

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 14, SERIES 2022**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TIMNATH RANCH 5th FILING SITE PLAN, GENERALLY
LOCATED SOUTH OF AND ADJACENT TO INNOVATION PLACE, AND EAST OF
AND ADJACENT TO CLUB DRIVE**

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, Timnath Ranch, LLC. (the "Applicant") has submitted a Site Plan, more particularly depicted on Exhibit A (Site Plan) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Planning Commission held a meeting to consider this item on March 15, 2022, and the above described Site Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, the Town Council held a meeting to consider this item on April 12, 2022 and upon hearing the statements of staff and the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF TIMNATH, COLORADO AS FOLLOW:**

Section 1. Approval

The Timnath Ranch 5th Filing Site Plan is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN
OF TIMNATH, ON APRIL 12, 2022.**

TOWN OF TIMNATH, COLORADO


Mark J. Soukup, Mayor

ATTEST:


Milissa Peters-Garcia, CMC
Town Clerk

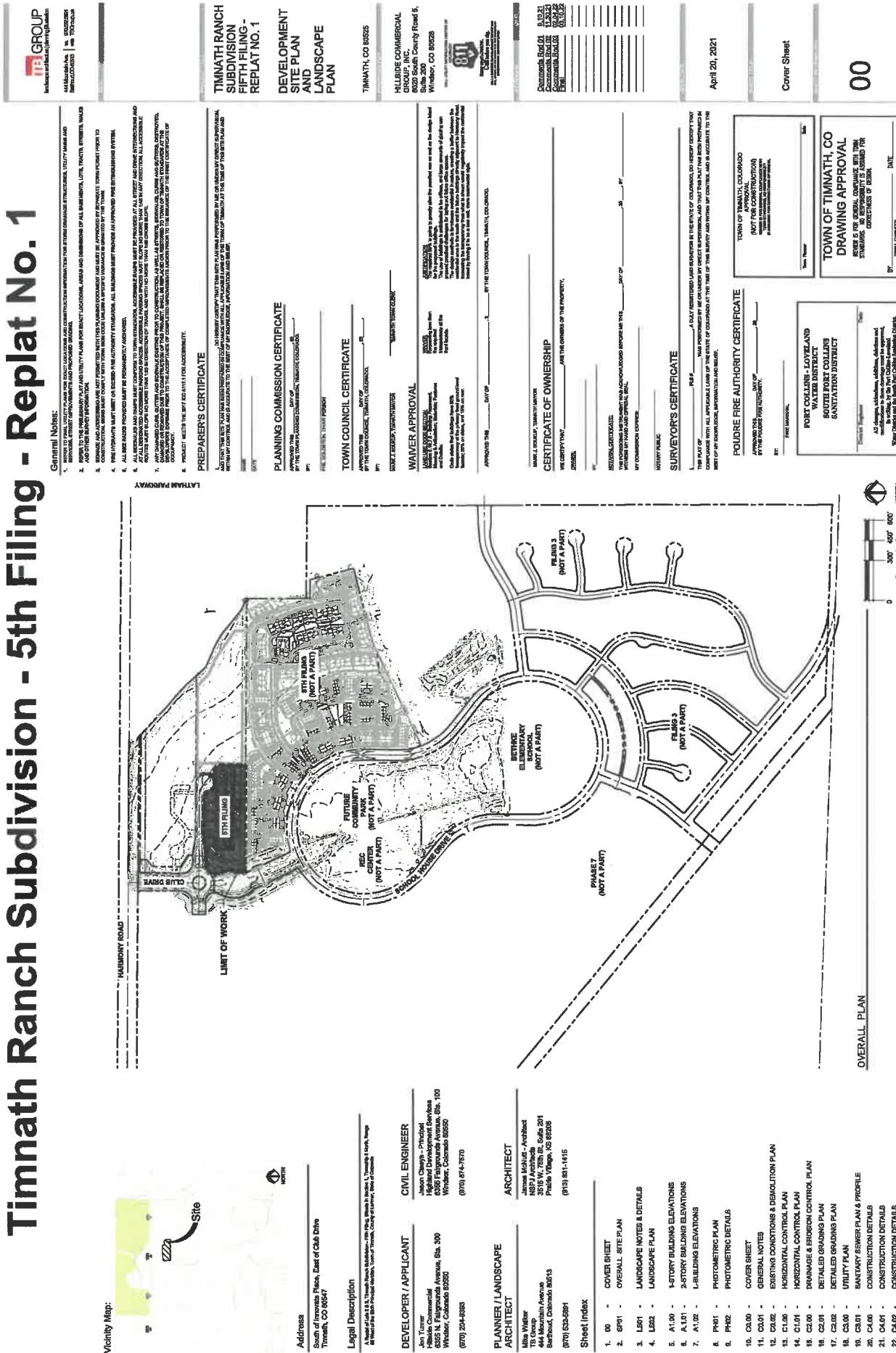


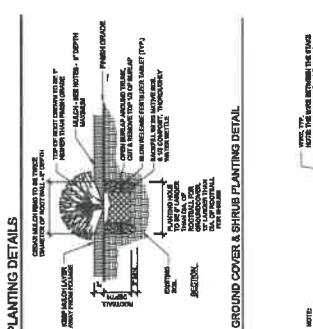
EXHIBIT A

Site Plan Documents

[attached]

