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TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 5, SERIES 2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE TIMNATH RANCH 9th FILING SITE PLAN, GENERALLY LOCATED WEST OF AND ADJACENT TO SCHOOL HOUSE DRIVE, AND SOUTH OF AND ADJACENT TO HARMONY ROAD

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, TROC, 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 December 19, 2023, 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 January 9, 2024 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 9th 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 JANUARY 9, 2024.

TOWN OF TIMNATH, COLORADO

DocuSigned by:
Mark Soukup
3BDD94680F9C4E8...
Mark J. Soukup, Mayor

ATTEST:

DocuSigned by:
Milssa Peters-Garcia
07A6AF3B02114D7...
Milissa Peters-Garcia, CMC
Town Clerk

EXHIBIT A

Site Plan Documents

[attached]

Timnath Ranch Subdivision
Ninth Filing

Timnath, Colorado

Vicinity Map:

NORTH

PROJECT TEAM

PROPERTY OWNER
Jon Turner
Timnath Ranch, LLC
6355 Fairgrounds Ave, STE 300
Windsor, Colorado 80550
(970) 204-9393

DEVELOPER / APPLICANT
Jason Sherrill
Landmark Homes
6341 Fairgrounds Ave, Suite 100
Windsor, CO 80550
(970) 460-0567

ARCHITECT
James McNutt - Architect
NSPJ Architects
3515 W. 75th St. Suite 201
Prairie Village, KS 66208
(913) 631-1415

PLANNER / LANDSCAPE ARCHITECT
Kristin Turner
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

CIVIL ENGINEER
Ben Ruch, PE
Northern Engineering Services Inc.
301 N Howes St - STE 100
Ft Collins, Colorado 80521
(303) 221-4158

SURVEYOR
Robert Teasley, PELS
Northern Engineering Services Inc.
301 N Howes St - STE 100
Ft Collins, Colorado 80521
(303) 221-4158

SITE PLAN SET SHEET INDEX

1. 00 COVER SHEET

SITE PLANS

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4. SP 1.1 SITE PLAN
5. SP 1.2 SITE PLAN
6. SP 2.0 SW AREA 2 SITE PLAN
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10. SP 2.4 SITE PLAN
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12. SP 3.2 SITE PLAN
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GENERAL NOTES

1. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, STREET IMPROVEMENTS AND PROPOSED GRADING.
2. REFER TO THE PRELIMINARY PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
3. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE TOWN PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH TOWN SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE TOWN.
4. FIRE HYDRANTS MUST MEET OR EXCEED FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
5. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
6. ALL SIDEWALKS AND RAMPS MUST CONFORM TO TOWN STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
7. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF TIMNATH STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
8. PROJECT MEETS THE 2012 ICC A117.1 FOR ACCESSIBILITY.

PREPARER'S CERTIFICATE

I _____ DO HEREBY CERTIFY THAT THIS SITE PLAN WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS SITE PLAN HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE TOWN OF TIMNATH AT THE TIME OF THIS SITE PLAN AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

NAME _____

DATE _____

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO

BY _____

PHIL GOLDTEIR, CHAIR PERSON

TOWN COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE TOWN COUNCIL, TIMNATH, COLORADO.

BY _____

MARK J. SOLDUP, TIMNATH MAYOR _____ TIMNATH TOWN CLERK

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY.

OWNER:

_____

BY _____

NOTARIAL CERTIFICATE:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ WITNESS BY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

POUDRE FIRE AUTHORITY CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE POUDRE FIRE AUTHORITY

BY _____

FIRE MARSHAL

TOWN OF TIMNATH, COLORADO
APPROVAL
(NOT FOR CONSTRUCTION)
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

Town Engineer _____ Date _____

FORT COLLINS - LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT

District Engineer _____ Date _____

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.

TOWN OF TIMNATH, CO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

BY _____ DATE _____
TOWN ENGINEER

TB GROUP
landscape architecture | planning | design
444 Mountain Ave. Berthoud, CO 80513 | tel 970.532.5891 | fax 970.532.3160

TIMNATH RANCH SUBDIVISION NINTH FILING

FINAL SITE PLAN

TIMNATH, CO 80525

Timnath Ranch, LLC
6355 Fairgrounds Ave,
STE 300
Windsor, Colorado 80550

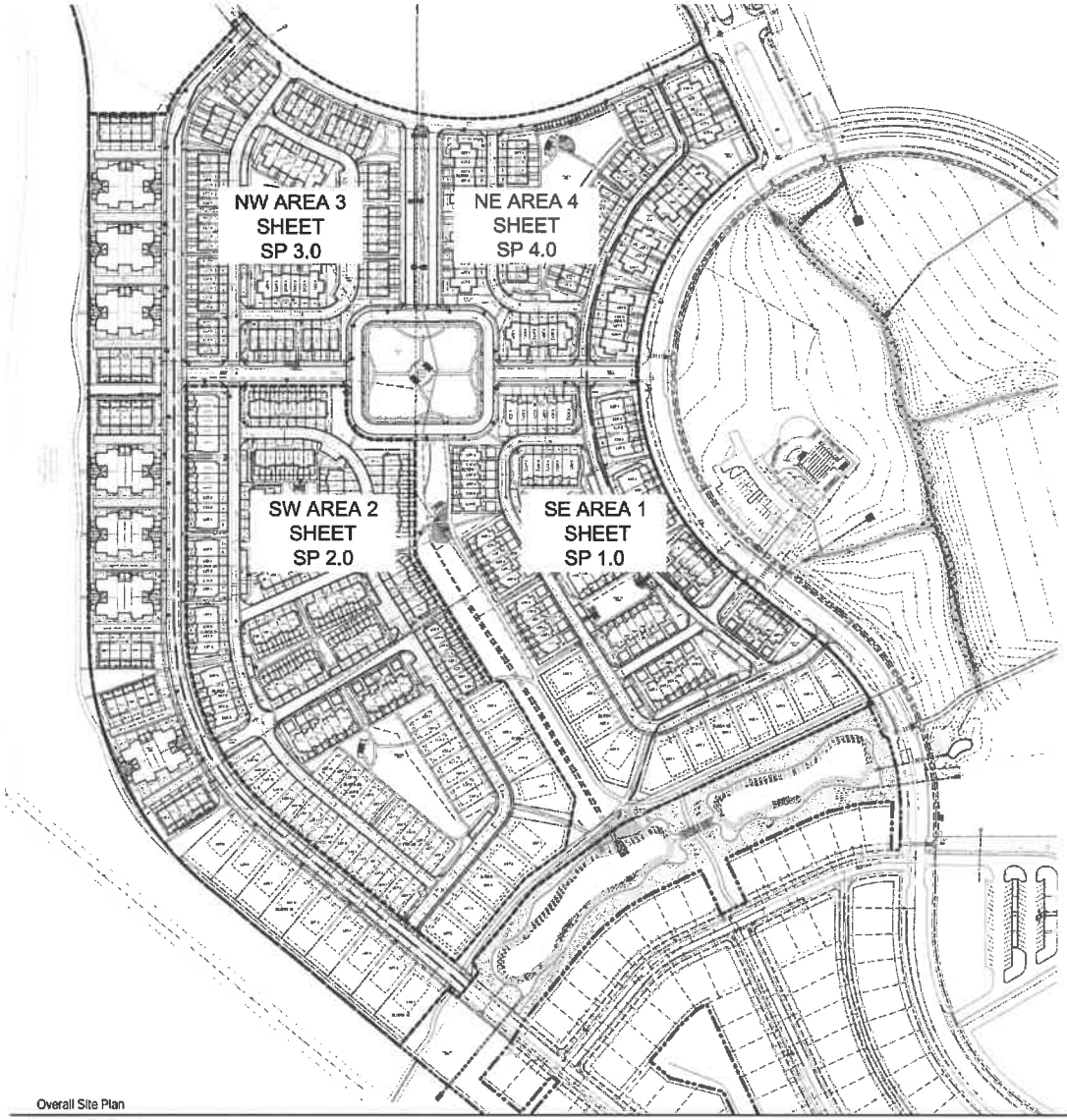
811 Know what's below. Call before you dig.

1st Submittal	09/21/23
2nd Submittal	09/26/23
3rd Submittal	11/06/23

November 3, 2023

COVER SHEET & SITE INDEX

00



Overall Site Plan

0 120' 180' 240'
SCALE 1" = 120'-0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

PARKING REQUIREMENTS - TOTALS

MULTIPLE-FAMILY AND SINGLE-FAMILY DETACHED VEHICULAR PARKING

MAXIMUM PARKING REQUIREMENT 2 SPACES PER DWELLING UNIT TOTAL UNITS		537 UNITS
MAX. TOTAL PARKING SPACES REQUIRED	=	1,074 SPACES
2 CAR GARAGE SPACES 2 CAR DRIVEWAY SPACES	= =	894 SPACES 786 SPACES
1 CAR GARAGE SPACE 1 CAR DRIVEWAY SPACE	= =	70 SPACES 78 SPACES
OFF-STREET Parking OFF-STREET ADA SPACES	= =	165 SPACES 12 SPACES
TOTAL PROVIDED PARKING RATIO	= =	1,997 SPACES 3.72 SPACES PER UNIT

LAND USE STATISTICS - TOTALS

EXISTING ZONING	R3 / R4 - RESIDENTIAL
SITE ACREAGE	2,567,644 SF / 58.9 AC
LAND USE:	MULTI-FAMILY / SINGLE FAMILY / SINGLE FAMILY ATTACHED (SFA)
MULTI FAMILY	100 UNITS
SINGLE FAMILY ATTACHED	340 UNITS
SINGLE FAMILY DETACHED	29 LOTS
DUPLEX ATTACHED	38 LOTS / UNITS
TOTAL UNITS =	507 UNITS
DENSITY =	8.6 DU/AC

SFA GROSS AREA COVERAGE - TOTALS

	SQUARE FEET	ACRES	% OF
TOTAL BUILDING FOOTPRINTS	484,821	11.2	18.9%
LANDSCAPE	905,280	20.8	35.2%
PAVED DRIVE AND PARKING	622,949	14.3	24.2%
SIDEWALKS / HARDSCAPE	180,198	4.2	7.1%
SINGLE FAMILY DETACHED LOTS	263,727	6.1	10.3%
DOUBLE FAMILY DETACHED LOTS	95,098	2.2	3.7%
TOTAL AREA	2,567,644	58.9	100%

Multi-Family Condominiums

The Avenues - 16 Unit Stacked Condominium
70 Units Total

Discovery - Townhouse Style Condominium
30 Units Total

Fee Simple - Single Family Attached (SFA)

The Brownstones - Townhome
76 Units Total

The Towns - Townhome
57 Units Total

The Reserves - Townhome
51 Units Total

The Sterling - Townhome
62 Units Total

The Harmony - Townhome
94 Units Total

Multi Family	100 Units
Single Family Attached	340 Units
Single Family Detached	29 Lots
Duplex Attached	38 Lots / Units
TOTAL UNITS =	537 Units

MB GROUP
landscape architecture planning & design

444 Mountain Ave.
Berthoud, CO 80513

ph 970.532.5891
fax 970.532.0147

TIMNATH RANCH
SUBDIVISION
NINTH FILING

FINAL SITE PLAN

TIMNATH, CO 80525

Timnath Ranch, LLC
6355 Fairgrounds Ave,
STE 300
Windsor, Colorado 80550

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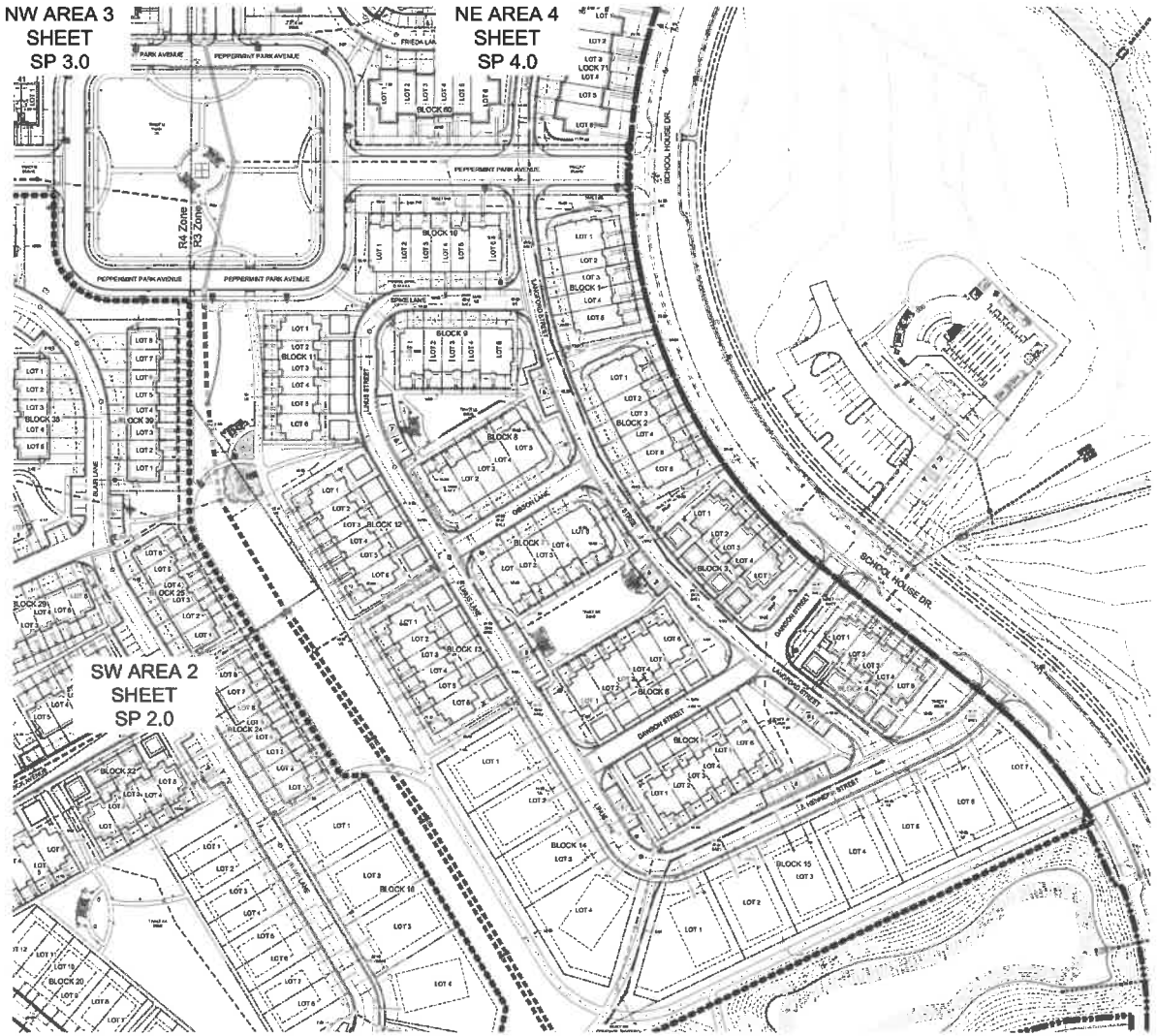
1st Submittal	05/31/23
2nd Submittal	08/09/23
3rd Submittal	11/06/23

November 3, 2023

Overall Site Plan
Data Tables

01



LAND USE STATISTICS - SE AREA 1

EXISTING ZONING	R3 - RESIDENTIAL
SITE ACREAGE	704,872 SF / 16.2 AC
LAND USE	SINGLE FAMILY / SINGLE FAMILY ATTACHED (SFA)
SINGLE FAMILY ATTACHED UNITS =	72
SINGLE FAMILY UNITS/LOTS =	11
TOTAL UNITS =	83
DENSITY =	5.1 DU/AC

PARKING REQUIREMENTS - SE AREA 1

MULTI-FAMILY AND SINGLE FAMILY DETACHED VEHICULAR PARKING

MINIMUM PARKING REQUIREMENT
2 SPACES PER MULTIPLE FAMILY DWELLING UNIT = 72 UNITS
2 SPACES PER SINGLE FAMILY DETACHED UNIT = 11 UNITS
TOTAL UNITS AREA 1 83 UNITS

MAX. TOTAL PARKING SPACES REQUIRED 166 SPACES

MINIMUM SPACES PROVIDED

2 CAR GARAGE SPACES AT 72 UNITS	=	144 SPACES
2 CAR DRIVEWAY SPACES AT 22 UNITS	=	44 SPACES
2 CAR GARAGE SPACES AT 11 S.F.D UNIT	=	22 SPACES
2 CAR DRIVEWAY SPACES AT 11 S.F.D. UNITS	=	22 SPACES
OFF-STREET PARKING	=	43 SPACES
OFF-STREET ADA SPACES	=	3 SPACES
TOTAL PROVIDED	=	303 SPACES
PARKING RATIO	=	3.5 SPACES PER UNIT

