PLANNING COMMISSION
REGULAR MEETING

July 1, 2020 // 5:00 p.m. // See virtual meeting information below

NOTE: This meeting will be held virtually

***If you wish to provide public comments during the Public Invited to be Heard (Item A.3) or on public hearing items, please email written comments to: planning@windsorgov.com by 4:00 PM, July 1, 2020, or join virtually*:**

Register in advance for this meeting:
https://windsorgov.zoom.us/webinar/register/WN_EOvN9M4kTxGzlJ_GM7G_9w

After registering, you will receive a confirmation email containing information about joining the webinar.

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 May 6, 2020

C. BOARD ACTION

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.

1. Preliminary Site Plan – RainDance Subdivision 12th Filing – David Nelson, RainDance Development, owner, Larry Buckendorf and Morgan Kidder, authorized representatives and Brian Williamson, John Meyers, TST, applicants

    - Quasi-judicial
    - Staff presentation: David Eisenbraun, Senior Planner

2. Public Hearing – Final Major Subdivision – Fossil Creek Ranch Subdivision 1st Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russel + Mills Studios, applicants' representative

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

3. Recommendation to Town Board - Final Major Subdivision – Fossil Creek Ranch Subdivision 1st Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russel + Mills Studios, applicants' representative

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

4. Public Hearing – Final Major Subdivision – Fossil Creek Ranch Subdivision 2nd Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russel + Mills Studios, applicants' representative

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

5. Recommendation to Town Board - Final Major Subdivision – Fossil Creek Ranch Subdivision 2nd Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russel + Mills Studios, applicants' representative

    - Quasi-judicial
    - Staff presentation: Paul Hornbeck, 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

Wednesday, July 1, 2020	5:00 P.M.	Regular Planning Commission meeting**
Wednesday, July 15, 2020	5:00 P.M.	Regular Planning Commission meeting**
Wednesday, August 5, 2020	TBD	Regular Planning Commission meeting**
Wednesday, August 19, 2020	TBD	Regular Planning Commission meeting**

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

PLANNING COMMISSION
REGULAR MEETING
May 06, 2020 // 5:00 p.m. // Zoom Webinar

MINUTES

A. CALL TO ORDER

Vice-Chairman Schick called the regular meeting of the Planning Commission to order at 5:00 p.m. via Zoom due to Covid-19.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Kelly Hall
Doug Dennison
Jerry Bushelman
Cindy Scheuerman
Timothy Reddick

Also present:

Scott Ballstadt, Planning Director
Carlin Malone, Chief Planner
Sandra Mezzetti, Planner I
McKenzie Paine, 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

1. Election of Vice Chair for Planning Commission for Town of Windsor.

Ms. Scheuerman moved to amend the agenda to add the election of a Vice Chair for Planning Commission at the end of the agenda; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick
Planning Commission Member Gale Schick's voice vote is not counted due to non-compliance with Ordinance No. 2020-1605, Section 9 (a)
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 18, 2020

2. Approval of minutes of April 1, 2020

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.

Ms. Scheuerman moved to approve the consent calendar as presented; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick
Planning Commission Member Gale Schick's voice vote is not counted due to non-compliance with Ordinance No. 2020-1605, Section 9 (a)
Nays – None
Motion carried.

BOARD ACTION

1. Preliminary Major Subdivision – Raindance Subdivision 11th Filing – David Nelson, Raindance Development LLC, owner; Patrick McMeekin, Hartford Homes, applicant; Ryan McBreen, applicant's representative
   - Quasi-judicial
   - Staff presentation: Sandra Mezzetti, Planner I

Per Planner I Sandra Mezzetti, presented the proposal. Per Ms. Mezzetti the applicant, Mr. Patrick McMeekin, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as Raindance Subdivision Eleventh Filing. The subdivision encompasses approximately 11.9 acres and is zoned Planned Unit Development (PUD). Tract Z of the PUD designates the land use for this area as residential underlining zoning (RMU) Residential Mixed Use. Located South of Bounty Drive north of Iron Wheel Drive, and west of Autumn Moon Drive and Raindance Community Park.

Preliminary Plat characteristics:
- 11.9 total acres
- 20 building envelops for multi-family residential (160 condominium units)
- Density: 13.4 dwelling units per acre
- Total open space including drainage: ~ 4.98 acres (42% of development)
- Parks – adjacent to Raindance Community Park

As required with a preliminary subdivision submittal, the applicant held a neighborhood meeting on April 2, 2020, in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There were no attendees and no public comments have been received to date by the planning staff or the applicant.

The 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

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

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.

Notifications

A neighborhood meeting was held on April 2, 2020, and notifications were as follows:
- March 20, 2020 – affidavit of mailing to property owners within 300 feet
- March 20, 2020 and March 22, 2020 – display ad published in the Greeley Tribune and Windsor Beacon newspapers respectively.

Notification of the Planning Commission public meeting for a preliminary major subdivision is not a requirement.

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

Mr. Schick asked Ms. Mezzetti whether the applicant had a presentation
Mr. Patrick McMeekin stated any additional questions should be answered during the site plan portion of the presentation. Mr. McMeekin said these are A-plex Condominiums, 900 – 1200sq feet, each unit has a 1 - 2-car attached garage. The focus is to target a lower price point starting in the $200k range, 2nd generation local home builder.

Mr. Schick asked whether there are any comments or questions from the commission.

Ms. Scheuerman asked Ms. Mezzetti about the entrance points of the project.
Ms. Mezzetti stated we have an entry from Bounty Drive, and another entrance off of Raindance 10th that has not been incorporated into the Preliminary Plat.

Mr. McMeekin stated in addition there is another entrance off of Autumn Moon Drive for the (4) buildings located in the Northeast corner.

Mr. Ryan McBreen stated this product is an alley loaded option for garage access.

Mr. Reddick asked Mr. McBreen about the parking density and how much would spill over into side streets.
Ms. Mezzetti stated that will be reviewed in the site plan portion of the agenda.

Mr. Dennison moved to approve the preliminary major Raindance subdivision 11th filing as presented subject to all remaining Planning Commission and staff comments being addressed on the major subdivision plat. Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick
Planning Commission Member Gale Schick's voice vote is not counted due to non-compliance with Ordinance No. 2020-1605, Section 9 (a)

Nays – None
Motion carried.

2. Preliminary Site Plan – Raindance Subdivision 11th Filing – David Nelson, Raindance Development LLC, owner; Patrick McMeekin, Hartford Homes, applicant; Ryan McBreen, applicant's representative.
   - Quasi-judicial
   - Staff presentation: Sandra Mezzetti, Planner I

Per Planner I Sandra Mezzetti, presented the proposal. Per Ms. Mezzetti the applicant, Mr. Patrick McMeekin, has submitted, on behalf of the owner Mr. David Nelson, a preliminary site plan for a multifamily residential development known as Raindance Subdivision Eleventh Filing. The site plan encompasses approximately 11.9 acres and is zoned Planned Unit Development (PUD). Tract Z of the PUD designates the land use for this area as residential with underlining zoning (RMU). Located South of Bounty Drive, north of Iron Wheel Drive, and west of Raindance Community Park.

Preliminary Site Plan characteristics:

- 11.9 total acres
- 160 condominium units
    - 20 - two-story buildings (29%)
    - 8 units per building

- Product Type:

    - 1-3-bedroom units with attached garages, 1 and 2 spaces per unit, 11 spaces per building, 220 total garage spaces
    - Three building styles (Farmhouse, Craftsman, and Modern style)
    - Painted board and batten siding, shingle siding, stucco
    - Asphalt shingles (primary roof), standing seam metal roof
    - Covered porches and balconies
    - Building height – 32'-0"max. (35' max. PUD zone district)
- 69 parking spaces provided (not including garage parking)
- Density: 13.4 du/ac
- Total open space including drainage: ~ 4.98 acres (42%)
- Park – adjacent to Raindance Community Park

- Landscape Amenities Include:
    - Fire pit
    - Benches
    - Tables and chairs
    - Trash receptacles
    - Interior courtyard
    - Interior walking paths
    - Pedestrian scale lighting

The Preliminary Site Plan has been reviewed by Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Site Plan process, including:

Sec. 17-4-10 Purpose.

The purpose of the site plan procedure is to:

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

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

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

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.

Notifications

A neighborhood meeting is not required with a preliminary site plan. In conjunction with the preliminary subdivision, a neighborhood meeting was held on April 2, 2020, and notifications were as follows:

• March 20, 2020 – affidavit of mailing to property owners within 300 feet

• March 20, 2020 and March 22, 2020 – display ad published in the Greeley Tribune and Windsor Beacon newspapers respectively.

Notification of the Planning Commission public meeting for a preliminary site plan is not a requirement.

Staff recommends that the Planning Commission approve the preliminary site plan as presented, subject to all remaining Planning Commission and staff comments being addressed on the final site plan.

Mr. Schick asked Ms. Mezzetti whether the applicant had a presentation.
Mr. McMeekin stated; No

Mr. McBreen stated they really tried to pay attention to land use, and the community park, making sure this community is a part of Raindance.

Mr. Schick asked whether there are any comments or questions from the commission.

Ms. Scheuerman asked Ms. Mezzetti about Phase 1 on the preliminary site plan on how roadways connected into the community development.

Ms. Mezzetti stated the entrance on Autumn Moon Drive.

Ms. Scheuerman asked Ms. Mezzetti where the 69 parking spaces are located in the development.

Ms. Mezzetti stated the parking spaces are evenly dispersed throughout the community, and the ADA spaces are included.

Mr. Bushelman asked Mr. McMeekin is this going to change the entrance of Bounty Drive, and Colorado Blvd.

Mr. McMeekin stated it fits within the framework of a multi-family on the existing Master Plan for the area.

Mr. Schick asked whether there are any comments or questions from the commission.

Mr. Dennison moved to approve the preliminary site plan for Raindance Subdivision 11th filing as presented, subject to all remaining Planning Commission and staff comments being addressed on the final site plan. Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows;
Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick
Planning Commission Member Gale Schick's voice vote is not counted due to non-compliance with Ordinance No. 2020-1605, Section 9 (a)
Nays – None
Motion carried.

3. Weld County Referral for a Change of Zone (COZ20-0004) from A (Agricultural) to I-3 (Heavy Industrial) – Gerrard Investments, LLC, property owner; and Rock & Rail, LLC, applicant.
    - Quasi-judicial
    - Staff presentation: Carlin Malone, Chief Planner

Per Chief Planner Carlin Malone, presented the proposal. Per Ms. Malone Weld County has referred a Change of Zone application to the Town for review and comment. This item is a referral from Weld County for Planning Commission to forward a recommendation to Weld County.

The property includes existing agricultural uses and is zoned A (Agriculture). The subject referral for a Change of Zone to I-3 (Heavy Industrial) states that existing agricultural uses, as well as an existing batch plant and transload facility approved through a Use by Special Review (USR), will remain. The application does not include information regarding the purpose for rezoning the property or proposed industrial uses. The Heavy Industrial Zone District in Weld County allows for a wide range of heavy industrial uses, incompatible with surrounding land uses. Located in Unincorporated Weld County east of and adjacent to Weld County Road 13 (WCR 13), west of WCR 17, approximately one mile south of US Highway 34.

On May 27, 2015, the Town of Windsor provided a referral response to Weld County for the Martin Marietta Materials (USR15-0027) batch plant and transload facility proposal, the current uses on the subject property. The subject Change of Zone request does not identify proposed land uses. The Change of Zone request states that the proposed zoning of I-3 will bring the property into compliance; however, other uses, proposed now or in the future, are not identified.

Based upon the information provided with the referral, the Change of Zone would allow any and all uses within the heavy industrial zone district without any analysis based on proposed uses and the associated impacts on the surrounding area, including adjacent residential and US Highway 34. Therefore, staff recommends that the Town's referral comments provided to Weld County with USR15-0027, are reiterated with the current request for Change of Zone.

2008 Intergovernmental Agreement (IGA) between the City of Greeley and the Town of Windsor

The Change of Zone would allow uses that are incompatible with the Cooperative Planning, Land Use and Utility Area (CLUA), identifying and supporting land use patterns for the US Highway 34 Corridor, in particular, the visions and infrastructure planned, as well as the existing infrastructure in the area. Per the CLUA depiction, this area is identified as Principal Employment Corridor and Secondary Corridor Area, one-half mile in width along both the northern and southern side of US Highway 34.

Consistent with the Town of Windsor's previous recommendations regarding the subject property, Town staff recommends the Planning Commission forward the following recommendations of the proposed Change of Zone application (case COZ20-0004) to the Weld County Department of Planning Services:

(1) Provide purpose of Change of Zone request, including proposed uses;

(2) If the Change of Zone application moves forward without further opportunity to comment, the Town requests the following items be addressed:

a. Referral on Site Plan application

b. Earthen berms and substantial landscape buffers should be incorporated into plans to help mitigate the visual impacts of industrial uses from US Highway 34 and from neighboring residential uses;

c. Light sources should be concealed or shielded so as to minimize upplight, spill-light, glare and unnecessary diffusion on neighboring properties.

Mr. Schick asked whether there are any comments or questions from the commission.

Mr. Dennison asked Ms. Malone who the applicant is for this change of zoning request.

Ms. Malone stated; the applicant is listed as Rock & Rail, LLC, and the property owner is listed as Gerrard Investments, LLC. Ms. Malone believes they are affiliated, but registered as different Limited Liability Companies.

Mr. Dennison stated he believed Rock & Rail, LLC already has some type of facility on the property.

Ms. Malone stated; Yes, the batch plant and transload facility.

Mr. Ballstadt added that it is Martin Marietta's.

Ms. Scheuerman asked Ms. Malone is this area part of Greeley's growth management area that would eventually be annexed by Greeley.

Mr. Ballstadt stated it's within the cooperative planning area, and it is not in Windsor's Growth Management Area (GMA).

Mr. Schick stated Johnstown has a piece of the cooperative land use.

Ms. Malone stated; Yes, Johnstown has already provided a response to Weld County and the response was that they did not have concerns with request.

Mr. Bushelman stated it's his understanding that the IGA Weld County had previously approved was reversed by the court. Rock & Rail is a railroad company, and they are operating under Federal law. The reason for I-3 is to become consistent with their use.

Mr. Schick stated; Yes, he believes that's how they are currently operating.

Ms. Scheuerman asked Ms. Malone about the background of the intergovernmental agreement.

Ms. Malone stated that the IGA addresses the primary uses that Greeley, and Windsor have agreed on, which are employment center uses. This vision is not consistent with heavy industrial zoning. The change of zone request includes 133 acres. The existing uses of the transload, and batch plant would be covered under this I-3 zoning; however, I-3 zoning also allows a lot of uses that would not be consistent with the area.

Mr. Schick stated I-3 gives them the opportunity to purpose multiple types of uses.

Mr. Bushelman asked Ms. Malone how many acres is currently being used.

Ms. Malone stated the acreage currently being used is unknown.

Mr. Ballstadt stated once the zoning is changed the Town of Windsor would not see any more referrals for future changes of use. There is usually a lifespan on an asphalt or batch plant, and once those uses are complete the I-3 zoning would allow for any other uses in the heavy industrial zoning. The 2015 comments Greeley and Windsor provided were based on the long-term development of the Highway 34 corridor. The future reuse of the property could be less compatible with the surrounding area.

Mr. Schick stated he believes the comments back to Weld County are applicable, and we need more details on the overall site plan.

Mr. Bushelman stated are we taking a recommendation of opposition for the I-3 zoning until additional information is provided on the overall site plan.

Mr. Schick asked Ms. Malone if on the recommendation the Town is asking for more details on the uses for the I-3 zoning.

Ms. Malone stated; Yes.

Mr. Ballstadt responded to comments for berms, screening, landscape buffers, and light concealment those are consistent requirements with our IGA with Weld County.

Ms. Hall asked Ms. Malone when we send this letter back, do they have to respond.

Ms. Malone stated; No, they do not have to respond.

Mr. Bushelman stated he suggested we request how many acres they are requesting to zone I-3 beyond the current use.

Ms. Scheuerman stated she would be in favor of forwarding a letter of opposition in light of the current comments, understanding the future growth framework depicted and described in the IGA between the Town and Greeley, as well as the land use

depictions in the Town's Land Use Map and what the Town envisions for the growth of the area. The County could move forward, but should have to abide by the current IGA that includes some those conditions in the letter.

Ms. Scheuerman stated the County should be a part of the use agreement for use of the corridor.

Mr. Ballstadt stated the Greeley IGA agreement was discussed in the early two thousands. The County was offered to be a part of the agreement, but declined. The IGA with Greeley has been in place since 2004, and the Town has a separate IGA that was adopted with the County.

Ms. Malone stated the uses in the IGA outline more urban uses. Weld County does not typically pursue urban uses in unincorporated areas.

Mr. Bushelman has no objection for their current operation.

Ms. Malone stated that a concern is the other uses that would be allowed with the I-3 zoning request.

Mr. Bushelman stated the USR is no longer in affect, and was thrown out by the courts. Martin Marietta brought in Rock & Roll, LLC to own the property which superseded the local jurisdiction.

Mr. Ballstadt stated there was the lawsuit, and the federal regulations do prevail, then the local zoning of I-3 would be unnecessary.

Ms. Hall expressed concern with the Town sending the recommendation letter back with conditions and opposition, in which they could ignore both.

Mr. Ballstadt stated the opposition in the letter would be a recommendation for denial. The current letter is pointing out concerns, and inconsistencies.

Mr. Bushelman stated the letter could state we are in opposition and recommend denial until we are provided with additional information.

Mr. Ballstadt stated it would be a conditional referral response, and the Town's recommendation would be denial.

Ms. Hall asked Ms. Malone about the conversation of opposition regarding this request.

Ms. Malone stated Greeley did want to respond consistent with the response both Greeley and Windsor had on the previous USR referral. If Greeley feels differently than the Town on this referral, they can respond differently.

Mr. Dennison moved to direct staff that Town of Windsor is in opposition to the application unless we get satisfactory answers to the questions purposed in staff current letter to include Commission Bushelman request to outline what additional property will be zoned I-3 above and beyond the current use; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows;
Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick
Planning Commission Member Gale Schick's voice vote is not counted due to non-compliance with Ordinance No. 2020-1605, Section 9 (a)
Nays – None
Motion carried.

4. <u>Election of New Vice Chair – Planning Commission, Town of Windsor</u>

Mr. Schick asked if any of the commissioners would like to volunteer for the Vice Chair position for Planning Commission.

Mr. Bushelman stated he would volunteer for the Vice Chair position.

Mr. Dennison moved to elect Gerald Bushelman, Vice Chair of the Planning Commission; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick
Planning Commission Member Gale Schick's voice vote is not counted due to non-compliance with Ordinance No. 2020-1605, Section 9 (a)
Nays – None
Motion carried.

C. COMMUNICATIONS

1. Communications from the Planning Commission
   - None

2. Communications from the Town Board liaison
   - None

3. Communications from the Staff
   - Site Plan Review – Eagle Crossing Subdivision 6th Filing, Lot 2 (Taco Bell) Ms. Malone asked that if the Commission had any comments on the proposal, to please forward to staff by the due date, and staff will pass those comments along to the applicant with the staff review comments.
   - Ms. Malone asked the Commission for a poll on availability for the work session with Town Board on Monday, May 18th, at 5:00 p.m. regarding Code Updates. Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick

ADJOURN
Upon a motion duly made, the meeting was adjourned at 6:07 p.m.

_____
Trisha Conway, Deputy Town Clerk

MEMORANDUM

Date: July 1, 2020
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Preliminary Site Plan – RainDance Subdivision 12th Filing – David Nelson, RainDance Development, owner, Larry Buckendorf and Morgan Kidder, authorized representatives and Brian Williamson, John Meyers, TST, applicants.
Location: East side of CR 13 / Colorado Blvd., north of New Liberty Drive, south of Cherry Blossom Drive and west of Abundance, Sunset Vista and Autumn Moon Drives.
Item #: C.1.a

Background / Discussion

The applicant, Mr. Brian Williamson, has submitted, on behalf of the owner Mr. David Nelson, a preliminary site plan for a multifamily residential development known as RainDance Subdivision Twelfth Filing. The site plan encompass approximately 31.85 acres and is zoned Planned Unit Development (PUD).

The project intent is to construct 25 multi-family buildings, 11 stand alone garages, a club house with pool and one maintenance building on the combined 31.85-acre site. The proposal consists of (25) 3 story, apartment buildings with 21 units per building. Each building consists of (10) 1 bedroom apartments, (9) 2 bedroom apartments and (2) 3 bedroom apartments. Each building also contains 7 garaged parking spaces. There is a total of 525 units with an overall density of 16.48 DU/AC.

The 525 units consist of 250 one bedroom, 225 two bedroom, and 50 three bedrooms. Based on the current site plan, total parking required, based on the current Town of Windsor Municipal Code, would be 875 spaces (see site plan for parking calculation tables). The total parking provided for the 525 units is currently 969 spaces including 175 spaces of in-building garage parking and an additional 44 spaces of standalone garage parking. This tract is part of the Raindance Planned Unit Development, which provides the zoning standards for this parcel.

Site Amenities include (2) dog parks, central planting/gardening space, central gathering court with pavilion and bocce ball courts along with club house and pool facilities. Access to the site will connect to Cherry Blossom Drive, Abundance Drive, Sunset Vista Drive and New Liberty Road.

Preliminary Site Plan characteristics:

- 31.85 total acres
- 525 apartment units
    - 25 - three-story buildings (17%)
    - 21 units per building
- Product Type:
    - 1-3 bedroom units with a variety of parking options; 35 spaces per building, 875 required
    - 750 surface spaces, 175 attached garage and 44 detached garage spaces; 969 provided

    - Two building color schemes, plus a clubhouse
    - Painted board and batten siding, stone veneer, and cementitious siding
    - Asphalt shingles (primary roof), standing seam metal roof
    - Covered porches and balconies
    - Building height – 43'-8"
- Density: 16.48 du/ac
- Total open space including drainage: ~ 16.21 acres (51%)
- Parks: Not applicable due to location proximity of Raindance Subdivision 7th Filing, RainDance Community Park (Owned and maintained by metropolitan district). Site does have open space amenities such as orchards, dog parks and a pool.

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.

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.

Notifications

A neighborhood meeting and public hearing are not required with a preliminary site plan.

Recommendation

Staff recommends that the Planning Commission approve the preliminary site plan as presented, subject to all remaining Planning Commission and staff comments being addressed on the final site plan.

Attachments

Application Materials
PowerPoint presentation

cc: David Nelson, owner
Brian Williamson, applicant
Larry Buckendorf, authorized representative

TST, INC. CONSULTING ENGINEERS

April 21, 2020

Raindance Subdivision Eleventh Filing
Multi-Family – Project Narrative
Project No. 1070.0012.00

The Raindance Subdivision Multi-Family project is located on Tract H, Raindance Subdivision, 11th filing, located on the east side of CR 13 / Colorado Blvd., north of New Liberty Drive, south of Cherry Blossom Drive and west of Abundance, Sunset Vista and Autumn Moon Drives.

The project intent is to construct 25 multi-family buildings, 11 stand alone garages, a club house with pool and one maintenance building on the combined 31.85-acre site. The proposal consists of (25) 3 story, apartment buildings with 21 units per building. Each building consists of (10) 1 bedroom apartments, (9) 2 bedroom apartments and (2) 3 bedroom apartments. Each building also contains 7 garaged parking spaces. There is a total of 525 units with an overall density of 16.48 DU/AC. The 525 units consist of 250 one bedroom, 225 two bedroom, and 50 three bedrooms. Based on the current site plan, total parking required, based on the current Town of Windsor Municipal Code, would be 875 spaces (see site plan for parking calculation tables). The total parking provided for the 525 units is currently 969 spaces including 175 spaces of in-building garage parking and an additional 44 spaces of standalone garage parking. This tract is part of the Raindance Planned Unit Development, which provides the zoning standards for this parcel.

Site Amenities include (2) dog parks, central planting/gardening space, central gathering court with pavilion and bocce ball courts along with club house and pool facilities.

Access to the site will connect to Cherry Blossom Drive, Abundance Drive, Sunset Vista Drive and New Liberty Road.

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

Sincerely,

Brian Williamson
TST, INC. CONSULTING ENGINEERS
bwilliamson@tstinc.com
970.226.0557

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970.226.0557 main
303.595.9103 metro
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com

RAINDANCE SUBDIVISION ELEVENTH FILING

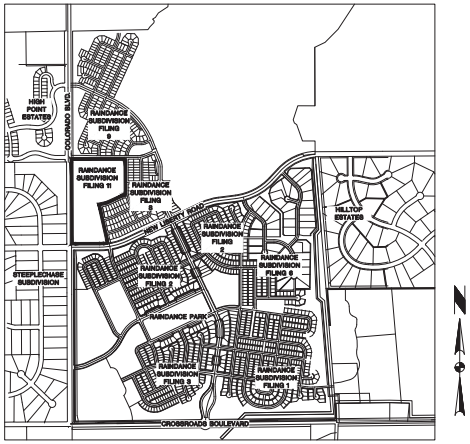
BEING A REPLAT OF TRACT H, RAINDANCE SUBDIVISION, EIGHTH FILING, SITUATE IN SECTIONS 30 AND 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

ENGINEERING & SURVEYING:

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

OWNER:

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



VICINITY MAP

NTS

TOTAL LOTS	TOTAL TRACTS	ZONING
1	0	PUD

DESCRIPTION	ZONING	SIZE (AC)	PERCENTAGE (%) OF TOTAL	O&M RESPONSIBILITY
LOT 1	PUD	31.85	100	OWNER

BASIS OF BEARING STATEMENT

THE WEST LINE OF THE NORTHWEST 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°10'37"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__.

COLORADO LICENSED
CHAD R. WASHBURN
37963
PROFESSIONAL LAND SURVEYOR

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

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

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

OWNER: RAINDANCE DEVELOPMENT, LLC

BY CONVEXITY MANAGEMENT LLC, MANAGER

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

THE____DAY OF _____, 20

NAME TITLE

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____,

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

VACATION STATEMENT

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

OWNER: RAINDANCE DEVELOPMENT, LLC

BY CONVEXITY MANAGEMENT LLC, MANAGER

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

THE____DAY OF _____, 20

NAME TITLE

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____,

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

LEGAL DESCRIPTION

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

TRACT H, RAINDANCE SUBDIVISION, EIGHTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON XXXXXXX UNDER RECEPTION NO. X.

MAYOR'S CERTIFICATE

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

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

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

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

_____ ATTEST:_____

MAYOR TOWN CLERK

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

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

COMCAST CABLE POUDRE VALLEY REA

PLANNING COMMISSION APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

TOWN MANAGER'S APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

TOWN MANAGER

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

ENGINEERING MANAGER

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

DIRECTOR OF PLANNING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____, 20__.

DIRECTOR OF PUBLIC WORKS

NOTES:

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

NOTICE OF OTHER DOCUMENTS

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

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN EKO
CHECKED JMJ
DESIGNED EKO
FILENAME 0012_PLAT COVER

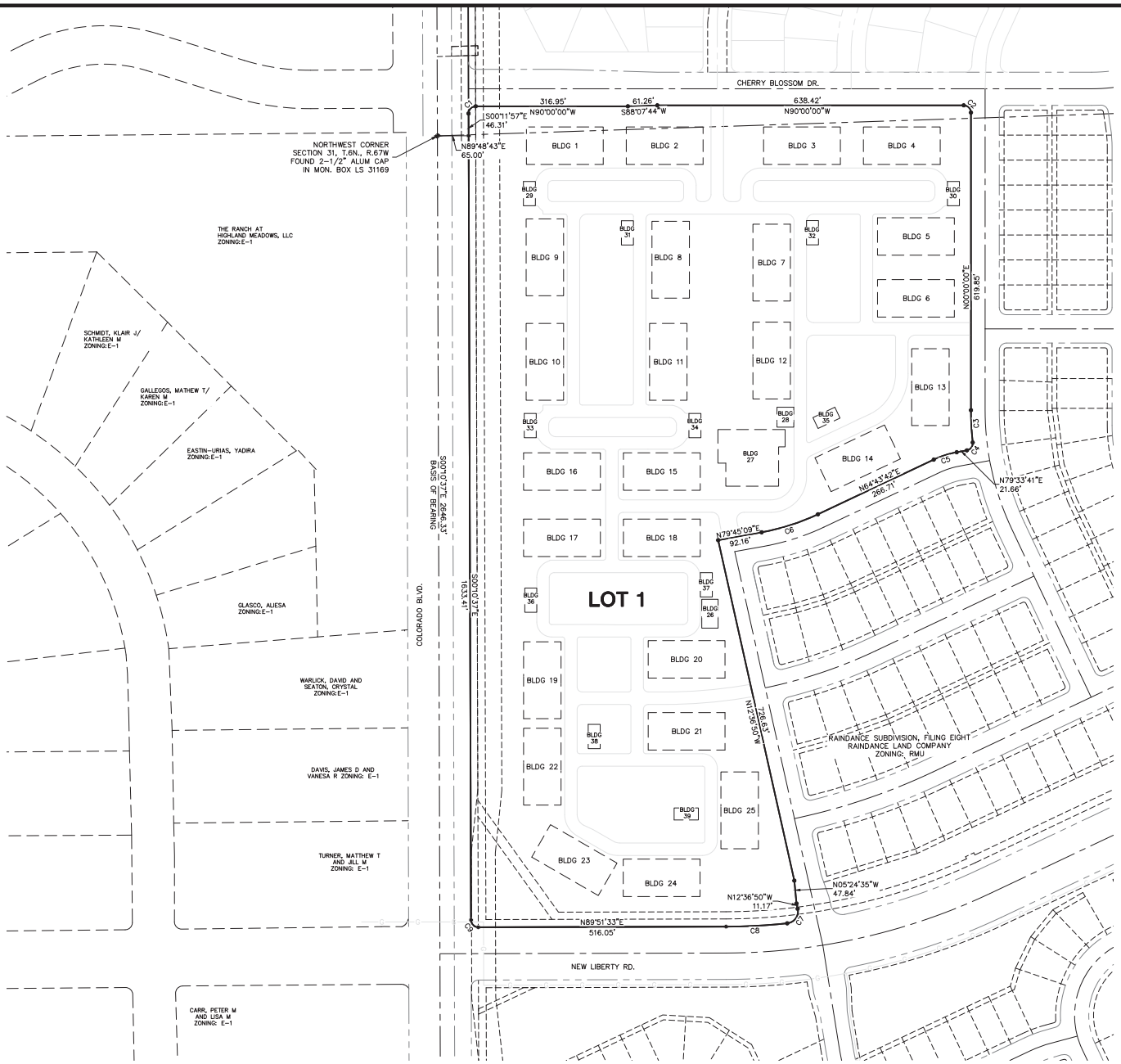
RAINDANCE SUBDIVISION ELEVENTH FILING

PLAT COVER

Washburn LAND SURVEYING

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

JOB NO. 1070.0012.00
SCALE N.T.S.
DATE MAY 5, 2020
SHEET 1 of 6



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.61'	90°11'57"	S44°54'02"W	21.25'
C2	15.00'	23.56'	90°00'00"	N45°00'00"W	21.21'
C3	608.50'	67.40'	6°20'45"	N3°10'23"W	67.36'
C4	15.00'	22.49'	85°54'26"	N36°36'28"E	20.44'
C5	194.50'	50.35'	14°49'59"	N72°08'42"E	50.21'
C6	470.50'	123.37'	15°01'27"	N72°14'25"E	123.02'
C7	25.00'	42.14'	96°33'59"	N35°40'09"E	37.32'
C8	1240.00'	127.83'	5°54'23"	N86°54'21"E	127.77'
C9	15.00'	23.56'	90°00'00"	S45°10'37"E	21.21'

LEGEND

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

100 0 100 200
scale 1"=100' feet

REVISIONS

BY	DATE	DESCRIPTION

DRAWN EKO
CHECKED JMJ
DESIGNED EKO
FILENAME 0012_PLAT COVER

RAINDANCE SUBDIVISION ELEVENTH FILING

PLAT COVER

Washburn LAND SURVEYING

TST

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

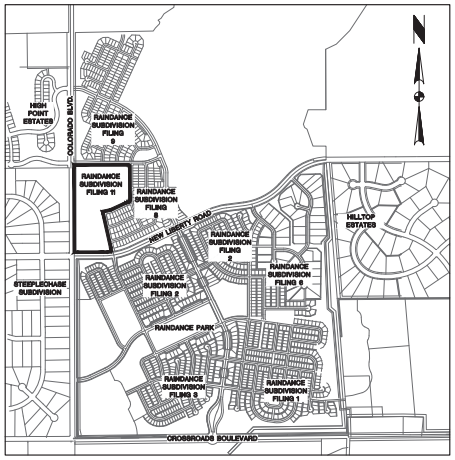
JOB NO. 1070.0012.00
SCALE #########
DATE MAY 5, 2020
SHEET 2 of 6

RAINDANCE SUBDIVISION ELEVENTH FILING

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

LOCATED IN THE TOWN OF WINDSOR

MAY 5, 2020



VICINITY MAP

NOT TO SCALE

OWNER

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

ENGINEERING & SURVEYING

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

PLANNING & LANDSCAPE ARCHITECTURE

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

PREPARER'S CERTIFICATE:

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

SIGNATURE
PREPARER OF SITE PLAN

PRINT NAME
PREPARER OF SITE PLAN

DESCRIPTION

A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF LARIMER, COLORADO, LOCATED IN THE NORTHWEST QUARTER OF SECTION THIRTY-ONE, TOWNSHIP SIX NORTH, RANGE SIXTY-SEVEN WEST OF THE SIXTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT H OF RAINDANCE MAJOR SUBDIVISION, ELEVENTH FILING.

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 NORTHWEST 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°10'37"E.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

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

OWNER: RAINDANCE DEVELOPMENT COMPANY, LLC.

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

THE____DAY OF _____, 20__.

MARTIN LIND, PRESIDENT

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____.

THIS_____DAY OF_____, 20__.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

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.

MAYOR'S CERTIFICATE

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

_____ ATTEST:_____
MAYOR TOWN CLERK

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____ 20__.

ENGINEERING MANAGER

TOWN MANAGER'S APPROVAL

APPROVED THIS THE___DAY OF_____ 20__.

TOWN MANAGER

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____ 20__.

DIRECTOR OF PLANNING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE___DAY OF_____ 20__.

DIRECTOR OF PUBLIC WORKS

PLANNING COMMISSION APPROVAL

APPROVED THIS THE___DAY OF_____ 20__.

CHAIRMAN, WINDSOR PLANNING COMMISSION

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

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING 5' CONT. (4925)
- EXISTING 1' CONT. (4921)
- EXISTING RIGHT-OF-WAY
- EXISTING CABLE TV — TV —
- EXISTING ELECTRIC — E — E —
- EXISTING FIBER OPTIC — FO —
- EXISTING GAS — G — G —
- EXISTING IRRIGATION — I — I —
- EXISTING OVERHEAD ELECTRIC — OHE —
- EXISTING SANITARY SEWER — SS —
- EXISTING STORM DRAIN
- EXISTING TELEPHONE — T —
- EXISTING UTILITY PEDESTAL/VAULT [E] [FO] [T]
- EXISTING WATER W/ VALVE — W —
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED 1' CONTOUR (4921)
- PROPOSED 5' CONTOUR (4925)
- PROPOSED FLOW ARROW
- TOP OF FOUNDATION ELEVATION TOF=51.13
- FINISHED GRADE F.G.=50.63
- PROPOSED SWALE CROSS-SECTION A A
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED THRUST BLOCK
- PROPOSED WATER VALVE
- PROPOSED IRRIGATION LINE
- PROPOSED IRRIGATION SERVICE IRR
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED STORM INLET
- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATTLE
- PROPOSED CURB INLET FILTER
- PROPOSED RIPRAP PAD
- PROPOSED VEHICLE TRACKING CONTROL PAD
- PROPOSED SILT FENCE — SILT —
- DRAINAGE BASIN X = AREA, ACRES AB-C = BASIN NUMBER Y = 100-YR RUNOFF COEFFICIENT "C" (X / AB-C / Y)
- PROPOSED DRAINAGE DESIGN POINT (1)
- 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

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TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
ENGINEERING MANAGER

REVISIONS	DATE	BY
DESCRIPTION		

DRAWN: RLF
CHECKED: JMJ
DESIGNED: RLF
FILENAME: 0012_COVER

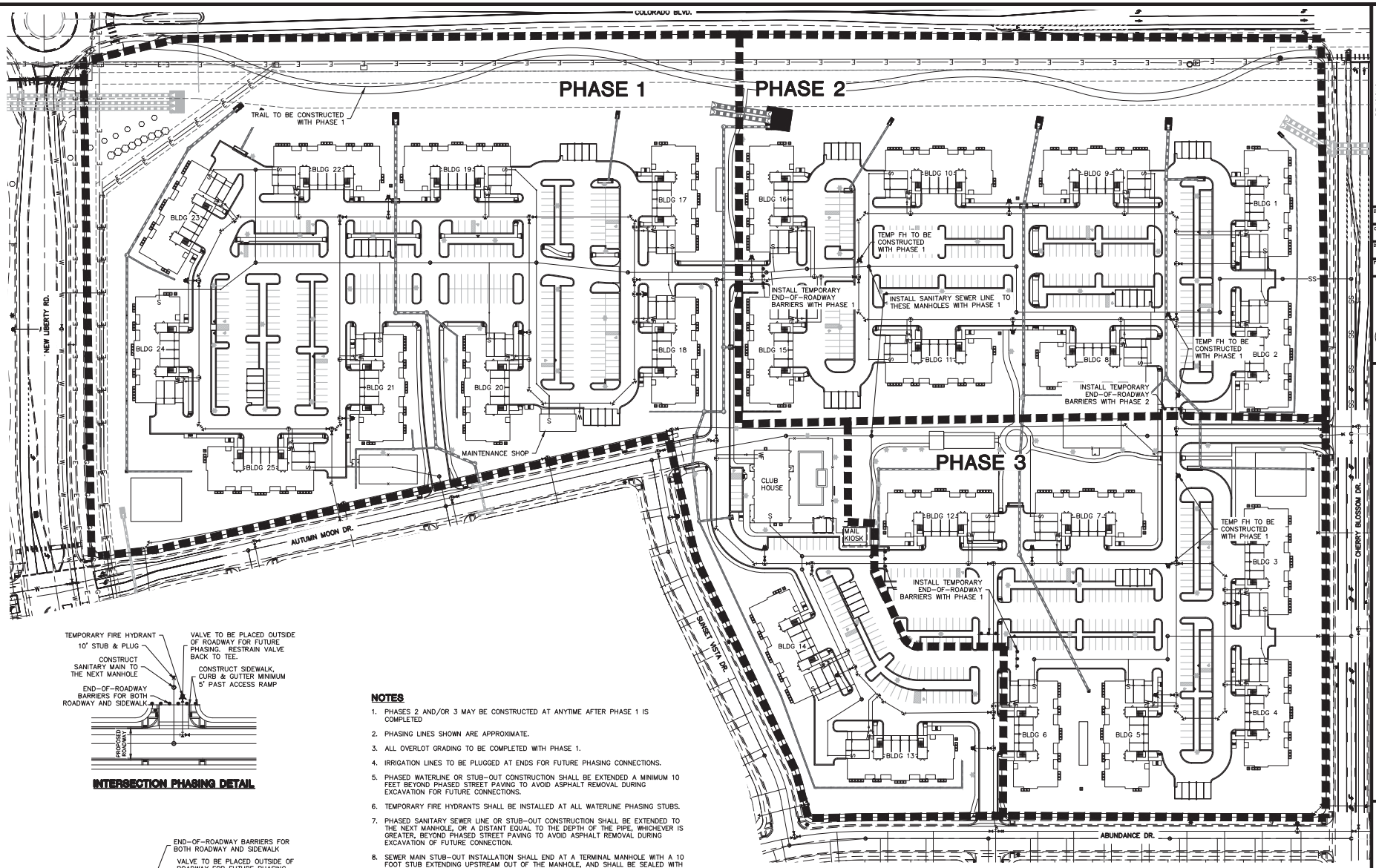
COLORADO LICENSED JOHN E. MEYER PENDING APPROVAL NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

RAINDANCE SUBDIVISION ELEVENTH FILING

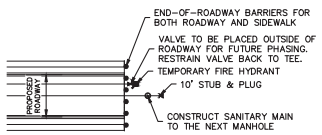
COVER SHEET

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

JOB NO. 1070.0012.00
SCALE N.T.S.
DATE MAY 5, 2020
SHEET 1 of 71



INTERSECTION PHASING DETAIL



PHASING DETAIL

NOTES

1. PHASES 2 AND/OR 3 MAY BE CONSTRUCTED AT ANYTIME AFTER PHASE 1 IS COMPLETED
2. PHASING LINES SHOWN ARE APPROXIMATE.
3. ALL OVERLOT GRADING TO BE COMPLETED WITH PHASE 1.
4. IRRIGATION LINES TO BE PLUGGED AT ENDS FOR FUTURE PHASING CONNECTIONS.
5. PHASED WATERLINE OR STUB-OUT CONSTRUCTION SHALL BE EXTENDED A MINIMUM 10 FEET BEYOND PHASED STREET PAVING TO AVOID ASPHALT REMOVAL DURING EXCAVATION FOR FUTURE CONNECTIONS.
6. TEMPORARY FIRE HYDRANTS SHALL BE INSTALLED AT ALL WATERLINE PHASING STUBS.
7. PHASED SANITARY SEWER LINE OR STUB-OUT CONSTRUCTION SHALL BE EXTENDED TO THE NEXT MANHOLE, OR A DISTANT EQUAL TO THE DEPTH OF THE PIPE, WHICHEVER IS GREATER, BEYOND PHASED STREET PAVING TO AVOID ASPHALT REMOVAL DURING EXCAVATION OF FUTURE CONNECTION.
8. SEWER MAIN STUB-OUT INSTALLATION SHALL END AT A TERMINAL MANHOLE WITH A 10 FOOT STUB EXTENDING UPSTREAM OUT OF THE MANHOLE, AND SHALL BE SEALED WITH A REMOVABLE WATER-TIGHT PLUG UNTIL THE TIME OF FUTURE CONNECTION.
9. ALL SERVICE LINES (IRR, W, AND S) SHALL BE INSTALLED WHEN MAIN LINE FOR EACH SERVICE IS CONSTRUCTED.
10. CONTRACTOR TO PROVIDE SLEEVING/CASINGS FOR FUTURE UTILITIES UNDER TRAIL AS NEEDED FOR FUTURE PHASES.
11. CONTRACTOR TO INSTALL END-OF-ROADWAY OR END-OF-TRAIL MARKERS WHERE STREETS/TRAILS END DUE TO PHASING.

60 0 60 120
scale 1"=60' feet

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
ENGINEERING MANAGER

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN MPG
CHECKED JMJ
DESIGNED MPG
FILENAME 0012_PHASING

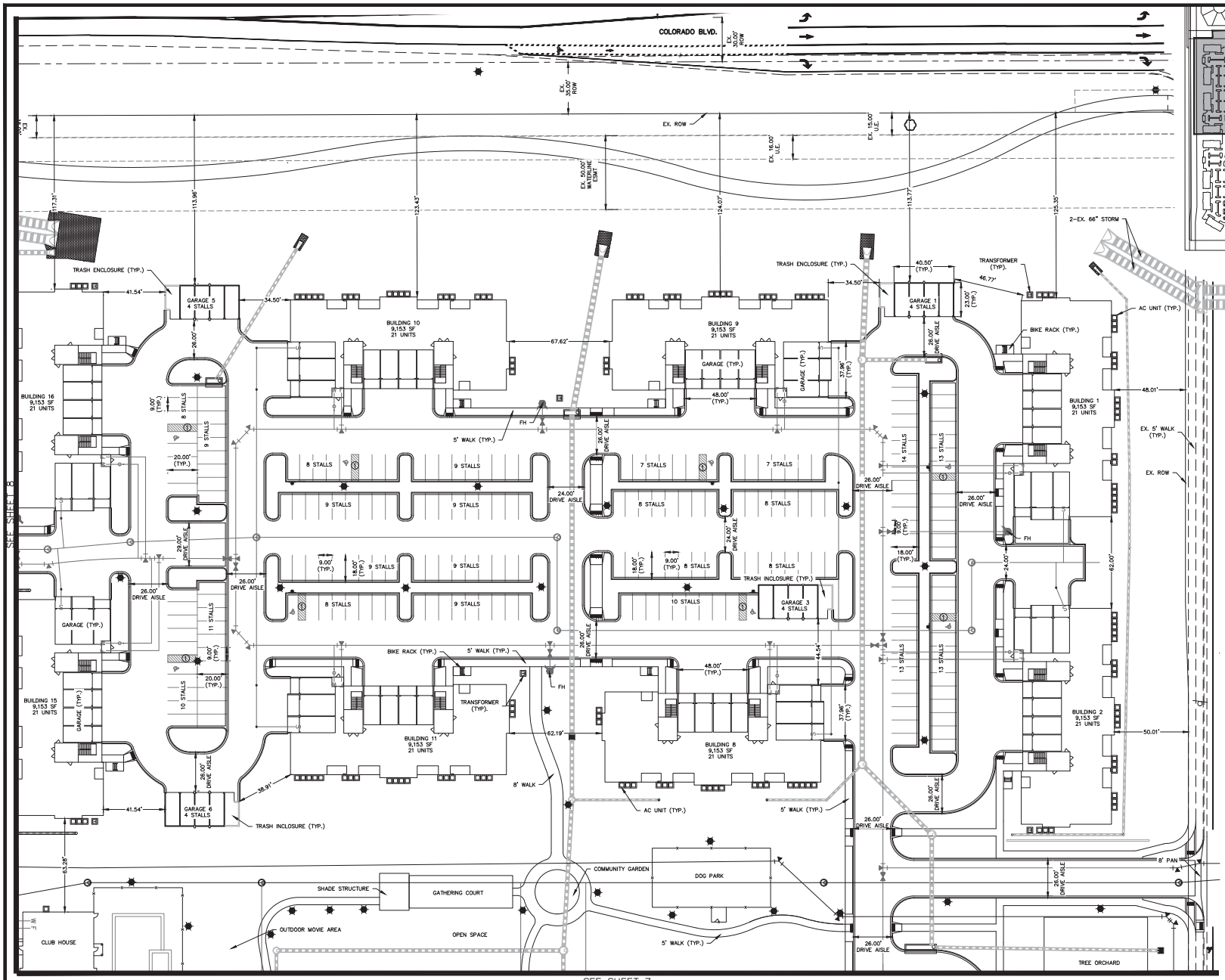
COLORADO LICENSED MARK E. MENCK PENDING APPROVAL NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

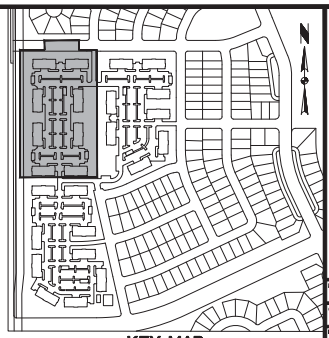
RAINDANCE SUBDIVISION ELEVENTH FILING

PHASING PLAN

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

JOB NO. 1070.0012.00
SCALE 1" = 60'
DATE MAY 5, 2020
SHEET 5 of 71





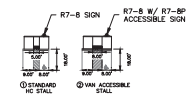
KEY MAP
N.T.S.

LAND USE STATISTICS			
TYPE	SF	AC	%
TOTAL BLDGS	241,179.6	5.54	17.4%
SIDEWALKS & PATHWAYS	13,096.4	0.30	0.9%
LANDSCAPE/AMNTYS/OPEN SPACE	706,269.1	16.21	50.9%
PARKING & DRIVES	426,841.0	9.80	30.8%
TOTAL	1,387,386.0	31.85	100%

DWELLING UNITS / ACRE	16.48

REQUIRED PARKING			
BDRMS	PER BLD	SPACES REQ	TOTAL
1 BD	10	1.5	15
2 BD	9	1.75	16
3 BD	2	2	4
TOTAL REQ. PER BLDG			35
TOTAL BLDGS			25
TOTAL PARKING REQUIRED			875

PROVIDED PARKING			
TYPE	EA	SPACES PER	TOTALS
SURFACE			750
GARAGES BLDGS	25	7	175
GARAGES SEPARATE	11	4	44
TOTAL PPARKING PROVIDED			969



scale 1"=30' feet

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
ENGINEERING MANAGER

REVISIONS

BY	DATE	DESCRIPTION

DRAWN MPG
CHECKED JMJ
DESIGNED MPG
FILENAME 0012_SITE PLAN

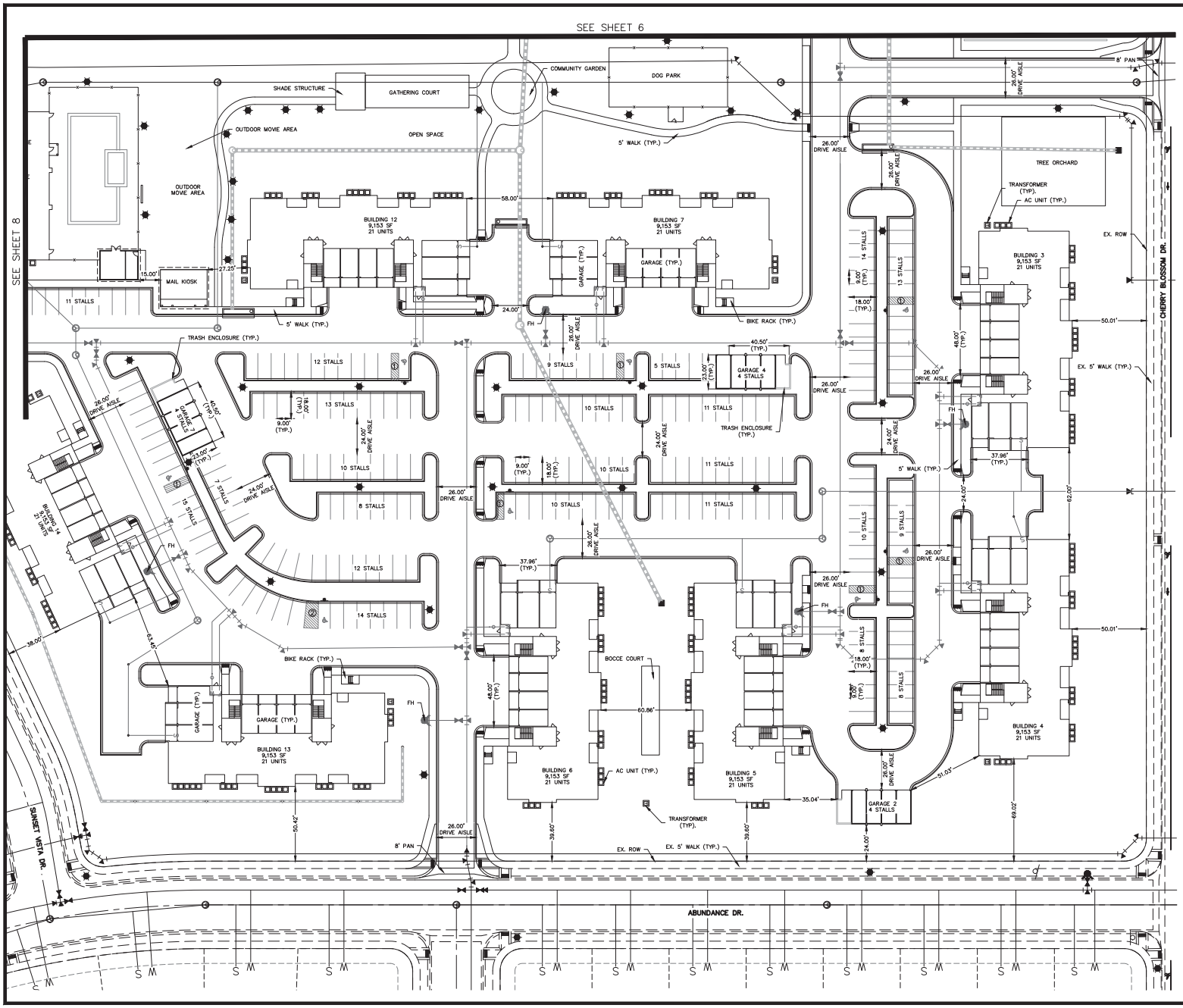
COLORADO LICENSED PROFESSIONAL ENGINEER
PENDING APPROVAL NOT FOR CONSTRUCTION

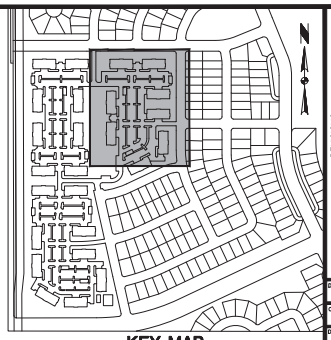
RAINDANCE SUBDIVISION ELEVENTH FILING

SITE PLAN

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

JOB NO. 1070.0012.00
SCALE 1" = 30'
DATE MAY 5, 2020
SHEET 6 of 71





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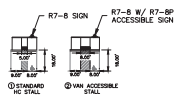

50 0 50 100
scale 1"=50' feet

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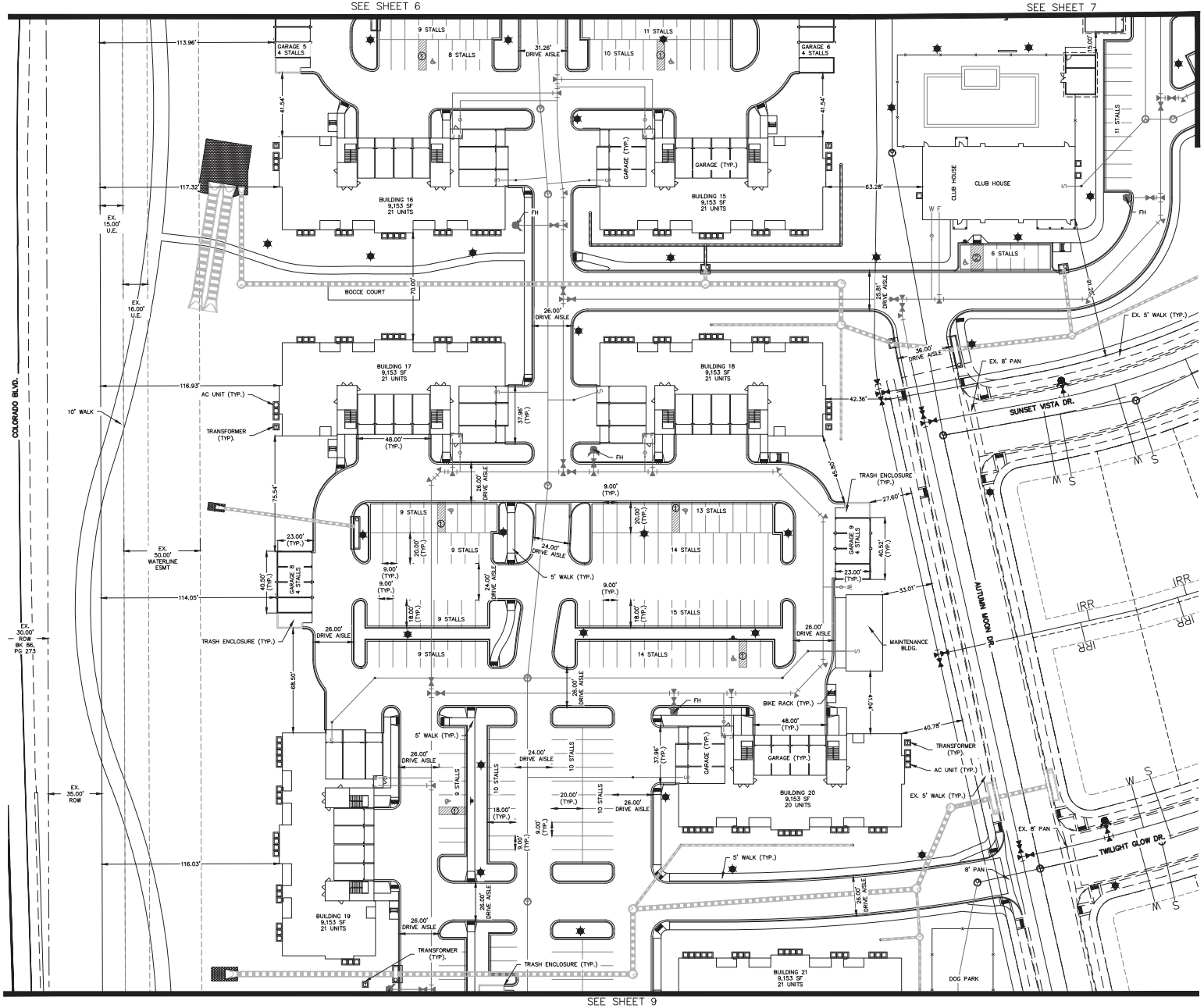

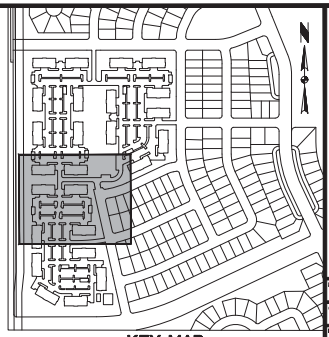

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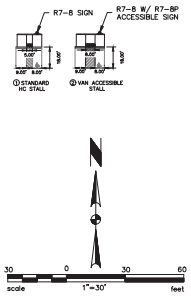

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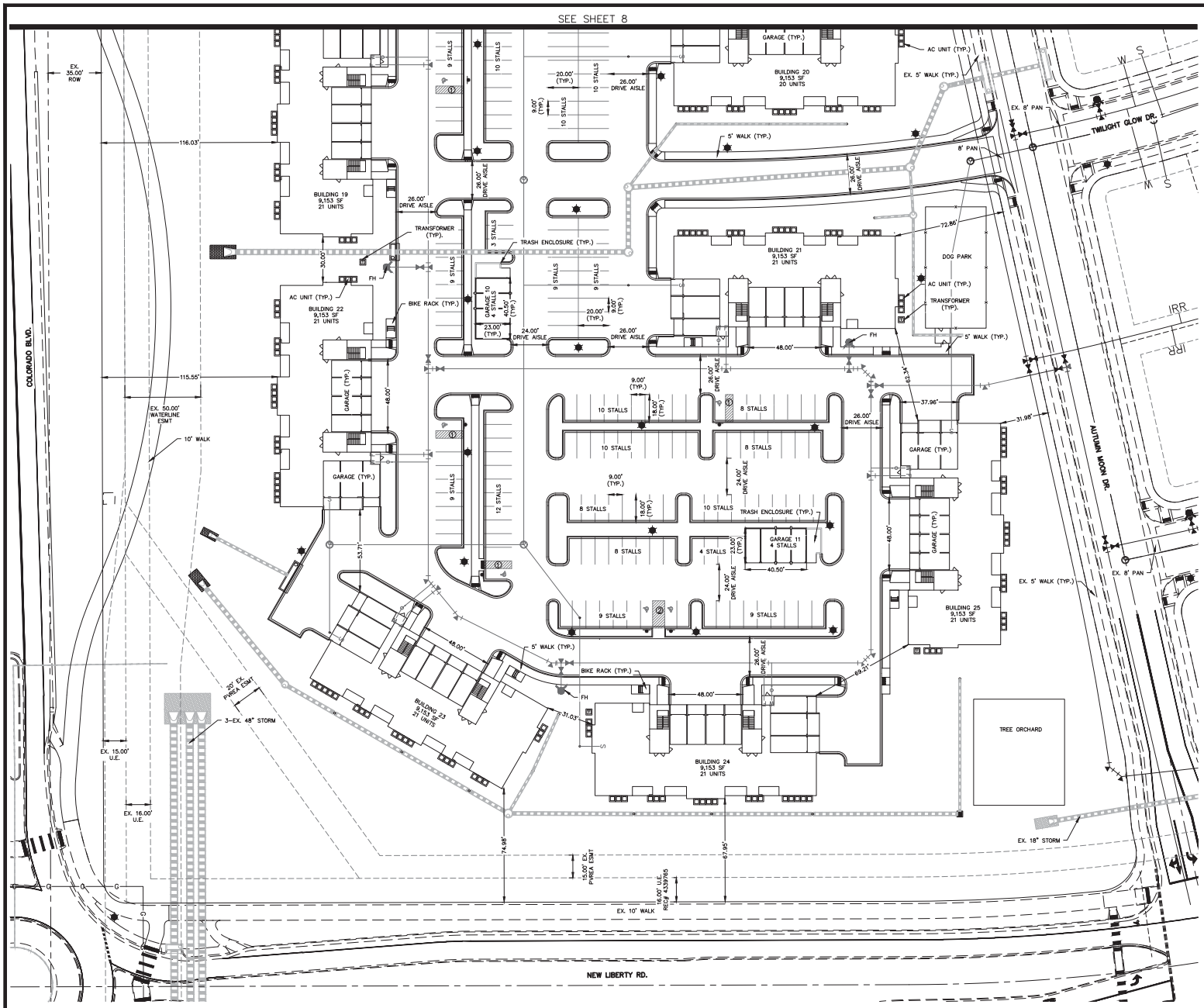

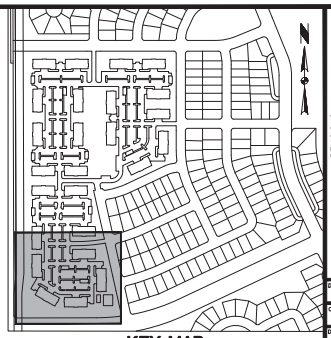

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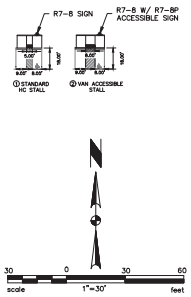

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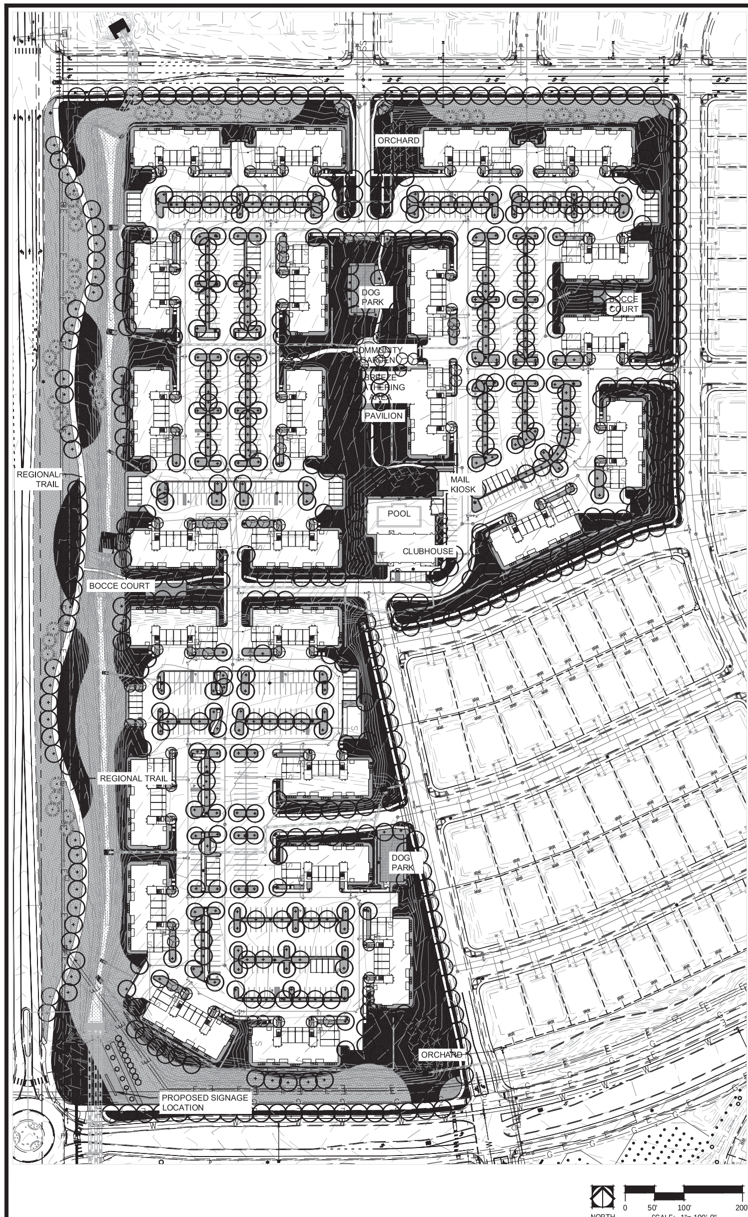
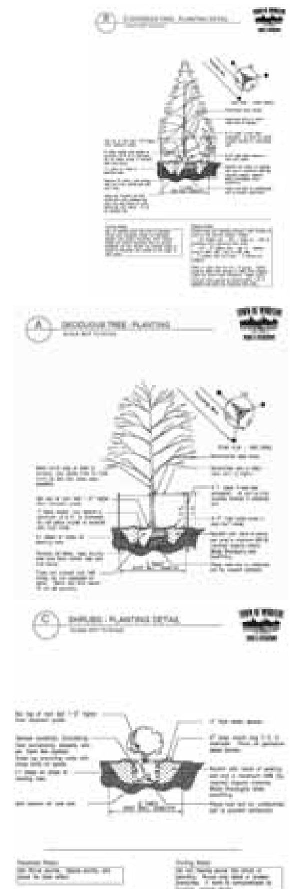


SYMBOL LEGEND

TREES	COMMON NAME	SIZE	
	CONIFER	B&B 6` HIGH MIN.	
	DECIDUOUS	B&B 2.5" CAL. MIN.	
	ORNAMENTAL	B&B 1.5" CAL MIN.	
SHRUB AREAS	**COMMON NAME**	**CONT**	**SPACING**
	4` SHRUBS	5 GAL	48" o.c.
GROUND COVERS	**COMMON NAME**		
	4" BREEZE		
	BLUEGRASS TURF		
	NATIVE SEED MIX-DRY LAND		
	NATIVE SEED-POND BOTTOM MIX		

PLANTING NOTES

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



PROPOSED PLANTING SCHEDULE

EVERGREEN TREES

SYM	BOTANICAL	COMMON	Size	SPRD	HGT	HYDRO
ACON	ABIES CONCOLOR	WHITE FIR	B&B 6` HIGH MIN.	30'	60'	
PPUN	PICEA PUNGENS	COLORADO SPRUCE	B&B 6` HIGH MIN.	30'	60'	MEDIUM
PPUB	PICEA PUNGENS 'BABY BLUEEYES'	BABY BLUE EYES SPRUCE	B&B 6` HIGH MIN.	15'	30'	MEDIUM
PARI	PINUS ARISTATA	BRISTLECONE PINE	B&B 6` HIGH MIN.	20'	40'	LOW
PFLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINI	B&B 6` HIGH MIN.	25'	40'	LOW
PNIG	PINUS NIGRA	AUSTRIAN BLACK PINE	B&B 6` HIGH MIN.	40'	60'	LOW

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
CCRU	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B&B 1.5" CAL MIN.	15'	15'	LOW
KPAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B&B 1.5" CAL MIN.	30'	30'	LOW
MSSN	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 LILAC	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 PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' O.C.	2'	LOW	36" o.c.
BN	BUDDLEJA DAVIDII '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 FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	5 GAL	4' O.C.	2'	MED	48" o.c.
FG	FORSYTHIA X INTERMEDIA 'GOLD TIDE' TM	GOLD TIDE FORSYTHIA	5 GAL	4' O.C.	2'	MED	48" o.c.
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4' O.C.	4'	LOW	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.
JS2	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	5 GAL	12' O.C	30'	LOW	144" o.c.
JM	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	5 GAL	5' O.C.	20'	LOW	60" o.c.
JS	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	4' O.C.	15'	LOW	48" o.c.
MC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	3' O.C.	3'	MED	36" o.c.
PA2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	4' O.C.	4'	LOW	48" o.c.
PL2	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL	6' O.C.	6'	LOW	72" o.c.
PL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	4' O.C.	3'	MED	48" o.c.
PN2	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	5 GAL	6' O.C.	6'	MED	72" o.c.
PG2	PICEA PUNGENS 'GLOBE'	DWARF GLOBE GREEN SPRUCE	5 GAL	4' O.C.	4'	LOW	48" o.c.
PG3	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	5 GAL	4' O.C.	4'	MED	48" o.c.
PF2	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	3' O.C.	3'	LOW	36" o.c.
PP	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL	6' O.C.	2'	LOW	72" o.c.
PC2	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL	6' O.C.	8'	MED	72" o.c.
RC	RHAMNUS FRANGULA 'COLUMNARIS'	COLUMNAR BUCKTHORN	5 GAL	4' O.C.	12'	LOW	48" o.c.
RG2	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	6' O.C.	3'	LOW	72" o.c.
RC2	RHUS GLABRA 'CISMONTANA'	ROCKY MOUNTAIN SUMAC	5 GAL	3' O.C.	3'	LOW	36" o.c.
RN	ROSA FLORIBUNDA 'NEARLY WILD'	NEARLY WILD ROSE	5 GAL	3' O.C.	3'	LOW	36" o.c.
SM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	5' O.C.	5'	LOW	60" o.c.
SV	SYRINGA VULGARIS	COMMON LILAC	5 GAL	8' O.C.	12'	LOW	96" o.c.
WM	WEIGELA FLORIDA 'MIDNIGHT WINE' TM	WEIGELA	5 GAL	2' O.C.	2'	MED	24" o.c.

GRASSES

SYM	BOTANICAL	COMMON	Size	SPRD	HGT	HYDRO	SPC
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	3' O.C.	3'	LOW	36" o.c.
CR	CALAMAGROSTIS BRACHYTRICHA	REED GRASS	5 GAL	3' O.C.	4'	LOW	36" o.c.
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2' O.C.	3'	LOW	36" o.c.
MG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	5' O.C.	5'	MED	60" o.c.
PS	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	5 GAL	2' O.C.	4'	LOW	48" o.c.
ST	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	5 GAL	2' O.C.	4'	LOW	24" o.c.
SN	SORGHASTRUM NUTANS	INDIAN GRASS	5 GAL	4' O.C.	5'	LOW	48" o.c.

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

REVISIONS		
DESCRIPTION	DATE	BY

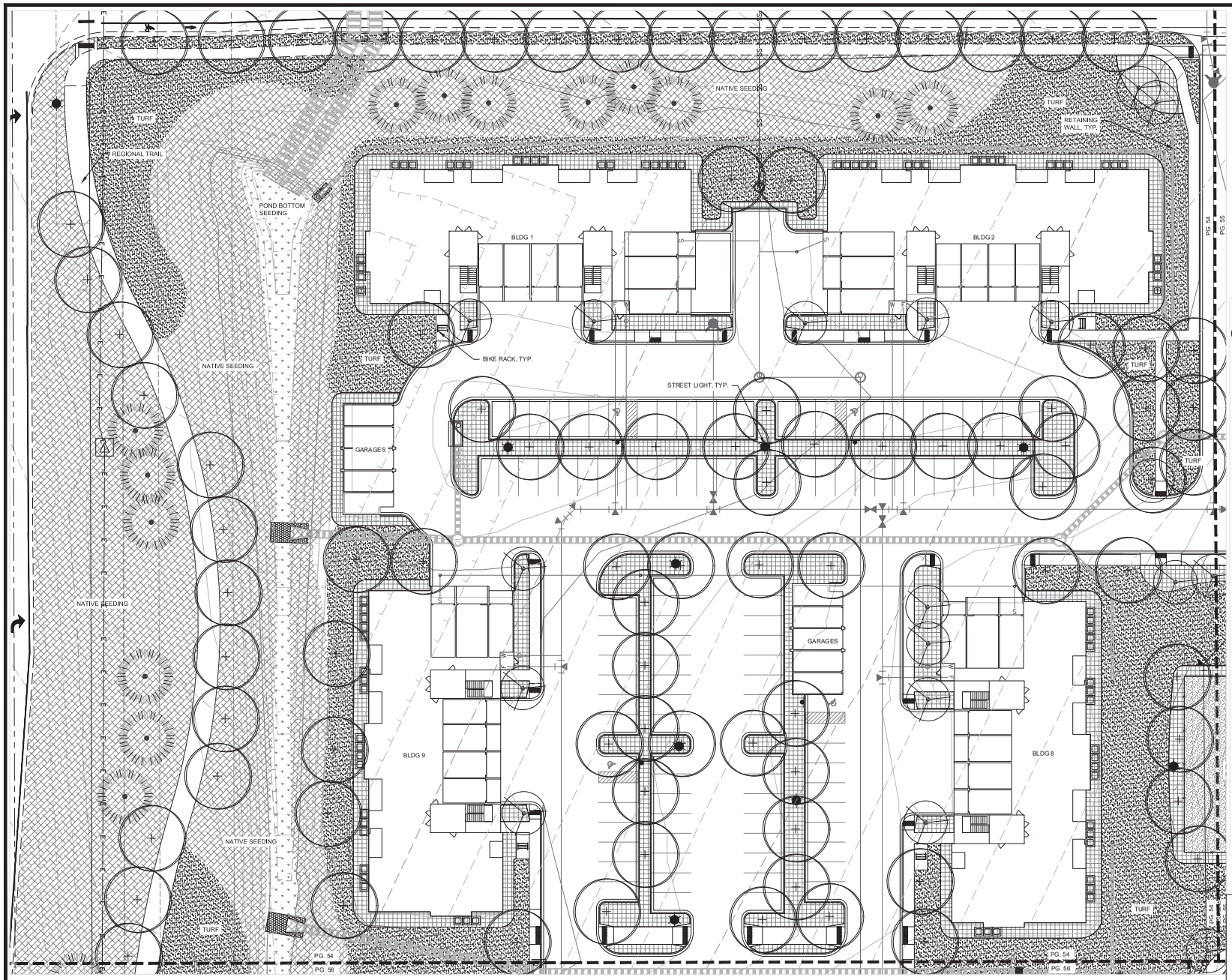
DRAWN PDB
CHECKED BW
DESIGNED MJB
FILENAME 1070.0012 LA

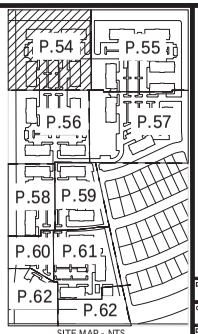
Matthew Jude Bi... 398 — PENDING APPROVAL NOT FOR CONSTRUCTION — STATE OF COLORADO LANDSCAPE ARCHITECT

RAINDANCE SUBDIVISION
ELEVENTH FILING
OVERALL LANDSCAPE PLAN

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

JOB NO. 1070.0012.00
SCALE 1"=100'
DATE MAY 5, 2020
SHEET 53 of 71





SITE MAP - NTS

PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME
	C-CONIFER	CONIFER
	C-DECIDUOUS	DECIDUOUS
	C-ORNAMENTAL	ORNAMENTAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	4" BREEZE	4" BREEZE
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY LAND
	NATIVE SEED-POND BOTTOM MIX	NATIVE SEED-POND BOTTOM MIX

NORTH 0 10' 20' 40'
SCALE: 1"=20'-0"

TOWN OF WINDSOR
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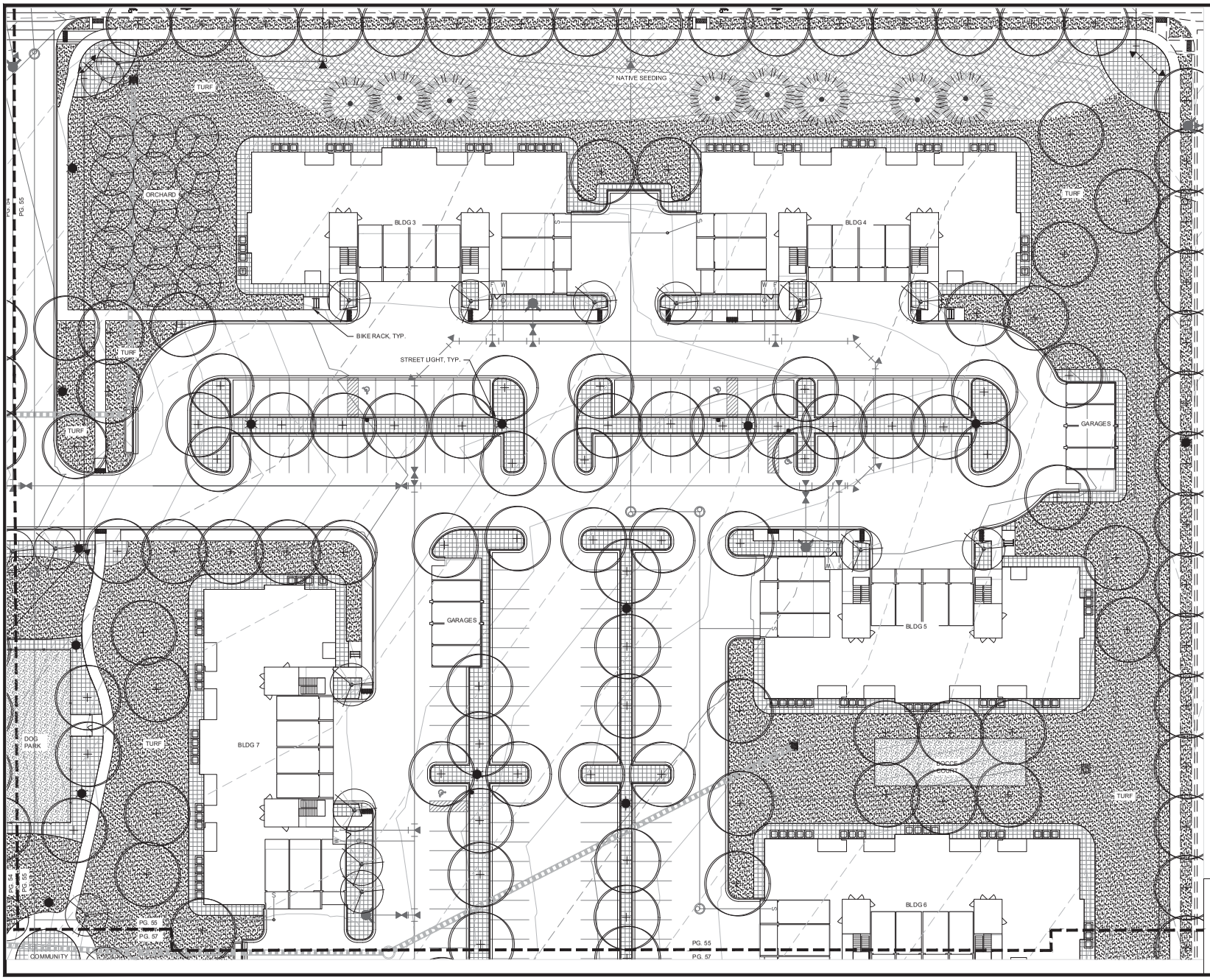

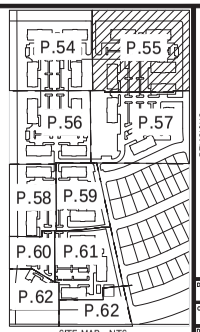

SITE MAP - NTS

PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME
	C-CONIFER	CONIFER
	C-DECIDUOUS	DECIDUOUS
	C-ORNAMENTAL	ORNAMENTAL

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	4" BREEZE	4" BREEZE
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY LAND
	NATIVE SEED-POND BOTTOM MIX	NATIVE SEED-POND BOTTOM

NORTH

0 10' 20' 40'

SCALE: 1"= 20'-0"

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Matthew Jude Bell
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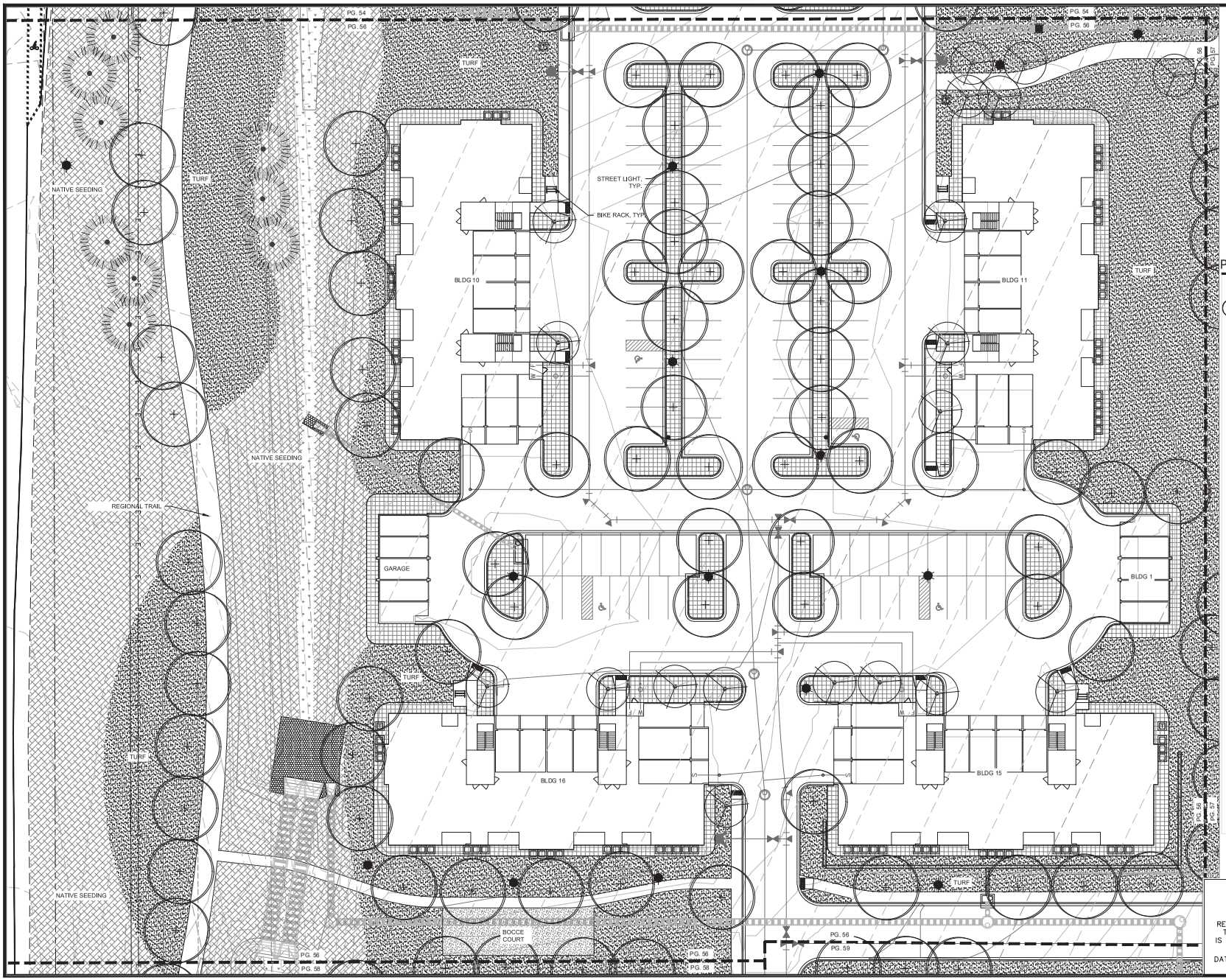

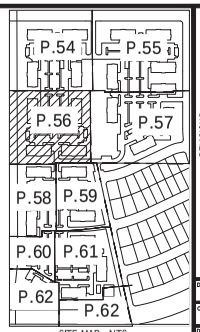

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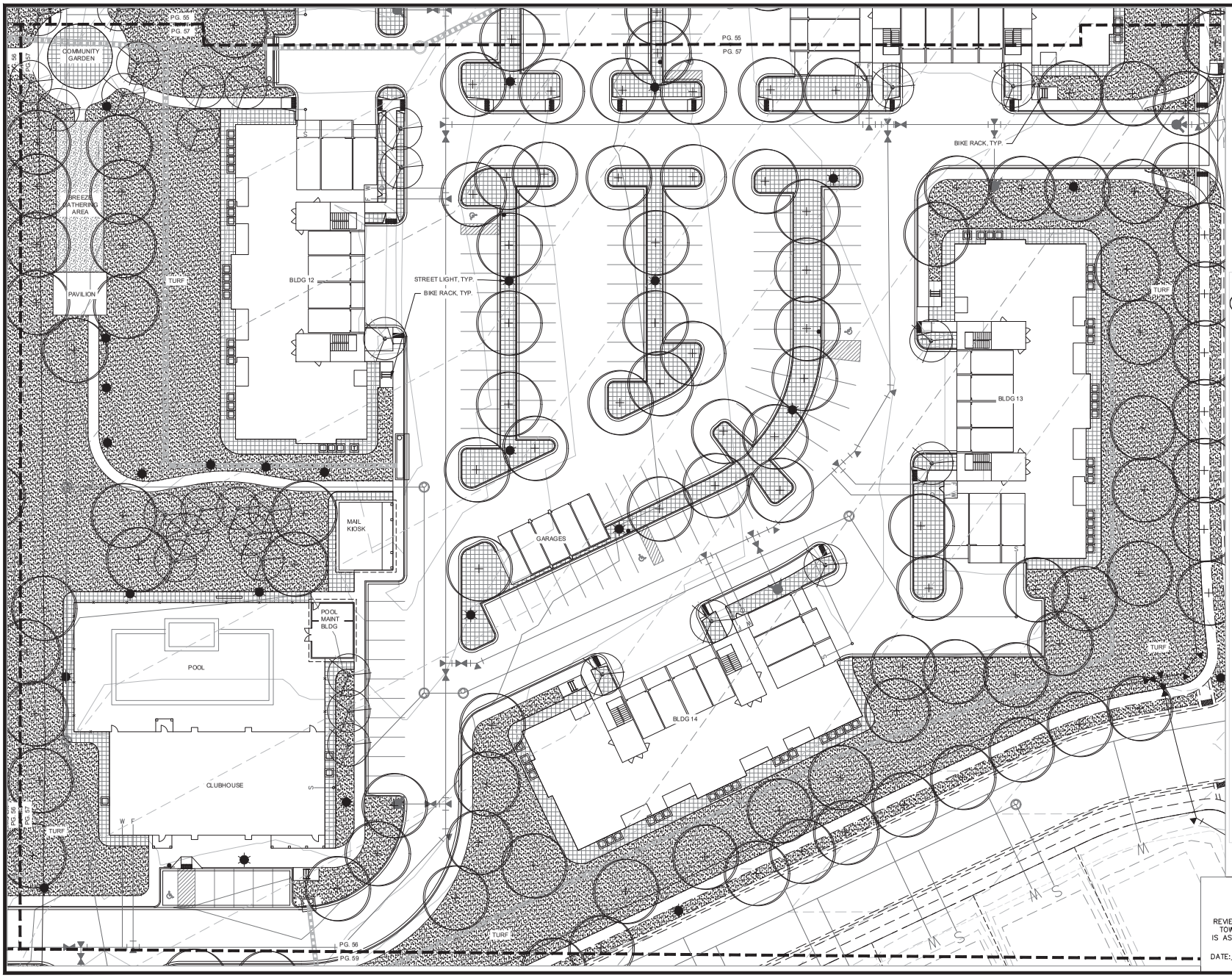

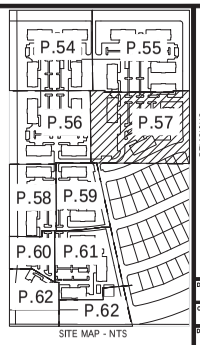

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	C DECIDUOUS	DECIDUOUS
	C ORNAMENTAL	ORNAMENTAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME
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	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY
	NATIVE SEED-POND BOTTOM MIX	NATIVE SEED-POND BO

NORTH 0 10' 20' 40'
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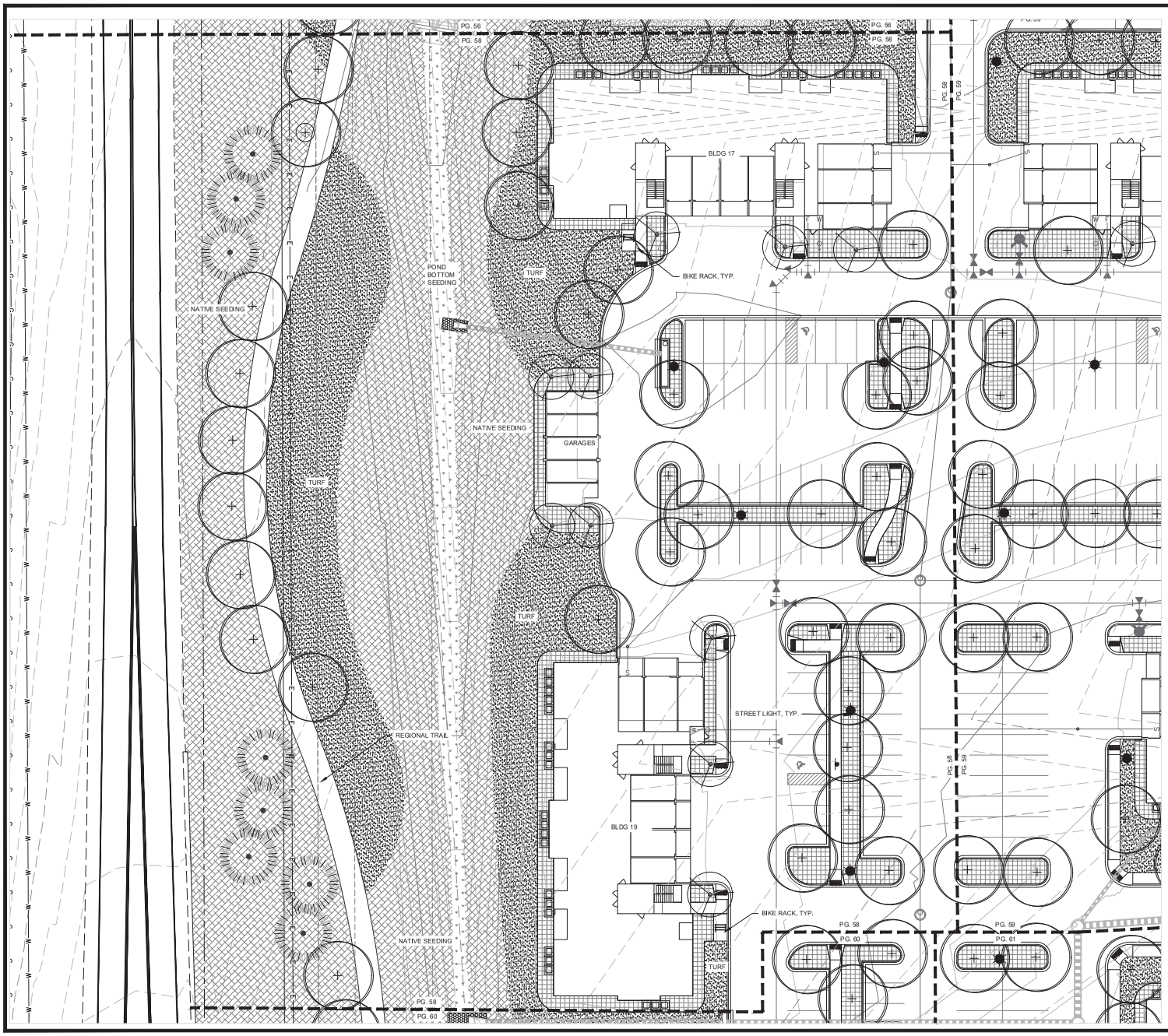

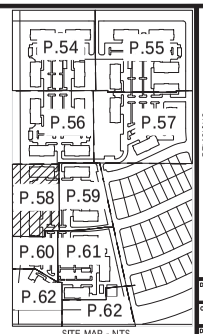

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PLANTING LEGEND

TREES	BOTANICAL NAME	COMMON NAME
	C C CONIFER	CONIFER
	C D DECIDUOUS	DECIDUOUS
	C ORNAMENTAL	ORNAMENTAL
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
	4" BREEZE	4" BREEZE
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY LAND
	NATIVE SEED -POND BOTTOM MIX	NATIVE SEED-POND BOTTOM

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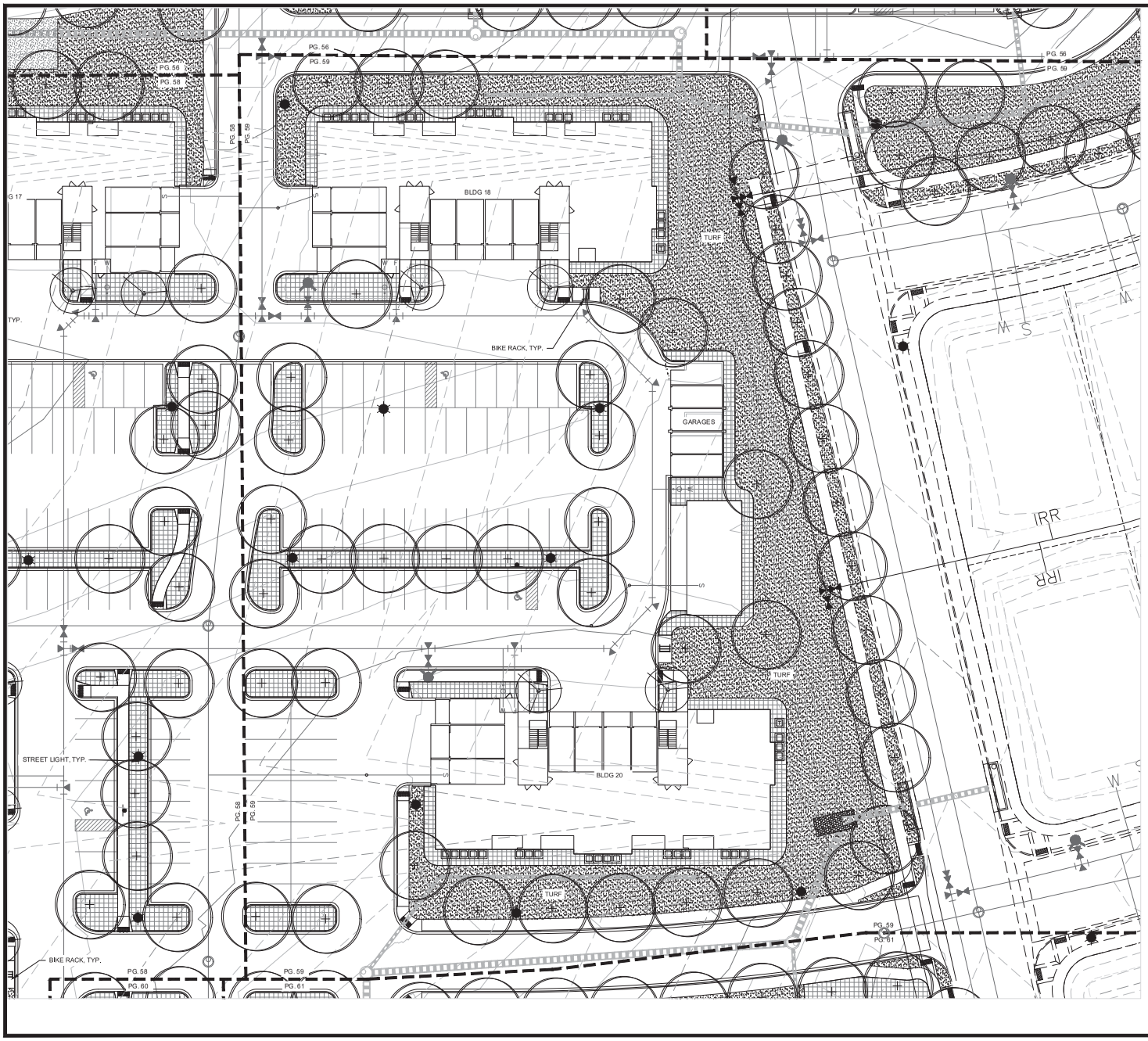

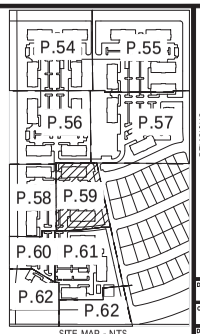

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	C DECIDUOUS	DECIDUOUS
	C ORNAMENTAL	ORNAMENTAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	4" BREEZE	4" BREEZE
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY LAND
	NATIVE SEED-POND BOTTOM MIX	NATIVE SEED-POND BOTTOM

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Matthew Jude Bl... 398 ... PENDING APPROVAL NOT FOR CONSTRUCTION ... OF COLORADO LANDSCAPE ARCHITECT

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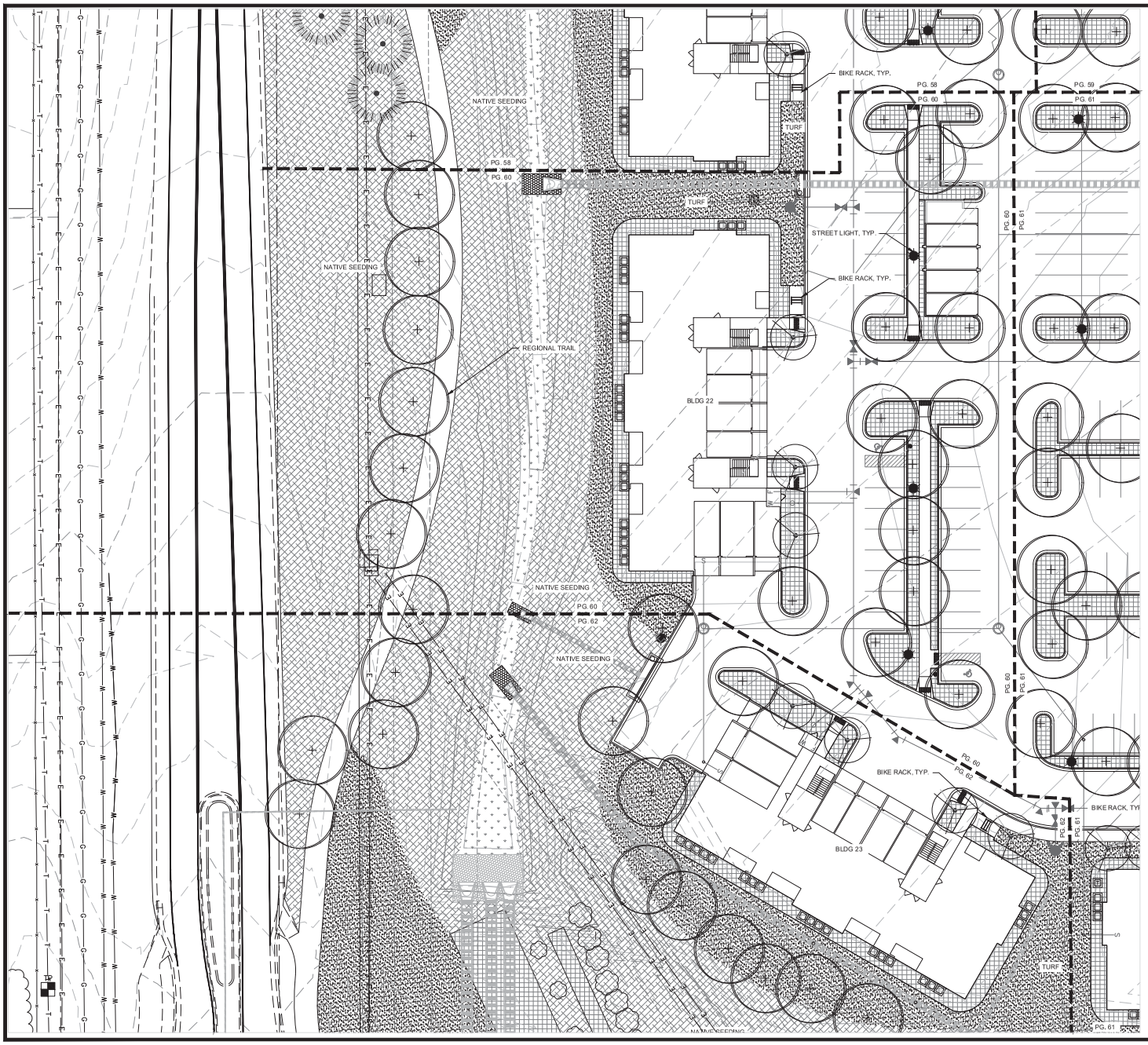

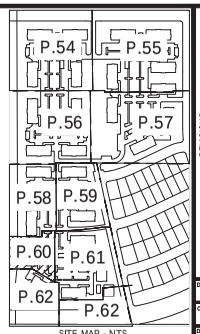

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	C C CONIFER	CONIFER
	C O DECIDUOUS	DECIDUOUS
	C ORNAMENTAL	ORNAMENTAL
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
	4" BREEZE	4" BREEZE
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY LAND
	NATIVE SEED-POND BOTTOM MIX	NATIVE SEED-POND BOTTOM

NORTH 0 10' 20' 40'
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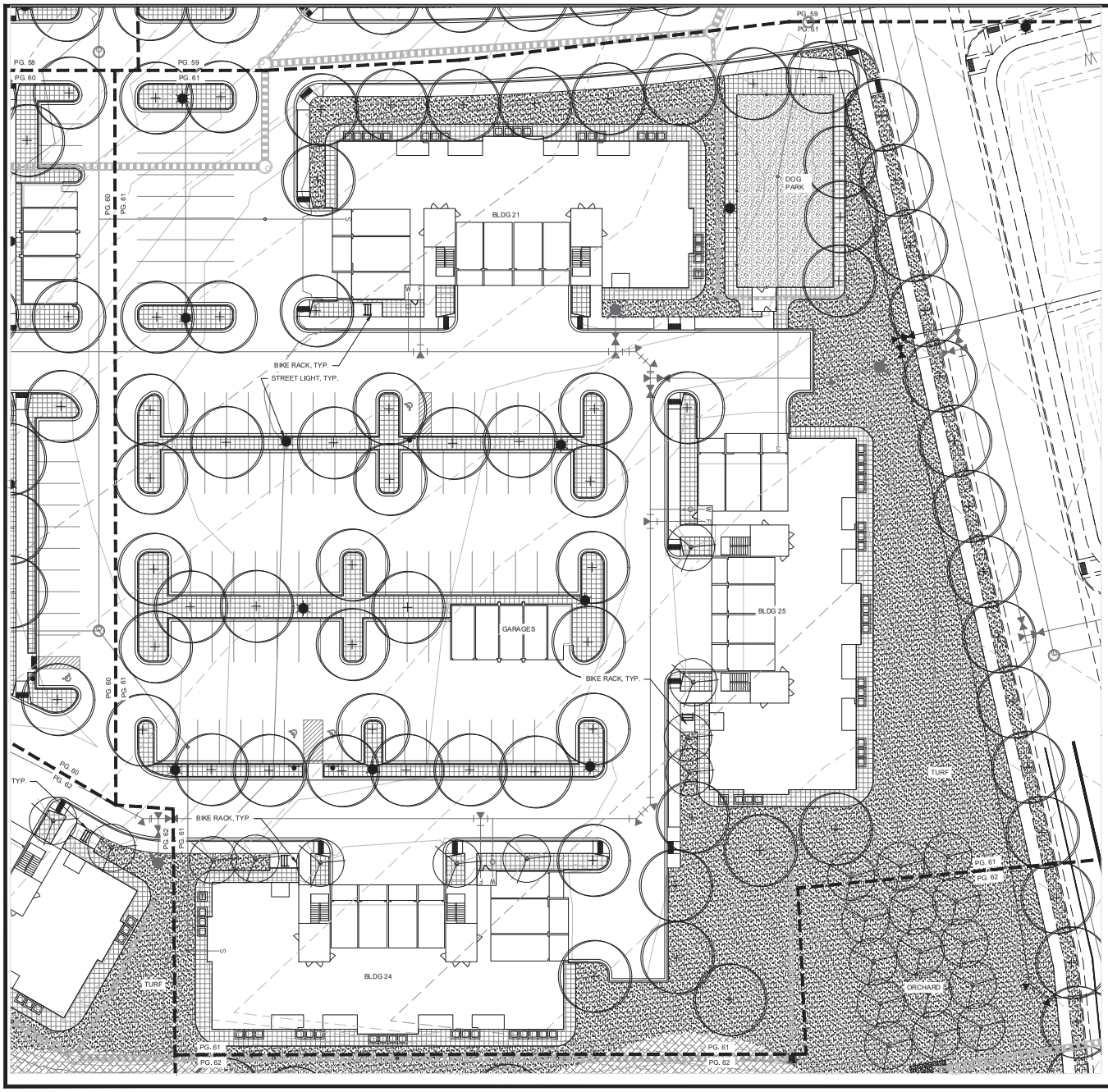

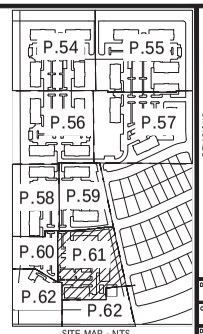

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GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
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	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY LAND
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NORTH 0 10' 20' 40'
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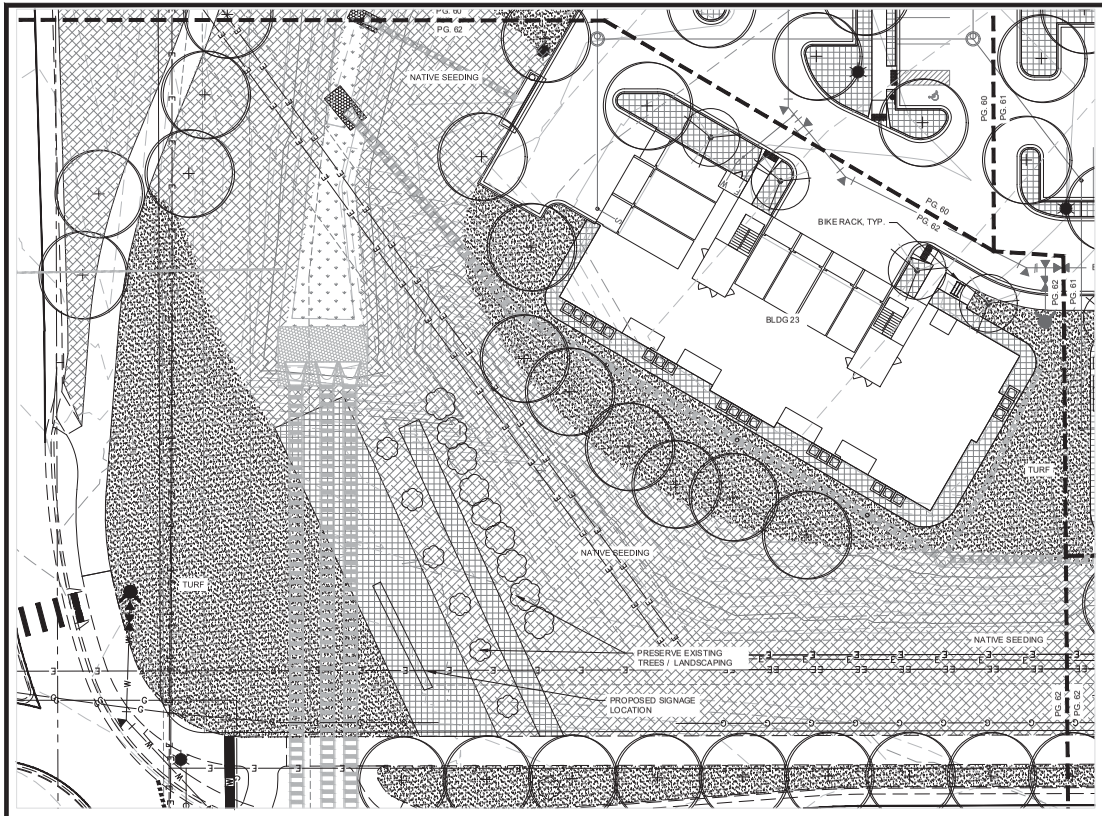

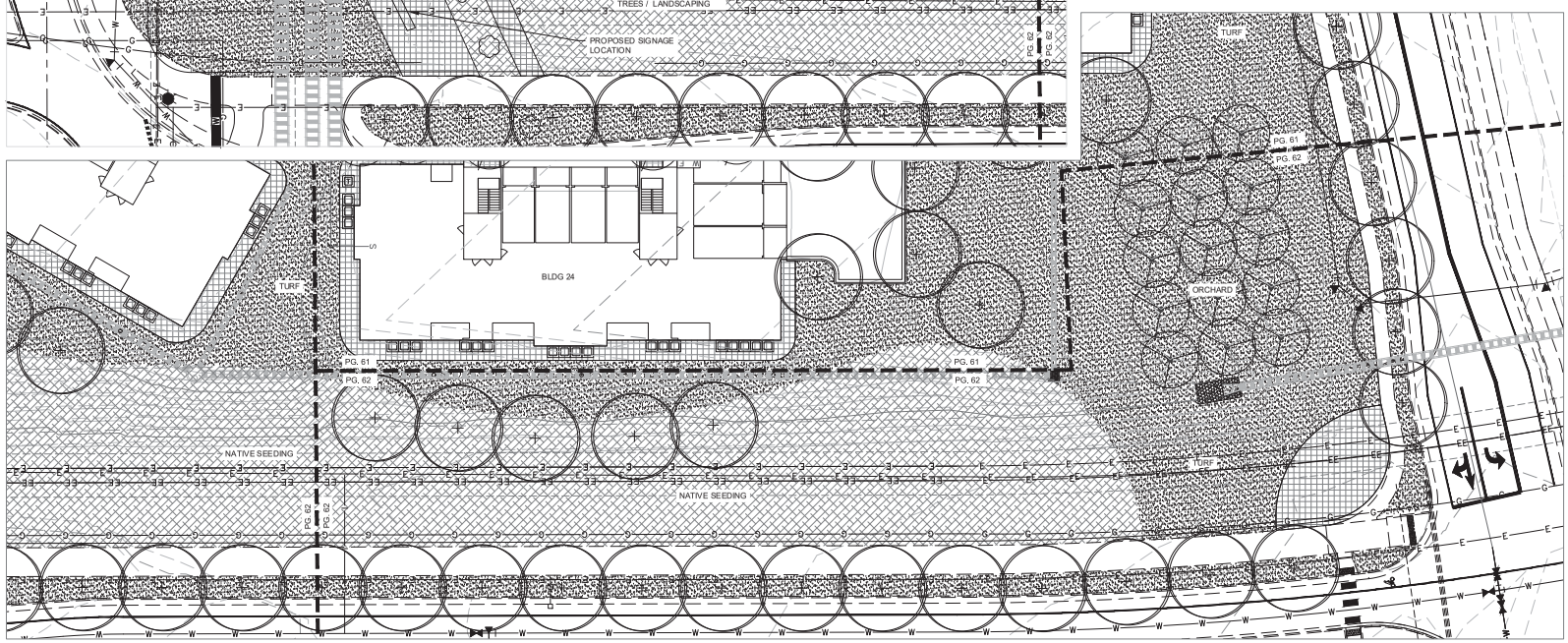

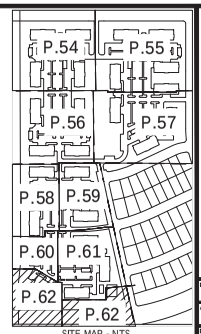

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PLANTING LEGEND

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	C DECIDUOUS	DECIDUOUS
	C ORNAMENTAL	ORNAMENTAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	4" BREEZE	4" BREEZE
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX-DRY LAND	NATIVE SEED MIX-DRY LAND
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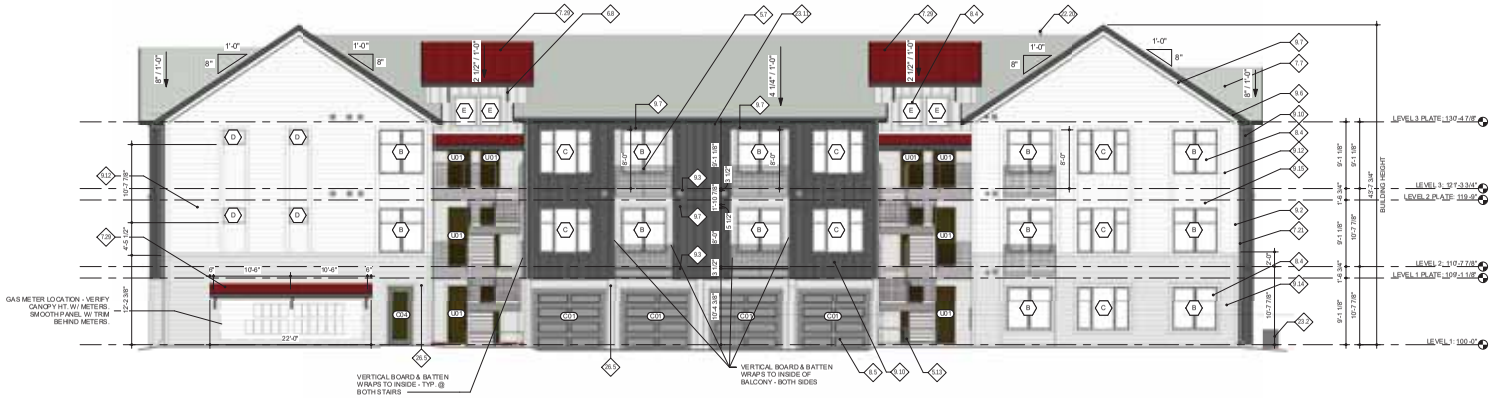
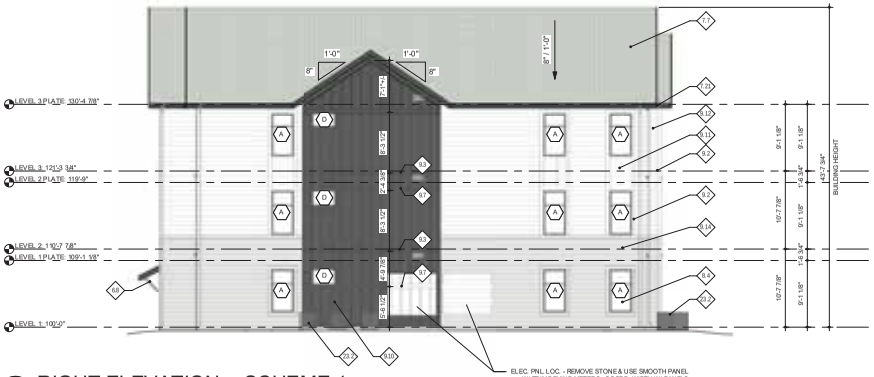


1 FRONT ELEVATION - SCHEME 1
1/8" = 1'-0"

2 REAR ELEVATION - SCHEME 1
1/8" = 1'-0"

3 LEFT ELEVATION - SCHEME 1
1/8" = 1'-0"



4 RIGHT ELEVATION - SCHEME 1
1/8" = 1'-0"

GENERAL NOTES

- PROVIDE METAL FLASHING/DRIP CAP OVER ALL DOORS AND WINDOWS AND AS OTHERWISE INDICATED.
- PROVIDE METAL WALL FLASHING AT ALL ROOF/WALL TRANSITIONS.
- BUILDING SIGNAGE, 8" HIGH LETTERS ON A CONTRASTING BACKGROUND. TWO LOCATIONS MIN. PER BUILDING. COORDINATE FINAL LOCATIONS WITH LOCAL FIRE AUTHORITY.
- PROVIDE STONE J-BOX ACCESSORY @ STONE OR FLAT TRIM @ SIDING FOR EXTERIOR LIGHT FIXTURE. SEE ELEVATIONS FOR LOCATIONS.
- OVERHEAD DOOR HEADER DIMENSIONS ARE TAKEN FROM THE TOP OF ADJACENT FLAT SLAB (I.E. ELEV.=100'-0"). V.I.F.
- ALL ROOFTOP VENTS AND SIMILAR PROTRUSIONS WILL BE PAINTED TO MATCH THE ROOF COLOR.
- ALL BUILDING MOUNTED METERS WILL BE PAINTED TO MATCH THE WALL COLOR.

KEYNOTES

NO.	NOTE
5.7	42" HIGH GUARD RAIL - POWDER COAT BLACK - RE: PATIO/DECK DETAILS
5.13	CANE DETECTION RAIL
6.8	WOOD BRACKET: PAINTED - COLOR #3
7.7	COMPOSITE SHINGLE ROOF. TIMBERLINE ULTRA HD WEATHERED WOOD OR APPROVED EQUAL. SHALL COMPLY WITH 2018 IBC CHAPTER 15, FOR HIGH WIND SPEEDS
7.20	PRE-FINISHED METAL GUTTER
7.21	PRE-FINISHED METAL DOWNSPOUT: PROVIDE SPLASH BLOCK AT EACH LOCATION; PAINT TO MATCH FIELD
7.22	ROOF VENT MIN. 70 SQ. IN NET FREE AREA. MATCH ROOF COLOR. SEE ROOF AREA FOR QUANTITY
7.29	ARCHITECTURAL STANDING SEAM METAL ROOF. TILE RED BY BERRIDGE OR APPROVED EQUAL
8.4	VINYL WINDOW W/ LOW E GLAZING - COLOR: DARK GRAY
8.5	OVERHEAD GARAGE DOOR. PAINTED - COLOR #3
9.2	9/4X8 CEMENTITIOUS TRIM. PAINTED TO MATCH ADJACENT FIELD
9.3	9/4X4 CEMENTITIOUS TRIM. PAINTED TO MATCH ADJACENT FIELD
9.6	9/4X8 CEMENTITIOUS FASCIA BOARD. PAINTED TO MATCH ADJACENT FIELD
9.7	9/4X8 CEMENTITIOUS FREIZE BOARD. PAINTED TO MATCH ADJACENT FIELD
9.10	CEMENTITIOUS BOARD & BATTEN. PAINTED - COLOR #3 (BASIS OF DESIGN: 12/0" PANELS MAX.)
9.11	CEMENTITIOUS LAP SIDING, 4" EXPOSURE. COLOR #1
9.12	CEMENTITIOUS LAP SIDING, 8" EXPOSURE. COLOR #1
9.14	CEMENTITIOUS LAP SIDING, 8" EXPOSURE. COLOR #2
9.15	CEMENTITIOUS LAP SIDING, 4" EXPOSURE. COLOR #3
22.20	RADON MITIGATION SYSTEM VENT. RE: PLUMB
23.2	CONDENSER. RE: MECHANICAL AND ELEVATIONS FOR LOCATIONS
23.10	EXHAUST VENT. PAINT TO MATCH ADJACENT FIELD. RE: MECHANICAL AND ELEVATIONS FOR VENT LOCATIONS.
23.11	CONCENTRIC VENT. PAINT TO MATCH ADJACENT FIELD. RE: MECHANICAL AND ELEVATIONS FOR VENT LOCATIONS
26.5	EXTERIOR LIGHT. RE: ELECTRICAL

MATERIAL LEGEND

- 4" CEMENTITIOUS SIDING
- 8" CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD AND BATTEN SIDING
- MANUFACTURED STONE VENEER
- STANDING METAL SEAM ROOF
- ASPHALT ROOF SHINGLES

MATERIAL / COLOR LEGEND

- COLOR #1 - AESTHETIC WHITE, SHERMAN WILLIAMS (SW 7035)
- COLOR #2 - GRAY MATTER, SHERMAN WILLIAMS (SW 7066)
- COLOR #3 - BLACK FOX, SHERMAN WILLIAMS (SW 7020)
- COLOR #4 - RUSTIC RED, SHERMAN WILLIAMS (SW 7593)

REVISIONS

No.	Date	Issue

DRAWN: LR
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DESIGNED: BL | LR
FILE:

RAINDANCE FILING 11

BLDG ELEVATIONS - SCHEME 1

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SHEET 63 OF 71

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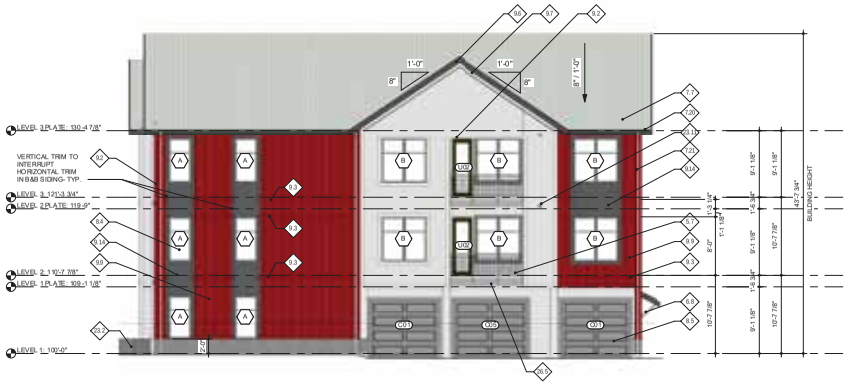
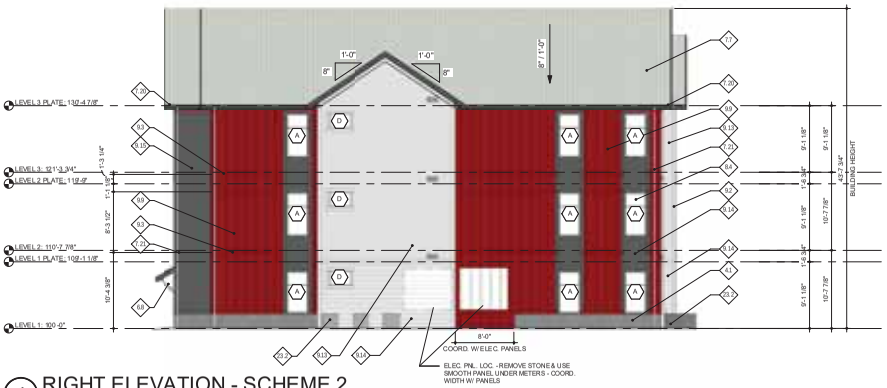
1 FRONT ELEVATION - SCHEME 2
1/8" = 1'-0"

2 REAR ELEVATION - SCHEME 2
1/8" = 1'-0"



3 LEFT ELEVATION - SCHEME 2
1/8" = 1'-0"



4 RIGHT ELEVATION - SCHEME 2
1/8" = 1'-0"

GENERAL NOTES

- PROVIDE METAL FLASHING/DRIP CAP OVER ALL DOORS AND WINDOWS AND AS OTHERWISE INDICATED.
- PROVIDE METAL WALL FLASHING AT ALL ROOF/WALL TRANSITIONS.
- BUILDING SIGNAGE, IF HIGH LETTERS ON A CONTRASTING BACKGROUND. TWO LOCATIONS MIN. PER BUILDING. COORDINATE FINAL LOCATIONS WITH LOCAL FIRE AUTHORITY.
- PROVIDE STONE J-BOX ACCESSORY @ STONE OR FLAT TRIM @ SIDING FOR EXTERIOR LIGHT FIXTURE. SEE ELEVATIONS FOR LOCATIONS.
- OVERHEAD DOOR HEADER DIMENSIONS ARE TAKEN FROM THE TOP OF ADJACENT FLAT SLAB (I.E. ELEV.=100'-0") - V.I.F.
- ALL ROOFTOP VENTS AND SIMILAR PROTRUSIONS WILL BE PAINTED TO MATCH THE ROOF COLOR.
- ALL BUILDING MOUNTED METERS WILL BE PAINTED TO MATCH THE WALL COLOR.

KEYNOTES

NO.	NOTE
4.1	ADHERED MASONRY VENEER. STACKED STONE, NANTUCKET BY ELDORADO STONE OR APPROVED EQUAL
5.7	42" HIGH GUARD RAIL - POWDER COAT BLACK - RE: PATIO/DECK DETAILS
6.8	WOOD BRACKET PAINTED - COLOR #3
7.7	COMPOSITE SHINGLE ROOF. TIMBERLINE ULTRA HD WEATHERED WOOD OR APPROVED EQUAL. SHALL COMPLY WITH 2018 IBC CHAPTER 15, FOR HIGH WIND SPEEDS
7.20	PRE-FINISHED METAL GUTTER
7.21	PRE-FINISHED METAL DOWNSPOUT. PROVIDE SPLASH BLOCK AT EACH LOCATION. PAINT TO MATCH FIELD
7.29	ARCHITECTURAL STANDING SEAM METAL ROOF, TILE RED BY BERRIDGE OR APPROVED EQUAL
8.4	VINYL WINDOW W/ LOW E GLAZING - COLOR: DARK GRAY
8.5	OVERHEAD GARAGE DOOR. PAINTED - COLOR #3
9.2	5/4X6 CEMENTITIOUS TRIM. PAINTED TO MATCH ADJACENT FIELD
9.3	5/4X4 CEMENTITIOUS TRIM. PAINTED TO MATCH ADJACENT FIELD
9.6	5/4X8 CEMENTITIOUS FASCIA BOARD. PAINTED TO MATCH ADJACENT FIELD
9.7	5/4X8 CEMENTITIOUS FRIEZE BOARD. PAINTED TO MATCH ADJACENT FIELD
9.9	CEMENTITOUS BOARD & BATTEN. PAINTED - COLOR #4 (BASIS OF DESIGN: 10'0" PANELS MAX.)
9.13	CEMENTITIOUS LAP SIDING, 4" EXPOSURE, COLOR #2
9.14	CEMENTITIOUS LAP SIDING, 8" EXPOSURE, COLOR #2
9.15	CEMENTITIOUS LAP SIDING, 4" EXPOSURE, COLOR #3
22.20	RADON MITIGATION SYSTEM VENT. RE PLUMB
23.2	CONDENSER. RE: MECHANICAL AND ELEVATIONS FOR LOCATIONS
23.10	EXHAUST VENT, PAINT TO MATCH ADJACENT FIELD. RE: MECHANICAL AND ELEVATIONS FOR VENT LOCATIONS
23.11	CONCENTRIC VENT. PAINT TO MATCH ADJACENT FIELD. RE: MECHANICAL AND ELEVATIONS FOR VENT LOCATIONS
26.5	EXTERIOR LIGHT. RE: ELECTRICAL

MATERIAL LEGEND

- 4" CEMENTITIOUS SIDING
- 8" CEMENTITIOUS SIDING
- CEMENTITIOUS BOARD AND BATTEN SIDING
- MANUFACTURED STONE VENEER
- STANDING METAL SEAM ROOF
- ASPHALT ROOF SHINGLES

MATERIAL / COLOR LEGEND

- COLOR #1 - AESTHETIC WHITE, SHERMAN WILLIAMS (SW 7035)
- COLOR #2 - GRAY MATTER, SHERMAN WILLIAMS (SW 7066)
- COLOR #3 - BLACK FOX, SHERMAN WILLIAMS (SW 7020)
- COLOR #4 - RUSTIC RED, SHERMAN WILLIAMS (SW 7593)

REVISIONS

No.	Date	Issue

DRAWN: LR
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DESIGNED: BL | LR
FILE:

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BLDG ELEVATIONS - SCHEME 2

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SCALE As indicated
DATE 04/30/2020
SHEET 64 OF 71

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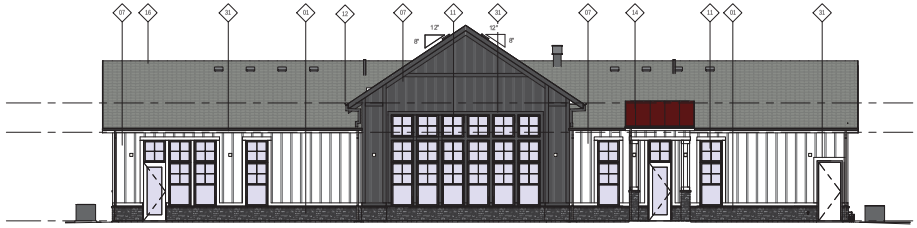
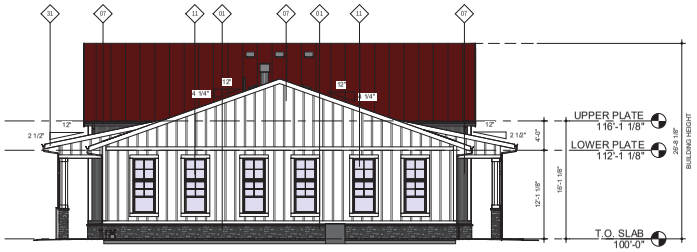
KEYNOTES	
01	ADHERED MASONRY VENEER. STACKED STONE, MIST TUSCAN LEDGE BY ENVIROMENTAL STONE OR APPROVED EQUAL
07	CEMENTITIOUS PANEL SIDING, SMOOTH. RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR
11	VINYL WINDOW
12	VINYL SLIDING DOOR
14	ARCHITECTURAL STANDING SEAM METAL ROOF. TILE RED BY BERRIDGE OR APPROVED EQUAL
16	COMPOSITE SHINGLE ROOF. TIMBERLINE ULTRA HD WEATHERED WOOD OR APPROVED EQUAL
31	CEMENTITIOUS TRIM. RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR

MATERIAL / COLOR LEGEND

- COLOR #1 - AESTHETIC WHITE, SHERMAN WILLIAMS (SW 7035)
- COLOR #2 - GRAY MATTER, SHERMAN WILLIAMS (SW 7066)
- COLOR #3 - BLACK FOX, SHERMAN WILLIAMS (SW 7020)
- COLOR #4 - RUSTIC RED, SHERMAN WILLIAMS (SW 7593)



4 REAR ELEVATION - SD
1/8" = 1'-0"



3 LEFT ELEVATION - SD
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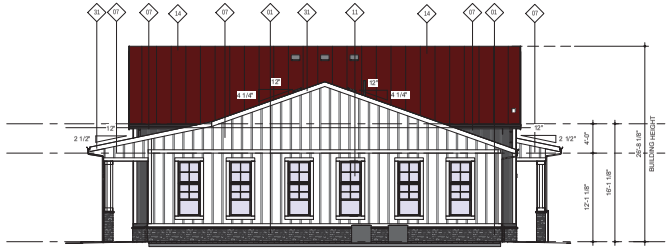
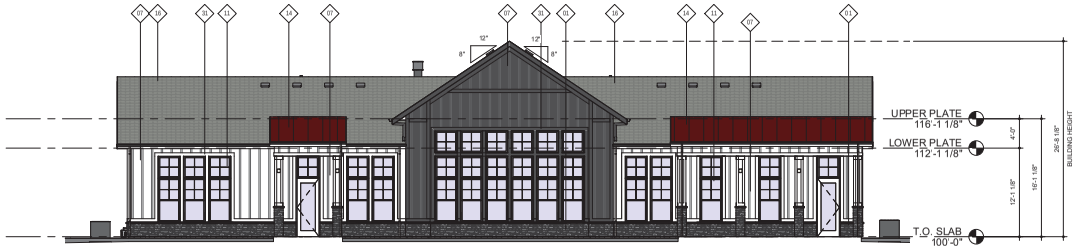


2 RIGHT ELEVATION - SD
1/8" = 1'-0"



1 FRONT ELEVATION - SD
1/8" = 1'-0"

REVISIONS		
No.	Date	Issue

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DESIGNED: LR
FILE:

RAINDANCE FILING 11

CLUBHOUSE ELEVATIONS

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SCALE As indicated
DATE 04/30/2020
SHEET 65 OF 71

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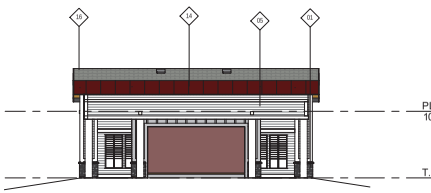
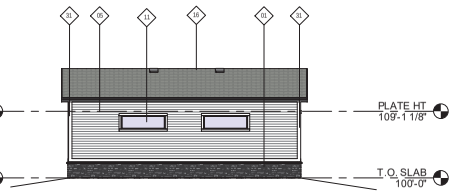
KEYNOTES	
01	ADHERED MASONRY VENEER, STACKED STONE, MIST TUSCAN LEDGE BY ENVIROMENTAL STONE OR APPROVED EQUAL
05	CEMENTITIOUS LAP SIDING, 5" EXPOSURE, RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR
11	VINYL WINDOW
12	VINYL SLIDING DOOR
14	ARCHITECTURAL, STANDING SEAM METAL ROOF, TILE RED BY BERRIDGE OR APPROVED EQUAL
18	COMPOSITE SHINGLE ROOF, TIMBERLINE ULTRA HD WEATHERED WOOD OR APPROVED EQUAL
23	PATIO SWING DOOR, BLACK FOX BY SHERWIN WILLIAMS OR APPROVED EQUAL
31	CEMENTITIOUS TRIM, RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR

MATERIAL / COLOR LEGEND

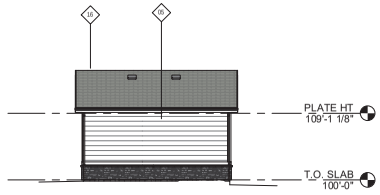
- COLOR #1 - AESTHETIC WHITE, SHERMAN WILLIAMS (SW 7035)
- COLOR #2 - GRAY MATTER, SHERMAN WILLIAMS (SW 7068)
- COLOR #3 - BLACK FOX, SHERMAN WILLIAMS (SW 7020)
- COLOR #4 - RUSTIC RED, SHERMAN WILLIAMS (SW 7598)



12 MAIL KIOSK - FRONT ELEV
1/8" = 1'-0"

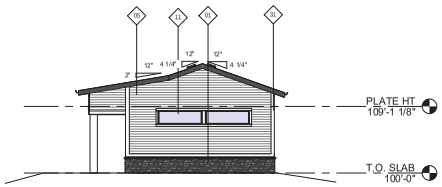


9 MAIL KIOSK - REAR ELEV
1/8" = 1'-0"

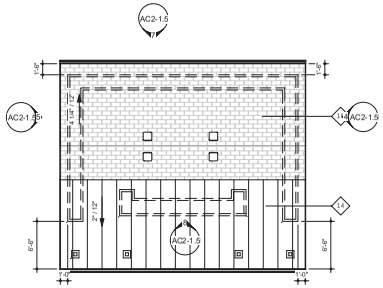


6 POOL/MAIN - FRONT ELEV
1/8" = 1'-0"

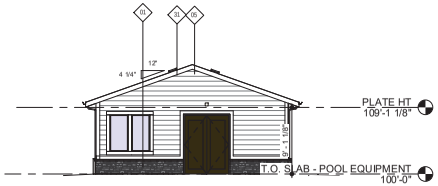
3 POOL/MAIN - REAR ELEV
1/8" = 1'-0"



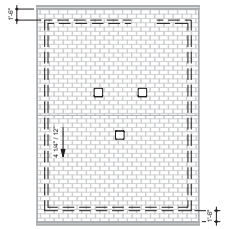
11 MAIL KIOSK - RIGHT ELEV
1/8" = 1'-0"



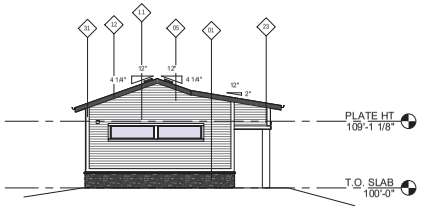
8 MAIL KIOSK, ROOF PLAN SD
1/8" = 1'-0"



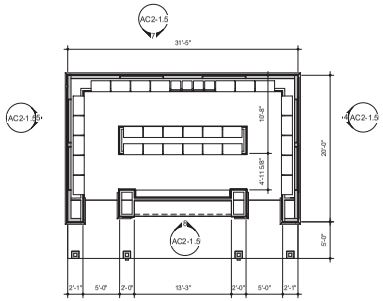
5 POOL/MAIN - RIGHT ELEV
1/8" = 1'-0"



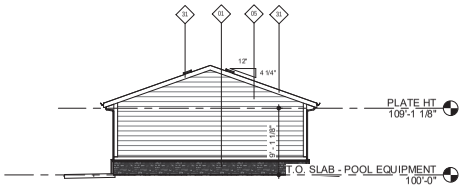
2 POOL/MAIN, ROOF PLAN
1/8" = 1'-0"



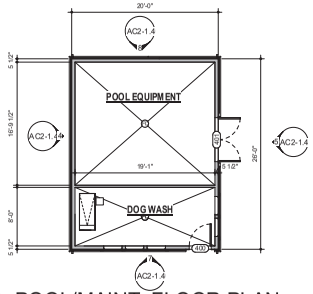
10 MAIL KIOSK - LEFT ELEV
1/8" = 1'-0"



7 MAIL KIOSK, FLOOR PLAN SD
1/8" = 1'-0"



4 POOL/MAIN - LEFT ELEV
1/8" = 1'-0"



1 POOL/MAIN, FLOOR PLAN
1/8" = 1'-0"

REVISIONS

No.	Date	Issue

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POOL EQUIP. & MAIL KIOSK

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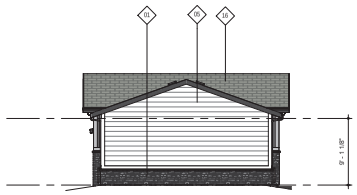
DATE 04/30/2020
SHEET 66 OF 71

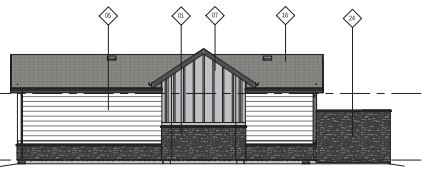
KEYNOTES	
01	ADHERED MASONRY VENEER, STACKED STONE, MIST TUSCAN LEDGE BY ENVIROMENTAL STONE OR APPROVED EQUAL
05	CEMENTITIOUS LAP SIDING, 5" EXPOSURE. RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR
07	CEMENTITOUS PANEL SIDING, SMOOTH. RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR
12	VINYL SLIDING DOOR
16	COMPOSITE SHINGLE ROOF, TIMBERLINE ULTRA HD WEATHERED WOOD OR APPROVED EQUAL
18	OVERHEAD GARAGE DOOR, PAINTED BLACK FOX BY SHERWIN WILLIAMS OR APPROVED EQUAL
21	CMU SCREEN ENCLOSURE
24	ADHERED MASONRY VENEER HEADER TRIM STONES, 6". ASHLAR TRIM STONES, SMOKE BY ELDORADO STONE OR APPROVED EQUAL
31	CEMENTITIOUS TRIM. RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR

MATERIAL / COLOR LEGEND

- COLOR #1 - AESTHETIC WHITE, SHERMAN WILLIAMS (SW 7035)
- COLOR #2 - GRAY MATTER, SHERMAN WILLIAMS (SW 7066)
- COLOR #3 - BLACK FOX, SHERMAN WILLIAMS (SW 7020)
- COLOR #4 - RUSTIC RED, SHERMAN WILLIAMS (SW 7593)



12 GARAGE - RIGHT ELEVATION - TYPE 1
1/8" = 1'-0"



11 GARAGE - REAR ELEVATION - TYPE 1
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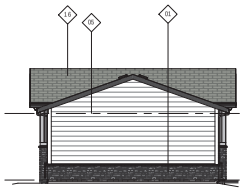
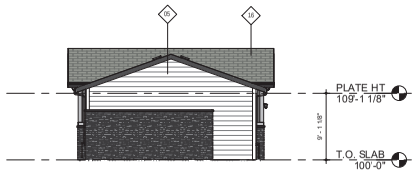


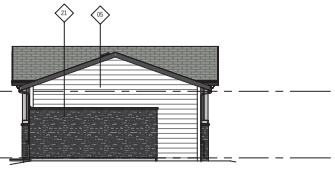
6 GARAGE - RIGHT ELEVATION - TYPE 2
1/8" = 1'-0"

5 GARAGE - REAR ELEVATION - TYPE 2
1/8" = 1'-0"



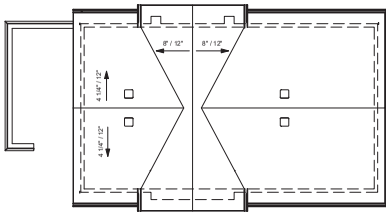
10 GARAGE - LEFT ELEVATION - TYPE 1
1/8" = 1'-0"

9 GARAGE - FRONT ELEVATION - TYPE 1
1/8" = 1'-0"



4 GARAGE - LEFT ELEVATION - TYPE 2
1/8" = 1'-0"

3 GARAGE - FRONT ELEVATION - TYPE 2
1/8" = 1'-0"



8 GARAGE - ROOF PLAN - TYPE 1
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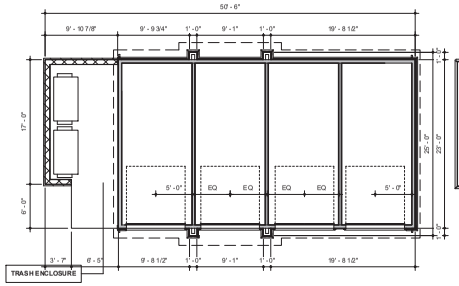

7 GARAGE FLOOR PLAN - TYPE 1
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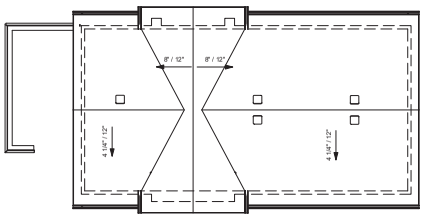
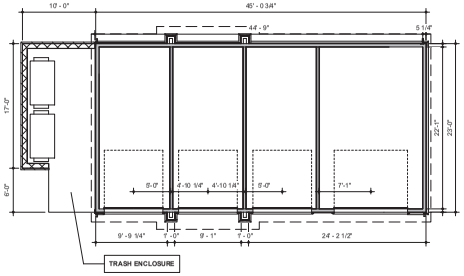


2 GARAGE - ROOF PLAN - TYPE 2
1/8" = 1'-0"



1 GARAGE FLOOR PLAN - TYPE 2
1/8" = 1'-0"

REVISIONS

No.	Date	Issue

DRAWN: JT
CHECKED: --
DESIGNED: LR
FILE

RAINDANCE FILING 11

GARAGES

KEPHART
community ■ planning ■ architecture

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JOB NO. 220056
SCALE As indicated
DATE 04/30/2020
SHEET 67 OF 71

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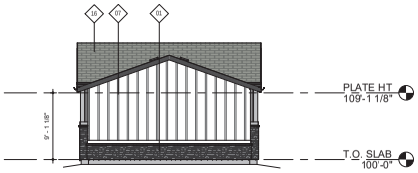
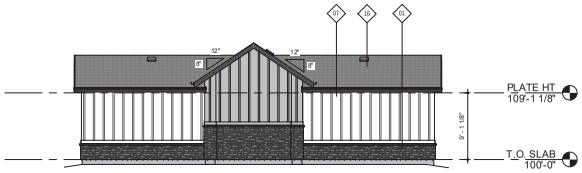
KEYNOTES	
01	ADHERED MASONRY VENEER, STACKED STONE, MIST TUSCAN LEDGE BY ENVIROMENTAL STONE OR APPROVED EQUAL
07	CEMENTITIOUS PANEL SIDING, SMOOTH. RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR
11	VINYL WINDOW
16	COMPOSITE SHINGLE ROOF, TIMBERLINE ULTRA HD WEATHERED WOOD OR APPROVED EQUAL
18	OVERHEAD GARAGE DOOR, PAINTED BLACK FOX BY SHERWIN WILLIAMS OR APPROVED EQUAL
31	CEMENTITIOUS TRIM. RE: MATERIAL/COLOR LEGEND FOR PAINT COLOR

MATERIAL / COLOR LEGEND

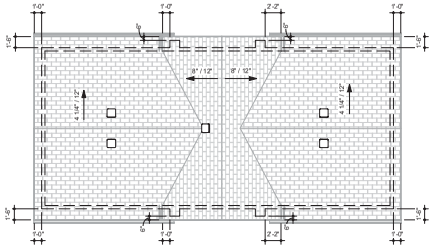
- COLOR #1 - AESTHETIC WHITE, SHERMAN WILLIAMS (SW 7035)
- COLOR #2 - GRAY MATTER, SHERMAN WILLIAMS (SW 7066)
- COLOR #3 - BLACK FOX, SHERMAN WILLIAMS (SW 7020)
- COLOR #4 - RUSTIC RED, SHERMAN WILLIAMS (SW 7593)



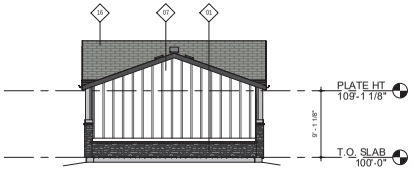
5 MAINTENANCE SHOP RIGHT ELEVATION
1/8" = 1'-0"



7 MAINTENANCE SHOP REAR ELEVATION
1/8" = 1'-0"

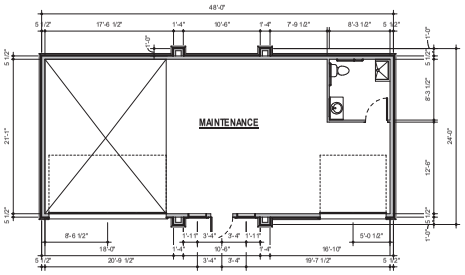


3 MAINTENANCE SHOP- ROOF PLAN
1/8" = 1'-0"



6 MAINTENANCE SHOP LEFT ELEVATION
1/8" = 1'-0"

4 MAINTENANCE SHOP FRONT ELEVATION
1/8" = 1'-0"



2 MAINTENANCE SHOP FLOOR PLAN
1/8" = 1'-0"

REVISIONS

No.	Date	Issue

DRAWN JT
CHECKED --
DESIGNED LR
FILE

RAINDANCE FILING 11

MAINTENANCE SHOP BLDG

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DATE 04/30/2020
SHEET 68 OF 71

4/29/2020 4:44:35 PM C:\Revit.cad\Files\220056 - Raindance_Clubhouse_Central_R20_JMC.rvt

Preliminary Site Plan

Raindance Apartments

12th Filing

David Eisenbraun, Senior Planner

Planning Commission – July 1, 2020

Site Plan

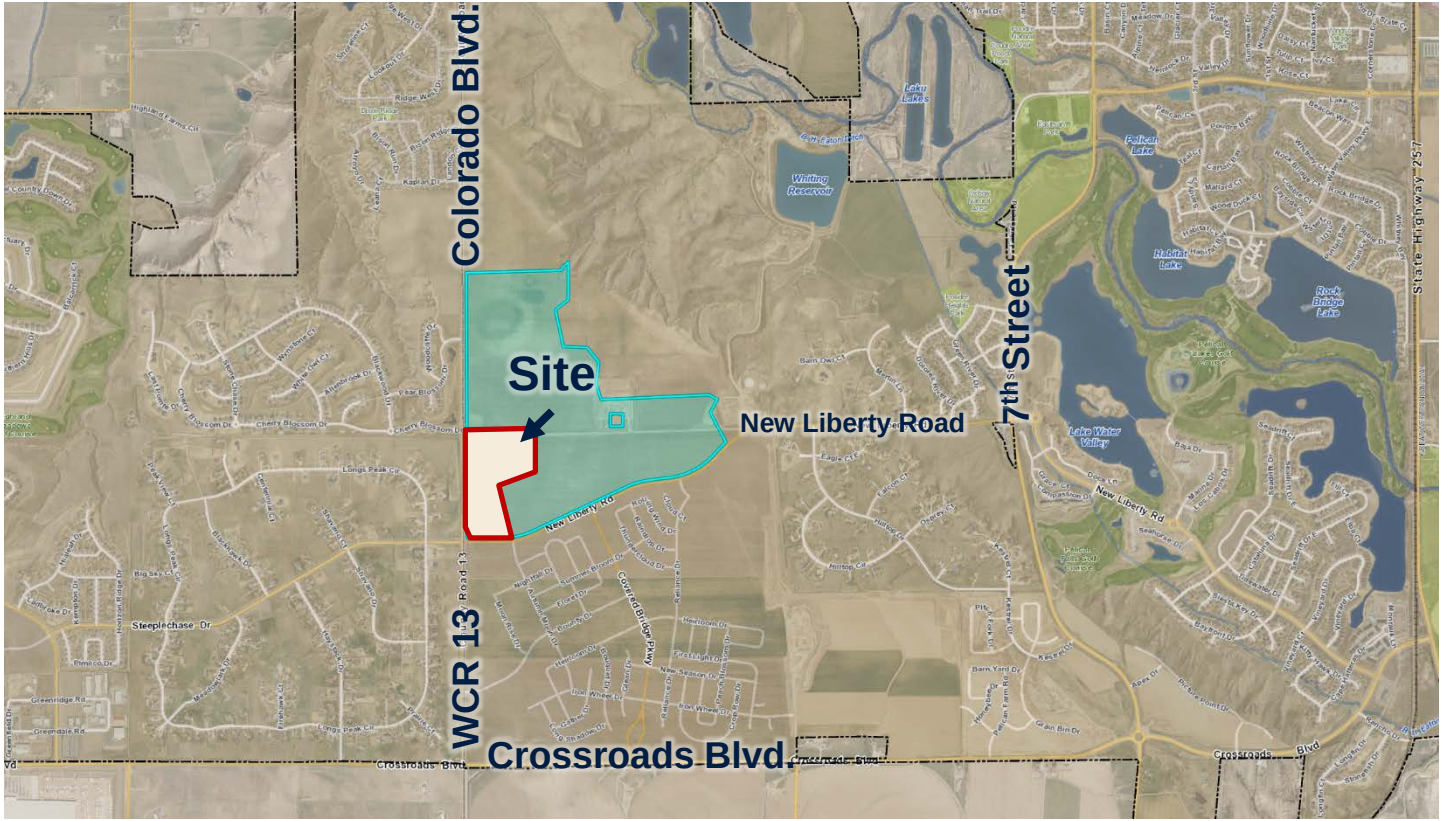
Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Site Plan process, including:

Sec. 17-4-10. Purpose.

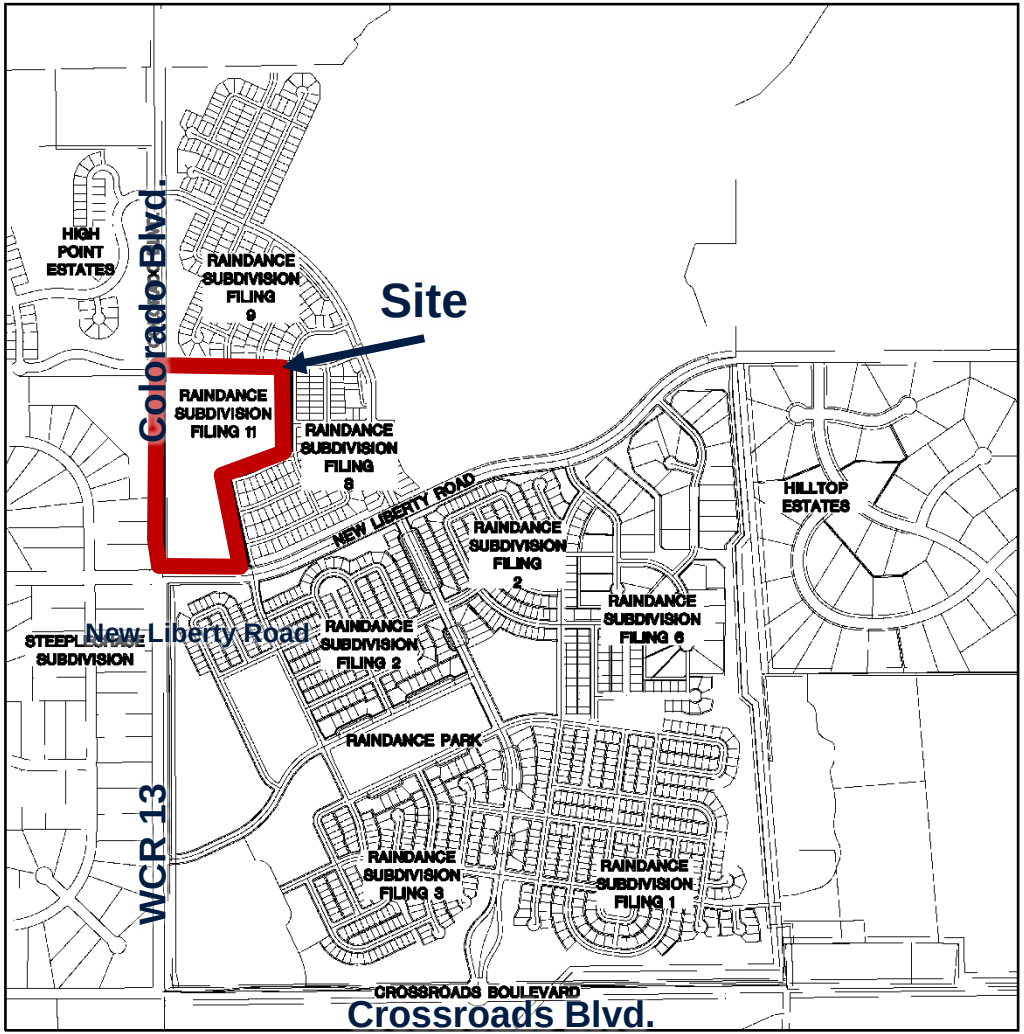
The purposes of the site plan procedure is to:

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

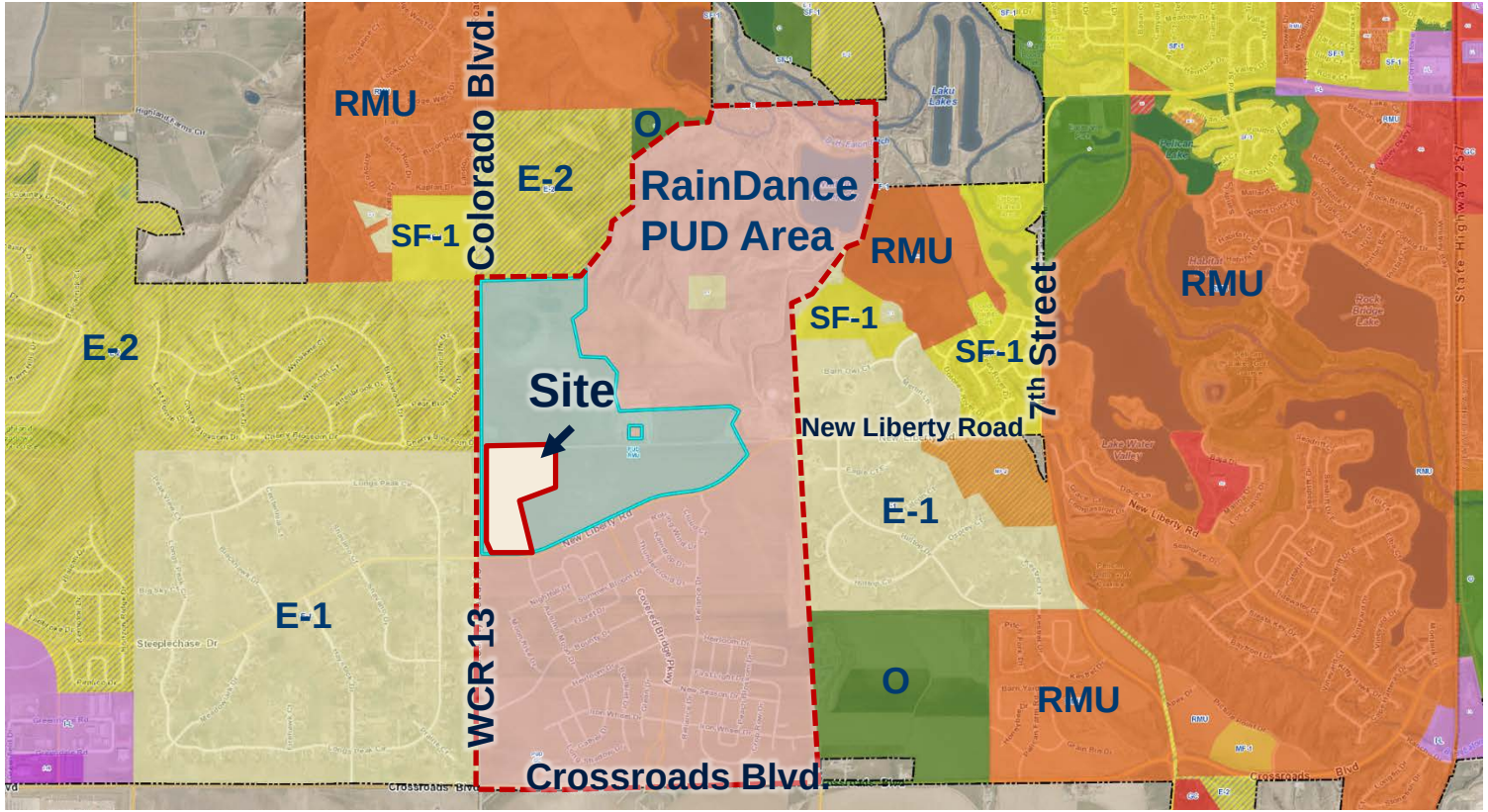
Site Vicinity Map



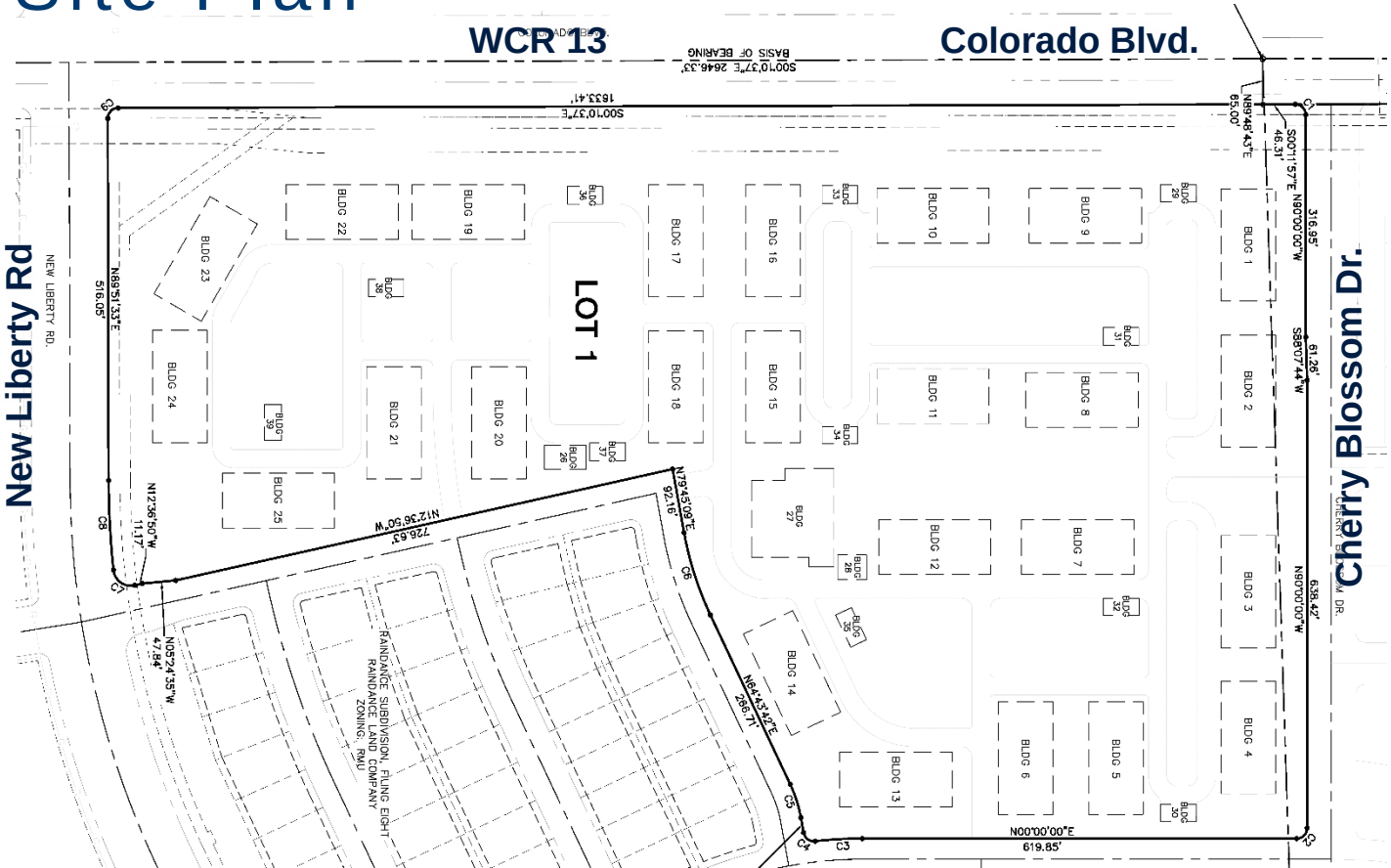
Replat of Tract H 8th Filing



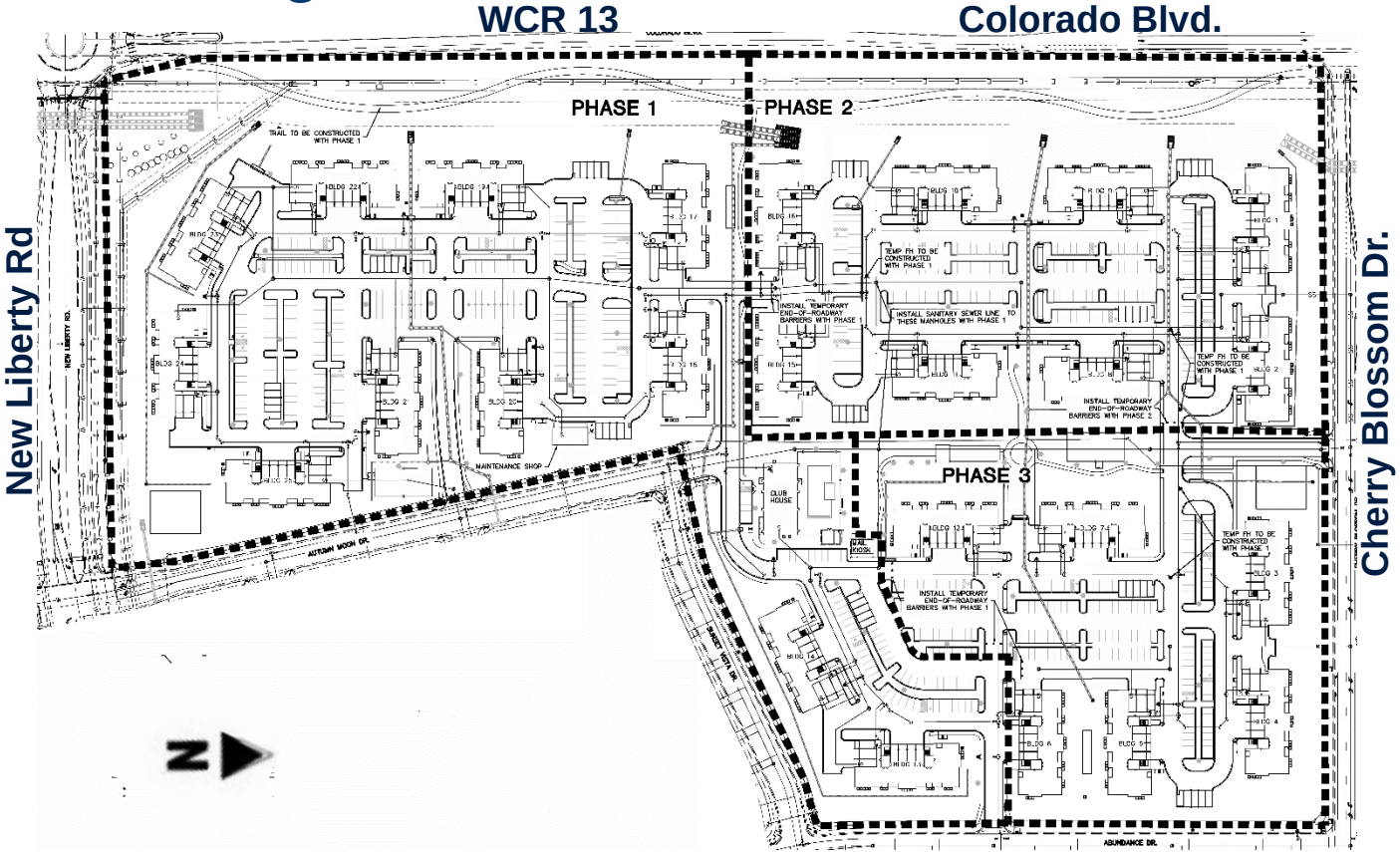
Zoning Map


RMU
Colorado Blvd.
O
E-2
RainDance
PUD Area
SF-1
RMU
7th Street
RMU
SF-1
SF-1
E-2
Site
New Liberty Road
E-1
E-1
O
RMU
WCR 13
Crossroads Blvd

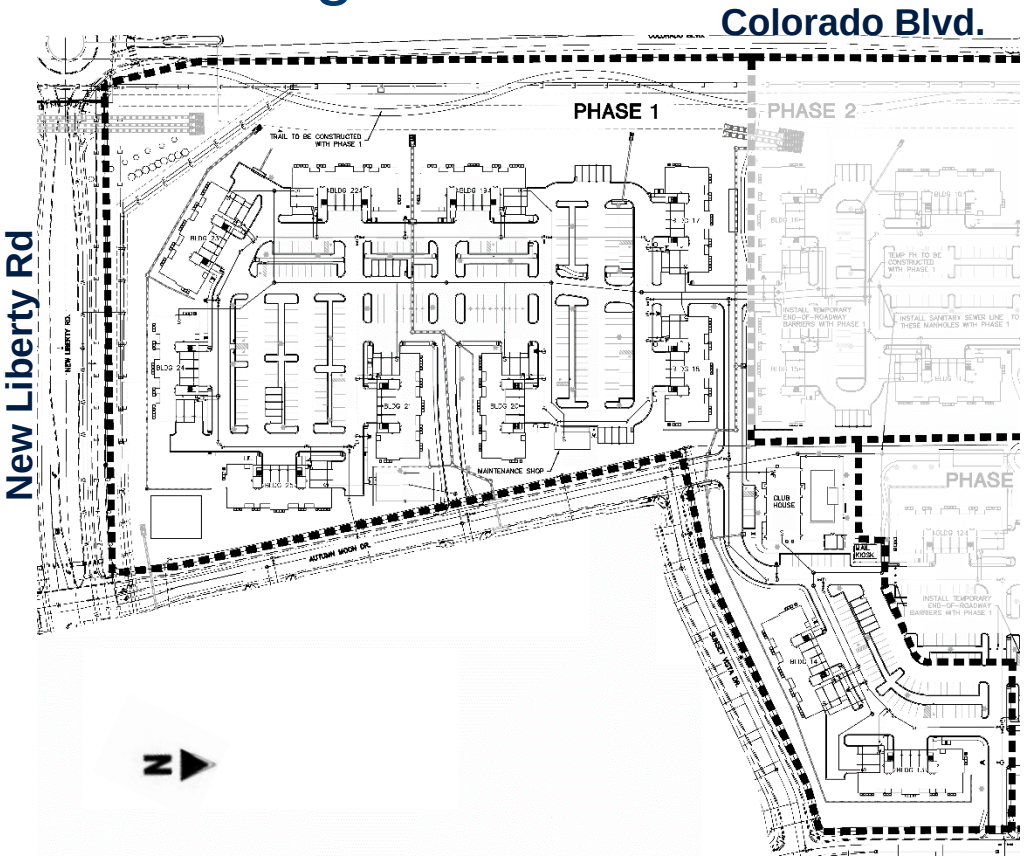
Preliminary Site Plan



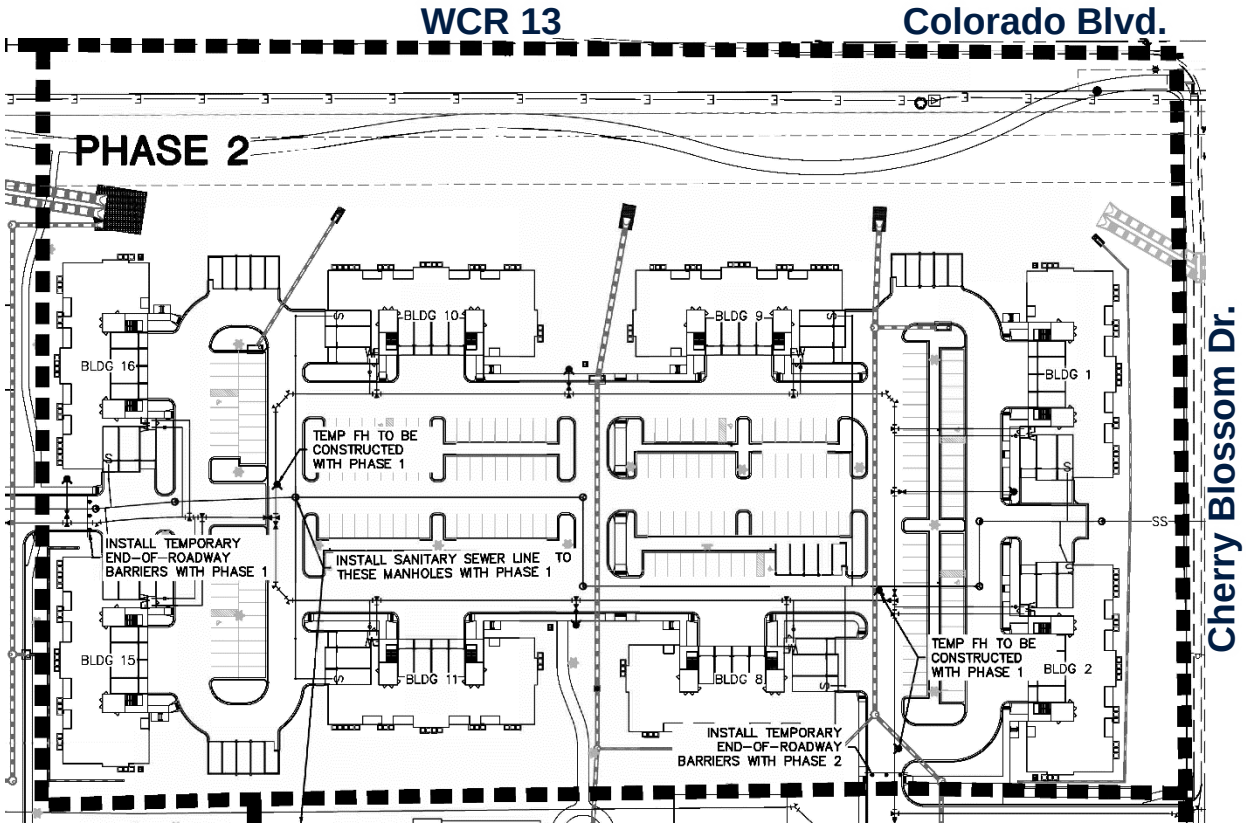
Preliminary Phasing Site Plan



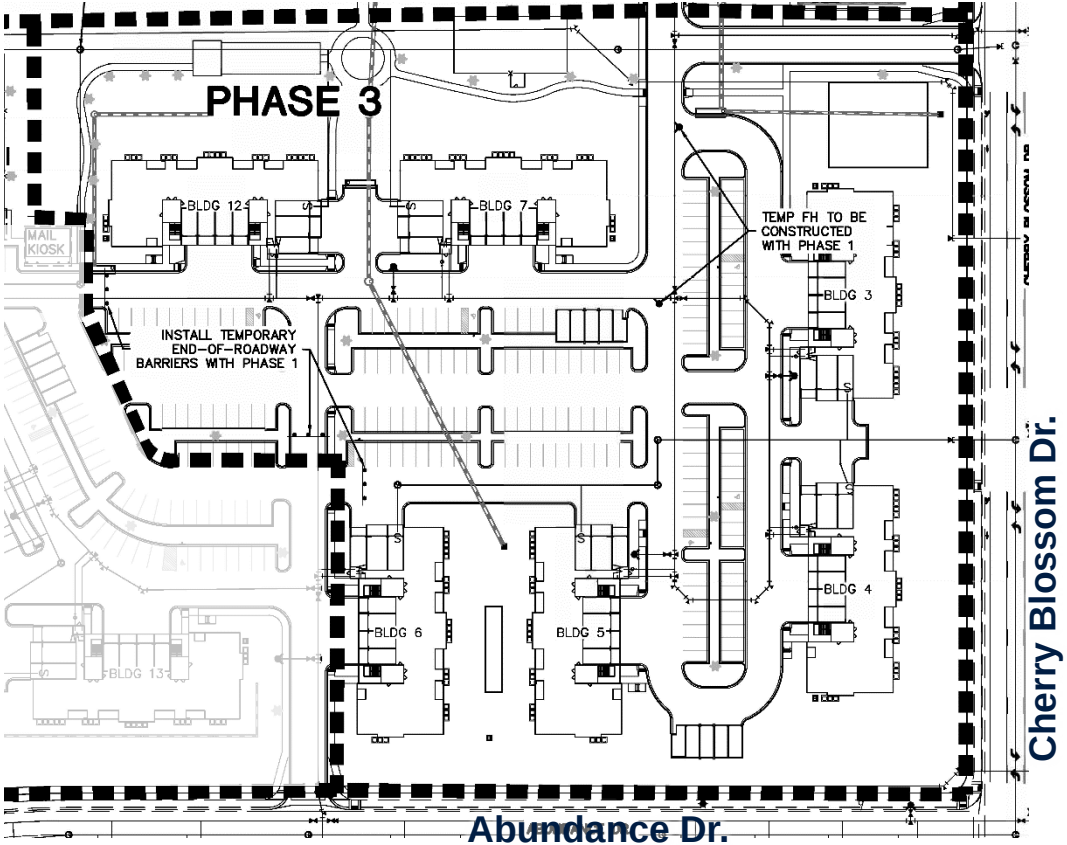
Preliminary Site Plan
Phase I - enlarged



Preliminary Site Plan
Phase II - enlarged



Preliminary Site Plan
Phase III - enlarged

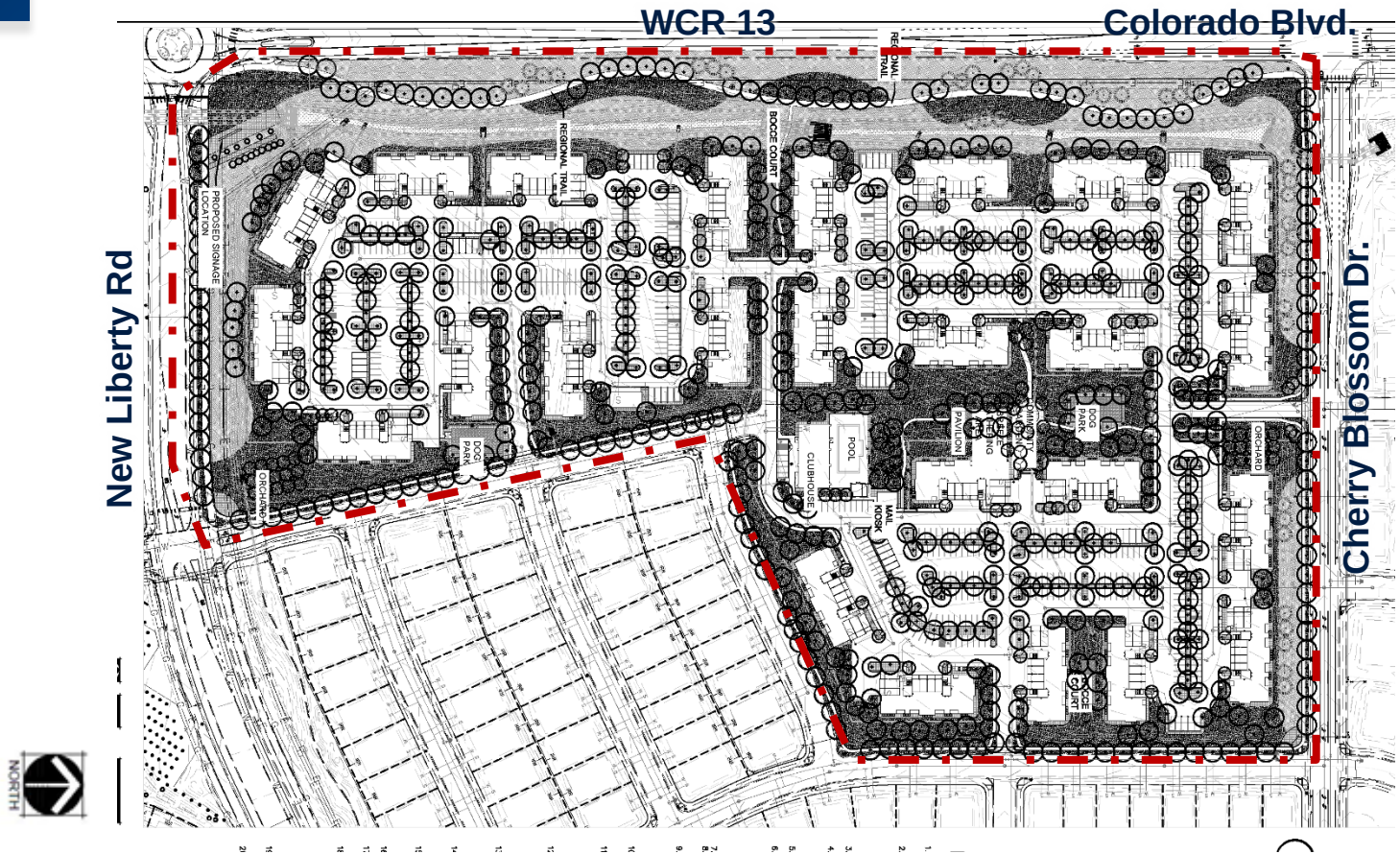


Preliminary
Site Plan Details

Site Plan characteristics:

- 31.85 acres total
- 525 apartment units
    - 25 - three-story buildings (17%)
    - 21 units per building
- Product Type:
    - 1-3 bedroom units with a variety of parking options; 35 spaces per building, 875 required
    - 750 surface spaces, 175 attached garage and 44 detached garage spaces; 969 provided
    - Two building color schemes, plus a clubhouse
    - Painted board and batten siding, stone veneer, and cementitious siding
    - Asphalt shingles (primary roof), standing seam metal roof
    - Covered porches and balconies
    - Building height – 43’-8”
- Density: 16.48 du/ac
- Total open space including drainage: ~ 16.21 acres (51%)
- Parks: Not applicable due to location proximity of Raindance Subdivision 7th Filing, RainDance Community Park (Owned and maintained by metropolitan district). Site does have open space amenities such as orchards, dog parks and a pool.

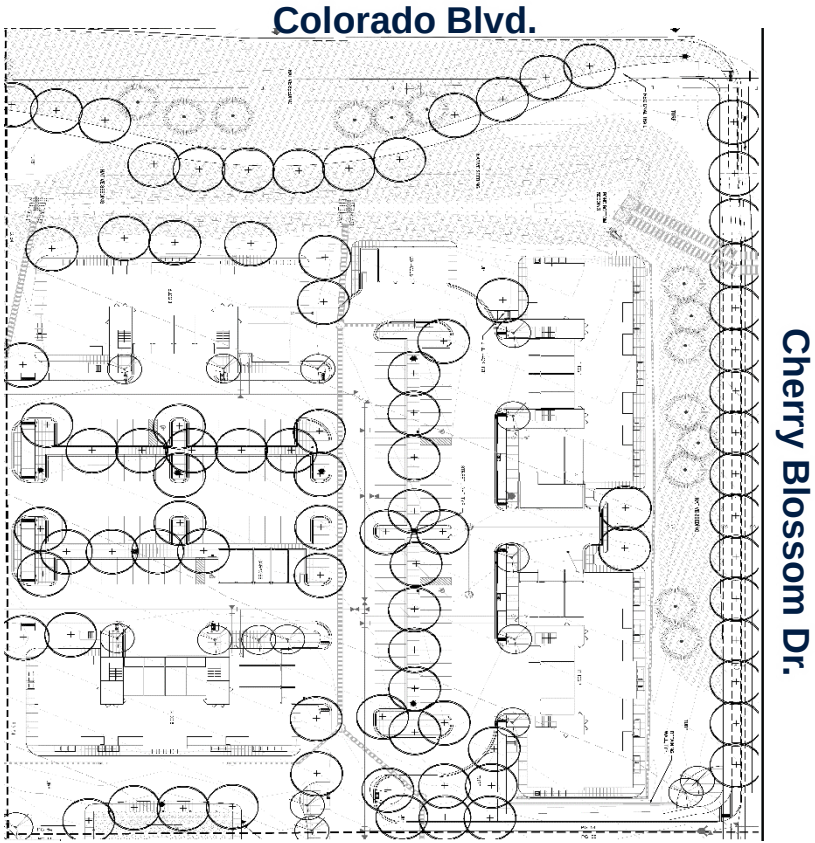
Overall Landscape Plan



Landscape Plan - enlarged

Landscape amenities include (Typical):

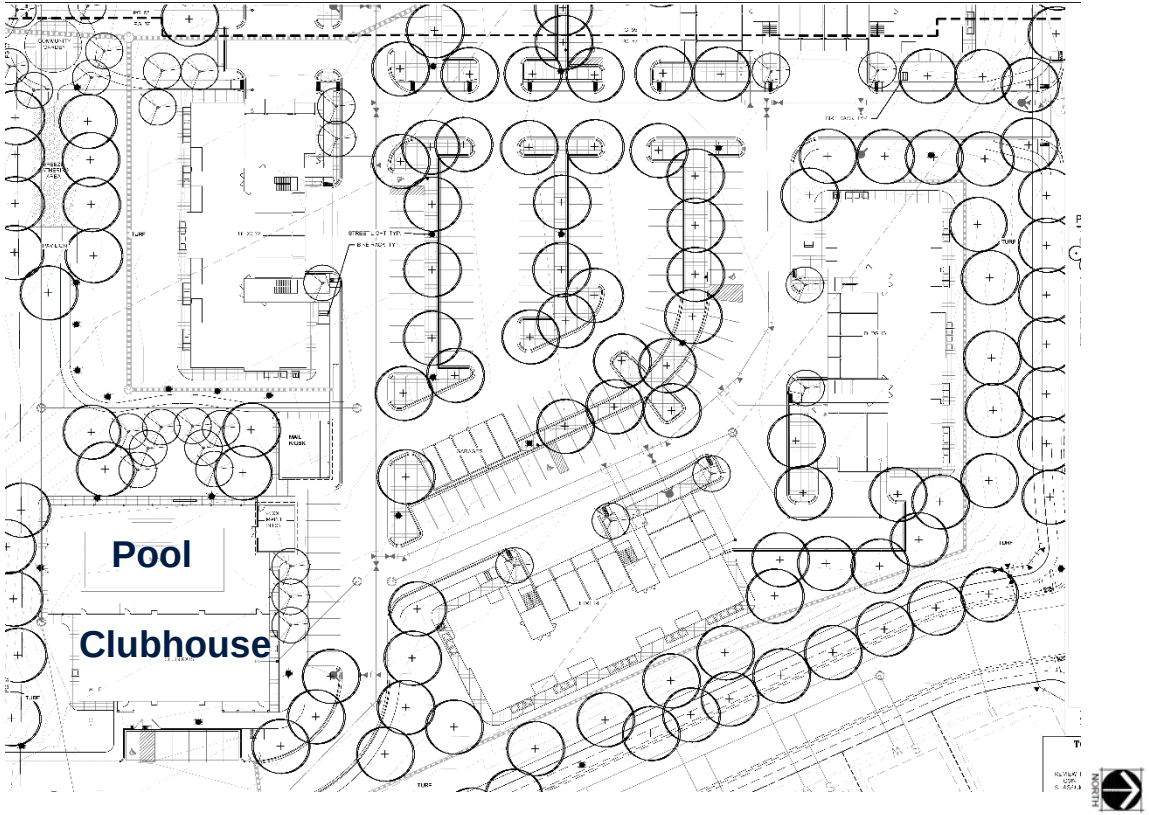
- Pavilions
- Benches
- Dog parks
- Trash receptacles
- Interior courtyard
- Interior walking paths
- Community gardens
- Tree orchards
- Clubhouse and pool
- Community trail connection



Landscape Plan - enlarged

Landscape amenities include:

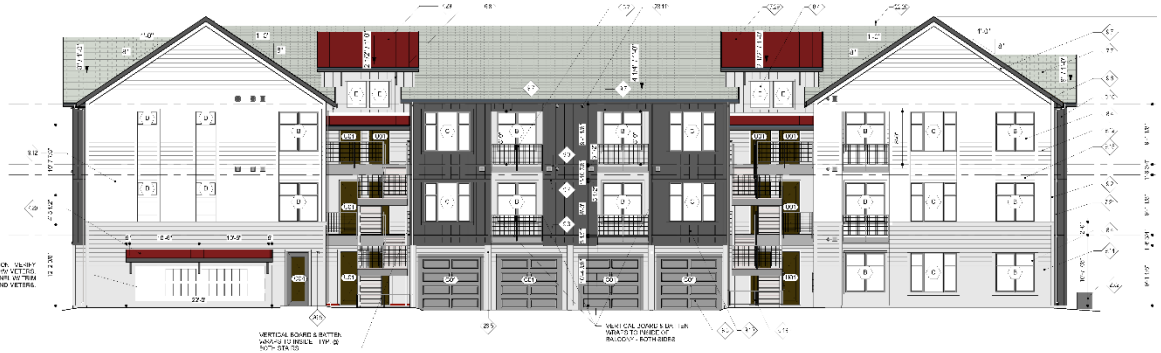
- Pavilions
- Benches
- Dog parks
- Trash receptacles
- Interior courtyard
- Interior walking paths
- Community gardens
- Tree orchards
- Clubhouse and pool
- Community trail connection



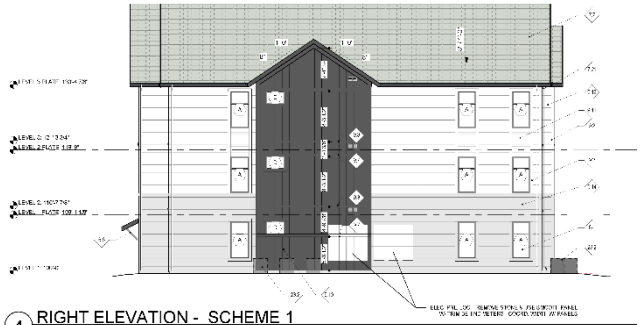
Elevations

One of two color schemes proposed:

3 LEFT ELEVATION - SCHEME 1
1/8" = 1'-0"



1 FRONT ELEVATION - SCHEME 1
1/8" = 1'-0"



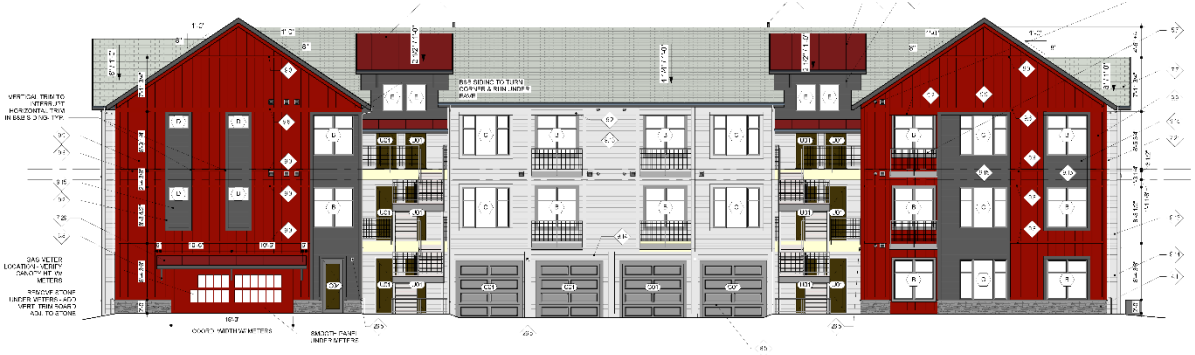
4 RIGHT ELEVATION - SCHEME 1
1/8" = 1'-0"

2 REAR ELEVATION - SCHEME 1
1/8" = 1'-0"

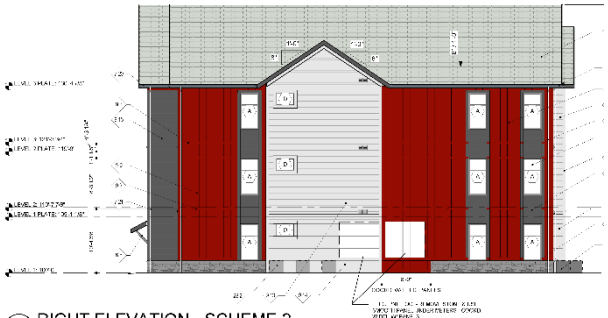
Elevations

Two of two color schemes proposed:

3 LEFT ELEVATION - SCHEME 2
1/8" = 1'-0"



1 FRONT ELEVATION - SCHEME 2
1/8" = 1'-0"

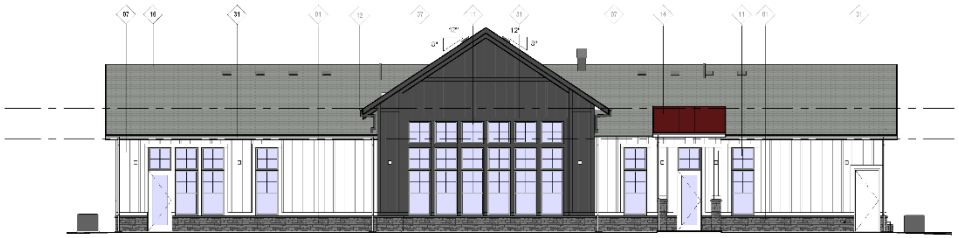


4 RIGHT ELEVATION - SCHEME 2
1/8" = 1'-0"

2 REAR ELEVATION - SCHEME 2
1/8" = 1'-0"

Elevations

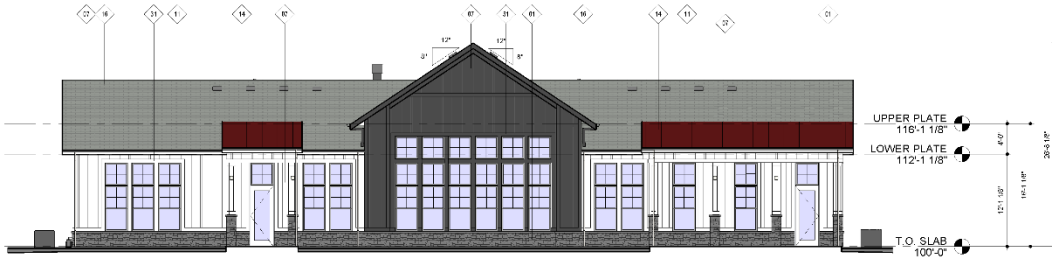
Clubhouse proposed:



4 REAR ELEVATION - SD
1/8" = 1'-0"

3 LEFT ELEVATION - SD
1/8" = 1'-0"

2 RIGHT ELEVATION - SD
1/8" = 1'-0"



1 FRONT ELEVATION - SD
1/8" = 1'-0"

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 approve the preliminary site plan as presented, subject to all remaining Planning Commission and staff comments being addressed on the final site plan.

Staff requests that the following be entered into the record:

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

Approval Criteria

- General. Land use is consistent with Town's Comprehensive Plan and RMU zone district.
- Preliminary Site Plan. Meets intent and purpose of site plan standards; plan includes preliminary plan and required data.
- Multifamily Residential. Meets multifamily residential standards for lot area open space, livable open space area, parking requirements, in addition to all other applicable Windsor Municipal Code requirements.
- Supplemental Information. Preliminary utility plans and grading plan.

MEMORANDUM

Date: July 1, 2020
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board - Final Major Subdivision – Fossil Creek Ranch Subdivision 1st & 2nd Filings – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russel + Mills Studios, applicants' representative
Location: Northwest of the intersection of LCR 5 & LCR 32E
Items #: C.2 - C.5

Background / Discussion

The applicants, Mr. Dallas Horton and Mr. Steve Pfister of 3T Investments, LLP, represented by Mr. John Beggs of Russel + Mills Design Studios have submitted two final major subdivision plats, known as the Fossil Creek Ranch Subdivision 1st and 2nd Filings. The subdivision encompasses approximately 254 acres and is zoned Residential Mixed Use (RMU).

The preliminary plat was approved by Planning Commission in 2017 as a single filing with 290 single family lots. The final plat has been split into two separate filings with a total of 260 single family lots. Layout of the two final plats are generally consistent with the preliminary plat, although a number of lots were eliminated due to the Arthur Ditch, which was planned to be piped in the preliminary plat, being left in place and not piped (the ditch will be fenced with wrought iron style fencing). At the time of preliminary plat approval, a park site of four to five acres to be dedicated to the Town was envisioned. However, no park site acceptable to the Town was identified so the applicant has elected to pay the fee-in lieu of dedication, a solution which is acceptable to the Parks, Recreation and Culture Department. A small (2/3 acre) park is planned to be built by the developer and maintained by the Metro District. Adjacent to the park are approximately 14 acres of wetlands that will be preserved.

1st Filing Plat characteristics:

- 140 single-family residential lots;
- Average lot size of 6,982 square feet;
- 14 open space tracts (drainage, utility & access) = approximately 19 acres;
- 5 future development tracts = approximately 173 acres; and
- Approximately 11 acres of public right-of-way dedication.

2nd Filing Plat characteristics:

- 120 single-family residential lots;
- Average lot size of 6,950 square feet;
- 11 open space tracts (drainage, utility & access) = approximately 9 acres;
- 1 future development tract = approximately 35 acres; and
- Approximately 8 acres of public right-of-way dedication.

Three access points will be provided to the development, one from County Road 34C and two from County Road 5. Offsite improvements associated with the development include paving County Road 34C and the following upgrades to County Road 5: two southbound lanes with bike lane, curb, and gutter; left and right turn lanes as needed; and a detached 10' wide multiuse trail.

The applicants held a neighborhood meeting on October 22, 2015 in accordance with Chapter 16, Article XXXI of the Municipal Code. There was one neighbor 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 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, particularly promoting 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.

Notifications

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

A neighborhood meeting was held on October 22, 2015 at 6:00 PM at Bethke Elementary School. Notifications for this meeting were as follows:

- October 9 & 12, 2015 – display ad published in the papers
- October 5, 2015 – affidavit of mailing to property owners within 300 feet

Regarding the Final Subdivision, notifications for this public hearing were as follows:

- June 19, 2020 - affidavit of mailing to property owners within 300 feet
- June 19, 2020 – public notice published on Town website
- June 18, 2020 – site posted
- June 19, 2020 – display ad published in the newspaper

Recommendation

Staff recommends that Planning Commission forward to Town Board a recommendation of approval of final subdivision plat (for both the 1st and 2nd filings), subject the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed; and
2. The applicant shall provide all required documents to the Town within 90 days of Town Board approval, including the approved plat bearing all required signatures, and development agreement bearing all required signatures. Failure to observe this condition of approval will

result in immediate revocation of Final Plat approval and shall require submittal and approval of a new application.

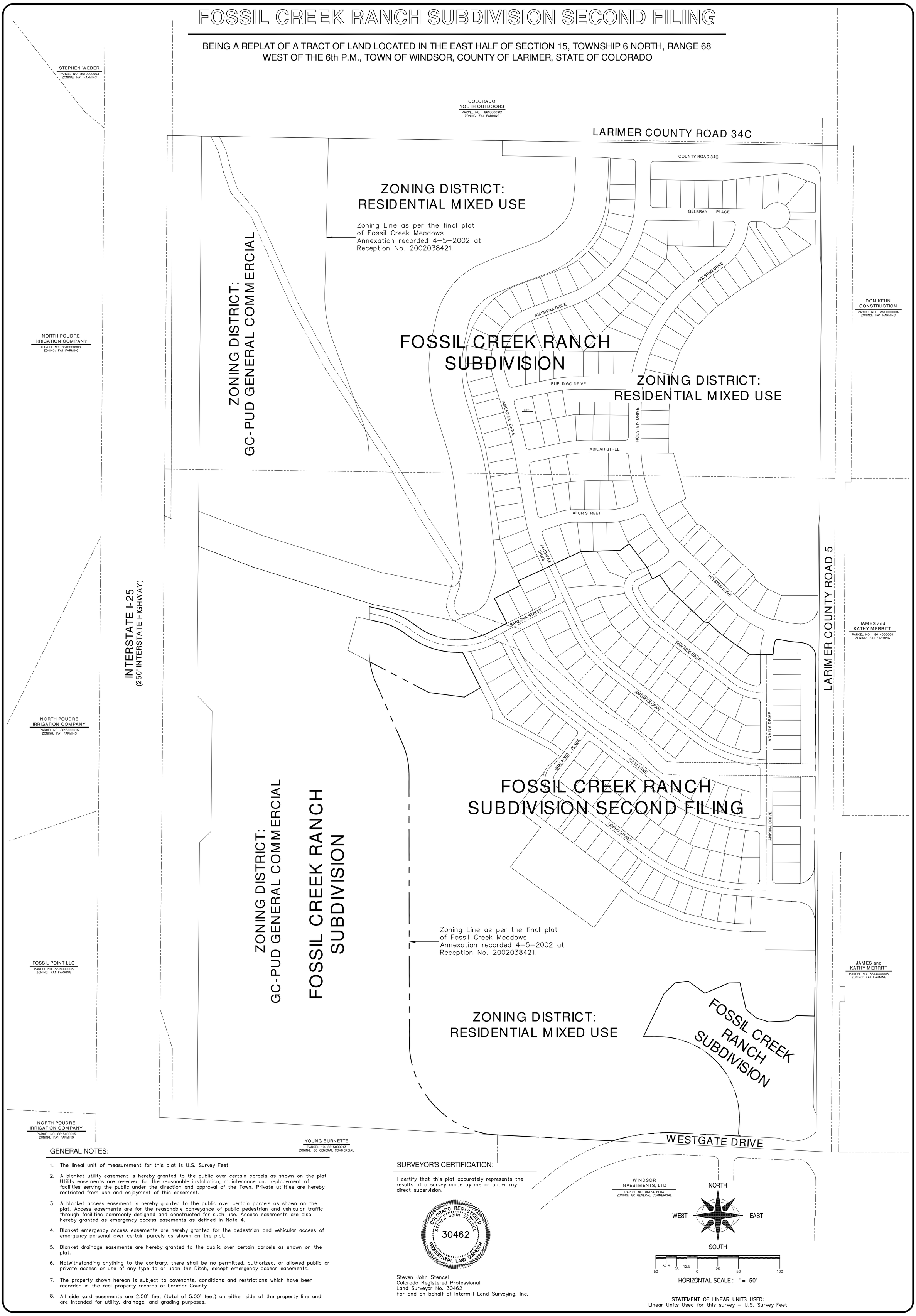
Attachments

Application Materials
PowerPoint presentation
Neighborhood Meeting Summary

copy: Dallas Horton, applicant
Steve Pfister, applicant
John Beggs, applicants' representative

FOSSIL CREEK RANCH SUBDIVISION SECOND FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



GENERAL NOTES:

1. The lineal unit of measurement for this plat is U.S. Survey Feet.
2. A blanket utility easement is hereby granted to the public over certain parcels as shown on the plat. Utility easements are reserved for the reasonable installation, maintenance and replacement of facilities serving the public under the direction and approval of the Town. Private utilities are hereby restricted from use and enjoyment of this easement.
3. A blanket access easement is hereby granted to the public over certain parcels as shown on the plat. Access easements are for the reasonable conveyance of public pedestrian and vehicular traffic through facilities commonly designed and constructed for such use. Access easements are also hereby granted as emergency access easements as defined in Note 4.
4. Blanket emergency access easements are hereby granted for the pedestrian and vehicular access of emergency personal over certain parcels as shown on the plat.
5. Blanket drainage easements are hereby granted to the public over certain parcels as shown on the plat.
6. Notwithstanding anything to the contrary, there shall be no permitted, authorized, or allowed public or private access or use of any type to or upon the Ditch, except emergency access easements.
7. The property shown hereon is subject to covenants, conditions and restrictions which have been recorded in the real property records of Larimer County.
8. All side yard easements are 2.50' feet (total of 5.00' feet) on either side of the property line and are intended for utility, drainage, and grading purposes.

SURVEYOR'S CERTIFICATION:

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

COLORADO REGISTERED STEVEN JOHN STENCEL 30462 PROFESSIONAL LAND SURVEYOR

Steven John Stencel
Colorado Registered Professional
Land Surveyor No. 30462
For and on behalf of Intermill Land Surveying, Inc.

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey – U.S. Survey Feet

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775

TITLE: **FOSSIL CREEK RANCH SUBDIVISION SECOND FILING**
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

CLIENT: HORTON FEEDLOTS, INC.

REVISIONS: BY: DATE:

DRAWN BY: TSC
CHECKED BY:
APPROVED BY:
DATE: 6-16-2020
SCALE: 1" = 50'
PROJECT NO.: P-17-8502
SHEET 3 OF 9

FOSSIL CREEK RANCH SUBDIVISION SECOND FILING

\\Hal\Pr\P-8502-ThreeT\dwg\FossilCreekRanch-FP2-4-8-2020.dwg

Final Major Subdivision

Fossil Creek Ranch

1st & 2nd Filings

Paul Hornbeck, Senior Planner

Planning Commission, July 1, 2020

Subdivision

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

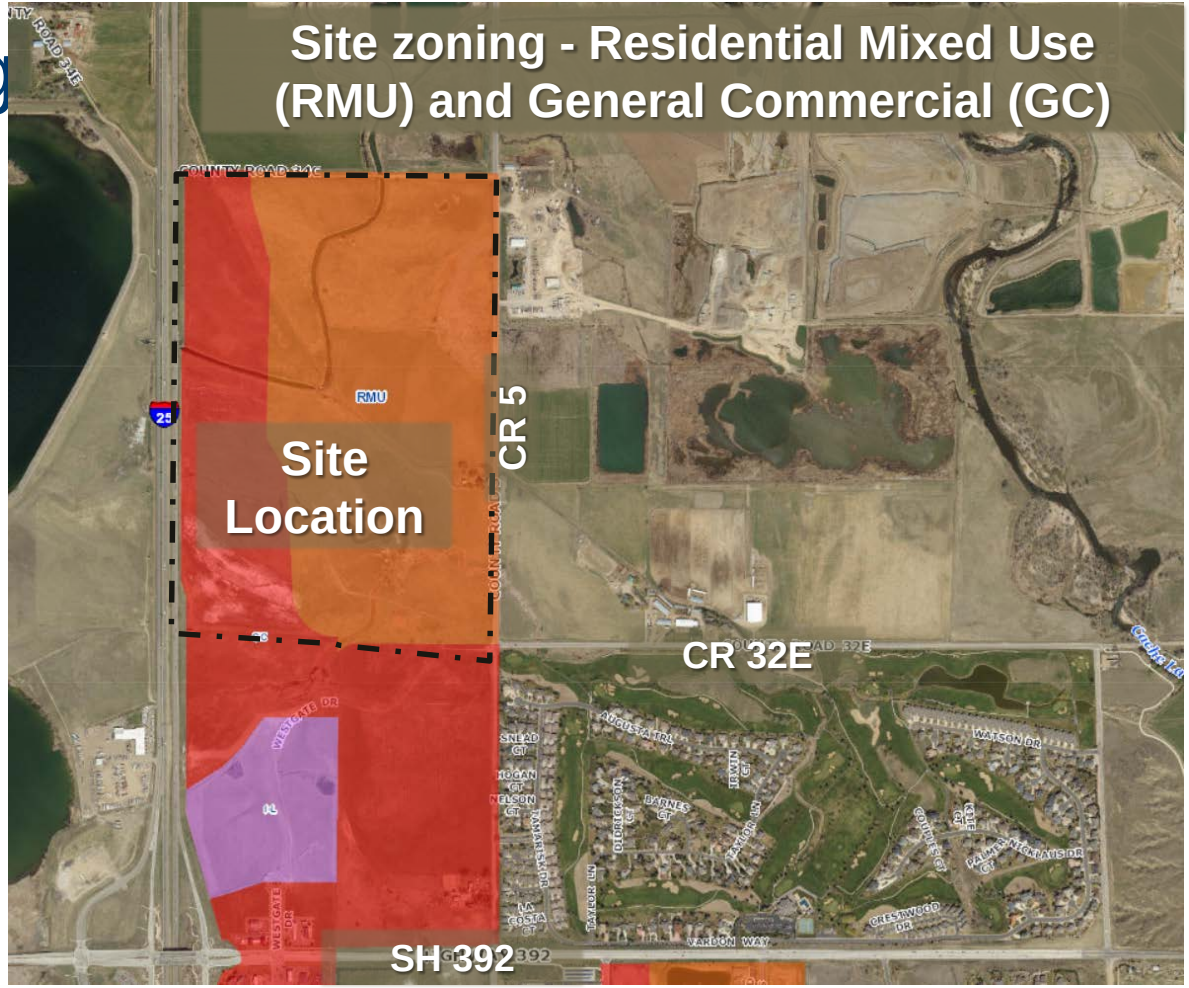
Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

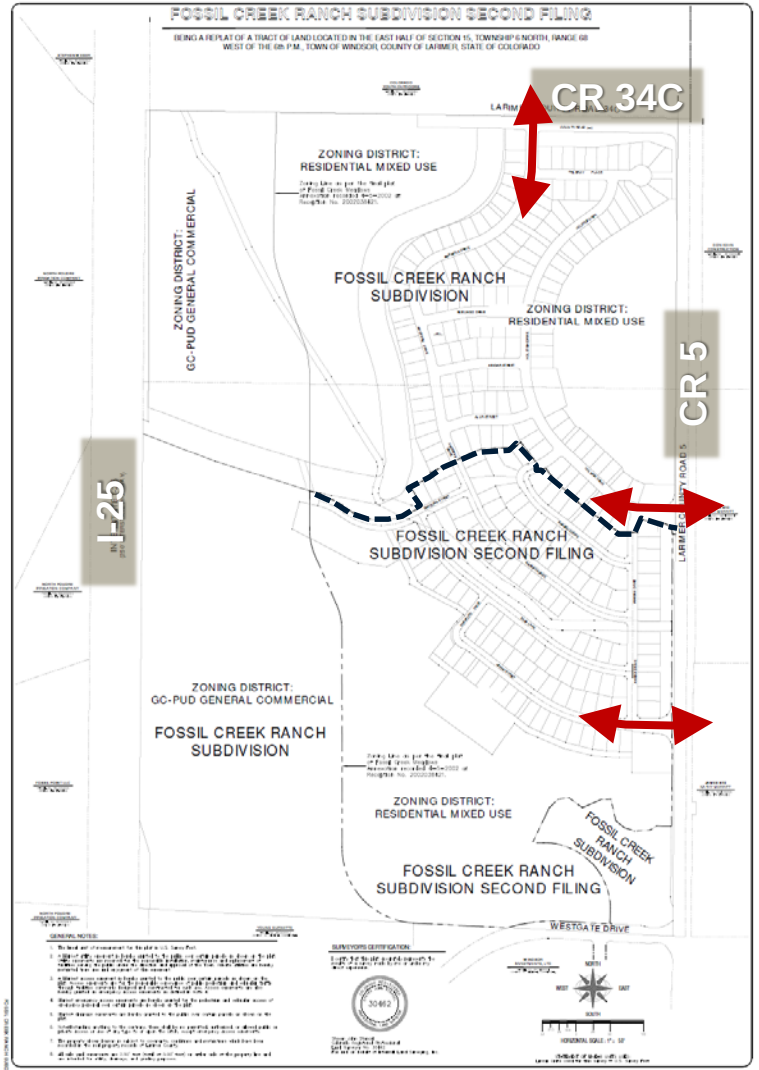
1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map

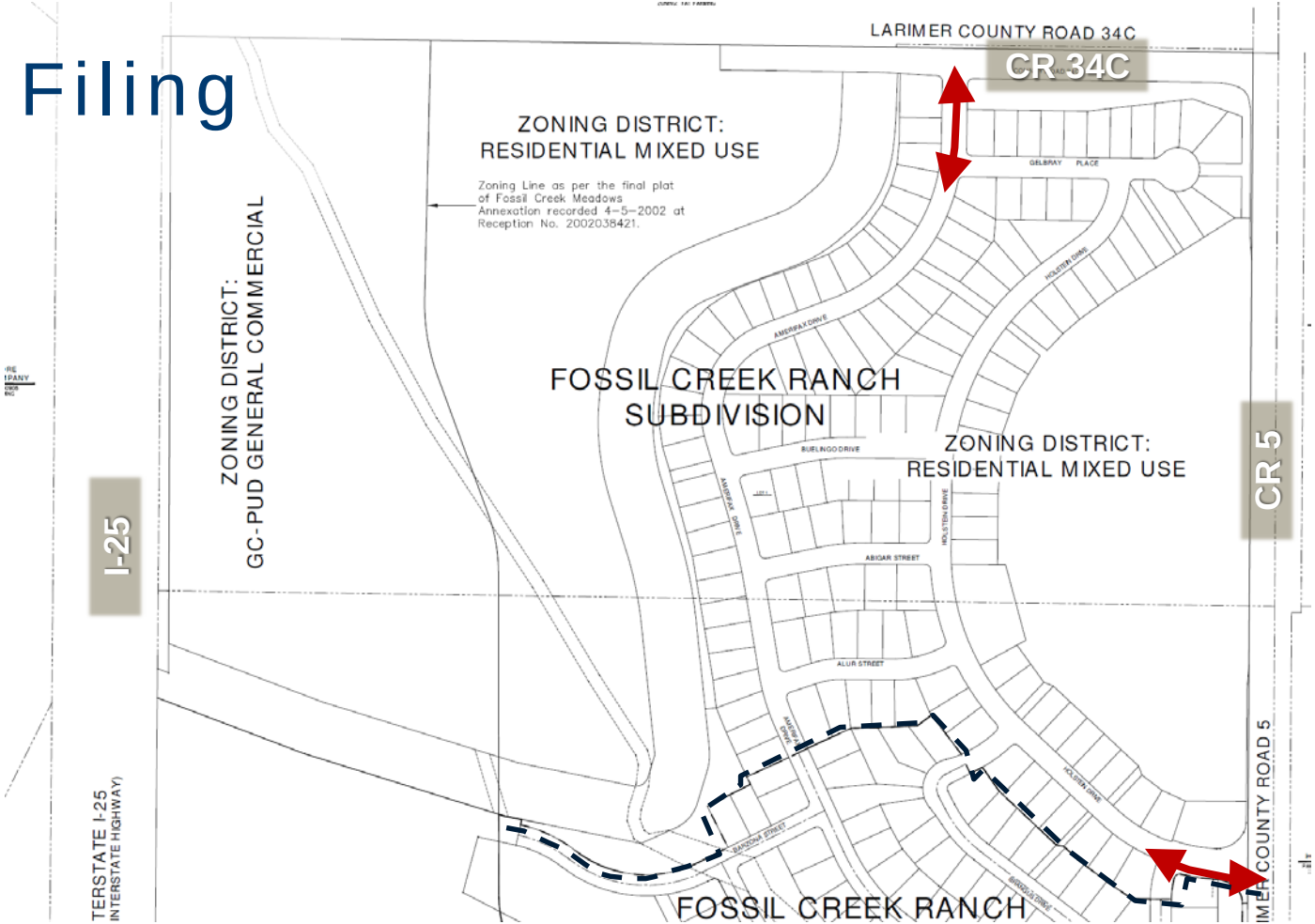
Zoning


Site zoning - Residential Mixed Use (RMU) and General Commercial (GC)
RMU
Site Location
CR 5
CR 32E
SH 392
25

1st & 2nd Filings

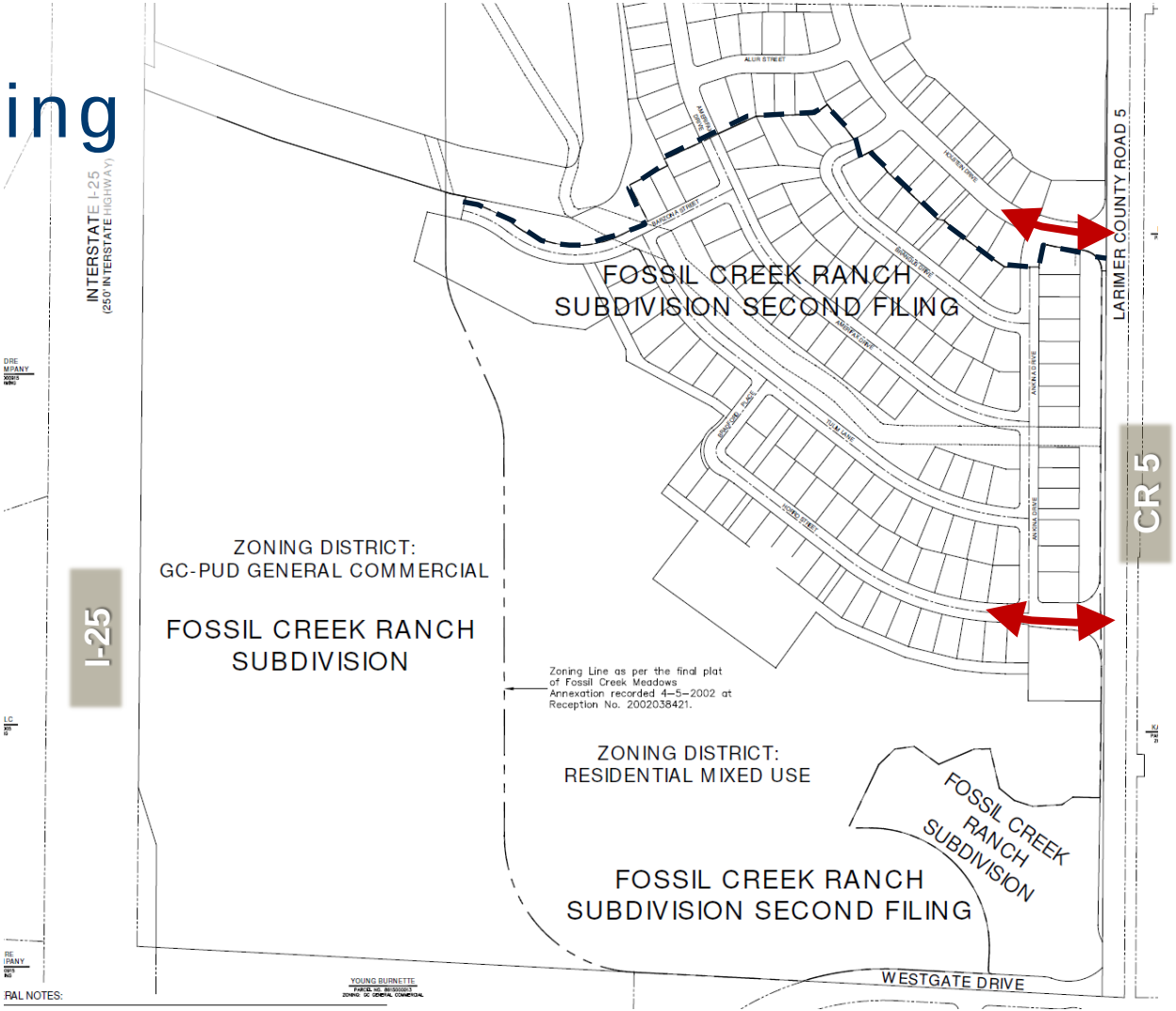


1st Filing



LARIMER COUNTY ROAD 34C
CR 34C
ZONING DISTRICT:
RESIDENTIAL MIXED USE
Zoning Line as per the final plat of Fossil Creek Meadows Annexation recorded 4-5-2002 at Reception No. 2002038421.
GELBRAY PLACE
HOLSTEIN DRIVE
AMERIFAX DRIVE
ZONING DISTRICT:
GC-PUD GENERAL COMMERCIAL
FOSSIL CREEK RANCH
SUBDIVISION
BUELINGO DRIVE
ZONING DISTRICT:
RESIDENTIAL MIXED USE
CR 5
I-25
ABIGAR STREET
ALUR STREET
BARZONA STREET
BRIGGUS DRIVE
TERSTATE I-25
INTERSTATE HIGHWAY)
COUNTY ROAD 5
FOSSIL CREEK RANCH

2nd Filing


INTERSTATE I-25
(250' INTERSTATE HIGHWAY)
I-25
LARIMER COUNTY ROAD 5
CR 5
FOSSIL CREEK RANCH
SUBDIVISION SECOND FILING
ZONING DISTRICT:
GC-PUD GENERAL COMMERCIAL
FOSSIL CREEK RANCH
SUBDIVISION
Zoning Line as per the final plat
of Fossil Creek Meadows
Annexation recorded 4-5-2002 at
Reception No. 2002038421.
ZONING DISTRICT:
RESIDENTIAL MIXED USE
FOSSIL CREEK
RANCH
SUBDIVISION
FOSSIL CREEK RANCH
SUBDIVISION SECOND FILING
WESTGATE DRIVE
YOUNG BURNETTE

Comprehensive Plan Conformance

The application is consistent with the following goals 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.

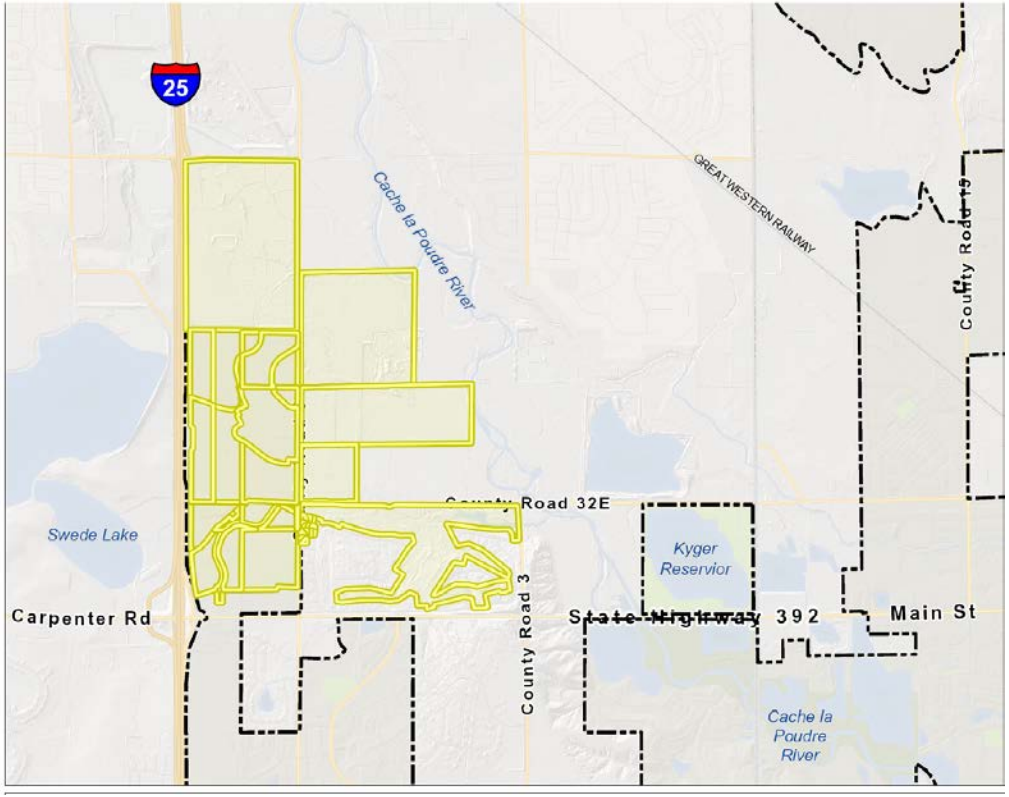
Public Notification

October 22, 2015 Neighborhood Meeting:

- October 9 & 12, 2015 – display ad published in the papers
- October 5, 2015 – affidavit of mailing to property owners within 300 feet

Notifications for this meeting were as follows:

- June 19, 2020 - affidavit of mailing to property owners within 300 feet
- June 19, 2020 – public notice published on Town website
- June 18, 2020 – site posted
- June 19, 2020 – display ad published in the newspaper



Recommendation

Staff recommends that Planning Commission forward to Town Board a recommendation of approval of the final subdivision plat, subject the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed; and
2. The applicant shall provide all required documents to the Town within 90 days of Town Board approval, including the approved plat bearing all required signatures, and development agreement bearing all required signatures. Failure to observe this condition of approval will result in immediate revocation of Final Plat approval and shall require submittal and approval of a new application.

Major Subdivision

Staff requests that the following be entered into the record:

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