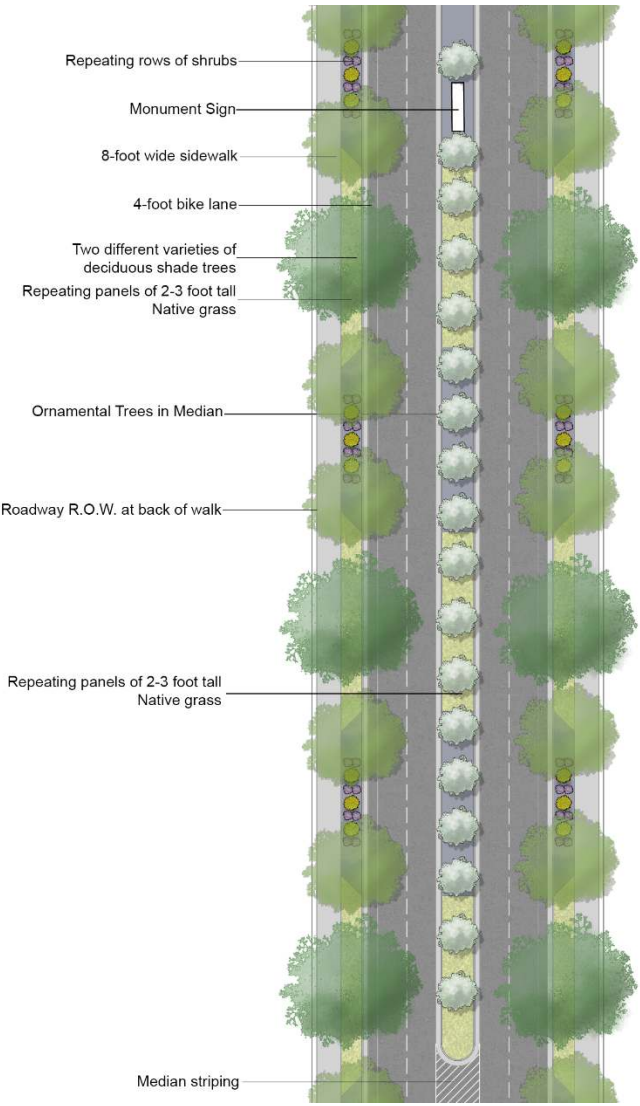


**2.8.3 Primary Entry Design Perspective**



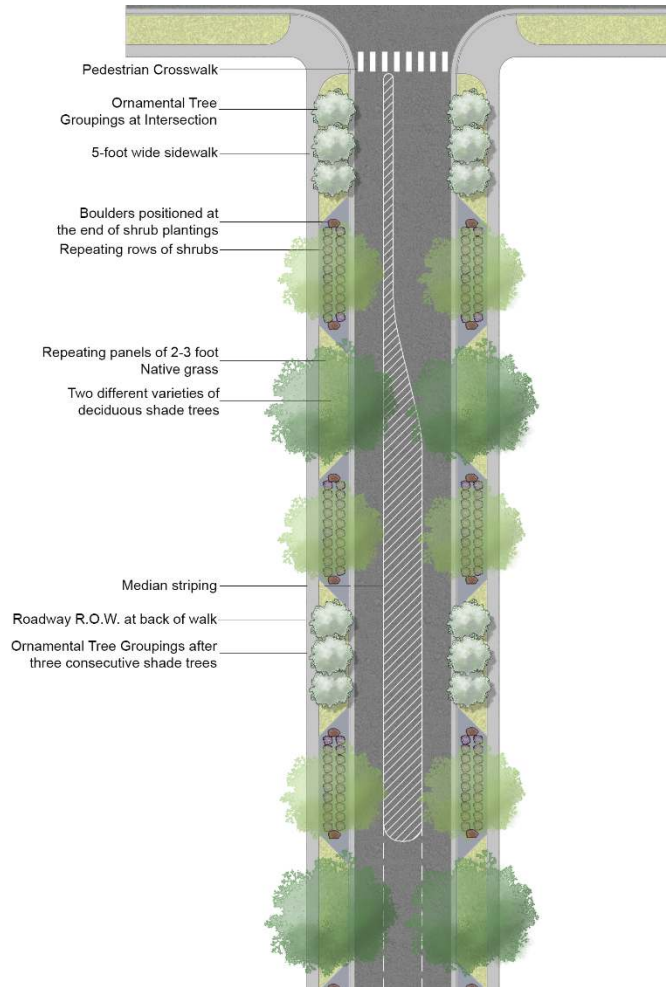
#### **2.8.4 Streetscape Design - Major Arterial Roadway – High Plains Boulevard**

Due to the size of the development, planting of arterial and collector streets will be treated in a similar fashion in order to create a unified and significant streetscape image. The streetscape design emphasizes xeriscape principles and a unique look that sets Ledge Rock Center apart. A varying mix of deciduous trees will be planted in alternating rows in order to create a pleasant pedestrian experience. A mixture of drought-tolerant native grass sections and shrubs planted in a stone groundcover will be used for the groundcover in order to minimize water usage, reduce maintenance, and provide contrasting textures and colors. Shrubs will be planted in masses within areas to emphasize the streetscape forms, screen cars and provide landscape interest. Boulders located along the streetscape within the shrub bed portions will add visual interest as well as tie sign materials into the streetscape.



**High Plains Boulevard Plan View**

**2.8.5 Streetscape Design - Major Collector Roadways**



**Collector Street Plan View**

**2.8.6 Private Property Perimeter Parking Landscape Guidelines**

- A. Retail/Commercial District
  - a. A concrete pedestrian walk, at least five (5) feet wide, will be provided along the length of the landscape median closest to the building entrance. The walk will connect to perimeter pedestrian walks, whenever possible, and include raised and striped crosswalks.
- B. Multi-family District
  - a. Perimeter landscaping requirements for parking areas include the area of land at least 6 feet from the edge of the back of curb from the parking area and are to be landscaped with one (1) tree and five (5) shrubs per 600 square feet or portion thereof.

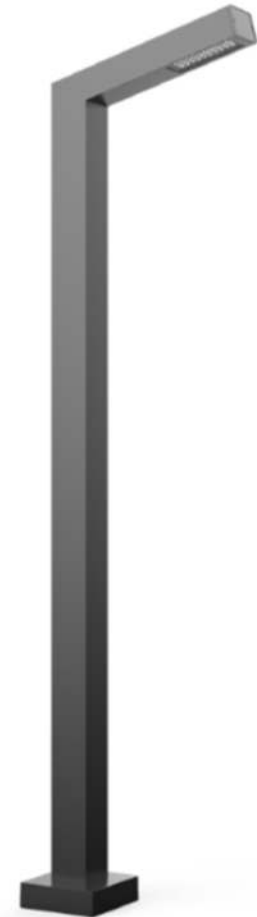
**2.8.7 Private Property Internal Parking Landscape Guidelines**

The following standards apply for all districts:

- A. Interior rows of parking spaces will provide a landscape island at the end of each row of parking spaces. Landscape islands will also be provided within the row of parking spaces so that there are no more than twenty-five (25) consecutive parking spaces without a landscape island.
- B. Landscape islands will have minimum dimensions of nine (9) feet by the length of the parking row.
- C. Islands will be landscaped at a rate of at least one (1) overstory/shade tree and three (3) medium or five (5) small shrubs for each 9 foot by 18 foot parking island. Overstory/shade trees will comprise at least 75% of the trees within the landscape islands. Evergreen trees shall be prohibited in parking lots unless island widths are sized to accommodate mature growth.
- D. Landscape islands will contain rock, mulch or irrigated grass. No turf grass shall be planted in parking lot islands or medians unless the turf area is at least ten (10) feet wide.

## 2.9 Site Lighting

- A. Decorative Pole Lights
  - 1. Manufacturer/model: Luminus, EC811
  - 2. Finish: Anodized, Dark Bronze`
  - 3. Mount: Concrete Footing, Permanent Mount
- B. Standard Parking Lot Pole Lights
  - 1. Manufacturer/model: Luminus, BVA31
  - 2. Finish: Anodized, Dark Bronze
  - 3. Mount: Concrete Footing, Permanent Mount
- C. Light Bollards
  - 1. Type: Pedestrian
  - 2. Material: Aluminum or Steel
  - 3. Manufacturer/model: Architectural Area Lighting C89 Round
  - 4. Color: Powdercoat Black
- D. All fixtures must be dark sky, LED, cut-off fixtures.
- E. Substitutions for lights may be permitted if similar to requested design and approved by LRDRC.



## **SECTION 3 – Retail / Commercial District**

- 3.1 Retail / Commercial District Introduction**
- 3.2 Retail / Commercial District Hardscape Design**
- 3.3 Retail / Commercial Building Design**
- 3.4 Retail / Commercial Tenant Sign Criteria**

## **3.1 Retail / Commercial District Introduction**

### **3.1.1 *Proposed Land Uses***

The proposed land use plan illustrates areas for development by breaking them down into categories. Categories may include more than one use; however, each use shall follow the general design guidelines as established in the previous sections, as well as the guidelines for specific uses established in Section 3.



3.1.2 Retail Overall Site Plan



## 3.2 Retail Hardscape Design

### 3.2.1 Site Furnishings and Amenities

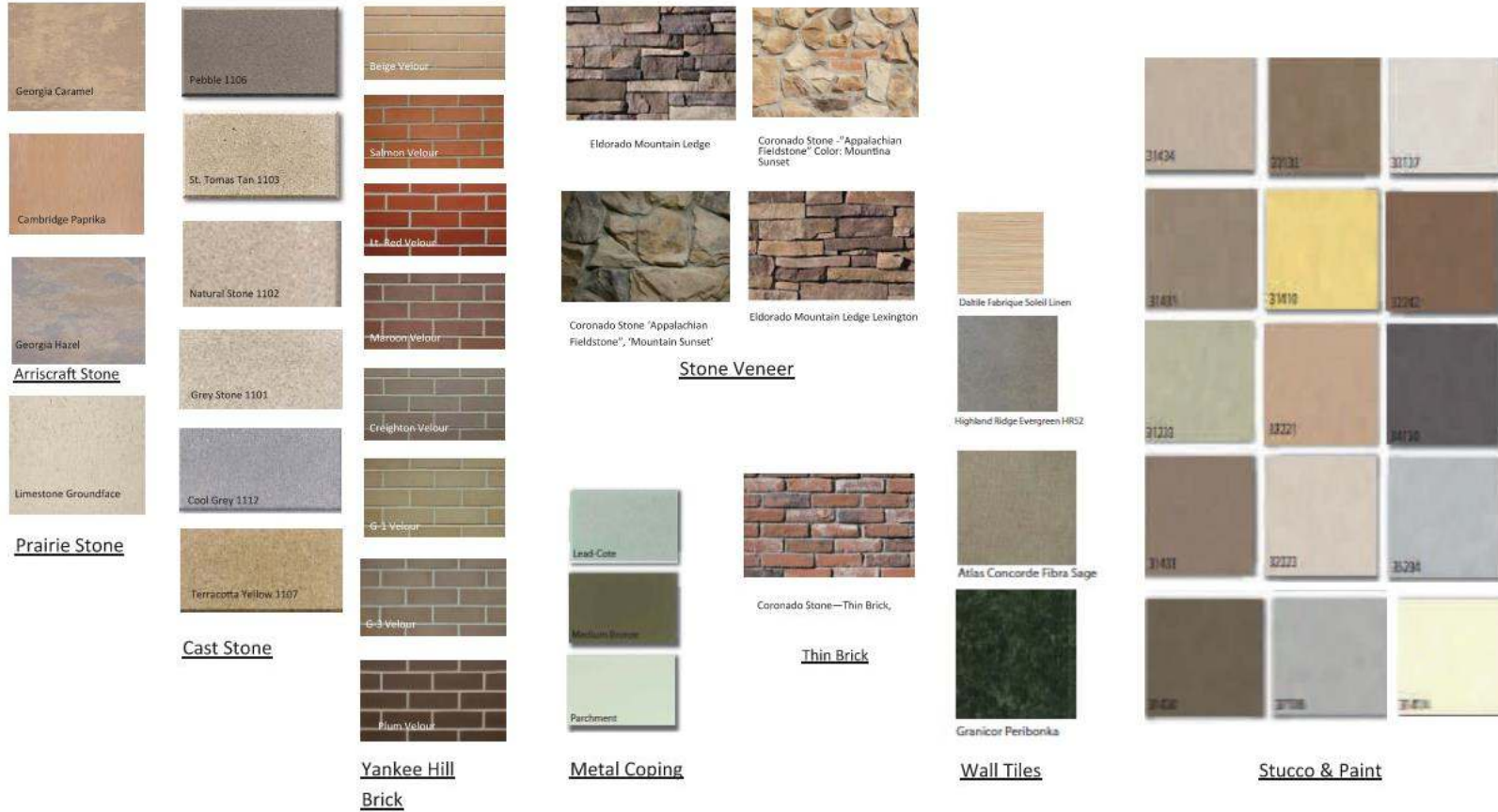
- A. Bench
1. Material: Metal
  2. Accepted Manufacturer / model
    - Wabash Valley – BU1113C
  3. Finish: Powder Coat
  4. Color: Black
  5. Mount: Permanent Mount
- B. Litter Receptacle
1. Material: Metal
  2. Accepted Manufacturer / model
    - Wabash Valley – Elegance E Style 32 Gallon
  3. Finish: Powder Coat
  4. Color: Black
  5. Mount: Permanent Mount
- C. Bicycle Racks
1. Material: Stainless Steel
  2. Accepted Manufacture / model
    - Wabash Valley – Circular Bike Rack
  3. Mount: Permanent Mount
- D. Substitutions for furnishings may be permitted if similar to requested design and approved by LRDRC





**3.2.2 Conceptual Site Plan – Amenities Masterplan**

### 3.3 Retail Building Design – Natural, Neutral



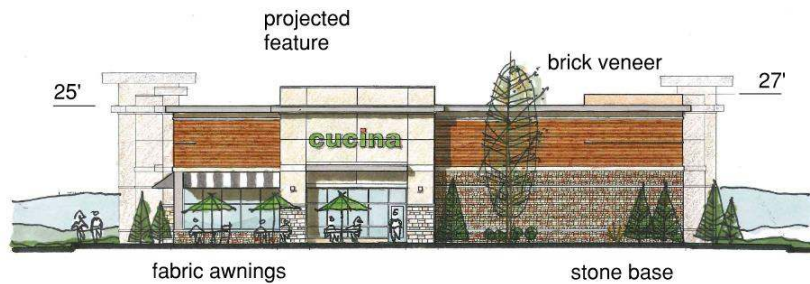
## STANDARD EXTERIOR MATERIALS

### 3.3.1 *Building Guidelines*

- a) **Façade modulation:**  
Primary facades shall incorporate changes in plane to provide interest and break down larger masses. Primary facades on main and medium anchor buildings shall not be longer than 150' or 60% of the length of the building (whichever is less) without a significant change in plane. Primary facades on medium and small pad strip buildings shall not be longer than 80' or 50% of the length of the building (whichever is less) without a significant change in plane.
- b) **Façade projections / articulation:**  
Primary facades shall include detail to provide break down of the surface; to include change in materials, windows, awnings or other articulation. Provide canopies, porticos, or solid color awnings over doors and windows primary sides.
- c) **Roof profile:**  
Parapet or rooflines shall be broken to provide interest. Roofs or parapets on front facades of main and medium anchor buildings shall not run in a straight line over 150' or 60% of the length of the building (whichever is less) without step or change in type. Roofs or parapets on front facades of medium and small pad strip buildings shall not run in a straight line over 80' or 50% of the length of the building (whichever is less) without step or change in type.
- d) **Building Size Definitions:**  
Large Size Inline Building – Over 50,000 sf  
Medium Size Inline Building – 20,000 – 50,0000 sf.  
Small Size Inline Building – Under 20,000 sf.  
Outlot/Pad Building – Single Tenant, under 12,000 sf.



### 3.3.2 Typical Large Inline Building



### 3.3.3 Conceptual Medium Size Inline Building



**SMALL SIZE INLINE BUILDING**  
General Design Guidelines:

1. Buildings shall exhibit breakdown in mass using projections and insets in plan to provide shadows, variations in roofline, and a mix of natural/neutral colored materials.
2. Provide colorful fabric awnings at windows and storefront.
2. Suggested materials: ledge stone, brick, neutral color EIFS.
4. Provide detailing using reveals on EIFS, cornices, stone waterables, etc.

**3.3.4 Conceptual Small Size Inline Building**



### 3.3.5 Conceptual Outlot/Pad Building



## **SECTION 3.4 – Tenant Sign Criteria**

### **3.4.1 Tenant Signage Design Criteria—Introduction:**

(Also applies to Pad Site/Outlot Tenants)

The purpose of this section is to define and specify all exterior signage criteria for Tenant Buildings in Ledge Rock Center. Entrance monuments and Overall District Signage are addressed in other Sections. Each Tenant/Pad Site Tenant shall provide signage package for its space as described below.

All sign packages shall be submitted for approval at least one hundred twenty (120) days of Lease Commencement Date to the Ledge Rock Center Design Review Committee prior to fabrication and installation. At a minimum, such drawings must show locations, sizes, and styles of lettering, materials, and types of illumination, installation details and logo design. Upon approval, the LRDRC shall issue a letter of approval to the tenant for use in obtaining a sign permit from the Town. In addition to LRDRC review, the tenant must gain Town approvals and permits.

If the plans are disapproved by the LRDRC, the Tenant/Pad Site Tenant shall resubmit them within fifteen (15) days from date of the notice of any disapproval, until such plans are finally approved.

The cost of the fabrication, permitting and installation shall be the responsibility of each individual tenant. Sign construction is to be completed in compliance with local building codes and sign ordinances, and the instructions, limitations and criteria contained in this manual. Each sign will conform to the limitations listed in this document below.

### 3.4.2 Signage Definitions

- a. Blade Sign – A panel type sign, projecting perpendicular from the wall. Located below the parapet, eave, or canopy.
- b. Direct Illumination – A sign where the source of illumination is in front of the sign, and not internal.
- c. “Halo” Lighting – A source of illumination entirely within an individual letter, which makes the letter/sign visible at night by means of lighting the background upon which the individual letters are mounted. The letter itself is opaque, and thus silhouetted against the background. The source of illumination is not visible. Also called ‘internal indirect’ or ‘reverse channel’ lighting.
- d. Internally Illuminated – A sign or letter which is illuminated from a light source located inside or behind the sign face, and where the light is transmitted through a translucent material that is part of the sign face.
- e. Plaque – A wall-mounted panel sign.
- f. Wall Sign – A sign mounted to the façade of a building, below the eave or parapet.
- g. Environmental Graphics – Artwork on a solid panel or glass, not to include lettering or advertising/identification. Not counted as a Wall Sign.
- i.. Tenant Size Descriptions for signage parameters:
  - Outlot/Pad Site— Leasable area 0 – 12,000 s.f.
  - Small Shop Inline Tenant— Leasable area 0 – 9,999 s.f.
  - Sub-Major Tenant— Leasable area 10,000 – 19,999 s.f.
  - Major Tenant – Leasable area more than 20,000 -49,999 s.f.
  - Anchor Tenant – More than 50,000 s.f.

