



PLANNING COMMISSION REGULAR MEETING

June 5, 2024 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
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. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

B. CONSENT CALENDAR

1. Approval of the April 17, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

C. BOARD ACTION

1. Public Hearing - An Ordinance Amending Certain Sections of the Town Municipal Code Concerning Mobile Food Vending, Section 16-4-10 - Town of Windsor Planning
 - Quasi-judicial action
 - Staff presentation: Kim Lambrecht, Senior Planner
2. Recommendation to Town Board - An Ordinance Amending Certain Sections of the Town Municipal Code Concerning Mobile Food Vending, Section 16-4-10 - Town of Windsor Planning
 - Quasi-judicial action
 - Staff presentation: Kim Lambrecht, Senior Planner
3. Public Hearing - Final Major Subdivision, Tacincala Subdivision 2nd Filing - Prairie Song Development LLC, Owner, Patrick McMeekin, Hartford Acquisitions LLC, applicant; Ryan McBreen, Norris Design, applicant's representative
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
4. Recommendation to Town Board - Final Major Subdivision, Tacincala Subdivision 2nd Filing, Prairie Song Development LLC, owner; Patrick McMeekin, Hartford Acquisitions, LLC, applicant; Ryan McBreen, Norris Design, applicant's representative
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

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.



MEMORANDUM

Date: June 5, 2024
To: Planning Commission
From:
Re: Approval of the April 17, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 04.17.24 PC Draft Minutes



Planning Commission Regular Meeting

April 17, 2024 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

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

1. Roll Call

Present:

Chairman Reddick
David Hassard
Ben Kirch
Jose Valdes
Cindy Beemer
Maxwell Nader

Absent:

Nathan Kinney

Also Present:

Scott Ballstadt, Planning Director
Kim Emil, Assistant Town Attorney
Carlin Malone, Chief Planner
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Deputy Town Clerk
Laura Richardson, Assistant Town Clerk
Sandra Mezzetti, Senior Planner
Omar Herrera, Deputy Director of Engineering
Commissioner Jordan Spight

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

3. Public Invited to be Heard

Chairman Reddick opened the meeting up for public comment on any non-agenda item, to which there were none.

B. CONSENT CALENDAR

1. Approval of the March 20, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

Planning Commissioner Beemer moved to approve the consent calendar as presented, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

C. BOARD ACTION

1. Election of Officer - Election of Planning Commission Vice Chair

Scott Ballstadt, Director of Planning, presented to the Planning Commission.

Planning Commissioner Kirch moved to continue the election of officers to the May 1, 2024 meeting, Planning Commissioner Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

2. Public Hearing - A recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.

See staff memo.

Chairman Reddick opened the public hearing for the recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.

David Eisenbraun, Long Range Planner, presented to the Planning Commission.
Michelle Vance, Executive Director - Windsor Downtown Alliance, presented to the Planning Commission.

Commissioner Valdes gave compliments to the cover letter and asked questions of Michelle Vance regarding value of properties and parking, to which Michelle Vance responded.
Chairman Reddick gave compliments to Michelle Vance on her presentation.

Chairman Reddick opened the meeting up for public comment, to which there were none.

Planning Commissioner Beemer moved to close the public hearing, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

3. A recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.

See public hearing item.

Planning Commissioner Kirch moved to forward a recommendation of approval to the Town Board acknowledging the approval of the Windsor Downtown Development Authority's Master Plan, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

4. Public Hearing - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant

The applicant, Timberline Church, represented by Mr. Josh Savage, is requesting a Conditional Use Permit (CUP) to allow two temporary modular classrooms and a recycled asphalt parking area within the RMU-1 zone district for a period of three (3) years.

A conditional use permit is required because the proposed temporary use is not specifically included as a use-by-right in any zoning district per Section 14-2-130(a) of the Town's Municipal Code, Conditional Use Permit Applicability. The applicant is requesting allowance for two mobile classrooms with a recycled asphalt parking area for Timberline Church while the church prepares to relocate to another site.

A previous Conditional Use Grant (CUG), now known as a Conditional Use Permit (CUP), was approved on March 23, 2020, for a period of three (3) years. The previous CUG expired on March 23, 2023; therefore, the applicant is requesting a new CUP. The applicant has stated there have been no site or building changes since the approval of the previous CUG and none are proposed with this new CUP application.

Staff is recommending the Planning Commission forward to the Town Board a recommendation of approval of the CUP, as reflected in the staff recommendation section of the memorandum.

Chairman Reddick opened the public hearing for the Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard).

Sandra Mezzetti, Senior Planner, presented to the Planning Commission and stated that there is to be a correction to the applicants name as it was misspelled.

Chairman Reddick opened the hearing up to public comment, to which there was none.

Commissioner Valdes asked questions of the applicant regarding future extension requests and timeline of project, to which the applicant, Josh Savage, answered.

Commissioners Hassard, Valdes, Nader and Chairman Reddick asked questions of staff, to which Sandra Mezzetti, Senior Planner, and Scott Ballstadt, Director of Planning, answered.

Chairman Reddick asked questions regarding the temporary modular use, to which the applicant, Josh Savage, and Kim Emil, Deputy Town Attorney, answered.

Planning Commissioner Beemer moved to close the public hearing, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

5. Recommendation to Town Board - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant

Please refer to the public hearing information.

Planning Commissioner Beemer moved to forward a recommendation of approval to Town Board for the Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) with a modification to the information presented by the Town to align this with the other conditional use permit on the lot, setting an expiration date of September 11, 2026. Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

6. Public Hearing - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing: 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering consultant

Tim Kemp, PE, Wilson & Company, Inc., the Town's civil engineering/surveying consultant, has submitted a combined Preliminary/Final Major Subdivision application for the Beethe Subdivision 2nd Filing, on behalf of the property owner, the Town of Windsor. The subdivision plat is within the Tacincala Master Plan 3rd Amendment, 138 acres located adjacent to and west of North 15th Street (also known as Weld County Road 15), north of the Town of Windsor Public Services campus (922 N. 15th Street). The subdivision proposes three lots and three tracts for the Windsor Police Facilities and Training Center site, Weld RE-4 middle school site, a Town of Windsor future community park site, and tracts for right-of-way/easement dedication.

Staff is recommending that the Planning Commission forward to the Town Board a recommendation of approval of the preliminary/final major subdivision, subject to any outstanding Planning Commission and staff comments being addressed.

The Town Board will consider the recommendation of the Planning Commission at their regular meeting and scheduled hearing for the preliminary/final major subdivision on April 22, 2024.

The Town of Windsor acquired a 138-acre parcel north of and adjacent to the Windsor Public Services campus, west of North 15th Street, in December 2021. This property had a master plan (Tacincala Master Plan) for single-family residential. The master plan amendment included a neighborhood meeting and two public hearings. Additionally, the master plan and project have been on the Town's Project Connect site since the advertisement for the neighborhood meeting which was held on June 6, 2023. On July 10, 2023, the Town Board approved an amendment to the master plan for the Windsor Police Facility, known as the Tacincala Master Plan 3rd Amendment (Windsor North Campus).

Chairman Reddick opened the public hearing for the Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts.

Carlin Malone, Chief Planner, presented to the Planning Commission.

Chairman Reddick opened the hearing up for public comment. John Neal at 1072 Grand Avenue Windsor, CO addressed the Commission regarding water issues, to which Omar Herrera, Deputy Director of Engineering, answered. Terese Beethe at 34429 CR 15 Windsor, CO addressed the Commission regarding construction of roundabouts and traffic flow, to which Omar Herrera, Director of Engineering, answered.

Commissioner Hassard asked for clarification regarding access to buildings and the timeline of project completion, to which Omar Herrera, Director of Engineering, answered. Terese Beethe came back up to the podium and addressed the Planning Commission with additional questions, to which Scott Ballstadt, Director of Planning, answered. Commissioner Nader and Chairman Reddick requested clarification on access to the Beethe's property, to which Carlin Malone, Chief Planner, responded.

Planning Commissioner Beemer moved to close the public hearing, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

7. Recommendation to Town Board - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering/surveying consultant

Please refer to public hearing item.

Planning Commissioner Kirch moved to forward a recommendation of approval to the Town Board for the Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing, Planning Commissioner Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Ben Kirch, Maxwell Nader; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

Scott Ballstadt, Director of Planning, noted that Chairman Reddick has promoted Commissioner Nader from an alternate to a regular sitting member of the Planning Commission and a new appointee will fill the alternate role.

Scott Ballstadt, also asked if the Planning Commission had any questions regarding the site plans listed, to which there were none. Kim Emil, Deputy Town Attorney, and Scott Ballstadt, shared appreciation for Commissioner Valdes and Beemer's work on the Planning Commission.

- a. Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 3 (Weld RE-4 Middle School) - Carlin Malone, Chief Planner

The applicant and property owner, Weld RE-4 School District, has submitted a Major Site Plan for a new middle school located at 1100 North 15th Street, on Lot 3 of Beethe Subdivision 2nd Filing. The preliminary/final site plan is currently under review. The subject property is located west of North 15th Street, north of Windsor Lake Road, the Windsor Police Headquarters (under construction), and the existing Public Services campus (922 N. 15th St).

- b. Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 1 (Windsor Police Headquarters and Training Facility) - Carlin Malone, Chief Planner

The Town of Windsor submitted a Major Site Plan for a new Windsor Police Headquarters and Training Facility, 950 North 15th Street. The property is located on Lot 1 of Beethe Subdivision 2nd Filing. The preliminary/final site plan is currently under review. The subject property is located west of North 15th Street and north of the existing Public Services campus (922 N. 15th St).

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:33 p.m.

Laura Richardson, Assistant Town Clerk



MEMORANDUM

Date: June 5, 2024
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Public Hearing - An Ordinance Amending Certain Sections of the Town Municipal Code Concerning Mobile Food Vending, Section 16-4-10 - Town of Windsor Planning
Item #: C.1.

Background / Discussion:

Executive Summary

Chapters 14 through 17 of the Town's Municipal Code collectively make up the Town's Land Use Code. Section 16-4-10, Mobile Food Vending, was approved by Town Board on July 27, 2015 (Ord. 2015-1503). Recent special event permits submitted to the Town Park and Recreation department have included the request to allow mobile food vending on public right-of-way (public roadways). The Town land use code currently does not permit mobile food vending on public right-of-way, even if included with a "Special Activity Permit" or "Special Event Liquor Permit".

- The amendment includes criteria for mobile food vending when using public right-of-way only.
- The amendment will not impact the Special Activity Permit or Special Event Liquor Permit section of the code.
- The only section impacted by the amendment are references within the sales tax license section, included herein for reference.

Staff is requesting the Planning Commission forward to the Town Board a recommendation of approval of the ordinance, subject to any outstanding Planning Commission comments that must be addressed prior to the Town Board public hearing and first reading of the ordinance on June 10, 2024.

The Town Attorney's Office, in coordination with Community Development, have prepared a draft land use code amendment establishing criteria for allowing for mobile food vending on public right-of-way when part of the above referenced special permits, as described herein.

References to mobile food vending within the business license section of the Municipal Code, Chapter 6, would need to be updated with the proposed changes, as illustrated herein. Chapter 6 modifications do not require public hearings (updated administratively).

The Town Board held a work session on May 20, 2024, to discuss the proposed amendment and directed staff to move forward with the land use code update. One criterion presented to the Town Board that was removed since the work session was a requirement to have the applicant mail notification of the event. Notification of the event via signage in the event area is coordinated through the Town's Parks and Recreation Department.

This memorandum summarizes the proposed changes and reasons behind those changes. The draft code sections are attached for review. Below is an overview of the sections proposed for amendments:

Section 1 (public roadways).	§14-2-10. – Mobile food vending. Criteria when proposed on public right-of-way
Section 2 vending.	§6-3-10. – Definitions in business license section. One reference to mobile food

Section 3

§6-3-20. – License required. Three references to mobile food vending.

The above sections and their entirety, illustrating proposed deleted and added language, have been attached. Additions are shown in bold text and eliminated text is shown with strikethrough text.

Public hearing notifications were completed in accordance with the Town's Municipal Code.

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Section 1

§16-4-10. – Mobile food vending.

(a) Mobile food vending is defined as the use of a motorized wheeled vehicle, or a towed wheeled vehicle, or pushcart, or other temporary operation designed and equipped to prepare and/or serve food and/or non-alcoholic beverages. Mobile food vending is permitted, subject to the following:

(1) Mobile food vending shall not take place in locations that are no less than two-hundred (200) feet from the main entrance of any restaurant while the restaurant is open to the public for business, unless the restaurant proprietor has otherwise consented.

(2) Mobile food vending shall take place only on a site that has received the appropriate site plan approval and the required site plan improvements comply with said approved site plan.

(3) Mobile food vending outlets shall not be open to the public between the hours of 2:00 a.m. and 6:00 a.m.

(4) Litter must be picked up and refuse containers must be provided for customers.

(5) Mobile food vendors shall comply with all applicable Town Ordinances as well as state, county, and federal laws and licensing requirements, **including a Town of Windsor issued business license.**

(6) All signage associated with mobile food vendors shall be in conformance with this Code. Additionally, all mobile food vendor signs must be mounted flush against the mobile food establishment, except that one temporary sign for daily specials shall be allowed in accordance with Sec. 15-17-130 - Temporary signs.

(7) Mobile food vending shall not operate, be stored, or parked on public right-of-way **unless pursuant to validly issued Special Activity Permits and Liquor-related Permits, such as "Special Event Liquor Permits" pursuant to Article II, Chapter 6, and "Liquor-Related Festival Permits" under Article VI, Chapter 6, as described in Section 16-4-10(c).**

(8) Use of private property. Mobile food vendors may operate on private property provided they meet the following requirements:

a. Mobile food vending shall operate only with the property owner's continuous permission. Revocation of owner permission at any time shall terminate mobile food vending on the site in question.

b. Mobile food vending shall not impede vehicular or pedestrian traffic, parking lot use or circulation, or access to any public right-of-way.

c. If left on-site at the end of the business day, all mobile food vending equipment and signage shall be located in an inconspicuous location when not in operation.

(b) Mobile food vending taking place at any non-liquor related Town-sponsored **Activity** within public

parks, recreational facilities, or trails, is subject to review and permitting by the Parks and Recreation department and is not subject to this Section.

(c) Mobile food vending on public rights of way shall be allowed only pursuant to validly issued Special Activity Permits and Liquor-related Event Permits, such as “Special Event Liquor Permits” pursuant to Article II, Chapter 6, and “Liquor-Related Festival Permits under Article VI, Chapter 6, and pursuant to a validly issued Right of Way Occupation Permit, as follows:

- (1) Shall be located adjacent to public parks;**
- (2) Locations where traffic volume is minimal (less than 2000 average daily traffic “ADT”), designated as parking or an impasse street (“dead end”); and**
- (3) Traffic control measures shall be submitted for Town approval at time of permit application, implemented at the time of the event, and costs for such measures shall be incurred by the event applicant.**

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Section 2

§6-3-10. – Definitions.

The following words, terms and phrases when used in this Article shall have the meanings ascribed to them as set forth in this Section, except where the context clearly indicates a different meaning:

Business means all activities engaged in or caused to be engaged in with the object of gain, benefit or advantage, direct or indirect.

Employees means persons working within the Town for remuneration under the control and direction of an employer.

Engaged in business means performing or providing services or selling, leasing, renting, delivering or installing tangible personal property for storage, use or consumption. Engaged in business in the Town includes, but is not limited to, any of the following activities by a person:

- (a) Directly, indirectly or by a subsidiary maintaining a building, store, office, salesroom, warehouse or other place of business within the Town.
- (b) Sending one (1) or more employees, agents or commissioned sales persons into the Town to solicit business or to install, assemble, repair, service or assist in the use of its products or for demonstration or other reasons.
- (c) Maintaining one (1) or more employees, agents or commissioned sales persons on duty at a location within the Town.
- (d) Making more than one (1) delivery into the Town within a twelve-month period.
- (e) Mobile food vending as defined in Section 16-40-110(a)~~4-10~~.

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Section 3

§6-3-20. – License required.

(a) It shall be unlawful for any person to establish any place of business in the Town, or engage in business within the Town, without first obtaining a license from the Town to conduct such business. There will be no fee attached to this business license. Except as provided in subsections (b) and (c), only one (1) general business license shall be required for any establishment operating as a single enterprise. Separate general business licenses shall be required for each location of an enterprise operating at more than one (1) location within the Town. Business licenses cannot be transferred upon

a change of ownership.

(b) Mobile Food Vendors as defined in Section 16-4-10, shall not engage in business within the Town without first obtaining a license from the Town to conduct such business. Only one (1) general business license shall be required for any mobile food vendor operating as a single enterprise, regardless of the number of vending locations for such enterprise. Mobile Food Vendors must comply with the requirements of Section 6-3-40 and Section 16-4-10, in addition to any other applicable Code requirements. Each mobile food vending location must be reviewed by the Planning Department for verification of compliance with Section 16-4-10, to operate at each location. The business license requirements provided for in this Article shall not apply to federal, state or county offices, utility companies for which a franchise to operate has been granted pursuant to the provisions of the Home Rule Charter, or to the activity of telecommuting as defined in Section 16-2-20 of this Code.

(c) Retailers, who have a state standard retail license, with no physical presence or an incidental physical presence, shall not be required to obtain a Town business license.

Financial Impact:

Relationship to Strategic Plan:

The Strategic Plan does not specifically address mobile food vending.

Recommendation:

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

CC:

Attachments:

1. Draft Ord - Sec. 16-4-10. Mobile Food Vending with 6-3. - Sales Tax License
2. Staff Presentation - Code Amendment_Sec 16-4-10 - Mobile Food Vending

Sec. 16-4-10. Mobile food vending.

- (a) Mobile food vending is defined as the use of a motorized wheeled vehicle, or a towed wheeled vehicle, or pushcart, or other temporary operation designed and equipped to prepare and/or serve food and/or non-alcoholic beverages. Mobile food vending is permitted, subject to the following:
- (1) Mobile food vending shall not take place in locations that are no less than two hundred (200) feet from the main entrance of any restaurant while the restaurant is open to the public for business, unless the restaurant proprietor has otherwise consented.
 - (2) Mobile food vending shall take place only on a site that has received the appropriate site plan approval and the required site plan improvements comply with said approved site plan.
 - (3) Mobile food vending outlets shall not be open to the public between the hours of 2:00 a.m. and 6:00 a.m.
 - (4) Litter must be picked up and refuse containers must be provided for customers.
 - (5) Mobile food vendors shall comply with all applicable Town Ordinances as well as state, county, and federal laws and licensing requirements, **including a Town of Windsor issued business license.**
 - (6) All signage associated with mobile food vendors shall be in conformance with this Code. Additionally, all mobile food vendor signs must be mounted flush against the mobile food establishment, except that one temporary sign for daily specials shall be allowed in accordance with Sec. 15-17-130 - Temporary signs.
 - (7) Mobile food vending shall not operate, be stored, or parked on public right-of-way **unless pursuant to validly issued Special Activity Permits and Liquor-related Permits, such as "Special Event Liquor Permits" pursuant to Article II, Chapter 6, and "Liquor-Related Festival Permits under Article VI, Chapter 6, as described in Section 16-4-10(c).**
 - (8) Use of private property. Mobile food vendors may operate on private property provided they meet the following requirements:
 - a. Mobile food vending shall operate only with the property owner's continuous permission. Revocation of owner permission at any time shall terminate mobile food vending on the site in question.
 - b. Mobile food vending shall not impede vehicular or pedestrian traffic, parking lot use or circulation, or access to any public right-of-way.
 - c. If left on-site at the end of the business day, all mobile food vending equipment and signage shall be located in an inconspicuous location when not in operation.
- (b) Mobile food vending taking place at any non-liquor related Town-sponsored **Activity** within public parks, recreational facilities, or trails, is subject to review and permitting by the Parks and Recreation department and is not subject to this Section.
- (c) **Mobile food vending on public rights of way shall be allowed only pursuant to validly issued Special Activity Permits and Liquor-related Event Permits, such as "Special Event Liquor Permits" pursuant to Article II, Chapter 6, and "Liquor-Related Festival Permits" under Article VI, Chapter 6, and pursuant to a validly issued Right of Way Occupation Permit, as follows:**
- (1). **Shall be located adjacent to public parks;**

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- (2). Locations where traffic volume is minimal (less than 2000 average daily traffic “ADT”), designated as parking or an impasse street (“dead end”);
 - (3). Traffic control measures shall be submitted for Town approval at time of permit application, implemented at the time of the event, and costs for such measures shall be incurred by the event applicant.
-

Sec. 6-3-10. Definitions.

The following words, terms and phrases when used in this Article shall have the meanings ascribed to them as set forth in this Section, except where the context clearly indicates a different meaning:

Business means all activities engaged in or caused to be engaged in with the object of gain, benefit or advantage, direct or indirect.

Employees means persons working within the Town for remuneration under the control and direction of an employer.

Engaged in business means performing or providing services or selling, leasing, renting, delivering or installing tangible personal property for storage, use or consumption. Engaged in business in the Town includes, but is not limited to, any of the following activities by a person:

- (a) Directly, indirectly or by a subsidiary maintaining a building, store, office, salesroom, warehouse or other place of business within the Town.
 - (b) Sending one (1) or more employees, agents or commissioned sales persons into the Town to solicit business or to install, assemble, repair, service or assist in the use of its products or for demonstration or other reasons.
 - (c) Maintaining one (1) or more employees, agents or commissioned sales persons on duty at a location within the Town.
 - (d) Making more than one (1) delivery into the Town within a twelve-month period.
 - (e) Mobile food vending as defined in Section 16-10-110(a) ~~4-10~~.
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Sec. 6-3-20. License required.

- (a) It shall be unlawful for any person to establish any place of business in the Town, or engage in business within the Town, without first obtaining a license from the Town to conduct such business. There will be no fee attached to this business license. Except as provided in subsections (b) and (c), only one (1) general business license shall be required for any establishment operating as a single enterprise. Separate general business licenses shall be required for each location of an enterprise operating at more than one (1) location within the Town. Business licenses cannot be transferred upon a change of ownership.
- (b) Mobile Food Vendors as defined in Section 16-10-110(a) ~~4-10~~, shall not engage in business within the Town without first obtaining a license from the Town to conduct such business. Only one (1) general business license shall be required for any mobile food vendor operating as a single enterprise, regardless of the number of vending locations for such enterprise. Mobile Food Vendors must comply with the requirements

of Section 6-3-40 and Section 16-10-110(a) ~~4-10~~, in addition to any other applicable Code requirements. Each mobile food vending location must be reviewed by the Planning Department for verification of compliance with Section 16-10-110(a) ~~4-10~~, to operate at each location. The business license requirements provided for in this Article shall not apply to federal, state or county offices, utility companies for which a franchise to operate has been granted pursuant to the provisions of the Home Rule Charter, or to the activity of telecommuting as defined in Section 16-2-20 of this Code.

- (c) Retailers, who have a state standard retail license, with no physical presence or an incidental physical presence, shall not be required to obtain a Town business license.

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DRAFT



Amendment to the Municipal Code

Section 16-4-10 – Mobile Food Vending

Kimberly Lambrecht, Senior Planner

Planning Commission, June 05, 2024



Summary

Chapters 14 through 17 of the Town of Windsor Municipal Code collectively make up the Town's ***Land Use Code***.

Section 16-4-10. – Mobile Food Vending, was approved by Town Board on July 27, 2015 (Ord. 2015-1503).

Recent special event permits submitted to the Town Parks, Recreation and Culture department have included the request to allow mobile food vending on public right-of-way (public roadways). The Town land use code currently does not permit mobile food vending on public right-of-way, even if included with a "Special Activity Permit" or "Special Event Liquor Permit".



Summary

The Town Attorney's Office, in coordination with Community Development, have prepared a draft land use code amendment establishing criteria for allowing for mobile food vending on public right-of-way when a part of the above referenced special permits, as described herein.

References to mobile food vending within the business license section of the Municipal Code, Chapter 6, would need to be updated with the proposed changes, as illustrated herein. Chapter 6 modifications do not require public hearings (updated administratively).



Criteria Added

- The amendment includes criteria for ***mobile food vending when using public right-of-way*** only.
- The amendment will not impact the ***Special Activity Permit*** or ***Special Event Liquor Permit*** section of the code.
- The only other section impacted by the amendment are references within *Chapter 6, Article III (the business license section)*, included herein for reference.



Recommendation

Staff is requesting the Planning Commission forward to the Town Board a recommendation of approval of the Ordinance, subject to any outstanding Planning Commission comments that must be addressed prior to the Town Board public hearing and first reading of the Ordinance on June 10, 2024.



Record

Staff requests that the following be entered into the record:

- DRAFT Code Language
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation



Thank You



MEMORANDUM

Date: June 5, 2024
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Recommendation to Town Board - An Ordinance Amending Certain Sections of the Town Municipal Code Concerning Mobile Food Vending, Section 16-4-10 - Town of Windsor Planning
Item #: C.2.

Background / Discussion:

Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

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

CC:

Attachments:



MEMORANDUM

Date: June 5, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Final Major Subdivision, Tacincala Subdivision 2nd Filing - Prairie Song Development LLC, Owner, Patrick McMeekin, Hartford Acquisitions LLC, applicant; Ryan McBreen, Norris Design, applicant's representative
Item #: C.3.

Background / Discussion:

Executive Summary

The applicant's representative, Mr. Ryan McBreen of Norris Design, has submitted an application on behalf of the property owner, Prairie Song Development, LLC, represented by Mr. Pat McMeekin, Hartford Acquisitions, for a final major subdivision plat for the Tacincala Subdivision 2nd filing (also known as Prairie Song), located south of Weld County Road (WCR) 72 and west of State Highway (SH) 257, in the Town of Windsor.

The application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, specifically Sec. 14-2-60, which outlines the purpose, procedure, and criteria for a final major subdivision. The final subdivision application complies with the following criteria outlined in the Municipal Code:

- The Comprehensive Plan's goals and policies, the approved 2022 Tacincala Master Plan, and the Town's Municipal Code
- The development does not result in undue or unnecessary burdens on existing infrastructure. The developer has secured water from the Town for the Tacincala Subdivision 2nd filing by paying a cash-in-lieu fee. Non-potable water is being negotiated with Lake Canal Company. A copy of the executive agreement will be required prior to the recordation of the plat and development agreement.
- The density is consistent with the zone district (SF-2) and the PUD overlay, the Comprehensive Plan Land Use Plan and applicable utility capacity studies.
- Transportation improvements are consistent with the Town's Roadway Improvement Plan, Subdivision Street Standards, the Town's Design Criteria and Construction Specification, Transportation Master Plan, Trail System Master Plan, and the Complete Streets Guide.
- Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
- The proposal demonstrates compatibility with adjacent uses to the east by providing a large landscape buffer adjacent to SH 257 and transitioning from large one acre lots to more traditional single family residential lots, continuing the overall development pattern and theme as the Tacincala Subdivision 1st Filing neighborhood to the south.
- The Final Major Subdivision is in substantial compliance with the Preliminary Major Subdivision.

Staff is recommending the Planning Commission forward a recommendation of approval to the Town Board with conditions as noted below in the recommendation section.

Background / Previous Approvals

The annexation and master plan (718 acres - "Tacincala Master Plan") for the subject property and larger surrounding area was originally approved in 2006. The Windsor Town Board approved a subsequent amendment to a portion (295 acres) of the master plan area in 2011. This amendment included a rezone from Single Family Residential-One (SF-1) to Residential Mixed Use One (RMU-1). Additionally, the Windsor Town Board approved a second master plan amendment to a portion (572 acres) of the master plan on June 13, 2022. This amendment

included a rezone from SF-1 and RMU-1 (excluding Tacincala 1st filing) to Single Family Residential-Two (SF-2) with a Planned Unit Development overlay. The Tacincala Subdivision 2nd Filing is located within the northeast portion of this second amended master plan, encompassing 127 acres.

The second amended master plan has a few unique requirements carried over from the 2011 master plan amendment that were based upon resident input at the time of approval, including a large landscape buffer along SH 257 and minimum lot sizes of one acre adjacent to the landscape buffer. The proposed development is in conformance with these requirements.

The subject subdivision is zoned Single Family Residential-Two (SF-2) with a Planned Unit Development (PUD) overlay. The proposed subdivision includes 326 single family residential lots with tracts for future development, open space, and open space/drainage and two metropolitan district-owned and maintained pocket parks. Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	AG (Agriculture) – unincorporated Weld County	Agricultural land and rural residential (Weld County)
East	ER (Estate Residential)	Ventana Subdivision
South	RMU-1 (Residential Mixed Use-One)	Single-family residential (Tacincala Subdivision 1 st Filing), under construction
West	SF-2 with a PUD overlay	Undeveloped (Tacincala Master Plan)

Subdivision characteristics:

- 127 total acres
- ~40 acres of landscape, open space, and parks (31%)
- ~19 acres of internal roadways
- 326 residential units (varying lot sizes and types)
 - Single-family residential lots – single-family detached and attached homes, both front-loaded and alley-loaded
 - cottage-style homes – rear loaded and detached garages.
- Two metro district-owned and maintained parks, ~2.69 acres
- Primary access points:
 - Prairie Song Road at SH 257
 - Prairie Winds Way at WCR 72
- Connectivity access points (2) from Tacincala 1st Filing:
 - Thunderclap Drive
 - Rapsody Drive

Housing

A range of housing opportunities are proposed with the proposed subdivision. The eastern boundary, adjacent to SH 257, will have large lots that are a minimum of one acre. These lots, combined with the landscape buffer along SH 257, provide a density transition from the existing neighborhood on the east side of SH 257 to the more traditional single family residential uses proposed within the development. The remaining mix of home types range from traditional front load single family detached homes with varying lot sizes to single family cottage homes with rear load garages and detached common garages. This mix of residential lots and product types will provide a range of opportunities for a diverse mixture of residents with varying family sizes and income levels.

Parks, Amenities and Landscape

The proposed development includes two pocket parks that will be owned and maintained by the metropolitan district and opened to the public. The parks include both active and passive areas that allow a variety of activities. Generous amounts of open space are planned and dispersed throughout the development. Parks and

open space include amenities such as a play structure, a shade structure, and seating areas dispersed throughout the development within the parks and along the proposed trails. Open space tracts include areas for active and passive uses and include both ornamental and naturalized plant materials.

Infrastructure

Extension of public utilities will be the responsibility of the applicant, subject to potential reimbursement for oversizing which adds to the system capacity. Trails within the subject development will be built and maintained by the developer or metro district, including a trail paralleling SH 257.

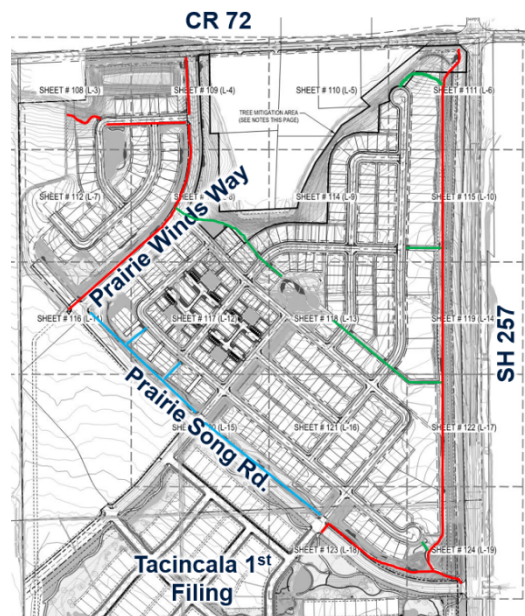
A school site is not a part of this subdivision but was included as part of the Tacincala Master Plan. This plan identifies a potential school site southwest of the subject subdivision, south of the future alignment of CR 70, for future dedication.

Relation to Major Transportation System

The subject subdivision transportation network and internal connectivity is consistent with the approved Master Plan (2022), which depicts connections to SH 257 on the east and WCR 72 on the north. A connection to WCR 72 is also depicted on the Town's Roadway Improvement Plan. Future subdivision(s) to the west will provide connectivity from the subject subdivision to North 15th Street (WCR 15) from SH 257, per the approved Master Plan.

Trail System

The regional trail will parallel SH 257, consistent with the 2022 Master Plan and the Town's Trail System Master Plan. There will be bicycle lanes along SH 257 and WCR 72. A ten-foot regional trail traversing to the south of unincorporated Weld County properties south of WCR 72 (connecting from SH 257 to Prairie Wind Way) was explored. Further evaluation revealed that the design would not be able to meet ADA (Americans with Disabilities) requirements, therefore the trail was relocated along Prairie Winds Way. There is a six-foot wide trail connection from SH 257 through the subdivision and connecting to the ten-foot trail on Prairie Winds Way. There is a five-foot wide secondary trail connecting SH 257 to Prairie Winds Way located along Prairie Song Road.



Trail Exhibit

Weld County Road 72 Improvements

A number of unique items have been addressed through both the preliminary design and final design processes. These items include, but are not limited to:

- Conformance with the Springer Ditch agreement
- Conformance with an existing groundwater agreement (which may require an addendum)
- CDOT approval of SH 257 improvements and related permits
- Potential reimbursement agreements for oversizing of utilities
- Determining the developer's proportionate share of costs for any traffic signals, including pedestrian signals
- The final design for WCR 72.

Additionally, the applicant has worked with the Town to provide an adequate water supply to serve the development. The applicant will be contributing cash-in-lieu for water for the Tacincala Subdivision 2nd filing. The applicant has also worked with the Lake Canal Company on the design for the realignment of the ditch through the property. An executed agreement between the Lake Canal Company and the developer is required prior to the recordation of the plat and development agreement.

As part of the required improvements associated with this development, WCR 72 will need to be improved between SH 257 to the property line west of Prairie Winds Way, which includes an area adjacent to several unincorporated Weld County properties. The applicant has worked extensively with these property owners and Town staff to minimize the impacts to these properties while still meeting the Town's roadway design criteria. The primary concerns expressed by neighbors were:

- Proposed right-of-way width
- Proposed five-foot sidewalk along southern side of roadway (existing conditions, maintenance that would become adjacent property owners' responsibilities, context of surrounding area)
- Associated limits of construction, which could impact existing tree roots of trees located on private property
- Proposed roadway vertical and horizontal alignment, and roadway geometry in general; and how it relates to adjacent driveways and other existing conditions
- Improvements to drainage and irrigation channels

WCR 72 is a major collector street which requires the street to be built to the criteria for an urban cross-section. The ultimate design for WCR 72 includes bicycle lanes, curb, gutter, and sidewalk on both sides of the roadway. However, the north side of the roadway will include a striped bicycle lane, but no curb, gutter or sidewalk are proposed at this time. These improvements will be a requirement at the time the properties on the north side of WCR 72 develop. The full urban cross-section has been designed on the south side of WCR 72. However, only the section west of Prairie Winds Way will be built to that cross-section with the development of Tacincala Subdivision 2nd Filing. The east side of Prairie Winds Way will be built using a modified urban cross-section which includes a striped bike lane, curb, and gutter but no sidewalk at this time due to grade challenges and the proximity to mature trees on private property. The sidewalk will be built in this section, at a point in time when the Town determines it is needed. In the interim, the developer will provide payment for the sidewalk construction and this term will be included within the development agreement. Improvements along WCR 72 also include undergrounding the existing overhead powerlines, including a segment within unincorporated Weld County properties. The applicant has coordinated this work with the power providers in this area. In addition, the vertical

alignment to improve the roadway geometry is included with the proposed subdivision. Future phases will include improvements to WCR 72 to adjust the horizontal alignment to further improve the roadway geometry.

State Highway 257 Improvements

Improvements along SH 257 include the following:

- Turn lanes with shoulders
- 10' trail extension

Review Criteria

The application is consistent with the following review criteria in Municipal Code Sec. 14-2-60(b) for final major subdivisions:

1. *The proposal complies with the Comprehensive Plan's goals and policies, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.*
2. *The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.*
3. *Density is consistent with the subject zone district, Comprehensive Plan, Land Use Plan, and applicable with utility capacity studies.*
4. *Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision Street Standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Master Plan, and Complete Streets Guide.*
5. *Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.*
6. *The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to lot placement and orientation, transitions in density, screening, and/or landscape buffers.*
7. *A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. Substantial compliance means:*
 - a. *The general location, layout, and access of streets and lots is consistent with the preliminary subdivision.*
 - b. *Any increase in the number of lots or dwellings is limited to no more than twenty percent (20%), provided the proposal remains in compliance with the Master Plan and all supporting documents and studies, such as traffic studies, are updated accordingly.*
 - c. *There is no material increase in impacts on adjacent properties by altering the subdivision.*

Relationship to Comprehensive Plan

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

Chapter 5

Growth and Regional Collaboration

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

Policy 1: *Ensure that all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections.*

Policy 3: *Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increase in traffic flow.*

Policy 4: *Continue to require new development to bring water rights in order to develop their sites and encourage other site-specific commitments to water efficiency.*

Staff comment: The final subdivision proposes new infrastructure including new roadways, extended roadways, and stubbed roadways for future connections and roadway improvements to SH257 and

CR72. The final subdivision also includes two new parks, trail and trail extensions, and open space. The applicant has worked with the Town to provide potable water for the Tacincala 2nd filing through a cash-in-lieu fee and is working with the Lake Canal Ditch Company on approval of the realignment of the ditch.

Goal 3: *Coordinate planning efforts regionally with other jurisdictions, agencies, and districts*

Policy 2: *Collaborate with regional agencies, districts, and organizations to plan for future services, infrastructure, and land use needs.*

Staff comment: The applicant has worked with the Town, Lake Canal Ditch Company, and CDOT to provide services and infrastructure that will support the new subdivision and future development in the area.

Housing & Neighborhoods

Goal 1: *Diversify housing options to accommodate varying household sizes, lifestyles, and generations.*

Policy 1: Allow a diversity of housing types, sizes, and densities within all neighborhoods such as duplexes, townhomes, accessory dwelling units (ADUs), co-housing, cottage communities, and other types as appropriate.

Policy 4: *Facilitate aging in place with housing options for the aging population, such as accessory dwelling units (ADUs) and housing products for downsizing households.*

Staff comment: The final subdivision is consistent with the PUD and Master Plan standards. These standards allow for diverse housing types and styles, including single-family detached, and cottage-style homes (detached and attached). Some single-family residential lots will also allow for accessory dwelling units (ADUs), adding another housing opportunity. Such variety can help meet the needs of varying household sizes, lifestyles, and generations.

Goal 2: *Cultivate housing that meets the needs of low- and moderate-income households.*

Policy 4: *Integrate accessory dwelling units (ADUs) within neighborhoods to allow for mixed-income residents and additional housing choice.*

Staff comment: The final subdivision allows for diverse housing types and styles. Some single-family residential lots will allow for accessory dwelling units (ADUs), which could potentially help meet the needs of some low- and moderate-income residents and add another housing choice.

Goal 4: *Enhance connectivity and cohesion between neighborhoods across Town.*

Policy 1: *Increase neighborhood access and resident mobility with additional trails, pedestrian paths, stub streets for future road connections, and minimizing cul-de-sacs.*

Staff comment: Neighborhood access and resident mobility has been provided through the provision of trails, sidewalks, bike lanes, and additional road connections internal to the development, as well as adjacent to existing neighborhoods, creating resident mobility and increased neighborhood connections to and from adjacent neighborhoods. Additional, stubbed streets have also been provided for future road connections.

Transportation and Mobility

Goal 1: *Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion and provides alternative transportation options.*

Policy 1: *Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion.*

Staff comment: Connectivity and efficient travel has been provided through the provision of trails, sidewalks, bike lanes internal to the development, as well as to the adjacent neighborhood to the south, Tacincala Subdivision 1st Filing, future planned neighborhoods to the south.

Parks, Recreation, Open Space & Trails

Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.*

Policy 2: *Create parks, open spaces, and trails that are safe, well maintained, accessible to all ages and abilities, and distributed across town.*

Policy 4: *Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods.*

Staff comment: The proposed subdivision includes two new parks open to all ages and abilities, new trails, and trail connections within the subdivision and to the adjacent neighborhood to the south, Tacincala Subdivision 1st Filing, future planned neighborhoods to the south.

Notifications

Notifications for this public hearing were as follows:

- May 21, 2024 - Signs posted on the property
- May 23, 2024 - Affidavit of mailing to property owners within 500 feet
- May 23, 2024 – Notice posted to Town’s website
- May 24, 2024 – Legal ad published in newspaper

Financial Impact:

Relationship to Strategic Plan:

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

Recommendation:

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

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to recording the subdivision plat.
2. A development agreement shall be finalized prior to recording the subdivision plat.
3. Conformance with the Springer Ditch agreement prior to recording the subdivision plat.
4. Conformance with the groundwater agreement, which will require a groundwater study and/or an addendum to the existing groundwater study, prior to the first building permit.
5. The applicant shall provide a copy of the executed agreement between the applicant and the Lake Canal Company ensuring approval of the realignment of the Lake Canal Ditch.
6. CDOT shall approve all SH 257 improvements prior to recording the subdivision plat.
7. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development.
8. Developer will pay a proportionate share of costs for any traffic signals that serve the development, including potential pedestrian signals; and
9. Prior to recordation of the subdivision plat and development agreement, the applicant shall provide evidence of adequate non-potable water supply to serve the development.

CC:

Patrick McMeekin, Hartford Homes, applicant
Wendi Cudmore, Hartford Homes

Jamie Thorp, Hartford Homes
Ryan McBreen, Norris Design, applicant's representative

Attachments:

1. Application
2. Narrative
3. Plat
4. Landscape-Elevations
5. Staff Presentation - Tacincala
6. Norris Design Presentation

APPLICATION PACKET

MAJOR SUBDIVISION



The following checklist is intended to provide an outline for applicants to ensure a complete submittal and to avoid processing delays due to inadequate information. Land use applications shall include all items listed in the following checklist. If an item is not checked as included in the submittal, a detailed narrative statement outlining reasons why the item has not been submitted shall be included. Lack of such statement or required item shall constitute an incomplete submittal and shall be rejected by the Town. Please review Chapter 14 of the Town of Windsor [Municipal Code](#) for complete application requirements.

Application Submittal Requirements:

1

Planning Department Checklist	Applicant Checklist	
_____	<u>X</u>	Completed checklist. Items not checked are explained in the narrative
_____	<u>X</u>	Completed Land Use Application (attached)
_____	<u>X</u>	Application fee consistent with the Town of Windsor Fee Schedule
_____	<u>X</u>	A detailed narrative description of special considerations (<i>phasing, landscaping, infrastructure, and variations from Town requirements</i>)
_____	<u>X</u>	A deed or legal instrument identifying the applicant's interest in the property
_____	<u>X</u>	All required drawings and supportive information per the Municipal Code
_____	<u>X</u>	All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department
_____	<u>X</u>	List of proposed street names. All newly proposed streets in the Town must be uniquely named, regardless of suffix. Please see: www.larimer.org/streets
_____	<u>X</u>	Applicant acknowledges and agrees to comply with § 24-65.5 of Colorado Revised Statute pertaining to public hearing notices and mineral owners notifications

Preliminary Major Subdivision Requirements:

2

Planning Department Checklist	Applicant Checklist	
_____	<u>X</u>	Drawing dimensions shall be twenty-four by thirty-six (24x36) inches. All drawings shall be made with an engineer's scale, minimum scale to be one (1) inch represents fifty (50) feet; exception for subdivisions which propose a minimum lot size of one (1) acre or greater where the minimum scale shall be one (1) inch represents one hundred (100) feet
_____	<u>X</u>	Date of preparation, the scale, a symbol designating true north and zoning
_____	<u>X</u>	Vicinity map
_____	<u>X</u>	Name of the subdivision on all drawing sheets (<i>contact Planning</i>)
_____	<u>X</u>	Legal description (<i>township, range, section, lot, block, subdivision</i>)
_____	<u>X</u>	Names, addresses and phone numbers of the applicant and firms or persons responsible for preparing the drawing
_____	<u>X</u>	Applicant revisions block (<i>includes fields for date, initials, description</i>)
_____	<u>X</u>	Appropriate certification blocks as provided by the Planning Department

2

Preliminary Major Subdivision Requirements (cont.):

Planning Department Checklist	Applicant Checklist	
_____	<u>X</u>	The location and dimensions of all existing and proposed utilities, streets, alleys, easements, rights-of-way and watercourses within and adjacent to the subdivision; and the names of all such features
_____	<u>X</u>	Land Use Table including square footage, acreage, percentages, zoning and the use of all parcels, lots, and tracts; and public and private rights-of-way;
_____	<u>X</u>	The lot numbers, approximate dimensions and the total lots devoted to each zone district on the plat
_____	<u>X</u>	Designation of any area subject to flooding and adequate easements for flood control
_____	<u>X</u>	Traffic study and traffic control plan prepared by a licensed engineer
_____	<u>X</u>	Preliminary utility drawings. Such plans shall include, but not limited to, existing and proposed facilities and utility lines, sizes and appurtenances, storm drainage facilities, etc. Appurtenances shall include valves, fire hydrants, manholes, etc.
_____	<u>X</u>	Preliminary drainage plan and report
_____	<u>X</u>	Soils report including soil types and limitations
_____	<u>X</u>	Description and location of any hazardous areas (i.e. floodplain, geological, topographical, etc.) on the subject property and proposed remedial features
_____	<u>X</u>	Topographical map with two-foot contour intervals
_____	<u>X</u>	Landscape Plan per Chapter 15 of the Municipal Code
_____	<u>X</u>	Preferred method of water rights dedication; total acreage, lot-by-lot or by phase

3

Final Major Subdivision Additional Requirements:

Planning Department Checklist	Applicant Checklist	
_____	<u>X</u>	All drawings and requirements outlined within the Preliminary Major Subdivision Requirements in Section 2 above; plus: Complete street plans and profiles; drainage plans and profiles; sanitary sewer plans and profiles; water main plans with grades and sizes indicated; overlots and final grading plans
_____	<u>X</u>	Sites one acre or more in total land disturbance: a Grading, Erosion and Sediment Control Plan and permit fees must be submitted per Town ordinance, Chapter 13, Article V, Stormwater Quality . Total land disturbance area: _____ acres
_____	<u>X</u>	Final drainage plan and report
_____	<u>X</u>	Final utility plans
_____	<u>X</u>	Design soil test results and corresponding location map
_____	<u>X</u>	Final boundary closure calculations for the exterior subdivision boundary and for each individual lot prepared by a licensed civil engineer or land surveyor

<u> </u>	<u> X </u>	A complete description of primary control points to which all dimensions, angles, bearings and similar data on the plat shall be referred
<u> </u>	<u> X </u>	All bearings, distances, chords, radii, central angles and tangent lengths for all lots, blocks, perimeters, easements and rights-of-way
<u> </u>	<u> X </u>	The location and physical description of all monuments

Application Packet Land Use Application



1

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

2

Application type:

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

Project Name*: Tacincala Subdivision 2nd Filing

Legal Description*: See attached

Address/Location*: Generally located southwest of the intersection of Highway 257 and County Road 72

Existing Zoning: SF-2, PUD Overlay **Proposed Zoning:** SF-2, PUD Overlay

Acres/Square Feet: 127.037 **Number of Dwelling Units:** 327

3

Owner:

Name(s)*: Prairie Song Development, LLC

Company: Hartford Homes - Patrick McMeekin

Address*: 4801 Goodman Rd. Timnath, CO 80547

Phone #*: 970.825.7392

Email*: patrick@hartfordco.com

Applicant (Owner or Owner's Representative):

Name*: Wendi Cudmore

Company:

Hartford Homes

Address*:

4801 Goodman Rd. Timnath, CO 80547

Phone #*: 970.581.8534

Email*: wcudmore@hartfordco.com

Authorized Representative:

Name: Ryan McBreen

Company:

Norris Design

Address:

244 North College Ave. #165 Fort Collins, CO 80524

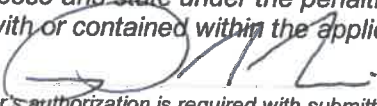
Phone #: 970-409-3414

Email: rmcbreen@norris-design.com

4

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

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

Signature: 

Date: 05/23/23

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

Print Name: Patrick McMeekin

*Required fields



May 30, 2023

Ms. Carlin Malone – Chief Planner
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: Tacincala (aka Prairie Song) – Filing 2: Major Subdivision Final Plat

Dear Ms. Malone,

On behalf of the applicant, Prairie Song Development, LLC, please find below the narrative and attached the required submittal items for the Prairie Song – Filing 2 Major Subdivision Final Plat application. We look forward to working closely with Town Staff through the subdivision plat approval process.

Introduction

Prairie Song is generally located south of WCR 72, east of HWY 257, west of WCR 15, and approximately 1.5 miles north of Main Street in Windsor. Filing 2 is specifically located north and northwest of the recently approved Prairie Song Filing 1 application. Filing 2, encompasses approximately 127 acres broken down as follows:

- Single Family Detached Lots – 48.84 acres
- Right-of-Way (ROW) – 19.18 acres
- Parks/Open Space/Buffer/Other – 44.32 acres
- Future Development Tracts – 15.7 acres

Within this Filing, 327 single-family residential lots are proposed, comprised of the following sizes:

- Estate Lot (~ 1acre) (provided to meet the minimum lot size requirements along Hwy 257)
- Single Family Detached Front Load (Min. 55' x 110')
- Single Family Detached Front Load (Min. 50' x 110')
- Single Family Detached Front Load (Min. 45' x 110')
- Single Family Detached Front Load (Min. 75' x 115')
- Cottage Home - Rear Load (Min. 26' x 70')



- Cottage Home – Detached: Common Garage (Min. 26'x110')

The approved Tacincala (Prairie Song) Master Plan permits a maximum 2,130 residential units for the entire Prairie Song community, the 327 residential units proposed with this Filing 2 application, in addition to the 213 residential units created as part of Filing 1, brings the total residential units to 540 units, with 1,590 total residential units permitted to be developed with future applications.

A range of housing opportunities are proposed within Filing 2. On the eastern boundary of Filing 2, adjacent to Highway 257, large lots at an approximately 1-acre minimum are proposed that when coupled with the proposed landscape buffer along Highway 257, meet the requirements of the recorded annexation agreement and approved Tacincala Master Plan for the property. These larger lots and the landscape buffer will provide a density transition from the existing residential uses to the east, across Highway 257, to the more traditional single-family residential uses proposed within Prairie Song. The remaining mix of home types range from traditional front load single-family detached homes to single-family cottage homes with detached garages. This mix of residential lot types will provide a variety of housing sizes and price points, allowing for a diverse mix of future residents and opportunities.

Vehicular access with connections to Prairie Song Road which was established and constructed as part of Filing 1, as well as through Prairie Winds Ways which will connect to WCR 72 to the north as part of this Filing. Roadway improvements are required on WCR 72 from the Prairie Winds Way intersection, east to Highway 257. The improvements to WCR 72 will be a hybrid of the Town's standard for an Urban Collector as negotiated with Town Staff to minimize impacts to adjacent properties that reside outside of town limits.

In addition to conformance with the underlying annexation agreement, as noted above, Filing 2 is in compliance with the underlying SF-2 with PUD Overlay zoning, including but not limited to, uses, setbacks, open space, and landscaping. This application is also consistent with the Tacincala Master Plan.

Landscape, Parks, and Amenities

Filing 2 will continue the landscape character that has been established in Filing 1. Landscape tracts include active and passive use areas with ornamental and naturalized landscape. These spaces establish both formal and informal spaces that will encourage a variety of uses and interactions by future residents. Parks and open space are strategically



located throughout Filing 2 to provide many benefits to residents within Prairie Song and, ultimately, the greater Windsor community. This includes the development of two pocket parks—'Filing 2 Pocket Park' and 'Home Plate Park'—identified as part of the recently amended and approved Tacinca Master Plan.

Extensive open space is also proposed, including a trail network, which provides opportunities for outdoor recreation on the site and builds upon the strong trail system established within Filing 1. The trails in Filing 2 will provide connectivity to the greater network of open space and trails established within Filing 1 and will connect to future trails and open space in future filings.

All parks and open space are designed to be dedicated to, owned, and maintained by the metropolitan district. The parks and open space provided in Filing 2 will be accessible to the public. The Filing 2 Final Plat creates a tract (Tract Y) which establishes the location of the future Prairie Song community park, to be developed at a future date.

The total open space provided amounts to 34% of the total area developed within Filing 2. An exhibit detailing the total open space tracts is included as an appendix to this narrative. Additionally, a running tabulation of the overall open space throughout the Prairie Song community is included on the cover sheet of the development plan set. As requested, an exhibit showing a typical landscape layout for a cottage home block is included as a part of the plan set for this submittal.

Infrastructure Improvements

Infrastructure shall be constructed as depicted in the proposed major infrastructure plans and within the improvement plans included in this submittal. Filing 2 proposes infrastructure improvements including but not limited to: streets, alleys, and right-of-way construction, utilities, storm water management systems, grading, and off-site roadway improvements. Proposed infrastructure has been designed per Town of Windsor standards or per design coordinated with Town Staff and planned to account for future growth within the greater Prairie Song community, as necessary. Traffic and drainage reports have been included to assist in identifying the appropriate level of improvements.

Street Names

A final street name list has been provided per the requirements for Final Development Plat application.



Subdivision Filing Number

This application is the second filing in the Tacincala (Prairie Song) Master Plan community and will be known as Tacincala (Prairie Song) – Filing 2.

This Final Plat application intends to continue the quality standards and theme that have been established for the Prairie Song community thus far. Our team looks forward to continued partnership with Town staff and the people of Windsor in the planning and development of this community. Please let us know if you have any questions regarding this application or require any additional information.

Exhibits

- Filing 2 Open Space Tracking Table
- Filing 2 Open Space Tracking Illustrative Graphic
- Cottage Home Block, Landscape Typical Exhibit
- Lake Canal Memo
- Irrigation Supply Memo

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

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

Sincerely,

Norris Design

Ryan McBreen, Principal



Project Team:

Owner:

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Applicant:

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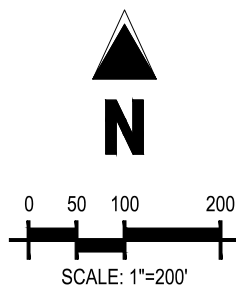
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TACINCALA SUBDIVISION 2ND FILING

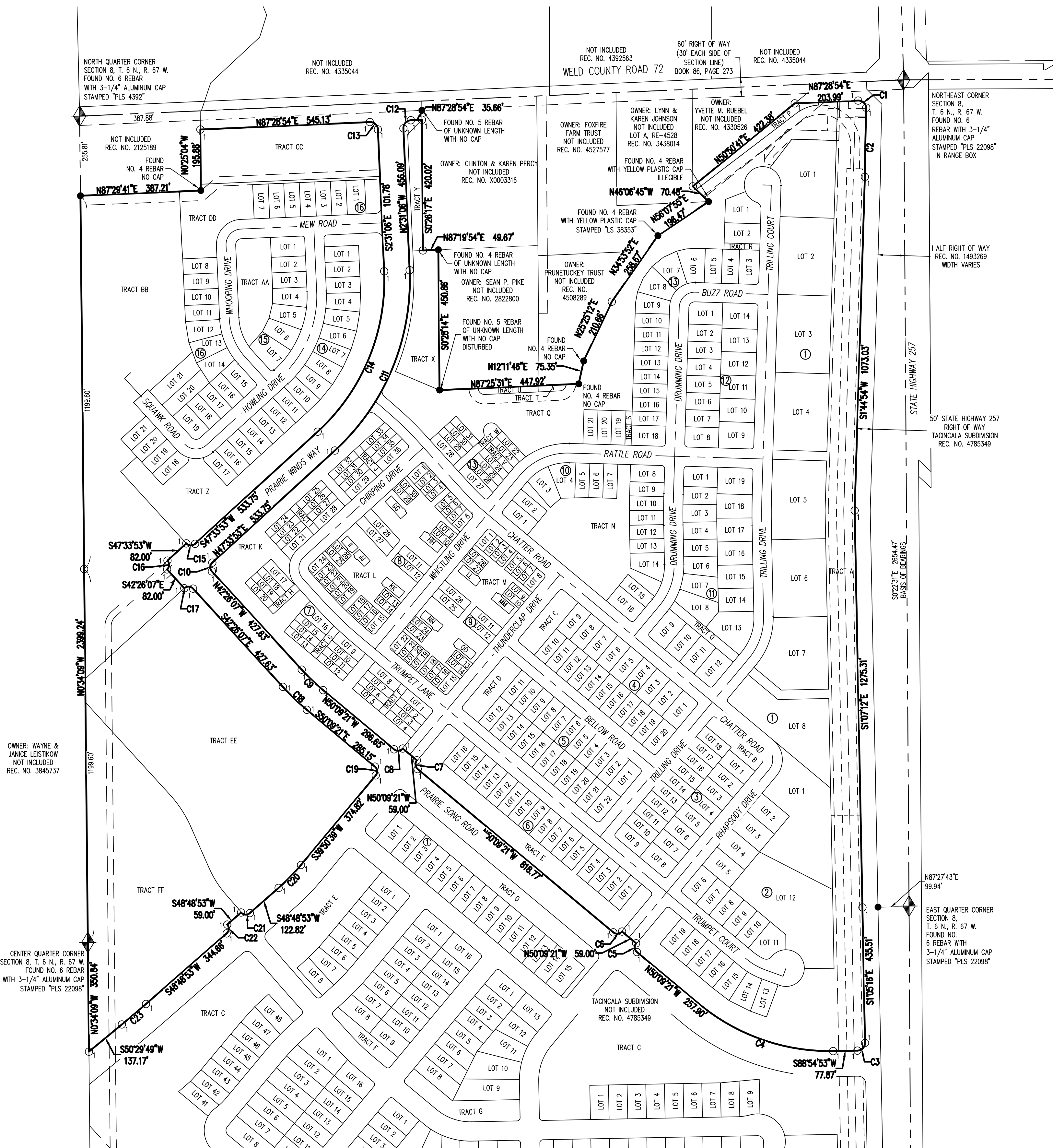
TRACT A, B AND N, TACINCALA SUBDIVISION

BEING IN PART OF THE EAST HALF OF SECTION 8, T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY/LOT LINE
	PLSS SECTION LINE
	EXISTING EASEMENT
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 3169" UNLESS OTHERWISE NOTED
	FOUND 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	SET 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
REC. NO.	RECEPTION NUMBER
	BLOCK NUMBER



Galloway

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Johnstown, CO 80534
970.800.3300
GallowayUS.com

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TACINCALA SUBDIVISION 2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8,
T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

#	Date	Issue / Description	Init.
1	9/27/2022	TOWN COMMENTS	AN
2	1/26/2023	TOWN COMMENTS	AN
3	4/28/2023	TOWN COMMENTS	AN
4	9/26/2023	TOWN COMMENTS	AN
5	2/20/2024	TOWN COMMENTS	AN
6			
7			
8			
9			
10			
11			
12			

Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	6/28/2022

TACINCALA SUBDIVISION 2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION

BEING IN PART OF THE EAST HALF OF SECTION 8, T. 6 N., R. 67 W. OF THE 6TH P.M.,

TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	87°45'15"	38.31	25.00	S48°36'28"E	34.67
C2	1°06'34"	221.90	11460.00	S107°49'W	221.89
C3	88°28'17"	38.60	25.00	S44°41'51"W	34.88
C4	40°45'00"	468.69	659.00	S70°31'51"E	458.88
C5	90°00'00"	31.42	20.00	S50°9'21"E	28.28
C6	90°00'00"	31.42	20.00	N84°50'39"E	28.28
C7	90°00'00"	31.42	20.00	N50°9'21"W	28.28
C8	90°00'00"	31.42	20.00	S84°50'39"W	28.28
C9	74°13'4"	95.54	709.00	N46°17'44"W	95.46
C10	90°00'00"	31.42	20.00	N23°35'1"E	28.28
C11	50°45'59"	647.72	741.00	N22°31'23"E	627.29
C12	90°00'00"	39.27	25.00	N44°28'54"E	35.36
C13	90°00'00"	39.27	25.00	S47°31'06"E	35.36
C14	50°45'59"	576.04	659.00	S22°31'23"W	557.88
C15	90°00'00"	31.42	20.00	N87°26'07"W	28.28
C16	90°00'00"	31.42	20.00	S23°35'1"E	28.28
C17	90°00'00"	31.42	20.00	S87°26'07"E	28.28
C18	74°13'4"	106.59	791.00	S46°17'44"E	106.51
C19	90°00'00"	31.42	20.00	S50°9'21"E	28.28
C20	85°8'14"	103.18	659.00	N44°19'46"E	103.07
C21	90°00'00"	31.42	20.00	S86°11'07"E	28.28
C22	90°00'00"	31.42	20.00	N34°65'31"E	28.28
C23	140°56'	101.56	3459.00	N49°39'21"E	101.56
C24	90°00'00"	31.42	20.00	S50°9'21"E	28.28
C25	90°00'00"	15.71	10.00	S84°50'39"W	14.14
C26	19°54'53"	80.29	231.00	N60°06'47"W	79.89
C27	25°12'17"	258.83	59.00	S15°44'52"E	95.85
C28	77°41'08"	29.83	22.00	S77°25'03"W	27.60
C29	90°00'00"	15.71	10.00	S50°9'21"E	14.14
C30	90°00'04"	127.23	81.00	S50°9'21"E	114.55
C31	90°00'00"	15.71	10.00	S50°9'21"E	14.14
C32	40°57'51"	165.16	231.00	S19°21'43"W	161.66
C33	25°25'06"	98.57	1969.00	S07°08'51"W	98.56
C34	25°20'21"	259.52	59.00	N55°44'13"E	95.85
C35	72°01'21"	27.65	22.00	N31°45'17"E	25.47
C36	90°00'00"	15.71	10.00	N46°44'54"E	14.14
C37	89°59'59"	127.23	81.00	N46°44'54"E	114.55
C38	90°00'00"	15.71	10.00	N46°44'54"E	14.14
C39	90°00'00"	15.71	10.00	N43°15'06"W	14.14
C40	90°00'00"	15.71	10.00	S46°44'54"W	14.14
C41	90°00'00"	15.71	10.00	S43°15'06"E	14.14
C42	90°00'00"	15.71	10.00	N46°44'54"E	14.14
C43	90°00'00"	15.71	10.00	N43°15'06"W	14.14
C44	90°00'00"	15.71	10.00	N43°15'06"W	14.14
C45	90°00'00"	29.85	19.00	S46°44'54"W	26.87
C46	25°25'06"	101.68	2031.00	N07°08'51"E	101.67
C47	40°57'51"	120.83	169.00	N19°21'43"E	118.27
C48	90°00'00"	15.71	10.00	N84°50'39"E	14.14
C49	90°00'00"	15.71	10.00	S50°9'21"E	14.14
C50	40°57'51"	165.16	231.00	S19°21'43"W	161.66
C51	25°25'06"	98.57	1969.00	S07°08'51"W	98.56
C52	25°25'06"	101.68	2031.00	N07°08'51"E	101.67
C53	40°57'51"	120.83	169.00	N19°21'43"E	118.27
C54	90°00'00"	15.71	10.00	N84°50'39"E	14.14
C55	90°00'00"	15.71	10.00	S50°9'21"E	14.14
C56	51°54'15"	153.10	169.00	S65°47'46"W	147.92
C57	51°54'15"	209.26	231.00	N65°47'46"E	202.18
C58	83°09'44"	16.26	10.00	N86°25'31"E	14.53
C59	43°33'30"	57.20	719.00	S44°42'52"E	57.19
C60	6°25'59"	115.76	1031.00	S45°39'07"E	115.70

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C01	76°51'41"	26.84	20.00	S10°25'15"W	24.87
C02	74°7'09"	100.69	741.00	N31°55'15"E	100.62
C03	95°19'09"	33.27	20.00	S83°28'19"W	29.57
C04	5°49'28"	98.50	969.00	N45°57'22"W	98.46
C05	90°36'32"	15.81	10.00	N21°53'07"E	14.22
C06	90°00'00"	15.71	10.00	N87°26'37"W	14.14
C07	4°53'11"	66.61	781.00	N44°52'42"W	66.59
C08	87°09'57"	15.21	10.00	N374°19'W	13.79
C09	90°00'00"	15.71	10.00	S84°50'39"W	14.14
C10	90°00'00"	15.71	10.00	N50°9'21"W	14.14
C11	90°00'00"	15.71	10.00	S84°50'39"W	14.14
C12	90°00'00"	15.71	10.00	N50°9'21"W	14.14
C13	90°00'00"	15.71	10.00	S84°50'39"W	14.14
C14	90°00'00"	29.85	19.00	N50°9'21"E	26.87
C15	90°00'00"	15.71	10.00	N84°50'39"E	14.14
C16	90°00'00"	15.71	10.00	N50°9'21"W	14.14
C17	90°00'00"	15.71	10.00	S50°9'21"E	14.14
C18	90°00'00"	15.71	10.00	N84°50'39"E	14.14
C19	90°00'00"	15.71	10.00	S50°9'21"E	14.14
C20	90°00'00"	15.71	10.00	S84°50'39"W	14.14
C21	74°51'41"	172.88	1283.00	S46°17'44"E	172.75
C22	74°51'41"	181.24	1345.00	N46°17'44"W	181.10
C23	90°00'00"	29.85	19.00	S22°33'5"E	26.87
C24	84°13'47"	119.08	81.00	N52°27'03"E	108.64
C25	89°33'31"	31.29	20.00	N42°40'07"E	28.19
C26	89°44'01"	31.32	20.00	N47°39'05"W	28.22
C27	90°00'00"	15.71	10.00	S42°28'54"W	14.14
C28	90°04'59"	333.04	3801.00	S22°31'23"W	322.54
C29	90°00'15"	127.24	81.00	S87°26'01"E	114.56
C30	90°00'00"	29.85	19.00	S87°26'07"E	26.87
C31	39°55'01"	15.71	10.00	N2°33'53"E	14.14
C32	39°55'01"	160.93	231.00	N22°28'37"W	157.70
C33	89°59'27"	127.22	81.00	N42°28'59"E	114.54
C34	90°00'00"	15.71	10.00	N47°31'06"W	14.14
C35	39°55'01"	117.74	169.00	S22°28'37"E	115.37
C36	50°40'20"	282.12	316.00	N22°49'04"E	273.02
C37	86°40'21"	15.13	10.00	S85°46'18"E	13.73
C38	90°00'00"	29.85	19.00	S42°28'54"W	26.87
C39	69°01'23"	71.08	59.00	N32°45'46"E	66.86
C40	0°38'47"	2.61	231.00	N074°49'W	2.61
C41	401°9'40"	162.55	231.00	N19°41'07"E	159.22
C42	13°35'02"	40.07	169.00	N56°56'52"W	39.97
C43	51°05'58"	52.62	59.00	N64°07'28"E	50.89
C44	91°06'31"	93.82	59.00	N44°46'17"E	84.24
C45	19°08'48"	112.39	59.00	S55°21'23"W	96.15
C46	12°55'08"	52.09	231.00	S63°36'40"E	51.97
C47	6°59'45"	28.21	231.00	S53°39'13"E	28.19
C48	37°06'42"	73.04	1345.00	S48°36'00"E	73.03
C49	17°04'32"	25.05	1345.00	S46°50'39"E	25.05
C50	32°01'31"	83.14	1345.00	S44°12'22"E	83.13

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C121	5526°49"	78.43	81.00	S85°56'26"	75.41
C122	28°44'58"	40.64	81.00	S33°11'32"W	40.22
C123	1°28'21"	24.90	969.00	S43°46'49"E	24.90
C124	1°32'21"	26.03	969.00	S45°17'10"E	26.03
C125	1°32'31"	26.08	969.00	S46°49'36"E	26.08
C126	1°16'15"	21.49	969.00	S48°13'59"E	21.49
C127	1°14'58"	151.99	741.00	N41°41'19"E	151.73
C128	1°29'13"	20.27	781.00	S43°10'43"E	20.27
C129	1°47'51"	24.50	781.00	S44°49'15"E	24.50
C130	1°36'08"	21.84	781.00	S46°31'14"E	21.84
C131	0°43'35"	16.27	1283.00	N49°47'33"W	16.27
C132	1°13'41"	27.50	1283.00	N48°48'55"W	27.50
C133	1°13'41"	27.50	1283.00	N47°35'14"W	27.50
C134	1°13'41"	27.50	1283.00	N46°21'33"W	27.50
C135	0°51'25"	19.19	1283.00	N45°10'59"W	19.19
C136	1°13'41"	27.50	1283.00	N44°06'22"W	27.50
C137	1°13'29"	27.43	1283.00	N43°02'52"W	27.43
C138	0°18'36"	0.92	169.00	S39°59'59"W	0.92
C139	28°03'01"	82.74	169.00	N54°10'49"E	81.91
C140	23°32'35"	69.44	169.00	N79°58'36"E	68.86
C141	0°16'26"	9.71	2031.00	S1°36'41"E	9.71
C142	1°15'48"	44.78	2031.00	S0°50'34"W	44.78
C143	1°15'48"	44.78	2031.00	N0°25'14"W	44.78
C144	0°04'05"	2.41	2031.00	S10°05'10"E	2.41
C145	19°27'37"	57.40	169.00	S8°36'36"E	57.12
C146	1°38'53"	52.10	169.00	S2°10'21"W	51.90
C147	3°50'21"	11.32	169.00	S37°55'28"W	11.32
C148	0°55'27"	31.76	1969.00	N17°11'11"E	31.76
C149	1°41'16"	58.00	1969.00	S0°01'11"E	58.00
C150	0°15'23"	8.81	1969.00	N0°59'30"W	8.81
C151	7°25'35"	29.94	231.00	N2°35'36"E	29.92
C152	12°52'52"	52.00	231.00	N12°45'19"E	51.89
C153	10°20'13"	41.68	231.00	S24°22'21"E	41.62
C154	7°28'43"	30.22	231.00	N33°17'19"E	30.20
C155	2°48'26"	11.32	231.00	N38°26'25"E	11.32
C156	0°03'06"	1.85	2031.00	S1°43'20"W	1.85
C157	2°06'06"	74.50	2031.00	N0°38'43"E	74.50
C158	0°04'50"	25.32	2031.00	S0°45'46"E	25.32
C159	13°57'06"	137.94	58.00	N45°44'58"E	108.60
C160	49°02'52"	50.51	58.00	S45°45'01"E	48.98
C161	19°28'55"	27.54	81.00	S82°00'26"W	27.41
C162	28°19'59"	40.05	81.00	S58°05'59"W	39.65
C163	28°19'59"	40.05	81.00	S29°46'06"W	39.65
C164	1°15'06"	19.58	81.00	N8°40'27"E	19.53
C165	3°24'07"	150.79	231.00	S73°02'50"W	148.13
C166	6°27'53"	26.06	231.00	S51°06'50"W	26.05
C167	6°27'38"	26.05	231.00	S44°39'05"W	26.03
C168	1°34'36"	6.36	231.00	N40°37'57"E	6.36
C169	6°58'32"	17.80	15.00	N13°34'37"E	16.77
C170	15°58'36"	68.83	25.00	N58°54'39"E	49.08
C171	8°46'14"	31.16	20.00	N89°09'16"W	28.01
C172	6°41'44"	23.11	20.00	S54°06'31"W	21.84
C173	30°32'41"	395.03	741.00	N12°45'15"E	390.37
C174	25°23'08"	334.07	754.00	N10°10'28"E	334.04
C175	1°10'11"	7.78	381.00	N1°56'00"W	7.78
C176	7°17'37"	48.50	381.00	N27°53'5"E	48.47
C177	7°17'37"	48.50	381.00	N9°35'30"E	48.47
C178	7°17'37"	48.50	381.00	N16°53'07"E	48.47
C179	7°17'37"	48.50	381.00	N21°04'44"E	48.47
C180	7°31'34"	50.05	381.00	N31°35'19"E	50.01

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARINGS	CHORD LENGTH
C181	77°37'33"	48.50	381.00	N38°59'54"E	48.47
C182	4°55'10"	32.71	381.00	N45°06'18"E	32.70
C183	26°00'33"	36.76	81.00	N60°33'53"E	36.44
C184	33°21'53"	45.61	81.00	N89°41'15"E	45.01
C185	31°39'57"	44.77	81.00	S58°20'35"E	44.20
C186	0°04'43"	0.11	81.00	S42°28'15"E	0.11
C187	90°17'08"	50.21	319.00	S1°59'28"E	50.16
C188	131°74'45"	74.03	319.00	S13°08'55"W	73.86
C189	131°74'45"	74.03	319.00	S26°26'40"W	73.86
C190	150°51'41"	83.86	319.00	S40°37'23"W	83.61
C191	6°05'35"	17.97	168.00	N39°23'19"W	17.96
C192	33°49'26"	99.77	168.00	N19°25'49"E	98.32
C193	0°44'18"	2.98	231.00	S25°33'15"E	2.98
C194	11°39'22"	47.00	231.00	S9°05'08"E	46.92
C195	11°39'22"	47.00	231.00	N20°44'35"W	46.92
C196	11°24'34"	46.00	231.00	S32°16'26"W	45.92
C197	42°07'14"	17.86	231.00	S40°12'30"E	17.85
C198	18°30'30"	123.07	381.00	N33°10'52"W	122.54
C199	17°15'30"	96.09	319.00	N33°29'55"E	95.72
C200	90°00'00"	31.42	200.00	N86°11'07"W	28.28
C201	34°34'36"	76.64	127.00	S70°00'47"W	75.48
C202	19°54'53"	69.52	200.00	N60°06'47"E	69.17
C203	90°00'00"	78.54	50.00	N50°09'31"W	70.71
C204	40°57'51"	142.99	200.00	N19°21'43"E	139.97
C205	2°52'06"	100.12	2000.00	N0°18'51"E	100.11
C206	90°00'00"	78.54	50.00	N46°44'54"E	70.71
C207	2°52'06"	100.12	2000.00	N0°18'51"E	100.11
C208	40°57'51"	142.99	200.00	N19°21'43"E	139.97
C209	74°31'41"	177.06	1314.00	N46°17'44"W	176.93
C210	90°00'00"	78.54	50.00	N23°33'53"E	70.71
C211	51°54'15"	181.18	200.00	N65°47'46"E	175.05
C212	74°31'41"	101.06	750.00	N46°17'44"W	100.99
C213	6°25'59"	112.28	1000.00	N45°59'30"E	112.22
C214	50°04'59"	305.94	300.00	S22°31'23"W	296.29
C215	90°00'00"	78.54	50.00	N87°26'07"W	70.71
C216	90°00'00"	78.54	50.00	S42°28'54"W	70.71
C217	39°50'51"	139.34	200.00	S22°28'37"E	136.54

LAND USE SUMMARY						
TACINICALA SUBDIVISION 2ND FILING						
TRACT	AREA (SF)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	391,725	8.99	METRO DISTRICT	METRO DISTRICT	DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, METRO DISTRICT UTILITY EASEMENT	
B	10,100	0.23	METRO DISTRICT	METRO DISTRICT	OPEN SPACE	
C	15,746	0.36	METRO DISTRICT	METRO DISTRICT	DRAINAGE EASEMENT, METRO DISTRICT UTILITY EASEMENT	
D	15,746	0.36	METRO DISTRICT	METRO DISTRICT	DRAINAGE EASEMENT, METRO DISTRICT UTILITY EASEMENT	
E	72,484	1.66	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT, METRO DISTRICT UTILITY EASEMENT, OPEN SPACE	
F	2,850	0.07	METRO DISTRICT	METRO DISTRICT	ACCESS AND UTILITY EASEMENT, ALLEY, METRO DISTRICT UTILITY EASEMENT	
G	2,915	0.07	METRO DISTRICT	METRO DISTRICT	ACCESS AND UTILITY EASEMENT, ALLEY, METRO DISTRICT UTILITY EASEMENT	
H	2,904	0.07	METRO DISTRICT	METRO DISTRICT	ACCESS AND UTILITY EASEMENT, ALLEY, METRO DISTRICT UTILITY EASEMENT	
I	2,825	0.06	METRO DISTRICT	METRO DISTRICT	ACCESS AND UTILITY EASEMENT, ALLEY, METRO DISTRICT UTILITY EASEMENT	
J	2,825	0.06	METRO DISTRICT	METRO DISTRICT	ACCESS AND UTILITY EASEMENT, ALLEY, METRO DISTRICT UTILITY EASEMENT	
K	107,262	2.46	METRO DISTRICT	METRO DISTRICT	DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT, METRO DISTRICT UTILITY EASEMENT, OPEN SPACE	
L	62,822	1.44	METRO DISTRICT	METRO DISTRICT	DRAINAGE, ACCESS, UTILITY AND PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND ALLEYS, METRO DISTRICT UTILITY EASEMENT	
M	51,377	1.18	METRO DISTRICT	METRO DISTRICT	DRAINAGE, ACCESS, UTILITY AND PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND ALLEYS, METRO DISTRICT UTILITY EASEMENT	
N	63,508	1.92	METRO DISTRICT	METRO DISTRICT	PARK, PEDESTRIAN ACCESS AND DRAINAGE EASEMENT, METRO DISTRICT UTILITY EASEMENT	
O	8,060	0.19	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS EASEMENT AND OPEN SPACE	
P	10,194	0.23	METRO DISTRICT	METRO DISTRICT	OPEN SPACE	
Q	230,320	5.29	METRO DISTRICT	METRO DISTRICT	DRAINAGE, ACCESS AND PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, METRO DISTRICT UTILITY EASEMENT	
R	2,300	0.05	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT, METRO DISTRICT UTILITY EASEMENT	
S	2,200	0.05	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT, METRO DISTRICT UTILITY EASEMENT	
T	1,660	0.04	METRO DISTRICT	METRO DISTRICT	OPEN SPACE	
U	3,889	0.09	METRO DISTRICT	METRO DISTRICT	OPEN SPACE	
V	2,830	0.06	METRO DISTRICT	METRO DISTRICT	PEDESTRIAN ACCESS AND UTILITY EASEMENT	
W	5,781	0.13	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT, METRO DISTRICT UTILITY EASEMENT	
X	41,255	0.95	METRO DISTRICT	METRO DISTRICT	OPEN SPACE	
Y	15,750	0.36	METRO DISTRICT	METRO DISTRICT	OPEN SPACE	
Z	128,619	2.95	METRO DISTRICT	METRO DISTRICT	DRAINAGE, UTILITY, ACCESS AND PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, METRO DISTRICT UTILITY EASEMENT	
AA	33,669	0.77	METRO DISTRICT	METRO DISTRICT	PARK, PEDESTRIAN ACCESS AND DRAINAGE EASEMENT, OPEN SPACE, METRO DISTRICT UTILITY EASEMENT	
BB	386,199	8.87	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND UTILITY EASEMENT AND LAKE CANAL, METRO DISTRICT UTILITY EASEMENT, FUTURE DEVELOPMENT	
CC	100,635	2.31	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT, METRO DISTRICT UTILITY EASEMENT, OPEN SPACE	
DD	50,031	1.15	METRO DISTRICT	METRO DISTRICT	DRAINAGE AND PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, METRO DISTRICT UTILITY EASEMENT	
EE	478,618	10.99	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT, COMMUNITY PARK	
FF	298,984	6.86	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	
GG	2,046	0.05	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
HH	2,046	0.05	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
II	1,398	0.03	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
JJ	1,398	0.03	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
KK	2,046	0.05	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
LL	2,046	0.05	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
MM	2,046	0.05	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
NN	2,046	0.05	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
OO	2,046	0.05	CONDO ASSOCIATION	CONDO ASSOCIATION	CONDO GARAGES	
TOTAL	2,643,203	60.680				47.77%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA (SF)	AREA (ACRES)				
INTERNAL ROADWAY RIGHT OF WAY	835,312	19.18				15.09%
LOTS	AREA (SF)	AREA (ACRES)	NUMBER OF LOTS			
TOTAL AREA OF LOTS	2,055,217	47.18	326			37.14%
TOTAL AREA	5,533,732	127.037				100.00%

LINEAR FEET OF NEW ROADS: 14,085 LF

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TACINCALA SUBDIVISION

2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8,
T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

#	Date	Issue / Description	Init.
1	9/27/2022	TOWN COMMENTS	AN
2	1/26/2023	TOWN COMMENTS	AN
3	4/28/2023	TOWN COMMENTS	AN
4	9/26/2023	TOWN COMMENTS	AN
5	2/20/2024	TOWN COMMENTS	AN

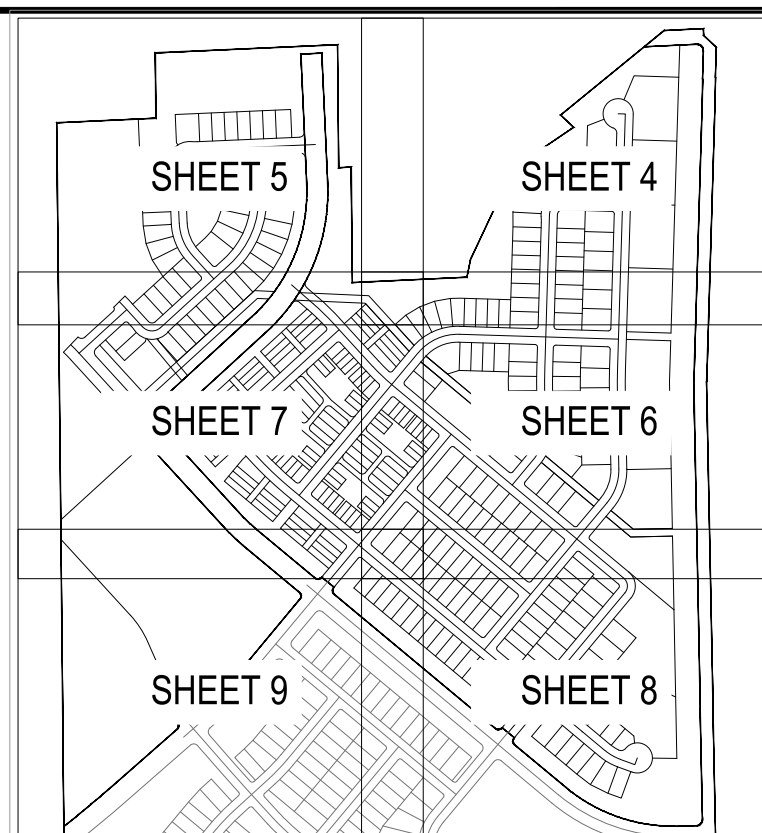
Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	6/28/2022

3

SHEET 3 OF 9

TACINCALA SUBDIVISION 2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION
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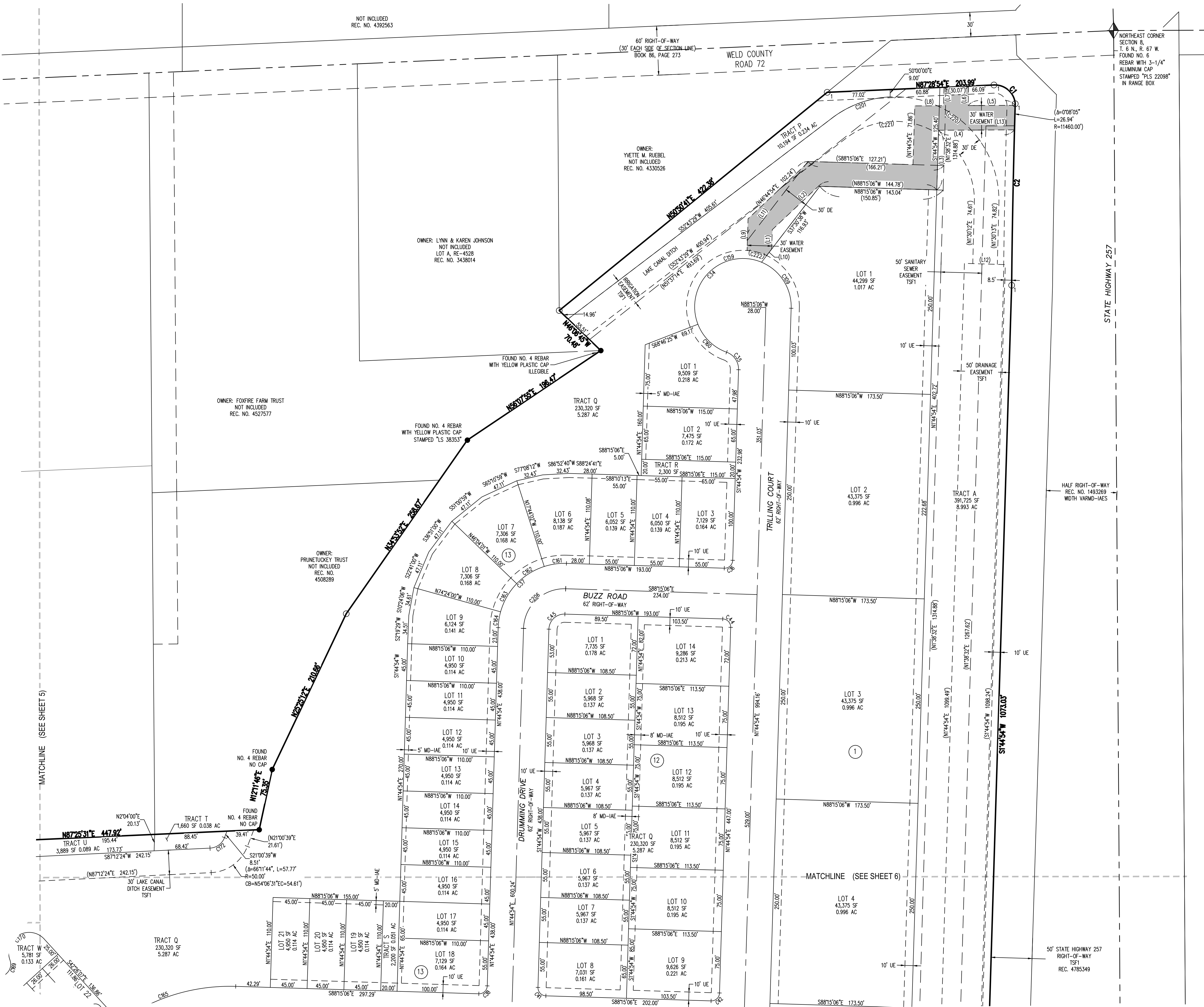
**TACINCALA SUBDIVISION
2ND FILING**
TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8,
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TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

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4	9/26/2023	TOWN COMMENTS	AN
5	2/20/2024	TOWN COMMENTS	AN
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Project No: HFH000020.10
Drawn By: AN
Checked By: RCR
Date: 6/28/2022

