



PLANNING COMMISSION REGULAR MEETING

**May 1, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550**

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. Approval of minutes of April 3, 2019
2. Approval of minutes of April 17, 2019

C. BOARD ACTION

1. Public Hearing – Final Major Subdivision - The Ridge at Harmony Road Subdivision 3rd Filing– Jeff Mark, The Landhuis Company, applicant / Kristin Turner, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
2. Recommendation to Town Board - Final Major Subdivision – The Ridge at Harmony Road Subdivision 3rd Filing– Jeff Mark, The Landhuis Company, applicant / Kristin Turner, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff

E. ADJOURN

* Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.

Upcoming Meeting Dates

<u>Wednesday, May 1, 2019</u>	6:00 P.M.	Planning Commission work session for presentation of Larimer County Comprehensive Plan
<u>Wednesday, May 1, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Monday, May 6, 2019</u>	6:00 P.M.	Joint Meeting with Town Board – Transportation Master Plan Kick-Off
<u>Wednesday, May 15, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, June 5, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, June 19, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**

** Does not include any Planning Commission work sessions which may be requested and may also be scheduled for these dates.

Upcoming Event Dates

<u>Tuesday, April 30, 2019</u>	5:30/6:00 P.M.	Advisory Board Dinner
<u>Thursday, June 6, 2019</u>	6:30-8:30 P.M.	Transportation Master Plan Public Outreach – First Summer Concert/Chamber Event
<u>Tuesday, June 11, 2019</u>	4:00-7:00 P.M.	Transportation Master Plan Public Outreach Open House – WSFR Station #1



PLANNING COMMISSION REGULAR MEETING

April 3, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Chairman Schick called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Victor Tallon
Cindy Scheuerman
Kelly Hall
Jerry Bushelman
Daniel Foreman
Travis Yingst

Absent

Town Board Liaison David Sislowski

Also Present: Director of Planning Scott Ballstadt
Senior Planner Paul Hornbeck
Chief Planner Carlin Malone
Town Clerk Krystal Eucker

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
Ms. Tallon moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Scheuerman, Hall, Bushelman, Foreman; Nays – None; Motion carried.

3. Public Invited to be heard

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

B. CONSENT CALENDAR*

1. Approval of minutes of March 20, 2019

Mr. Tallon moved to approve the consent calendar as presented ; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Scheuerman, Hall, Bushelman, Foreman; Nays – None; Motion carried.

C. BOARD ACTION

1. Public Hearing – Height Review – Highland Meadows Golf Course Subdivision 8th Filing, Lot 6 (Highland Meadows Tennis Center, 5725 Crooked Street Drive) – Jon Turner, Colorado 80 Holdings LLC, owner; Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

Mr. Schick opened up the public hearing.

Mr. Sislowski 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 non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Per Mr. Hornbeck, the applicant is requesting approval of a proposed indoor tennis facility with a height to exceed the maximum allowed in the Residential Mixed Use (RMU) zoning district. The maximum height allowed in the RMU zoning district is thirty-five (35) feet, in accordance with Sec. 16-24-40(4). The building is proposed to have a ridge height of thirty nine (39) feet.

The application materials demonstrate the Municipal Code review criteria for height modifications of views, light and shadow, privacy, and neighborhood scale are not negatively impacted.

The application is consistent with various goals of the Comprehensive Plan.

Notifications were completed in accordance with the Municipal Code.

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the proposed height to not exceed forty (40) feet to allow for minor variations in the field during construction, subject to compliance with all building and fire code requirements.

Staff requests the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- All testimony presented during the public hearing
- Recommendation

Rich Stover, 5802 Bromborough Drive Windsor, CO 80550 addressed the Planning Commission and stated the elevations noted on the submittal on the North / East / West / South elevations are flipped 180 degrees. Intent for US Sanctioned events could occur there and Mr. Stover is concerned about parking. It does not appear there is an overall cohesive design for the area.

Mike Schroder, 5919 Bromborough Drive Windsor, CO 80550 addressed the Planning Commission and is in agreement with Mr. Stover and has concerns with

parking in the area, the overall design, blocking views and the project does not appear to be visually pleasing to a higher end neighborhood.

Ms. Scheuerman moved to close the public hearing; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Scheuerman, Hall, Bushelman, Foreman; Nays – None; Motion carried.

2. Recommendation to Town Board – Height Review – Highland Meadows Golf Course Subdivision 8th Filing, Lot 6 (Highland Meadows Tennis Center, 5725 Crooked Stick Drive) – Jon Turner, Colorado 80 Holdings LLC, owner; Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

Mr. Hornbeck stated the item before the Planning Commission is a height review as there has been no site plan submitted; parking will be addressed during the site plan process. The site plan will be included as a future packet communication item; not presentation.

Mr. Ballstadt stated a permanent parking lot for the Power to Play facility parking is being reviewed to replace the conditional use gravel lot with an asphalt lot. The Power to Play application is a separate review which will be shared with the Planning Commission as site plan communications item.

Mr. Turner, 6379 Crooked Stick Drive, Windsor, CO addressed the Planning Commission and stated a tennis facility was presented in 2015 at the encouragement of the previous Planning Director. Parking in the area will be addressed as we are currently working with Power to Play for an additional 150 parking spots.

Mr. Tallon moved to forward a recommendation of approval to the Town Board for the proposed height to not exceed forty (40) feet to allow for minor variances in the field during construction; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Scheuerman, Hall, Bushelman, Foreman; Nays – None; Motion carried.

3. Waiver request of Commercial Corridor Plan Section III.B.3.b.(1) – Highland Meadows Golf Course Subdivision, 8th Filing, Lot 6 - Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

Per Mr. Hornbeck, the applicants are requesting a waiver from Section III.B.3.b.(1) of the Commercial Corridor Plan regarding building materials. The site is located on the northwest corner of the intersection of Crooked Stick Drive and Highland Meadows Parkway and is subject to the Commercial Corridor design criteria. The waiver request proposed building materials that are prohibited as follows:

Commercial Corridor Plan Section III.B.3.b.(1) states the following:

- b) The following building materials are prohibited as façade materials:
1. Vertical ribbed metal siding shall be prohibited. Only architectural grade metal panels will be allowed on non-prominent facades.

As seen on the enclosed renderings, the applicant is proposing a mix of synthetic stone masonry, stucco and, architectural grade metal panels on all building facades. All facades are enhanced by the use of differing colors, materials, accents (such as the faux windows) and varying roof lines.

Commercial Corridor Plan Section II.B.(2) states that requests for design criteria waivers shall be subject to review and determination by the Planning Commission. The Planning Commission may grant, conditionally grant or deny any waiver request brought under this sub-section. In order to receive a waiver, the applicant shall have the burden of establishing justification for waiver approval under the following criteria:

1. *Strict application of the applicable standard will result in either extraordinary practical difficulties or undue hardship.*
Strict application of the Commercial Corridor standards would result in a practical difficulty as the use will be an athletic facility with certain corresponding design constraints and is not intended for retail use. The applicant has proposed a mix of building materials to minimize the impact of the use of metal panels.
2. *The proposed waiver, if approved, will protect the public interest equally or better than the standard for which the waiver is requested; and*
The proposed building design is consistent with the intent of the Commercial Corridor Plan, which is to convey an image of high quality development and community to residents, property owners and visitors (Commercial Corridor Plan - Purpose and Intent).
3. *Approval of the waiver request will not be detrimental to the public interest.*
The public interest will not be detrimentally impacted by the proposed building materials.

The application is consistent with various goals of the Comprehensive Plan.

Staff recommends that the Planning Commission approve the use of metal panels as depicted in the application materials, with the following conditions:

1. The site plan shall include substantial landscaping to reduce the visual impacts of the metal panels
2. Any substantial modification to building materials, colors, or accents during the site plan review process shall warrant an additional waiver request by the applicant from the Planning Commission.

Staff requests the following be entered into the record:

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

Mr. Turner, 6379 Crooked Stick Drive, Windsor, CO addressed the Planning Commission and stated it was presented to use vertical architectural grade metal siding along the band below the roof line. The I-25 Corridor Plan off of Fairgrounds Avenue recommended guidelines that's financially feasible for the 5 million dollar project. Mr. Turner agreed to provide a landscaping plan for further review

Mr. Tallon inquired if the supplemental panels used are classified as architectural grade.

Mr. Lago with Infusion Architects provide clarification that the corrugated panels are architectural grade but have a different vertical orientation texture. The landscape screening and landscaping plan have not been reviewed.

Mr. Ballstadt stated the corridor plan allows for architectural grade panels, but not on prominent façades. A request to allow the use of supplemental panels on prominent façades as depicted in the renderings is allowed in the requirements that have been adopted in the agreement of the entire property.

Mr. Tallon moved to approve the use of metal panels as depicted in the application materials, subject to staff conditions; Ms. Sheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Scheuerman, Hall, Bushelman, Foreman; Nays – None; Motion carried.

4. Recommendation to Town Board - Final Site Plan for Multifamily Residential – Lakeview Addition to the Town of Windsor 4th Filing, Lot 2 (610 Cedar Street Apartments), – Joseph Shrader, owner/applicant, K. Merl Haworth, Hawk Architecture LLC, applicant's representative

- Quasi-judicial
- Staff presentation: Carlin Malone, Chief Planner

Per Ms. Malone, the applicant has submitted a final site plan for a multifamily residential building including six dwelling units and covered parking located on an approximately 16,000 square-foot (.367 acres) lot. On November 7, 2018, the Planning Commission approved the preliminary site plan for the proposed development. The proposed final site plan is consistent with the approved preliminary site plan.

The property is located east of 7th Street/SH 257, north of Cedar Street, and west of Windsor Lake. The site is owned residential mixed use, property is currently vacant. A multifamily (4-plex) building to the west shares an alley with the subject property, single family residential is located to the south, and Town-owned land (Kern Reservoir and Ditch Company) is located north and east of the property. The property is zoned RMU (Residential Mixed Use) with RMU zoning to the east, west and north, and CB (Central Business) zoning to the south.

The property was previously occupied by a single-family home, built in 1957. Since 2014, the single-family building was demolished and the property has remained vacant since that time.

Proposed development characteristics include:

- 16,000 sf (.367 acres)

- six multifamily units within one, two-story 5,486-sf building
- one, two and three-bedroom units; averaging 900 sf/unit
- building heights of 28'3" (35 feet maximum height in RMU zone district)
- lot area per unit of 2,667 sf (1,400 sf required)
- livable open space per unit of 2,700 sf (1,093 sf required)
- façade colors would be compatible with the surrounding neighborhood
- asphalt shingles, painted lap siding (horizontal and vertical), synthetic stone wainscot, front covered porch entry, and rear covered patio or deck.
- 10 parking spaces (9 required) – parking ratio of 1.5 spaces per dwelling unit:
 - 6 spaces covered, 4 spaces uncovered
- approximately 41% open space and landscaped area
- 17% building coverage; 59% lot coverage (building plus hardscape)
- access point from alley between Cedar Street and Cedar Court with an internal looped road/parking area
- alley improvements
- Adjacent to Windsor Lake and in close proximity to trail system, Boardwalk Park, downtown, services, and schools.
- Opening fencing alongside of trail, focusing on landscaping
- Building colors will be comparable with the neighborhood

The application is consistent with various goals of the Comprehensive Plan.

- Prioritize new growth in areas currently served by Town infrastructure
- Incentive infill development to complete neighborhoods and leverage existing resources
- Develop new neighborhoods adjacent to the Town core

Staff recommends the Planning Commission forward to the Town Board a recommendation of approval of the final site plan, subject to staff conditions:

1. All remaining Planning Commission and staff comments shall be addressed.
2. The Town's standard site plan agreement is executed.

Staff requests the following be entered into the record:

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

Mr. Tallon moved to approve the final site plan; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Scheuerman, Hall, Bushelman, Foreman; Nays – None; Motion carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission
None.
2. Communications from the Town Board liaison
Mr. Sislowski informed the Planning Commission that at the Town Board Work Session, the Town Board discussed Senate Bill 181 regarding oil and gas development. Senate Bill 181 would give local governments the authority to develop their own regulations. The Bill has passed through the Senate and is

currently going through the House. If it should pass, there could be a significant amount of work that could go into what types of regulations Windsor could impose.

Ms. Malone informed the Planning Commission that Carrie Tremblatt has resigned from the Town of Windsor.

Mr. Ballstadt commented on changes in staff, the recent CDOT open house, and pointed out 3 commercial site plans under communications. Mr. Ballstadt received an email from the director of COGCC regarding implementation of required changes due to SB 19-181. Upcoming meeting dates include:

1. April 15th joint work session with the Town Board regarding the 2018 International Building Code, residential guidelines and contractor licensing
2. May 6th joint work session with the Town Board, Parks, Recreation and Culture Advisory Board regarding the Transportation Master Plan
3. Next regular Town Board meeting:
 - a. Public Hearing – Height Review – Highland Meadows Golf Course Subdivision 8th Filing, Lot 6 (Highland Meadows Tennis Center)
 - b. Waiver request of Commercial Corridor Plan Section III.B.3.b.(1) – Highland Meadows Golf Course Subdivision
 - c. Final Site Plan for Multifamily Residential – Lakeview Addition 4th Lot 2

E. ADJOURN

The meeting was adjourned at 7:37 p.m.

