# PLANNING COMMISSION
# REGULAR MEETING

**December 4, 2019 // 7:00 p.m. // Town Board Chambers**
**301 Walnut Street, Windsor, CO 80550**

## AGENDA

A. CALL TO ORDER

1. Roll Call

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

3. Public Invited to be heard

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

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

B. CONSENT CALENDAR*

C. BOARD ACTION

1. Public Hearing - Conditional Use Grant (CUG) to allow a temporary use not specifically included as a use by right in any zone district – Great Western Industrial Park 7th Filing, Lot 5 – Ben Goldwasser, Central Oceans, Applicant; and Mark Cevaal, Redland, Applicant's Representative
   - Quasi-judicial
   - Staff presentation: Paul Hornbeck, Senior Planner

2. Recommendation to Town Board – Conditional Use Grant (CUG) to allow a temporary use not specifically included as a use by right in any zone district – Great Western Industrial Park 7th Filing, Lot 5 – Ben Goldwasser, Central Oceans, Applicant; and Mark Cevaal, Redland, Applicant's Representative
   - Quasi-judicial
   - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission

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.

2. Communications from the Town Board liaison

3. Communications from the staff

    a. Cannon Express Car Wash Site Plan Communications

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, December 4, 2019 | 7:00 P.M. | Regular Planning Commission meeting** |
| Wednesday, December 18, 2019 | 7:00 P.M. | Regular Planning Commission meeting** |
| Wednesday, January 1, 2020 | 7:00 P.M. | CANCELLED - HOLIDAY |
| Wednesday, January 15, 2020 | 7:00 P.M. | Regular Planning Commission meeting** |

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

# MEMORANDUM

**Date:** December 4, 2019
**To:** Planning Commission
**From:** Paul Hornbeck, Senior Planner
**Re:** Public Hearing and Recommendation to Town Board - Conditional Use Grant (CUG) to allow a temporary use not specifically included as a use by right in any zone district – Great Western Industrial Park 7th Filing, Lot 5 – Ben Goldwasser, Central Oceans, Applicant; and Mark Cevaal, Redland, Applicant's Representative
**Location:** One mile south of Eastman Park Drive on Great Western Drive
**Items #:** C.1 C.2

## Background

The applicant Ben Goldwasser of Central Oceans, represented by Mark Cevaal of Redland, is requesting a Conditional Use Grant (CUG) to allow a temporary use not specifically included as a use by right in any zone district, located on a portion of Lot 5 of Great Western Industrial Park Subdivision 7th Filing. The requested temporary use is a shipping container storage yard. The property is zoned Heavy Industrial (IH) and is generally surrounded by undeveloped or farm land, with an existing industrial business to the west. There are two farm houses located adjacent to the property, one of which is under the same ownership as the subject property.

The proposed use will occupy approximately 25 acres of 136 acres on lot 5. The majority of the 25 acres is dedicated to outdoor storage of approximately 2700 shipping containers housing solar equipment. The majority of containers are 40' long, 8' wide and 9'6" high. The containers are proposed to be stacked up to three high, for a total height of approximately 29'. Containers will arrive and depart the site by truck. Containers are expected to arrive at the site during the first two quarters of 2020 and would begin to be delivered to their final destination in the fourth quarter of 2020 through 2023.

The site will be enclosed by a chain link fence with three strands of barbed wire and monitored by security cameras. Landscaping is proposed along the Great Western Drive frontage, around the detention pond on the southern portion of the site, and as a buffer to the farm house to the east.

## Standards and Requirements for Conditional Use Grants

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to the granting of a conditional use.

1. **The character and the quality of the area in which the use will be located.**
   The subject property is located within the Great Western Industrial Park and is generally surrounded by undeveloped or agricultural land, with one industrial business located to the

west and two residential homes to the east. Future industrial development is possible on properties to the north, east, and west. Floodplain and the Poudre River make development to the south of the subject area unlikely. The Poudre River Trail passes within approximately ¼ mile south of the subject development. The future Crossroads Boulevard extension from State Highway 257 to O Street in Greeley is anticipated immediately south of the site, but there is no timetable for construction of the roadway at this time.

There are what appear to be two farm houses adjacent to the parcel, including one under the same ownership of the subject parcel. The farmhouse under separate ownership is located immediately east of the site and is zoned Light Industrial in unincorporated Weld County. The remainder of the surrounding properties are zoned Heavy Industrial and are within Windsor Town Limits.

2. **The physical appearance of the use, including suitability of architectural and landscaping treatment.**
   The use will be surrounded by a fence with slats and landscaping in certain areas to provide some ground level screening; however the stacking of containers up to 29' tall means the use will be visible from the surrounding area.

3. **Appropriate location of the building or buildings on the lot.**
   The temporary warehouse would be located on the northwestern portion of the lot, closest to Great Western Drive.

4. **Adequate provision of parking, loading and circulation facilities.**
   Minimal parking is needed for the use due to no full time employees being on site. Two part time employees are anticipated to be on site as needed. Provision for circulation and loading of containers is provided on site. The applicant will need to comply with any applicable requirements from the City of Greeley regarding loading adjacent to and crossing the City's water line and easement. A condition of approval addressing this item is included in staff's recommendation.

5. **Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.**
   During the first six months of operation the applicant anticipates up to fifteen trucks per day delivering containers, meaning 30 round trips per day. As containers are shipped offsite, the applicant anticipates three to five trucks per day picking up containers for deliver, meaning up to ten trips per day. During operations there would be one to two employees on site with no customers or other visitors anticipated.

6. **Potential effect of the use on storm drainage in the area.**
   The applicant will be required to coordinate with Town staff to incorporate properly sized drainage facilities at the site. The applicant will also need to comply with the Town's stormwater (Grading Erosion Sediment Control Plan) permit application and construction requirements, including obtaining a Storm Water Permit for Construction Activities from the Colorado Department of Public Health and Environment, to ensure that the project does not impact water quality.

7. **Adequacy of planting screens where necessary.**

Landscaping is proposed along the Great Western Drive frontage, around the detention pond on the southern portion of the site, and as a buffer to the farm house to the east. Due to the stacking of containers up to 29', landscaping will not entirely screen the use.

8. **Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.**
   No hazardous conditions or pollutants have been identified with the use.

9. **The general compatibility of the proposed use with the area in which it is to be located.**
   The use is compatible with the heavy industrial nature of the area. Landscape buffering is proposed adjacent to the adjoining farmhouse to increase compatibility.

## Notifications

**Municipal Code.**
The following Planning Commission and Town Board public hearing notifications were completed in accordance with the Municipal Code:

- November 20, 2019 – affidavit of letter mailed to property owners within 100 feet of site
- November 22, 2019 – property posted with a notification sign
- November 22, 2019 – legal ad published in the newspaper

## Conformance with Comprehensive Plan

The 2016 Comprehensive Plan does not specifically address this type of temporary use.

## Conformance with Strategic Plan

There are no relevant areas of the Strategic Plan regarding this type of temporary use.

## Recommendation

The Municipal Code does not specifically address time frames for temporary Conditional Use Grants; however, in the past temporary uses have typically been approved for a period of two years.

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Conditional Use Grant application with the following conditions:

1. The Conditional Use Grant shall initially be valid for a period of two years. Prior to completion of the two year term, the applicant may request a one year extension to be reviewed by the Planning Director. If the Director determines the use is in conformance with all conditions contained herein and all other applicable code requirements, a one year extension shall be granted administratively by staff. If the Director determines the use is not in conformance with the conditions contained herein or other applicable code requirements, the extension request shall be referred to Planning Commission and Town Board in accordance with CUG procedures per the Town's Municipal Code. A second one year extension may be granted following the same procedure. No further extensions shall be considered.
2. Containers shall be limited to no higher than 19 feet in height except that stacking up 29 feet shall be permissible until December 31, 2021.
3. A site plan in conformance with all Municipal Code requirements, including landscaping, shall be reviewed and approved by staff prior to construction of the facility.

4. Right-of-way shall be dedicated for Great Western Drive and Crossroads Boulevard.
5. Use shall adhere to all Greeley Water requirements regarding waterline easement traversing the site.
6. All outstanding Planning Commission and staff comments shall be addressed.

## Attachments

- Application Materials
- Staff Presentation

copy: Ben Goldwasser, applicant
Mark Cevaal, applicant's representative
Dean Brown, land owner's representative

Central Oceans

Central Oceans specialize in the transport of oversized, complicated, and project related cargoes, a business that involves planning, complex challenges, and difficult decisions on a daily basis. We take the time to know your business, pay attention to each and every detail, managing the entire process from the initial planning to the door delivery. That is how we ensure the safe and successful completion of each and every project.

We have carved out a niche for ourselves by offering industrial clients both standard and tailored transport solutions. Our hands-on management team and highly experienced project personnel possess an in-depth understanding of the most challenging aspects of complex projects. We are committed to the successful transport of your freight from origin to destination, including the initial plan, implementation and close monitoring of your cargo's movements. To ensure that all parties are updated every step of the way, clients are presented with online access to a tailor-made overview on their shipments in our state-of-the-art IT platform.

Our dedicated management team has implemented sound environmental practices and worked to ensure a healthy and safe workplace. We recognize that our operations can have an impact on the local, regional and global environment. As such, we are committed to the continuous improvement in environmental performance and the prevention of pollution across our business.

698 Berkmar Circle
Suite 3, Charlottesville
Virginia, 22901, USA
Website www.centraloceans.com

Central Oceans

**Project Overview:**

Central Oceans is submitting the following Conditional Use Grant (CUG) application to the Town of Windsor, Colorado in order to establish a Foreign Trade Zone (FTZ) storage yard in the Great Western Industrial Park. This request is for a CUG with a two (2) year term and two consecutive one (1) year administrative extensions should operations be in compliance with all conditions of the CUG. Central Oceans understands and acknowledges that if operations are not in accordance with CUG they (Central Oceans) will be required to submit for a new CUG at the end of the original two (2) year term. Duration of CUG term being requested to align with project operations and given the permanent improvements being made to the site. This facility will be used for temporarily housing shipping containers loaded with solar module cargos. Our plan is to receive approximately 2,700 shipping containers by truck between January and June 2020. The containers will then be stacked in rows at the proposed yard via specialized handling machinery. The container storage plan is addressed in further detail below. The yard will be levelized, compacted, and a gravel base will be added to ensure the containers are stable for the duration of the project. The containers will be secured by twist lock per industry standard, and un-accessible to any personnel not involved with the project. The cargos will begin departing the site in October 2020 and will deliver to their final locations through 2023. The storage yard will be a secluded and secure facility as detailed below.