Timnath Ranch Subdivision - 5th Filing - Replat No. 1



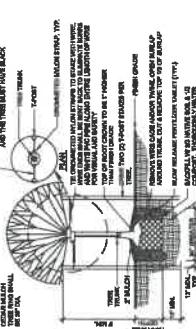


PLANTING DETAILS

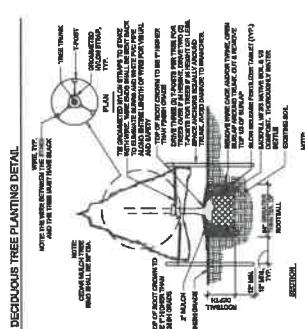
Coniferous Tree Planting Detail: Coniferous trees are planted in the ground. The trunk is straight and upright, with a well-branched canopy. The root ball is approximately 1.5 times the diameter of the trunk.

Deciduous Tree Planting Detail: Deciduous trees are planted in the ground. The trunk is straight and upright, with a well-branched canopy. The root ball is approximately 1.5 times the diameter of the trunk.

Conifer Tree Planting Detail: Conifer trees are planted in the ground. The trunk is straight and upright, with a well-branched canopy. The root ball is approximately 1.5 times the diameter of the trunk.



DEODDUCOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL

NATIVE GRASS SEED MIX

1. Seed mix will be distributed by individual facility prior to installation. See Construction Schedule.
2. Seed mix will be distributed by facility that supplied the materials.

CONFER TREE PLANTING DETAIL

LANDSCAPE SCHEDULE (CONTINUED)

MATERIALS LEGEND

STOCK DESCRIPTION SIZE

LANDSCAPE SCHEDULE

DECIDUOUS TREES

BOTANICAL COMMON NAME CITY

SIZE

HEIGHT

WIDTH

REMARKS

LANDSCAPE SCHEDULE (CONTINUED)

DECIDUOUS TREES

BOTANICAL COMMON NAME CITY

SIZE

HEIGHT

WIDTH

REMARKS

LANDSCAPE SCHEDULE (CONTINUED)

DECIDUOUS TREES

BOTANICAL COMMON NAME CITY

SIZE

HEIGHT

WIDTH

REMARKS

LANDSCAPE SCHEDULE (CONTINUED)

DECIDUOUS TREES

BOTANICAL COMMON NAME CITY

SIZE

HEIGHT

WIDTH

REMARKS

LOT 1,
MENNATH BANCH 5TH

IB GROUP
IB Group of Institutions | IB Group of Institutions

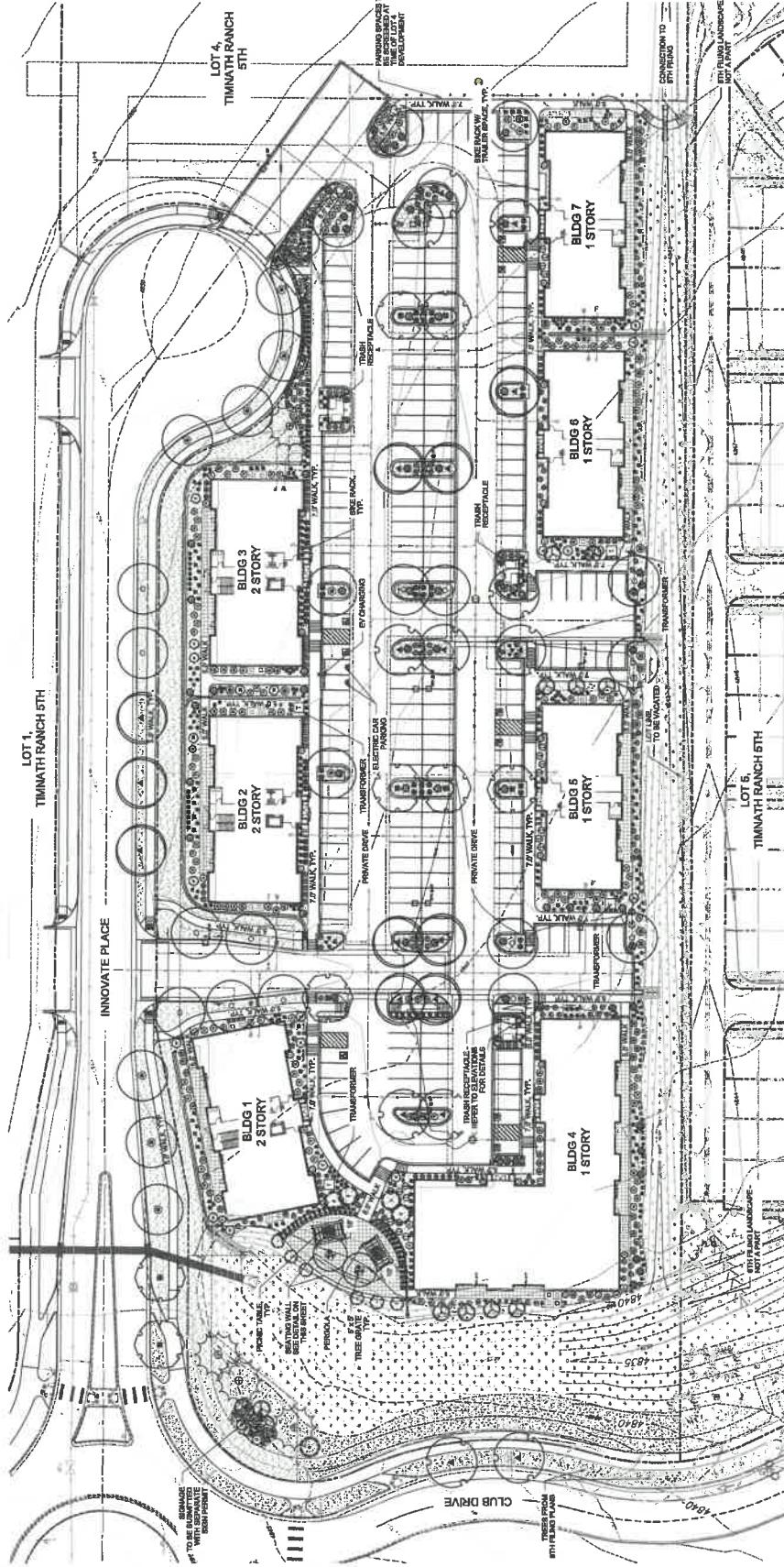
**DEVELOPMENT
SITE PLAN
AND
LANDSCAPE
PLAN**