SFA GROSS AREA COVERAGE - SE AREA 1

	SQUARE FEET	ACRES	% OF
TOTAL BUILDING FOOTPRINTS	121,205	2.8	16.8%
LANDSCAPE	393,379	9.0	55.8%
PAVED DRIVE AND PARKING	137,680	3.1	19.6%
SIDEWALKS / HARDSCAPE	16,899	0.4	2.4%
SINGLE FAMILY DETACHED LOTS	89,722	2.1	12.7%
TOTAL AREA	704,872	16.2	100%

Multi-Family Condominium

The Avenues - 10 Unit Stacked Condominium
0 Units

Discovery - Townhouse Style Condominium
0 Units

Fee Simple - Single Family Attached (SFA)

The Brownstones - Townhome
0 Units

The Towns - Townhome
32 Units

The Reserves - Townhome
40 Units

The Sterling - Townhome
0 Units

The Harmony - Townhome
0 Units

Existing R4/R3 Zone Boundary

Multi-Family	0 Units
Single Family Attached	72 Units
Single Family Detached	11 Lots
Duplex Attached	0 Lots / Units
TOTAL UNITS =	83 Units

Overall Site Plan - SE Area 1

SCALE 1" = 80'-0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

- PROPOSED STREET LIGHT / POLE

TB GROUP
Architecture | Interiors | Planning | Sustainability
464 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

TIMNATH RANCH
SUBDIVISION
NINTH FILING

FINAL SITE PLAN

TIMNATH, CO 80525

Timnath Ranch, LLC
6355 Fairgrounds Ave,
STE 300
Windsor, Colorado 80550

UTILITY NOTIFICATION CENTER OF COLORADO
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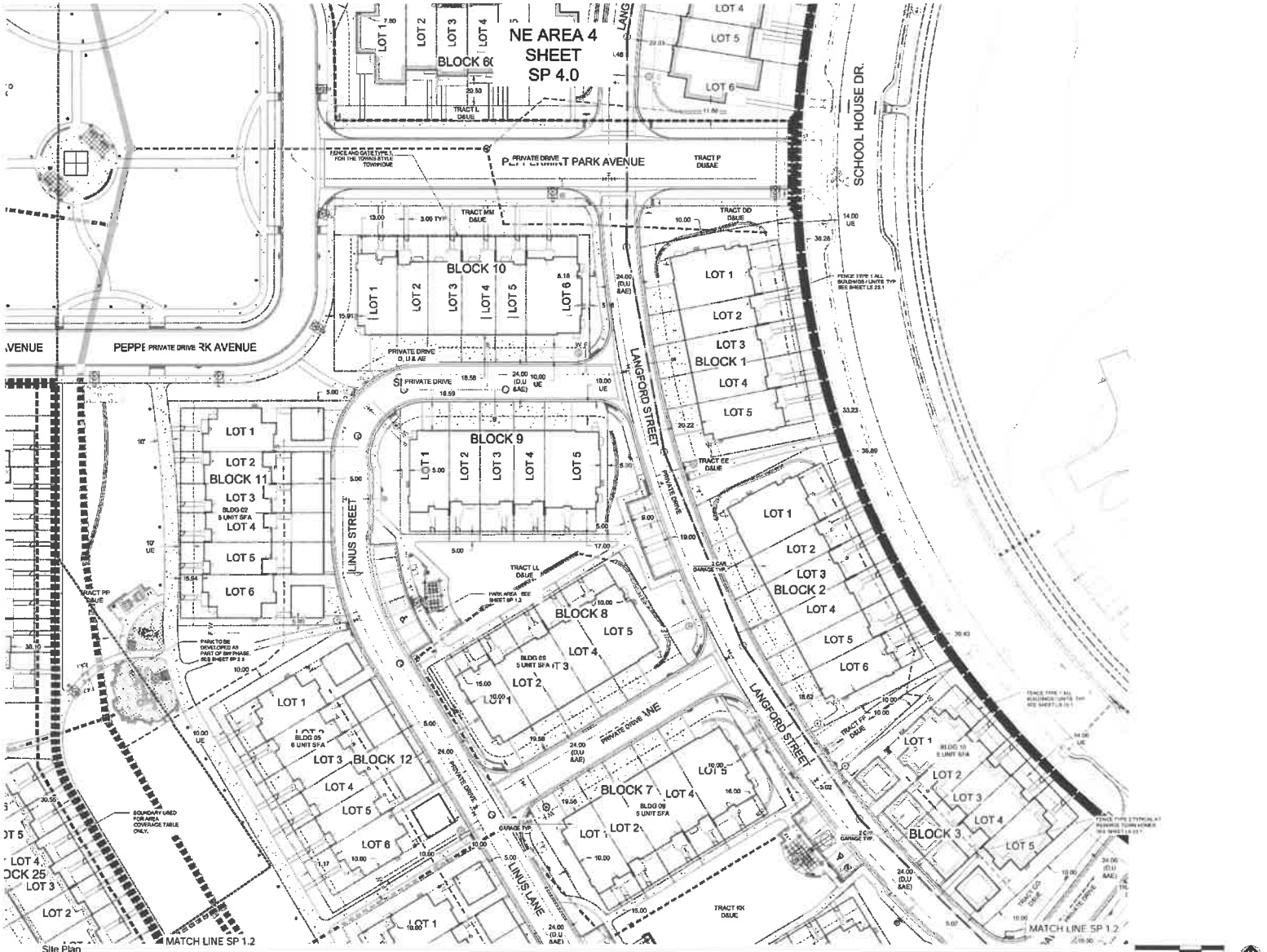
2nd Submittal	08/09/23
3rd Submittal	11/06/23

November 3, 2023

SITE PLAN
OVERALL SE AREA 1

SP 1.0



Site Plan

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

- PROPOSED STREET LIGHT / POLE
- PROPOSED BOLLARD LIGHT

NOTE -
1. COMMON WALKS ARE 5' WIDE TYPICAL UNLESS OTHERWISE NOTED.
2. WALKS TO FRONT DOOR / PORCHES ARE 3' WIDE TYPICAL

SCALE 1" = 30'-0"

NORTH

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TIMNATH RANCH SUBDIVISION NINTH FILING

FINAL SITE PLAN

TIMNATH, CO 80525

Timnath Ranch, LLC
6355 Fairgrounds Ave,
STE 300
Windsor, Colorado 80550

1st Submittal	05/31/23
2nd Submittal	08/08/23
3rd Submittal	11/03/23

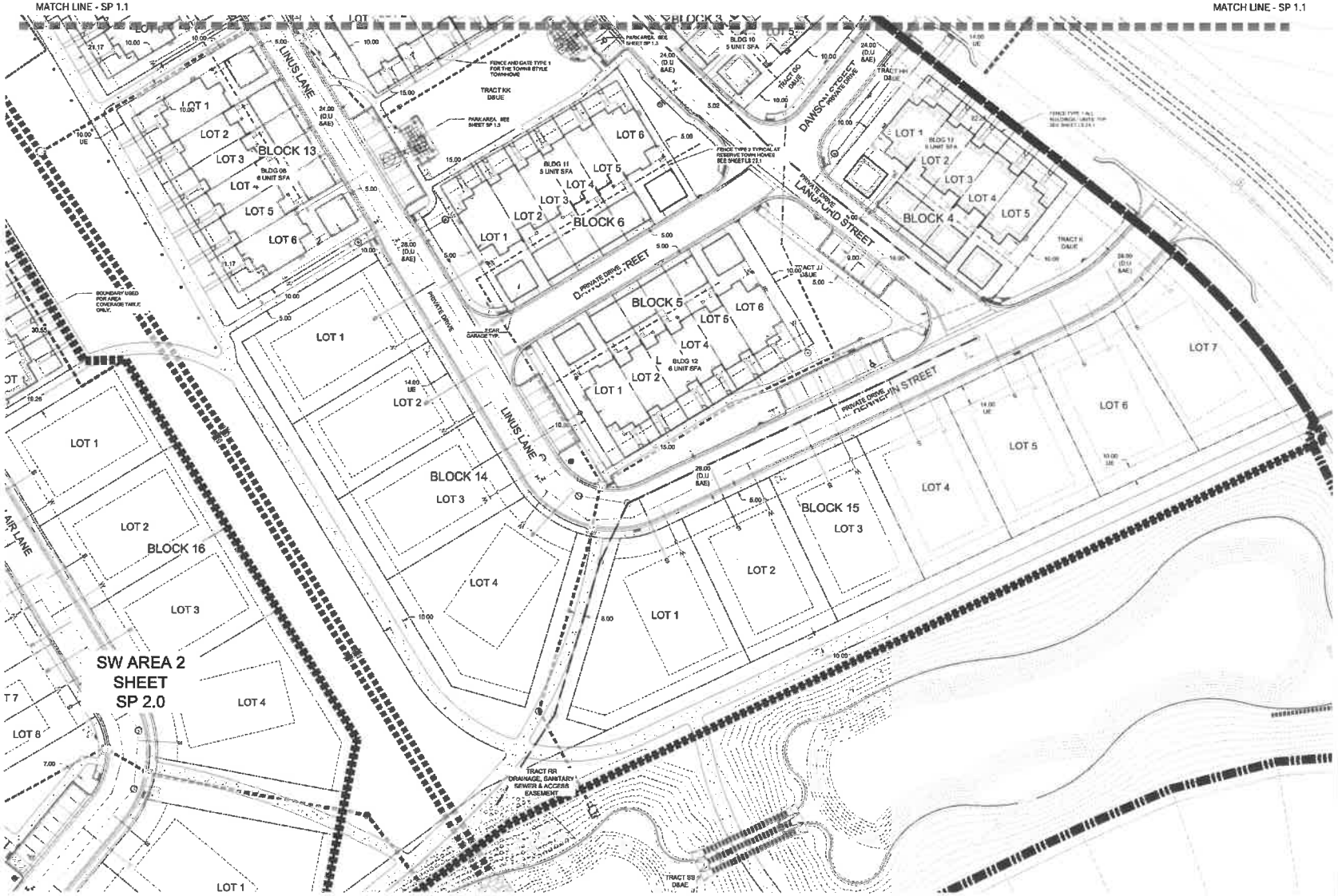
November 3, 2023

SITE PLAN

SP 1.1

MATCH LINE - SP 1.1

MATCH LINE - SP 1.1



Preliminary Site Plan

SCALE 1" = 30'-0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

- PROPOSED STREET LIGHT / POLE
- PROPOSED BOLLARD LIGHT

NOTE -
1. COMMON WALKS ARE 5' WIDE TYPICAL, UNLESS OTHERWISE NOTED.
2. WALKS TO FRONT DOOR / PORCHES ARE 3' WIDE TYPICAL

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TIMNATH RANCH SUBDIVISION NINTH FILING

FINAL SITE PLAN

TIMNATH, CO 80525

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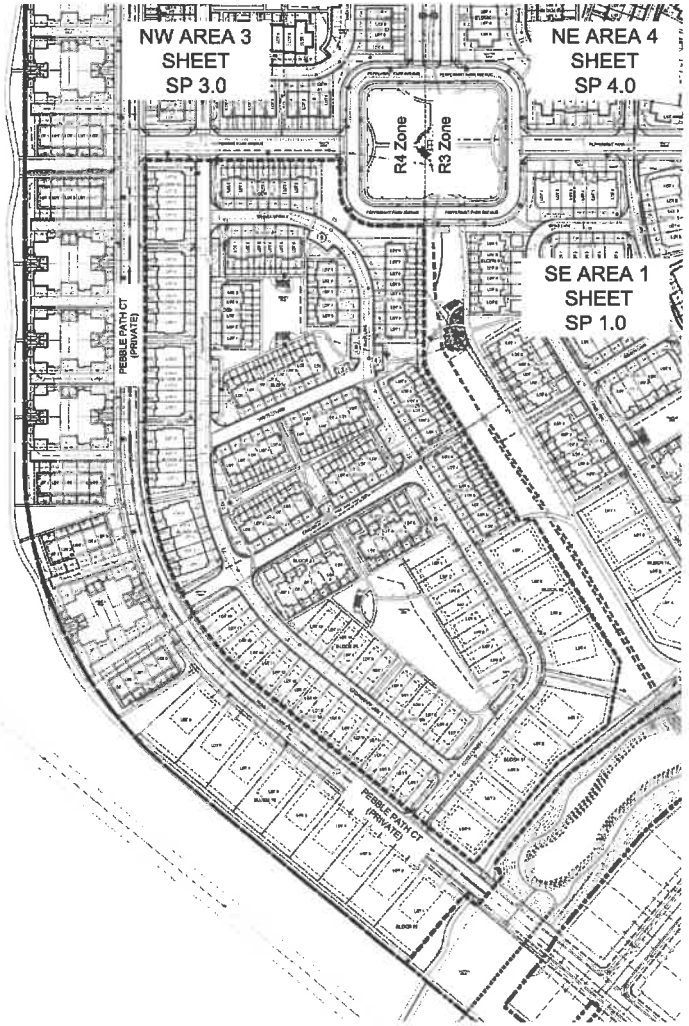
Windsor, Colorado 80550

1st Submittal	09/21/23
2nd Submittal	09/26/23
3rd Submittal	11/06/23

November 3, 2023

SITE PLAN

SP 1.2



LAND USE STATISTICS - SW AREA 2

EXISTING ZONING	R3 / R4 - RESIDENTIAL
SITE AREA(AB):	1,086,086 SF / 25.0 AC
LAND USE:	SINGLE FAMILY / SINGLE FAMILY ATTACHED (SFA)
MULTI FAMILY	60 UNITS
SINGLE FAMILY ATTACHED	112 LOTS
SINGLE FAMILY DETACHED	16 LOTS
DUPLEX ATTACHED	38 LOTS / UNITS
TOTAL UNITS	228
DENSITY =	9.12 DU/AC

PARKING REQUIREMENTS - SW AREA 2

MULTI-FAMILY AND SINGLE FAMILY ATTACHED VEHICULAR PARKING

MAXIMUM PARKING REQUIREMENT

2 SPACES PER MULTIPLE FAMILY DWELLING UNIT =	172 UNITS	
2 SPACES PER DUPLEX DETACHED UNIT =	16 UNITS	
2 SPACES PER SINGLE FAMILY DETACHED UNIT =	16 UNITS	
TOTAL UNITS AREA 2	228 UNITS	
MAX. TOTAL PARKING SPACES REQUIRED	456 SPACES	

MINIMUM SPACES PROVIDED:

2 CAR GARAGE SPACES AT 137 S.F./UNIT	=	296 SPACES
2 CAR DRIVEWAY SPACES AT 152 S.F./UNITS	=	304 SPACES
1 CAR GARAGE SPACES AT 49 S.F./UNITS	=	48 SPACES
1 CAR DRIVEWAY SPACES AT 152 S.F./UNITS	=	48 SPACES
2 CAR GARAGE SPACES AT 63.5 S.F./UNIT	=	32 SPACES
2 CAR DRIVEWAY SPACES AT 152 S.F./UNITS	=	76 SPACES
2 CAR GARAGE SPACES AT 35.5 S.F./UNIT	=	32 SPACES
2 CAR DRIVEWAY SPACES AT 152 S.F./UNITS	=	32 SPACES
OFF-STREET PARKING	=	40 SPACES*
OFF-STREET ADA SPACES	=	6 SPACES*
MINIMUM TOTAL PROVIDED	=	896 SPACES
MINIMUM PARKING RATIO	=	3.9 SPACES PER UNIT

SFA GROSS AREA COVERAGE - SW AREA 2

	SQUARE FEET	ACRES	% OF
TOTAL BUILDING FOOTPRINTS	178,302	4.0	16.3%
LANDSCAPE	943,579	8.1	34.9%
PAVED DRIVE AND PARKING	257,922	5.9	23.7%
SIDEWALKS HARDSCAPE	122,843	2.8	11.3%
SINGLE FAMILY DETACHED LOTS	173,994	4.0	16.0%
DOUBLE FAMILY DETACHED LOTS	98,045	2.2	9.1%
TOTAL AREA	1,086,087	25.0	100%

Multi-Family Condominium

The Avenues - 10 Unit Stacked Condominium
40 Units

Discovery - Townhouse Style Condominium
20 Units

Fee Simple - Single Family Attached (SFA)

The Brownstones - Townhome
76 Units

The Towns - Townhome
23 Units

The Reserves - Townhome
11 Units

The Sterling - Townhome
0 Units

The Harmony - Townhome
0 Units

Existing R4/R3 Zone Boundary

Multi Family	60 Units
Single Family Attached	112 Lots
Single Family Detached	16 Lots
Duplex Attached	38 Lots / Units
TOTAL UNITS =	228 Units

Overall Site Plan - SW Area 2

0 100' 180' 200' NORTH
SCALE 1" = 100'-0"

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

TBGROUP
landscape architecture | planning | surveying

444 Mountain Ave.
Berthoud, CO 80513

TIMNATH RANCH
SUBDIVISION
NINTH FILING

FINAL SITE PLAN

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3rd Submittal	11/03/23

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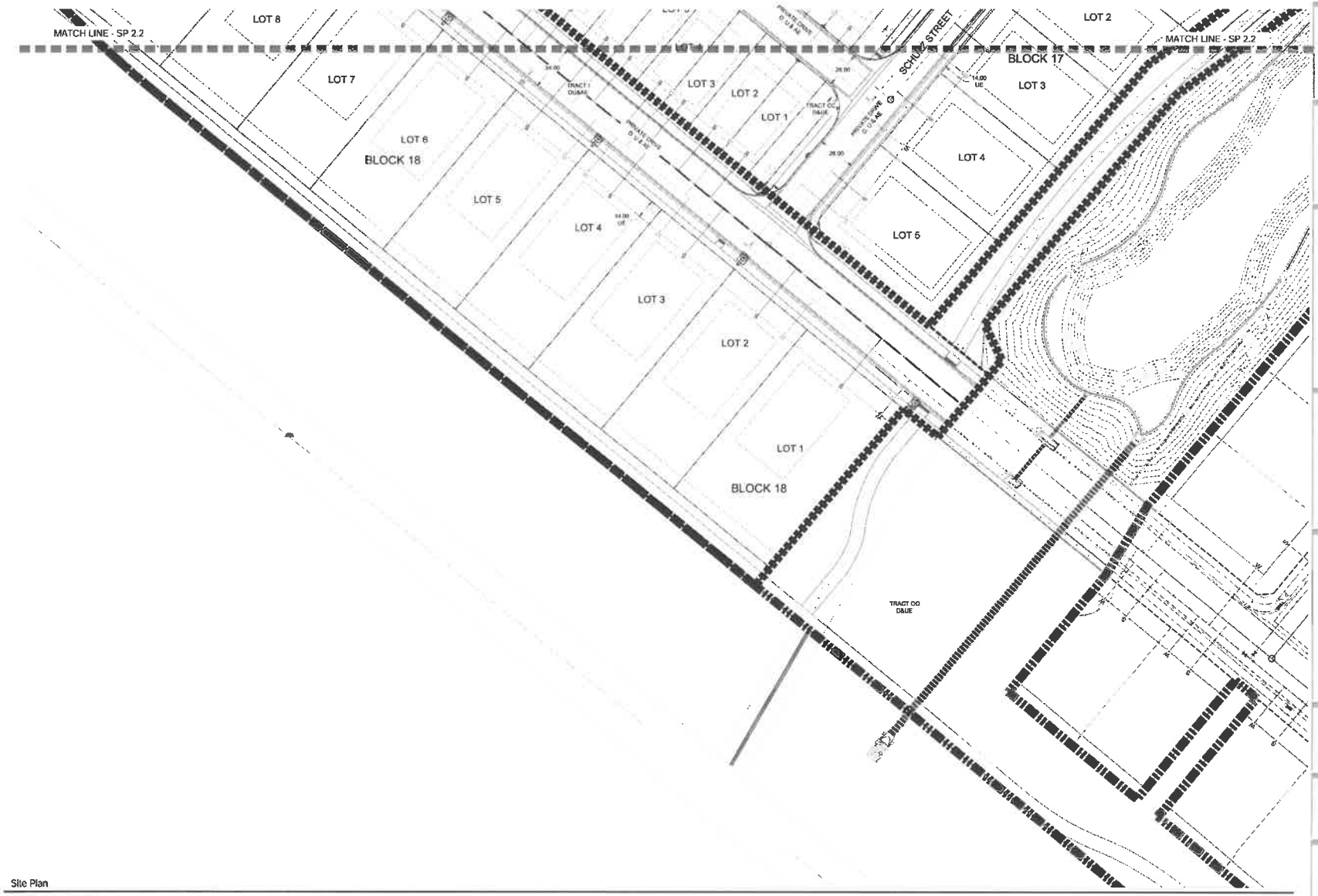
SITE PLAN
OVERALL SW AREA 2

SP 2.0



Site Plan

0 20' 40' 80' NORTH

SCALE 1" = 20'-0"

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

- PROPOSED STREET LIGHT / POLE

NOTE -
1. COMMON WALKS ARE 5' WIDE TYPICAL UNLESS OTHERWISE NOTED.
2. WALKS TO FRONT DOOR / PORCHES ARE 3' WIDE TYPICAL

GROUP

TIMNATH RANCH SUBDIVISION NINTH FILING

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STE 300
Windsor, Colorado 80550

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1st Submittal	09/01/23
2nd Submittal	09/06/23
3rd Submittal	11/06/23

November 3, 2023

SITE PLAN

SP 2.1

Site Plan

SCALE 1" = 20'-0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

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- PROPOSED STREET LIGHT / POLE
- PROPOSED BOLLARD LIGHT

NOTE:
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GROUP

landscape architecture | planning | illustration

4nd Mountain Ave.
Brighton, CO 80603

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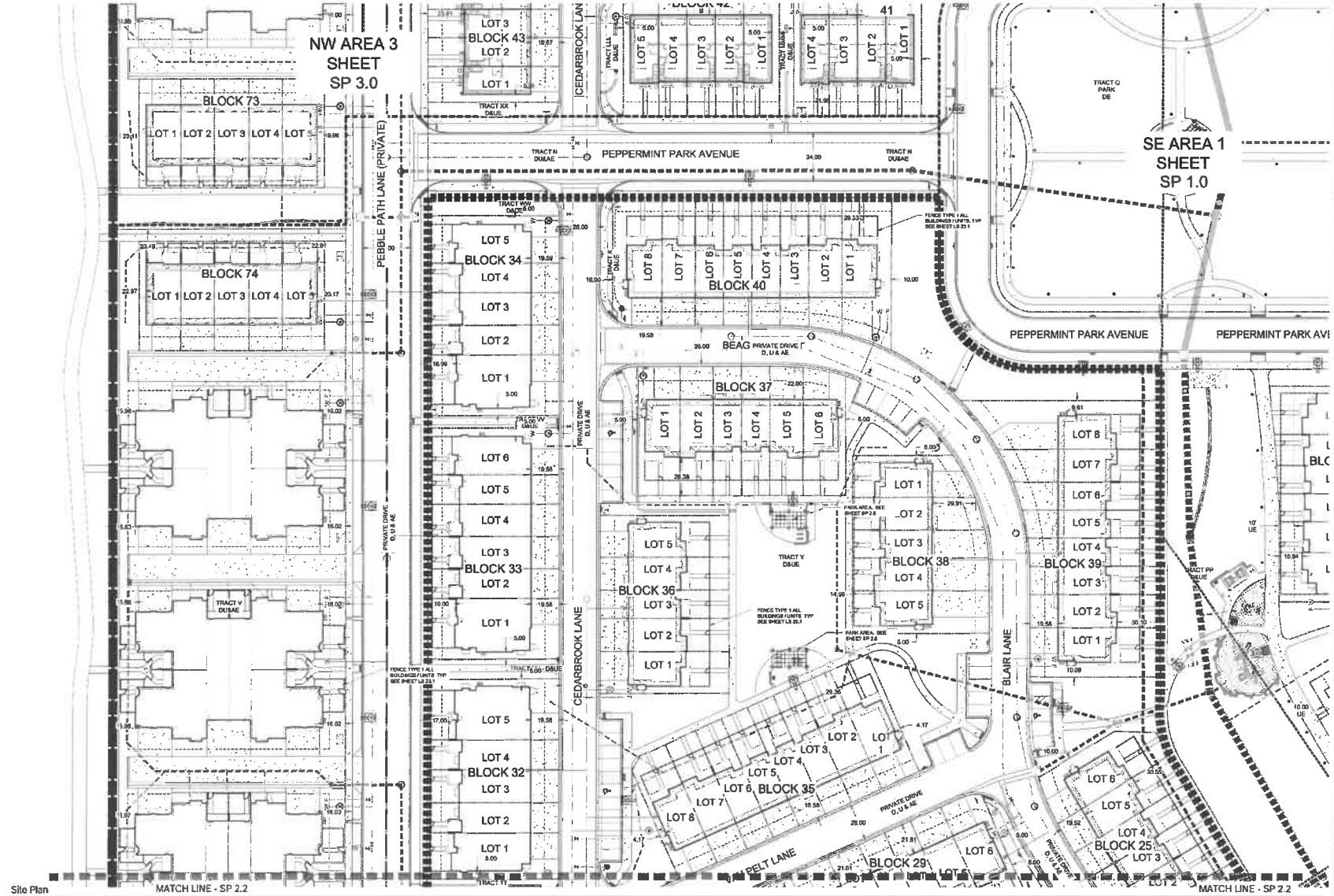
SITE PLAN

SP 2.2



Site Plan

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

- PROPOSED STREET LIGHT / POLE
- PROPOSED BOLLARD LIGHT

NOTE -
1. COMMON WALKS ARE 5' WIDE TYPICAL UNLESS OTHERWISE NOTED.
2. WALKS TO FRONT DOOR / PORCHES ARE 3' WIDE TYPICAL

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FINAL SITE PLAN

TIMNATH, CO 80525

Timnath Ranch, LLC
6355 Fairgrounds Ave, STE 300
Windsor, Colorado 80550

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2nd Submittal	09/29/23
3rd Submittal	11/06/23

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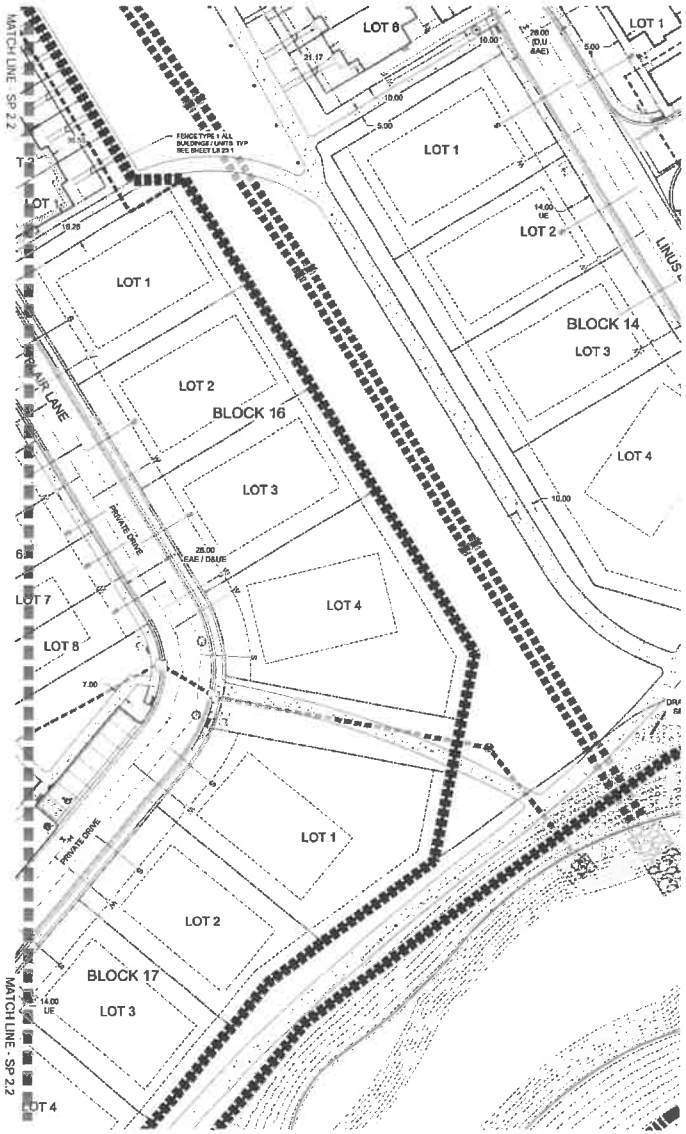
SITE PLAN

SP 2.3



Site Plan

SCALE 1" = 30'-0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

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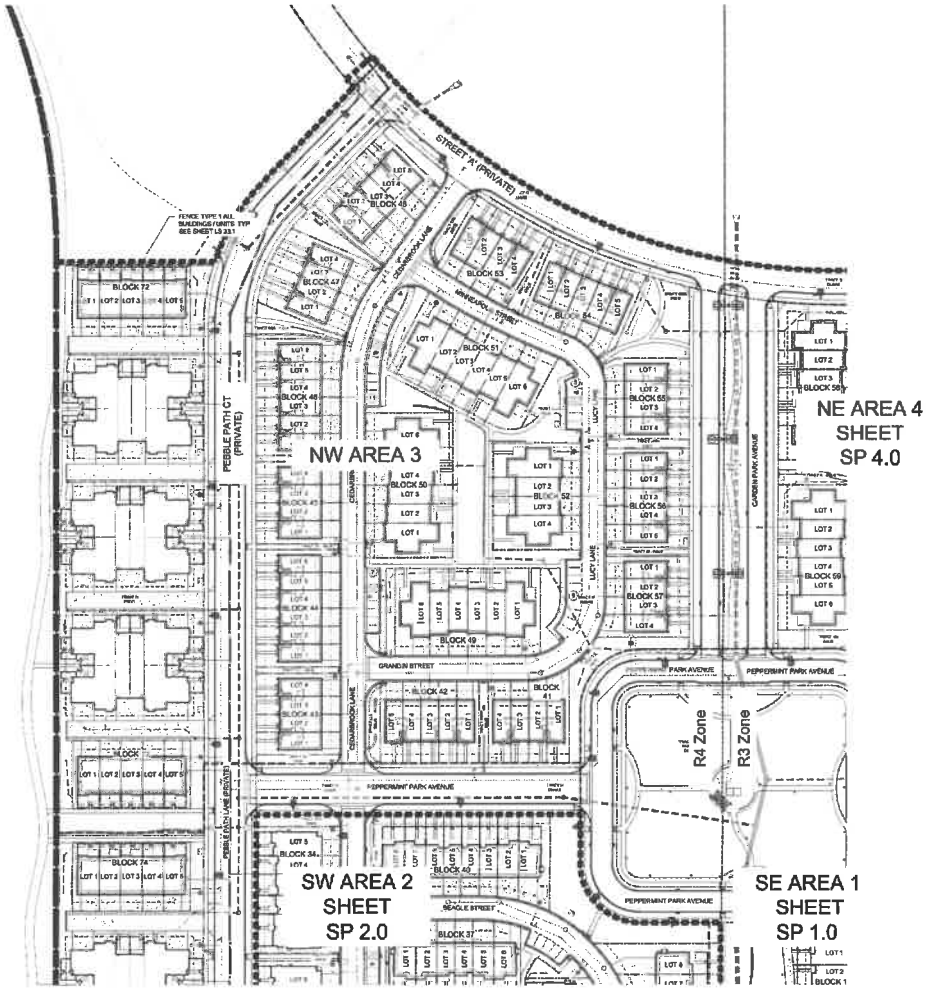
SITE PLAN

SP 2.4



LAND USE STATISTICS - NW AREA 3

EXISTING ZONING:	IM - RESIDENTIAL
SITE ACREAGE	483,652 SF / 10.6 AC
LAND USE:	SINGLE FAMILY / SINGLE FAMILY ATTACHED (SFA)
MULTI FAMILY	40 UNITS
SINGLE FAMILY ATTACHED	82 LOTS
SINGLE FAMILY DETACHED	0 LOTS
DUPLEX ATTACHED	0 LOTS / UNITS
TOTAL UNITS =	122 UNITS
DENSITY =	11.5 DU/AC