The project site area is located at:
24.93 Acres of Parcel # 080735104005 of Lot 5 at Great Western Industrial Park
30619 County Road 23
Windsor, CO 80550

40°27'02.5"N 104°51'21.3”W
or
40.450698, -104.855928

698 Berkmar Circle
Suite 3, Charlottesville
Virginia, 22901, USA
Website www.centraloceans.com

SIDEWALK EXTENSION TO BE REQUIRED IF EXPANSION AREA IS USED

**POTENTIAL EXPANSION AREA**
3.5 ACRES

15" FES
REMOVE AND REPLACE EX. CULVERT W/ 64 LF PROPOSED 15" RCP
EX. ACCESS ROAD TO BE REMOVED
2,022 SF - PROPOSED CONCRETE PAVEMENT
20' ENTRANCE GATE

LOT 4, G.W.I.P. SUBD. SEVENTH FILING

LOT B RE-1245

EXISTING ACCESS ROAD

N89°39'08"E 494.58'
N89°39'10"E 1011.78'
N89°39'08"E 517.20'

EXISTING CULVERT
15" FES
R32.62'
R20'
52.49'
35.78'
EX. LIGHTPOLE
EX. 16' UTILITY, DRAINAGE AND TRAIL EASEMENT REC. NO. 3849231
EX. 16' UTILITY EASEMENT REC. NO. 3849231

32' (TYP.)
SHIPPING CONTAINERS (TYP.)
52'
16' (TYP.)
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES

FLOODPLAIN ZONE AE
FEMA FIRM MAP
#08123C1503E

PERIMETER 6' CHAIN LINK FENCE W/ 3-STRAND BARBED WIRE

LEASE LINE (TYP.)

LOT 2, G.W.I.P. SUBD. SEVENTH FILING

EX. 16' UTILITY EASEMENT REC. NO. 3849231

161.39'
136.23'
141.54'
153.43'
19.78'
25'
PROPOSED BARRIER
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES

PROPOSED 10' CONCRETE TRAIL

EX. SANITARY SEWER EASEMENT REC. NO. 3545737

GREAT WESTERN DR.
N0°23'33"W 757.78'
EX. 130' R.O.W.

S0°22'40"E 836.22'
N0°33'48"W 2639.88'

LOT 5, G.W.I.P. SUBD. SEVENTH FILING PARCEL 080735104005

20' x 60' UTILITY EASEMENT REC. NO. 3849231
TEMPORARY ACCESS EASEMENT REC. NO. 3849231

PROPOSED BARRIER
BELLVUE LINE 3 27" WATER
BELLVUE LINE 2 20" WATER

EX. 60' R.O.W.

EX. 41' DRAINAGE EASEMENT REC. NO. 3849231
L=89.28
R=1119.00
D=4°34'18"
130' PROPOSED R.O.W.
PROPOSED FENCE ADJACENT TO R.O.W. TO BE VINYL CLAD

S89°37'20"W 167.99

PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES

CENTER LINE OF WATER ESMT (WIDTH NOT SPECIFIED) BOOK 938 PAGE 595

EX. 30' EMERGENCY ACCESS EASEMENT REC. NO. 3849231

FLOODPLAIN ZONE AE
FEMA FIRM MAP
#08123C1503E

59.64'
54.78'
196.43'
S0°22'40"E 355.69'

EXISTING BUILDINGS

EX. 16' UTILITY EASEMENT REC. NO. 3849231

S41°28'08"E 408.41'
58.14'

30801 COUNTY ROAD 23
LOT B RE 0807-35-1-RE 1244
REC. NO 02208246
COUNTY ZONING: I-1

EX. SANITARY SEWER EASEMENT REC. NO. 3545737

15" FES
39 LF ~ 15" RCP STORM SEWER
15" FES
26 LF ~ 15" RCP STORM SEWER

PIPELINE RIGHT-OF-WAY GRANT REC. NO. 2408823 (WIDTH NOT STATED)

UTILITY AND DRAINAGE EASEMENT REC. NO. 3849231

**SITE AREA**
24.47 ACRES
2,517 CONTAINERS

S89°37'20"W 160.91'
N89°37'20"E 572.00'

EX. SANITARY SEWER EASEMENT REC. NO. 3545737

143.2' PROPOSED DRAINAGE EASEMENT
4' DRAINAGE PAN
10' MAINTENANCE ACCESS ROAD
PROPOSED POND OUTLET STRUCTURE
N0°22'40"W 41.70'
N2°19'45"E 143.69'
TYPE C INLET

15" FES
15" FES

**POND AREA**
2.31 ACRES
N89°38'48"E 553.06'
N38°05'35"W 131.69'
STORM SEWER FLARED END SECTION. DISCHARGE TO EX. SWALE.

CONCRETE OVERFLOW WEIR

EX. UTILITY EASEMENT REC. NO. 3849231
EX. 30' EMERGENCY ACCESS EASEMENT REC. NO. 3849231
L=92.56
R=1575.93
D=3°21'55"
10' UTILITY EASEMENT REC. NO. 3849231
EXISTING SWALE

LOT 5, G.W.I.P. SUBD. SEVENTH FILING PARCEL 080735104005

FUTURE CROSSROADS BLVD.

FUTURE GREAT WESTERN DR.

## PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- FENCE
- ALL-WEATHER GRAVEL, 4" CLASS 6 ABC

## EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- FENCE

NOTE: THE MAXIMUM STACKING HEIGHT FOR ALL CONTAINERS IS THREE HIGH.

Know what's **below.** **Call** before you dig.

N

0 40 80 160
SCALE: 1" = 80'

**TOWN OF WINDSOR DRAWING REVIEW**

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

DATE:_____ BY:_____
DIRECTOR OF ENGINEERING


Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM


DRAWN ML
CHECKED DTW
APPROVED MDC
PROJECT NO. 16003.22
HORZ. SCALE 1" = 80'
VERT. SCALE N/A

| NO. | DATE | NOTES |
|---|---|---|
| 1 | 2019.10.31 | 1ST SUBMITTAL TO TOWN |
| 2 | 2019.11.08 | CUG APPLICATION SUBMITTAL |
| 3 | 2019.12.04 | CUG RESUBMITTAL |

GREAT WESTERN INDUSTRIAL PARK
CENTRAL OCEANS USA

# SITE PLAN

SHEET
4


I:\2016\16003 - Great Western Industrial Park\CAD\Sheet Sets\16003.22 Central Oceans\Conditional Use Grant Plans\16003.22 Site Plan.dwg tab: 4 SITE PLAN Dec 04, 2019 - 1:16pm mcevall

Central Oceans

**Cargo and Equipment Details:**

The approximately 2,700 shipping containers will store various solar module cargos.

The majority of the shipping containers will measure 40’ (L) x 8’ (W) x 9’6” (H).

The containers will deliver to site via truck-tractor hauling a chassis which is a special type of undercarriage developed specifically to transport containers. Similar equipment will also be used to pick-up the containers from site for final delivery.

The containers will be lifted from the chassis and set in rows at the storage yard via a reach stacker which is a specialized vehicle used to lift, carry, and place containers.

**Container Storage Plan:**

The containers will never be stacked more than 3 high (28’6”) which is in accordance with the existing I-H zoning designation for Great Western Industrial Park, and is agreeable with site owners. The container stack height has been deemed safe by licensed engineer given analysis of historic wind and seismic data. The containers are designed to be stored on top of each other in locked stacks.

The container inventory to arrive in Windsor, CO between January 2020 and June 2020, with containers stacked 3 high across property by June 2020.

As container inventory is shipped out, the container stack height will decrease. Proposed stacking plan/phase out schedule as follows:

Dec-2020 – 3 high maximum stack height (end of Year 1)
Dec-2021 – 2 high maximum stack height (end of Year 2)
Dec-2022 – 1 high maximum stack height (end of year 3)
Dec-2023 – yard empty

**City of Greeley Water Plan:**

Site plan and container storage arrangement is in compliance with City of Greeley’s comments regarding water transmission lines.

Traffic will only cross the transmission lines in three (3) areas where a minimum of 6’ of non-vibratory compacted earth will be placed.

The closest corners of the storage containers will be a minimum of 25’ away from the centerlines of each transmission line.

All proposed light poles are also placed outside of the Greeley easement area.

Example of shipping container loaded to chassis

Example of reach stacker handling shipping containers

Central Oceans

**Estimated Traffic Impact:**

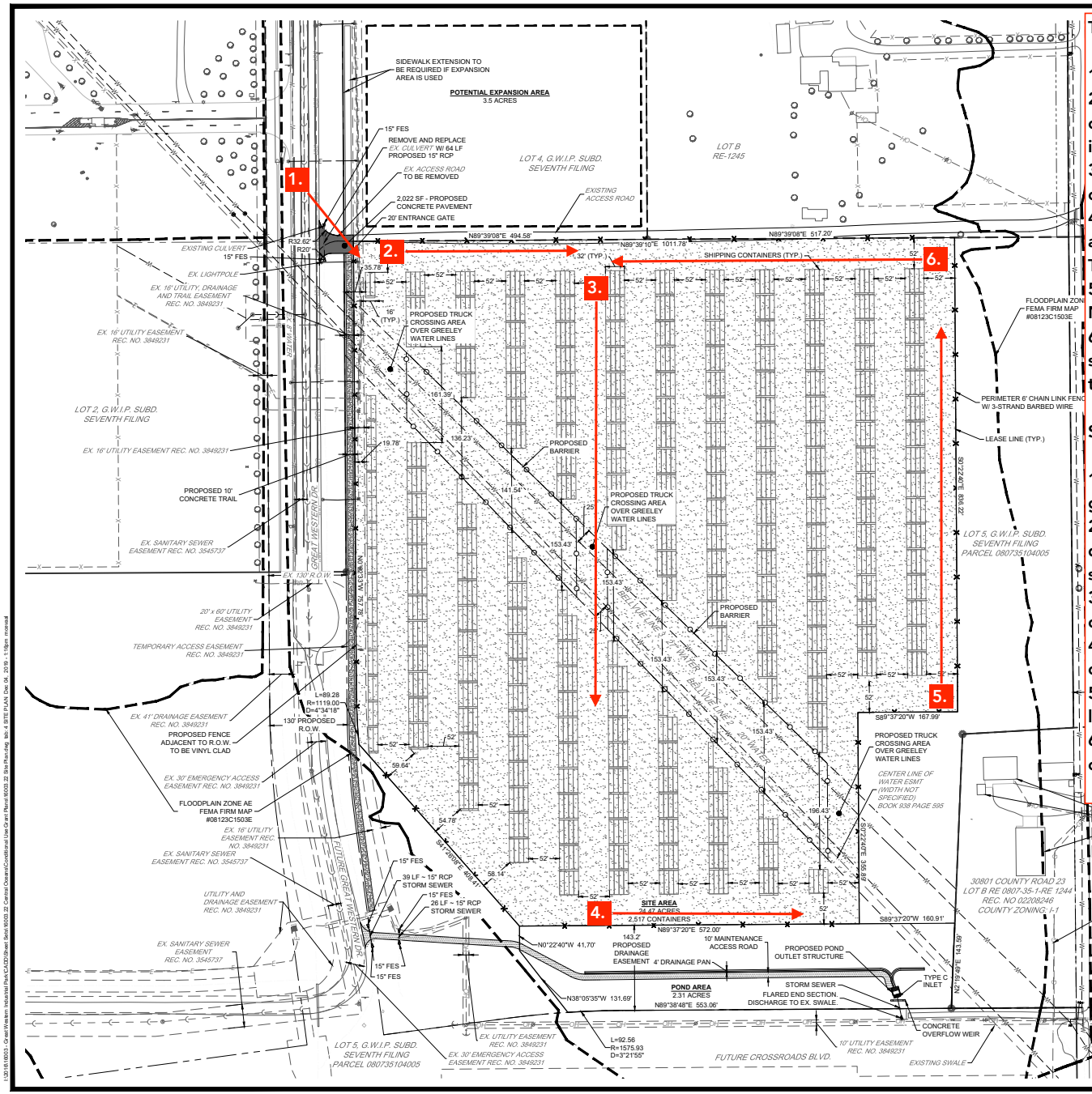
The approximately 2,700 shipping containers will arrive to the storage yard via truck-tractor as described above during Q1 and Q2 2020. This means there will be approximately 2,700 loaded trucks travelling to the Great Western Industrial Park for delivery, and then departing empty during this time.

The shipping containers will then be loaded to truck-tractor with chassis starting in Q4 of 2020 for final delivery to their respective project sites. The final deliveries will continue through 2023 via truck-tractor with chassis arriving to the storage yard for loading of containers, and then departing.

Project's anticipated traffic volume and impact to local infrastructure has been studied by CDOT consultant. Analysis found an approximately 1% increase to the daily traffic on Eastman Park Drive east of SH 257. Consultant provided the following response:

**"Based on review of the projected traffic volumes by the Central Oceans site and the current traffic volumes on Eastman Park Drive east of SH 257, a new access permit is not warranted."**

698 Berkmar Circle
Suite 3, Charlottesville
Virginia, 22901, USA
Website www.centraloceans.com




**Traffic Plan:**

1. Trucks to enter yard through 20' gate.
2. Trucks to stage along North fence line and drivers remain in cab until approached by Central Oceans personnel and instructed to proceed to container stacks.
3. Trucks to drive along instructed/approved aisle until reaching correct container stack for delivery/loading.
4. Once delivery/loading complete, trucks to continue South along instructed/approved aisle until reaching end of stack. Trucks to then turn left and continue towards East fence line.
5. Upon reaching East fence line, trucks to turn left and head North until approaching staging area.
6. Once trucks reach NE corner of yard, they will yield to any staged trucks, and then turn left again to head West and exit through the main gate.

**Safety:**

1. All drivers to wear PPE (pants, boots, high-visibility vest, gloves, and hard hat).
2. No driver to arrive without appointment/previously discussing with Central Oceans to ensure proper personnel on site for operations.
3. All drivers to have copies of paperwork clearly stating which container they are to deliver/load.
4. No driver to exit cab while staging truck or until discussing operations with Central Oceans personnel.
5. Drivers to only proceed down instructed aisle for delivery/loading.
6. Drivers to follow all instructions of Central Oceans personnel on-site.

GREAT WESTERN INDUSTRIAL
CENTRAL OCEANS USA

# SITE PLAN

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
DIRECTOR OF ENGINEERING

SHEET
4

L:\2018\18003_GreatWestern Industrial Park\CAD\Sheet Sets\18003 22 Central Oceans\Conditional Use Grant Plans\18003 22 Site Plan.dwg, tab: 4 SITE PLAN, Dec 04, 2019 - 1:16pm, mcarvell

Central Oceans

**Security Details:**

The storage yard will be secured in the following manner:

A chain link fence (8' high minimum) with 3-strand barbed wire and screening slats will surround the entire property. There will be 1x 20' entrance gate secured via industrial blue-tooth lock that only approved personnel can access.

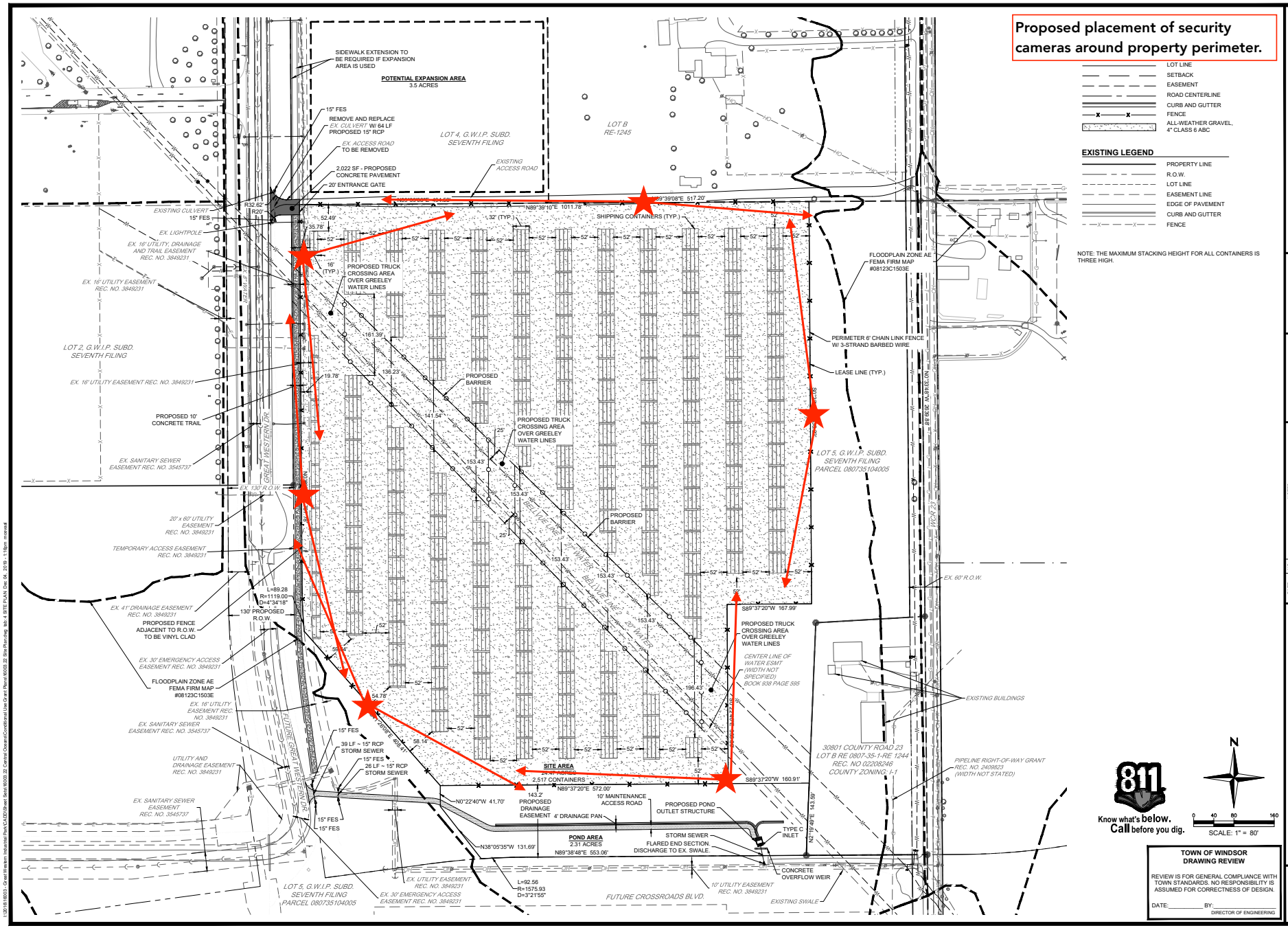
Between 15-20 light poles will surround the property perimeter with motion activated LED lights mounted to the poles. Lights in sensitive areas will be shielded to avoid spillover of light outside storage yard.

12 security cameras will be installed along the fence-line/perimeter of the property. These cameras will be monitored 24/7 by personnel that can deploy sirens and strobe lights to deter trespassers, and notify local police and project personnel.

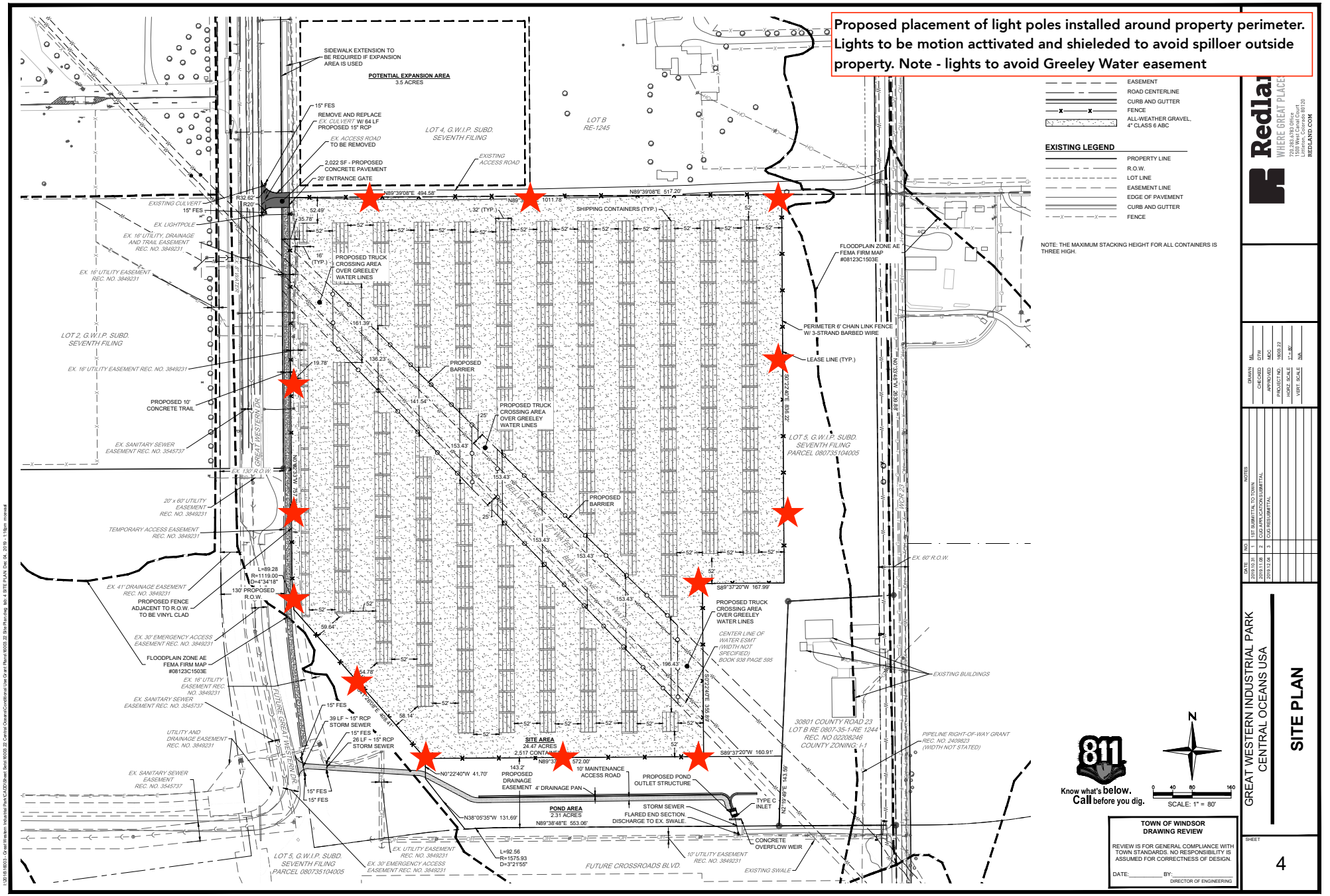
6 security cameras will be installed within the property to monitor all activity.