HILLSIDE COMMERCIAL
GROUP, INC.
8020 South County Road 5,
Suite 200
Westminster, CO 80032-2880

Comments	Read	01	9-19-21
Comments	Read	02	1-10-21
Comments	Read	03	02-16-22
Comments	Read	04	03-01-22
Comments	Read	05	
Comments	Read	06	
Comments	Read	07	
Comments	Read	08	
Comments	Read	09	
Comments	Read	10	

April 20, 2021

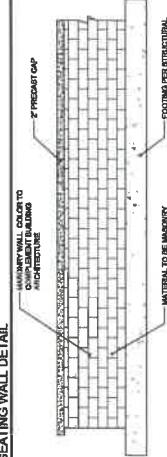
20
62



LANDSCAPE PLAN

MATERIALS LEGEND	
SYMBOL	DESCRIPTION
	REINFORCED TURF RUBBER GRANULE BLASTED 800
	INORGANIC NATIVE SEED COAT COAT ALL NEED IN APPROPRIATE SEEDS AND PROTECT OVER WITH GATE GUARD
	SHREDDED CEDAR MULCH ALL SHREDDED BARK USED AS A SUBSTRATE MINIMUM 4-5" DEEP SHREDDED CEDAR DUST DULCH
	SODDED IN NEW CORNER ALL SHREDDED BARK USED TO RESEMBLE A MINIMUM 4" CORNERS OVER WEED BROOKS
	GROUNDED AREA OVER TURF ON TURF REQUIREMENT
	PAVERS
	RETAINING WALL
	POLES
	TREE
	ROTATING AXEL ENGINE
	ELECTRIC CAR PARKING

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ביקט בראון EXAMEN 5

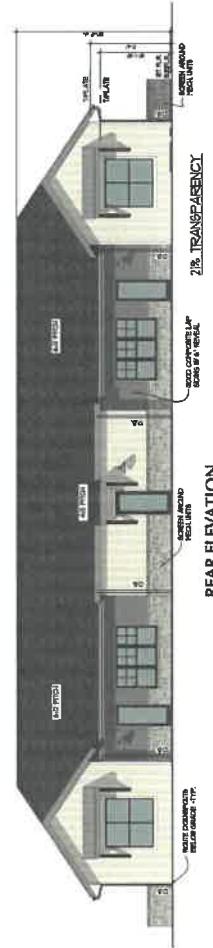


REFUGES & EXILE





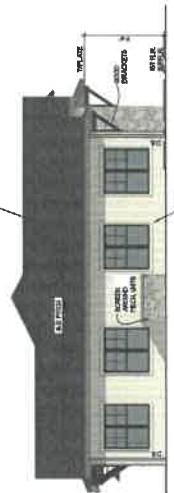
TRASH ENCLOSURE



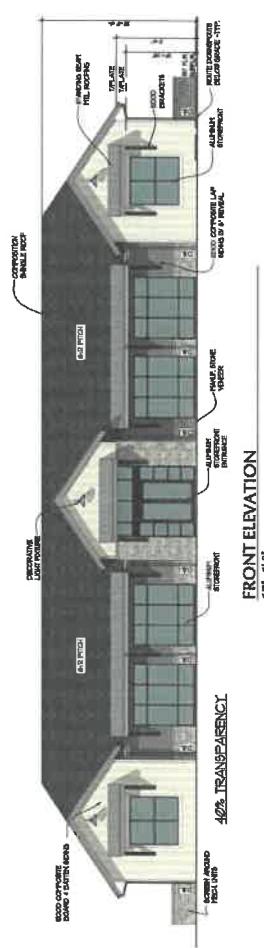
REAR ELEVATION



RIGHT ELEVATION
14'6"x 14"
25% TRANSPARENCY



LEFT ELEVATION
14'6"x 14"
25% TRANSPARENCY



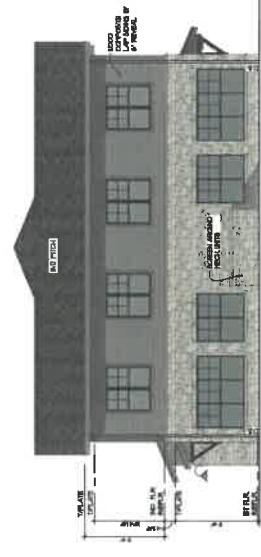
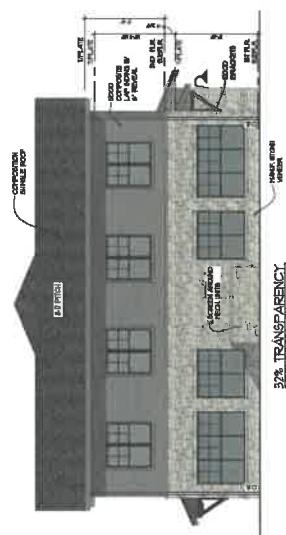
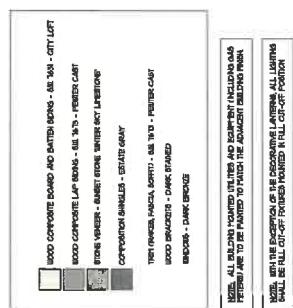
FRONT ELEVATION
14'6"x 14"
25% TRANSPARENCY

<input type="checkbox"/> WOOD COMPOSITE BOARD AND BATTEN SHINGLES - 14'6" x 14' - CITY LOFT
WOOD COMPOSITE LAP SHINGLES - 14'6" x 14' - PEISTER CART
ROOF FIBER - SLATE STONE UNDERLAYMENT & MEMPHIS
COMPOSITION BASELAYER
TOP FIBER: MARBLE, BOTTICINI - 14'6" x 14' - PEISTER CART
WOOD DECKING - DARK STAINED
DECKOR - DARK BRIDGE
NOTE: ALL BUILDINGS PAINTED OUTSIDES AND INSIDES EXCLUDING GABLES NOTES: ALL TO BE PAINTED TO COLOR OF THE ACTUAL BUILDING COLOR NOTES: WITH THE EXCEPTION OF THE DECORATIVE LANTERN, ALL LIGHTS NOTES: WALL CLOTHES PROVIDED IN ALL CLOTHES DRYERS

ARCHITECTURE
P.O. BOX 141145
FORT COLLINS, CO 80521-1415
NSPDESIGN.COM
F. 970.221.1565
M. 970.221.1565
E. 970.221.1565
P. 970.221.1565
INTERIOR SERVICES
PRIMARIE VILLAGE RS 566208
SUITE 201
3215 W. 25TH ST.
FIFTH FLOOR

NSP
ARCHITECTS

FIFTH FLOOR - REFLAT NO. 1
TIMNATH, COLORADO
DRAFTING SECTION LOC



DATE
06/05/2021

JOB NO.
084021

DRAWING NO.
1A

SHEET NO.
A1.01

A1.01

ARCHITECTS.
3515 W. 75TH ST., SUITE 207
PRARIIE VILLAGE, KS 66208
E. 913.831.1415
P. 913.831.1415
NSPARCH.COM
© CRAFTSMANSHIP 2001

