PLANNING COMMISSION REGULAR MEETING

Town Board Chambers April 7, 2021 - 6:00 PM
Virtual Meeting Only. Join this meeting online:
https://windsorgov.zoom.us/j/92430917355 Or by phone: (877) 853 5247 US Toll-free / (888) 788 0099 US Toll-free Meeting ID: 924 3091 7355

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.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be Heard

   Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up by contacting the Planning Department by email Planning@windsorgov.com before 5:00p.m. the day of the meeting. Written comments are also welcome and should be given to the Planning Department prior to the start of the meeting.

   Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared. When you are recognized, unmute yourself, state your name and address then speak to the Planning Commission. Individuals will be limited to three (3) minutes.

B. CONSENT CALENDAR

1. Minutes of the March 17, 2021 Planning Commission Meeting -TConway

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Raindance Subdivision 15th Filing - David Nelson/ Martin Lind, owner/applicants, and Tom Siegel, applicant's representative
   - Quasi-judicial
   - David Eisenbraun, Senior Planner
2. Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 15th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative
   - Qusai-judicial
   - David Eisenbraun
3. Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 16th Filing - David Nelson/Martin Lind, owner/applicants, and Tom Siegel, applicant's representative
   - Quasi-judicial
   - David Eisenbraun
4. Recommendation to Approve - Preliminary Major Subdivision - Raindance Subdivision 16th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative
   - Quasi-judicial
   - David Eisenbraun

D. COMMUNICATIONS

- Communications from Planning Commission
- Communications from Town Board Liaison
- Communications from Staff

E. ADJOURN

MEMORANDUM

Date: April 7, 2021
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- 03.17.21 Planning Commission Minutes

PLANNING COMMISSION
REGULAR MEETING
March 17, 2021 // 6:00 p.m. // Virtual Meetings Until Further Notice

NOTE: This meeting was held virtually

MINUTES

A. CALL TO ORDER
Chairman Schick called the regular meeting of the Planning Commission to order at 6:00 p.m.

1. Roll Call
The following Planning Commission Members were present:

Chairman Gale Schick
Vice-Chair Jerry Bushelman
Doug Dennison
Kelly Hall
Cindy Scheuerman
Roger Colonnese
Jose Valdes

Absent: Eric Bernhardt
Timothy Reddick

Also present: Barry Wilson, Town Board Liaison
Carlin Malone, Chief Planner
David Eisenbraun, Senior Planner
Paul Hornbeck, Senior Planner
Scott Ballstadt, Planning Director
Doug Roth, Civil Engineer
McKenzie Paine, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk
Les Kaplan, The Kaplan Company
Stephanie Thomas
Garrett Scallon, Water Valley Land CO
Tom Siegel, Applicants Rep, Water Valley
Matt Delich, Delich Associates
Kristen Turner, TB Group
Melanie Foslien, Northern Engineering

2. Motion to move Board Action item C.2 Recommendation to Town Board - Final Site Plan – The Ridge at Harmony Road to item C.4. Move up item C.3 Public Hearing – Final Major Subdivision – The Ridge at Harmony to item C.2. Moving C.4 Recommendation to Town Board - Final Major Subdivision – The Ridge at Harmony to item C.3

Ms. Scheuerman moved to approve the agenda change; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese

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.

DRAFT

Abstained - Valdes
Nays – None
Motion passed.

3. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission

Mr. Dennison moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese
Abstained - Valdes
Nays – None
Motion passed.

4. Public Invited to be heard
Chairman Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR*

1. Approval of minutes of February 17, 2021 Planning Commission Meeting

Ms. Scheuerman moved to approve the minutes of the meeting of February 17, 2021; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese, Valdes
Nays – None
Motion passed.

C. BOARD ACTION

1. Preliminary Major Subdivision – Raindance Subdivision 15th Filing – David Nelson/Martin Lind, owners/applicants; Tom Siegel, applicants' representative.

Chairman Schick opened the public hearing.

Mr. Wilson stated, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as nonvoting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Per Mr. Eisenbraun the applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as Raindance Subdivision Fifteenth Filing. The subdivision encompasses approximately 81 acres and is zoned Planned Unit Development (PUD) and is designated for single family residential.

The site vicinity map is divided into North, and South lots all contained in the Raindance PUD. An overall context of the Raindance subdivision, 2088 lots plotted and approved. Under review in the unit analysis are 2511 lots, with an

approved PUD of 2792 lots. Projects currently under review total 423 lots, including this preliminary major subdivision.

Preliminary Plat characteristics:
- 81 total acres
- 285 detached single-family homes
- Density: 3.5 du/ac
- Total open space including drainage: ~ 9.6 acres (12%)
- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping
- Parks: Two small pocket parks, for additional amenities, however, the overall park requirement is not applicable due to location proximity of Raindance Community Park (owned and maintained by metropolitan district).

Preliminary Plat North:
- 35 total acres
- 122 – 60', 70', and Custom single-family residential lots
- Includes a .22-acre park in Tract H

Preliminary Plat South:
- 46 total acres
- 163 – 50', and Custom single-family residential lots
- Includes a .63-acre park in Tract K

The purposes of the major subdivision are to divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

As required with a preliminary subdivision submittal, the applicant held a neighborhood meeting on February 11, 2021 in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There were no attendees and no public comments have been received to date by the planning staff or the applicant.

A neighborhood meeting was held on February 11, 2021, and notifications were as follows:
- January 20, 2021 – affidavit of mailing to property owners within 300 feet
- January 22, 2021 and March 27, 2021 – display ad published in the Greeley Tribune and Windsor Beacon newspapers respectively.

Notification of the Planning Commission public meeting for a preliminary major subdivision is not a requirement as this was submitted under the old code.

Financial Impact:
None

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

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

Chapter 5b – Growth Framework
Goal: Maintain the character if the community while accommodating future growth that is fiscally and environmentally responsible.

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

Chapter 5c – Residential Areas Framework
Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

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

Recommendation:
Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Mr. Valdes asked Mr. Eisenbraun about additional need for water, power, or sewer services for this area.

Mr. Eisenbraun commented the Town is not a power provider, and there isn't an addition of sub or power stations. There have been discussions surrounding the need for a water tower in the Raindance PUD area servicing the community at large.

Ms. Scheuerman asked Mr. Eisenbraun about the project falling under the old code with a public hearing being held at the final subdivision.

Mr. Eisenbraun responded; Yes, the public hearing will be held at final subdivision.

Ms. Scheuerman asked Mr. Eisenbraun about the public comment from the neighborhood public hearing.

Mr. Eisenbraun stated there were no attendees.

Ms. Scheuerman moved to approve the Preliminary Major Subdivision – Raindance Subdivision 15th Filing with the conditions presented by staff; Mr. Valdes seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese, Valdes
Nays – None
Motion passed.

2. <u>Public Hearing – Final Major Subdivision – The Ridge at Harmony Road Subdivision 5th Filing – Jeff Mark, The Landhuis Company, applicant Kristen Turner, TB Group, applicant's representative.</u>

Chairman Schick opened the public hearing.

Per Mr. Hornbeck the applicant Jeff Mark of the Landhuis Company, represented by Ms. Kristin Turner of the TB Group, has submitted an application for a final

major subdivision plat and a final site plan for The Ridge at Harmony Road Subdivision 5th Filing. The subdivision encompasses approximately 16.5 acres and is zoned Residential Mixed Use (RMU). The property is located North of Harmony Road, and West of Duncroft Drive.

Development characteristics:

- 16.5 total acres
- 103 townhome lots/units in 21 buildings
- Two tracts (4.7 acres) for future commercial development
- Water Service: North Weld County Water District
- Sewer Service: Boxelder Sanitation District
- Privately owned & maintained internal road network
- Parking: 423 spaces (2 garage spaces and 2 driveway spaces per unit and 11 off-street spaces)
- Parks: 2 small green spaces combined with seating, BBQ area, and playground.

Building Characteristics:

- 8 four-unit buildings, 10 five-unit buildings, 3 seven-unit buildings
- Two story buildings
- Building materials: synthetic stone, 6” exposed lap siding, 8” vertical siding, vertical batten siding, and asphalt shingles

Vehicular Access is provided by street connections to Duncroft Drive and Rycroft Drive, which connect to Harmony Road and Latham Parkway/ WCR 13, respectively. A traffic memo, prepared by the applicant’s traffic engineer, indicates the proposed townhomes and future commercial development will generate 1,106 daily trips, with 90 morning peak hour trips and 100 afternoon peak trips. This trip generation is considerably less than originally anticipated when the traffic study for The Ridge at Harmony Road was prepared. No offsite transportation improvements are proposed with the development.

In addition to connections to surrounding sidewalks, bike and pedestrian access are provided with connections to the Town-maintained Harmony Road trail to the south and to the north-south trail through the neighborhood immediately to the west.

The site is located approximately ¼ mile south of the planned Town park site at The Ridge at Harmony Road. Two small privately maintained green spaces with playground and barbeque amenities for residents are proposed within the development

The applicant held a neighborhood meeting on July 7, 2020. The meeting was held digitally via the Zoom platform due to the ongoing pandemic. A summary of the meeting is attached.

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

Chapter 5b – Growth Framework
Goal: Maintain the character if the community while accommodating future growth that is fiscally and environmentally responsible.

Chapter 5c – Residential Areas Framework
Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

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

Public Notification
Neighborhood Meeting (July 7, 2020):
- June 16, 2020 – notice sent to property owners within 300 feet
- June 19, 2020 – display ad published in newspaper

Public Hearings
- March 1, 2021 – notice sent to property owners within 300 feet
- March 2, 2021 – sign posted on property
- March 5, 2021 – legal ad published in newspaper

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

Ms. Hall asked Ms. Turner about any irrigation ditches needing to be relocated.
Ms. Turner stated no irrigation ditches will need to be relocated.

Ms. Hall asked Mr. Hornbeck about the oil and gas located to the left of the project.
Mr. Hornbeck commented that's part of the previous filing at The Ridge at Harmony Road. There's a window of surface area the land owner has provided for the mineral owner for future use if desired.

Mr. Valdes asked Ms. Turner about the easement between the houses, and the concrete trail.
Ms. Turner commented that distance is estimated between 100' – 200' feet on the easement South of the property that cannot be developed.

Mr. Valdes asked Mr. Hornbeck about Rycroft Drive, and what will be developed North of the Townhomes.
Mr. Hornbeck commented there are existing single-family residential homes in that area.

Chairman Schick opened the meeting up for public comment to which there was none.

Mr. Dennison moved to close the public hearing; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese, Valdes
Nays – None
Motion passed.

3. <u>Recommendation to Town Board – Final Major Subdivision – The Ridge at Harmony Road Subdivision 5th Filing – Jeff Mark, The Landhuis Company, applicant Kristen Turner, TB Group, applicant's representative.</u>

Chairman Schick asked Mr. Hornbeck whether he had anything additional.

Mr. Hornbeck stated; nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none

Ms. Scheuerman moved to forward a recommendation of approval to Town Board for Final Major Subdivision – The Ridge at Harmony Road Subdivision 5th Filing as presented; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese, Valdes
Nays – None
Motion passed.

4. Recommendation to Town Board – Final Site Plan – The Ridge at Harmony Road Subdivision 5th Filing – Jeff Mark, The Landhuis Company, applicant Kristen Turner, TB Group, applicant's representative.

Per Mr. Hornbeck the site plan has been reviewed in accordance with Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the site plan process, including:

The purposes of the site plan procedure is to:

- Develop land as a unit development
- Develop land zoned for multi-family, commercial or industrial uses

The site is zoned Residential Mixed Use (RMU); the property is located North of Harmony Road, and West of Duncroft Drive.

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

Mr. Valdes asked Mr. Hornbeck about the public comment from the neighborhood public hearing.

Mr. Hornbeck commented he could not characterize the public comment as negative or positive, but a general number of questions about the development proposal.

Ms. Scheuerman moved to forward a recommendation of approval to Town Board for Final Site Plan – The Ridge at Harmony Road Subdivision 5th Filing as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese, Valdes
Nays – None
Motion passed.

5. Public Hearing – Rezone – Hoehne Subdivision 1st Filing, Block 2, Tract B – Cindy Hoehne, Property Owner/Co-Applicant and Les Kaplan, Co-Applicant.

Chairman Schick opened the public hearing.

Per Ms. Malone, the applicants Cindy Hoehne and Les Kaplan, represented by Melanie Foslien of Northern Engineering, have submitted a rezoning application to rezone 4.36 acres from GC (General Commercial) to RMU (RMU-1) (Residential Mixed Use) Zone District. The proposed rezoning is located west of and adjacent to 15th Street, south of and adjacent to Westwood Drive, and north of Walnut Street and Westwood Village Park. The subject rezoning plat includes a 3.79- acre parcel plus adjacent right-of-way to the centerline of 15th Street and centerline of Westwood Drive.

Per Ms. Malone, the application was received prior to the land use code update and clarified that any references to "RMU Zone District" in the public notifications and elsewhere are the same as the new name for this zone district, "RMU-1."

The property is currently agricultural with one single-family residence and is surrounded by the following zoning and land uses:
North: GC (General Commercial); Safeway shopping center (Hoehne Subdivision 1st Filing)
South: SF-1 (Residential, Single-family); Westwood Village Park and single-family residential (Westwood Village Subdivision 2nd Filing)
East: SF-1 (Residential, Single-family); single family residential (Westwood Village Subdivision)
Northeast: GC; Medical Facilities and Assisted Living – Columbine Health (Westwood Village Subdivision 5th Filing)
West: RMU-1 (Residential Mixed Use); agriculture (Hoehne Subdivision 1st Filing)

The property was zoned commercial at the time the Safeway shopping center was rezoned. The subject parcel has remained agriculture/undeveloped since this time. The property owner has petitioned to rezone the property to residential because there has been little interest for commercial development on the subject property due to the location behind the commercial center and rezoning to residential would tie into the existing residential development (east and south) and residentially zoned (to the west). Additionally, the RMU (RMU-1) zone district provides an appropriate transition from single-family residentially zoned property to the south to the GC (General Commercial) zoned property to the north.

The subject rezoning application constitutes an amendment to the Town's Official Zoning District Map. In accordance with Article XXIII of Chapter 16 of the Municipal Code, the rezoning from GC to RMU (RMU-1) is in compliance with the Town's 2016 Comprehensive Plan goals and objectives, as outlined below.

This project has been reviewed by the Town's Economic Development staff, and the Town does support the rezoning of this parcel. It has remained undeveloped since it was annexed several years ago. The property is surrounded by residential continuing the residential use on the same block.

The applicant held a neighborhood meeting on February 2, 2021. There were five attendees and two of the five attendees identified themselves as neighbors. The property recently sold on Friday, March 12th.

Refer to the enclosed meeting summary for topics discussed at the meeting. The main topic was the uses allowed in the GC zoning district as compared to the

proposed RMU (RMU-1) zoning district, and the RMU (RMU-1) zone district allowable building height and density. Other questions were related to future development.

The rezone petition is consistent with the following comprehensive plan goals and objectives:
Chapter 5b – Growth Framework
Goal: Maintain the character if the community while accommodating future growth that is fiscally and environmentally responsible.

Staff comment: The property is located immediately south of a shopping center (Safeway) and further south of the New Windsor Marketplace, southwest of medical offices and assisted living, southeast of medical offices/urgent care (River Valley Crossing Subdivision), financial businesses, auto services, and restaurants; and north of an existing Town park (Westwood Village Park). The property is located within the Westwood Village neighborhood, located west and north of existing single-family residential. Future development within an area already served by utilities and services ("infill") creates less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis. Additionally, the property is located within an area offering alternative forms of transportation such as walking, biking, and transit. The Poudre Express Route has two stops in close proximity to the subject site, a west-bound to Fort Collins stop on the north side of Main Street/SH 392, west of 15th Street, and an east-bound to Greeley stop on the south side of Main Street, also west of 15th Street.

Objective 3: Develop new neighborhoods adjacent to the Town core.
Staff comment: The proposed rezoning is in close proximity to the Town core, being approximately one mile west of downtown and within an established neighborhood.

Chapter 5c – Residential Areas Framework
Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

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

Objectives: 5. Support high density residential development near Downtown, commercial centers, and mixed-use nodes.

Staff comment: The proposed RMU (RMU-1) zoning allows for a mix of residential types. Future development of the property requires a site plan application and an administrative approval. A site plan application for the subject property has not been received at this time. As stated herein, the RMU (RMU-1) zone district offers an appropriate transition between the single-family residential located south of the subject property to the commercial center located to the north.

The applicant held a neighborhood meeting on February 2, 2021, virtually via Zoom. A link to this meeting was included in the mailing to adjacent property owners.

Notifications for this meeting were as follows:

- January 20, 2021- display ad published in papers
- January 15, 2021 – affidavit of mailing to property owners within 300 feet

Public Hearing notifications for the Planning Commission and Town Board meetings were completed in accordance with the Municipal Code as follows:

- February 19, 2021 - applicant mailed letters to surrounding property owners
- February 24, 2021 – development signs posted on property
- February 26, 2021 – public notice published in newspapers
- February 24, 2021 – public hearing notice published to Town website

Per Ms. Malone, HOA board member contacted the Planning Department for additional information to share with the neighborhood, and one resident emailed about the development plans not the rezoning plans itself.

The rezoning complies with the Strategic Plan.

Staff recommends that the Planning Commission forward a recommendation of approval of the rezone petition and ordinance to the Town Board subject to all Planning Commission and staff comments being addressed.

Mr. Kaplan commented the property is anomaly being zoned General Commercial. The adjoining (RMU) property is owned by Mr. Kaplan with plans to unify these two parcels to a larger property for a multi-family parcel.

Mr. Valdes asked Mr. Kaplan about the multi-family project.

Mr. Kaplan commented this parcel will not be a single-family residence.

Mr. Bushelman reported his concern about eroding away all of the general commercial rezoning to residential use parcels.

Ms. Scheuerman commented typically she shares Mr. Bushelman' s concerns eroding away the general commercial to residential use parcels. The location of this site isn't conducive for general commercial, and Ms. Scheuerman supports the rezoning use.

Ms. Scheuerman asked Ms. Malone about the capacity use availability for this parcel being developed as multi-family use.

Ms. Malone stated capacity use concerns will be addressed once a development proposal has been submitted.

Mr. Kaplan commented the sewer for this location will be serviced by the Westwood Village lift station. Mr. Kaplan built the Westwood Village lift station during the development of River Ridge [Subdivision]. At the time the lift station was built with additional capacity for future development, and the Town of Windsor issued something called capacity units. Mr. Kaplan indicated that he owns 90% of the capacity that was originally built, and it would supply over 190 units.

Brian Haring Town of Windsor resident asked Mr. Kaplan what will be developed on the property.

Mr. Kaplan reported that information is not available at this time.

Mr. Dennison moved to close the public hearing; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese, Valdes
Nays – None
Motion passed.

6. Recommendation to Town Board – Rezone – Hoehne Subdivision 1st Filing, Block 2, Tract B – Cindy Hoehne, Property Owner/Co-Applicant and Les Kaplan, Co-Applicant.

Chairman Schick asked Ms. Malone whether she had anything additional.
Ms. Malone stated; nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none

Mr. Dennison moved to forward a recommendation of approval to Town Board for Rezone – Hoehne Subdivision 1st Filing, Block 2, Tract B as presented; Mr. Valdes seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman Colonnese, Valdes
Nays – None
Motion passed.

D. COMMUNICATIONS

1. Communications from the Planning Commission
   - None

2. Communications from the Town Board liaison
   - Mr. Wilson reported the Town Board received updates on the Museum projects primarily the Eaton House, and Homestead Farms. Town Board received updates on the Oil & Gas rules from the Colorado Oil and Gas Conservation Commission (COGCC). On Monday Town Board received an update on the water resources appeal. Town Board did approve the Windshire Subdivision, and the Dish Canisters on the Windsor High School. Economic Development is working with Coram Prosthetics, and working with the DDA we chose a tribe developer to help with the Backlot projects.
3. Communications from the staff
   - Mr. Eisenbraun reported on the Eastman Corridor envision workshop, and a follow-up email that will be coming with comments from almost 500 attendees.
   - Mr. Ballstadt reported we have other topics the Planning Commission would be interested in related to the Eastman Park Corridor, 7th Street project, and the future meetings update.
   - Ms. Conway reported that remote voting affirmations would be sent out to commissioners via Adobe Sign and requested they are returned by the following day.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:04 p.m.

_____

Trisha Conway, Deputy Town Clerk

MEMORANDUM

Date: April 7, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun, Senior Planner
Location: North of New Liberty, East of Covered Bridge Parkway
Re: Public Hearing - Final Major Subdivision - Raindance Subdivision 15th Filing
Item #: C.1.

Background/ Discussion:

The applicant, Mr. Martin Lind, has submitted, on behalf of the owner Mr. David Nelson, a final major subdivision plat known as RainDance Subdivision Fifteenth Filing. The subdivision encompasses approximately 81 acres and is zoned Planned Unit Development (PUD) and is designated for single family residential.

Preliminary Plat characteristics:
• 81 total acres
• 287 detached single-family homes
• Density: 3.5 du/ac
• Total open space including drainage: ~ 9.6 acres (12%)
• Parks: Two small pocket parks, for additional amenities, however, the overall park requirement is not applicable due to location proximity of Raindance Community Park (owned and maintained by metropolitan district).

As required with a final subdivision submittal, the applicant held a neighborhood meeting on February 11, 2021 in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There were no attendees and no public comments have been received to date by the planning staff or the applicant.

The Municipal Code requires a public hearing notification for a final major subdivision. Notifications were provided as follows:
• March 18, 2021 – affidavit of letters mailed to property owners within 300 feet
• March 26, 2021 – legal notice posted on the Town of Windsor website
• March 26, 2021 – development review sign posted on the property
• March 26, 2021 – legal ad published in the paper

Relationship to Strategic Plan:

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

Relationship to Comprehensive Plan
The application is consistent with the following goals and objectives of the Comprehensive Plan:
Chapter 5b – Growth Framework
Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.
Objectives
• 1. Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework
Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.
Objectives
• 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

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

CC:

David Nelson, owner
Martin Lind, applicant

ATTACHMENTS:

Description
- Application Materials
- Staff Presentation

APPLICATION PACKET
LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

- [ ] Annexation
- [ ] Master Plan
- [ ] Rezoning
- [ ] Minor Subdivision
- [ ] Lot Line Adjustment
- [x] Major Subdivision
- [ ] Site Plan

SUBTYPE:

(for Major Subdivisions and Site Plans only)

- [x] Preliminary
- [ ] Final
- [ ] Qualified Commercial/Industrial
- [ ] Administrative

Project Name*: RainDance Filing Fifteen

Legal Description*: Please See Attached

Address/Location*: Covered Bridge Parkway and Cherry Blossom Drive

Existing Zoning: PUD **Proposed Zoning:** PUD

Acres/Square Feet: +/- 81 Acres **Number of Dwelling Units:** 287

3

OWNER:

Name(s)*: David Nelson

Company: Raindance Development LLC

Address*: 540 W. Madison Street, Suite 2500, Chicago, IL 60661

Phone #*: (312) 542-3161 Email*: dnelson@drw.com

APPLICANT *(Owner or Owner's Representative)*:

Name*: Martin Lind

Company: Raindance Development LLC

Address*: 1625 Pelican Lakes Point Windsor, Co 80550

Phone #*: (970) 686-5828 Email*: mlind@watervalley.com

AUTHORIZED REPRESENTATIVE:

Name: Garrett Scallon

Company: Raindance Development LLC

Address: 1625 Pelican Lakes Point Windsor, Co 80550

Phone #: (970) 460-1692 Email: gscallon@watervalley.com

4

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

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

DocuSigned by:

Signature: David Nelson **Date:** December 7, 2020 | 4:39 PM CST

A600D828257A454...

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

Print Name: David Nelson, Vice President

**Required fields*

Revised 12/4/2019

December 15, 2020

David Eisenbraun – Senior Planner
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: RainDance Subdivision Major Preliminary Plat, Filing Fifteen

David Eisenbraun:

On behalf of the applicant, RainDance Development LLC, please find below the narrative for the RainDance Filing Fifteen Major Subdivision Preliminary Plat application. We look forward to working closely with Town Staff through the subdivision plat approval process.

Introduction
The proposed filing consists of two development areas with 285 total single-family residential lots. The development area is located north of New Liberty Road and along the western edge of the future Raindance National Golf Course. Filing Fifteen encompasses approximately 81 acres of the RainDance PUD including approximately 53.7 acres of single family lots, 17.9 acres of right-of-way, and 9.6 acres of open space tracts.

North Lot Area
The proposed north lot area is approximately 35 acres and is east of existing Filing Nine. The north lot area consists of 122 – 60', 70', and Custom single-family residential lots. Filing Fifteen connects to existing Filing Nine roadways Rise Dr and extends roadways Branching Canopy Dr and Abundance Dr via Covered Bridge Parkway. Filing Fifteen north includes a .22 acre park in Tract H.

South Lot Area
The proposed south lot area is approximately 46 acres and is east of existing Filing Eight. Since the October 29th concept application meeting, the two south tracts have been further subdivided also into residential single family lots as shown in this Preliminary Plat application. The proposed south lot area consists of 163 - 50' and Custom single-family residential lots. Road connections to into the south lot area are from New Liberty Road. The road connection to Covered Bridge Parkway has been eliminated and converted to an open space tract with a trail connection. Filing Fifteen south also includes a .63 Acre park in Tract K.

Landscape Amenities,
Filing Fifteen will continue the landscape character representative of the RainDance community. Filing Fifteen continues landscapes streetscapes along New Liberty Road and Covered Bridge Parkway. Landscape tracts include passive open space areas with ornamental and naturalized landscape.

Parks and Open Space
The location of park and open space features in RainDance are located to achieve a 1/3 radius to every resident as required by the PUD. All north lots are within 1/3 mile of existing Picnic Park, Filing Nine Tract I, and Filing Seven Tract E parks. Filing Fifteen also proposes parks in Tract H and K. The park areas include pedestrian amenities, open lawn area, and ornamental landscaping. Please refer to improvement plans for reference of specific improvements. All park and open space tracts contribute to cumulative open space acreage required at full buildout. Open space proposed in Filing Fifteen shall be owned and maintained by the Raindance Metropolitan District.

Infrastructure Improvements
Infrastructure shall be constructed as depicted in the proposed Major Infrastructure Plans and within approved improvement plans for each Filing. Filing Fifteen proposes infrastructure, including but is not limited to: street rights of-way, utilities, storm water improvements, and grading.

Street Names
Street names in this Preliminary Plat application have been continued from existing filings, or a conceptual name has been provided. A final street name list shall be provided with the Final Plat Application.

Subdivision Filing Number
The RainDance community anticipates the platting of the Pump Station and Welcome Center during the processing of this subdivision filing. We anticipate this subdivision filing will become the fifteenth to be platted.

RainDance Filing Fifteen intends to implement the development standards of the approved RainDance PUD and seeks to build upon the community vision of RainDance. Our team looks forward to working with, and hearing feedback from Town staff to continue the planning and development of this successful community in the Town of Windsor. Please let us know if you have any questions regarding this application or require any additional information.

Sincerely,
Norris Design

Brock Reimer, Principal

Submittal Summary Annotated Checklist

Section 1

- Checklist – Complete
- Land Use Application – Included
- Application Fee – Provided to the Town
- Narrative – See Above
- Deed of ownership – Included
- All Required drawings and supplemental docs per Muni Code
    - Final Plat Document per drawing regulations – Included
    - Complete Street plans – Draft names provided
    - Complete Storm Drainage Plans – Included
    - Complete Utility Plans – Included in civil improvement plans
    - Complete Grading Plans - Included in civil improvement plans
    - Traffic Study – Provided
    - Traffic Control plan – Included in civil improvement plans
    - Proposed Deed Restrictions - No new deed restrictions are proposed at this time or in association with this subdivision, not included
    - Soils Report – Provided
    - Description and Location of Hazardous Areas- All setbacks, geographic features, and energy operation setbacks are depicted on civil plans
    - Final Drainage Report – Included
    - Topographic Map – Included in civil improvement plans
    - Preferred method of water rights dedication – Letter provided in application
    - Landscaping for public Right of Way – Included in civil Improvement plans
    - Written Narrative – See above
    - Soil test results and map location – See soils report provided
    - Final boundary closure calculations for exterior boundaries of subdivision and individual lots – See Plat document
    - Street Lighting Plan – Included in civil improvement plans
- Submittal per Town submittal requirements – Complete
- List of proposed street names - Proposed street names to be included in final plat application
- Agree to comply with hearing and mineral owner notifications - Yes

Section 2

- Drawing Requirement items 1-8 included on Plat – Complete
- Location of existing and proposed ROW, easements, etc. – Included in Plat
- Land Use Table – Included in Plat
- Lot numbers and information - Included in Plat
- Designation of flood areas – Included in Plat
- Traffic Study – Included
- Traffic Control Plan – Included in civil improvement plans
- Soils Report – Soils report included
- Description of hazardous areas - All setbacks, geographic features, and energy operation setbacks are depicted in civil improvement plans.
- Topographic Map – Included in civil improvement plans
- Landscaping for public Right of way – Included in civil improvement plans
- Preferred method of water rights dedication – See Water Rights Memorandums submitted as a part of this application

Section 3
Final Plat Items to be Provided with Future Submittals

Additional Submittal Items

- Lot Compliance Form – Included (Requirement of PUD per Note 9 of cover sheet)

Below are the submittal files provided Via eTRAKiT on December 15, 2020

1-MAJS-PRE-APP
1-MAJS-PRE-DR
1-MAJS-PRE-GEO
1-MAJS-PRE-IMP
1-MAJS-PRE-PLAT
1-MAJS-PRE-TIS

Additional paper copies can be provided at the request of the Town

We look forward to the Town's feedback. Please feel free to contact the development and design team for any questions.

Owner:
RainDance Development LLC
Re: David Nelson
540 W. Madison Street, Suite 2500
Chicago, IL 60661
(312) 542-3161

Applicant:
RainDance Development LLC
Re: Martin Lind
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 686-5828

Authorized Representative:
RainDance Development LLC
Re: Garrett Scallon
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 460-1692

Engineer:
TST, INC. Consulting Engineers
Re: Derek Patterson
748 Whalers Way
Fort Collins, CO 80525
(970) 226-0557

Planner / Landscape Architect:
Norris Design
Re: Brock Reimer, Ally Balderston
1101 Bannock Street
Denver, CO 80211
(303) 892-1166

RAINDANCE SUBDIVISION FIFTEENTH FILING

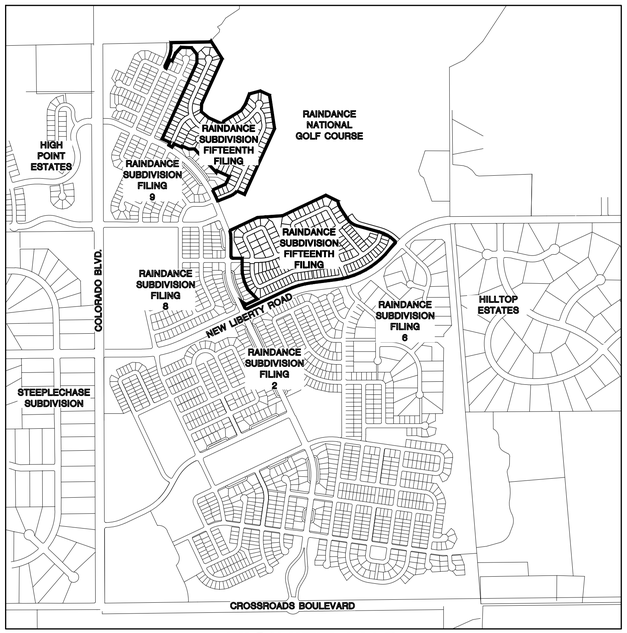
BEING A REPLAT OF TRACT K, RAINDANCE SUBDIVISION, EIGHTH FILING AND TRACT K, RAINDANCE SUBDIVISION, NINTH FILING SITUATE IN SECTIONS 30 AND 31 TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

ENGINEERING & SURVEYING:

TST, INC. CONSULTING ENGINEERS
JOHN MEYERS JR
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

OWNER:

RAINDANCE DEVELOPMENT LLC
MARTIN LIND
1625 PELICAN LAKES POINT, SUITE 201
WINDSOR, COLORADO 80550
(970) 686-5828



VICINITY MAP

1" = 1000'

TOTAL LOTS	TOTAL TRACTS	ZONING
285	13	PUD

DESCRIPITION OF LAND USE			ZONING	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 16	BLOCK 1	SINGLE FAMILY RES.	PUD	3.63	4.47%	OWNER
LOTS 1 - 8	BLOCK 2	SINGLE FAMILY RES.	PUD	2.09	2.57%	OWNER
LOTS 1 - 17	BLOCK 3	SINGLE FAMILY RES.	PUD	4.07	5.01%	OWNER
LOTS 1 - 12	BLOCK 4	SINGLE FAMILY RES.	PUD	3.03	3.73%	OWNER
LOTS 1 - 8	BLOCK 5	SINGLE FAMILY RES.	PUD	1.72	2.12%	OWNER
LOTS 1 - 14	BLOCK 6	SINGLE FAMILY RES.	PUD	2.61	3.22%	OWNER
LOTS 1 - 10	BLOCK 7	SINGLE FAMILY RES.	PUD	2.19	2.70%	OWNER
LOTS 1 - 14	BLOCK 8	SINGLE FAMILY RES.	PUD	3.26	4.01%	OWNER
LOTS 1 - 33	BLOCK 9	SINGLE FAMILY RES.	PUD	7.02	8.64%	OWNER
LOTS 1 - 12	BLOCK 10	SINGLE FAMILY RES.	PUD	2.56	3.15%	OWNER
LOTS 1 - 12	BLOCK 11	SINGLE FAMILY RES.	PUD	1.93	2.38%	OWNER
LOTS 1 - 19	BLOCK 12	SINGLE FAMILY RES.	PUD	3.89	4.78%	OWNER
LOTS 1 - 24	BLOCK 13	SINGLE FAMILY RES.	PUD	3.30	4.06%	OWNER
LOTS 2 - 7	BLOCK 14	SINGLE FAMILY RES.	PUD	0.89	1.09%	OWNER
LOTS 3 - 7	BLOCK 15	SINGLE FAMILY RES.	PUD	0.91	1.12%	OWNER
LOTS 4 - 6	BLOCK 16	SINGLE FAMILY RES.	PUD	0.80	0.99%	OWNER
LOTS 5 - 28	BLOCK 17	SINGLE FAMILY RES.	PUD	4.32	5.32%	OWNER
LOTS 6 - 11	BLOCK 18	SINGLE FAMILY RES.	PUD	1.68	2.07%	OWNER
LOTS 7 - 16	BLOCK 19	SINGLE FAMILY RES.	PUD	2.34	2.88%	OWNER
LOTS 8 - 11	BLOCK 20	SINGLE FAMILY RES.	PUD	1.50	1.85%	OWNER
TRACTS A-M - OPEN SPACE, D.E., A.E., U.E.			PUD	9.56	11.77%	METRO DIST.
RIGHT-OF-WAY				17.93	22.07%	TOWN
TOTAL				**81.23**	**100.00%**	

BASIS OF BEARING STATEMENT

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S00°11'57"E.

SURVEYOR CERTIFICATE:

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

DATED THIS _____ DAY OF _____, 2021.

COLORADO LICENSED CHAD R. WASHBURN 37963 PROFESSIONAL LAND SURVEYOR

CHAD R. WASHBURN
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

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 HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF RAINDANCE SUBDIVISION FIFTEENTH FILING, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF WINDSOR SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: RAINDANCE COMMUNITIES LLC

BY CONVEXITY MANAGEMENT LLC, MANAGER

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20

_____
NAME TITLE

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____,

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF THE ABOVE DESCRIBED PARCEL OF LAND.

OWNER: RAINDANCE COMMUNITIES LLC

BY CONVEXITY MANAGEMENT LLC, MANAGER

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20

_____
NAME TITLE

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____,

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

LEGAL DESCRIPTION

TWO PARCELS OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; SITUATE IN SECTIONS 30 AND 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT K, RAINDANCE SUBDIVISION EIGHTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON MAY, 2020 UNDER RECEPTION NO. 4590846, AND;

TRACT K, RAINDANCE SUBDIVISION NINTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON JUNE, 2020 UNDER RECEPTION NUMBER 4594786

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO.

OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE_____DAY OF_____, 20__, A.D. AND THAT THE MAYOR OF THE

TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID

MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____ ATTEST:_____
MAYOR TOWN CLERK

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPT. — CENTURY LINK COMMUNICATIONS — XCEL ENERGY

COMCAST CABLE — POUDRE VALLEY REA

PLANNING COMMISSION APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

ENGINEERING MANAGER

TOWN MANAGER'S APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

TOWN MANAGER

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

DIRECTOR OF PLANNING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

DIRECTOR OF PUBLIC WORKS

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
3. ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
4. PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUE OF STANDARDS AND TECHNOLOGY.
5. TRACTS A-M ARE HEREBY DEDICATED AS BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
6. TRACTS A-M ARE OPEN SPACE.

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.

REVISIONS

BY	DATE	DESCRIPTION

DRAWN: EKO
CHECKED: CRW
DESIGNED: JMJ
FILENAME: 0391_Plat Cover

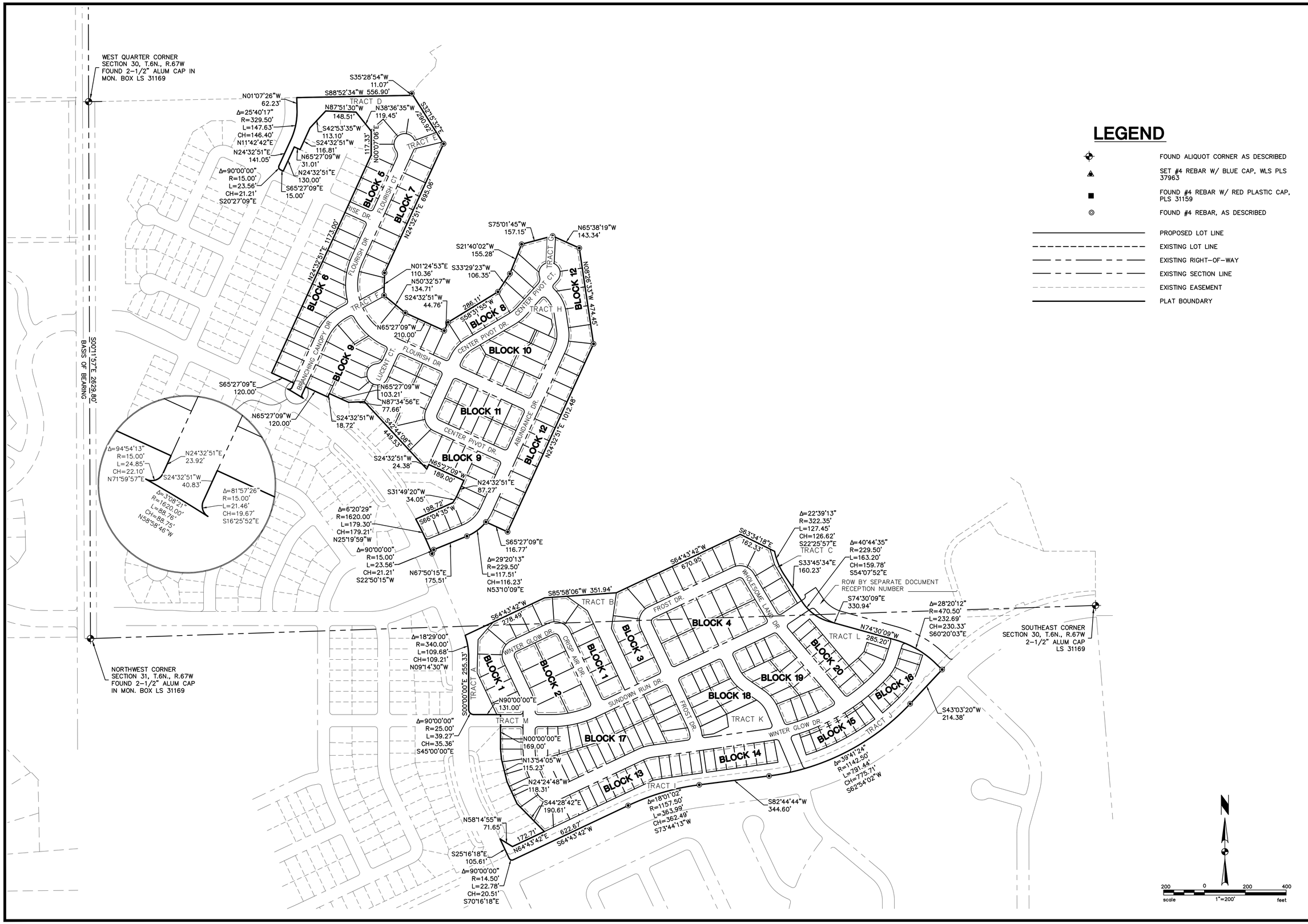
RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT COVER

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE N.T.S.
DATE DECEMBER 15, 2020
SHEET 1 of 10



LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP, WLS PLS 37963
- FOUND #4 REBAR W/ RED PLASTIC CAP, PLS 31159
- FOUND #4 REBAR, AS DESCRIBED
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY

REVISIONS	DATE	BY
DESCRIPTION		

DRAWN: EKO
CHECKED: CRW
DESIGNED: JMJ
FILENAME: 0391_Plat Cover

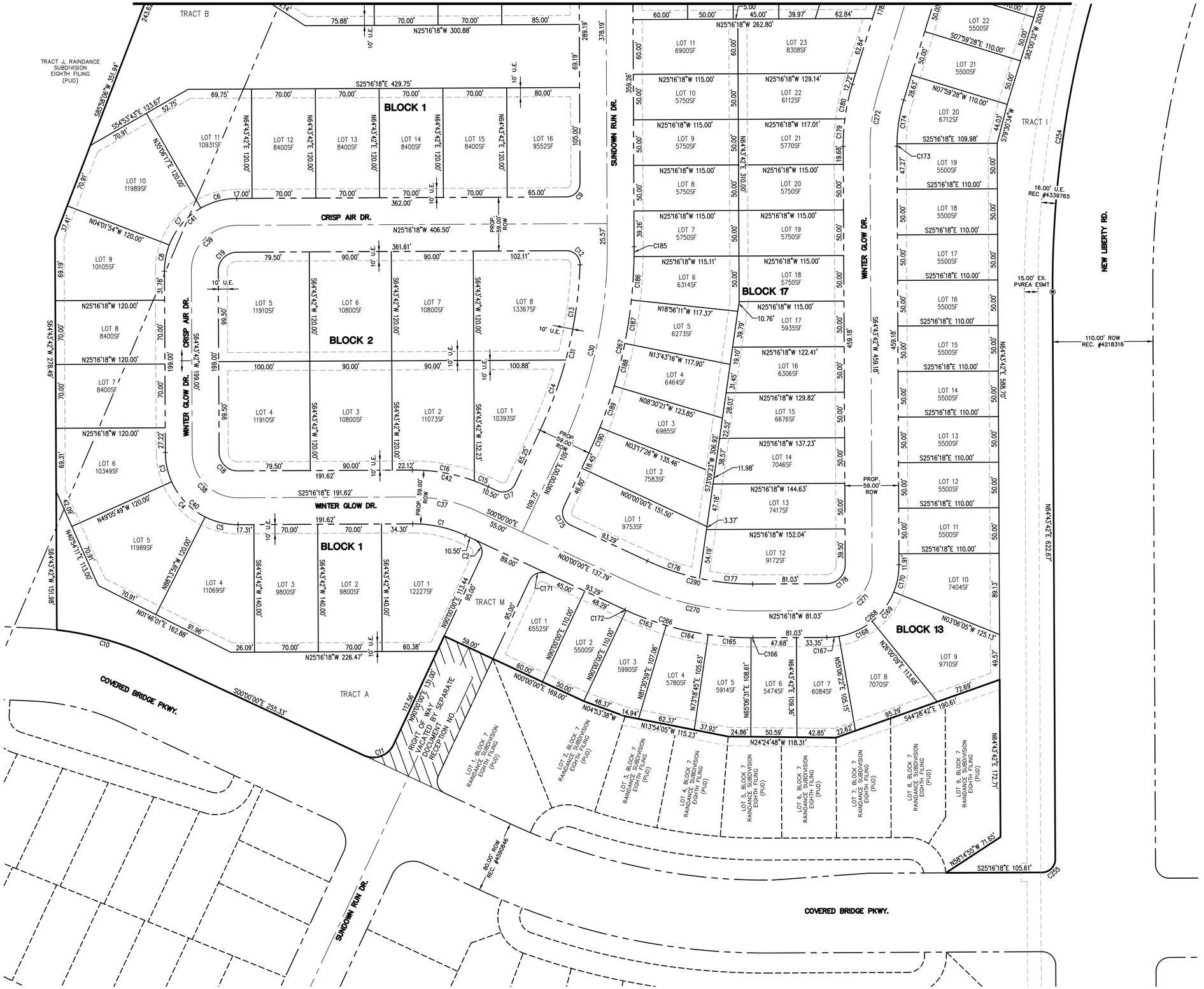
RAINDANCE SUBDIVISION FIFTEENTH FILING

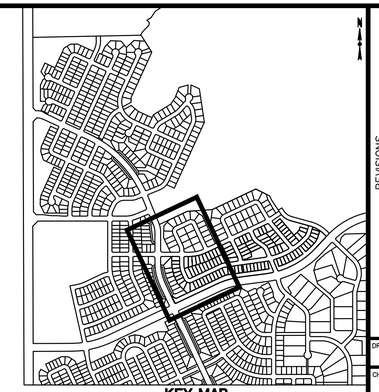
PLAT COVER

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 200'
DATE DECEMBER 15, 2020
SHEET 2 of 10





LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP, WLS PLS 37963
- RECOVERED #4 REBAR W/ RED PLASTIC CAP, PLS 31159
- RECOVERED #4 REBAR W/ BLUE CAP, WLS PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY

50 0 50 100
scale 1"=50' feet

REVISIONS		
DESCRIPTION	DATE	BY

DRAWN: JMJ
CHECKED: CRW
DESIGNED: DAP
FILENAME: 0391_Plat

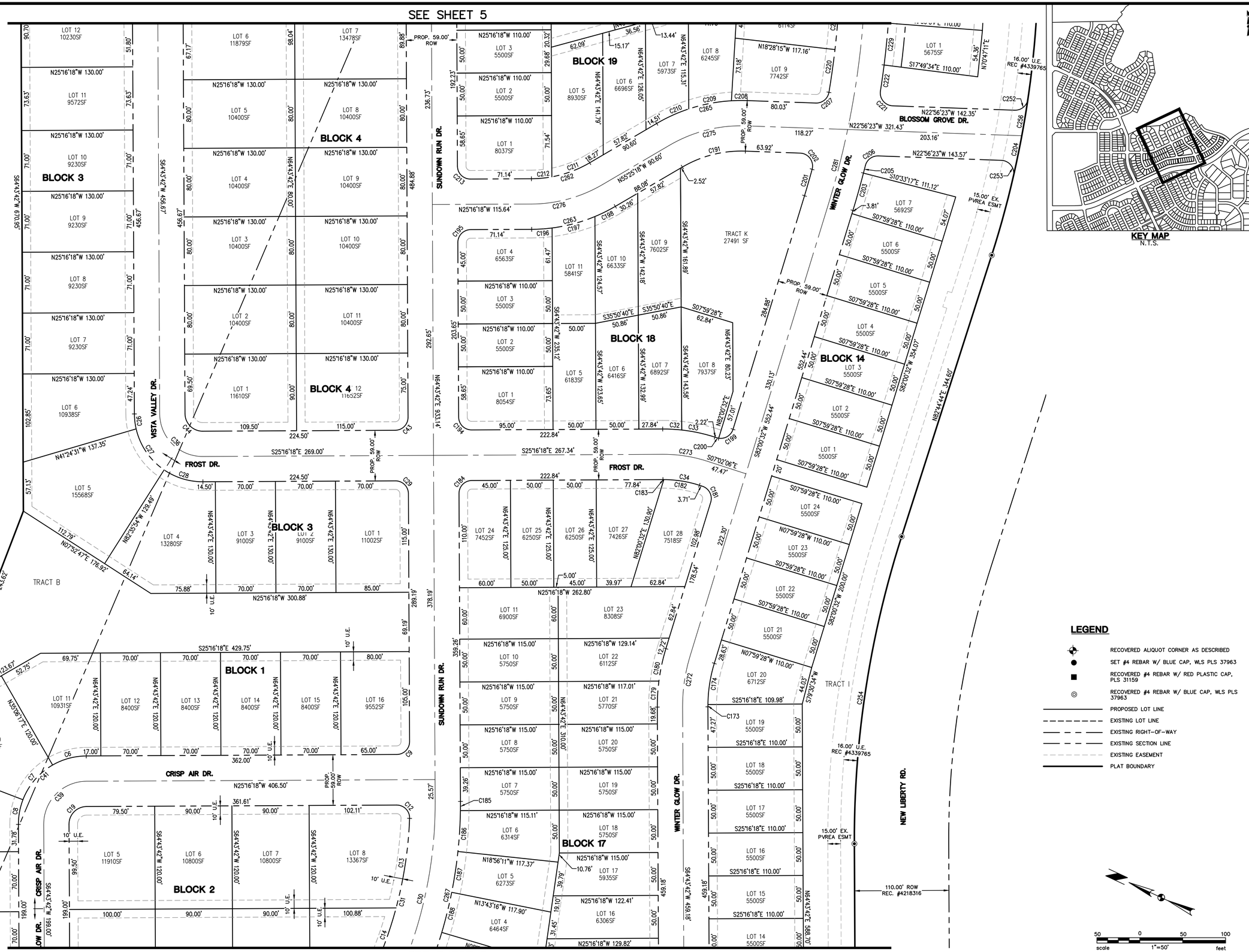
RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 50'
DATE DECEMBER 15, 2020
SHEET 3 of 10



REVISIONS

BY	DATE	DESCRIPTION

DRAWN JMJ
CHECKED CRW
DESIGNED DAP
FILENAME 0391_Plat

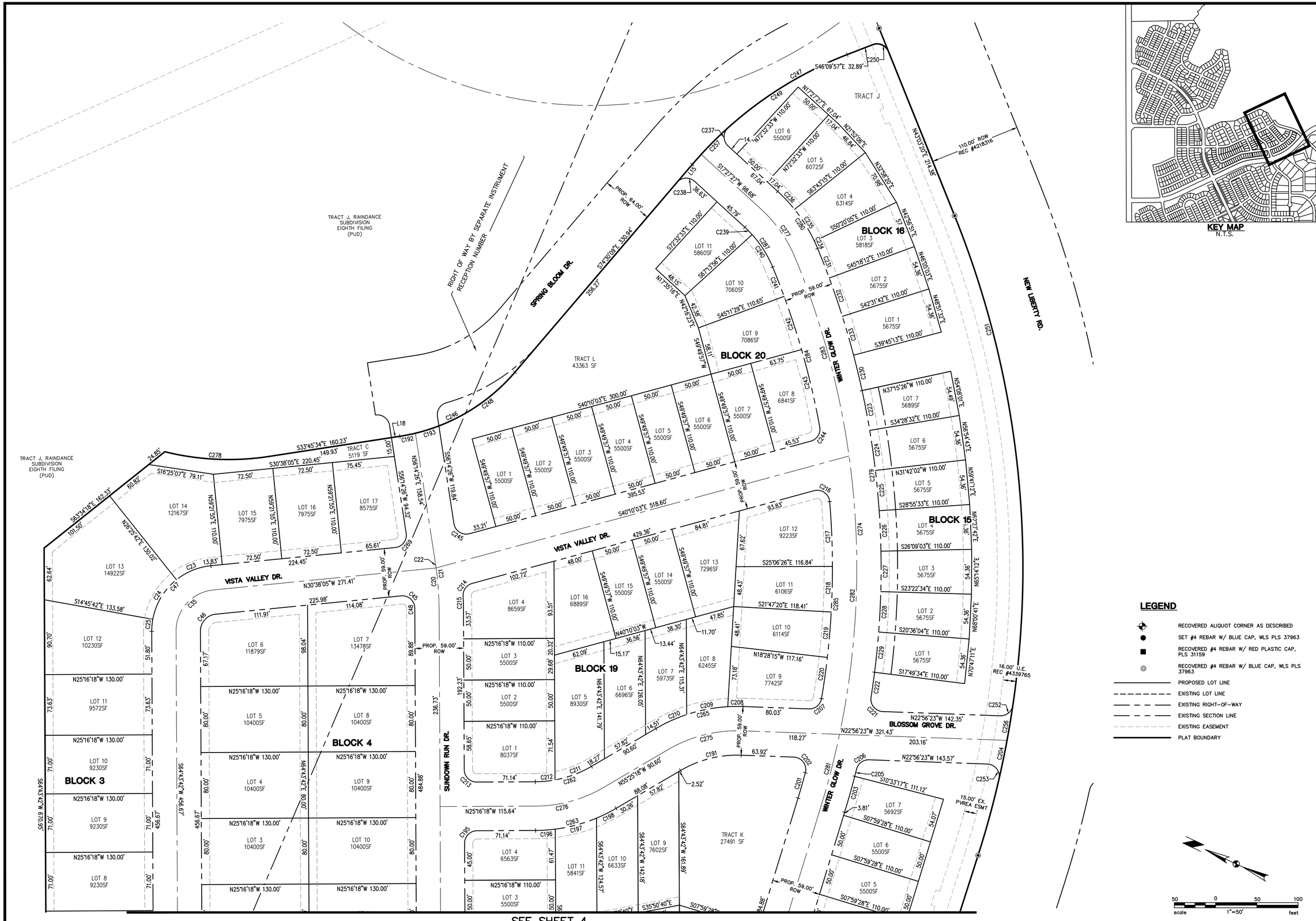
RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 50'
DATE DECEMBER 15, 2020
SHEET 4 of 10



KEY MAP
N.T.S.

LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP, WLS PLS 37963
- RECOVERED #4 REBAR W/ RED PLASTIC CAP, PLS 31159
- RECOVERED #4 REBAR W/ BLUE CAP, WLS PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY

50 0 50 100
scale 1"=50' feet

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: JMJ
CHECKED: CRW
DESIGNED: DAP
FILENAME: 0391_Plat

RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 50'
DATE DECEMBER 15, 2020
SHEET 5 of 10

KEY MAP
N.T.S.

LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP, WLS PLS 37963
- RECOVERED #4 REBAR W/ RED PLASTIC CAP, PLS 31159
- RECOVERED #4 REBAR W/ BLUE CAP, WLS PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY

scale 50 0 50 100 1"=50' feet

REVISIONS	
DESCRIPTION	
DATE	
BY	

RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT

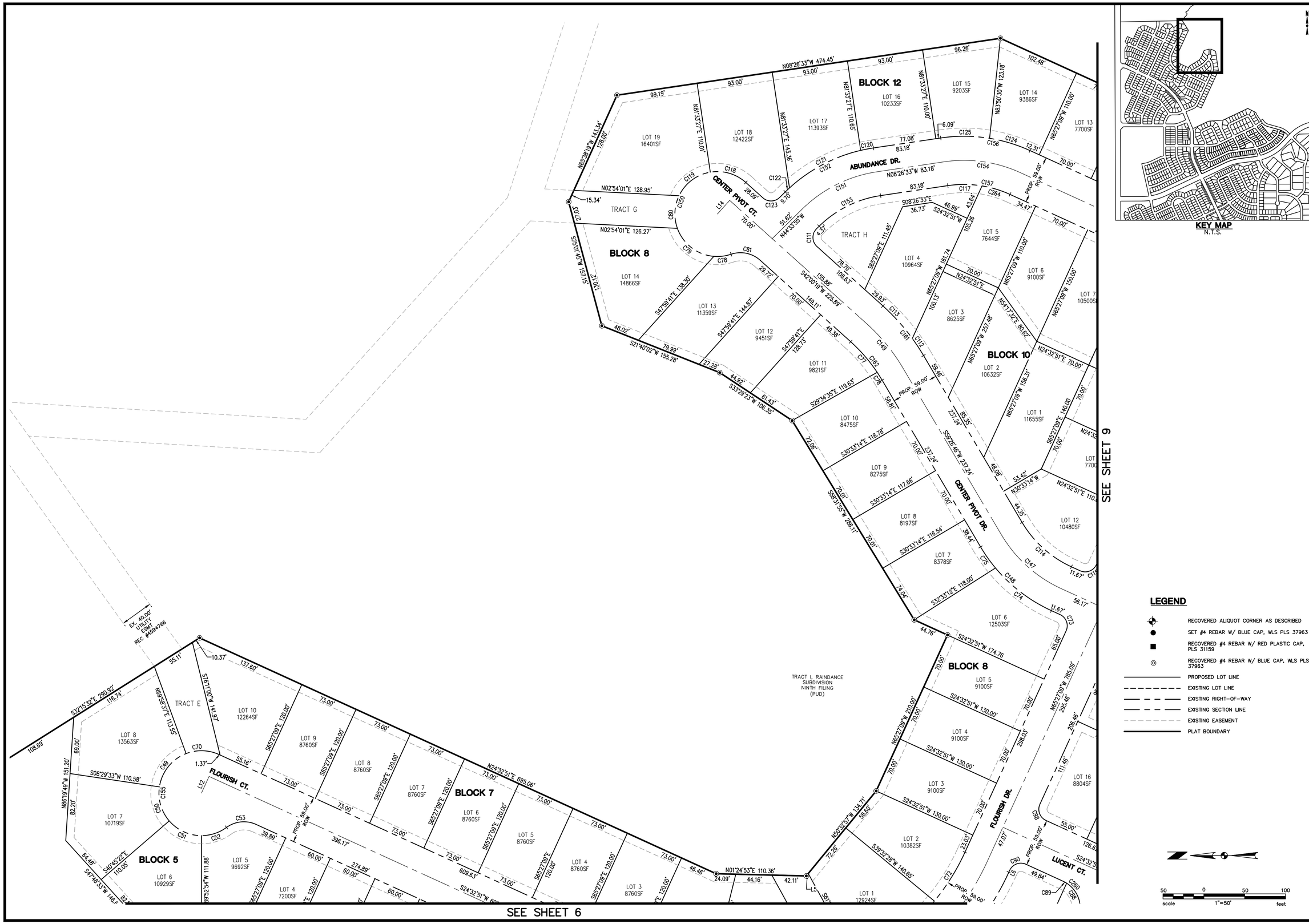
DRAWN	JMJ
CHECKED	CRW
DESIGNED	DAP
FILENAME	0391_Plat

Washburn LAND SURVEYING

TST

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	732.0391.00
SCALE	1" = 50'
DATE	DECEMBER 15, 2020
SHEET	6 of 10



KEY MAP
N.T.S.

LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP, WLS PLS 37963
- RECOVERED #4 REBAR W/ RED PLASTIC CAP, PLS 31159
- RECOVERED #4 REBAR W/ BLUE CAP, WLS PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY

scale 1"=50' feet

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: JMJ
CHECKED: CRW
DESIGNED: DAP
FILENAME: 0391_Plat

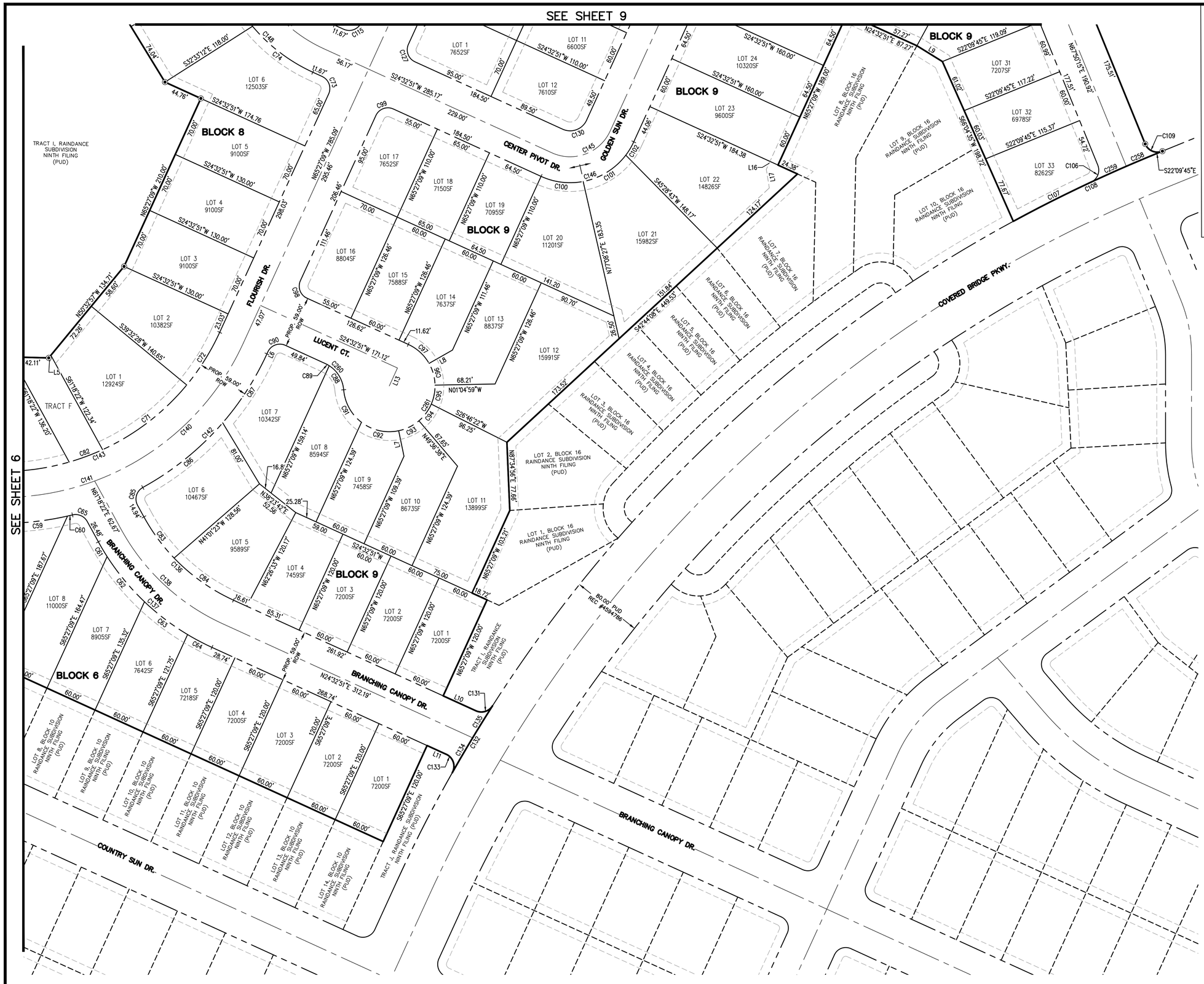
RAINDANCE SUBDIVISION FIFTEENTH FILING

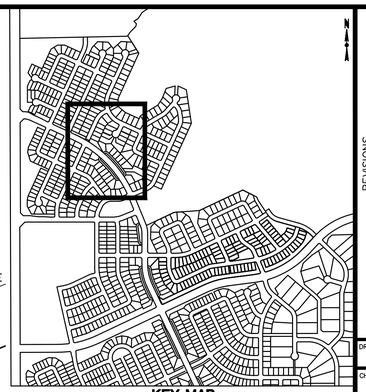
PLAT

Washburn LAND SURVEYING

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 50'
DATE DECEMBER 15, 2020
SHEET 7 of 10





KEY MAP
N.T.S.

LEGEND

- RECOVERED ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP, WLS PLS 37963
- RECOVERED #4 REBAR W/ RED PLASTIC CAP, PLS 31159
- RECOVERED #4 REBAR W/ BLUE CAP, WLS PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY

50 0 50 100
scale 1"=50' feet

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: JMJ
CHECKED: CRW
DESIGNED: DAP
FILENAME: 0391_Plat

RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 50'
DATE DECEMBER 15, 2020
SHEET 8 of 10

REVISIONS

DATE	BY	DESCRIPTION

DRAWN: JMJ
CHECKED: CRW
DESIGNED: DAP
FILENAME: 0391_Plat

RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 50'
DATE DECEMBER 15, 2020
SHEET 9 of 10

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	135.50'	59.77'	25°16'18"	N12°38'09"W	59.28'
C2	15.00'	23.56'	90°00'00"	N45°00'00"E	21.21'
C3	79.50'	33.06'	23°49'31"	S52°48'57"W	32.82'
C4	79.50'	54.30'	39°08'11"	S21°20'06"W	53.25'
C5	79.50'	37.52'	27°02'18"	S11°45'09"E	37.17'
C6	79.50'	41.10'	29°37'25"	N40°05'00"W	40.65'
C7	79.50'	54.30'	39°08'11"	N74°27'48"W	53.25'
C8	79.50'	29.47'	21°14'24"	S75°20'54"W	29.30'
C9	15.00'	23.56'	90°00'00"	S70°16'18"E	21.21'
C10	340.00'	109.68'	18°29'00"	N9°14'30"W	109.21'
C11	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'
C12	15.00'	24.19'	92°22'56"	N20°55'10"E	21.65'
C13	470.50'	105.85'	12°53'24"	N73°33'20"E	105.63'
C14	470.50'	82.11'	9°59'58"	N85°00'01"E	82.01'
C15	194.50'	16.45'	4°50'40"	N2°25'20"W	16.44'
C16	194.50'	69.34'	20°25'38"	N15°03'29"W	68.98'
C17	15.00'	23.56'	90°00'00"	S45°00'00"E	21.21'
C18	20.50'	32.20'	90°00'00"	S19°43'42"W	28.99'
C19	20.50'	32.20'	90°00'00"	N70°16'18"W	28.99'
C20	400.00'	52.59'	7°31'57"	N60°57'44"E	52.55'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	400.00'	59.26'	8°29'16"	N60°29'04"E	59.20'
C22	400.00'	6.67'	0°57'19"	N56°43'06"E	6.67'
C23	79.50'	45.68'	32°55'24"	N47°05'47"W	45.06'
C24	79.50'	57.14'	41°10'55"	N84°08'56"W	55.92'
C25	79.50'	14.61'	10°31'54"	S69°59'39"W	14.59'
C26	79.50'	17.58'	12°40'24"	S58°23'30"W	17.55'
C27	79.50'	59.26'	42°42'28"	S30°42'04"W	57.90'
C28	79.50'	48.03'	34°37'08"	S7°57'44"E	47.31'
C29	15.00'	23.56'	90°00'00"	N19°43'42"E	21.21'
C30	500.00'	220.54'	25°16'18"	N77°21'51"E	218.75'
C31	470.50'	187.96'	22°53'22"	N78°33'19"E	186.72'
C32	194.50'	22.21'	6°32'31"	N22°00'02"W	22.20'
C33	194.50'	39.70'	11°41'41"	N12°52'56"W	39.63'
C34	135.50'	43.13'	18°14'12"	N16°09'12"W	42.95'
C35	50.00'	73.86'	84°38'13"	N72°57'11"W	67.33'
C36	50.00'	78.54'	90°00'00"	S19°43'42"W	70.71'
C37	165.00'	72.78'	25°16'18"	N12°38'09"W	72.19'
C38	50.00'	78.54'	90°00'00"	S19°43'42"W	70.71'
C39	50.00'	78.54'	90°00'00"	N70°16'18"W	70.71'
C40	79.50'	124.88'	90°00'00"	S19°43'42"W	112.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	79.50'	124.88'	90°00'00"	N70°16'18"W	112.43'
C42	194.50'	85.79'	25°16'18"	N12°38'09"W	85.09'
C43	15.00'	23.56'	90°00'00"	S70°16'18"E	21.21'
C44	20.50'	32.20'	90°00'00"	S19°43'42"W	28.99'
C45	15.00'	24.80'	94°44'13"	N16°44'02"E	22.07'
C46	20.50'	30.28'	84°38'13"	N72°57'11"W	27.60'
C47	79.50'	117.44'	84°38'13"	N72°57'11"W	107.05'
C48	370.50'	4.05'	0°37'34"	N64°24'55"E	4.05'
C49	52.00'	54.77'	60°20'45"	N51°20'05"W	52.27'
C50	52.00'	44.70'	49°14'55"	S73°52'05"W	43.33'
C51	52.00'	44.74'	49°17'46"	S24°35'45"W	43.37'
C52	52.00'	32.81'	36°08'58"	S18°07'37"E	32.27'
C53	36.00'	38.17'	60°44'56"	N5°49'38"W	36.41'
C54	15.00'	23.56'	90°00'00"	N69°32'51"E	21.21'
C55	15.00'	23.56'	90°00'00"	N20°27'09"W	21.21'
C56	329.50'	20.05'	3°29'13"	S22°48'14"W	20.05'
C57	329.50'	60.80'	10°34'18"	S15°46'28"W	60.71'
C58	329.50'	63.79'	11°05'33"	S4°56'32"W	63.69'
C59	329.50'	70.33'	12°13'45"	S6°43'07"E	70.19'
C60	329.50'	5.69'	0°59'21"	S13°19'39"E	5.69'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	279.50'	19.49'	3°59'43"	S59°18'30"W	19.49'
C62	279.50'	66.86'	13°42'24"	S50°27'27"W	66.71'
C63	279.50'	61.64'	12°38'08"	S37°17'11"W	61.51'
C64	279.50'	31.32'	6°25'16"	S27°45'29"W	31.31'
C65	15.00'	19.67'	75°07'42"	N23°44'31"E	18.29'
C66	270.50'	50.28'	10°38'59"	S19°13'21"W	50.21'
C67	270.50'	141.69'	30°00'40"	S1°06'28"E	140.07'
C68	15.00'	23.56'	90°00'00"	S20°27'09"E	21.21'
C69	329.50'	147.63'	25°40'17"	N11°42'42"E	146.40'
C70	52.00'	41.48'	45°42'33"	N1°41'34"E	40.39'
C71	270.50'	121.69'	25°46'31"	S37°34'16"E	120.66'
C72	270.50'	70.79'	14°59'38"	S57°57'20"E	70.59'
C73	15.00'	23.56'	90°00'00"	N69°32'51"E	21.21'
C74	194.50'	86.86'	25°35'10"	S37°20'26"W	86.14'
C75	194.50'	31.61'	9°18'45"	S54°47'23"W	31.58'
C76	200.00'	11.21'	3°12'37"	N57°50'28"E	11.20'
C77	200.00'	49.67'	14°13'51"	N49°07'14"E	49.55'
C78	52.00'	21.29'	23°27'39"	S7°00'48"E	21.14'
C79	52.00'	59.50'	65°33'48"	S37°29'56"W	56.31'
C80	52.00'	41.06'	45°14'23"	N87°05'59"W	40.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	36.00'	38.17'	60°44'56"	N11°37'51"E	36.41'
C82	270.50'	40.46'	8°34'13"	S20°23'54"E	40.42'
C83	220.50'	58.22'	15°07'45"	S53°44'29"W	58.05'
C84	220.50'	83.24'	21°37'46"	S35°21'44"W	82.75'
C85	15.00'	23.54'	89°54'12"	N73°44'32"W	21.20'
C86	329.50'	117.41'	20°24'59"	S38°59'56"E	116.79'
C87	329.50'	93.42'	16°14'43"	S57°19'48"E	93.11'
C88	36.00'	32.99'	52°30'07"	N59°02'44"E	31.85'
C89	36.00'	5.18'	8°14'49"	N28°40'15"E	5.18'
C90	15.00'	23.56'	90°00'00"	N20°27'09"W	21.21'
C91	52.00'	43.42'	47°50'32"	S61°22'31"W	42.17'
C92	52.00'	44.73'	49°16'57"	S12°48'47"W	43.36'
C93	52.00'	25.92'	28°33'40"	S26°06'32"E	25.65'
C94	52.00'	23.84'	26°16'06"	S53°31'25"E	23.63'
C95	52.00'	22.17'	24°25'30"	S78°52'13"E	22.00'
C96	52.00'	25.90'	28°32'03"	N74°39'00"E	25.63'
C97	52.00'	32.52'	35°50'08"	N42°27'55"E	32.00'
C98	15.00'	23.56'	90°00'00"	S69°32'51"W	21.21'
C99	15.00'	23.56'	90°00'00"	N20°27'09"W	21.21'
C100	79.50'	48.95'	35°16'34"	S6°54'34"W	48.18'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	4.64	N38°36'35"W
L2	31.01	N65°27'09"W
L3	15.00	S65°27'09"E
L4	11.07	S35°28'54"W
L5	3.85	N50°32'57"W
L6	2.57	N65°27'09"W
L7	29.58	N78°10'18"E
L8	30.64	N29°37'02"W
L9	34.05	S31°49'20"W
L10	40.83	S24°32'51"W
L11	23.92	N24°32'51"E
L12	22.50	S65°27'09"E
L13	22.50	S65°27'09"E
L14	22.50	S47°59'41"E
L15	28.71	N74°30'09"W
L16	10.00	N65°27'09"W
L17	21.40	S80°42'18"W
L18	10.30	N33°43'02"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C101	79.50'	58.23'	41°58'05"	S31°42'46"E	56.94'
C102	79.50'	17.70'	12°45'21"	S59°04'29"E	17.66'
C103	15.00'	23.56'	90°00'00"	N20°27'09"W	21.21'
C104	170.50'	117.15'	39°22'05"	N48°09'13"E	114.86'
C105	170.50'	11.67'	3°55'19"	N26°30'30"E	11.67'
C106	15.00'	22.82'	87°09'44"	S68°34'53"E	20.68'
C107	1620.00'	99.06'	3°30'13"	N26°45'07"W	99.05'
C108	1620.00'	179.30'	6°20'29"	N25°19'59"W	179.21'
C109	15.00'	23.56'	90°00'00"	S22°50'15"W	21.21'
C110	229.50'	117.51'	29°20'13"	N53°10'09"E	116.23'
C111	15.00'	24.46'	93°25'46"	S88°43'12"W	21.84'
C112	259.00'	25.08'	5°32'53"	N56°40'20"E	25.07'
C113	259.00'	53.76'	11°53'34"	N47°57'06"E	53.66'
C114	135.50'	82.53'	34°53'55"	S41°59'48"W	81.26'
C115	15.00'	23.56'	90°00'00"	S20°27'09"E	21.21'
C116	15.00'	23.56'	90°00'00"	N69°32'51"E	21.21'
C117	135.50'	42.07'	17°47'26"	N0°27'10"E	41.90'
C118	52.00'	46.81'	51°34'47"	N16°12'55"E	45.25'
C119	52.00'	49.83'	54°54'19"	N37°01'38"W	47.95'
C120	194.50'	15.93'	4°41'38"	N10°47'22"W	15.93'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C121	194.50'	99.67'	29°21'38"	N27°49'00"W	98.58'
C122	194.50'	7.02'	2°04'06"	N43°31'52"W	7.02'
C123	15.00'	22.66'	86°34'14"	S1°16'48"E	20.57'
C124	194.50'	51.92'	15°17'44"	N16°53'59"E	51.77'
C125	194.50'	60.07'	17°41'40"	N0°24'17"E	59.83'
C126	229.50'	55.89'	13°57'11"	N31°31'26"E	55.75'
C127	15.00'	23.56'	90°00'00"	S69°32'51"W	21.21'
C128	15.00'	23.56'	90°00'00"	N20°27'09"W	21.21'
C129	15.00'	23.56'	90°00'00"	N69°32'51"E	21.21'
C130	20.50'	32.20'	90°00'00"	S20°27'09"E	28.99'
C131	15.00'	21.46'	81°57'26"	S16°25'52"E	19.67'
C132	1620.00'	88.76'	3°08'21"	N58°58'46"W	88.75'
C133	15.00'	24.85'	94°54'13"	N71°59'57"E	22.10'
C134	1620.00'	46.01'	1°37'39"	N59°44'07"W	46.01'
C135	1620.00'	42.75'	1°30'43"	N58°09'56"W	42.75'
C136	220.50'	141.46'	36°45'31"	S42°55'36"W	139.05'
C137	279.50'	179.32'	36°45'31"	S42°55'36"W	176.26'
C138	250.00'	160.39'	36°45'31"	S42°55'36"W	157.65'
C139	300.00'	234.69'	44°49'24"	S2°08'09"W	228.76'
C140	300.00'	236.54'	45°10'36"	S42°51'51"E	230.46'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C141	300.00'	471.24'	90°00'00"	S20°27'09"E	424.26'
C142	329.50'	210.84'	36°39'43"	S47°07'18"E	207.26'
C143	270.50'	424.90'	90°00'00"	S20°27'09"E	382.54'
C144	329.50'	220.66'	38°22'10"	S5°21'45"W	216.56'
C145	50.00'	78.54'	90°00'00"	S20°27'09"E	70.71'
C146	79.50'	124.88'	90°00'00"	S20°27'09"E	112.43'
C147	165.00'	100.50'	34°53'55"	S41°59'48"W	98.95'
C148	194.50'	118.47'	34°53'55"	S41°59'48"W	116.65'
C149	229.50'	69.86'	17°26'27"	N50°43'32"E	69.59'
C150	52.00'	218.50'	240°44'56"	N78°22'09"W	89.72'
C151	165.00'	104.03'	36°07'22"	N26°30'14"W	102.31'
C152	194.50'	122.62'	36°07'22"	N26°30'14"W	120.60'
C153	135.50'	85.43'	36°07'22"	N26°30'14"W	84.02'
C154	165.00'	95.00'	32°59'24"	N8°03'09"E	93.70'
C155	52.00'	218.50'	240°44'56"	S84°10'22"W	89.72'
C156	194.50'	111.99'	32°59'24"	N8°03'09"E	110.45'
C157	135.50'	78.02'	32°59'24"	N8°03'09"E	76.95'
C158	200.00'	151.11'	43°17'24"	N46°11'33"E	147.54'
C159	170.50'	128.82'	43°17'24"	N46°11'33"E	125.78'
C160	229.50'	173.40'	43°17'24"	N46°11'33"E	169.30'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C161	259.00'	78.84'	17°26'27"	N50°43'32"E	78.54'
C162	200.00'	60.88'	17°26'27"	N50°43'32"E	60.65'
C163	329.50'	47.08'	8°11'13"	S4°23'25"E	47.04'
C164	329.50'	47.18'	8°12'14"	S12°35'08"E	47.14'
C165	329.50'	47.18'	8°12'14"	S20°47'22"E	47.14'
C166	329.50'	2.19'	0°22'49"	S25°04'53"E	2.19'
C167	79.50'	13.35'	9°37'20"	S30°04'58"E	13.34'
C168	79.50'	40.38'	29°06'13"	S49°26'45"E	39.95'
C169	79.50'	40.38'	29°06'13"	S78°32'58"E	39.95'
C170	79.50'	30.76'	22°10'13"	N75°48'49"E	30.57'
C171	15.00'	23.56'	90°00'00"	N45°00'00"W	21.21'
C172	329.50'	1.71'	0°17'49"	S0°08'54"E	1.71'
C173	170.50'	2.73'	0°55'02"	S65°11'13"W	2.73'
C174	170.50'	48.69'	16°21'47"	S73°49'38"W	48.53'
C175	15.00'	23.56'	90°00'00"	S45°00'00"W	21.21'
C176	270.50'	60.39'	12°47'29"	S6°23'45"E	60.26'
C177	270.50'	58.92'	12°28'49"	S19°01'53"E	58.80'
C178	20.50'	32.20'	90°00'00"	S70°16'18"E	28.99'
C179	229.50'	30.41'	7°35'31"	S68°31'28"W	30.39'
C180	229.50'	38.81'	9°41'18"	S77°09'52"W	38.76'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C181	15.00'	23.31'	89°02'37"	N37°29'13"E	21.04'
C182	135.50'	42.12'	17°48'31"	N15°56'21"W	41.95'
C183	135.50'	1.01'	0°25'41"	N25°03'27"W	1.01'
C184	15.00'	23.56'	90°00'00"	N70°16'18"W	21.21'
C185	529.50'	10.74'	1°09'44"	N65°18'34"E	10.74'
C186	529.50'	47.81'	5°10'23"	N68°28'38"E	47.79'
C187	529.50'	48.20'	5°12'55"	N73°40'17"E	48.18'
C188	529.50'	48.20'	5°12'55"	N78°53'11"E	48.18'
C189	529.50'	48.20'	5°12'55"	N84°06'06"E	48.18'
C190	529.50'	30.41'	3°17'26"	N88°21'17"E	30.41'
C191	135.50'	76.82'	32°28'55"	N39°10'50"W	75.79'
C192	229.50'	19.23'	4°48'07"	N36°09'37"W	19.23'
C193	229.50'	29.85'	7°27'09"	N42°17'15"W	29.83'
C194	15.00'	23.56'	90°00'00"	S19°43'42"W	21.21'
C195	15.00'	23.56'	90°00'00"	N70°16'18"W	21.21'
C196	194.50'	23.92'	7°02'44"	S28°47'40"E	23.90'
C197	194.50'	51.84'	15°16'17"	S39°57'10"E	51.69'
C198	194.50'	26.59'	7°50'00"	S51°30'18"E	26.57'
C199	15.00'	21.50'	82°06'34"	S56°56'11"E	19.70'
C200	15.00'	2.32'	8°50'49"	S11°27'30"E	2.31'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C201	953.50'	32.07'	1°55'38"	N81°02'43"E	32.07'
C202	15.00'	26.97'	103°01'16"	N28°34'15"E	23.48'
C203	1012.50'	45.30'	2°33'49"	S80°43'37"W	45.30'
C204	1142.50'	48.02'	2°24'29"	N76°44'13"E	48.01'
C205	1012.50'	8.99'	0°30'32"	S79°11'27"W	8.99'
C206	15.00'	20.45'	78°07'26"	N62°00'06"W	18.90'
C207	15.00'	21.60'	82°30'10"	S64°11'28"E	19.78'
C208	194.50'	18.39'	5°25'07"	N25°38'56"W	18.39'
C209	194.50'	50.76'	14°57'14"	N35°50'07"W	50.62'
C210	194.50'	41.11'	12°06'34"	N49°22'00"W	41.03'
C211	135.50'	47.32'	20°00'34"	S45°25'01"E	47.08'
C212	135.50'	23.98'	10°08'26"	S30°20'31"E	23.95'
C213	15.00'	23.56'	90°00'00"	S19°43'42"W	21.21'
C214	15.00'	20.30'	77°33'31"	N78°56'48"W	18.79'
C215	429.50'	18.40'	2°27'16"	N63°30'04"E	18.40'
C216	15.00'	26.27'	100°19'50"	N9°59'52"E	23.04'
C217	953.50'	78.71'	4°43'47"	S62°31'41"W	78.69'
C218	953.50'	55.22'	3°19'05"	S66°33'07"W	55.21'
C219	953.50'	55.22'	3°19'05"	S69°52'12"W	55.21'
C220	953.50'	50.40'	3°01'43"	S73°02'36"W	50.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C221	15.00'	25.35'	96°50'41"	S25°28'58"W	22.44'
C222	1012.50'	30.59'	1°43'52"	S73°02'22"W	30.59'
C223	1012.50'	49.16'	2°46'54"	S54°08'01"W	49.15'
C224	1012.50'	49.04'	2°46'30"	S56°54'43"W	49.03'
C225	1012.50'	49.04'	2°46'30"	S59°41'12"W	49.03'
C226	1012.50'	49.04'	2°46'30"	S62°27'42"W	49.03'
C227	1012.50'	49.04'	2°46'30"	S65°14'12"W	49.03'
C228	1012.50'	49.04'	2°46'30"	S68°00'41"W	49.03'
C229	1012.50'	49.04'	2°46'30"	S70°47'11"W	49.03'
C230	1012.47'	44.11'	2°29'47"	N51°29'40"E	44.11'
C231	1012.50'	38.59'	2°11'01"	S43°36'17"W	38.59'
C232	1012.50'	49.04'	2°46'30"	S46°05'03"W	49.03'
C233	1012.50'	49.04'	2°46'30"	S48°51'32"W	49.03'
C234	194.50'	9.67'	2°50'52"	N41°05'21"E	9.67'
C235	194.50'	45.44'	13°23'10"	N32°58'20"E	45.34'
C236	194.50'	29.95'	8°49'18"	N21°52'06"E	29.92'
C237	15.00'	25.04'	95°38'05"	S65°16'30"W	22.23'
C238	15.00'	24.08'	91°57'37"	N28°31'21"W	21.57'
C239	135.50'	12.56'	5°18'36"	N20°06'46"E	12.55'
C240	135.50'	46.70'	19°44'43"	N32°38'25"E	46.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C241	953.50'	38.20'	2°17'45"	N43°39'39"E	38.20'
C242	953.50'	67.90'	4°04'49"	N46°50'56"E	67.89'
C243	953.50'	96.36'	5°47'26"	N51°47'03"E	96.32'
C244	15.00'	22.29'	85°09'11"	S82°44'38"E	20.30'
C245	15.00'	25.24'	96°24'29"	S8°02'12"W	22.37'
C246	229.50'	163.20'	40°44'35"	S54°07'52"E	159.78'
C247	470.50'	232.69'	28°20'12"	S60°20'03"E	230.33'
C248	229.50'	114.11'	28°29'20"	N60°15'29"W	112.94'
C249	470.50'	170.33'	20°44'30"	N56°32'12"W	169.40'
C250	15.00'	23.36'	89°13'17"	N1°33'19"W	21.07'
C251	1142.50'	604.40'	30°18'37"	N58°12'39"E	597.38'
C252	15.00'	21.91'	83°41'40"	S64°47'13"E	20.01'
C253	15.00'	26.41'	100°52'51"	N27°30'03"E	23.13'
C254	1157.50'	363.99'	18°01'02"	N73°44'13"E	362.49'
C255	14.50'	22.78'	90°00'00"	S70°16'18"E	20.51'
C256	1142.50'	43.21'	2°10'02"	N74°26'58"E	43.21'
C257	470.50'	62.37'	7°35'42"	N70°42'18"W	62.32'
C258	1536.81'	36.45'	1°21'32"	N22°48'26"W	36.45'
C259	1619.60'	43.79'	1°32'57"	N24°13'33"W	43.79'
C260	36.00'	38.17'	60°44'56"	N54°55'19"E	36.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C261	52.00'	218.50'	240°44'56"	S35°04'41"E	89.72'
C262	135.50'	71.30'	30°09'00"	S40°20'48"E	70.48'
C263	194.50'	102.35'	30°09'00"	S40°20'48"E	101.17'
C264	135.50'	35.95'	15°11'57"	N16°56'52"E	35.84'
C265	194.50'	110.27'	32°28'55"	N39°10'50"W	108.79'
C266	329.50'	145.33'	25°16'18"	S12°38'09"E	144.16'
C267	529.50'	233.55'	25°16'18"	N77°21'51"E	231.66'
C268	79.50'	124.88'	90°00'00"	S70°16'18"E	112.43'
C269	15.00'	24.38'	93°07'29"	S77°11'49"E	21.78'
C270	300.00'	132.32'	25°16'18"	N12°38'09"W	131.25'
C271	50.00'	78.54'	90°00'00"	N70°16'18"W	70.71'
C272	200.00'	60.32'	17°16'49"	S73°22'07"W	60.09'
C273	165.00'	52.52'	18°14'12"	S16°09'12"E	52.30'
C274	983.00'	677.61'	39°29'45"	S62°15'39"W	664.28'
C275	165.00'	93.54'	32°28'55"	N39°10'50"W	92.29'
C276	165.00'	86.83'	30°09'00"	N40°20'48"W	85.83'
C277	165.00'	72.15'	25°03'19"	S29°59'07"W	71.58'
C278	322.35'	127.45'	22°39'13"	S22°25'57"E	126.62'
C279	1012.50'	343.38'	19°25'52"	S62°27'30"W	341.73'
C280	194.50'	85.05'	25°03'19"	N29°59'07"E	84.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C281	983.00'	88.70'	5°10'11"	S79°25'26"W	88.67'
C282	983.00'	339.21'	19°46'17"	S66°57'12"W	337.53'
C283	983.00'	249.71'	14°33'16"	S49°47'25"W	249.04'
C284	953.50'	202.47'	12°10'00"	N48°35'47"E	202.09'
C285	953.50'	239.55'	14°23'40"	S67°21'37"W	238.92'
C287	135.50'	59.25'	25°03'19"	N29°59'07"E	58.78'
C290	270.50'	119.31'	25°16'18"	S12°38'09"E	118.35'

REVISIONS

BY	DATE	DESCRIPTION

DRAWN: JMJ
CHECKED: CRW
DESIGNED: DAP
FILENAME: 0391_Plat

RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0391.00
SCALE 1" = 50'
DATE DECEMBER 15, 2020
SHEET 10 of 10

Final Major Subdivision

RainDance
15th Filing

David Eisenbraun, Senior Planner

Planning Commission – April 7, 2021

Subdivision

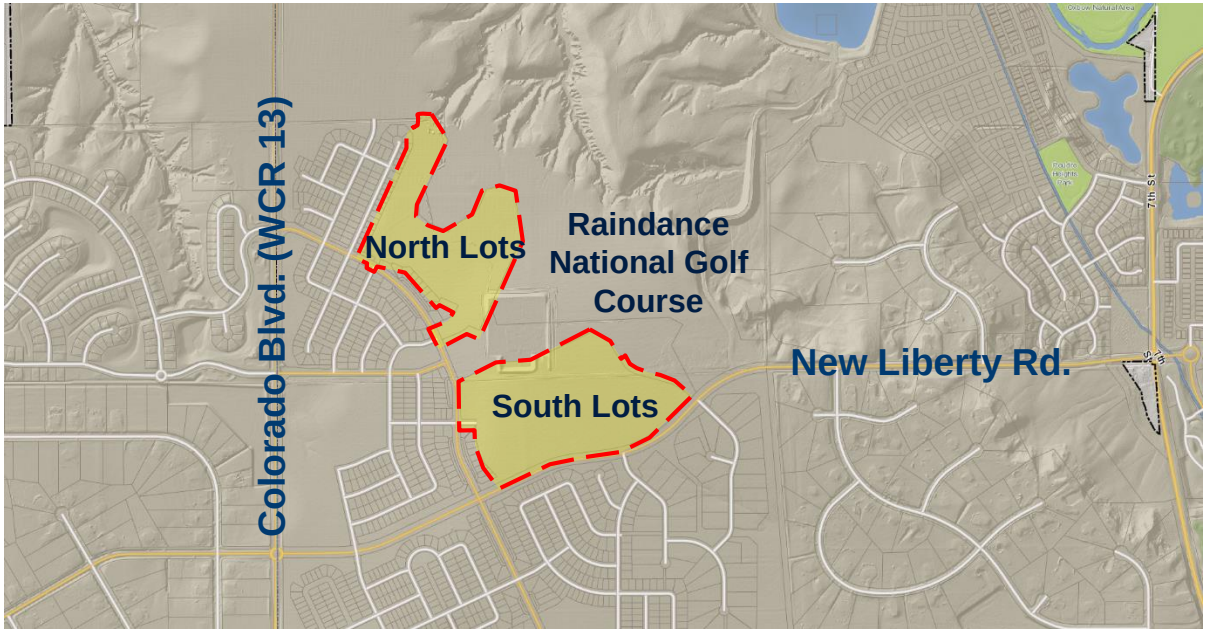
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

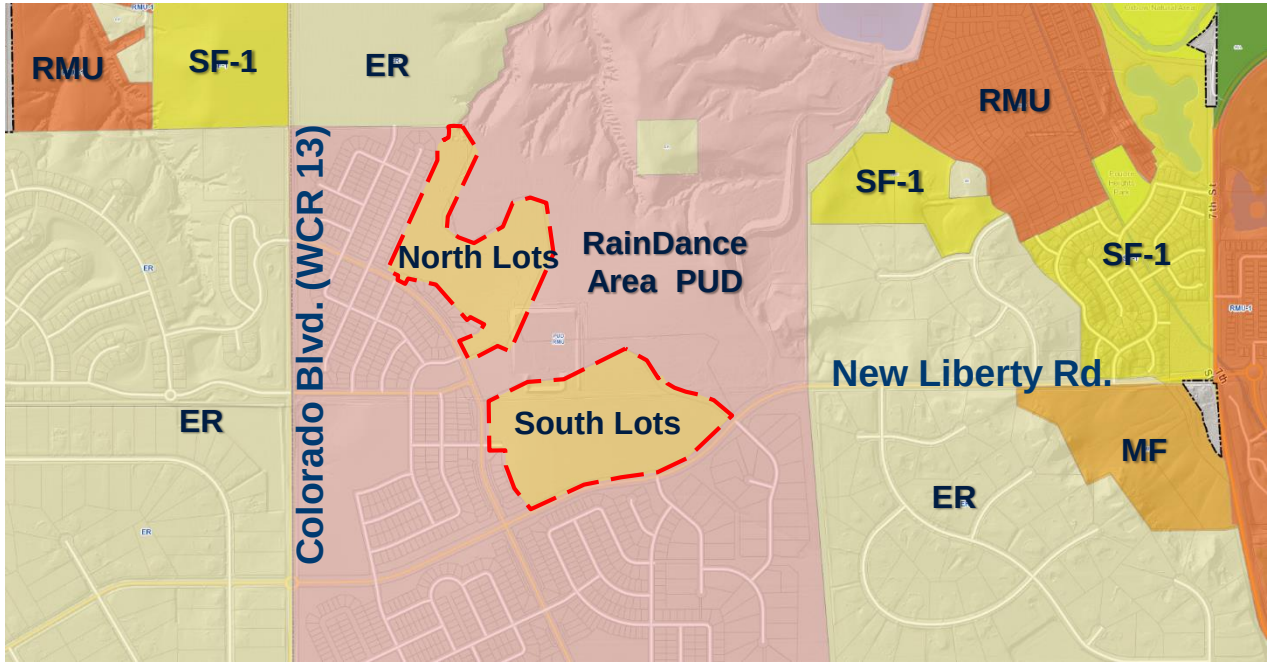
1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



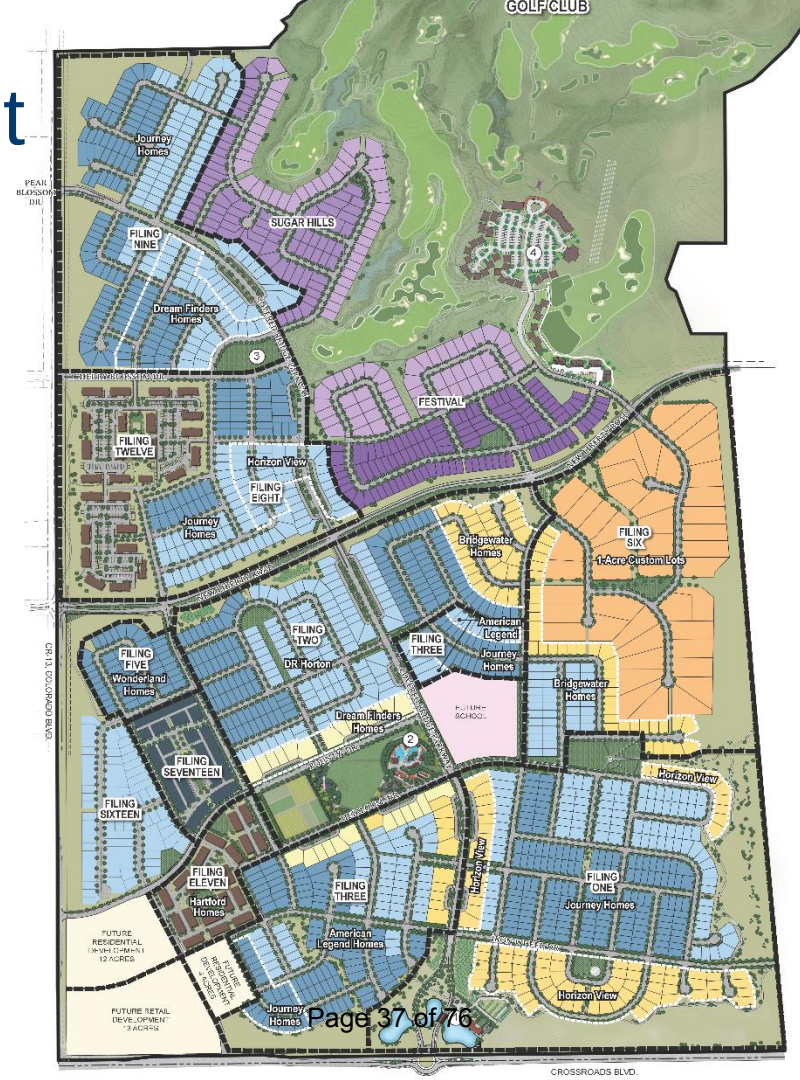
NORTH

Zoning Map

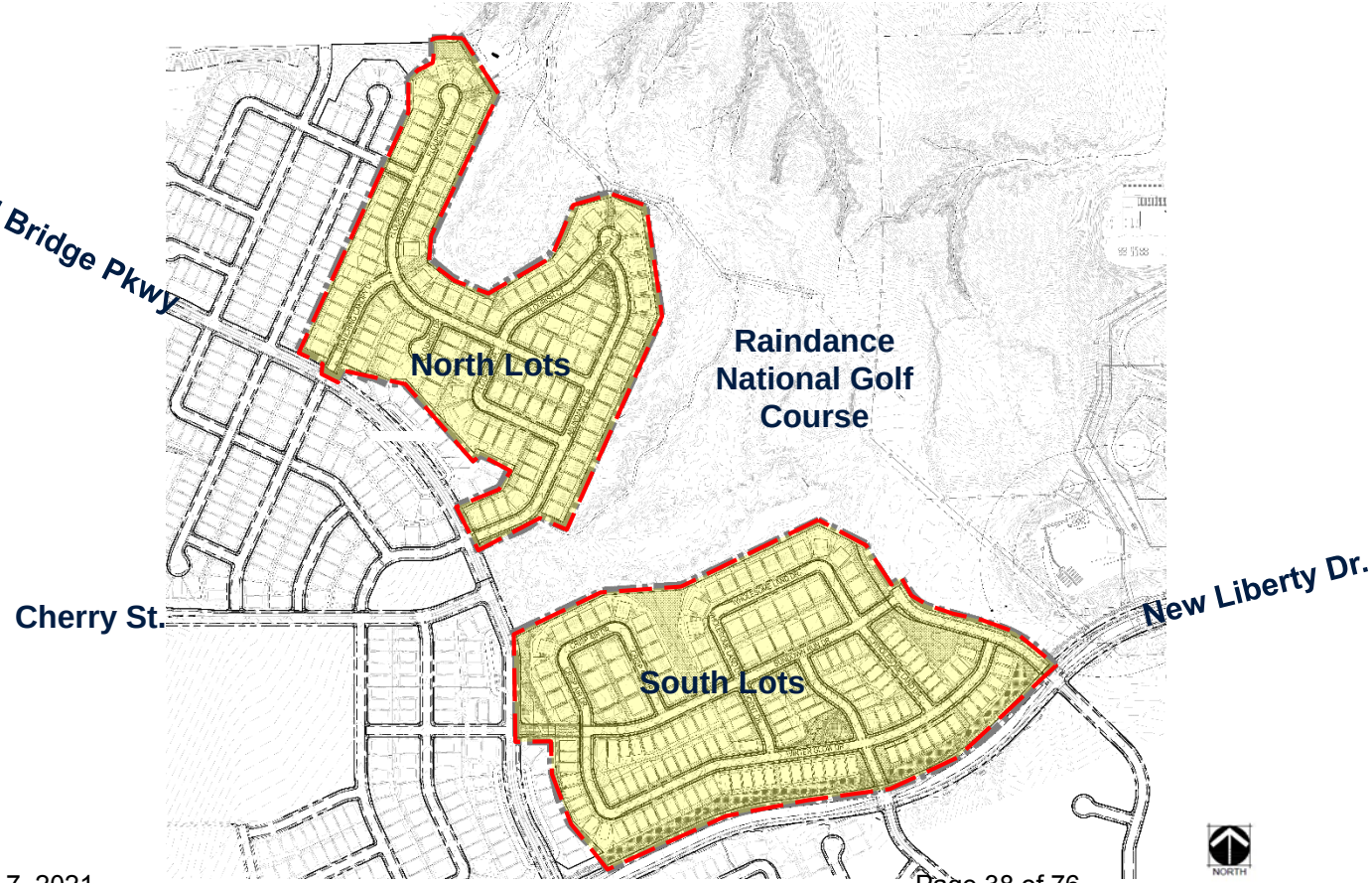

RMU
SF-1
ER
RMU
SF-1
SF-1
North Lots
RainDance
Area PUD
Colorado Blvd. (WCR 13)
New Liberty Rd.
South Lots
ER
MF
ER

Raindance Context

Raindance					
Unit Analysis					
as of 3/11/2021					
	Product Type	Total Units	Platted	Projects Currently Under Review	Future Projects
Filing 1	Single Family Detached	337	337		
Filing 2	Single Family Detached	278	278		
Filing 3	Single Family Detached	233	233		
Filing 5	Single Family Detached	53	53		
Filing 6	Single Family Detached	125	125		
Filing 8	Single Family Detached	138	138		
Filing 9	Single Family Detached	239	239		
Filing 11	Condominium	160	160		
Filing 12	For Rent Apartments	525	525		
Filing 15	Single Family Detached	285		285	
Filing 16	Single Family Detached	77		77	
Filing 17	Single Family Detached	61		61	
Future Residential 12 Acres	To Be Determined				X
Future Residential 4 Acres	To Be Determined				X
Future Retail 13 Acres	To Be Determined				X
		2,511	2,088	423	
Total Approved Units		2,792			
Remaining Available Units		281			



Final Plat


Covered Bridge Pkwy
North Lots
Raindance National Golf Course
Cherry St.
New Liberty Dr.
South Lots
NORTH

Final Plat

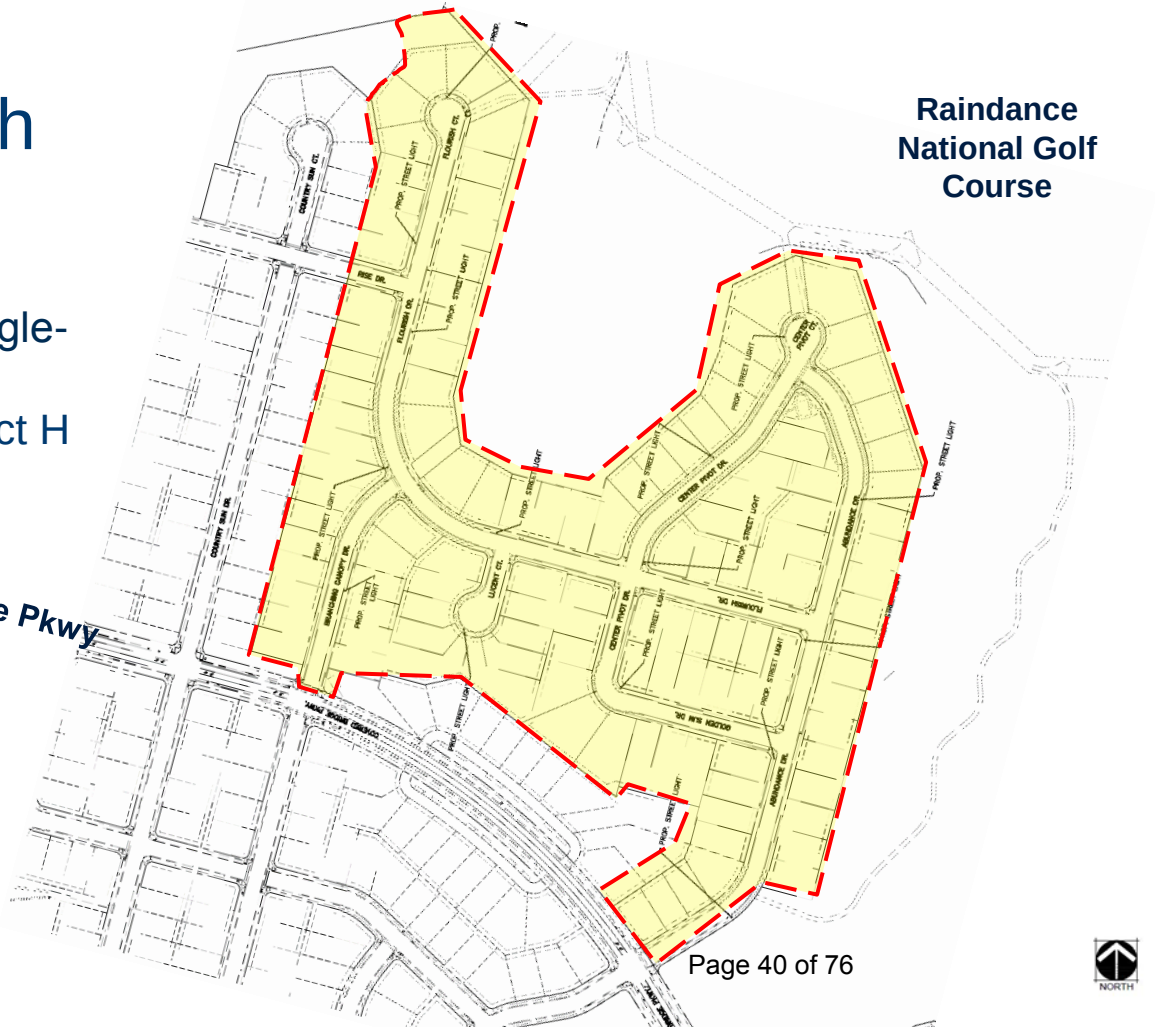
Plat characteristics:

- ~ 81 acres total
- 285 detached single-family residential lots
- Density: 3.5 du/ac
- Total open space including drainage: ~ 9.6 acres (12%)
- Park – adjacent to RainDance Community Park

Final Plat - North

Plat characteristics:

- ~ 35 acres total
- 122 – 60’, 70’, and Custom single-family residential lots.
- Includes a .22 acre park in Tract H

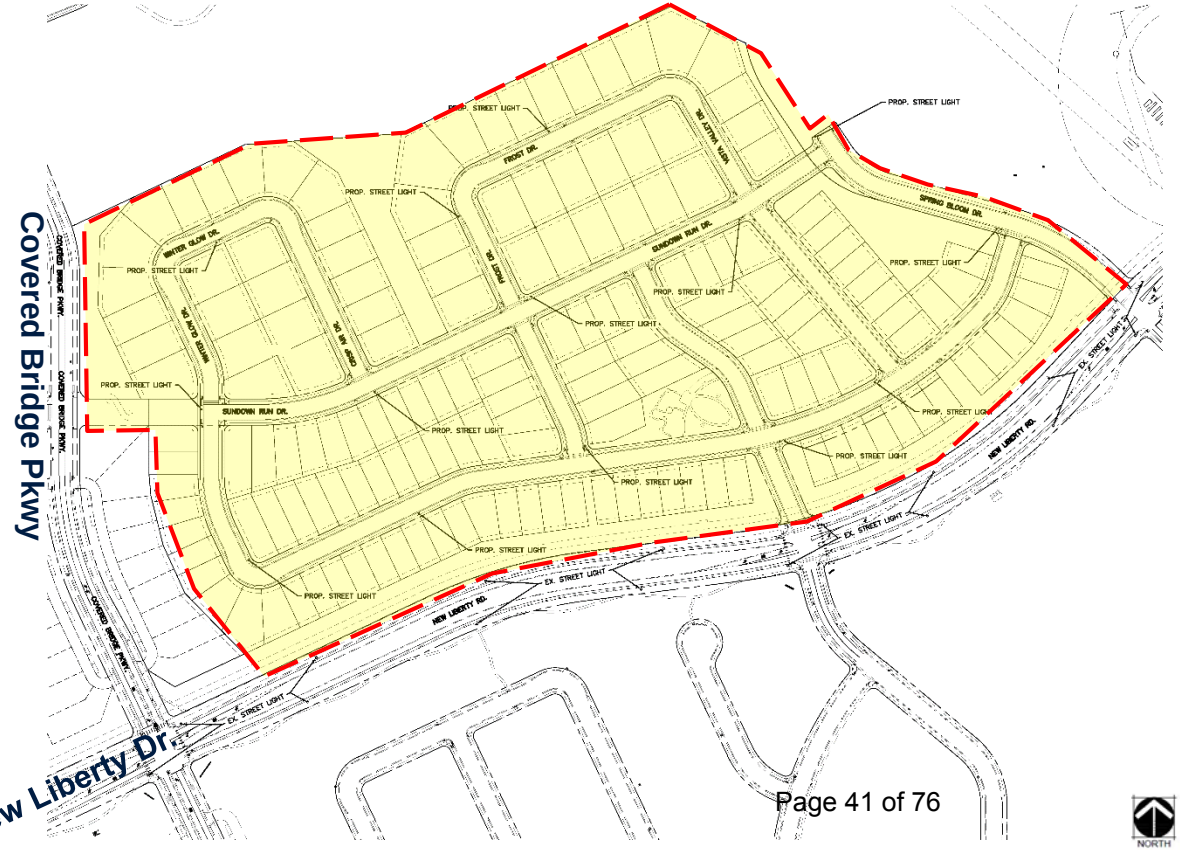


Final Plat - South

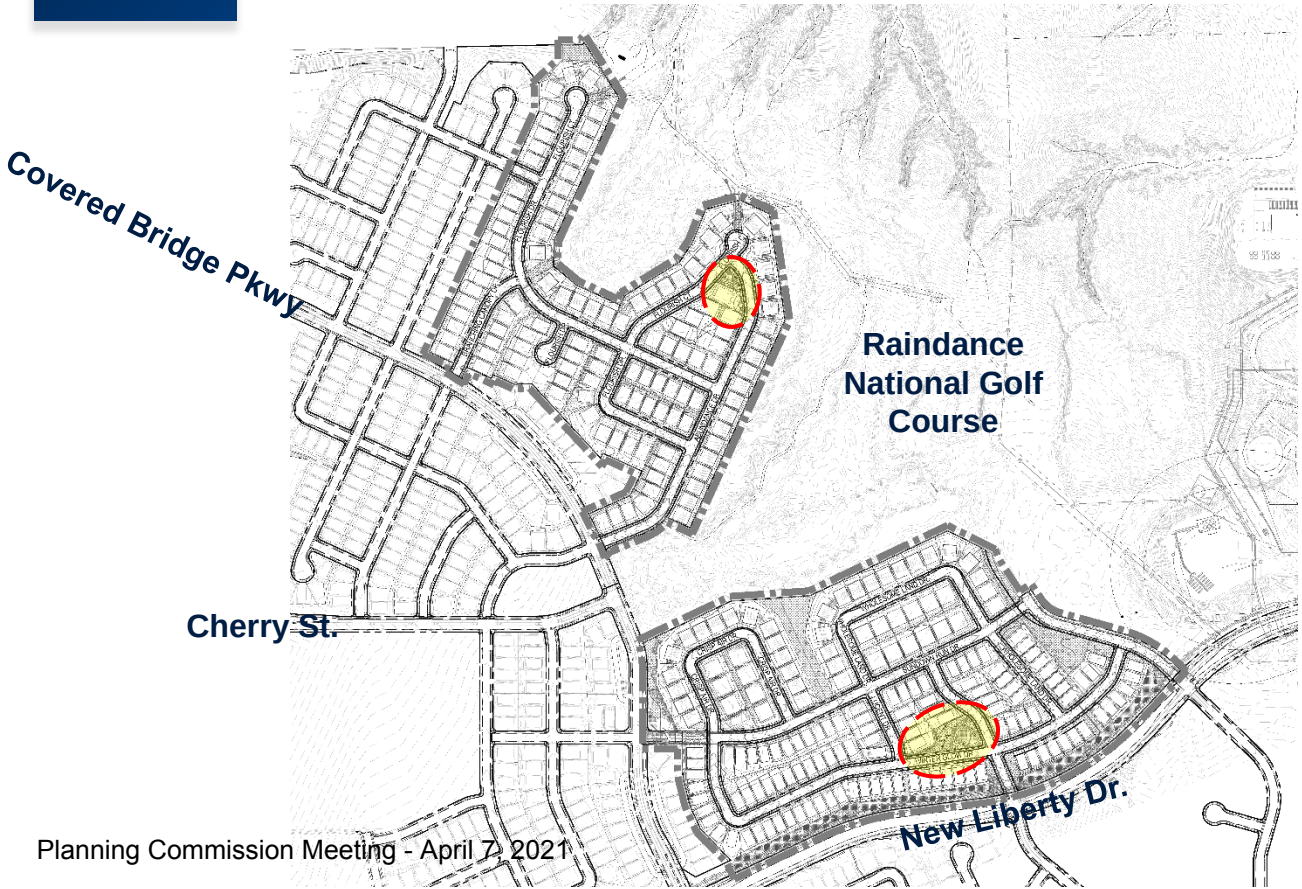
Raindance National Golf Course

Plat characteristics:

- ~ 46 acres total
- 163 - 50’ and Custom single-family residential lots
- Includes a .63 Acre park in Tract K



Landscaping & Improvements



- Open space / drainage = ~ 9.6 acres (12%)
- 2 Pocket Parks
- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping.

Pocket Park Areas

Tract H: .22ac

Tract K: .63ac

Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

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

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

Comprehensive Plan Conformance

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

Chapter 5c – Residential Areas Framework

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

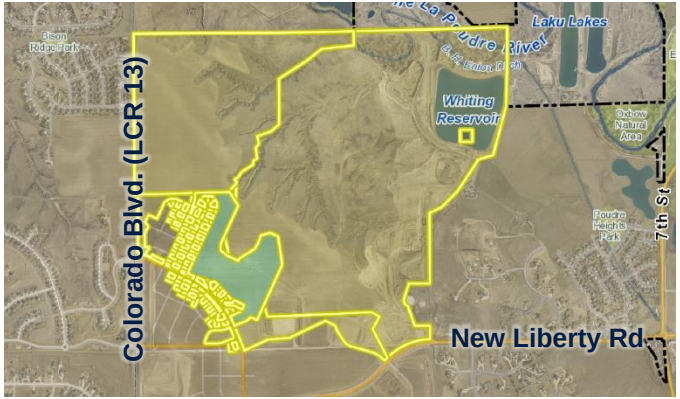
Objective:
- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

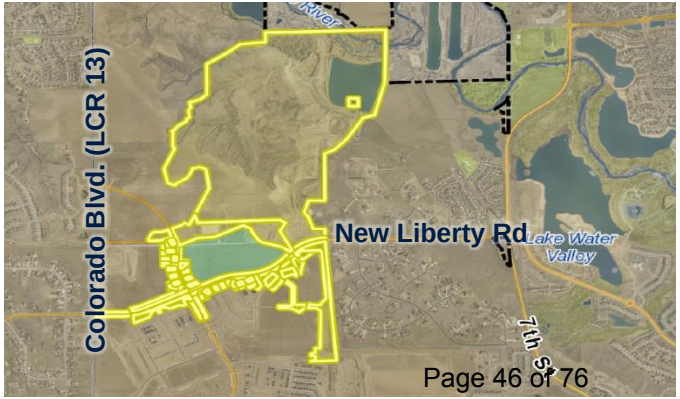
Notification Area

A neighborhood meeting was held on February 11, 2021.

Notifications for this meeting were as follows:

- January 20, 2021– affidavit of mailing to property owners within 300 feet
- January 22, 2021 and March 27, 2020 – display ad published in the Greeley Tribune and Windsor Beacon newspapers respectively.



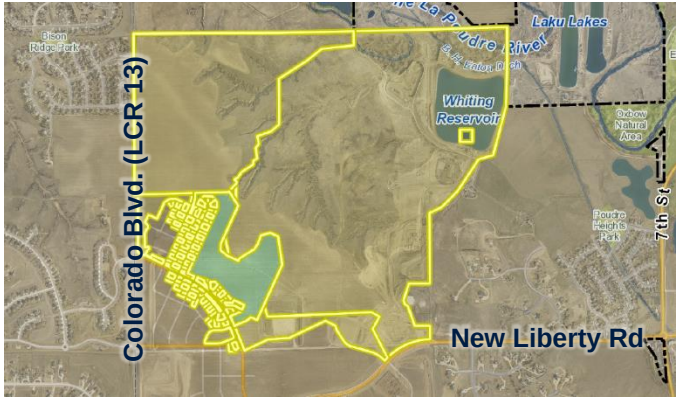


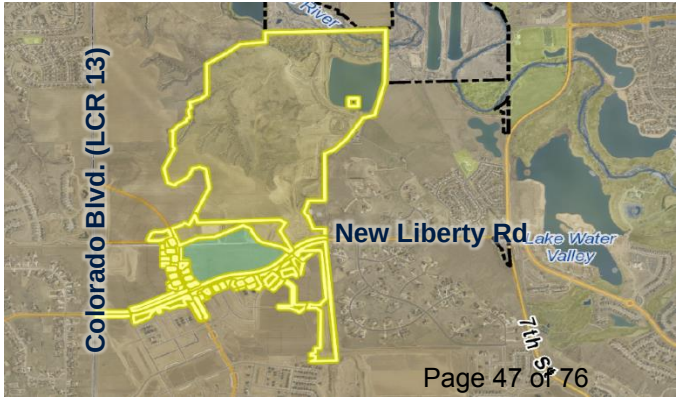
Notification Area

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

Notifications for this meeting were as follows:

- March 18, 2021 – affidavit of letters mailed to property owners within 300 feet
- March 26, 2021 – legal notice posted on the Town of Windsor website
- March 26, 2021 – development review sign posted on the property
- March 26, 2021 – legal ad published in the paper





Recommendation

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

Staff requests that the following be entered into the record:

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

Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
2) No undue burden on public utility systems and community facilities
3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
7) Meets zoning parameters: lot size, dimensions, adequate building sites
8) Meets landscaping standards
9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.

MEMORANDUM

Date: April 7, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun, Senior Planner
Location: North of New Liberty, East of Covered Bridge Parkway
Re: Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 15th Filing
Item #: C.2.

Background/ Discussion:

Please refer to public hearing item for details.

Recommendation:

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

MEMORANDUM

Date: April 7, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun, Senior Planner
Location: East of Colorado Blvd. North of Bounty Drive and South of New Liberty Road.
Re: Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 16th Filing
Item #: C.3.

Background/ Discussion:

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as RainDance Subdivision Sixteenth Filing. The subdivision encompasses approximately 22.06 acres and is zoned Planned Unit Development (PUD) and is designated for single family residential.

The Raindance Sixteenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the large setback along Colorado Boulevard and tie into the overall Raindance project. The project is located on Tract B of the Raindance Subdivision Fifth Filing, on the west side of Moon Rise Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 22.06-acre site. The site consists of 77 lots with an overall density of 3.49 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 154 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards.

Access to the site is provided through existing surrounding streets and new dedicated ROW. Falling Lead Drive (new) will connect Bounty Drive and Equinox Drive (new) and Nightfall Drive (new) will connect to Moon Rise Drive. Nightfall Drive will transition to Nightfall Ct at the intersection of Equinox Drive, as it changes to a cul-de-sac. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

The new Municipal Code requires a public hearing notification for a preliminary major subdivision.

Notifications for this meeting were as follows:
• March 18, 2021 – affidavit of letters mailed to property owners within 500 ft.
• March 26, 2021 – legal notice posted on the Town of Windsor website
• March 26, 2021 – development review sign posted on the property
• March 26, 2021 – legal ad published in the paper

Financial Impact:

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

Relationship to Comprehensive Plan
The application is consistent with the following goals and objectives of the Comprehensive Plan:
Chapter 5b – Growth Framework
Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally

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

Chapter 5c – Residential Areas Framework
Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.
Objectives
• 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

ATTACHMENTS:

Description
- Application Materials
- Staff Presentation

January 26, 2021

Raindance Subdivision Sixteenth Filing – Project Narrative
Project No. 0732.0392.00

The Raindance Sixteenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the large setback along Colorado Boulevard and tie into the overall Raindance project.

The project is located on Tract B of the Raindance Subdivision Fifth Filing, on the west side of Moon Rise Drive and on north side of Bounty Drive.

The project intent is to construct 1 and 2-story, single-family, buildings on the 22.06-acre site. The site consists of 77 lots with an overall density of 3.49 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 154 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards.

Access to the site is provided through existing surrounding streets and new dedicated ROW. Falling Lead Drive (new) will connect Bounty Drive and Equinox Drive (new) and Nightfall Drive (new) will connect to Moon Rise Drive. Nightfall Drive will transition to Nightfall Ct at the intersection of Equinox Drive, as it changes to a cul-de-sac. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

At this time, the project is anticipated to be constructed in one phase, however that may be modified at the time of Final Subdivision.

If there are any questions, concerns, or if additional information is required please feel free to contact me.

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com

RAINDANCE SUBDIVISION SIXTEENTH FILING

BEING A REPLAT OF TRACT B, RAINDANCE SUBDIVISION, FIFTH FILING, SITUATE IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

ENGINEERING & SURVEYING:

TST, INC. CONSULTING ENGINEERS
JOHN MEYERS JR
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

OWNER:

RAINDANCE DEVELOPMENT COMPANY LLC
MARTIN LIND
1625 PELICAN LAKES POINT, SUITE 201
WINDSOR, COLORADO 80550
(970) 686-5828

VICINITY MAP

1" = 1,000'

TOTAL LOTS	TOTAL TRACTS	ZONING
77	2	PUD

DESCRIPITION OF LAND USE			ZONING	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 12	BLOCK 1	SINGLE FAMILY RES.	PUD	1.84	8.35%	OWNER
LOTS 1 - 12	BLOCK 2	SINGLE FAMILY RES.	PUD	1.87	8.46%	OWNER
LOTS 1 - 22	BLOCK 3	SINGLE FAMILY RES.	PUD	4.23	19.17%	OWNER
LOTS 1 - 18	BLOCK 4	SINGLE FAMILY RES.	PUD	2.92	13.25%	OWNER
LOTS 1 - 13	BLOCK 5	SINGLE FAMILY RES.	PUD	3.12	14.13%	OWNER
TRACTS A-B - OPEN SPACE, D.E., A.E., U.E.			PUD	4.64	21.03%	METRO DIST.
RIGHT-OF-WAY				3.44	15.61%	TOWN
TOTAL				**22.06**	**100.00%**	

BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON THE WEST LINE THE SOUTHWEST QUARTER OF SECTION 31, WHICH IS ASSUMED TO BEAR S00°12'08"E A DISTANCE OF 2635.99 FEET. SAID LINE BEING MONUMENTED AS SHOWN HEREON

SURVEYOR CERTIFICATE:

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

DATED THIS_____DAY OF_____, 20__.

COLORADO LICENSED
CHAD R. WASHBURN
37963
PROFESSIONAL LAND SURVEYOR

CHAD R. WASHBURN
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

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 HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF RAINDANCE SUBDIVISION, SIXTEENTH FILING, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF WINDSOR SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: RAINDANCE DEVELOPMENT COMPANY LLC
BY CONVEXITY MANAGEMENT LLC, MANAGER

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20

_____
NAME TITLE

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF THE ABOVE DESCRIBED PARCEL OF LAND.

OWNER: RAINDANCE DEVELOPMENT COMPANY LLC
BY CONVEXITY MANAGEMENT LLC, MANAGER

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE____DAY OF _____, 20

_____
NAME TITLE

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

LEGAL DESCRIPTION

A REPLAT OF A TRACT OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; SITUATE IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B, RAINDANCE SUBDIVISION, FIFTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON APRIL 19, 2019 UNDER RECEPTION NO. 4482401.

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO.

OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE_____DAY OF_____, 20__, A.D. AND THAT THE MAYOR OF THE

TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID

MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____ ATTEST:_____
MAYOR TOWN CLERK

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

_____ _____
TOWN OF WINDSOR PUBLIC WORKS DEPT. XCEL ENERGY

_____ _____
COMCAST CABLE POUDRE VALLEY REA

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

_____
DIRECTOR OF ENGINEERING

PLANNING COMMISSION APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

_____
CHAIRMAN,
WINDSOR PLANNING COMMISSION

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

_____
DIRECTOR OF PLANNING

TOWN MANAGER'S APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

_____
TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

_____
DIRECTOR OF PUBLIC WORKS

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
3. ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
4. FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY OF RECORD, AND TERMS OR CONDITIONS AFFECTING THIS PROPERTY, TST, INC. CONSULTING ENGINEERS, AND THE SURVEYOR OF RECORD RELIED UPON TITLE COMMITMENT NO. FCC25139301-12 PREPARED BY LAND TITLE GUARANTEE COMPANY EFFECTIVE JUNE 10, 2016 AT 5:00 PM. THIS DOES NOT CONSTITUTE A TITLE SEARCH BY TST, INC. OR THE SURVEYOR OF RECORD.
5. PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUE OF STANDARDS AND TECHNOLOGY.
6. TRACT A AND B ARE OWNED AND OPERATED BY THE METROPOLITAN DISTRICT AND ARE OPEN SPACE.
7. TRACT A AND B ARE HEREBY DEDICATED AS BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENTS. THE LOCATION OF ALL UTILITY INSTALLATIONS ARE SUBJECT TO OWNER APPROVAL PRIOR TO CONSTRUCTION.

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.

REVISIONS	DATE	BY
DESCRIPTION		

DRAWN: JRN
CHECKED: JMJ
DESIGNED: DAP
FILENAME: 0392_PlatCover

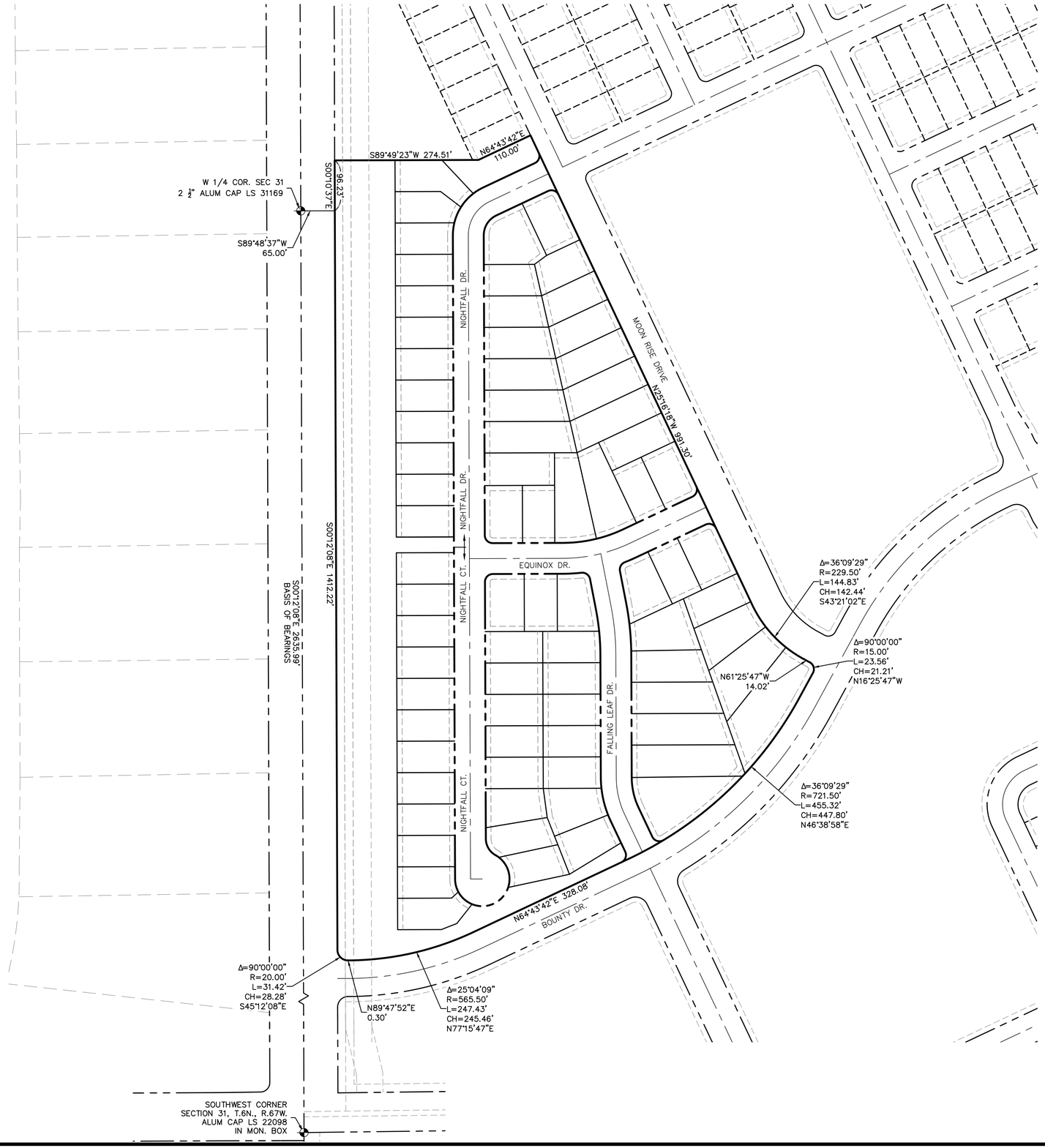
RAINDANCE SUBDIVISION SIXTEENTH FILING

PLAT COVER

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0392.00
SCALE N/A
DATE JANUARY 26, 2021
SHEET 1 of 5



REVISIONS		
DESCRIPTION	DATE	BY

DRAWN: JRN
CHECKED: JMJ
DESIGNED: DAP
FILENAME: 0392_PlatCover

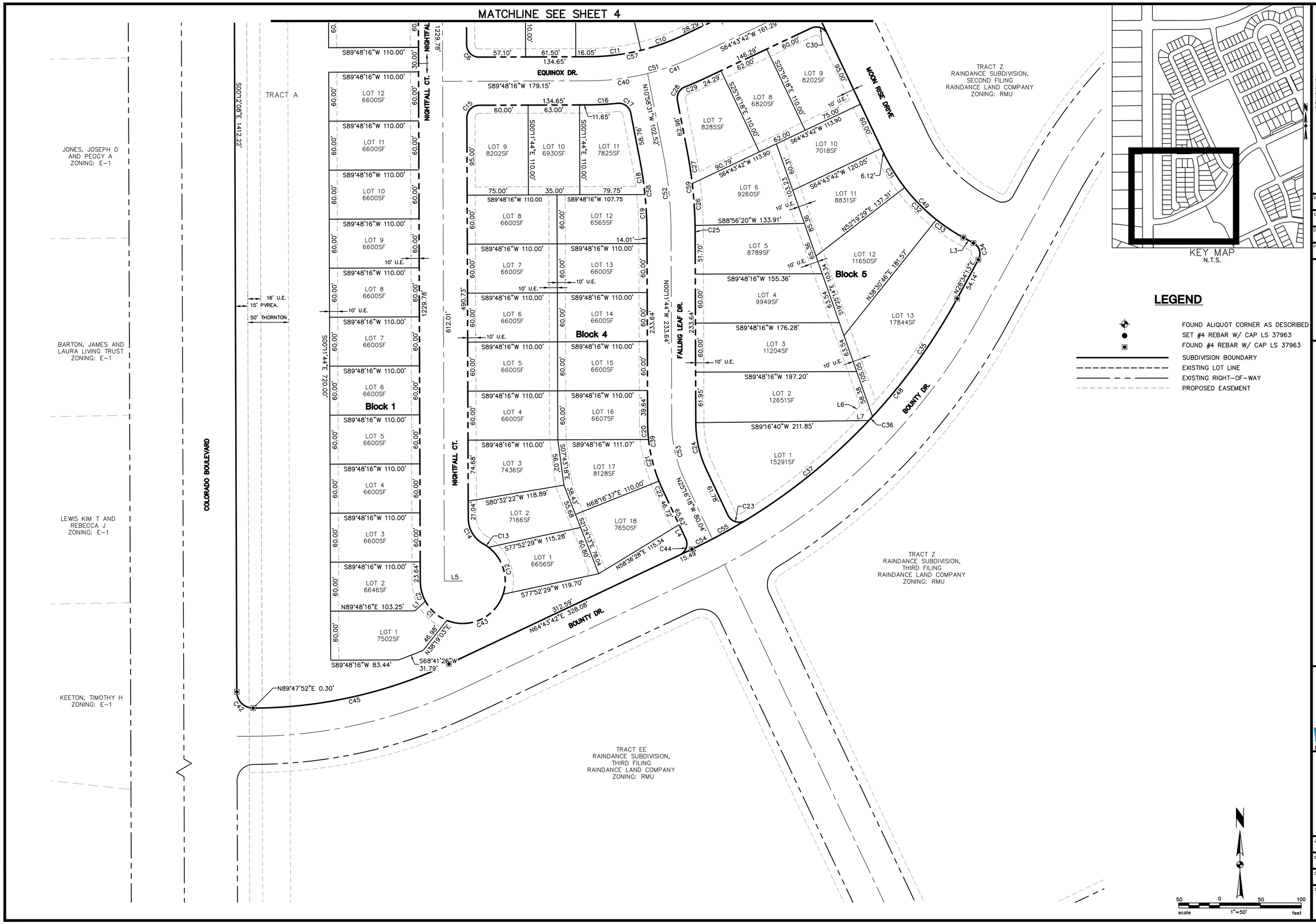
RAINDANCE SUBDIVISION SIXTEENTH FILING

OVERALL PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0392.00
SCALE N/A
DATE JANUARY 26, 2021
SHEET 2 of 5



REVISIONS

BY	DATE	DESCRIPTION

DRAWN: JRN
CHECKED: JMJ
DESIGNED: DAP
FILENAME: 0392_Plat

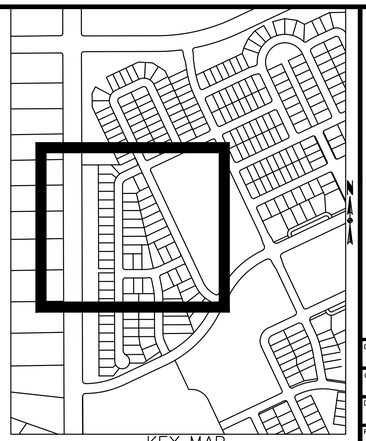
RAINDANCE SUBDIVISION SIXTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0392.00
SCALE 1" = 50'
DATE JANUARY 26, 2021
SHEET 3 of 5



LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ CAP LS 37963
- FOUND #4 REBAR W/ CAP LS 37963
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT

50 0 50 100
scale 1"=50' feet

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: JRN
CHECKED: JMJ
DESIGNED: DAP
FILENAME: 0392_Plat

RAINDANCE SUBDIVISION SIXTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0392.00
SCALE 1" = 50'
DATE JANUARY 26, 2021
SHEET 4 of 5

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	17.50	N47°22'23"E
L2	28.92	S53°26'54"W
L3	14.02	N61°25'47"W
L4	18.90	N25°16'18"W
L5	22.50	N89°48'16"E
L6	25.33	S43°49'51"W
L7	28.18	S89°16'40"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	52.00'	35.96'	39°37'15"	S48°10'52"E	35.25'
C2	52.00'	25.57'	28°10'30"	S14°16'59"E	25.31'
C3	100.47'	24.09'	13°44'22"	S6°39'54"W	24.03'
C4	100.47'	32.74'	18°40'22"	S22°52'16"W	32.60'
C5	100.47'	35.17'	20°03'22"	S42°14'08"W	34.99'
C6	15.00'	23.56'	90°00'00"	S45°11'44"E	21.21'
C7	41.50'	47.03'	64°55'26"	S32°15'59"W	44.55'
C8	15.00'	23.56'	90°00'00"	N70°16'18"W	21.21'
C9	15.00'	23.56'	90°00'00"	N19°43'42"E	21.21'
C10	270.50'	54.11'	11°27'38"	N70°27'31"E	54.02'
C11	270.50'	64.28'	13°36'55"	N82°59'48"E	64.13'
C12	52.00'	64.25'	70°47'36"	N17°14'43"W	60.24'
C13	52.00'	7.54'	8°18'09"	N56°47'36"W	7.53'
C14	36.00'	38.17'	60°44'56"	S30°34'12"E	36.41'
C15	15.00'	23.56'	90°00'00"	S44°48'16"W	21.21'
C16	329.50'	34.81'	6°03'10"	N86°46'41"E	34.79'
C17	15.00'	22.32'	85°16'23"	N53°36'42"W	20.32'
C18	470.50'	42.46'	5°10'12"	N8°23'25"W	42.44'
C19	470.50'	46.06'	5°36'34"	N3°00'01"W	46.05'
C20	194.50'	20.40'	6°00'36"	S3°12'02"E	20.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	194.50'	52.68'	15°31'02"	S13°57'51"E	52.52'
C22	194.50'	12.05'	3°32'55"	S23°29'50"E	12.04'
C23	15.00'	25.13'	95°58'20"	S73°15'28"E	22.29'
C24	135.50'	59.30'	25°04'34"	S12°44'01"E	58.83'
C25	529.50'	8.00'	0°51'56"	N0°37'42"W	8.00'
C26	529.50'	51.35'	5°33'24"	N3°50'22"W	51.33'
C27	529.50'	40.27'	4°21'26"	N8°47'48"W	40.26'
C28	15.00'	20.91'	79°52'00"	S28°57'29"W	19.26'
C29	329.50'	23.94'	4°09'47"	N66°48'36"E	23.94'
C30	15.00'	23.56'	90°00'00"	N70°16'18"W	21.21'
C31	229.50'	49.68'	12°24'14"	S31°28'25"E	49.59'
C32	229.50'	55.32'	13°48'43"	S44°34'53"E	55.19'
C33	229.50'	39.82'	9°56'32"	S56°27'31"E	39.77'
C34	15.00'	23.56'	90°00'00"	N16°25'47"W	21.21'
C35	721.50'	178.37'	14°09'53"	N35°39'10"E	177.92'
C36	721.50'	6.69'	0°31'53"	N43°00'04"E	6.69'
C37	721.50'	195.05'	15°29'22"	N51°00'41"E	194.46'
C38	100.50'	113.88'	64°55'26"	S32°15'59"W	107.88'
C39	194.50'	85.12'	25°04'34"	S12°44'01"E	84.45'
C40	300.00'	72.56'	13°51'29"	N82°52'31"E	72.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	300.00'	58.74'	11°13'05"	N70°20'15"E	58.64'
C42	20.00'	31.42'	90°00'00"	S45°12'08"E	28.28'
C43	52.00'	85.18'	93°51'25"	N65°04'48"E	75.97'
C44	15.00'	23.56'	90°00'00"	N19°43'42"E	21.21'
C45	565.50'	247.43'	25°04'09"	N77°15'47"E	245.46'
C46	15.00'	23.56'	90°00'00"	N19°43'42"E	21.21'
C47	100.50'	21.88'	12°28'26"	S58°29'29"W	21.84'
C48	721.50'	455.32'	36°09'29"	N46°38'58"E	447.80'
C49	229.50'	144.83'	36°09'29"	S43°21'02"E	142.44'
C50	71.00'	80.45'	64°55'26"	S32°15'59"W	76.22'
C51	300.00'	131.30'	25°04'34"	N77°15'59"E	130.25'
C52	500.00'	94.07'	10°46'47"	N5°35'08"W	93.93'
C53	165.00'	72.21'	25°04'34"	S12°44'01"E	71.64'
C54	721.50'	29.02'	2°18'15"	N63°34'35"E	29.01'
C55	721.50'	46.19'	3°40'05"	N60°35'25"E	46.18'
C57	270.50'	118.39'	25°04'34"	N77°15'59"E	117.44'
C58	470.50'	88.52'	10°46'47"	N5°35'08"W	88.39'
C59	529.50'	99.62'	10°46'47"	N5°35'08"W	99.47'

REVISIONS

BY	DATE	DESCRIPTION

DRAWN: JRN
CHECKED: JMJ
DESIGNED: DAP
FILENAME: 0392_Plat

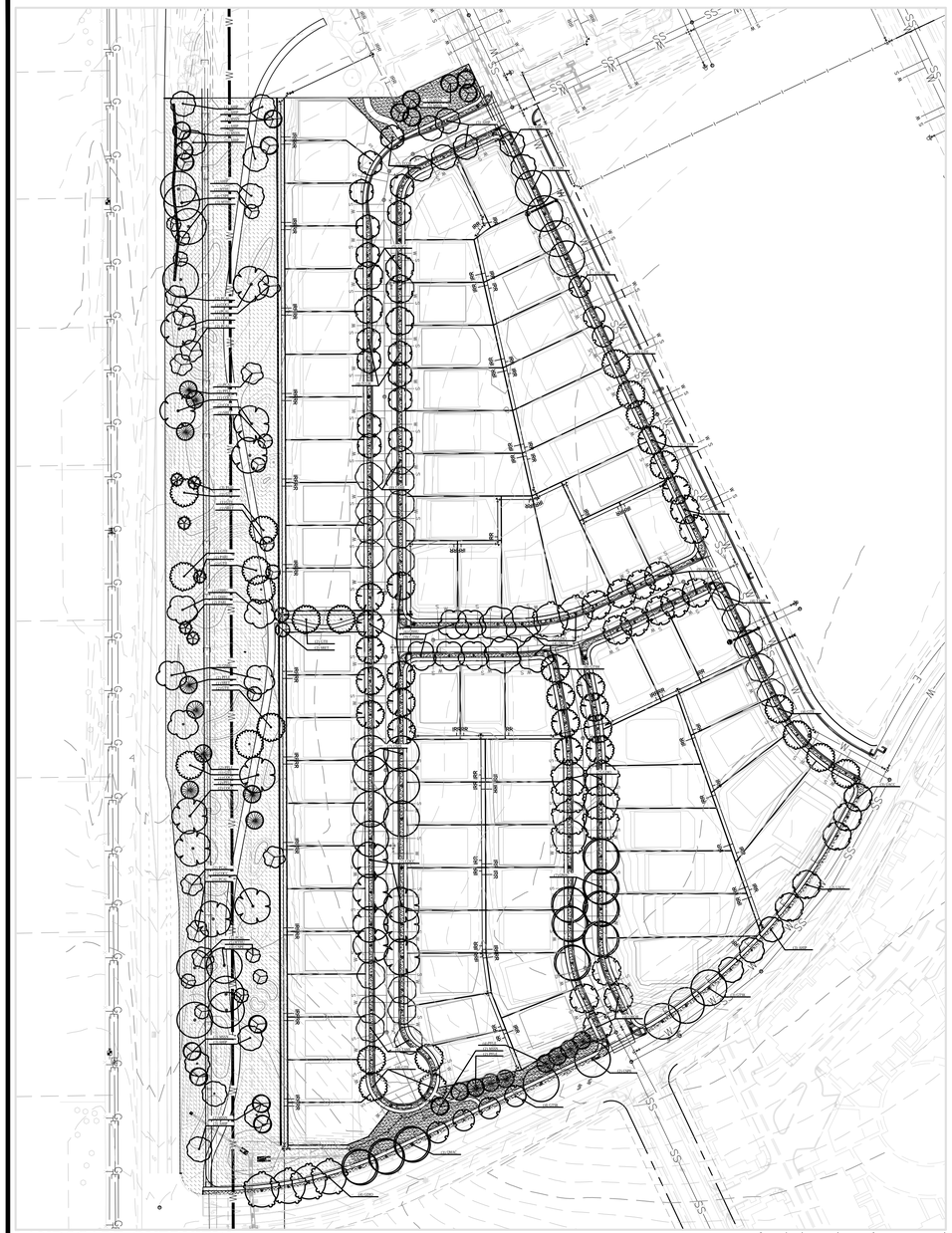
RAINDANCE SUBDIVISION SIXTEENTH FILING

PLAT

Washburn LAND SURVEYING

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 732.0392.00
SCALE N/A
DATE JANUARY 26, 2021
SHEET 5 of 5



NORTH

0 50' 100' 200'
SCALE: 1"= 100'-0"

LANDSCAPE OVERVIEW

PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
2. ALL TURF AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. ALL TREES TO BE BALLED AND BURLAP, ROOT CONTROL BAG, OR CONTAINERIZED.
4. ALL SHRUB BEDS TO BE MULCHED WITH SPECIFIED MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC PLEASE NOTE ALL TREES TO HAVE A 36" DIA. WOOD MULCH RING AND ALL SHRUBS TO HAVE AN 18" DIA. WOOD MULCH RING.
5. EDGING BETWEEN GRASS AND BED SHALL BE 3" X 4" ROLL-TOP STEEL SET LEVEL WITH TOP OF SOD.
6. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
7. LANDSCAPING OF PROJECT MAY BE PHASED PER AN APPROVED PHASING PLAN.
8. THE HOA WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING PLANTINGS IN THE PUBLIC STREETS RIGHT-OF-WAY.
9. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN 40' AND 15' RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN 10' FROM WATER AND SEWER LINES, 4' FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND 10' FROM ANY DRIVEWAY.
10. MINIMUM CLEARANCE OF (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTING IN FRONT OF A FDC.
11. THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
12. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
13. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST,PEAT OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST (3) CUBIC YARDS PER 1,000 SQUARE FEET.
14. TURF GRASS WILL BE SEEDED OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING HAVING A RADIUS OF AT LEAST (18) INCHES.
15. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING VEGETATION AND LANDSCAPING.
16. FOUNDATION SHRUB BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
17. CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
18. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
19. SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
20. IF PLANTS ARE IN NEED OF REPLACING DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
21. NATIVE SEED AREAS TO RECEIVE PERMANENT IRRIGATION, ZONED SEPARATE FROM TURF AREAS. TREES IN NATIVE AREAS TO RECEIVE DRIP IRRIGATION IN ADDITION TO THE NATIVE SEED IRRIGATION.

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE
PARI	6	PINUS ARISTATA	BRISTLECONE PINE	B&B 6` HIGH MIN.	20`	40`	LOW
PFLE	8	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF`S PYRAMID PINE	B&B 6` HIGH MIN.	25`	40`	

SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE
MSSN	10	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B&B 1.5" CAL MIN.	25`	30`	MEDIUM
MTHU	9	MALUS X `THUNDERCHILD`	THUNDERCHILD CRAB APPLE	B&B 1.5" CAL MIN.	20`	20`	MEDIUM
PCAL	10	PYRUS CALLERYANA `AUTUMN BLAZE`	AUTUMN BLAZE PEAR	B&B 1.5" CAL	30`	35`	MEDIUM
SRET	7	SYRINGA RETICULATA	JAPANESE TREE LILAC	B&B 1.5" CAL MIN.	20`	25`	LOW

STREET/LARGE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE
AGLA	18	AESCULUS GLABRA	OHIO BUCKEYE	B&B 2.0" CAL MIN.	30`	40`	MEDIUM
AHIP	22	AESCULUS HIPPOCASTANUM	EUROPEAN HORSECHESTNUT	B&B 2.0" CAL MIN.	35`	35`	
CSPE	26	CATALPA SPECIOSA	NORTHERN CATALPA	B&B 2.0" CAL MIN.	50`	60`	LOW
COCC	18	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	50`	60`	LOW
GTII	21	GLEDITSIA TRIACANTHOS INERMIS `IMPERIAL"	IMPERIAL HONEYLOCUST	B&B 2.0" CAL MIN.	40`	40`	LOW
GTSM	13	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER HONEYLOCUST	B&B 2.0" CAL MIN.	40`	50`	LOW
GTSK	10	GLEDITSIA TRIACANTHOS `SKYLINE`	SKYLINE HONEY LOCUST	B&B 2.0" CAL MIN.	30`	40`	LOW
GD	17	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B&B 2.0" CAL MIN.	50`	60`	LOW
QMAC	12	QUERCUS MACROCARPA	BURR OAK	B&B 2.0" CAL MIN.	50`	50`	LOW
QMUE	4	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B&B 2.5" CAL. MIN.	50`	50`	MEDIUM
QROB	16	QUERCUS ROBUR	ENGLISH OAK	B&B 2.0" CAL MIN.	40`	60`	MEDIUM
QSHU	18	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B 2.0" CAL MIN.	40`	50`	LOW
TAME	15	TILIA AMERICANA	AMERICAN LINDEN	B&B 2.0" CAL MIN.	40`	50`	MEDIUM
TCOR	14	TILIA CORDATA	LITTLELEAF LINDEN	B&B 2.0" CAL MIN.	35`	40`	MEDIUM
UACC	11	ULMUS X `ACCOLADE`	ACCOLADE ELM	B&B 2.0" CAL MIN.	40`	70`	MEDIUM

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX	NATIVE SEED MIX

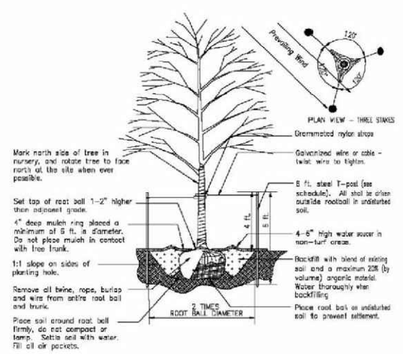
SEED MIX NOTES

Pawnee Buttes Dryland Aggressive Pasture Mix #2 or equal. Crimp and straw after drill seed application.

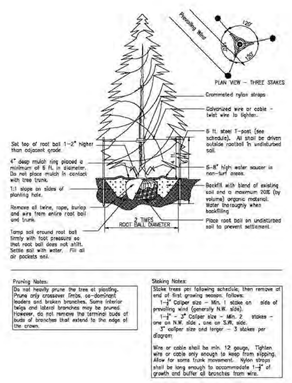
10 pls lbs/acre

(33.3%) Crested Wheatgrass
(33.3%) Russian Wildrye
(33.3%) Western Wheatgrass

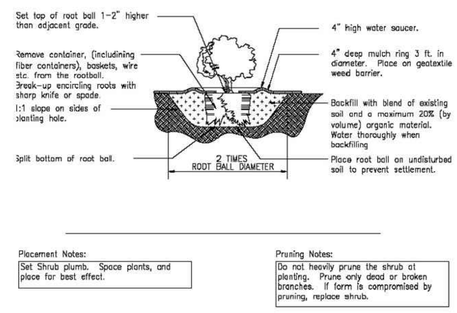
A DECIDUOUS TREE - PLANTING
SCALE: NOT TO SCALE



B EVERGREEN TREE - PLANTING DETAIL
SCALE: NOT TO SCALE

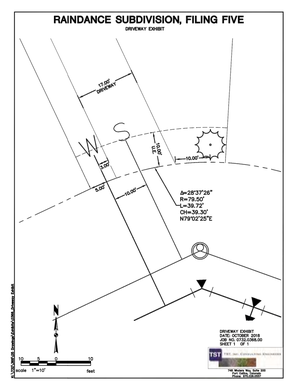


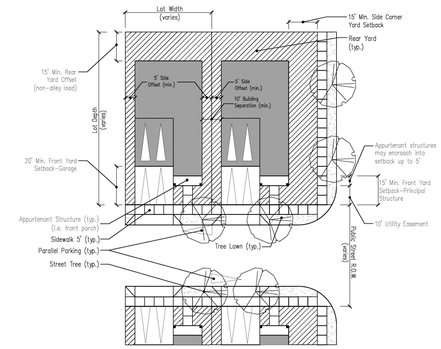
C SHRUBS - PLANTING DETAIL
SCALE: NOT TO SCALE



Placement Notes:
Set Shrub plumb. Space plants, and place for best effect.

Pruning Notes:
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.





TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
ENGINEERING MANAGER

REVISIONS

BY:	DATE	DESCRIPTION

DRAWN PDB
CHECKED BW
DESIGNED MJB
FILENAME 0392_LA

BRIAN EDWARD WILY 1467 PENDING APPROVAL NOT FOR CONSTRUCTION STATE OF COLORADO LANDSCAPE ARCHITECT

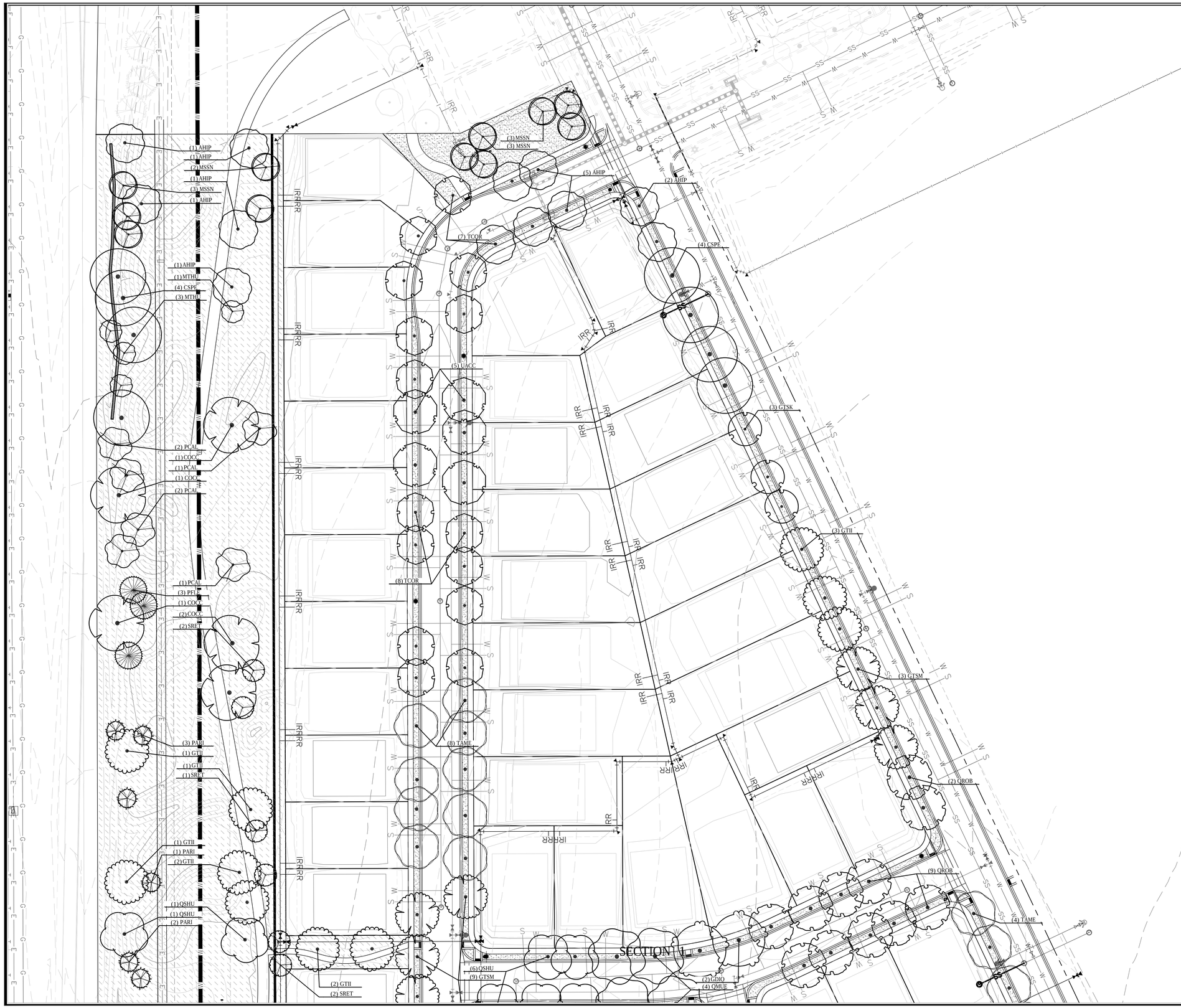
RAINDANCE SUBDIVISION SIXTEENTH FILING

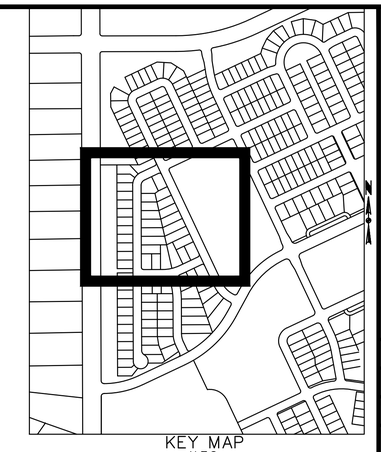
OVERALL LANDSCAPE PLAN OVERVIEW

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 732.0392.00
SCALE 1"=100'
DATE JANUARY 26, 2021
SHEET 36 of 38

K:\732\392\05 Drawings\Sheets LA\0392_LA.dwg; 1/25/2021 12:39:04 PM





KEY MAP
N.T.S.

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CO	COMMON HACKBERRY
	GL SK	SKYLINE HONEY LOCUST
	GY DI	KENTUCKY COFFEETREE
	QM	BURR OAK
	QM2	CHINKAPIN OAK
	QR	ENGLISH OAK
	TR	REDMOND AMERICAN LINDEN
	UA	ACCOLADE ELM

EVERGREEN TREES	CODE	COMMON NAME
	PC	COLORADO SPRUCE
	PF	VANDERWOLF`S PYRAMID PINE
	PN	AUSTRIAN BLACK PINE

ORNAMENTAL TREES	CODE	COMMON NAME
	AG	`AUTUMN BRILLIANCE` SERVICEBERRY

GROUND COVERS	COMMON NAME
	BLUEGRASS TURF
	FARMING AREA
	NATIVE SEED MIX

STREET TREE BY OTHERS

CONCEPT TREES BY OTHERS

NORTH

0 20' 40' 80'
SCALE: 1"= 40'-0"

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
ENGINEERING MANAGER

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: PDB
CHECKED: BW
DESIGNED: MJB
FILENAME: 0392_LA

BRIAN EDWARD WILL
1467
PENDING APPROVAL
NOT FOR CONSTRUCTION
STATE OF COLORADO
LANDSCAPE ARCHITECT

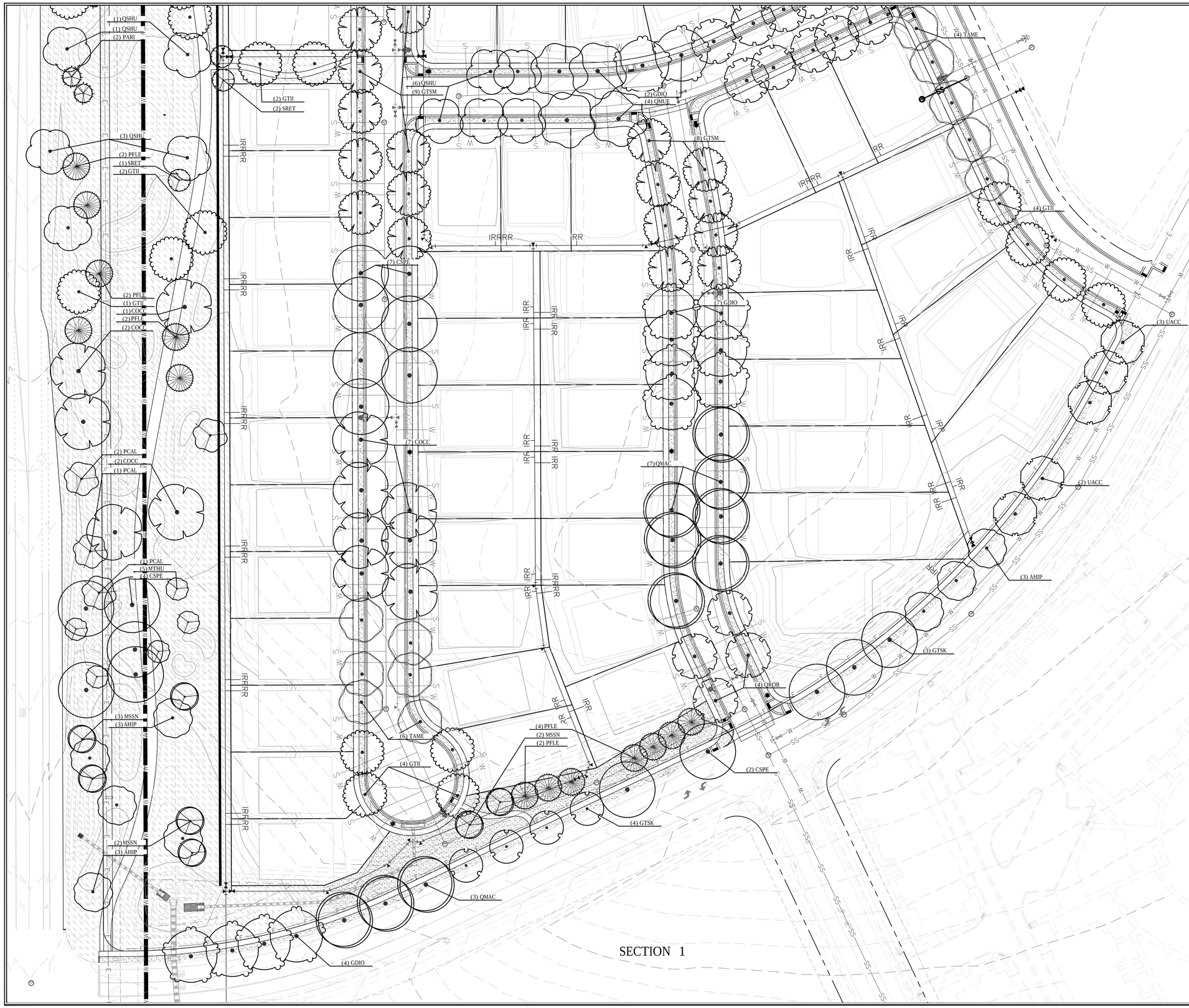
RAINDANCE SUBDIVISION SIXTEENTH FILING

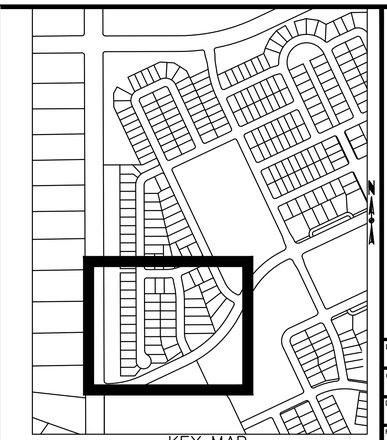
LANDSCAPE PLAN

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 732.0392.00
SCALE 1"=XX'
DATE JANUARY 26, 2021
SHEET 37 of 38

K:\732\392\05 Drawings\Sheets LA\0392_LA.dwg; 1/25/2021 12:39:08 PM





PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CO	COMMON HACKBERRY
	GL SK	SKYLINE HONEY LOCUST
	GY DI	KENTUCKY COFFEETREE
	QM	BURR OAK
	QM2	CHINKAPIN OAK
	QR	ENGLISH OAK
	TR	REDMOND AMERICAN LINDEN
	UA	ACCOLADE ELM

EVERGREEN TREES	CODE	COMMON NAME
	PC	COLORADO SPRUCE
	PF	VANDERWOLF`S PYRAMID PINE
	PN	AUSTRIAN BLACK PINE

ORNAMENTAL TREES	CODE	COMMON NAME
	AG	`AUTUMN BRILLIANCE` SERVICEBERRY

GROUND COVERS	COMMON NAME
	BLUEGRASS TURF
	FARMING AREA
	NATIVE SEED MIX

STREET TREE BY OTHERS

CONCEPT TREES BY OTHERS

NORTH

0 20' 40' 80'
SCALE: 1"= 40'-0"

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
ENGINEERING MANAGER

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN: PDB
CHECKED: BW
DESIGNED: MJB
FILENAME: 0392_LA

BRIAN EDWARD WILY 1467 — PENDING APPROVAL NOT FOR CONSTRUCTION — STATE OF COLORADO — LANDSCAPE ARCHITECT

RAINDANCE SUBDIVISION SIXTEENTH FILING

LANDSCAPE PLAN

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 732.0392.00
SCALE 1"=40'
DATE JANUARY 26, 2021
SHEET 38 of 38

K:\732\392\05 Drawings\Sheets LA\0392_LA.dwg: 1/25/2021 12:39:11 PM

Preliminary Major Subdivision

RainDance
16th Filing

David Eisenbraun, Senior Planner

Planning Commission – April 7, 2021

Subdivision

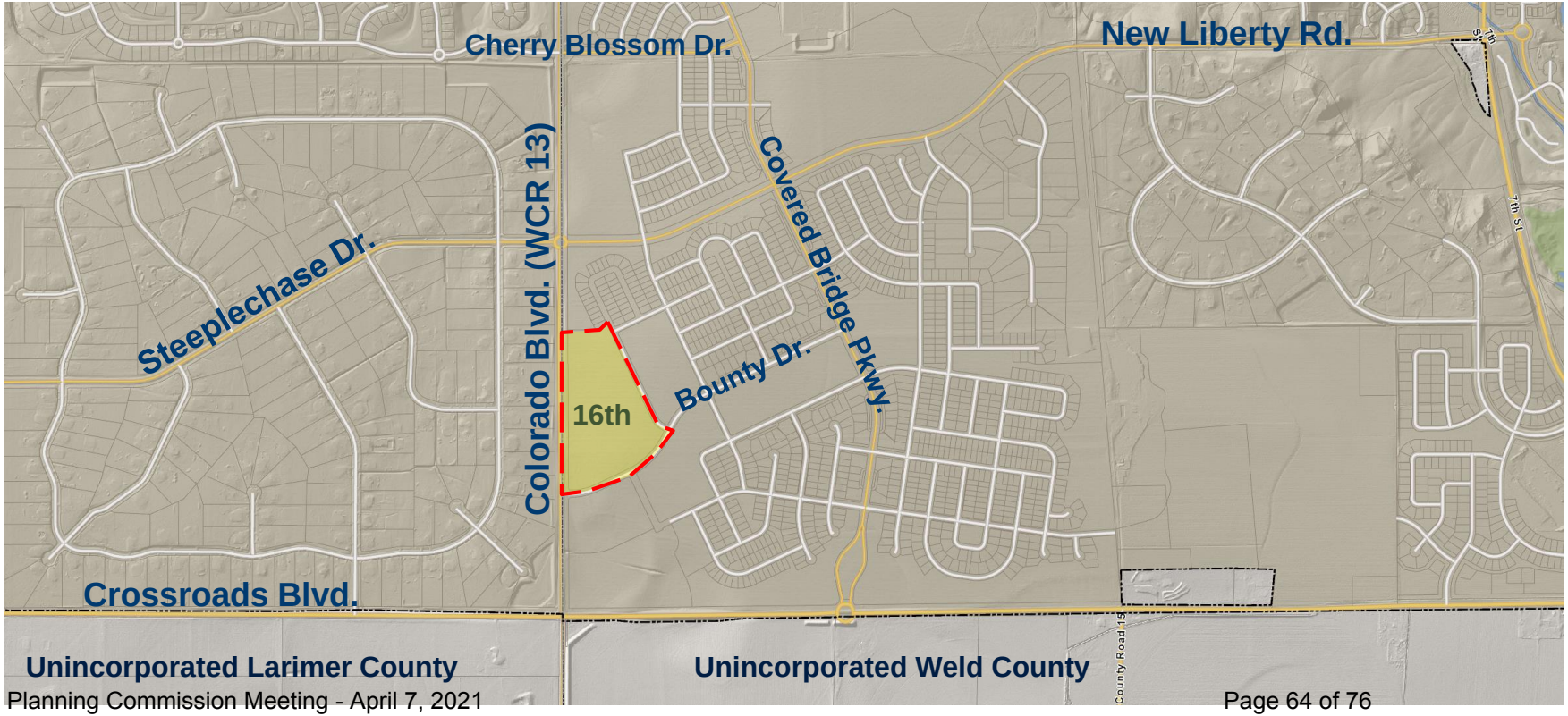
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

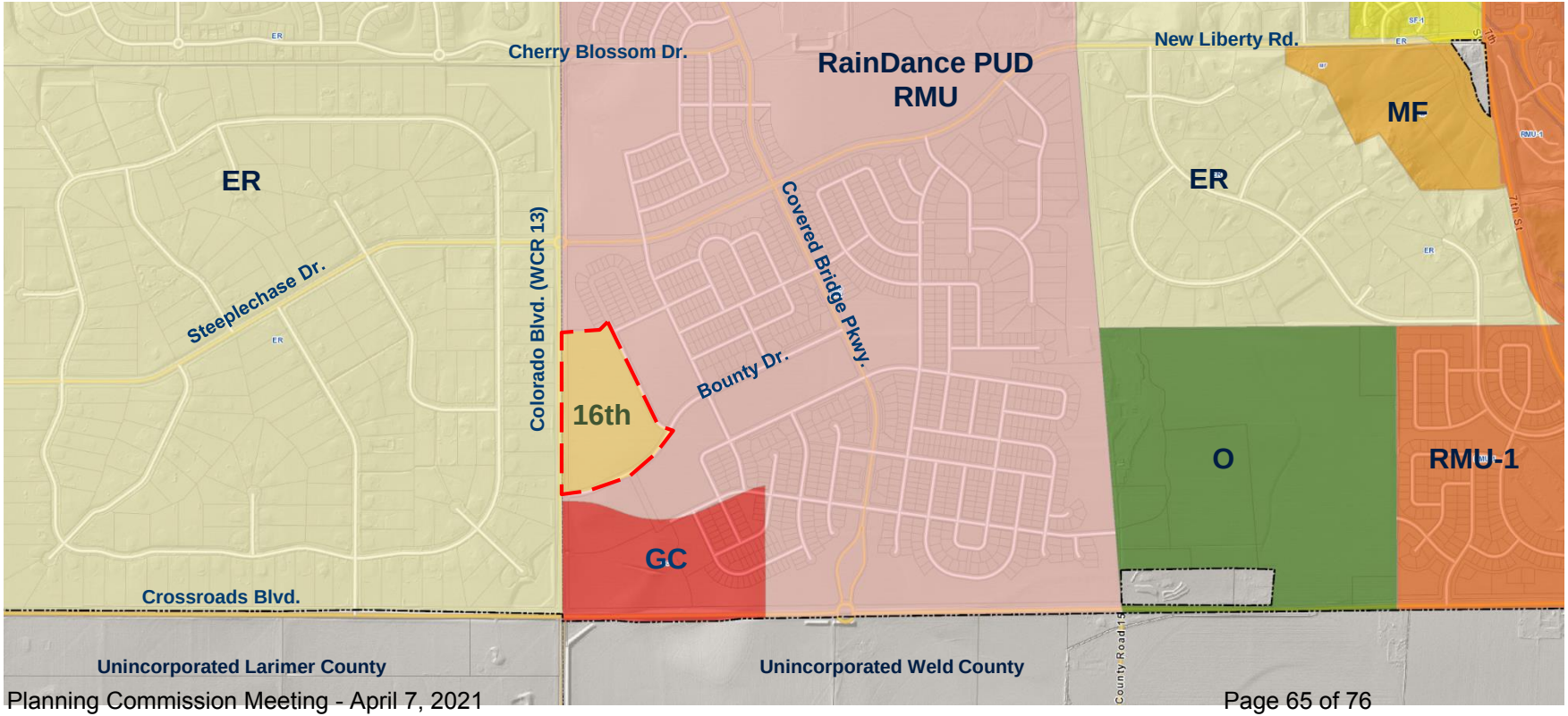
The purposes of the major subdivision procedure are:

1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map

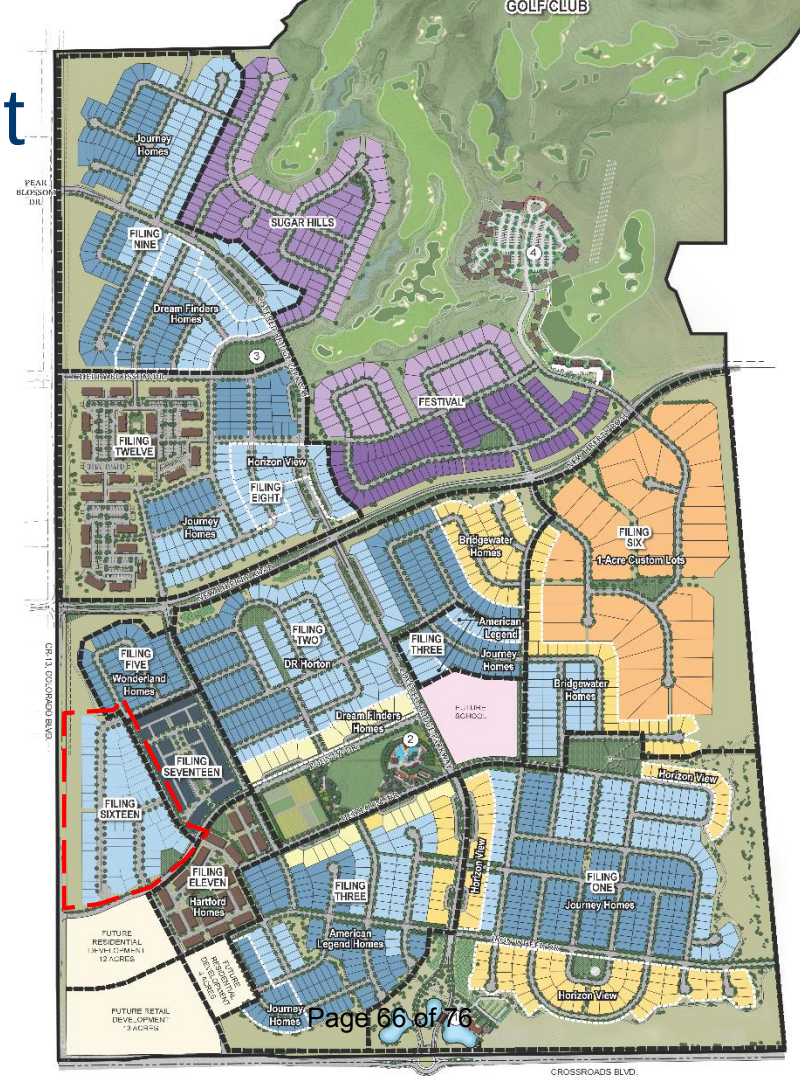


Zoning Map

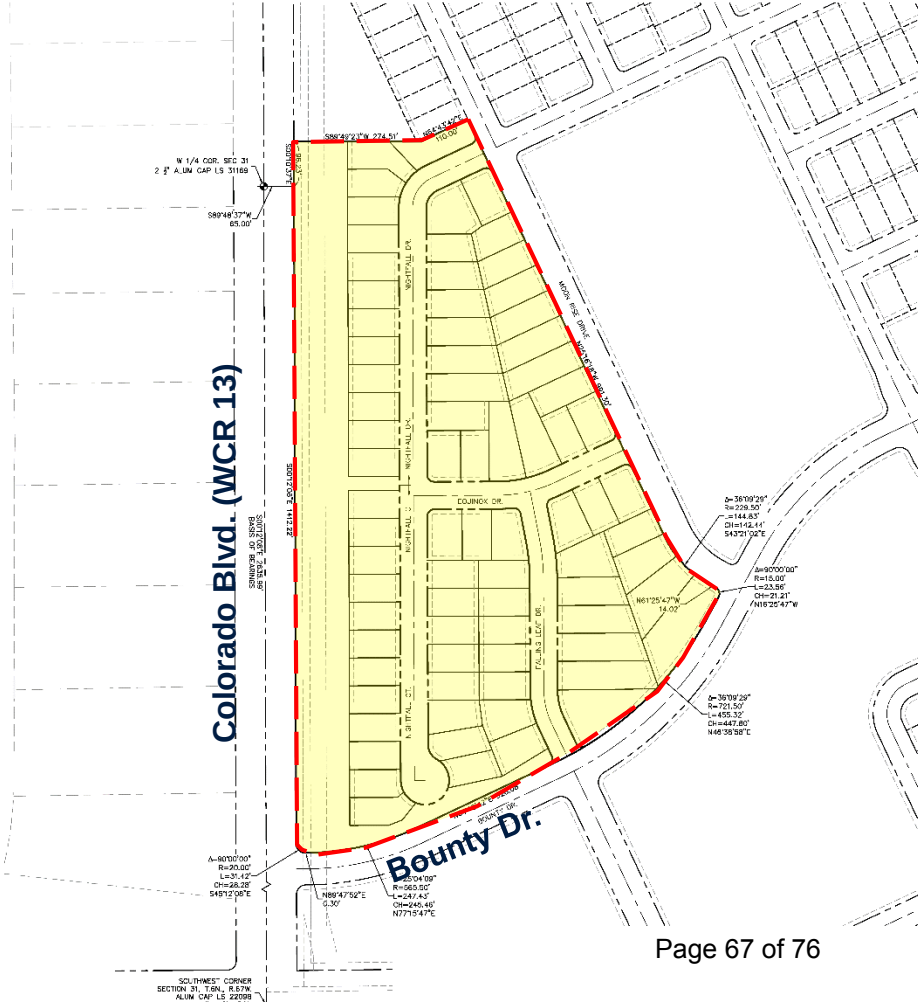

Cherry Blossom Dr.
RainDance PUD
RMU
New Liberty Rd.
MF
ER
ER
Steeplechase Dr.
Colorado Blvd. (WCR 13)
Covered Bridge Pkwy.
Bounty Dr.
16th
O
RMU-1
GC
Crossroads Blvd.
Unincorporated Larimer County
Unincorporated Weld County
NORTH

Raindance Context

Raindance Unit Analysis as of 3/11/2021					
	Product Type	Total Units	Platted	Projects Currently Under Review	Future Projects
Filing 1	Single Family Detached	337	337		
Filing 2	Single Family Detached	278	278		
Filing 3	Single Family Detached	233	233		
Filing 5	Single Family Detached	53	53		
Filing 6	Single Family Detached	125	125		
Filing 8	Single Family Detached	138	138		
Filing 9	Single Family Detached	239	239		
Filing 11	Condominium	160	160		
Filing 12	For Rent Apartments	525	525		
Filing 15	Single Family Detached	285		285	
Filing 16	Single Family Detached	77		77	
Filing 17	Single Family Detached	61		61	
Future Residential 12 Acres	To Be Determined				X
Future Residential 4 Acres	To Be Determined				X
Future Retail 13 Acres	To Be Determined				X
		2,511	2,088	423	
Total Approved Units		2,792			
Remaining Available Units		281			



Preliminary Plat



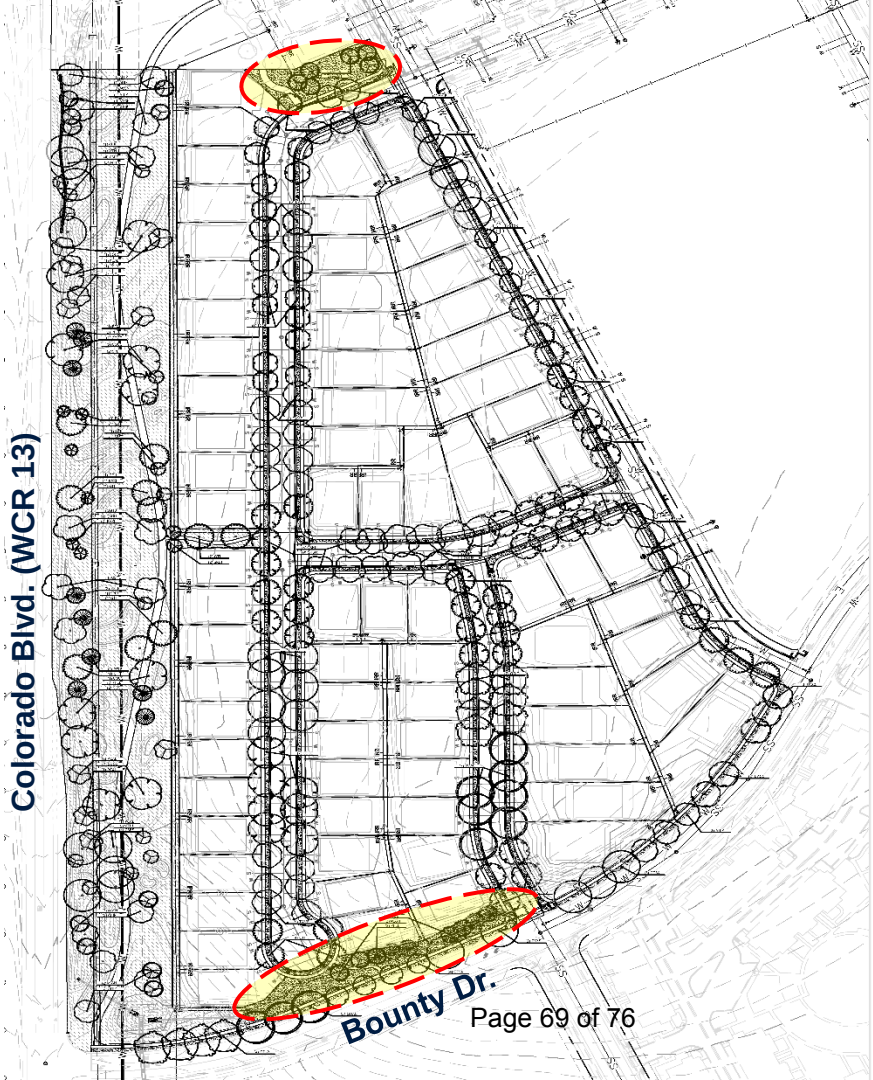
Preliminary Plat

Plat characteristics:

- ~ 22 acres total
- 77 detached single-family residential lots
- Density: 3.5 du/ac
- Total open space including drainage: ~ 4.6 acres (21%)
- Park – adjacent to RainDance Community Park

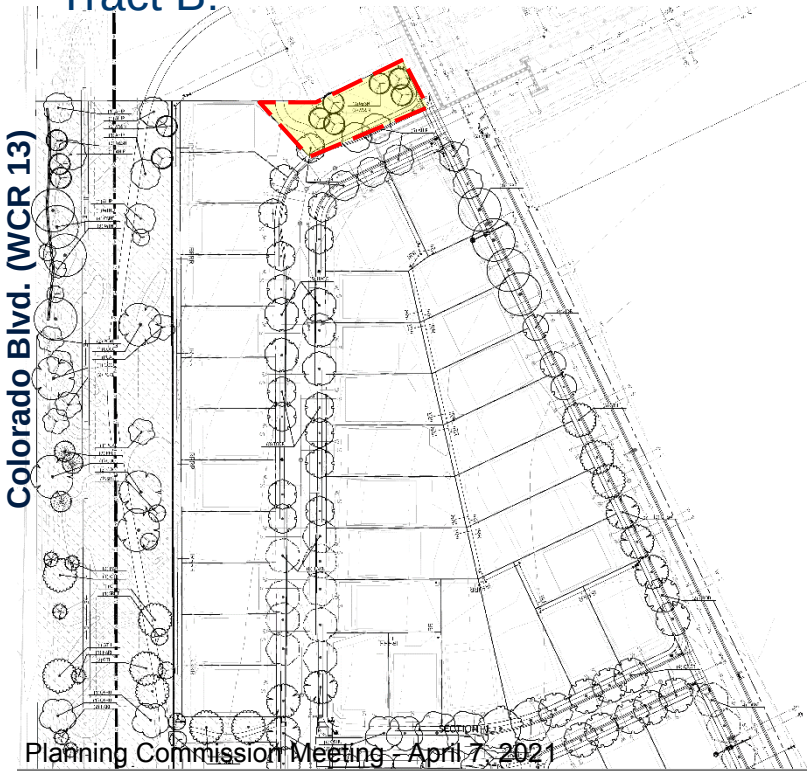
Landscaping & Improvements

- Open space / drainage = ~ 4.6 acres (21%)
- 2 Pocket Parks
- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping.

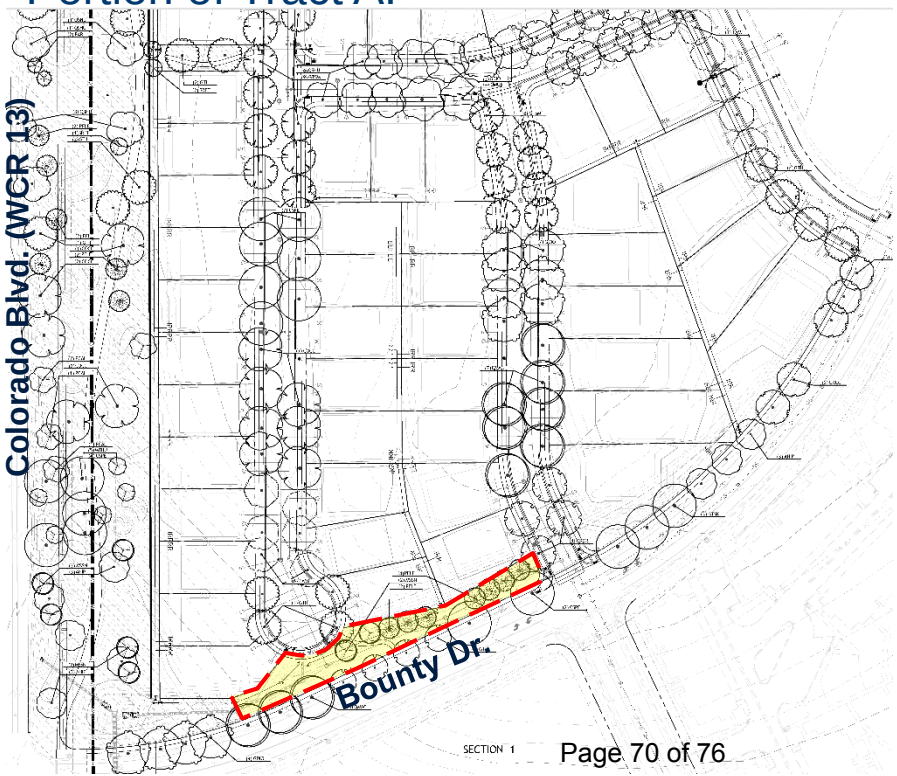


Pocket Park Areas

Tract B:



Portion of Tract A:



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

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

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

Comprehensive Plan Conformance

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

Chapter 5c – Residential Areas Framework

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

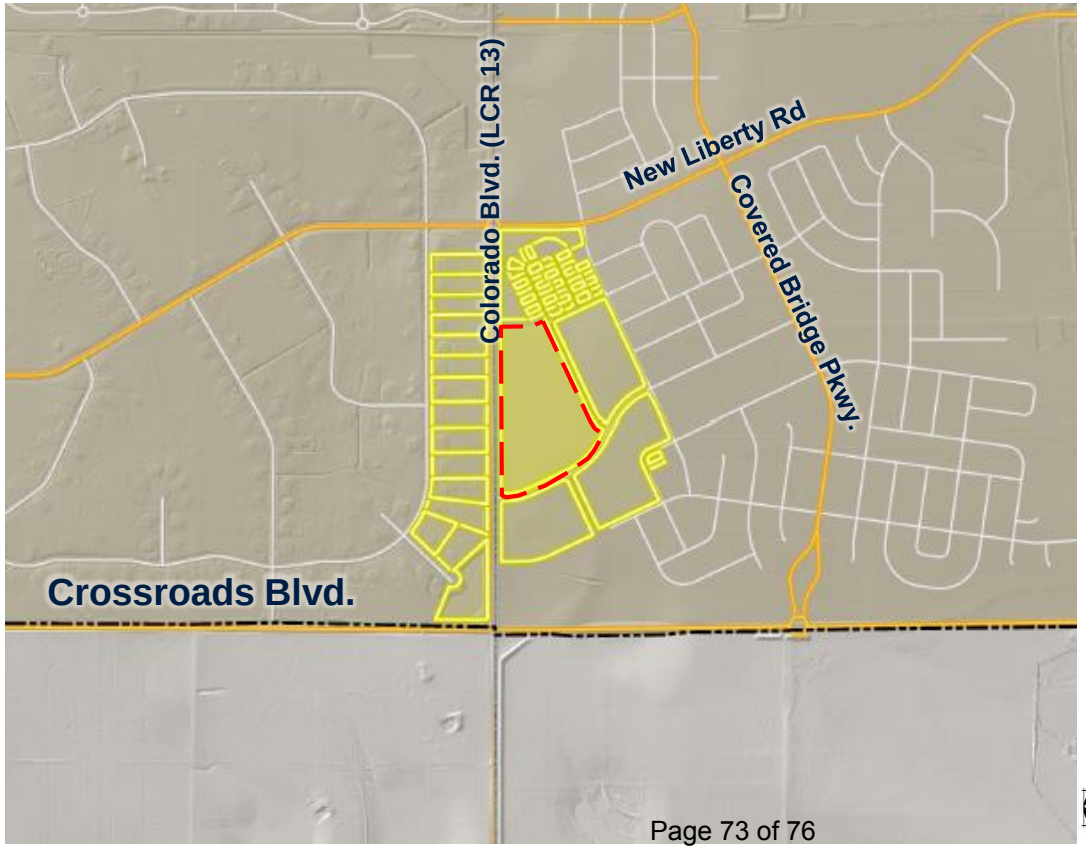
Objective:
- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Notification Area

The *new* Municipal Code requires a public hearing notification for a preliminary major subdivision.

Notifications for this meeting were as follows:

- March 18, 2021 – affidavit of letters mailed to property owners within *500 ft.*
- March 26, 2021 – legal notice posted on the Town of Windsor website
- March 26, 2021 – development review sign posted on the property
- March 26, 2021 – legal ad published in the paper



Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Staff requests that the following be entered into the record:

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

Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
2) No undue burden on public utility systems and community facilities
3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
7) Meets zoning parameters: lot size, dimensions, adequate building sites
8) Meets landscaping standards
9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.

MEMORANDUM

Date: April 7, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun, Senior Planner
Location: East of Colorado Blvd. North of Bounty Drive and South of New Liberty Road.
Re: Recommendation to Approve - Preliminary Major Subdivision - Raindance Subdivision 16th Filing
Item #: C.4.

Background/ Discussion:

Please see public hearing item.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.