



PLANNING COMMISSION REGULAR MEETING

July 5, 2023 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard
Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Town Board.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

B. CONSENT CALENDAR

1. Approval of the June 21, 2023 Planning Commission Regular Meeting Minutes- K. Frawley, Town Clerk

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Poudre Heights Subdivision 5th Filing - Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henery Design Group, Inc. (Steve Allen), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
2. Recommendation to Town Board - Final Major Subdivision - Poudre Heights Subdivision 5th Filing - Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner
3. Public Hearing - Master Plan Amendment - Windsor North 15th Street Campus Subdivision - Town of Windsor, Owner/Applicant
 - Quasi-judicial
 - David Eisenbraun, Senior Planner
 - Kimberly Lambrecht, Senior Planner, Presentation
4. Recommendation to Town Board - Master Plan Amendment - Windsor North 15th Street Campus Subdivision - Town of Windsor, Owner/Applicant

- Quasi-judicial
- Carlin Malone, Chief Planner
- David Eisenbraun, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: July 5, 2023
To: Planning Commission
From:
Re: Approval of the June 21, 2023 Planning Commission Regular Meeting Minutes- K. Frawley,
Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 06.21.23 Draft Planning Commission Regular Meeting Minutes



Planning Commission Regular Meeting

June 21, 2023 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Chair Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Reddick - Absent
Nathan Kinney
David Hassard
Ben Kirch
Jose Valdes
Cindy Beemer

Also Present:

Scott Ballstadt, Planning Director
David Eisenbraun, Senior Planner
McKenzie Paine, Visual Media Supervisor
Karen Frawley, Town Clerk

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Beemer moved to approve the agenda as written, Planning Commissioner Kinney seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jose Valdes, Cindy Beemer, David Hassard, Nathan Kinney, Ben Kirch; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chair Schick open the meeting up for public comment, to which there was none.

B. CONSENT CALENDAR

1. Approval of the June 7, 2023 Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk

Planning Commissioner Beemer moved to approve the consent agenda as presented., Planning Commissioner Kinney seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jose Valdes, Cindy Beemer, David Hassard, Nathan Kinney, Ben Kirch; Nays - None; Motion .

C. BOARD ACTION

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Kinney asked if the July 5th meeting would be happening, Chair Schick responded that it would. Commissioner Kinney stated that he would have to miss the meeting due to other obligations.

2. Communications from Town Board Liaison

3. Communications from Staff

4. Comprehensive Plan Update

This communication item is to provide the Commission with an update on where we are in the overall process, outcomes from the charrette and to provide the existing conditions report. This time will also be spent providing insight on the Draft Vision and Guiding Principles and online activities that are up on the Project Connect Page.

We will also outline the next steps, which will be to workshop the future land use plan and start the fiscal analysis.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:17 p.m.

Karen Frawley, Town Clerk

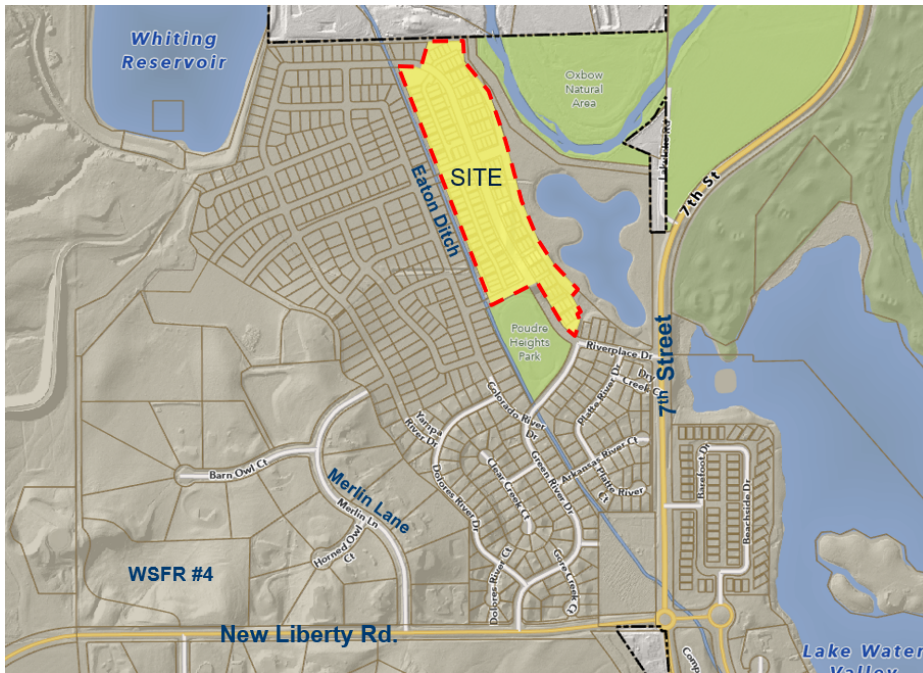


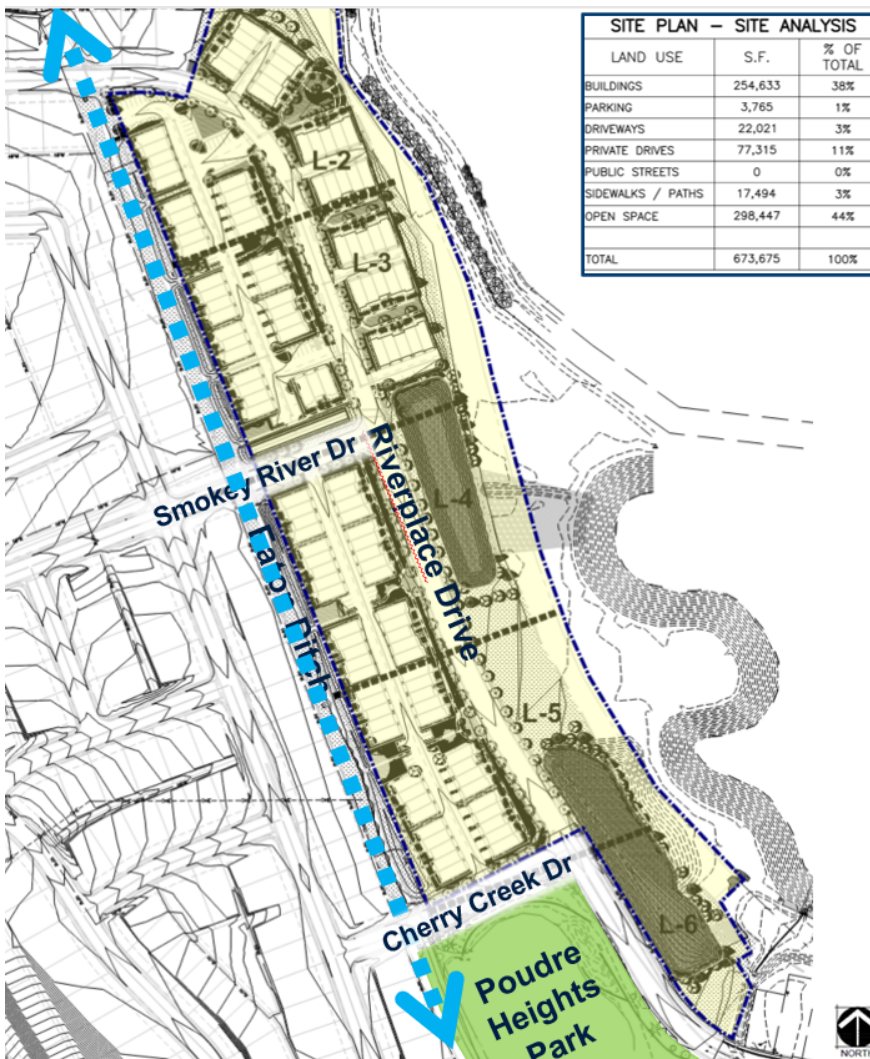
MEMORANDUM

Date: July 5, 2023
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Public Hearing - Final Major Subdivision - Poudre Heights Subdivision 5th Filing - Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henery Design Group, Inc. (Steve Allen), Applicant's Representative
Item #: C.1.

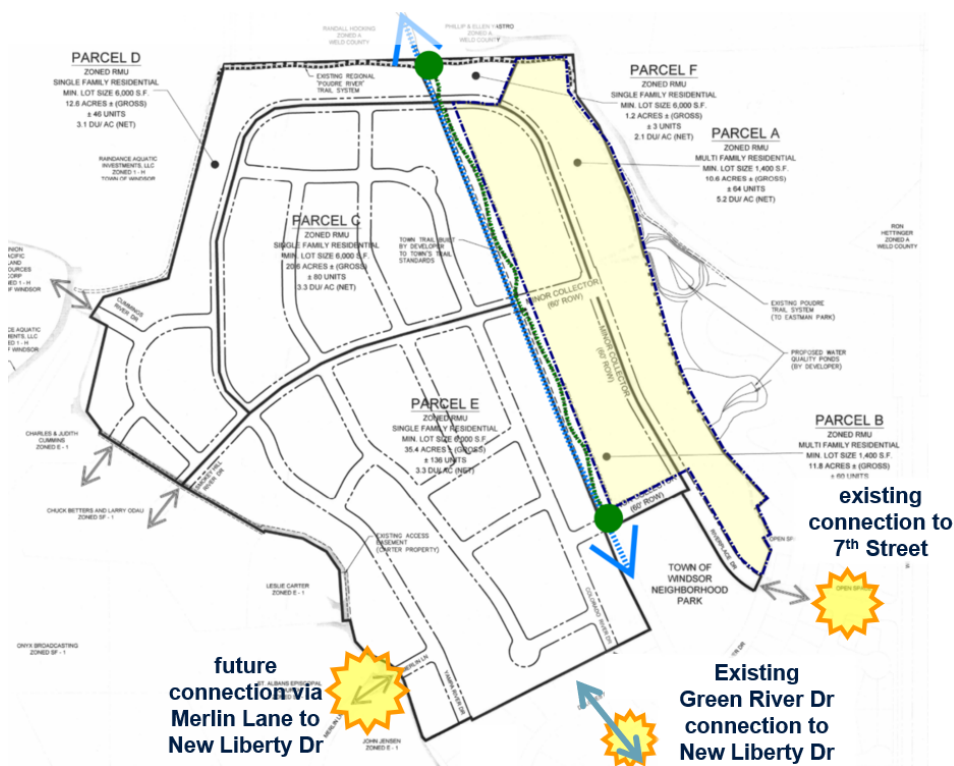
Background / Discussion:

The applicant, Chelsey Green, on behalf of Meritage Homes, has submitted a final major subdivision plat known as Poudre Heights Subdivision 5th Filing. The 5th Filing property encompasses approximately 18.766 acres and is zoned Residential Mixed Use (RMU-1). The project site is located to the north and west of the intersection of Riverplace Drive and 7th Street, north of Poudre Heights Park and east of the Eaton Ditch. The subdivision includes 127 townhome lots with tracts for open space, the trail system, drainage, easements, and access and circulation. The 2003 Poudre Heights Master Plan was amended in 2014 and identifies the subject land use area for approximately 124 attached units with a density range of 7.4-8.3 net dwelling units per acre. This proposal is in alignment with the Master Plan.





The transportation network of the 5th Filing remains consistent with the original approved plat, with access to and from the 5th Filing occurring via a connection from Riverplace Drive to 7th Street or from Green River Drive to New Liberty Drive. In the future (after construction of the 3rd Filing single family homes), another connection to New Liberty Drive will be made via Merlin Lane.



Additionally, a neighborhood meeting was held on August 14, 2018, as part of the original 3rd Filing. Although a neighborhood meeting is no longer required for Major Subdivision applications, Meritage Homes graciously hosted one on July 26, 2022 at Clearview Library to present the new townhome plans. Approximately 16 neighbors signed in, and presented concerns regarding traffic, parking, style of the new units, height of the townhomes, and the flood plain location. Please see the enclosed neighborhood meeting correspondence.

The Planning Commission reviewed and approved the Preliminary Plat for the Poudre Heights Subdivision 5th Filing, outlining the revised Meritage plan on September 21, 2022. Several interested neighbors presented concerns to the Planning Commission regarding traffic, site ingress and egress, noise, and safety. The Planning Commission approved the project as presented, subject to Planning Commission and Staff comments being addressed on the Final Major Subdivision Plat. The Final Major Subdivision Plat represents a completed application addressing Staff comments to date.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives

1. Prioritize new growth in areas currently served by Town infrastructure and services.

Staff comment: The townhome development is part of the existing Poudre Heights neighborhood and finalizes the last portion of the Poudre Heights development that began to the south. Future development to the north and east is limited by the river, park property and 7th Street. Development to the west is limited by existing development at Hilltop Estates and Raindance.

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development will provide connections to Town open space and parks, and an additional segment of trail system connecting to the Poudre River Trail, providing connectivity to a key piece of the Northern Colorado trails system which runs throughout the Town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services currently serve the Poudre Heights Subdivision 1st Filing neighborhood, and will be extended to serve the proposed future filings.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood via a connection to the surrounding trail network. Additionally, the 7th Street Poudre Express Bus Stop is approximately one mile from the subdivision entry, providing access to mass transit.

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Staff comment: The property is zoned Residential Mixed Use One (RMU-1) which lends itself to a diversity of housing types and the use of housing densities to provide transitions between lower densities and higher intensity uses.

Notifications

A **Neighborhood Meeting** was held to update surrounding property owners of the status of the project on July 26, 2022 at Clearview Library (prior to the preliminary plat approval). Notifications for this meeting were as follows:

- July 15, 2022 – letters mailed to property owners within 500 ft.
- July 15, 2022 – ad published in the paper

The Municipal Code requires a **Public Hearing Notification** for a final major subdivision. Notifications for this meeting were as follows:

- June 21, 2023 – legal notice posted on the Town of Windsor website.
- June 22, 2023 – development review sign posted on the property
- June 23, 2023 – letters mailed to property owners within 500 ft. This notification included all Poudre Heights Subdivision residents and also neighbors who attended the neighborhood meeting.
- June 23, 2023 – legal ad published in the paper.

Financial Impact:

Relationship to Strategic Plan:

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

The project reinforces the **Guiding Principles** of **Community Safety** and **Quality of Life**.

Area of Focus: Vital Infrastructure

Goals:

- Continue pedestrian and bicycle connectivity throughout Windsor
- Increase public transit opportunities for Windsor residents
- Maintain public infrastructure
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval of the final major subdivision as presented, to the Town Board, subject to all remaining Planning Commission and staff comments being addressed.

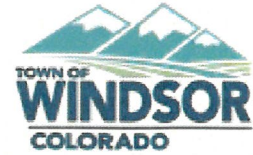
CC:

Carlin Malone, Chief Planner
 Scott Ballstadt, Director of Planning
 Chelsey Green, Meritage Homes
 Steve Allen, Henry Design Group

Attachments:

1. Poudre Heights 5th - Final Plat - Application
2. Poudre Heights 5th - Final Plat
3. Poudre Heights 5th - Final Plat - Imp Plans (excerpts)
4. Poudre Heights 5th - Final Plat - Drainage Report_DRAFT
5. Poudre Heights - NHM Summary Notes_7-26-2022
6. Poudre Heights 5th - Staff Presentation
7. Poudre Heights Major Subdivision Presentation - Applicant

Application Packet Land Use Application



1

The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

2

Application type:

☐ Annexation	☐ Site Plan - Minor
☐ Master Plan	☐ Site Plan - Major
☐ Rezoning	
☐ Minor Subdivision	
☐ Major Subdivision – Preliminary	
☒ Major Subdivision – Final	

Project Name*: Poudre Heights Filing No. 5 Townhomes

Legal Description*: Poudre Heights Subdivision, Third Filing, Block 20-23

Address/Location*: Riverplace Drive and Smoky River Drive, Windsor CO

Existing Zoning: RMU-1

Proposed Zoning: RMU-1

Acres/Square Feet: 15 +/- Acres

Number of Dwelling Units: 127

3

Owner:

Name(s)*: Meritage Homes of Colorado, Inc.

Company:

Address*: 8400 E Crescent Parkway Suite 200 Greenwood Village, CO 80111

Phone #: Email:

Applicant (Owner or Owner's Representative):

Name*: Mike Salmina c/o Chelsey Green

Company: Meritage Homes of Colorado Inc.

Address*: 8400 E Crescent Parkway Suite 200 Greenwood Village, CO 80111

Phone #: 303-406-4312 Email*: chelsey.green@meritagehomes.com

Authorized Representative:

Name: Steve Allen

Company: Henry Design Group, Inc.

Address: 1501 Wazee St. Suite 1-C Denver, CO 80202

Phone #: 303-446-2368 Email: sallen@henrydesigngroup.com

4

All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature:

Date: 11/22/2022

(Proof of owner's authorization is required with submittal if signed by Applicant)

Print Name: Mike Salmina, Vice President Land Acquisitions

*Required fields

Revised 2/5/2021

APPLICATION PACKET

MAJOR SUBDIVISION



The following checklist is intended to provide an outline for applicants to ensure a complete submittal and to avoid processing delays due to inadequate information. Land use applications shall include all items listed in the following checklist. If an item is not checked as included in the submittal, a detailed narrative statement outlining reasons why the item has not been submitted shall be included. Lack of such statement or required item shall constitute an incomplete submittal and shall be rejected by the Town. Please review Chapter 14 of the Town of Windsor [Municipal Code](#) for complete application requirements.

Application Submittal Requirements:

1

Planning Department Checklist	Applicant Checklist	
_____	_____	Completed checklist. Items not checked are explained in the narrative
_____	_____	Completed Land Use Application (attached)
_____	_____	Application fee consistent with the Town of Windsor Fee Schedule
_____	_____	A detailed narrative description of special considerations (<i>phasing, landscaping, infrastructure, and variations from Town requirements</i>)
_____	_____	A deed or legal instrument identifying the applicant's interest in the property
_____	_____	All required drawings and supportive information per the Municipal Code
_____	_____	All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department
_____	_____	List of proposed street names. All newly proposed streets in the Town must be uniquely named, regardless of suffix. Please see: www.larimer.org/streets
_____	_____	Applicant acknowledges and agrees to comply with § 24-65.5 of Colorado Revised Statute pertaining to public hearing notices and mineral owners notifications

Preliminary Major Subdivision Requirements:

2

Planning Department Checklist	Applicant Checklist	
_____	_____	Drawing dimensions shall be twenty-four by thirty-six (24x36) inches. All drawings shall be made with an engineer's scale, minimum scale to be one (1) inch represents fifty (50) feet; exception for subdivisions which propose a minimum lot size of one (1) acre or greater where the minimum scale shall be one (1) inch represents one hundred (100) feet
_____	_____	Date of preparation, the scale, a symbol designating true north and zoning
_____	_____	Vicinity map
_____	_____	Name of the subdivision on all drawing sheets (<i>contact Planning</i>)
_____	_____	Legal description (<i>township, range, section, lot, block, subdivision</i>)
_____	_____	Names, addresses and phone numbers of the applicant and firms or persons responsible for preparing the drawing
_____	_____	Applicant revisions block (<i>includes fields for date, initials, description</i>)
_____	_____	Appropriate certification blocks as provided by the Planning Department

2

Preliminary Major Subdivision Requirements (cont.):

Planning Department Checklist	Applicant Checklist	
_____	_____	The location and dimensions of all existing and proposed utilities, streets, alleys, easements, rights-of-way and watercourses within and adjacent to the subdivision; and the names of all such features
_____	_____	Land Use Table including square footage, acreage, percentages, zoning and the use of all parcels, lots, and tracts; and public and private rights-of-way;
_____	_____	The lot numbers, approximate dimensions and the total lots devoted to each zone district on the plat
_____	_____	Designation of any area subject to flooding and adequate easements for flood control
_____	_____	Traffic study and traffic control plan prepared by a licensed engineer
_____	_____	Preliminary utility drawings. Such plans shall include, but not limited to, existing and proposed facilities and utility lines, sizes and appurtenances, storm drainage facilities, etc. Appurtenances shall include valves, fire hydrants, manholes, etc.
_____	_____	Preliminary drainage plan and report
_____	_____	Soils report including soil types and limitations
_____	_____	Description and location of any hazardous areas (i.e. floodplain, geological, topographical, etc.) on the subject property and proposed remedial features
_____	_____	Topographical map with two-foot contour intervals
_____	_____	Landscape Plan per Chapter 15 of the Municipal Code
_____	_____	Preferred method of water rights dedication; total acreage, lot-by-lot or by phase

3

Final Major Subdivision Additional Requirements:

Planning Department Checklist	Applicant Checklist	
_____	X	All drawings and requirements outlined within the Preliminary Major Subdivision Requirements in Section 2 above; plus: Complete street plans and profiles; drainage plans and profiles; sanitary sewer plans and profiles; water main plans with grades and sizes indicated; overlots and final grading plans
_____	X	Sites one acre or more in total land disturbance: a Grading, Erosion and Sediment Control Plan and permit fees must be submitted per Town ordinance, Chapter 13, Article V, Stormwater Quality . Total land disturbance area: <u>21.6</u> acres
_____	X	Final drainage plan and report Drainage Addendum Letter/ Calculations
_____	X	Final utility plans
_____	X	Design soil test results and corresponding location map
_____	X	Final boundary closure calculations for the exterior subdivision boundary and for each individual lot prepared by a licensed civil engineer or land surveyor

	☐	☒	A complete description of primary control points to which all dimensions, angles, bearings and similar data on the plat shall be referred
	☐	☒	All bearings, distances, chords, radii, central angles and tangent lengths for all lots, blocks, perimeters, easements and rights-of-way
	☐	☒	The location and physical description of all monuments

November 23, 2022

Kimberly Lambrecht, Assoc. AIA Planner I

Planning Department
301 Walnut St.
Windsor, CO 80550
970-674-2415

RE: Poudre Heights – Filing No. 5

Dear Kimberly,

The Henry Design Group, Inc., on behalf of Meritage Homes of Colorado, the applicant, is pleased to submit this narrative in support of the proposed Development, Filing No. 5 Final Major Subdivision.

1. Applicant / Design Team

Owner/Applicant:

Meritage Homes of Colorado Inc.
Chelsey Green
8400 E Crescent Pkwy Ste 200,
Greenwood Village, CO 80111
303-406-4312
chelsey.green@meritagehomes.com

Planner/Landscape Architect:

The Henry Design Group, Inc.
Steve Allen, PLA
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
sallen@henrydesigngroup.com

Civil Engineer:

Lamp Rynearson
Gary Odehnal, PE
4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
970-267-3819
Gary.Odehnal@LampRynearson.com

2. Project Location

Poudre Heights Filing no. 5 consists of 21.6 acres in the Town of Windsor. The site is in the west half of section 29, township 6 north, range 67 west of the 6th P.M. The site is bounded on the north by the Poudre River Trail, west by the Eaton Ditch, south by the Poudre Heights Park and east by the Cache la Poudre River.

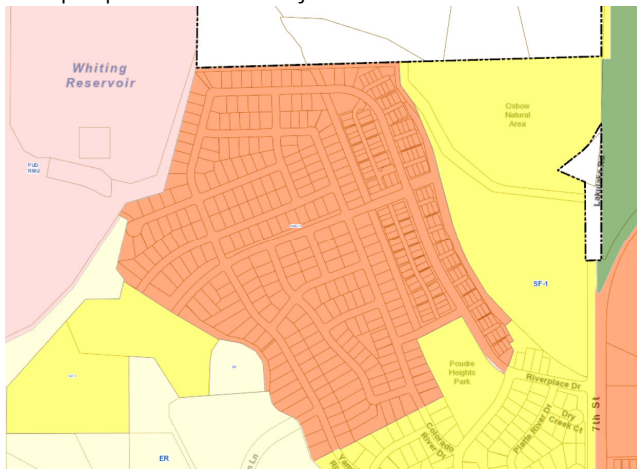


3. Filing No. 5 Final Major Subdivision Plan Intent

The intent of this Filing no. 5 Final Major Subdivision is to revise the layout to accommodate the updated townhome design. The Site Plan will include 127 dwelling units, the same as previously approved. Local trail connections will provide access to Poudre River Trail and Poudre Heights Park. Access to Weld County Road 17 will be provided by extending Riverplace Drive.

4. Zoning

The proposed Final Major Subdivision is in conformance with the current zoning RMU-1.



5. Surrounding Land Uses

North: Residential

South: SF-1

East: SF-1

West: RMU-1

6. Development Schedule

The area proposed within Filing no. 5, is anticipated to have the entitlement process complete by the first quarter of 2023 with infrastructure commencing as soon as possible thereafter.

7. Architectural Elevations

The architectural sheets will be revised with the 5th submittal of the Site Plan. The Architect is designing a replacement of elevation E. The revised elevations for the 3-plex, 4-plex and 5-plex will include a less modern aesthetic and utilize a more compatible design to the Town of Windsor and adjacent developments. These revisions are in progress and not included with this submittal.

Thank you for your time and consideration of the Poudre Heights Filing No. 5 Final Major Subdivision. As always, we look forward to continuing to work with the Town to see this exciting neighborhood come to fruition. Please feel free to contact me if you have any questions or need additional information.

Sincerely yours,

Steve Allen
Henry Design Group, Inc.

POUDRE HEIGHTS SUBDIVISION FIFTH FILING

A REPLAT OF BLOCKS 20--23, AND TRACTS M--Z, AA--AZ, AND BA--BW, POUDRE HEIGHTS SUBDIVISION THIRD FILING
LOCATED IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

A REPLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, LOCATED IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1--25, BLOCK 20,
LOTS 1--30, BLOCK 21,
LOTS 1--36, BLOCK 22,
LOTS 1--37, BLOCK 23,
TRACTS M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BR, BU, BV, BW, POUDRE HEIGHTS 3RD FILING, AS SHOWN ON THE RECORDED PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON 04/28/2020, RECEPTION NO. 4586224.

CONTAINING 817,448 SQUARE FEET, 18.766 ACRES MORE OR LESS.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, ALL BEING OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST IN THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS. THE UNDERSIGNED DO HEREBY DEDICATE TO THE TOWN OF WINDSOR FOREVER ALL STREETS, ALLEYS, RIGHTS--OF-WAY, UTILITY EASEMENTS AND OTHER EASEMENTS INTENDED FOR MUNICIPAL PURPOSES AS INDICATED HEREON UNDER THE NAME OF POUDRE HEIGHTS SUBDIVISION FIFTH FILING, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR AS INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF WINDSOR REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE UNDERSIGNED OWNER(S) SHALL BEAR ALL EXPENSE INVOLVED IN SUBDIVISION IMPROVEMENTS. IN WITNESS

WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 20____.

CHELSEY GREEN
MERITAGE HOMES COLORADO

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

VACATION STATEMENT

THE UNDERSIGNED, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF THE ABOVE, DESCRIBED PARCEL OF LAND. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS THE _____ DAY OF _____, 20____.

CHELSEY GREEN
MERITAGE HOMES COLORADO

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

LAND USE TABLE				
LOT/TRACT	OWNERSHIP & MAINTENANCE	ZONING	AREA	% OF TOTAL
127 MULTI-FAMILY LOTS	H.O.A.	RMU	227,847 SQ. FT./5.230 ACRES	27.9%
TRACT A: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	305,230 SQ. FT./7.007 ACRES	37.3%
TRACT B: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	25,283 SQ. FT./0.580 ACRES	3.1%
TRACT C: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	20,517 SQ. FT./0.471 ACRES	2.5%
TRACT D: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	30,527 SQ. FT./0.701 ACRES	3.7%
TRACT E: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	20,506 SQ. FT./0.471 ACRES	2.5%
TRACT F: LSE, UE & DE	H.O.A.	RMU	9,433 SQ. FT./0.217 ACRES	1.2%
TRACT G: AE, UE & DE	H.O.A.	RMU	3,321 SQ. FT./0.076 ACRES	0.4%
TRACT H: AE, UE & DE	H.O.A.	RMU	3,324 SQ. FT./0.076 ACRES	0.4%
TRACT I: AE, UE & DE	H.O.A.	RMU	3,330 SQ. FT./0.076 ACRES	0.4%
TRACT J: AE, UE & DE	H.O.A.	RMU	3,690 SQ. FT./0.085 ACRES	0.5%
TRACT K: AE, UE & DE	H.O.A.	RMU	35,191 SQ. FT./0.808 ACRES	4.3%
TRACT L: AE, UE & DE	H.O.A.	RMU	27,395 SQ. FT./0.629 ACRES	3.3%
EXISTING PUBLIC R.O.W.	TOWN OF WINDSOR	RMU	101,854 SQ. FT./2.338 ACRES	12.5%
TOTAL AREA			817,448 SQ. FT./18.766 ACRES	100%

TRACT USE LEGEND

LSE -- LANDSCAPE EASEMENT
UE -- UTILITY EASEMENT
DE -- DRAINAGE EASEMENT
AE -- ACCESS EASEMENT
IRE -- IRRIGATION EASEMENT
PA -- PEDESTRIAN ACCESS

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DEPUTY DIRECTOR OF ENGINEERING _____

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING _____

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO. _____ OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____ ATTEST: _____
TOWN CLERK

TOWN MANAGER'S APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

TOWN MANAGER _____

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DEPUTY DIRECTOR OF PUBLIC WORKS _____

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

OWNER NAME (PRINT) _____ SIGNATURE _____

DATE _____

OPEN SPACE PROTECTION

ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND MAY BE ERECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

SURVEYOR

LAINE A. LANDAU
LAMP RYNEARSON
4715 INNOVATION DR. STE. 100
FORT COLLINS, CO 80525
970-267-3809

PLANNER:

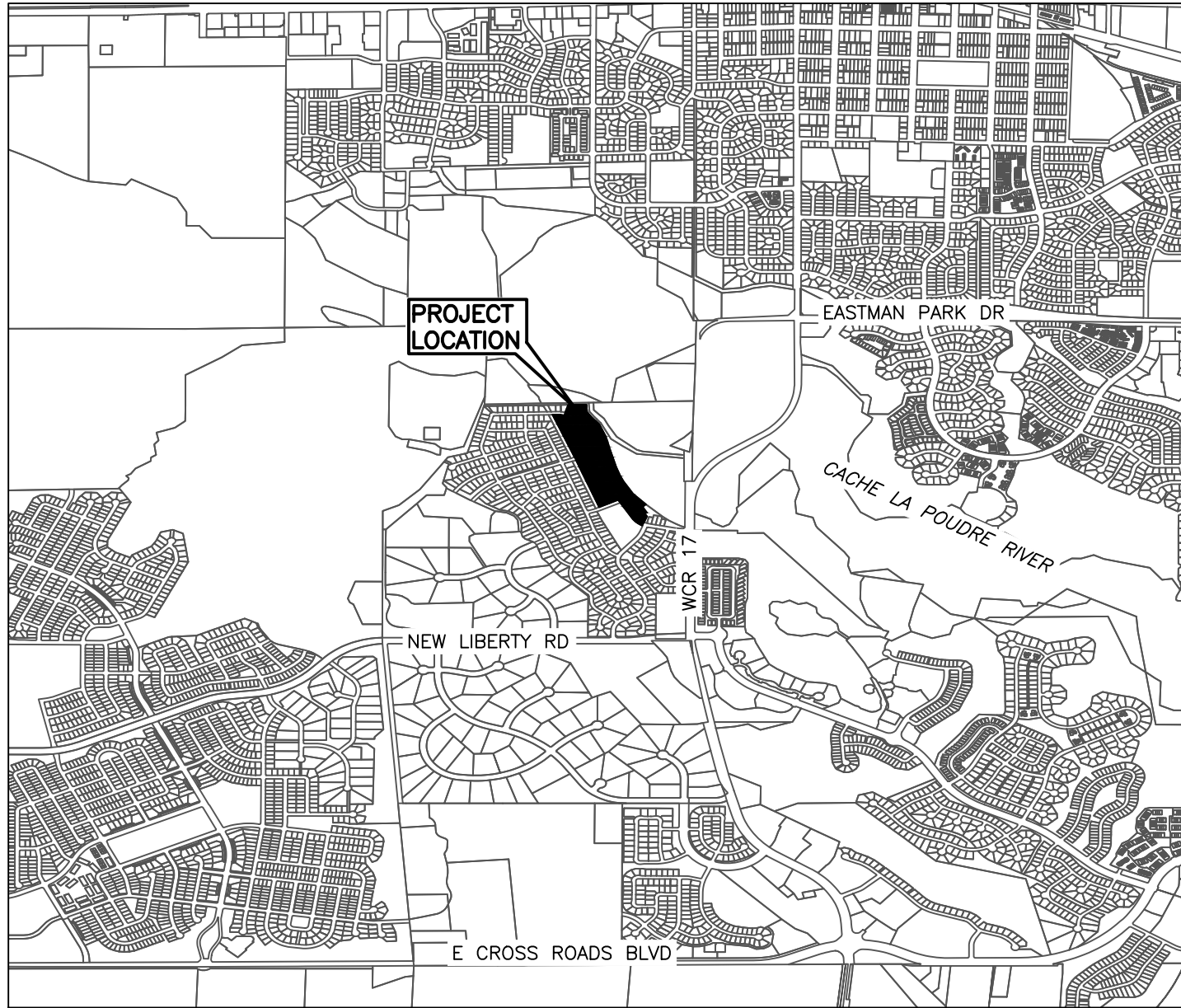
STEVE ALLEN
HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
303-446-2368

ENGINEER

GARY ODENHAL
LAMP RYNEARSON
4715 INNOVATION DR. STE. 100
FORT COLLINS, CO 80525
970-219-9821

OWNER:

CHELSEY GREEN
MERITAGE HOMES COLORADO
840 E. CRESCENT PKWY, SUITE 200
GREENWOOD VILLAGE, CO 80111
720-482-0202



VICINITY MAP
1" = 2,000'



EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC
WORKS DEPARTMENT

CENTURY LINK COMMUNICATIONS

COMCAST CABLE

XCEL ENERGY

NOTES

1. THE DIMENSION TEXT IS SHOWN ON THE SAME SIDE OF THE PROPERTY LINE WHERE THE FEATURE IS LOCATED.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD SHADED ZONE AE, AREA WITH A BASE FLOOD ELEVATION, AND IN THE REGULATORY FLOODWAY, AS SHOWN ON MAP NO. 08123C1483E EFFECTIVE 01/20/2016.
4. COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT, POLICY NO. CO-FFAH-IMP-81306-1-21-H0630592, DATED NOVEMBER 2, 2021 AT 6:00PM, WAS RELIED UPON FOR PROPERTY DESCRIPTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD
5. PLEASE SEE THE INFRASTRUCTURE PLAN SET EXISTING CONDITIONS SHEET FOR TOPOGRAPHY AND EXISTING UTILITIES, AND THE OVERALL UTILITY PLAN FOR PROPOSED UTILITIES.
6. TRUE NORTH STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH USING THE COLORADO STATE PLANE SYSTEM, NORTH ZONE, OF THE NORTH AMERICAN DATUM OF 1983(2011). FOR A REDUCTION TO TRUE NORTH, SEE NORTH ARROW.

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. BEARS SOUTH 88°22'24" WEST FOR 1304.48 FEET, BEING MONUMENTED AT THE CENTER NORTH SIXTEENTH CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PEPEK LS 33642", AND AT THE NORTH WEST SIXTEENTH CORNER BY A 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED "LS 20685", SAID BEARING BEING A GRID BEARING OF THE COLORADO STATE PLANE SYSTEM, NORTH ZONE, OF THE NORTH AMERICAN DATUM OF 1983(2011).

SURVEYORS CERTIFICATE

I, LAINE A. LANDAU, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

LAINE A. LANDAU
COLORADO PLS 31159
ON BEHALF OF LAMP RYNEARSON, INC.
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

LAMP
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

POUDRE HEIGHTS SUBDIVISION FIFTH FILING
BLOCKS 20--23 TRACTS M--Z, AA--AZ, BA--BW,
POUDRE HEIGHTS SUBDIVISION THIRD FILING, PART OF SEC. 29, T6N,
R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO

POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO



Know what's below.
Call before you dig.

REVISIONS
03/21/2023 SUBMITTAL
06/14/2023 SUBMITTAL

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

DATE

11/21/2022

PROJECT NUMBER

0221041

BOOK AND PAGE

SHEET

1 OF 6

U:\Engineering\2021041 - SF Site Plan - PoudreHeights\SUBDIVISIONS\POUDRE HEIGHTS\0221041 - PLAT.dwg, 6/17/2023, 4:18:25 PM, JOSHUA A. CROAK, LAMP RYNEARSON

NORTH WEST SIXTEENTH CORNER
SECTION 28, T6N, R67W OF THE 6TH
P.M., FOUND 5/8" REBAR WITH A 2"
ALUMINUM CAP, STAMPED "S 20685"

BASIS OF BEARING
S88°22'24"W
1304.48'

CENTER NORTH SIXTEENTH CORNER
SECTION 28, T6N, R67W OF THE 6TH
P.M., FOUND 3-1/4" ALUMINUM CAP
STAMPED "PERKUS 133842"

N52°12'08"E
50.83'
POINT OF BEGINNING

R=275.00'
Δ=18°07'37"
L=87.00'
CH=S82°33'48"E
CH=86.64'

CIMARRON RIVER DRIVE

SHEET 1

SHEET 2

SHEET 3

SKI LAKU LLC
PART OF SECTION 29
REC. NO. 4432616
ZONE: SF-1

TRACT J
POUDRE HEIGHTS
SUBDIVISION
SECOND FILING
REC. NO. 3194269
ZONE: SF-1

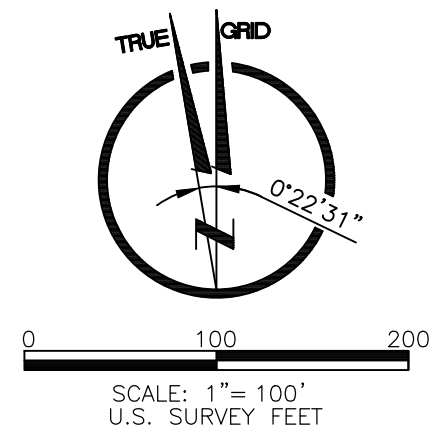
TRACT J
POUDRE HEIGHTS
SUBDIVISION
SECOND FILING
REC. NO. 3194269
ZONE: SF-1

CENTER OF
SECTION 29,
T6N, R67W
OF THE 6TH
P.M., FOUND
45 REBAR
WITH
2-1/2"
ALUMINUM
CAP
STAMPED
"S.S. 20685"

TRACT E

R=670.00'
Δ=2°03'26"
L=31.24'
CH=S6°01'08"W
CH=31.24'

S82°59'25"W
294.31'
CHERRY CREEK DRIVE



LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

SURVEYORS CERTIFICATE

SEE SHEET 1 OF 6 FOR ALL NOTES AND
CERTIFICATION

POUDRE HEIGHTS SUBDIVISION FIFTH FILING
BLOCKS 20-23 TRACTS M-Z, AA-AZ, BA-BW,
POUDRE HEIGHTS SUBDIVISION THIRD FILING, PART OF SEC. 29, T6N,
R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO

POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO



Know what's below.
Call before you dig.

REVISIONS

03/21/2023 SUBMITTAL

06/14/2023 SUBMITTAL

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

DATE

11/21/2022

PROJECT NUMBER

0221041

BOOK AND PAGE

SHEET

2 OF 6

NORTH WEST SIXTEENTH CORNER
SECTION 29, T6N, R67W OF THE 6TH
P.M., FOUND 5/8" REBAR WITH A 2"
ALUMINUM CAP, STAMPED "LS 20685"

TRACT D
POUDRE HEIGHTS SUBDIVISION
THIRD FILING
REC. NO. 4586224
ZONE: RMU-1

BASIS OF BEARING
S88°22'24"W
1304.48'

FOUND 1/2" REBAR
WITH 1" RED PLASTIC
CAP, ILLEGIBLE
REC. NO. 4586224

CENTER NORTH SIXTEENTH CORNER
SECTION 29, T6N, R67W OF THE 6TH
P.M., FOUND 3-1/4" ALUMINUM CAP
STAMPED "PEPEK LS33642"

LOT 28, BLOCK 1
POUDRE HEIGHTS
SUBDIVISION
THIRD FILING
REC. NO. 4586224
ZONE: RMU-1

CIMARRON RIVER DRIVE

L23

C4

L200

L201

L202

L203

L204

L205

L206

L207

L208

L209

L210

L211

L212

L213

L214

L215

L216

L217

L218

L219

L220

L221

L222

L223

L224

L225

L226

L227

L228

L229

L230

L231

L232

L233

L234

L235

L236

L237

L238

L239

L240

L241

L242

L243

L244

L245

L246

L247

L248

L249

L250

L251

L252

L253

L254

L255

L256

L257

L258

L259

L260

L261

L262

L263

L264

L265

L266

L267

L268

L269

L270

L271

L272

L273

L274

L275

L276

L277

L278

L279

L280

L281

L282

L283

L284

L285

L286

L287

L288

L289

L290

L291

L292

L293

L294

L295

L296

L297

L298

L299

L300

L301

L302

L303

L304

L305

L306

L307

L308

L309

L310

L311

L312

L313

L314

L315

L316

L317

L318

L319

L320

L321

L322

L323

L324

L325

L326

L327

L328

L329

L330

L331

L332

L333

L334

L335

L336

L337

L338

L339

L340

L341

L342

L343

L344

L345

L346

L347

L348

L349

L350

L351

L352

L353

L354

L355

L356

L357

L358

L359

L360

L361

L362

L363

L364

L365

L366

L367

L368

L369

L370

L371

L372

L373

L374

L375

L376

L377

L378

L379

L380

L381

L382

L383

L384

L385

L386

L387

L388

L389

L390

L391

L392

L393

L394

L395

L396

L397

L398

L399

L400

L401

L402

L403

L404

L405

L406

L407

L408

L409

L410

L411

L412

L413

L414

L415

L416

L417

L418

L419

L420

L421

L422

L423

L424

L425

L426

L427

L428

L429

L430

L431

L432

L433

L434

L435

L436

L437

L438

L439

L440

L441

L442

L443

L444

L445

L446

L447

L448

L449

L450

L451

L452

L453

L454

L455

L456

L457

L458

L459

L460

L461

L462

L463

L464

L465

L466

L467

L468

L469

L470

L471

L472

L473

L474

L475

L476

L477

L478

L479

L480

L481

L482

L483

L484

L485

L486

L487

L488

L489

L490

L491

L492

L493

L494

L495

L496

L497

L498

L499

L500

L501

L502

L503

L504

L505

L506

L507

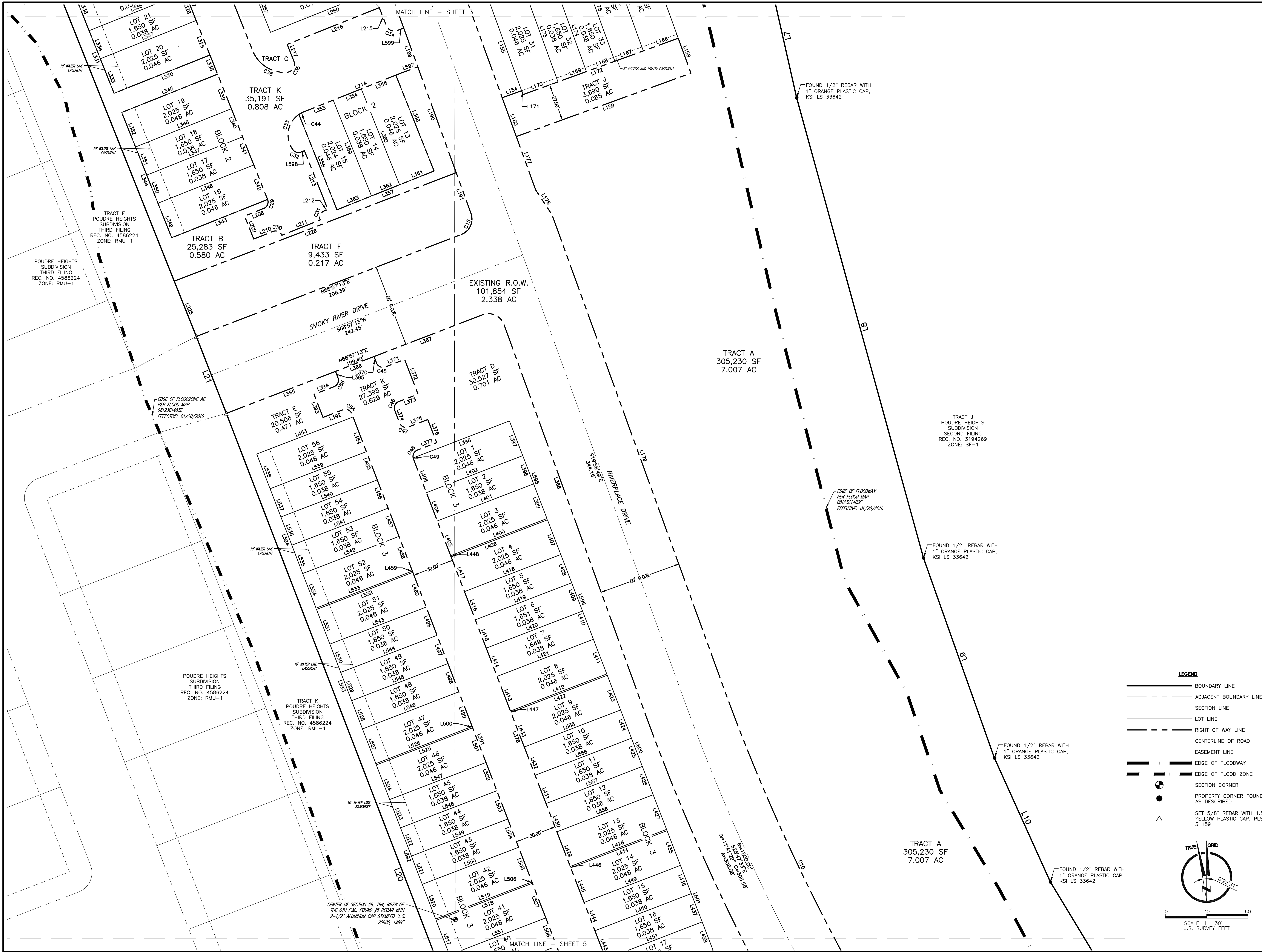
L508

L509

L510

L511

L:\Engineering\0221041 - 8th Flr. Pond. Revisions\Survey\Drawings\DWG\0221041-PLAT.dwg, 6/17/2023, 4:18:41 PM, JOSHUA A. CROAK, LAMP RYNEARSON



LAMP
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

SURVEYORS CERTIFICATE

SEE SHEET 1 OF 6 FOR ALL NOTES AND
CERTIFICATION

POUDRE HEIGHTS SUBDIVISION FIFTH FILING
BLOCKS 20-23 TRACTS M-Z, AA-AZ, BA-BW,
POUDRE HEIGHTS SUBDIVISION THIRD FILING, PART OF SEC. 29, T6N,
R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO

POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO

811

Know what's below.
Call before you dig.

REVISIONS
03/21/2023 SUBMITTAL
06/14/2023 SUBMITTAL

DESIGNER / DRAFTER
LAINE LANDAU/JOSH CROAK
DATE
11/21/2022
PROJECT NUMBER
0221041
BOOK AND PAGE

SHEET
4 OF 6



LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

SURVEYORS CERTIFICATE

SEE SHEET 1 OF 6 FOR ALL NOTES AND CERTIFICATION

POUDRE HEIGHTS SUBDIVISION FIFTH FILING
BLOCKS 20-23 TRACTS M-Z, AA-AZ, BA-BW,
POUDRE HEIGHTS SUBDIVISION THIRD FILING, PART OF SEC. 29, T6N,
R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO

POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO

811

Know what's below.
Call before you dig.

REVISIONS

03/21/2023 SUBMITTAL

06/14/2023 SUBMITTAL

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

DATE

11/21/2022

PROJECT NUMBER

0221041

BOOK AND PAGE

SHEET

5 OF 6

L:\Engineering\0221041_MF_Site_Plan_Revisions\Survey\Drawings\0221041-PLAT.dwg, 6/14/2023, 4:18:44 PM, JOSHUA A. CROAK, LAMP RYNEARSON

Page 23 of 121

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	230.98'	S88°22'24"W	L21	60.00'	N21°19'44"W	L41	22.00'	S34°33'09"W	L61	75.00'	N55°26'51"W	L81	27.00'	N70°03'11"E	L101	22.00'	N70°03'11"E	L121	3.00'	N19°56'49"W
L2	128.83'	N04°04'42"W	L22	751.32'	N21°45'26"W	L42	22.00'	S34°33'09"W	L62	75.00'	N55°26'51"W	L82	27.00'	S70°03'11"W	L102	26.59'	N70°03'11"E	L122	27.00'	N70°03'11"E
L3	122.78'	N35°33'13"W	L23	56.15'	N88°22'24"E	L43	27.00'	S34°33'09"W	L63	75.00'	N55°26'51"W	L83	27.00'	N70°03'11"W	L103	75.00'	N19°56'49"W	L123	27.00'	N70°03'11"E
L4	133.17'	N39°35'13"W	L24	182.72'	N16°30'01"E	L44	3.00'	N55°26'51"W	L64	120.00'	S34°33'09"W	L84	22.00'	S70°03'11"W	L104	75.00'	N19°56'49"W	L124	22.00'	N70°03'11"E
L5	206.77'	N22°36'19"W	L25	14.95'	N34°32'51"E	L45	75.00'	S55°26'51"E	L65	120.00'	N34°33'09"E	L85	22.00'	S70°03'11"W	L105	75.00'	N19°56'49"W	L125	22.00'	N70°03'11"E
L6	88.99'	N16°12'54"W	L26	72.00'	N55°26'51"W	L46	75.00'	S55°26'51"E	L66	14.91'	N70°03'11"E	L86	27.00'	N70°03'11"W	L106	75.00'	N19°56'49"W	L126	27.00'	N70°03'11"E
L7	91.39'	N12°45'26"W	L27	120.00'	N34°33'09"E	L47	75.00'	S55°26'51"E	L67	72.00'	N19°56'49"W	L87	3.00'	N19°56'49"W	L107	119.59'	N70°03'11"E	L127	27.00'	S70°03'11"W
L8	346.85'	N15°24'38"W	L28	75.00'	S55°26'51"E	L48	75.00'	S55°26'51"E	L68	120.00'	N70°03'11"E	L88	75.00'	S19°56'49"E	L108	120.00'	S70°03'11"W	L128	22.00'	S70°03'11"W
L9	154.10'	N19°31'26"W	L29	24.00'	S55°34'33"E	L49	27.00'	S34°33'09"W	L69	75.00'	S19°56'49"E	L89	7.04'	S19°56'49"E	L109	7.04'	S19°56'49"E	L129	22.00'	S70°03'11"W
L10	98.76'	N24°17'30"W	L30	75.00'	S55°26'51"E	L50	22.00'	S34°33'09"W	L70	0.50'	N70°03'11"E	L90	75.00'	S19°56'49"E	L110	174.00'	S19°56'49"E	L130	22.00'	S70°03'11"W
L11	238.54'	N31°09'59"W	L31	120.00'	S34°33'09"W	L51	22.00'	S34°33'09"W	L71	24.00'	S19°55'56"E	L91	75.00'	S19°56'49"E	L111	15.00'	N70°03'11"E	L131	27.00'	S70°03'11"W
L12	240.48'	N43°12'26"W	L32	72.00'	N55°26'51"E	L52	22.00'	S34°33'09"W	L72	0.41'	N70°03'11"E	L92	27.00'	S70°03'11"W	L112	72.00'	N19°56'49"W	L132	75.00'	S19°56'49"E
L13	59.57'	N45°39'10"E	L33	14.93'	S34°32'51"W	L53	27.00'	S34°33'09"W	L73	75.00'	S19°56'49"E	L93	22.00'	S70°03'11"W	L113	120.00'	N70°03'11"E	L133	75.00'	S19°56'49"E
L14	109.95'	N30°21'51"W	L34	27.00'	N34°33'09"E	L54	3.00'	N55°26'51"W	L74	120.00'	S70°03'11"W	L94	22.00'	S70°03'11"W	L114	75.00'	S19°56'49"E	L134	75.00'	S19°56'49"E
L15	30.77'	N59°28'03"E	L35	22.00'	N34°33'09"E	L55	27.00'	N34°33'09"E	L75	72.00'	N19°56'49"W	L95	22.00'	S70°03'11"W	L115	24.00'	S19°57'59"E	L135	75.00'	S19°56'49"E
L16	54.82'	N30°20'56"W	L36	22.00'	N34°33'09"E	L56	22.00'	N34°33'09"E	L76	15.00'	S70°03'11"W	L96	27.00'	S70°03'11"W	L116	75.00'	S19°56'51"E	L136	120.00'	S70°03'11"W
L17	103.54'	N19°34'41"E	L37	22.00'	N34°33'09"E	L57	22.00'	N34°33'09"E	L77	27.00'	N70°03'11"E	L97	3.00'	N19°56'49"W	L117	120.00'	S70°03'11"W	L137	27.00'	S70°03'11"W
L18	100.00'	S30°24'01"E	L38	27.00'	N34°33'09"E	L58	22.00'	N34°33'09"E	L78	22.00'	N70°03'11"E	L98	27.00'	N70°03'11"E	L118	72.00'	N19°56'49"W	L138	22.00'	S70°03'11"W
L19	294.31'	N62°59'26"E	L39	27.00'	S34°33'09"E	L59	27.00'	S34°33'09"E	L79	22.00'	N34°33'09"E	L99	22.00'	S70°03'11"E	L119	15.01'	S70°03'11"W	L139	22.00'	S70°03'11"W
L20	825.60'	N21°02'47"W	L40	22.00'	S34°33'09"W	L60	75.00'	N55°26'51"W	L80	22.00'	N70°03'11"E	L100	22.00'	N70°03'11"E	L120	30.00'	S19°56'49"E	L140	22.00'	S70°03'11"W

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L161	27.00'	N70°03'11"E	L181	456.33'	S19°56'49"E	L201	30.00'	N21°45'26"W	L221	14.00'	N68°14'34"E	L241	27.00'	N21°45'26"W	L261	93.50'	N21°45'26"W	L281	75.00'	S68°14'34"W
L162	22.00'	N70°03'11"E	L182	73.14'	N62°59'26"E	L202	57.00'	S68°14'34"W	L222	119.43'	S21°45'26"E	L242	22.00'	N21°45'26"W	L262	75.00'	N68°14'34"E	L282	120.00'	N21°45'26"W
L163	22.00'	N70°03'11"E	L183	109.29'	N62°59'26"E	L203	257.17'	N21°45'26"W	L223	35.74'	S66°55'02"W	L243	22.00'	N21°45'26"W	L263	93.50'	S21°45'26"E	L283	75.00'	N68°14'34"E
L164	22.00'	N70°03'11"E	L184	30.00'	N68°14'34"E	L204	15.00'	N68°14'34"E	L224	2.11'	S34°38'22"E	L244	22.00'	N21°45'26"W	L264	75.00'	N68°14'34"E	L284	27.00'	N21°45'26"W
L165	27.00'	N70°03'11"E	L185	81.89'	N62°59'26"E	L205	18.00'	N21°45'26"W	L225	43.24'	S21°45'26"E	L245	27.00'	N21°45'26"W	L265	75.00'	N68°14'34"E	L285	22.00'	N21°45'26"W
L166	27.00'	S70°03'11"W	L186	50.00'	S16°30'01"W	L206	15.00'	S68°14'34"W	L226	219.53'	N68°57'13"E	L246	10.00'	N21°45'26"W	L266	75.00'	N68°14'34"E	L286	22.00'	N21°45'26"W
L167	22.00'	S70°03'11"W	L187	132.72'	S16°30'01"W	L207	297.00'	N21°45'26"W	L227	22.75'	S21°45'26"E	L247	71.50'	S21°45'26"E	L267	27.00'	N21°45'26"W	L287	27.00'	N21°45'26"W
L168	22.00'	S70°03'11"W	L188	313.08'	N19°56'49"W	L208	15.00'	N68°14'34"E	L228	120.00'	S21°45'26"E	L248	75.00'	S68°14'34"W	L268	22.00'	N21°45'26"W	L288	27.00'	N21°45'26"W
L169	22.00'	S70°03'11"W	L189	30.00'	S19°56'49"E	L209	18.00'	N21°45'26"W	L229	75.00'	S68°14'34"W	L249	71.50'	N21°45'26"W	L269	22.00'	N21°45'26"W	L289	75.00'	N68°14'34"E
L170	27.00'	S70°03'11"W	L190	81.72'	N19°56'49"W	L210	15.00'	S68°14'34"W	L230	120.00'	N21°45'26"W	L250	75.00'	N68°14'34"E	L270	22.50'	N21°45'26"W	L290	75.00'	N21°45'26"W
L171	3.00'	N19°56'49"W	L191	31.48'	N19°56'49"W	L211	30.00'	S68°14'34"W	L231	75.00'	N68°14'34"E	L251	75.00'	S68°14'34"W	L271	22.50'	S21°45'26"E	L291	75.00'	N68°14'34"E
L172	120.00'	S70°03'11"W	L192	14.90'	S33°06'42"E	L212	3.00'	S68°14'34"W	L232	75.00'	S68°14'34"W	L252	75.00'	S68°14'34"W	L272	22.00'	S21°45'26"E	L292	75.00'	N68°14'34"E
L173	75.00'	S19°56'49"E	L193	33.89'	N66°55'02"E	L213	46.00'	N21°45'26"E	L233	75.00'	S68°14'34"W	L253	75.00'	S21°45'26"W	L273	22.00'	S21°45'26"W	L293	17.00'	N21°45'26"W
L174	75.00'	S19°56'49"E	L194	14.36'	N23°04'58"W	L214	76.84'	S68°14'34"W	L234	75.00'	S68°14'34"W	L254	22.00'	S21°45'26"E	L274	27.00'	S21°45'26"E	L294	27.00'	N21°45'26"W
L175	75.00'	S19°56'49"E	L195	14.36'	S68°14'34"W	L215	14.24'	S21°45'26"E	L235	75.00'	S68°14'34"W	L255	22.50'	S21°45'26"E	L275	0.17'	N21°45'26"W	L295	22.00'	N21°45'26"W
L176	75.00'	S19°56'49"E	L196	54.00'	S21°45'26"E	L216	72.00'	N68°14'34"E	L236	27.00'	N21°45'26"W	L256	22.50'	N21°45'26"W	L276	27.00'	N21°45'26"W	L296	22.00'	N21°45'26"W
L177	41.29'	S19°56'49"E	L197	15.00'	N68°14'34"E	L217	13.03'	N21°45'26"W	L237	22.00'	S21°45'26"E	L257	22.00'	N21°45'26"W	L277	22.00'	N21°45'26"W	L297	22.00'	N21°45'26"W
L178	21.44'	S33°25'50"E	L198	15.00'	S21°45'26"E	L218	191.64'	S21°45'26"E	L238	22.00'	S21°45'26"E	L258	27.00'	N21°45'26"W	L278	22.00'	N21°45'26"W	L298	27.00'	N21°45'26"W
L179	364.55'	S19°56'49"E	L199	54.00'	N68°14'34"E	L219	14.00'	S68°14'34"W	L239	22.00'	N21°45'26"W	L259	13.59'	S43°20'38"E	L279	22.00'	N21°45'26"W	L299	75.00'	S68°14'34"W
L180	118.83'	S31°38'18"E	L200	15.00'	N21°45'26"W	L220	18.00'	S21°45'26"E	L240	27.00'	S21°45'26"E	L260	75.00'	S68°14'34"W	L280	27.00'	N21°45'26"W	L300	120.00'	N21°45'26"W

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L321	22.00'	S21°45'26"E	L341	22.00'	N21°45'26"W	L361	27.00'	S68°14'34"W	L381	229.66'	S27°05'39"E	L401	75.00'	N68°57'13"E	L421	75.00'	S68°57'13"W	L441	27.00'	S21°02'47"E
L322	27.00'	S21°45'26"E	L342	27.00'	N21°45'26"W	L362	22.00'	S68°14'34"W	L382	187.50'	N27°05'40"W	L402	75.00'	N68°57'13"E	L422	75.00'	N68°57'13"E	L442	22.00'	S21°02'47"E
L323	75.00'	S68°14'34"W	L343	75.00'	S68°14'34"W	L363	27.00'	S68°14'34"W	L383	15.00'	S62°54'21"W	L403	27.00'	S21°02'47"E	L423	27.00'	S21°02'47"E	L443	22.00'	S21°02'47"E
L324	75.00'	S68°14'34"W	L344	98.00'	N21°45'26"W	L364	456.27'	S19°56'49"E	L384	15.29'	N62°54'21"E	L404	22.00'	S21°02'47"E	L424	22.00'	S21°02'47"E	L444	22.00'	S21°02'47"E
L325	75.00'	S68°14'34"W	L345	75.00'	N68°14'34"E	L365	85.00'	S68°57'13"W	L385	15.16'	S68°57'13"W	L405	26.23'	S21°02'47"E	L425	22.00'	S21°02'47"E	L445	27.00'	S21°02'47"E
L326	10.00'	N21°45'26"W	L346	75.00'	S68°14'34"W	L366	30.00'	N68°57'13"E	L386	15.00'	N68°57'13"E	L406	75.00'	N68°57'13"E	L426	22.00'	S21°02'47"E	L446	1.00'	S21°02'47"E
L327	22.50'	N21°45'26"W	L347	75.00'	S68°14'34"W	L367	84.49'	S68°57'13"W	L387	14.83'	S68°57'13"W	L407	27.00'	S21°02'47"E	L427	27.00'	S21°02'47"E	L447	1.00'	S21°02'47"E
L328	22.00'	N21°45'26"W	L348	75.00'	S68°14'34"W	L368	301.35'	N19°56'49"W	L388	14.72'	N62°54'21"E	L408	22.00'	S21°02'47"E	L428	75.00'	N68°57'13"E	L448	1.00'	S21°02'47"E
L329	27.00'	N21°45'26"W	L349	27.00'	N21°45'26"W	L369	118.83'	N31°38'18"W	L389	18.00'	S26°24'58"E	L409	22.00'	S21°02'47"E	L429	27.00'	S21°02'47"E	L449	75.00'	S68°57'13"W
L330	75.00'	S68°14'34"W	L350	22.00'	N21°45'26"W	L370	5.00'	S21°02'47"E	L390	15.00'	S62°54'21"W	L410	22.00'	S21°02'47"E	L430	22.00'	S21°02'47"E	L450	75.00'	S68°57'13"W
L331	71.50'	N21°45'26"W	L351	22.00'	N21°45'26"W	L371	5.00'	N68°57'13"E	L391	27.00'	N21°02'47"E	L411	27.00'	S21°02'47"E	L431	22.00'	S21°02'47"E	L451	75.00'	S68°57'13"W
L332	75.00'	N68°14'34"E	L352	27.00'	N21°45'26"W	L372	27.00'	S21°02'47"E	L392	15.50'	S68°57'13"W	L412	75.00'	S68°57'13"W	L432	22.00'	S21°02'47"E	L452	75.00'	S68°57'13"W
L333	27.00'	N21°45'26"W	L353	23.16'	S68°14'34"W	L373	15.00'	S68°57'13"W	L393	18.00'	N21°02'47"E	L413	27.00'	S21°02'47"E	L433	27.00'	S21°02'47"E	L453	75.00'	N68°57'13"E
L334	22.00'	N21°45'26"W	L354	22.00'	S68°14'34"W	L374	9.75'	S21°02'47"E	L394	15.50'	N68°57'13"E	L414	21.97'	S21°02'47"E	L434	75.00'	S68°57'13"W	L454	27.00'	N21°02'46"W
L335	22.50'	N21°45'26"W	L355	27.00'	S68°14'34"W	L375	15.00'	N68°57'13"E	L395	5.00'	N21°03'28"W	L415	22.03'	S21°02'47"E	L435	27.00'	S21°02'47"E	L455	22.00'	N21°02'46"W
L336	75.00'	N68°14'34"E	L356	74.99'	N21°45'26"E	L376	18.00'	S21°02'47"E	L396	74.94'	N68°57'13"E	L416	22.00'	S21°02'47"E	L436	22.00'	S21°02'47"E	L456	22.00'	N21°02'46"W
L337	75.00'	N68°14'34"E	L357	76.00'	S68°14'34"W	L377	5.00'	S68°57'13"W	L397	27.00'	S21°02'47"E	L417	27.00'	S21°02'47"E	L437	22.00'	S21°02'47"E	L457	22.00'	N21°02'46"W
L338	15.00'	N21°45'26"W	L358	74.58'	N21°45'26"W	L378	27.00'	S21°02'47"E	L398	22.00'	S21°02'47"E	L418	75.00'	S68°57'13"W	L438	22.00'	S21°02'47"E	L458	27.00'	N21°02'46"W
L339	27.00'	N21°45'26"W	L359	74.99'	N21°45'26"W	L379	15.00'	N68°57'13"E	L399	27.00'	S21°02'47"E	L419	75.00'	S68°57'13"W	L439	22.00'	S21°02'47"E	L459	1.00'	N21°02'46"W
L340	22.00'	N21°45'26"W	L360	74.99'	N21°45'26"W	L380	18.00'	S21°41'15"E	L400	75.00'	S68°57'13"W	L420	75.00'	S68°56'00"W	L440	75.00'	S68°57'13"W	L460	27.00'	N21°02'46"W
																		L470	75.00'	S62°54'21"W
																		L480	10.00'	N27°05'39"W

POUDRE HEIGHTS SUBDIVISION FIFTH FILING - SITE PLAN

BLOCK 20 - LOTS 2-25, BLOCK 21 -LOTS 1-30, BLOCK 22 - LOTS 1-36 AND BLOCK 23 - LOTS 1-37

WEST HALF OF SECTION 29, TOWNSHIP 6N, RANGE 67 WEST OF THE 6TH P.M

TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

CONTACTS

CITY	TOWN OF WINDSOR 301 WALNUT STREET WINDSOR, CO 80550
WINDSOR DEVELOPMENT REVIEW	OMAR HERRERA, PE DEPUTY DIRECTOR OF ENGINEERING 970-674-2406
FIRE DEPARTMENT	SANDRA FRIEDRICHSEN WINDSOR-SEVERANCE FIRE RESCUE FIRE MARSHALL 100 7TH STREET WINDSOR, CO 80550 970-686-2626
WINDSOR PARKS AND OPEN SPACE	WADE WILLIS MANAGER OF PARKS AND OPEN SPACE 970-674-2434
XCEL ENERGY	AL ERMER 1901 E. HORSETOOTH ROAD FORT COLLINS, CO 80525 970-225-7869
COMCAST COMMUNICATIONS	DON KAPPERMAN 1201 UNIVERSITY AVENUE FORT COLLINS, CO 80521 970-567-0245
CENTURYLINK	CARSON ORTEGA 3702 AUTOMATION WAY FORT COLLINS, CO 80525 970-392-4837
WINDSOR WATER AND SEWER	TOWN OF WINDSOR 922 15TH STREET WINDSOR, CO 80550 970-674-5400 (MAIN) 970-674-5402 (WATER)

ZONING

RESIDENTIAL MIXED USE - ONE (RMU-1)

PROJECT CONTROL

BASIS OF BEARINGS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO TO BEAR NORTH 00°04'14" WEST BETWEEN THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 29 MONUMENTED WITH A 3 3/4" ALUMINUM CAP STAMPED PEPEK LS33642 AND THE CENTER OF SAID SECTION 29 MONUMENTED WITH A #5 REBAR WITH ALUMINUM CAP STAMPED KING LS20685, WITH ALL OTHER BEARINGS RELATIVE THERETO.

VERTICAL DATUM:

BENCHMARK: TOWN OF WINDSOR BENCHMARK #90
DESCRIPTION: BRASS CAP IN NORTHWEST CORNER OF HEADWALL AT THE SOUTHWEST CORNER OF WCR 64 AND WCR 17.
ELEVATION=4777.48 NAVD 1988

SITE PLAN - UNIT ANALYSIS				
BLDG TYPE	NO. OF UNITS PER BLDG	NUMBER OF BLDGS	TOTAL NUMBER OF UNITS	PEAK HEIGHT
5-PLEX	5	19	95	30'-4"
4-PLEX	4	5	20	30'-4"
3-PLEX	3	4	12	29'-5 1/2"
TOTAL BUILDINGS			28	
TOTAL UNITS			127	

SITE PLAN - SITE ANALYSIS		
LAND USE	S.F.	% OF TOTAL
BUILDINGS	144,992	22%
PARKING	7,380	1%
DRIVEWAYS	11,026	2%
PRIVATE DRIVES	61,269	9%
PUBLIC STREETS	63,828	10%
SIDEWALKS / PATHS	35,628	5%
OPEN SPACE	336,672	51%
TOTAL		660,795 100%

PARKING DATA	
PARKING REQUIRED (2 SPACES/UNIT X 127 UNITS)	254
PARKING PROVIDED PER UNIT (2 SPACES / UNITS)	254
UNIT DRIVEWAY PARKING	42
OFF-STREET PARKING SPACES	55
OFF-STREET HANDICAP PARKING SPACE	2
ON STREET PARKING SPACES WITHIN RIGHT OF WAY (PARALLEL PARKING)	26
TOTAL PARKING SPACES AVAILABLE	379

ENGINEER

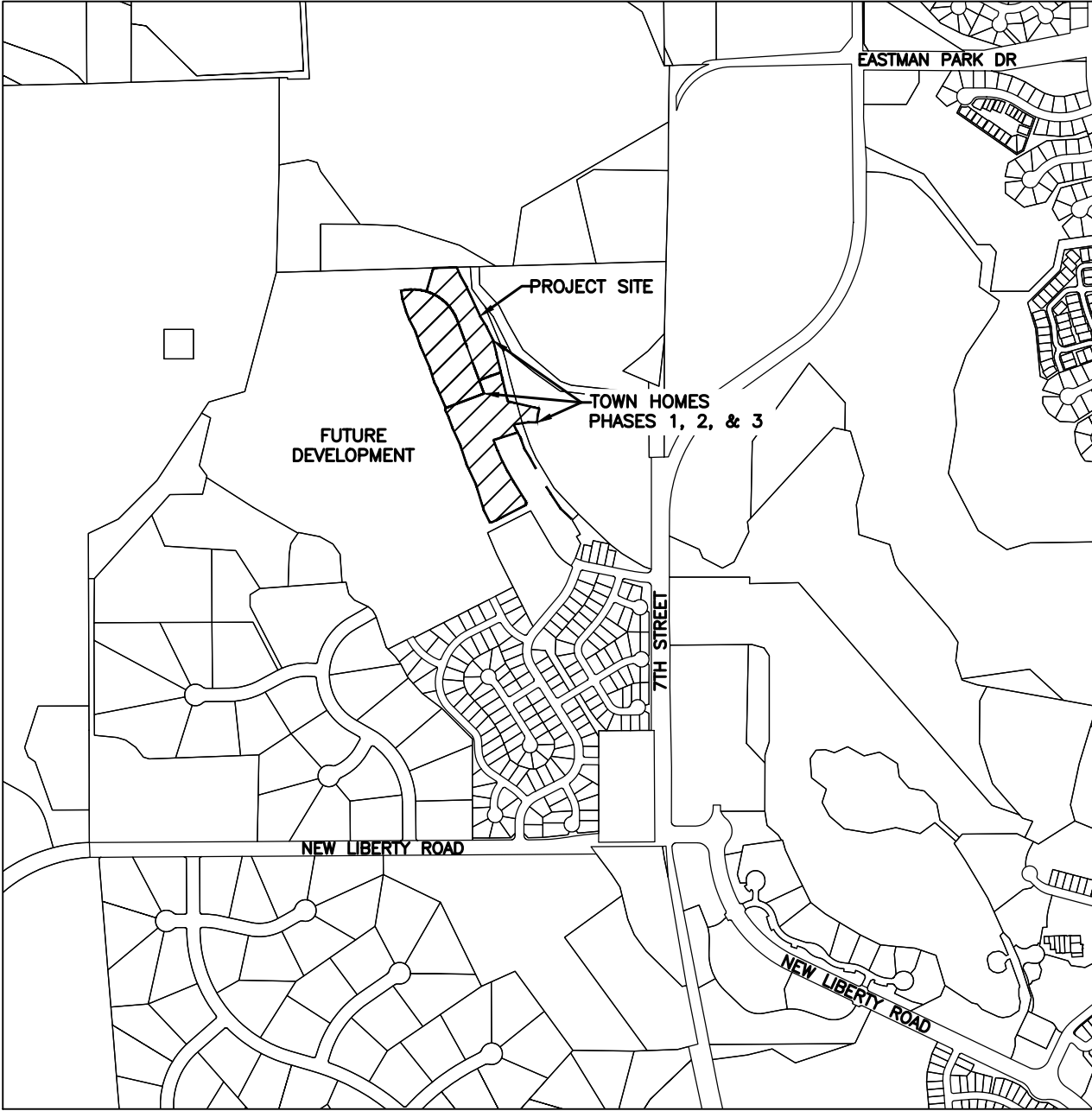
LAMP RYNEARSON
4715 INNOVATION DRIVE, SUITE 100
FORT COLLINS, CO 80525
970-226-0342
ATTN: GARY ODEHNAL

SURVEYOR

LAMP RYNEARSON
4715 INNOVATION DRIVE, SUITE 100
FORT COLLINS, CO 80525
970-267-3809
ATTN: LAINE LANDAU

INDEX OF SHEETS

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	LEGEND AND NOTES
3	PHASING PLAN & DRIVE LANE SECTIONS
4	SITE PLAN - AREA A
5	SITE PLAN - AREA B
6	SITE PLAN - AREA C
7	GRADING PLAN - AREA A
8	GRADING PLAN - AREA B
9	GRADING PLAN - AREA C
10	GRADING PLAN - AREA D
11	GRADING PLAN - AREA E
12	EROSION CONTROL PLAN - AREA A
13	EROSION CONTROL PLAN - AREA B
14	EROSION CONTROL PLAN - AREA C
15	FLOOD HAZARD EXHIBIT - OVERALL PLAN
16	FLOOD HAZARD EXHIBIT - OVERALL PLAN
17	FLOOD HAZARD EXHIBIT - AREA A
18	FLOOD HAZARD EXHIBIT - AREA A
19	FLOOD HAZARD EXHIBIT - AREA B
20	FLOOD HAZARD EXHIBIT - AREA B
21	FLOOD HAZARD EXHIBIT - AREA C
22	FLOOD HAZARD EXHIBIT - AREA C
23	FLOOD HAZARD EXHIBIT - AREA D
24	FLOOD HAZARD EXHIBIT - AREA D
25	OVERALL UTILITY PLAN - AREA A
26	OVERALL UTILITY PLAN - AREA B
27	OVERALL UTILITY PLAN - AREA C
28	CONSTRUCTION DETAILS - EROSION CONTROL
29	CONSTRUCTION DETAILS - EROSION CONTROL
30	CONSTRUCTION DETAILS - MISCELLANEOUS (1)
31	CONSTRUCTION DETAILS - MISCELLANEOUS (2)
32	DRAINAGE PLAN - DEVELOPED CONDITIONS
33	DRAINAGE PLAN - DEVELOPED CONDITIONS
34	ARCHITECTURAL (ELEVATIONS) (1)
35	ARCHITECTURAL (ELEVATIONS) (2)
36	ARCHITECTURAL (ELEVATIONS) (3)
37	ARCHITECTURAL (ELEVATIONS) (4)
38	ARCHITECTURAL (ELEVATIONS) (5)
39	ARCHITECTURAL (ELEVATIONS) (6)
40	LANDSCAPE PLANS (1)
41	LANDSCAPE PLANS (2)
42	LANDSCAPE PLANS (3)
43	LANDSCAPE PLANS (4)
44	LANDSCAPE PLANS (5)
45	LANDSCAPE PLANS (6)
46	LANDSCAPE PLANS (7)
47	IRRIGATION PLAN (1)
48	IRRIGATION PLAN (2)
49	IRRIGATION PLAN (3)
50	IRRIGATION PLAN (4)
51	IRRIGATION PLAN (5)
52	IRRIGATION PLAN (6)
53	IRRIGATION DETAILS (1)
54	IRRIGATION DETAILS (2)
55	IRRIGATION DETAILS (3)



DESCRIPTION

A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, COLORADO, LOCATED IN THE WEST 1/2, SECTION 29 T6N R67W, OF THE 67 P.M. AND MORE PARTICULARY DESCRIBED AS FOLLOWS:

LOT(S) 1-35, BLOCK 1,
LOT(S) 1-36, BLOCK 2,
LOT(S) 1-56, BLOCK 3,

SUBDIVISION POUDRE HEIGHTS SUBDIVISION FIFTH FILING, RECORDED IN THE COUNTY OF WELD, COLORADO, ON _____, 20____, UNDER BOOK _____, PAGE _____, RECEPTION NUMBER _____.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF POUDRE HEIGHTS FIFTH FILING.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE DAY OF _____, 20____.

NOTARIAL CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

SIGNATURE

PREPARER'S CERTIFICATE

I CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

NAME
PREPARER OF SITE PLAN

SIGNATURE
PREPARER OF SITE PLAN

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE. MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR
PUBLIC WORKS DEPARTMENT

CENTURYLINK COMMUNICATIONS

XCEL ENERGY

COMCAST CABLE

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DEPUTY DIRECTOR OF ENGINEERING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE _____ DAY OF _____, 20____, AD. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID SITE PLAN UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST:
TOWN CLERK

TOWN MANAGER'S APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DEPUTY DIRECTOR OF PUBLIC WORKS

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

OWNER NAME (PRINT)

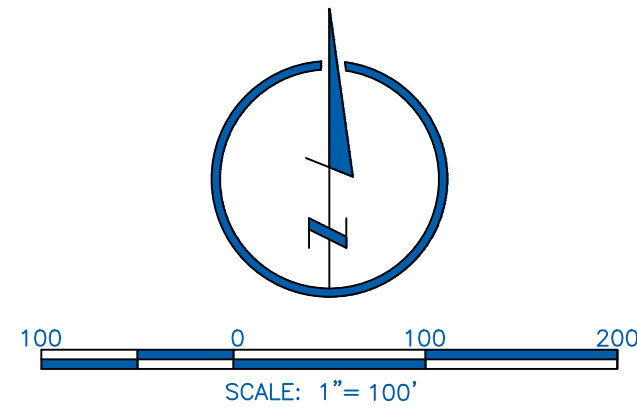
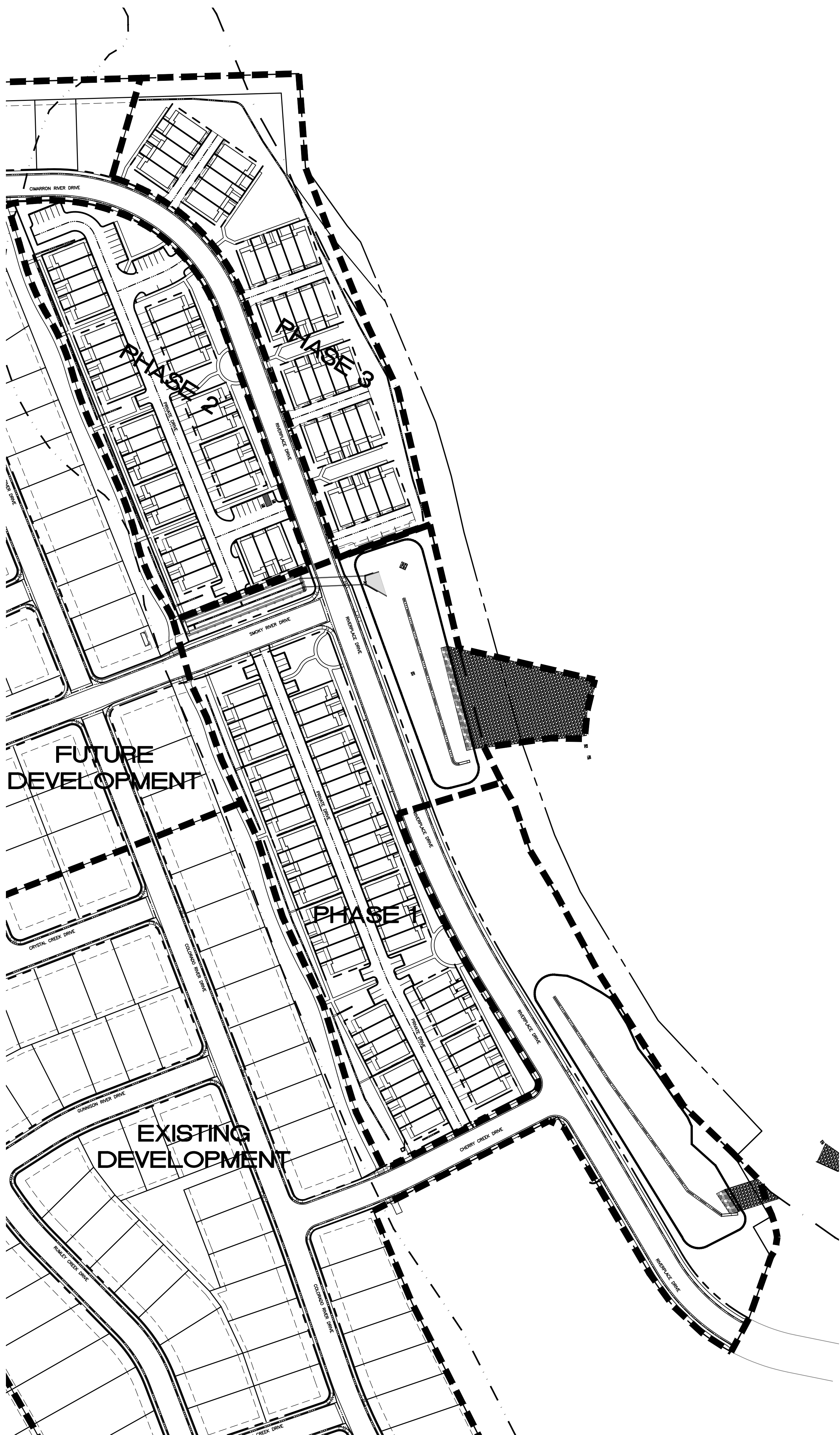
SIGNATURE

DATE

OPEN SPACE PROTECTION

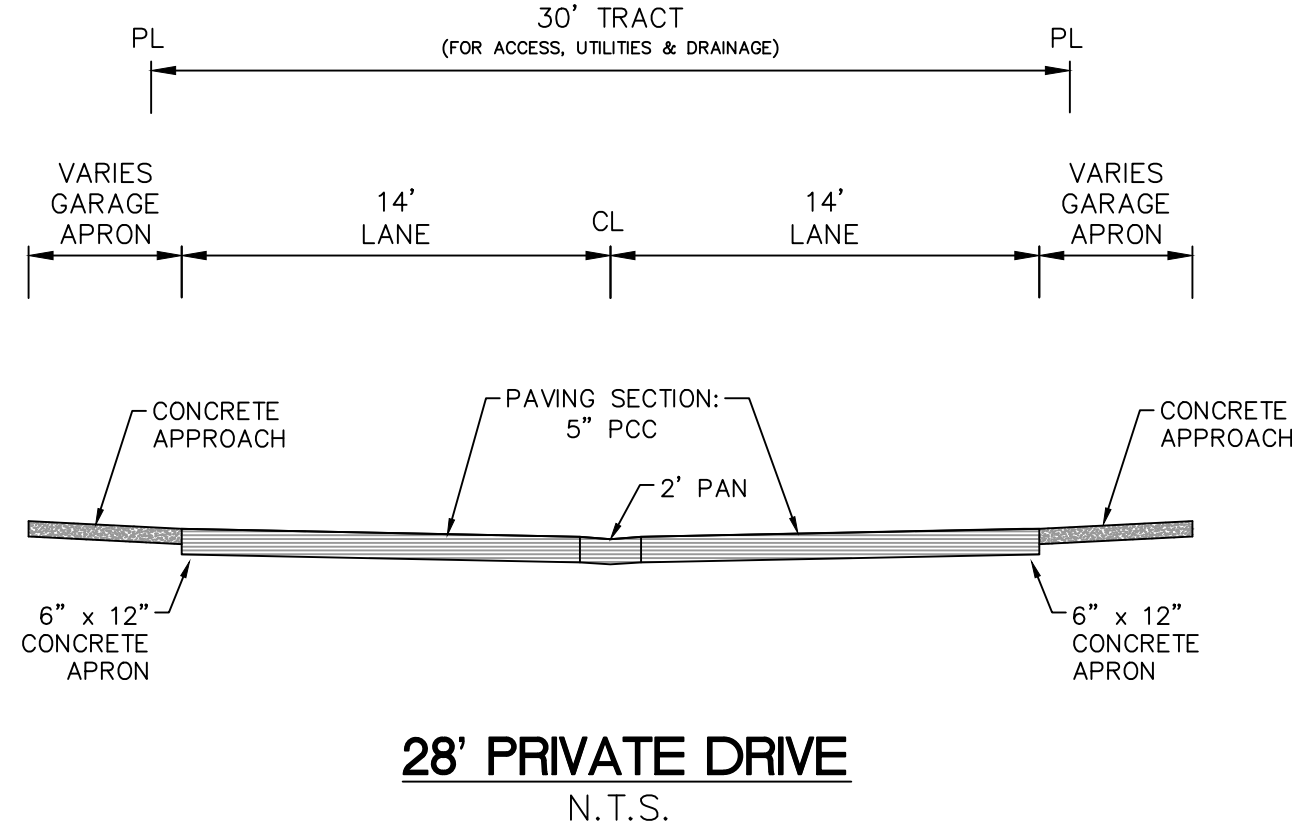
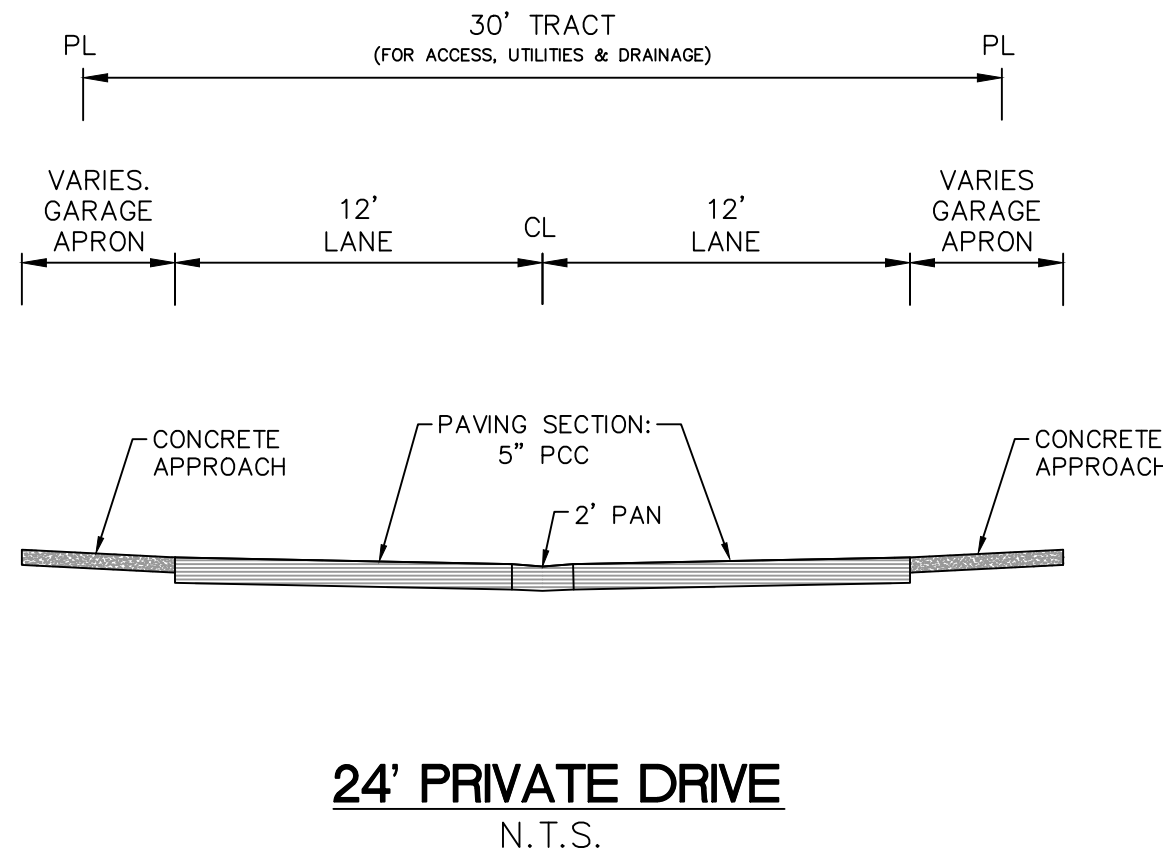
ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND

I:\engineering\10216024.01 poudre heights 3rd filing final design\DRAWINGS\CONSTRUCTION DRAWINGS\10216024.01-101 MF PHASE 5.dwg, 3/7/2023 2:30:28 PM, DILLON STACH, LAMP RYNEARSON



PHASE BOUNDARY

- NOTES:**
1. REFER TO INFRASTRUCTURE PLANS FOR POUDRE HEIGHTS SUBDIVISION THIRD FILING FOR ADDITIONAL INFORMATION REGARDING SPECIFIC CONSTRUCTION FOR GRADING, UTILITIES, STREETS, ETC.
 2. FOR DETAILED PHASING INFORMATION ON UTILITIES AND STREETS, SEE APPROPRIATE PLAN AND PROFILE SHEETS IN THIS PLAN SET.
 3. OVERLOT GRADING TO BE COMPLETED WITH EACH PHASE INCLUDING DRAINAGE SWALES, PONDS, OUTLET STRUCTURES, WEIR WALLS AND DRAIN PANS.



**LAMP
RYNEARSON**

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816)361.0440

GARY ODENHAL, PE
28086

PHASING PLAN AND
DRIVE LANE SECTIONS

POUDRE HEIGHTS SUBDIVISION FIFTH FILING – SITE PLAN
WINDSOR, COLORADO



Know what's below.
Call before you dig.

REVISIONS
BFE, GRADING, ROAD & UTILITY REVISIONS 5-1-2020
MF REVISIONS – 09/13/2022
MF REVISIONS – 03/21/2023

DESIGNER / DRAFTER
SAS
DATE
OCTOBER 15, 2018
PROJECT NUMBER
0216024.01
BOOK AND PAGE

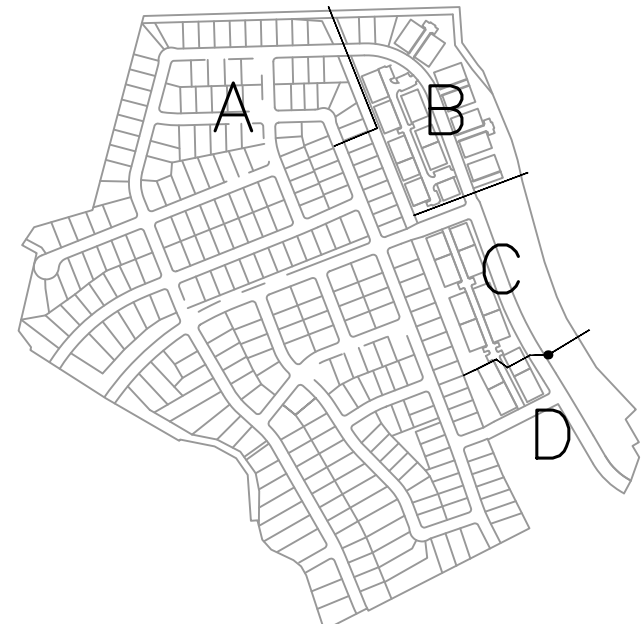
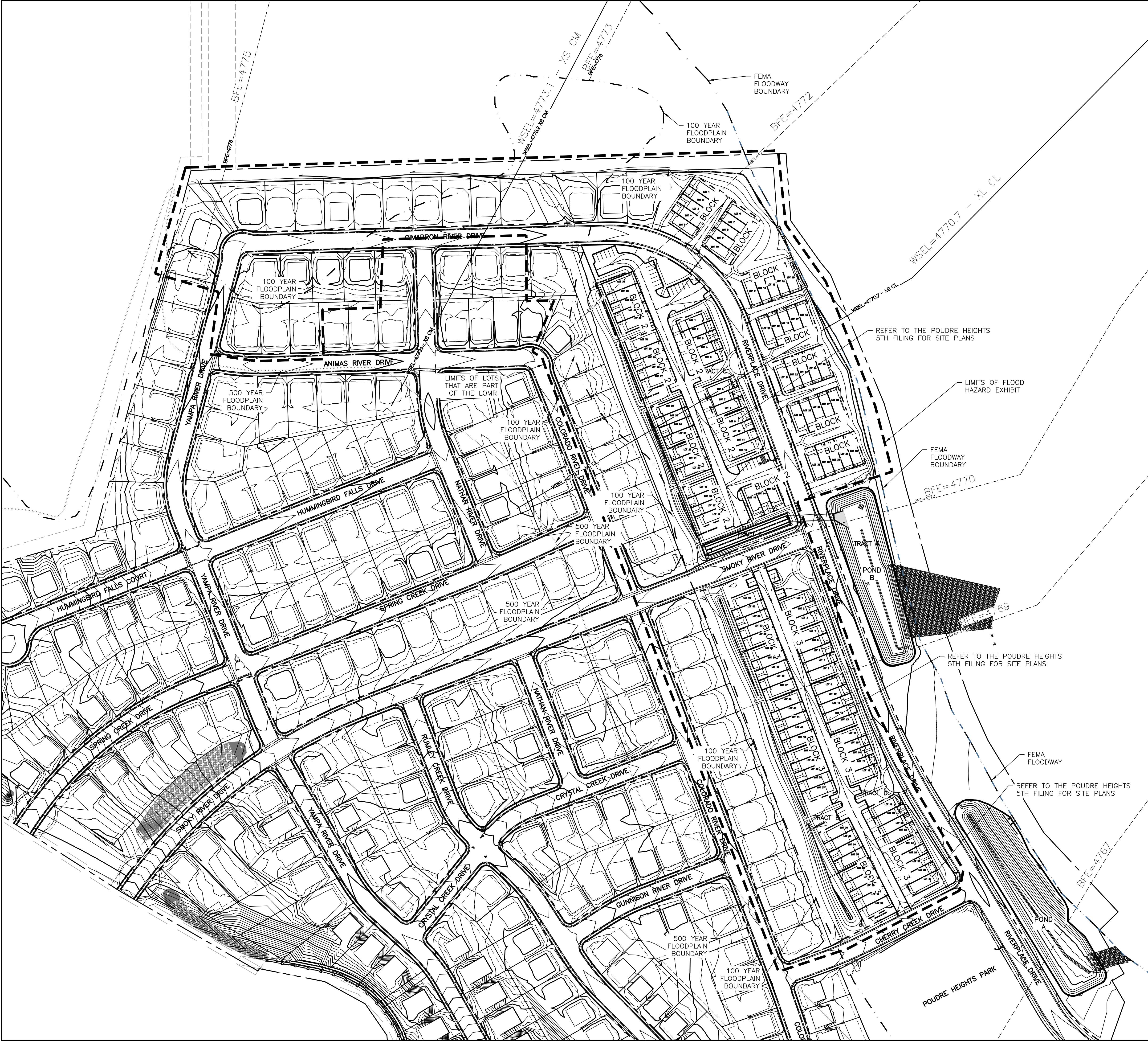
SHEET

3 of 55

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____ TOWN ENGINEER



KEY MAP

FLOOD HAZARD NOTES:

1. ALL FLOOD HAZARD INFORMATION SHOWN ON THESE SHEETS IS TAKEN FROM THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR WELD COUNTY, COLORADO & INCORPORATED AREAS, MAP NUMBER 08123C1483E, EFFECTIVE DATE JANUARY 20, 2016.
2. BASE FLOOD ELEVATIONS (BFE) ARE DERIVED FROM THE INFORMATION CONTAINED WITHIN THE EFFECTIVE FLOOD INSURANCE STUDY (FIS) FOR WELD COUNTY, COLORADO & INCORPORATED AREAS, STUDY NUMBER 08123C001A (3 VOLUMES), EFFECTIVE DATE JANUARY 20, 2016 (EFFECTIVE FIS).
3. BFE ELEVATIONS ARE DERIVED FROM THE FLOOD PROFILE PAGES AND THE TABLE 5 FLOODWAY DATA FROM THE EFFECTIVE FIS.
4. DIGITAL MAP DATA WERE DERIVED FROM THE DIGITAL FLOOD INSURANCE RATE DATABASE FOR THE EFFECTIVE MAP PANEL NUMBER 08123C1483E, DOWNLOADED FROM THE FEMA MAP SERVICE CENTER.
5. THE POUDRE HEIGHTS THIRD FILING SITE LIES WITHIN FLOOD HAZARD AREA WHICH REFERENCE TWO DIFFERENT PROFILE BASELINE. FLOOD HAZARD AREAS IN THE NORTHERN PORTION OF THE SITE REFERENCE THE EDGE OF THE CACHE LA POUDRE PROFILE BASELINE, EXTENDING FROM THE NORTHERN EDGE OF THE PROPERTY DOWNSTREAM TO THE CROSS-SECTION IDENTIFIED AS "CL" IN THE EFFECTIVE FIS. FLOOD HAZARD AREAS IN THE SOUTHERN PORTION OF THE SITE REFERENCE THE WCR17-SH257 DIVIDED FLOW PROFILE BASELINE, EXTENDING FROM CROSS-SECTION CL TO THE SOUTHERN EDGE OF THE PROPERTY.
6. SEE THE FLOODWAY DATA TABLE 5 FOR THE CACHE LA POUDRE RIVER FOR REGULATORY BFE ELEVATIONS FOR CROSS SECTIONS CL & CM, WHICH LINE ACROSS THE PROPERTY. ALSO SEE FLOOD PROFILE PAGES 39P & 40P FROM THE EFFECTIVE FIS FOR FLOOD PROFILE ELEVATIONS NORTH OF CROSS SECTION CL, WHERE THE BFE ELEVATIONS ARE REFERENCED TO THE CACHE LA POUDRE PROFILE BASE LINE.
7. SEE FLOOD PROFILE ELEVATIONS SOUTH OF CROSS SECTION CL, WHERE THE BFE ELEVATIONS ARE REFERENCED TO THE WCR17-SH257 DIVIDED FLOW PROFILE FRO CROSS SECTION F, WHICH LIES DOWNSTREAM OF THE PROPERTY.
8. THE BFE LINES ARE ONLY SHOWN FOR REFERENCE ON THESE DRAWINGS. THE BFE LINES ARE FROM THE DFIRM DATA. THESE BFE ELEVATIONS ARE CONSIDERED TO BE ESTIMATED AND INTERPOLATED. THEY ARE NOT REGULATORY AND HAVE NOT BEEN USED IN THE DETERMINATION OF ANY BFE ELEVATIONS. ALL REGULATORY BFE ELEVATIONS SHOWN IN THESE PLANS HAVE BEEN TAKEN FROM THE FLOODWAY DATA TABLE 5 AND FROM THE FLOOD PROFILE SHEETS 39P, 40P, 141P & 142P.

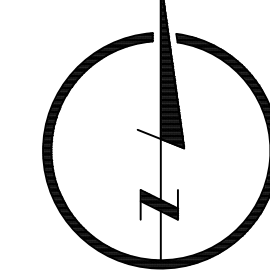
TOWN OF WINDSOR
DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS.
NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE: _____ BY: _____ TOWN ENGINEER

LAMP
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816)361.0440



GARY ODENHAL, PE
28086

FLOOD HAZARD EXHIBIT
OVERALL PLAN

POUDRE HEIGHTS SUBDIVISION FIFTH FILING - SITE PLAN
WINDSOR, COLORADO



Know what's below.
Call before you dig.

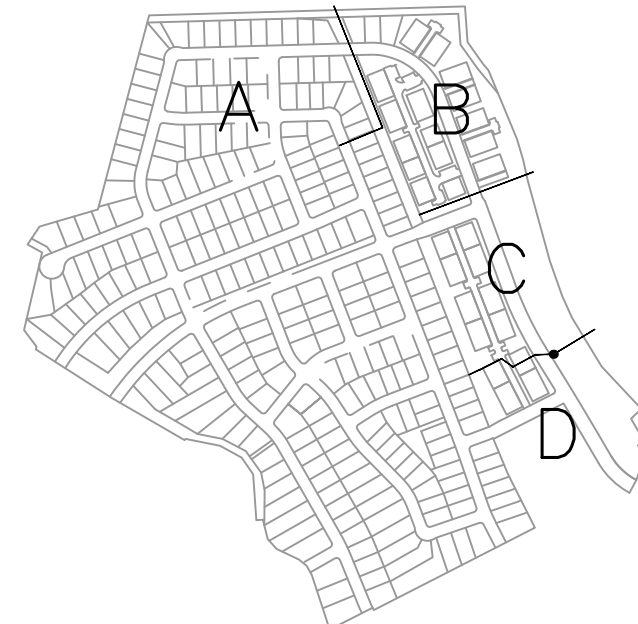
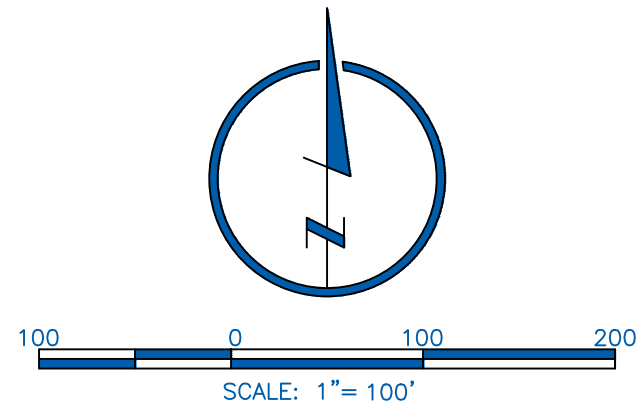
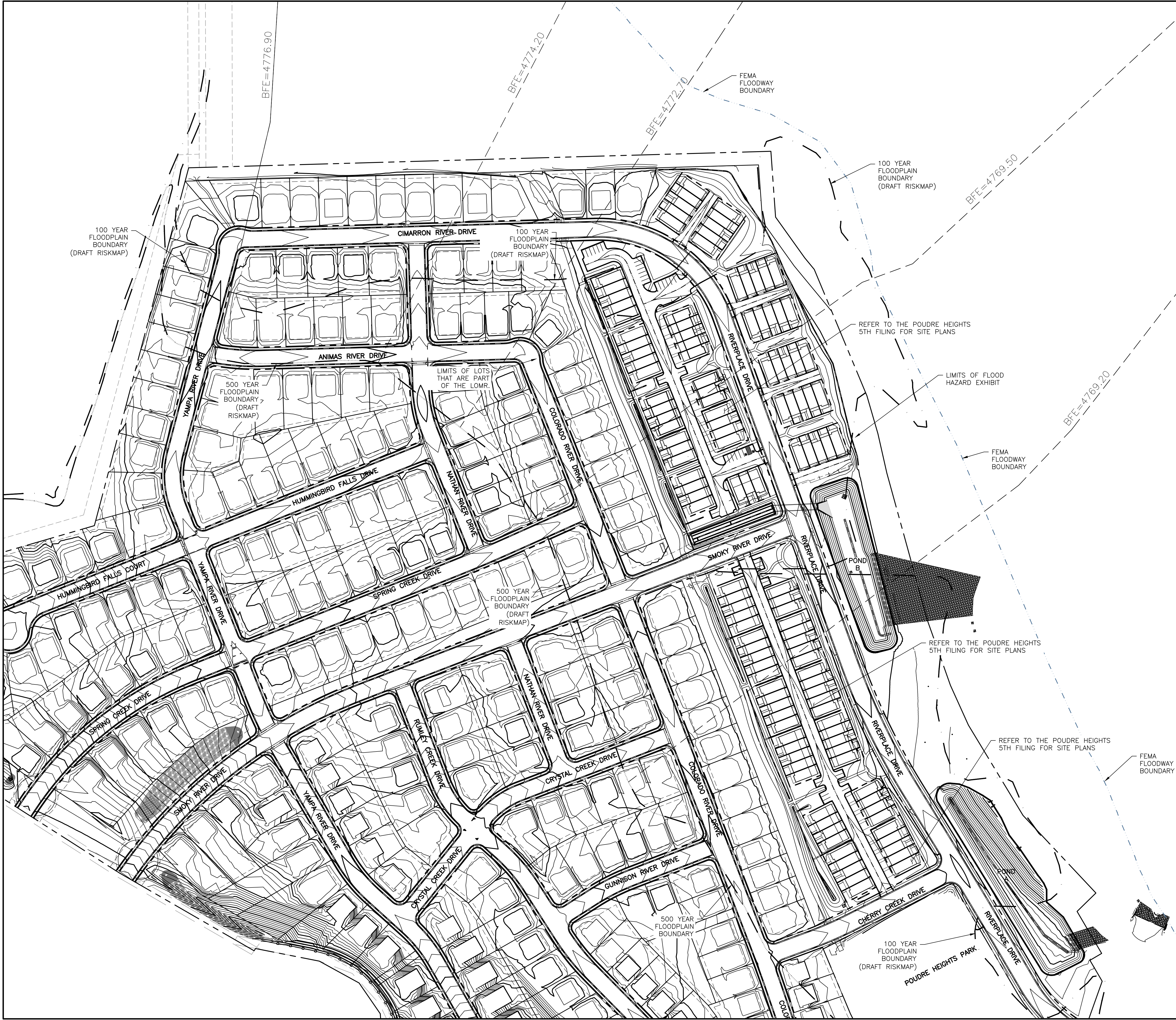
REVISIONS
BFE, GRADING, ROAD & UTILITY REVISIONS 5-1-2020
MF REVISIONS - 09/13/2022
MF REVISIONS - 03/21/2023

DESIGNER / DRAFTER
SAS
DATE
OCTOBER 15, 2018
PROJECT NUMBER
0216024.01
BOOK AND PAGE

SHEET

15 of 55

V:\engineering\0216024.01 - Poudre Heights Subdivision Construction Drawings.dwg, 3/27/2023 3:34:51 PM, DILLON, STANLEY, LAMP RYNEARSON



KEY MAP

FLOOD HAZARD NOTES:

1. THE BFE LINES ARE ONLY SHOWN FOR REFERENCE ON THESE DRAWINGS. THE BFE LINES ARE FROM THE DIRM DATA. THESE BFE ELEVATIONS ARE CONSIDERED TO BE ESTIMATED AND INTERPOLATED. THEY ARE NOT REGULATORY AND HAVE NOT BEEN USED IN THE DETERMINATION OF ANY BFE ELEVATIONS.
2. BASE FLOOD ELEVATIONS (BFE) ARE GENERATED FROM THE DRAFT CACHE LA POUDRE RISK MAP DATED JANUARY 31, 2020. THESE ELEVATIONS AND FLOODPLAIN BOUNDARIES SHALL BE CONSIDERED FUTURE CONDITIONS AND HAVE NOT BEEN APPROVED AS OF THE DATE OF THESE PLANS.

NOTE:

BASE FLOOD ELEVATIONS (BFE) ARE GENERATED FROM THE DRAFT CACHE LA POUDRE RISK MAP DATED JANUARY 31, 2020. THESE ELEVATIONS AND FLOODPLAIN BOUNDARIES SHALL BE CONSIDERED FUTURE CONDITIONS AND HAVE NOT BEEN APPROVED AS OF THE DATE OF THESE PLANS.

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

GARY ODHAN, PE
28086

FLOOD HAZARD EXHIBIT – OVERALL PLAN

POUDRE HEIGHTS SUBDIVISION FIFTH FILING – SITE PLAN
WINDSOR, COLORADO

811

Know what's below.
Call before you dig.

REVISIONS
BFE, GRADING, ROAD & UTILITY REVISIONS 5-1-2020
MF REVISIONS - 09/13/2022
MF REVISIONS - 03/21/2023
DESIGNER / DRAFTER
SAS
DATE
OCTOBER 15, 2018
PROJECT NUMBER
0216024.01
BOOK AND PAGE
SHEET
16 OF 55

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____ TOWN ENGINEER



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE BASIN BOUNDARY
- DESIGN POINT ID
- DRAINAGE BASIN ID
DRAINAGE BASIN AREA (AC)
MAJOR RUNOFF COEFFICIENT
MINOR RUNOFF COEFFICIENT
- OVERLAND FLOW ARROW
- CHANNELIZED FLOW ARROW

LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342

KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816)361.0440

GARY ODENHAL PE
28086

**DRAINAGE PLAN
DEVELOPED CONDITION**

**POUDRE HEIGHTS SUBDIVISION FIFTH FILING - SITE PLAN
WINDSOR, COLORADO**

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

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

BFE, GRADING, ROAD & UTILITY REVISIONS 5-1-2020
MF REVISIONS - 04/04/2022
MF REVISIONS - 06/24/2022
MF REVISIONS - 09/13/2022
MF REVISIONS - 11/22/2022

DESIGNER / DRAFTER
SAS
DATE
OCTOBER 15, 2018
PROJECT NUMBER
0216024.01
BOOK AND PAGE

**TOWN OF WINDSOR
DRAWING REVIEW**

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

DATE: _____ BY: _____ TOWN ENGINEER

SHEET

32 of 47

Street Front Tree Requirements (30% Shade Trees - 1 tree required per 50 linear feet)			
Street Name	Street Front Length	Trees Required	Trees Provided
Riverplace Dr. (50' ROW West Side)	841	16.8	17
Riverplace Dr. (50' ROW East Side)	846	16.9	17
Riverplace Dr. (60' ROW West Side)	1229	24.6	25
Riverplace Dr. (60' ROW East Side)	1335	26.7	27
Smoky River Dr. (North Side)	254	5.1	6
Smoky River Dr. (South Side)	252	5.0	5
Cherry Creek Dr. (North Side)	293	5.9	6
Total		101.0	103

Tree Lawn Requirements (1 tree per 40 l.f.)			
Right of Way	Length	Trees Required	Trees Provided
Riverplace Dr. (50' ROW West Side)	841	21.0	21
Riverplace Dr. (50' ROW East Side)	846	21.2	22
Riverplace Dr. (60' ROW West Side)	1229	30.7	31
Riverplace Dr. (60' ROW East Side)	1335	33.4	34
Smoky River Dr. (North Side)	254	6.4	7
Smoky River Dr. (South Side)	252	6.3	7
Cherry Creek Dr. (North Side)	293	7.3	8
Total		126.3	130

Parking Lot Exterior Coverage (1 tree per 40 l.f.)			
Coverage Type	Total Length	Required	Provided
Trees	549	13.7	14
Shrubs	549	183.0	183

Detention Ponds (1 tree per 40 feet of perimeter)			
Coverage Type	Perimeter	Required	Provided
Trees	2031	50.8	52.0

Note: A limited quantity of required trees have been relocated on site due to utility conflicts.

LEGEND

EVERGREEN TREES

CODE

SKJ

VPP

BP

PP

SHADE TREES

CODE

NSM

IH

TRO

FYL

GLL

STREET TREES

CODE

SKH

KCE

CHO

SEO

ASL

GL

RL

ORNAMENTAL TREE

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

GRASSES

CODE

FRG

STG

HMG

DFG

LBG

PERENNIALS

CODE

AM

LS

DECIDUOUS SHRUBS

CODE

SS

GPS

BRD

KOD

LDP

RS

AJN

DN

CSC

WSC

AWS

SM

DKL

EVERGREEN SHRUBS

CODE

AJ

CCJ

GROUND COVERS

CODE

SEED2

SEED

SOD

1.5" ROCK

2" ROCK

WOOD

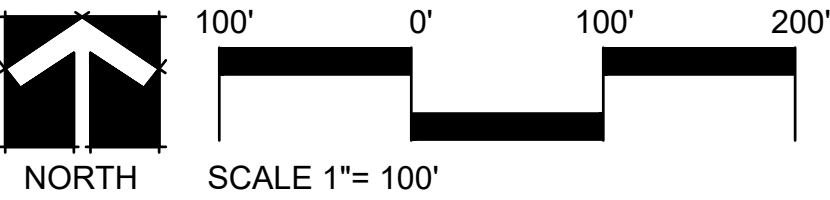
BOULDER

BENCH

EDGER

STREET LIGHT

PED. YIELD SIGN



POUDRE HEIGHTS 5th FILING

MAJOR SITE PLAN

WINDSOR, COLORADO

FINAL LANDSCAPE PLAN

NOT FOR CONSTRUCTION

Owner
Meritage Homes of Colorado Inc.
Chelsey Green 303-406-4312
8400 E Crescent Pkwy Ste 200,
Greenwood Village, CO 80111

Civil Engineer
Lamp Rynearson
Gary Odehnal, PE
4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
970-267-3819

The Henry Design Group
1501 Wazee Street
Suite 1-C
Denver, CO 80202
303.446.2368
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

DATE: 06/13/2023
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

40

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	04/05/2022	-
2	2ND SUBMITTAL	06/27/2022	-
3	3RD SUBMITTAL	09/13/2022	-
4	4TH SUBMITTAL	11/22/2022	-
5	5TH SUBMITTAL	03/21/2023	-
6	6TH SUBMITTAL	06/13/2023	-

Page 30 of 121

	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
	RAIN BIRD	RD06-S-P30-F-NP W/ SPEC'D. NOZZ.	POP-UP SPRAY HEAD	1	PURPLE LETTERS
	RAIN BIRD	RD12-S-P30-F-NP W/ SPEC'D.NOZZ.	HI-POP SPRAY HEAD	2	PURPLE LETTERS
	HUNTER	I-20-06-R W/ #3.0 NOZZ.	GEAR DRIVEN ROTOR	3	PURPLE CAP
	HUNTER	I-20-06-R W/ #2.5LA NOZZ.	GEAR DRIVEN ROTOR	3	PURPLE CAP
	HUNTER	I-20-12-R W/ #2.5LA NOZZ.	HI-POP GEAR DRIVEN ROTOR	4	PURPLE CAP
	HUNTER	I-20-12-R W/ #2.5 NOZZ.	HI-POP GEAR DRIVEN ROTOR	4	PURPLE CAP
	HUNTER	I-20-12-R W/ #4.0 NOZZ.	HI-POP GEAR DRIVEN ROTOR	4	PURPLE CAP
	HUNTER	I-20-06-R W/ MPR-25 SERIES NOZZ.	GEAR DRIVEN ROTOR	3	PURPLE CAP
	HUNTER	I-20-06-R W/ MPR-30 SERIES NOZZ.	GEAR DRIVEN ROTOR	3	PURPLE CAP
	HUNTER	I-25-06-R W/ #10 NOZZLE	GEAR DRIVEN ROTOR	3	PURPLE CAP
	RAIN BIRD	1402	PRESS. COMP. BUBBLER	5	
	HUNTER	WRF-CLK	WIREFLESS RAIN/FREEZE SENSOR	18	
		LINE SIZE	D RIP LINE BLOW-OUT STUB	17	
	HUNTER	IBV-301G-FS - 3"	MASTER VALVE	15	W/ LXIVMOUT & HUNTER #45820 DC LATCH, SOLENOID
		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	PVC LATERAL	12	
		CLASS 200 SOLVENT WELD - 2-1/2" DIA. AND SMALLER	PVC MAINLINE	12	PURPLE PIPE
		CLASS 200 GASKETED - 3" DIA. AND LARGER	PVC MAINLINE	12 & 20	PURPLE PIPE
		CLASS 200 SOLVENT WELD	PVC SLEEAVING		
	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	16	
	RAIN BIRD	PES-B-IVM SERIES	ELECTRIC CONTROL VALVE	6	W/ LXIVMSOL
	RAIN BIRD	LXIVMSO	SURGE ARRESTOR W/ GRD. PLATE	13	
	RAIN BIRD	ESPLXIVMP (PRO) SERIES	ELECTRIC CONTROLLER	17	TWO-WIRE
	FLO-MEC	LINE SIZE QS200 SERIAL - 3" DIA.	GATE VALVE FLOW SENSOR	8	W/ LXIVMSNEN
		3/4" DIA.	MANUAL DRAIN VALVE	10	
	RAIN BIRD	44 NP	QUICK COUPLING VALVE	9	
<td>IRRIGATION SELF-FLUSHING FILTER</td> <td>19</td> <td></td>	IRRIGATION SELF-FLUSHING FILTER	19			
	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	14	W/ LXIVMSOL
			CONTROLLER & STATION NO. CONTROL VALVE SIZE		

1. ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY HENRY DESIGN GROUP.
2. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
3. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF XXX PSI.

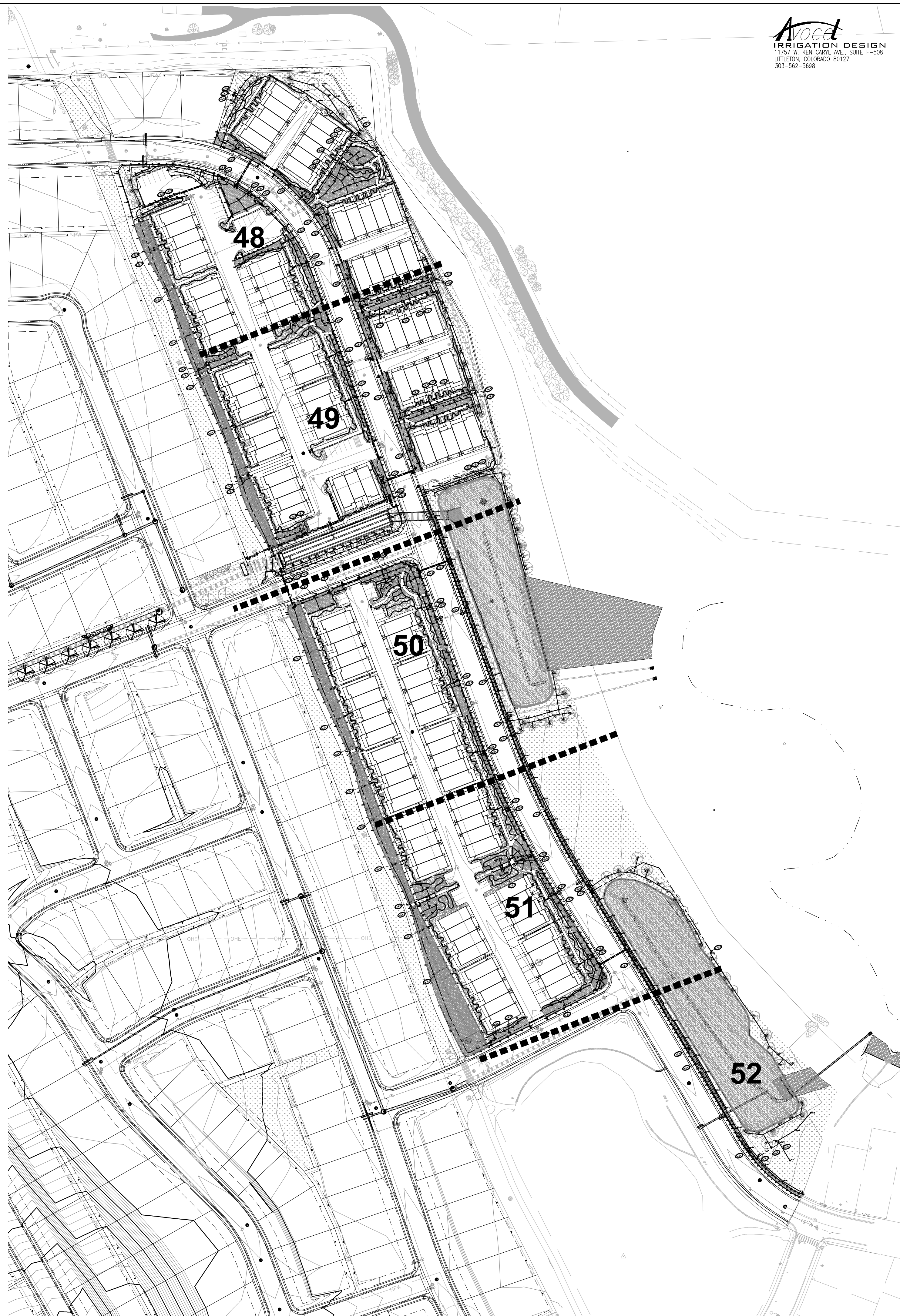
<u>TAP LOCATION/NUMBER</u>	<u>REQUIRED PRESSURE</u>
1	xx PSI

4. CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

<u>PIPE SIZE OR WIRE QUANTITY</u>	<u>REQUIRED SLEEVE</u>
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
2-1/2" - 3" PIPING	1-6" PVC SLEEVE
4" PIPING	1-8" PVC SLEEVE
TWO-WIRE CABLE	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING

3. WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
6. REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
7. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
8. VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
9. REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
10. LATERAL PIPING DIAMETERS SHALL INCLUDE 1", 1 1/2" AND 2". 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.
11. PEDESTAL MOUNT ONE RAIN BIRD EXPL/XPV (PRO) SERIES 240 STATION CONTROLLER AT INDICATED LOCATION, 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 75' E. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
12. INSTALL 3" TAP INTO NON-POTABLE WATER MAIN AT 54" DEPTH AT INDICATED LOCATION. INSTALL 3" GATE VALVE AND EXTEND 3' C-900 PVC PIPING AT 54" DEPTH TO IRRIGATION FILTER LOCATION. INSTALL ONE 1" MANUAL DRAIN VALVE (54" DEPTH), 3" IRRIGATION FILTER ASSEMBLY, ONE 3' FLOW SENSOR, ONE QUICK COUPLING VALVE, ONE 3" MASTER VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF FILTER ASSEMBLY SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.



Avoca
IRRIGATION DESIGN
11757 W. KEN CARYL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-562-5698

NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	04/05/2022	—
2	2ND SUBMITTAL	06/21/2022	—
3	3RD SUBMITTAL	09/13/2022	—
4	4TH SUBMITTAL	11/22/2022	
5	5TH SUBMITTAL	03/21/2023	
6	6TH SUBMITTAL	06/13/2023	

**NOT FOR
CONSTRUCTION**

Owner
Meritage Homes of Colorado Inc.
Chelsey Green 303-406-4312
8400 E Crescent Pkwy Ste 200,
Greenwood Village, CO 80111

Civil Engineer
Lamp Rynearson
Gary Odehnal, PE
4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
970-267-3819

The Henry Design Group
1501 Wazee Street
Suite 1-C
Denver, CO 80202
303.446.2368

henry
design
group



Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

DATE: 11/22/2022
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE:

47

April 5, 2022

4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
[P] 970.226.0342
[F] 970.226.0879
LampRynearson.com

Subject: Addendum No. 2 to FINAL DRAINAGE REPORT POUDRE HEIGHTS SUBDIVISION, THIRD FILING

The following summary represents the changes that were designed to support the revisions to the Multi-Family Phases of the above referenced subdivision. The revisions are required due to two major issues. One was the fact that the existing townhome lots and design did not fit the design and did not satisfy the dimensions of the new owner's (Meritage Homes) needs. The Meritage townhome models have a smaller footprint, and do not have side or back loaded garages.

The second issue is the fact that the Floodway Boundary, per the 2016 FIRM mapping will not be officially changed until late 2022. As such the Town will not allow any grading in the form of cut or fill materials in the FEMA designated floodway area.

Pond B was moved out of the existing floodway area and redesigned as shown on the enclosed Exhibit A. The pond was removed from the floodway, and the outlet structure, grading and erosion protection were redesigned and the details are part of the plan set re-submittal construction plans.

The irrigation delivery line was also adjusted and redesigned due to the relocation of Pond B. The irrigation outfall line outlets at the same location in the irrigation pond as it did before. The major changes to the irrigation outfall line is that it is shorter and is designed to run parallel between the new Pond B and Riverplace Drive. Details and analysis are included in this re-submittal of construction plans. The revised plan and profile detail is included in the submittal and the hydraulic analysis of the outfall is included in the appendix of this addendum.

In addition to the above referenced changes and modifications the site Drainage exhibits were modified to reflect the water quality pond moves. The rational method tables and summary outfall points tables were also updated and can be found in the appendix of this addendum.

Stormwater Quality

Stormwater quality will be mitigated onsite during construction with the use of silt fencing, vehicle tracking devices, and inlet and outlet protection devices. Long-term stormwater quality will occur by routing the onsite drainage through grass buffers and vegetated swales located within open areas. Additional treatment will occur by routing the majority of the runoff will be directed into

two water quality ponds and released at an attenuated rate over an extended period of time. The outlet structures for the ponds have been designed to account for a 40-hour water quality capture volume with a 100-year emergency spillway draining to the regional detention pond. The calculations for the water quality pond B and spillway were changed slightly. Table 4 below provides a brief summary of the water quality Pond B parameters.

Table 1 – Parameters for Water Quality Pond B

Parameter	Pond B	
WQCV Required (ac-ft)	1.492	
WQCV Provided (ac-ft)	3.010	
Water Surface Elevation at WQCV (ft)	4766.80	
Top Elevation (1' freeboard)	4769.2	
Minimum Elevation	4763.0	
Outlet Pipe Diameter (in)	12	
Spillway Crest Elevation (ft)	4769.2	
Spillway Length (ft)	160	

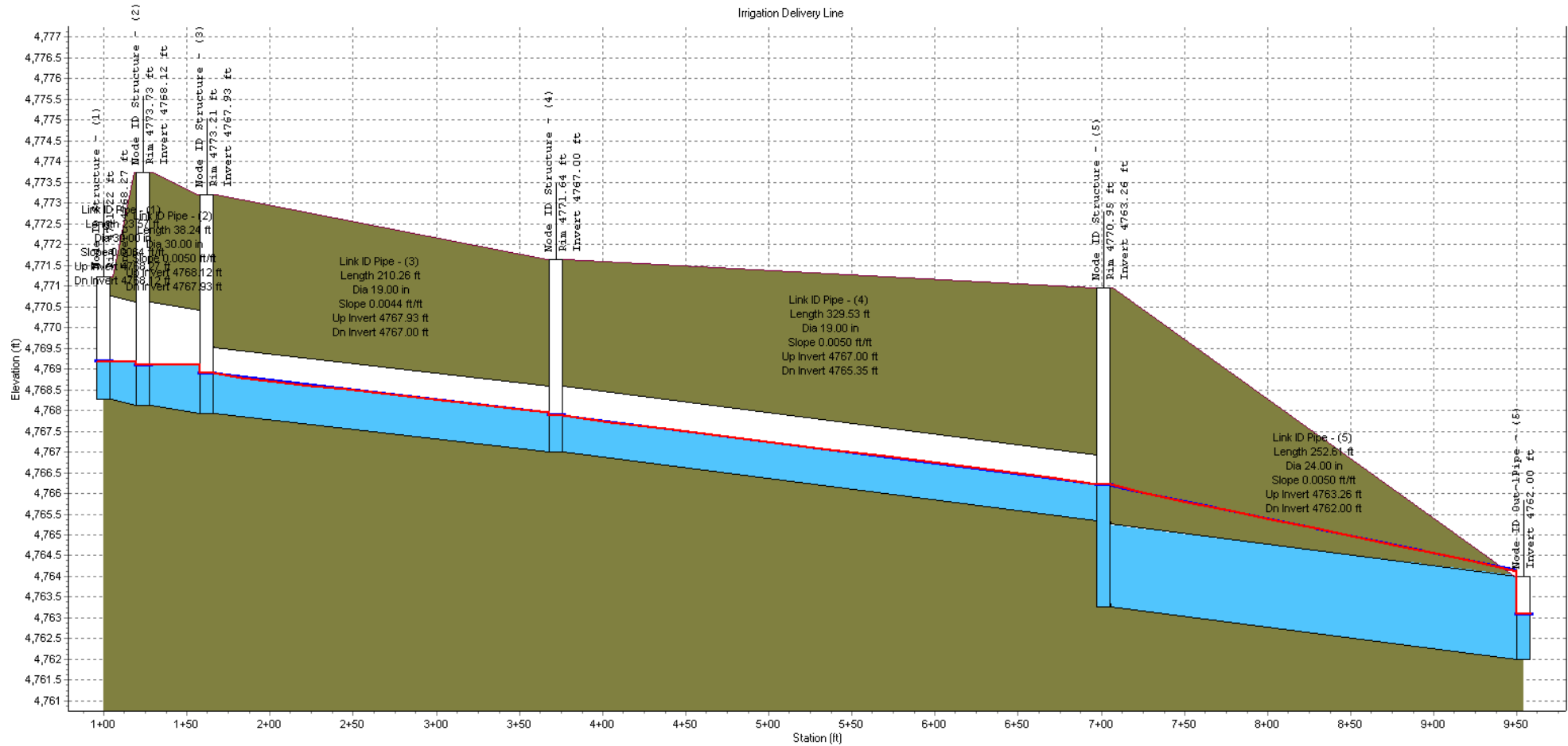
Erosion Control

Scour resulting from highly turbulent, rapidly decelerating flow is a common problem at pipe outlets; therefore, riprap pads are provided at the storm sewer outlets to provide erosion protection. UDFCD's UD-Culvert version 3.01 was used to size the riprap pads. Channel or swale lining design was performed using FHWA's Hydraulic Toolbox 4.2 program. Calculation results for the erosion control devices are included in Appendix C.

Thank you for your prompt attention to these items.

Gary A Odehnal PE
Senior Project Manager

Poudre Heights
Irrigation Delivery Line



Structure - (1)		Structure - (2)		Structure - (3)		Structure - (4)		Structure - (5)		Out-1 Pipe - (5)	
Node ID:	Structure - (1)	Structure - (2)	Structure - (3)			Structure - (4)		Structure - (5)		Out-1 Pipe - (5)	
Rim (ft):	4771.22	4773.73	4773.21			4771.64		4770.95			
Invert (ft):	4768.27	4768.12	4767.93			4767.00		4763.26			4762.00
Min Pipe Cover (ft):	0.45	3.11	2.78			3.06		4.01			
Max HGL (ft):	4769.18	4769.14	4768.98			4767.89		4766.21			4763.09
Pipe - (1)		Pipe - (2)		Pipe - (3)		Pipe - (4)		Pipe - (5)			
Link ID:											
Length (ft):	23.57	38.24		210.26		329.53		252.61			
Dia (in):	30.00	30.00		19.00		19.00		24.00			
Slope (ft/ft):	0.0064	0.0050		0.0044		0.0050		0.0050			
Up Invert (ft):	4768.27	4768.12		4767.93		4767.00		4763.26			
Dn Invert (ft):	4768.12	4767.93		4767.00		4765.35		4762.00			
Max Q (cfs):	11.02	11.45		10.03		10.00		10.00			
Max Vel (ft/s):	6.60	5.96		5.41		5.64		5.70			
Max Depth (ft):	0.91	0.97		0.89		0.86		1.09			

Calculation of Peak Runoff using Rational Method

Designer: SA
 Company: LAMP RYNEARSON
 Date: 3/31/2022
 Project: POUDRE HEIGHTS 3RD FILING
 Location: WINDSOR, COLORADO

Version 2.00 released May 2017

$$C_t = \frac{0.395(1.1 - C_p) L_t}{S^{0.27}}$$

$$C_t = \frac{L_t}{60(L_t + 9) S^{0.27}}$$

$$C_{t1} = \frac{L_{t1}}{60(L_{t1} + 9) S^{0.27}}$$

$$C_{t2} = \frac{L_{t2}}{60(L_{t2} + 9) S^{0.27}}$$

$$C_{t3} = \frac{L_{t3}}{60(L_{t3} + 9) S^{0.27}}$$

$$C_{t4} = \frac{L_{t4}}{60(L_{t4} + 9) S^{0.27}}$$

$$C_{t5} = \frac{L_{t5}}{60(L_{t5} + 9) S^{0.27}}$$

$$C_{t6} = \frac{L_{t6}}{60(L_{t6} + 9) S^{0.27}}$$

$$C_{t7} = \frac{L_{t7}}{60(L_{t7} + 9) S^{0.27}}$$

$$C_{t8} = \frac{L_{t8}}{60(L_{t8} + 9) S^{0.27}}$$

$$C_{t9} = \frac{L_{t9}}{60(L_{t9} + 9) S^{0.27}}$$

$$C_{t10} = \frac{L_{t10}}{60(L_{t10} + 9) S^{0.27}}$$

$$C_{t11} = \frac{L_{t11}}{60(L_{t11} + 9) S^{0.27}}$$

$$C_{t12} = \frac{L_{t12}}{60(L_{t12} + 9) S^{0.27}}$$

$$C_{t13} = \frac{L_{t13}}{60(L_{t13} + 9) S^{0.27}}$$

$$C_{t14} = \frac{L_{t14}}{60(L_{t14} + 9) S^{0.27}}$$

$$C_{t15} = \frac{L_{t15}}{60(L_{t15} + 9) S^{0.27}}$$

$$C_{t16} = \frac{L_{t16}}{60(L_{t16} + 9) S^{0.27}}$$

$$C_{t17} = \frac{L_{t17}}{60(L_{t17} + 9) S^{0.27}}$$

$$C_{t18} = \frac{L_{t18}}{60(L_{t18} + 9) S^{0.27}}$$

$$C_{t19} = \frac{L_{t19}}{60(L_{t19} + 9) S^{0.27}}$$

$$C_{t20} = \frac{L_{t20}}{60(L_{t20} + 9) S^{0.27}}$$

$$C_{t21} = \frac{L_{t21}}{60(L_{t21} + 9) S^{0.27}}$$

$$C_{t22} = \frac{L_{t22}}{60(L_{t22} + 9) S^{0.27}}$$

$$C_{t23} = \frac{L_{t23}}{60(L_{t23} + 9) S^{0.27}}$$

$$C_{t24} = \frac{L_{t24}}{60(L_{t24} + 9) S^{0.27}}$$

$$C_{t25} = \frac{L_{t25}}{60(L_{t25} + 9) S^{0.27}}$$

$$C_{t26} = \frac{L_{t26}}{60(L_{t26} + 9) S^{0.27}}$$

$$C_{t27} = \frac{L_{t27}}{60(L_{t27} + 9) S^{0.27}}$$

$$C_{t28} = \frac{L_{t28}}{60(L_{t28} + 9) S^{0.27}}$$

$$C_{t29} = \frac{L_{t29}}{60(L_{t29} + 9) S^{0.27}}$$

$$C_{t30} = \frac{L_{t30}}{60(L_{t30} + 9) S^{0.27}}$$

$$C_{t31} = \frac{L_{t31}}{60(L_{t31} + 9) S^{0.27}}$$

$$C_{t32} = \frac{L_{t32}}{60(L_{t32} + 9) S^{0.27}}$$

$$C_{t33} = \frac{L_{t33}}{60(L_{t33} + 9) S^{0.27}}$$

$$C_{t34} = \frac{L_{t34}}{60(L_{t34} + 9) S^{0.27}}$$

$$C_{t35} = \frac{L_{t35}}{60(L_{t35} + 9) S^{0.27}}$$

$$C_{t36} = \frac{L_{t36}}{60(L_{t36} + 9) S^{0.27}}$$

$$C_{t37} = \frac{L_{t37}}{60(L_{t37} + 9) S^{0.27}}$$

$$C_{t38} = \frac{L_{t38}}{60(L_{t38} + 9) S^{0.27}}$$

$$C_{t39} = \frac{L_{t39}}{60(L_{t39} + 9) S^{0.27}}$$

$$C_{t40} = \frac{L_{t40}}{60(L_{t40} + 9) S^{0.27}}$$

$$C_{t41} = \frac{L_{t41}}{60(L_{t41} + 9) S^{0.27}}$$

$$C_{t42} = \frac{L_{t42}}{60(L_{t42} + 9) S^{0.27}}$$

$$C_{t43} = \frac{L_{t43}}{60(L_{t43} + 9) S^{0.27}}$$

$$C_{t44} = \frac{L_{t44}}{60(L_{t44} + 9) S^{0.27}}$$

$$C_{t45} = \frac{L_{t45}}{60(L_{t45} + 9) S^{0.27}}$$

$$C_{t46} = \frac{L_{t46}}{60(L_{t46} + 9) S^{0.27}}$$

$$C_{t47} = \frac{L_{t47}}{60(L_{t47} + 9) S^{0.27}}$$

$$C_{t48} = \frac{L_{t48}}{60(L_{t48} + 9) S^{0.27}}$$

$$C_{t49} = \frac{L_{t49}}{60(L_{t49} + 9) S^{0.27}}$$

$$C_{t50} = \frac{L_{t50}}{60(L_{t50} + 9) S^{0.27}}$$

$$C_{t51} = \frac{L_{t51}}{60(L_{t51} + 9) S^{0.27}}$$

$$C_{t52} = \frac{L_{t52}}{60(L_{t52} + 9) S^{0.27}}$$

$$C_{t53} = \frac{L_{t53}}{60(L_{t53} + 9) S^{0.27}}$$

$$C_{t54} = \frac{L_{t54}}{60(L_{t54} + 9) S^{0.27}}$$

$$C_{t55} = \frac{L_{t55}}{60(L_{t55} + 9) S^{0.27}}$$

$$C_{t56} = \frac{L_{t56}}{60(L_{t56} + 9) S^{0.27}}$$

$$C_{t57} = \frac{L_{t57}}{60(L_{t57} + 9) S^{0.27}}$$

$$C_{t58} = \frac{L_{t58}}{60(L_{t58} + 9) S^{0.27}}$$

$$C_{t59} = \frac{L_{t59}}{60(L_{t59} + 9) S^{0.27}}$$

$$C_{t60} = \frac{L_{t60}}{60(L_{t60} + 9) S^{0.27}}$$

$$C_{t61} = \frac{L_{t61}}{60(L_{t61} + 9) S^{0.27}}$$

$$C_{t62} = \frac{L_{t62}}{60(L_{t62} + 9) S^{0.27}}$$

$$C_{t63} = \frac{L_{t63}}{60(L_{t63} + 9) S^{0.27}}$$

$$C_{t64} = \frac{L_{t64}}{60(L_{t64} + 9) S^{0.27}}$$

$$C_{t65} = \frac{L_{t65}}{60(L_{t65} + 9) S^{0.27}}$$

$$C_{t66} = \frac{L_{t66}}{60(L_{t66} + 9) S^{0.27}}$$

$$C_{t67} = \frac{L_{t67}}{60(L_{t67} + 9) S^{0.27}}$$

$$C_{t68} = \frac{L_{t68}}{60(L_{t68} + 9) S^{0.27}}$$

$$C_{t69} = \frac{L_{t69}}{60(L_{t69} + 9) S^{0.27}}$$

$$C_{t70} = \frac{L_{t70}}{60(L_{t70} + 9) S^{0.27}}$$

$$C_{t71} = \frac{L_{t71}}{60(L_{t71} + 9) S^{0.27}}$$

$$C_{t72} = \frac{L_{t72}}{60(L_{t72} + 9) S^{0.27}}$$

$$C_{t73} = \frac{L_{t73}}{60(L_{t73} + 9) S^{0.27}}$$

$$C_{t74} = \frac{L_{t74}}{60(L_{t74} + 9) S^{0.27}}$$

$$C_{t75} = \frac{L_{t75}}{60(L_{t75} + 9) S^{0.27}}$$

$$C_{t76} = \frac{L_{t76}}{60(L_{t76} + 9) S^{0.27}}$$

$$C_{t77} = \frac{L_{t77}}{60(L_{t77} + 9) S^{0.27}}$$

$$C_{t78} = \frac{L_{t78}}{60(L_{t78} + 9) S^{0.27}}$$

$$C_{t79} = \frac{L_{t79}}{60(L_{t79} + 9) S^{0.27}}$$

$$C_{t80} = \frac{L_{t80}}{60(L_{t80} + 9) S^{0.27}}$$

$$C_{t81} = \frac{L_{t81}}{60(L_{t81} + 9) S^{0.27}}$$

$$C_{t82} = \frac{L_{t82}}{60(L_{t82} + 9) S^{0.27}}$$

$$C_{t83} = \frac{L_{t83}}{60(L_{t83} + 9) S^{0.27}}$$

$$C_{t84} = \frac{L_{t84}}{60(L_{t84} + 9) S^{0.27}}$$

$$C_{t85} = \frac{L_{t85}}{60(L_{t85} + 9) S^{0.27}}$$

$$C_{t86} = \frac{L_{t86}}{60(L_{t86} + 9) S^{0.27}}$$

$$C_{t87} = \frac{L_{t87}}{60(L_{t87} + 9) S^{0.27}}$$

$$C_{t88} = \frac{L_{t88}}{60(L_{t88} + 9) S^{0.27}}$$

$$C_{t89} = \frac{L_{t89}}{60(L_{t89} + 9) S^{0.27}}$$

$$C_{t90} = \frac{L_{t90}}{60(L_{t90} + 9) S^{0.27}}$$

$$C_{t91} = \frac{L_{t91}}{60(L_{t91} + 9) S^{0.27}}$$

$$C_{t92} = \frac{L_{t92}}{60(L_{t92} + 9) S^{0.27}}$$

$$C_{t93} = \frac{L_{t93}}{60(L_{t93} + 9) S^{0.27}}$$

$$C_{t94} = \frac{L_{t94}}{60(L_{t94} + 9) S^{0.27}}$$

$$C_{t95} = \frac{L_{t95}}{60(L_{t95} + 9) S^{0.27}}$$

$$C_{t96} = \frac{L_{t96}}{60(L_{t96} + 9) S^{0.27}}$$

$$C_{t97} = \frac{L_{t97}}{60(L_{t97} + 9) S^{0.27}}$$

$$C_{t98} = \frac{L_{t98}}{60(L_{t98} + 9) S^{0.27}}$$

$$C_{t99} = \frac{L_{t99}}{60(L_{t99} + 9) S^{0.27}}$$

$$C_{t100} = \frac{L_{t100}}{60(L_{t100} + 9) S^{0.27}}$$

$$C_{t101} = \frac{L_{t101}}{60(L_{t101} + 9) S^{0.27}}$$

$$C_{t102} = \frac{L_{t102}}{60(L_{t102} + 9) S^{0.27}}$$

$$C_{t103} = \frac{L_{t103}}{60(L_{t103} + 9) S^{0.27}}$$

$$C_{t104} = \frac{L_{t104}}{60(L_{t104} + 9) S^{0.27}}$$

$$C_{t105} = \frac{L_{t105}}{60(L_{t105} + 9) S^{0.27}}$$

$$C_{t106} = \frac{L_{t106}}{60(L_{t106} + 9) S^{0.27}}$$

$$C_{t107} = \frac{L_{t107}}{60(L_{t107} + 9) S^{0.27}}$$

$$C_{t108} = \frac{L_{t108}}{60(L_{t108} + 9) S^{0.27}}$$

$$C_{t109} = \frac{L_{t109}}{60(L_{t109} + 9) S^{0.27}}$$

$$C_{t110} = \frac{L_{t110}}{60(L_{t110} + 9) S^{0.27}}$$

$$C_{t111} = \frac{L_{t111}}{60(L_{t111} + 9) S^{0.27}}$$

$$C_{t112} = \frac{L_{t112}}{60(L_{t112} + 9) S^{0.27}}$$

$$C_{t113} = \frac{L_{t113}}{60(L_{t113} + 9) S^{0.27}}$$

$$C_{t114} = \frac{L_{t114}}{60(L_{t114} + 9) S^{0.27}}$$

$$C_{t115} = \frac{L_{t115}}{60(L_{t115} + 9) S^{0.27}}$$

$$C_{t116} = \frac{L_{t116}}{60(L_{t116} + 9) S^{0.27}}$$

$$C_{t117} = \frac{L_{t117}}{60(L_{t117} + 9) S^{0.27}}$$

$$C_{t118} = \frac{L_{t118}}{60(L_{t118} + 9) S^{0.27}}$$

$$C_{t119} = \frac{L_{t119}}{60(L_{t119} + 9) S^{0.27}}$$

$$C_{t120} = \frac{L_{t120}}{60(L_{t120} + 9) S^{0.27}}$$

$$C_{t121} = \frac{L_{t121}}{60(L_{t121} + 9) S^{0.27}}$$

$$C_{t122} = \frac{L_{t122}}{60(L_{t122} + 9) S^{0.27}}$$

$$C_{t123} = \frac{L_{t123}}{60(L_{t123} + 9) S^{0.27}}$$

$$C_{t124} = \frac{L_{t124}}{60(L_{t124} + 9) S^{0.27}}$$

$$C_{t125} = \frac{L_{t125}}{60(L_{t125} + 9) S^{0.27}}$$

$$C_{t126} = \frac{L_{t126}}{60(L_{t126} + 9) S^{0.27}}$$

$$C_{t127} = \frac{L_{t127}}{60(L_{t127} + 9) S^{0.27}}$$

$$C_{t128} = \frac{L_{t128}}{60(L_{t128} + 9) S^{0.27}}$$

$$C_{t129} = \frac{L_{t129}}{60(L_{t129} + 9) S^{0.27}}$$

$$C_{t130} = \frac{L_{t130}}{60(L_{t130} + 9) S^{0.27}}$$

$$C_{t131} = \frac{L_{t131}}{60(L_{t131} + 9) S^{0.27}}$$

$$C_{t132} = \frac{L_{t132}}{60(L_{t132} + 9) S^{0.27}}$$

$$C_{t133} = \frac{L_{t133}}{60(L_{t133} + 9) S^{0.27}}$$

$$C_{t134} = \frac{L_{t134}}{60(L_{t134} + 9) S^{0.27}}$$

$$C_{t135} = \frac{L_{t135}}{60(L_{t135} + 9) S^{0.27}}$$

$$C_{t136} = \frac{L_{t136}}{60(L_{t136} + 9) S^{0.27}}$$

$$C_{t137} = \frac{L_{t137}}{60(L_{t137} + 9) S^{0.27}}$$

$$C_{t138} = \frac{L_{t138}}{60(L_{t138} + 9) S^{0.27}}$$

$$C_{t139} = \frac{L_{t139}}{60(L_{t139} + 9) S^{0.27}}$$

$$C_{t140} = \frac{L_{t140}}{60(L_{t140} + 9) S^{0.27}}$$

$$C_{t141} = \frac{L_{t141}}{60(L_{t141} + 9) S^{0.27}}$$

$$C_{t142} = \frac{L_{t142}}{60(L_{t142} + 9) S^{0.27}}$$

$$C_{t143} = \frac{L_{t143}}{60(L_{t143} + 9) S^{0.27}}$$

$$C_{t144} = \frac{L_{t144}}{60(L_{t144} + 9) S^{0.27}}$$

$$C_{t145} = \frac{L_{t145}}{60(L_{t145} + 9) S^{0.27}}$$

$$C_{t146} = \frac{L_{t146}}{60(L_{t146} + 9) S^{0.27}}$$

$$C_{t147} = \frac{L_{t147}}{60(L_{t147} + 9) S^{0.27}}$$

$$C_{t148} = \frac{L_{t148}}{60(L_{t148} + 9) S^{0.27}}$$

$$C_{t149} = \frac{L_{t149}}{60(L_{t149} + 9) S^{0.27}}$$

$$C_{t150} = \frac{L_{t150}}{60(L_{t150} + 9) S^{0.27}}$$

$$C_{t151} = \frac{L_{t151}}{60(L_{t151} + 9) S^{0.27}}$$

OS9	1.59	A	2.0	0.01	0.01	0.01	0.01	0.04	0.13	0.27	151.86	4830.00	4816.00	0.092	11.70	316.87	4816.00	4805.81	0.032	15	2.69	1.96	13.66	28.83	13.66	2.01					6.66		0.02				1.33									
				0.10	0.20				0.60						9.62								11.56		11.56	2.16					7.16		0.34				6.83									
				0.01	0.01	0.01	0.01	0.04	0.13	0.27					17.16								380.44		4816.00	4805.49	0.028	15	2.49	2.54	19.70	29.77	19.70	1.68					5.57		0.01				0.49	
OS10	0.70	A	2.0	0.19	0.20				0.60		247.62	4831.00	4816.00	0.061	14.61	380.44	4816.00	4805.49	0.028	15	2.49	2.54	16.65	16.65	16.65	1.83					6.07		0.13				2.55									
				0.01	0.01	0.01	0.01	0.04	0.13	0.27					16.91								19.23		19.23	1.70					5.64		0.00				0.30									
				0.19	0.20				0.60						13.91								310.03		4801.83	4795.00	0.022	15	2.23	2.32	15.23	29.41	15.23	1.86					6.14		0.08				1.28	
OS11	0.43	A	2.0	0.01	0.01	0.01	0.01	0.04	0.13	0.27	193.02	4810.21	4801.83	0.043	16.91	310.03	4801.83	4795.00	0.022	15	2.23	2.32	17.24	27.08	17.24	1.41					4.68		2.90				32.37									
				0.07	0.07	0.08	0.10	0.14	0.22	0.34					17.24								23.47		23.47	1.47					4.87		8.63				66.48									
				0.19	0.29				0.62						13.63								2254.00		4949.00	4802.91	0.065	15	3.82	9.84	57.08	57.08	25.26	1.47					7.80		0.02				3.29	
OS12	31.56	A	14.0	0.01	0.07	0.08	0.10	0.14	0.22	0.34	294.38	4968.00	4949.00	0.065	17.24	0.00	4949.00	4802.91	0.065	15	3.82	9.84	57.08	25.66	57.08	1.47					4.87		8.63				66.48									
				0.19	0.29				0.62						13.63								2254.00		4949.00	4802.91	0.065	15	3.82	9.84	57.08	57.08	25.26	1.47					7.80		0.02				3.29	
				0.01	0.05	0.15	0.33	0.40	0.49	0.59					5.07								5.07		10.00	2.30																				
OB	0.87	C	2.0	0.01	0.01	0.01	0.01	0.04	0.13	0.27	150.00			1.000	11.70	0.00			0.000	7	0.01	0.00	13.66	25.66	13.66	2.01					6.66		0.02				1.33									
				0.16	0.20				0.60						3.62								11.56		11.56	2.16					7.16		0.34				6.83									
				0.01	0.01	0.01	0.01	0.04	0.13	0.27					17.16								380.44		4816.00	4805.49	0.028	15	2.49	2.54	19.70	29.77	19.70	1.68					5.57		0.01				0.49	

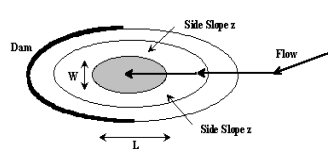
BASIN ID	AREA (AC)	PERCENT IMPERVIOUS	TIME OF CONCENTRATION (MIN)	RUNOFF COEFFICIENT		RAINFALL INTENSITY (IN/HR)		PEAK STORM RUNOFF (CFS)	
				2-YR	100-YR	2-YR	100-YR	2-YR	100-YR
A1(DP1)	1.57	2	18.77	0.54	0.76	1.73	5.71	1.46	6.82
A2(DP2)	0.37	70	6.11	0.65	0.80	2.72	9.01	0.65	2.67
A3(DP3)	2.83	70	10.49	0.65	0.80	2.25	7.46	4.15	16.89
A4(DP4)	0.52	70	5.53	0.65	0.80	2.80	9.27	0.95	3.86
A5(DP5)	0.99	68	12.34	0.62	0.81	2.11	6.97	1.29	5.57
A6(DP6)	0.58	40	5.00	0.40	0.70	2.88	9.53	0.67	3.87
A7(DP7)	2.38	59	11.98	0.56	0.76	2.13	7.06	2.85	12.84
A8(DP8)	5.94	40	12.64	0.40	0.70	2.08	6.90	4.95	28.68
A9(DP9)	0.64	40	7.54	0.40	0.70	2.55	8.43	0.65	3.78
A10(DP10)	4.96	40	10.64	0.40	0.70	2.24	7.42	4.45	25.75
A11(DP11)	4.16	40	10.04	0.40	0.70	2.29	7.59	3.82	22.10
B1(DP21)	5.35	32	14.76	0.34	0.69	1.94	6.43	3.56	23.67
B2(DP22)	0.28	70	5.49	0.65	0.80	2.81	9.30	0.51	2.08
B3(DP23)	1.70	70	6.41	0.65	0.80	2.68	8.88	2.96	12.08
B4(DP24)	0.39	70	7.49	0.65	0.80	2.55	8.45	0.65	2.64
B5(DP25)	1.11	52	10.04	0.50	0.74	2.29	7.59	1.28	6.24
B6(DP26)	2.53	70	5.33	0.65	0.80	2.83	9.37	4.66	18.97
B7(DP27)	1.97	70	7.09	0.65	0.80	2.60	8.60	3.33	13.56
B8(DP28)	1.82	70	9.52	0.65	0.80	2.34	7.75	2.77	11.28
B9(DP29)	2.60	54	11.51	0.51	0.75	2.17	7.18	2.90	13.92
B10(DP30)	5.81	40	11.13	0.40	0.70	2.20	7.28	5.11	29.61
B11(DP31)	3.05	40	10.34	0.40	0.70	2.27	7.50	2.77	16.02
B12(DP32)	5.10	40	11.00	0.40	0.70	2.21	7.32	4.51	26.12
B13(DP33)	2.36	40	8.42	0.40	0.70	2.45	8.11	2.31	13.40
B14(DP34)	2.80	40	11.99	0.40	0.70	2.13	7.06	2.39	13.83
B15(DP35)	0.60	2	10.00	0.10	0.60	2.30	7.60	0.14	2.74
B16(DP36)	0.31	2	10.00	0.10	0.60	2.30	7.60	0.07	1.41
B17(DP37)	0.28	2	10.00	0.10	0.60	2.30	7.60	0.06	1.28
B18(DP38)	0.23	2	10.00	0.10	0.60	2.30	7.60	0.05	1.05
B19(DP39)	2.49	40	19.57	0.40	0.70	1.69	5.59	1.68	9.75
B20(DP40)	2.88	40	15.81	0.40	0.70	1.88	6.22	2.17	12.54
B21(DP41)	3.78	40	14.27	0.40	0.70	1.97	6.53	2.98	17.28
B22(DP42)	1.38	40	7.83	0.40	0.70	2.51	8.32	1.39	8.04
B23(DP43)	4.76	40	19.32	0.40	0.70	1.70	5.63	3.24	18.75
B24(DP44)	3.81	40	10.25	0.40	0.70	2.27	7.53	3.47	20.08
B25(DP45)	3.83	40	16.60	0.40	0.70	1.84	6.08	2.81	16.29
B26(DP46)	1.81	40	20.40	0.40	0.70	1.65	5.47	1.20	6.93
O1(DP61)	0.42	40	5.00	0.40	0.70	2.88	9.53	0.48	2.80
O2(DP62)	0.21	40	5.00	0.40	0.70	2.88	9.53	0.24	1.40
O3(DP63)	0.38	40	5.00	0.40	0.70	2.88	9.53	0.44	2.54
O4(DP64)	1.06	40	5.00	0.40	0.70	2.88	9.53	1.22	7.07
O5(DP65)	0.64	20	5.00	0.31	0.67	2.88	9.53	0.56	4.08
O6(DP66)	2.09	33	5.00	0.35	0.70	2.88	9.53	2.13	13.85
O7(DP67)	0.11	2	5.00	0.10	0.60	2.88	9.53	0.03	0.63
OS1(DP71)	1.15	2	18.35	0.10	0.60	1.75	5.78	0.20	3.99
OS2(DP72)	0.30	50	5.00	0.50	0.75	2.88	9.53	0.43	2.14
OS3(DP73)	1.82	30	5.32	0.30	0.65	2.83	9.37	1.55	11.09
OS4(DP74)	2.59	6	10.00	0.13	0.61	2.30	7.60	0.78	11.97
OS5(DP75)	0.42	2	9.64	0.10	0.60	2.33	7.71	0.10	1.94
OS6(DP76)	4.51	2	16.62	0.10	0.60	1.83	6.07	0.83	16.43
OS7(DP77)	2.03	2	16.86	0.10	0.60	1.82	6.03	0.37	7.34
OS8(DP78)	66.65	15	52.83	0.19	0.62	0.93	3.09	12.03	128.44
OS9(DP79)	1.59	2	11.58	0.10	0.60	2.16	7.16	0.34	6.83
OS10(DP80)	0.70	2	16.65	0.10	0.60	1.83	6.07	0.13	2.55
OS11(DP81)	0.43	2	16.23	0.10	0.60	1.86	6.14	0.08	1.58
OS12(DP82)	31.56	14	25.26	0.19	0.62	1.47	4.87	8.63	95.48
O8	0.87	2	10.00	0.01	0.49	2.30	7.60	0.02	3.26

DESIGN POINT (DP) ID	PEAK STORM RUNOFF (CFS)	
	2-YR	100-YR
1	25.68	121.33
2	5.05	28.81
3	4.15	16.89
4	3.24	25.43
5	2.20	11.00
6	0.67	3.87
7	2.85	12.84
8	5.40	9.50
9	0.65	17.40
10	4.45	25.75
11	3.82	22.10
21	51.56	359.08
22	3.56	13.47
23	2.96	12.08
24	37.81	270.90
25	1.28	6.24
26	4.66	18.97
27	3.33	14.60
28	2.77	21.90
29	2.90	13.92
30	5.11	36.60
31	2.77	37.20
32	4.90	19.80
33	2.40	15.50
34	3.20	15.70
35	10.41	149.16
36	5.29	89.56
37	0.39	7.97
38	8.61	95.75
39	1.68	9.75
40	2.17	12.70
41	2.98	17.28
42	1.39	8.04
43	3.30	5.00
44	3.60	14.80
45	2.81	16.29
46	1.20	16.80
61	0.48	2.80
62	0.24	1.40
63	0.44	2.54
64	1.22	7.07
65	0.56	4.08
66	2.13	13.85
67	0.03	0.63
71	3.05	16.83
72	0.43	2.14
73	1.55	11.09
74	0.78	11.97
75	0.10	1.94
76	5.29	89.56
77	0.37	7.34
78	12.03	128.44
79	0.34	6.83
80	0.13	2.55
81	0.08	1.58
82	8.63	95.48

STAGE-STORAGE SIZING FOR DETENTION BASINS

Project: Poudre Heights 3rd Filing

Basin ID: Pond B



Design Information (Input):

Width of Basin Bottom, W = ft

Length of Basin Bottom, L = ft

Dam Side-slope (H:V), Z_d = ft/ft

Right Triangle		OR...
Isosceles Triangle		OR...
Rectangle		OR...
Circle / Ellipse		OR...
Irregular		(Use Override values in cells G32:G52)

MINOR	MAJOR	
2.20	5.72	acre-ft.

acre-ft.

acre-ft.

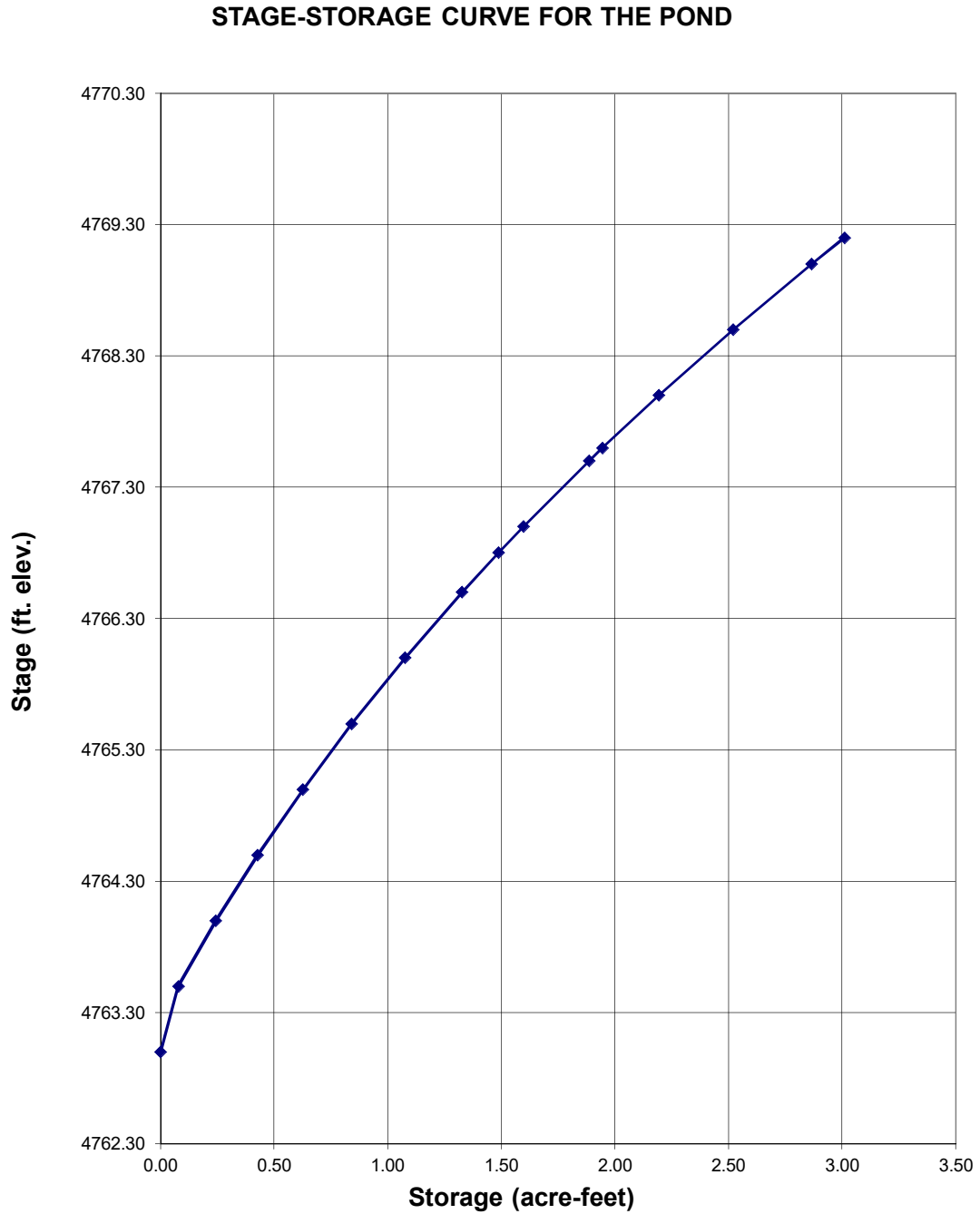
Stage-Storage Relationship:

[illegible]

STAGE-STORAGE SIZING FOR DETENTION BASINS

Project:

Basin ID:



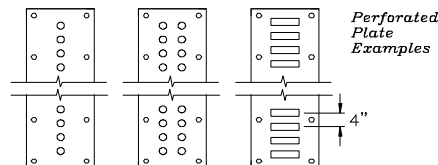
STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET	
--	--

Basin ID: Pond B

Catchment Imperviousness, i_p	=	43.0	percent
Catchment Area, A	=	65.80	acres
Depth at WQCV outlet above lowest perforation, H	=	3.8	feet
Vertical distance between rows, h	=	4.00	inches
Number of rows, NL	=	6.00	
Orifice discharge coefficient, C_o	=	0.61	
Slope of Basin Trickle Channel, S	=	0.000	ft / ft
Time to Drain the Pond	=	40	hours

Height of slot, $H =$ inches
Width of slot, $W =$ inches

Percent Soil Type A =	0	%
Percent Soil Type B =	40	%
Percent Soil Type C/D =	60	%



Water Quality Capture Volume, WQCV =	0.227 watershed inches
Water Quality Capture Volume (WQCV) =	1.243 acre-feet
Design Volume (WQCV / 12 * Area * 12 Vol) =	1.492 acre-feet
Outlet area per row, Ao =	4.87 square inches
Total opening area at each row based on user-input above, Ao =	4.87 square inches
Total opening area at each row based on user-input above, Ao =	0.034 square feet

[illegible]

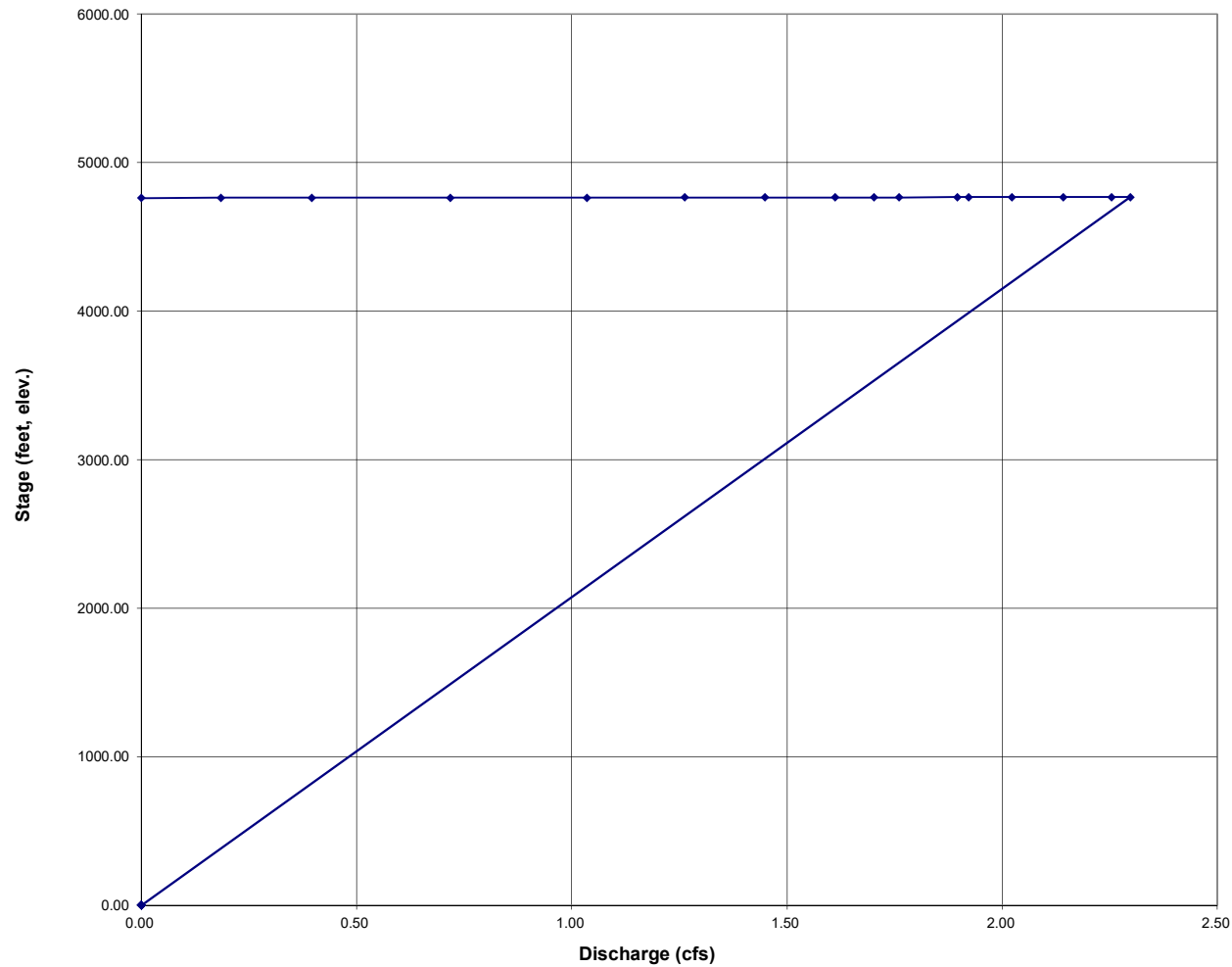
STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET

Worksheet Protected

Project: **Poudre Heights 3rd Filing**

Basin ID: **Pond B**

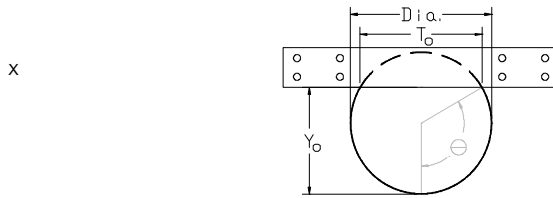
STAGE-DISCHARGE CURVE FOR THE WQCV OUTLET STRUCTURE



RESTRICTOR PLATE SIZING FOR CIRCULAR VERTICAL ORIFICES

Project: **Poudre Heights 3rd Filing**

Basin ID: **Pond B**



Sizing the Restrictor Plate for Circular Vertical Orifices or Pipes (Input)

Water Surface Elevation at Design Depth
 Pipe/Vertical Orifice Entrance Invert Elevation
 Required Peak Flow through Orifice at Design Depth
 Pipe/Vertical Orifice Diameter (inches)
 Orifice Coefficient

	#1 Vertical Orifice	#2 Vertical Orifice	
Elev: WS =	4,766.80		feet
Elev: Invert =	4,763.00		feet
Q =	0.74		cfs
Dia =	12.0		inches
C _o =	0.61		

Full-flow Capacity (Calculated)

Full-flow area
 Half Central Angle in Radians
 Full-flow capacity

A _f =	0.79		sq ft
Theta =	3.14		rad
Q _f =	7.0		cfs
Percent of Design Flow =	943%		

Calculation of Orifice Flow Condition

Half Central Angle (0<Theta<3.1416)
 Flow area
 Top width of Orifice (inches)
 Height from Invert of Orifice to Bottom of Plate (feet)
 Elevation of Bottom of Plate
 Resultant Peak Flow Through Orifice at Design Depth

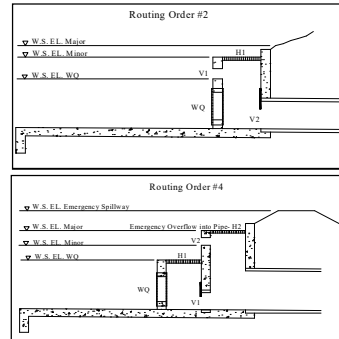
Theta =	0.81		rad
A _o =	0.08		sq ft
T _o =	8.72		inches
Y _o =	0.16		feet
Elev Plate Bottom Edge =	4,763.16		feet
Q _o =	0.7		cfs

Width of Equivalent Rectangular Vertical Orifice

Equivalent Width = 0.50 feet

STAGE-DISCHARGE SIZING OF THE WEIRS AND ORIFICES (INLET CONTROL)	
--	--

Project: Poudre Heights 3rd Filling
Basin ID: Pond B



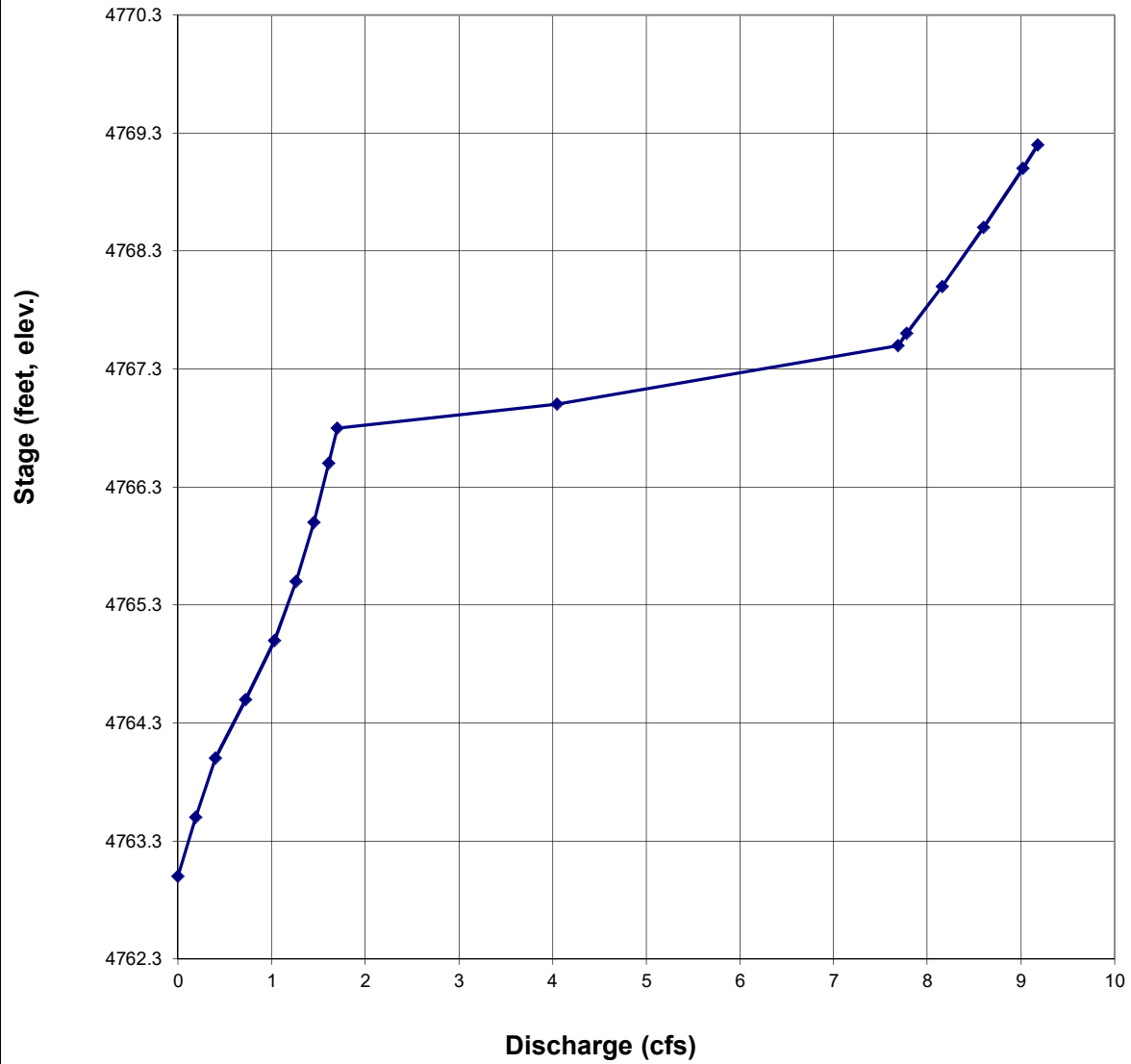
Routing 3: Single Stage - Water flows through WQCV plate and #1 horizontal opening into #1 vertical opening. This flow will be applied to culvert sheet (#2 vertical & horizontal openings is not used).

[illegible]

STAGE-DISCHARGE SIZING OF THE WEIRS AND ORIFICES (INLET CONTROL)

Project: Poudre Heights 3rd Filing
Basin ID: Pond B

STAGE-DISCHARGE CURVE FOR THE OUTLET STRUCTURE



Project: Poudre Heights 3rd Filing
Basin ID: Pond B

D = 12 in.
Square End with Headwall

Height (Rise) = ft.
Width (Span) = ft.
Square Edge w/ 90-15 deg. Flared Wingwall

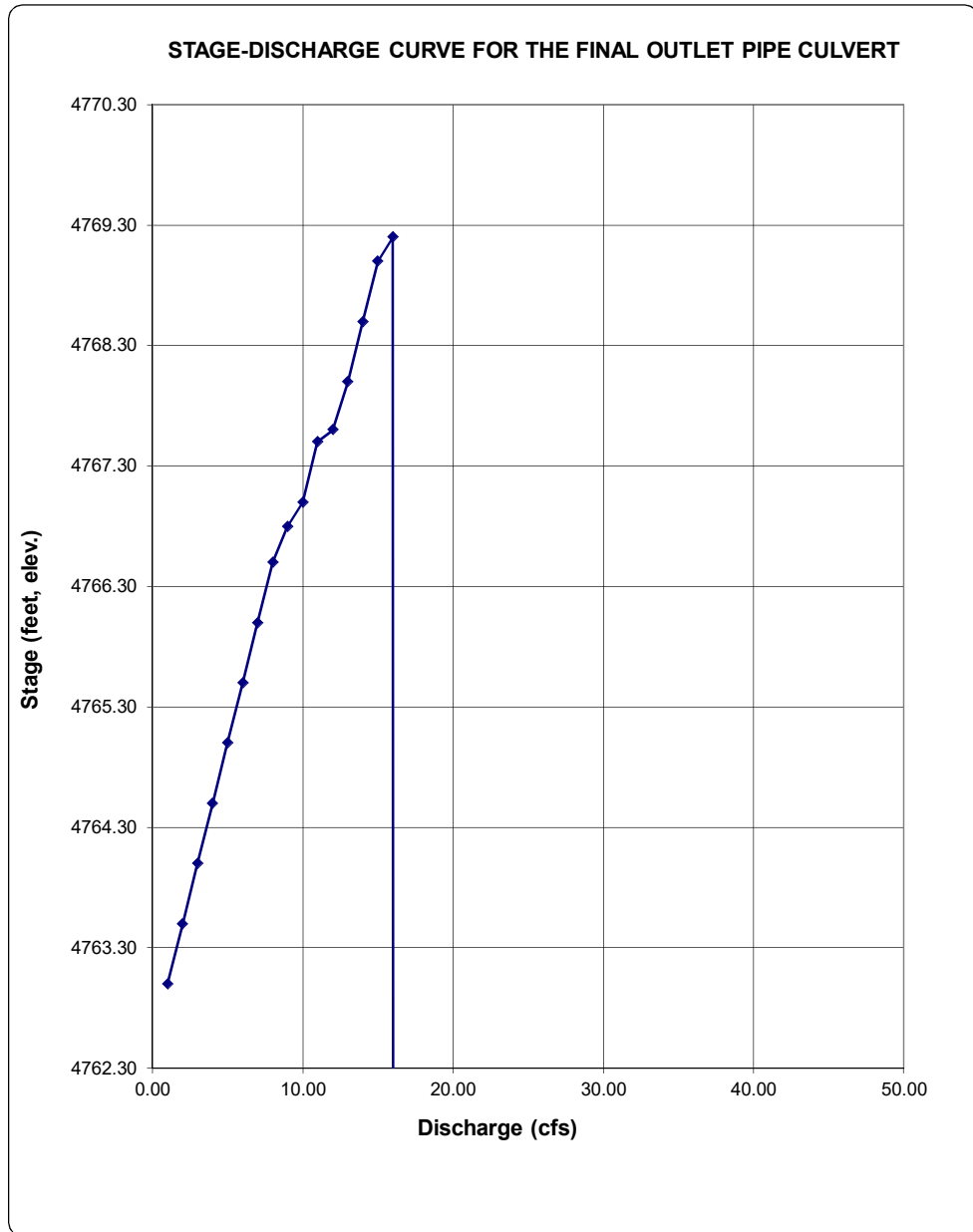
No =	1	
I_{elev} =	4763.00	ft. elev.
O_{elev} =	4762.00	ft. elev.
L =	200.0	ft.
n =	0.0130	
K_b =	0.00	
K_x =	1.00	

$K_e =$	
$K_f =$	
$K_s =$	
$C_d =$	
$KE_{LOW} =$	

[illegible]

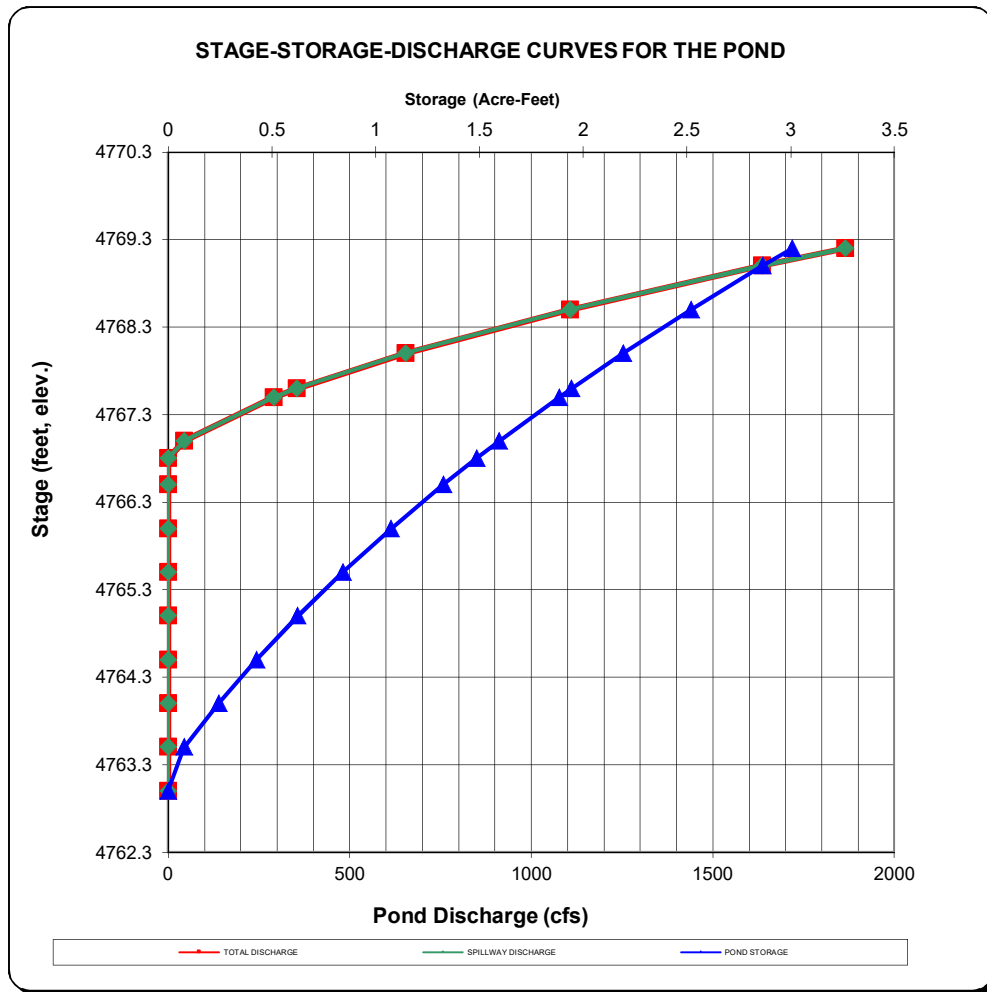
STAGE-DISCHARGE SIZING OF THE OUTLET CULVERT (INLET vs. OUTLET CONTROL WITH TAILWATER EFFECTS)

Project: Poudre Heights 3rd Filing
Basin ID: Pond B



STAGE-DISCHARGE SIZING OF THE SPILLWAY

Project: Poudre Heights 3rd Filing
Basin ID: Pond B



Kimberly Lambrecht

From: Green, Chelsey <Chelsey.Green@meritagehomes.com>
Sent: Thursday, August 18, 2022 4:03 PM
To: dessert609@gmail.com; Jeremy Woods
Cc: Kimberly Lambrecht; Walker, Jarrod; Steve Allen
Subject: Poudre Heights Neighborhood Meeting Follow Up
Attachments: Town of Windsor Response_Neighborhood Meeting Poudre Heights Filing 5.pdf; Poudre Heights Construction Phasing Map.pdf; Poudre Heights - Vicinity Map Draft.pdf; Poudre Heights - Fencing Layout.pdf

Caution: **External Email**

Hi Debbie & Jeremy,

I've been working with the Town and our team to get the requested information over to you. Everything included in this email is also saved at the Dropbox link below – please feel free to share with the rest of the community.

Dropbox: <https://www.dropbox.com/scl/fo/ee4q5daybnecdrq6d9inz/h?dl=0&rlkey=5o97wl3yahcr0lc43snbh80lj>

1. Questions posed to the Town that we could not answer at the meeting are attached. I think the biggest question was when the traffic signal would be installed at 7th and Riverplace. The Town is slated to install the traffic signal after the 314th unit has closed in Poudre Heights 3rd Filing Single Family and 5th Filing Townhomes.
 - a. The Traffic Study and Poudre Heights Multifamily Site Plan Amendment Traffic Memo can be found at the link below.
2. I've attached the Poudre Heights Construction Phasing Map that was presented at the meeting.
 - a. I've reached out to the Weld RE-4 School District Director of Transportation, Nathan Reimer, and provided him with a map and notice of Phase I & II construction that will be starting shortly. I relayed the resident's concerns at the neighborhood meeting regarding the bus stop location with construction traffic.
 - b. We have worked with BEMAS, the contractor doing Phase I and Phase II, to identify an alternative point of access for large construction vehicles to get onsite, this will limit these vehicles going through the established neighborhood streets. We will update the phasing map with this construction access point once it is confirmed the Town is okay with the location. We would be using the unpaved county road from Merlin Lane to access the site north of Poudre Heights Filing 1 & 2.
 - c. We will be placing concrete barriers along the boundary of the construction zone that touches Poudre Heights Park to deter public access to the construction area.
3. The attached Poudre Heights Vicinity Map is the first draft that I wanted to pass along to give a clearer layout of the Townhomes and the open space. Karen Henry Designs is working to add further detail like the acreage of open spaces, adding unit counts, etc. I'll upload it into the Dropbox link and pass it along via email once available.
4. We have reviewed the design guidelines for the Poudre Heights Master Association and will provide them to the team creating our design guidelines for reference on planting specifications and improvements allowed. I've also held meetings with our sales/marketing/vertical teams regarding the Master Association design guidelines and specifically the fencing restrictions. The District's design guidelines will not adhere to the fencing restrictions. However, we will make certain lots restricted to split rail fencing where abutting current homes, and have no fencing along the lots that adjoin Poudre Heights Park. The attached Poudre Heights – Fencing Layout map

reflects perimeter fencing that will be split rail or privacy fence. Internal properties will have an option to install privacy fencing. This decision was determined by our marketing and sales team as consumer demand for private backyards is a large selling factor in our single-family homes consumer markets.

5. We are having a visual prepared of our Townhome architecture compared to the originally approved architecture. This will compare square footage as well. Once this is available I will pass it along, it is taking a bit longer than anticipated because we don't have the original proposed architecture files.
 - a. Links to similar products types we will be constructing:
 - i. Single Family: <https://www.meritagehomes.com/state/co/denver/meadowlark>
 - ii. Single Family: <https://www.meritagehomes.com/state/co/denver/meadowlark-the-flora-collection>
 - iii. Two Story Townhomes: <https://www.meritagehomes.com/state/co/denver/vive-on-via-varra-the-meadow-collection>

I'll be in touch in the coming weeks with the final Pond A redesign plans with all Town of Windsor comments addressed, and the revised easements for your Association to review.

Let us know if you have any questions or concerns and we will do our best to address them.

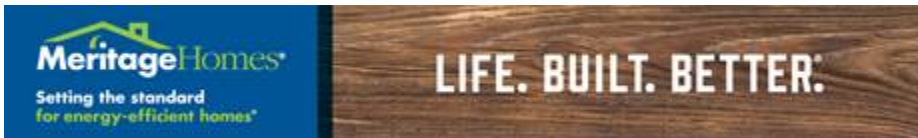
Best Regards,

Chelsey Green

Senior Forward Planning Manager

Chelsey.Green@meritagehomes.com

www.meritagehomes.com



This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution, or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer.

Green, Chelsey

From: Kimberly Lambrecht <klambrecht@windsorgov.com>
Sent: Wednesday, July 27, 2022 11:53 AM
To: Green, Chelsey; Walker, Jarrod; Steve Allen
Subject: Poudre Heights Townhomes Neighborhood Meeting

Chelsey,

A bit of follow up on a couple of outstanding items from the Neighborhood Meeting:

- The traffic signal is slated to be installed at 7th and Riverplace, with the threshold being after the 314th unit in Poudre Heights 3rd/Townhomes is built.
- Parking will be allowed along Riverplace, but there will be a couple of locations (along curves) that will need to be posted as 'no parking.' Street parking should NOT be striped (too much maintenance involved).
- The floodplain will be filled in, so a FEMA letter of map revision (based on fill) will need to be applied for.
- The Town has not done any formal traffic counts along this section of 7th. It may be something we look at in the future.
- One neighbor asked me about reducing the speed limit on 7th. I asked our Traffic Engineer, and he outlined the technical criteria for setting speed limits (things like road classification, free flowing traffic, pedestrian/bike activity, driveways, etc.). Right now 7th Street is likely simply based on the road design/classification criteria which is likely why 7th is posted as it is. Factoring in those other items may give cause to reduce it. There are studies that can be done to determine if a reduction is warranted, and at some point, the Town may look in that direction.

I think that's all I have to add. Please let me know if I have missed anything.

Thanks,

Kim

Kimberly Lambrecht, Assoc. AIA

Planner II

Town of Windsor | Planning Dept.

301 Walnut St. | Windsor, CO 80550

Dir: 970-674-2415 | Cell: 970-388-5152

www.windsorgov.com



Final Major Subdivision

Poudre Heights Subdivision
5th Filing

Kimberly Lambrecht, Senior Planner
Planning Commission – July 5, 2023



Subdivision

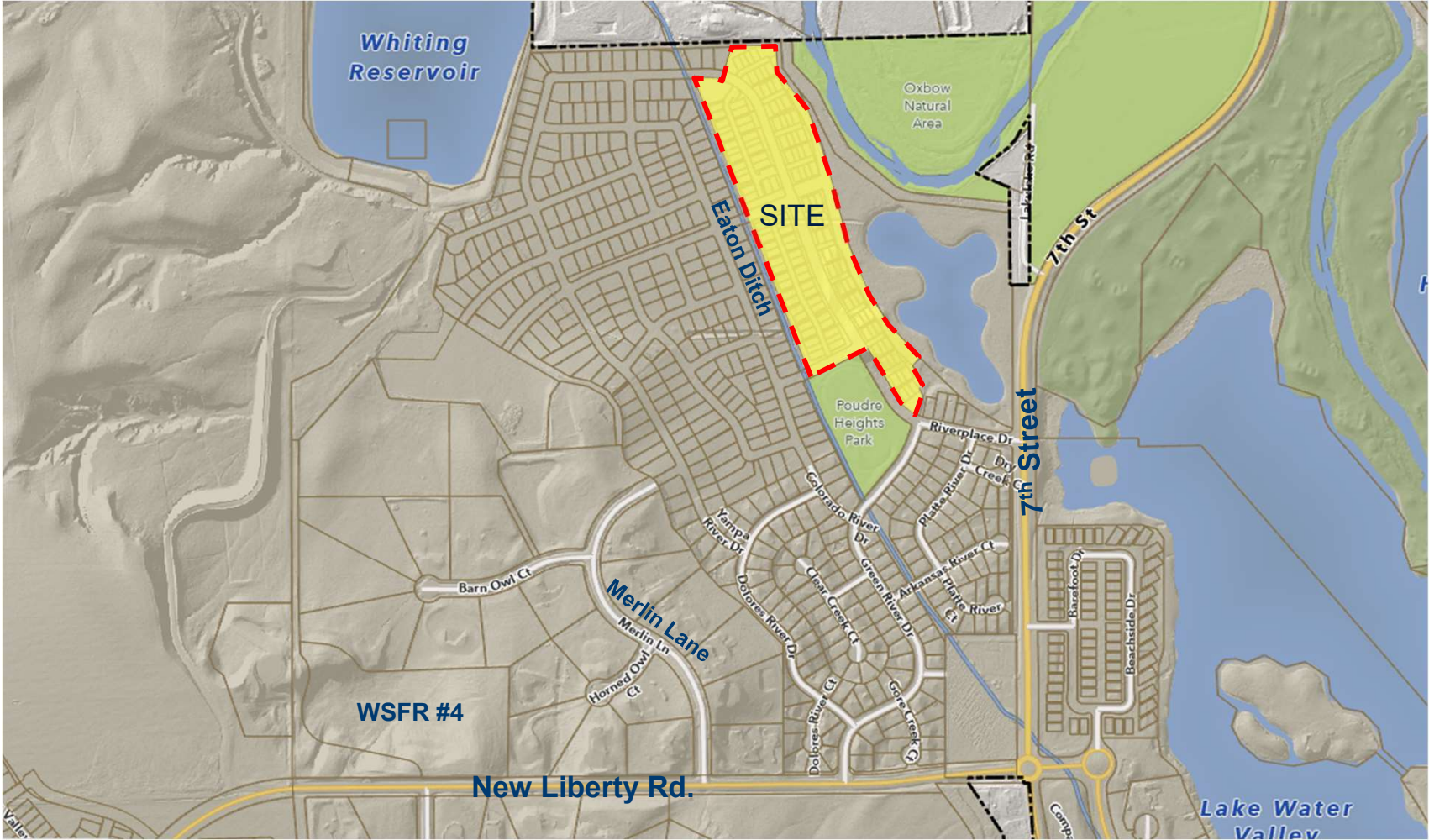
Chapter 14, Article II of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Section 14-2-60(a)(2)

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.

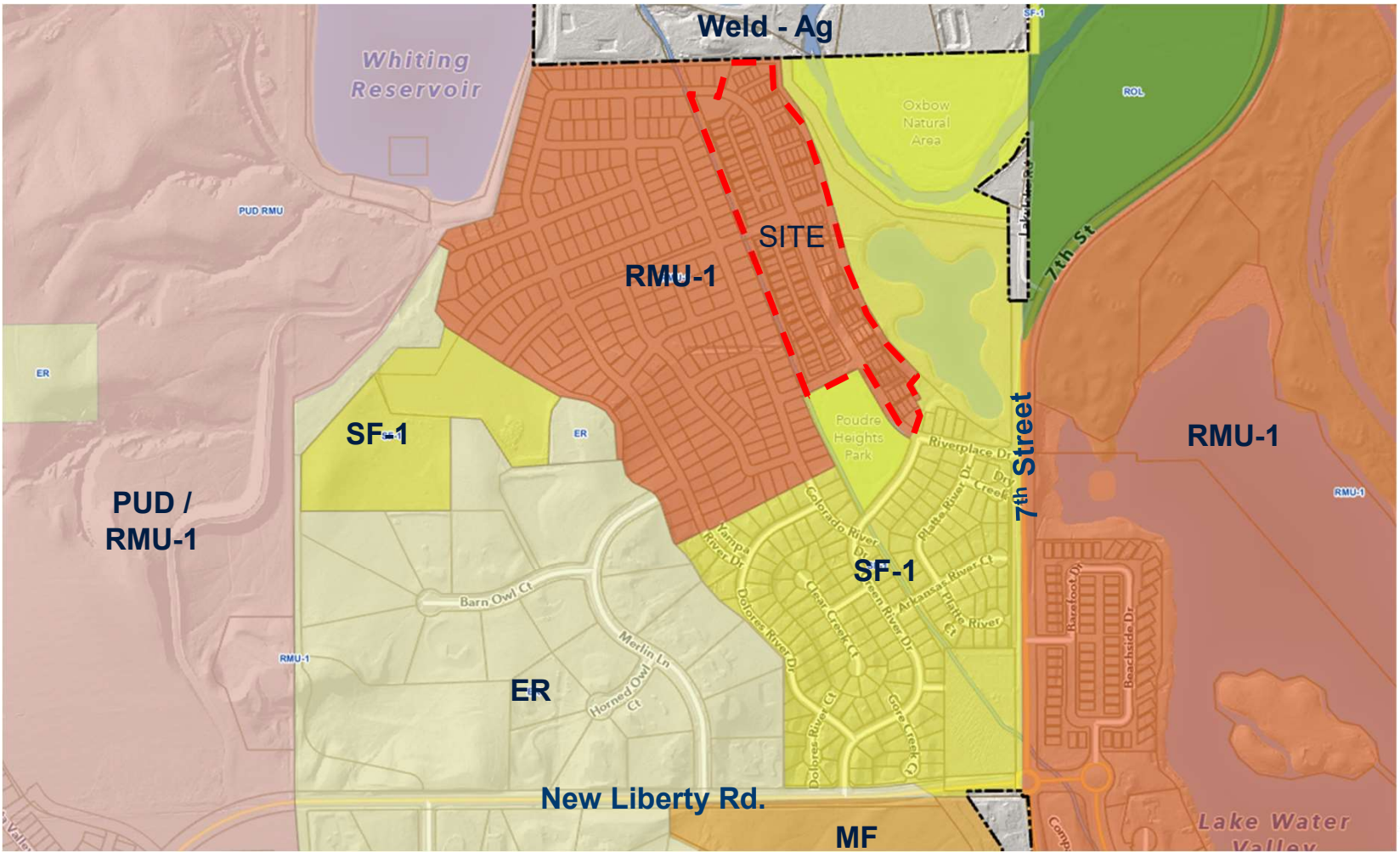


Site Vicinity Map



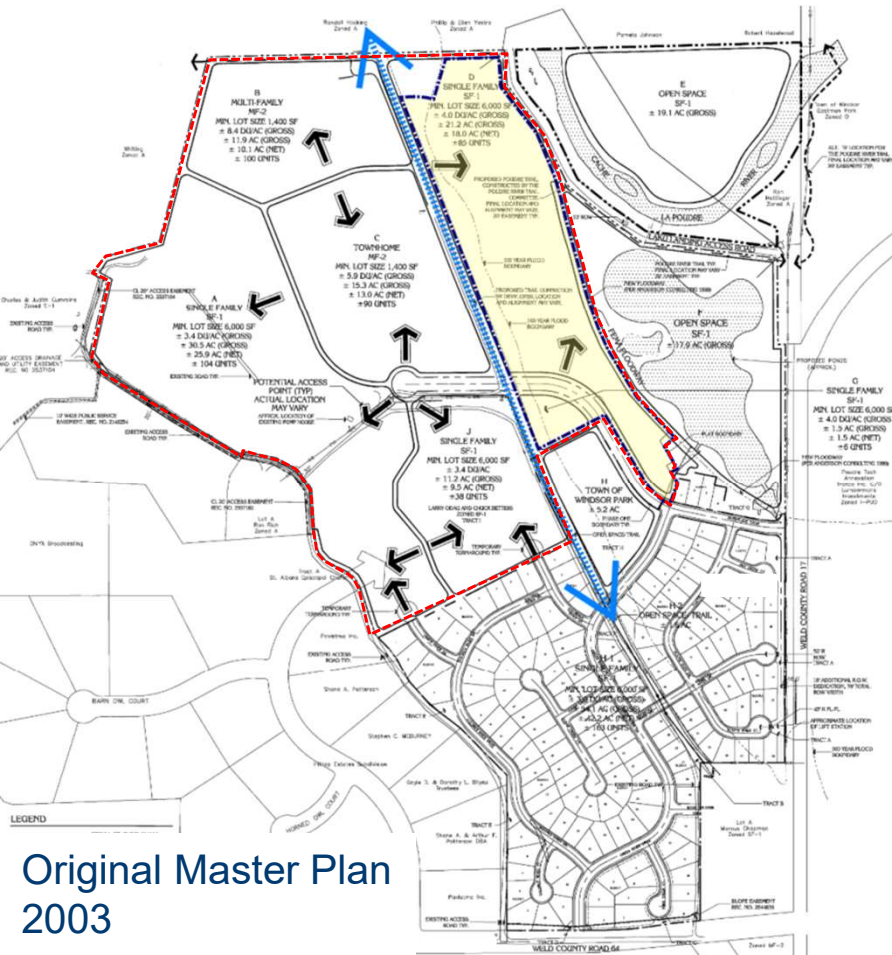


Zoning Map





Context – Master Plan



Amended Master Plan
2014

LAND USE TABLE:

NOTES:

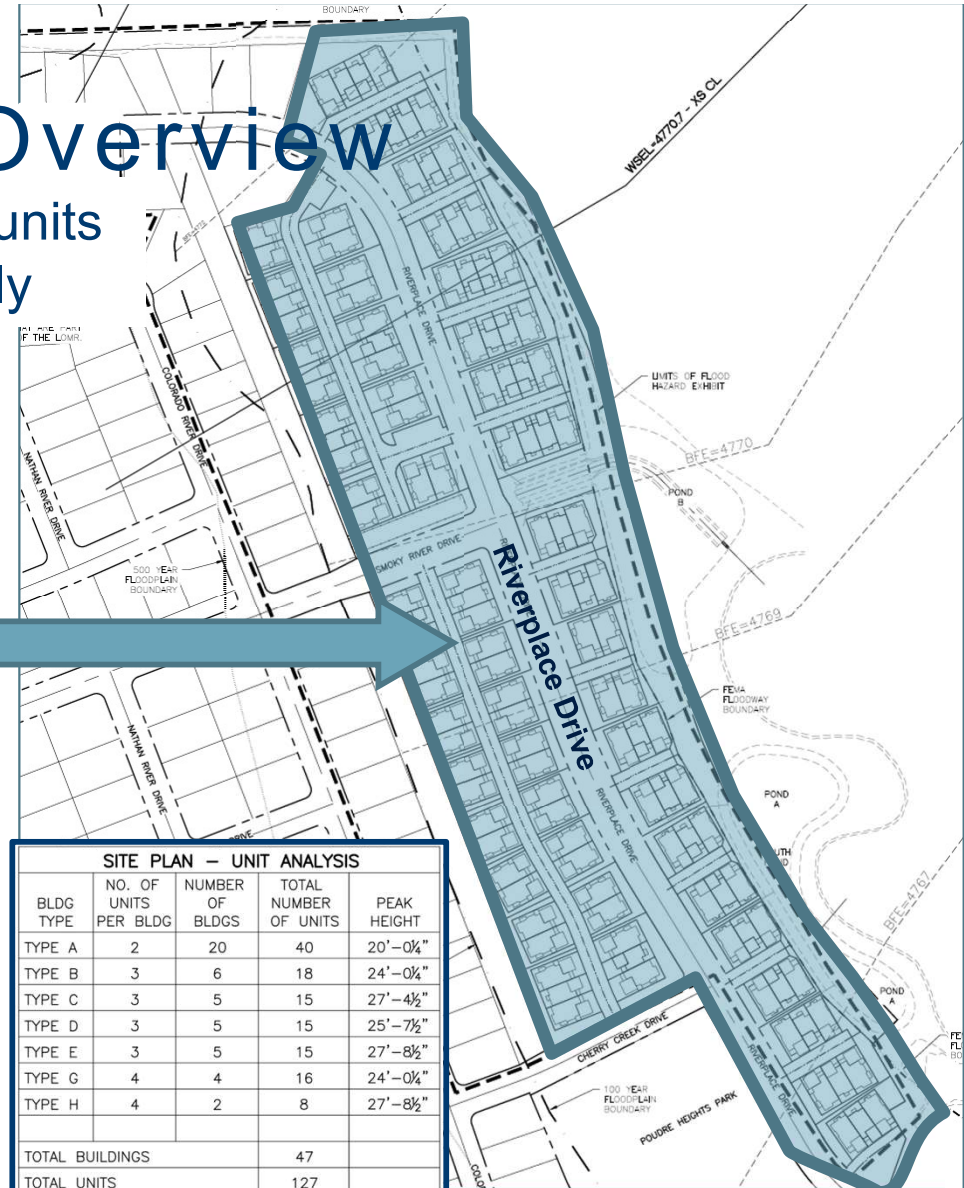
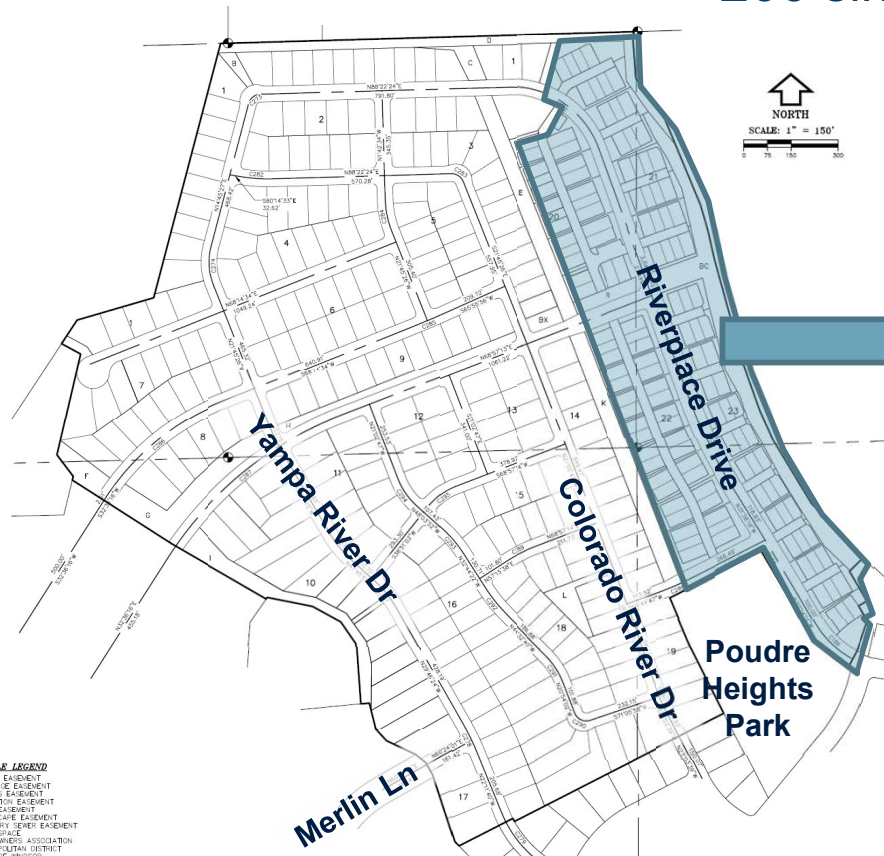
1. NET DENSITY IS APPROXIMATE AND IS CALCULATED AS 85% OF THE GROSS DENSITY. FINAL NET DENSITY SHALL BE DETERMINED WITH FINAL PLAT, NOT TO EXCEED 423 UNITS.

PARCEL	GROSS AC.	LAND USE	MINIMUM LOT SIZE	GROSS DENSITY DU/AC	NET DENSITY DU/AC	PROPOSED # OF UNITS (BY PARCEL)	PROPOSED ROW 15%	NET ACREAGE (BY PARCEL)	PROPOSED ZONING
A	10.6	MULTI-FAMILY RES.	1,400 SF	6.1	5.2	64	1.6	7.4	RMU
B	11.8	MULTI-FAMILY RES.	1,400 SF	5.1	4.3	60	1.8	8.3	RMU
C	20.6	SINGLE-FAMILY RES.	6,000 SF	3.9	3.3	80	3.1	14.4	RMU
D	12.6	SINGLE-FAMILY RES.	6,000 SF	3.7	3.1	46	1.9	8.8	RMU
E	35.3	SINGLE-FAMILY RES.	6,000 SF	3.8	3.3	136	5.3	24.7	RMU
F	1.2	SINGLE-FAMILY RES.	6,000 SF	2.4	2.1	3	0.2	0.9	RMU

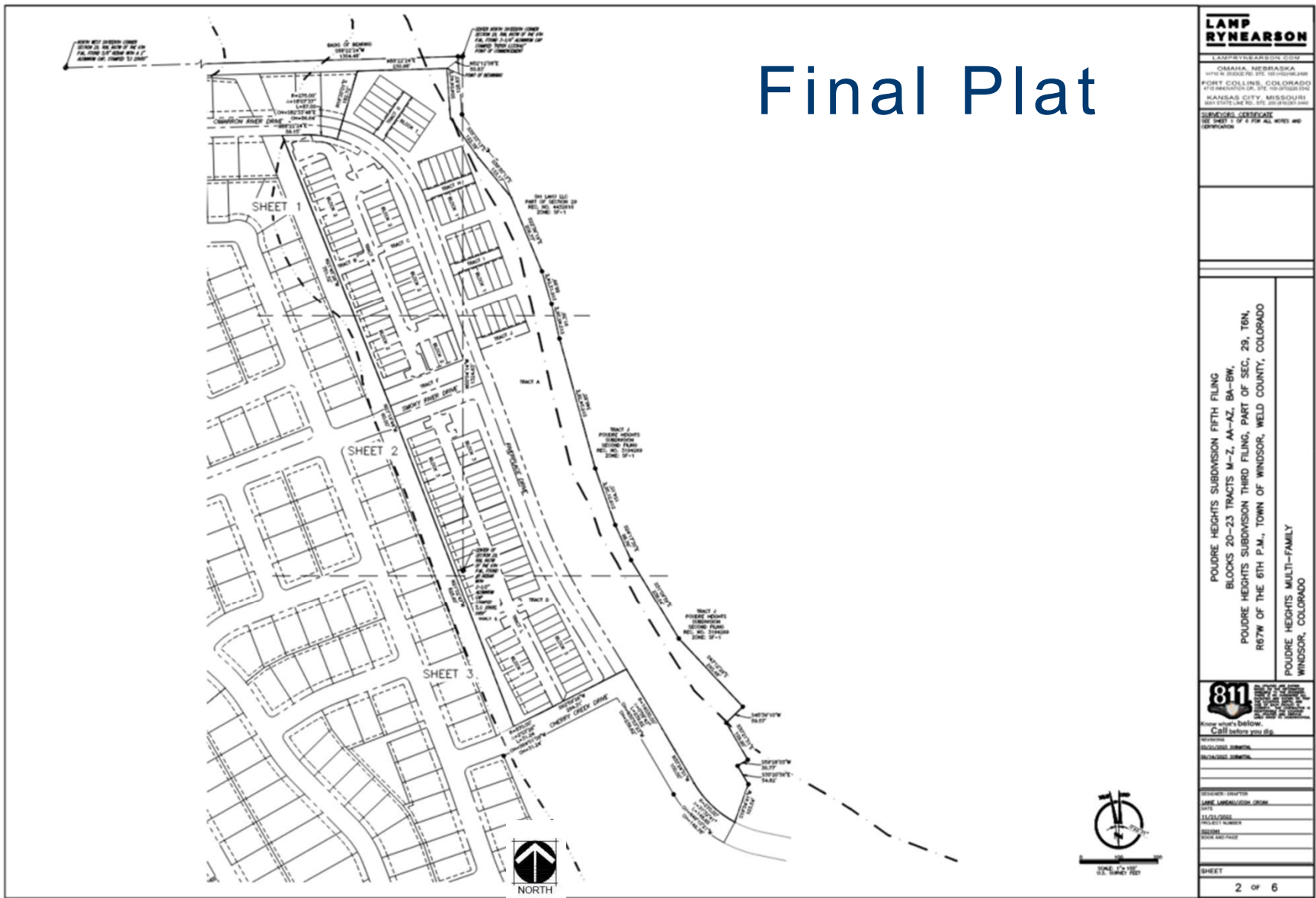


Plat/Site Plan - Overview

Approved 2019 – 127 townhome units
266 single family



SITE PLAN - UNIT ANALYSIS				
BLDG TYPE	NO. OF UNITS PER BLDG	NUMBER OF BLDGS	TOTAL NUMBER OF UNITS	PEAK HEIGHT
TYPE A	2	20	40	20'-0 1/4"
TYPE B	3	6	18	24'-0 1/4"
TYPE C	3	5	15	27'-4 1/2"
TYPE D	3	5	15	25'-7 1/2"
TYPE E	3	5	15	27'-8 1/2"
TYPE G	4	4	16	24'-0 1/4"
TYPE H	4	2	8	27'-8 1/2"
TOTAL BUILDINGS			47	
TOTAL UNITS			127	





Overview

Proposed:
127
townhome
units

Note:
Additional land
dedicated to
detention and
drainage

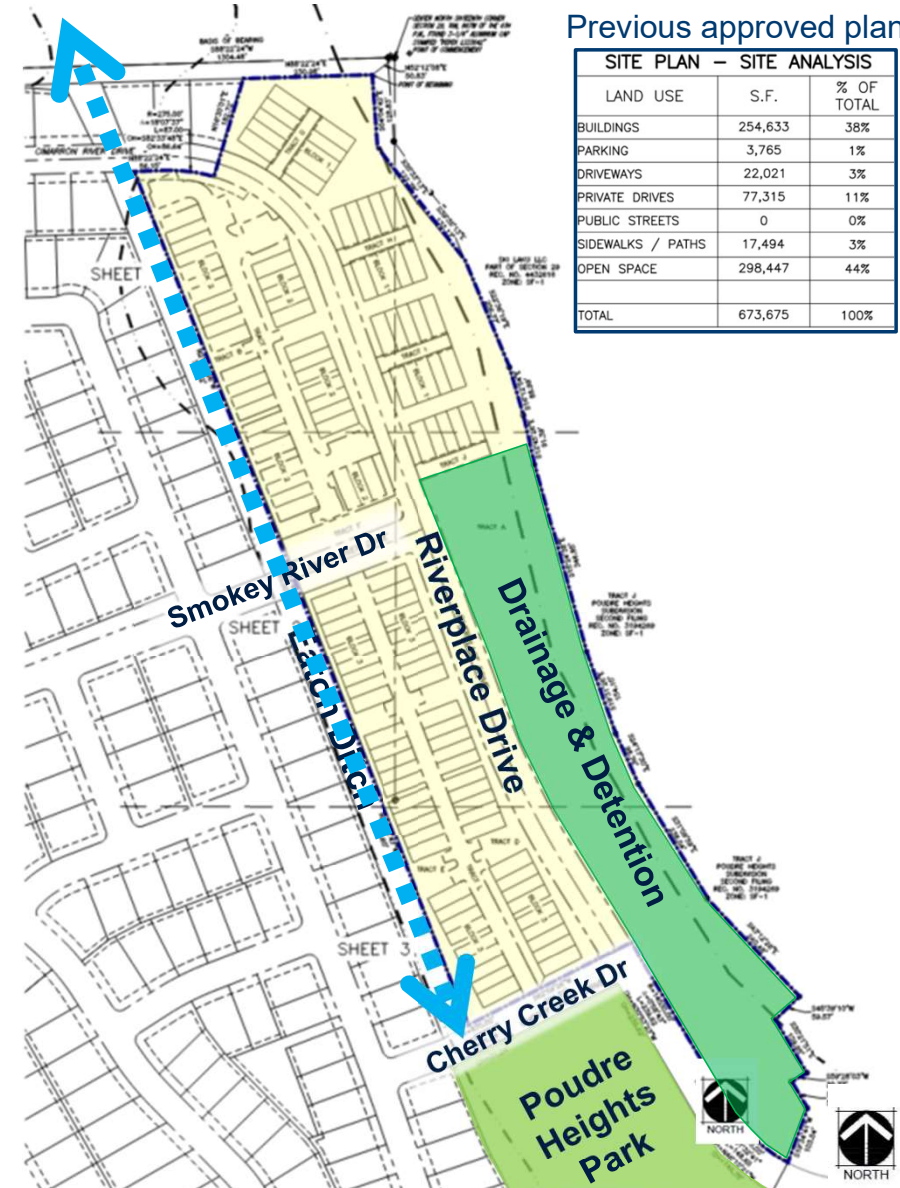




Final Plat

Final Plat characteristics:

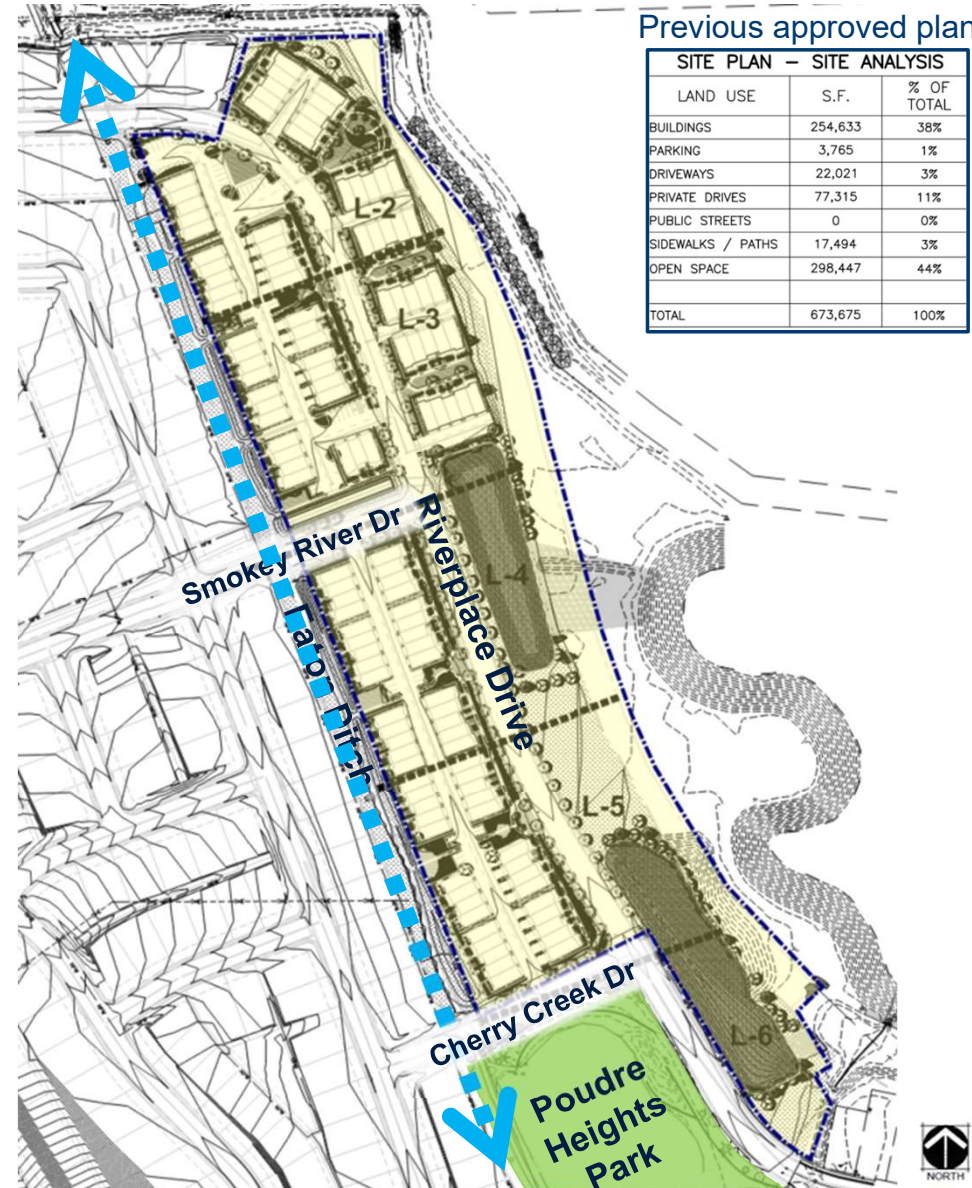
- Zoning: Residential Mixed Use One (RMU-1)
- 18.77 total acres
 - 127 townhome lots (5.17 acres) (28%)
 - Density: 6.8 du/ac (gross)
 - Detention Ponds / Open Space (7.22 acres) (38%)
 - Tracts (4.04 acres) (22%)
 - Open space (2.29 acres)
 - Private Drives (1.75 acres)
 - Public Right-of-Way (2.34 acres) (12%)
- Parks
 - Park requirement for the subdivision met with the existing Poudre Heights Park
- Extension of trail system along Eaton Ditch which borders the west boundary of the townhome property
 - Open space and drainage/ditch easements will be maintained by the subdivision Metro District and/or the HOA





Landscaping & Improvements

- Open space / drainage / detention ponds = 9.51 acres (50%)
- Eaton Ditch Trail connection to Poudre River Trail
- Existing Poudre Heights Park



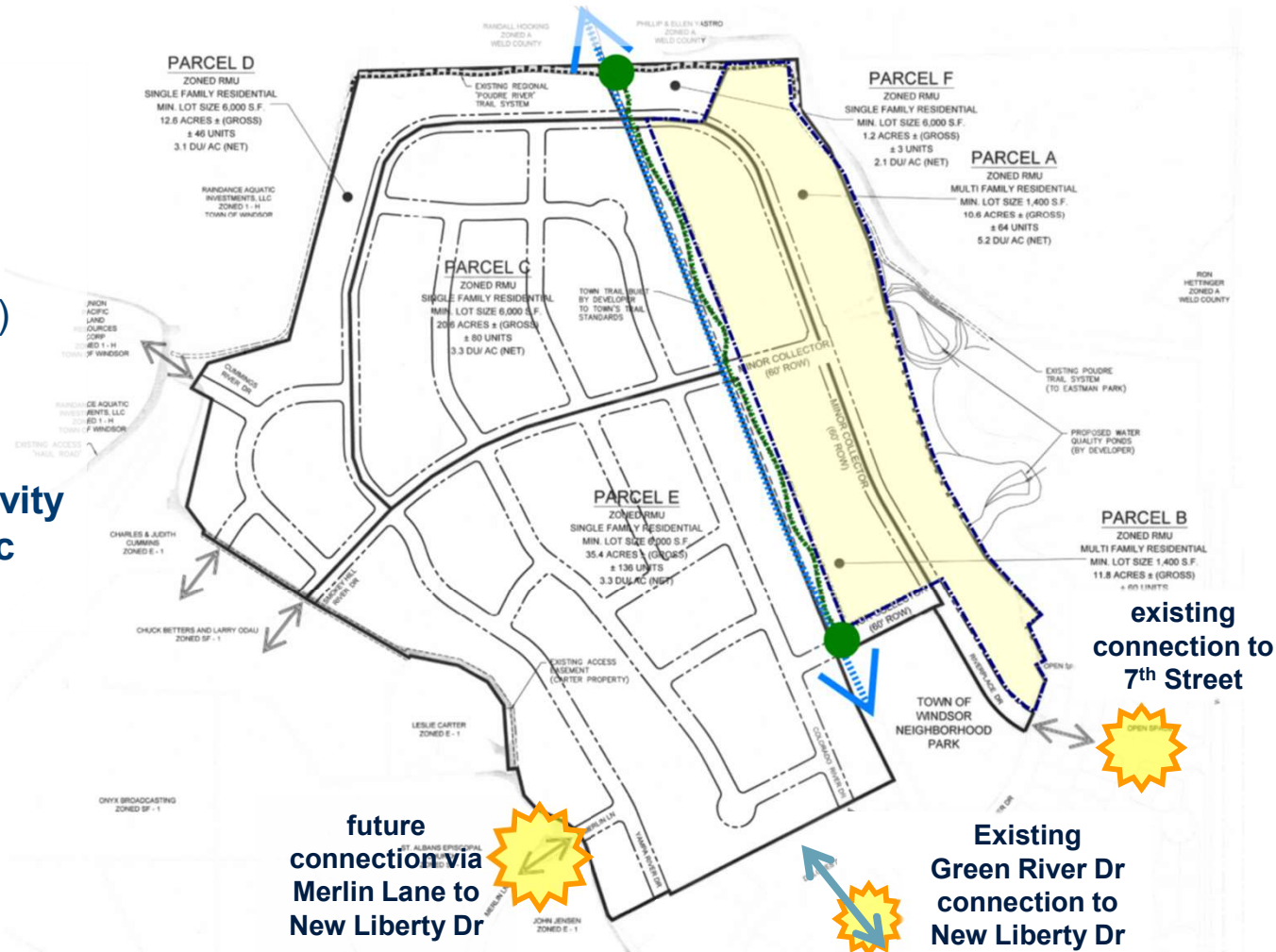


Transportation Network

Site Access:

- 7th & Riverplace Drive
- Green River Drive & New Liberty
- Merlin Lane & New Liberty (future)

- Comprehensive Plan speaks to creating **neighborhood connectivity**
- Assists in goal to **distribute traffic** throughout the road network





Proposed Architecture

2-story Townhome
Max. Height = 30'-4"
(40' allowed)

3 / 4 / 5 - plexes



SCHEME 3G

Max. Height of previous
units = 25'-6"
2 / 3 / 4 - plexes



SCHEME 2F



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives:

1. Prioritize new growth in areas currently served by Town infrastructure and services.

Staff comment: The townhome development is part of the existing Poudre Heights neighborhood and finalizes the last portion of the Poudre Heights development that began to the south. Future development to the north and east is limited by the river, park property and 7th Street. Development to the west is limited by existing development at Hilltop Estates and Raindance.



Comprehensive Plan Conformance

Chapter 5b – Growth Framework (con't.)

Objectives:

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development will provide connections to Town open space and parks, and an additional segment of trail system connecting to the Poudre River Trail, providing connectivity to a key piece of the Northern Colorado trails system which runs throughout the Town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services currently serve the Poudre Heights Subdivision 1st Filing neighborhood and will be extended to serve the proposed future filing.



Comprehensive Plan Conformance

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood via a connection to the surrounding trail network. Additionally, the 7th Street Poudre Express Bus Stop is approximately one mile from the subdivision entry, providing access to mass transit.

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Staff comment: The property is zoned Residential Mixed Use One (RMU-1) which lends itself to a diversity of housing types and the use of housing densities to provide transitions between lower densities and higher intensity uses.



Relationship to 2022 Strategic Plan

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

This project reinforces the **Guiding Principles** of *Community Safety and Quality of Life*

Area of Focus: *Vital Infrastructure*

Goals:

- Continue pedestrian and bicycle connectivity throughout Windsor
- Increase public transit opportunities for Windsor residents
- Maintain public infrastructure
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor



Neighborhood Meeting

A neighborhood meeting was held to update surrounding property owners of the status of the project on **July 26, 2022** at Clearview Library. Notifications for this meeting were as follows:

- July 15, 2022 – letters mailed to property owners within *500 ft.*
- July 15, 2022 – ad published in the paper

Neighborhood Meeting*

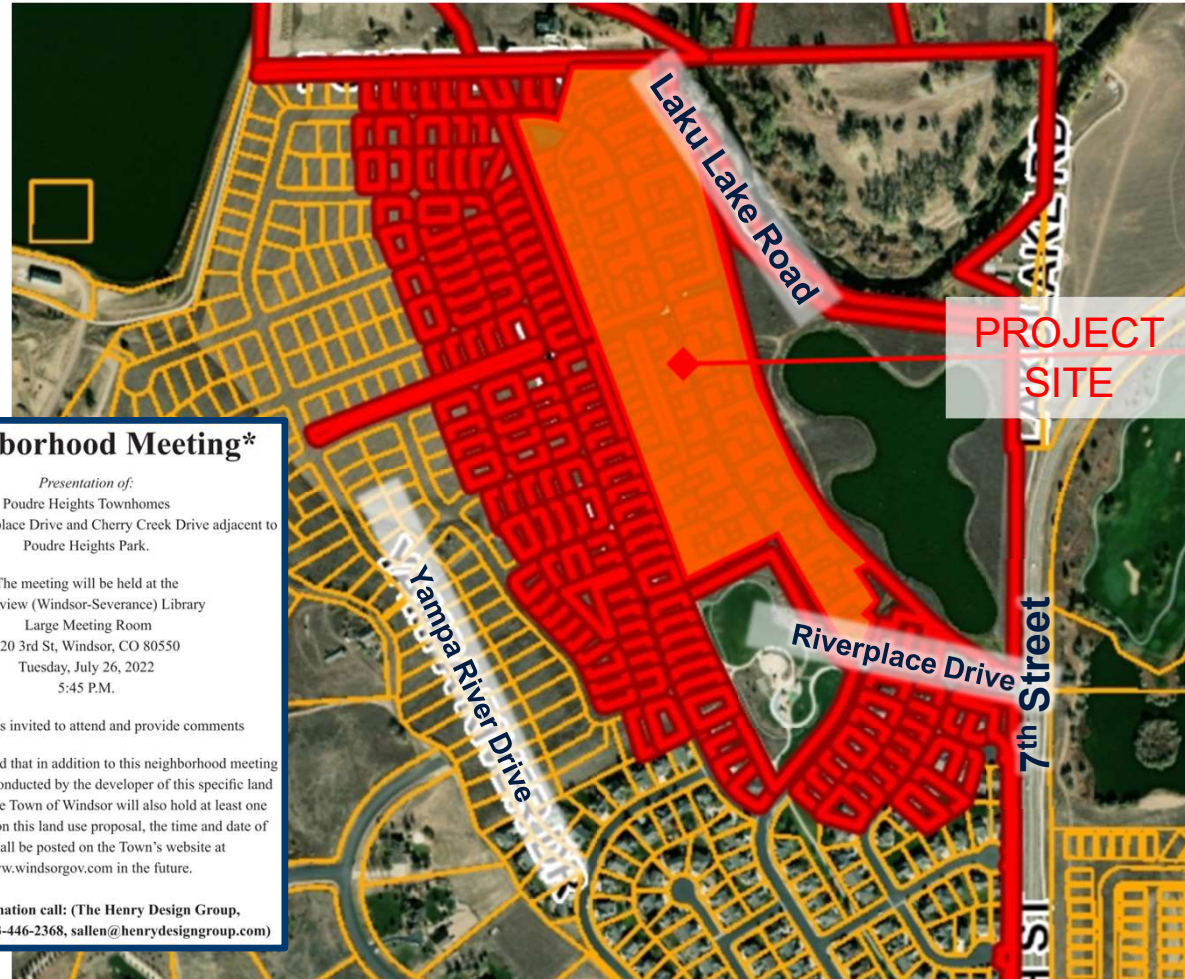
Presentation of:
Poudre Heights Townhomes
Located at Riverplace Drive and Cherry Creek Drive adjacent to Poudre Heights Park.

The meeting will be held at the
Clearview (Windsor-Severance) Library
Large Meeting Room
720 3rd St, Windsor, CO 80550
Tuesday, July 26, 2022
5:45 P.M.

The public is invited to attend and provide comments

*Please be advised that in addition to this neighborhood meeting which is being conducted by the developer of this specific land use proposal, the Town of Windsor will also hold at least one public hearing on this land use proposal, the time and date of which shall be posted on the Town's website at www.windsorgov.com in the future.

**For Information call: (The Henry Design Group,
Steve Allen, 303-446-2368, sallen@henrydesigngroup.com)**



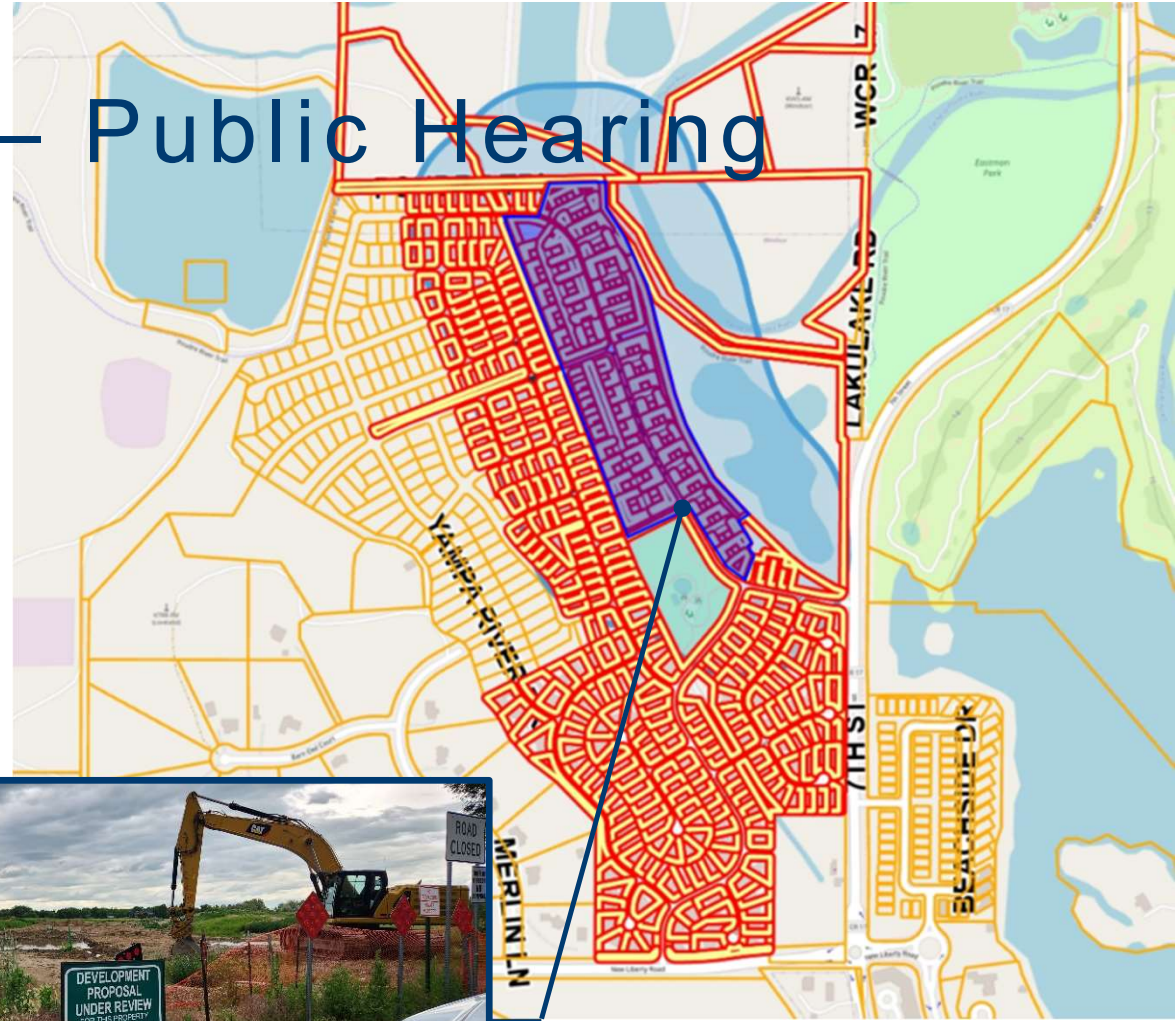


Notification – Public Hearing

The Municipal Code requires a public hearing notification for a final major subdivision application.

Notifications for this meeting were as follows:

- June 21, 2023 – legal notice posted on the Town of Windsor website
- June 22, 2023– development review sign posted on the property
- June 23, 2023 – letters mailed to property owners within 500 ft. including the entire Poudre Heights 3rd Subdivision
- June 23, 2023 – legal ad published in the paper





Recommendation

Staff recommends that the Planning Commission ***forward a recommendation of approval to the Town Board***, of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Public comment
- Recommendation



Subdivision Review Criteria

Section 14 Article II - Review Criteria

- 1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
- 2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
- 3) Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- 4) Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
- 5) Provision of utilities to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
- 6) The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.



Final Major Subdivision

Poudre Heights Subdivision
5th Filing

Thank you!

Poudre Heights

Final Major Subdivision - Public Hearing - July 5, 2023



Setting the standard for energy-efficient homes®

Company Profile

Meritage Homes is the seventh-largest public homebuilder in the United States, based on homes closed in 2021. Meritage offers a variety of homes that are designed with a focus on entry-level and first move-up buyers. Operations span Arizona, California, Colorado, Texas, Florida, Georgia, North Carolina, South Carolina, Tennessee and Utah.

The Company has delivered over 150,000+ homes in its 36-year history, and has a reputation for its distinctive style, quality construction, and award-winning customer experience. Meritage is the industry leader in energy-efficient homebuilding and an eight-time recipient of the U.S. Environmental Protection Agency's ENERGY STAR® Partner of the Year for Sustained Excellence Award since 2013 for innovation and industry leadership in energy efficient homebuilding.



Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com



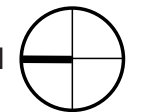
Poudre Heights

Context Plan



Poudre Heights

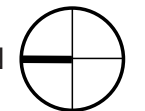
Illustrative Site Plan



Poudre Heights

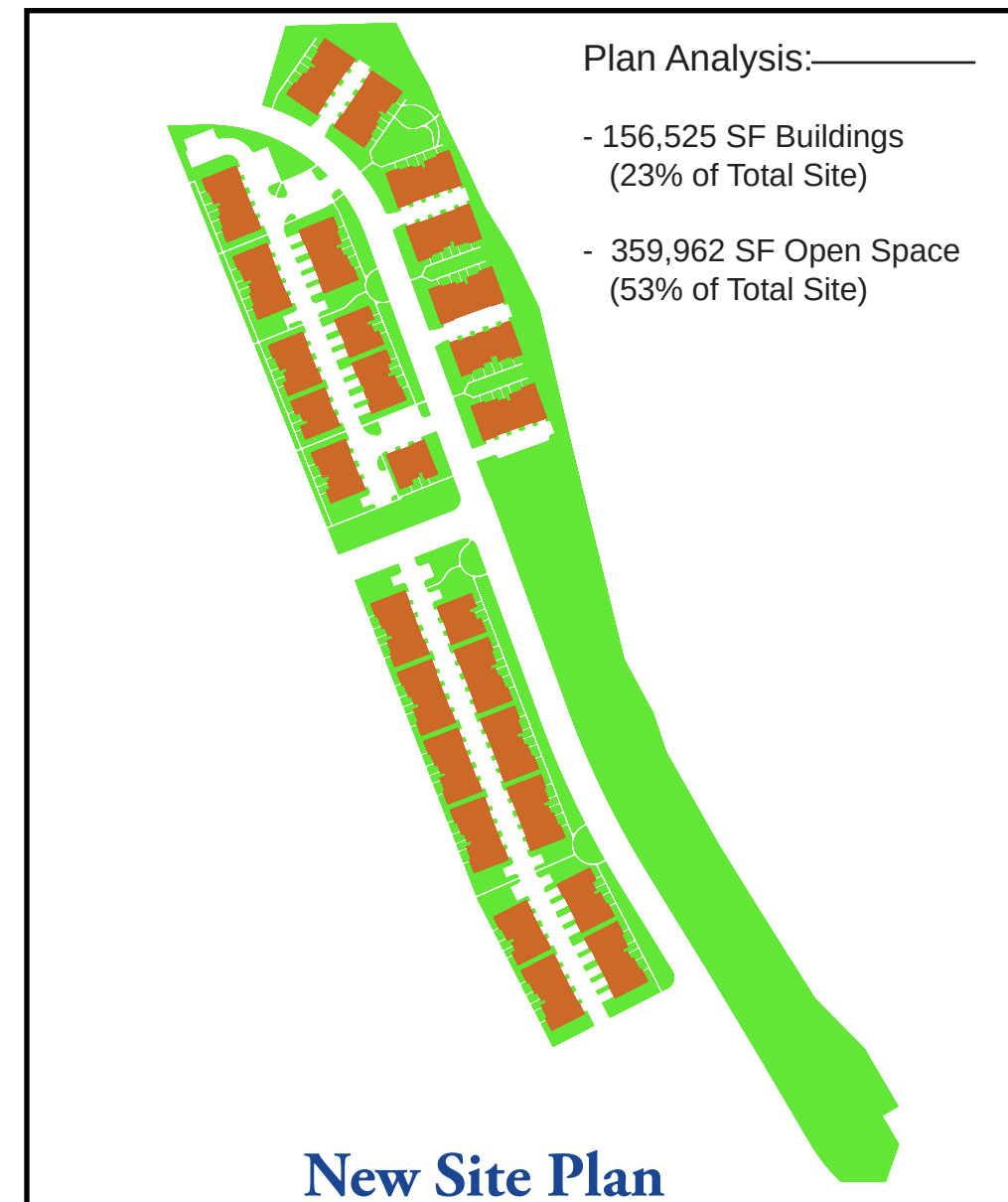
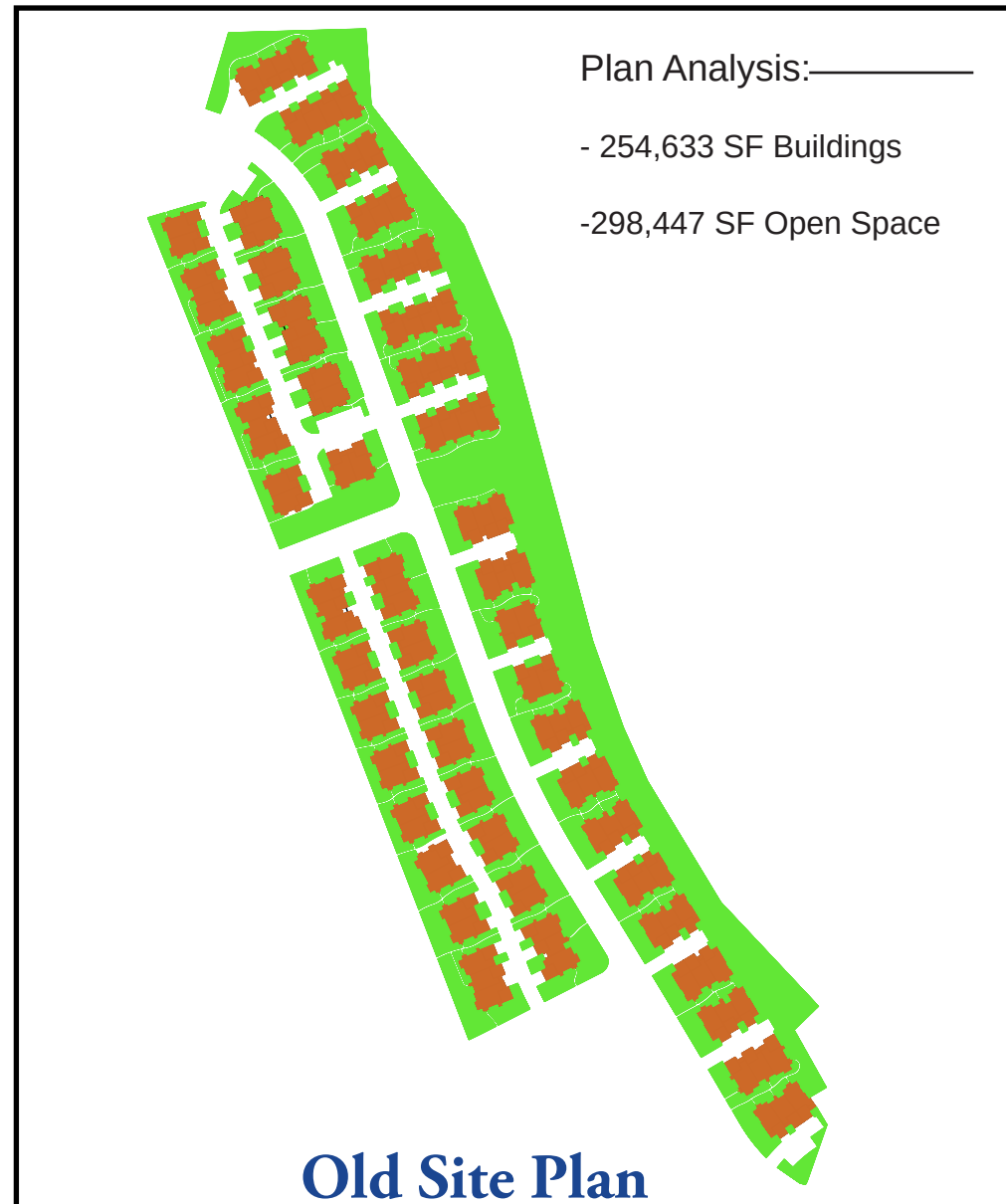
Phasing Plan

- PROPOSED TWO PHASES FOR LAND DEVELOPMENT CONSTRUCTION
- CONSTRUCTION ANTICIPATED TO START SEPTEMBER, 2023
- TOWNHOME MODELS PROJECTED TO OPEN SEPTEMBER, 2024



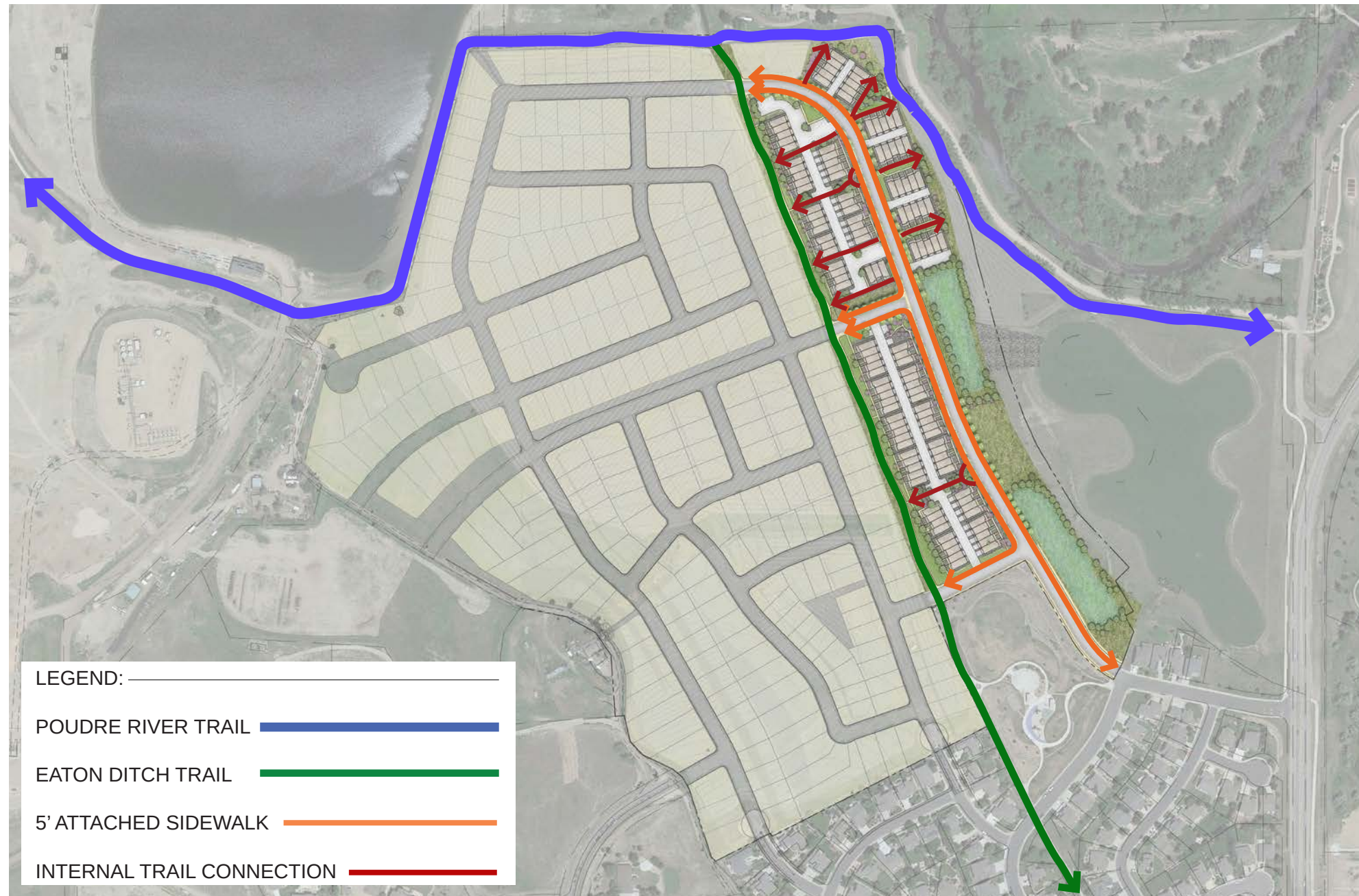
Poudre Heights

Open Space Comparison



Poudre Heights

Trail Connection Exhibit



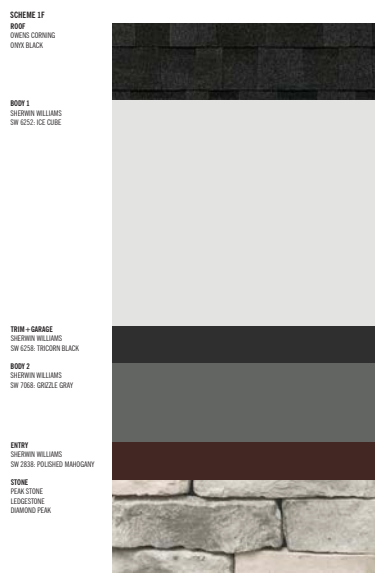
Poudre Heights

Architecture



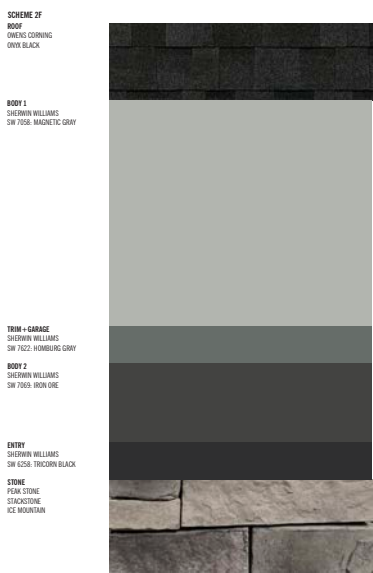
SCHEME 1F

POUDRE HEIGHTS: MERITAGE HOMES



SIELLA
2106C22

POUDRE HEIGHTS: MERITAGE HOMES



SIELLA
2106C22

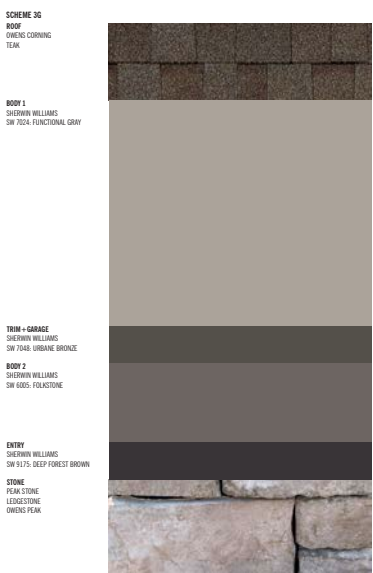


SCHEME 2F



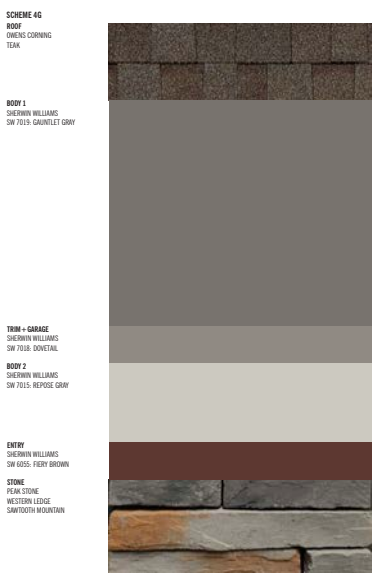
SCHEME 3G

POUDRE HEIGHTS: MERITAGE HOMES



SIELLA
2106C22

POUDRE HEIGHTS: MERITAGE HOMES



SIELLA
2106C22



SCHEME 4G

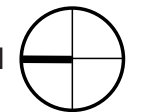
Poudre Heights

Architecture - Perspective Rendering



Poudre Heights

Illustrative Site Plan



**THIS PAGE INTENTIONALLY LEFT
BLANK**

Poudre Heights

Traffic Exhibit



Poudre Heights

Filing No. 3 Detached Homes - Improvements Under Construction



Poudre Heights

Pond Exhibit





MEMORANDUM

Date: July 5, 2023
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Recommendation to Town Board - Final Major Subdivision - Poudre Heights Subdivision 5th Filing - Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative
Item #: C.2.

Background / Discussion:

Please refer to Public Hearing agenda item for additional information.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval of the final major subdivision as presented, to the Town Board, subject to all remaining Planning Commission and staff comments being addressed.

CC:

Carlin Malone, Chief Planner
Scott Ballstadt, Director of Planning
Chelsey Green, Meritage Homes
Steve Allen, Henry Design Group

Attachments:



MEMORANDUM

Date: July 5, 2023
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Public Hearing - Master Plan Amendment - Windsor North 15th Street Campus Subdivision - Town of Windsor, Owner/Applicant
Item #: C.3.

Background / Discussion:

The site is north of existing public facilities, an existing neighborhood (Windshire Park Subdivision), and northwest of planned neighborhoods of Overland and Trevenna Subdivisions. The site is west of the planned subdivision of Tacincala (Prairie Song). These properties are within the Town of Windsor. The proposal surrounds and shares a property line with the existing Beethe property (one acre), located in unincorporated Weld County. The Town and the Beethes have been coordinating and will continue to coordinate as plans develop.

The applicant, the Town of Windsor, is requesting a Master Plan Amendment to allow a public service office (police facility), Weld RE-4 Middle School and Town Parks and Open Lands in the Residential Mixed Use (RMU-1) and Recreation and Open Lands (ROL) zone districts. Staff is recommending Planning Commission forward a recommendation of approval of the CUP, with conditions, as included in the recommendation.

This site is part of the 2007 Tacincala Master Plan, which depicts "open space" for this area, and thus has triggered the need for the amendment. The proposal does not create any undue or unnecessary burdens on existing public infrastructure or public improvements. The Town's Land Use Plan had depicted the area as RMU (Residential Mixed Use), anticipating a residential neighborhood with approximately 500 homes (based on a density of four dwelling units per acre). With the Town's purchase of this property, the proposed use has changed from residential neighborhood to a public facilities campus including: the police facility (15 acres), Weld RE-4 middle school (48 acres), Town parks (72 acres), and the existing Town of Windsor Public Services facility. Weld County Road 15 and 70 will be improved with development of this master planned campus, including undergrounding the existing overhead lines, new detention ponds, and extending the 10' trail along the west side of 15th Street/CR 15.

As required by the Municipal Code for a master plan amendment application, the applicant held a neighborhood meeting.

Notices were sent to property owners within 500 feet.

A summary of the June 6, 2023, neighborhood meeting is included with the packet materials.

Financial Impact:

The budget for the new Police Department Facility and related infrastructure is being addressed in the Capital Improvement Project budget. WCR 70 and infrastructure improvements that also benefit the middle school will be proportionally shared with the school district. The new middle school is being entirely funded by their newly passed bond from November 2022.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel:

- Infrastructure – Connection of WCR 70 to North 15th Street and extension of water and sewer utilities are proposed with the Master Plan.
- Quality of Life – A 15-acre police headquarter facility, 40-acre middle school site, 55-acre open space, parks and a regional trail connection are proposed with the Master Plan.
- Downtown – The site is in close proximity (ranging from around two miles) to downtown.

Recommendation:

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Tacinala Master Plan Amendment, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Attachments:

1. Staff Powerpoint_Campus Master Plan Amendment
2. MPLN-APP
3. MPLN Sheets
4. 06_06_23_Master Plan Diagram
5. 2021_0930-Windsor Concept Master Plan
6. 2021-12-06_Press Release_Town of Windsor Public Land Acquisition
7. Neighborhood Mtg Summary



Master Plan Amendment

Windsor North 15th Street
Campus Subdivision

Carlin Malone, Chief Planner

David Eisenbraun, Senior Planner

Planning Commission – July 5, 2023



Master Plan Request

Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Master Plan, including:

Applicability. A Master Plan shall be required in the following situations:

- (2) Prior to or concurrent with the subdivision of any parcel of land unless the Director determines it unnecessary due to existing infrastructure already being in place.
- (3) Prior to or concurrent with a rezoning application of any parcel of land unless the Director approves submittal of a Site Plan in-lieu of a Master Plan or if the site is already fully developed and the Master Plan serves no further purpose regarding future development of the property.



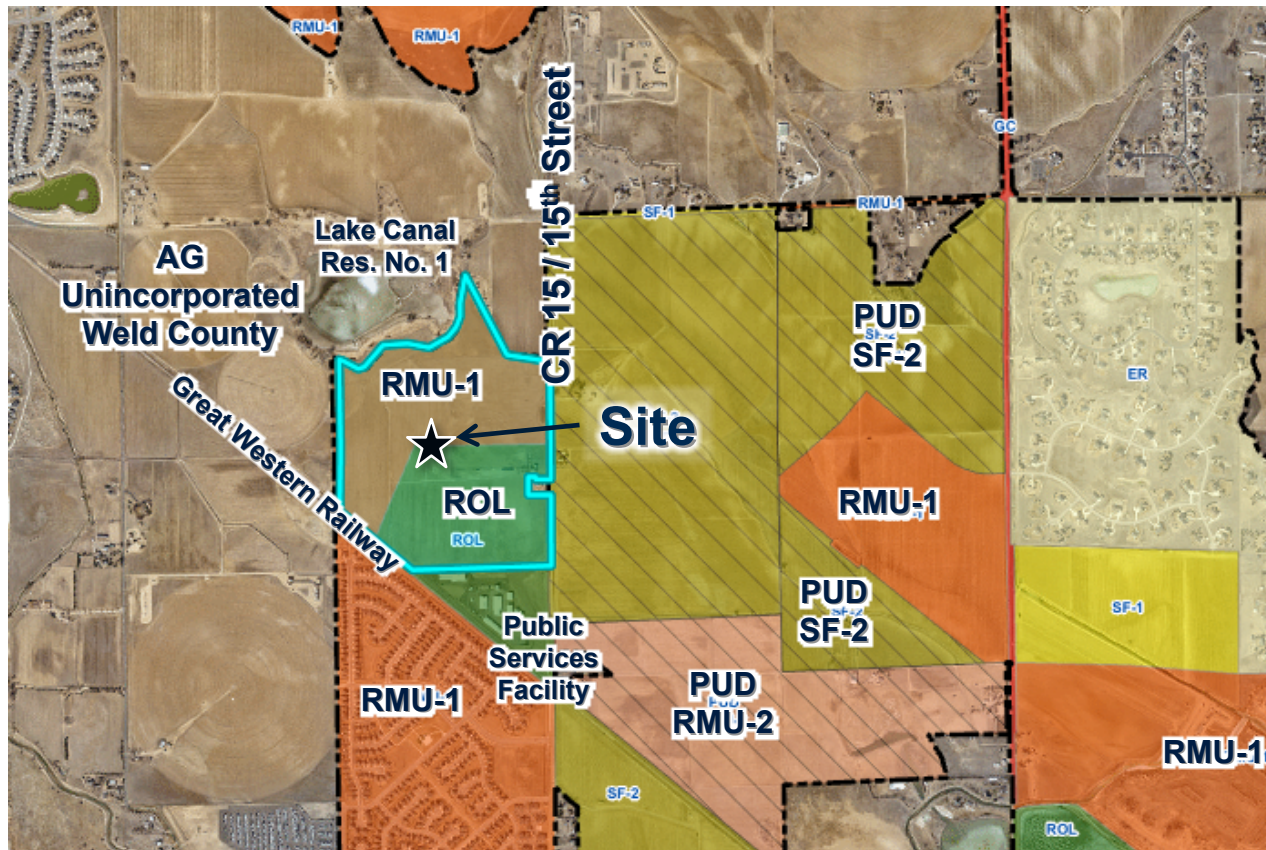
Master Plan Request (cont.)

- (4) Any area where the Director determines that the coordination of future roads, utilities, parks, or other public investments requires more specific plans than currently available.
- (5) Any area where the Director determines that the scale of future development, presence of multiple owners with anticipated development plans, or impact on adjacent properties from potential development requires further planning and coordination.

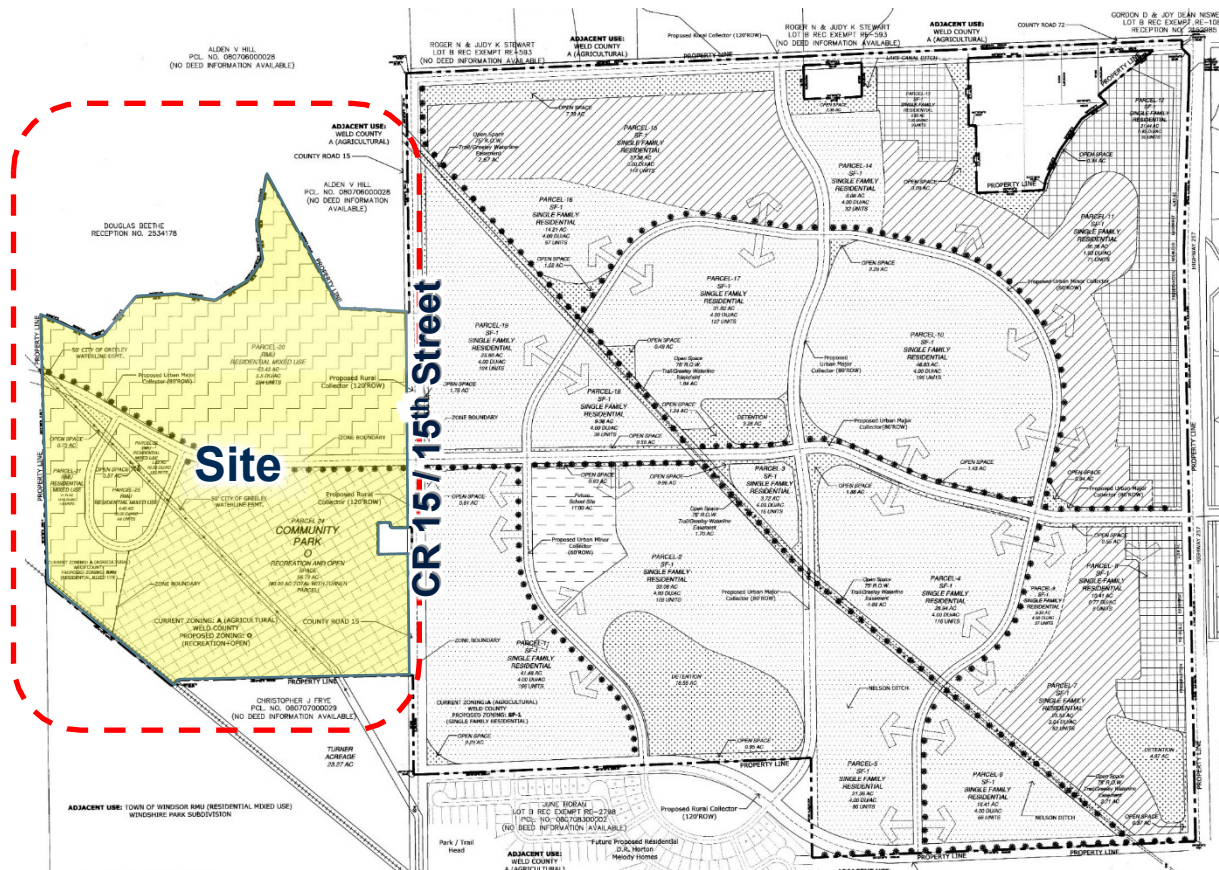
Site Vicinity Map



Site Zoning Map



Tacincala Master Plan (2007)

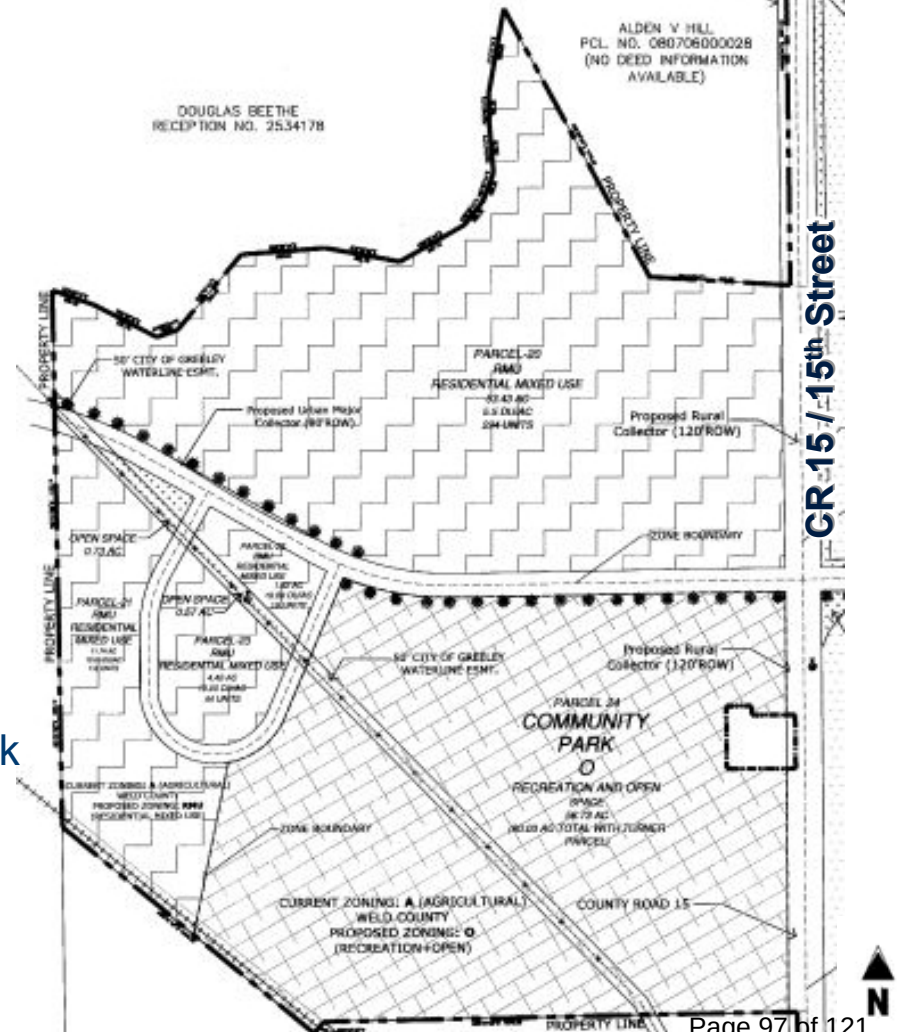




Approved Plan vs. Proposed Plan

Background / site characteristics:

- ❖ 2006 Tacincala Annexation to the Town of Windsor
- ❖ 2007 Tacincala Master Plan (552 units)
- ❖ 2011 Tacincala Master Plan Amendment
- ❖ Total Tacincala Property:
~ 718.12 acres
- ❖ Site specific parcel: ~138 acre
- ❖ Approved for residential: 475 dwelling units (RMU-1 zoning – 4 du/ac) with community park
- ❖ Proposed: public use campus
 - ❖ Proposed public services use
 - ❖ Public school use
 - ❖ Retain community park use





Campus Master Plan Proposal

Town Parks Site

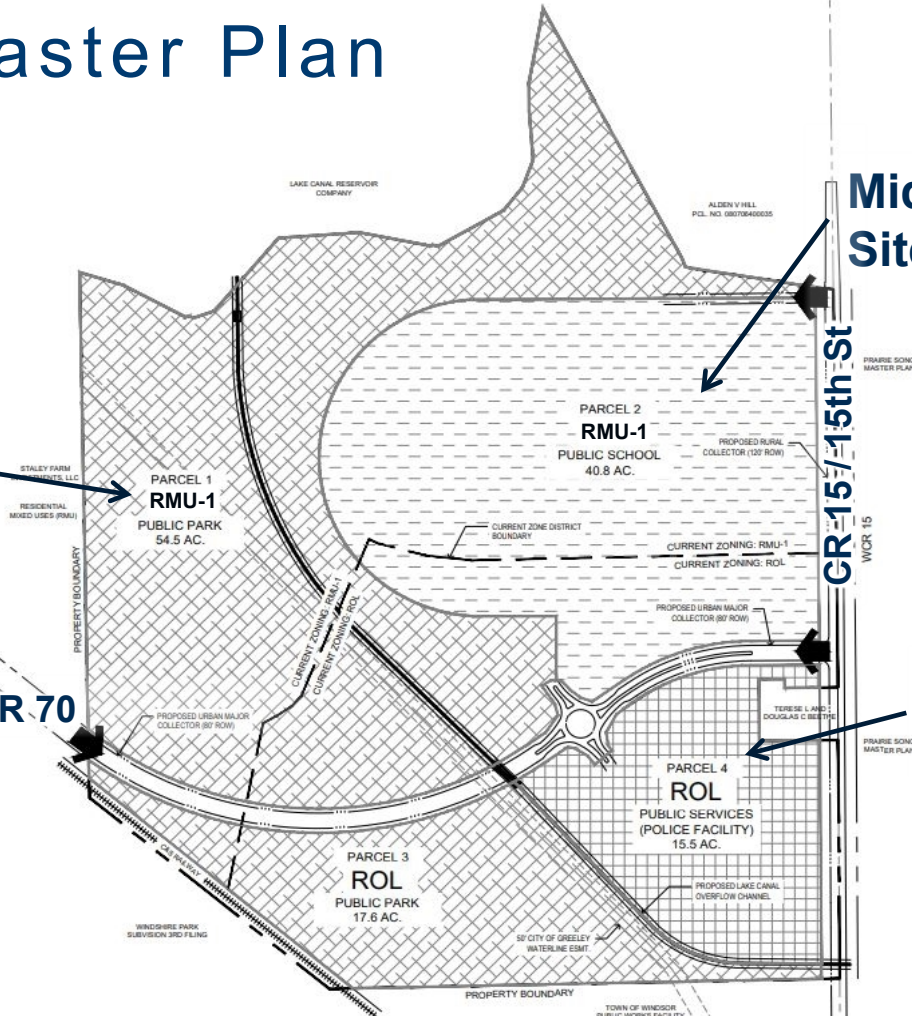
Middle School Site

Police HQ Site

LEGEND

- PUBLIC PARK
- PUBLIC SCHOOL
- PUBLIC SERVICES

Future CR 70



LEGEND

- PL
 - PL
 - PL
- IL
N
ES



- ❖ Site specific parcel: ~138 acres
- ❖ Proposed **Police Facility**
 - 15.35 acre site, 668,700 s.f.
 - 43,330 s.f. building
 - 78.4% (524,380 s.f.) landscaping
- ❖ Proposed **School Facility**
 - 39.28 acre site, 1,711,036 s.f.
 - 154,700 s.f. building
 - 64.9% (1,110,863 s.f.) landscaping
- ❖ Proposed **Town Park**
 - 54.5 acre site, 2,374,020 s.f.
 - Structures and install, TBD.





Strategic Plan Conformance

The application is consistent with the Strategic Plan, particularly the following:

- Infrastructure – Connection of WCR 70 to North 15th Street and extension of water and sewer utilities are proposed with the Master Plan.
- Quality of Life – A 15-acre police headquarter facility, 40-acre middle school site, 55-acre open space, parks and a regional trail connection are proposed with the Master Plan.
- Downtown – The site is in close proximity (ranging from around two miles) to downtown.



Neighborhood Meeting

As required by the Municipal Code for a master plan amendment application, the applicant held a neighborhood meeting.

- Notices were sent to property owners within 500 feet.
- A summary of the June 6, 2023, neighborhood meeting is included with the packet materials.
- No major concerns were of note, just general inquiries of the overall project, timeline and scope of improvements.



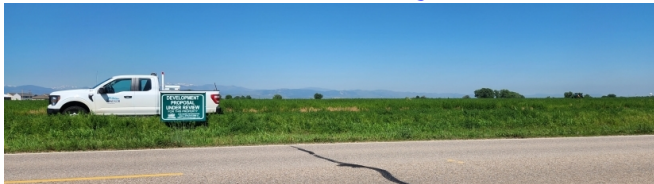
Notification of Public Meetings

Neighborhood Meeting:

- ❖ Mailing - 500' from property boundary, excluding right-of-way
- ❖ Ad in Greeley Tribune
- ❖ Posted on Town website – *Project Connect*

Public Hearing:

- ❖ Mailing - 500' from property boundary, excluding right-of-way
- ❖ Ad in Greeley Tribune
- ❖ Sign posted on property
- ❖ Posted on Town website – *Project Connect*





Recommendation

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Windsor North 15th Street Campus Subdivision Master Plan Amendment, subject to any outstanding Planning Commission and staff comments being addressed.



Record

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



Review Criteria - Master Plan

- 1) Consistency with Comprehensive Plan
- 2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements
- 3) Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- 4) Transportation improvements are consistent with the following:
 - Roadway Improvement Plan
 - Subdivision street standards
 - Design Criteria and Construction Specifications
 - Transportation Master Plan
 - Trails Plan
 - Complete Streets Guide.
- 5) Capability of utilities to serve the development.
- 6) The proposal shall demonstrate compatibility with adjacent uses.



Project Updates- Stay Connected

**Please visit Town of Windsor Website -
PROJECT CONNECT**

windsorgov.com/ProjectConnect

<https://windsorprojectconnect.com/north-15th-street-campus-development>



Thank You

Application Packet

Master Plan



The following checklist is intended to provide an outline for applicants to ensure a complete submittal and to avoid processing delays due to inadequate information. Land use applications shall include all items listed in the following checklist. If an item is not checked as included in the submittal, a detailed narrative statement outlining reasons why the item has not been submitted shall be included. Lack of such statement or required item shall constitute an incomplete submittal and shall be rejected by the Town. Please review Chapter 14 of the Town of Windsor [Municipal Code](#) for complete application requirements.

Application Submittal Requirements:

1

Planning Department Checklist	Applicant Checklist	
☐	☒	Completed checklist. Items not checked are explained in the narrative
☐	☒	Completed Land Use Application (attached)
☐	☐	Application fee consistent with the Town of Windsor Fee Schedule
☐	☐	A deed or legal instrument identifying the applicant's interest in the property
☐	☒	All required drawings and supportive information per the Municipal Code
☐	☒	All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department

Master Plan Requirements:

2

Planning Department Checklist	Applicant Checklist	
☐	☒	Drawing dimensions shall be twenty-four by thirty-six (24x36) inches. All drawings shall be made with an engineer's scale, minimum scale to be one (1) inch represents one hundred (100) feet.
☐	☒	Date of preparation, the scale, a symbol designating true north and zoning
☐	☒	Vicinity map
☐	☒	Name of the master plan on all drawing sheets (<i>contact Planning</i>)
☐	☒	Names, addresses and phone numbers of the applicant and firms or persons responsible for preparing the drawing
☐	☒	Applicant revisions block (<i>includes fields for date, initials, description</i>)
☐	☒	Appropriate certification blocks as provided by the Planning Department
☐	☒	Existing and proposed easements and rights-of-way for collector and arterial streets
☐	☒	Land use table showing: - Proposed gross and net residential densities - Proposed acreage designated for each specific land use - Proposed zoning classifications and total acreage of the parcel
☐	☒	On each land use-specific section of the plan identify: - Acreage, minimum lot size and gross and net residential densities - Acreage designated for parks, open space and other public uses - Acreage for industrial and commercial uses

Utility Plan Including:

- The size and location of all existing utility lines and facilities
- The approximate size and location of all proposed
- A water table with estimates of peak hour and maximum day water and wastewater demands

Drainage plan showing flow patterns, including off-site contributions, detention and retention areas and discharge areas

A soils description and limitation

Existing watercourses with adequate easements for flood control

Designation of all public sites to be reserved and dedicated

Existing two-foot contours

Application Packet Land Use Application



1

The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

2

Application type:

☐ Annexation ☐ Site Plan - Minor
☒ Master Plan ☐ Site Plan - Major
☐ Rezoning
☐ Minor Subdivision
☐ Major Subdivision – Preliminary
☐ Major Subdivision – Final

Project Name*: Windsor North Campus Subdivision

Legal Description*: East Half of Section 7, T6N R67W

Address/Location*: 34429 County Road 15, Windsor, CO

Existing Zoning: ROL, RMU-1

Proposed Zoning: ROL

Acres/Square Feet: 138 Acres

Number of Dwelling Units: n/a

3

Owner:

Name(s)*: Town of Windsor, c/o Shane Hale, Town Manager

Company:

Address*: 301 Walnut Street, Windsor, CO 80550

Phone #*: 970.674.2419

Email*: shale@windsorgov.com

Applicant (Owner or Owner's Representative):

Name*: John Thornhill, Director of Community Development

Company: Town of Windsor

Address*: 301 Walnut Street, Windsor, CO 80550

Phone #*: 970.674.2485

Email*: jthornhill@windsorgov.com

Authorized Representative:

Name: Angela Milewski

Company: BHA Design, Inc.

Address: 111 South Meldrum Street, Suite 110, Fort Collins, CO 80521

Phone #: 970.305.3937

Email: amilewski@bhadesign.com

4

All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature:

Date: 5-2-23

(Proof of owner's authorization is required with submittal if signed by Applicant)

Print Name:

SHANE HALE

*Required fields

Revised 2/5/2021

TACINCALA MASTER PLAN 2ND AMENDMENT

PARCEL IDENTIFICATION

LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH P.M.

WINDSOR, COLORADO



VICINITY MAP

NTS

TEAM DIRECTORY

OWNER:
TOWN OF WINDSOR
301 WALNUT STREET
WINDSOR, CO 80550
CONTACT: OMAR HERRERA
E-MAIL: CHERRERA@WINDSORGOV.COM
PH: 970.674.2437

OWNER'S REPRESENTATIVE:
SANDERSON STEWART
425 W MULBERRY STREET, SUITE 201
FORT COLLINS, CO 80521
CONTACT: JOHN TUFTTE, PE
EMAIL: JTUFTTE@SANDERSONSTEWART.COM
PH: 970.893.2106

ENGINEER:
WILSON & COMPANY, INC.
4065 SAINT CLOUD DRIVE, SUITE 201
LOVELAND, CO 80538
CONTACT: MICHAEL OBERLANDER, PE
EMAIL: MICHAEL.OBERLANDER@WILSONCO.COM
PH: 970.834.6365

LANDSCAPE ARCHITECT:
BHA DESIGN, INC.
111 S MELDRUM STREET, SUITE 110
FORT COLLINS, CO 80521
CONTACT: ANGELA MILEWSKI
E-MAIL: AMILEWSKI@BHDESIGN.COM
PH: 970.305.3937

EXISTING AND PROPOSED ZONING

EXISTING ZONING: ROL AND RMU-1
PROPOSED ZONING: ROL
PROPOSED USES: PUBLIC PARK, PUBLIC SCHOOL, PUBLIC SERVICES

LAND USE TABLE

PLANNING AREA	PERMITTED USES	ZONING DISTRICT	BUILDING COVERAGE*	PARKING AREAS*	DETENTION*	OTHER	SITE AREA
1	PUBLIC PARK	ROL	TBD	TBD	TBD		55.5 AC (40.2%)
2	SCHOOLS	ROL	100,000 SF	200,000 SF	325,000 SF	24.9 AC	39.8 AC (28.8%)
3	PUBLIC PARK, PUBLIC SERVICES (PUBLIC WORKS EXPANSION)	ROL	TBD	TBD	TBD		17.6 AC (12.8%)
4	PUBLIC SERVICES (POLICE FACILITY)	ROL	50,000 SF	115,000 SF	96,000 SF	9.4 AC	15.5 AC (11.2%)
PUBLIC R.O.W.							9.7 AC (7.0%)
TOTAL							138.1 AC (100%)

* BUILDING, PARKING AND DETENTION AREAS ARE APPROXIMATE. FINAL SIZES WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW FOR EACH DEVELOPMENT OR EXPANSION PHASE.

LEGAL DESCRIPTION

A parcel of land, being part of the East Half (E1/2) of Section Seven (7), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

BEGINNING at the East Quarter (E1/4) corner of said Section 7 and assuming the East line of the Southeast Quarter (SE1/4) of said Section 7 as bearing South 00°21'59" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2655.96 feet, with all other bearings contained herein relative thereto;

THENCE North 00°42'02" West along the East line of the Northeast Quarter (NE1/4) of said Section 7 a distance of 1008.91 feet to the Southeast corner of that parcel of land described in Exhibit "C" in that Decree recorded June 14, 2006 as Reception No. 3396295 of the records of the Weld County Clerk and Recorder;

The following Ten (10) courses and distances are along Southerly lines of that parcel of land described in said Exhibit "C":

THENCE North 82°48'39" West a distance of 62.44 feet;

THENCE North 78°29'24" West a distance of 16.54 feet;

THENCE North 83°31'04" West a distance of 21.79 feet;

THENCE North 81°44'53" West a distance of 39.41 feet;

THENCE North 77°42'15" West a distance of 37.06 feet;

THENCE North 81°31'30" West a distance of 137.63 feet;

THENCE North 79°51'27" West a distance of 17.85 feet;

THENCE North 81°46'50" West a distance of 119.12 feet;

THENCE North 78°19'31" West a distance of 43.13 feet;

THENCE North 21°39'25" West a distance of 32.98 feet;

THENCE North 28°30'29" West, departing from said Southerly lines of that parcel of land described in said Exhibit "C" a distance of 960.65 feet to an Easterly line of the first parcel of land described in that Warranty Deed recorded August 7, 1902 in Book 201 at Page 119 of the records of the Weld County Clerk and Recorder, also being an Easterly line of that parcel of land described in Exhibit "D" in said Decree;

The following Twelve (12) courses and distances are along the Easterly and Southerly lines of said first parcel of land described in Book 201 at Page 119, being coincident with the Easterly and Southerly lines of that parcel of land described in said Exhibit "D":

THENCE South 103°07' West a distance of 251.99 feet;

THENCE South 002°1'53" East a distance of 100.00 feet;

THENCE South 04°26'53" East a distance of 165.00 feet;

THENCE South 204°07' West a distance of 100.00 feet;

THENCE South 385°30' West a distance of 100.00 feet;

THENCE South 604°07' West a distance of 247.00 feet;

THENCE North 79°11'53" West a distance of 252.00 feet;

THENCE South 85°58'07" West a distance of 280.00 feet;

THENCE South 404°07' West a distance of 328.00 feet;

THENCE South 711°07' West a distance of 72.00 feet;

THENCE North 622°1'53" West a distance of 232.00 feet;

THENCE North 743°09' East a distance of 176.37 feet to the West line of the East Half (E1/2) of said Section 7;

THENCE South 01°01'48" East along the West line of the East Half (E1/2) of said Section 7 a distance of 1126.00 feet to the Center Quarter (C1/4) corner of said Section 7;

THENCE continuing South 01°01'48" East along the West line of the East Half (E1/2) of said Section 7 a distance of 654.47 feet to the Southwest Right-of-way line of the Great Western Railway of Colorado as established by that Quit Claim Deed recorded April 24, 1884 in Book 43 at Page 79 of the records of the Weld County Clerk and Recorder, said Southwest Right-of-way line being Twenty-five (25) feet, as measured at a right angle, Southwest of and parallel with the centerline of the track of said railway;

THENCE South 50°40'41" East along said Southwest Right-of-way line a distance of 1024.65 feet to the South line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7;

THENCE North 88°49'28" East along the South line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7 a distance of 1687.85 feet to South Sixteenth (S1/16) corner between said Section 7 and Section Eight (8), Township Six North (T.6N.), Range Sixty-seven West (R.67W.);

THENCE North 00°21'58" West along the East line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7 a distance of 808.68 feet to the Southeast corner of Subdivision Exemption No. 444, recorded December 23, 1992 as Reception No. 2315672 of the records of the Weld County Clerk and Recorder;

The following Five (5) courses and distances are along the Southerly, Westerly and Northerly lines of said Subdivision Exemption No. 444:

THENCE South 89°38'02" West a distance of 260.00 feet;

THENCE North 00°21'58" West a distance of 208.31 feet;

THENCE North 89°38'02" East a distance of 85.00 feet;

THENCE South 00°21'58" East a distance of 30.00 feet;

THENCE North 89°38'02" East a distance of 175.00 feet to the Northeast corner of said Subdivision Exemption No. 444 and to the East line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7;

THENCE North 00°21'58" West along the East line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7 a distance of 341.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 138.181 acres, more or less, and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF (INSERT EXACT NAME OF SITE PLAN). IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE ____ DAY OF ____, 20__.

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: _____.

THIS ____ DAY OF ____, 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF ____, 20__.

DEPUTY DIRECTOR OF ENGINEERING

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF ____, 20__.

DIRECTOR OF PLANNING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MASTER PLAN OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO. _____ OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE ____ DAY OF ____, 20__ A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION

ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MASTER PLAN UPON WHICH

THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST: _____ MAYOR TOWN CLERK

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ____ DAY OF ____, 20__.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF ____, 20__.

DEPUTY DIRECTOR OF PUBLIC WORKS

PREPARER'S CERTIFICATE

I CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

PRINT NAME SIGNATURE
PREPARER OF SITE PLAN PREPARER OF SITE PLAN

LAKE CANAL REVIEW

ACKNOWLEDGMENT RECEIPT NOT APPROVAL OF THE PLANS:

THE LAKE CANAL COMPANY OF COLORADO AND
THE LAKE CANAL RESERVOIR COMPANY

RODNEY L. NELSON, PRESIDENT

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT. THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND, THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

OPEN SPACE PROTECTION

ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND MAY BE ERRECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

NOTES

FUTURE SITE DEVELOPMENT PLANS THAT IMPACT THE COMPANY WILL BE PROVIDED TO THE LAKE CANAL COMPANY FOR APPROVAL PRIOR TO CONSTRUCTION

CITY OF GREELEY NOTES

UTILITY CROSSING NOTE:

- ALL UTILITY AND ROADWAY CROSSINGS OF THE GREELEY TRANSMISSION LINE MUST COMPLY WITH CITY STANDARDS, LOCATED HERE:
- ALL CROSSINGS MUST BE POTHOLED, AND A PLAN AND PROFILE OF THE CROSSING NEEDS TO BE APPROVED BY THE CITY OF GREELEY PRIOR TO CONSTRUCTION. THE PLAN AND PROFILE OF THE CROSSING CAN EITHER BE ON A SET OF ENGINEERED PLANS OR VIA A SEPARATE CROSSING APPLICATION/EXHIBIT.
- ALL UTILITY CROSSINGS NEED TO OCCUR AT 90 DEGREES (PERPENDICULAR) TO THE TRANSMISSION LINE.
- THERE CANNOT BE A NEW/SEPARATE UTILITY EASEMENT OVERLAPPING WITH THE GREELEY TRANSMISSION LINE EASEMENT. THE EASEMENT FOR THE CROSSING UTILITY SHALL START/STOP AT EDGE OF GREELEY'S EASEMENT.

CITY OF GREELEY STANDARD NOTES:

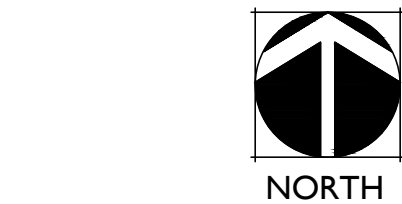
- ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
- THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.
- THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
- IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY/ OR AT THE EXPENSE OF THE CITY OF GREELEY.
- GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE. CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-371-3726, 12 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
- THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.
- GREELEY PIPELINES MUST HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
- NO CUTS IN GRADING ARE ALLOWED WITHIN THE TRANSMISSION WATERLINE EASEMENTS UNLESS SUFFICIENT COVER EXISTS AND IS REVIEWED / APPROVED BY THE CITY OF GREELEY.
- GREELEY WATER LINE SUPPORT AT CROSSINGS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.
- ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.
- ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.

TACINCALA MASTER PLAN 2ND AMENDMENT

Project:

Client: TOWN OF WINDSOR

Revisions



SCALE:

Designed by: AKM

Drawn by:

Checked by:

Drawing Name:

MASTER PLAN

Project Number: 2222

Sheet Date: 06/26/2023

Sheet Number: 1

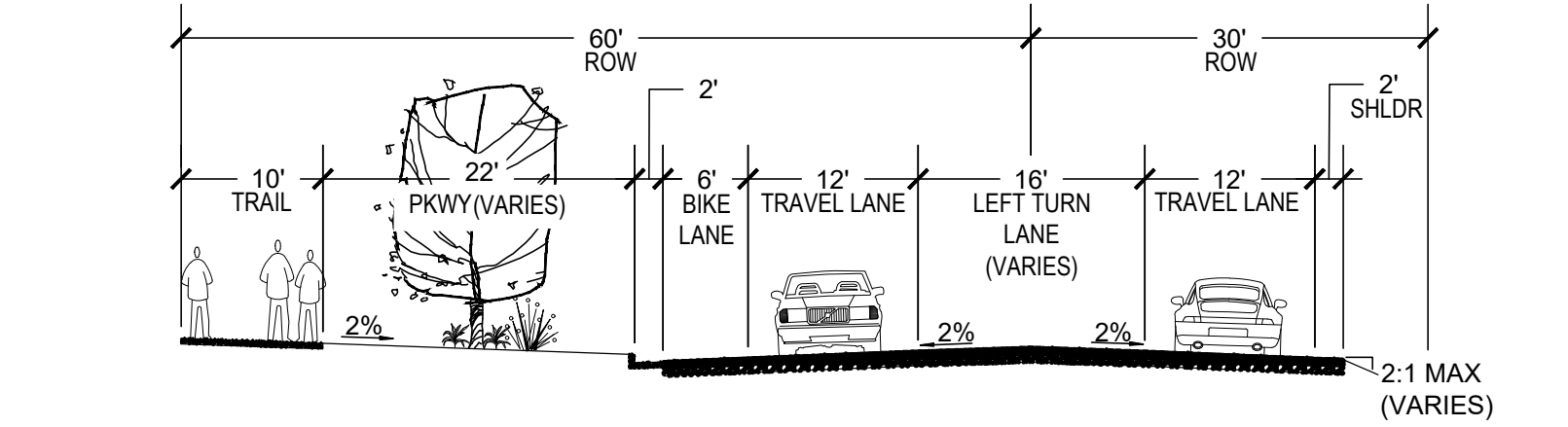
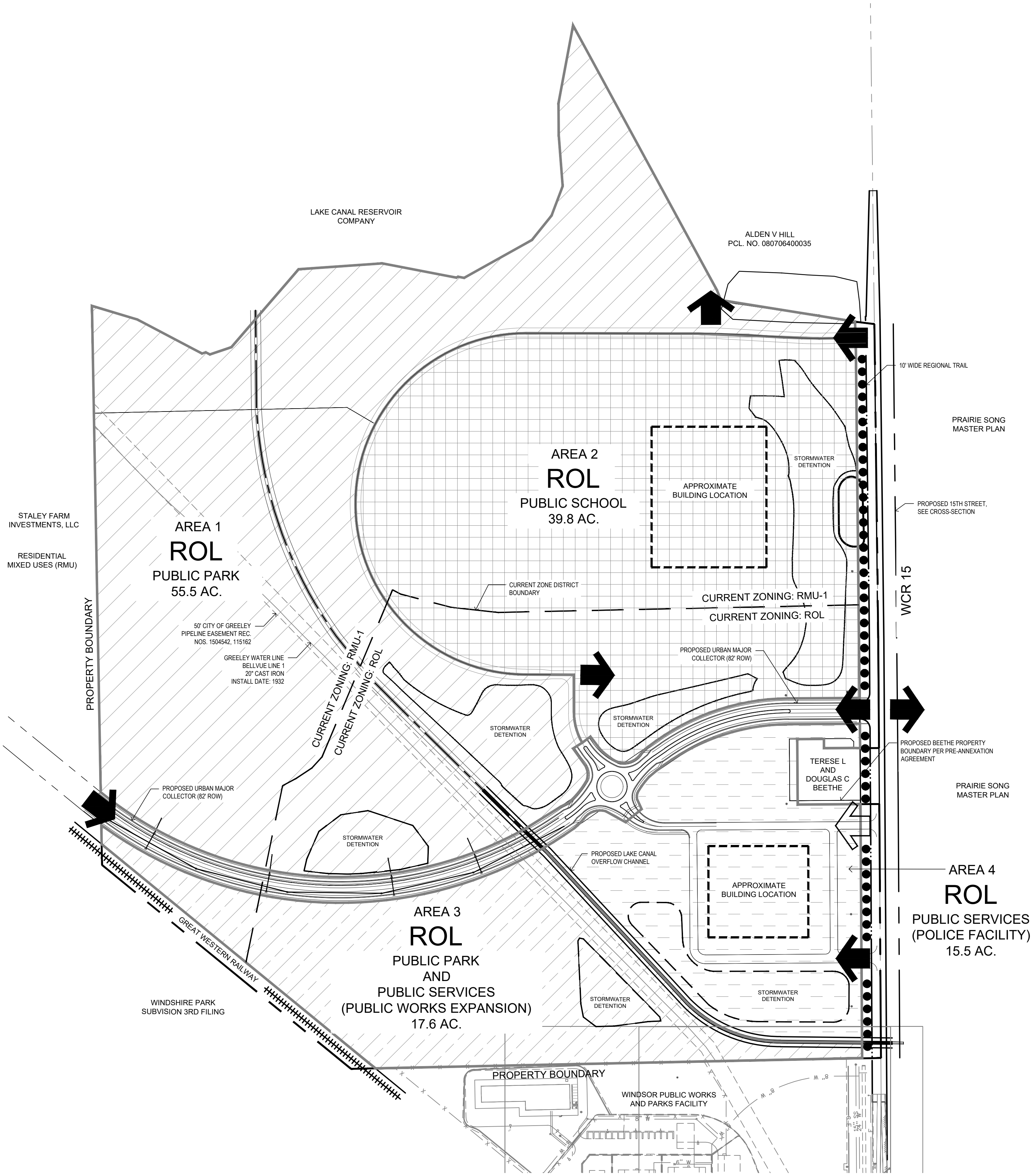
TACINCALA MASTER PLAN 2ND AMENDMENT

PARCEL IDENTIFICATION

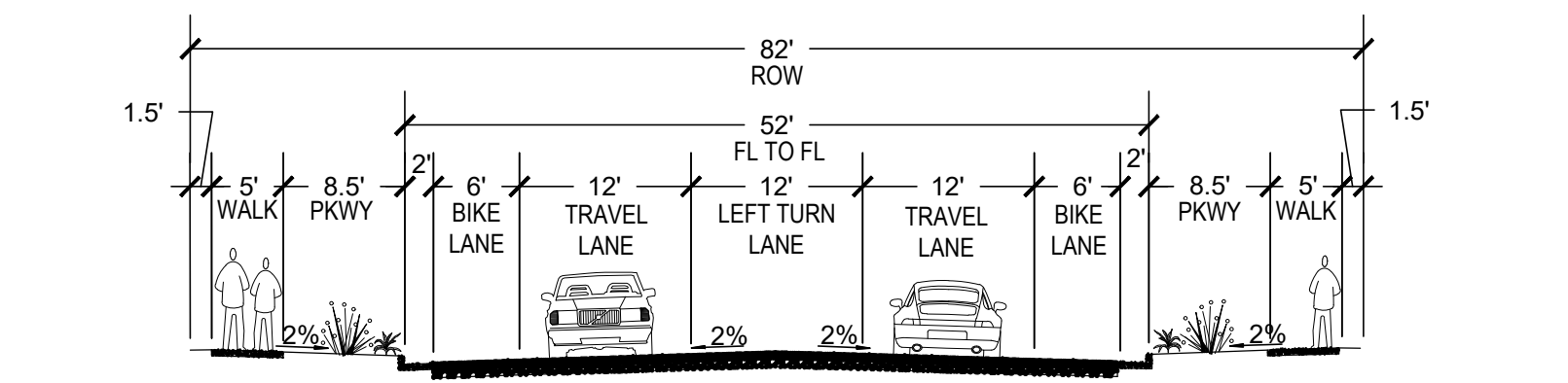
LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH P.M.
WINDSOR, COLORADO

bha

111 S. Meldrum St., Suite 110
Fort Collins, CO 80521
p. (970) 223-7577
www.bhadesign.com
Landscape Architecture
Urban Design
Graphic Design



1 SECTION - 15TH STREET (TYPICAL)
SCALE: NTS



2 SECTION - URBAN COLLECTOR STREET (MAJOR)
SCALE: NTS

LEGEND

- PUBLIC PARK
- PUBLIC SCHOOL
- PUBLIC SERVICES
- PUBLIC PARK AND PUBLIC SERVICES
- ACCESS
- EMERGENCY VEHICLE ACCESS
- 10' WIDE REGIONAL TRAIL

CITY OF GREELEY

Reviewed By: _____ Date _____
Water/Sewer Chief Engineer
Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

TOWN OF WINDSOR

DRAWING REVIEW

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

DATE: _____ BY: _____
Deputy Director of Engineering

TACINCALA MASTER PLAN 2ND AMENDMENT

Project: TOWN OF WINDSOR

Revisions

NORTH

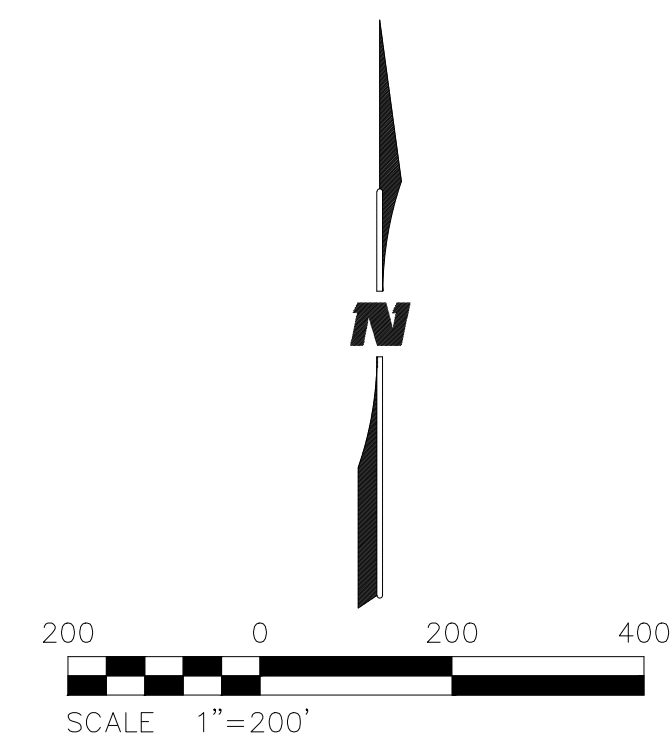
0 100 200 400

SCALE: 1" = 200'

Designed by: AKM
Drawn by:
Checked by:

Drawing Name:
MASTER PLAN

Project Number: 2222
Sheet Date: 06/26/2023
Sheet Number: 2



- LEGEND**
-  LAKE CANAL OVERFLOW CHANNEL
 -  PROPOSED WATER LINE
 -  PROPOSED SANITARY SEWER
 -  PROPOSED STORM SEWER
 -  EXISTING WATER LINE
 -  EXISTING STORM PIPE
 -  EXISTING SANITARY SEWER

		Wastewater		Water		
Location	Units	Base Flow (GPD)	Peak Flow (GPD)	Average Day (gpm)	Peak Hour (gpm)	Max Day (gpm)
Staley Farm N of rail	495	122,958	455,994	138	825	344
	Acres					
Police	10	15,000	30,000	5.6	33	14
PW Expansion + Park	50	75,000	150,000	28	167	69
Middle School	900	18,000	36,000	16	94	39

1. WASTEWATER DEMAND FOR THE MIDDLE SCHOOL SITE CALCULATED ASSUMING 20 CFS PER CAPITA AT 900 PEOPLE.
2. ASSUMED SMALL OFFICE/BUSINESS WATER DEMAND FOR POLICE STATION. ASSUMED THE SAME FOR PUBLIC WORKS BUT INCREASED TO ACCOUNT FOR THE PARK.
3. STALEY FARM AND MIDDLE SCHOOL WATER DEMANDS BASED ON CHAPTER 4 OF THE LOVELAND WATER DESIGN STANDARDS.
4. PARK, PUBLIC WORKS, AND POLICE STATION WASTEWATER DEMAND CALCULATED ASSUMING 1,500 GPD/ACRE, STALEY FARM WASTEWATER DEMAND CALCULATED ASSUMING 3 RESIDENTIAL UNITS/ACRE FOR 330 ACRES, WITH 2.76 PEOPLE PER HOUSE AND 90 GPCPD.
5. FUTURE SITE DEVELOPMENT PLANS THAT IMPACT THE LAKE CANAL WILL BE PROVIDED TO THE LAKE CANAL COMPANY FOR APPROVAL PRIOR TO CONSTRUCTION.

1. ALL UTILITY AND ROADWAY CROSSINGS OF THE GREELEY TRANSMISSION LINE MUST COMPLY WITH CITY STANDARDS, LOCATED HERE: <https://greeleygov.com/docs/default-source/construction-standards/water-and-sewer/2023-ws-design-criteria-and-specifications-file1608875a-93c9-48b6-9ec1-bea5c93c2be8.pdf>
2. ALL CROSSINGS MUST BE POTHOLED, AND A PLAN AND PROFILE OF THE CROSSING NEEDS TO BE APPROVED BY THE CITY OF GREELEY PRIOR TO CONSTRUCTION. THE PLAN AND PROFILE OF THE CROSSING CAN EITHER BE ON A SET OF ENGINEERED PLANS OR VIA A SEPARATE CROSSING APPLICATION/EXHIBIT.
3. ALL UTILITY CROSSINGS NEED TO OCCUR AT 90 DEGREES (PERPENDICULAR) TO THE TRANSMISSION LINE.
4. THERE CANNOT BE A NEW/SEPARATE UTILITY EASEMENT OVERLAPPING WITH THE GREELEY TRANSMISSION LINE EASEMENT. THE EASEMENT FOR THE CROSSING UTILITY SHALL START/STOP AT EDGE OF GREELEY'S EASEMENT.

1. ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
2. THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.
3. THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
4. IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY OR AT THE EXPENSE OF THE CITY OF GREELEY.
5. GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE, CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-371-3726, 72 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
6. THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.
7. GREELEY PIPELINES MUST HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
8. NO CUTS IN GRADING ARE ALLOWED WITHIN THE TRANSMISSION WATERLINE EASEMENTS UNLESS SUFFICIENT COVER EXISTS AND IS REVIEWED / APPROVED BY THE CITY OF GREELEY.
9. GREELEY WATER UTILITY CROSSESS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED UTILITY CROSSING IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.
10. ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.
11. ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.

THE LAKE CANAL COMPANY OF COLORADO AND
THE LAKE RESERVOIR COMPANY

RODNEY L. NELSON, PRESIDENT

CITY OF GREELEY

Reviewed By: _____ Date _____
Water/Sewer Chief Engineer

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

**WILSON
& COMPANY**

4065 SAINT CLOUD DRIVE, SUITE 201
LOVELAND, CO 80538
PHONE: 970-834-6364
www.wilsonco.com

PROPERTY OWNER

TOWN OF WINDSOR

301 WALNUT STREET
WINDSOR, CO 80550

PRELIMINARY SUBMITTAL
NOT FOR
CONSTRUCTION

TACINCALA MASTER PLAN 2ND AMENDMENT

[illegible]

PROJECT NO:	21-100-185-03
-------------	---------------

DESIGNED BY:

DRAWN BY:	GKC
-----------	-----

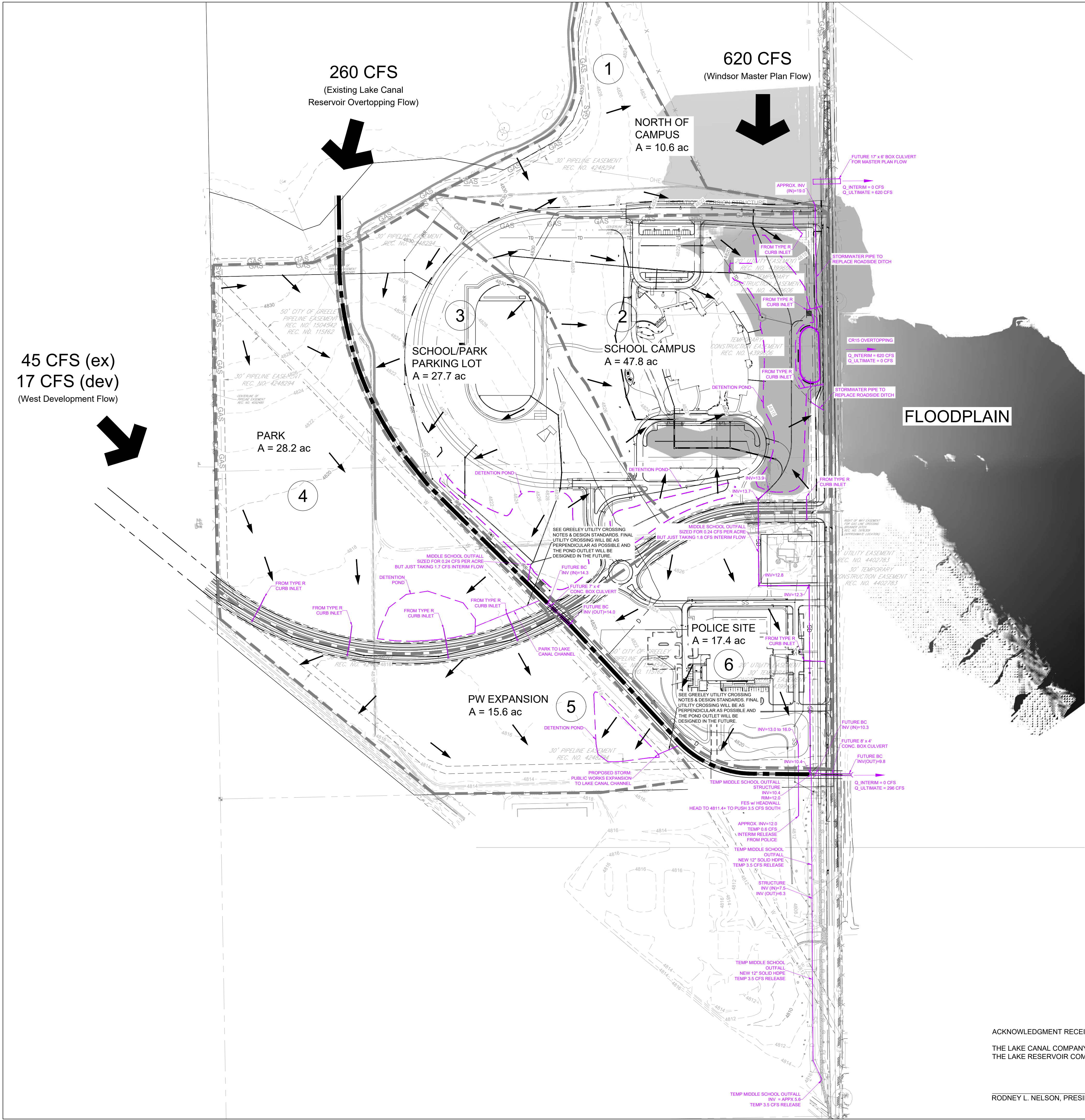
CHECKED BY: DLE, MPO

DATE: JUNE 26, 2023

SHEET TITLE

UTILITY PLAN

SHEET NO:



LEGEND

- PROPOSED DRAINAGE BASIN DIVIDE LINE
- LAKE CANAL OVERFLOW CHANNEL
- CONCEPTUAL DETENTION POND
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED STORM PIPE

200 0 200 400
SCALE 1"=200'

N

DETENTION POND TABLE

BASIN	AREA (ac)	RELEASE RATE (cfs)	POND STORAGE VOLUME (ac-ft)
1	10.6	2.5	1.6
2	37.3	11.5	7.2
2 (INTERIM)		1.8	8.7
3	27.7	6.7	4.2
3 (INTERIM)		1.7	4.9
4	28.2	6.8	3.3
5	15.6	3.8	2.6
6	17.4	4.2	2.8
6 (INTERIM)		0.6	3.4

- NOTES:
- DETENTION POND LIMITS AND LOCATIONS ARE APPROXIMATE.
 - MIDDLE SCHOOL SITE DRAINAGE BASINS MAY BE SUBJECT TO CHANGE WITH GRADING TO BE DONE BY OTHERS. THIS MAY CHANGE DETENTION VOLUMES.
 - UNLESS OTHERWISE STATED, ALL VALUES IN THE DRAINAGE TABLE ABOVE REFLECT ULTIMATE DRAINAGE CONDITIONS.
 - FUTURE SITE DEVELOPMENT PLANS THAT IMPACT THE LAKE CANAL WILL BE PROVIDED TO THE LAKE CANAL COMPANY FOR APPROVAL PRIOR TO CONSTRUCTION.

- UTILITY CROSSING NOTE:
- ALL UTILITY AND ROADWAY CROSSINGS OF THE GREELEY TRANSMISSION LINE MUST COMPLY WITH CITY STANDARDS, LOCATED HERE:
<https://greeleygov.com/docs/default-source/construction-standards/water-and-sewer/2023-ws-design-criteria-and-specifications-full-f608875a-93c9-48b6-9ec1-bea5c9c32be8.pdf>
 - ALL CROSSINGS MUST BE POTHOLED, AND A PLAN AND PROFILE OF THE CROSSING NEEDS TO BE APPROVED BY THE CITY OF GREELEY PRIOR TO CONSTRUCTION. THE PLAN AND PROFILE OF THE CROSSING CAN EITHER BE ON A SET OF ENGINEERED PLANS OR VIA A SEPARATE CROSSING APPLICATION/EXHIBIT.
 - ALL UTILITY CROSSINGS NEED TO OCCUR AT 90 DEGREES (PERPENDICULAR) TO THE TRANSMISSION LINE.
 - THERE CANNOT BE A NEW/SEPARATE UTILITY EASEMENT OVERLAPPING WITH THE GREELEY TRANSMISSION LINE EASEMENT. THE EASEMENT FOR THE CROSSING UTILITY SHALL START/STOP AT EDGE OF GREELEY'S EASEMENT.

- CITY OF GREELEY STANDARD NOTES:
- ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
 - THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.
 - THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
 - IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY/ OR AT THE EXPENSE OF THE CITY OF GREELEY.
 - GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE. CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-371-3726, 72 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
 - THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.
 - GREELEY PIPELINES MUST HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
 - NO CUTS IN GRADING ARE ALLOWED WITHIN THE TRANSMISSION WATERLINE EASEMENTS UNLESS SUFFICIENT COVER EXISTS AND IS REVIEWED / APPROVED BY THE CITY OF GREELEY.
 - GREELEY WATER LINE SUPPORT AT CROSSINGS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED UTILITY CROSSING IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.
 - ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.
 - ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.

ACKNOWLEDGMENT RECEIPT NOT APPROVAL OF THE PLANS:

THE LAKE CANAL COMPANY OF COLORADO AND THE LAKE RESERVOIR COMPANY

RODNEY L. NELSON, PRESIDENT

CITY OF GREELEY

Reviewed By: _____ Date: _____
Water/Sewer Chief Engineer

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

WILSON & COMPANY

4065 SAINT CLOUD DRIVE, SUITE 201
LOVELAND, CO 80538
PHONE: 970-634-6364
WWW.WILSONCO.COM

PROPERTY OWNER

TOWN OF WINDSOR

301 WALNUT STREET
WINDSOR, CO 80550

SEAL

PRELIMINARY SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT NAME

TACINCALA MASTER PLAN
2ND AMENDMENT

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 21-100-185-03

DESIGNED BY: _____

DRAWN BY: GKC

CHECKED BY: DLE, MPO

DATE: JUNE 26, 2023

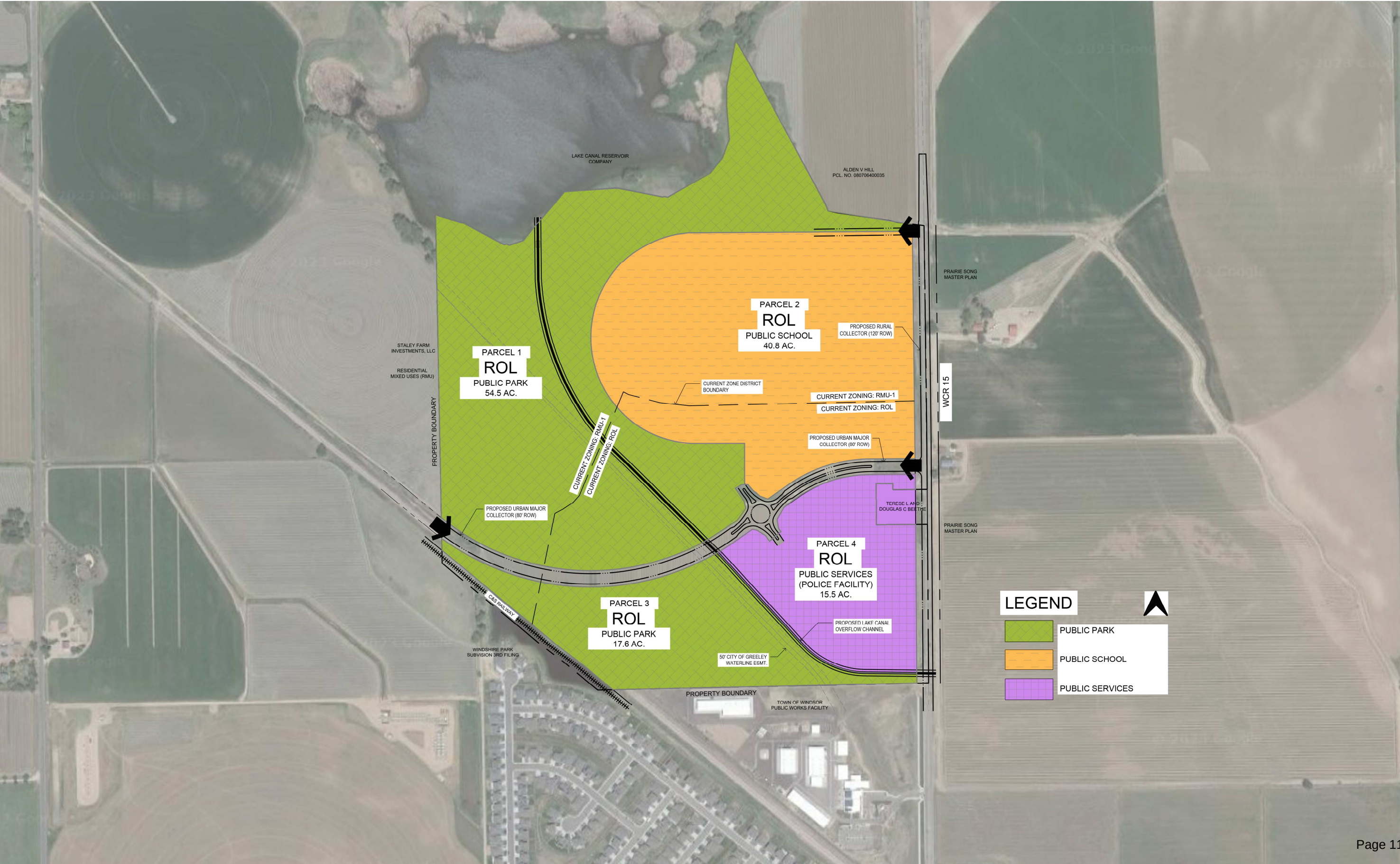
SHEET TITLE

DRAINAGE PLAN

SHEET NO: 4

WINDSOR NORTH CAMPUS

Tacincala Master Plan 2nd Amendment





LEGEND

- 1 School
- 2 Football / Track and Field Stadium
- 3 Soccer Field (400' x 265')
- 4 Outdoor Classroom
- 5 Student Drop-off / Parent Parking
- 6 Bus Drop-off / Staff Parking
- 7 School Event Parking
- 8 Existing Irrigation Pond
- 9 Existing Tailwater Ditch
- 10 Detention
- 11 Police Station
- 12 Veterans Memorial
- 13 Public Works Expansion
- 14 Irrigation Education
- 15 Multi-Use Fields (400' x 265')
- 16 Neighborhood / Community Playground
- 17 Regional Destination Play
- 18 Tennis Courts
- 19 Pickleball Courts
- 20 Pumptrack
- 21 Parks Parking
- 22 Bocce Ball
- 23 Pedestrian Trail
- 24 Event Lawn
- 25 Abandoned Oil/Gas Well

670 Dedicated School Parking Stalls

495 Dedicated Park Parking Stalls

WINDSOR, CO MIDDLE SCHOOL AND PUBLIC SAFETY - MASTER PLAN CONCEPT

Windsor, Colorado

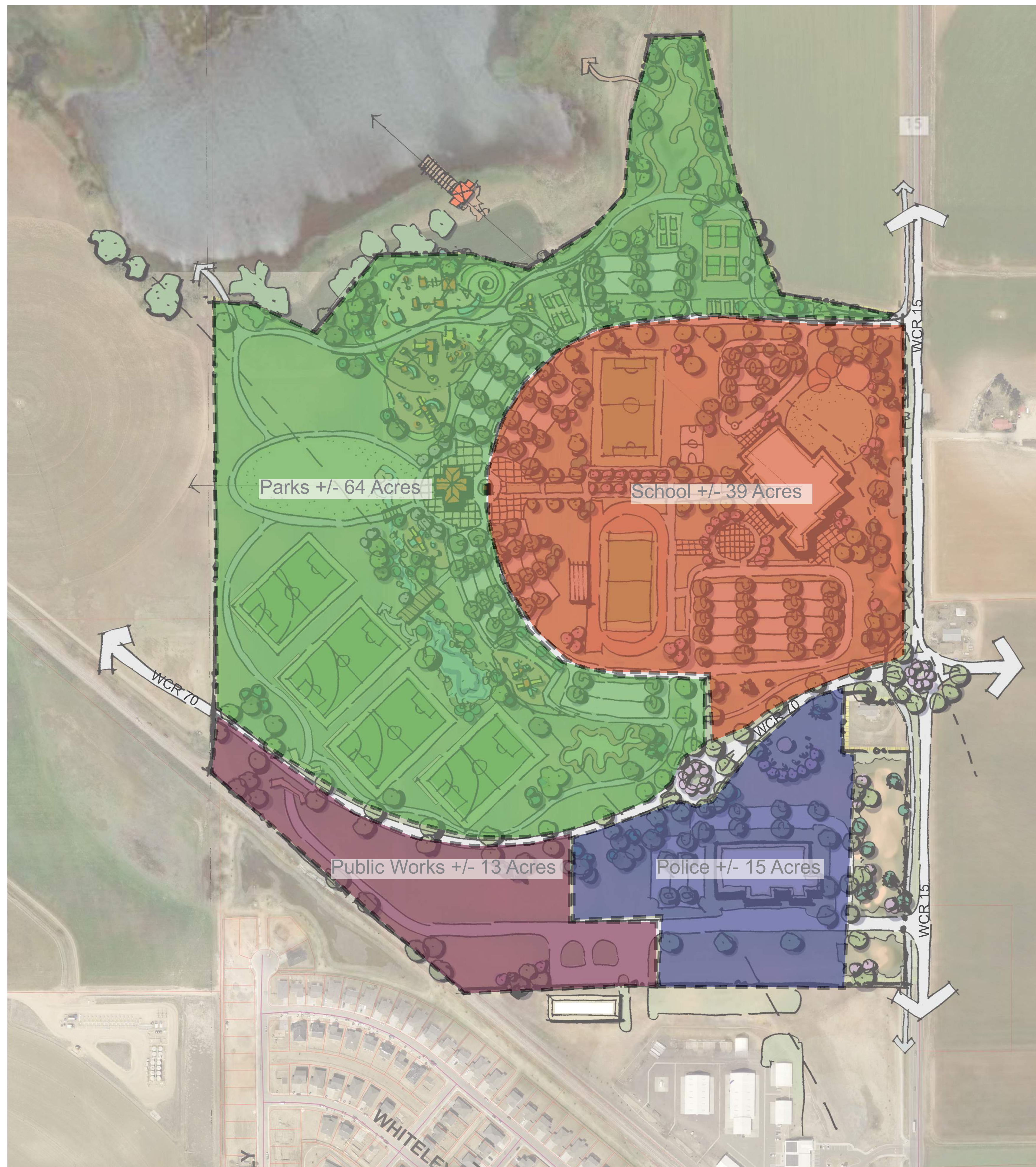
September 2nd, 2021 | 021-05804



ochsner hare + hare

the olsson studio

1814 Main Street / Kansas City, MO 64108
O 816.842.8844 / olsson.com



WINDSOR, CO MIDDLE SCHOOL AND PUBLIC SAFETY - MASTER PLAN CONCEPT

Windsor, Colorado

September 2nd, 2021 | 021-05804

ochsner hare + hare

the **olsson** studio

1814 Main Street / Kansas City, MO 64108
O 816.842.8844 / olsson.com



**FOR IMMEDIATE RELEASE
DECEMBER 7, 2021**

For more information, contact:
John Thornhill
Director of Community Development
970-674-2485
jthornhill@windsorgov.com

Town of Windsor Purchases 138 Acres of Land for Future Public Use

Windsor, CO -- On Wednesday, Dec. 1, the Town of Windsor purchased 138 acres of land and 117 acre feet of water from a farm located adjacent to the town's existing Public Services facility for \$4.14 million.

Conceptual plans show 71 acres of land for parks, recreation and open space, 15 acres for a new police facility, 12 acres for future expansion of the town's public works property, and 40 acres of land intended to be purchased by the Weld RE4 School District. Within that space, the land acquisition also accounts for improvements and widening to the adjacent section of Cty. Rd. 15 and the future alignment of Cty. Rd. 70 between Cty. Rds. 13 and 15.

"With the future planned expansion of Cty. Rd. 70, there will be an east to west commuter option on the north side of Windsor that can help alleviate congestion from Hwy. 392," said Community Development Director John Thornhill.

"Our existing Non-Potable Water Master Plan identified a gap of 500 to 700 acre feet of water needed by the town and this acquisition satisfies a good chunk of that need," said Thornhill.

To view past and present Town Board meeting agendas, minutes and packets, visit <https://windsorgov.com/81/Town-Board>. For more information about the Town of Windsor, visit windsorgov.com.

###

MEDIA FACT SHEET

When did Town Board meet to authorize use of funds?

Windsor's Town Board met on Monday, Nov. 22, 2021 to give their final authorization for use of funds specific to the purchase of this parcel.

Why did the Town of Windsor feel this purchase was important?

As the community continues to grow, it's important to preserve park and open space. Additionally, there is a growing need for expanded public safety and school facilities.

How much did the Town of Windsor spend on its purchase? How does the cost relate to beneficial use of the acreage?

Cost Breakdown Related to Land Dedication		
Land Use	Acres	Cost
Police, Public Works & General Town Use	43	\$1,290,000.00
Community Park	55	--
School District	40	\$1,340,533.33
Water Rights		\$1,516,666.67
Totals	138	\$4,147,200.00

How were land uses identified?

A conceptual charrette was held with a consultant, town staff including police department, community development and others along with representatives from the school district over a two day period in order to determine the best locations for each anticipated land use. It is anticipated that public input will be solicited prior to planning and programming the parks and open space portions.

Tell us more about the planned police facility.

A new police facility will better accommodate Windsor's growing population. Construction is currently planned to start in 2023. Final plans have not be outlined for future use of the existing Police facility, located at 200 N. 11th St.

There isn't a cost attributed to the community park allocation. Why?

As part of Windsor's land use regulations, developers must dedicate property to park space. The acreage for community park is part of the Tacincala Master Development Plan related to the Prairie Song subdivision.

How will the Town of Windsor address increased traffic in that area?

The goal is to ensure that infrastructure aligns with town growth. Town engineers will continue to look at Cty. Rd. 15 improvements and the expansion of Cty. Rd. 70.

Windsor North Campus Master Plan Amendment

Neighborhood Meeting Summary

An Open House format was held at the Public Works facility on **June 23, 2023** with information about the proposed Master Plan Amendment. The attendees at the open house spoke with Town staff and the design team, asked questions about the plans, and generally seemed supportive.

The Beethes had detailed questions about construction activities and sequencing. FCI (Windsor PD contractor) and Wember (Windsor PD Owner's Representative) provided their contact information to the Beethes and offered to continue communications with them as construction nears.

Summary prepared by Angela K. Milewski, BHA Design

Sign-In Sheet			
Windsor North Campus			
6-Jun-23			
Name	Address	Phone Number	Email Address
Earl Stene	P.O. Box 658 Windsor, CT	970-821-6137	ejstms46@gmail.com
Zade Steidl	P.O. Box 368 Windsor	970-227-7147	Rblue-sky@gmail.com
Robert L. Pittman	949 Camberly Ct. Windsor	303-385-7010	pittmanbob@gmail.com
TERESE BEETHE	34429 CR 15 "	970-215-9910	Hbeethe@yahoo.com
DOUGLAS BEETHE	34429 CR 15	970-227-1550	dbeethe@gmail.com
John Tuffe	425 W. Mulberry Ste 201 ^{For}	970-872-2106	jtuffe@sandersandsteward.com
Kim Overholt	1669 Dartmouth Dr.	970-501-9089	KOverholt@gmail.com



MEMORANDUM

Date: July 5, 2023
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Recommendation to Town Board - Master Plan Amendment - Windsor North 15th Street Campus Subdivision - Town of Windsor, Owner/Applicant
Item #: C.4.

Background / Discussion:

See public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Windsor North 15th Street Campus Subdivision Master Plan Amendment, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Attachments: