



PLANNING COMMISSION REGULAR MEETING

September 21, 2022 - 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 Town Board.

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. Minutes from the September 7, 2022 Planning Commission Regular Meeting

C. BOARD ACTION

1. Public Hearing – Preliminary Major Subdivision – Poudre Heights Subdivision 5th Filing – Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Planner II
2. Preliminary Major Subdivision – Poudre Heights Subdivision 5th Filing – Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Planner II
3. Public Hearing – Preliminary Major Subdivision – Trautman 5th Filing – Water Valley. (Martin Lind), Owner/Applicant; TST, Inc. (Derek Patterson), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: David Eisenbraun, Senior Planner
4. Preliminary Major Subdivision – Trautman 5th Filing – Water Valley. (Martin Lind), Owner/Applicant; TST, Inc. (Derek Patterson), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: David Eisenbraun, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
 - a. Civic Clerk Agenda Management System and Board Portal Review - K. Frawley, Town Clerk

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: September 21, 2022
To: Planning Commission
From: Karen Frawley, Town Clerk
Re: Minutes from the September 7, 2022 Planning Commission Regular Meeting
Item #: B.1.

Background / Discussion:

Approval of the meeting minutes from the September 7, 2022 Planning Commission regular meeting.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 09.07.22 Draft Planning Commission Regular Meeting Minutes



Planning Commission Regular Meeting

September 7, 2022 - 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 Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Jose Valdes
David Hassard

Also Present:

Town Board Liaison Tallon
Scott Ballstadt, Planning Director
Kim Emil, Assistant Town Attorney
Carlin Malone, Chief Planner
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Customer Service Administrative Assistant

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

Vice-Chair Bushelman moved to approve the agenda as presented, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Minutes from the August 3, 2022 Planning Commission Regular Meeting

Approval of the Minutes from the August 3, 2022 Planning Commission Meeting

2. Minutes from the August 17, 2022 Planning Commission Meeting

Approval of the meeting minutes from the August 17, 2022 Planning Commission meeting
Commissioner Dennison moved to approve the consent calendar as presented, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

C. BOARD ACTION

1. Recommendation to Town Board - An Ordinance Amending Portions of the Windsor Municipal Land Use Code, Chapters 14-17 - C. Malone, Chief Planner / K. Emil, Assistant Town Attorney

Chapters 14 through 18 of the Town's Municipal Code, which collectively make up the Town's Land Use Code, were updated in February 2021. Implementation of the code in the time since adoption has revealed some areas that were inadvertently omitted and other areas in need of minor revision. The following updates for Chapters 14-17 consist primarily of necessary corrections or clarifications, with some proposed amendments where action is needed to resolve ongoing issues with the current code.

Commissioner Reddick moved to forward a recommendation to Town Board the ordinance to amend the land use code, Vice-Chair Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, David Hassard; Nays - Jose Valdes; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

None

2. Communications from Town Board Liaison

Per Mr. Tallon, Harvest Festival was successful last weekend and today staff and Board members took a tour of the NISP project.

3. Communications from Staff

There is an upcoming comprehensive plan meeting and the format will be similar to a Ted Talk. The meeting will be held in October and the date and venue will be forthcoming.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:21 p.m.

Karen Frawley, Town Clerk



MEMORANDUM

Date: September 21, 2022
To: Planning Commission
From: Kimberly Lambrecht
Planner II
Re: Public Hearing – Preliminary Major Subdivision – Poudre Heights Subdivision 5th Filing – Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative
Item #: C.1.

Background / Discussion:

The applicant, Chelsey Green, on behalf of Meritage Homes, has submitted a preliminary major subdivision plat known as Poudre Heights Subdivision 5th Filing. The 5th Filing property encompasses approximately 18.766 acres and is zoned Residential Mixed Use (RMU-1). The project site is located to the north and west of the intersection of Riverplace Drive and 7th Street, north of Poudre Heights Park and east of the Eaton Ditch. The subdivision includes 127 townhome lots with tracts for open space, a trail system, drainage, easements, and access and circulation. The 2003 Poudre Heights Master Plan was amended in 2014 and identifies the subject land use area for approximately 124 attached units with a density range of 7.4-8.3 net dwelling units per acre. This proposal is in alignment with the Master Plan.

This project was previously presented and approved on November 25, 2019, as part of the overall Poudre Heights 3rd Subdivision, and included 266 single family lots with 127 townhome lots. The property was purchased by Meritage Homes in 2021. Meritage's townhome product did not fit within the design framework of the approved plan, which was comprised of one and two-story duplex, triplex and fourplex attached units. Thus, they are presenting a redesigned townhome layout and product that falls within the same area as the previous layout, and will develop the same number of units.

Preliminary Plat characteristics:

- Zoning: Residential Mixed Use One (RMU-1)
- 18.77 total acres
- 127 townhome lots (5.17 acres)
 - Density: 6.8 du/ac (gross)
- Detention Ponds / Open Space (7.22 acres)
- Tracts (4.04 acres)
 1. Open space (2.29 acres)
 2. Private Drives (1.75 acres)
- Public Right-of-Way (2.34 acres)
- Parks
 - Park requirement for the subdivision met with the existing Poudre Heights Park
- Extension of trail system along Eaton Ditch which borders the west boundary of the subdivision
 - Open space and drainage/ditch easements will be maintained by the subdivision Metro District and/or the HOA

A neighborhood meeting was held on August 14, 2018, as part of the original 3rd Filing. Although a neighborhood meeting is no longer required with a Preliminary Major Subdivision, Meritage Homes graciously hosted one on July 26, 2022 at Clearview Library to present the new townhome plans. Approximately 16 neighbors signed in, and presented concerns regarding traffic, parking, style of the new units, and the flood plain location. Please see the enclosed neighborhood meeting correspondence.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives

1. Prioritize new growth in areas currently served by Town infrastructure and services.
Staff comment: The townhome development is part of the existing Poudre Heights neighborhood and finalizes the last portion of the Poudre Heights development that began to the south. Future development to the north and east is limited by the river, park property and 7th Street. Development to the west is limited by existing development at Hilltop Estates and Raindance.
3. Develop new neighborhoods adjacent to the Town core.
Staff comment: The development will provide connections to Town open space and parks, and an additional segment of trail system connecting to the Poudre River Trail, providing connectivity to a key piece of the Northern Colorado trails system which runs throughout the Town.
5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.
Staff comment: Existing infrastructure and services currently serve the Poudre Heights Subdivision 1st Filing neighborhood, and will be extended to serve the proposed future filings.

Chapter 5c – Residential Areas Framework

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

Objectives

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.
Staff comment: The development will provide increased multi-modal connectivity within the neighborhood via a connection to the surrounding trail network. Additionally, the 7th Street Poudre Express Bus Stop is approximately one mile from the subdivision entrance, providing access to mass transit.
4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
Staff comment: The property is zoned Residential Mixed Use One (RMU-1) which lends itself to a diversity of housing types and the use of housing densities to provide transitions between lower densities and higher intensity uses.

Notifications

A neighborhood meeting was held to update surrounding property owners of the status of the project on July 26, 2022 at Clearview Library. Notifications for this meeting were as follows:

- July 15, 2022 – letters mailed to property owners within 500 ft.
- July 15, 2022 – ad published in the paper

The Municipal Code requires a public hearing notification for a preliminary major subdivision. Notifications for this meeting were as follows:

- September 6, 2022 – development review sign posted on the property
- September 8, 2022 – legal notice posted on the Town of Windsor website
- September 9, 2022 – letters mailed to property owners within 500 ft. along with neighbors who attended the neighborhood meeting.
- September 9, 2022 – legal ad published in the paper.

Financial Impact:

Relationship to Strategic Plan:

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
- Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor

Recommendation:

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

CC:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner

Attachments:

1. FCR - Preliminary Major Subdivison Application
2. FCR - NHM Summary Notes_7-26-2022
3. FCR - Staff Presentation_9-21-2022

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*: Poudre Heights Filing no. 3 Townhomes

Legal Description*: Poudre Heights Subdivision, Third Filing, Block 20-23

Address/Location*: Riverplace Drive and Smoky River Drive, Windsor CO

Existing Zoning: RMU-1 **Proposed Zoning:** RMU-1

Acres/Square Feet: 15 +/- Acres **Number of Dwelling Units:** 127

3 **Owner:**

Name(s)*: Meritage Homes of Colorado, Inc.

Company:

Address*: 8400 E Crescent Parkway Suite 200 Greenwood Village, CO 80111

Phone #*: Email*:

Applicant (Owner or Owner's Representative):

Name*: Chelsey Green

Company: Meritage Homes of Colorado Inc.

Address*: 8400 E Crescent Parkway Suite 200 Greenwood Village, CO 80111

Phone #*: 303-406-4312 Email*: chelsey.green@meritagehomes.com

Authorized Representative:

Name: Steve Allen

Company: Henry Design Group, Inc.

Address: 1501 Wazee St. Suite 1-C Denver, CO 80202

Phone #: 303-446-2368 Email: sallen@henrydesigngroup.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: Chelsey Green **Date:** 4/11/2022

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

Print Name: Chelsey Green

*Required fields

Revised 2/5/2021

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	
_____	☒	Completed checklist. Items not checked are explained in the narrative
_____	☒	Completed Land Use Application (attached)
_____	☒	Application fee consistent with the Town of Windsor Fee Schedule
_____	☒	A detailed narrative description of special considerations (<i>phasing, landscaping, infrastructure, and variations from Town requirements</i>)
_____	☒	A deed or legal instrument identifying the applicant's interest in the property
_____	☒	All required drawings and supportive information per the Municipal Code
_____	☒	All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department
_____	☒	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
_____	☒	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	
_____	☒	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
_____	☒	Date of preparation, the scale, a symbol designating true north and zoning
_____	☒	Vicinity map
_____	☒	Name of the subdivision on all drawing sheets (<i>contact Planning</i>)
_____	☒	Legal description (<i>township, range, section, lot, block, subdivision</i>)
_____	☒	Names, addresses and phone numbers of the applicant and firms or persons responsible for preparing the drawing
_____	☒	Applicant revisions block (<i>includes fields for date, initials, description</i>)
_____	☒	Appropriate certification blocks as provided by the Planning Department

2

Preliminary Major Subdivision Requirements (cont.):

Planning Department Checklist	Applicant Checklist	
_____		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
_____		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;
_____		The lot numbers, approximate dimensions and the total lots devoted to each zone district on the plat
_____		Designation of any area subject to flooding and adequate easements for flood control
_____	_____	Traffic study and traffic control plan prepared by a licensed engineer
_____		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.
_____		Preliminary drainage plan and report
_____	_____	Soils report including soil types and limitations
_____		Description and location of any hazardous areas (i.e. floodplain, geological, topographical, etc.) on the subject property and proposed remedial features
_____		Topographical map with two-foot contour intervals
_____		Landscape Plan per Chapter 15 of the Municipal Code
_____	_____	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	
_____	NA	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
_____	NA	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
_____	NA	Final drainage plan and report
_____	NA	Final utility plans
_____	NA	Design soil test results and corresponding location map
_____	NA	Final boundary closure calculations for the exterior subdivision boundary and for each individual lot prepared by a licensed civil engineer or land surveyor

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

WHEN RECORDED, RETURN TO:

Meritage Homes of Colorado, Inc.
8800 East Raintree Drive, Suite 300
Scottsdale, Arizona 85260
Attention: Regional Counsel

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 1st day of November, 2021, between POUDRE HEIGHTS, LP, a Colorado limited partnership, whose address is 9110 Harlan Street, Suite 320, Westminster, Colorado 80031 (the "**Grantor**"), and MERITAGE HOMES OF COLORADO, INC., an Arizona corporation, whose address is 8400 East Crescent Parkway, Suite 200, Greenwood Village, Colorado 80111 (the "**Grantee**").

(Whenever used herein the terms Grantor and Grantee include the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of assigns of corporations, trust and trustees.)

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property located in the County of Weld and State of Colorado, described as follows:

See legal description attached hereto as Exhibit "A" and incorporated by this reference (the "**Land Parcel**").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs, successor and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises *but not any vacated street, alley, or other right-of-way that adjoins said premises, if any*, in the quiet and peaceable possession of the Grantee and the heirs, successor and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to those matters identified on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

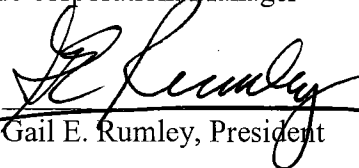
IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

POUDRE HEIGHTS, LP, a Colorado limited partnership

BY: LDCC Management III GP, LLC, a Colorado limited liability company, General Partner

BY: Land Development and Construction Consulting, Ltd., a Colorado corporation, Manager

BY: 
Gail E. Rumley, President

BY: Poudre Heights Manager, LP, a Colorado limited partnership, General Partner

BY: Poudre Heights Manager GP, LLC, a Colorado limited liability company, General Partner

BY: Slokker America LLC, a Delaware limited liability company, Manager

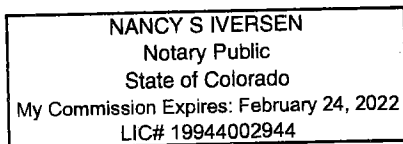
BY: 
Nils Berten, Authorized Signatory

STATE OF COLORADO)
)ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 1st day of November, 2021, by Gail E. Rumley as President of Land Development and Construction Consulting, Ltd., a Colorado corporation, as Manager of LDCC Management III GP, LLC, a Colorado limited liability company, as General Partner of Poudre Heights, LP, a Colorado limited partnership, on behalf of such limited partnership.

Witness my hand and official seal.

My commission expires: _____



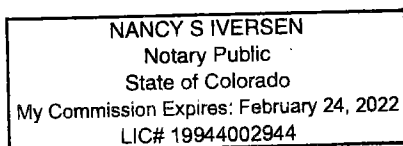
Nancy S Iversen
Notary Public

STATE OF COLORADO)
)ss.
COUNTY OF Jefferson)

The above and foregoing instrument was acknowledged before me this 1st day of November, 2021, by Nils Berten as Authorized Signatory of Slokker America LLC, a Delaware limited liability company, as Manager of Poudre Heights Manager GP, LLC, a Colorado limited liability company, as General Partner of Poudre Heights Manager, LP, a Colorado limited partnership, as General Partner of Poudre Heights, LP, a Colorado limited partnership, on behalf of such limited partnership.

Witness my hand and official seal.

My commission expires: _____



Nancy S Iversen
Notary Public

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 1,
LOTS 1 THROUGH 11, INCLUSIVE, BLOCK 2,
LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 3,
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 4,
LOTS 1 THROUGH 13, INCLUSIVE, BLOCK 5,
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 6,
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 7,
LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 8,
LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 9,
LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 10,
LOTS 1 THROUGH 11, INCLUSIVE, BLOCK 11,
LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 12,
LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 13,
LOTS 1 THROUGH 13, INCLUSIVE, BLOCK 14,
LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 15,
LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 16,
LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 17,
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 18,
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 19,
LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 20,
LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 21,
LOTS 1 THROUGH 36, INCLUSIVE, BLOCK 22,
LOTS 1 THROUGH 37, INCLUSIVE, BLOCK 23,

AND

TRACTS AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS,
AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN,
BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, A, B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S,
T, U, V, W, X, Y, Z;

POUDRE HEIGHTS SUBDIVISION THIRD FILING,
COUNTY OF WELD,
STATE OF COLORADO.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
2. Taxes and assessments for the year 2021 and subsequent years, a lien not yet due and payable.
3. Reservations by the Union Pacific Railroad Company of (1) All oil, coal and other minerals underlying subject property, (2) The exclusive right to prospect for, mine and remove oil, coal and other minerals, and (3) The right of ingress and egress and regress to prospect for, mine and remove oil, coal and other minerals, all as contained in Deed recorded December 17, 1914 in Book 406 at Page 321.

NOTE: Request for Notification of Surface Development recorded May 28, 2002 at 2954965.

Relinquishment of Surface Rights recorded December 15, 2003 at 3135419.

Oil and Gas Lease recorded April 30, 2007 at 3472220.

Memorandum of Oil & Gas Lease recorded March 4, 2013 at 3914418.

Memorandum of Paid Up Oil and Gas Lease recorded December 5, 2014 at 4066614.

Oil and Gas Lease recorded May 24, 2016 at 4205809.

Request for Notification of Application for Development recorded July 12, 2016 at 4218393.

Memorandum of Oil and Gas lease recorded August 12, 2019 at Reception No. 4513731.

4. Mineral Bargain and Sale Deed recorded July 3, 2013 at 3945448.

NOTE: Oil and Gas Lease recorded July 17, 2013 at 3948208.

Oil and Gas Lease recorded September 17, 2013 at 3963978.

5. The right of way for and any rights in and to the BH Eaton Ditch as shown on the plat of Poudre Heights Subdivision Third Filing recorded April 28, 2020 at Reception No. 4586224.
6. Terms, conditions, provisions, agreements and obligations contained in the Annexation Agreement recorded September 26, 1986 at 2071083.

7. Terms, conditions, provisions, agreements and obligations contained in the Right of Way Agreement recorded March 10, 1997 at 2537102.
8. Terms, conditions, provisions, agreements and obligations contained in the Right of Way Agreement recorded March 10, 1997 at 2537103.
9. Terms, conditions, provisions, agreements and obligations contained in the Easement Agreement granted to Qwest Corporation, a Colorado corporation recorded December 2, 2002 at 3010090.
10. Terms, conditions, provisions, agreements and obligations contained in the Agreement for Donation of Property For Poudre River Trail recorded April 4, 2003 at 3049082, July 9, 2004 at 3197488, Agreement To Add Additional Property To Legal Description For Poudre River Trail recorded September 15, 2003 at 3106729, Poudre River Trail Grant of Easement recorded January 11, 2006 at 3354268 and Assignment of Easement recorded August 20, 2007 at 3498226.
11. Terms, conditions, provisions, agreements and obligations contained in the Poudre Heights Subdivision Master Plan And Poudre Heights Subdivision, Second Filing Development Agreement recorded August 12, 2003, Addendum recorded July 14, 2004 at 3198963, Second Addendum recorded July 14, 2004 at 3198964, Combined Subdivision Development Agreement and Site Plan Development Agreement Poudre Heights Subdivision Third Filing recorded April 28, 2020 at Reception No. 4586225.
12. Reservations in United States Patent to Union Pacific Railway Company recorded January 9, 2008 at 3528188.
13. Terms and conditions shown in the Findings of Fact, conclusion of Law and Decree of Water Court recorded September 11, 2008 at 3577772.
14. Town of Windsor, Colorado Ordinance No. 2014-1484 approving the re-zoning of Poudre Heights Subdivision Third Filing recorded January 22, 2015 at 4077535.
15. Easements, notes and right of way as shown on the plat of Poudre Heights Subdivision Third Filing recorded April 28, 2020 at Reception No. 4586224.
16. Terms, conditions, provisions, agreements and obligations contained in the Non-Potable Water Delivery Agreement recorded December 17, 2019 at Reception No. 4551173.
17. Terms, conditions, provisions, agreements and obligations contained in the Poudre Heights Third Filing B. H. Eaton Ditch Agreement recorded April 22, 2020 at Reception No. 4584666.

18. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: S145081
Dated: April 05, 2021
Prepared by: Ehrhart Land Surveying
Matters shown: Gravel roads and concrete sidewalks meandering into and out of subject property; ditches traversing subject property; overhead electric lines traversing subject property; and storage container located on Lot 2, Block 19.

April 4, 2022

Kimberly Lambrecht, Assoc. AIA Planner I

Planning Department
301 Walnut St.
Windsor, CO 80550
970-674-2415

RE: Poudre Heights – Filing No. 3

Dear Kimberly,

The Henry Design Group, Inc., on behalf of Meritage Homes of Colorado, the applicant, is pleased to submit this narrative in support of the proposed Development, Filing No. 3 Major Subdivision.

1. Applicant / Design Team

Owner/Applicant:

Meritage Homes of Colorado Inc.
Chelsey Green 303-406-4312
8400 E Crescent Pkwy Ste 200,
Greenwood Village, CO 80111
chelsey.green@meritagehomes.com

Planner/Landscape Architect:

The Henry Design Group, Inc.
Steve Allen, PLA
1501 Wazee Street, Suite 1-C
Denver, CO 80202
303-446-2368
sallen@henrydesigngroup.com

Civil Engineer:

Lamp Rynearson
Gary Odehnal, PE
4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
970-267-3819
Gary.Odehnal@LampRynearson.com

2. Project Location

Poudre Heights Filing no. 3 consists of 15.46 acres in the Town of Windsor. The site is in the west half of section 29, township 6 north, range 67 west of the 6th P.M. The site is bounded on the north by the Poudre River Trail, west by the Eaton Ditch, south by the Poudre Heights Park and east by the Cache la Poudre River.

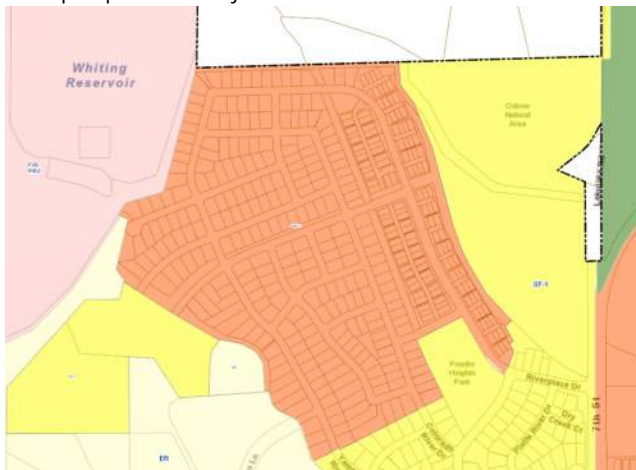


3. Filing No. 3 Major Subdivision Intent

The intent of this Filing no. 3 Major Subdivision is to revise the layout to accommodate the updated townhome design. The Major Subdivision will include 127 dwelling units, the same as previously approved. Local trail connections will provide access to Poudre River Trail and Poudre Heights Park. Access to Weld County Road 17 will be provided by extending Riverplace Drive.

4. Zoning

The proposed Major Subdivision is in conformance with the current zoning RMU-1.



5. Surrounding Land Uses

North: Residential

South: SF-1

East: SF-1

West: RMU-1

6. Development Schedule

The area proposed within Filing no. 3, is anticipated to have the entitlement process complete by the end of 2022 with infrastructure commencing as soon as possible thereafter.

Thank you for your time and consideration of the Poudre Heights Filing No. 3 Major Subdivision. As always, we look forward to continuing to work with the Town to see this exciting neighborhood come to fruition. Please feel free to contact me if you have any questions or need additional information.

Sincerely yours,

Steve Allen
Henry Design Group, Inc.

POUDRE HEIGHTS SUBDIVISION FIFTH FILING

A REPLAT OF BLOCKS 20–23, AND TRACTS M–Z, AA–AZ, AND BA–BW, POUDRE HEIGHTS SUBDIVISION THIRD FILING
LOCATED IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

A REPLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, LOCATED IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1–25, BLOCK 20,
LOTS 1–30, BLOCK 21,
LOTS 1–36, BLOCK 22,
LOTS 1–37, BLOCK 23,
TRACTS M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BU, BV, BW, POUDRE HEIGHTS 3RD FILING, AS SHOWN ON THE RECORDED PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON 04/28/2020, RECEPTION NO. 4586224.

CONTAINING 817,448 SQUARE FEET, 18.766 ACRES MORE OR LESS.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, ALL BEING OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST IN THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS. THE UNDERSIGNED DO HEREBY DEDICATE TO THE TOWN OF WINDSOR FOREVER ALL STREETS, ALLEYS, RIGHTS–OF–WAY, UTILITY EASEMENTS AND OTHER EASEMENTS INTENDED FOR MUNICIPAL PURPOSES AS INDICATED HEREON UNDER THE NAME OF POUDRE HEIGHTS SUBDIVISION FIFTH FILING, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR AS INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF WINDSOR REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE UNDERSIGNED OWNER(S) SHALL BEAR ALL EXPENSE INVOLVED IN SUBDIVISION IMPROVEMENTS. IN WITNESS

WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 20____.

CHELSEY GREEN
MERITAGE HOMES COLORADO

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

VACATION STATEMENT

THE UNDERSIGNED, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF THE ABOVE, DESCRIBED PARCEL OF LAND. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND

SEALS THIS THE _____ DAY OF _____, 20____.

CHELSEY GREEN
MERITAGE HOMES COLORADO

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

LAND USE TABLE				
LOT/TRACT	OWNERSHIP & MAINTENANCE	ZONING	AREA	% OF TOTAL
127 MULTI–FAMILY LOTS	H.O.A.	RMU	225,139 SQ. FT./5.168 ACRES	27.5%
TRACT A: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	305,230 SQ. FT./7.007 ACRES	37.3%
TRACT B: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	25,283 SQ. FT./0.580 ACRES	3.1%
TRACT C: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	20,517 SQ. FT./0.471 ACRES	2.5%
TRACT D: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	30,611 SQ. FT./0.703 ACRES	3.7%
TRACT E: PA, LSE, UE, DE, AE & IRE	H.O.A.	RMU	23,349 SQ. FT./0.536 ACRES	2.9%
TRACT F: LSE, UE & DE	H.O.A.	RMU	9,433 SQ. FT./0.217 ACRES	1.2%
TRACT G: AE, UE & DE	H.O.A.	RMU	3,321 SQ. FT./0.076 ACRES	0.4%
TRACT H: AE, UE & DE	H.O.A.	RMU	3,324 SQ. FT./0.076 ACRES	0.4%
TRACT I: AE, UE & DE	H.O.A.	RMU	3,330 SQ. FT./0.076 ACRES	0.4%
TRACT J: AE, UE & DE	H.O.A.	RMU	3,690 SQ. FT./0.085 ACRES	0.5%
TRACT K: AE, UE & DE	H.O.A.	RMU	35,191 SQ. FT./0.808 ACRES	4.3%
TRACT L: AE, UE & DE	H.O.A.	RMU	27,176 SQ. FT./0.624 ACRES	3.3%
EXISTING PUBLIC R.O.W.	TOWN OF WINDSOR	RMU	101,854 SQ. FT./2.338 ACRES	12.5%
TOTAL AREA			817,448 SQ. FT./18.766 ACRES	100%

TRACT USE LEGEND

LSE – LANDSCAPE EASEMENT
UE – UTILITY EASEMENT
DE – DRAINAGE EASEMENT
AE – ACCESS EASEMENT
IRE – IRRIGATION EASEMENT
PA – PEDESTRIAN ACCESS

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DEPUTY DIRECTOR OF ENGINEERING _____

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING _____

MAYOR’S CERTIFICATE

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

MAYOR _____ ATTEST: _____
TOWN CLERK

TOWN MANAGER’S APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

TOWN MANAGER _____

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS _____

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 ERECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

SURVEYOR

LAINE A. LANDAU
LAMP RYNEARSON
4715 INNOVATION DR. STE. 100
FORT COLLINS, CO 80525
970–267–3809

PLANNER:

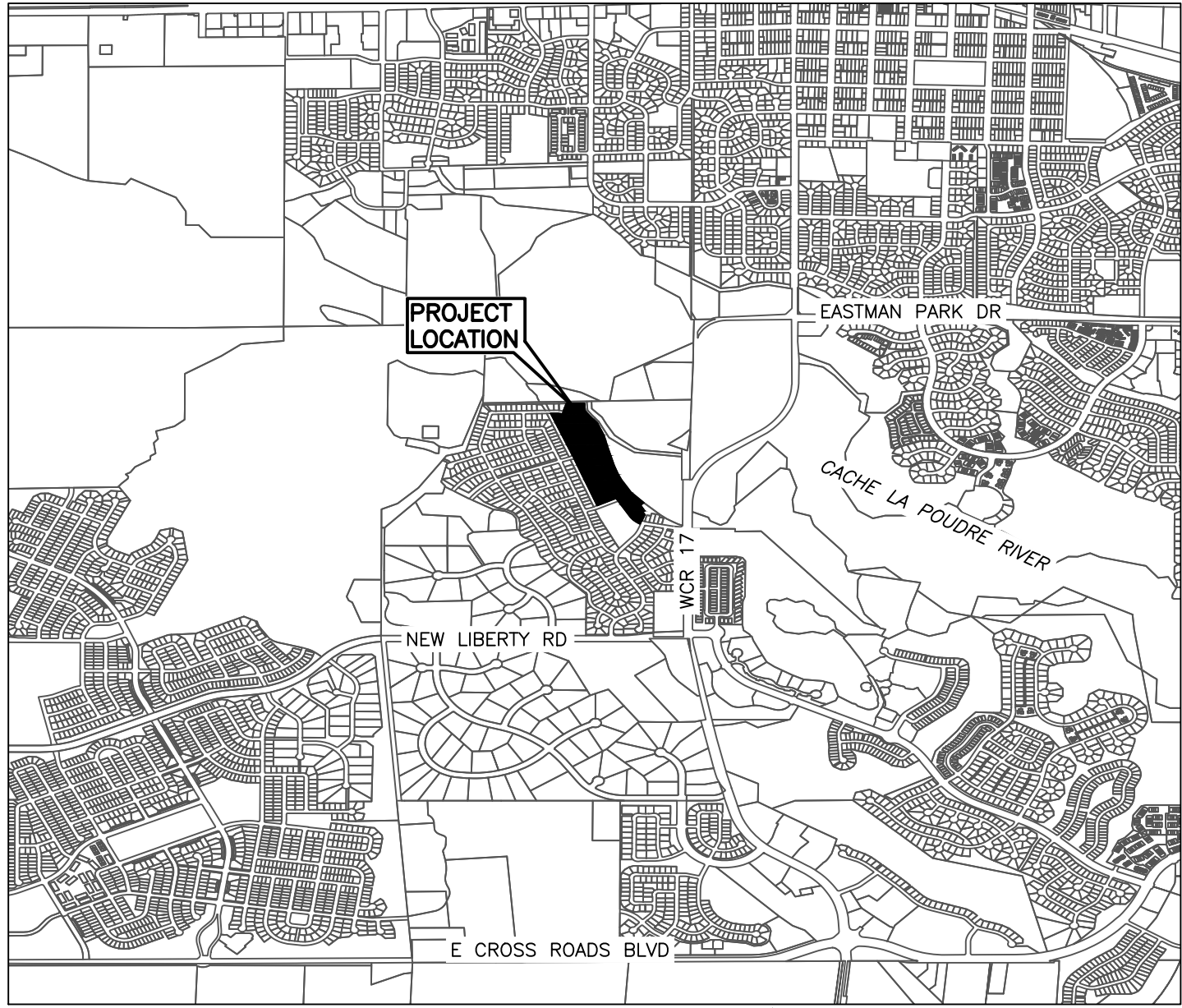
STEVE ALLEN
HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1–C
DENVER, CO 80202
303–446–2368

ENGINEER

GARY ODENHAL
LAMP RYNEARSON
4715 INNOVATION DR. STE. 100
FORT COLLINS, CO 80525
970–219–9821

OWNER:

CHELSEY GREEN
MERITAGE HOMES COLORADO
840 E. CRESCENT PKWY, SUITE 200
GREENWOOD VILLAGE, CO 80111
720–482–0202



VICINITY MAP
1" = 2,000'



EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC
WORKS DEPARTMENT

CENTURY LINK COMMUNICATIONS

COMCAST CABLE

XCEL ENERGY

NOTES

1. THE DIMENSION TEXT IS SHOWN ON THE SAME SIDE OF THE PROPERTY LINE WHERE THE FEATURE IS LOCATED.
2. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD SHADED ZONE AE, AREA WITH A BASE FLOOD ELEVATION, AND IN THE REGULATORY FLOODWAY, AS SHOWN ON MAP NO. 08123C1483E EFFECTIVE 01/20/2016.
4. COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT, POLICY NO. CO–FFAH–MP–81306–1–21–H0630592, DATED NOVEMBER 2, 2021 AT 6:00PM, WAS RELIED UPON FOR PROPERTY DESCRIPTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD
5. PLEASE SEE THE INFRASTRUCTURE PLAN SET EXISTING CONDITIONS SHEET FOR TOPOGRAPHY AND EXISTING UTILITIES, AND THE OVERALL UTILITY PLAN FOR PROPOSED UTILITIES.
6. TRUE NORTH STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH USING THE COLORADO STATE PLANE SYSTEM, NORTH ZONE, OF THE NORTH AMERICAN DATUM OF 1983(2011). FOR A REDUCTION TO TRUE NORTH, SEE NORTH ARROW.

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. BEARS SOUTH 88°22'24" WEST FOR 1304.48 FEET, BEING MONUMENTED AT THE CENTER NORTH SIXTEENTH CORNER BY A 3–1/4" ALUMINUM CAP STAMPED "PEPEK LS 33642", AND AT THE NORTH WEST SIXTEENTH CORNER BY A 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED "LS 20685", SAID BEARING BEING A GRID BEARING OF THE COLORADO STATE PLANE SYSTEM, NORTH ZONE, OF THE NORTH AMERICAN DATUM OF 1983(2011).

SURVEYORS CERTIFICATE

I, LAINE A. LANDAU, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

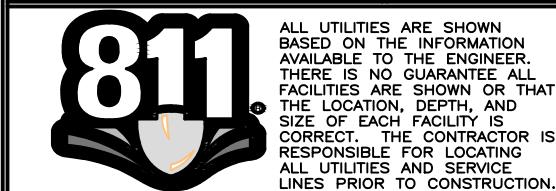
LAINE A. LANDAU
COLORADO PLS 31159
ON BEHALF OF LAMP RYNEARSON, INC.
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

LAMP
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

POUDRE HEIGHTS SUBDIVISION FIFTH FILING
BLOCKS 20–23 TRACTS M–Z, AA–AZ, BA–BW,
POUDRE HEIGHTS SUBDIVISION THIRD FILING, PART OF SEC. 29, T6N,
R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO
POUDRE HEIGHTS MULTI–FAMILY
WINDSOR, COLORADO



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

DATE

06/28/2022

PROJECT NUMBER

0221041

BOOK AND PAGE

SHEET

1 OF 6

SURVEYORS CERTIFICATE
SEE SHEET 1 OF 6 FOR ALL NOTES AND
CERTIFICATION

POUDRE HEIGHTS SUBDIVISION FIFTH FILING
BLOCKS 20-23 TRACTS M-Z, AA-AZ, BA-BW,
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R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO

**POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO**

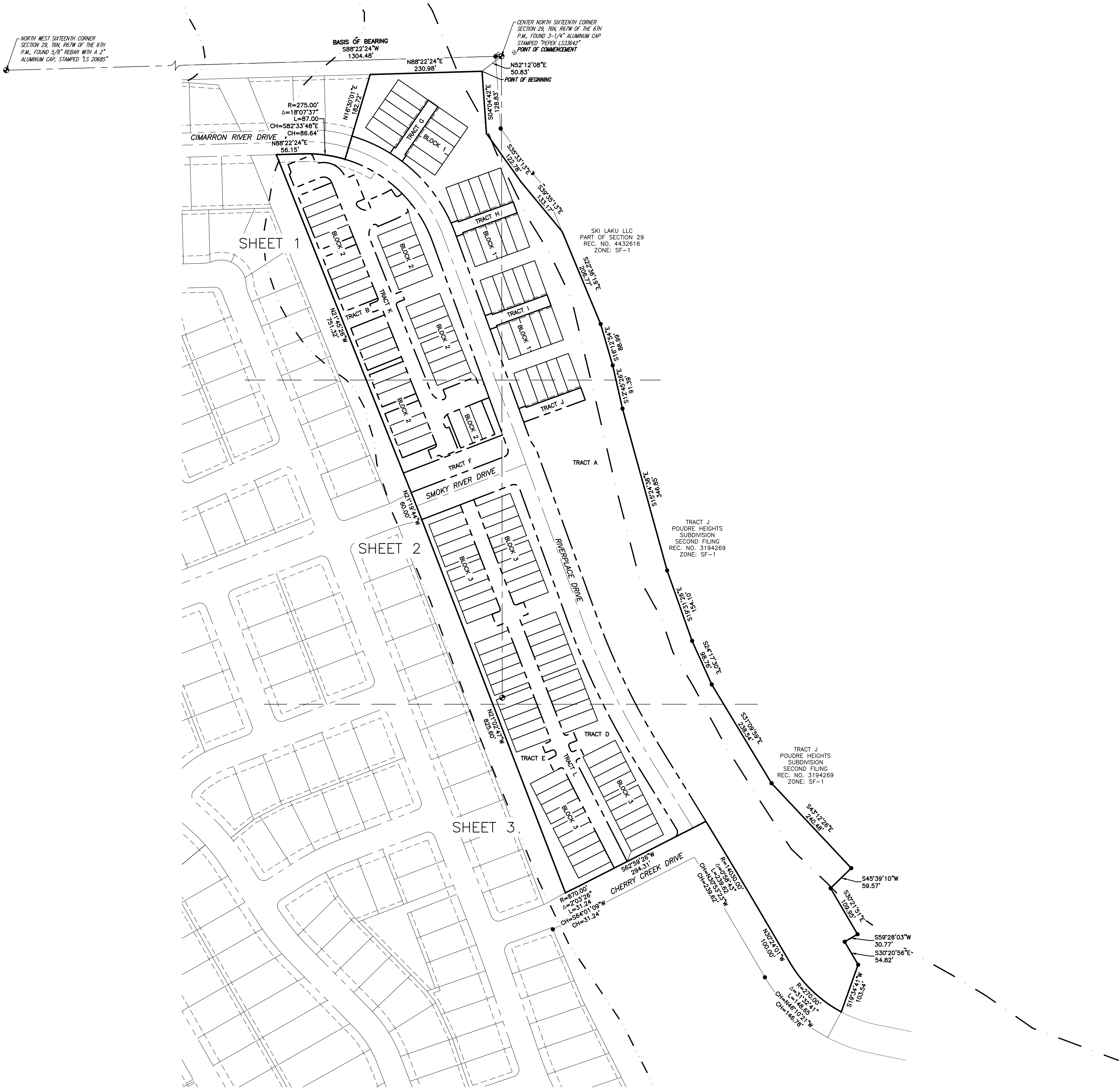
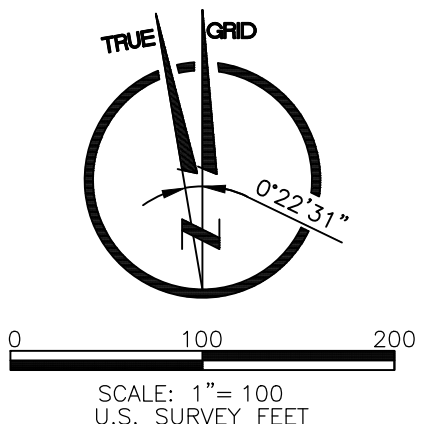


REVISIONS

DESIGNER / DRAFTER
LAINE LANDAU/JOSH CROAK
DATE
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221041
BOOK AND PAGE

SHEET

2 OF 6



NORTH WEST SIXTEENTH CORNER
SECTION 28, T6N, R67W OF THE 6TH
P.M., FOUND 5/8" REBAR WITH A 2"
ALUMINUM CAP, STAMPED "LS 20685"

BASIS OF BEARING
S88°22'24"W
1304.48'

CENTER NORTH SIXTEENTH CORNER
SECTION 28, T6N, R67W OF THE 6TH
P.M., FOUND 3-1/4" ALUMINUM CAP
STAMPED "PEPEK L533642"

LOT 28, BLOCK 1
POUDRE HEIGHTS
SUBDIVISION
THIRD FILING
REC. NO. 4586224
ZONE: RMU-1

CIMARRON RIVER DRIVE

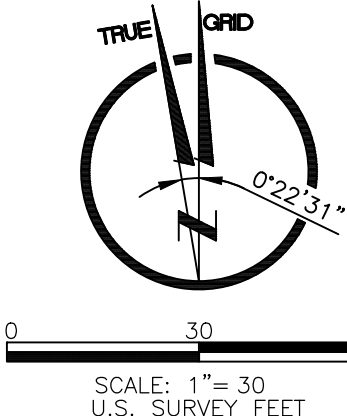
TRACT E
POUDRE HEIGHTS
SUBDIVISION
THIRD FILING
REC. NO. 4586224
ZONE: RMU-1

EDGE OF FLOODZONE AE
PER FLOOD MAP
08123C1483E
EFFECTIVE: 01/20/2016

EDGE OF FLOODWAY
PER FLOOD MAP
08123C1483E
EFFECTIVE: 01/20/2016

SKI LAKU LLC
PART OF SECTION 29
REC. NO. 4432616
ZONE: SF-1

- LEGEND**
- BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - SECTION LINE
 - LOT LINE
 - RIGHT OF WAY LINE
 - CENTERLINE OF ROAD
 - EASEMENT LINE
 - EDGE OF FLOODWAY
 - EDGE OF FLOOD ZONE
 - SECTION CORNER
 - PROPERTY CORNER FOUND AS DESCRIBED
 - SET 5/8" REBAR WITH 1.5" YELLOW PLASTIC CAP, PLS 31159



**LAMP
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)351.0440

SURVEYORS CERTIFICATE

SEE SHEET 1 OF 6 FOR ALL NOTES AND
CERTIFICATION

POUDRE HEIGHTS SUBDIVISION FIFTH FILING
BLOCKS 20-23 TRACTS M-Z, AA-AZ, BA-BW,
POUDRE HEIGHTS SUBDIVISION THIRD FILING, PART OF SEC. 29, T6N,
R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO

POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO



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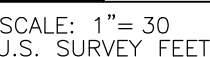
REVISIONS

DESIGNER / DRAFTER
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DATE
06/28/2022
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BOOK AND PAGE

SHEET

3 OF 6

POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO



L:\Engineering\2021041 - Plat Map - Pondre Heights\Subdivisions\0221041-PLAT.dwg, 6/28/2022, 4:18:48 PM, JOSHUA A. CROAK, LAMP RYNEARSON



LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
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FORT COLLINS, COLORADO
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KANSAS CITY, MISSOURI
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R67W OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO

POUDRE HEIGHTS MULTI-FAMILY
WINDSOR, COLORADO

811

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SHEET

5 OF 6

Page 27 of 220

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	230.98'	S88°22'24"W	L21	60.00'	N21°19'44"W	L41	22.00'	S34°33'09"W	L61	75.00'	N55°26'51"W	L81	27.00'	N70°03'11"E	L101	22.00'	N70°03'11"E	L121	3.00'	N19°56'49"W
L2	128.83'	N04°04'42"W	L22	751.32'	N21°45'26"W	L42	22.00'	S34°33'09"W	L62	75.00'	N55°26'51"W	L82	27.00'	S70°03'11"W	L102	26.59'	N70°03'11"E	L122	27.00'	N70°03'11"E
L3	122.78'	N35°33'13"W	L23	56.15'	N88°22'24"E	L43	27.00'	S34°33'09"W	L63	75.00'	N55°26'51"W	L83	27.00'	S70°03'11"W	L103	75.00'	N19°56'49"W	L123	27.00'	N70°03'11"E
L4	133.17'	N39°35'13"W	L24	182.72'	N16°30'01"E	L44	3.00'	N55°26'51"W	L64	120.00'	S34°33'09"W	L84	22.00'	S70°03'11"W	L104	75.00'	N19°56'49"W	L124	22.00'	N70°03'11"E
L5	206.77'	N22°36'19"W	L25	14.95'	N34°32'51"E	L45	75.00'	S55°26'51"E	L65	120.00'	N34°33'09"E	L85	22.00'	S70°03'11"W	L105	75.00'	N19°56'49"W	L125	22.00'	N70°03'11"E
L6	88.99'	N16°12'54"W	L26	72.00'	N55°26'51"W	L46	75.00'	S55°26'51"E	L66	14.91'	N70°03'11"E	L86	27.00'	N70°03'11"W	L106	75.00'	N19°56'49"W	L126	27.00'	N70°03'11"E
L7	91.39'	N12°45'26"W	L27	120.00'	N34°33'09"E	L47	75.00'	S55°26'51"E	L67	72.00'	N19°56'49"W	L87	3.00'	N19°56'49"W	L107	119.59'	N70°03'11"E	L127	27.00'	S70°03'11"W
L8	346.85'	N15°24'38"W	L28	75.00'	S55°26'51"E	L48	75.00'	S55°26'51"E	L68	120.00'	N70°03'11"E	L88	75.00'	S19°56'49"E	L108	120.00'	S70°03'11"W	L128	22.00'	S70°03'11"W
L9	154.10'	N19°31'26"W	L29	24.00'	S55°34'33"E	L49	27.00'	S34°33'09"W	L69	75.00'	S19°56'49"E	L89	7.04'	S19°56'49"E	L109	7.04'	S19°56'49"E	L129	22.00'	S70°03'11"W
L10	98.76'	N24°17'30"W	L30	75.00'	S55°26'51"E	L50	22.00'	S34°33'09"W	L70	0.50'	N70°03'11"E	L90	75.00'	S19°56'49"E	L110	174.00'	S19°56'49"E	L130	22.00'	S70°03'11"W
L11	238.54'	N31°09'59"W	L31	120.00'	S34°33'09"W	L51	22.00'	S34°33'09"W	L71	24.00'	S19°55'56"E	L91	75.00'	S19°56'49"E	L111	15.00'	N70°03'11"E	L131	27.00'	S70°03'11"W
L12	240.48'	N43°12'26"W	L32	72.00'	N55°26'51"E	L52	22.00'	S34°33'09"W	L72	0.41'	N70°03'11"E	L92	27.00'	S70°03'11"W	L112	72.00'	N19°56'49"W	L132	75.00'	S19°56'49"E
L13	59.57'	N45°39'10"E	L33	14.93'	S34°32'51"W	L53	27.00'	S34°33'09"W	L73	75.00'	S19°56'49"E	L93	22.00'	S70°03'11"W	L113	120.00'	N70°03'11"E	L133	75.00'	S19°56'49"E
L14	109.95'	N30°21'51"W	L34	27.00'	N34°33'09"E	L54	3.00'	N55°26'51"W	L74	120.00'	S70°03'11"W	L94	22.00'	S70°03'11"W	L114	75.00'	S19°56'49"E	L134	75.00'	S19°56'49"E
L15	30.77'	N59°28'03"E	L35	22.00'	N34°33'09"E	L55	27.00'	N34°33'09"E	L75	75.00'	N19°56'49"W	L95	22.00'	S70°03'11"W	L115	24.00'	S19°57'59"E	L135	75.00'	S19°56'49"E
L16	54.82'	N30°20'56"W	L36	22.00'	N34°33'09"E	L56	22.00'	N34°33'09"E	L76	12.00'	S70°03'11"W	L96	27.00'	S70°03'11"W	L116	75.00'	S19°56'51"E	L136	120.00'	S70°03'11"W
L17	103.54'	N19°34'41"E	L37	22.00'	N34°33'09"E	L57	22.00'	N34°33'09"E	L77	27.00'	N70°03'11"E	L97	3.00'	N19°56'49"W	L117	120.00'	S70°03'11"W	L137	27.00'	S70°03'11"W
L18	100.00'	S30°24'01"E	L38	27.00'	N34°33'09"E	L58	22.00'	N34°33'09"E	L78	22.00'	N70°03'11"E	L98	27.00'	N70°03'11"E	L118	72.00'	N19°56'49"W	L138	22.00'	S70°03'11"W
L19	294.31'	N62°59'26"E	L39	27.00'	S34°33'09"W	L59	27.00'	S34°33'09"E	L79	22.00'	N34°33'09"E	L99	22.00'	S70°03'11"E	L119	15.01'	S70°03'11"W	L139	22.00'	S70°03'11"W
L20	825.60'	N21°02'47"W	L40	22.00'	S34°33'09"W	L60	75.00'	N55°26'51"W	L80	22.00'	N70°03'11"E	L100	22.00'	N70°03'11"E	L120	30.00'	S19°56'49"E	L140	22.00'	S70°03'11"W

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L161	27.00'	N70°03'11"E	L181	456.33'	S19°56'49"E	L201	30.00'	N21°45'26"W	L221	14.00'	N68°14'34"E	L241	27.00'	N21°45'26"W	L261	93.50'	N21°45'26"W	L281	75.00'	S68°14'34"W
L162	22.00'	N70°03'11"E	L182	73.14'	N62°59'26"E	L202	57.00'	S68°14'34"W	L222	119.43'	S21°45'26"E	L242	22.00'	N21°45'26"W	L262	75.00'	N68°14'34"E	L282	120.00'	N21°45'26"W
L163	22.00'	N70°03'11"E	L183	109.29'	N62°59'26"E	L203	257.17'	N21°45'26"W	L223	35.71'	S66°55'02"W	L243	22.00'	N21°45'26"W	L263	93.50'	S21°45'26"E	L283	75.00'	N68°14'34"E
L164	22.00'	N70°03'11"E	L184	30.00'	N68°14'34"E	L204	15.00'	N68°14'34"E	L224	2.11'	S34°38'22"E	L244	22.00'	N21°45'26"W	L264	75.00'	N68°14'34"E	L284	27.00'	N21°45'26"W
L165	27.00'	N70°03'11"E	L185	81.89'	N62°59'26"E	L205	18.00'	N21°45'26"W	L225	43.24'	S21°45'26"E	L245	27.00'	N21°45'26"W	L265	75.00'	N68°14'34"E	L285	22.00'	N21°45'26"W
L166	27.00'	S70°03'11"W	L186	50.00'	S16°30'01"W	L206	15.00'	S68°14'34"W	L226	219.53'	N68°57'13"E	L246	10.00'	N21°45'26"W	L266	75.00'	N68°14'34"E	L286	22.00'	N21°45'26"W
L167	22.00'	S70°03'11"W	L187	132.72'	S16°30'01"W	L207	297.00'	N21°45'26"W	L227	22.75'	S21°45'26"E	L247	71.50'	S21°45'26"E	L267	27.00'	N21°45'26"W	L287	27.00'	N21°45'26"W
L168	22.00'	S70°03'11"W	L188	313.08'	N19°56'49"W	L208	15.00'	N68°14'34"E	L228	120.00'	S21°45'26"E	L248	75.00'	S68°14'34"W	L268	22.00'	N21°45'26"W	L288	27.00'	N21°45'26"W
L169	22.00'	S70°03'11"W	L189	30.00'	S19°56'49"E	L209	18.00'	N21°45'26"W	L229	75.00'	S68°14'34"W	L249	71.50'	N21°45'26"W	L269	22.00'	N21°45'26"W	L289	75.00'	N68°14'34"E
L170	27.00'	S70°03'11"W	L190	81.72'	N19°56'49"W	L210	15.00'	S68°14'34"W	L230	120.00'	N21°45'26"W	L250	75.00'	N21°45'26"W	L270	22.50'	N21°45'26"W	L290	75.00'	N68°14'34"E
L171	3.00'	N19°56'49"W	L191	31.48'	N19°56'49"W	L211	30.00'	S68°14'34"W	L231	75.00'	N68°14'34"E	L251	75.00'	S68°14'34"W	L271	22.50'	S21°45'26"E	L291	75.00'	N68°14'34"E
L172	120.00'	S70°03'11"W	L192	14.90'	S33°06'42"E	L212	3.00'	S68°14'34"W	L232	75.00'	S68°14'34"W	L252	75.00'	S68°14'34"W	L272	22.00'	S21°45'26"E	L292	75.00'	N68°14'34"E
L173	75.00'	S19°56'49"E	L193	33.89'	N66°55'02"E	L213	46.00'	N21°45'26"E	L233	75.00'	S68°14'34"W	L253	75.00'	S21°45'26"W	L273	22.00'	S21°45'26"W	L293	17.00'	N21°45'26"W
L174	75.00'	S19°56'49"E	L194	14.36'	N23°04'58"W	L214	76.84'	S68°14'34"W	L234	75.00'	S68°14'34"W	L254	22.00'	S21°45'26"E	L274	27.00'	S21°45'26"E	L294	27.00'	N21°45'26"W
L175	75.00'	S19°56'49"E	L195	14.36'	S68°14'34"W	L215	14.24'	S21°45'26"E	L235	75.00'	S68°14'34"W	L255	22.50'	S21°45'26"E	L275	0.17'	N21°45'26"W	L295	22.00'	N21°45'26"W
L176	75.00'	S19°56'49"E	L196	54.00'	S21°45'26"E	L216	72.00'	N68°14'34"E	L236	27.00'	N21°45'26"W	L256	22.50'	N21°45'26"W	L276	27.00'	N21°45'26"W	L296	22.00'	N21°45'26"W
L177	41.29'	S19°56'49"E	L197	15.00'	N68°14'34"E	L217	13.03'	N21°45'26"W	L237	22.00'	S21°45'26"E	L257	22.00'	N21°45'26"W	L277	22.00'	N21°45'26"W	L297	22.00'	N21°45'26"W
L178	21.44'	S33°25'50"E	L198	15.00'	S21°45'26"E	L218	191.64'	S21°45'26"E	L238	22.00'	S21°45'26"E	L258	27.00'	N21°45'26"W	L278	22.00'	N21°45'26"W	L298	27.00'	N21°45'26"W
L179	364.55'	S19°56'49"E	L199	54.00'	N68°14'34"E	L219	14.00'	S68°14'34"W	L239	22.00'	N21°45'26"E	L259	13.59'	S43°20'38"E	L279	22.00'	N21°45'26"W	L299	75.00'	S68°14'34"W
L180	118.83'	S31°38'18"E	L200	15.00'	N21°45'26"W	L220	18.00'	S21°45'26"E	L240	27.00'	S21°45'26"E	L260	75.00'	S68°14'34"W	L280	27.00'	N21°45'26"W	L300	120.00'	N21°45'26"W

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L321	22.00'	S21°45'26"E	L341	22.00'	N21°45'26"W	L361	27.00'	S68°14'34"W	L381	229.66'	S27°05'39"E	L401	22.00'	S21°02'47"E	L421	75.00'	S68°57'13"W	L441	75.00'	S68°57'13"W
L322	27.00'	S21°45'26"E	L342	27.00'	N21°45'26"W	L362	22.00'	S68°14'34"W	L382	187.50'	N27°05'40"W	L402	22.00'	S21°02'47"E	L422	75.00'	S68°57'13"W	L442	75.00'	S68°57'13"W
L323	75.00'	S68°14'34"W	L343	75.00'	S68°14'34"W	L363	27.00'	S68°14'34"W	L383	15.00'	S62°54'21"W	L403	22.50'	S21°02'47"E	L423	75.00'	S68°57'13"W	L443	10.00'	S21°02'47"E
L324	75.00'	S68°14'34"W	L344	98.00'	N21°45'26"W	L364	456.27'	S19°56'49"E	L384	15.29'	N62°54'21"E	L404	75.00'	N68°57'13"E	L424	75.00'	S68°57'13"W	L444	75.00'	S68°57'13"W
L325	75.00'	S68°14'34"W	L345	75.00'	N68°14'34"E	L365	85.00'	S68°57'13"W	L385	15.16'	S68°57'13"W	L405	75.00'	N68°57'13"E	L425	11.00'	S21°02'47"E	L445	115.50'	S21°02'47"E
L326	10.00'	N21°45'26"W	L346	75.00'	S68°14'34"W	L366	30.00'	N68°57'13"E	L386	15.00'	N68°57'13"E	L406	75.00'	N68°57'13"E	L426	75.00'	N68°57'13"E	L446	75.00'	S68°57'13"W
L327	22.00'	N21°45'26"W	L347	75.00'	S68°14'34"W	L367	84.49'	S68°57'13"W	L387	252.00'	S21°02'47"E	L407	10.00'	S21°02'47"E	L427	115.50'	S21°02'47"E	L447	27.00'	S21°02'47"E
L328	22.00'	N21°45'26"W	L348	75.00'	S68°14'34"W	L368	301.35'	N19°56'49"W	L388	15.00'	S68°57'13"W	L408	75.00'	N68°57'13"E	L428	75.00'	N68°57'13"E	L448	22.00'	S21°02'47"E
L329	27.00'	N21°45'26"W	L349	27.00'	N21°45'26"W	L369	118.83'	N31°38'18"W	L389	26.50'	N21°02'47"W	L409	115.50'	S21°02'47"E	L429	22.50'	S21°02'47"E	L449	22.00'	S21°02'47"E
L330	75.00'	S68°14'34"W	L350	22.00'	N21°45'26"W	L370	229.50'	S21°02'47"E	L390	15.00'	N68°57'13"E	L410	72.18'	S68°57'13"W	L430	22.00'	S21°02'47"E	L450	22.00'	S21°02'47"E
L331	71.50'	N21°45'26"W	L351	22.00'	N21°45'26"W	L371	15.00'	N68°57'13"E	L391	229.50'	S21°02'47"W	L411	22.50'	S21°02'47"E	L431	22.00'	S21°02'47"E	L451	22.50'	S21°02'47"E
L332	75.00'	N68°14'34"E	L352	27.00'	N21°45'26"W	L372	26.50'	S21°02'47"E	L392	15.00'	S21°02'47"E	L412	22.00'	S21°02'47"E	L432	22.00'	S21°02'47"E	L452	22.50'	S21°02'47"E
L333	27.00'	N21°45'26"W	L353	23.16'	S68°14'34"W	L373	15.00'	S68°57'13"W	L393	75.00'	N68°57'13"E	L413	22.00'	S21°02'47"E	L433	27.00'	S21°02'47"E	L453	22.00'	S21°02'47"E
L334	22.00'	N21°45'26"W	L354	22.00'	S68°14'34"W	L374	252.00'	S21°02'47"E	L394	93.50'	S21°02'47"E	L414	22.00'	S21°02'47"E	L434	27.00'	S21°02'47"E	L454	22.00'	S21°02'47"E
L335	22.50'	N21°45'26"W	L355	27.00'	S68°14'34"W	L375	15.00'	N68°57'13"E	L395	75.00'	S68°57'13"W	L415	22.50'	S21°02'47"E	L435	22.00'	S21°02'47"E	L455	22.00'	S21°02'47"E
L336	75.00'	N68°14'34"E	L356	74.99'	N21°45'26"E	L376	18.00'	S21°41'15"E	L396	22.50'	S21°02'47"E	L416	22.50'	S21°02'47"E	L436	22.00'	S21°02'47"E	L456	27.00'	S21°02'47"E
L337	75.00'	N68°14'34"E	L357	76.00'	S68°14'34"W	L377	14.83'	S68°57'13"W	L397	22.00'	S21°02'47"E	L417	22.00'	S21°02'47"E	L437	22.00'	S21°02'47"E	L457	75.00'	S68°57'13"W
L338	15.00'	N21°45'26"W	L358	74.58'	N21°45'26"W	L378	14.72'	N62°54'21"E	L398	22.00'	S21°02'47"E	L418	22.00'	S21°02'47"E	L438	22.50'	S21°02'47"E	L458	75.00'	S68°57'13"W
L339	27.00'	N21°45'26"W	L359	74.99'	N21°45'26"W	L379	18.00'	S62°24'58"E	L399	27.00'	S21°02'47"E	L419	22.00'	S21°02'47"E	L439	75.00'	S68°57'13"W	L459	75.00'	S68°57'13"W
L340	22.00'	N21°45'26"W	L360	74.99'	N21°45'26"W	L380	15.00'	S62°54'21"W	L400	27.00'	S21°02'47"E	L420	27.00'	S21°02'47"E	L440	75.00'	S68°57'13"W	L460	75.00'	S68°57'13"W
																		L470	75.00'	N27°05'39"W

Poudre Heights Multi-Family

Closure calculations will be provided for each lot, block, tract and ROW once the site plan has been approved.

Parcel Name: OVERALL BOUNDARY

North: 1,411,474.52' East: 3,161,925.95'

Segment# 1: Line

Course: N88° 22' 24"E Length: 230.98'
North: 1,411,481.08' East: 3,162,156.84'

Segment# 2: Line

Course: S4° 04' 42"E Length: 128.83'
North: 1,411,352.57' East: 3,162,166.00'

Segment# 3: Line

Course: S35° 33' 13"E Length: 122.78'
North: 1,411,252.68' East: 3,162,237.39'

Segment# 4: Line

Course: S39° 35' 13"E Length: 133.17'
North: 1,411,150.05' East: 3,162,322.25'

Segment# 5: Line

Course: S22° 36' 19"E Length: 206.77'
North: 1,410,959.17' East: 3,162,401.73'

Segment# 6: Line

Course: S16° 12' 54"E Length: 88.99'
North: 1,410,873.72' East: 3,162,426.58'

Segment# 7: Line

Course: S12° 45' 26"E Length: 91.39'
North: 1,410,784.59' East: 3,162,446.76'

Segment# 8: Line

Course: S15° 24' 38"E	Length: 346.85'
North: 1,410,450.21'	East: 3,162,538.93'

Segment# 9: Line

Course: S19° 31' 26"E	Length: 154.10'
North: 1,410,304.97'	East: 3,162,590.43'

Segment# 10: Line

Course: S24° 17' 30"E	Length: 98.76'
North: 1,410,214.95'	East: 3,162,631.06'

Segment# 11: Line

Course: S31° 09' 59"E	Length: 238.54'
North: 1,410,010.84'	East: 3,162,754.51'

Segment# 12: Line

Course: S43° 12' 26"E	Length: 240.48'
North: 1,409,835.56'	East: 3,162,919.15'

Segment# 13: Line

Course: S45° 39' 10"W	Length: 59.57'
North: 1,409,793.92'	East: 3,162,876.55'

Segment# 14: Line

Course: S30° 21' 51"E	Length: 109.95'
North: 1,409,699.05'	East: 3,162,932.13'

Segment# 15: Line

Course: S59° 28' 03"W	Length: 30.77'
North: 1,409,683.42'	East: 3,162,905.63'

Segment# 16: Line

Course: S30° 20' 56"E	Length: 54.82'
North: 1,409,636.11'	East: 3,162,933.33'

Segment# 17: Line

Course: S19° 34' 41"W	Length: 103.54'
North: 1,409,538.56'	East: 3,162,898.63'

Segment# 18: Curve

Length: 148.65'

Delta: 31.5447 (d)

Chord: 146.78'

Course In: N28° 03' 18"E

RP North: 1,409,776.83'

End North: 1,409,640.20'

Radius: 270.00'

Tangent: 76.26'

Course: N46° 10' 21"W

Course Out: S59° 35' 59"W

East: 3,163,025.62'

East: 3,162,792.74'

Segment# 19: Line

Course: N30° 24' 01"W

North: 1,409,726.45'

Length: 100.00'

East: 3,162,742.14'

Segment# 20: Curve

Length: 239.62'

Delta: 0.9786 (d)

Chord: 239.62'

Course In: S59° 35' 59"W

RP North: 1,402,626.74'

End North: 1,409,932.09'

Radius: 14,030.00'

Tangent: 119.81'

Course: N30° 53' 23"W

Course Out: N58° 37' 16"E

East: 3,150,641.11'

East: 3,162,619.12'

Segment# 21: Line

Course: S62° 59' 26"W

North: 1,409,798.43'

Length: 294.31'

East: 3,162,356.91'

Segment# 22: Curve

Length: 31.24'

Delta: 2.0572 (d)

Chord: 31.24'

Course In: N27° 00' 34"W

RP North: 1,410,573.54'

End North: 1,409,784.75'

Radius: 870.00'

Tangent: 15.62'

Course: S64° 01' 09"W

Course Out: S24° 57' 08"E

East: 3,161,961.81'

East: 3,162,328.83'

Segment# 23: Line

Course: N21° 02' 47"W

North: 1,410,555.27'

Length: 825.60'

East: 3,162,032.33'

Segment# 24: Line

Course: N21° 19' 44"W
North: 1,410,611.17'

Length: 60.00'
East: 3,162,010.51'

Segment# 25: Line

Course: N21° 45' 26"W
North: 1,411,308.96'

Length: 751.32'
East: 3,161,732.01'

Segment# 26: Line

Course: N88° 22' 24"E
North: 1,411,310.56'

Length: 56.15'
East: 3,161,788.14'

Segment# 27: Curve

Length: 87.00'
Delta: 18.1268 (d)
Chord: 86.64'
Course In: S1° 37' 36"E
RP North: 1,411,035.67'
End North: 1,411,299.34'

Radius: 275.00'
Tangent: 43.87'
Course: S82° 33' 48"E
Course Out: N16° 30' 01"E
East: 3,161,795.95'
East: 3,161,874.05'

Segment# 28: Line

Course: N16° 30' 01"E
North: 1,411,474.54'

Length: 182.72'
East: 3,161,925.95'

Perimeter: 5,216.90'
Error Closure: 0.02
Error North : 0.018

Area: 817,447.59Sq.Ft.
Course: N0° 24' 01"W
East: 0.000

Precision 1: 260,845.00

POUDRE HEIGHTS SUBDIVISION - THIRD FILING

WEST HALF OF SECTION 29, TOWNSHIP 6N, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, WELD COUNTY, COLORADO

ENGINEER

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WINDSOR WATER AND SEWER	TOWN OF WINDSOR 922 15TH STREET WINDSOR, CO 80550 970-674-5400 (MAIN) 970-674-5402 (WATER)

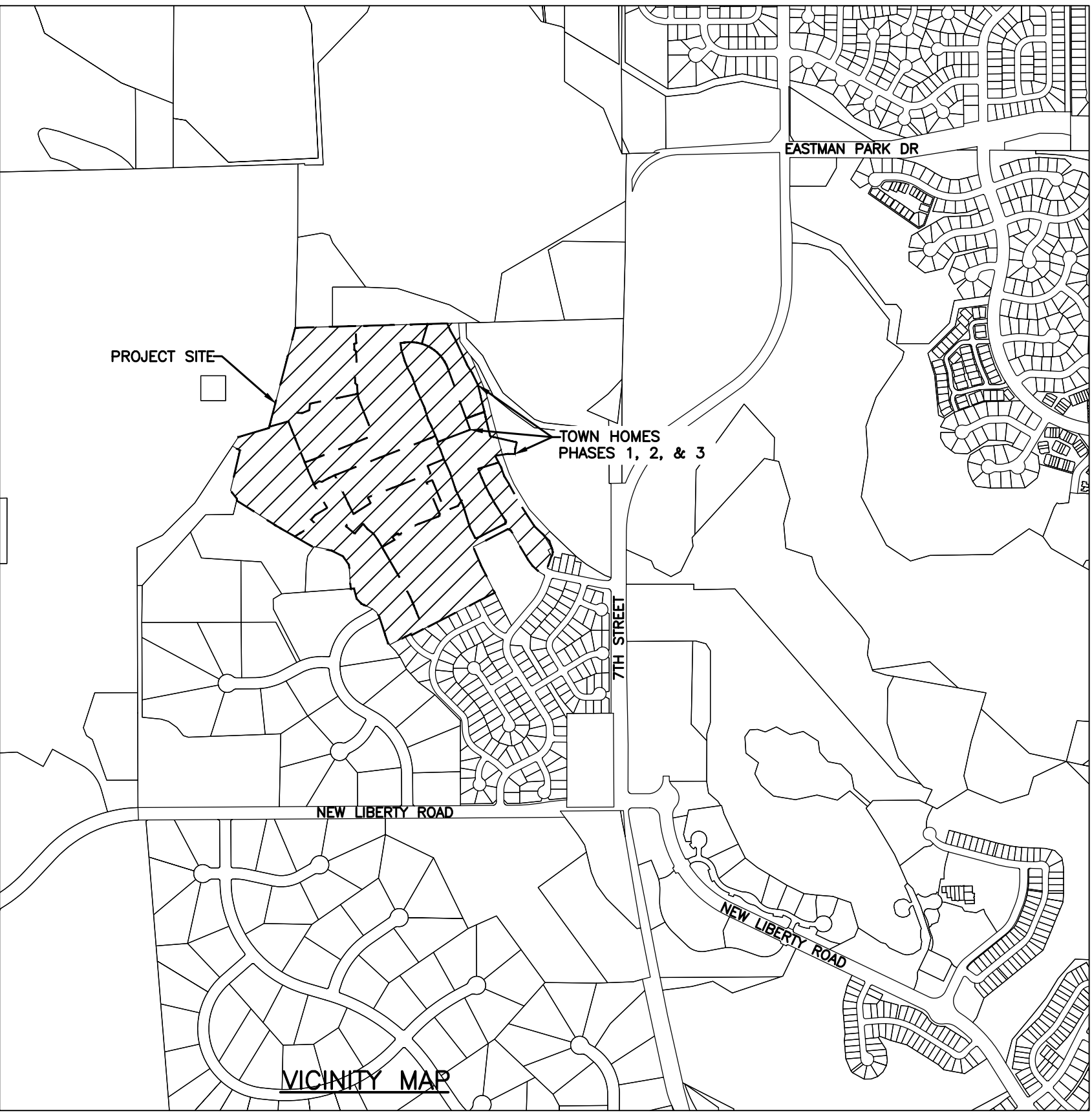
PROJECT CONTROL

BASIS OF BEARINGS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO TO BEAR NORTH 00°04'14" WEST BETWEEN THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 29 MONUMENTED WITH A 3 3/4" ALUMINUM CAP STAMPED PEPEK LS33642 AND THE CENTER OF SAID SECTION 29 MONUMENTED WITH A #5 REBAR WITH ALUMINUM CAP STAMPED KING LS20685, WITH ALL OTHER BEARINGS RELATIVE THERETO.

VERTICAL DATUM:

BENCHMARK: TOWN OF WINDSOR BENCHMARK #90
DESCRIPTION: BRASS CAP IN NORTHWEST CORNER OF HEADWALL AT THE SOUTHWEST CORNER OF WCR 64 AND WCR 17.
ELEVATION=4777.48 NAVD 1988



VICINITY MAP
1" = 1000'

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TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING



EXISTING LINE LEGEND					
	ADJACENT LOT LINE		EXISTING ELECTRIC		EXISTING STORM SEWER
	EDGE PAVEMENT OR GRAVEL		EXISTING FIBER OPTIC		EXISTING TELEPHONE
	PROPERTY LINE		EXISTING FLOWLINE		EXISTING WATER
	SECTION LINE		EXISTING GAS		EXISTING WIRE FENCE
	EXISTING CABLE TELEVISION		EXISTING OVERHEAD POWER		
	EXISTING EASEMENT		EXISTING SANITARY SEWER		

EXISTING SYMBOL LEGEND & CODE ABBREVIATIONS

SYMBOL	DESCRIPTION	CODE ABBREVIATIONS	SYMBOL	DESCRIPTION	CODE ABBREVIATIONS	SYMBOL	DESCRIPTION	CODE ABBREVIATIONS
	BUILDING, A/C	BAC		STRIPING, HANDICAP	STHC		UTILITY, UNIDENTIFIED, PULLBOX	UUPB
	BUILDING, ROOF DRAIN	BRD		STRIPING, ONLY	STO		UTILITY, WATER, CURB STOP	UWCS
	BRIDGE, LOW CHORD	BRLC		TRAFFIC CONTROL, CABINET	TCC		UTILITY, WATER, FIRE HYDRANT	UWFH
	DRAINAGE, AREA INLET, ROUND	DAIR		TRAFFIC CONTROL, PEDESTRIAN CROSSING	TCPC		UTILITY, WATER, MANHOLE	UWMH
	DRAINAGE, AREA INLET, SQUARE	DAIS		TRAFFIC CONTROL, POLE WITH MAST	TCPM		UTILITY, WATER, METER	UWM
	DRAINAGE, MANHOLE	DMH		TRAFFIC CONTROL, PULLBOX	TCPB		UTILITY, WATER, POST INDICATOR VALVE	UWPIV
	DRAINAGE, STORM, FES	DSF		UTILITY, CABLE, PEDESTAL	UCP		UTILITY, WATER, VALVE	UWV
	DRAINAGE, STORM, PIPE	DSP		UTILITY, CABLE, PULLBOX	UCPB		UTILITY, WATER, WARNING SIGN	UWWS
	GROUND, BORE HOLE	GBH		UTILITY, CABLE, WARNING SIGN	UCWS		UTILITY, WATER, YARD HYDRANT	UWYH
	LANDSCAPE, BENCH	LBE		UTILITY, ELECTRIC, MANHOLE	UEMH			
	LANDSCAPE, BOULDER	LBR		UTILITY, ELECTRIC, METER	UEM			
	LANDSCAPE, BUSH	LBU		UTILITY, ELECTRIC, POLE	UEP			
	LANDSCAPE, FLAGPOLE	LFP		UTILITY, ELECTRIC, PULLBOX	UEPB			
	LANDSCAPE, GROUND LIGHT	LGL		UTILITY, ELECTRIC, TRANSFORMER	UET			
	LANDSCAPE, MAILBOX	LMB		UTILITY, ELECTRIC, VAULT	UEV			
	LANDSCAPE, MISCELLANEOUS POINT	LMP		UTILITY, ELECTRIC, WARNING SIGN	UEWS			
	LANDSCAPE, TREE, CONIFEROUS	LTC		UTILITY, FIBER OPTIC, PEDESTAL	UFP			
	LANDSCAPE, TREE, DECIDUOUS	LTD		UTILITY, FIBER OPTIC, PULLBOX	UFPB			
	MONUMENT, BENCHMARK	MB		UTILITY, FIBER OPTIC, VAULT	UFV			
	MONUMENT, CONTROL	MC		UTILITY, FIBER OPTIC, WARNING SIGN	UFWS			
	MONUMENT, FOUND	MF		UTILITY, GAS, MANHOLE	UGMH			
	MONUMENT, FOUND, OFFSET	MFO		UTILITY, GAS, METER	UGM			
	MONUMENT, SET	MS		UTILITY, GAS, VALVE	UGV			
	MONUMENT, RIGHT-OF-WAY	MROW		UTILITY, GAS, WARNING SIGN	UGWS			
	MONUMENT, SECTION CORNER	MSC		UTILITY, IRRIGATION, CONTROL VALVE	UICV			
	MONUMENT, SECTION CORNER, CALCULATED	MSCC		UTILITY, IRRIGATION, SPRINKLER HEAD	UISH			
	MONUMENT, SECTION CORNER, REFERENCE	MSCR		UTILITY, POLE, H-STRUCTURE	UPH			
	MONUMENT, SECTION CORNER, TIE	MSCT		UTILITY, POLE, PEDESTRIAN LIGHT	UPPL			
	MONUMENT, SECTION CORNER, WITNESS	MSCW		UTILITY, POLE, STEEL	UPS			
	RAILROAD, CROSSBUCK	RRCB		UTILITY, POLE, STREET LIGHT	UPSL			
	RAILROAD, SIGN, CROSSING	RRSC		UTILITY, POLE, WOOD	UPW			
	SIGNS, BILLBOARD	SBLB		UTILITY, POLE, WOOD WITH LIGHT	UPWL			
	SIGNS, DELINEATOR	SD		UTILITY, SEWER, CLEANOUT	USCO			
	SIGNS, INFORMATION	SI		UTILITY, SEWER, MANHOLE	USMH			
	SIGNS, MONUMENT	SM		UTILITY, SEWER, WARNING SIGN	USWS			
	SIGNS, REGULATORY	SR		UTILITY, TELEPHONE, MANHOLE	UTMH			
	STRIPING, ARROW, LEFT	STAL		UTILITY, TELEPHONE, POLE	UTP			
	STRIPING, ARROW, RIGHT	STAR		UTILITY, TELEPHONE, PULLBOX	UTPB			
	STRIPING, ARROW, STRAIGHT	STAS		UTILITY, TELEPHONE, WARNING SIGN	UTWS			
	STRIPING, BICYCLE	STBC		UTILITY, UNIDENTIFIED, MANHOLE	UUMH			
				UTILITY, UNIDENTIFIED, PEDESTAL	UUP			

REMOVALS

	BUILDING TO BE REMOVED
	SIDEWALK TO BE REMOVED
	REMOVAL UTILITY
	REMOVE OBJECT

EROSION & SEDIMENT CONTROL (EC) LEGEND

	SILT FENCE
	WATTLE
	VEHICLE TRACKING CONTROL
	TEMPORARY SEEDING
	STRAW HAY BALE
	SLOPE PROTECTION
	PERMANENT SEEDING
	INLET PROTECTION
	CONCRETE WASHOUT PIT
	CHECK DAM
	CONSTRUCTION ROAD STABILIZATION
	CURB SOCK INLET PROTECTION
	DIVISION DITCH AND DIKE, TEMPORARY
	DIVISION CHANNEL, TEMPORARY
	EROSION CONTROL BLANKET
	MULCHING
	RIPRAP
	SEDIMENT BASIN
	SEDIMENT CONTROL LOG
	SURFACE ROUGHENING
	STABILIZED STAGING AREA
	TERRACING
	TEMPORARY STREAM CROSSING
	(COMPACTED) EARTH BERM

GRADING

	PROPOSED CONTOUR
	FUTURE CONTOUR
	EXISTING CONTOUR
	PROPOSED SWALE
	GRADE BREAK
	WETLANDS AREA NOT TO BE DISTURBED
	SPOT ELEVATION
	SPOT ELEVATION WITH DESCRIPTION SEE ABBREVIATIONS THIS SHEET

*GRAY VERSIONS OF SYMBOLS, LINES AND ABBREVIATIONS ON THIS PAGE MAY REPRESENT EXISTING OR PROPOSED DESIGN WITHIN DIFFERENT PHASES IN THIS DESIGN SET.

UTILITIES

	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED SLOTTED UNDER DRAIN
	PROPOSED UNDERGROUND POWER
	PROPOSED WATER LINE
	PROPOSED GAS
	PROPOSED TELEPHONE
	PROPOSED AIR TAP
	PROPOSED WATER SERVICE
	PROPOSED MANHOLE
	PROPOSED F.E.S.
	PROPOSED F.E.S. WITH ROCK APRON
	PROPOSED CURB INLET
	PROPOSED AREA INLET
	PROPOSED PIPE PLUG
	PROPOSED CLEANOUT
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED REDUCER
	PROPOSED TEE WITH THRUST BLOCK
	PROPOSED BEND WITH THRUST BLOCK
	PROPOSED CROSS
	PROPOSED METER PIT AND METER VAULT

PAVING

	PROPOSED CURB AND GUTTER
	PROPOSED FLOWLINE
	PROPOSED RETAINING WALL
	PROPOSED X" CONCRETE SIDEWALK
	PROPOSED X" CONCRETE DECORATIVE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BARRICADE
	PROPOSED SIGN
	PROPOSED BUILDING
	PROPOSED FENCE
	PROPOSED PARKING STALL COUNT
	PROPOSED PAVEMENT MARKINGS
	SAWED TRANSVERSE CONTRACTION JOINT
	SAWED LONGITUDINAL JOINT
	KEYED LONGITUDINAL
	EXPANSION JOINT
	PROPOSED HANDY CAP PARKING

DRAINAGE (DR) LEGEND

	DRAINAGE BASIN ID
	DRAINAGE AREA (AC)
	MINOR STORM RUNOFF COEFFICIENT
	MAJOR STORM RUNOFF COEFFICIENT
	PROPOSED DRAINAGE BASIN BOUNDARY
	PROPOSED DRAINAGE SUB BASIN BOUNDARY
	EXISTING DRAINAGE BASIN BOUNDARY
	EXISTING DRAINAGE SUB BASIN BOUNDARY
	DRAINAGE FLOW PATH
	DESIGN POINT
	CHANNEL FLOW ARROW
	OVERLAND FLOW ARROW

GENERAL ABBREVIATIONS

AC	ACRES
A.D.	GRADE CHANGE
ADA	AMERICANS WITH DISABILITIES ACT
BLDG	BUILDING
BOC	BACK OF CURB
BOSW	BACK OF WALK
BOP	BOTTOM OF PIPE
BOW	BOTTOM OF WALL AT FINISHED GRADE
CATV	CABLE TELEVISION
CF	CUBIC FOOT
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONTROL POINT
CY	CUBIC YARD
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
E	EAST
EOA	EDGE OF ASPHALT
EOB	EDGE OF BOX
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
G	GAS
G.B.	GRADE BREAK
HP	HIGH POINT
HORIZ	HORIZONTAL
I.E.	INVERT ELEVATION
L	LEGAL DIMENSIONS
LF	LINEAR FEET
LP	LOW POINT
M	MEASURED
MH	MANHOLE
ME	MATCH EXISTING
MOE	MINIMUM OPENING ELEVATION
N	NORTH
N.T.S.	NOT TO SCALE
P	PLAT DIMENSIONS
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
P.V.C.	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RECORD DIMENSIONS
RAD	RADIUS
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
S	SOUTH
SF	SQUARE FEET
SS	SANITARY SEWER
ST	STORM
STA	STATION
STD	STANDARD
T	TELEPHONE
TOC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOG	TOP OF GRADE
TOI	TOP OF ISLAND
TOP	TOP OF PAVEMENT
TOW	TOP OF WALL
TYP.	TYPICAL
VERT	VERTICAL
W/	WITH
W	WEST
WQCV	WATER QUALITY CAPTURE VOLUME

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GARY ODENHAL, PE
2808

LEGEND

POUDRE HEIGHTS SUBDIVISION THIRD FILING
WINDSOR, COLORADO



Know what's below.
Call before you dig.

REVISIONS
BFE, GRADING, ROAD AND
UTILITY REVISIONS 5-1-2020 GAO
GRADING, UTILITY, POND A
REDESIGN 05-19-2022 GAO
04/04/2022 - MF REVISIONS

DESIGNER / DRAFTER

JPM

DATE

OCTOBER 15, 2018

PROJECT NUMBER

0216024.01

BOOK AND PAGE

SHEET

2R OF 133

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____

BY: _____
DEPUTY DIRECTOR OF ENGINEERING

U:\Engineering\0216024.01 - Poudre Heights 3rd Flg Final Design\0216024.01 - CIVIL.dwg, 6/28/2022, 4:00:35 PM, DILLON, STANLEY, LAMP RYNEARSON

STANDARD GENERAL NOTES FOR CONSTRUCTION PLANS:

- ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE TOWN OF WINDSOR STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF EXECUTION OF THE DEVELOPMENT AGREEMENT PERTAINING TO THIS DEVELOPMENT. ANY CONSTRUCTION OCCURRING THREE YEARS OR MORE AFTER THE EXECUTION OF THE DEVELOPMENT AGREEMENT SHALL REQUIRE A RE-EVALUATION OF THE PLANS BY THE TOWN ENGINEER, WHO MAY REQUIRE THAT THEY BE MADE TO CONFORM TO STANDARDS AND SPECIFICATIONS CURRENT AT THAT TIME.
- STREET PAVING SHALL NOT BEGIN UNTIL SUBGRADE COMPACTION TESTS ARE TAKEN AND THE TOWN ENGINEER APPROVES THE RESULTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE TOWN ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY NOTIFICATION CENTER OF COLORADO (CALL BEFORE YOU DIG), 811. CALL TWO BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE TOWN ENGINEER 24 HOURS ADVANCED NOTICE. PHONE (970) 674-2400.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED ON THE EROSION CONTROL PLAN. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE TOWN ENGINEER. PHONE (970) 674-2400.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION:
 - ALL SIGNS, STRIPING AND TRAFFIC CONTROL DEVICE SHALL CONFORM TO, AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND CDOT M&S STANDARDS, LATEST EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES.
 - THE CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT MARKINGS DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
- THE CONTRACTOR SHALL CONTACT THE TOWN OF WINDSOR CONSTRUCTION INSPECTOR PRIOR TO ANY STREET CUT. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN OF WINDSOR CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. ANY STREET PATCHING SHOWN ON THE DRAWINGS IS APPROXIMATE. ACTUAL LIMITS OF STREET PATCH SHALL BE DETERMINED BY THE TOWN OF WINDSOR CONSTRUCTION INSPECTOR. PATCHING SHALL BE DONE IN CONFORMANCE WITH TOWN OF WINDSOR DIVISION I STREETS DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS (SECTION 02595). ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. IN ACCORDANCE WITH THE REFERENCED SPECIFICATIONS, THE TOWN ENGINEER SHALL MAKE THE DETERMINATION OF THE NEED FOR A COMPLETE OVERLAY.
- THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETING OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION 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 PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY UNKNOWN UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT AT (970) 674-5400 AT LEAST 48 HOURS PRIOR TO INSTALLING A NEW SEWER SERVICE.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT AT (970) 674-5400AT LEAST 48 HOURS PRIOR TO INSTALLING A NEW WATER SERVICE OR ABANDONING AN EXISTING WATER SERVICE.
- THE TOWN OF WINDSOR SHALL NOT BE RESPONSIBLE FOR OPERATION, MAINTENANCE OR REPAIR OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY.
- THE CONTRACTOR 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 (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE OWNER'S ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO THE TOWN WITHIN 30 DAYS OF CONSTRUCTION ACCEPTANCE OF THE PROJECT BY THE TOWN.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED LOT STAKING AND CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED REPRESENTATIVE TO ASSURE THAT THE SURVEYOR IS GIVEN ADEQUATE NOTICE AND INSTRUCTION IN ORDER TO COMPLETE THE SURVEY REQUIREMENTS FOR THE VARIOUS PHASES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RE-SURVEYING REQUIRED DUE TO THE CONTRACTOR'S, OR SUBCONTRACTOR'S, ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH RESCHEDULING THE SURVEYOR TO ACCOMMODATE THE CONTRACTOR'S REQUESTS FOR UNSCHEDULED STAKING.

- THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
- 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.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO, 80246. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE - INCLUDING A COLORADO DISCHARGE PERMIT SYSTEM FOR CONSTRUCTION DEWATERING WASTEWATER DISCHARGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND /OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREON, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF WINDSOR, AS A BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.
- THE CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT, AND SHALL HAVE A REGISTERED LAND SURVEYOR REESTABLISH ANY PROPERTY CORNERS OR SECTION CORNERS INADVERTENTLY DISTURBED DURING CONSTRUCTION OF THIS PROJECT.
- OWNER HEREBY AFFIRMS THAT IT HAS COMPLIED WITH THE NOTIFICATION REQUIREMENTS OF SECTION 37-92-602 (8), C.R.S., AND SHALL INDEMNIFY AND HOLD HARMLESS THE TOWN OF WINDSOR FOR ANY CLAIMS BY WATER RIGHTS HOLDERS WITH RESPECT TO THE STORM DRAINAGE FACILITIES APPROVED HEREIN.
- CONTRACTOR SHALL CONTACT AND NOTIFY THE MASTER HOMEOWNERS ASSOCIATION AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ON HOA PROPERTY.

BENCHMARK:

BENCHMARK: TOWN OF WINDSOR BENCHMARK #90
DESCRIPTION: BRASS CAP IN NORTHWEST CORNER OF HEADWALL AT THE SOUTHWEST CORNER OF WCR 64 AND WCR 17.
ELEVATION=4777.48 NAVD 1988

UTILITY PLAN NOTES:

- ALL WATERLINES SHALL BE C900, DR 18 PVC PIPE WITH A MINIMUM 12 GAGE INSULATED TRACER WIRE.
- ALL WATERLINES SHALL BE BURIED A MINIMUM OF 5 FEET BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN ALL SEWER AND WATER LINES.
- ALL EXISTING UTILITIES ARE APPROXIMATELY SHOWN AND LOCATIONS NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- NO TREE(S) SHALL BE LOCATED WITHIN 10 FEET OF FACILITIES.
- ALL GATE VALVES SHALL HAVE VALVE BOXES.
- FIRE SPRINKLER SERVICES SHALL BE MECHANICALLY RESTRAINED PVC WITH VALVE BOXES LABELED "FIRE".
- FIRE HYDRANT BRANCH LINES SHALL BE 6 INCH MECHANICALLY RESTRAINED PVC UNLESS OTHERWISE NOTED AND APPROVED. NO HORIZONTAL BENDS OR OFFSETS SHALL BE USED WHEN INSTALLING FIRE HYDRANT BRANCH LINES.
- WATER SERVICE SHALL BE ¾ INCH TYPE K COPPER UNLESS OTHERWISE NOTED.
- ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED ALONG WITH THRUST BLOCK INSTALLATION.
- WHERE NON-POTABLE IRRIGATION LINES CROSS ABOVE OR BELOW POTABLE WATERLINES, THE NON-POTABLE LINE SHALL BE INCASED WITH A C900 SLEEVE PER TOWN OF WINDSOR STANDARDS.
- ALL STORM DRAINS CROSSING ABOVE WATERLINES SHALL BE ENCASED PER TOWN OF WINDSOR STANDARDS.
- SANITARY SEWER SERVICES SHALL BE 4" SDR 35 PVC UNLESS OTHERWISE NOTED.
- SANITARY SEWER MANHOLES SHALL BE 48" DIAMETER UNLESS OTHERWISE NOTED.
- ALL MANHOLES SHALL BE AIR TIGHT AND VACUUM TESTED IN ACCORDANCE WITH TOWN REQUIREMENTS.
- ALL SANITARY SEWER LINES SHALL BE SDR 35 PVC UNLESS OTHERWISE NOTED.

GRADING, EROSION AND SEDIMENT CONTROL NOTES:

- ANY LAND DISTURBANCE WITHIN THE LIMITS OF DISTURBANCE NOTED ON THIS PLAN BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES REQUIREMENTS AND PROHIBITIONS NOTED IN THE USDCM: VOL. III STORMWATER QUALITY, CHAPTER 7. NOTE: THE USE OF STRAW BALE BARRIERS (SBB), NOTED AS SC-03 IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, IS DISCOURAGED IN THE TOWN. SPECIFIC APPROVAL FROM THE TOWN'S STORM WATER PROGRAM COORDINATOR IS REQUIRED FOR USE.
- NON-COMPLIANCE AND ANY NOTICE OF VIOLATION IS THE RESPONSIBILITY OF THE OWNER SIGNING THESE PLANS.
- NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING, EROSION AND SEDIMENT CONTROL PLAN IS RECEIVED FROM TOW ENGINEERING, AND AN INITIAL INSPECTION HAS BEEN COMPLETED.
- THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES AND BMPS SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL THE STORMWATER PROGRAM COORDINATOR, 970-674-2490, 48 HOURS PRIOR TO CONSTRUCTION.
- SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE REMOVED AND PROPERLY DISPOSED OF IMMEDIATELY. POWER WASHING OF PAVEMENT IS NOT ALLOWED.
- CONCRETE WASH WATER SHALL NOT BE ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING GROUNDWATER AND ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASH WATER, AND WASTE WATER USED IN RINSING TOOLS USED FOR GROUT, MORTAR, SAW CUTTING, AND SIMILAR MATERIALS SHALL BE COLLECTED IN AN APPROVED WASH OUT AREA, REMOVED REGULARLY, AND DISPOSED OF APPROPRIATELY.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE GRADING, EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF WINDSOR ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE TOWN ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
- ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY TOWN OF WINDSOR EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE ROW OWNER. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE EXPENSE OF THE OWNER SIGNING THESE PLANS.
- THIS PLAN CONTAINS EROSION AND SEDIMENT CONTROL METHODS AND BEST MANAGEMENT PRACTICES (BMPS) TO BE USED DURING CONSTRUCTION; ADDITIONAL MEASURES AND BMPS MAY BE REQUIRED AS CONDITIONS CHANGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND TOWN OF WINDSOR REQUIREMENTS, AND THE STORMWATER PROGRAM COORDINATOR MUST BE NOTIFIED OF ANY MAJOR CHANGES.
- ALL BMPS ARE TO BE MAINTAINED PER THE SPECIFICATIONS NOTED IN THIS PLAN. IF ANY SUBSTANTIAL DEVIATION FROM INSTALLATION/IMPLEMENTATION SPECIFICATIONS MAY BETTER SUIT A PARTICULAR APPLICATION, CONTACT THE STORMWATER PROGRAM COORDINATOR FOR APPROVAL BEFORE INSTALLATION, OR MAKING A CHANGE TO THE BMP OR ITS LOCATION.
- SOILS EXPOSED BY LAND DISTURBING ACTIVITIES ON SLOPES SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING/DISKING ALONG CONTOURS TO PREVENT EROSION. TECHNIQUES SUCH AS SURFACE ROUGHENING AND/OR DUST SUPPRESSION WITH WATER TRUCKS SHALL BE USED TO MINIMIZE WIND EROSION.
- ALL TEMPORARY BMPS MUST BE REMOVED FROM THE CONSTRUCTIONS SITE AND PROPERLY DISPOSED OF ONCE FINAL STABILIZATION IS ACHIEVED, EXCEPT BMPS WITH SPECIFICATIONS THAT ALLOW THE BMP TO REMAIN IN PLACE (I.E. BIO-DEGRADABLE BMPS).
- UPON THE REQUEST TO CLOSE OUT THE GRADING, EROSION AND SEDIMENT CONTROL PERMIT, CONTRACTOR SHALL ENSURE THAT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, BOTH ON AND OFF SITE, WILL HAVE A UNIFORM VEGETATIVE COVER ESTABLISHED, WITH ACCEPTABLE PLANTS, AND WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT PHYSICAL EROSION REDUCTION METHODS.

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28086

GENERAL NOTES

POUDRE HEIGHTS SUBDIVISION THIRD FILING
WINDSOR, COLORADO



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND LOCATING LINES PRIOR TO CONSTRUCTION.

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DESIGNER / DRAFTER
JPM
DATE
OCTOBER 15, 2018
PROJECT NUMBER
0216024.01
BOOK AND PAGE

TOWN OF WINDSOR
DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS.
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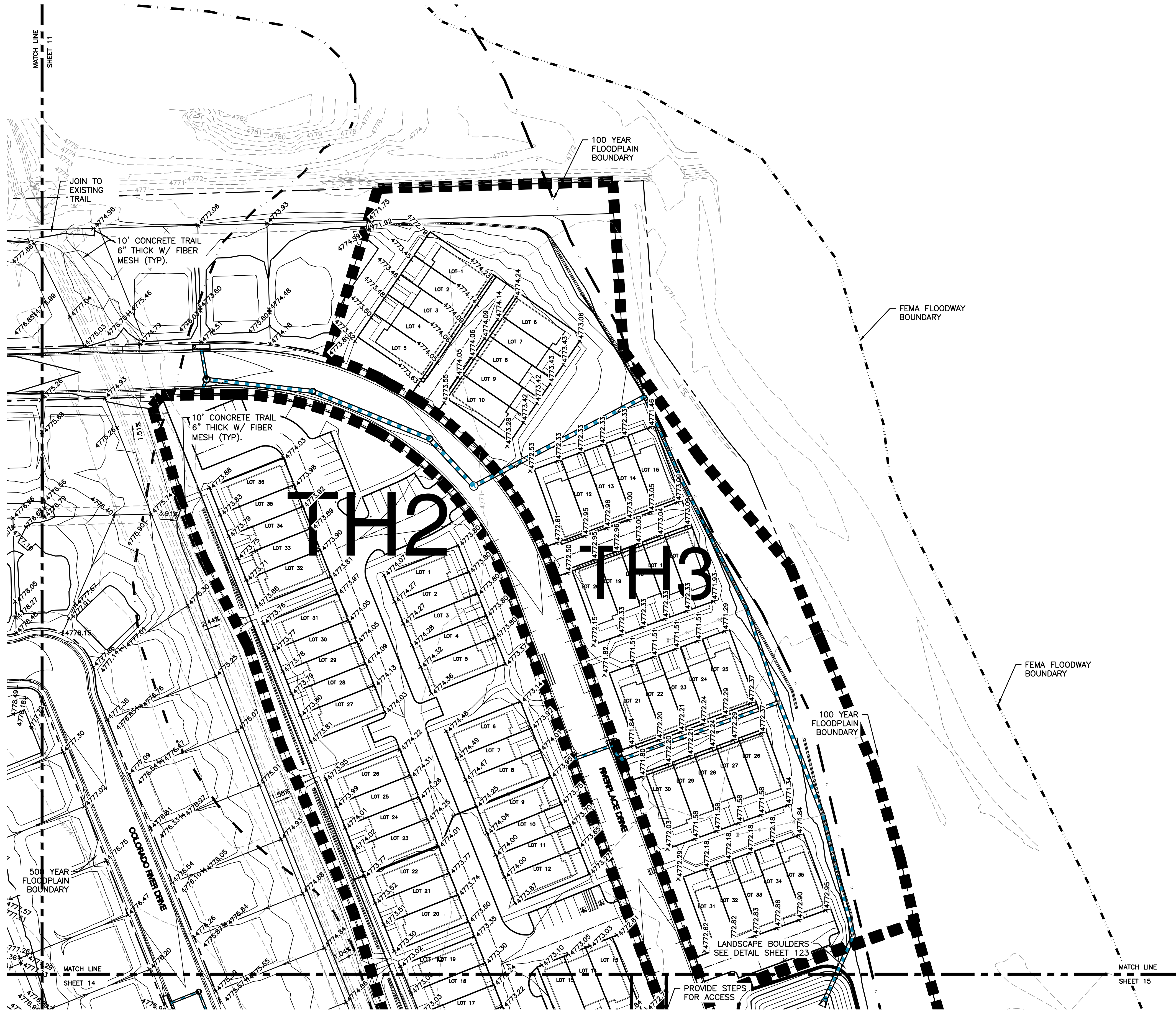
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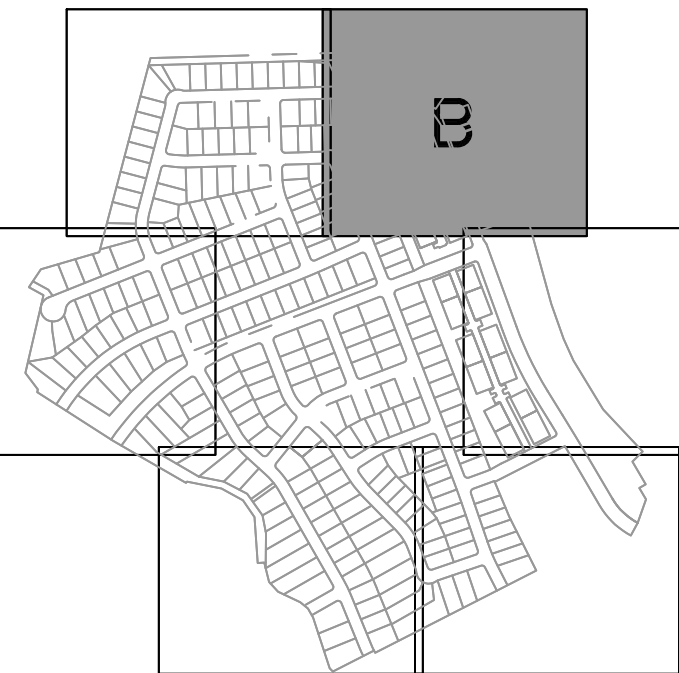
NOTE:

BASE FLOOD ELEVATIONS (BFE) ARE GENERATED FROM THE DRAFT CACHE LA POUDRE RISK MAP DATED JANUARY 31,2020. THESE ELEVATIONS AND FLOODPLAIN BOUNDARIES SHALL BE CONSIDERED FUTURE CONDITIONS AND HAVE NOT BEEN APPROVED AS OF THE DATE OF THESE PLANS.

**TOWN OF WINDSOR
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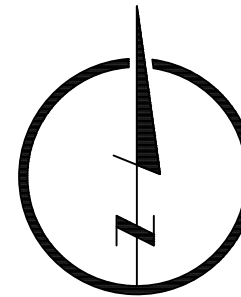
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**OVERALL GRADING PLAN
AREA B**

**POUDRE HEIGHTS SUBDIVISION THIRD FILING
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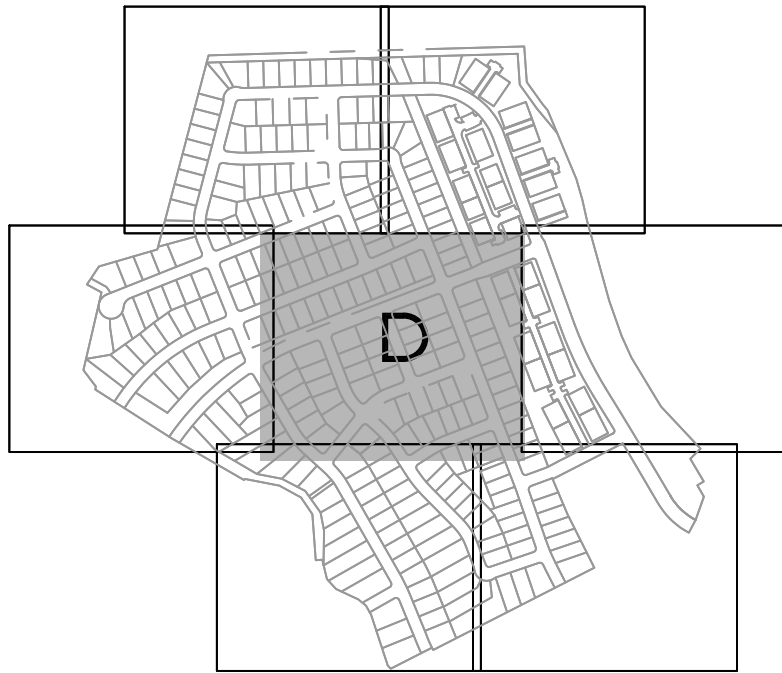
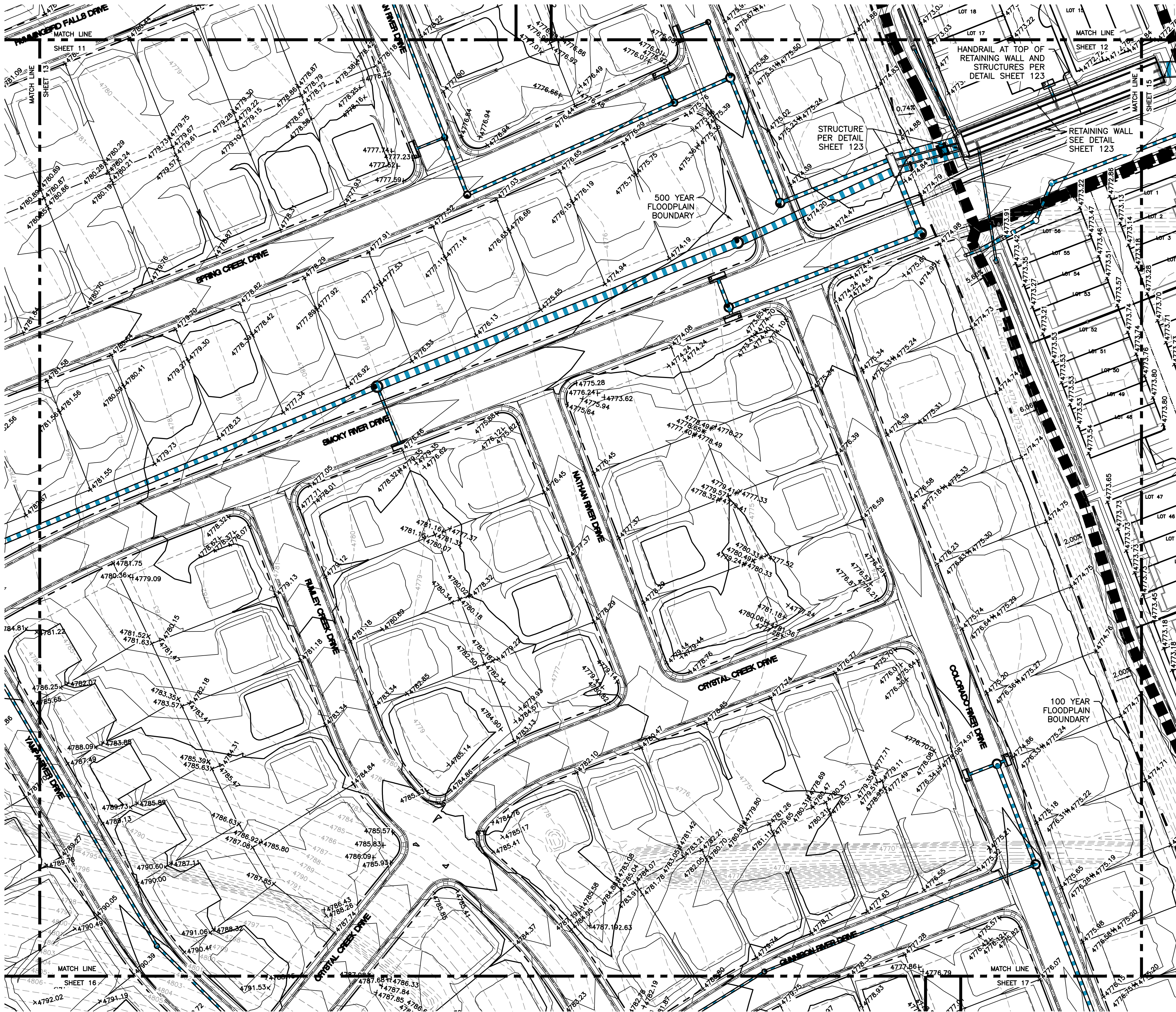
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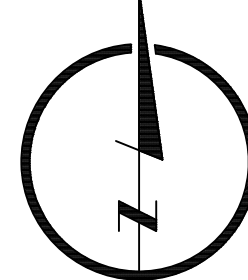
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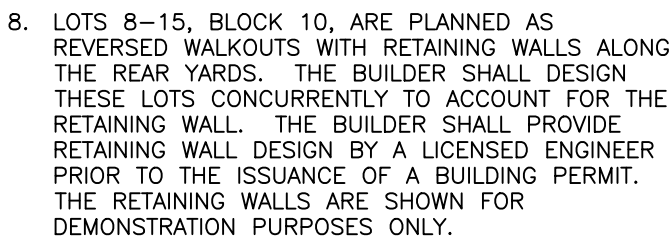


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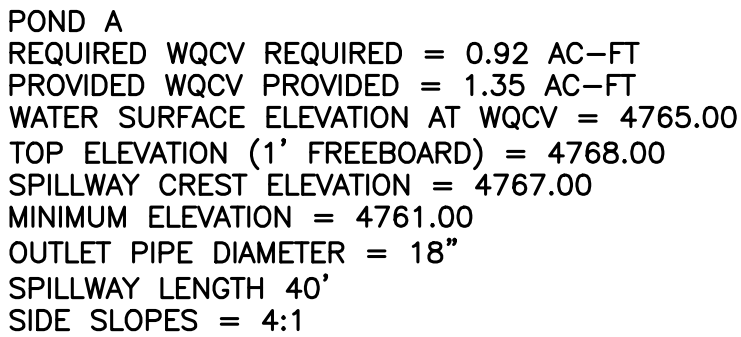


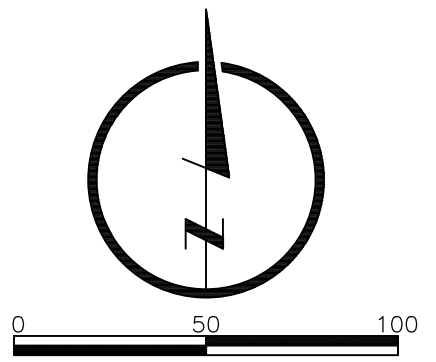
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OVERALL GRADING PLAN
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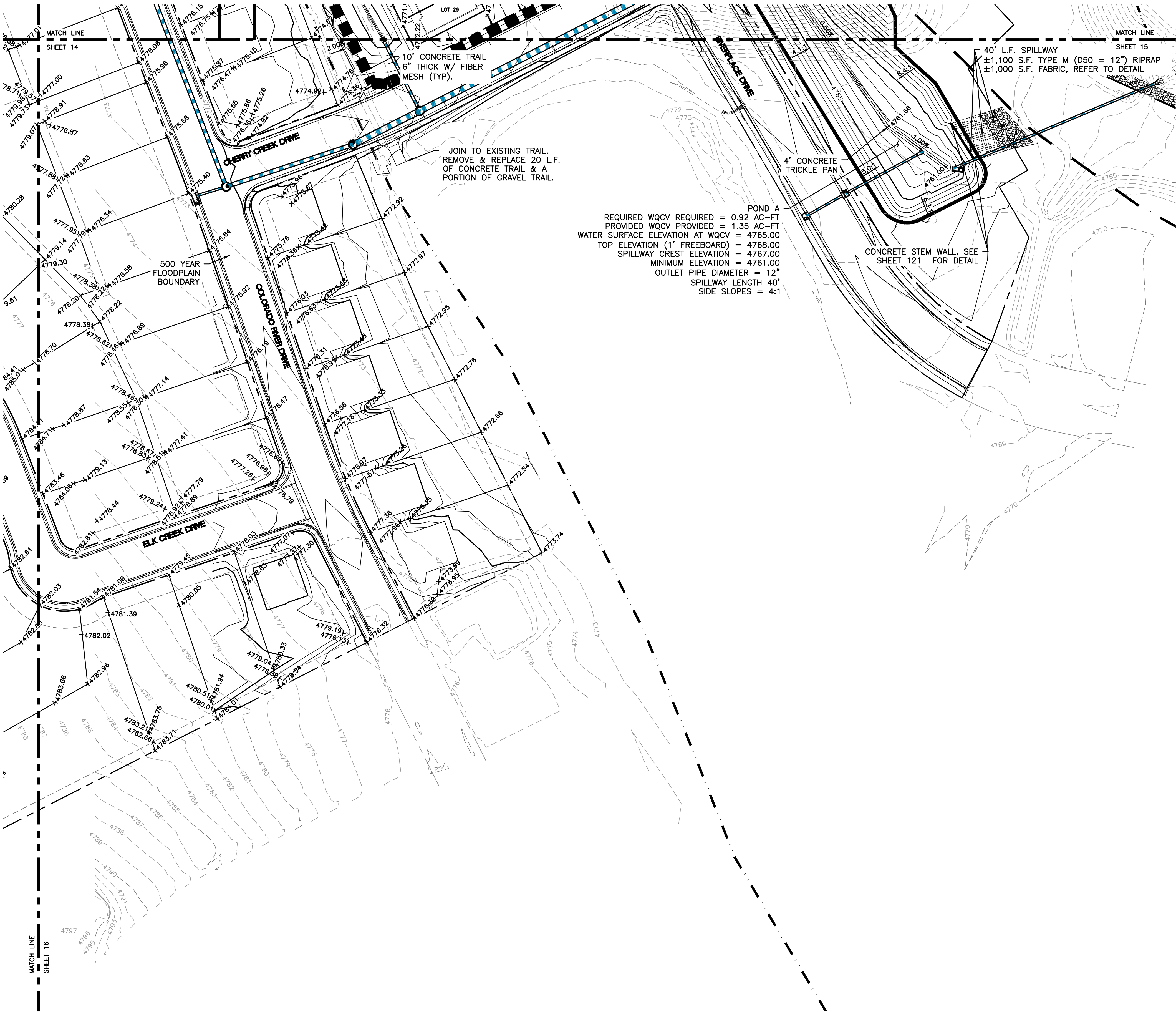
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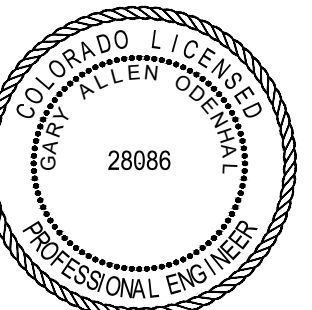
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4. LOTS 1 THRU 15 (BLOCK 10), LOTS 1-4 (BLOCK 8) AND LOTS 11-14 (BLOCK 7) MAY NEED RETAINING WALLS. IF A RETAINING WALL OVER 48 INCHES IS NEEDED, THE BUILDER SHALL PROVIDE RETAINING WALL DESIGN BY A LICENSED ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. RETAINING WALLS SHOWN ARE FOR DEMONSTRATION PURPOSES ONLY.
5. LOTS 14-18 (BLOCK 10) AND LOTS 1-3 (BLOCK 17) HAVE SIDE LOT DRAINAGE EASEMENTS TO ALLOW FOR DRAINAGE FLOWS ALONG THE SIDE LOT LINE. NO STRUCTURE SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS, INCLUDING WINDOW WALLS. WINDOW WALLS MINIMUM OPENING ELEVATION SHALL BE A MINIMUM OF 12 INCHES ABOVE THE SIDE LOT LINE FINISHED GRADE ADJACENT TO WINDOW WALL.
6. SIDE LOT WINDOW WALLS FOR LOTS 5-11 (BLOCK 14) SHALL HAVE A MINIMUM OPENING ELEVATION OF 12 INCHES ABOVE THE SIDE LOT LINE FINISHED GRADE ADJACENT TO WINDOW WALL TO ALLOW FOR SIDE LOT DRAINAGE.
7. ONCE PUBLIC ACCESS IS PROVIDED TO THE CUMMINS PARKING ACCESS ROAD, NO LONGER NECESSARY, CLOSURE OF THE ACCESS ROAD TO THE PARCELS PARCEL WILL BE CLOSED AND FENCING MAY BE INSTALLED TO CONTROL THIS. REFER TO THE DOCUMENTS TO THE PROJECT, PAGE 200, RECORDED MARCH 10, 1997 FOR FURTHER INFORMATION.
8. LOTS 8-15, BLOCK 10, ARE PLANNED AS REVERSED WALKOUTS WITH RETAINING WALLS ALONG THE REAR YARDS. THE BUILDER SHALL DESIGN RETAINING WALLS CONFORMANCE WITH THE RETAINING WALL. THE BUILDER SHALL PROVIDE RETAINING WALL DESIGN BY A LICENSED ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE RETAINING WALLS ARE SHOWN FOR DEMONSTRATION PURPOSES ONLY.

TOWN OF WINDSOR
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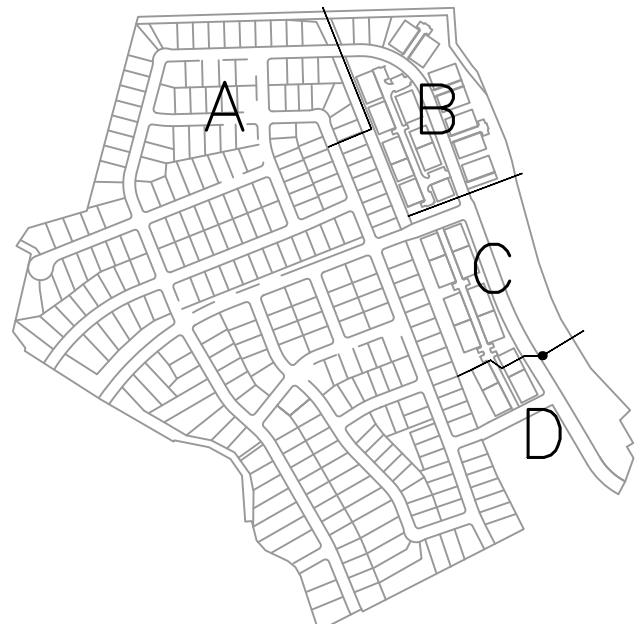
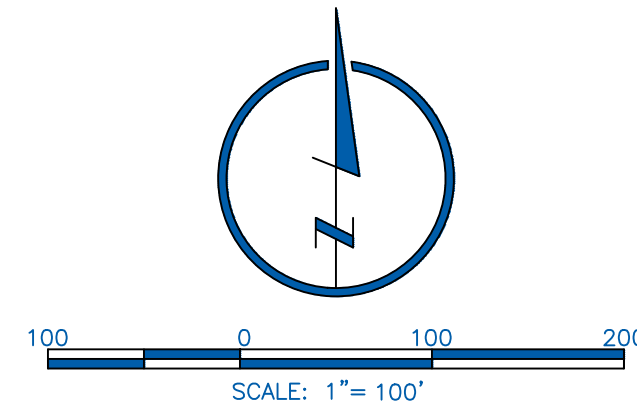
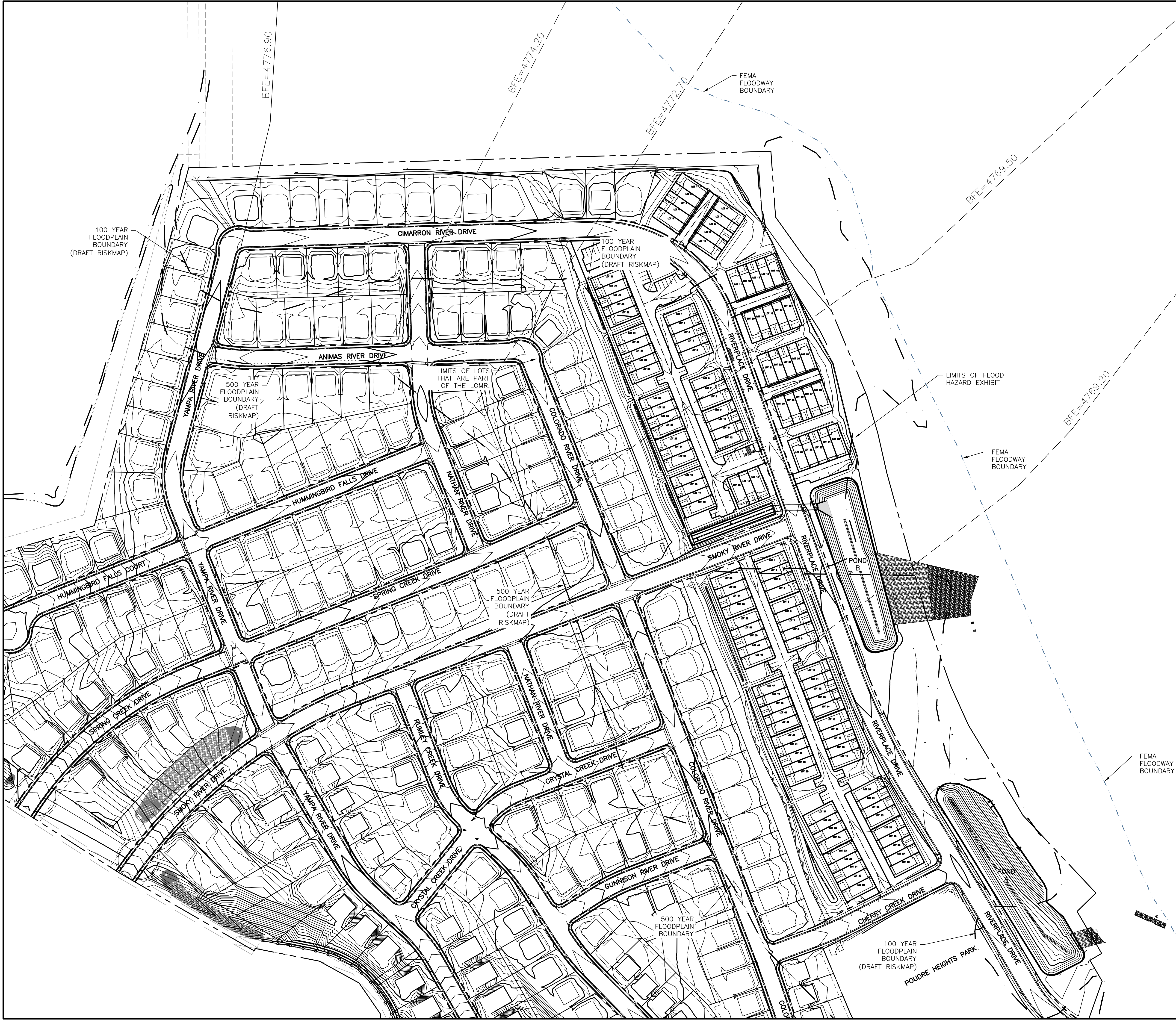


1. ALL FLOOD HAZARD INFORMATION SHOWN ON THESE SHEETS IS TAKEN FROM THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR WELD COUNTY, COLORADO & INCORPORATED AREAS, MAP NUMBER 08123C01463E, EFFECTIVE DATE JANUARY 20, 2016.
2. BASE FLOOD ELEVATIONS (BFE) ARE DERIVED FROM THE FLOOD INSURANCE RATE MAP WITHIN THE FLOOD INSURANCE STUDY (FIS) FOR WELD COUNTY, COLORADO & INCORPORATED AREAS, STUDY NUMBER 08123C00V01A (3 VOLUMES), EFFECTIVE DATE JANUARY 20, 2016 (EFFECTIVE FIS).
3. BFE ELEVATIONS ARE DERIVED FROM THE FLOOD PROFILE PAGES AND THE TABLE 5 FLOODWAY DATA FROM THE EFFECTIVE FIS.
4. DIGITAL MAP DATA WERE DERIVED FROM THE DIGITAL FLOOD INSURANCE RATE DATABASE FOR THE EFFECTIVE MAP PANEL NUMBER 08123C01463E, DOWNLOADED FROM THE FEMA MAP SERVICE CENTER.
5. THE PROFILE REFERENCE TO THE DIFFERENT PROFILE BASELINE FLOOD HAZARD AREAS IN THE NORTHERN PORTION OF THE SITE REFERENCE THE EDGE OF THE CACHE LA POUDBRE PROFILE BASELINE, EXTENDING FROM THE NORTHERN EDGE OF THE PROPERTY DOWNSTREAM TO THE CROSS SECTION CL. THE PROFILE BASELINE REFERENCE TO THE FLOOD HAZARD AREAS IN THE SOUTHERN PORTION OF THE SITE REFERENCE THE WC17-SH257 DIVIDED FLOW PROFILE BASELINE, EXTENDING FROM CROSS-SECTION CL TO THE SOUTHERN EDGE OF THE PROPERTY.
6. SEE THE FLOODWAY DATA TABLE 5 FOR THE CACHE LA POUDBRE PROFILE FOR REGULATORY BFE ELEVATIONS FOR CROSS SECTION CL & CM, WHICH LINE ACROSS THE PROPERTY. ALSO SEE FLOOD PROFILE PAGES 39P & 40P FROM THE EFFECTIVE FIS FOR FLOOD PROFILE ELEVATIONS NORTH OF CROSS SECTION CL, WHERE THE BFE ELEVATIONS ARE REFERENCED TO THE CACHE LA POUDBRE PROFILE BASELINE.
7. SEE FLOOD PROFILE ELEVATIONS SOUTH OF CROSS SECTION CL, WHERE THE BFE ELEVATIONS ARE REFERENCED TO THE WC17-SH257 DIVIDED FLOW PROFILE FOR CROSS SECTION F, WHICH LIES DOWNSTREAM OF THE PROPERTY.
8. THE BFE LINES ARE ONLY SHOWN FOR REFERENCE ON THESE DRAWINGS. THE FLOOD INSURANCE RATE MAP DATA, THESE BFE ELEVATIONS ARE CONSIDERED TO BE ESTIMATED AND INTERPOLATED. THEY ARE NOT REGULATORY AND HAVE NOT BEEN USED IN THE DETERMINATION OF ANY BFE ELEVATIONS. ALL REGULATORY BFE ELEVATIONS SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM THE FLOODWAY DATA TABLE 5 AND FROM THE FLOOD PROFILE SHEETS 39P, 40P, 141P & 142P.

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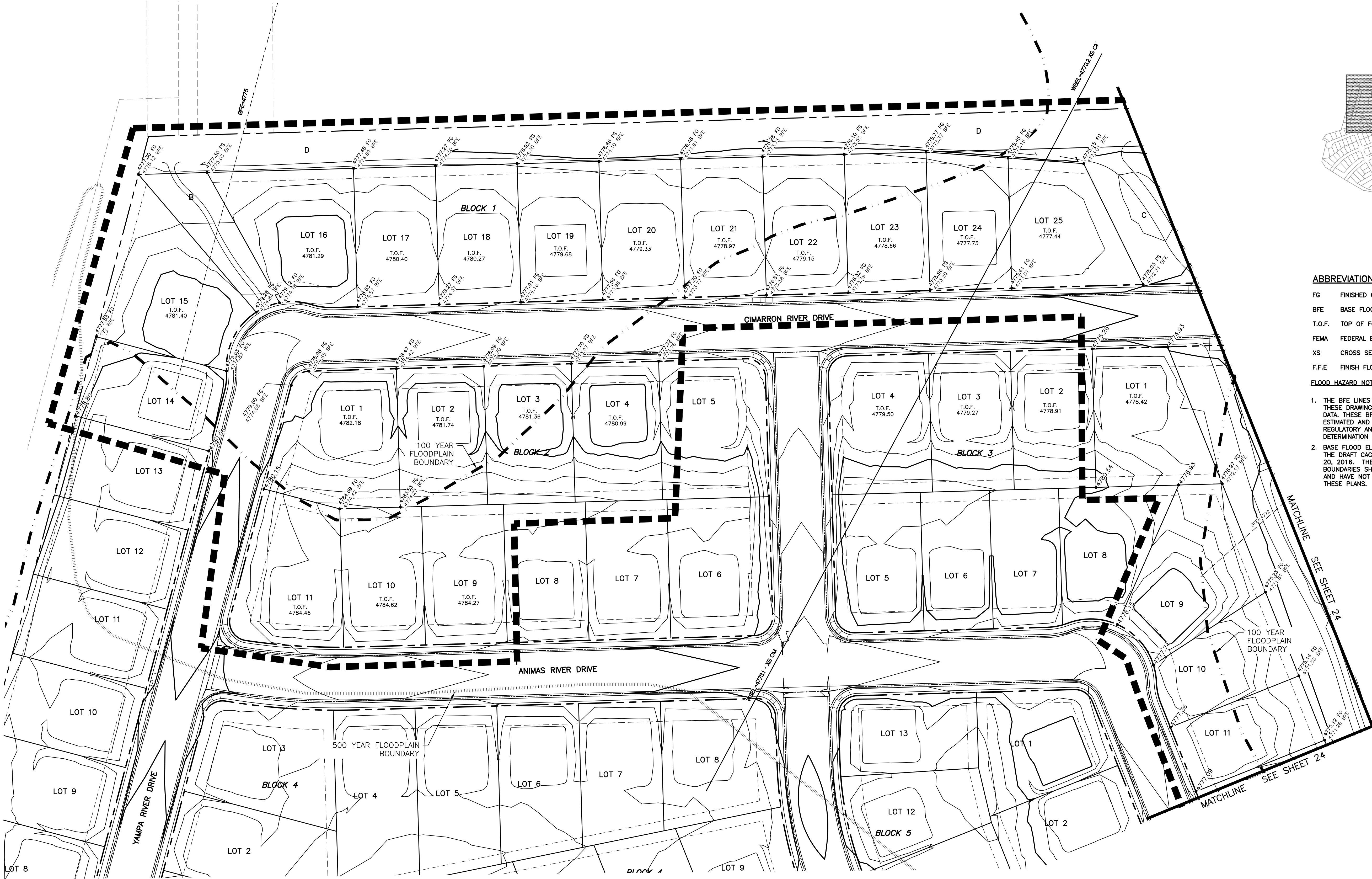
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KEY MAP

ABBREVIATIONS

- FG FINISHED GRADE ELEVATION
BFE BASE FLOOD ELEVATION
T.O.F. TOP OF FOUNDATION ELEVATION
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
XS CROSS SECTION
F.F.E. FINISH FLOOR ELEVATION

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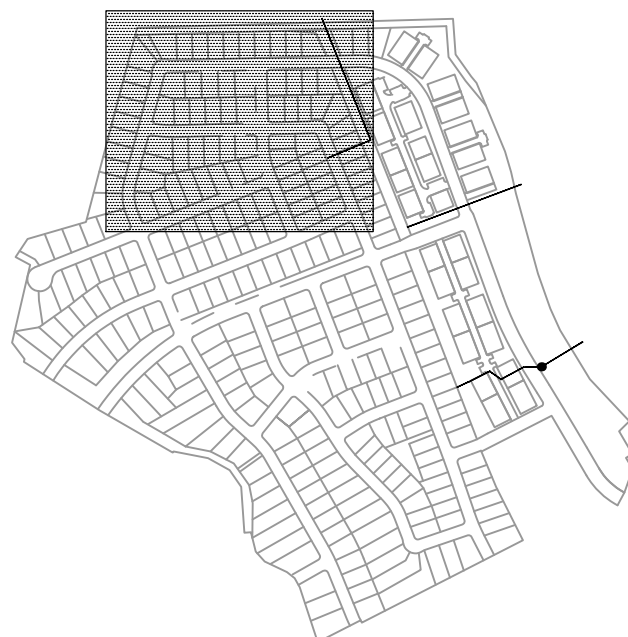
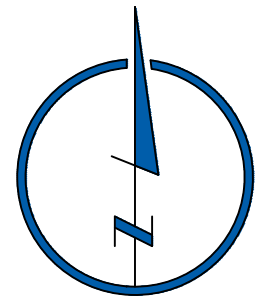
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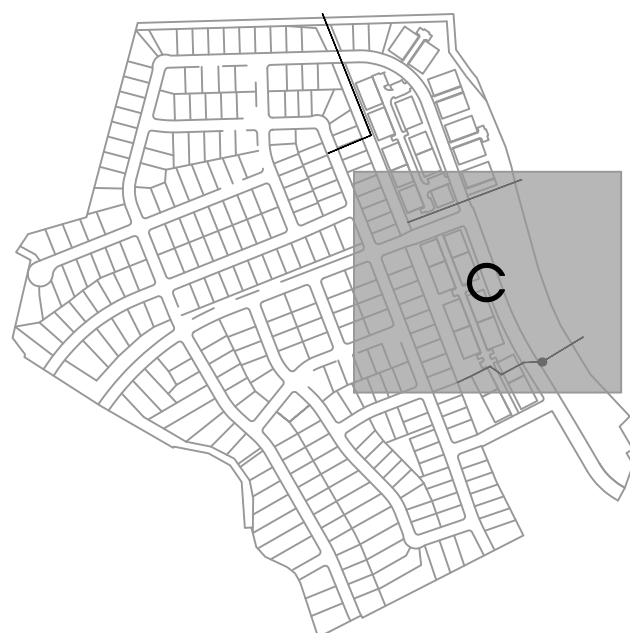
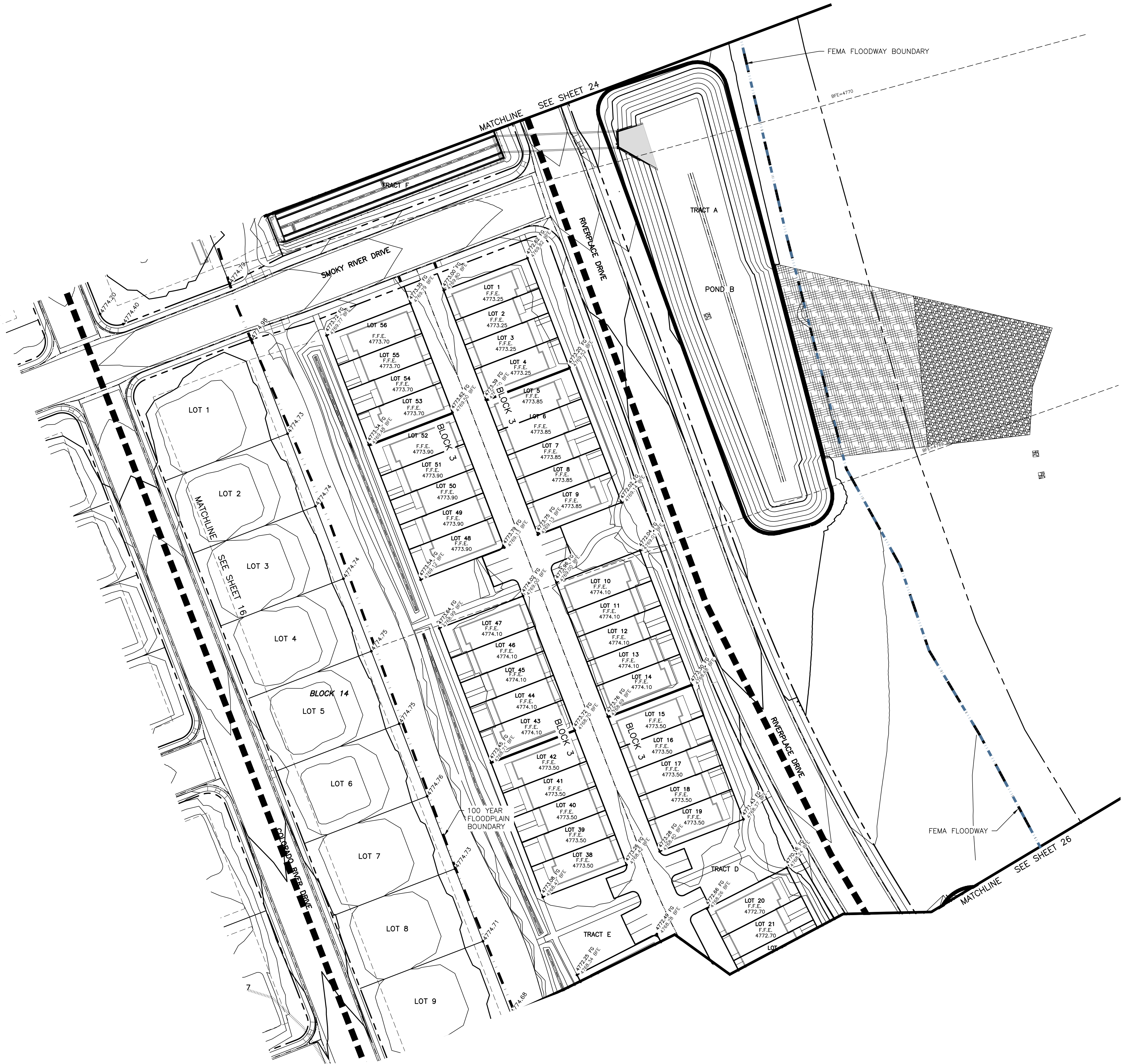
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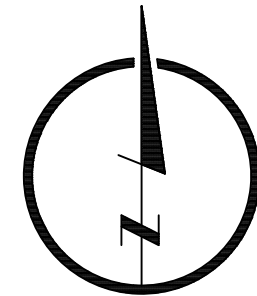
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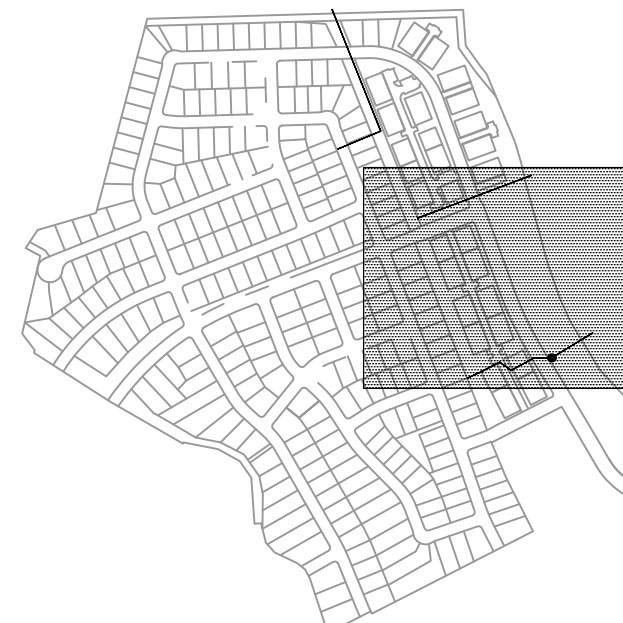
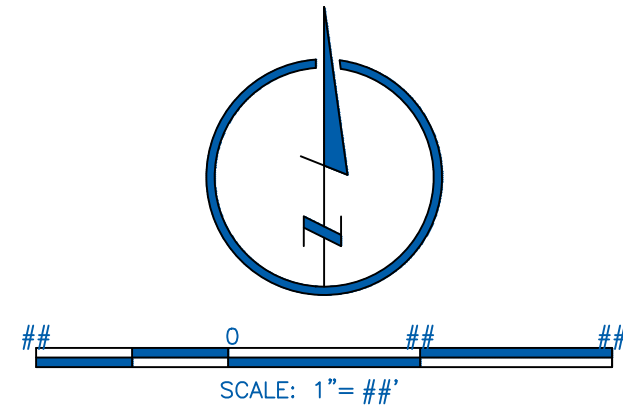
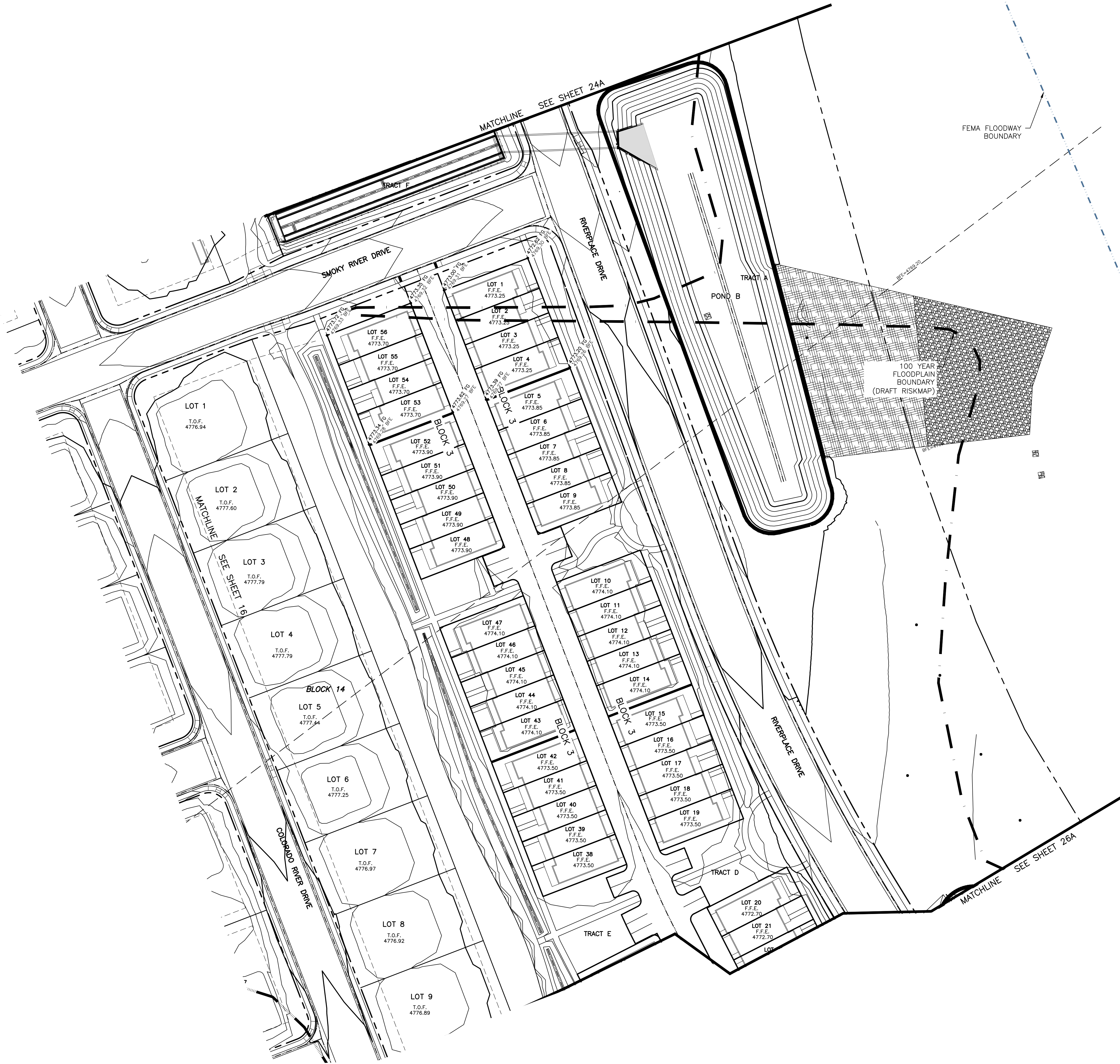
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ABBREVIATIONS

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BFE BASE FLOOD ELEVATION
T.O.F. TOP OF FOUNDATION ELEVATION
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
XS CROSS SECTION
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ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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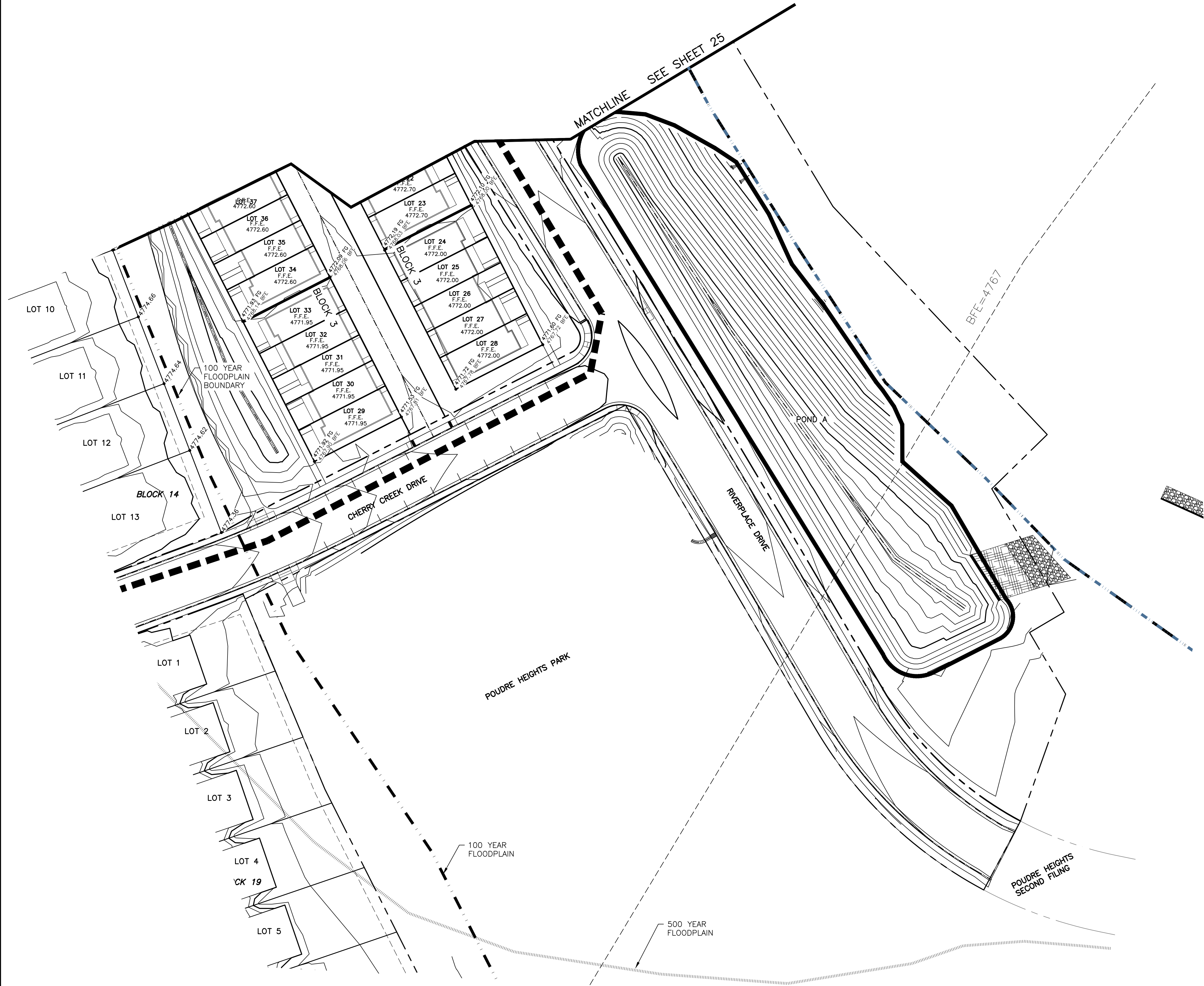
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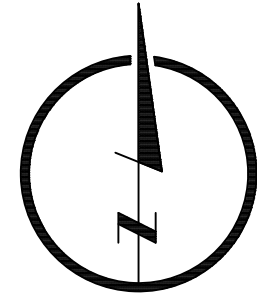
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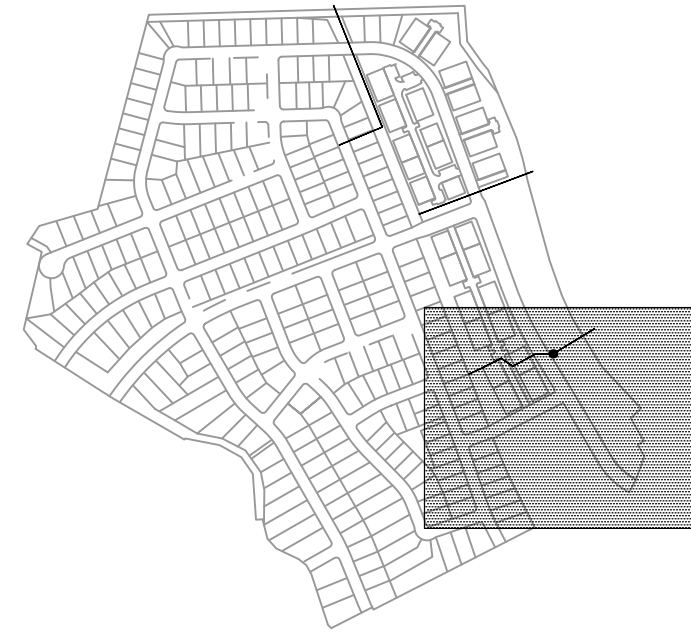
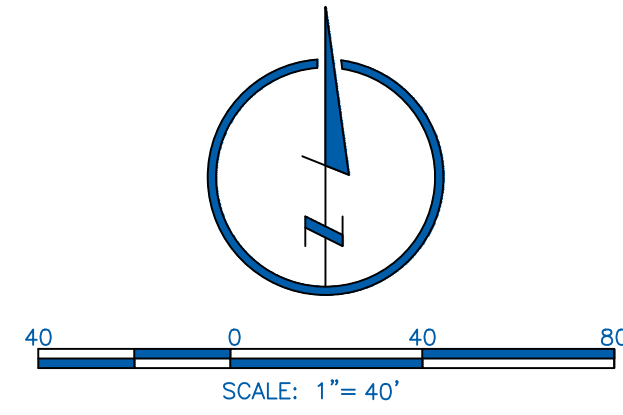
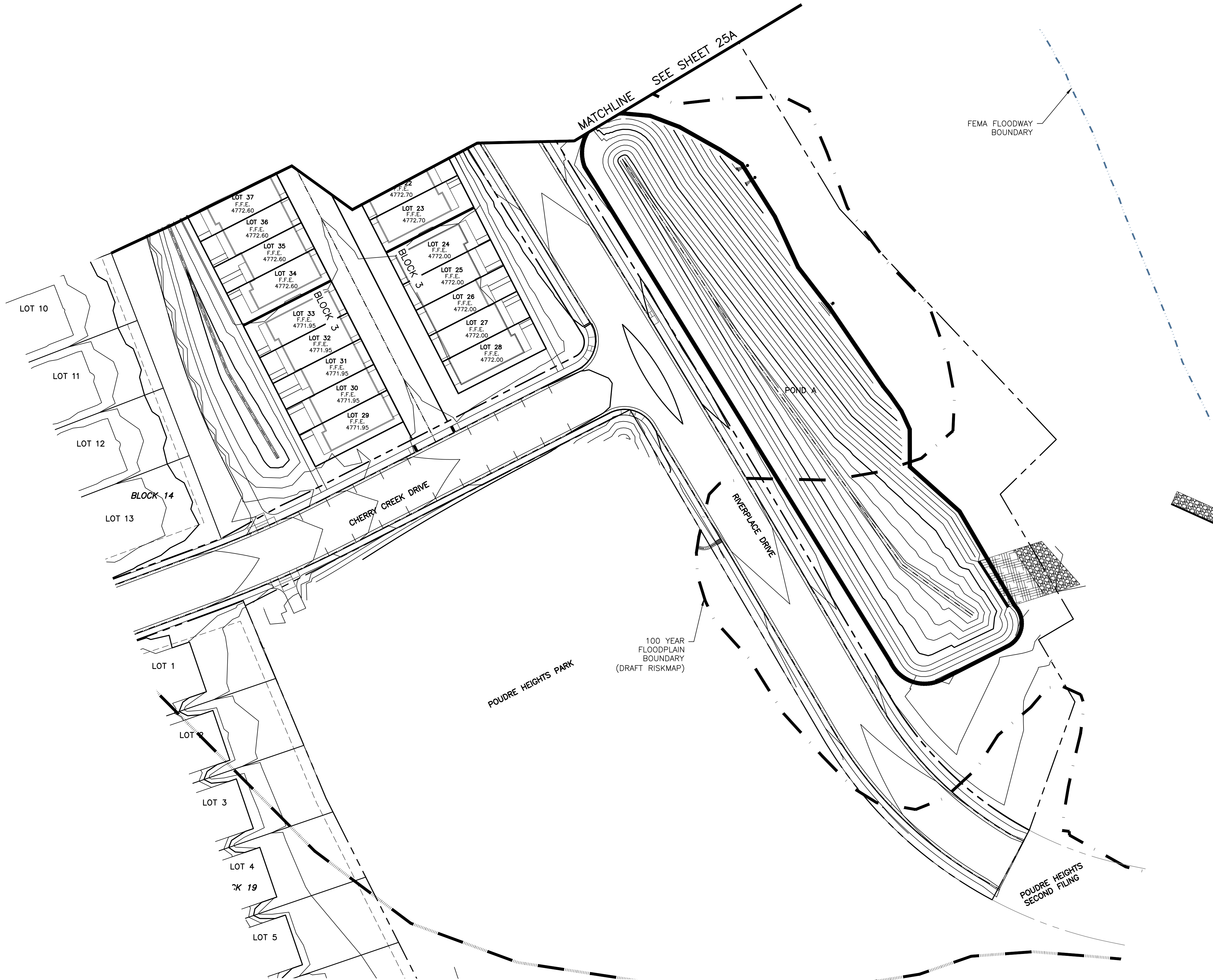
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KEY MAP

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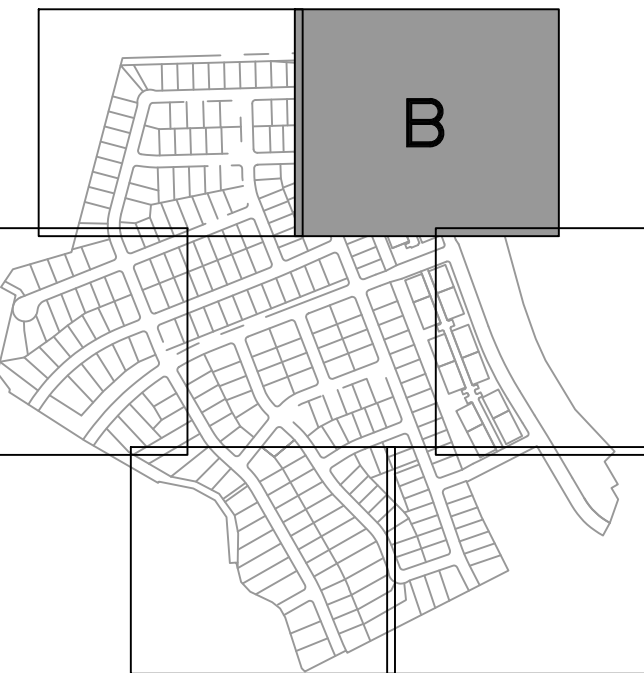
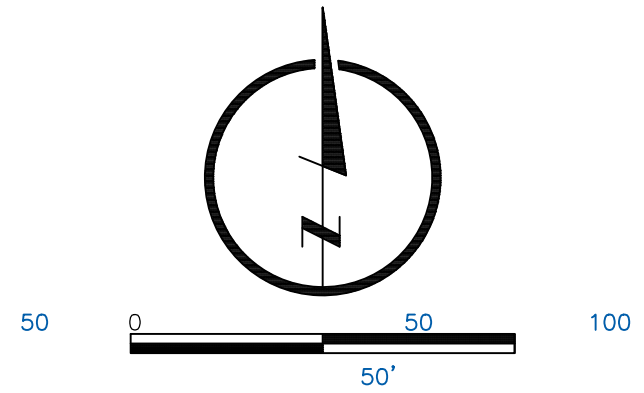
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26A OF 133



NOTES:

1. WATERLINES ARE TO BE C900, DR18 PVC WITH 12 GAGE TRACER WIRE.
2. CONTRACTOR TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
3. STATION AND OFFSET INFORMATION BASED ON STREET CENTERLINE ALIGNMENTS.
4. SEE STREET PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
5. SEE 12" WATERLINE PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
6. WATER LINE TO BE BURIED AT TYPICAL DEPTH OF 5' TO TOP OF PIPE (T.O.P.), MAXIMUM BURIAL DEPTH SHALL BE 6' TO T.O.P., UNLESS OTHERWISE NOTED.
7. SERVICES LABELED AT CURB STOP LOCATION.
8. SEE WATERLINE LOWERING PLAN AND PROFILE SHEETS FOR WATERLINE INFORMATION AT STORM LINE CROSSINGS.
9. ALL WATER SERVICE LINES TO BE 3/4" TYPE K COPPER.
10. ALL FITTINGS AND VALVES SHALL BE RESTRAINED BY THRUST BLOCKS AND MECHANICAL JOINT RESTRAINTS.
11. SEE SHEETS 35-38 FOR 12" WATERLINE DESIGN IN RIVERPLACE DRIVE AND SMOKEY RIVER DRIVE.
12. 6" FIRE LINE INCLUDES 8"x6" TEE WITH THRUST BLOCK, 6" GATE VALVE, 6" WATER PIPE AND PLUG AT END OF LINE.
13. CONTRACTOR TO INSTALL 4' DIA. MANHOLE (AIR RELEASE MANHOLE) AT EXIST. VALVE LOCATION. CONTRACTOR TO COORDINATE WITH TOWN ON SIGNING FOR OPERATION OF VALVE. VALVE TYPICALLY TO REMAIN CLOSED.
14. POTABLE WATER SERVICE TAPS SHALL BE SEPARATED BY AT LEAST 2 FEET. NO MORE THAN 4 SERVICE TAPS SHALL BE PERMITTED ON ANY ONE JOINT OF PIPE. POTABLE WATER SERVICE TAPS WITHIN 4 FEET CANNOT BE IN THE SAME QUADRANT.
15. SEE SHEET 120 FOR FIRE HYDRANT ASSEMBLY

LEGEND

- (A) SEE SHEETS 39-40 FOR 8" WATERLINE LOWERING INFORMATION.

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OVERALL UTILITY PLAN
AREA B

POUDRE HEIGHTS SUBDIVISION THIRD FILING
WINDSOR, COLORADO



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

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UTILITY REVISIONS 5-1-2020 GAO
GRADING, UTILITY, POND A
REDESIGN 05-19-2022 GAO
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DESIGNER / DRAFTER

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OCTOBER 15, 2018
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SHEET

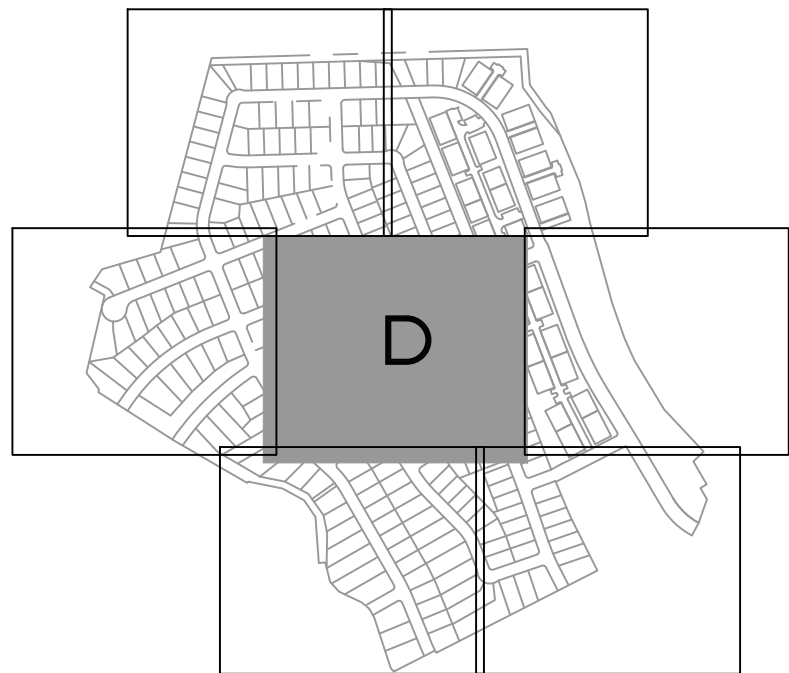
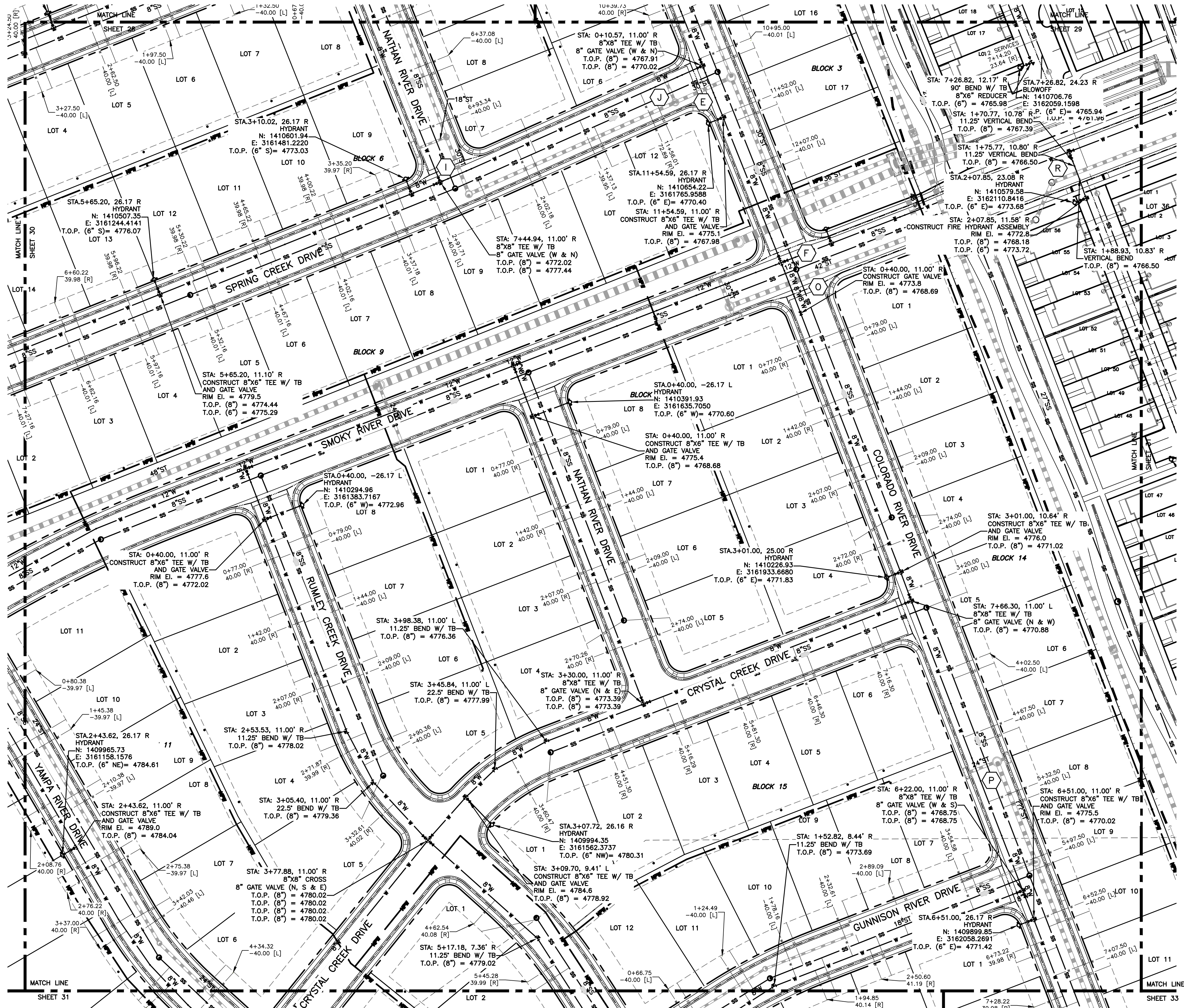
29R OF 133

TOWN OF WINDSOR
DRAWING REVIEW

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- NOTES:**
1. WATERLINES ARE TO BE C900, DR18 PVC WITH 12 GAGE TRACER WIRE.
 2. CONTRACTOR TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
 3. STATION AND OFFSET INFORMATION BASED ON STREET CENTERLINE ALIGNMENTS.
 4. SEE STREET PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
 5. SEE 12" WATERLINE PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
 6. WATER LINE TO BE BURIED AT TYPICAL DEPTH OF 5' TO TOP OF PIPE (T.O.P.), MAXIMUM BURIAL DEPTH SHALL BE 6' TO T.O.P., UNLESS OTHERWISE NOTED.
 7. SERVICES LABELED AT CURB STOP LOCATION.
 8. SEE WATERLINE LOWERING PLAN AND PROFILE SHEETS FOR WATERLINE INFORMATION AT STORM LINE CROSSINGS.
 9. ALL WATER SERVICE LINES TO BE 3" TYPE K COPPER.
 10. ALL FITTINGS AND VALVES SHALL BE RESTRAINED BY THRUST BLOCKS AND MECHANICAL JOINT RESTRAINTS.
 11. SEE SHEETS 35-38 FOR 12" WATERLINE DESIGN IN RIVERPLACE DRIVE AND SMOKEY RIVER DRIVE.
 12. 6" FIRE LINE INCLUDES 8"x6" TEE WITH THRUST BLOCK, 6" GATE VALVE, 6" WATER PIPE AND PLUG AT END OF LINE.
 13. CONTRACTOR TO INSTALL 4" DIA. MANHOLE (AIR RELEASE MANHOLE) AT EXIST. VALVE LOCATION. CONTRACTOR TO COORDINATE WITH TOWN ON SIGNING FOR OPERATION OF VALVE. VALVE TYPICALLY TO REMAIN CLOSED.
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 15. SEE SHEET 120 FOR FIRE HYDRANT ASSEMBLY

- LEGEND**
- (A) SEE SHEETS 39-40 FOR 8" WATERLINE LOWERING INFORMATION.

**TOWN OF WINDSOR
DRAWING REVIEW**

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DATE: _____ BY: _____
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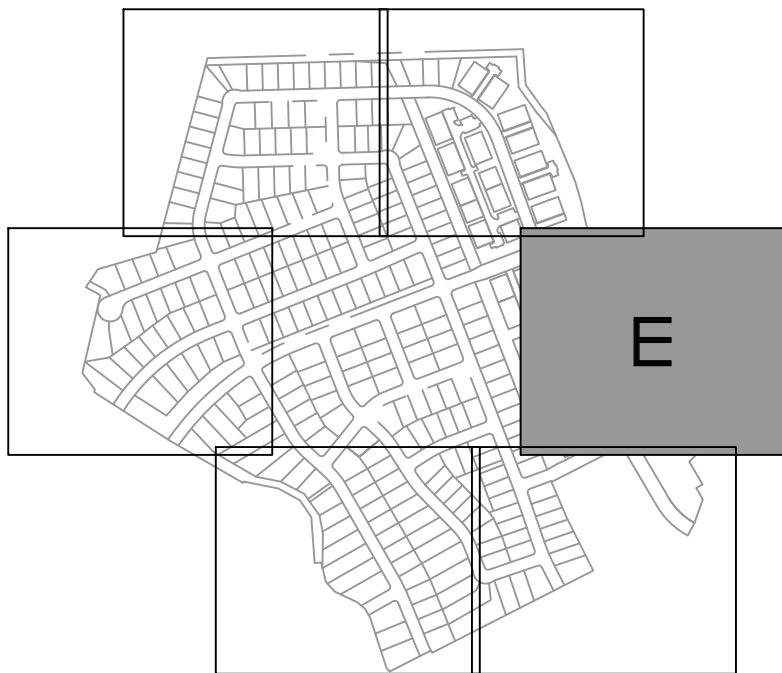
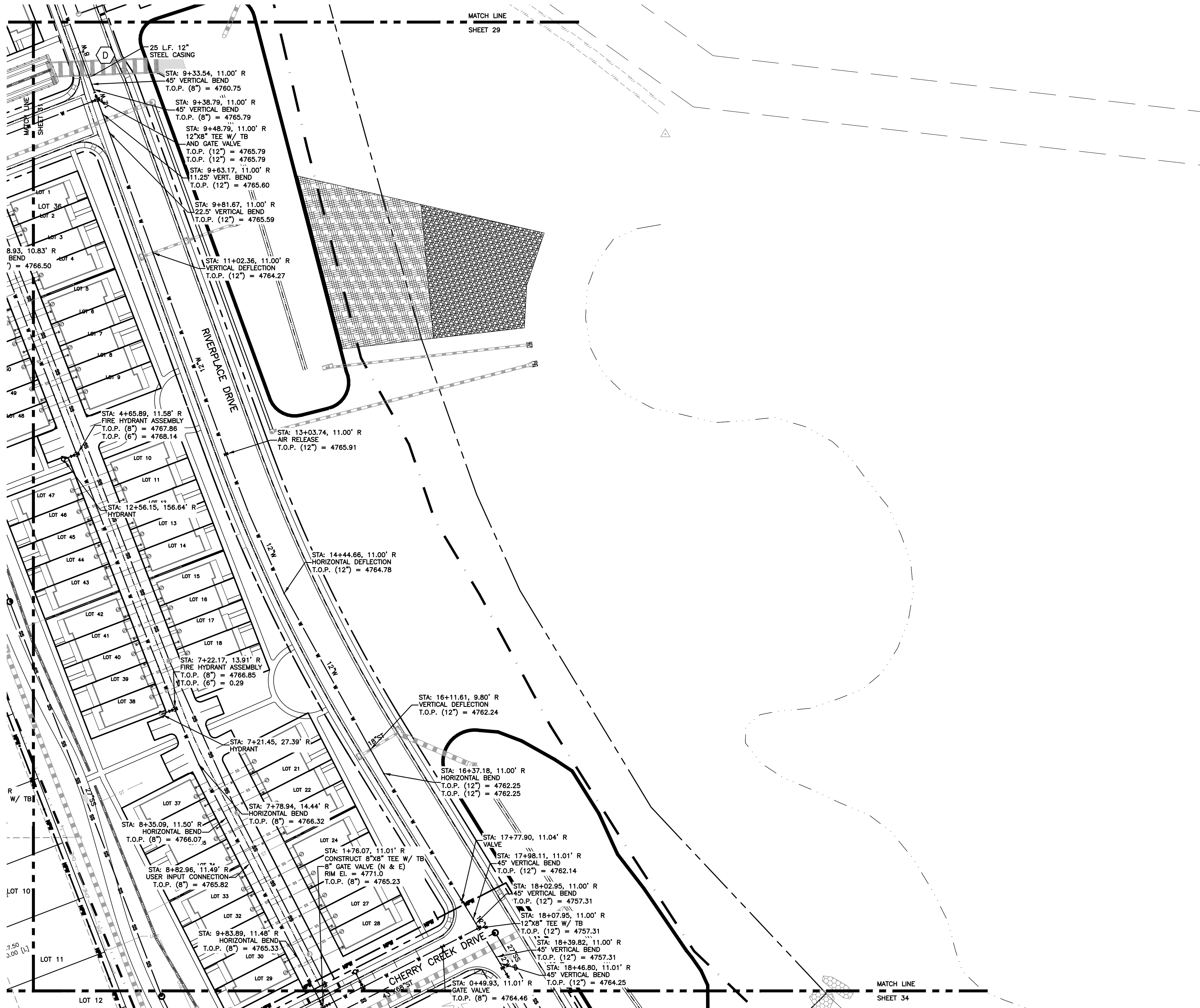
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28086

OVERALL UTILITY PLAN
AREA D

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WINDSOR, COLORADO

REVISIONS
BFE, GRADING, ROAD AND
UTILITY REVISIONS 5-1-2020 GAO
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DESIGNER / DRAFTER
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31R OF 133

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NOTES:

1. WATERLINES ARE TO BE C900, DR18 PVC WITH 12 GAGE TRACER WIRE.
2. CONTRACTOR TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
3. STATION AND OFFSET INFORMATION BASED ON STREET CENTERLINE ALIGNMENTS.
4. SEE STREET PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
5. SEE 12" WATERLINE PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
6. WATER LINE TO BE BURIED AT TYPICAL DEPTH OF 5' TO TOP OF PIPE (T.O.P.), MAXIMUM BURIAL DEPTH SHALL BE 6' TO T.O.P., UNLESS OTHERWISE NOTED.
7. SERVICES LABELED AT CURB STOP LOCATION.
8. SEE WATERLINE LOWERING PLAN AND PROFILE SHEETS FOR WATERLINE INFORMATION AT STORM LINE CROSSINGS.
9. ALL WATER SERVICE LINES TO BE 1/2" TYPE K COPPER.
10. ALL FITTINGS AND VALVES SHALL BE RESTRAINED BY THRUST BLOCKS AND MECHANICAL JOINT RESTRAINTS.
11. SEE SHEETS 35-38 FOR 12" WATERLINE DESIGN IN RIVERPLACE DRIVE AND SMOKEY RIVER DRIVE.
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15. SEE SHEET 120 FOR FIRE HYDRANT ASSEMBLY

LEGEND

- (A) SEE SHEETS 39-40 FOR 8" WATERLINE LOWERING INFORMATION.

TOWN OF WINDSOR
DRAWING REVIEW

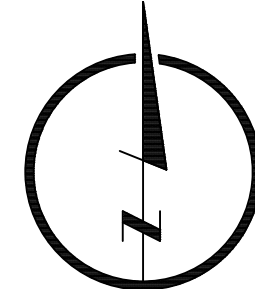
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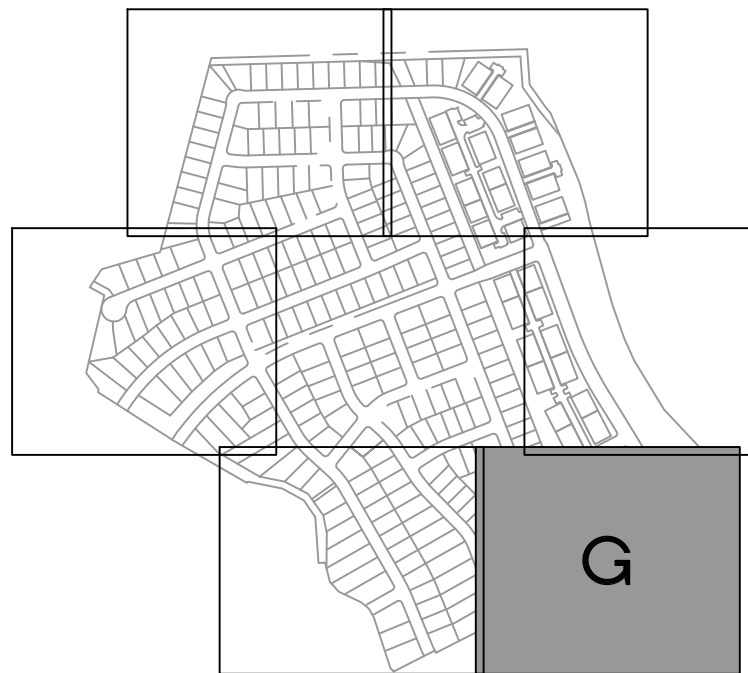
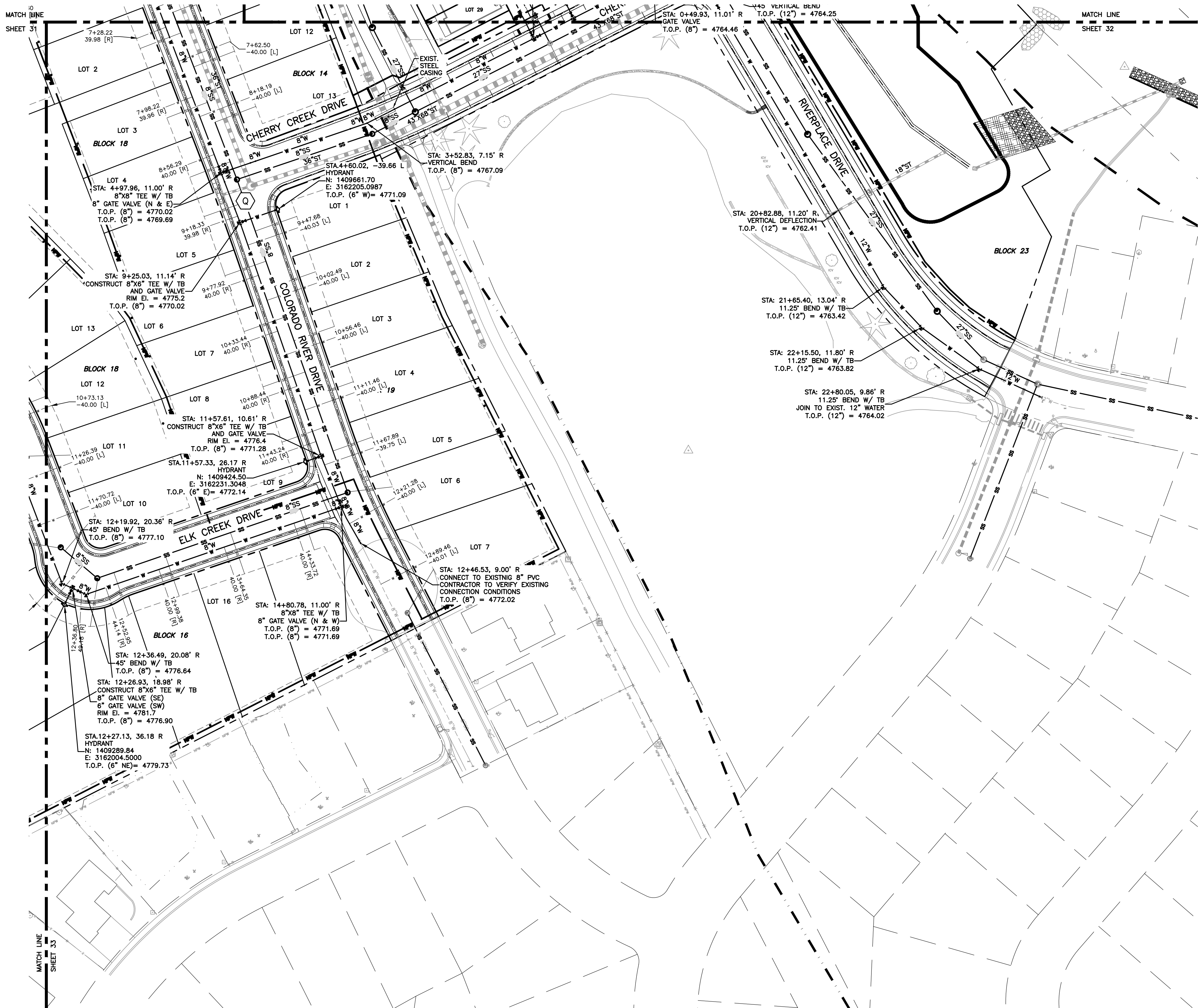
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32R OF 133

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NOTES:

1. WATERLINES ARE TO BE C900, DR18 PVC WITH 12 GAGE TRACER WIRE.
2. CONTRACTOR TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
3. STATION AND OFFSET INFORMATION BASED ON STREET CENTERLINE ALIGNMENTS.
4. SEE STREET PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
5. SEE 12" WATERLINE PLAN AND PROFILE SHEETS FOR CONSTRUCTION INFORMATION.
6. WATER LINE TO BE BURIED AT TYPICAL DEPTH OF 5' TO TOP OF PIPE (T.O.P.), MAXIMUM BURIAL DEPTH SHALL BE 6' TO T.O.P., UNLESS OTHERWISE NOTED.
7. SERVICES LABELED AT CURB STOP LOCATION.
8. SEE WATERLINE LOWERING PLAN AND PROFILE SHEETS FOR WATERLINE INFORMATION AT STORM LINE CROSSINGS.
9. ALL WATER SERVICE LINES TO BE 3" TYPE K COPPER.
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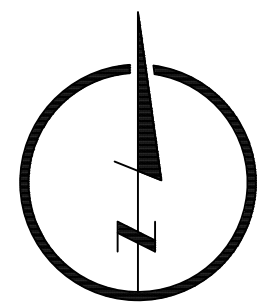
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- (A) SEE SHEETS 39-40 FOR 8" WATERLINE LOWERING INFORMATION.

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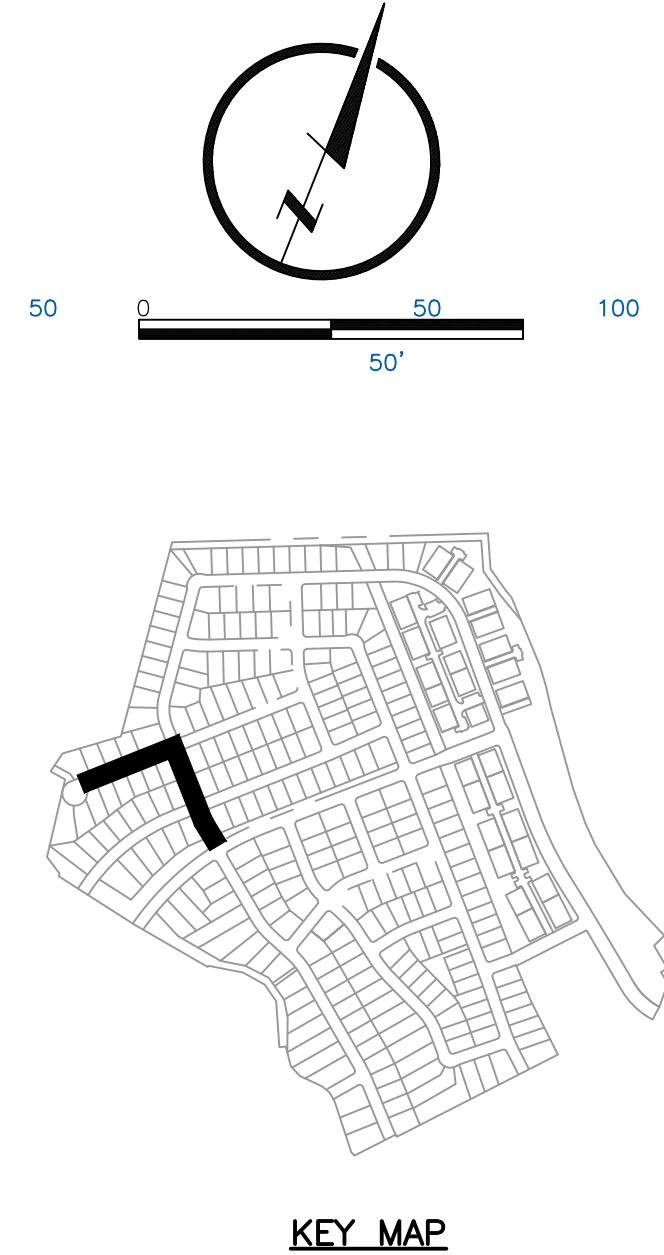
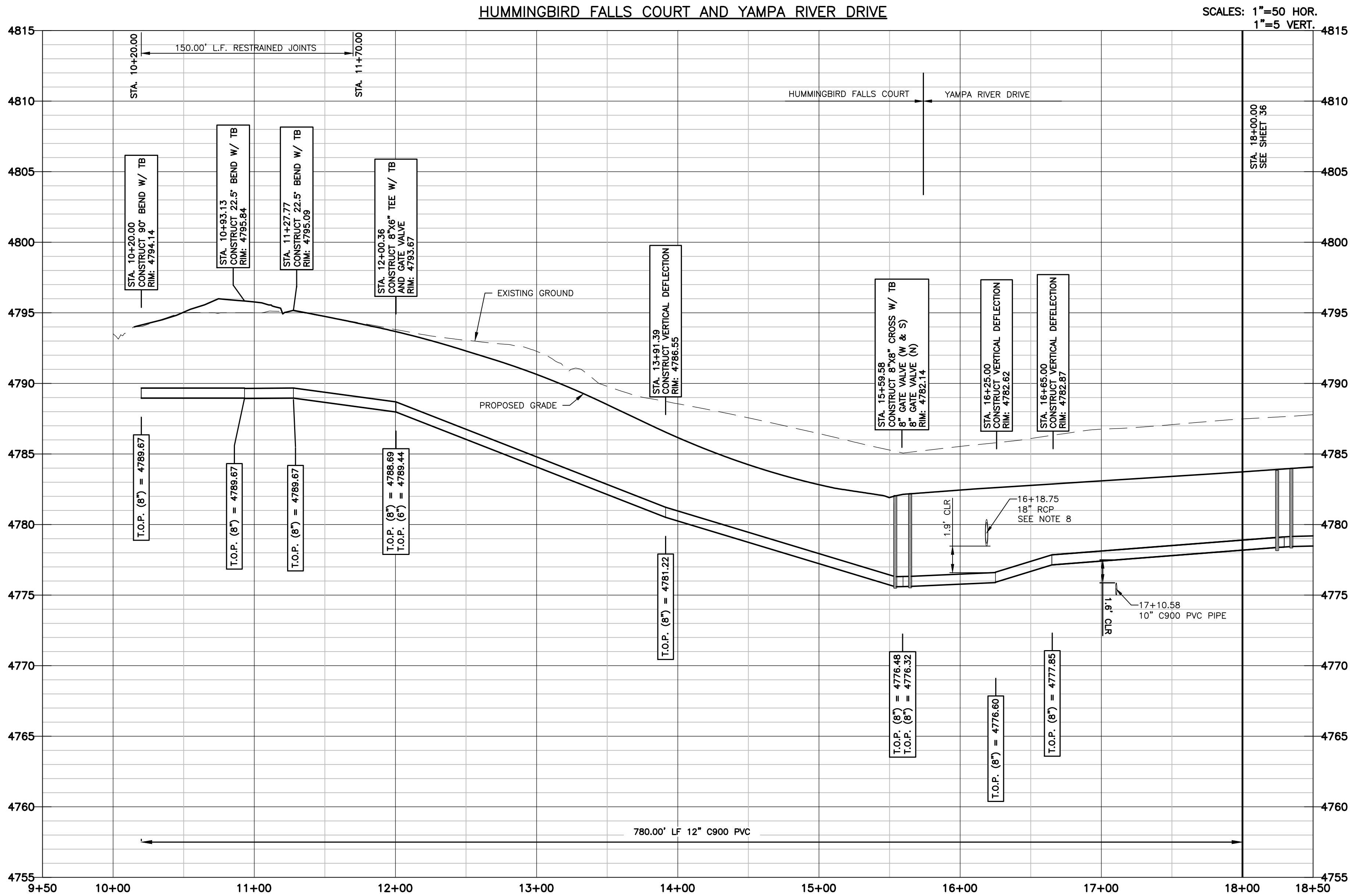
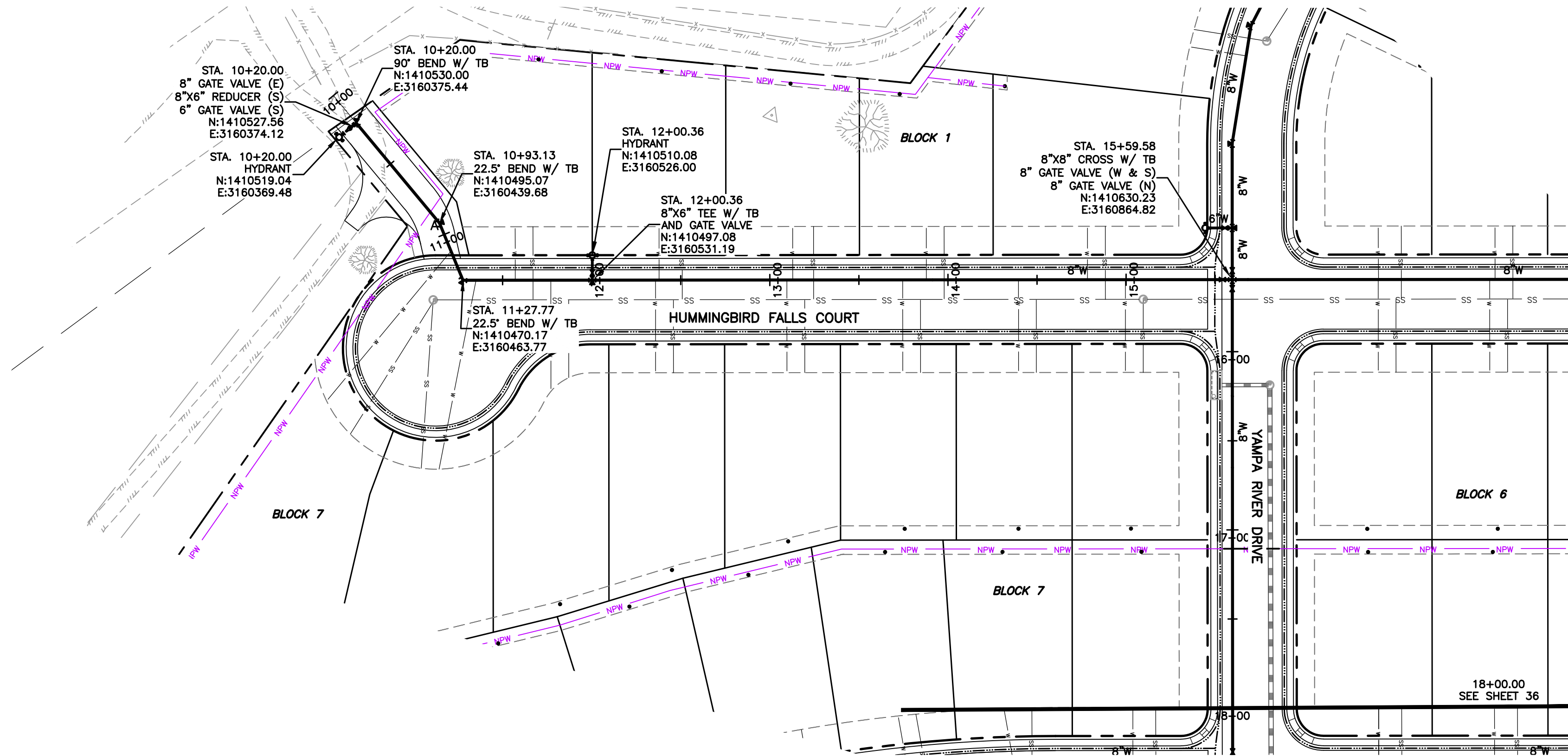
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34R OF 133

TOWN OF WINDSOR
DRAWING REVIEW

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NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF
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- NOTES:**
1. STATION AND OFFSET INFORMATION BASED ON WATER MAIN ALIGNMENT.
 2. SERVICES LABELED AT CURB STOP LOCATION.
 3. WATER PIPE SHALL BE BLUE C-900 WITH 12 GAGE TRACER WIRE, UNLESS OTHERWISE SPECIFIED.
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 5. WATER LINE TO BE BURIED AT TYPICAL DEPTH OF 5' TO TOP OF PIPE (T.O.P.), MAXIMUM BURIAL DEPTH SHALL BE 6' TO T.O.P., UNLESS OTHERWISE NOTED.
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 7. ALL FITTINGS AND VALVES SHALL BE RESTRAINED BY EITHER THRUST BLOCKS OR MECHANICAL JOINTS.
 8. SEE SHEETS 74-86 FOR STORM SEWER ENCASEMENT INFORMATION.
 9. SEE SHEETS 49-73 FOR SANITARY SEWER ENCASEMENT INFORMATION.

TOWN OF WINDSOR
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WATERLINE PLAN AND PROFILE
HUMMINGBIRD FALLS COURT AND
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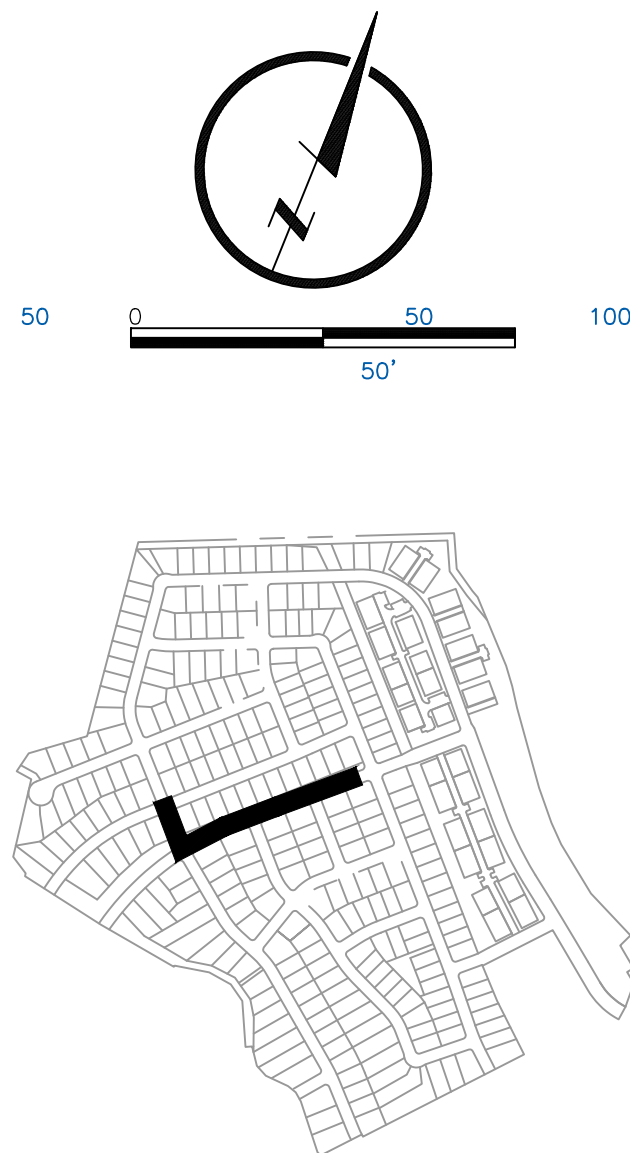
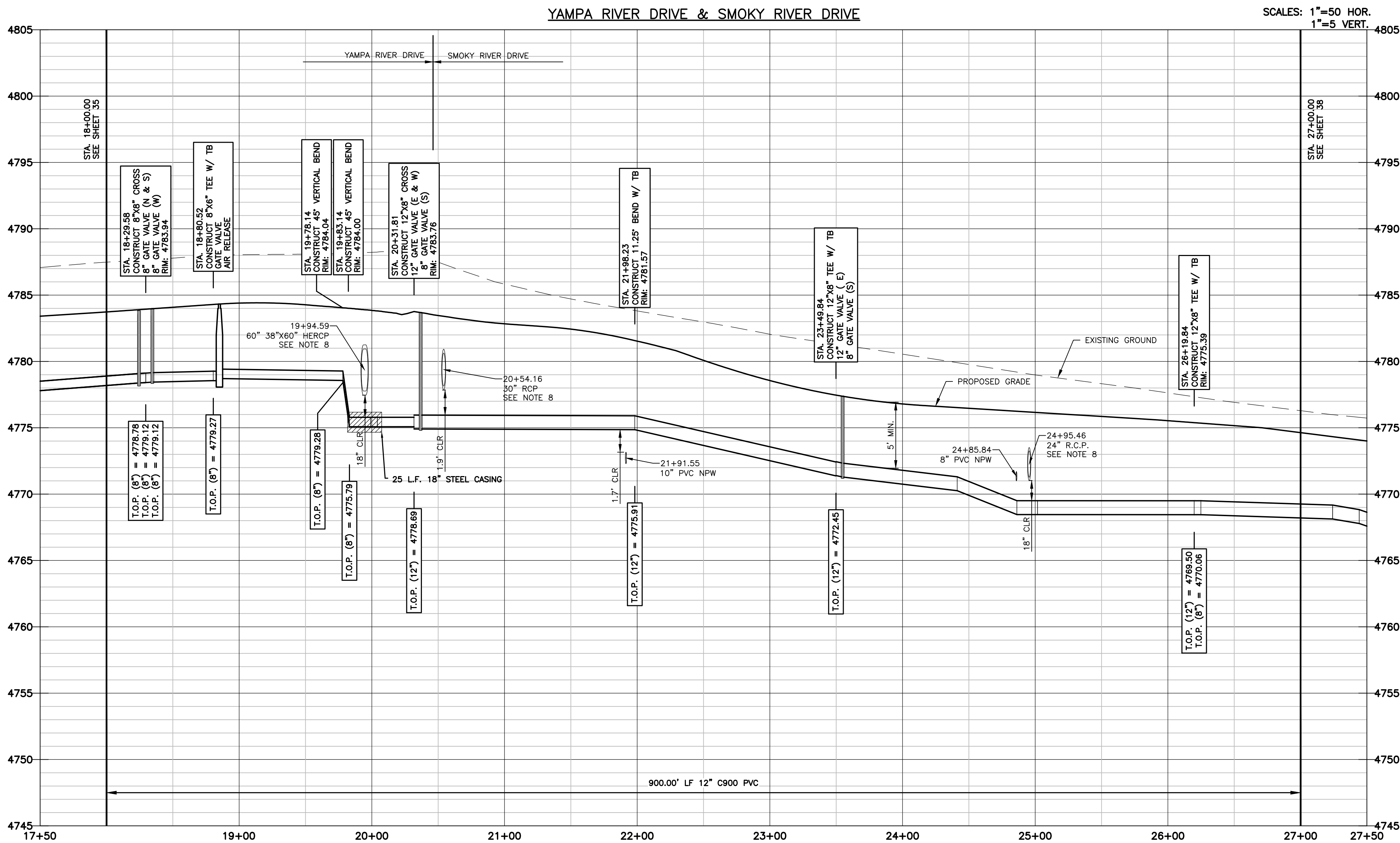
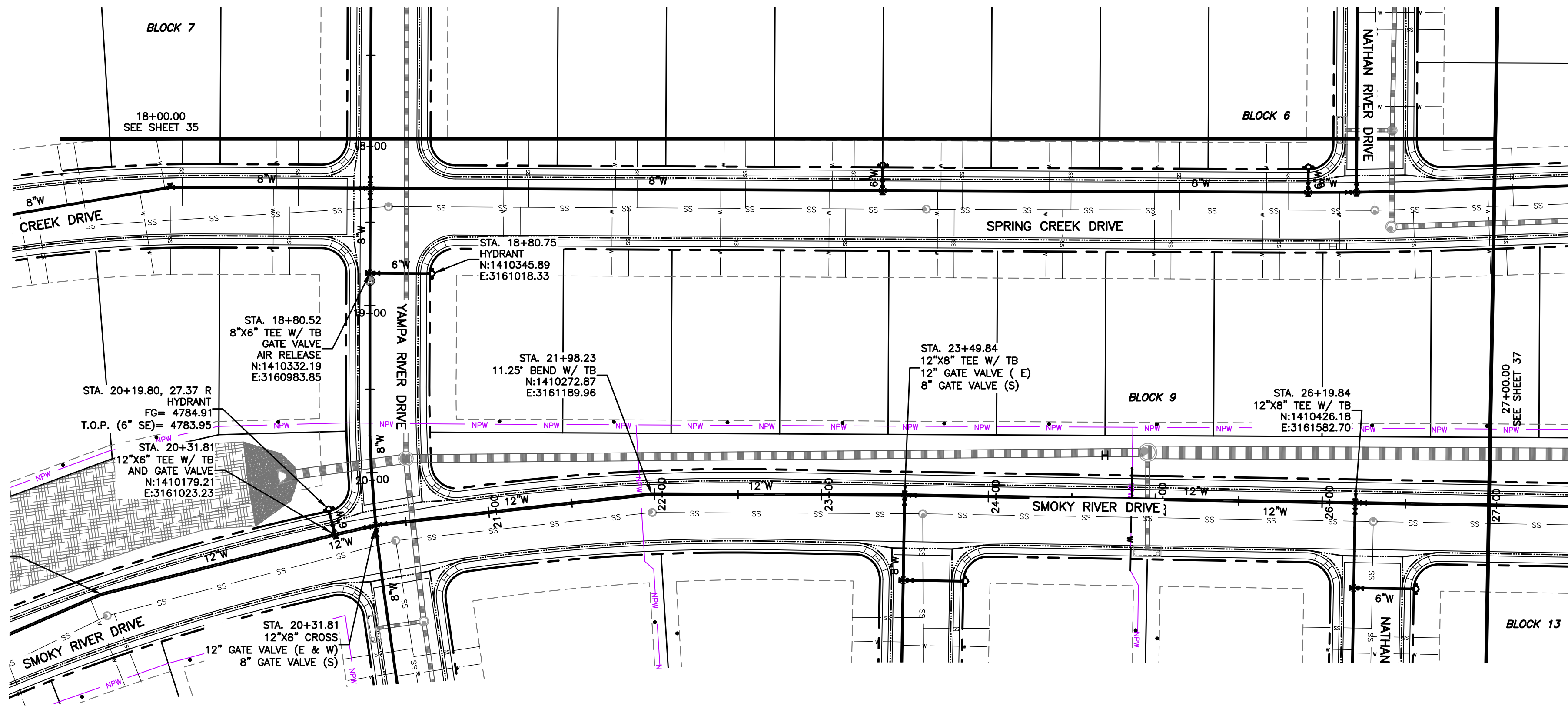
PROJECT NUMBER

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BOOK AND PAGE

SHEET

35R of 133



KEY MAP

- NOTES:
1. STATION AND OFFSET INFORMATION BASED ON WATER MAIN ALIGNMENT.
 2. SERVICES LABELED AT CURB STOP LOCATION.
 3. WATER PIPE SHALL BE BLUE C-900 WITH 12 GAGE TRACER WIRE, UNLESS OTHERWISE SPECIFIED.
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 7. ALL FITTINGS AND VALVES SHALL BE RESTRAINED BY EITHER THRUST BLOCKS OR MECHANICAL JOINTS.
 8. SEE SHEETS 74-86 FOR STORM SEWER ENCASEMENT INFORMATION.
 9. SEE SHEETS 49-73 FOR SANITARY SEWER ENCASEMENT INFORMATION.

TOWN OF WINDSOR
DRAWING REVIEW

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WATERLINE PLAN AND PROFILE
SMOKEY RIVER DRIVE

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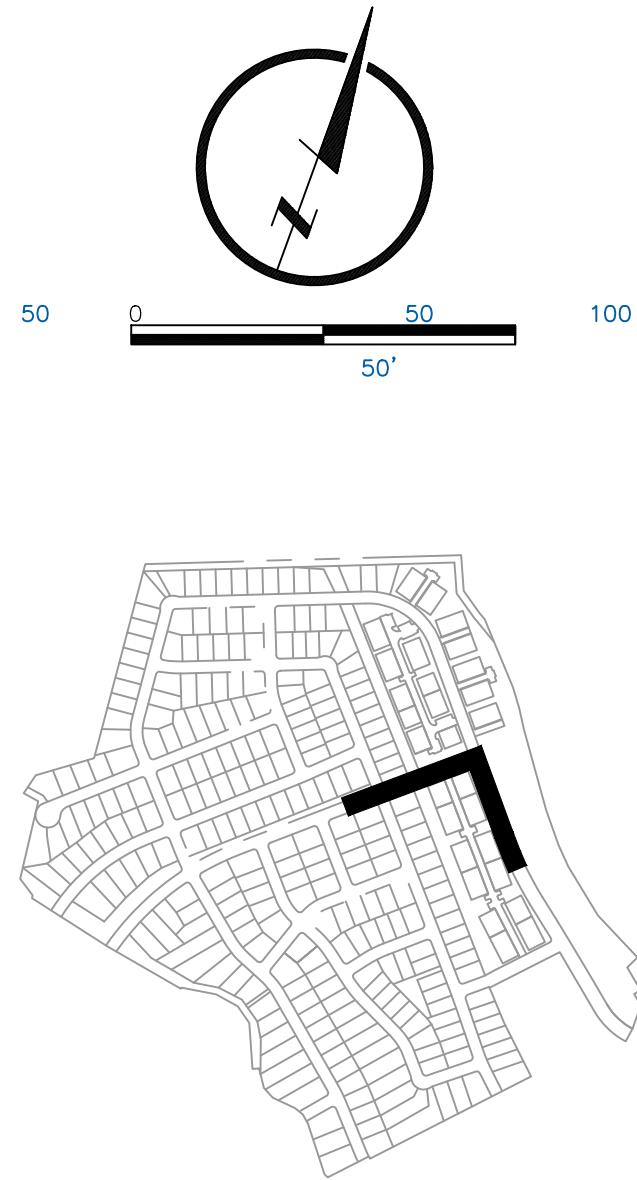
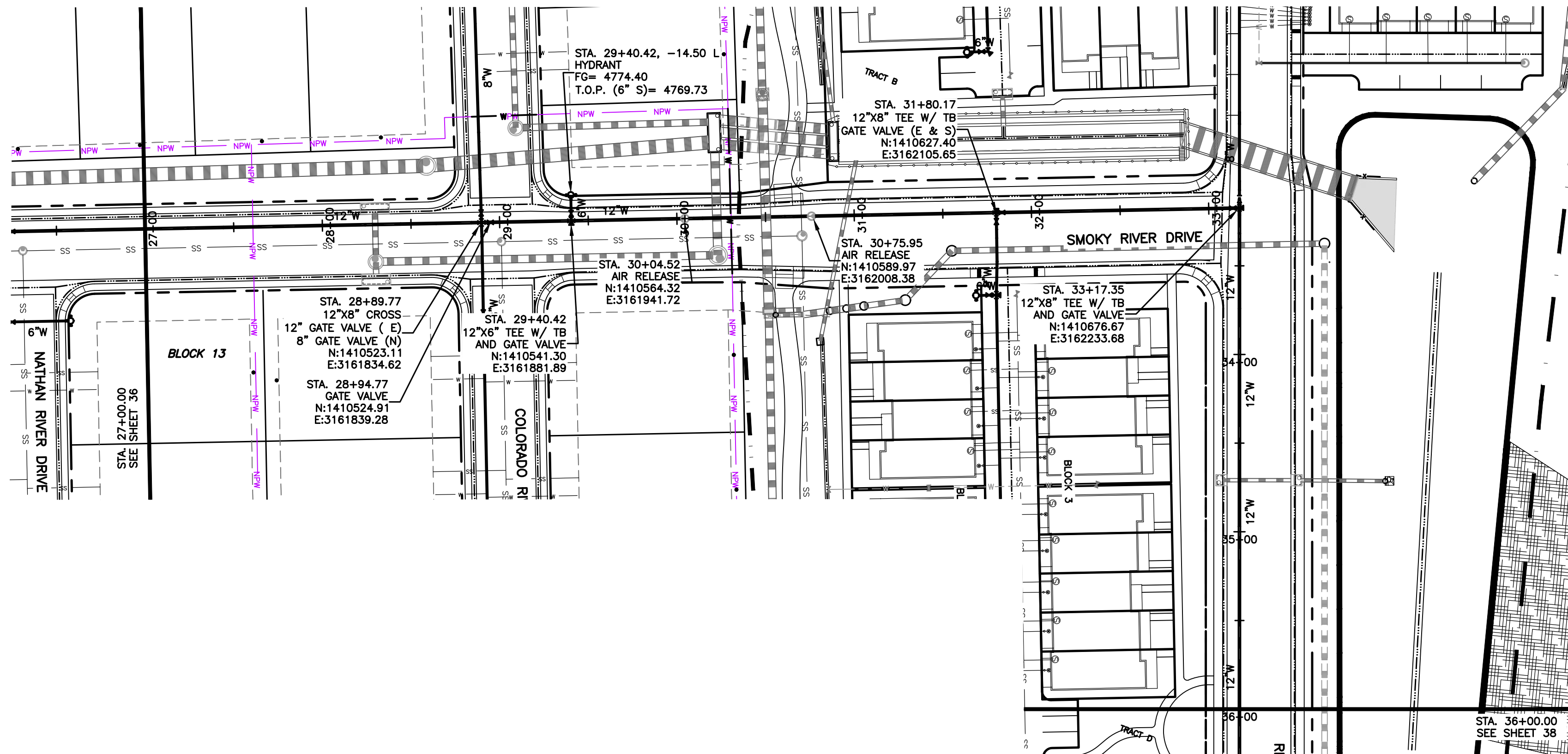
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36R of 133

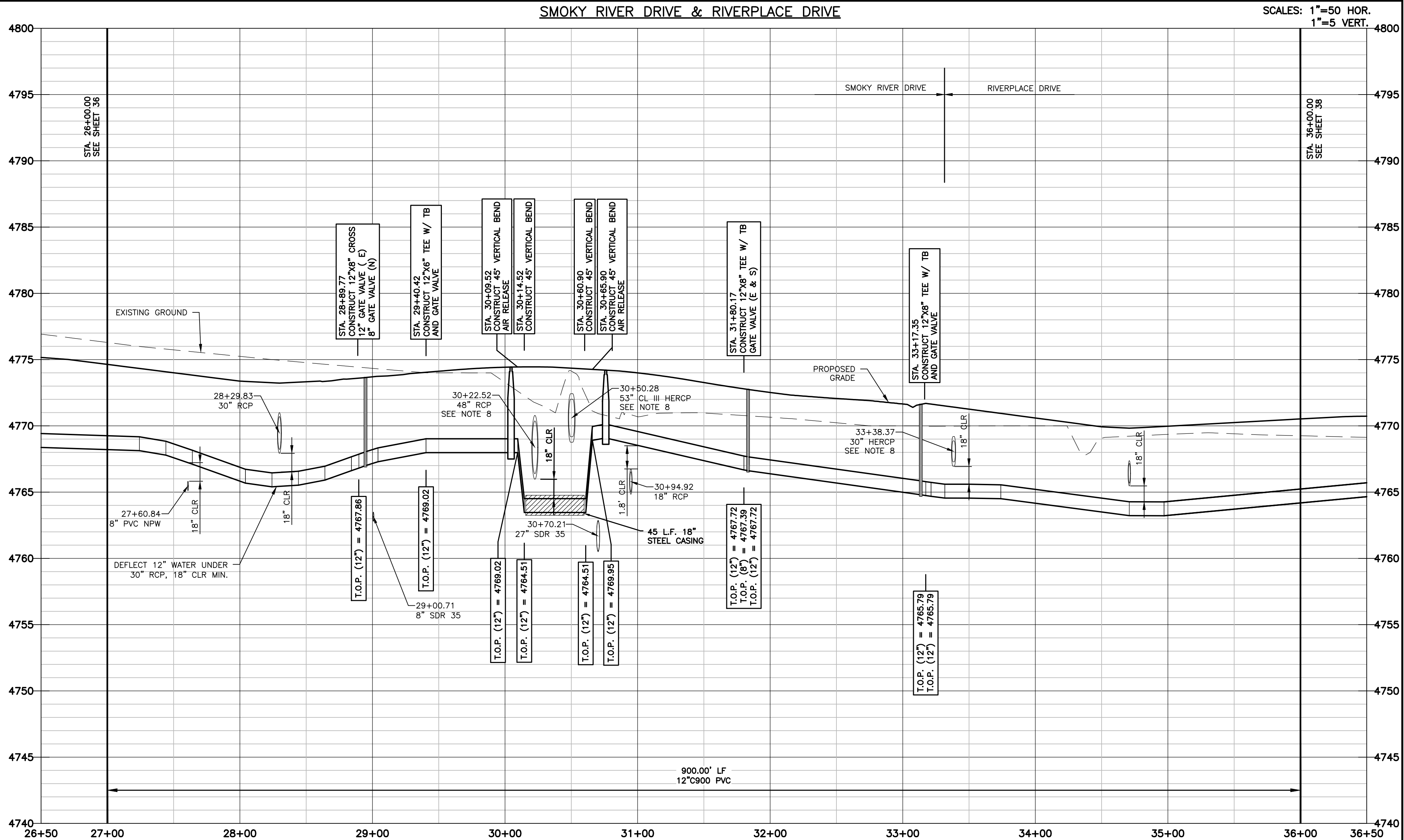
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KEY MAP

NOTES:

1. STATION AND OFFSET INFORMATION BASED ON WATER MAIN ALIGNMENT.
2. SERVICES LABELED AT CURB STOP LOCATION.
3. WATER PIPE SHALL BE BLUE C-900 WITH 12 GAGE TRACER WIRE, UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
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TOWN OF WINDSOR
DRAWING REVIEW
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WATERLINE PLAN AND PROFILE
SMOKY RIVER DRIVE & RIVERPLACE DRIVE

POUDRE HEIGHTS SUBDIVISION THIRD FILING
WINDSOR, COLORADO

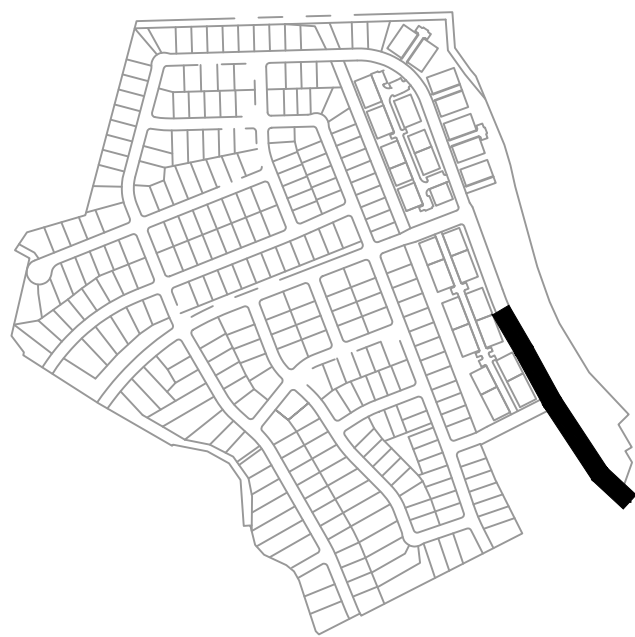
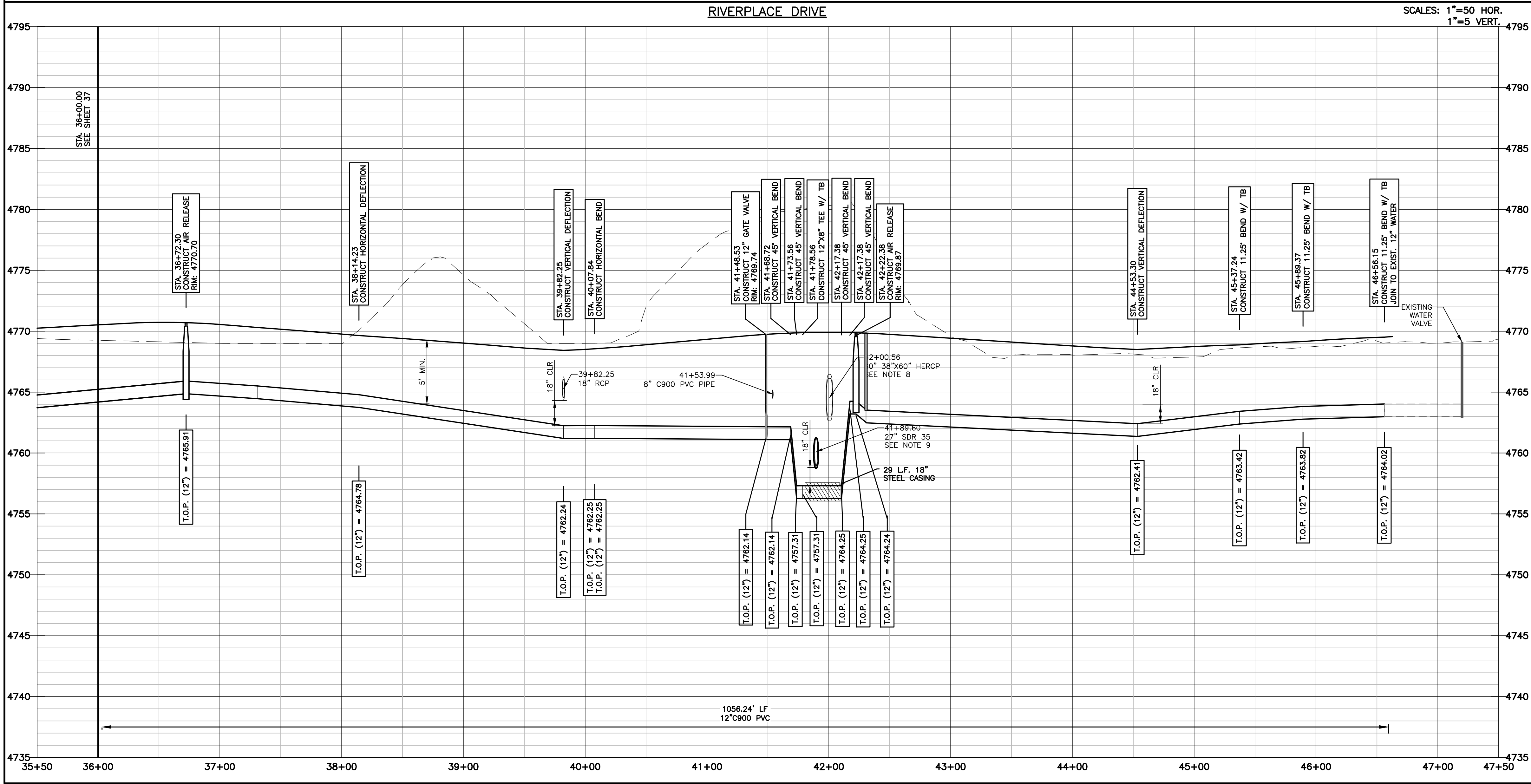
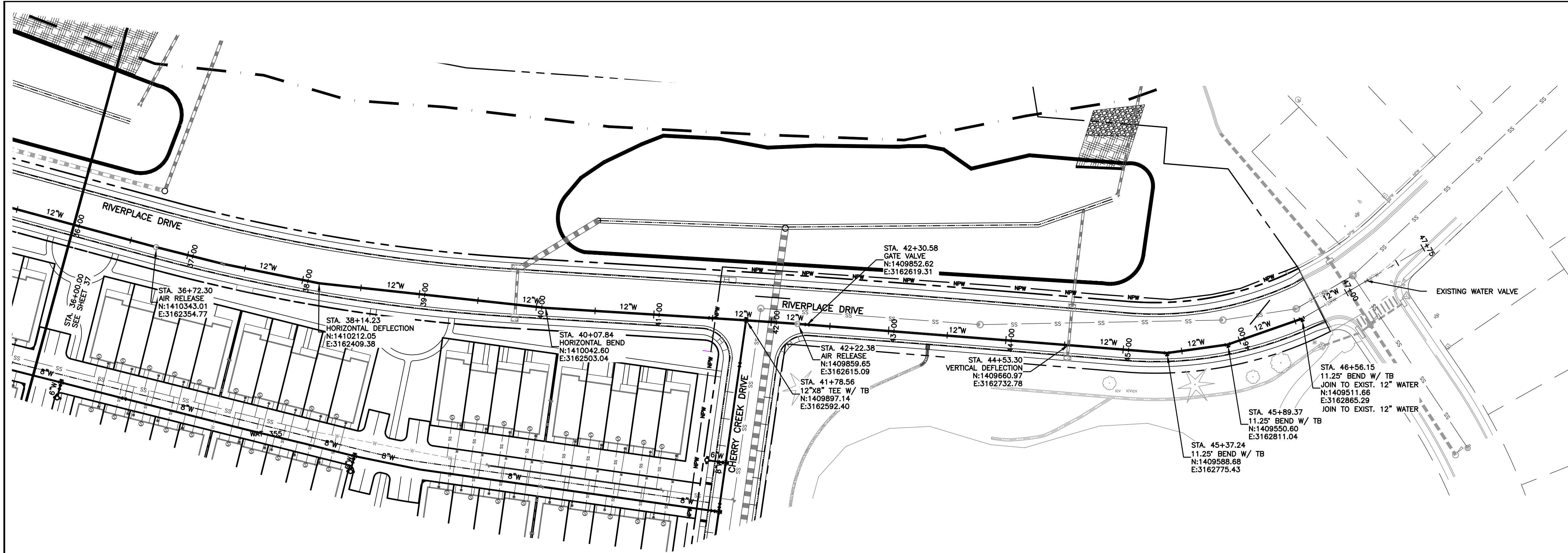


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DATE
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PROJECT NUMBER
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BOOK AND PAGE

SHEET

37R OF 133



KEY MAP

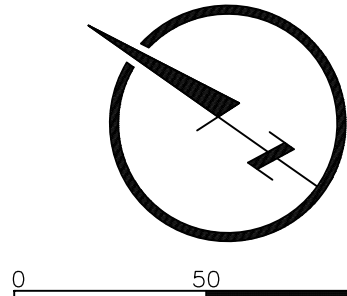
NOTES:

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8. SEE SHEETS 74-86 FOR STORM SEWER ENCASEMENT INFORMATION.
9. SEE SHEETS 49-73 FOR SANITARY SEWER ENCASEMENT INFORMATION.

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WATERLINE PLAN AND PROFILE
RIVERPLACE DRIVE

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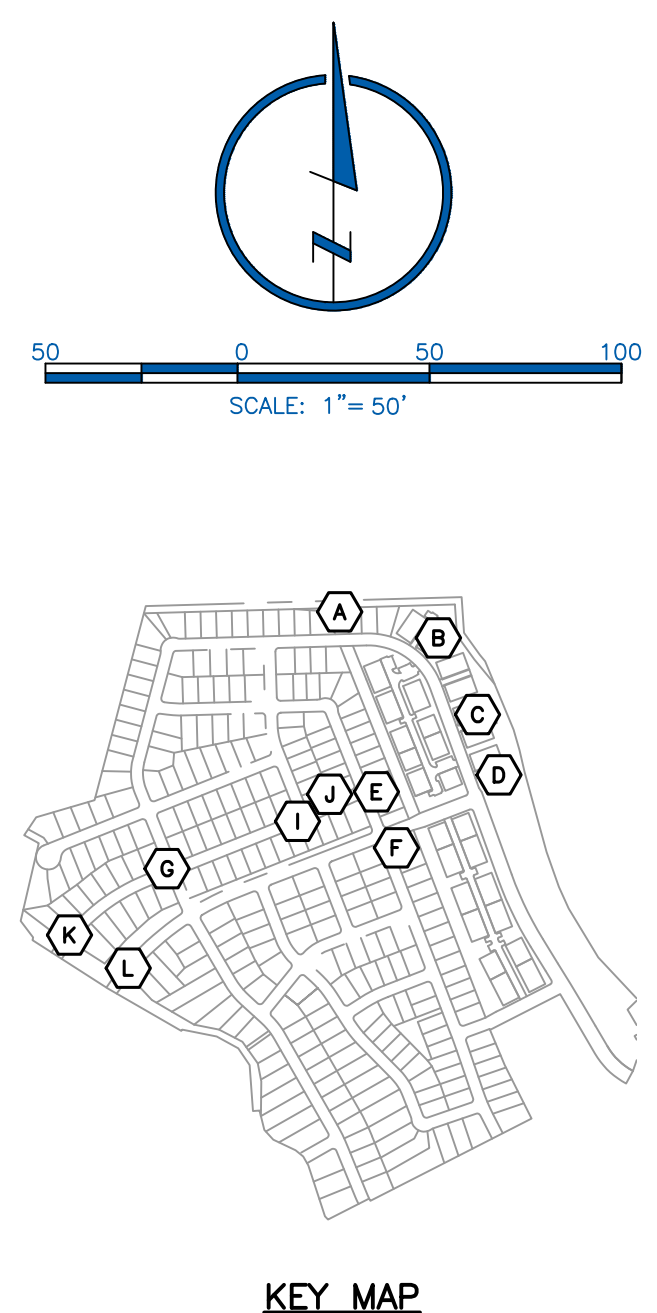
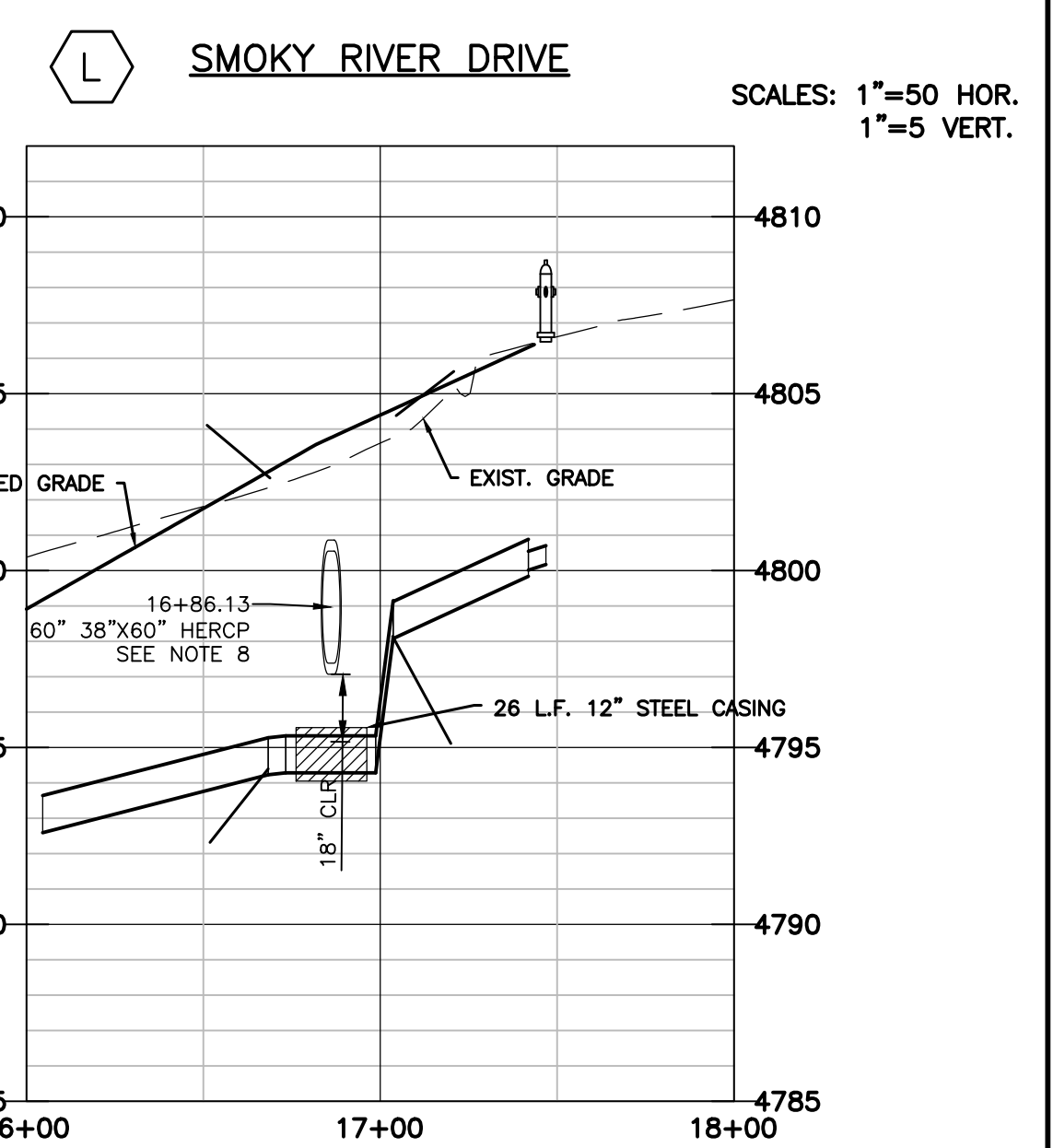
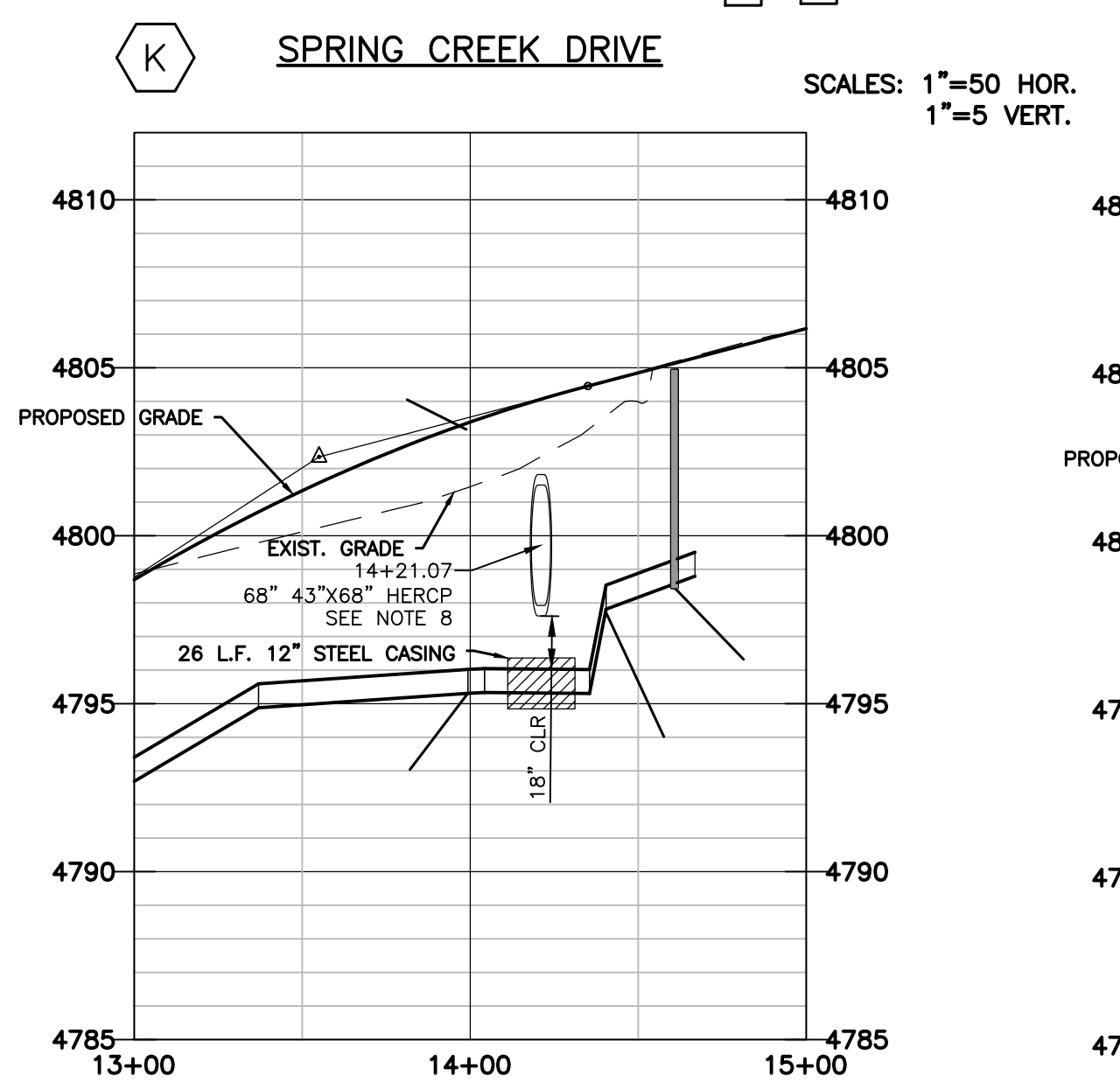
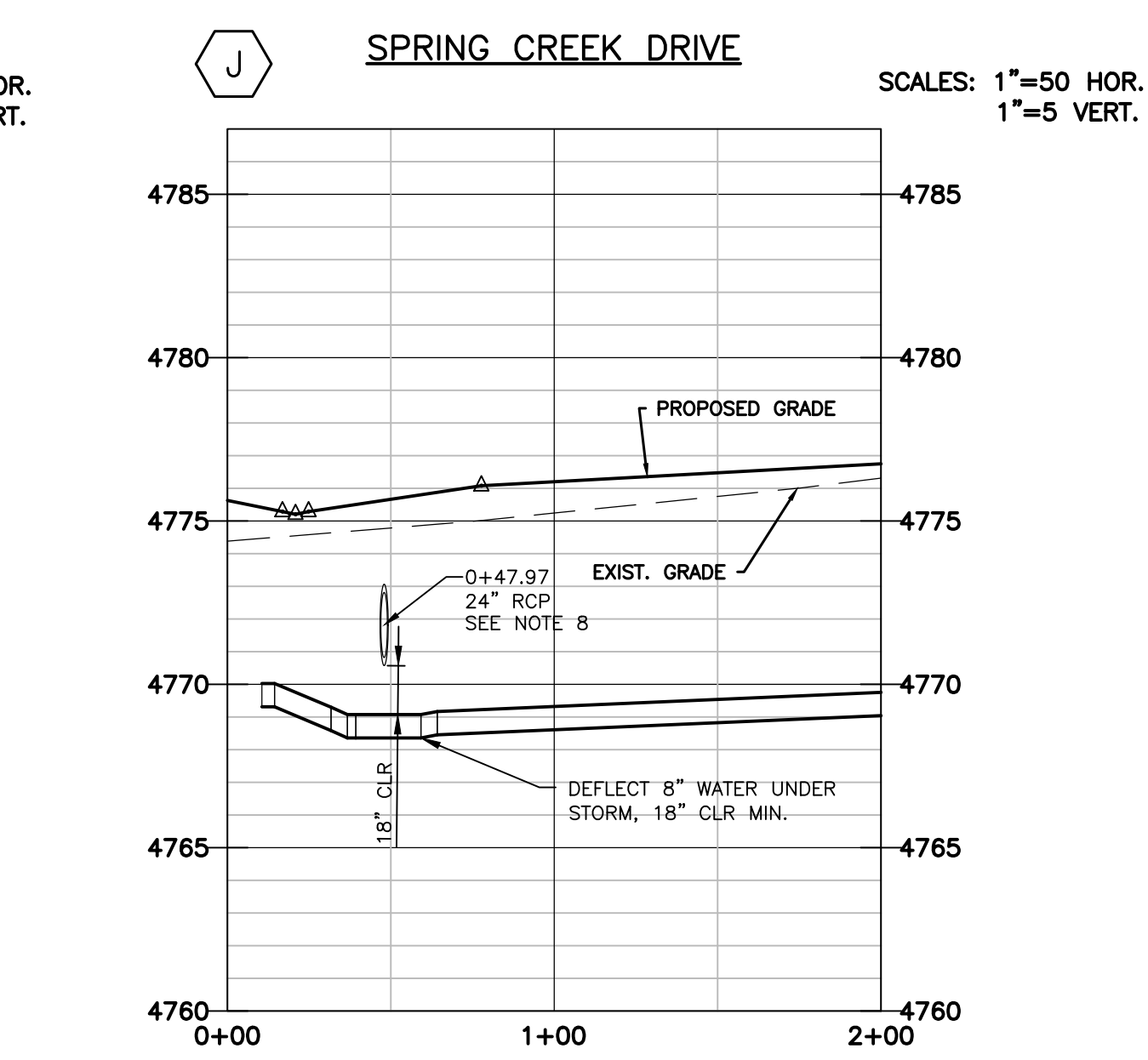
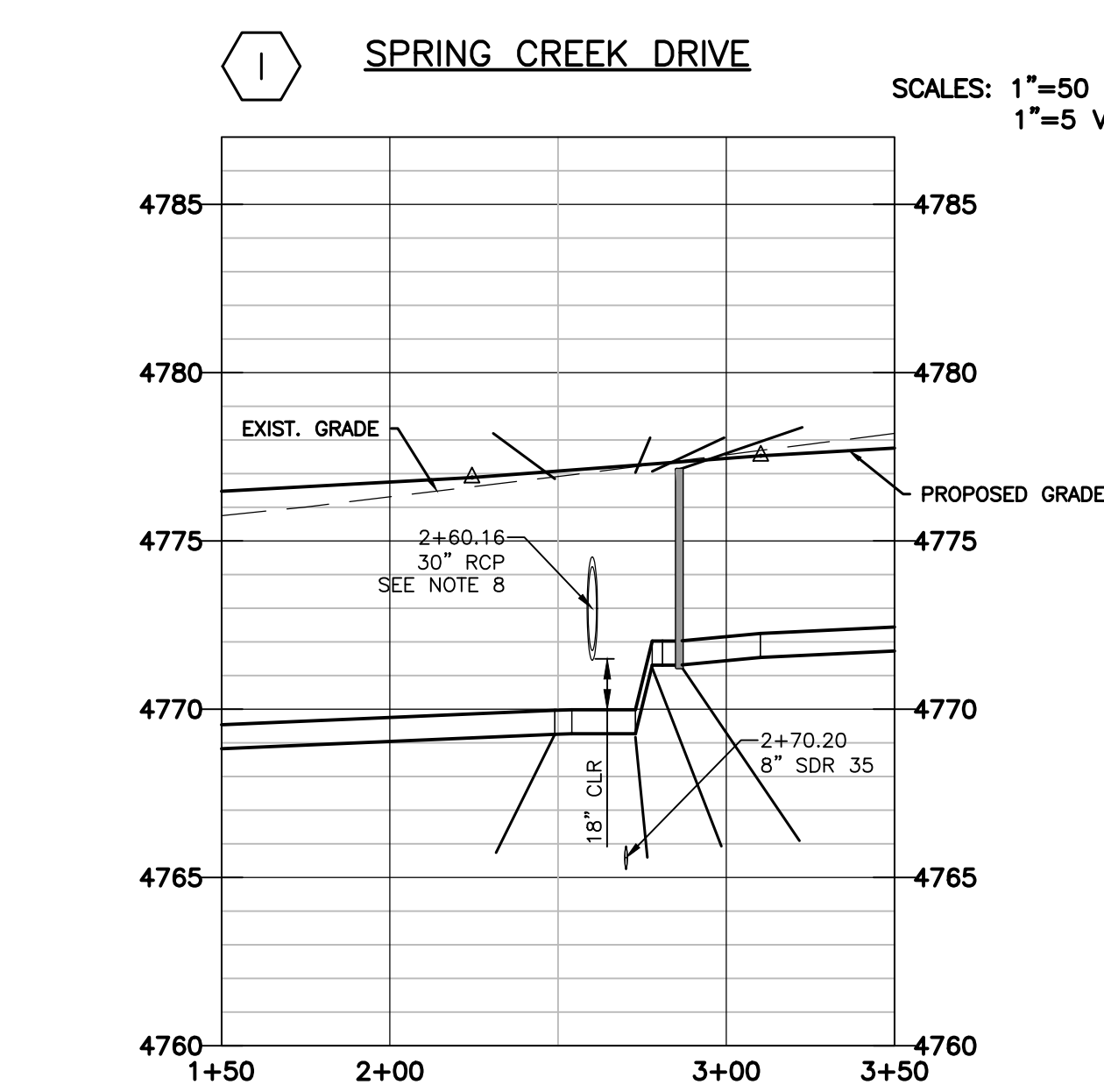
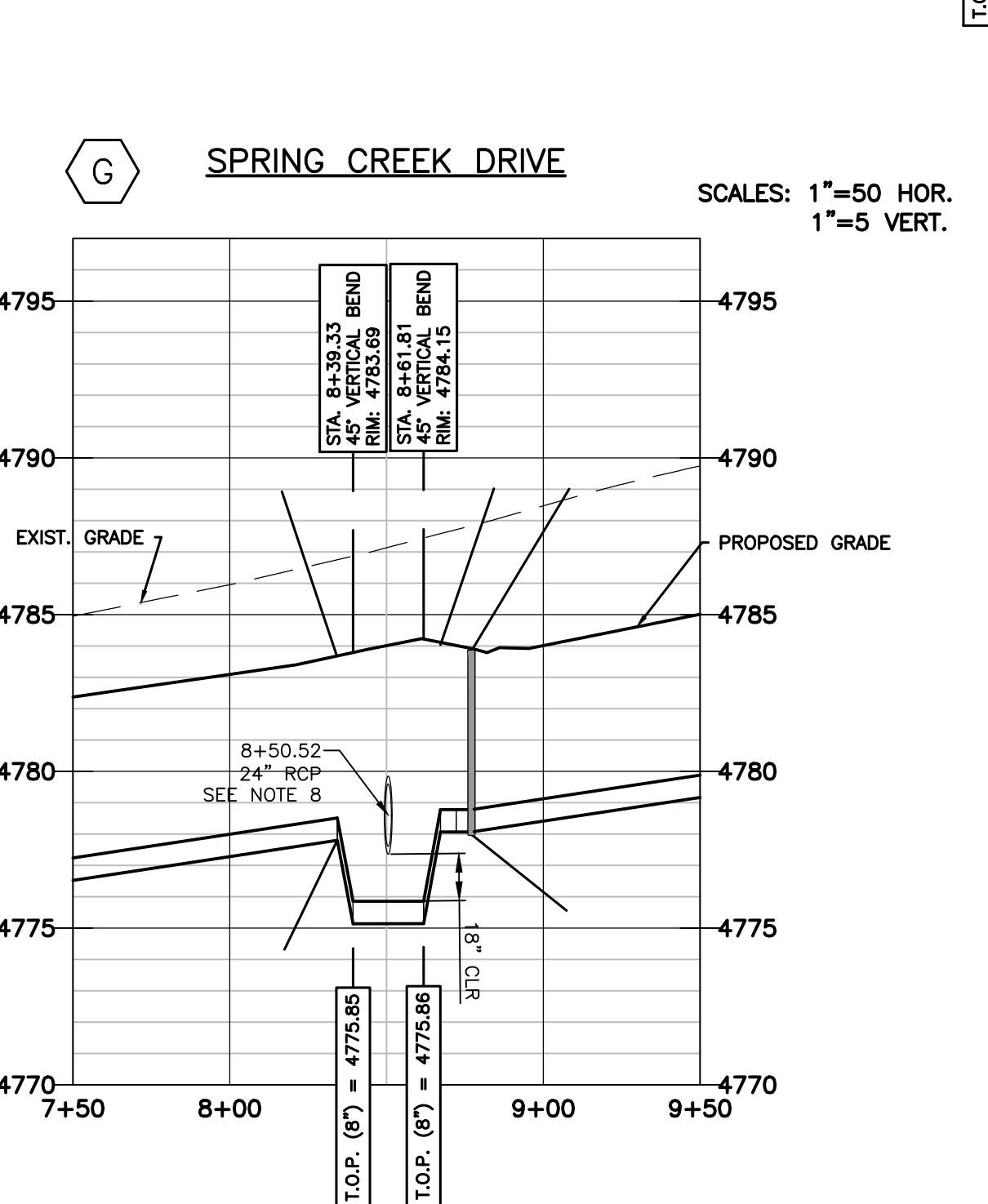
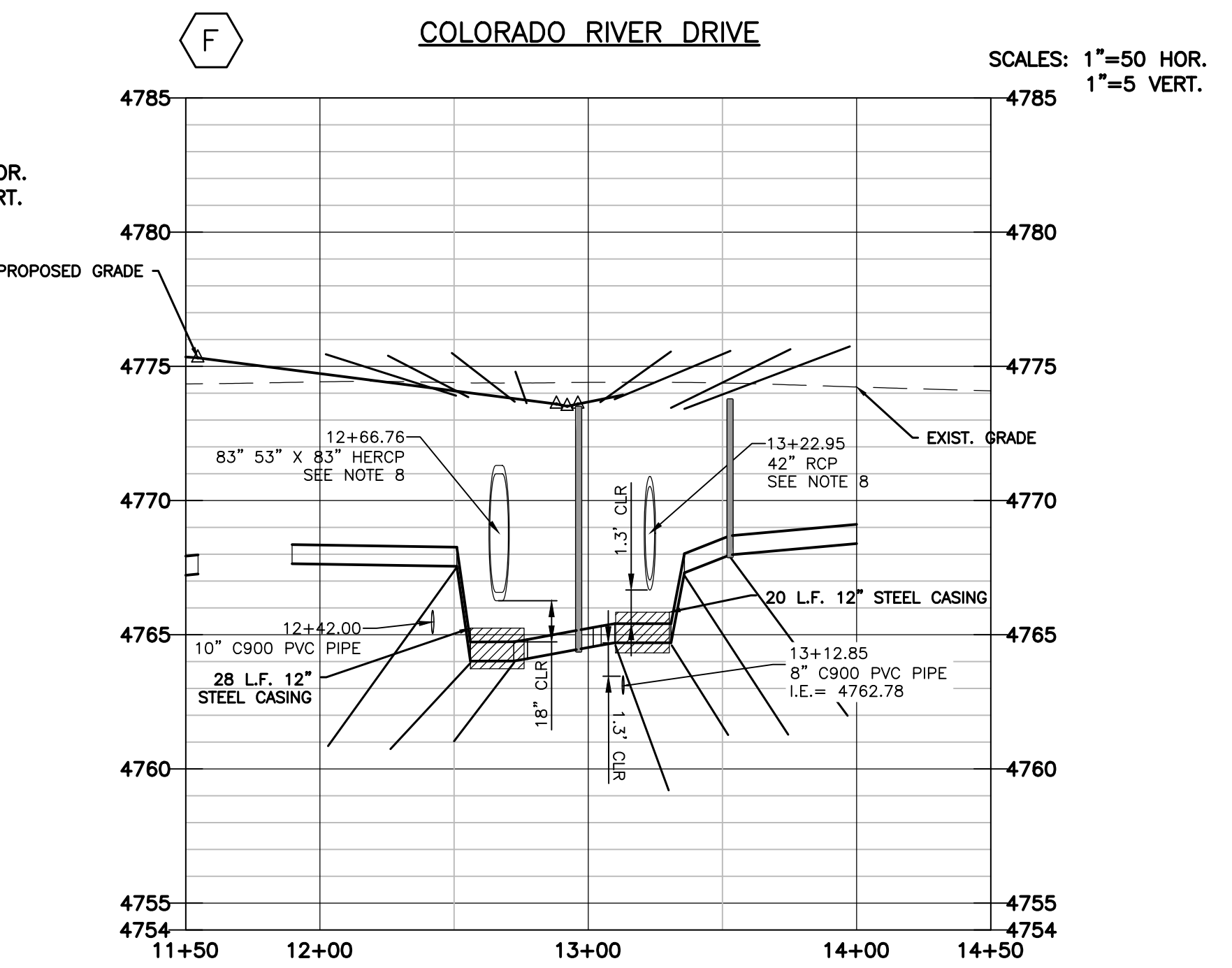
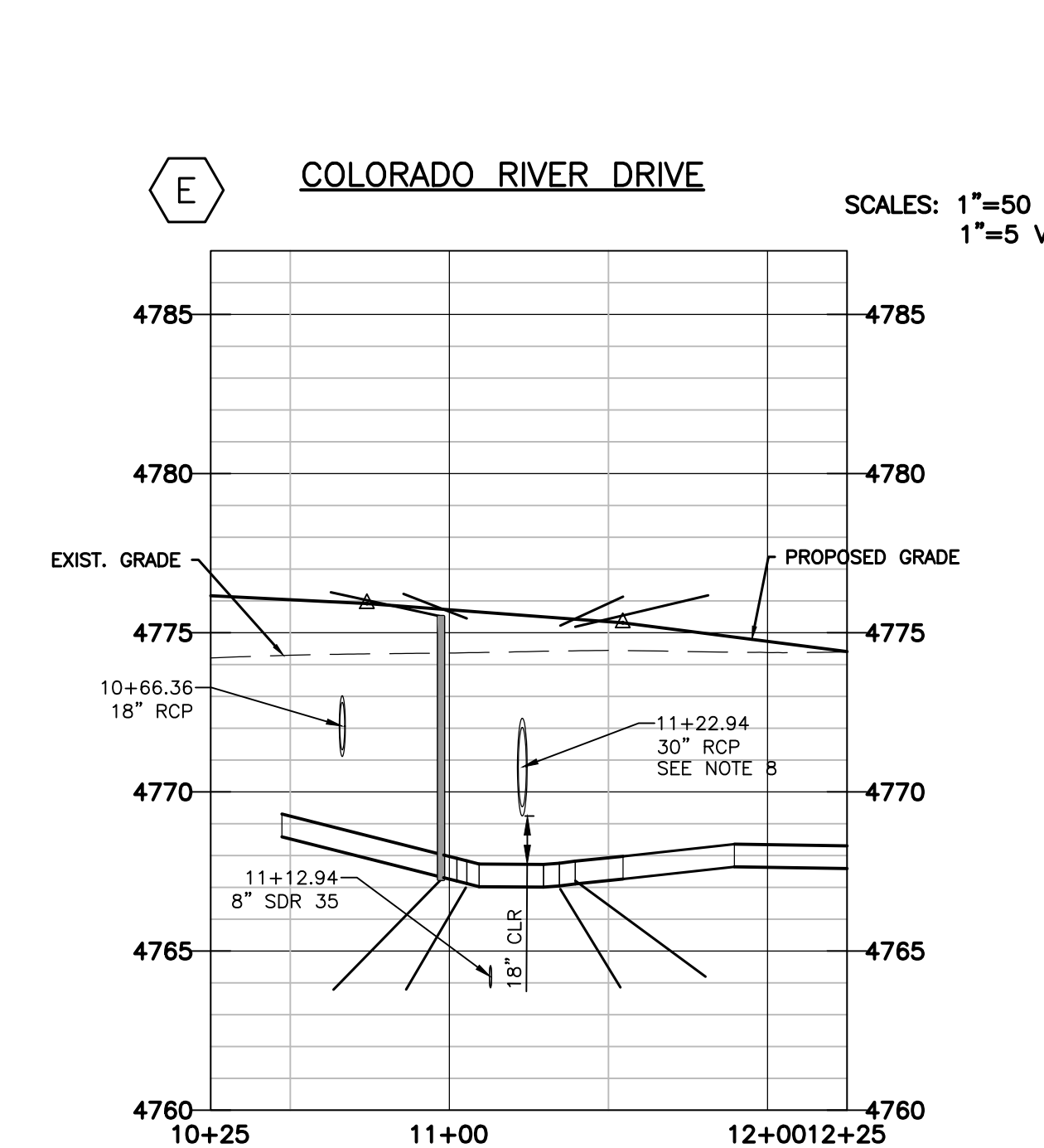
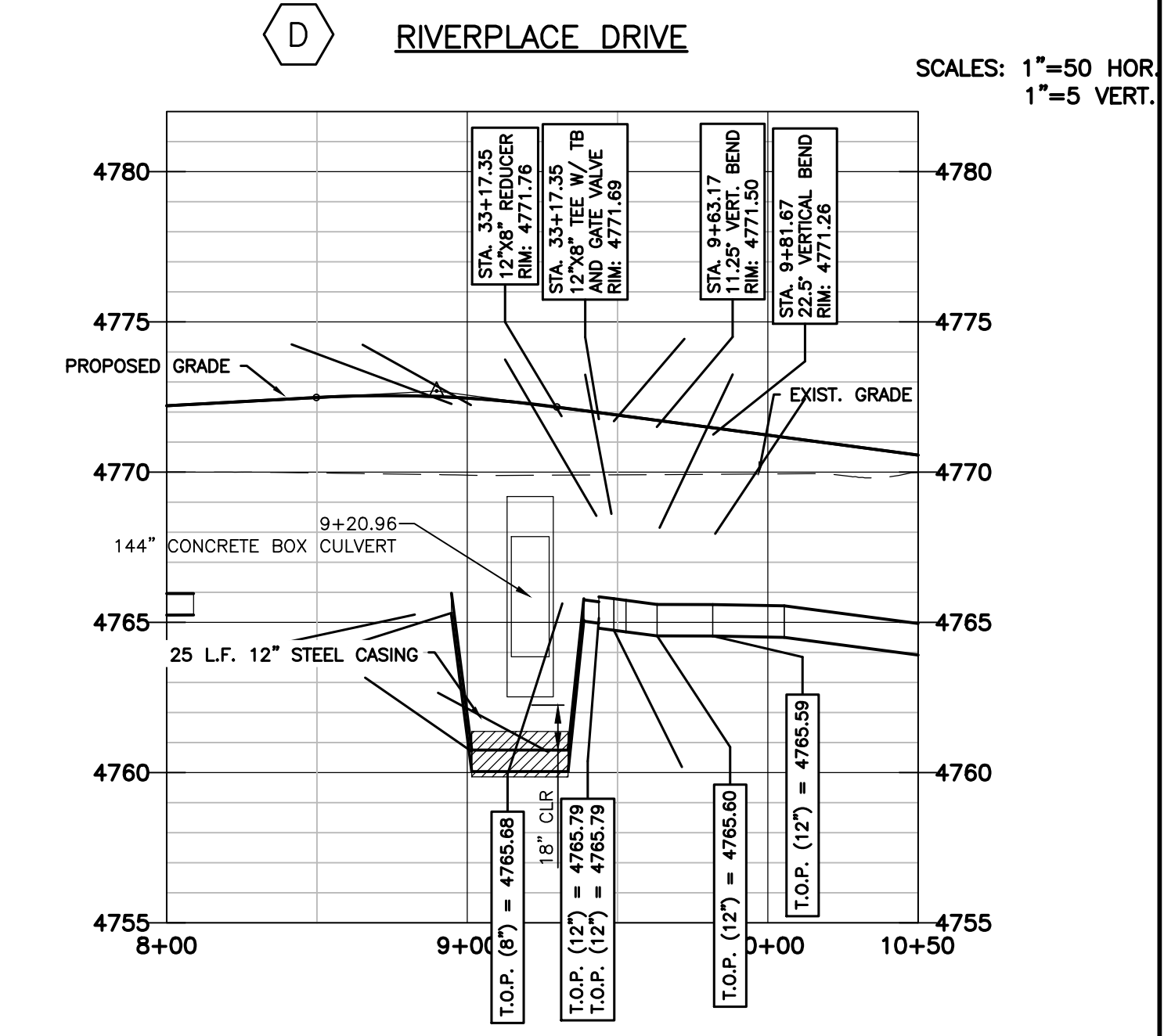
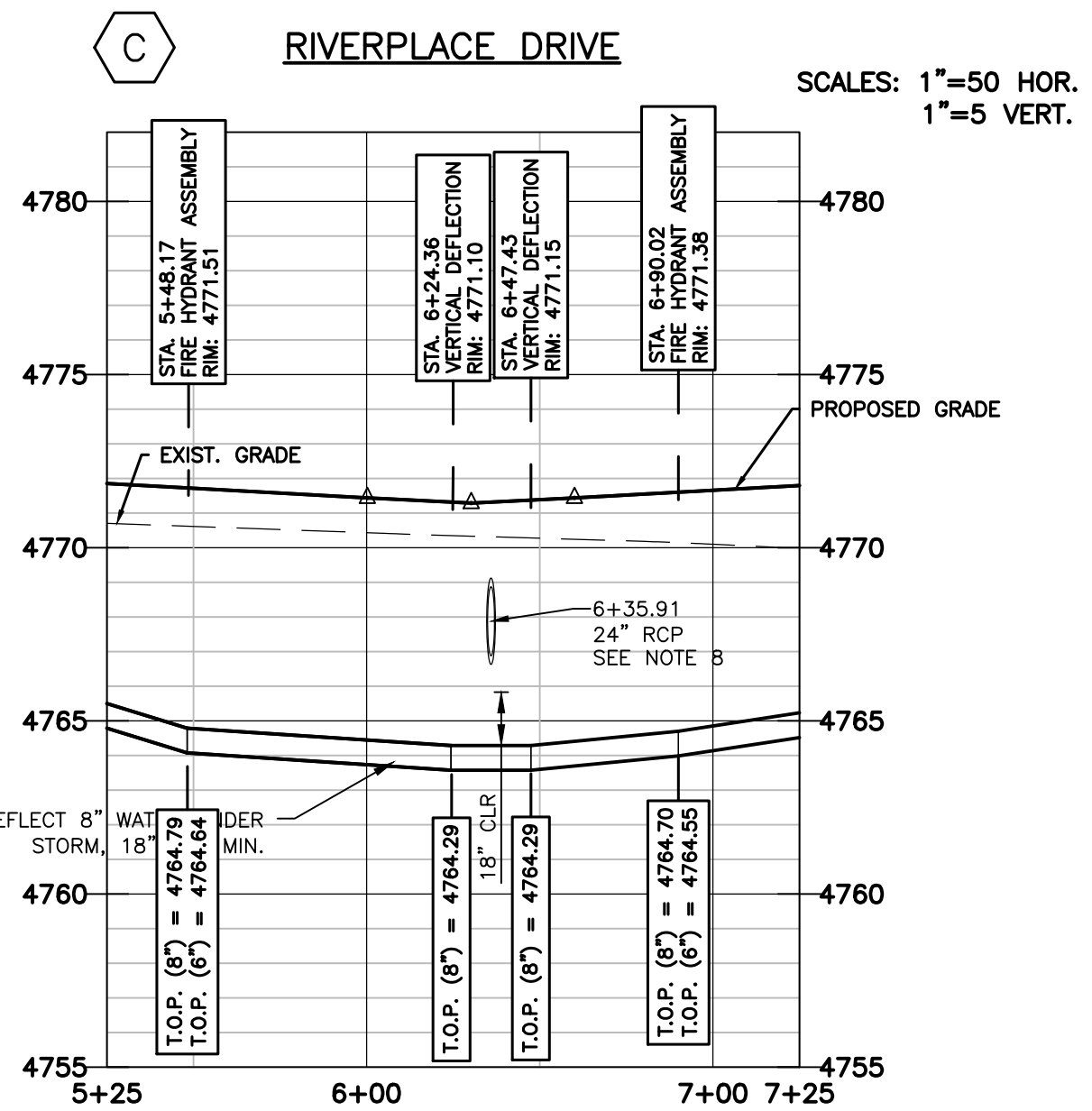
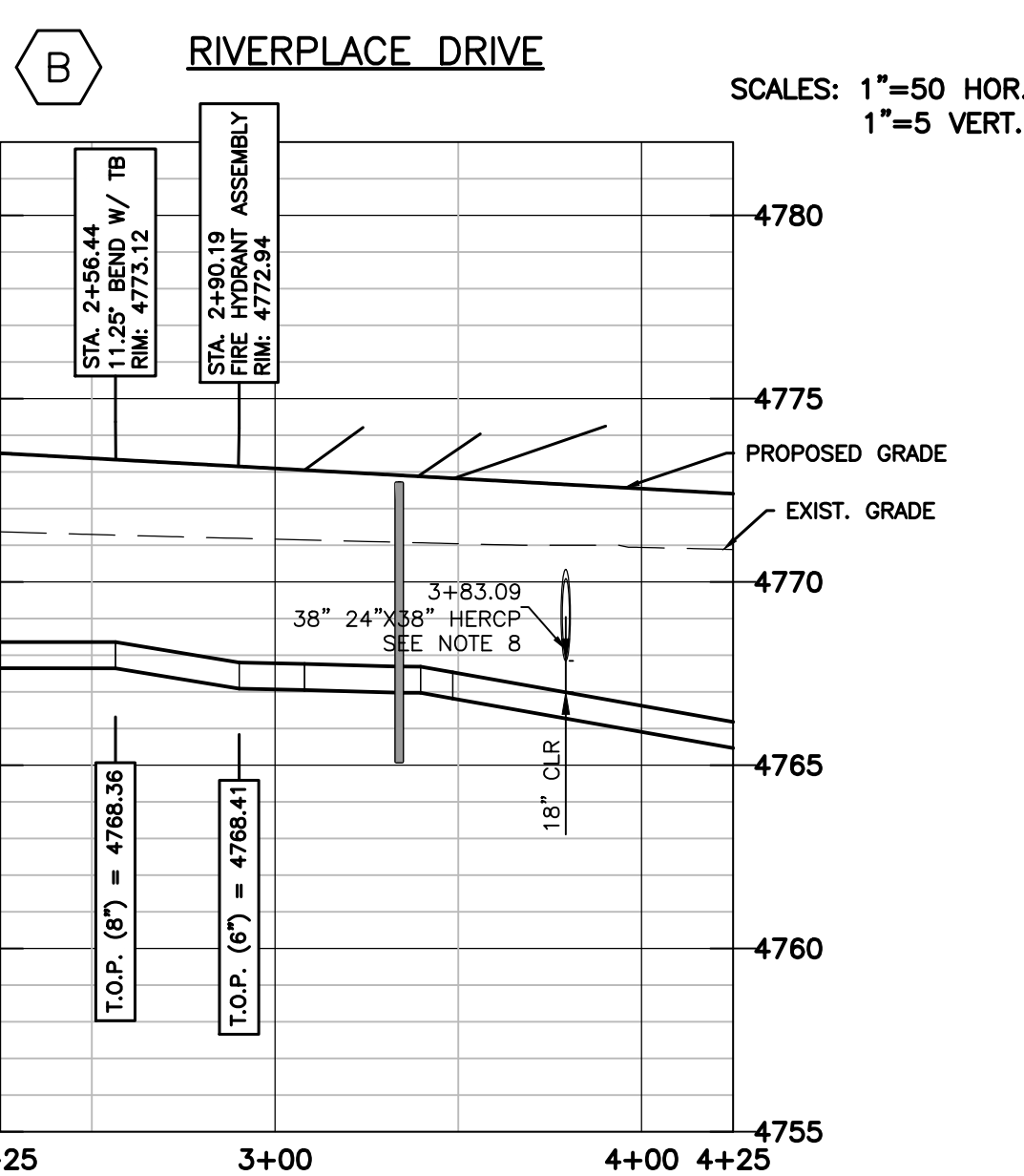
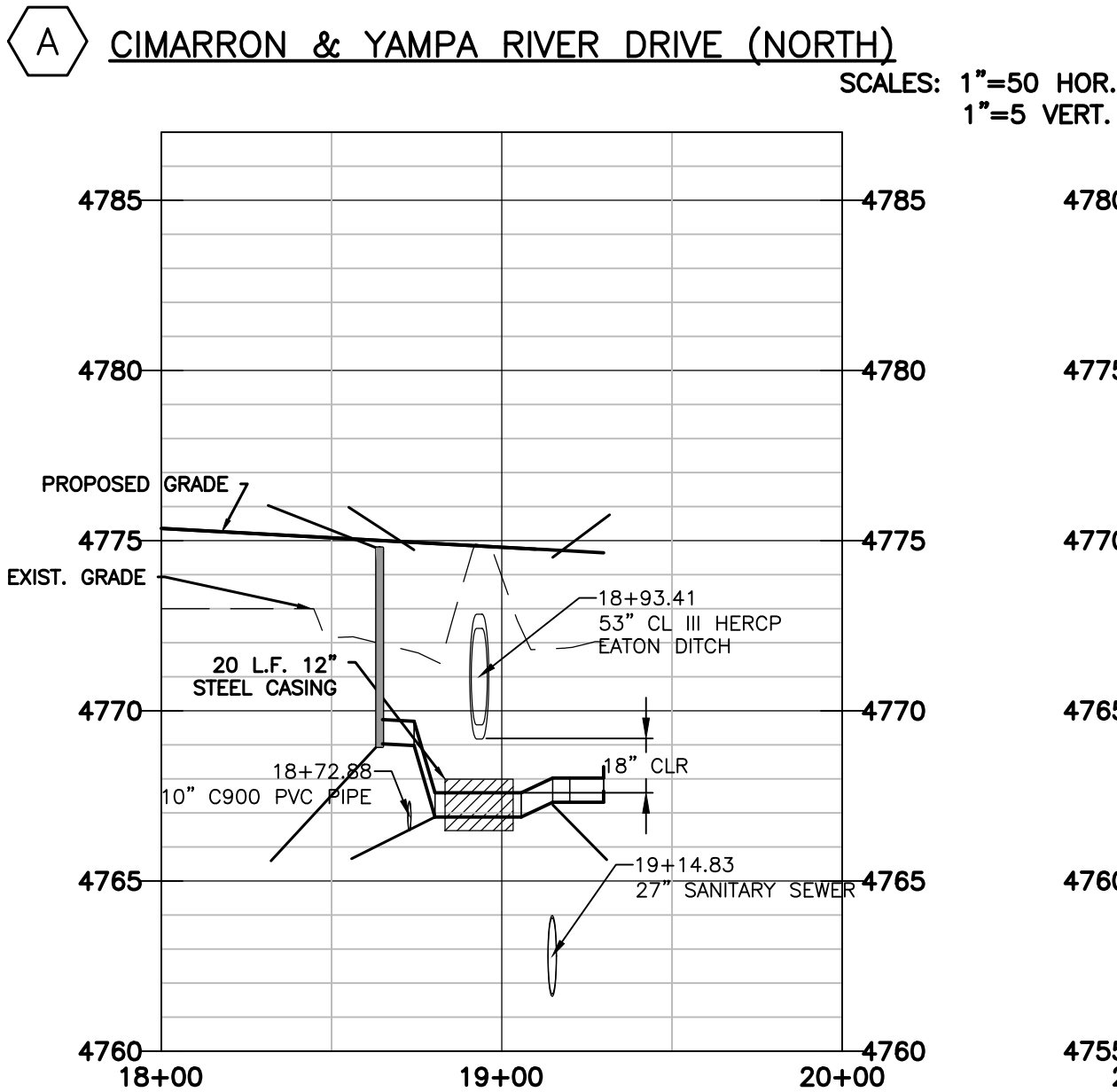
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38R OF 133

TOWN OF WINDSOR
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DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING



- KEY MAP**
- NOTES:**
1. STATION AND OFFSET INFORMATION BASED ON WATER MAIN ALIGNMENT.
 2. SERVICES LABELED AT CURB STOP LOCATION.
 3. WATER PIPE SHALL BE BLUE C-900 WITH 12 GAGE TRACER WIRE, UNLESS OTHERWISE SPECIFIED.
 4. CONTRACTOR TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
 5. WATER LINE TO BE BURIED AT TYPICAL DEPTH OF 5' TO TOP OF PIPE (T.O.P.). MAXIMUM BURIAL DEPTH SHALL BE 6' TO T.O.P., UNLESS OTHERWISE NOTED.
 6. UTILITY CROSSINGS SHALL MAINTAIN 18" OF VERTICAL SEPARATION, UNLESS OTHERWISE NOTED.
 7. ALL FITTINGS AND VALVES SHALL BE RESTRAINED BY EITHER THRUST BLOCKS OR MECHANICAL JOINTS.
 8. SEE SHEETS 74-86 FOR STORM SEWER ENCASEMENT INFORMATION.
 9. SEE SHEETS 49-73 FOR SANITARY SEWER ENCASEMENT INFORMATION.
 10. ALL WATERLINE LOWERINGS ON SHEETS 39 AND 40 ARE 8" PVC WATERLINES.
- LEGEND**
- A** SEE SHEETS 28-34 FOR DETAILED LOCATIONS OF WATER LOWERINGS

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WATERLINE PROFILES

WATERLINE LOWERINGS

POUDRE HEIGHTS SUBDIVISION THIRD FILING

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ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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UTILITY REVISIONS 5-1-2020 GAO				
BFE, GRADING, ROAD AND				

DESIGNER / DRAFTER
JPM
DATE
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PROJECT NUMBER
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TOWN OF WINDSOR

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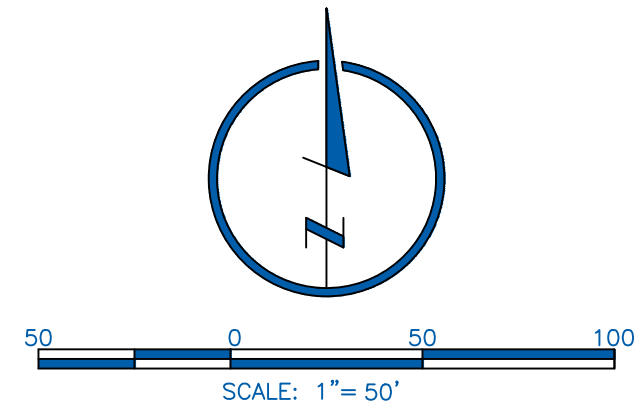
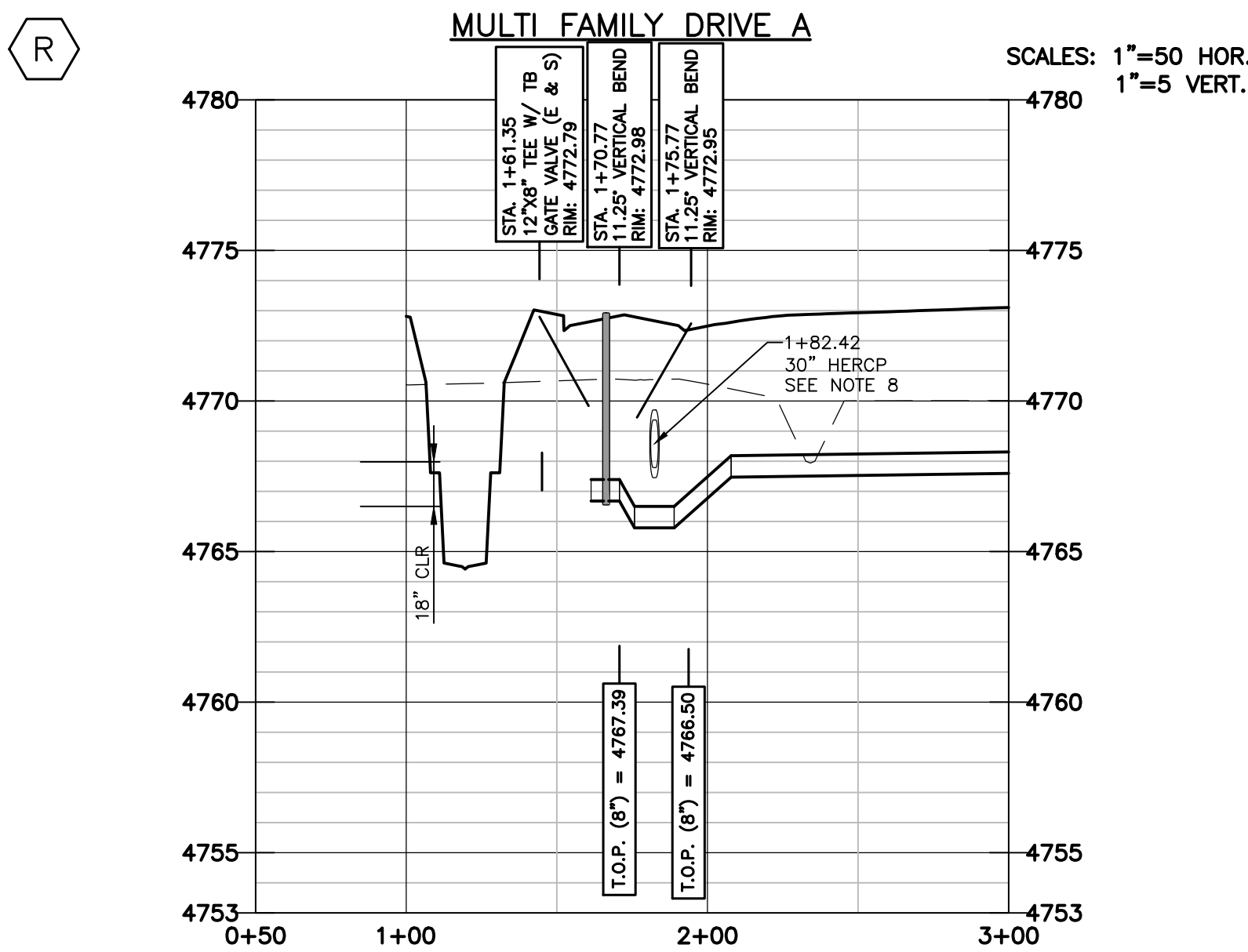
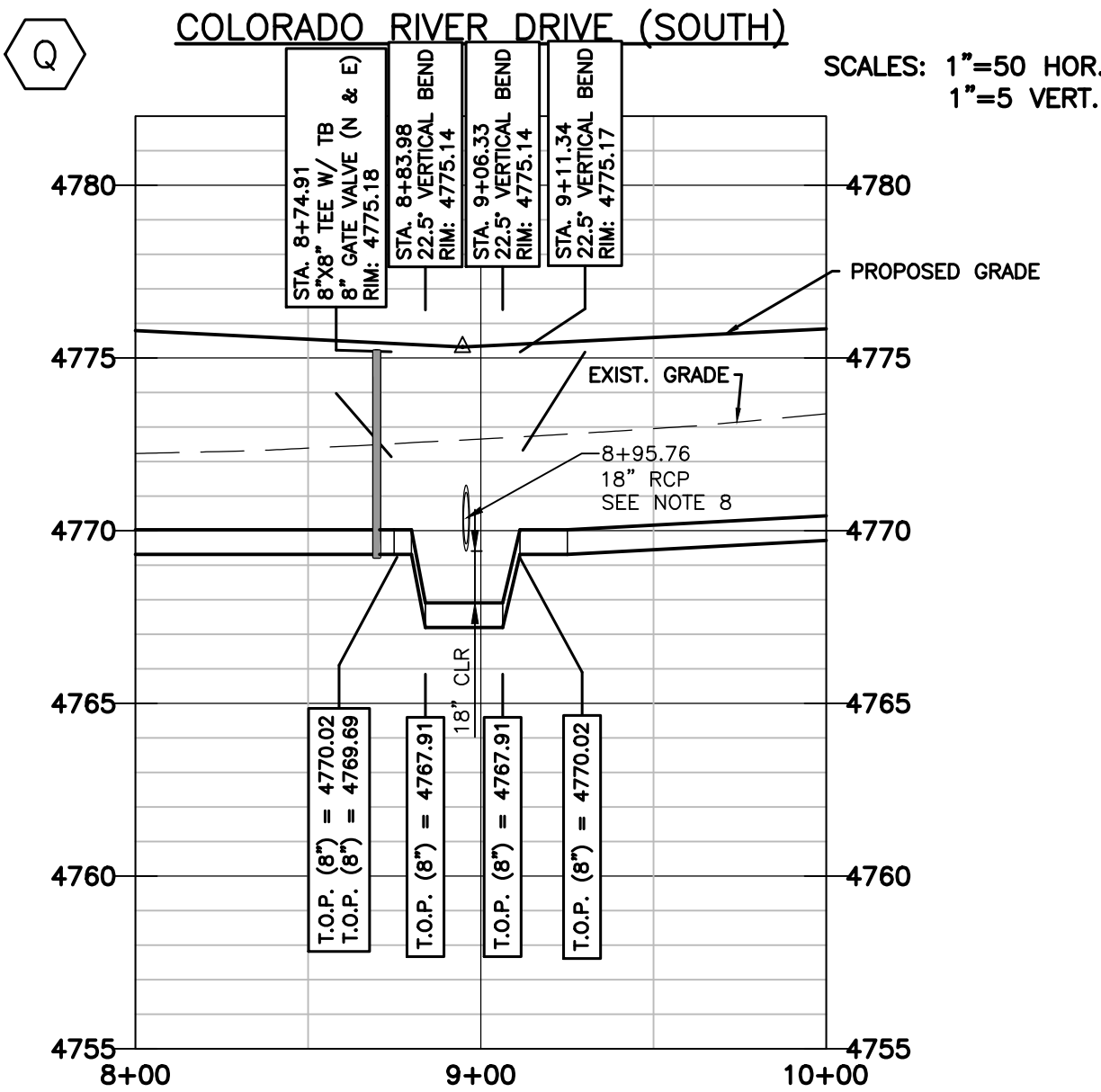
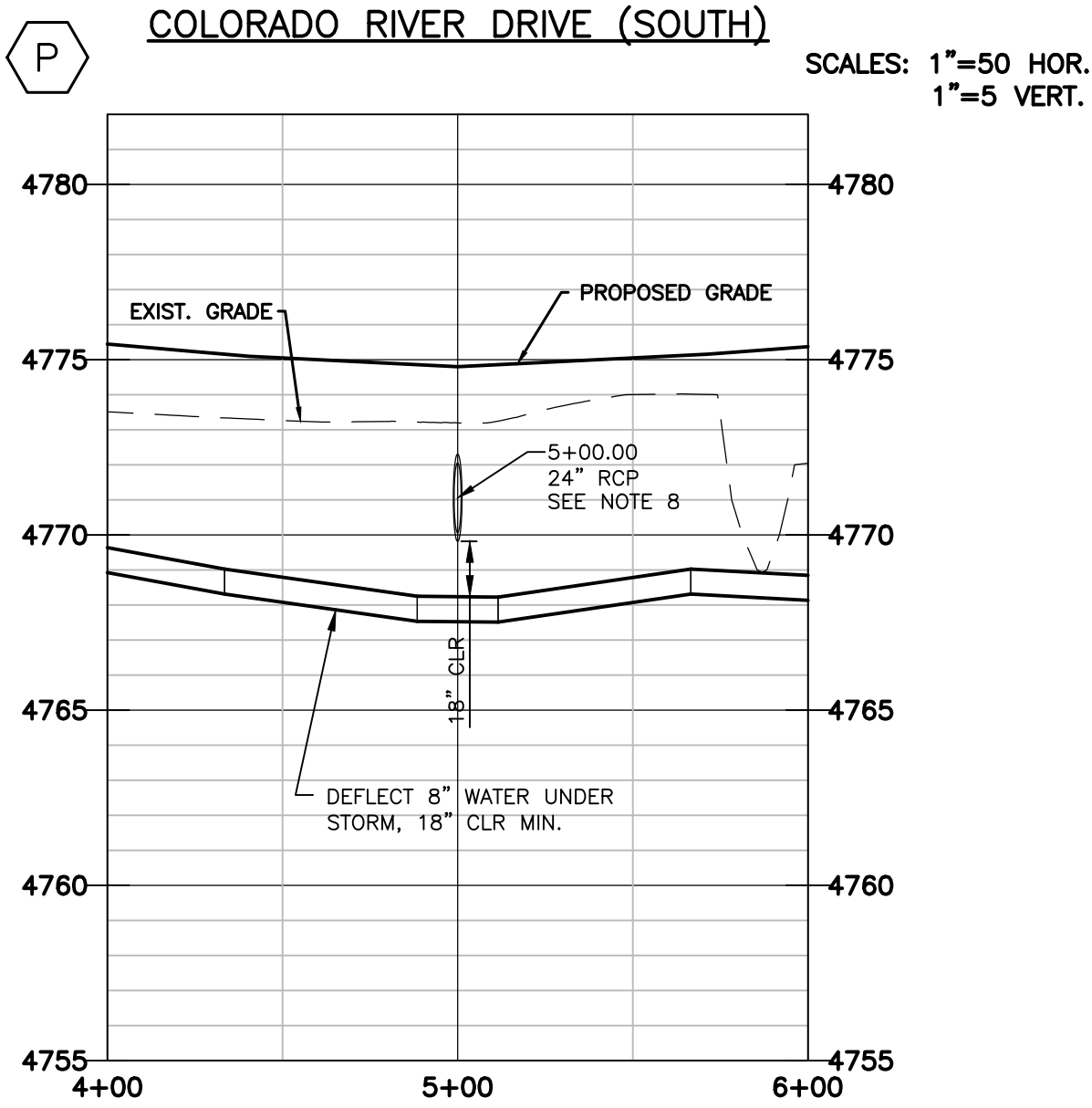
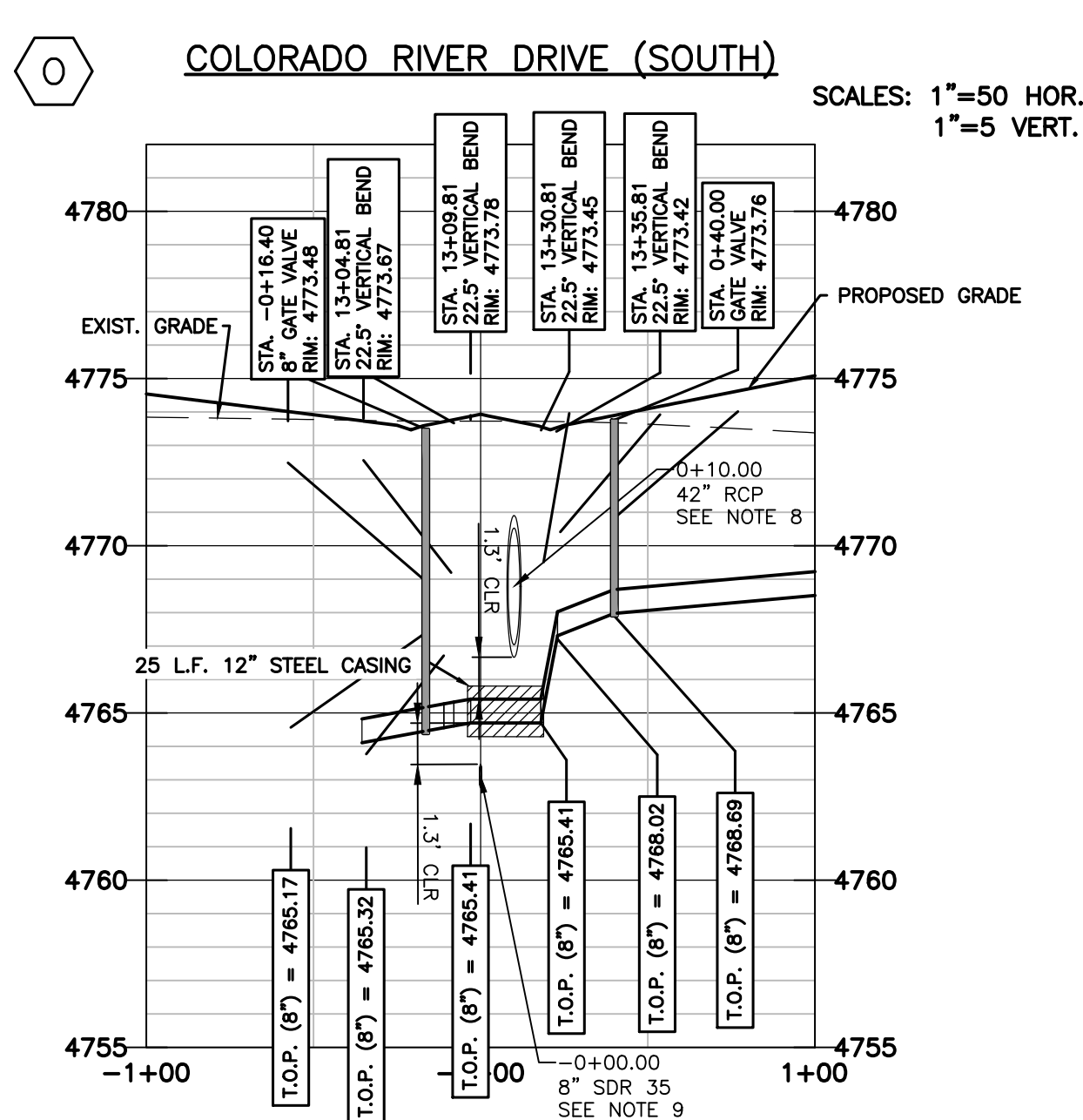
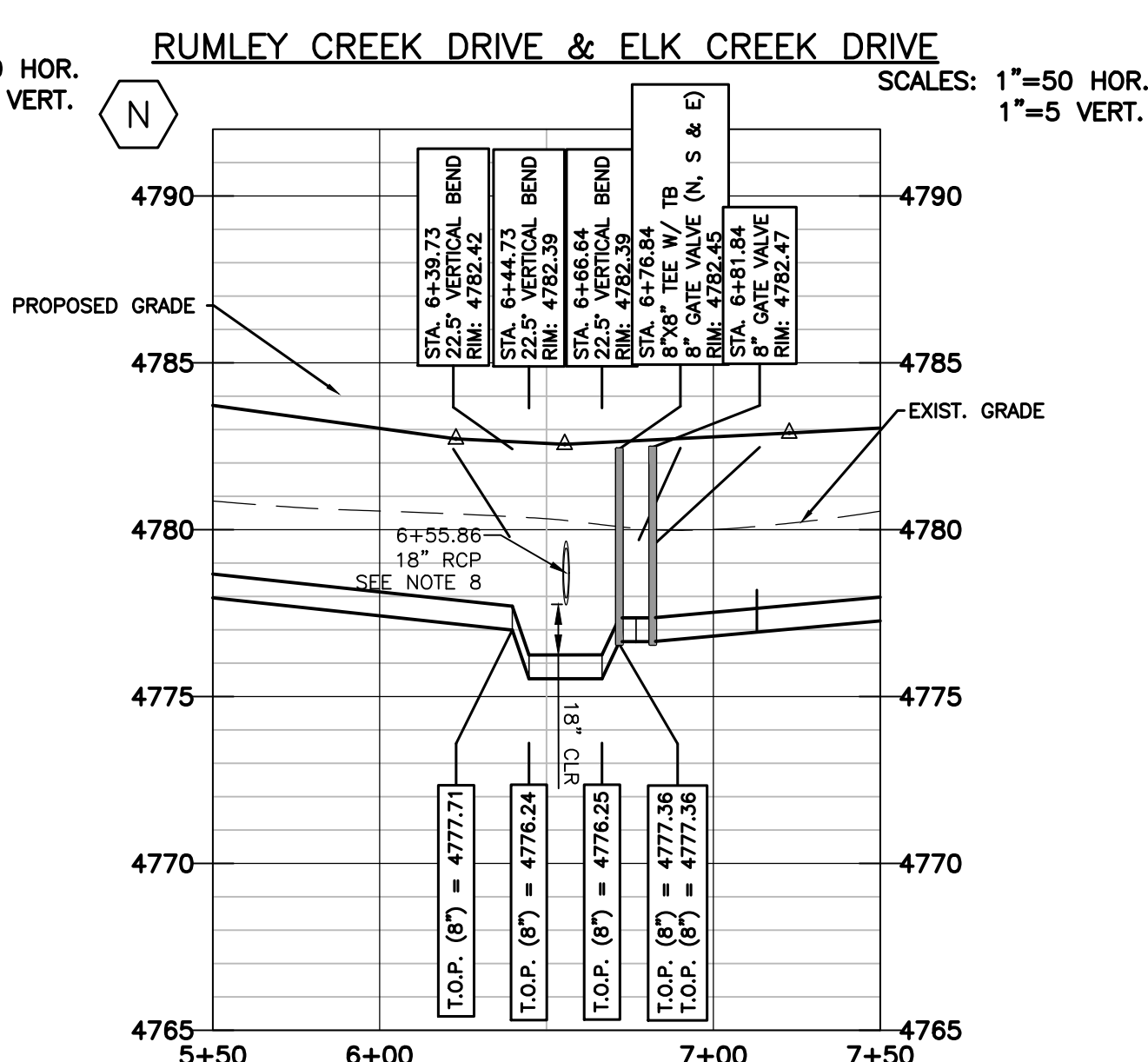
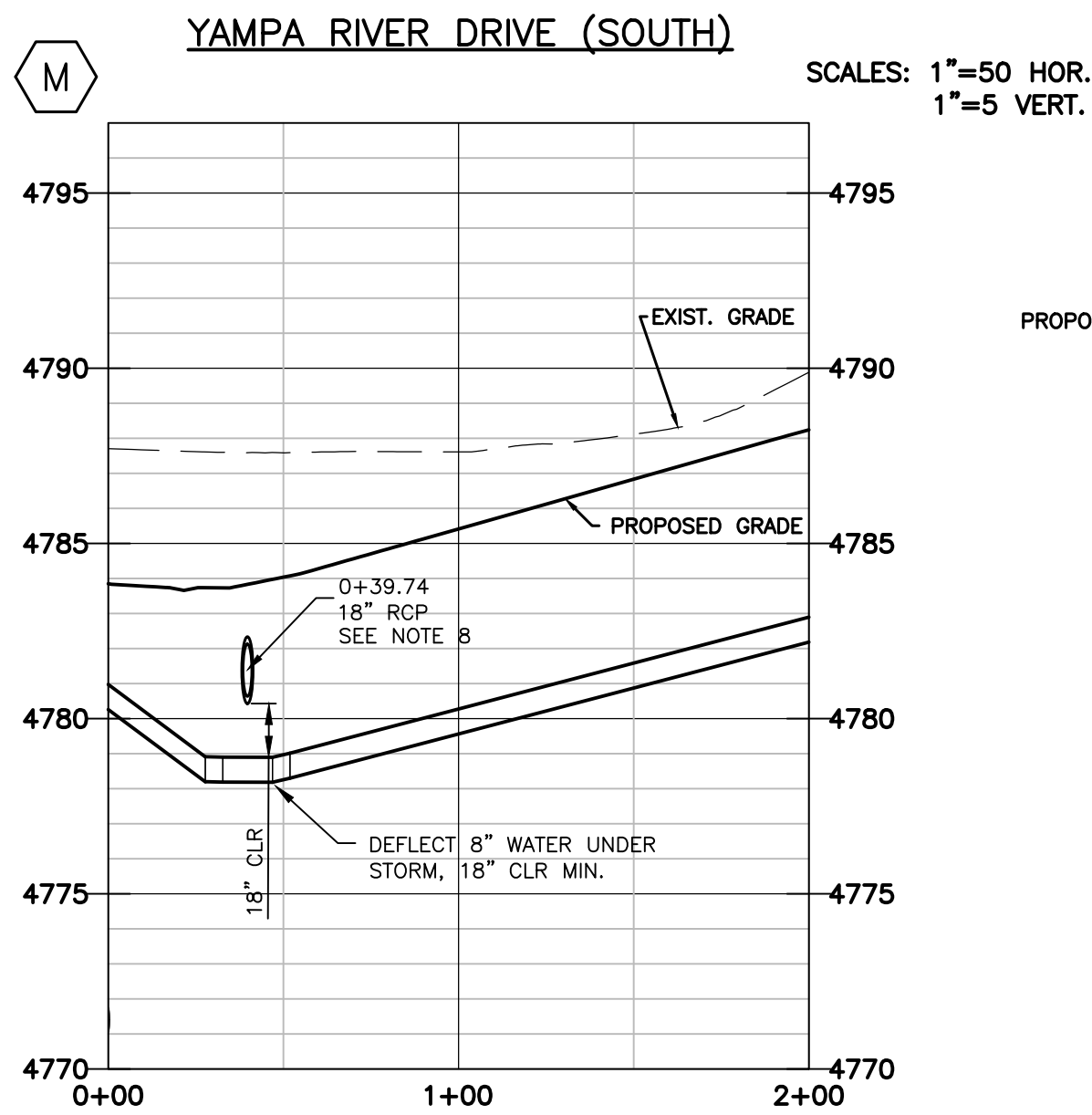
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39R OF 133

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KEY MAP

NOTES:

1. STATION AND OFFSET INFORMATION BASED ON WATER MAIN ALIGNMENT.
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LEGEND



SEE SHEETS 28-34 FOR DETAILED LOCATIONS OF WATER LOWERINGS

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WATERLINE PROFILES
WATERLINE LOWERINGS

POUDRE HEIGHTS SUBDIVISION THIRD FILING
WINDSOR, COLORADO



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DATE
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PROJECT NUMBER
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TOWN OF WINDSOR
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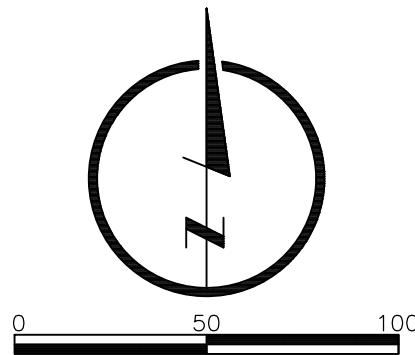
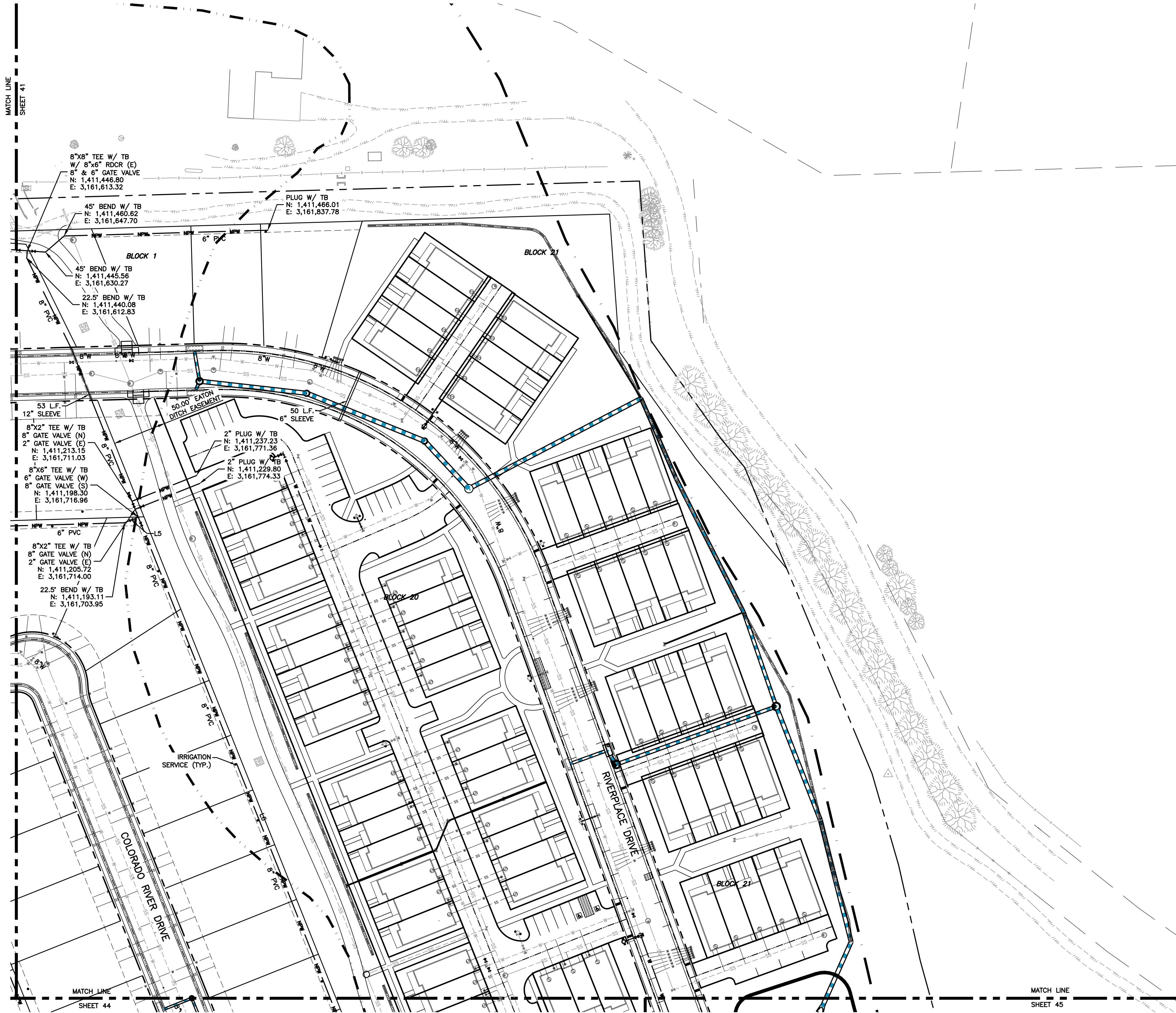
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40R OF 133

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NOTES:

1. IRRIGATION MAIN SHALL BE PVC C-900 CLASS 150 (PURPLE IN COLOR) WITH TRACER WIRE AND TEST STATIONS PER THE TOWN OF WINDSOR WATER STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
2. IRRIGATION SERVICE PIPE SHALL BE 3/4 INCH TYPE "K" COPPER.
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4. TYPICAL LOCATION FOR IRRIGATION MAIN IS 5 FEET OFFSET FROM THE BACK PROPERTY LINE, UNLESS OTHERWISE NOTED.
5. TYPICAL IRRIGATION SERVICE LOCATION IS 7 FEET INSIDE THE SIDE PROPERTY LINE.
6. INSTALL C900 SLEEVE WITH MECHANICAL RESTRAINT FOR ALL IRRIGATION CROSSINGS IN ROW AND WATERLINES.
7. SEE SHEET 48 FOR TABLES OF IRRIGATION PIPE LENGTHS AND BEARINGS.
8. NON-POTABLE IRRIGATION SYSTEM IS OPERATED BY THE MASTER HOA FOR POUDE HEIGHTS AND MAINTAINED BY THE POUDE HEIGHTS HOA.
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10. VALVE LIDS SHALL BE PAINTED PURPLE AND MARKED NON-POTABLE.
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12. ALL FITTINGS WITHIN THE ROW ARE TO BE THRUST BLOCKED AND MECHANICALLY RESTRAINED.
13. ALL NON-POTABLE IRRIGATION PIPING AND APPURTENANCES INSTALLED WITHIN THE ROAD RIGHT OF WAY SHALL BE INSTALLED PER TOWN OF WINDSOR CRITERIA AND FOLLOW ALL OF THE ABOVE NOTES AS REQUIRED.
14. REFER TO SITE PLAN FOR IRRIGATION PLAN WITHIN MULTI-FAMILY AREA.

LEGEND

- PROPOSED WATERLINE (WATERLINE IS 8" UNLESS NOTED OTHERWISE)
- PROPOSED NON-POTABLE WATERLINE (IRRIGATION LINE)
- PROPOSED SANITARY SEWER LINE (SANITARY LINE IS 8" UNLESS NOTED OTHERWISE)
- PROPOSED LOT LINE

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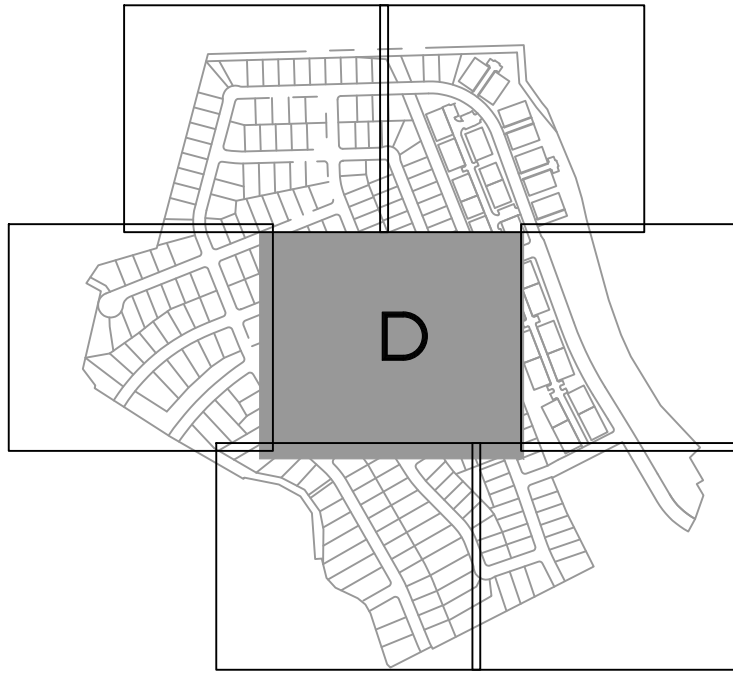
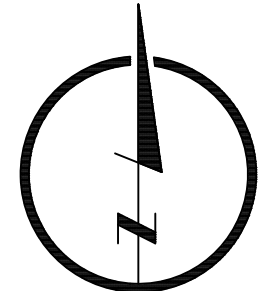
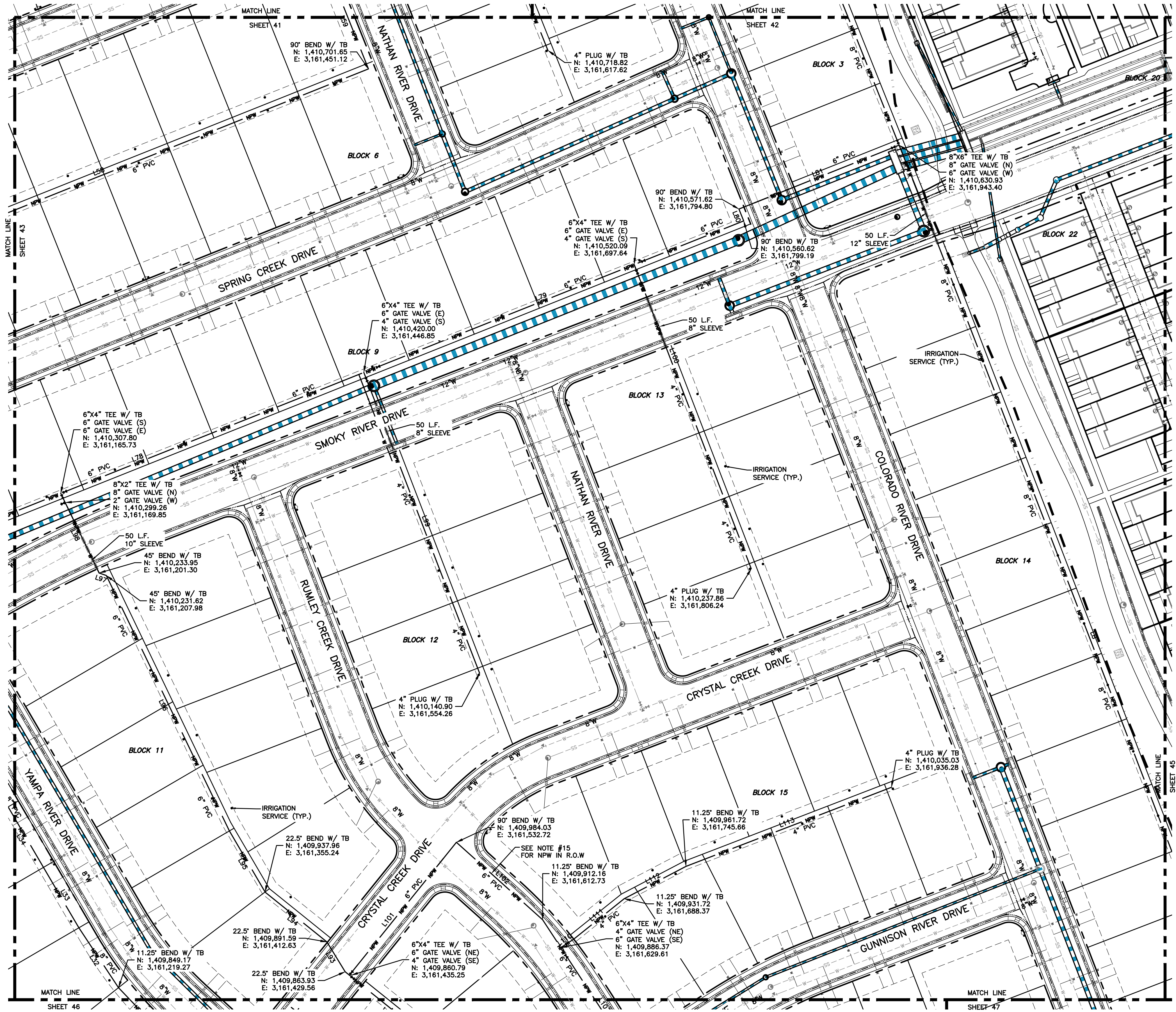
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NOTES:

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- PROPOSED SANITARY SEWER LINE (SANITARY LINE IS 8" UNLESS NOTED OTHERWISE)
- PROPOSED LOT LINE

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NON-POTABLE WATER PLAN
AREA D

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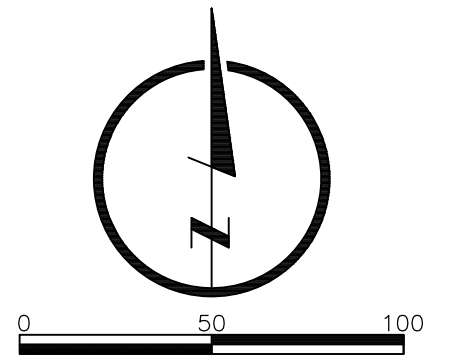
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44R OF 133

TOWN OF WINDSOR
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AREA E

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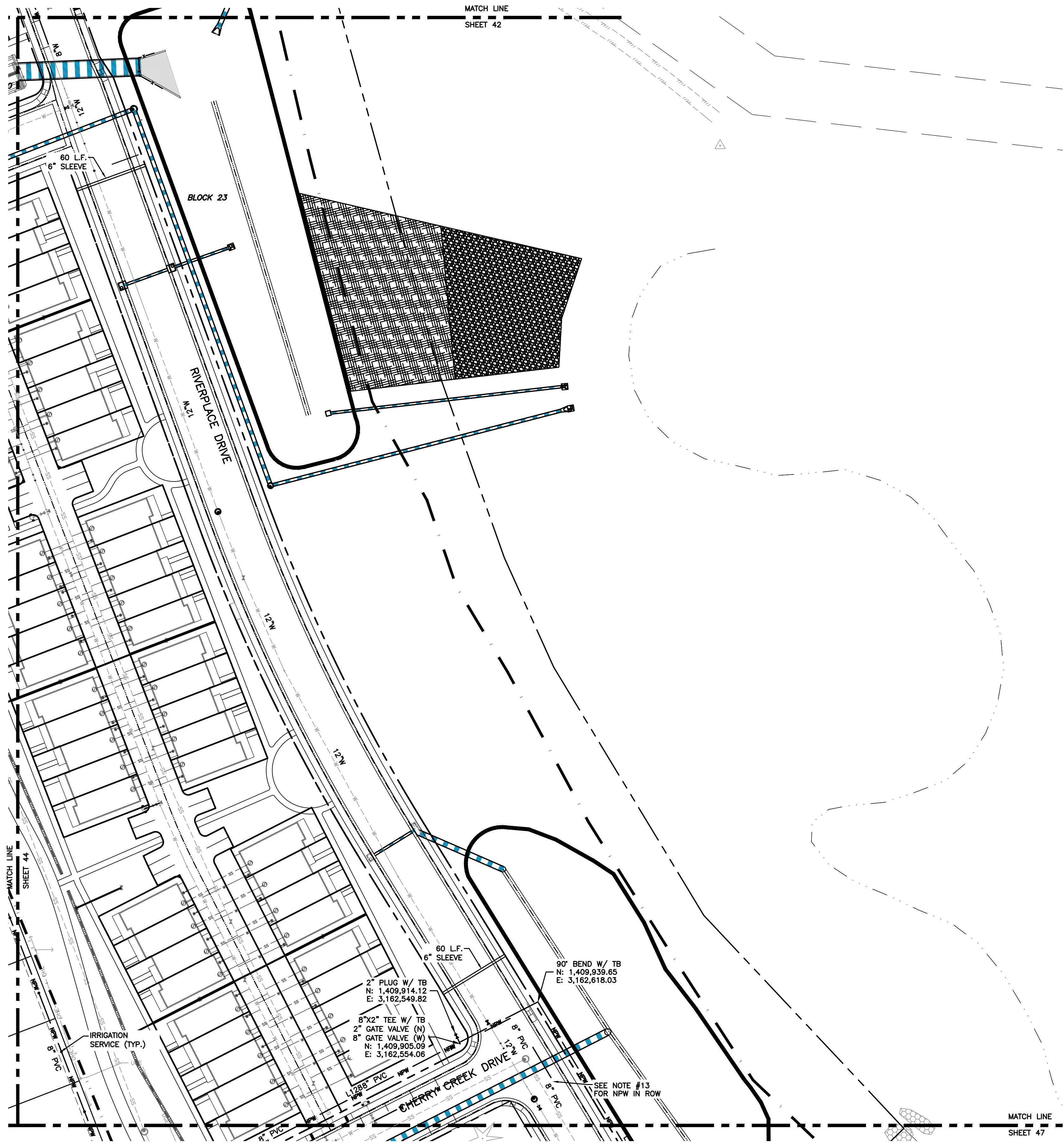
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Table 1

45R of 133

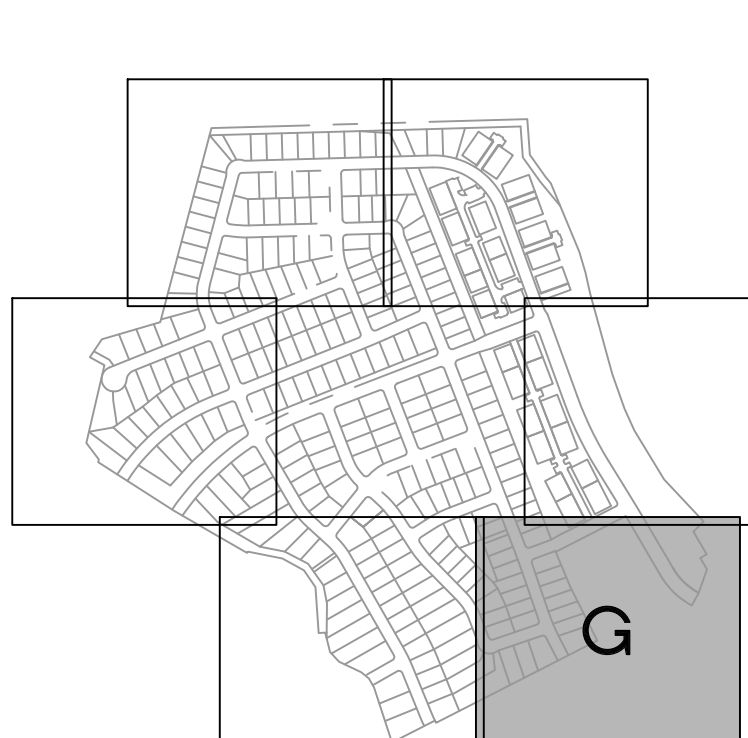
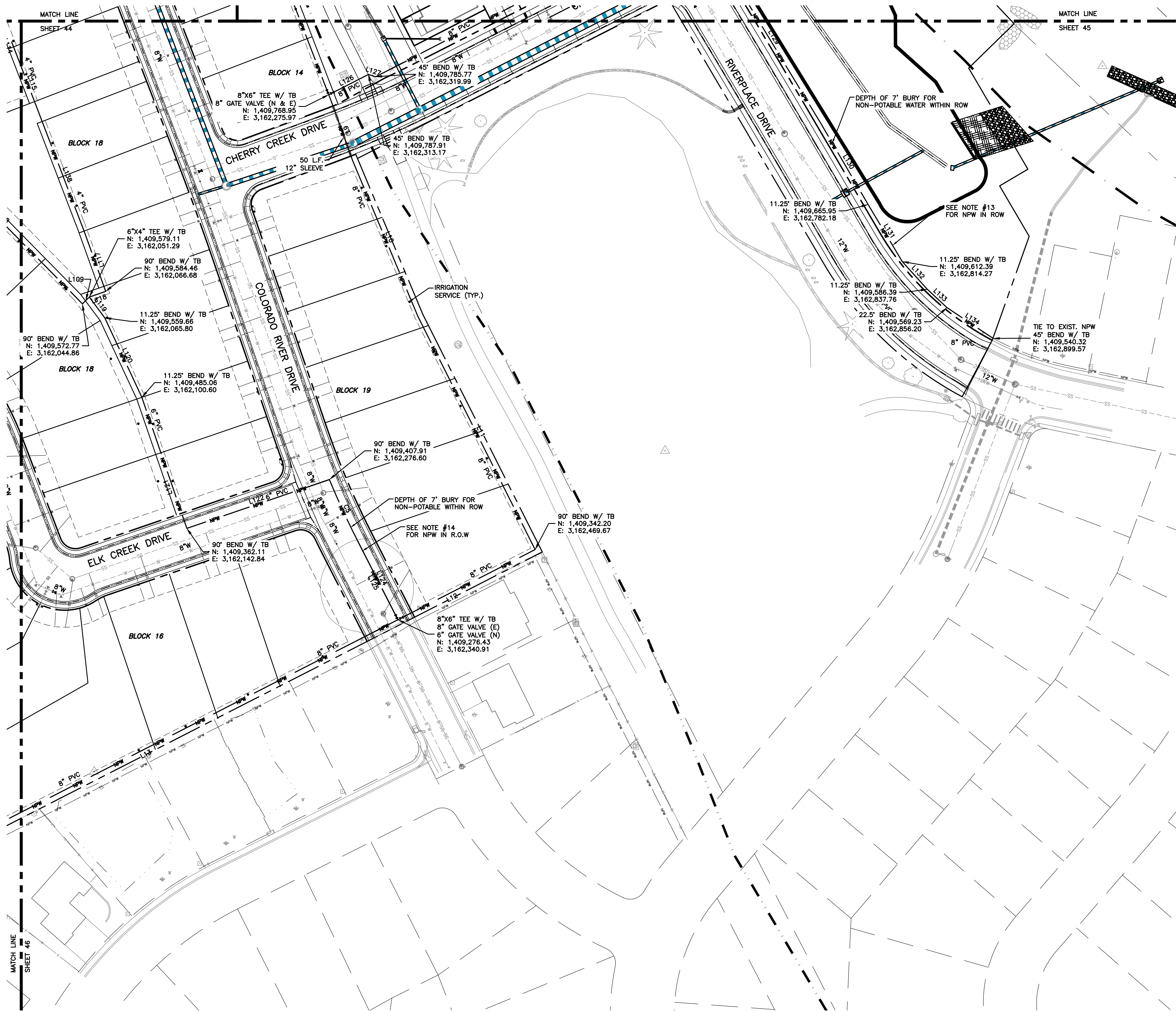


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LEGEND

- | | |
|--|---|
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| | PROPOSED LOT LINE |

TOWN OF WINDSOR
DRAWING REVIEW

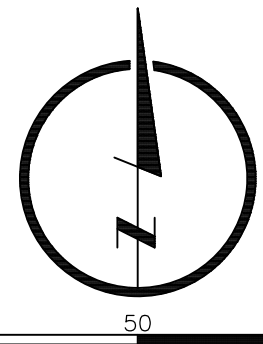
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NON-POTABLE WATER PLAN
AREA G

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WINDSOR, COLORADO



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JPM

DATE

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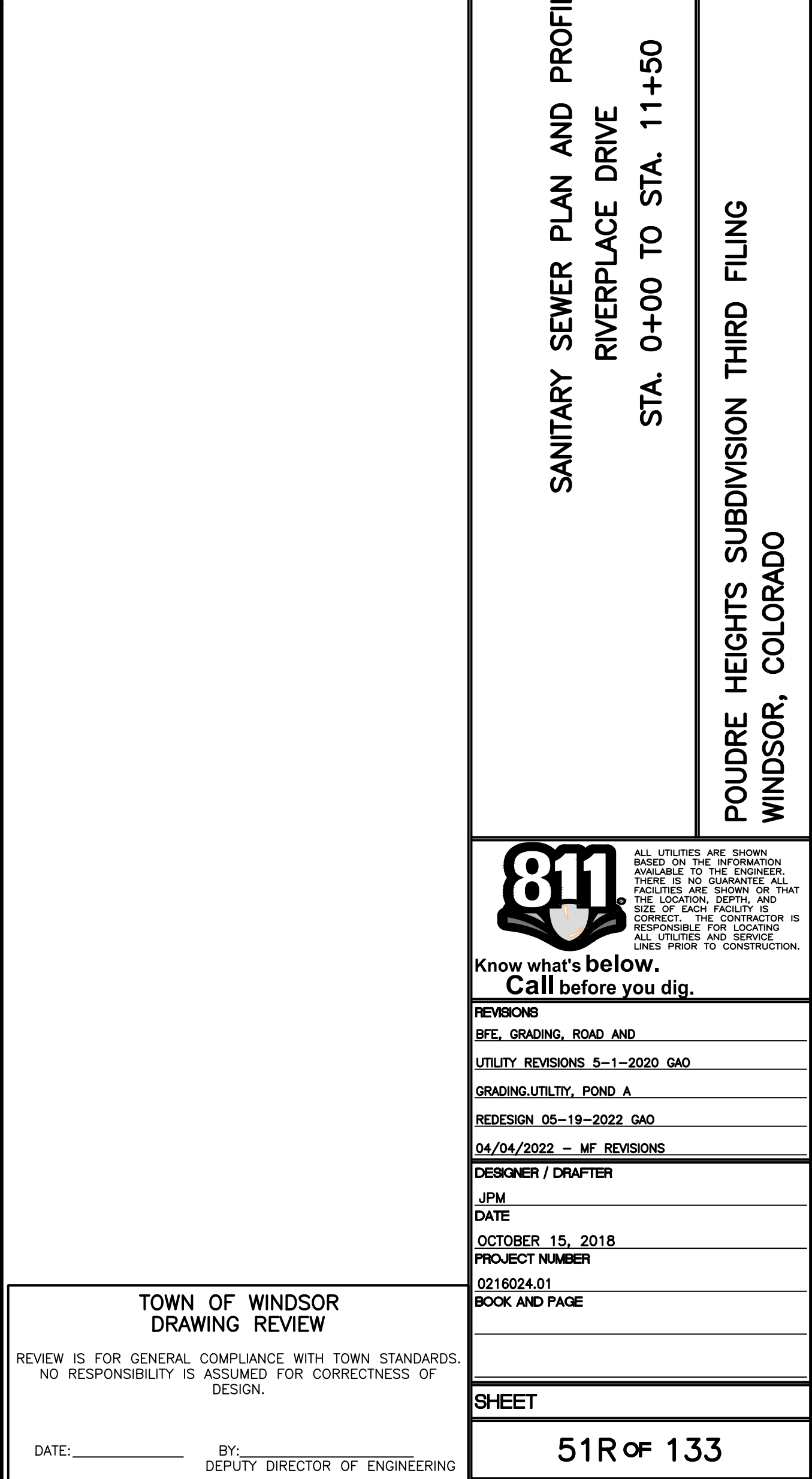
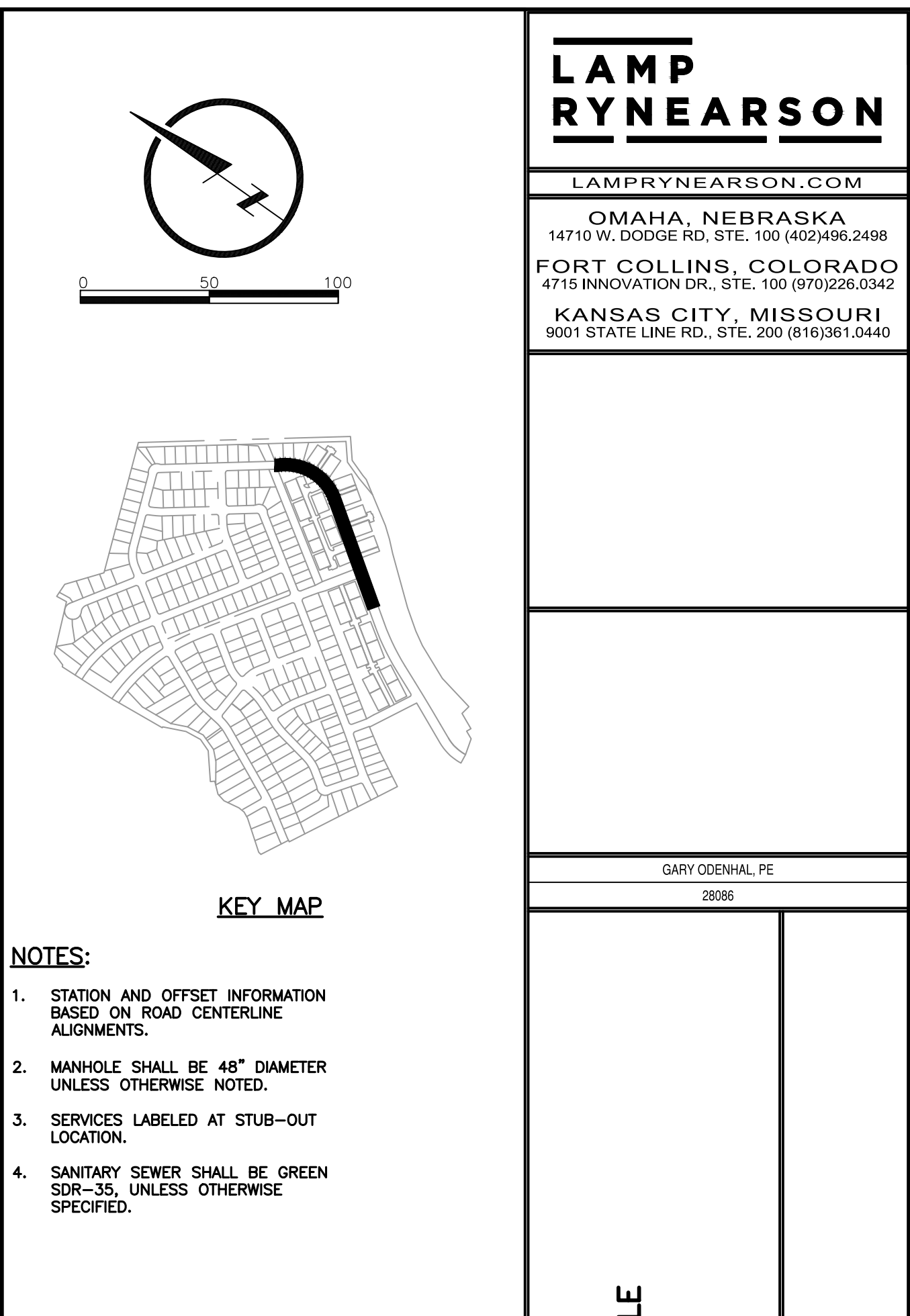
PROJECT NUMBER

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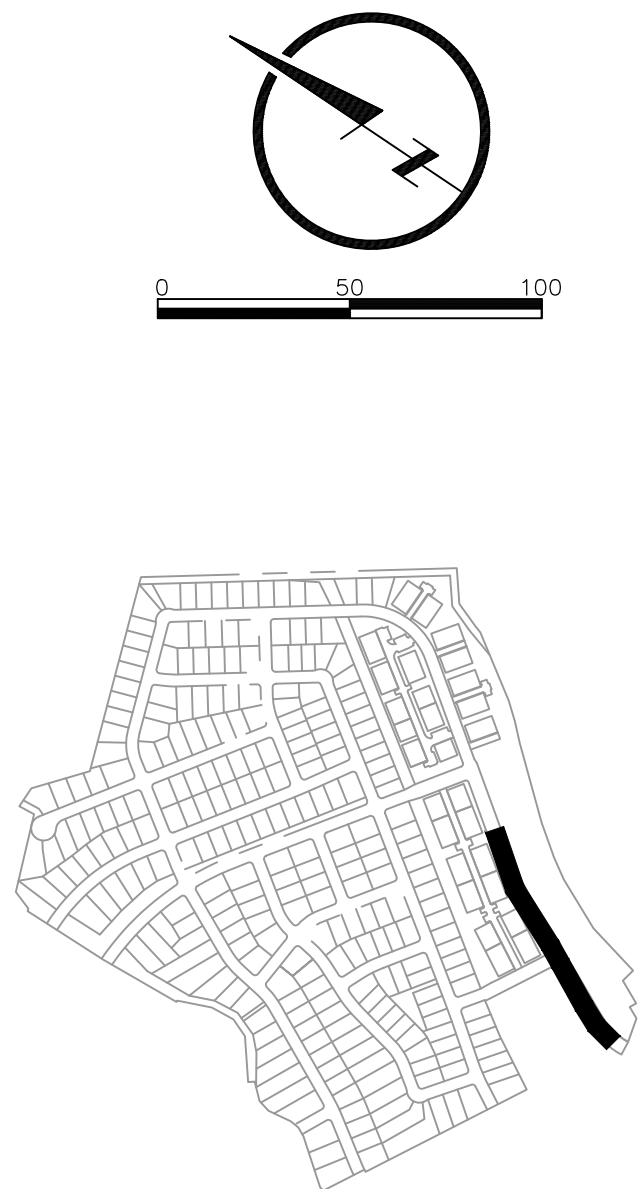
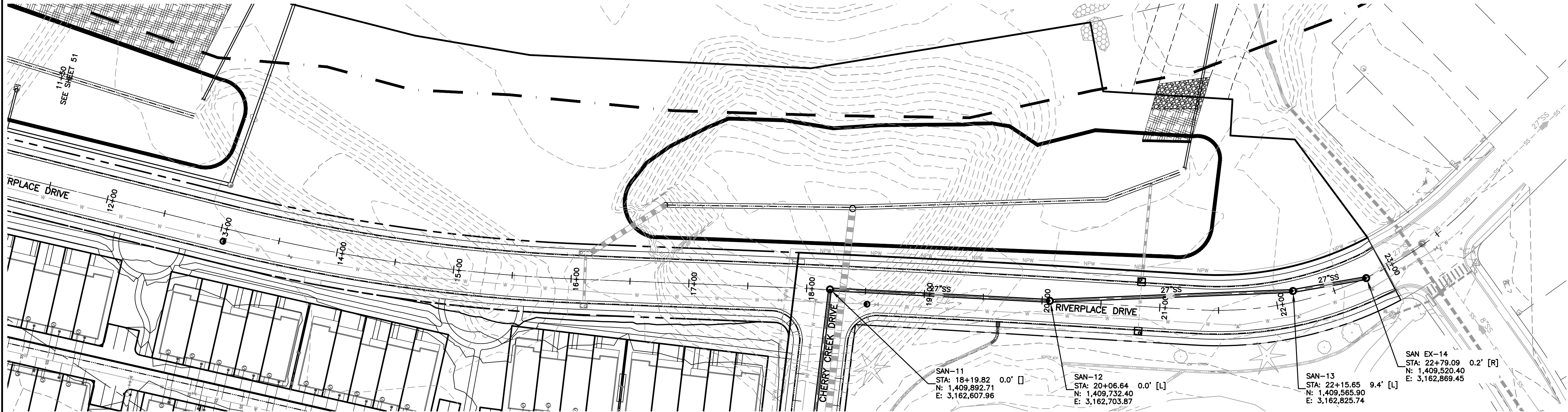
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47R OF 133



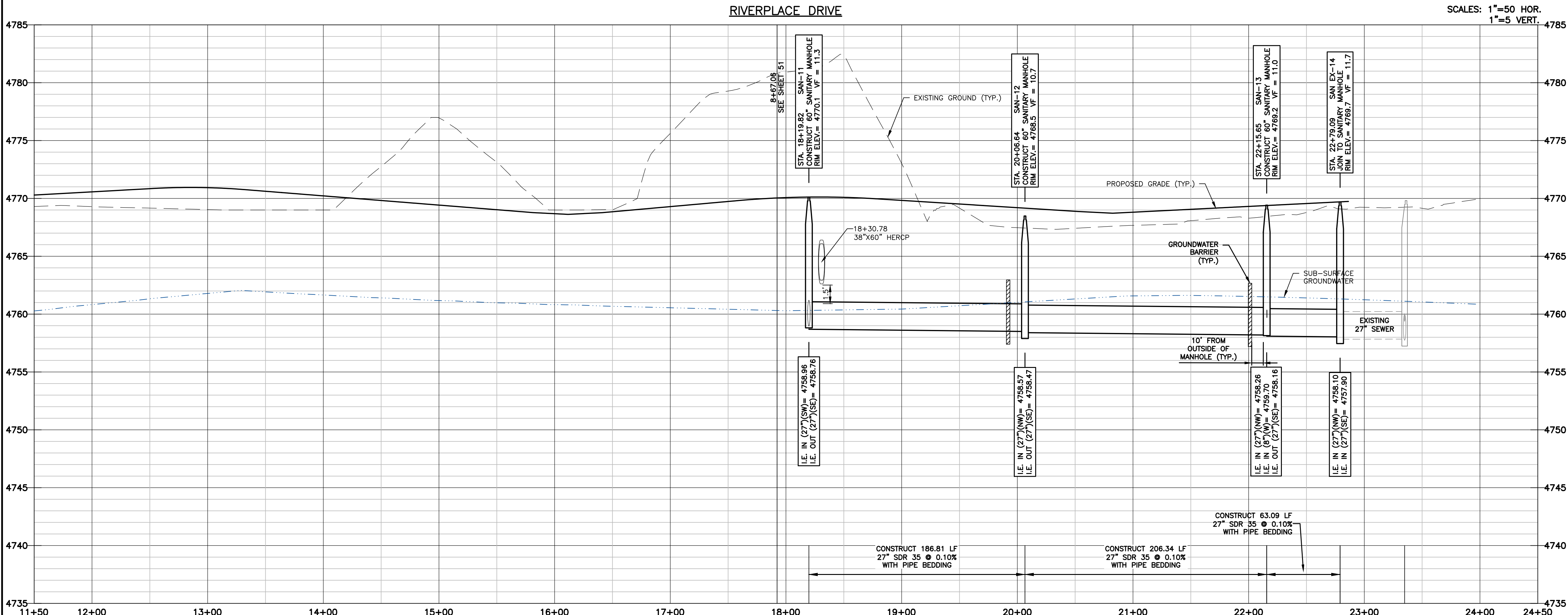
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KEY MAP

NOTES:

1. STATION AND OFFSET INFORMATION BASED ON ROAD CENTERLINE ALIGNMENTS.
2. MANHOLE SHALL BE 48" DIAMETER UNLESS OTHERWISE NOTED.
3. SERVICES LABELED AT STUB-OUT LOCATION.
4. SANITARY SEWER SHALL BE GREEN SDR-35, UNLESS OTHERWISE SPECIFIED.



SCALES: 1"=50 HOR.
1"=5 VERT.

TOWN OF WINDSOR
DRAWING REVIEW

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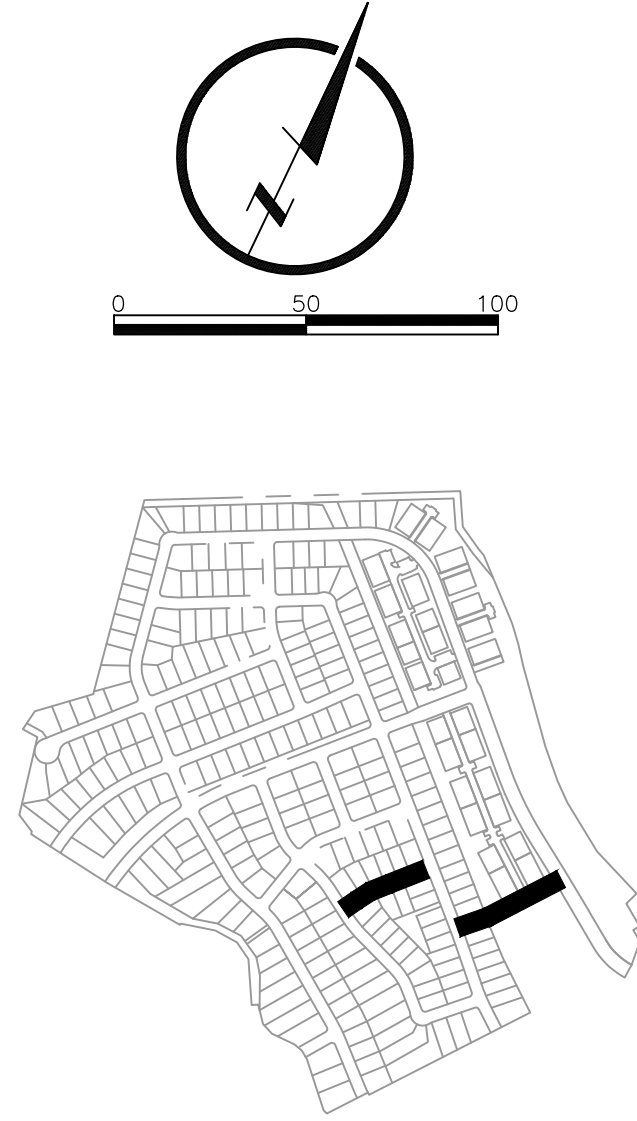
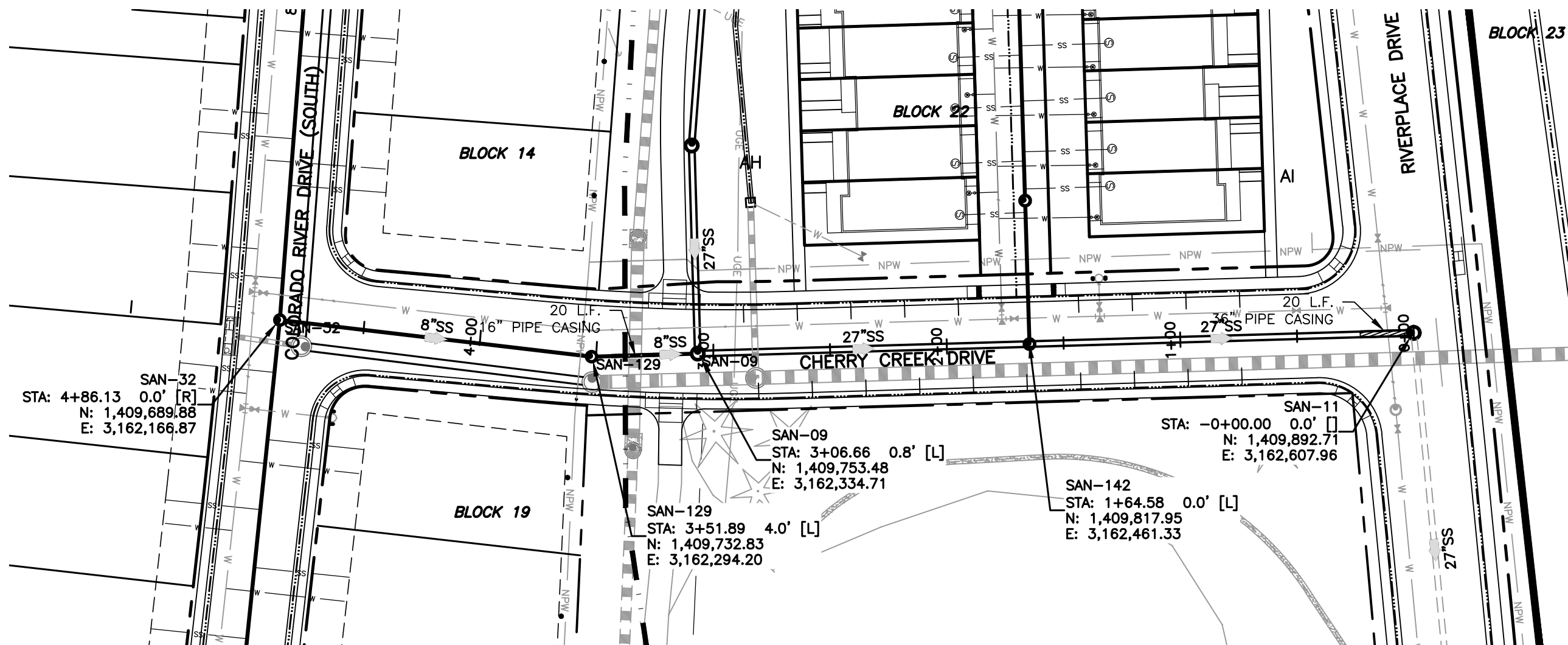
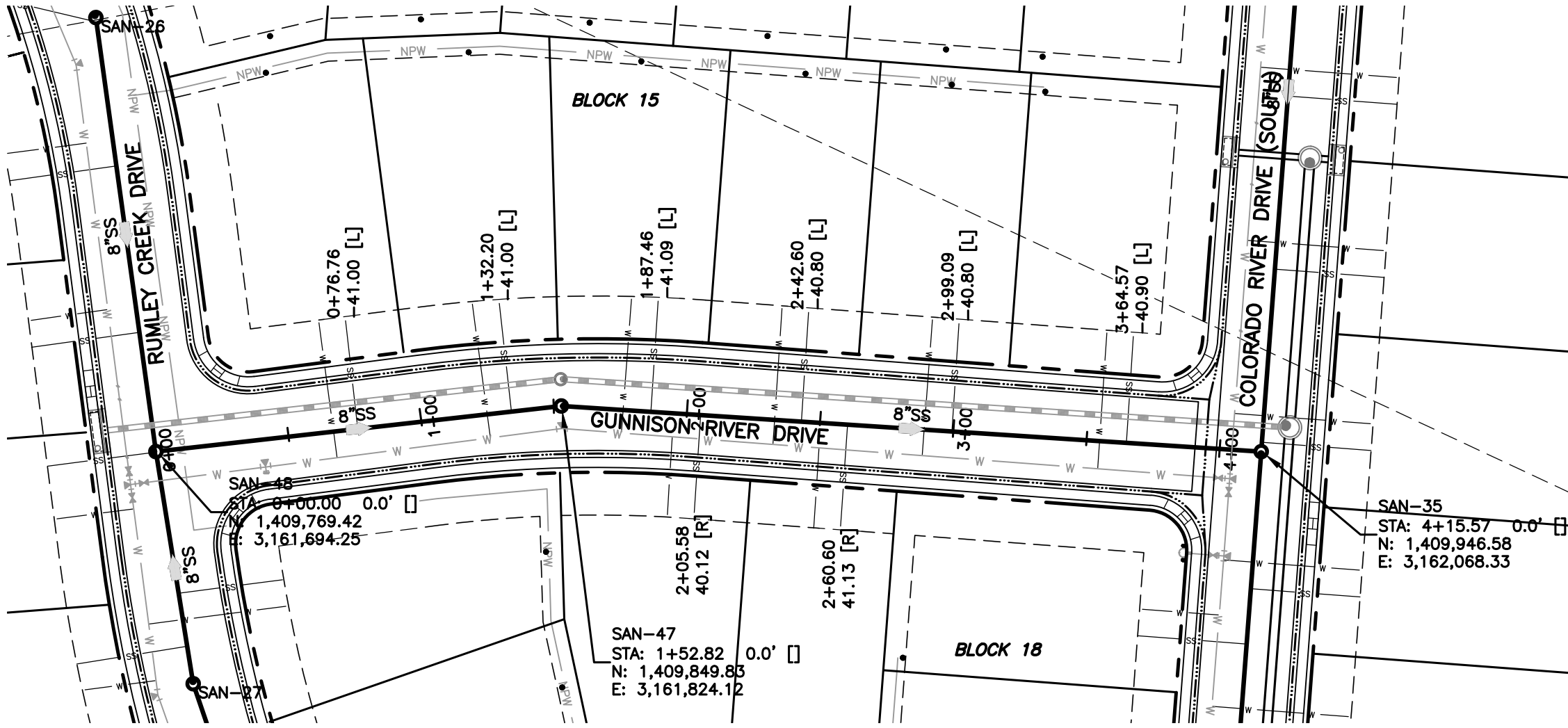
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52R OF 133

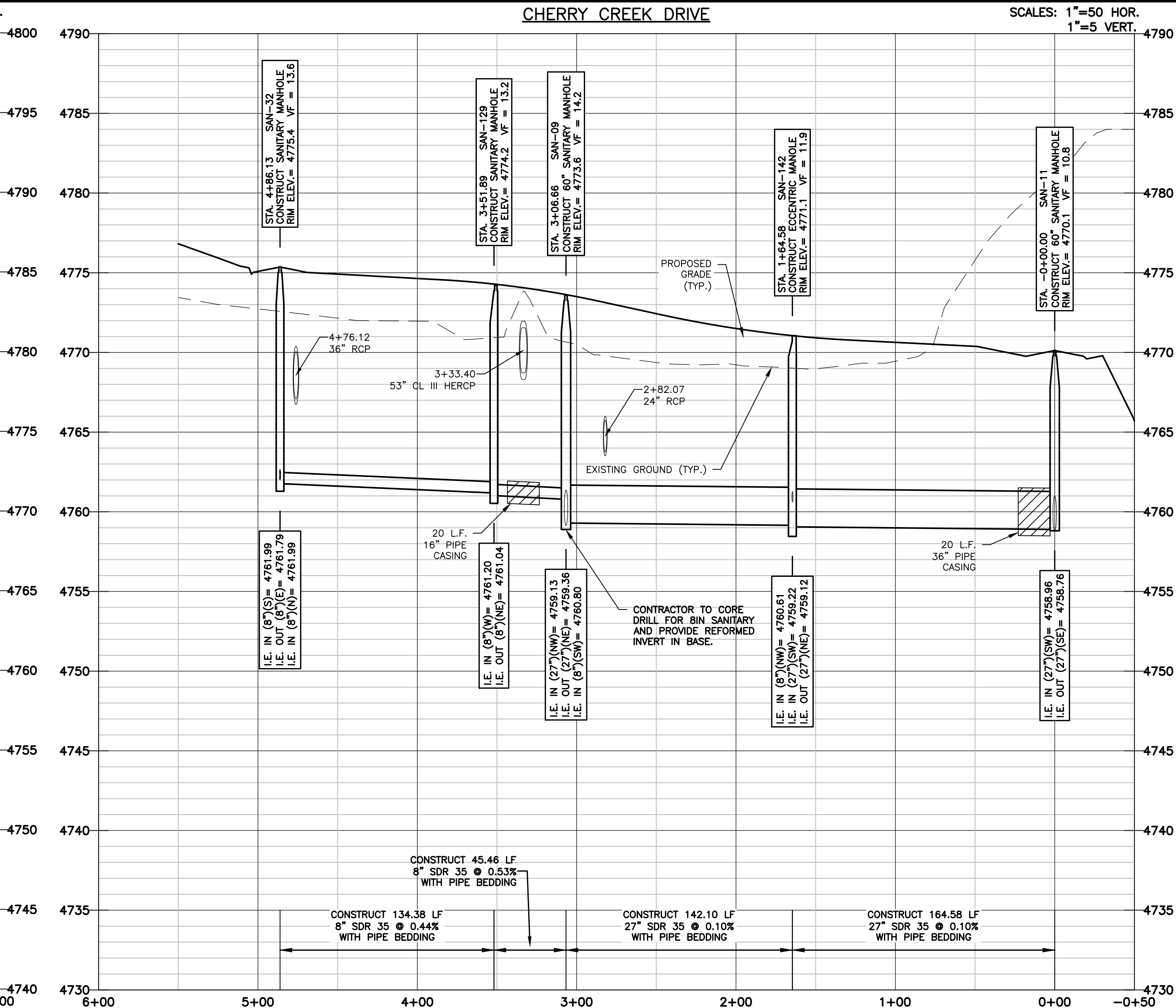
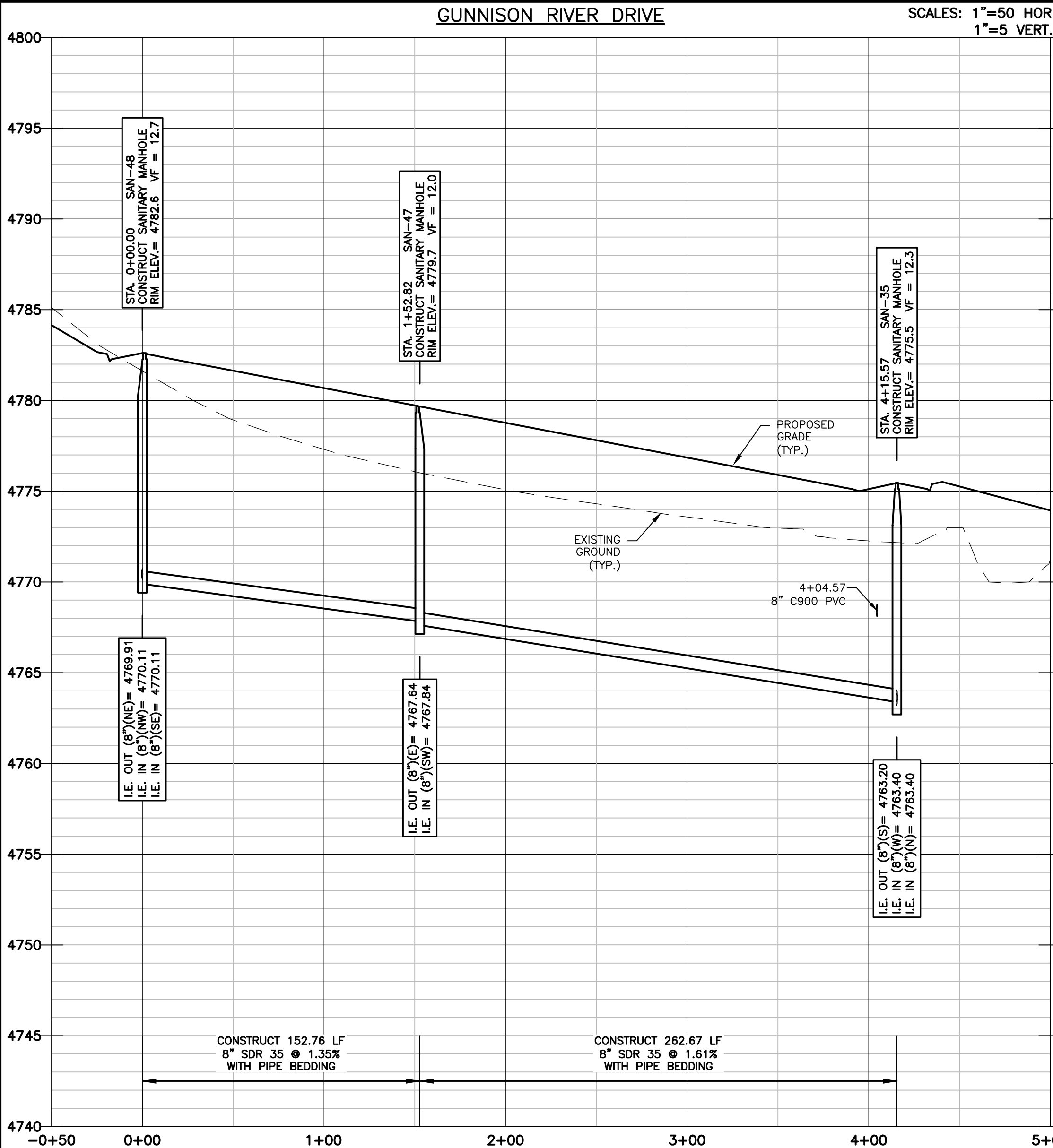
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KEY MAP

NOTES:

1. STATION AND OFFSET INFORMATION BASED ON ROAD CENTERLINE ALIGNMENTS.
2. MANHOLE SHALL BE 48" DIAMETER UNLESS OTHERWISE NOTED.
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4. SANITARY SEWER SHALL BE GREEN SDR-35, UNLESS OTHERWISE SPECIFIED.



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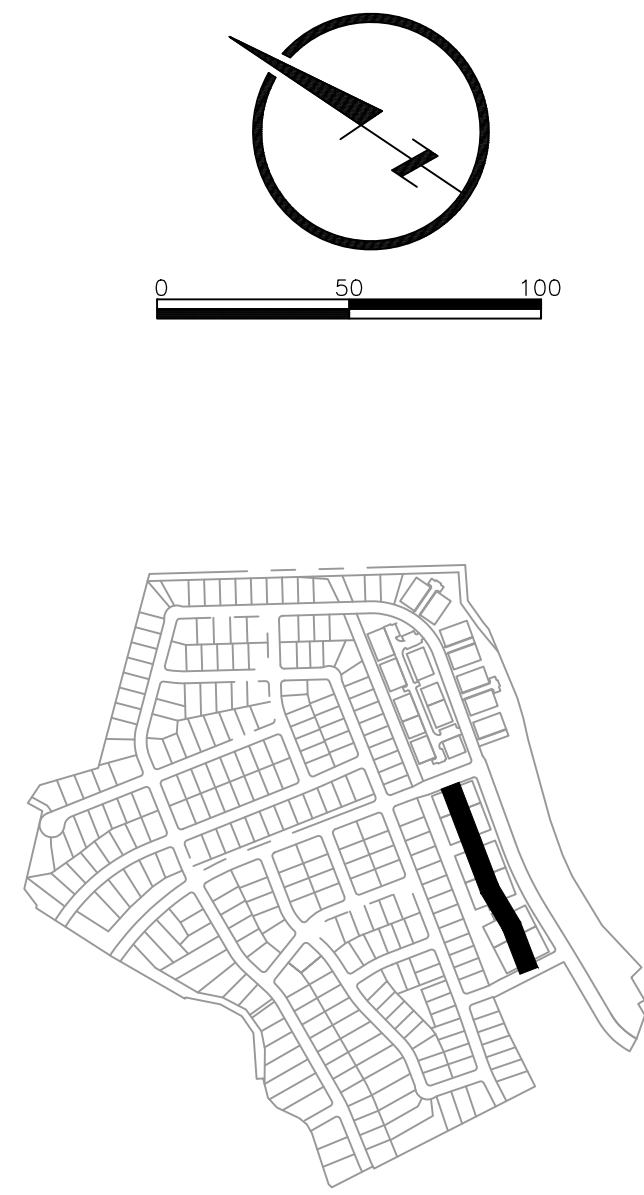
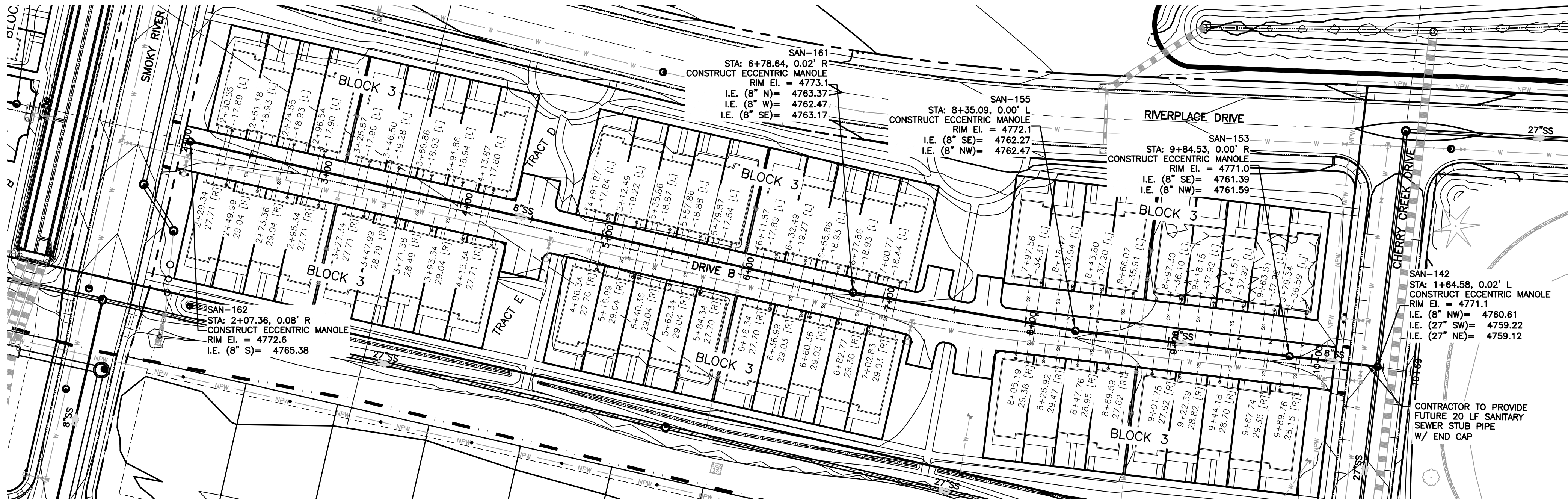
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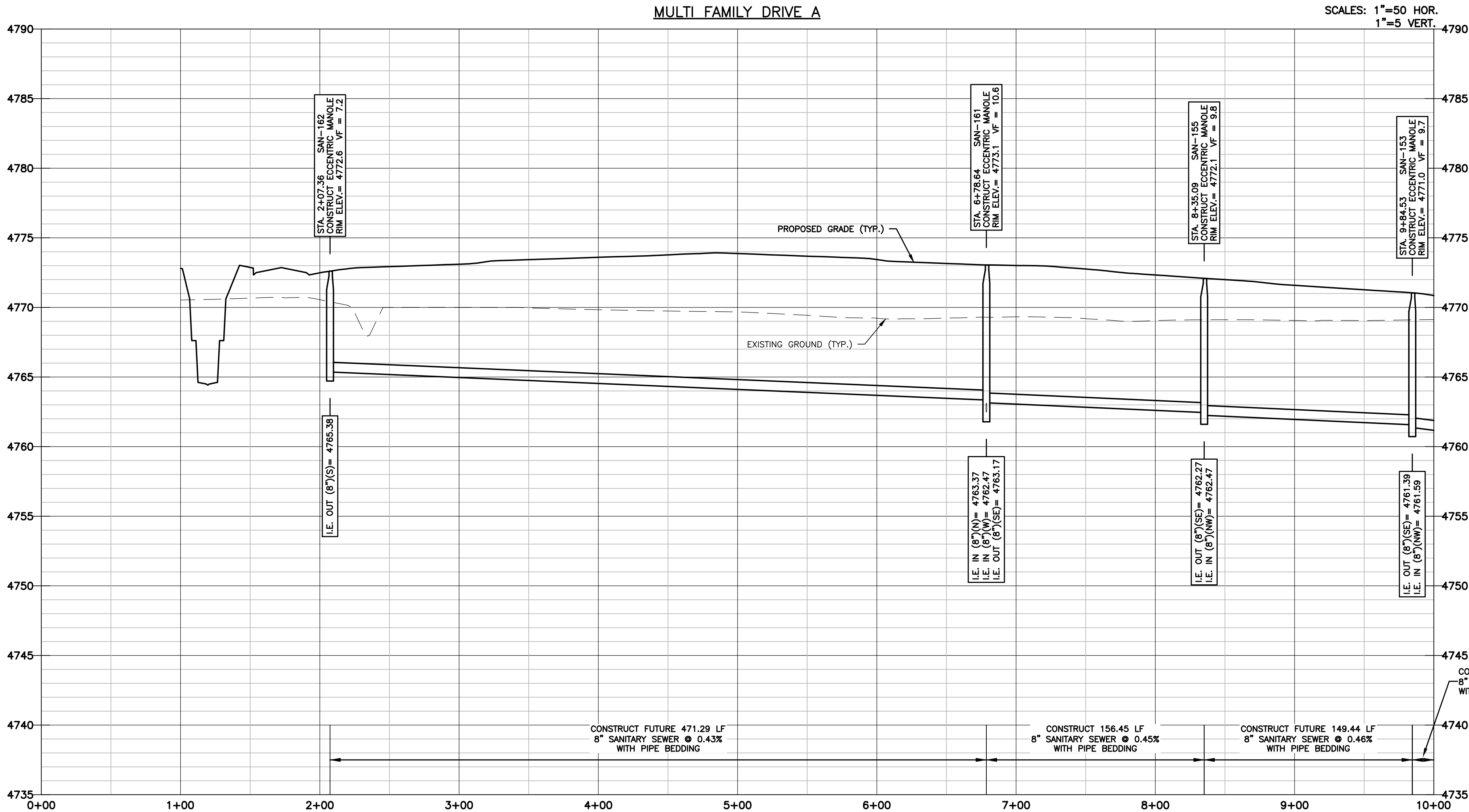
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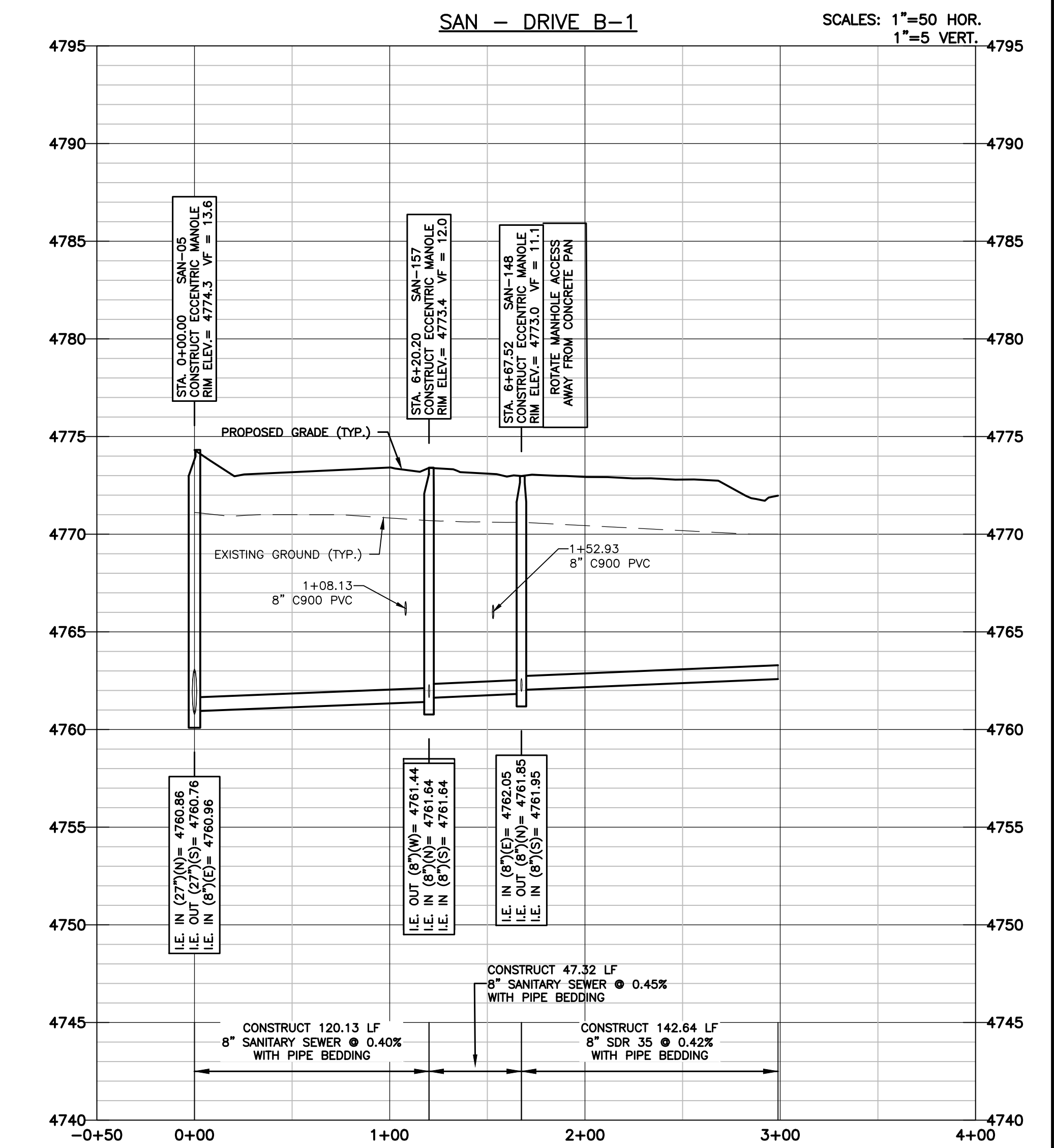
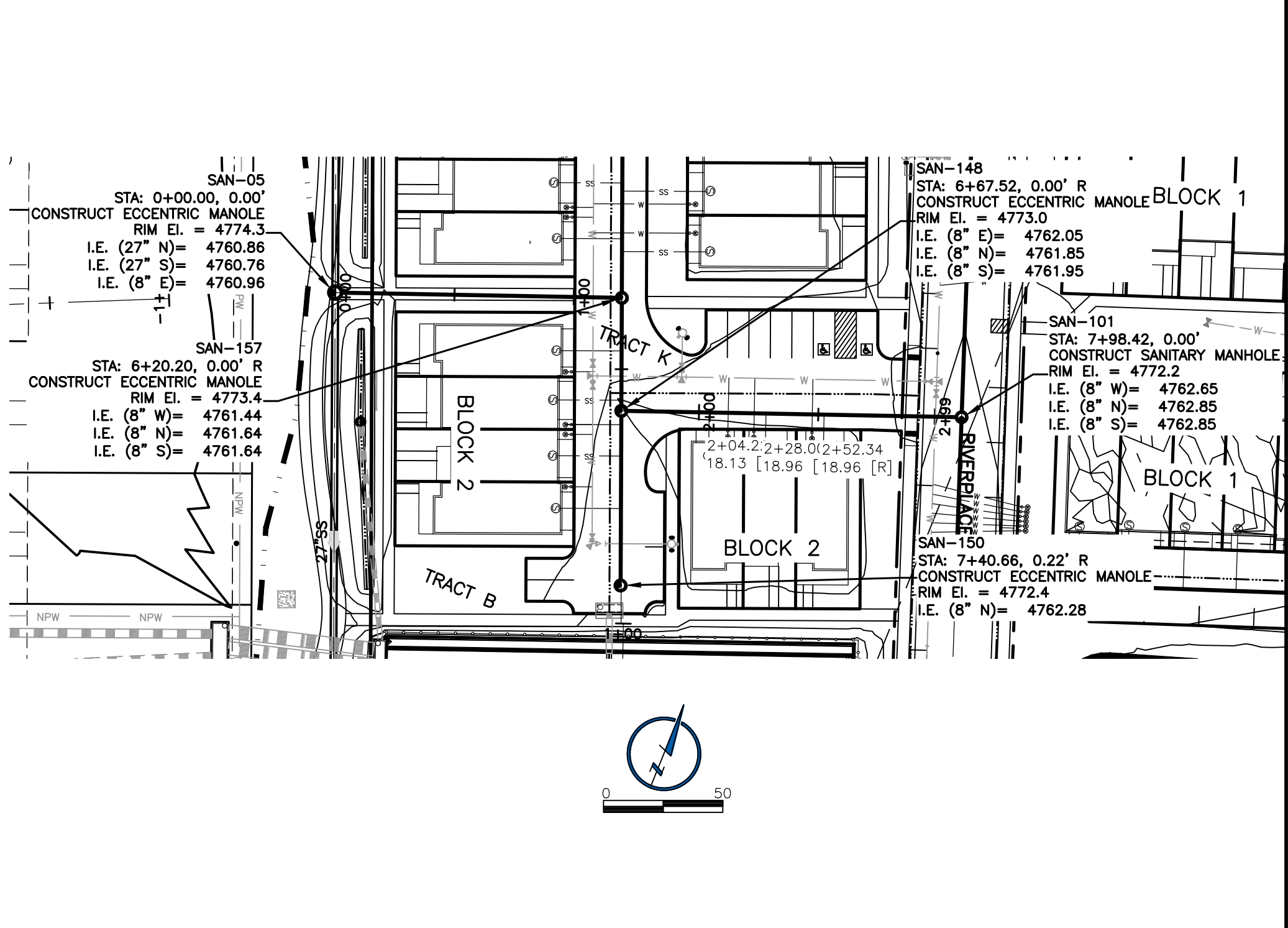
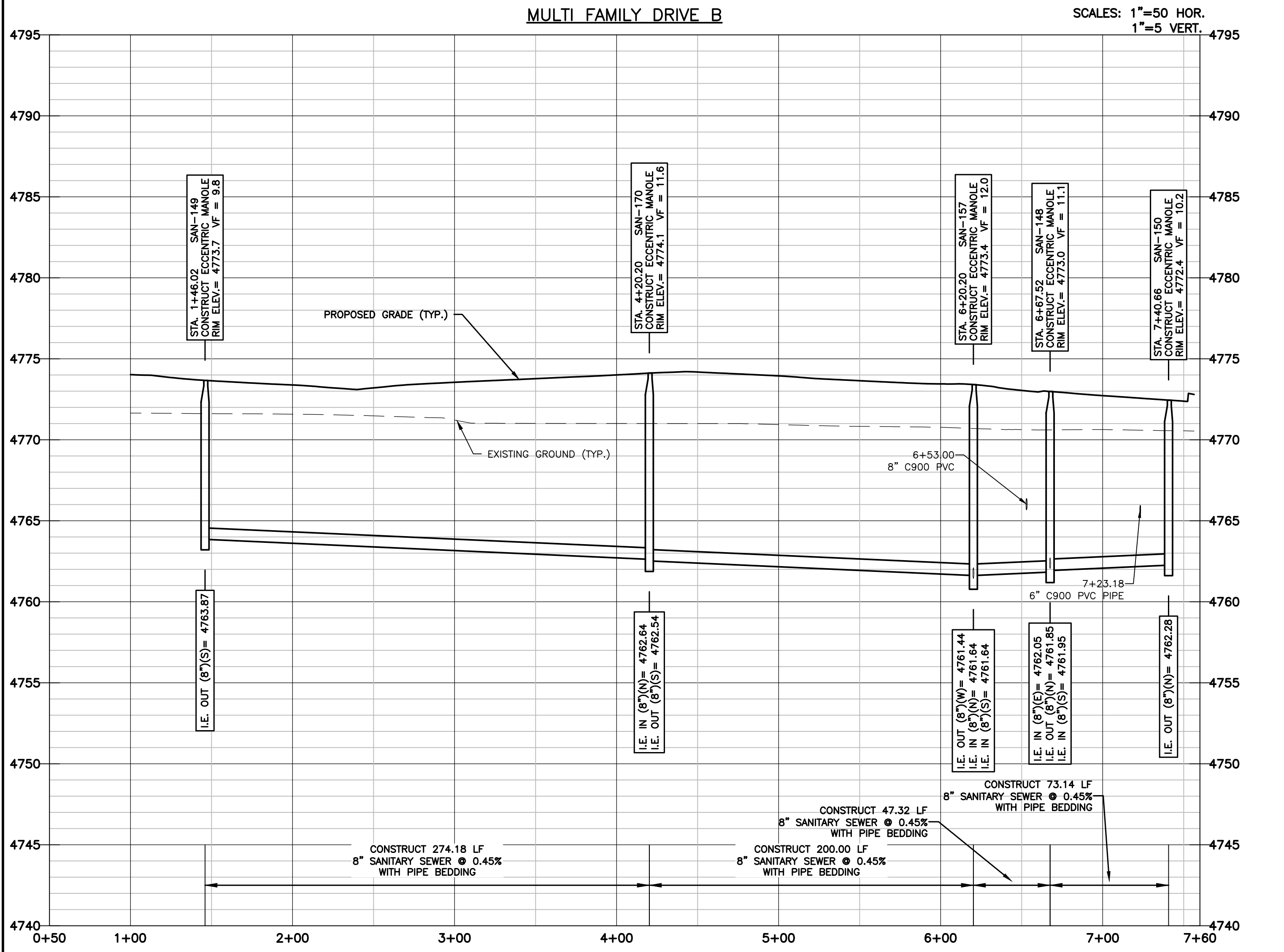
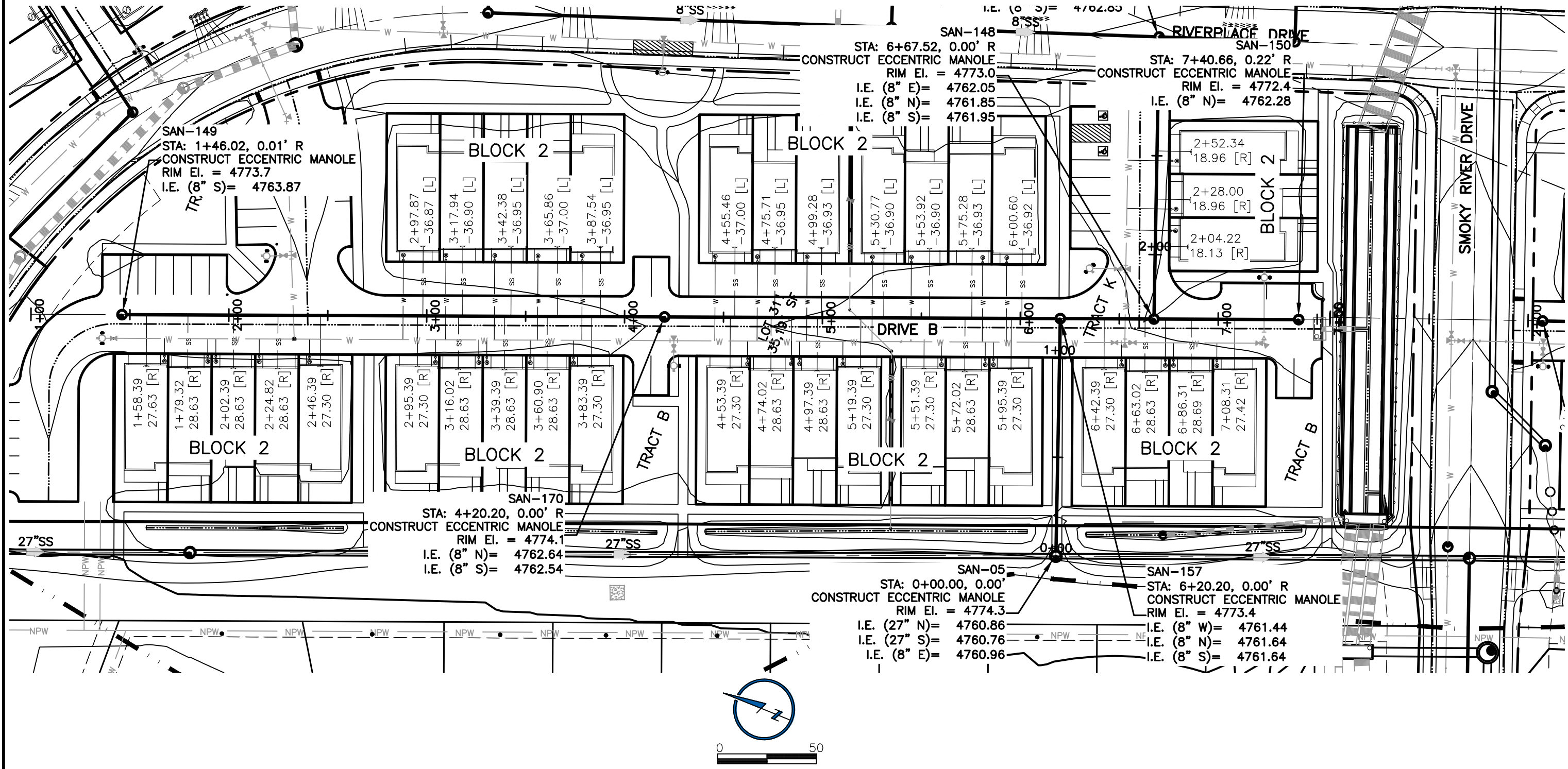
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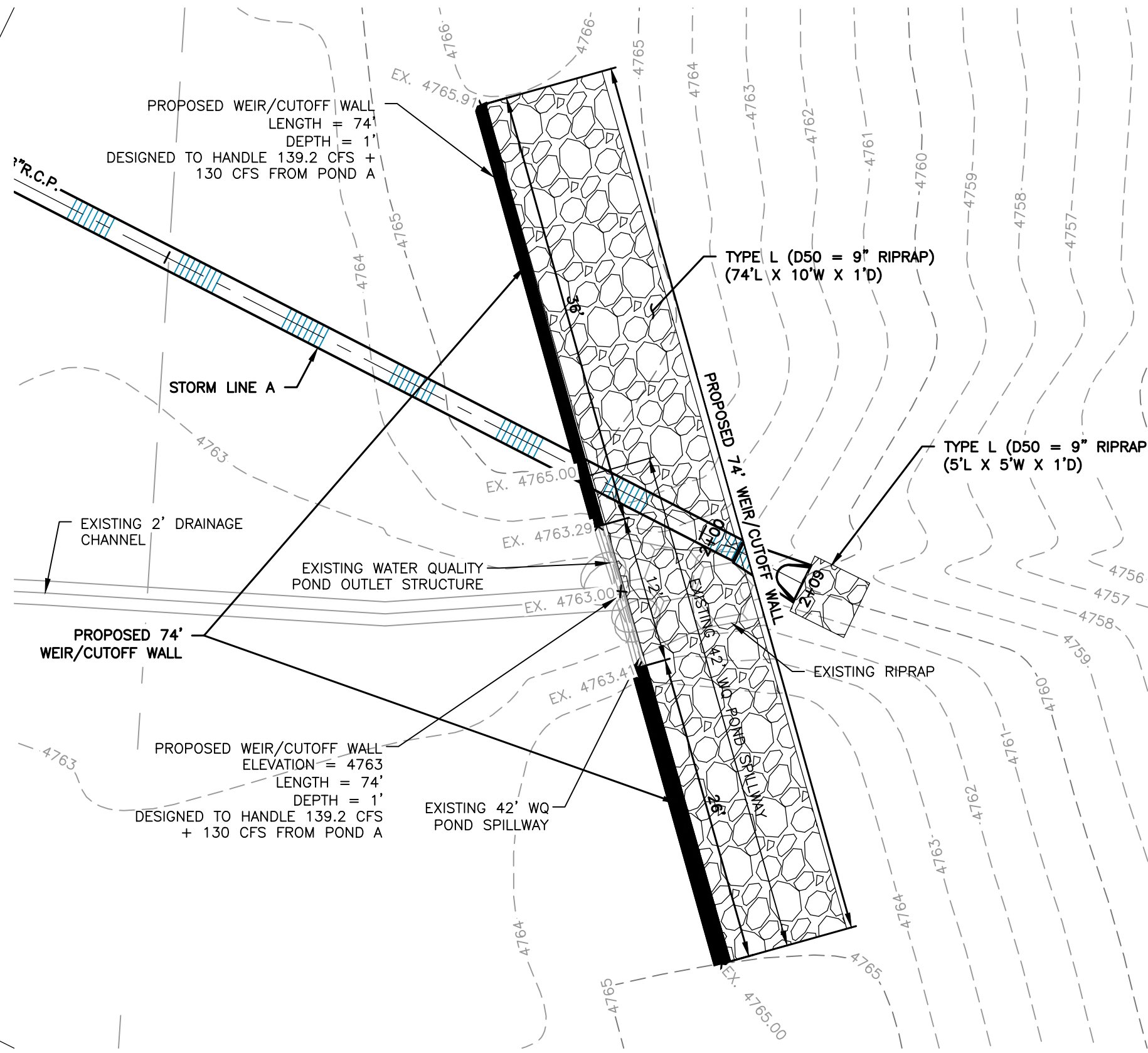
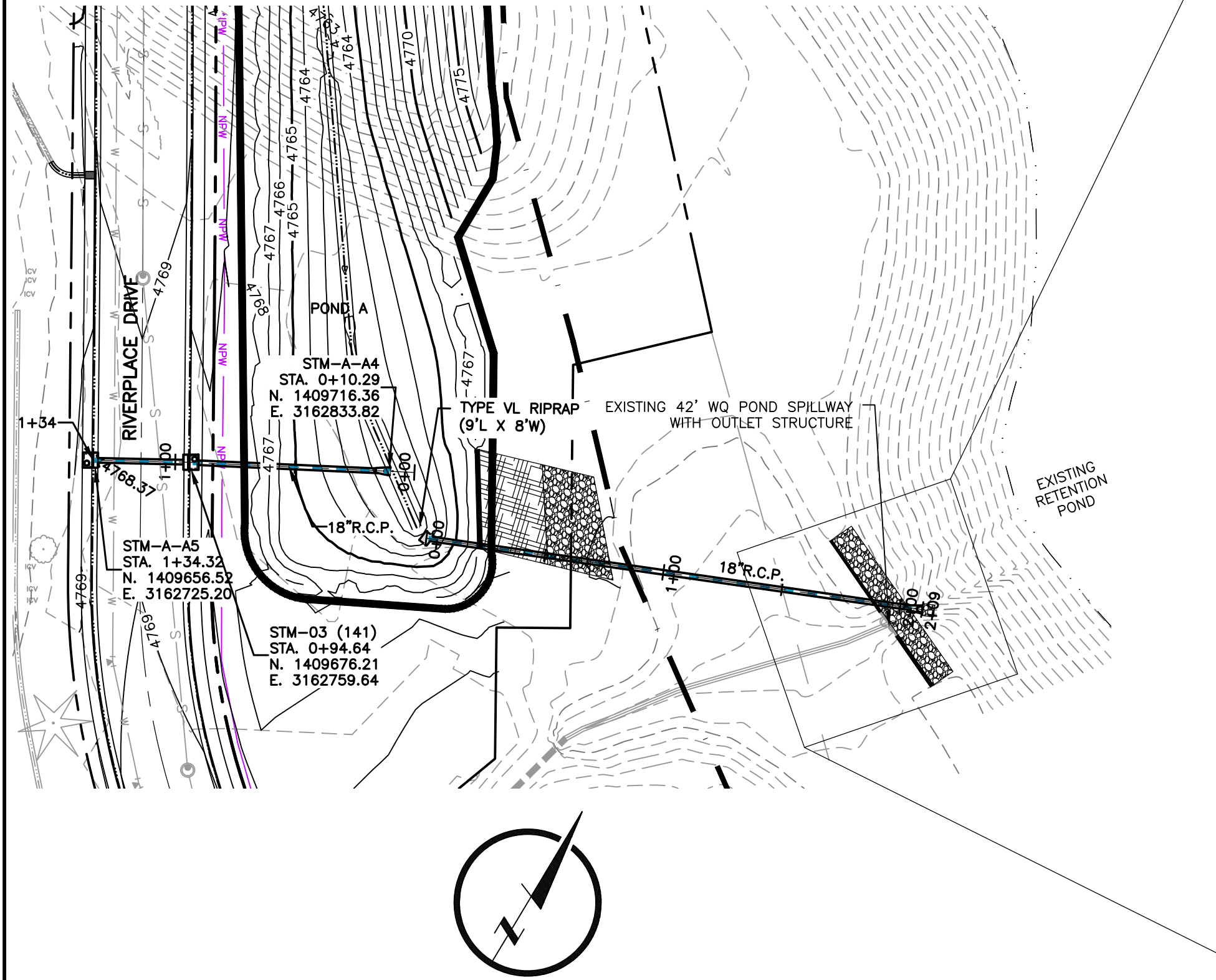
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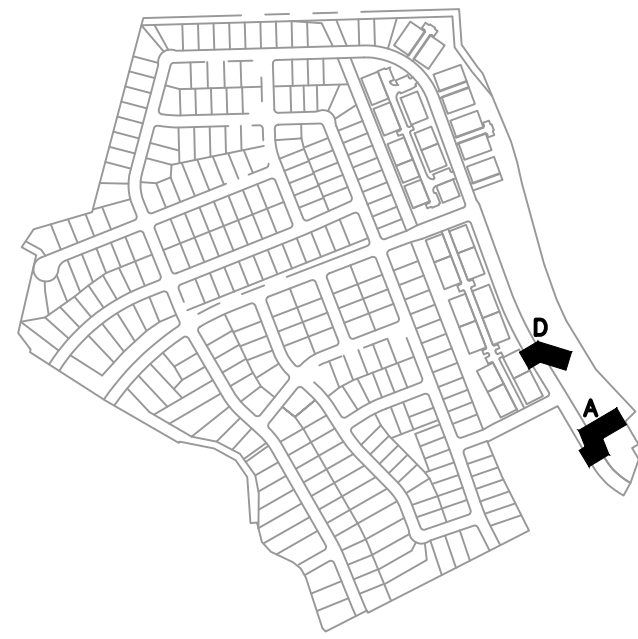
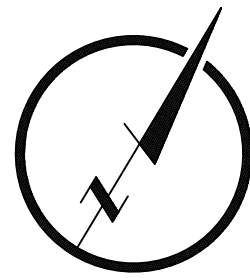
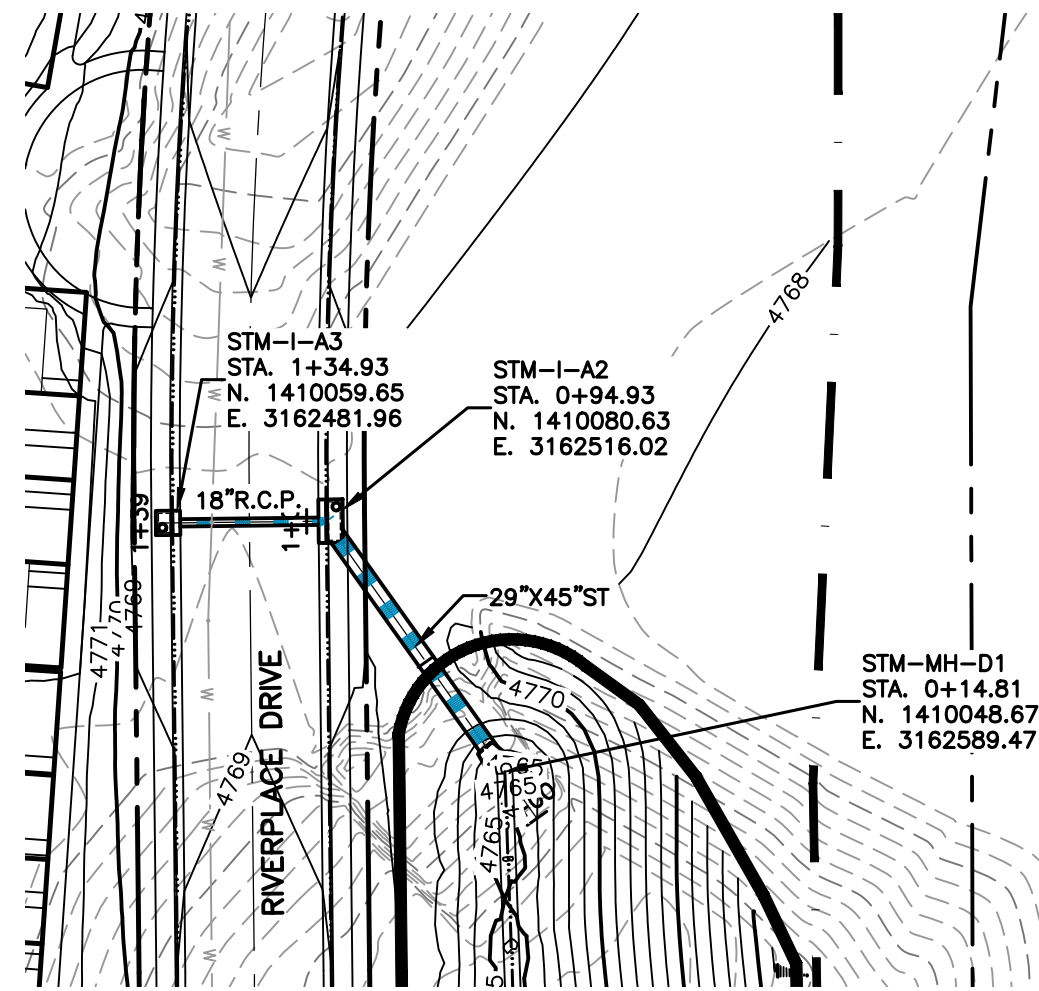
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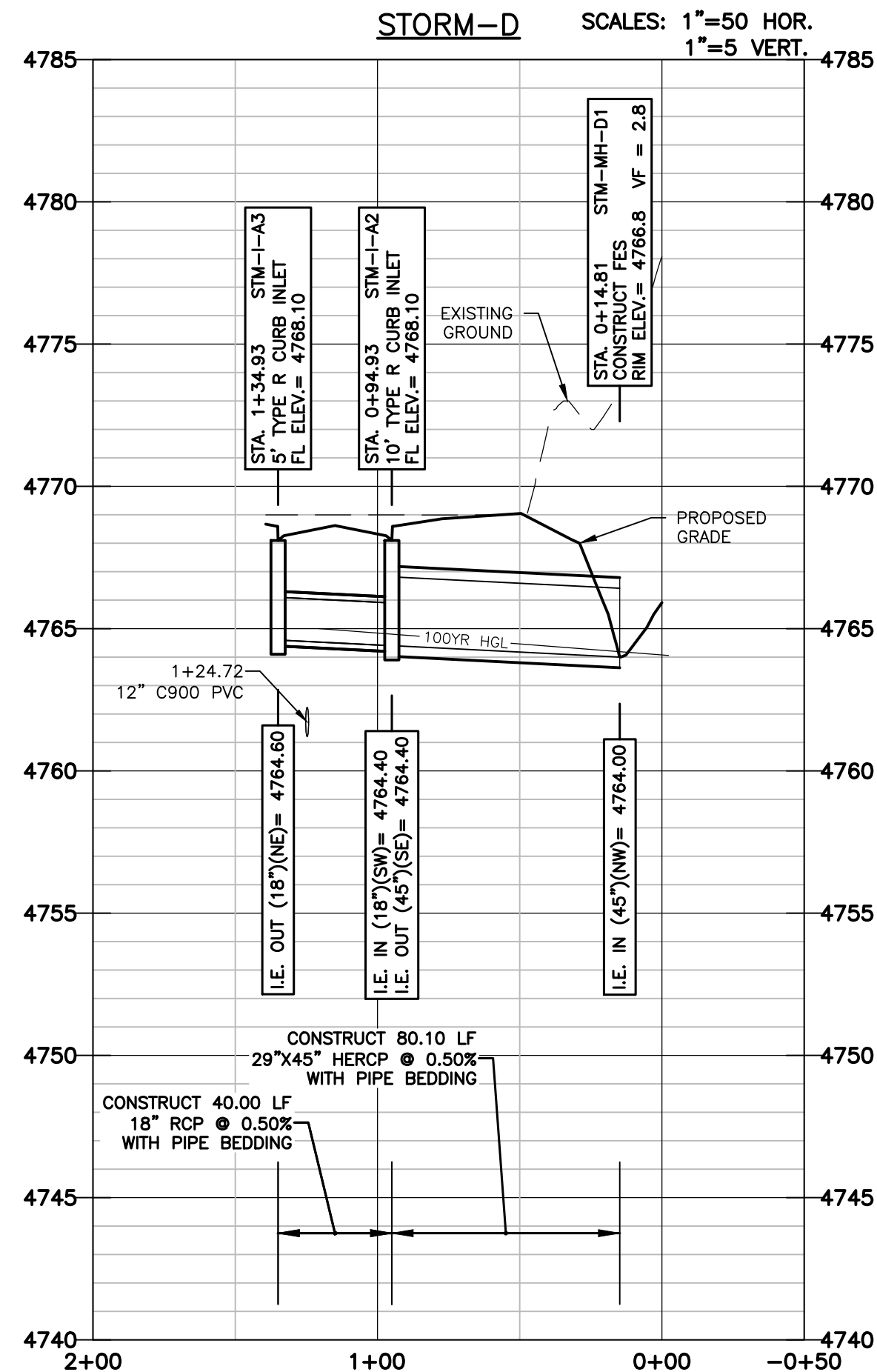
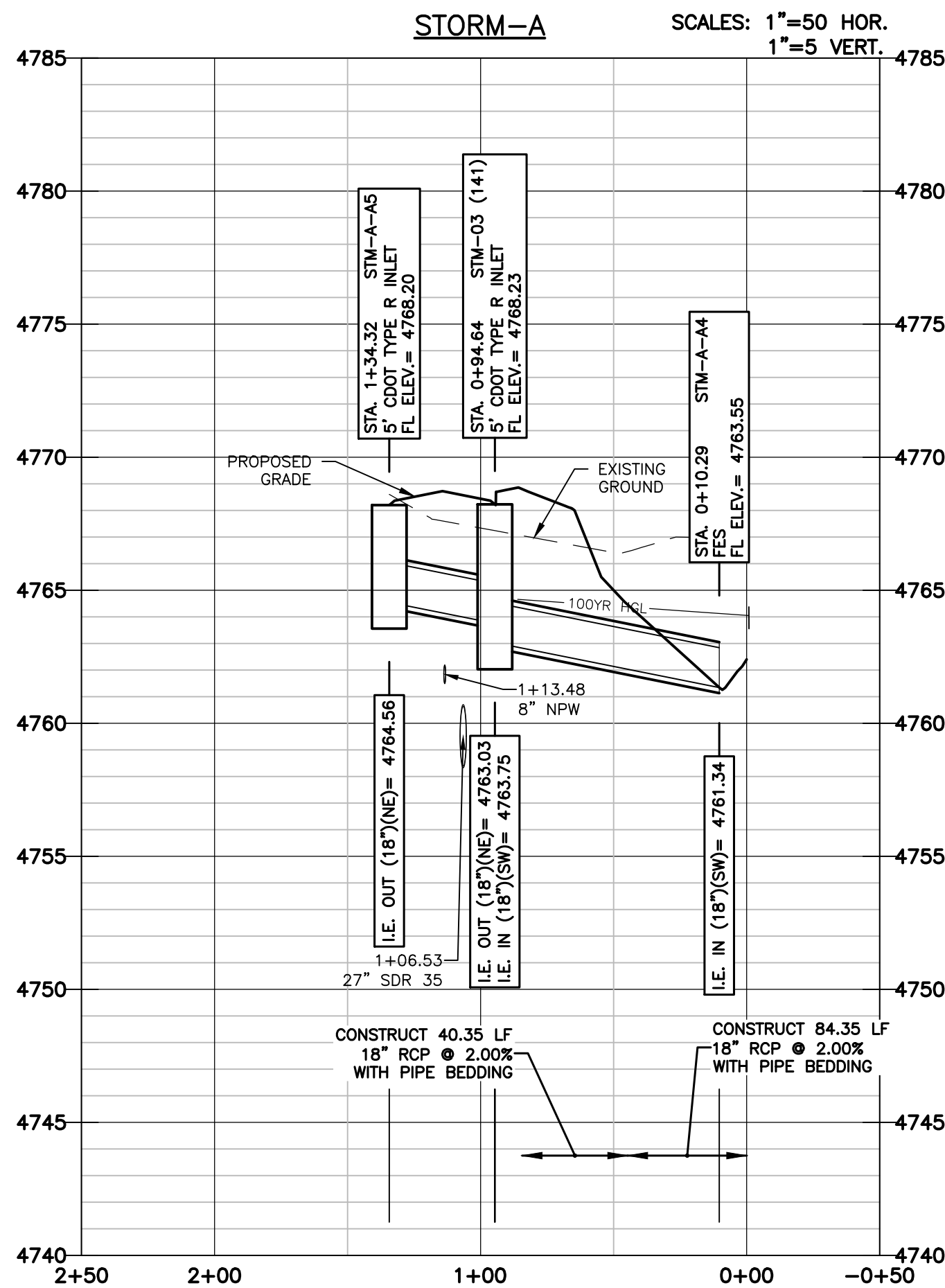
WATER QUALITY POND 1 SPILLWAY DETAIL



KEY MAP

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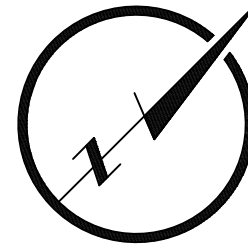
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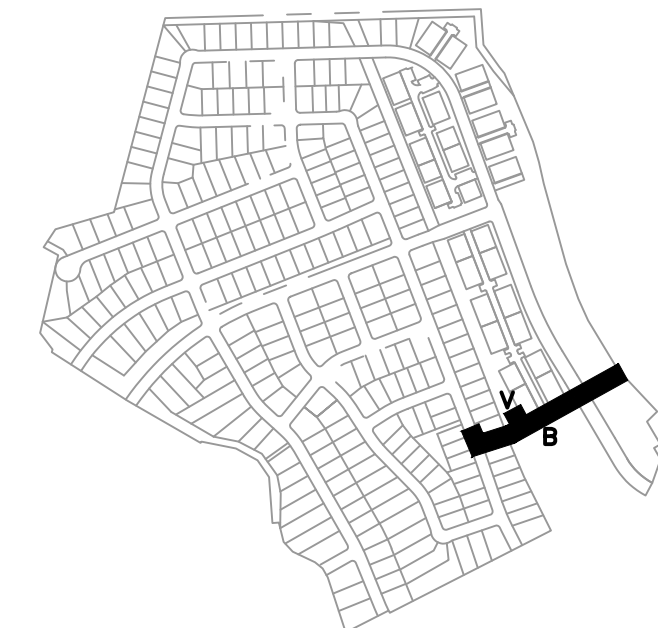


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KEY MAP



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STORM DRAIN PLAN AND PROFILE

LINE B

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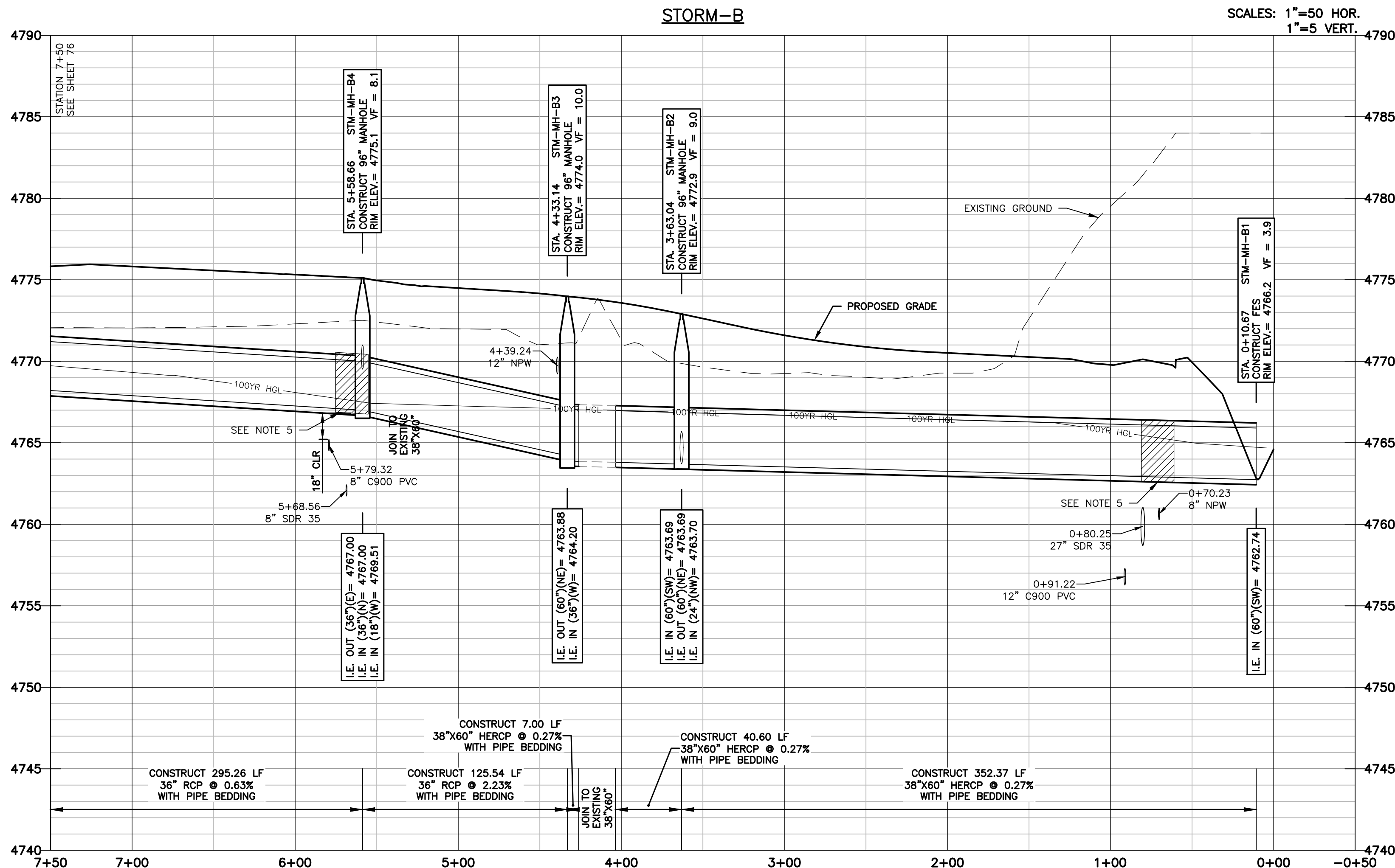
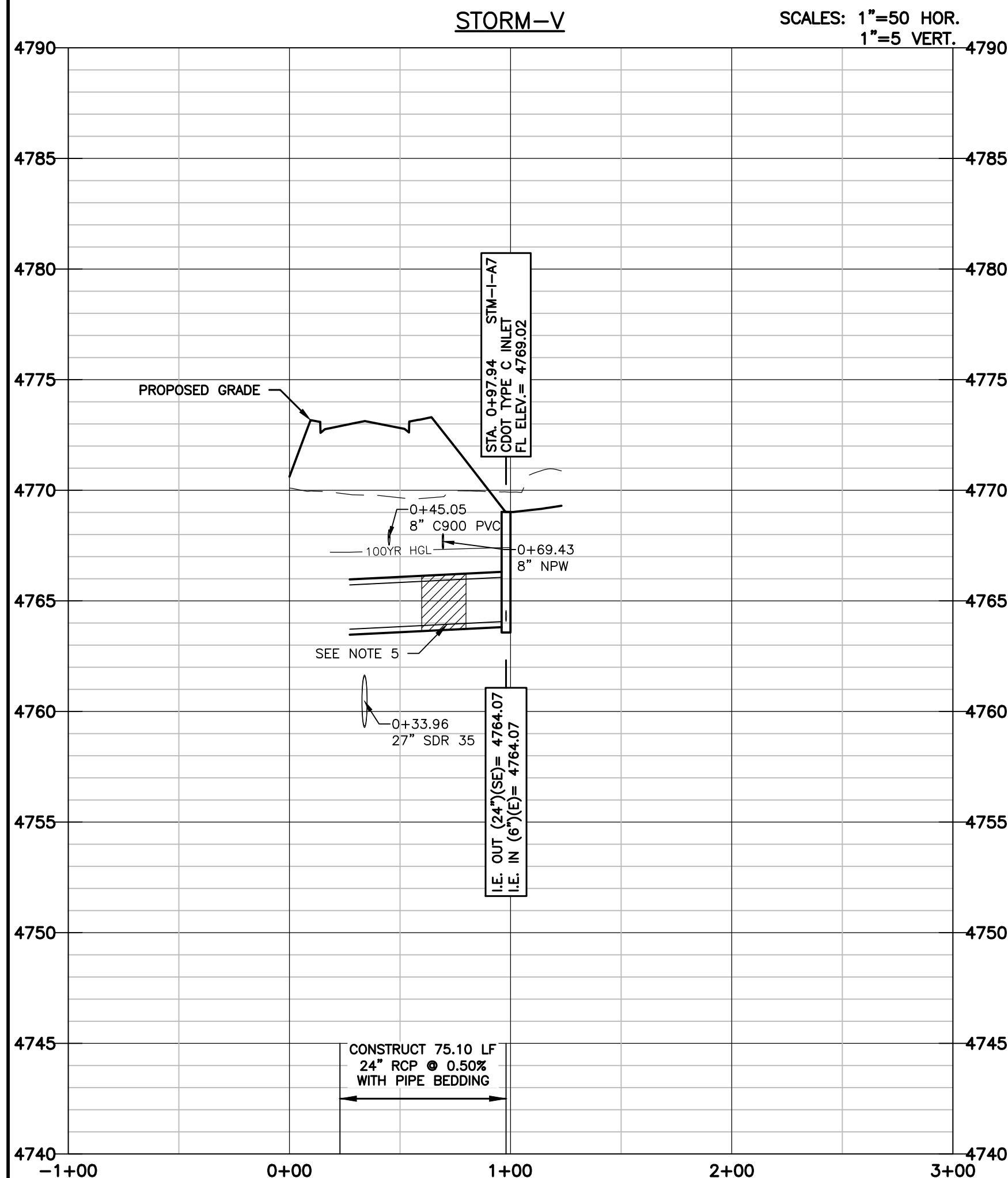
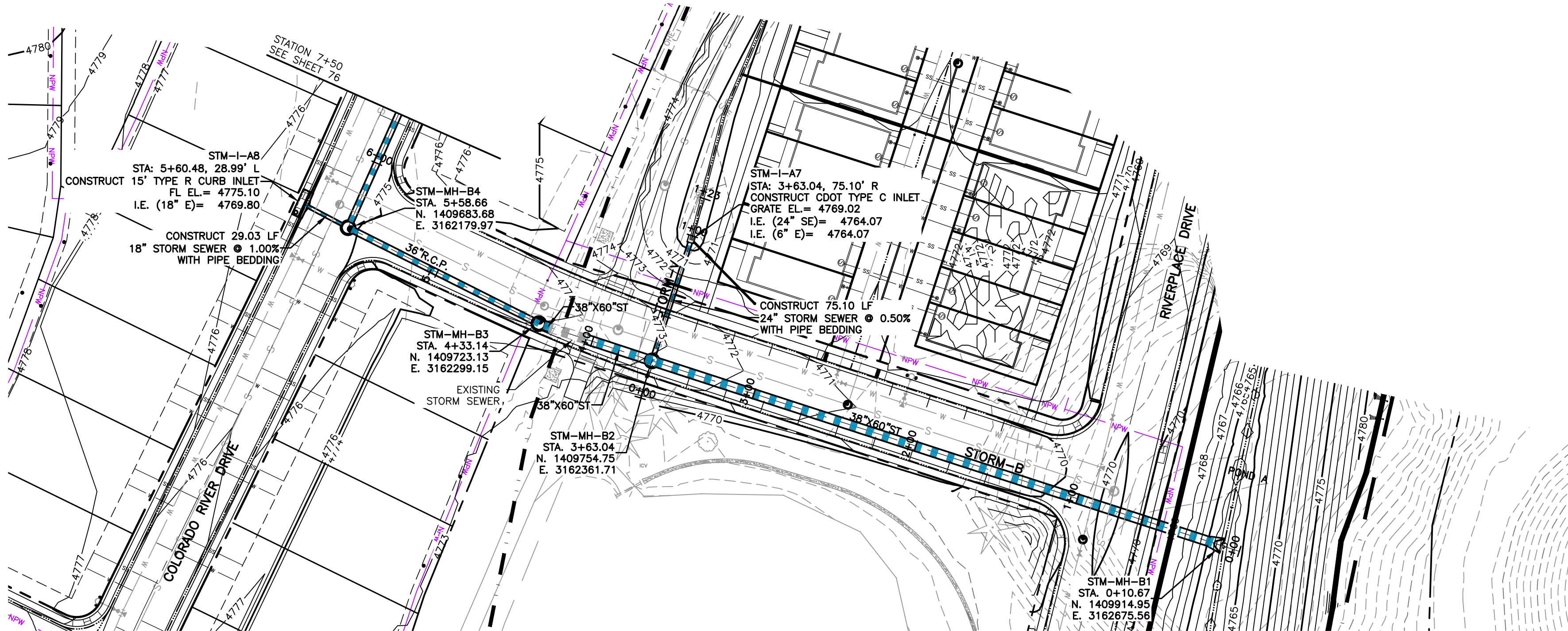
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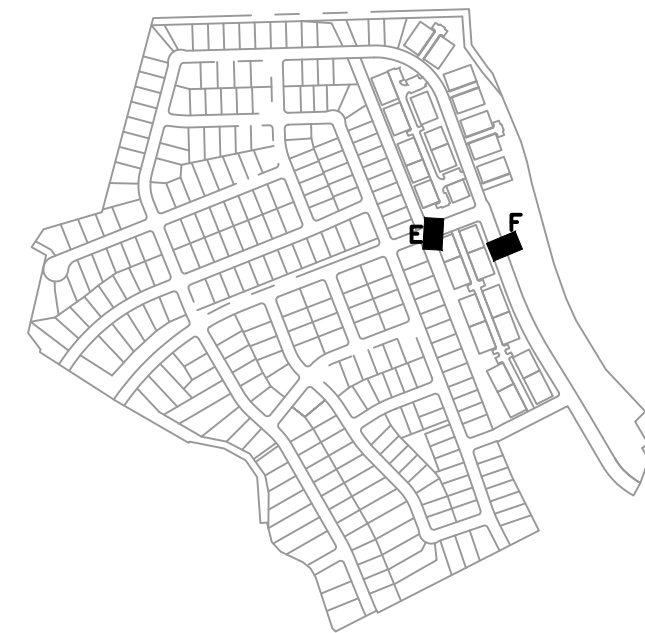
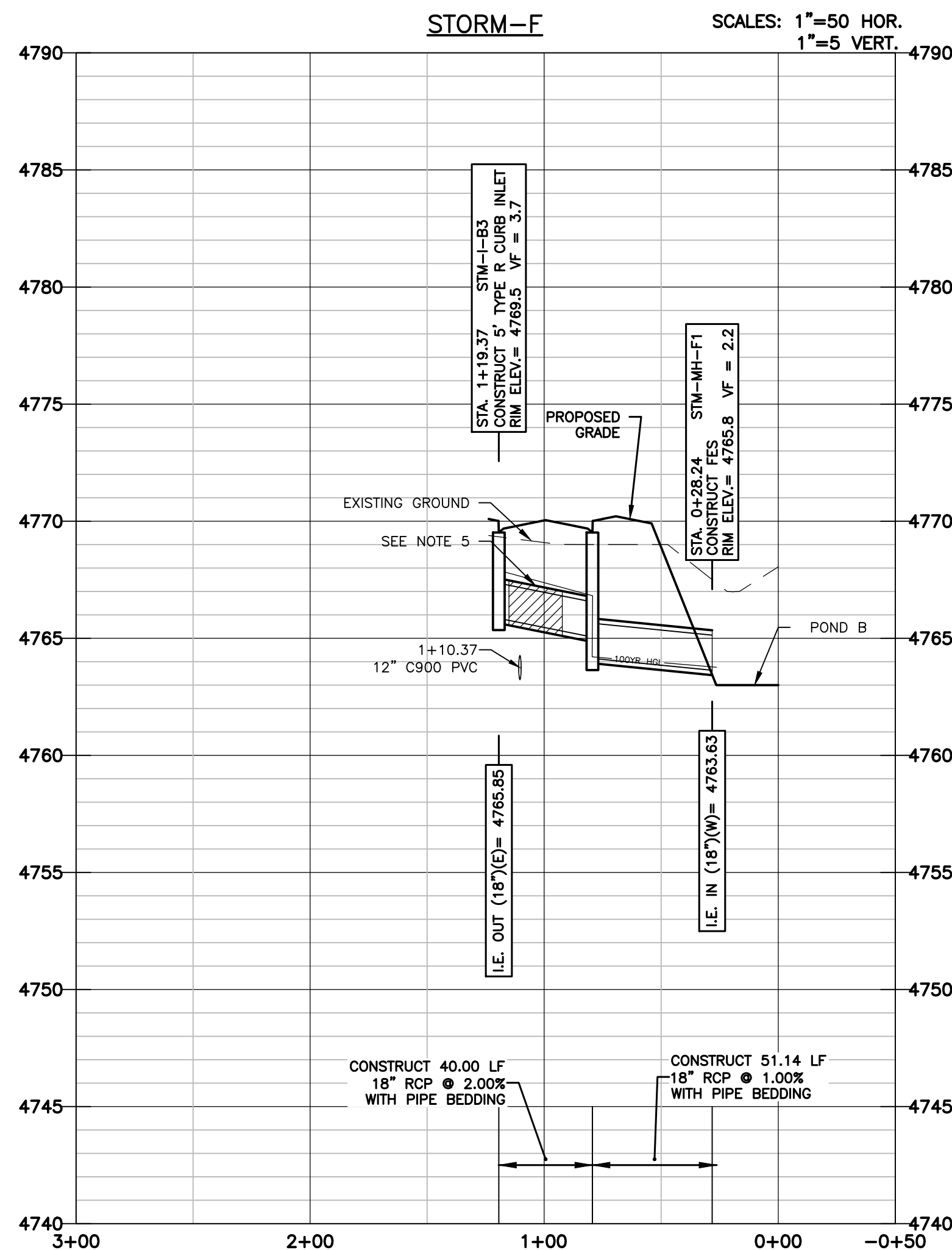
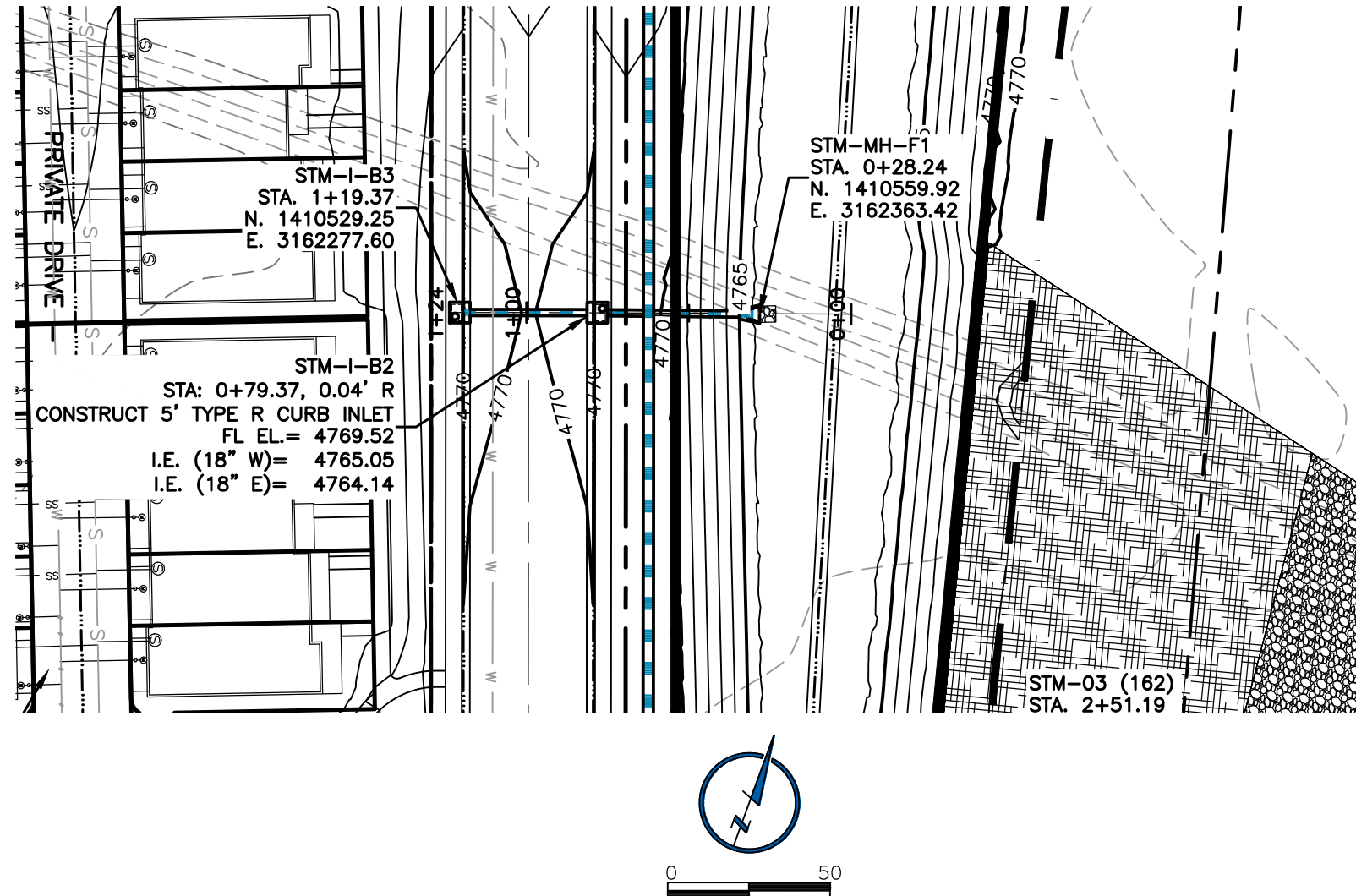
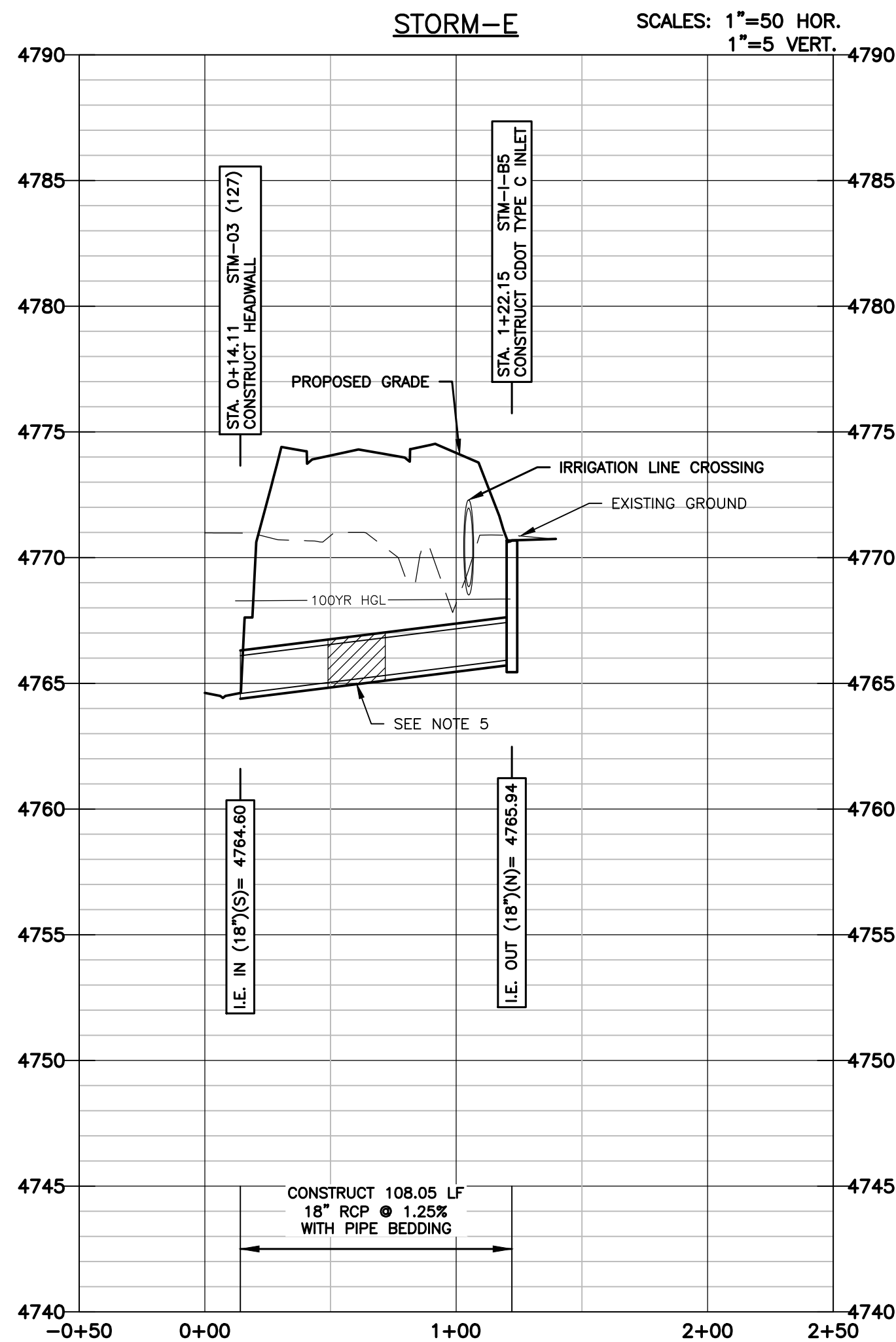
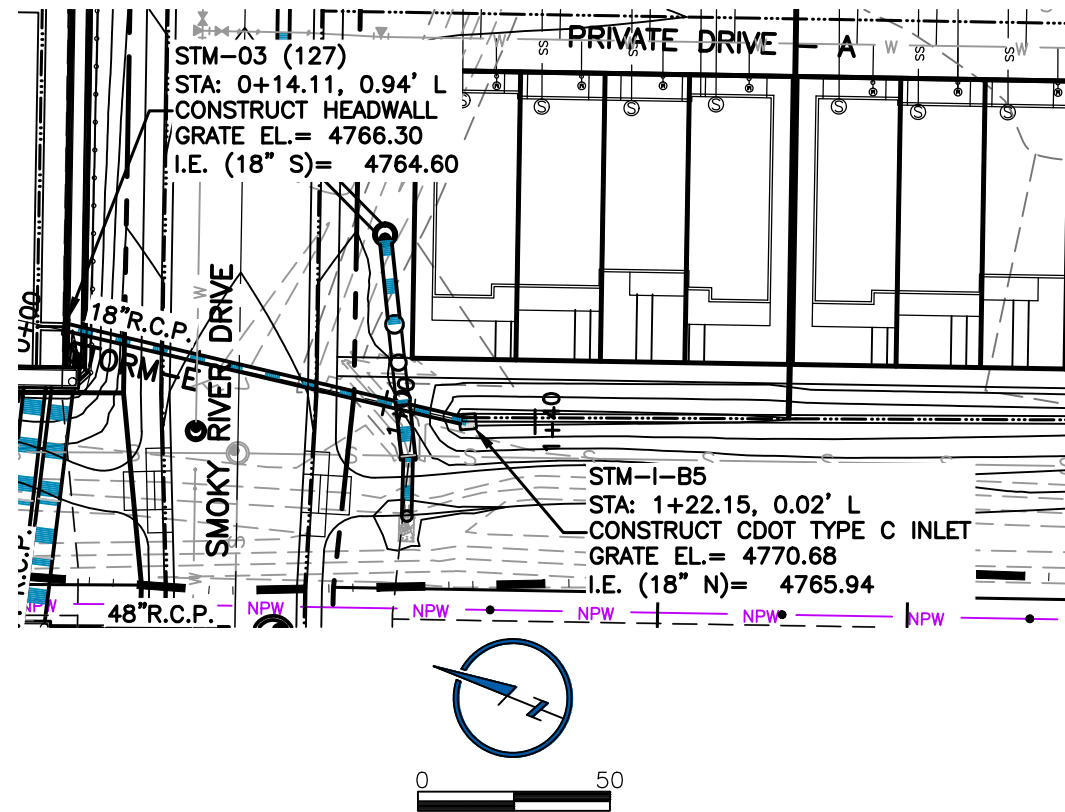
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KEY MAP

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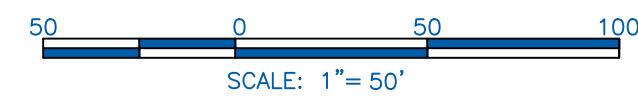
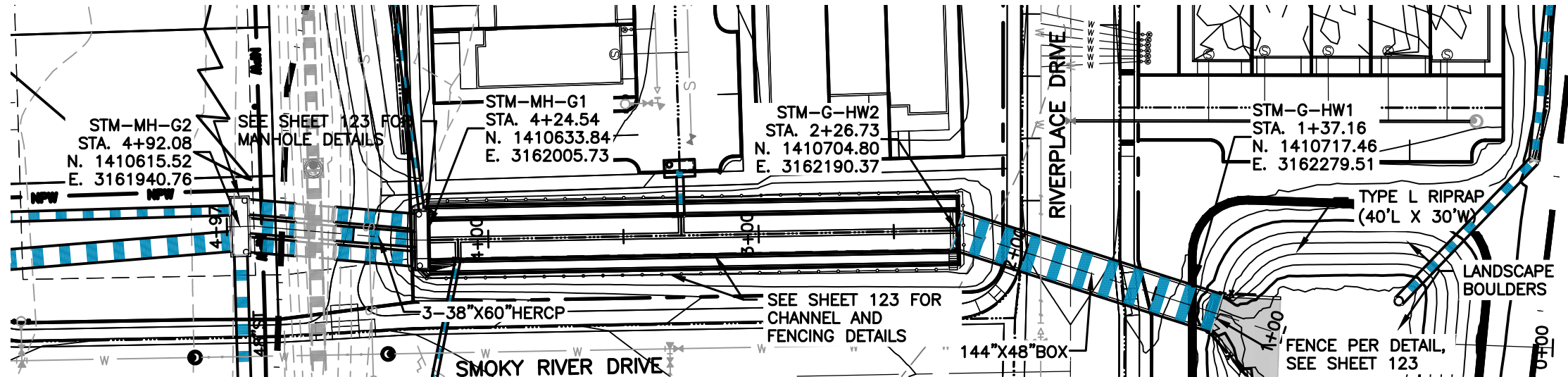
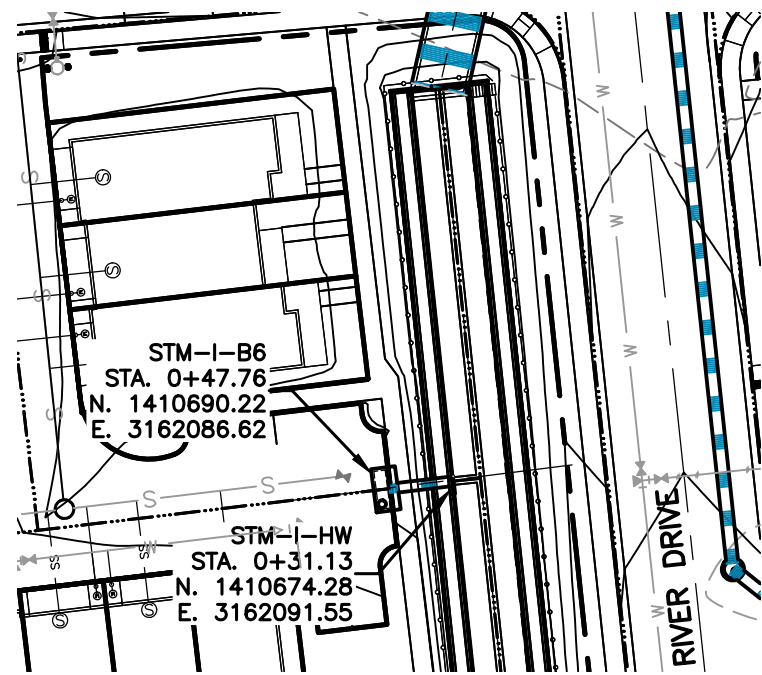
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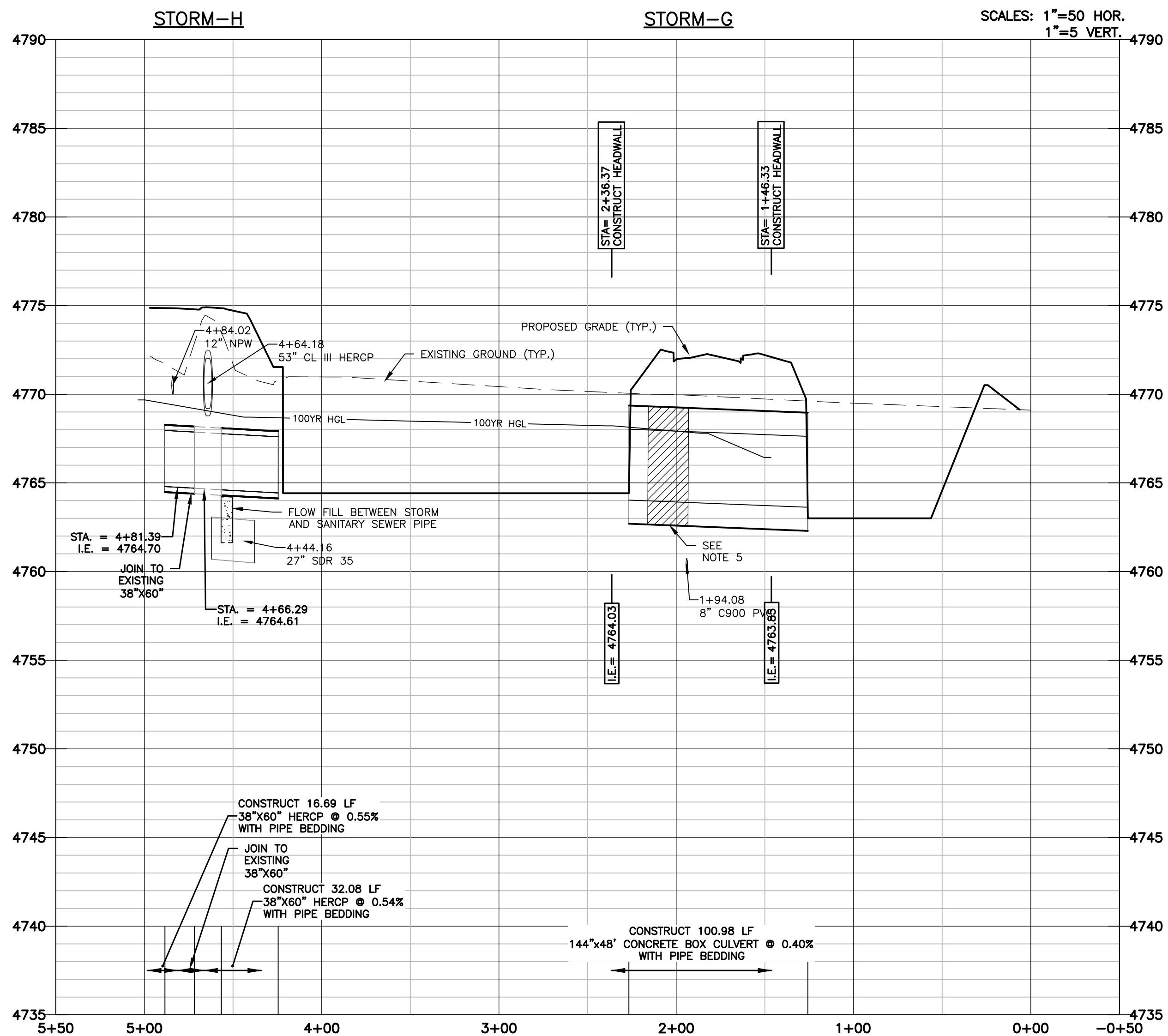
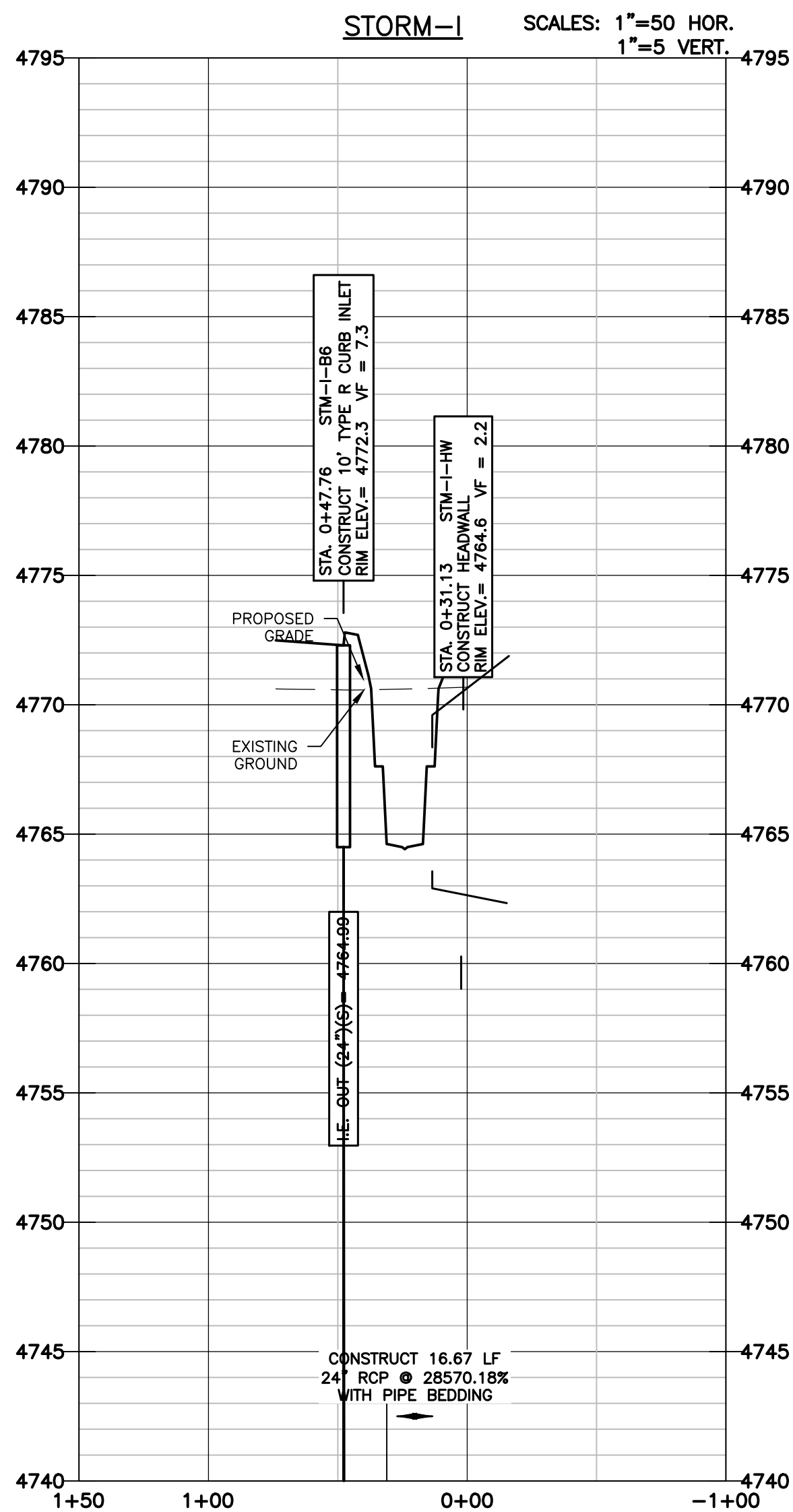
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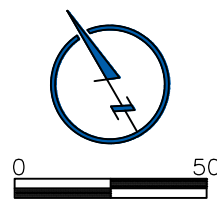
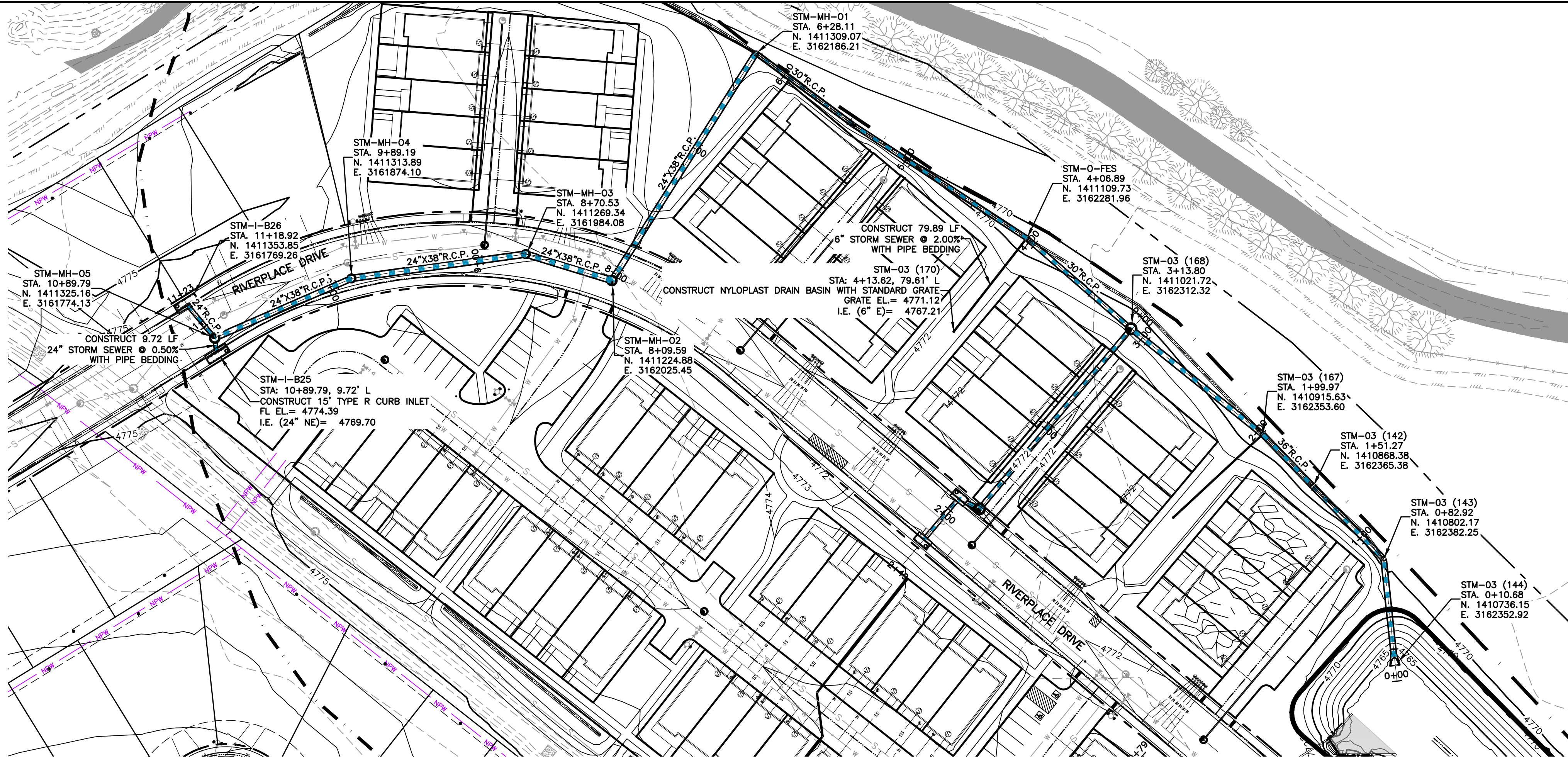
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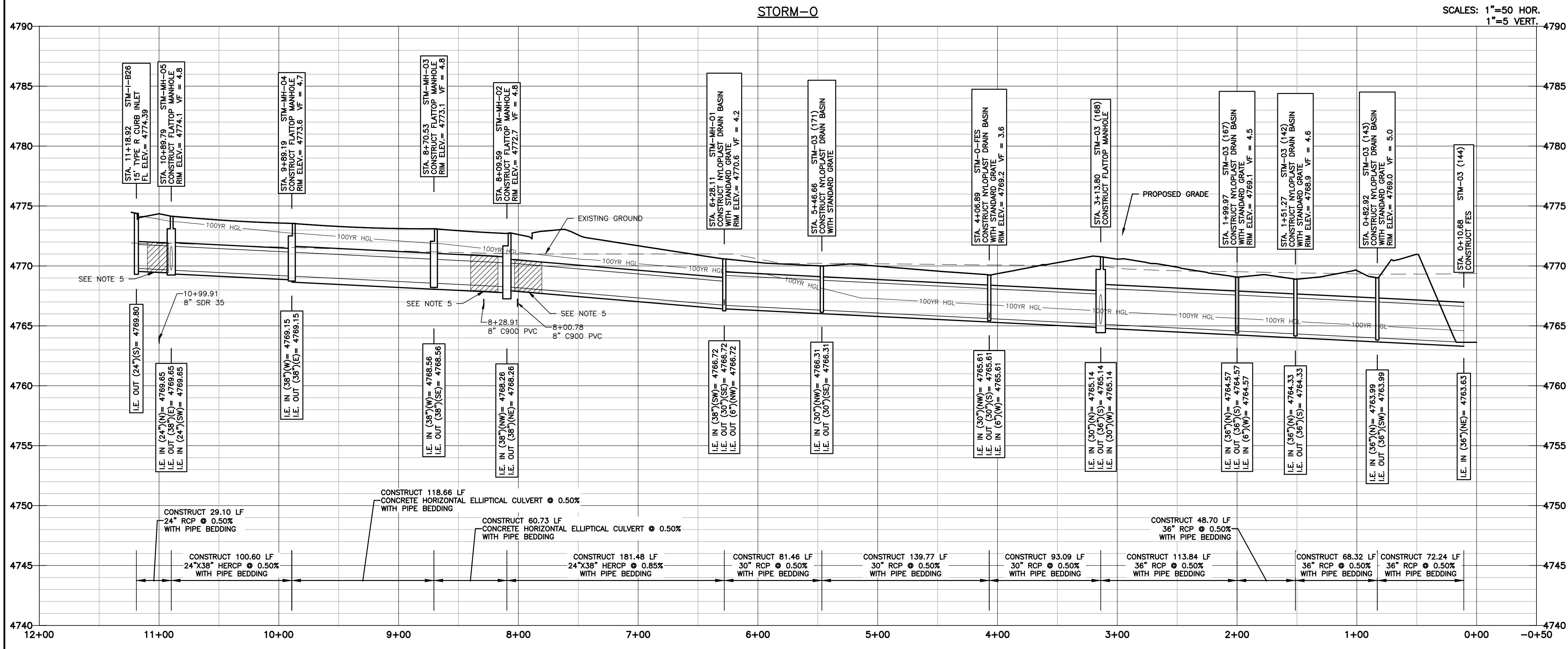
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7. ALL CDOT TYPE C AREA INLET GRATES TO BE CLOSE MESH GRATES.



TOWN OF WINDSOR
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STORM DRAIN PLAN AND PROFILE

LINE 0

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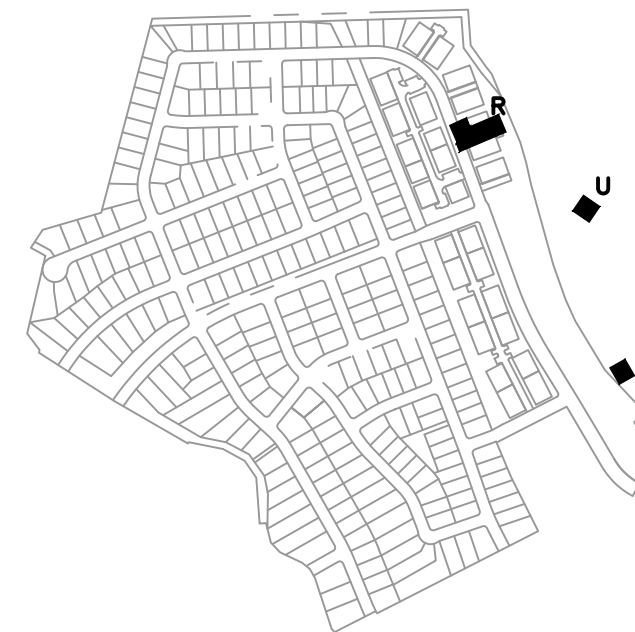
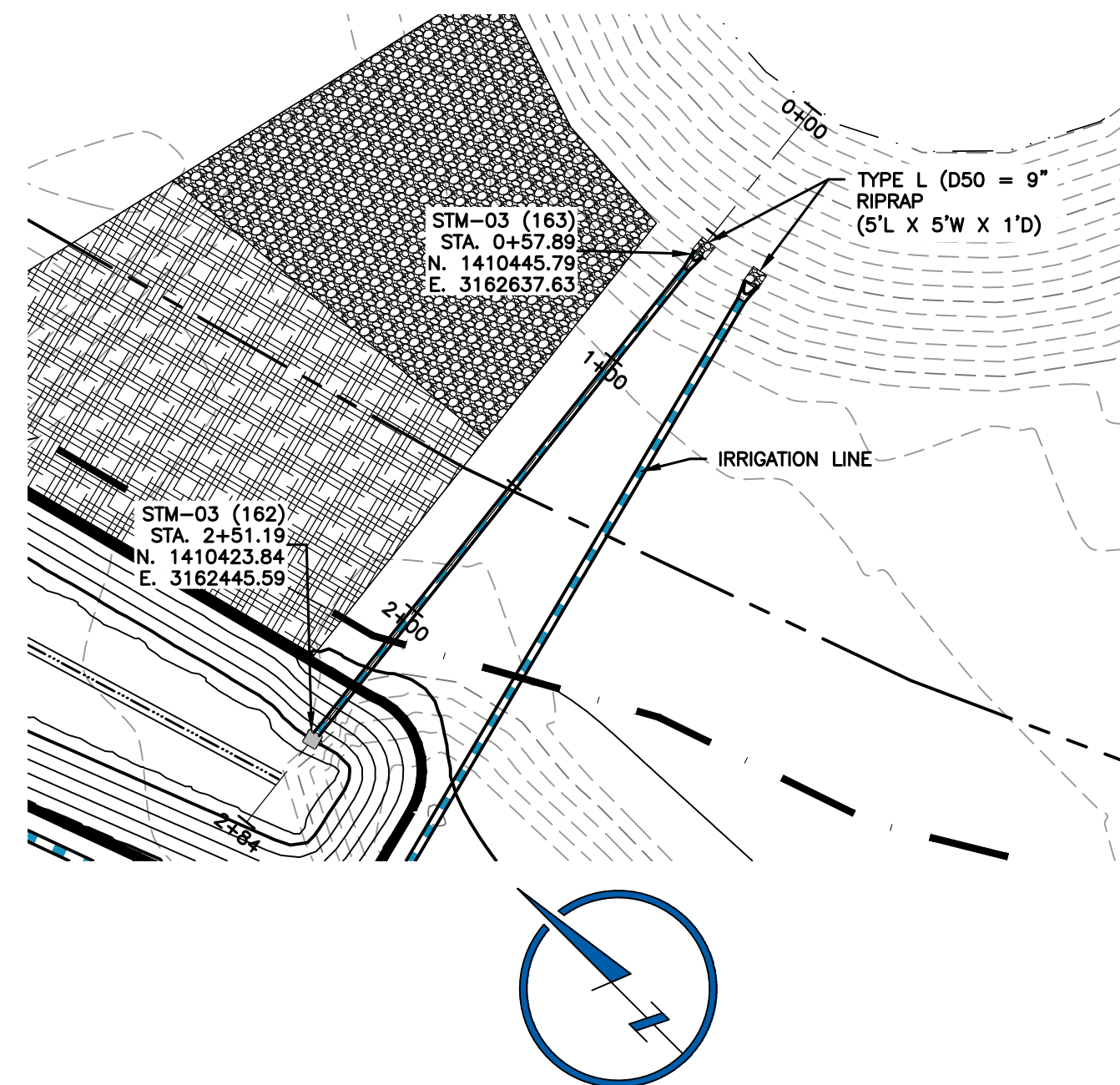
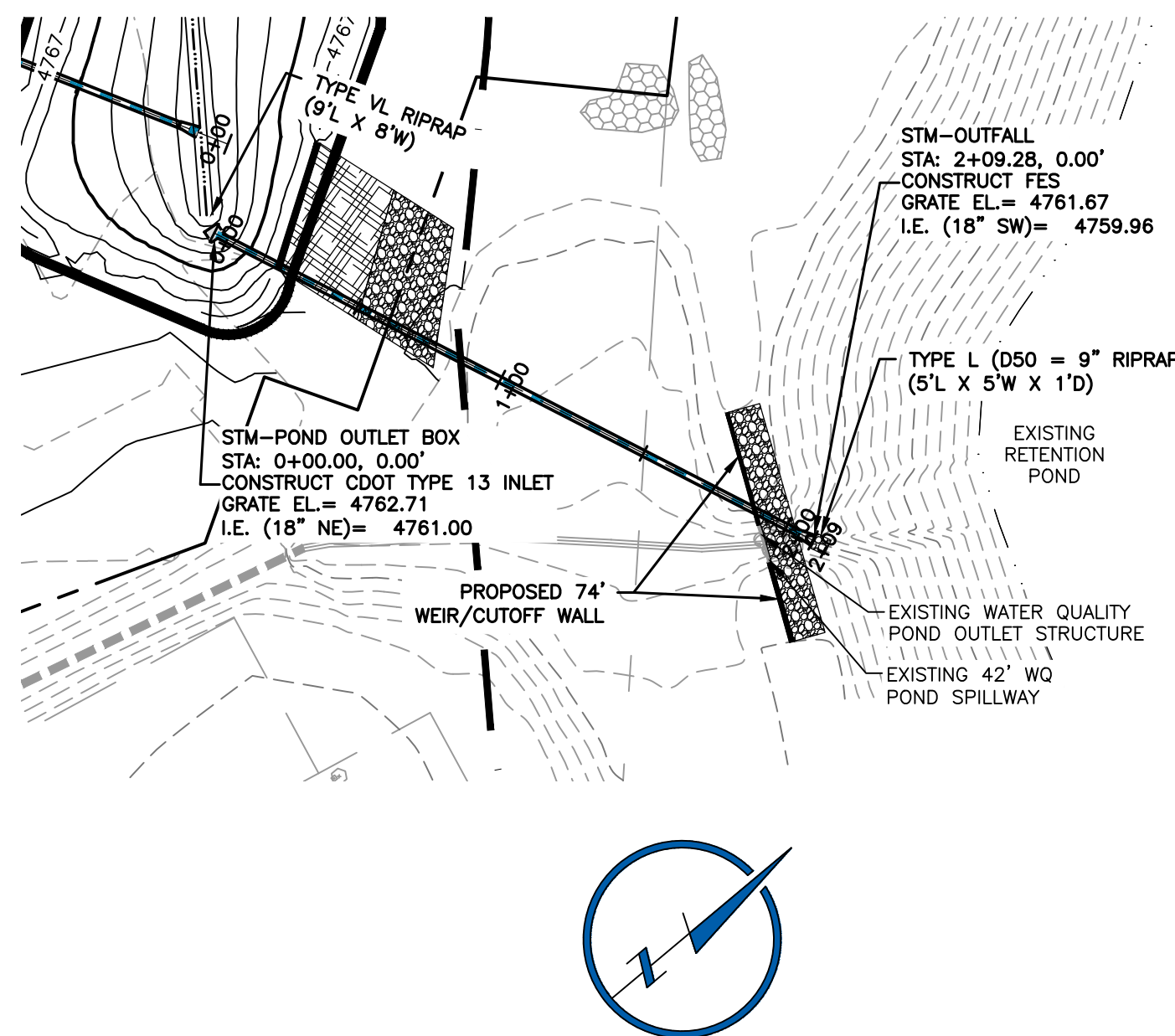
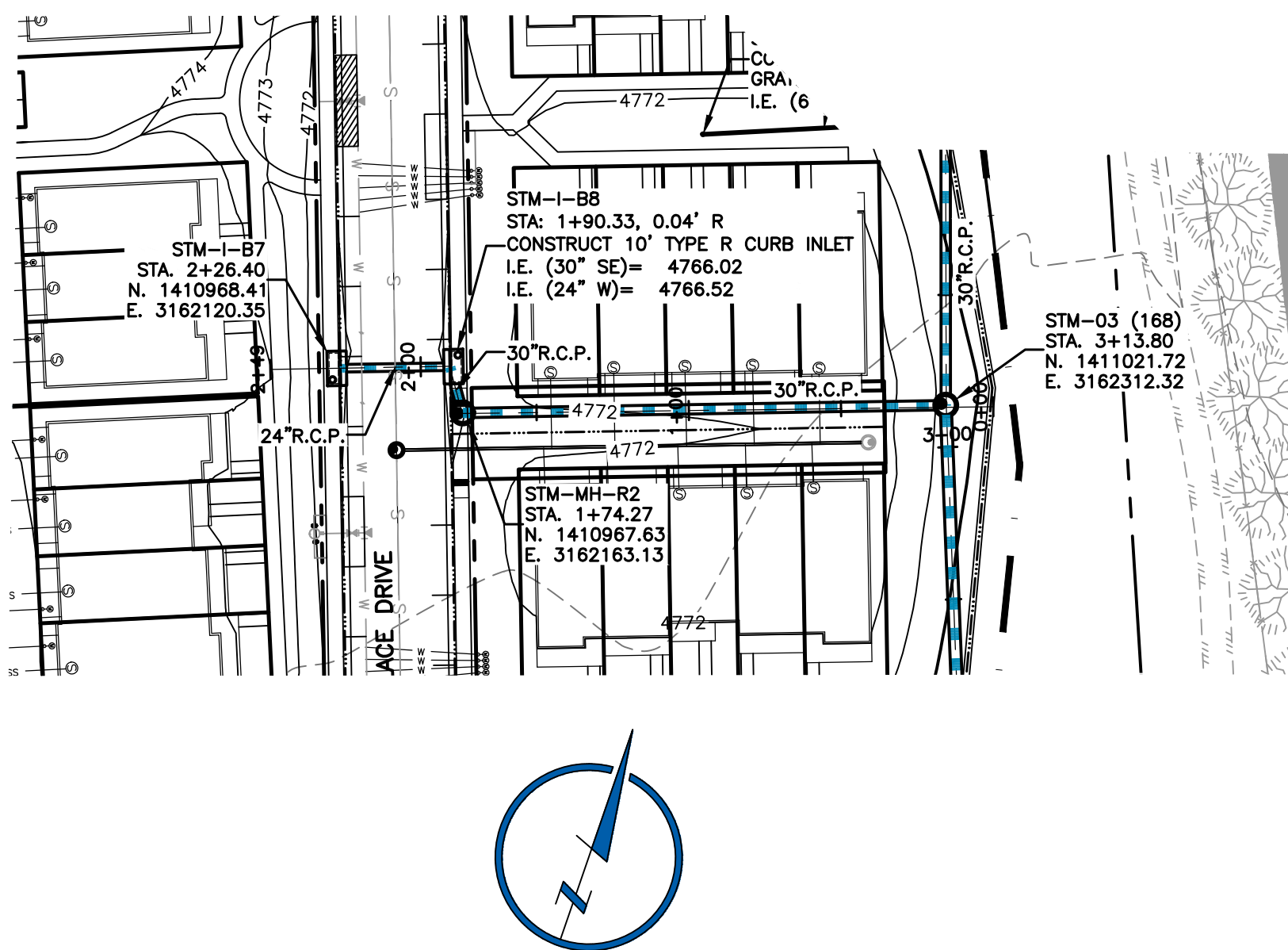
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83R OF 133

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KEY MAP

NOTES:

1. STATION AND OFFSET INFORMATION BASED ON STORM LINE ALIGNMENT.
2. CONTRACTOR TO MAINTAIN A MINIMUM COVER OF 24" BENEATH ROADWAYS AND 18" SEPARATION FROM OTHER UTILITIES, UNLESS NOTED OTHERWISE.
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LINES R, T & U

POUDRE HEIGHTS SUBDIVISION THIRD FILING
WINDSOR, COLORADO

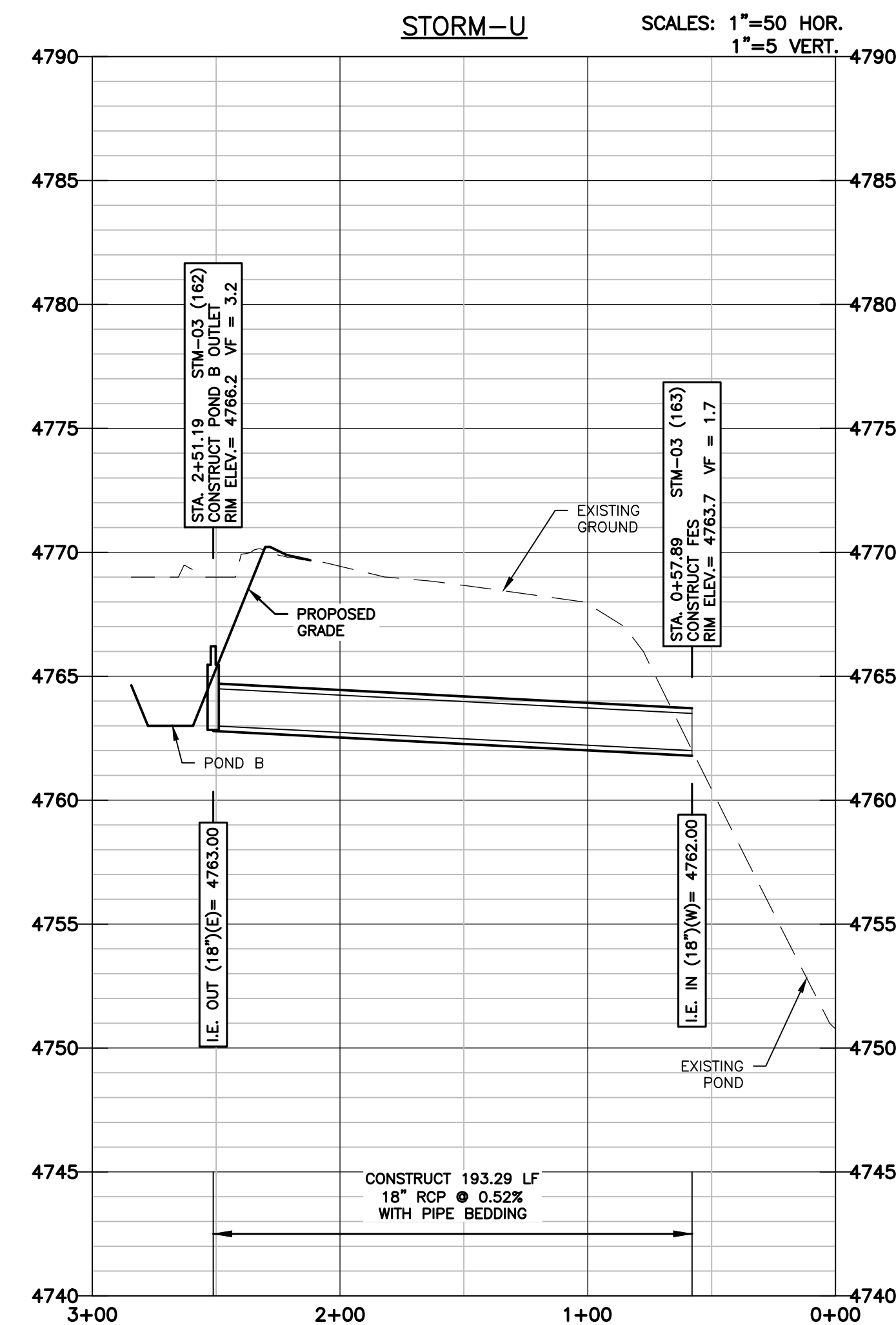
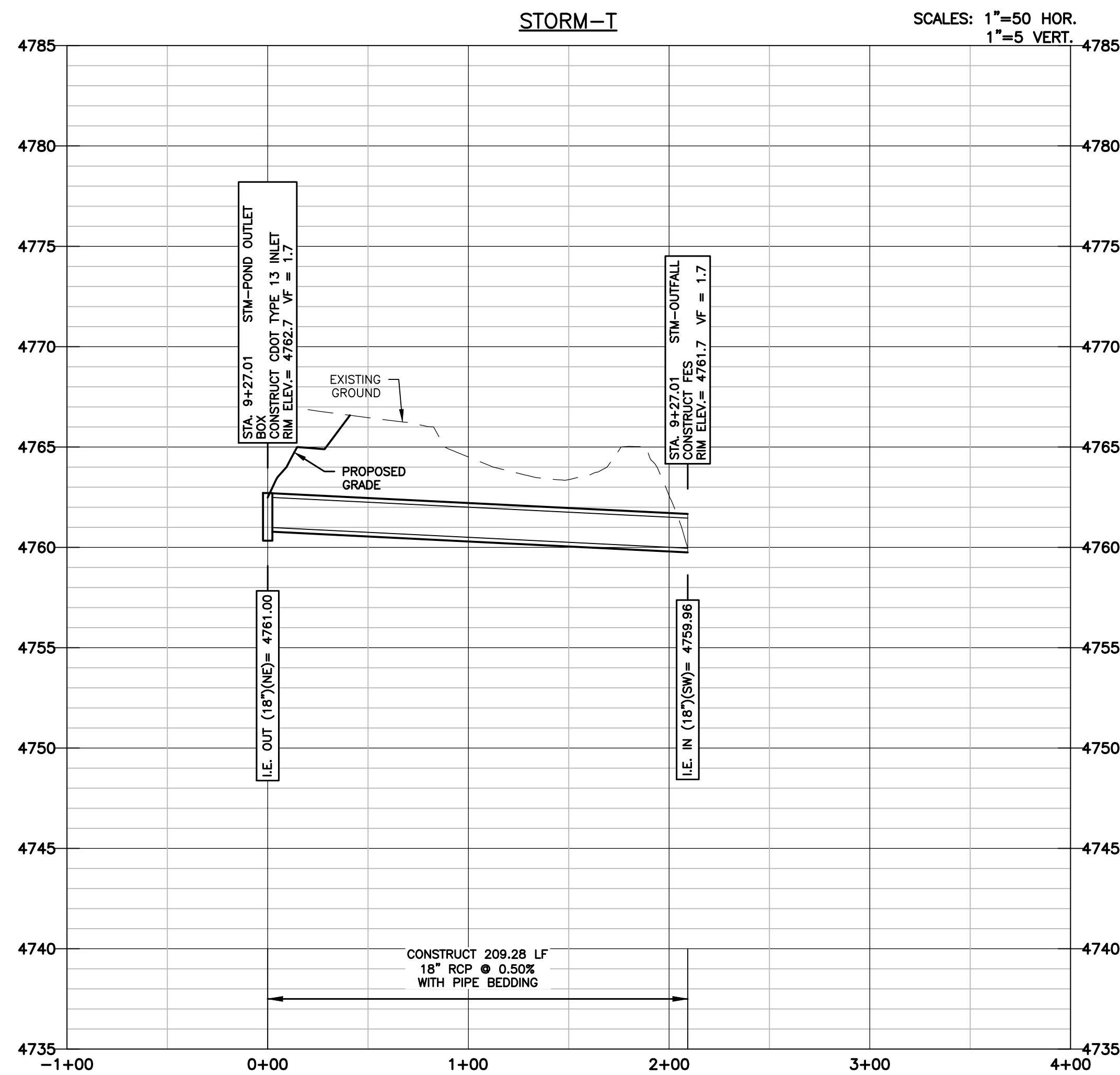
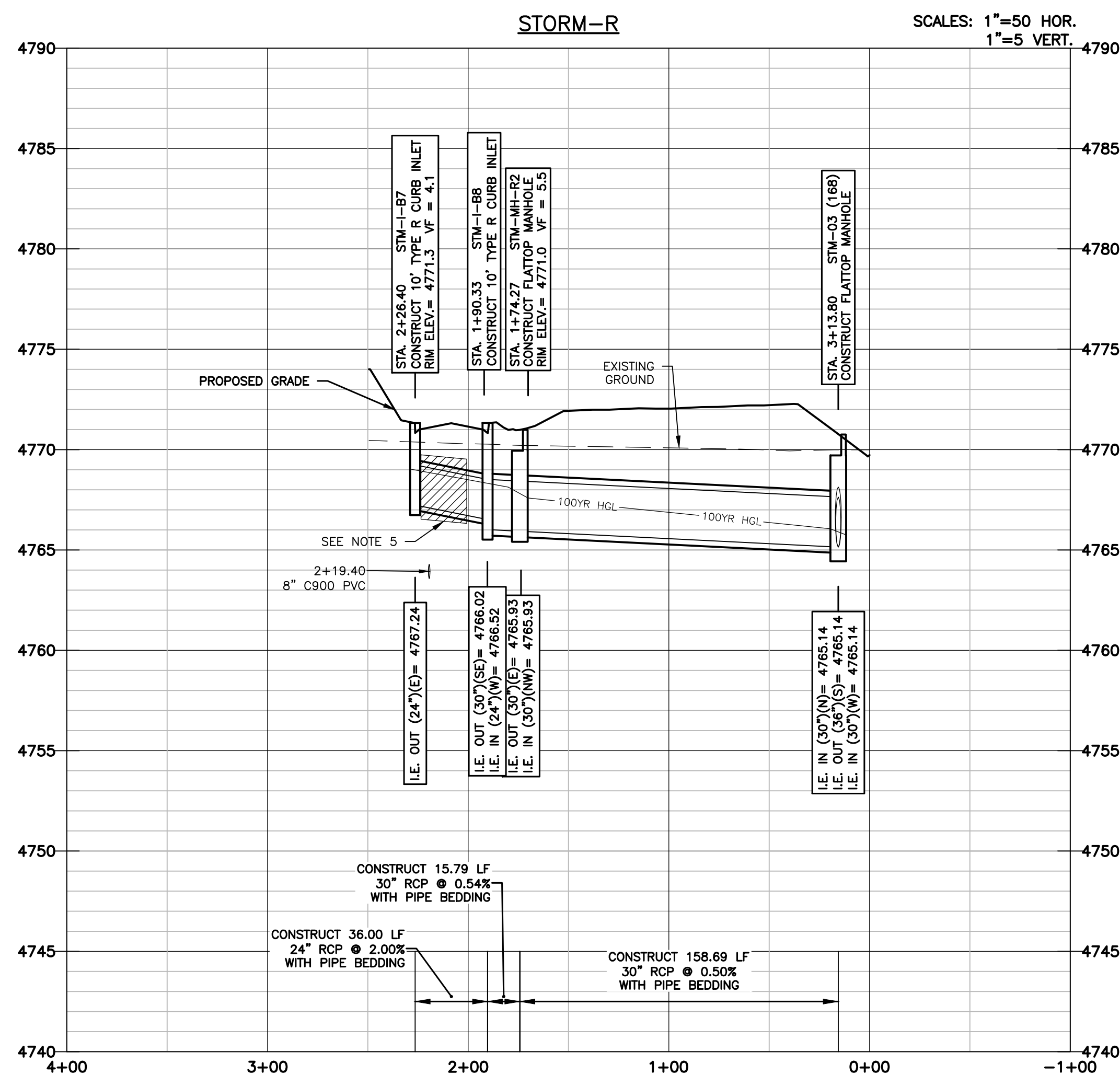


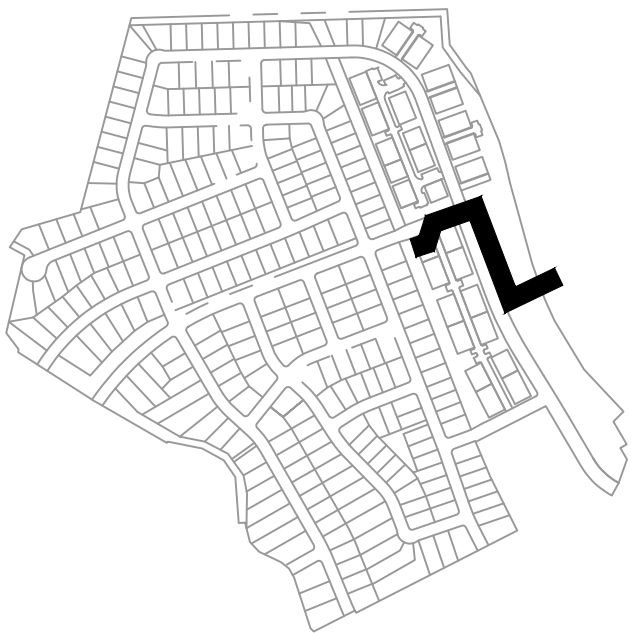
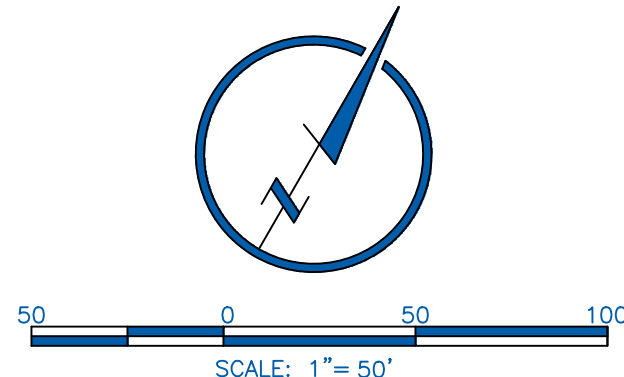
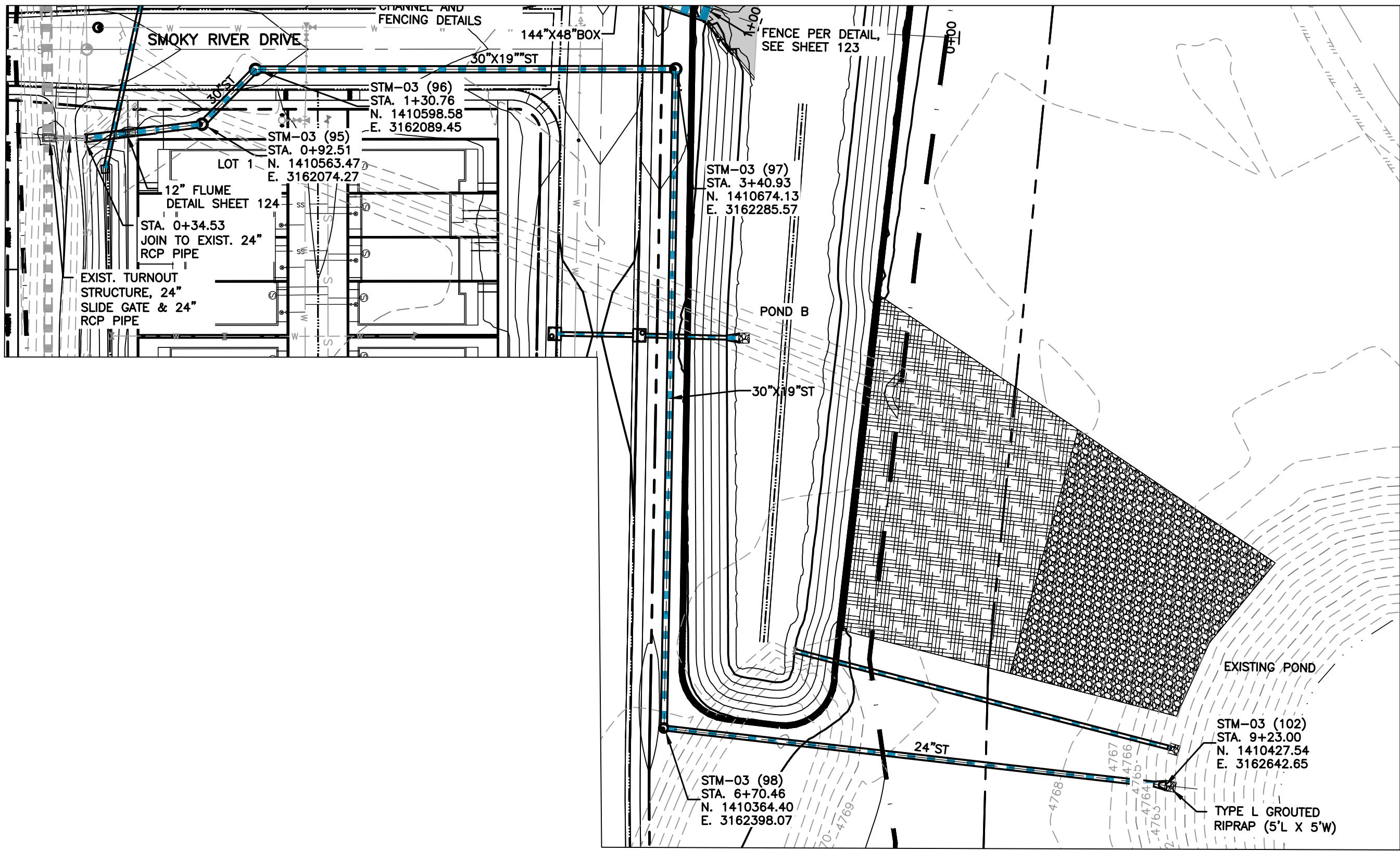
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85R OF 133

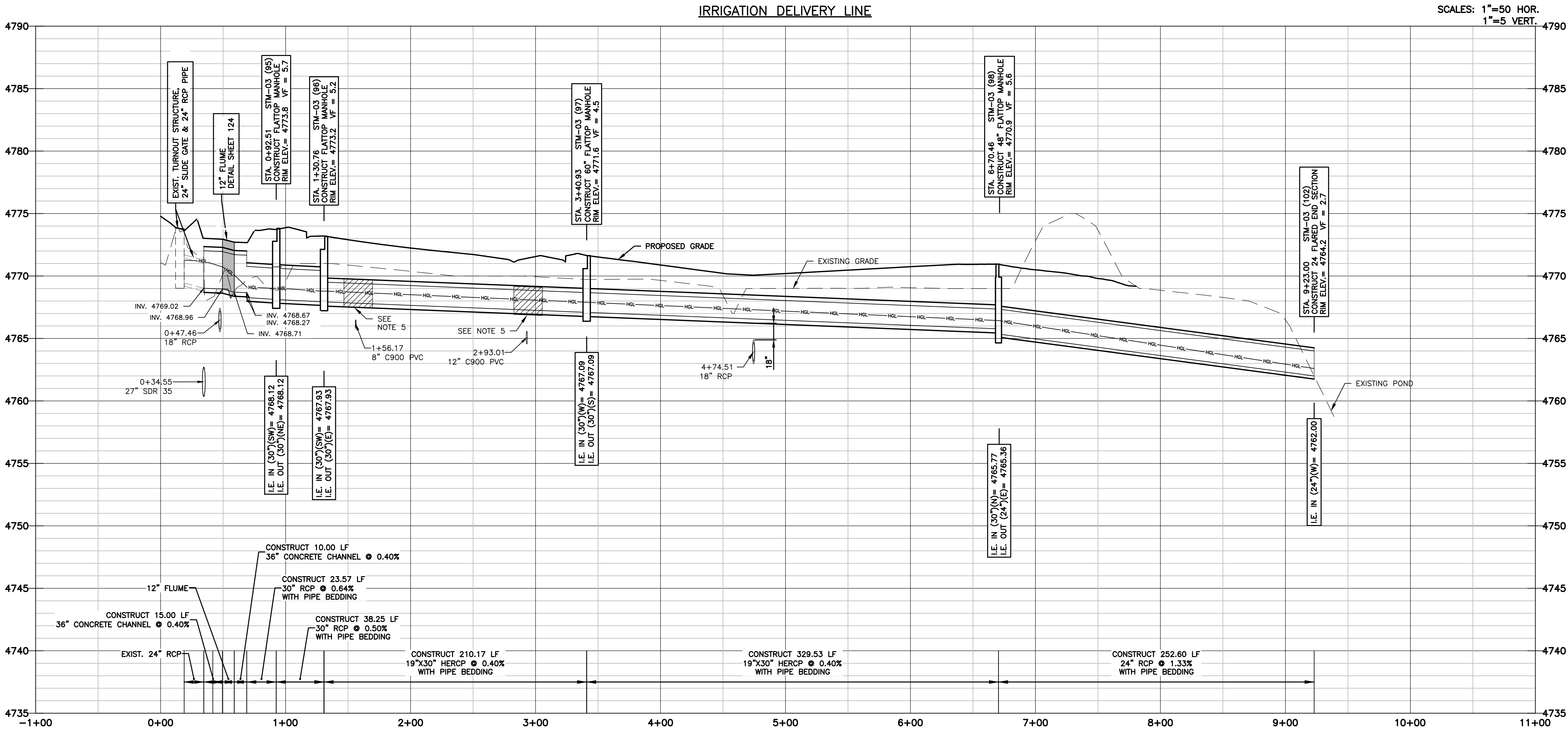




KEY MAP

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RAW WATER PLAN AND PROFILE
DELIVERY LINE

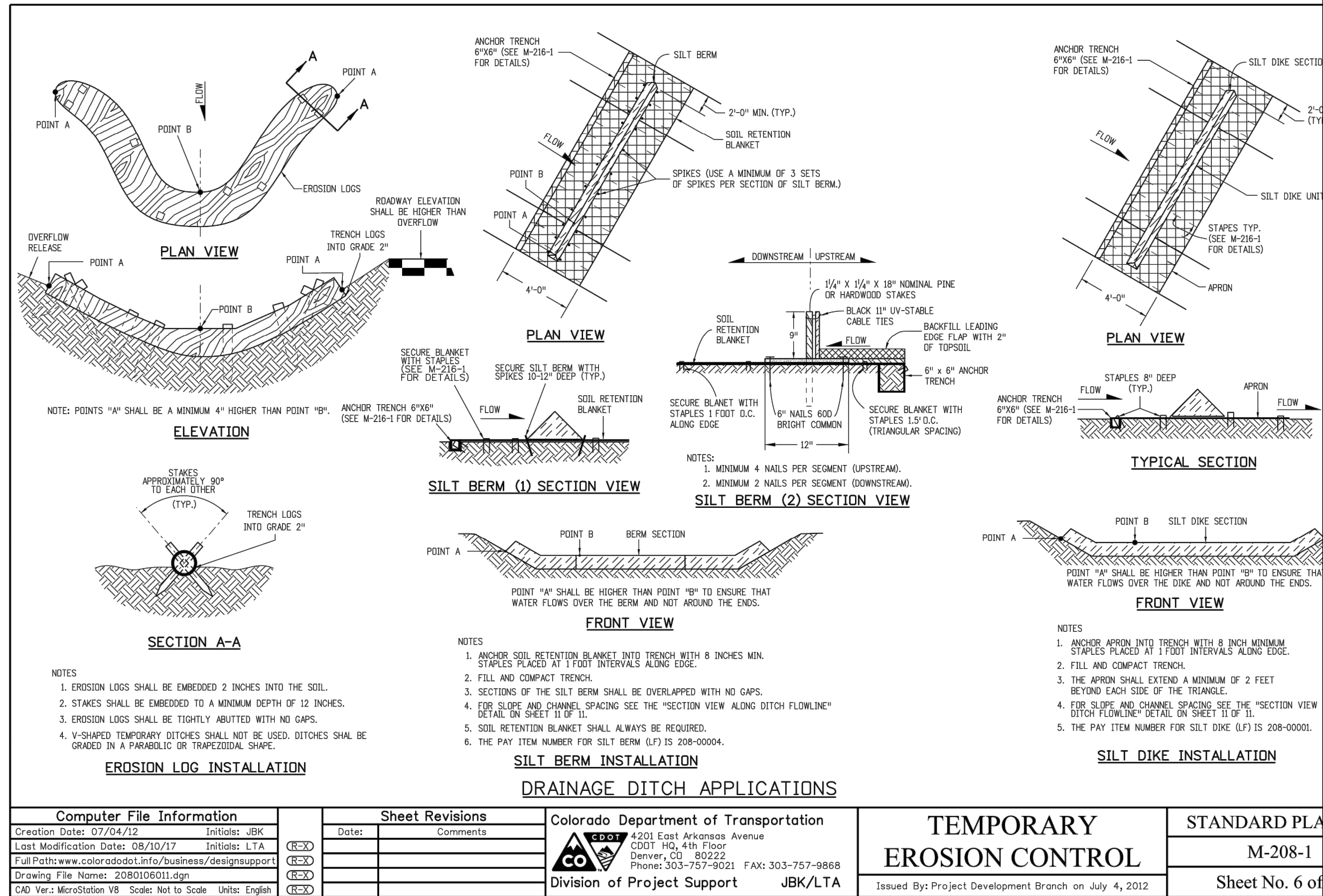
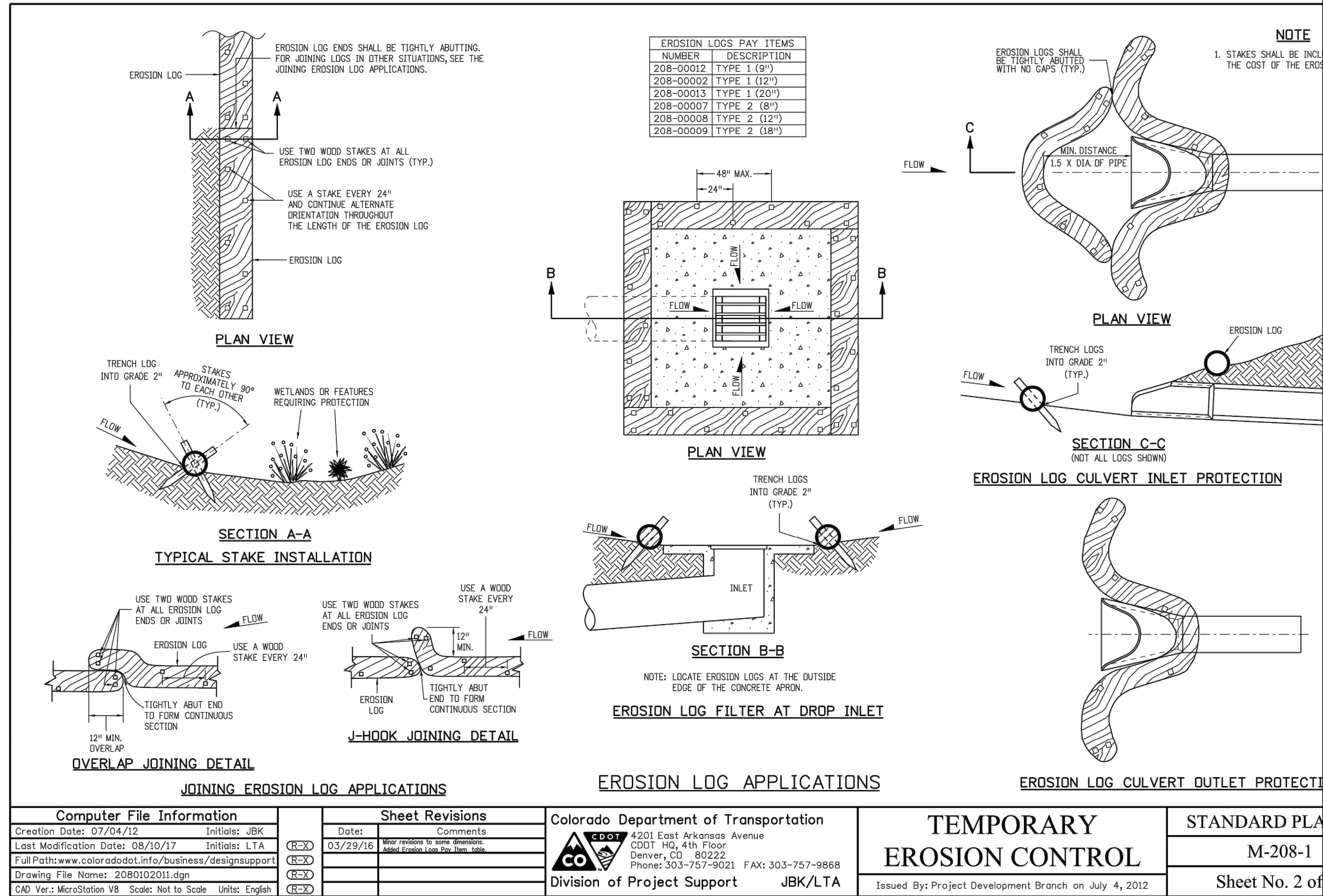
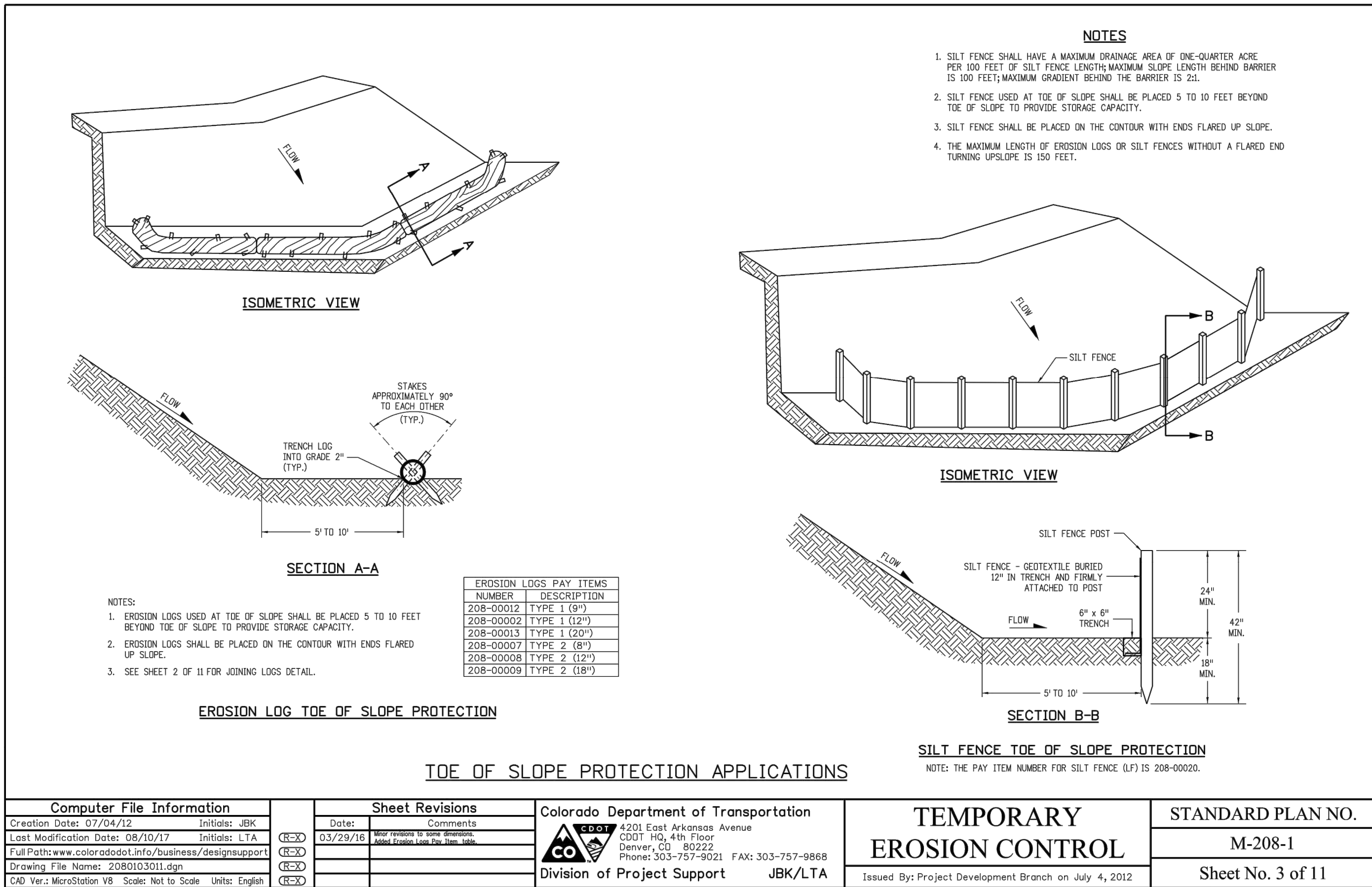
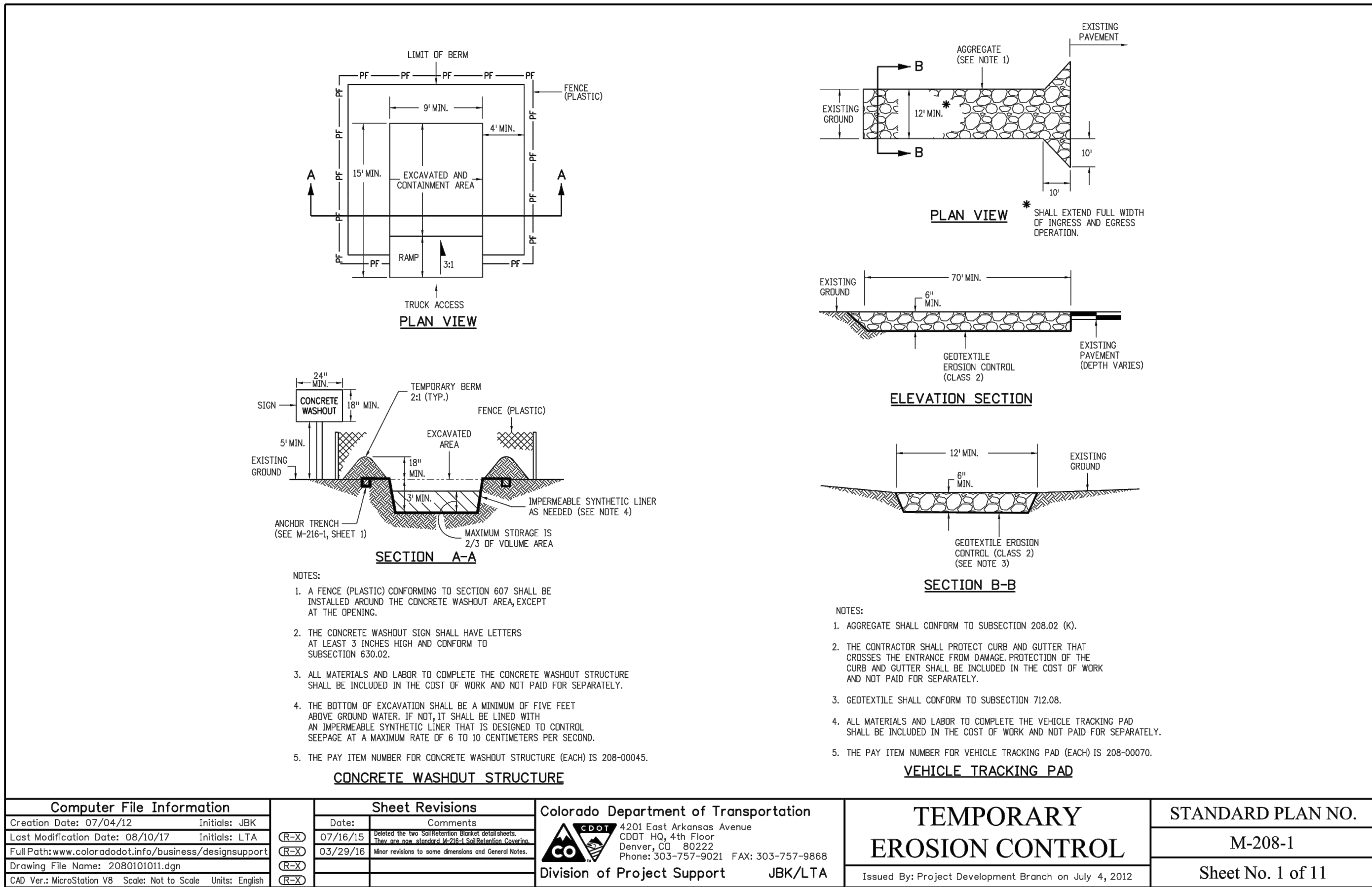
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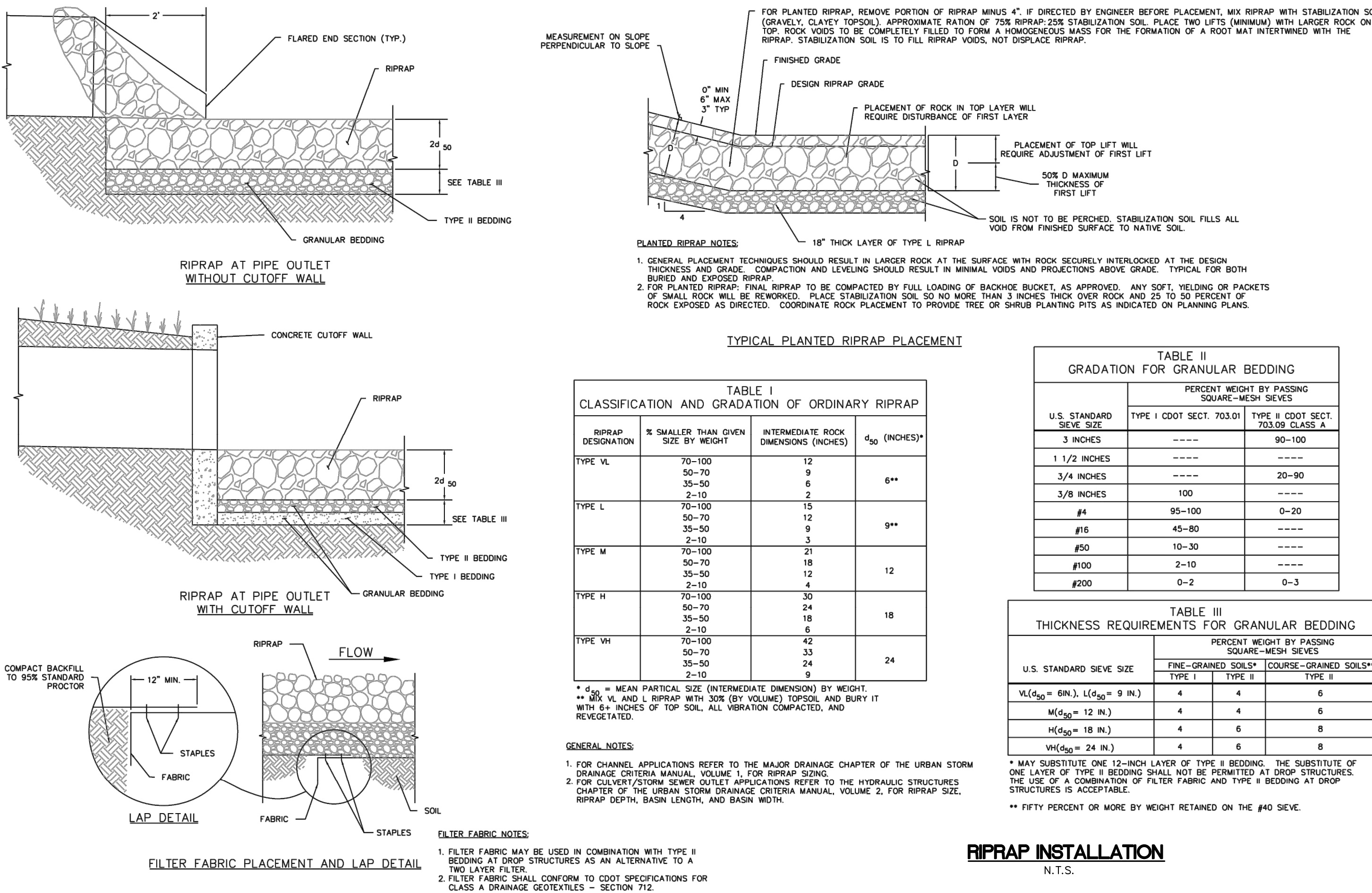
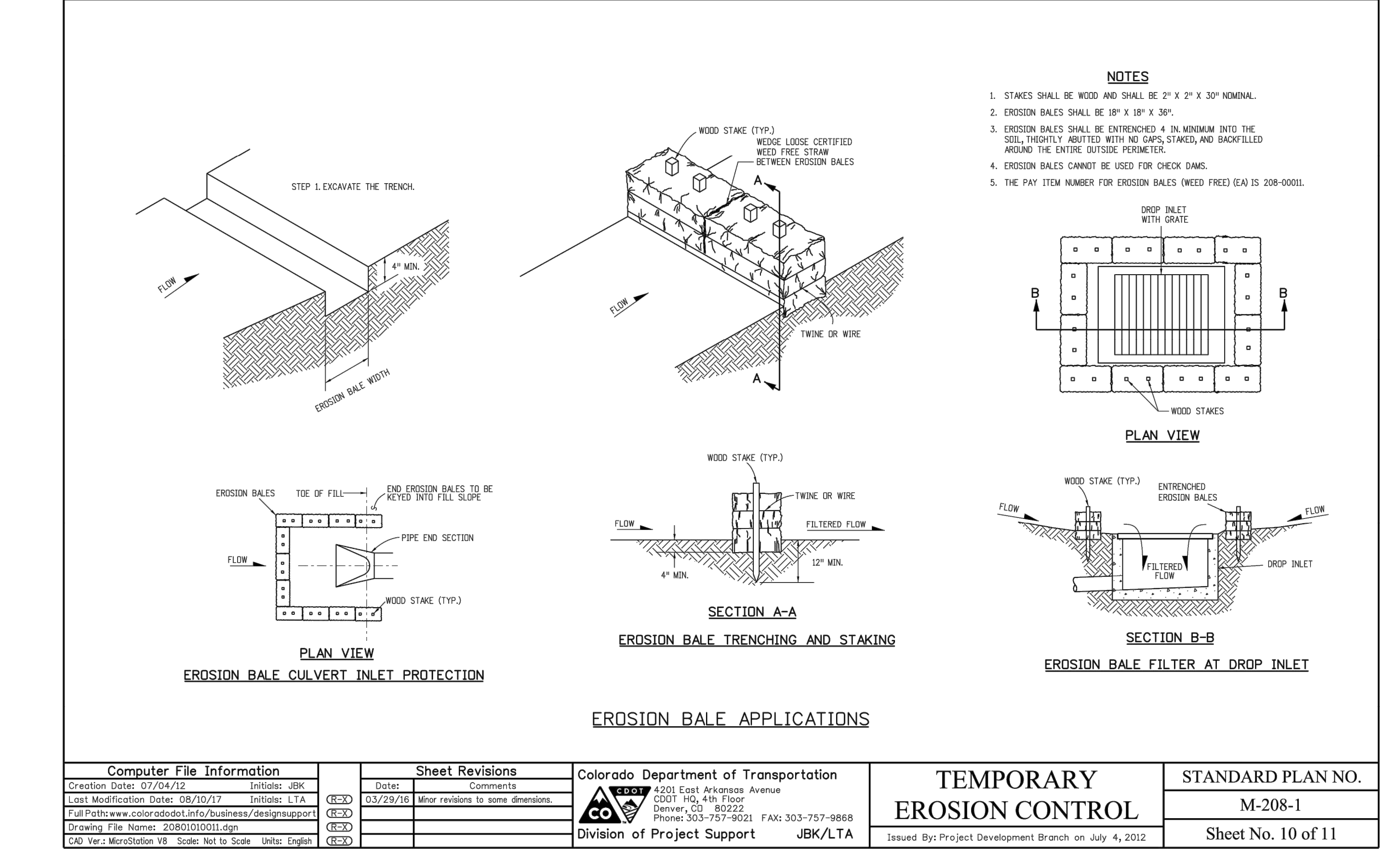
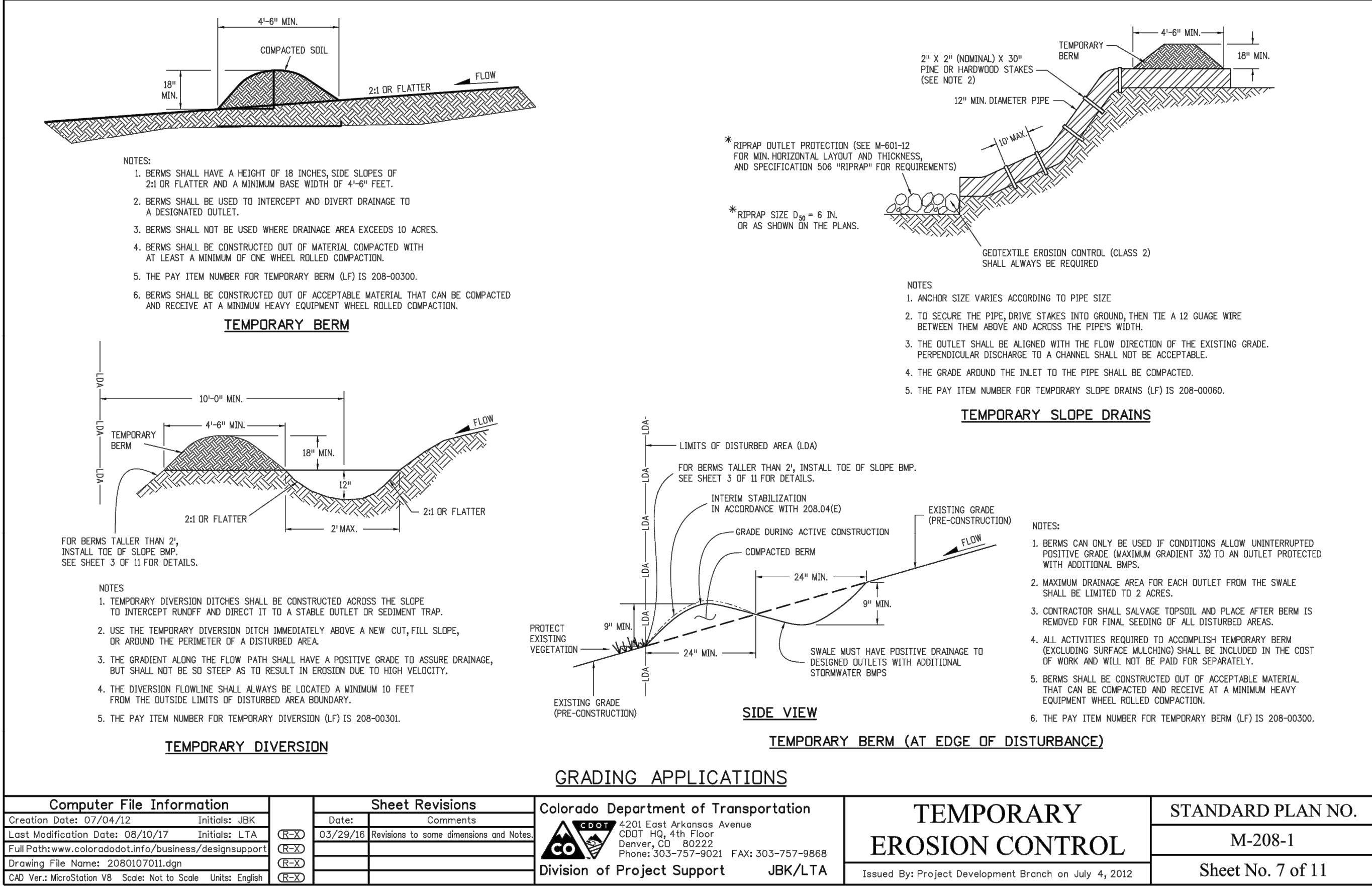
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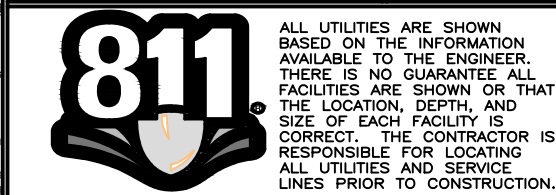
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CONSTRUCTION DETAILS
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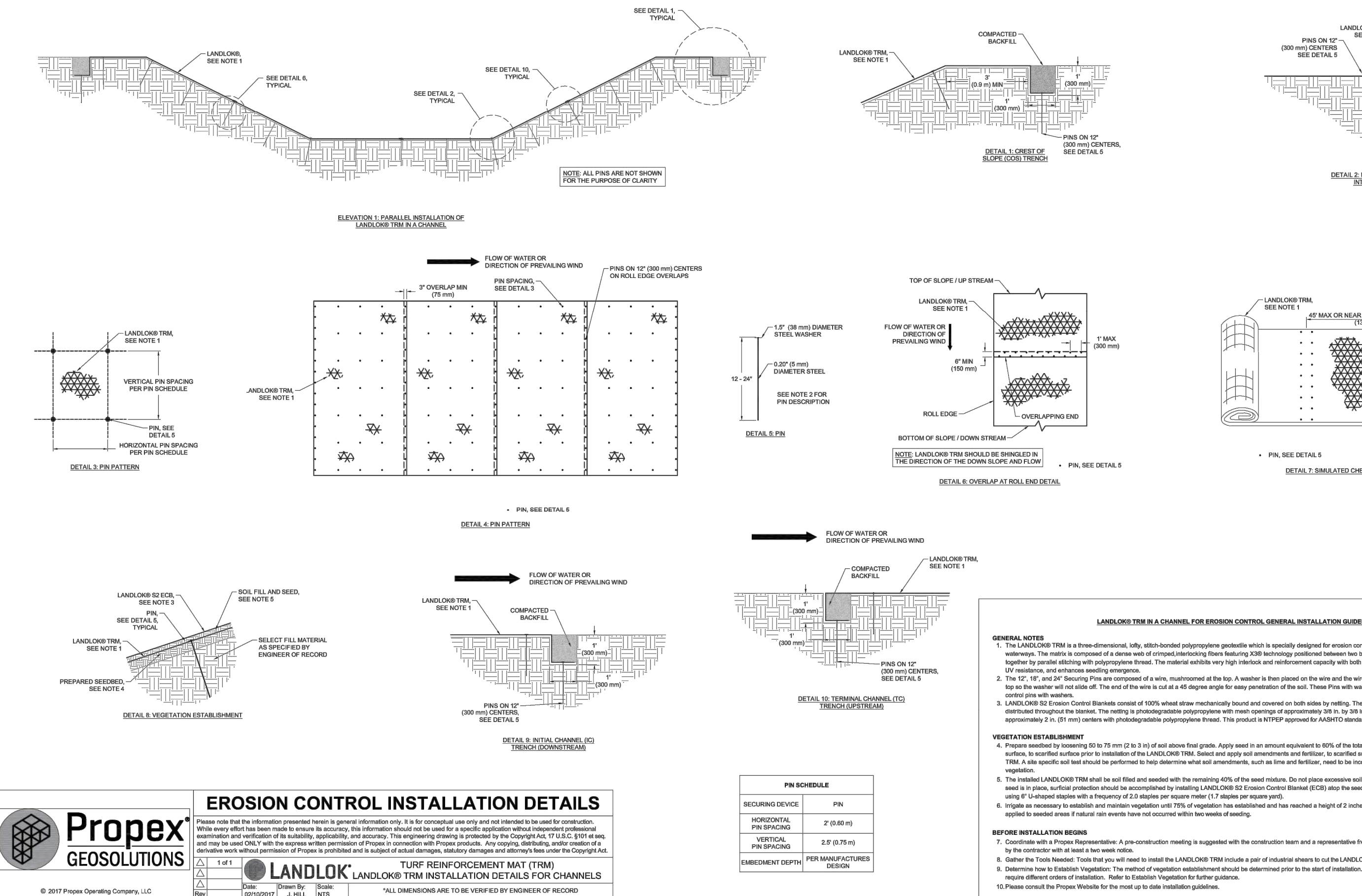
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TOWN OF WINDSOR
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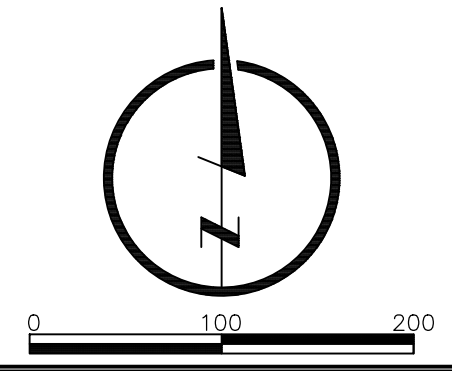


LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE BASIN BOUNDARY
- DESIGN POINT ID
- DRAINAGE BASIN ID
- DRAINAGE BASIN AREA (AC)
- MAJOR RUNOFF COEFFICIENT
- MINOR RUNOFF COEFFICIENT
- OVERLAND FLOW ARROW
- CHANNELIZED FLOW ARROW

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DRAINAGE PLAN
DEVELOPED CONDITION

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- EXISTING CONTOUR
- ===== PROPOSED CONTOUR
- - - - - DRAINAGE BASIN BOUNDARY
- △ 1 DESIGN POINT ID
- 1 DRAINAGE BASIN ID
○ 2.85 DRAINAGE BASIN AREA (AC)
○ 0.25 MAJOR RUNOFF COEFFICIENT
○ 0.65 MINOR RUNOFF COEFFICIENT
- OVERLAND FLOW ARROW
- CHANNELIZED FLOW ARROW

BASIN ID	AREA (AC)	PERCENT IMPERVIOUS	TIME OF CONCENTRATION (MIN)	RUNOFF COEFFICIENT		RAINFALL INTENSITY (IN/HR)		PEAK STORM RUNOFF (CFS)	
				2-YR	100-YR	2-YR	100-YR	2-YR	100-YR
A1(DP1)	1.57	2	18.77	0.54	0.76	1.73	5.71	1.46	6.82
A2(DP2)	0.37	70	6.11	0.65	0.80	2.72	9.01	0.65	2.67
A3(DP3)	2.83	70	10.49	0.65	0.80	2.25	7.46	4.15	16.89
A4(DP4)	0.52	70	5.53	0.65	0.80	2.80	9.27	0.95	3.86
A5(DP5)	0.99	68	12.34	0.62	0.81	2.11	6.97	1.29	5.57
A6(DP6)	0.58	40	5.00	0.40	0.70	2.88	9.53	0.67	3.87
A7(DP7)	2.38	59	11.98	0.56	0.76	2.13	7.06	2.85	12.84
A8(DP8)	5.94	40	12.64	0.40	0.70	2.08	6.90	4.95	28.68
A9(DP9)	0.64	40	7.54	0.40	0.70	2.55	8.43	0.65	3.78
A10(DP10)	4.96	40	10.64	0.40	0.70	2.24	7.42	4.45	25.75
A11(DP11)	4.16	40	10.04	0.40	0.70	2.29	7.59	3.82	22.10
B1(DP21)	5.35	32	14.76	0.34	0.69	1.94	6.43	3.56	23.67
B2(DP22)	0.28	70	5.49	0.65	0.80	2.81	9.30	0.51	2.08
B3(DP23)	1.70	70	6.41	0.65	0.80	2.68	8.88	2.96	12.08
B4(DP24)	0.39	70	7.49	0.65	0.80	2.55	8.45	0.65	2.64
B5(DP25)	1.11	52	10.04	0.50	0.74	2.29	7.59	1.28	6.24
B6(DP26)	2.53	70	5.33	0.65	0.80	2.83	9.37	4.66	18.97
B7(DP27)	1.97	70	7.09	0.65	0.80	2.60	8.60	3.33	13.56
B8(DP28)	1.82	70	9.52	0.65	0.80	2.34	7.75	2.77	11.28
B9(DP29)	2.60	54	11.51	0.51	0.75	2.17	7.18	2.90	13.92
B10(DP30)	5.81	40	11.13	0.40	0.70	2.20	7.28	5.11	29.61
B11(DP31)	3.05	40	10.34	0.40	0.70	2.27	7.50	2.77	16.02
B12(DP32)	5.10	40	11.00	0.40	0.70	2.21	7.32	4.51	26.12
B13(DP33)	2.36	40	8.42	0.40	0.70	2.45	8.11	2.31	13.40
B14(DP34)	2.80	40	11.99	0.40	0.70	2.13	7.06	2.39	13.83
B15(DP35)	0.60	2	10.00	0.10	0.60	2.30	7.60	0.14	2.74
B16(DP36)	0.31	2	10.00	0.10	0.60	2.30	7.60	0.07	1.41
B17(DP37)	0.28	2	10.00	0.10	0.60	2.30	7.60	0.06	1.28
B18(DP38)	0.23	2	10.00	0.10	0.60	2.30	7.60	0.05	1.05
B19(DP39)	2.49	40	19.57	0.40	0.70	1.69	5.59	1.68	9.75
B20(DP40)	2.88	40	15.81	0.40	0.70	1.88	6.22	2.17	12.54
B21(DP41)	3.78	40	14.27	0.40	0.70	1.97	6.53	2.98	17.28
B22(DP42)	1.38	40	7.83	0.40	0.70	2.51	8.32	1.39	8.04
B23(DP43)	4.76	40	19.32	0.40	0.70	1.70	5.63	3.24	18.75
B24(DP44)	3.81	40	10.25	0.40	0.70	2.27	7.53	3.47	20.08
B25(DP45)	3.83	40	16.60	0.40	0.70	1.84	6.08	2.81	16.29
B26(DP46)	1.81	40	20.40	0.40	0.70	1.65	5.47	1.20	6.93
O1(DP61)	0.42	40	5.00	0.40	0.70	2.88	9.53	0.48	2.80
O2(DP62)	0.21	40	5.00	0.40	0.70	2.88	9.53	0.24	1.40
O3(DP63)	0.38	40	5.00	0.40	0.70	2.88	9.53	0.44	2.54
O4(DP64)	1.06	40	5.00	0.40	0.70	2.88	9.53	1.22	7.07
O5(DP65)	0.64	20	5.00	0.31	0.67	2.88	9.53	0.56	4.08
O6(DP66)	2.09	33	5.00	0.35	0.70	2.88	9.53	2.13	13.85
O7(DP67)	0.11	2	5.00	0.10	0.60	2.88	9.53	0.03	0.63
OS1(DP71)	1.15	2	18.35	0.10	0.60	1.75	5.78	0.20	3.99
OS2(DP72)	0.30	50	5.00	0.50	0.75	2.88	9.53	0.43	2.14
OS3(DP73)	1.82	30	5.32	0.30	0.65	2.83	9.37	1.55	11.09
OS4(DP74)	2.59	6	10.00	0.13	0.61	2.30	7.60	0.78	11.97
OS5(DP75)	0.42	2	9.64	0.10	0.60	2.33	7.71	0.10	1.94
OS6(DP76)	4.51	2	16.62	0.10	0.60	1.83	6.07	0.83	16.43
OS7(DP77)	2.03	2	16.86	0.10	0.60	1.82	6.03	0.37	7.34
OS8(DP78)	66.65	15	52.83	0.19	0.62	0.93	3.09	12.03	128.44
OS9(DP79)	1.59	2	11.58	0.10	0.60	2.16	7.16	0.34	6.83
OS10(DP80)	0.70	2	16.65	0.10	0.60	1.83	6.07	0.13	2.55
OS11(DP81)	0.43	2	16.23	0.10	0.60	1.86	6.14	0.08	1.58
OS12(DP82)	31.56	14	25.26	0.19	0.62	1.47	4.87	8.63	95.48
O8	0.87	2	10.00	0.01	0.49	2.30	7.60	0.02	3.26

DESIGN POINT (DP)	PEAK STORM RUNOFF (CFS)	
	2-YR	100-YR
1	25.68	121.33
2	5.05	28.81
3	4.15	16.89
4	3.24	25.43
5	2.20	11.00
6	0.67	3.87
7	2.85	12.84
8	5.40	9.50
9	0.65	17.40
10	4.45	25.75
11	3.82	22.10
21	51.56	359.08
22	3.56	13.47
23	2.96	12.08
24	37.81	270.90
25	1.28	6.24
26	4.66	18.97
27	3.33	14.60
28	2.77	21.90
29	2.90	13.92
30	5.11	36.60
31	2.77	37.20
32	4.90	19.80
33	2.40	15.50
34	3.20	15.70
35	10.41	149.16
36	5.29	89.56
37	0.39	7.97
38	8.61	95.75
39	1.68	9.75
40	2.17	12.70
41	2.98	17.28
42	1.39	8.04
43	3.30	5.00
44	3.60	14.80
45	2.81	16.29
46	1.20	16.80
61	0.48	2.80
62	0.24	1.40
63	0.44	2.54
64	1.22	7.07
65	0.56	4.08
66	2.13	13.85
67	0.03	0.63
71	3.05	16.83
72	0.43	2.14
73	1.55	11.09
74	0.78	11.97
75	0.10	1.94
76	5.29	89.56
77	0.37	7.34
78	12.03	128.44
79	0.34	6.83
80	0.13	2.55
81	0.08	1.58
82	8.63	95.48

**TOWN OF WINDSOR
DRAWING REVIEW**

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

LAMP RYNEARSON
LAMP RYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
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4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816)361.0440

GARY ODENHAL PE
28086

DRAINAGE PLAN
DEVELOPED CONDITION

POUDRE HEIGHTS SUBDIVISION THIRD FILING
WINDSOR, COLORADO

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE AS TO THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY. IT IS THE USER'S RESPONSIBILITY TO CORRECTLY IDENTIFY AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS
BFE, GRADING, ROAD AND UTILITY REVISIONS 5-1-2020 GAO
GRADING, UTILITY, POND A
REDESIGN 08-19-2022 GAO
04/04/2022 - MF REVISIONS
DESIGNER / DRAFTER
JPM
DATE
OCTOBER 15, 2018
PROJECT NUMBER
0216024.01
BOOK AND PAGE

SHEET
128R OF 133

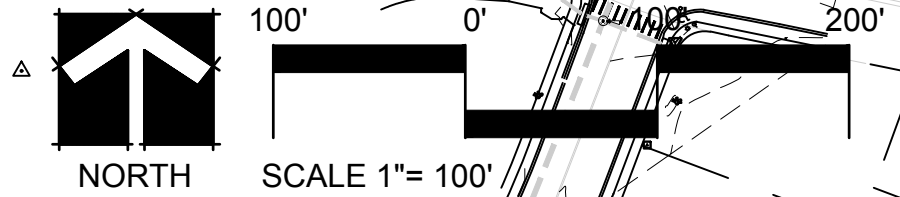
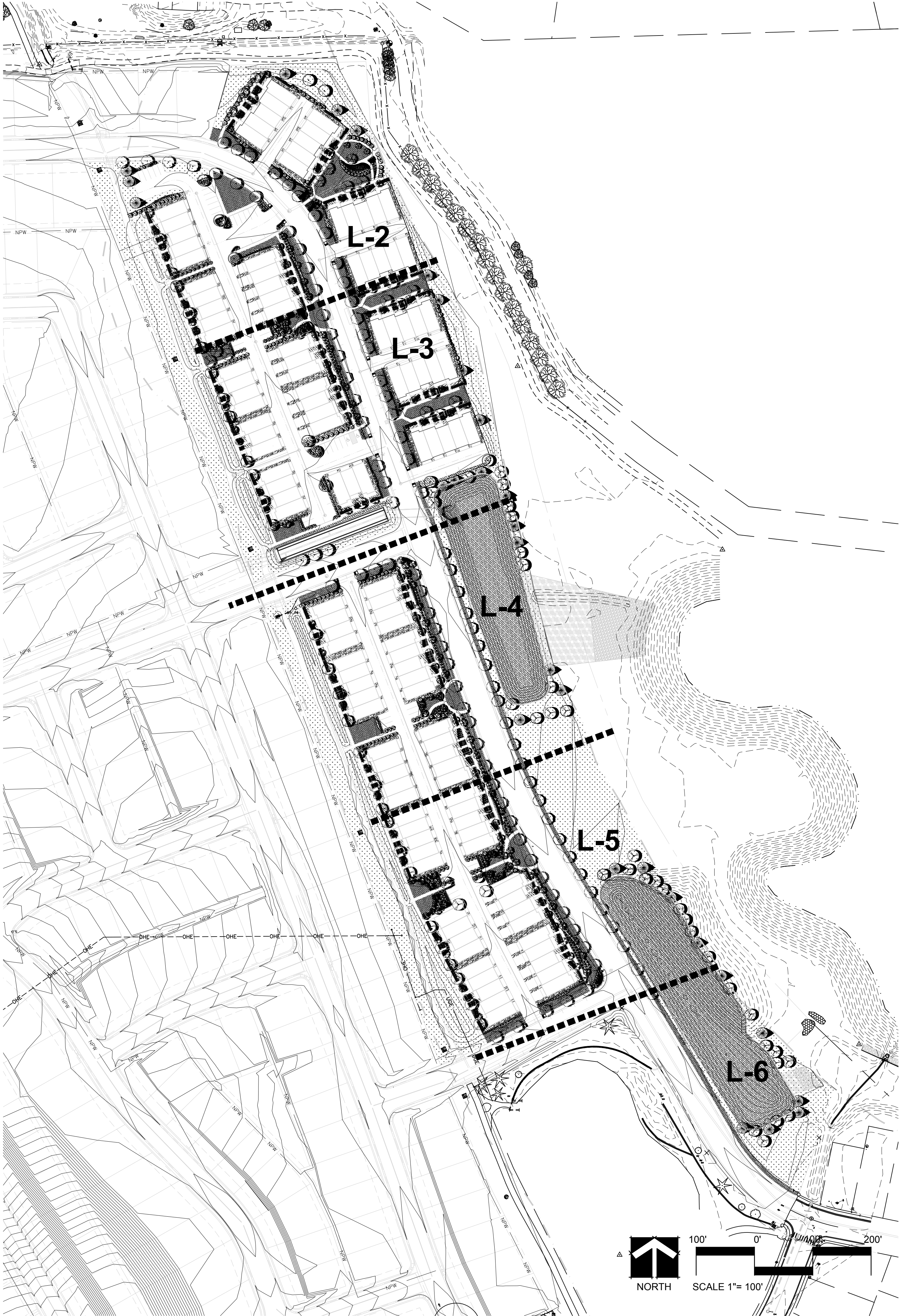
Street Front Tree Requirements (30% Shade Trees - 1 tree required per 50 linear feet)			
Street Name	Street Front Length	Trees Required	Trees Provided
Riverplace Dr. (50' ROW West Side)	841	16.8	17
Riverplace Dr. (50' ROW East Side)	846	16.9	17
Riverplace Dr. (60' ROW West Side)	1229	24.6	25
Riverplace Dr. (60' ROW East Side)	1335	26.7	27
Smoky River Dr. (North Side)	254	5.1	6
Smoky River Dr. (South Side)	252	5.0	5
Cherry Creek Dr. (North Side)	293	5.9	6
Total		101.0	103

Tree Lawn Requirements (1 tree per 40 l.f.)			
Right of Way	Length	Trees Required	Trees Provided
Riverplace Dr. (50' ROW West Side)	841	21.0	21
Riverplace Dr. (50' ROW East Side)	846	21.2	22
Riverplace Dr. (60' ROW West Side)	1229	30.7	31
Riverplace Dr. (60' ROW East Side)	1335	33.4	34
Smoky River Dr. (North Side)	254	6.4	7
Smoky River Dr. (South Side)	252	6.3	7
Cherry Creek Dr. (North Side)	293	7.3	8
Total		126.3	130

Parking Lot Exterior Coverage (1 tree per 40 l.f.)			
Coverage Type	Total Length	Required	Provided
Trees	549	13.7	14
Shrubs	549	183.0	183

Detention Ponds (1 tree per 40 feet of perimeter)			
Coverage Type	Perimeter	Required	Provided
Trees	2031	50.8	52.0

LEGEND		
EVERGREEN TREES SHADE TREES STREET TREES ORNAMENTAL TREE GRASSES PERENNIALS DECIDUOUS SHRUBS EVERGREEN SHRUBS		
CODE	CODE	CODE
SKJ	NSM	SEED2
VPP	IH	SEED
BP	TRO	S00
PP	FYL	1.5" ROCK
	GLL	2" ROCK
	SKH	WOOD
	KCE	
	CHO	
	SEO	
	ASL	
	GL	
	RL	
	TCH	
	WKH	
	SSC	
	CP	
	PGP	
	CSO	
	JTL	
	FRG	
	STG	
	HMG	
	DFG	
	LBG	
	AM	
	LS	
	GPS	
	BRD	
	KOD	
	LDP	
	RS	
	AJN	
	DN	
	CSC	
	WSC	
	AWS	
	SM	
	DKL	
	AJ	
	CCJ	



NO.	REVISION	DATE	BY
1	1ST SUBMITTAL	04/05/2022	-
2	2ND SUBMITTAL	06/27/2022	-
3			-
4			-

POUDRE HEIGHTS 3rd FILING

PRELIMINARY MAJOR SUBDIVISION

WINDSOR, COLORADO

PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

Owner
Meritage Homes of Colorado Inc.
Chelsey Green 303-406-4312
8400 E Crescent Pkwy Ste 200,
Greenwood Village, CO 80111

Civil Engineer
Lamp Rynearson
Gary Odehnal, PE
4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
970-267-3819

The Henry Design Group

1501 Wazee Street
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Denver, CO 80202

303.446.2368

henry design group

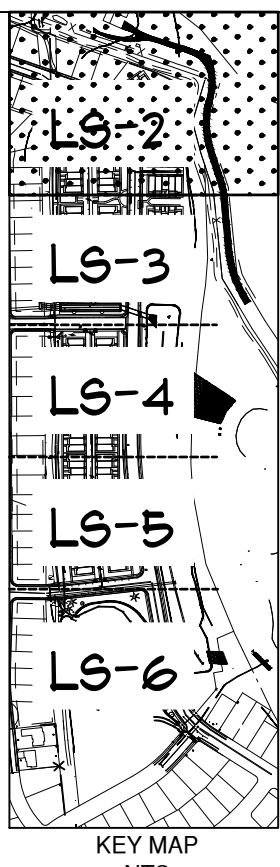
Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202

303.446.2368 • henrydesigngroup.com

DATE: 06/27/2022
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

L-1



LEGEND

EVERGREEN TREES	CODE	GRASSES	CODE
SKJ		FRG	
VPP		STG	
BP		HMG	
PP		DFG	
		LBG	
SHADE TREES	CODE	PERENNIALS	CODE
NSM		AM	
IH		LS	
TRO			
DECIDUOUS SHRUBS	CODE		
FYL		SS	
GLL		GPS	
		BRD	
STREET TREES	CODE		
SKH		KOD	
KCE		LDP	
CHO		RS	
SEO		AJN	
ASL		DN	
GL		CSC	
RL		WSC	
		AWS	
ORNAMENTAL TREE	CODE		
TCH		SM	
WKH		DKL	
SSC			
CP		AJ	
PGP		CCJ	
CSO			
JTL			
EVERGREEN SHRUBS	CODE		
		SEED2	
		SEED	
		SOD	
		1.5" ROCK	
		2" ROCK	
		WOOD	

POUDRE HEIGHTS 3rd FILING
PRELIMINARY MAJOR SUBDIVISION
WINDSOR, COLORADO
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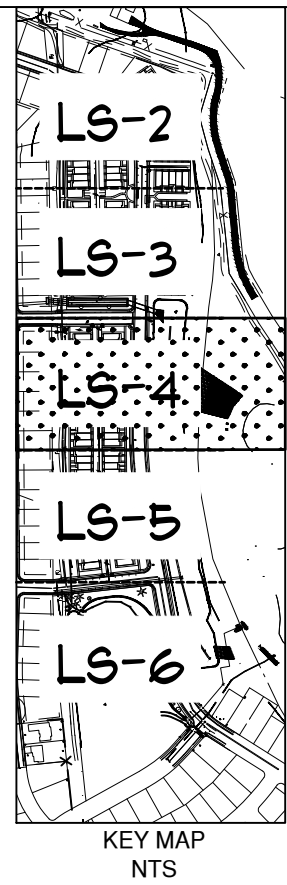
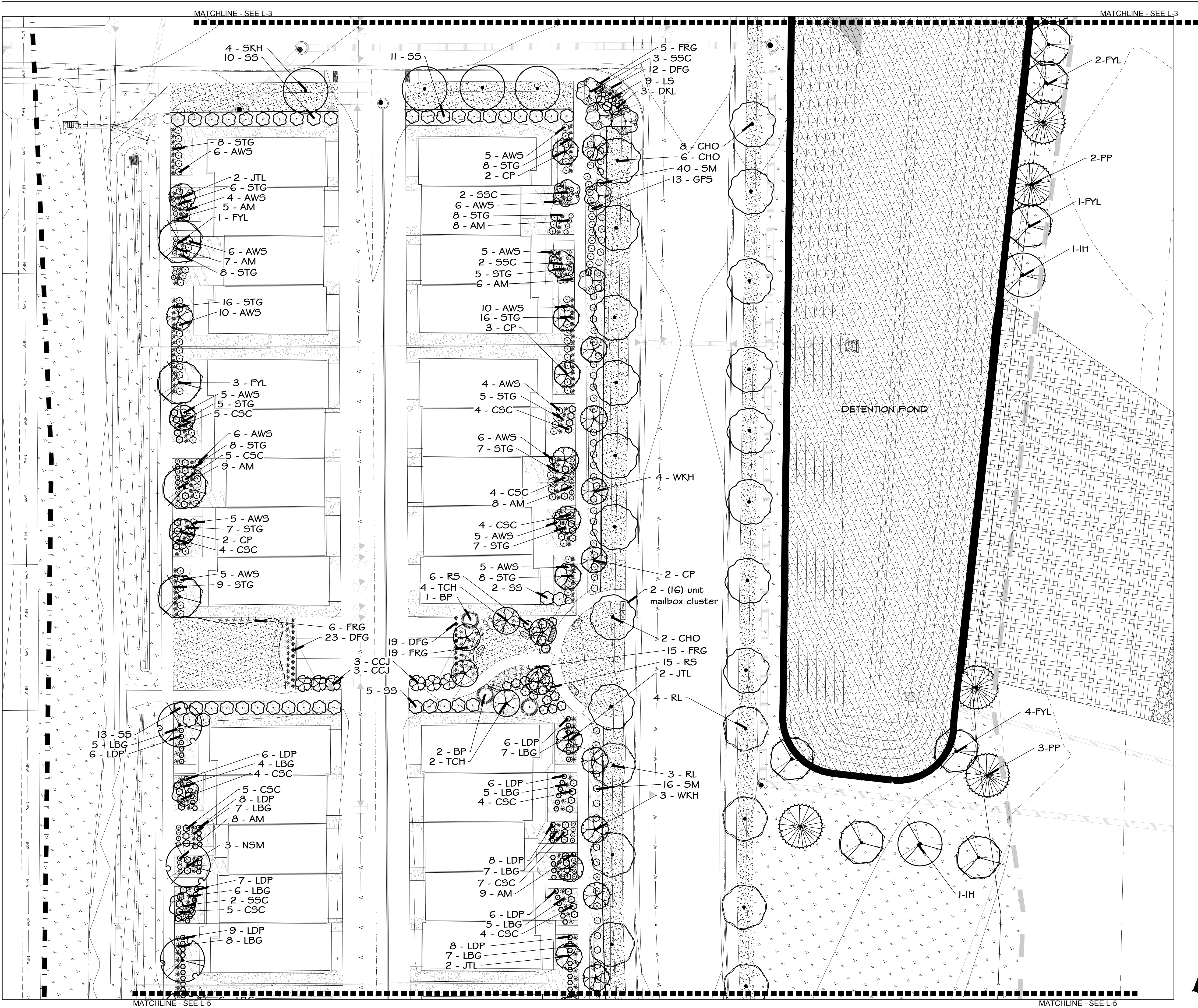
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L-2



MATCHLINE - SEE L-3

MATCHLINE - SEE L-3



LEGEND		
EVERGREEN TREES		
CODE	GRASSES	CODE
SKJ	+	FRG
VPP	*	STG
BP	*	HMG
PP	*	DFG
	*	LBG
SHADE TREES		
CODE	PERENNIALS	CODE
NSM	○	AM
IH	○	LS
TRO	○	
DECIDUOUS SHRUBS		
CODE		CODE
FYL	○	SS
GLL	○	GPS
STREET TREES		
CODE		CODE
SKH	○	BRD
KCE	○	KOD
CHO	○	LDP
SEO	○	RS
ASL	○	AJN
GL	○	DN
RL	○	CSC
	○	WSC
ORNAMENTAL TREE		
CODE		CODE
TCH	○	AWS
WKH	○	SM
SSC	○	DKL
CP	○	
PGP	○	
CSO	○	
JTL	○	
EVERGREEN SHRUBS		
CODE		CODE
AJ	○	
CCJ	○	
GROUND COVERS		
CODE		CODE
SEED2	□	
SEED	□	
SOD	□	
1.5" ROCK	□	
2" ROCK	□	
WOOD	□	

POUDRE HEIGHTS 3rd FILING
PRELIMINARY MAJOR SUBDIVISION
WINDSOR, COLORADO
PRELIMINARY LANDSCAPE PLAN

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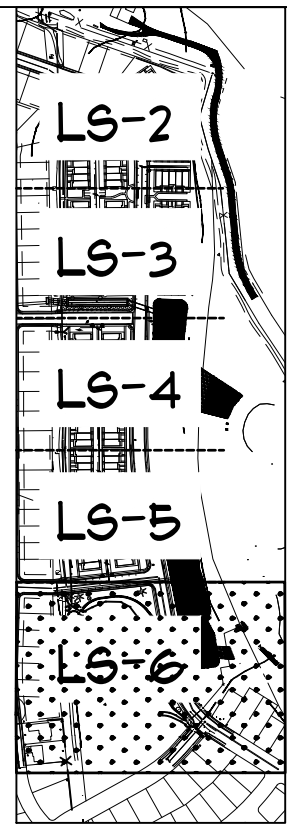
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L-4



MATCHLINE - SEE L-5

MATCHLINE - SEE L-5



LEGEND

EVERGREEN TREES

CODE

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

GRASSES

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

PERENNIALS

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

DECIDUOUS SHRUBS

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

ORNAIMENTAL TREE

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

GROUND COVERS

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

WOOD

SKJ

VPP

BP

PP

CODE

NSM

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FYL

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SKH

KCE

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SEO

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GL

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CODE

TCH

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SSC

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PGP

CSO

JTL

1.5" ROCK

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

2" ROCK

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

RL

CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

WOOD

SKJ

VPP

BP

PP

CODE

NSM

IH

TRO

FYL

GLL

SKH

KCE

CHO

SEO

ASL

GL

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CODE

TCH

WKH

SSC

CP

PGP

CSO

JTL

WOOD

SKJ

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NSM

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PP

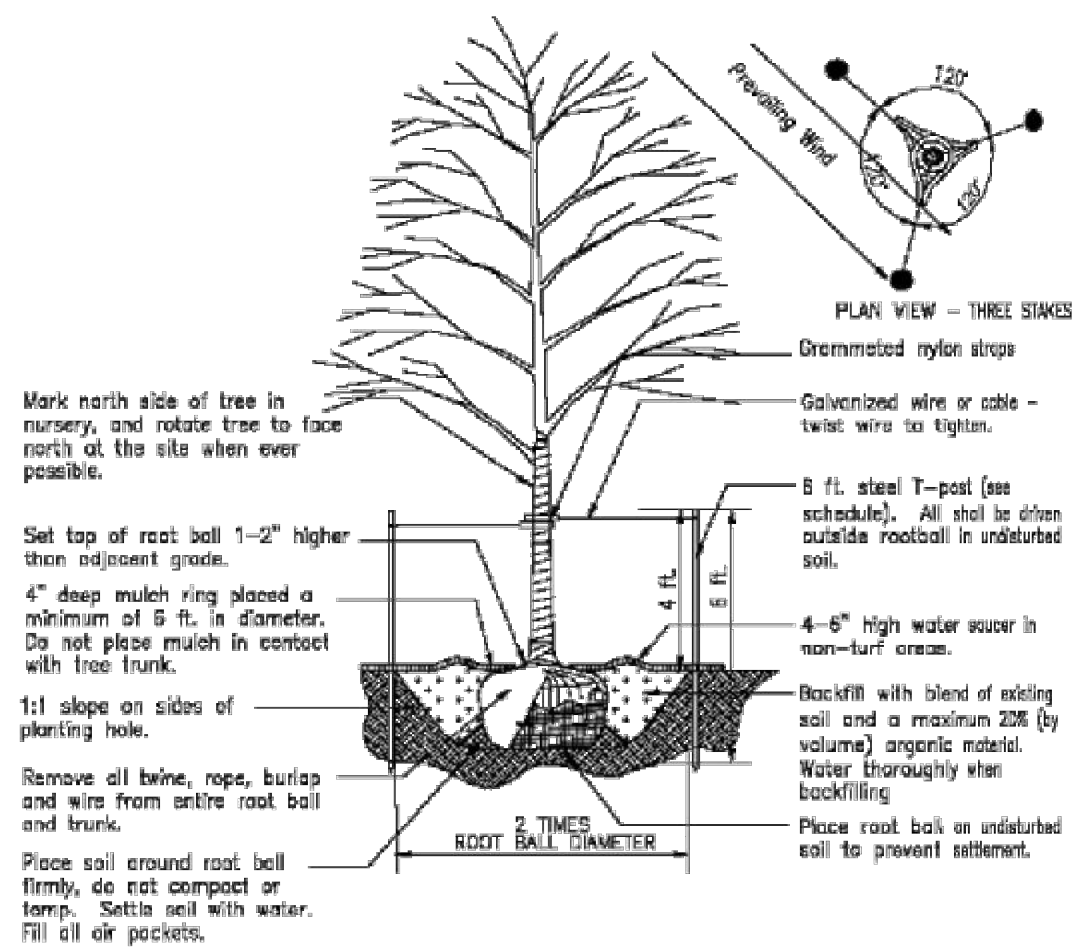
CODE

NSM

IH

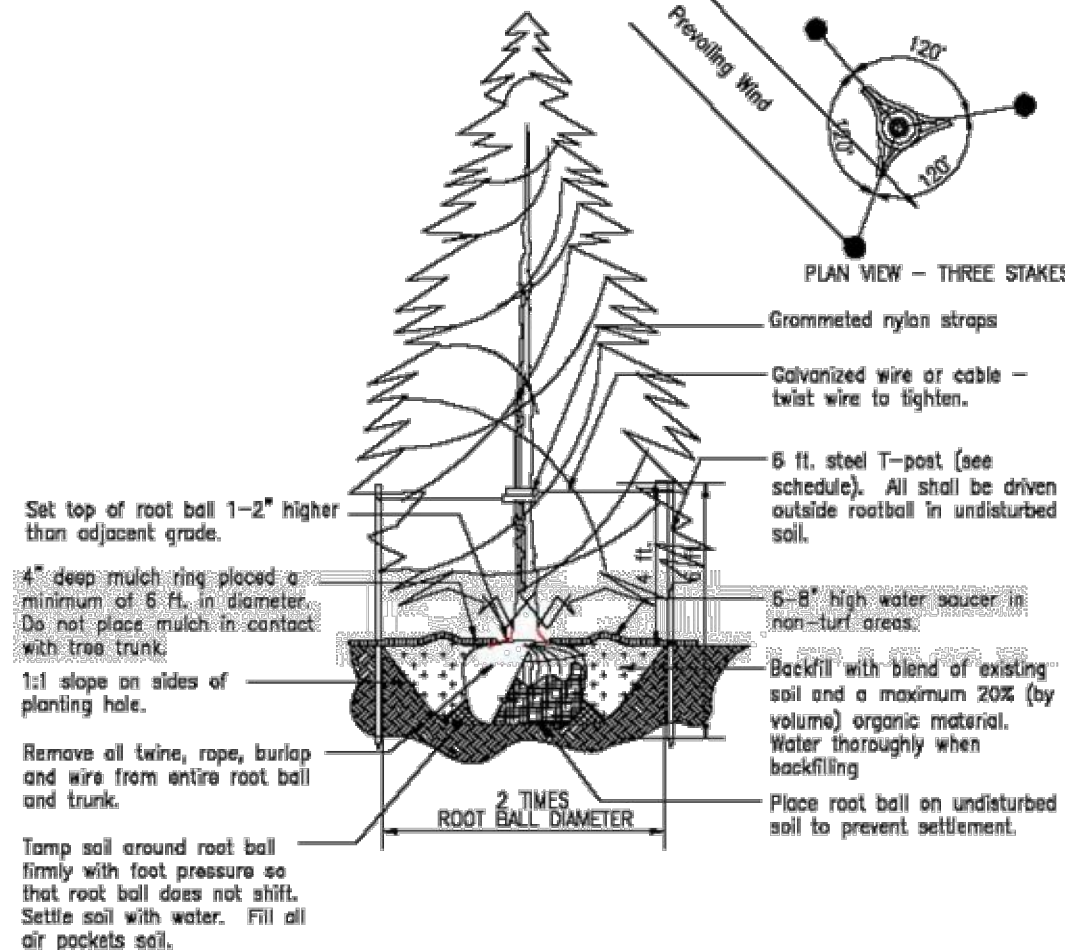
A DECIDUOUS TREE - PLANTING

SCALE: NOT TO SCALE



B EVERGREEN TREE - PLANTING DETAIL

SCALE: NOT TO SCALE



Pruning Notes:

Do not heavily prune the tree at planting. Prune only crossover limbs, se-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, follows:

1-2" Caliper size - Min. 1 stake on side of prevailing wind (generally N.W. side).

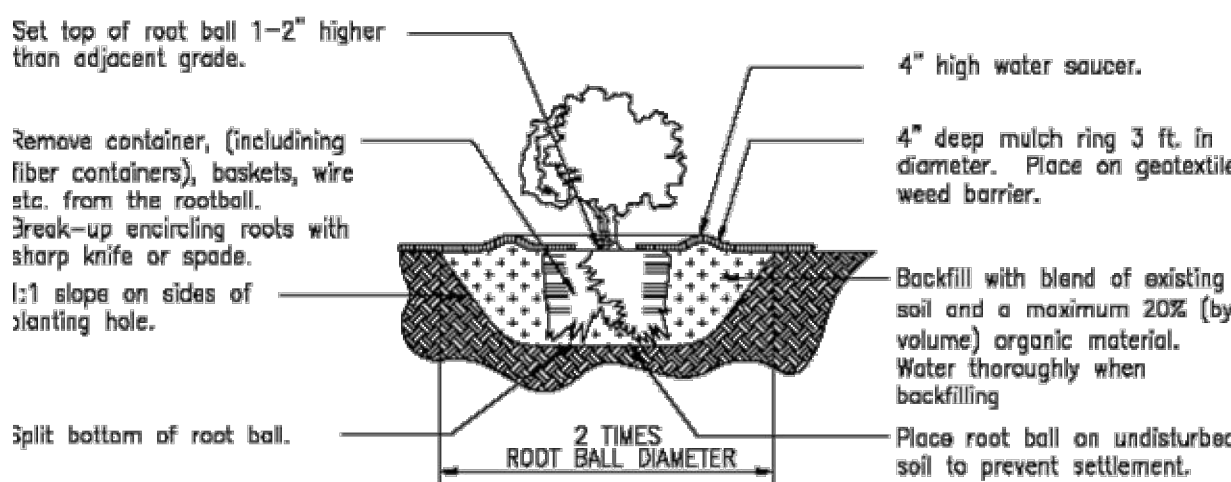
1-4" - 3" Caliper size - Min. 2 stakes - one on N.W. side, one on S.W. side.

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.

C SHRUBS - PLANTING DETAIL

SCALE: NOT TO SCALE



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.

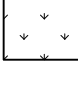
PLANTING NOTES:

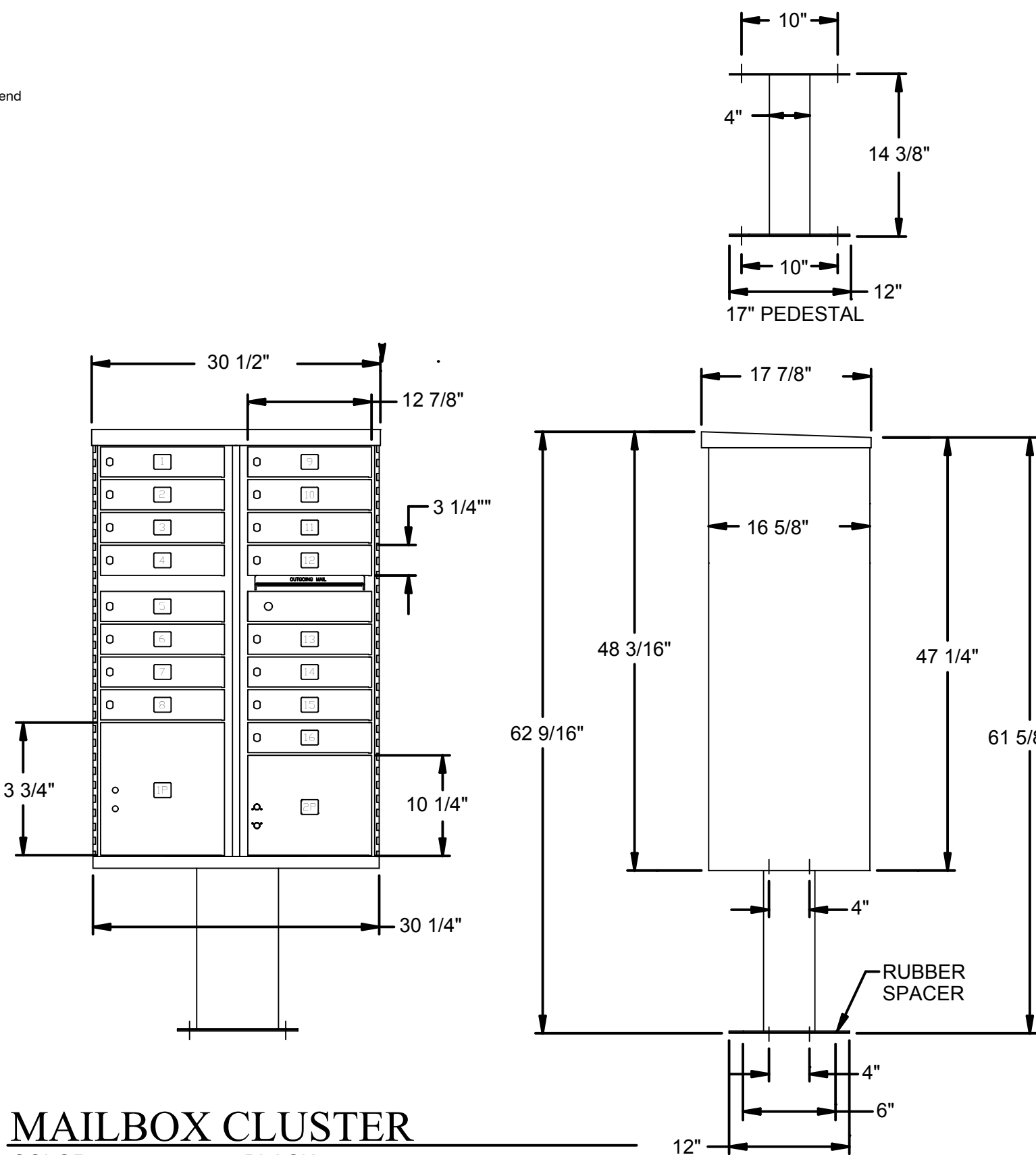
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYFAR FILTER FABRIC.
- EDGING BETWEEN 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 THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- LANDSCAPING OF THE TOWNHOME UNITS MAY BE PHASED ON A BUILDING BY BUILDING BASIS.
- THE HOMEOWNER'S ASSOCIATION 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 LIGHTS, NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- 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 BLEND. 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.
- FOUNDATION SHRUBS BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
- CONTACT TOWN OF WINDSOR FORESTER 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.
- SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
- 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.

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	SKJ	2	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	6" Ht.	B&B
	VPP	3	Pinus flexilis 'Vanderwolfs Pyramid' / Vanderwolfs Pyramid Limber Pine	6" Ht.	B&B
	BP	7	Pinus heldreichii / Bosnian Pine	6" Ht.	B&B
	PP	29	Pinus ponderosa / Ponderosa Pine	6" Ht.	B&B
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	NSM	21	Acer truncatum x platanoides 'Keithsform' TM / Norwegian Sunset Maple	2" Cal.	B&B
	IH	29	Gleditsia triacanthos inermis 'Impcolle' TM / Imperial Honey Locust	2" Cal.	B&B
	TRO	10	Quercus buckleyi / Texas Red Oak	2" Cal.	B&B
	FYL	36	Tilia americana 'Baillyard' TM / Frontyard American Linden	2" Cal.	B&B
	GLL	3	Tilia cordata 'Glenleven' / Glenleven Littleleaf Linden	2" Cal.	B&B
STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	SKH	17	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2" Cal.	B&B
	KCE	17	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
	CHO	16	Quercus muehlenbergii / Chinkapin Oak	2" Cal.	B&B
	SEO	11	Quercus robur 'Pyramich' TM / Skymaster English Oak	2" Cal.	B&B
	ASL	10	Tilia americana 'McKsentry' TM / American Sentry Linden	2" Cal.	B&B
	GL	11	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2" Cal.	B&B
	RL	16	Tilia x euchlora 'Redmond' / Redmond Crimean Linden	2" Cal.	B&B
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	TCH	32	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	2" Cal.	B&B
	WGH	25	Crataegus virens 'Winter King' / Winter King Hawthorn	2" Cal.	B&B
	SSC	42	Malus x Spring Snow / Spring Snow Crabapple	2" Cal.	B&B
	CP	26	Pyrus calleryana 'Glen's Form' TM / Chanticleer Callery Pear	2" Cal.	B&B
	PGP	4	Pyrus ussuriensis 'Mordak' TM / Prairie Gem Ussurian Pear	2" Cal.	B&B
	CSO	3	Quercus x Crimschmidt TM / Crimson Spire Oak	2" Cal.	B&B
	JTL	21	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal.	B&B

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	FRG	276	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Pot	30" o.c.
	STG	365	Nassella tenuissima / Silky Thread F Grass	1 gal.	Pot	24" o.c.
	HMG	43	Paricum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal.	Pot	48" o.c.
	DFG	314	Pennisetum alopecuroides 'Hamelin' / Hamelin Fountain Grass	1 gal.	Pot	24" o.c.
	LBG	356	Schizachyrium scoparium / Little Bluestem	1 gal.	Pot	36" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	AM	205	Achillea x Moonshine / Moonshine Yarrow	1 gal.	Pot	24" o.c.
	LS	191	Liatris spicata / Blazing Star	1 gal.	Pot	24" o.c.
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	SS	147	Amelanchier alnifolia / Serviceberry	5 gal.	Pot	72" o.c.
	GPS	214	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal.	Pot	36" o.c.
	BRD	55	Cornus stolonifera 'Bailey' / Bailey's Red Twig Dogwood	5 gal.	Pot	96" o.c.
	KOD	261	Diervilla x G2X88544 TM / Kodiak Orange Diervilla	5 gal.	Pot	36" o.c.
	LDP	243	Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal.	Pot	36" o.c.
	RS	106	Perovskia abrotanoides / Russian Sage	5 gal.	Pot	48" o.c.
	AJN	38	Physocarpus opulifolius 'Jefam' TM / Amber Jubilee Ninebark	5 gal.	Pot	48" o.c.
	DN	56	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	5 gal.	Pot	36" o.c.
	CSC	251	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry	5 gal.	Pot	36" o.c.
	WSC	115	Prunus pumila besseyi / Western Sand Cherry	5 gal.	Pot	60" o.c.
	AWS	222	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal.	Pot	36" o.c.
	SM	198	Spiraea x bumalda 'Goldmound' / Gold Mound Spirea	5 gal.	Pot	36" o.c.
	DKL	22	Syringa meyeri 'Palbir' / Dwarf Korean Lilac	5 gal.	Pot	48" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
	AJ	57	Juniperus horizontalis 'Youngstown' / Creeping Juniper	5 gal.	Pot	72" o.c.
	CCJ	20	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	5 gal.	Pot	84" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	SEED2	74,411 sf	Detention Pond / Seed Mix Wooley Sedge Nebraska Sedge Inland Saltgrass Baltic Rush Prairie Cordgrass Switchgrass Western Wheatgrass
	SEED	202,981 sf	Low Grow / Seed Mix 25% Ephraim Crested Wheatgrass 23% Sheep Fescue 18% Perennial Ryegrass 15% Canada Bluegrass 12% Barley Or Oats 9% Blue Fescue
	SOD	52,150 sf	Turf Sod Enviroturf / Enviroturf
MULCHES	CODE	QTY	DESCRIPTION



MAILBOX CLUSTER

COLOR: BLACK
QUANTITIES: (8) - 16 BOX UNIT

BY	DATE	REVISION	NO.
-	04/05/2022	1ST SUBMITTAL	1
-	06/27/2022	2ND SUBMITTAL	2
-			3
-			4

POUDRE HEIGHTS 3rd FILING
PRELIMINARY MAJOR SUBDIVISION
WINDSOR, COLORADO
PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

Owner
Heritage Homes of Colorado Inc.
Chelsey Green 303-406-4312
8400 E Crescent Pkwy Ste 200,
Greenwood Village, CO 80111

Civil Engineer
Lamp Rynearson
Gary Odehnal, PE
4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
970-267-3819

The Henry Design Group
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303.446.2368

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Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

DATE: 06/27/2022
JOB NO: -
DRAWN BY: -
APPROVED: -
CADD FILE: -

April 5, 2022

4715 Innovation Dr., Ste. 100
Fort Collins, CO 80525
[P] 970.226.0342
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LampRynearson.com

Subject: Addendum No. 2 to FINAL DRAINAGE REPORT POUDRE HEIGHTS SUBDIVISION, THIRD FILING

The following summary represents the changes that were designed to support the revisions to the Multi-Family Phases of the above referenced subdivision. The revisions are required due to two major issues. One was the fact that the existing townhome lots and design did not fit the design and did not satisfy the dimensions of the new owner's (Meritage Homes) needs. The Meritage townhome models have a smaller footprint, and do not have side or back loaded garages.

The second issue is the fact that the Floodway Boundary, per the 2016 FIRM mapping will not be officially changed until late 2022. As such the Town will not allow any grading in the form of cut or fill materials in the FEMA designated floodway area.

Pond B was moved out of the existing floodway area and redesigned as shown on the enclosed Exhibit A. The pond was removed from the floodway, and the outlet structure, grading and erosion protection were redesigned and the details are part of the plan set re-submittal construction plans.

The irrigation delivery line was also adjusted and redesigned due to the relocation of Pond B. The irrigation outfall line outlets at the same location in the irrigation pond as it did before. The major changes to the irrigation outfall line is that it is shorter and is designed to run parallel between the new Pond B and Riverplace Drive. Details and analysis are included in this re-submittal of construction plans. The revised plan and profile detail is included in the submittal and the hydraulic analysis of the outfall is included in the appendix of this addendum.

In addition to the above referenced changes and modifications the site Drainage exhibits were modified to reflect the water quality pond moves. The rational method tables and summary outfall points tables were also updated and can be found in the appendix of this addendum.

Stormwater Quality

Stormwater quality will be mitigated onsite during construction with the use of silt fencing, vehicle tracking devices, and inlet and outlet protection devices. Long-term stormwater quality will occur by routing the onsite drainage through grass buffers and vegetated swales located within open areas. Additional treatment will occur by routing the majority of the runoff will be directed into

two water quality ponds and released at an attenuated rate over an extended period of time. The outlet structures for the ponds have been designed to account for a 40-hour water quality capture volume with a 100-year emergency spillway draining to the regional detention pond. The calculations for the water quality pond B and spillway were changed slightly. Table 4 below provides a brief summary of the water quality Pond B parameters.

Table 1 – Parameters for Water Quality Pond B

Parameter	Pond B	
WQCV Required (ac-ft)	1.492	
WQCV Provided (ac-ft)	3.010	
Water Surface Elevation at WQCV (ft)	4766.80	
Top Elevation (1' freeboard)	4769.2	
Minimum Elevation	4763.0	
Outlet Pipe Diameter (in)	12	
Spillway Crest Elevation (ft)	4769.2	
Spillway Length (ft)	160	

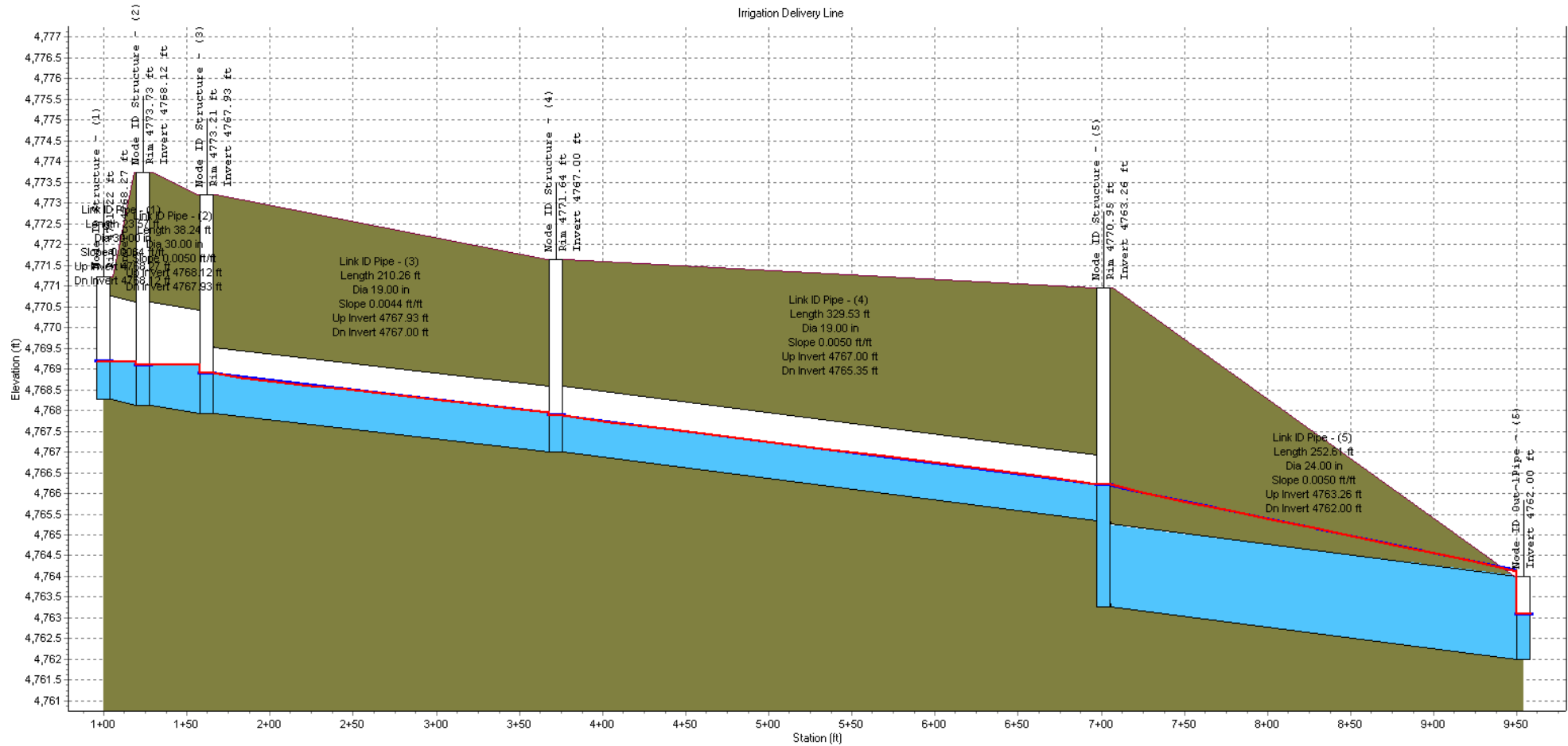
Erosion Control

Scour resulting from highly turbulent, rapidly decelerating flow is a common problem at pipe outlets; therefore, riprap pads are provided at the storm sewer outlets to provide erosion protection. UDFCD's UD-Culvert version 3.01 was used to size the riprap pads. Channel or swale lining design was performed using FHWA's Hydraulic Toolbox 4.2 program. Calculation results for the erosion control devices are included in Appendix C.

Thank you for your prompt attention to these items.

Gary A Odehnal PE
Senior Project Manager

Poudre Heights
Irrigation Delivery Line



Node ID:	Structure - (1)			Structure - (2)			Structure - (3)			Structure - (4)			Structure - (5)			Out-1 Pipe - (5)		
Rim (ft):	4771.22			4773.73			4773.21			4771.64			4770.95					
Invert (ft):	4768.27			4768.12			4767.93			4767.00			4763.26			4762.00		
Min Pipe Cover (ft):	0.45			3.11			2.78			3.06			4.01					
Max HGL (ft):	4769.18			4769.14			4768.98			4767.89			4766.21			4763.09		
Link ID:	Pipe - (1)			Pipe - (2)			Pipe - (3)			Pipe - (4)			Pipe - (5)					
Length (ft):	23.57			38.24			210.26			329.53			252.61					
Dia (in):	30.00			30.00			19.00			19.00			24.00					
Slope (ft/ft):	0.0064			0.0050			0.0044			0.0050			0.0050					
Up Invert (ft):	4768.27			4768.12			4767.93			4767.00			4763.26					
Dn Invert (ft):	4768.12			4767.93			4767.00			4765.35			4762.00					
Max Q (cfs):	11.02			11.45			10.03			10.00			10.00					
Max Vel (ft/s):	6.60			5.96			5.41			5.64			5.70					
Max Depth (ft):	0.91			0.97			0.89			0.86			1.09					

Calculation of Peak Runoff using Rational Method

Designer: SA
 Company: LAMP RYNEARSON
 Date: 3/31/2022
 Project: POUDRE HEIGHTS 3RD FILING
 Location: WINDSOR, COLORADO

Version 2.00 released May 2017

$$C_t = \frac{0.395(1.1 - C_p) L_t}{S^{0.27}}$$

$$C_t = \frac{L_t}{60(L_t + 9) S^{0.27}}$$

$$t_c = t_1 + t_2$$

$$t_c = (26 - 17) + \frac{L_t}{60(14 + 9) S^{0.27}}$$

$$t_{urban} = 5 \text{ (urban)}$$

$$t_{non-urban} = 10 \text{ (non-urban)}$$

$$t_c = \max(t_{urban}, t_{non-urban}, \min(\text{Computed } t_c, \text{Regional } t_c))$$

Select USFCF location for NOAA Atlas 14 Rainfall Depths from the subdown list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P₁ (in) = $\frac{a}{b + t_c^c}$

Rainfall Intensity Equation Coefficients = $\frac{a}{b + t_c^c}$

2-yr 5-yr 10-yr 25-yr 50-yr 100-yr 500-yr

0.85 10.00 0.708

$I(n/hr) = \frac{a + P_1}{(b + t_c)^c}$

Q(cfs) = CIA

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness %	Runoff Coefficient, C							Overland (Initial) Flow Time					Channelized (Travel) Flow Time					Time of Concentration								Rainfall Intensity, I (in/hr)								Peak Flow, Q (cfs)									
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L _t (ft)	US Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _t (ft/ft)	Overland Flow Time t ₁ (min)	Channelized Flow Length L _c (ft)	US Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _c (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _f (ft/sec)	Channelized Flow Time t ₂ (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr							
A1	1.57	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59	300.00	4772.14	4768.16	0.013	29.87	288.00	4768.16	4766.72	0.005	15	1.06	4.53	34.40	32.97	32.97	1.26							4.17		0.02				3.22							
A2	0.37	C	70.0	0.58	0.61	0.65	0.71	0.74	0.77	0.81	25.00	4772.14	4771.89	0.010	4.45	300.00	4771.89	4768.94	0.010	20	2.50	2.50	6.96	16.76	6.96	2.61						8.05		0.54				2.47								
A3	2.83	C	70.0	0.65	0.70	0.65	0.71	0.74	0.77	0.81	50.07	4775.23	4773.58	0.033	3.45	630.27	4773.58	4770.07	0.006	20	1.49	7.04	11.30	21.59	10.49	2.25						9.01		0.65				15.77								
A4	0.52	C	70.0	0.58	0.61	0.65	0.71	0.74	0.77	0.81	25.00	4770.78	4770.53	0.010	4.45	263.00	4770.53	4767.16	0.013	20	2.28	1.92	6.39	16.14	6.39	2.69						8.89		0.78				3.56								
A5	0.99	A	67.9	0.51	0.53	0.54	0.57	0.60	0.64	0.69	37.18	4777.96	4776.86	0.030	3.61	1016.38	4776.86	4767.80	0.009	20	1.91	8.87	13.30	24.05	13.30	2.19						6.74		1.02				4.26								
A6	0.58	A	40.0	0.62	0.68	0.65	0.71	0.74	0.77	0.81	20.00			0.223	2.41	50.00			0.054	20	4.65	0.18	2.59	19.45	5.00	2.88						9.53		0.43				2.33								
A7	2.38	A	59.3	0.43	0.45						115.00	4776.36	4771.90	0.039	4.14						1.45	5.93	2.06	22.77	14.07	1.99						6.57		2.01				6.95								
A8	5.94	A	40.0	0.43	0.44	0.46	0.49	0.53	0.57	0.64	272.50	4816.83	4787.06	0.109	11.27	636.47	4787.06	4774.91	0.019	20	2.76	3.84	15.11	24.46	15.11	1.92						6.36		2.91				15.92								
A9	0.64	A	40.0	0.46	0.45						37.00	4777.18	4776.08	0.030	6.38	251.83	4776.08	4774.39	0.007	20	1.64	2.56	8.94	22.71	8.94	2.40						7.93		0.39				3.78								
A10	4.96	A	40.0	0.45	0.46	0.47	0.48	0.49	0.50	0.51	37.05	4786.63	4787.53	0.030	6.39	445.73	4787.53	4774.39	0.016	20	2.49	5.65	12.04	26.95	12.04	2.13						7.04		2.69				14.73								
A11	4.16	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71	36.69	4816.83	4815.93	0.025	6.01	1032.47	4815.93	4782.15	0.033	20	3.62	4.76	10.77	25.72	10.77	2.23						7.38		2.79				19.68								
B1	5.35	C	32.0	0.23	0.30	0.37	0.50	0.55	0.61	0.69	50.00	4776.25	4775.25	0.020	5.29	500.00	4775.25	4772.75	0.005	15	1.06	7.86	10.04	29.30	10.04	2.29						7.59		3.82				25.73								
B2	0.28	C	70.0	0.56	0.61	0.65	0.71	0.74	0.77	0.81	25.00	4772.39	4772.14	0.010	4.46	225.00	4772.14	4769.64	0.010	20	2.00	1.88	6.34	16.09	6.34	2.69						8.91		0.42				1.92								
B3	1.70	A	70.0	0.65	0.70	0.65	0.71	0.74	0.77	0.81	10.00	4774.96	4774.50	0.046	1.91	540.00	4774.50	4769.10	0.010	20	2.00	4.50	6.41	18.89	6.41	2.68						8.88		2.81				9.89								
B4	0.39	C	70.0	0.65	0.70	0.65	0.71	0.74	0.77	0.81	72.99	4773.31	4764.41	0.122	2.70	191.67	4764.41	4764.03	0.002	15	0.67	4.78	8.12	17.92	8.12	2.48						8.21		0.54				12.08								
B5	1.11	A	52.3	0.36	0.38	0.39	0.43	0.47	0.52	0.59	115.00	4777.18	4773.40	0.033	6.46	245.00	4773.40	4772.18	0.005	20	1.41	2.89	12.35	20.65	10.04	2.24						6.97		0.84				8.04								
B6	2.53	C	70.0	0.58	0.61	0.65	0.71	0.74	0.77	0.81	20.00	4775.43	4774.63	0.040	2.53	305.00	4774.63	4772.80	0.006	20	1.55	3.28	5.81	17.59	5.81	2.76						9.15		3.91				17.82								
B7	1.97	C	70.0	0.56	0.61	0.65	0.71	0.74	0.77	0.81	20.00	4775.58	4774.78	0.040	2.54	605.00	4774.78	4768.73	0.010	20	2.00	5.04	7.57	19.48	7.57	2.54						8.42		2.60				12.77								
B8	1.82	C	70.0	0.56	0.61	0.65	0.71	0.74	0.77	0.81	36.76	4775.09	4773.86	0.033	3.63	575.28	4773.86	4770.81	0.005	20	1.46	6.58	10.22	21.10	10.22	2.28						7.54		2.32				10.57								
B9	2.60	C	53.7	0.42	0.47	0.53	0.62	0.66	0.70	0.76	50.00	4776.40	4775.40	0.020	6.37	515.00	4775.40	4770.29	0.005	20	1.41	6.07	8.92	24.22	8.92	2.34						6.84		2.26				12.70								
B10	5.81	A	40.0	0.25	0.27	0.28	0.32	0.37	0.42	0.51	50.87	4805.49	4803.87	0.052	4.84	1202.33	4803.87	4773.04	0.026	20	3.20	6.20	12.50	27.77	12.50	2.09						6.93		3.17				16.98								
B11	3.05	A	40.0	0.48	0.45						47.24	4785.63	4784.37	0.027	4.87	692.00	4784.37	4773.04	0.016	20	2.56	4.51	11.13	25.37	11.13	2.13						6.95		2.73				14.94								
B12	5.10	A	40.0	0.46	0.45						36.32	4791.14	4790.14	0.028	6.45	897.51	4790.14	4775.91	0.016	20	2.52	5.94	10.34	27.34	10.34	2.27						7.50		2.77				16.02								
B13	2.36	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71	160.16	4824.36	4790.49	0.211	6.17	429.12	4790.49	4784.39	0.014	20	2.38	3.00	9.17	23.31	9.17	2.37						8.11		2.31				13.40								
B14	2.80	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71	231.39	4822.31	4810.07	0.053	11.71	430.91	4810.07	4790.61	0.045	20	4.25	1.69	11.99	21.51	11.99	2.13						6.96		2.30				9.75								
B15	0.60	A	2.0	0.01	0.01	0.01	0.01	0.04	0.13	0.27	67.85	4805.19	4796.28	0.146	6.72	290.00	4796.28	4780.00	0.056	15	3.55	1.36	8.08	27.86	10.00	2.30						7.60		0.01				0.57								
B16	0.31	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59	30.49	4821.97	4818.50	0.114	4.69	279.21	4818.50	4796.00	0.073	15	4.06	1.14	5.83	27.51	10.00	2.30						7.60		0.01				1.16								
B17	0.28	A	2.0	0.10	0.20	0.30	0.40	0.49	0.60	0.80	42.41	4805.51	4802.57	0.069	5.17	141.91	4802.57	4801.16	0.010	15	1.50	1.58	8.37	28.22	10.00	2.30						7.60		0.07				1.41								
B18	0.23	A	2.0	0.01	0.01	0.01	0.01	0.04	0.13	0.27	26.43	4803.00	4801.51	0.056	5.74	123.27	4801.51	4798.26	0.026	15	2.44	0.84	6.58	27.02	10.00	2.30						7.60		0.00				0.22								
B19	2.49	A	40.0	0.25	0.27	0.28	0.32	0.37	0.42	0.51	150.59	4785.41	4780.96	0.030	12.50	888.89	4780.96	4775.55	0.006	20	1.56	9.49	22.40	32.21	22.40	1.57						5.20		1.00				5.46								
B20	2.88	A	40.0	0.45	0.46	0.47	0.48	0.49	0.50	0.51	117.11	47																																		

OS9	1.59	A	2.0	0.01	0.01	0.01	0.01	0.04	0.13	0.27	151.86	4830.00	4816.00	0.092	11.70	316.87	4816.00	4805.81	0.032	15	2.69	1.96	13.66	28.83	13.66	2.01					6.66		0.02				1.33																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
				0.10	0.20				0.60						3.62								11.58		2.16					7.16		0.34				6.83																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
				0.01	0.01	0.01	0.01	0.04	0.13	0.27					17.16								380.44		4816.00	4805.49	0.028	15	2.49	2.54	19.70	29.77	19.70	1.68			5.57		0.01				0.49																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
OS10	0.70	A	2.0	0.19	0.20				0.60		247.62	4831.00	4816.00	0.061	14.11	310.03	4801.83	4795.00	0.022	15	2.49	2.54	16.65	16.65	16.65	1.83					6.07		0.13				2.55																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
				0.01	0.01	0.01	0.01	0.04	0.13	0.27					16.91								19.23		19.23	1.70					5.64		0.00				0.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
				0.19	0.20				0.60						13.91								15.23		15.23	1.86					6.14		0.08				1.28																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
OS11	0.43	A	2.0	0.01	0.01	0.01	0.01	0.04	0.13	0.27	193.02	4810.21	4801.83	0.043	16.91	310.03	4801.83	4795.00	0.022	15	2.23	2.32	19.23	29.41	19.23	1.70					5.64		0.00				0.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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				0.01	0.01	0.01	0.01	0.04	0.13	0.27					16.91								19.23		19.23	1.70					5.64		0.00				0.30																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
OS12	31.56	A	14.0	0.07	0.07	0.08	0.10	0.14	0.22	0.34	294.38	4968.00	4949.00	0.065	17.24	2254.00	4949.00	4802.91	0.065	15	3.82	9.84	27.08	57.08	27.08	1.41					4.68		2.90				32.37																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
				0.19	0.29				0.62						13.63								23.47		25.26	1.47					4.87		8.63				66.48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
				0.01	0.05	0.15	0.33	0.40	0.49	0.59					5.07								5.07		10.00	2.30					7.60		0.02				3.26																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
OB	0.87	C	2.0								150.00			1.000		0.00			0.000	7	0.01	0.00		25.66																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

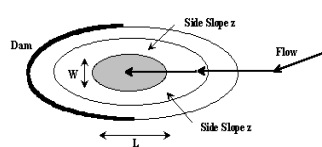
BASIN ID	AREA (AC)	PERCENT IMPERVIOUS	TIME OF CONCENTRATION (MIN)	RUNOFF COEFFICIENT		RAINFALL INTENSITY (IN/HR)		PEAK STORM RUNOFF (CFS)	
				2-YR	100-YR	2-YR	100-YR	2-YR	100-YR
A1(DP1)	1.57	2	18.77	0.54	0.76	1.73	5.71	1.46	6.82
A2(DP2)	0.37	70	6.11	0.65	0.80	2.72	9.01	0.65	2.67
A3(DP3)	2.83	70	10.49	0.65	0.80	2.25	7.46	4.15	16.89
A4(DP4)	0.52	70	5.53	0.65	0.80	2.80	9.27	0.95	3.86
A5(DP5)	0.99	68	12.34	0.62	0.81	2.11	6.97	1.29	5.57
A6(DP6)	0.58	40	5.00	0.40	0.70	2.88	9.53	0.67	3.87
A7(DP7)	2.38	59	11.98	0.56	0.76	2.13	7.06	2.85	12.84
A8(DP8)	5.94	40	12.64	0.40	0.70	2.08	6.90	4.95	28.68
A9(DP9)	0.64	40	7.54	0.40	0.70	2.55	8.43	0.65	3.78
A10(DP10)	4.96	40	10.64	0.40	0.70	2.24	7.42	4.45	25.75
A11(DP11)	4.16	40	10.04	0.40	0.70	2.29	7.59	3.82	22.10
B1(DP21)	5.35	32	14.76	0.34	0.69	1.94	6.43	3.56	23.67
B2(DP22)	0.28	70	5.49	0.65	0.80	2.81	9.30	0.51	2.08
B3(DP23)	1.70	70	6.41	0.65	0.80	2.68	8.88	2.96	12.08
B4(DP24)	0.39	70	7.49	0.65	0.80	2.55	8.45	0.65	2.64
B5(DP25)	1.11	52	10.04	0.50	0.74	2.29	7.59	1.28	6.24
B6(DP26)	2.53	70	5.33	0.65	0.80	2.83	9.37	4.66	18.97
B7(DP27)	1.97	70	7.09	0.65	0.80	2.60	8.60	3.33	13.56
B8(DP28)	1.82	70	9.52	0.65	0.80	2.34	7.75	2.77	11.28
B9(DP29)	2.60	54	11.51	0.51	0.75	2.17	7.18	2.90	13.92
B10(DP30)	5.81	40	11.13	0.40	0.70	2.20	7.28	5.11	29.61
B11(DP31)	3.05	40	10.34	0.40	0.70	2.27	7.50	2.77	16.02
B12(DP32)	5.10	40	11.00	0.40	0.70	2.21	7.32	4.51	26.12
B13(DP33)	2.36	40	8.42	0.40	0.70	2.45	8.11	2.31	13.40
B14(DP34)	2.80	40	11.99	0.40	0.70	2.13	7.06	2.39	13.83
B15(DP35)	0.60	2	10.00	0.10	0.60	2.30	7.60	0.14	2.74
B16(DP36)	0.31	2	10.00	0.10	0.60	2.30	7.60	0.07	1.41
B17(DP37)	0.28	2	10.00	0.10	0.60	2.30	7.60	0.06	1.28
B18(DP38)	0.23	2	10.00	0.10	0.60	2.30	7.60	0.05	1.05
B19(DP39)	2.49	40	19.57	0.40	0.70	1.69	5.59	1.68	9.75
B20(DP40)	2.88	40	15.81	0.40	0.70	1.88	6.22	2.17	12.54
B21(DP41)	3.78	40	14.27	0.40	0.70	1.97	6.53	2.98	17.28
B22(DP42)	1.38	40	7.83	0.40	0.70	2.51	8.32	1.39	8.04
B23(DP43)	4.76	40	19.32	0.40	0.70	1.70	5.63	3.24	18.75
B24(DP44)	3.81	40	10.25	0.40	0.70	2.27	7.53	3.47	20.08
B25(DP45)	3.83	40	16.60	0.40	0.70	1.84	6.08	2.81	16.29
B26(DP46)	1.81	40	20.40	0.40	0.70	1.65	5.47	1.20	6.93
O1(DP61)	0.42	40	5.00	0.40	0.70	2.88	9.53	0.48	2.80
O2(DP62)	0.21	40	5.00	0.40	0.70	2.88	9.53	0.24	1.40
O3(DP63)	0.38	40	5.00	0.40	0.70	2.88	9.53	0.44	2.54
O4(DP64)	1.06	40	5.00	0.40	0.70	2.88	9.53	1.22	7.07
O5(DP65)	0.64	20	5.00	0.31	0.67	2.88	9.53	0.56	4.08
O6(DP66)	2.09	33	5.00	0.35	0.70	2.88	9.53	2.13	13.85
O7(DP67)	0.11	2	5.00	0.10	0.60	2.88	9.53	0.03	0.63
OS1(DP71)	1.15	2	18.35	0.10	0.60	1.75	5.78	0.20	3.99
OS2(DP72)	0.30	50	5.00	0.50	0.75	2.88	9.53	0.43	2.14
OS3(DP73)	1.82	30	5.32	0.30	0.65	2.83	9.37	1.55	11.09
OS4(DP74)	2.59	6	10.00	0.13	0.61	2.30	7.60	0.78	11.97
OS5(DP75)	0.42	2	9.64	0.10	0.60	2.33	7.71	0.10	1.94
OS6(DP76)	4.51	2	16.62	0.10	0.60	1.83	6.07	0.83	16.43
OS7(DP77)	2.03	2	16.86	0.10	0.60	1.82	6.03	0.37	7.34
OS8(DP78)	66.65	15	52.83	0.19	0.62	0.93	3.09	12.03	128.44
OS9(DP79)	1.59	2	11.58	0.10	0.60	2.16	7.16	0.34	6.83
OS10(DP80)	0.70	2	16.65	0.10	0.60	1.83	6.07	0.13	2.55
OS11(DP81)	0.43	2	16.23	0.10	0.60	1.86	6.14	0.08	1.58
OS12(DP82)	31.56	14	25.26	0.19	0.62	1.47	4.87	8.63	95.48
O8	0.87	2	10.00	0.01	0.49	2.30	7.60	0.02	3.26

DESIGN POINT (DP) ID	PEAK STORM RUNOFF (CFS)	
	2-YR	100-YR
1	25.68	121.33
2	5.05	28.81
3	4.15	16.89
4	3.24	25.43
5	2.20	11.00
6	0.67	3.87
7	2.85	12.84
8	5.40	9.50
9	0.65	17.40
10	4.45	25.75
11	3.82	22.10
21	51.56	359.08
22	3.56	13.47
23	2.96	12.08
24	37.81	270.90
25	1.28	6.24
26	4.66	18.97
27	3.33	14.60
28	2.77	21.90
29	2.90	13.92
30	5.11	36.60
31	2.77	37.20
32	4.90	19.80
33	2.40	15.50
34	3.20	15.70
35	10.41	149.16
36	5.29	89.56
37	0.39	7.97
38	8.61	95.75
39	1.68	9.75
40	2.17	12.70
41	2.98	17.28
42	1.39	8.04
43	3.30	5.00
44	3.60	14.80
45	2.81	16.29
46	1.20	16.80
61	0.48	2.80
62	0.24	1.40
63	0.44	2.54
64	1.22	7.07
65	0.56	4.08
66	2.13	13.85
67	0.03	0.63
71	3.05	16.83
72	0.43	2.14
73	1.55	11.09
74	0.78	11.97
75	0.10	1.94
76	5.29	89.56
77	0.37	7.34
78	12.03	128.44
79	0.34	6.83
80	0.13	2.55
81	0.08	1.58
82	8.63	95.48

STAGE-STORAGE SIZING FOR DETENTION BASINS

Project: Poudre Heights 3rd Filing

Basin ID: Pond B



Design Information (Input):

Width of Basin Bottom, W = ft

Length of Basin Bottom, L = ft

Dam Side-slope (H:V), Z_d = ft/ft

Right Triangle		OR...
Isosceles Triangle		OR...
Rectangle		OR...
Circle / Ellipse		OR...
Irregular		(Use Override values in cells G32:G52)

MINOR	MAJOR	
2.20	5.72	acre-ft.

acre-ft.

acre-ft.

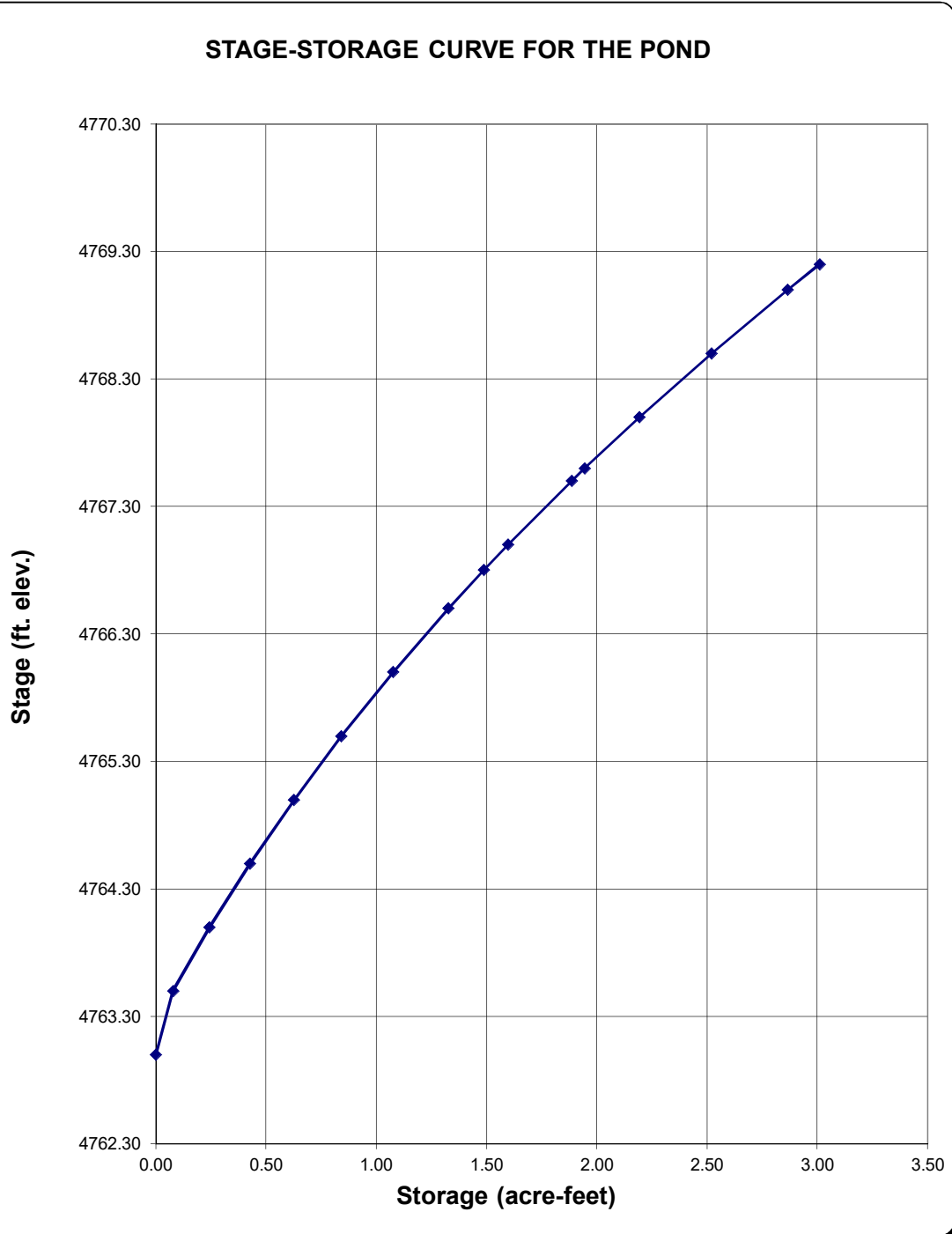
Stage-Storage Relationship:

[illegible]

STAGE-STORAGE SIZING FOR DETENTION BASINS

Project:

Basin ID:



STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET

Project: **Poudre Heights 3rd Filing**

Basin ID: **Pond B**

WQCV Design Volume (Input):

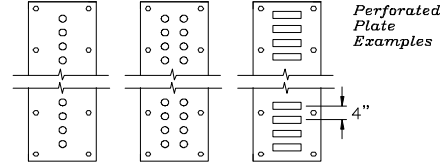
Catchment Imperviousness, I_p = 43.0 percent	Diameter of holes, D = 1.761 inches
Catchment Area, A = 65.80 acres	Number of holes per row, N = 2 OR
Depth at WQCV outlet above lowest perforation, H = 3.8 feet	
Vertical distance between rows, h = 4.00 inches	Height of slot, H = 0.61 inches
Number of rows, NL = 6.00	Width of slot, W = inches
Orifice discharge coefficient, C_d = 0.61	
Slope of Basin Trickle Channel, S = 0.000 ft / ft	
Time to Drain the Pond = 40 hours	

Watershed Design Information (Input):

Percent Soil Type A = %
 Percent Soil Type B = %
 Percent Soil Type C/D = %

Outlet Design Information (Output):

Water Quality Capture Volume, WQCV = watershed inches
 Water Quality Capture Volume (WQCV) = acre-feet
Design Volume (WQCV / 12 * Area * 1.2) Vol = acre-feet
 Outlet area per row, A_o = square inches
 Total opening area at each row based on user-input above, A_o = square inches
 Total opening area at each row based on user-input above, A_o = square feet



	Central Elevations of Rows of Holes in feet																							Σ Flow	
	Row 1	Row 2	Row 3	Row 4	Row 5	Row 6	Row 7	Row 8	Row 9	Row 10	Row 11	Row 12	Row 13	Row 14	Row 15	Row 16	Row 17	Row 18	Row 19	Row 20	Row 21	Row 22	Row 23		Row 23
	4763.00	4763.33	4763.67	4764.00	4764.33	4764.67																			
Collection Capacity for Each Row of Holes in cfs																									
4763.00	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000																			0.00
4763.50	0.1170	0.0682	0.0000	0.0000	0.0000	0.0000																			0.19
4764.00	0.1655	0.1355	0.0951	0.0000	0.0000	0.0000																			0.40
4764.50	0.2027	0.1790	0.1508	0.1170	0.0682	0.0000																			0.72
4765.00	0.2341	0.2139	0.1909	0.1655	0.1355	0.0951																			1.03
4765.50	0.2617	0.2438	0.2239	0.2027	0.1790	0.1508																			1.26
4766.00	0.2867	0.2705	0.2526	0.2341	0.2139	0.1909																			1.45
4766.50	0.3096	0.2947	0.2784	0.2617	0.2438	0.2239																			1.61
4766.80	0.3226	0.3083	0.2928	0.2770	0.2601	0.2416																			1.70
4767.00	0.3310	0.3171	0.3020	0.2867	0.2705	0.2526																			1.76
4767.50	0.3511	0.3380	0.3239	0.3096	0.2947	0.2784																			1.90
4767.60	0.3550	0.3420	0.3281	0.3140	0.2993	0.2833																			1.92
4768.00	0.3701	0.3577	0.3444	0.3310	0.3171	0.3020																			2.02
4768.50	0.3882	0.3763	0.3638	0.3511	0.3380	0.3239																			2.14
4769.00	0.4054	0.3941	0.3821	0.3701	0.3577	0.3444																			2.25
4769.20	0.4121	0.4010	0.3892	0.3774	0.3653	0.3523																			2.30
0.00	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000																			0.00
0.00	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000																			0.00
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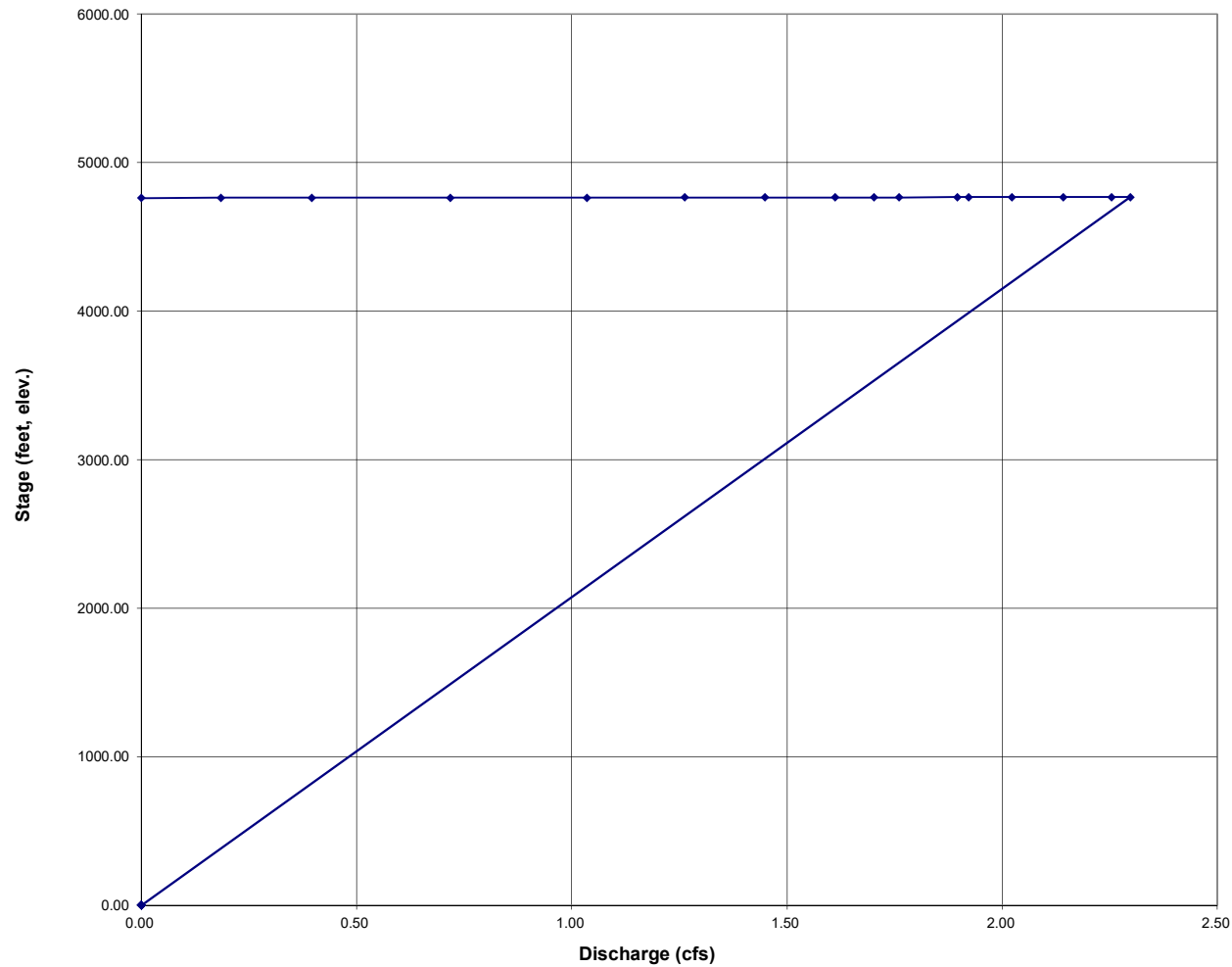
STAGE-DISCHARGE SIZING OF THE WATER QUALITY CAPTURE VOLUME (WQCV) OUTLET

Worksheet Protected

Project: **Poudre Heights 3rd Filing**

Basin ID: **Pond B**

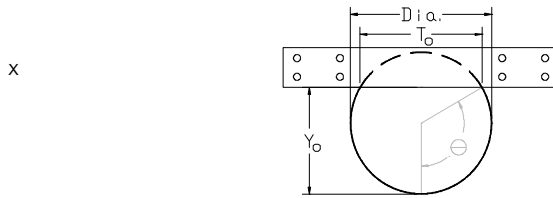
STAGE-DISCHARGE CURVE FOR THE WQCV OUTLET STRUCTURE



RESTRICTOR PLATE SIZING FOR CIRCULAR VERTICAL ORIFICES

Project: Poudre Heights 3rd Filing

Basin ID: Pond B



Sizing the Restrictor Plate for Circular Vertical Orifices or Pipes (Input)

Water Surface Elevation at Design Depth
Pipe/Vertical Orifice Entrance Invert Elevation
Required Peak Flow through Orifice at Design Depth
Pipe/Vertical Orifice Diameter (inches)
Orifice Coefficient

	#1 Vertical Orifice	#2 Vertical Orifice	
Elev: WS =	4,766.80		feet
Elev: Invert =	4,763.00		feet
Q =	0.74		cfs
Dia =	12.0		inches
C _o =	0.61		

Full-flow Capacity (Calculated)

Full-flow area
Half Central Angle in Radians
Full-flow capacity

A _f =	0.79		sq ft
Theta =	3.14		rad
Q _f =	7.0		cfs
Percent of Design Flow =	943%		

Calculation of Orifice Flow Condition

Half Central Angle (0<Theta<3.1416)
Flow area
Top width of Orifice (inches)
Height from Invert of Orifice to Bottom of Plate (feet)
Elevation of Bottom of Plate
Resultant Peak Flow Through Orifice at Design Depth

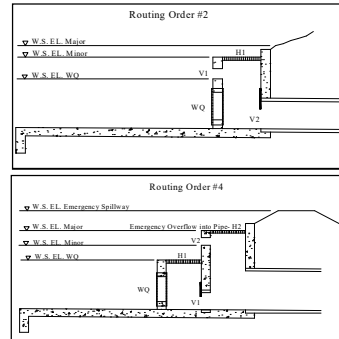
Theta =	0.81		rad
A _o =	0.08		sq ft
T _o =	8.72		inches
Y _o =	0.16		feet
Elev Plate Bottom Edge =	4,763.16		feet
Q _o =	0.7		cfs

Width of Equivalent Rectangular Vertical Orifice

Equivalent Width = 0.50 feet

STAGE-DISCHARGE SIZING OF THE WEIRS AND ORIFICES (INLET CONTROL)	
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Project: Poudre Heights 3rd Filling
Basin ID: Pond B



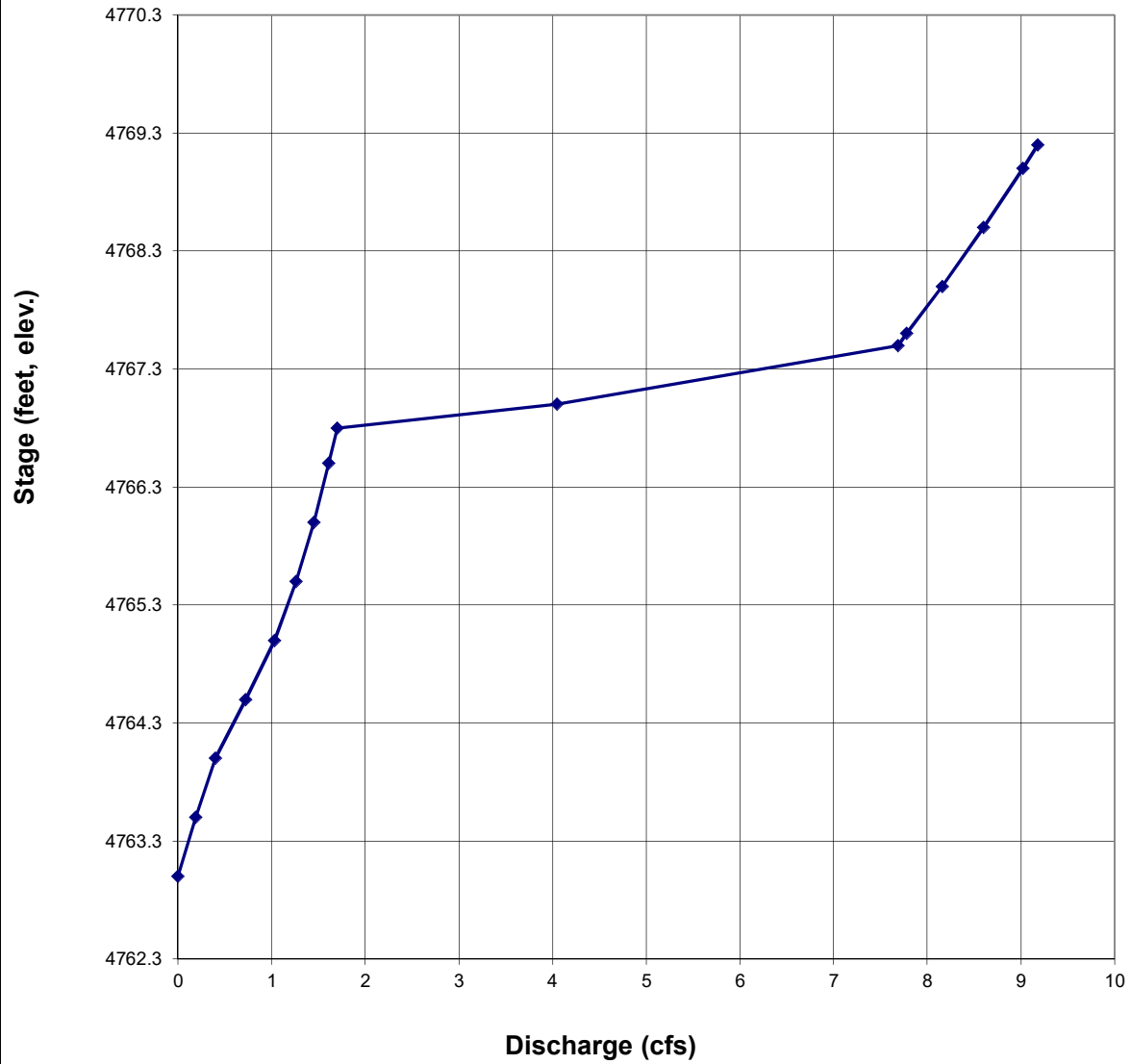
Routing 3: Single Stage - Water flows through WQCV plate and #1 horizontal opening into #1 vertical opening. This flow will be applied to culvert sheet (#2 vertical & horizontal openings is not used).

[illegible]

STAGE-DISCHARGE SIZING OF THE WEIRS AND ORIFICES (INLET CONTROL)

Project: Poudre Heights 3rd Filing
Basin ID: Pond B

STAGE-DISCHARGE CURVE FOR THE OUTLET STRUCTURE



Project: Poudre Heights 3rd Filing
Basin ID: Pond B

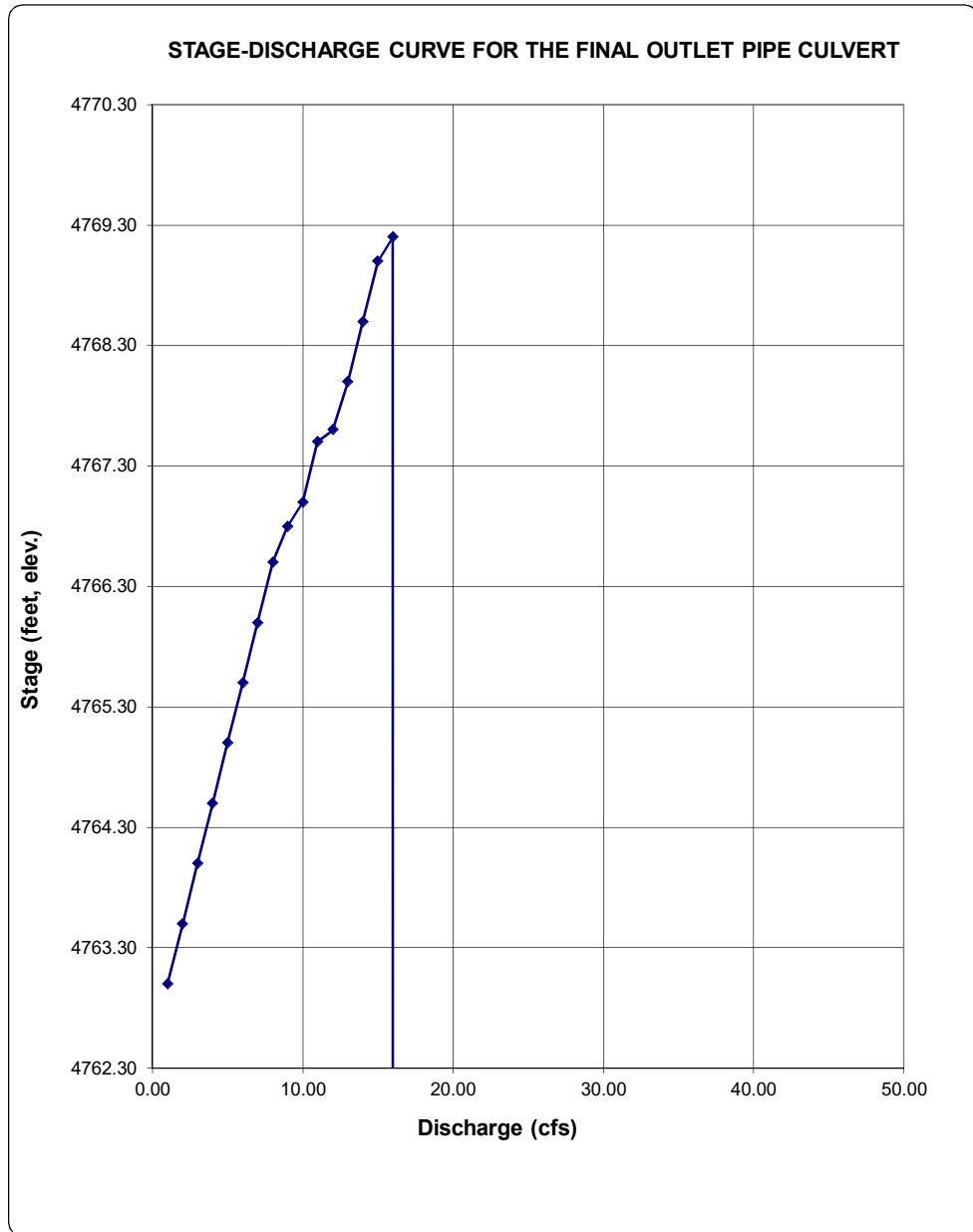
No =	1	
I_{elev} =	4763.00	ft. elev.
O_{elev} =	4762.00	ft. elev.
L =	200.0	ft.
n =	0.0130	
K_b =	0.00	
K_x =	1.00	

$K_e =$	
$K_f =$	
$K_s =$	
$C_d =$	
$KE_{LOW} =$	

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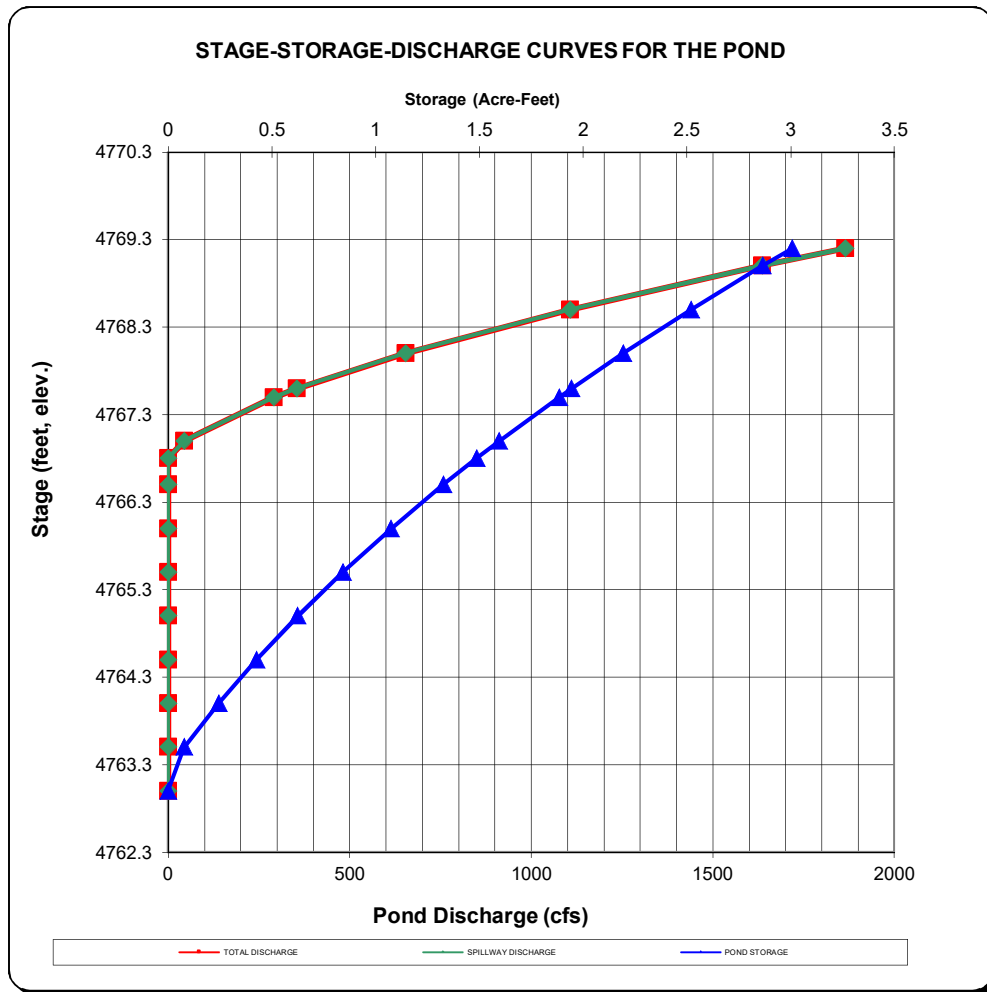
STAGE-DISCHARGE SIZING OF THE OUTLET CULVERT (INLET vs. OUTLET CONTROL WITH TAILWATER EFFECTS)

Project: Poudre Heights 3rd Filing
Basin ID: Pond B



STAGE-DISCHARGE SIZING OF THE SPILLWAY

Project: Poudre Heights 3rd Filing
Basin ID: Pond B



MEMORANDUM

TO: MERITAGE HOMES
FROM: MATTHEW KRUSE P.E., PTOE / KORTNEY BROWN P.E., PTOE
SUBJECT: POUDRE HEIGHTS MULTIFAMILY SITE PLAN AMENDMENT
DATE: APRIL 29, 2022
CC:

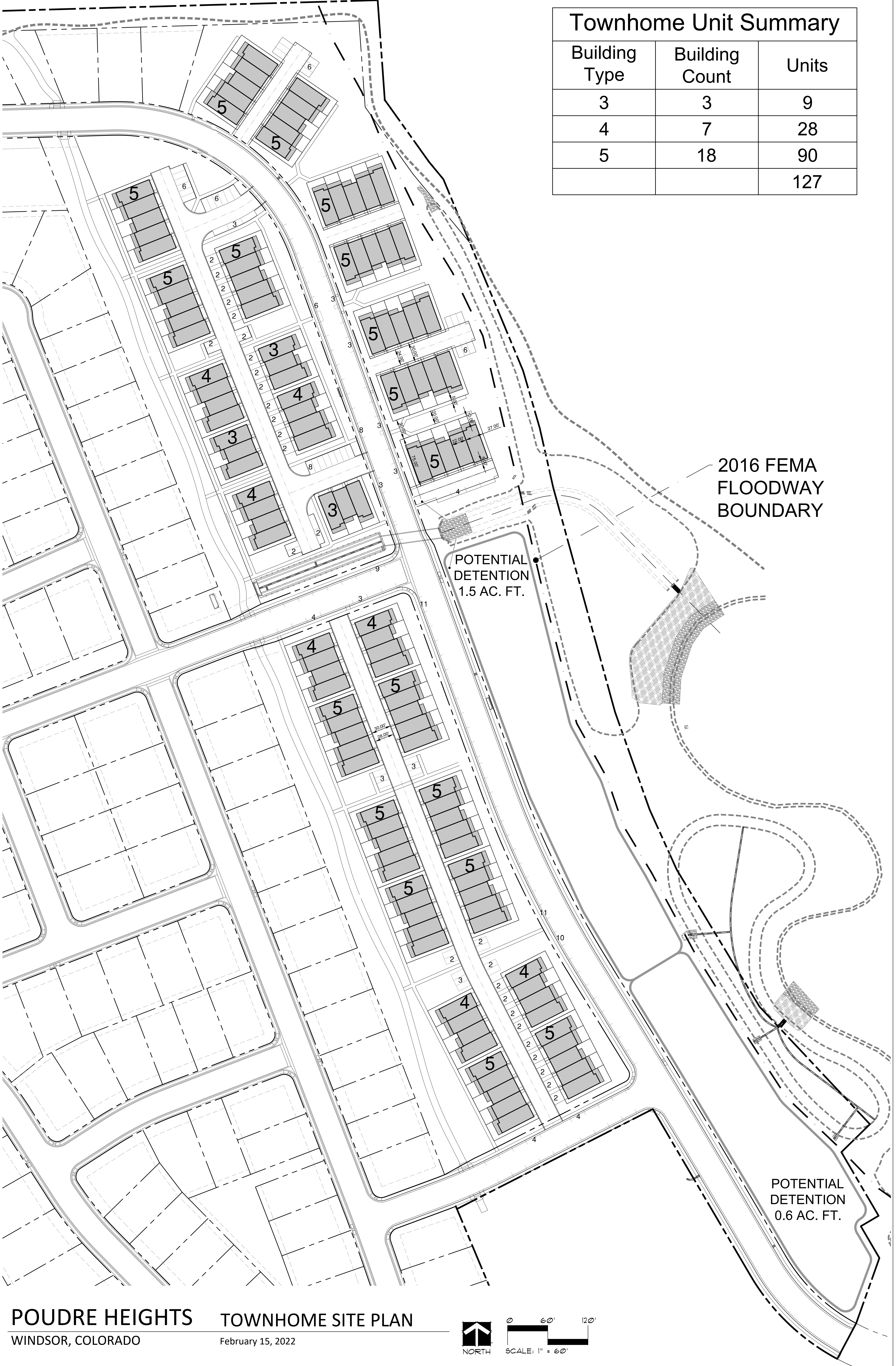
This memo is in response to a request to identify changes associated with a revision to the townhome portion of the Poudre Heights development. The Poudre Heights development is primarily a residential development located in Windsor, Colorado on the northwest corner of the intersection of 7th Street and New Liberty Road. The initial traffic impact study was completed in January 2018 and included 127 townhomes. An addendum discussing right turn lane warrants was completed for this development and was submitted in June 2018. This site revision involves the same number of townhomes, but proposes a layout change, which anticipates the town homes to be smaller than the original study and take up a smaller amount of land. An updated site plan is included in the figure labeled as "Townhome Site Plan."

With the original study being completed in 2018, the ITE Trip Generation, 10th Edition was used and Land Use Code 220 (Townhome/Condominium) was the land use chosen for these lots. In the ITE Trip Generation, 11th Edition, land use 220 is now referred to as Multifamily Housing (Low-Rise) Not Close to Rail Transit. With the updated trip generation books, the weekly trips that this land use is anticipated to generate is estimated to be 889 trips, which is a decrease from the 930 trips shown in this initial report. The peak hour volumes are anticipated to increase slightly, but are not anticipated to be enough of an increase to change the performance of the intersections surrounding the site. In the AM peak hour, the change in generated trips is anticipated to increase by 4 trips total, 1 trip entering and 3 trips exiting. The trips estimated to be generated in the PM peak hour is also anticipated to increase by 4 trips total with 3 entering and 1 exiting. Table 1 shows the comparison between the two trip generations as mentioned.

Table 1 Trip Generation Table Comparison												
ITE Trip Generation, 10 th Edition												
Land Use		Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
220	Townhome/Condominium	127 DU	7.32	930	0.11	14	0.35	44	0.35	44	0.21	27
ITE Trip Generation, 11 th Edition												
Land Use		Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
220	Multifamily Housing (Low-Rise) Not Close to Rail Transit	127 DU	7.00	889	0.11	15	0.37	47	0.37	47	0.22	28
*AWDTE = Average Weekday Trips Ends												

As mentioned earlier, these changes are minimal and are not anticipated to change the performance of the intersections surrounding the site. Therefore, the layout change of the townhomes is not anticipated to warrant any changes to the surrounding roadway network from the previously completed study. Based on the analysis completed for this addendum for the proposed change in the layout of the development, the findings and recommendations of the previous studies would still be valid and not changed as a result of this addendum.





Appendix A: Grading, Erosion and Sediment Control Plan Checklist

INCLUDE THIS CHECKLIST WITH THE GESCP PLAN SUBMISSION. Complete all applicable information. If an item is documented elsewhere, please note this in the "Comments" column and provide the name of the document/location.

Subdivision or Property Name: Poudre Heights Subdivision 3rd Filing Multi-Family - Phase 1, 2 & 3

Permittee or Representative completing this form: Lamp Ryneearson

Email: Gary.Odenhal@Lampryneearson.com

Phone:

970-226-0342

Item	Permittee Or representative	Town	Comments (note phased CM & phase if applicable)
1. Limits of Disturbance Lines (bold and clearly identifiable)		x	
2. Existing & proposed ROW and easements	x		
3. Existing topography (max 2-foot contour interval, incl. 100' around site)		x	
4. Structures and natural features, including locations of springs, streams, wetlands and other NAMED surface waters and any planned crossings		X	Detention Pond A & B discharges to Existing Pond shown on plan, receiving waters to Poudre River
5. Limits of construction, must include the following areas/activities:			
a. All areas of work, including any employee parking off-site (disturbance)	x		
b. Access points/vehicle tracking control		x	
c. Borrow and stockpile areas	x		
d. Areas of cut and fill	x		
e. Utility tie-in locations on- and off-site	x		
f. Stream corridors, vegetated areas and other resource areas to be preserved	x		
6. Locations of and CM specs for stockpile management: Topsoil; imported aggregates; excess material	x		Dust Control addressed in note #12 and SWMP Report Sheet 5A
7. Locations of and CM specs for significant dust or particulate generating processes			N/A
8. Locations of and CM specs for storage and staging areas for:			
a. Vehicle and equipment maintenance and fueling			N/A
b. Concrete truck/equipment washing, and associated fixtures and equipment		x	
c. Outdoor storage of construction site materials, building materials, fertilizers, and chemicals		x	
d. Staging areas/loading and unloading operations		x	
e. Waste storage (worker trash, construction waste, portable toilets, etc.)	x		

<u>Item</u>	<u>Permittee Or representative</u>	<u>Town</u>	<u>Comments (note phased CM & phase if applicable)</u>
f. Bulk storage of materials	x		See SWMP Report
9. Locations of borrow or disposal areas			Stockpiles shown on plans
10. Locations of all structural CMs and specs		x	Outfall as shown on Sheet 5A
11. Locations of all non-structural CMs and specs		x	
12. Management plan for contaminated soils			N/A
13. Locations of temporary/haul roads			N/A
14. Locations of dedicated asphalt or concrete batch plants			N/A
15. Locations, map symbols, and letter callouts of all CMs (use UDFCD Vol II, Chapter 7 guidelines)		x	
16. Sizes, dimensions and types of all CMs		x	
17. Other information as required by the Town :			
a. Streets and street names labeled		x	
b. Adjacent properties labeled			N/A
c. Flow directional arrows	x		
d. Narrative describing routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, and oils	x		See SWMP Report
e. Narrative describing concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment	x		See SWMP Report
f. Other areas or operations where spills can occur			See SWMP Report
g. Locations of other non-stormwater discharges including construction dewatering not covered under the Construction Dewatering Discharges general permit and wash water that may contribute pollutants to the MS4.	x		See SWMP Report
18. Management plan for contaminated soils			N/A
19. Final Stabilization (or Landscape) Plan		x	
20. Use UDFCD Vol III, Chapter 7, Section 4-9 guidelines and specifications, including installation and maintenance		x	
21. Cover sheet requirements			
a. BMP (CM) cost estimate table		x	Cover Sheet of Plans
b. GESCP Certification block (Windsor's Certification Blocks for Development Projects)	x		
c. Name of Receiving Waters			Existing Pond, Cache la Poudre River
d. Size of Disturbed Area (in acres)		x	
e. Index of Sheets		x	
f. Vicinity Map		x	
g. Other:			

INCLUDE THIS CHECKLIST WITH THE GESCP PLAN SUBMISSION

NOTES: _____

STATE OF COLORADO

STORMWATER MANAGEMENT PLAN



Poudre Heights Subdivision Windsor, Colorado

April 5, 2022

Prepared By:



4715 Innovation Drive, Suite 100
Fort Collins, CO 80525
(970) 226-0342

Prepared in general conformance with:

STATE OF COLORADO

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
Water Quality Control Division – Stormwater Program



STORMWATER MANAGEMENT PLAN (SWMP)

Project: Poudre Heights Subdivision Phase 1-3

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INTRODUCTION

Coverage under the CDPS General Permit for Stormwater Discharges Associated with Construction Activities (Stormwater Construction Permit) is required by State and Federal regulations for stormwater discharged from any construction activity that disturbs at least 1 acre of land. Construction activity refers to ground surface disturbing activities, which include, but are not limited to, clearing, grading, excavation, demolition, installation of new or improved haul roads and access roads, staging areas, stockpiling of fill materials, and borrow areas.

A Stormwater Management Plan (SWMP) must be prepared to comply with the permit. This SWMP contains required elements as defined in the CDPS General Permit for Stormwater Discharges Associated with Construction Activity, Authorization to Discharge Under the Colorado Discharge Permit System (Permit No. COR-030000, effective July 1, 2007). A copy of the permit document is provided in Appendix E.

This SWMP was prepared for: **Town of Windsor - Stormwater Program**

to be used for: **Poudre Heights Subdivision – Phase 1-3**

SWMP Goal: To identify possible pollutant sources that may contribute pollutants to stormwater, and identify Best Management Practices (BMPs) that, when implemented, will reduce or eliminate any possible water quality impacts. The SWMP must be completed and implemented at the time the project breaks ground, and revised as construction proceeds, to accurately reflect the conditions and practices at the site.

This SWMP is considered a “living document.”

This SWMP was prepared in accordance with good engineering, hydrologic, and pollution control practices to ensure that Best Management Practices (BMPs) are selected, installed, implemented, and maintained to protect surface water.

THIS SWMP, AS PROVIDED TO THE PERMIT HOLDER ON POUDRE HEIGHTS SUBDIVISION – PHASE 1-3, HAS BEEN INITIALLY COMPLETED BY LAMP RYNEARSON TO THE BEST OF OUR KNOWLEDGE. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO COMPLETE, EXPAND, AND UPDATE ALL SECTIONS OF THE SWMP TO MEET THE REQUIREMENTS OF THE STATE OF COLORADO GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

QUALIFIED STORMWATER MANAGER

The Qualified Stormwater Manager, as named below, shall be responsible for developing, implementing, maintaining, and revising the SWMP. The activities and responsibilities of the Administrator shall address all aspects of the SWMP. The Administrator is the person responsible for the SWMP's accuracy, completeness, and implementation. The Administrator has the authority to adequately manage and direct day-to-day stormwater quality management activities at the project site.

PRIMARY CONTACT NAME: _____

POSITION/TITLE: _____

PRIMARY PHONE NUMBER: _____

SECONDARY PHONE NUMBER: _____

GENERAL REQUIREMENTS (PERMIT PART I.B)

The main objective of this plan is to identify possible pollutant sources that may contribute pollutants to stormwater, and identify the best management practices (BMPs) that, when implemented, will meet the terms and conditions of the permit.

- The plan shall identify all potential sources of pollution, which may reasonably be expected to affect the quality of stormwater discharges associated with the construction activity from this facility.
- The plan shall describe the installation, implementation and maintenance requirements of BMPs that will be used to reduce pollutants in stormwater discharges associated with the construction activity.
- The plan shall be updated in accordance with Part I.D.5.c of the permit to ensure compliance with the terms and conditions of the permit.

Facilities must implement the provisions of the SWMP as written and updated, from commencement of construction activity until final stabilization is complete, as a condition of this permit. The Division reserves the right to review the SWMP, and to require the permittee to develop and implement additional measures to prevent and control pollution as needed.

The SWMP may reflect requirements for Spill Prevention Control and Countermeasure (SPCC) plans under section 311 of the CWA, or Best Management Practices (BMPs) Programs otherwise required by a separate CDPS permit, and may incorporate any part of such plans into the SWMP by reference, provided that the relevant sections of such plans are available as part of the SWMP consistent with Part I.D.5.b of the permit.

SITE DESCRIPTION (PERMIT PART I.C.1)

INSTRUCTIONS:

This section requires a narrative description of the overall scope and physical characteristics of the project, as follows:

- a) Include a description of the construction activities at the site (e.g., type of project, a summary of the grading activities, installation of utilities, paving, excavation, landscaping, etc.) and the final disposition of the property.
- b) Describe the proposed sequence for major activities involved in the construction project, such as grading, excavation, etc.
- c) Include an estimate of the total area of the project site, and the area and location expected to be disturbed by clearing, excavation, grading, or other construction activities. An estimate of the total disturbed area of a Larger Common Plan of Development or Sale, if applicable, must also be included. This information is also required on the permit application.

A “**common plan of development or sale**” is a site where multiple separate and distinct construction activities may be taking place at different times on different schedules, but still under a single plan. This includes phased projects, projects with multiple filings or lots, and projects in a contiguous area that may be unrelated but still under the same contract. If the project is part of a common plan of development or sale, the disturbed area of the entire plan must be used in determining permit requirements, and all portions of the project must be covered.

- d) Summarize any existing data used in the development of the site construction plans or SWMP that describe the soil or existing potential for soil erosion.
- e) Include a description of the existing vegetation and the percentage of existing vegetative ground cover at the site. It is necessary to include the percentage of existing vegetative ground cover in order to determine, after construction, when the site has been finally stabilized. See Part I.C.4 of the Stormwater Construction Permit for final stabilization criteria. A copy of the permit can be found in Appendix E. Final stabilization of the site is necessary before coverage under the Stormwater Construction Permit can be terminated.
- f) Include the location and description of all potential pollution sources at the site that may have an impact on stormwater. These may include such things as:
 - ground disturbing activities
 - equipment or vehicle washing
 - fertilizers, chemicals, or other materials storage
 - vehicle maintenance or fueling
 - waste incineration, treatment, storage or disposal
 - haul roads
 - off-site vehicle tracking
 - loading/unloading areas

- g) Include the location and description of any anticipated allowable sources of non-stormwater discharge at the site (e.g., uncontaminated springs, landscape irrigation return flow, construction dewatering, and concrete washout).
- h) Include the name of the receiving water(s) and the size, type and location of any outfall(s). If the stormwater discharge is to a municipal separate storm sewer system, include the name of that system, the location of the storm sewer discharge, and the ultimate receiving water(s). This information is also required on the permit application. For example, "runoff from the east side of the site will go to a roadside ditch which discharges to Jimmy Smith Gulch; runoff from the west side of the site will go to an unnamed tributary to Westerly Creek."

THE FOLLOWING SECTIONS MUST BE COMPLETED TO COMPLY WITH THE **SITE DESCRIPTION (PART I.C.1)** REQUIREMENTS OF THE PERMIT. THE HEADINGS (a, b, c, etc.) CORRESPOND TO THE INSTRUCTIONS ABOVE. YOU MAY ADD ADDITIONAL PAGES AS NECESSARY.

a. Description of Construction Activity:

The proposed development will be a single building composed of an apartment complex. The apartment complex will structure will consist of one-bedroom & two bedroom units. The building mass is 3 stories of residential with the intent to achieve the maximum density while maintain landscape buffers. The phase 1 lot measures approximately 2.007 acres and its anticipated that the entire site will be disturbed with this development.

The site construction will consist of asphalt parking lots, asphalt residential street, drives, building, utilities including storm, water and sanitary as well as landscaping and grading.

b. Proposed Sequence for Major Activities:

- 1 – Establish erosion control measures prior to clearing and grubbing.
- 2 - Establish a stockpile area for topsoil storage
- 3 - Establish a staging/equipment area for overall safety
- 4- Install vehicle tracking control
- 5- Install sediment control log and inlet protection
- 6- Begin the removal of topsoil and ultimately, earthwork.
- 7 -Utility Construction
- 8- Remove temporary erosion control measures
- 9- Apply Permanent seeding and landscape features

c. Estimate of the total area of the site and the area of the site that is expected to undergo clearing, excavation, or grading.

Total project area _____ 21.6 Acres

Construction site area to be disturbed _____ 21.6 Acres

Total disturbed area of Larger Common Plan (if applicable) _____ 21.6 Acres

d. Summary of any existing data used in the development of the site construction plans or SWMP that describe the soil or existing potential for soil erosion.

Soil type(s):

The entirety of the present soils consists of Kim loam (1 to 3 percent slopes). Nunn clay loam (0 to 1 percent slopes). Thedalund loam (3 to 9 percent slopes).

Existing potential for soil erosion:

The potential for soil erosion is quite low with the Nunn clay loam (0.32), Kim loam (0.28), and Thedalund loam (0.32). The closer to 1, the more susceptible the soil is to erosion. The closer to zero, the less likely erosion potential. There is a low potential for erosion for this soil group.

e. Description of the existing vegetation at the site and an estimate of the percent of vegetative ground cover.

NOTE: Taking photographs of the preconstruction conditions and including them with this SWMP is recommended.

Existing vegetation:

Native grasses and remnants of farming crops

Percent of vegetative groundcover: 100 %

f. Location and description of any other potential pollution sources, such as vehicle fueling, storage of fertilizers or chemicals, etc.

Maintenance vehicle shall enter the site and re-fuel equipment. Any storage of fertilizers and chemicals shall be in the approved manufactures container and shall be stored in a locked trailer or Conex when not being used.

- g. Location and description of any anticipated non-stormwater components of the discharge, such as uncontaminated springs and landscape irrigation return flow, construction dewatering, and concrete washout.**

A concrete washout has been designated. It is anticipated that the location of the concrete washout area will move throughout the site as development occurs. See Erosion Control Plan for the approx. initial location of the concrete washout area.

- h. Name of the receiving water(s) and the size, type, and location of any outfall or, if the discharge is to a municipal separate storm sewer, the name of that system, the location of the storm sewer discharge, and the ultimate receiving water(s).**

Description of receiving water(s):

The proposed stormwater system is to be considered the immediate receiving waters; the site is located in a MS4 zone.

The receiving waters is Cache la Poudre River located about 150-ft east of the edge of the site. The ultimate receiving waters is the Cache la Poudre River.

or

Description of storm sewer system(s):

Ultimate receiving water(s): Cache la Poudre River

SITE MAP (PERMIT PART I.C.2)

INSTRUCTIONS:

Each plan shall provide a generalized site map(s), showing the entire site, identifying:

- construction site boundaries
- all areas of ground surface disturbance
- areas of cut and fill
- areas used for storage of building materials, equipment, soils, or waste
- locations of dedicated asphalt or concrete batch plants
- locations of all structural BMPs
- locations of non-structural BMPs
- locations of springs, streams, wetlands, and other surface waters

A PRELIMINARY SITE MAP HAS BEEN PROVIDED BY Lamp Rynearson AND IS LOCATED IN THE SLEEVE IN THE BACK OF THIS BINDER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/ Qualified Stormwater Manager TO UPDATE THE MAP TO INCLUDE GREATER DETAIL, AS WELL AS ANY REVISIONS OR ADDITIONS, THROUGHOUT THE LIFE OF THE PROJECT. REFER TO THE FOLLOWING MAP FEATURES CHECKLIST.

The provided site map includes the following features:

- ☒ Construction site boundaries
- ☒ All areas of ground surface disturbance
- ☒ Areas used for storage of building materials, equipment, soils, or waste
- ☒ Locations of dedicated asphalt or concrete batch plants
- ☒ Locations of all structural BMPs
- ☒ Locations of non-structural BMPs
- ☒ Locations of springs, streams, wetlands, and other surface waters

STORMWATER MANAGEMENT CONTROLS (PERMIT PART I.C.3)

INSTRUCTIONS:

The plan shall include a narrative description of all stormwater management controls that will be implemented as part of the construction activity to control pollutants in stormwater discharges. The appropriateness and priorities of stormwater management controls in the SWMP shall reflect the potential pollutant sources identified at the facility.

- a) **Qualified Stormwater Manager.** The SWMP shall identify a specific individual(s), position or title who is responsible for developing, implementing, maintaining, and revising the SWMP. The activities and responsibilities of the administrator shall address all aspects of the facility's SWMP. The administrator should be a person with authority to adequately manage and direct day to day stormwater quality management activities as the site.
- b) **Identification of Potential Pollutant Sources.** All potential pollutant sources, including materials and activities, at a site must be evaluated for the potential to contribute pollutants to stormwater discharges. The SWMP shall identify and describe those sources determined to have the potential to contribute pollutants to stormwater discharges, and the sources must be controlled through BMP selection and implementation. At a minimum, each of the following sources and activities shall be evaluated for the potential to contribute pollutants to stormwater discharges, and identified in the SWMP if found to have such potential:

- all disturbed and stored soils
- vehicle tracking of sediments
- management of contaminated soils
- loading and unloading operations
- outdoor storage activities (building materials, fertilizers, chemicals, etc.)
- vehicle and equipment maintenance and fueling
- significant dust or particulate generating processes
- routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.
- on-site waste management practices (waste piles, liquid wastes, dumpsters, etc.)
- concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment
- dedicated asphalt and concrete batch plants
- non-industrial waste sources such as worker trash and portable toilets
- other areas or procedures where potential spills can occur

Note: The actual evaluation of the potential pollutant sources does NOT need to be included in the SWMP, just the resultant pollutant sources and their associated BMPs.

- c) **Best Management Practices (BMPs) for Stormwater Pollution Prevention.** The SWMP shall identify and describe appropriate BMPs that will be implemented at the facility to reduce the potential of the sources identified in Part I.C.3.b to contribute pollutants to stormwater discharges. The SWMP shall clearly describe the installation and implementation specifications for each BMP identified in the SWMP to ensure proper implementation, operation and maintenance of the BMP.

- 1) Structural Practices for Erosion and Sediment Control. The SWMP shall clearly describe and locate all structural practices implemented at the site to minimize erosion and sediment transport. Practices may include, but are not limited to:
 - straw bales
 - wattles/sediment control logs
 - silt fences
 - earth dikes
 - drainage swales
 - sediment traps
 - subsurface drains
 - pipe slope drains
 - inlet protection
 - outlet protection
 - gabions
 - temporary or permanent sediment basins
- 2) Non-Structural Practices for Erosion and Sediment Control. The SWMP shall clearly describe and locate, as applicable, all non-structural practices implemented at the site to minimize erosion and sediment transport. Description must include interim and permanent stabilization practices, and site-specific scheduling for implementation of the practices. The SWMP should include practices to ensure that existing vegetation is preserved where possible. Non-structural practices may include, but are not limited to:
 - temporary vegetation
 - permanent vegetation
 - mulching
 - geotextiles
 - sod stabilization
 - slope roughening
 - vegetative buffer strips
 - protection of trees
 - preservation of mature vegetation
- 3) Phased BMP Implementation. The SWMP shall clearly describe the relationship between the phases of construction, and the implementation and maintenance of both structural and non-structural stormwater management controls. The SWMP must identify the stormwater management controls to be implemented during the project phases, which can include, but are not limited to:
 - clearing and grubbing
 - road construction
 - utility and infrastructure installation
 - vertical construction
 - final grading
 - final stabilization
- 4) Materials Handling and Spill Prevention. The SWMP shall clearly describe and locate all practices implemented at the site to minimize impacts from procedures or significant materials (see definitions at Part I.E.) that could contribute pollutants to runoff. Such procedures or significant materials could include:

- exposed storage of building materials
- paints and solvents
- fertilizers or chemicals
- waste material
- fertilizers or chemicals

Areas or procedures where potential spills can occur must have spill prevention and response procedures identified in the SWMP.

- 5) Dedicated Concrete or Asphalt Batch Plants. The SWMP shall clearly describe and locate all practices implemented at the site to control stormwater pollution from dedicated concrete batch plants or dedicated asphalt batch plants covered by this certification.
- 6) Vehicle Tracking Control. The SWMP shall clearly describe and locate all practices implemented at the site to control potential sediment discharges from vehicle tracking. Practices must be implemented for all areas of potential vehicle tracking, and can include:
 - minimizing site access
 - street sweeping or scraping;
 - tracking pads
 - graveled parking areas
 - requiring that vehicles stay on paved areas on-site
 - wash racks
 - contractor education
 - sediment control BMPs
- 7) Waste Management and Disposal, Including Concrete Washout. The SWMP shall clearly describe and locate the practices implemented at the site to control stormwater pollution from all construction site wastes (liquid and solid), including concrete washout activities.
 - The practices used for concrete washout must ensure that these activities do not result in the contribution of pollutants associated with the washing activity to stormwater runoff.
 - Part I.D.3.c of the permit authorizes the conditional discharge of concrete washout water to the ground. The SWMP shall clearly describe and locate the practices to be used that will ensure that no washout water from concrete washout activities is discharged from the site as surface runoff or to surface waters.
- 8) Groundwater and Stormwater Dewatering. The SWMP shall clearly describe and locate the practices implemented at the site to control stormwater pollution from the dewatering of groundwater or stormwater from excavations, wells, etc.
 - Part I.D.3.d of the permit authorizes the conditional discharge of construction dewatering to the ground. For any construction dewatering of groundwater not authorized under a separate CDPS discharge permit, the SWMP shall clearly describe and locate the practices to be used that will ensure that no groundwater from construction dewatering is discharged from the site as surface runoff or to surface waters.

For detailed drawings of the typical BMPs used, see Appendix C, Details. For detailed information about BMPs refer to the Stormwater Management Plan Preparation Guidance document in Appendix F.

THE FOLLOWING SECTIONS MUST BE COMPLETED TO COMPLY WITH THE **STORMWATER MANAGEMENT CONTROLS (PART I.C.3)** REQUIREMENTS OF THE PERMIT. THE HEADINGS (a, b, c, etc.) CORRESPOND TO THE INSTRUCTIONS ABOVE. YOU MAY ADD ADDITIONAL PAGES AS NECESSARY.

a. Qualified Stormwater Manager: TBD Until Contractor Selected

b. Identification of potential pollutant sources:

Potential pollutants that will be on site may include the following:

- All Disturbed and Stored Soils
- Vehicle Tracking
- Fuels
- Lubricants, motor, hydraulic, and similar types of oils
- Packaging materials and employee generated trash
- Concrete Washout Area
- Concentrations of fertilizer, prior to being spread out on site
- Fugitive Dust Emissions

c. Best Management Practices (BMPs):

1. Structural Practices for Erosion and Sediment Control:

- Vehicle Tracking Pad
- Wattles/Sediment Control Log
- Riprap Protection
- Stabilized Staging Area
- Concrete Washout
- Inlet Protection
- Silt Fence

2. Non-Structural Practices for Erosion and Sediment Control:

- Permanent / Temporary Seeding
- Surface Roughening
- Water trucks on call available for dust control

All items shall be used as shown on the sediment and erosion control plan

3. Phased BMP Implementation:

BMP's will be installed in several phases. Initially the perimeter will have silt fence installed and prior to overlot grading all existing inlets shall have inlet protection installed.

During construction, wattles and additional inlet protection shall be installed in the flowline of concentrated flow paths and on any new storm inlet.

If it is determined that additional BMP's will be required during construction then they will be installed as needed.

4. Materials Handling and Spill Prevention:

Delivered materials will be stored in the Stage Storage Area. Straw wattles will be placed at the downstream edge to filter and contain sediment from being transported out to this area. If sediment is conveyed through the straw wattle then it will be conveyed overland to the perimeter where another straw wattle is installed.

Additional straw wattles will be available on site in the event a spill occurs. The spill will be immediately surrounded with straw wattles and mitigated in a legal manner.

Chemicals, fuels, lubricants, and paints typical with building construction stored on-site will be in water tight containers and covered as necessary and stored in a wattled area, a storage building, or within a vehicle to act as secondary containment. Storage of onsite materials including building materials, fertilizers, waterline, sanitary sewer, and storm sewer will be covered and placed on pallets to prevent direct contact with the ground and potential surface runoff.

In the event of a spill or accident, it shall be contained and disposed of so that it will not flow from the site or soak into the soil. Once construction is completed, concrete waste and contaminated soil will be disposed of properly. The Qualified Stormwater Manager should be notified of spills.

5. Dedicated Concrete or Asphalt Batch Plants:

The site asphalt and concrete needs will not require on-site batch plants.

6. Vehicle Tracking Control:

There will be one at the proposed entrance.

7. Waste Management and Disposal, Including Concrete Washout:

All waste generated on site will be properly disposed in a legal manner.

A commercial dumpster will be onsite to collect trash and other debris. The dumpster will be hauled off site by a commercial trash hauling company and disposed at the local landfill. No trash will be disposed onsite.

Wet concrete discharged in the concrete cleanout area will be allowed to harden and then will be properly disposed.

8. Groundwater and Stormwater Dewatering:

If groundwater is encountered then a groundwater discharge permit will be obtained from the Colorado Department of Public Health and Environment.

FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT (PERMIT PART I.C.4)

INSTRUCTIONS:

All disturbed areas (except those portions covered by pavement or a structure) must be stabilized once all construction activities are completed in order to inactivate the permit coverage. Sediment, that collects within the site's drainage system and permanent water quality or quantity controls, is also considered un-stabilized soil and must be removed prior to the site being considered finally stabilized. As soon as practicable after construction activities have been completed in a disturbed area, permanent stabilization should be started to prevent further erosion of soil from the area.

Final stabilization is reached when all ground surface disturbing activities at the site have been completed, and:

- uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels, or
- equivalent permanent, physical erosion reduction methods have been employed.

The Division may, after consultation with the permittee and upon good cause, amend the final stabilization criteria for specific operations.

The SWMP must include a description of what measures will be taken to finally stabilize the site. The method of stabilization must be provided for all areas that will remain pervious (i.e., be vegetated or landscaped instead of paved, built on, or otherwise structurally stabilized).

Questions that may need to be addressed include:

- What type of cover will be used?
- What are the specific seed mixtures and application rates?
- Are additional BMPs needed to prevent erosion as the vegetation becomes established?
- Will the soil need to be amended?
- Will special methods be employed on any steep slopes or areas of concentrated flow?

Stormwater management controls to prevent or control pollution of stormwater after construction is completed must be addressed here. They typically include retention or detention ponds, infiltration measures, vegetative swales, and natural depressions.

New developments, buildings, etc., will often incorporate elements of permanent stormwater quality control into their design. The SWMP must be prepared consistent with these structural and nonstructural controls. Many of the temporary controls used for sediment control can be modified into permanent structural controls. Where possible, permanent stormwater quality controls can be constructed at the initial stages of construction, or modified at the end of construction. This can increase the efficiency of the controls by using them during both the building and operational phases of the project.

Inactivation of permit coverage

Coverage under the Stormwater Construction Permit may be inactivated by the permittee when the site has attained final stabilization, all temporary erosion and sediment control measures have

been removed, and all components of the SWMP are complete. See Appendix G for the Construction Inactivation Notice.

THE FOLLOWING SECTIONS MUST BE COMPLETED TO COMPLY WITH THE **FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT (PART I.C.4)** REQUIREMENTS OF THE PERMIT. YOU MAY ADD ADDITIONAL PAGES AS NECESSARY.

- a. **The SWMP shall clearly describe the practices used to achieve final stabilization of all disturbed areas at the site, and any planned practices to control pollutants in stormwater discharges that will occur after construction operations have been completed at the site.**

Install permanent seed mix or sod at the closing stages of construction per USDCM Volume 2 *Revegetation – Table A-12 and A-13*. Lastly, once the vegetation is considered established, contractor shall remove temporary erosion control measures.

- b. **Final stabilization practices for obtaining a vegetative cover should include, as appropriate:**

- seed mix selection and application methods
- soil preparation and amendments
- soil stabilization practices (e.g., crimped straw, hydro mulch or rolled erosion control products)
- appropriate sediment control BMPs as needed until final stabilization is achieved

A permanent seed mix shall be utilized per Mile High Flood District – *Chapter 7: EC-02 Temporary and Permanent Seeding*. Contractor to coordinate with seed company to identify whether modifications are needed to the City seed specification. Also, contractor to consult with seed mix company in an effort to determine whether weed mitigation is necessary.

Contractor may use sod vs. seeding for lawn areas.

INSPECTION AND MAINTENANCE (PERMIT PART I.C.5)

INSTRUCTIONS:

The Stormwater Construction Permit requires that a thorough inspection of the stormwater management system be performed and documented **AT LEAST EVERY 14 DAYS, and within 24 hours of any precipitation or snowmelt event that causes surface erosion** (i.e., that results in stormwater running across the ground).

Inspection Procedures: The inspection must include observation of:

- The construction site perimeter and discharge points (including discharges into a storm sewer system)
- All disturbed areas
- Areas used for material/waste storage that are exposed to precipitation
- Other areas determined to have a significant potential for stormwater pollution, such as demolition areas or concrete washout locations, or locations where vehicle enter or leave the site
- Erosion and sediment control measures identified in the SWMP
- Any other structural BMPs that may require maintenance, such as secondary containment around fuel tanks or the condition of spill response kits

The inspection must determine if there is evidence of, or the potential for, pollutants entering the drainage system. BMPs should be reviewed to determine if they still meet the design and operational criteria in the SWMP, and if they continue to adequately control pollutants at the site.

Inspections must be documented.

BMP Maintenance:

The site inspection procedures must also include maintenance of BMPs that are found to no longer function as needed and designed, as well as preventive maintenance to proactively ensure continued operation.

- BMPs that have failed, or have the potential to fail without maintenance or modifications must be addressed as soon as possible, immediately in most cases, to prevent the discharge of pollutants. The preventive maintenance program should prevent breakdowns and failures by proactively maintaining or replacing BMPs and equipment.
- Site inspections should uncover conditions, such as deteriorating silt fence or water collected in fuel tank secondary containment, which could result in the discharge of pollutants to storm sewers and surface waters.
- Specifically, sediment that has been collected by sediment control, such as silt fence and inlet protection, should be removed on a regular basis to prevent failure of BMPs and remove the potential of that sediment from being discharged from the site if the BMP fails.
- Removed sediment must be moved to an appropriate location where it will not become an additional pollutant source and should never be placed in ditches or streams.
- Maintenance activities to correct problems noted during inspections **must be documented** as discussed in the Recordkeeping section, below.

BMP Replacement and Additions:

The inspections process must also include procedures to ensure that, when needed, BMPs are replaced or new BMPs added to adequately address the pollutant sources at the site.

This procedure is part of the ongoing process of revising the BMPs and the SWMP and any changes to BMPs must be recorded in the SWMP. **The SWMP must be modified as appropriate as soon as practicable after such inspections.**

Recordkeeping and Document Inspections:

The permittee must document inspection results and maintain a record of the results for a period of 3 years following expiration or inactivation of permit coverage. These records must be made available to the Division or EPA upon request. The following items must be documented as part of the site inspections.

- Inspection date
- Name(s) and title(s) of personnel making the inspection
- Location(s) of discharges of sediment or other pollutants from the site
- Location(s) of BMPs that need to be maintained
- Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location
- Location(s) where additional BMPs are needed that were not in place at the time of inspection
- Deviations from the minimum inspection schedule
- Description of corrective action(s) from above, dates corrective action(s) taken, and measures taken to prevent future violations, including requisite changes to the SWMP, as necessary
- After adequate corrective action(s) has been taken, or where a report does not identify any incidents requiring corrective action, the report shall contain a signed statement indicating the site is in compliance with the permit to the best of the signer's knowledge and belief.

In addition to inspection records, the permittee may opt to keep a log book for use in tracking other items related to the SWMP such as those listed below. Additional information such as dated photographs, field notebooks, drawings and maps, and the items below, etc. can also be included where appropriate.

- BMP operation and maintenance
- Stormwater contamination
- Contacts with suppliers
- Notes on the need for and performance of preventive maintenance and other repairs
- Implementation of specific items in the SWMP
- Training events (given or attended)
- Events involving materials handling and storage
- Contacts with regulatory agencies and personnel
- Notes of employee activities, contact, notifications

Records of spills, leaks, or overflows that result in the discharge of pollutants must be documented and maintained. You may also want to record other spills that are responded to, even if they do not result in a discharge of pollutants. Information that should be recorded for all occurrences includes the time and date, weather conditions, reasons for the spill, etc. Some spills may need to be reported to the Division immediately. Specifically, a release of any chemical, oil, petroleum product, sewage, etc., which may enter waters of the State of Colorado (which include surface water, ground water and dry gullies or storm sewers leading to surface water) must be reported.

More guidance is available on the web at: www.cdphe.state.co.us/hm/spillsand/releases.htm

The Water Quality Control Division's toll-free 24-hour environmental emergency spill reporting line is (877) 518-5608.

Keeping accurate and complete records serves several functions.

- Keeping records of spills, leaks, inspections, etc. is a requirement of the Stormwater Construction Permit. Enforcement action, including fines, could result if records are not adequate.
- By keeping accurate and detailed records, you will have documentation of events that could prove invaluable should complications arise concerning the permit, lawsuits, etc.

CONSTRUCTION SITE INSPECTION REPORT FORMS ARE AVAILABLE IN APPENDIX A.

AMENDMENT REPORT FORMS ARE PROVIDED IN APPENDIX B FOR USE IN REVISING ANY SECTION OF THE SWMP.

POUDRE HEIGHTS SUBDIVISION THIRD FILING
EROSION CONTROL PLAN - PHASE TH1 & TH2
WEST HALF OF SECTION 29, TOWNSHIP 6N, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, WELD COUNTY, COLORADO

ENGINEER

LAMP RYNEARSON
4715 INNOVATION DRIVE, SUITE 100
FORT COLLINS, CO 80525
970-226-0342
ATTN: GARY ODEHNAL

SURVEYOR

EHRHART LAND SURVEYING, LLC
77 ERIE VILLAGE SQ., SUITE 290
ERIE, CO 80516
303-828-3340
ATTN: JOHN EHRHART

DEVELOPER

POUDRE HEIGHTS L.P.
9101 HARLAN STREET, SUITE 320
WESTMINSTER, CO 80031
303-639-1300
ATTN: SPIKE RUMLEY

ARCHITECT

T.J. TINSMAN
8335 FAIRMONT DRIVE, 1-107,
DENVER, CO 80247
303-941-8879
ATTN: T.J. TINSMAN

LANDSCAPE ARCHITECT

JUMP DESIGN CO.
1733 S. CLARKSON STREET
DENVER, CO 80210
303-282-0463
ATTN: TOM JUMP

TRAFFIC

DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE,
LOVELAND, CO 80538
970-669-2061
ATTN: MATT DELICH

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 ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY 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 FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. I AGREE TO COMPLY WITH ALL APPLICABLE SECTIONS AND CONDITIONS OF THE TOWN OF WINDSOR'S STORM DRAINAGE CRITERIA MANUAL AND THE TOWN OF WINDSOR MUNICIPAL CODE.

OWNER NAME (PRINT): _____
OWNER SIGNATURE: _____
TITLE: _____
PHONE NUMBER: _____
EMAIL: _____
DATE: _____

APPROXIMATE QUANTITIES

CONTROL MEASURE	ID	UNIT	QUANTITY	UNIT COST	COST
CONCRETE WASHOUT AREA	CWA	EA	2	1500	3000
INLET PROTECTION	IP	EA	40	80	3200
SILT FENCE	SF	LF	4900	2.50	12250
ROCK SOCK	SCL	EA	10	80	800
STABILIZED STAGING AREA	SSA	SY	400	10	4000
TOTAL COST					23250

PHASE TH1 DISTURBANCE AREA = 6.19 ACRES
PHASE TH2 DISTURBANCE AREA = 4.18 ACRES
TOTAL DISTURBANCE AREA = 10.37 ACRES



VICINITY MAP
1" = 1000'

PROJECT CONTROL

BASIS OF BEARINGS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO TO BEAR NORTH 07°04'14" WEST BETWEEN THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 29 MONUMENTED WITH A 3 1/4" ALUMINUM CAP STAMPED PEPEK LS33642 AND THE CENTER OF SAID SECTION 29 MONUMENTED WITH A #5 REBAR WITH ALUMINUM CAP STAMPED KING LS20685, WITH ALL OTHER BEARINGS RELATIVE THERETO.

VERTICAL DATUM:

BENCHMARK: TOWN OF WINDSOR BENCHMARK #90
DESCRIPTION: BRASS CAP IN NORTHWEST CORNER OF HEADWALL AT THE SOUTHWEST CORNER OF WCR 64 AND WCR 17.
ELEVATION=4777.48 NAVD 1988

INDEX OF SHEETS

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Sheet Number	Sheet Title
1	COVER
2A	EROSION CONTROL PHASE TH1- INTERIM
2B	EROSION CONTROL PAHSE TH1 - FINAL
3A	EROSION CONTROL PHASE TH2- INTERIM
3B	EROSION CONTROL PAHSE TH2 -FINAL
4	EROSION CONTROL DETAILS 1
5	EROSION CONTROL DETAILS 2
6	EROSION CONTROL DETAILS 3

OWNER ACCEPTANCE

1. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN PROBLEMS OCCUR OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED.
2. THIS MAP HAS BEEN PROVIDED BY LAMP, RYNEARSON & ASSOCIATES AND COULD BE USED TO SUPPLEMENT THE STATE OF COLORADO GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. THIS PLAN AS PROVIDED BY LAMP, RYNEARSON & ASSOCIATES SHALL BE CONSIDERED A BASE MAP FOR THE PERMIT HOLDER'S USE. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO UPDATE THE MAP TO INCLUDE GREATER DETAIL AS WELL AS ANY REVISIONS OR ADDITIONS AS REQUIRED BY THE STATE OF COLORADO GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. THESE SEDIMENT AND EROSION CONTROL PLANS IN AND OF THEMSELVES DO NOT FULFILL THE REQUIREMENTS OF THE STATE OF COLORADO DEPARTMENT OF PUBLIC HEALTH. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE STATE ISSUED STORMWATER CONSTRUCTION PERMIT FOR A STORMWATER MANAGEMENT PLAN (SWMP).

ACCEPTED BY: _____

DATE: _____

LAMP
RYNEARSON

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

LAMP RYNEARSON.COM

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
TOWN ENGINEER



\\L:\Engineering\0221641 - 811 Site Plan Amendment\Drawings\CONSTRUCTION - DRAINAGE\EROSION CONTROL - PHASE TH1 & TH2.dwg, 4/4/2022 4:22:15 PM, CLION STARK, LAMP RYNearson



LEGEND			
	PROPOSED CONTOUR		VTC
	EXISTING CONTOUR		PT
	SEDIMENT CONTROL LOG		TRM
	INLET PROTECTION		PS
	RIPRAP PROTECTION		TS
	STABILIZED STAGING AREA		CWA
	SURFACE ROUGHENING		
	STOCK PILE MANAGEMENT		SF

EROSION CONTROL NOTES

- ANY LAND DISTURBANCE WITHIN THE LIMITS OF DISTURBANCE NOTED ON THIS PLAN BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR OR OTHER PRACTICES REQUIREMENTS AND PROHIBITIONS NOTE IN THE USDCM: VOL. II STORMWATER QUALITY, CHAPTER 7. NOTE: THE USE OF STRAW BALE BARRIERS (SBB), NOTED AS SC-03 IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, IS DISCOURAGED IN THE TOWN. SPECIFIC APPROVAL FROM THE TOWN'S STORM WATER PROGRAM COORDINATOR IS REQUIRED FOR USE.
- NON-COMPLIANCE AND ANY NOTICE OF VIOLATION IS THE RESPONSIBILITY OF THE OWNER SIGNING THESE PLANS.
- NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING, EROSION AND SEDIMENT CONTROL PLAN IS RECEIVED FROM TOW ENGINEERING, AND AN INITIAL INSPECTION HAS BEEN COMPLETED.
- THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL THE STORMWATER PROGRAM COORDINATOR, 970-674-2490, 48 HOURS PRIOR TO CONSTRUCTION.
- SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE REMOVED AND PROPERLY DISPOSED OF IMMEDIATELY. POWER WASHING OF PAVEMENT IS NOT ALLOWED.
- CONCRETE WASH WATER SHALL NOT BE ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING GROUNDWATER AND ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASH WATER, AND WASTE WATER USED IN RINSING TOOLS USED FOR GROUT, MORTAR, SAW CUTTING, AND SIMILAR MATERIALS SHALL BE COLLECTED IN AN APPROVED WASH OUT AREA, REMOVED REGULARLY, AND DISPOSED OF APPROPRIATELY.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND SLOPES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION. WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE, ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE GRADING, EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF WINDSOR ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE TOWN ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
- ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY TOWN OF WINDSOR EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE ROW. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE EXPENSE OF THE OWNER SIGNING THESE PLANS.
- THIS PLAN CONTAINS EROSION AND SEDIMENT CONTROL METHODS AND BEST MANAGEMENT PRACTICES (BMPs) TO BE USED DURING CONSTRUCTION; ADDITIONAL MEASURES AND BMPs MAY BE REQUIRED AS CONDITIONS CHANGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND TOWN OF WINDSOR REQUIREMENTS, AND THE STORMWATER PROGRAM COORDINATOR MUST BE NOTIFIED OF ANY MAJOR CHANGES.
- ALL BMPs ARE TO BE MAINTAINED PER THE SPECIFICATIONS NOTED IN THIS PLAN. IF ANY SUBSTANTIAL DEVIATION FROM INSTALLATION/IMPLEMENTATION SPECIFICATIONS MAY BETTER SUIT A PARTICULAR APPLICATION, CONTACT THE STORMWATER PROGRAM COORDINATOR FOR APPROVAL BEFORE INSTALLATION, OR MAKING A CHANGE TO THE BMP OR ITS LOCATION.
- SOILS EXPOSED BY LAND DISTURBING ACTIVITIES ON SLOPES SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING/DISKING ALONG CONTOURS TO PREVENT EROSION. TECHNIQUES SUCH AS SURFACE ROUGHENING AND/OR DUST SUPPRESSION WITH WATER TRUCKS SHALL BE USED TO MINIMIZE WIND EROSION.
- ALL TEMPORARY BMPs MUST BE REMOVED FROM THE CONSTRUCTIONS SITE AND PROPERLY DISPOSED OF ONCE FINAL STABILIZATION IS ACHIEVED, EXCEPT BMPs WITH SPECIFICATIONS THAT ALLOW THE BMP TO REMAIN IN PLACE (I.E. BIO-DEGRADABLE BMPs).
- UPON THE REQUEST TO CLOSE OUT THE GRADING, EROSION AND SEDIMENT CONTROL PERMIT, CONTRACTOR SHALL ENSURE THAT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, BOTH ON AND OFF SITE, WILL HAVE A UNIFORM VEGETATIVE COVER ESTABLISHED WITH ACCEPTABLE PLANTS, AND WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT PHYSICAL EROSION REDUCTION METHODS.

GENERAL SEEDING NOTES

- THE AMOUNT OF PLANTED SEEDS PER ACRE IS FOR THE DRILLED PLANTING METHOD.
- EACH BAG SHALL BE TAGGED OR LABELED AS REQUIRED BY THE COLORADO SEED LAW.
- GRASS SEEDS SHALL BE DELIVERED TO THE SITE IN BAGS OR CONTAINERS THAT ARE UNOPENED AND CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAME, LOT NUMBER, NET WEIGHT OF SEED, THE PERCENTAGE OF WEED SEED, THE GUARANTEED PERCENT PURITY, AND THE GUARANTEED PERCENT GERMINATION.
- ALL SEED FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
- SEED THAT HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED.
- FOR PERMANENT SEEDING, THE SOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 3-CUBIC YARD OF COMPOST PER 1,000 SQ FT OF AREA TO BE PLANTED.

SEEDING MIX NOTES

ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" OF TOP SOIL AND SHALL BE SEEDED. SOIL PREPARATION, SEEDING AND MULCHING WILL BE REQUIRED. THE FOLLOWING TYPES AND RATES SHALL BE USED.

PERMANENT SEEDING MIX:		
COMMON NAME	LBS. PLS/ACRE	% OF MIX
SAND BLUESTEM	4.80	20
YELLOW INDIAN GRASS	1.50	10
SWITCH GRASS	1.89	25
SIDE OATS GRAMA	1.35	10
PRAIRIE SANDREED	1.59	15
WESTERN WHEAT GRASS	4.80	20
COVER CROP:		
TREATED DURHAM OATS	15.00 (SPRING PLANTING)	
WHEAT/RYE CROSS	15.00 (FALL PLANTING)	
FERTILIZER (NUTRIENT REQUIRED)		
NITROGEN	40	
PHOSPHORUS	40	
GRASS SEED SHALL BE PLANTED WITH A GRASS SEED DRILL (NOT A GRAIN DRILL) AT A DEPTH OF 1/2" TO 3/4". BROADCAST SEEDING OF GRASS SEED IS NOT ACCEPTABLE. STRAW OR HAY MULCH SHALL BE SPREAD AND CRIMPED INTO THE SOIL AT THE RATE OF 4,000 LBS/ACRE. HYDROSEEDING AND HYDROMULCHING IS ACCEPTABLE IN LIEU OF DRILLING SEED AND CRIMPING STRAW MULCH. THE PERMANENT SEEDING SHALL OCCUR BETWEEN DECEMBER 1 AND MAY 1 OR BETWEEN AUGUST 1 AND SEPTEMBER 1.		

TEMPORARY SEEDING MIX:

TEMPORARY SEEDING AREAS WHICH ARE READY FOR SEEDING AFTER MAY 1 BUT BEFORE JULY 1 SHALL BE SEEDED WITH MILLET OR SORGHUM AT THE RATE OF 40 POUNDS PER ACRE WITH THE AMOUNT OF FERTILIZER AS SPECIFIED ABOVE. THE REQUIREMENT TO PLANT TEMPORARY SEEDING DOES NOT ELIMINATE THE REQUIREMENT TO PLANT PERMANENT SEEDING. STRAW MULCH IS NOT REQUIRED FOR TEMPORARY SEEDING. THE AMOUNT OF TEMPORARY SEEDING (AN ESTIMATED POUNDS PER ACRE) WHICH REMAINS IN PLACE AT THE TIME OF THE PERMANENT SEEDING, MAY SUBSTITUTE FOR THE SAME AMOUNT OF CRIMPED-IN STRAW MULCH.

GENERAL NOTES

- PROJECT/BMP'S TO BE PHASED
- INSPECTION OF ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE REQUIRED AT THE END OF EACH DAY'S WORK, WITH NECESSARY MAINTENANCE AND REPAIRS PROVIDED IMMEDIATELY.
- STORM DRAIN INLETS SHALL BE PROTECTED FROM THE ENTRY OF SEDIMENT-LADEN WATER UNTIL FINAL STABILIZATION IS COMPLETE.
- ADDITIONAL BMP'S MAY BE NEEDED.

TOWN OF WINDSOR
DRAWING REVIEW

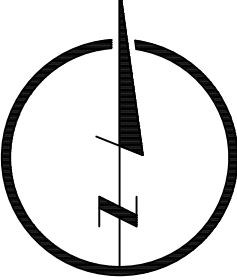
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DATE: _____ BY: _____ TOWN ENGINEER

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8001 STATE LINE RD., STE. 200 (816)361.0440



GARY ODENHAL

EROSION CONTROL PHASE TH1- INTERIM

EROSION CONTROL PHASE TH1 & TH2
WINDSOR, CO



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

JAS

DATE

04/04/2022

PROJECT NUMBER

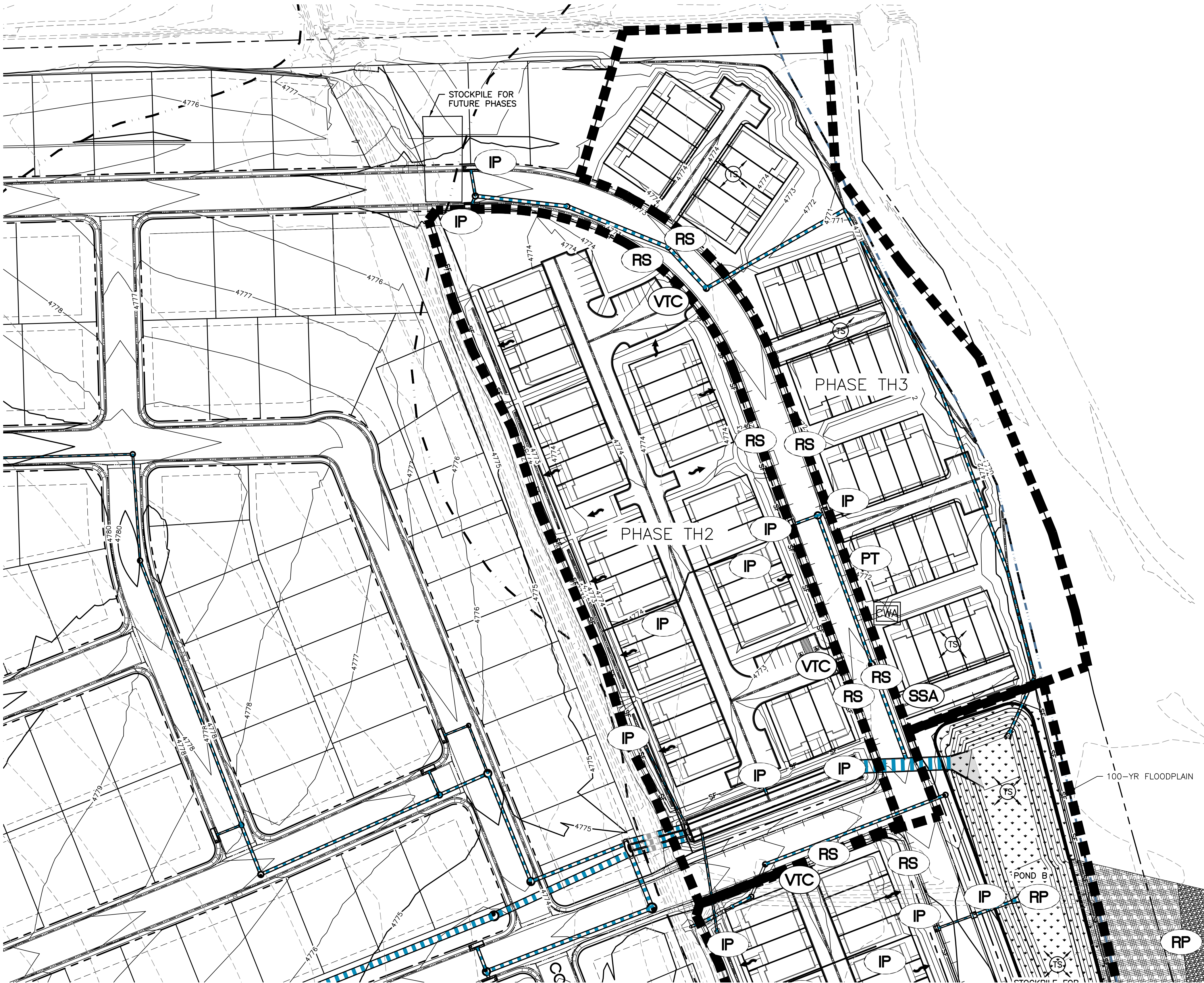
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\\Engineering\0221641 - 811 Site Plan Amendment\Drawings\CONSTRUCTION - DRAINAGE\EROSION CONTROL - PHASE TH1 & TH2.dwg, 11/2/2022 4:22:23 PM, CLION STARK, LAMP RYNearson



LEGEND			
	PROPOSED CONTOUR		VEHICLE TRACKING CONTROL
	EXISTING CONTOUR		PORTABLE TOILETS
	SEDIMENT CONTROL LOG		TURF REINFORCEMENT MAT
	INLET PROTECTION		PERMANENT SEEDING
	RIPRAP PROTECTION		TEMPORARY SEEDING
	STABILIZED STAGING AREA		CONCRETE WASHOUT AREA
	SURFACE ROUGHENING		OVERLAND FLOW ARROW
	STOCK PILE MANAGEMENT		SILT FENCE
			RIGHT OF WAY

EROSION CONTROL NOTES

- ANY LAND DISTURBANCE WITHIN THE LIMITS OF DISTURBANCE NOTED ON THIS PLAN BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES REQUIREMENTS AND PROHIBITIONS NOTE IN THE USDCM: VOL. II STORMWATER QUALITY, CHAPTER 7. NOTE: THE USE OF STRAW BALE BARRIERS (SBB), NOTED AS SC-03 IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, IS DISCOURAGED IN THE TOWN. SPECIFIC APPROVAL FROM THE TOWN'S STORM WATER PROGRAM COORDINATOR IS REQUIRED FOR USE.
- NON-COMPLIANCE AND ANY NOTICE OF VIOLATION IS THE RESPONSIBILITY OF THE OWNER SIGNING THESE PLANS.
- NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING, EROSION AND SEDIMENT CONTROL PLAN IS RECEIVED FROM TOW ENGINEERING, AND AN INITIAL INSPECTION HAS BEEN COMPLETED.
- THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL THE STORMWATER PROGRAM COORDINATOR, 970-674-2490, 48 HOURS PRIOR TO CONSTRUCTION.
- SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE REMOVED AND PROPERLY DISPOSED OF IMMEDIATELY. POWER WASHING OF PAVEMENT IS NOT ALLOWED.
- CONCRETE WASH WATER SHALL NOT BE ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING GROUNDWATER AND ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASH WATER, AND WASTE WATER USED IN RINSING TOOLS USED FOR GROUT, MORTAR, SAW CUTTING, AND SIMILAR MATERIALS SHALL BE COLLECTED IN AN APPROVED WASH OUT AREA, REMOVED REGULARLY, AND DISPOSED OF APPROPRIATELY.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND SLOPES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION. WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE, ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE GRADING, EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF WINDSOR ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE TOWN ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
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- ALL TEMPORARY BMPs MUST BE REMOVED FROM THE CONSTRUCTIONS SITE AND PROPERLY DISPOSED OF ONCE FINAL STABILIZATION IS ACHIEVED, EXCEPT BMPs WITH SPECIFICATIONS THAT ALLOW THE BMP TO REMAIN IN PLACE (I.E. BIO-DEGRADABLE BMPs).
- UPON THE REQUEST TO CLOSE OUT THE GRADING, EROSION AND SEDIMENT CONTROL PERMIT, CONTRACTOR SHALL ENSURE THAT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, BOTH ON AND OFF SITE, WILL HAVE A UNIFORM VEGETATIVE COVER ESTABLISHED, WITH ACCEPTABLE PLANTS, AND WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT PHYSICAL EROSION REDUCTION METHODS.

GENERAL SEEDING NOTES

- THE AMOUNT OF PLANTED SEEDS PER ACRE IS FOR THE DRILLED PLANTING METHOD.
- EACH BAG SHALL BE TAGGED OR LABELED AS REQUIRED BY THE COLORADO SEED LAW.
- GRASS SEEDS SHALL BE DELIVERED TO THE SITE IN BAGS OR CONTAINERS THAT ARE UNOPENED AND CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAME, LOT NUMBER, NET WEIGHT OF SEED, THE PERCENTAGE OF WEED SEED, THE GUARANTEED PERCENT PURITY, AND THE GUARANTEED PERCENT GERMINATION.
- ALL SEED FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS SUCH AS RUSSIAN OR CANADIAN THISTLE, EUROPEAN BINWEEED, JOHNSON GRASS, AND LEAFY SPURGE.
- SEED THAT HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED.
- FOR PERMANENT SEEDING, THE SOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 3-CUBIC YARD OF COMPOST PER 1,000 SQ. FT. OF AREA TO BE PLANTED.

SEEDING MIX NOTES

ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" OF TOP SOIL AND SHALL BE SEEDED. SOIL PREPARATION, SEEDING AND MULCHING WILL BE REQUIRED. THE FOLLOWING TYPES AND RATES SHALL BE USED.

PERMANENT SEEDING MIX:		
COMMON NAME	LBS. PLS./ACRE	% OF MIX
SAND BLUESTEM	4.80	20
YELLOW INDIAN GRASS	1.50	10
SWITCH GRASS	1.89	25
SIDE OATS GRAMA	1.35	10
PRAIRIE SANDREED	1.59	15
WESTERN WHEAT GRASS	4.80	20
COVER CROP:		
TREATED DURHAM OATS	15.00 (SPRING PLANTING)	
WHEAT/RYE CROSS	15.00 (FALL PLANTING)	
FERTILIZER (NUTRIENT REQUIRED)		
NITROGEN	40	
PHOSPHORUS	40	

GRASS SEED SHALL BE PLANTED WITH A GRASS SEED DRILL (NOT A GRAIN DRILL) AT A DEPTH OF 1/2" TO 3/4". BROADCAST SEEDING OF GRASS SEED IS NOT ACCEPTABLE. STRAW OR HAY MULCH SHALL BE SPREAD AND CRIMPED INTO THE SOIL AT THE RATE OF 4,000 LBS./ACRE. HYDROSEEDING AND HYDROMULCHING IS ACCEPTABLE IN LIEU OF DRILLING SEED AND CRIMPING STRAW MULCH. THE PERMANENT SEEDING SHALL OCCUR BETWEEN DECEMBER 1 AND MAY 1 OR BETWEEN AUGUST 1 AND SEPTEMBER 1.

TEMPORARY SEEDING MIX:

TEMPORARY SEEDING AREAS WHICH ARE READY FOR SEEDING AFTER MAY 1 BUT BEFORE JULY 1 SHALL BE SEEDED WITH MILLET OR SORGHUM AT THE RATE OF 40 POUNDS PER ACRE WITH THE AMOUNT OF FERTILIZER AS SPECIFIED ABOVE. THE REQUIREMENT TO PLANT TEMPORARY SEEDING DOES NOT ELIMINATE THE REQUIREMENT TO PLANT PERMANENT SEEDING. STRAW MULCH IS NOT REQUIRED FOR TEMPORARY SEEDING. THE AMOUNT OF TEMPORARY SEEDING (ESTIMATED POUNDS PER ACRE) WHICH REMAINS IN PLACE AT THE TIME OF THE PERMANENT SEEDING, MAY SUBSTITUTE FOR THE SAME AMOUNT OF CRIMPED-IN STRAW MULCH.

GENERAL NOTES

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- INSPECTION OF ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE REQUIRED AT THE END OF EACH DAY'S WORK, WITH NECESSARY MAINTENANCE AND REPAIRS PROVIDED IMMEDIATELY.
- STORM DRAIN INLETS SHALL BE PROTECTED FROM THE ENTRY OF SEDIMENT-LADEN WATER UNTIL FINAL STABILIZATION IS COMPLETE.
- ADDITIONAL BMP'S MAY BE NEEDED.

TOWN OF WINDSOR
DRAWING REVIEW

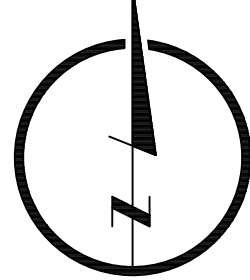
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TOWN ENGINEER

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GARY ODENHAL

EROSION CONTROL PHASE TH2-- INTERIM

EROSION CONTROL PHASE TH1 & TH2
WINDSOR, CO

811

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REVISIONS

DESIGNER / DRAFTER

JAS

DATE

04/04/2022

PROJECT NUMBER

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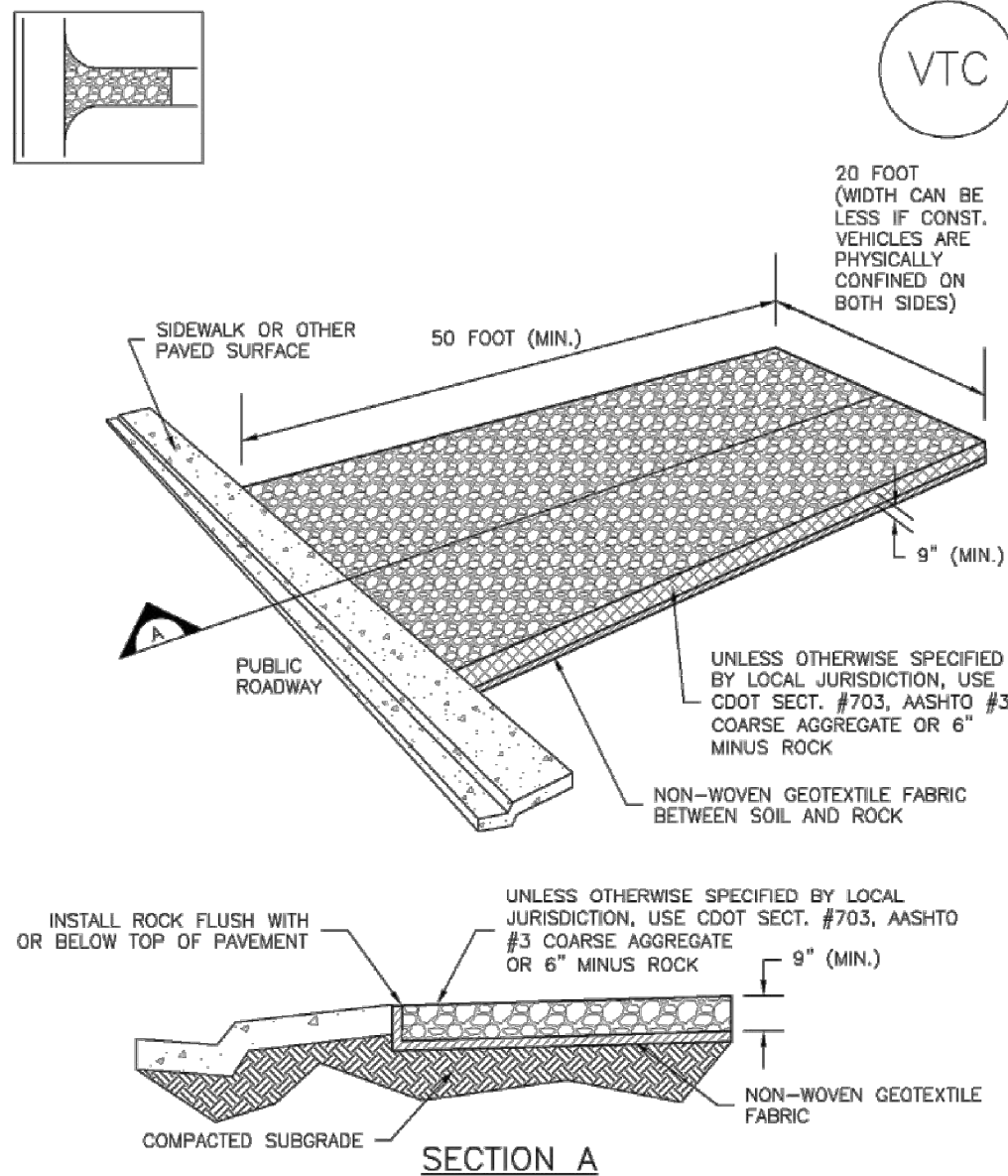
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Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SM-4

Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

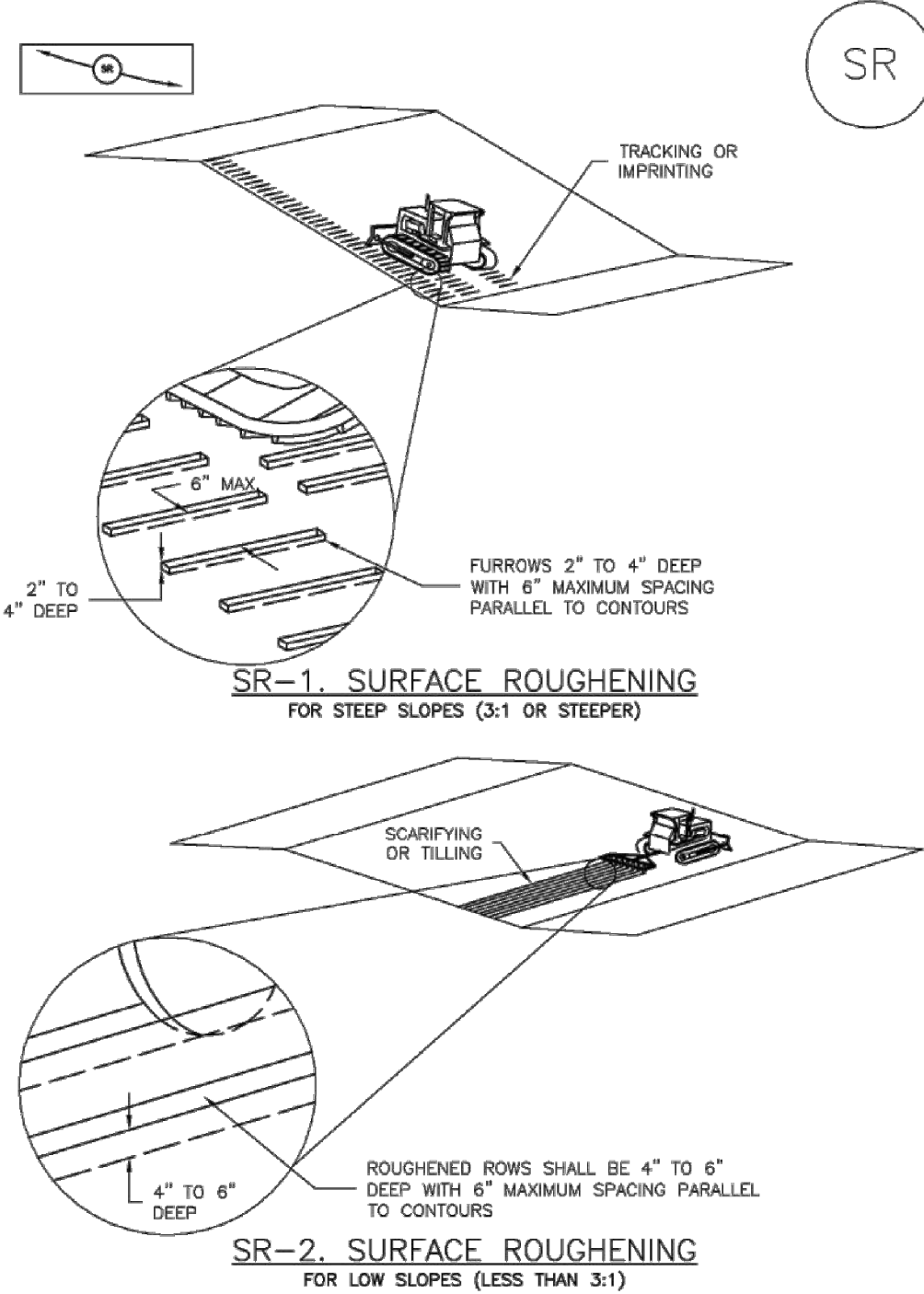
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Surface Roughening (SR)

EC-1

SR-1. SURFACE ROUGHENING
FOR STEEP SLOPES (3:1 OR STEEPER)SR-2. SURFACE ROUGHENING
FOR LOW SLOPES (LESS THAN 3:1)

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SR-3

EC-1

Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION(S) OF SURFACE ROUGHENING.
- SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
- AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.
- DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TRENDS.
- A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
- IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
- IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

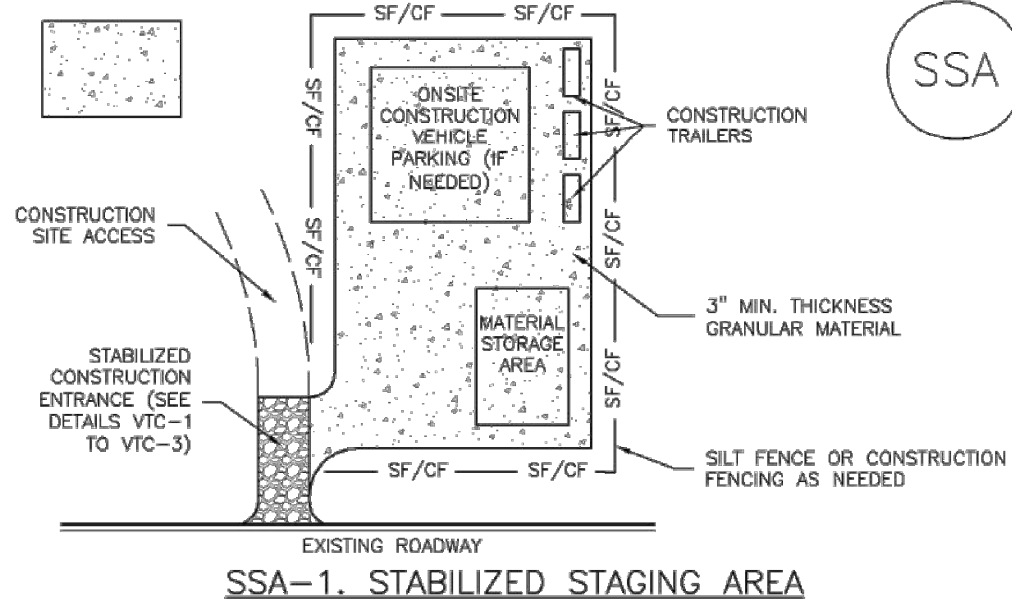
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SR-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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SM-6

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

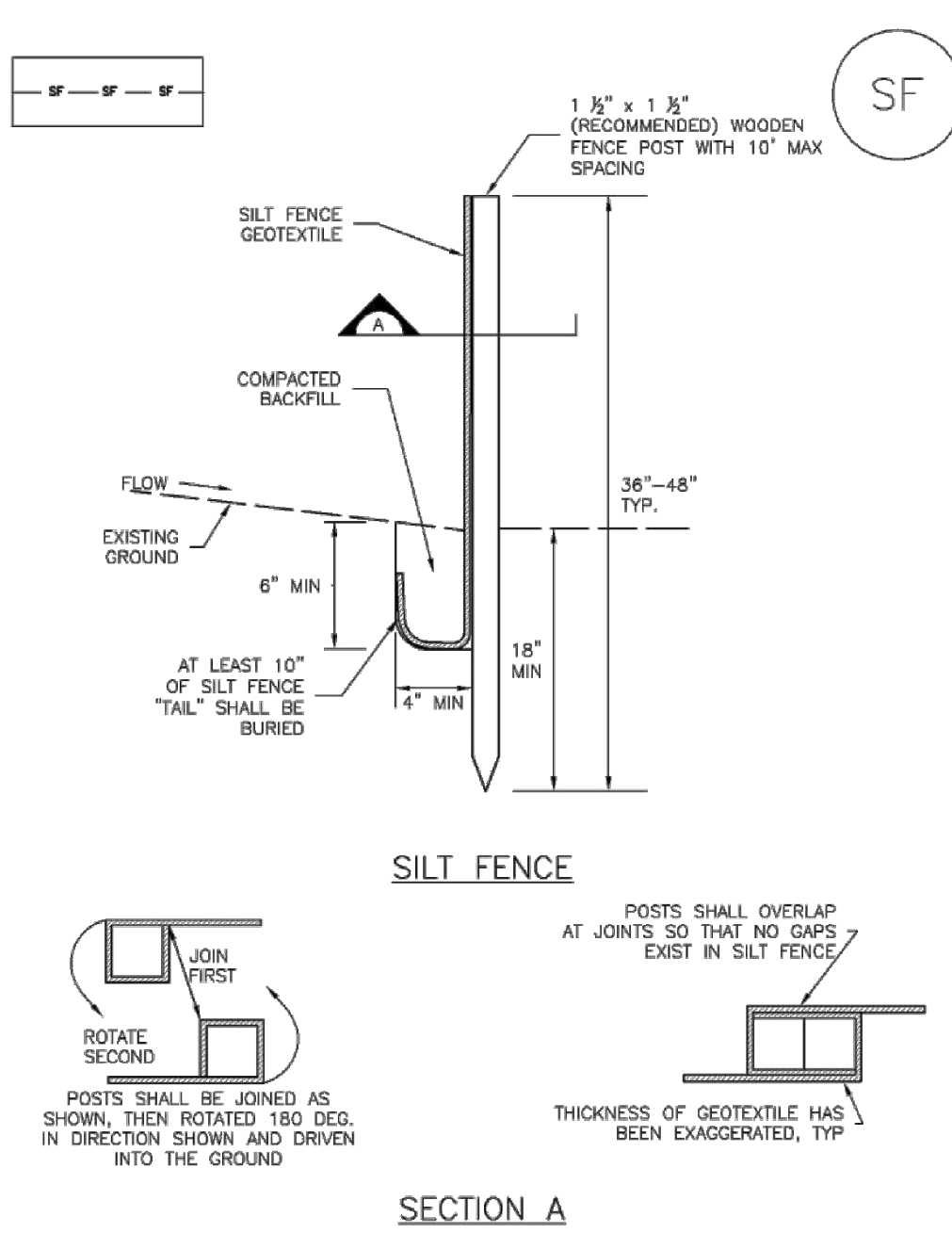
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District
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Silt Fence (SF)

SC-1



SILT FENCE

SECTION A

SF-1. SILT FENCE

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SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE MUST BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

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FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)228.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

GARY ODENHAL

2806

EROSION CONTROL DETAILS 1

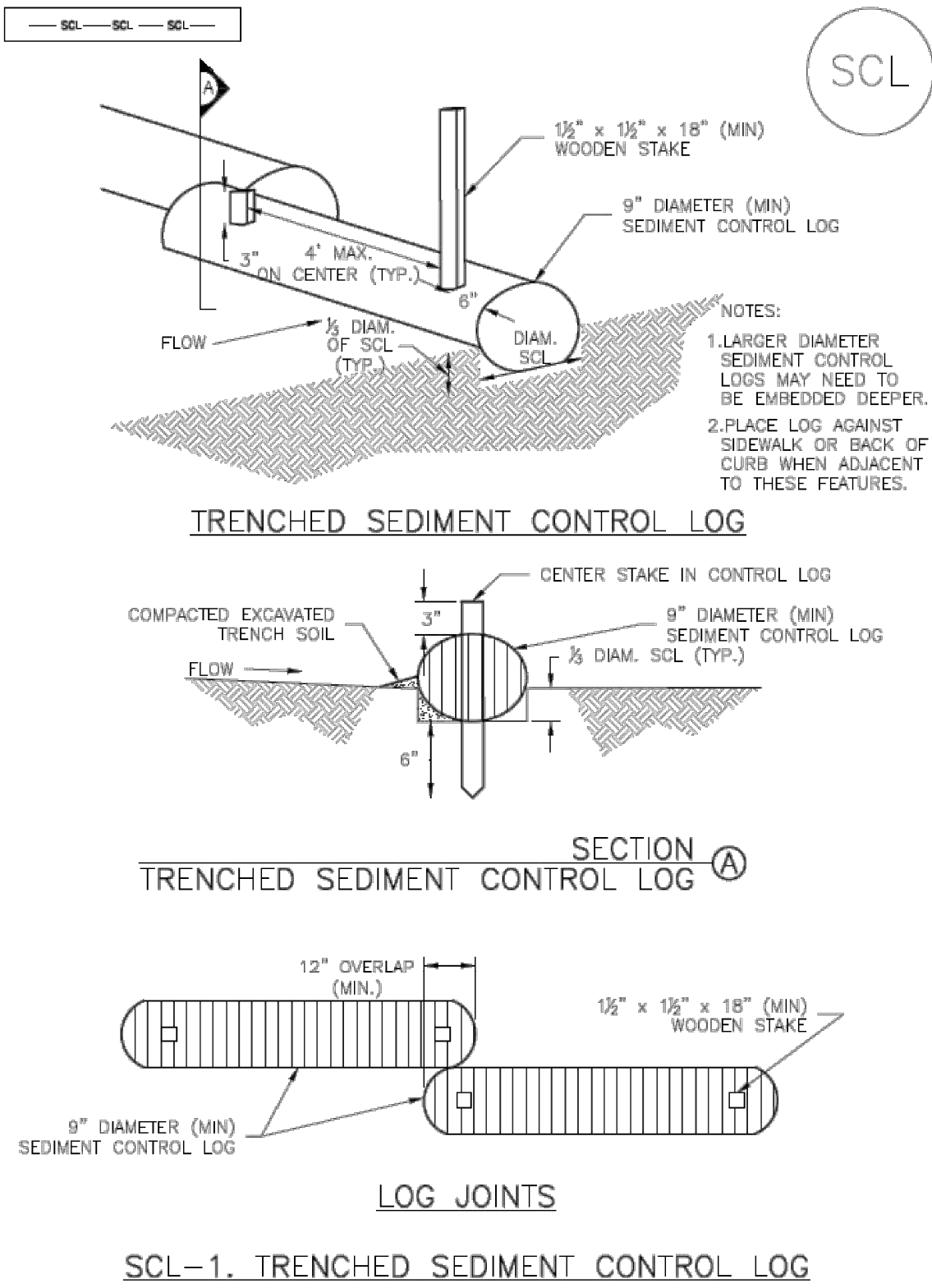
EROSION CONTROL PHASE TH1 & TH2
WINDSOR, CO

Know what's below.
Call before you dig.

REVISIONS

Sediment Control Log (SCL)

SC-2



November 2015 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SCL-3

SC-2

Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADE/GRADING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/2 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4" CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

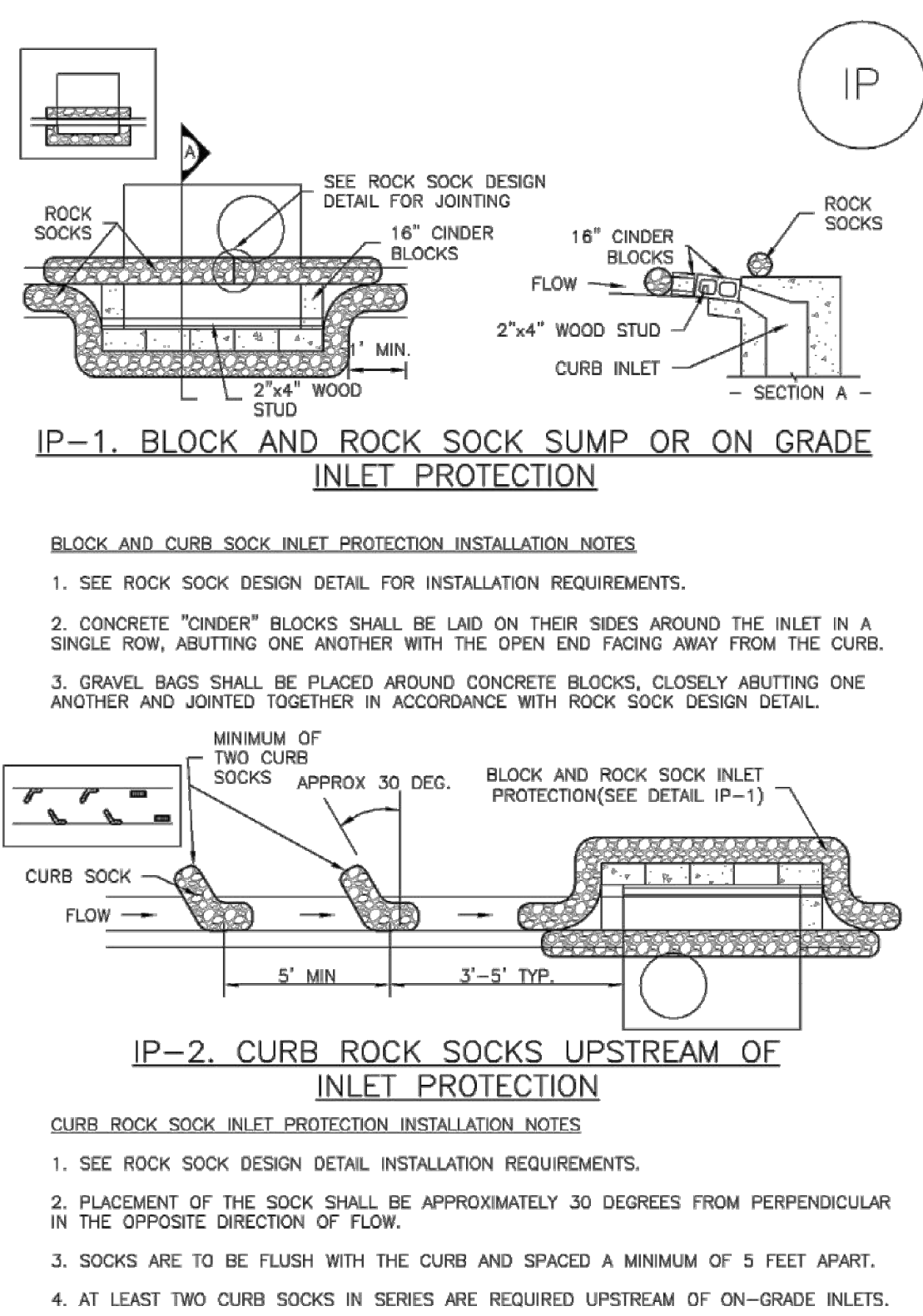
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SCL-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2015

SC-6

Inlet Protection (IP)



IP-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

August 2013

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION.
-TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY. A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/2 OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

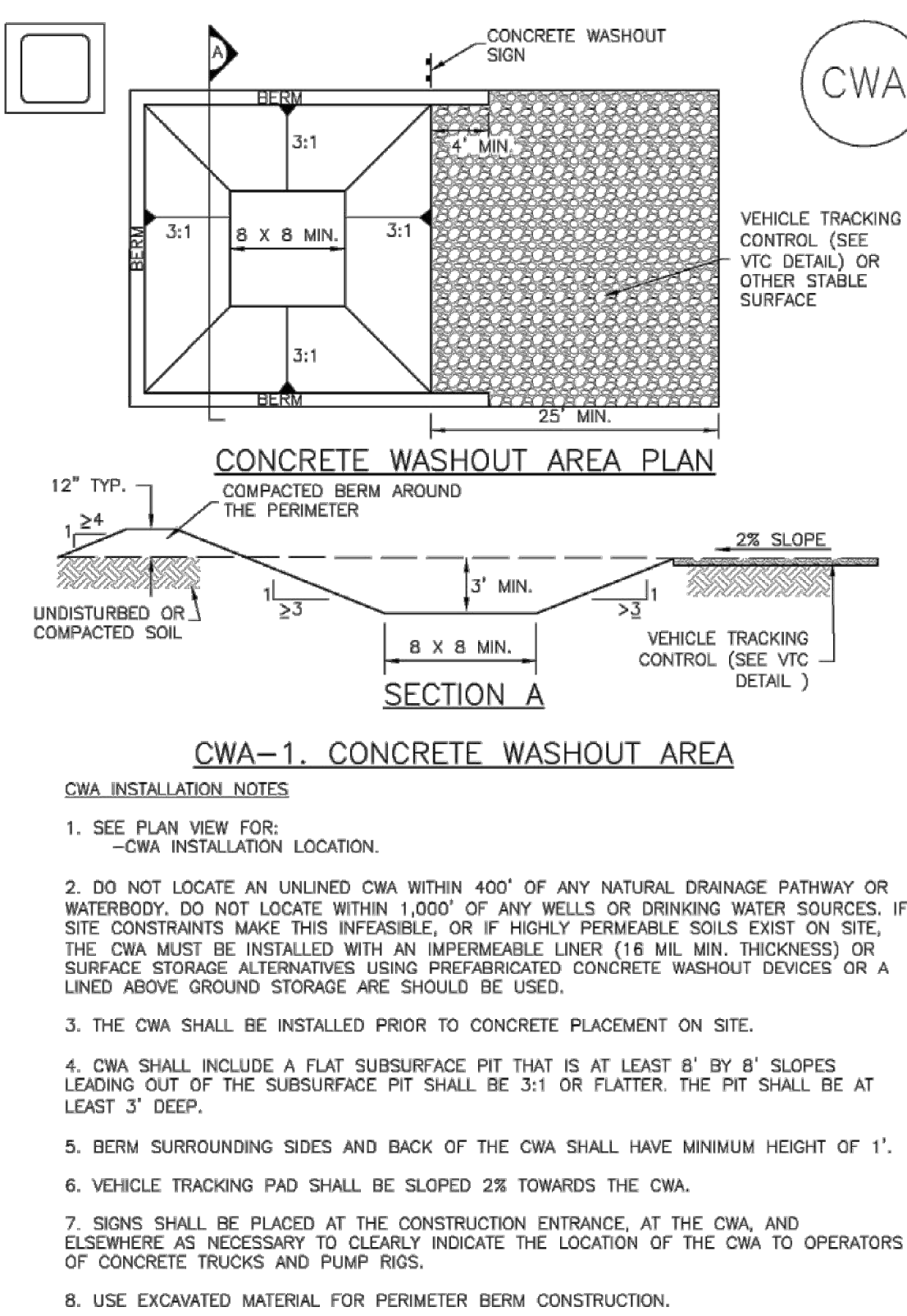
NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

August 2013

Concrete Washout Area (CWA)

MM-1



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

CWA-3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

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GARY ODENHAL

28086

EROSION CONTROL DETAILS 2

EROSION CONTROL PHASE TH1 & TH2
WINDSOR, CO



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DAS

DATE

04/04/2022

PROJECT NUMBER

0218024.01

BOOK AND PAGE

SHEET

5 OF 6

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____

BY: _____
TOWN ENGINEER

Best Management Practice (BMP) Water Quality Protection Guideline Portable Toilet Management

For the purpose of this Water Quality Protection Guideline, a person, business or other entity is responsible for ensuring correct "portable toilet management" (PTM) (as described within this guideline) where that person, business or other entity owns, provides for lease, leases, maintains, services, transports, distributes or uses portable toilets, whether for public or private use.



Section 1. Introduction

According to the EPA, the majority of water pollution in our streams today is caused by pollutants that have been dumped or spilled onto the ground, and which are then washed from these surfaces by rainwater into our creeks and streams. This pollution is caused by many different sources and activities, each of which may seem insignificant when considered in isolation. However, stormwater runoff, acting as nature's bath, collects and combines each of these small pollutant sources, which drain into a local stream and cause significant levels of water pollution.

Portable Toilet Management (PTM) activities have the potential to contribute pollutants such as bacteria, organic matter, disinfectants and suspended solids into our waterways.

Pollution from PTM activities can be minimized or eliminated through the implementation of the simple water quality best management practices (BMPs) contained within this guideline.

With respect to PTM this guideline is intended to provide minimum requirements for compliance with Gwinnett County's Illicit Discharge and Illegal Connection (IDIC) Ordinance (Chapter 100, Gwinnett County Code of Ordinances). It is expected that individuals and companies involved in PTM will fully implement these guidelines and take any additional necessary and reasonable actions, as needed on a case-by-case basis, to prevent storm water pollution.

Section 2. Purpose

The purpose of this Water Quality Protection Guideline is to:

- provide details of water quality BMPs that may be implemented to assist in controlling pollutants associated with PTM;
- serve as a reference for regulators, inspectors and others who assess the water quality impacts of PTM operations; and
- provide guidance that, if implemented, will assist in securing compliance with Gwinnett County's Illicit Discharge and Illegal Connection (IDIC) Ordinance.

- In the event of a spill or discharge to a storm drain or waterway, Gwinnett County Stormwater Management Division must be contacted @ 678-376-7000 immediately.

3.3 On-Site Management

This section applies to all in-service portable toilets.

- Site Selection
 - Portable toilets should be located away from high-traffic vehicular areas.
 - Portable toilets must be placed at least 20 feet away from all storm drains and streets.
 - Portable Toilets **MUST NOT EVER** be sited on top of storm drain inlets or on a street.
 - Portable toilets shall be placed on a level ground surface that provides unobstructed access to users and servicing pump trucks.
 - Portable toilets should wherever possible be located upon natural ground and not on or within 5 feet of a paved surface such as asphalt, concrete or similar.
 - If portable toilets must be placed on a paved surface exposed to rainwater or stormwater runoff, extra care must be taken during servicing to ensure any waste water spilled onto the paved surface is rinsed and adequately collected so as not to leave any residue. A wet shop vacuum or similar would provide for adequate collection.
 - As a minimum, portable toilets should not be located within the 75 foot buffer of any stream or lake, or within any other larger stream/lake buffer that may have been established. With respect to portable toilets used at construction sites, see site plans for details regarding buffers.
- Servicing
 - Portable toilets must be cleaned and have waste removed at least weekly. Additional servicing and/or portable toilets may be necessary depending on the volume of use the toilets receive.
 - Damaged portable toilets must be repaired/replaced immediately.
 - Rinsing of portable toilets (excluding the inside of portable toilet waste tank) may be completed on site when the following conditions are met:
 - Rinse water is controlled to prevent it from entering into a storm drain; no more than one (1) gallon of rinse water is used per portable toilet (i.e. low volume high-pressure cleaners, or bucket and rag. No common household hoses.);
 - rinsing is completed at least 20 feet away from a street or storm drain
 - Where the portable toilet must be located on a paved surface:
 - any rinse water that comes in contact with the paved surface must be adequately collected.
 - Where the portable toilet is located on a non-paved surface:
 - rinsing should be completed at least 5 feet away from a paved surface;
 - rinsing wastewater is drained to the ground at a rate that allows it to immediately soak into the ground;
 - Rinse water generated during the cleaning of portable toilet waste tanks must not be discharged to the ground or to a storm drain and must be retained within the tank.
 - In the event of a spill or discharge to a storm drain or waterway, Gwinnett County Stormwater Management Division must be contacted @ 678-376-7000 immediately.
 - Maintain all portable toilets in good condition to prevent leaks or spills.
 - Portable toilet wastewater (human waste/sewage) must never be disposed of on-site.

Section 3. Best Management Practices

3.1. Storage and Maintenance Facilities

This subsection applies to those facilities at which out of service portable toilets are stored, repaired and maintained between in-service uses. These facilities may also serve as garages for pump trucks and for the storage of products and supplies used in the maintenance of in-service portable toilets.

- Portable Toilet Maintenance
 - Maintain all portable toilets in good condition to prevent leaks or spills.
 - Damaged toilets must be repaired/replaced immediately.
 - Owner identification and contact information must be effectively displayed in a prominent location on the exterior of each unit.
- Equipment Cleaning Wastewater Management
 - Washing of vehicles, portable toilets or other equipment at a storage facility must be performed in a wash bay to ensure the adequate collection of generated wastewater. Refer to Water Quality Guideline (WQ-5) Commercial Vehicle Washing Operations for wash bay design standards.
 - Wastewater from washing of vehicles, portable toilets or other equipment must not be disposed of to the ground or to a storm drain.
 - All wastewater must be disposed of to the sanitary sewer in accordance with all pretreatment requirements or to an approved on-site wastewater treatment system (i.e. septic tank).
- Storage
 - Properly store and handle potential contaminants (portable toilet waste, disinfectants, oils, detergents etc.) to prevent any spills or discharges onto the ground or into a storm drain.
 - Adequate secondary containment must be provided around any potential contaminants being stored at the facility. Refer to Water Quality Guideline: 'Secondary Containment Design and Operation Standards' (WQ-3).
 - Maintain appropriate spill equipment and materials on-site.
 - In the event of a spill or discharge to a storm drain or waterway, Gwinnett County Stormwater Management Division must be contacted @ 678-376-7000 immediately.

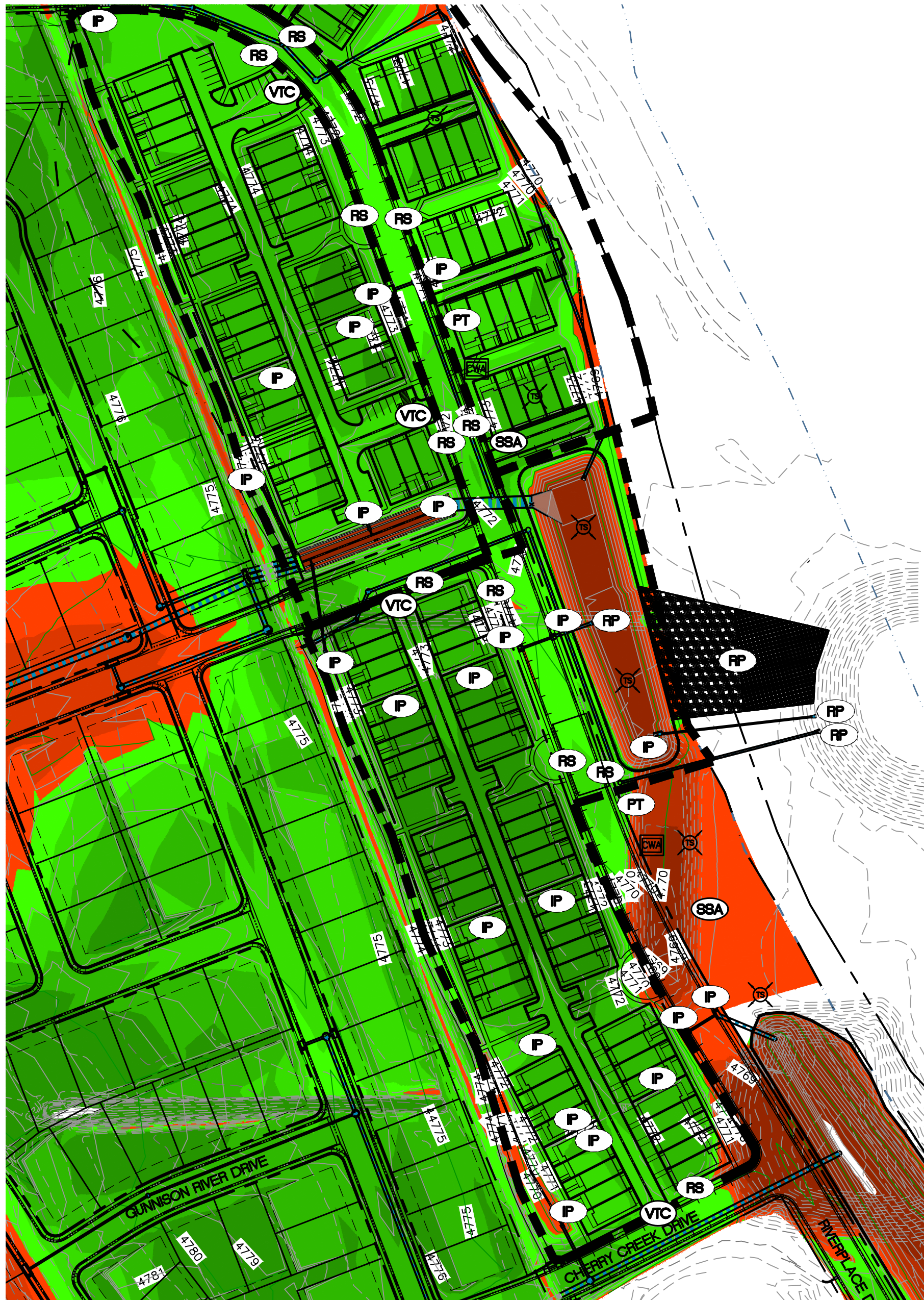
3.2 Transportation Management

- Truck Maintenance
 - Maintain appropriate spill equipment and materials on all trucks.
 - All chemicals and cleaning agents must be securely stored on trucks.
 - Maintain all hoses, couplings, tanks, etc. on trucks in good condition to prevent leaks or spills.
 - Washing of all vehicles must be done in a wash bay constructed in accordance with the design standards presented in Water Quality Guideline: 'Commercial Vehicle Washing Operations' (WQ-5).
- Waste Transport
 - Collected portable toilet waste must be disposed of at a permitted wastewater disposal facility. Within Gwinnett County, Crooked Creek Water Reclamation Facility is the only wastewater treatment facility that will accept portable toilet waste.
 - Only portable toilet waste collected in Gwinnett County should be disposed of at the Crooked Creek Water Reclamation Facility.

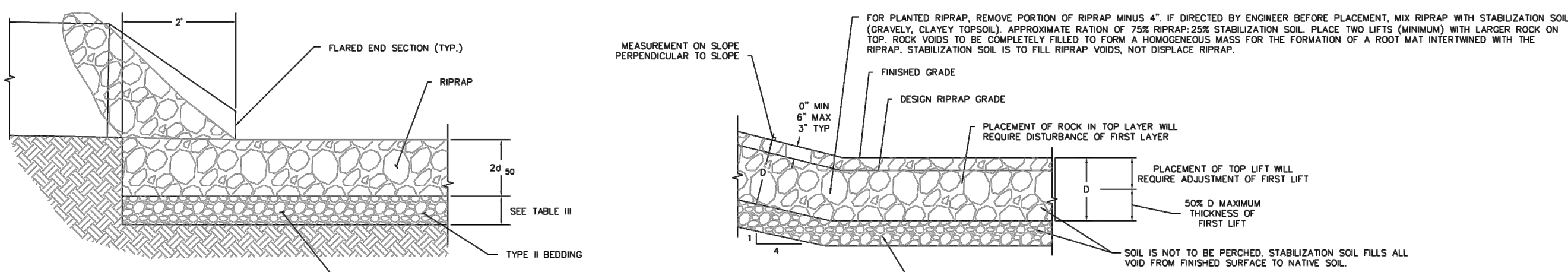
- Properly store and handle chemical materials to prevent any spills or discharges onto the ground or into a storm drain.
 - Portable toilet wastewater must be removed by a capable servicing company and disposed of in accordance with 3.2(2) of this guideline.
- End User Responsibilities
 - Users of portable toilets should make all reasonable efforts to ensure that the waste hauler is disposing of waste at a permitted location.
 - At a minimum there must be at least one portable toilet on-site for every ten persons. Additional toilets may be necessary depending on volume of usage.
 - To prevent spills, portable toilets should not be moved more often than is absolutely necessary.
 - Portable toilets must be cleaned and have waste removed at least weekly. Additional servicing and/or toilets may be necessary depending on volume of use the units receive.
 - Providing an adequate number of portable toilets and frequent servicing is an effective method of maintaining the cleanliness of toilets. It will encourage use and assist in minimizing employee or patron discontent with unsanitary portable toilets, which is often expressed by pushing toilets over.

Section 4. General

- It is illegal to dispose of any waste or pollutants into the storm sewer system. Penalties for non-compliance include fines of up to \$1,000 and/or 60 days in county jail.
- To report a spill or discharge into the storm sewer system contact Gwinnett County's Storm Water Management Division's 24-hour call center at 678-376-7000.
- Additional information regarding water quality, storm water programs and storm water best management practice implementation can be obtained by contacting Gwinnett County's Storm Water Management Division at 678-376-6949 or visiting www.gwinnettstormwater.com



NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	-22.014	-4.916	■
2	-4.916	-2.462	■
3	-2.462	-0.692	■
4	-0.692	0.421	■
5	0.421	1.509	■
6	1.509	2.551	■
7	2.551	3.738	■
8	3.738	14.525	■



- PLANTED RIPRAP NOTES:
- GENERAL PLACEMENT TECHNIQUES SHOULD RESULT IN LARGER ROCK AT THE SURFACE WITH ROCK SECURELY INTERLOCKED AT THE DESIGN THICKNESS AND GRADE. COMPACTION AND LEVELING SHOULD RESULT IN MINIMAL VOIDS AND PROJECTIONS ABOVE GRADE. TYPICAL FOR BOTH BUILT AND EXISTING RIPRAP.
 - FOR PLANTED RIPRAP, FINAL RIPRAP TO BE COMPACTED BY FULL LOADING OF BACKHOE BUCKET, AS APPROVED. ANY SOFT, YIELDING OR PACKETS OF RIPRAP SHALL BE REMOVED. PLACE STABILIZATION SOIL SO NO MORE THAN 3 INCHES THICK OVER ROCK AND 20 TO 30 PERCENT OF ROCK EXPOSED AS DIRECTED. COORDINATE ROCK PLACEMENT TO PROVIDE TREE OR SHRUB PLANTING PITS AS INDICATED ON PLANNING PLANS.

TYPICAL PLANTED RIPRAP PLACEMENT

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSIONS (INCHES)	d_{50} (INCHES)**
TYPE VL	70-100	12	6**
	50-70	9	
	35-50	6	
	2-10	2	
TYPE L	70-100	15	9**
	50-70	12	
	35-50	9	
	2-10	3	
TYPE M	70-100	21	12
	50-70	18	
	35-50	12	
	2-10	4	
TYPE H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
TYPE VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	

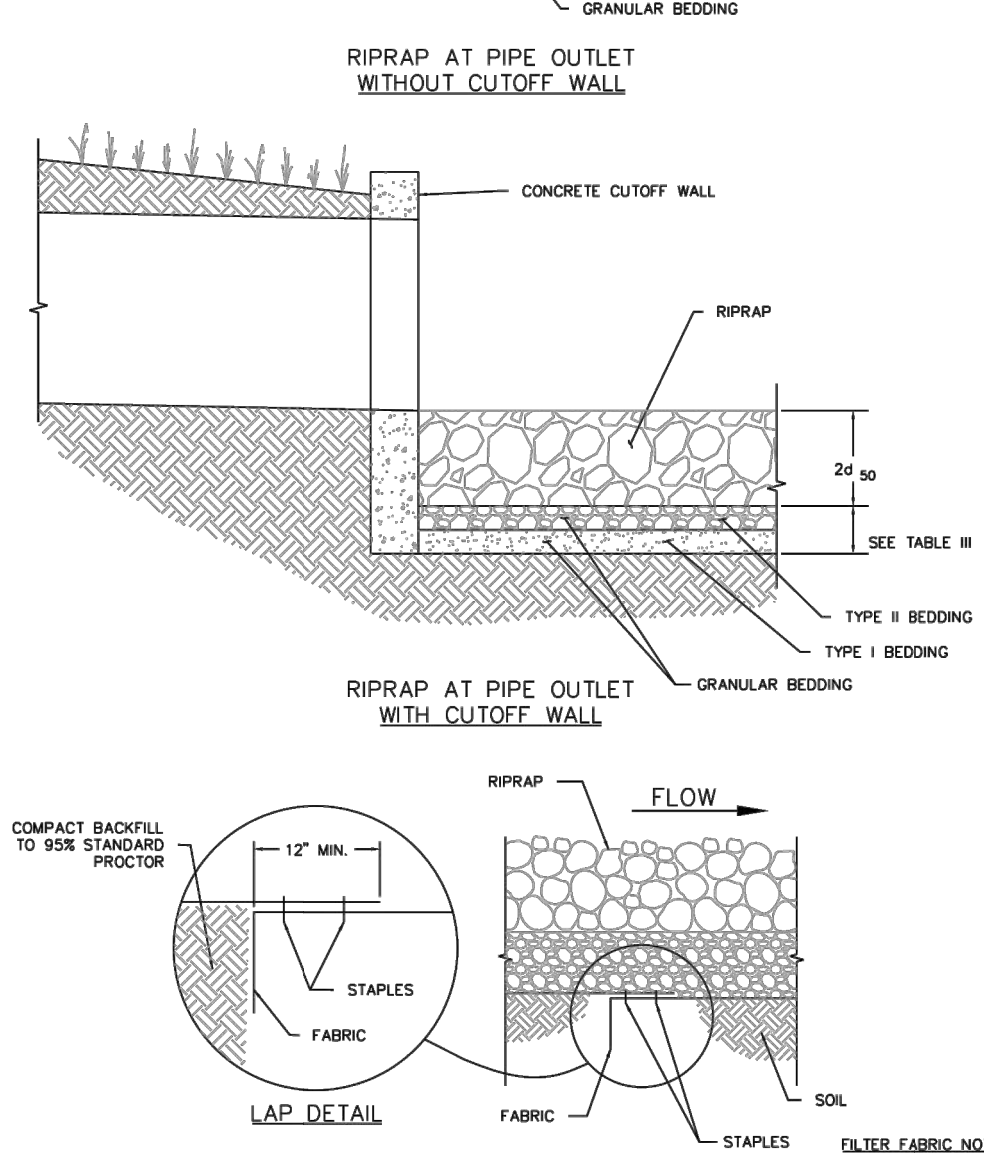
* d_{50} = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
 ** 8X VL AND L RIPRAP WITH 20% (BY VOLUME) TOPSOIL AND BURY IT WITH 6+ INCHES OF TOP SOIL. ALL VIBRATION COMPACTED, AND REVEGETATED.

GENERAL NOTES

- FOR CHANNEL APPLICATIONS REFER TO THE MAJOR DRAINAGE CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 1, FOR RIPRAP SIZING.
- FOR CULVERT/STORM SEWER OUTLET APPLICATIONS REFER TO THE HYDRAULIC STRUCTURES CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 2, FOR RIPRAP SIZE, RIPRAP DEPTH, BASIN LENGTH, AND BASIN WIDTH.

GENERAL NOTES

- FILTER FABRIC MAY BE USED IN COMBINATION WITH TYPE II BEDDING AT DROP STRUCTURES AS AN ALTERNATIVE TO A TWO LAYER FILTER.
- FILTER FABRIC SHALL CONFORM TO CDOT SPECIFICATIONS FOR CLASS A DRAINAGE GEOTEXTILES - SECTION 712.



FILTER FABRIC PLACEMENT AND LAP DETAIL

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: _____ BY: _____
TOWN ENGINEER

PRELIMINARY

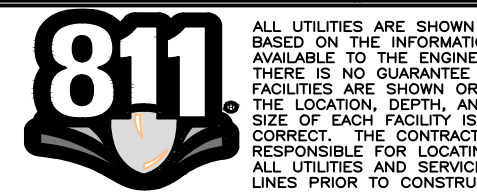
NOT RELEASED FOR CONSTRUCTION

GARY ODENHAL

28096

EROSION CONTROL DETAILS 3

EROSION CONTROL PHASE TH1 & TH2



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

DAS

DATE

04/04/2022

PROJECT NUMBER

0216024.01

BOOK AND PAGE

SHEET

6 OF 6

Kimberly Lambrecht

From: Green, Chelsey <Chelsey.Green@meritagehomes.com>
Sent: Thursday, August 18, 2022 4:03 PM
To: dessert609@gmail.com; Jeremy Woods
Cc: Kimberly Lambrecht; Walker, Jarrod; Steve Allen
Subject: Poudre Heights Neighborhood Meeting Follow Up
Attachments: Town of Windsor Response_Neighborhood Meeting Poudre Heights Filing 5.pdf; Poudre Heights Construction Phasing Map.pdf; Poudre Heights - Vicinity Map Draft.pdf; Poudre Heights - Fencing Layout.pdf

Caution: **External Email**

Hi Debbie & Jeremy,

I've been working with the Town and our team to get the requested information over to you. Everything included in this email is also saved at the Dropbox link below – please feel free to share with the rest of the community.

Dropbox: <https://www.dropbox.com/scl/fo/ee4q5daybnecdrq6d9inz/h?dl=0&rlkey=5o97wl3yahcr0lc43snbh80lj>

1. Questions posed to the Town that we could not answer at the meeting are attached. I think the biggest question was when the traffic signal would be installed at 7th and Riverplace. The Town is slated to install the traffic signal after the 314th unit has closed in Poudre Heights 3rd Filing Single Family and 5th Filing Townhomes.
 - a. The Traffic Study and Poudre Heights Multifamily Site Plan Amendment Traffic Memo can be found at the link below.
2. I've attached the Poudre Heights Construction Phasing Map that was presented at the meeting.
 - a. I've reached out to the Weld RE-4 School District Director of Transportation, Nathan Reimer, and provided him with a map and notice of Phase I & II construction that will be starting shortly. I relayed the resident's concerns at the neighborhood meeting regarding the bus stop location with construction traffic.
 - b. We have worked with BEMAS, the contractor doing Phase I and Phase II, to identify an alternative point of access for large construction vehicles to get onsite, this will limit these vehicles going through the established neighborhood streets. We will update the phasing map with this construction access point once it is confirmed the Town is okay with the location. We would be using the unpaved county road from Merlin Lane to access the site north of Poudre Heights Filing 1 & 2.
 - c. We will be placing concrete barriers along the boundary of the construction zone that touches Poudre Heights Park to deter public access to the construction area.
3. The attached Poudre Heights Vicinity Map is the first draft that I wanted to pass along to give a clearer layout of the Townhomes and the open space. Karen Henry Designs is working to add further detail like the acreage of open spaces, adding unit counts, etc. I'll upload it into the Dropbox link and pass it along via email once available.
4. We have reviewed the design guidelines for the Poudre Heights Master Association and will provide them to the team creating our design guidelines for reference on planting specifications and improvements allowed. I've also held meetings with our sales/marketing/vertical teams regarding the Master Association design guidelines and specifically the fencing restrictions. The District's design guidelines will not adhere to the fencing restrictions. However, we will make certain lots restricted to split rail fencing where abutting current homes, and have no fencing along the lots that adjoin Poudre Heights Park. The attached Poudre Heights – Fencing Layout map

reflects perimeter fencing that will be split rail or privacy fence. Internal properties will have an option to install privacy fencing. This decision was determined by our marketing and sales team as consumer demand for private backyards is a large selling factor in our single-family homes consumer markets.

5. We are having a visual prepared of our Townhome architecture compared to the originally approved architecture. This will compare square footage as well. Once this is available I will pass it along, it is taking a bit longer than anticipated because we don't have the original proposed architecture files.
 - a. Links to similar products types we will be constructing:
 - i. Single Family: <https://www.meritagehomes.com/state/co/denver/meadowlark>
 - ii. Single Family: <https://www.meritagehomes.com/state/co/denver/meadowlark-the-flora-collection>
 - iii. Two Story Townhomes: <https://www.meritagehomes.com/state/co/denver/vive-on-via-varra-the-meadow-collection>

I'll be in touch in the coming weeks with the final Pond A redesign plans with all Town of Windsor comments addressed, and the revised easements for your Association to review.

Let us know if you have any questions or concerns and we will do our best to address them.

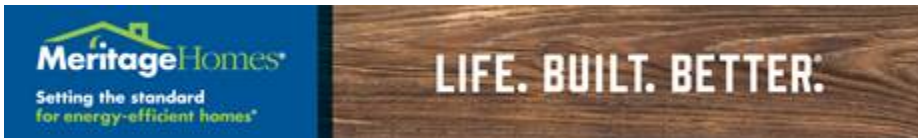
Best Regards,

Chelsey Green

Senior Forward Planning Manager

Chelsey.Green@meritagehomes.com

www.meritagehomes.com



This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution, or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer.

Green, Chelsey

From: Kimberly Lambrecht <klambrecht@windsorgov.com>
Sent: Wednesday, July 27, 2022 11:53 AM
To: Green, Chelsey; Walker, Jarrod; Steve Allen
Subject: Poudre Heights Townhomes Neighborhood Meeting

Chelsey,

A bit of follow up on a couple of outstanding items from the Neighborhood Meeting:

- The traffic signal is slated to be installed at 7th and Riverplace, with the threshold being after the 314th unit in Poudre Heights 3rd/Townhomes is built.
- Parking will be allowed along Riverplace, but there will be a couple of locations (along curves) that will need to be posted as 'no parking.' Street parking should NOT be striped (too much maintenance involved).
- The floodplain will be filled in, so a FEMA letter of map revision (based on fill) will need to be applied for.
- The Town has not done any formal traffic counts along this section of 7th. It may be something we look at in the future.
- One neighbor asked me about reducing the speed limit on 7th. I asked our Traffic Engineer, and he outlined the technical criteria for setting speed limits (things like road classification, free flowing traffic, pedestrian/bike activity, driveways, etc.). Right now 7th Street is likely simply based on the road design/classification criteria which is likely why 7th is posted as it is. Factoring in those other items may give cause to reduce it. There are studies that can be done to determine if a reduction is warranted, and at some point, the Town may look in that direction.

I think that's all I have to add. Please let me know if I have missed anything.

Thanks,

Kim

Kimberly Lambrecht, Assoc. AIA

Planner II

Town of Windsor | Planning Dept.

301 Walnut St. | Windsor, CO 80550

Dir: 970-674-2415 | Cell: 970-388-5152

www.windsorgov.com



Preliminary Major Subdivision

Poudre Heights Subdivision 5th Filing

Kimberly Lambrecht, Planner II

Planning Commission – September 21, 2022



Subdivision

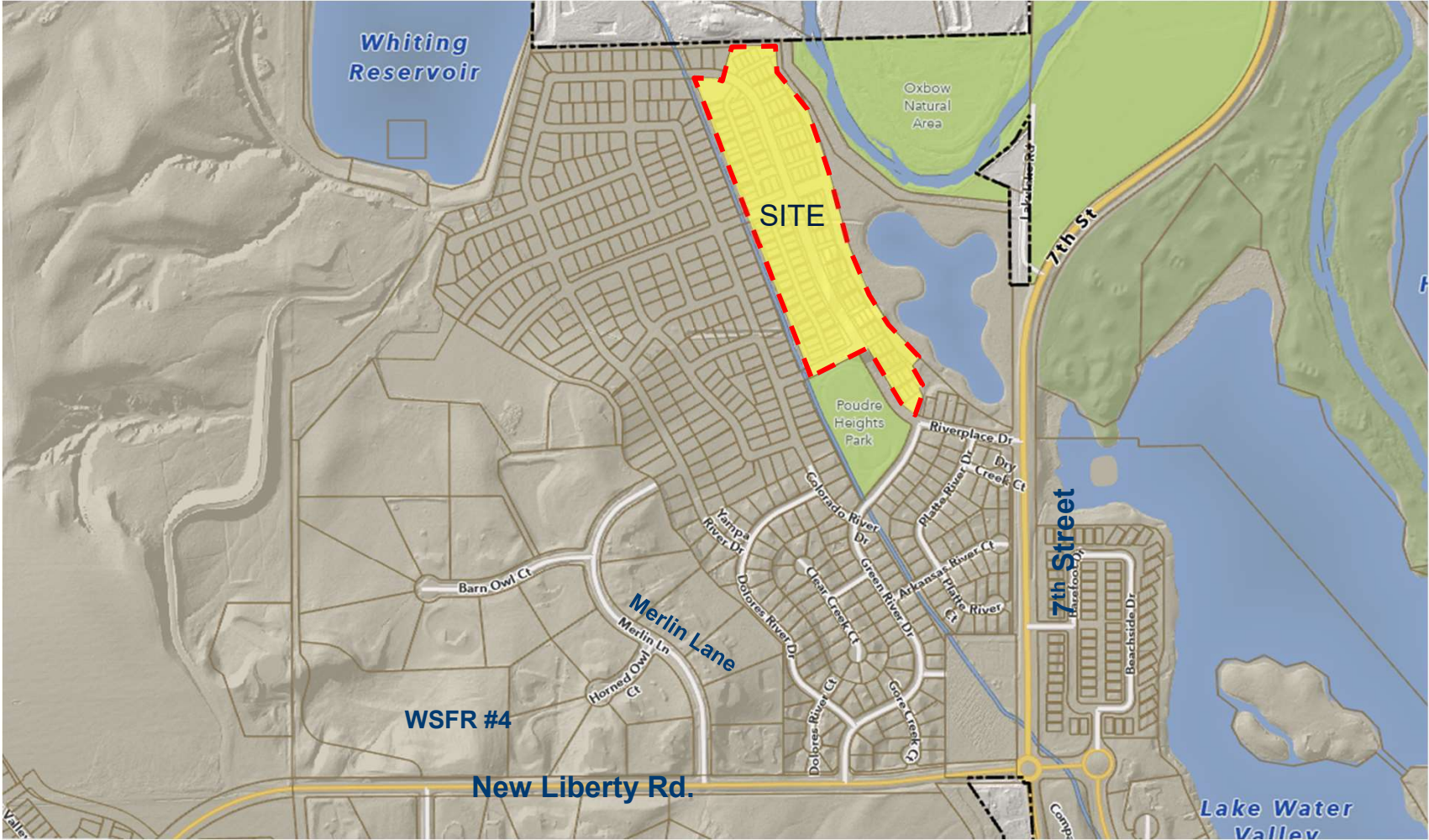
Chapter 14, Article II of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Section 14-2-60(a)(2)

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. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.

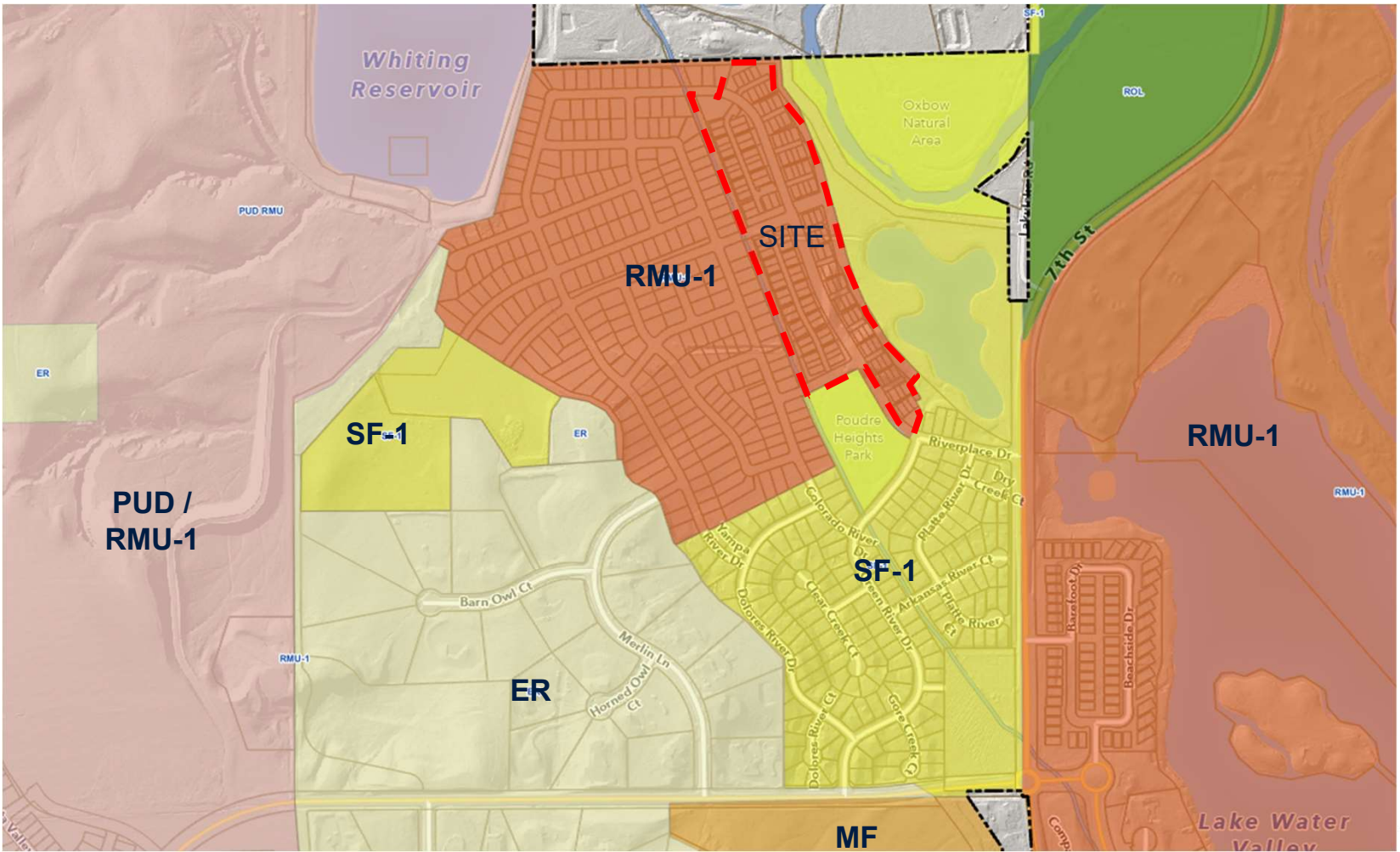


Site Vicinity Map



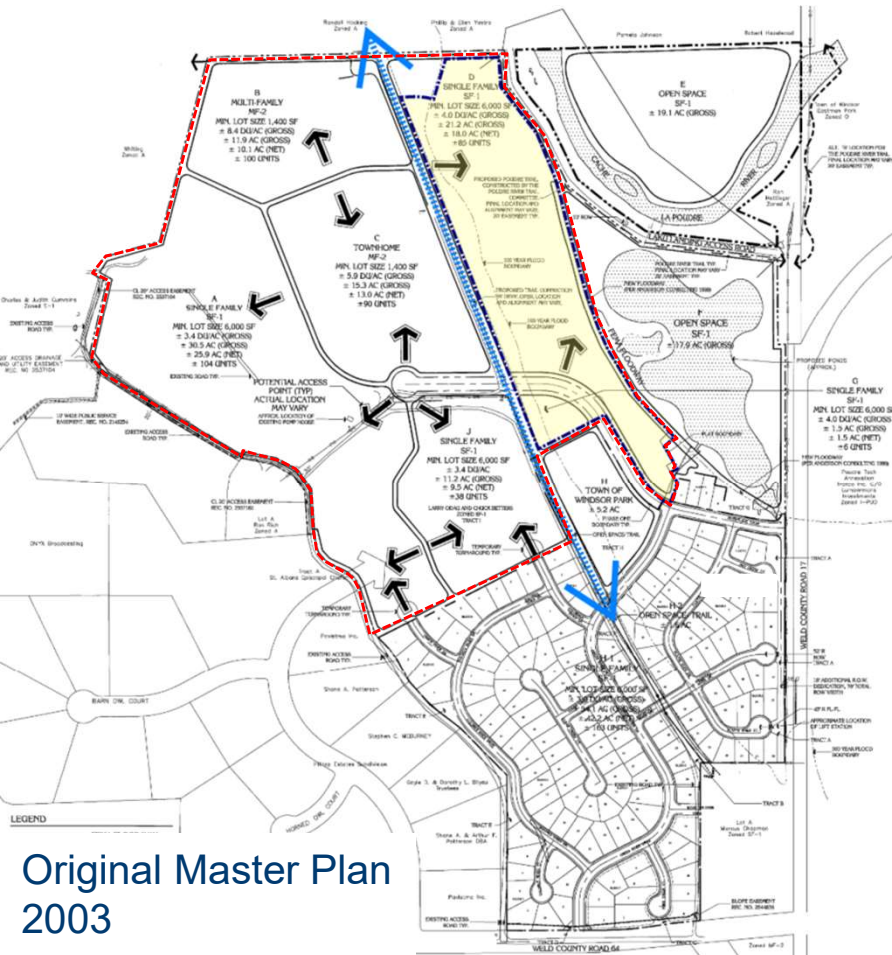


Zoning Map





Context – Master Plan



Amended Master Plan 2014

LAND USE TABLE:

NOTES:

1. NET DENSITY IS APPROXIMATE AND IS CALCULATED AS 85% OF THE GROSS DENSITY. FINAL NET DENSITY SHALL BE DETERMINED WITH FINAL PLAT, NOT TO EXCEED 423 UNITS.

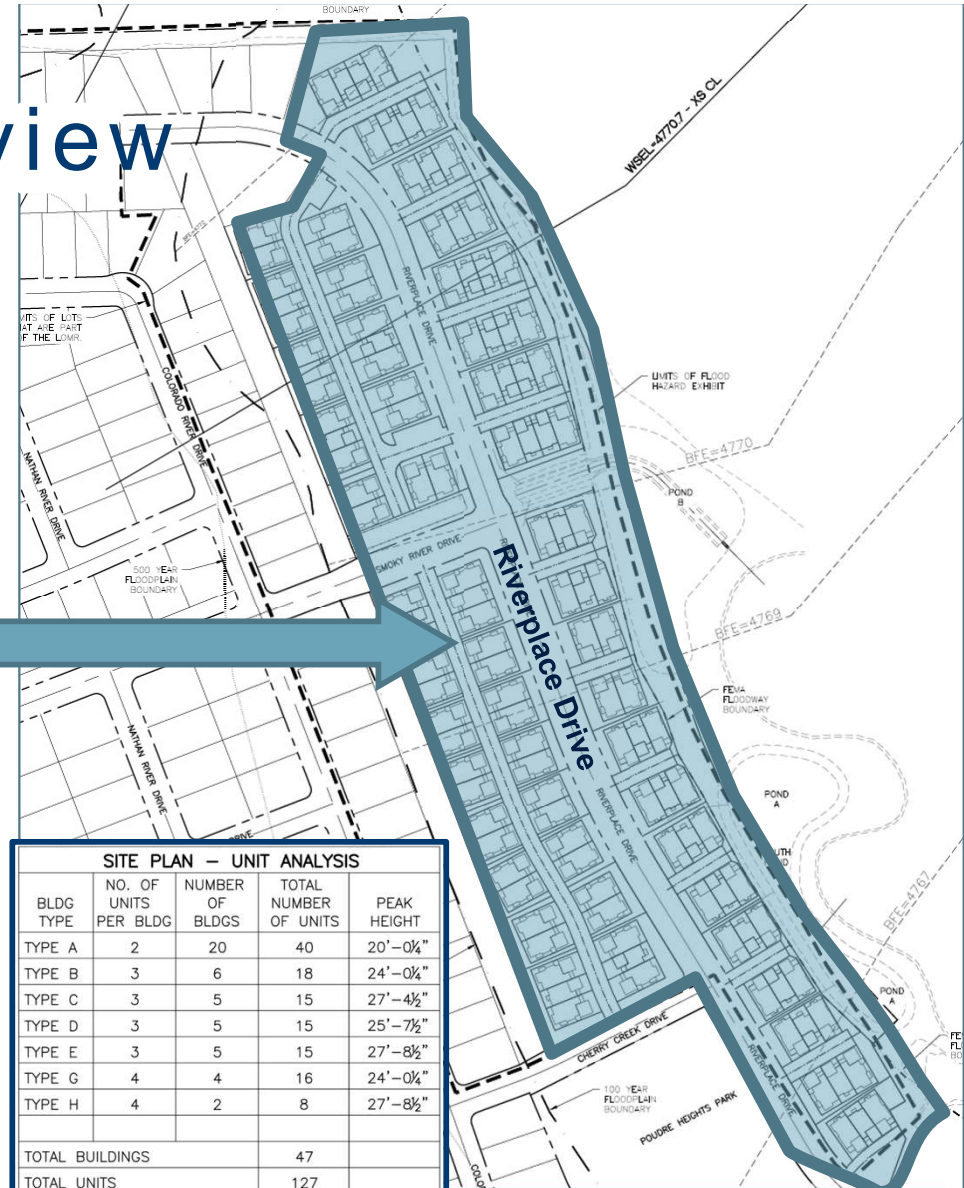
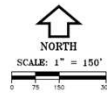
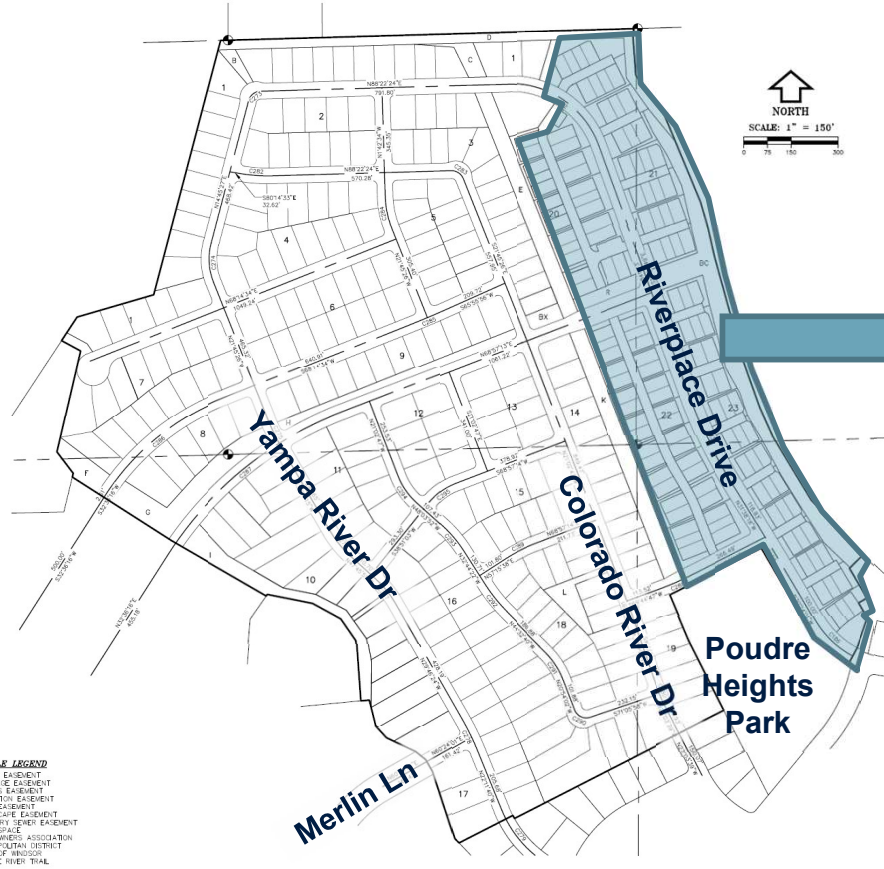
PARCEL	GROSS AC.	LAND USE	MINIMUM LOT SIZE	GROSS DENSITY DU/AC	NET DENSITY DU/AC	PROPOSED # OF UNITS (BY PARCEL)	PROPOSED ROW 15%	NET ACREAGE (BY PARCEL)	PROPOSED ZONING
A	10.6	MULTI-FAMILY RES.	1,400 SF	6.1	5.2	64	1.6	7.4	RMU
B	11.8	MULTI-FAMILY RES.	1,400 SF	5.1	4.3	60	1.8	8.3	RMU
C	20.6	SINGLE-FAMILY RES.	6,000 SF	3.9	3.3	80	3.1	14.4	RMU
D	12.6	SINGLE-FAMILY RES.	6,000 SF	3.7	3.1	46	1.9	8.8	RMU
E	35.3	SINGLE-FAMILY RES.	6,000 SF	3.8	3.3	136	5.3	24.7	RMU
F	1.2	SINGLE-FAMILY RES.	6,000 SF	2.4	2.1	3	0.2	0.9	RMU



Site Plan - Overview

Approved 2019 – 127 units

CENTERLINE EXHIBIT

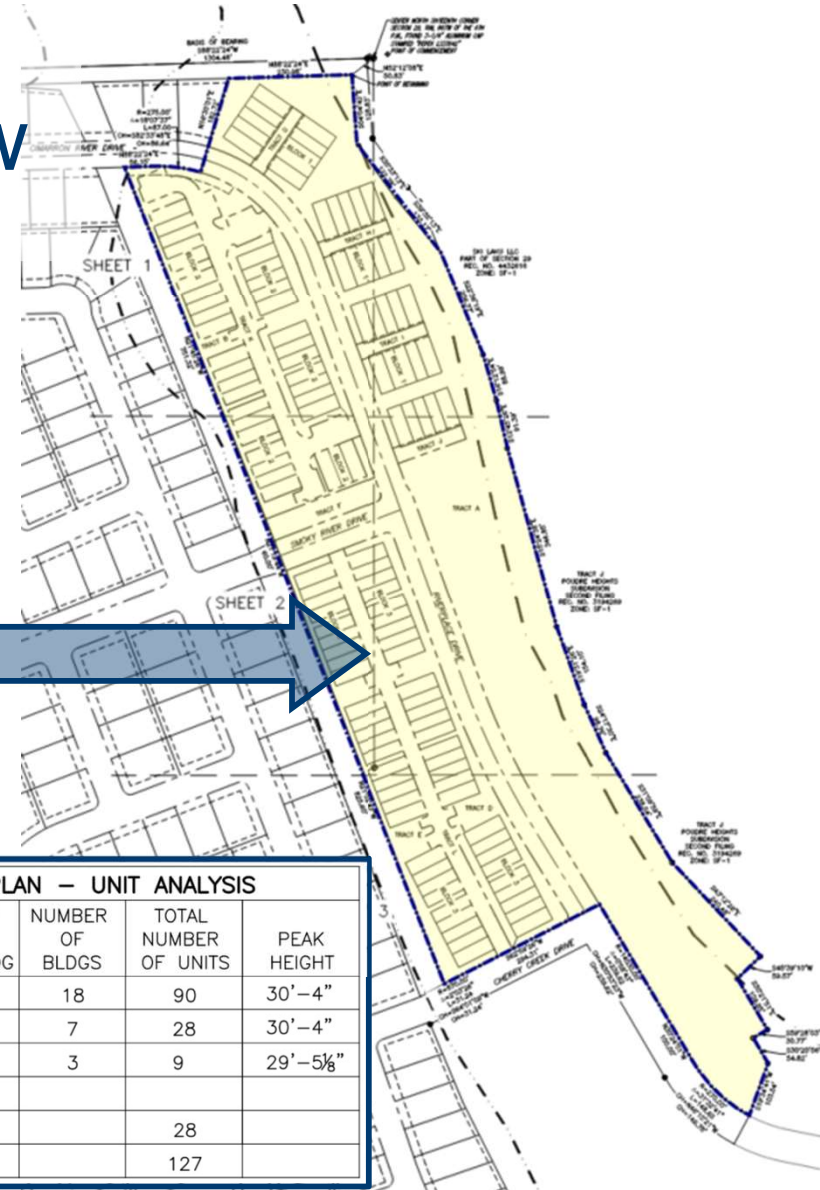
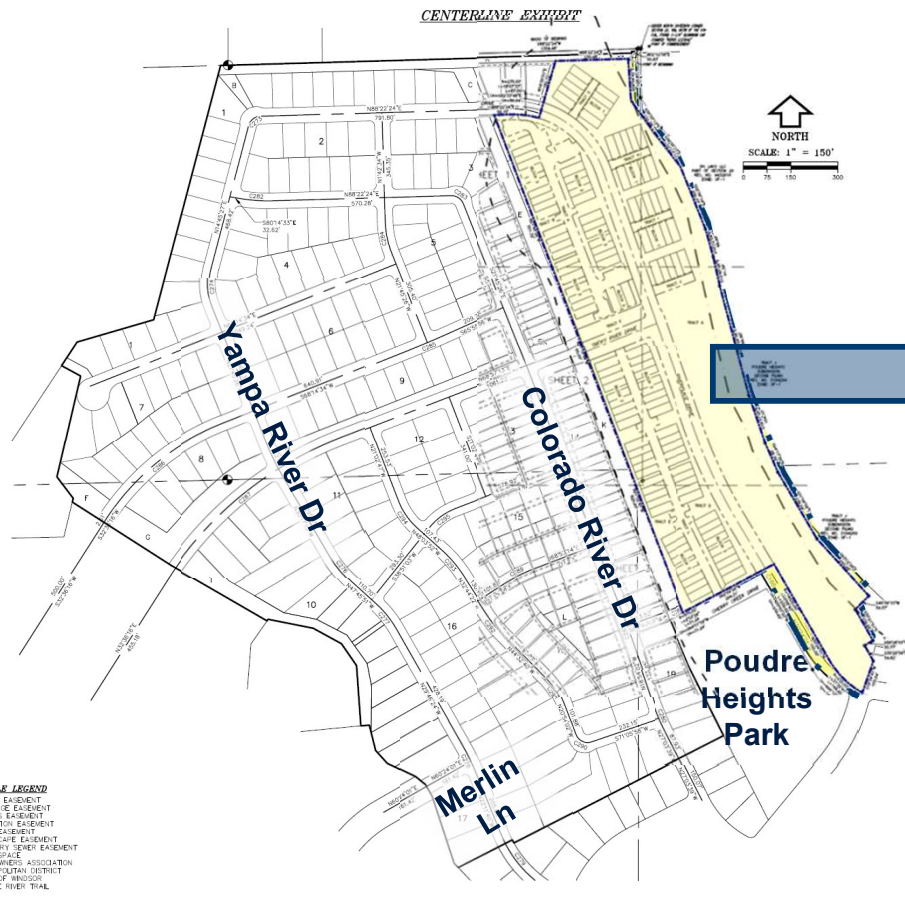


SITE PLAN – UNIT ANALYSIS				
BLDG TYPE	NO. OF UNITS PER BLDG	NUMBER OF BLDGS	TOTAL NUMBER OF UNITS	PEAK HEIGHT
TYPE A	2	20	40	20'-0 1/4"
TYPE B	3	6	18	24'-0 1/4"
TYPE C	3	5	15	27'-4 1/2"
TYPE D	3	5	15	25'-7 1/2"
TYPE E	3	5	15	27'-8 1/2"
TYPE G	4	4	16	24'-0 1/4"
TYPE H	4	2	8	27'-8 1/2"
TOTAL BUILDINGS			47	
TOTAL UNITS			127	



Site Plan - Overview

Proposed – 127 units



SITE PLAN – UNIT ANALYSIS				
BLDG TYPE	NO. OF UNITS PER BLDG	NUMBER OF BLDGS	TOTAL NUMBER OF UNITS	PEAK HEIGHT
5-PLEX	5	18	90	30'-4"
4-PLEX	4	7	28	30'-4"
3-PLEX	3	3	9	29'-5½"
TOTAL BUILDINGS			28	
TOTAL UNITS			127	



Overview

Proposed:
127
townhome
units

Note:
Additional land
dedicated to
detention and
drainage

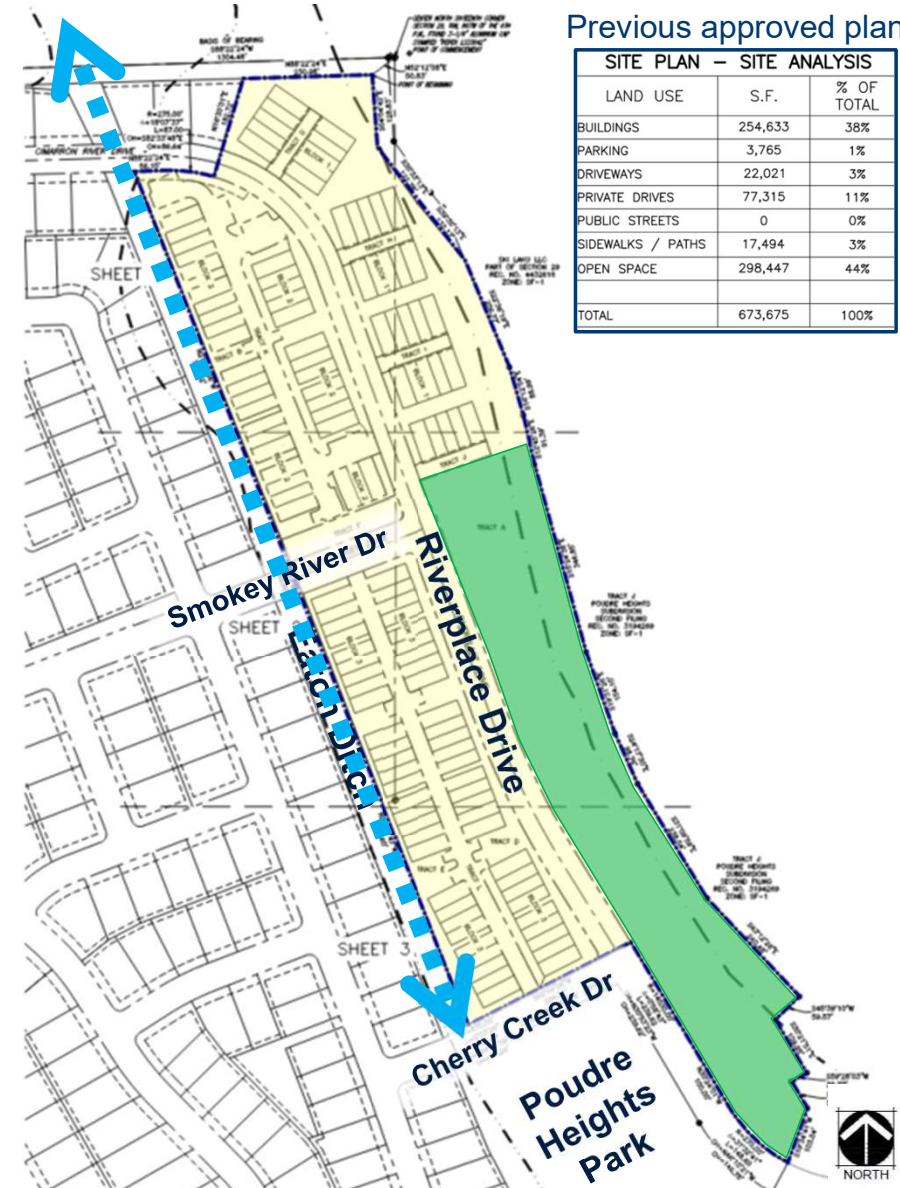




Preliminary Plat

Preliminary Plat characteristics:

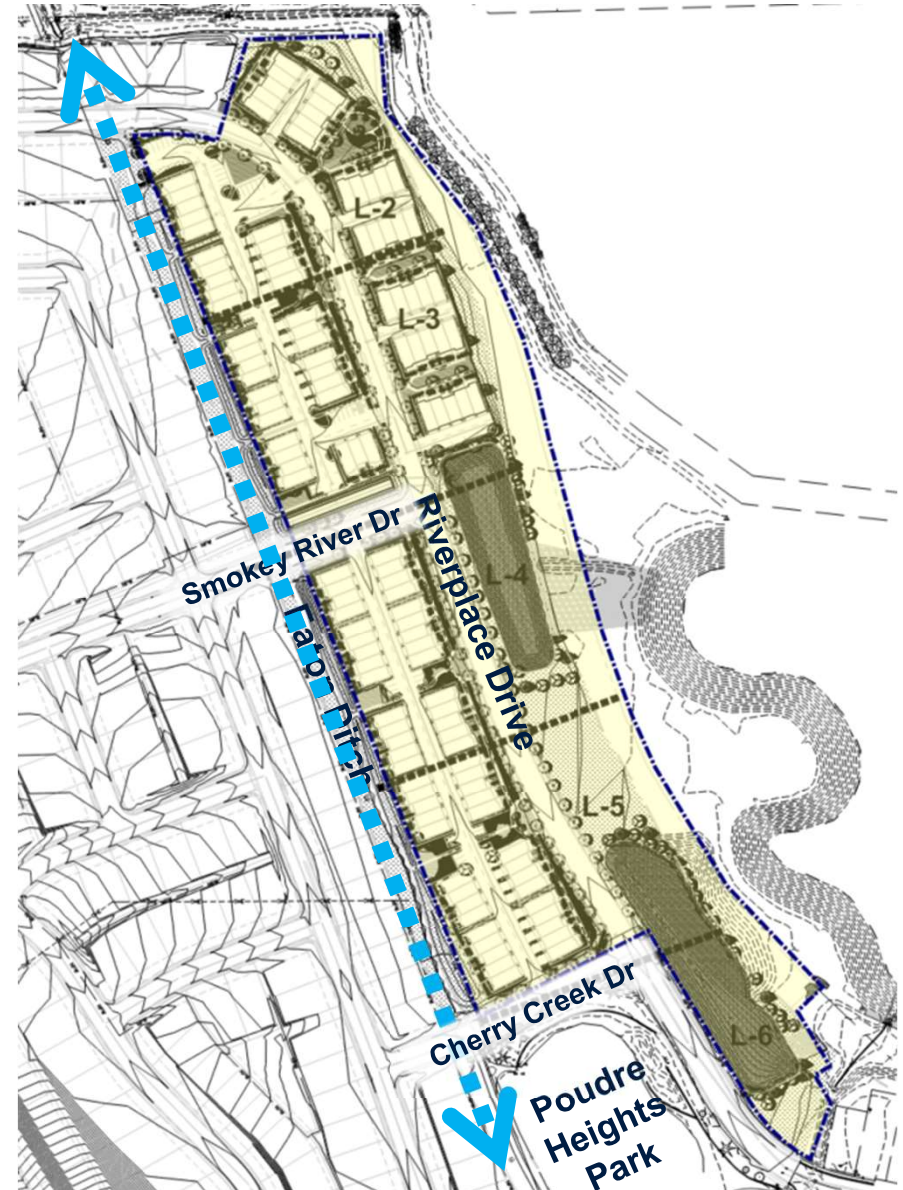
- Zoning: Residential Mixed Use One (RMU-1)
- 18.77 total acres
 - 127 townhome lots (5.17 acres) (28%)
 - Density: 6.8 du/ac (gross)
 - Detention Ponds / Open Space (7.22 acres) (38%)
 - Tracts (4.04 acres) (22%)
 - Open space (2.29 acres)
 - Private Drives (1.75 acres)
 - Public Right-of-Way (2.34 acres) (12%)
- Parks
 - Park requirement for the subdivision met with the existing Poudre Heights Park
- Extension of trail system along Eaton Ditch which borders the west boundary of the subdivision
 - Open space and drainage/ditch easements will be maintained by the subdivision Metro District and/or the HOA





Landscaping & Improvements

- Open space / drainage / detention ponds = 9.51 acres (50%)
- Eaton Ditch Trail connection to Poudre River Trail
- Existing Poudre Heights Park





Proposed Architecture

2-story Townhome
Max. Height = 30'-4"
(40' allowed)



Front Elevation

Elevation - E



Front Elevation

Elevation - F



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives:

1. Prioritize new growth in areas currently served by Town infrastructure and services.

Staff comment: The townhome development is part of the existing Poudre Heights neighborhood and finalizes the last portion of the Poudre Heights development that began to the south. Future development to the north and east is limited by the river, park property and 7th Street. Development to the west is limited by existing development at Hilltop Estates and Raindance.



Comprehensive Plan Conformance

Chapter 5b – Growth Framework (con't.)

Objectives:

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development will provide connections to Town open space and parks, and an additional segment of trail system connecting to the Poudre River Trail, providing connectivity to a key piece of the Northern Colorado trails system which runs throughout the Town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services currently serve the Poudre Heights Subdivision 1st Filing neighborhood and will be extended to serve the proposed future filings.



Comprehensive Plan Conformance

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood via a connection to the surrounding trail network. Additionally, the 7th Street Poudre Express Bus Stop is approximately one mile from the subdivision entry, providing access to mass transit.

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

Staff comment: The property is zoned Residential Mixed Use One (RMU-1) which lends itself to a diversity of housing types and the use of housing densities to provide transitions between lower densities and higher intensity uses.



Relationship to Strategic Plan

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable deliver of services in a fiscally responsible manner.

Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
- Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor



Neighborhood Meeting

A neighborhood meeting was held to update surrounding property owners of the status of the project on July 26, 2022 at Clearview Library. Notifications for this meeting were as follows:

- July 15, 2022 – letters mailed to property owners within 500 ft.
- July 15, 2022 – ad published in the paper

Neighborhood Meeting*

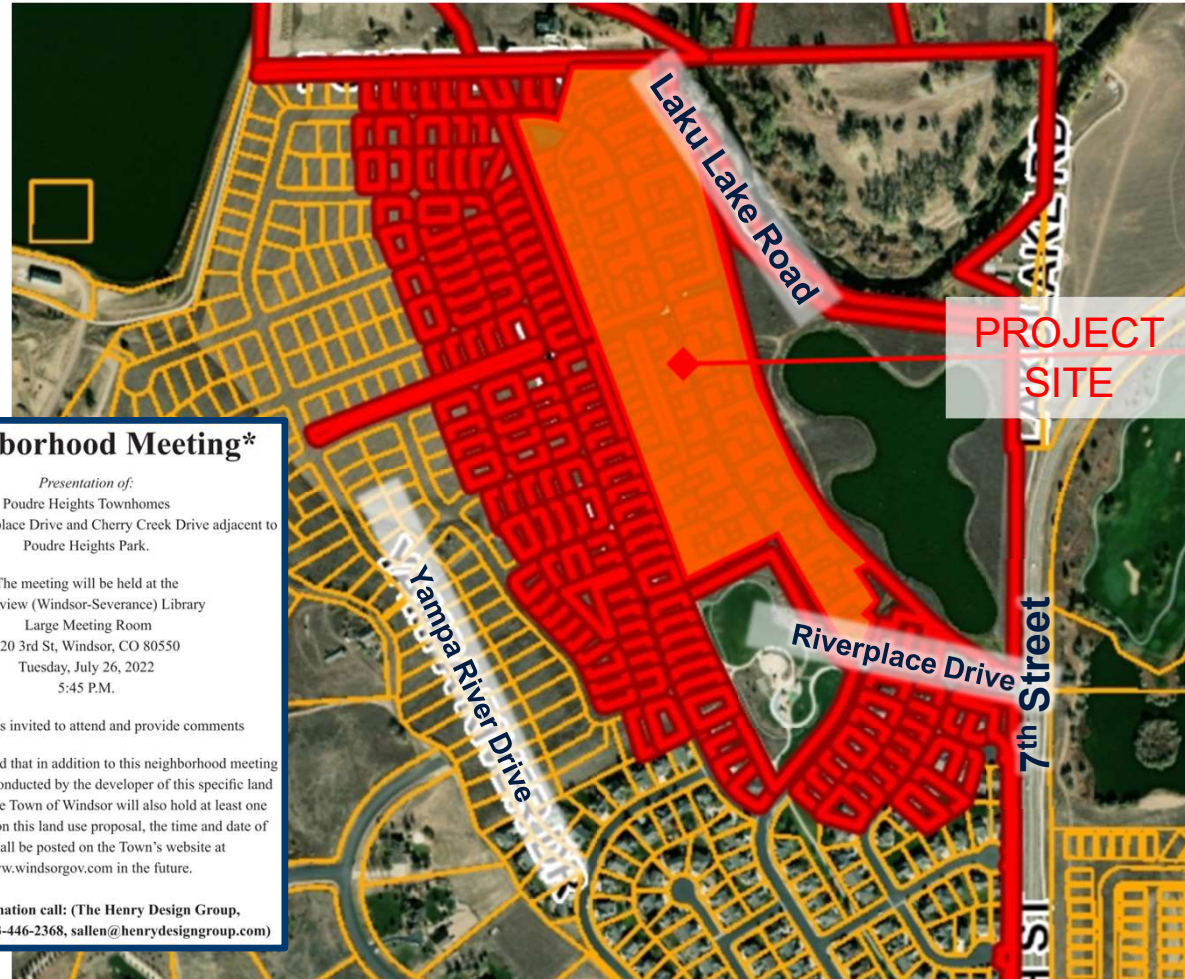
Presentation of:
Poudre Heights Townhomes
Located at Riverplace Drive and Cherry Creek Drive adjacent to Poudre Heights Park.

The meeting will be held at the
Clearview (Windsor-Severance) Library
Large Meeting Room
720 3rd St, Windsor, CO 80550
Tuesday, July 26, 2022
5:45 P.M.

The public is invited to attend and provide comments

*Please be advised that in addition to this neighborhood meeting which is being conducted by the developer of this specific land use proposal, the Town of Windsor will also hold at least one public hearing on this land use proposal, the time and date of which shall be posted on the Town's website at www.windsorgov.com in the future.

**For Information call: (The Henry Design Group,
Steve Allen, 303-446-2368, sallen@henrydesigngroup.com)**





Notification – Public Hearing

The Municipal Code requires a public hearing notification for a preliminary major subdivision.

Notifications for this meeting were as follows:

- September 6, 2022 – development review sign posted on the property
- September 8, 2022 – legal notice posted on the Town of Windsor website
- September 9, 2022 – letters mailed to property owners within 500 ft. along with neighbors who attended the neighborhood meeting.
- September 9, 2022 – legal ad published in the paper





Recommendation

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

Staff requests that the following be entered into the record:

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

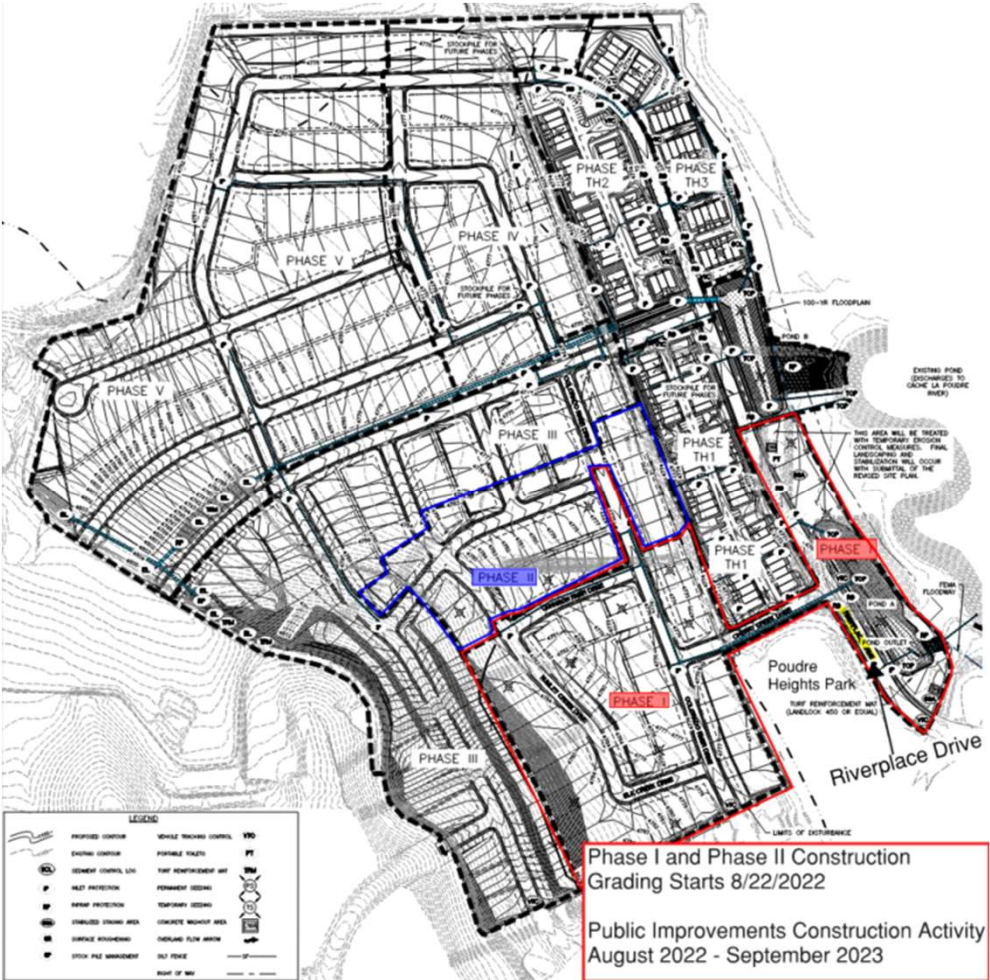


Preliminary Major Subdivision

Poudre Heights Subdivision
5th Filing



Poudre Heights 3rd Subdivision





Subdivision Considerations

Section 14 Article II - 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 and 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 and 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.



MEMORANDUM

Date: September 21, 2022
To: Planning Commission
From: Kimberly Lambrecht
Planner II
Re: Preliminary Major Subdivision – Poudre Heights Subdivision 5th Filing – Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative
Item #: C.2.

Background / Discussion:

Please refer to the information contained in the Public Hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

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

CC:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner

Attachments:



MEMORANDUM

Date: September 21, 2022
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Public Hearing – Preliminary Major Subdivision – Trautman 5th Filing – Water Valley. (Martin Lind), Owner/Applicant; TST, Inc. (Derek Patterson), Applicant's Representative
Item #: C.3.

Background / Discussion:

The Trautman Farms project area contains 78.73 acres and is currently zoned Single Family Residential (SF-1). The project is located on Lots 7-19 and 23-36 of the Second Filing and Tract B, Fourth Filing Trautman Farms. It is bordered by Weld County Road 17 to the west with the closest major intersection being East Crossroads Boulevard and WCR 17 (7th St). The intent of this project is to create a single family neighborhood, with multiple lot sizes, connected walkways, a central park area, and development of a 10' regional trail. Primary access will be off CR17 / 7th Street with a traffic study currently being conducted to access traffic impacts and improvement requirements. Utilities, including gas, electric, water, sanitary sewer and irrigation to be provided to all home sites.

An abandoned oil well, number of 4-23, named PAVISTA and previously operated by Kerr McGee Oil & Gas Onshore LP is located on the site, but is cut capped and abandoned. The abandoned well is located in the central park area and no permanent structures to be built over well site. Landscaping will consist of ROW shade trees, turf areas and native seeding. Storm water will be conveyed to a detention pond on the northeast side of the development. The development entry sequence will consist of turf areas and tree lawns along Street J opening to a park space. The park space will be large open turf spaces with amenities. The park amenities are currently being evaluated and will be added at the time of Final Design.

Financial Impact:

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan, particularly the following:
Infrastructure – The Town's Engineering staff have reviewed the request and adequate sewer capacity is available for single family in this area. Raw water dedication is required prior to development.

Vibrant & Healthy Economy – We maintain a viable, stable, diverse, and strategic economic base which supports the needs and enhances the lifestyles of those living and working in our community.

Recommendation:

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

CC:

Attachments:

1. Item -Staff Powerpoint - Prelim Maj Sub PC
2. Application Packet



Trautman Subdivision 5th Filing

Preliminary Major Subdivision

*David Eisenbraun, Senior Planner
Planning Commission – September 21,
2022*

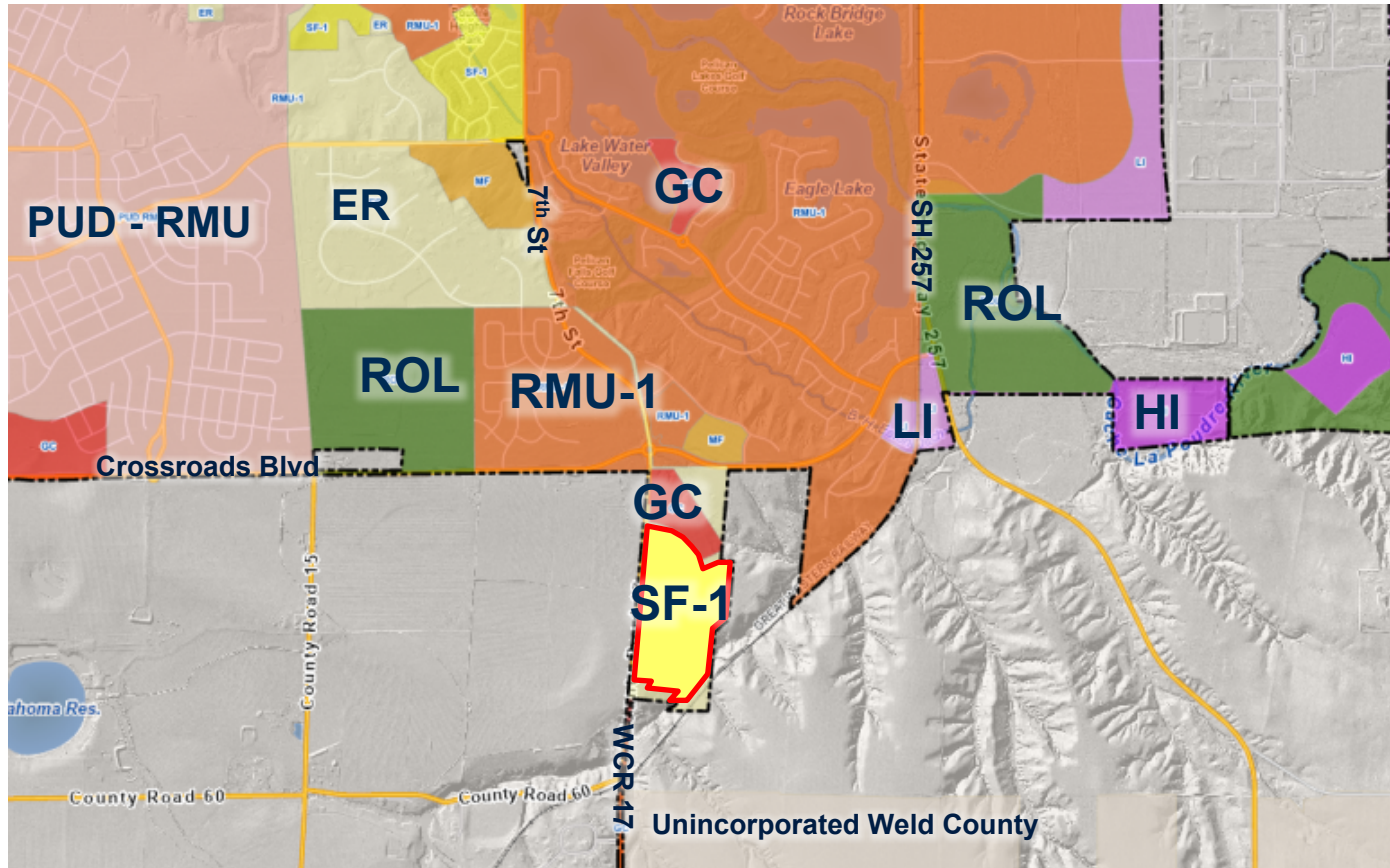
Site Vicinity Map



Site Vicinity Map

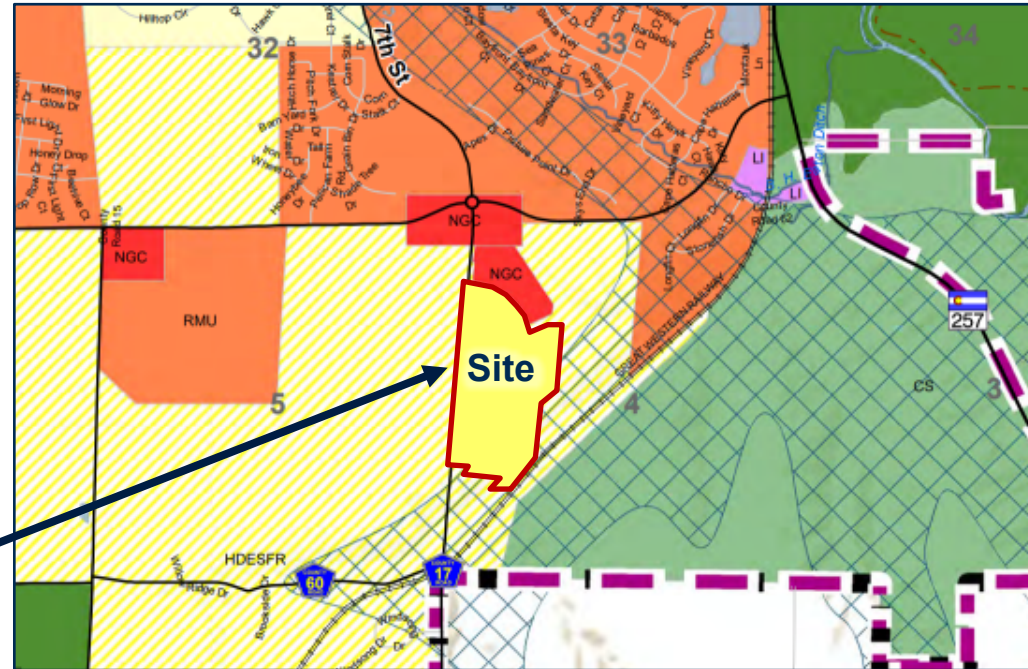
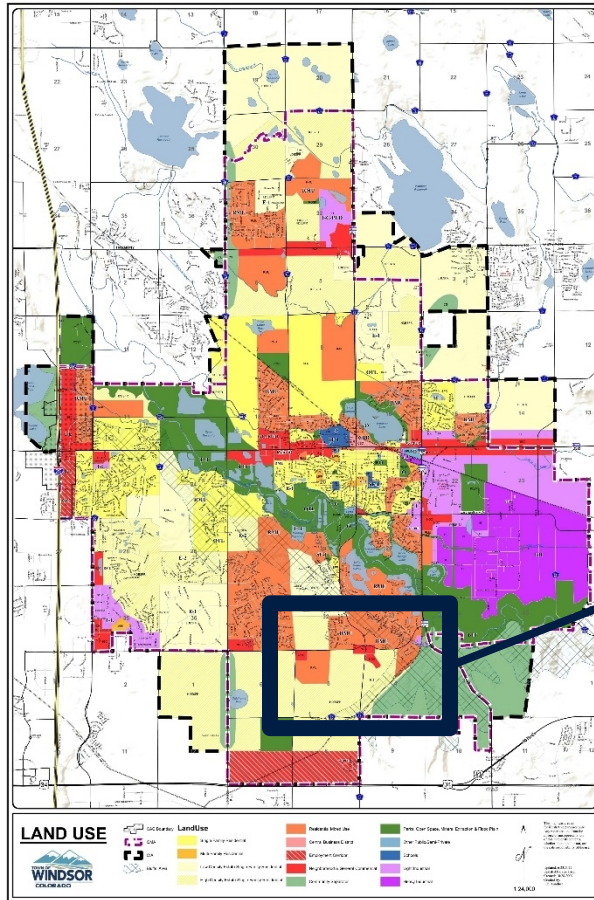


Zoning Map - Existing





Land Use Map



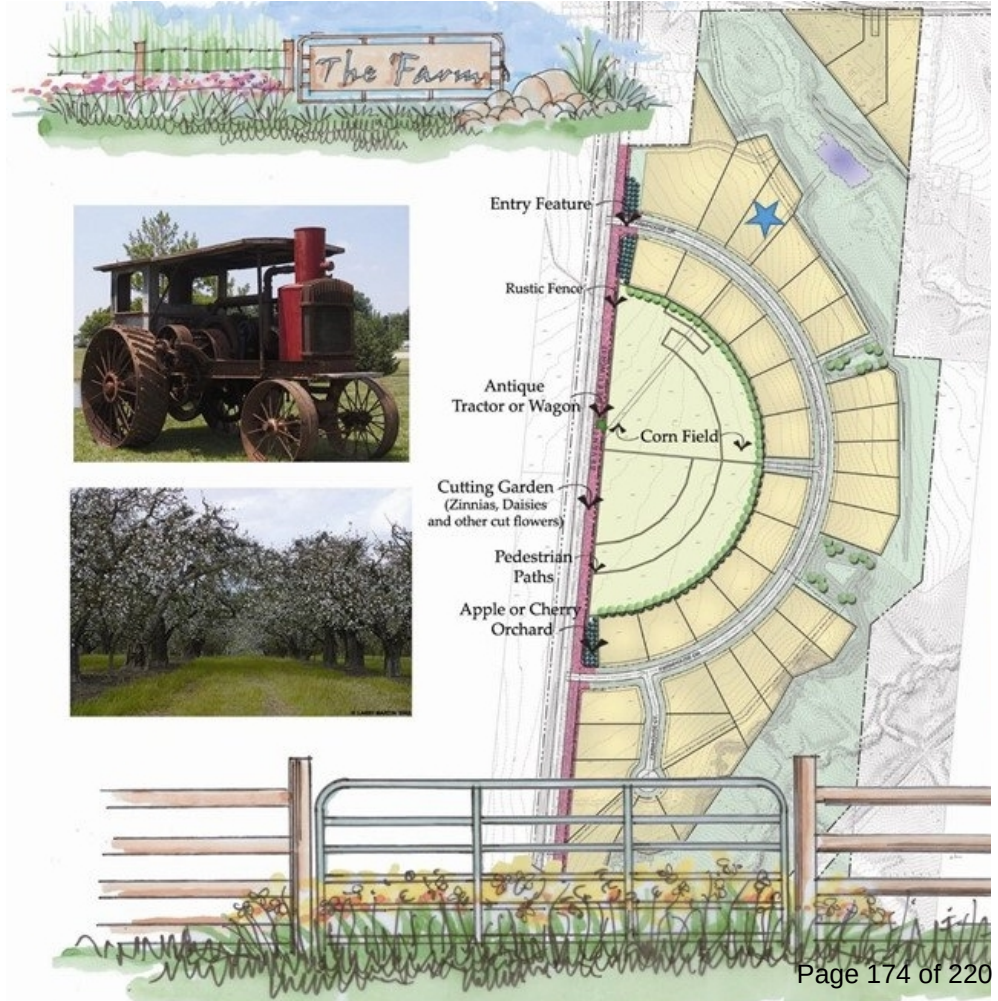


Background

The subject area, now known as Trautman 5th Filing, is part of the South Gate 5th Annexation in 2005.

2007 – Trautman 2nd filing subdivided a total 110 acres including additional General Commercial area and residential lots along Crossroads.

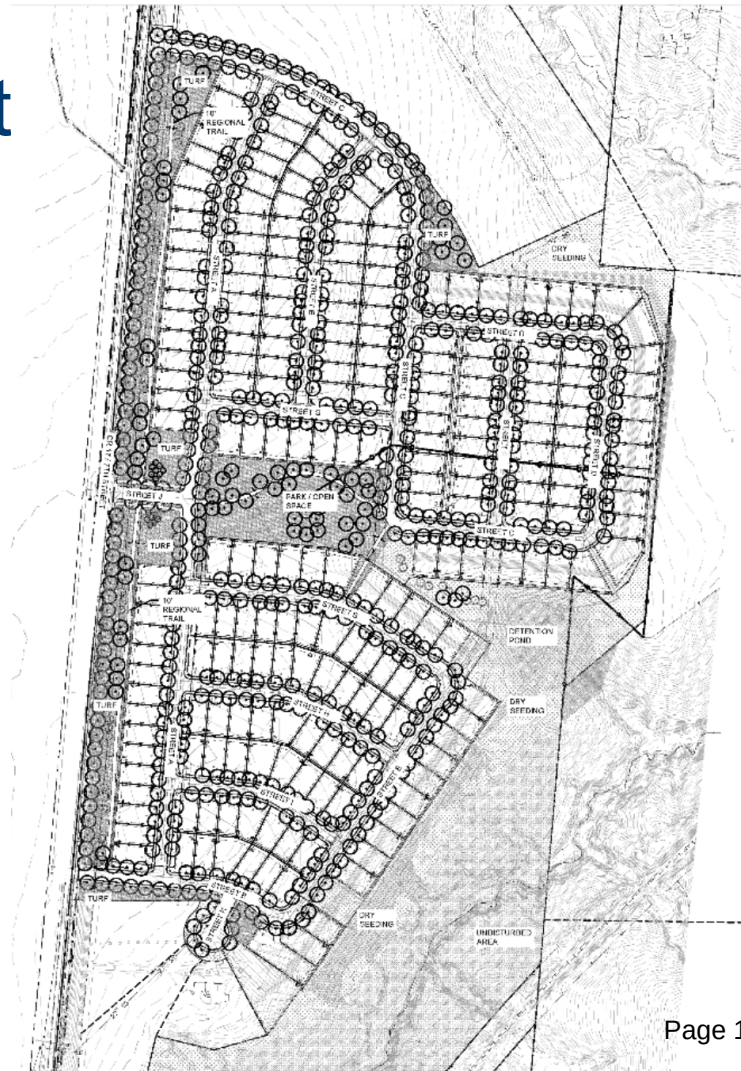
2017 – The GC area, about 20 acres on the north side, was sold to Timberline Church.





Preliminary Plat

- The intent of this 75.13 acre project is to create a single family neighborhood, with multiple lot sizes, connected walkways, a central park area. Primary access will be off CR17 / 7th Street.
- 36 dwelling units approved
- 229 dwelling units proposed
- Three points of access onto CR 17
- 26.7 acres (35%) of open space and parks





Landscape Improvements

- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping.
- 10' Regional Trail on East side of CR 17
- 26.7 acres (35%) of open space and parks
 - One primary park, with natural open space and grassy pocket parks.





Comprehensive Plan Conformance

Chapter 5c – Residential Areas Framework Plan:

Objective 5: *Support high-density residential near Downtown, commercial centers, and mixed-use nodes.*

Staff Comment: The proposed zone district of single family residential is near a newer commercial center and mixed-use node known as Farmer's Corner. The current land use designation of estate residential is complimentary to the surrounding natural bluffs and agricultural lands, however, this development proposal plans to integrate into the landscape and remain sensitive to the rural character.



Comprehensive Plan Conformance

Chapter 5d – Commercial & Industrial Areas Framework Plan

Objective 3: *Develop new neighborhoods adjacent to existing neighborhoods and urbanized areas.*

Staff Comment: Located between Pelican Farms, Water Valley and Farmer's Corner to the North and South Gate directly South, this new neighborhood will build out a missing link along WCR 17. This will provide additional residents for area businesses as well as create new opportunities for future trail connections.



Compatibility with the Strategic Plan

The application is **consistent** with the Strategic Plan, particularly the following:

- ***Infrastructure*** – The Town’s Engineering staff have reviewed the request and adequate sewer capacity is available for single family in this area. Raw water dedication is required prior to development.
- ***Vibrant & Healthy Economy*** – We maintain a viable, stable, diverse, and strategic economic base which supports the needs and enhances the lifestyles of those living and working in our community.



Notifications

Planning Commission *public hearing notifications*:

- September 6, 2022 – sign posted on property
- September 6, 2022– applicant mailed letters to surrounding property owners
- September 6, 2022– public hearing notice published to Town website
- September 9, 2022– ad in newspaper





Recommendation

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

Staff requests that the following be entered into the record:

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



Subdivision Considerations

Design Standards and Required Improvements

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

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:		
Planning Department Checklist	Applicant Checklist	
_____	☒	Completed checklist. Items not checked are explained in the narrative
_____	☒	Completed Land Use Application (attached)
_____	☒	Application fee consistent with the Town of Windsor Fee Schedule
_____	☒	A detailed narrative description of special considerations (<i>phasing, landscaping, infrastructure, and variations from Town requirements</i>)
_____	☒	A deed or legal instrument identifying the applicant's interest in the property
_____	☒	All required drawings and supportive information per the Municipal Code
_____	☒	All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department
_____	☒	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
_____	☒	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:		
Planning Department Checklist	Applicant Checklist	
_____	☒	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
_____	☒	Date of preparation, the scale, a symbol designating true north and zoning
_____	☒	Vicinity map
_____	☒	Name of the subdivision on all drawing sheets (<i>contact Planning</i>)
_____	☒	Legal description (<i>township, range, section, lot, block, subdivision</i>)
_____	☒	Names, addresses and phone numbers of the applicant and firms or persons responsible for preparing the drawing
_____	☒	Applicant revisions block (<i>includes fields for date, initials, description</i>)
_____	☒	Appropriate certification blocks as provided by the Planning Department

2

Preliminary Major Subdivision Requirements (cont.):

Planning Department Checklist	Applicant Checklist	
_____	X	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
_____	X	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;
_____	X	The lot numbers, approximate dimensions and the total lots devoted to each zone district on the plat
_____	X	Designation of any area subject to flooding and adequate easements for flood control
_____	IN PROGRESS	Traffic study and traffic control plan prepared by a licensed engineer
_____	X	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.
_____	X	Preliminary drainage plan and report
_____	X	Soils report including soil types and limitations
_____	X	Description and location of any hazardous areas (i.e. floodplain, geological, topographical, etc.) on the subject property and proposed remedial features
_____	X	Topographical map with two-foot contour intervals
_____	X	Landscape Plan per Chapter 15 of the Municipal Code
_____	LOT BY LOT	Preferred method of water rights dedication; total acreage, lot-by-lot or by phase

3

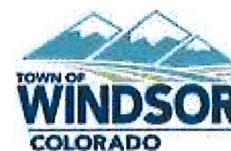
Final Major Subdivision Additional Requirements:

Planning Department Checklist	Applicant Checklist	
_____	_____	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; overlot and final grading plans
_____	_____	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
_____	_____	Final drainage plan and report
_____	_____	Final utility plans
_____	_____	Design soil test results and corresponding location map
_____	_____	Final boundary closure calculations for the exterior subdivision boundary and for each individual lot prepared by a licensed civil engineer or land surveyor

	_____	_____	A complete description of primary control points to which all dimensions, angles, bearings and similar data on the plat shall be referred
	_____	_____	All bearings, distances, chords, radii, central angles and tangent lengths for all lots, blocks, perimeters, easements and rights-of-way
	_____	_____	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*: TRAUTMAN SUBDIVISION 5TH FILING

Legal Description*: LOTS 7-19, 23-26 2ND FILING & TRACT B, TRACT B 4TH FILING

Address/Location*: 29330 COUNTY ROAD 17 WINDSOR

Existing Zoning: ER

Proposed Zoning: SF-1

Acres/Square Feet: 78.73 ACRES

Number of Dwelling Units: 229

3

Owner:

Name(s)*: MARTIN LIND

Company: VIMA PARTNERS, LLC

Address*: 1625 PELICAN LAKES POINT, SUITE #201, WINDSOR, CO, 80550

Phone #*: (970) 686-5828

Email*: MLIND@WATERVALLEY.COM

Applicant (Owner or Owner's Representative):

Name*: DEREK PATTERSON

Company: TST, INC. CONSULTING ENGINEERS

Address*: 748 WHALERS WAY, SUITE #200, FORT COLLINS, CO, 80525

Phone #*: (970) 226-0557

Email*: DPATTERSON@TSTINC.COM

Authorized Representative:

Name: TOM SIEGEL

Company: THE WATER VALLEY COMPANY

Address: 1625 PELICAN LAKES POINT, SUITE #201, WINDSOR, CO, 80550

Phone #: (970) 686-5828

Email: TSIEGEL@WATERVALLEY.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:

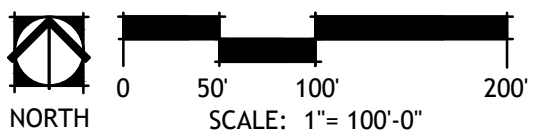
Date: June 7, 2022

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

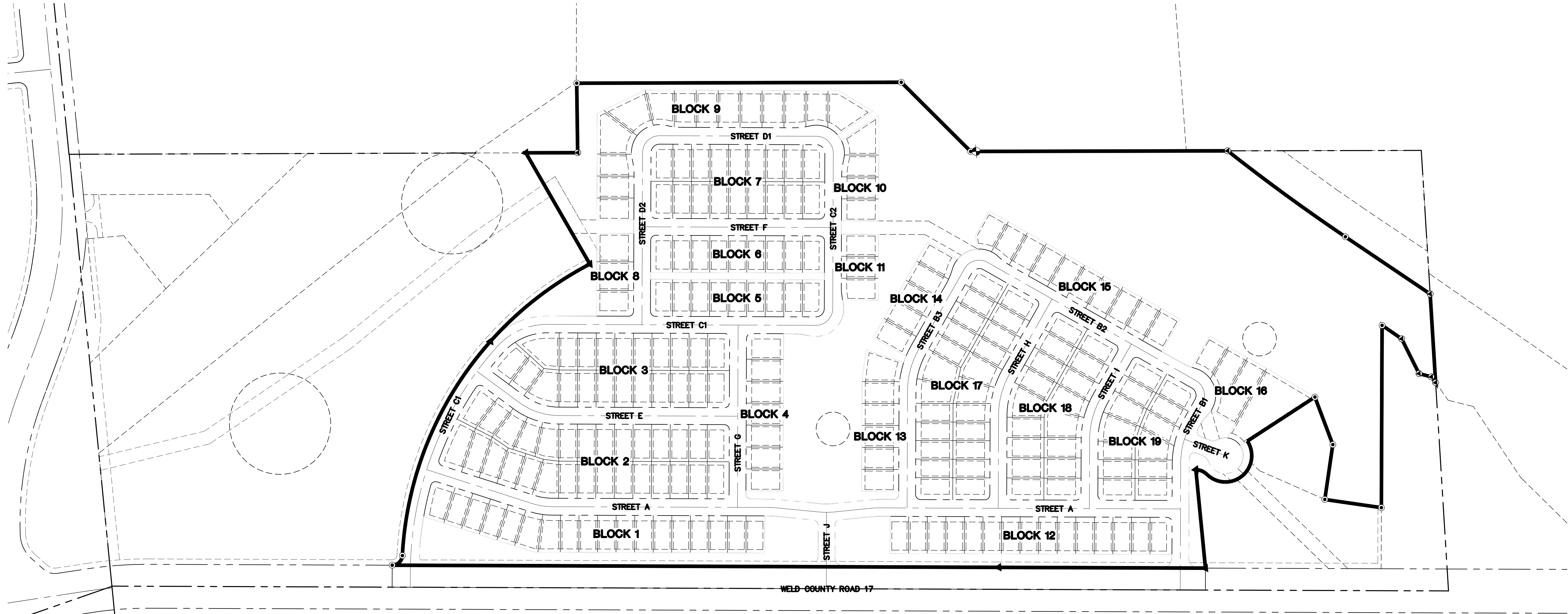
Print Name: Martin Lind, Manager, VIMA Partners, LLC

*Required fields

Revised 2/5/2021

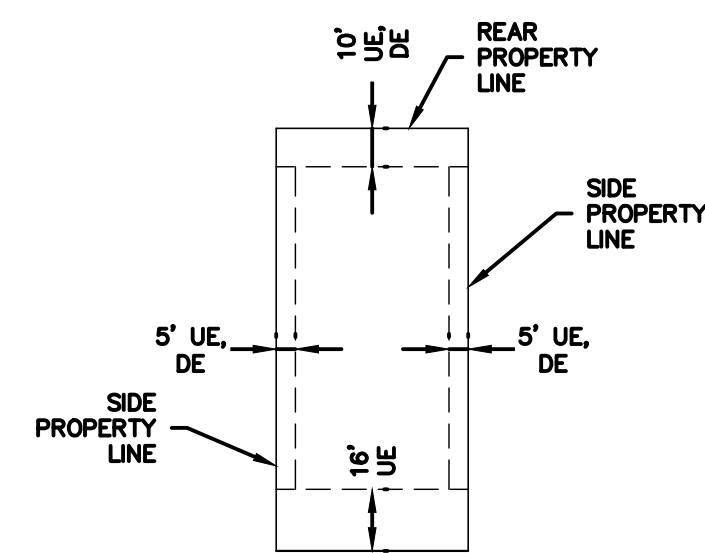


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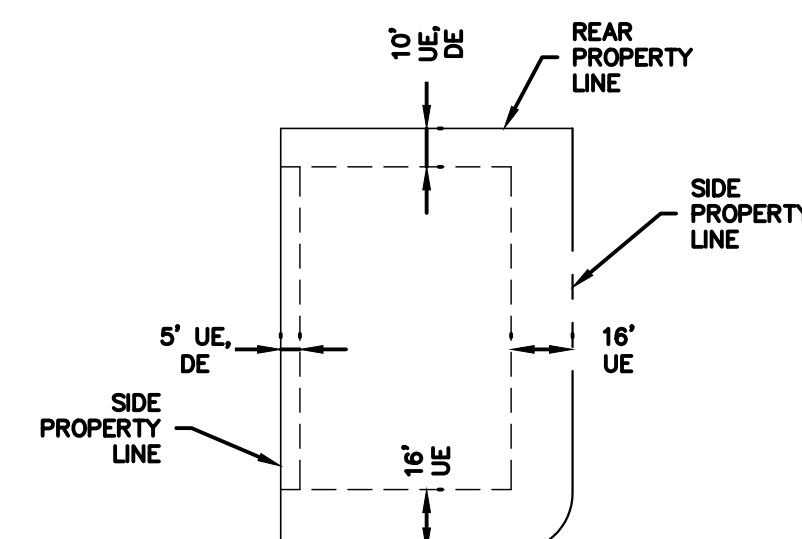


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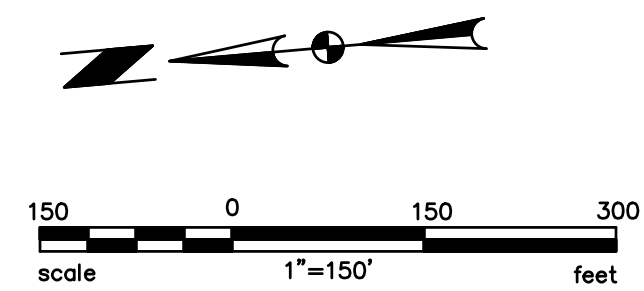
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- FOUND REBAR WITH PLASTIC CAP LS 22098
- SET REBAR WITH PLASTIC CAP STAMPED PLS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY



PUBLIC RIGHT-OF-WAY
TYPICAL LOT LAYOUT (N.T.S.)



PUBLIC RIGHT-OF-WAY
TYPICAL END LOT LAYOUT
(N.T.S.)



**TOWN OF WINDSOR
DRAWING REVIEW**

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

REVISIONS

DESCRIPTION

DATE

BY

DRAWN

JSL

CHECKED

DAP

DESIGNED

JSL

FILENAME

0411_Plat Cover

TRAUTMAN SUBDIVISION
FIFTH FILING

OVERALL PLAT



TST

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

JOB NO. 0732.0411.00

SCALE 1" = 150'

DATE JULY 29, 2022

SHEET

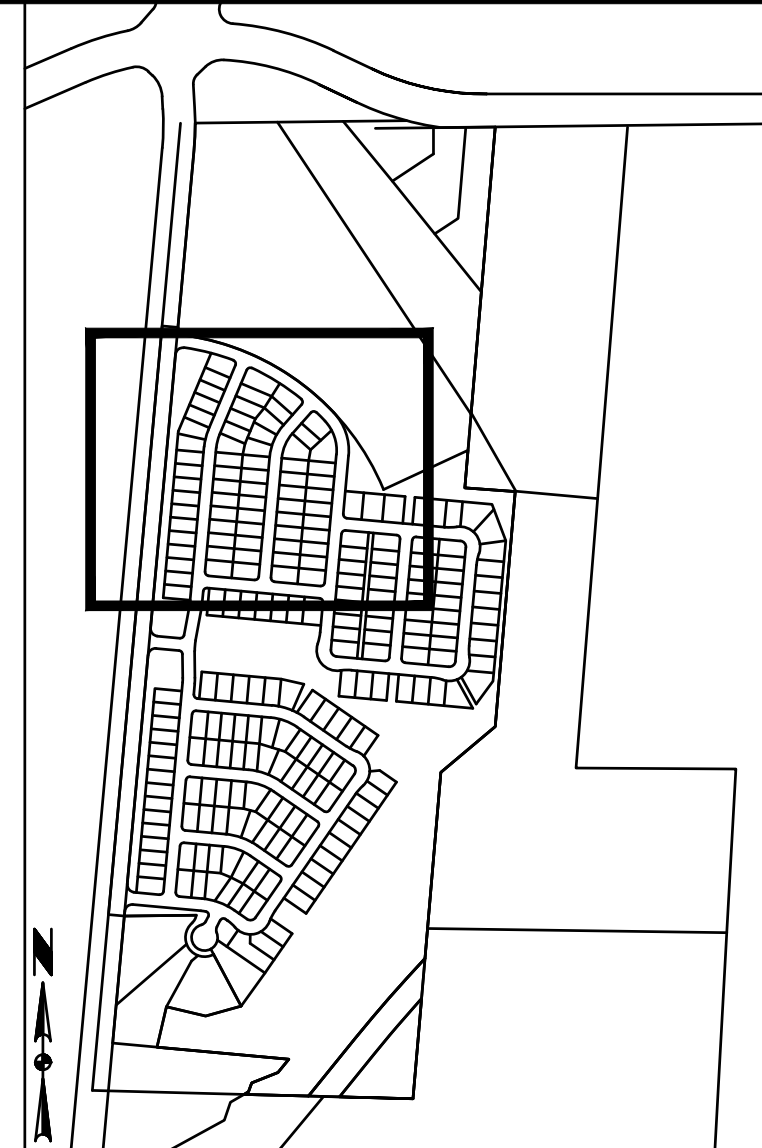
2 of 8

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PARTNERS, LLC

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S84°24'41"E
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C2=41.19'

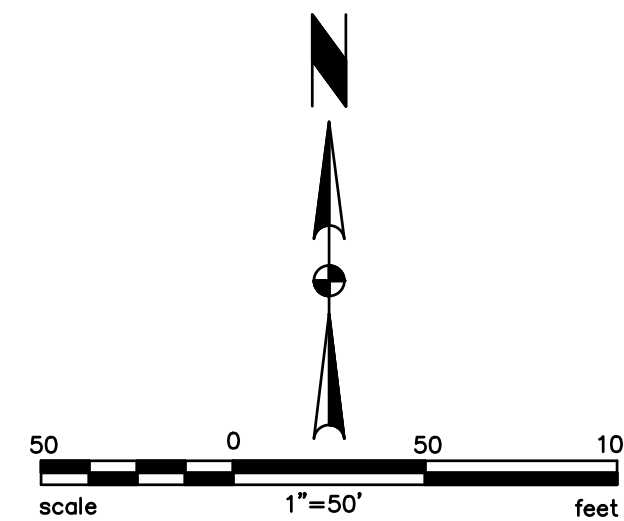
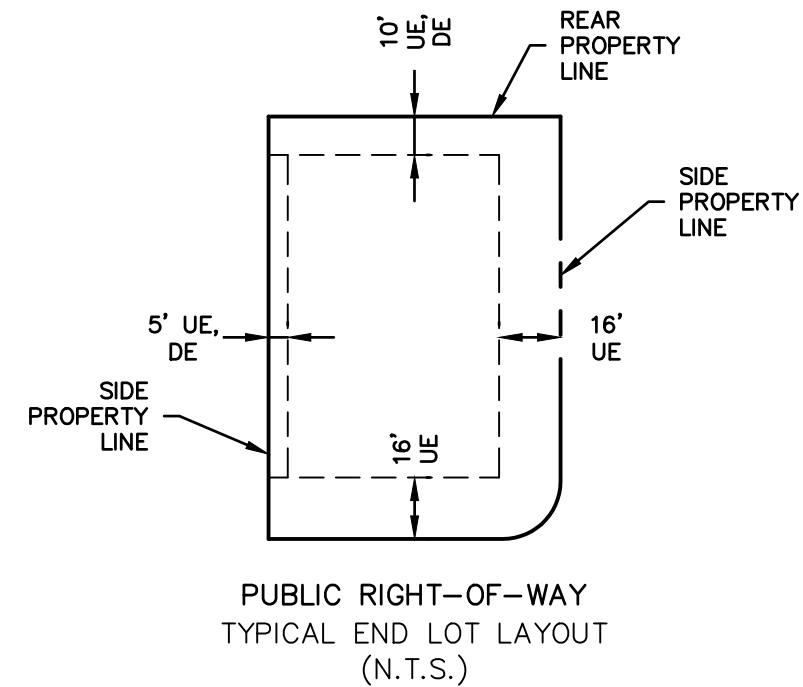
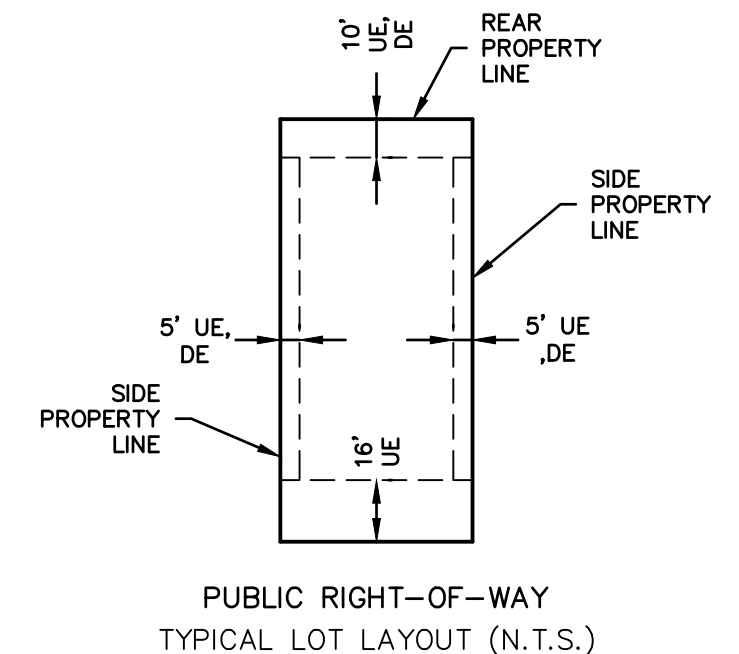
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OWNER: TIMBERLINE
CHURCH



KEY MAP
N.T.S.

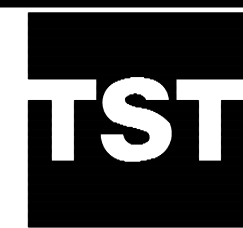
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TRAUTMAN SUBDIVISION
FIFTH FILING

PLAT



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

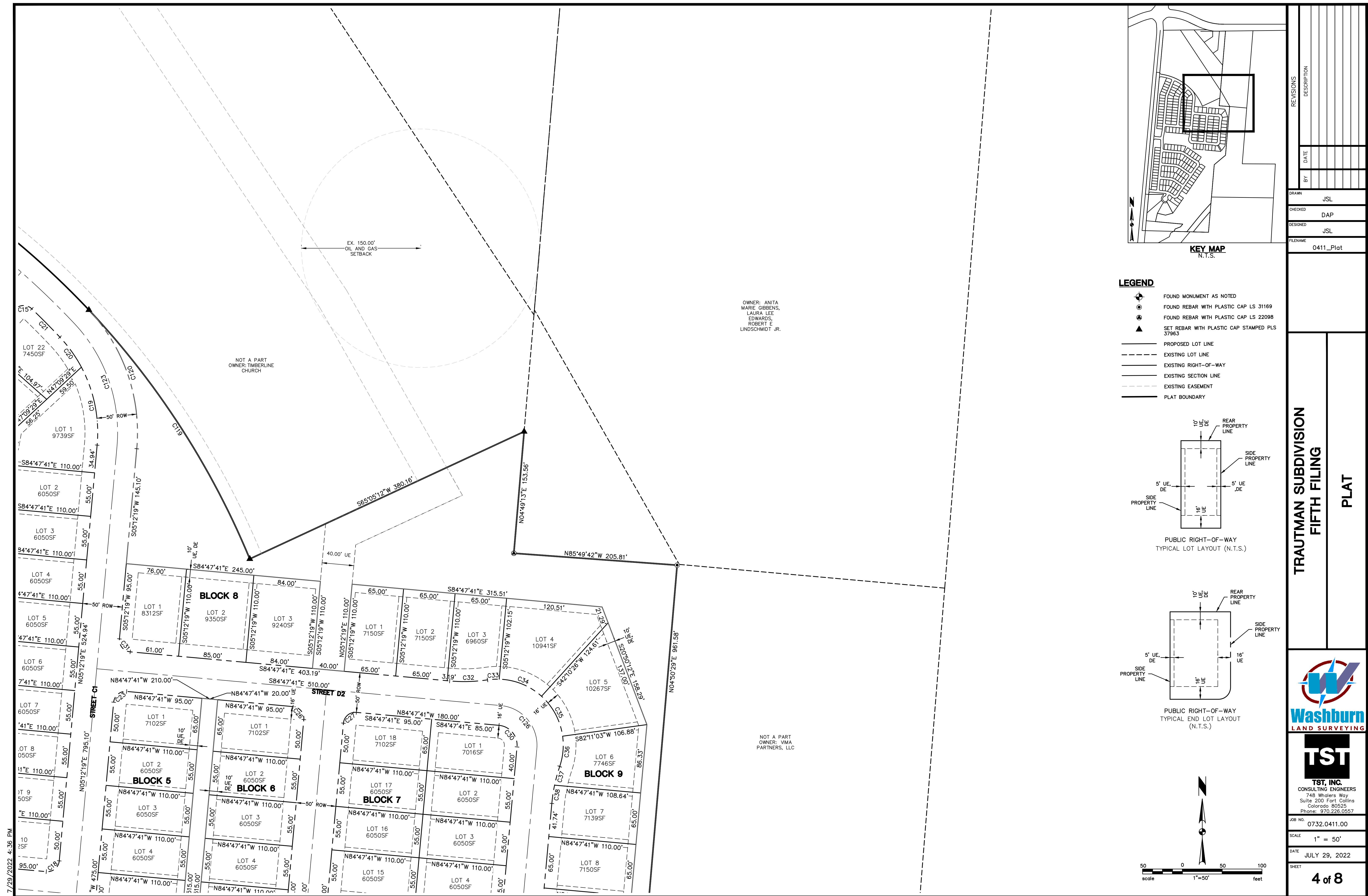
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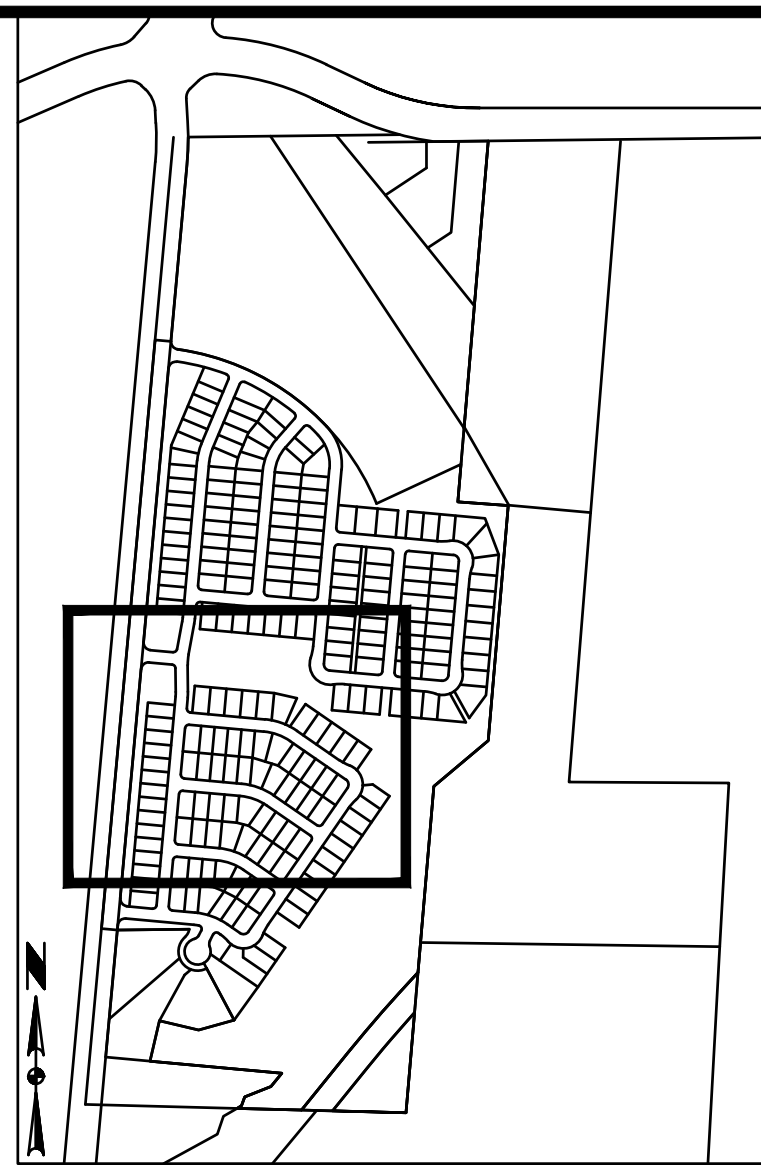
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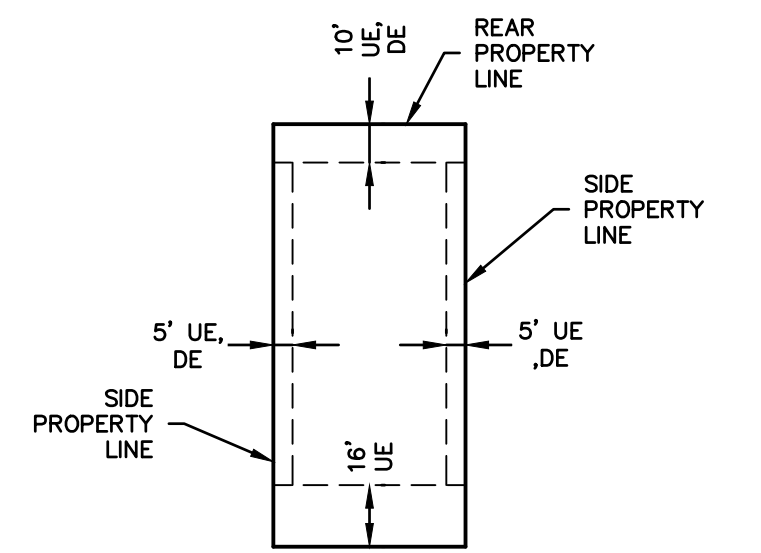
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3 of 8

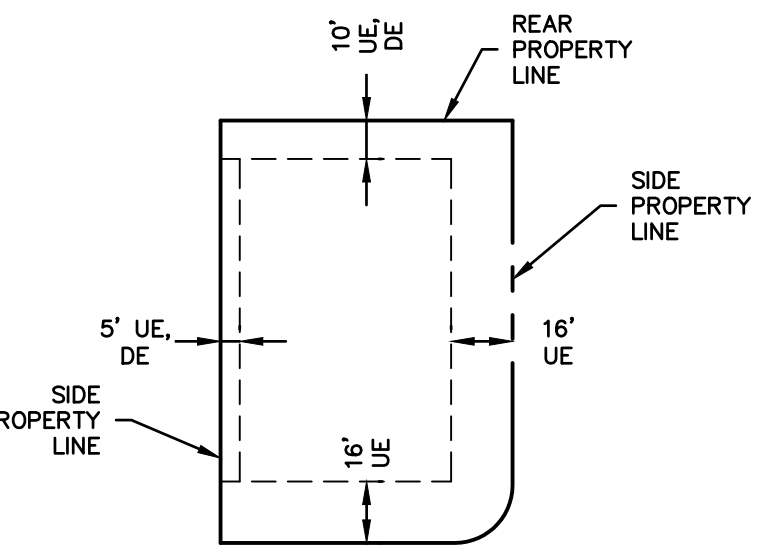




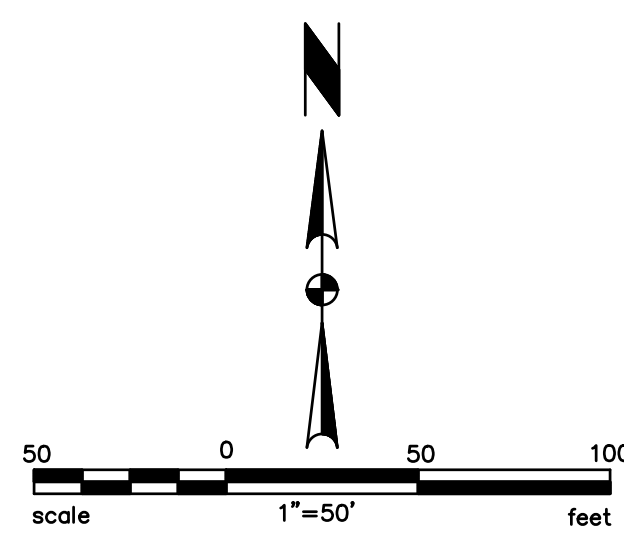
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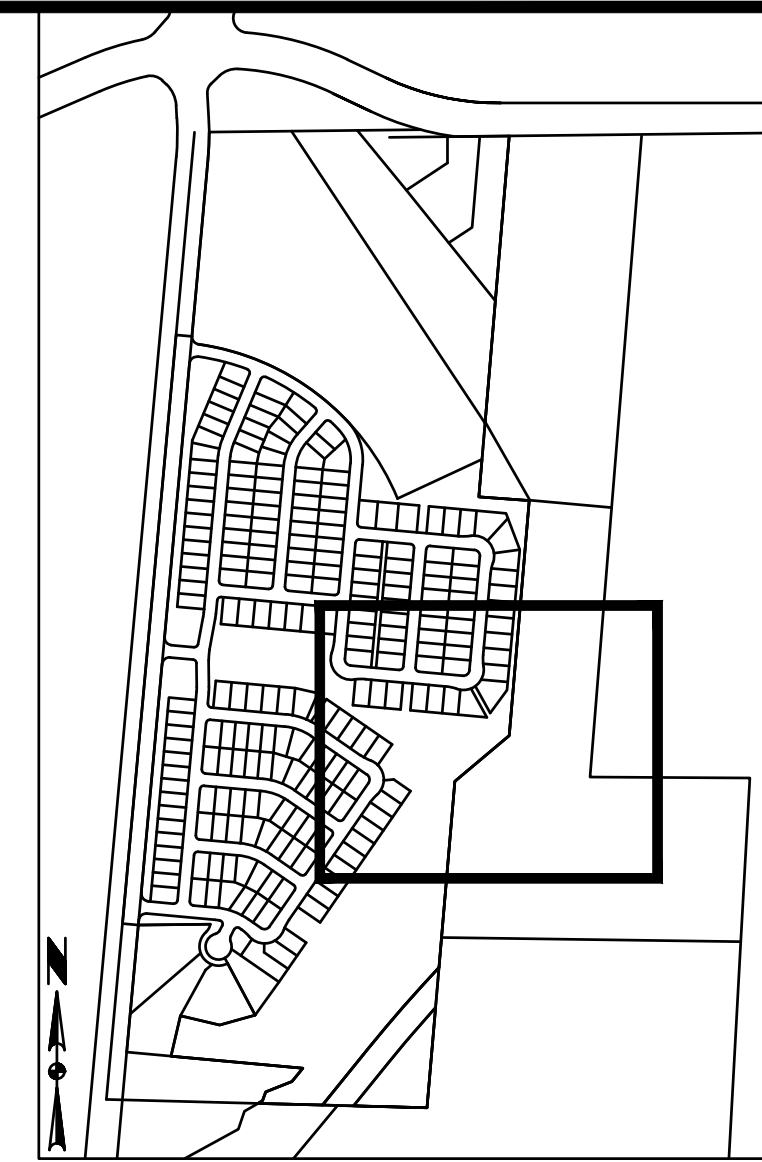
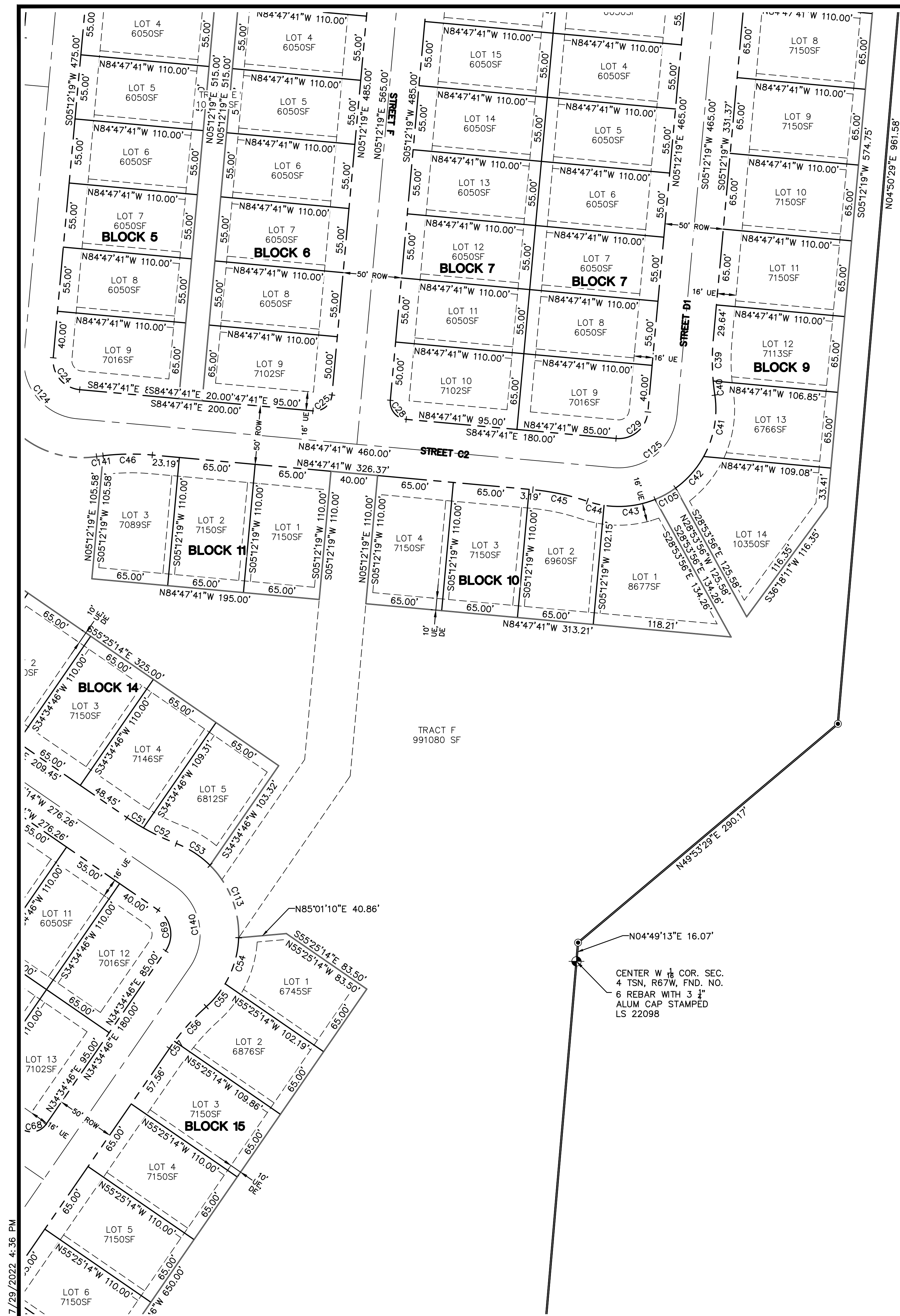
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TYPICAL LOT LAYOUT (N.T.S.)



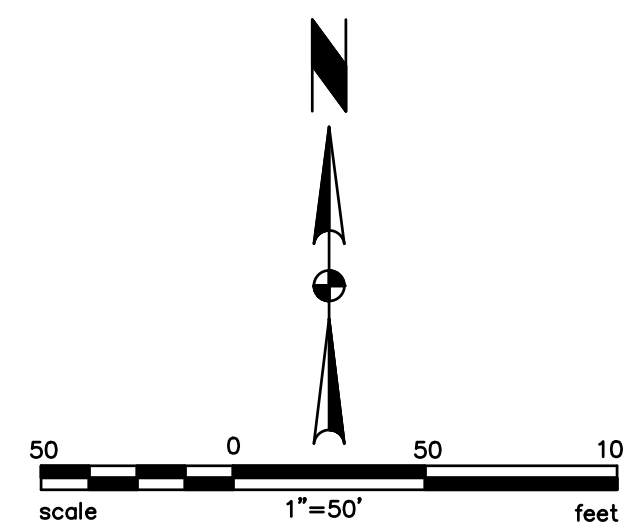
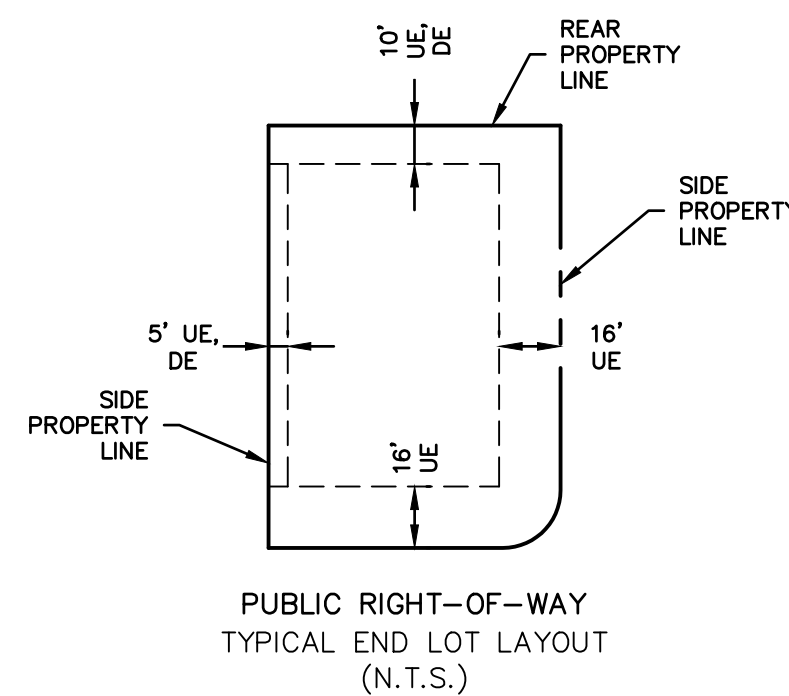
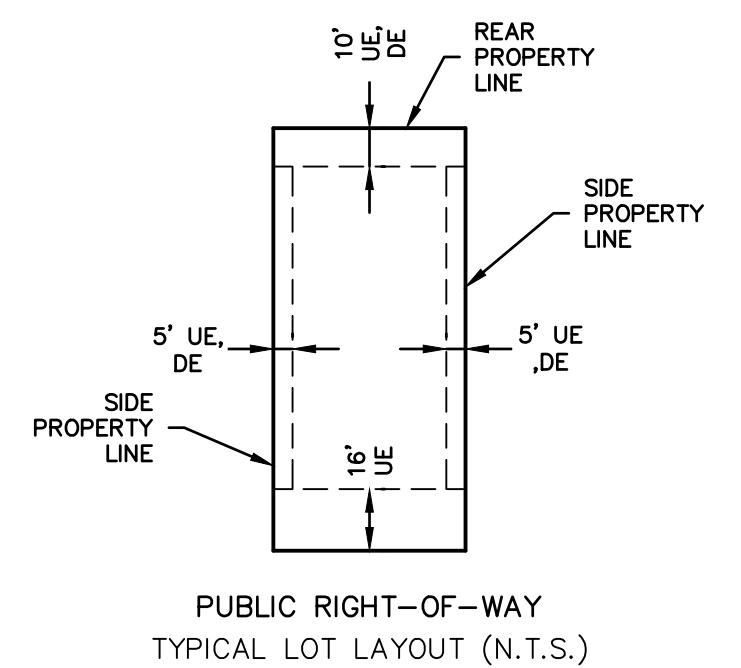
PUBLIC RIGHT-OF-WAY
TYPICAL END LOT LAYOUT
(N.T.S.)



REVISIONS					
		DESCRIPTION			
BY	DATE				
DRAWN					
JSL					
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DAP					
DESIGNED					
JSL					
FILENAME					
0411_Plat					
TRAUTMAN SUBDIVISION FIFTH FILING PLAT					
 Washburn LAND SURVEYING					
 TST, INC. CONSULTING ENGINEERS 748 Whalers Way Suite 200 Fort Collins Colorado 80525 Phone: 970.226.0557					
JOB NO.		0732.0411.00			
SCALE		1" = 50'			
DATE		JULY 29, 2022			
SHEET					
5 of 8					

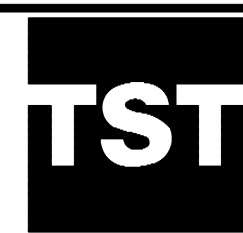


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|  | PROPOSED LOT LINE |
|  | EXISTING LOT LINE |
|  | EXISTING RIGHT-OF-WAY |
|  | EXISTING SECTION LINE |
|  | EXISTING EASEMENT |
|  | PLAT BOUNDARY |

[illegible]

**TRAUTMAN SUBDIVISION
FIFTH FILING**

PLAT



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

JOB NO. 0732.0411.00

SCALE 1" = 50'

DATE JULY 29, 2022

SHEET

6 of 8



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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	225.00'	28.57'	7°16'27"	N8°50'32"E	28.55'
C2	225.00'	40.50'	10°18'44"	N17°38'08"E	40.44'
C3	15.00'	24.18'	92°22'00"	N23°23'30"W	21.65'
C4	983.64'	94.80'	5°31'18"	N72°20'09"W	94.76'
C5	15.00'	24.18'	92°22'00"	N4°42'57"W	21.65'
C6	983.64'	108.89'	6°20'33"	N54°04'14"W	108.83'
C7	983.64'	130.47'	7°35'59"	N61°02'30"W	130.38'
C8	15.00'	24.18'	92°22'00"	S68°58'30"W	21.65'
C9	175.00'	53.71'	17°35'11"	S13°59'54"W	53.50'
C10	15.00'	23.56'	90°00'00"	S39°47'41"E	21.21'
C11	15.00'	23.56'	90°00'00"	N50°12'19"E	21.21'
C12	225.00'	48.48'	12°20'40"	N11°22'39"E	48.38'
C13	225.00'	47.16'	12°00'37"	N23°33'18"E	47.08'
C14	225.00'	46.76'	11°54'27"	N35°30'50"E	46.68'
C15	15.00'	24.18'	92°22'00"	S87°39'03"W	21.65'
C16	175.00'	110.76'	36°15'44"	S23°20'11"W	108.92'
C17	15.00'	23.56'	90°00'00"	S39°47'41"E	21.21'
C18	15.00'	23.56'	90°00'00"	N50°12'19"E	21.21'
C19	175.00'	101.44'	33°12'48"	N11°24'05"W	100.03'
C20	175.00'	46.54'	15°14'15"	N35°37'36"W	46.40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	83.00'	53.29'	36°47'10"	N70°50'43"W	52.38'
C62	53.00'	46.46'	50°13'40"	S36°03'43"W	44.99'
C63	15.00'	23.56'	90°00'00"	S50°12'19"W	21.21'
C64	15.00'	23.56'	90°00'00"	S39°47'41"E	21.21'
C65	275.00'	34.90'	7°16'16"	S81°09'34"E	34.87'
C66	275.00'	48.97'	10°12'09"	S72°25'21"E	48.90'
C67	275.00'	57.12'	11°54'02"	S61°22'16"E	57.02'
C68	15.00'	23.56'	90°00'00"	N79°34'46"E	21.21'
C69	25.00'	39.27'	90°00'00"	N10°25'14"W	35.36'
C70	225.00'	78.11'	19°53'26"	N65°21'57"W	77.72'
C71	225.00'	37.24'	9°29'01"	N80°03'11"W	37.20'
C72	15.00'	23.56'	90°00'00"	N50°12'19"E	21.21'
C73	15.00'	23.56'	90°00'00"	N39°47'41"W	21.21'
C74	275.00'	5.57'	1°09'40"	N84°12'51"W	5.57'
C75	275.00'	60.48'	12°36'03"	N77°20'00"W	60.36'
C76	275.00'	49.63'	10°20'22"	N65°51'47"W	49.56'
C77	275.00'	25.31'	5°16'22"	N58°03'25"W	25.30'
C78	15.00'	23.56'	90°00'00"	S79°34'46"W	21.21'
C79	15.00'	23.56'	90°00'00"	S10°25'14"E	21.21'
C80	225.00'	14.51'	3°41'45"	S57°16'07"E	14.51'

CURVE TABLE					
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C121	1008.64'	731.44'	41°32'58"	N64°01'13"W	715.52'
C122	225.00'	23.51'	5°59'14"	S2°12'42"W	23.50'
C123	200.00'	169.12'	48°27'02"	N19°01'13"W	164.13'
C124	50.00'	78.54'	90°00'00"	S39°47'41"E	70.71'
C125	50.00'	78.54'	90°00'00"	N50°12'19"E	70.71'
C126	50.00'	78.54'	90°00'00"	N39°47'41"W	70.71'
C128	200.00'	126.58'	36°15'44"	S23°20'11"W	124.48'
C129	200.00'	61.39'	17°35'11"	S13°59'54"W	61.15'
C130	200.00'	18.72'	5°21'42"	N7°53'10"E	18.71'
C131	250.00'	49.52'	11°20'56"	S4°53'33"W	49.44'
C132	200.00'	20.90'	5°59'14"	N2°12'42"E	20.89'
C133	225.00'	9.12'	2°19'20"	N56°34'55"W	9.12'
C134	15.00'	24.95'	95°17'14"	S74°36'46"E	22.17'
C135	250.00'	128.17'	29°22'27"	N70°06'28"W	126.77'
C136	250.00'	128.17'	29°22'27"	N70°06'28"W	126.77'
C137	250.00'	128.17'	29°22'27"	N70°06'28"W	126.77'
C138	250.00'	128.17'	29°22'27"	N70°06'28"W	126.77'
C139	50.00'	78.54'	90°00'00"	N79°34'46"E	70.71'
C140	50.00'	78.54'	90°00'00"	N10°25'14"W	70.71'
C141	200.00'	5.54'	1°35'18"	S82°20'36"W	5.54'

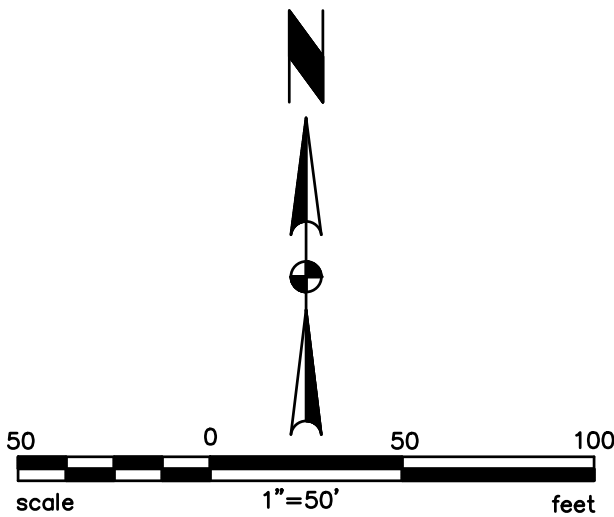
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CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	983.64'	50.13'	2°55'13"	N44°42'20"W	50.13'
C22	15.00'	23.56'	90°00'00"	N39°47'41"W	21.21'
C23	15.00'	23.56'	90°00'00"	S50°12'19"W	21.21'
C24	25.00'	39.27'	90°00'00"	S39°47'41"E	35.36'
C25	15.00'	23.56'	90°00'00"	N50°12'19"E	21.21'
C26	15.00'	23.56'	90°00'00"	N39°47'41"W	21.21'
C27	15.00'	23.56'	90°00'00"	N50°12'19"E	21.21'
C28	15.00'	23.56'	90°00'00"	N39°47'41"W	21.21'
C29	25.00'	39.27'	90°00'00"	S50°12'19"W	35.36'
C30	25.00'	39.27'	90°00'00"	S39°47'41"E	35.36'
C31	15.00'	23.56'	90°00'00"	S39°47'41"E	21.21'
C32	200.00'	47.67'	13°39'21"	N88°22'38"E	47.56'
C33	83.00'	14.78'	10°12'08"	N86°39'02"E	14.76'
C34	83.00'	58.56'	40°25'20"	S68°02'14"E	57.35'
C35	83.00'	57.96'	40°00'37"	S27°49'15"E	56.79'
C36	83.00'	38.64'	26°40'36"	S5°31'21"W	38.30'
C37	200.00'	24.35'	6°58'35"	S15°22'22"W	24.34'
C38	200.00'	23.32'	6°40'46"	S8°32'42"W	23.30'
C39	200.00'	35.55'	10°11'04"	S0°06'47"W	35.50'
C40	200.00'	12.12'	3°28'17"	S6°42'54"E	12.12'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	225.00'	100.84'	25°40'42"	S71°57'21"E	100.00'
C82	15.00'	23.56'	90°00'00"	N50°12'19"E	21.21'
C83	15.00'	23.56'	90°00'00"	N39°47'41"W	21.21'
C84	275.00'	11.34'	2°21'49"	N83°36'47"W	11.34'
C85	275.00'	42.13'	8°46'42"	N78°02'32"W	42.09'
C86	275.00'	56.40'	11°45'05"	N67°46'38"W	56.30'
C87	275.00'	31.11'	6°28'51"	N58°39'40"W	31.09'
C88	25.00'	39.27'	90°00'00"	S79°34'46"W	35.36'
C89	15.00'	23.56'	90°00'00"	S10°25'14"E	21.21'
C90	225.00'	31.65'	8°03'38"	S59°27'04"E	31.63'
C91	225.00'	83.70'	21°18'49"	S74°08'17"E	83.22'
C92	983.64'	113.51'	6°36'42"	N78°24'10"W	113.45'
C93	30.00'	48.74'	93°05'10"	S51°44'54"W	43.55'
C94	30.00'	47.12'	90°00'00"	S39°47'41"E	42.43'
C95	15.00'	22.16'	84°38'18"	N52°53'10"E	20.20'
C96	175.00'	16.38'	5°21'42"	N7°53'10"E	16.37'
C97	175.00'	18.29'	5°59'14"	N2°12'42"E	18.28'
C98	15.00'	21.99'	84°00'46"	N42°47'18"W	20.08'
C99	30.00'	47.12'	90°00'00"	S50°12'19"W	42.43'
C100	30.00'	47.12'	90°00'00"	S39°47'41"E	42.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C142	225.00'	21.06'	5°21'42"	S7°53'10"W	21.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	83.00'	54.32'	37°29'52"	S10°17'54"W	53.36'
C42	83.00'	36.40'	25°07'33"	S41°36'36"W	36.11'
C43	83.00'	44.39'	30°38'46"	S83°20'09"W	43.87'
C44	83.00'	14.78'	10°12'08"	N76°14'24"W	14.76'
C45	200.00'	47.67'	13°39'21"	N77°58'01"W	47.56'
C46	200.00'	42.12'	12°04'03"	S89°10'17"W	42.05'
C47	15.00'	23.56'	90°00'00"	N50°12'19"E	21.21'
C48	275.00'	28.09'	5°51'06"	S81°52'09"E	28.07'
C49	275.00'	58.81'	12°15'08"	S72°49'02"E	58.69'
C50	275.00'	34.09'	7°06'09"	S58°58'19"E	34.07'
C51	200.00'	16.57'	4°44'44"	S57°47'37"E	16.56'
C52	200.00'	31.10'	8°54'37"	S64°37'17"E	31.07'
C53	83.00'	34.59'	23°52'50"	S57°08'10"E	34.34'
C54	83.00'	41.46'	28°37'02"	S16°23'10"W	41.03'
C55	83.00'	25.41'	17°32'25"	S39°27'54"W	25.31'
C56	200.00'	40.23'	11°31'30"	S42°28'21"W	40.16'
C57	200.00'	7.44'	2°07'51"	S35°38'41"W	7.44'
C58	200.00'	11.45'	3°16'49"	S22°33'49"W	11.45'
C59	83.00'	55.04'	37°59'39"	S39°55'14"W	54.04'
C60	83.00'	46.13'	31°50'39"	S74°50'23"W	45.54'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C101	53.00'	180.31'	194°55'34"	N21°21'40"W	105.10'
C102	15.00'	27.96'	106°47'11"	N26°25'24"W	24.08'
C103	225.00'	19.55'	4°58'42"	N82°18'20"W	19.54'
C104	30.00'	47.12'	90°00'04"	S50°12'17"W	42.43'
C105	83.00'	20.05'	13°50'23"	S61°05'34"W	20.00'
C106	28.00'	24.01'	49°07'55"	N51°32'09"E	23.28'
C107	83.00'	169.94'	117°18'42"	N39°47'41"W	141.77'
C108	200.00'	47.67'	13°39'21"	N12°01'59"E	47.56'
C109	15.00'	23.56'	90°00'00"	S50°12'19"W	21.21'
C110	225.00'	44.57'	11°20'56"	S4°53'33"W	44.49'
C111	15.00'	23.56'	90°00'00"	S39°47'41"E	21.21'
C112	275.00'	20.00'	4°10'04"	S64°36'26"E	20.00'
C113	83.00'	68.48'	47°16'24"	S21°33'33"E	66.56'
C114	200.00'	36.22'	10°22'32"	S29°23'30"W	36.17'
C115	83.00'	17.51'	12°05'21"	N46°24'28"W	17.48'
C116	150.00'	39.42'	15°03'27"	N47°53'31"W	39.31'
C117	28.00'	24.01'	49°07'55"	S2°24'15"W	23.28'
C118	53.00'	30.63'	33°06'35"	S5°36'25"E	30.20'
C119	1033.64'	374.80'	20°46'33"	N32°51'28"W	372.75'
C120	225.00'	190.27'	48°27'02"	S19°01'13"E	184.65'



TRAUTMAN SUBDIVISION
FIFTH FILING
PLAT

REVISIONS

DESCRIPTION	DATE	BY

DRAWN

JSL

CHECKED

DAP

DESIGNED

JSL

FILENAME

0411_Plat



Washburn
LAND SURVEYING

TST

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

JOB NO.

0732.0411.00

SCALE

1" = 50'

DATE

JULY 29, 2022

SHEET

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PROPOSED PLANTING LIST

EVERGREEN TREES							
SYMBOL	BOTANICAL	COMMON	SIZE	SPRD	HGT	HYDRO	USE %
ACON	ABIES CONCOLOR	WHITE FIR	B&B 6" HIGH MIN.	30'	60'	MED.	
PPUN	PICEA PUNGENS	COLORADO SPRUCE	B&B 6" HIGH MIN.	30'	60'	MED.	
PPUB	PICEA PUNGENS 'BABY BLUEEYES'	BABY BLUE EYES SPRUCE	B&B 6" HIGH MIN.	15'	30'	MED.	
PARI	PINUS ARISTATA	BRISTLECONE PINE	B&B 6" HIGH MIN.	20'	40'	LOW	
PFLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B&B 6" HIGH MIN.	25'	40'	MED.	
PNIG	PINUS NIGRA	AUSTRIAN BLACK PINE	B&B 6" HIGH MIN.	40'	60'	LOW	
SMALL TREES							
	Botanical	Common	Size	Spread	Height	Hydrozone	
AGRA	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B&B 1.5" CAL MIN.	30'	30'	LOW	
ATAT	ACER TATARICUM	TATARIAN MAPLE	B&B 1.5" CAL MIN.	20'	20'	LOW	
CCRU	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNTLESS HAWTHORN	B&B 1.5" CAL MIN.	15'	15'	LOW	
MSSN	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B&B 1.5" CAL MIN.	25'	30'	MED.	
PCAL	PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	B&B 1.5" CAL MIN.	30'	35'	MED.	
PCCH	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B&B 1.5" CAL MIN.	18"	35'	MED.	
SRET	SYRINGA RETICULATA	JAPANESE TREE LILAC	B&B 1.5" CAL MIN.	20'	25'	LOW	
STREET/LARGE TREES							
SYMBOL	BOTANICAL	COMMON	SIZE	SPRD	HGT	HYDRO	USE %
AHIP	AESCULUS HIPPOCASTANUM	EUROPEAN HORSECHESTNUT	B&B 2.0" CAL MIN.	35'	35'	MED.	
CSPE	CATALPA SPECIOSA	NORTHERN CATALPA	B&B 2.0" CAL MIN.	50'	60'	LOW	
COCB	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B 2.0" CAL MIN.	50'	60'	LOW	
GTII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B&B 2.0" CAL MIN.	40'	40'	LOW	
GTSM	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER HONEYLOCUST	B&B 2.0" CAL MIN.	40'	50'	LOW	
GTSK	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	B&B 2.0" CAL MIN.	30'	40'	LOW	
GDIO	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B&B 2.0" CAL MIN.	50'	60'	LOW	
QBIC	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B 2.0" CAL MIN.	60'	60'	LOW	
QMAC	QUERCUS MACROCARPA	BURR OAK	B&B 2.0" CAL MIN.	50'	50'	LOW	
QMUE	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B&B 2.0" CAL MIN.	50'	50'	MED.	
QROB	QUERCUS ROBUR	ENGLISH OAK	B&B 2.0" CAL MIN.	40'	60'	MED.	
QSHU	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B 2.0" CAL MIN.	40'	50'	LOW	
TCOR	TILIA CORDATA	LITTLELEAF LINDEN	B&B 2.0" CAL MIN.	35'	40'	MED.	
UCAR	ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER'	FRONTIER ELM	B&B 2.0" CAL MIN.	25'	35'	MED.	
UACC	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B&B 2.0" CAL MIN.	40'	70'	MED.	
SHRUBS							
SYMBOL	BOTANICAL	COMMON	SIZE	SPRD	HGT	HYDRO	SPACING
BTH	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' O.C.	2'	LOW	24" o.c.
BDA	BUDDLEJA DAVIDII 'NANHO BLUE'	NANHO BLUE BUTTERFLY BUSH	5 GAL	8' O.C.	10'	MED.	96" o.c.
CNA	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	5 GAL	4' O.C.	4'	LOW	48" o.c.
CSE	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	5 GAL	4' O.C.	4'	MED.	48" o.c.
FIN	FORSYTHIA X INTERMEDIA 'GOLD TIDE' TM	GOLD TIDE FORSYTHIA	5 GAL	4' O.C.	2'	MED.	48" o.c.
HPA	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	4' O.C.	4'	LOW	48" o.c.
JCA	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL	3' O.C.	3'	LOW	36" o.c.
JCG	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET JUNIPER	5 GAL	6' O.C.	1'	LOW	72" o.c.
JBL	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	1' O.C.	8'	LOW	96" o.c.
JSC	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	5 GAL	12' O.C.	30'	LOW	144" o.c.
JSM	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	5 GAL	5' O.C.	20'	LOW	60" o.c.
JSS	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	4' O.C.	15'	LOW	48" o.c.
MAC	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	3' O.C.	3'	MED.	36" o.c.
PAT	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	5 GAL	4' O.C.	4'	LOW	48" o.c.
PMI	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL	6' O.C.	6'	LOW	72" o.c.
POL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	4' O.C.	3'	LOW	48" o.c.
POS	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	SUMMER WINE NINEBARK	5 GAL	6' O.C.	6'	MED.	72" o.c.
PFR	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	3' O.C.	3'	LOW	36" o.c.
PBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL	6' O.C.	2'	LOW	72" o.c.
PCI	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL	6' O.C.	8'	MED.	72" o.c.
RAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	6' O.C.	3'	LOW	72" o.c.
RCZ	RHUS GLABRA 'GISMONTANA'	ROCKY MOUNTAIN SUMAC	5 GAL	3' O.C.	3'	LOW	36" o.c.
SPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	5' O.C.	5'	LOW	60" o.c.
WFL	WEIGELA FLORIDA 'MIDNIGHT WINE' TM	WEIGELA	5 GAL	2' O.C.	2'	MED.	24" o.c.
GRASSES							
SYMBOL	BOTANICAL	COMMON	SIZE	SPRD	HGT	HYDRO	SPACING
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	3' O.C.	3'	LOW	36" o.c.
CB	CALAMAGROSTIS BRACHYTRICHA	REED GRASS	5 GAL	3' O.C.	4'	LOW	36" o.c.
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2' O.C.	3'	LOW	36" o.c.
PV	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	5 GAL	2' O.C.	4'	LOW	48" o.c.
SS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	5 GAL	2' O.C.	4'	LOW	24" o.c.
SN	SORGHASTRUM NUTANS	INDIAN GRASS	5 GAL	4' O.C.	5'	LOW	48" o.c.

LAND USE TABLE

TYPE	SQ FT	AC	%
LOTS	1,558,141	35.77	45.4%
ROW	551,470	12.66	16.1%
SIDEWALKS & PATHWAYS	100,621	2.31	2.9%
LANDSCAPE	378,238	8.68	11.0%
SEEDED AREAS	414,685.00	9.52	12.1%
NATIVE-UNDISTURBED	432,199	9.92	12.6%
TOTAL	3,429,439	78.73	100.0%

NATIVE SEED MIX - DRY

PAWNEE BUTTES DRYLAND AGGRESSIVE PASTURE MIX #2 OR APPROVED EQUAL.
20 PLS lbs/ACRE (PLEASE NOTE THIS IS DOUBLE THE RECOMMENDED RATE)
(33.3%) CRESTED WHEATGRASS
(33.3%) RUSSIAN WILDRYE
(33.3%) WESTERN WHEATGRASS

NATIVE SEED - WET

SEED MIX: PAWNEE BUTTES SEED, INC., PRAIRIE WETLAND MIX OR APPROVED EQUAL.
SEEDING RATE: 20 LBS/ACRE. PLEASE NOTE THIS IS DOUBLE THE SPECIFIED SEEDING RATE.
INGREDIENTS: ALKALI BULRUSH, CANADA WILDRYE, SWITCHGRASS, INDIANGRASS, PRAIRIE CORDGRASS, SOFT STEM RUSH, THREE SQUARE BULRUSH, HARDSTEM BULRUSH, NEBRASKA SEDGE, BALDIC RUSH, POPCORN SEDGE, CREEPING SPIKERUSH, WOOLLY SEDGE

HATCH LEGEND

GROUND COVERS	COMMON NAME
	ADDITIONAL SEEDING-DRY LAND PASTURE MIX
	BLUEGRASS TURF
	NATIVE AREA-UNDISTURBED
	NATIVE SEED - DRY LAND PASTURE MIX
	NATIVE SEED - WET POND BOTTOM MIX

PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC PLEASE NOTE 4" TO 6" COBBLE MULCH OVER TYPAR FILTER FABRIC WHERE INDICATED ON THE PLAN.
- EDGING BETWEEN GRASS AND BED SHALL BE 1" X 4" ROLL-TOP 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 THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
- LANDSCAPING OF PROJECT MAY BE PHASED.
- THE ADJACENT PROPERTY OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING PLANTINGS IN THE PUBLIC STREETS RIGHT-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN 40' AND 15' RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN 10' FROM WATER AND SEWER LINES, 4' FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND 10' FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTING IN FRONT OF A FDC.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- 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 (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF GRASS WILL BE SEED OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RICH HAVING A RADIUS OF AT LEAST (18) INCHES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING VEGETATION AND LANDSCAPING.
- FOUNDATIONS SHALL BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
- 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.
- SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
- 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.

SEEDING NOTES

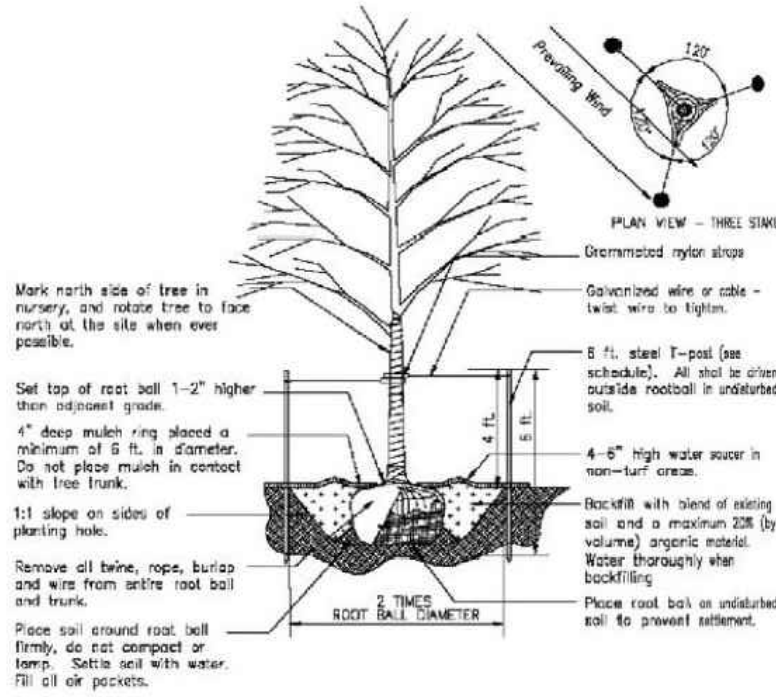
- ALL DISTURBED AREAS SHALL BE SEED AS INDICATED ON PLANS.
- PREPARE AND AMEND SOIL PER STANDARD LANDSCAPE NOTES.
- DRILL SEED OR APPROVED EQUAL ALL DISTURBED AREAS WITH SPECIFIED SEED MIX AND AT SPECIFIED RATE.
- IMMEDIATELY FOLLOWING THE SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDDED AREAS AS REQUIRED BY SEEDING METHOD.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SEERATED DISC AT LEAST 3/4 INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DIAMETER OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
- TEMPORARY IRRIGATION / WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

SOD NOTES

TRIBLEND OF TEXAS BLUEGRASS AND BLUEGRASS CULTIVARS GROWN IN COLORADO

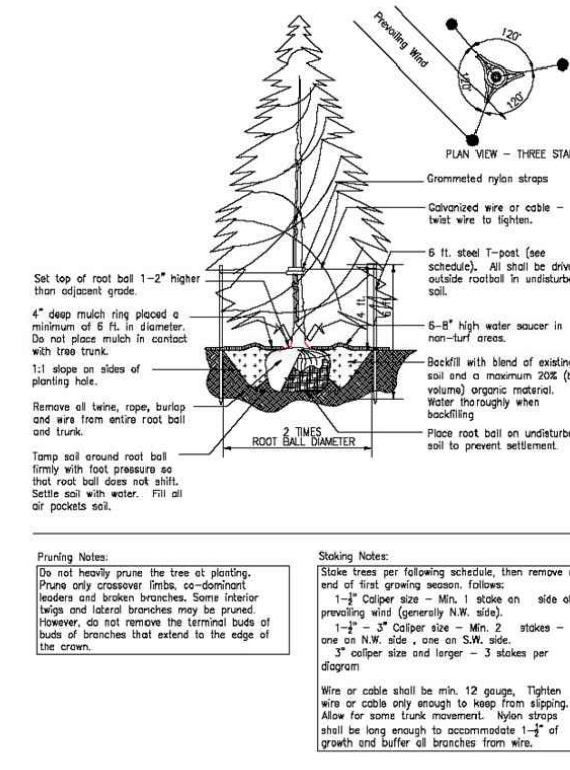
A DECIDUOUS TREE - PLANTING

SCALE: NOT TO SCALE



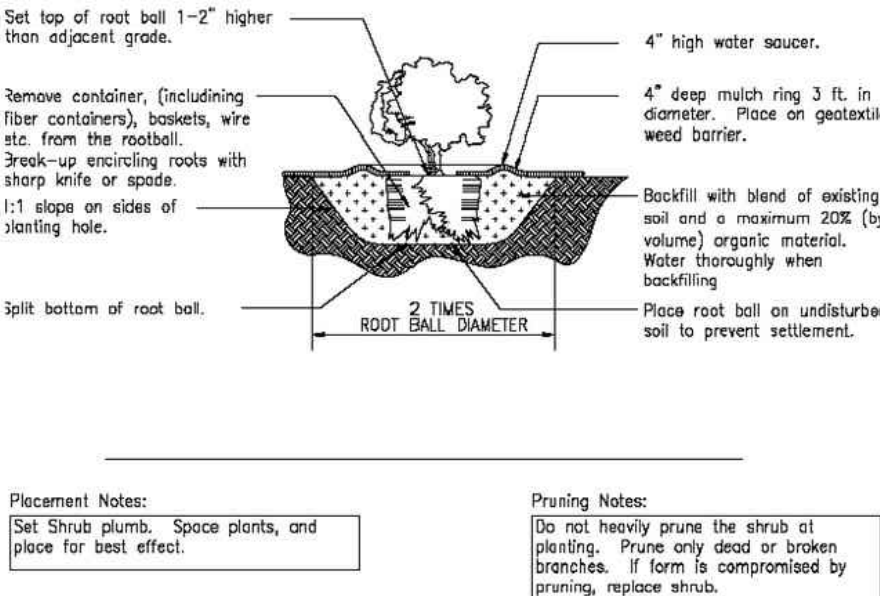
B EVERGREEN TREE - PLANTING DETAIL

SCALE: NOT TO SCALE



C SHRUBS - PLANTING DETAIL

SCALE: NOT TO SCALE



TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

REVISIONS		DESCRIPTION
BY	DATE	

DRAWN: PDB
CHECKED: BW
DESIGNED: MJB
FILENAME: 0411_LA Plan
T. BRIAN EDWARD WILLY 1461
PENDING APPROVAL
NOT FOR CONSTRUCTION
OF COLORADO
LANDSCAPE ARCHITECT

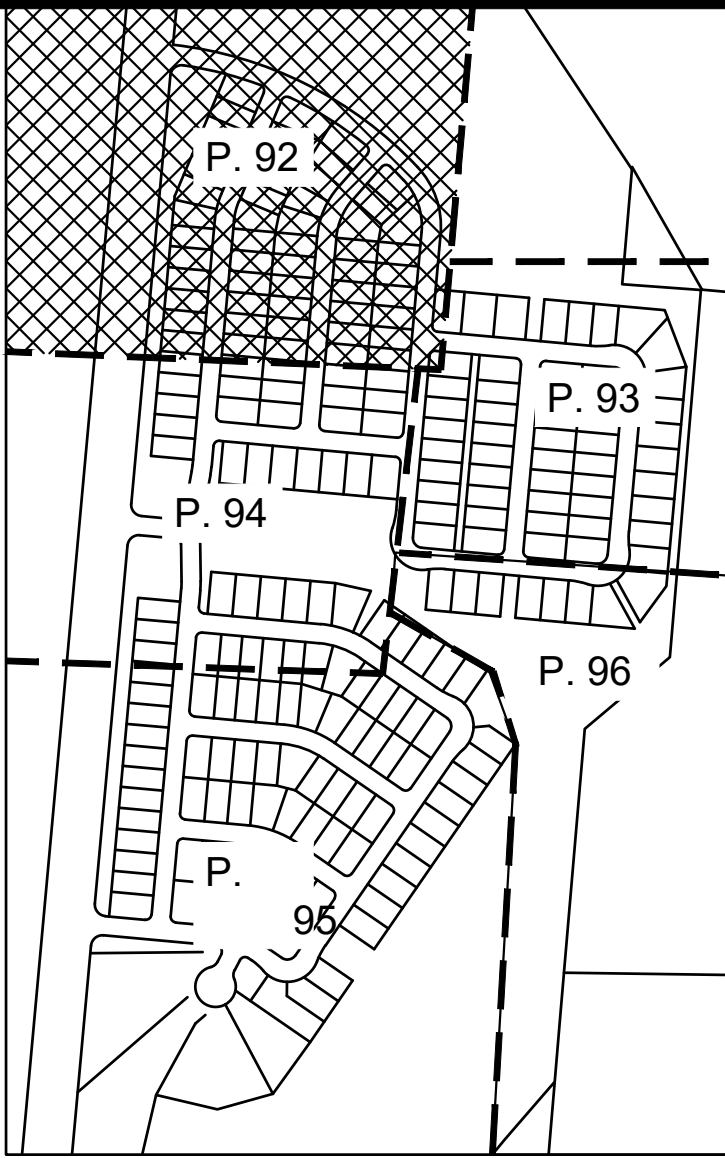
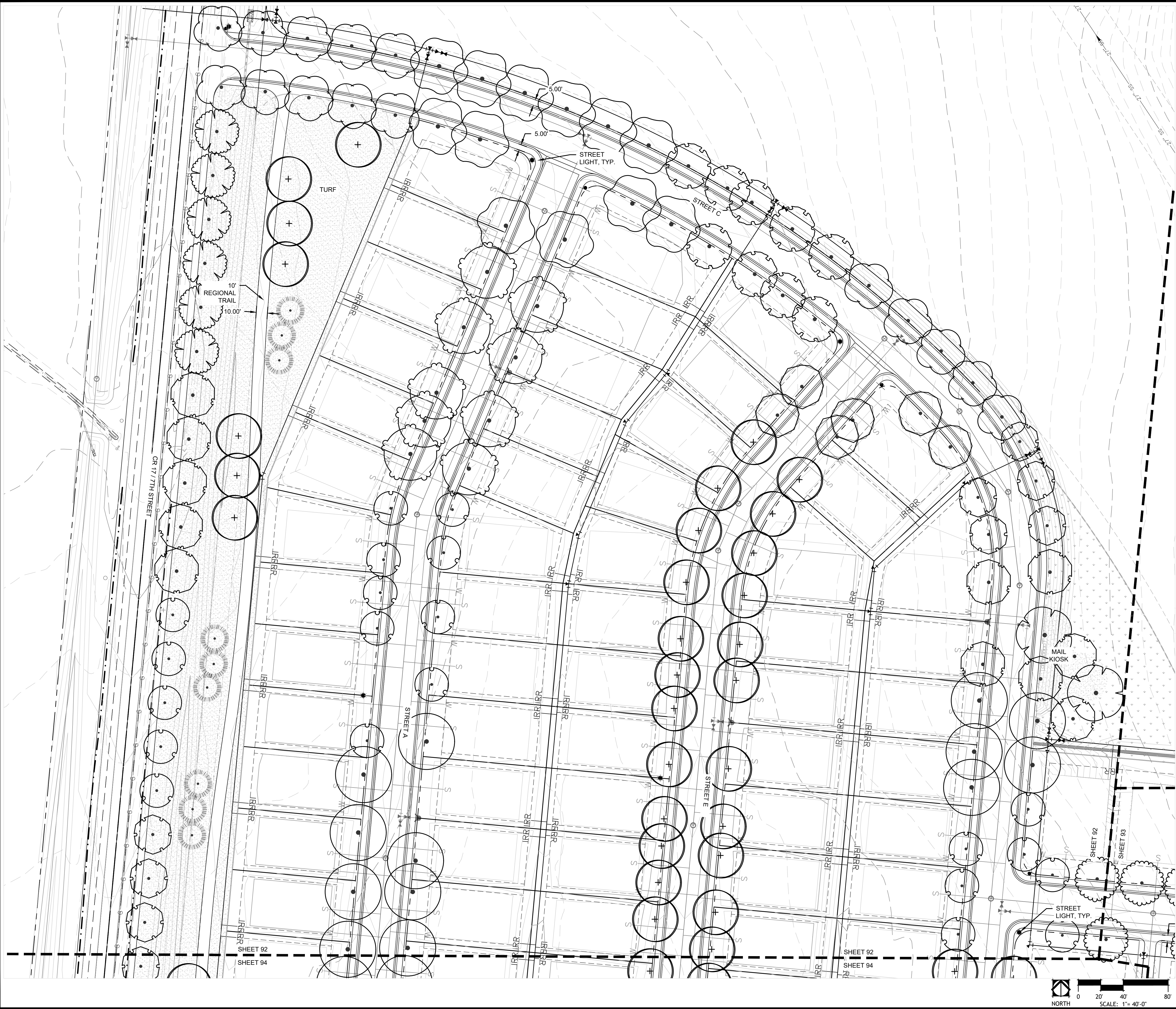
TRAUTMAN SUBDIVISION
FIFTH FILING
OVERALL LANDSCAPE PLAN



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

JOB NO.	0732.0411.00
SCALE	1"=150'
DATE	JULY 29, 2022
SHEET	91 of 96

K:\732\411\05 Drawings\Sheets LA\0411_LA Plan.dwg: 7/29/2022 4:48:32 PM



KEY MAP

PLANT SCHEDULE

TREES	QTY	COMMON NAME	SIZE
	22	C-CONIFER-LARGE	B&B 6" HIGH MIN.
	571	DECIDUOUS	B&B 2.0" CAL MIN.
	15	ORNAMENTAL	B&B 1.5" CAL MIN.

HATCH LEGEND

GROUND COVERS	COMMON NAME
	ADDITIONAL SEEDING-DRY LAND PASTURE MIX
	BLUEGRASS TURF
	NATIVE AREA-UNDISTURBED
	NATIVE SEED - DRY LAND PASTURE MIX
	NATIVE SEED - WET POND BOTTOM MIX

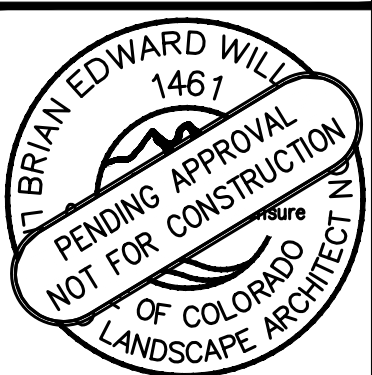
TOWN OF WINDSOR
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DEPUTY DIRECTOR OF ENGINEERING

TRAUTMAN SUBDIVISION
FIFTH FILING
LANDSCAPE PLAN

REVISIONS	DESCRIPTION
BY	DATE
PDB	
BW	
MJB	
FILENAME	0411_LA Plan



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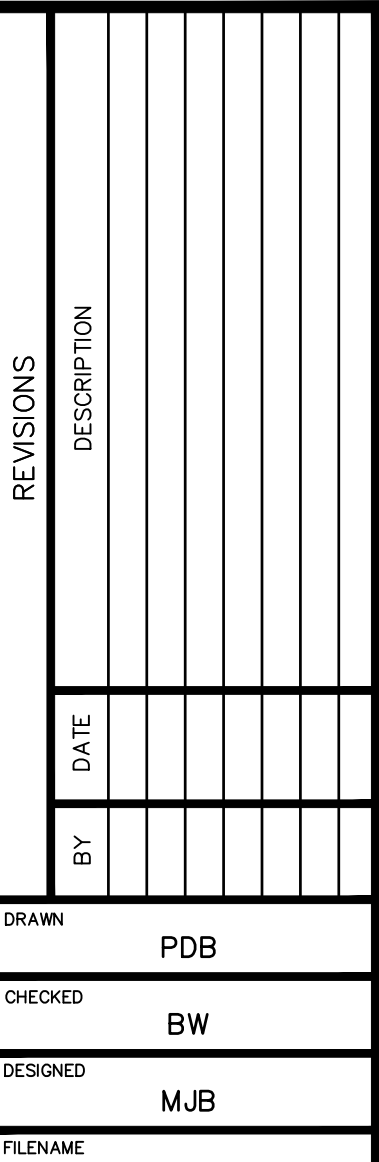
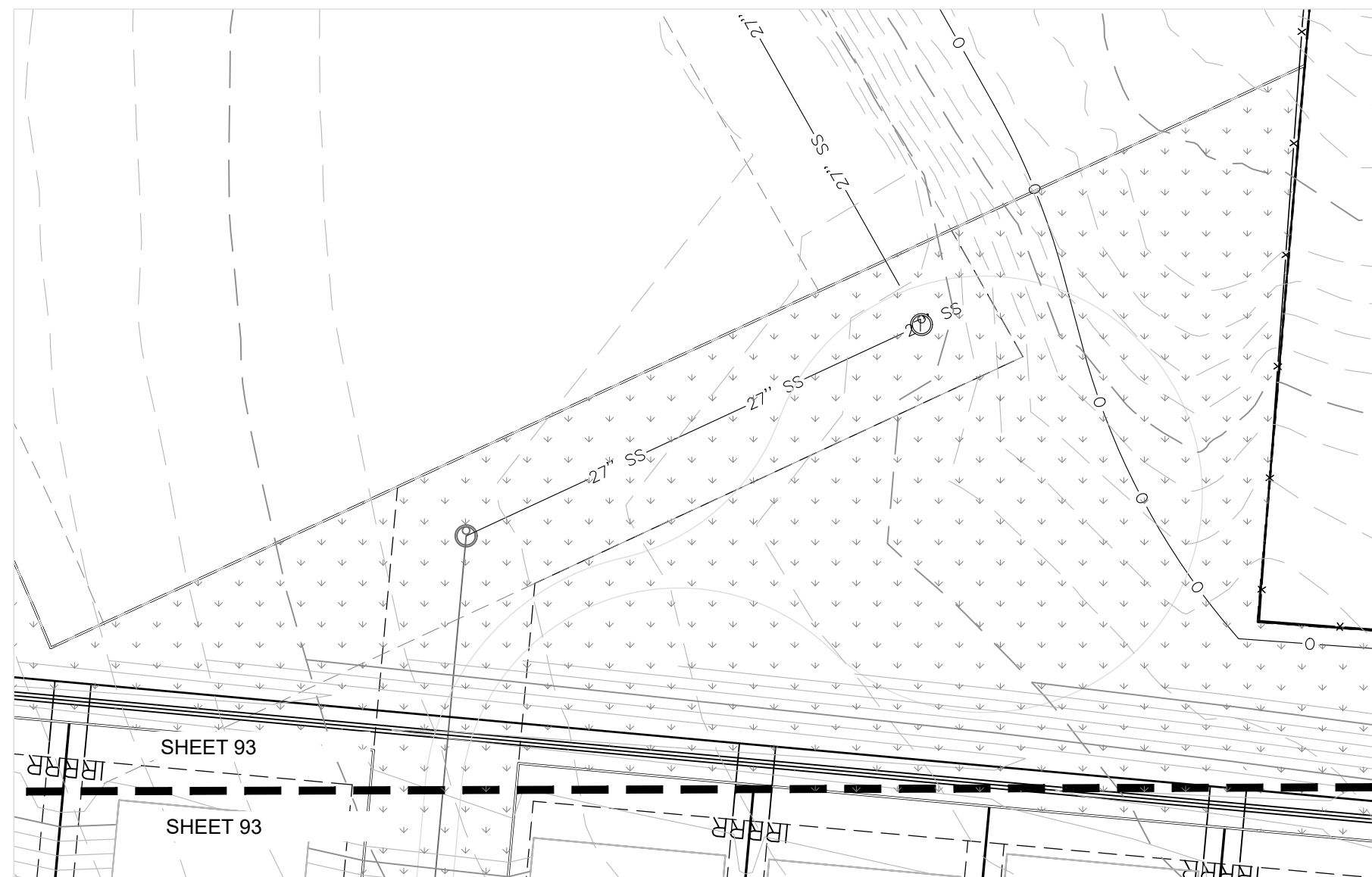
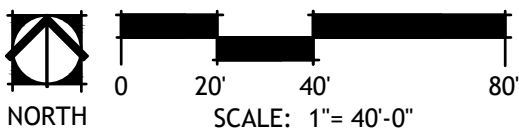
JOB NO. 0732.0411.00

SCALE 1"=40'

DATE JULY 29, 2022

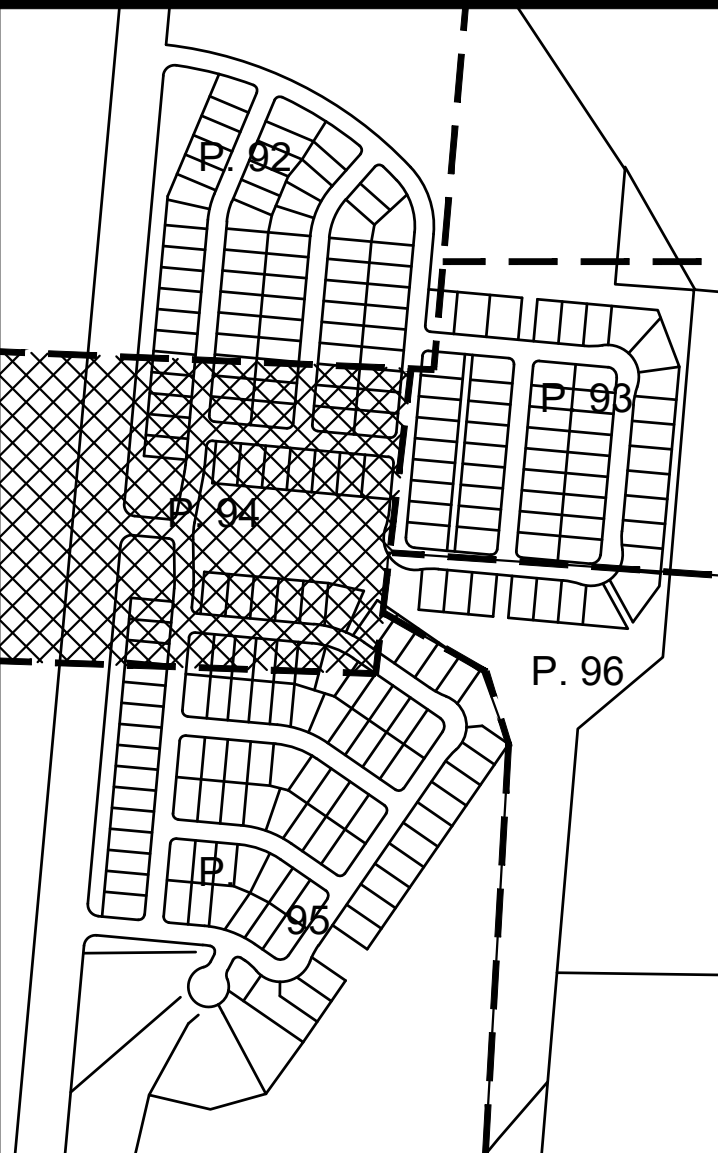
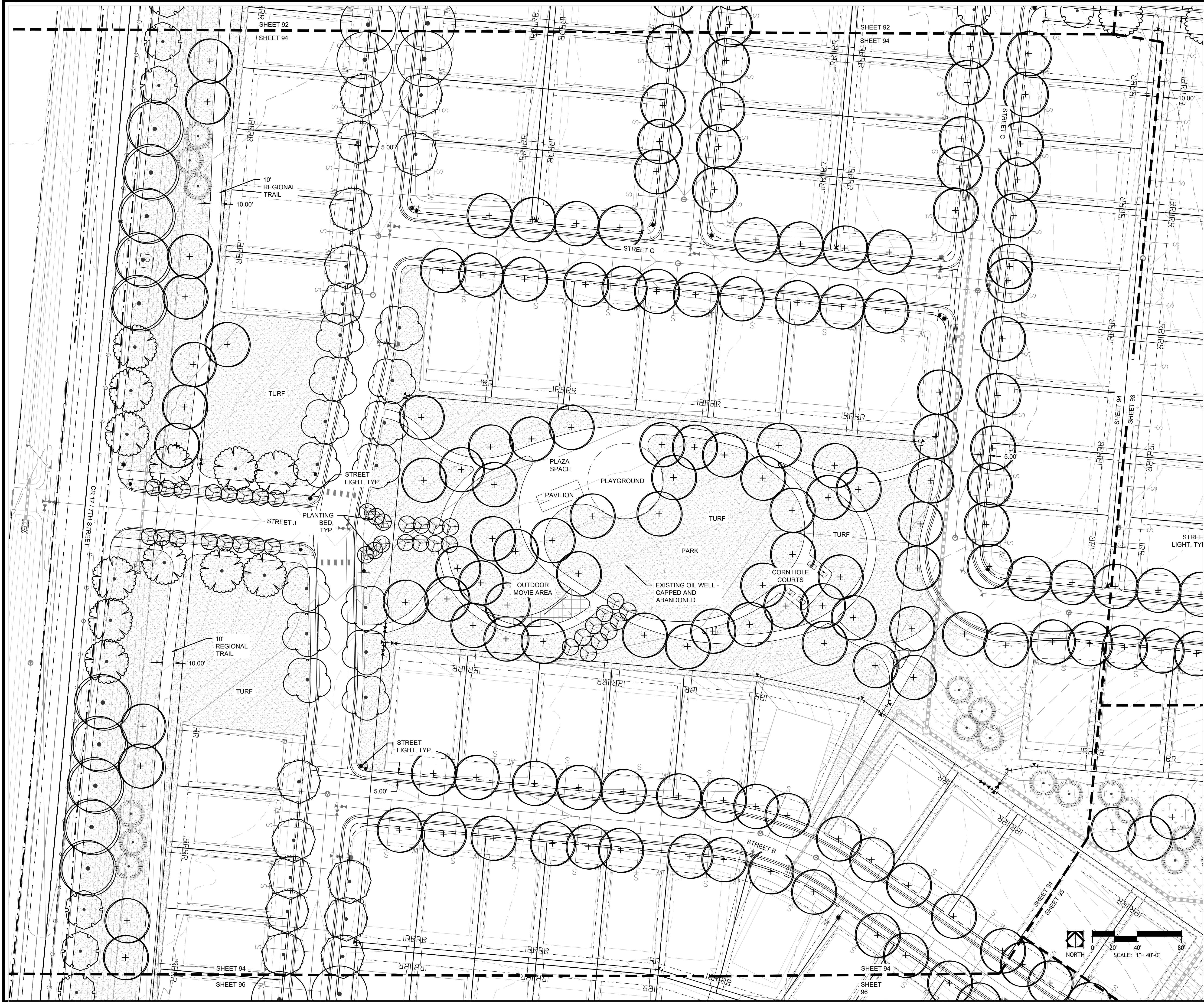
SHEET

92 of 96



93 of 96

K: \732\411\05 Drawings\Sheets LA\0411_LA Plan.dwg: 7/29/2022 4:48:49 PM



KEY MAP

PLANT SCHEDULE

TREES	QTY	COMMON NAME	SIZE
	22	C-CONIFER-LARGE	B&B 6' HIGH MIN.
	571	DECIDUOUS	B&B 2.0" CAL MIN.
	15	ORNAMENTAL	B&B 1.5" CAL MIN.

HATCH LEGEND

GROUND COVERS	COMMON NAME
	ADDITIONAL SEEDING-DRY LAND PASTURE MIX
	BLUEGRASS TURF
	NATIVE AREA-UNDISTURBED
	NATIVE SEED - DRY LAND PASTURE MIX
	NATIVE SEED - WET POND BOTTOM MIX

TOWN OF WINDSOR
DRAWING REVIEW

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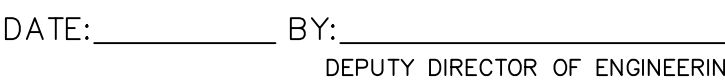
TRAUTMAN SUBDIVISION
FIFTH FILING
LANDSCAPE PLAN

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

JOB NO.	0732.0411.00
SCALE	1"=40'
DATE	JULY 29, 2022
SHEET	94 of 96

REVISIONS	DESCRIPTION
BY	DATE
PDB	
BW	
MJB	
FILENAME	0411_LA Plan







PLANT SCHEDULE

TREES	QTY	COMMON NAME	SIZE
	22	C-CONIFER-LARGE	B&B 6' HIGH MIN
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HATCH LEGEND

<u>GROUND COVERS</u>	<u>COMMON NAME</u>
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	NATIVE AREA-UNDISTURBED
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**TRAUTMAN SUBDIVISION
FIFTH FILING**

LANDSCAPE PLAN



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DATE JULY 29, 2022

SHEET

96 of 96

TOWN OF WINDSOR
DRAWING REVIEW

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IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING



MEMORANDUM

Date: September 21, 2022
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Preliminary Major Subdivision – Trautman 5th Filing – Water Valley. (Martin Lind),
Owner/Applicant; TST, Inc. (Derek Patterson), Applicant's Representative
Item #: C.4.

Background / Discussion:

See public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

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

CC:

Attachments:



MEMORANDUM

Date: September 21, 2022
To: Planning Commission
From: Karen Frawley, Town Clerk
Re: Civic Clerk Agenda Management System and Board Portal Review - K. Frawley, Town Clerk
Item #: D.3.a.

Background / Discussion:

Over the course of this year, the Town Clerk's office has been hard at work creating and implementing a new agenda management system called Civic Clerk. This new system not only creates the agenda, packets, and minutes but also has a board-only portal that will allow board members to retrieve all packets in one centralized location. Civic Clerk is not only a more efficient solution for the agenda and packet creation process for staff, but it also allows for future growth and additional options for Town Board members and the town's various Boards and Commissions.

Staff will introduce the board members to the new portal and walk through instructions on how to maximize the use of the system.

Financial Impact:

Not applicable

Relationship to Strategic Plan:

Not applicable

Recommendation:

Not applicable

CC:

Attachments:

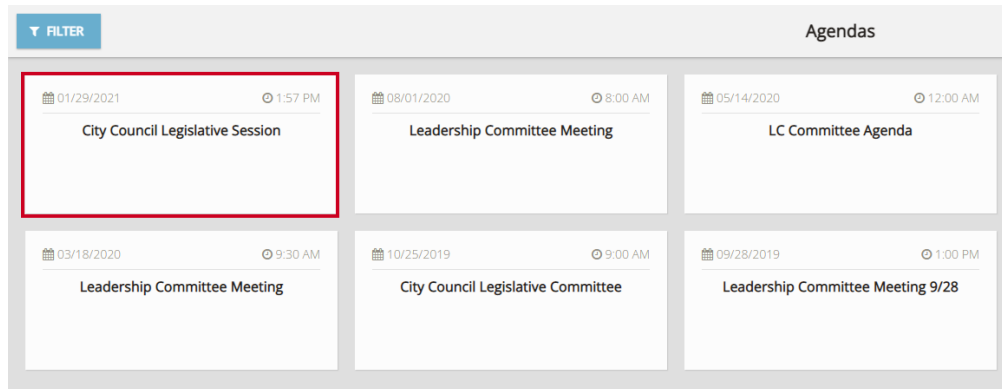
1. Civic Clerk - Board Portal

Overview

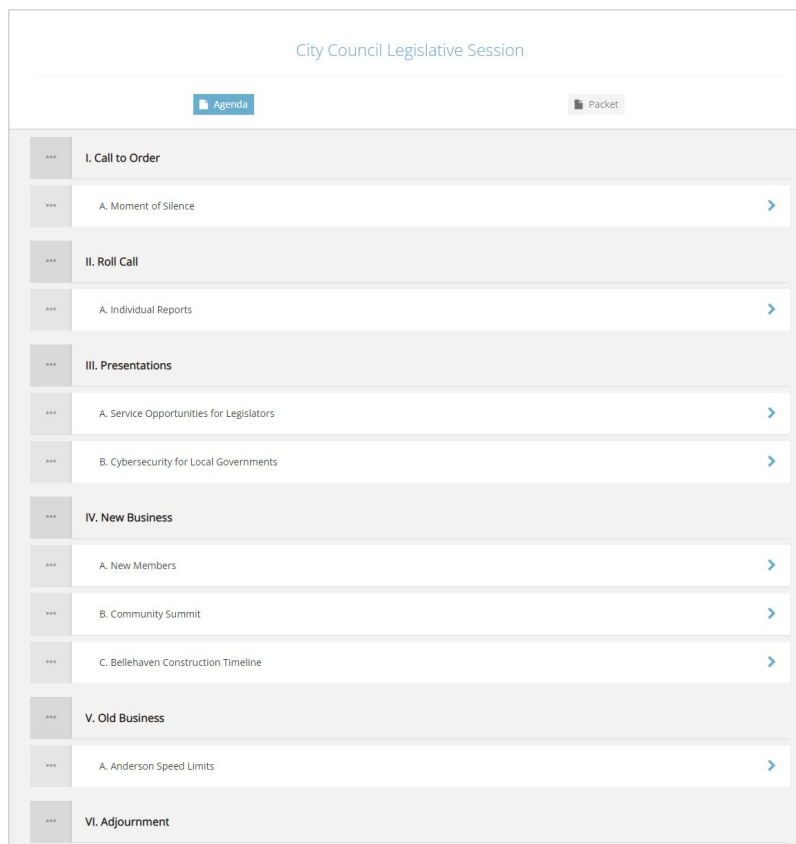
This article will show you what you can navigate through in an **Agenda**.

Instructions

1. Select an **agenda** to view full details



2. Scroll through meeting sections and items



3. Click on an **item** to view item details

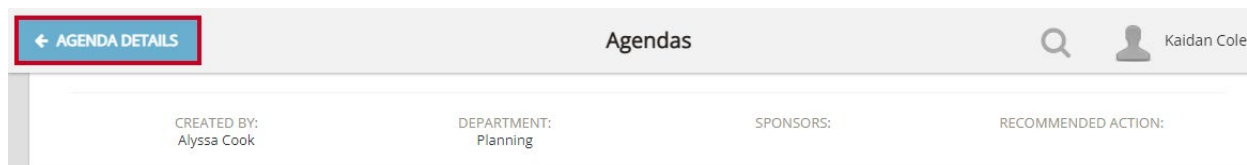


4. Navigate through fields

A screenshot of the 'III. Presentations' item details page. The page has a header section with the title 'City Council Legislative Session' and 'III. Presentations'. Below the header, the sub-item 'III.A. Service Opportunities for Legislators' is displayed. The page is divided into three main sections: 'Attachments', 'Speakers', and 'Notes (Private)'. The 'Attachments' section shows 'No Attachments'. The 'Speakers' section shows 'No Speakers'. The 'Notes (Private)' section is a rich text editor with a toolbar containing various formatting options. At the bottom of the page, there is a footer section with fields for 'CREATED BY: Alyssa Cook', 'DEPARTMENT: Planning', 'SPONSORS:', and 'RECOMMENDED ACTION:'. A star icon is visible in the top right corner of the page.

- **Attachments:** Displays any available attachments
- **Notes (Private):** Input private notes; notes auto-save; to view notes easily see our article [View Agenda Notes](#).
- **Speakers:** Displays speakers for the item
- Select the star in the corner to highlight an item or section

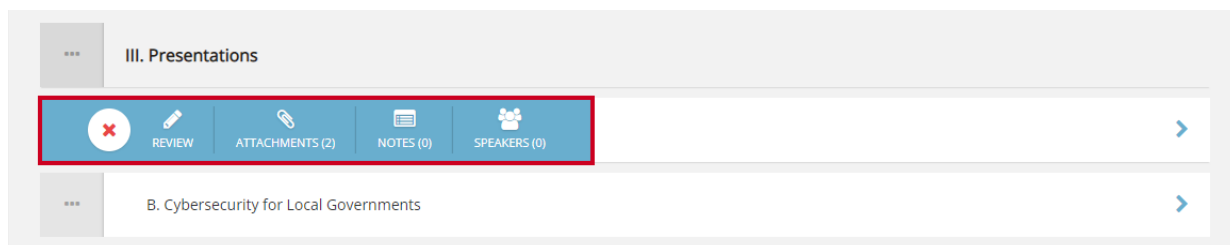
5. Select <-- **Agenda Details** to return to the full agenda



6. Select the **three-dot menu** icon



7. View item options



- **Note:** All options take you to the previously described item's details page.

8. Select **Download Agenda** or **Download Packet** to view the Agenda or Packet in PDF form



9. [Annotate the agenda](#) or click on **X** to return to the editable Agenda



Email Preferences



Karen Frawley



Notify me when new meeting content is published

Save

Agendas



Karen Frawley





0 Results

Meetings (0)

Items (0)

Notes (0)

Comments & Discussion (0)

Bookmarks (0)

Meeting Date

Meeting Time

Meeting Name (meeting type)

No Results Found

First

Previous

Next

Last



Q McMeekin

Search by Date Range

SEARCH

RESET

4 Results

Meetings (0)

Items (4)

Notes (0)

Comments & Discussion (0)

Bookmarks (0)

Meeting Date

Meeting Time

Meeting Name (meeting type)

No Results Found

First

Previous

Next

Last

4 Results

Meetings (0)

Items (4)

Notes (0)

Comments & Discussion (0)

Bookmarks (0)

Meeting Date	Item Name	Meeting Name	Category	Created By
06/13/2022	Public Hearing - Ordinance No. 2022-1650 - An Ordinance Approving a Rezone from SF-1 (Single Family Residential) and RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and creating a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design	06.13.22 Town Board Regular Meeting	Ordinance	Carlin Malone
06/13/2022	Ordinance No. 2022-1650 - An Ordinance Approving a Rezone from RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and creating a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design	06.13.22 Town Board Regular Meeting	Ordinance	Carlin Malone
06/13/2022	Public Hearing - Resolution No. 2022-29 - A Resolution Approving the Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design	06.13.22 Town Board Regular Meeting	Action Item	Karen Frawley
06/13/2022	Resolution No. 2022-29 - A Resolution Approving the Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design	06.13.22 Town Board Regular Meeting	Resolution	Carlin Malone



06.13.22 Town Board Regular Meeting

B. CONSENT CALENDAR

n Approving and Adopting an Intergovernmental Agreement Between Weld RE-4 School District and the Town of Windsor for the School Resource Officer Program - R. Klimek, Police Chief

DEPARTMENT:
Police Department

SPONSORS:

RECOMMENDED ACTION:

Speakers

No Speakers

B. CONSENT CALENDAR

1. Minutes of the May 23, 2022 Town Board Regular Meeting - K. Frawley, Town Clerk



2. Board and Commission Appointments - K. Frawley, Town Clerk



 3. Resolution No. 2022-26 - A Resolution Approving and Adopting an Intergovernmental Agreement Between Weld RE-4 School District and the Town of Windsor for the School Resource Officer Program - R. Klimek, Police Chief



4. Report of Bills - D. Moyer, Finance Director

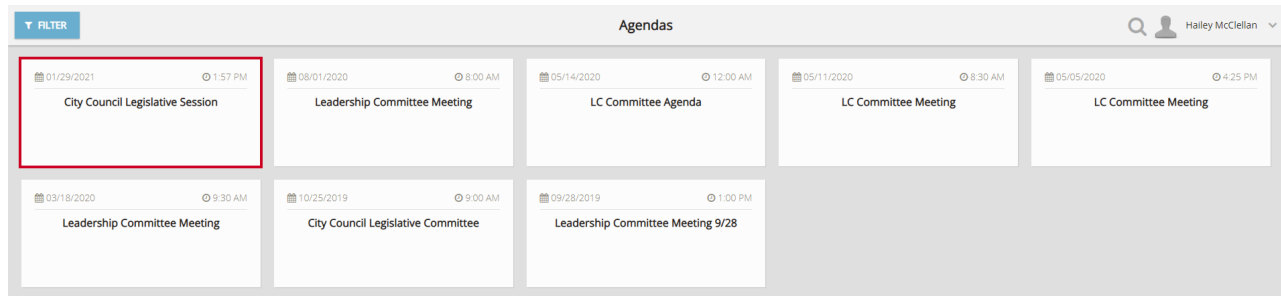


Overview

This process will go over how to annotate supporting documents/attachments in **Board View**. When you annotate a document/attachment, you essentially write notes on the document/attachment itself.

Instructions

1. Select your desired **agenda**



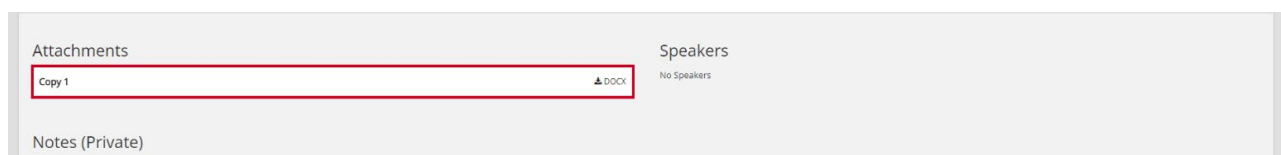
2. Select the **three dots** next to an item



3. Select **Attachments**



4. Select an **attachment**



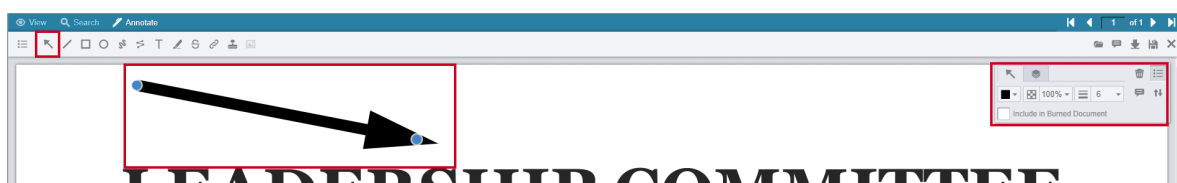
5. Hit the **Annotate** button on the file preview



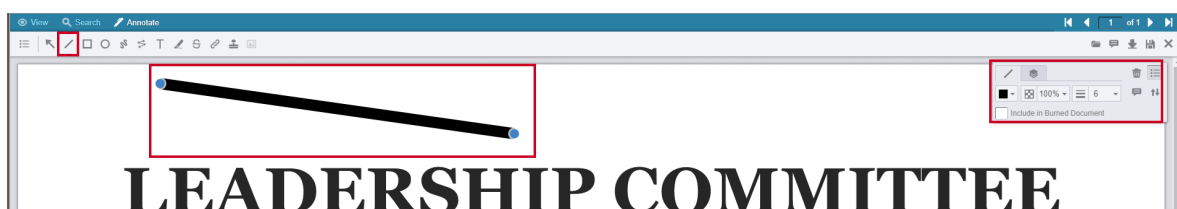
6. A toolbar will appear; select the appropriate tool for your annotation(s)



- **Note:** Any tool button can be double-clicked to lock it as the active tool. The active tool will remain selected until the tool button is clicked again or another tool is selected.
- **Arrows:** Select to draw an arrow to something in the document



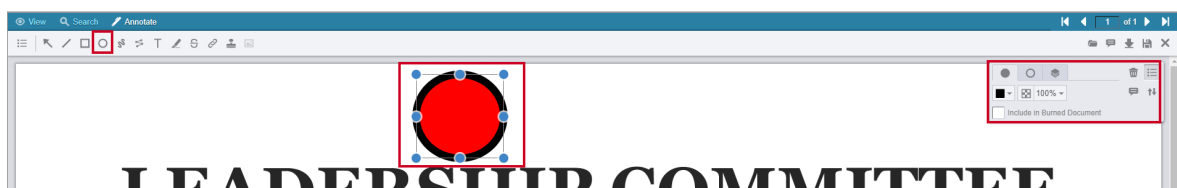
- **Line:** Select to draw a line



- **Box:** Select to draw a box



- **Circle:** Select to draw a circle



- **Squiggly Line:** Select to free-form draw



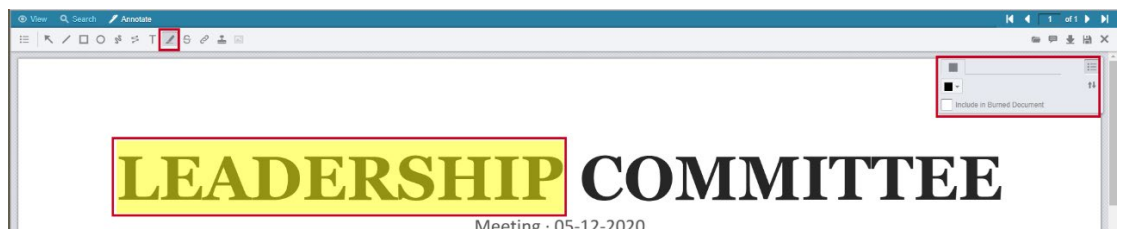
- **Jagged Line:** Select to draw a diagonal connected line



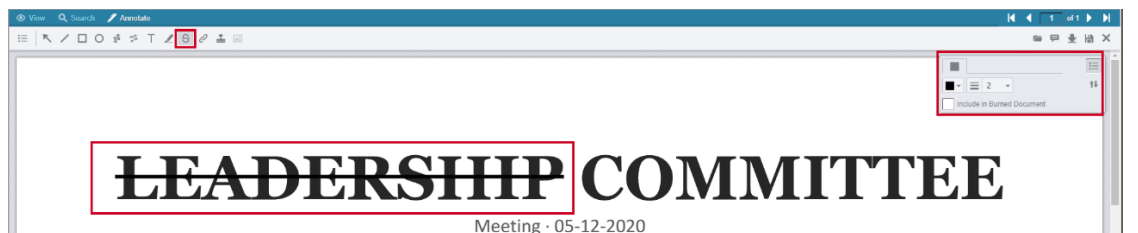
- **T Icon:** Select to create a text box



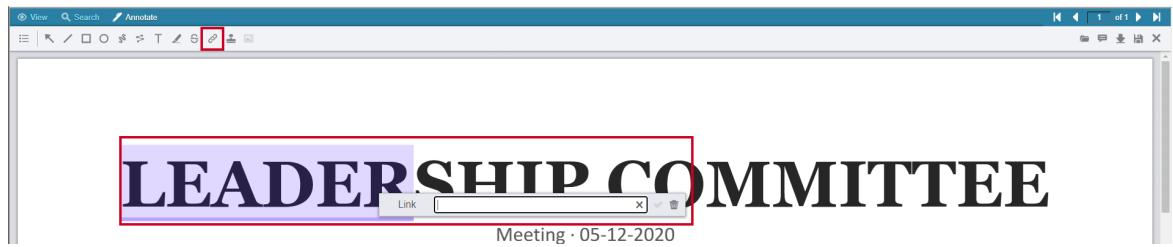
- **Marker:** Select to highlight text



- **Half Circles Icon:** Select to strike-through text



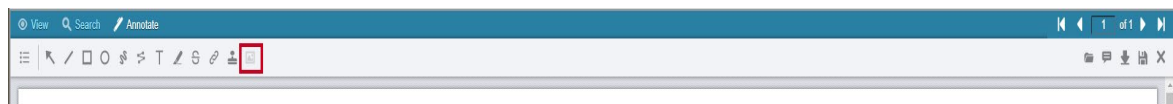
- **Paperclip Icon:** Select to make text a hyperlink to another site



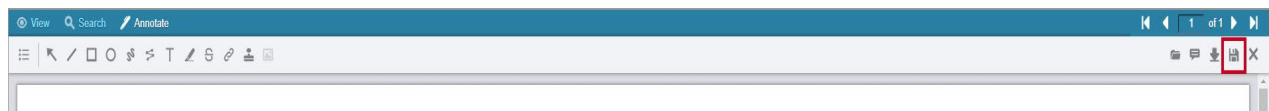
- **Person Icon:** Select to put a modifiable stamp on the document



- **Picture Icon:** Select to insert a picture; may not be available on all documents



7. To edit existing annotations, just click on the annotation
8. Select **Save**



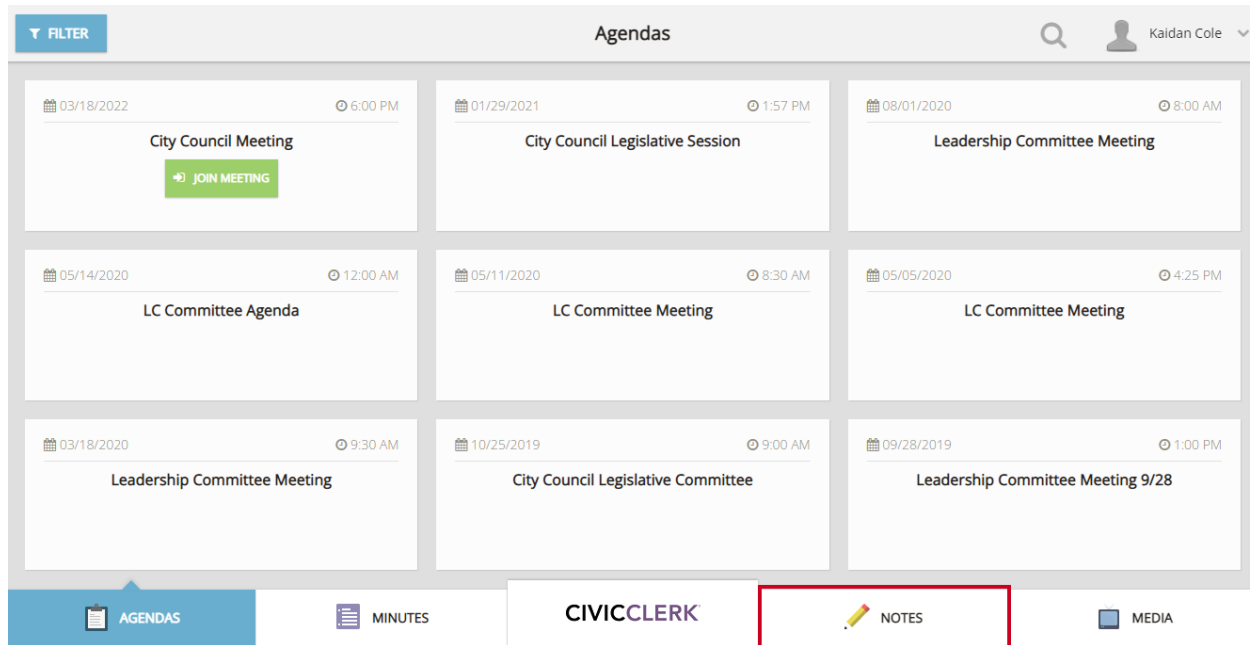
- **Note:** These edits save to your account and will not be seen by others.

Overview

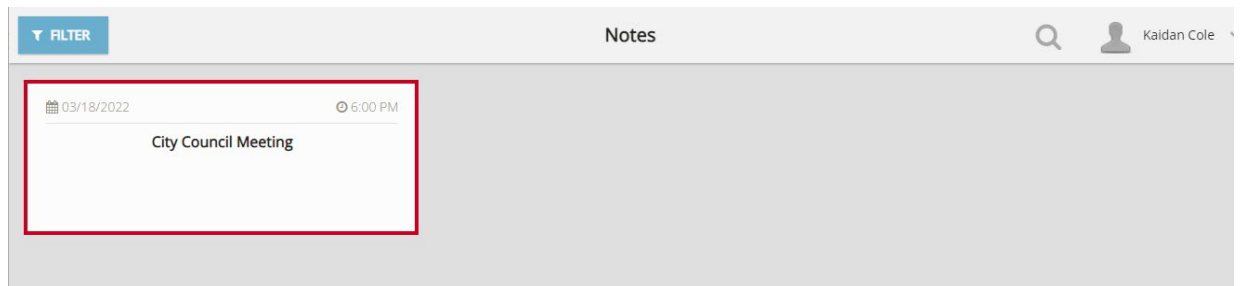
This article will show you how to view **Notes** that you make on an **Agenda**.

Instructions

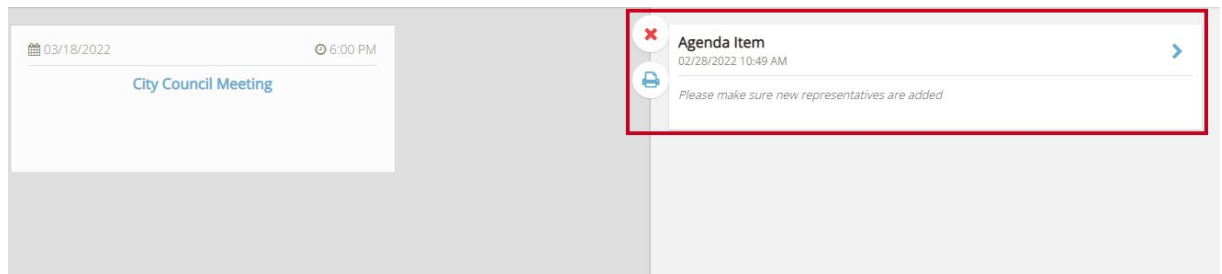
1. Select the **Notes** tab at the bottom of the page



2. Select the desired **Agenda**



3. View **Notes** in the right side-bar



- **X:** Select the red **X** to delete the note
- **Print:** Select the printer icon to print the note
- **Note:** Click on the note itself to go to the agenda