Krystal Eucker, Town Clerk



PLANNING COMMISSION REGULAR MEETING

April 17, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

- A. CALL TO ORDER
Chairman Schick called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Victor Tallon
Doug Dennison
Kelly Hall
Jerry Bushelman
Daniel Foreman

Town Board Liaison David Sislowksi

Also Present: Director of Planning Scott Ballstadt
 Town Clerk Krystal Eucker

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
Mr. Tallon moved to approve the agenda as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman; Nays – None; Motion carried.

3. Public Invited to be heard

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

- B. CONSENT CALENDAR*

There were no items on the consent calendar.

- C. BOARD ACTION

1. Preliminary Major Subdivision – Water Valley South Subdivision 27th Filing – Gary Kerr, Trollco, Inc., owner/applicant; John Meyers, TST, INC. Consulting Engineers, applicant's representative
- Quasi-judicial
 - Staff presentation: Scott Ballstadt, Director of Planning

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.

Per Mr. Ballstadt, the applicant has submitted a preliminary major subdivision plat, known as Water Valley South 27th Filing also known as Pelican Shores. The proposal is the replot of Tract F of the Water Valley South Subdivision. The site is located directly northeast of the intersection of New Liberty Road and 7th Street.

The subject subdivision encompasses approximately 17.33 acres and is zoned Residential Mixed Use (RMU), surrounding by other Residential Mixed Use (RMU) other single family detached use. The master plan for Water Valley South is Multi-family condominiums, up to 226 dwelling units on 9.68 acres. The proposal is for 70 patio home lots, one clubhouse lot, and associated open space and access. The platting will allow for individual ownership of the patio home lots. The remaining property will be managed by a metro district.

Preliminary Plat characteristics (please see project presentation for plat):

- 17.33 acres total – 71 lots
- Residential Mixed Use Zone (RMU)
- 70 patio home lots (covering 6.64 acres)
- 7.84 acres common area tracts, landscaping, open space, access drives, utility corridors
- Clubhouse lot

The applicant held a neighborhood meeting on March 27, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were three neighbors in attendance, all with general questions about the development.

The application is consistent with various goals of the Comprehensive Plan as well as the strategic plan.

Notifications were completed as follows accordance with the Municipal Code.

- March 13, 2018 – Published ads in newspapers
- March 14, 2019 – Affidavit of mailing to property owners within 300 feet

Staff requests the following be entered into the record:

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

Mr. Williamson TST Consulting Engineers 748 Whalers Way, Ste. 200 Fort Collins, CO 80525 - engineer and planner on the project. Identifying placement of plat in the rendering overview. Patio home lots are not attached to right-of-way, common spaces will be maintained by Sub Association HOA. Driveways attached to the right-of-way all have access easements.

Pelican Shores – Land Use Zoned (RMU)

- New ROW 2.86 AC – 17%
- Lots 6.65AC – 38%
- Open Space – 7.8AC – 45%
- Total Area 17.33AC – 100%
- 54 Interior Single Family Lots
 - Size 3,696sf – (84' x 44')

- 16 Lake Front Single Family Lots
 - Size 5,431sf – (85' x 54' x 116')
- 1 Lot – Club House Size 3,400sf

Pelican Shores – Land Use Tables

Open Space Break Down

• Landscape Area	303,026sf	6.95ac	89%
• Driveways	37,407sf	0.86ac	11%
Total Area	340,433sf	7.82ac	100%

Lot Comparison Table – Proposal compared to RMU standard

	Lot#	Avg Area	Total Area	Net Density	Lot Coverage
Proposed At RMU	70 Lots	4141	289,880	4.03 DU/AC	38%
	70 Lots	6000	420,000	4.03 DU/AC	56%

Pelican Shores – Small Lot Plans

- (3) Interior Lots floor plans that can be mirrored to change the driveway or patio orientation.
- Lot Dimensions 4 foot easement with 12 foot separation allowing for mechanical; access to property

Pelican Shores – Large Lot Plans

- (2) floor plans diagonal lot line showing the different lot sizes
- Lot Dimensions 4 foot easement with 12 foot separation allowing for mechanical; access to property

Pelican Shores – Elevations

1. Rear Elevations – Lake Lots
 - Focus on big patio, covered outdoor kitchen with view of the lake
2. Front Elevation – Interior Lots
 - Small courtyard in the front, and back to open space or 7th Street with a landscaped boundary buffering between the street

Mr. Dennison inquired if the access off 7th Street will be right in right out.

Mr. Williamson confirmed the access off of 7th Street will be right in right out.

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

Mr. Tallon moved to approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman; Nays – None; Motion carried.

2. Public Hearing – Height Review – Great Western Industrial Park Subdivision 4th Filing, Lot 1 Block 1 (Intersand) – Dean Brown, Great Western Industrial Park, LLC, applicant; Mark Cevall, Redland, applicant’s representative

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Mr. Schick opened the public hearing.

Per Mr. Ballstadt, the applicant is requesting approval of a height modification in order to exceed the maximum building height allowed in the Heavy Industrial (HI) zoning district. Property is located in the Great Western Industrial Park northeast of Eastman Park Drive and Great Western Drive. The maximum height allowed in the HI zoning district is seventy-five (75) feet in accordance with Sec. 16-10-50(b)(3). The facility proposed includes a tower with a height of 140 feet.

Section 16-10-50(c)(2) of the Municipal Code states, in part:

- Views. A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community.*
- Light and shadow. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property*
- Privacy. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.*
- Neighborhood scale. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.*

The application materials demonstrate the Municipal Code review criteria for height modifications of views, light and shadow, privacy, and neighborhood scale are not negatively impacted.

Quick Reference Example – Height Modification Guide

The Owens Illinois Bottling Facility went through the site plan process in unincorporated Weld County before being annexed to the Town of Windsor standing at 150 feet tall.

Halliburton went through a height modification with the Town of Windsor, which exceeds 119 feet tall.

Front Range Energy Silo on the adjacent property stands at 147 feet tall for a similar scale.

Water tanks out by Walmart Distribution Center stand at 158 feet tall.

This application is consistent with various goals of the Comprehensive Plan.

Notifications were completed in accordance with the Municipal Code.

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the proposed height to not exceed one hundred forty (140) feet.

Staff requests the following be entered into the record:

- Application and supplemental material
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Recommendation

Mr. Sislowski stated, "I am a sitting member of the Town Board, here as liaison to the Planning Commission. While present, I will not be giving my opinion or participating in discussion. I will not let tonight's proceeding 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 solely based on the evidence presented during the Town Board public hearing."

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

Mr. Tallon moved to close the public hearing; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman; Nays – None; Motion carried.

3. Recommendation to Town Board – Height Review – Great Western Industrial Park Subdivision 4th Filing, Lot 1 Block 1 (Intersand) – Dean Brown, Great Western Industrial Park, LLC, applicant; Mark Cevall, Redland, applicant's representative

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Mr. Ballstadt had nothing further to add.

Mr. Brown, Vice President of Broe Real Estate Service commented that this is a good project for the community and it was evaluated with similar facilities.

Ms. Hall questioned about why the maximum height allowed in the HI zoning district is seventy-five (75) feet.

Mr. Ballstadt stated the regulation has been in the Municipal Code since the 1970s. Staff is currently working on an update of the Municipal Code as it relates to planning related items and this may be an area that warrants consideration.

Mr. Tallon moved to forward a recommendation of approval to the Town Board for the proposed height to not exceed one hundred forty (140) feet; Mr. Foreman seconded the motion. Roll call on the vote resulted as

follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman; Nays – None; Motion carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission
 - None
2. Communications from the Town Board liaison
 - None
3. Communications from the staff

Mr. Ballstadt asked that any questions regarding the site plans be directed to Planning staff.

 - a. Site Plan: Windsor Commons 3rd Filing L5 B3 (Show Shine Detail)
 - b. Site Plan: Kang Subdivision Site Plan (101 Main St.)
 - c. Site Plan: Windshire Annex (Public Works Campus, 922 15th St.)

Mr. Ballstadt informed the Commission that he is following up with SAFEbuilt on outstanding questions from Monday night's work session regarding Building Code and Contractors License. Mr. Ballstadt stated he will be reaching out to the building community with the direction Windsor is headed before scheduling a public hearing.

Upcoming Meeting Dates

- May 6th Joint Meeting – Transportation Master Plan
- May 30th – Windsor Advisory Boards / Commission Appreciation Dinner
- June 6th Concert in Park – Outreach Transportation Master Plan

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:00 p.m.

Krystal Eucker, Town Clerk



MEMORANDUM

Date: May 1, 2019
To: Planning Commission
From: Millissa Berry, Senior Planner
Re: Public Hearing & Recommendation to Town Board - Final Major Subdivision – The Ridge at Harmony Road Subdivision 3rd Filing – Jeff Mark, The Landhuis Company, applicant
Location: Northwest of Harmony Road and WCR 15
Items #: C.1 & 2

Background / Discussion

The applicant, Mr. Jeff Mark of The Landhuis Company, has submitted a final major subdivision plat, known as The Ridge at Harmony Road Subdivision 3rd Filing. The subdivision encompasses approximately 148 acres and is zoned Residential Mixed Use (RMU).

Preliminary Plat characteristics:

- 301 single-family lots
 - Most lots are between 7,000 and 9,000 sf
 - Larger lots (9,000 – 30,000 sf) adjacent to Alexander Estates Subdivision
- Product: 1 & 2-story houses with attached 2-3 car garages
- Tracts for open space (34 acres), commercial (7 acres), multi-family (7.5 acres), and other (10 acres) future development
- Connections to school site through neighborhood, intersection bulb-outs, widened sidewalk along north side of Harmony Ridge Parkway (to school site in Phase 2)
- Trail along Harmony Road & WCR 15
- Park sites = approximately 1 acre total over 2 tracts (large park site in Phase 2)
- Offsite improvements will include widening of Harmony Road to four lanes with a landscaped median
- Boxelder lift station site on WCR 15

Since the preliminary plat stage, an irrigation line has been re-routed from an alignment in the interior of the subdivision to an easement WCR 15. The residential lot count and general residential lot sizes, open spaces tracts, and future development tracts have not changed.

Staff is working with the applicant to ensure screening of the Boxelder lift station as viewed from the Town trail and from WCR 15. The Town is also working with the applicant on agreements in regard to the construction and maintenance of improvements to Harmony Road between Duncroft Drive and WCR 15.

During the preliminary plat phase, the applicant held a neighborhood meeting on March 8, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were approximately eight neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics and responses.

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.

Chapter 5c – Residential Areas Framework

Goal:

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan by promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

Notifications

Notifications for this public hearing were as follows:

- April 15, 2019 – public notice published on Town website
- April 16, 2019 – site posted
- April 19, 2019 – display ad published in the newspaper

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

Application Materials

Plat

Neighborhood Meeting Summary

PowerPoint presentation

cc: Jeff Mark, applicant
Kristin Turner, TB Group, applicant's representative

The Ridge at Harmony Road Subdivision, Third Filing
Narrative – 11.15.18

HR Exchange, LLC is proposing to develop approximately 147 acres located in the southeast quarter section of The Ridge at Harmony Road property. The intent is to develop 301 residential lots. In addition, future development tracts will be platted for commercial and residential.

The anticipated product types for this development include one and two-story houses with attached two and three car garages.

The property is currently zoned RMU-Residential Mixed Use which permits single family development.

We anticipate that Third Filing will be built in a single phase.

The proposed landscape for this development includes targeted areas of turf grass and areas of enhanced landscape which may include elements such as shrub and ornamental grass plantings. Native plantings are proposed for most common areas. Sidewalks are provided along all streets to provide connectivity throughout the development as well as connections to future development areas.

The NWCWD water transmission line will be oversized (to a 24" line).

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A plat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado, located in Secion 31, Township 7 North, Range 67 West of the 6th Principal Meridian, being more particularly described as follows:

Tract N, The Ridge at Harmony Road Subdivision 2nd Filing, as recorded at Reception No. 4397385, Weld County Clerk and Recorder.

containing 6,441,709 square feet or 147.881 acres more or less.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

Know all men by these presents that the undersigned, being all the owners, holders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, 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 RIDGE AT HARMONY ROAD SUBDIVISION 3RD 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.

In witness whereof, we have hereunto set our hands and seals this the day of , 20 .

OWNER: HR Exchange LLC

Jeff Mark, Authorized Signing Agent

NOTARIAL CERTIFICATE

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me by Jeff Mark as Authorized Signing Agent of HR Exchange this day of , 20 .

My commission expires:

Notary Public

OWNER: Boxelder Sanitation District

NOTARIAL CERTIFICATE

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me by as of this day of , 20 .

My commission expires:

Notary Public

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the day of , 20 .

Director of Public Works

TOWN MANAGER'S APPROVAL

Approved this the day of , 20 .

Town Manager

PLANNING COMMISSION APPROVAL

Approved this the day of , 20 .

Chairman,
Windsor Planning Commission

ENGINEERING DEPARTMENT APPROVAL

Approved this the day of , 20 .

Director of Engineering

PLANNING DEPARTMENT APPROVAL

Approved this the day of , 20 .

Director of Planning

MAYOR'S CERTIFICATE

This is to certify that a major subdivision plat of the property described herein was approved by Resolution No. of the Town of Windsor passed and adopted on the day of , 20 , A.D. and that the Mayor of the Town of Windsor, as authorized by said resolution on behalf of the Town of Windsor, hereby acknowledges and adopts the said major subdivision plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor ATTEST: Town Clerk

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above described parcel of land.

In witness whereof, we have hereunto set our hands and seals this the day of , 20 .

OWNER: HR Exchange LLC

Jeff Mark, Authorized Signing Agent

NOTARIAL CERTIFICATE

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me by Jeff Mark as Authorized Signing Agent of HR Exchange this day of , 20 .

My commission expires:

Notary Public

OWNER: Boxelder Sanitation District

NOTARIAL CERTIFICATE

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me by as of this day of , 20 .

My commission expires:

Notary Public

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

Town of Windsor: Century Link Communications Poudre Valley REA

Public Works Departurent

Xcel Energy Comcast Cable North Weld County Water District

Boxelder Sanitation District

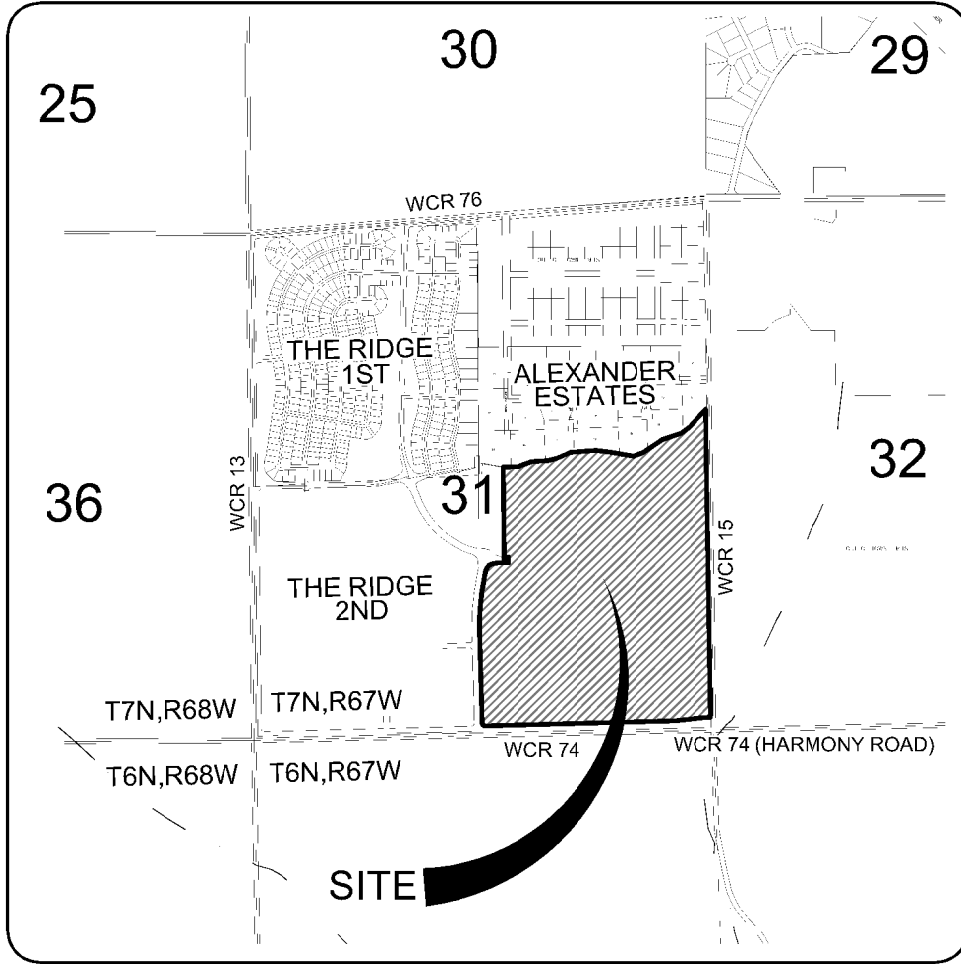
NORTH WELD COUNTY WATER DISTRICT REVIEW

Reviewed this the day of , 20 .

District Engineer

NOTES:

- The lineal unit of measurement for this plat is U.S. Survey Feet.
- Due to street not being wide enough to allow for left turn bay, no access points from Harmony Ridge Parkway between roundabouts at Goslar Drive and Duncraft Drive will be allowed.
- Developer will not impair historic or prescriptive water conveyance through the property.
- All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Commitment No. TBD , dated TBD , prepared by TBD .
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- A current title commitment was not provided to the surveyor.



VICINITY MAP

1" = 2000'

RIGHT TO FARM STATEMENT

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, these features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning, flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 25-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand bars, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

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.

BASIS OF BEARINGS:

Basis of Bearings is the South line of the Southeast Quarter of Section 31-7-67 as bearing North 88° 44' 24" East and monumented as shown on drawing (assumed bearing).

ZONING:

RMU (Residential Mixed-Use)

SURVEYOR'S CERTIFICATE

I certify that this plat accurately represents the result of a survey conducted by me or under my direct supervision.

Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

DRAFT
2-19-19
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 31
TOWNSHIP: 7N
RANGE: 67 W of the 6th PM

NORTHERN
ENGINEERING
FORT COLLINS: 301 North Howe Street, Suite 100, 80502
GRIFFLEY: 620 6th Street, 80801
970.221.4158
northernengineering.com

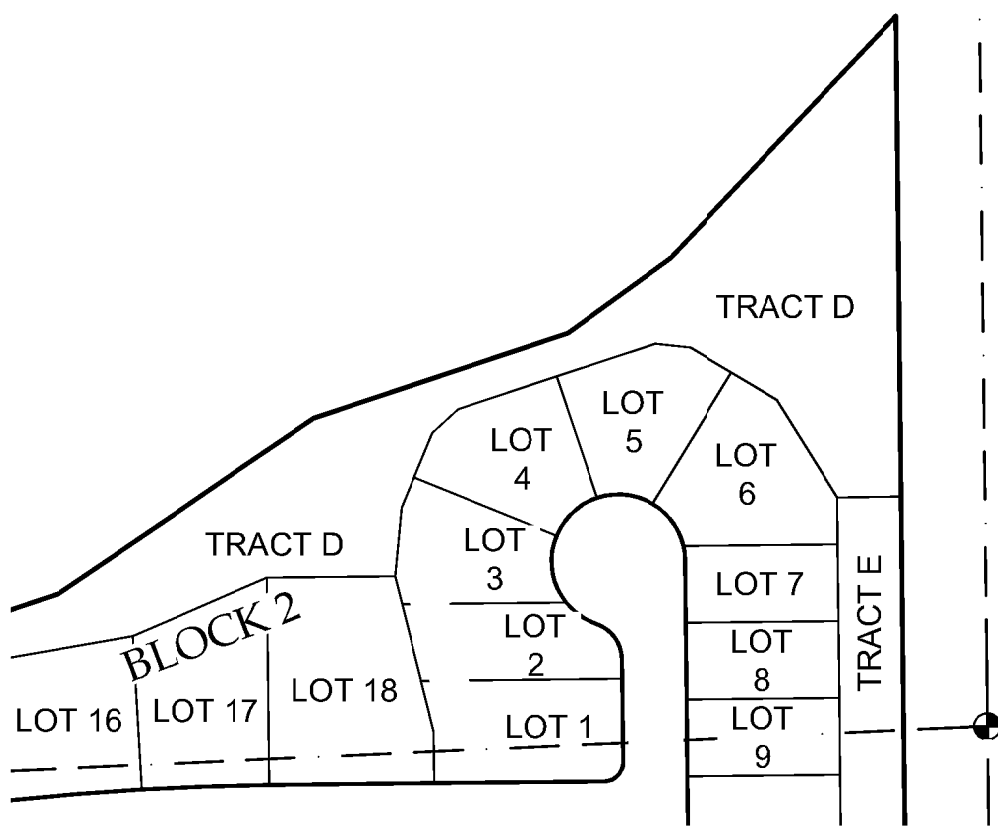
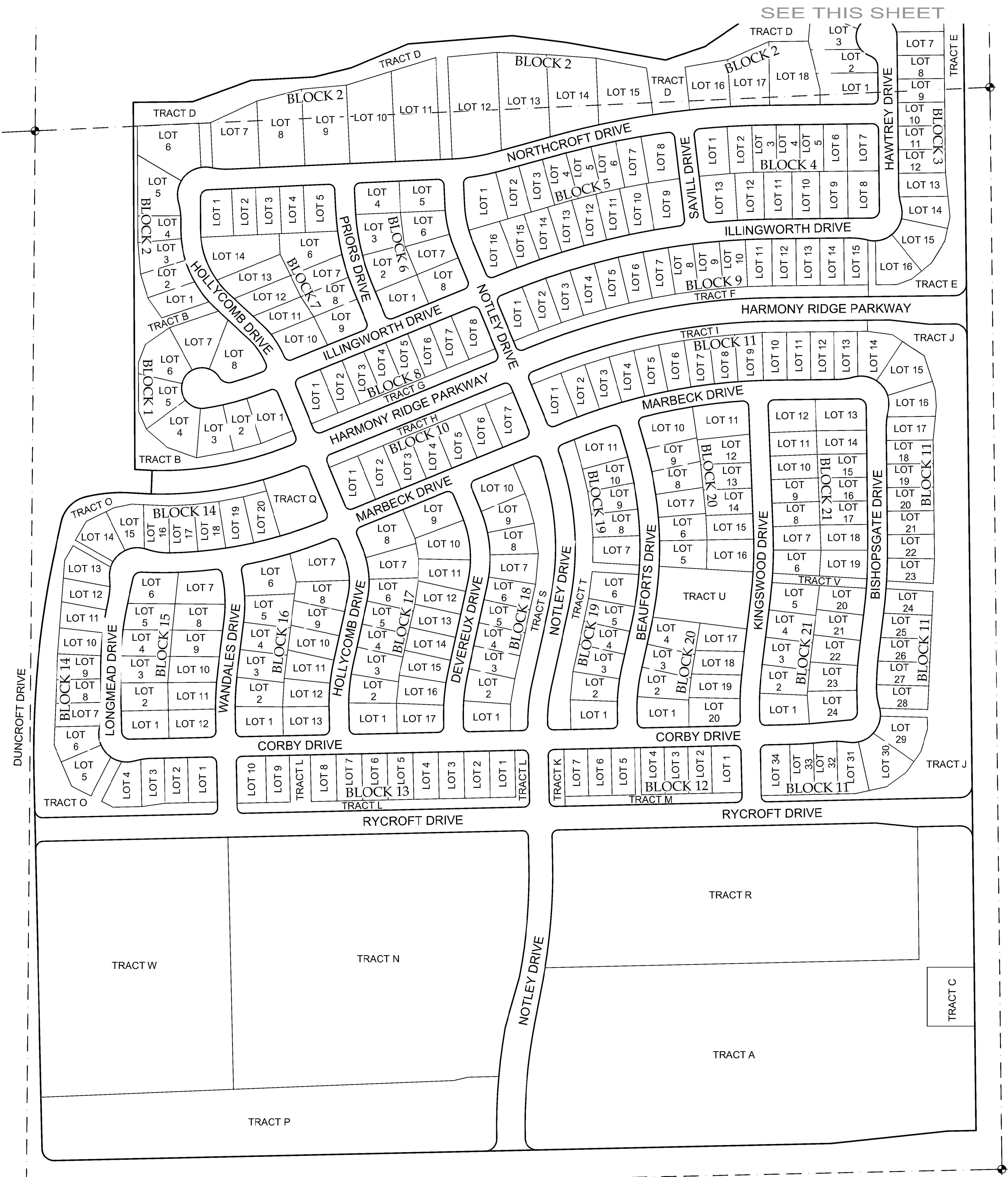
PROJECT: 911-019
CLIENT: The Landhus Co.
DESIGN BY: L. Smith
DATE: 2/19/18
SCALE: N.A.
REVIEWED BY: R. Tessely

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
1
Of 11 Sheets

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	8
2	18
3	16
4	13
5	16
6	8
7	14
8	8
9	15
10	7
11	34
12	7
13	10
14	20
15	12
16	13
17	17
18	10
19	11
20	20
21	24
TOTAL LOTS	301

LAND USE TABLE						
PARCEL	DESCRIPTION	DEDICATION	AREA		PERCENT	INTENDED OWNERSHIP/MAINTAINANCE BY
TRACT A	Open Space	Drainage Easement	546,971 S.F.	12.56 AC.	8.49%	Metro District
TRACT B	Open Space	Drainage, Access & Utility Easement	38,300 S.F.	0.88 AC.	0.59%	Metro District
TRACT C	Lift Station		17,948 S.F.	0.41 AC.	0.28%	Boxelder Sanitation District
TRACT D	Open Space	Drainage Easement	159,068 S.F.	3.65 AC.	2.47%	Metro District
TRACT E	Open Space	Drainage & Access Easement	47,972 S.F.	1.10 AC.	0.74%	Metro District
TRACT F	Open Space	Drainage & Utility Easement	27,318 S.F.	0.63 AC.	0.42%	Metro District
TRACT G	Open Space	Drainage & Utility Easement	15,068 S.F.	0.35 AC.	0.23%	Metro District
TRACT H	Open Space	Drainage & Utility Easement	15,068 S.F.	0.35 AC.	0.23%	Metro District
TRACT I	Open Space	Drainage & Utility Easement	25,507 S.F.	0.59 AC.	0.40%	Metro District
TRACT J	Open Space	Drainage & Access Easement	143,756 S.F.	3.30 AC.	2.23%	Metro District
TRACT K	Open Space	Drainage & Utility Easement	5,729 S.F.	0.13 AC.	0.09%	Metro District
TRACT L	Open Space	Drainage & Access Easement	29,894 S.F.	0.69 AC.	0.46%	Metro District
TRACT M	Open Space	Drainage & Access Easement	13,002 S.F.	0.30 AC.	0.20%	Metro District
TRACT N	Future Development		465,454 S.F.	10.69 AC.	7.23%	HR Exchange
TRACT O	Open Space	Drainage & Access Easement	77,076 S.F.	1.77 AC.	1.20%	Metro District
TRACT P	Open Space	Drainage & Utility Easement	200,725 S.F.	4.61 AC.	3.12%	Metro District
TRACT Q	Open Space	Drainage & Access Easement	18,723 S.F.	0.43 AC.	0.29%	Metro District
TRACT R	Future Development		326,720 S.F.	7.50 AC.	5.07%	HR Exchange
TRACT S	Open Space	Drainage & Access Easement	34,517 S.F.	0.79 AC.	0.54%	Metro District
TRACT T	Open Space	Drainage & Access Easement	37,483 S.F.	0.86 AC.	0.58%	Metro District
TRACT U	Open Space	Drainage & Access Easement	33,068 S.F.	0.76 AC.	0.51%	Metro District
TRACT V	Open Space	Drainage & Access Easement	5,755 S.F.	0.13 AC.	0.09%	Metro District
TRACT W	Future Development		316,808 S.F.	7.27 AC.	4.92%	HR Exchange
ROW	Public Use		1,139,350 S.F.	26.16 AC.	17.69%	Town of Windsor
LOTS (301)	Private Residence		2,700,429 S.F.	61.99 AC.	41.92%	Property Owner
TOTAL			6,441,709 S.F.	147.88 AC.	100.00%	

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SECTION: 31
TOWNSHIP: 7N
RANGE: 67 W of the 6th PM

NORTHERN
ENGINEERING
FORT COLLINS, CO 80501
970.221.4158
nortnereng.com

PROJECT: 911-019
DATE: 2/19/18
CLIENT: The Landhus Co.
SCALE: N.A.
DRAWN BY: U. Smith
REVIEWED BY: R. Tesseley

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
2
Of 11 Sheets

PRELIMINARY
Robert C. Tesseley
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	90°00'00"	30.00'	47.12'	N46°15'36"W
C2	13°3'50"	2480.00'	588.99'	N06°33'19"E
C3	63°40'20"	82.00'	91.13'	N44°12'24"E
C4	18°24'35"	382.00'	122.74'	N05°14'51"E
C5	2°52'39"	930.00'	46.71'	S86°59'10"E
C6	2°54'09"	870.00'	44.07'	N86°59'55"W
C7	23°48'57"	900.00'	374.10'	S79°39'18"W
C8	21°37'00"	1635.00'	616.85'	S78°33'19"W
C9	13°19'54"	695.00'	161.71'	S74°24'46"W
C10	15°35'32"	1840.00'	500.73'	S75°32'35"W
C11	6°01'28"	1840.00'	193.47'	S86°21'05"W
C12	90°00'00"	38.00'	59.69'	S44°21'49"W
C13	6°01'28"	2130.00'	223.96'	N86°21'05"E
C14	8°48'10"	2130.00'	326.01'	N78°57'16"E
C15	12°48'56"	500.00'	111.84'	N80°58'39"E
C16	87°37'42"	38.00'	58.12'	N43°34'17"E
C17	46°43'46"	250.00'	203.90'	N23°36'27"W
C18	24°43'09"	200.00'	86.29'	N34°36'45"W
C19	19°38'18"	580.00'	198.80'	S12°26'02"E
C20	19°38'18"	300.00'	102.83'	S12°26'02"E
C21	80°32'58"	38.00'	53.42'	S52°38'44"W
C22	11°57'50"	1105.00'	230.73'	S86°56'18"W
C23	13°12'33"	1105.00'	254.75'	S74°21'06"W
C24	6°17'22"	1430.00'	156.97'	S70°53'30"W
C25	13°43'44"	1430.00'	342.65'	S80°54'04"W
C26	13°35'53"	1430.00'	39.89'	S88°33'53"W
C27	90°00'00"	38.00'	59.69'	N45°38'11"W
C28	7°35'34"	1300.00'	172.28'	N80°09'36"E
C29	8°12'59"	700.00'	100.38'	N02°50'54"E
C30	86°56'59"	38.00'	57.00'	N41°42'54"E
C31	4°03'01"	950.00'	67.15'	N86°42'54"E
C32	90°00'00"	38.00'	59.69'	S46°15'36"E
C33	13°37'50"	800.00'	190.32'	S05°33'19"W
C34	16°11'34"	375.00'	105.98'	S00°56'51"E
C35	8°24'32"	700.00'	102.73'	S02°56'40"W
C36	34°37'25"	200.00'	120.86'	N04°56'28"W
C37	13°37'50"	500.00'	118.95'	N05°33'19"E
C38	34°37'25"	300.00'	181.29'	S04°56'28"E
C39	13°00'25"	450.00'	102.16'	S05°52'02"W
C40	34°37'25"	700.00'	423.01'	S04°56'28"E
C41	13°37'50"	400.00'	95.16'	S05°33'19"W
C42	26°20'03"	900.00'	445.07'	S01°47'47"E
C43	13°37'50"	450.00'	107.05'	S05°33'19"W
C44	9°11'27"	1000.00'	160.41'	S02°21'40"W
C45	8°12'59"	700.00'	100.38'	S02°50'54"W
C46	23°48'11"	870.00'	361.43'	S79°38'55"W
C47	90°00'00"	15.00'	23.56'	S22°44'49"W
C48	90°00'00"	15.00'	23.56'	S67°15'11"E
C49	13°19'54"	720.00'	167.53'	N74°24'46"E
C50	160°41'40"	52.00'	145.84'	S18°34'26"E
C51	73°54'21"	29.00'	37.41'	N68°39'32"W
C52	6°38'29"	670.00'	77.66'	S71°04'04"W
C53	90°00'00"	15.00'	23.56'	S22°44'49"W
C54	24°43'09"	175.00'	75.50'	S34°36'45"E
C55	46°43'46"	275.00'	224.28'	S23°36'27"E
C56	15°04'01"	168.00'	44.18'	S07°46'34"E
C57	117°45'42"	71.00'	145.93'	S43°34'17"W
C58	15°06'21"	168.06'	44.31'	N85°06'13"W
C59	12°48'56"	475.00'	106.25'	S80°58'39"W
C60	14°47'38"	2155.00'	556.42'	S81°58'00"W
C61	90°00'00"	15.00'	23.56'	S44°21'49"W
C62	70°31'44"	29.00'	35.70'	S35°54'03"E
C63	250°31'44"	52.00'	227.37'	S54°05'58"W
C64	250°31'44"	54.29'	227.37'	S54°05'58"W
C65	14°56'57"	168.00'	43.78'	N08°06'09"W
C66	119°51'54"	71.00'	145.93'	N44°21'49"E
C67	14°56'57"	168.00'	43.78'	S83°10'12"E
C68	21°37'00"	1815.00'	684.77'	N78°33'19"E
C69	90°00'00"	15.00'	23.56'	S22°44'49"W
C70	90°00'00"	15.00'	23.56'	N67°15'11"W
C71	21°37'00"	1665.00'	628.17'	S78°33'19"W
C72	88°15'10"	30.00'	46.21'	S45°14'14"W
C73	86°48'43"	30.00'	45.45'	S47°13'49"E
C74	22°28'05"	1605.00'	629.38'	N78°07'47"E
C75	89°08'55"	15.00'	23.34'	S22°19'17"E
C76	90°00'00"	15.00'	23.56'	N67°15'11"W
C77	21°37'00"	1455.00'	548.94'	S78°33'19"W
C78	14°56'57"	168.00'	43.78'	S81°53'51"W
C79	119°51'54"	71.00'	148.53'	N45°38'11"W
C80	14°56'57"	168.00'	43.78'	N06°49'48"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C81	4°41'53"	425.00'	34.85'	N01°42'46"E
C82	2°54'21"	475.00'	24.09'	S00°49'00"W
C83	15°53'21"	168.00'	46.59'	N08°25'56"W
C84	94°01'00"	71.00'	116.50'	N30°37'53"E
C85	15°09'33"	168.00'	44.45'	S87°43'50"E
C86	4°03'01"	975.00'	68.92'	N86°42'54"E
C87	90°00'00"	15.00'	23.56'	N43°44'24"E
C88	90°00'00"	15.00'	23.56'	N46°15'36"W
C89	86°57'50"	30.00'	45.53'	S45°15'29"W
C90	88°21'40"	30.00'	46.26'	S47°04'52"E
C91	90°00'00"	15.00'	23.56'	N43°44'24"E
C92	11°51'40"	1420.00'	293.96'	N04°45'43"E
C93	11°57'09"	1480.00'	308.74'	N04°42'59"E
C94	90°05'29"	30.00'	47.17'	N46°12'51"W
C95	89°55'00"	30.00'	47.08'	S43°46'55"W
C96	10°54'33"	1492.00'	284.15'	S04°16'46"W
C97	11°57'09"	1420.00'	296.23'	S04°42'59"W
C98	90°00'00"	15.00'	23.56'	S46°15'36"W
C99	90°00'00"	20.00'	31.42'	N43°44'24"E
C100	11°57'09"	1450.00'	302.48'	S04°42'59"W
C101	11°57'09"	1450.00'	302.48'	S04°42'59"W
C102	90°00'00"	20.00'	31.42'	N46°15'36"W
C103	90°00'00"	15.00'	23.56'	S43°44'24"W
C104	90°00'00"	15.00'	23.56'	S46°15'36"W
C105	14°48'15"	170.00'	43.92'	N81°20'17"E
C106	119°36'30"	71.00'	148.22'	S88°33'53"E
C107	14°48'15"	170.00'	43.92'	S06°08'32"W
C108	13°42'37"	825.00'	197.41'	S05°35'43"W
C109	16°18'49"	168.00'	53.70'	N02°51'37"W
C110	115°12'05"	71.00'	142.78'	S51°44'15"W
C111	20°27'08"	168.00'	59.97'	N80°53'17"W
C112	21°08'20"	180.00'	398.46'	S78°18'59"W
C113	90°00'00"	15.00'	23.56'	S22°44'49"W
C114	90°00'00"	15.00'	23.56'	S67°15'11"E
C115	23°49'41"	930.00'	386.77'	N79°39'40"E
C117	87°37'42"	20.00'	30.59'	N43°34'17"E
C118	90°00'00"	15.00'	23.56'	S47°36'52"E
C119	19°38'18"	605.00'	207.37'	S12°26'02"E
C120	90°00'00"	15.00'	23.56'	S22°44'49"W
C121	90°08'09"	15.00'	23.60'	N67°11'06"W
C122	24°51'18"	225.00'	97.61'	S05°33'19"W
C123	46°43'46"	225.00'	183.51'	N23°36'27"W
C124	90°00'00"	15.00'	23.56'	N42°23'08"E
C125	90°00'00"	15.00'	23.56'	S47°36'52"E
C126	19°38'18"	325.00'	111.40'	S12°26'02"E
C127	90°00'00"	15.00'	23.56'	S22°44'49"W
C128	90°00'00"	15.00'	23.56'	N67°15'11"W
C129	19°38'18"	555.00'	190.23'	N12°26'02"W
C130	85°49'08"	15.00'	22.47'	N40°17'41"E
C131	8°38'04"	525.00'	79.12'	N78°53'13"E
C132	7°40'22"	2105.00'	281.89'	N78°24'22"E
C133	91°05'48"	15.00'	23.85'	N82°12'33"E
C134	88°46'51"	15.00'	23.24'	S37°43'47"W
C135	14°22'23"	1865.00'	467.85'	S74°56'01"W
C136	90°00'00"	15.00'	23.56'	N67°15'11"W
C137	19°38'18"	275.00'	94.26'	N12°26'02"W
C138	91°05'48"	15.00'	23.85'	N38°53'15"E
C139	4°55'40"	2105.00'	181.04'	N86°53'59"E
C140	90°00'00"	15.00'	23.56'	S45°38'11"E
C141	90°00'00"	20.00'	31.42'	S44°21'49"W
C142	4°48'19"	1865.00'	156.41'	S86°57'40"W
C143	88°46'51"	15.00'	23.24'	N51°03'04"W
C144	90°00'00"	15.00'	23.56'	S22°44'49"W
C145	90°00'00"	15.00'	23.56'	S67°15'11"E
C146	90°00'00"	15.00'	23.56'	S22°44'49"W
C147	90°00'00"	15.00'	23.56'	N67°15'11"W
C148	90°00'00"	15.00'	23.56'	N22°44'49"E
C149	90°00'00"	15.00'	23.56'	S67°15'11"E
C150	90°00'00"	15.00'	23.56'	S22°44'49"W
C151	90°00'00"	15.00'	23.56'	N67°15'11"W
C152	80°15'14"	20.00'	28.01'	N52°29'51"E
C153	9°39'59"	1130.00'	190.64'	S47°47'29"E
C154	87°59'51"	15.00'	23.04'	S53°02'35"E
C155	16°11'34"	350.00'	98.92'	S00°56'51"E
C156	8°24'32"	720.00'	106.40'	S02°56'40"W
C157	90°00'00"	15.00'	23.56'	S43°44'24"W
C158	90°00'00"	20.00'	31.42'	N46°15'36"W
C159	13°37'50"	775.00'	184.37'	N05°33'19"E
C160	87°59'53"	15.00'	23.04'	N34°57'19"E
C161	11°12'26"	1130.00'	221.03'	N73°21'02"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C162	90°00'00"	15.00'	23.56'	S67°15'11"E	21.21'
C163	34°37'25"	175.00'	105.75'	S04°56'28"E	104.15'
C164	13°37'50"	525.00'	124.90'	S05°33'19"W	124.60'
C165	90°00'00"	15.00'	23.56'	S43°44'24"W	21.21'
C166	90°00'00"	15.00'	23.56'	N46°15'36"W	21.21'
C167	8°24'32"	675.00'	99.06'	N02°56'40"E	96.97'
C168	16°11'34"	400.00'	113.05'	N00°56'51"W	112.67'
C169	90°00'00"	15.00'	23.56'	N22°44'49"E	21.21'
C170	90°00'00"	15.00'	23.56'	S67°15'11"E	21.21'
C171	34°37'25"	275.00'	166.18'	S04°56'28"E	163.66'
C172	13°00'25"	475.00'	107.83'	S05°52'02"W	107.60'
C173	89°22'35"	15.00'	23.40'	S44°03'07"W	21.10'
C174	90°00'00"	15.00'	23.56'	N46°15'36"W	21.21'
C175	13°37'50"	475.00'	113.00'	N05°33'19"E	112.74'
C176	34°37'25"	225.00'	135.97'	N04°56'28"W	133.91'
C177	90°00'00"	15.00'	23.56'	N22°44'49"E	21.21'
C178	82°55'40"	15.00'	24.33'	S65°47'21"E	21.75'
C179	31°41'45"	675.00'	373.41'	S03°28'38"E	368.67'
C180	13°50'43"	425.00'	102.70'	S05°29'53"W	102.45'
C181	90°12'53"	15.00'	23.62'	S43°37'58"W	21.25'
C182	90°37'25"	15.00'	23.73'	S45°55'53"W	21.33'
C183	13°00'25"	425.00'	96.48'	N05°52'02"E	96.27'
C184	34°37'25"	325.00'	196.40'	N04°56'28"W	193.42'
C185	87°23'20"	15.00'	22.88'	N24°03'09"E	20.72'
C186	4°38'26"	1405.00'	113.79'	N70°04'02"E	113.76'
C187	91°38'56"	15.00'	23.99'	S61°47'17"E	21.52'
C188	26°20'03"	875.00'	432.71'	S01°47'47"E	428.31'
C189	13°37'50"	475.00'	113.00'	S05°33'19"W	112.74'
C190	90°00'00"	15.00'	23.56'	S43°44'24"W	21.21'
C191	89°44'15"	15.00'	23.49'	N46°23'28"W	21.16'
C192	13°53'35"	375.00'	90.93'	N05°25'27"E	90.71'
C193	32°00'45"	725.00'	405.08'	N03°38'08"W	396.83'
C194	91°38'56"	15.00'	23.99'	N29°51'40"E	21.52'
C195	10°25'51"	1405.00'	255.79'	N80°54'04"E	255.43'
C196	91°38'56"	15.00'	23.99'	S48°03'32"E	21.52'
C197	9°11'27"	975.00'	156.40'	S02°21'40"W	156.23'
C198	8°12'59"	725.00'	103.87'	S02°50'54"W	103.88'
C199	90°00'00"	15.00'	23.56'	S43°44'24"W	21.21'
C200	90°00'00"	15.00'	23.56'	N46°15'36"W	21.21'
C201	13°37'50"	425.00'	101.11'	N05°33'19"E	100.87'
C202	26°20'03"	925.00'	457.43'	N01°47'47"W	452.79'
C203	91°35'53"	15.00'	23.98'	S43°33'53"E	21.51'
C204	90°00'00"	20.00'	31.42'	N45°38'11"E	28.28'
C205	7°35'34"	1275.00'	168.96'	S03°09'36"W	168.84'
C206	8°12'59"	725.00'	103.87'	S02°50'54"W	103.88'
C207	85°56'50"	20.00'	30.00'	S41°42'54"W	27.27'
C208	4°03'01"	925.00'	65.39'	S86°42'54"W	65.37'
C209	90°00'00"	15.00'	23.56'	N46°15'36"W	21.21'
C210	8°12'59"	675.00'	96.83'	N02°56'54"E	96.71'
C211	9°11'27"	1025.00'	164.42'	N02°21'40"E	164.25'
C212	90°00'00"	15.00'	23.56'	N43°44'24"E	21.21'
C213	90°00'00"	15.00'	23.56'	S46°15'36"E	21.21'
C214	90°00'00"	15.00'	23.56'	S43°44'24"W	21.21'
C215	90°00'00"	15.00'	23.56'	N46°15'36"W	21.21'
C216	90°00'00"	15.00'	23.56'	N43°44'24"E	21.21'
C217	90°00'00"	15.00'	23.56'	S46°15'36"E	21.21'
C218	90°00'00"	15.00'	23.56'	S43°44'24"W	21.21'
C219	90°00'00"	15.00'	23.56'	N46°15'36"W	21.21'
C220	4°40'26"	720.00'	68.43'	N74°05'02"E	68.72'
C221	4°58'21"	720.00'	52.79'	N70°54'25"E	52.47'
C222	3°41'08"	720.00'	46.31'	N79°14'09"E	46.31'
C223	13°26'18"	52.00'	12.20'	S87°47'53"E	12.17'
C224	49°05'11"	52.00'	44.55'	S60°56'27"E	43.20'
C225	49°05'07"	52.00'	44.55'	S11°51'23"E	43.20'
C226	49°05'14"	52.00'	44.55'	S39°13'48"W	43.20'
C227	49°05'16"	52.00'	44.55'	S86°19'03"W	43.20'
C228	37°26'07"	52.00'	33.97'	N50°25'16"W	33.37'
C229	13°06'39"	275.00'	62.93'	S35°51'27"E	62.73'
C230	12°26'40"	275.00'	59.65'	S23°01'19"E	59.53'
C231	11°44'07"	275.00'	56.33'	S11°00'23"E	56.23'
C232	4°53'45"	275.00'	23.50'	S02°41'27"E	23.43'
C233	3°12'44"	168.00'	9.42'	S01°50'57"E	9.42'
C234	11°51'16"	168.00'	34.78'	S09°22'57"E	34.70'
C235	45°45'33"	71.00'	56.70'	S07°14'51"E	56.21'
C236	50°12'44"	71.00'	62.22'	S55°33'21"W	60.25'
C237	21°47'25"	71.00'	27.00'	S86°26'35"W	26.84'
C238	3°40'06"	2155.00'	115.40'	S76°05'14"E	115.39'
C239	3°44'43"	2155.00'	140.86'	S79°30'38"W	140.84'
C240	2°46'16"	2155.00'	104.22'	S85°15'27"E	104.21'
C241	2°39'35"	2155.00'	100.44'	S87°59'22"W	100.03'

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



KEYMAP

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

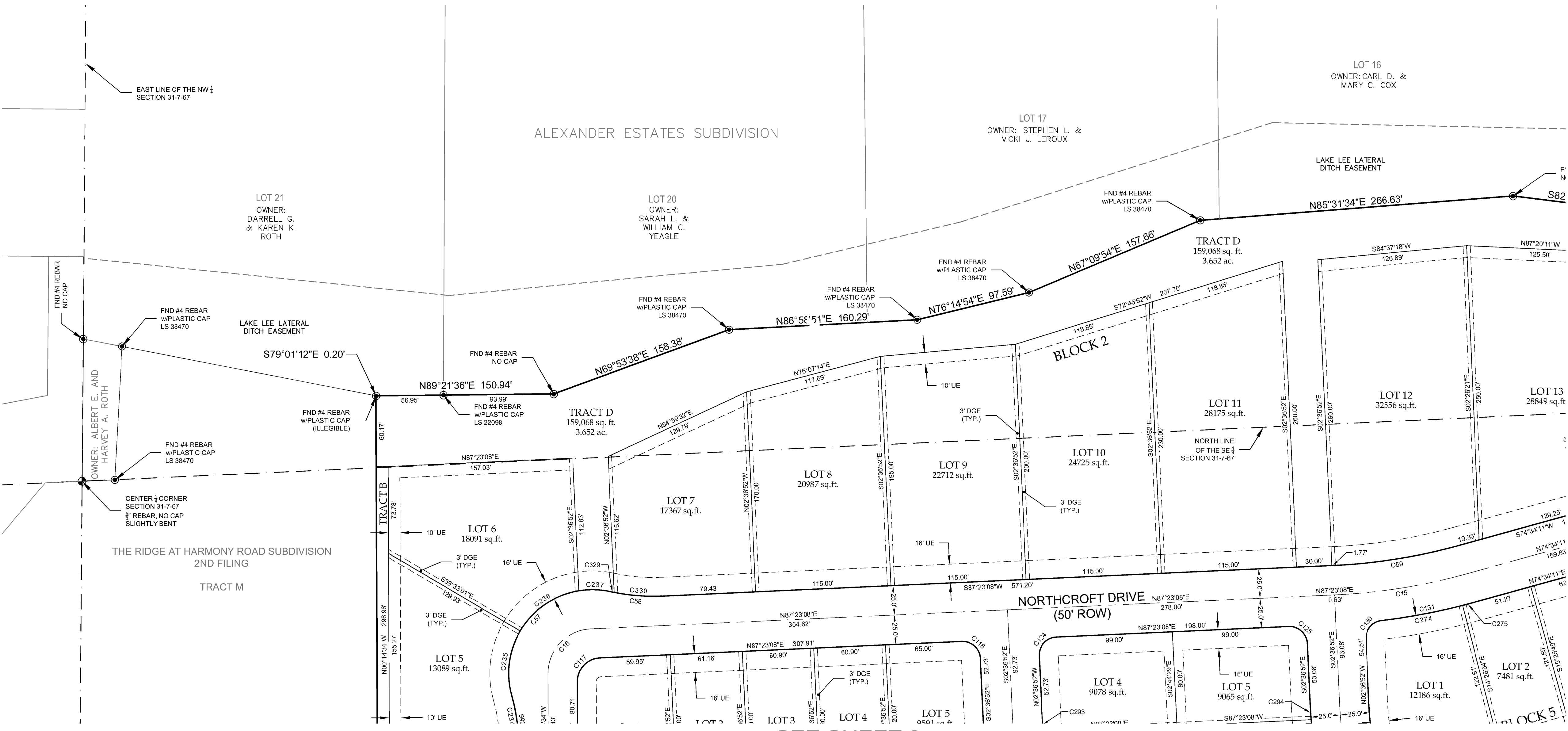
SECTION: 31
TOWNSHIP: 7N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, 301 North Hovea Street, Suite 100, 80521
GRIFFLEY, 520 8th Street, 80801
970.221.4158
northerneng.com

PROJECT: 911-019
DATE: 2/19/18
CLIENT: The Landhus Co.
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessey

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

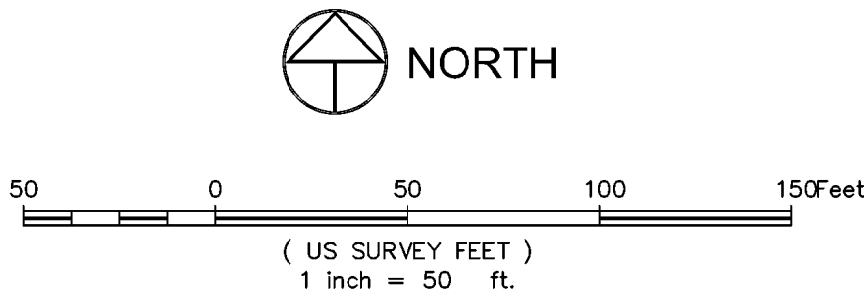
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Of 11 Sheets



LEGEND

- EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE

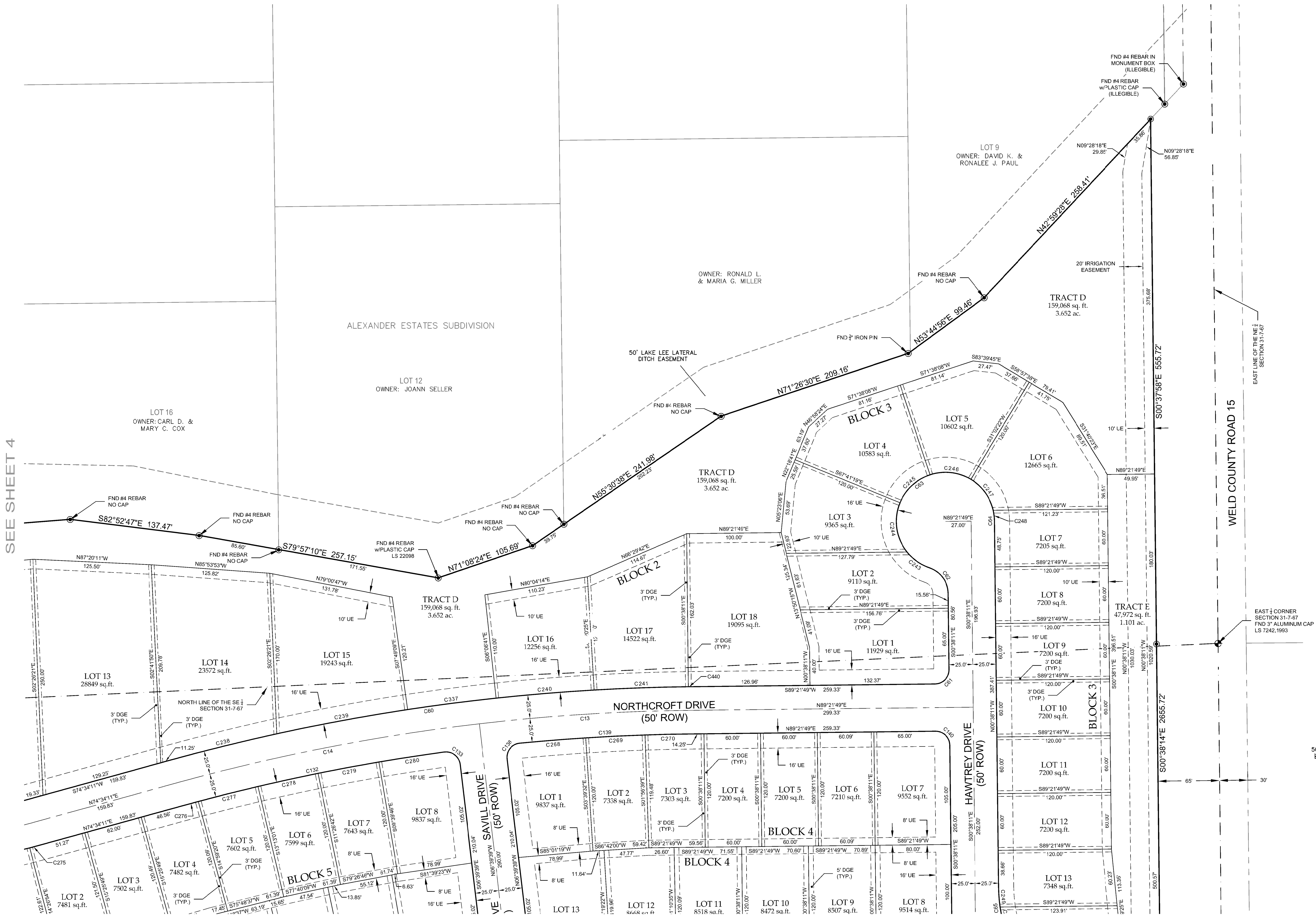
- FOUND #4 REBAR w/BLUE PLASTIC CAP, LS 38470 UNLESS OTHERWISE DESCRIBED
- SET 18" #4 REBAR WITH BLUE PLASTIC CAP, LS 38470
- ⊕ FOUND SECTION CORNER AS DESCRIBED
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- D&UE DRAINAGE & UTILITY EASEMENT
- DGE DRAINAGE & GRADING EASEMENT



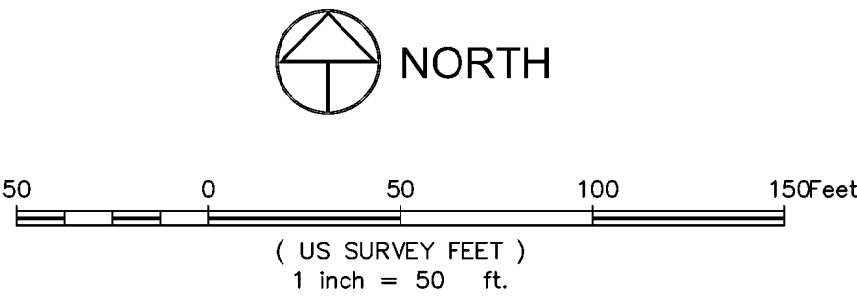
PRELIMINARY
Robert C. Tessey
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LEGEND	
	EASEMENT LINE
	CENTERLINE
	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	SECTION LINE
	FOUND #4 REBAR WITH BLUE PLASTIC CAP, LS 38470 UNLESS OTHERWISE DESCRIBED
	SET 18" #4 REBAR WITH BLUE PLASTIC CAP, LS 38470
	FOUND SECTION CORNER AS DESCRIBED
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	DRAINAGE & UTILITY EASEMENT
	DRAINAGE & GRADING EASEMENT



PRELIMINARY
Robert C. Tesdley
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

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SECTION: 31
TOWNSHIP: 7N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, CO. 80501
970.221.4158
nortnengr.com

PROJECT: 911-019
DATE: 2/19/18
CLIENT: The Landhaus Co.
SCALE: 1"=50'
DESIGN BY: L. Smith
REVIEWED BY: R. Tesdley

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

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Of 11 Sheets

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 4

SEE SHEET 8

SEE SHEET 7



KEYMAP

LEGEND	
	EASEMENT LINE
	CENTERLINE
	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	SECTION LINE
	FOUND #4 REBAR W/BLUE PLASTIC CAP, LS 38470 UNLESS OTHERWISE DESCRIBED
	SET 18" #4 REBAR WITH BLUE PLASTIC CAP, LS 38470
	FOUND SECTION CORNER AS DESCRIBED
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	DRAINAGE & UTILITY EASEMENT
	DRAINAGE & GRADING EASEMENT



50 0 50 100 150 Feet
(U.S. SURVEY FEET)
1 inch = 50 ft.

PRELIMINARY
Robert C. Tesdley
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SECTION: 31
TOWNSHIP: 7N
RANGE: 67W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Hovea Street, Suite 100, 80521
GRIFFLEY: 620 8th Street, 80631
970.221.4158
northernengr.com

PROJECT: 911-019
DATE: 2/19/18
CLIENT: The Landhaus Co.
DESIGNED BY: L. Smith
SCALE: 1"=50'
REVIEWED BY: R. Tesdley

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

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Of 11 Sheets

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 5

SEE SHEET 9



KEYMAP

LEGEND	
	EASEMENT LINE
	CENTERLINE
	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	SECTION LINE
	FOUND #4 REBAR W/BLUE PLASTIC CAP, LS 38470
	SET 18" #4 REBAR WITH BLUE PLASTIC CAP, LS 38470
	FOUND SECTION CORNER AS DESCRIBED
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	DRAINAGE & UTILITY EASEMENT
	DRAINAGE & GRADING EASEMENT



50 0 50 100 150
(US SURVEY FEET)
1 inch = 50 ft.

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SECTION:
31
TOWNSHIP:
7N
RANGE:
67 W of the 6th PM

NORTHERN
ENGINEERING
FORT COLLINS, CO. 301 North Hovea Street, Suite 100, 80521
GRIFFIN, 520 8th Street, 80501
970.221.4158
northernengineering.com

PROJECT:
911-019
DATE:
2/19/18
CLIENT:
The Landhaus Co.
SCALE:
1"=50'
DESIGN BY:
U. Smith
REVIEWED BY:
R. Tessey

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
7
Of 11 Sheets

PRELIMINARY
Robert C. Tessey
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 6

SEE SHEET 10



KEYMAP

LEGEND

- EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE
- FOUND #4 REBAR W/BUE PLASTIC CAP, LS 38470 UNLESS OTHERWISE DESCRIBED
- SET 18" #4 REBAR WITH BLUE PLASTIC CAP, LS 38470
- FOUND SECTION CORNER AS DESCRIBED
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE & UTILITY EASEMENT
- DRAINAGE & GRADING EASEMENT



50 0 50 100 150 Feet
(U.S. SURVEY FEET)
1 inch = 50 ft.

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SECTION: 31
TOWNSHIP: 7N
RANGE: 67W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, CO. 80501
970.221.4158
northernengr.com

PROJECT: 911-019
DATE: 2/19/18
CLIENT: The Landhaus Co.
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessey

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
8
Of 11 Sheets

PRELIMINARY
Robert C. Tessey
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

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SECTION:
31

TOWNSHIP:
7N

RANGE:
67 W of the 6th PM

NORTHERN
ENGINEERING

FORT COLLINS: 301 North Hawes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631

911-019	2/19/18
CLIENT: The Landhuis Co.	SCALE: 1"=50'
DRAWN BY: L. Smith	REVIEWED: R. Tessel

3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
10
Of 11 Sheets

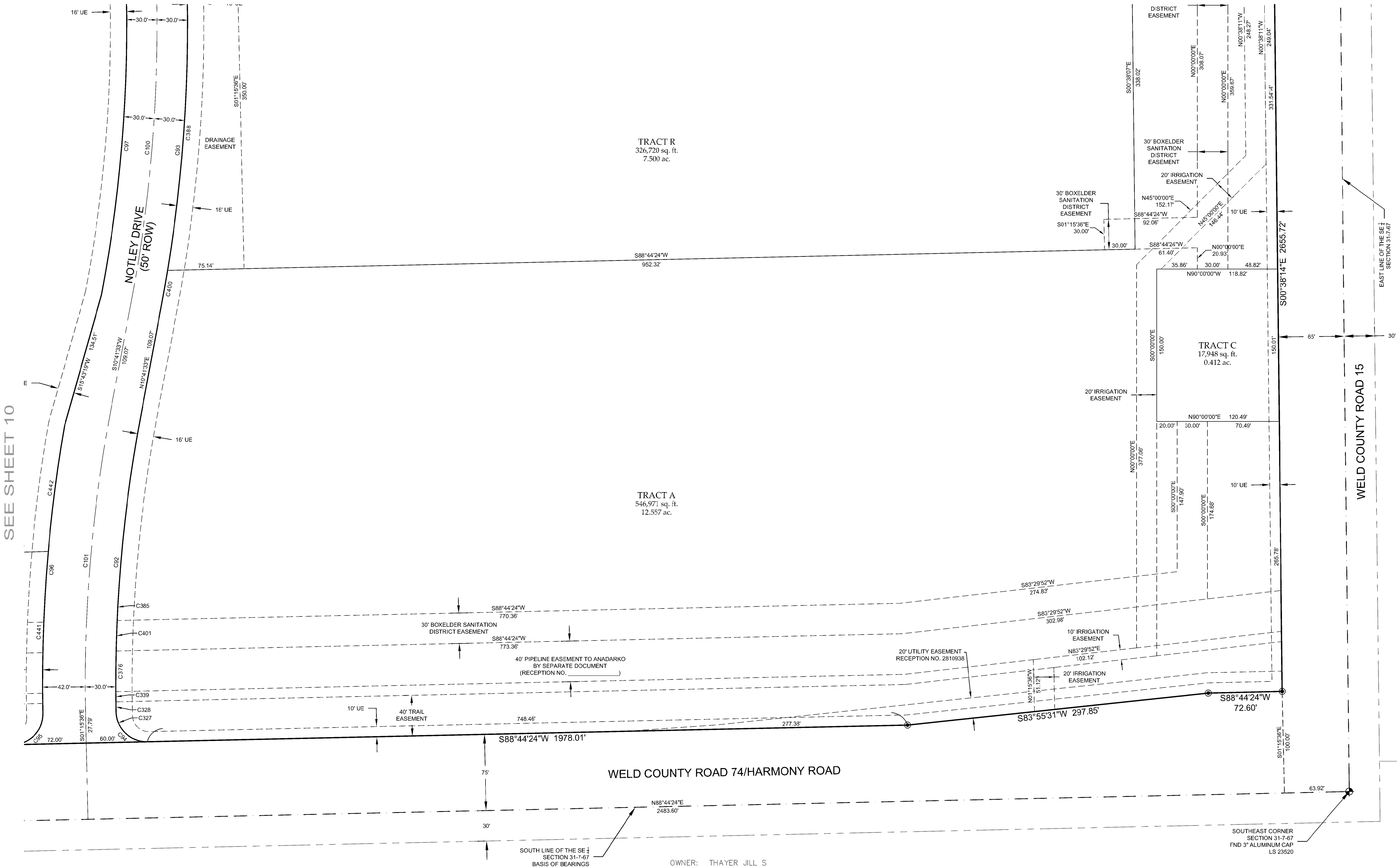
PRELIMINARY

Robert C. Tessely
Registered Professional Land Surveyor
Colorado Registration No. 38470
for and on behalf of Northern Engineering Services, Inc.

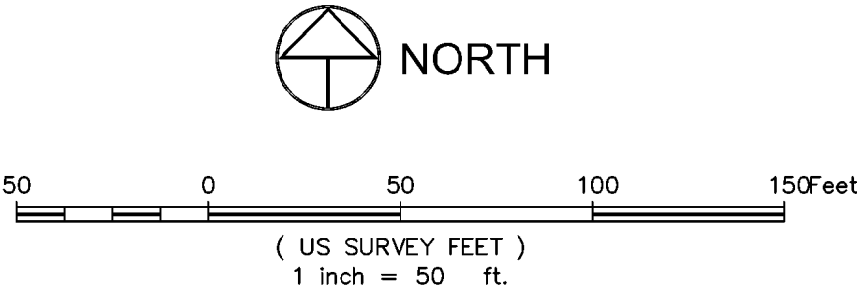
THE RIDGE AT HARMONY ROAD SUBDIVISION 3RD FILING

BEING A REPLAT OF TRACT N, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 9



LEGEND	
---	EASEMENT LINE
---	CENTERLINE
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	SECTION LINE
●	FOUND #4 REBAR W/BLUE PLASTIC CAP, LS 38470 UNLESS OTHERWISE DESCRIBED
○	SET 18" #4 REBAR WITH BLUE PLASTIC CAP, LS 38470
⊕	FOUND SECTION CORNER AS DESCRIBED
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
D&UE	DRAINAGE & UTILITY EASEMENT
DGE	DRAINAGE & GRADING EASEMENT



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 31
TOWNSHIP: 7N
RANGE: 67 W of the 6th PM

NORTHERN
ENGINEERING
FORT COLLINS: 301 North Hovea Street, Suite 100, 80521
GRIFFIN: 520 8th Street, 80531
970.221.4158
northernengineering.com

PROJECT: 911-019
CLIENT: The Landhus Co.
DATE: 2/19/18
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tressley

THE RIDGE AT HARMONY ROAD SUBDIVISION
3RD FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
11
Of 11 Sheets

PRELIMINARY
Robert C. Tressley
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

MEETING NOTES

Project: Ridge 3 Neighborhood Mtg
Date: 3.8.18
Attendees:

Attendees:



landscape architecture | planning | illustration

444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

Item	Issue	Action
	confirm fencing in MP Harmony Road Duncroft - Stop light? RAB on 15? Ø use access road on S. side of ditch What school will residents go to? fencing - white vinyl privacy? Construction dust issues don't want lighting Is there a way to quiet the back-up beepers What is the order of construction: Why aren't there push buttons on the lights @ Harmony + 15? tumbleweeds hawk on utility poles on 15	

Additional Neighborhood Meeting Notes

Who are the builders?

Multiple

What is the timing for the school and park?

May 2019

Who is responsible for school maintenance?

Weld RE-4

Where is large park?

Phase 2

How many oil pads?

Up to 2

Address tumble weeds?

Yes

Whose road is south of the ditch?

Alexandria Estates

Will there be landscaping?

There will be a landscape plan

Will the existing evergreens be retained?

Will be determined when site is surveyed

Will there be a fence between the new lots and Alexandria Estates?

Lots abutting will have privacy fence but not one along ditch

Will there be roundabouts on CR 15?

No

Will there be apartments?

Multifamily area not planned yet; could be townhomes

Will the house be retained?

No

Any improvements to Harmony Road?

2019 – Town will do south side, developer north side

Will there be a traffic signal at Duncroft?

One may be triggered by 3rd phase

What is build out?

10 to 15 years

Can the vehicle back-up noises be reduced?

Will look into it

Can you address the construction dust?

Will look into it

Will there be a connection to Alexandria Estates?

No

Parks in phase 3?

Pocket parks and open space; large park in phase 2

Will the pond go away?

No; needed for detention

When will phase 3 be built?

Infrastructure in winter 2018/2019; houses in summer 2019

Will the 3rd phase homes look like those in phase 1?

Yes

Please be aware of the red tail hawks in the area



Public Hearing & Recommendation to Town Board – Final Major Subdivision

**The Ridge at Harmony Road
Subdivision 3rd Filing**

Millissa Berry, Senior Planner

Planning Commission May 1, 2019



Subdivision

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

Sec. 17-4-10. Purpose.

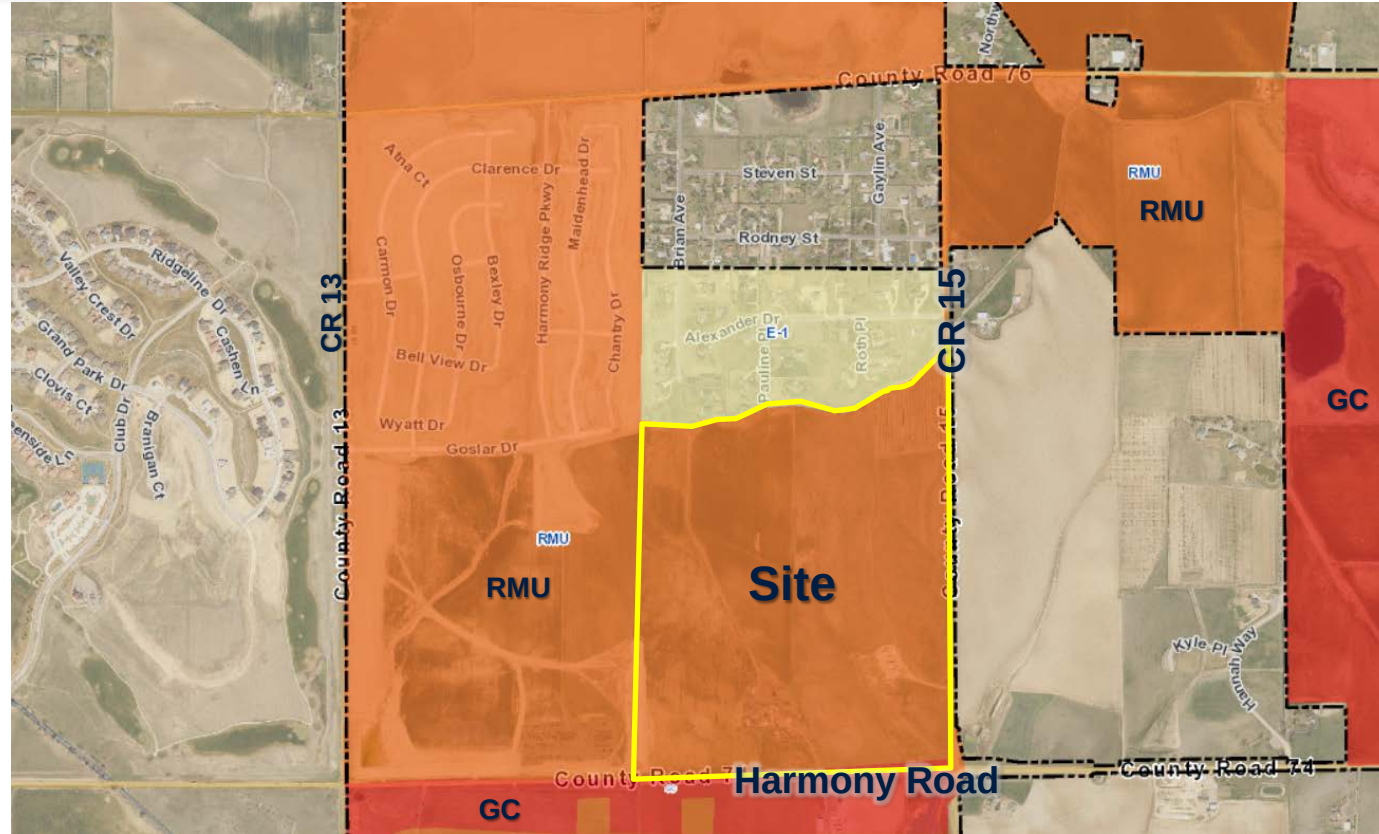
The purposes of the major subdivision procedure are:

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

Site Vicinity Map

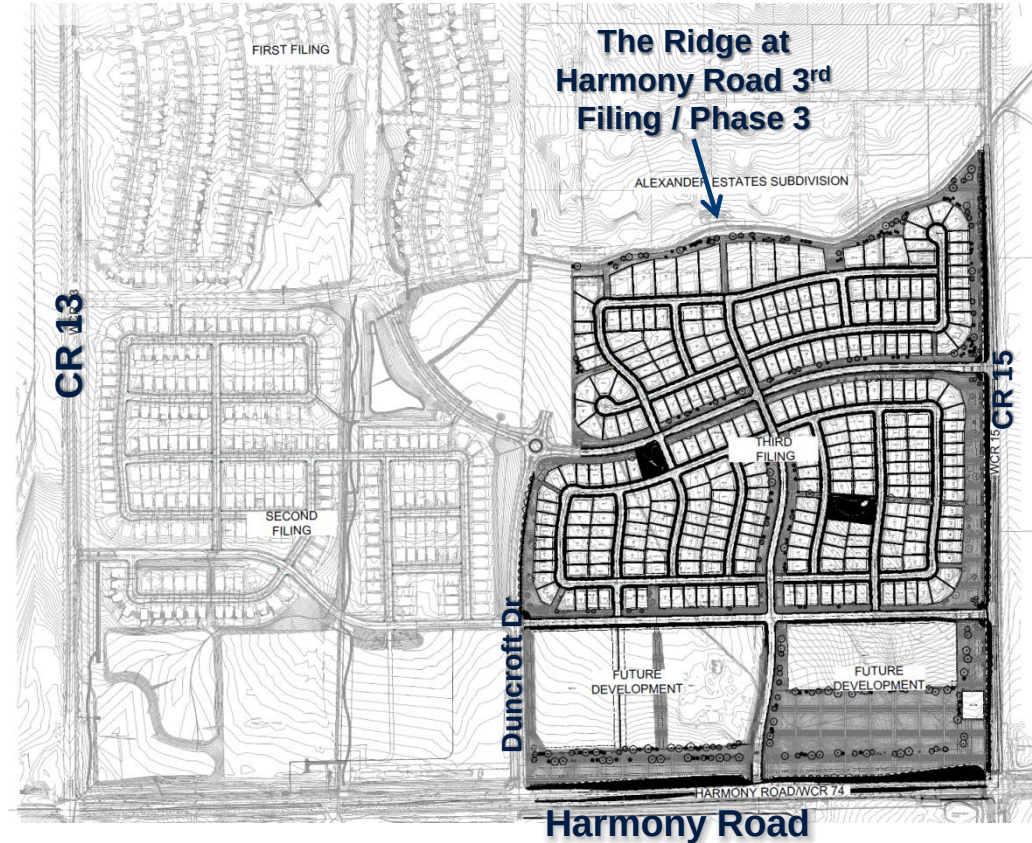


Zoning Map



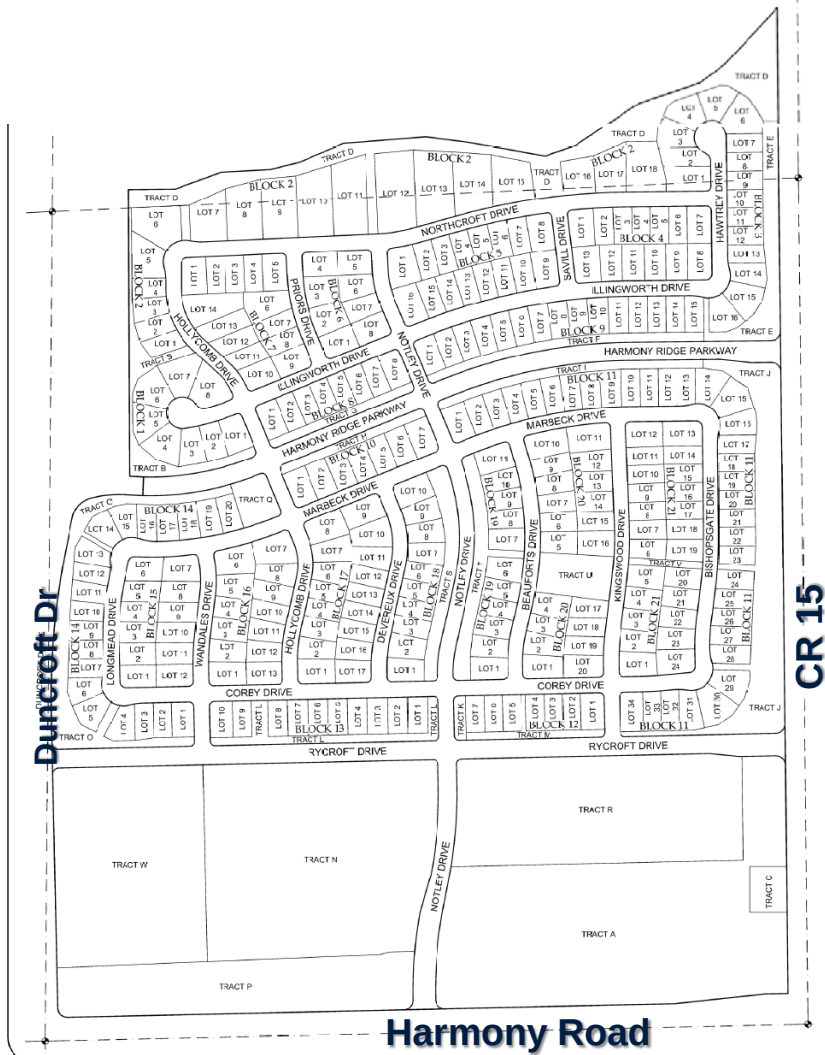
Final Plat

- ~ 148 acres total
- 301 single-family lots
 - 1 & 2-story houses; attached garages
 - Most 7,000 – 9,000 sf
 - Larger lots (9,000 – 30,000 sf) adjacent to Alexander Estates
- Tracts
 - Open space ~34 acres
 - Commercial ~7 acres
 - Multi-family ~7.5 acres
 - Future development ~10 acres
- 2 phases for residential; additional phases for commercial, MF tracts



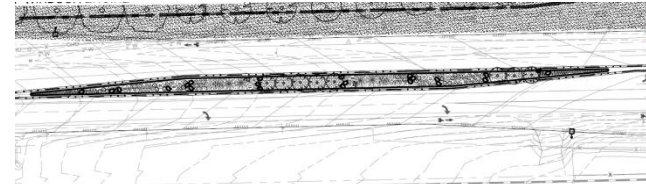
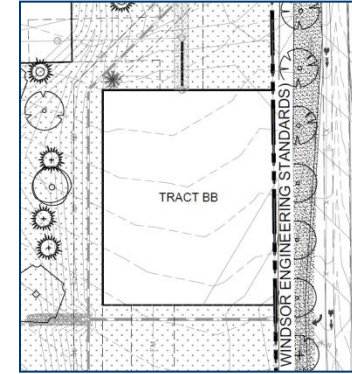
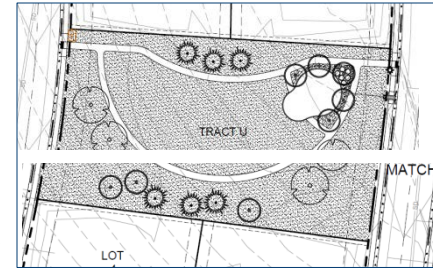
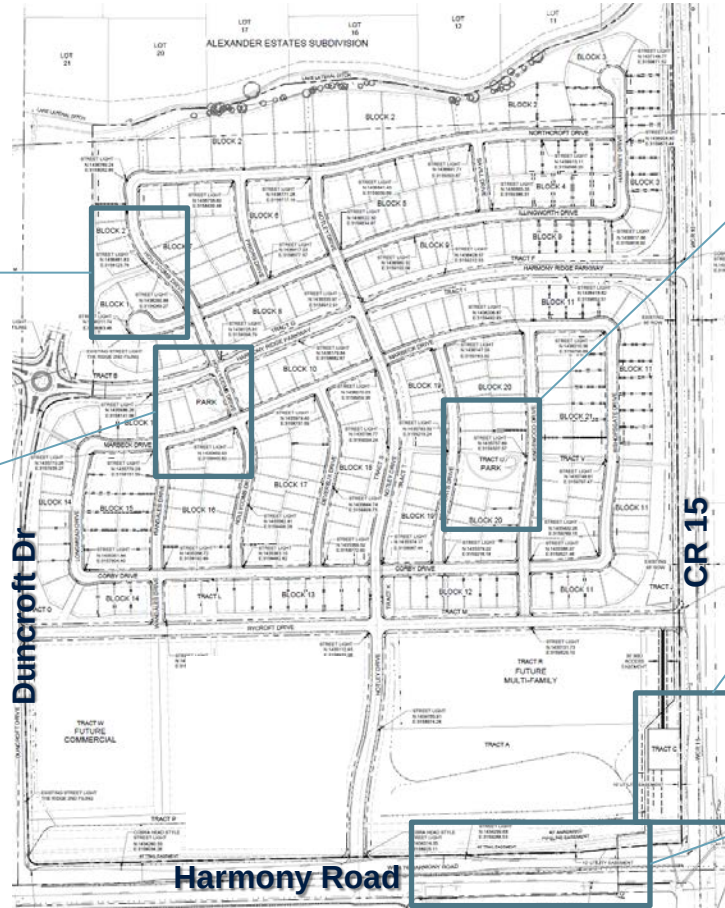
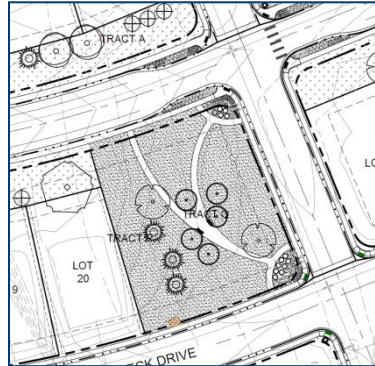
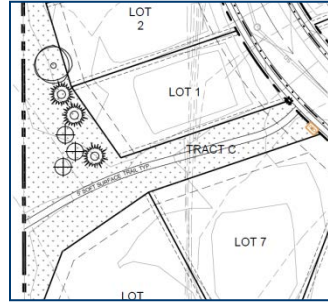
Final Plat

- Connections to school site (Phase 2) through neighborhood, bulb outs, widened sidewalk along Harmony Ridge Parkway
- Trail along Harmony Road & CR 15
- Park sites = approximately 1 acre over 2 tracts (large park site in Phase 2)
- Offsite improvements to Harmony Rd
- Lift station along CR 15



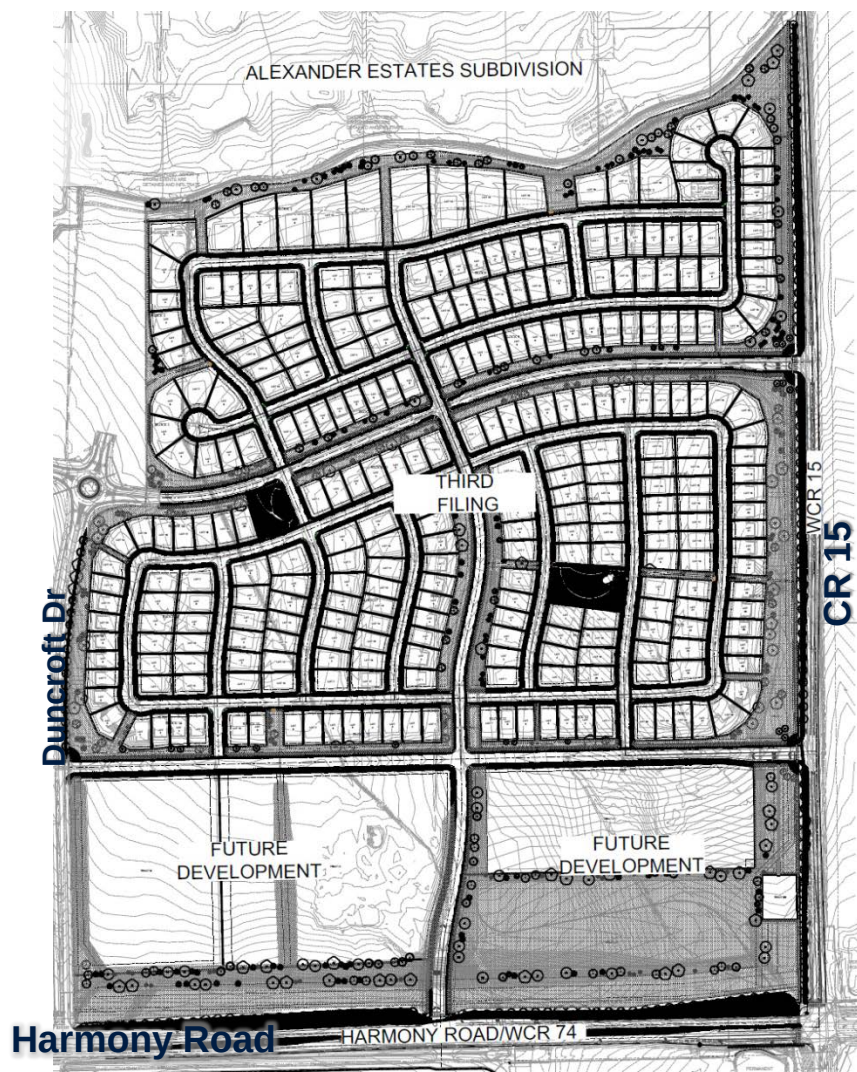


Improvements





Landscaping





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.

Chapter 5c – Residential Areas Framework

Goal:

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

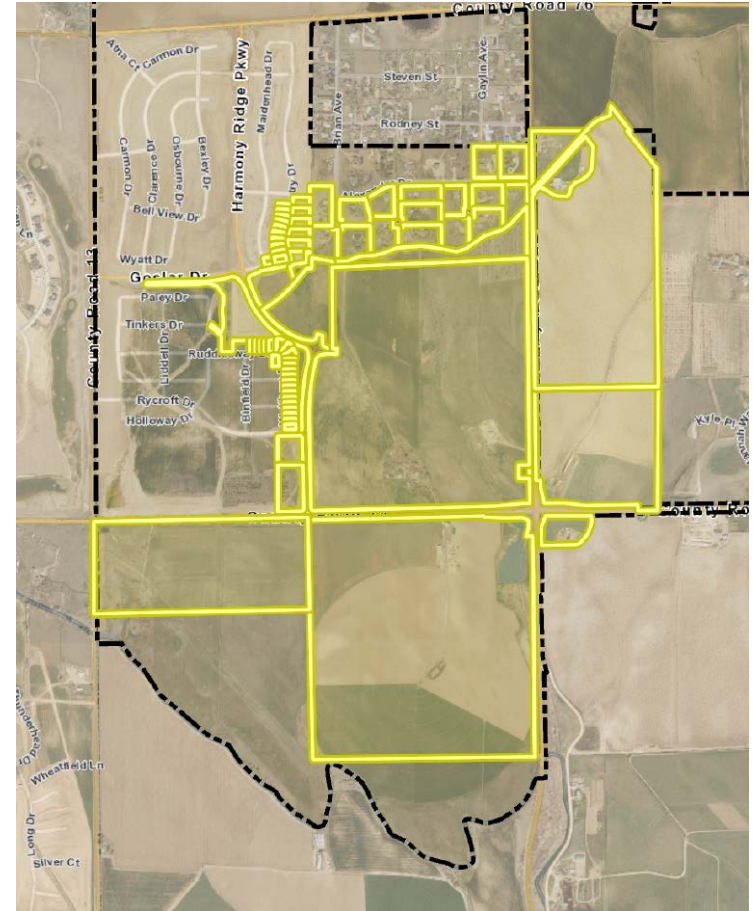


Notification Area

A neighborhood meeting was held on March 8, 2018 (preliminary plat phase).

Notifications for this public hearing were as follows:

- April 15, 2019 - notice to website
- April 16, 2019 - site posted
- April 19, 2019 - notice in paper



notification map



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 shall be addressed on the final major subdivision plat.

Staff requests that the following be entered into the record:

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



Subdivision Considerations

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

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