NSPJ

 ARCHITECTURE
 LANDSCAPE
 INTERIOR DESIGN
 CAPTURE

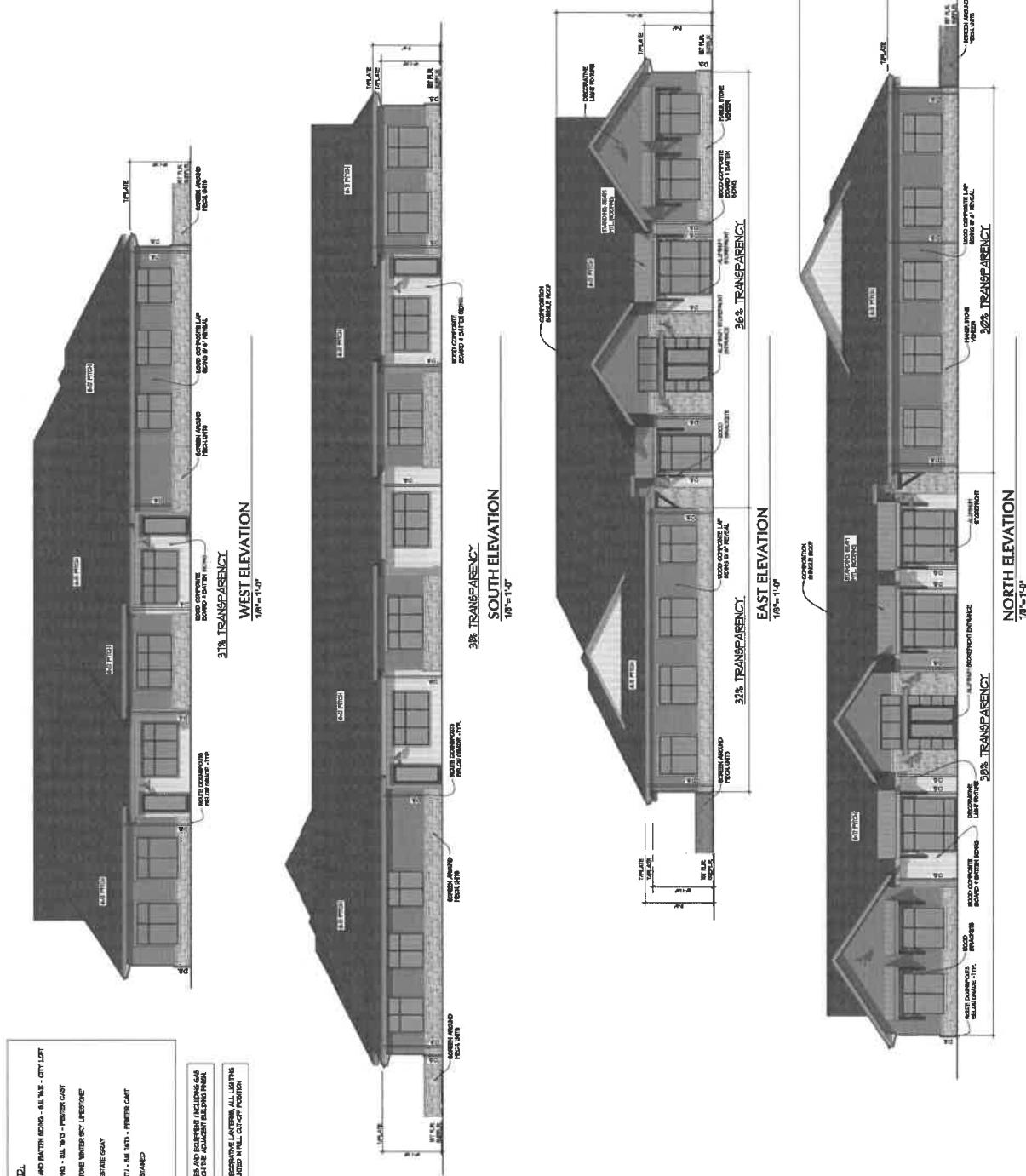
LTIMNATH RANCH SUBDIVISION
EIGHTH FILING - REEL NO. 1
TOWNSHIP, COLORADO

COLORADO

DYNAMIC DIALECTS 100

RECEIVED
DATE
202818/2021
SEARCHED NO.
55554821
INDEXED BY:
M

A7.02





IBI GROUP
Architects and Engineers for a Better World
444 University Ave | Seattle, WA 98101
800.253.4444 | www.ibigroup.com

TIMNATH RANCH
SUBDIVISION
FIFTH FILING -
REPLAT NO. 1

DEVELOPMENT
SITE PLAN
AND
LANDSCAPE
PLAN

TIMNATH, CO 80545

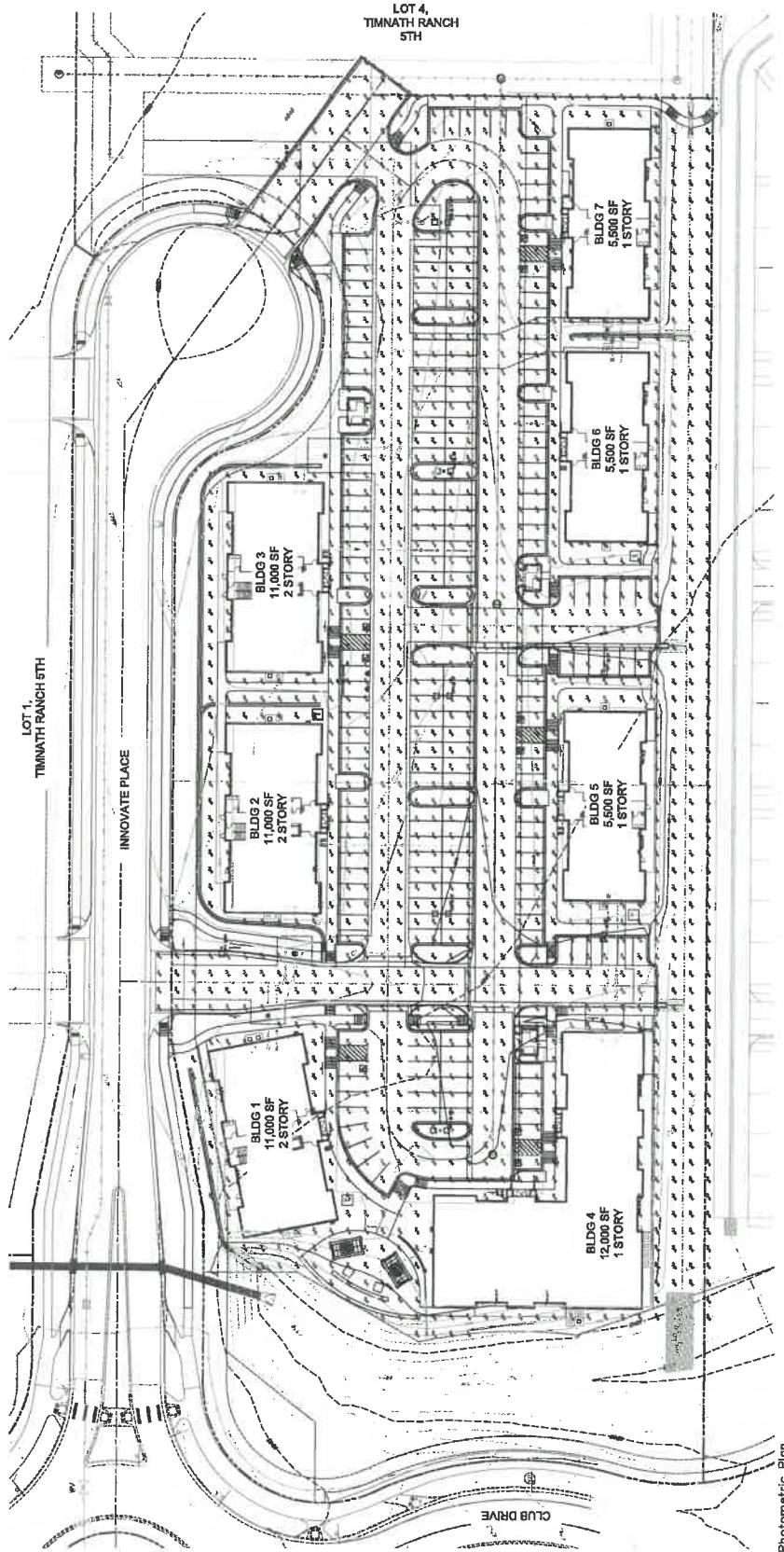
HILLSIDE COMMERCIAL
GROUP, INC.
8020 South County Road 16,
Suite 200
Wheaton, CO 80525
800.253.4444 | www.hillsidecommercialgroup.com

Commercial Road 01	9.1023
Commercial Road 02	1.2024
Commercial Road 03	0.1025
Commercial Road 04	0.1026

April 20, 2021

Photometric Plan

PH 01



4 OF TINNATH STANDARD NOTES

EXISTING CONDITIONS & DEMOLITION PLAN

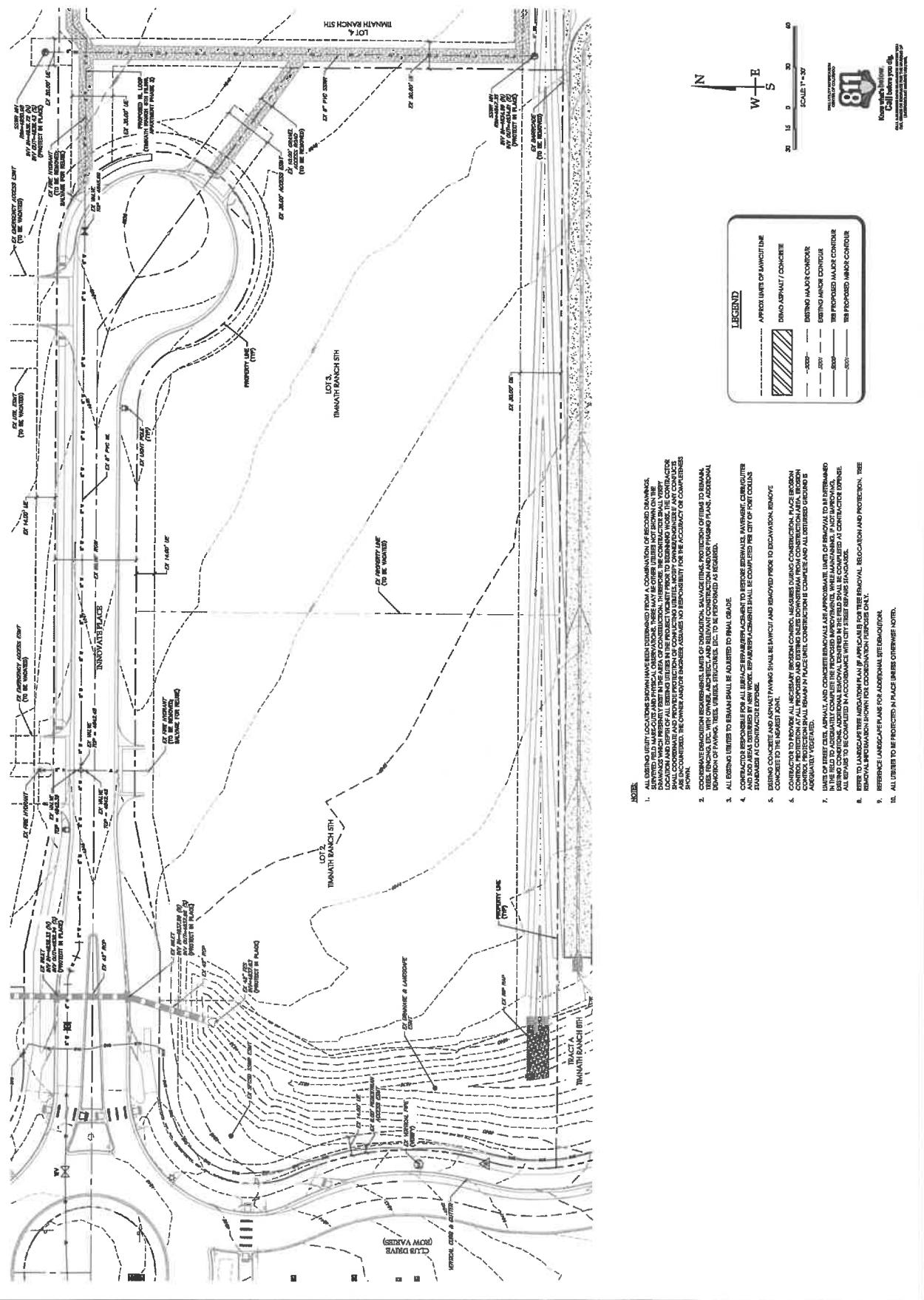
HIGHLAND
DEVELOPMENT SERVICES
333 FAIRHORNWOOD AVENUE, SUITE 100 • WINDSOR, CO 80550
720-477-1735 | www.higlanddevelopment.com

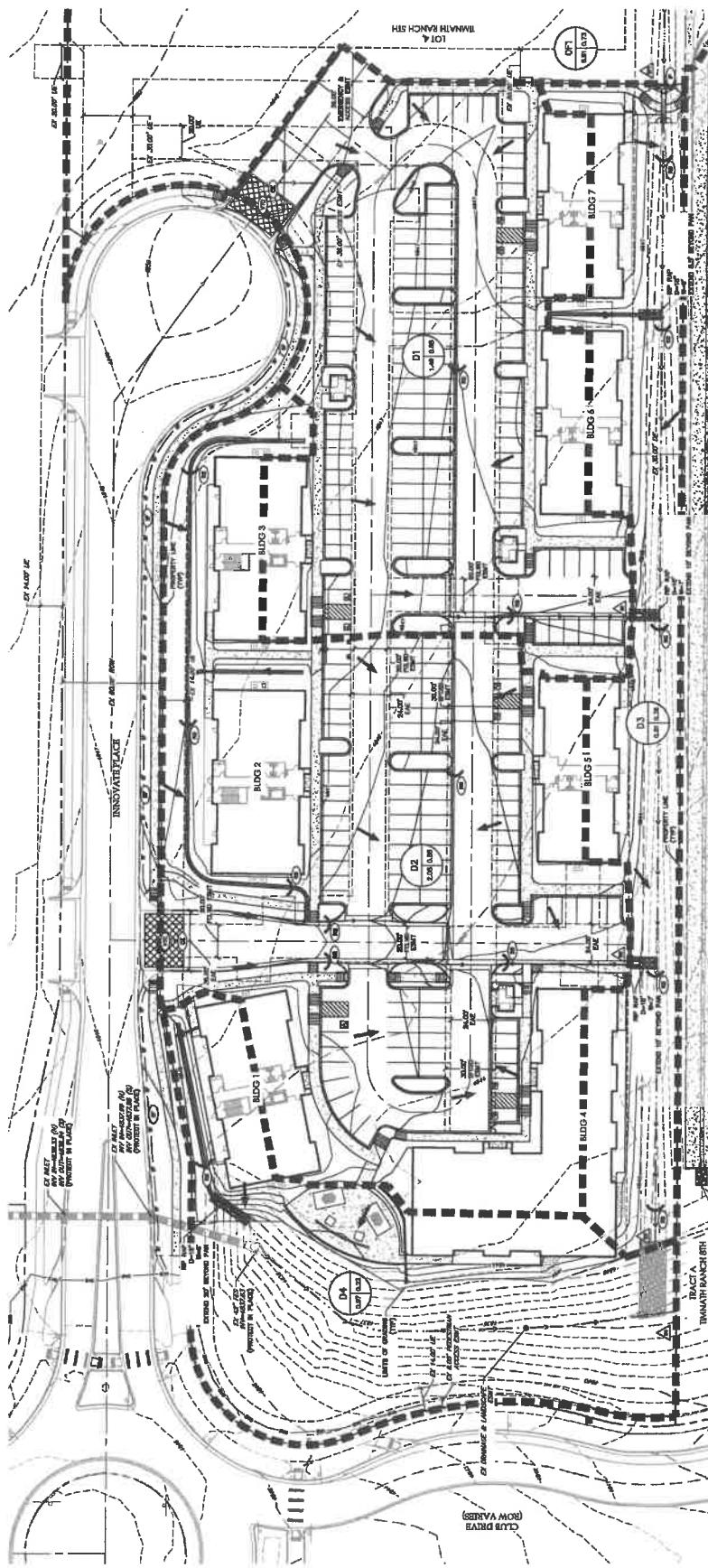
ENGLISH AND AFRICAN

REVIEW SET
NOT FOR
CONSTRUCTION

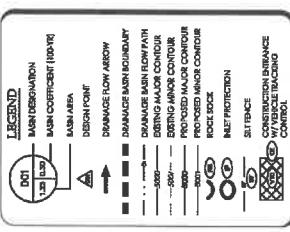
200

SHEET 12 OF 22





ASHIN SUMMARY

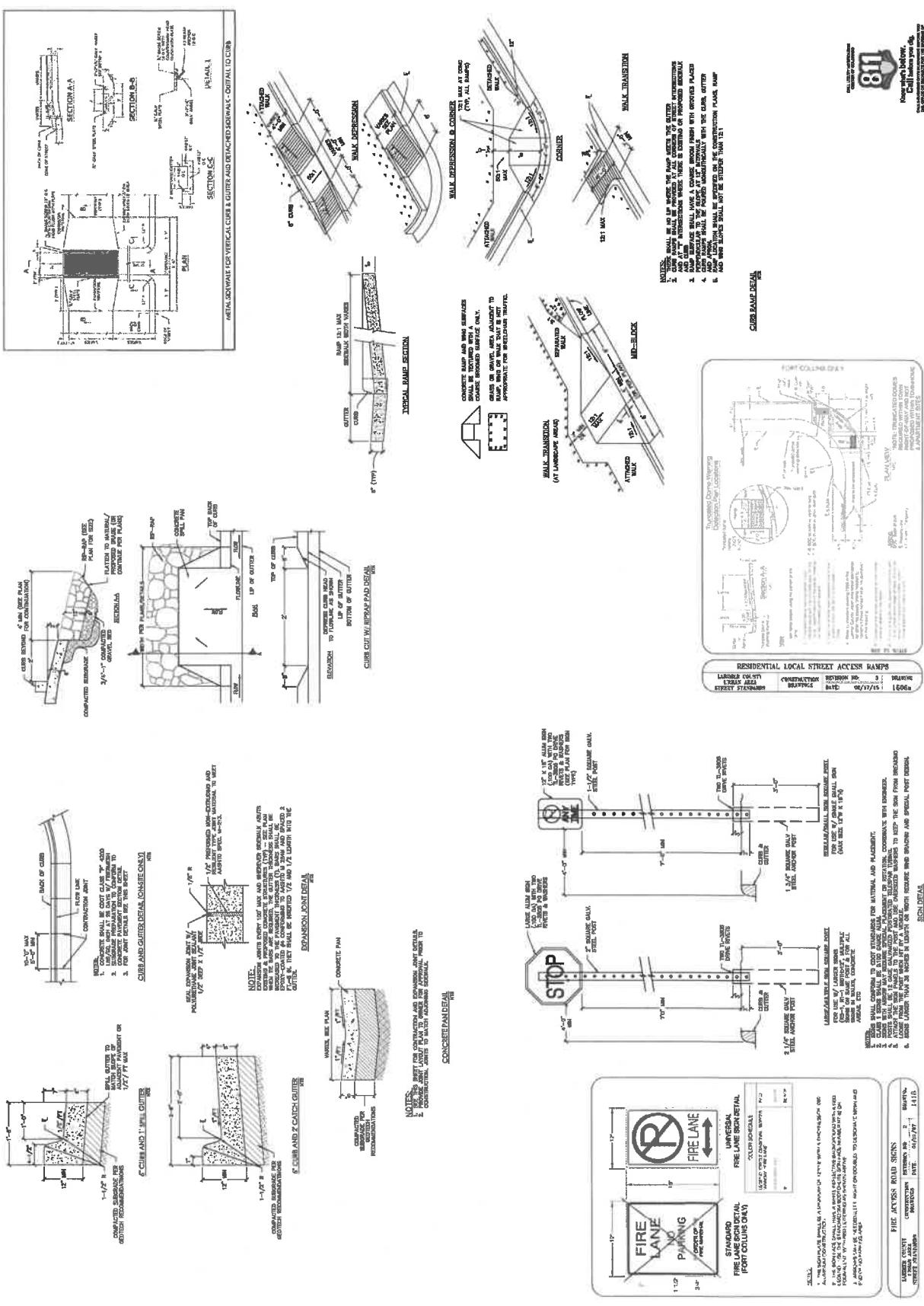


Call before you dig.

CONSTRUCTION DETAILS

REVIEW SET
NOT FOR
CONSTRUCTION

WORKSHEET 20 OF 22



CONSTRUCTION DETAILS

TMINATH RANCH 5TH RILLING
REPLATE NO. 1

REVIEW SET
NOT FOR
CONSTRUCTION



C-4.01
SHEET 21 OF 22

ROCK SOCK INSTALLATION NOTES

[REDACTED]

ROCK SOCKS DESIGN AND MATERIALS NOTES

DESIGN

REV.

DATE

ROCK SOCK DETAIL (RS)

PAGE 1 OF 2

ROCK SOCK

PAGE 2 OF 2

VEHICLE TRACKING CONTROL (VTC)

PAGE 1 OF 2

VEHICLE TRACKING CONTROL

PAGE 2 OF 2

SILT FENCE

PAGE 1 OF 2

SILT FENCE

PAGE 2 OF 2

JOINT SECTION

PAGE 1 OF 1

JOINT SECTION

PAGE 2 OF 2

VEHICLE TRACKING

PAGE 1 OF 2

VEHICLE TRACKING

PAGE 2 OF 2

REV.

DATE

REV.

DATE

REV.

DATE

CONSTRUCTION DETAILS

DATE: 11/20/21
SCALE: N/A
SCALE: N/A
DRAWN BY: EBE
CHECKED BY: JTC
HDS Producer's ID: 18-100154

ROCK SOCK DETAIL (RS)

PAGE 2 OF 2

SILT FENCE DETAIL (SF)

PAGE 2 OF 2

SILT FENCE

PAGE 1 OF 1

SILT FENCE

PAGE 2 OF 2

ALTERNATIVE
INSTALLATION / REPAIR
METHOD

PAGE 1 OF 1

ALTERNATIVE
INSTALLATION / REPAIR
METHOD

PAGE 2 OF 2

JOINT SECTION

PAGE 1 OF 1

JOINT SECTION

PAGE 2 OF 2

VEHICLE TRACKING

PAGE 1 OF 2

VEHICLE TRACKING

PAGE 2 OF 2

REV.

DATE

REV.

DATE

REV.

DATE

REV.

DATE

REV.

DATE

REV.

DATE

