



## PLANNING COMMISSION REGULAR MEETING

Town Board Chambers September 1, 2021 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. <https://windsorgov.zoom.us/j/85382527463> OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:853 8252 7463

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.

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### **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 on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.*

*Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public Comments are expected to be constructive. Written comments are welcome and should be given to the Secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.*

#### **B. CONSENT CALENDAR**

1. Minutes of the August 18, 2021 Planning Commission Meeting - T. Conway, Deputy Town Clerk

#### **C. BOARD ACTION**

1. Public Hearing - Final Major Subdivision - Raindance Subdivision 19th Filing - David Nelson/Martin Lind, owner/applicants, and Morgan Kidder, applicant's representative
  - Quasi-judicial
  - David Eisenbraun, Senior Planner
2. Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 19th Filing - David Nelson/ Martin Lind, owners/applicants, and Morgan Kidder, applicant's representative
  - Quasi-judicial
  - David Eisenbraun, Senior Planner
3. Public Hearing - Preliminary Major Subdivision - South Gate Business Park Subdivision 11th Filing - Tract D of South Gate Business Park Subdivision 1st Filing and Tract A South Gate Business Park Subdivision 9th Filing - Martin Lind, Windsor South Gate Development LLC; Owner/Applicant and Derek Patterson, TST Engineering, Owner's Representative, Garrett Scallon, Windsor South Gate Development LLC, Owner's Representative
  - Quasi-judicial
  - David Eisenbraun, Senior Planner
4. Recommendation to Town Board - Preliminary Major Subdivision - South Gate Business Park Subdivision 11th Filing - Tract D of South Gate Business Park Subdivision 1st Filing and Tract A South Gate Business Park Subdivision 9th Filing - Martin Lind, Windsor South Gate

Development LLC; Owner/Applicant and Derek Patterson, TST Engineering, Owner's Representative, Garrett Scallon, Windsor South Gate Development LLC, Owner's Representative

- Quasi-judicial
- David Eisenbraun, Senior Planner

D. COMMUNICATIONS

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

E. ADJOURN



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## MEMORANDUM

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

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### **ATTACHMENTS:**

Description

- ▢ 08.18.21 Planning Commission Minutes



## PLANNING COMMISSION REGULAR MEETING

Town Board Chambers August 18, 2021 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. <https://windsorgov.zoom.us/j/86732245749> OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:867 3224 5749

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### MINUTES

#### A. CALL TO ORDER

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

##### 1. Roll Call

Chairman Schick  
Vice-Chair Bushelman  
Cindy Beemer  
Kelly Hall  
Eric Bernhardt  
Jose Valdes  
Doug Dennison

Absent

Timothy Reddick  
Roger Colonnese

Also Present:

Barry Wilson, Town Board Liaison - Zoom  
David Eisenbraun, Senior Planner  
Scott Ballstadt, Director of Planning  
Doug Roth, Civil Engineer - Zoom  
Desa Blair, Civil Engineer - Zoom  
McKenzie Payne, Visual Media Coordinator  
Trisha Conway Deputy Town Clerk

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

**Vice Chairman Bushelman moved to approve the agenda as presented, Cindy Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;**

##### 3. Public Invited to be Heard

*Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.*

*Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public Comments are expected to be constructive. Written comments are welcome and should be given to the Secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.*



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

B. CONSENT CALENDAR

**Vice Chairman Bushelman moved to approve the minutes of the meeting of August 4, 2021, as presented, Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;**

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 19th Filing - David Nelson/Martin Lind, owner/applicants, and Morgan Kidder, applicant's representative

- Quasi-judicial
- David Eisenbraun, Senior Planner

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as RainDance Subdivision Nineteenth Filing. The Raindance Subdivision Nineteenth Filing continues the character and patterns of Raindance Development. Continuation of pedestrian walks allow for connection of regional trails and tie into the overall Raindance project. The project is located on Lot 2 of the Raindance Subdivision Eighteenth Filing, on the southeastern side of Iron Wheel Drive, the northeastern side of Falling Leaf Drive and the southwestern side of Long Shadow Drive.

The project intent is to construct 1 and 2-story, single family, buildings on the 3.62-acre site. The site consists of 18 total lots with an overall density of 4.97 dwelling units per acre (du/ac). Based on the current site plan, total parking required at 2.0/DU would be 36 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additionally, on-street parking will be provided on Long Shadow Drive. a loop lane will be constructed along Falling Leaf Drive where more parking will be available. The current zoning of the site is RMU-1 (Residential Mixed Use) with PUD (Planned Unit Development) zoning overlay. This project meets all PUD standards.

Access to the site is provided through proposed streets in the 18th Filing, Falling Leaf Drive on the southwestern side, and the existing Long Shadow Drive on the northeastern side. No new water or sewer utility main lines will be installed with this project, however utility services for the buildings along Long Shadow Drive will be installed.

Chairman Schick opened the public hearing.

Alternate Commissioner Bernhardt, was seated as voting member during this item to fill in for absent regular members.

Town Board Member 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 a 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 discussions. 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."

Chairman Schick opened the meeting for the applicant's presentation to which there was none.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Valdes commented on the matrix or how the Comprehensive Plan Conformance, Residential Area Frame supports diverse housing and residential neighborhoods to meet the needs of varying family, sizes, lifestyles, and income levels.

**Vice Chairman Bushelman moved to close the public hearing; Cindy Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;**

2. Recommendation of Approval - Preliminary Major Subdivision - Raindance Subdivision 19th Filing - David Nelson/Martin Lind, owners/applicants, and Morgan Kidder, applicant's representative.

- Quasi-judicial
- David Eisenbraun, Senior Planner

Chairman Schick asked Mr. Eisenbraun whether he had anything additional.  
Mr. Eisenbraun reported he had nothing further to add.

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

**Vice Chairman Bushelman moved to approve the Preliminary Major Subdivision Raindance Subdivision 19th Filing; Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;**

#### D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Beemer asked Mr. Ballstadt to clarify items on the agenda that Planning Commission will approve.

Mr. Ballstadt reported that items the Planning Commission will approve, now shown as "Recommendation of Approval" and ~~that~~ that are forwarded to Town Board, will be written as "Recommendation to Town Board".

- From Town Board Liaison

Town Board Member Wilson reported during this week's Work Session Town Board reviewed: Windsor/Greeley open land management acquisition, Severance recreational park partnership youth sports, building code updates for reinforced concrete on residential homes, broadband options, and an update on the Tanko Lighting project regarding Town of Windsor taking responsibility for the light poles throughout Windsor. Town Board approved the rezoning of the South Gate Business Park, the discussion on domestic cats was tabled, and the updated map for Raindance golf carts. Resolution 2021-51 was approved to purchase a 135-acre parcel of land located north of Public Works for 1.4 million dollars. 1.3 million will be paid by the Weld RE4 School District for 40 acres for a new school site, 1.3 million from the Town of Windsor general fund, and 1.5 million paid out of the water fund due to the considerable water rights with this parcel.

- Communications From Staff

Mr. Eisenbraun reported staff just completed a 3-day design charrette for the parcel Town Board Member Wilson reported on. We are working on an RFP for the Comprehensive Plan update for next year and working with the Downtown Development Authority (DDA) and Tribe for the downtown update. Raindance South Gate 19th Filing will be presented at the next Planning Commission meeting scheduled for September 1<sup>st</sup>, for a Recommendation to Town Board.

Mr. Ballstadt reported he's going to be working with the Town Attorney on the drafted bylaws for remote attendance.

#### E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:23 p.m.

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Trisha Conway, Deputy Town Clerk



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## MEMORANDUM

**Date:** September 1, 2021  
**To:** Planning Commission  
**Via:** Scott Ballstadt  
**From:** David Eisenbraun  
**Location:** East of Colorado Blvd and South of Iron Wheel Drive  
**Re:** Public Hearing - Final Major Subdivision - Raindance Subdivision 19th Filing  
**Item #:** C.1.

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### Background/ Discussion:

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a final major subdivision plat known as RainDance Subdivision Nineteenth Filing. The Raindance Subdivision Nineteenth Filing continues the character and patterns of Raindance development. Continuation of pedestrian walks allow for connection of regional trails and tie into the overall Raindance project.

The project is located on Lot 2 of the Raindance Subdivision Eighteenth Filing, on the southeastern side of Iron Wheel Drive, the northeastern side of Falling Leaf Drive and the southwestern side of Long Shadow Drive. The project intent is to construct 1 and 2-story, single family, buildings on the 3.62-acre site. The site consists of 18 total lots with an overall density of 4.97 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 36 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additionally, on-street parking will be provided on Long Shadow Drive. A loop lane will be constructed along Falling Leaf Dr. where more parking will be available. 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 proposed streets in the 18th Filing. Falling Leaf Drive on the southwestern side and the existing Long Shadow Drive on the northeastern side. No new water or sewer utility main lines will be installed with this project, however utility services for the buildings along Long Shadow Drive will be installed.

### 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.

**ATTACHMENTS:**

Description

- ▢ Staff Presentation
- ▢ Application Materials
- ▢ Updated Master Plan



# Final Major Subdivision

RainDance  
19<sup>th</sup> Filing

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*David Eisenbraun, Senior Planner*

*Planning Commission – September 1, 2021*



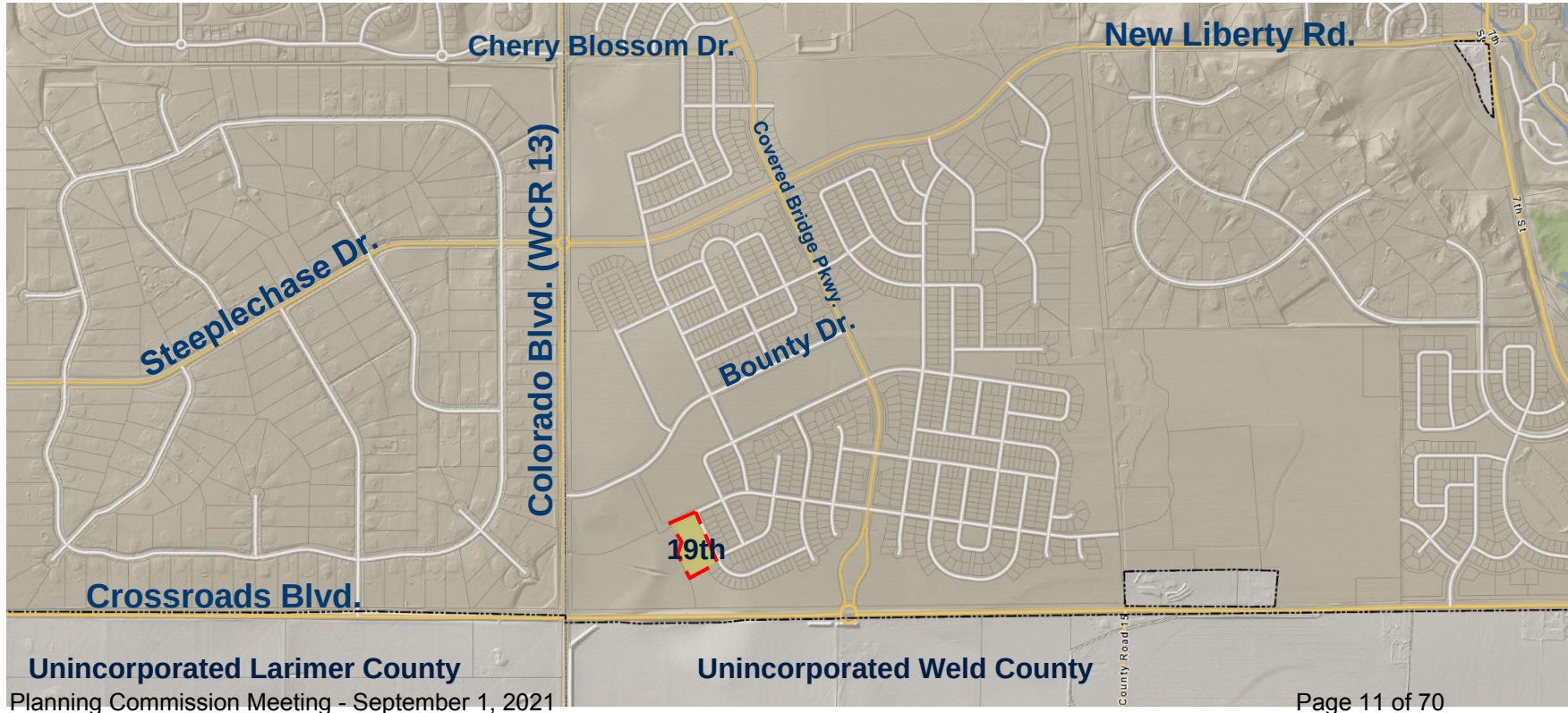
# Subdivision

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

## **Sec. 14-2-60. – Subdivision.**

(a) **Applicability.** Subdivision plat applications are required to establish or alter the legal boundaries of property and to account for public facilities and services.

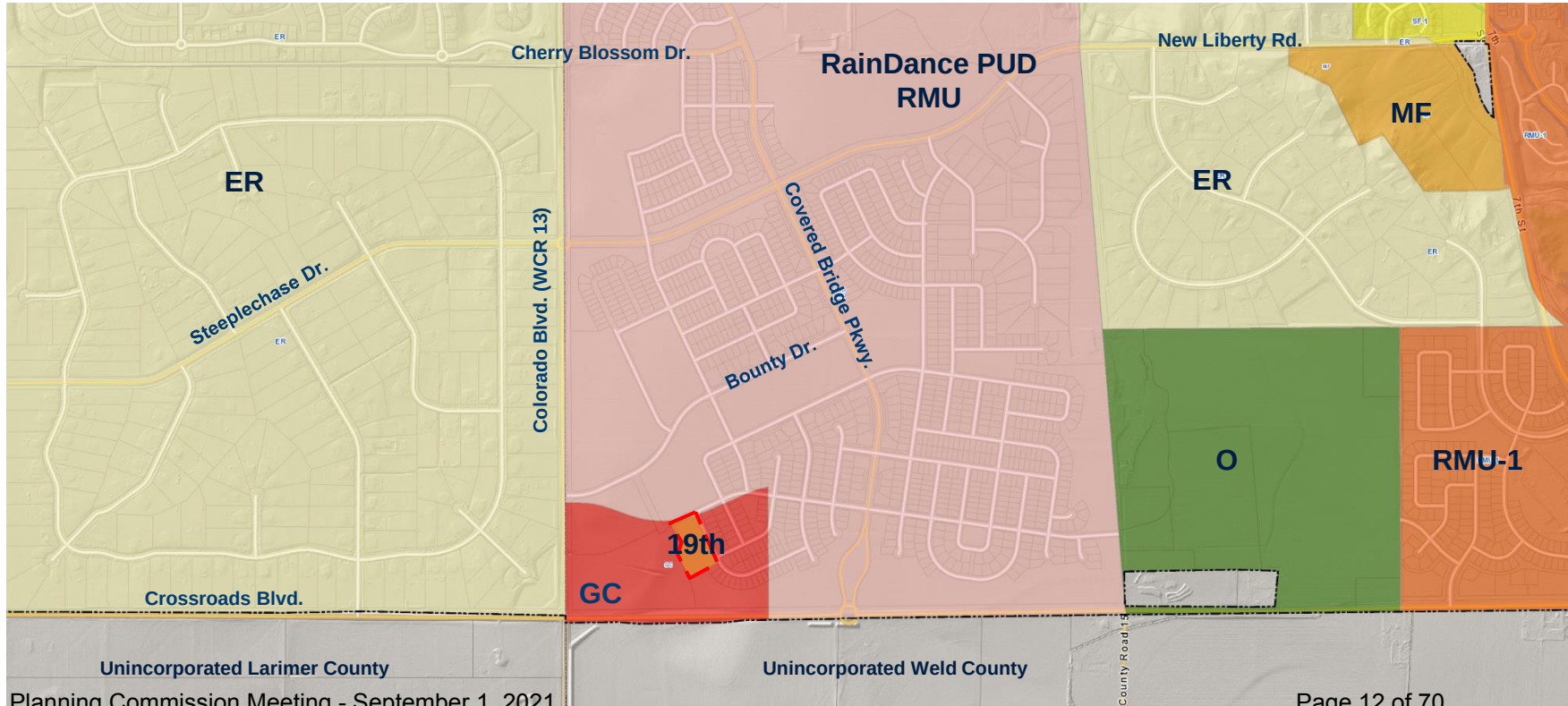
# Site Vicinity Map







# Zoning Map







## Raindance Context

### Raindance Unit Analysis as of 6/9/2021

|                                                 | Product Type           | Total Units  | Platted      | Projects<br>Currently<br>Under<br>Review | Future<br>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 | 292          | 292          |                                          |                    |
| Filing 16                                       | Single Family Detached | 77           | 77           |                                          |                    |
| Filing 17                                       | Single Family Detached | 61           |              | 61                                       |                    |
| Filing 19                                       | Single Family Detached | 18           |              | 18                                       | X                  |
| Filing 20                                       | For Rent Apartments    | 102          |              | 102                                      | X                  |
| Future Retail 13 Acres                          | To Be Determined       |              |              |                                          | X                  |
|                                                 |                        | <u>2,638</u> | <u>2,457</u> | <u>181</u>                               |                    |
| Total Approved Units                            |                        | <u>2,792</u> |              |                                          |                    |
| Planning Commission Meeting - September 1, 2021 |                        |              |              |                                          |                    |
| Remaining Available Units                       |                        | <u>154</u>   |              |                                          |                    |







# Final Plat

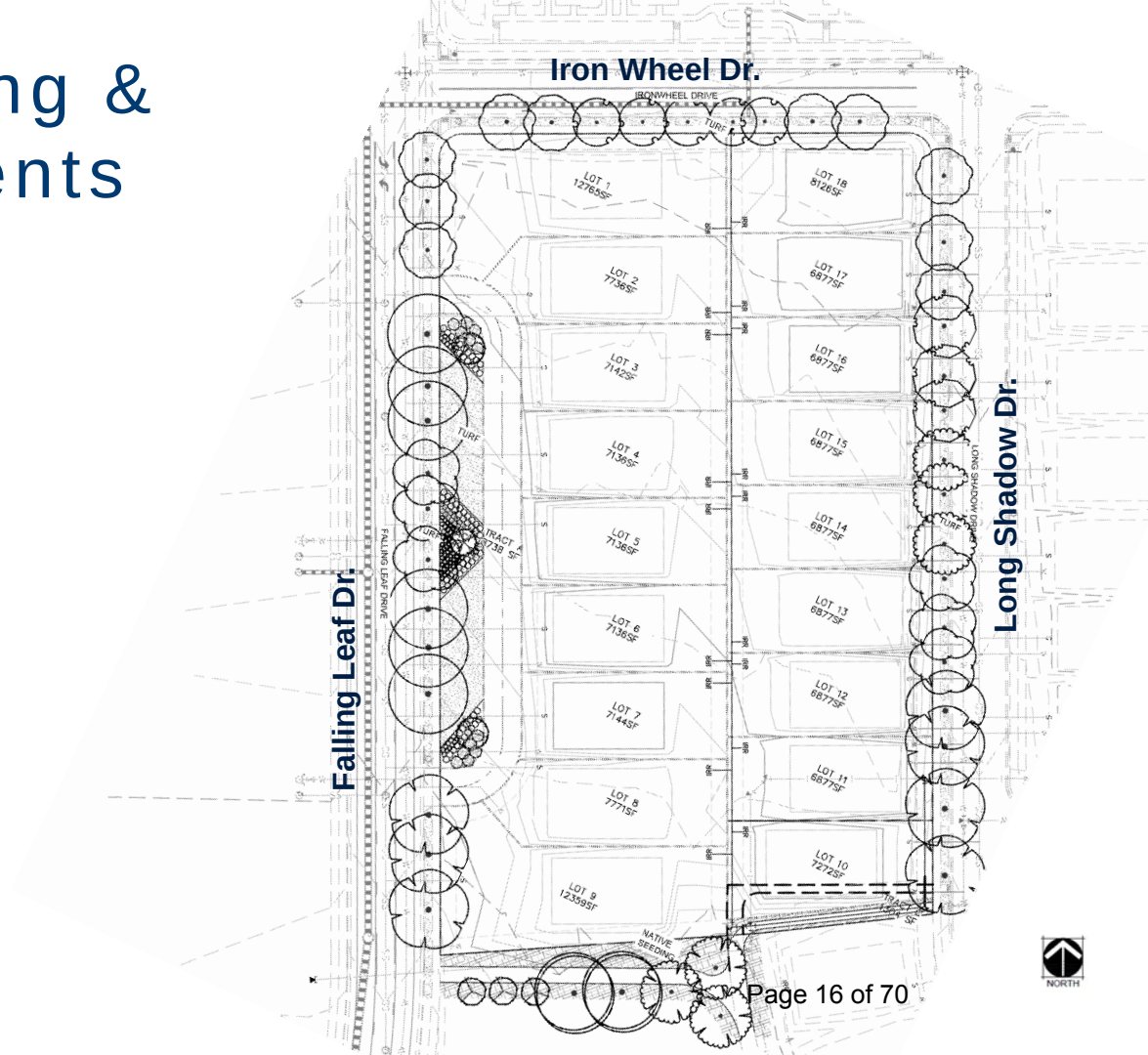
## Plat characteristics:

- ~ 3.62 acres total
- 18 detached single-family residential lots
- Density: 5 du/ac
- Total open space including drainage: ~ 0.18 acres (5%)
- Park – adjacent to RainDance Community Park



# Landscaping & Improvements

- Open space / drainage = ~ 0.5 ac. (5%)
- No pocket park, just additional open space and landscaping around loop lane.





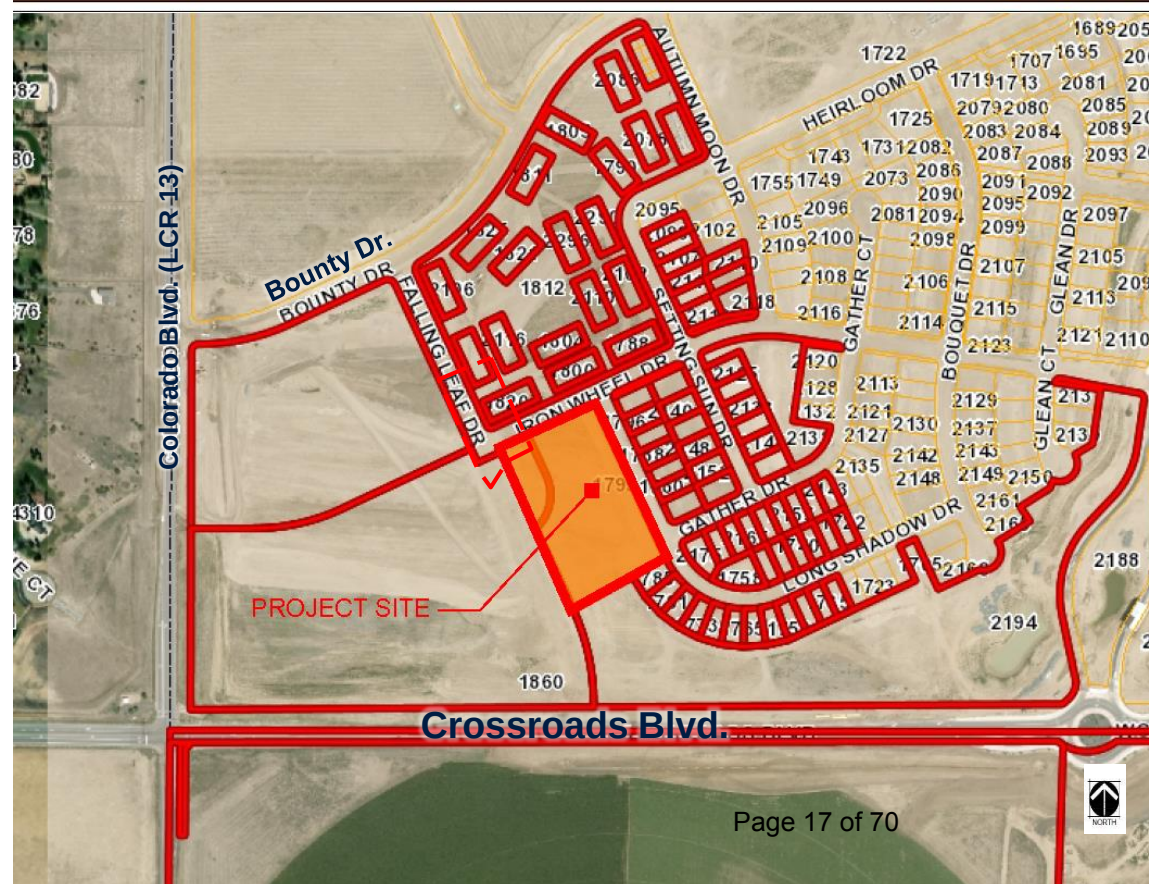
# Notification Area

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

Notifications for this meeting were as follows:

- August 10, 2021 – affidavit of letters mailed to property owners within 500 ft.
- August 20, 2021 – legal notice posted on the Town of Windsor website
- August 14, 2021 – development review sign posted on the property
- August 20, 2021 – legal ad published in the paper

Planning Commission Meeting - September 1, 2021





# 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.



# 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. 14-2-60(b). Subdivision Criteria:**

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



# 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](mailto: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  
☐ Major Subdivision  
☐ Site Plan

**SUBTYPE:**

(for Major Subdivisions and Site Plans only)

- ☒ Preliminary  
☐ Final  
☐ Qualified Commercial/Industrial  
☐ Administrative

**Project Name\*:** Raindance Subdivision Nineteenth Filing

**Legal Description\*:** Sec 31, T6 North, R67 West of the 6th P.M., Windsor, Weld County

**Address/Location\*:** Raindance Subdivision

**Existing Zoning:** RMU with PUD overlay

**Proposed Zoning:** RMU with PUD overlay

**Acres/Square Feet:** 3.62 acres/ 157,654.62 sqft

**Number of Dwelling Units:** 18

3

**OWNER:**

Name(s)\*: David Nelson

Company: Raindance Development, LLC

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

Phone #\*: 312-543-3161

Email\*: DNelson@DRWHoldings.com

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

Name\*: Martin Lind

Company: Raindance Development, LLC

Address\*: 1625 Pelican Lakes Point, Suite 201, Windsor, CO, 80050

Phone #\*: (970) 868-5828

Email\*: mlind@watervalley.com

**AUTHORIZED REPRESENTATIVE:**

Name: Morgan Kidder or Larry Buckendorf

Company: Raindance Investments, LLC

Address: 7251 W 20th St. L-200 Greeley CO, 80634

Phone #: 970-352-7072

Email: morgan@crow-creek.com

4

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

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

**Signature:**

David Nelson

**Date:** May 4, 2021 | 10:19 AM CDT

(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

Town of Windsor – Planning Department



May 04, 2021

***Raindance Subdivision Nineteenth Filing – Project Narrative***

*Project No. 1070.0013.00*

The Raindance Subdivision Nineteenth Filing continues the character and patterns of Raindance Development. Continuation of pedestrian walks allow for connection of regional trails and tie into the overall Raindance project.

The project is located on Lot 2 of the Raindance Subdivision Eighteenth Filing, on the southeastern side of Iron Wheel Drive, the northeastern side of Falling Leaf Drive and the southwestern side of Long Shadow Drive.

The project intent is to construct 1 and 2-story, single family, buildings on the 3.62-acre site. The site consists of 18 total lots with an overall density of 4.97 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 36 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additionally, on-street parking will be provided on Long Shadow Drive. a loop lane will be constructed along Falling Leaf Dr. where more parking will be available. 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 PROPOSED streets IN THE 18<sup>TH</sup> Filing. Falling Leaf Drive on the southwestern side and the existing Long Shadow Drive on the northeastern side. No new water or sewer utility main lines will be installed with this project, however utility services for the buildings along Long Shadow Drive will be installed.

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](mailto:bwilliamson@tstinc.com)

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

[ideas@tstinc.com](mailto:ideas@tstinc.com)  
[www.tstinc.com](http://www.tstinc.com)



**BEING A REPLAT OF LOT 2 OF RAINDANCE SUBDIVISION EIGHTEENTH FILING, SITUATE IN THE SOUTHWEST  
QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY  
OF WELD, STATE OF COLORADO**

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

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



**TOTAL LOTS**  
18

**TOTAL TRACTS**

**ZONING**  
PUD

| DESCRIPTION OF LAND USE                                 | ZONING | SIZE (AC.)  | PERCENTAGE (%) TOTAL | O & M RESPONSIBILITY |
|---------------------------------------------------------|--------|-------------|----------------------|----------------------|
| LOTS 1 - 18 BLOCK 1                                     | PUD    | 3.24        | 89.54%               | OWNER                |
| TRACTS A, B (TRACT A PRIVATE DRIVE, TRACT B OPEN SPACE) | PUD    | 0.38        | 10.46%               | METRO DIST.          |
| RIGHT-OF-WAY                                            |        | 0.00        | 0.00%                | TOWN                 |
| <b>TOTAL</b>                                            |        | <b>3.62</b> | <b>100.00%</b>       |                      |

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S00°12'08"E.

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

A circular professional seal for a Colorado Licensed Professional Land Surveyor. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. Inside this ring, the name "CHADR. WASHBURN" is written in a smaller circle, and the license number "37963" is centered in the middle.

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

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 NINETEENTH 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.

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

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.

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

A REPLAT OF ONE PARCEL 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:

LOT 2, RANDANCE SUBDIVISION EIGHTEENTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON \_\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_.

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

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
TOWN CLERK

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

|                                    |             |                |
|------------------------------------|-------------|----------------|
| TOWN OF WINDSOR PUBLIC WORKS DEPT. | XCEL ENERGY | BH EATON DITCH |
|------------------------------------|-------------|----------------|

COMCAST CABLE      Poudre Valley REA

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN,  
WINDSOR PLANNING COMMISSION

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TOWN MANAGER

ENGINEERING MANAGER

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

APPROVED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DIRECTOR OF PLANNING

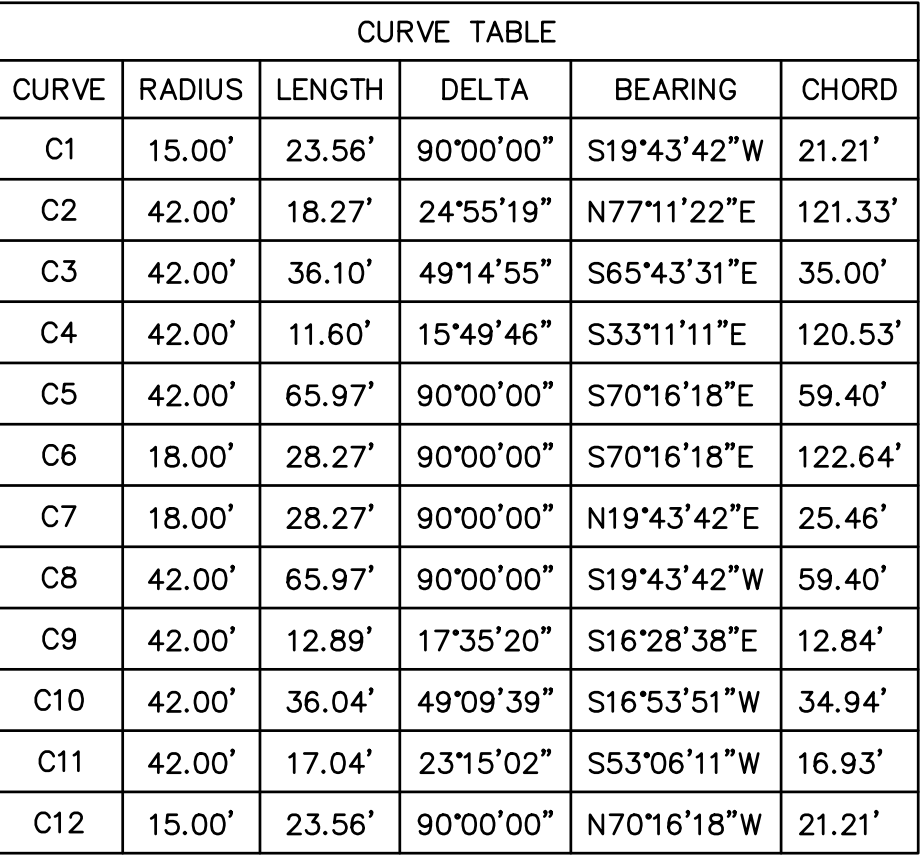
APPROVED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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 INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. TRACTS 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.
6. EASEMENTS AND RIGHT OF WAYS SHOWN HEREON ARE SHOWN PER THE PLAT OF RAINDANCE SUBDIVISION EIGHTEENTH FILING. NO OTHER EASEMENTS OR RIGHT OF WAYS WERE RESEARCHED OR SHOWN.
7. TRACT A IS OWNED AND OPERATED BY THE METROPOLITAN DISTRICT.
8. TRACT B IS OWNED AND OPERATED BY THE METROPOLITAN DISTRICT AND IS OPEN SPACE.

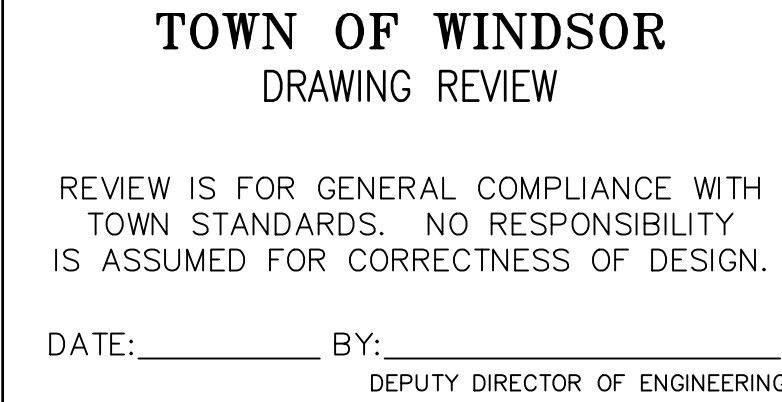
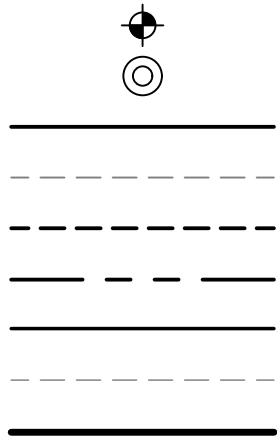
ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS 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.

[illegible]





FOUND ALIQUOT CORNER AS DESCRIBED  
SET NAIL IN DISK LS 37963  
PROPOSED LOT LINE  
PROPOSED EASEMENT  
EXISTING LOT LINE  
EXISTING RIGHT-OF-WAY  
EXISTING SECTION LINE  
EXISTING EASEMENT  
PLAT BOUNDARY

[illegible]

FILENAME 0013\_Plaf

# PLAT



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

JOB NO. 1070.0013.00

SCALE 1" = 30'

DATE MAY 04, 2021

SHEET

2 of 2



# CONSTRUCTION PLANS FOR RAINDANCE SUBDIVISION NINETEENTH FILING

BEING A REPLAT OF LOT 2, RAINDANCE SUBDIVISION, EIGHTEENTH FILING, SITUATE IN THE SOUTHWEST QUARTER SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

**OWNER**  
RAINDANCE DEVELOPMENT, LLC  
1625 PELICAN LAKES POINT, SUITE 201  
WINDSOR, CO 80550  
(970) 686-5828

**ENGINEERING, SURVEYING, LANDSCAPE  
ARCHTICTURE AND PLANNING**  
TST, INC. CONSULTING ENGINEERS  
748 WHALERS WAY, SUITE 200  
FORT COLLINS, CO 80525  
(970) 226-0557

**PROJECT BENCHMARK**

TOWN OF WINDSOR BENCHMARK #56. A 3 ¼" ALUMINUM CAP SET IN CONCRETE MARKED "WAGNER, 1996, NGS", IN THE VICINITY OF THE SE CORNER OF SECTION 30, T6N, R67W, 29.4' NORTH OF CENTERLINE NEW LIBERTY ROAD, 28.8' SOUTH SOUTHEAST OF FENCE CORNER AND APPROXIMATELY 620' SOUTH SOUTHEAST OF THE WATER TANK.

NAVD 88 – ELEV. 4971.756

**BASIS OF BEARING STATEMENT**

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S00°12'08"E.

**INDEX TO PLANS**

|                                          |       |
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**LEGEND**

|                                   |            |
|-----------------------------------|------------|
| EXISTING FIRE HYDRANT             |            |
| EXISTING 5' CONT.                 |            |
| EXISTING 1' CONT.                 |            |
| EXISTING RIGHT-OF-WAY             |            |
| EXISTING ELECTRIC                 |            |
| EXISTING IRRIGATION               |            |
| EXISTING SANITARY SEWER           |            |
| EXISTING WATER W/ VALVE           |            |
| EXISTING EASEMENT                 |            |
| PROPOSED EASEMENT                 |            |
| PROPOSED RIGHT-OF-WAY             |            |
| PROPOSED 1' CONTOUR               |            |
| PROPOSED 5' CONTOUR               |            |
| PROPOSED FLOW ARROW               |            |
| TOP OF FOUNDATION ELEVATION       | TOF=51.13  |
| FINISHED GRADE                    | F.G.=50.63 |
| PROPOSED WATER SERVICE            |            |
| PROPOSED IRRIGATION LINE          |            |
| PROPOSED IRRIGATION SERVICE       |            |
| PROPOSED SANITARY SEWER SERVICE   |            |
| DRAINAGE BASIN                    |            |
| X = AREA, ACRES                   |            |
| AB-C = BASIN NUMBER               |            |
| Y = 100-YR RUNOFF COEFFICIENT "C" |            |
| PROPOSED DRAINAGE DESIGN POINT    |            |
| PROPOSED BASIN BOUNDARY           |            |

**ABBREVIATIONS**

|          |                                |
|----------|--------------------------------|
| AC-FT    | ACRE FEET                      |
| ASSY.    | ASSEMBLY                       |
| B.O.     | BLOW OFF                       |
| B.V.C.   | BEGIN VERTICAL CURVE           |
| DIA      | DIAMETER                       |
| ESMT     | EASEMENT                       |
| E.V.C.   | END VERTICAL CURVE             |
| FES      | FLARED END SECTION             |
| F.H.     | FIRE HYDRANT                   |
| FL       | FLOW LINE                      |
| FG       | FINISHED GRADE                 |
| GTV      | GATE VALVE                     |
| H.D.P.E. | HIGH DENSITY POLYETHYLENE PIPE |
| HP       | HIGH POINT                     |
| IN       | INCH                           |
| INV      | INVERT                         |
| L        | LEFT                           |
| L.F.     | LINEAL FEET                    |
| LP       | LOW POINT                      |
| M.H.     | MANHOLE                        |
| MIN.     | MINIMUM                        |
| M.R.J.   | MECHANICALLY RESTRAINED JOINT  |
| N.T.S.   | NOT TO SCALE                   |
| P.C.     | POINT OF CURVATURE             |
| P.I.     | POINT OF INTERSECTION          |
| P.R.C.   | POINT OF REVERSE CURVE         |
| P.T.     | POINT OF TANGENCY              |
| P.V.C.   | POLY VINYL CHLORIDE PIPE       |
| P.V.I.   | POINT OF VERTICAL INTERSECTION |
| PKG      | PARKING                        |
| R        | RADIUS                         |
| R.O.W.   | RIGHT OF WAY                   |
| SEWER    | SANITARY SEWER                 |
| S        | SLOPE                          |
| STA.     | STATION                        |
| ST-X     | STORM SEWER                    |
| T.B.     | THRUST BLOCK                   |
| T.O.P.   | TOP OF PIPE                    |
| T.R.M.   | TURF REINFORCEMENT MAT         |
| TYP.     | TYPICAL                        |
| W/       | WITH                           |
| W/L      | WATER LINE                     |
| V.C.     | VERTICAL CURVE                 |

RAINDANCE SUBDIVISION  
NINETEENTH FILING  
COVER SHEET

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

TOWN OF WINDSOR  
DRAWING REVIEW  
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING

JOB NO. 1070.0013.00  
SCALE N.T.S.  
DATE MAY 04, 2021  
SHEET



## PLANT SCHEDULE

| <u>TREES</u> | <u>QTY</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>SIZE</u>        |
|--------------|------------|-----------------------|--------------------|--------------------|
| DEC          | 46         | C-DECIDUOUS           | DECIDUOUS          | B&B 2.5" CAL. MIN. |
| ORN          | 8          | C-ORNAMENTAL          | ORNAMENTAL         | B&B 1.5" CAL MIN.  |

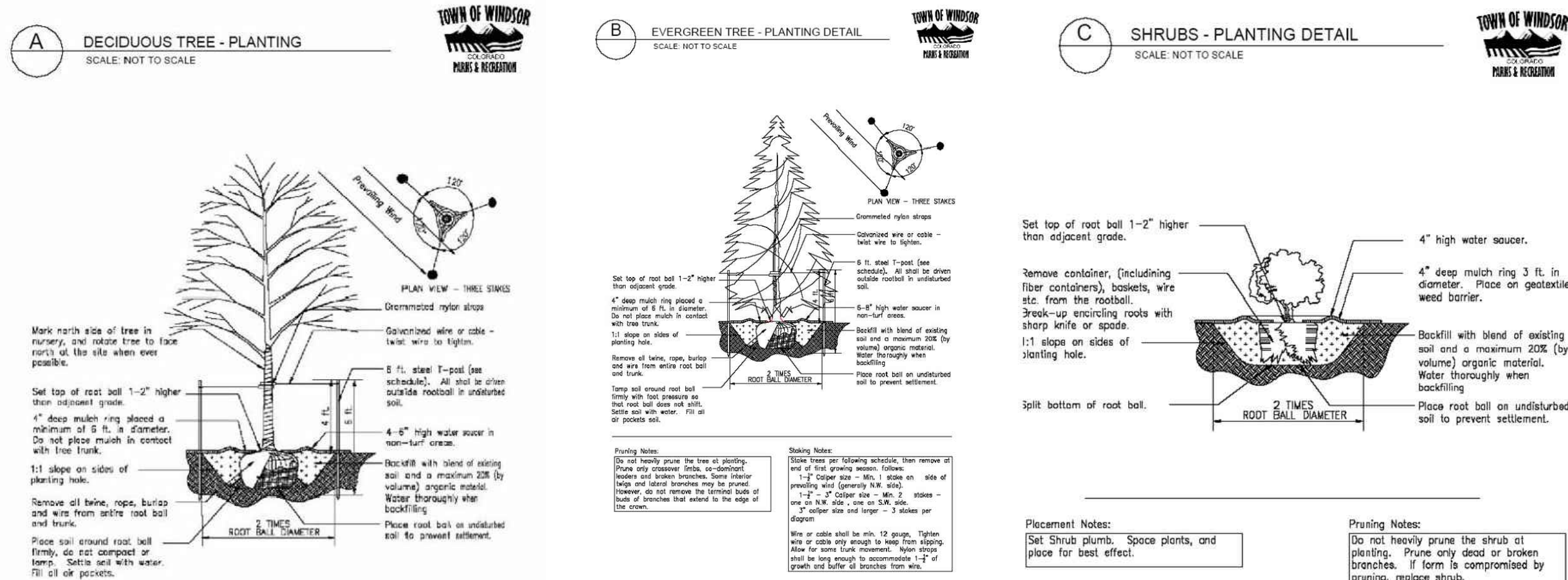
| <u>GROUND COVERS</u>                                                                | <u>BOTANICAL NAME</u>         | <u>COMMON NAME</u>            |
|-------------------------------------------------------------------------------------|-------------------------------|-------------------------------|
|  | BLUEGRASS TURF                | BLUEGRASS TURF                |
|  | NATIVE SEED MIX               | NATIVE SEED MIX               |
|  | SHRUBS AND ORNAMENTAL GRASSES | SHRUBS AND ORNAMENTAL GRASSES |

## PROPOSED PLANTINGS

| SMALL TREES        |                                             |                            |                   |         |     |       |          |
|--------------------|---------------------------------------------|----------------------------|-------------------|---------|-----|-------|----------|
| SYM                | BOTANICAL                                   | COMMON                     | Size              | SPRD    | HGT | HYDRO |          |
| AGIN               | ACER GINNALA "FLAME"                        | AMUR MAPLE                 | B&B 1.5" CAL MIN. | 20'     | 20' | LOW   |          |
| AGRA               | ACER GRANDIDENTATUM                         | BIGTOOTH MAPLE             | B&B 1.5" CAL MIN. | 30'     | 30' | LOW   |          |
| ATAT               | ACER TATARICUM                              | TATARIAN MAPLE             | B&B 1.5" CAL MIN. | 20'     | 20' | LOW   |          |
| MSN                | MALUS X "SPRING SNOW"                       | SPRING SNOW CRAB APPLE     | B&B 1.5" CAL MIN. | 25'     | 30' | MED   |          |
| MTHU               | MALUS X "THUNDERCHILD"                      | THUNDERCHILD CRAB APPLE    | B&B 1.5" CAL MIN. | 20'     | 20' | MED   |          |
| PCAL               | PYRUS CALLERYANA "AUTUMN BLAZE"             | AUTUMN BLAZE PEAR          | B&B 1.5" CAL MIN. | 30'     | 35' | MED   |          |
| PCCH               | PYRUS CALLERYANA "CHANTICLEER"              | CHANTICLEER PEAR           | B&B 1.5" CAL MIN. | 18'     | 35' | MED   |          |
| SRET               | SYRINGA RETICULATA                          | JAPANESE TREE ULAC         | B&B 1.5" CAL MIN. | 20'     | 25' | LOW   |          |
| STREET/LARGE TREES |                                             |                            |                   |         |     |       |          |
| SYM                | BOTANICAL                                   | COMMON                     | Size              | SPRD    | HGT | HYDRO |          |
| AGLA               | AESCULUS GLABRA                             | OHIO BUCKEYE               | B&B 2.0" CAL MIN. | 30'     | 40' | MED   |          |
| AHIP               | AESCULUS HIPPOCASTANUM                      | EUROPEAN HORSECHESTNUT     | B&B 2.0" CAL MIN. | 35'     | 35' | MED   |          |
| CSPE               | CATALPA SPECIOSA                            | NORTHERN CATALPA           | B&B 2.0" CAL MIN. | 50'     | 60' | LOW   |          |
| COCC               | CELTIS OCCIDENTALIS                         | COMMON HACKBERRY           | B&B 2.0" CAL MIN. | 50'     | 60' | LOW   |          |
| GTII               | GLEDITSIA TRIACANTHOS INERMIS "IMPERIAL"    | IMPERIAL HONEYLOCUST       | B&B 2.0" CAL MIN. | 40'     | 40' | LOW   |          |
| GTSM               | GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER" | SHADEMASTER HONEYLOCUST    | B&B 2.0" CAL MIN. | 40'     | 50' | LOW   |          |
| GTSK               | GLEDITSIA TRIACANTHOS "SKYLINE"             | SKYLINE HONEY LOCUST       | B&B 2.0" CAL MIN. | 30'     | 40' | LOW   |          |
| GDIO               | GYMNOCLADUS DIOICA                          | KENTUCKY COFFEE TREE       | B&B 2.0" CAL MIN. | 50'     | 60' | LOW   |          |
| QBIC               | QUERCUS BICOLOR                             | SWAMP WHITE OAK            | B&B 2.0" CAL MIN. | 60'     | 60' | LOW   |          |
| QMAC               | QUERCUS MACROCARPA                          | BURR OAK                   | B&B 2.0" CAL MIN. | 50'     | 50' | LOW   |          |
| QMUE               | QUERCUS MUEHLENBERGII                       | CHINKAPIN OAK              | B&B 2.5" CAL MIN. | 50'     | 50' | MED   |          |
| QROB               | QUERCUS ROBUR                               | ENGLISH OAK                | B&B 2.0" CAL MIN. | 40'     | 60' | MED   |          |
| QSHU               | QUERCUS SHUMARDII                           | SHUMARD RED OAK            | B&B 2.0" CAL MIN. | 40'     | 50' | LOW   |          |
| TAME               | TILIA AMERICANA                             | AMERICAN LINDEN            | B&B 2.0" CAL MIN. | 40'     | 50' | MED   |          |
| TCOR               | TILIA CORDATA                               | LITTLELEAF LINDEN          | B&B 2.0" CAL MIN. | 35'     | 40' | MED   |          |
| UCAR               | ULMUS CARPINIFOLIA X PARVIFOLIA "FRONTIER"  | FRONTIER ELM               | B&B 2.5" CAL MIN. | 25'     | 35' | MED   |          |
| UACC               | ULMUS X "ACCOLADE"                          | ACCOLADE ELM               | B&B 2.0" CAL MIN. | 40'     | 70' | MED   |          |
| SHRUBS             |                                             |                            |                   |         |     |       |          |
| SYM                | BOTANICAL                                   | COMMON                     | Size              | SPRD    | HGT | HYDRO | SPC      |
| BC                 | BERBERIS THUNBERGII "CRIMSON PYGM"          | CRIMSON PYGMY BARBERY      | 5 GAL             | 2' O.C. | 2'  | LOW   | 36" o.c. |
| BN                 | Buddleja DAVIDI 'NANHO BLUE'                | NANHO BLUE BUTTERFLY BUSH  | 5 GAL             | 8' O.C. | 10' | MED   | 96" o.c. |
| CN                 | CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS           | DWARF BLUE RABBITBRUSH     | 5 GAL             | 4' O.C. | 4'  | LOW   | 48" o.c. |
| CA                 | CORNUS SERICEA 'ARTIC FIRE'                 | ARTIC FIRE DOGWOOD         | 5 GAL             | 4' O.C. | 4'  | MED   | 48" o.c. |
| EG                 | EUONYMUS FORTUNE 'EMERALD GAIEITY' TM       | EMERALD GAIEITY EUONYMUS   | 5 GAL             | 4' O.C. | 2'  | MED   | 48" o.c. |
| FG                 | FORSYTHIA X INTERMEDIA 'GOLD TIE' TM        | GOLD TIE FORSYTHIA         | 5 GAL             | 4' O.C. | 2'  | MED   | 48" o.c. |
| JC                 | JUNIPERUS CHINENSIS 'ARMSTRONGII'           | ARMSTRONG JUNIPER          | 5 GAL             | 3' O.C. | 3'  | LOW   | 36" o.c. |
| JG                 | JUNIPERUS COMMUNIS 'GREEN CARPET'           | GREEN CARPET JUNIPER       | 5 GAL             | 6' O.C. | 1'  | LOW   | 72" o.c. |
| JB                 | JUNIPERUS HORIZONTALIS 'BAR HARBOR'         | BAR HARBOR CREEPING JUNIPI | 5 GAL             | 1' O.C. | 8'  | LOW   | 96" o.c. |
| JB2                | JUNIPERUS HORIZONTALIS 'BLUE CHIP'          | BLUE CHIP JUNIPER          | 5 GAL             | 1' O.C. | 8'  | LOW   | 96" o.c. |
| PA2                | PEROVSKIA ATRIPlicifolia                    | RUSSIAN SAGE               | 5 GAL             | 4' O.C. | 4'  | LOW   | 48" o.c. |

## 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 MATERIALS.
3. ALL TREES TO BE BAILED AND BURRLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
4. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYRAP FILTER FABRIC. PLEASE NOTE 4" TO 8" COBBLE MULCH OVER TYRAP FILTER FABRIC WHERE INDICATED ON THE PLAN.
5. EDGING BETWEEN GRASS AND BED SHALL BE 1" X 4" ROLL-TOP STEEL SET LEVEL WITH TOP OF SOI.
6. CHANGES IN PLANT SPECIES OR PLANT QUANTITIES 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.
8. THE ADJACENT PROPERTY OWNER 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 BUILDING PERMIT OR EQUIVALENT.
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 LOOSENEED. 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 SHRUBS SHALL BE SODDED OR PLANTED 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 SOURCE FOR IRRIGATION SHALL BE SHOWN ON THE LANDSCAPE PLAN.
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.



**TOWN OF WINDSOR**  
DRAWING REVIEW

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
TOWN ENGINEER

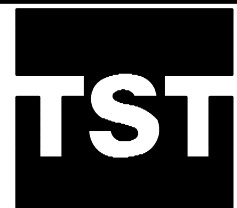
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| DRAWN    | PDB               |
| CHECKED  | BW                |
| DESIGNED | MJB               |
| FILENAME | 1070.0013_LA Plan |



LA OVERVIEW

# LA OVERVIEW



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

JOB NO. 1070.0013.00

SCALE 1"=40'

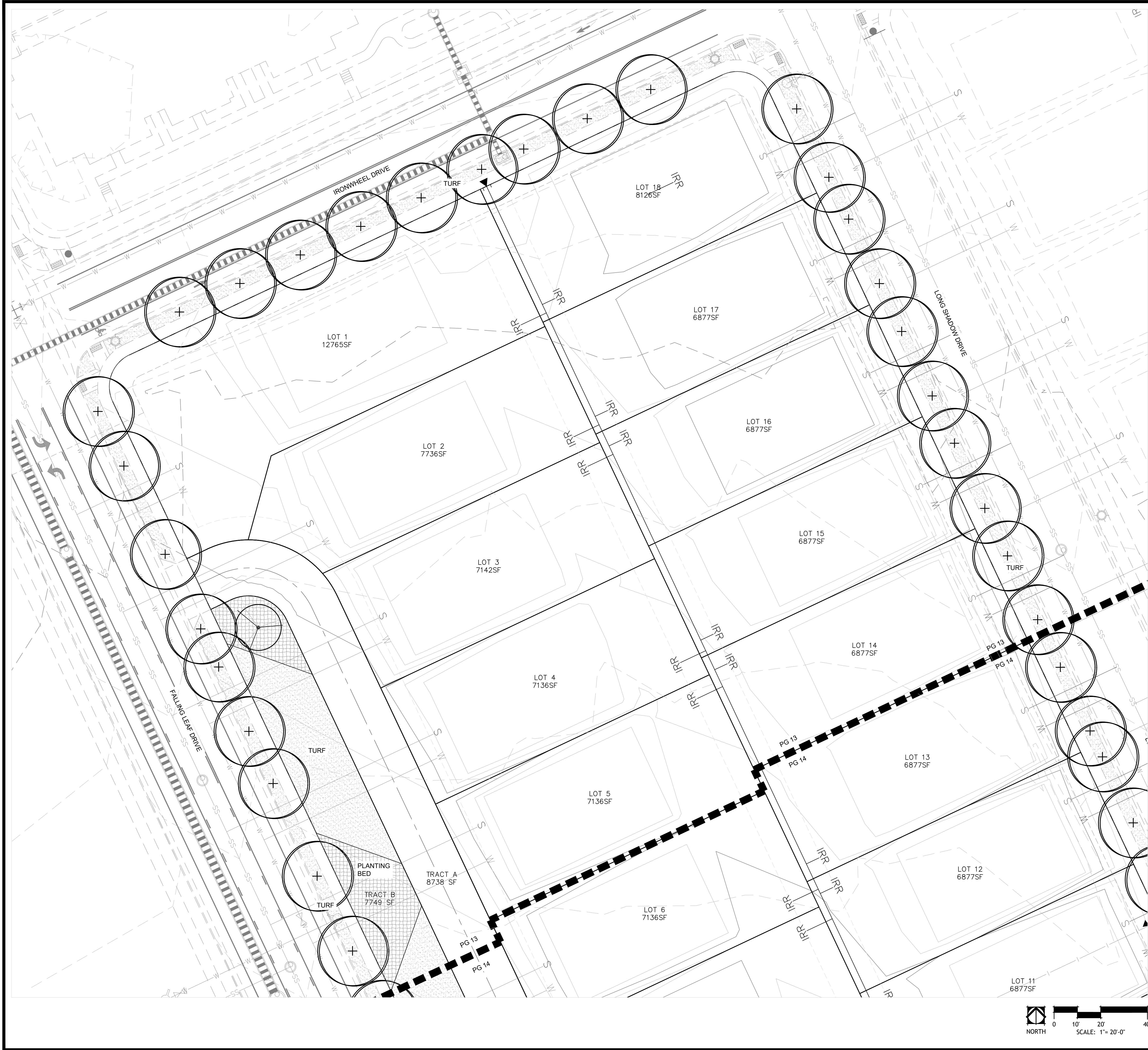
DATE MAY 04, 2021

SHEET

12 of 14



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KEY MAP  
N.T.S.

PLANT SCHEDULE

| TREES         | COMMON NAME                   |
|---------------|-------------------------------|
|               | DECIDUOUS                     |
|               | ORNAMENTAL                    |
| GROUND COVERS | COMMON NAME                   |
|               | BLUEGRASS TURF                |
|               | NATIVE SEED MIX               |
|               | SHRUBS AND ORNAMENTAL GRASSES |

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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
TOWN ENGINEER

RAINANCE SUBDIVISION  
NINETEENTH FILING  
LA PLANS

**TST**  
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CONSULTING ENGINEERS  
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Fax: 970.226.0204

|         |              |
|---------|--------------|
| JOB NO. | 1070.0013.00 |
| SCALE   | 1"=20'       |
| DATE    | MAY 04, 2021 |
| SHEET   | 13 of 14     |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| BY        | DATE        |
| DATE      |             |

|          |                   |
|----------|-------------------|
| DRAWN    | PDB               |
| CHECKED  | BW                |
| DESIGNED | MJB               |
| FILENAME | 1070.0013_LA Plan |









## MEMORANDUM

**TO:** Tom Siegel, Water Valley  
John Meyers, TST  
Dennis Wagner/Doug Roth, Town of Windsor

**FROM:** Matt Delich

**DATE:** November 30, 2017

**SUBJECT:** Raindance Filing 3 Traffic Impact Study  
(File: 1679ME02)

This memorandum constitutes a traffic impact study for the proposed Raindance Filing 3, located north of (adjacent to) Crossroads Boulevard and east of Weld County Road 13 (WCR13) in Windsor, Colorado. The site location is shown in Figure 1. The site plan is shown in Figure 2. A master transportation study, "Raindance Transportation Impact Study (TIS)," was prepared in February 2017. Filing 1 and Filing 2 of Raindance has approval from the Town of Windsor, but has not begun construction. The access to the site will be via a full-movement access (Covered Bridge Parkway) to/from Crossroads Boulevard, a full-movement access (Access A) to/from WCR13, the WCR13/Steeplechase-New Liberty intersection, and various full-movement accesses to/from New Liberty Road. Covered Bridge Parkway will be approximately 2740 feet (on-centers) east of WCR13. As shown on the site plan, the roundabout has been constructed at the Crossroads/Covered Bridge intersection. Access A will be approximately 1150 feet (on-centers) north of Crossroads Boulevard.

The existing geometry at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, and Crossroads/Covered Bridge intersections is shown in Figure 3. Weld County Road 13 is a north/south county road, designated as a Rural Minor Arterial (2-lane) on the Town of Windsor Functional Classification Map. Weld County Road 13 has a two-lane cross section with 4-5 foot shoulders. The existing speed limit is 45 mph north of Crossroads Boulevard and 50 mph south of Crossroads Boulevard. At the Crossroads/WCR13 intersection, WCR13 has combined northbound and southbound left-turn/through lanes, and northbound and southbound right-turn lanes. The Crossroads/WCR13 intersection has signal control. There are no defined pedestrian facilities along WCR13 in this area. At the WCR13/Steeplechase-New Liberty intersection, WCR13 has northbound and southbound left-turn lanes, and combined northbound and southbound through/right-turn lanes. The WCR13/Steeplechase-New Liberty intersection has stop sign control on Steeplechase Drive/New Liberty Road.

Crossroads Boulevard is an east/west road, designated as a Rural Major Arterial (4-lane) on the Town of Windsor Functional Classification Map. Crossroads Boulevard has a two-lane cross section with 4-5 foot shoulders west of the roundabout. Crossroads Boulevard has been widened to a four-lane cross section from the roundabout to 7<sup>th</sup> Street (≈1.5 miles). The existing speed limit is 55 mph east of WCR13 and 45 mph west of WCR13. At the Crossroads/WCR13 intersection, Crossroads Boulevard has eastbound and westbound left-turn lanes, and combined eastbound and westbound through/right-turn lanes. There are no defined pedestrian facilities along Crossroads Boulevard in this area.

New Liberty Road is an east/west road, designated as an Urban Major Collector (2-lane) in this area on the Town of Windsor Functional Classification Map. New Liberty Road has a two-lane cross section (with center raised median) with 4-5 foot shoulders. The existing speed limit is 40 mph. At the WCR13/Steeplechase-New Liberty intersection, Steeplechase Drive/New Liberty Road has eastbound and westbound left-turn lanes, and combined eastbound and westbound through/right-turn lanes.

Recent morning and afternoon peak hour traffic counts at the Crossroads/WCR13 intersection and WCR13/Steeplechase-New Liberty intersection are shown in Figure 4. Raw traffic counts are provided in Appendix A. Traffic counts at the Crossroads/WCR13 and WCR13/Steeplechase-New Liberty intersections were obtained in January 2017. Since the counts were performed on different days, the traffic volumes were averaged/balanced and are shown in Figure 5.

Using the volumes shown in Figure 5, the current morning and afternoon peak hour operation at the Crossroads/WCR13 and WCR13/Steeplechase-New Liberty intersections is shown in Table 1. Calculation forms for these analyses are provided in Appendix B. The intersections were analyzed using the signalized and unsignalized intersection techniques from the 2010 Highway Capacity Manual (2010 HCM). Acceptable operation is defined as level of service (LOS) D or better, overall, during the peak hours. At stop sign controlled intersections, minor street left turns may operate at LOS E/F during the peak hours. This is considered to be normal in urban areas during the peak hours. At signalized intersections, individual movements and legs may operate at LOS E during the peak hours. A description of level of service for signalized and unsignalized intersections from the 2010 Highway Capacity Manual is also provided in Appendix B. As can be seen in Table 1, the Crossroads/WCR13 and WCR13/Steeplechase-New Liberty intersections are currently operating acceptably with existing control and geometry. It is important to note that with the existing traffic volumes, a westbound right-turn lane is required at the Crossroads/WCR13 intersection and a southbound right-turn lane is required at the WCR13/Steeplechase-New Liberty intersection.

Trip generation is important in considering the impact of a development such as this upon the existing and proposed street system. A compilation of trip generation information contained in Trip Generation, 9<sup>th</sup> Edition, ITE was used to estimate trips that would be generated by a proposed/expected use. Land use code 210 – Single Family Detached



was used for the Raindance Filing 3 project. Table 2 shows the expected trip generation to/from the site on a daily and peak hour basis. A trip is defined as a one-way vehicle movement from origin to destination. The trip generation resulted in 2218 daily trip ends, 175 morning peak hour trip ends, and 233 afternoon peak hour trip ends.

Trip distribution for the Raindance Filing 3 project was estimated using the knowledge of the existing and planned street system, development trends, and engineering judgment. Figure 6 shows the trip distribution used in the following analyses. The trip distribution is the same used in the cited TIS.

Trip assignment is the product of both the trip generation and trip distribution processes. The Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections were analyzed. Figure 7 shows the morning and afternoon site generated peak hour traffic at the key intersections.

Background traffic projections for the short range (2022) future horizon were obtained by increasing the traffic on Crossroads and WCR13 Avenue at a rate of two percent per year. In addition to this, trip generation from Filing 1 and Filing 2 of Raindance was also added to the traffic volumes. Figure 8 shows the short range (2022) background peak hour traffic at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections.

The traffic volumes generated by the proposed Raindance Filing 3 were added to the background traffic volumes to produce the total traffic volume forecasts for the short range (2022) future. Figure 9 shows the short range (2022) total peak hour traffic at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections.

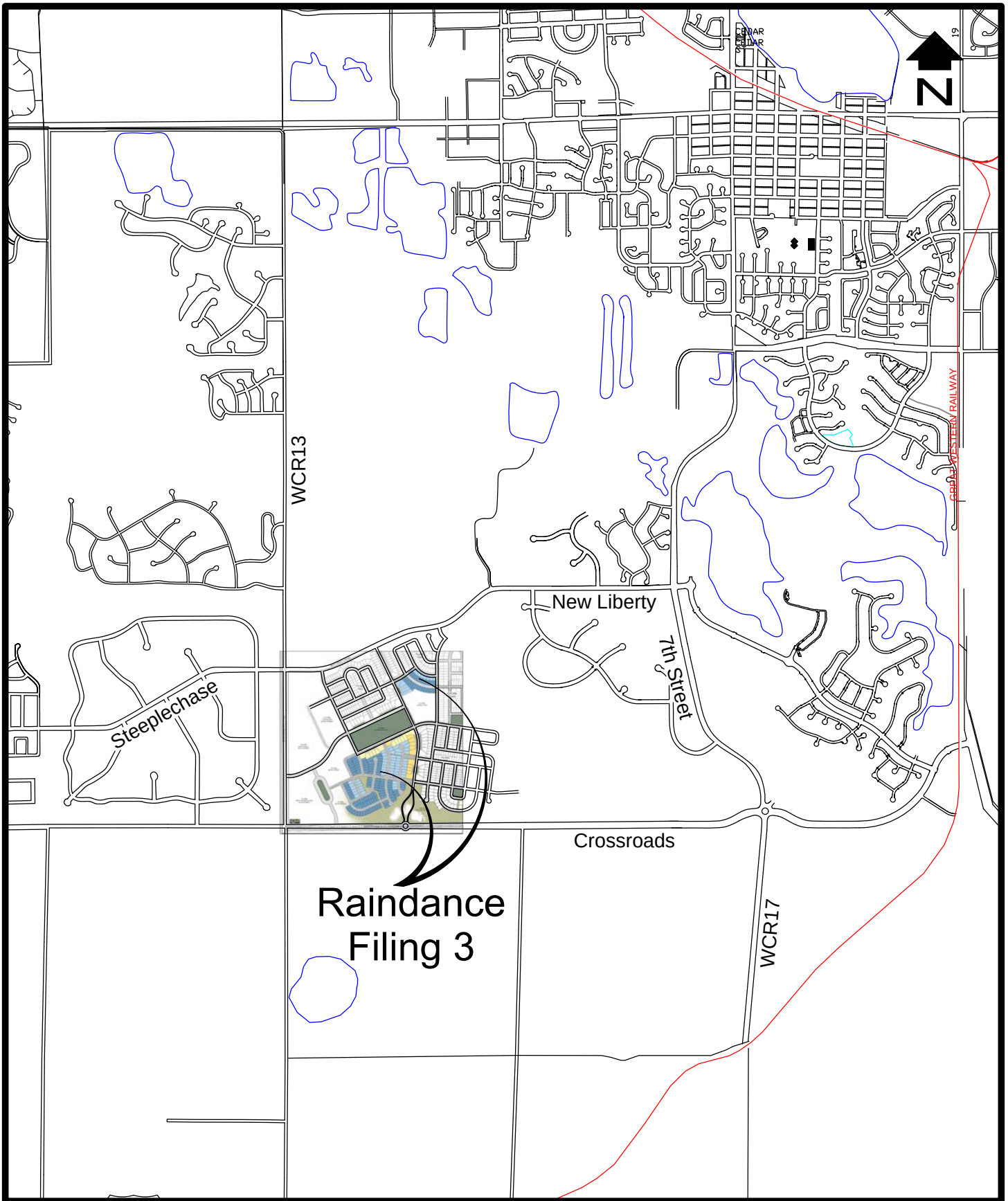
As a matter of policy, traffic signals are not installed at any location unless warrants are met according to the Manual on Uniform Traffic Control Devices. The WCR13/Crossroads intersection is currently signalized. For the roads in the vicinity of the Raindance development, four hour and/or eight hour signal warrants are applicable. These warrants require much data and are applied when the traffic is actually on the area road system. It is acknowledged that peak hour signal warrants should not be applied, but since the peak hour forecasts are readily available in a traffic impact study, it is reasonable to use them to estimate whether other signal warrants may be met. If peak hour signal warrants will not be met at a given intersection, it is reasonable to conclude that it is not likely that other signal warrants would be met. If peak hour signal warrants are met, it merely indicates that further evaluation should occur in the future as the development occurs. However, a judgment can be made that some intersections will likely meet other signal warrants. Using the short range (2022) total peak hour traffic (Figure 9), the peak hour signal warrant will not be met at the WCR13/Steeplechase-New Liberty intersection. The peak hour signal warrant analysis is provided in Appendix C.

Table 3 shows the short range (2022) background peak hour operation at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections. The key intersections will operate at acceptable levels of service during the morning and afternoon peak hours. Calculation forms for this analysis are provided in Appendix D.

Table 4 shows the short range (2022) total morning and afternoon peak hour operation at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections. The key intersections will operate at acceptable levels of service. Calculation forms for these analyses are provided in Appendix E.

Figure 10 shows a schematic of the short range (2022) intersection geometry. Windsor utilizes the CDOT State Highway Access Code (SHAC) with regard to auxiliary lanes. The forecasted traffic with Filings 1, 2, and 3 do not require a four-lane cross section on Crossroads Boulevard to the west of the Crossroads/Covered Bridge intersection. As mentioned earlier, a westbound right-turn lane is required at the Crossroads/WCR13 intersection and a southbound right-turn lane is required at the WCR13/Steeplechase-New Liberty intersection with the existing traffic volumes. The Raindance development adds no traffic to the southbound right-turn movement at the WCR13/Steeplechase-New Liberty intersection. It is assumed that auxiliary lanes would be built at the WCR13/Access A intersection with Filings 1 and 2 of Raindance.

It is concluded that the key intersections will meet the Windsor operational criteria. A westbound right-turn lane is required at the Crossroads/WCR13 intersection and a southbound right-turn lane is required at the WCR13/Steeplechase-New Liberty intersection with the existing traffic volumes.



SCALE: 1"=3000'

## SITE LOCATION

Figure 1

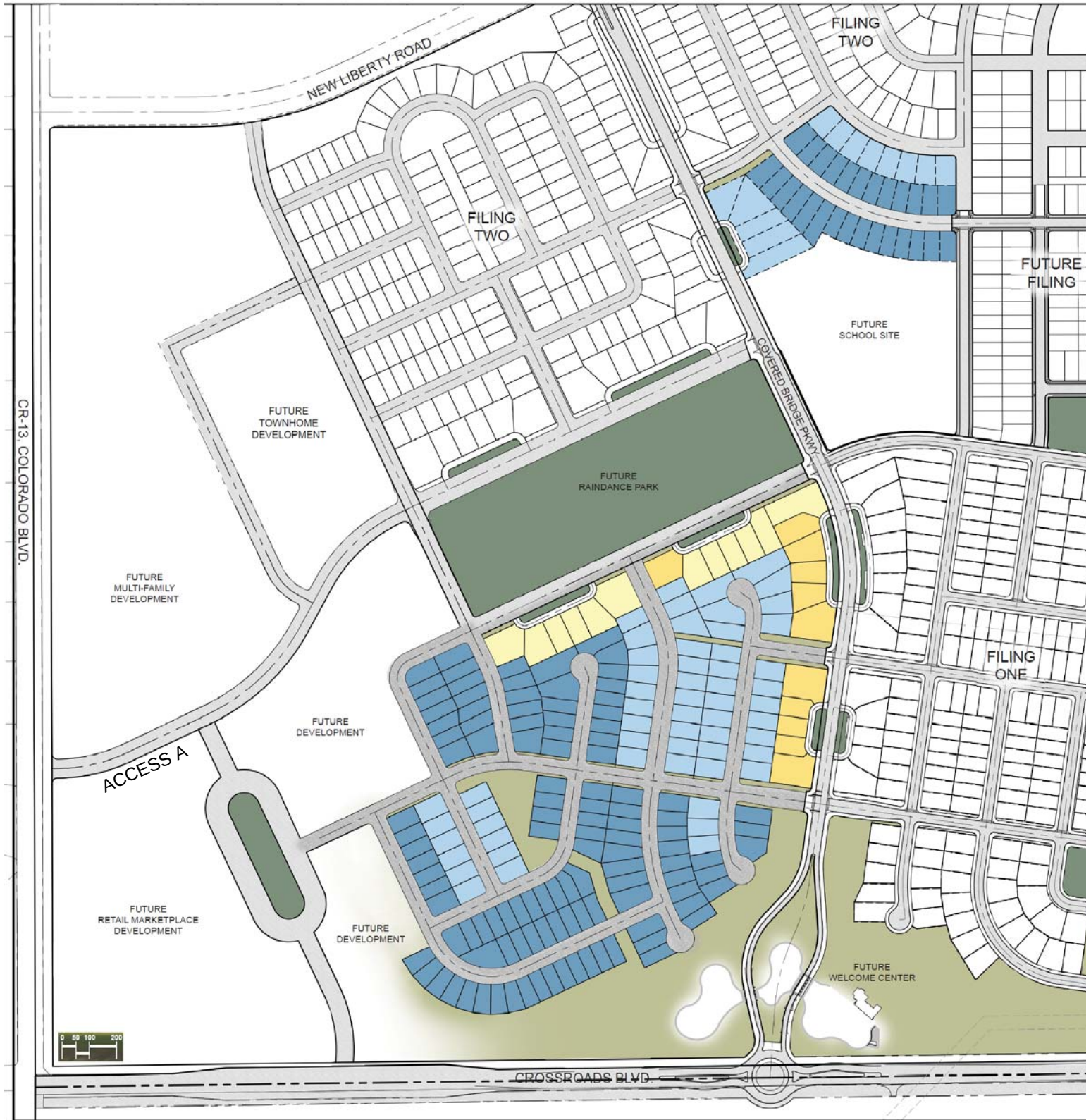


Raundance Filing 3 TIS, November 2017





SCALE: 1"=500'

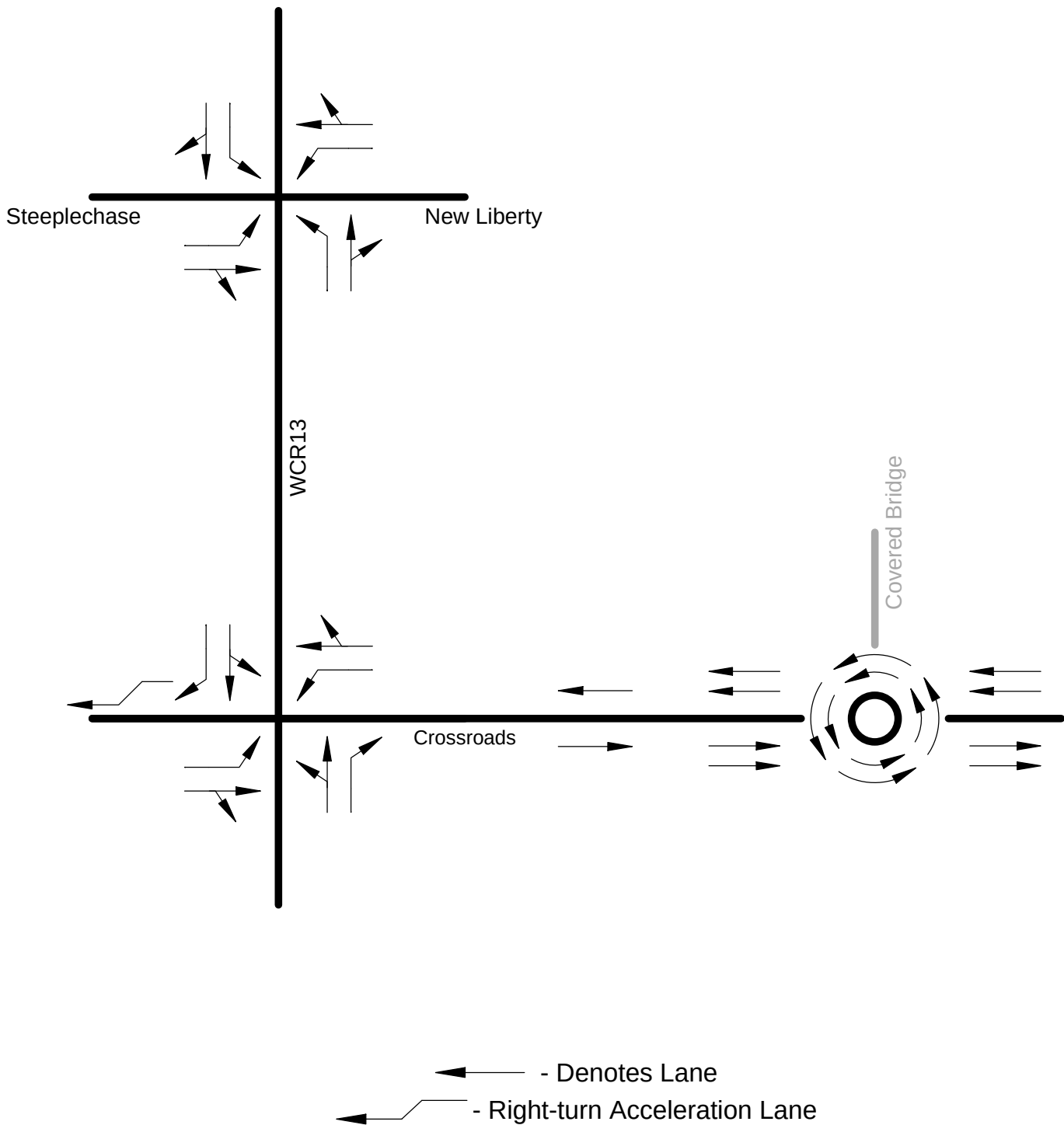


## SITE PLAN

Figure 2



Raindance Filing 3 TIS, November 2017

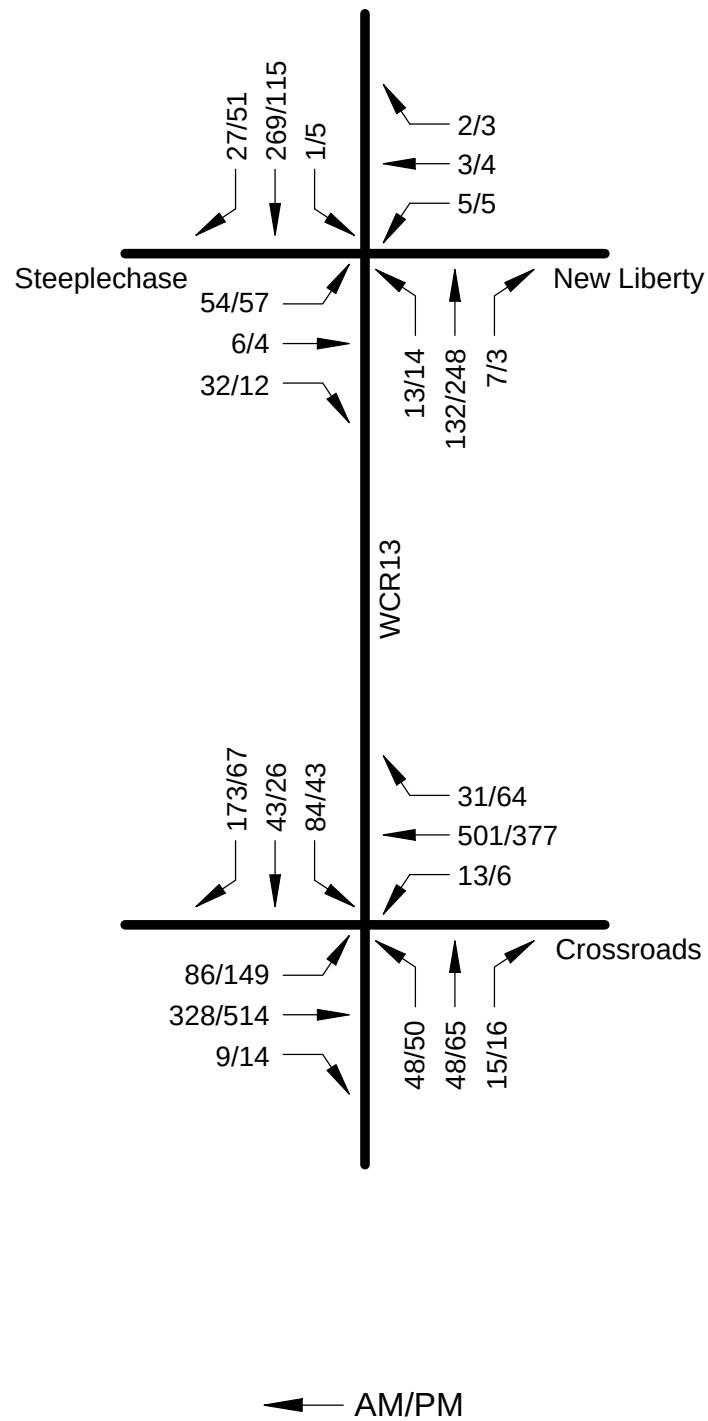


## EXISTING INTERSECTION GEOMETRY

Figure 3



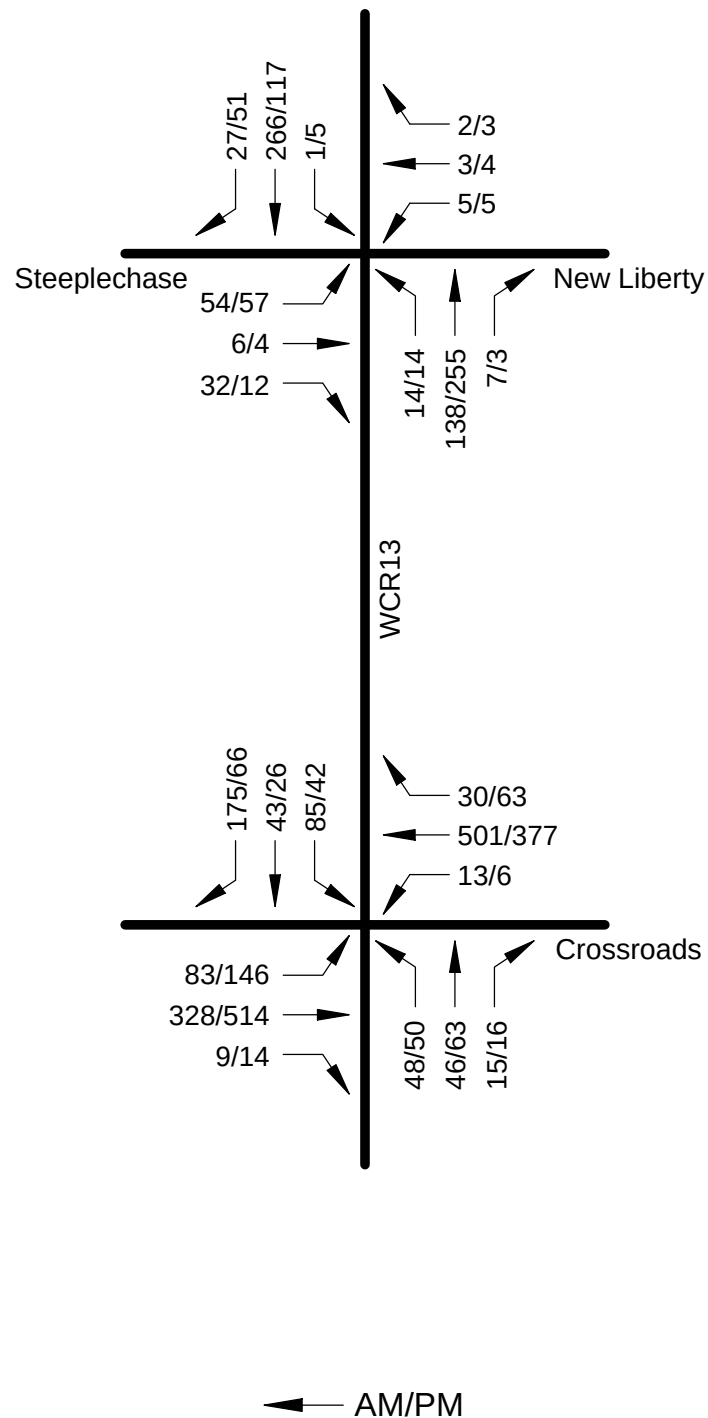
Raindance Filing 3 TIS, November 2017



RECENT PEAK HOUR TRAFFIC

Figure 4





## AVERAGED/BALANCED RECENT PEAK HOUR TRAFFIC

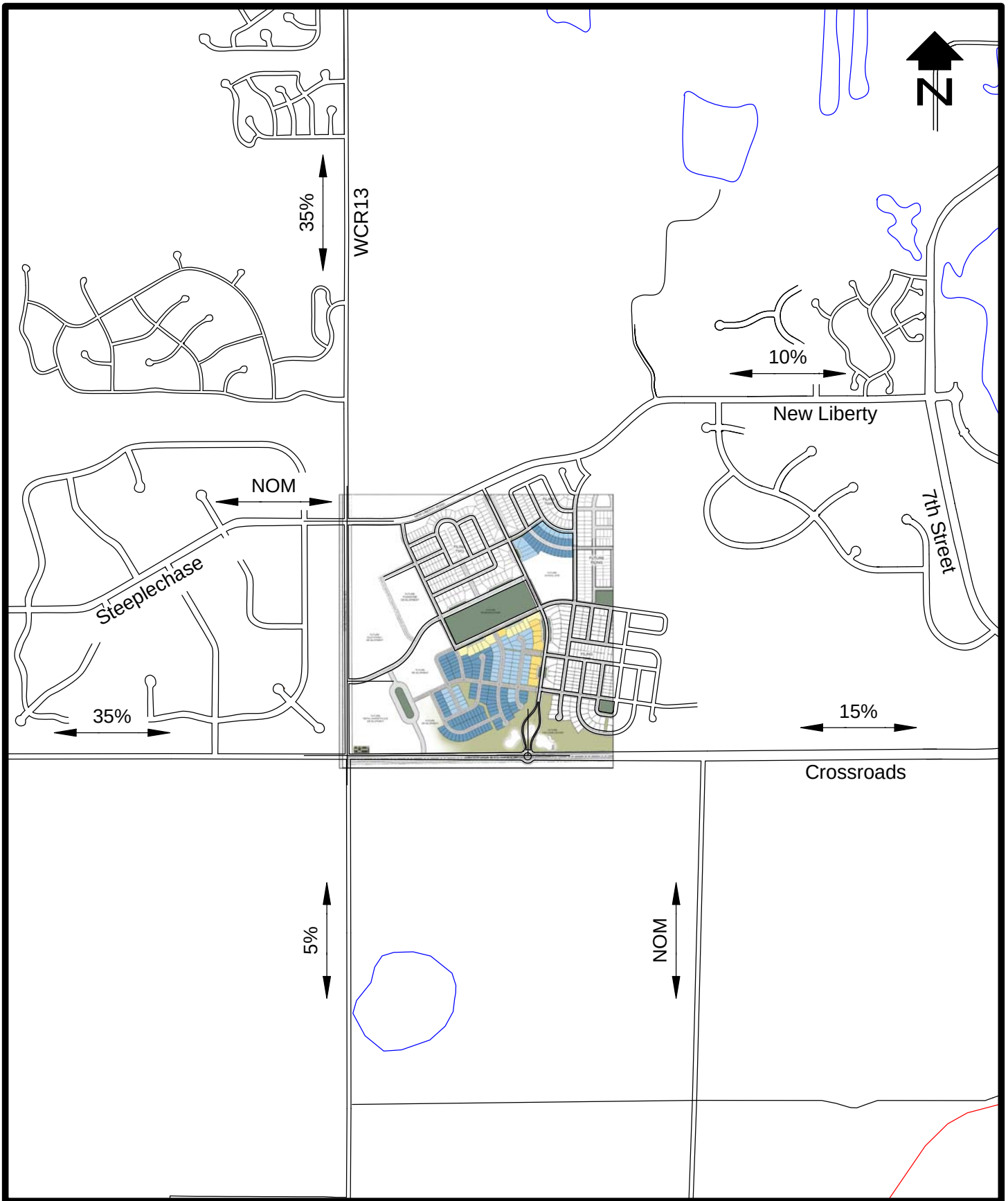
Figure 5



Raindance Filing 3 TIS, November 2017

| TABLE 1<br>Current Peak Hour Operation        |             |                  |    |
|-----------------------------------------------|-------------|------------------|----|
| Intersection                                  | Movement    | Level of Service |    |
|                                               |             | AM               | PM |
| Crossroads/WCR13<br>(signal)                  | EB LT       | C                | C  |
|                                               | EB T/RT     | B                | B  |
|                                               | EB APPROACH | B                | B  |
|                                               | WB LT       | B                | B  |
|                                               | WB T/RT     | C                | B  |
|                                               | WB APPROACH | C                | B  |
|                                               | NB LT/T     | D                | C  |
|                                               | NB RT       | A                | A  |
|                                               | NB APPROACH | D                | C  |
|                                               | SB LT/T     | C                | C  |
|                                               | SB RT       | A                | A  |
|                                               | SB APPROACH | C                | C  |
|                                               | OVERALL     | C                | B  |
| WCR13/Steeplechase-New Liberty<br>(stop sign) | EB LT       | B                | B  |
|                                               | EB T/RT     | B                | A  |
|                                               | EB APPROACH | B                | B  |
|                                               | WB LT       | B                | B  |
|                                               | WB T/RT     | B                | B  |
|                                               | WB APPROACH | B                | B  |
|                                               | NB LT       | A                | A  |
|                                               | SB LT       | A                | A  |
|                                               | OVERALL     | A                | A  |

| TABLE 2<br>Trip Generation |               |          |       |       |              |    |      |     |              |     |      |     |
|----------------------------|---------------|----------|-------|-------|--------------|----|------|-----|--------------|-----|------|-----|
| Code                       | Use           | Size     | AWDTE |       | AM Peak Hour |    |      |     | PM Peak Hour |     |      |     |
|                            |               |          | Rate  | Trips | Rate         | In | Rate | Out | Rate         | In  | Rate | Out |
| 210                        | Single Family | 233 D.U. | 9.52  | 2218  | 0.19         | 44 | 0.56 | 131 | 0.63         | 147 | 0.37 | 86  |



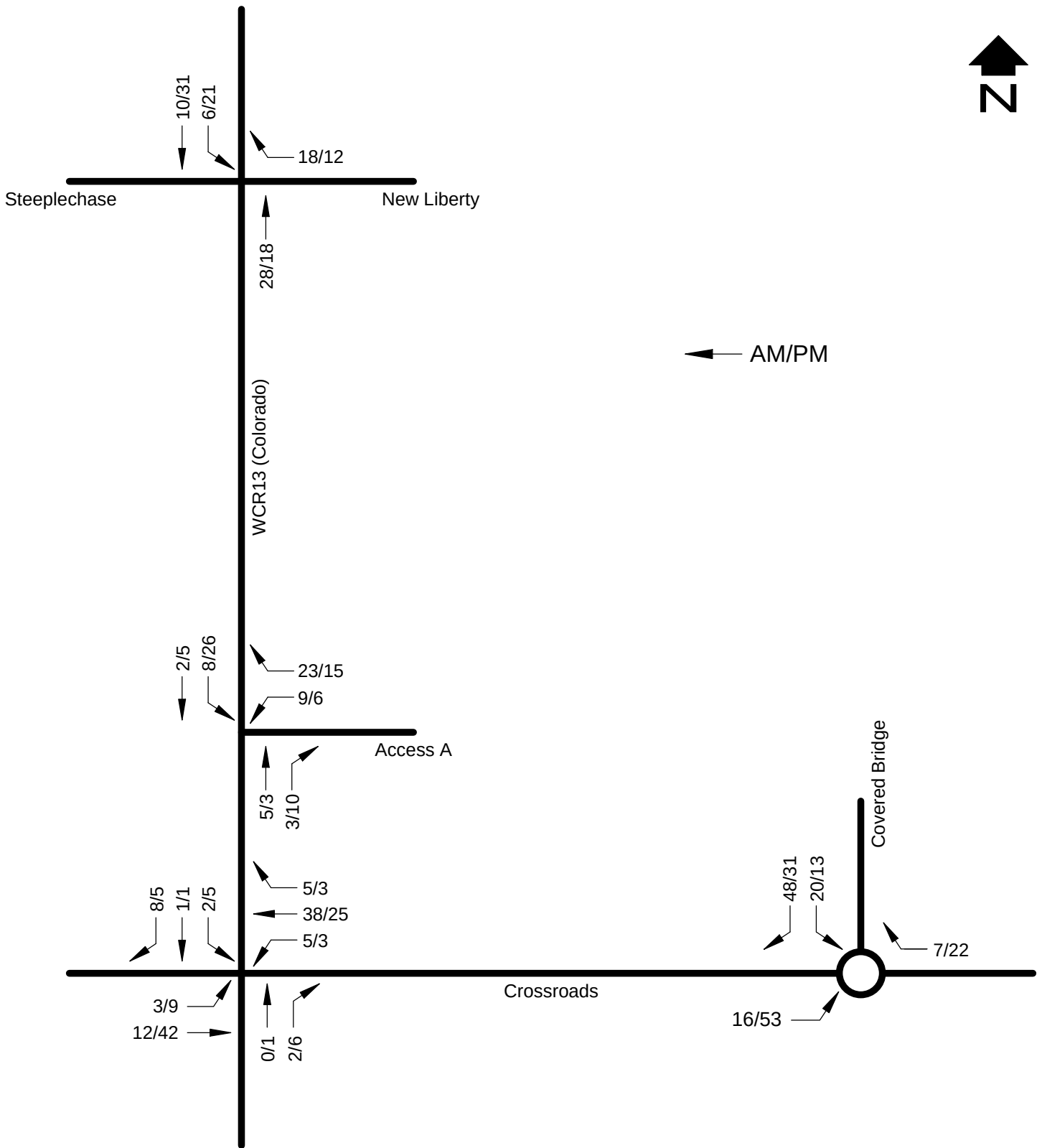
SCALE: 1"=2000'

## TRIP DISTRIBUTION

Figure 6



Raindance Filing 3 TIS, November 2017



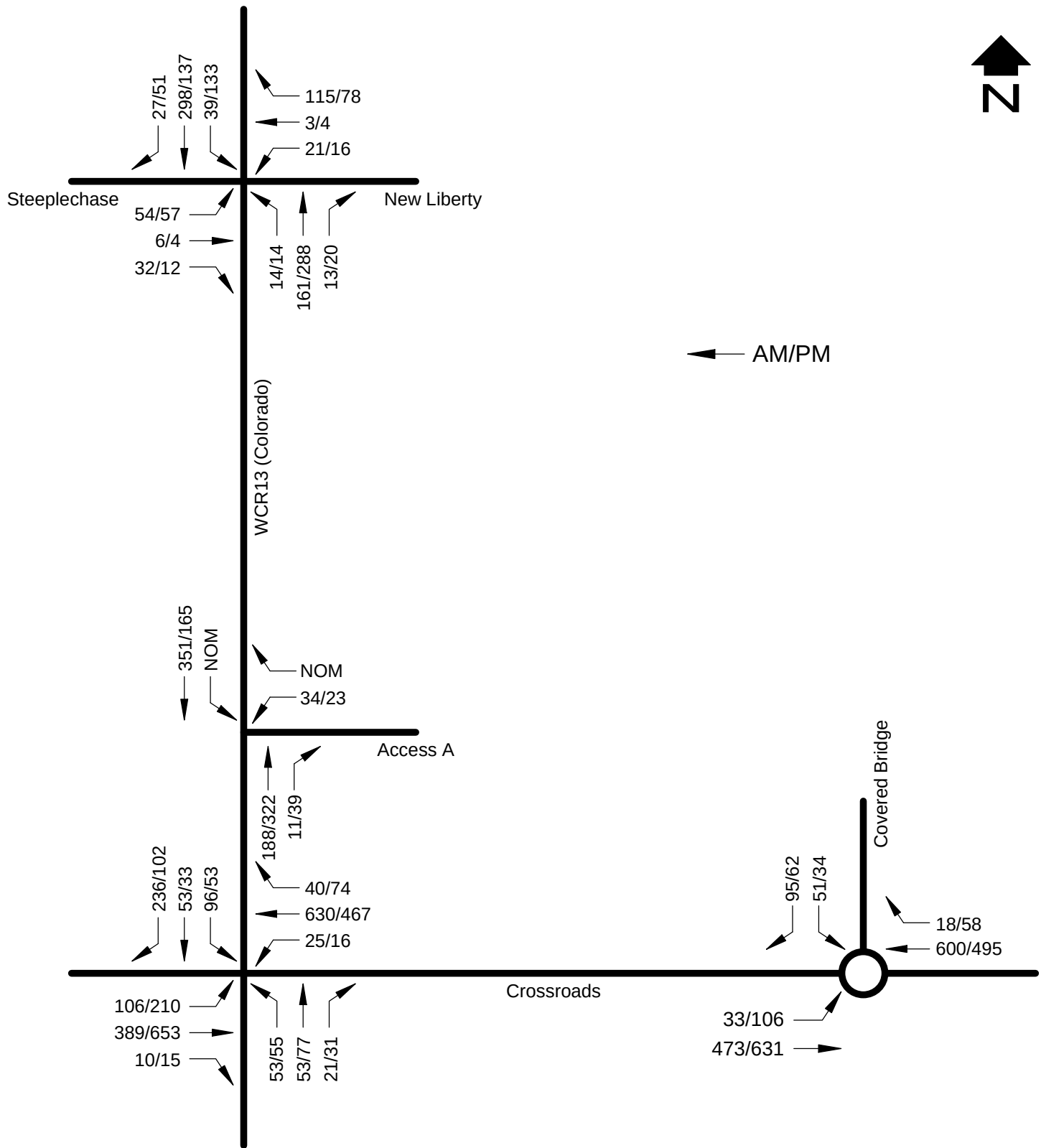
## SITE GENERATED PEAK HOUR TRAFFIC

Figure 7



Raindance Filing 3 TIS, November 2017



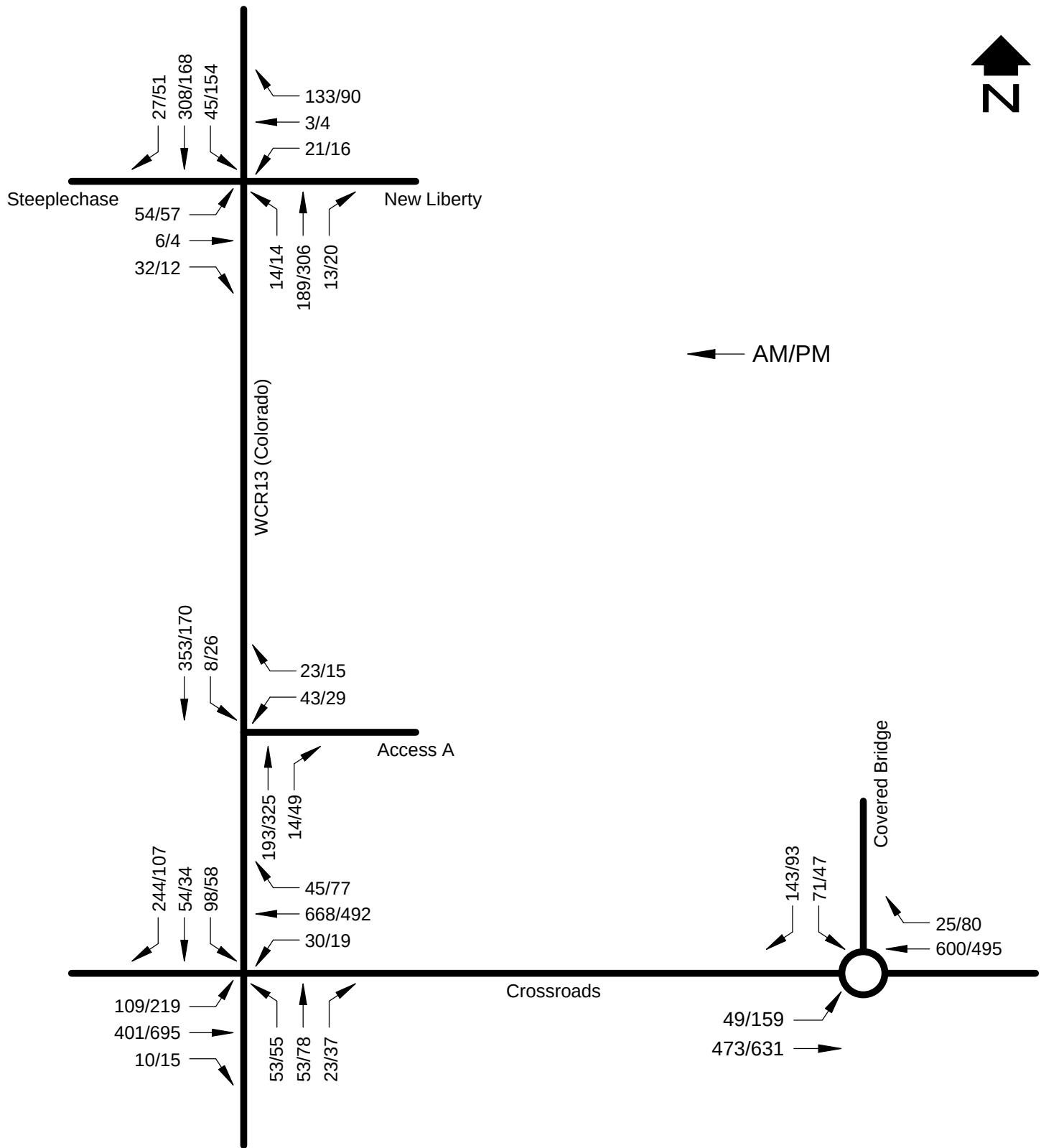


## SHORT RANGE (2022) BACKGROUND PEAK HOUR TRAFFIC

Figure 8



Raindance Filing 3 TIS, November 2017



## SHORT RANGE (2022) TOTAL PEAK HOUR TRAFFIC

Figure 9

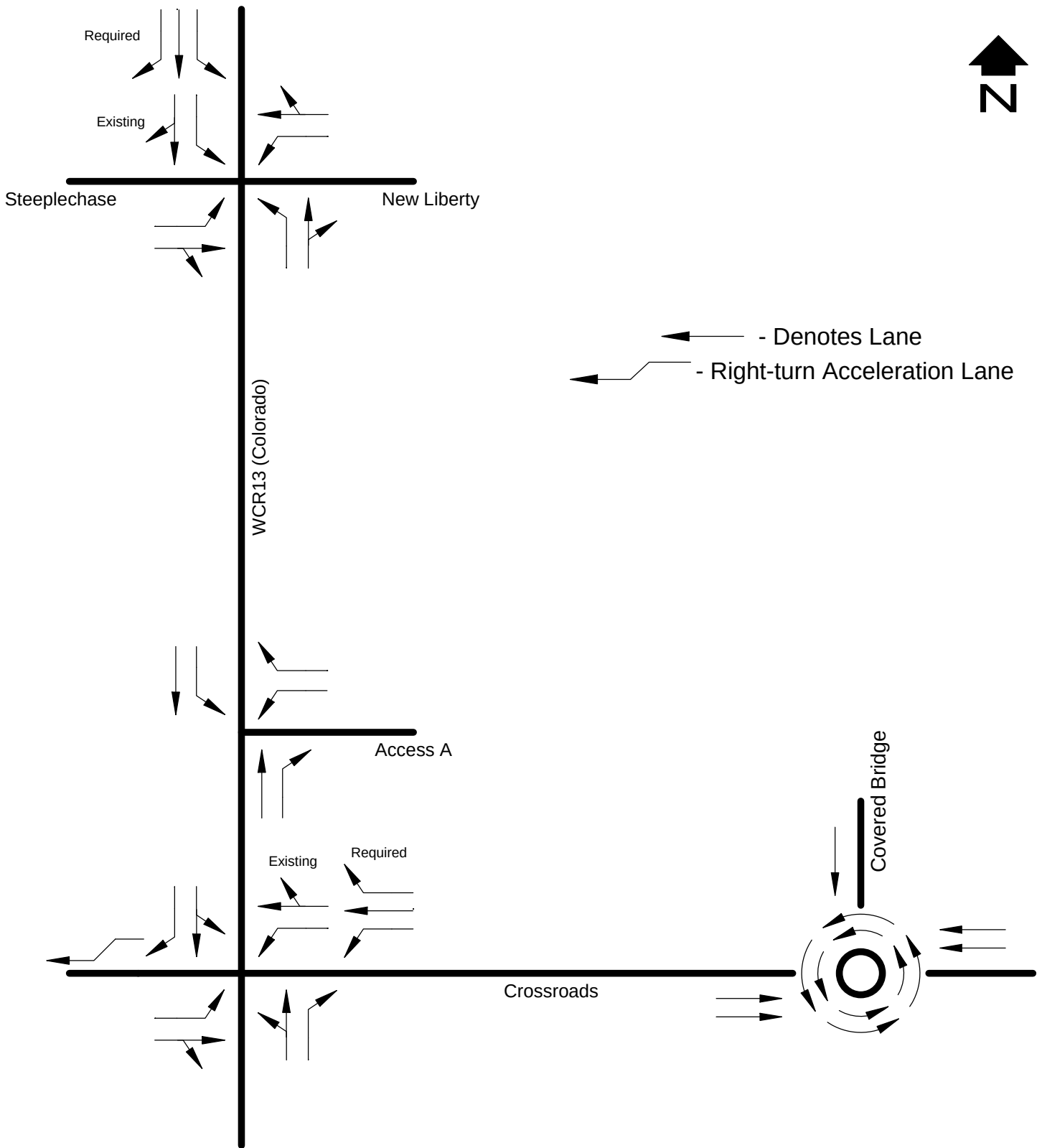


Raindance Filing 3 TIS, November 2017

| <b>TABLE 3</b><br><b>Short Range (2022) Background Peak Hour Operation</b> |             |                  |    |
|----------------------------------------------------------------------------|-------------|------------------|----|
| Intersection                                                               | Movement    | Level of Service |    |
|                                                                            |             | AM               | PM |
| Crossroads/WCR13<br>(signal)                                               | EB LT       | B                | B  |
|                                                                            | EB T/RT     | B                | B  |
|                                                                            | EB APPROACH | B                | B  |
|                                                                            | WB LT       | B                | B  |
|                                                                            | WB T/RT     | C                | B  |
|                                                                            | WB APPROACH | C                | B  |
|                                                                            | NB LT/T     | D                | D  |
|                                                                            | NB RT       | A                | A  |
|                                                                            | NB APPROACH | D                | D  |
|                                                                            | SB LT/T     | D                | D  |
|                                                                            | SB RT       | C                | A  |
|                                                                            | SB APPROACH | D                | D  |
|                                                                            | OVERALL     | C                | C  |
| WCR13/Steeplechase-New Liberty<br>(stop sign)                              | EB LT       | C                | D  |
|                                                                            | EB T/RT     | B                | B  |
|                                                                            | EB APPROACH | C                | C  |
|                                                                            | WB LT       | C                | C  |
|                                                                            | WB T/RT     | B                | B  |
|                                                                            | WB APPROACH | B                | B  |
|                                                                            | NB LT       | A                | A  |
|                                                                            | SB LT       | A                | A  |
|                                                                            | OVERALL     | A                | A  |
| WCR13/Access A<br>(stop sign)                                              | WB LT       | B                | B  |
|                                                                            | WB RT       | A                | A  |
|                                                                            | WB APPROACH | B                | B  |
|                                                                            | SB LT       | A                | A  |
|                                                                            | OVERALL     | A                | A  |
| Crossroads/Covered Bridge<br>(roundabout)                                  | EB LT/T     | A                | A  |
|                                                                            | EB T        | A                | A  |
|                                                                            | EB APPROACH | A                | A  |
|                                                                            | WB T        | B                | B  |
|                                                                            | WB T/RT     | A                | A  |
|                                                                            | WB APPROACH | B                | A  |
|                                                                            | SB LT/RT    | A                | A  |
|                                                                            | OVERALL     | A                | A  |

| <b>TABLE 4</b><br><b>Short Range (2022) Total Peak Hour Operation</b> |             |                  |    |
|-----------------------------------------------------------------------|-------------|------------------|----|
| Intersection                                                          | Movement    | Level of Service |    |
|                                                                       |             | AM               | PM |
| Crossroads/WCR13<br>(signal)                                          | EB LT       | C                | C  |
|                                                                       | EB T/RT     | B                | C  |
|                                                                       | EB APPROACH | B                | C  |
|                                                                       | WB LT       | B                | B  |
|                                                                       | WB T/RT     | D                | B  |
|                                                                       | WB APPROACH | C                | B  |
|                                                                       | NB LT/T     | D                | D  |
|                                                                       | NB RT       | A                | A  |
|                                                                       | NB APPROACH | D                | D  |
|                                                                       | SB LT/T     | D                | D  |
|                                                                       | SB RT       | C                | A  |
|                                                                       | SB APPROACH | D                | D  |
|                                                                       | OVERALL     | C                | C  |
| WCR13/Steeplechase-New Liberty<br>(stop sign)                         | EB LT       | D                | D  |
|                                                                       | EB T/RT     | B                | B  |
|                                                                       | EB APPROACH | C                | D  |
|                                                                       | WB LT       | C                | C  |
|                                                                       | WB T/RT     | B                | B  |
|                                                                       | WB APPROACH | B                | B  |
|                                                                       | NB LT       | A                | A  |
|                                                                       | SB LT       | A                | A  |
|                                                                       | OVERALL     | A                | A  |
| WCR13/Access A<br>(stop sign)                                         | WB LT       | B                | B  |
|                                                                       | WB RT       | A                | B  |
|                                                                       | WB APPROACH | B                | B  |
|                                                                       | SB LT       | A                | A  |
|                                                                       | OVERALL     | A                | A  |
| Crossroads/Covered Bridge<br>(roundabout)                             | EB LT/T     | A                | A  |
|                                                                       | EB T        | A                | A  |
|                                                                       | EB APPROACH | A                | A  |
|                                                                       | WB T        | B                | B  |
|                                                                       | WB T/RT     | A                | A  |
|                                                                       | WB APPROACH | B                | B  |
|                                                                       | SB LT/RT    | B                | A  |
|                                                                       | OVERALL     | A                | A  |





## SHORT RANGE (2022) GEOMETRY

Figure 10



Raindance Filing 3 TIS, November 2017



NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding





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## MEMORANDUM

**Date:** September 1, 2021  
**To:** Planning Commission  
**Via:** Scott Ballstadt  
**From:** David Eisenbraun  
**Location:** East of Colorado Blvd and South of Iron Wheel Drive  
**Re:** Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 19th Filing  
**Item #:** C.2.

---

**Background/ Discussion:**

See public hearing item.

**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.



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## MEMORANDUM

**Date:** September 1, 2021  
**To:** Planning Commission  
**Via:** Scott Ballstadt  
**From:** David Eisenbraun  
**Location:** North of Highway 34 and West of WCR 17  
**Re:** Public Hearing - Preliminary Major Subdivision - South Gate Business Park 11th Filing  
**Item #:** C.3.

---

### **Background/ Discussion:**

The Major Subdivision South Gate Business Park Subdivision, Eleventh Filing, will replat the South Gate Business Park Subdivision, Ninth Filing Tract A, into an additional 6 lots, plat the private roadway as a tract and re-plat the regional detention pond located on the west side of the property. No infrastructure is proposed with the Major Subdivision, only a replat.

This will be the third part of a 4-step process being done for this property. The first being a rezone which was recently approved by Town Board, the second being a Minor Subdivision, submitted concurrently with the Major Subdivision, and the last being site plans for the newly created lots, to be submitted in the future. Site Plans will be provided as lots develop, and may be individual lots or groups of 2-3 lots. Landscape plans will be provided at time of Site Plan submittals.

### **Previous South Gate Filings and Rezone Context:**

The South Gate Business Park Rezone has been approved via the Town to rezone from GC (General Commercial) to I-L (Limited Industrial). The intent of the rezoning is to create more flexible development parcels than the General Commercial district would allow. The intended users of the property are looking for building showroom and office space, with flexible areas, interior and exterior, for the material storage and manufacturing. The I-L zoning provides the flexibility for these uses, as well as all of the uses currently in the GC zoning district.

The Minor Subdivision (South Gate Business Park, Ninth Filing) will create (4) lots and (1) large tract. Private roadway and utilities plans will be submitted with the Minor Subdivision to show how the new and future lots are serviced.

### **Relationship to Strategic Plan:**

The application is consistent with the Town's Strategic Plan Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

### **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

- ▢ Staff Presentation
- ▢ Application Materials





# Preliminary Major Subdivision

South Gate

11<sup>th</sup> Filing

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*David Eisenbraun, Senior Planner*

*Planning Commission – September 1, 2021*



# Subdivision

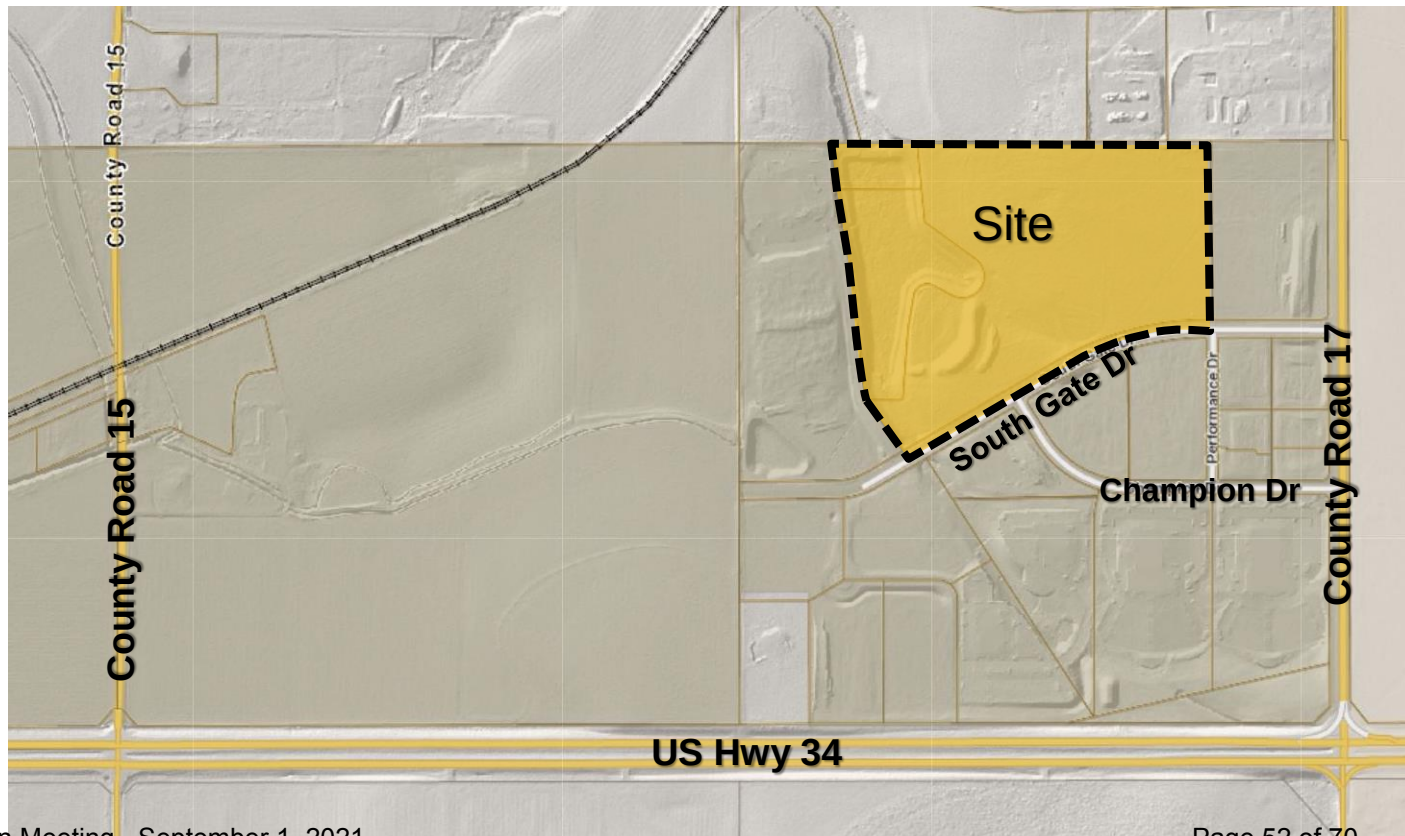
Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

## **Sec. 14-2-60. – Subdivision.**

(a) **Applicability.** Subdivision plat applications are required to establish or alter the legal boundaries of property and to account for public facilities and services.

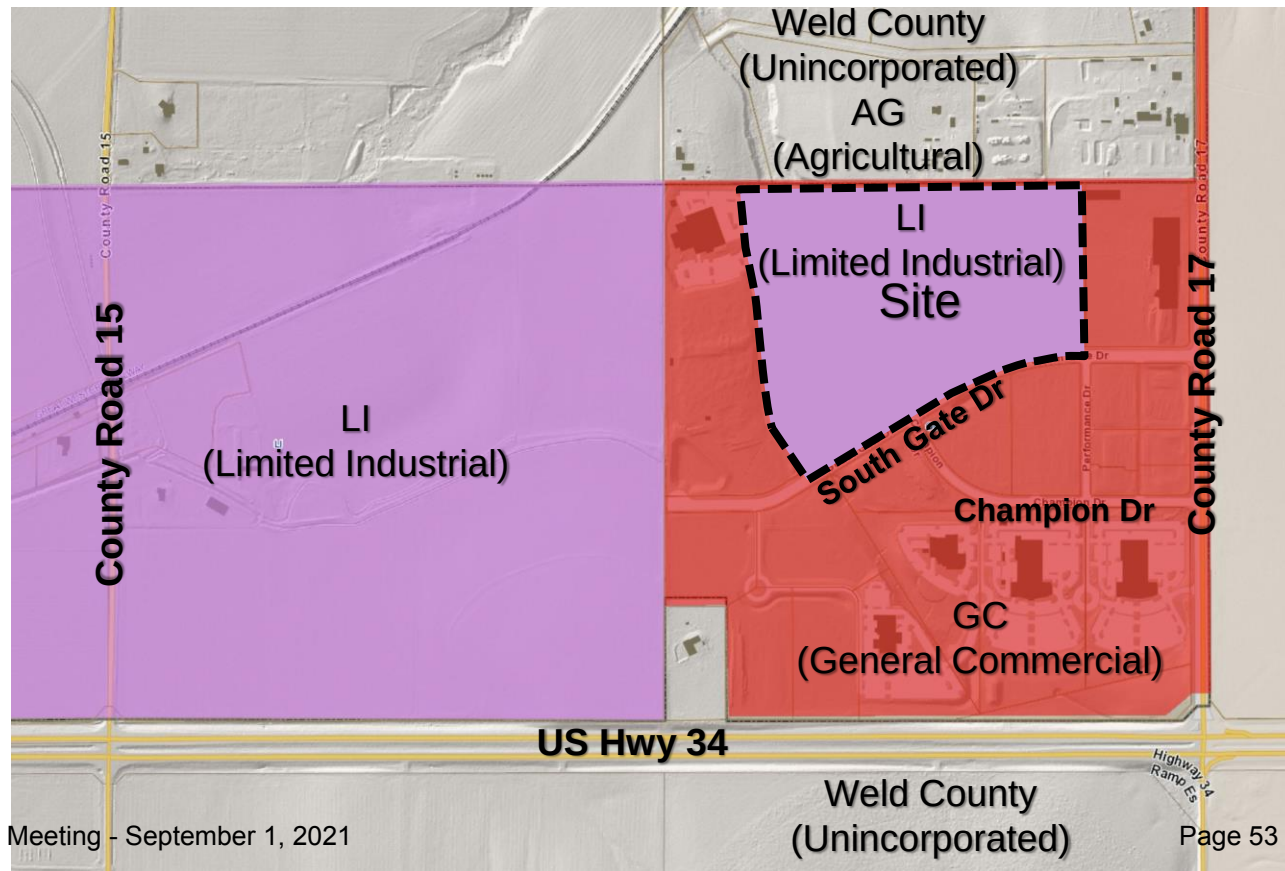


# Site Vicinity Map





# Surrounding Zoning













# Preliminary Plat

## Plat characteristics:

- ~ 30.29 acres total
- 6 additional lots
- No infrastructure associated with the major subdivision



# Notification Area

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

Notifications for this meeting were as follows:

- August 16, 2021 – affidavit of letters mailed to property owners within 500 ft.
- August 16, 2021 – legal notice posted on the Town of Windsor website
- August 16, 2021 – development review sign posted on the property
- August 20, 2021 – legal ad published in the paper







# 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.



# Relationship to Comprehensive Plan

## Chapter 5d – Commercial & Industrial Areas Framework Plan

- **Goal:** *Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.*
- **Objective 6:** *Work cooperatively with adjacent municipalities to coordinate future land use and development within Intergovernmental Planning Areas and amend intergovernmental agreements to meet evolving community needs and land use demand.*
- **Objective 9:** *Pursue the use of zoning and form-based development tools that promote and encourage the type of mixed-use character the community prefers.*



# Relationship to the Strategic Plan

The application is consistent with the Town's Strategic Plan Mission:

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





# 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. 14-2-60(b). Subdivision Criteria:**

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



May 18, 2021

***South Gate Performance Park Tenth Filing Project Narrative  
Major Subdivision Application***

*Project No. 0732.0148.00*

The Major Subdivision South Gate Performance Park, Tenth Filing, will replat the South Gate Performance Park, Ninth Filing Tract A, into an additional 6 lots, plat the private roadway as a track and re-plate the regional detention pond located on the west side of the property. No infrastructure is proposed with the Major Subdivision, only a replat.

This will be the third part of a 4-step process being done for this property. The first being a rezone which is currently under way, the second being a Minor Subdivision, submitted concurrently with the Major Subdivision, and the last being site plans for the newly created lots, to be submitted in the future.

Site Plans will be provided as lots develop, and may be individual lots or groups of 2-3 lots. Landscape plans will be provided at time of Site Plan submittals.

The South Gate Performance Park Rezone is petitioning to rezone from GC (General Commercial) to I-L (Limited Industrial).

The intent of the rezoning is to create more flexible development parcels than the General Commercial District would allow. The intended users of the property are looking for building showroom and office space, with flexible areas, interior and exterior, for the material storage and manufacturing. The I-L zoning provides the flexibility for these uses, as well as all of the uses currently in the GC zoning district.

The Minor Subdivision (South Gate Performance Park, Ninth Filing) will create (4) lots and (1) large tract. Private roadway and utilities plans will be submitted with the Minor Subdivision to show how the new and future lots are serviced.

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](mailto:bwilliamson@tstinc.com)

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Suite 200  
Fort Collins, CO 80525  
970.226.0557 main  
970.226.0204 fax

[ideas@tstinc.com](mailto:ideas@tstinc.com)  
[www.tstinc.com](http://www.tstinc.com)



# 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](mailto:planningtechs@windsorgov.com). Staff will review the submittal and advise you of its completeness for processing.

2

### Application type:

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

**Project Name\*:** South Gate Business Park Tenth Filing

**Legal Description\*:** Sec. 8, T5N, R67 West of the 6th P.M., Town of Windsor, Weld

**Address/Location\*:** 900 South Gate Drive, Windsor CO, 80550

**Existing Zoning:** GC **Proposed Zoning:** LI

**Acres/Square Feet:** 30.29 Acres **Number of Dwelling Units:** 0

3

### Owner:

Name(s)\*: Martin Lind

Company: Windsor Southgate Development LLC

Address\*: 1625 Pelican Lakes Point, Suite 201, Windsor CO, 80525

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

### Applicant (Owner or Owner's Representative):

Name\*: Derek Patterson

Company: TST, Inc. Consulting Engineers

Address\*: 748 Whalers Way, Suite 200, Fort Collins CO, 80525

Phone #: 970-226-0557 Email\*: dpatterson@tstinc.com

### Authorized Representative:

Name: Colton Lind

Company: Windsor Southgate Development LLC

Address: 1625 Pelican Lakes Point, Suite 201, Windsor CO, 80525

Phone #: 970-686-5828 Email: clind@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.*

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(Proof of owner's authorization is required with submittal if signed by Applicant)

**Print Name:** \_\_\_\_\_

\*Required fields

Revised 2/5/2021

Town of Windsor – Planning Department

801 Walnut Street | Windsor, Colorado 80550 | phone 970-674-2415 | fax 970-674-2456 | [www.windsorgov.com](http://www.windsorgov.com)

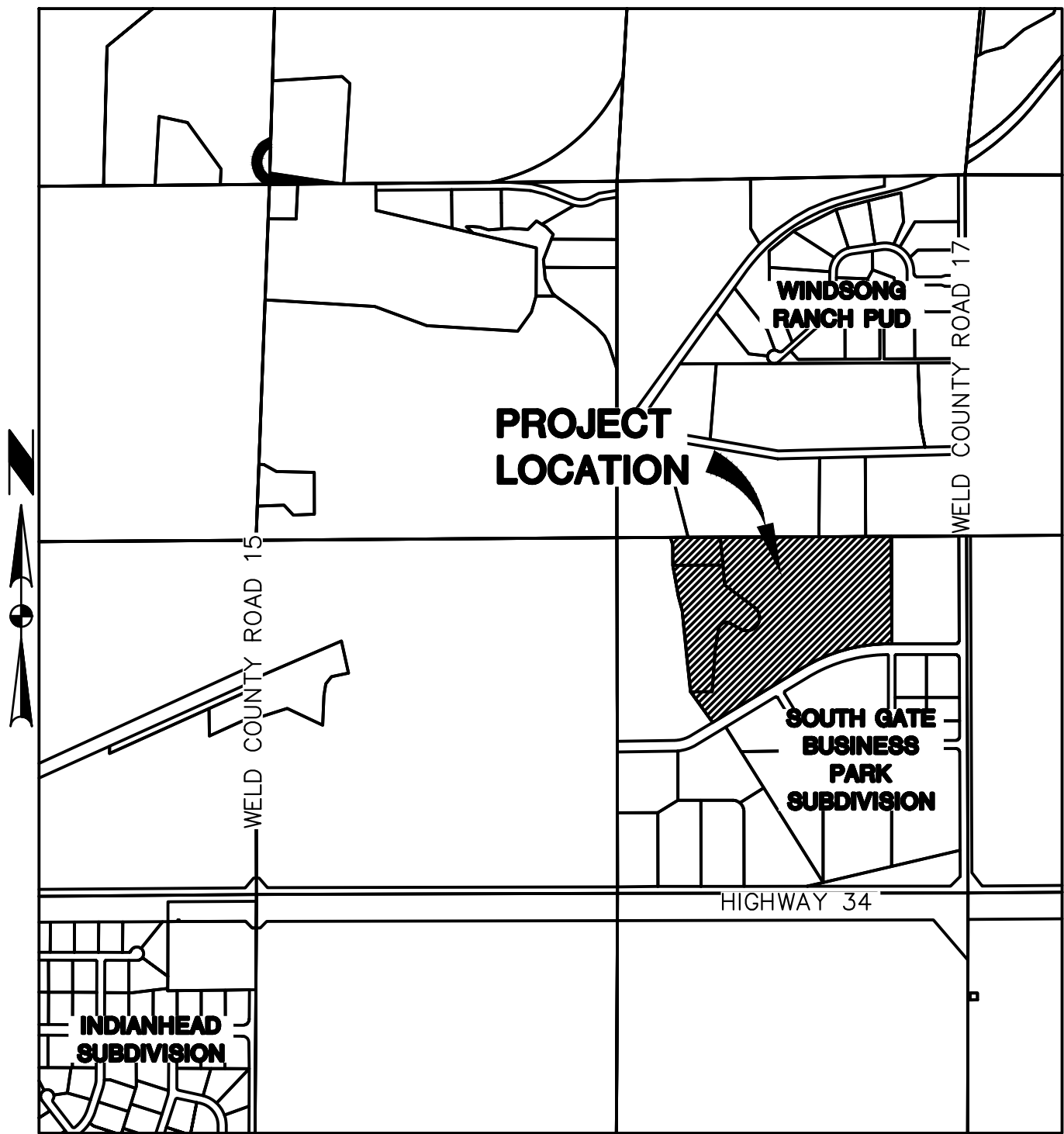
Planning Commission Meeting - September 1, 2021

Page 64 of



# SOUTH GATE PERFORMANCE PARK TENTH FILING

A REPLAT OF TRACT A SOUTH GATE PERFORMANCE PARK NINTH FILING IN THE SOUTH HALF OF SECTION 8,  
TOWNSHIP 5 NORTH, RANGE 67 WEST, OF THE 6TH P.M.; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF  
COLORADO



## VICINITY MAP

NOT TO SCALE

**TOTAL LOTS** 6      **TOTAL TRACTS** 2      **ZONING** U

| DESCRIPTION OF LAND USE                    |         | ZONING             | SIZE (AC.) | PERCENTAGE (%) TOTAL | O & M RESPONSIBILITY |
|--------------------------------------------|---------|--------------------|------------|----------------------|----------------------|
| LOTS 1 - 6                                 | BLOCK 1 | GENERAL COMMERCIAL | LI         | 18.59                | 61.36% OWNER         |
| TRACTS A, B - OPEN SPACE, D.E., A.E., U.E. |         | LI                 | 11.71      | 38.64%               | METRO DIST.          |
| RIGHT-OF-WAY                               |         |                    | 0.00       | 0.00%                | TOWN                 |
| TOTAL                                      |         |                    | 30.29      | 100.00%              |                      |

### ENGINEERING & SURVEYING:

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

### OWNER:

WINDSOR SOUTHGATE DEVELOPMENT LLC  
1625 PELICAN LAKES POINT, SUITE #201  
WINDSOR, CO 80550  
(970) 686-5828

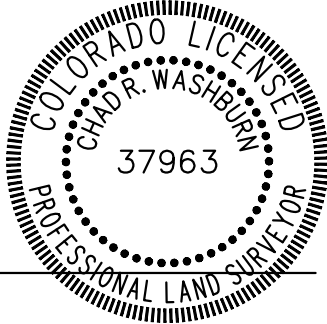
### BASIS OF BEARING STATEMENT

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR N89°40'06"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 \_\_\_\_\_, 20\_\_.



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 TOWN OF WINDSOR FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF SOUTH GATE PERFORMANCE PARK SUBDIVISION TENTH 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: WINDSOR SOUTHGATE DEVELOPMENT LLC

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### NOTARIAL CERTIFICATE

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

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: WINDSOR SOUTHGATE DEVELOPMENT LLC

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### NOTARIAL CERTIFICATE

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

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 8, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, SOUTH GATE BUSINESS PARK SUBDIVISION NINTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ UNDER RECEPTION NO. \_\_\_\_\_.

### MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MINOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MINOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
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

### PLANNING COMMISSION APPROVAL

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DIRECTOR OF PLANNING

### ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
ENGINEERING MANAGER

### 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:

- 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
- 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.
- ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
- 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 INSTITUTE OF STANDARDS AND TECHNOLOGY.
- TRACTS A AND B ARE HEREBY DEDICATED AS A BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENTS.
- EASEMENTS AND RIGHTS OF WAYS SHOWN HEREON ARE SHOWN PER THE PLAT OF SOUTH GATE BUSINESS PARK FIRST, FOURTH AND SEVENTH FILINGS. NO OTHER EASEMENTS OR RIGHT OF WAYS WERE RESEARCHED OR SHOWN.

### 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 | DESCRIPTION |    |
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|           | DATE        | BY |
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| DRAWN    | JSL                         |
| CHECKED  | DAP                         |
| DESIGNED | JSL                         |
| FILENAME | 0148_Plat Cover (Major Sub) |

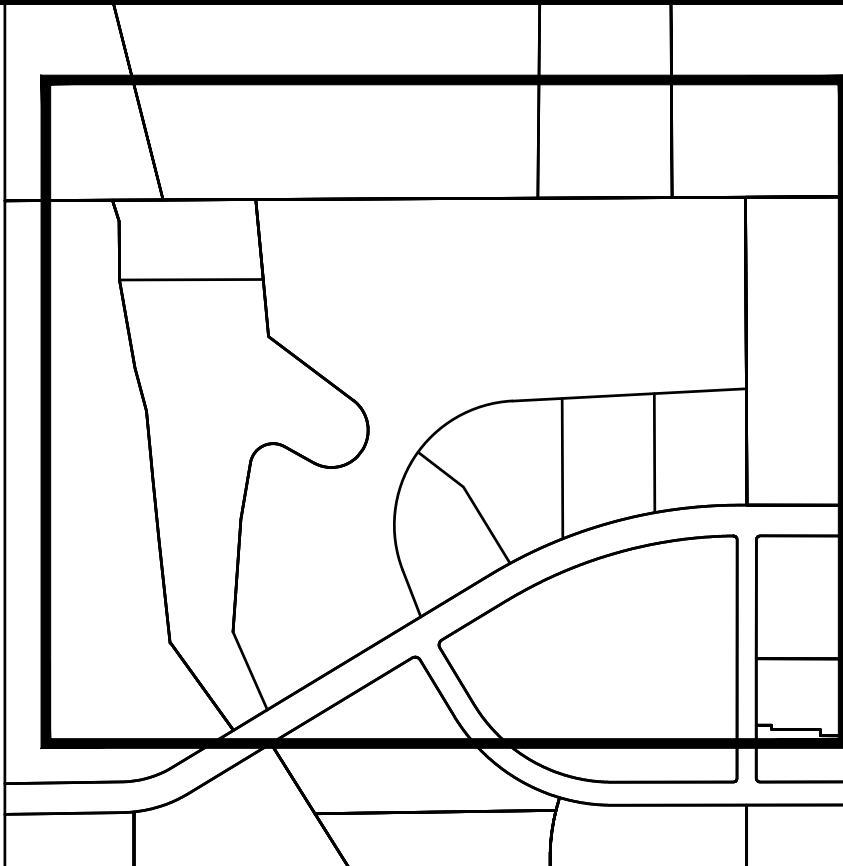
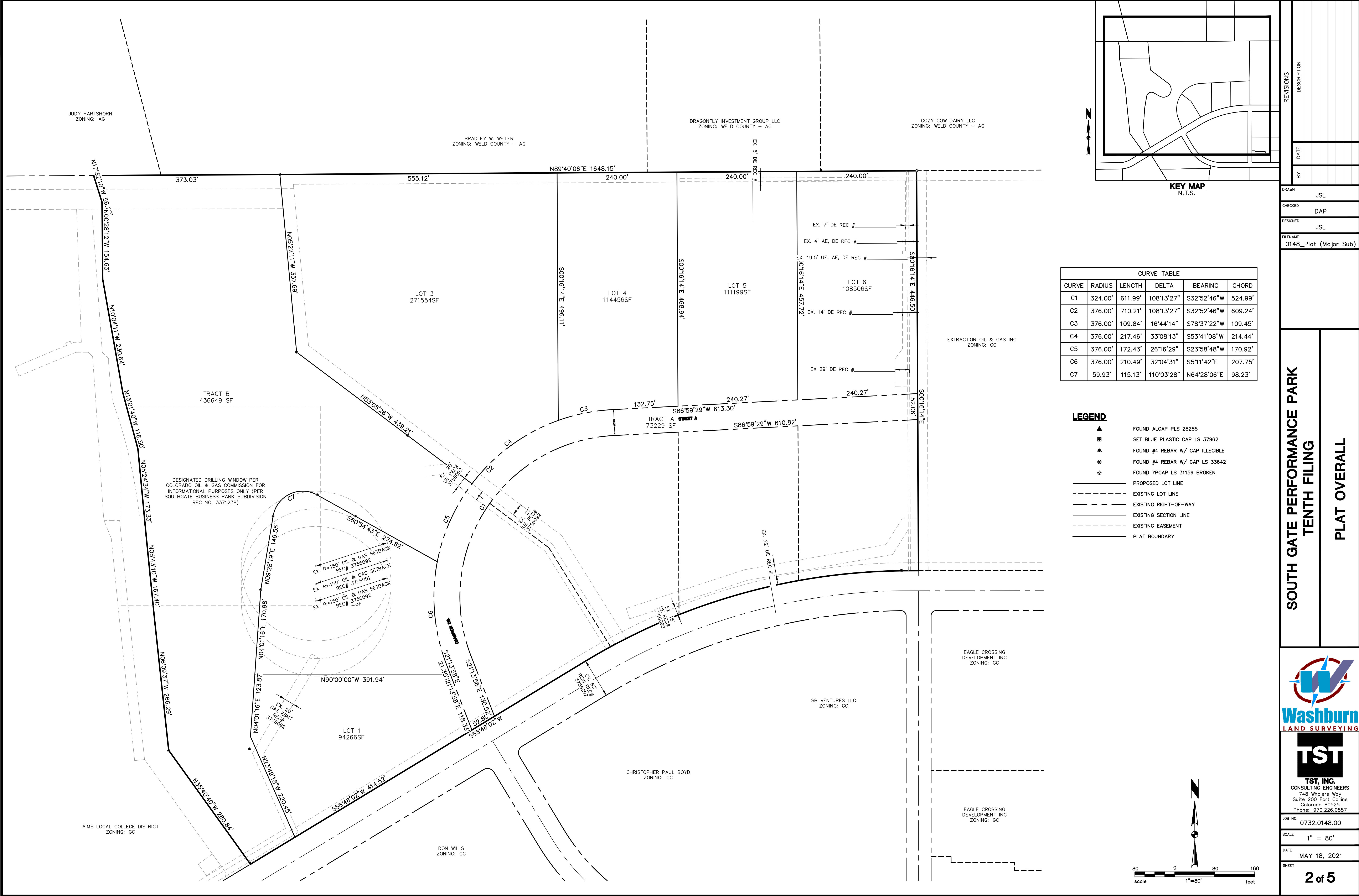
SOUTH GATE PERFORMANCE PARK  
TENTH FILING  
PLAT COVER



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

|         |              |
|---------|--------------|
| JOB NO. | 0732.0148.00 |
| SCALE   | N.T.S.       |
| DATE    | MAY 18, 2021 |
| SHEET   | 1 of 5       |



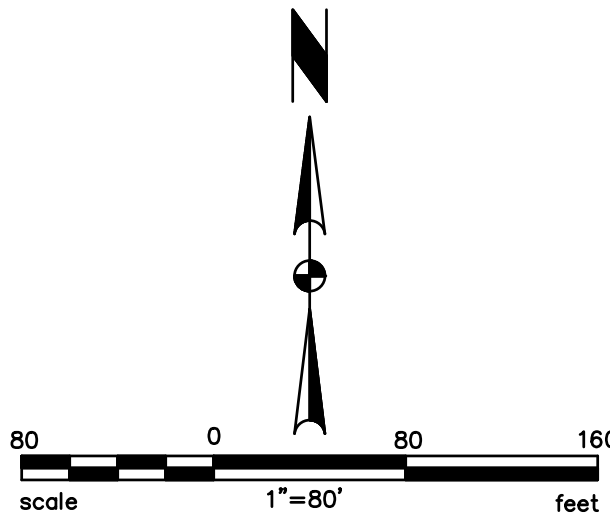


KEY MAP  
N.T.S.

| CURVE TABLE |         |         |            |             |         |
|-------------|---------|---------|------------|-------------|---------|
| CURVE       | RADIUS  | LENGTH  | DELTA      | BEARING     | CHORD   |
| C1          | 324.00' | 611.99' | 108°13'27" | S32°52'46"W | 524.99' |
| C2          | 376.00' | 710.21' | 108°13'27" | S32°52'46"W | 609.24' |
| C3          | 376.00' | 109.84' | 16°44'14"  | S78°37'22"W | 109.45' |
| C4          | 376.00' | 217.46' | 33°08'13"  | S53°41'08"W | 214.44' |
| C5          | 376.00' | 172.43' | 26°16'29"  | S23°58'48"W | 170.92' |
| C6          | 376.00' | 210.49' | 32°04'31"  | S5°11'42"E  | 207.75' |
| C7          | 59.93'  | 115.13' | 110°03'28" | N64°28'06"E | 98.23'  |

LEGEND

- ▲ FOUND ALCAP PLS 28285
- SET BLUE PLASTIC CAP LS 37962
- ▲ FOUND #4 REBAR W/ CAP ILLEGIBLE
- FOUND #4 REBAR W/ CAP LS 33642
- ⊙ FOUND YPCAP LS 31159 BROKEN
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT
- PLAT BOUNDARY



| REVISIONS             |      |  | DESCRIPTION |
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| DRAWN                 |      |  | JSL         |
| CHECKED               |      |  | DAP         |
| DESIGNED              |      |  | JSL         |
| FILENAME              |      |  |             |
| 0148_Plat (Major Sub) |      |  |             |

SOUTH GATE PERFORMANCE PARK  
TENTH FILING  
PLAT OVERALL

**Washburn**  
LAND SURVEYING

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

JOB NO.  
0732.0148.00

SCALE  
1" = 80'

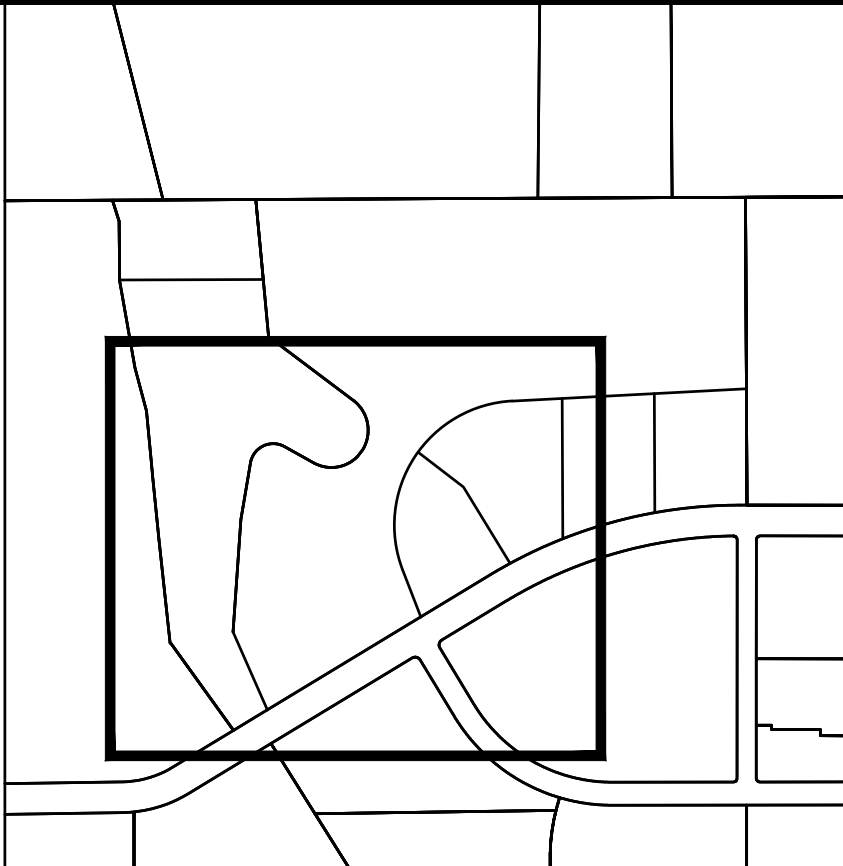
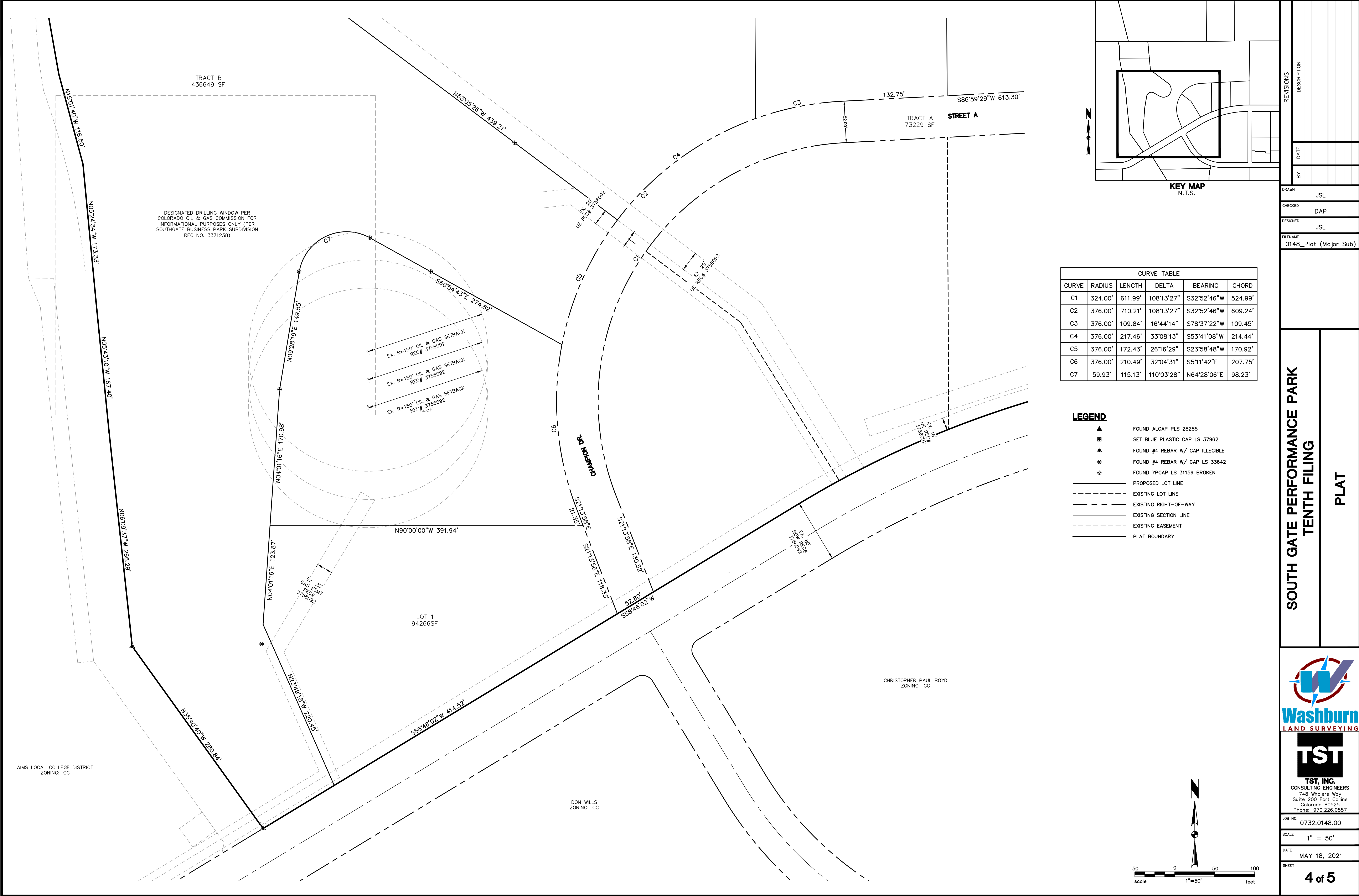
DATE  
MAY 18, 2021

SHEET  
2 of 5







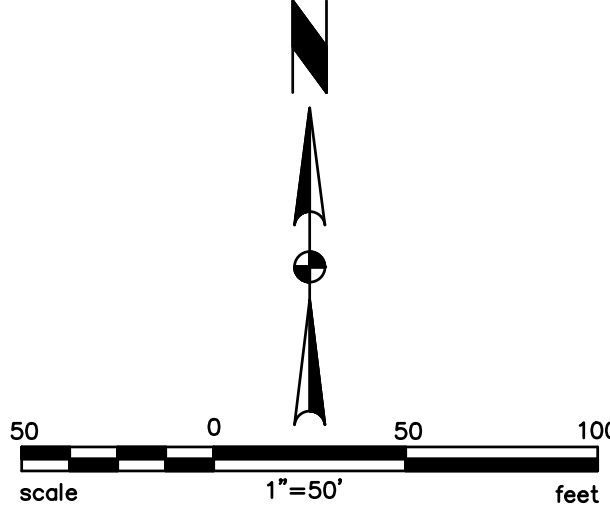


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- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT
- PLAT BOUNDARY



REVISIONS

DESCRIPTION

DATE

BY

JSL

DAP

JSL

FILENAME

0148\_Plat (Major Sub)

SOUTH GATE PERFORMANCE PARK

TENTH FILING

PLAT

**Washburn**  
LAND SURVEYING

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

JOB NO.

0732.0148.00

SCALE

1" = 50'

DATE

MAY 18, 2021

SHEET

4 of 5









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## MEMORANDUM

**Date:** September 1, 2021  
**To:** Planning Commission  
**Via:** Scott Ballstadt  
**From:** David Eisenbraun  
**Location:** North of Highway 34 and West of WCR 17  
**Re:** Recommendation to Town Board - Preliminary Major Subdivision - South Gate Business Park 11th Filing  
**Item #:** C.4.

---

**Background/ Discussion:**

Please see public hearing item.

**Recommendation:**

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the rezoning petition and ordinance, subject to any outstanding Planning Commission and staff comments being addressed.