



PLANNING COMMISSION REGULAR MEETING

June 1, 2022 - 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

C. BOARD ACTION

1. Public Hearing - Request to Rezone from SF-1 (Single Family Residential) and RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and create a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
 - Quasi-judicial
 - Staff Presentation: Sandra Mezzetti, Senior Planner
2. Recommendation to Town Board - Request to Rezone from RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and create a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
 - Quasi-judicial
 - Staff Presentation; Sandra Mezzetti, Senior Planner
3. Public Hearing - Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design

- Quasi-judicial
- Staff Presentation: Sandra Mezzetti, Senior Planner

4. Recommendation to Town Board - Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design

- Quasi-judicial
- Staff Presentation: Sandra Mezzetti, 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: June 1, 2022
To: Mayor and Town Board
From: Carlin Malone, Chief Planner
Re: Public Hearing - Request to Rezone from SF-1 (Single Family Residential) and RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and create a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design

Item #: C.1.

Background / Discussion:

Proposal

The applicant, Mr. Patrick McMeekin, of Hartford Acquisitions LLC, represented by Mr. Ryan McBreen of Norris Design, has submitted a rezoning application to amend existing SF-1 (Single Family Residential) zone district and RMU-1 (Residential Mixed Use) zone district to SF-2 (Single-Family Attached Residential) and create a Planned Unit Development (PUD) zoning overlay for 472.5 acres. The applicant has also submitted the Tacincala (aka, "Prairie Song") Master Plan Amendment, concurrent with the rezone request.

The subject request proposes rezoning 472.5 acres of SF-1 and RMU-1 to SF-2 with a PUD overlay. The Tacincala Master Plan application, which has been reviewed concurrently with the rezone request, includes 572 acres. The overall residential density for both the PUD and Master Plan is four dwelling units per acre (2,130 dwelling units), consistent with the Town's Comprehensive Plan Land Use Map, which identifies this area as single-family residential.

	Zoning	Current Use
North	AG (Agriculture) – Weld County	Estate residential, agricultural
East	ER (Estate Residential), SF-1	Estate residential, agricultural
South	RMU-1 (Residential Mixed Use)/PUD Overlay	Undeveloped agricultural land (Overland PUD)
West	ROL (Recreation Open Lands), RMU-1 and AG (Weld County)	Undeveloped agricultural land, Tacincala Master Plan), agricultural

Background

The subject property is part of the Tacincala Annexation of 2006. The Tacincala Annexation established zoning for the property of SF-1 (Single-Family Residential), RMU (Residential Mixed Use), and O (Open Space). Concurrent with the annexation and establishment of zoning, the property was master planned (Tacincala Master Plan). In 2011, the Tacincala Annex (Collette Farm Portion) Rezone, rezoned the majority of the subject property (295 acres) from SF-1 (Single Family Residential) to RMU (Residential Mixed Use), and amended the master plan (see illustration in presentation material). With the 2011 Tacincala Master Plan Amendment, one-acre lots and a landscape buffer along SH 257 were designated on the Plan to address a compatible transition between the Tacincala property and the existing neighborhood east of SH 257. The proposed PUD and Master Plan maintain the one-acre lot and landscape buffer along SH 257.

Rezone/PUD proposal

The subject rezoning application will create a PUD overlay district which constitutes an amendment to the Town's Official Zoning District Map, and the development standards approved with the PUD will be applied to future land use applications within the PUD district. In accordance with Article I of Chapter 16 of the Municipal Code:

The PUD is an overlay zone district that supplements the underlying standard zone district. A PUD is expected to preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design, and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.

The PUD allows for more intense residential development than is allowed under the municipal code by providing for reduced lot sizes and reduced building setbacks. Despite the higher intensity allowed by the PUD, the overall density of the subject property will not exceed the four units per acre maximum allowed by the Single Family Residential designation on the Comprehensive Plan Land Use Map. The 472.5 acres included in the rezone/PUD request is part of the Tacincala Master Plan, which encompasses 572 acres. The balance of the acreage (100 acres) will retain the existing zone district of RMU-1.

The Tacincala PUD and Master Plan includes a maximum of 2,130 dwelling units. The PUD and Master Plan includes designated planning areas with a range of residential uses and densities, equating to an overall density of four dwelling units per acre. The plan allows for clustering density while preserving approximately 79 acres for open space and drainage, 13.5 acres in parks, and a 10-acre school site. The PUD and Master Plan also designate a planning area for neighborhood commercial. Neighborhood commercial uses within the PUD are limited to those compatible with the design and layout of the master plan.

The PUD includes design standards that exceed standard zoning requirements with an intent of creating a high-quality public realm and streetscape. Key requirements include park locations throughout, open space standards, a variety of lot layouts, front porches on homes, garage placement that minimizes their visual impact (alley-loaded, side-loaded, or recessed garage), and a variety of house styles and model types.

Relationship to Land Use Code

Municipal Code Section 16-1-170 lists the following specific objectives of PUD zoning:

- (1) To permit and encourage innovative design and high quality, master planned developments on large parcels of land.
- (2) To allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood.
- (3) To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.

Staff Comment: The proposed PUD district is consistent with the intent of the district.

Relation to major transportation system. Planned development districts shall be so located with respect to major streets and highways or other transportation facilities as to be directly accessible without creating traffic on minor streets in residential areas outside such districts.

The proposed PUD district will be directly accessible from SH 257 on the east, WCR 72 on the north and North 15th Street (WCR 15) on the west. The WCR 70 connection between SH 257 and North 15th Street is a part of the Tacincala Master Plan Amendment, which has been submitted and reviewed concurrently with the rezone/PUD application. The Tacincala Master Plan Amendment identifies trail

connectivity from and within the property, consistent with the Town's Master Trails Plan.

Extension of public utilities will be the responsibility of the applicant, subject to potential reimbursement for oversizing which adds to the system capacity.

As outlined below, the proposed PUD district is in general compliance with the Comprehensive Plan. The PUD location ranges from one to two miles from the Town's downtown, core, and services.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Staff comment: The type of more compact development proposed by the PUD has been shown to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis. Similarly, compact development has been shown to be more environmentally responsible, as it takes less resources to construct and maintain, and it can also make alternative forms of transportation such as walking, biking, and transit more viable due the compact layout.

Objective(s):

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The proposed development can be considered a part of the Town core, being approximately one mile north of downtown.

Chapter 5c – Residential Areas Framework Plan

Goal:

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

Staff comment: The proposed PUD standards will allow for a diverse style of housing types including, single-family detached, single-family attached (duplex, townhomes), and multifamily dwellings. Some single-family residential lots will also allow for accessory dwelling units (ADUs), adding another housing opportunity. The PUD includes a variety of residential lot sizes, lot layouts, and residential types. Such variety can help meet the needs of varying family sizes, lifestyles, and income levels.

Objective(s):

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

Staff comment: The proposed PUD includes multi-modal connectivity by providing trails, additional road connections such as WCR 70, and a focus on pedestrian-friendly design.

2. Utilize conservation design and traditional neighborhood design for new residential growth areas and promote overall community livability. Staff comment: The proposed PUD can be described as traditional neighborhood design with a focus on the public realm and streetscape. Key requirements include front porches, garage placement to minimize visual impact, a variety of lot layouts and home types and home models to avoid monotony, and staggered massing of homes to create visual interest.

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

Staff comment: The PUD includes eleven (11) planning areas, designating a range of dwelling units per acre, housing types, compatible neighborhood commercial uses, and a school site. Seventy-nine acres of the property is designated open space.

Neighborhood Meeting

As required by the Municipal Code for a rezoning application, the applicant held a neighborhood meeting. A summary of the May 26, 2021, neighborhood meeting is attached.

Notification

The following notifications were completed in accordance with the Municipal Code as follows:

- May 10, 2022 – three development signs posted on property
- May 10, 2022 – public hearing notice published to Town website
- May 10, 2022 - applicant mailed letters to surrounding property owners
- May 13, 2022 – public hearing notice published in Greeley Tribune

Financial Impact:

Rezone and PUD applications are not for development purposes, but for planning future infrastructure. Major Subdivision land use applications will further identify unique developer obligations and provide specific information regarding public infrastructure improvements.

Relationship to Strategic Plan:

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

- **Infrastructure** – Connection of WCR 70 from SH 257 to North 15th Street and extension of water and sewer utilities are proposed with the Master Plan.
- **Quality of Life** – A 10-acre school site, neighborhood commercial, open space, parks and a regional trail connection are proposed with the Master Plan.
- **Downtown** – The site is in close proximity (ranging from one to two miles) to downtown and additional homes in the area may increase demand for investment and businesses downtown.

Recommendation:

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Rezone and PUD zoning overlay, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Scott Ballstadt, Director of Planning
Omar Herrera, Deputy Director of Engineering

Attachments:

1. Tacincala PUD Rezone & Master Plan Project Narrative
2. Neighborhood Meeting Summary
3. Rezone Plat
4. PUD Document

5. Staff Presentation - Tacincala Rezone-PUD & Master Plan

May 26, 2022

Mr. Scott Ballstadt – Director of Planning
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: Tacincala (aka Prairie Song) – Rezoning & Master Plan Amendment

Dear Mr. Ballstadt,

On behalf of the applicant, Hartford Acquisitions, LLC, it is our pleasure to provide the following narrative and associated submittal materials for Master Plan Amendment and Rezoning Application for the Tacincala, now known as Prairie Song, Master Planned Community to the Town of Windsor. These applications encompass approximately 572.1 acres, generally located west of Highway 257, south of WCR 72, east of WCR 15, and approximately 1.5 miles north of Main Street in Windsor.

Project Introduction

The property is open farmland today but is envisioned as a premier Windsor community tomorrow. The property is located just outside of downtown Windsor and is positioned to become a strong northern gateway to the Town. To the north, stretches of legacy family farms provide a glimpse into the agricultural heritage that defines our community, while existing estate properties to the east are an anchor to the open homesteads of our residential traditions. To the southeast, Windsor Lake is a direct connection to the natural beauty and recreational activity that sets life here apart. To the south, the vibrant culture of downtown Windsor provides the economic momentum needed to sustain a healthy, thriving community that grows itself from the inside-out. This new residential community is an opportunity to strike a perfect balance between the nature that surrounds us and the ambition that drives the Town vision forward with a soft, engaging place that people are proud to call home. Up to 2,130 dwelling units are proposed in this vibrant master planned community with a cohesive vision that provides a variety of housing options and extensive passive and active recreational opportunities.

Master Plan Amendment

This amendment builds upon the original Tacincala Master Plan approved in 2006 and amended in 2011, to bring forward a Master Plan that aligns with the vision of the growing Windsor community. Highlights of this amendment include:

- A maximum of 2,130 dwelling units for the overall project.
- Planning Areas that permit a mix of housing types and densities. Density is feathered from lower densities on the east and north sides and increasing as you move through the community to the west and south.
- Assortment of housing option/densities permitted. Housing types proposed to be included are:
 - Large lot single-family detached.
 - Small to standard size single family detached, both front and rear(alley) load product.
 - Single-family attached and/or paired homes.
 - Cluster / green court / motor court and similar.
 - Multi-family, which may include for-rent or condominium options.

This variety of housing types allows for a full range of housing sizes, attainability, and opportunities for living.

- Continuing the use of open space buffering and large lot single-family detached on the northern and eastern boundaries of the community, as was contemplated within the first Master Plan and Annexation Agreement for this property.
- Complete vehicular circulation network, served by a series of Collector level roads connecting to Highway 257, WCR 72, and WCR 15, respectively. Local streets, though not shown at this level, are intended to provide easy, and direct access to these main transportation corridors. As designed, it is intended for this network to disperse vehicular trips evenly throughout the community and reduce the burden to the extent feasible on the adjacent road network and provide better access throughout the community and access for those in the greater Windsor area.
- Extensive network of parks and open space interconnected with trails that include passive and active recreational options. This includes a large central park area to serve the Prairie Song community and the Windsor community as a whole. The also exists the opportunity to provide connections to the greater Windsor open and space trail network as the surrounding areas develop, furthering Windsor goals.
- School property located to serve the needs of all residents of Windsor in the area.

Rezoning Request

Currently, the western (roughly) half of the property is zoned RMU, with the remainder of the property being zoned SF-1 within the Town of Windsor. This rezoning is requesting to keep approximately ~99.0 acres of the property under the RMU-1 designation, with the remaining ~473.1 acres of the property zoned as SF-2.

The following addresses the Town of Windsor Rezoning review criteria, demonstrates conformance with the Town's overall standards, and justification of this rezoning request.

1. *Criteria: 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.*
This request complies with and is consistent with the Comprehensive Plan goals and directives, the attached Master Plan, and the applicable Town Code.

Comprehensive Master Plan Conformance

The Town of Windsor Comprehensive Plan designates this property as Single Family Residential and Residential Mixed Use, respectively. This rezoning will support this direction by providing opportunity to develop a variety of residential uses of varying densities and types, which are encouraged within these designations. Specific Comprehensive Master Plan Goals and Objectives achieved by this rezoning and development, include, but are not limited to:

- Goal : Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.
 - Objectives: Prioritize new growth in areas currently served by Town infrastructure and services.
 - Objective: Develop new neighborhoods adjacent to the Town core.
- Goal: Support a comprehensive park and recreation system that provides active and passive recreational opportunities while preserving Windsor's natural assets.
 - Objective: Maintain an adequate level of service to ensure the park and recreation system meets the changing needs of the community.
 - Objective: Prioritize the development of new parks in underserved areas.
- Goal: Develop a multi-modal transportation system that accommodates new and existing development, provides safe and efficient access for all ages and abilities, and promotes public health and quality of life.

- Objective: Extend roadways as development occurs to enhance the connectivity for all users and increase the capacity and mobility of the transportation network.
- Objective: Promote multi-modal connectivity and efficiency through roadway extension, sidewalk construction, and trail expansion projects.

Master Plan

This rezoning request has been submitted concurrently with a Master Plan, so that Staff may view the entire vision for the Prairie Song Community. The rezoning plans dovetail neatly with the overall Master Plan for density, infrastructure and parks & open space. The RMU-1 and SF-2 zoning designations further the objectives of the proposed Master Plan and allow for a more complete implementation of that overall vision.

Town Code

The Rezoning and Master Plan have been developed per the code standards of the Town of Windsor. These applications are following the requirements of Town Code, a future PUD Overlay is planned, that will further define this project's development standards and will follow the processes set forth by the Town of Windsor.

2. *Criteria: 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.*
This rezoning will not result in undue or unnecessary burdens on the existing public infrastructure. The Town has previously identified appropriate levels of development for this property at approximately 4.0 du/ac, and this project fully conforms with this standard. Improvements to the infrastructure network will be part of this future development. Additionally, ample parks, trails, and open space are proposed that will serve the future residents of this community, as well as provide opportunity for connections to the greater Windsor Community.
3. *Criteria: Density is consistent with the Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.*
As previously noted, these applications are entirely consistent with the Comprehensive Land Use Plan. Our development team has worked closely with Town Staff, and will continue to do so, to ensure that the property fits within the utility capacities of the Town. We believe, the plan presented, capped at 4.0 du/ac as previously identified by Staff, works within the Town's framework, and the associated materials with these applications support this assertion. Our team is committed to working closely with Staff through this entire process and future phases to ensure continued conformance with utility needs and capacities.
4. *Criteria: The proposal serves a community need or amenity that was not considered at the time of the initial zoning of the property.*
The proposed zoning is not altogether different from the underlying zoning, rather, with the Town recently updating their zoning code, it made sense to transition to SF-2 for a great portion of the site. This updated zoning category allows for a greater diversity of housing types and subsequently a greater variety of price points, both of which help support objectives laid out within the Town of Windsor Comprehensive Master Plan.
5. *Criteria: The proposal shall be accompanied by a Master Plan or Site Plan that demonstrates compatibility with adjacent uses.*
As noted within this narrative, this rezoning application is being submitted concurrently with a Master Plan submittal. The accompanying Master Plan demonstrates compatibility not only within the Prairie Song community but also with the surrounding area and its varying land uses. This includes the implementation of similar uses and densities as surrounding uses as well as extensive buffering and transition zones in key areas as noted on the included Master Plan.

Approval of this rezoning request will result in the ability to develop a more complete and diverse community within Windsor. The Applicant intends to follow this initial Master Plan and Rezoning with a PUD Overlay Application to further refine the development standards for this property.

The following list of consultants comprise the development team on this project:

Applicant

Hartford Acquisitions, LLC
Patrick McMeekin
4801 Goodman Rd.
Timnath, CO 80547
907.674.1109
patrick@hartfordco.com

Entitlements/Landscape Architecture:

Norris Design
Ryan McBreen
244 N College Ave, Suite 130
Fort Collins, CO 80524
303.892.1166
rmcbreen@norris-design.com

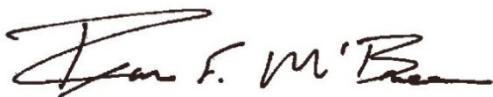
Civil Engineer:

Galloway Inc.
Rob Van Uffelen
5265 Ronald Regan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
RobVanUffelen@gallowayus.com

This Master Plan Amendment and rezoning application are the first steps in the development process for the future Prairie Song Community. We anticipate the next steps including the submittal of a Preliminary Plat submittal for the first phase, followed by a PUD Overlay for the remainder of the community, outside of this first phase area. This PUD will look to add the ability to provide innovative product types that may not have been envisioned in the current zoning. Future phases and Preliminary Plat applications will subsequently follow.

The Applicant and design team are excited to continue implementation of a successful new community in the Town of Windsor. Through this Master Plan Amendment and Rezoning application, we seek approval from the Town that will enable our team to move forward with future Major Subdivision applications for this property. We look forward working with the Town during the review and approval process for this application. Please feel free to reach out if you have any questions or if you need additional information.

Sincerely,
Norris Design



Ryan F. McBreen
Principal

July 2, 2021

Paul Hornbeck – Senior Planner
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: Tacincala (aka Prairie Song) – Neighborhood Meeting Summary

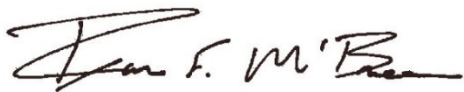
Dear Mr. Hornbeck,

On May 26, 2021, a neighborhood meeting was conducted to share information regarding applications for a Rezoning, Planned Unit Development (PUD), and Master Plan Amendment for the Tacincala (aka Prairie Song) project in the Town of Windsor. Approximately 15-20 members from the community plus members of the development team were in attendance. The meeting began with the applicant team presenting information about the proposed applications and was followed by a question and answer session with interested members of the public. The following highlights the discussion that occurred during the Q & A session of the neighborhood.

- **Comment:** Several comments regarding improvements to HWY 257 & County Roads 15 and 72.
Response: The Applicant shared those improvements will be made as required by the Town of Windsor and CDOT (for HWY 257) as development occurs.
- **Comment:** Types of Housing – especially adjacent to HWY 257
Response: The Applicant explained that all previous agreements for buffering and larger lots will be honored and are included within these application materials (as appropriate). Additionally, they explained the vision for a variety of housing types and integrated open space for the whole community.
- **Comment:** Timeline for development
Response: The Applicant explained that this will be a many year build out and through many phases. While many factors go into the timeline, it will likely more than 10 years for full build out to occur.

The Applicant team believes it was a very constructive and informative meeting with the interested neighbors that attended.

Sincerely,
Norris Design



Ryan McBreen, Principal

REZONING MAP OF PORTION OF TACINCALA ANNEXATION

BEING LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528 AND PART OF THE WEST HALF OF SECTION 8,
ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A PORTION OF LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528, BEING IN PART OF THE EAST HALF AND PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER OF SAID SECTION 8, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED PLS 16154;

THENCE N00°34'09"W, A DISTANCE OF 664.88 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 TO THE CENTER-SOUTH-SOUTH 1/64TH CORNER OF SAID SECTION 8, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 2-1/2" ALUMINUM CAP STAMPED PLS 37911;

THENCE S87°31'36"W, A DISTANCE OF 2628.59 FEET TO AN ANGLE POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, MONUMENTED WITH A MAG NAIL;

THENCE N00°22'08"W, A DISTANCE OF 664.04 FEET ON SAID WEST LINE TO THE SOUTH 1/16TH CORNER, COMMON WITH SECTION 8 AND 7, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED, ILLEGIBLE;

THENCE N00°21'53"W, A DISTANCE OF 1327.99 FEET ON SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 8, MONUMENTED WITH 2-1/2" PIPE OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED LS 20685;

THENCE N00°42'05"W, A DISTANCE OF 2655.96 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE NORTHWEST CORNER OF SAID SECTION, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED LS 23520;

THENCE N87°29'19"E, A DISTANCE OF 2627.73 FEET ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE NORTH QUARTER CORNER OF SECTION 8, MONUMENTED WITH NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP STAMPED PLS 4392 AND THE NORTHWEST CORNER OF A PARCEL RECORDED AT RECEPTION NO. 2025189 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ON THE EAST, SOUTH AND WEST LINES OF SAID PARCEL FOR THE FOLLOWING 3 COURSES;

1. THENCE S00°34'09"E, A DISTANCE OF 255.81 FEET;
2. THENCE N87°29'41"E, A DISTANCE OF 387.21 FEET;
3. THENCE N00°25'04"W, A DISTANCE OF 255.92 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE N87°28'54"E, A DISTANCE OF 712.77 FEET ON SAID NORTH LINE;

THENCE S00°26'17"E, A DISTANCE OF 480.06 FEET;

THENCE N87°19'54"E, A DISTANCE OF 49.67 FEET;

THENCE S00°28'14"E, A DISTANCE OF 450.86 FEET;

THENCE N87°25'31"E, A DISTANCE OF 447.92 FEET;

THENCE N12°11'46"E, A DISTANCE OF 75.35 FEET;

THENCE N25°25'12"E, A DISTANCE OF 210.66 FEET;

THENCE N34°53'52"E, A DISTANCE OF 258.67 FEET;

THENCE N56°07'55"E, A DISTANCE OF 196.47 FEET;

THENCE N46°06'45"W, A DISTANCE OF 70.48 FEET;

THENCE N50°50'41"E, A DISTANCE OF 522.94 FEET;

THENCE N87°28'54"E, A DISTANCE OF 152.75 FEET;

THENCE S00°01'54"W, A DISTANCE OF 25.00 FEET;

THENCE S45°57'10"E, A DISTANCE OF 69.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 11410.00 FEET, A CENTRAL ANGLE OF 01°10'32", A DISTANCE OF 234.10 FEET, A CHORD BEARING OF S01°09'39"W WITH A CHORD DISTANCE OF 234.10 FEET;

THENCE S01°44'54"W, A DISTANCE OF 1072.29 FEET;

THENCE S01°07'12"E, A DISTANCE OF 1274.06 FEET;

THENCE S01°05'16"E, A DISTANCE OF 501.54 FEET;

THENCE S88°54'44"W, A DISTANCE OF 150.00 FEET

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 40°55'55", A DISTANCE OF 500.08 FEET, A CHORD BEARING OF N70°37'18"W WITH A CHORD DISTANCE OF 489.51 FEET;

THENCE N50°09'21"W, A DISTANCE OF 1226.20 FEET;

THENCE S39°50'39"W, A DISTANCE OF 435.82 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 08°58'14", A DISTANCE OF 109.60 FEET, A CHORD BEARING OF S44°19'46"W WITH A CHORD DISTANCE OF 109.49 FEET;

THENCE S48°48'53"W, A DISTANCE OF 607.58 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 01°40'56", A DISTANCE OF 20.55 FEET, A CHORD BEARING OF S49°39'21"W WITH A CHORD DISTANCE OF 20.55 FEET;

THENCE S50°29'49"W, A DISTANCE OF 211.40 FEET TO THE WEST LINE OF SAID EAST HALF OF SECTION 8;

THENCE S00°34'09"E, A DISTANCE OF 233.64 FEET ON SAID WEST LINE TO THE NORTHEASTERLY LINE OF A 50' TEMPORARY CONSTRUCTION EASEMENT RECORDED AT RECEPTION NO. 3258371 IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

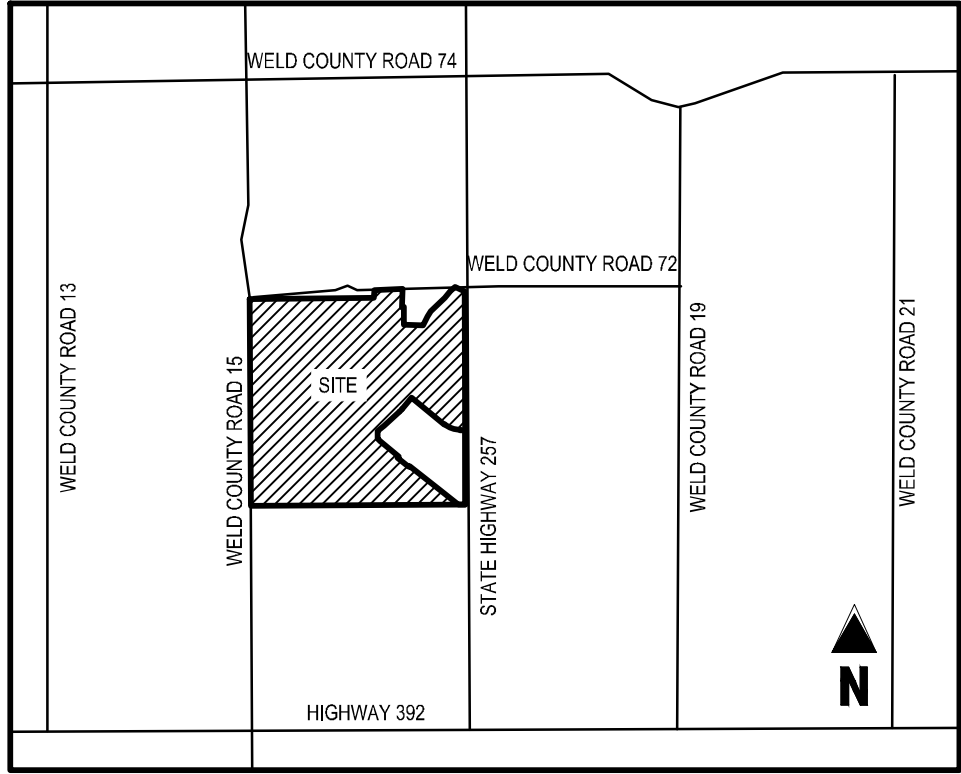
THENCE ON THE SAID NORTHEASTERLY LINES OF SAID EASEMENT FOR THE FOLLOWING 9 COURSES;

1. THENCE S42°25'39"E, A DISTANCE OF 96.21 FEET;
2. THENCE S50°09'21"E, A DISTANCE OF 703.35 FEET;
3. THENCE S39°50'39"W, A DISTANCE OF 38.00 FEET;
4. THENCE S50°09'21"E, A DISTANCE OF 361.73 FEET;
5. THENCE S51°04'09"E, A DISTANCE OF 67.52 FEET;
6. THENCE N38°55'51"E, A DISTANCE OF 38.00 FEET;
7. THENCE S51°04'09"E, A DISTANCE OF 1112.47 FEET;
8. THENCE S52°01'13"E, A DISTANCE OF 637.01 FEET;
9. THENCE S53°05'45"E, A DISTANCE OF 60.50 FEET TO A POINT ON THE SOUTH LINE OF THE EAST HALF OF SAID SECTION 8,

THENCE S87°33'30"W, A DISTANCE OF 2332.63 FEET ON SAID SOUTH LINE THE POINT OF BEGINNING.

PARCEL CONTAINS 20,580,536 SQUARE FEET OR 472.464 ACRES, MORE OR LESS.

BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AS HAVING AS ASSUMED BEARING OF S87°33'30"W AND DISTANCE OF 2630.76', MONUMENTED TO THE EAST BY NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 22098 IN A RANGE BOX AND TO THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 16154" AS SHOWN WITH ALL OTHER BEARINGS RELATIVE THERETO.



VICINITY MAP
NOT TO SCALE

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.

GENERAL NOTES:

- 1) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 2) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 3) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 4) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 5) NOTICE: 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

TOWN MANAGER'S CERTIFICATE

APPROVED THIS THE _____ DAY OF _____, 20____.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT CERTIFICATE

APPROVED THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL MEN BY THESE PRESENTS THAT 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 REZONED AS INDICATED ON THIS PLAT. THE WITHIN REZONING PLAT 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 REZONING PLAT. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS REZONING PLAT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE REZONING PLAT, 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 REZONED UNDER THE NAME OF **REZONING MAP OF PORTION OF TACINCALA ANNEXATION**.

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

OWNER

NOTARIAL CERTIFICATE

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S STATEMENT

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
PROJECT NO.: HFH000020.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

ENGINEERING DEPARTMENT CERTIFICATE

APPROVED THIS THE _____ DAY OF _____, 20____.

ENGINEERING MANAGER

PLANNING DEPARTMENT CERTIFICATE

APPROVED THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A REZONING MAP OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY ORDINANCE 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 ORDINANCE, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID REZONING MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST: _____
MAYOR TOWN CLERK

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



REZONING MAP OF PORTION OF TACINCALA ANNEXATION

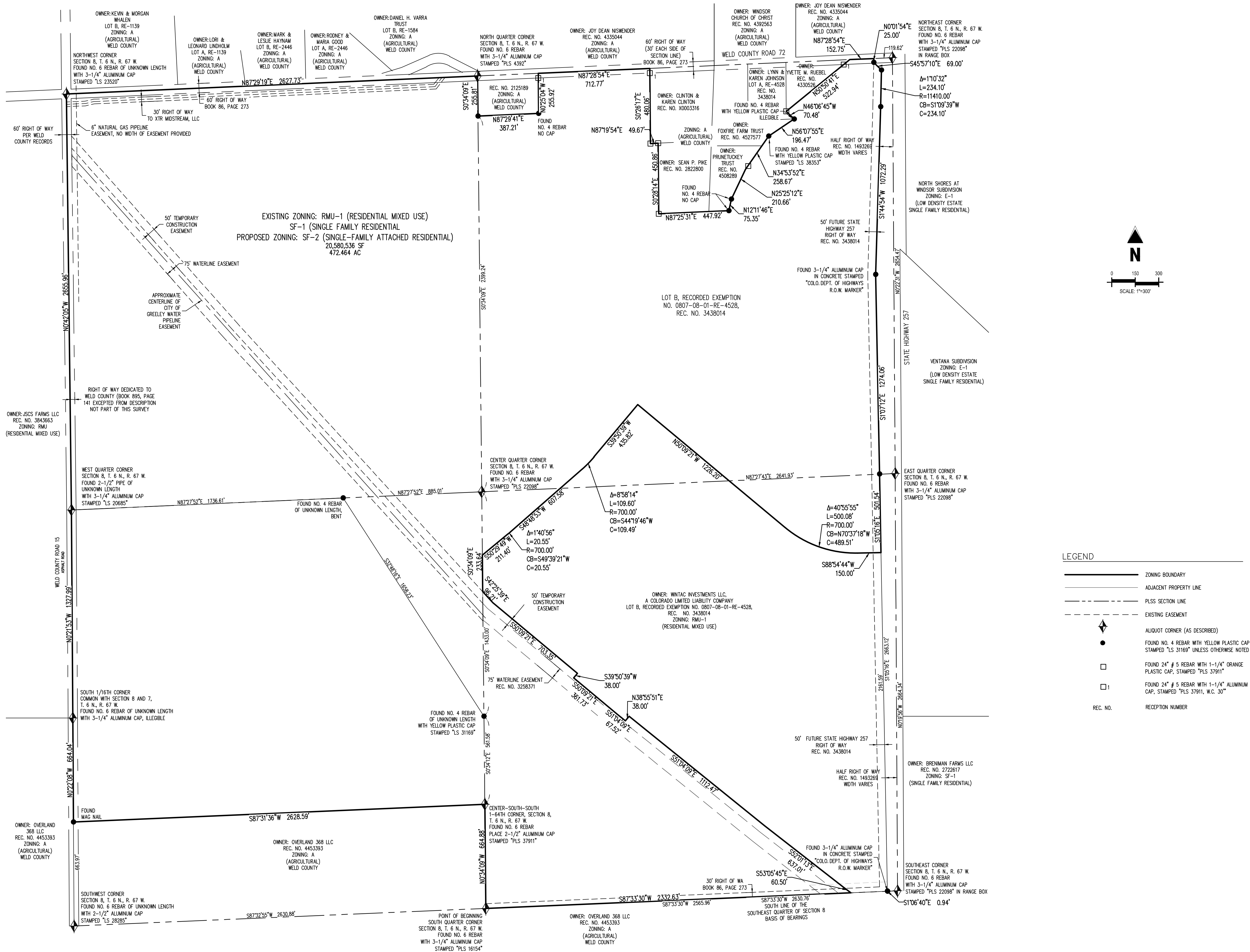
BEING LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528
AND PART OF THE WEST HALF OF SECTION 8,
ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	1/28/2021

REZONING MAP OF PORTION OF TACINCALA ANNEXATION

BEING LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528 AND PART OF THE WEST HALF OF SECTION 8,
ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayus.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



REZONING MAP OF PORTION OF TACINCALA ANNEXATION

BEING LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528
AND PART OF THE WEST HALF OF SECTION 8,
ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No: HPH000021.10
Drawn By: AN
Checked By: RCR
Date: 1/29/2021

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL MEN BY THESE PRESENTS THAT 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 ANNEXED AND MASTER PLANNED AS INDICATED ON THIS MASTER PLAN. THE WITHIN MASTER 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 MASTER PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS MASTER PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE MASTER 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 MASTER PLANNED UNDER THE NAME OF PRAIRIE SONG MASTER PLAN.

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

PRAIRIE SONG DEVELOPMENT, LLC
OWNER

CNTL, LLC
OWNER

WAYNE B. LEISTIKOW
OWNER

JANICE E. LEISTIKOW
OWNER

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNER'S SIGNATURES)

STATE OF _____)
COUNTY OF _____) SS

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

MY COMMISSION EXPIRES: _____
(SEAL)

NOTARY PUBLIC

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

DIRECTOR OF ENGINEERING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

DIRECTOR OF PLANNING

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

TOWN MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A REZONING MAP 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 MASTER PLAN UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST: _____
MAYOR

TOWN CLERK

PREPARER'S CERTIFICATE

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

PRINT NAME
PREPARER OF MASTER PLAN

SIGNATURE
PREPARER OF MASTER PLAN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

LS. COLORADO REG. NO. _____

CITY OF GREELEY

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____
WATER/SEWER CHIEF ENGINEER

DATE

Tacincala (aka Prairie Song) PUD

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION

A PORTION OF LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528, BEING IN PART OF THE EAST HALF AND PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

PARCEL CONTAINS 20,580,536 SQUARE FEET OR 472.464 ACRES, MORE OR LESS.

BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AS HAVING AS ASSUMED BEARING OF S87°33'30"W AND DISTANCE OF 2630.76'. MONUMENTED TO THE EAST BY NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 22098" IN A RANGE BOX AND TO THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 16154" AS SHOWN WITH ALL OTHER BEARINGS RELATIVE THERETO.

INTENT OF THIS PLAN

THIS PUD PROPOSES LAND USE STANDARDS INTENDED TO CREATE A MORE URBAN, WALKABLE NEIGHBORHOODS WITH A DIVERSITY OF HOUSING TYPES THAT ARE VIABLE GIVEN CURRENT HOUSING TRENDS. THIS GENERALLY MEANS SMALLER LOTS WITH LESS PRIVATE YARD SPACE TO MAINTAIN, WHILE SIMULTANEOUSLY PROVIDING ENHANCED PUBLIC OPEN SPACE FOR RECREATION. ADDITIONALLY, THIS PUD PROPOSES MODIFIED ROADWAY STANDARDS NECESSARY TO CREATE THE WALKABLE NEIGHBORHOODS ENVISIONED FOR PRAIRIE SONG. THE PROPOSED ROADWAY STANDARDS SERVE TO EFFICIENTLY ACCOMMODATE THE INTEGRATION OF SIDEWALKS, TREES LAWNS, VEHICLES, PEDESTRIANS, AND BICYCLES.

THIS PLAN IS INTENDED TO BE REVIEWED AND IMPLEMENTED IN A HOLISTIC MANNER, WITH THE PHASING AND TIMING OF PARKS, OPEN SPACE, AMENITIES, INFRASTRUCTURE, AND OTHER ELEMENTS STAGED TO SERVE THE DEVELOPMENT AS A WHOLE.

CITY OF GREELEY 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 970 350-9320 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 ARE TO HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
- 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.

LAND USE DENSITY AND TABLES

RESIDENTIAL UNITS		
GROSS DENSITY	4 DU/AC	
NET DENSITY	4.4 DU/AC	
NOTE: REFER TO PRAIRIE SONG MASTER PLAN FOR MAXIMUM NUMBER OF DWELLING UNITS.		
SUMMARY	ACRES	PERCENT OF SITE
PROPOSED OPEN SPACE ⁽¹⁾	45.1	10
PROPOSED DEVELOPED LAND ⁽²⁾	427.4	90
TOTAL	472.5	100

SPECIFIC NOTES:

- INCLUDES DETENTION / WATER RE-USE STORAGE AREAS, OPEN SPACE & BUFFER AREAS, AS ALLOWED PER SECTION 17-1-40 (b)(5)(F) OF THE MUNICIPAL CODE.
- INCLUDES PLANNING AREAS A-I, PARKS, AND ROW.

PLANNING AREA	PA ACREAGE ⁽²⁾	MAX. DENSITY (DU/AC)	SFD USE	MIN. LOT SIZE	DUPLEX USE	MIN. LOT SIZE	TOWNHOUSE USE	MIN. LOT SIZE	MULTI-FAMILY USE	MIN. LOT SIZE	OTHER USE
A	14.5	1.0	✓	37,500 sf	X	N/A	X	N/A	X	N/A	N/A
B	64.9	6.0	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	X	N/A	N/A
C	10.8	4.0	✓	14,000 sf	X	N/A	X	N/A	X	N/A	N/A
D	56.6	6.0	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	X	N/A	N/A
E	40.3	10.0	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
F	20.9	10.0	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
G	33.1	10.0	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
H	109.7	16.0	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
I	27.5	24.0	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	School
RIGHT OF WAY	35.6	N/A	Public Street	N/A	Public Street	N/A	Public Street	N/A	Public Street	N/A	Public Street
PARKS	13.5	N/A	Parks	N/A	Parks	N/A	Parks	N/A	Parks	N/A	Parks
OPEN SPACE	45.1	N/A	✳	N/A	✳	N/A	✳	N/A	✳	N/A	✳
TOTAL	472.5	4.0 ⁽²⁾									

X = NOT PERMITTED
✓ = PERMITTED
✳ = OPEN SPACE, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER

NOTES

- LOCATION AND CONFIGURATION OF OPEN SPACE AREAS ARE SUBJECT TO CHANGE DURING FINAL SITE DESIGN AND FINAL PLAT OF IMPROVEMENTS IN PARCELS. THE ACREAGE FOR OPEN SPACE AREAS MAY CHANGE BY UP TO 20% WITHOUT A PLANNED UNIT DEVELOPMENT AMENDMENT.
- MAXIMUM DENSITY FOR EACH DEVELOPED AREA IS SUBJECT TO THE GROSS DENSITY ESTABLISHED PER THE TACINCALA (AKA PRAIRIE SONG) MASTER PLAN.
- DENSITY OF DEVELOPED AREAS EXCLUDES OPEN SPACE.
- FOR EACH PHASE OF PRAIRIE SONG, THE DEVELOPER SHALL SUBMIT, CONCURRENTLY WITH THE PLAT AND/OR SITE PLAN AS APPROPRIATE, A PUD COMPLIANCE SUMMARY, OUTLINING COMPLIANCE WITH THIS PUD. THE PUD COMPLIANCE SUMMARY IS TO BE UPDATED AS NECESSARY THROUGH THE PLATTING PROCESS. THE PUD COMPLIANCE SUMMARY SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING ELEMENTS:
 - A NARRATIVE DESCRIPTION OF THE OVERALL AREA TO BE PLATTED AND HOW THE PLAT COMPLIES WITH THE PUD.
 - A TABLE LISTING THE EASEMENTS AND SETBACKS/OFFSETS FOR EACH LOT.
 - A TABLE LISTING THE TRACTS TO BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- REFER TO THE SEPARATE AGREEMENT FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE TACINCALA (AKA PRAIRIE SONG) PUD TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
- A DEVELOPMENT CONTROL COMMITTEE SHALL BE ESTABLISHED PER WINDSOR LAND USE CODE.

VICINITY MAP

NOT TO SCALE



OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:
04/13/21 SUBMITTAL 1
07/06/21 SUBMITTAL 2
08/24/21 SUBMITTAL 3
03/15/22 SUBMITTAL 4
05/24/22 PC REVIEW

SHEET TITLE:
COVER SHEET

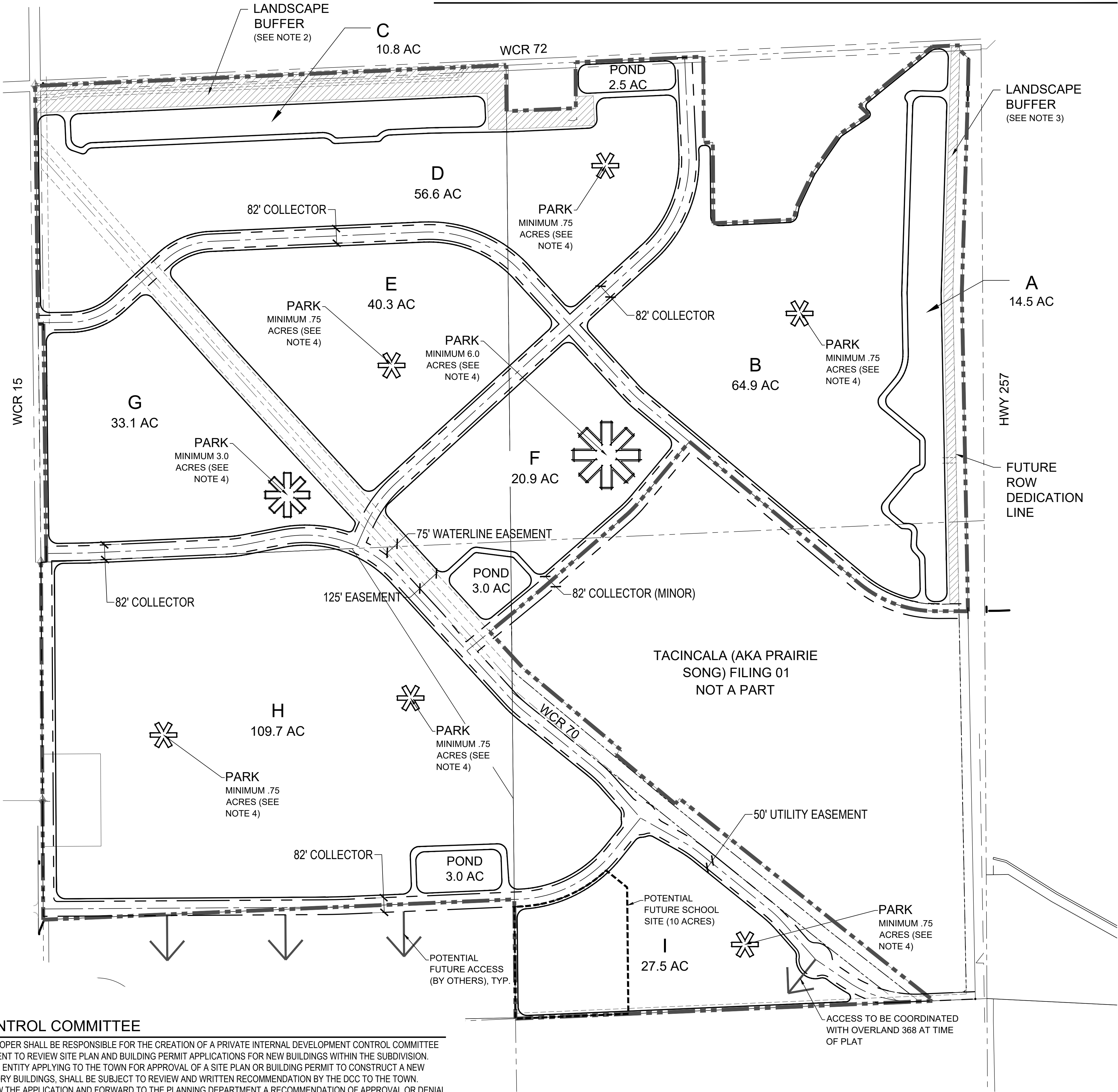
SHEET NUMBER:
1 OF 8

SHEET INDEX

COVER SHEET	1
PUD ZONING MAP - 300' SCALE	2
LAND USE STANDARDS	3
LOT TYPICALS	4-6
STREET SECTIONS AND ROADWAY STANDARDS	7-8

NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) PUD



- NOTES
1. THE PROPOSED ROAD ALIGNMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. FINAL ROAD SIZES SHALL BE DETERMINED AT TIME OF FINAL PLAN.
 2. BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 100' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
 3. BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
 4. THE FINAL SIZE, SHAPE, LOCATION AND PROGRAMMING OF OPEN SPACE AND CONCEPTUAL POCKET PARKS IS SUBJECT TO CHANGE AND WILL BE DETERMINED AT TIME OF FINAL PLAT. THE APPROXIMATE LOCATION OF THESE FEATURES WILL BE LOCATED TO ACHIEVE A 1/2 MILE RADIUS TO EVERY RESIDENT.
 5. THE PRAIRIE SONG PRELIMINARY ZONING MAP ILLUSTRATES PROPOSED LAND USES AND SITE DATA. LAND ACRES ARE APPROXIMATE. THE PLAN IS INTENDED TO ALLOW FOR CHANGES AND REFINEMENT DURING THE FINAL PLATTING PROCESS.
 6. INTERSECTIONS AND ACCESS POINTS SHOWN AS ARROWS INDICATE ACCESS WILL BE PROVIDED TO THE ADJACENT DEVELOPMENT AREAS. THE EXACT NUMBER AND LOCATIONS OF ACCESS POINTS ARE TO BE ESTABLISHED AT THE TIME OF FINAL PLATS. SOME ACCESS POINTS MAY BE REMOVED AND OTHERS MAY BE ADDED. INTERSECTION AND ROADWAY DESIGN WILL BE CONSISTENT WITH PRAIRIE SONG PUD OR OTHER APPLICABLE TOWN STANDARDS.
 7. EXISTING INTERIOR LOT LINES WILL BE REPLACED AS NECESSARY WITH FUTURE PLATS.
 8. CLASSIFICATION OF ALL ROADS INTERNAL TO THIS PUD WILL BE DETERMINED DURING THE PLATTING OF THE PROPERTY, BASED ON TRAFFIC STUDIES, AS APPROPRIATE.

LAND USE SUMMARY

PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, LIMITED COMMERCIAL
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
RIGHT OF WAY	35.6	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
PARKS	13.5	PARKS
OPEN SPACE	45.1	OPEN SPACE, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	472.5	

- LEGEND
- OVERALL BOUNDARY
 - PLANNING AREA BOUNDARY
 - RIGHT OF WAY
 - ROAD CENTERLINE
 - OPEN SPACE LANDSCAPE BUFFER
- DATE:
04/13/21 SUBMITTAL 1
07/06/21 SUBMITTAL 2
08/24/21 SUBMITTAL 3
03/15/22 SUBMITTAL 4
05/24/22 PC REVIEW

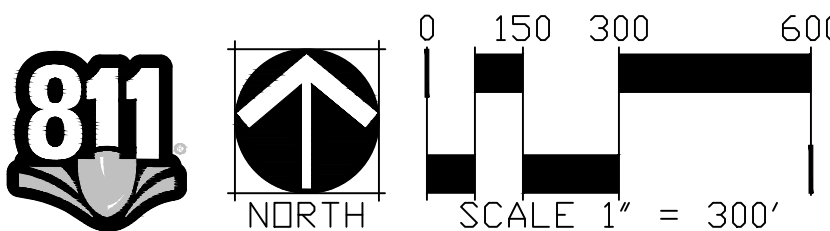
DEVELOPMENT CONTROL COMMITTEE

1. INTERNAL GOVERNANCE. DEVELOPER SHALL BE RESPONSIBLE FOR THE CREATION OF A PRIVATE INTERNAL DEVELOPMENT CONTROL COMMITTEE (DCC) FOR ANY PUD DEVELOPMENT TO REVIEW SITE PLAN AND BUILDING PERMIT APPLICATIONS FOR NEW BUILDINGS WITHIN THE SUBDIVISION.
2. APPLICABILITY. ANY PERSON OR ENTITY APPLYING TO THE TOWN FOR APPROVAL OF A SITE PLAN OR BUILDING PERMIT TO CONSTRUCT A NEW BUILDING, EXCLUDING ACCESSORY BUILDINGS, SHALL BE SUBJECT TO REVIEW AND WRITTEN RECOMMENDATION BY THE DCC TO THE TOWN.
3. REVIEW. THE DCC SHALL REVIEW THE APPLICATION AND FORWARD TO THE PLANNING DEPARTMENT A RECOMMENDATION OF APPROVAL OR DENIAL BASED SOLELY WITH THE APPLICABLE LOT DEVELOPMENT STANDARDS CONTAINED WITHIN THE PUD.
4. PRIVATE COVENANTS. THE DCC MAY REVIEW AND ENFORCE PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT SUCH REVIEW SHALL BE SEPARATE FROM AND INDEPENDENT FROM THE RECOMMENDATION TO THE TOWN.
5. TIMELY REVIEW. THE DCC SHALL REVIEW ALL SUCH APPLICATIONS IN A TIMELY MANNER IN ACCORDANCE WITH ESTABLISHED SCHEDULES.
6. DCC COMPOSITION. AMONG OTHER POTENTIAL MEMBERS, THE DCC MAY INCLUDE: THE DEVELOPER OR DESIGNEE OF THE SUBDIVISION, AN OUTSIDE ARCHITECT OR DESIGN PROFESSIONAL, A PROPERTY OWNER WITHIN THE SUBDIVISION.

Tacincala (aka Prairie Song)
PUD
WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109
ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

SHEET TITLE:
PRELIMINARY
ZONING MAP - 300
SCALE
SHEET NUMBER:
2 OF 8



NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) PUD

LAND USE STANDARDS

INTENT OF LAND USE STANDARDS

THE INTENT OF THESE LAND USE STANDARDS IS TO ESTABLISH AND ENTITLE THE LOT REQUIREMENTS THAT WILL FACILITATE THE DEVELOPMENT OF A MORE URBAN, WALKABLE COMMUNITY. TO CREATE SUCH A COMMUNITY, THESE STANDARDS ENABLE SMALLER LOTS, A DIVERSITY OF HOUSING TYPES THAT ARE VIABLE GIVEN CURRENT HOUSING TRENDS, AND PEDESTRIAN-ORIENTED STREETSCAPES. REDUCTIONS IN ON-LOT OPEN SPACE AS A RESULT OF THE SMALLER LOTS WILL BE OFFSET BY INCREASED COMMUNITY OPEN SPACE IN A VARIETY OF FORMS.

	Min. Lot Square Footage	Min. Lot Width	Max Lot Coverage	Setbacks (2)(3)(5)(6)(7)			Max Height (8)
				Front	Side	Rear	
Single Family Detached (4)	1,600	25'	n/a	15' (20' garage-face to back of walk) (2)	5' (side-corner 15' to public ROW) (10)	10' / 2' (1)	40' / 45' (9)
Duplex (4)	1,200	25'	n/a	15' (20' garage-face to back of walk) (2)	5' (side-corner 15' to public ROW)	10' / 2' (1)	40'
Townhomes	n/a	16'	n/a	15' (20' garage-face to back of walk) (2)	5' (side-corner 15' to public ROW)	10' / 2' (1)	40' / 45' (9)
Multi-Family	n/a	n/a	n/a	15'	15'	15'	55'
Non-Residential	10,000	40'	80%	15'	10'	10'	55'

*SEE SHEET 4 FOR LOT TYPICALS

LAND USE STANDARD NOTES

- REAR SETBACK IN ALLEYS MAY BE 2'. A MINIMUM OF 8' SHALL BE PROVIDED IF ACCOMMODATING PARALLEL PARKING AND A MINIMUM OF 20' SHALL BE PROVIDED FOR HEAD-IN PARKING.
- IN ADDITION TO ENCROACHMENTS PERMITTED WITHIN WINDSOR LAND USE CODE, THE FOLLOWING STRUCTURES AND FEATURES MAY BE LOCATED WITHIN REQUIRED SETBACKS:
 - WINDOW WELLS UP TO THREE (3) FEET, ONLY WHEN SETBACK IS FIVE (5) FEET OR GREATER AND AS LONG AS ADEQUATE DRAINAGE IS ACCOMMODATED AND PROVIDED NONE OF THE FOREGOING ELEMENTS SHALL ENCROACH UPON ANY PUBLIC EASEMENTS.
- 0' LOT LINE CONFIGURATIONS ARE ALLOWED FOR DUPLEXES, TOWNHOMES, AND DETACHED DUPLEX GARAGES (WITH OR WITHOUT ACCESSORY DWELLING UNITS ABOVE GARAGES). ALL STRUCTURES MUST MEET SEPARATION AND CODE REQUIREMENTS AS WELL AS MINIMUM STANDARDS FOR ARCHITECTURE. ADU'S LOCATED ABOVE DUPLEX GARAGES MAY USE THE SAME SETBACKS AS THE GARAGE. ADDITIONAL STEPBACKS FROM THE ALLEY ARE NOT REQUIRED.
- COMMON LOT DWELLINGS, MEANING A MINIMUM OF 5 UNITS OF SINGLE-FAMILY DETACHED HOMES AND OR DUPLEXES THAT ARE CONSTRUCTED ON A SINGLE LOT WITH UNIFIED MANAGEMENT OF COMMON AREAS, SHALL NOT BE SUBJECT TO MINIMUM LOT SIZE, AND/OR MINIMUM LOT WIDTHS. COMMON LOT DEVELOPMENTS THAT MEET THESE STANDARDS MUST GO THROUGH THE WINDSOR SITE PLAN PROCESS.
 - SETBACK TO PUBLIC ROW - 15' (20' WHERE DRIVEWAY CONNECTS TO ROW)
 - SETBACK TO PRIVATE STREET OR PARKING AREA - 10'
 - SETBACK TO PROPERTY BOUNDARY - 10'
 - MIN. BUILDING SEPARATION - 10' (INCLUDES DETACHED GARAGE, CARPORTS, AND OR OTHER RESIDENTIAL BUILDINGS)
- SINGLE FAMILY DETACHED MOTOR COURTS. MOTOR COURT MEANS A DEAD END, SHARED, PRIVATE DRIVE NOT EXCEEDING ONE-HUNDRED AND FIFTY (150) LINEAR FEET, THAT SERVICES A GROUPING OF DWELLING UNITS. MOTOR COURT ACCESS DRIVES SHALL BE MAINTAINED BY THE HOA, METROPOLITAN DISTRICT, OR BY A SHARED MAINTENANCE AGREEMENT (TO BE ENFORCED BY THE METROPOLITAN DISTRICT). STANDARDS FOR MOTOR COURTS SHALL BE AS FOLLOWS:
 - DWELLING UNITS ADJACENT TO THE STREET SHALL HAVE ONE OF THE FOLLOWING:
 - A FRONT ENTRY FEATURE FACING THE ADJACENT STREET;
 - A FRONT ENTRY FEATURE FACING THE PRIVATE DRIVE OR COMMON GREEN SPACE/GREEN COURT WHICH WRAPS AROUND THE STREET-SIDE FOR A LENGTH OF AT LEAST 8'.
 - A FRONT ENTRY FEATURE FACING THE PRIVATE DRIVE AND AT LEAST 2 FIRST FLOOR WINDOWS FACING THE STREET.
 - MINIMUM PRIVATE DRIVE WIDTH - 20' (SIDEWALKS NOT REQUIRED)
 - SETBACK TO PUBLIC ROW - 15' (20' WHERE DRIVEWAY CONNECTS TO ROW)
 - SETBACK TO OPEN SPACE / COMMON OPEN SPACE / EASEMENT OR SIMILAR - 8'
 - SETBACK TO SHARED PRIVATE DRIVE - 5'
 - SETBACK SIDE - 5'
 - SETBACK REAR - 5'
 - ADDITIONAL MOTOR COURT NOTES:
 - SNOW STORAGE AREA SHALL BE PROVIDED AND DESIGNATED ON PLAT.
 - PARKING SHALL NOT BE ALLOWED ON MOTOR COURTS UNLESS ADDITIONAL WIDTH IS PROVIDED AND APPROVED BY THE TOWN AND FIRE DISTRICT.
 - MOTOR COURTS SHALL ONLY BE USED WHEN ADJACENT TO ON-STREET PARKING OR WHEN VISITOR PARKING IS OTHERWISE PROVIDED.
 - MOTOR COURT SHALL BE LOCATED IN AN EASEMENT HELD IN COMMON AND SHALL NOT BE COUNTED TOWARD MINIMUM LOT SIZE.
- DETACHED GARAGES NOT ON LOT
 - TO LOCAL ROW (EXCLUDING ALLEY) - 15' (20' WHERE DRIVEWAY CONNECTS TO ROW)
 - TO ALLEY OR INTERNAL LOT LINES - 2'
 - MINIMUM BUILDING SEPARATION - 10'
- SIDE YARD USE EASEMENTS ARE PERMITTED. MINIMUM SIDE SETBACKS FOR SIDE USE EASEMENTS ARE 5' (15' FOR SIDE CORNER ADJACENT TO PUBLIC ROW). SEE LOT TYPICAL INCLUDED WITHIN THIS PUD FOR MORE DETAILS.
- BUILDING HEIGHT MEANS THE VERTICAL DISTANCE FROM GROUND LEVEL TO THE HIGHEST POINT OF THE ROOF SURFACE. GROUND LEVEL SHALL BE A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN SIX (6) FEET FROM THE BUILDING, BETWEEN THE STRUCTURE AND A POINT SIX (6) FEET FROM THE BUILDING.
- SINGLE FAMILY DETACHED AND TOWNHOMES MAY HAVE A MAXIMUM HEIGHT OF 40' FOR 2 STORY AND 45' FOR 3 STORY. THREE FOOT (3') SIDE SETBACKS MAY BE UTILIZED IF A MASTER PLOT PLAN IS PREPARED FOR MULTIPLE LOTS ON THE SAME BLOCK. REDUCED SETBACKS MUST STILL COMPLY WITH BUILDING ENCROACHMENT STANDARDS. A MASTER PLOT PLAN INCLUDES THE SAME INFORMATION AS A PLOT PLAN BUT INCLUDES MULTIPLE LOTS.

GENERAL NOTES

- WHEN NECESSARY, TREAD OF FIRST ENTRY STEP MAY BE LOCATED WITHIN 2' OF PUBLIC SIDEWALK BUT NOT ADJACENT TO 10' TOWN TRAIL.
- SIDE YARD USE EASEMENTS ARE PERMITTED ON RESIDENTIAL LOTS WITH IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, LANDSCAPING, WALLS, FENCES, RAILS, FURNITURE, DRIVEWAYS AND SIMILAR ELEMENTS ARE PERMITTED WITHIN THE DEFINED USE EASEMENT. REFER TO TOWN STANDARDS AND SHEET 4 FOR MORE INFORMATION.
- PRINCIPAL STRUCTURES DO NOT INCLUDE ATTACHED OR DETACHED GARAGES OR OTHER ACCESSORY STRUCTURES.
- A TANDEM GARAGE CONFIGURATION IS CALCULATED THE SAME WAY AS A GARAGE WITH STANDARD CONFIGURATION FOR MEETING RESIDENTIAL PARKING REQUIREMENTS. TANDEM GARAGE CONFIGURATIONS ARE ONLY PERMITTED WHEN ON-STREET PARKING IS PROVIDED.
- ROOF OVERHANGS ARE PERMITTED IN THE BUILDING SETBACK/OFFSET AND ARE NOT INCLUDED AS A PART OF LOT COVERAGE. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE BUILDING FACE OF THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THE THEN CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS. ALL BUILDING COMPONENTS SUCH AS ROOF OVERHANGS, DECKS, SIDEWALL BUMP-OUT \ CHIMNEYS, THAT ARE LESS THAN 5' FROM A PROPERTY LINE MUST MEET ALL CURRENT BUILDING CODE REQUIREMENTS. ROOF OVERHANGS AND SOFFETS SHALL NOT EXCEED 24" INTO THE AREAS WHERE OPENINGS ARE PROHIBITED AS NOTED IN CURRENT BUILDING CODE.
- HABITABLE SPACE PERMITTED OVER GARAGE STRUCTURE SHALL MEET THE REQUIREMENTS OF THE THEN CURRENT IRC AND IECC AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY. SETBACKS FOR HABITABLE SPACE OVER GARAGES SHALL BE THE SAME AS OF THE GARAGE, INCLUDING 0' REAR SETBACKS TO ALLEYS, WHERE APPLICABLE.
- ALL CONSTRUCTION SHALL ADHERE TO ALL BUILDING AND FIRE CODES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

LAND USE TABLE

Land Use	Planning Area										School
	A	B	C	D	E	F	G	H	I		
Single Family Detached Dwellings	x	x	x	x	x	x	x	x	x		
Duplex		x		x	x	x	x	x	x		
Townhouses		x		x	x	x	x	x	x		
Multiplex Dwellings		x		x	x	x	x	x	x		
Cottage Homes		x		x	x	x	x	x	x		
Single Family Detached / Duplex - Common Lot		x		x	x	x	x	x	x		
Public Parks and Recreation Areas	x	x	x	x	x	x	x	x	x		
Public and Private Schools		x		x	x	x	x	x	x	x	
Multi-Family Dwellings		x		x	x	x	x	x	x		
Accessory Dwelling Units		x		x	x	x	x	x	x		
Places of Assembly (small)		x		x	x	x	x	x	x	x	
Mobile Food Vending		x		x	x	x	x	x	x	x	
Seasonal sales and farmers market						x				x	
Neighborhood Retail & Services (limited to max 3 acre area). Principal function to serve the immediate community which may include any of the following: food store/convenience, delicatessen, bakery good store, beer garden, coffee shop (drive thru permitted), hair salon, restaurant (non-drive thru), boutique retail and other similar scale uses.						x					

Accessory Uses	A	B	C	D	E	F	G	H	I	School
	x	x	x	x	x	x	x	x	x	x
Private garages, carports, and paved parking areas	x	x	x	x	x	x	x	x	x	x
Private residential and private group indoor/ outdoor recreational facilities, including by way of example but not or limitation, swimming pools and tennis courts	x	x	x	x	x	x	x	x	x	x
Service buildings and facilities normally incidental to the use of a public park or recreation area	x	x	x	x	x	x	x	x	x	x
Any other structure or use clearly incidental to and commonly associated with the operation of a principal use permitted by right	x	x	x	x	x	x	x	x	x	x
Home Occupations	x	x	x	x	x	x	x	x	x	x

Legend	
Permitted	X
Not Permitted	

Legend	
Permitted	X
Not Permitted	

RESIDENTIAL DESIGN STANDARDS

- ONE (1) DWELLING PER LOT EXCEPT AS OTHERWISE PERMITTED FOR MULTIFAMILY DWELLINGS, COMMON LOT DWELLING UNITS, ACCESSORY DWELLING UNITS AND SIMILAR. ONLY ONE (1) PRINCIPAL RESIDENCE STRUCTURE SHALL BE PERMITTED ON A LOT.
- ALL DWELLINGS SHALL BE SET ON AND ATTACHED TO A PERMANENT FOUNDATION, INCLUDING BUT NOT LIMITED TO RECESSED FOUNDATIONS WITH A CRAWL SPACE OR BASEMENT, SLAB-ON-GRADE FOUNDATION, OR ANOTHER METHOD.
- THERE SHALL BE NO MINIMUM TO THE PITCH OF THE ROOF.
- ROOFING MATERIALS SHALL BE ASPHALT SHINGLES OR APPROVED EQUIVALENT.
- ALL DWELLINGS SHALL FACE THE PUBLIC STREET OR PROVIDE DIRECT ACCESS THROUGH A SOLID SURFACE WALK OR TRAIL.
- THE EXTERIOR FINISH OF ALL DWELLINGS SHALL BE OF BRICK, WOOD, MASONRY OR A COSMETICALLY EQUIVALENT FINISH AND SHALL BE OF ACCEPTABLE SIMILARITY TO THE SURROUNDING RESIDENTIAL DWELLINGS.
- ALL DWELLINGS SHALL HAVE A MINIMUM USABLE LIVING AREA OF EIGHT HUNDRED (800) SQUARE FEET EXCLUDING GARAGES AND/OR ACCESSORY DWELLING UNITS.
- IF NEWLY CONSTRUCTED DWELLINGS INCLUDE AN ENCLOSED GARAGE (EITHER ATTACHED OR DETACHED, INCLUDING DETACHED GARAGES ON A SEPARATE LOT OR TRACT) IT MUST INCLUDE A MINIMUM USABLE AREA OF TWO HUNDRED (200) SQUARE FEET. BUILDING ADDITIONS, DECKS, REMODELING AND SIMILAR IMPROVEMENTS TO EXISTING NONCONFORMING DWELLINGS AS DEFINED IN THIS CHAPTER SHALL BE EXEMPT FROM THIS REQUIREMENT.
- HOME VARIATION. EACH PLANNING AREA SHALL CONTAIN AT LEAST 3 MODELS AND 2 ELEVATIONS FOR EACH MODEL. DIFFERENT MODELS ARE DEFINED AS THOSE WITH SIGNIFICANT VARIATION IN FLOOR PLANS, MASSING, AND MINOR VARIATIONS IN SIZE OF THE NUMBER OF BEDROOMS.
 - HOMES WITH A LIKE MODEL AND ELEVATION MAY NOT BE PLACED DIRECTLY NEXT TO OR ACROSS THE STREET. (HOMES THAT BACK OR SIDE TO EACH OTHER ARE EXCEPTED)
 - NO MORE THAN TWO OF THE SAME MODEL MAY PLACED DIRECTLY NEXT TO EACH OTHER (HOMES THAT BACK TO EACH OTHER ARE EXCEPTED) AND MUST HAVE DIFFERENT ELEVATIONS.
 - NO HOMES WITH THE SAME COLOR SCHEME SHALL BE PERMITTED DIRECTLY ADJACENT TO EACH OTHER.
 - PROVIDE VARIATION IN HOME PLACEMENT (OR FEATURES THEREIN) TO ALLOW HOMES TO UNDUULATE ALONG THE STREETSCAPE.
 - DESIGN SHALL BE REVIEWED BY THE DESIGNATED MASTER DEVELOPER DESIGN REVIEW BOARD.

VEHICLE ACCESS STANDARDS - SINGLE-FAMILY DWELLINGS

FRONT LOAD HOME (ACCESSED FROM ADJACENT STREET)

- GARAGES SHALL BE STEPPED BACK FROM FRONT OF HOUSE (INCLUDING FRONT PORCH) A MINIMUM OF 4'.
- MAXIMUM DRIVE WIDTH (WITHIN FRONT SETBACK)
 - FOR 2 CARS GARAGES THE MAXIMUM DRIVEWAY WIDTH IS 50% OF LOT FRONTAGE EXCEPT FOR LOTS ON CUL-DE-SACS.
 - FOR 3 CARS GARAGES THE MAXIMUM DRIVEWAY WIDTH IS 65% OF LOT FRONTAGE EXCEPT FOR LOTS ON CUL-DE-SACS.
- VEHICLE USE AREA SETBACK:
 - SETBACK SHALL MATCH REQUIRED SIDE SETBACK BETWEEN DRIVEWAY AND SIDE PROPERTY LINE WITHIN THE FRONT SETBACK OF THE LOT. LOTS FRONTING CUL-DE-SACS ARE EXEMPT FROM THIS REQUIREMENT.

REAR LOAD (ACCESSED FROM ALLEY OR PRIVATE DRIVE)

- DRIVEWAY LENGTH
 - 2' PERMITTED FOR DWELLING ACCESSED FROM A PRIVATE DRIVE OR ALLEY WITH A MINIMUM WIDTH OF 24' (ADDITIONAL WIDTH FOR FIRE DISTRICT ACCESS MAY BE REQUIRED)
 - IN ALL OTHER INSTANCES, DRIVEWAYS SHALL EITHER BE 8' IN LENGTH TO ACCOMMODATE PARALLEL PARKING OR A MINIMUM OF 20' IN LENGTH TO ACCOMMODATE HEAD-IN PARKING.
- VEHICLE USE AREA SETBACK
 - 3' MINIMUM SETBACK (EXCLUDING DRIVEWAY FLAIR) BETWEEN DRIVEWAY AND SIDE PROPERTY LINE ABUTTING PERIMETER OR OVERALL DEVELOPMENT.
- OTHER REQUIREMENTS:
 - ALL DWELLING UNITS SHALL FRONT ONTO EITHER A STREET (PUBLIC OR PRIVATE DRIVE) OR COMMON GREEN SPACE.
 - REAR ACCESS SHALL ONLY BE USED WHEN ADJACENT TO ON-STREET PARKING OR WHEN VISITOR PARKING IS OTHERWISE PROVIDED. NEARBY ON-STREET PARKING PARKING MAY BE UTILIZED TO SATISFY THIS REQUIREMENT.
 - SIDEWALKS ARE NOT REQUIRED ALONG REAR ACCESS PRIVATE DRIVES BUT SIDEWALKS ARE REQUIRED TO ALL UNITS.

Tacincala (aka Prairie Song) PUD WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:
04/13/21 SUBMITTAL 1
07/06/21 SUBMITTAL 2
08/24/21 SUBMITTAL 3
03/15/22 SUBMITTAL 4
05/24/22 PC REVIEW

SHEET TITLE:
LAND USE
STANDARDS

SHEET NUMBER:
3 OF 8

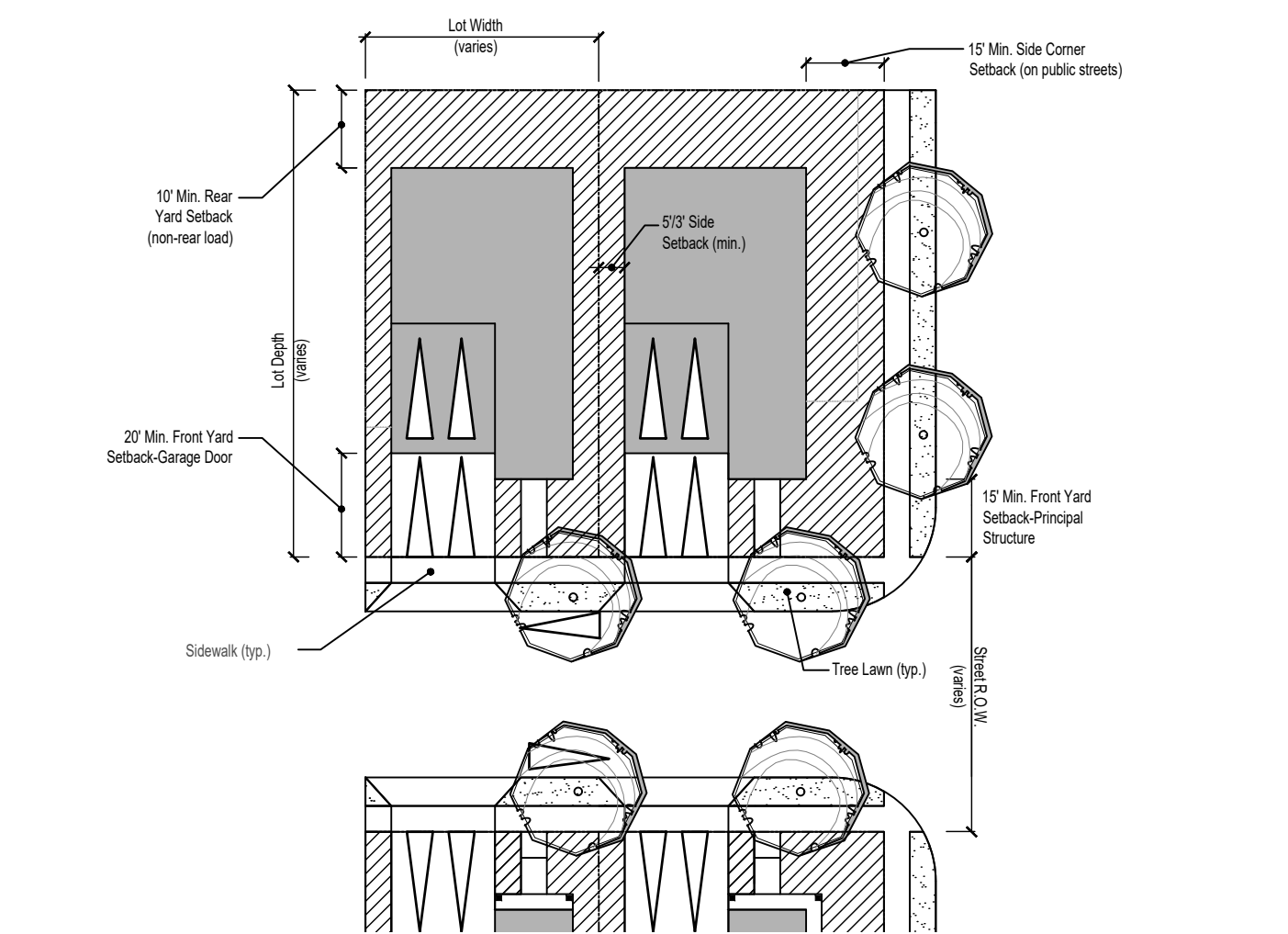
NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY:

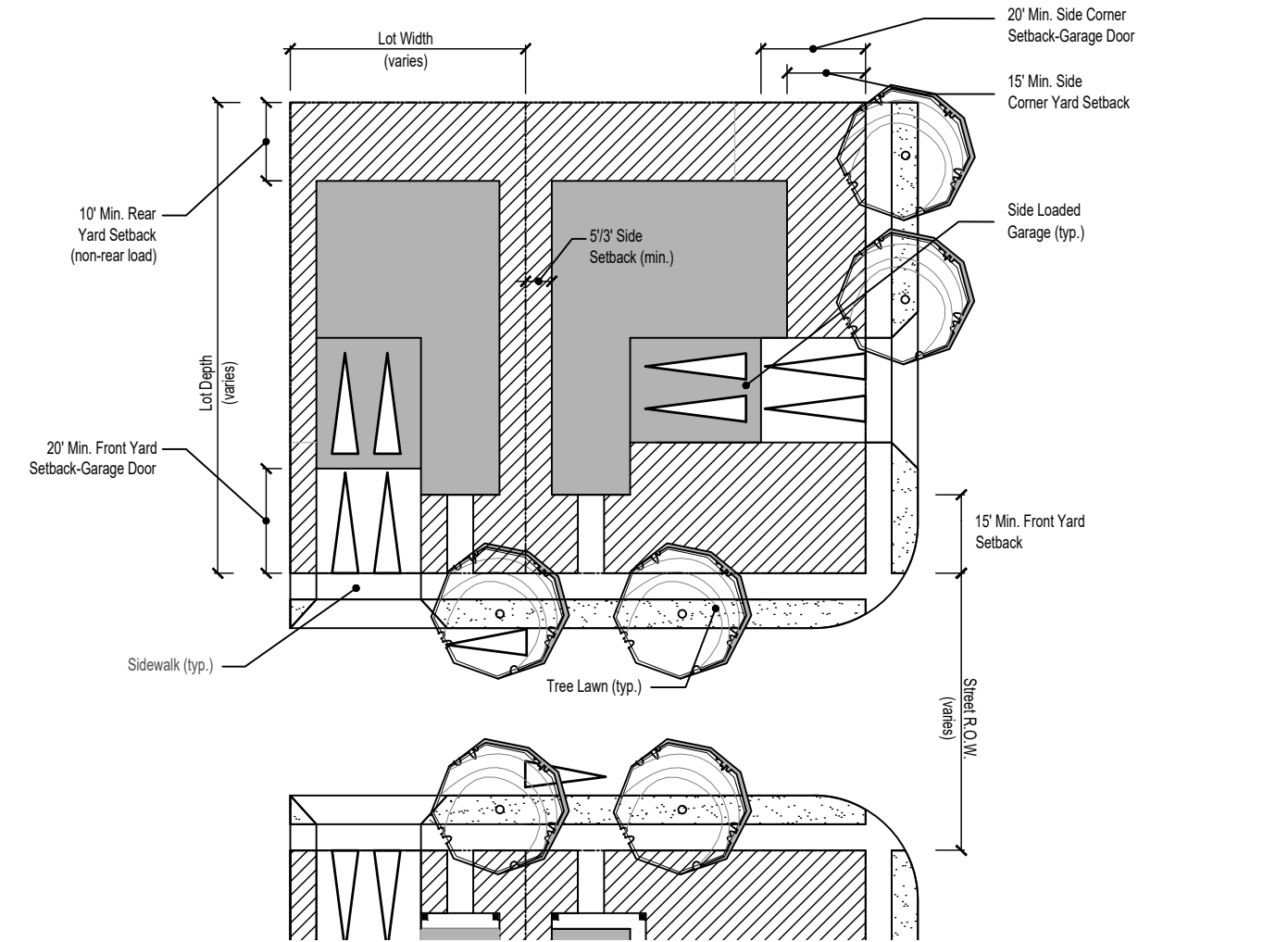
Tacincala (aka Prairie Song) PUD

HOUSING TYPES - LOT TYPICALS

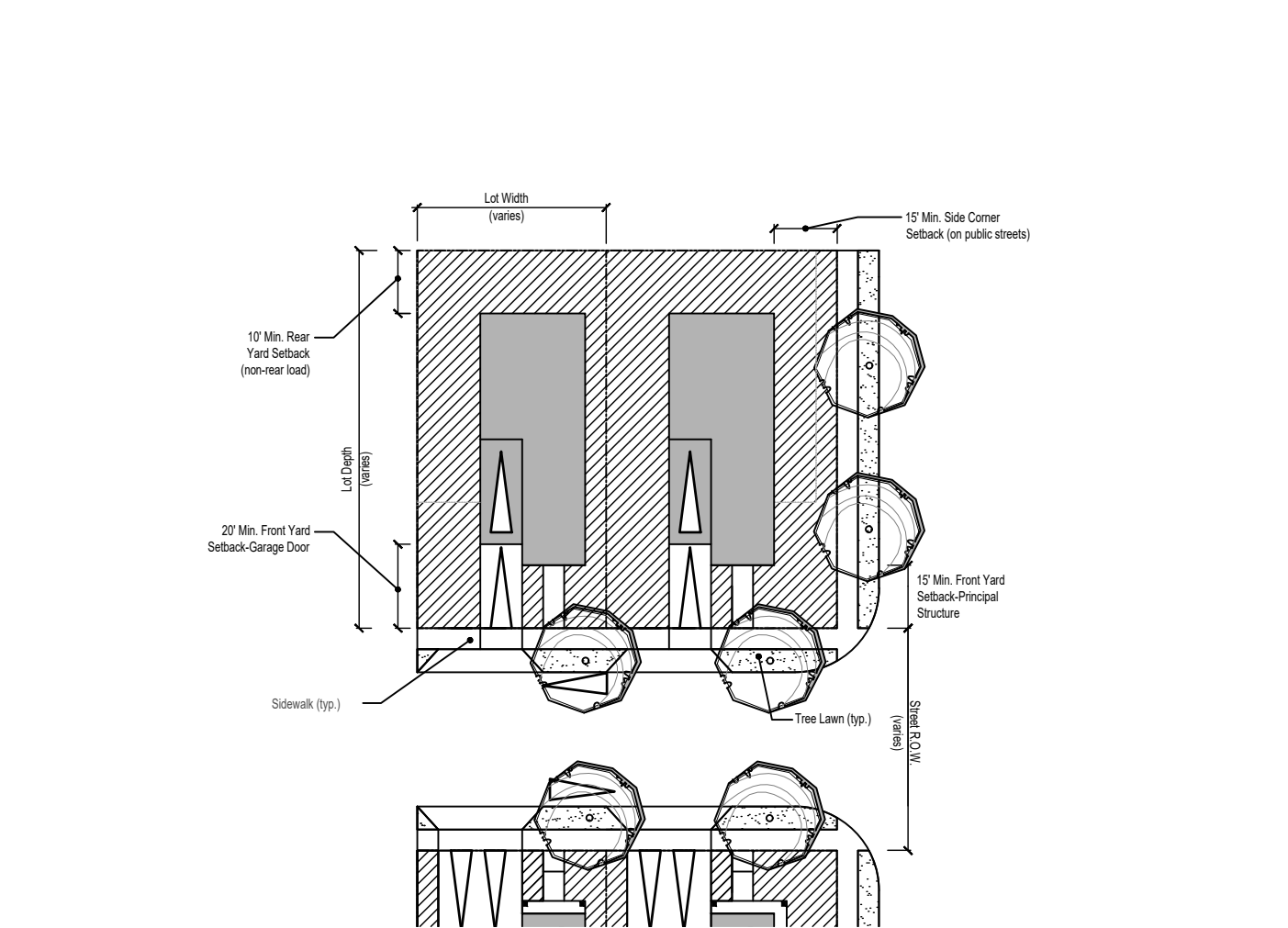
SINGLE FAMILY DETACHED LOT TYPICALS



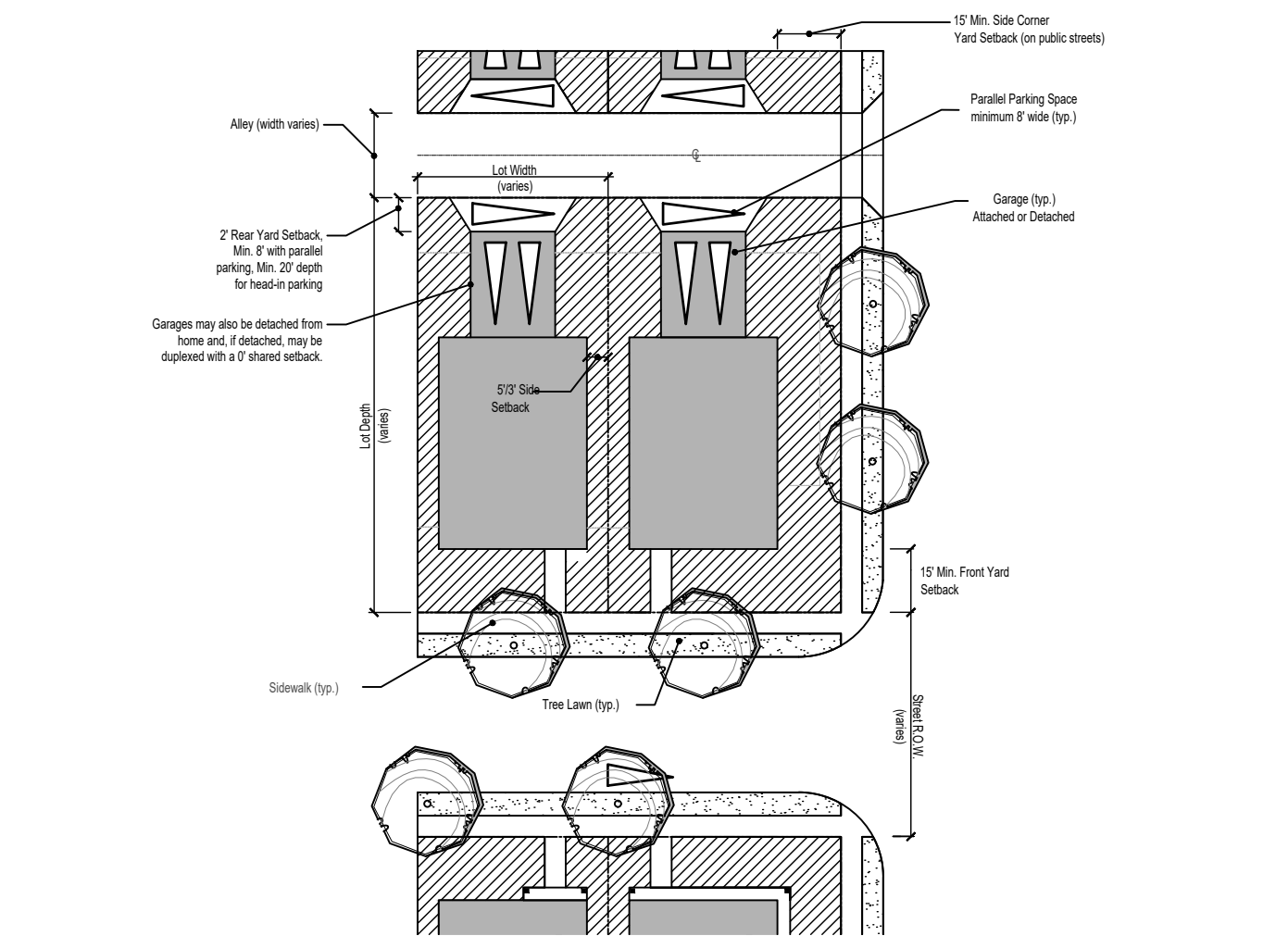
SINGLE FAMILY DETACHED - FRONT LOAD
CONCEPTUAL DRAWING SUBJECT TO CHANGE



SINGLE FAMILY DETACHED - SIDE LOAD
CONCEPTUAL DRAWING SUBJECT TO CHANGE

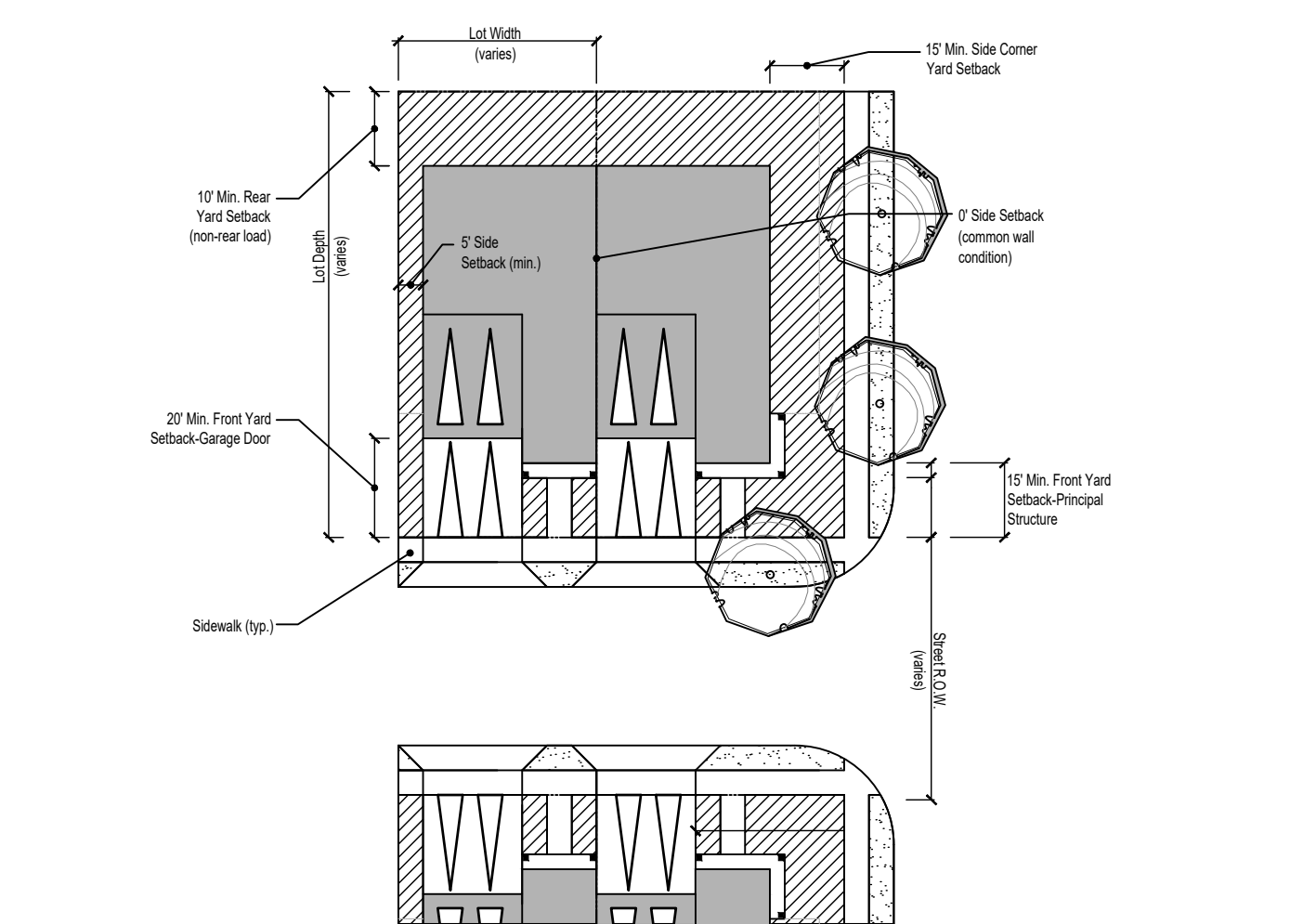


SINGLE FAMILY DETACHED - FRONT LOAD - SINGLE PARKING CONFIGURATION
CONCEPTUAL DRAWING SUBJECT TO CHANGE

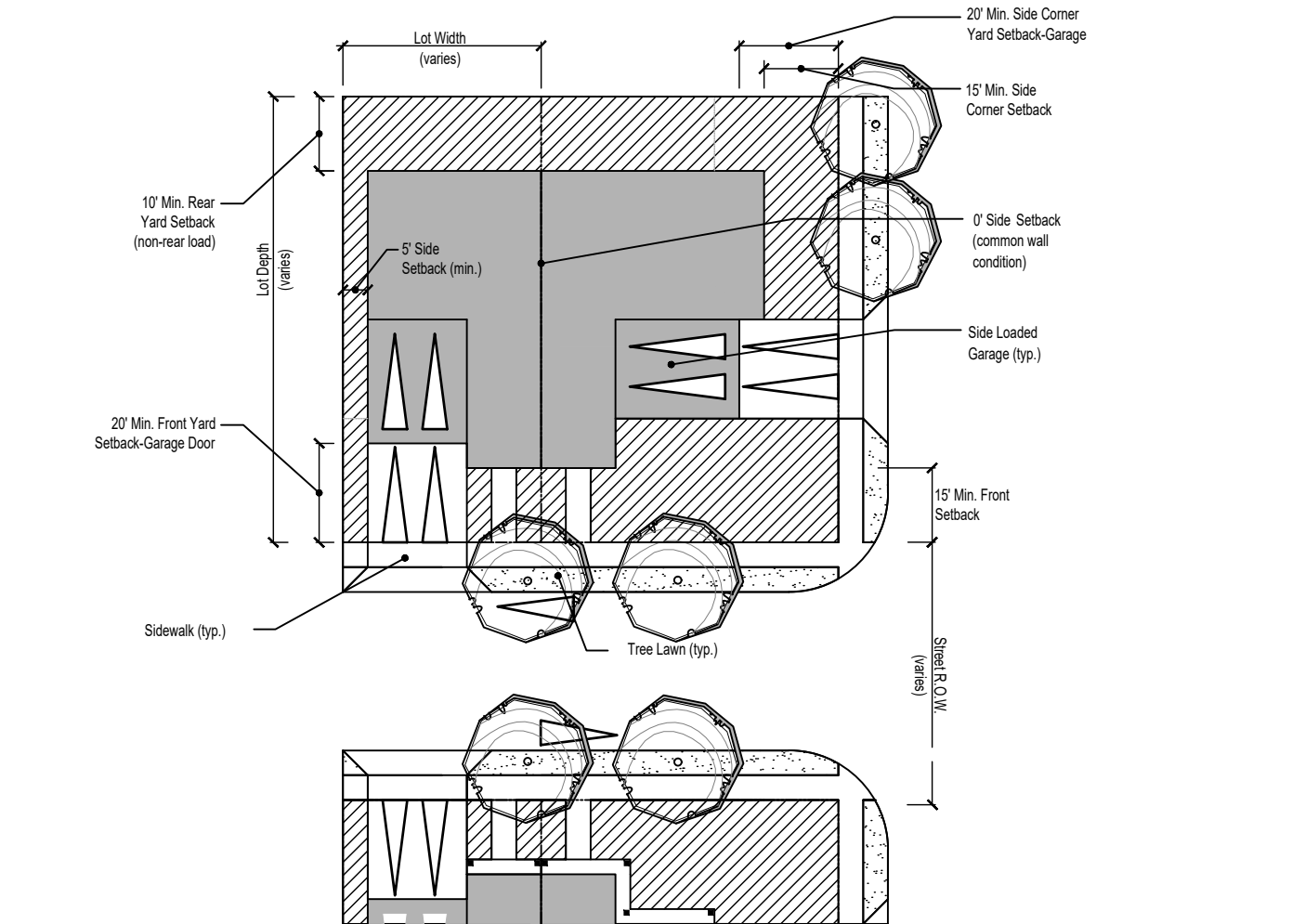


SINGLE FAMILY DETACHED - REAR LOAD
CONCEPTUAL DRAWING SUBJECT TO CHANGE

SINGLE FAMILY ATTACHED LOT TYPICALS

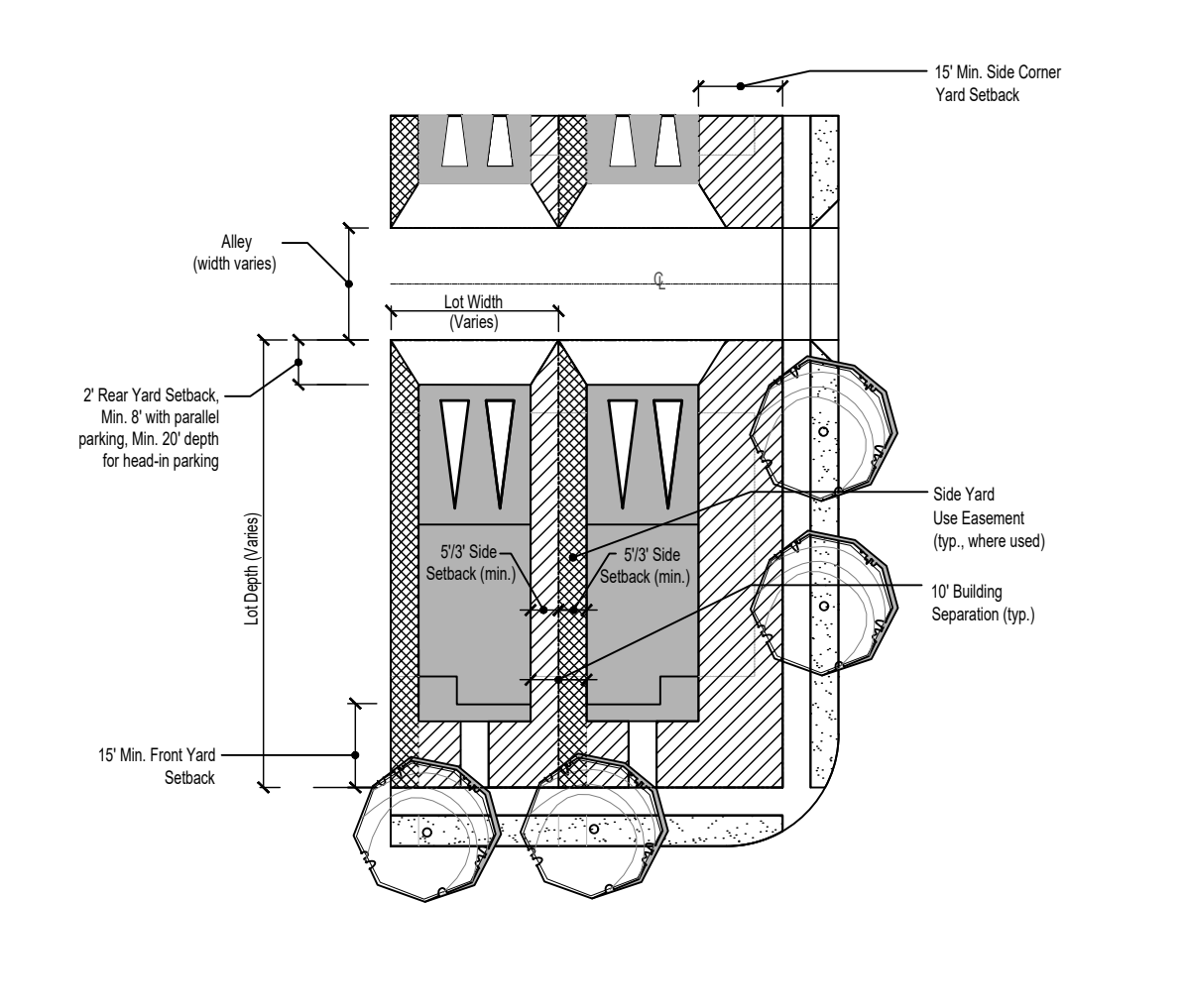


SINGLE FAMILY ATTACHED - FRONT LOAD
CONCEPTUAL DRAWING SUBJECT TO CHANGE

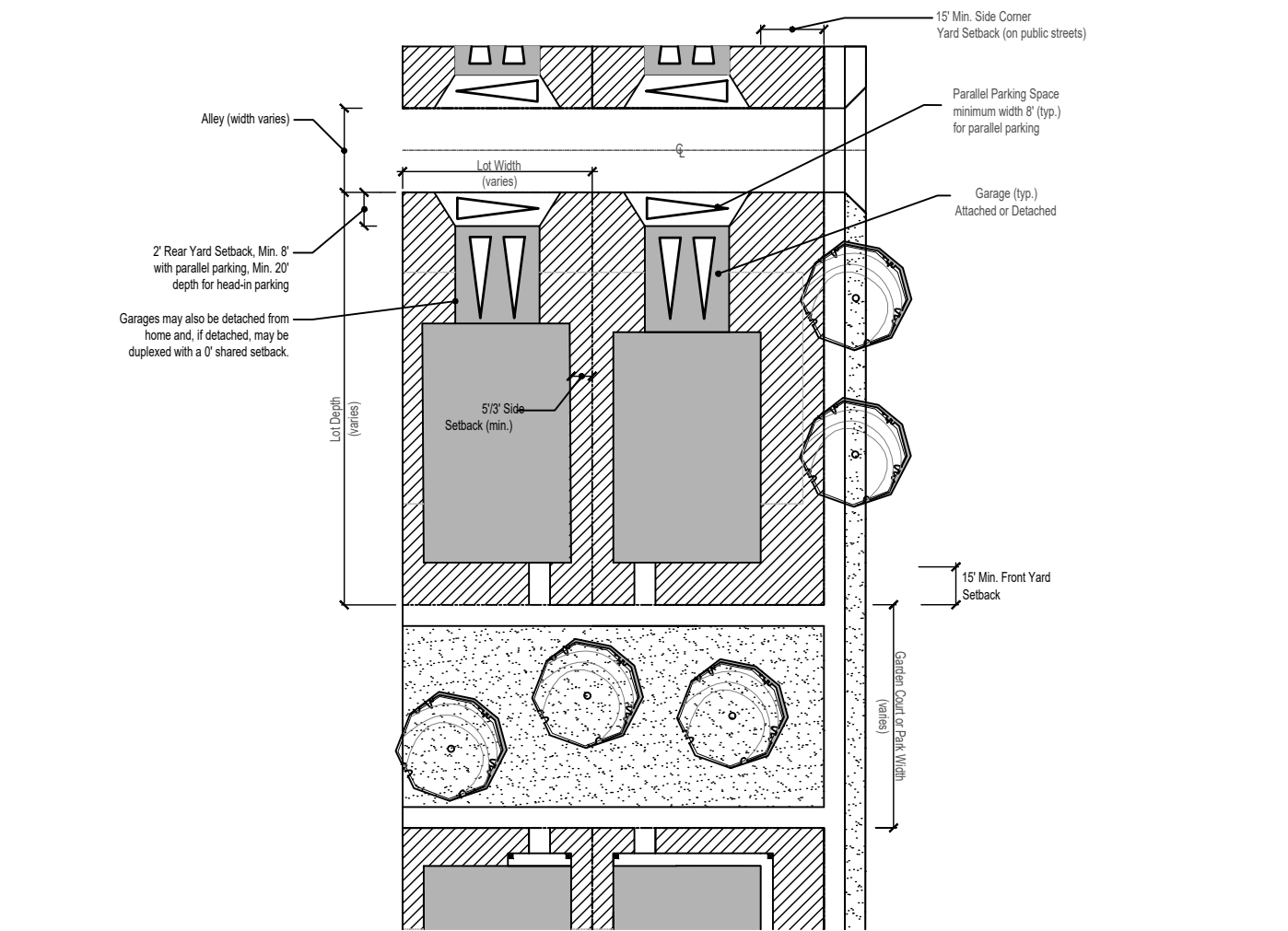


SINGLE FAMILY ATTACHED - SIDE LOAD
CONCEPTUAL DRAWING SUBJECT TO CHANGE

SIDE YARD USE EASEMENT TYPICALS



SINGLE FAMILY DETACHED-REAR LOAD W/ SIDE YARD USE EASEMENT
CONCEPTUAL DRAWING SUBJECT TO CHANGE



SINGLE FAMILY DETACHED - REAR LOAD - GREEN COURT
CONCEPTUAL DRAWING SUBJECT TO CHANGE

SIDE YARD USE EASEMENT NOTES

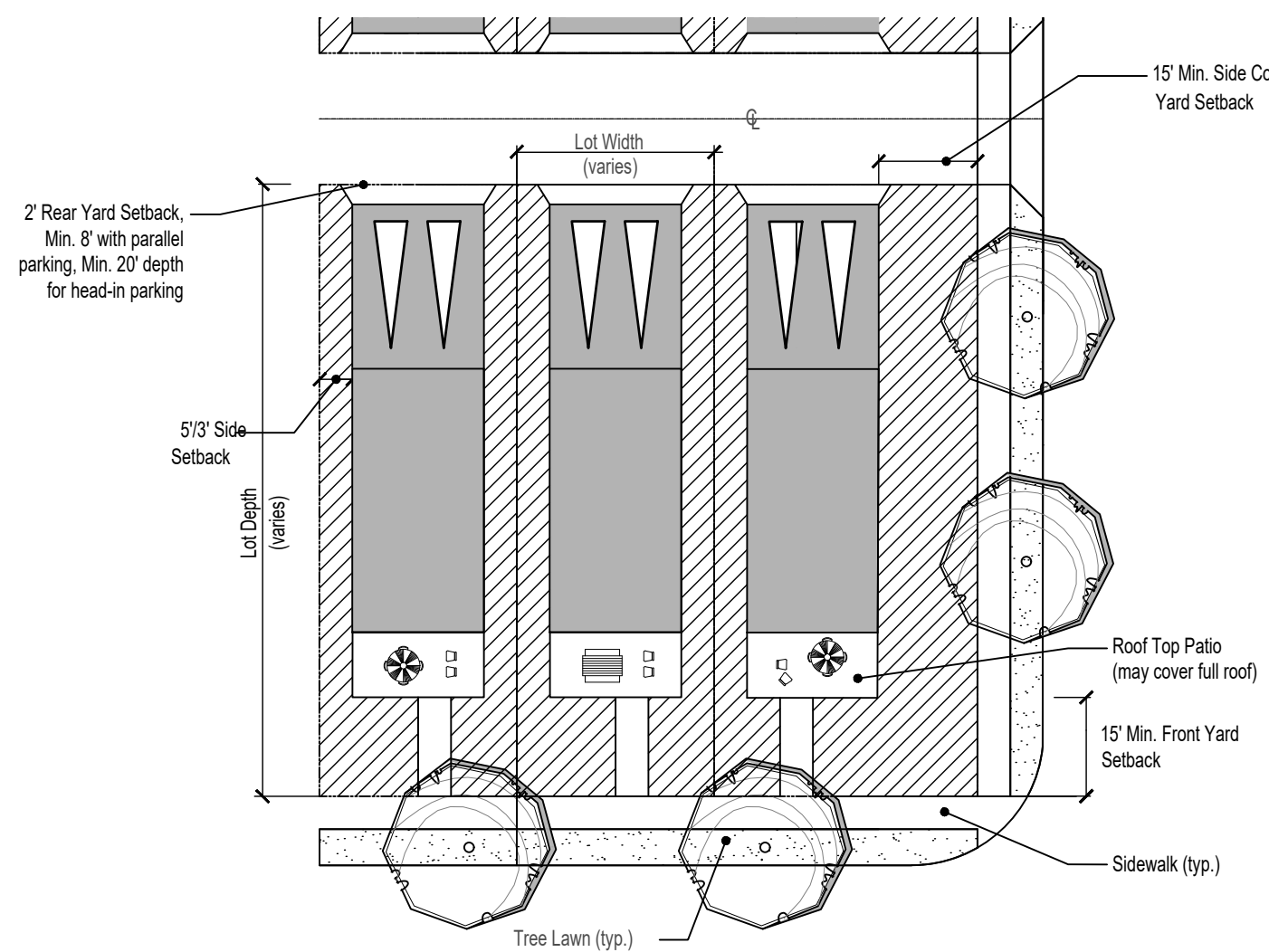
Side yard use easements occur from front property line to rear property line and extend from the grantor's building foundation to the lot line between the grantor's and grantee's parcels that shall be granted to the easement grantee per the restrictions outlined below.

Within the Prairie Song - PUD Master Plan, side yard use easements may be designed and used within a series of adjacent lots for review and approval at the time of Final Plat. Side yard use easements may be used on all detached single family lot types. The following restrictions apply to the side yard use easements:

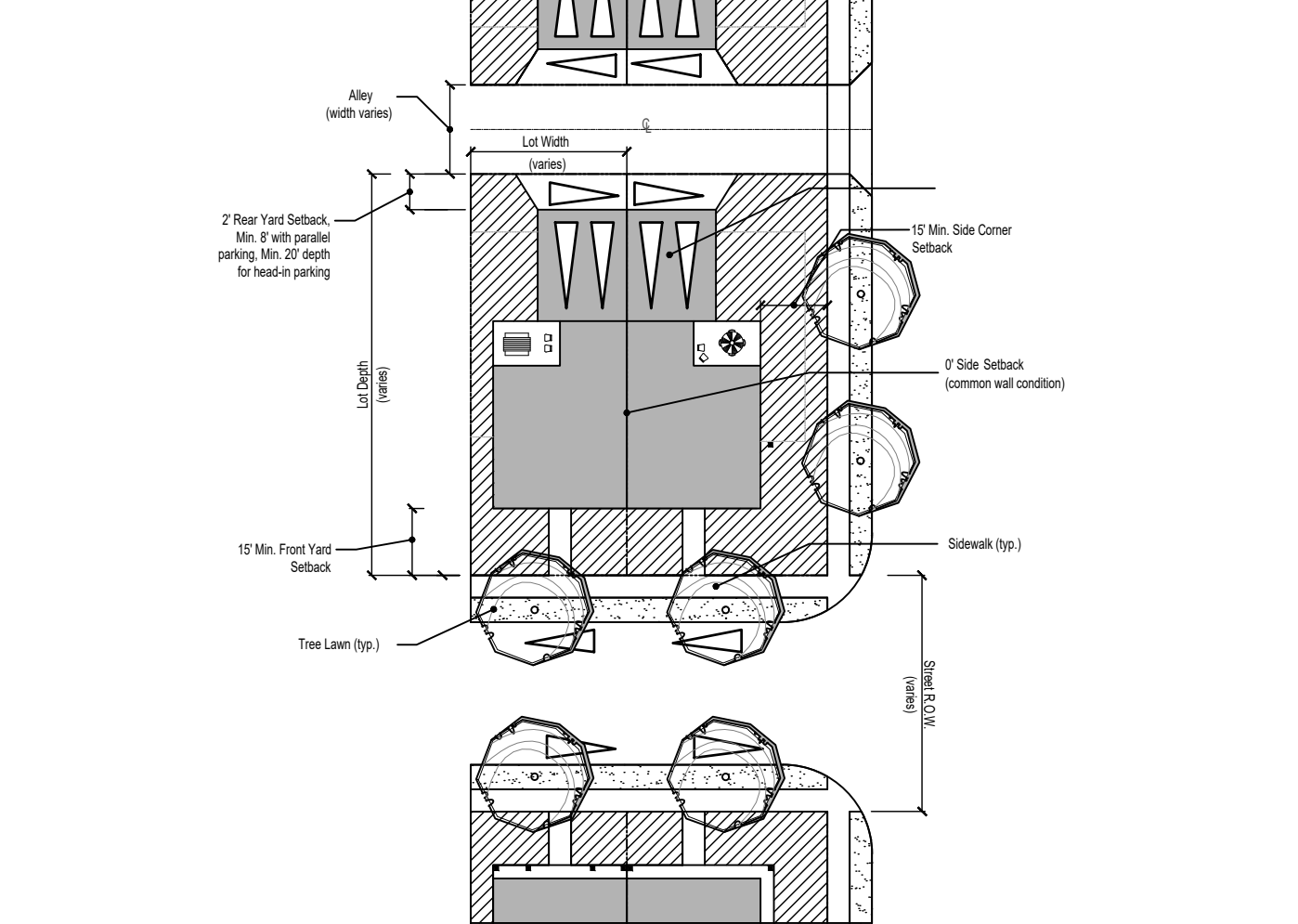
- Easement grantee shall have full access and enjoyment of the easement including construction of improvements, use, and maintenance of the space included in the easement. fences and walls used as privacy screens may not encroach into the front and rear setback. Non-combustible improvements including but not limited to decks, patios, landscaping, walls, fences, rails, furniture and similar elements are permitted within the defined side yard use easement. Decks, patios and walls, other than privacy screens, in excess of 30-inches in height (as measured from finished grade) are not permitted in side yard use easements. No combustible building materials may be used in the construction of improvements within 5' of the property line (resulting in a 10' clear zone for all combustible materials between homes). A minimum of 10' is required between all habitable structures. Only landscaping, hardscape, and irrigation improvements are permitted within front and rear setbacks. Irrigation is not permitted within 5' of any foundation. No improvements may be implemented at the detriment of the grantor's structure or their ability to maintain their home.
- Side yard use easements are permitted on detached single family lots only.
- No grills, firepits, or window wells are permitted within the defined side yard easement.
- All improvements by grantee located within the side yard use easement shall be maintained by the easement grantee.
- Easement grantor is ensured of access within this easement for maintenance and repair of the principal building located on the easement grantor's lot and for no other purpose.
- All principal buildings and garages owned by easement grantor shall be maintained by easement grantor.
- Side yard use easements may also be used for drainage. Neither the grantee nor the grantor shall alter finished grade and/or drainage patterns on the grantor's property without the approval of the metropolitan district and approval by a qualified registered professional engineer. Any change in drainage patterns must be approved by a professional engineer.
- Side yard use easement procedures and policies shall be managed by the metropolitan district.

Definitions:

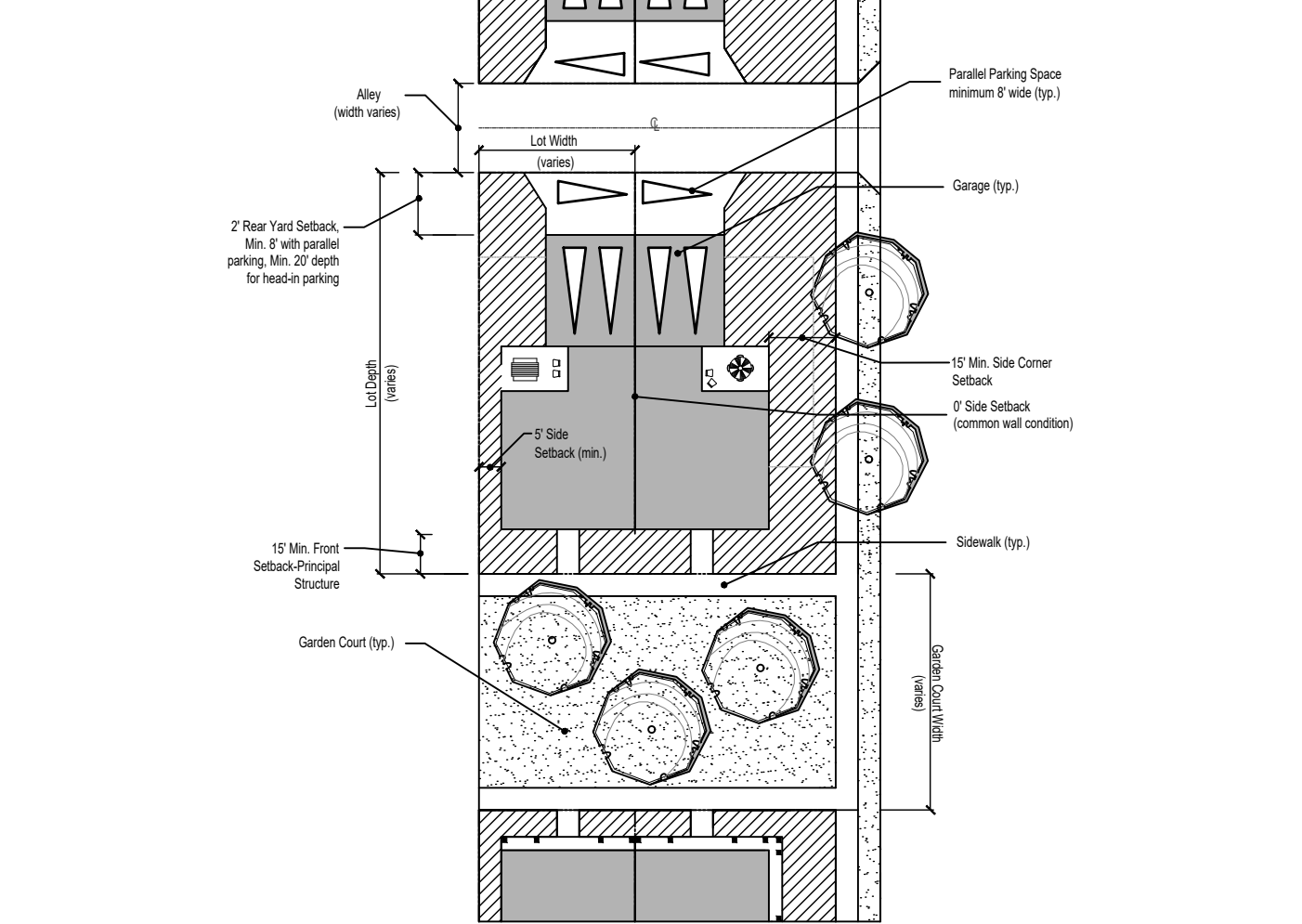
- Easement grantor: the lot owner granting side yard area to adjacent lot owner for use.
- Easement grantee: the lot owner gaining side yard area from adjacent lot owner for use.



SINGLE FAMILY DETACHED TOWNHOME - 3 STORY
CONCEPTUAL DRAWING SUBJECT TO CHANGE



SINGLE FAMILY ATTACHED - REAR LOAD
CONCEPTUAL DRAWING SUBJECT TO CHANGE



SINGLE FAMILY ATTACHED - REAR LOAD - GREEN COURT
CONCEPTUAL DRAWING SUBJECT TO CHANGE

Tacincala (aka Prairie Song)

PUD
WINDSOR, COLORADO

OWNER:

HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:

Galloway
Planning Architecture Engineering

5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:

04/13/21 SUBMITTAL 1
07/06/21 SUBMITTAL 2
08/24/21 SUBMITTAL 3
03/15/22 SUBMITTAL 4
05/24/22 PC REVIEW

SHEET TITLE:
LOT TYPICALS

SHEET NUMBER:

4 OF 8

HOUSING TYPES - LOT TYPICALS

[illegible]

This diagram illustrates a four-lot residential subdivision. The lots are arranged in a 2x2 grid, separated by a central 20' wide Private Drive. The subdivision is bounded by a 150' Maximum Length and a 5' Min. Setback from the front and side. The setbacks are defined as follows:

- 8' Setback from DS:** Indicated for the rear setbacks of the lots.
- 5' Min. Setback:** Indicated for the front and side setbacks of the lots.
- 15' Min. Side Setback:** Indicated for the side setbacks of the lots.
- 15' Min. Front Setback:** Indicated for the front setbacks of the lots.
- 20' min.:** Indicated for the width of the Private Drive.
- 150' Maximum Length:** Indicated for the overall length of the subdivision.
- Green Court / Open-Space:** Indicated for the central area of the subdivision.
- Property Line:** Indicated for the boundary of the subdivision.

This diagram illustrates the layout of a four-unit residential lot. The lot is rectangular, with the width labeled as 'Lot Width (varies)'. The layout is symmetrical, with two units on the left and two on the right. Key dimensions and setbacks are indicated:

- Setbacks:**
 - 5' Setback:** Indicated at the top and bottom edges of the lot.
 - 5' Min. Side Setback for Porch:** Indicated for the side setbacks of the porches.
 - 5' Min. Front Setback:** Indicated for the front setbacks of the units.
 - 15' Min. Side Corner Setback:** Indicated for the side corner setbacks of the units.
 - 15' Min. Front Setback:** Indicated for the front setbacks of the units.
- Dimensions:**
 - 150' Maximum Length:** Indicated for the length of the units.
 - 20' Minimum:** Indicated for the minimum distance between the units.
- Property Line:** Indicated on the right side of the lot.

Site plan for Cottage Homes (at width varies). The plan shows a central walkway flanked by two rows of cottages. Setbacks are indicated: 15' Min. Front Yard Setback, 15' Min. Side Corner Setback, 15' Min. Side Yard Setback, 3' Min. Side Yard Setback, and Min. 10' Rear Setback. A Common Green is located between the two rows of cottages. Surface Parking (typ.) is shown at the bottom of the plan.

-
- The diagrams illustrate three townhome layouts: Side-by-Side, Row, and End-to-End. Each diagram shows the arrangement of townhome units, parking spaces, and setbacks. Labels include 'Optional center parking area', 'SFD Rear Load', 'Alley (width varies)', '2' Rear Yard Setback', '10' Min. Garage Separation', and 'Townhomes (width varies)'.

The diagram is a site plan for a cottage development. It features a central 'Common Green' area with two trees. Surrounding this are 'Garage Parking (typ.)' and 'Surface Parking (typ.)' areas. A 'Walk' runs through the center. The plan shows 'Cottage Homes (lot width varies)' with a '5/12 Min. Side Yard Setback' indicated. Setback requirements are labeled: 'Min. 10' Rear Setback', '15' Min. Front Yard Setback', and '15' Min. Side Corner Setback'. Trees are shown at the corners and along the setbacks.

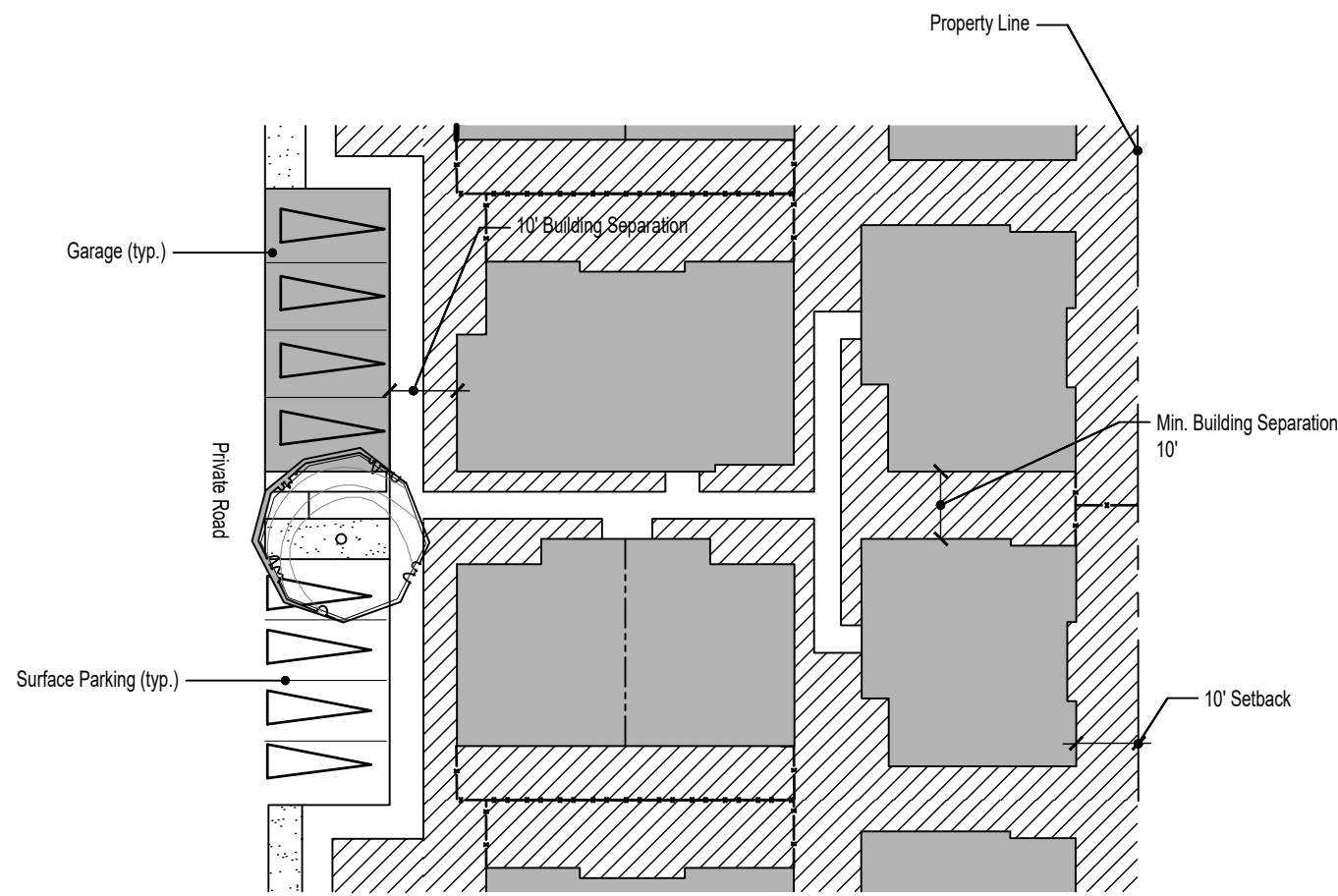
Page 19 of 90

CHECKED BY: RM
DRAWN BY: CR

Tacincala (aka Prairie Song) PUD

HOUSING TYPES - LOT TYPICALS

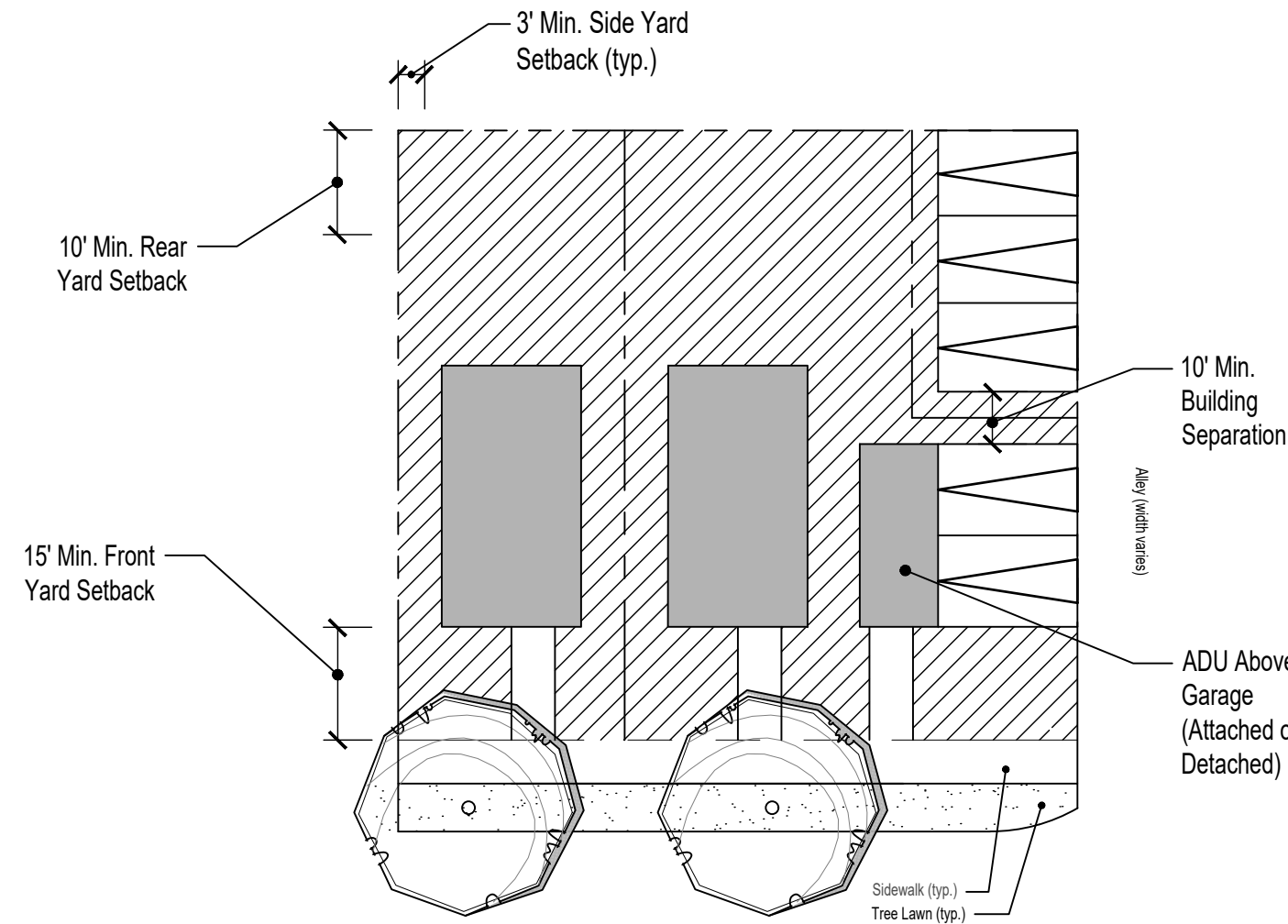
COMMON LOTS



SINGLE FAMILY DETACHED & DUPLEX - COMMON LOTS
CONCEPTUAL DRAWING SUBJECT TO CHANGE

NOT TO SCALE

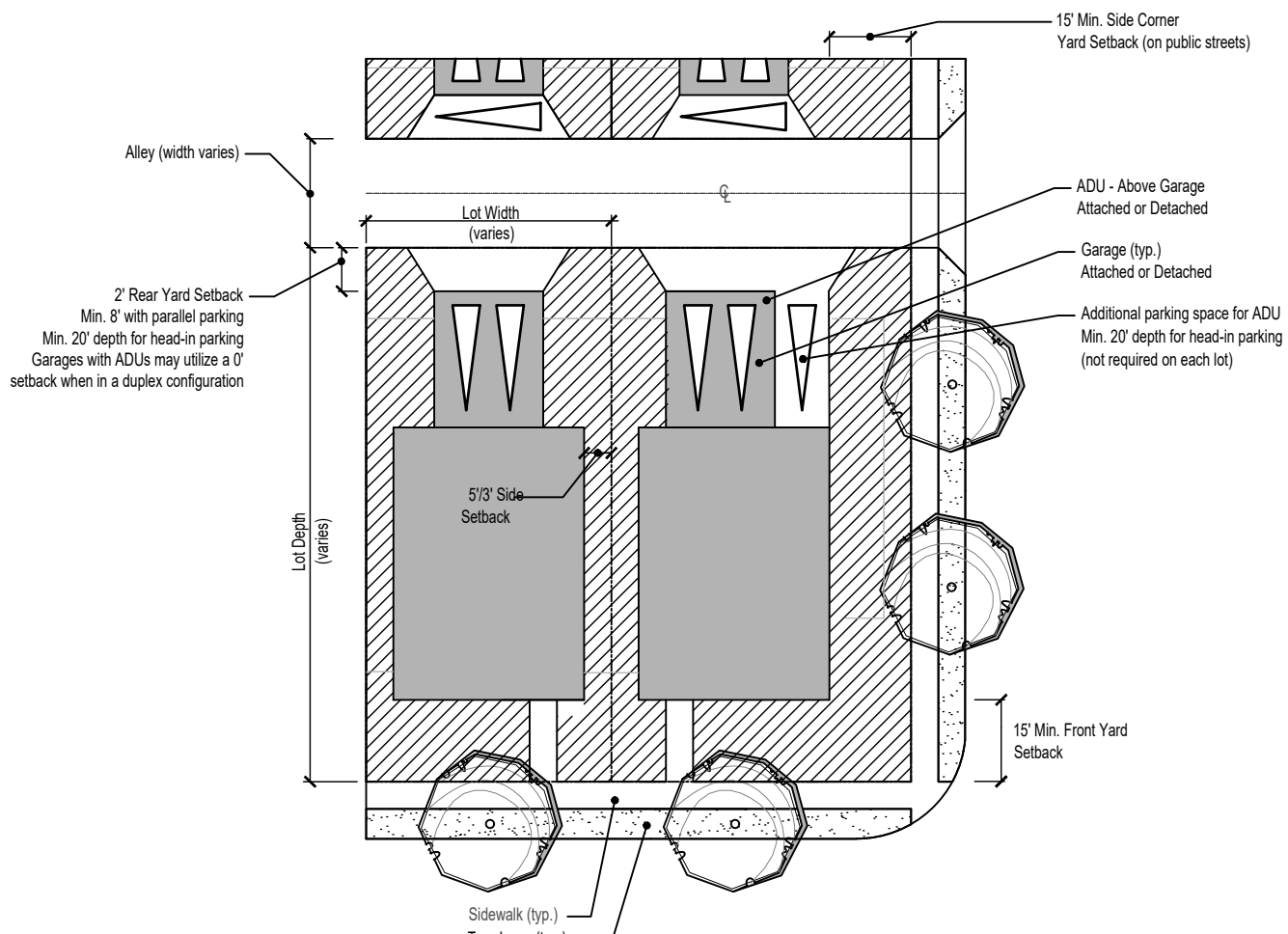
ACCESSORY DWELLING UNIT - COTTAGE HOMES



COTTAGE HOME - ADU LOT - TYPICAL
CONCEPTUAL DRAWING SUBJECT TO CHANGE

NOT TO SCALE

ACCESSORY DWELLING UNIT - SINGLE FAMILY



SINGLE FAMILY DETACHED - ADU LOT - TYPICAL
CONCEPTUAL DRAWING SUBJECT TO CHANGE

NOT TO SCALE

LOT TYPICAL NOTES

- Typical layouts reflect bulk standards conveyed on within this Prairie Song - PUD Master Plan and represent multiple, but not all configurations for each lot component depicted. Width and dimensions may change as appropriate provided design is consistent with the bulk standards.
- These lot typical diagrams for Townhome and Duplex residential uses apply to buildings with two or more attached units.

ACCESSORY DWELLING UNITS

THE FOLLOWING AMENDMENTS HAVE BEEN MADE TO SEC. 16-3-40. - ACCESSORY DWELLING UNITS, OF THE TOWN OF WINDSOR MUNICIPAL CODE:

- (b)
- (4) ACCESSORY DWELLING UNIT SIZE AND CONFIGURATION. EXCEPT AS MODIFIED IN PARAGRAPH (5) BELOW, THE LIVING SPACE OF THE ACCESSORY DWELLING UNIT SHALL BE NO LARGER THAN THE LIVING SPACE OF THE PRINCIPAL DWELLING UNIT ON THE SUBJECT LOT OR PARCEL, AND SHALL NOT IN ANY EVENT EXCEED 1,000 SQUARE FEET. NO ACCESSORY DWELLING UNIT SHALL BE LESS THAN 350 SQUARE FEET, AND ALL ACCESSORY DWELLING UNITS SHALL BE DESIGNED AND CONFIGURED AS EITHER STUDIO, ONE-BEDROOM OR TWO- BEDROOM UNITS. SQUARE FOOTAGE CALCULATIONS, AS CONTAINED HEREIN, EXCLUDE ANY RELATED GARAGE, PORCH OR SIMILAR AREA.
- (b)
- (9) f. **MINIMUM LOT SIZE.** NO ACCESSORY DWELLING UNIT SHALL BE PERMITTED ON A LOT OR PARCEL CONSISTING OF LESS THAN TWO THOUSAND SQUARE FEET. IF AN ADU IS PROPOSED ON A LOT LESS THAN 6,000 SF (OR THE MINIMUM SET IN CURRENT TOWN CODE) THAN IT MUST BE APPLIED FOR DURING THE TIME OF SUBDIVISION AND SHOWN ON A MASTER PLOT PLAN.
- (g)
- (1) THE PROPERTY OWNER SHALL FILE AN APPLICATION FOR APPROVAL (THIS MAY OCCUR AT THE SAME TIME AS THE PRIMARY BUILDING OR AT A LATER TIME) WITH THE PLANNING DEPARTMENT UPON SUCH FORMS AS MAY BE APPROVED BY THE ZONING OFFICIAL. UPON COMPLETION OF PLANNING DEPARTMENT REVIEW, THE ZONING OFFICIAL SHALL EITHER APPROVE THE APPLICATION AS PRESENTED, DENY THE APPLICATION AS PRESENTED OR APPROVE THE APPLICATION WITH CONDITIONS. THE ZONING OFFICIAL SHALL BASE THE DETERMINATION AND ANY CONDITIONS UPON THE EXPRESS REQUIREMENTS AND LIMITATIONS OF THIS ARTICLE.

Tacincala (aka Prairie Song)

PUD
WINDSOR, COLORADO

OWNER:

HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:

Galloway
Planning Architecture Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:

04/13/21 SUBMITTAL 1
07/06/21 SUBMITTAL 2
08/24/21 SUBMITTAL 3
03/15/22 SUBMITTAL 4
05/24/22 PC REVIEW

SHEET TITLE:
LOT TYPICALS

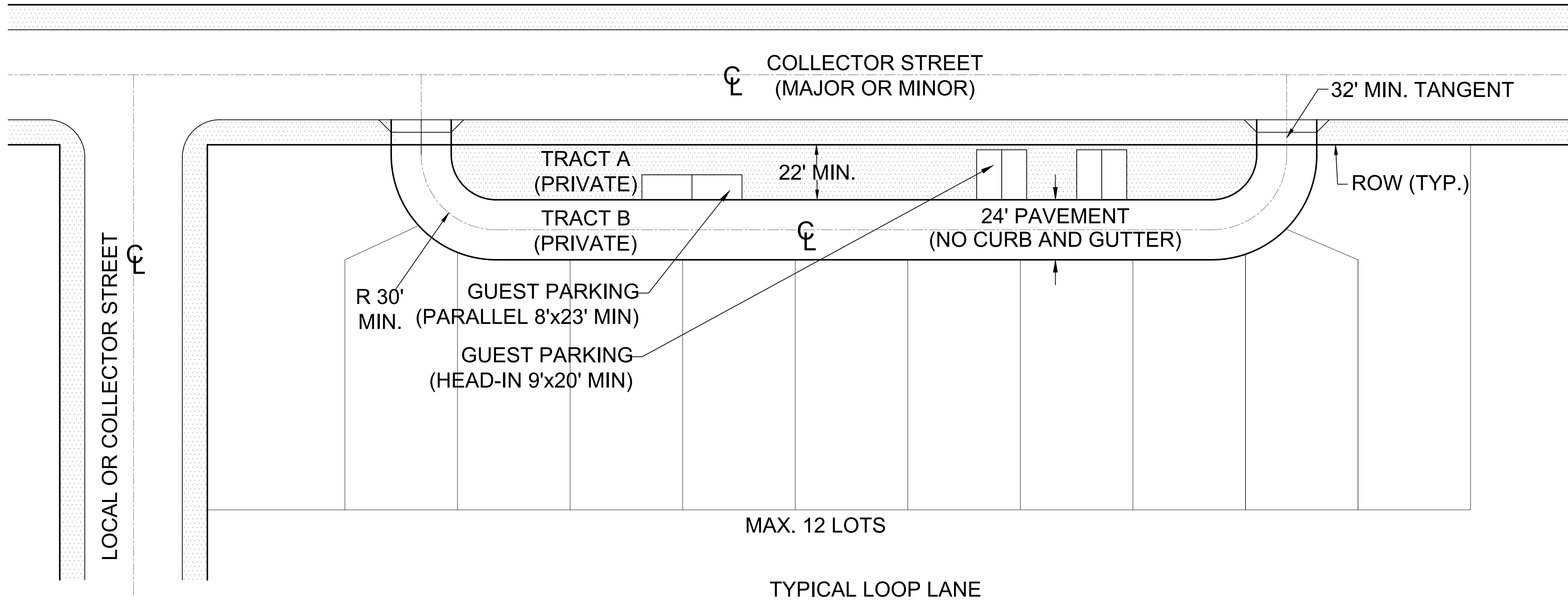
SHEET NUMBER:

6 OF 8

NOT FOR CONSTRUCTION

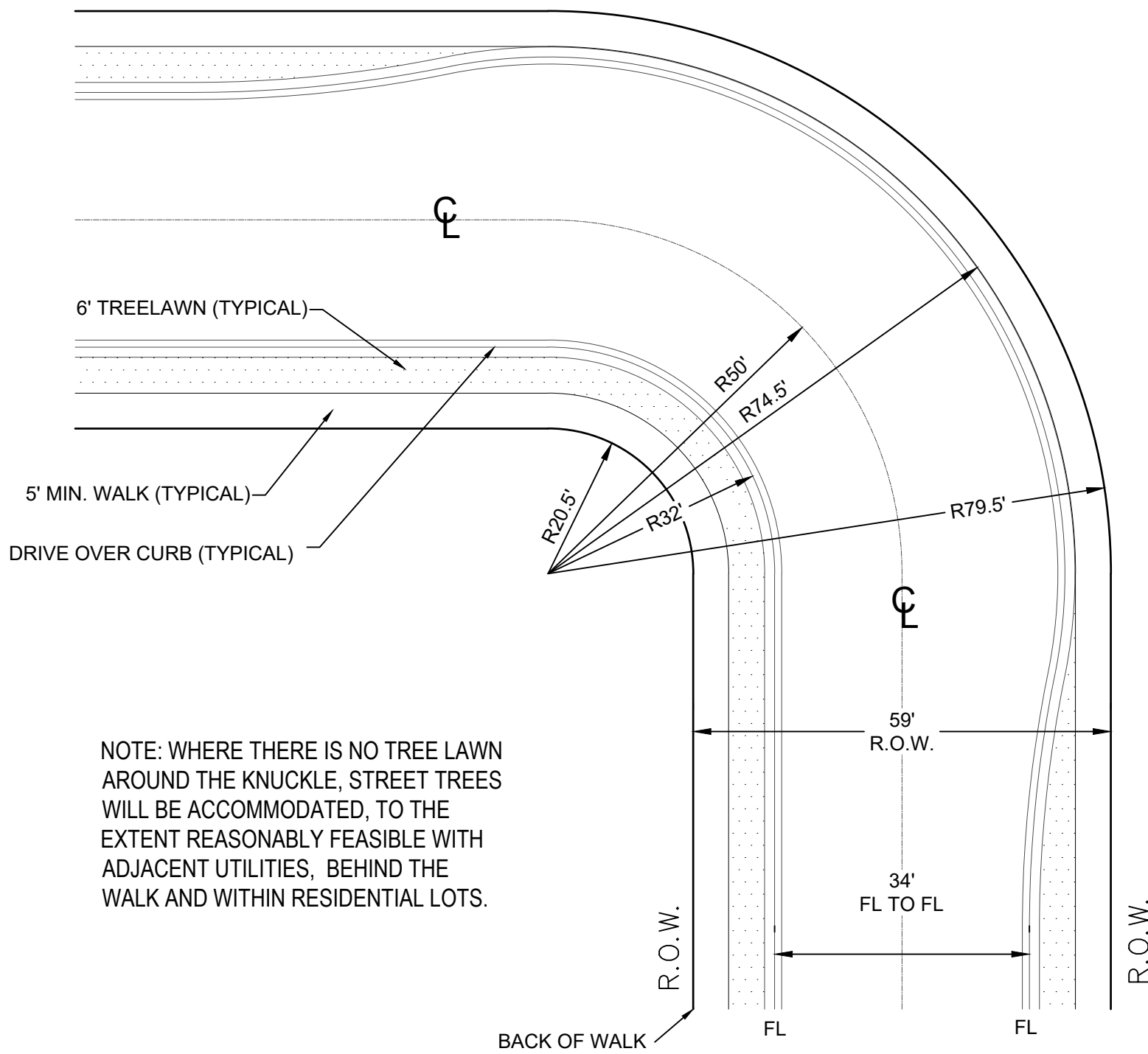
CHECKED BY:
DRAWN BY:
RM
CR

Tacincala (aka Prairie Song) PUD



LOOP LANE DETAIL

SCALE 1" = 30'



NOTE: WHERE THERE IS NO TREE LAWN AROUND THE KNUCKLE, STREET TREES WILL BE ACCOMMODATED, TO THE EXTENT REASONABLY FEASIBLE WITH ADJACENT UTILITIES, BEHIND THE WALK AND WITHIN RESIDENTIAL LOTS.

TYPICAL RESIDENTIAL LOCAL KNUCKLE STREET
AT 90 DEGREE TURN - DRIVE OVER CURB
(THIS IS NOT A MINIMUM CENTERLINE RADIUS
FOR HORIZONTAL ALIGNMENT OF TYPICAL CURVES)

RESIDENTIAL LOCAL KNUCKLE DETAIL

SCALE 1" = 20'

GENERAL NOTE

ALL OTHER ROADWAYS SHALL BE DESIGNED TO THE TOWN OF WINDSOR STANDARDS OUTLINED IN THE MUNICIPAL CODE.

BLOCK LENGTH AND PARKING

BLOCK LENGTH

- MAXIMUM BLOCK LENGTH SHALL BE 660'.
- BLOCKS MAY BE BROKEN BY STREET INTERSECTION OR A MINIMUM 35' WIDE LANDSCAPE TRACT AND PEDESTRIAN CONNECTION, WHERE APPROPRIATE.
- EXCEPTIONS TO BLOCK LENGTH STANDARDS. UPON A WRITTEN REQUEST OUTLINING THE RATIONALE IN ACCORDANCE WITH THE CRITERIA BELOW, THE DECISION MAKER MAY GRANT EXCEPTIONS TO CONNECTIVITY, BLOCK LENGTH, AND CUL-DE-SAC STANDARDS CONTAINED IN THIS SECTION IN THE FOLLOWING CIRCUMSTANCES:
 - TO PRESERVE OR MINIMIZE IMPACT TO UNIQUE PHYSICAL CONDITIONS SUCH AS TOPOGRAPHY OR NATURAL RESOURCES;
 - WHEN COMPLIANCE IS IMPRACTICAL DUE TO BUILDINGS OR OTHER EXISTING DEVELOPMENT ON ADJACENT LANDS, INCLUDING PREVIOUSLY SUBDIVIDED BUT VACANT LOTS OR PARCELS;
 - WHEN COMPLIANCE IS IMPRACTICAL DUE TO CONFLICTING EXISTING OR PLANNED STREET ALIGNMENT OR LAYOUT;
 - WHEN NECESSARY TO AVOID CREATING INEFFICIENT USE OF LAND, SUCH AS WHEN NEEDED TO AVOID CREATING LOTS OF A SIZE OR LAYOUT THAT CANNOT REASONABLY BE DEVELOPED;
 - WHEN NECESSARY TO AVOID CREATING INEFFICIENT STREET LAYOUTS, INCLUDING BUT NOT LIMITED TO BLOCK LENGTHS LESS THAN 400'; OR
 - WHEN NECESSARY TO ACCOMMODATE UNIQUE LAND USES WHICH REQUIRE A CAMPUS LAYOUT WITHOUT THROUGH TRAFFIC.

PARKING

- SINGLE-FAMILY RESIDENCE
 - 2 OFF-STREET SPACES PER PRIMARY DWELLING UNIT

NOTE:

 - PARKING SPACES FOR SINGLE-FAMILY RESIDENCES DO NOT HAVE TO BE PROVIDED WITHIN A GARAGE OR ON LOT AND MAY BE LOCATED IN CENTRALIZED OFF-STREET PARKING LOTS AND/OR GARAGES, LOCATED EITHER ON PRIVATE LOTS OR ON TRACTS. OTHER PARKING CONFIGURATIONS, POSSIBLY INCLUDING BUT NOT LIMITED TO CARPORTS OR SURFACE STALLS ON PRIVATE LOTS, ARE ALSO PERMITTED.
 - GARAGE SPACES FOR SINGLE-FAMILY RESIDENCES MAY BE GANGED INTO A SINGLE STRUCTURE FOR MULTIPLE UNITS.
 - ADU'S REQUIRE A MINIMUM OF 1 OFF STREET PARKING SPACE PER UNIT
- MULTI-FAMILY RESIDENCE
 - 1 BEDROOM - 1.5 PARKING SPACES PER UNIT
 - 2 BEDROOM - 1.75 PARKING SPACES PER UNIT
 - 3 BEDROOM - 2.0 PARKING SPACES PER UNIT
 - 4 BEDROOM - 3.0 PARKING SPACES PER UNIT

NOTE:

 - MULTI-FAMILY DEVELOPMENT SHALL RECEIVE A CREDIT TOWARDS PARKING REQUIREMENTS AT THE RATE OF ONE (1) PARKING SPACE FOR EVERY TWENTY-FIVE (25) FEET OF THE SUBJECT LOT'S FRONTAGE ON A PUBLIC OR PRIVATE STREET WHICH IS DESIGNED TO ACCOMMODATE ON-STREET PARKING. SUCH CREDIT SHALL NOT EXCEED 10% OF THE TOTAL REQUIRED PARKING OF ANY ONE DEVELOPMENT.

Tacincala (aka Prairie Song)

PUD

WINDSOR, COLORADO

OWNER:

HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:

Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:

04/13/21 SUBMITTAL 1
07/06/21 SUBMITTAL 2
08/24/21 SUBMITTAL 3
03/15/22 SUBMITTAL 4
05/24/22 PC REVIEW

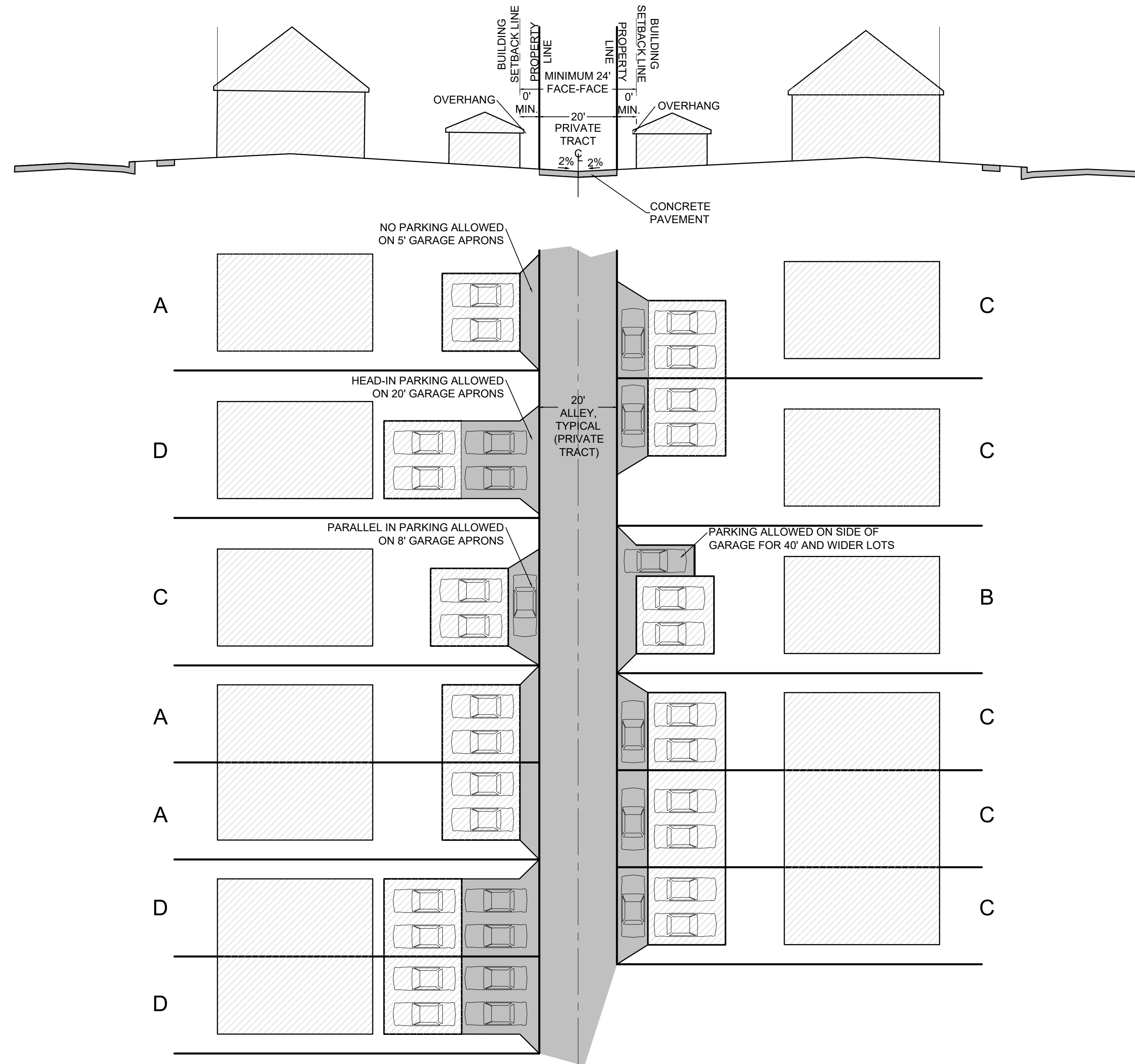
SHEET TITLE:
STREET SECTIONS

SHEET NUMBER:

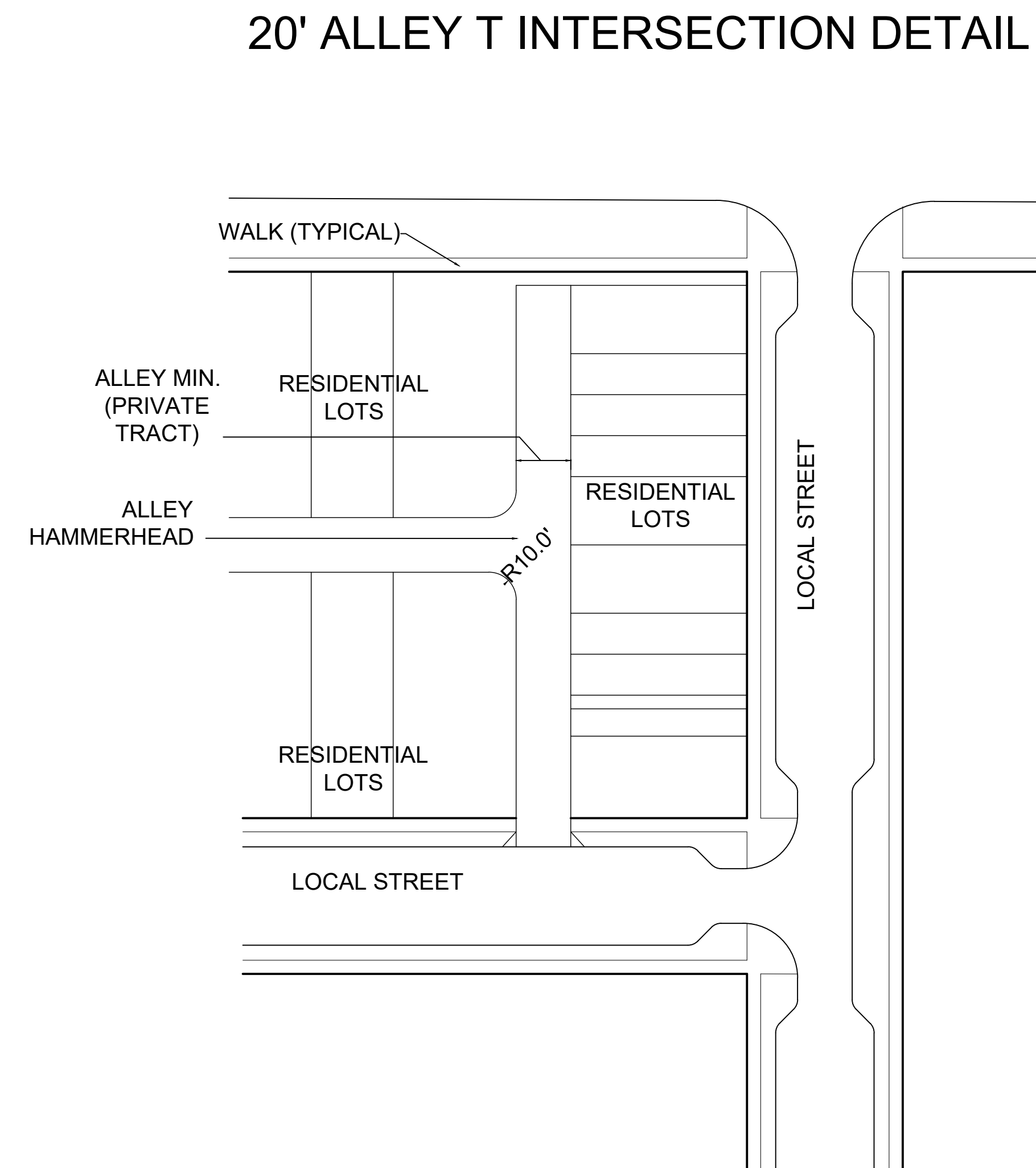
7 OF 8

NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) PUD



SCALE 1" = 20'



SCALE 1" = 20'

ALLEY OFFSET TABLE

ALLEY OFFSETS	
Parking Type	Distance to Garage Face from Alley
A Garage Parking Only	2 ft
B Garage Parking with Additional Space Next to Garage	2 ft
C Garage Parking with Parallel Space Between Garage and Alley	8 ft
D Garage Parking with Head-In Parking	20 ft min.

NOTE: DISTANCES TO GARAGE FACE FROM ALLEY MUST COMPLY WITH LOCAL FIRE CODE AT TIME OF FINAL PLAT OR PLOT PLAN. UPDATED STANDARDS TAKE PRECEDENT OVER FIGURES OUTLINED IN TABLE.

ALLEY USAGE GENERAL NOTES

1. GARAGES CAN BE EITHER ATTACHED OR DETACHED.
2. REAR YARD FENCING ON ALLEYS SHALL BE SET BACK FROM THE GARAGE DOOR FACE A MINIMUM OF 12 INCHES.
3. ALLEYS SHALL BE PRIVATE TRACTS OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT, HOA OR SIMILAR ENTITY. PLEASE REFER TO SEPARATE AGREEMENT FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
4. THERE IS NO MAXIMUM NUMBER OF HOMES PERMITTED ON EACH ALLEY NETWORK PER ACCESS POINT.
5. THE DEAD-END PORTION OF ANY ALLEY OR ALLEY NETWORK MAY NOT EXCEED 150' UNLESS IT COMPLIES WITH THE THEN WSFR STANDARDS FOR DEAD-END ALLEYS IN EXCESS OF 150'. HOMES ON DEAD-END ALLEYS IN EXCESS OF 150' MAY BE REQUIRED TO HAVE AN APPROVED FIRE SPRINKLER SYSTEM AND/OR OTHER REQUIREMENTS ESTABLISHED BY WSFR. REFER TO WSFR STANDARDS FOR ADDITIONAL INFORMATION.
6. ALLEYS MAY NOT BE USED FOR TEMPORARY OR LONG-TERM PARKING OF ANY SORT.
7. GEOMETRIC DESIGN OF ALLEY CONNECTIONS TO STREETS WILL COMPLY WITH THIS PUD OR TOWN OF WINDSOR STANDARDS, AS APPLICABLE.
8. MINIMUM ALLEY PAVED WIDTH IS 20'.
9. OTHER PARKING CONFIGURATIONS ARE PERMITTED, INCLUDING TANDEM GARAGES, SO LONG AS A 24' SEPARATION BETWEEN BUILDINGS ACROSS THE ALLEY IS MAINTAINED.
10. BUILDING PERMIT APPLICATIONS SHALL LIST ALLEY OFFSET AS TYPE A, B, C, D, OR N/A.

Tacincala (aka Prairie Song)
PUD

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning. Architecture. Engineering.
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

NOT FOR CONSTRUCTION

DATE:
04/13/21 SUBMITTAL 1
07/06/21 SUBMITTAL 2
08/24/21 SUBMITTAL 3
03/15/22 SUBMITTAL 4
05/24/22 PC REVIEW

SHEET TITLE:
STREET SECTIONS

SHEET NUMBER:
8 OF 8



Rezone, PUD Overlay & Master Plan Amendment Tacincala

Carlin Malone, Chief Planner

Planning Commission, June 01, 2022



Rezone Request

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

Applicability. The rezoning process provides review of changes to the boundary of zoning districts that may be necessary to implement the Comprehensive Plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development.



Planned Unit Development Request

Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Planned Unit Development process, including:

Applicability. A Planned Unit Development (PUD) application is a subtype of a rezoning application and is authorized in accordance with Section 16-1-170. A PUD is an overlay zone district that supplements the underlying standard zone district



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.

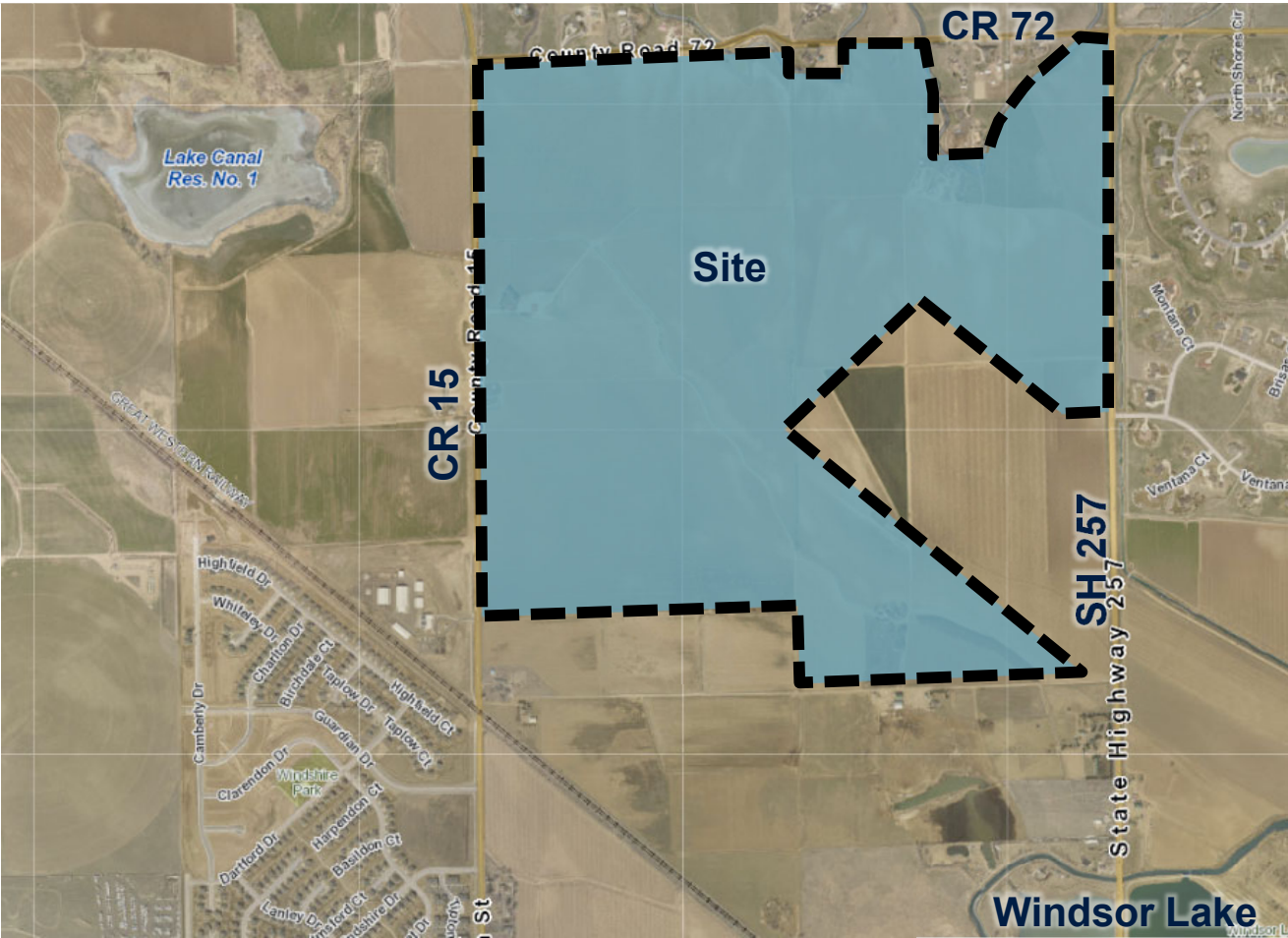


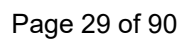
Master Plan Request (cont.)

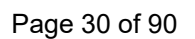
- (4) Any area where the Director determines that the coordination of future roads, utilities, parks, or other public investments requires more specific plans than currently available.
- (5) Any area where the Director determines that the scale of future development, presence of multiple owners with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



Site Vicinity Map



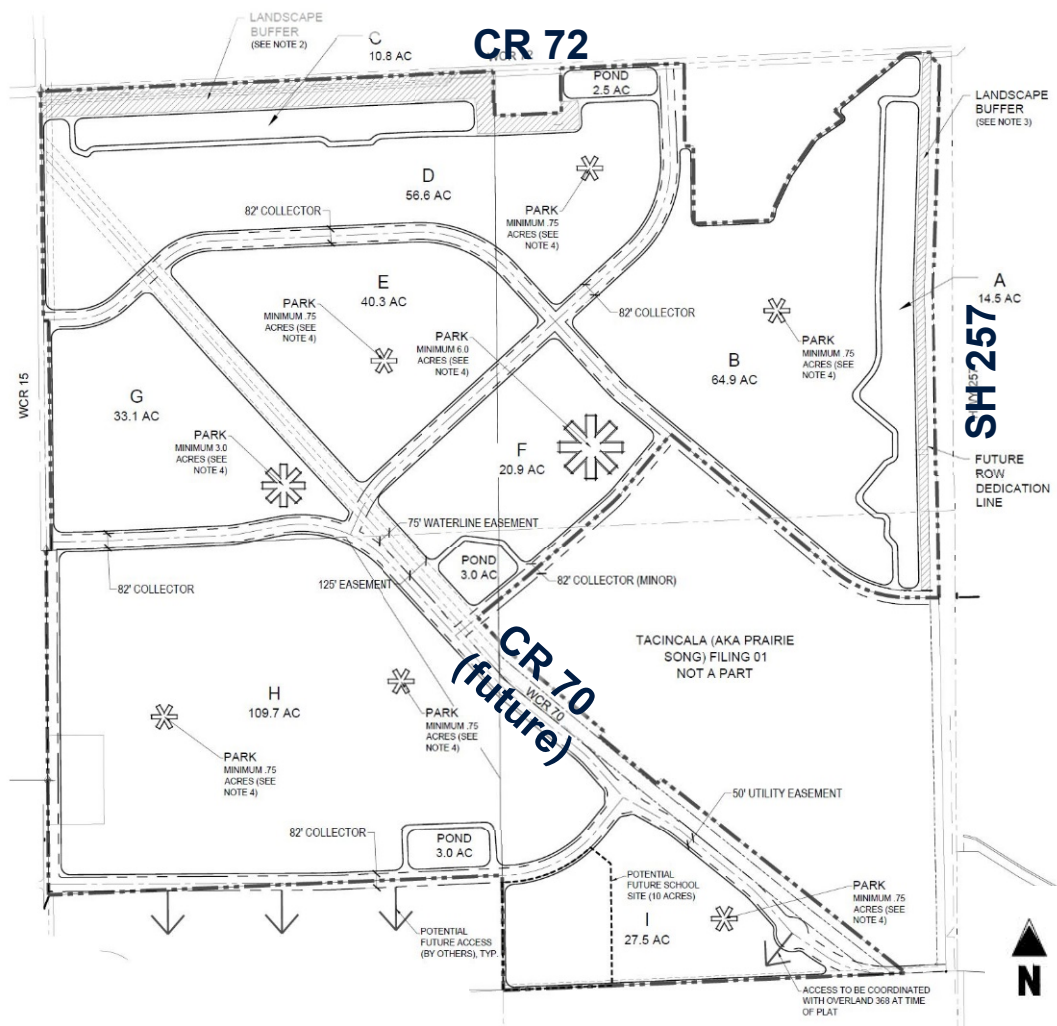








Rezone - PUD Plan



LAND USE SUMMARY

PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, LIMITED COMMERCIAL
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
RIGHT OF WAY	35.6	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
PARKS	13.5	PARKS
OPEN SPACE	45.1	OPEN SPACE, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	472.5	



Proposed Zoning

The rezoning request proposes rezoning 472.5 acres of SF-1 and RMU-1 to SF-2 with a PUD overlay.

Proposed zoning is Single Family Attached Residential (SF-2) with a PUD overlay allows for the following building types:

- Single Family detached
- Single Family attached:
 - Standard Duplex
 - Over-Under Duplex
 - Townhouse
 - Multiplex



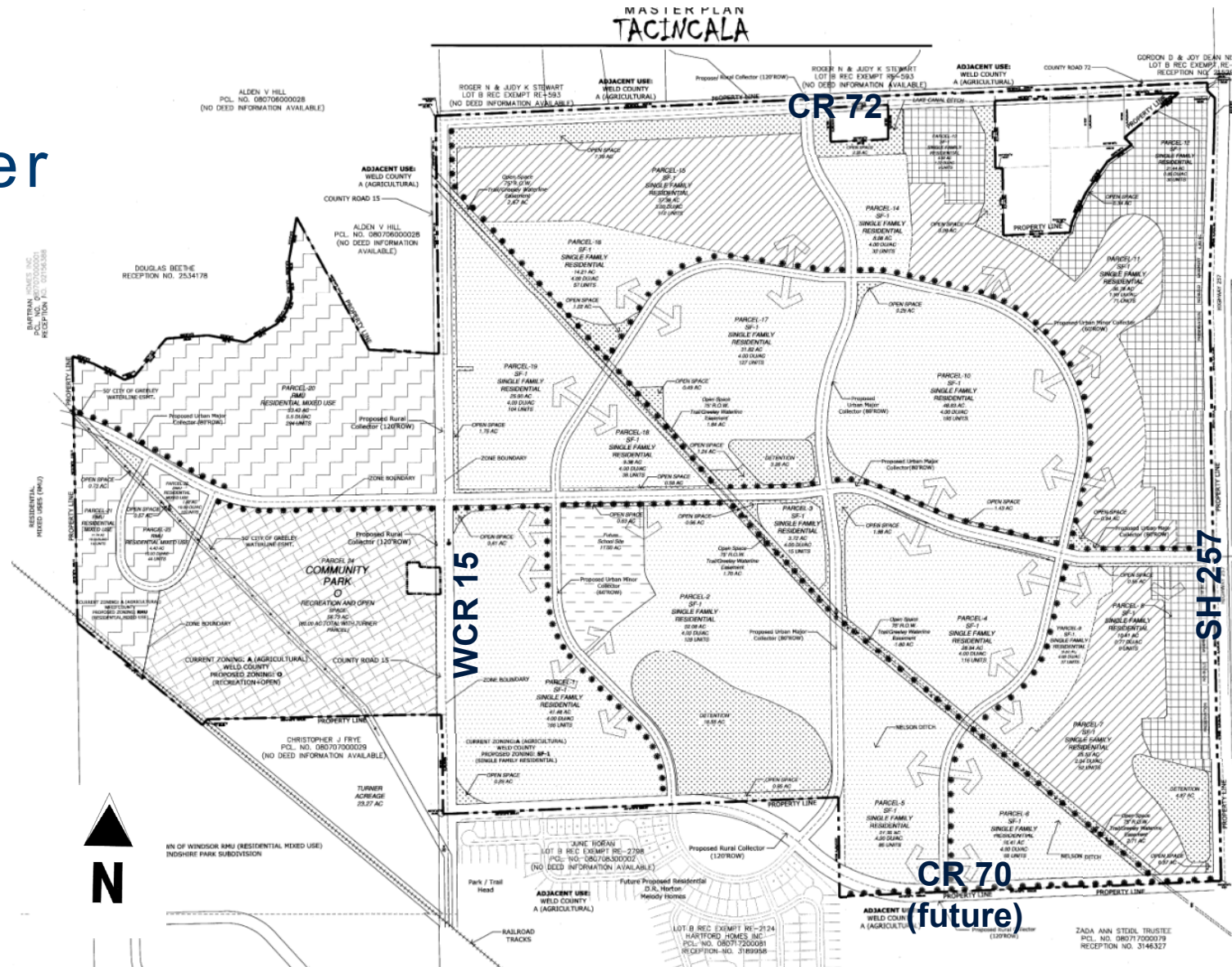
PUD Summary

Design standards that exceed standard zoning requirements with an intent of creating a high-quality public realm and streetscape. Key requirements include:

- Park locations throughout
- Open space standards
- Variety of lot layouts
- Front porches
- Garage placement that minimizes their visual impact (alley-loaded, side-loaded, or recessed garage)
- A variety of house styles and model types.

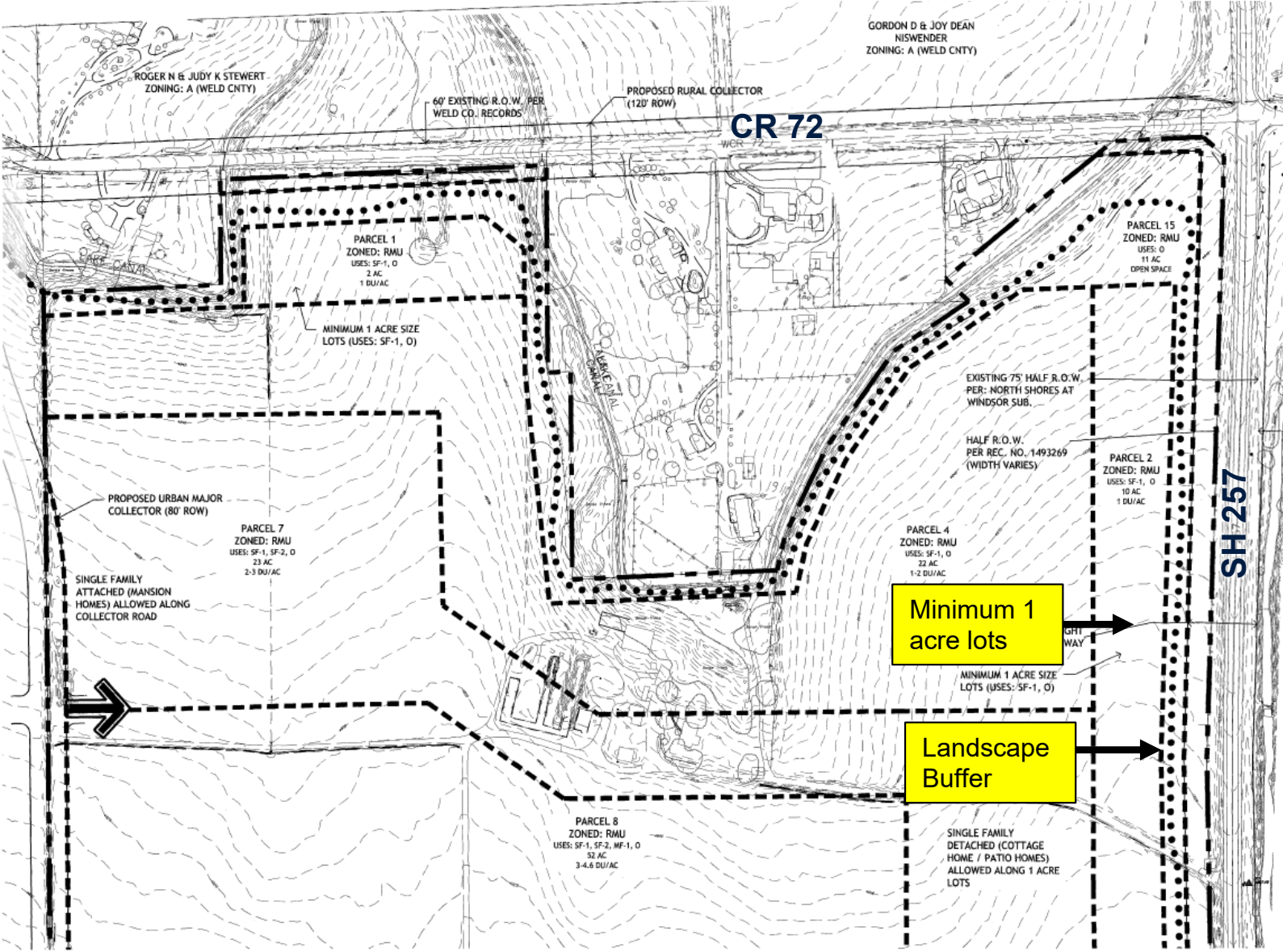


2006 Master Plan





2011 Amended Master Plan (north)

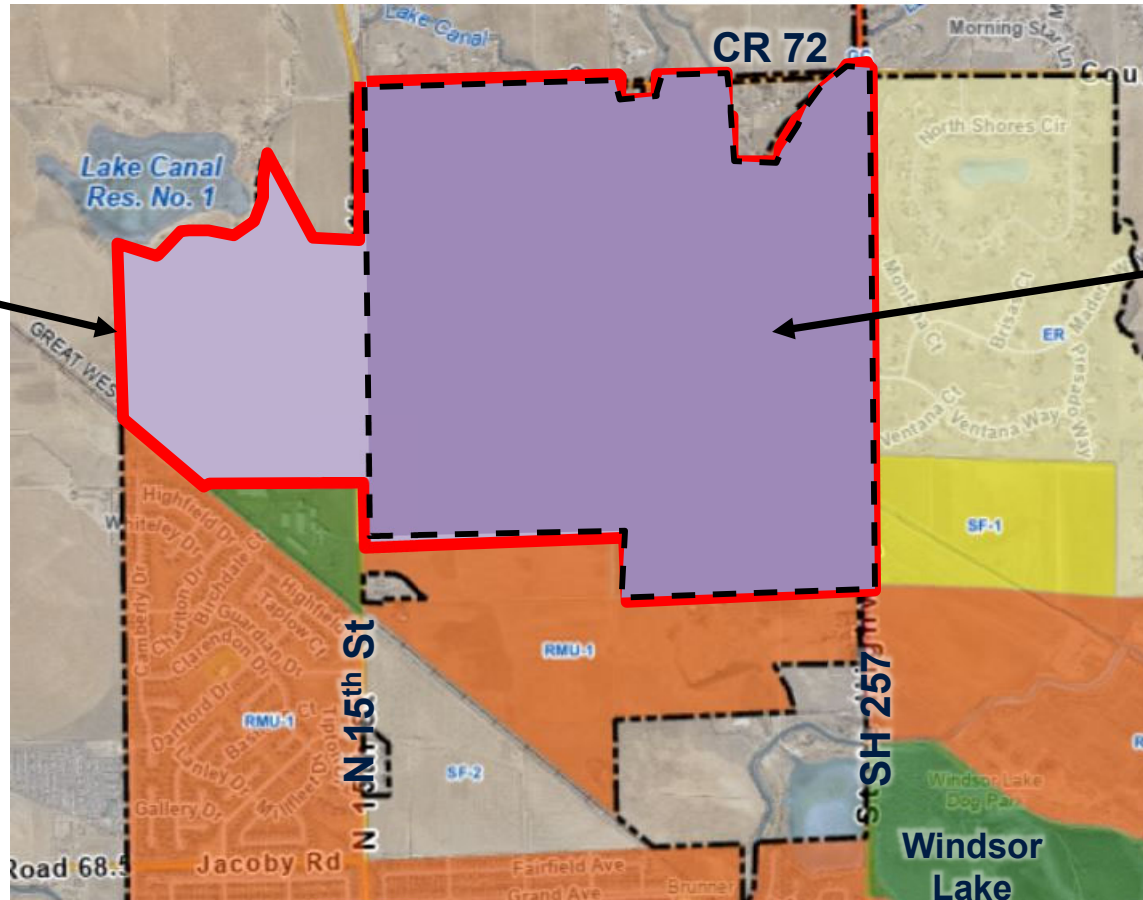




Master Plan Amendment – Vicinity Map

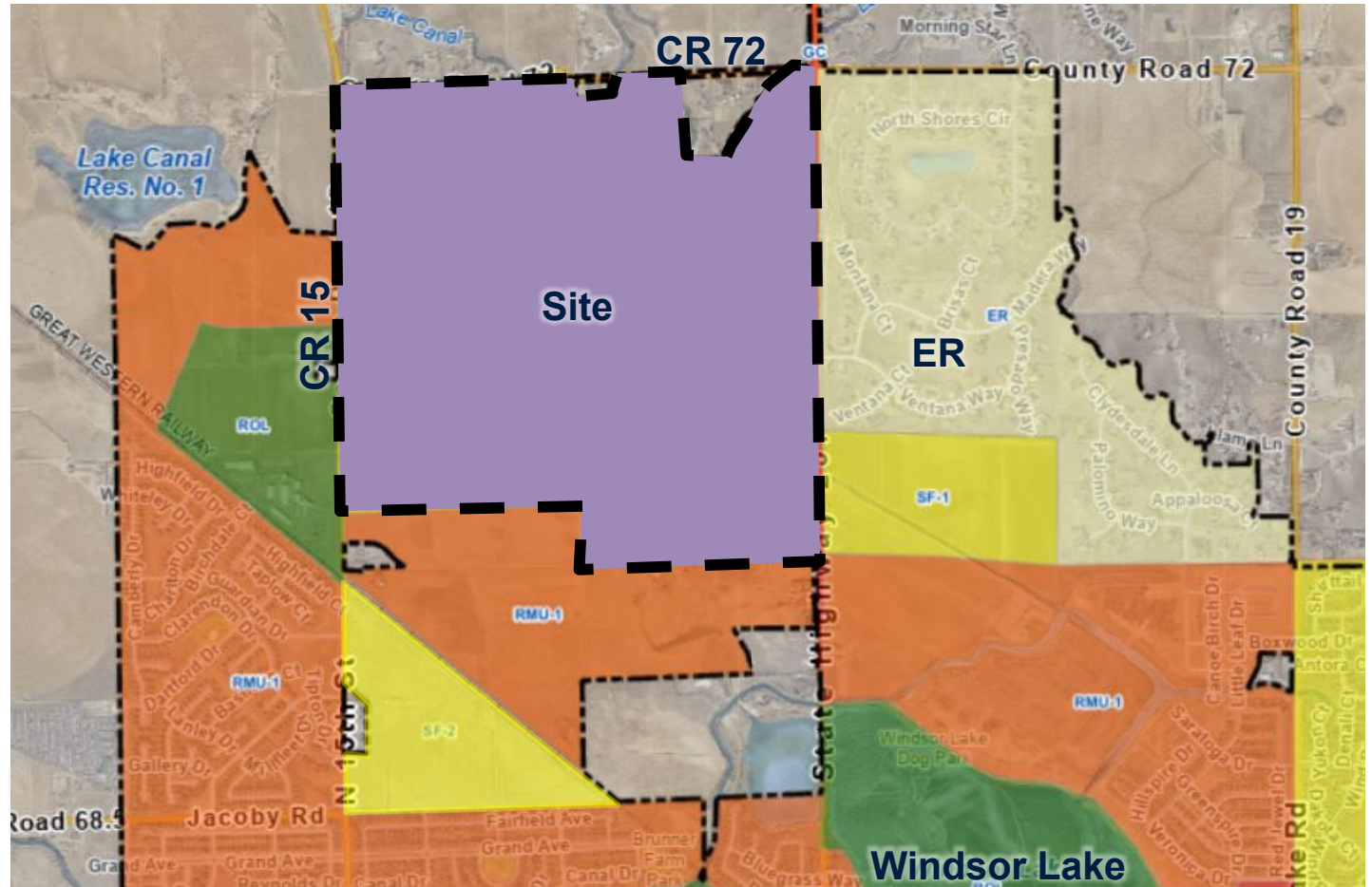
**Existing
Master
Plan**

**Proposed
Amendment
Area**





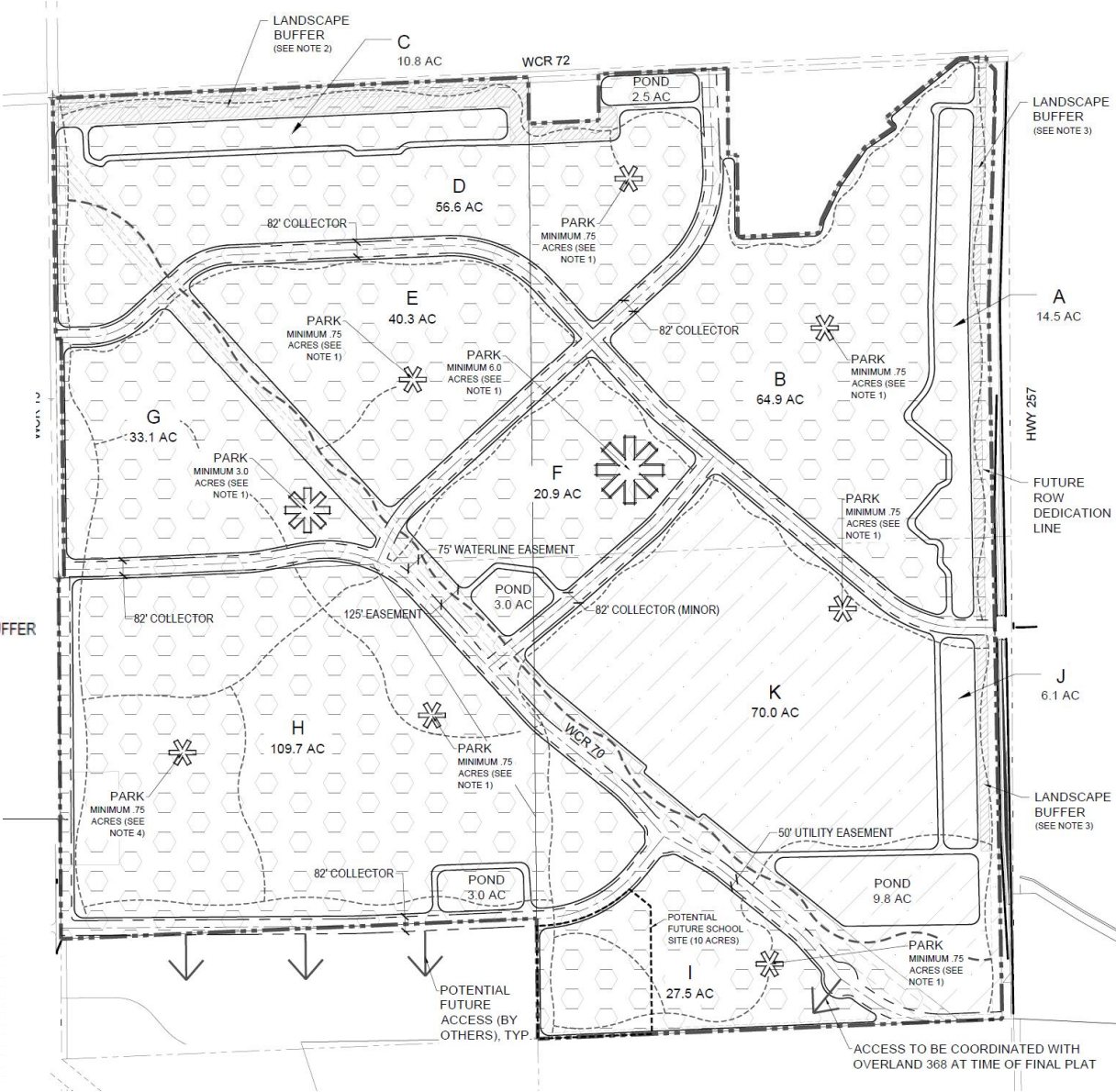
Master Plan – Vicinity Map





Amended Master Plan

PLANNING AREA	ACRES	MAX. DENSITY (DU/AC)	PERMITTED USES
A	14.5	1.0	SFD
B	64.9	6.0	SFD, DUPLEX, TOWNHOUSE
C	10.8	4.0	SFD
D	56.6	6.0	SFD, DUPLEX, TOWNHOUSE
E	40.3	10.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	10.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	10.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	16.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	24.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	1.0	SFD
K	70.0	6.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8		PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9		OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1		





Amended Master Plan - Summary

- 2,130 dwelling units, overall density 4 units/acre which is consistent with Comprehensive Plan
- The higher intensity development allows for clustering density while preserving open space.
- 79 acres open space and drainage
- 13.5 acres for parks
- 10 acres school site
- Mix of residential uses
- Neighborhood commercial uses



Strategic Plan Conformance

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

- Infrastructure – Connection of WCR 70 from SH 257 to North 15th Street and extension of water and sewer utilities are proposed with the Master Plan.
- Quality of Life – A 10-acre school site, open space, parks and a regional trail connection are proposed with the Master Plan.
- Downtown – The site is in close proximity (ranging from one to two miles) to downtown and additional homes in the area may increase demand for investment and businesses downtown.



Relationship to the Land Use Code

Municipal Code Section 16-1-17 lists the following specific objectives of PUD zoning:

- 1) *To permit and encourage innovative design and high quality, master planned developments on large parcels of land.*
- 2) *To allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood.*
- 3) *To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.*



Relationship to the Land Use Code

The proposed PUD district is consistent with the intent of the district in the following areas.

- Relation to major transportation system.
- The WCR 70 connection between SH 257 and North 15th Street is a part of the Tacinca Master Plan Amendment, which has been submitted and reviewed concurrently with the rezone application.
- The Tacinca Master Plan Amendment identifies trail connectivity from and within the property, consistent with the Town's Master Trails Plan.
- Extension of public utilities.
- The proposed PUD district is in general compliance with the Comprehensive Plan.
- The PUD location ranges from one to two miles from the town's downtown, core, and services.



Relationship to the Land Use Code (cont.)

Staff comment: The proposed PUD district is consistent with the intent of the district.

- The PUD location ranges from one to two miles from the town's downtown, core, and services.
- To permit and encourage innovative design and high quality, master planned developments on large parcels of land.
- To allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood.
- To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.



Relationship to the 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.*

- The type of more compact development proposed by the PUD has been shown to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis.
- Compact development has been shown to be more environmentally responsible, as it takes less resources to construct and maintain, and it can also make alternative forms of transportation such as walking, biking, and transit more viable due the compact layout.

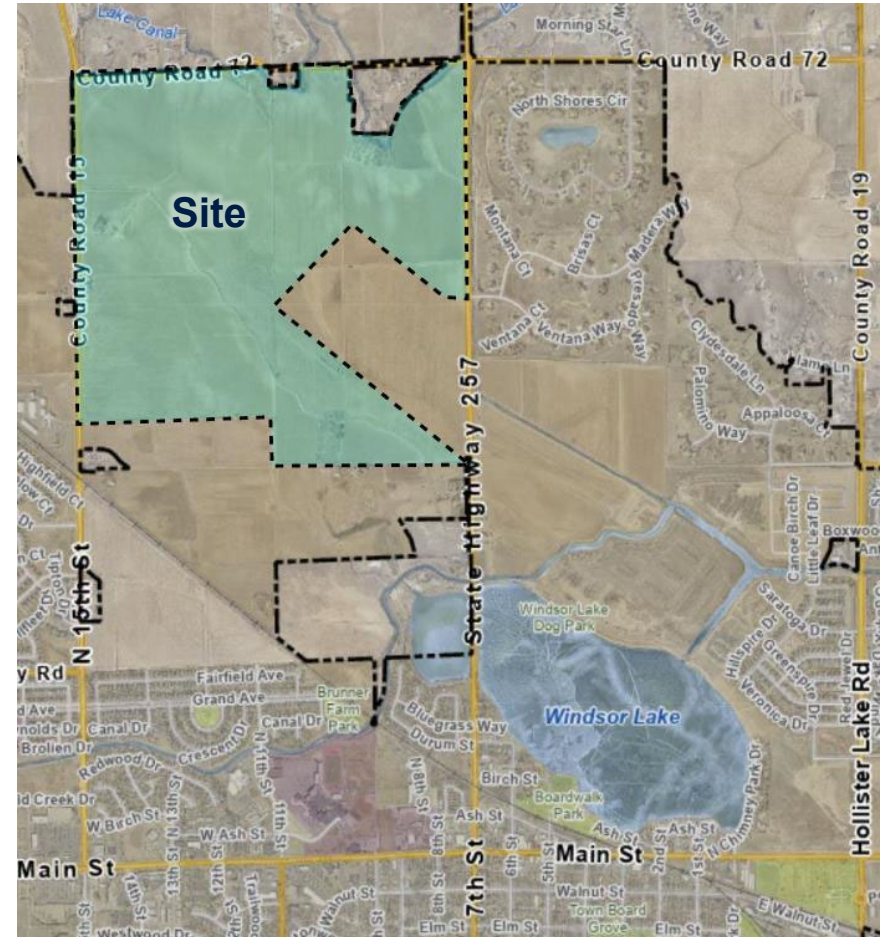


Relationship to the Comprehensive Plan

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

Objective 3: *Develop new neighborhoods adjacent to the Town core.*

- The proposed development can be considered a part of the Town core, being approximately one mile north of downtown.





Relationship to the Comprehensive Plan

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

Chapter 5c – Residential Areas Framework Plan

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

- The proposed PUD standards will allow for a diverse style of housing types including, single-family detached, single-family attached (duplex, townhomes), and multifamily dwellings. Some single-family residential lots will also allow for accessory dwelling units (ADUs), adding another housing opportunity.
- The PUD includes a variety of residential lot sizes, lot layouts, and residential type. Such variety can help meet the needs of varying family sizes, lifestyles, and income levels.



Relationship to the Comprehensive Plan

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

- The proposed PUD promotes multi-modal connectivity by providing trails, additional road connections such as WCR 70, and a focus on pedestrian-friendly design.



Relationship to the Comprehensive Plan

Objective 2: *Utilize conservation design and traditional neighborhood design for new residential growth areas and promote overall community livability. Staff comment: The proposed PUD can be described as traditional neighborhood design with a focus on the public realm and streetscape. Key requirements include front porches, garage placement to minimize visual impact, a variety of lot layouts and home types and home models to avoid monotony, and staggered massing of homes to create visual interest.*

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

The PUD includes eleven (11) planning areas, designating a range of dwelling units per acre, housing types and a school site. Seventy-nine acres of the property is designated open space.



Rezone 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 Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- 4) The proposal serves a community need or amenity that was not considered at the time of the initial zoning of the property.
- 5) The proposal shall be accompanied by a Master Plan or Site Plan that demonstrates compatibility with adjacent uses.



Planned Unit Development Review Criteria

- 1) The proposal complies with the Comprehensive Plan's goals and policies, this Code, and all other applicable adopted plans and 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 Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- 4) The proposal serves a community need or amenity that was not considered at the time of the initial zoning of the property.
- 5) The proposal shall be reviewed concurrently with a Master Plan that demonstrates compatibility with adjacent uses.
- 6) The proposed PUD provides a greater variety of housing types and densities, building design, employment, shopping, services, and public facilities than would otherwise be provided.



Planned Unit Development Review Criteria

- 7) The proposed PUD protects unique or sensitive natural or cultural resources, if applicable.
- 8) The proposed PUD provides open space amenities beyond the requirements of this Code.
- 9) The proposed PUD prioritizes pedestrian and bicycle facilities designed for user comfort and convenience, including but not limited to detached sidewalks on all streets.
- 10) The proposed benefits of the PUD offset the proposed variations from this Code.
- 11) Any variations from this Code are in the best interest of the public health, safety, and welfare.



Master Plan Review Criteria

- 1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, 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.



Master Plan Review Criteria (cont.)

- 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: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.



Neighborhood Meeting

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

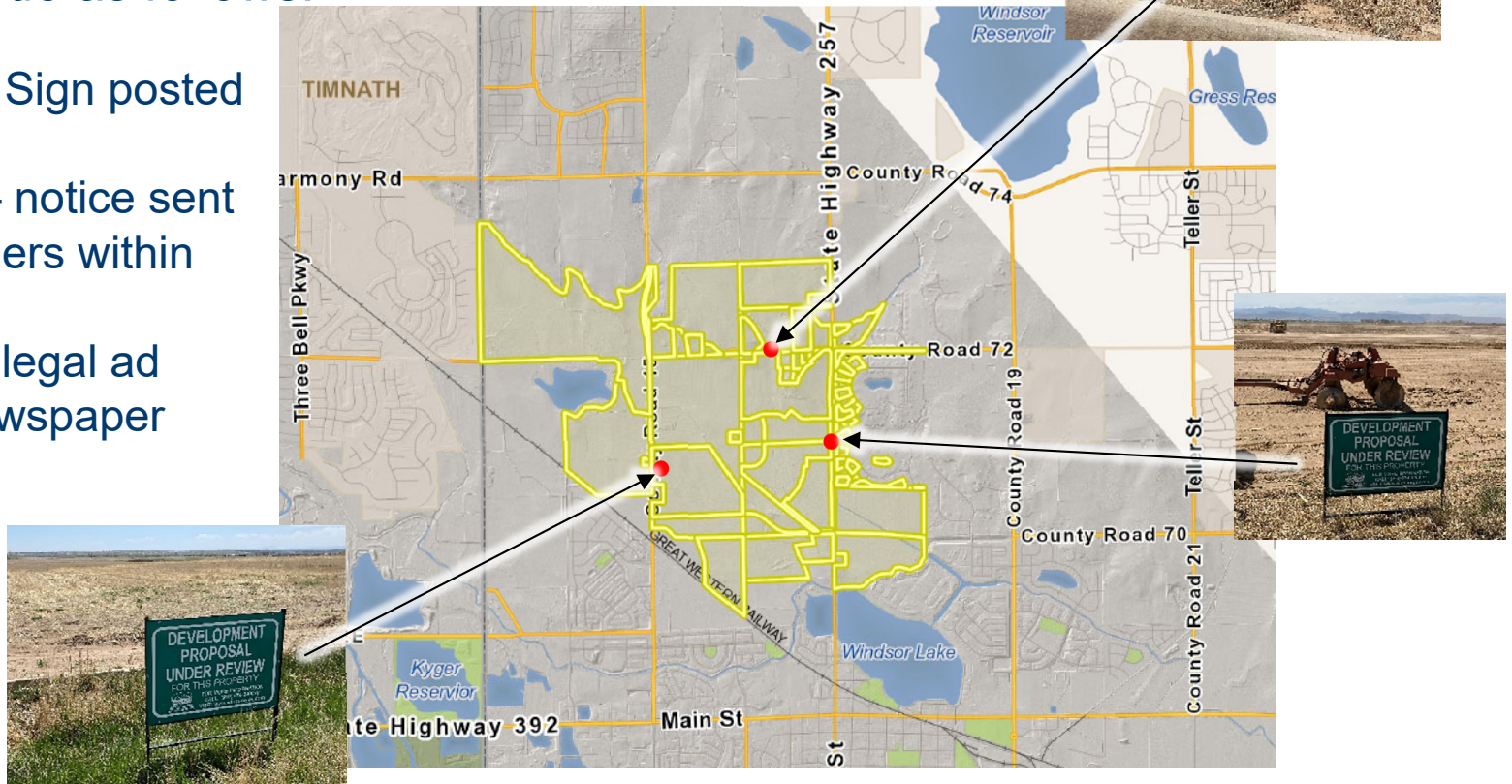
- Notices were sent to property owners within 500 feet.
- A summary of the May 26, 2021, neighborhood meeting is included with the packet materials.



Public Notification

The following notifications were completed in accordance with the Municipal Code as follows:

- May 10, 2022 - Sign posted on property
- May 10, 2022 – notice sent to property owners within 500 feet
- May 13, 2022– legal ad published in newspaper





Recommendations: Rezone, PUD & Master Plan

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Rezone and PUD zoning overlay subject to any outstanding Planning Commission and staff comments being addressed.

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



Record

Staff requests that the following be entered into the record:

- Rezoning Application Materials
- Planned Unit Development Overlay
- Master Plan Amendment
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendations (Rezone, PUD & Master Plan)



Review Criteria - PUD

- 1) The proposal complies with the Comprehensive Plan's goals and policies, this Code, and all other applicable adopted plans and 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 Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- 4) The proposal serves a community need or amenity that was not considered at the time of the initial zoning of the property.
- 5) The proposal shall be reviewed concurrently with a Master Plan that demonstrates compatibility with adjacent uses.
- 6) The proposed PUD provides a greater variety of housing types and densities, building design, employment, shopping, services, and public facilities than would otherwise be provided.
- 7) The proposed PUD protects unique or sensitive natural or cultural resources, if applicable.
- 8) The proposed PUD provides open space amenities beyond the requirements of this Code.
- 9) The proposed PUD prioritizes pedestrian and bicycle facilities designed for user comfort and convenience, including but not limited to detached sidewalks on all streets.
- 10) The proposed benefits of the PUD offset the proposed variations from this Code.
- 11) Any variations from this Code are in the best interest of the public health, safety, and welfare.



Review Criteria - Master Plan

- Consistency with Comprehensive Plan
- The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements
- Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- 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.
- Capability of utilities to serve the development.
- The proposal shall demonstrate compatibility with adjacent uses.



MEMORANDUM

Date: June 1, 2022
To: Mayor and Town Board
From: Carlin Malone, Chief Planner
Re: Recommendation to Town Board - Request to Rezone from RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and create a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
Item #: C.2.

Background / Discussion:

Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Rezone and PUD zoning overlay, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Attachments:



MEMORANDUM

Date: June 1, 2022
To: Mayor and Town Board
From: Carlin Malone, Chief Planner
Re: Public Hearing - Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
Item #: C.3.

Background / Discussion:

The applicant, Mr. Patrick McMeekin, of Hartford Acquisitions LLC, represented by Mr. Ryan McBreen of Norris Design, has submitted a master plan amendment application for 572 acres of land known as the Tacincala Annex. The Tacincala (Prarie Song) Rezone/PUD land use application was submitted concurrently with the master plan amendment.

The subject property is part of the Tacincala Annexation of 2006. The Tacincala Annexation established zoning for the property of SF-1 (Single-Family Residential), RMU (Residential Mixed Use), and O (Open Space). Concurrent with the annexation and establishment of zoning, the property was master planned (Tacincala Master Plan). In 2011, the Tacincala Annex (Collette Farm Portion) Rezone, rezoned the majority of the subject property (295 acres) from SF-1 (Single Family Residential) to RMU (Residential Mixed Use), and amended the master plan. With the 2011 Tacincala Master Plan Amendment, one-acre lots and a landscape buffer along SH 257 were designated on the Plan to address a compatible transition between the Tacincala property and the existing neighborhood east of SH 257. The proposed PUD and Master Plan maintain the one-acre lot and landscape buffer along SH 257.

The subject request proposes amending the Tacincala Master Plan to align with the proposed Tacincala Rezone/PUD, define eleven (11) planning areas and specific land uses for each area, open space areas, collector roadway locations, access/connectivity to adjacent arterial and collector roadway network, trail system, overall drainage, stormwater and utilities.

Consistent with the proposed Tacincala (Prarie Song) Rezone/PUD, the overall density of the subject property will not exceed the four units per acre maximum allowed by the Single Family Residential designation on the Comprehensive Plan Land Use Map.

The Tacincala Master Plan includes a maximum of 2,130 dwelling units. The higher intensity development areas, as depicted on the master plan, will allow for clustering density while preserving approximately 79 acres for open space and drainage, 13.5 acres in parks, a 10-acre school site, and neighborhood commercial. The PUD allows for a mix of residential uses and an area for neighborhood commercial, limited to commercial uses compatible with the location within the neighborhood.

Relationship to Land Use Code

Municipal Code Section 14-2-40 states that a Master Plan shall be required in the following situations:

- (1) Concurrently with an Annexation Application if the Town determines the Master Plan is necessary to evaluate potential impacts of a proposed Annexation.*
- (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.

(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.

Relation to major transportation system.

The proposed master plan depicts connections to SH 257 on the east, WCR 72 on the north and North 15th Street (WCR 15) on the west. The WCR 70 connection between SH 257 and North 15th Street is a part of the Tacincala Master Plan Amendment, in addition to internal collector roadways. The Tacincala Master Plan Amendment identifies trail connectivity from and within the property, consistent with the Town's Master Trails Plan.

Extension of public utilities will be the responsibility of the applicant, subject to potential reimbursement for oversizing which adds to the system capacity. The subject master plan includes a utility plan.

The Tacincala Master Plan location ranges from one to two miles from the town's downtown, core, and services.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Staff comment: The type of more compact development proposed by the PUD and Master Plan has been shown to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis. Similarly, compact development has been shown to be more environmentally responsible, as it takes less resources to construct and maintain, and it can also make alternative forms of transportation such as walking, biking, and transit more viable due to the compact layout.

Objective(s):

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The proposed development can be considered a part of the Town core, being approximately one mile north of downtown.

Chapter 5c – Residential Areas Framework Plan

Goal:

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

Staff comment: The proposed PUD standards for this Master Plan area will allow for a diverse style of housing types including, single-family detached, single-family attached (duplex, townhomes), and multifamily dwellings. Some single-family residential lots will also allow for accessory dwelling units (ADUs), adding another housing opportunity. The PUD and Master Plan include a variety of residential lot sizes, lot layouts, and residential types. Such variety can help meet the needs of varying family sizes, lifestyles, and income levels.

Objective(s):

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

Staff comment: The proposed PUD and Master Plan promote multi-modal connectivity by providing trails, additional road connections such as WCR 70, and a focus on pedestrian-friendly design.

2. Utilize conservation design and traditional neighborhood design for new residential growth areas and promote overall community livability. Staff comment: The proposed PUD and Master Plan can be described as traditional neighborhood design with a focus on the public realm and streetscape. Key requirements include front porches, garage placement to minimize visual impact, a variety of lot layouts and home types and home models to avoid monotony, and staggered massing of homes to create visual interest.

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

Staff comment: The PUD and Master Plan include eleven (11) planning areas, designating a range of dwelling units per acre, housing types, neighborhood commercial, and a school site. Seventy-nine acres of the property is designated open space.

Neighborhood Meeting

As required by the Municipal Code for a master plan application, the applicant held a neighborhood meeting. This neighborhood meeting also included information regarding the rezone and PUD proposal. A summary of the May 26, 2021, neighborhood meeting is attached.

Notification

The following notifications were completed in accordance with the Municipal Code as follows:

- May 10, 2022 – three development signs posted on property
- May 10, 2022 – public hearing notice published to Town website
- May 10, 2022 - applicant mailed letters to surrounding property owners
- May 13, 2022 – public hearing notice published in Greeley Tribune

Financial Impact:

Master Plan Amendment applications are not for development purposes, but for planning future infrastructure. Major Subdivision land use applications will further identify unique developer obligations and provide specific information regarding public infrastructure improvements.

Relationship to Strategic Plan:

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

- **Infrastructure** – Connection of WCR 70 from SH 257 to North 15th Street and extension of water and sewer utilities are proposed with the Master Plan.
- **Quality of Life** – A 10-acre school site, neighborhood commercial, open space, parks and a regional trail connection are proposed with the Master Plan.
- **Downtown** – The site is in close proximity (ranging from one to two miles) to downtown and additional homes in the area may increase demand for investment and businesses downtown.

Recommendation:

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

CC:

Scott Ballstadt, Director of Planning

Omar Herrera, Deputy Director of Engineering

Attachments:

1. Tacincala (Prairie Song) Master Plan Amendment

CHECKED BY:
DRAWN BY:

RM
CR

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL MEN BY THESE PRESENTS THAT 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 ANNEXED AND MASTER PLANNED AS INDICATED ON THIS MASTER PLAN. THE WITHIN MASTER 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 MASTER PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS MASTER PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE MASTER 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 MASTER PLANNED UNDER THE NAME OF PRAIRIE SONG MASTER PLAN.

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

PRAIRIE SONG DEVELOPMENT, LLC
OWNER

CNTL, LLC
OWNER

WAYNE B. LEISTIKOW
OWNER

JANICE E. LEISTIKOW
OWNER

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNER'S SIGNATURES)

STATE OF _____)
SS
COUNTY OF _____)

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

MY COMMISSION EXPIRES: _____
(SEAL) NOTARY PUBLIC

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20 ____.

DIRECTOR OF ENGINEERING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20 ____.

DIRECTOR OF PUBLIC WORKS

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20 ____.

DIRECTOR OF PLANNING

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20 ____.

TOWN MANAGER

PLANNING COMMISSION APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20 ____.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

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 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.

MAYOR

TOWN CLERK

PREPARER'S CERTIFICATE

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

PRINT NAME
PREPARER OF MASTER PLAN

SIGNATURE
PREPARER OF MASTER PLAN

Tacincala (aka Prairie Song) Master Plan

AMENDING THE 2006 AND 2011 TACINCALA MASTER PLANS, A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION

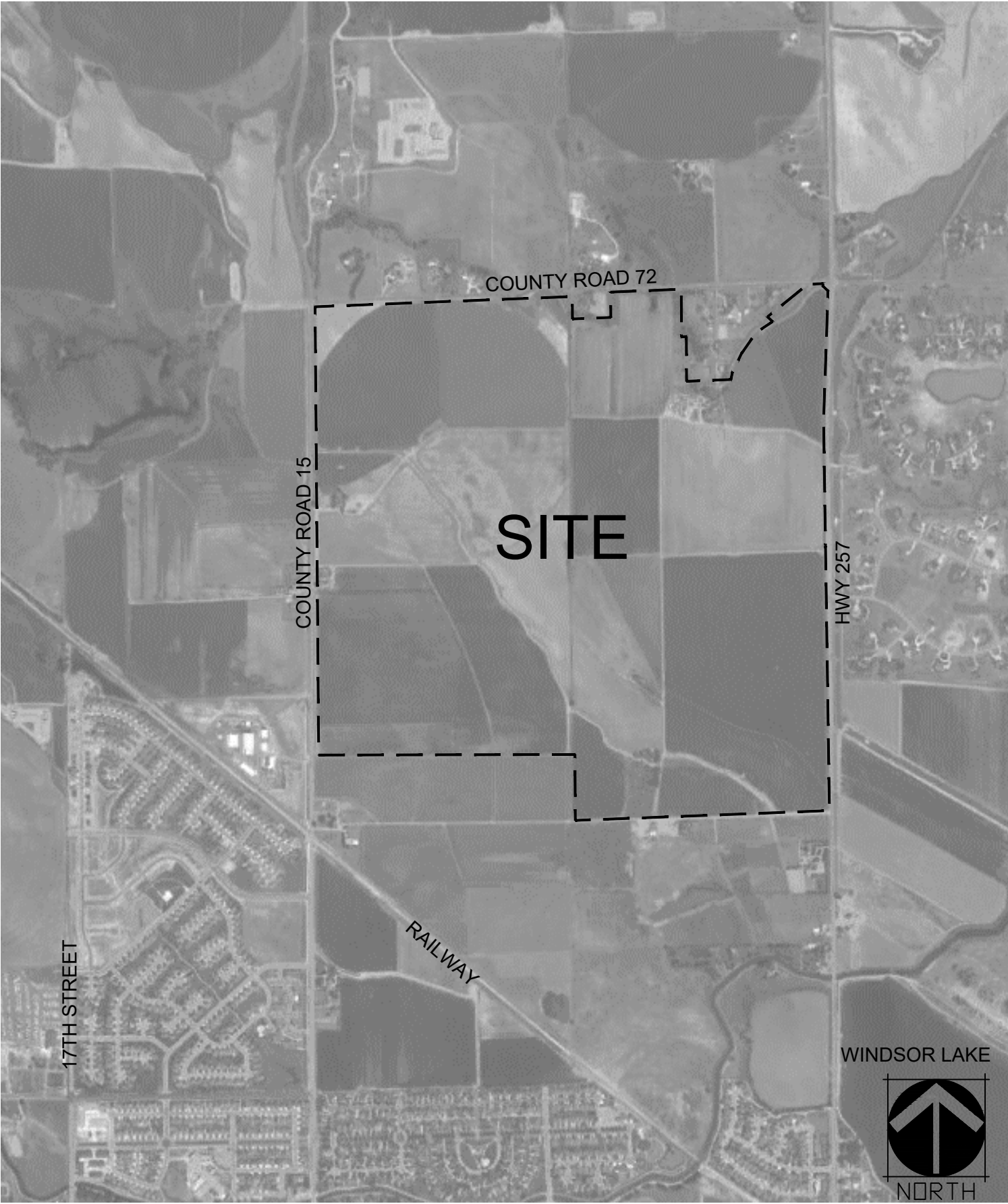
THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION BEGINNING AT THE WEST QUARTER CORNER, EAST 185 FEET; NORTH 5 DEGREES 10 MINUTES EAST 520 FEET; NORTH 10 DEGREES 5 MINUTES EAST 164 FEET; NORTH 48 DEGREES EAST 59 FEET; NORTH 2 DEGREES EAST 366 FEET; NORTH 77 DEGREES WEST 325 FEET; SOUTH 1172 FEET TO THE BEGINNING; AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING EAST OF THE DOWDING LATERAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE CENTER OF SAID SECTION 8 AND RUNNING THENCE WEST ALONG ONE QUARTER SECTION LINE 885 FEET; THENCE SOUTH 32 DEGREES EAST 1688 FEET TO ONE QUARTER LINE; THENCE NORTH ALONG ONE QUARTER SECTION LINE 1433 FEET TO THE POINT OF BEGINNING; AND
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.; THENCE EAST ALONG QUARTER LINE 185 FEET; THENCE NORTH 5 DEGREES 10 MINUTES EAST 520 FEET; THENCE NORTH 10 DEGREES 5 MINUTES EAST 164 FEET; THENCE NORTH 48 DEGREES EAST 59 FEET; THENCE NORTH 2 DEGREES EAST 366 FEET; THENCE NORTH 77 DEGREES WEST 325 FEET TO SECTION LINE; THENCE SOUTH ALONG SECTION LINE 1172 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM SAID ROAD BEING DESCRIBED IN DEED MAY 19, 1930, IN BOOK 895 AT PAGE 141, WELD COUNTY RECORDS.

TOTAL 24,919,928 SQUARE FEET OR 572.083 ACRES, MORE OR LESS.
REZONE 20,580,536 SQUARE FEET OR 472.464 ACRES, MORE OR LESS.
ZONE 4,339,393 SQUARE FEET OR 99.619 ACRES, MORE OR LESS.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THE 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 PORTIONS OF THE DEVELOPMENT SITE.

VICINITY MAP
NOT TO SCALE



LAND USE DENSITY AND TABLES

ZONING	ACRES
RMU-1	99.9
PUD	472.2
TOTAL	572.1

RESIDENTIAL UNITS	
MAXIMUM NUMBER OF UNITS	2,130
GROSS DENSITY	4 DU/AC
NET DENSITY	4.6 DU/AC

SUMMARY	ACRES	PERCENTAGE OF SITE
PROPOSED OPEN SPACE ⁽¹⁾	78.9	20 (MINIMUM)
PROPOSED DEVELOPED LAND ⁽²⁾	491.5	80 (MAXIMUM)
TOTAL	572.1	100

- SPECIFIC NOTES:
- INCLUDES DETENTION / RE-USE WATER STORAGE AREAS, OPEN SPACE & BUFFER AREAS, & PARK AREAS THAT MEET THE STANDARDS OF SEC. 17-1-40 (PARKS AND OPEN SPACE) OF THE MUNICIPAL CODE.
 - INCLUDES PLANNING AREAS A-L, SCHOOL PARCEL, AND ROW.
 - TACINCALA (AKA PRAIRIE SONG) OVERALL SHALL HAVE A MINIMUM OF 20% OPEN SPACE. THIS, ALONG WITH AN ONGOING UNIT COUNT, SHALL BE TRACKED WITH EACH PRELIMINARY/FINAL PLAT APPLICATION. A TABLE SUCH AS THE EXAMPLE BELOW SHALL BE INCLUDED ON THE COVER OF EACH PRELIMINARY/FINAL PLAT APPLICATION FOR EACH APPLICATION.

FILING NUMBER	FILING ACREAGE	TOTAL UNITS	OPEN SPACE AREA (ACRES)	% OF FILING AS OPEN SPACE	MAX UNITS REMAINING	% OF TOTAL SITE TO DATE (ACRES)
1	-	-	-	-	-	-

PLANNING AREA	PA ACREAGE ⁽¹⁾	MAX. DENSITY (DU/AC)	MAX. NUMBER OF UNITS	SFD USE	MIN. LOT SIZE	DUPLEX USE	MIN. LOT SIZE	TOWNHOUSE USE	MIN. LOT SIZE	MULTI-FAMILY USE	MIN. LOT SIZE	OTHER USE
A	14.5	1.0	14	✓	37,500 sf	X	N/A	X	N/A	X	N/A	N/A
B	64.9	6.0	389	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	X	N/A	N/A
C	10.8	4.0	43	✓	14,000 sf	X	N/A	X	N/A	X	N/A	N/A
D	56.6	6.0	339	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	X	N/A	N/A
E	40.3	10.0	403	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
F	20.9	10.0	209	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
G	33.1	10.0	331	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
H	109.7	16.0	1755	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	N/A
I	27.5	24.0	660	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	✓	Per Tacincala (Aka Prairie Song) PUD	School
J	6.1	1.0	6	✓	37,500 sf	X	N/A	X	N/A	X	N/A	N/A
K	70.0	6.0	420	✓	Per RMU-1 Standards	✓	Per RMU-1 Standards	✓	Per RMU-1 Standards	X	N/A	N/A
RIGHT OF WAY	38.8	N/A	N/A	Public Street	N/A	Public Street	N/A	Public Street	N/A	Public Street	N/A	Public Street
OPEN SPACE ⁽³⁾	78.9	N/A	N/A	✳	N/A	✳	N/A	✳	N/A	✳	N/A	OPEN SPACE
TOTAL	572.1	4.0 ⁽¹⁾	2,130 ⁽¹⁾									

- X = NOT PERMITTED
✓ = PERMITTED
✳ = OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER

- LAND USE TABLE SPECIFIC NOTES:
- THE TOTAL MAXIMUM PERMITTED NUMBER OF DWELLING UNITS SHALL NOT EXCEED 2,130 (4.0 DU/AC GROSS DENSITY).
 - A TWENTY PERCENT (20%) CHANGE OR ADJUSTMENT TO PLANNING AREA BOUNDARIES AND ANTICIPATED UNITS/DENSITY IN EACH PLANNING AREA MAY BE MADE AT THE TIME OF PRELIMINARY PLAT, AT NO TIME SHALL THE TOTAL UNIT COUNT WITHIN THE TACINCALA (AKA PRAIRIE SONG) PUD AREA EXCEED 2,073.
 - OPEN SPACE AREA INCLUDES OPEN SPACE, STORMWATER DETENTION / RE-USE STORAGE AREAS, BUFFER AREAS, & PARK AREAS THAT MEET THE STANDARDS OF SEC. 17-1-40 OF THE MUNICIPAL CODE PARKS AND OPEN SPACE.

SHEET INDEX

COVER SHEET	1
OVERALL MASTER PLAN (300' SCALE)	2
MASTER PLAN (100' SCALE)	3-11
OVERALL MASTER UTILITY PLAN	12
MASTER UTILITY PLAN	13-21
MASTER DRAINAGE PLAN	22

NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan

Tacincala (aka Prairie Song)

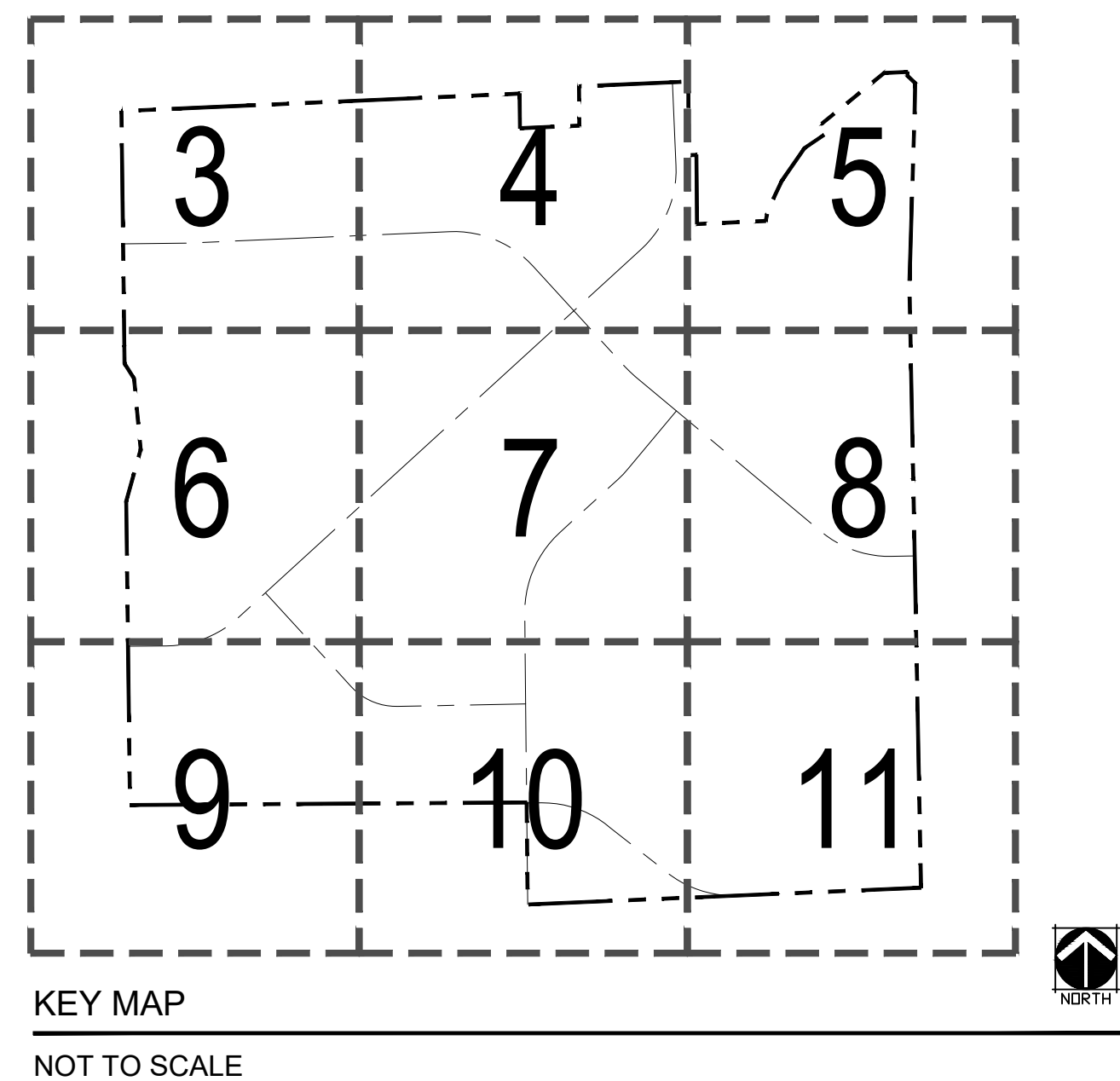
MASTER PLAN
WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:
02/02/21 SUBMITTAL 1
04/13/21 SUBMITTAL 2
07/06/21 SUBMITTAL 3
08/24/21 SUBMITTAL 4
03/15/22 SUBMITTAL 5
05/24/22 PC REVIEW

SHEET TITLE:
OVERALL PLAN
(300 SCALE)
SHEET NUMBER:
2 OF 22

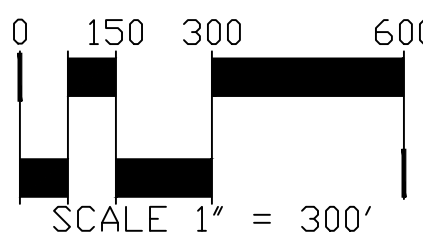


PLANNING AREA	ACRES	MAX. DENSITY (DU/AC)	PERMITTED USES
A	14.5	1.0	SFD
B	64.9	6.0	SFD, DUPLEX, TOWNHOUSE
C	10.8	4.0	SFD
D	56.6	6.0	SFD, DUPLEX, TOWNHOUSE
E	40.3	10.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	10.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	10.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	16.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	24.0	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	1.0	SFD
K	70.0	6.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8		PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9		OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1		

LEGEND	
	OVERALL BOUNDARY
	PLANNING AREA BOUDARY
	RIGHT OF WAY
	ROAD CENTERLINE
	TRAIL (TOWN MAINTAINED)
	TRAIL (PRIVATELY MAINTAINED)
	OPEN SPACE LANDSCAPE BUFFER
	RMU-1 ZONING
	SF-2 ZONING

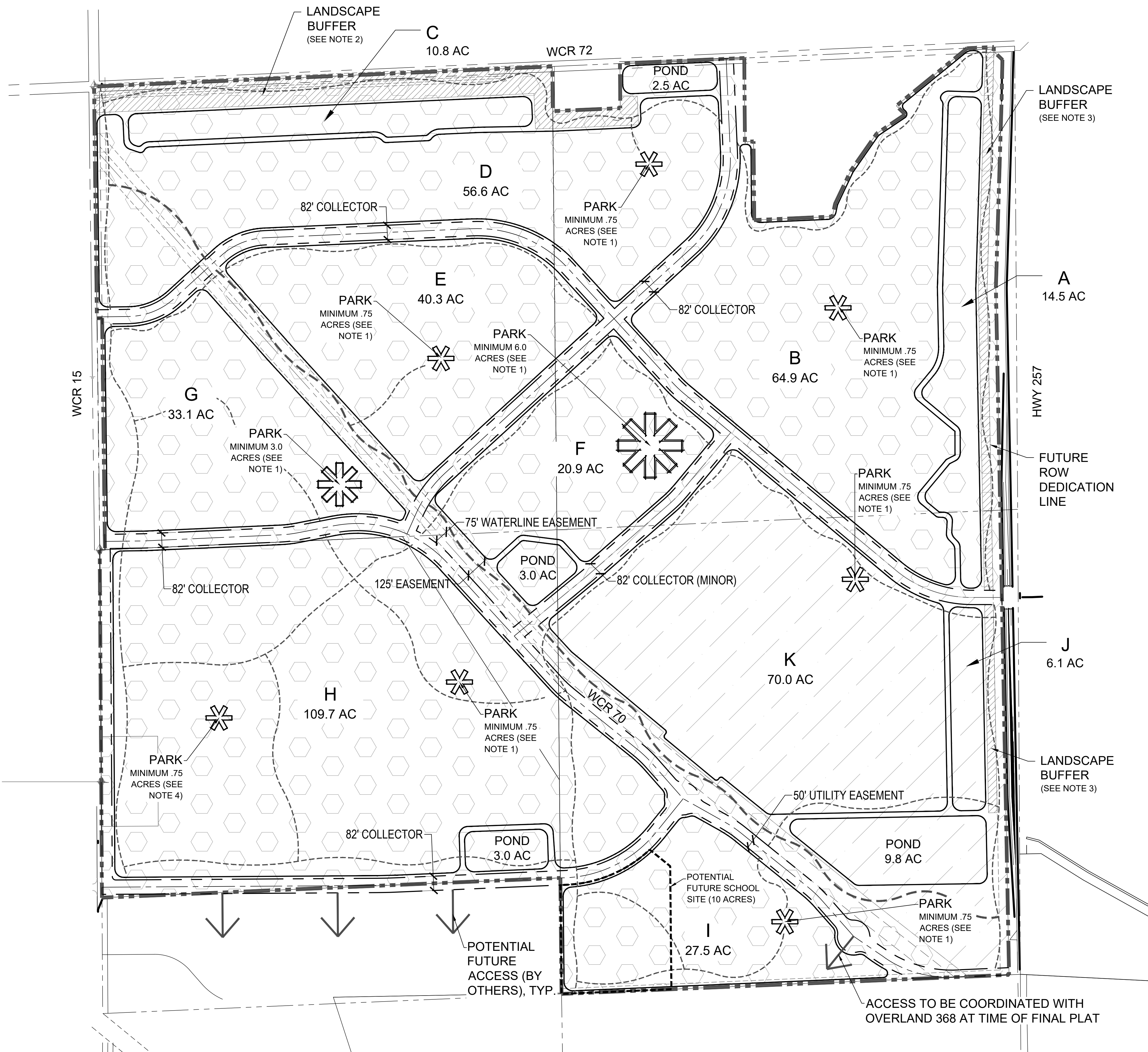
NOTES

- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
- THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
- THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
- THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/2 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.

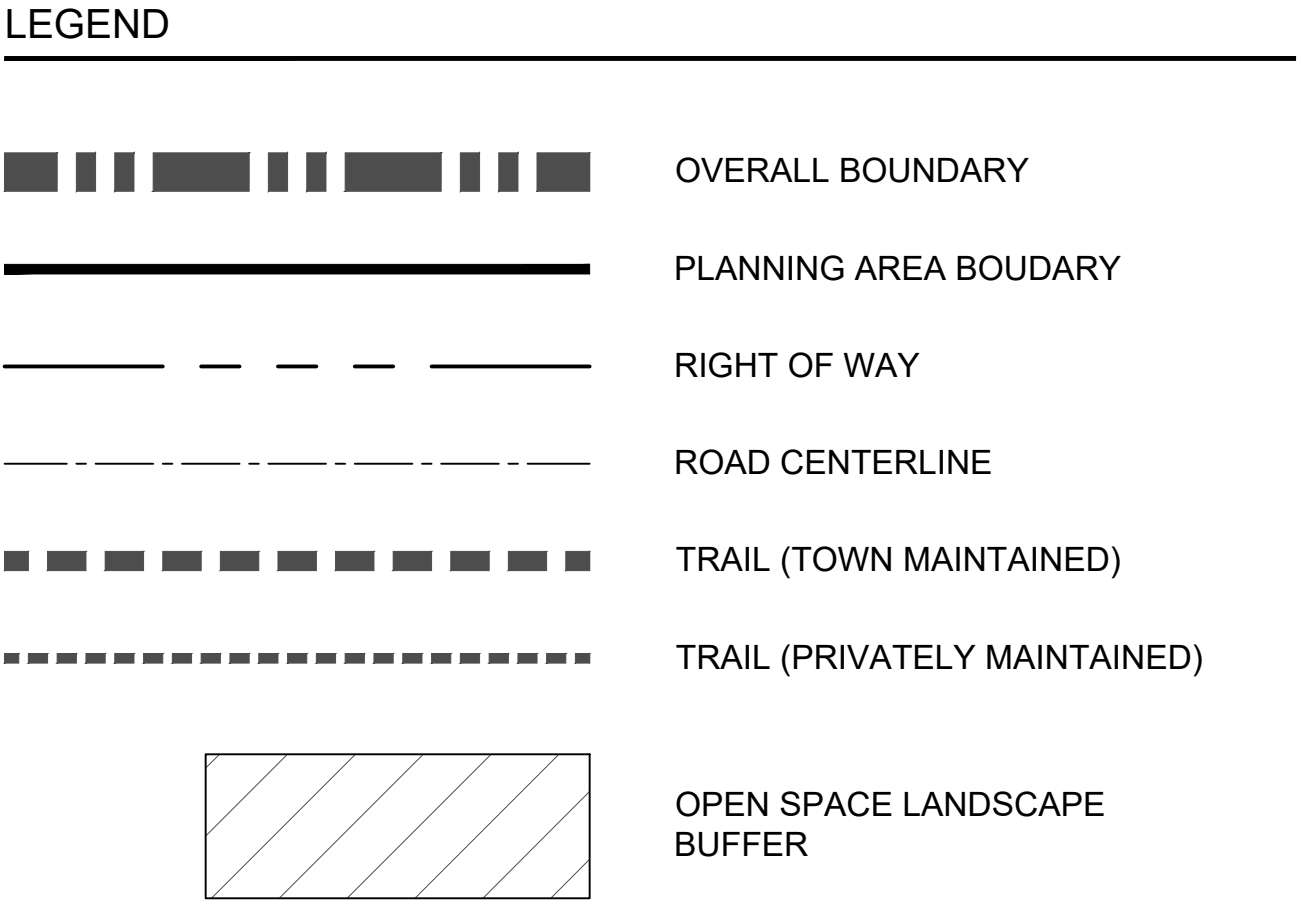
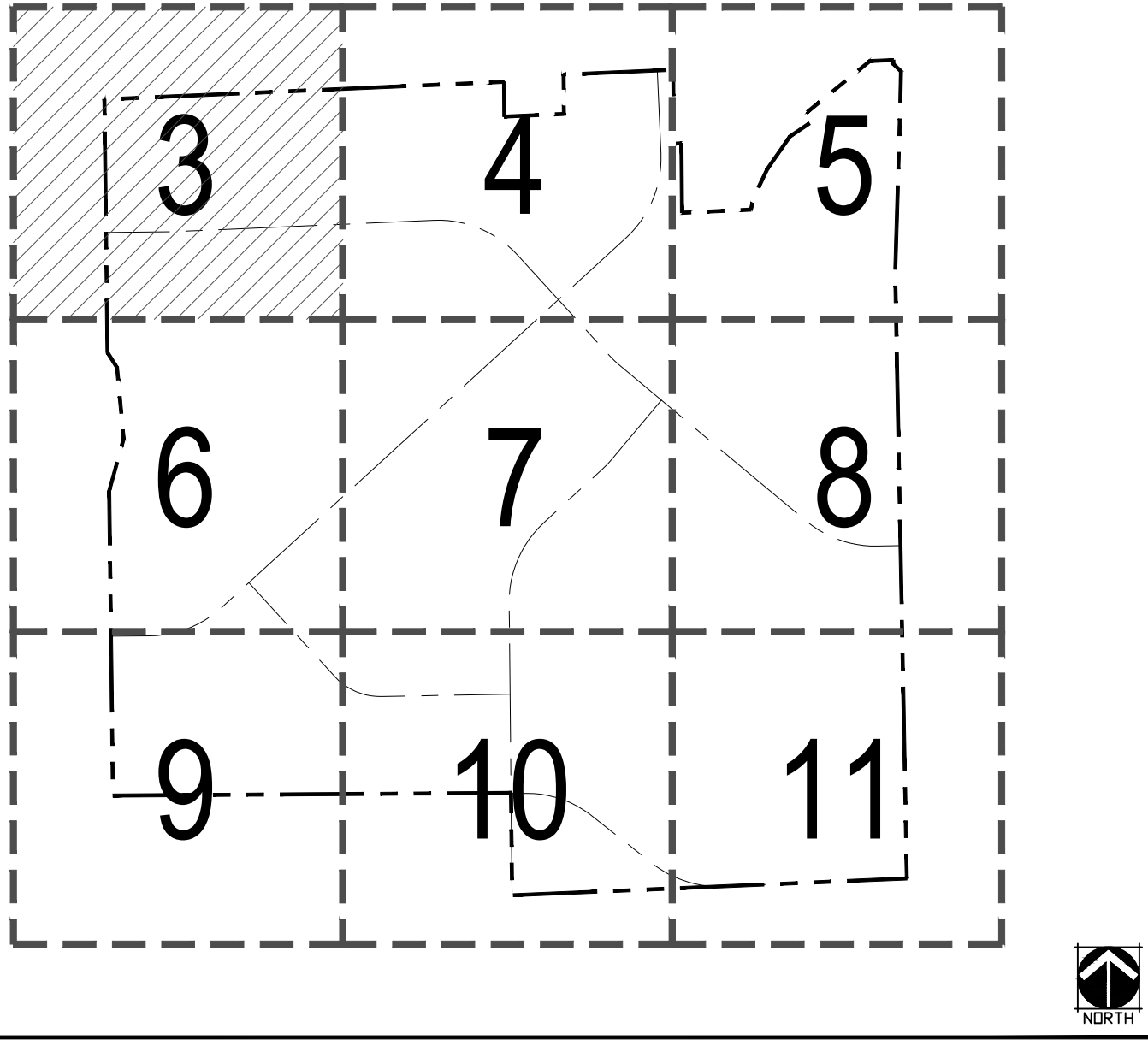
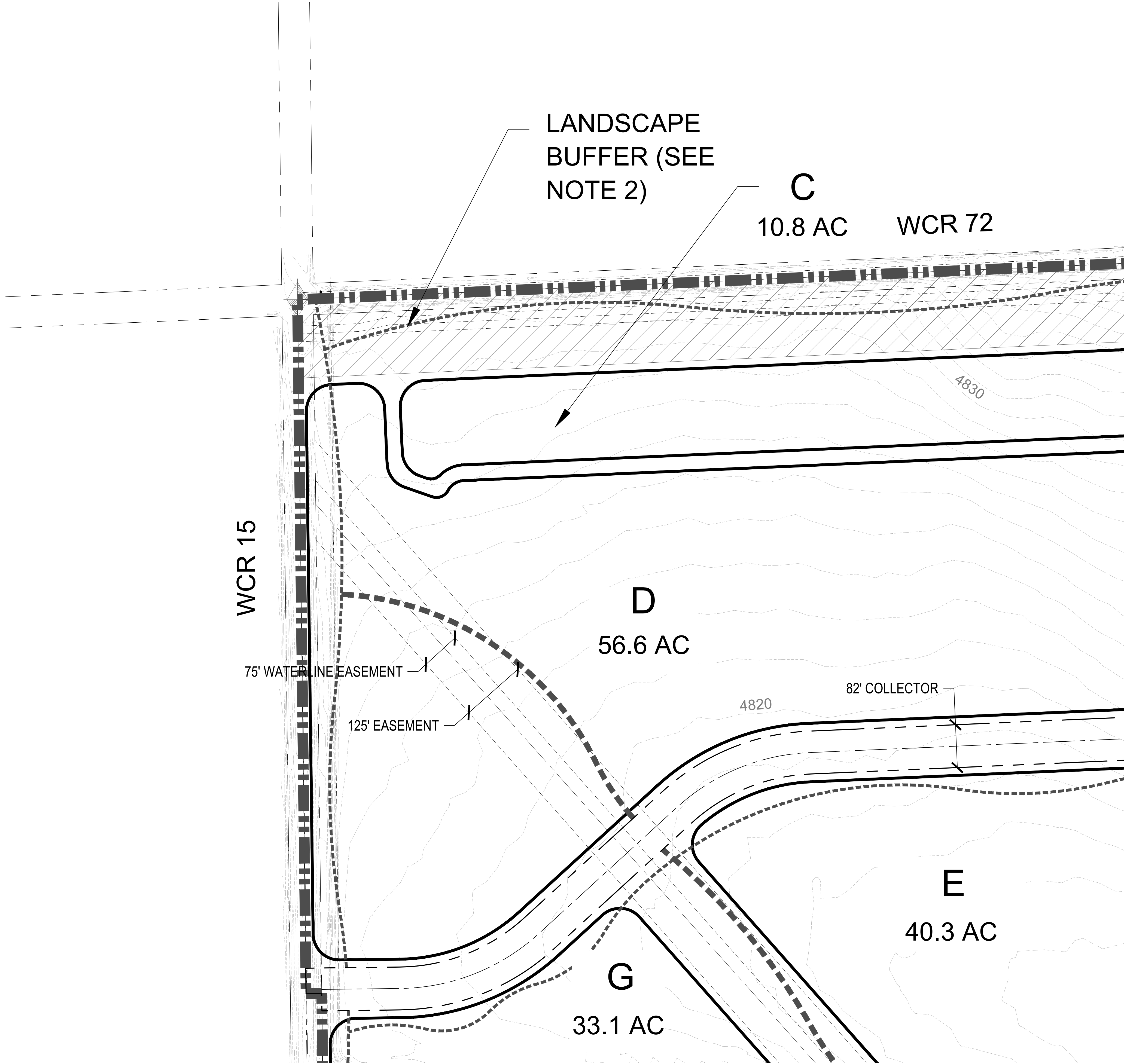


NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY:

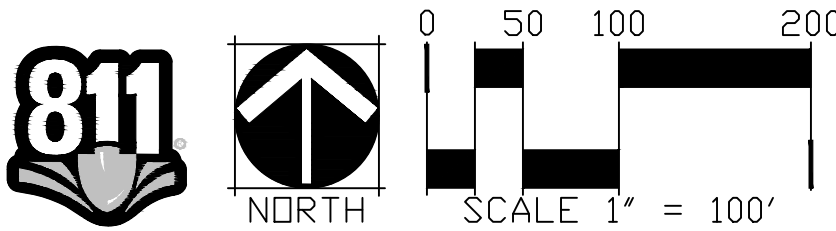


Tacincala (aka Prairie Song) Master Plan



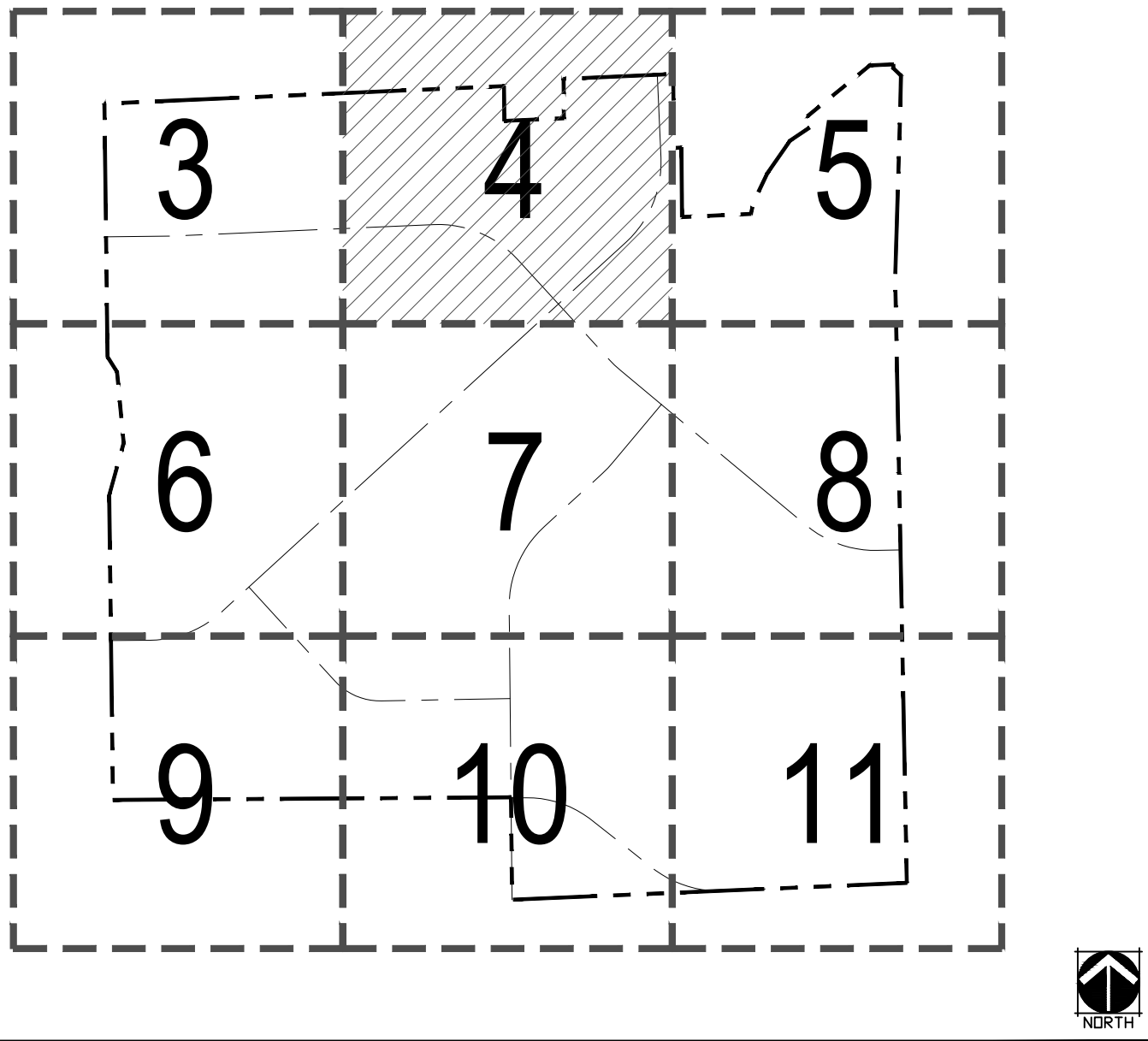
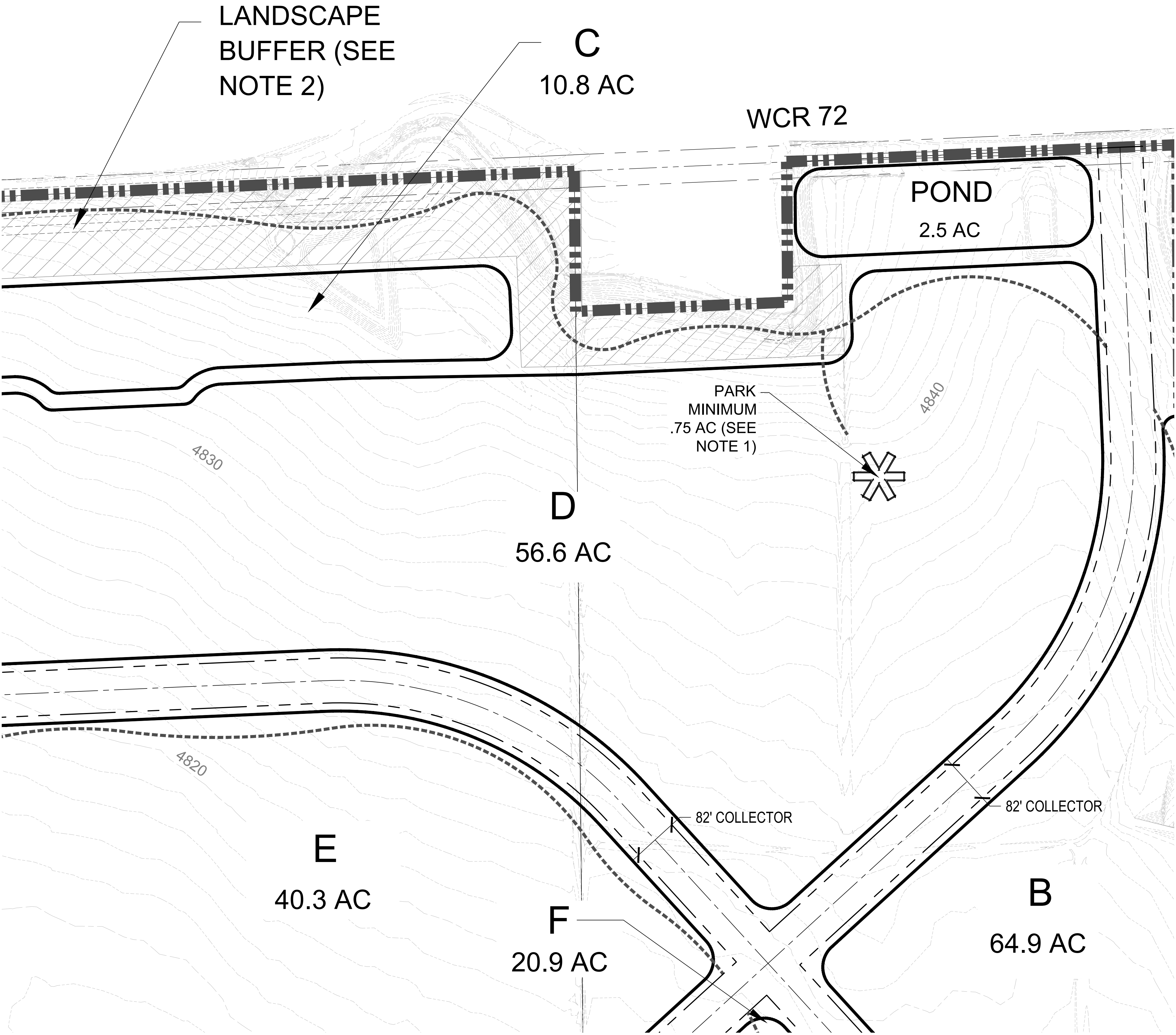
PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

- NOTES
- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
 - THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
 - THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan

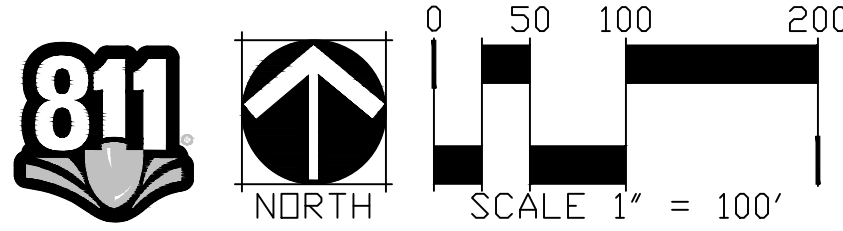


LEGEND

	OVERALL BOUNDARY
	PLANNING AREA BOUDARY
	RIGHT OF WAY
	ROAD CENTERLINE
	TRAIL (TOWN MAINTAINED)
	TRAIL (PRIVATELY MAINTAINED)
	OPEN SPACE LANDSCAPE BUFFER

PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

- NOTES
- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
 - THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
 - THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



Tacincala (aka Prairie Song)
MASTER PLAN
WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

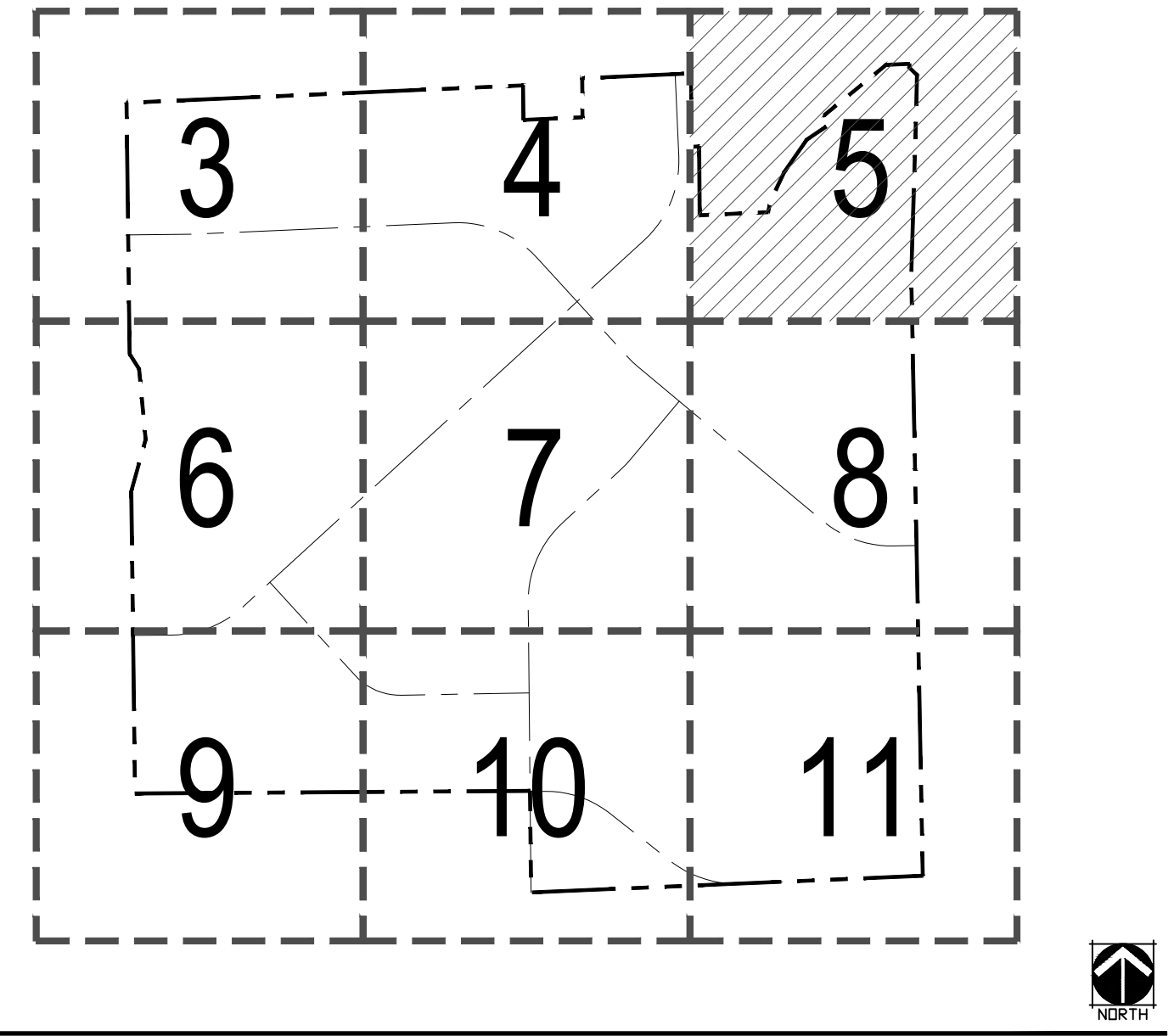
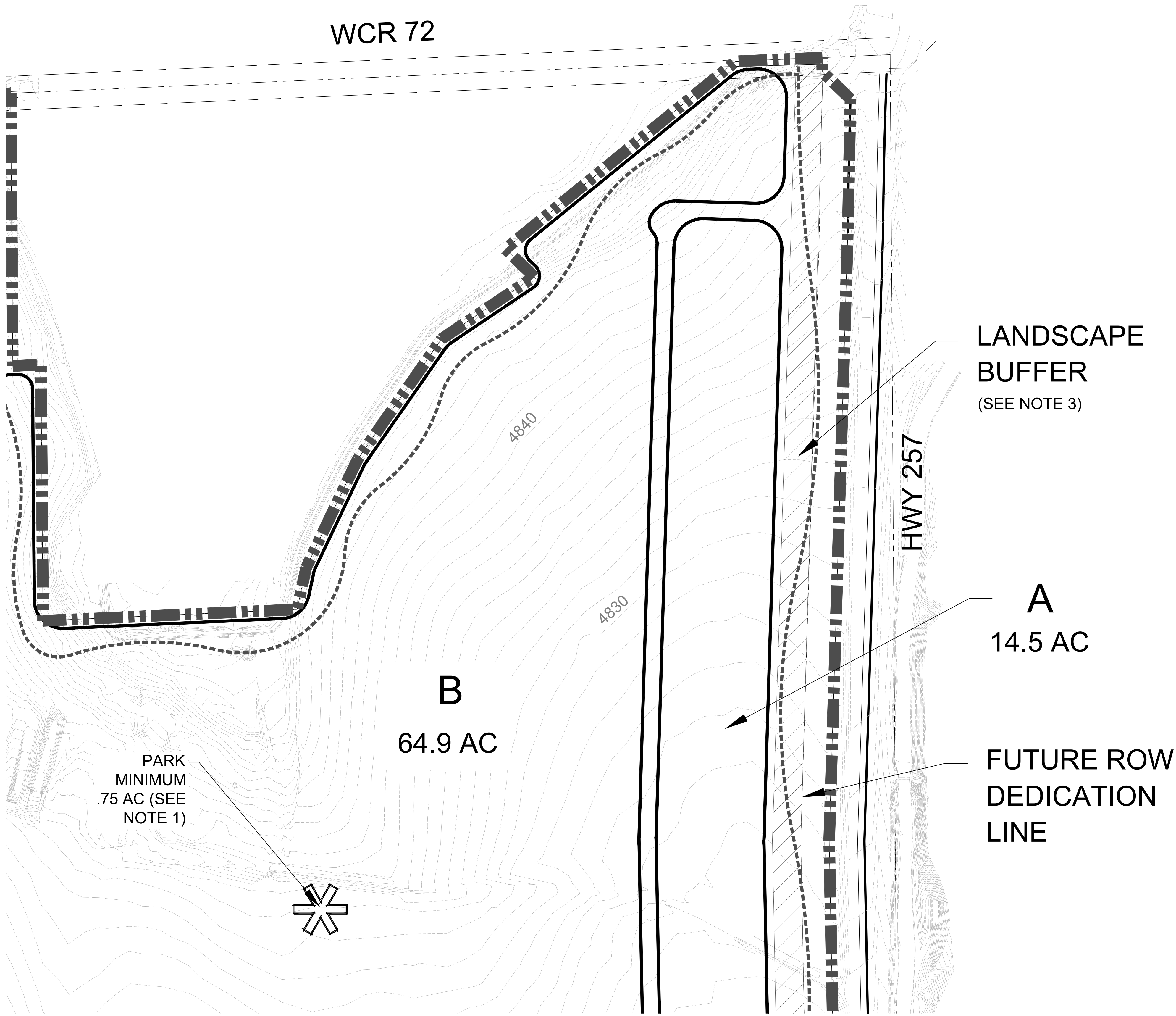
DATE:
02/02/21 SUBMITTAL 1
04/13/21 SUBMITTAL 2
07/06/21 SUBMITTAL 3
08/24/21 SUBMITTAL 4
03/15/22 SUBMITTAL 5
05/24/22 PC REVIEW

SHEET TITLE:
MASTER PLAN
(100 SCALE)

SHEET NUMBER:
4 OF 22

NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan

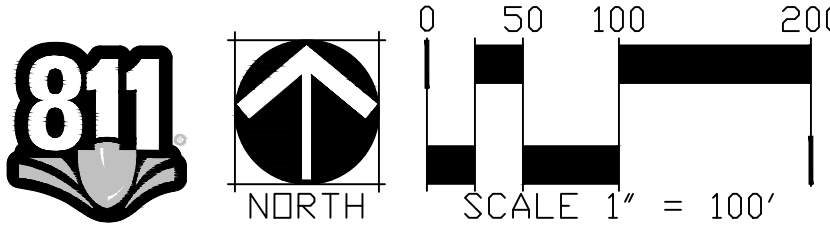


KEY MAP
NOT TO SCALE

LEGEND	
	OVERALL BOUNDARY
	PLANNING AREA BOUDARY
	RIGHT OF WAY
	ROAD CENTERLINE
	TRAIL (TOWN MAINTAINED)
	TRAIL (PRIVATELY MAINTAINED)
	OPEN SPACE LANDSCAPE BUFFER

PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

- NOTES
- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
 - THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
 - THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



Tacincala (aka Prairie Song)
MASTER PLAN
WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

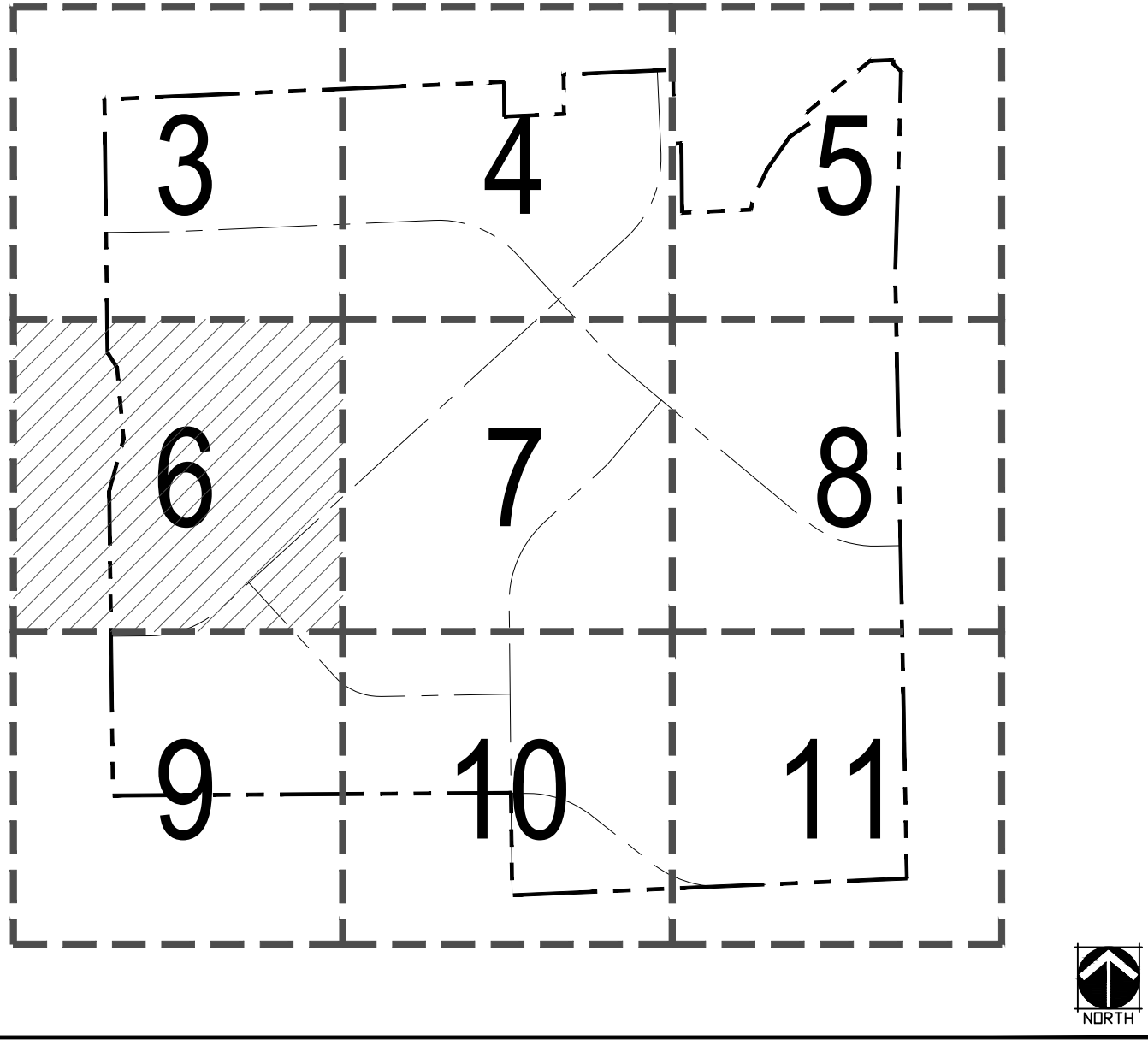
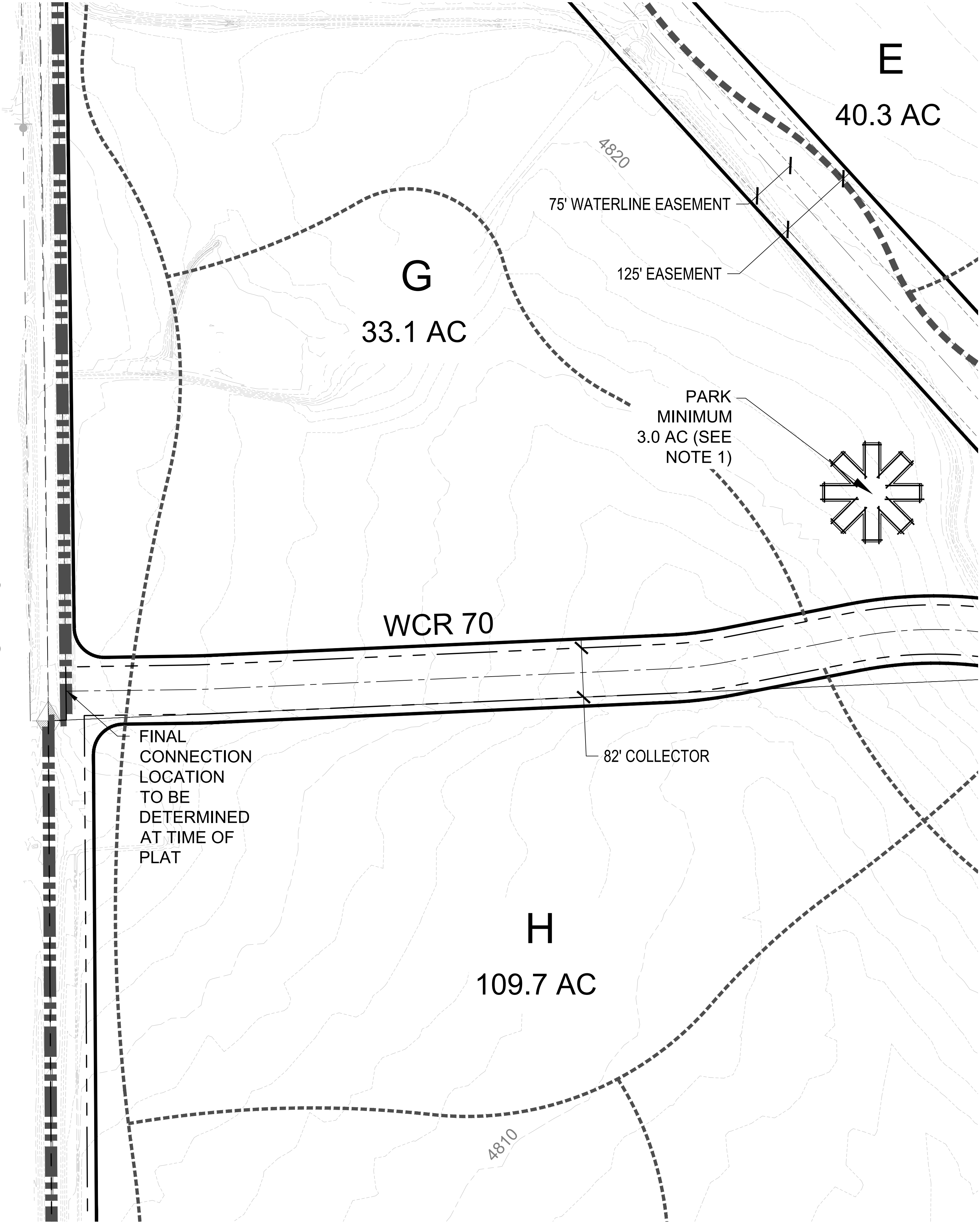
DATE:
02/02/21 SUBMITTAL 1
04/13/21 SUBMITTAL 2
07/06/21 SUBMITTAL 3
08/24/21 SUBMITTAL 4
03/15/22 SUBMITTAL 5
05/24/22 PC REVIEW

SHEET TITLE:
MASTER PLAN
(100 SCALE)

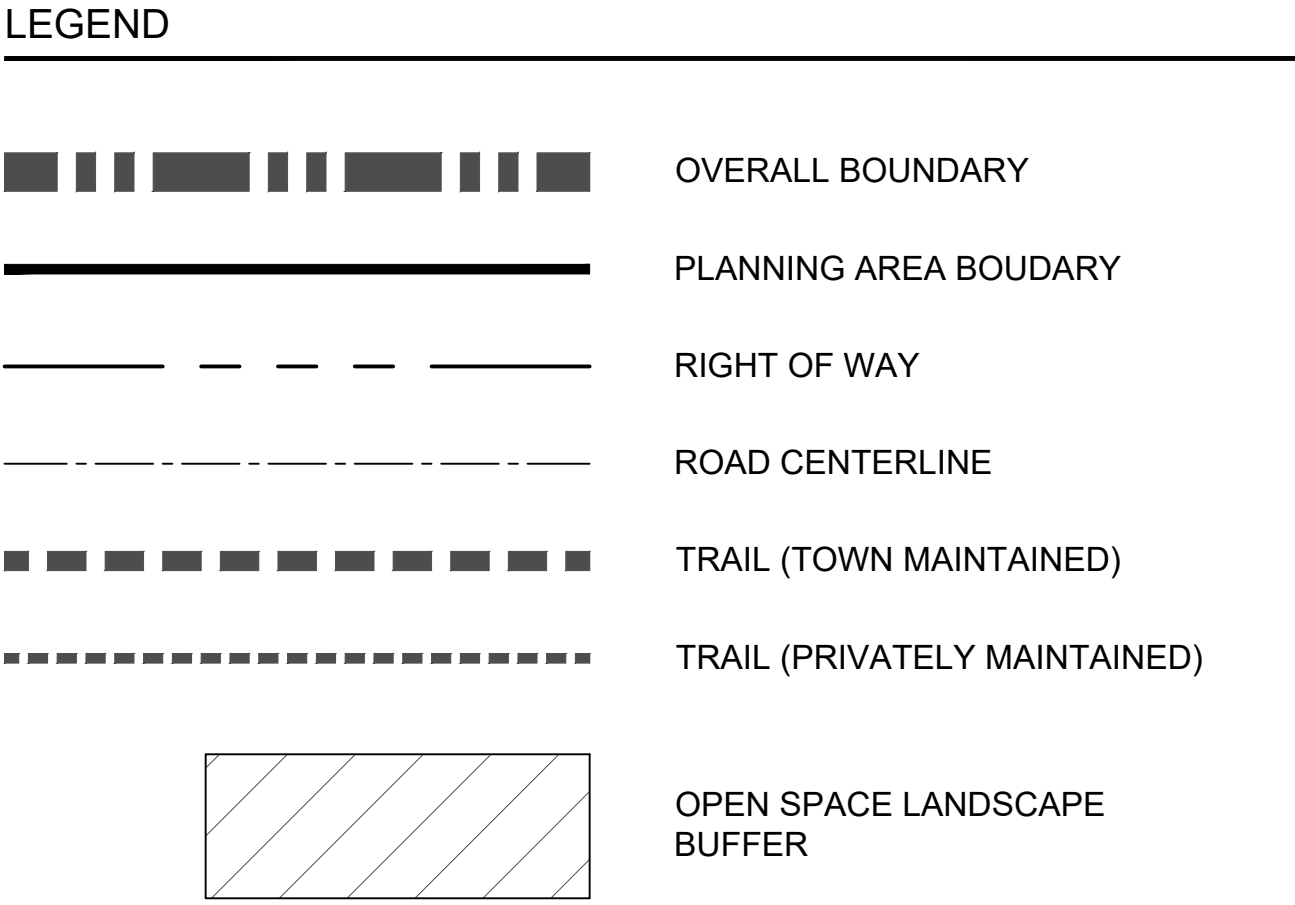
SHEET NUMBER:
5 OF 22

NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan

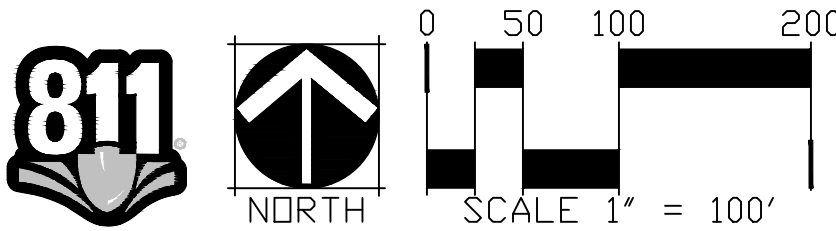


KEY MAP
NOT TO SCALE



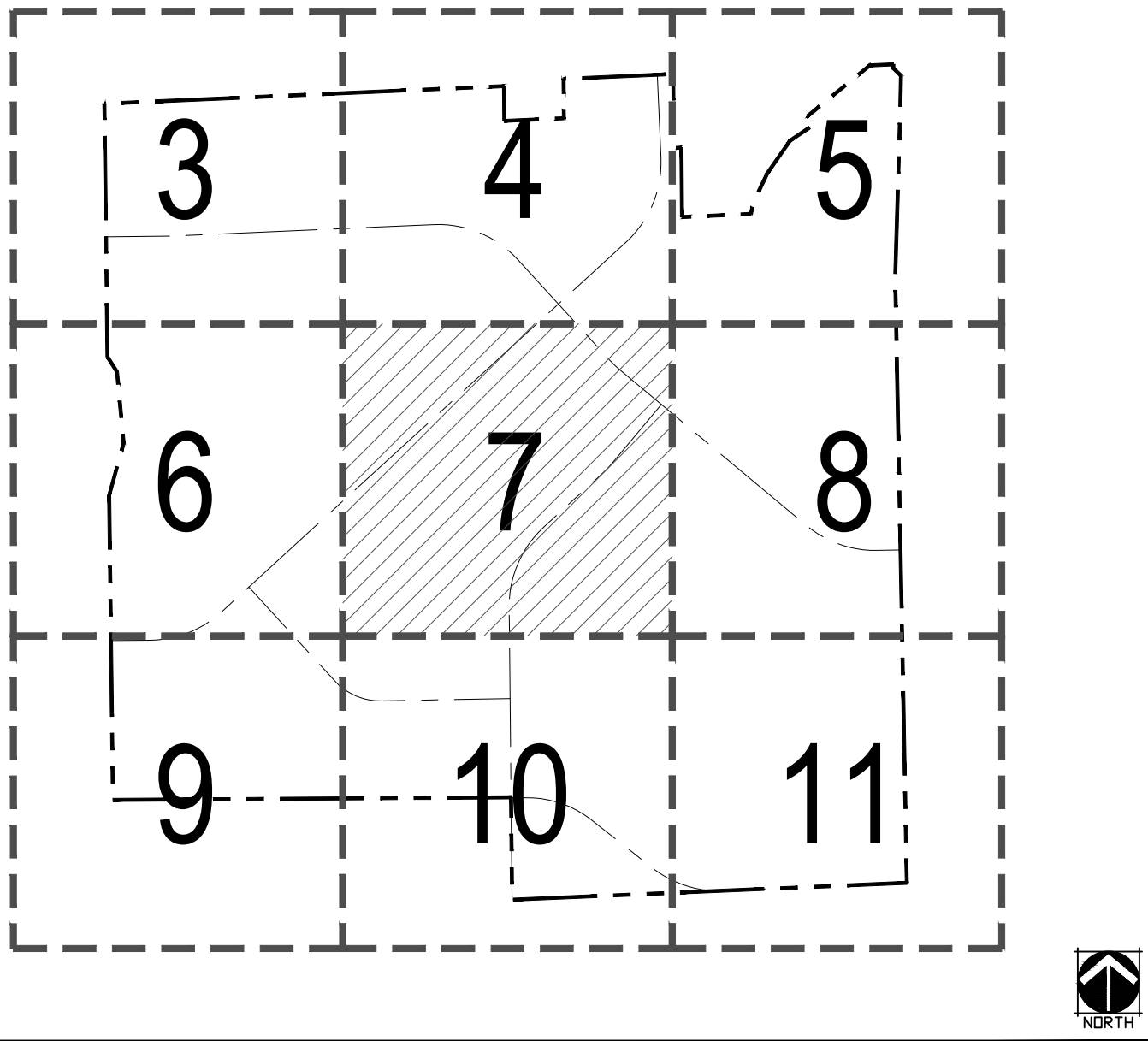
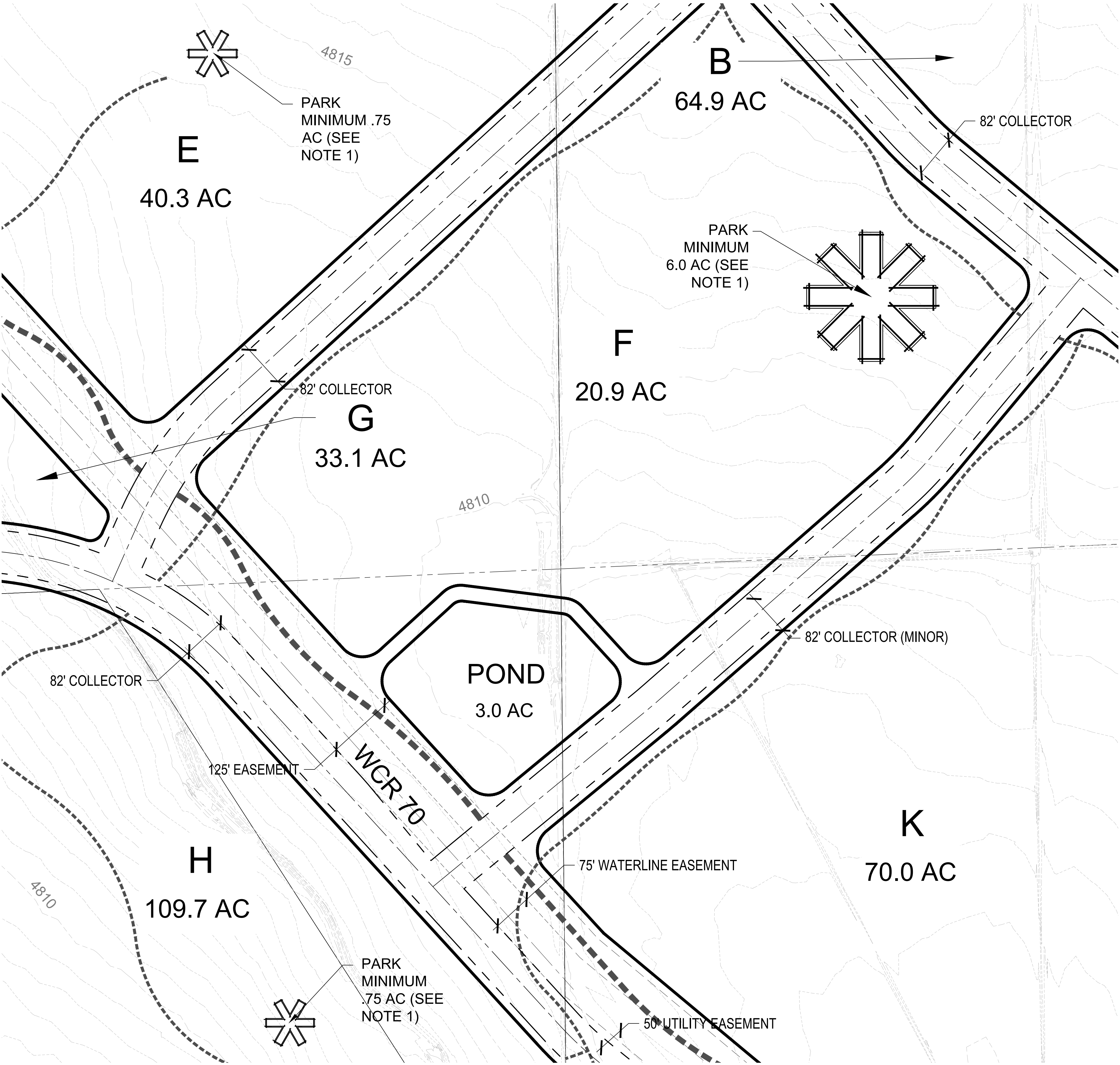
PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

- NOTES
- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
 - THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
 - THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan



KEY MAP
NOT TO SCALE

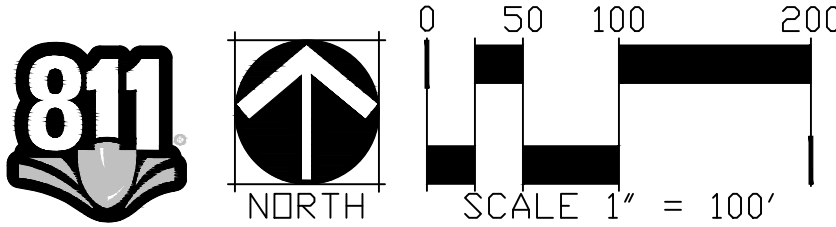
LEGEND

	OVERALL BOUNDARY
	PLANNING AREA BOUDARY
	RIGHT OF WAY
	ROAD CENTERLINE
	TRAIL (TOWN MAINTAINED)
	TRAIL (PRIVATELY MAINTAINED)
	OPEN SPACE LANDSCAPE BUFFER

PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

NOTES

- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
- THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
- THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
- THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



Tacincala (aka Prairie Song)

MASTER PLAN
WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:
02/02/21 SUBMITTAL 1
04/13/21 SUBMITTAL 2
07/06/21 SUBMITTAL 3
08/24/21 SUBMITTAL 4
03/15/22 SUBMITTAL 5
05/24/22 PC REVIEW

SHEET TITLE:
MASTER PLAN
(100 SCALE)

SHEET NUMBER:
7 OF 22

NOT FOR CONSTRUCTION

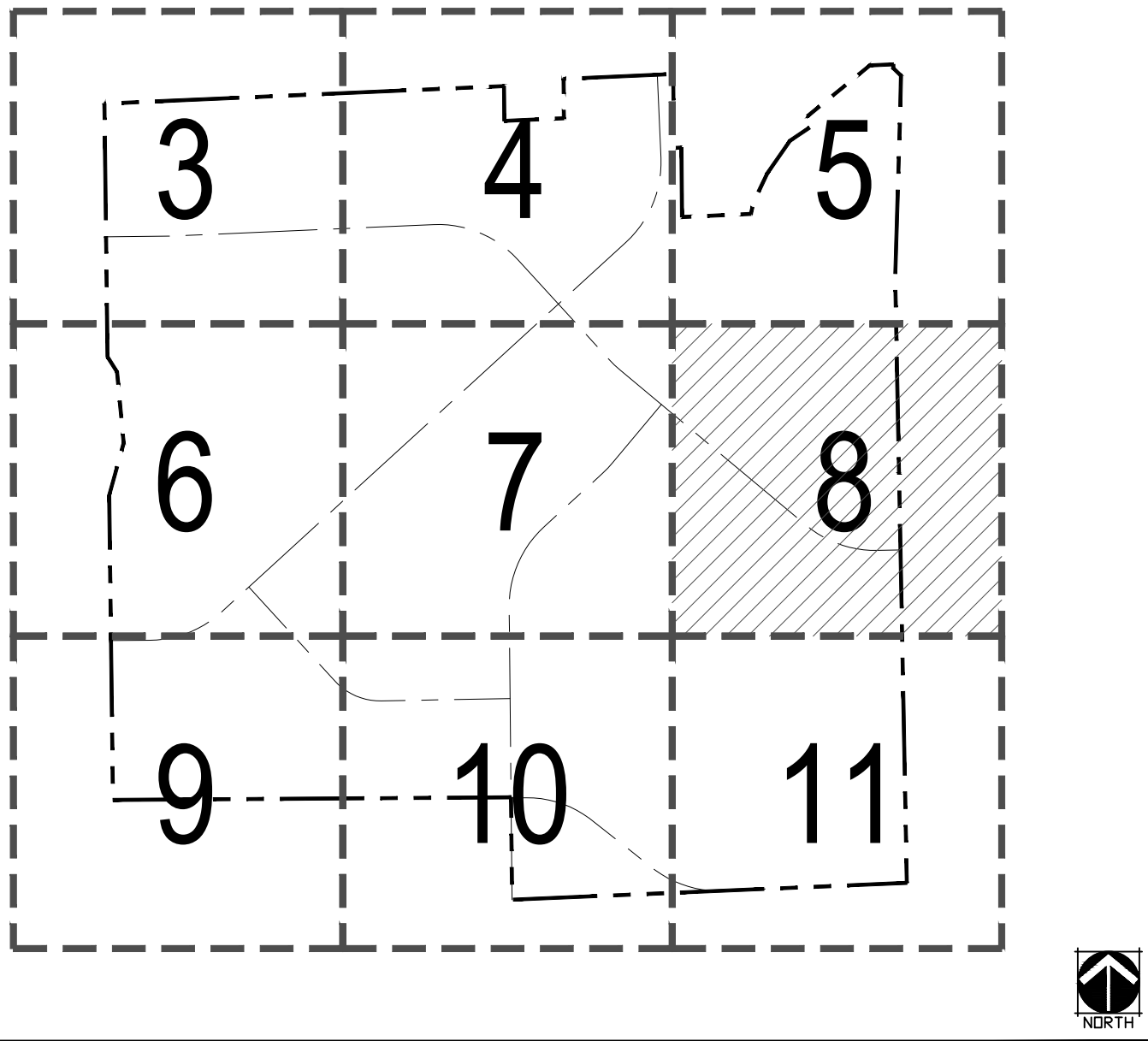
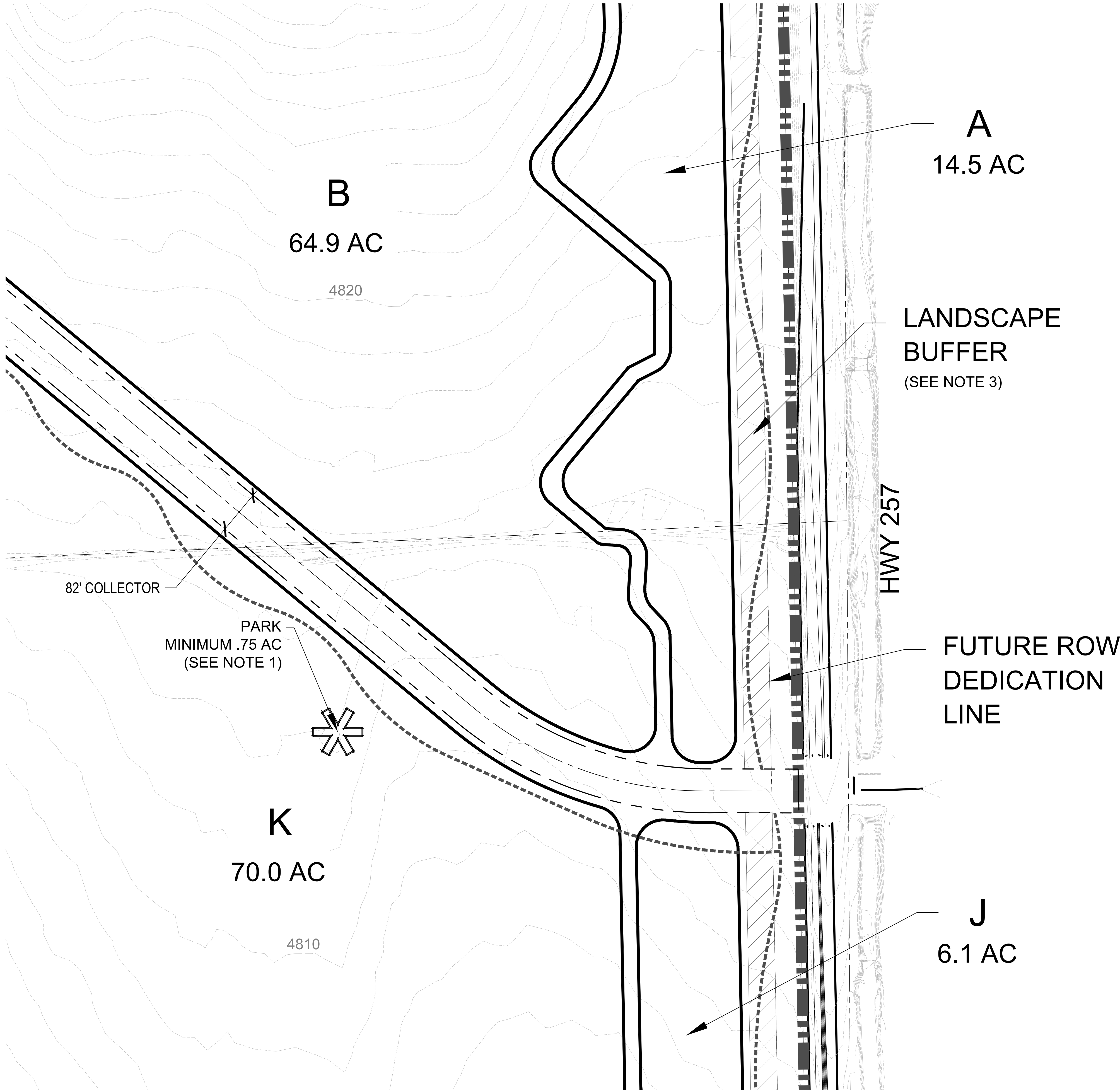
Tacincala (aka Prairie Song) Master Plan

Tacincala (aka Prairie Song)
MASTER PLAN
WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109
ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:
02/02/21 SUBMITTAL 1
04/13/21 SUBMITTAL 2
07/06/21 SUBMITTAL 3
08/24/21 SUBMITTAL 4
03/15/22 SUBMITTAL 5
05/24/22 PC REVIEW

SHEET TITLE:
MASTER PLAN
(100 SCALE)
SHEET NUMBER:
8 OF 22



KEY MAP
NOT TO SCALE

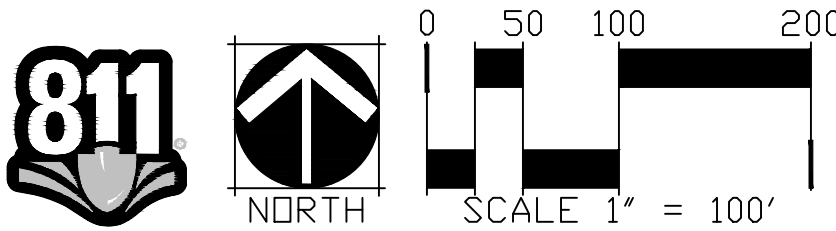
LEGEND

	OVERALL BOUNDARY
	PLANNING AREA BOUDARY
	RIGHT OF WAY
	ROAD CENTERLINE
	TRAIL (TOWN MAINTAINED)
	TRAIL (PRIVATELY MAINTAINED)
	OPEN SPACE LANDSCAPE BUFFER

PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

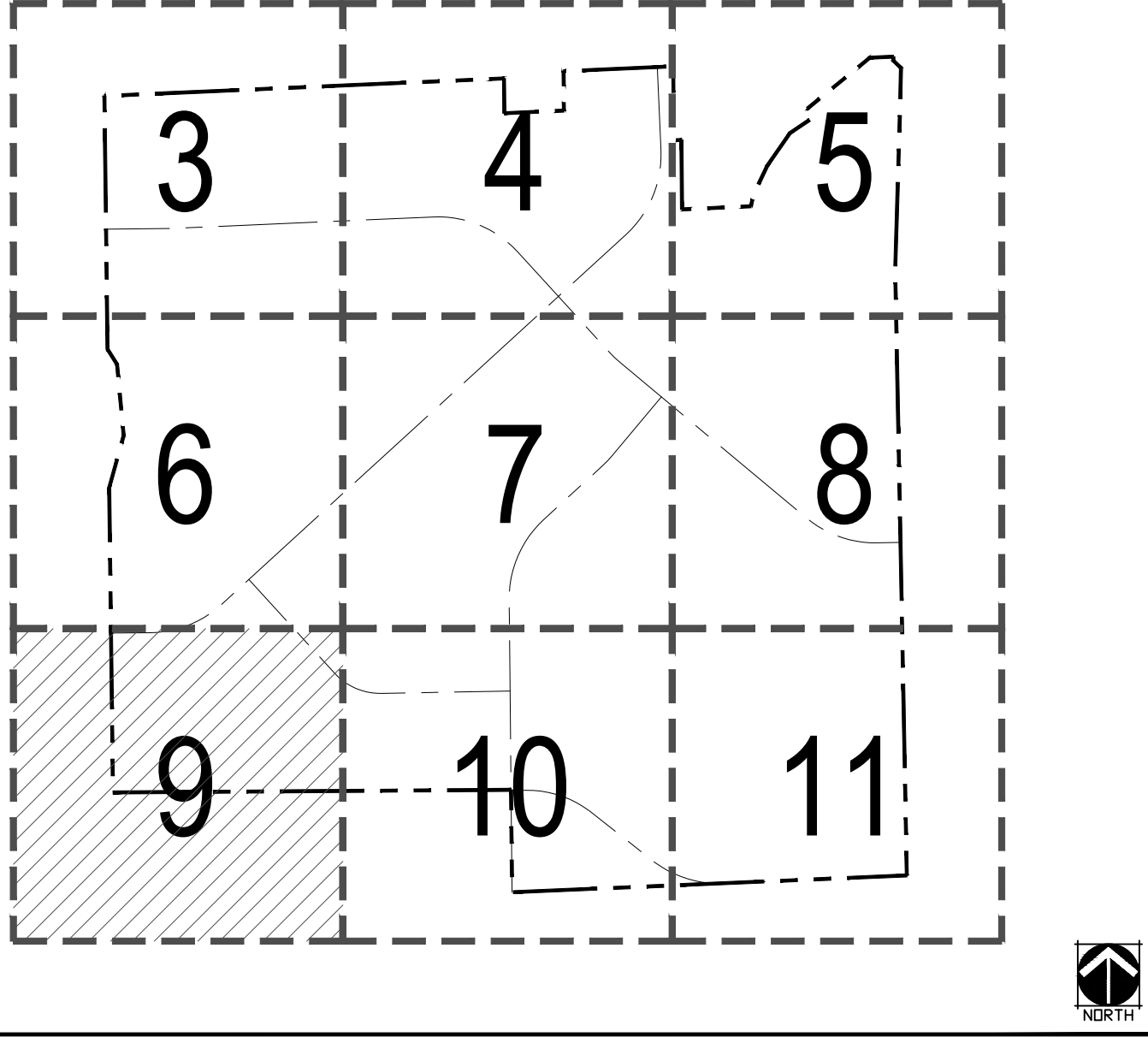
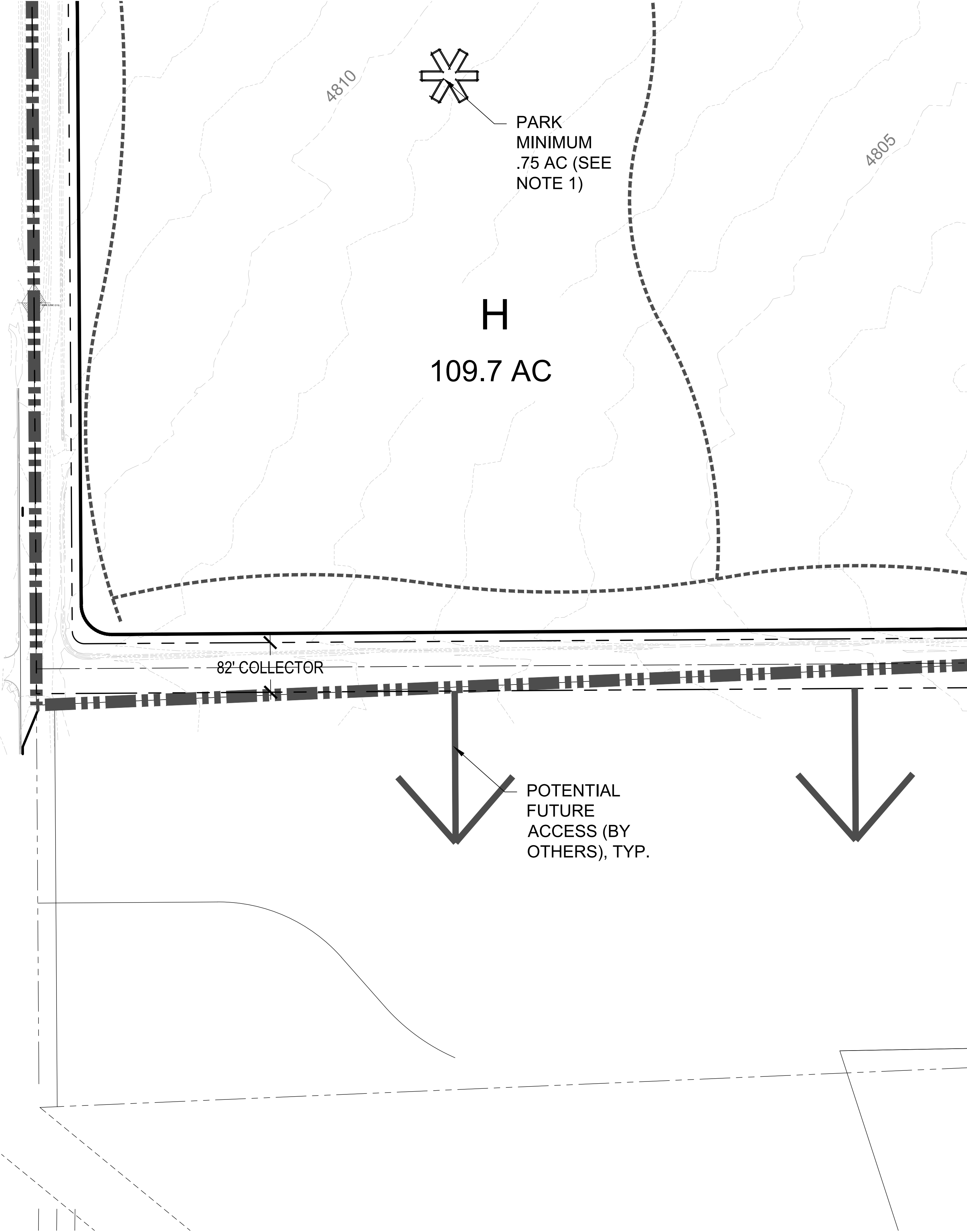
NOTES

- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
- THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
- THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
- THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan

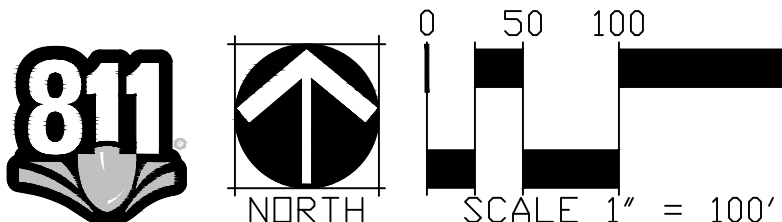


KEY MAP
NOT TO SCALE

LEGEND	
	OVERALL BOUNDARY
	PLANNING AREA BOUDARY
	RIGHT OF WAY
	ROAD CENTERLINE
	TRAIL (TOWN MAINTAINED)
	TRAIL (PRIVATELY MAINTAINED)
	OPEN SPACE LANDSCAPE BUFFER

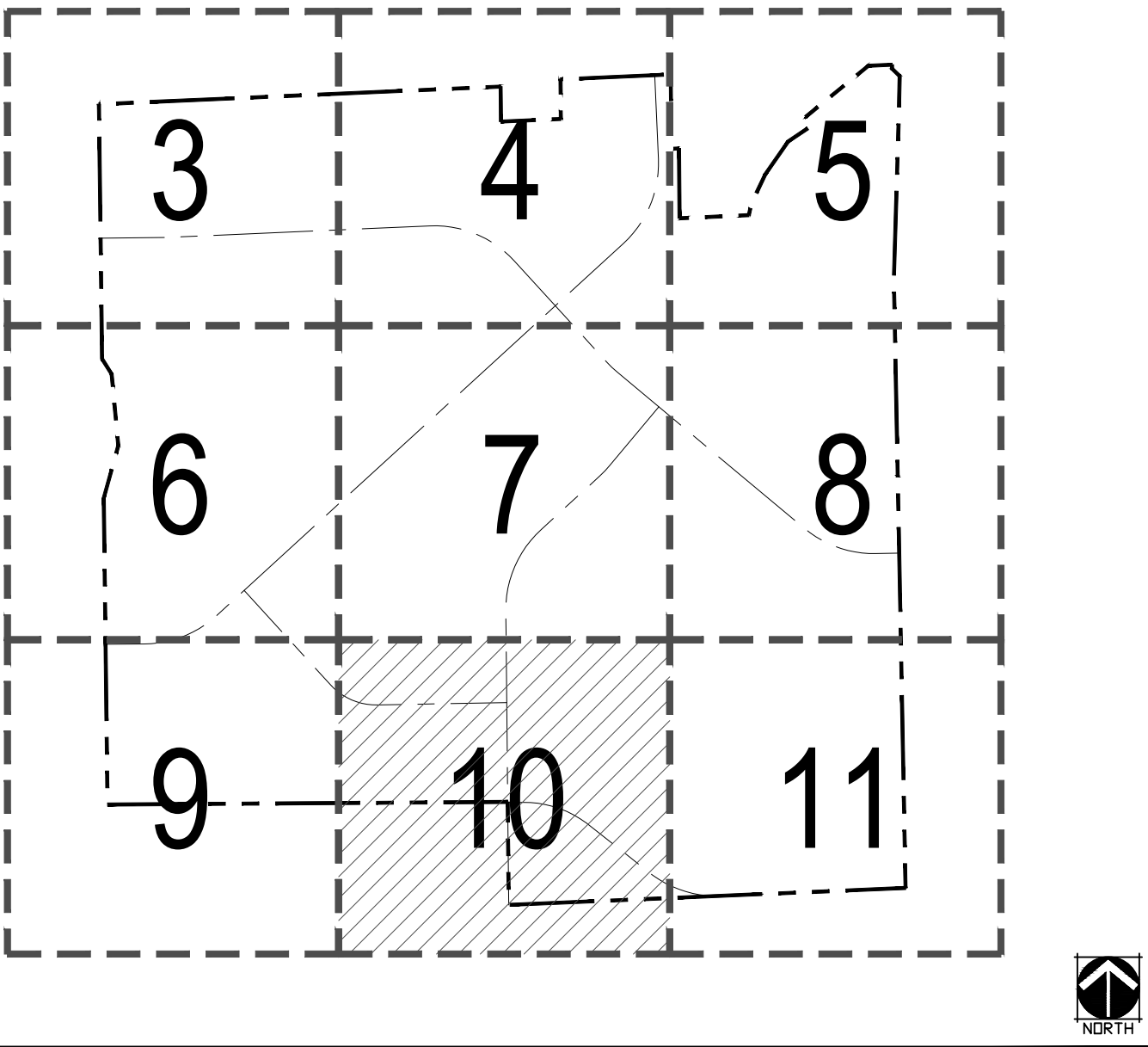
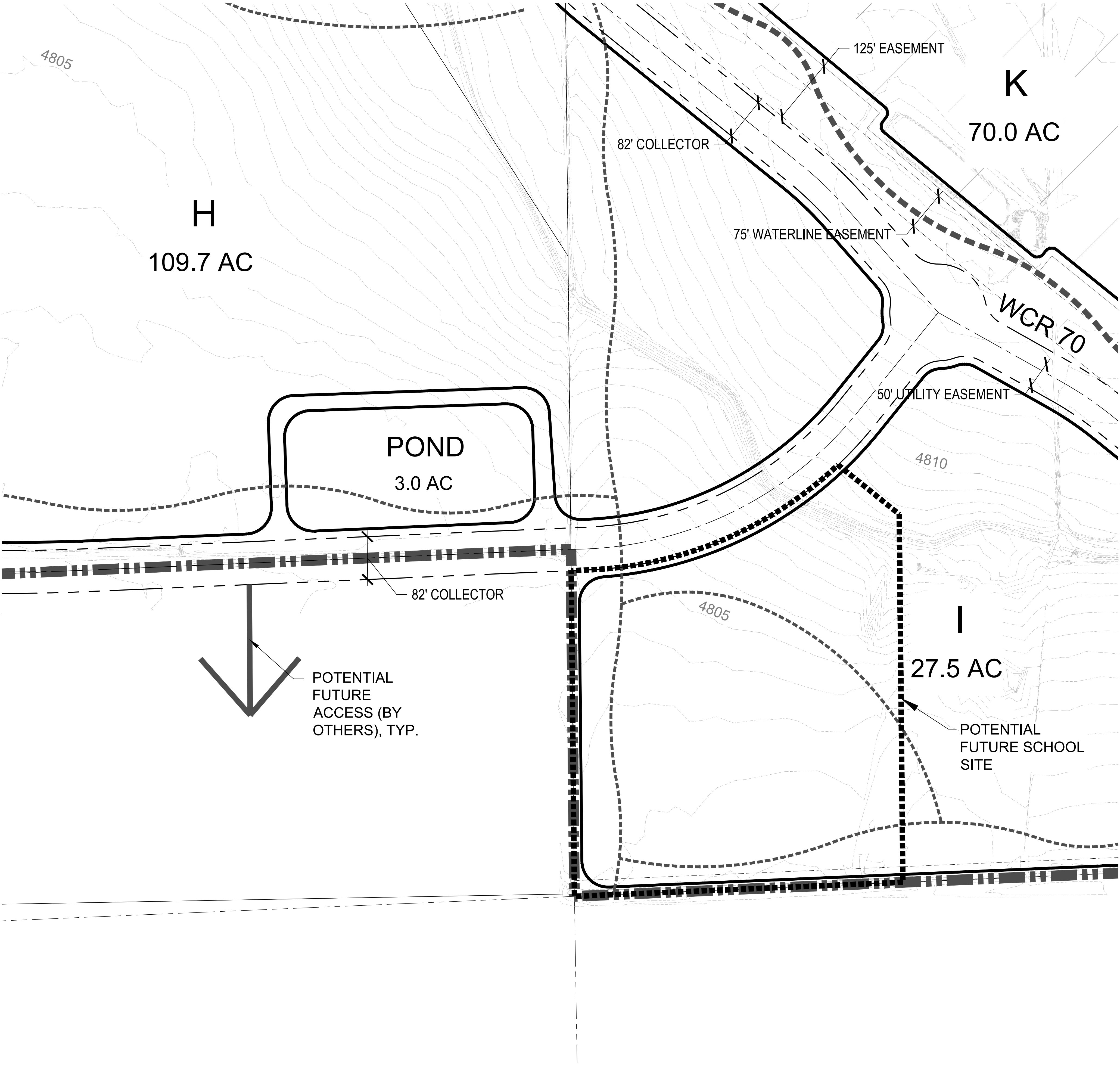
PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

- NOTES
1. PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
 2. BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
 3. BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
 4. THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
 5. THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
 6. THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan



KEY MAP

NOT TO SCALE

LEGEND

	OVERALL BOUNDARY
	PLANNING AREA BOUDARY
	RIGHT OF WAY
	ROAD CENTERLINE
	TRAIL (TOWN MAINTAINED)
	TRAIL (PRIVATELY MAINTAINED)
	OPEN SPACE LANDSCAPE BUFFER

PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

NOTES

- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
- BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
- THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
- THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
- THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.

Tacincala (aka Prairie Song)

MASTER PLAN
WINDSOR, COLORADO

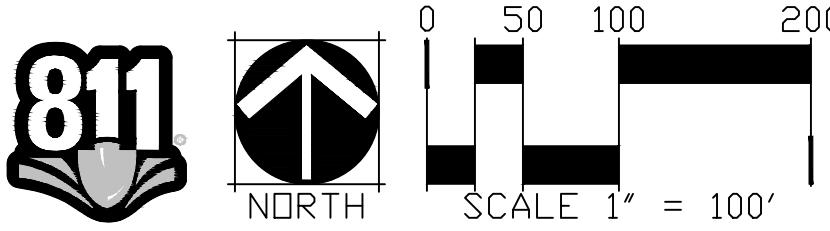
OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109

ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:
02/02/21 SUBMITTAL 1
04/13/21 SUBMITTAL 2
07/06/21 SUBMITTAL 3
08/24/21 SUBMITTAL 4
03/15/22 SUBMITTAL 5
05/24/22 PC REVIEW

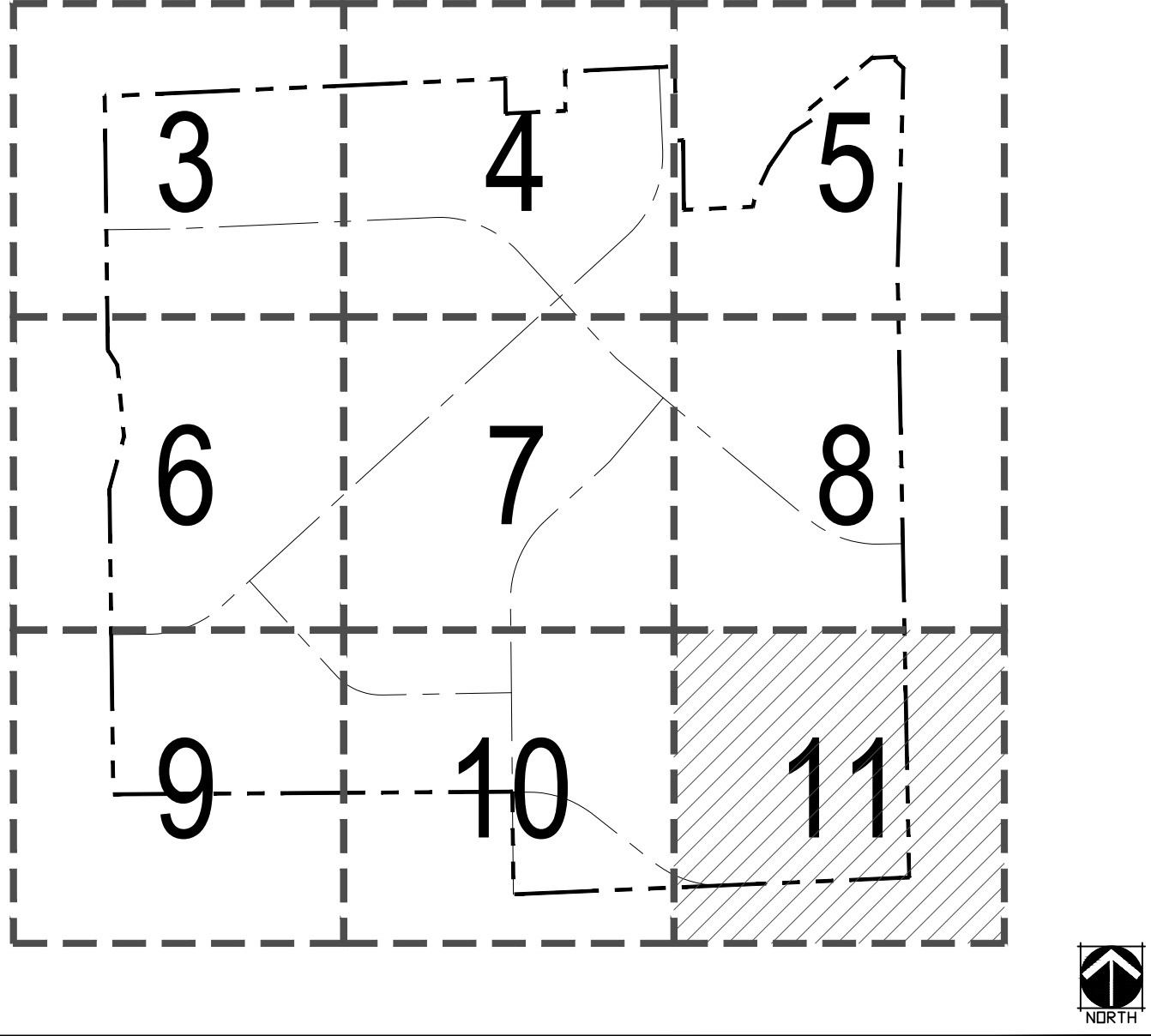
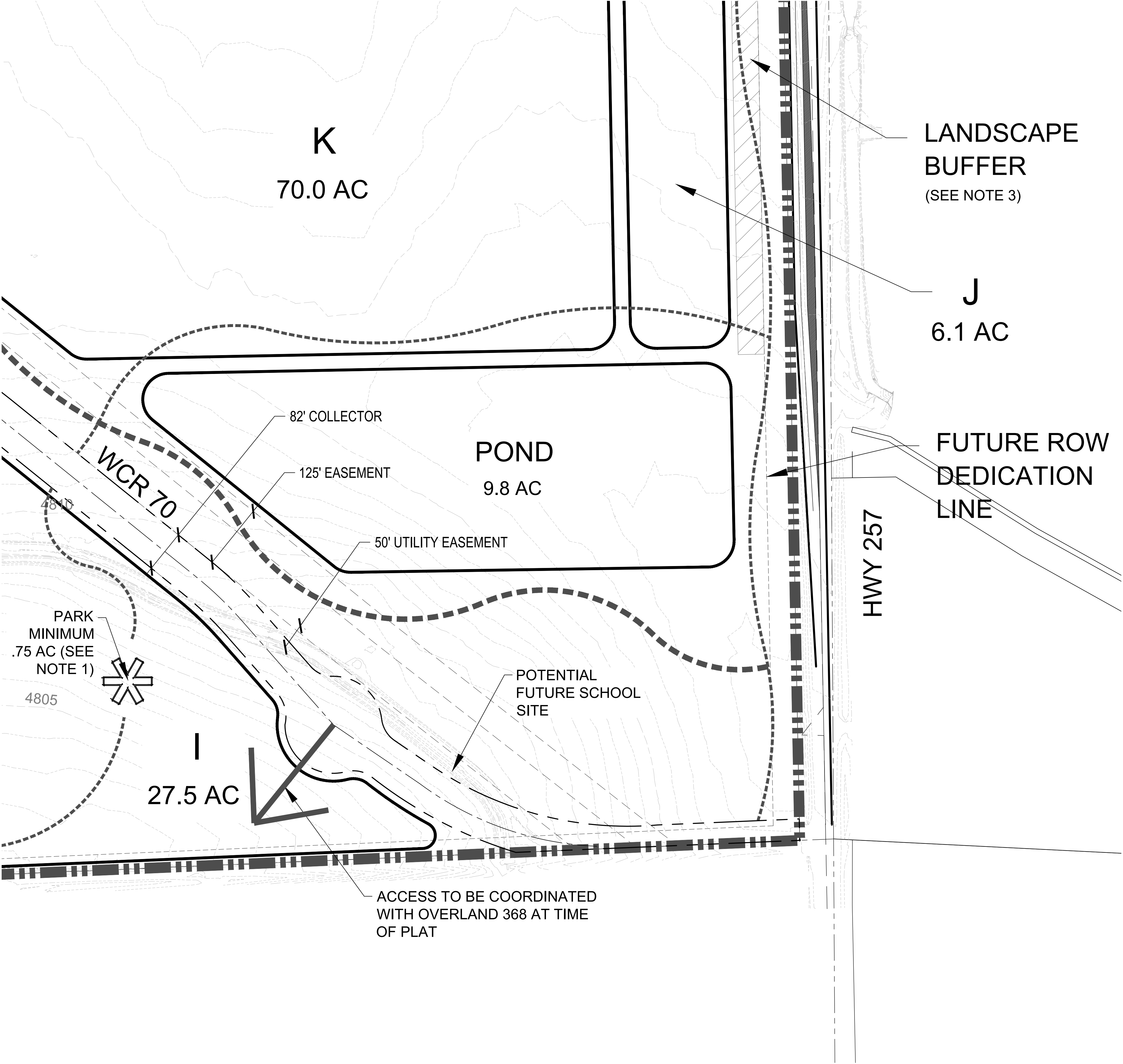
SHEET TITLE:
MASTER PLAN
(100 SCALE)

SHEET NUMBER:
10 OF 22

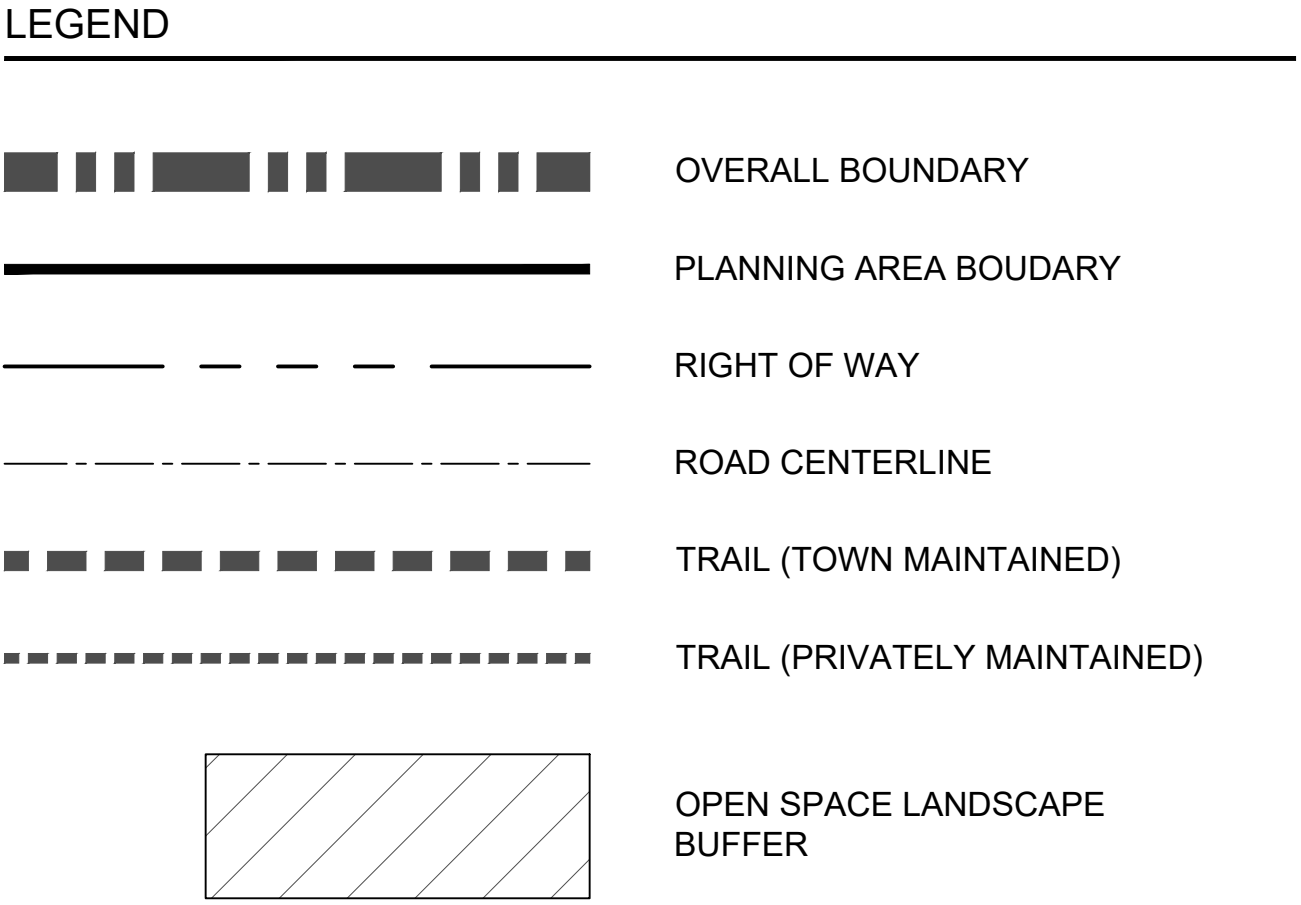


NOT FOR CONSTRUCTION

Tacincala (aka Prairie Song) Master Plan

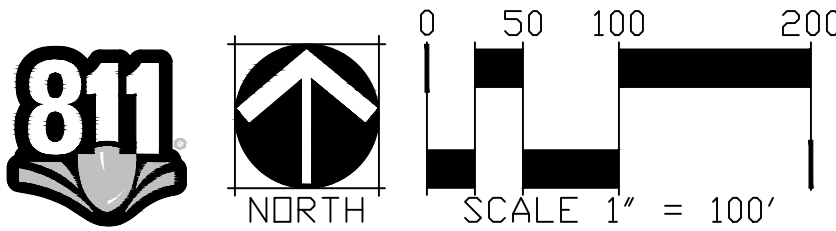


KEY MAP
NOT TO SCALE



PLANNING AREA	ACRES	ANTICIPATED USES
A	14.5	SFD
B	64.9	SFD, DUPLEX, TOWNHOUSE
C	10.8	SFD
D	56.6	SFD, DUPLEX, TOWNHOUSE
E	40.3	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
F	20.9	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
G	33.1	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
H	109.7	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY
I	27.5	SFD, DUPLEX, TOWNHOUSE, MULTI-FAMILY, SCHOOL
J	6.1	SFD
K	70.0	SFD, DUPLEX, TOWNHOUSE
RIGHT OF WAY	38.8	PUBLIC STREET AND ADJACENT PUBLIC IMPROVEMENTS
OPEN SPACE	78.9	OPEN SPACE, PARKS, DETENTION, RE-USE STORAGE, LANDSCAPE BUFFER
TOTAL	572.1	

- NOTES
- PARKS MAY BE LOCATED ANYWHERE WITHIN DESIGNATED PLANNING AREA PROVIDED ALL RESIDENCES ARE GENERALLY WITHIN 1/3 MILE OF A PARK. SIZE INDICATED IS MINIMUM PARK SIZE AND PARKS MAY BE LARGER.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 90' MEASURED FROM WCR 72 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE ROLLING BERMS THAT RANGE IN HEIGHT FROM 6 - 9 FEET, LANDSCAPING, AND A MEANDERING WALK/TRAIL.
 - BUFFER AREA, AS INDICATED ON PLANS, SHALL BE A MINIMUM OF 50' AS MEASURED FROM HWY 257 ROW. THIS LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPING AND A MEANDERING WALK/TRAIL, AS WELL AS UTILITY EASEMENTS AND A DRAINAGE CHANNEL.
 - THE PLANNING DIRECTOR MAY AUTHORIZE ADMINISTRATIVE AMENDMENTS TO THE MASTER PLAN TO TRANSFER RESIDENTIAL DENSITY BETWEEN PLANNING AREAS PROVIDED THE PROPERTY REMAINS UNDER UNIFIED OWNERSHIP OR, IF NOT UNDER UNIFIED OWNERSHIP, IF ALL APPLICABLE PROPERTY OWNERS PROVIDE WRITTEN CONSENT TO THE TRANSFER OF DENSITY.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MAY ADMINISTRATIVELY AUTHORIZE THE WCR 70 ALIGNMENT, AND INTERSECTING COLLECTORS, TO SHIFT WITH THE WRITTEN CONSENT OF THE LANDOWNER(S) IMMEDIATELY TO THE SOUTH OF THE PRAIRIE SONG PROJECT SO THAT BOTH SITES CAN DEVELOP IN A COMPATIBLE MANNER.
 - THE PRAIRIE SONG MASTER PLAN SHOWS THE GENERAL PROPOSED ALIGNMENT OF RIGHTS-OF-WAY, INCLUDING CR70 AND A FUTURE CONNECTION FROM CR70 TO CR15 AT THE TOWN'S PUBLIC WORKS FACILITY. SHOULD THE EAST-WEST ROAD BETWEEN CR15 AND CR70 BE REALIGNED THROUGH THE OVERLAND 368 PROPERTY TO THE SOUTH, AT LEAST TWO ACCESS POINTS INTO PRAIRIE SONG WILL BE PROVIDED WEST OF THE 1/4 OF THE SECTION LINE. THIS ROAD MAY CHANGE ITS ALIGNMENT WITH THE CONSENT OF THE OWNERS AND/OR DEVELOPERS OF THE PRAIRIE SONG AND OVERLAND 368 PROJECTS.



Tacincala (aka Prairie Song)
MASTER PLAN
WINDSOR, COLORADO

OWNER:
HARTFORD
ACQUISITIONS, LLC
4801 GOODMAN RD.
TIMNATH, CO 80547
(970) 674-1109
ENGINEER:
Galloway
Planning, Architecture, Engineering
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

DATE:
02/02/21 SUBMITTAL 1
04/13/21 SUBMITTAL 2
07/06/21 SUBMITTAL 3
08/24/21 SUBMITTAL 4
03/15/22 SUBMITTAL 5
05/24/22 PC REVIEW

SHEET TITLE:
MASTER PLAN
(100 SCALE)
SHEET NUMBER:
11 OF 22

NOT FOR CONSTRUCTION



TACINCALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

WINDSOR, CO

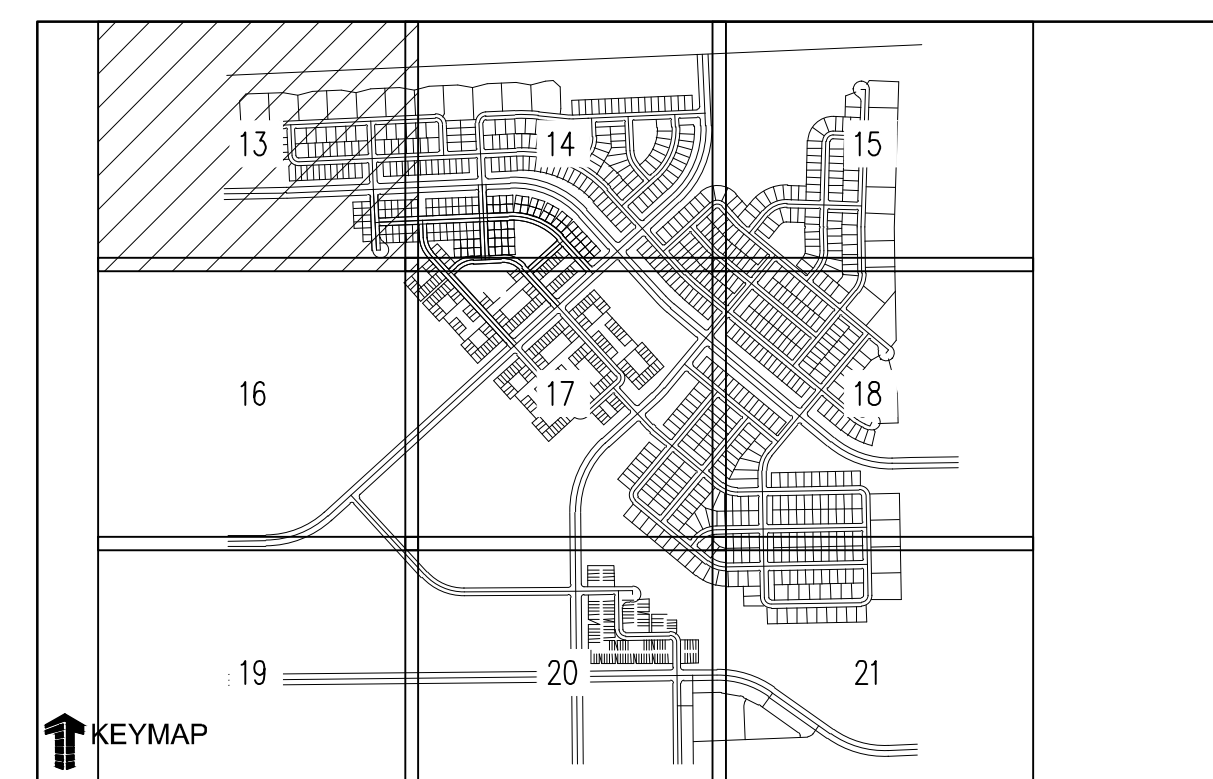
[illegible]

Project No:	HFH0000021
Drawn By:	MCK
Checked By:	JEP
Date:	08.24.2021

MASTER UTILITY PLAN

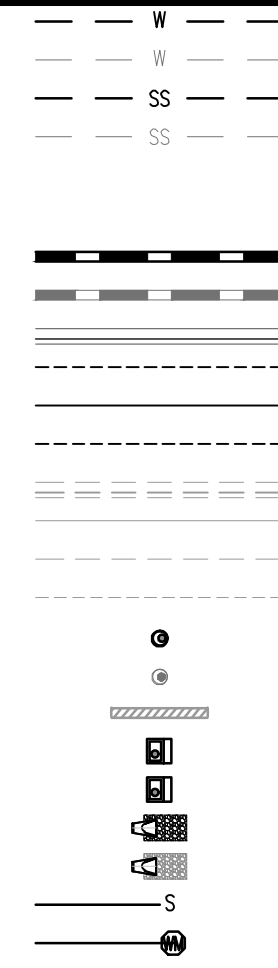
13

SHEET 13 OF 22

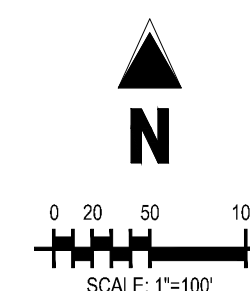


LEGEND:

EXISTING WATER MAIN
 EXISTING WATER MAIN
 PROPOSED SANITARY SEWER
 EXISTING SANITARY SEWER
 PROPOSED FIRE HYDRANT
 EXISTING FIRE HYDRANT
 PROPOSED STORM DRAIN
 EXISTING STORM DRAIN
 PROPOSED CURB AND GUTTER
 PROPOSED RIGHT-OF-WAY
 PROPOSED LOTLINE
 EASEMENT LINE
 FUTURE CURB AND GUTTER
 FUTURE RIGHT-OF-WAY
 FUTURE LOTLINE
 FUTURE EASEMENT LINE
 PROPOSED MANHOLE
 EXISTING MANHOLE
 PROPOSED WATER LOWERING
 PROPOSED STORM INLET
 EXISTING STORM INLET
 PROPOSED FES AND RIP RAP
 EXISTING FES AND RIP RAP
 PROPOSED SEWER SERVICE
 PROPOSED WATER SERVICE



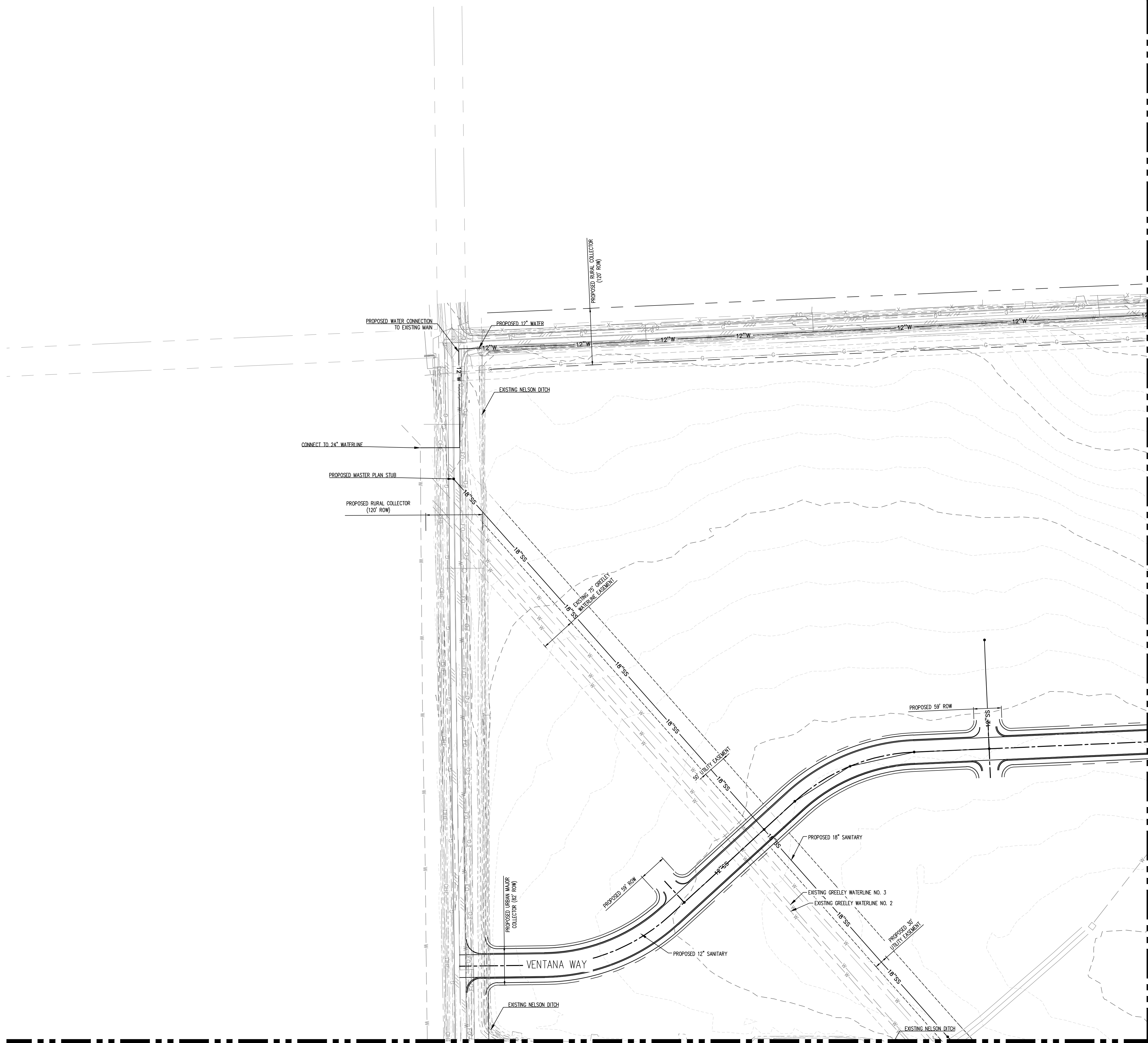
MATCHLINE-SEE SHEET 14



CALL UTILITY NOTIFICATION CENTER OF



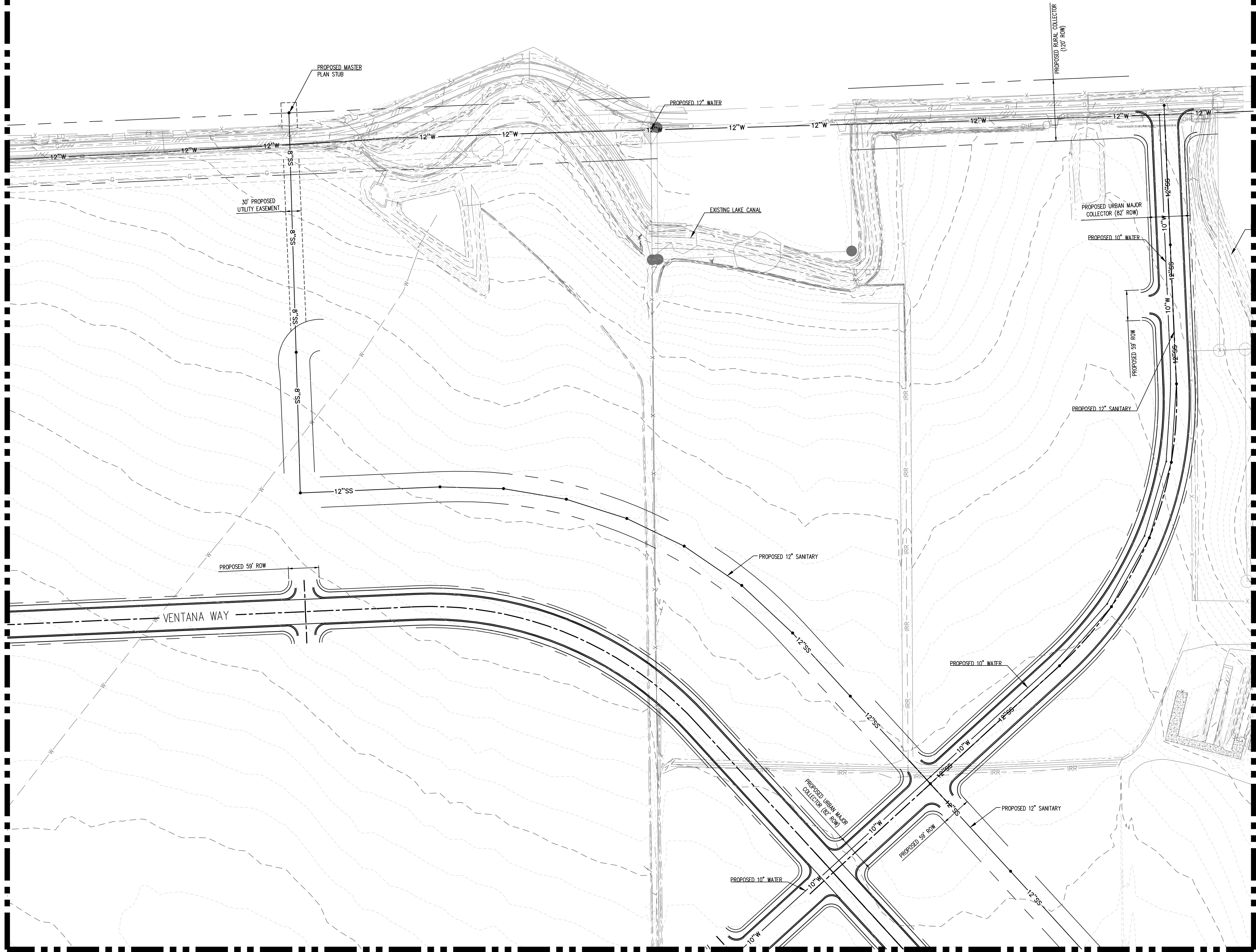
Know what's below.
Call before you dig.



MATCHLINE-SEE SHEET 16

\\nas01\projects\2020\TACINCALA SUBDIVISION (AKA PRAIRIE SONG)\MASTER PLAN\DWG\TACINCALA SUBDIVISION (AKA PRAIRIE SONG) MASTER PLAN.DWG - 02/24/2021

MATCHLINE-SEE SHEET 13

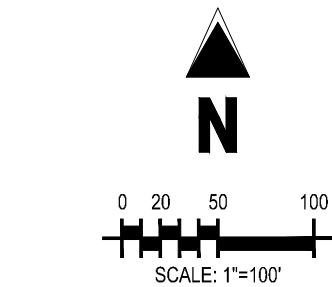
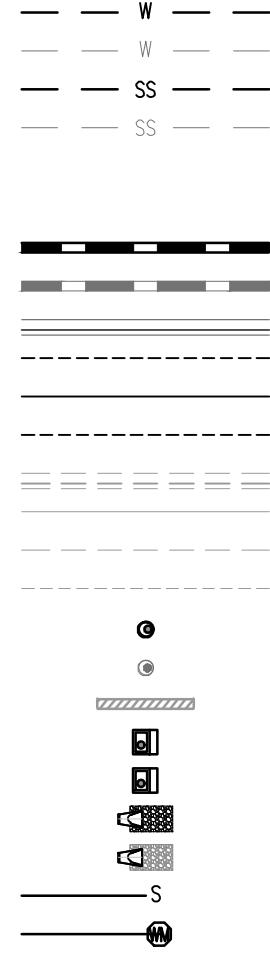


MATCHLINE-SEE SHEET 17

MATCHLINE-SEE SHEET 15

LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE



CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayUS.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



TACINCALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

WINDSOR, CO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			

Project No: HFH000021
Drawn By: MCK
Checked By: JEP
Date: 08.24.2021

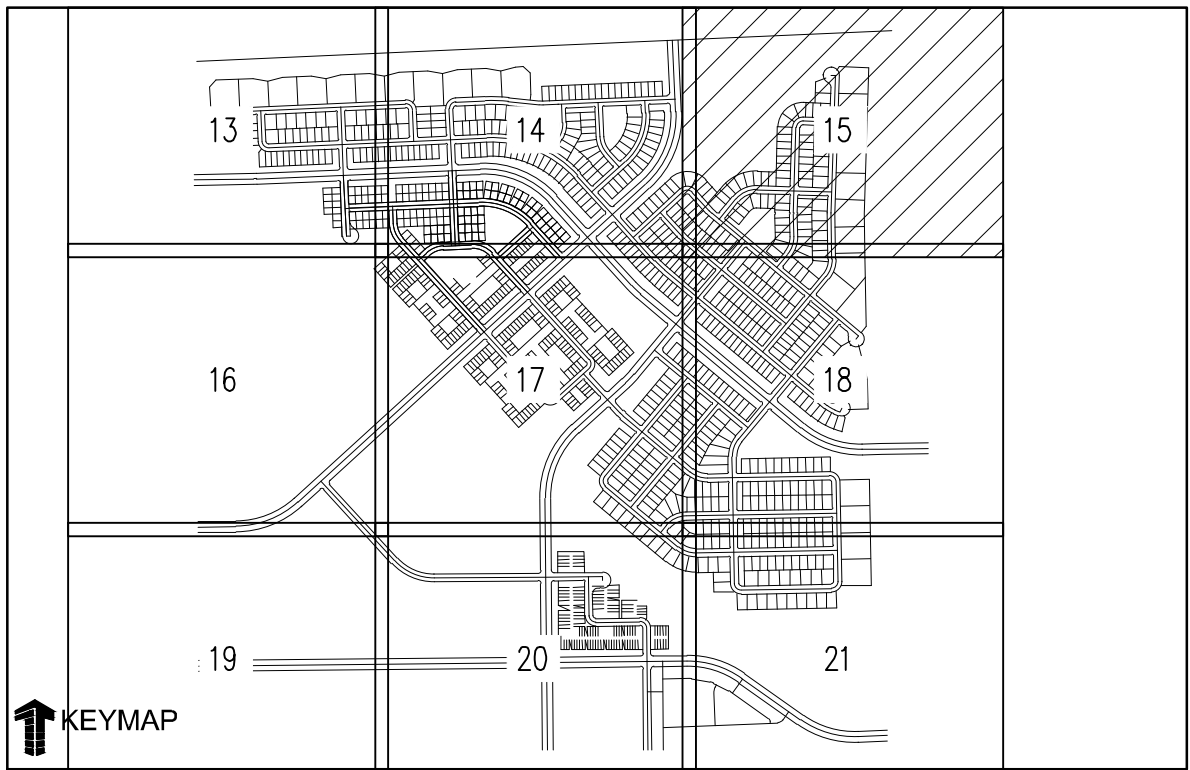
MASTER UTILITY PLAN

14

SHEET 14 OF 22

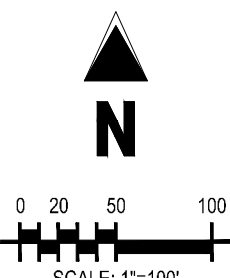
MATCHLINE-SEE SHEET 14

MATCHLINE-SEE SHEET 18



LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE



Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



TACINCALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

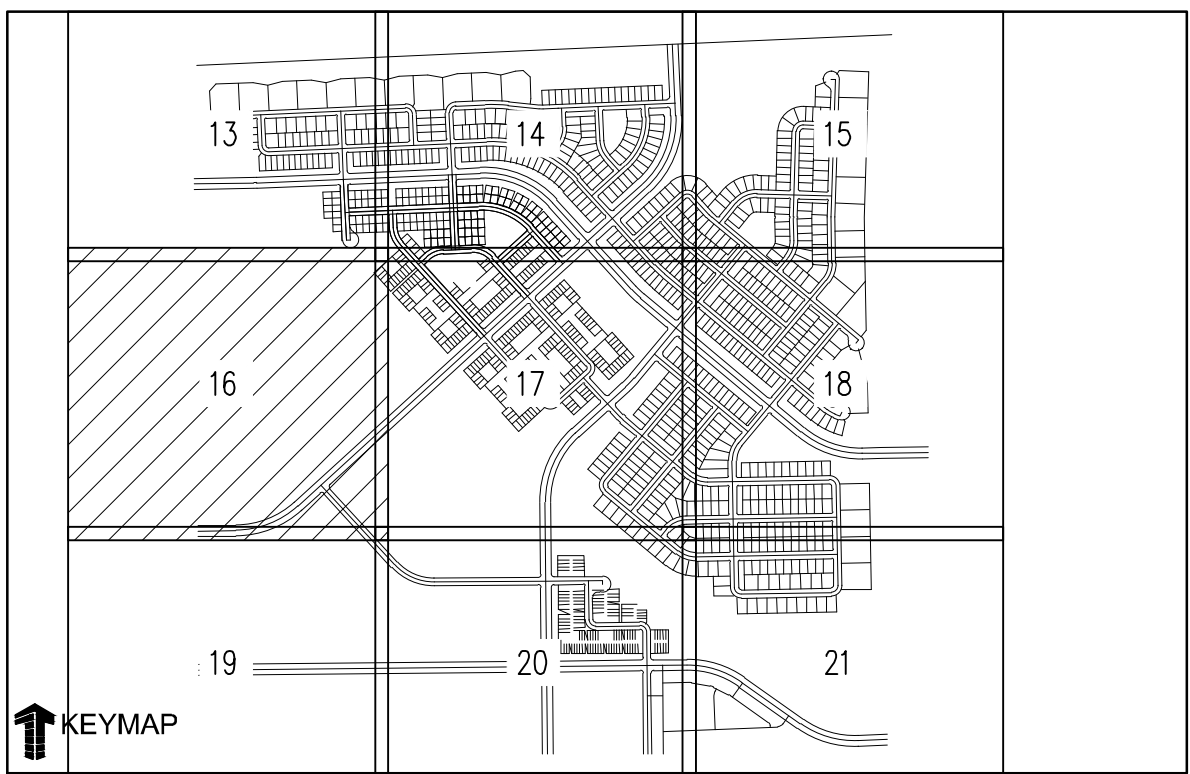
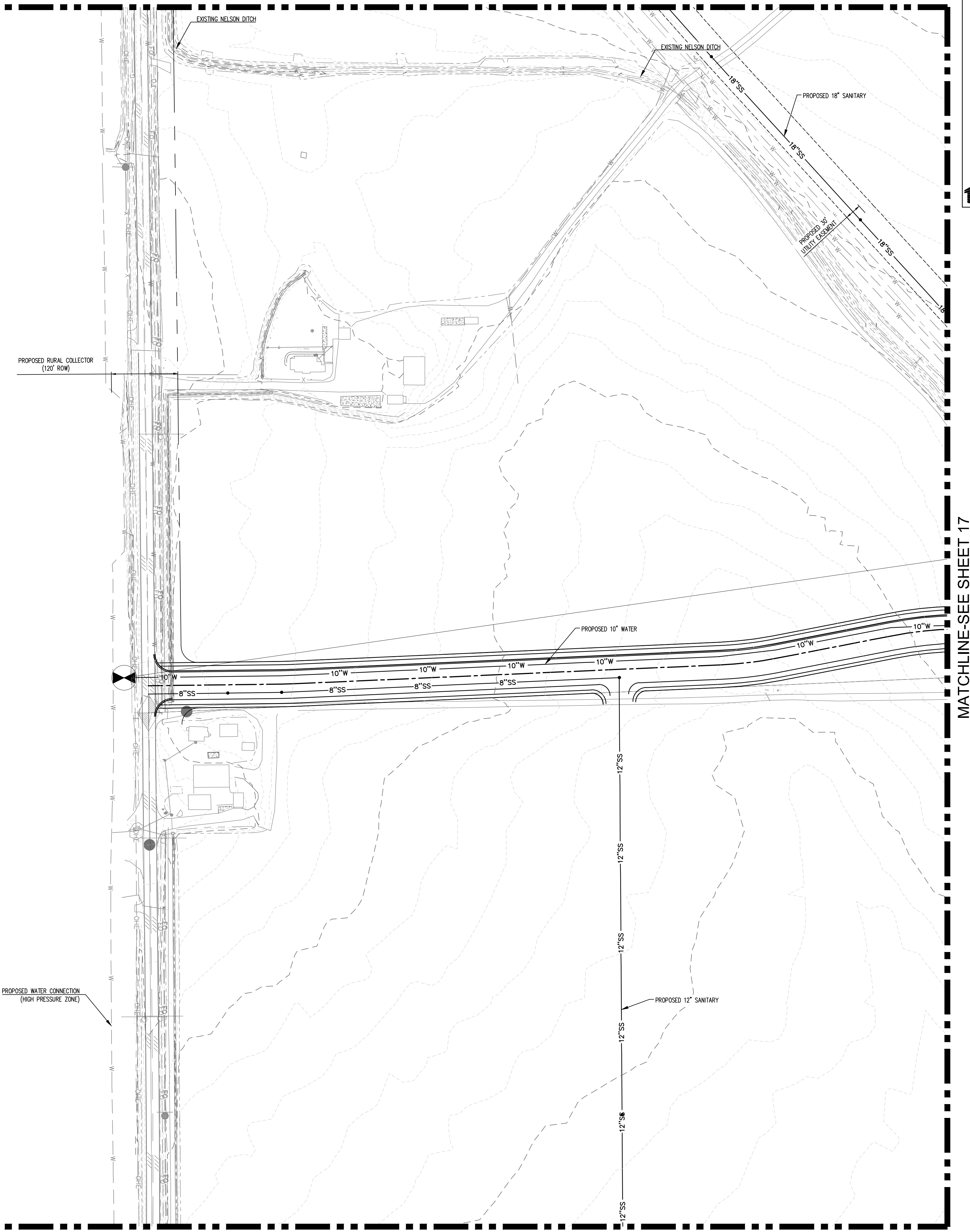
WINDSOR, CO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			

Project No: HFH000021
Drawn By: MCK
Checked By: JEP
Date: 08.24.2021

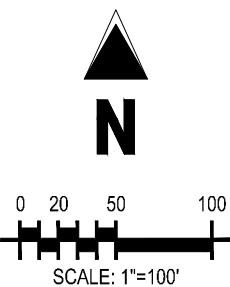
MASTER UTILITY PLAN

MATCHLINE-SEE SHEET 13



LEGEND:

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOTLINE
- EASEMENT LINE
- FUTURE CURB AND GUTTER
- FUTURE RIGHT-OF-WAY
- FUTURE LOTLINE
- FUTURE EASEMENT LINE
- PROPOSED MANHOLE
- EXISTING MANHOLE
- PROPOSED WATER LOWERING
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED FES AND RIP RAP
- EXISTING FES AND RIP RAP
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE



CALL UTILITY NOTIFICATION CENTER OF
COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayus.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



TACINCALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

WINDSOR, CO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			

Project No: HFH0000021
Drawn By: MCK
Checked By: JEP
Date: 08.24.2021
MASTER UTILITY PLAN

16

SHEET 16 OF 22



TACINCALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

WINDSOR, CO

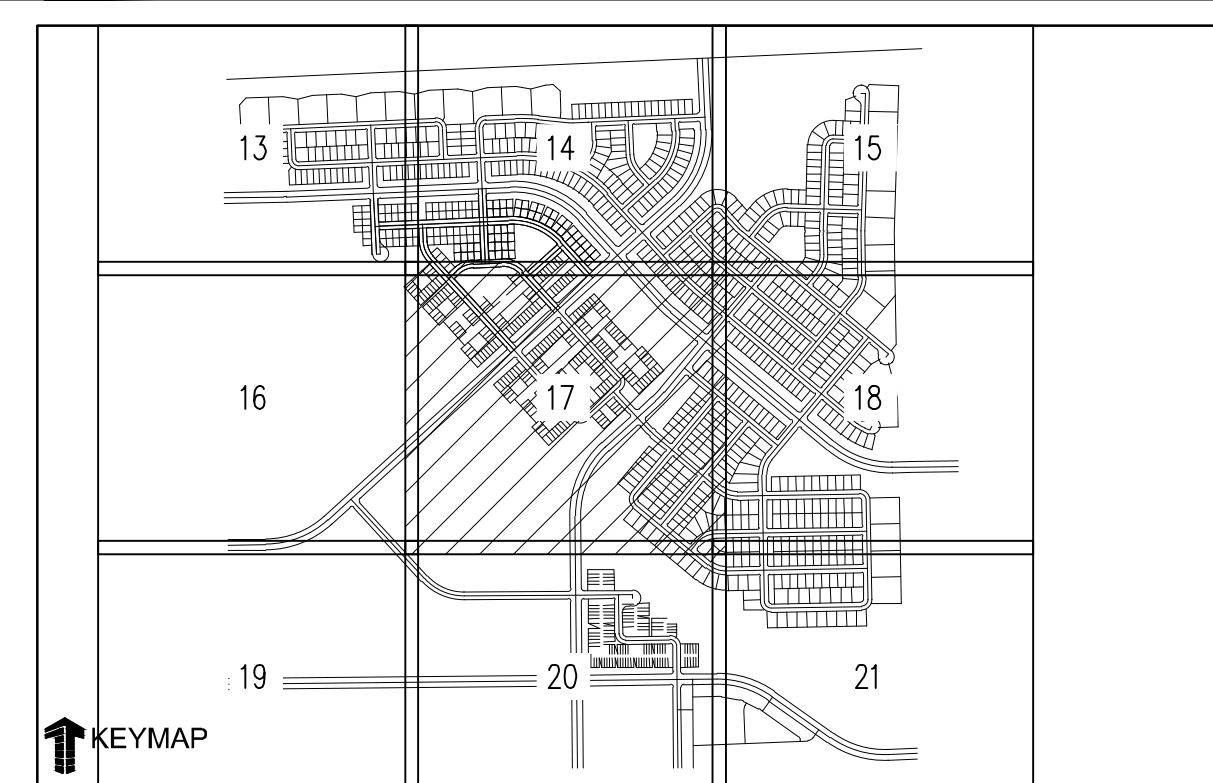
[illegible]

Project No:	HFH0000021
Drawn By:	MCK
Checked By:	JEP
Date:	08.24.2021

MASTER UTILITY PLAN

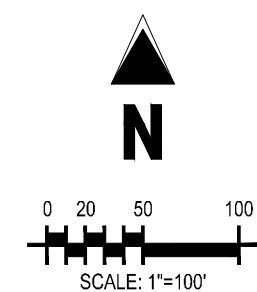
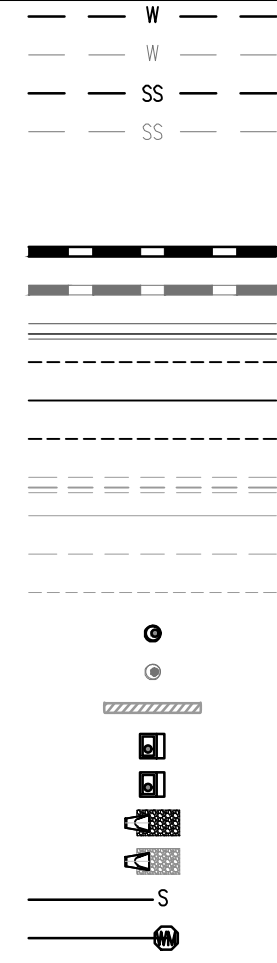
17

SHEET 17 OF 22



LEGEND:

PROPOSED WATER MAIN
EXISTING WATER MAIN
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED CURB AND GUTTER
PROPOSED RIGHT-OF-WAY
PROPOSED LOTLINE
EASEMENT LINE
FUTURE CURB AND GUTTER
FUTURE RIGHT-OF-WAY
FUTURE LOTLINE
FUTURE EASEMENT LINE
PROPOSED MANHOLE
EXISTING MANHOLE
PROPOSED WATER LOWERING
PROPOSED STORM INLET
EXISTING STORM INLET
PROPOSED FEES AND RIP RAP
EXISTING FEES AND RIP RAP
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE



CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

MATCHLINE-SEE SHEET 14

MATCHLINE-SEE SHEET 16

MATCHLINE-SEE SHEET 18

MATCHLINE-SEE SHEET 20



TACINICALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

WINDSOR, CO

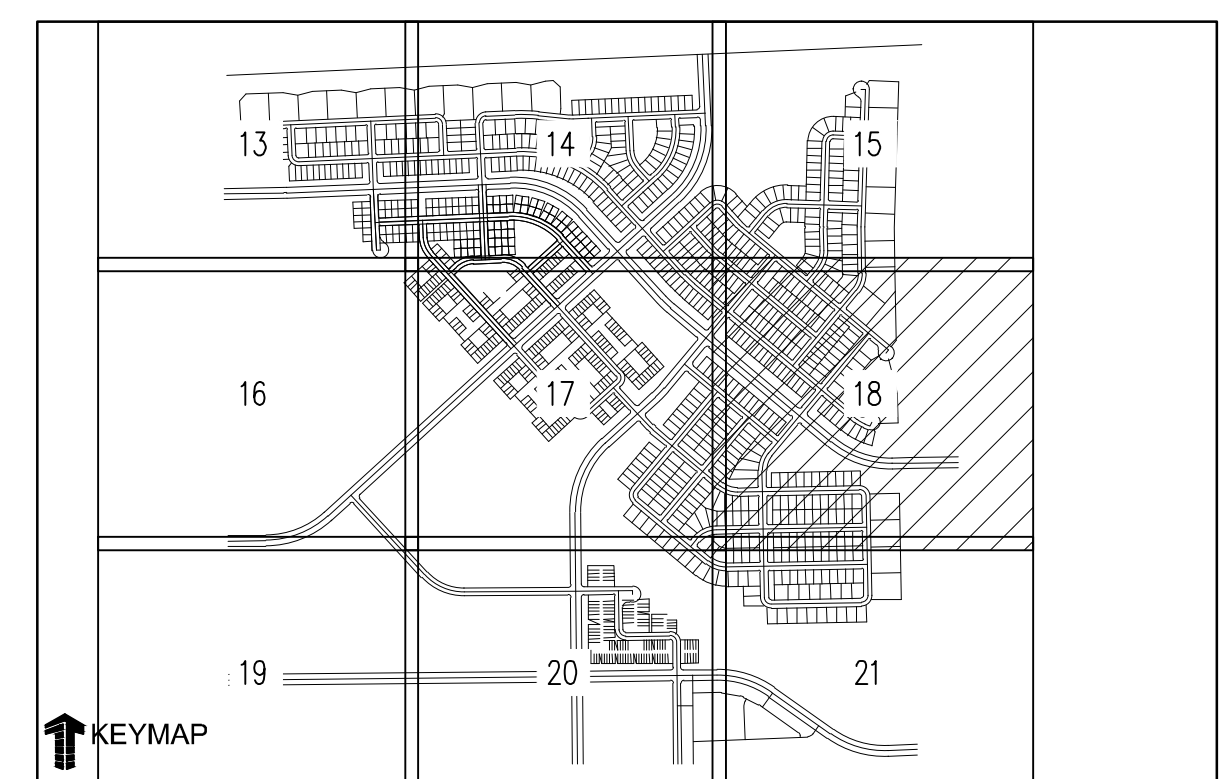
[illegible]

Project No:	HFH0000021
Drawn By:	MCK
Checked By:	JEP
Date:	08.24.2021

MASTER UTILITY PLAN

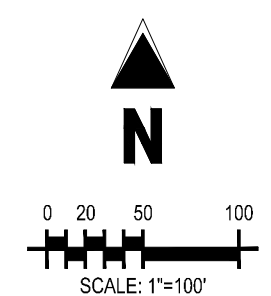
18

SHEET 18 OF 22



LEGEND:

- EXPOSED WATER MAIN
 EXISTING WATER MAIN
 EXPOSED SANITARY SEWER
 EXISTING SANITARY SEWER
 PROPOSED FIRE HYDRANT
 EXISTING FIRE HYDRANT
 PROPOSED STORM DRAIN
 EXISTING STORM DRAIN
 PROPOSED CURB AND GUTTER
 EXPOSED RIGHT-OF-WAY
 PROPOSED LOTLINE
 EASEMENT LOTLINE
 FUTURE CURB AND GUTTER
 FUTURE RIGHT-OF-WAY
 FUTURE LOTLINE
 FUTURE EASEMENT LINE
 PROPOSED MANHOLE
 EXISTING MANHOLE
 PROPOSED WATER LOWERING
 PROPOSED STORM INLET
 EXISTING STORM INLET
 PROPOSED FEES AND RIP RAP
 EXISTING FEES AND RIP RAP
 PROPOSED SEWER SERVICE
 PROPOSED WATER SERVICE



CALL UTILITY NOTIFICATION CENTER OF
COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

MATCHLINE-SEE SHEET 15

MATCHLINE-SEE SHEET 21

MATCHLINE-SEE SHEET 17

©Harford Herries/CO Whissey NIHQ1 - Praline Song/Project File/DCIM5-CO/DCIM/NHQ1 - CA 0 - 4 - Proposed URB/AvG - Matthew Kascich - 5/23/2022



TACINCALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

WINDSOR, CO

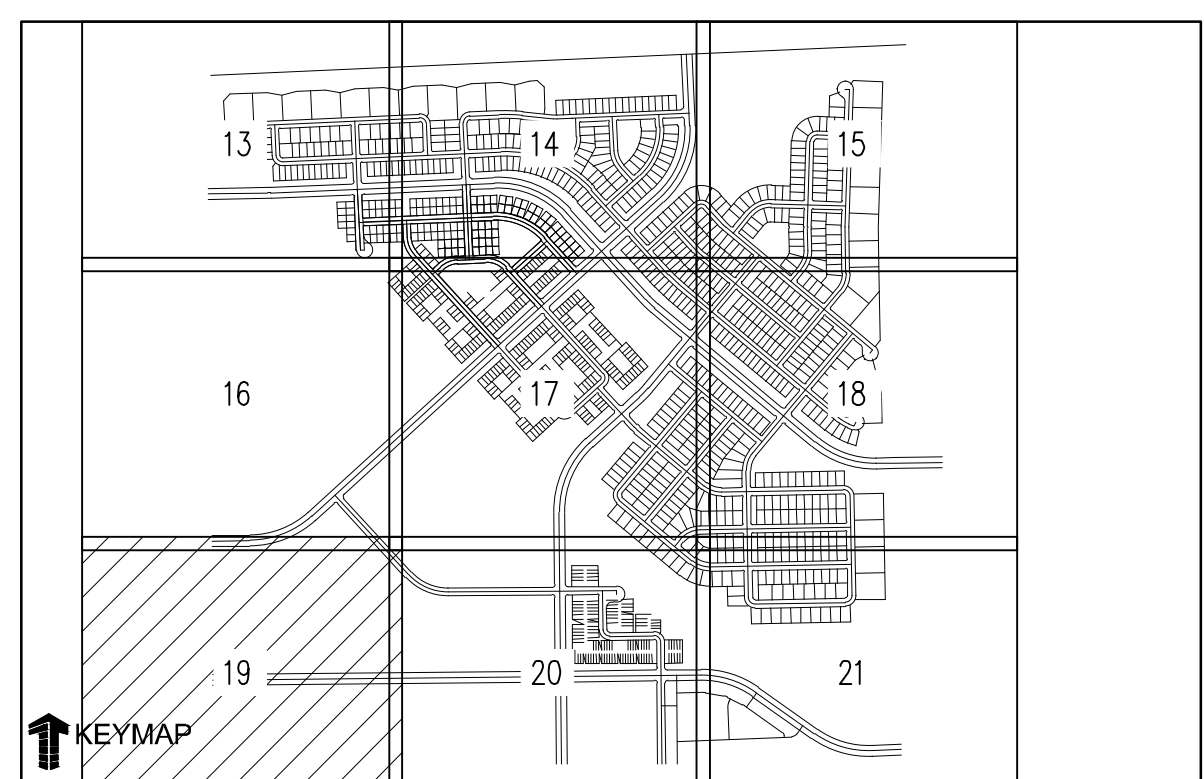
[illegible]

Project No:	HFH0000021
Drawn By:	MCK
Checked By:	JEP
Date:	08.24.2021

MASTER UTILITY PLAN

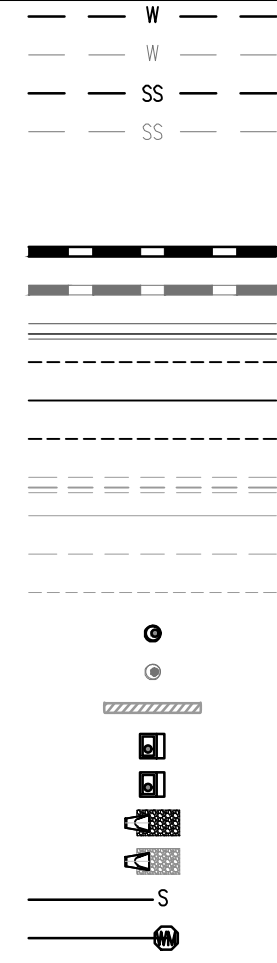
19

SHEET 19 OF 22

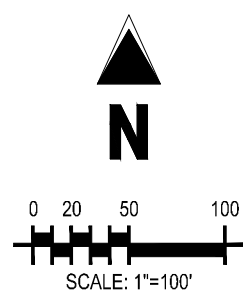


LEGEND:

PROPOSED WATER MAIN
EXISTING WATER MAIN
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED CURB AND GUTTER
PROPOSED RIGHT-OF-WAY
PROPOSED LOTLINE
EASEMENT LINE
FUTURE CURB AND GUTTER
FUTURE RIGHT-OF-WAY
FUTURE LOTLINE
FUTURE EASEMENT LINE
PROPOSED MANHOLE
EXISTING MANHOLE
PROPOSED WATER LOWERING
PROPOSED STORM INLET
EXISTING STORM INLET
PROPOSED FEES AND RIP RAP
EXISTING FEES AND RIP RAP
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE



MATCHLINE-SEE SHEET 20



CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

MATCHLINE-SEE SHEET 16

LOT B
RECORDED EXEMPTION
0807-8-3-RE 2798
NO ADDRESS
(PARCEL III)

Stanford Herpetology Department - 3180 Lomita Drive - Stanford, CA 94305-5080



TACINCALA SUBDIVISION
(AKA PRAIRIE SONG)
MASTER PLAN

- WINDSOR, CO

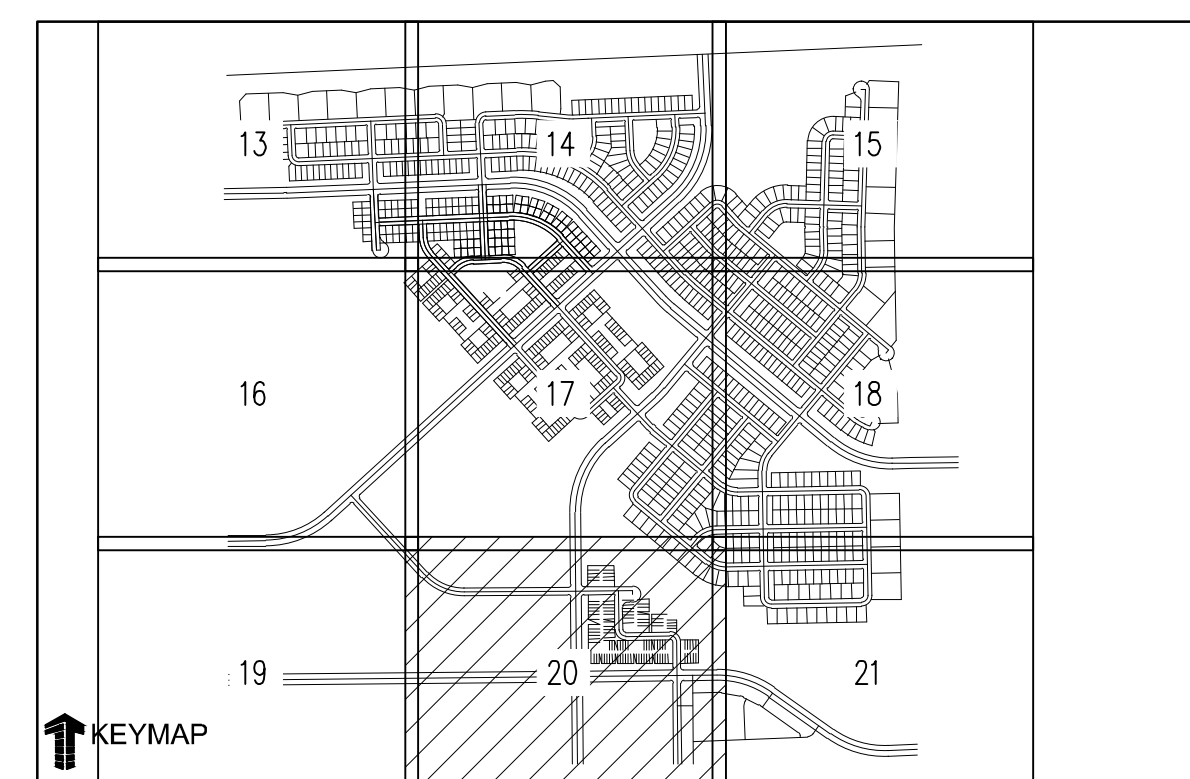
#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

Project No:	HFH0000021
Drawn By:	MCK
Checked By:	JEP
Date:	08.24.2021

MASTER UTILITY PLAN

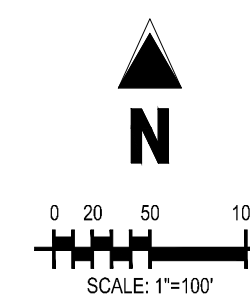
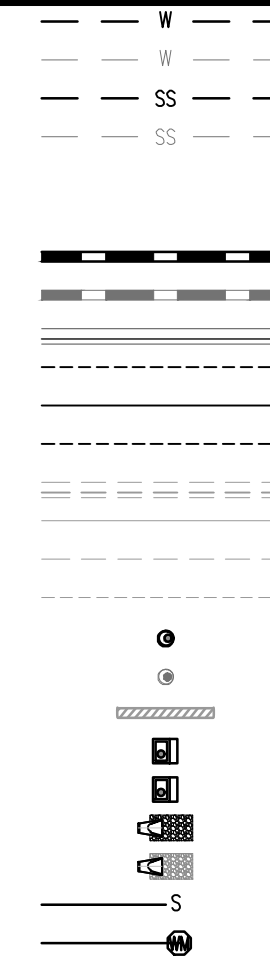
20

SHEET 20 OF 22



LEGEND:

EXISTING WATER MAIN
 PROPOSED WATER MAIN
 PROPOSED SANITARY SEWER
 EXISTING SANITARY SEWER
 PROPOSED FIRE HYDRANT
 EXISTING FIRE HYDRANT
 PROPOSED STORM DRAIN
 EXISTING STORM DRAIN
 PROPOSED CURB AND GUTTER
 PROPOSED RIGHT-OF-WAY
 PROPOSED LOTLINE
 EASEMENT LINE
 FUTURE CURB AND GUTTER
 FUTURE RIGHT-OF-WAY
 FUTURE LOTLINE
 FUTURE EASEMENT LINE
 PROPOSED MANHOLE
 EXISTING MANHOLE
 PROPOSED WATER LOWERING
 PROPOSED STORM INLET
 EXISTING STORM INLET
 PROPOSED FES AND RIP RAP
 EXISTING FES AND RIP RAP
 PROPOSED SEWER SERVICE
 PROPOSED WATER SERVICE



CALL UTILITY NOTIFICATION CENTER OF



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

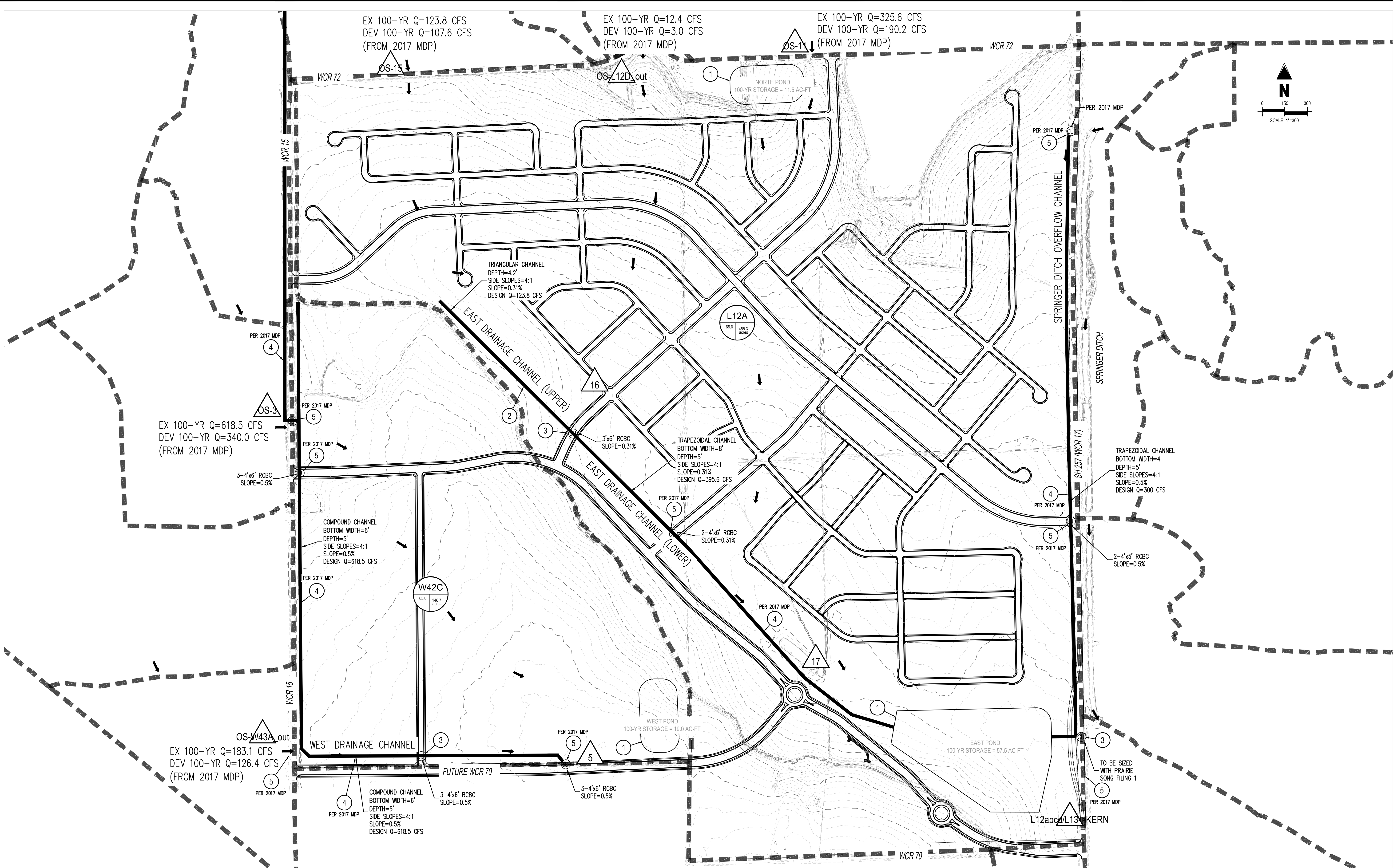
MATCHLINE-SEE SHEET 17

MATCHLINE-SEE SHEET 19

MATCHLINE-SEE SHEET 21

PROPOSED MASTER PLAN STUB

LOT A
SECOND AMENDED
RECORDED EXEMPTION
0807-17-1 RE 526
ADDRESS: 33989 HIGHWAY 257
WELD COUNTY
(PARCEL 1)



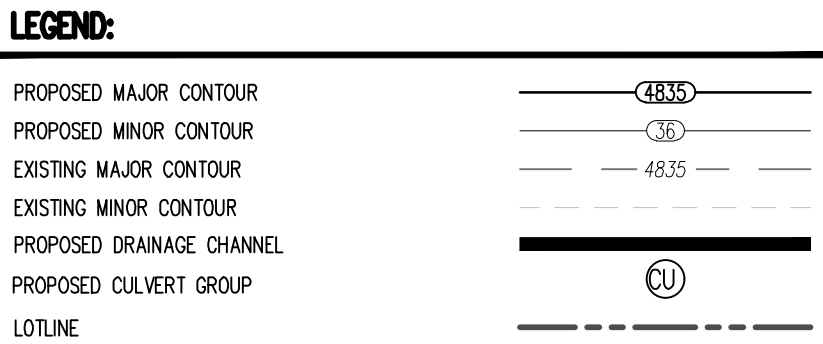
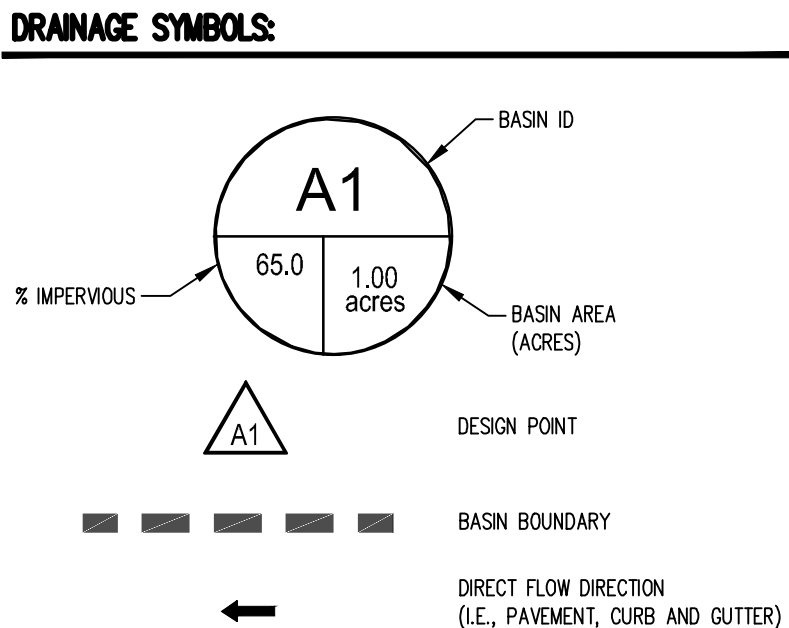
PEAK BASIN RUNOFF SUMMARY TABLE			
BASIN NAME	AREA (Acre)	% IMPERVIOUS	Q100 (cfs)
L12A	455.3	65.0	1123.1
W42C	140.7	65.0	446.3

CULVERT CROSSING TABLE					
DRAINAGE CHANNEL	TYPE	NUMBER OF BARRELS	RISE (ft)	SPAN (ft)	SLOPE (ft/ft)
West Drainage Channel	RCBC	3	4	6	0.005
East Drainage Channel-Lower	RCBC	2	4	6	0.0031
East Drainage Channel-Upper	RCBC	1	3	6	0.0031
Springer Ditch Overflow Channel	RCBC	2	4	5	0.005

DETENTION POND SUMMARY TABLE			
DETENTION POND	STORAGE VOLUME (ac-ft)	100-YEAR DEVELOPED RELEASE RATE	2-YEAR DEVELOPED RELEASE RATE
West Pond	19.0	33.8	8.1
East Pond	57.5	109.3	45.2
North Pond	11.5	77.3	10.1

NODE DISCHARGE SUMMARY TABLE	
NODE ID	Q100 (cfs)
OS-W43A_out	126.4
OS-3	618.5
OS-15	107.6
OS-L12D_out	12.4
OS-11	190.2
5	613.6
L12abcd/L13->KERN	224.7

DRAINAGE NOTES	
1	PROPOSED POND
2	PROPOSED CHANNEL
3	PROPOSED CULVERT
4	2017 MDP CHANNEL
5	2017 MDP CULVERT



CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



TACINCALA SUBDIVISION (AKA PRAIRIE SONG)
HARTFORD HOMES
MASTER PLAN
WINDSOR, CO

#	Date	Issue / Description	Init.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No: HPH000021
Drawn By: PMO
Checked By: SA
Date: 03.15.2022

**DEVELOPED
CONDITION**

**SITE MASTER
DRAINAGE PLAN**

SHEET 22 OF 22



MEMORANDUM

Date: June 1, 2022
To: Mayor and Town Board
From: Carlin Malone, Chief Planner
Re: Recommendation to Town Board - Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
Item #: C.4.

Background / Discussion:

Please refer to Item C.3 memorandum and Item C.1 attachments: Tacincala Rezone/PUD & Master Plan Project Narrative and Tacincala Rezone/PUD & Master Plan Presentation.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

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

CC:

Attachments: