



PLANNING COMMISSION REGULAR MEETING

July 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.

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 July 3, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

C. BOARD ACTION

1. Request for Continuance - Public Hearing - Wireless Telecommunications Facility (Tower) Site location within the General Commercial Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC, Cary St Onge, property owner, Tom Wilkerson, Tower Engineering Professionals, applicant
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti
2. Request for Continuance - Recommendation to Town Board - Wireless Telecommunications Facility (Tower) Site location within the General Commercial Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC., Cary St Onge, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant.
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti

3. Request for Continuance - Public Hearing - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five (75) foot high Wireless Telecommunications Tower - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC., Cary St Onge, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant.
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti
4. Request for Continuance - Recommendation to Town Board - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five (75) foot high Wireless Telecommunications Tower - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC., Cary St Onge, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant.
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
 - a. Site Plan - Human Bean Coffee - Jacoby Farm Subdivision 5th Filing, Tract E (1700 Main Street) - K. Lambrecht, Senior Planner
 - b. Site Plan - Front Range Energy - GWIP Subdivision 2nd Filing, Lot 1 (31375 Great Western Drive) - K. Lambrecht, Senior Planner
 - c. Site Plan - Orchard Hill Elementary School (formally "Raindance Elementary") - Raindance 23rd Filing, Block 1, Lot 1 (2015 Covered Bridge Parkway) - C. Malone, Chief Planner
 - d. Site Plan - Hollister Lake Elementary School (formally "Peakview Elementary") - Winter Farm Subdivision 8th Filing, Lot 1 - S. Mezzetti, Senior Planner

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: July 17, 2024
To: Planning Commission
From:
Re: Approval of the July 3, 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. 07.03.2024 PC Draft Minutes



Planning Commission Regular Meeting

July 3, 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

Planning Commission Secretary, Nathan Kinney, called the meeting to order at 7:03 p.m.

1. Roll Call

Present:

Nathan Kinney
David Hassard
Ben Kirch
John Neal
Larry Pakowski, Alternate

Absent:

Chairman Reddick
Vice-Chair Nader
Jordan Spight

Also Present:

Town Board Liaison Hallett
David Eisenbraun, Long Range Planner
Kim Emil, Deputy Town Attorney
Kyra McKinley, Visual Media Coordinator
Laura Richardson, Assistant Town Clerk

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

Planning Commissioner Kirch moved to approve the agenda as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - David Hassard, Nathan Kinney, Ben Kirch, John Neal, Larry Pakowski; Nays - None; Motion Passed.

3. Public Invited to be Heard

Secretary Kinney opened the meeting up for public comment on any non-agenda item, to which there was none.

B. CONSENT CALENDAR

1. Approval of the June 5, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

Planning Commissioner Kirch moved to approve the June fifth Planning Commission regular meeting minutes as presented. Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - David Hassard, Nathan Kinney, Ben Kirch, John Neal, Larry Pakowski; Nays - None; Motion Passed.

Jason Hallett, Town Board Liaison, gave a statement to the Commission.

"Mr. Chair, for the record, I would like to disclose that I am a sitting member of the Town Board and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearings."

C. BOARD ACTION

1. Public Hearing - An Ordinance Amending Certain Sections of the Town Municipal Code Regarding Minor Variances, Section 14-2-140; and Vehicular Access Requirements, Section 15-5-10 - Town of Windsor Planning, applicant.

The Town Board held a work session on June 17, 2024, to discuss the proposed amendment and directed staff to move forward with the land use code updates.

The two topics of discussion are:

Code Sec. 14-2-140 provides that the Director may administratively grant minor variances where an unintended deviation from zoning district standards exists relative to existing structures or existing lots in certain circumstances, up to 10% of the requirement. Portions of this language restrict it to one foot and not for new construction which has proved to be overly restrictive and not meeting the intent.

Code Sec. 15-5-10 addresses vehicular access requirements and how to navigate the parking of a vehicle on their property. In particular, there is an overly burdensome requirement where it states that only one row of parking shall exist between the building and any public right-of-way. This amendment includes language clarifying that no more than a single row of parking may be located between the principal building and right-of-way along arterials and commercial corridors only, as this has proved to be impractical on smaller local streets and should only apply to our primary commercial corridors and arterials.

Additionally, public hearing notifications were completed in accordance with the Town's Municipal Code.

Secretary Kinney opened the meeting up for public hearing for An Ordinance Amending Certain Sections of the Town Municipal Code Regarding Minor Variances, Section 14-2-140; and Vehicular Access Requirements, Section 15-5-10.

David Eisenbraun, Long Range Planner, presented to the Planning Commission.

Secretary Kinney opened the meeting up for public comment, to which there was none.

Secretary Kinney opened the meeting up for Planning Commission comments and questions. Commissioner Neal inquired about the ten percent variances. Commissioner Hassard requested clarification regarding Commissioner Neal's question. David Eisenbraun, Long Range Planner, clarified the answer regarding the maximum building height increase and setbacks. Commissioner Hassard and Neal inquired about the approval process for variances, to which David Eisenbraun answered.

Additionally, Commissioner Hassard asked about the International Building Code requirements, to which David Eisenbraun spoke to.

Lastly, Commissioner Hassard requested clarification and asked questions regarding parking, to which David Eisenbraun answered.

Secretary Kinney closed the public hearing.

2. Recommendation to Town Board - An Ordinance Amending Certain Sections of the Town Municipal Code Regarding Minor Variances, Section 14-2-140; and Vehicular Access Requirements, Section 15-5-10 - Town of Windsor Planning, applicant.

See public hearing item.

Planning Commissioner Kirch moved to forward a recommendation of approval to the Town Board regarding An Ordinance Amending Certain Sections of the Town Municipal Code Regarding Minor Variances, Section 14-2-140 and Vehicular Access Requirement, Section 15-5-10. Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - David Hassard, Nathan Kinney, Ben Kirch, John Neal, Larry Pakowski; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Kirch thanked Secretary Kinney for stepping in to run the meeting on short notice.

2. Communications from Town Board Liaison

Town Board Liaison Jason Hallett updated the Planning Commission on the CML Conference that was held two weeks ago, the Town Board meeting that was held last week, Sick Tree Day and the upcoming Town Board meeting agendas. Commissioner Neal inquired about water treatment plans, to which Town Board Liaison Hallett answered.

3. Communications from Staff

Kim Emil, Deputy Town Attorney, wished everyone a happy 4th of July holiday. Secretary Kinney thanked Kim Emil for her guidance during the meeting.

David Eisenbraun, Long Range Planner, reported to the board that Windsor had won the State of Colorado Planning Award for Comprehensive Plans. The award will be accepted at this year's APA Conference in Loveland and David invited the Planning Commission to attend.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:38 p.m.

Laura Richardson, Assistant Town Clerk



MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Request for Continuance - Public Hearing - Wireless Telecommunications Facility (Tower)
Site location within the General Commercial Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC, Cary St Onge, property owner, Tom Wilkerson, Tower Engineering Professionals, applicant
Item #: C.1.

Background / Discussion:

The applicant failed to mail the public hearing notification, as required by the Municipal Code. As such, the public hearings must be rescheduled. Continuing the public hearing to a new specific date serves as notification to those in attendance.

If the Planning Commission recommends a continuance to the Town Board for the public hearings, staff requests the following dates are included in the recommendation:

- Planning Commission public hearing on August 21, 2024
- Town Board public hearing on September 9, 2024

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission approve a continuance for the tower site location hearing to the Town Board for a Planning Commission public hearing date of August 21, 2024, and a Town Board public hearing date of September 9, 2024.

CC:

Attachments:



MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Request for Continuance - Recommendation to Town Board - Wireless Telecommunications Facility (Tower) Site location within the General Commercial Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC., Cary St Onge, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant.
Item #: C.2.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Staff recommends that the Planning Commission approve a continuance for the tower site location hearing to the Town Board for a Planning Commission public hearing date of August 21, 2024, and a Town Board public hearing date of September 9, 2024.

Recommendation:

Staff recommends that the Planning Commission approve a continuance for the tower site location hearing to the Town Board for a Planning Commission public hearing date of August 21, 2024, and a Town Board public hearing date of September 9, 2024.

CC:

Attachments:



MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Request for Continuance - Public Hearing - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five (75) foot high Wireless Telecommunications Tower - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC., Cary St Onge, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant.

Item #: C.3.

Background / Discussion:

The applicant failed to mail the public hearing notification, as required by the Municipal Code. As such, the public hearings must be rescheduled. Continuing the public hearing to a new specific date serves as notification to those in attendance.

If the Planning Commission recommends a continuance to the Town Board for the public hearings, staff requests the following dates are included in the recommendation:

- Planning Commission public hearing on August 21, 2024
- Town Board public hearing on September 9, 2024

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission approve a continuance for the Conditional Use Permit hearings to the Town Board for a Planning Commission public hearing date of August 21, 2024, and a Town Board public hearing date of September 9, 2024.

CC:

Attachments:



MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Request for Continuance - Recommendation to Town Board - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five (75) foot high Wireless Telecommunications Tower - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Windsor RSO LLC., Cary St Onge, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant.
Item #: C.4.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission approve a continuance for the Conditional Use Permit hearings to the Town Board for a Planning Commission public hearing date of August 21, 2024, and a Town Board public hearing date of September 9, 2024.

CC:

Attachments:



MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Site Plan - Human Bean Coffee - Jacoby Farm Subdivision 5th Filing, Tract E (1700 Main Street) - K. Lambrecht, Senior Planner
Item #: D.3.a.

Background / Discussion:

The owner/applicant, Mr. Frank Sherman (SS Blue Sky 2.0 Properties, LLC), and the applicant's representative, Ms. Rachel Delventhal (Arete Design Group) have submitted a Major Site Plan application for a new drive-thru and walk-up coffee shop to be located on Tract E, Jacoby Farm Subdivision 5th Filing (1700 Main Street). The Major Site Plan is currently under review. The subject property is located on the northwest corner of 17th Street and Highway 392 (Main Street), directly to the east of High Hops Brewery.



The Human Bean Colorado was established in 2004, is locally owned and operated, and has been serving customers in the Northern Colorado area since then. The Human Bean currently has multiple stand-alone locations and a coffee truck serving Windsor, Fort Collins, Greeley, Evans, Loveland, and LaSalle. Each Human Bean stand-alone location services drive-thru and walk-up customers with various non-alcoholic beverages such as coffee, espresso, smoothies, and tea. The immediate property to the west is High Hops Brewery which has differing peak traffic times and a compatible consumer base that will be complemented by the proposed Human Bean drive-thru.

Vicinity Map



The site consists of approximately 1.15 acres, and is zoned General Commercial (GC). The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	General Commercial (GC)	Vacant pad sites
East	General Commercial (GC)	Existing Retail, Commercial, Food Service, and vacant pad sites
South	General Commercial (GC) Weld County Agriculture (A)	Existing Commercial/Retail, vacant pad sites. Vacant (former gravel pit)
West	General Commercial (GC)	Existing nursery/craft brewery

The project will have primary access from High Hops Court via 17th Street, with connections to Main Street to the south, and Jacoby Road to the north.

Overall Development Characteristics

LAND USE TABLE

TOTAL SITE COVERAGE	SQ. FT.	ACRES	% OF LOT
LOT SIZE	50,169	1.15	100%
BUILDING FOOTPRINT	613	0.014	1.2%
DRIVEWAY/PARKING	18,180	0.417	36.2%
HARD SURFACES	5,354	0.123	10.7%
LANDSCAPING	26,022	0.597	51.9%
<u>TOTAL</u>	<u>50,169</u>	<u>1.15</u>	<u>100%</u>

Site Plan reviews are administrative reviews. Staff has been directed to prepare a summary of Site Plans under review for the Planning Commission and Town Board's information, under the communication section of their regularly scheduled public meetings.

Comment Period

Please forward any comments to the Planning Department by Friday, April 26, 2024.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Carlin Malone, Chief Planner

Attachments:

1. Site Plan - Human Bean
2. Landscape Plan - Human Bean
3. Architecture - Human Bean

OWNER

ARCHITECT



DBC
Drexel, Barrell & Co.
Traditional Services, Innovative Solutions
Since 1949

**NOT FOR
CONSTRUCTION**

[illegible]

SITE PLAN



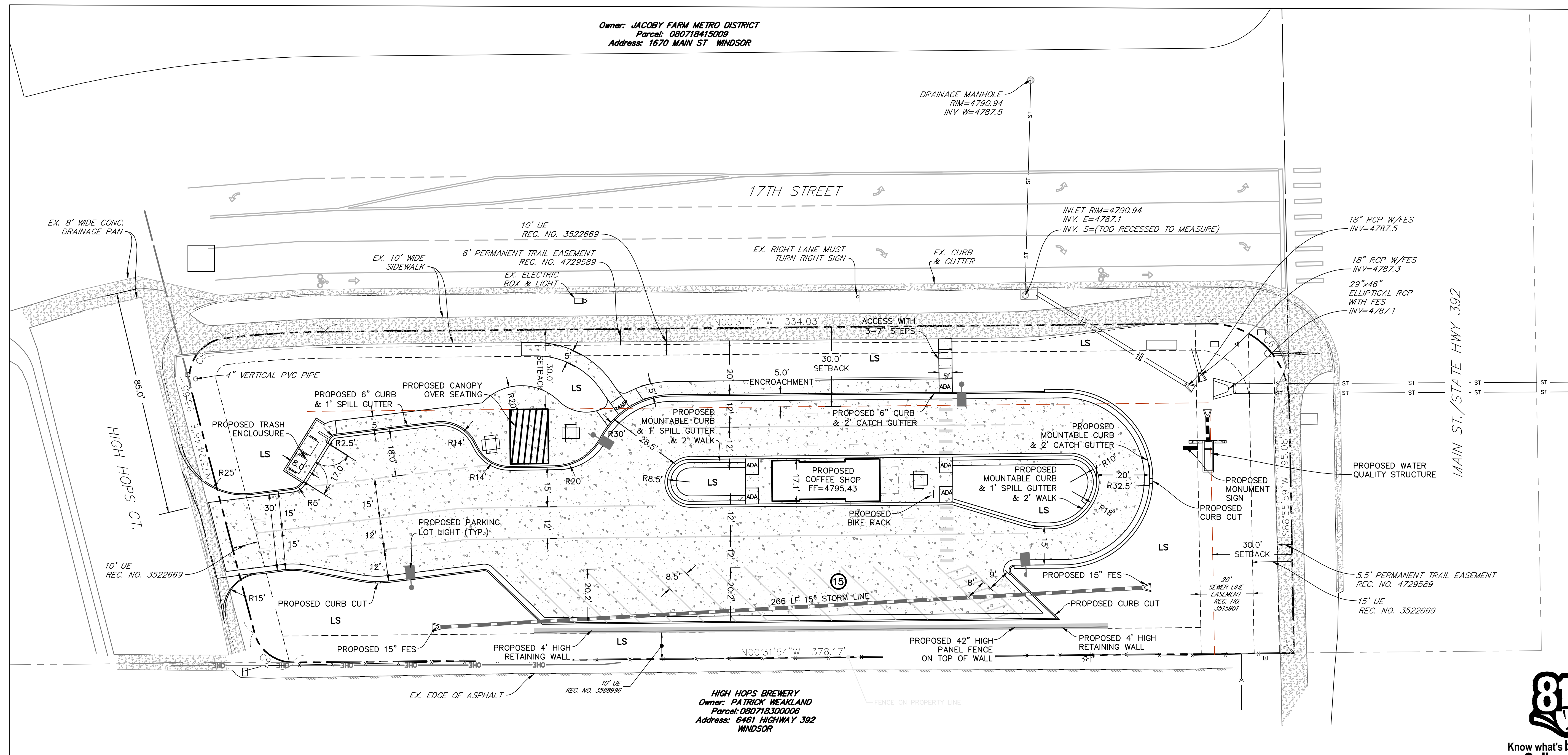
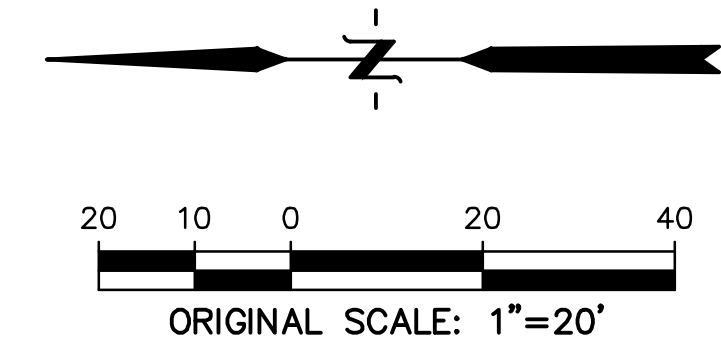
Know what's below.
Call before you dig.

C1.0

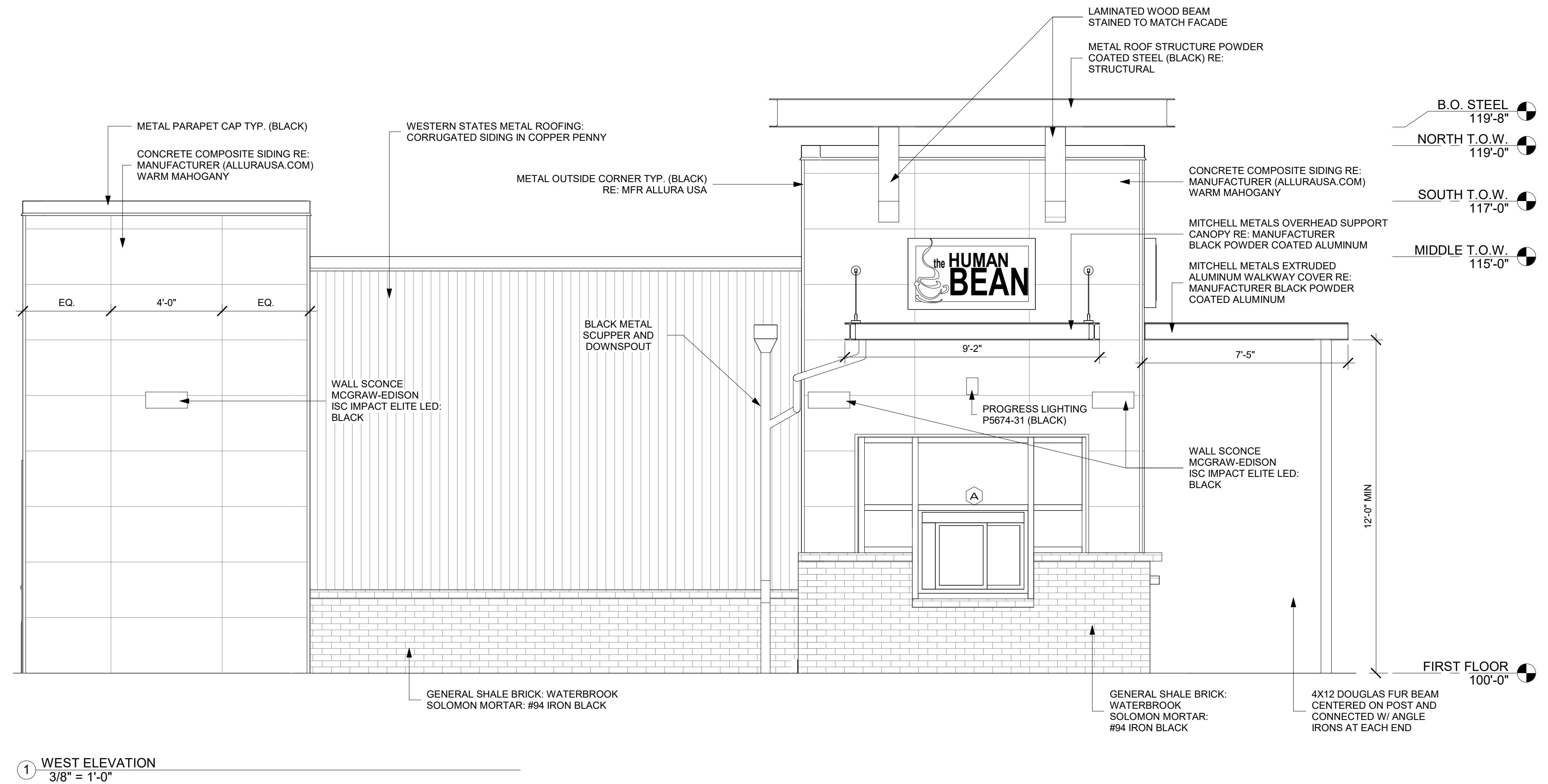
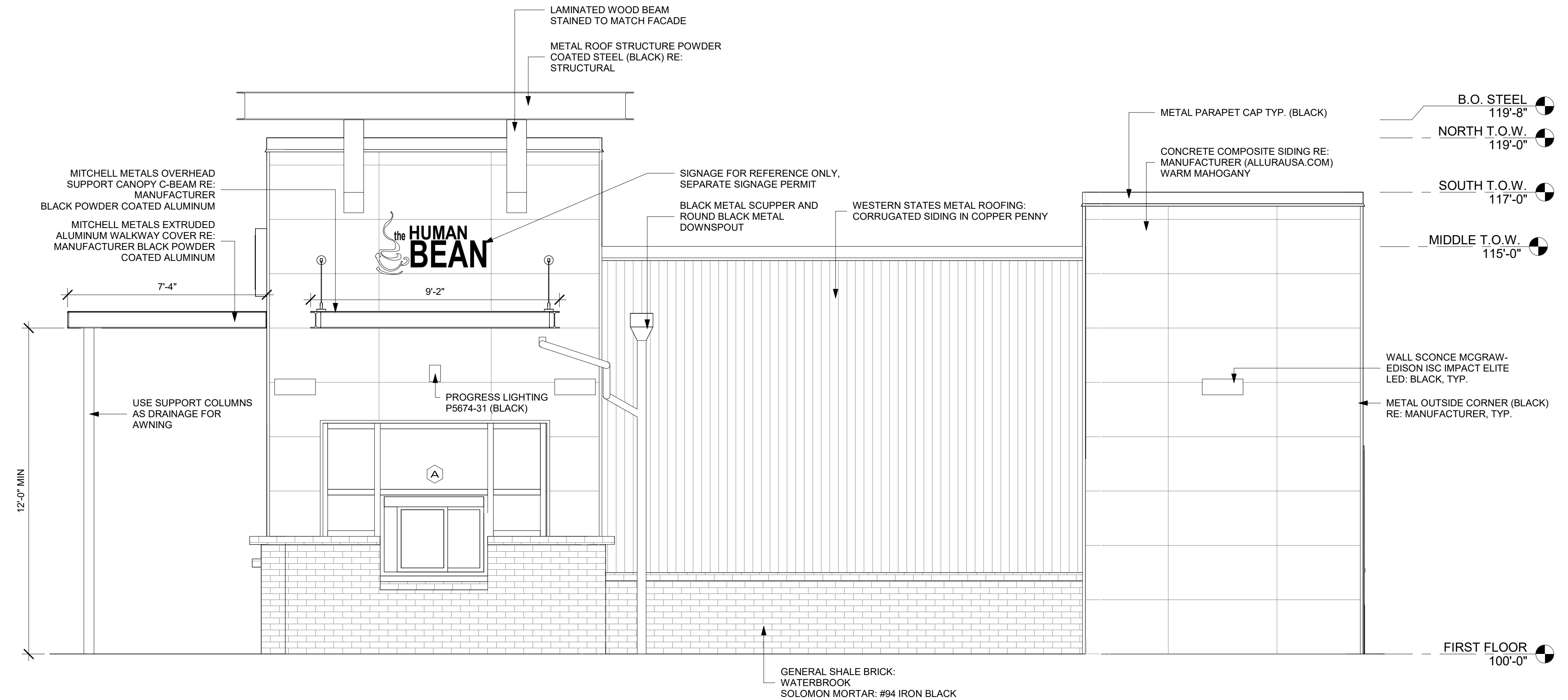
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LANDSCAPING	26,022	0.597	51.9%
TOTAL	50,169	1.15	100%

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	46.84'	30.00'	89°27'52"	42.23'	N44°12'02"E
C2	38.20'	348.00'	61°17'21"	38.18'	N03°40'34"W
C3	25.60'	15.00'	97°45'59"	22.60'	N55°42'14"W
C4	19.88'	15.00'	75°56'40"	18.46'	S37°26'26"W



HIGH HOPS BREWERY
Owner: PATRICK WEAKLAND
Parcel: 080718300006
Address: 6461 HIGHWAY 392
WINDSOR



**HUMAN BEAN -
WEST WINDSOR**

1700 MAIN ST
WINDSOR, CO 80550
970.330.2515
SHERMAN@FRII.COM
FRANK SHERMAN

OWNER

3610 35TH ST
EVANS, CO 80620
970.330.2515
SHERMAN@FRII.COM
FRANK SHERMAN

ARCHITECT

1715 61ST AVE.
GREELEY, CO 80634
970.515.6675
ACHELD@ARETEDESIGN.GROUP
RACHEL DELVENTHAL

FOR REVIEW

[illegible]PROJECT NUMBER:
4-38

DATE:
2024-06-17

ISSUE:
MAJOR SITE PLAN - SUB
01

BUILDING ELEVATIONS

A2.0

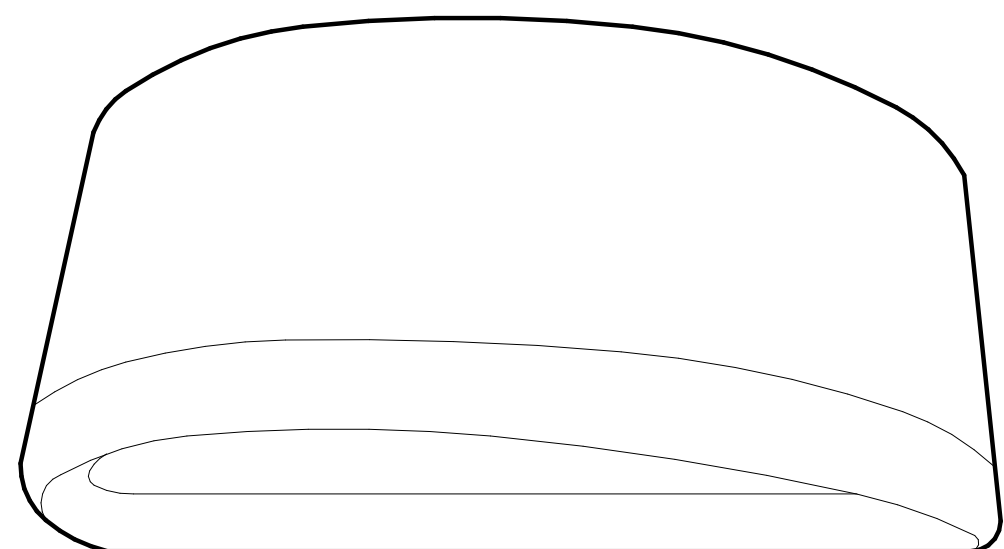
CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001

ENERGY DATA

Electronic LED Driver
 >0.9 Power Factor
 <20% Total Harmonic Distortion
 120-277V/50 & 60 Hz, 347V/60Hz
 480V/60Hz
 -40 Deg C Minimum Temperature
 40 Deg C Ambient Temperature Rating

DIMENSIONS

Width: 16"
Height: 7"
Depth: 9"



Halogone/incandescent

INFORMATION

Category: Outdoor
Finish: Black (powdercoat)
Construction: Aluminum construction metal shade
cCSAus Wet location listed
1 year warranty
Companion Close-to-ceiling, wall lantern fixtures available

MOUNTING DATA

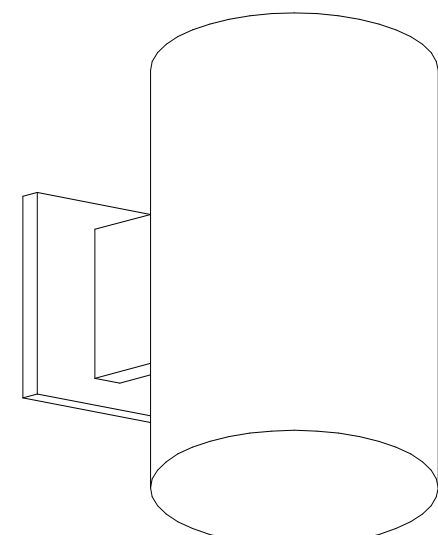
Wall mounted
Mounting plate for outlet box included
Back plate covers a standard 4" hexagonal recessed outlet box
4-1/2" sq.

ELECTRICAL DATA

Pre-wired
6" of wire supplied
120V

LAMPING DATA

Quantity: 1 75W PAR-30 or BR-30
Medium base porcelain socket



DIMENSIONS

Width: 5"
Height: 7 1/4"
Depth: 8"
H/CTR: 2-1/2"

GENERAL SHALE BRICK: WATERBROOK
SOLOMAN MORTAR: #94 IRON BLACK

Architectural elevation drawing of the exterior of a building, showing a front facade with a door, windows, and various materials and fixtures. The drawing includes dimensions, material specifications, and orientation indicators.

Dimensions:

- Overall width: 12'-5"
- Overall height: 12'-0" MIN.
- Door height: 9'-10"
- Window height: 3'-5"
- Window width: 2'-0"
- Window depth: 9"
- Window depth: 1'-3"
- Door width: 6'-0"

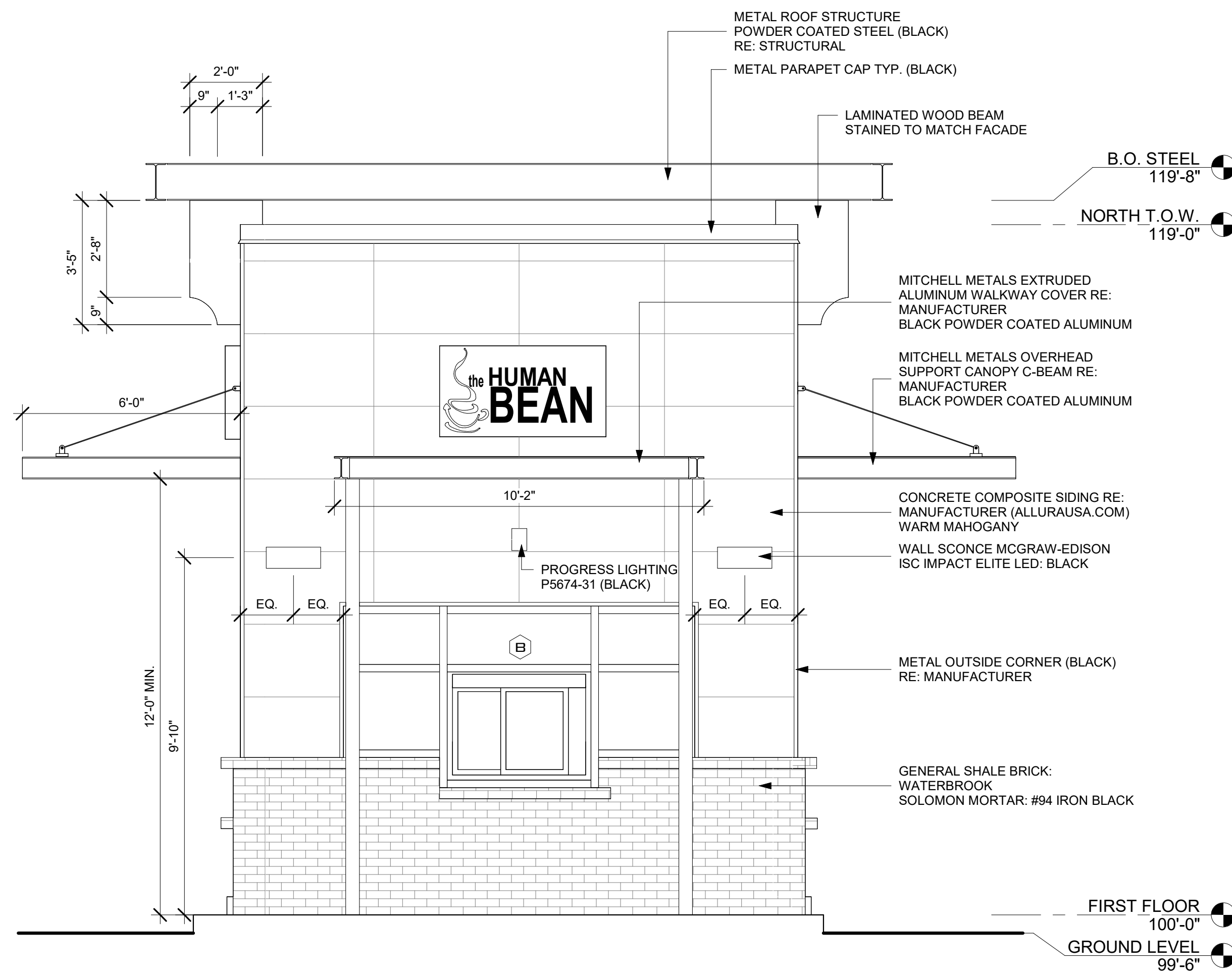
Materials and Specifications:

- METAL ROOF STRUCTURE
- POWDER COATED STEEL (BLACK)
- RE: STRUCTURAL
- METAL PARAPET CAP TYP. (BLACK)
- LAMINATED WOOD BEAM
- STAINED TO MATCH FACADE
- B.O. STEEL
- 119'-8"
- NORTH T.O.W.
- 119'-0"
- SOUTH T.O.W.
- 117'-0"
- MITCHELL METALS OVERHEAD
- SUPPORT CANOPY RE:
- MANUFACTURER
- BLACK POWDER COATED ALUMINUM
- WALL SCONCE MCGRAW-EDISON
- ISC IMPACT ELITE LED: BLACK
- CONCRETE COMPOSITE SIDING RE:
- MANUFACTURER (ALLURAUSA.COM)
- WARM MAHOGANY
- METAL OUTSIDE CORNER (BLACK) TYP.
- RE: MANUFACTURER

Orientation and Level Indicators:

- FIRST FLOOR
- 100'-0"
- GROUND LEVEL
- 99'-6"

2 BUILDING ELEVATION - NORTH
3/8" = 1'-0"



1 BUILDING ELEVATION - SOUTH
3/8" = 1'-0"

1700 MAIN ST
WINDSOR, CO 80550
970.330.2515
FSHERMAN@FRII.COM
FRANK SHERMAN

OWNER



3610 35TH ST
EVANS, CO 80620
970.330.2515
FSHERMAN@FRII.COM
FRANK SHERMAN

ARCHITECT



1715 61ST AVE.
GREELEY, CO 80634
970.515.6675
RACHELD@ARETEDESIGN.GROUP
RACHEL DELVENTHAL

FOR REVIEW

[illegible]

PROJECT NUMBER:
24-38

DATE:
2024-06-17

ISSUE:
MAJOR SITE PLAN - SUB
#01

BUILDING ELEVATIONS

A2.1



MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Site Plan - Front Range Energy - GWIP Subdivision 2nd Filing, Lot 1 (31375 Great Western Drive) - K. Lambrecht, Senior Planner
Item #: D.3.b.

Background / Discussion:

The owner/applicant, Mr. Dan Sanders (Front Range Energy, LLC), has submitted a Major Site Plan application to amend the previously approved site plans for the existing industrial site.

Front Range Energy (FRE) is a local Windsor, Colorado owned manufacturer of fuel ethanol, distiller grains, syrup and CO2 products, and has been serving the region since 2006. FRE proposes to build a new carbon processing and sequestration facility, to be operated under their wholly owned subsidiary, Carbon Storage Solutions, which will include several new small structures, pipeline infrastructure and an injection wellhead. The new processing facility will add five new employees.

Vicinity Map



The Major Site Plan is currently under review. The property and project is part of the Great Western Industrial Park, which has been serving Windsor's industrial needs for nearly 20 years. It is located on the west side of Great Western Drive, approximately one-half mile south of Eastman Park Drive.

The overall site consists of approximately 39.5 acres, is zoned Heavy Industrial (HI), and is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	Heavy Industrial (HI)	Vacant
East	Heavy Industrial (HI)	Vacant
South	Heavy Industrial (HI)	Existing oil & gas services
West	Weld County I-1 (Industrial)	Existing oil & gas, and landscape supply storage (part of the original Kodak property)

The project will maintain its existing primary access from Great Western Drive where a gate house serves to control access to the site. Internal circulation is managed by a series of internal roads.

Overall Development Characteristics

LAND USE TABLE

BUILDINGS & STRUCTURES

<u># OF ITEMS</u>	<u>SIZE OF ITEM</u>	<u>ITEM DESCRIPTION</u>	<u># OF ITEMS</u>	<u>SIZE OF ITEM</u>	<u>ITEM DESCRIPTION</u>
3	3-CELL	COOLING TOWER	1	480 FT2	FIRE WATER PUMP HOUSE
2	VAROUS	WELL/PROCESS WATER TANK	1	203 FT2	BLOWER SKID
2	500,000 GAL	PRODUCT TANK	1	1,000 FT2	ETHANOL LOADOUT
1	100,000 GAL	190 PROOF TANK	1	4,500 FT2	GRAIN RECEIVING BUILDING
1	100,000 GAL	200 PROOF TANK	1	450 FT2	GRINDING BIN
1	100,000 GAL	DENATURANT TANK	1	20,000 FT2	PROCESS BUILDING
4	535,000 GAL	FERMENTER	1	14,000 FT2	ENERGY CENTER
1	715,000 GAL	BEER WELL TANK	1	10,000 FT2	WET CAKE PAD
1	146,000 GAL	METHANOL FEED TANK	1	1,400 FT2	TRUCK LOADING SCALE
1	146,000 GAL	COOK WATER TANK	1	1,750 FT2	MCC & WATER TREATMNT BLDG
1	146,000 GAL	THIN STILLAGE TANK	1	1,800 FT2	TRUCK SCALE (ADM. BUILDING)
1	750 GAL	REGEN TANK	1	3,040 FT2	ADMINISTRATION BUILDING
1	750 GAL	REFLUX TANK	1	667FT2	BTS SYSTEM
1	750 GAL	200 PROOF FLASH VESSEL	2	300 FT2	SIEVE CONDENSATE
1	30,000 GAL	RECTIFIER COLUMN	1	1608 FT2	CORN/BIO OIL TANK CONTNMNT
1	31,000 GAL	BEER COLUMN	1	2375 FT2	EVAPORATOR CONCRETE PAD
1	6,300 GAL	SIDE STRIPPER	1	547 FT2	SULFURIC ACID VESSEL CONTNMNT
1	17,500 GAL	SLURRY TANK	1	13,750 FT2	CO2 PLANT_ADMIN OFFICE (RELIANT)
2	40,000 GAL	LIQUIFACTION TANK	1	7,750 FT2	CO2 CAPTURE BUILDING (NEW)
2	500,000 BUSHEL	CORN STORAGE BIN	1	900 FT2	BLOWER BUILDING (NEW)
1	5,600 GAL	SULFURIC ACID TANK	1	1640 FT2	NH3 CONDENSER
1	14,200 GAL	AQUA AMMONIA TANK	1	225 FT2	NH3 HP Receiver (NEW)
1	40,000 GAL	WHOLE STILLAGE TANK	1	495 FT2	MCC FOR CO2 CAPTURE BLDG (NEW)
1	40,000 GAL	SYRUP TANK	1	16 FT2	STRIPPER COLUMN (NEW)
1	24,000 GAL	R.O. PRODUCT TANK	2	300 FT2	TRANSFORMERS (NEW)
1	250,000 GAL	FIRE WATER TANK	1	24,639 FT2	PAVEMENT - CO2 CAPTURE BLDG
1	619,000 BUSHEL	GRAIN SILO			
2	25,000 BUSHEL/HR	RECEIVING LEGS			
3	6,000 GAL	SIEVE BOTTLE			
2	340 TON	CO2 STORAGE TANK			

TOTAL SITE = 39.8 ACRES

TOTL BLDGS & STRCTRS = 3.9 ACRES

BUILDINGS & STRUCTURES COMPRISE APPROX. 9.8%

PARKING COMPRISES OF 0.17% OF THE SITE AND IS LOCATED ADJACENT TO THE ETHANOL ADMIN. BLDG & THE CO2 PLANT BLDG (RELIANT)

PRIVATE DRIVES COMPRISE 10.1% OF THE SITE

Site Plan reviews are administrative reviews. Staff has been directed to prepare a summary of Site Plans under review for the Planning Commission and Town Board's information, under the communication section of their regularly scheduled public meetings.

Approval of the injection well itself and subsurface activities are the purview of the Colorado Energy and Carbon Management Commission (ECMC) and the Environmental Protection Agency (EPA). Local site plan review is limited to surface improvements and activities.

Comment Period

Please forward any comments to the Planning Department by Friday, July 19, 2024.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Carlin Malone, Chief Planner

Attachments:

1. Front Range Energy Site Plan - Partial Set

DESCRIPTION

A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, COLORADO, LOCATED IN THE NW ¼ OF THE SE ¼ OF SECTION 26, T6N, R67W, OF THE 6TH P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF GREAT WESTERN INDUSTRIAL PARK SUB 2nd FG CORR, RECORDED IN THE COUNTY OF WELD, COLORADO, ON AUGUST 29, 2007, UNDER BOOK _____, PAGE _____, RECEPTION NUMBER 3500761.

AMENDED SITE PLAN NOTES

- THE ONLY CHANGES MADE BY THIS AMENDED SITE PLAN IS THE ADDITION OF: A) CO₂ CAPTURE SYSTEM - 7 PROCESS SKIDS, B) CO₂ CAPTURE BUILDING (INCLUDING A LEAN TO UNMANNED OPERATOR ROOM), C) BLOWER BUILDING, D) MCC BUILDING, E) STRIPPER COLUMN, F) NH₃ HP RECEIVER, AND G) CONDENSER AS NOTED IN THESE PLANS.
- SINCE THE ORIGINAL SITE PLAN, AND AN AMENDED SITE PLAN FOR THE CO₂ PLANT, HAD EASEMENTS APPROVED BY THE LOCAL UTILITY COMPANIES, AND SINCE NO CHANGES ARE TAKING PLACE THAT WILL AFFECT THESE PREVIOUSLY APPROVED EASEMENTS, THE SIGNATURE BLOCKS FOR THE UTILITY COMPANIES HAVE BEEN OMITTED.
 - ALL WATER, STORM SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF WINDSOR'S STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF EXECUTION OF THE APPROVALS PERTAINING TO THE DEVELOPMENT. ANY CONSTRUCTION OCCURRING THREE YEARS AFTER THE APPROVAL SHALL REQUIRE REEXAMINATION OF THE PLANS BY THE TOWN ENGINEER, WHO MAY REQUIRE AT THAT TIME THEY BE MADE TO CONFORM TO THE STANDARDS AND SPECIFICATIONS AT THAT TIME.
 - THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE CONTRACTOR RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE WORK SCHEDULES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE THE TOWN ENGINEER TWENTY-FOUR (24) HOURS ADVANCE NOTICE.
 - THE OWNER IS RESPONSIBLE FOR ANY UTILITIES DISRUPTED BY THE CONSTRUCTION PROCESSES AND ALL EXPENSES INCURRED FOR THEIR REPAIR.
 - THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL TOWN, COUNTY, STATE, AND FEDERAL CODES.
 - THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL TOWN, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS, IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SITE SPECIFIC GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE TOWN ENGINEER.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. QUALITY CONTROL TEST RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE TOWN'S REQUIREMENTS.
 - THE CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT PRINTS OF THE CONSTRUCTION PLANS. THE AS-BUILT PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. AS-BUILT DRAWINGS MUST BE SUBMITTED FOR THE COMPLETION OF RECORD DRAWINGS TO BE SUBMITTED TO THE OWNER AND TOWN.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS
THE _____ DAY OF _____, 2024.

DAN SANDERS (FRONT RANGE ENERGY, LLC)

NOTARIAL CERTIFICATE

STATE OF COLORADO
COUNTY OF WELD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAN SANDERS THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

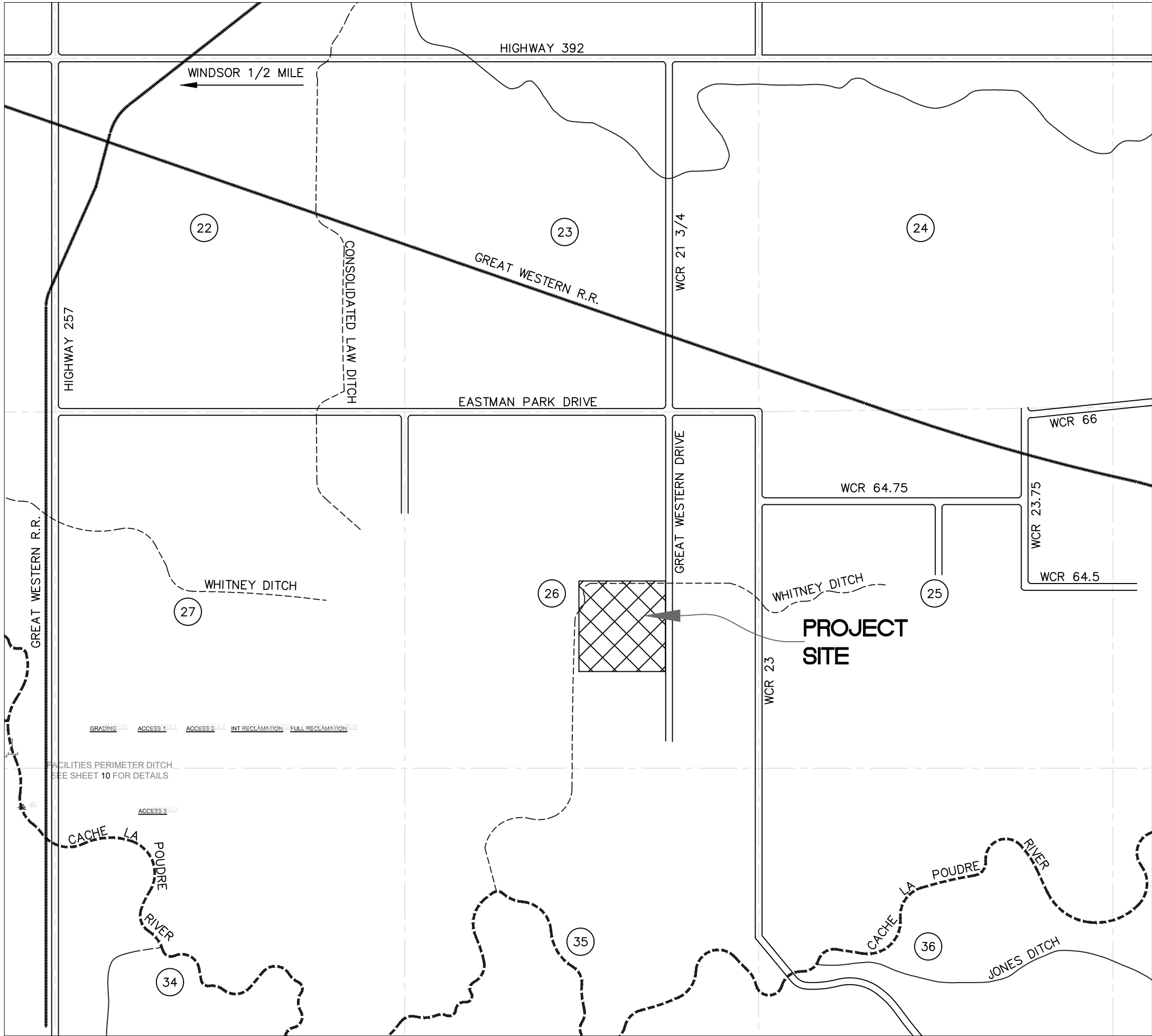
EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT	CENTURY LINK COMMUNICATIONS	XCEL ENERGY
COMCAST CABLE	POUDRE VALLEY REA	

FRONT RANGE ENERGY CARBON STORAGE FIFTH AMENDED SITE PLAN

LOT 1 OF GREAT WESTERN INDUSTRIAL PARK SUB 2nd FG CORR,
LOCATED IN THE SOUTHEAST 1/4, OF SECTION 26, TOWNSHIP 6N, RANGE
67W OF THE 6TH P.M., WELD COUNTY, COLORADO.



VICINITY MAP

OWNER

FRONT RANGE ENERGY, LLC
CARBON STORAGE SOLUTIONS
31375 GREAT WESTERN DRIVE
WINDSOR, COLORADO 80550
PH. (970) 674-2910
FAX (970) 674-2914

BENCHMARK

VERTICAL CONTROL DATUM

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
BASED UPON SMARTNET VRS CONTROL POINT "RTCM 2835"
HAVING A LATITUDE OF N40°23'24.721" LONGITUDE W104°43'28.016" AND
AN ELEVATION OF 4850.352MSL

NOTE: ALL BENCHMARKS AREA BASED UPON ABOVE DATUM AND
GENERATED THROUGH LEVEL LOOP HOLDING THE ENCIRCLED "X" ON
TOP OF LIGHT POLE FOOTING NEAR WESTERLY FIRE HYDRANT
REQUESTED.

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2-6	SITE PLAN
7-10	ELEVATION VIEWS
11	GRADING PLAN
12-18	EROSION & SEDIMENTATION CONTROL PLAN
19	UTILITY PLAN
20-21	DRAINAGE PLAN

TOWN OF WINDSOR DRAWING APPROVAL

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

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 2024.

DEPUTY DIRECTOR OF ENGINEERING

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 2024.

DIRECTOR OF PLANNING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY
THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE _ DAY OF _____

2024, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF
WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID SITE PLAN UPON WHICH THIS
CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: _____
TOWN CLERK

TOWN MANAGER'S APPROVAL

APPROVED THIS THE _____ DAY OF _____, 2024.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 2024.

DEPUTY DIRECTOR OF PUBLIC WORKS

PREPARER'S CERTIFICATE

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

PRINT NAME _____ SIGNATURE _____
PREPARER OF AMENDED SITE PLAN PREPARER OF AMENDED SITE PLAN

NOTICE OF OTHER DOCUMENTS:

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

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations. This permit will be considered terminated upon my receipt of an acceptable Final Stabilization inspection notice from the Town of Windsor.

Owner Name (Print) _____ Signature _____
Date _____

OPEN SPACE PROTECTION

ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF
OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY
KIND MAY BE ERCTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN
CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.



REVISION	DATE	NO.	ISSUED FOR CLIENT REVIEW	ISSUED FOR PERMIT	REISSUED FOR PERMIT
	02/06/2024	A			
	04/24/2024	B			
	05/31/2024	C			

DRAFTED	KAM
REVIEWED	ZDK
PROJECT NUMBER	2307-00864
ISSUE DATE	04/22/2024

WINDSOR ETHANOL PLANT SITE ADDITIONS
CARBON STORAGE SOLUTIONS
WINDSOR, COLORADO 80550
COVER SHEET

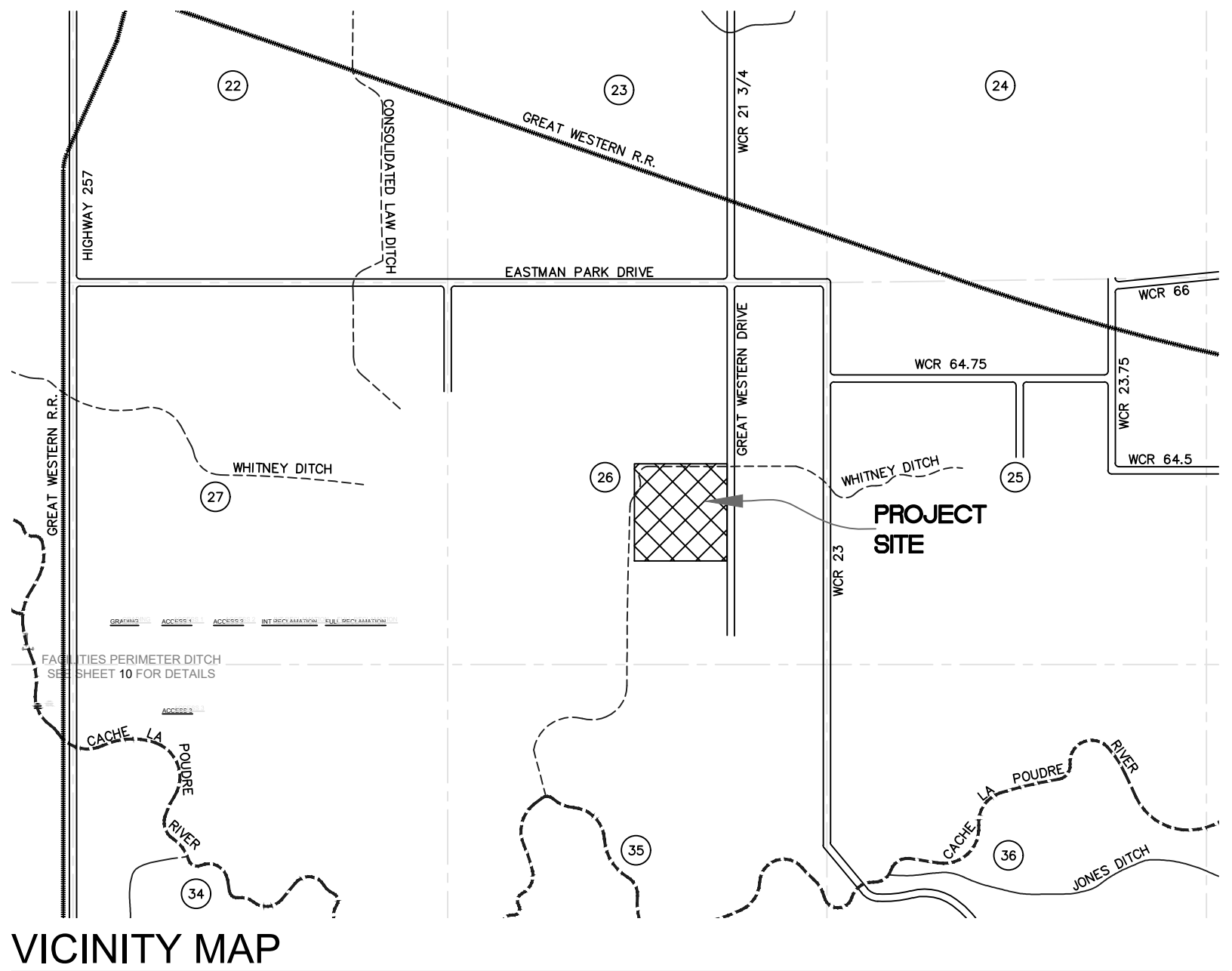
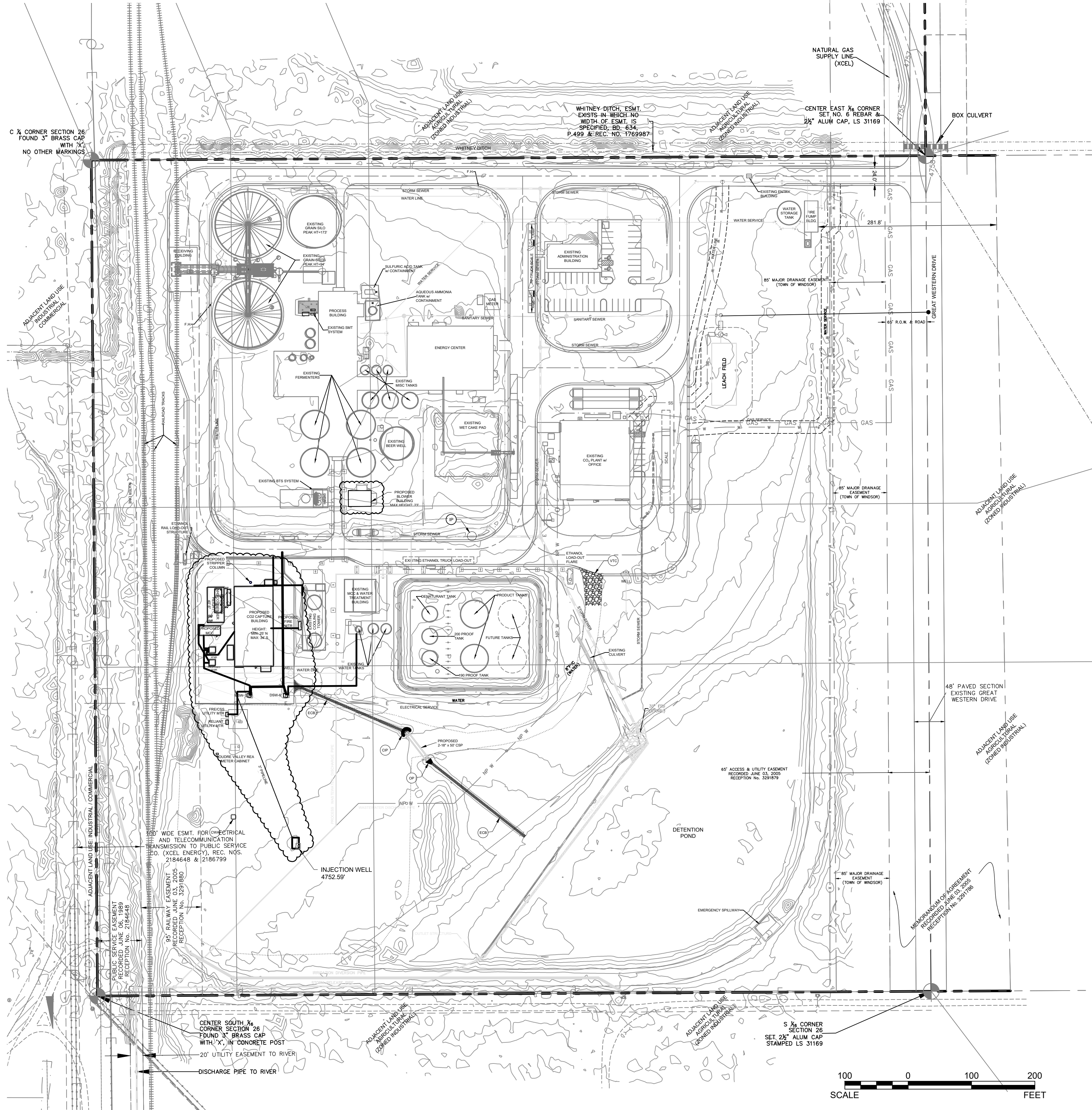
SHEET
1 of 21

FRONT RANGE ENERGY CARBON STORAGE
FIFTH AMENDED SITE PLAN

LOT 1 OF GREAT WESTERN INDUSTRIAL PARK SUB 2nd FG CORR, LOCATED IN THE SOUTHEAST 1/4, OF
SECTION 26, TOWNSHIP 6N, RANGE 67W OF THE 6TH P.M., WELD COUNTY, COLORADO.

PARCEL ZONING
IH - INDUSTRIAL - HEAVY

EASTMAN PARK DRIVE
85' MAJOR DRAINAGE EASEMENT (TOWN OF WINDSOR)
130' TOTAL FUTURE "GREAT WESTERN DRIVE" R.O.W. TEMPORARY ACCESS
SECTION LINE AND C/L OF PROPOSED PERMANENT ROAD



A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COLORADO, LOCATED IN THE N 1/2 SE 1/4, SECTION 26 T6N, R67W, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT B, OF RE 4063, RECORDED IN WELD COUNTY, COLORADO, ON JUNE 3RD, 2005. RECEPTION NUMBER: 3291873

FIFTH AMENDED SITE PLAN CHANGE

ADDITION OF: A) CO₂ CAPTURE SYSTEM - 7 PROCESS SKIDS (6 INSIDE NEW BLDGS), B) CO₂ CAPTURE BUILDING, C) BLOWER BUILDING, D) MCC BUILDING, E) STRIPPER COLUMN, F) NH₃ HP RECEIVER, AND G) CONDENSER WITH PLATFORM. (SEE NOTES ON PLAN)

NOTES FOR SITE PLAN:

* THE SITE SHALL MAINTAIN COMPLIANCE WITH THE PERFORMANCE STANDARDS FOR INDUSTRIAL AREAS CONTAINED IN SECTION 16-127 OF THE MUNICIPAL CODE AT ALL TIMES.

LAND USE TABLE

BUILDINGS & STRUCTURES

# OF ITEMS	SIZE OF ITEM	ITEM DESCRIPTION	# OF ITEMS	SIZE OF ITEM	ITEM DESCRIPTION
3	3-CELL	COOLING TOWER	1	480 FT2	FIRE WATER PUMP HOUSE
2	VARIOUS	WELL/PROCESS WATER TANK	1	203 FT2	BLOWER SKID
2	500,000 GAL	PRODUCT TANK	1	1,000 FT2	ETHANOL LOADOUT
1	100,000 GAL	190 PROOF TANK	1	4,500 FT2	GRAIN RECEIVING BUILDING
1	100,000 GAL	200 PROOF TANK	1	450 FT2	GRINDING BIN
1	100,000 GAL	DENATURANT TANK	1	20,000 FT2	PROCESS BUILDING
4	535,000 GAL	FERMENTER	1	14,000 FT2	ENERGY CENTER
1	715,000 GAL	BEER WELL TANK	1	10,000 FT2	WET CAKE PAD
1	146,000 GAL	METHANOL FEED TANK	1	1,400 FT2	TRUCK LOADING SCALE
1	146,000 GAL	COOK WATER TANK	1	1,750 FT2	MCC & WATER TREATMNT BLDG
1	146,000 GAL	THIN STILLAGE TANK	1	1,800 FT2	TRUCK SCALE (ADM. BUILDING)
1	750 GAL	REGEN TANK	1	3,040 FT2	ADMINISTRATION BUILDING
1	750 GAL	REFLUX TANK	1	667 FT2	BT5 SYSTEM
1	750 GAL	200 PROOF FLASH VESSEL	2	300 FT2	SIEVE CONDENSATE
1	30,000 GAL	RECTIFIER COLUMN	1	1608 FT2	CORN/BIO OIL TANK CONTNMNT
1	31,000 GAL	BEER COLUMN	1	2375 FT2	EVAPORATOR CONCRETE PAD
1	6,300 GAL	SIDE STRIPPER	1	547 FT2	SULFURIC ACID VESSEL CONTNMNT
1	17,500 GAL	SLURRY TANK	1	13,750 FT2	CO2 PLANT_ADMIN OFFICE (RELIANT)
2	40,000 GAL	LIQUIFICATION TANK	1	7,750 FT2	CO2 CAPTURE BUILDING (NEW)
2	500,000 BUSHEL	CORN STORAGE BIN	1	900 FT2	BLOWER BUILDING (NEW)
1	5,600 GAL	SULFURIC ACID TANK	1	1640 FT2	NH3 CONDENSER
1	14,200 GAL	AQUA AMMONIA TANK	1	225 FT2	NH3 HP Receiver (NEW)
1	40,000 GAL	WHOLE STILLAGE TANK	1	495 FT2	MCC FOR CO2 CAPTURE BLDG (NEW)
1	40,000 GAL	SYRUP TANK	1	16 FT2	STRIPPER COLUMN (NEW)
1	24,000 GAL	R.O. PRODUCT TANK	2	300 FT2	TRANSFORMERS (NEW)
1	250,000 GAL	FIRE WATER TANK	1	24,639 FT2	PAVEMENT - CO2 CAPTURE BLDG
1	619,000 BUSHEL	GRAIN SILO			
2	25,000 BUSHEL/HR	RECEIVING LEGS			
3	6,000 GAL	SIEVE BOTTLE			
2	340 TON	CO2 STORAGE TANK			

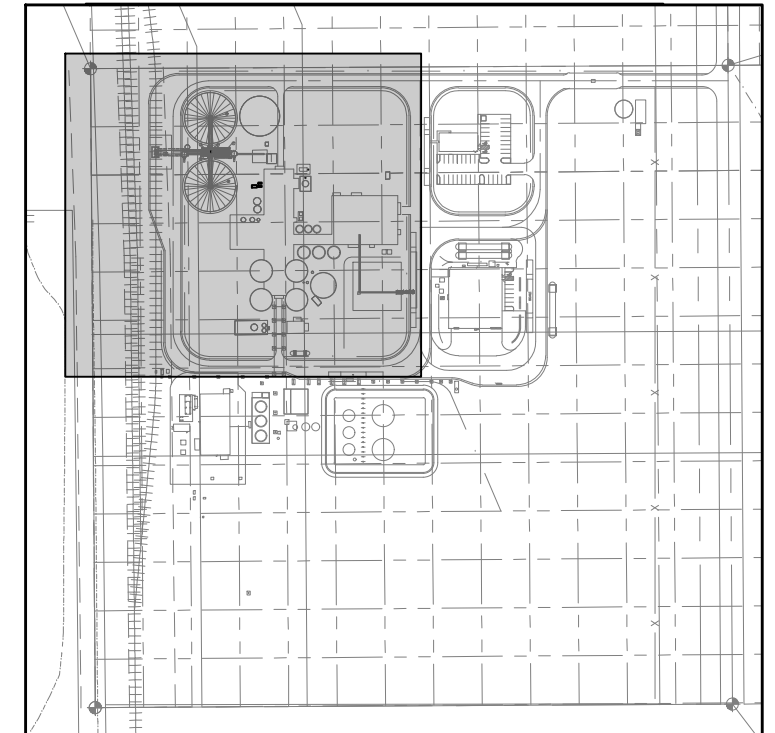
TOTAL SITE = 39.8 ACRES TOTL BLDGS & STRCTRS = 3.9 ACRES BUILDINGS & STRUCTURES COMPRISE APPROX. 9.8%
PARKING COMPRISES OF 0.17% OF THE SITE AND IS LOCATED ADJACENT TO THE ETHANOL ADMIN. BLDG & THE CO2 PLANT BLDG (RELIANT)
PRIVATE DRIVES COMPRISE 10.1% OF THE SITE



NO.	DATE	REVISION
A	02/06/2024	ISSUED FOR CLIENT REVIEW
B	04/24/2024	ISSUED FOR PERMIT
C	05/31/2024	REISSUED FOR PERMIT
DRAFTED KAM		
REVIEWED ZDK		
PROJECT NUMBER 2307-00864		
ISSUE DATE 04/22/2024		

WINDSOR ETHANOL PLANT SITE ADDITIONS
CARBON STORAGE SOLUTIONS
WINDSOR, COLORADO 80550
SITE PLAN (OVERVIEW)

SHEET
2 of 21



FRONT RANGE ENERGY CARBON STORAGE
FIFTH AMENDED SITE PLAN

AMENDED SITE PLAN CHANGE

ADDITION OF: A) CO₂ CAPTURE SYSTEM – 7 PROCESS SKIDS (5 INSIDE NEW BLDGS), B) CO₂ CAPTURE BUILDING, C) BLOWER BUILDING, D) MCC BUILDING, E) STRIPPER COLUMN, F) NH₃ HP RECEIVER, AND G) CONDENSER WITH PLATFORM. (SEE NOTES ON PLAN)

NOTES (CONTINUED):

NEW NH₃ HP RECEIVER

THE NEW NH₃ HP RECEIVER WILL BE CARBON STEEL CONSTRUCTION AND WILL BE PAINTED A NEUTRAL GRAY COLOR. VESSEL WILL ALSO BE INSULATED WITH A GRAY METAL JACKET.

NEW STRIPPER COLUMN

THE NEW STRIPPER COLUMN WILL BE CARBON STEEL CONSTRUCTION AND WILL BE PAINTED A NEUTRAL GRAY COLOR.

ELECTRICAL NOTES

ELECTRICAL WORK INCLUDES ADDITION OF: A) CONNECTION TO EXISTING PLANT 12.47KV SWITCHGEAR, B) 3500KVA 12.47KV/4160V TRANSFORMER, C) 2000KVA 12.47KV/480V TRANSFORMER, D) TRANSFORMERS FEED CO₂ CAPTURE BUILDING AND MCC BUILDING, E) MCC BUILDING IS FOR MOTOR CONTROL IN THE CO₂ CAPTURE BUILDING.

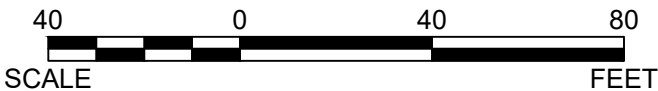
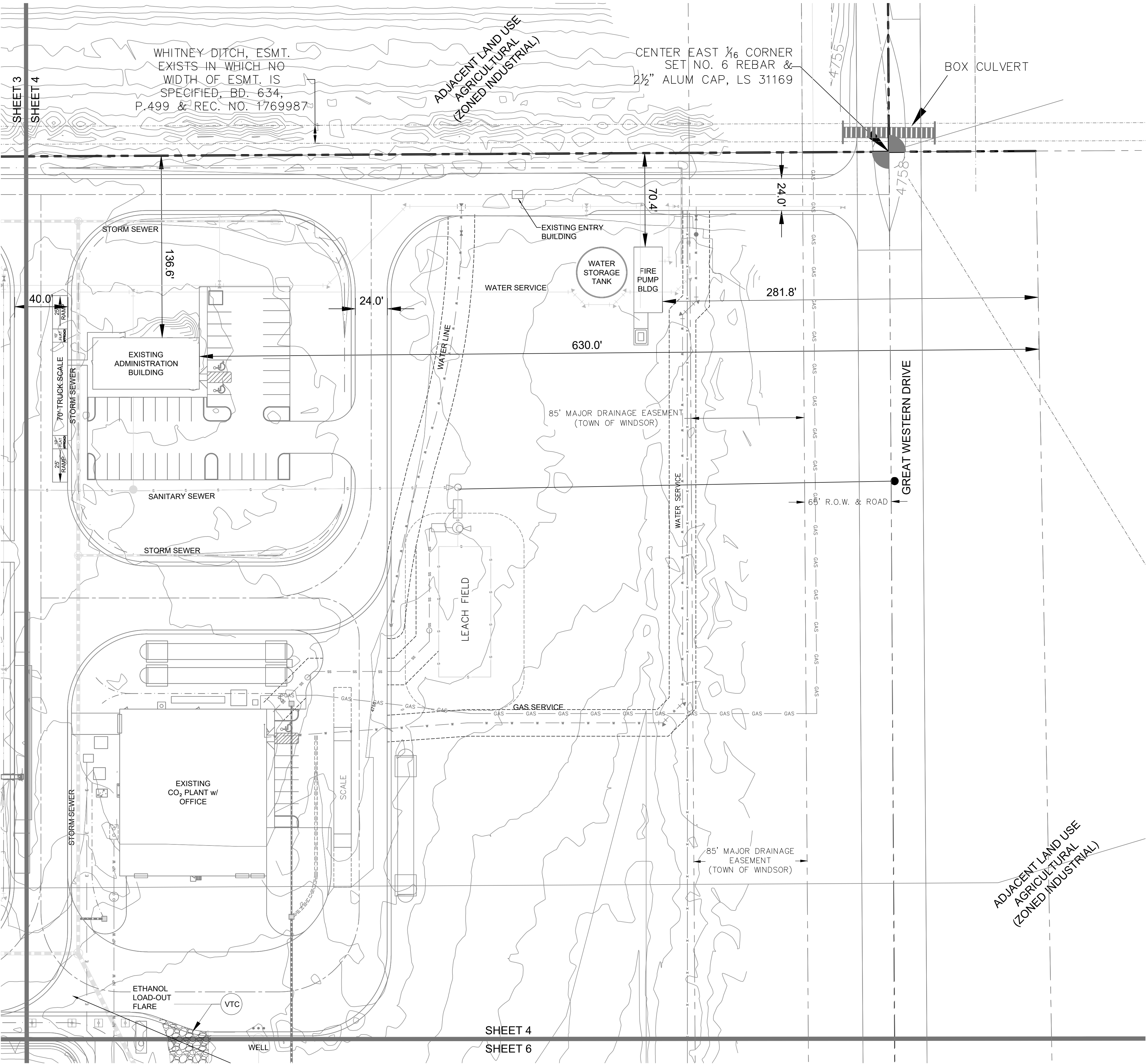
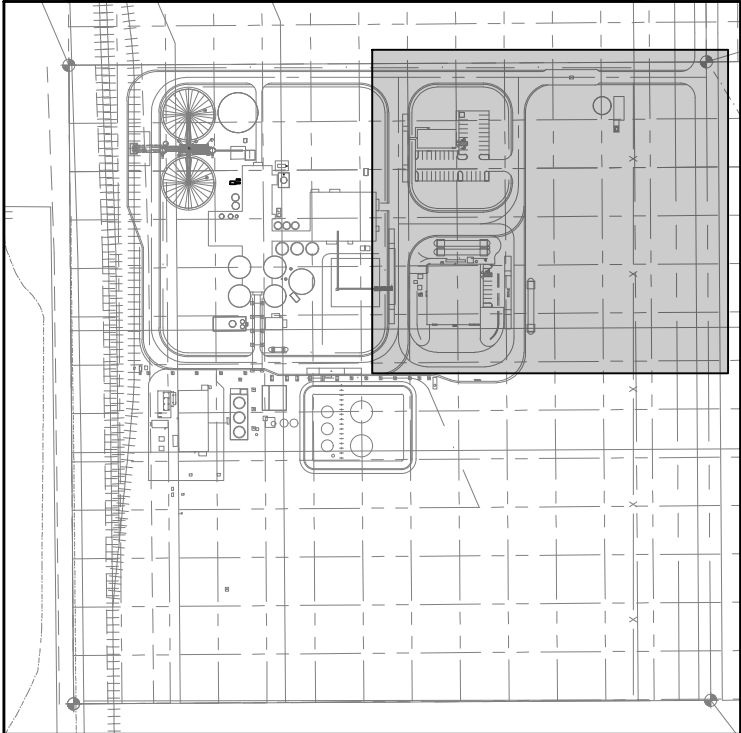
HVAC NOTES

- VENTILATION WORK WILL BE CONNECTED TO THE BLOWER BUILDING CONSISTING OF A SINGLE EXHAUST FAN (LOREN COOK 150WH15D).
- VENTILATION AND HEATING WORK WILL BE CONNECTED TO THE CO₂ CAPTURE BUILDING IN THE PROCESS AREA CONSISTING OF A FRESH AIR INTAKE SYSTEM, BUILDING HEATERS, AND AN EXHAUST FAN (LOREN COOK (270 CPS (VF2)).
- HVAC WORK WILL BE CONNECTED TO THE LEAN TO UNMANNED OPERATOR ROOM CONSISTING OF WALL MOUNTED HEAT/COOL UNIT.
- HVAC WORK WILL BE CONNECTED TO THE MCC BUILDING CONSISTING OF TWO EXTERIOR WALL MOUNTED HEAT/COOL UNITS (48,000BTU, BARD #W48AC-C09PXXXJ OR EQUAL).

LEGEND

- FIRE HYDRANT
- WATER LINE BEND w/ THRUST BLOCK
- GATE VALVE
- TYPE 'D' STORM INLET
- TYPE 'C' STORM INLET
- STORM SEWER
- STORM MANHOLE
- SANITARY LINE w/ MANHOLE
- EDGE OF ROAD
- CENTERLINE OF ROAD
- PROPERTY LINE
- EASEMENT
- CONTOUR (1-FOOT)
- INDEX CONTOUR (5-FOOT)

SITE KEY MAP



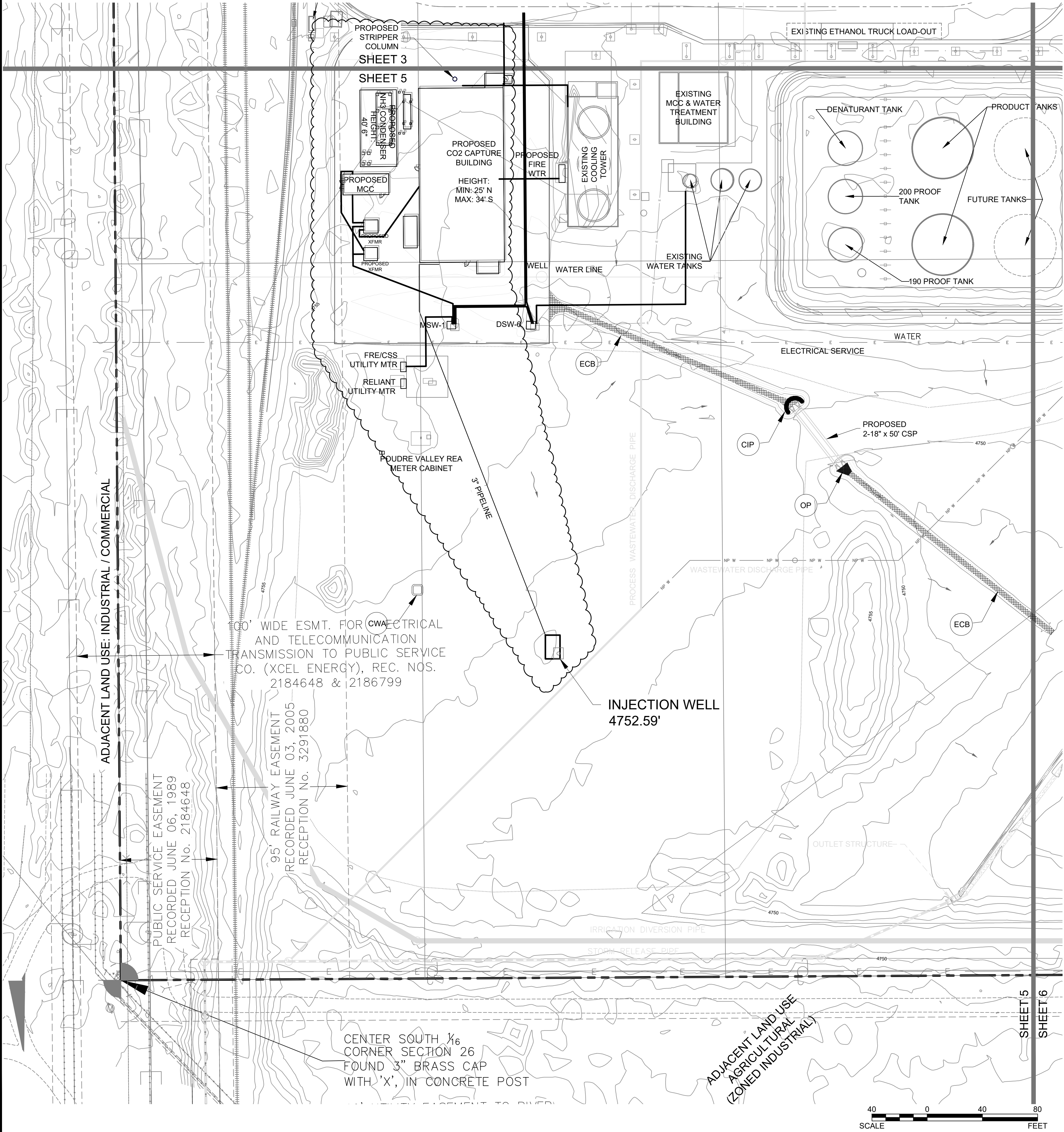
NO.	DATE	REVISION
A	02/06/2024	ISSUED FOR CLIENT REVIEW
B	04/24/2024	ISSUED FOR PERMIT
C	05/31/2024	REISSUED FOR PERMIT

DRAFTED	KAM
REVIEWED	ZDK
PROJECT NUMBER	2307-00864
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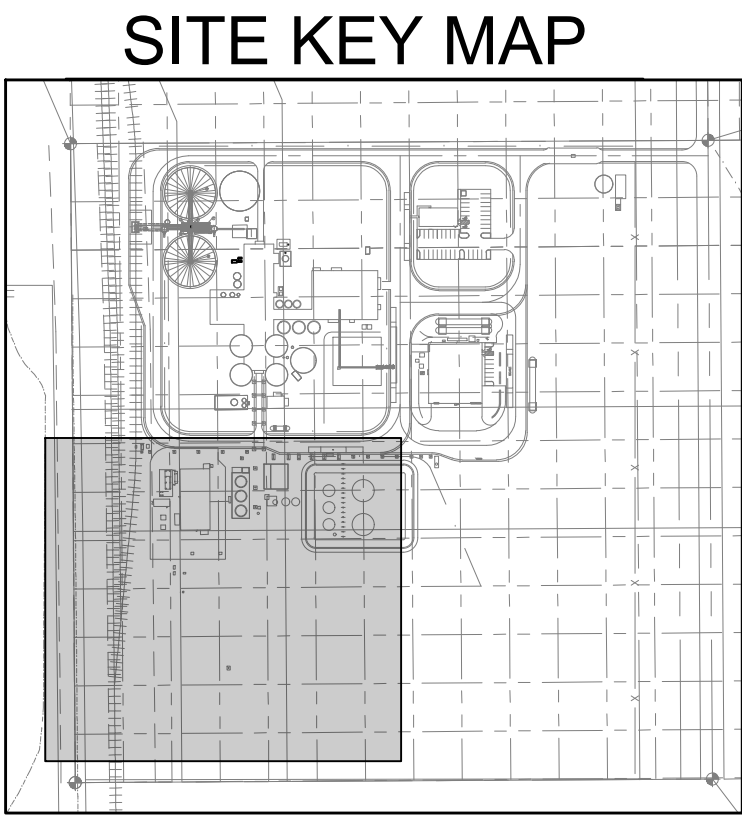
WINDSOR ETHANOL PLANT SITE ADDITIONS
CARBON STORAGE SOLUTIONS
WINDSOR, COLORADO 80550
SITE PLAN (DETAIL 2 OF 4)

SHEET
4 of 21

FRONT RANGE ENERGY CARBON STORAGE
FIFTH AMENDED SITE PLAN



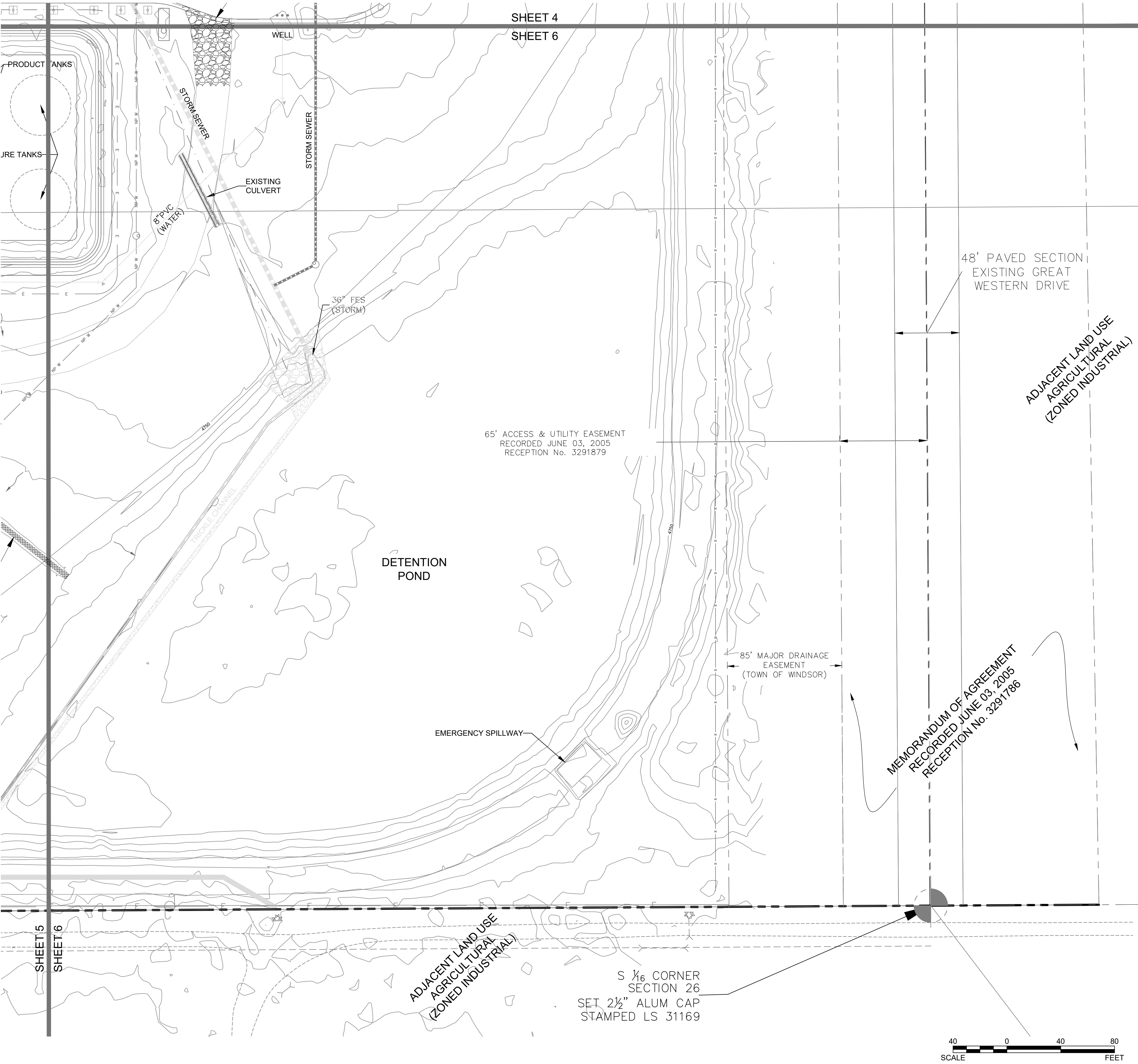
- LEGEND**
- FIRE HYDRANT
 - WATER LINE BEND w/ THRUST BLOCK
 - GATE VALVE
 - TYPE 'D' STORM INLET
 - TYPE 'C' STORM INLET
 - STORM SEWER
 - STORM MANHOLE
 - SANITARY LINE w/ MANHOLE
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 - CENTERLINE OF ROAD
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 - CONTOUR (1-FOOT)
 - INDEX CONTOUR (5-FOOT)



WINDSOR ETHANOL PLANT SITE ADDITIONS
CARBON STORAGE SOLUTIONS
WINDSOR, COLORADO 80550
SITE PLAN (DETAIL 3 OF 4)

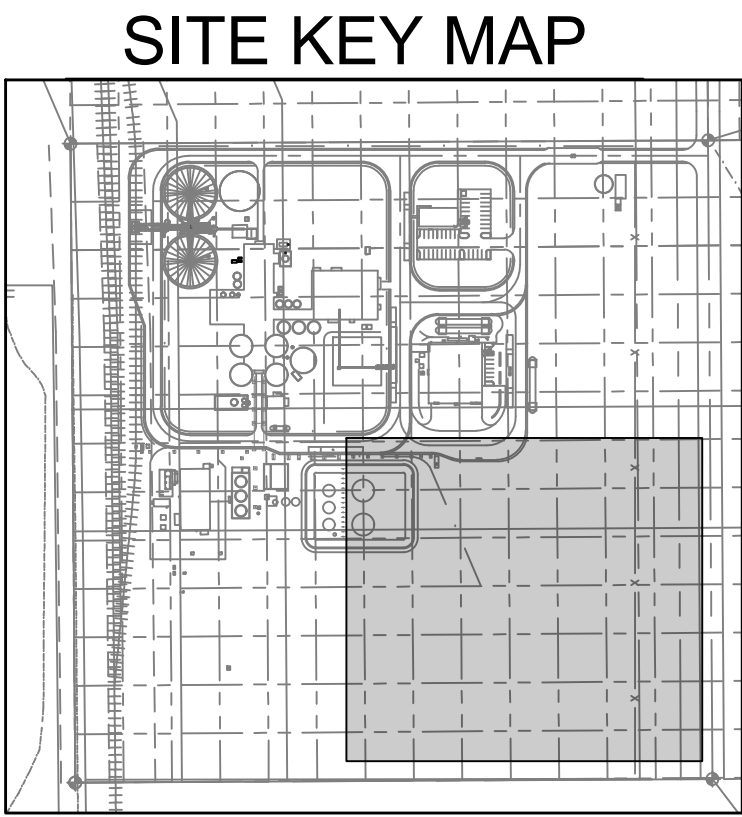
SHEET
5 of 21

FRONT RANGE ENERGY CARBON STORAGE
FIFTH AMENDED SITE PLAN



LEGEND

- FIRE HYDRANT
- WATER LINE BEND w/ THRUST BLOCK
- GATE VALVE
- TYPE 'D' STORM INLET
- TYPE 'C' STORM INLET
- STORM SEWER
- STORM MANHOLE
- SANITARY LINE w/ MANHOLE
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- CONTOUR (1-FOOT)
- INDEX CONTOUR (5-FOOT)



WINDSOR ETHANOL PLANT SITE ADDITIONS
CARBON STORAGE SOLUTIONS
WINDSOR, COLORADO 80550
SITE PLAN (DETAIL 4 OF 4)



REVISION		DATE	NO.
ISSUED FOR CLIENT REVIEW		02/06/2024	A
ISSUED FOR PERMIT		04/24/2024	B
REISSUED FOR PERMIT		05/31/2024	C
DRAFTED		KAM	
REVIEWED		ZDK	
PROJECT NUMBER		2307-00864	
ISSUE DATE		04/22/2024	

SHEET
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MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Site Plan - Orchard Hill Elementary School (formally "Raindance Elementary") - Raindance 23rd Filing, Block 1, Lot 1 (2015 Covered Bridge Parkway) - C. Malone, Chief Planner
Item #: D.3.c.

Background / Discussion:

The applicant and property owner, Weld RE-4 School District, has submitted a Major Site Plan for a new elementary school located on Lot 1, Block 1 of Raindance Subdivision 23rd Filing. The lot was replatted through the Town's Minor Subdivision and previously Tract AA of Raindance 3rd Filing. The subject property is centrally located in the Raindance Subdivision – east of Covered Bridge Parkway and north of Heirloom Drive, adjacent to the recreational center of the neighborhood. The site is one-quarter mile south of New Liberty Road and one-half mile from Crossroads Boulevard.

The property consists of approximately 10 acres and is zoned PUD (Planned Unit Development) and RMU-1 (Residential Mixed Use-One). Schools are allowed in any zone district as a use-by-right. The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	(PUD)/RMU-1	Single-family residential (Raindance Subdivision)
East	(PUD)/RMU-1	Single-family residential (Raindance Subdivision)
South	PUD/RMU-1	Single-family residential (Raindance Subdivision)
West	(PUD)/RMU-1	Recreation area (Raindance Pool & Clubhouse) and single-family residential/ Raindance Subdivision

The Major Site Plan review has been completed and approved, including civil construction plans and a site plan development agreement.

The property has two primary access points: a one-way drive for entering on Heirloom Drive and a one-way drive for exiting onto Covered Bridge Parkway. The student drop off area and parent parking will utilize the one-way drives. A secondary access, primarily for buses and staff, is located on Reliance Drive. Please refer to the site plan for details.

Overall Development Characteristics

LAND USE TABLE

EXISTING ZONING: PUD

PARKING CALCULATIONS	SPACES
NORTH PARKING LOT (STAFF)	42 + 2 H.C.
SOUTH PARKING LOT (GUEST)	81 + 4 H.C.
TOTAL PROVIDED	123 + 6 H.C. (129 TOTAL)
LAND USE CATEGORY	AREA (SQUARE FEET)
BUILDING COVERAGE	50,300
FLOOR SPACE (1ST FLOOR): 50,300	
FLOOR SPACE (2ND FLOOR): 24,950	
OUTDOOR STORAGE (*2)	120
PARKING (ASPHALT)	31,021
PRIVATE DRIVES (ASPHALT)	38,637
SIDEWALKS AND PATHWAYS (CONCRETE)	45,338
PLAYGROUND (SYNTHETIC TURF)	11,303
OPEN SPACE / LANDSCAPE AREA (*1)	258,881 (5.94 ACRES)
TOTAL SITE AREA	435,600 (10 ACRES)

(*1) NOT OPEN SPACE AS DEFINED BY TOWN OF WINDSOR MUNICIPAL CODE CHAPTER 15, ARTICLE III, APPENDIX B DEFINITIONS

(*2) REFERENCE PRE-K STORAGE BUILDING, SEE SITE PLAN

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EXISTING ZONING: PUD

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Site Plan reviews are administrative reviews. Town Board has directed staff to prepare a summary of site plan reviews for Planning Commission and Town Board, under the communication section of their regularly scheduled public meetings.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

The site plan has been approved and is for information only.

CC:

Attachments:

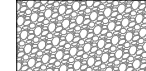
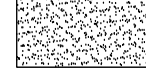
1. Raindance 23rd (Orchard Hill) - Site Plan
2. Raindance 23rd (Orchard Hill) - Landscape Plan
3. Raindance 23rd (Orchard Hill) - Building Elevations

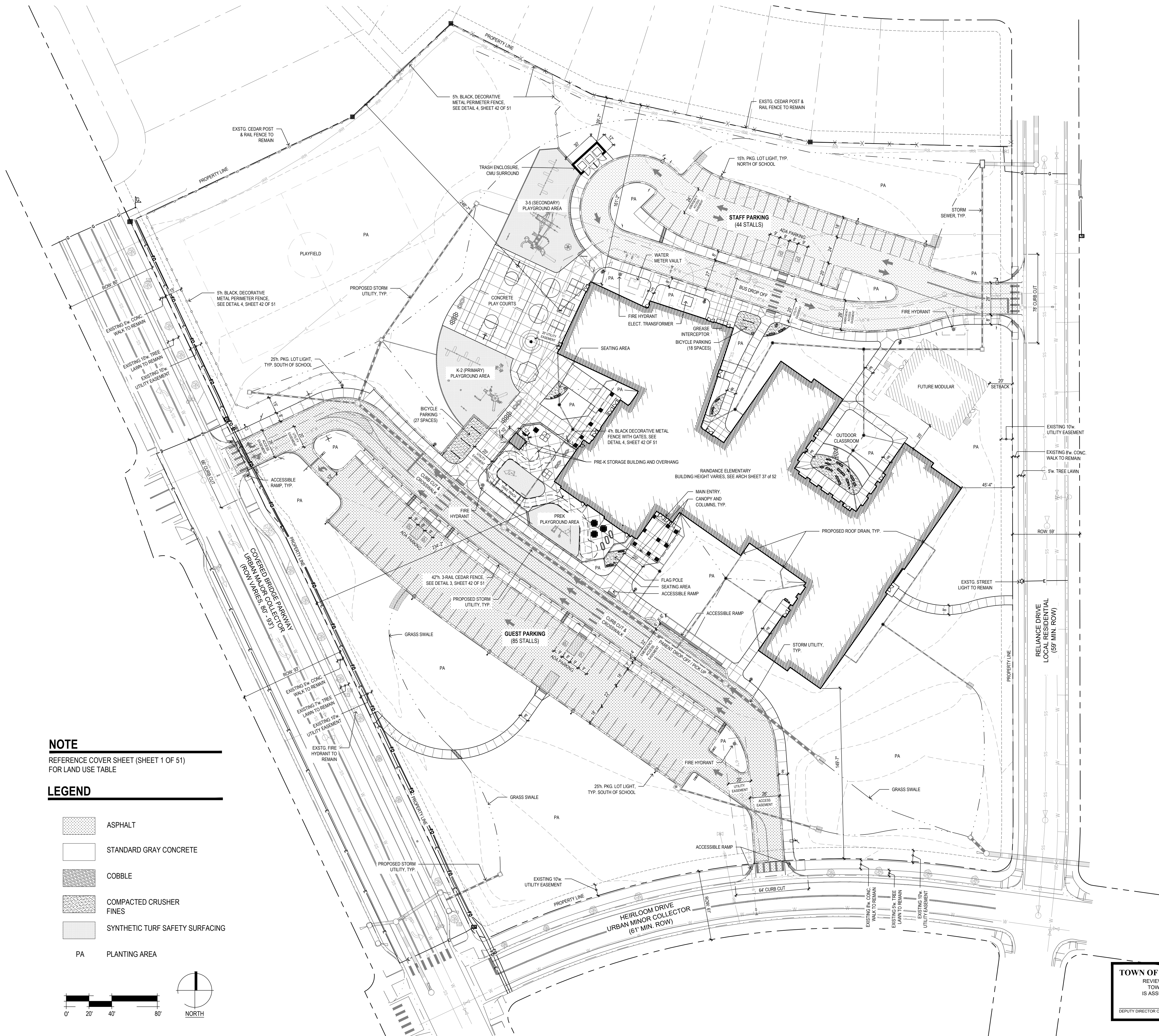
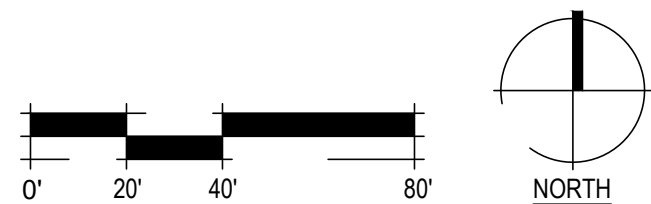
C:\BNA\BDRIVE - BNA\DESIGN\PROJECTS\WCSD - RAINDANCE ES_2133\DRAWINGS\ACAD\DWG\2133_MAJOR SITE PLANNING

NOTE

REFERENCE COVER SHEET (SHEET 1 OF 51)
FOR LAND USE TABLE

LEGEND

	ASPHALT
	STANDARD GRAY CONCRETE
	COBBLE
	COMPACTED CRUSHER FINES
	SYNTHETIC TURF SAFETY SURFACING
PA	PLANTING AREA



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

DEPUTY DIRECTOR OF ENGINEERING _____ DATE _____

C:\BNA\BDRIVE - BNA\DESIGN\PROJECTS\WCSO\RAINDANCE ES_2133\DRAWINGS\ACAD\DWG\2133_MAJOR SITE PLANNING

* THE FOLLOWING ITEMS WERE APPROVED ON 06.22.23 THROUGH THE VARIANCE PROCESS FOR RELIEF FROM THE TOWN'S MUNICIPAL CODE:

1. SEC. 15-3-30(b)(4)(a & b) - PARKING LOT INTERIOR - PARKING LOT INTERIOR LANDSCAPING IS REQUIRED WITHIN SURFACE PARKING LOTS AND VEHICLE DISPLAY OR INVENTORY AREAS THAT ACCOMMODATE MORE THAN FIFTEEN (15) VEHICLES AND INCLUDES DRIVE AISLES AND ACCESS DRIVES.

a. MINIMUM LANDSCAPE REQUIREMENTS
VARIANCE: MINIMUM LANDSCAPE REQUIREMENTS FOR TREES, SHRUBS WITHIN THE PARKING LOT INTERIOR ARE NOT REQUIRED.

b. PARKING LOT ISLANDS

VARIANCE: PARKING LOT ISLANDS ARE NOT REQUIRED.

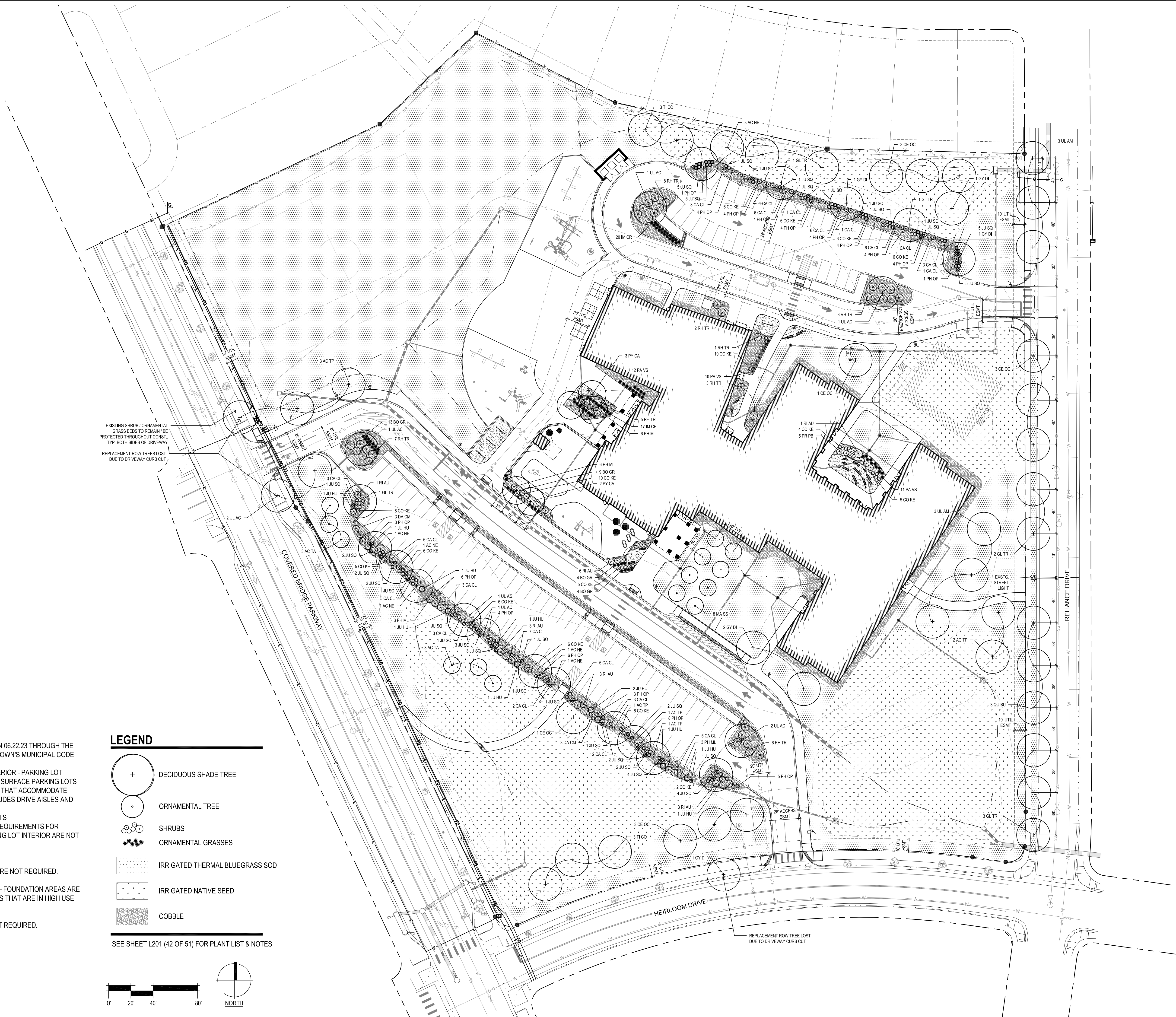
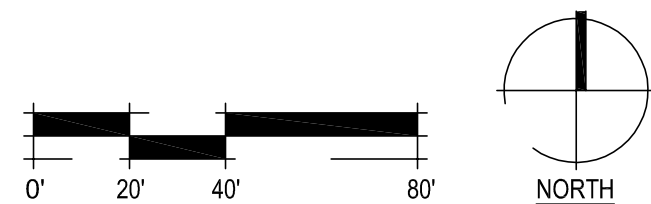
2. SEC. 15-3-30(b)(5)(a-d) - FOUNDATION AREA - FOUNDATION AREAS ARE THOSE AREAS ALONG BUILDING FOUNDATIONS THAT ARE IN HIGH USE OR HIGH VISIBILITY AREAS.

VARIANCE: FOUNDATION PLANTINGS ARE NOT REQUIRED.

LEGEND

	DECIDUOUS SHADE TREE
	ORNAMENTAL TREE
	SHRUBS
	ORNAMENTAL GRASSES
	IRRIGATED THERMAL BLUEGRASS SOD
	IRRIGATED NATIVE SEED
	COBBLE

SEE SHEET L201 (42 OF 51) FOR PLANT LIST & NOTES



Autodesk Docs://37-23208-00 WCSd4 Windsor RainDance E.S. N/37-23208-00 WCSd4 RainDance_AR_2022.rvt
2/27/2024 6:27:03 AM

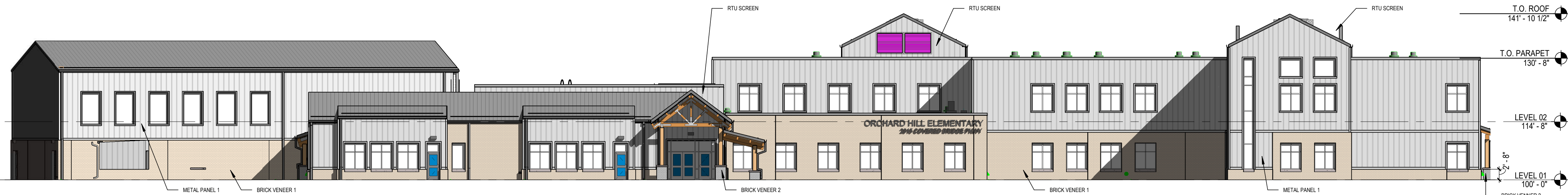
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NORTH ELEVATION

SCALE: 1/16" = 1'-0"

2



SOUTH ELEVATION

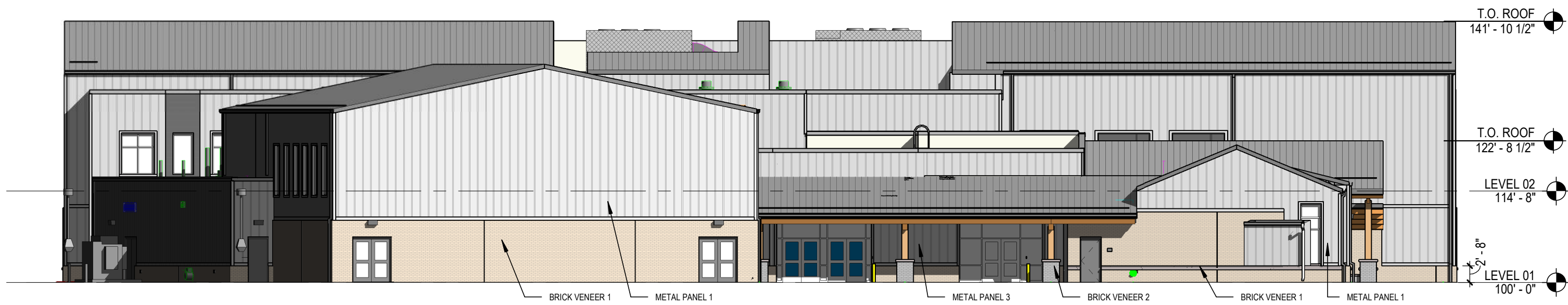
SCALE: 1/16" = 1'-0"

3



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



BRICK VENEER 1



BRICK VENEER 2



METAL PANEL 1



METAL PANEL 2



METAL PANEL 3

EXTERIOR MATERIALS

- BRICK VENEER 1
BOD: INTERSTATE NORMAN "SMOKEY MOUNTAIN"
- BRICK VENEER 2
BOD: INTERSTATE NORMAN "ALMOND"
- METAL PANEL 1
BOD: ATAS MONARCH BATTEN SEAM "BONE WHITE"
- METAL PANEL 2
BOD: MORIN PULSE 1 "BLUE GRAY"
- METAL PANEL 3
BOD: BERRIDGE BR-12 PANEL "ZINC GREY"



RAINDANCE SUBDIVISION
23RD FILING, LOT1, BLOCK 1
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06.06.2023
REVISIONS

37-23208-00

BUILDING
ELEVATIONS

0.2

37 OF 50 SHEETS

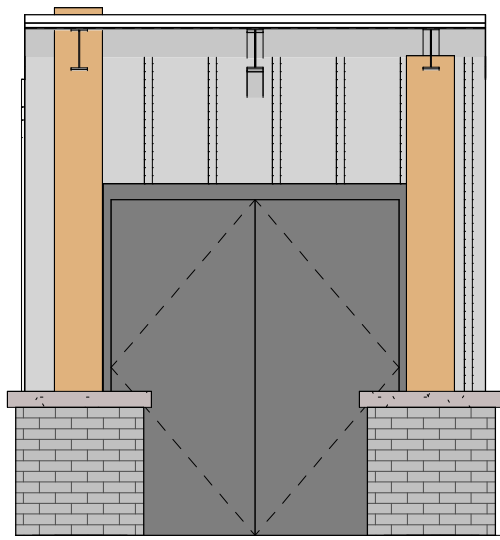
Autodesk Docs://37-23208-00 WCSd4 Windsor RainDance E.S. N/37-23208-00 WCSd4_RainDance_AR_2022.rvt
2/7/2024 6:27:05 AM

1

2

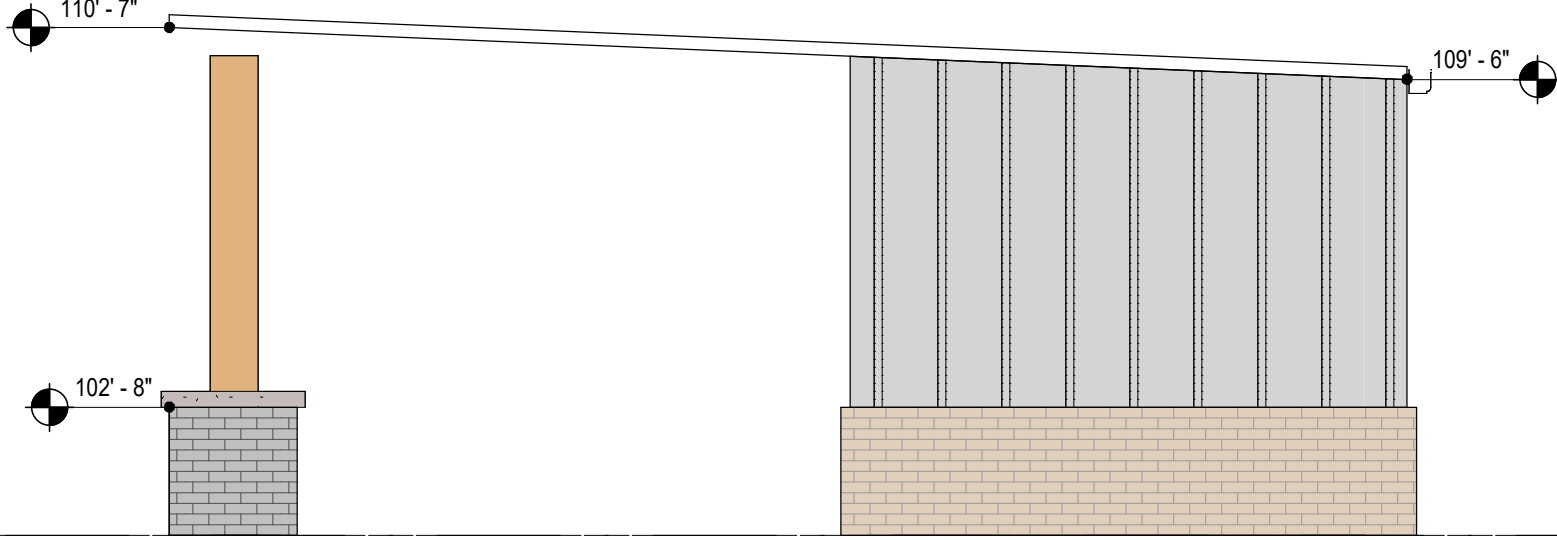
3

4



STORAGE ELEVATION EAST

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

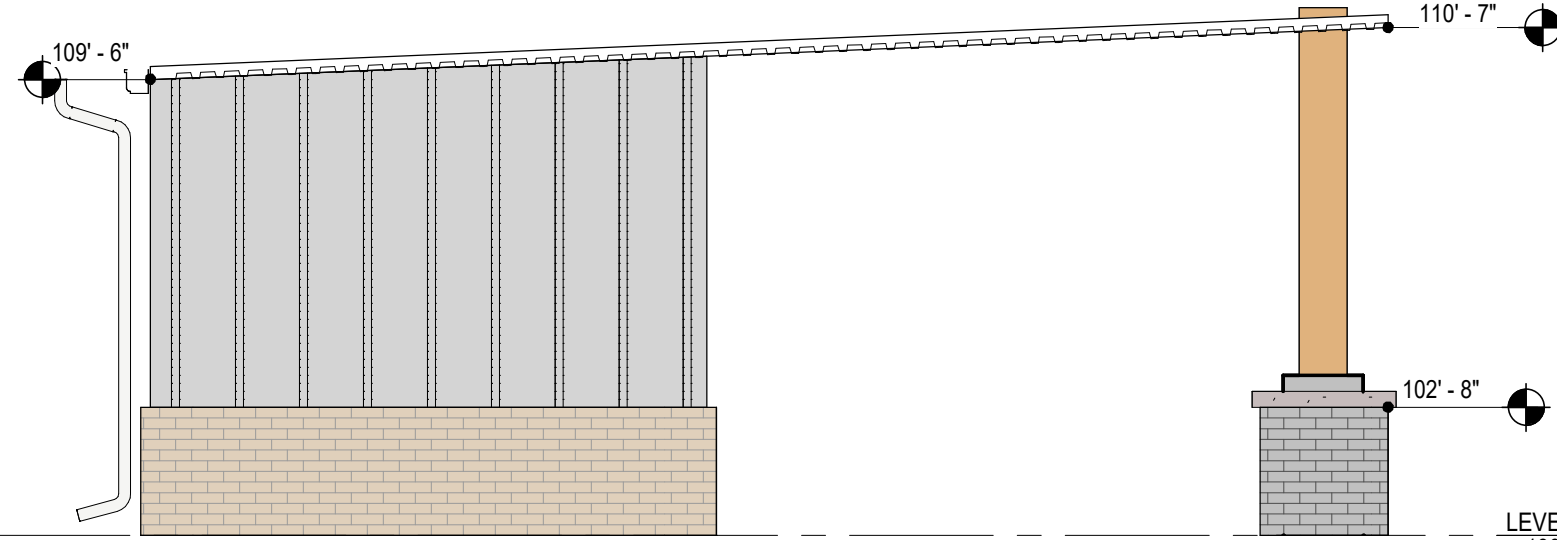


STORAGE ELEVATION NORTH

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

LEVEL 01
100'-0"

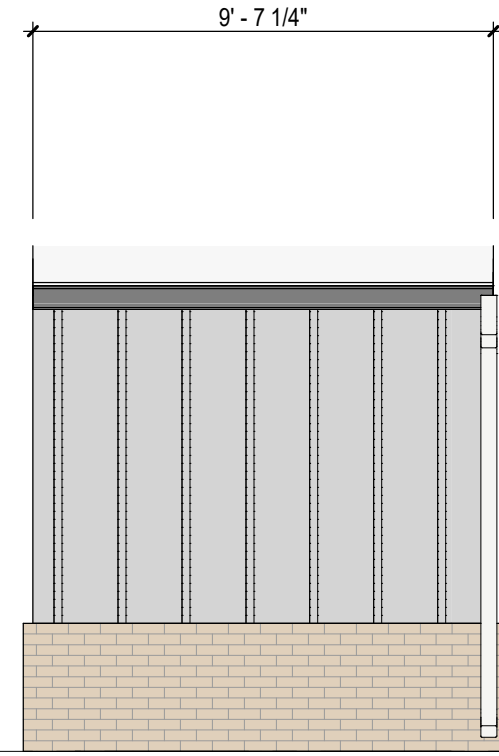
LEVEL 01
100'-0"



STORAGE ELEVATION SOUTH

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

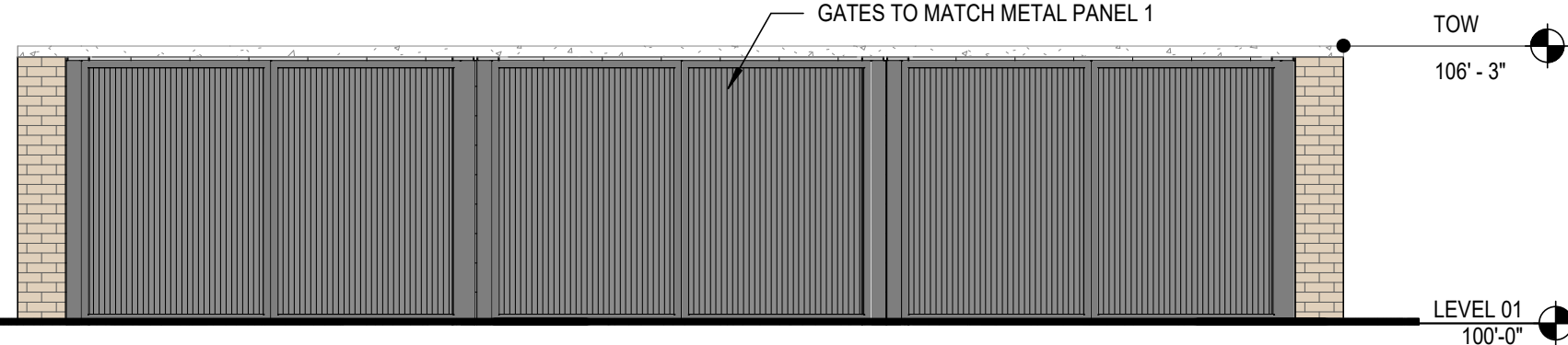
LEVEL 01
100'-0"



STORAGE ELEVATION WEST

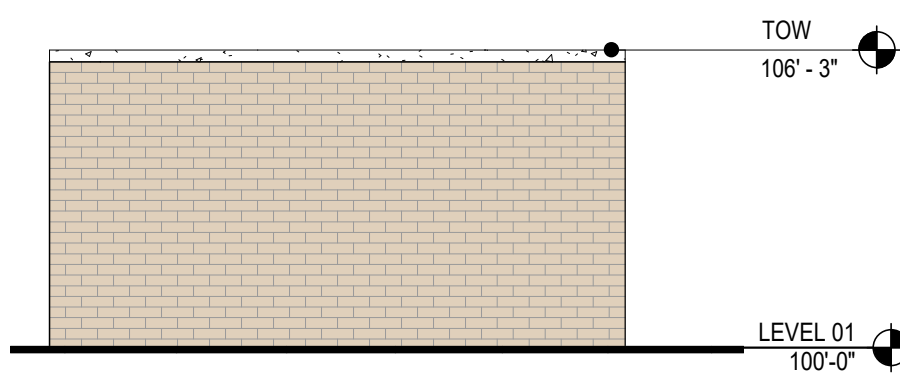
SCALE: 1/4" = 1'-0"

LEVEL 01
100'-0"



TRASH ENCLOSURE EAST ELEV.

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

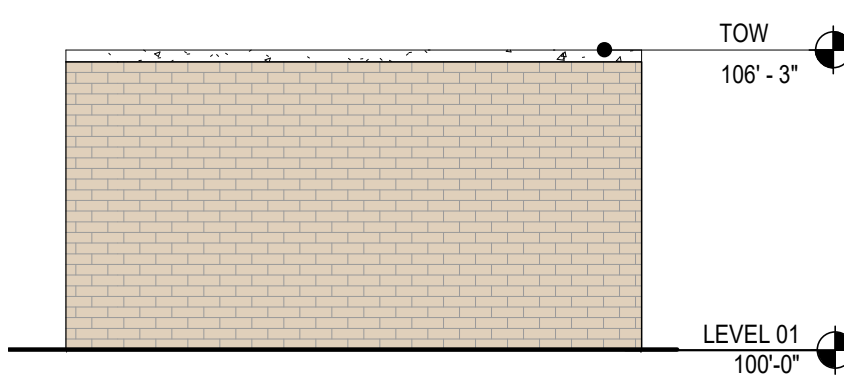


TRASH ENCLOSURE NORTH ELEV.

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

TOW
106' - 3"

LEVEL 01
100'-0"

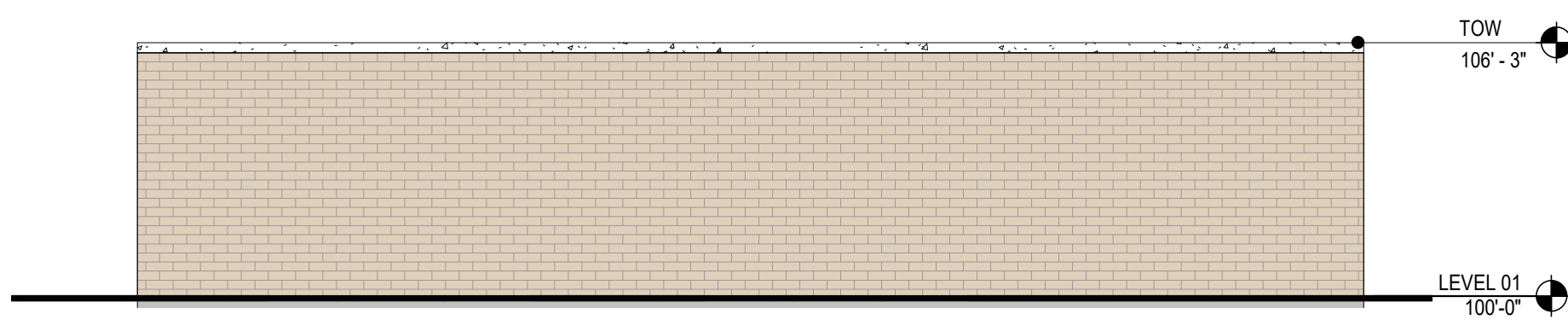


TRASH ENCLOSURE SOUTH ELEV.

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

TOW
106' - 3"

LEVEL 01
100'-0"



TRASH ENCLOSURE WEST ELEV.

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

TOW
106' - 3"

LEVEL 01
100'-0"

EXTERIOR MATERIALS

SCALE: 1/16" = 1'-0"

- BRICK VENEER 1
BOD: INTERSTATE NORMAN "SMOKEY MOUNTAIN"
- BRICK VENEER 2
BOD: INTERSTATE NORMAN "ALMOND"
- METAL PANEL 1
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- METAL PANEL 3
BOD: BERRIDGE BR-12 PANEL "ZINC GREY"



BRICK VENEER 1



BRICK VENEER 2



METAL PANEL 1



METAL PANEL 2



METAL PANEL 3



MEMORANDUM

Date: July 17, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Site Plan - Hollister Lake Elementary School (formally "Peakview Elementary") - Winter Farm Subdivision 8th Filing, Lot 1 - S. Mezzetti, Senior Planner
Item #: D.3.d.

Background / Discussion:

The applicant and property owner, Weld RE-4 School District, has submitted a Major Site Plan for a new elementary school, Hollister Lake Elementary (formally "Peakview Elementary"), located on Lot 1 of Winter Farm Subdivision 8th Filing. The lot was replatted through the Town's Minor Subdivision and was previously known as Tract B of Winter Farm Subdivision 2nd Filing. The subject property is located at 550 Sundance Drive, adjacent to Northern Lights Park.

The property consists of approximately 10 acres and is zoned Single Family Residential One (SF-1). Schools are allowed in any zone district as a use-by-right. The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	SF-1 (Single Family Residential One)	Park – Northern Lights Park
East	SF-1 (Single Family Residential One)	Residential - Winter Farm Subdivision
South	SF-1 (Single Family Residential One)	Residential - Winter Farm Subdivision
West	SF-1 (Single Family Residential One)	Residential - Winter Farm Subdivision

The Major Site Plan review has been completed and approved, including civil construction plans and a site plan development agreement.

The property will have two primary access points: a one-way drive for entering located on Sundance Drive, south of the building, and a one-way drive for exiting onto Dakota Way. The student drop off area and parent parking will utilize the one-way drives. A secondary access, primarily for buses and staff parking, is located on Sundance Drive, north of the building. Please refer to the site plan for details.

Overall Development Characteristics

LAND USE TABLE

CURRENT ZONING: SF-1 SINGLE FAMILY RESIDENTIAL

PARKING CALCULATIONS	SPACES
REQUIRED PARKING	52 SPACES (2 PER CLASSROOM, 26 CLASS ROOMS)
NORTH PARKING LOT (STAFF)	42 + 2 H.C.
SOUTH PARKING LOT (GUEST)	80 + 4 H.C.
TOTAL PROVIDED	122 + 6 H.C. (128 TOTAL)
LAND USE CATEGORY	AREA (SQUARE FEET)
BUILDING COVERAGE	50,180
FLOOR SPACE (1ST FLOOR) 48,084	
FLOOR SPACE (2ND FLOOR) 25,008	
OUTDOOR STORAGE (*2)	120
PARKING (ASPHALT)	30,725
PRIVATE DRIVES (ASPHALT)	37,727
SIDEWALKS AND PATHWAYS (CONCRETE)	42,057
PLAYGROUND (SYNTHETIC TURF)	10,971
OPEN SPACE / LANDSCAPE AREA (*1)	263,820
TOTAL SITE AREA	435,600 (10.0 AC)

Site Plan reviews are administrative reviews. Town Board has directed staff to prepare a summary of site plan reviews for Planning Commission and Town Board, under the communication section of their regularly scheduled public meetings.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

The site plan has been approved and is for information only.

CC:

Attachments:

1. Hollister Lake Elementary -SITE PLAN

WINTER FARM EIGHTH FILING, LOT 1 , BLOCK 1 (PEAKVIEW ELEMENTARY)

LEGAL DESCRIPTION

TRACT B, WINTER FARM SUBDIVISION, SECOND FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF WINTER FARM 2ND FILING, TRACT B, SITE PLAN (PEAKVIEW ELEMENTARY) MAJOR SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF JANUARY, 2028


MICHAEL MCCULLAR

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNER'S SIGNATURES)

STATE OF Colorado

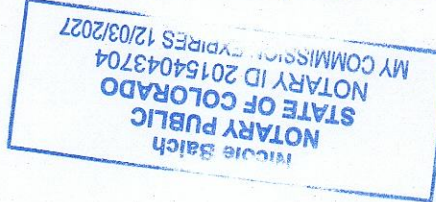
COUNTY OF Weld) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (Michael McCullar),

THIS 24 DAY OF January, 2024

MY COMMISSION EXPIRES: 12/31/2027

(SEAL)

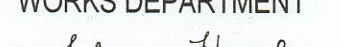



NOTARY PUBLIC

EASEMENT APPROVAL

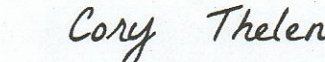
UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC
WORKS DEPARTMENT


JOHN HAMBURG

COMCAST CABLE


BRADY CRADDOCK
CENTURY LINK COMMUNICATIONS


CORY THELEN
XCEL ENERGY

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 ____.

DEPUTY DIRECTOR OF ENGINEERING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR

PASSED AND ADOPTED ON THIS THE _____ DAY OF _____, 20 _____, A.D. AND THAT THE MAYOR OF THE

TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID SITE

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

ATTEST: _____
MAYOR TOWN CLERK

TOWN MANAGER'S APPROVAL

APPROVED THIS THE _____ DAY OF _____, 2023.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 ____.

DIRECTOR OF PUBLIC WORKS

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 ____.

DIRECTOR OF PLANNING

PREPARER'S CERTIFICATE

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

PRINT NAME

PREPARER OF MAJOR SITE PLAN

SIGNATURE

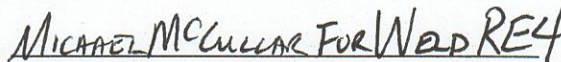
PREPARER OF MAJOR SITE PLAN

NOTE OF OTHER DOCUMENTS

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

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.


MICHAEL MCCULLAR FOR WELD RE4
OWNER NAME (PRINT)


SIGNATURE

20240124
DATE

OPEN SPACE PROTECTION

ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND MAY BE ERECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

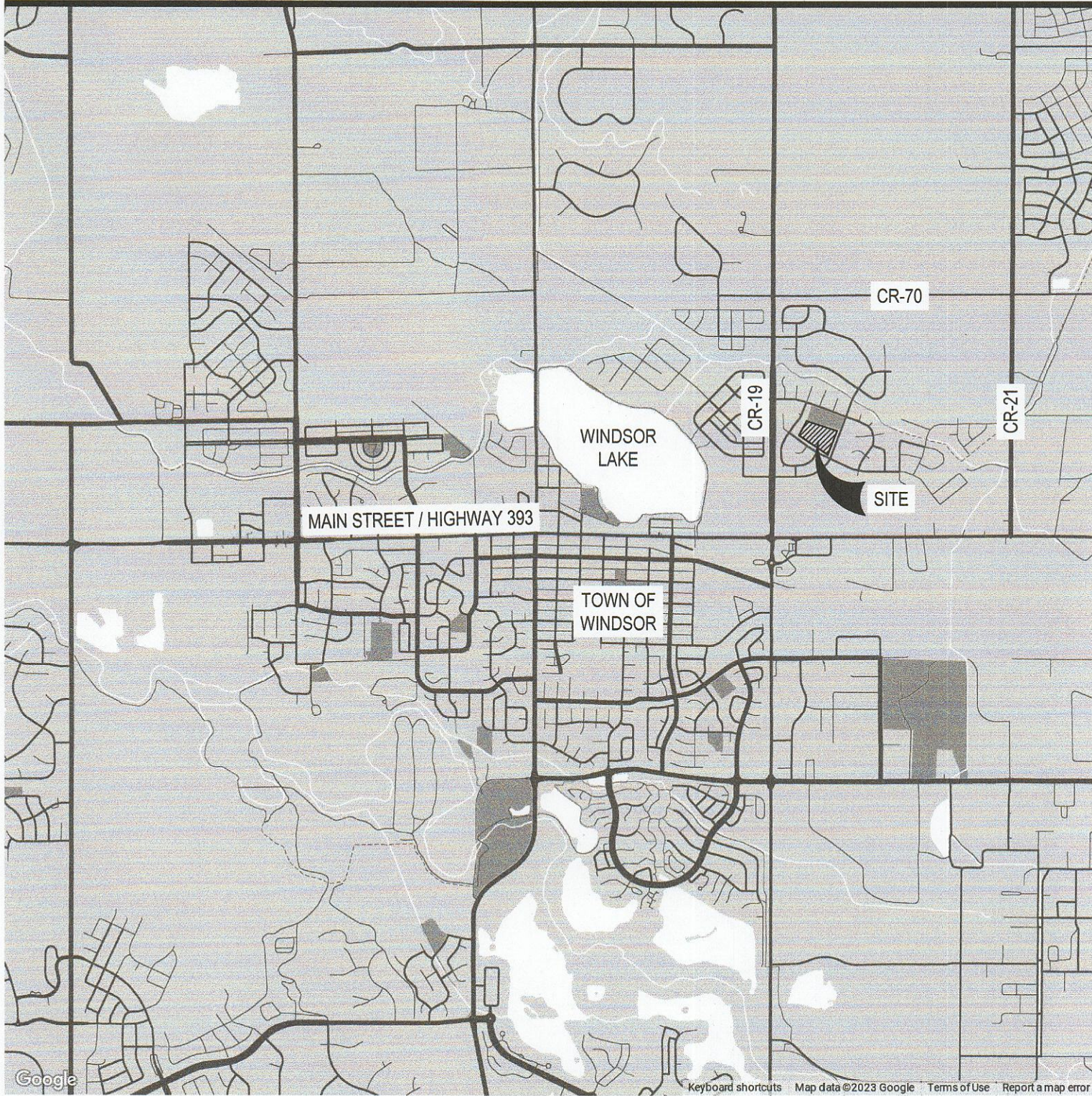
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VICINITY MAP - N.T.S.



SHEET INDEX

PAGE	SHEET	SHEET NAME
1	CS	COVER SHEET
2	L100	SITE PLAN
CIVIL ENGINEERING		
3	C0.00	CIVIL COVER SHEET
4	C0.01	GENERAL NOTES
5	C1.00	EXISTING CONDITIONS & REMOVALS PLAN
6	C2.00	OVERALL HORIZONTAL CONTROL PLAN
7 - 10	C2.01-C2.04	DETAILED HORIZONTAL CONTROL PLANS
11	C2.05	HORIZONTAL CONTROL PLAN LINE & CURVE TABLES
12	C3.00	OVERALL UTILITY PLAN
13	C3.10	WATER & SANITARY SERVICE PLAN
14 - 15	C3.20-C3.21	WATER PLAN & PROFILES
16 - 19	C3.30-C3.33	STORM SEWER PLAN & PROFILES
20	C4.00	OVERALL GRADING & EROSION CONTROL PLAN
21 - 24	C4.01-C4.04	DETAILED GRADING PLANS
25	C5.00	DRAINAGE PLAN
26 - 27	C6.00-C6.01	SITE CONSTRUCTION DETAILS
28 - 29	C6.10-C6.11	WATER & SANITARY SEWER CONSTRUCTION DETAILS
30 - 32	C6.20-C6.22	STORM SEWER CONSTRUCTION DETAILS
33 - 36	C6.30-C6.33	EROSION CONTROL CONSTRUCTION DETAILS
ARCHITECTURE		
37	0.2	BUILDING ELEVATIONS
38	0.3	SITE ELEVATIONS
ELECTRICAL		
39	E.02	ELECTRICAL PHOTOMETRIC SITE PLAN
40	E.03	ELECTRICAL PHOTOMETRIC SCHEDULE AND DETAILS
LANDSCAPE		
41	L200	LANDSCAPE PLAN
42	L201	LANDSCAPE NOTES & DETAILS
IRRIGATION		
43	IS100	IRRIGATION SLEEVING
44	IR100	IRRIGATION NOTES
45	IR200	IRRIGATION PLAN
46	IR300	IRRIGATION DETAILS
47	IR301	IRRIGATION DETAILS
48	IR302	IRRIGATION DETAILS
49	IR303	IRRIGATION DETAILS
50	IR304	IRRIGATION DETAILS

TEAM DIRECTORY

OWNER / APPLICANT
WELD RE4 SCHOOL DISTRICT
180 NORTH 8TH STREET
WINDSOR, CO 80550
PHONE: (970) 686-9051
MICHAEL MCCULLAR

ARCHITECT
DLR GROUP
1401 LAWRENCE STREET, SUITE 1000
DENVER, CO 80202
PHONE: (720) 904-0440
CONTACT: JADEE HARSMA

CIVIL ENGINEER
UNITED CIVIL DESIGN GROUP, LLC
19 OLD TOWN SQUARE #238
FORT COLLINS, CO 80524
PHONE: (970) 530-4044
CONTACT: KEVIN BRAZELTON

LANDSCAPE ARCHITECT
BHA DESIGN INCORPORATED
111 SOUTH MELDRUM, SUITE 110
FORT COLLINS, CO 80521
PHONE: (970) 223-7577
CONTACT: JEFF KROEGER

ELECTRICAL / LIGHTING
AE DESIGN
1900 WAZEE STREET #205
DENVER, CO 80202
720.715.7085
CONTACT: SEANI ANDERSON

IRRIGATION:
AQUA ENGINEERING, INC.
3944 JFK PARKWAY, UNIT 12C
FORT COLLINS, CO 80525-3089
970.372.6128
CONTACT: CULLEN KINOSHITA

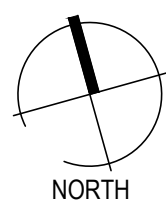
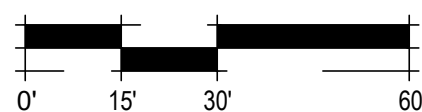
C:\BIOHEDRIVE - BHADESIGN\PROJECTS\WCSO\PEAKVIEW ES_21\DRAWINGS\ACAD\DWG\2103.MAJOR SITE PLAN.DWG

NOTE

REFERENCE COVER SHEET (SHEET 1 OF 50)
FOR LAND USE TABLE

LEGEND

- ASPHALT
- STANDARD GRAY CONCRETE PAVING
- COBBLE OVER WEED BARRIER
- CRUSHER FINES
- SYNTHETIC TURF OVER FALL ZONE PAD
- P.A. PLANTING AREA

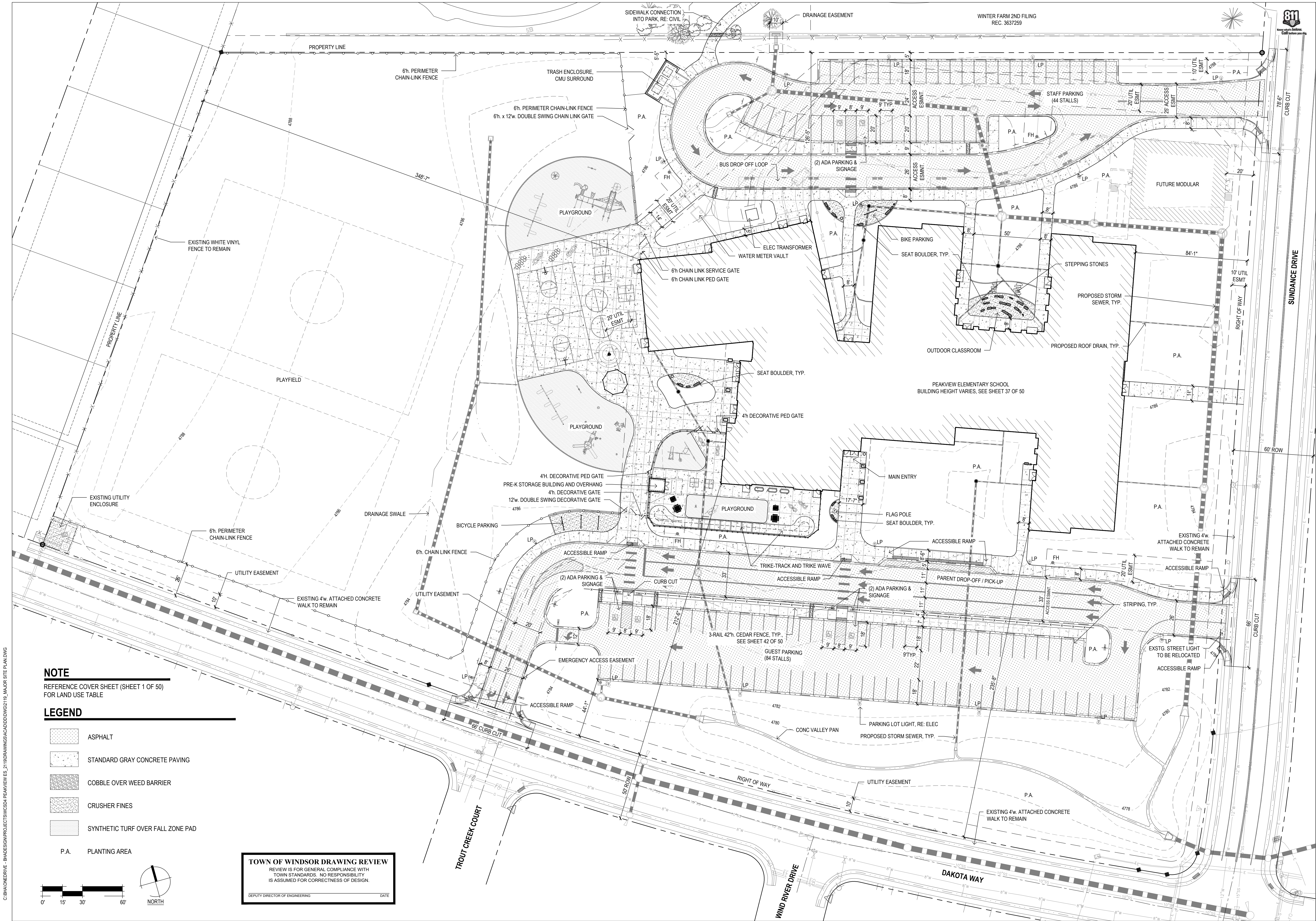


TOWN OF WINDSOR DRAWING REVIEW

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

DEPUTY DIRECTOR OF ENGINEERING

DATE



A

B

C

D

E

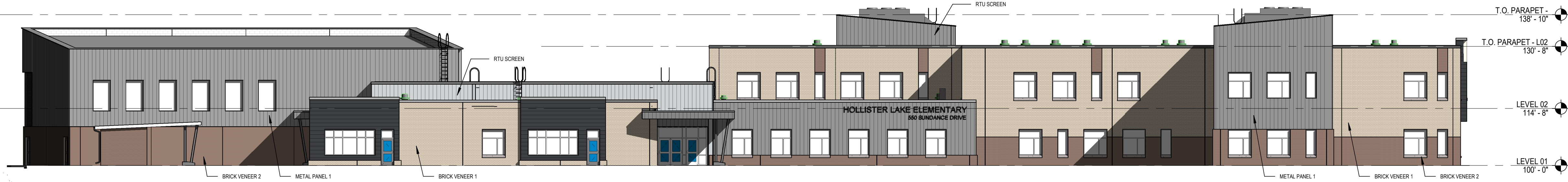
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NORTH ELEVATION

SCALE: 1/16" = 1'-0"

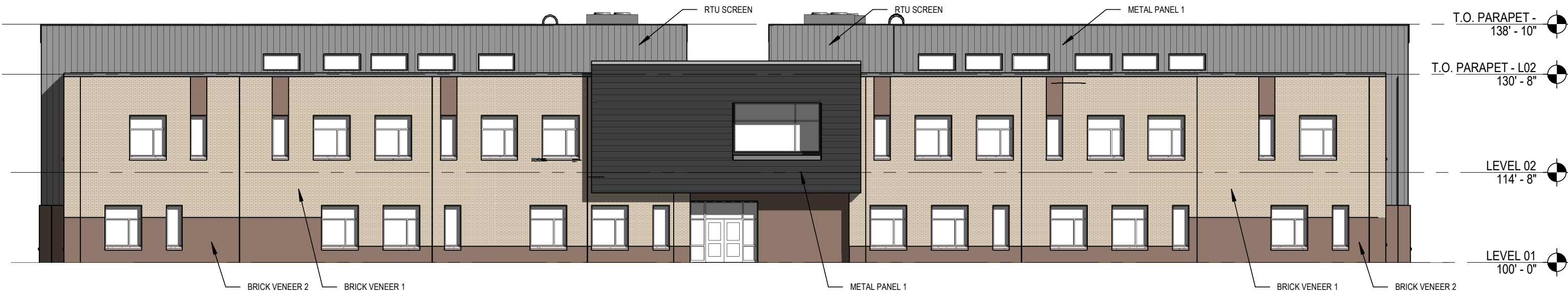
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SOUTH ELEVATION

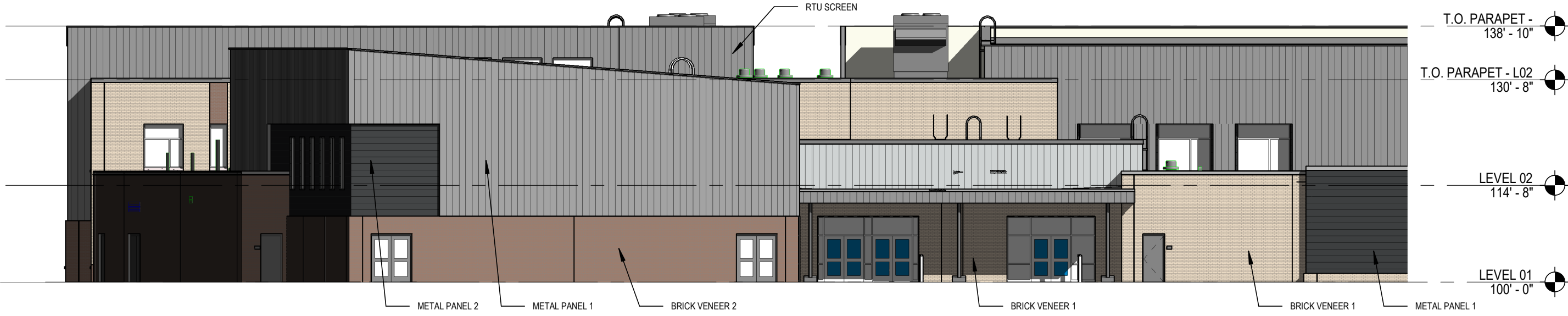
SCALE: 1/16" = 1'-0"

3



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



BRICK VENEER 1



BRICK VENEER 2



METAL PANEL 1



METAL PANEL 2



METAL PANEL 3

EXTERIOR MATERIALS

- BRICK VENEER 1
BOD: INTERSTATE NORMAN "ALMOND"
- BRICK VENEER 2
BOD: INTERSTATE NORMAN "BRONZESTONE"
- METAL PANEL 1
BOD: BERRIDGE BR-12 PANEL "ZINC GREY"
- METAL PANEL 2
BOD: MORIN PULSE 1 "BLUE GRAY"
- METAL PANEL 3
BOD: BERRIDGE BR-12 PANEL "CITYSCAPE"

4

CONTRACTOR IS RESPONSIBLE FOR RESTORING AREA AFFECTED BY GRADING OR CONSTRUCTION BEYOND THOSE AREAS INDICATED ON THIS PLAN UTILIZING NATIVE SEED MIX. SEE SPEC SECTION 32-92.00.

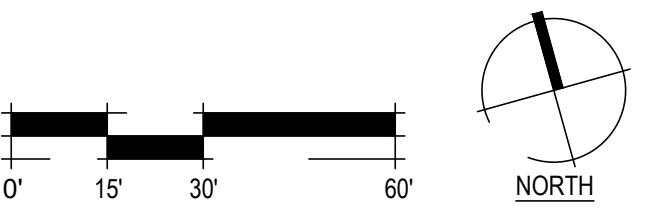
CONTRACTOR IS RESPONSIBLE FOR RESTORING AREA AFFECTED BY GRADING OR CONSTRUCTION BEYOND THOSE AREAS INDICATED ON THIS PLAN UTILIZING NATIVE SEED MIX. SEE SPEC SECTION 32-92.00.

811
Call before you dig

C:\BIOHEDRIVE - BHA\DESIGN\PROJECTS\WCSO\PEAKVIEW ES_21\DRAWINGS\ACAD\DWG\21_13.MAJOR SITE PLAN.DWG

LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES
- SOD, SEE SHEET 42 OF 50
- NATIVE SEED, SEE SHEET 42 OF 50
- COBBLE



- * THE FOLLOWING ITEMS WERE APPROVED ON JUNE 22, 2023, THROUGH THE VARIANCE PROCESS FOR RELIEF FROM THE TOWN'S MUNICIPAL CODE:
- SEC. 15-3-30(B)(4)(A & B) - PARKING LOT INTERIOR - PARKING LOT INTERIOR LANDSCAPING IS REQUIRED WITHIN SURFACE PARKING LOTS AND VEHICLE DISPLAY OR INVENTORY AREAS THAT ACCOMMODATE MORE THAN FIFTEEN (15) VEHICLES AND INCLUDES DRIVE AISLES AND ACCESS DRIVES.
 - MINIMUM LANDSCAPE REQUIREMENTS
VARIANCE: MINIMUM LANDSCAPE REQUIREMENTS FOR TREES, SHRUBS WITHIN THE PARKING LOT INTERIOR ARE NOT REQUIRED.
 - PARKING LOT ISLANDS
VARIANCE: PARKING LOT ISLANDS ARE NOT REQUIRED
 - SEC. 15-3-30(B)(5)(A-D). FOUNDATION AREA - FOUNDATION AREAS ARE THOSE AREAS ALONG BUILDING FOUNDATIONS THAT ARE IN HIGH USE OR HIGH VISIBILITY AREAS.
VARIANCE: FOUNDATION PLANTINGS ARE NOT REQUIRED.

TROUT CREEK COURT

WIND RIVER DRIVE

DAKOTA WAY

SUNDANCE DRIVE