### 3.4.3 Sign Types and Parameters

#### A. Outlot/Pad Site Sign Parameters

(0 – 12,000 s.f.)

- a. Outlot/Pad Site Tenant sign area shall be on the building faces above the entrances and integrated as part of the building design.
- b. The maximum height for Wall Signage letters in the body of the sign is 5'-0".
- c. The sign areas shall not exceed ten percent (10%) of the area of the façade of which it is placed .Area is measured from grade to top of flat facades or cornices, and/or top of eaves of sloped roofs.
- d. Maximum one sign per facade with a maximum of (3) three.
- e. Wall Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from flat, smooth one-eighth inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1") trim cap or the equivalent and shall match the return. All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted. Reverse channel halo lighting is encouraged.
- f. Drive-Thru Restaurant: Each drive-through restaurant shall be permitted no more than two (2) free-standing or wall-mounted menu boards, which shall not exceed 35 square feet in area and six (6) feet in height and shall be located adjacent to and oriented toward the drive-through lane to minimize visibility from adjacent streets and uses/tenants. One (1) order confirmation board may also be permitted per menu board and shall not exceed a four (4) foot height and three (3) square foot sign area.

**B. Small Shop Inline Tenant Sign Parameters  
(0 - 9,999 s.f.)**

- a. The maximum height for letters in the body of the sign is 5'-0".
- b. Signs shall not extend more than 8" beyond the face of the surface to which the sign is mounted.
- c. The sign areas shall not exceed ten percent (10%) of the area of the façade of which it is placed. Area is measured from grade to top of flat facades or cornices, and/or top of eaves of sloped roofs, and demise walls of tenant.
- d. Wall Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from flat, smooth one-eighth inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1") trim cap or the equivalent and shall match the return. All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted. Reverse channel halo lighting is encouraged.
- e. Blade Signage: Allowed one (1) per storefront, seven (7) square feet max. Letter height shall be six (6) inches max. Blade signs are only allowed if below a canopy. The blade sign shall be located on an elevation drawing, with clear height to bottom of sign indicated, minimum 8' clear.
- f. Plaque: A 4 sf wall mounted Plaque shall be allowed in lieu of a blade sign, in areas not under a canopy. Max letter height of 6".
- g. Drive-Thru Restaurant: Each drive-through restaurant shall be permitted no more than two (2) free-standing or wall-mounted menu boards, which shall not exceed 35 square feet in area or six (6) feet in height and shall be located adjacent to and oriented toward the drive-through lane. One (1) order confirmation board may also be permitted per menu board and shall not exceed a four (4) foot height and three (3) square foot sign area.

**C. Sub-Major Tenant Sign Parameters**

(12,000 – 19,999 s.f.)

- a. The maximum height for letters in the body of the sign is 6'-0".
- b. Tenant sign area shall be on the building faces above the entrances and integrated as part of the building design.
- c. Maximum one sign per facade with a maximum of (3) three.
- d. Wall Sign areas shall not exceed ten percent (10%) of the area of the façade of which it is placed. Area is measured from grade to top of flat facades or cornices, and/or top of eaves of sloped roofs, and demise walls of tenant.
- e. Wall Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from flat, smooth one-eighth inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1") trim cap or the equivalent and shall match the return. All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted. Reverse channel halo lighting is encouraged. All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted.
- f. Drive-Thru Restaurant: Each drive-through restaurant shall be permitted no more than two (2) free-standing or wall-mounted menu boards, which shall not exceed 35 square feet in area or six (6) feet in height and shall be located adjacent to and oriented toward the drive-through lane. One (1) order confirmation board may also be permitted per menu board and shall not exceed a four (4) foot height and three (3) square foot sign area.

***D. Major Tenant*****(More than 20,000 s.f. to 49,999)**

- a. Tenant sign area shall be on the building faces above the entrances and integrated as part of the building design.
- b. The maximum height for letters in the body of the sign is 6'-0".
- c. The sign areas shall not exceed six percent (6%) of the area of the façade of which it is placed .Area is measured from grade to top of flat facades or cornices, and/or top of eaves of sloped roofs, and demise walls of tenant.
- d. Maximum one sign per facade with a maximum of (3) three.
- e. Wall Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from flat, smooth one-eighth inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1") trim cap or the equivalent and shall match the return. All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted. Reverse channel halo lighting is encouraged.

***E. Anchor Tenant***  
**(More than 50,000 s.f.)**

- a. Tenant sign area shall be on the building faces above the entrances and integrated as part of the building design.
- b. The maximum height for letters in the body of the sign is 6'-0".
- c. The sign areas shall not exceed six percent (6%) of the area of the façade of which it is placed .Area is measured from grade to top of flat facades or cornices, and/or top of eaves of sloped roofs, and demise walls of tenant.
- d. Maximum one sign per facade with a maximum of (3) three.
- e. Wall Signage shall be illuminated individual letters mounted to the face of the building. The use of a colored or frosted Plexiglas face is required. Individual faces shall be fabricated from flat, smooth one-eighth inch (1/8") Plexiglas. Letter returns shall be fabricated of .090 aluminum with .063 aluminum letter backs. Retainers shall be one inch (1") trim cap or the equivalent and shall match the return. All signs must be illuminated from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted. Reverse channel halo lighting is encouraged.

#### **3.4.4 General Sign Parameters – All Exterior Signage**

- a. In general signs must be made up of individual illuminated letters; conventional box signs that include attractive and distinctive designs with details such as raised letters will be considered on an individual basis.
- b. Lettering on all store signs shall be limited to business or trade name of the premises as it appears on the lease. No sign manufacturer's name, union labels, or other lettering shall be visible. Logo signs will be reviewed on an individual basis.
- c. Tag lines shall be allowed on an individual basis only and are subject to Landlord/Developer approval. Any allowable tag lines shall be individual illuminated letters (no box signs) and shall not exceed 10" in height. The width of the tag line shall not exceed the width established for the primary signage included in the signage calculation.
- d. No exterior sign or sign panel will be permitted to extend above any roof line.
- e. Any sign, notice or other graphic or video display, particularly self-illuminated signs, located within the store and which is easily visible from the shopping center will not be allowed. Illuminated Signs within 48" of a window are regarded as signage.
- f. Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view.
- g. No exposed lamps or tubing will be permitted.
- h. No exposed raceways, crossovers or conduits will be permitted.
- i. All signage returns shall be semi-gloss black enamel finish, or blend with adjacent building color.
- j. All cabinets, conductors, transformers and other equipment shall be concealed from public areas. Visible fasteners will not be permitted.
- k. All metal letters, including channel letters, shall be fabricated using fully-welded construction, with all welds ground smooth so as not to be visible.
- l. Acrycap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.
- m. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted, and concealed.
- n. All signage whether halo illuminated or not, shall be pin mounted on building façade. Halo illuminated signage shall be



- pin mounted a minimum of 2” from builder façade. Direct or internally illuminated signage shall be pin mounted a minimum of 1/2” and maximum of 1” from building face.
- o. Except as provided herein, no advertising placards, flags, balloons, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, within 4’ of the storefront without prior written approval of the Landlord / Developer. Painted, flashing, animated, audible, revolving, or other such signs that create animation are not permitted.
  - p. Non-illuminated exterior signage is allowed upon approval and receipt of a Special Event Permit from Town.
  - q. Any Plexiglas sign faces shall not be clear.
  - r. Sign illumination shall be internal and self-contained.
  - s. All electric signs and installation methods must meet UL standards and contain a UL label.
  - t. Decals or other signing indicating products lines or credit card acceptability shall not be permitted on the storefront glazing other than stores operating hours.
  - u. All illuminated signs must be turned on during the Center’s normal operating hours per lease. The use of time clocks for sign and show window lighting is required. Lighting of signs shall be at hours required by Landlord/Developer.
  - v. Double stacked lettering shall be allowed on an individual basis only and are subject to Landlord/Developer approval. Double stacked letters shall be a maximum 24” high individual letters and shall comfortably fit within the Landlord bulkhead as determined by the Landlord/Developer’s Representative.
  - w. Minimum height of all signage shall not be less than 60% of the maximum allowable letter height except for approved taglines.
  - x. All signage is subject to the approval of the Landlord/Developer’s Architect and the local authorities. Landlord/Developer has design discretion of overall size and height of letters and signs.
  - y. Tenants are required to provide a concealed access panel from within the Tenant’s leasable area, if applicable, to service and install exterior building signage.
  - z. Signs placement that would cause sight obstruction within required sight triangles along roads and drives is prohibited.

**3.4.5 Signs Not Permitted****(also applies to Pad Site/Outlot Tenants)**

- a. Sign materials such as die cut vinyl, gold or silver leaf, or paint.
- b. Boxed pillow or cabinet type formed plastic or injection molded plastic signs.
- c. Signature signage (window sign or sign plate indicating name of shop or good sold) in addition to primary signage.
- d. Cloth, paper, cardboard and similar stickers or decals around or on surfaces on the storefront without prior written approval from Landlord/Developer.
- e. “Sale” sign, “Special Announcements” sign or other advertisement of any kind on the exterior without Special Event Permit from Town or written approval from Landlord/Developer.
- f. Exposed neon signs.
- g. Animated, moving, rotating or flashing.
- h. Noise making.
- i. Additional signage of any kind within 4’ of storefront windows.
- j. Signage on Awnings.
- k. Use of the word “Outlet” in the signage text is prohibited.

**3.4.6 Additional Signage Permitted****(also applies to Pad Site/Outlot Tenants)**

- a. Service doors to Tenant spaces throughout the project shall be identified by standard 4” signs/lettering, identification only (name and address number) and shall be installed by the Tenant. The Tenant shall not apply any signage or other wording to service doors.
- b. All signage must be shown to scale on the approved storefront elevation, for approvals.
- c. All additional signage shall be submitted to the LRDRRC for approval as specified in Section 1.
- d. Any minor deviations to this criteria will be reviewed on an individual basis and subject to LRDRRC and Town approval.

**3.4.7 Environmental Graphics**

- a. Must be non-commercial graphics/artwork. No advertising or messages. Mounted on permanent metal panel or glass.
- b. Must be front lit with concealed or other non-exposed type lighting system. No backlit lighting is allowed.
- c. Graphics must integrate with building façade design.
- d. Designs must integrate with the overall shopping center design.

**3.4.8 Directional Signage (Wayfinding)**

- a. For minor wayfinding per outlot or parcel of inline pads, as necessary for drive-thrus, banks, etc.
- b. Each sign must not exceed four (4) square feet in total size.
- c. Logos must not exceed one (1) square foot.
- d. Sign support structure for directional signage must not exceed five (5) feet in height unless a deviation is granted.
- e. Signs placement that would cause sight obstruction within the sight triangles are prohibited.
- f. Proposed signage shall be included on Site Development Plans, for Location and Information review.

## **SECTION 4 MULTI - FAMILY DISTRICT – PLANNING AREAS 4 AND 5**

- 4.1 Overall Site Plan / Phasing**
- 4.2 Hardscape Design & Amenities**
- 4.3 Building Design**



**4.1 Multi-family Conceptual Site Plan**

## SECTION 4.2 – MULTI-FAMILY HARDSCAPE DESIGN & AMENITIES

### 4.2.1 Site Furnishings and Amenities

- A. Bench
1. Material: Metal
  2. Accepted Manufacturers / model  
- Theparkcatalog – Kensington Bench
  3. Finish: Powder Coat
  4. Color: Black
  5. Mount: Permanent Mount
- B. Litter Receptacle
1. Material: Metal
  2. Accepted Manufacturers / model  
- Theparkcatalog – Plaza Steel Strap Receptacle
  3. Finish: Powder coat
  4. Color: Black
  5. Mount: Permanent Mount
- D. Bicycle Racks
1. Material: Metal
  2. Accepted Manufacturers / model  
- Theparkcatalog – Sunrise Bike Rack
  3. Finish: Powder coat
  4. Color: Black
  5. Mount: Permanent Mount
- E. Substitutions for furnishings may be permitted is similar to requested design and approved by LRDRC.





**4.2.2 Conceptual Site Plan – Multi-family Amenities Masterplan**



**4.2.3 Monument Signs at Entries**

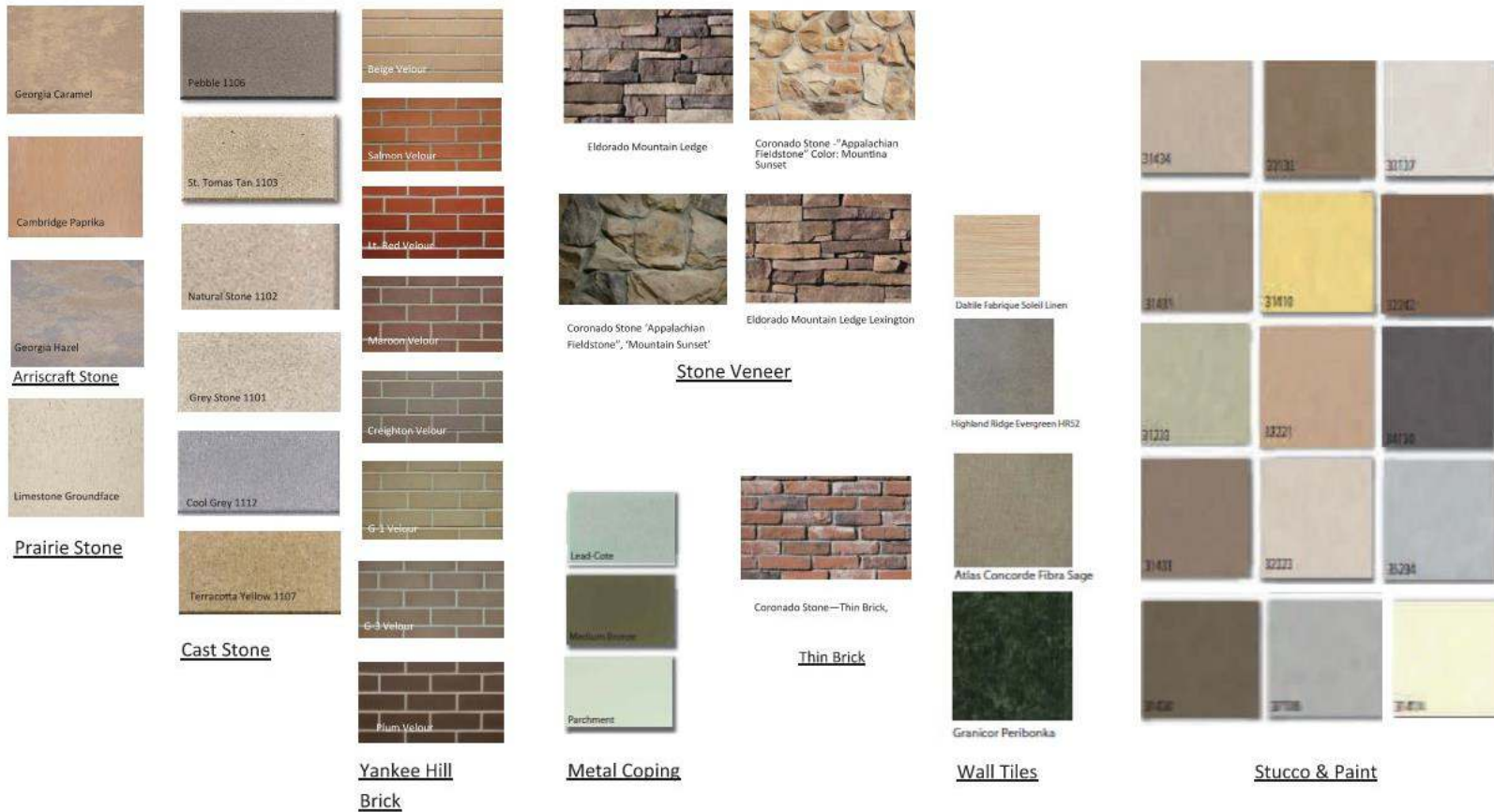


## SECTION 4.3 – Multi-family Building Design

### 4.3.1 Building Design

- A. Compatibility with Existing Development and Site Design
  - a. The design of new structures in or adjacent to existing developed areas shall be compatible with or complementary to the established architectural character of such areas. Compatibility may be achieved through techniques such as:
    - i. Repetition of roof lines.
    - ii. Use of similar proportions in building mass and outdoor spaces.
    - iii. Similar relationships to the street.
    - iv. Similar windows and door patterns.
    - v. Building materials with similar colors and textures.
  - b. Site design for flex uses should incorporate, where possible, central, common service/ loading areas.
- B. Treat all sides with similar materials.
  - a. Multi-family building facades shall be articulated with porches, balconies, bays or other offsets.
- C. Accessory buildings should be similar in character and materials as primary buildings.
- D. All facades of a building shall have similar materials.
- E. Materials and Colors
  - a. Primary facade and roof colors shall have a low reflectance and be a subtle, neutral or Earth-toned color. Earth-tone colors are suggested to be beiges, taupes or browns. Neutral colors are defined as whites, greys or charcoal color values.
  - b. Trim and accents of brighter colors, including primary colors, are allowed. Vivid colors shall be used sparingly (3% or less of a façade). Vivid colors are defined as bright colors, such as primary colors.
  - c. Preferred predominant facade materials include: glazing, brick, native or cultured stone, tinted and textured concrete masonry units, architectural precast concrete panels, site cast tilt-up concrete, stucco, synthetic stucco, high quality insulated metal panel or ACM panels that have colors & textures to mimic smooth or textured stucco surfaces. Exposed concrete shall have an attractive texture and/or color.
  - d. Optional predominant facade materials include: high quality architectural insulated metal wall panels that mimic the texture & appearance of stucco or other appropriate finishes. In addition, high quality ACM Metal Panel such as Alucabond or Reynobond are allowed as a primary material given they are architecturally appropriate to the overall

- design aesthetic.
  - e. Prohibited predominant materials are smooth-face concrete block, full ceramic walls, and pre-fabricated uninsulated, non-textured, flat metal panels. These materials may be used as accent but shall occupy no more than 30% of a façade. Glazing with reflectivity or opacity higher than 60% is strictly prohibited.
  - f. Facades that face a street or parking area shall not have a blank, uninterrupted length exceeding 50 feet without including at least two (2) of the following:
    - i. Change in plane.
    - ii. Change in color.
    - iii. Change in texture or pattern.
    - iv. Windows.
    - v. Columns, piers or equivalent element that subdivides the wall.
  - g. Facades greater than 150 feet in length shall incorporate wall plane projections or recesses having a depth of at least 2% of the length of the facade and occupy at least 20% of the length of the facade.
- F. Building Entrances
- a. Primary building entrances shall have clearly defined and provide shelter from the sun, wind, rain and snow, and include two (2) of the following:
    - i. Canopy, arcade or portico.
    - ii. Overhang or recess.
    - iii. Raised corniced parapet.
    - iv. Peaked roof or arch.
    - v. Architectural detail such as columns, tile work, stone or moldings integrated into the building structure.
    - vi. Integral planters or wing walls and incorporate landscaped areas and/or places for sitting.
    - vii. Special landscape or site feature.
- G. Roof and Top Treatments
- a. Rooftop mechanical equipment must be non-obtrusive, screened from view or designed to be integral components of the building. Design is subject to LRDRC and Town of Johnstown approval.
  - b. The average parapet height may not exceed 15% of the supporting wall height.
  - c. Maximum height or any portion of a parapet shall not exceed 1/3 of the supporting wall height.
  - d. Sloping roofs, where they occur, shall range between 4/12 and 12/12 slopes.
  - e. Large sloped roofs must have variations in height or offsets to break up the large plane with a maximum 100 linear feet of one plane.
  - f. Larger roof elements, when used as an architectural expression are allowed on a case by case basis.
  - g. Accessory Building.
  - h. Shall be of the same character and materials as primary buildings.



STANDARD EXTERIOR MATERIALS



FRONT ELEVATION  
(rear similar)

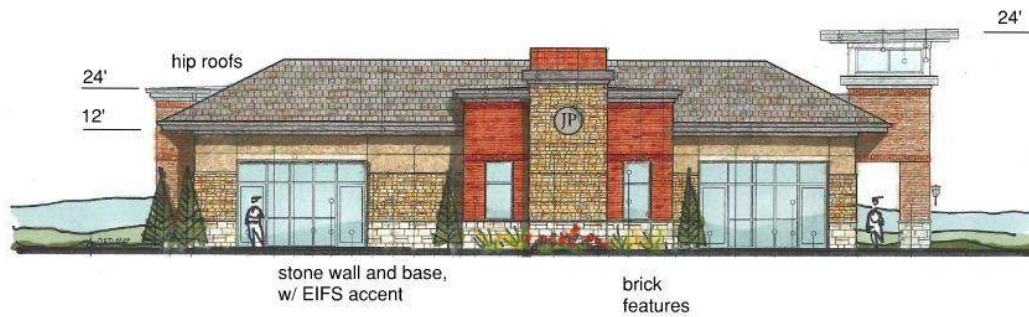


END ELEVATION

APARTMENT BUILDING  
General Design Guidelines:

1. Buildings shall exhibit breakdown in mass using projections and insets in plan to provide shadows, variations in roofline, and a mix of natural/neutral colored materials.
2. Provide multiple material or style variations on buildings within a single complex.
3. Suggested materials: ledge stone, brick, neutral color EIFS,
4. Provide detailing using reveals on EIFS, cornices, railings, etc.

**4.3.2 Conceptual Typical Apartment Building**



**CLUBHOUSE BUILDING**  
General Design Guidelines:

1. Buildings shall exhibit breakdown in mass using projections and insets in plan to provide shadows, features to define entries, hip roofs, and a mix of natural/neutral materials
2. Suggested materials: ledge stone, brick, neutral color EFIS, high-end comp shingles
4. Provide detailing using reveals on EIFS, cornices, etc.

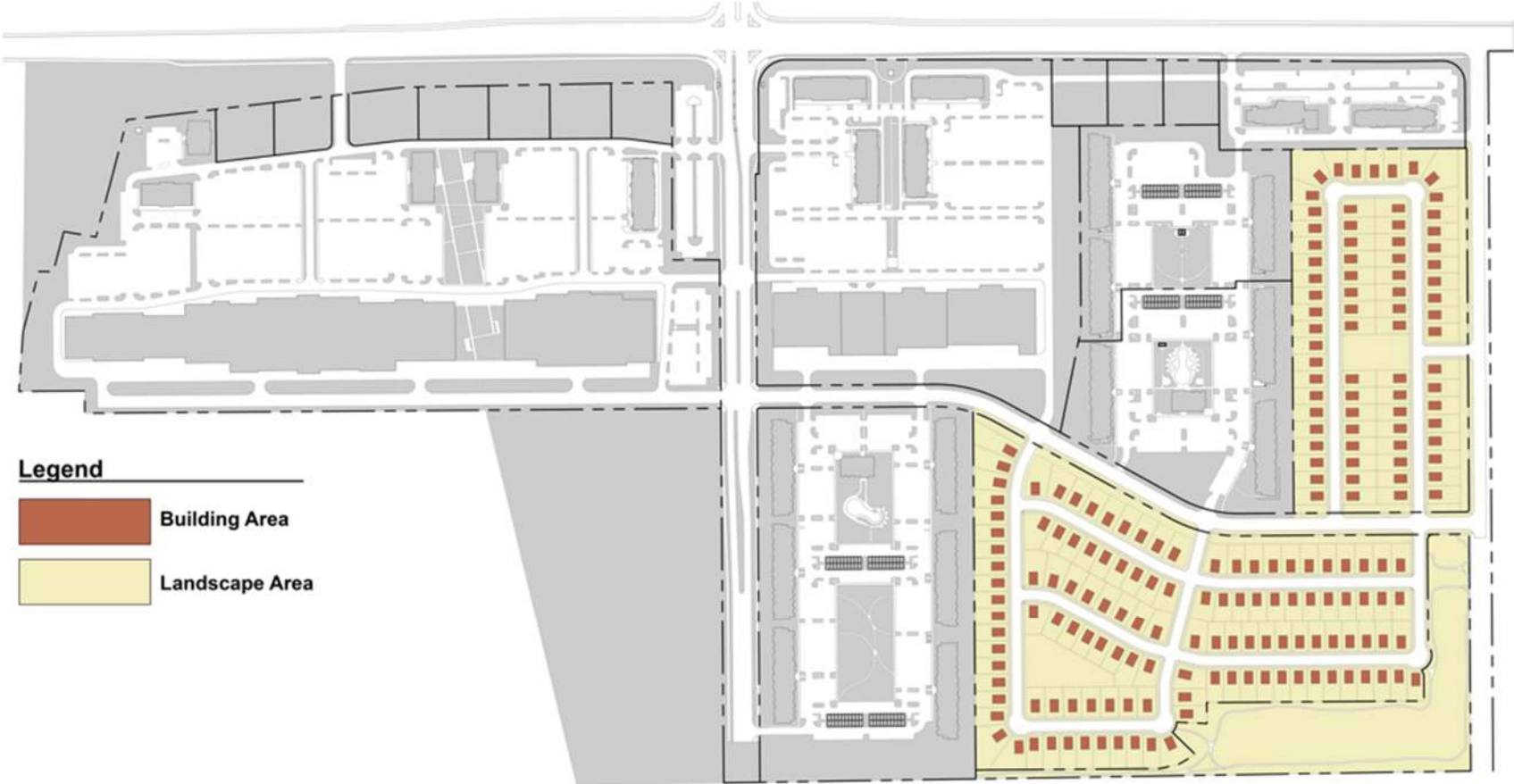
**4.3.3 Conceptual Typical Self-Storage Building**

## **SECTION 5 - SINGLE FAMILY DISTRICT - PLANNING AREAS 6 AND 7**

- 5.1 Introduction**
- 5.2 Overall Site Plan**
- 5.3 Site Planning & Design**
- 5.4 Architectural Design**
- 5.5 Residential Improvement Guidelines**
- 5.6 Site Restrictions and Specific Types of Improvements**

## **SECTION 5.1 – Introduction**

It is the intent of these guidelines to promote both high quality construction and a cohesive neighborhood design. The guidelines, although specific, are broad enough that homeowners, Architects, builders, and landscape designers still have great flexibility for innovation and creativity. In order to create an interesting neighborhood, no home elevation may be built within three lots of itself, including across the street. In order to maximize the panoramic views for neighboring lots, the Ledge Rock Design Review Committee (LRDRC) has designated certain lots for single-story homes only. All Architectural and landscape designs must be reviewed and approved by the LRDRC. In addition, all residential home and subdivision design shall be reviewed and approved by the Town of Johnstown. The LRDRC reserves the right, at its sole discretion, to deny approval based on design and/or style, even though minimum square footages and other requirements may have been met.



**5.2 Conceptual Single Family Site Plan**



## **SECTION 5.3 – Site Planning**

### **5.3.1 Site Planning - Garages, Accessory Buildings, and Hard Surfacing**

- A. Accessory/Storage Buildings - Not permitted unless approved by the LRDRC. Must be located behind the home, screened from view of street and/or public view. Must not exceed eight feet (8') in height from grade and be constructed with similar siding and roofing and match the paint on the rest of the home. Metal storage buildings are not permitted. Garages and accessory buildings should be an integral part of both the residence and the overall site. Garages and garage doors should be designed so that they are not the dominant Architectural features of the residence. Designs that create open- space enclosures such as courtyards, enclosed patios, and parking courts are encouraged. Garages and accessory buildings are encouraged to be connected to the main residence through the use of breezeways, pergolas, and covered walkways.
- B. Driveways - Driveways should be no more than 18 feet in width at the street, widening to 24 feet at the garage and apron, a minimum of 3' from the property line , enough space to provide a minimum of two (2) vehicle parking spaces. Hard surface materials, colors, and textures shall blend with the Architecture of the residence.

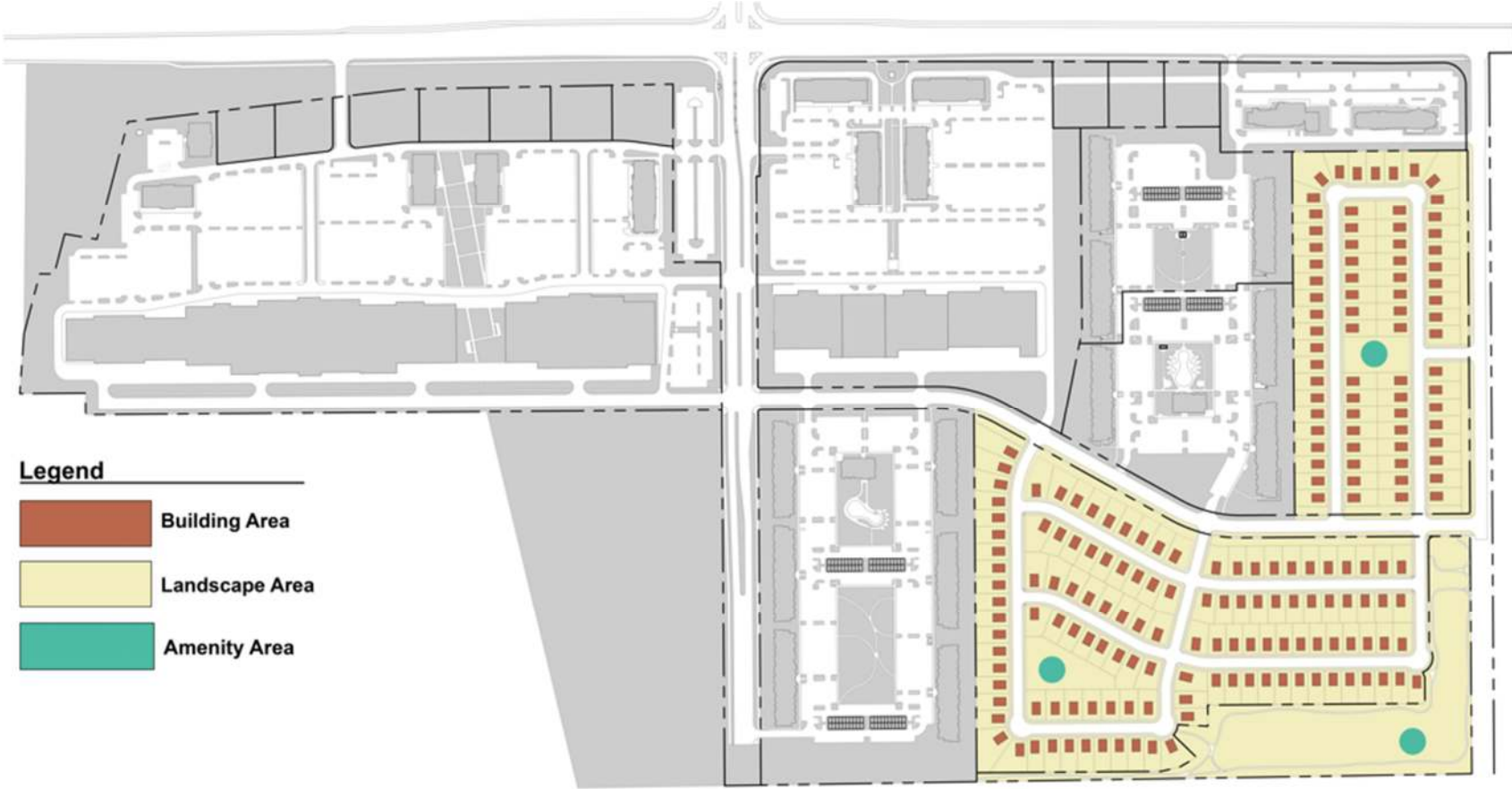
### **5.3.2 Site Planning – Furnishings and Amenities – Private Single Family Lots**

- A. Fencing - LRDRRC approval required for all fencing and gates. The following are general guidelines regarding fence specifications:
  - a. Fencing location, style and material must match subdivision requirements which are to be determined with future plan submittals for the respective subdivisions.
  - b. Fence must be installed per setback requirements as set by Town of Johnstown. Please note that it is the homeowner's responsibility to maintain this area between the fence and the street curb. The homeowner accepts the responsibilities assumed by placing a fence in an easement area.
  - c. All fencing shall be maintained in good repair and shall be of the size, color and material as approved by the LRDRRC.
  - d. No chain link fences shall be allowed.
  - e. No side gates allowed. All gates must be installed facing the front of the property.
  
- B. General Fencing guidelines:
  - a. 6' white vinyl fencing may be installed by homeowners on all property lines that are shared with another property owner in accordance with Town codes. Certain locations require 3-rail split rail fencing pursuant to the Fencing Exhibit which is attached hereto and incorporated herein by reference indicating property lines that require white vinyl 3-rail fencing. White vinyl 3-rail fencing is not permitted in any other location. Welded wire may be installed inside the split-rail fencing for containment.
  - b. All per approved development plans for the Final subdivision.

**5.3.3 Site Planning - Furnishings and Amenities – Public (Common Open Spaces)**

- A. Bench
  - 1. Material: Metal
  - 2. Accepted Manufacturers / model
    - Belson – Commercial Steel Bench with Straight Back or approved equal
  - 3. Finish: Powder Coat
  - 4. Color: Black
  - 5. Mount: Permanent Mount
- B. Litter Receptacle
  - 1. Material: Metal
  - 2. Accepted Manufacturers / model
    - Belson – Flare Top Trash Receptacle or approved equal
  - 3. Finish: Powder Coat
  - 4. Color: Black
  - 5. Mount: Permanent Mount
- D. Bicycle Racks
  - 1. Material: Metal
  - 2. Accepted Manufacturers / model
    - Belson – Opal Bike Rack or approved equal
  - 3. Finish: Powder Coat
  - 4. Color: Black
  - 5. Mount: Permanent Mount
- E. Substitutions for furnishings may be permitted if similar to requested design and approved by LRDRC.





**5.3.4 Site Plan – Single Family Amenities Masterplan**

## Section 5.4 Single Family Architectural Design – Guiding Principles

All Single Family residential designs must fall into one of three specific motifs or styles: Prairie, Colorado Craftsman/Lodge, and European (including influences of French Country, Tudor, and Mediterranean). These are all styles that fit well with the rural character of Ledge Rock Center.

### 5.4.1 *Architectural styles must be Colorado vernacular (Prairie, Colorado Craftsman/Lodge, and European) rather than foreign (Southwest, Victorian, etc.).*

- a. Present day interpretations of traditional styles are encouraged.
- b. Homes should be different than, but compatible with, the neighboring homes. The same elevation should not repeat within three lots of itself, including across the street.
- c. Architecture should encourage indoor-outdoor relationships.

### 5.4.2 *Building mass should provide interest and depth.*

- a. The profile should start low at the edges and mass towards the center.
- b. The upper story should have a variety of orientations and locations.
- c. The upper story should have less bulk than the lower level.
- d. Exterior elements should be scaled in relationship to each other.
- e. Covered entries, porches, decks, and patios should be used to balance and transition to the upper story.

### 5.4.3 *Garages should not dominate the home or streetscape.*

- a. Garage location and orientation should be integrated with the home.
- b. Garage layout shall vary within the development.
- c. Avoid excessive freeboard above the garage.
- d. Masonry should extend above the garage doors, not just along the sides.
- e. The garage roofline should be integrated into the main roof using similar form and pitch.
- f. Use garage doors with deep trim and decorative panels.
- g. Individual carriage-style garage doors are encouraged.

**5.4.4 Roof forms should be simple.**

- a. In general, there should be a simple, dominant roof form with complimentary, secondary, or minor roof forms.
- b. Roof breaks are encouraged.
- c. Roof pitch shall be a minimum of 4/12.
- d. Minor roof forms, gable ends, and dormers should be proportional to the spaces they cover, as well as to the main roof size and form.
- e. Eaves, fascia, and soffits shall be appropriately sized and detailed according to the individual Architectural style.

**5.4.5 Articulation should be used to provide variety and visual interest.**

- a. Avoid long expanses of blank walls and windowless elevations.
- b. Provide façade articulation on all four elevations to avoid a box-like appearance.
- c. Architectural elements and finishes used on the front elevation should be carried through on rear elevations for a more uniform look.
- d. All elevations should provide visual interest and variety.
- e. Use covered entries, porches, dormers, bays, cantilevers, and other projections to add interest.
- f. Provide horizontal and vertical building off-sets in proportion to the elevation or wall plane.
- g. On walk-out lots, incorporate elements such as covered porches or decks, bay windows, and skirt roofs on the three-story rear elevation.
- h. Foundation materials should be heavy and visually solid, transitioning to lighter siding and roofing.
- i. Exposed foundation walls above six (6) inches from grade should be covered with similar materials to the wall above.
- j. Masonry materials should create depth.
- k. Masonry materials should “wrap” the corners where appropriate.

**5.4.6 Covered entries, porches, and decks should be integrated into the home design.**

- a. They should be human scale.
- b. They should act as a transition to the upper story, with materials, roof forms, and pitches, which complement the main structure.
- c. Columns and supports should be substantial and in proportion to the overall building mass.
- d. Columns and supports should consist of built-up elements such as top and bottom trim, and ornamentation consistent with the Architectural style of the home.
- e. Materials should be consistent and complementary to the home.

**5.4.7 Windows and doors should be proportionate to wall size, complementing the roof form and overall Architectural style.**

- a. Windows should emphasize the room in which they are located, with special windows incorporated as accent features.
- b. Window groupings should generally be centered on the building mass on which they are located.
- c. Windows in masonry walls should be recessed, providing a header and a sill for added visual interest.
- d. Windows should be trimmed with a material that complements the Architectural style of the home.
- e. Garden-level and walkout basement doors and windows should receive the same consideration for placement, size, and detailing as the doors and windows on the main levels.

**5.4.8 Building projections should be integrated with the main house in terms of materials, colors, and proportions.**

- a. Projected elements should not appear to “float” but should be supported by substantial or corbels, or they should be anchored to the ground.
- b. Exposed chimneys should be of a material that is complementary to the Architectural style of the home.

**5.4.9 Building materials and colors should create visual depth and detail.**

- a. Strong textures and rich earth-tone colors are encouraged.
- b. Materials and colors should be in keeping with the Architectural style of the home.
- c. A variety of materials should be used to add interest. However, frequent changes in materials and colors should be avoided.
- d. Exterior selections should be compatible with adjacent homes.

**5.4.10 Roof material and colors should reflect the Architectural style of the home.**

- a. Roofs – LRDRC approval required. All roofs shall be, at a minimum, a 25-year warranty composition shingled roof. Weathered wood or comparable color only as approved by the LRDRC.

**5.4.11 Siding – Exterior Facade**

- a. Cement composite siding or stucco. Prefinished or painted minimum or equivalent, 20% pigment and 8” maximum reveal. Vertical siding only as accent or complementary to specific styles. Use only earth tone colors unless approved by developer Front façade to incorporate minimum 30% masonry – stone or brick.

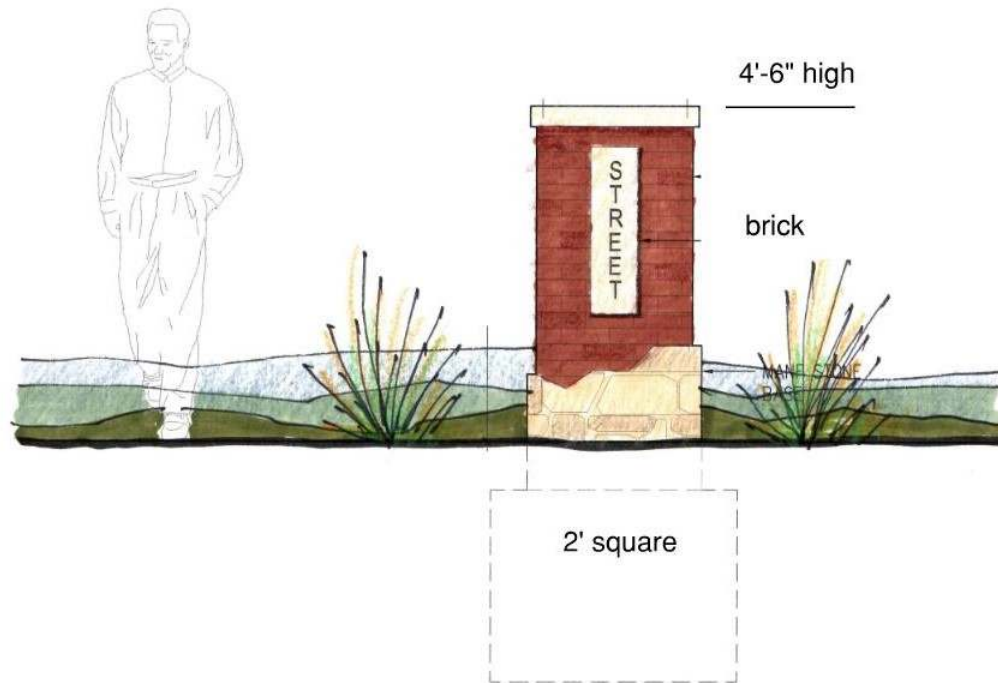
**5.4.12 Building Square Footage**

- a. Square Footage – No dwelling shall be erected, altered or permitted to remain on any lot unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out buildings, and based on exterior measurements, is not less than:
  - a. 1,200 square feet for a one-story dwelling.
  - b. 1,500 square feet for a multi-level dwelling.





**5.4.13 Monument Signs at Single Family Neighborhood Entries**



**5.4.14 Residential Road Marker and Typical Street Sign**

## Section 5.5 Single Family Residential Improvement Guidelines

**Note: Not approved or regulated by Town of Johnstown**

### 5.5.1 Introduction

- a. **Basis for Guidelines** – These Residential Improvement Guidelines and Site Restrictions (“Guidelines”) are intended to assist homeowners/owners in The Ledge Rock Center Subdivision Filing No. 1, and Ledge Rock Center Metropolitan District No. 4 (“Property”) in the design of their homes, landscaping and other improvements to their property as provided for in the Declaration of Covenants, Conditions and Restrictions for the Ledge Rock Center Subdivision Filing No. 1 and Ledge Rock Center Metropolitan District No. 4 (collectively, the “Declaration”) and to list the rules and regulations adopted by the Declarant and/or District with respect to the use of residential sites. **THE DECLARATION FOR THE PROPERTY REQUIRES PRIOR APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY IMPROVEMENT TO PROPERTY.** “Improvement” is very broadly defined in the Declaration. For instance, an “Improvement” would include any landscaping or change of the grade of property; the construction or installation of any accessory building, patio, deck, pool or hot tub; the demolition or removal of any building or other improvement; and any change of exterior appearance of a building or other improvement. In order to assist homeowners, the Declaration authorizes the Ledge Rock Design Review Committee (“LRDRC”) to establish guidelines and to establish certain pre-approved designs for several types of improvements to property and to exempt certain improvements to property from the requirement for approval. This booklet contains the guidelines established by the LRDRC with respect to residential property. Throughout this document the term “Property” shall refer to a residential site.

### 5.5.2 Effect of Declaration

- a. The Declaration and applicable Supplemental Declarations govern property within The Ledge Rock Center Subdivision Filing No. 1, and Ledge Rock Center Metropolitan District No. 4. Copies of the Declaration are delivered to new homebuyers when they purchase their homes and are available at any time at the LRDRC office. Each homeowner should review and become familiar with the Declaration. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration shall control. Provisions relating to the use of Property and to Improvements are found in the Declaration.

### **5.5.3 Effect of Governmental and Other Regulations**

Use of Property and Improvements must comply with applicable building codes and other governmental requirements and regulations. Approval by the LRDRC will not constitute assurance that Improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies. For general information about municipality and governmental requirements, homeowners must contact the Town of Johnstown.

### **5.5.4 Utilities**

In making Improvements, homeowners are responsible for locating all water, sewer, gas, electrical, cable television or other utility lines or easements. Homeowners should not construct any Improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting the following entities:

- i. Know What's Below by dialing 811

### **5.5.5 Goals of Guidelines**

Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent Architectural and aesthetic quality of the Property. It is important that the Improvements be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the LRDRC and neighbors will go very far in creating an optimum environment which will benefit all homeowners. By following these Guidelines and obtaining approvals for Improvements from the LRDRC, homeowners will be protecting their financial investment and will help ensure that Improvements are compatible with standards established for the Property. If questions arise as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the LRDRC's interpretation thereof shall be final and binding.

## Section 5.6 Single Family Site Restrictions, Specific Types of Improvements, and Town Review and Permits

Following is a list of restrictions and improvement guidelines. **UNLESS OTHERWISE SPECIFICALLY STATED (SEE SECTION 2.10), DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE LRDRRC AND THE WRITTEN APPROVAL OF THE LRDRRC OBTAINED BEFORE THE IMPROVEMENTS ARE MADE.** Drawings digitally submitted must be high resolution. In some cases, where it is specifically so noted, a homeowner may proceed with the improvement without advance approval by the LRDRRC if the homeowner follows that stated guideline. In some cases, where specifically stated, a type of improvement is strictly prohibited. If an improvement is not listed below, LRDRRC approval is required.

- A. Additions and Expansions - LRDRRC approval required. Additions or expansions to homes will require submission of detailed plans and specifications. (See also Building Plans).
- B. Advertising – See Signs.
- C. Air Conditioning Equipment - LRDRRC approval required regarding the type and placement of unit unless installed by original builder of home.
- D. Antennae – Not permitted. No exterior radio antennae, television antennae or other antennae may be erected. Satellite dishes are allowed provided they do not exceed 21” in diameter and placement of such satellite is approved by LRDRRC (See also Satellite), except those permitted per FCC rules that may supersede.
- E. Basketball Backboards, Portable and Permanent Backboards - LRDRRC approval required for every type of basketball goal. Portable/freestanding and garage mounted backboards are not allowed. Permanently installed basketball pole may be approved if reasonably placed, and based upon, but not limited to, the following considerations: proximity of goal to the property lines, proximity to the neighbor’s living area, landscaping and vehicles.
- F. Boats – See Vehicles.
- G. Building Code - All residential structures must conform to the applicable building code of the Town of Johnstown. Approval by the LRDRRC of plans does not imply compliance with any building code or ordinances. The homeowner and builder, as applicable, shall be required to obtain a building permit from the Town of Johnstown and obtain the necessary inspections for a certificate of occupancy.
- H. Campers – See Vehicles.
- I. Car Covers or Carports – Not permitted.

- J. Colors - All colors and color combinations must be approved by the LRDRRC. Repainting when existing color is changed shall require approval by the LRDRRC. All projections including, but not limited to, chimney ties, vents, gutters, down spouts, utility boxes, porches, railings and exterior stairways shall closely match the permanent color of the surface from which they project or shall be of an approved trim color. Duplicate color schemes shall not be allowed on adjacent lots, or lots across the street from each other.
- K. Commercial and/or Oversized Vehicles - A commercial vehicle is defined as, but not limited to, a vehicle that has a business name or logo and/or has equipment attached to it or is used for the purpose of providing services to an individual, organization, corporation, or other entity. An oversized vehicle is defined as a vehicle that cannot be parked within the garage. **All commercial vehicles must be parked in the garage.** Oversized vehicles or commercial vehicles that do not comply with the garage parking requirement must have LRDRRC approval to be parked in the driveway. Such approval will be based upon, but not limited to, no more than one vehicle, effect on curb appeal, effect on safety, and effect on street traffic. No vehicle, whether commercial or oversized, shall be parked in such a manner that it blocks the sidewalk. (See also Vehicles.)
- L. Decks - LRDRRC approval required. Must be wood or other material similar to material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and patio area. Must be located so as not to obstruct or greatly diminish the view, or create an unreasonable level of noise for adjacent property owners.
- M. Dog Houses, Runs and Pet Enclosures - LRDRRC approval required. Must be screened from view of street and/or public view.
- N. Drainage – LRDRRC approval required for any changes affecting drainage. There can be no interference or modification of the final governmental approved drainage and grading plan over any property. When landscaping is installed, it is very important to ensure that water drains away from the foundation and driveways of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks, and driveways. Water should flow over walkways, sidewalks or driveways, into the street gutters. The LRDRRC may require a report from a drainage engineer at the homeowner's sole expense as part of the landscaping or improvement plan approval.
- O. Driveways – There shall be no expansion or extension of driveways without prior LRDRRC approval.
- P. Elevation Treatments – LRDRRC approval required. Architectural design shall incorporate a consistent level of Architectural interest in all elevations.
- Q. Entrances (Front) – Astro-turf is not allowed on walks, front steps or decks. Storm/Screen doors may be installed as long as color of such door compliments existing paint colors.
- R. Evaporative Coolers – Not allowed. (See also Air Conditioning Equipment.)
- S. Exterior Lighting – See Lights and Lighting.

- T. Fireplaces - Gas fireplaces must either be housed within the exterior wall or, if protruding to the outside, they must be housed and vented in chase/chimney-like structure to the roof and finished with a decorative top in keeping with the Architecture of the home.
- U. Gardens –LRDRC approval required. (See also Landscaping.)
- V. Hot Tubs – LRDRC approval required. Must be an integral part of the deck or patio area and of the rear or side yard landscaping. Must be installed in such a way that is not immediately visible to adjacent property owners and does not create an unreasonable level of noise for adjacent property owners. Top of the hot tub or enclosure shall not extend above fence height and/or screened from public view accordingly.
- W. Household Pets – No animals, livestock, poultry, venomous reptiles or bees of any kind shall be raised, bred, kept or boarded upon any lot, except that of dogs, cats or other household pets as the same may be defined and determined by the Governing Board may be kept on any portion of the Property, provided the same are not kept, bred or maintained for any commercial purposes. The Governing Board may, in its sole discretion, limit the number, size and weight of household pets which may be kept upon any lot. However, each Owner shall have the right to keep a maximum of two (2) household pets on any Lot. Household pets shall be subject to any and all Rules or Regulations adopted by the Governing Board and all applicable governmental ordinances and laws. Each homeowner with a pet shall be responsible for cleanup and removal of such pet’s excrement upon the Common Elements and any Property.
- X. Junk Vehicles – See Vehicles.
- Y. Lattice Work – LRDRC approval required.
- Z. Lights and Lighting – Conventional style with illumination patterns that do not cause a nuisance to neighboring properties. The lighting must be dark sky compliant.
- AA. Overhangs/Awnings (Cloth or Canvas) – LRDRC approval required. The color must be the same color as, or generally recognized as, a complementary color to the exterior of the residence. The covering may be used over a patio only. Aluminum or fiberglass awnings are not allowed.
- BB. Painting – All houses shall be kept well painted in the color approved with original plans or, if changed, as approved by the LRDRC. Changes in paint colors require LRDRC approval. (See also Colors.)
- CC. Patio Covers – LRDRC approval required. Must be constructed of wood or material generally recognized as complementary to the home and similar or generally recognized as complementary in color to the colors of the home.
- DD. Patios (Enclosed) – See Additions and Expansions.
- EE. Patios (Open) – LRDRC approval required. Patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. Must be similar to and

- generally accepted as a complementary color and design of the residence. Must be located so as not to block any existing drainage pattern on the Property.
- FF. Paving – LRDRC approval required regardless of whether paving is for walks, driveways, porches, patio areas or other purposes and regardless of whether concrete, asphalt, brick, flagstone, stepping stones, pre-cast patterned or exposed aggregate concrete pavers are used as paving material. Must be located so as not to block any existing drainage pattern on the Property and must be a minimum of 3 feet from property lines.
- GG. Playhouses/Play Equipment/Sports Equipment – LRDRC approval required. General guidelines for play houses or swing sets to be less than eight feet (8') in height at the peak and less than 120 square feet of interior floor space. Basic design, materials and colors must match the residence, and must be incorporated into, and at least partially screened by the landscape features. See also Section 2.7, Basketball Backboards, Portable and Permanent Backboards.
- HH. Pools – LRDRC approval required.
- II. Radio Antennae – Not allowed, except those permitted per FCC rules that may supersede.
- JJ. Rooftop Equipment – Not allowed.
- KK. Satellite Dishes – Microwave and/or satellite television dishes are permitted as long as they are twenty one inches (21") in diameter or smaller and must be screened from view with a privacy wall or fence approved by the LRDRC, except those permitted per FCC rules that may supersede.
- LL. Sauna – See Additions and Expansions and Hot Tubs.
- MM. Seasonal Decorations – Permitted with the following qualifications and conditions:
- a. Christmas decorations shall not be displayed prior to Thanksgiving and must be removed by January 10<sup>th</sup> of the following year.
  - b. No roof figures, animated figures or audible music shall be allowed.
  - c. Other holiday decorations should be removed within two (2) weeks of celebrated holiday.
  - d. No decorations shall be displayed in such a manner as to be offensive to the neighborhood or create a public nuisance.
  - e. Up to three lawn figures are allowed, appropriate for the recognized holiday and subject to above restrictions.
- NN. Signs – No sign shall be located on any lot except reasonably sized signs offering the lot for sale and except builder or supplier signage during the period of construction, or unless approval for such other sign or signs is obtained in writing from the LRDRC, said LRDRC reserving the right to disapprove all such requests for signs except those described above. Builder signs must be removed from the lot within two (2) weeks from date of closing.
- OO. Solar Energy Devices – LRDRC approval required for all passive and active solar systems. Shall be designed to appear as an integral part of the roof. No exterior plumbing may be visible.
- PP. Spas – See Hot Tubs.



- QQ. Statues – Statues and lawn ornaments are not allowed in the front yards. Statues in rear or side yards shall not exceed five feet (5') in height.
- RR. Swamp Coolers – Not allowed.
- SS. Swing Sets – See Play and Sports Equipment.
- TT. Television Antennae – Not allowed.
- UU. Temporary Structures – Not allowed.
- VV. Temporary Vehicles – No cars which are being repaired, restored or otherwise being worked on may be kept on any lot unless in an enclosed garage.
- WW. Trailers – See Vehicles.
- XX. Trees – See Landscaping Plans.
- YY. Vehicles – No lot shall be used as a parking or storage area for vehicles or materials of any kind, other than personally owned automobiles of the homeowner.
- a. No campers, trailers, motor homes, buses, tractor/trailers, RVs or boats shall be stored or parked on the Property in excess of three (3) consecutive days, except if stored in an enclosed garage or within fully screened, fenced areas (for which the vehicle, boat or camper in question shall not exceed the height of the fence), as approved by the LRDRRC. For clarification, it is not acceptable to move any campers, trailers, motor homes, buses, tractor/trailers, RVs or boats and repark every three (3) days to avoid enforcement of this provision. In addition, no trucks, mobile homes, commercial vehicles, unused vehicles, snowmobiles, all terrain vehicles or motorcycles shall be kept, placed, stored or maintained upon a lot in such a manner that such vehicle is visible from neighboring properties or any road. For purposes of this section, a three fourths (3/4) ton or smaller vehicle, commonly known as a “pick-up truck” shall not be deemed a “truck” or “commercial vehicle”.
  - b. No motor vehicles of any kind, including cars, trucks, trailers, motorcycles, or the like, may be stored, junked, or otherwise maintained anywhere on the lot or any other portion of the Property in any idle or unworkable condition.
  - c. No motor vehicle or machine will be overhauled or rebuilt on any portion of the lot, unless entirely enclosed in a garage or other improvement approved by the LRDRRC, in its sole discretion.
  - d. Except as otherwise provided, only those vehicles and machines in good running condition, which are currently licensed and registered are permitted on any portion of the Property.
- ZZ. Vents – LRDRRC approval required for all exhaust vents including but not limited to dryer, cook-tops or range-hoods, gas fireplaces and plumbing vents must comply with LRDRRC approved standards upon review on a case by case basis.
- AAA. Walls (Retaining) – LRDRRC approval required.
- BBB. Wells – Not permitted upon any lot.