Signs will be installed at the property notifying visitors and potential trespassers of the security measures in place.

Signs will be installed at the property signifying the yard as a Foreign Trade Zone.


Proposed placement of security cameras around property perimeter.
LOT LINE
SETBACK
EASEMENT
ROAD CENTERLINE
CURB AND GUTTER
FENCE
ALL-WEATHER GRAVEL, 4" CLASS 6 ABC
EXISTING LEGEND
PROPERTY LINE
R.O.W.
LOT LINE
EASEMENT LINE
EDGE OF PAVEMENT
CURB AND GUTTER
FENCE
NOTE: THE MAXIMUM STACKING HEIGHT FOR ALL CONTAINERS IS THREE HIGH.
SIDEWALK EXTENSION TO BE REQUIRED IF EXPANSION AREA IS USED
POTENTIAL EXPANSION AREA
3.5 ACRES
15" FES
REMOVE AND REPLACE EX. CULVERT W/ 64 LF PROPOSED 15" RCP
EX. ACCESS ROAD TO BE REMOVED
2,022 SF - PROPOSED CONCRETE PAVEMENT
20' ENTRANCE GATE
EXISTING ACCESS ROAD
LOT 4, G.W.I.P. SUBD. SEVENTH FILING
LOT B RE-1245
EXISTING CULVERT 15" FES
EX. LIGHTPOLE
EX. 16' UTILITY, DRAINAGE AND TRAIL EASEMENT REC. NO. 3849231
EX. 16' UTILITY EASEMENT REC. NO. 3849231
LOT 2, G.W.I.P. SUBD. SEVENTH FILING
EX. 16' UTILITY EASEMENT REC. NO. 3849231
PROPOSED 10' CONCRETE TRAIL
EX. SANITARY SEWER EASEMENT REC. NO. 3545737
GREAT WESTERN DR.
EX. 130' R.O.W.
20' x 60' UTILITY EASEMENT REC. NO. 3849231
TEMPORARY ACCESS EASEMENT REC. NO. 3849231
EX. 41' DRAINAGE EASEMENT REC. NO. 3849231
PROPOSED FENCE ADJACENT TO R.O.W. TO BE VINYL CLAD
130' PROPOSED R.O.W.
L=89.28
R=1119.00
D=4°34'18"
EX. 30' EMERGENCY ACCESS EASEMENT REC. NO. 3849231
FLOODPLAIN ZONE AE FEMA FIRM MAP #08123C1503E
EX. 16' UTILITY EASEMENT REC. NO. 3849231
EX. SANITARY SEWER EASEMENT REC. NO. 3545737
UTILITY AND DRAINAGE EASEMENT REC. NO. 3849231
EX. SANITARY SEWER EASEMENT REC. NO. 3545737
FUTURE GREAT WESTERN DR.
15" FES
39 LF ~ 15" RCP STORM SEWER
15" FES
26 LF ~ 15" RCP STORM SEWER
15" FES
15" FES
LOT 5, G.W.I.P. SUBD. SEVENTH FILING PARCEL 0807351040005
EX. UTILITY EASEMENT REC. NO. 3849231
EX. 30' EMERGENCY ACCESS EASEMENT REC. NO. 3849231
N89°39'10"E 1011.78'
32' (TYP.)
SHIPPING CONTAINERS (TYP.)
N89°39'08"E 517.20'
52.49'
35.78'
16' (TYP.)
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES
161.39'
136.23'
19.78'
PROPOSED BARRIER
141.54'
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES
25'
153.43'
153.43'
PROPOSED BARRIER
153.43'
153.43'
153.43'

Example photo of security camera to be utilized at site


Proposed placement of light poles installed around property perimeter. Lights to be motion acttivated and shieleded to avoid spilloer outside property. Note - lights to avoid Greeley Water easement
EASEMENT
ROAD CENTERLINE
CURB AND GUTTER
FENCE
ALL-WEATHER GRAVEL, 4" CLASS 6 ABC
EXISTING LEGEND
PROPERTY LINE
R.O.W.
LOT LINE
EASEMENT LINE
EDGE OF PAVEMENT
CURB AND GUTTER
FENCE
NOTE: THE MAXIMUM STACKING HEIGHT FOR ALL CONTAINERS IS THREE HIGH.
SIDEWALK EXTENSION TO BE REQUIRED IF EXPANSION AREA IS USED
POTENTIAL EXPANSION AREA
3.5 ACRES
15" FES
REMOVE AND REPLACE EX. CULVERT W/ 64 LF PROPOSED 15" RCP
EX. ACCESS ROAD TO BE REMOVED
2,022 SF - PROPOSED CONCRETE PAVEMENT
20' ENTRANCE GATE
EXISTING ACCESS ROAD
LOT 4, G.W.I.P. SUBD. SEVENTH FILING
LOT B RE-1245
EXISTING CULVERT 15" FES
EX. LIGHTPOLE
EX. 16' UTILITY, DRAINAGE AND TRAIL EASEMENT REC. NO. 3849231
EX. 16' UTILITY EASEMENT REC. NO. 3849231
LOT 2, G.W.I.P. SUBD. SEVENTH FILING
EX. 16' UTILITY EASEMENT REC. NO. 3849231
PROPOSED 10' CONCRETE TRAIL
EX. SANITARY SEWER EASEMENT REC. NO. 3545737
EX. 130' R.O.W.
GREAT WESTERN DR.
20' x 60' UTILITY EASEMENT REC. NO. 3849231
TEMPORARY ACCESS EASEMENT REC. NO. 3849231
EX. 41' DRAINAGE EASEMENT REC. NO. 3849231
PROPOSED FENCE ADJACENT TO R.O.W. TO BE VINYL CLAD
EX. 30' EMERGENCY ACCESS EASEMENT REC. NO. 3849231
FLOODPLAIN ZONE AE FEMA FIRM MAP #08123C1503E
EX. 16' UTILITY EASEMENT REC. NO. 3849231
EX. SANITARY SEWER EASEMENT REC. NO. 3545737
UTILITY AND DRAINAGE EASEMENT REC. NO. 3849231
EX. SANITARY SEWER EASEMENT REC. NO. 3545737
FUTURE GREAT WESTERN DR.
15" FES
39 LF ~ 15" RCP STORM SEWER
15" FES
26 LF ~ 15" RCP STORM SEWER
15" FES
15" FES
EX. UTILITY EASEMENT REC. NO. 3849231
EX. 30' EMERGENCY ACCESS EASEMENT REC. NO. 3849231
LOT 5, G.W.I.P. SUBD. SEVENTH FILING PARCEL 0807351040005
L=89.28
R=1119.00
D=4°34'18"
130' PROPOSED R.O.W.
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES
PROPOSED BARRIER
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES
PROPOSED BARRIER
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES
CENTER LINE OF WATER ESMT (WIDTH NOT SPECIFIED) BOOK 938 PAGE 595
SHIPPING CONTAINERS (TYP.)
FLOODPLAIN ZONE AE FEMA FIRM MAP #08123C1503E
PERIMETER 6' CHAIN LINK FENCE W/ 3-STRAND BARBED WIRE
LEASE LINE (TYP.)
LOT 5, G.W.I.P. SUBD. SEVENTH FILING PARCEL 0807351040005
EX. 60' R.O.W.
EXISTING BUILDINGS
30801 COUNTY ROAD 23
LOT B RE 0807-35-1-RE 1244
REC. NO 02208246
COUNTY ZONING: I-1
PIPELINE RIGHT-OF-WAY GRANT REC. NO. 2409823 (WIDTH NOT STATED)
SITE AREA
24.47 ACRES
2,517 CONTAINERS
10' MAINTENANCE ACCESS ROAD
143.2' PROPOSED DRAINAGE EASEMENT
4' DRAINAGE PAN
PROPOSED POND OUTLET STRUCTURE
POND AREA
2.31 ACRES
STORM SEWER FLARED END SECTION DISCHARGE TO EX. SWALE
TYPE C INLET
CONCRETE OVERFLOW WEIR
10' UTILITY EASEMENT REC. NO. 3849231
EXISTING SWALE
FUTURE CROSSROADS BLVD.
Know what's below. Call before you dig.
N
0 40 80 160
SCALE: 1" = 80'
TOWN OF WINDSOR
DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
DATE:_____ BY:_____
DIRECTOR OF ENGINEERING
Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
5181 West Century Blvd
Littleton, Colorado 80123
REDLAND.COM
DRAWN BL
CHECKED DTH
APPROVED MCC
PROJECT NO. 1608.23
HORZ. SCALE 1" = 80'
VERT. SCALE N/A
NOTES
NO. DATE
1 2015.10.31 1ST SUBMITTAL TO TOWN
2 2015.11.06 COG APPLICATION SUBMITTAL
3 2015.12.04 COG RESUBMITTAL
GREAT WESTERN INDUSTRIAL PARK
CENTRAL OCEANS USA
SITE PLAN
SHEET
4

Central Oceans

**Personnel Involved in Project & Site Access Plan for Visitors:**

Mr. Adam Bird – Director of Business Development
Mr. Ben Goldwasser – Project Manager
Mr. Thomson Silvers – Chief Operating Officer
Mr. Todd Alexander – Chief Executive Officer

Central Oceans will have part-time staff members on-site in Windsor, CO to carry out operations necessary for running and maintaining the storage yard. These personnel will only be on-site when operations are scheduled to take place – namely trucks delivering/picking-up containers from the storage yard. Truck operations will only take place during daytime hours (0800 – 1700 local time).

All personnel on-site to wear PPE (pants, boots, high-visibility vest, gloves, safety glasses, and hard hat).

Employees and other individuals entering or exiting the site shall only use the designated access points (1x 20' gate at NE corner). Anyone entering or exiting the zone may be subject to physical examination as deemed necessary.

Anyone entering the site for any reason shall adhere to the rules and regulations issued by Central Oceans.

Access to the site is by appointments arranged in advance only. A list of scheduled appointments is provided to the site personnel. All guests must sign in, display a guest badge, and will always be escorted within the site. All guests must also sign out upon exiting the site. Guests are only allowed to enter and exit within one point of entry.

Each visitor is required to present picture identification to authorized personnel and wear a "Visitor" badge while in the site. A Visitor's Log is maintained by Central Oceans. The Visitor's Log contains the following information for each visitor permitted to enter the site: (a) Date, (b) Name, (c) Company, (d) Person Visited, (e) Purpose of the Visit, (f) Time In, and (g) Time Out.

698 Berkmar Circle
Suite 3, Charlottesville
Virginia, 22901, USA
Website www.centraloceans.com

SAFETY HELMET

PROTECTIVE EYEWARE

SAFETY VEST

CELL PHONE & FLASH LIGHT

WORK GLOVES

SAFETY BOOTS

# Conditional Use Grant

## Central Oceans

*Paul Hornbeck, Senior Planner*

*Planning Commission - December 4, 2019*

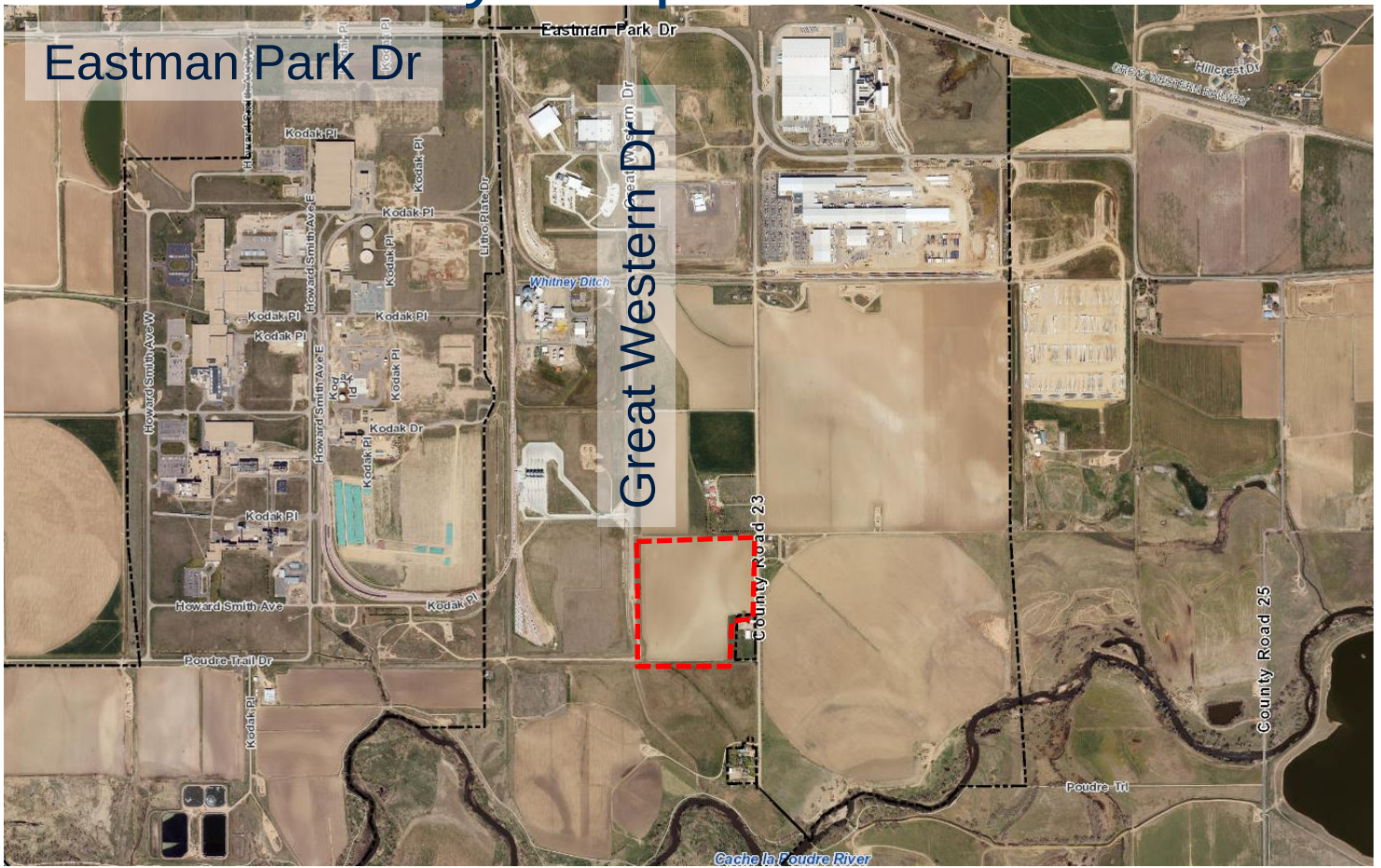
# Conditional Use Grant

Article VIII of Chapter 16 of the Municipal Code outlines the intent of the Conditional Use Grant process, including:

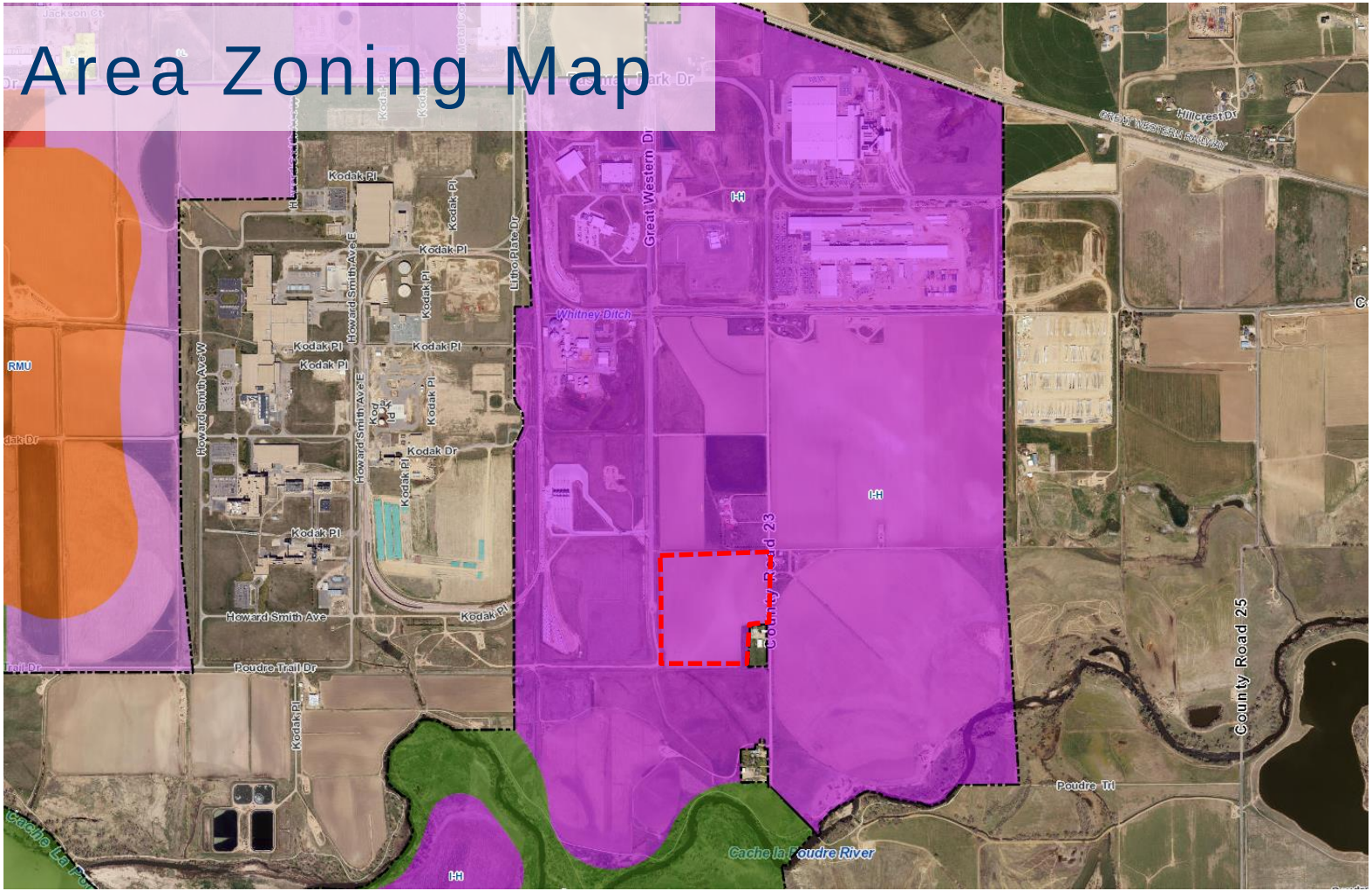
**Sec. 16-7-10. Purpose.**

The conditional use classification is intended to allow consideration of uses which are unique in nature or character and, except as otherwise specifically provided in this Chapter, not specifically included as uses by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Chapter, to prohibit the granting of conditional uses in any zone when such use is allowed as a use by right in any other zone.

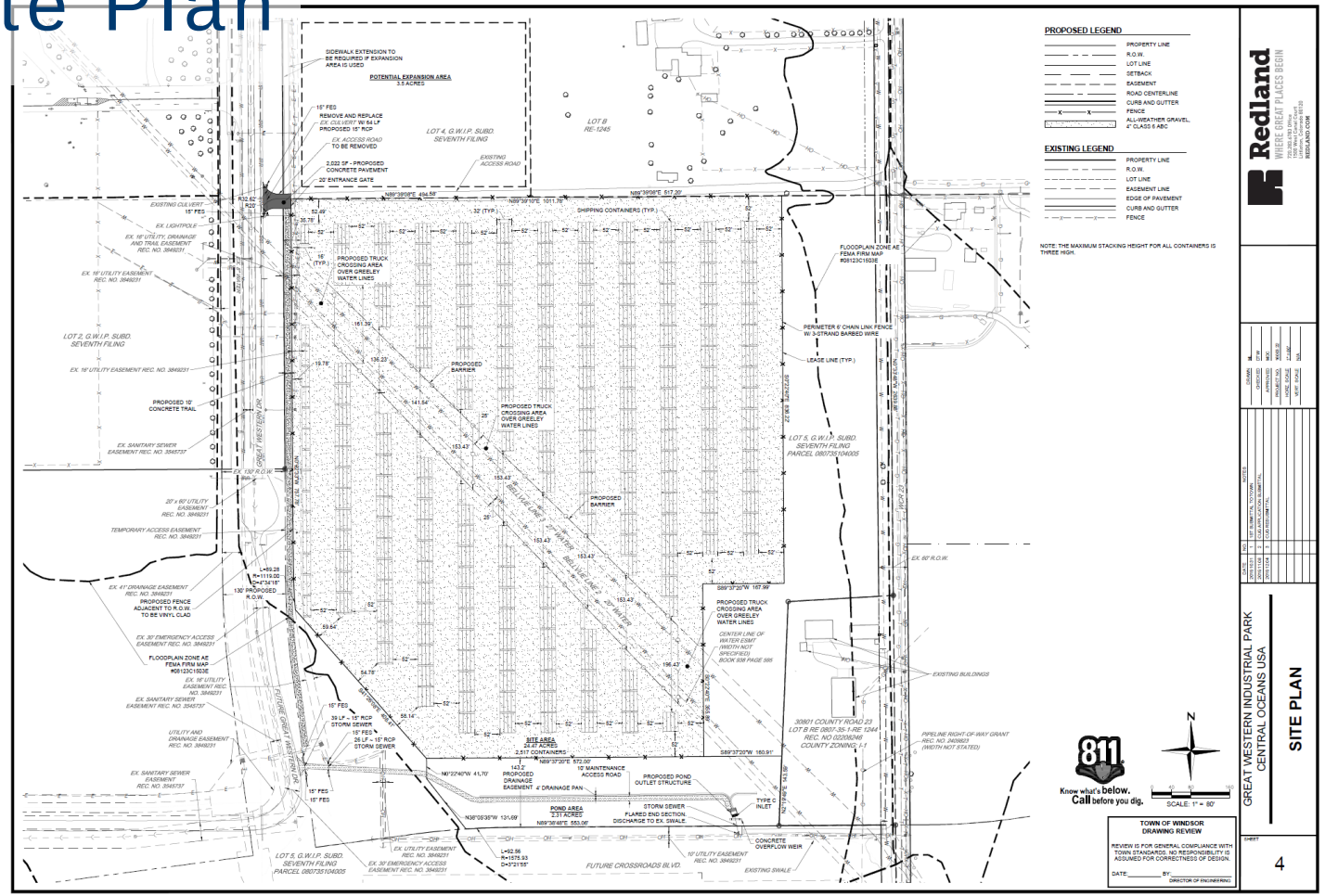
# Site Vicinity Map



# Area Zoning Map



# Site Plan


PROPOSED LEGEND
PROPERTY LINE
R.O.W.
LOT LINE
SETBACK
EASEMENT
ROAD CENTERLINE
CURB AND GUTTER
FENCE
ALL-WEATHER GRAVEL, 4" CLASS 6 ABC
EXISTING LEGEND
PROPERTY LINE
R.O.W.
LOT LINE
EASEMENT LINE
EDGE OF PAVEMENT
CURB AND GUTTER
FENCE
NOTE: THE MAXIMUM STACKING HEIGHT FOR ALL CONTAINERS IS THREE HIGH.
SIDEWALK EXTENSION TO BE REQUIRED IF EXPANSION AREA IS USED
POTENTIAL EXPANSION AREA 3.5 ACRES
15" FES
REMOVE AND REPLACE EX. CULVERT 90 64 LF PROPOSED 15" RCP
EX. ACCESS ROAD TO BE REMOVED
2,022 SF - PROPOSED CONCRETE PAVEMENT
20' ENTRANCE GATE
LOT 4, G.W.I.P. SUBD. SEVENTH FILING
LOT 8 RE-1245
EXISTING ACCESS ROAD
SHIPPING CONTAINERS (TYP.)
FLOODPLAIN ZONE AE FEMA FIRM MAP #08123C1503E
PERIMETER 6' CHAIN LINK FENCE W/ 3-STRAND BARBED WIRE
LEASE LINE (TYP.)
PROPOSED TRUCK CROSSING AREA OVER GREELEY WATER LINES
PROPOSED BARRIER
LOT 5, G.W.I.P. SUBD. SEVENTH FILING PARCEL 080735104005
LOT 2, G.W.I.P. SUBD. SEVENTH FILING
EXISTING CULVERT
15" FES
EX. LIGHTPOLE
EX. 16' UTILITY, DRAINAGE AND TRAIL EASEMENT REC. NO. 3846231
EX. 16' UTILITY EASEMENT REC. NO. 3846231
EX. 16' UTILITY EASEMENT REC. NO. 3846231
PROPOSED 10' CONCRETE TRAIL
EX. SANITARY SEWER EASEMENT REC. NO. 3846737
EX. 150' R.O.W.
20' x 60' UTILITY EASEMENT REC. NO. 3846231
TEMPORARY ACCESS EASEMENT REC. NO. 3846231
EX. 41' DRAINAGE EASEMENT REC. NO. 3846231
PROPOSED FENCE ADJACENT TO R.O.W. TO BE VINYL CLAD
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L=89.28 R=1119.00 D=4°34'18" 130' PROPOSED R.O.W.
39 LF - 15" RCP STORM SEWER
15" FES
26 LF - 15" RCP STORM SEWER
15" FES
15" FES
15" FES
SITE AREA 23.47 ACRES
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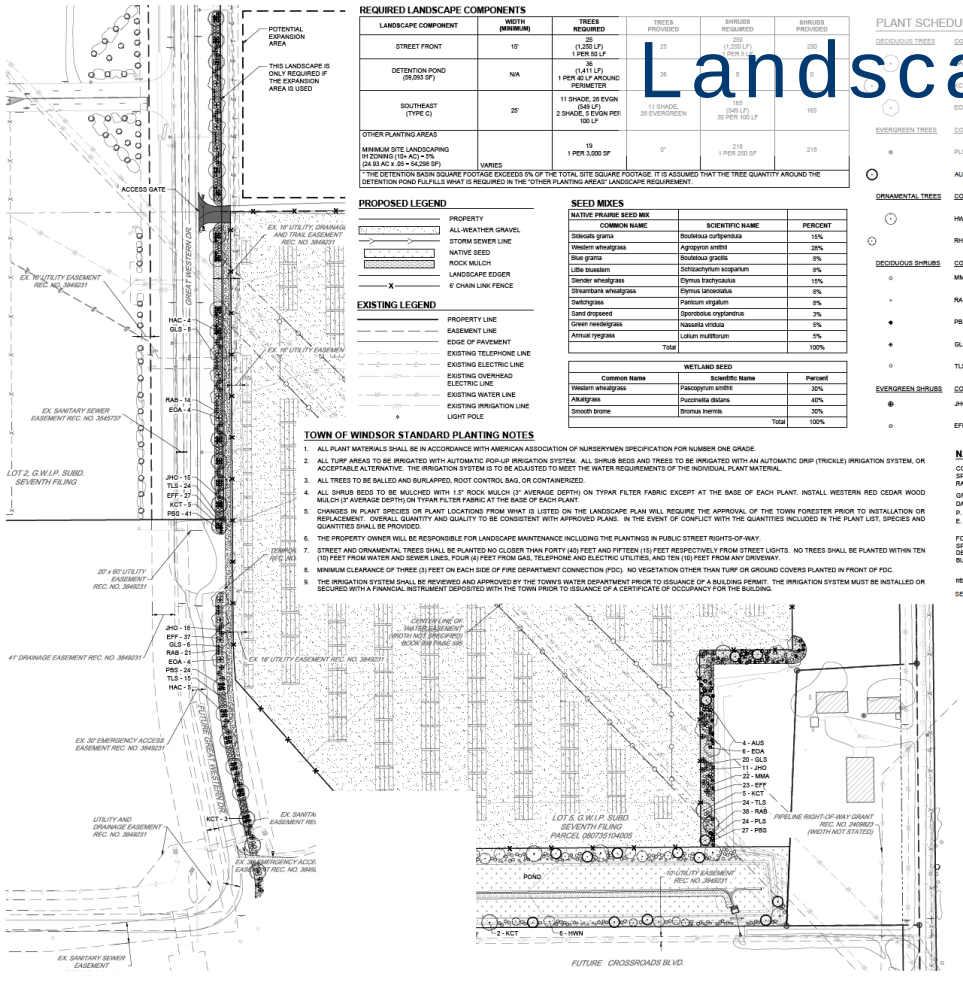
143.2' PROPOSED DRAINAGE EASEMENT
4' DRAINAGE PAN
10' MAINTENANCE ACCESS ROAD
PROPOSED POND OUTLET STRUCTURE
POND AREA 2.31 ACRES
STORM SEWER FLARED END SECTION DISCHARGE TO EX. SWALE
TYPE C INLET
CONCRETE OVERFLOW WEIR
EX. UTILITY EASEMENT REC. NO. 3846231
EX. 30' EMERGENCY ACCESS EASEMENT REC. NO. 3846231
L=92.56 R=1575.93 D=3°21'55"
10' UTILITY EASEMENT REC. NO. 3846231
EXISTING SWALE
LOT 5, G.W.I.P. SUBD. SEVENTH FILING PARCEL 080735104005
FUTURE CROSSROADS BLVD.
EX. 60' R.O.W.
EXISTING BUILDINGS
30801 COUNTY ROAD 23 LOT B RE 0807-35-1 RE 1244 REC. NO 03206246 COUNTY ZONING: I-1
PIPELINE RIGHT-OF-WAY GRANT REC. NO. 2403923 (WIDTH NOT STATED)
811 Know what's below. Call before you dig.
SCALE: 1" = 80'
TOWN OF WINDSOR DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
DATE: BY: DIRECTOR OF ENGINEERING
Redland
WHERE GREAT PLACES BEGIN
GREAT WESTERN INDUSTRIAL PARK
CENTRAL OCEANS USA
SITE PLAN
SHEET
4

# Landscape Plan




## REQUIRED LANDSCAPE COMPONENTS

| LANDSCAPE COMPONENT | WIDTH (MINIMUM) | TREES REQUIRED | TREES PROVIDED | SHRUBS REQUIRED | SHRUBS PROVIDED |
|---|---|---|---|---|---|
| STREET FRONT | 15' | 25<br>1 PER 50 LF | 25 | 250<br>(1,250 LF)<br>1 PER 5 LF | 250 |
| DETENTION POND (89,093 SF) | N/A | 36<br>(1,411 LF)<br>1 PER 40 LF AROUND PERIMETER | 36 | 141<br>(1,411 LF)<br>1 PER 10 LF | 0 |
| SOUTHEAST (TYPE C) | 25' | 11 SHADE, 28 EVGN<br>(549 LF)<br>2 SHADE, 3 EVGN PER 100 LF | 11 SHADE, 28 EVERGREEN | 165<br>(549 LF)<br>30 PER 100 LF | 165 |
| OTHER PLANTING AREAS<br>MINIMUM SITE LANDSCAPING IN ZONING (10% AC) = 5% (24,93 AC x .05 = 54,298 SF) | VARIES | 19<br>1 PER 3,000 SF | 0* | 218<br>1 PER 250 SF | 218 |

* THE DETENTION BASIN SQUARE FOOTAGE EXCEEDS 5% OF THE TOTAL SITE SQUARE FOOTAGE. IT IS ASSUMED THAT THE TREE QUANTITY AROUND THE DETENTION POND FULFILLS WHAT IS REQUIRED IN THE "OTHER PLANTING AREAS" LANDSCAPE REQUIREMENT.

## PROPOSED LEGEND

- PROPERTY
- ALL-WEATHER GRAVEL
- STORM SEWER LINE
- NATIVE SEED
- ROCK MULCH
- LANDSCAPE EDGER
- 6' CHAIN LINK FENCE

## EXISTING LEGEND

- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- LIGHT POLE

## SEED MIXES

| NATIVE PRAIRIE SEED MIX | | |
|---|---|---|
| COMMON NAME | SCIENTIFIC NAME | PERCENT |
| Sideoats grama | Bouteloua curtipendula | 15% |
| Western wheatgrass | Agropyron smithii | 28% |
| Blue grama | Bouteloua gracilis | 8% |
| Little bluestem | Schizachyrium scoparium | 8% |
| Slender wheatgrass | Elymus trachycaulus | 15% |
| Streambank wheatgrass | Elymus lanceolatus | 8% |
| Switchgrass | Panicum virgatum | 8% |
| Sand dropseed | Sporobolus cryptandrus | 3% |
| Green needlegrass | Nassella viridula | 5% |
| Annual ryegrass | Lolium multiflorum | 5% |
| Total | | 100% |

| WETLAND SEED | | |
|---|---|---|
| Common Name | Scientific Name | Percent |
| Western wheatgrass | Pascopyrum smithii | 30% |
| Alkaligrass | Puccinellia distans | 40% |
| Smooth brome | Bromus inermis | 30% |
| | Total | 100% |

## PLANT SCHEDULE

| DECIDUOUS TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|---|---|
| | GYD | 25 | Gymnocladus dioicus | Kentucky Coffee Tree | 2" Cal. | B&B | 40' | |
| | QUR | 36 | Quercus rubra | Northern Red Oak | 2" Cal. | B&B | 50' | 40' |
| | EOA | 14 | Quercus robur | English Oak | 2" Cal. | B&B | 50' | 40' |

| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|---|---|
| | PLS | 24 | Pinus monophylla | Singleleaf Pinon Pine | 6' Ht. | B&B | 15' | 8' |
| | AUS | 17 | Pinus nigra | Austrian Pine | 6' Ht. | B&B | 50' | 20' |

| ORNAMENTAL TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|---|---|
| | HWN | 6 | Acer tataricum | Tatarian Maple | 2" Cal. | B&B | 25' | 20' |
| | RHT | 10 | Crataegus ambigua | Russian Hawthorn | 2" Cal. | B&B | 15' | 15' |

| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|---|---|
| | MMA | 67 | Cercocarpus montanus | Alderleaf Mountain Mahogany | 5 gal. | Pot | 10' | 6' |
| | RAB | 162 | Chrysothamnus nauseosus | Rabbitbrush | 5 gal. | Pot | 4' | 4' |
| | PBS | 92 | Prunus besseyi 'Pawnee Buttes' | Pawnee Buttes Sand Cherry | 5 gal. | Pot | 1.5' | 6' |
| | GLS | 34 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot | 3' | 6' |
| | TLS | 147 | Rhus trilobata | Three Leaf Sumac | #5 | Pot | 6' | 6' |

| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | SPREAD |
|---|---|---|---|---|---|---|---|---|
| | JHO | 44 | Juniperus chinensis 'Holbert' | Holbert Juniper | 5 gal. | Pot | 4' | 12' |
| | EFF | 87 | Juniperus communis depressa 'Effusa' | Effusa Juniper | 5 gal. | Pot | 2' | 6' |

## TOWN OF WINDSOR STANDARD PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
2. ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES 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 1.5" ROCK MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC EXCEPT AT THE BASE OF EACH PLANT. INSTALL WESTERN RED CEDAR WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC AT THE BASE OF EACH PLANT.
5. 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 SHALL BE PROVIDED.
6. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
7. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
8. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
9. 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.

## NATIVE SEEDING NOTES

CONTACT THE FOLLOWING SUPPLIER FOR SEED SPECIFIC INFORMATION, INCLUDING APPLICATION RATES:

GRANITE SEED
DARRELL ROUNDY
P. 720.496.0600
E. DARRELL@GRANITESEED.COM

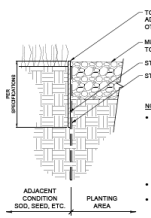
FOR SEED INSTALLATION AND ESTABLISHMENT SPECIFICATIONS, REFER TO THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) ONLINE BUSINESS CENTER LOCATED AT THE FOLLOWING LINK:

https://www.codot.gov/business/designsupport/cdot-construction-specifications/2017-construction-standard-specs/2017-specs-book

SEE SHEET L1.2 FOR ORGANIC FERTILIZER AND SOIL CONDITIONER SPECIFICATIONS.

RELATED NATIVE SEEDING DOCUMENTS:

1. CDOT DIVISION 200 EARTHWORK - SECTION 207 - TOPSOIL
2. CDOT DIVISION 200 EARTHWORK - SECTION 212 - SEEDING, FERTILIZER, SOIL CONDITIONER, AND SODDING
   - SUBSECTION 212.02 - SEED, SOIL CONDITIONERS, FERTILIZERS, AND SOD.
   - SUBSECTION 212.03 - SEEDING SEASONS.
   - SUBSECTION 212.06 - NATIVE SEEDING.
3. CDOT DIVISION 200 EARTHWORK - SECTION 213 - MULCHING
   - SUBSECTION 213.02 - MATERIALS - HAY OR STRAW MULCHING
   - SUBSECTION 213.03 - CONSTRUCTION REQUIREMENTS - HAY OR STRAW MULCHING
4. CIVIL ENGINEER'S EROSION CONTROL PLAN




NOTES:

- HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED, FREE OF WAVES OR BENDS, USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
- VERTICAL ALIGNMENT: INSTALL PARALLEL WITH THE FINISHED GRADE.
- REFER TO SPECIFICATIONS FOR EDGING SIZE, FINISH AND STAKE QUANTITY.

1 LANDSCAPE EDGER
SCALE: 3"=1'-0"

811 Know what's below, Call before you dig.

N

SCALE: 1" = 80'

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
DIRECTOR OF ENGINEERING

Redland
WHERE GREAT PLACES BEGIN
1550 Wynkoop Street, Suite 200
Denver, CO 80202
REDLAND.COM

| DRAWN | ML |
|---|---|
| CHECKED | DTW |
| APPROVED | MEC |
| PROJECT NO. | 5003.20 |
| DATE ISSUED | 10/4/19 |
| VERT. SCALE | N/A |
| HOR. SCALE | 1"=80' |

| DATE | NO. | SET SUBMITTAL TITLE/NOTES |
|---|---|---|
| 10/4/19 | 1 | FIRST SUBMITTAL |
| 12/6/19 | 2 | CDS APPLICATION SUBMITTAL |
| 12/31/19 | 3 | CDS RESUBMITTAL |

GREAT WESTERN INDUSTRIAL PARK
CENTRAL OCEANS USA

LANDSCAPE PLAN

SHEET
8

L:\2019\5003 - Great Western Industrial Park\CAD\Sheet Sets\10X36.dwt C:\Users\mlaughlin\Documents\Autodesk\Vault Cache\Great Western Industrial Park_Sheet Set 10X36 (2).dwt Landscape Plan - Key Map 10/4/2019 2:21:21 PM Mike Laughlin

# Example Images

# Example Images

# Photo Simulation

## PHOTOSIMULATED VIEW FROM EASTMAN PARK DR

### CENTRAL OCEANS

Windsor, Colorado

DATE: December 4, 2019 (V.1)
CLIENT: Central Oceans USA
PROJECT NO: 16003.22
AUTHOR: JK / BB

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

# Photo Simulation

## PHOTOSIMULATED VIEW FROM EASTMAN PARK DR

### CENTRAL OCEANS

Windsor, Colorado

DATE: December 4, 2019 (V.1)
CLIENT: Central Oceans USA
PROJECT NO: 16003.22
AUTHOR: JK / BB

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

# Photo Simulation

## REVISED SITE PLAN - STREET VIEW

CENTRAL OCEANS

Windsor, Colorado

DATE: November 8, 2019 (V.1)

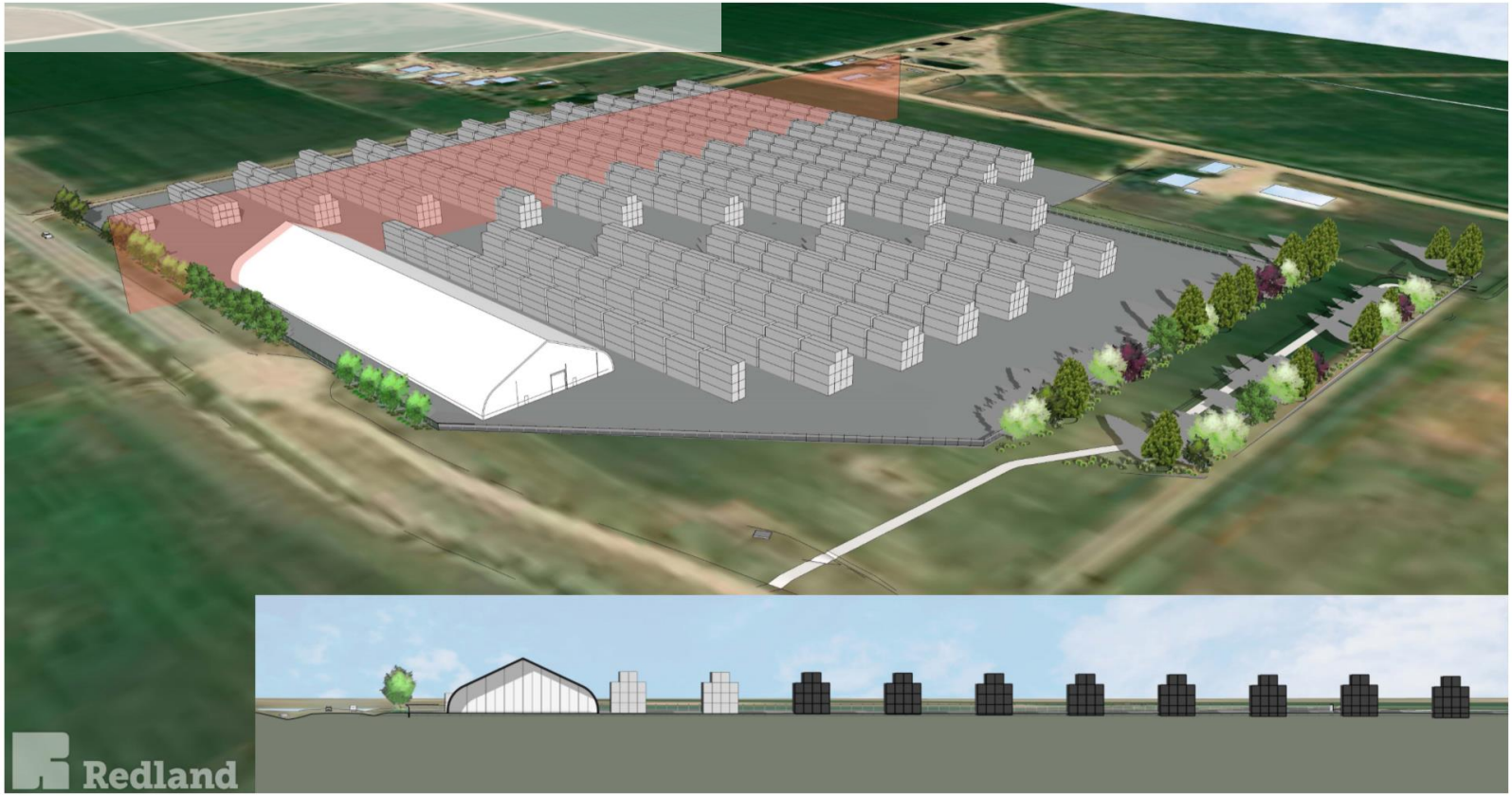
CLIENT: Central Oceans USA

PROJECT NO: 16003.22

AUTHOR: JK / BB

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

# Photo Simulation




REVISED SITE PLAN - AERIAL VIEW & SECTION

CENTRAL OCEANS

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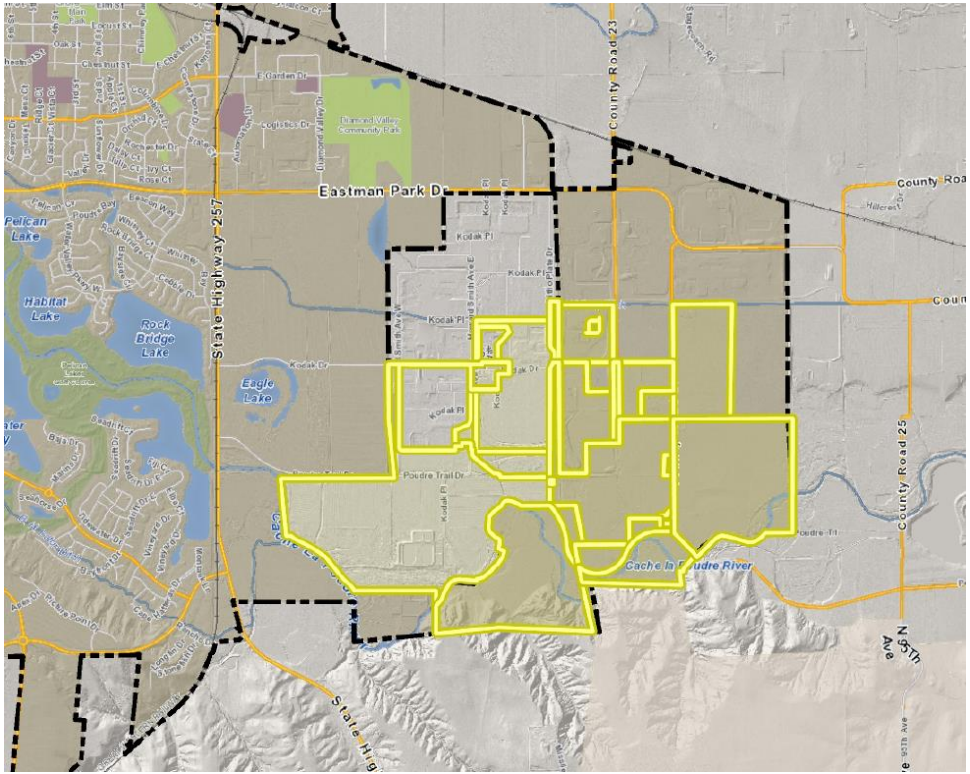
# Conditional Use Standards & Requirements

1. The **character** and the **quality of the area** in which the use will be located.
2. The **physical appearance** of the use, including suitability of architecture, landscaping.
3. Appropriate **location of the building or buildings** on the lot.
4. Adequate **provision of parking, loading and circulation** facilities.
5. Potential effect of the use upon **off-site vehicular/pedestrian traffic circulation**; potential traffic congestion.
6. Potential effect of the use on **storm drainage** in the area.
7. Adequacy of **planting screens** where necessary.
8. Provision of **controls to avoid hazardous conditions** or eliminate air / water pollutants, other noxious influences.
9. The **general compatibility** of the proposed use with the area in which it is to be located.

# Notification

Notifications for this meeting were as follows:

- 11/20/19 – affidavit of letter mailed to property owners within 100 feet of site
- 11/22/19 – property posted with a notification sign
- 11/22/19 – legal ad published in the newspaper



# Recommendation (1 of 2)

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the Conditional Use Grant application with the following conditions:

1. The Conditional Use Grant shall initially be valid for a period of two years. Prior to completion of the two year term, the applicant may request a one year extension to be reviewed by the Planning Director. If the Director determines the use is in conformance with all conditions contained herein and all other applicable code requirements, a one year extension shall be granted administratively by staff. If the Director determines the use is not in conformance with the conditions contained herein or other applicable code requirements, the extension request shall be referred to Planning Commission and Town Board in accordance with CUG procedures per the Town's Municipal Code. A second one year extension may be granted following the same procedure. No further extensions shall be considered.

# Recommendation (2 of 2)

2. Containers shall be limited to no higher than 19 feet in height except that stacking up 29 feet shall be permissible until December 31, 2021.
3. A site plan in conformance with all Municipal Code requirements, including landscaping, shall be reviewed and approved by staff prior to construction of the facility.
4. Right-of-way shall be dedicated for Great Western Drive and Crossroads Boulevard.
5. Use shall adhere to all Greeley Water requirements regarding waterline easement traversing the site.
6. All outstanding Planning Commission and staff comments shall be addressed.

# Conditional Use Grant

Staff requests that the following be entered into the record:

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

# Conditional Use Standards & Requirements

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9. The **general compatibility** of the proposed use with the area in which it is to be located.

| LAND USE STATISTICS | | | |
|---|---|---|---|
| TYPE | SQ FT | AC | % |
| BUILDING COVERAGE | 5,082 | 0.12 | 5.5% |
| PARKING & DRIVES | 25,980 | 0.60 | 28.2% |
| LANDSCAPE | 46,846 | 1.08 | 50.9% |
| SIDEWALKS & PATHWAYS | 2,131 | 0.05 | 2.3% |
| FUTURE PARKING | 6,042 | 0.14 | 6.6% |
| FUTURE BUILDING AREA | 5,900 | 0.14 | 6.4% |
| TOTAL SITE AREA | 91,981 | 2.11 | 100.0% |

## NOTES

1. ALL LIGHTS SHALL BE FULL CUT-OFF AND MOUNTED IN THE FULL CUT-OFF POSITION.
2. LOVELAND MUST APPROVE, IF NECESSARY, A TEMPORARY CONSTRUCTION ACCESS OFF OF CROSSROADS BLVD.

20 0 20 40
scale 1"=20' feet

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

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

DRAWN PDB
CHECKED BW
DESIGNED MJB
FILENAME 0000_SITE PLAN

COLORADO LICENSED
DAVID E. MEYERS JR.
44356
PROFESSIONAL ENGINEER

# EAGLE CROSSING SUBDIVISION 9TH FILING LOT 2

## SITE PLAN

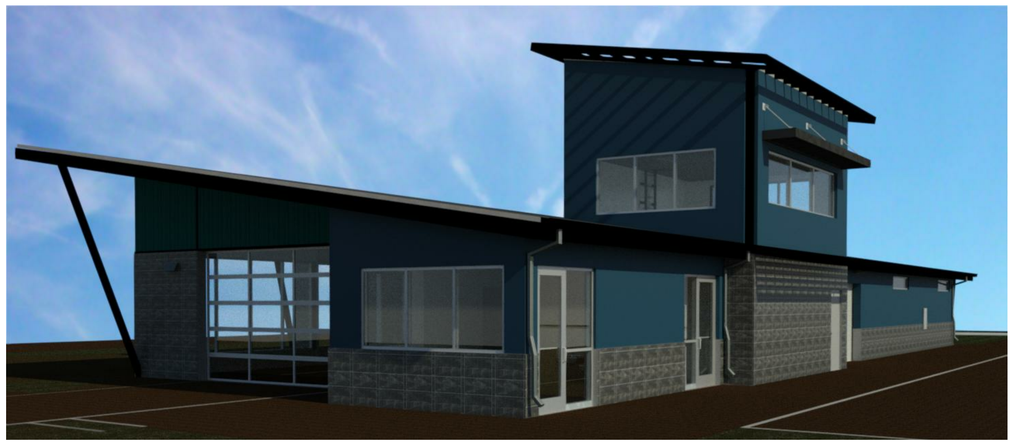
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO. 1228.0001.00
SCALE 1" = 20'
DATE JULY 22, 2019
SHEET 4 of 16

Southwest Corner

Southeast Corner

Northwest Corner



Northeast Corner

DATE: 11.20.19
SCALE:
DRAWN BY: Author
CHECKED BY: Checker

HOVER ARCHITECTURE
8089 SOUTH LINCOLN STREET, SUITE 201
LITTLETON, CO 80122
(720) 773-2800

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PROJECT NUMBER
9102.12

SHEET
13 of 10

Rendering

11/20/2019 10:46:09 AM C:\Users\bnbarkey\Desktop\Projects Local\Bubba Windsor\9102.12 Bubba Windsor_CENTRAL_bnbarkey.rvt