PARKING REQUIREMENTS - NW AREA 3

MULTI FAMILY / SINGLE FAMILY ATTACHED VEHICULAR PARKING		
MAX MINIMUM PARKING REQUIREMENT		
3 SPACES PER MULTIPLE FAMILY DWELLING UNIT X	=	123 UNITS
TOTAL UNITS AREA 2		122 UNITS
MAX. TOTAL PARKING SPACES REQUIRED		366 SPACES
MINIMUM SPACES PROVIDED:		
2 CAR GARAGE SPACES AT 82 M.F. UNIT	=	164 SPACES
2 CAR DRIVEWAY SPACES AT 82 M.F. UNITS	=	164 SPACES
1 CAR GARAGE SPACE AT 20 M.F. UNITS	=	20 SPACES
1 CAR DRIVEWAY SPACE AT 20 M.F.UNIT	=	20 SPACES
OFF-STREET PARKING	=	30 SPACES*
OFF-STREET ADA SPACES	=	3 SPACES*
MINIMUM TOTAL PROVIDED	=	400 SPACES
UNMARKED PARKING RATIO	=	3.28 SPACES PER UNIT

SFA GROSS AREA COVERAGE- NW AREA 3

	SQUARE FEET	ACRES	% OF
TOTAL BUILDING FOOTPRINTS	125,718	2.9	27.1%
LANDSCAPE	149,348	3.3	31.3%
PAVED DRIVE AND PARKING	178,882	4.1	36.8%
SIDEWALKS / HARDSCAPE	14,127	0.3	3.0%
TOTAL AREA	483,652	10.6	100%

Multi-Family Condominium

- The Avenues - 10 Unit Stacked Condominium 30 Units
- Discovery - Townhouse Style Condominium 10 Units

Fee Simple - Single Family Attached (SFA)

- The Brownstones - Townhome 0 Units
- The Towne - Townhome 0 Units
- The Reserves - Townhome 0 Units
- The Sterling - Townhome 22 Units
- The Harmony - Townhome 60 Units
- Existing R4/R3 Zone Boundary

Multi Family	40 Units
Single Family Attached	82 Lots
Single Family Detached	0 Lots
Duplex Attached	0 Lots / Units
TOTAL UNITS =	122 Units

Overall Site Plan - NW Area 3

SCALE 1" = 60'-0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

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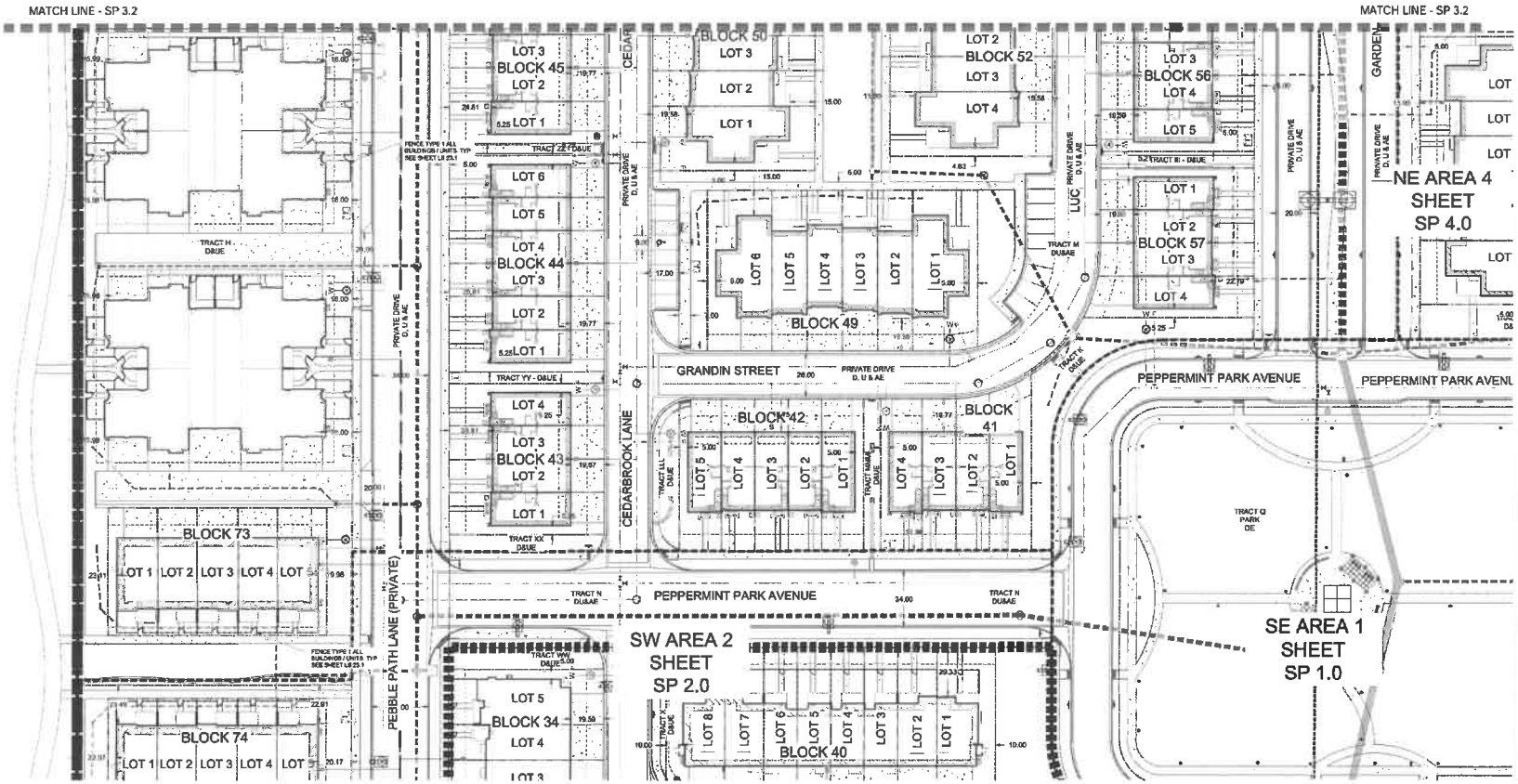
SITE PLAN
OVERALL NW AREA 3

SP 3.0



Site Plan

SCALE: 1" = 30'-0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

SIGNAGE NOTE - MONUMENT SIGNS WILL BE LOCATED AND APPROVED BY SEPARATE SIGN PERMIT

- PROPOSED STREET LIGHT / POLE
- PROPOSED BOLLARD LIGHT

NOTE -
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2. WALKS TO FRONT DOOR / PORCHES ARE 3' WIDE TYPICAL

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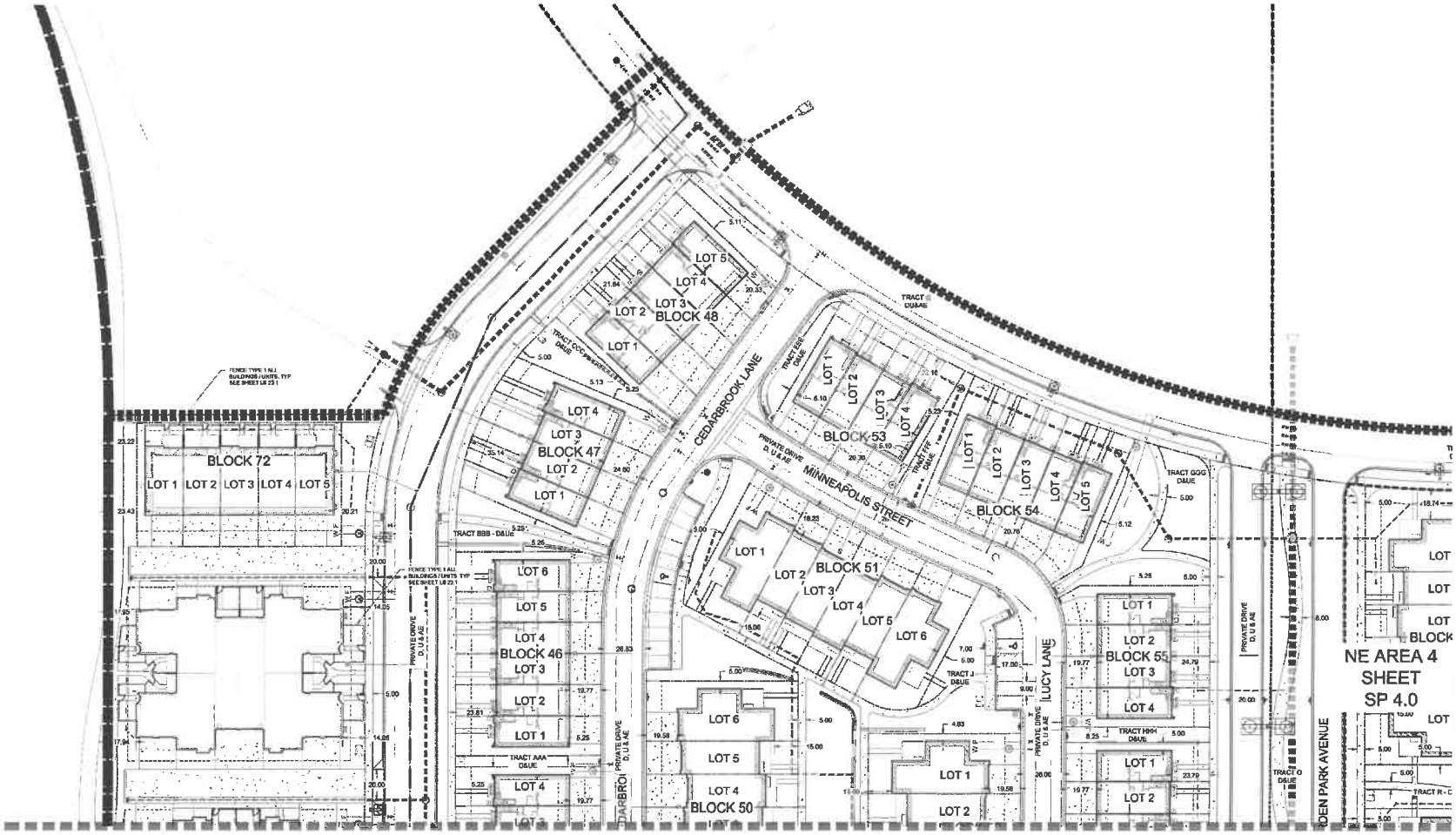
SITE PLAN

SP 3.1



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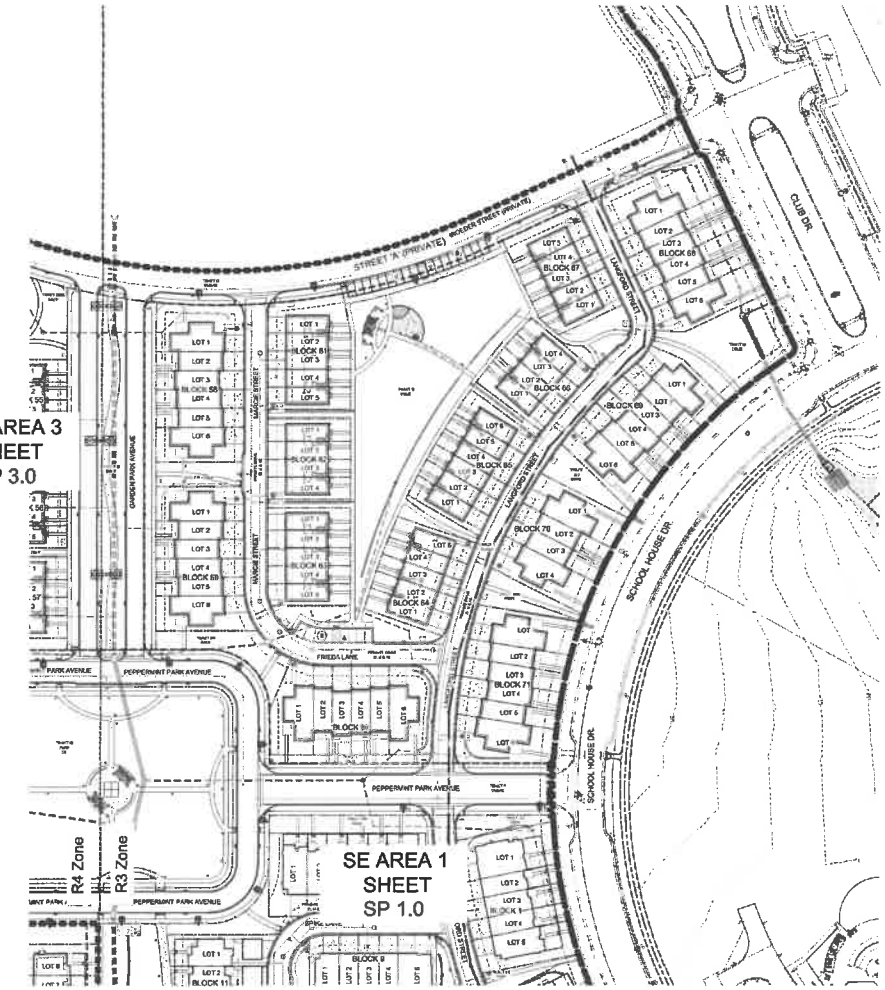
SITE PLAN

SP 3.2



LAND USE STATISTICS - NE AREA 4

EXISTING ZONING:	RD - RESIDENTIAL
SITE ACREAGE:	398,242 SF / 7.1 AC
LAND USE:	SINGLE FAMILY / SINGLE FAMILY ATTACHED (SFA)
SINGLE FAMILY ATTACHED UNITS =	74
SINGLE FAMILY UNITS/LOTS =	0
TOTAL UNITS =	74
DENSITY =	10.1 DU/AC

PARKING REQUIREMENTS - NE AREA 4

MULTIPLE FAMILY AND SINGLE FAMILY DETACHED/PROGLAR PARKING

MINIMUM PARKING REQUIREMENT
2 SPACES PER MULTIPLE FAMILY DWELLING UNIT = 74 UNITS
TOTAL UNITS AREA 4 74 UNITS

MIN. TOTAL PARKING SPACES REQUIRED 148 SPACES

2 CAR GARAGE SPACES AT 74 UNITS	=	148 SPACES
2 CAR DRIVEWAY SPACES AT 74 UNITS	=	148 SPACES
OFF-STREET PARKING	=	37*
OFF-STREET ADA SPACES	=	2*
TOTAL PROVIDED	=	324 SPACES
PARKING RATIO	=	4.3 SPACES PER UNIT

SFA GROSS AREA COVERAGE - NE AREA 4

	SQUARE FEET	ACRES	% OF
TOTAL BUILDING FOOTPRINTS	62,886	1.5	20.6%
LANDSCAPE	132,507	3.0	43.8%
PAVED DRIVE AND PARKING	94,309	1.5	25.9%
SIDEWALKS / HARDSCAPE	28,739	0.7	9.8%
TOTAL AREA	308,242	7.1	100%

Multi-Family Condominium

The Avenues - 8 Unit Stacked Condominium
0 Units

The Avenues - 10 Unit Stacked Condominium
0 Units

Discovery - Townhouse Style Condominium
0 Units

Fee Simple - Single Family Attached (SFA)

The Brownstones - Townhome
0 Units

The Towns - Townhome
0 Units

The Reserves - Townhome
0 Units

The Sterling - Townhome
40 Units

The Harmony - Townhome
34 Units

Existing R4/R3 Zone Boundary

Multi Family	0 Units
Single Family Attached	74 Units
Single Family Detached	0 Lots
Duplex Attached	0 Lots / Units
TOTAL UNITS =	74 Units

Preliminary Site and Parking Analysis - Area 4 / NE

SCALE 1" = 60'0"

NORTH

BOUNDARY NOTE - SEE PLAT FOR LOT AND BOUNDARY INFORMATION

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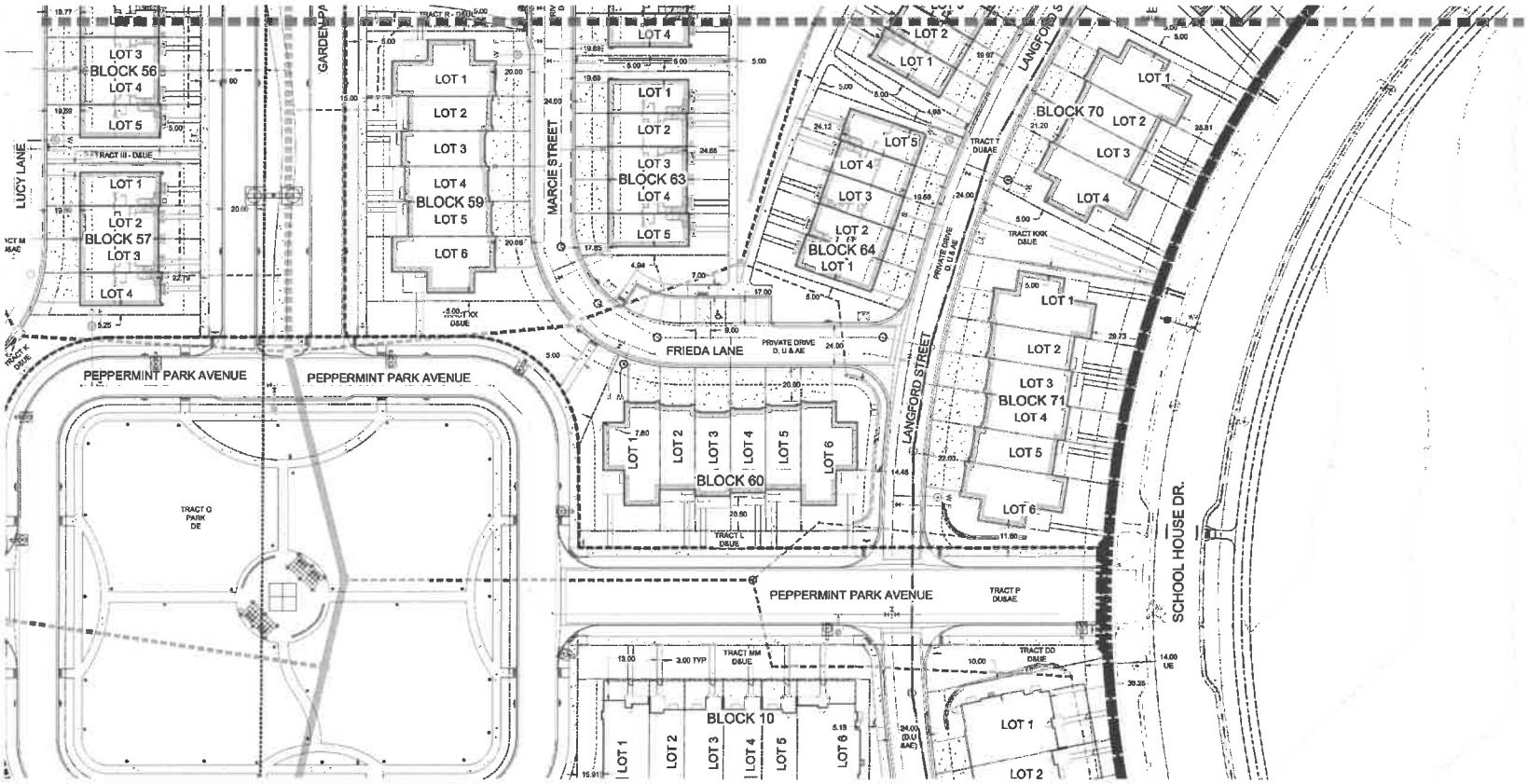
SITE PLAN
OVERALL NE AREA 4

SP 4.0



Site Plan

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NORTH

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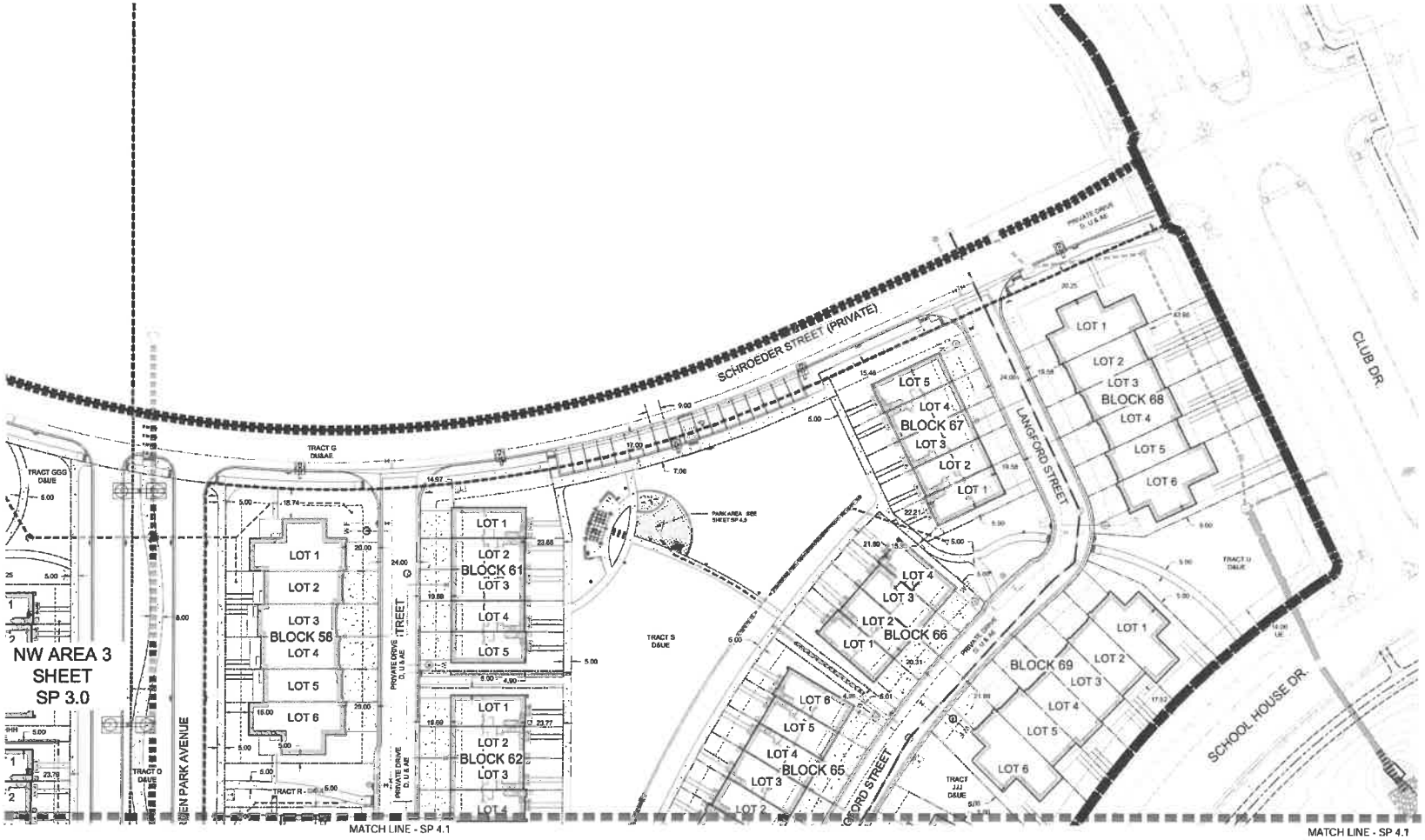
SITE PLAN

SP 4.1



Site Plan

0 30' 45' 60'
SCALE 1" = 30'-0"
NORTH

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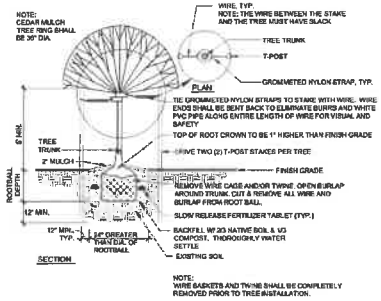
SITE PLAN

SP 4.2

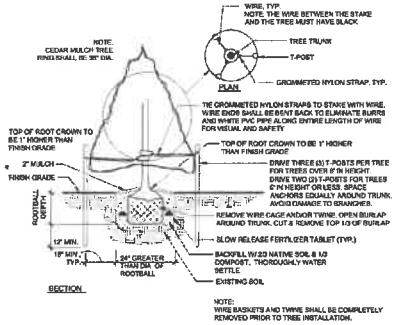
LANDSCAPE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
EVERGREEN TREES						
	2	Picea abies 'Cupressina' Fastigiate Norway Spruce	6' B&B	20'	4'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	4	Pinus nigra 'Frank' Columnar Austrian Pine	6' B&B	20'	4'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
DECIDUOUS SHRUBS						
	20	Aronia arbutifolia 'Erecta' Upright Red Chokeberry	5 gal.	7'	4'	24" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
	18	Aronia melanocarpa 'Iroquois Beauty' Black Chokeberry	5 gal	3'	4'	12" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
	16	Caryopteris x clandonensis 'Dark Knight' Blue Mist Spirea	5 gal.	4'	4'	24" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
	64	Cornus sanguinea 'Arctic Fire' TM Arctic Fire Dogwood	5 gal.	4'	4'	24" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
	2	Frangula alnus 'Columnaris' Tall Hedge Buckthorn	5 gal.	12'	4'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	40	Philadelphus microphyllus Littleleaf Mockorange	5 gal.	3'	3'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	30	Potentilla fruticosa 'Mango Tango' Mango Tango Potentilla	5 gal.	3'	3'	12" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
	12	Prunus besseyi Western Sand Cherry	5 gal.	5'	5'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	18	Prunus besseyi 'Pawnee Buttes' Creeping Western Sand Cherry	5 gal.	2'	5'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	8	Prunus x cistena Purple Leaf Plum	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	10	Rosa x Knock Out Double Double Knock Out Rose	5 gal.	4'	4'	24" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
	24	Syringa meyeri 'Palibin' Dwarf Korean Lilac	5 gal.	5'	5'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	63	Weigelia florida Wine and Roses Wine and Roses Weigelia	5 gal.	4'	4'	24" (h) FULL SPECIMEN EVENLY AND WELL BRANCHED
EVERGREEN SHRUBS						
	15	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.	1.5'	5'	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	Picea abies 'Nidiformis' Birds Nest Spruce	5 gal.	4'	6'	FULL SPECIMEN, EVENLY AND WELL BRANCHED
GRASSES						
	141	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal.	5'	2'	WELL ROOTED AND ESTABLISHED
	20	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	1 gal.	3'	4'	WELL ROOTED AND ESTABLISHED
	38	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass	1 gal.	4'	3'	WELL ROOTED AND ESTABLISHED
	20	Panicum virgatum 'Shenandoah' Shenandoah Red Switch Grass	1 gal.	3'	2'	WELL ROOTED AND ESTABLISHED
	94	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 gal.	3'	3'	WELL ROOTED AND ESTABLISHED
	27	Pennisetum alopecuroides 'Hamelin' Hamelin Dwarf Fountain Grass	1 gal.	3'	2'	WELL ROOTED AND ESTABLISHED
PERENNIALS						
	14	Centranthus ruber 'Roseus' Pink Valerian	1 gal.	2'	2.5'	WELL ROOTED AND ESTABLISHED
	23	Echinacea purpurea Purple Coneflower	1 gal.	3'	2'	WELL ROOTED AND ESTABLISHED
	16	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED
	24	Hemerocallis x 'Stella in Red' Stella in Red Daylily	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED
	13	Nepeta mussinii 'Walker's Low' Walker's Low Catmint	1 gal.	1.5'	2'	WELL ROOTED AND ESTABLISHED
	55	Rudbeckia fulgida sullivantii 'Goldsturm' Black-eyed Susan	1 gal.	3'	2'	WELL ROOTED AND ESTABLISHED



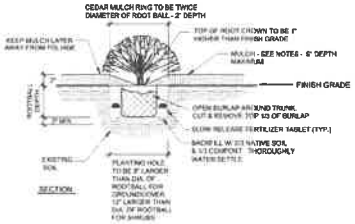
1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE 329343.15-01



2 CONIFER TREE PLANTING DETAIL

NOT TO SCALE 329343.25-01



3 GROUND COVER AND SHRUB PLANTING DETAIL

NOT TO SCALE TSG-L-01

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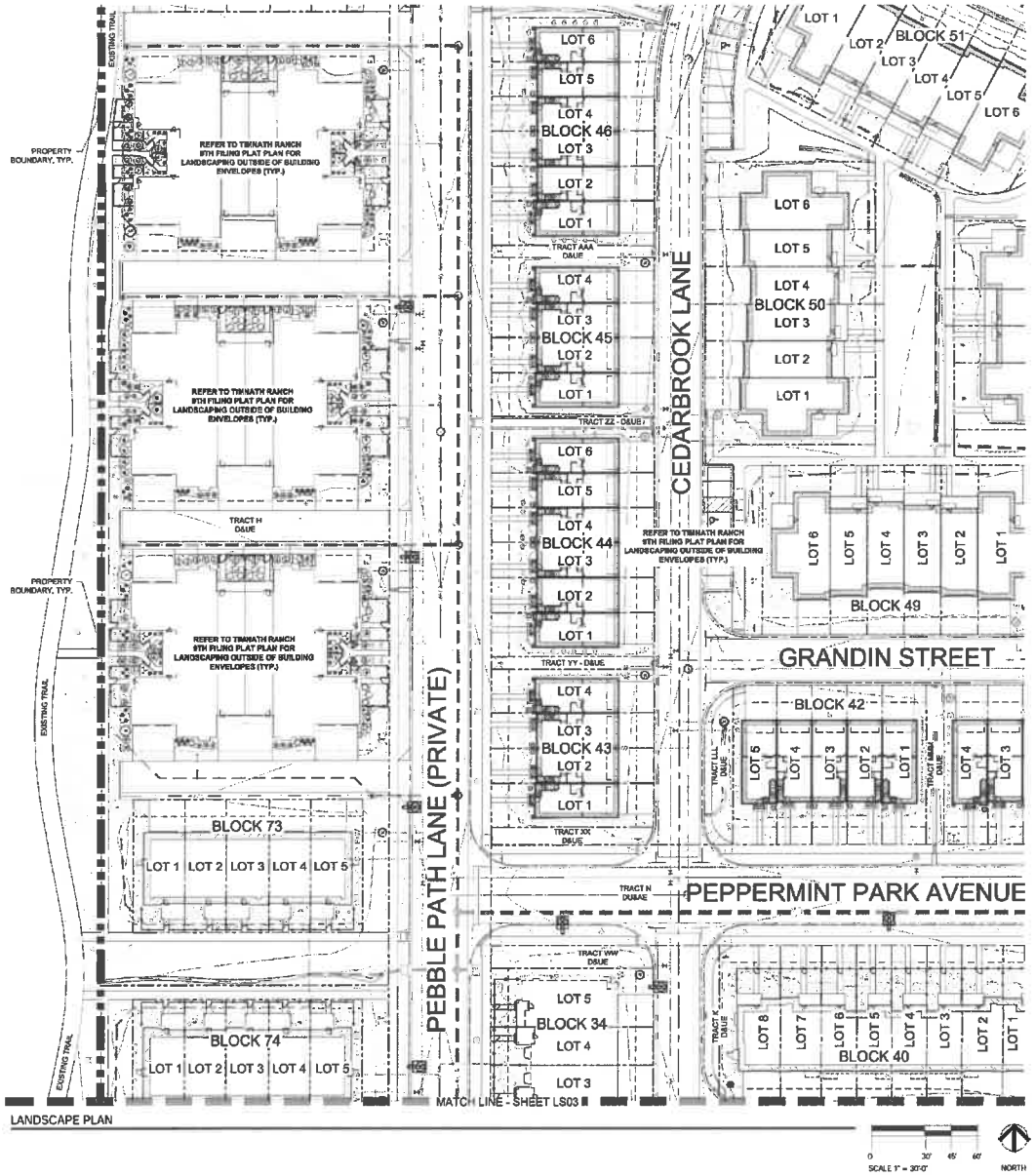
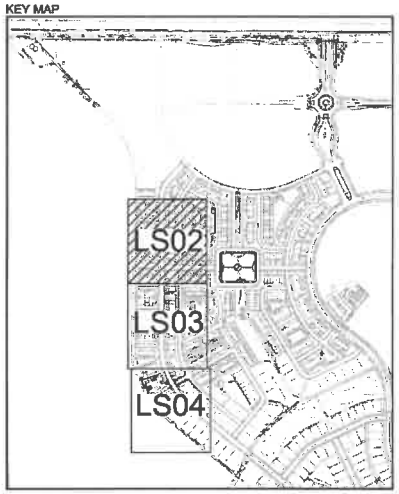
LANDSCAPE NOTES AND DETAILS

LS 01



LANDSCAPE PLAN

KEY MAP



PRELIMINARY LANDSCAPE TREE SCHEDULE

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea abies 'Cupressina' Fastigiate Norway Spruce
	Pinus nigra 'Frank' Columnar Austrian Pine

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Aronia arbutifolia 'Erecta' Upright Red Chokeberry
	Aronia melanocarpa 'Iroquois Beauty' Black Chokeberry
	Caryopteris x clandonensis 'Dark Knight' Blue Mist Spirea
	Cornus sanguinea 'Arctic Fire' TM Arctic Fire Dogwood
	Frangula alnus 'Columnaris' Tall Hedge Buckthorn
	Philadelphus microphyllus Littleleaf Mockorange
	Potentilla fruticosa 'Mango Tango' Mango Tango Potentilla
	Prunus besseyi Western Sand Cherry
	Prunus besseyi 'Pawnee Buttes' Creeping Western Sand Cherry
	Prunus x cistena Purple Leaf Plum
	Rosa x Knock Out Double Double Knock Out Rose
	Syringa meyeri 'Palibin' Dwarf Korean Lilac
	Weigela florida 'Wine and Roses' Wine and Roses Weigela

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
	Picea abies 'Nidiformis' Birds Nest Spruce

GRASSES	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass
	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass
	Panicum virgatum 'Shenandoah' Shenandoah Red Switch Grass
	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	Pennisetum alopecuroides 'Hamelin' Hamelin Dwarf Fountain Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Centranthus ruber 'Roseus' Pink Valerian
	Echinacea purpurea Purple Coneflower
	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily
	Hemerocallis x 'Stella in Red' Stella in Red Daylily
	Nepeta mussinii 'Walker's Low' Walker's Low Catmint
	Rudbeckia fulgida sullivantii 'Goldsturm' Black-eyed Susan

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	IRRIGATED DURATURF GRAFF'S TURF OR APPROVED EQUAL	626,607 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	128,053 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	224,365 sf
	- PROPOSED STREET LIGHT / POLE	
	- PROPOSED BOLLARD LIGHT	

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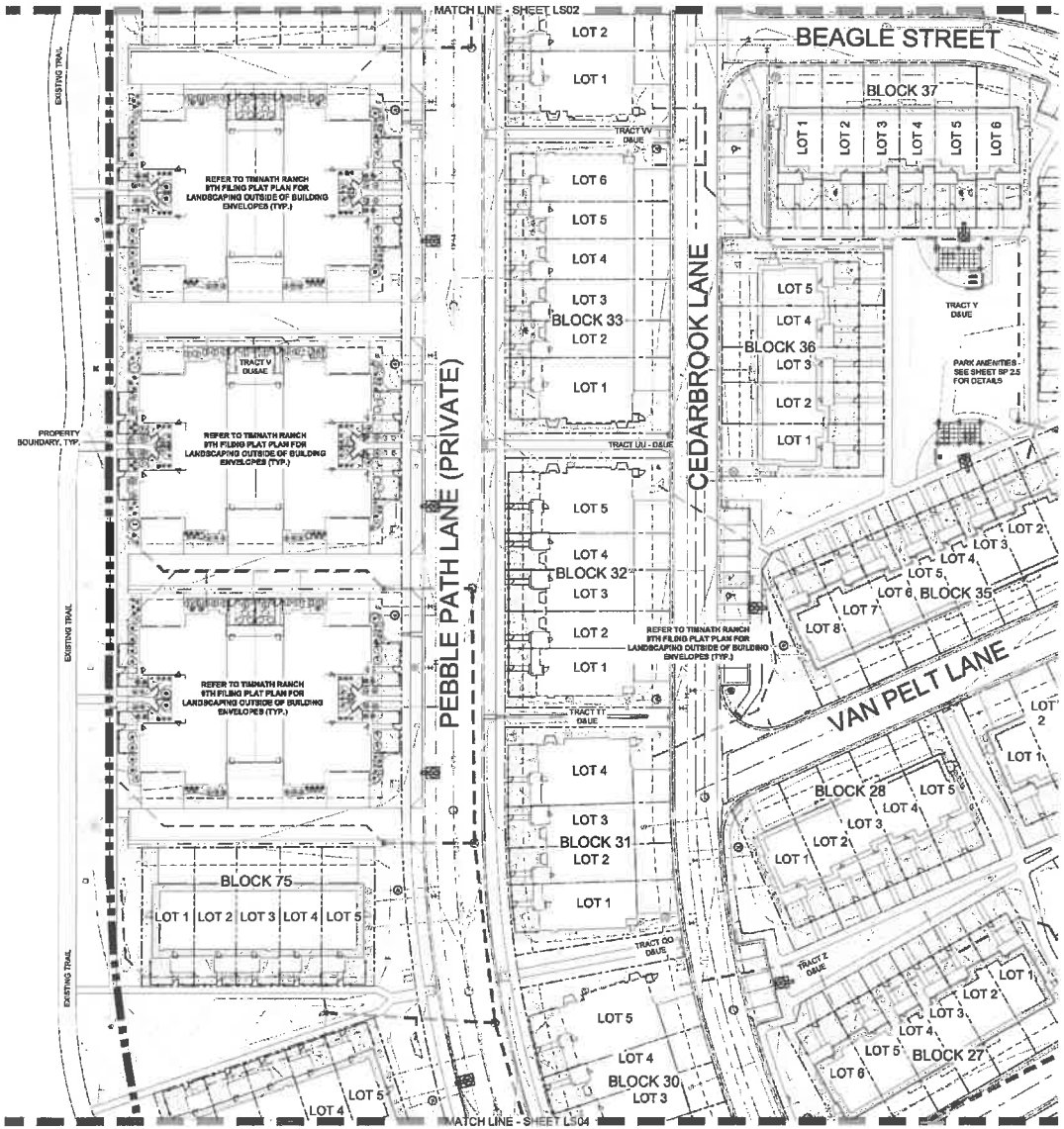
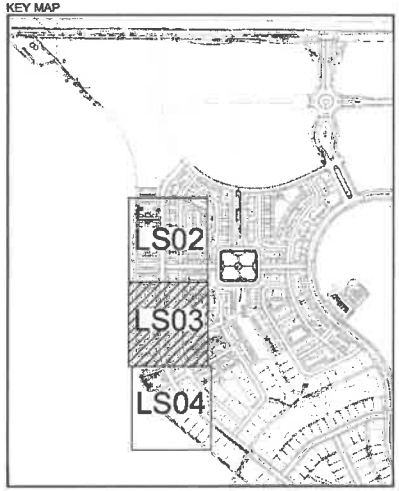
LANDSCAPE PLAN

LS 02



LANDSCAPE PLAN

KEY MAP



PRELIMINARY LANDSCAPE TREE SCHEDULE

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Picea abies 'Cupressina' Fastigiate Norway Spruce
	Pinus nigra 'Frank' Columnar Austrian Pine

DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	Aronia arbutifolia 'Erecta' Upright Red Chokeberry
	Aronia melanocarpa 'Iroquois Beauty' Black Chokeberry
	Caryopteris x clandonensis 'Dark Knight' Blue Mist Spiraea
	Cornus sanguinea 'Arctic Fire' TM Arctic Fire Dogwood
	Frangula alnus 'Columnaris' Tall Hedge Buckthorn
	Philadelphus microphyllus 'Littlelea' Mockorange
	Potentilla fruticosa 'Mango Tango' Mango Tango Potentilla
	Prunus besseyi Western Sand Cherry
	Prunus besseyi 'Pawnee Buttes' Creeping Western Sand Cherry
	Prunus x cistena Purple Leaf Plum
	Rosa x Knock Out Double Double Knock Out Rose
	Syringa meyeri 'Palibin' Dwarf Korean Lilac
	Weigela florida Wine and Roses Wine and Roses Weigela

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
	Picea abies 'Nidiformis' Birds Nest Spruce

GRASSES	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass
	Miscanthus sinensis 'Purpurescens' Flame (Purple Maiden) Grass
	Panicum virgatum 'Shenandoah' Shenandoah Red Switch Grass
	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
	Pennisetum alopecuroides 'Hamelin' Hamelin Dwarf Fountain Grass

PERENNIALS	BOTANICAL / COMMON NAME
	Centranthus ruber 'Roseus' Pink Valerian
	Echinacea purpurea Purple Coneflower
	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily
	Hemerocallis x 'Stella in Red' Stella in Red Daylily
	Nepeta mussinii 'Walker's Low' Walker's Low Catmint
	Rudbeckia fulgida sullivantii 'Goldsturm' Black-eyed Susan

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	IRRIGATED DURATURF GRAFF'S TURF OR APPROVED EQUAL	528,807 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	126,053 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	224,365 sf

- PROPOSED STREET LIGHT / POLE
- PROPOSED BOLLARD LIGHT

TB GROUP

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TIMNATH RANCH SUBDIVISION NINTH FILING

FINAL SITE PLAN

TIMNATH, CO 80525

Timnath Ranch, LLC
6355 Fairgrounds Ave, STE 300
Windsor, Colorado 80550

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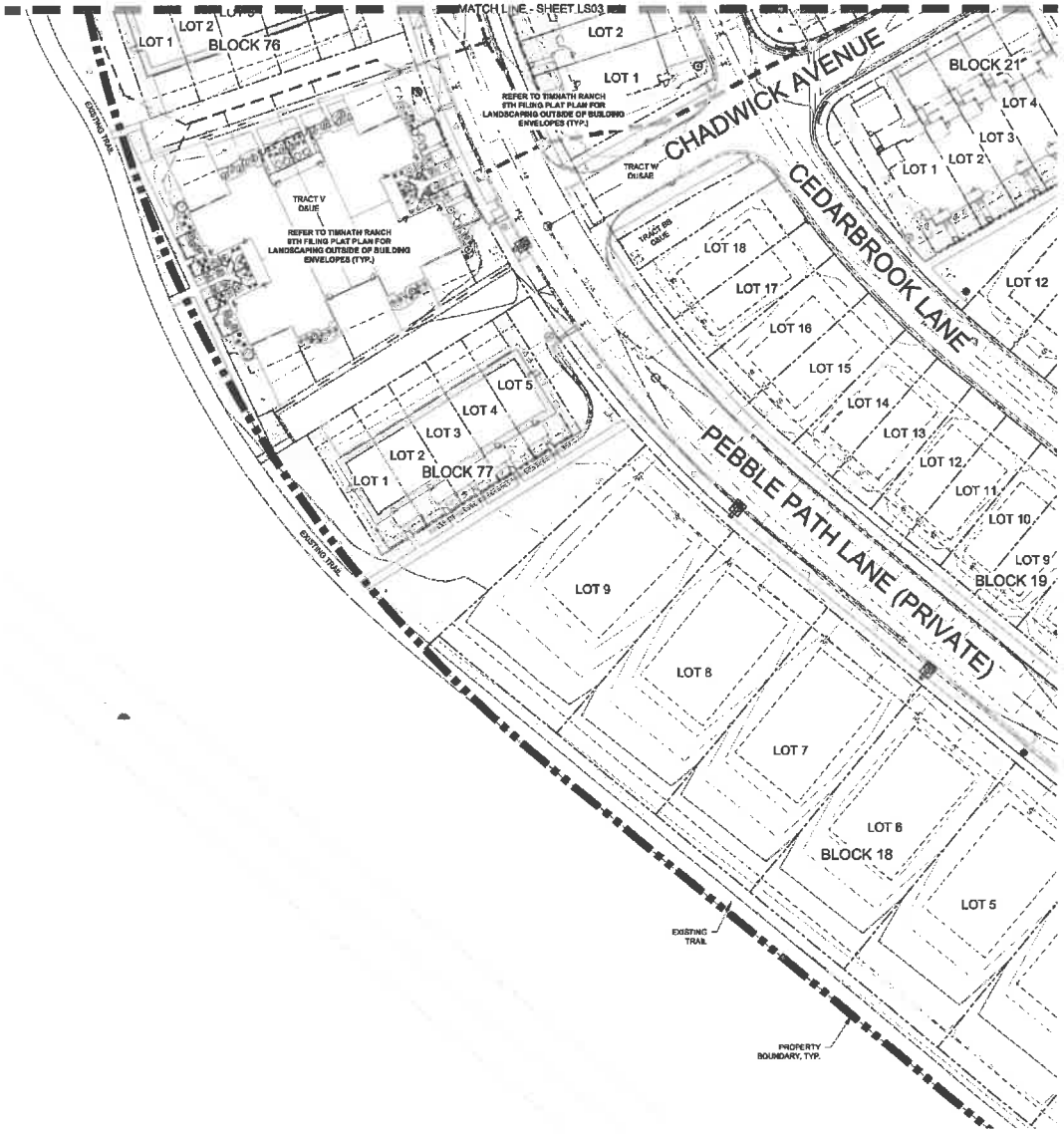
1st Submittal	05/31/23
2nd Submittal	09/08/23
3rd Submittal	11/06/23

November 3, 2023

LANDSCAPE PLAN

LS 03

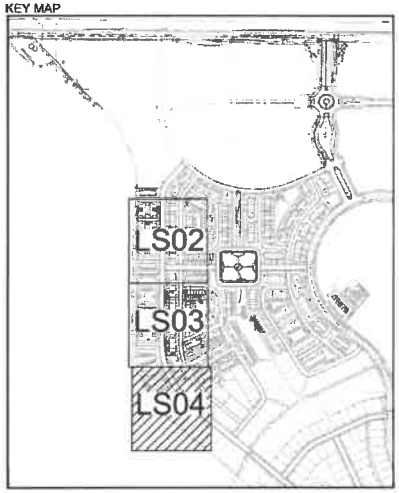


LANDSCAPE PLAN

0 30' 45' 60'
SCALE 1" = 30'-0"

NORTH

KEY MAP



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	Philadelphus microphyllus Littleleaf Mockorange
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	Prunus besseyi 'Pawnee Buttes' Creeping Western Sand Cherry
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	Nepeta mussinii 'Walker's Low' Walker's Low Catmint
	Rudbeckia fulgida sullivantii 'Goldsturm' Black-eyed Susan

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	IRRIGATED DURATURF GRAFF'S TURF OR APPROVED EQUAL	828,667 sf
	NATIVE SEED MIX SEE LANDSCAPE NOTES FOR APPROVED MIX	128,053 sf
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE	224,365 sf

- PROPOSED STREET LIGHT / POLE
- PROPOSED BOLLARD LIGHT

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FINAL SITE PLAN

TIMNATH, CO 80525

Timnath Ranch, LLC
5355 Fairgrounds Ave, STE 300
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1st Submittal	04/31/23
2nd Submittal	08/04/23
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November 3, 2023

LANDSCAPE PLAN

LS 04

MATERIAL LEGEND

BOARD & BATTEN SIDING
ARTICHOKE - SW 6179

LAP SIDING
MINDFUL GRAY - SW 7016

MANUFACTURED STONE
CASTLE PEAK LEDGESTONE - SUNSET STONE

STANDING SEAM METAL
DARK CHARCOAL

ARCHITECTURAL SHINGLES
ESTATE GRAY

TRIM - SPARE WHITE - SW 6203

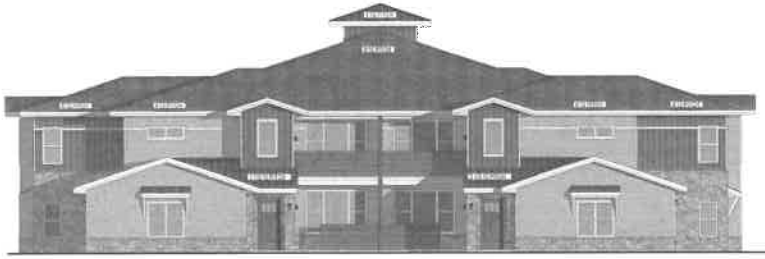
WINDOWS - WHITE

FRONT DOOR - IRON ORE - SW 7069

GARAGE DOOR - SPARE WHITE - SW 6203

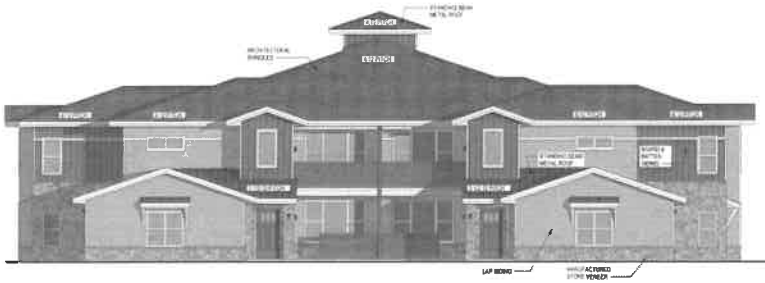
NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

NOTE: WITH THE EXCEPTION OF THE DECORATIVE LANTERNS, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN FULL CUT-OFF POSITION.



4 **RIGHT ELEVATION** AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"

3 **REAR ELEVATION** AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"



2 **LEFT ELEVATION** AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"

1 **FRONT ELEVATION** AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"

OPTION A

NSPJ ARCHITECTS
3515 W. 75TH ST., SUITE 201
PRAIRIE VILLAGE, KS 66208
P. 913.831.1415
F. 913.831.1363
NSPJARCH.COM

TIMNATH RANCH SUBDIVISION
9TH FILING
SITE PLAN

TIMNATH, CO 80525

DRAWING RELEASE LOG
- 02.24.21 1ST SUBMITTAL
- 05.14.21 2ND SUBMITTAL
- 10.12.21 3RD SUBMITTAL
- 12.17.21 4TH SUBMITTAL
- 02.04.22 5TH SUBMITTAL
- 06.12.22 6TH SUBMITTAL
- 10.24.22 7TH SUBMITTAL
- 01.06.23 8TH SUBMITTAL
- 11.03.23 9TH SUBMITTAL

JOB NO.	DATE
741023	11.03.23

DRAWN BY: JM

SHEET NAME: THE AVENUES - 10 UNIT CONDOS

SHEET NO. **AR 1**

MATERIAL LEGEND

BOARD & BATTEN SIDING
MUDSLIDE - SW 9113

LAP SIDING
MINDFUL GRAY - SW 7016

MANUFACTURED STONE
CASTLE PEAK LEDGESTONE - SUNSET STONE

STANDING SEAM METAL
DARK CHARCOAL

ARCHITECTURAL SHINGLES
ESTATE GRAY

TRIM - SPARE WHITE - SW 6203

WINDOWS - WHITE

FRONT DOOR - IRON ORE - SW 7069

GARAGE DOOR - SPARE WHITE - SW 6203

NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

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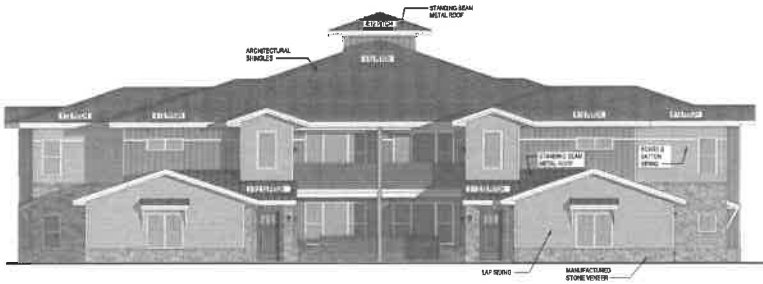
4 **RIGHT ELEVATION** AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"

REAR ELEVATION AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"



2 **LEFT ELEVATION** AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"

1 **FRONT ELEVATION** AVENUES - 10 UNIT
Scale: 1/8" = 1'-0"

OPTION B

NSPJ ARCHITECTS
3515 W. 75TH ST., SUITE 201
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F. 913.831.1563
NSPARCH.COM

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9TH FILING
SITE PLAN
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DRAWING RELEASE LOG
- 02.24.21 1ST SUBMITTAL
- 05.14.21 2ND SUBMITTAL
- 10.12.21 3RD SUBMITTAL
- 12.17.21 4TH SUBMITTAL
- 02.04.22 5TH SUBMITTAL
- 08.12.22 6TH SUBMITTAL
- 10.24.22 7TH SUBMITTAL
- 01.06.23 8TH SUBMITTAL
- 11.03.23 9TH SUBMITTAL

JOB NO.	DATE
741623	11.03.23

DRAWN BY: JM

SHEET NAME: THE AVENUES - 10 UNIT CONDOS

SHEET NO. **AR 2**

The Reserves - 5 Unit Townhome - Aerial Perspective

The Reserves - 5 Unit Townhome - Front Yard Perspective

The Towns - 5 Unit Townhome - Front Yard Perspective

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Interiors | Energy Services

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web. TBGroup.us

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FINAL SITE PLAN

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3rd Submittal	11/08/23

November 3, 2023

Building Perspectives

BP 1.0

The Harmony - Typical Aerial Perspectives

The Sterling - Typical Front Elevation

Missing or invalid reference
File: Pages from STERLING RANCH_6 PLEX.pdf
Sheet: 1

The Sterling - Typical 4 Unit Townhome - Front Yard Perspectives

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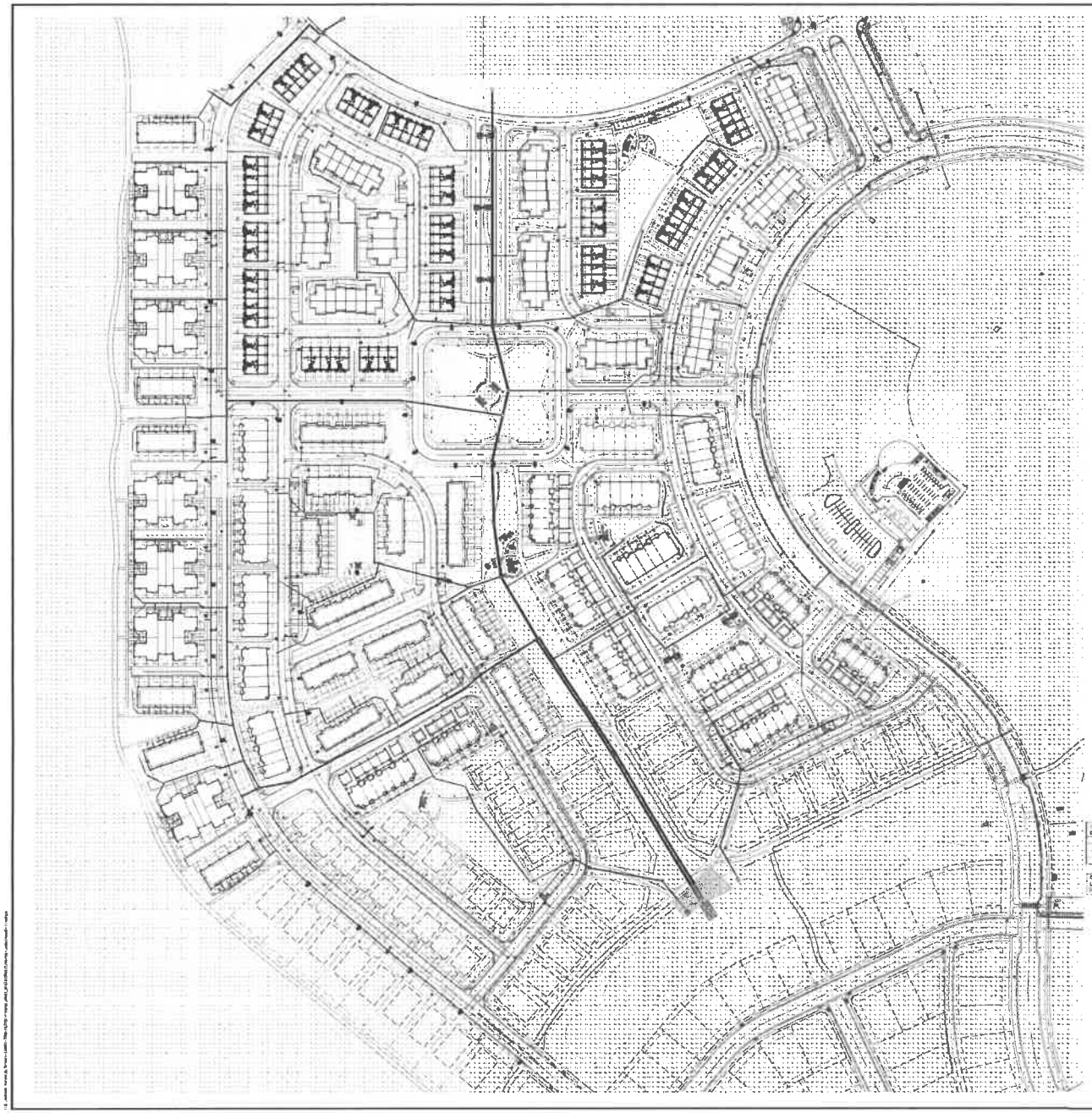
November 3, 2023

Building Perspectives

BP 2.0



N

0 25 50 100
SCALE: 1"=100'

IVAT3-4SLPA750ZU — RAB

IVAT3-4SLPA750ZU — RAB

BLEDR24Y — RAB

BLEDR24Y — RAB

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	TOTAL LAMP	LUMENS PER LAMP
	27	BALLARD	SINGLE	1.000	BLL360W	27.000	3527
	4	IVAT3-4SLPA750ZU	SINGLE	1.000	IVAT3-4SLPA750ZU	4.000	50000
	3	PARK BENCH	SINGLE	1.000	PARK BENCH	0	180
	3	BIKE RACK	SINGLE	1.000	BIKE RACK	0	180

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
[illegible]	FC	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

1 OVERALL PHOTOMETRIC PLAN
SCALE: 1"=100'

Galloway
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Greenwood Village, CO 80111
303.770.8884
Galloway.us.com

COLORADO REGISTERED PROFESSIONAL ENGINEER
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11/06/2023

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FINAL PLAT/SITE PLAN
TINMATH RANCH SUBDIVISION NINTH FILING

TIMNATH RANCH, LLC

TIMNATH, CO 80525

#	Date	Issue / Description	Init.
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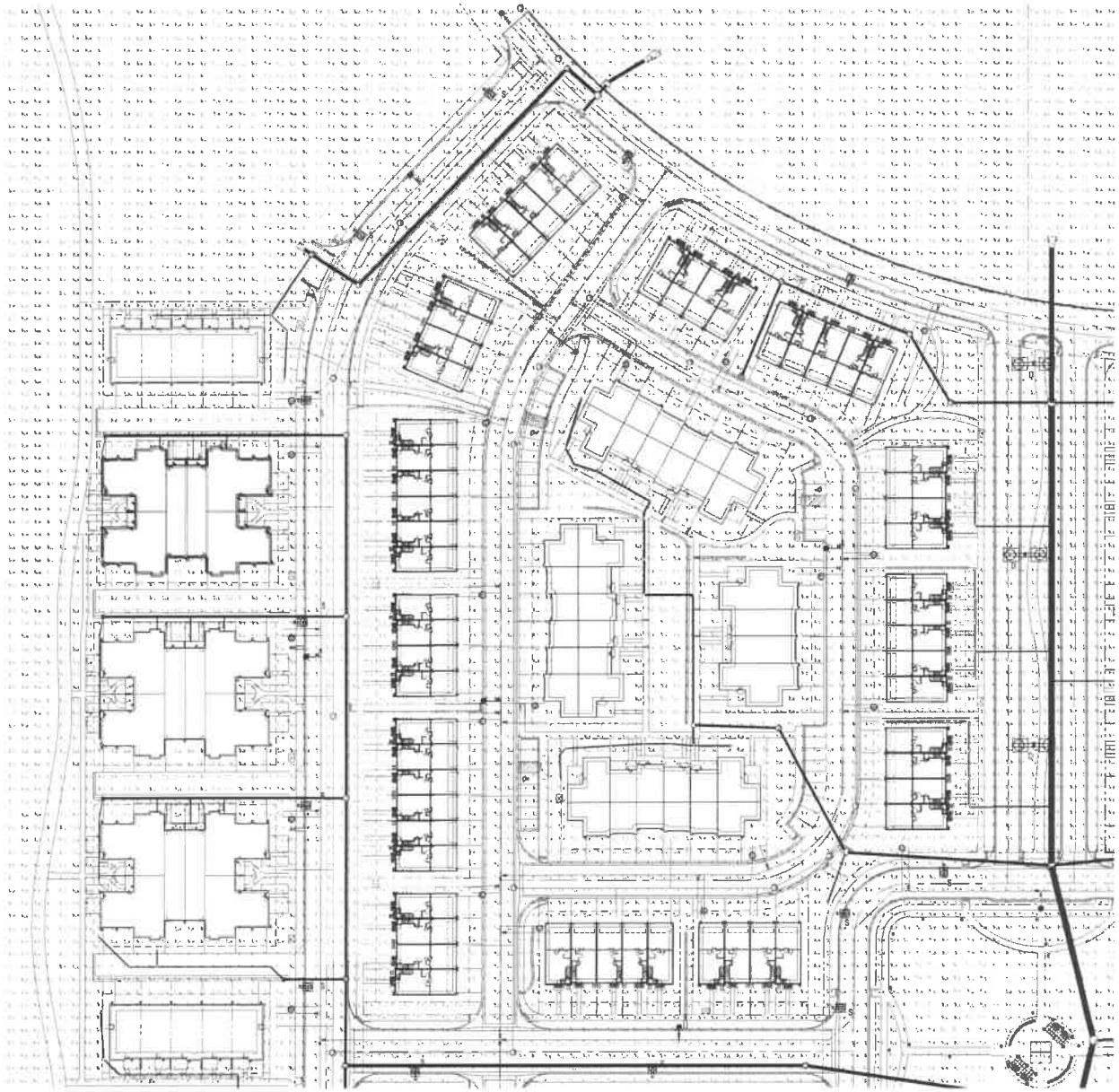
Project No:	LMH911
Drawn By:	JMO
Checked By:	JDH
Date:	NOVEMBER 2023

OVERALL PHOTOMETRIC PLAN

PH 01



1 PHOTOMETRIC PLAN
SCALE: 1"=60'

N
0 30 60
SCALE: 1"=60'

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JOHN THOMAS HOFFER
38705
11-09-2023
PROFESSIONAL ENGINEER

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FINAL PLAT/SITE PLAN
TINMATH RANCH SUBDIVISION NINTH FILING

TINMATH RANCH, LLC

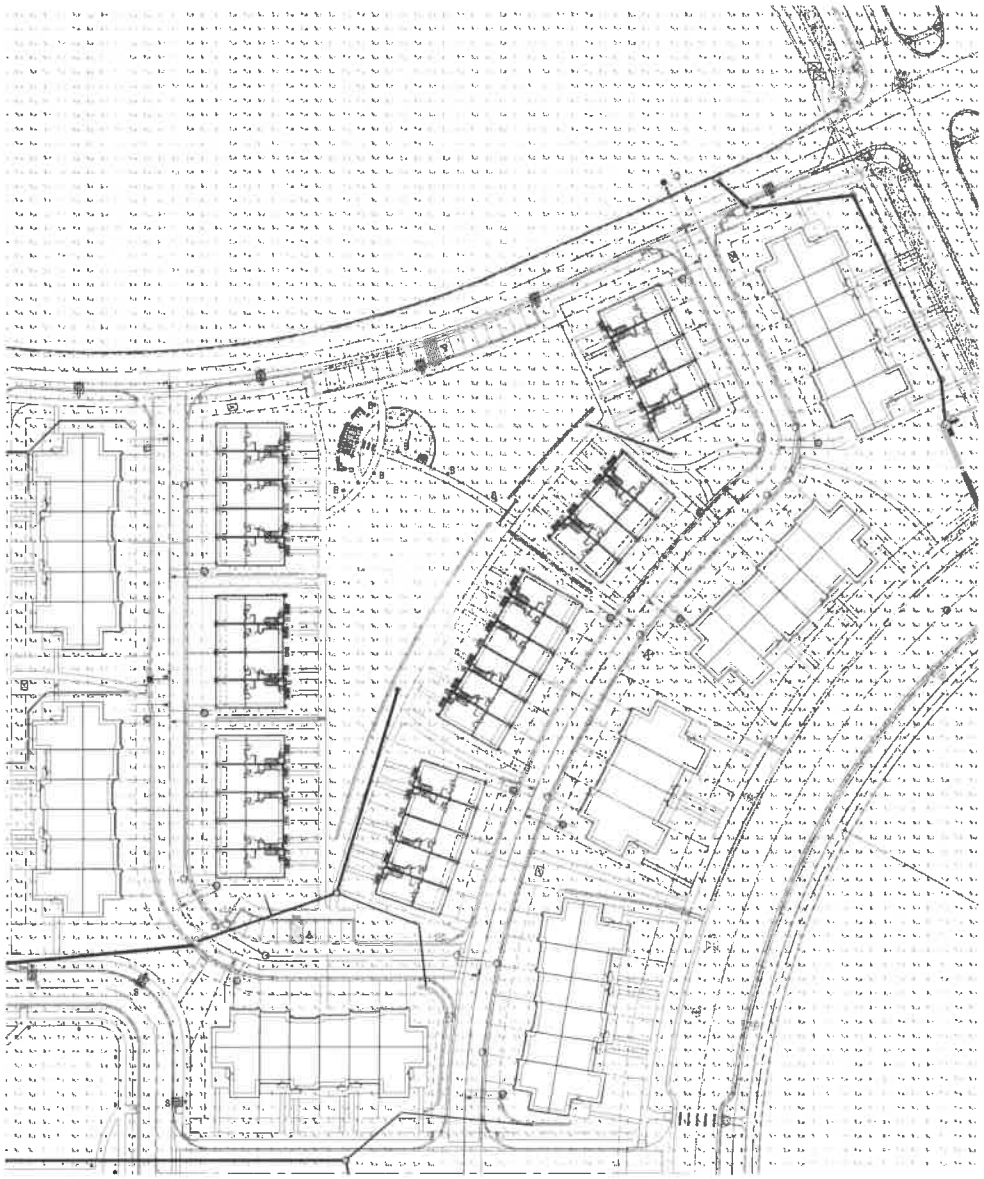
TIMNATH, CO 80525

#	Date	Issue / Description	Init.

Project No:	LNH011
Drawn By:	JMG
Checked By:	JTH
Date:	NOVEMBER 2023

PHOTOMETRIC PLAN

PH 02



1 PHOTOMETRIC PLAN
SCALE: 1"=40'

N
0 20 40
SCALE: 1"=40'

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Greenwood Village, CO 80111
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FINAL PLAT/SITE PLAN
TINMATH RANCH SUBDIVISION NINTH FILING

TINMATH RANCH, LLC

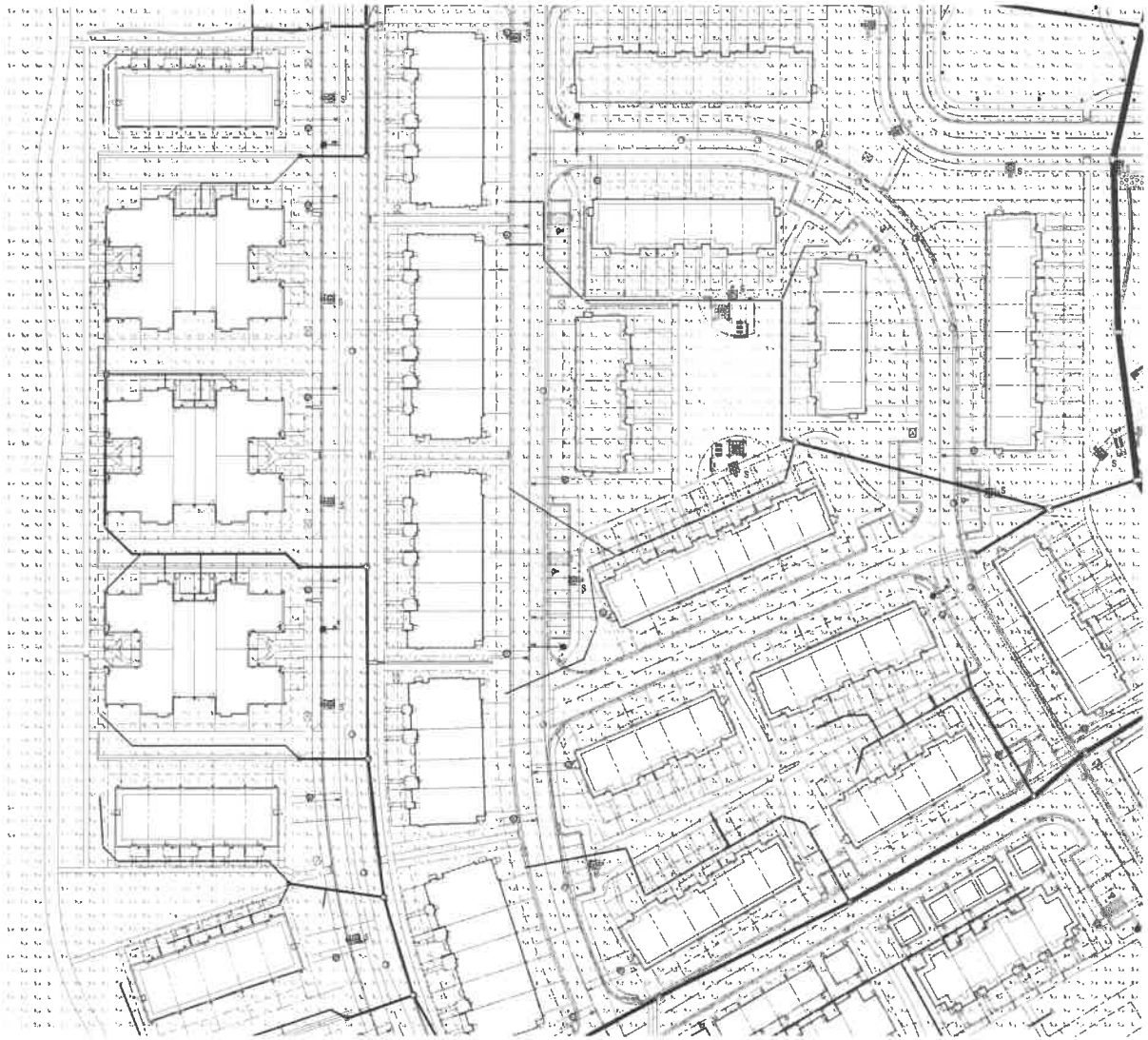
TIMNATH, CO 80525

#	Date	Issue / Description	Init.

Project No:	LMN511
Drawn By:	JMG
Checked By:	JTH
Date:	NOVEMBER 2023

PHOTOMETRIC PLAN

PH 03



1 PHOTOMETRIC PLAN
SCALE: 1"=40'-0"

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0 20 40
SCALE: 1"=40'

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FINAL PLAT/SITE PLAN
TIMNATH RANCH SUBDIVISION NINTH FILING

TIMNATH RANCH, LLC

TIMNATH, CO 80525

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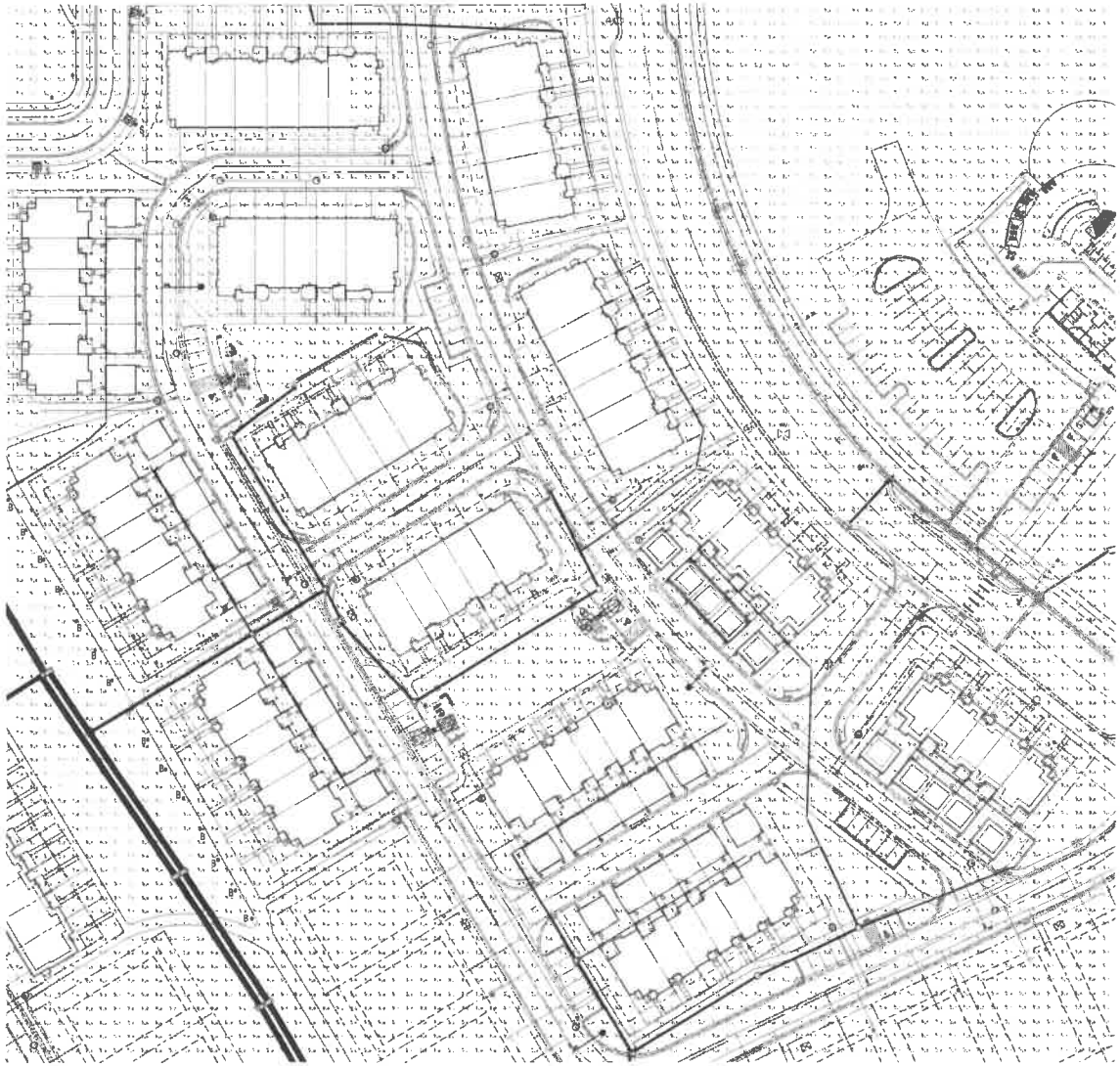
Project No:	LMH011
Drawn By:	JMG
Checked By:	JTH
Date:	NOVEMBER 2023

PHOTOMETRIC PLAN

PH 04



N

0 20 40

SCALE: 1"=40'

1 PHOTOMETRIC PLAN
SCALE: 1"=40'

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FINAL PLAT/SITE PLAN
TIMNATH RANCH SUBDIVISION NINTH FILING

TIMNATH RANCH, LLC

TIMNATH, CO 80525

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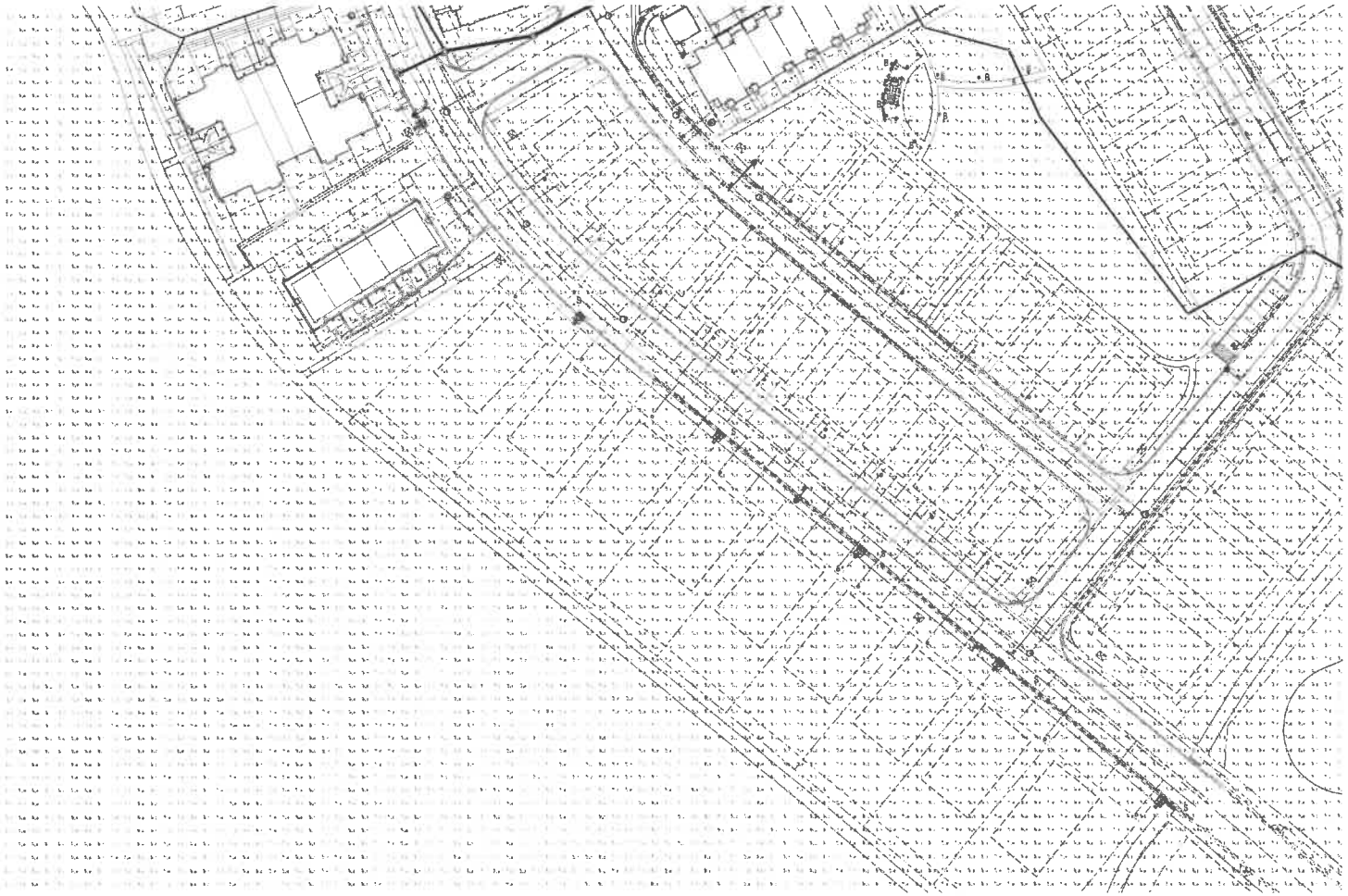
Project No:	LMH011
Drawn by:	JMG
Checked by:	JTH
Date:	NOVEMBER 2023

PHOTOMETRIC PLAN

PH 05



1 PHOTOMETRIC PLAN
SCALE: 1"=40'

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58706
11/06/2023

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FINAL PLAT/SITE PLAN
TINMATH RANCH SUBDIVISION NINTH FILING

TINMATH RANCH, LLC

TIMNATH, CO 80525

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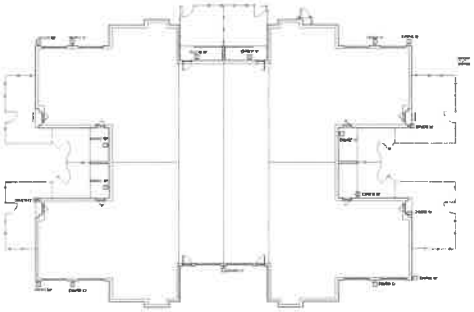
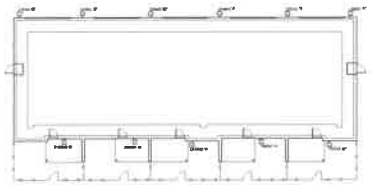
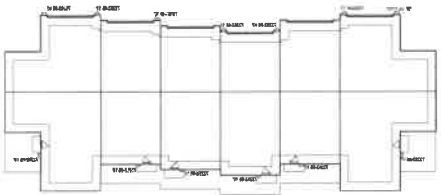
Project No:	UMH011
Drawn By:	JMG
Checked By:	JTH
Date	NOVEMBER 2023

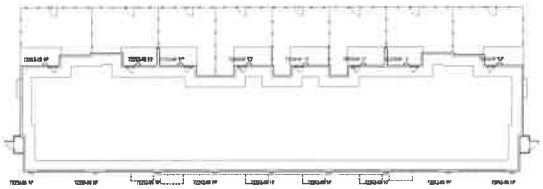
PHOTOMETRIC PLAN

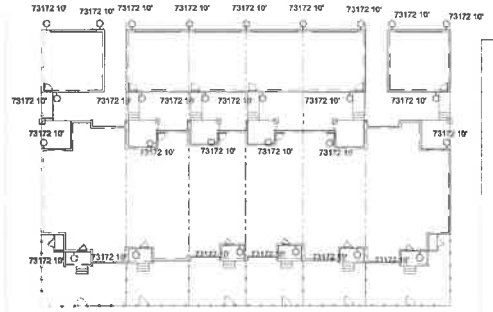
PH 06

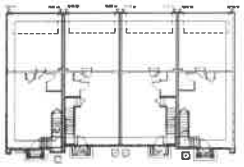












Galloway

5530 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

COLORADO LICENSED PROFESSIONAL ENGINEER 56705 11/06/2023

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Timnath Ranch, LLC
8355 Fairgrounds Ave,
STE 300
Windsor, Colorado 80550

FINAL PLAT/SITE PLAN
TINMATH RANCH SUBDIVISION NINTH FILING
TIMNATH RANCH, LLC
TIMNATH, CO 80525

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Project No:	LMH011
Drawn By:	JMG
Checked By:	JTH
Date:	NOVEMBER 2023

BUILDING FIXTURE DETAILS

PH 07