4

SHEET 4 OF 9

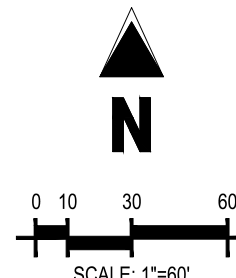


LINE TAG #	BEARING	LENGTH (FT)
(L1)	S1°44'54\"W	23.67
(L2)	S46°44'54\"W	77.39
(L3)	S1°44'54\"W	72.92
(L4)	S88°41'03\"W	92.75
(L5)	N89°41'03\"E	57.51
(L6)	S1°23'50\"W	23.80
(L7)	N1°23'50\"E	22.65
(L8)	N89°41'03\"E	35.15
(L9)	N1°44'54\"E	38.74
(L10)	S37°30'38\"W	10.03
(L12)	S88°15'06\"E	50.00
(L13)	N89°41'03\"E	35.03

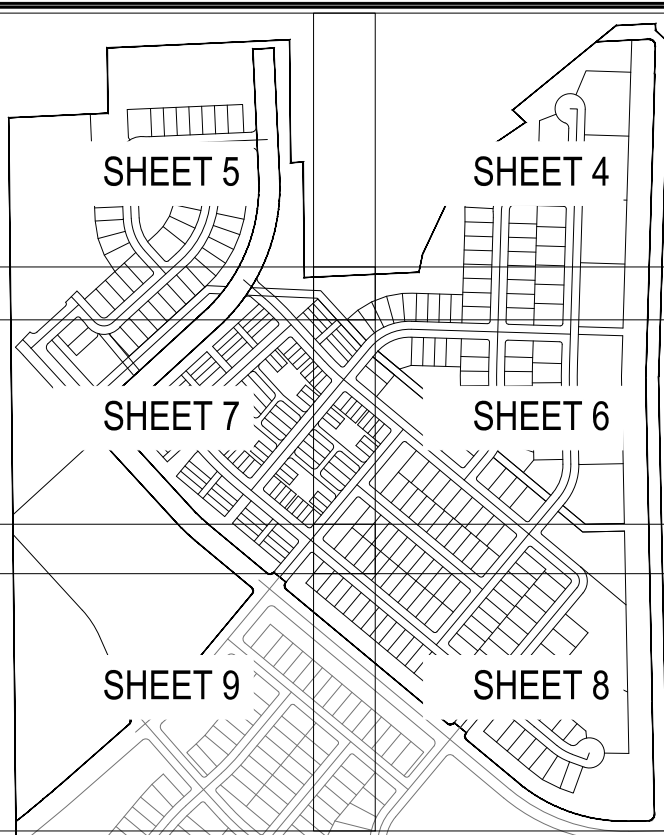
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C220)	128°37'24\"	285.10	127.00	N62°57'49\"W	228.90
(C221)	128°37'24\"	217.76	97.00	N62°57'49\"W	174.83
(C222)	20°39'58\"	24.89	69.00	N75°25'36\"W	24.75

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY/LOT LINE
	PLSS SECTION LINE
	EASEMENT LINE
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED \"LS 31169\" UNLESS OTHERWISE NOTED
	FOUND 24\" # 5 REBAR WITH 1-1/4\" ORANGE PLASTIC CAP, STAMPED \"PLS 37911\" UNLESS OTHERWISE NOTED
	SET 24\" # 5 REBAR WITH 1-1/4\" ORANGE PLASTIC CAP, STAMPED \"PLS 37911\" UNLESS OTHERWISE NOTED
	RECEPTION NUMBER
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	PEDESTRIAN ACCESS EASEMENT
	METRO DISTRICT UTILITY AND ACCESS EASEMENT
	BLOCK NUMBER
	ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
	PER TACINCALA SUBDIVISION FINAL PLAT AT RECEPTION NO. 4785349
	WATER EASEMENT

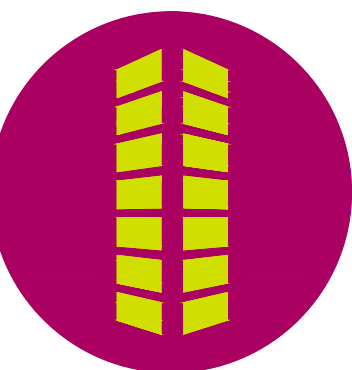


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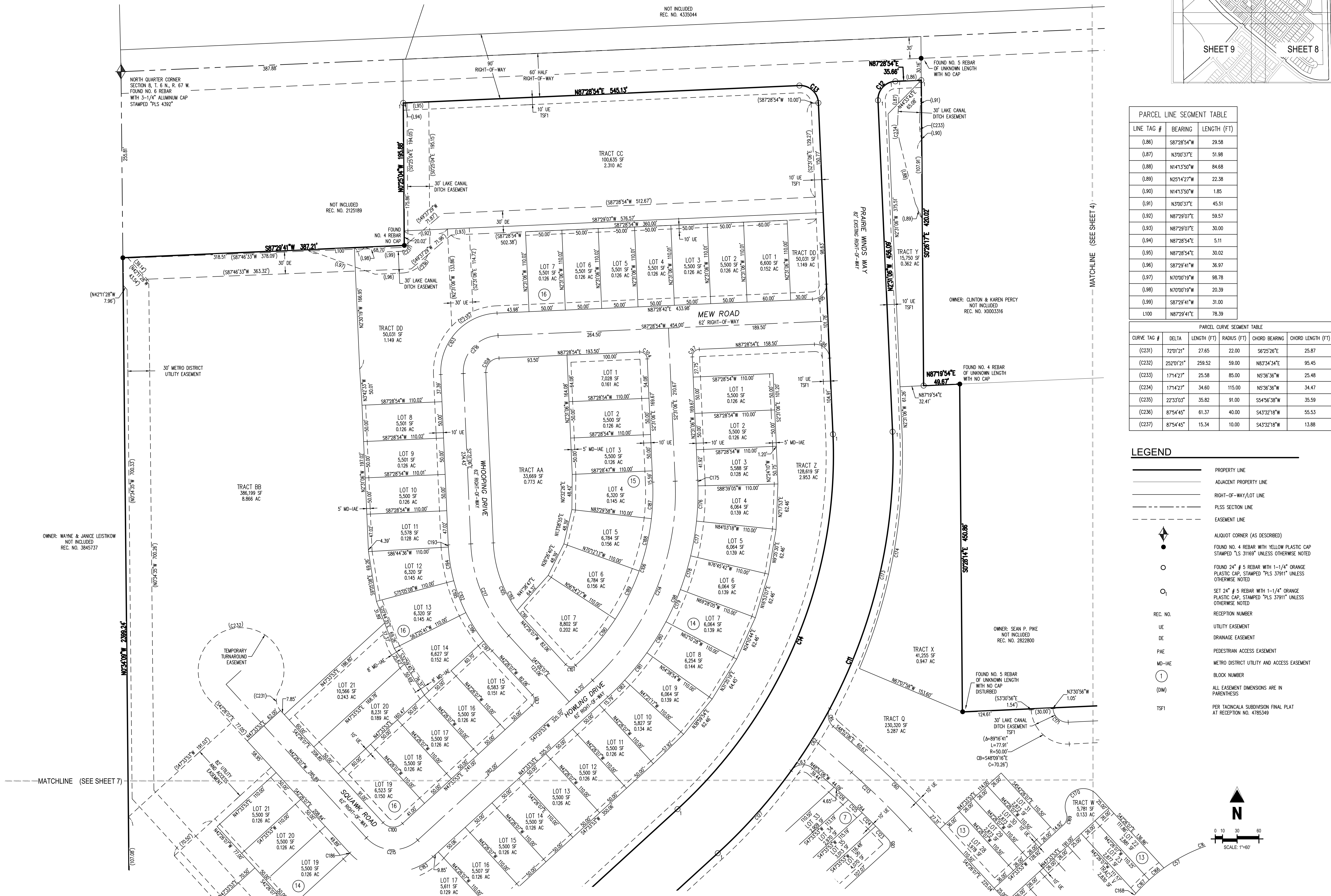
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2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8,
T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

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Project No:	HFH000020.10
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Checked By:	RCR
Date:	6/28/2022

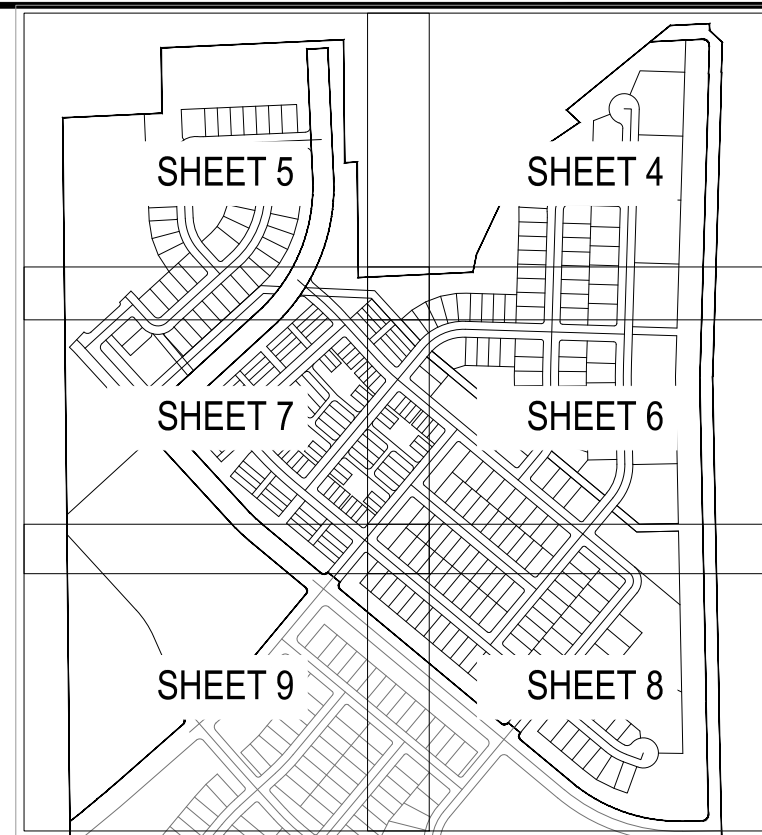
PAGE 5 OF 9



TACINCALA SUBDIVISION 2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION

BEING IN PART OF THE EAST HALF OF SECTION 8, T. 6 N., R. 67 W. OF THE 6TH P.M.,
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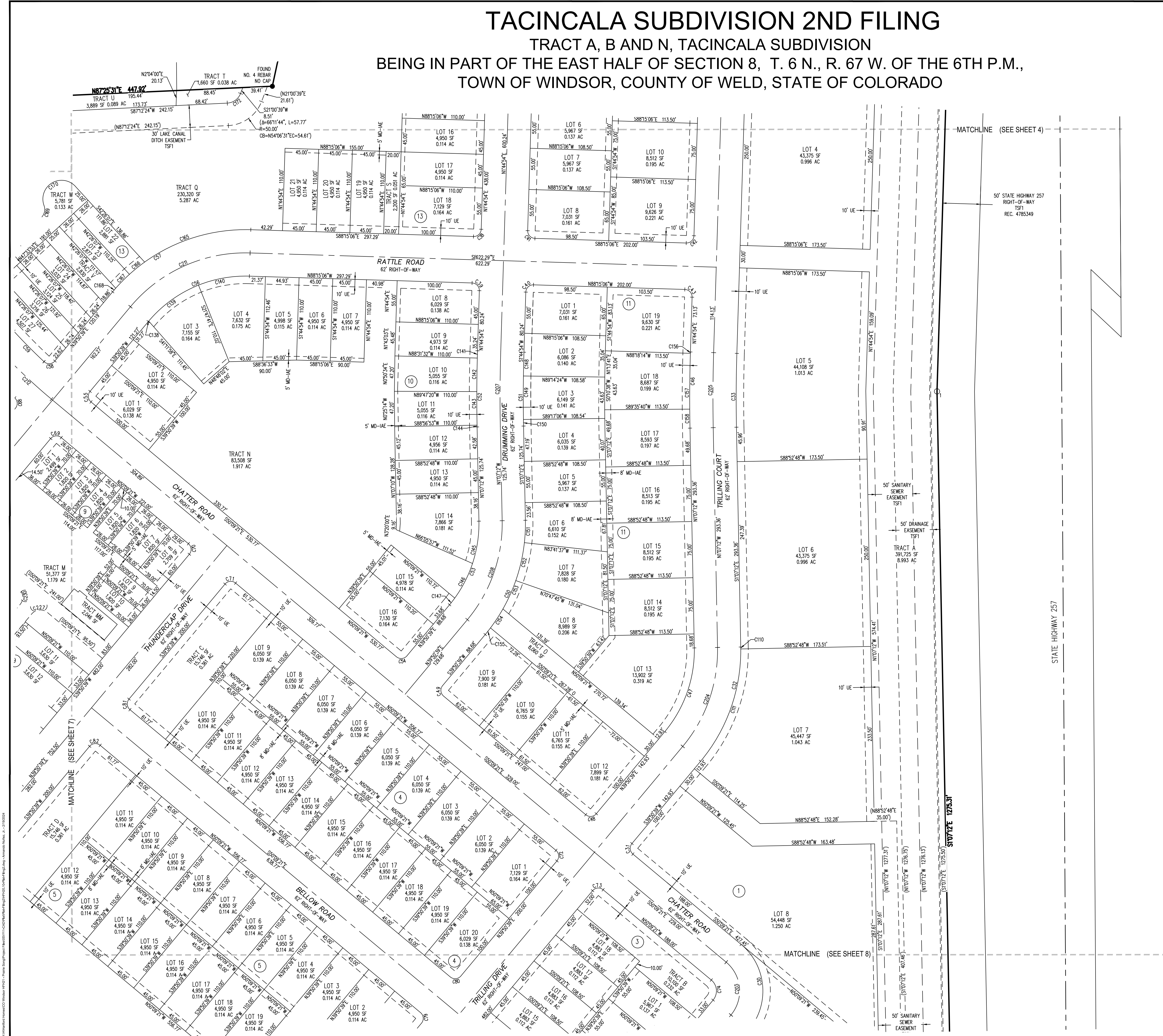
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T. 6 N., R. 67 W. OF THE 6TH P.M.,
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4	9/26/2023	TOWN COMMENTS	AN
5	2/20/2024	TOWN COMMENTS	AN

Project No: HFH000020.10
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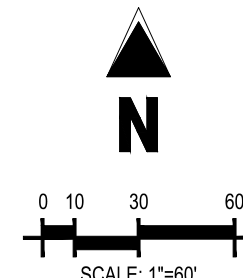
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SHEET 6 OF 9

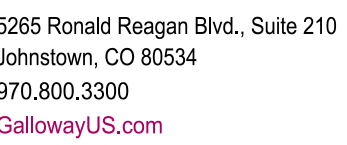


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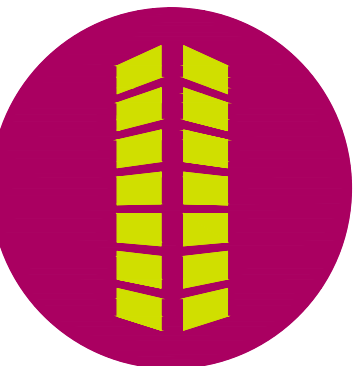
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT-OF-WAY/LOT LINE
	PLSS SECTION LINE
	EASEMENT LINE
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31169" UNLESS OTHERWISE NOTED
	FOUND 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	RECEPTION NUMBER
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	PEDESTRIAN ACCESS EASEMENT
	METRO DISTRICT UTILITY AND ACCESS EASEMENT
	BLOCK NUMBER
	ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
	PER TACINCALA SUBDIVISION FINAL PLAT AT RECEPTION NO. 4785349



TRACT A, B AND N, TACINCALA SUBDIVISION
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TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

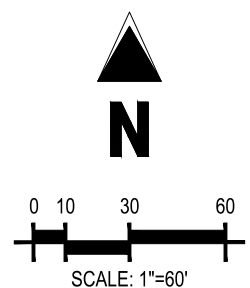


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BEING IN PART OF THE EAST HALF OF SECTION 8,
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TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C223)	88°00'30"	23.06	15.02	S85°48'55"W	20.86
(C224)	90°00'00"	23.56	15.00	S5°09'21"E	21.21
(C225)	97°43'14"	25.58	15.00	N88°42'16"E	22.59
(C226)	82°16'46"	21.54	15.00	N11°7'44"W	19.74
(C227)	90°00'00"	23.56	15.00	N84°50'39"E	21.21
(C228)	88°00'30"	23.06	15.02	N6°07'37"W	20.86
(C229)	90°00'00"	23.56	15.00	S84°50'39"W	21.21
(C230)	90°00'00"	23.56	15.00	S5°09'21"E	21.21



	PROPERTY LINE
_____	ADJACENT PROPERTY LINE

_____	RIGHT-OF-WAY/LOT LINE

-----	PLSS SECTION LINE

-----	EASEMENT LINE
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	SET 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
REC. NO.	RECEPTION NUMBER
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
MD-IAE	METRO DISTRICT UTILITY AND ACCESS EASEMENT
	BLOCK NUMBER
(DIM)	ALL EASEMENT DIMENSIONS ARE IN PARENTHESIS
TSF1	PER TACINICAL SUBDIVISION FINAL PLAT AT RECEPTION NO. 4785348

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Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	6/28/2022

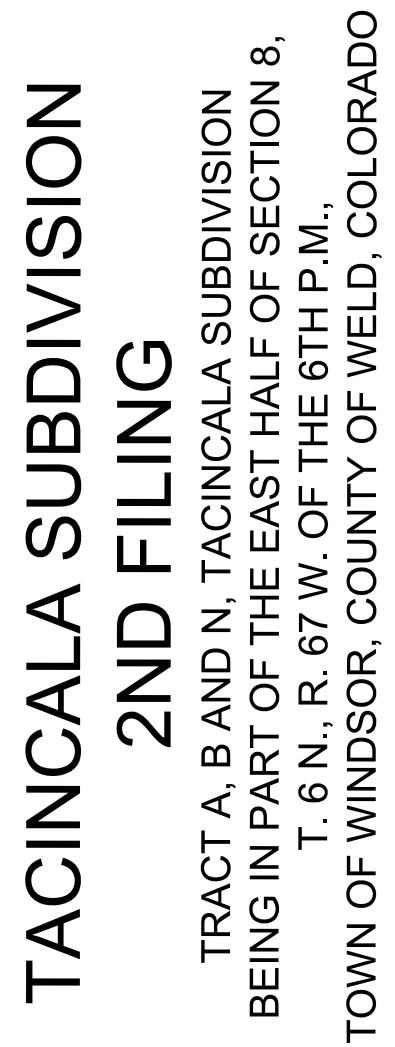
7

TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8, T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



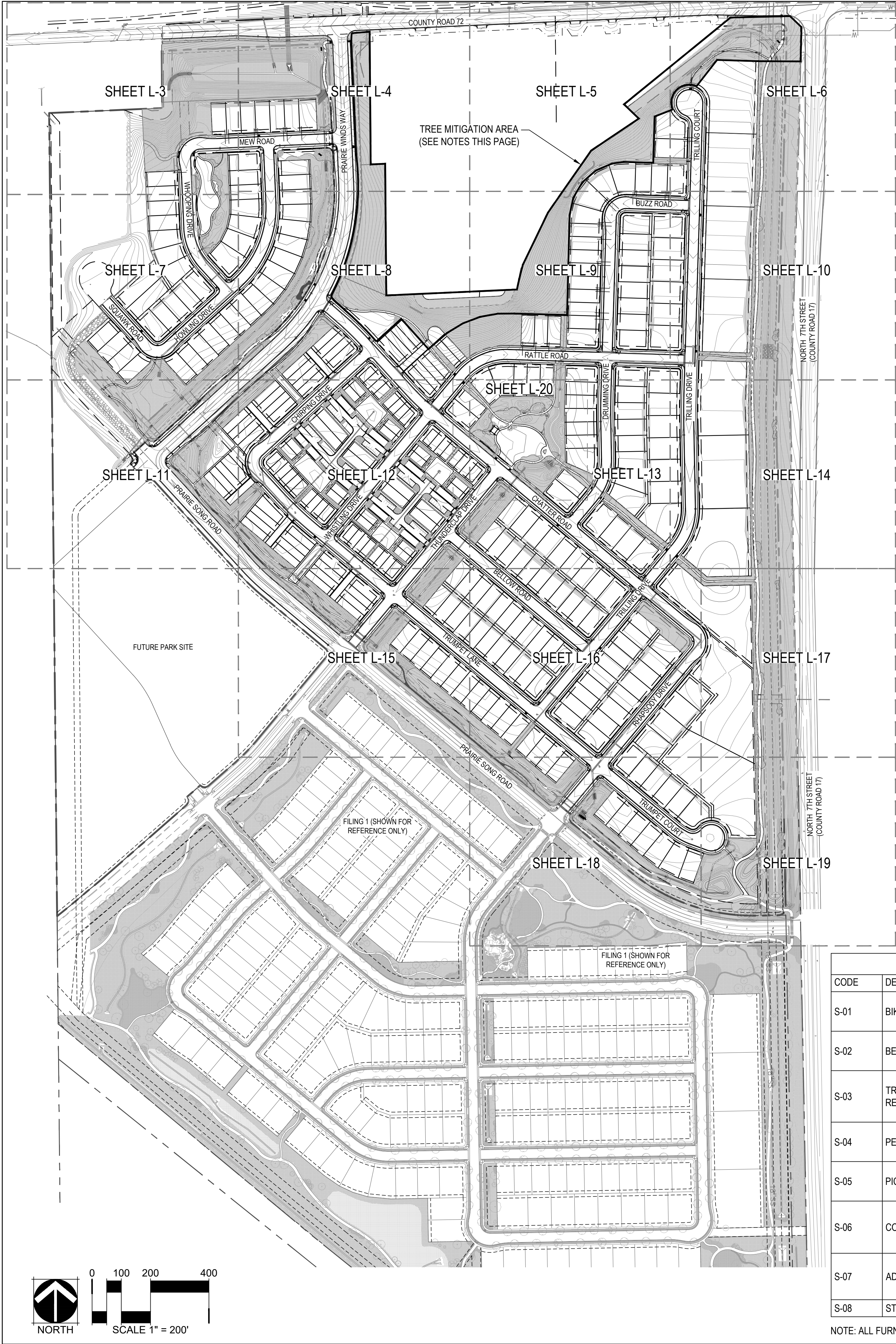
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SHEET 9 OF 9



GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR THE NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION. 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. ALL NATIVE GRASSES TO BE IRRIGATED FOR 2 YEARS TO ENSURE ESTABLISHMENT.
- AUTOMATIC RAIN SHUTOFF SENSORS TO ALL CONTROLLERS IN ALL IRRIGATION SYSTEMS SHALL BE INSTALLED TO MONITOR RAINFALL LEVELS AND TO OVERRIDE THE CONTROLLER(S) TO PREVENT UNNECESSARY IRRIGATION.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH MINIMUM 3" DEPTH SHREDDED CEDAR WOOD MULCH (UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS). WEED BARRIER FABRIC IS NOT REQUIRED.
- PARKING LOT AREAS ARE TO BE MULCHED WITH 3" DEPTH, 1-1/2" DIAMETER TAN LOCAL RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. SEE LANDSCAPE PLANS FOR LOCATIONS.
- EDGING BETWEEN TURF GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- 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 QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- THE HOMEOWNER'S ASSOCIATION OR A METRO DISTRICT WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET SYSTEM. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES.
- 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 THE FDC.
- 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.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF GRASS WILL BE SEEDED OR SODDED WITH DROUGHT TOLERANT SYSTEM. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST EIGHTEEN (18) INCHES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- 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.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
- PLACEMENT OF STREET TREES ON SINGLE FAMILY LOTS ARE SUBJECT TO CHANGE BASED ON FINAL LOT LAYOUT AND MAINTAINING MINIMUM UTILITY AND DRIVEWAY OFFSETS. STREET TREES SHALL BE 1 PER LOT MINIMUM WHEN APPLICABLE, UTILITY AND STREET LIGHT LOCATIONS SHALL TAKE PRIORITY.
- THESE LANDSCAPE PLANS ARE FOR TOWN APPROVAL AND RECORDATION.

REQUIRED DETENTION POND LANDSCAPE		
REQUIREMENTS	TREES	
	1 TREE / 40 LF	
	REQUIRED	PROVIDED
NORTH WEST DETENTION POND 1,210 LF	30 TREES	30 TREES

CODE	DESCRIPTION	QTY	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	BIKE RACK	3	WINGRA BIKE RACK	THOMAS STEELE	THOMAS-STEELE.COM	WBR-2-IG-P	BLACK POWDERCOATED STEEL	1-5/8" TUBE	MUST BE ACCESSIBLE FROM BOTH ENDS FOR USE WITH MORE THAN TWO BIKES
S-02	BENCH	17	SAWYER BENCH	THOMAS STEELE	THOMAS-STEELE.COM	SWB-6-WI-FS-P	BLACK POWDER COATED STEEL FOUNDATION, IPE WOOD SLATS	70" LENGTH, 28" HEIGHT, 18" DEPTH	REFER TO MANUFACTURER'S INSTRUCTONS FOR INSTALLATION
S-03	TRASH AND RECYCLING RECEPTACLE	3	YAHARA LITTER RECEPTACLE	THOMAS STEELE	THOMAS-STEELE.COM	YHTR-32-WI-P; LID-C18SQ	BLACK POWDERCOATED STEEL FRAME, IPE WOOD SLATS, COVERED SQUARE LID	32 GALLON, 25" WIDTH, 25" LENGTH, 30" HEIGHT	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION
S-04	PET PICKUP STATION	7	MINI DOG WASTE STATION - ROLL BAG	DOG-ON-IT PARKS	DOG-ON-IT-PARKS.COM	#7409R	BLACK	72" HEIGHT X 11.25" WIDTH	SURFACE MOUNT. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION
S-05	PICNIC TABLE	3	MONONA PICNIC TABLE	THOMAS STEELE	THOMAS-STEELE.COM	MNTP-6-WI-P	BLACK POWDERCOATED METAL, IPE WOOD SLATS	69" LENGTH, 30" HEIGHT, 35" WIDTH, 18" SEAT HEIGHT	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION
S-06	COURTYARD TABLE	3	ASHTON COURTYARD TABLE	THOMAS STEELE	THOMAS-STEELE.COM	ASTL-4B-WI-WI, ASTL-3B-WI-WI	BLACK POWDERCOATED METAL, IPE WOOD SLATS	42" DIAMETER 12 GUAGE SPUN STEEL	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION. SUPPLY A MINIMUM OF (1) 3B MODEL IN EACH PARK LOCATION
S-07	ADIRONDACK CHAIR	6	MONONA OUTDOOR ADIRONDACK CHAIR	THOMAS STEELE	THOMAS-STEELE.COM	MNC-RPW-P	BLACK POWDERCOATED STEEL; RECYCLED PLASTIC WEATHERED REDWOOD SLATS	31" LENGTH, 43" HEIGHT, 47" DEPTH	REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION
S-08	STONE SLAB SEATING	6	CUSTOM	TBD			STONE (FINAL SELECTION TBD)	TBD	

NOTE: ALL FURNISHINGS ARE TO BE AS SHOWN OR AN APPROVED EQUAL AS THEY ARE SUBJECT TO AVAILABILITY AND FINAL SPECIFICATIONS AT INSTALLATION.

LANDSCAPE SHEET INDEX

SHEET # 315 OF 336	L-1	OVERALL LANDSCAPE PLAN
SHEET # 316 OF 336	L-2	NOTES AND SCHEDULE
SHEET # 317 OF 336	L-3	LANDSCAPE PLAN
SHEET # 318 OF 336	L-4	LANDSCAPE PLAN
SHEET # 319 OF 336	L-5	LANDSCAPE PLAN
SHEET # 320 OF 336	L-6	LANDSCAPE PLAN
SHEET # 321 OF 336	L-7	LANDSCAPE PLAN
SHEET # 322 OF 336	L-8	LANDSCAPE PLAN
SHEET # 323 OF 336	L-9	LANDSCAPE PLAN
SHEET # 324 OF 336	L-10	LANDSCAPE PLAN
SHEET # 325 OF 336	L-11	LANDSCAPE PLAN
SHEET # 326 OF 336	L-12	LANDSCAPE PLAN
SHEET # 327 OF 336	L-13	LANDSCAPE PLAN
SHEET # 328 OF 336	L-14	LANDSCAPE PLAN
SHEET # 329 OF 336	L-15	LANDSCAPE PLAN
SHEET # 330 OF 336	L-16	LANDSCAPE PLAN
SHEET # 331 OF 336	L-17	LANDSCAPE PLAN
SHEET # 332 OF 336	L-18	LANDSCAPE PLAN
SHEET # 333 OF 336	L-19	LANDSCAPE PLAN
SHEET # 334 OF 336	L-20	LANDSCAPE ENLARGEMENT
SHEET # 335 OF 336	L-21	LANDSCAPE DETAILS
SHEET # 336 OF 336	L-22	LANDSCAPE DETAILS

EXISTING TREE MITIGATION

A TREE SURVEY FROM PRIOR TO THE START OF THE OVERLOT GRADING COMPLETED WITH FILING 1 IS NOT AVAILABLE. THE TREES THAT WERE REMOVED AND IDENTIFIED IN THE EXISTING CONDITIONS SHEETS WERE MAINLY DEAD OR DYING COTTONWOODS AND OTHER SCRUB VEGETATION THAT PROVIDED NO BENEFIT AND WERE A HAZARD ON SITE. AS SUCH, MITIGATION OF TREES REMOVED FROM THE SITE IS ACCOMPLISHED AS FOLLOWS:

COTTONWOODS ARE THE PRIMARY TREES OF VALUE IMPACTED BY THE DEVELOPMENT. THE INTENDED LANDSCAPE CHARACTER REPRESENTING NATURALIZED PRAIRIE LANDSCAPE IS ENHANCED WITH THE USE OF THIS NATIVE COLORADO TREE SPECIES.

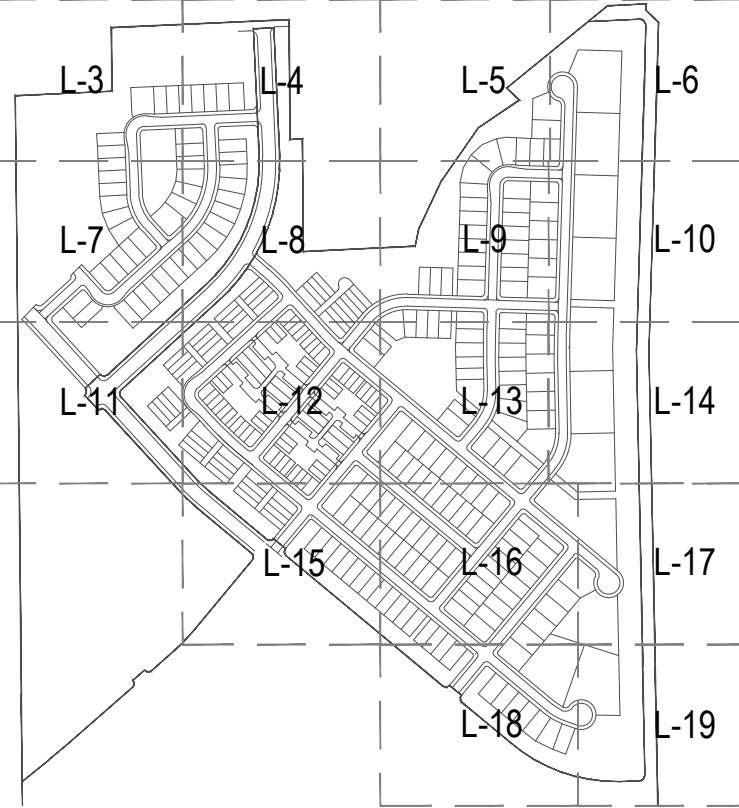
COTTONWOODS ARE PROPOSED FOR USE IN OPEN SPACE AREAS AWAY FROM TRAILS AND LOT BOUNDARIES. DESIGNATED AREAS FOR EXISTING TREE REPLACEMENT ARE MARKED ON THE LANDSCAPE PLAN SHEETS. THESE AREAS INCLUDE STRATEGIC PLACEMENT OF COTTONWOODS IN COMBINATION WITH OTHER TREE SPECIES.

68 TOTAL PROPOSED TREES IN TREE MITIGATION AREAS						
REQUIRED STREET FRONTAGE LANDSCAPE						
REQUIREMENTS	STREET TREES		BUFFERYARDS			
	1 TREE / 40 LF		2 SHADE TREES, 2 EVERGREEN TREES, AND 2 ORNAMENTAL TREES / 100 LF		BUFFER SHRUBS 20 SHRUBS / 100 LF	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH FRONTAGE OF PRAIRIE SONG ROAD 2,432 LF	61 TREES	61 TREES	BUFFER LENGTH: 1,138 LF 23 SHADE TREES 23 ORNAMENTAL 23 EVERGREEN	23 SHADE TREES 23 ORNAMENTAL 23 EVERGREEN	227 SHRUBS	227 SHRUBS
EAST FRONTAGE OF PRAIRIE WINDS WAY 1,596 LF	40 TREES	40 TREES	STREET BUFFER IS AT SIDE OF LOTS. DOUBLE-FRONTAGE REQUIREMENT DOES NOT APPLY			
WEST FRONTAGE OF PRAIRIE WINDS WAY 1,539 LF	38 TREES	38 TREES	BUFFER LENGTH: 937 LF 18 SHADE TREES 18 ORNAMENTAL 18 EVERGREEN	SEE NOTE #1 18 SHADE TREES 18 ORNAMENTAL 18 EVERGREEN	187 SHRUBS	216 SHRUBS
COUNTY ROAD 72 738 LF	19 TREES	19 TREES	STREET BUFFER IS AT SIDE OF LOTS. DOUBLE-FRONTAGE REQUIREMENT DOES NOT APPLY			
HIGHWAY 257 3,038 LF	76 TREES	76 TREES	BUFFER LENGTH: 2,602 LF 52 SHADE TREES 52 ORNAMENTAL 52 EVERGREEN	SEE NOTE #2 AND #3 74 SHADE TREES 40 ORNAMENTAL 49 EVERGREEN	520 SHRUBS	524 SHRUBS

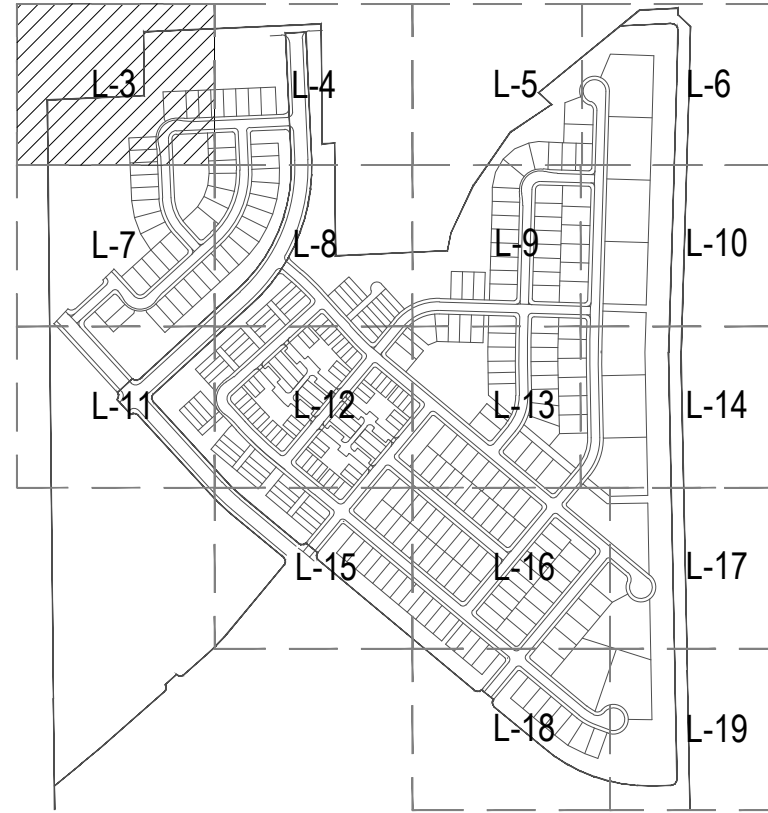
NOTES:

- TREES ARE PROVIDED TO THE EXTENT FEASIBLE AROUND UTILITY EASEMENTS AND DRAINAGE AREA RESTRICTIONS. STEEP SLOPES AND THE LAKE CANAL DRAINAGE EASEMENT PROHIBIT TREE PLANTING ALONG A SIGNIFICANT PORTION OF THE OPEN SPACE AT THE BACK OF LOTS. THE CENTERLINE OF THE DRAINAGE PATH IN THIS BUFFER IS DESIGNED TO MEANDER FOR VISUAL INTEREST AND TO ALLOW FOR PLANTING POCKETS IN KEY AREAS.
- TREE QUANTITIES PROVIDED VARY FROM THE EXACT QUANTITIES REQUIRED BY TYPE. TREES ARE PROVIDED TO THE EXTENT FEASIBLE AROUND UTILITY EASEMENTS AND DRAINAGE AREA RESTRICTIONS.
- ALL TREES BETWEEN HWY 275 AND LOT BOUNDARIES WITHIN THIS AREA ARE INCLUDED IN BUFFERYARD COUNTS.

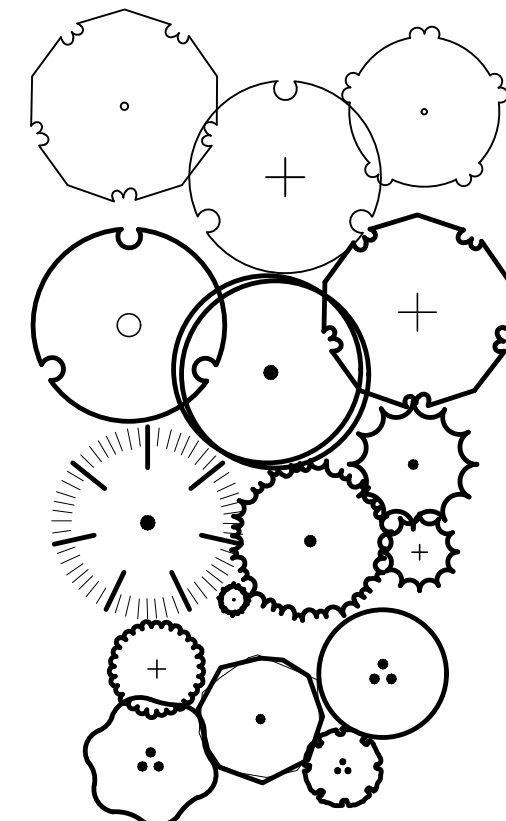
KEY MAP



KEY MAP



LEGEND



STREET CANOPY TREES
(BY HOMEBUILDER)

DECIDUOUS
CANOPY TREES

EVERGREEN
TREES

DECIDUOUS
ORNAMENTAL TREES

RIGHT OF WAY

STEEL EDGER

SPADE-CUT EDGER

MATCHLINE

PROPERTY BOUNDARY

LOW GROW NATIVE SEED

COOL SHORT MIX (CSM)

COOL TALL MIX (CTM)

WARM SHORT MIX (WSM)

WARM TALL MIX (WTM)

IRRIGATED MANICURED TURF

DESCRIPTION

CODE

M-01

SHRUB BED

M-02

CRUSHER FINES

M-03

1-1/2" RIVER ROCK

M-05

CRUSHED STONE

S-01

BIKE RACK

S-02

BENCH

S-03

TRASH AND RECYCLING RECEPTACLE

S-04

PET PICKUP STATION

S-05

PICNIC TABLE

S-06

COURTYARD TABLE

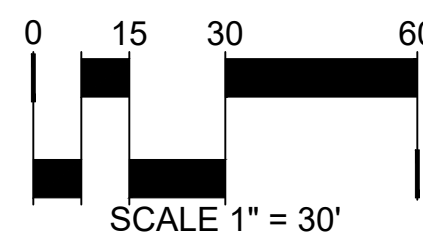
S-07

ADIRONDACK CHAIR

S-08

STONE SLAB SEATING

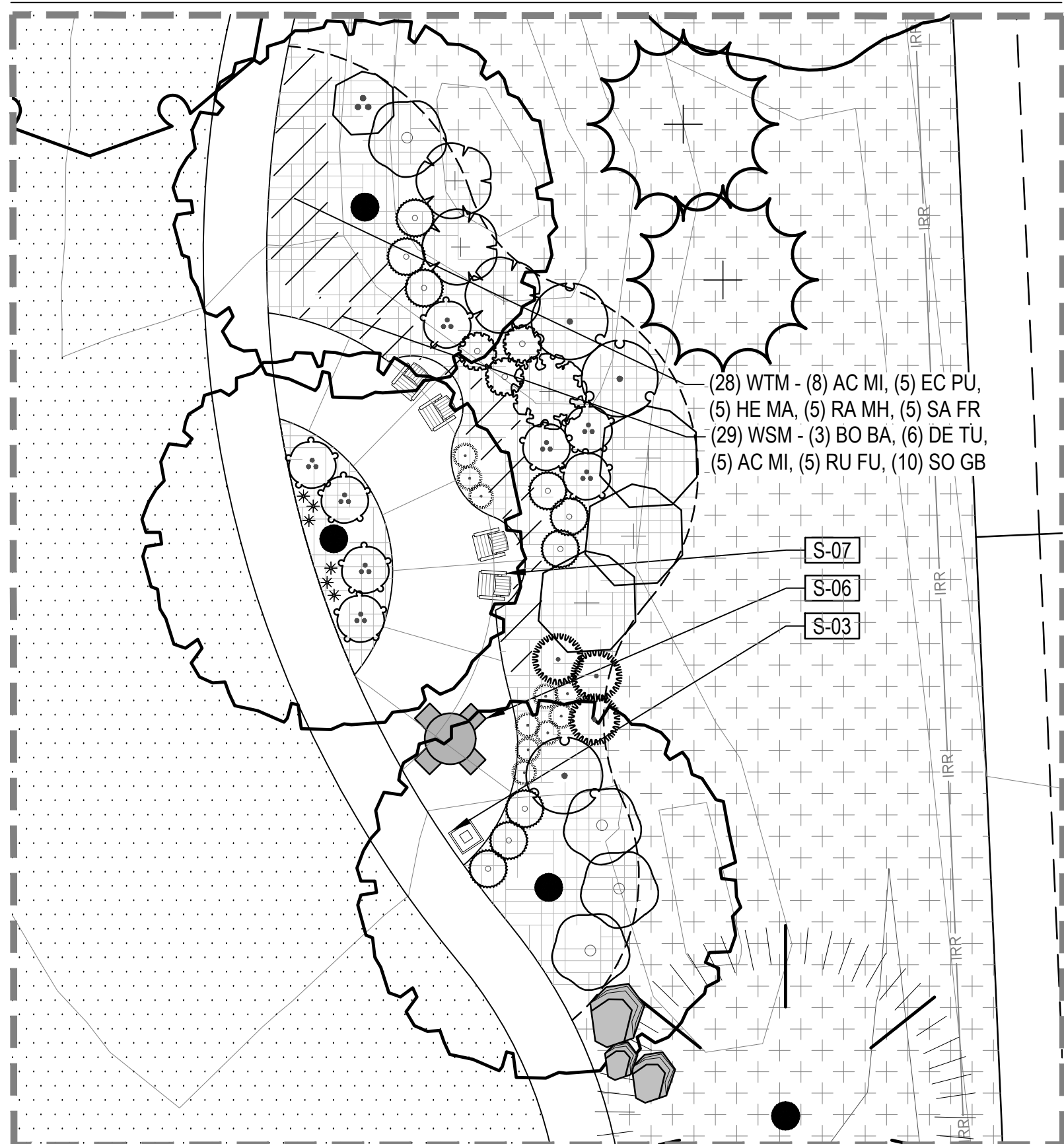
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- RIGHT-OF-WAY TREE LOCATIONS AT FRONT OF LOTS ARE CONCEPTUAL, FINAL LOCATIONS TO BE DETERMINED IN THE FIELD BASED ON UTILITY AND DRIVE LOCATIONS.



SCALE 1" = 30'

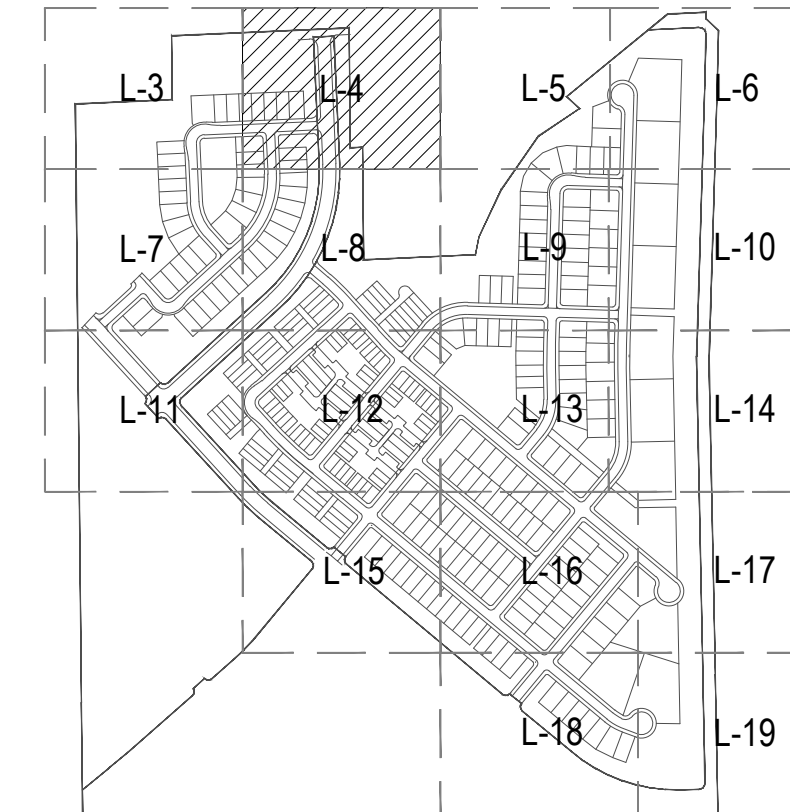
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AMENITY ENLARGEMENT - SCALE 1" = 10'

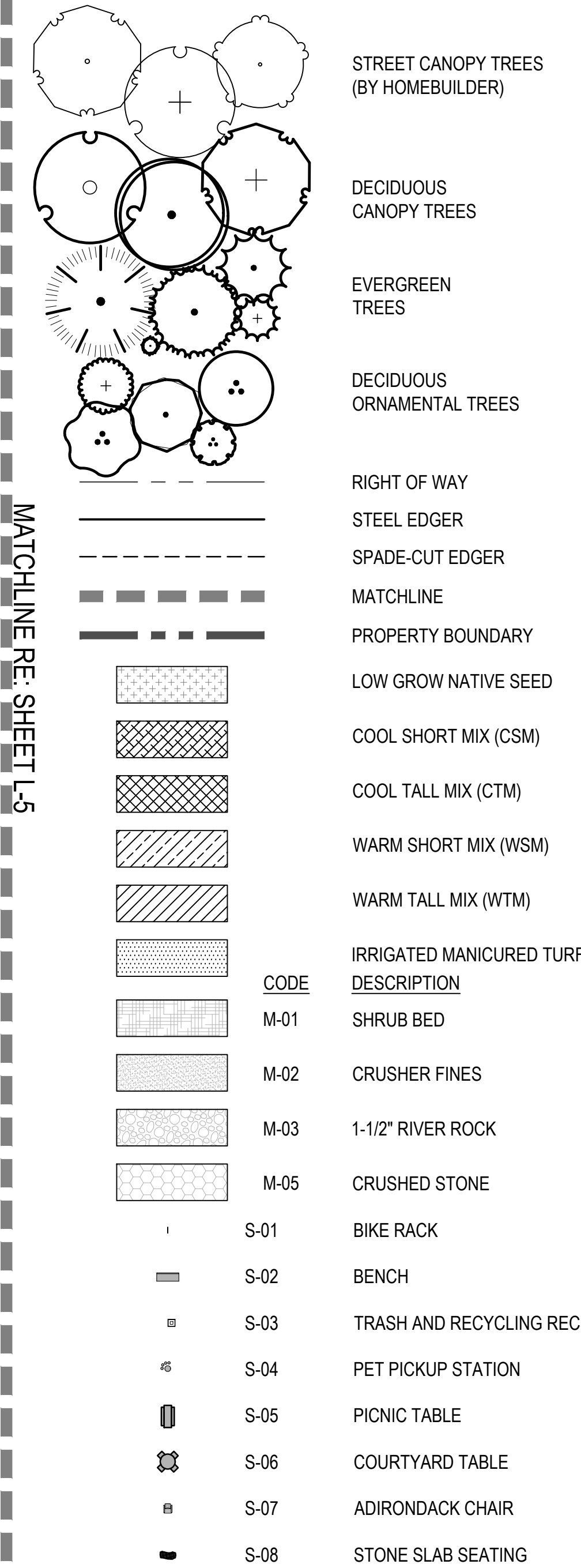


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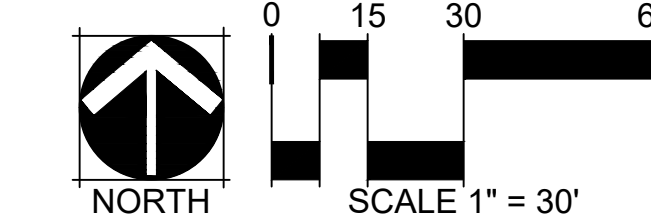
KEY MAP



LEGEND



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TACINCALA (PRAIRIE SONG)

FILING 2
WINDSOR, COLORADO

OWNER:
HARTFORD HOMES

4801 GOODMAN ROAD
TIMNATH, CO

NOT FOR
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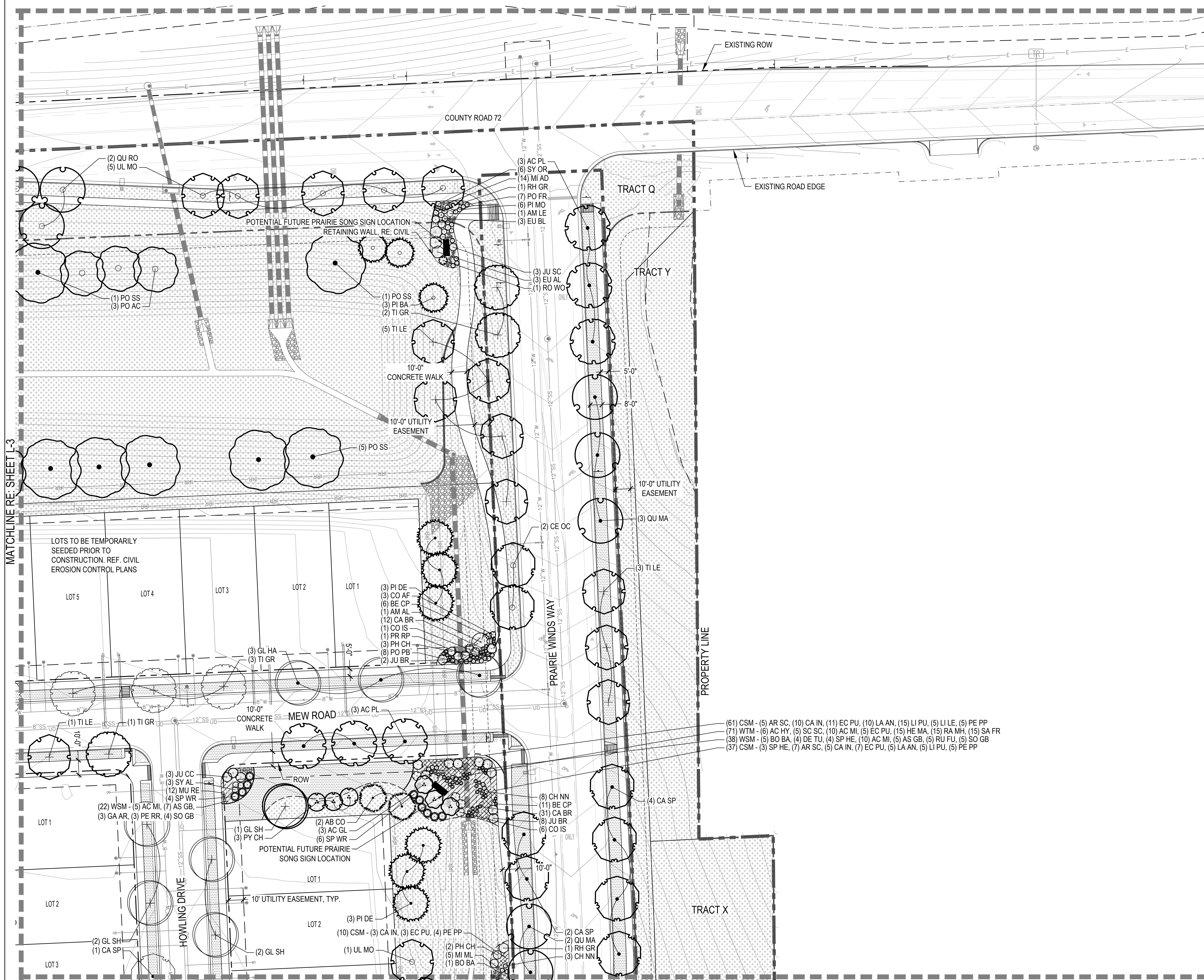
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PLAN

L-4

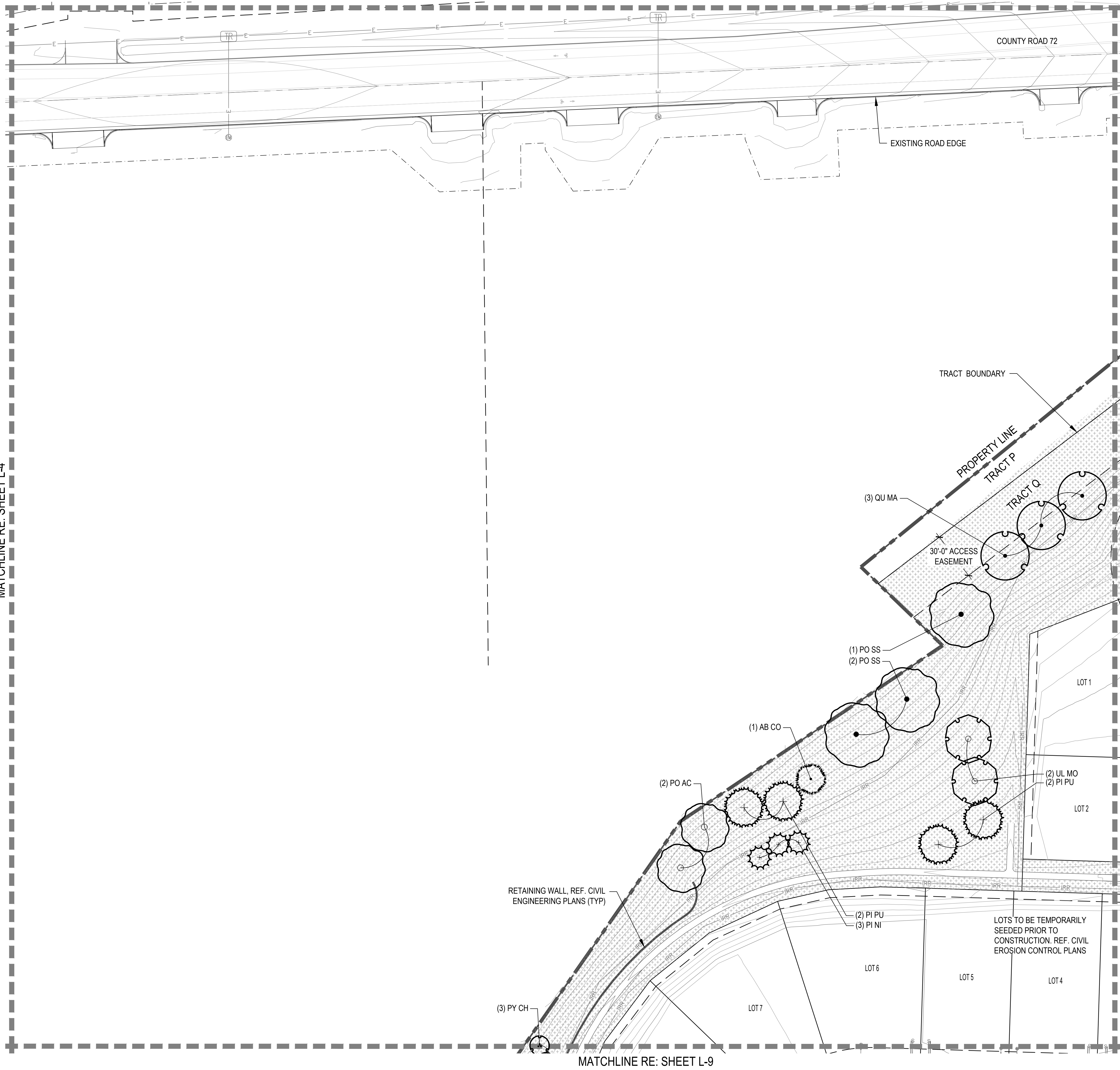
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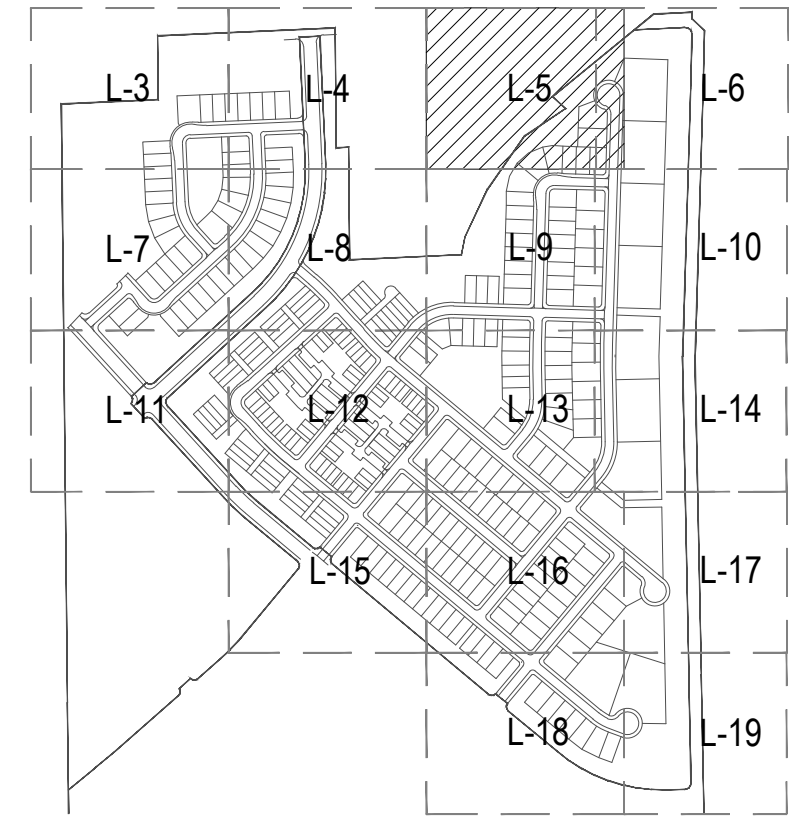
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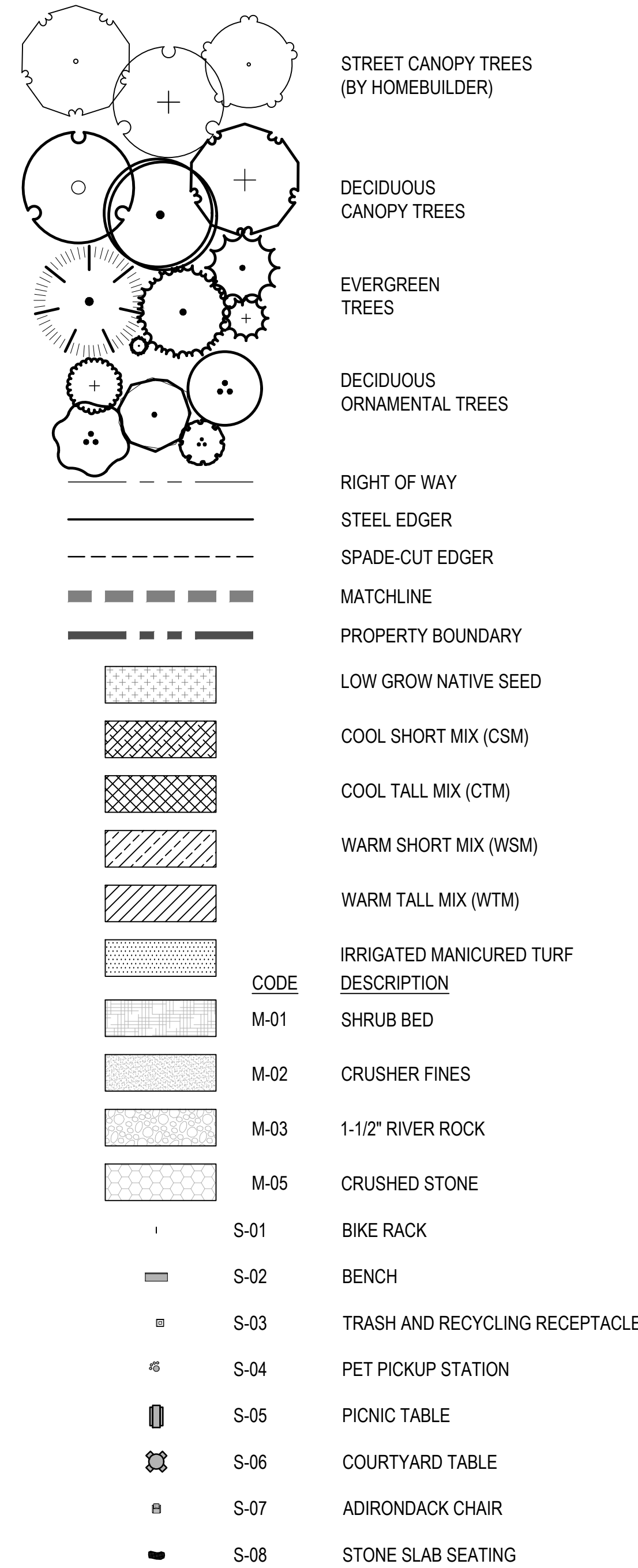
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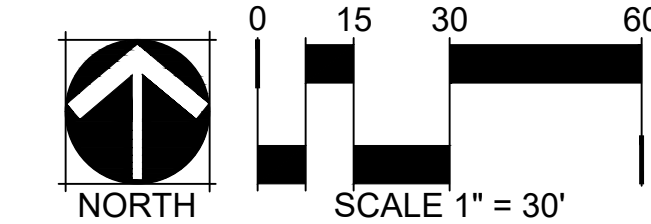
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LEGEND



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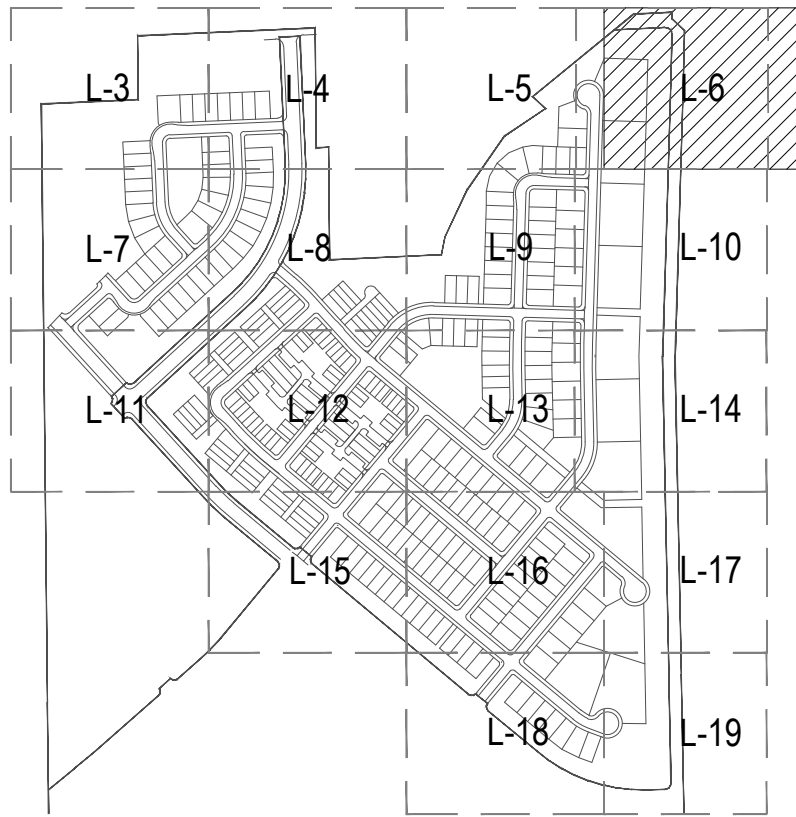
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PLAN

L-5

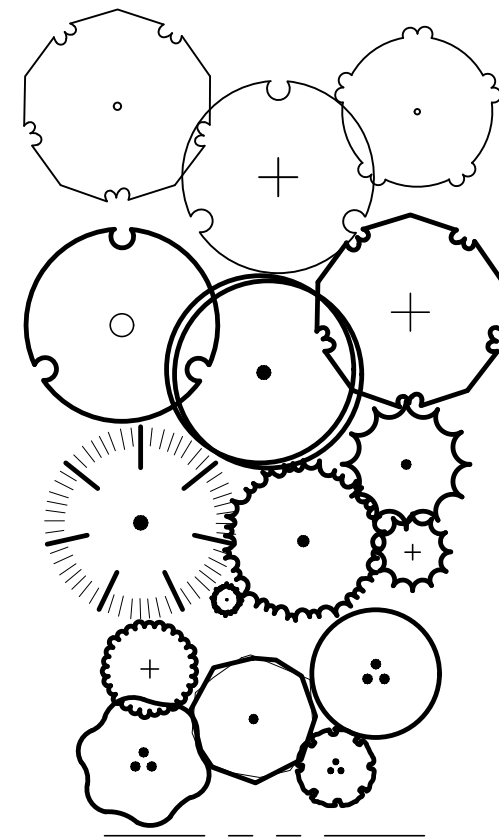
SHEET 328 OF 347



KEY MAP



LEGEND



STREET CANOPY TREES
(BY HOMEBUILDER)

DECIDUOUS
CANOPY TREES

EVERGREEN
TREES

DECIDUOUS
ORNAMENTAL TREES

RIGHT OF WAY

STEEL EDGER

SPADE-CUT EDGER

MATCHLINE

PROPERTY BOUNDARY

LOW GROW NATIVE SEED

COOL SHORT MIX (CSM)

COOL TALL MIX (CTM)

WARM SHORT MIX (WSM)

WARM TALL MIX (WTM)

IRRIGATED MANICURED TURF

CODE DESCRIPTION

M-01

SHRUB BED

M-02

CRUSHER FINES

M-03

1-1/2" RIVER ROCK

M-05

CRUSHED STONE

S-01

BIKE RACK

S-02

BENCH

S-03

TRASH AND RECYCLING RECEPTACLE

S-04

PET PICKUP STATION

S-05

PICNIC TABLE

S-06

COURTYARD TABLE

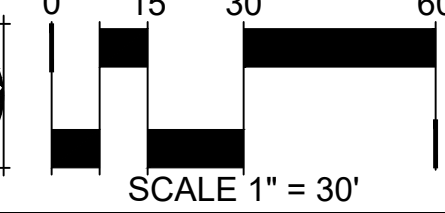
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ADIRONDACK CHAIR

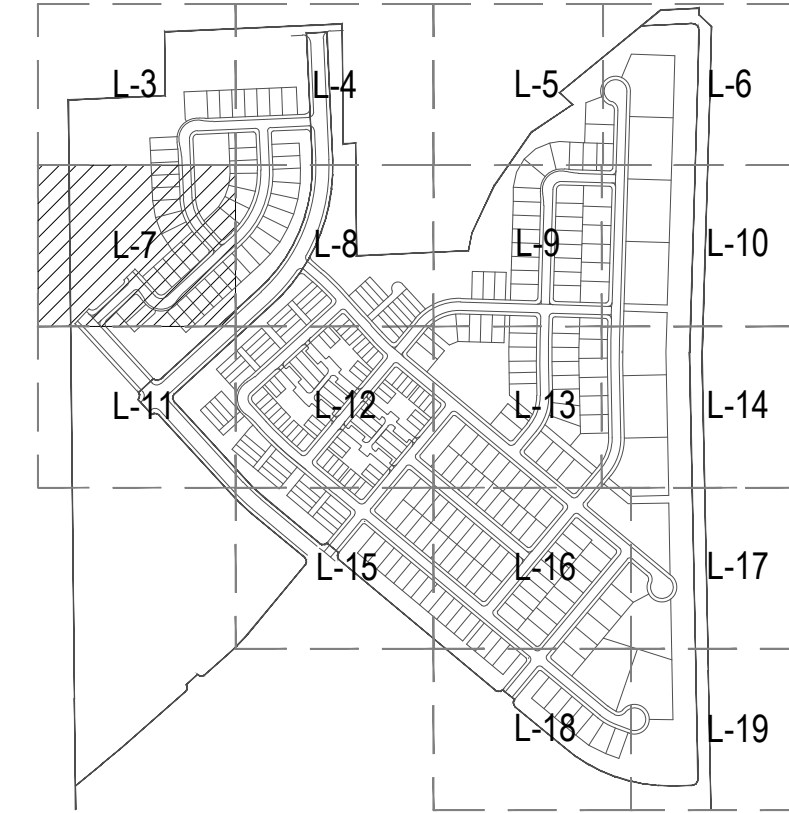
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STONE SLAB SEATING

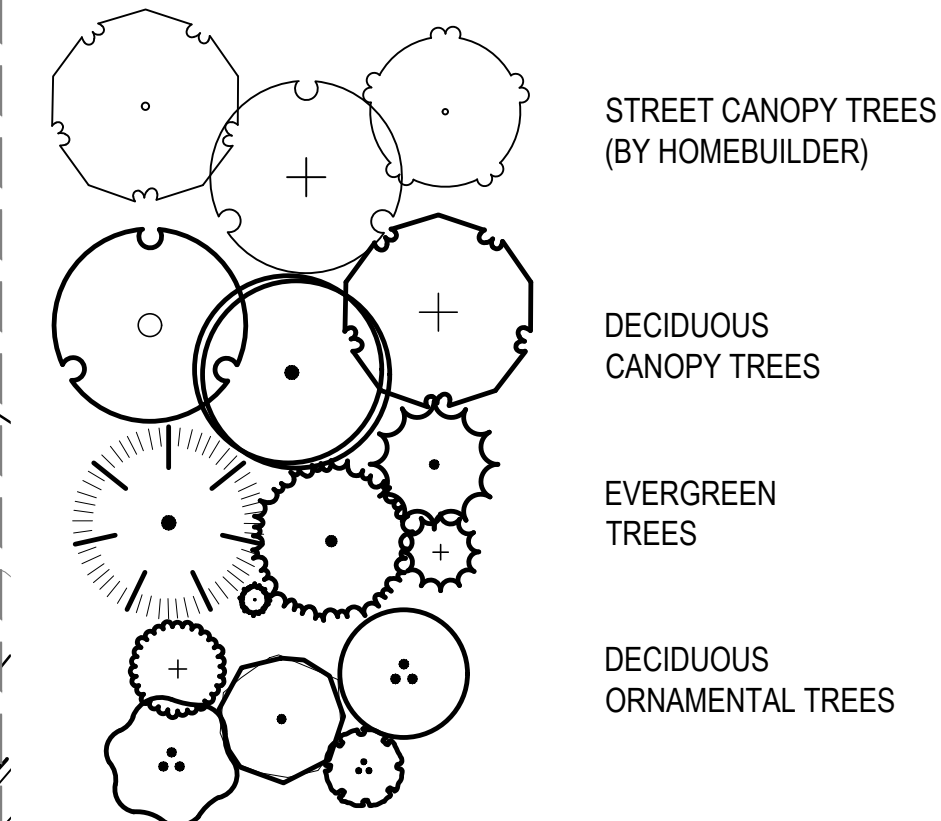
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KEY MAP



LEGEND



STREET CANOPY TREES
(BY HOMEBUILDER)

DECIDUOUS
CANOPY TREES

EVERGREEN
TREES

DECIDUOUS
ORNAMENTAL TREES

RIGHT OF WAY

STEEL EDGER

SPADE-CUT EDGER

MATCHLINE

PROPERTY BOUNDARY

LOW GROW NATIVE SEED

COOL SHORT MIX (CSM)

COOL TALL MIX (CTM)

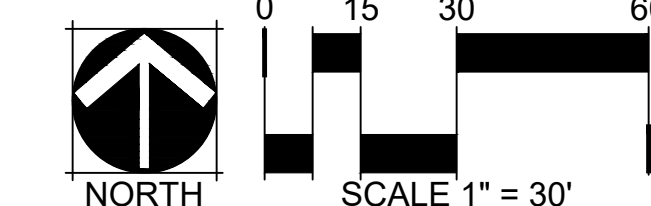
WARM SHORT MIX (WSM)

WARM TALL MIX (WTM)

CODE	DESCRIPTION
M-01	SHRUB BED
M-02	CRUSHER FINES
M-03	1-1/2" RIVER ROCK
M-05	CRUSHED STONE

S-01	BIKE RACK
S-02	BENCH
S-03	TRASH AND RECYCLING RECEPTACLE
S-04	PET PICKUP STATION
S-05	PICNIC TABLE
S-06	COURTYARD TABLE
S-07	ADIRONDACK CHAIR
S-08	STONE SLAB SEATING

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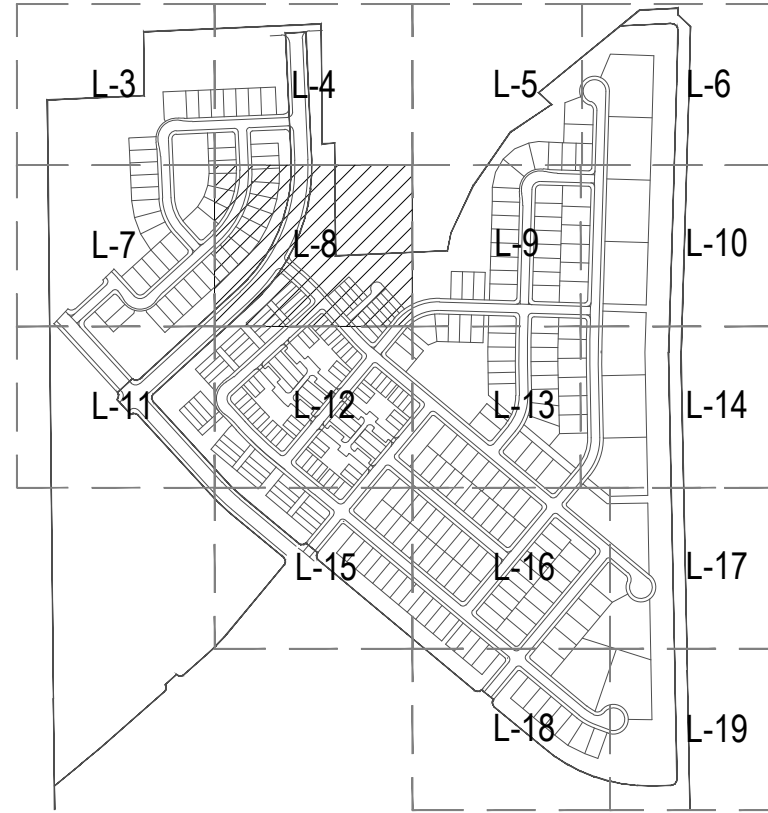
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MATCHLINE RE: SHEET L-8

MATCHLINE RE: SHEET L-11

PROPERTY LINE

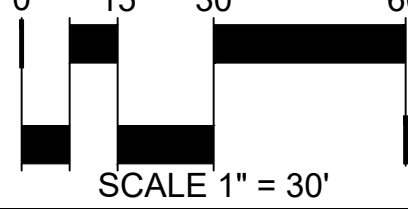
KEY MAP



LEGEND

	STREET CANOPY TREES (BY HOMEBUILDER)
	DECIDUOUS CANOPY TREES
	EVERGREEN TREES
	DECIDUOUS ORNAMENTAL TREES
	RIGHT OF WAY
	STEEL EDGER
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	S-06 COURTYARD TABLE
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	S-08 STONE SLAB SEATING

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2. RIGHT-OF-WAY TREE LOCATIONS AT FRONT OF LOTS ARE CONCEPTUAL.
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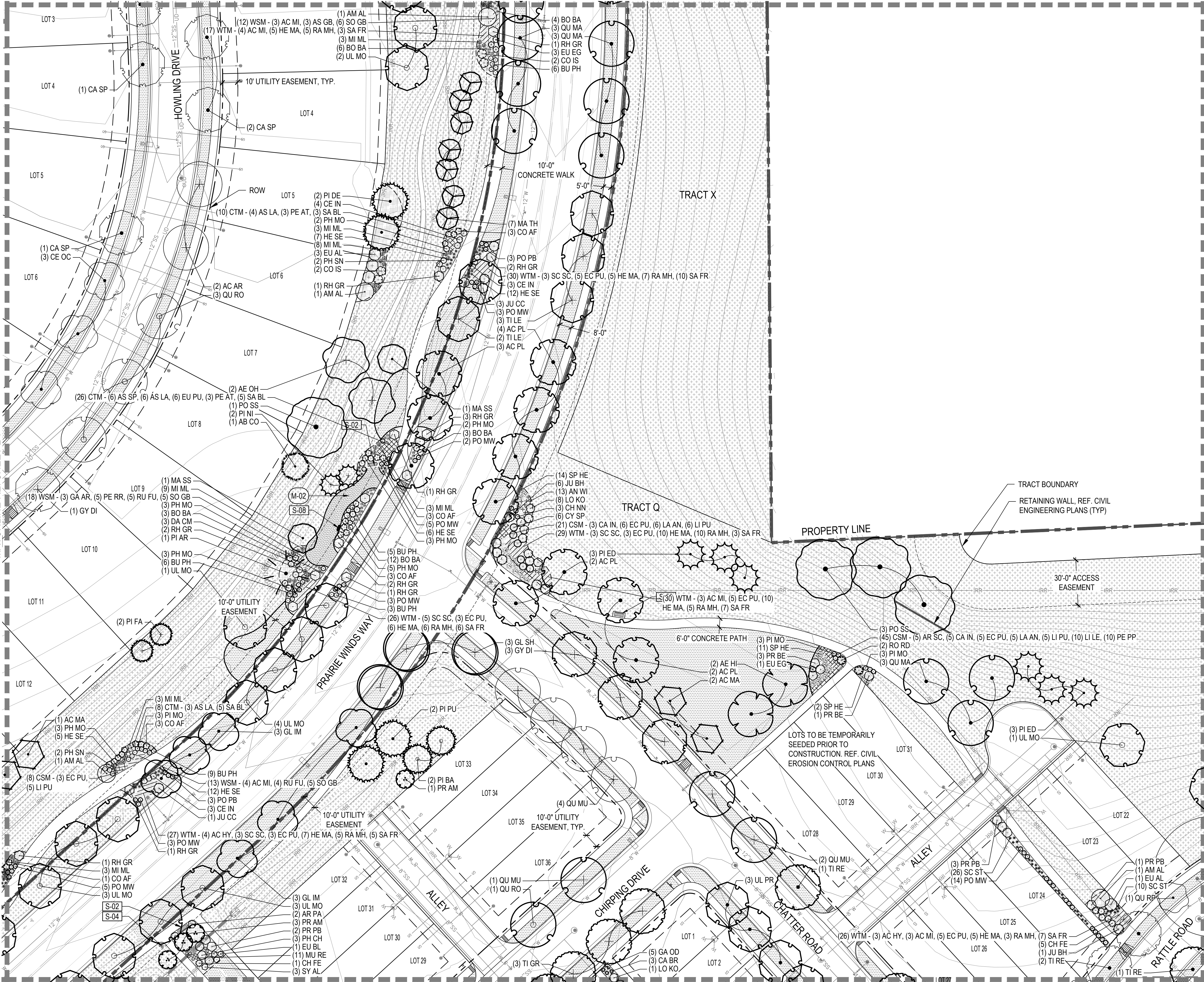
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MATCHLINE RE: SHEET L-12

MATCHLINE RE: SHEET L-9

MATCHLINE RE: SHEET L-7

CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE



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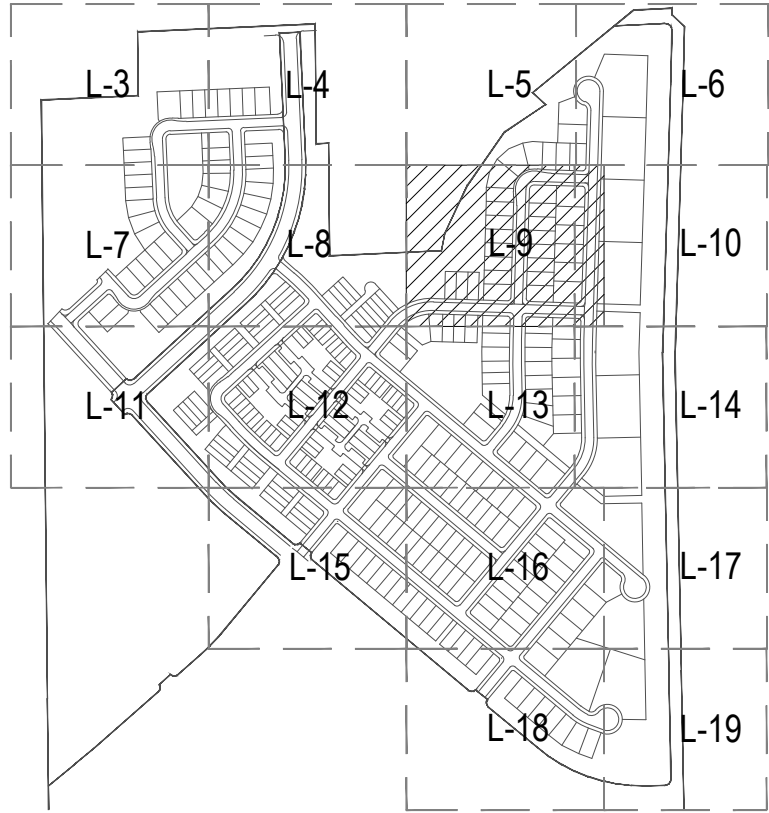
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SHEET TITLE:
LANDSCAPE
PLAN

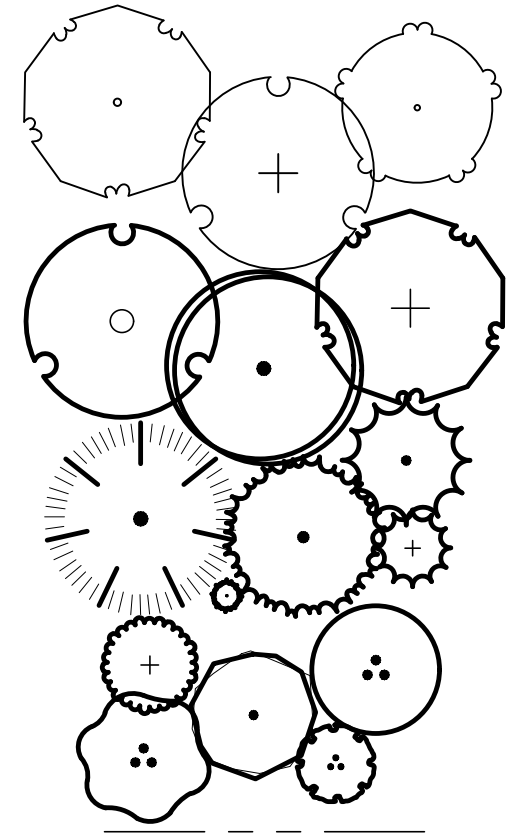
L-9

SHEET 332 OF 347

KEY MAP



LEGEND



STREET CANOPY TREES
(BY HOMEBUILDER)

DECIDUOUS
CANOPY TREES

EVERGREEN
TREES

DECIDUOUS
ORNAMENTAL TREES

RIGHT OF WAY

STEEL EDGER

SPADE-CUT EDGER

MATCHLINE

PROPERTY BOUNDARY

LOW GROW NATIVE SEED

COOL SHORT MIX (CSM)

COOL TALL MIX (CTM)

WARM SHORT MIX (WSM)

WARM TALL MIX (WTM)

IRRIGATED MANICURED TURF

CODE

DESCRIPTION

M-01

SHRUB BED

M-02

CRUSHER FINES

M-03

1-1/2" RIVER ROCK

M-05

CRUSHED STONE

S-01

BIKE RACK

S-02

BENCH

S-03

TRASH AND RECYCLING RECEPTACLE

S-04

PET PICKUP STATION

S-05

PICNIC TABLE

S-06

COURTYARD TABLE

S-07

ADIRONDACK CHAIR

S-08

STONE SLAB SEATING

- RIGHT-OF-WAY TREES AND TREE LAWNS AT FRONT OF LOTS ARE TO BE INSTALLED BY HOMEBUILDERS UPON CONSTRUCTION. ROW LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.
- RIGHT-OF-WAY TREE LOCATIONS AT FRONT OF LOTS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED IN THE FIELD BASED ON UTILITY AND DRIVE LOCATIONS.



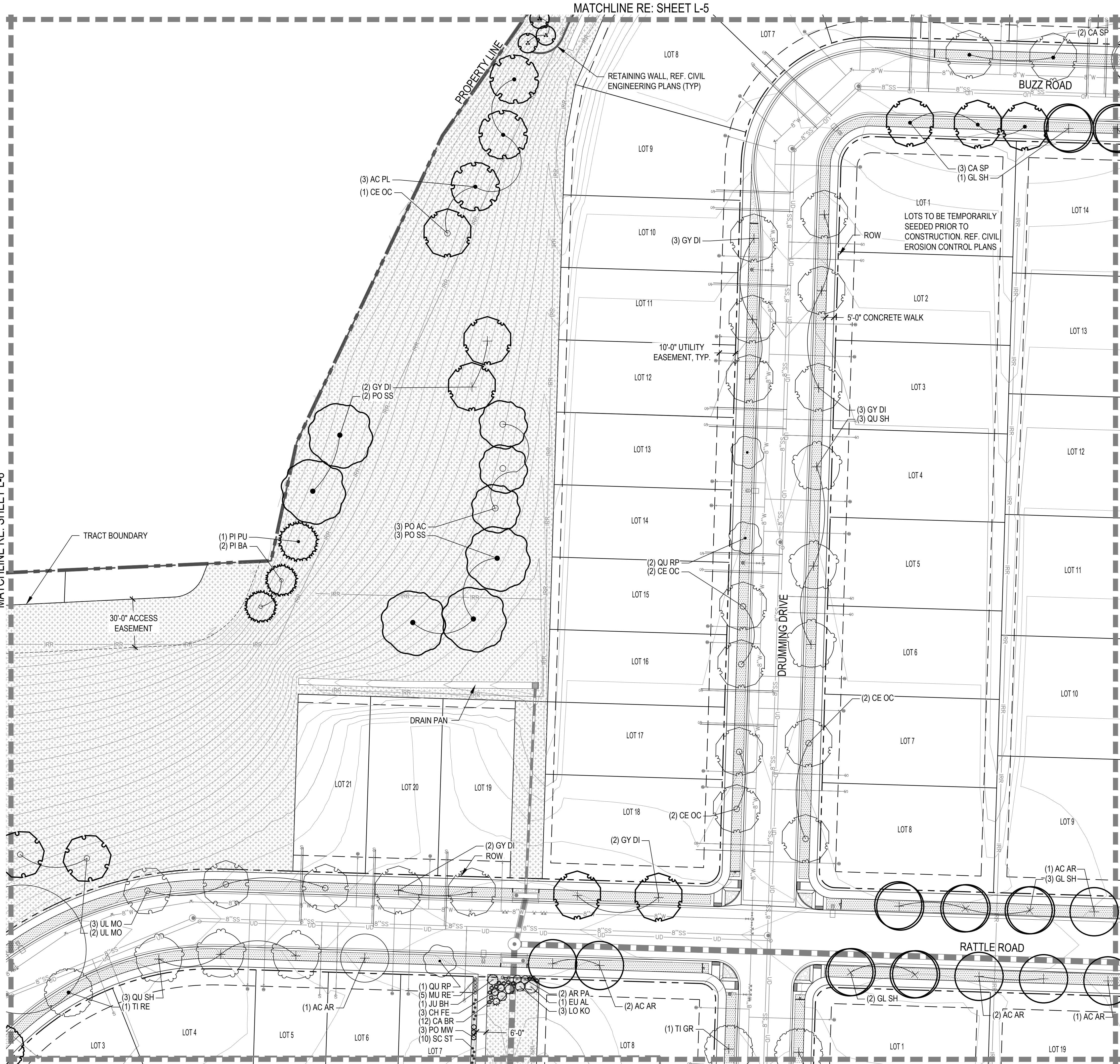
MATCHLINE RE: SHEET L-5

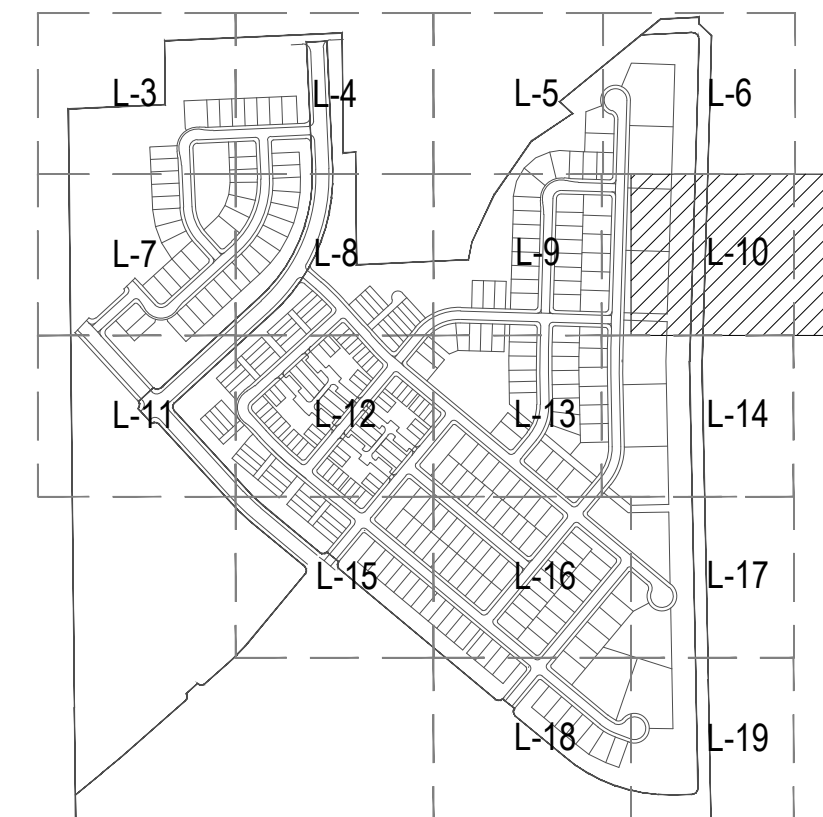
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MATCHLINE RE: SHEET L-10

MATCHLINE RE: SHEET L-8

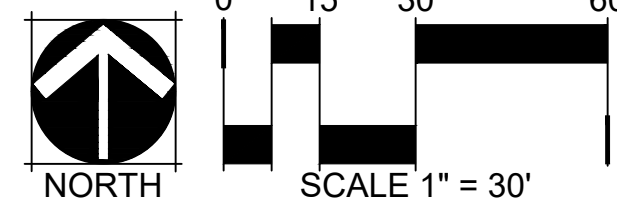
CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE





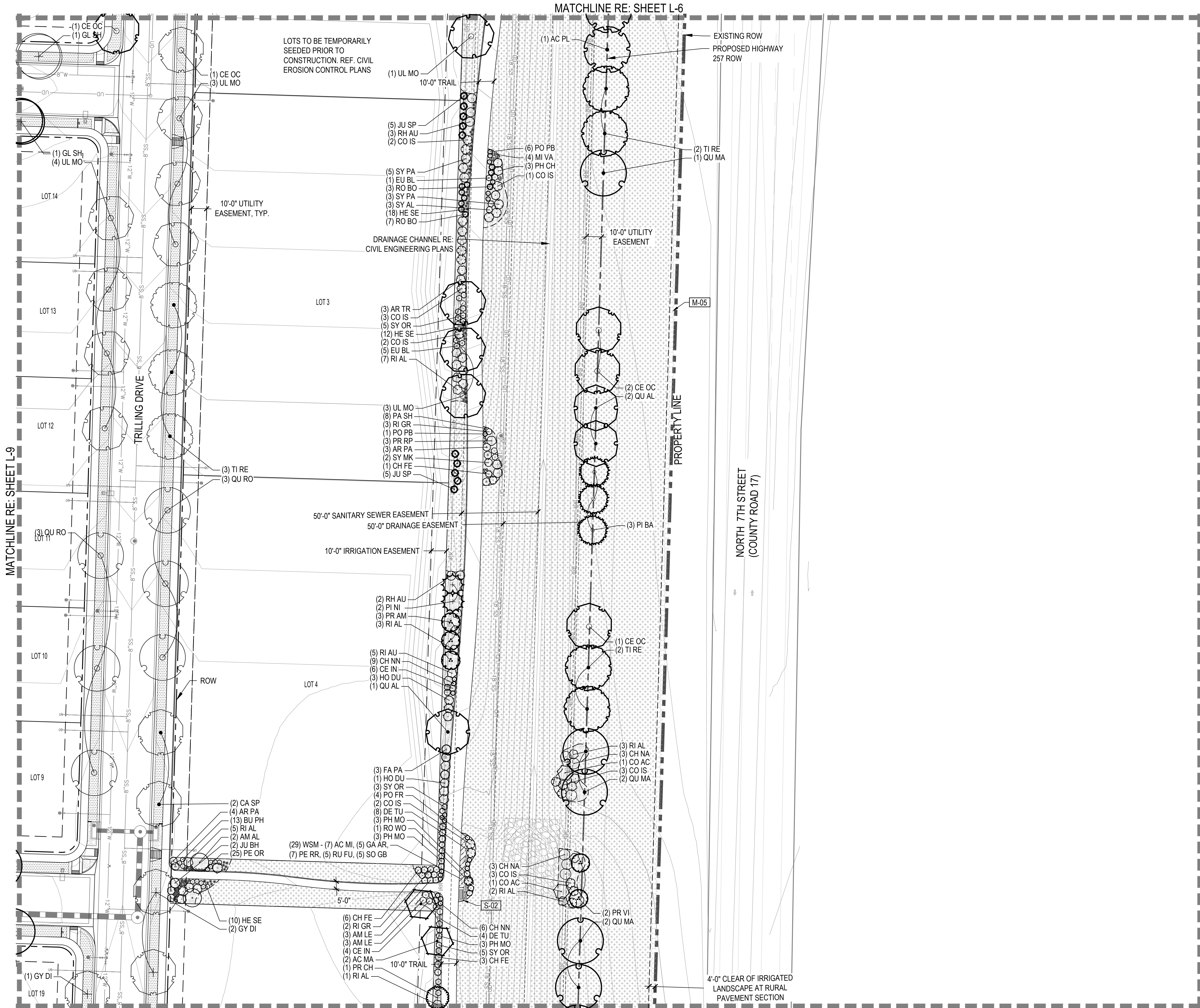
	STREET CANOPY TREES (BY HOMEBuilder)
	DECIDUOUS CANOPY TREES
	EVERGREEN TREES
	DECIDUOUS ORNAMENTAL TREES
	RIGHT OF WAY
	STEEL EDGER
	SPADE-CUT EDGER
	MATCHLINE
	PROPERTY BOUNDARY
	LOW GROW NATIVE SEED
	COOL SHORT MIX (CSM)
	COOL TALL MIX (CTM)
	WARM SHORT MIX (WSM)
	WARM TALL MIX (WTM)
	IRRIGATED MANICURED TURF
CODE	DESCRIPTION
M-01	SHRUB BED
M-02	CRUSHER FINES
M-03	1-1/2" RIVER ROCK
M-05	CRUSHED STONE
S-01	BIKE RACK
S-02	BENCH
S-03	TRASH AND RECYCLING REC
S-04	PET PICKUP STATION
S-05	PICNIC TABLE
S-06	COURTYARD TABLE
S-07	ADIRONDACK CHAIR
S-08	STONE SLAB SEATING

1. RIGHT-OF-WAY TREES AND TREE LAWNS AT FRONT OF LOTS ARE TO BE INSTALLED BY HOMEBUILDERS UPON CONSTRUCTION. ROW LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.
2. RIGHT-OF-WAY TREE LOCATIONS AT FRONT OF LOTS ARE CONCEPTUAL. FINAL LOCATIONS TO BE DETERMINED IN THE FIELD BASED ON UTILITY AND DRIVE LOCATIONS.



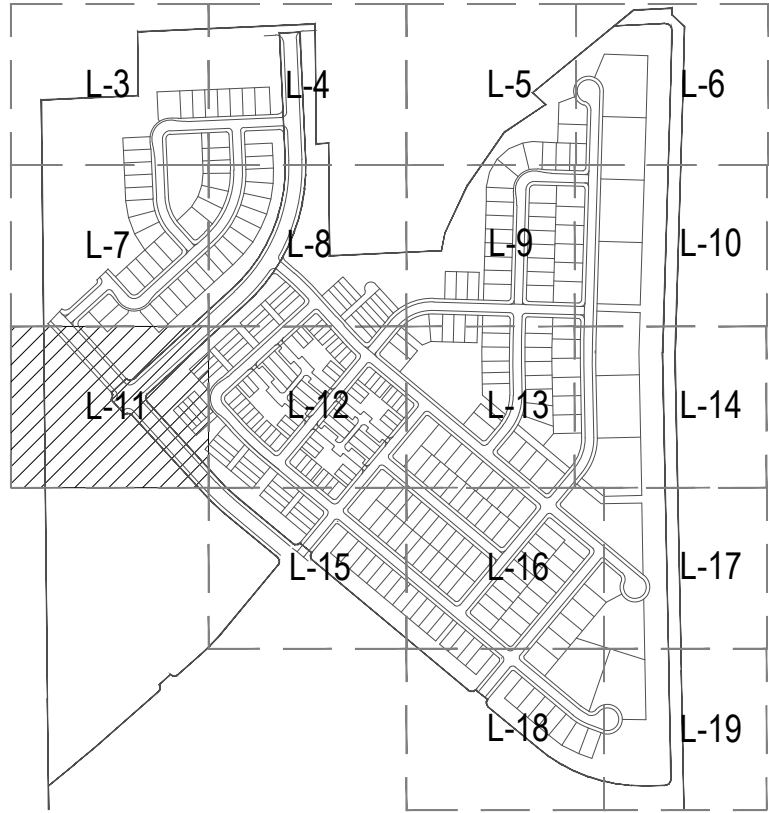
SCALE 1" = 30'

MATCHLINE RE: SHEET L-14



CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE

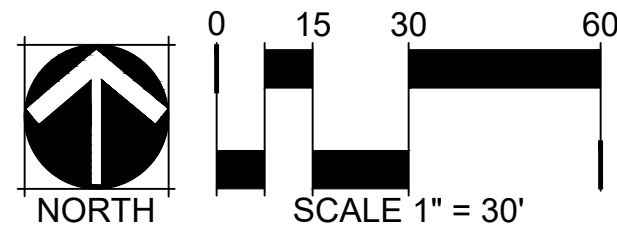
KEY MAP



LEGEND

	STREET CANOPY TREES (BY HOMEBUILDER)
	DECIDUOUS CANOPY TREES
	EVERGREEN TREES
	DECIDUOUS ORNAMENTAL TREES
	RIGHT OF WAY
	STEEL EDGER
	SPADE-CUT EDGER
	MATCHLINE
	PROPERTY BOUNDARY
	LOW GROW NATIVE SEED
	COOL SHORT MIX (CSM)
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	WARM TALL MIX (WTM)
	IRRIGATED MANICURED TURF
	<u>CODE</u> <u>DESCRIPTION</u>
	M-01 SHRUB BED
	M-02 CRUSHER FINES
	M-03 1-1/2" RIVER ROCK
	M-05 CRUSHED STONE
	S-01 BIKE RACK
	S-02 BENCH
	S-03 TRASH AND RECYCLING RECEPTACLE
	S-04 PET PICKUP STATION
	S-05 PICNIC TABLE
	S-06 COURTYARD TABLE
	S-07 ADIRONDACK CHAIR
	S-08 STONE SLAB SEATING

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TACINCALA (PRAIRIE SONG)

FILING 2
WINDSOR, COLORADO

OWNER:
HARTFORD HOMES
4801 GOODMAN ROAD
TIMNATH, CO

NOT FOR
CONSTRUCTION



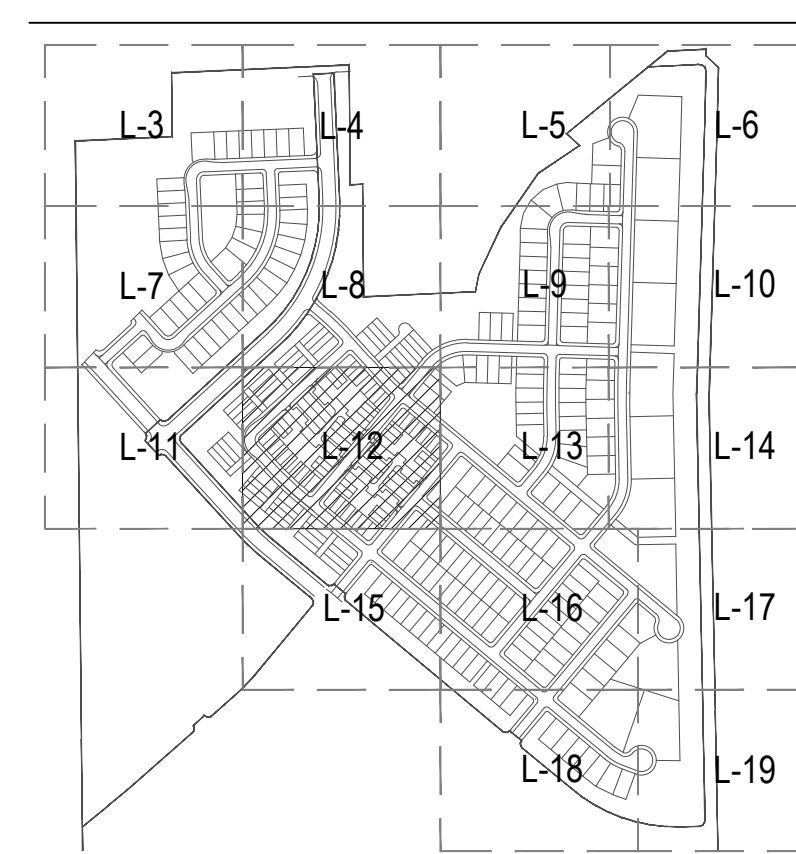
DATE:
05/30/23 SUBMITTAL
09/26/23 SUBMITTAL
02/20/24 SUBMITTAL

SHEET TITLE:
LANDSCAPE
PLAN

L-12

SHEET 335 OF 347

KEY MAP



LEGEND

- STREET CANOPY TREES (BY HOMEBUILDER)
- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- RIGHT OF WAY
- STEEL EDGER
- SPADE-CUT EDGER
- MATCHLINE
- PROPERTY BOUNDARY
- LOW GROW NATIVE SEED
- COOL SHORT MIX (CSM)
- COOL TALL MIX (CTM)
- WARM SHORT MIX (WSM)
- WARM TALL MIX (WTM)
- IRRIGATED MANICURED TURF
- CODE DESCRIPTION
- M-01 SHRUB BED
- M-02 CRUSHER FINES
- M-03 1-1/2" RIVER ROCK
- M-05 CRUSHED STONE
- S-01 BIKE RACK
- S-02 BENCH
- S-03 TRASH AND RECYCLING RECEPTACLE
- S-04 PET PICKUP STATION
- S-05 PICNIC TABLE
- S-06 COURTYARD TABLE
- S-07 ADIRONDACK CHAIR
- S-08 STONE SLAB SEATING

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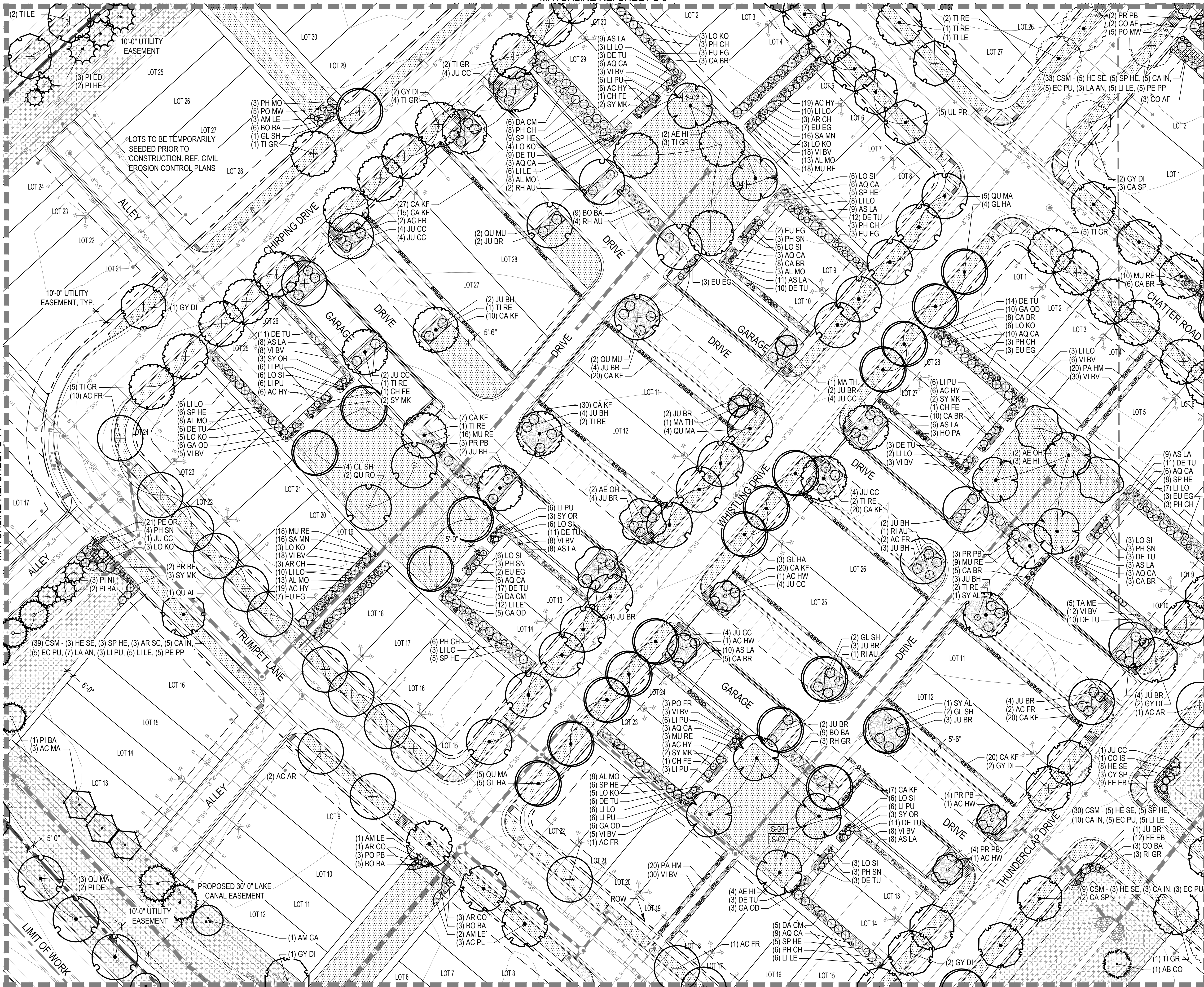
MATCHLINE RE: SHEET L-8

MATCHLINE RE: SHEET L-15

MATCHLINE RE: SHEET L-13

MATCHLINE RE: SHEET L-11

CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE



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DATE:

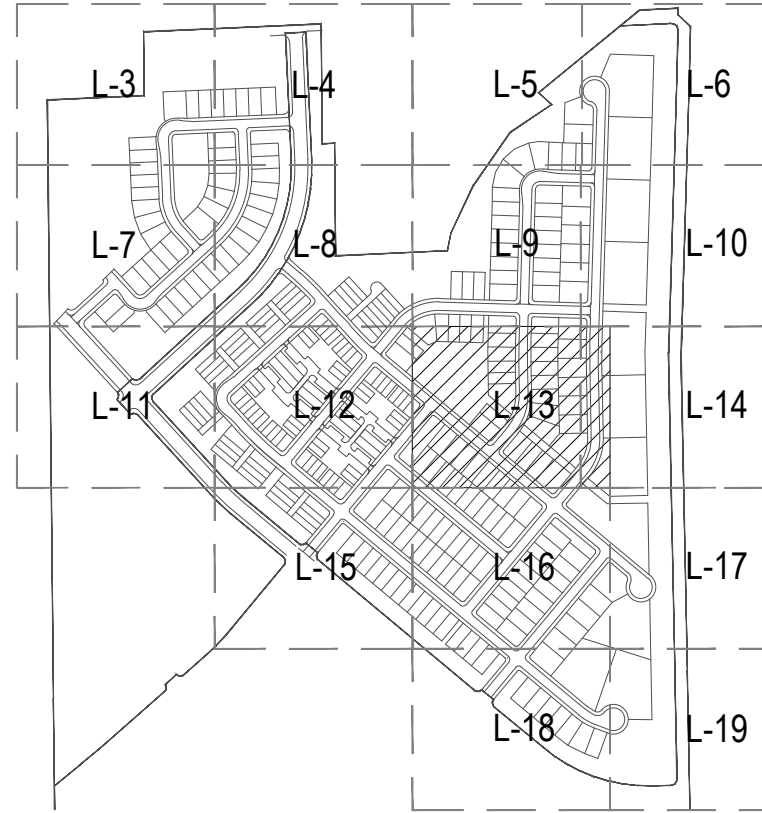
05/30/23 SUBMITTAL
09/26/23 SUBMITTAL
02/20/24 SUBMITTAL

SHEET TITLE:
LANDSCAPE
PLAN

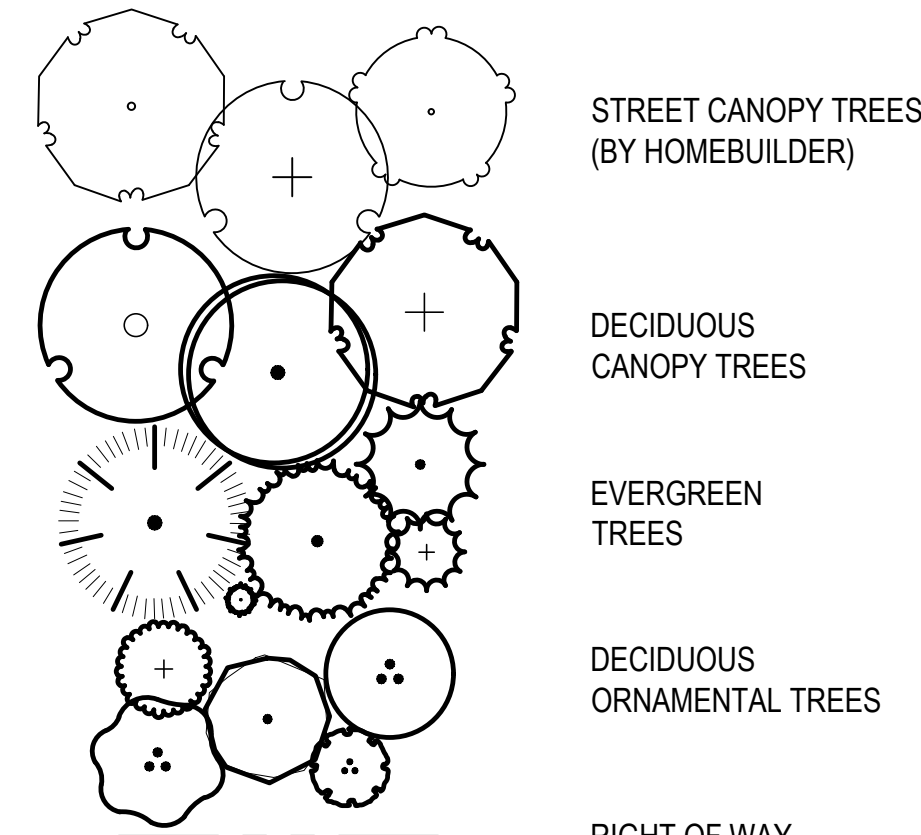
L-13

SHEET 336 OF 347

KEY MAP



LEGEND



STREET CANOPY TREES
(BY HOMEBUILDER)

DECIDUOUS
CANOPY TREES

EVERGREEN
TREES

DECIDUOUS
ORNAMENTAL TREES

RIGHT OF WAY

STEEL EDGER

SPADE-CUT EDGER

MATCHLINE

PROPERTY BOUNDARY

LOW GROW NATIVE SEED

COOL SHORT MIX (CSM)

COOL TALL MIX (CTM)

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CODE DESCRIPTION

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M-03 1-1/2" RIVER ROCK

M-05 CRUSHED STONE

S-01 BIKE RACK

S-02 BENCH

S-03 TRASH AND RECYCLING RECEPTACLE

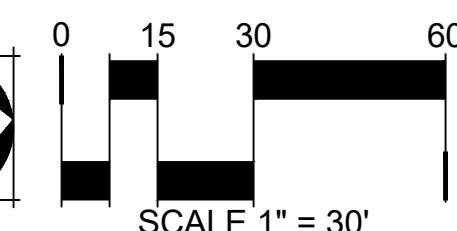
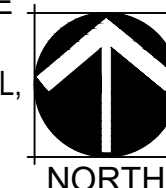
S-04 PET PICKUP STATION

S-05 PICNIC TABLE

S-06 COURTYARD TABLE

S-07 ADIRONDACK CHAIR

S-08 STONE SLAB SEATING



MATCHLINE RE: SHEET L-14

MATCHLINE RE: SHEET L-9

MATCHLINE RE: SHEET L-16

MATCHLINE RE: SHEET L-12

MATCHLINE RE: SHEET L-20
ENLARGEMENT

LOTS TO BE TEMPORARILY
SEEDD PRIOR TO
CONSTRUCTION. REF. CIVIL
EROSION CONTROL PLANS

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CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE

TACINCALA (PRAIRIE SONG)

FILING 2
WINDSOR, COLORADO

OWNER:
HARTFORD HOMES
4801 GOODMAN ROAD
TIMNATH, CO

NOT FOR
CONSTRUCTION



DATE:

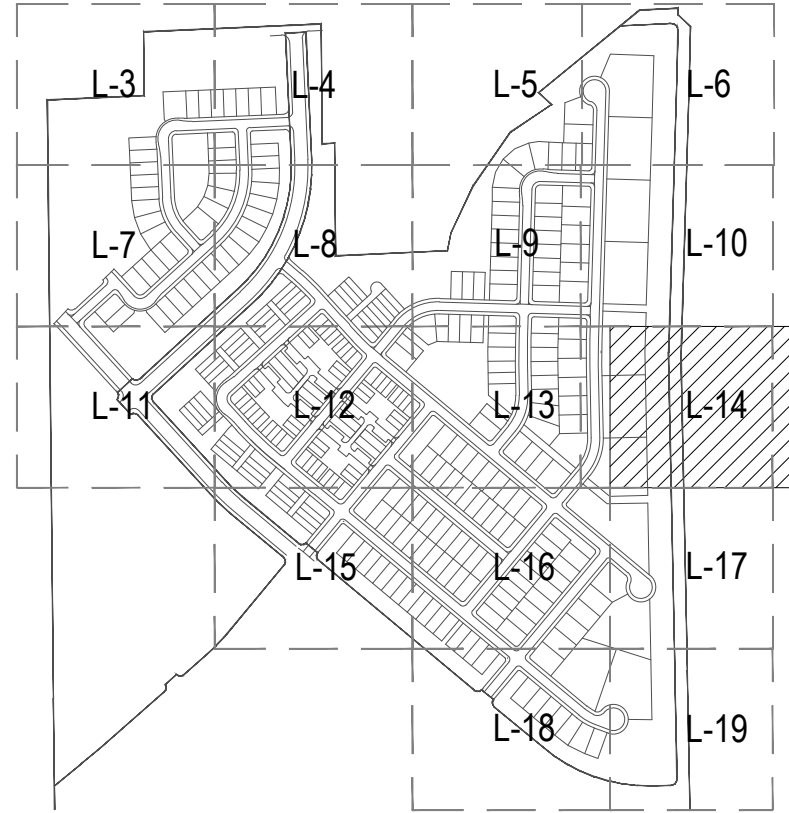
05/30/23 SUBMITTAL
09/26/23 SUBMITTAL
02/20/24 SUBMITTAL

SHEET TITLE:
**LANDSCAPE
PLAN**

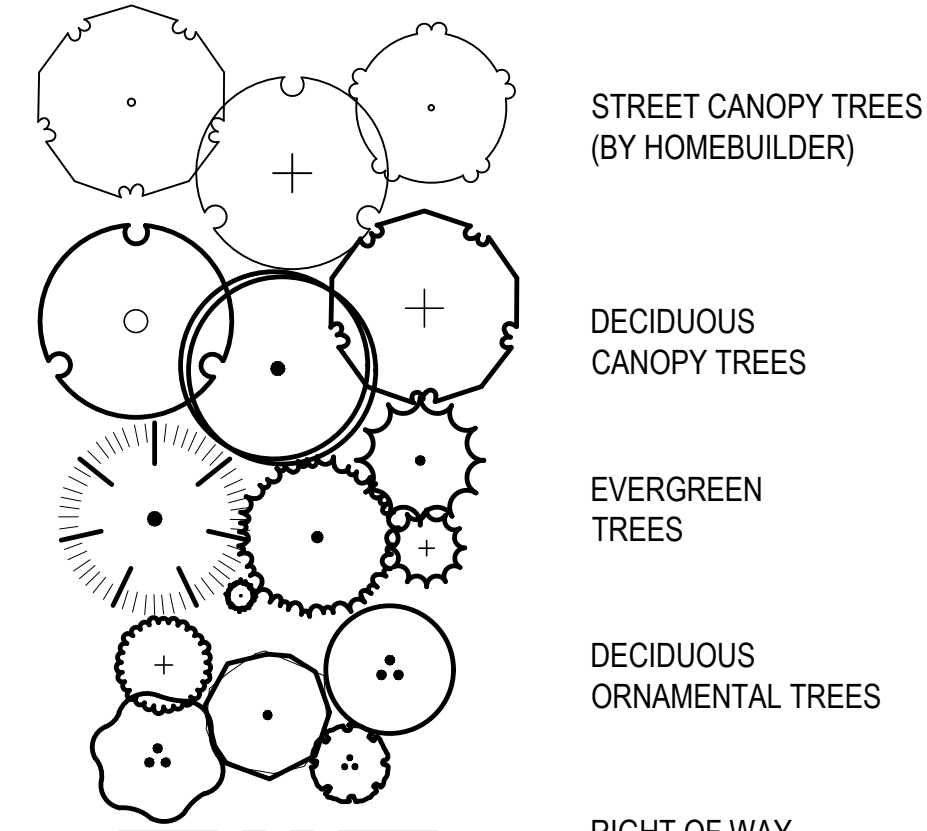
L-14

SHEET 337 OF 347

KEY MAP



LEGEND

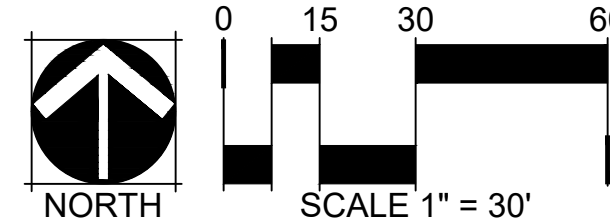


RIGHT OF WAY
STEEL EDGER
SPADE-CUT EDGER
MATCHLINE
PROPERTY BOUNDARY

CODE	DESCRIPTION
M-01	SHRUB BED
M-02	CRUSHER FINES
M-03	1-1/2" RIVER ROCK
M-05	CRUSHED STONE

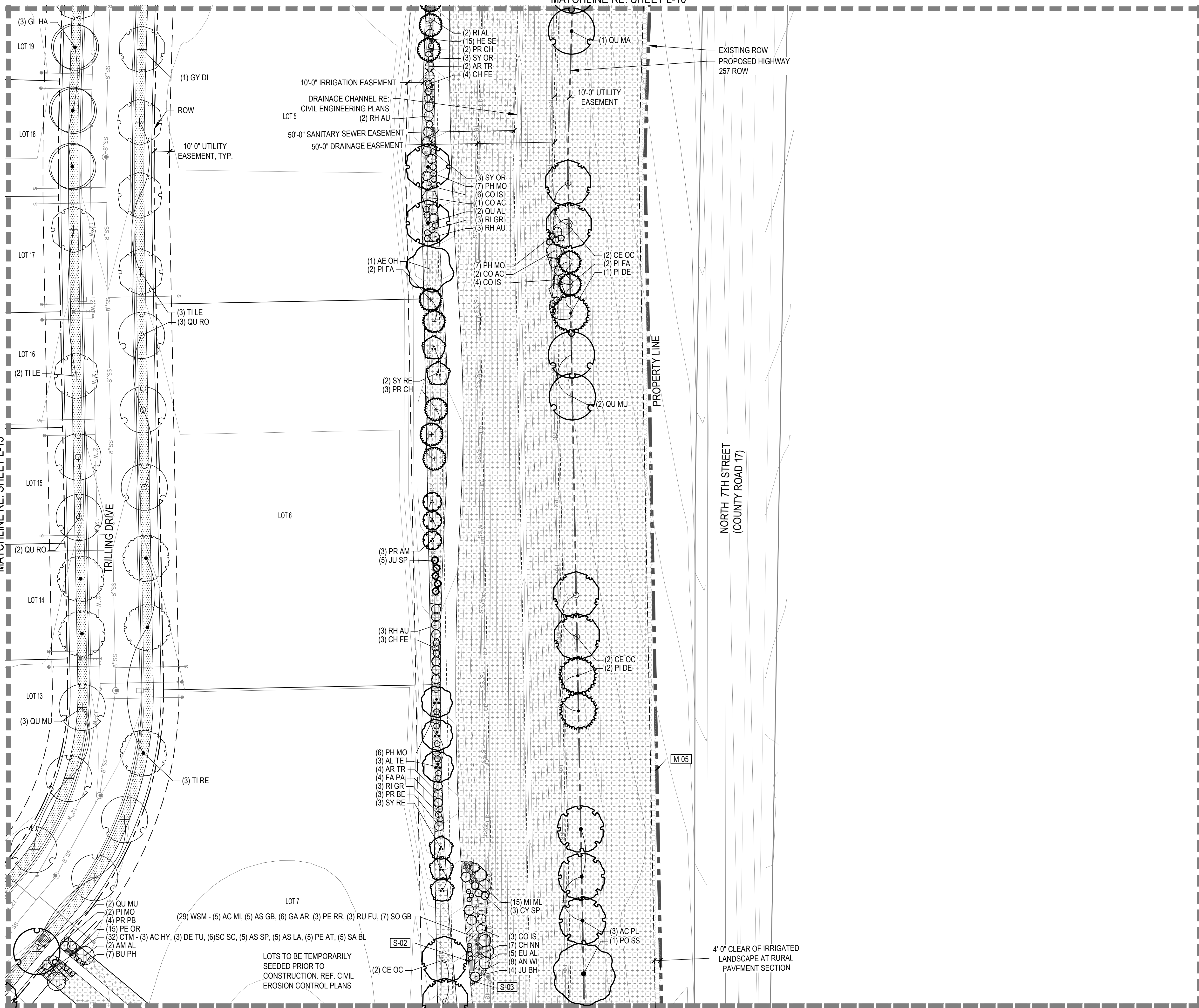
S-01	BIKE RACK
S-02	BENCH
S-03	TRASH AND RECYCLING RECEPTACLE
S-04	PET PICKUP STATION
S-05	PICNIC TABLE
S-06	COURTYARD TABLE
S-07	ADIRONDACK CHAIR
S-08	STONE SLAB SEATING

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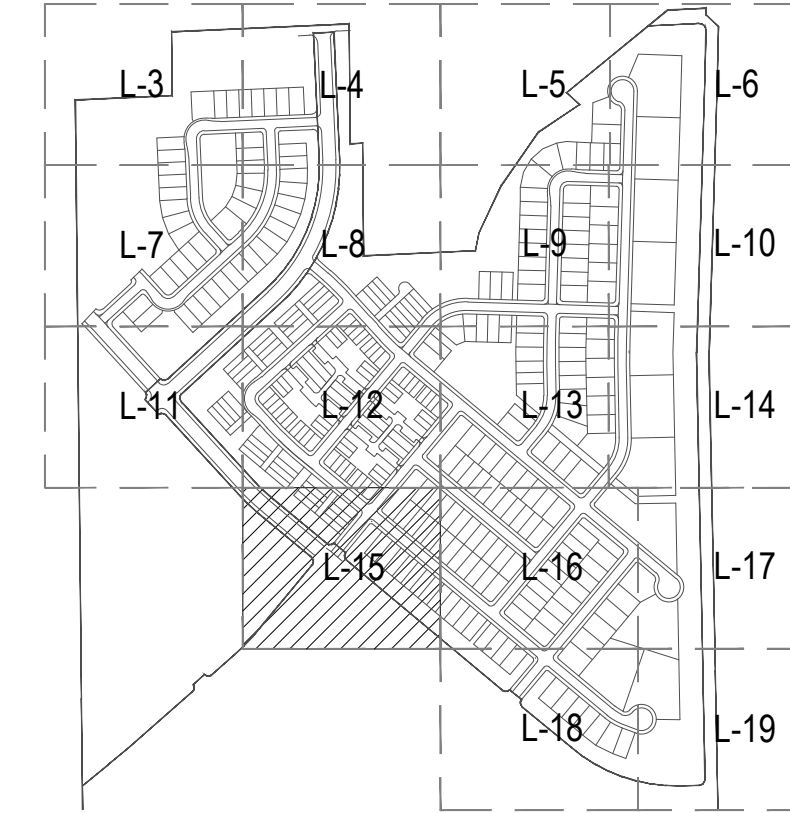
MATCHLINE RE: SHEET L-10

MATCHLINE RE: SHEET L-17



CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE

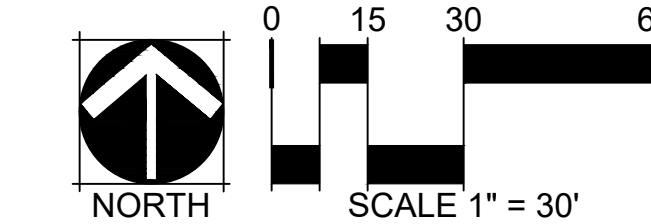
KEY MAP



LEGEND

	STREET CANOPY TREES (BY HOMEBUILDER)
	DECIDUOUS CANOPY TREES
	EVERGREEN TREES
	DECIDUOUS ORNAMENTAL TREES
	RIGHT OF WAY
	STEEL EDGER
	SPADE-CUT EDGER
	MATCHLINE
	PROPERTY BOUNDARY
	LOW GROW NATIVE SEED
	COOL SHORT MIX (CSM)
	COOL TALL MIX (CTM)
	WARM SHORT MIX (WSM)
	WARM TALL MIX (WTM)
	IRRIGATED MANICURED TURF
	<u>CODE</u> <u>DESCRIPTION</u> M-01 SHRUB BED
	M-02 CRUSHER FINES

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MATCHLINE RE: SHEET L-12

MATCHLINE RE: SHEET L-16

FUTURE COMMUNITY
PARK SITE

FILING 1 (FOR
REFERENCE ONLY)

TACINCALA (PRAIRIE SONG)

FILING 2

WINDSOR, COLORADO

OWNER:

HARTFORD HOMES
4801 GOODMAN ROAD
TIMNATH, CO

NOT FOR
CONSTRUCTION



DATE:

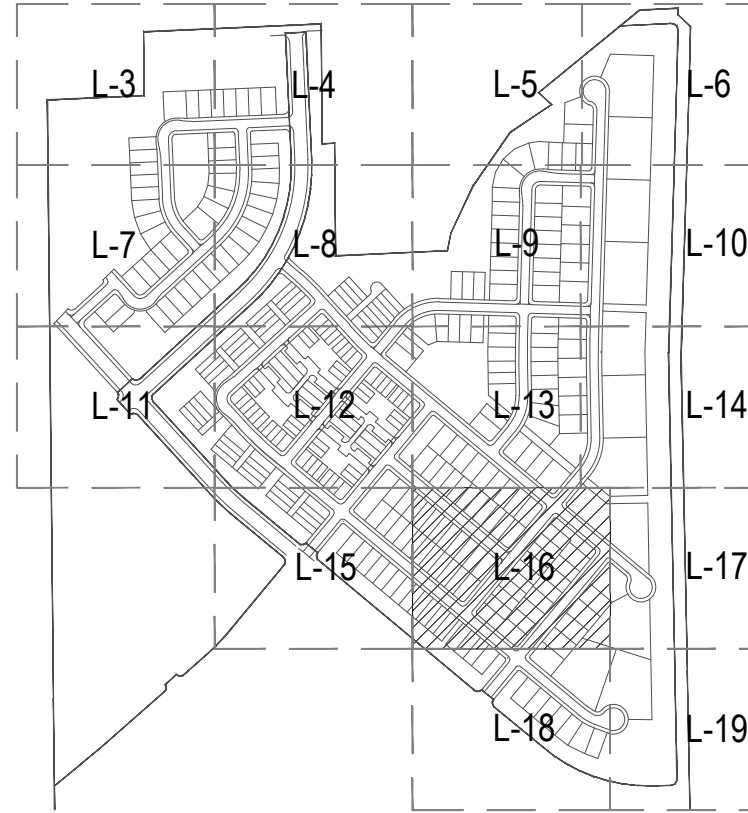
05/30/23 SUBMITTAL
09/26/23 SUBMITTAL
02/20/24 SUBMITTAL

SHEET TITLE:
LANDSCAPE
PLAN

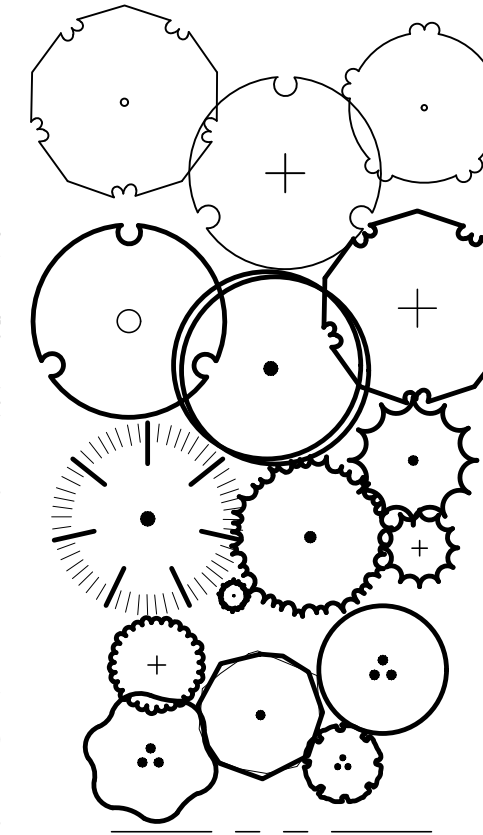
L-16

SHEET 339 OF 347

KEY MAP



LEGEND



STREET CANOPY TREES
(BY HOMEBUILDER)

DECIDUOUS
CANOPY TREES

EVERGREEN
TREES

DECIDUOUS
ORNAMENTAL TREES

RIGHT OF WAY

STEEL EDGER

SPADE-CUT EDGER

MATCHLINE

PROPERTY BOUNDARY

LOW GROW NATIVE SEED

COOL SHORT MIX (CSM)

COOL TALL MIX (CTM)

WARM SHORT MIX (WSM)

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SHRUB BED

CRUSHER FINES

1-1/2" RIVER ROCK

CRUSHED STONE

BIKE RACK

BENCH

TRASH AND RECYCLING RECEPTACLE

PET PICKUP STATION

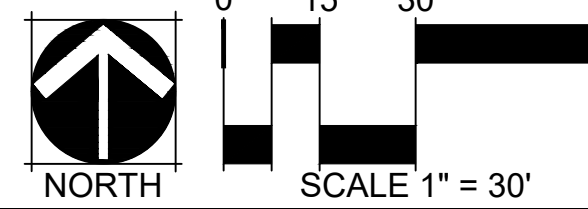
PICNIC TABLE

COURTYARD TABLE

ADIRONDACK CHAIR

STONE SLAB SEATING

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MATCHLINE RE: SHEET L-11

MATCHLINE RE: SHEET L-13

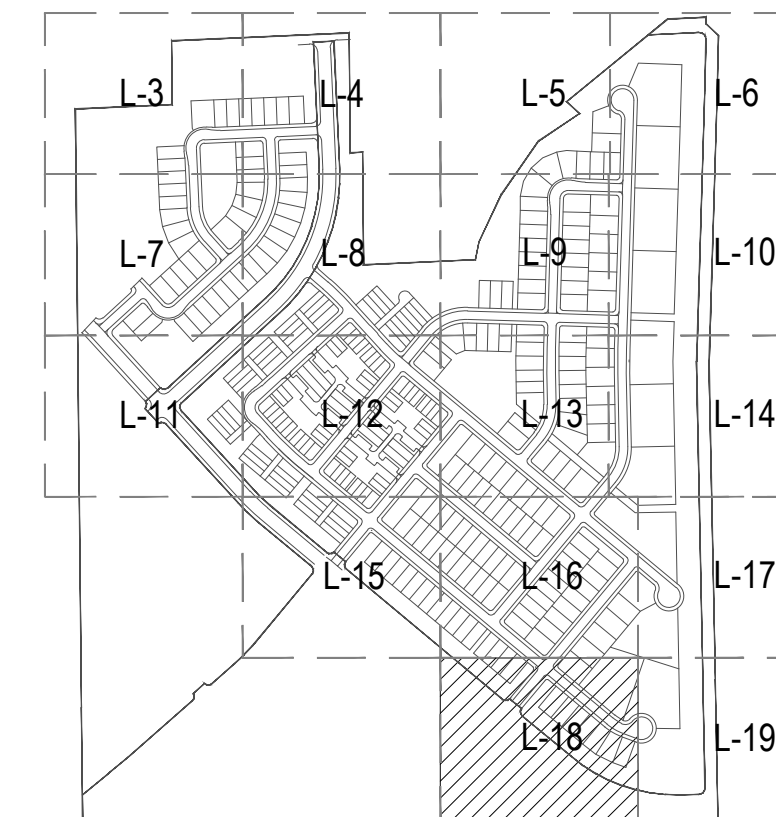
MATCHLINE RE: SHEET L-17

MATCHLINE RE: SHEET L-8

CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE



KEY MAP



LEGEND

	STREET CANOPY TREES (BY HOMEBUILDER)
	DECIDUOUS CANOPY TREES
	EVERGREEN TREES
	DECIDUOUS ORNAMENTAL TREES
	RIGHT OF WAY
	STEEL EDGER
	SPADE-CUT EDGER
	MATCHLINE
	PROPERTY BOUNDARY
	LOW GROW NATIVE SEED
	COOL SHORT MIX (CSM)
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	WARM SHORT MIX (WSM)
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	IRRIGATED MANICURED TURF
	CODE DESCRIPTION M-01 SHRUB BED
	M-02 CRUSHER FINES
	M-03 1-1/2" RIVER ROCK
	M-05 CRUSHED STONE
	S-01 BIKE RACK
	S-02 BENCH
	S-03 TRASH AND RECYCLING RECEPTACLE
	S-04 PET PICKUP STATION
	S-05 PICNIC TABLE
	S-06 COURTYARD TABLE
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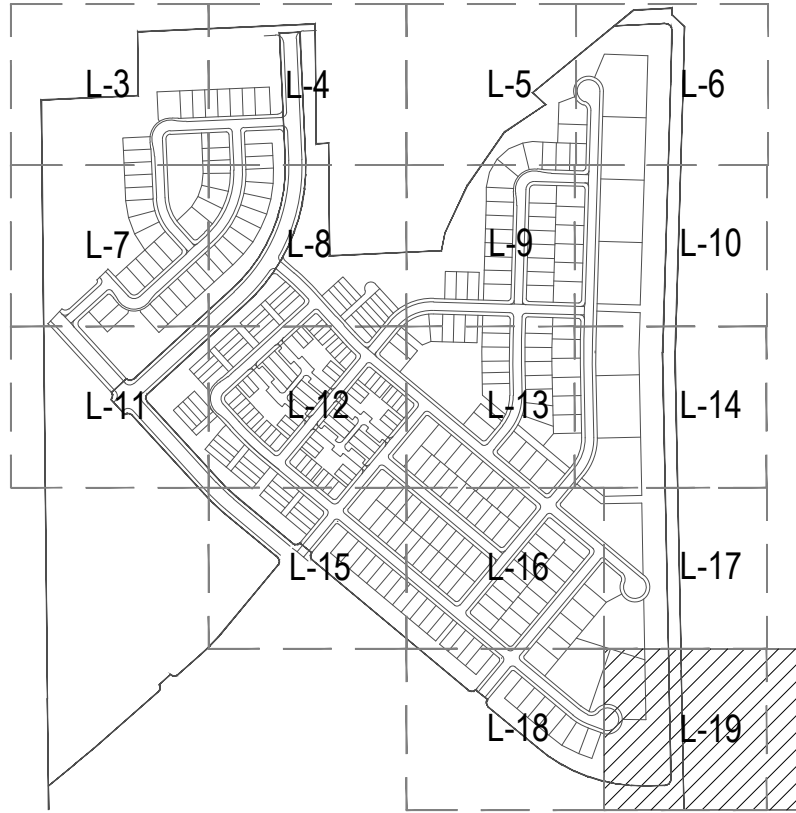


MATCHLINE RE: SHEET L-16

MATCHLINE RE: SHEET L-19



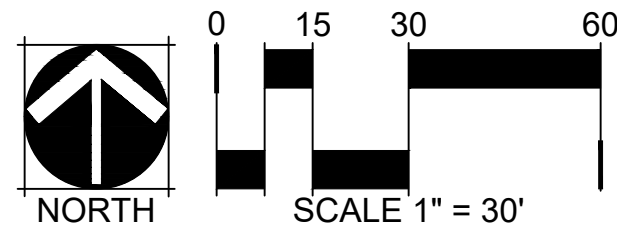
KEY MAP



LEGEND

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	DECIDUOUS CANOPY TREES
	EVERGREEN TREES
	DECIDUOUS ORNAMENTAL TREES
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	WARM TALL MIX (WTM)
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	<u>CODE</u> M-01 <u>SHRUB BED</u>
	M-02 CRUSHER FINES

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MATCHLINE RE: SHEET L-17

NORTH 7TH STREET
(COUNTY ROAD 17)

PROPERTY LINE

4'-0" CLEAR OF IRRIGATED
LANDSCAPE AT RURAL
PAVEMENT SECTION

4'-0" CLEAR OF IRRIGATED
LANDSCAPE AT RURAL
PAVEMENT SECTION

FILING 1 LANDSCAPE TO REMAIN
UNLESS OTHERWISE SHOWN

LIMIT OF WORK

PRAIRIE SONG ROAD

LOTS TO BE TEMPORARILY
SEEDED PRIOR TO
CONSTRUCTION. REF. CIVIL
EROSION CONTROL PLANS

10'-0" TRAIL
(2) CO AF
(1) RO RD
(3) LO KO
(3) RI GR
(6) HE SE

50'-0" DRAINAGE EASEMENT
50'-0" SANITARY SEWER EASEMENT
DRAINAGE CHANNEL RE:
CIVIL ENGINEERING PLANS

5'-0" IRRIGATION EASEMENT

10'-0" UTILITY
EASEMENT, TYP.

PROPOSED 30'-0" LAKE
CANAL EASEMENT

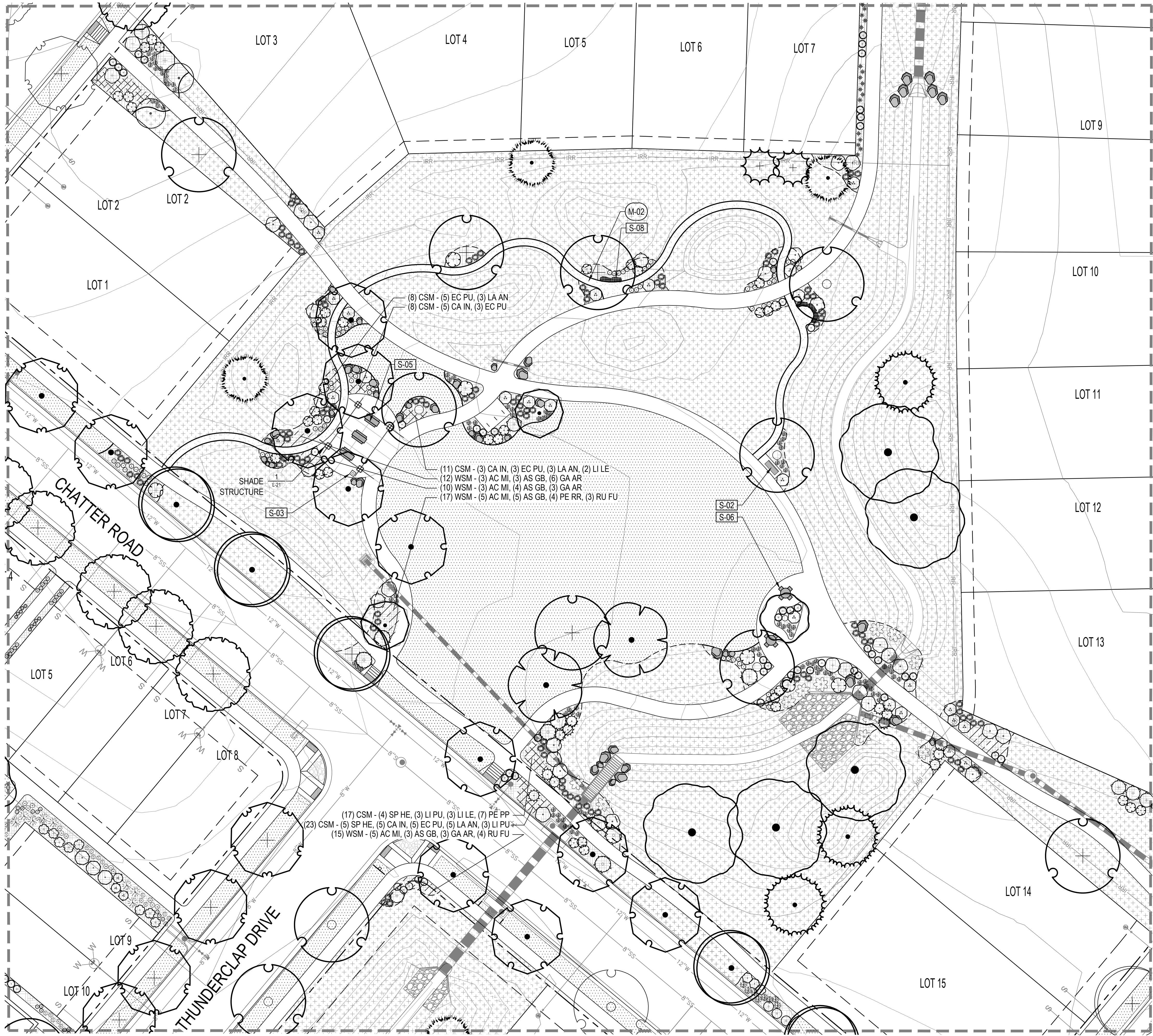
(1) AE OH
(2) PI ED
(3) PI FA
(1) AB CO

FILING 1 (FOR
REFERENCE ONLY)

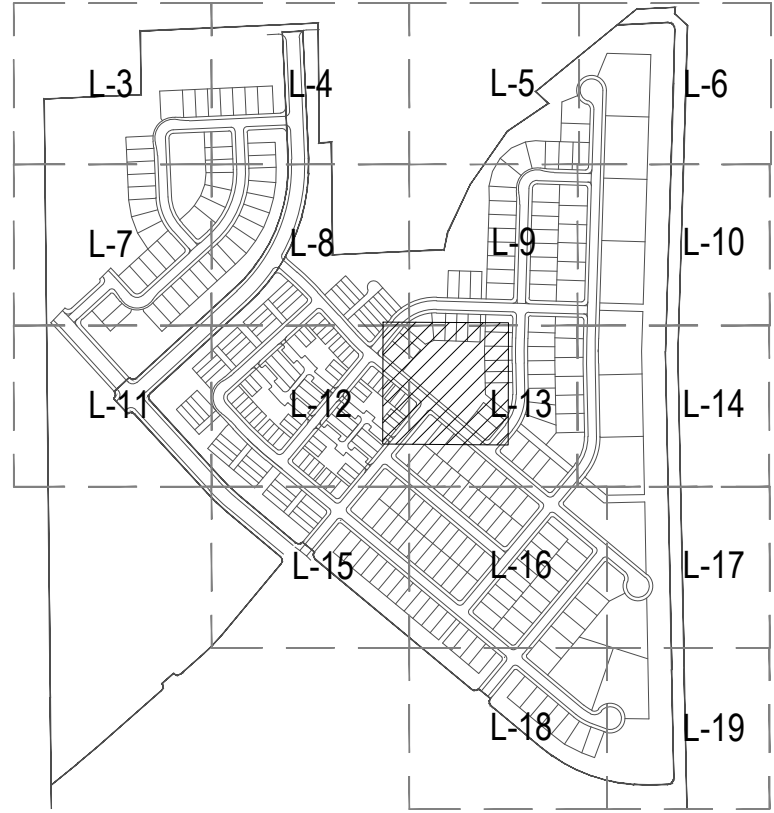
10'-0" UTILITY
OFFSET

FILING 1 (FOR
REFERENCE ONLY)

CHECKED BY: BR, PM
DRAWN BY: CQ, EN, JR, RE



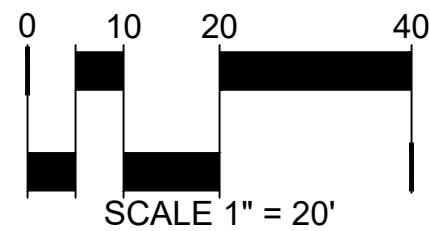
KEY MAP



LEGEND

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	DECIDUOUS CANOPY TREES
	EVERGREEN TREES
	DECIDUOUS ORNAMENTAL TREES
	RIGHT OF WAY
	STEEL EDGER
	SPADE-CUT EDGER
	MATCHLINE
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	COOL SHORT MIX (CSM)
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	WARM SHORT MIX (WSM)
	WARM TALL MIX (WTM)
	IRRIGATED MANICURED TURF
	CODE DESCRIPTION M-01 SHRUB BED
	M-02 CRUSHER FINES

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NOT FOR
CONSTRUCTION

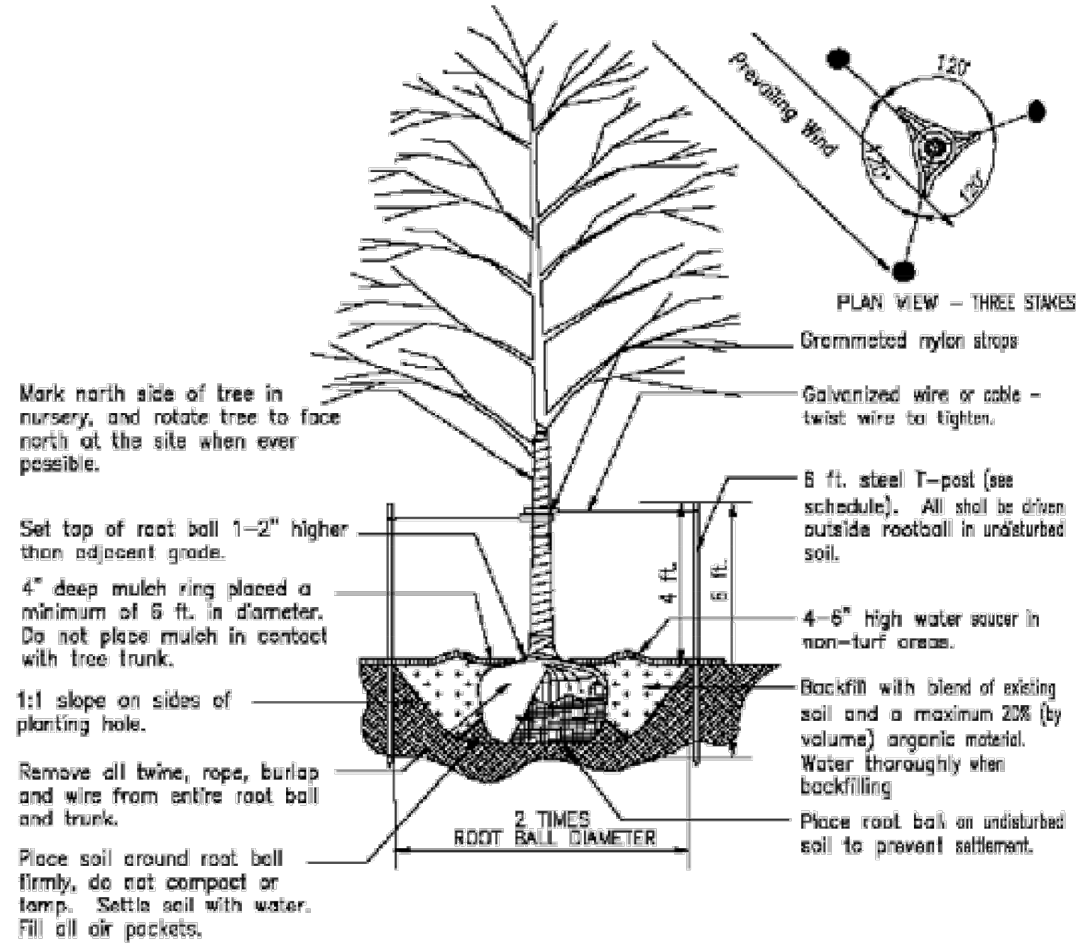


DATE:
05/30/23 SUBMITTAL
09/26/23 SUBMITTAL
02/20/24 SUBMITTAL

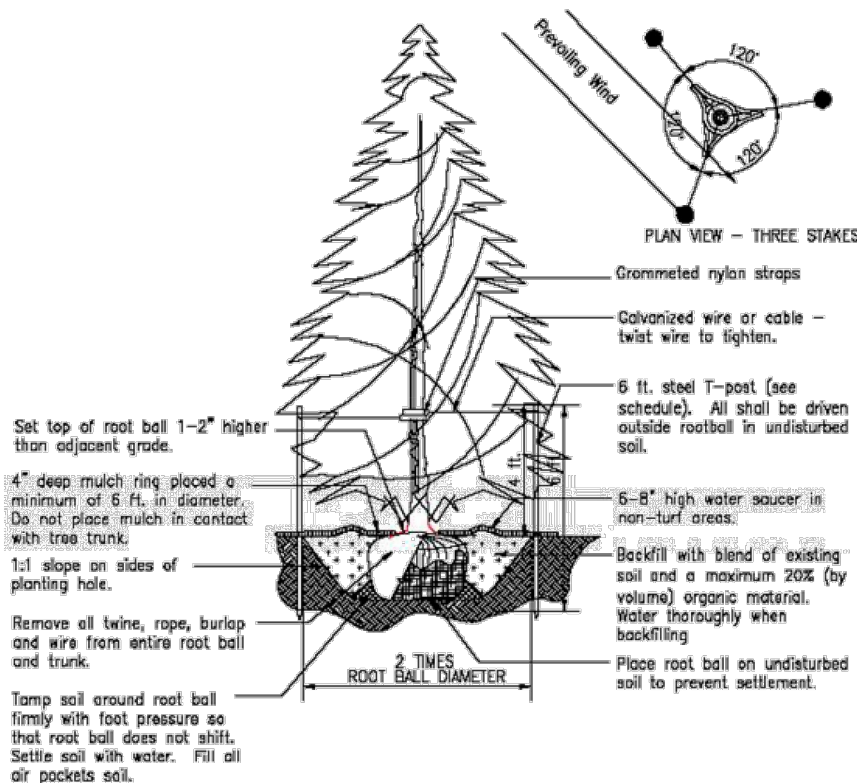
SHEET TITLE:
PARK
ENLARGEMENT

L-20

SHEET 343 OF 347



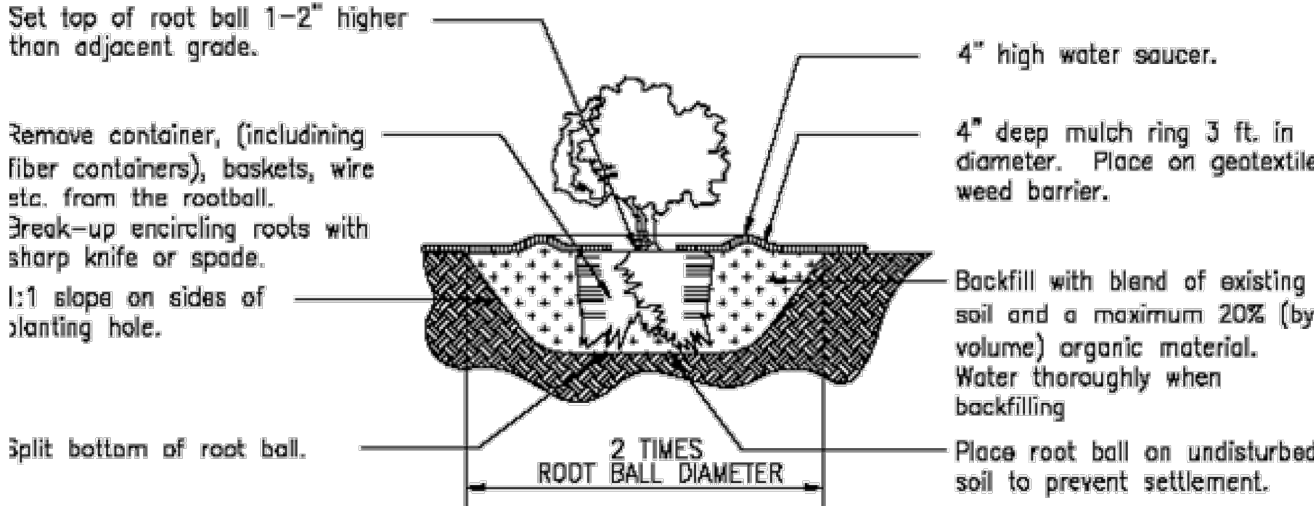
1 DECIDUOUS TREE PLANTING DETAIL
DETAIL PROVIDED BY TOWN OF WINDSOR LANDSCAPE STANDARDS SCALE: NTS



Pruning Notes:
(Do not heavily prune the tree at planting. Prune only crossover limbs, co-dominant leaders and broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of buds of branches that extend to the edge of the crown.

Staking Notes:
Stake trees per following schedule, then remove at end of first growing season, follow:
1-2" caliper size - Min. 1 stake on side of prevailing wind (generally N.W. side).
1-2" - 3" caliper size - Min. 2 stakes - one on N.W. side - one on S.W. side.
3" caliper size and larger - 3 stakes per diagram
Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-2" of growth and buffer all branches from wire.

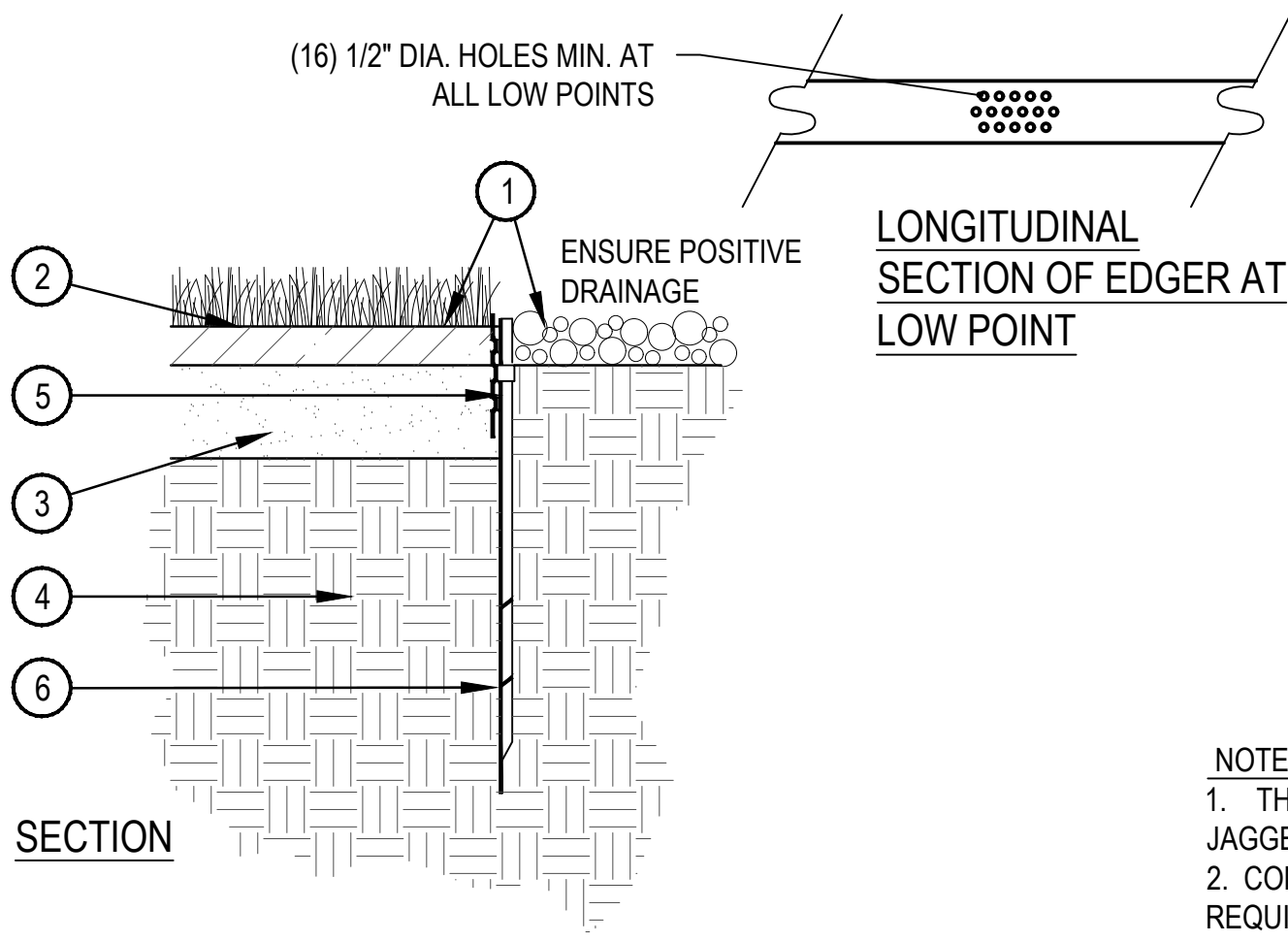
2 EVERGREEN TREE PLANTING DETAIL
DETAIL PROVIDED BY TOWN OF WINDSOR LANDSCAPE STANDARDS SCALE: NTS



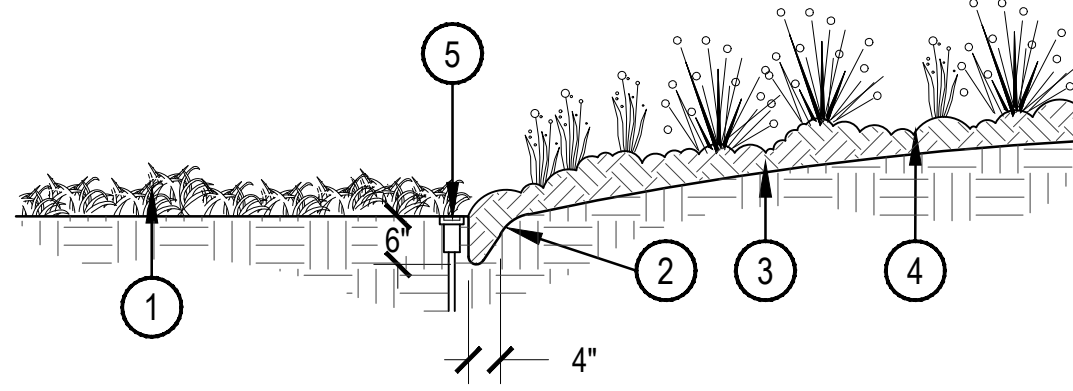
Placement Notes:
Set Shrub plumb. Space plants, and place for best effect.

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

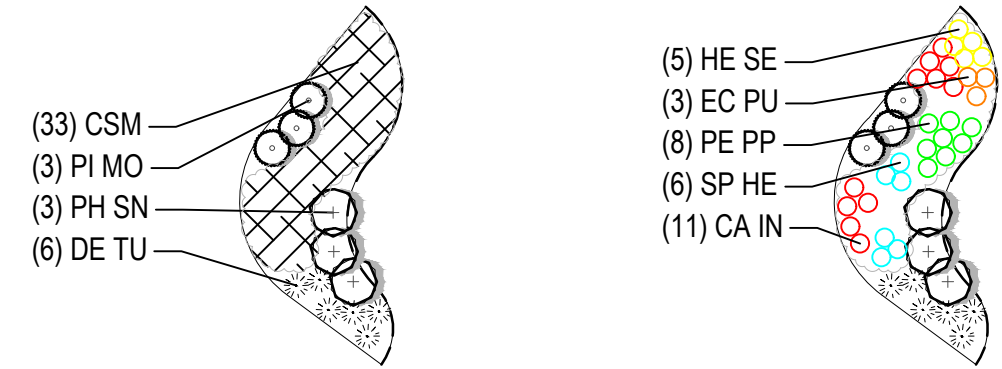
3 SHRUB PLANTING DETAIL
DETAIL PROVIDED BY TOWN OF WINDSOR LANDSCAPE STANDARDS SCALE: NTS



4 METAL EDGER
SCALE: 1" = 1'-0"



5 SPADE CUT EDGE
SCALE: 1/2" = 1'-0"

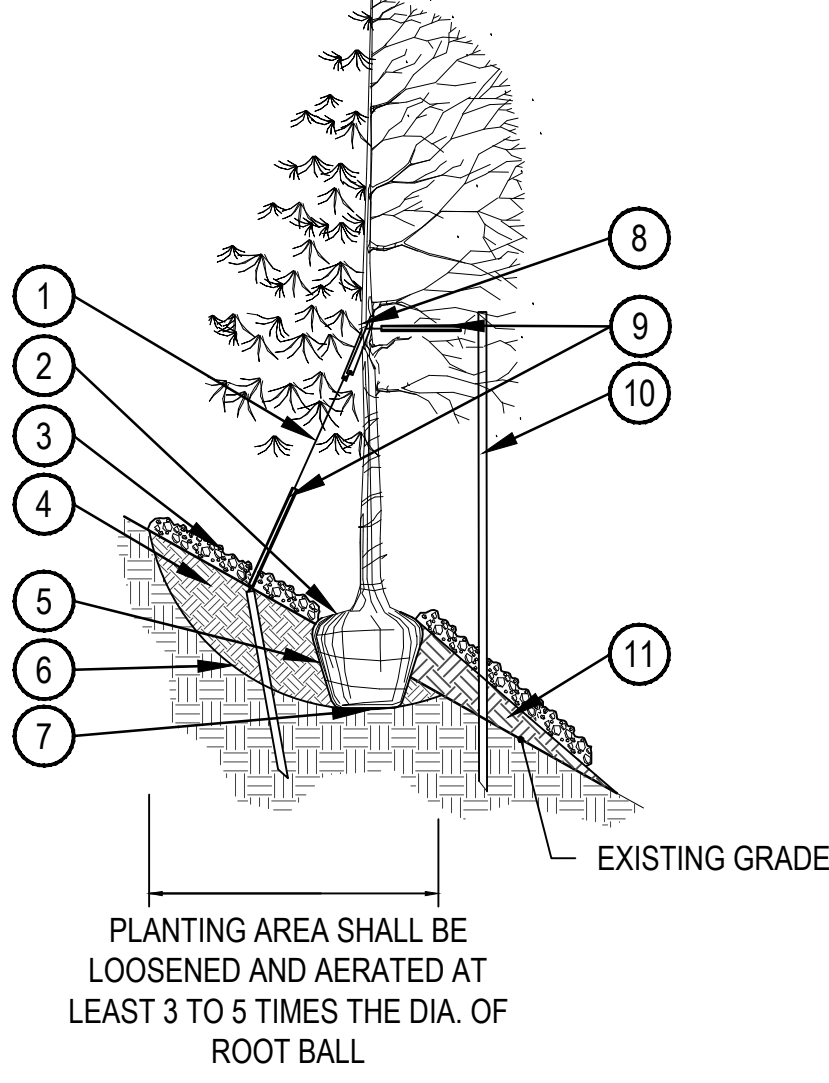


- 1 TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
- 2 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- 3 SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
- 4 PLANTING BED
- 5 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

- NOTES:
1. PLANTING MIX AREAS SHALL BE IRREGULARLY ARRANGED TO PROVIDE A NATURAL APPEARANCE.
2. EACH PLANTING MIX TO INCLUDE SMALL GROUPINGS OF INDIVIDUAL SPECIES. PLANT EACH SPECIES IN GROUPINGS OF THREE (3) MINIMUM AND EIGHT (8) MAXIMUM.
3. EACH BED TO BE PLANTED WITH A 70:30 RATIO OF PERENNIALS TO GRASSES. FOR EXAMPLE, IF A BED HAS 30 PLANTINGS, ROUGHLY 20 OF THOSE WILL BE PERENNIALS AND 10 WILL BE GRASSES.
4. PLANTS SHALL BE PLACED USING TRIANGULAR SPACING. SEE DETAIL #8/L-21.
5. NO WEED FABRIC TO BE USED IN PERENNIAL MIX BEDS.

6 PERENNIAL MIX BREAKDOWN
SCALE: NTS

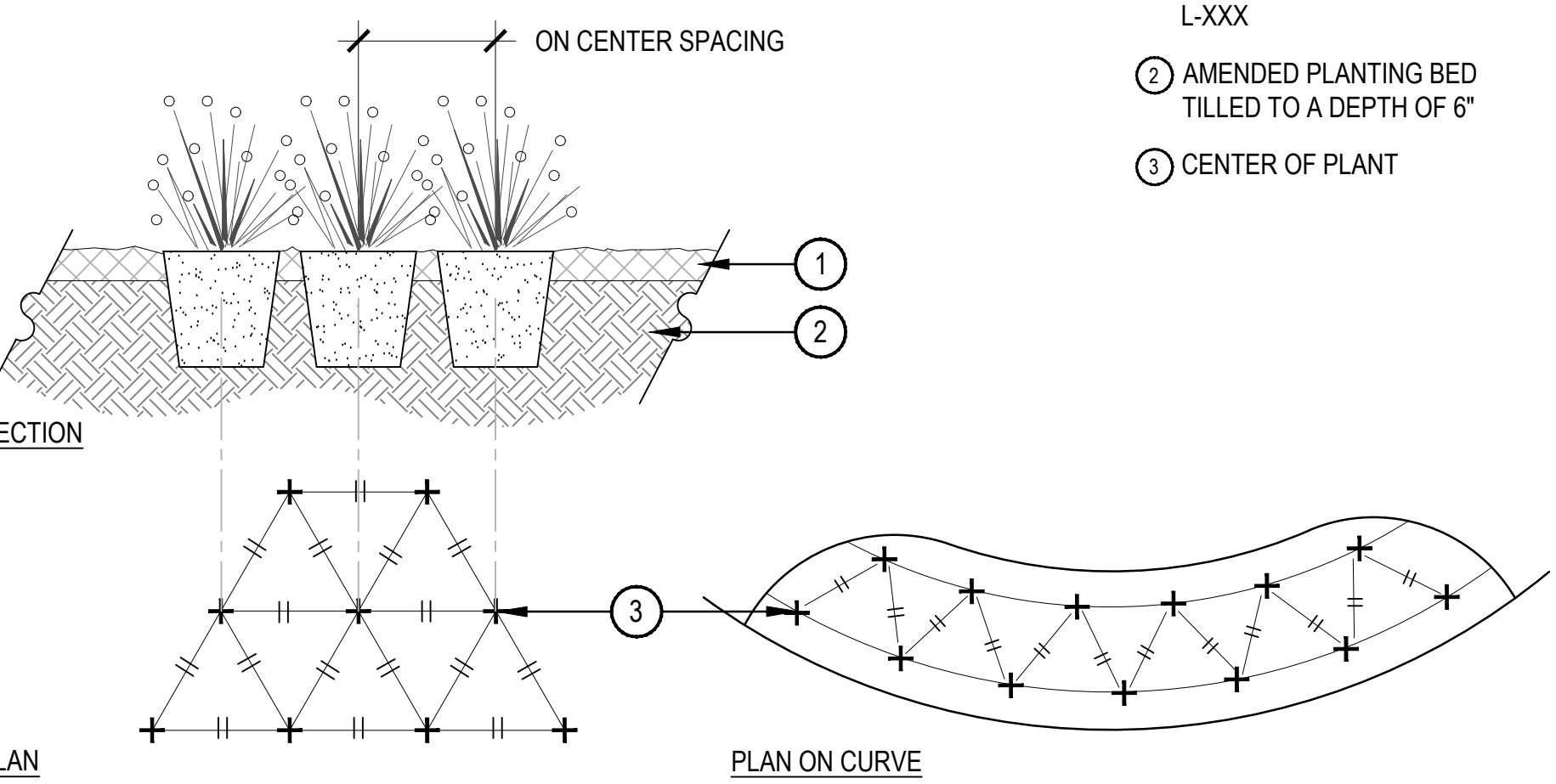
- NOTES:
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOTBALL WITH SOIL.
3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
4. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE THE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
5. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
6. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
7. INSTALL SAUCER IN NATIVE AREAS

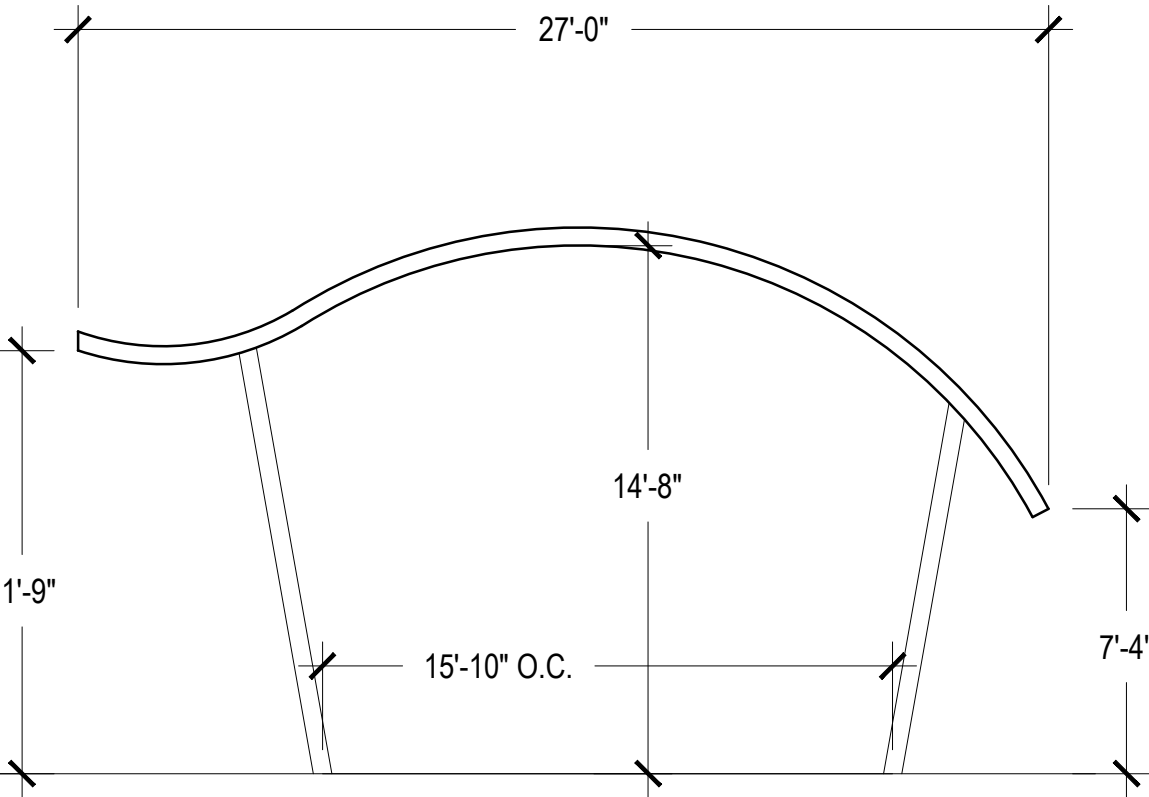
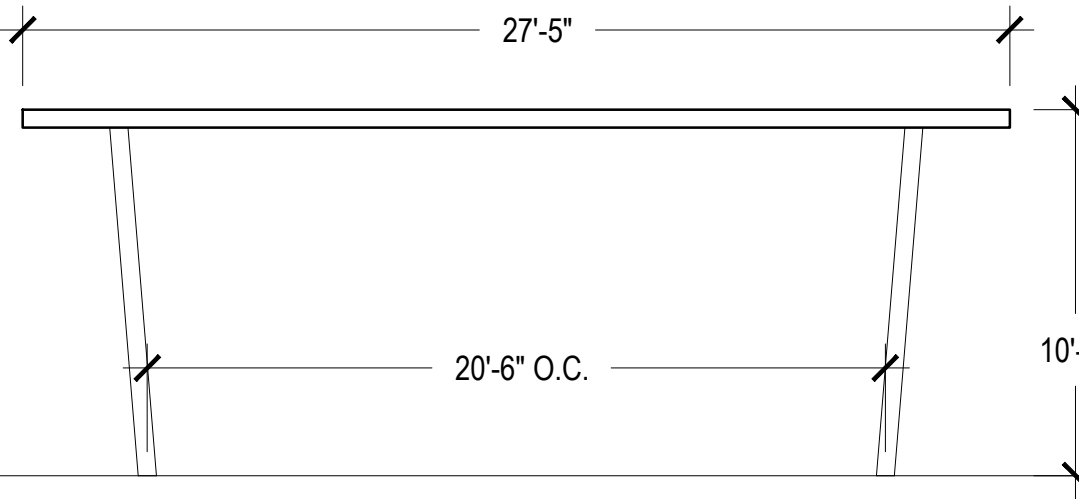
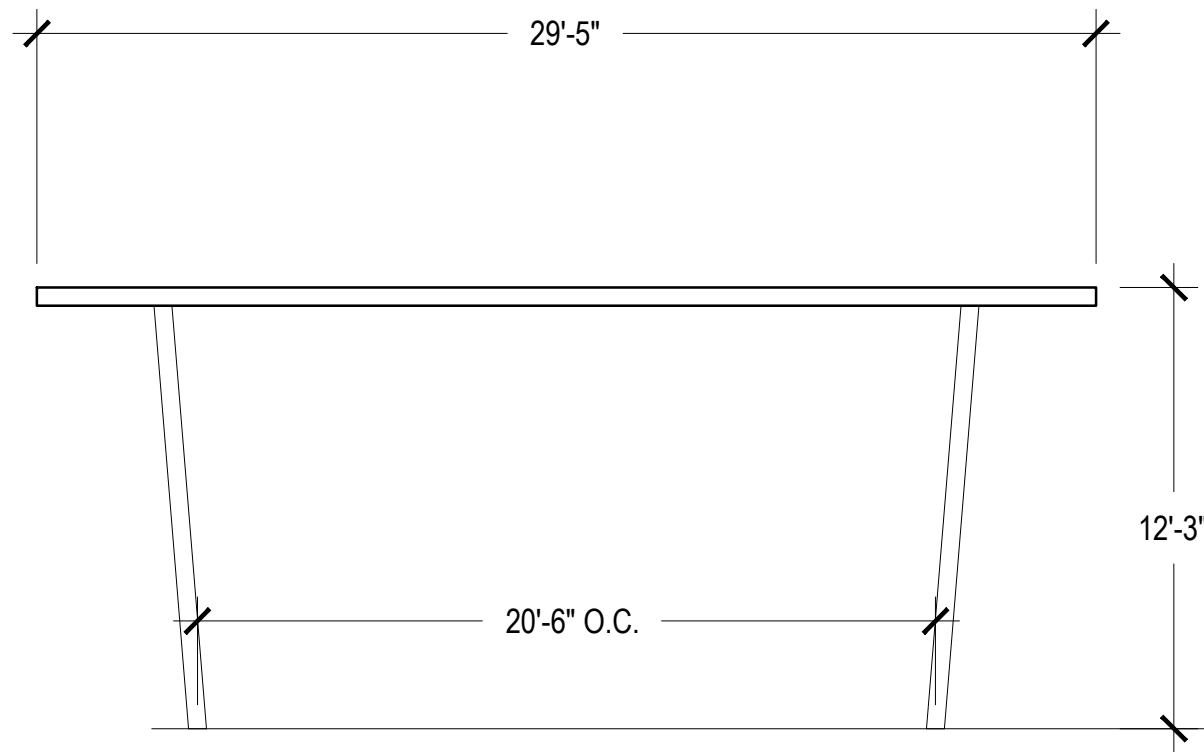
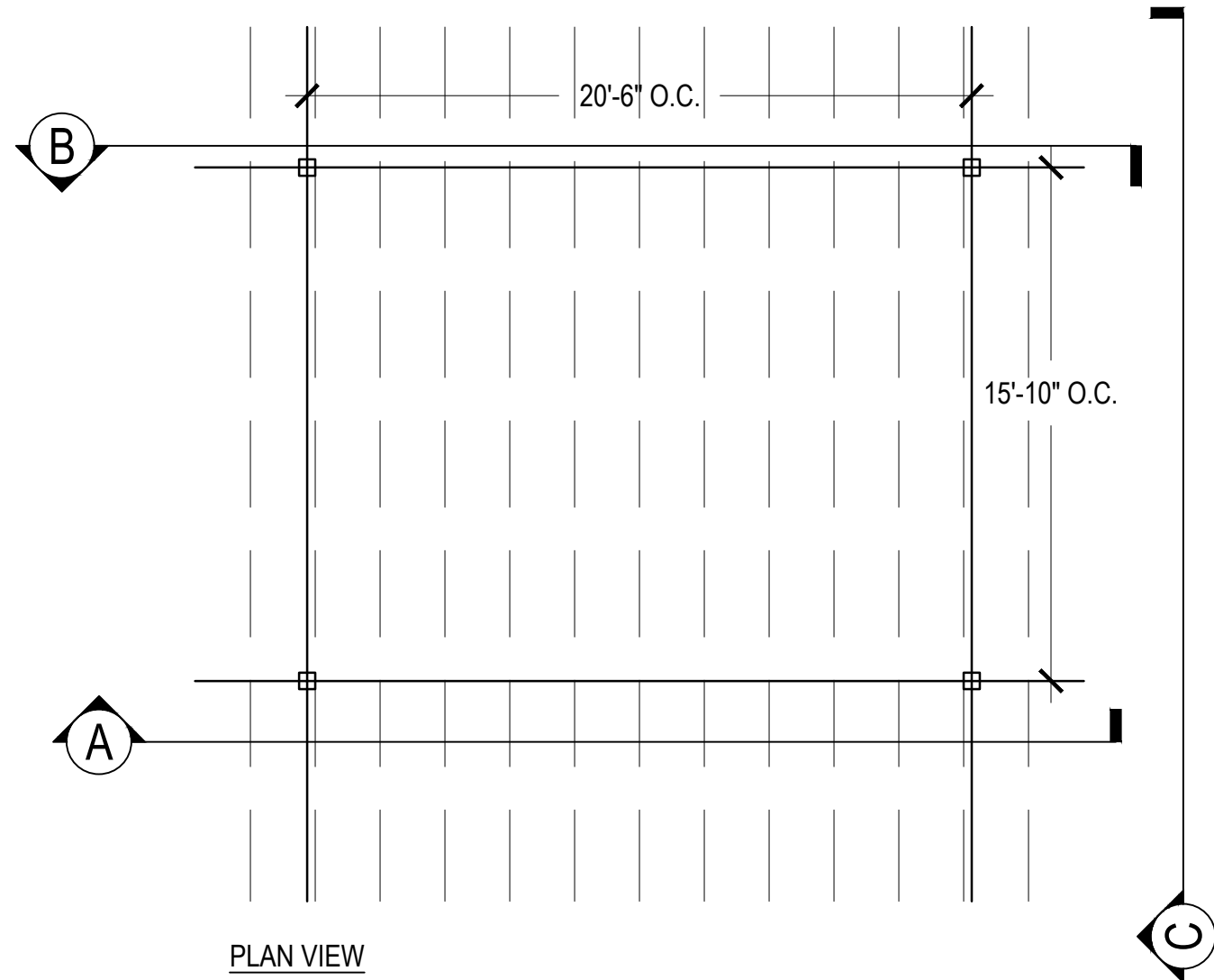


- 1 USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL. ALL WIRE TO BE 12 GAUGE GALVANIZED
- 2 TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 3 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- 4 BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- 5 BURLAP, ROPE, AND WIRE REMOVED FROM TOP 1/2 OF ROOT BALL AT MINIMUM
- 6 SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA.
- 7 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 8 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 9 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- 10 TREATED WOOD POST W/ GROMMETED NYLON STRAPS. USE 2 GUY WIRES
- 11 UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE

7 TREE PLANTING ON SLOPE
SCALE: 1/4" = 1'-0"

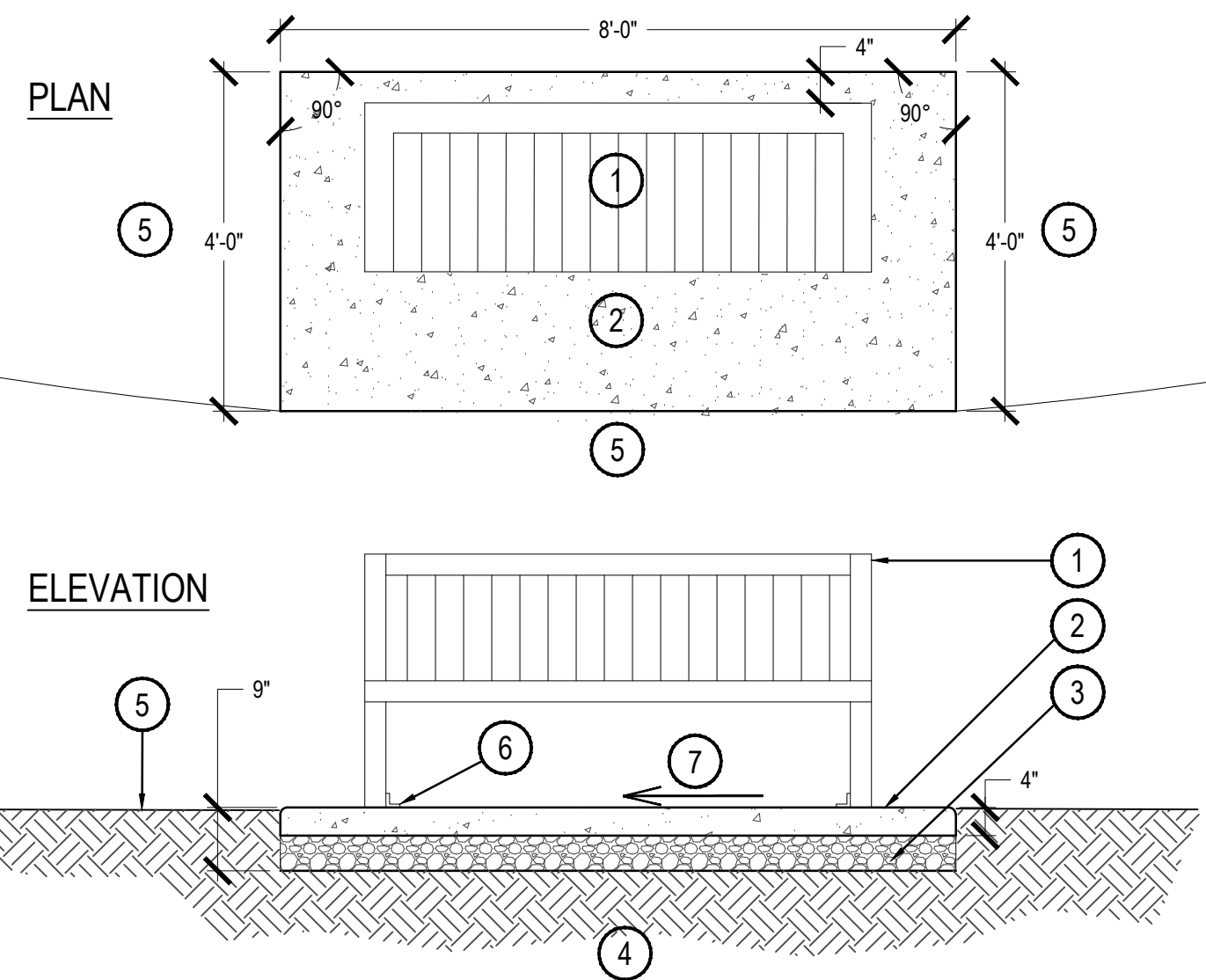
8 PERENNIAL PLANT LAYOUT
SCALE: 1" = 1'-0"



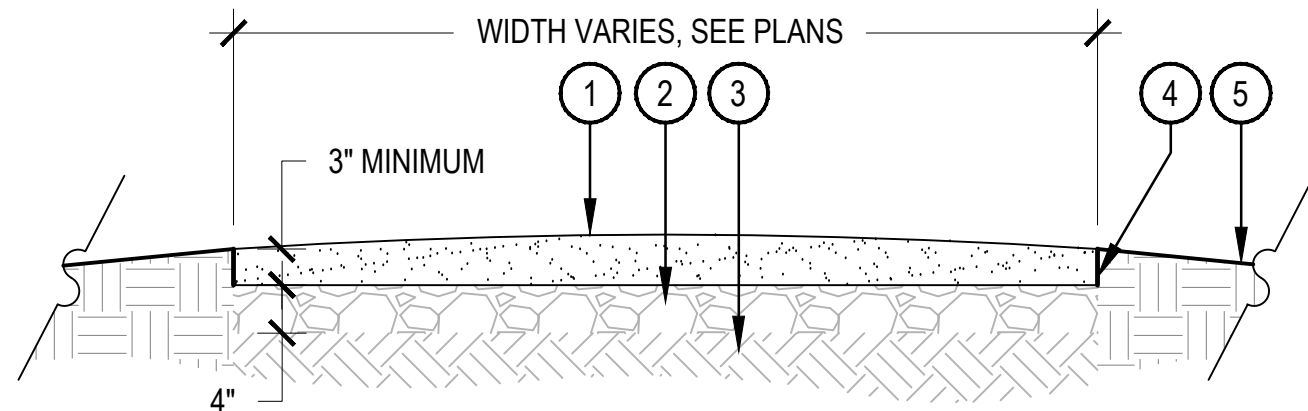


- NOTES:
- THIS DETAIL IS FOR REFERENCE ONLY.
 - REFER TO STRUCTURAL DRAWINGS FROM PEN ENGINEERING FOR SURFACE MOUNTING AND FURTHER DESIGN DETAILS.
 - BUILDING PERMIT AND SETBACK REQUIREMENTS WILL BE VERIFIED WITH STAFF PRIOR TO CONSTRUCTION.

1 SHADE STRUCTURE

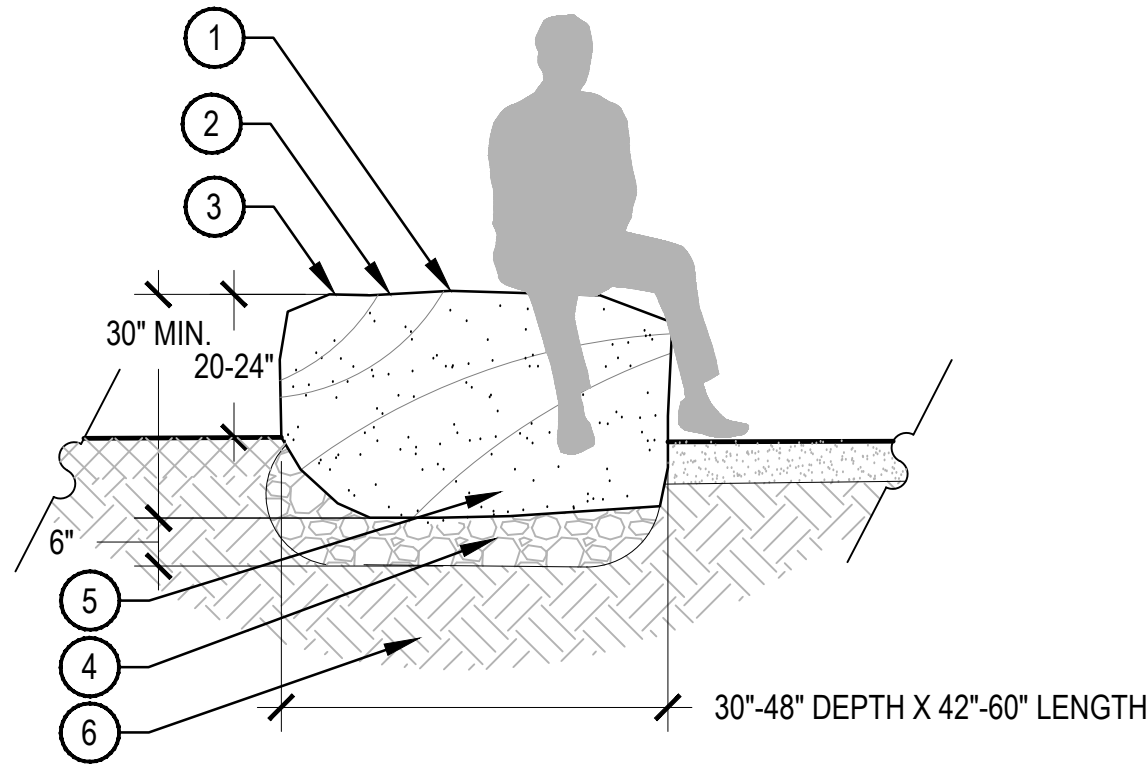


- BENCH - CENTER ON SLAB, BACK OF BENCH SHALL BE APPROX. 4" FROM BACK OF CONCRETE SLAB, BENCH SHALL BE SURFACE MOUNTED PER MANUFACTURER'S RECOMMENDATION.
- CONCRETE SLAB TO BE FLUSH WITH SIDEWALK.
- 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS
- COMPACTED SUB-GRADE PER GEOTECH RECOMMENDATIONS
- ADJACENT CONCRETE PATH OR LANDSCAPING
- SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- SLOPE CONCRETE PAD 1/8"-1/4" PER FOOT IN THE SAME DIRECTION OF ADJACENT SITE SLOPES.



- NOTES:
- COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
 - USE A SMALL 4" RIDING ROLLER TO COMPACT TRAIL.
 - CROWN OF 2% IN FLAT AREAS AS SHOWN.
 - CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
 - APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

3 CRUSHER FINES TRAIL WITH EDGER



- NOTES:
- REFER TO LANDSCAPE MATERIALS SCHEDULE, LANDSCAPE BOULDER, FOR MATERIAL SPECIFICATION.
 - REFER TO LANDSCAPE PLAN FOR SEATING BOULDER QUANTITY.
 - BOULDERS IN SEATING AREAS SHALL BE FLAT-TOPPED AND SET LEVEL WITH SLIGHT SLOPE TO DRAIN.
 - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS OF ALL BOULDERS ON SITE PRIOR TO INSTALLATION.

4 SEATING BOULDER

2 BENCH PAD

SCALE: 1/2" = 1'-0"

SCALE: 3/4" = 1'-0"

SCALE: 1/2" = 1'-0"

TACINCALA (PRAIRIE SONG)

FILING 2
WINDSOR, COLORADO

OWNER:
HARTFORD HOMES
4801 GOODMAN ROAD
TIMNATH, CO

NOT FOR
CONSTRUCTION



DATE:
05/30/23 SUBMITTAL
09/26/23 SUBMITTAL
02/20/24 SUBMITTAL

SHEET TITLE:
LANDSCAPE
DETAILS

L-22

SHEET 345 OF 347

CONCEPTUAL FRONT LOADED SINGLE FAMILY DWELLING ELEVATIONS



[NOT TO SCALE]

NOTE: THE DESIGNS PRESENTED HERE AT THE REQUEST OF TOWN STAFF ARE CONCEPTUAL IN NATURE. FINAL ARCHITECTURE (INCLUDING FINAL COLORS AND MATERIALS) WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT. ALL ARCHITECTURE WILL MEET THE STANDARDS LISTED ON SHEET A-2 HEREIN AND FURTHER DETAILED IN THE APPROVED AND RECORDED TACINCALA (AKA PRAIRIE SONG) PUD AND/OR THE TOWN OF WINDSOR MUNICIPAL CODE, AS APPLICABLE.

CONCEPTUAL COTTAGE PRODUCT DETACHED GARAGE ELEVATIONS



[NOT TO SCALE]

NOTE: THE DESIGNS PRESENTED HERE AT THE REQUEST OF TOWN STAFF ARE CONCEPTUAL IN NATURE. FINAL ARCHITECTURE (INCLUDING FINAL COLORS AND MATERIALS) WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT. ALL ARCHITECTURE WILL MEET THE STANDARDS LISTED ON SHEET A-2 HEREIN AND FURTHER DETAILED IN THE APPROVED AND RECORDED TACINCALA (AKA PRAIRIE SONG) PUD AND/OR THE TOWN OF WINDSOR MUNICIPAL CODE, AS APPLICABLE.



[NOT TO SCALE]

NOTE: THE DESIGNS PRESENTED HERE AT THE REQUEST OF TOWN STAFF ARE CONCEPTUAL IN NATURE. FINAL ARCHITECTURE (INCLUDING FINAL COLORS AND MATERIALS) WILL BE PROVIDED AT THE TIME OF BUILDING PERMIT. ALL ARCHITECTURE WILL MEET THE STANDARDS LISTED BELOW AND FURTHER DETAILED IN THE APPROVED AND RECORDED TACINCALA (AKA PRAIRIE SONG) PUD AND/OR THE TOWN OF WINDSOR MUNICIPAL CODE, AS APPLICABLE.

DESIGN STANDARDS PER APPROVED AND RECORDED PLANNED UNIT DEVELOPMENT

DEVELOPMENT CONTROL COMMITTEE

1. INTERNAL GOVERNANCE. DEVELOPER SHALL BE RESPONSIBLE FOR THE CREATION OF A PRIVATE INTERNAL DEVELOPMENT CONTROL COMMITTEE (DCC) FOR ANY PUD DEVELOPMENT TO REVIEW SITE PLAN AND BUILDING PERMIT APPLICATIONS FOR NEW BUILDINGS WITHIN THE SUBDIVISION.
2. APPLICABILITY. ANY PERSON OR ENTITY APPLYING TO THE TOWN FOR APPROVAL OF A SITE PLAN OR BUILDING PERMIT TO CONSTRUCT A NEW BUILDING, EXCLUDING ACCESSORY BUILDINGS, SHALL BE SUBJECT TO REVIEW AND WRITTEN RECOMMENDATION BY THE DCC TO THE TOWN.
3. REVIEW. THE DCC SHALL REVIEW THE APPLICATION AND FORWARD TO THE PLANNING DEPARTMENT A RECOMMENDATION OF APPROVAL OR DENIAL BASED SOLELY WITH THE APPLICABLE LOT DEVELOPMENT STANDARDS CONTAINED WITHIN THE PUD.
4. PRIVATE COVENANTS. THE DCC MAY REVIEW AND ENFORCE PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS, BUT SUCH REVIEW SHALL BE SEPARATE FROM AND INDEPENDENT FROM THE RECOMMENDATION TO THE TOWN.
5. TIMELY REVIEW. THE DCC SHALL REVIEW ALL SUCH APPLICATIONS IN A TIMELY MANNER IN ACCORDANCE WITH ESTABLISHED SCHEDULES.
6. DCC COMPOSITION. AMONG OTHER POTENTIAL MEMBERS, THE DCC MAY INCLUDE: THE DEVELOPER OR DESIGNEE OF THE SUBDIVISION, AN OUTSIDE ARCHITECT OR DESIGN PROFESSIONAL, A PROPERTY OWNER WITHIN THE SUBDIVISION.

LAND USE STANDARD NOTES

1. BUILDING HEIGHT MEANS THE VERTICAL DISTANCE FROM GROUND LEVEL TO THE HIGHEST POINT OF THE ROOF SURFACE. GROUND LEVEL SHALL BE A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS, WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT

LINE IS MORE THAN SIX (6) FEET FROM THE BUILDING, BETWEEN THE STRUCTURE AND A POINT SIX (6) FEET FROM THE BUILDING.

2. SINGLE FAMILY DETACHED AND TOWNHOMES MAY HAVE A MAXIMUM HEIGHT OF 40' FOR 2 STORY AND 45' FOR 3 STORY.

GENERAL NOTES

1. WHEN NECESSARY, TREAD OF FIRST ENTRY STEP MAY BE LOCATED WITHIN 2' OF PUBLIC SIDEWALK BUT NOT ADJACENT TO 10' TOWN TRAIL.
2. SIDE YARD USE EASEMENTS ARE PERMITTED ON RESIDENTIAL LOTS WITH IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, LANDSCAPING, WALLS, FENCES, RAILS, FURNITURE, DRIVEWAYS AND SIMILAR ELEMENTS ARE PERMITTED WITHIN THE DEFINED USE EASEMENT. REFER TO TOWN STANDARDS AND SHEET 5 FOR MORE INFORMATION.
3. PRINCIPAL STRUCTURES DO NOT INCLUDE ATTACHED OR DETACHED GARAGES OR OTHER ACCESSORY STRUCTURES.
4. A TANDEM GARAGE CONFIGURATION IS CALCULATED THE SAME WAY AS A GARAGE WITH STANDARD CONFIGURATION FOR MEETING RESIDENTIAL PARKING REQUIREMENTS. TANDEM GARAGE CONFIGURATIONS ARE ONLY PERMITTED WHEN ON-STREET PARKING IS PROVIDED.
5. ROOF OVERHANGS ARE PERMITTED IN THE BUILDING SETBACK/OFFSET AND ARE NOT INCLUDED AS A PART OF LOT COVERAGE. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR BE LOCATED LESS THAN SIX-FEET FROM THE BUILDING FACE OF THE ADJACENT PROPERTY. WHEN AN ENCROACHMENT IS LESS THAN 5' FROM THE PROPERTY LINE, THE THEN CURRENT IBC AND/OR IRC CODE REQUIREMENTS AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY WILL BE ENFORCED WITH REGARD TO EXTERIOR WALL FIRE-RESISTANT RATING AND MINIMUM FIRE-SEPARATION DISTANCE REQUIREMENTS. ALL BUILDING COMPONENTS SUCH AS ROOF OVERHANGS, DECKS, SIDEWALL BUMP-OUT, CHIMNEYS, THAT ARE LESS THAN 5' FROM A PROPERTY LINE MUST MEET ALL CURRENT BUILDING CODE REQUIREMENTS. ROOF OVERHANGS AND SOFFETS SHALL NOT EXCEED 24" INTO THE AREAS WHERE OPENINGS ARE PROHIBITED AS NOTED IN CURRENT

BUILDING CODE.

6. HABITABLE SPACE PERMITTED OVER GARAGE STRUCTURE SHALL MEET THE REQUIREMENTS OF THE THEN CURRENT IRC AND IECC AND AMENDMENTS WITHIN THE GOVERNING MUNICIPALITY. SETBACKS FOR HABITABLE SPACE OVER GARAGES SHALL BE THE SAME AS OF THE GARAGE, INCLUDING 0' REAR SETBACKS TO ALLEYS, WHERE APPLICABLE.
7. ALL CONSTRUCTION SHALL ADHERE TO ALL BUILDING AND FIRE CODES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

RESIDENTIAL DESIGN STANDARDS

1. ONE (1) DWELLING PER LOT EXCEPT AS OTHERWISE PERMITTED FOR MULTIFAMILY DWELLINGS, COMMON LOT DWELLING UNITS, ACCESSORY DWELLING UNITS AND SIMILAR, ONLY ONE (1) PRINCIPAL RESIDENCE STRUCTURE SHALL BE PERMITTED ON A LOT.
2. ALL DWELLINGS SHALL BE SET ON AND ATTACHED TO A PERMANENT FOUNDATION, INCLUDING BUT NOT LIMITED TO RECESSED FOUNDATIONS WITH A CRAWL SPACE OR BASEMENT, SLAB-ON-GRADE FOUNDATION, OR ANOTHER METHOD.
3. THERE SHALL BE NO MINIMUM TO THE PITCH OF THE ROOF.
4. ROOFING MATERIALS SHALL BE ASPHALT SHINGLES OR APPROVED EQUIVALENT.
5. ALL DWELLINGS SHALL FACE THE PUBLIC STREET OR PROVIDE DIRECT ACCESS THROUGH A SOLID SURFACE WALK OR TRAIL.
6. THE EXTERIOR FINISH OF ALL DWELLINGS SHALL BE OF BRICK, WOOD, MASONITE OR A COSMETICALLY EQUIVALENT FINISH AND SHALL BE OF ACCEPTABLE SIMILARITY TO THE SURROUNDING RESIDENTIAL DWELLINGS.
7. ALL DWELLINGS SHALL HAVE A MINIMUM USABLE LIVING AREA OF EIGHT HUNDRED (800) SQUARE FEET EXCLUDING GARAGES AND/OR ACCESSORY DWELLING UNITS.
8. IF NEWLY CONSTRUCTED DWELLINGS INCLUDE AN ENCLOSED GARAGE (EITHER ATTACHED OR DETACHED, INCLUDING DETACHED GARAGES ON A SEPARATE LOT OR TRACT) IT MUST INCLUDE A MINIMUM USABLE AREA OF

TWO HUNDRED (200) SQUARE FEET. BUILDING ADDITIONS, DECKS, REMODELING AND SIMILAR IMPROVEMENTS TO EXISTING NONCONFORMING DWELLINGS AS DEFINED IN THIS CHAPTER SHALL BE EXEMPT FROM THIS REQUIREMENT.

9. HOME VARIATION. EACH PLANNING AREA SHALL CONTAIN AT LEAST 3 MODELS AND 2 ELEVATIONS FOR EACH MODEL. DIFFERENT MODELS ARE DEFINED AS THOSE WITH SIGNIFICANT VARIATION IN FLOOR PLANS, MASSING, AND MINOR VARIATIONS IN SIZE OF THE NUMBER OF BEDROOMS.
 - HOMES WITH A LIKE MODEL AND ELEVATION MAY NOT BE PLACED DIRECTLY NEXT TO OR ACROSS THE STREET. (HOMES THAT BACK OR SIDE TO EACH OTHER ARE EXCEPTED)
 - NO MORE THAN TWO OF THE SAME MODEL MAY PLACED DIRECTLY NEXT TO EACH OTHER (HOMES THAT BACK TO EACH OTHER ARE EXCEPTED) AND MUST HAVE DIFFERENT ELEVATIONS.
 - NO HOMES WITH THE SAME COLOR SCHEME SHALL BE PERMITTED DIRECTLY ADJACENT TO EACH OTHER.
 - PROVIDE VARIATION IN HOME PLACEMENT (OR FEATURES THEREIN) TO ALLOW HOMES TO UNDULATE ALONG THE STREETScape.
 - DESIGN SHALL BE REVIEWED BY THE DESIGNATED MASTER DEVELOPER DESIGN REVIEW BOARD.

VEHICLE ACCESS STANDARDS - SINGLE FAMILY DWELLINGS
FRONT LOAD HOME (ACCESSED FROM ADJACENT STREET)

1. GARAGES SHALL BE STEPPED BACK FROM FRONT OF HOUSE (INCLUDING FRONT PORCH) A MINIMUM OF 4'.
2. MAXIMUM DRIVE WIDTH (WITHIN FRONT SETBACK)
 - a. FOR 2 CARS GARAGES THE MAXIMUM DRIVEWAY WIDTH IS 50% OF LOT FRONTAGE EXCEPT FOR LOTS ON CUL-DE-SACS.
 - b. FOR 3 CAR GARAGES THE MAXIMUM DRIVEWAY WIDTH AT THE BACK OF WALK IS 20' ON RESIDENTIAL LOTS UNDER 10,000 SF.
3. VEHICLE USE AREA SETBACK:
 - a. SETBACK SHALL MATCH REQUIRED SIDE SETBACK BETWEEN DRIVEWAY

AND SIDE PROPERTY LINE WITHIN THE FRONT SETBACK OF THE LOT. LOTS FRONTING CUL-DE-SACS ARE EXEMPT FROM THIS REQUIREMENT.

REAR LOAD (ACCESSED FROM ALLEY OR PRIVATE DRIVE)

1. DRIVEWAY LENGTH
 - a. 2' PERMITTED FOR DWELLING ACCESSED FROM A PRIVATE DRIVE OR ALLEY WITH A MINIMUM WIDTH OF 24' (ADDITIONAL WIDTH FOR FIRE DISTRICT ACCESS MAY BE REQUIRED)
 - b. IN ALL OTHER INSTANCES, DRIVEWAYS SHALL EITHER BE 8' IN LENGTH TO ACCOMMODATE PARALLEL PARKING OR A MINIMUM OF 20' IN LENGTH TO ACCOMMODATE HEAD-IN PARKING.
2. VEHICLE USE AREA SETBACK
 - a. 3' MINIMUM SETBACK (EXCLUDING DRIVEWAY FLAIR) BETWEEN DRIVEWAY AND SIDE PROPERTY LINE ABUTTING PERIMETER OR OVERALL DEVELOPMENT.
3. OTHER REQUIREMENTS:
 - a. ALL DWELLING UNITS SHALL FRONT ONTO EITHER A STREET (PUBLIC OR PRIVATE DRIVE) OR COMMON GREEN SPACE.
 - b. REAR ACCESS SHALL ONLY BE USED WHEN ADJACENT TO ON-STREET PARKING OR WHEN VISITOR PARKING IS OTHERWISE PROVIDED. NEARBY ON-STREET PARKING PARKING MAY BE UTILIZED TO SATISFY THIS REQUIREMENT.
 - c. SIDEWALKS ARE NOT REQUIRED ALONG REAR ACCESS PRIVATE DRIVES BUT SIDEWALKS ARE REQUIRED TO ALL UNITS.

ACCESSORY DWELLING UNITS

1. AMENDMENTS HAVE BEEN MADE TO SEC 16-3-40 - ACCESSORY DWELLING UNITS OF THE TOWN OF WINDSOR MUNICIPAL CODE
2. THE DESIGN AND PERMIT OF ACCESSORY DWELLING UNITS WILL MEET THE STANDARDS IN THE TOWN OF WINDSOR MUNICIPAL CODE AND THE TACINCALA (AKA PRAIRIE SONG) PUD

TACINCALA (PRAIRIE SONG)

FILING 2
WINDSOR, COLORADO

OWNER:
HARTFORD HOMES

4801 GOODMAN ROAD
TIMNATH, CO



NOT FOR
CONSTRUCTION



DATE:

05/30/23 SUBMITTAL
09/26/23 SUBMITTAL
02/20/24 SUBMITTAL

SHEET TITLE:
ARCHITECTURAL
EXHIBIT

A-2

SHEET 347 OF 347



Final Major Subdivision

Tacincala 2nd Filing

Sandra Mezzetti, Senior Planner

Planning Commission, June 05, 2024

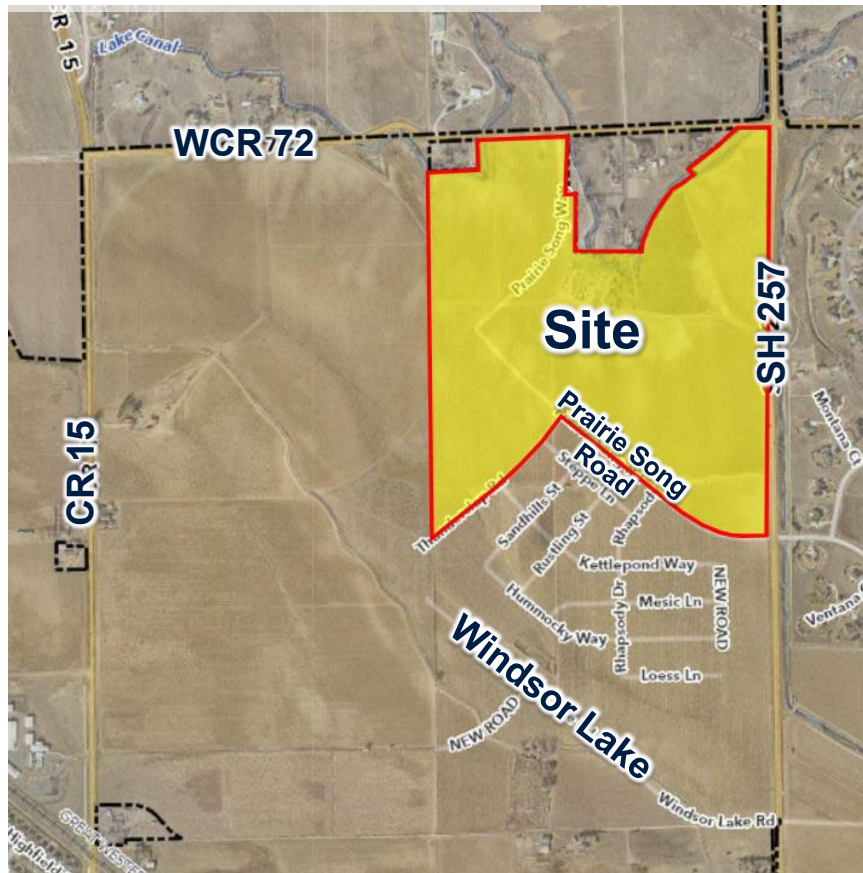


Subdivision

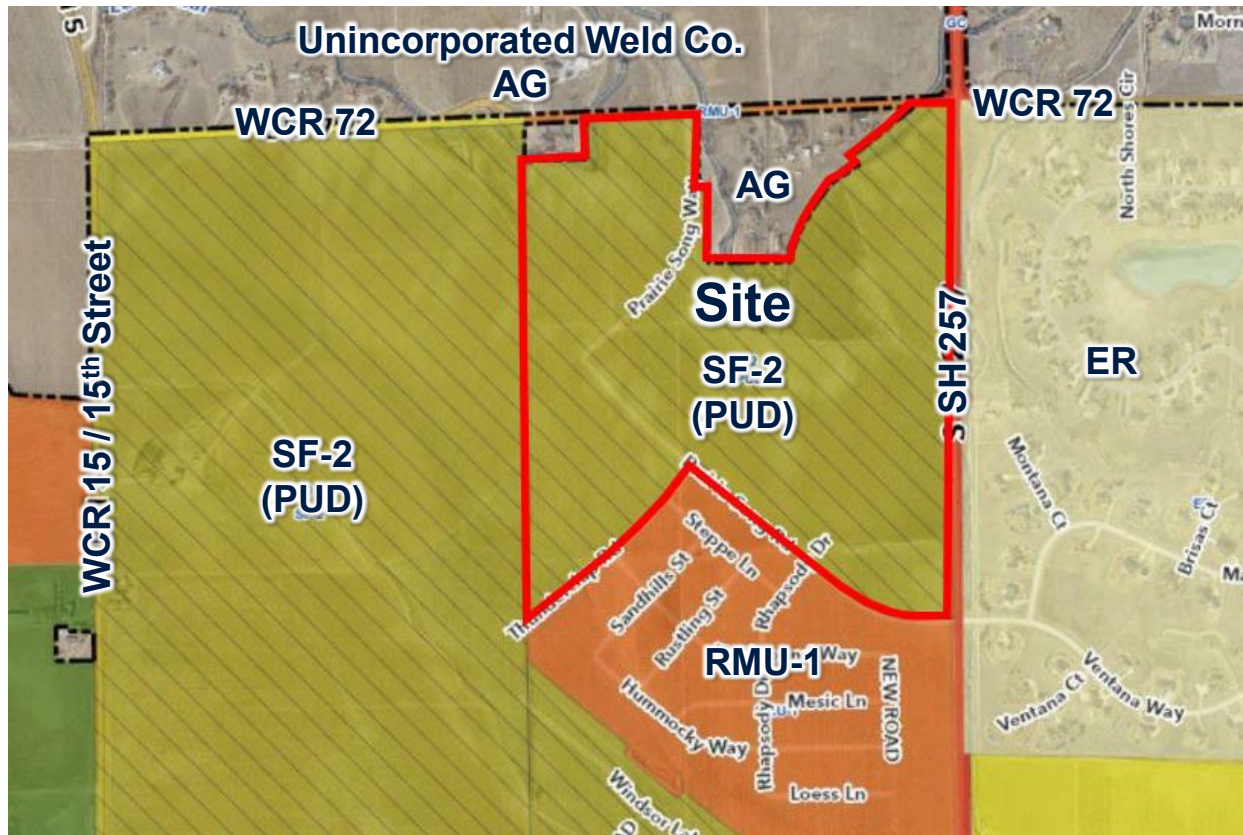
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

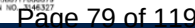
Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat.

Site Vicinity Map



Zoning Map

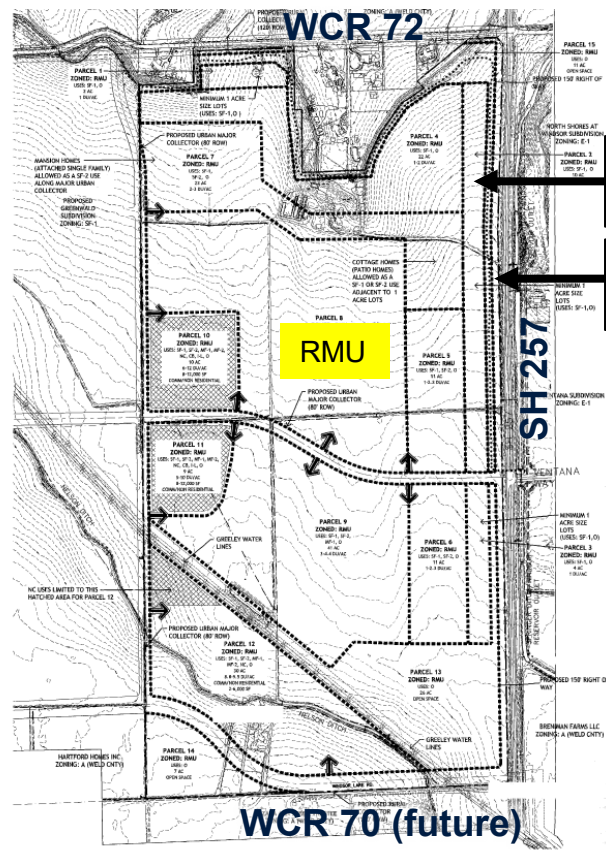
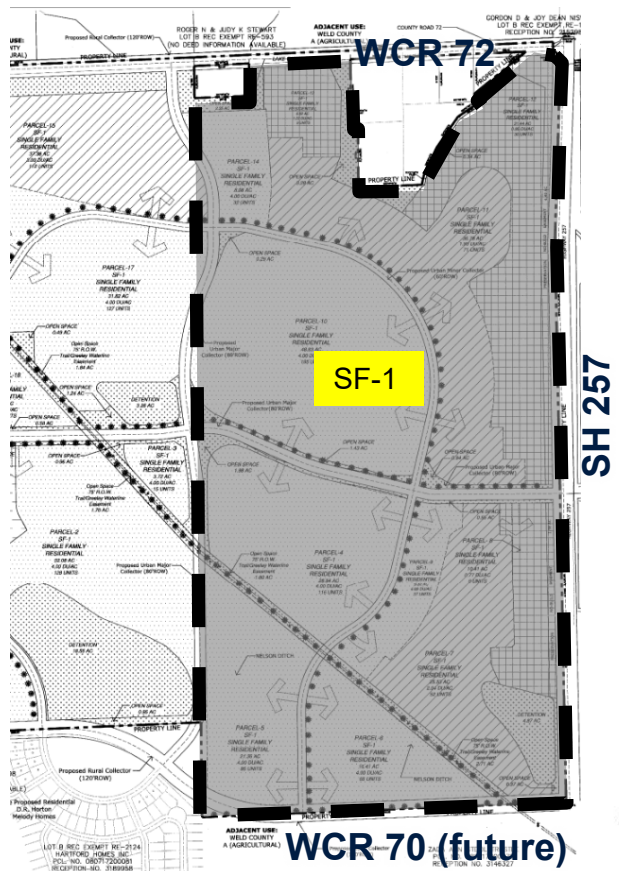








2011 Amended Master Plan



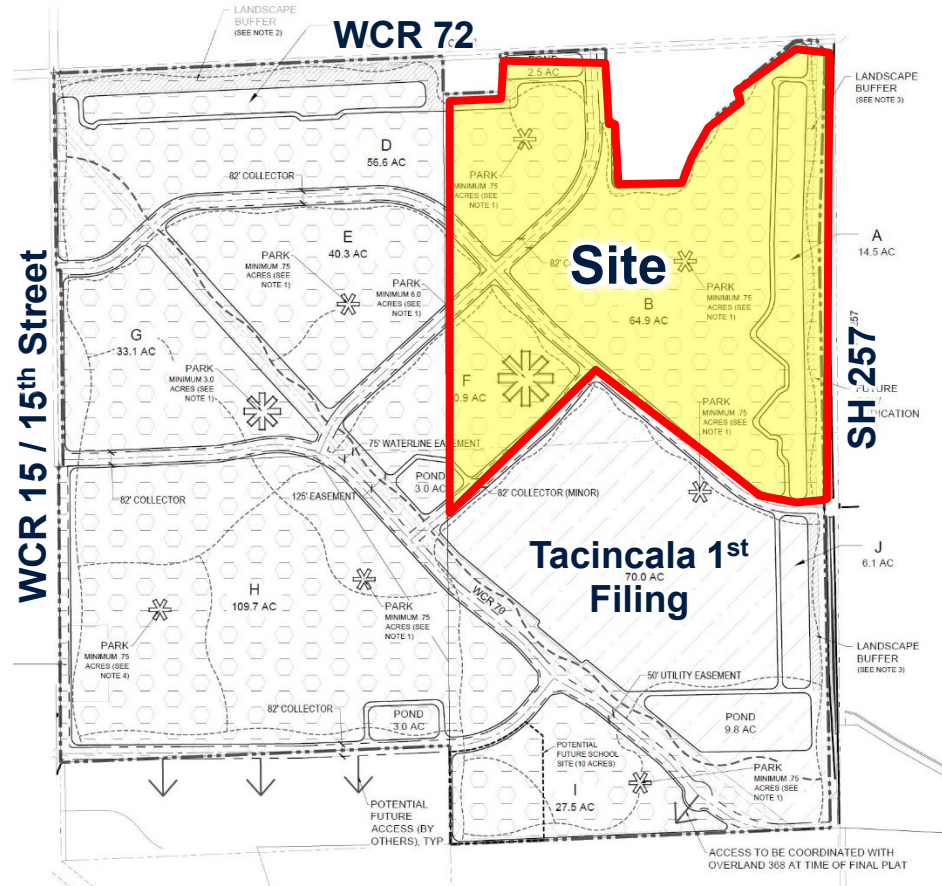
Minimum 1
acre lots

Landscape
Buffer





2022 Master Plan





Subdivision Review Criteria

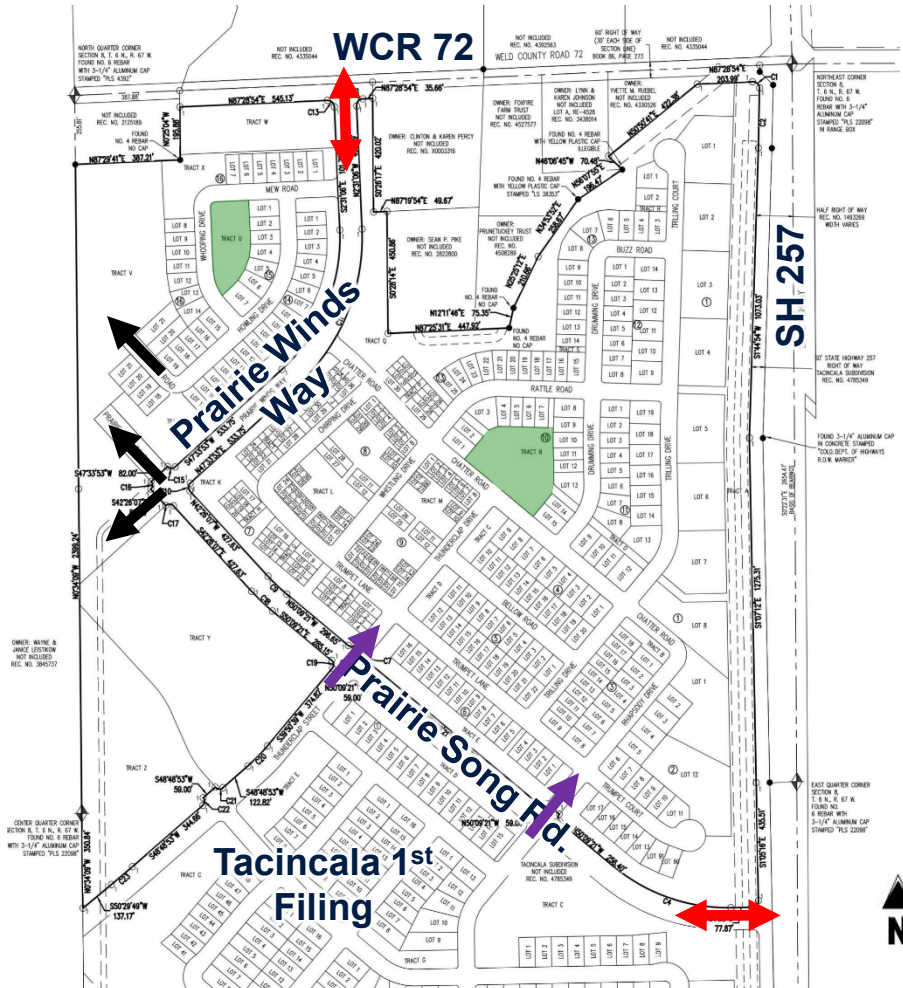
1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision.



Plat

Plat characteristics:

- ~ 127 acres total
- ~ 19 acres – internal roadways
- ~ 40 acres – landscape/open space/parks/buffer
- 326 lots (varying lot sizes and styles:
 - Single-Family Detached – Front load
 - Cottage Home - rear load and detached garages
- Primary access points - CR 72 and SH 257 →
- Secondary street connections →
- Two pocket parks 
- Future Connections →





Illustrative Plan

Park

Future Connections

Park

WCR 72

Trails

Landscape Buffer

SH 257

Minimum 1 Acre Lots

Trails

Prairie Winds Way

Prairie Song Rd.

Tacincala 1st Filing



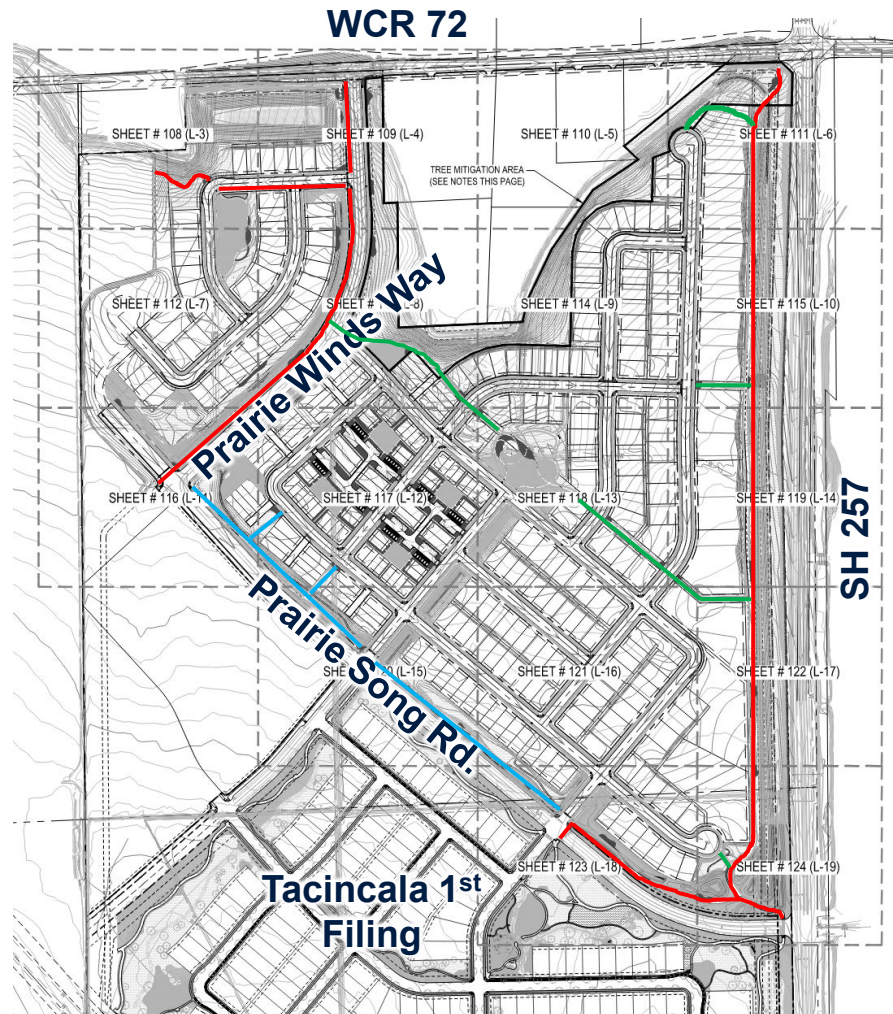


Trail System

10' Trail _____

6' Trail Connection _____

5' Trail Connection _____





Phasing Plan

Legend

Phase Line

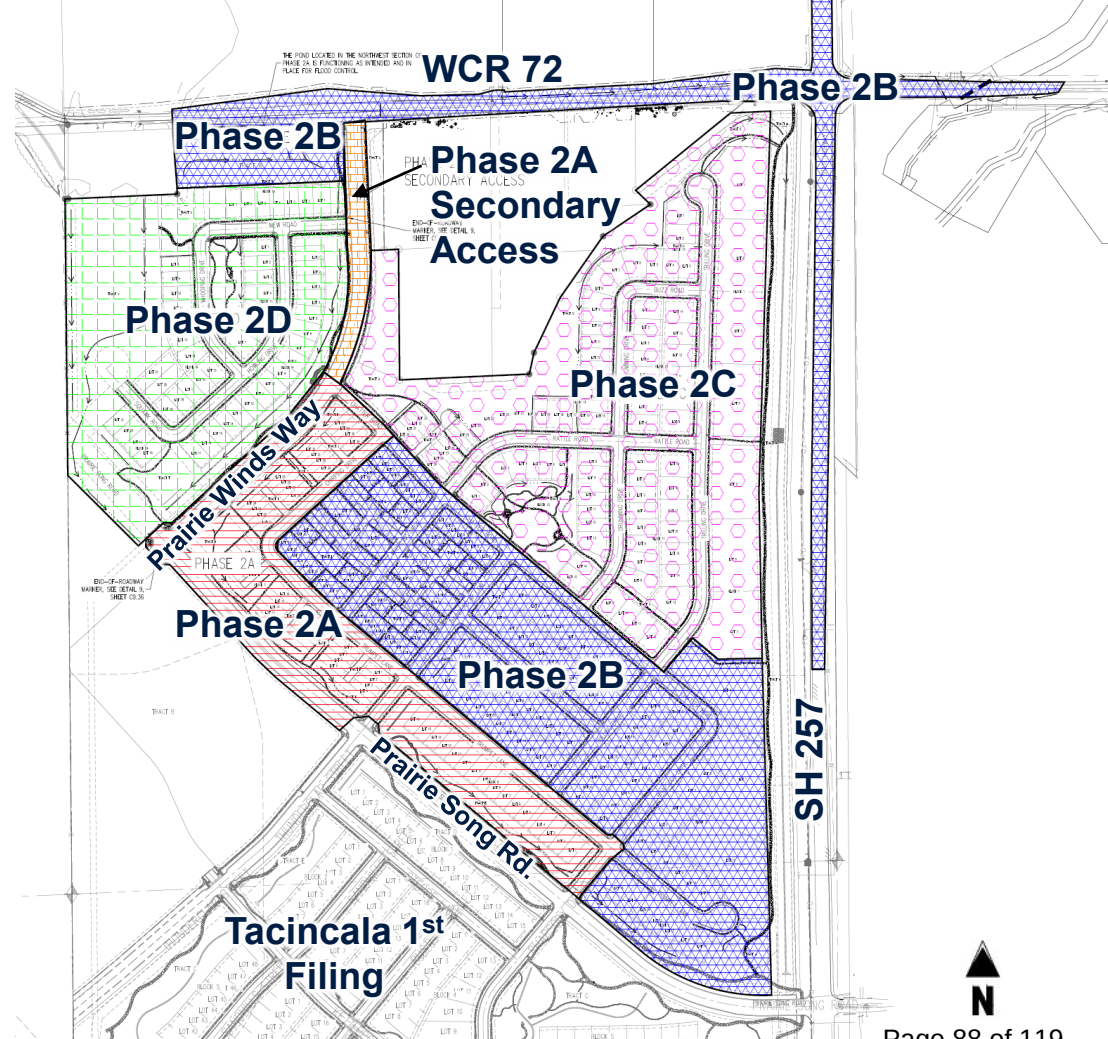
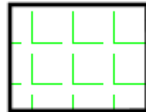
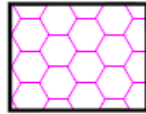
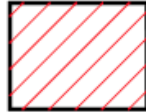
Phase 2A

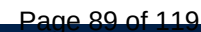
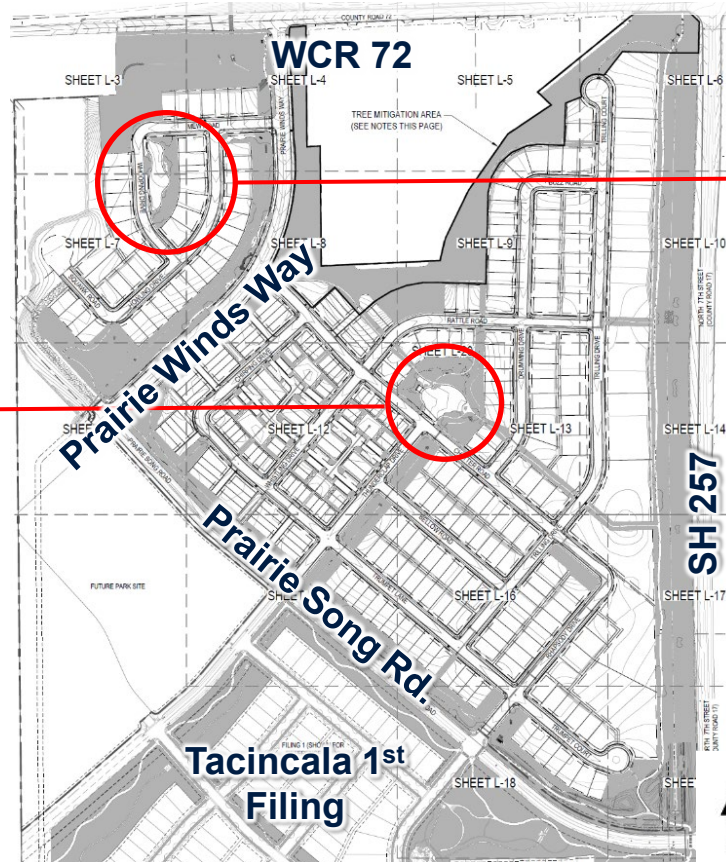
Phase 2A
Secondary Access

Phase 2B

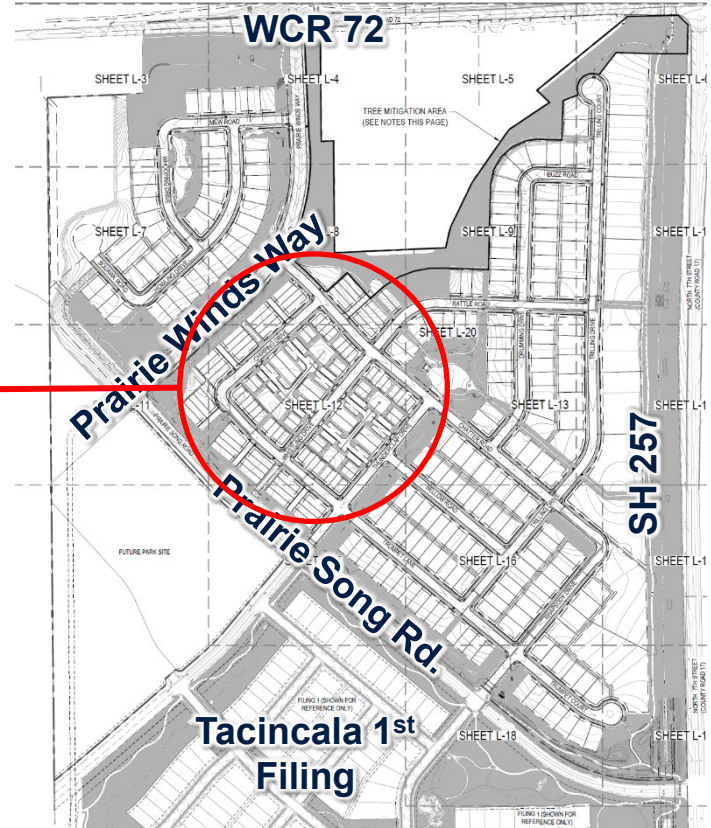
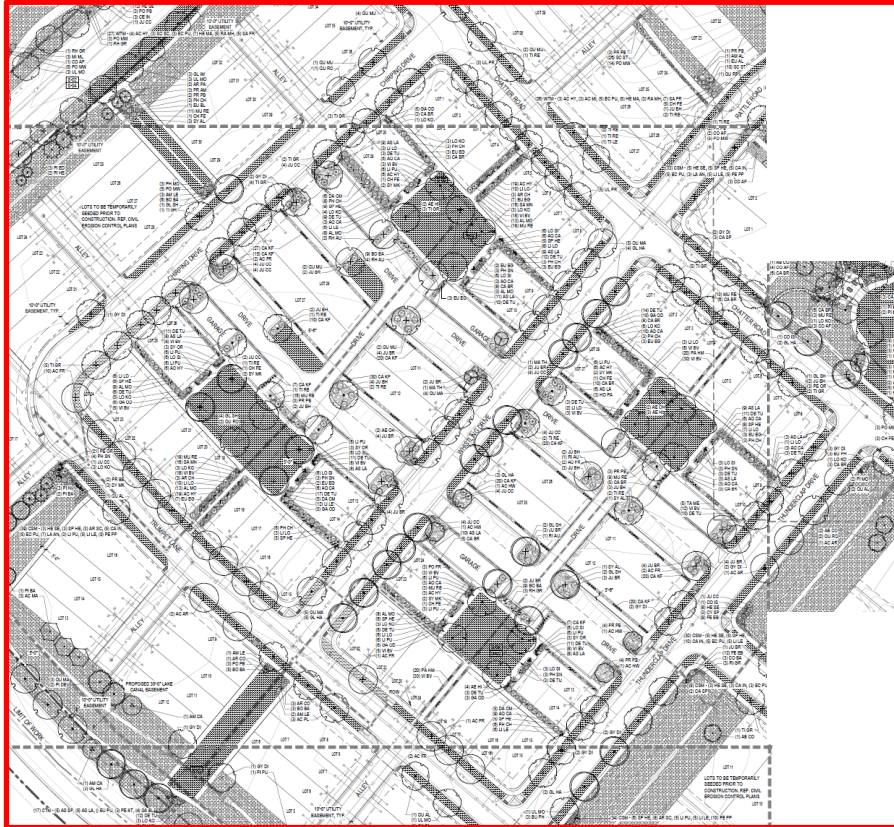
Phase 2C

Phase 2D





Landscape Plan – Cottage Homes



Conceptual Elevations Single Family Dwellings



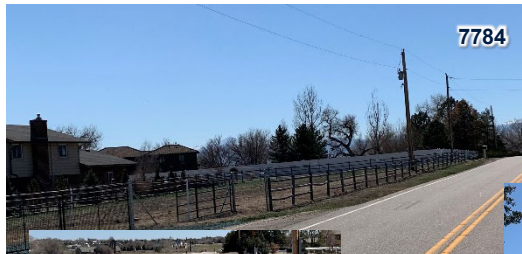
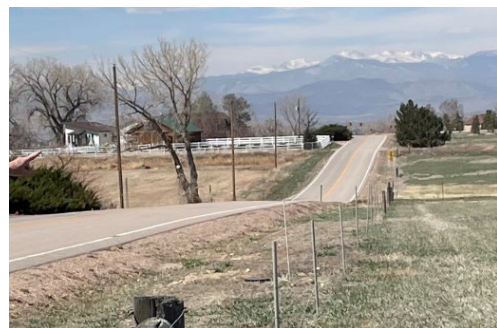
Conceptual Elevations Cottage Homes – Detached Garage



Conceptual Elevations Cottage Homes – Alley Loaded



WCR 72 – Existing Conditions





WCR 72 Improvements

- Town of Windsor Transportation Master Plan
 - ❖ Major Collector Roadway
 - ❖ Urban cross-section
 - Bicycle lanes on both sides of the roadway
 - Curb, gutter along the south side, north side – at the time of future development
 - Sidewalk on south side, west of Prairie Winds Way
 - ❖ Improvements:
 - Bicycle connectivity west of SH 257 – both sides of WCR 72
 - Vertical alignment improved, horizontal alignment with future phase
 - Overhead powerlines will be installed underground.
 - Accommodate adjacent driveways.



Relation to Major Transportation System

- ❖ Town of Windsor Transportation Master Plan
- ❖ Town of Windsor Roadway Improvement Plan
- ❖ Tacinca Master Plan (2022)
 - Connections to SH 257
 - Connection to WCR 72
 - Connection to WCR 15/North 15th St – *future*
- ❖ Town of Windsor Trail System Master Plan
 - 10' Regional Trail – along west side of SH 257



Strategic Plan Conformance

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.



Comprehensive Plan Conformance

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

Growth and Regional Collaboration

Goal 2: *Align the pace of new development with investment in infrastructure, amenities, and services.*

Policy 1: *Ensure that all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections.*

Policy 3: *Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increase in traffic flow.*

Policy 4: *Continue to require new development to bring water rights in order to develop their sites and encourage other site-specific commitments to water efficiency*



Comprehensive Plan Conformance

Growth and Regional Collaboration

Goal 3: *Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.*

Policy 2: *Collaborate with regional agencies, districts, and organizations to plan for future services, infrastructure, and land use need.*



Comprehensive Plan Conformance

Housing & Neighborhoods

Goal 1: *Diversify housing options to accommodate varying household sizes, life styles, and generations.*

Policy 1: *Allow a diversity of housing types, sizes and densities within all neighborhoods such as duplexes, townhomes, accessory dwelling units (ADUs), co-housing, cottage communities, and other types as appropriate.*

Policy 4: *Facilitate aging in place with housing options for the aging population, such as accessory dwelling units (ADUs) and housing products for downsizing households.*



Comprehensive Plan Conformance

Housing & Neighborhoods

Goal 2: *Cultivate housing that meets the needs of low and moderate income households.*

Policy 4: *Integrate accessory dwelling units (ADUs) within neighborhoods to allow for mixed-income residents and additional housing choice.*

Goal 4: *Enhance connectivity and cohesion between neighborhoods across Town.*

Policy 1: *Increase neighborhood access and resident mobility with additional trails, pedestrian paths, stub streets for future road connections, and minimizing cul-de-sacs.*



Comprehensive Plan Conformance

Transportation and Mobility

Goal 1: *Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion and provides alternative transportation options.*

Policy 1: *Promote connectivity and efficient travel through roadway extensions, sidewalk construction, on-street bike facilities, and trail expansion..*

Parks, Recreation, Open Space & Trails

Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life..*

Policy 2: *Create parks, open spaces, and trails that are safe, well maintained, accessible to all ages and abilities, and distributed across town.*

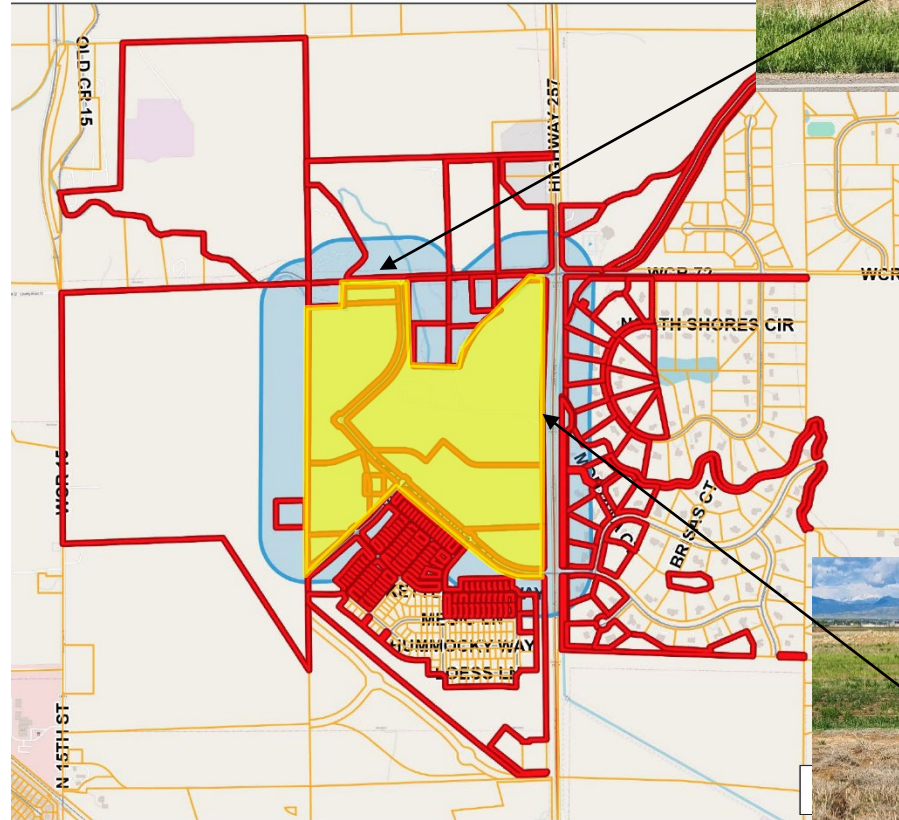
Policy 4: *Create local trail connectivity to new open spaces, parks, schools, and neighborhoods, and to service existing unconnected neighborhoods.*



Public Notification

Notifications for this meeting were as follows:

- May 21, 2024 – sign posted on property
- May 23, 2024 - Affidavit of mailing to property owners within 500 feet
- May 24, 2024 – posted on Town's website
- May 24, 2024 – published ad in newspaper





Recommendation

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

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to final major subdivision submittal;
2. A development agreement shall be executed, concurrently with the approval of the final major subdivision;
3. Conformance with the Springer Ditch agreement prior to recording the subdivision plat;
4. Conformance with the groundwater agreement, which will require a groundwater study and/or an addendum to the existing groundwater study, prior to first building permit;



Recommendation

5. The applicant shall provide a copy of the executed agreement between the applicant and the Lake Canal Ditch Company ensuring approval of the realignment of the Lake Canal Ditch.
6. CDOT shall approve any relevant SH 257 improvements prior to recording the subdivision plat;
7. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development;
8. Developer will pay proportionate share of costs for any traffic signals that serve the development, including potential pedestrian signals; and
9. Prior to recordation of the subdivision plat and development agreement, the applicant shall provide evidence of adequate non-potable water supply to serve the development.



Record

Staff requests that the following be entered into the record:

- Final Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation



Subdivision Review Criteria

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



Thank You



PRAIRIE SONG

FILING 2: TOWN OF WINDSOR
PLANNING COMMISSION

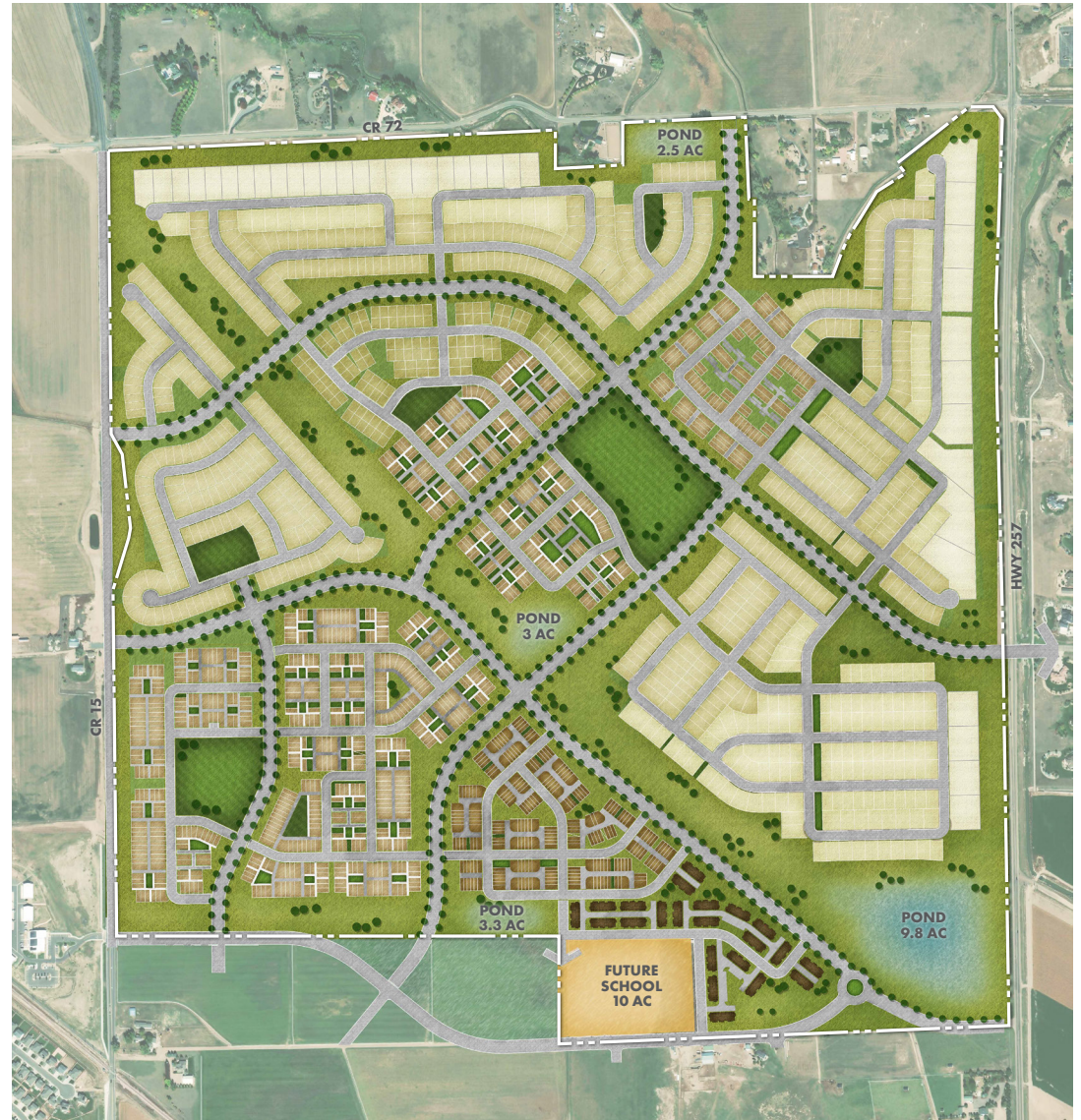
06/05/24





PRAIRIE SONG THE COMMUNITY

- » ~572 acres
- » Variety of housing products
 - Type/size/price
- » Site for future school
- » Infrastructure improvements
 - Improvement to existing roads
 - Development of new roads
 - New water and sewer
 - Utilization of raw/non-potable water



*Plan is conceptual and subject to change

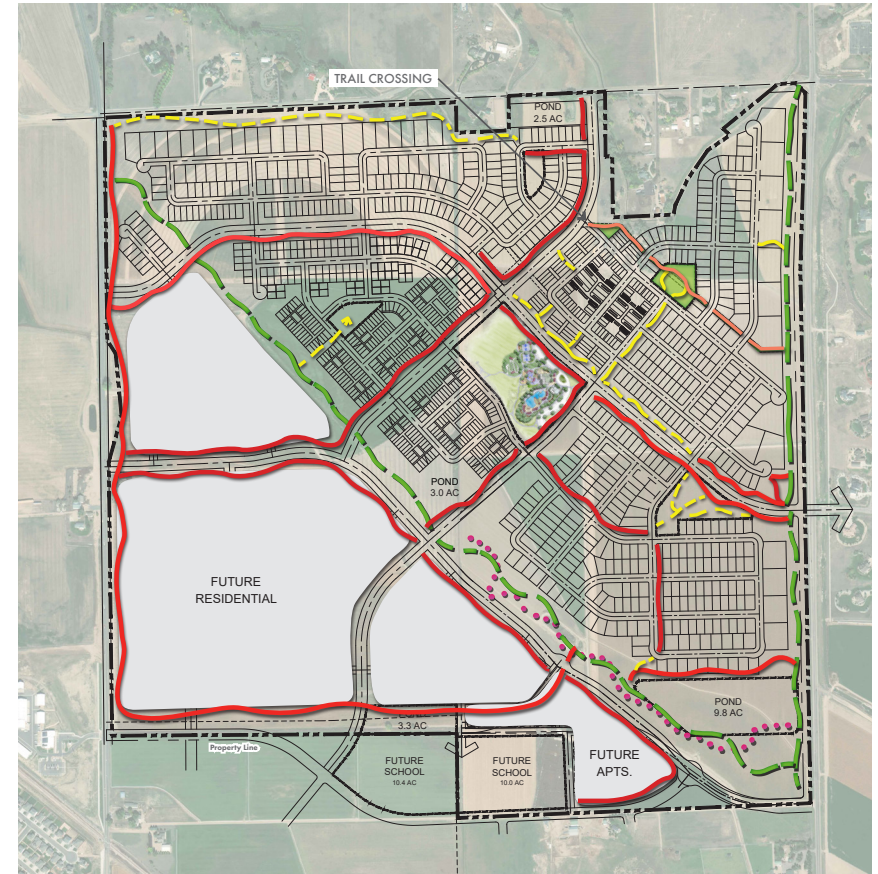
PRAIRIE SONG THE COMMUNITY: PARKS & OPEN SPACE

- » Extensive open space & parks
 - Space for passive & active uses
 - Playgrounds/gathering spaces
 - Community amenities



PRAIRIE SONG THE COMMUNITY: TRAILS

- » Regional Trail
 - Connects from southeast to northwest
 - Located within large open space corridor
 - Contribute funds to extend trailway to Windsor Lake
- » Internal Trails
 - Adjacent to ROW and through Open Space/Parks
 - Connectivity throughout
- » Meets/exceeds Town of Windsor Parks Master Plan



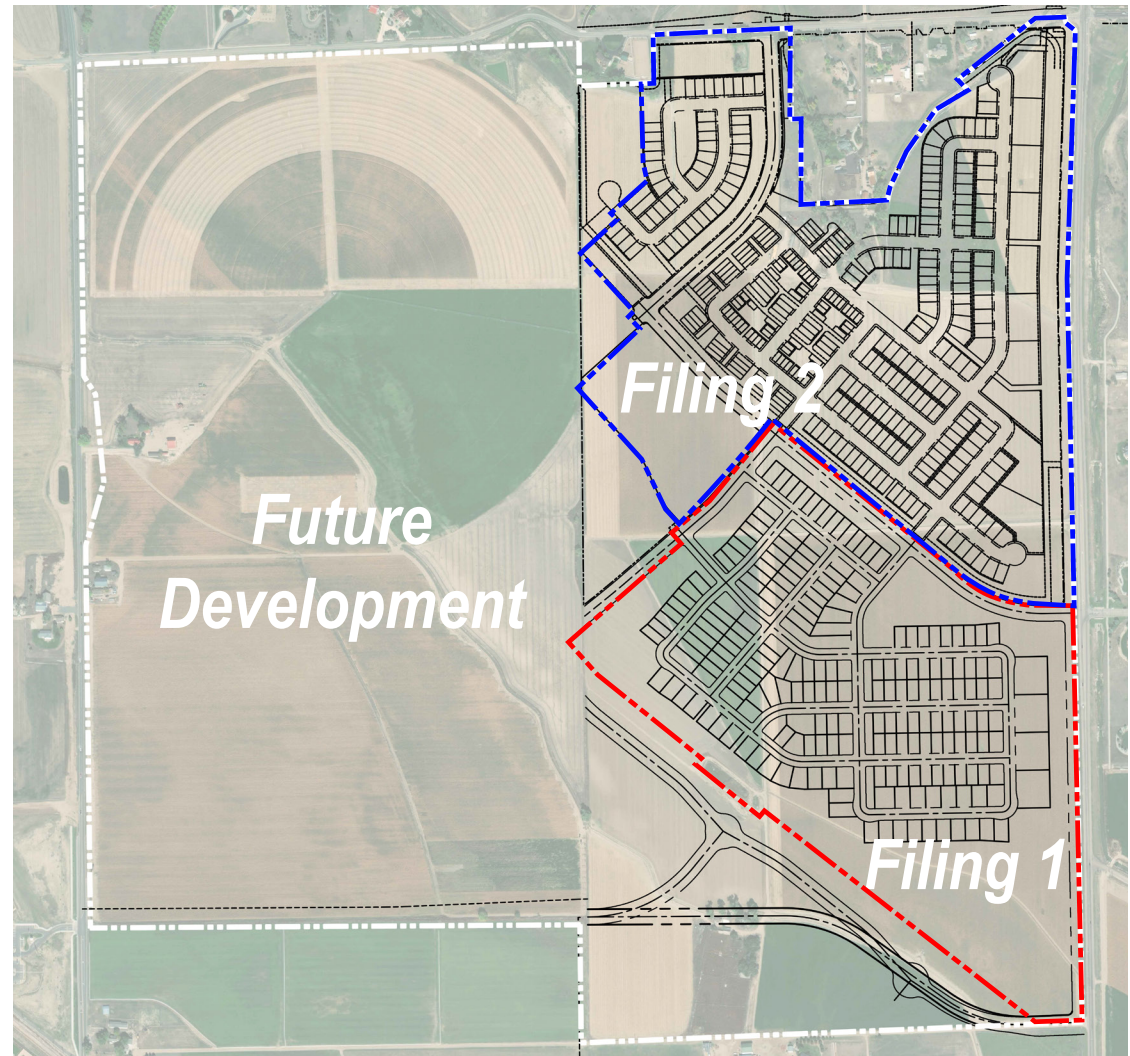
*Plan is conceptual and subject to change

- 10' CONCRETE TRAIL
- PRIMARY TOWN TRAIL (10' CONCRETE)
- 6' CONCRETE TRAIL
- 5' CONCRETE TRAIL
- SOFT SURFACE SIDE PATH

PRAIRIE SONG THE COMMUNITY:

FILING 2 - WHERE & WHAT

- » Located SW of Highway 257 & CR 72
 - Filing 1 is under construction
- » Proposed
 - 127 total acres
 - ◇ SFD Lots - 47.2 acres
 - ◇ ROW - 19.2 acres
 - ◇ Parks/Open Space - 42.7 acres
 - ◇ Future Development - 17.9 acres



*Plan is conceptual and subject to change

PRAIRIE SONG THE COMMUNITY:

FILING 2 - FINAL PLAT

- » 326 dwellings
 - 10 - Large lots (min. 1 acre)
 - 17 - Min. 75' lot width
 - 58 - Min. 55' lot width
 - 49 - Min. 50' lot width
 - 88 - Min. 45' lot width
 - 104 - Cottage lots
- » Improvements to CR72
- » Lake Canal irrigation ditch improvements



*Plan is conceptual and subject to change

PRAIRIE SONG THE COMMUNITY:

FILING 2 - AMENITIES

» Amenities

- Active and passive open space
- Trails (both internal and to greater community)
- Two pocket parks
- Buffering (including large lots)
- Water conserving landscaping
- Establishes tract for future park



*Plan is conceptual and subject to change

PRAIRIE SONG THE COMMUNITY:

FILING 2 - CONCLUSION

- » Complies with Tacincala (Prairie Song) PUD
- » Complies with Town of Windsor Strategic Plan
- » Complies with Town of Windsor Comprehensive Plan
- » Conforms with approved Tacincala Master Plan
- » Meets requirements of Annexation Agreement

THANK YOU!
QUESTIONS?



*Plan is conceptual and subject to change



MEMORANDUM

Date: June 5, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - Final Major Subdivision, Tacinca Subdivision 2nd Filing, Prairie Song Development LLC, owner; Patrick McMeekin, Hartford Acquisitions, LLC, applicant; Ryan McBreen, Norris Design, applicant's representative
Item #: C.4.

Background / Discussion:

Please refer to information included with the public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

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

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to recording the subdivision plat.
2. A development agreement shall be finalized prior to recording the subdivision plat.
3. Conformance with the Springer Ditch agreement prior to recording the subdivision plat.
4. Conformance with the groundwater agreement, which will require a groundwater study and/or an addendum to the existing groundwater study, prior to the first building permit.
5. The applicant shall provide a copy of the executed agreement between the applicant and the Lake Canal Company ensuring approval of the realignment of the Lake Canal Ditch.
6. CDOT shall approve all SH 257 improvements prior to recording the subdivision plat.
7. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development.
8. Developer will pay a proportionate share of costs for any traffic signals that serve the development, including potential pedestrian signals; and
9. Prior to recordation of the subdivision plat and development agreement, the applicant shall provide evidence of adequate non-potable water supply to serve the development.

CC:

Attachments: