



PLANNING COMMISSION REGULAR MEETING

April 16, 2025 - 7:00 PM

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

To view Planning Commission meeting broadcasts, visit

www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard

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

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

The Planning Commission will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

B. CONSENT CALENDAR

1. Approval of the March 5, 2025, Planning Commission Regular Meeting Minutes- L. Richardson, Assistant Town Clerk

C. BOARD ACTION

1. Public Hearing - Request for Preliminary Major Subdivision - Greenspire Subdivision 6th Filing - John Hall, Owner, Lot Holding Investments, LLC; Applicant, Abdul Barzak, Ripley Design
 - Quasi-judicial action
 - Staff presentation: Mark Price, Planner II
2. Approval - Request for Preliminary Major Subdivision for Greenspire Subdivision 6th Filing - John Hall, Owner, Lot Holding Investments, LLC; Applicant, Abdul Barzak, Ripley Design
 - Quasi-judicial action
 - Staff presentation: Mark Price, Planner II

3. Public Hearing Cancellation - Applicant Withdrawal of Land Use Application - Request to Amend the Town Comprehensive Plan Land Use Map from General Commercial to Mixed Residential for an area within the Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative; and Morgan Kidder, applicant representative, Village East Commercial Holdings, LLC
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Chief Planner
4. Public Hearing - Preliminary Major Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelly LaMastra, applicant's representative, RVi Planning + Landscaping
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
5. Approval - Preliminary Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley La Mastra, applicant's representative, RVi Planning + Landscaping
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
 - a. Major Site Plan - Diamond Valley 14th Filing, Lot 1 - Waste Connections - M. Price, Planner II
 - b. Major Site Plan - Great Western Industrial Park 3rd, Lot 1 Block 1 - Vestas Blades America, Inc. - CPX Building - M. Price, Planner II
 - c. Major Site Plan - Flex Space - Diamond Valley 13th Filing, Lot 1 (1000 Diamond Valley Drive) - S. Mezzetti, Senior Planner
 - d. Major Site Plan - Flex Space - South Gate Business Park 12th Filing, Lot 1 (710 Triumph Drive) - S. Mezzetti, Senior Planner
 - e. Major Site Plan - Eagle Crossing Subdivision 11th Filing, Lot 2 (6567 Crossroads Blvd) - The G.O.A.T. Restaurant - K. Lambrecht, Long Range Planner
 - f. Major Site Plan - Water Valley South Subdivision 24th Filing, Lot 1 (340 E. Crossroads Blvd) - New Liberty Self Storage - K. Lambrecht, Long Range Planner
 - g. Major Site Plan - Water Valley South Subdivision 13th Filing, Lot 3 (1353 Water Valley Parkway) - Water Valley Dental - K. Lambrecht, Long Range Planner
 - h. Major Site Plan - Windsor School Annexation (1020 Main Street) - Weld County School District RE-4 Administration Building Addition - K. Lambrecht, Long Range Planner
 - i. Major Site Plan - Shutt's Subdivision 3rd Filing, Tract H (8452 Cromwell Drive) - New Townhome Building - K. Lambrecht, Long Range Planner
 - j. Major Site Plan - Raindance Subdivision 21st Filing, Tract A (Grand House) Phase I - C. Malone, Chief Planner

E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From:
Re: Approval of the March 5, 2025, Planning Commission Regular Meeting Minutes- L. Richardson, Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 03.05.25 PC Draft Minutes



Planning Commission Regular Meeting

March 5, 2025 - 7:00 PM

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

To view Planning Commission meeting broadcasts, visit

www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

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

1. Roll Call

Present:

Chairman Reddick
Vice-Chair Nader
David Hassard
Jordan Spight
John Neal
Nancy Frase

Absent:

Nathan Kinney
Ben Kirch

Also Present:

Town Board Liaison Hallett
Carlin Malone, Chief Planner
Sandra Mezzetti, Senior Planner
Kim Emil, Deputy Town Attorney
Rece Lampe, Digital Services Administrator
Evan Wendlandt, Director of Economic Development
Laura Richardson, Assistant Town Clerk

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

Planning Commissioner Nader moved to approve the agenda as presented, Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Nays - None; Motion Passed.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Approval of the February 5, 2025, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

Planning Commissioner Nader moved to approve the consent calendar as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Nays - None; Motion Passed.

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

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

C. BOARD ACTION

1. Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC

Executive Summary

The applicant's representative, Mr. Morgan Kidder of Journey Homes, LLC, has submitted an application on behalf of the property owner, Village East Commercial Holdings, LLC, for a Town of Windsor 2024 Comprehensive Land Use Map Amendment (LUMA) for an area approximately 440 feet (.08 miles) north of State Highway 392, west of (and including) Weld County Road 21. The area included is north and south of Greenville Way, also known as a portion of the Village East 8th Filing, Village East 12th and 13th Filing. The applicant requests the amendment for the purpose of proceeding with an application to rezone their properties in this area from GC (General Commercial) to RMU-1 (Residential Mixed Use-One) and a site plan for multifamily residential, as described within the applicant's narrative.

Carlin Malone, Chief Planner, advised that the applicant has requested that the item be continued until the April 16, 2025, Regular Planning Commission Meeting.

Chairman Reddick asked if the postponement would cause any concern with the notice that has already occurred, to which Carlin Malone responded.

Planning Commissioner Nader moved to approve the postponement of the Amendment to the Town Comprehensive Plan, Land use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filing, Planning Commissioner Spight seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Nays - None; Motion Passed.

2. Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC

Please refer to public hearing item materials.

Chairman Reddick clarified that the postponement of the public hearing item will also postpone the Recommendation to Town Board, to which Carlin Malone, Chief Planner, agreed.

3. Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

Executive Summary

The applicant's representative, Mr. Morgan Kidder of Journey Homes, has submitted an application on behalf of the property owner, Timberline Church, for a Town of Windsor 2024 Comprehensive Plan Land Use Map Amendment (LUMA) within a portion of the Trautman Subdivision 4th Filing, located south of Crossroads Boulevard and east of Weld County Road (WCR) 17, in the Town of Windsor.

The project proposes a Comprehensive Plan Land Use Map Amendment to change five acres of Commercial Mixed-Use designated land to Medium-Density Residential land.

The application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, which outlines the purpose, procedure, and criteria for a Land Use Map Amendment. The LUMA application complies with the following criteria outlined in the Municipal Code:

- a. Conformance with the goals and policies outlined in the Comprehensive Plan
- b. Compatibility with Existing and Planned Land Uses
- c. Minimizing Detrimental Impacts to Existing or Planned Transportation System
- d. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

The Town's 2024 Comprehensive Plan establishes goals and policies advocating for the preservation of commercial land use designations to ensure that current residents receive the necessary services. In 2024, the Town Board reviewed an economic analysis from the Economic Development Department that revealed the Town's 15-year-long trend of converting commercial land to residential use could significantly undermine the Town's fiscal health. This practice, carried out without accounting for long-term fiscal impacts, as well as impacts on utilities and infrastructure, would disrupt the Comprehensive Plan's goals and policies balance between residential and commercial uses, which are essential for a thriving community.

Sandra Mezzetti, Senior Planner, presented to the Planning Commission. Larry Buckendorf, applicant, and John Mehl, owner's representative of Timberline Church, also presented to the Planning Commission.

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

Chairman Reddick opened the meeting up for Planning Commission questions. Commissioner Spight inquired about the non-potable water system, to which Larry Buckendorf, applicant, answered.

Commissioner Neal made comments regarding the Town's comprehensive plan and asked questions about the intent of the property at the time of purchase and long-term goals, to which John Mehl, owner's representative, answered. Larry Buckendorf addressed Commissioner Neal's comments regarding the Town's comprehensive plan.

Commissioner Nadar asked staff about land use regulations, splitting the property, secondary access, and made comments regarding the Town's comprehensive plan, to which Sandra Mezzetti, Senior Planner, responded. Larry Buckendorf, applicant, made additional comments in response to Commissioner Nadar's questions and comments. Commissioner Nadar asked questions about the oil and gas well location, to which Morgan Kidder, applicant representative for Journey Homes, and Larry Buckendorf answered.

Commissioner Hassard asked questions of staff and made comments regarding the site plan, to which Sandra Mezzetti answered. Larry Buckendorf, applicant, and John Mehl, owner's representative, made additional comments on the site plan in response to Commissioner Hassard's questions and comments.

Commissioner Frase asked questions about road access and costs to the Town, to which Larry Buckendorf, applicant, and Sandra Mezzetti, Senior Planner, answered. Commissioner Frase requested to hear more information about maintenance of infrastructure costs, to which Carlin Malone, Chief Planner, responded.

Chairman Reddick inquired about the costs to the Town, to which Larry Buckendorf and Carlin Malone responded. Chairman Reddick asked questions about the planning process for the church's new campus and about the land use map, to which John Mehl, owner's representative, and Sandra Mezzetti, Senior Planner, responded.

Commissioner Spight and Chairman Reddick asked questions about purchase contingency and rezoning, to which Larry Buckendorf, Sandra Mezzetti and Carlin Malone answered.

Evan Wendlandt, Director of Economic Development, presented to the Planning Commission. Larry Buckendorf, applicant, responded to Evan Wendlandt's presentation.

Chairman Reddick closed the public hearing.

4. Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

Please refer to public hearing item materials.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board to amend the Town's Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1. Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - None; Nays - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Motion Failed.

Larry Buckendorf, applicant, thanked the Planning Commission for the night's discussion.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Nadar advised that he will be out of the country on March 19, 2025, for the next scheduled Planning Commission Regular Meeting.

2. Communications from Town Board Liaison

Jason Hallett, Town Board Liaison, gave an update to the Planning Commission on the replacement of dais chairs, previous Town Board sessions and upcoming Windsor Downtown Alliance events.

3. Communications from Staff

Carlin Malone, Chief Planner, thanked the Planning Commissioners for their participation in the upcoming APA Conference.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:47 p.m.

Laura Richardson, Assistant Town Clerk



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Mark Price, Planner 1
Re: Public Hearing - Request for Preliminary Major Subdivision - Greenspire Subdivision 6th Filing - John Hall, Owner, Lot Holding Investments, LLC; Applicant, Abdul Barzak, Ripley Design
Item #: C.1.

Background / Discussion:

The applicant Mr. Abdul Barzak, Ripley Design Inc. has submitted an application on behalf of the property owner, Lot Holding Investments, LLC, represented by Mr. John Hall, for a preliminary major subdivision plat for the Greenspire Subdivision 6th Filing, located north of Windsor Lake, and east of State Highway 257, in the Town of Windsor.

The subject subdivision is zoned Residential Mixed Use (RMU-1) and is a 10.25-acre portion of the previously platted Greenspire Subdivision (1st Filing). The proposed subdivision reduces the number of single-family residential lots from 61 to 52, maintaining previously platted tracts for pedestrian access to the Windsor Lake Trail, open space, and a Town of Windsor dedicated park.

Zoning and uses for abutting properties include the following:

	Zoning	Current Use
West	RMU-1 (Residential Mixed Use) and ROL (Recreation Open Lands)	Agriculture (Breniman Farms) and Windsor Lake Trail and Open Space
East	RMU-1 (Residential Mixed Use-One)	Greenspire Subdivision undeveloped single-family residential lots and Town of Windsor Open Space
North	RMU-1 (Residential Mixed Use-One)	Undeveloped single-family residential lots (Greenspire); agriculture (Breniman Farms)
South	Recreation and Open Lands	Windsor Lake Trail and Open Space

Development characteristics:

- 10.246 total acres.
- Replat of Blocks 45-51 of Greenspire 1st Filing (2005).
 - Reduction of 9 lots (61 to 52) - 52 residential units (varying lot sizes and types).
 - Single-family residential lots – single-family detached – front loaded.
- Primary access points: Greenspire Drive / Sundance Drive / Snowcap Drive.
- Dedicated Park from 1st Filing (Wayne Miller Park).
- Maintaining previously approved landscape, open space, and parks acreage per Greenspire Subdivision 1st Filing.
- No proposed changes to road right-of-way.

Infrastructure: The established roadway network is to remain unchanged, no adjustments to public improvements are contemplated. Established easements are to remain unchanged, as the subject subdivision proposes only a consolidation of lots, reducing the existing subdivision by nine lots.

Landscaping: No changes are proposed to the original approved landscape plans or open space areas with this submittal. Nearby tracts containing open space and landscaping will remain and are not included within in the boundary of this proposal.

Uses: No changes to zoning or uses are requested with this application.

Review Criteria

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

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

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.

Staff Comment: The preliminary subdivision maintains the character of the community and is a reduction of the overall lots proposed with the initial Greenspire Subdivision.

Objective(s):

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

Staff comment: The preliminary subdivision maintains multi-modal connectivity by maintaining trails to nearby Windsor Lake and is focused on pedestrian-friendly design.

Notifications

Notifications for this public hearing were completed in accordance with requirements set forth in the Town's Municipal Code, as follows:

- April 4, 2025 – Legal ad published in newspaper
- April 1, 2025 - Signs posted on the property
- April 2, 2025 - Affidavit of mailing to property owners within 500 feet
- April 4, 2025 – Notice posted to Town's website

Financial Impact:

There is no financial impact to the Town associated with the approval of a preliminary major subdivision.

Relationship to Strategic Plan:

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

Quality of Life - Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, subject to the following conditions:

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to final major subdivision submittal.

CC:

Cc: Scott Ballstadt, Director of Planning

Cc: Carlin Malone, Chief Planner

Cc: Kim Mihm, Deputy Town Attorney

Cc: John Hall, Lot Holding Investments, LLC, Owner

Cc: Abdul Barzak, Ripley Design, Inc., Applicant

Attachments:

1. Application, Narrative, Preliminary Plat - Greenspire 6th
2. Staff Presentation - Greenspire 6th
3. Greenspire 6th - Applicant Presentation

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*: Greenspire Filing 6 Subdivision

Legal Description*: WIN GRNS BLK45, BLK46, BLK47, BLK48, BLK49, BLK50, BLK51

Address/Location*: Lots on Alder Meadows Drive, Honeyrose Drive, Goldmoss Drive, Yellotwig Drive, and Snowcap Drive

Existing Zoning: RMU-1

Proposed Zoning: RMU-1

Acres/Square Feet: ~10.25/446,490

Number of Dwelling Units: 52

3

Owner:

Name(s)*: John Hall

Company: Lot Holding Investments

Address*: 1613 Pelican Lakes Point Suite 201, Windsor CO 80550

Phone #: 970-200-8987

Email*: jhall@lotholding.com

Applicant (Owner or Owner's Representative):

Name*: Abdul Barzak

Company: Ripley Design Inc

Address*: 419 Canyon Ave Suite 200, Fort Collins, CO 80521

Phone #: 9708343150

Email*: abdul.barzak@ripleydesigninc.com

Authorized Representative:

Name:

Company:

Address:

Phone #:

Email:

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:

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

Date:

Print Name:

*Required fields

Revised 2/5/2021

Greenspire Filing 6 Preliminary Major Subdivision | Narrative

07/15/2024

Background

The applicant is seeking to process a Preliminary Major Subdivision with the Town of Windsor to consolidate lots in Blocks 45, 46, 47, 48, 49, 50 and 51 within the Greenspire Subdivision to be known as Filing 6. The Greenspire Subdivision recorded on May 11th of 2005 has current lot widths that are too narrow to construct desired product types. Lot Holding Investments would like to consolidate lots across these seven blocks to allow for product types as requested by the Windsor community to be constructed. No other changes are requested with this application. Please see the breakdown below.

Block 45 would consolidate from 10 total lots as platted today down to 9 lots.
Block 46 would consolidate from 8 total lots as platted today down to 7 lots.
Block 47 would consolidate from 10 total lots as platted today down to 8 lots.
Block 48 would consolidate from 8 total lots as platted today down to 6 lots.
Block 49 would consolidate from 8 total lots as platted today down to 7 lots.
Block 50 would consolidate from 8 total lots as platted today down to 7 lots.
Block 51 would consolidate from 9 total lots as platted today down to 8 lots.

Infrastructure

The established roadway network is to remain unchanged, no adjustments to public improvements are contemplated. Established easements are to remain unchanged, only a consolidation of lots as outlined above is proposed.

Landscaping

No changes are proposed to the original approved Landscape Plans or open space areas with this submittal. Nearby tracts containing open space and landscaping are not to be altered and are not included within in the boundary of this proposal.

Uses

No changes to zoning or uses are requested with this application.

- Block 45
 - o As proposed will include 9 total single-family lots.
 - o Lot sizes range from 7,400 square feet and up.
- Block 46
 - o As proposed will include 7 total single-family lots.
 - o Lot sizes range from 7,400 square feet and up.
- Block 47
 - o As proposed will include 8 total single-family lots.



- Lot sizes range from 7,000 square feet and up.
- Block 48
 - As proposed will include 6 total single-family lots.
 - Lot sizes range from 8,800 square feet and up.
- Block 49
 - As proposed will include 7 total single-family lots.
 - Lots range from 6,200 square feet and up.
- Block 50
 - As proposed will include 7 total single-family lots.
 - Lot sizes range from 9,100 square feet and up.
- Block 51
 - As proposed will include 8 total single-family lots.
 - Lot sizes range from 8,300 square feet and up.

Checklist Items Not Included

The items listed below are not included with this submittal. The project team has worked closely with Town staff to determine eligibility of submittal items. Please see more below.

- List of proposed steed names
 - No new streets are proposed with this submittal.
- Designation of any area subject to flooding
 - No areas are subject to flooding or are identified on FEMA Floodplains or Floodways Maps.
- Traffic Study
 - Waived by Town staff, the total number of single family lots has decreased from 53 lots to 45 lots.
- Preliminary Utility Drawings
 - Waived by Town staff, this submittal will not change approved utilities.
- Preliminary Drainage Plan
 - Waived by Town staff, this submittal will not change approved drainage.
- Soils Report
 - Waived by Town staff, soils report on file with Town of Windsor.
- Description of any hazardous areas
 - Waived by Town staff, area is not subject to any identified hazardous areas.
- Topographical Map
 - Waived by Town staff.
- Landscape Plan
 - Waived by Town staff, no changes to approved Landscape Plan.
- Preferred method of water rights dedication
 - Waived by Town staff, water dedication has already been determined, no increase to water dedication is proposed.



C:\Users\Snyder\OneDrive\SLS\LotHolding\Greenspire 6th Filing\Greenspire 6th Filing-PrelimPlot.dwg, Sheet 1, 03/19/25 1:20:36PM, Snyder

GREENSPIRE SUBDIVISION SIXTH FILING

BEING A REPLAT OF LOTS 1–10 BLOCK 45, LOTS 1–8 BLOCK 46, LOTS 1–10 BLOCK 47, LOTS 1–8 BLOCK 48, LOTS 1–8 BLOCK 49, LOTS 1–8 BLOCK 50, AND LOTS 1–9 BLOCK 51 GREENSPIRE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST, DEDICATION OF EASEMENTS AND RIGHTS OF WAY

THE UNDERSIGNED, all being owners, leinholders 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 GREENSPIRE SUBDIVISION, SIXTH FILING, subject to all easements and rights-of-way now of record or existing or indicated on this plat. In compliance with the Town of Windsor 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 _____, 2025.

Lot Holding Investments, LLC

By: John Hall, Manager

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)w

The foregoing instrument was acknowledged before me by _____

This _____ day of _____, 2025

My commission expires: _____, 2025 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 _____, 2025.

Lot Holdings Investments, LLC

By: John Hall, Manager

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)w

The foregoing instrument was acknowledged before me by _____

This _____ day of _____, 2025

My commission expires: _____, 20____ Notary Public _____

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.

VICINITY MAP
SCALE: 1"=2000'

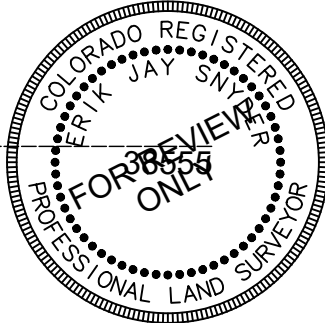


SURVEYOR'S CERTIFICATE

I, Erik Jay Snyder, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this plot of Greenspire Subdivision, Sixth Filing accurately represents the results of a survey performed by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

SNYDER LAND SURVEYING, INC.

By: Erik Jay Snyder
Colo. L.S. 38555



EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

Town of Windsor Public Works Department Xcel Energy

Comcast Cable

ENGINEERING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 2025

Deputy Director of Engineering

PLANNING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 2025

Director of Planning

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the _____ day of _____, 2025

Director of Public Works

TOWN MANAGER'S APPROVAL

Approved this the _____ day of _____, 2025

Town Manager

LEGAL DESCRIPTION – GREENSPIRE SUBDIVISION, SIXTH FILING

A plat of a parcel of land in the Town of Windsor, Weld County, Colorado, located in the Northwest Quarter of Section 16, Township 6 North, Range 67 West of the 6th P.M. and more particularly described as follows: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 45, Greenspire Subdivision recorded 11 May 2006 at Reception No. 3284984;

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 46, Greenspire Subdivision per plat recorded 11 May 2006 at Reception No. 3284984;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 47, Greenspire Subdivision per plat recorded 11 May 2006 at Reception No. 3284984;

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 48, Greenspire Subdivision per plat recorded 11 May 2006 at Reception No. 3284984;

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 49, Greenspire Subdivision per plat recorded 11 May 2006 at Reception No. 3284984;

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 50, Greenspire Subdivision per plat recorded 11 May 2006 at Reception No. 3284984;

Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 51, Greenspire Subdivision per plat recorded 11 May 2006 at Reception No. 3284984;

Containing 10.25 Acres more or less.

MAYOR'S CERTIFICATE

This is to certify that a minor subdivision plat of the property described herein is approved by the Town of Windsor passed and adopted on this the ____ day of _____, 2025, A.D. and that the Mayor of the Town of Windsor, on behalf of the Town of Windsor, hereby acknowledges and adopts the said minor subdivision plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor _____

ATTEST: _____

Town Clerk

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 planning any portion of the development site.

NOTES:

- Basis of Bearings:
Assumed the South Line of Tract S, also being the North line of Lot 1, Block 48 GREENSPIRE SUBDIVISION as bearing North 53°08'27" West and with all bearings contained herein relative thereto, being monumented as shown hereon.
- Recorded and apparent rights-of-way and easements are shown per the recorded plat of GREENSPIRE SUBDIVISION.
- 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.
- The lineal units used in preparing this survey are U.S. survey feet.
- Flood Zone: The subject parcel lies in Zone X, Areas determined to be outside the 0.2% annual chance floodplain according to the FEMA Flood Insurance Rate Map, Map No. 08123C1482E dated January 20, 2016
- Zoning: Residential Mixed Use (RMU-1)

Land Use Table			
Lots		Size (Ac.)	%
1–52	Single Family Homes (RMU-1)	10,246	100.0
Total		10,246	100.0

Legend	
●	– FOUND #4 REBAR, NO SEAL UNLESS OTHERWISE NOTED.
●	– FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED: L.S. 38555.
○	– SET 18" #4 REBAR, WITH SEAL L.S. 38555.
D.U.&A	– DRAINAGE, UTILITY & ACCESS EASEMENT

OWNER / APPLICANT

LOT HOLDING INVESTMENTS, LLC
1613 PELICAN LAKES POINT, SUITE 201
WINDSOR, COLORADO 80550
jhall@lotholding.com

ENGINEER / DESIGNER

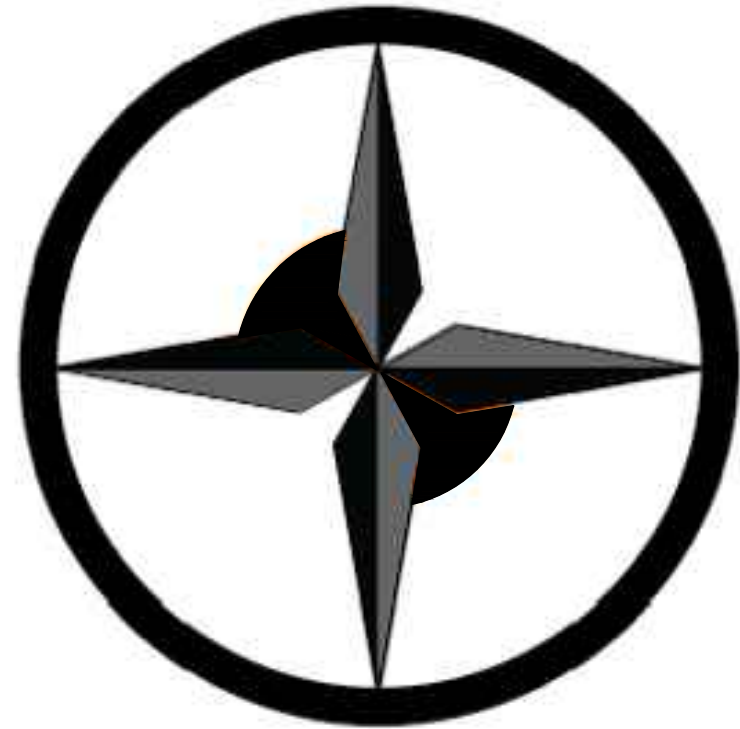
UNITED CIVIL DESIGN GROUP, LLC
19 OLD TOWN SQUARE #238
FORT COLLINS, COLORADO 80524
Sam.Eliason@UnitedCivil.com

SURVEYOR

SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@Outlook.com

PLANNER

RIPLEY DESIGN, INC.
419 CANYON AVENUE, SUITE 200
FT. COLLINS, CO 80521
abdul.barzak@ripleydesigninc.com



DRAWN BY:

DSR

CHECKED BY:

EJS

APPROVED BY:

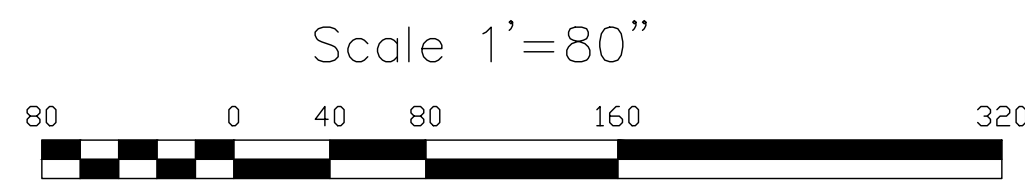
EJS

REVISIONS: FEBRUARY 19, 2025

PAGE(S):

1 OF 4

BEING A REPLAT OF BLOCK 45, BLOCK 46, BLOCK 47, BLOCK 48, BLOCK 49, BLOCK 50, AND BLOCK 51 GREENSPIRE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.



Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
C: 970-686-5157
O: 724-992-8754
e: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



PAGE(S): 2 OF 4

JOB NO: LOTH-22-02-001

BEING A REPLAT OF BLOCK 45, BLOCK 46, BLOCK 47, BLOCK 48, BLOCK 49, BLOCK 50, AND BLOCK 51 GREENSPIRE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.



JOB NO: LOTH-22-02-001

Professional Land Surveyor
Erik Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: SnyderLandsurveying@outlook.com
W: SnyderLandSurveying.com



PAGE(S): 3 OF 4

BEING A REPLAT OF BLOCK 45, BLOCK 46, BLOCK 47, BLOCK 48, BLOCK 49, BLOCK 50, AND BLOCK 51 GREENSPIRE SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.



CLIENT: LOT HOLDING INVESTMENTS, LLC

TITLE: GREENSPIRE SUBDIVISION 6TH FILING

DATE: 19 MARCH 2025 SCALE: 1"=50'

JOB NO: LOTH-22-02-001

Snyder Land Surveying Inc.

Professional Land Surveyor
Erik Jay Snyder; PLS 38555

O: 970-686-5157
C: 724-992-8754

E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:

DSR

CHECKED BY:

EJS

APPROVED BY:

EJS

PAGE(S):

4 OF 4



Preliminary Major Subdivision

Greenspire 6th Filing

Mark Price, Planner II

Planning Commission, April 16, 2025



Subdivision

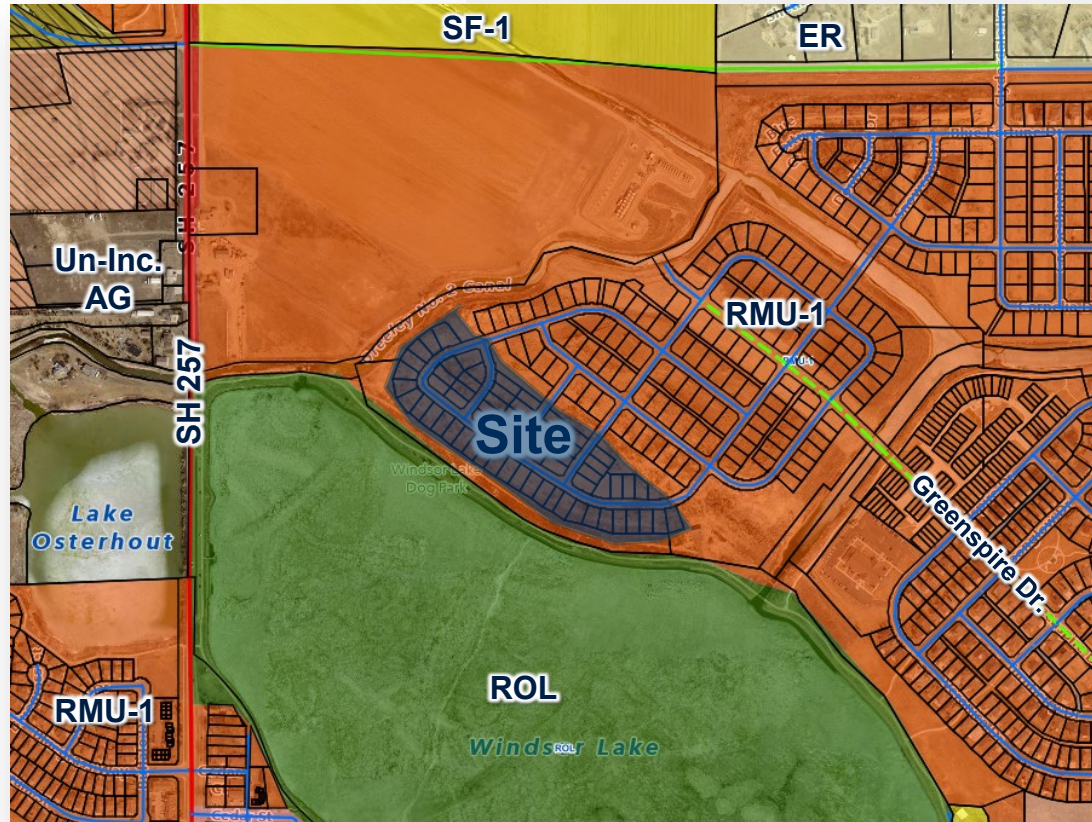
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.

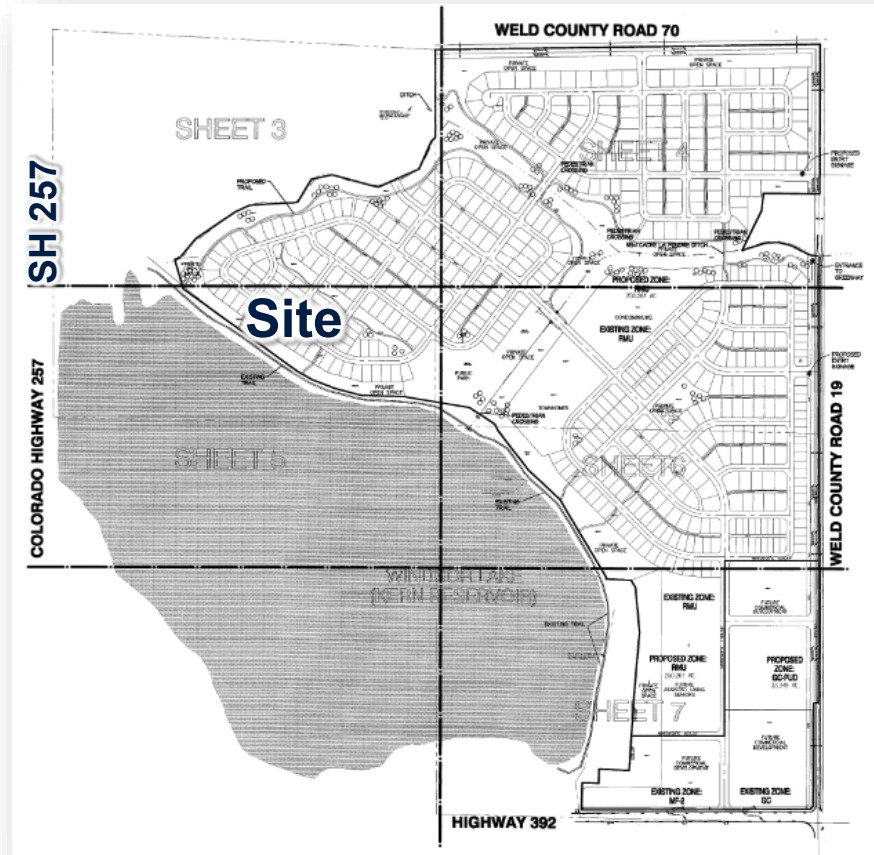
Site Vicinity Map



Zoning Map



Master Plan





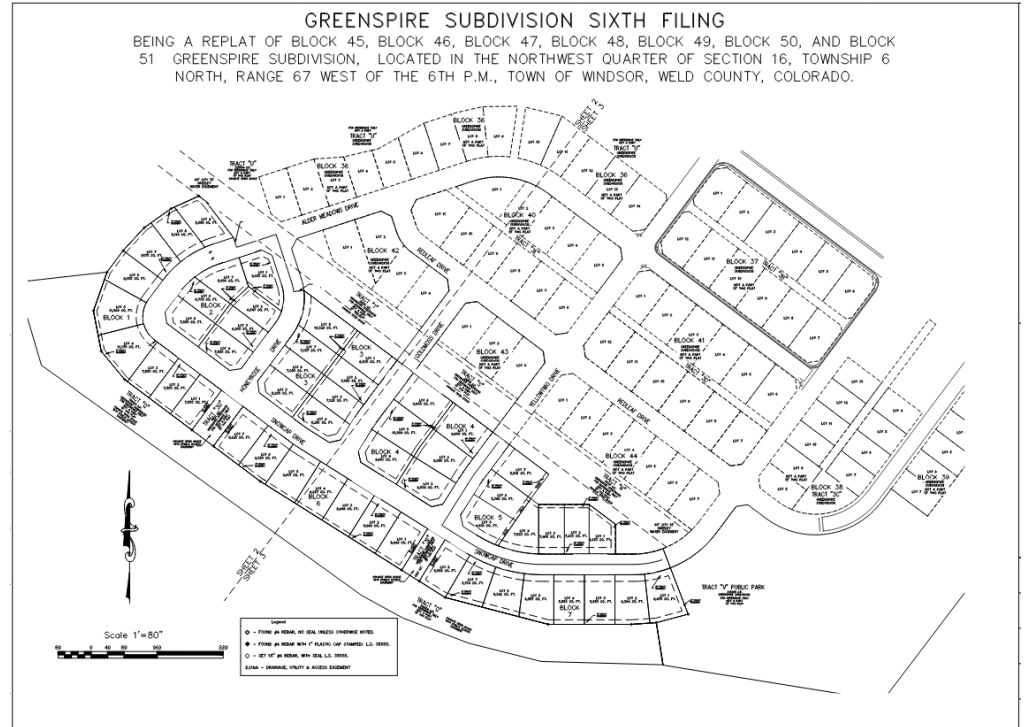
Subdivision Review Criteria

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

Plat

Plat characteristics:

- ~ 10.246 acres total
- Replat of Blocks 45-51 of Greenspire 1st Filing (2005)
 - Reduction of 9 lots (61 to 52)
- Proposing 52 lots
 - Single-Family Detached – Front loaded
- Primary access from Greenspire Drive / Sundance Drive / Snowcap Drive





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.*



Comprehensive Plan Conformance

Objective(s):

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

The preliminary subdivision maintains multi-modal connectivity by maintaining trails to nearby Windsor Lake and is focused on pedestrian-friendly design.



Strategic Plan Conformance

Mission

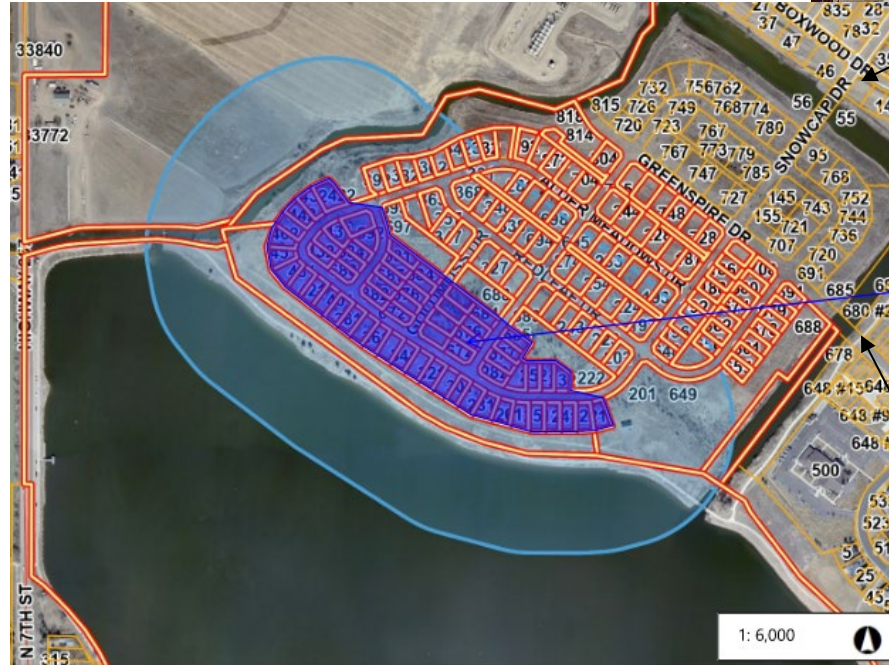
The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

Quality of Life - Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.

Public Notification

Notifications for this meeting were as follows:

- April 1, 2025 – Signs posted near property
- April 2, 2025 - Affidavit of mailing to property owners within 500 feet
- April 4, 2025 – posted on Town's website
- April 4, 2025 – published ad in newspaper





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, subject to the following conditions:

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to final major subdivision submittal.



Record

Staff requests that the following be entered into the record:

- Preliminary Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Staff recommendation

Subdivision Review Criteria

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



Thank You

Greenspire Subdivision 6th Filing – Preliminary Major Subdivision



Snyder Land Surveying Inc.

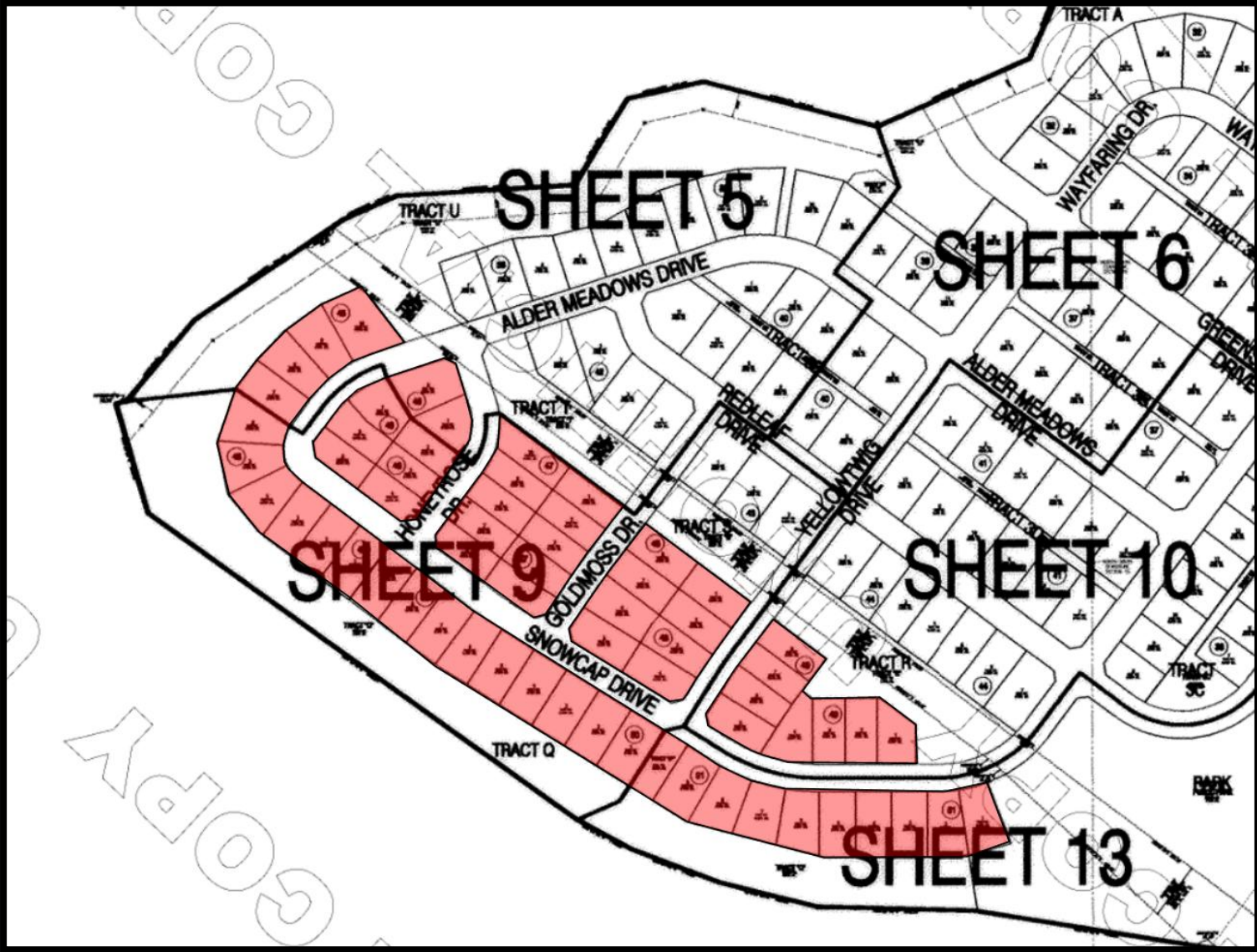
Vicinity Map



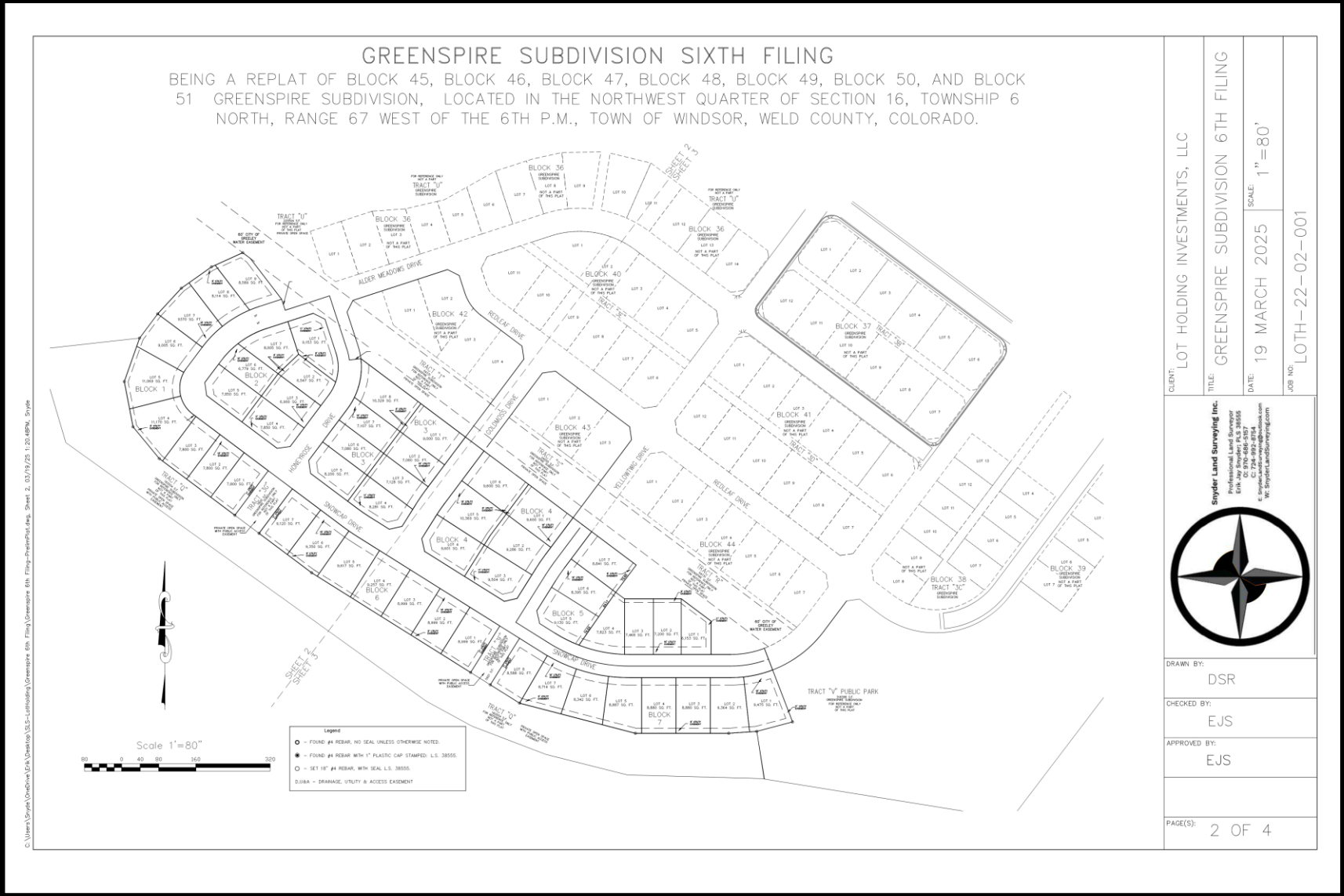
Page 3

Greenspire Subdivision 6th Filing[illegible]

Project History – Greenspire Subdivision 2005



Greenspire Subdivision 6th Filing– Plat



Greenspire Subdivision 6th Filing



Thank you!





MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Mark Price, Planner 1
Re: Approval - Request for Preliminary Major Subdivision for Greenspire Subdivision 6th Filing - John Hall, Owner, Lot Holding Investments, LLC; Applicant, Abdul Barzak, Ripley Design
Item #: C.2.

Background / Discussion:

Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Cc: Scott Ballstadt, Director of Planning
Cc: Carlin Malone, Chief Planner
Cc: Kim Mihm, Deputy Town Attorney

Attachments:



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Public Hearing Cancellation - Applicant Withdrawal of Land Use Application - Request to Amend the Town Comprehensive Plan Land Use Map from General Commercial to Mixed Residential for an area within the Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative; and Morgan Kidder, applicant representative, Village East Commercial Holdings, LLC
Item #: C.3.

Background / Discussion:

On behalf of the applicant, Mr. Larry Buckendorf of Village East Commercial Holdings LLC, Mr. Morgan Kidder, also of Village East Commercial Holdings LLC, has withdrawn the request to amend the Town's 2024 Comprehensive Land Use Plan Map from General Commercial (GC) land use designation to Residential Mixed Use (RMU) designation. Therefore, staff requests the public hearing be canceled.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff requests that Planning Commission cancel the public hearing due to the land use application being withdrawn by the applicant.

CC:

Attachments:

1. Village East LUMA - Application Withdrawal

Village East Commercial Holdings, LLC
7251 W. 20th St, L-200
Greeley, CO 80634

March 28, 2025

Via email:cmalone@windsorgov.com

Town of Windsor
Attn: Carlin Malone
301 Walnut St.
Windsor, CO 80550

RE: Village East – East Rezone

Dear Mrs. Malone:

Village East Commercial Holdings, LLC requests that the Town of Windsor withdraw our application for LUMA24-001 for the Land Use Map Amendment and Rezone of Tract L Village East 8th Filing, Lot 1 Village East 12th Filing and Lot 1 Village East 13th Filing.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,


Morgan Kidder



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Preliminary Major Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelly LaMastra, applicant's representative, RVi Planning + Landscaping
Item #: C.4.

Background / Discussion:

Executive Summary

The applicant's representative, Ms. Shelley LaMastra of RVi Planning + Landscaping, has submitted an application on behalf of Peak Development Group, represented by Mr. Chad Ellington, for a major subdivision consisting of approximately 173 acres known as Overland 368 Annexation. The subject property is located west of State Highway 257, east of 15th Street, and north of the Great Western Railway in the Town of Windsor.

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

1. The proposal complies with the Comprehensive Plan's goals and objectives, the Municipal 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 the applicable 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 Master 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.

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board, as noted below in the recommendation section.

Background / Previous Approvals

The subject property was annexed into the Town in 2021 under the name Overland 368. Zoning for the property was established as RMU (Residential Mixed Use) with a PUD (Planned Unit Development). A master plan was submitted concurrently with the annexation. The PUD overlay allowed flexibility to meet market demands and consumer preferences while providing a higher-quality residential community for a wide range of buyers. In 2022, the Municipal Land Use Code was updated. This update included new Residential Mixed Use zone districts, RMU-1 and RMU-2. Zone districts shown as RMU were converted to RMU-1. In 2022, the property was rezoned from RMU-1 with a PUD overlay to RMU-2 with a PUD overlay. The new RMU-2 PUD allowed more development flexibility with more intense residential development, including reduced lot sizes and building setbacks. Despite the higher intensity allowed by the PUD, the overall density of the subject property remained the same at four units per acre maximum, allowed by the

Single-Family Residential designation on the Comprehensive Plan Land Use Map. A master plan amendment was processed concurrently with the 2022 rezoning. The developer did not move forward with the subdivision development at that time. The property was rezoned earlier this year to remove the PUD overlay. Also, the master plan was amended concurrently with the rezone. The property is currently zoned Residential Mixed Use-Two (RMU-2).

Adjacent Zoning

	Zoning	Current Use
North	SF-2 (Single Family Residential-Two) with a PUD overlay and RMU-1	Undeveloped agricultural land (Tacincala Annexation) and Tacincala Subdivision Filings 1 and 2 (Prairie Song)
East	RMU-1 (Residential Mixed Use One)	Undeveloped agricultural land and rural residential
South	SF-2 (Single-Family Residential Two) and Weld Co. AG (Agricultural)	Trevenna Subdivision (under construction) and rural residential/agriculture (Weld County)
West	ROL (Recreation Open Lands), RMU-1 (Residential Mixed Use One), SF-2 (Single-Family Attached), and unincorporated Weld County (AG)	Town of Windsor Public Works facility, Windshire Park Subdivision (single-family residential), rural residential/agriculture (Weld County), and Trevenna Subdivision (under construction)

Proposed Major Subdivision Characteristics

- ~173 acres
- 726 residential lots (varying lot sizes and types)
 - Single-family detached lots
 - Single-family attached homes (Townhomes & Duplexes)
 - Multifamily (apartments)
- ~49 acres of landscape, open space, and parks (28%)
 - Includes four metro district-owned and maintained parks
- ~5-acre commercial parcel for neighborhood commercial uses
- Primary access points and circulation:
 - Weld County Road 70 (new) at SH 257 (east side)
 - Weld County Road 70 (new) at N. 15th Street (west side)
 - Interior loop road connecting to Weld County Road 70

Relationship to the Comprehensive Plan

The application is consistent with the Comprehensive Plan, particularly the following:

Chapter 5 – Growth & Regional Collaboration

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Staff comment: The proposed subdivision is surrounded by existing and current residential construction on three sides. The type of more compact development proposed by the subdivision has been shown to create less fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per-unit basis. Similarly, compact development has been shown to be more environmentally responsible, as it takes fewer resources to construct and maintain.

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

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

Policy 2: *Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.*

Staff comment: The subdivision proposes three pocket parks and one large central park with play areas. The northern part of the property will have a nine-acre parcel dedicated to Weld RE-4 for a future school. This parcel is anticipated to be combined with the Tacincala Subdivision school site to create a larger school campus environment.

The subdivision will contain a regional drainage corridor to facilitate an overall town drainage approach. The open space along the drainage corridor acts to buffer the neighborhood from the Great Western Railroad, which is adjacent to the southwest property line. Open space, trails, and pedestrian connections are planned along the drainage corridor and throughout the property.

Chapter 5 – Housing & Neighborhoods

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

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

Policy 2: *Support higher-density residential development near downtown, commercial centers, and mixed-use areas.*

Staff comment: The subdivision proposes a diverse range of housing types, including single-family detached, single-family attached (duplexes, townhomes), and multifamily dwellings. The subdivision also includes a variety of residential lot sizes and lot layouts. Such variety can help meet the needs of varying family sizes, lifestyles, and income levels. Key dwelling unit requirements include front porches, garage placement to minimize visual impact, a variety home types and models to avoid monotony and create visual interest.

The property is approximately one mile north of the Town core, and additional homes in the area may increase demand for investment and businesses downtown. In addition, the property is located directly across from the Town's Public Services campus and just south and east of the new police department, Weld RE-4 middle school, and the Town's future community park.

Chapter 5 – Transportation & Mobility

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

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

Staff comment: The proposed subdivision promotes multi-modal connectivity by providing trails, additional road connections such as WCR 70, and a focus on pedestrian-friendly design.

Chapter 5 – Parks, Recreation, Open Space & Trails

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

Policy 3: *Continue to enhance regional trail connectivity through Windsor and to adjacent communities.*

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

Staff comment: The subdivision proposes a ten-foot-wide east/west trail connection from SH 257, along the new Weld County Road 70 connection to 15th Street. The subdivision also includes new north/south trail connections along SH 257 and 15th Street and a ten-foot trail along the master drainage channel. These new trails promote connectivity to adjacent subdivisions, schools, parks, and open spaces.

Review Criteria – Major Subdivision

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

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 the applicable 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.*

Notifications

Notifications for this public hearing were completed in accordance with the Town Municipal Code, as follows:

- April 02, 2025 - Affidavit of mailing to property owners within 500 feet
- April 04, 2025 - Signs posted on the property
- April 04, 2025 – Notice posted to Town's website
- April 04, 2025 – Legal ad published in the Greeley Tribune newspaper

Financial Impact:

There are no financial impacts to the Town associated with the approval of a preliminary major subdivision.

Relationship to Strategic Plan:

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

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

- ***Fiscal Responsibility*** — *Windsor is committed to sound fiscal management and transparency in all decision-making. We plan for future generations through adequate allocation of resources that will allow for operations and maintenance of our facilities and land. We consistently evaluate our resources to maintain a healthy balance of programs and services.*

Staff Comment: The subdivision proposes connections to adjacent existing infrastructure which is fiscally responsible.

- ***Quality of Life*** — *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other, demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.*

Staff comment: The subdivision includes abundant natural open spaces, parks, and regional trail connections to increase residents' quality of life and connections to adjacent neighborhoods.

Recommendation:

Staff recommends that the Planning Commission approve the Overland 368 **Preliminary Major Subdivision**, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Attachments:

1. Overland NAR
2. OVERLAND-PRE-PLAT
3. Overland Site Plan
4. Overland-School Dedication Coordination
5. PC-Overland Maj Sub Staff Presentation
6. Overland Maj Sub App Presentation

Project Narrative

OVERLAND 368 PRELIMINARY MAJOR SUBDIVISION



VICINITY MAP



GENERAL INFORMATION

Project Location: Situated between WCR 15 and Highway 257, south of CR 70

Parcel Number: 080708300012, 080717200080, 080717200007, 080717100004, 080717100010, 080717000078, 080708300001, 080708300003

Size: ~173.053 AC

Zoning District Request: RMU-2

OWNER

Overland 368, LLC
P.O. Box 368 Windsor, CO 80550
rbluesky8@msn.com
970-222-7147

AUTHORIZED REPRESENTATIVE

Peak Development Group
Contact: Chad Ellington
1480 Humboldt Street, Denver, CO 80218
chad@peakdevgrp.com

CIVIL ENGINEER:

Galloway
Contact: Rob Van Uffelen
5235 Ronald Reagan Blvd., Suite 200,
Johnstown, CO 80534
970-800-3300
RobVanUffelen@gallowayus.com

TRAFFIC:

Galloway
5235 Ronald Reagan Blvd., Suite 200,
Johnstown, CO 80534
970-800-3300

Project Narrative

OVERLAND 368 PRELIMINARY MAJOR SUBDIVISION

APPLICANT: PLANNER AND LANDSCAPE ARCHITECT

RVi Planning + Landscape Architecture
Contact: Shelley LaMastra
506 S College Ave, Unit A
Fort Collins, CO 80524
970-484-8855
slamastra@rviplanning.com

PROJECT GOAL

The goal of this project is to provide a wide mix of housing types for residents of Windsor. Entry level homeownership is accommodated with 5-plex townhomes (also submitted as a Site Plan Review), as well as Duplexes. Single-Family detached homes have two limited access front load options a 42'x110' lot or 52'x110' lot.

The proposed master plan responds to the existing site conditions and addresses engineering challenges with the existing topography of the site and the requirements of the regional drainage channel. The location of the drainage channel along the existing railroad on the south property line provides a large buffer space between the residential lots and the existing railroad. Development of this property would also facilitate the Town's master plan vision for the regional drainage improvements.

BACKGROUND

Currently designated as a PUD for land use, the property was formerly Blue Sky Farms which operated as a farming and livestock Business. A previous PUD was recorded for the property at the same time that the property was annexed into the Town and rezoned to PUD from the RMU zone district. A second PUD and Master Plan Amendment for Overland 368 was approved in 2022 with an underlying zone district of RMU-2. A rezone and master plan amendment submittal are currently under review with the Town.

DISTURBANCES

The site is largely retired farmland fields.

TRANSPORTATION IMPROVEMENTS

The northern portion of the property (County Road 70) is proposed to be a collector street with an 87'-0" right-of-way (R.O.W.). This R.O.W. has been modified from the standard 82'-0" R.O.W. to include a 10'-0" multi-modal trail on the north side of the street. County Road 70 shall be realigned with a round about connection to this new northern collector road connection. Within the site an 82'-0" R.O.W. will loop through the site. Residential roads with 62'-0" R.O.W. will create the roadway network for the proposed uses.

SITE DESIGN

A strong emphasis is made on a community that has front porches and alley load homes, large green spaces along the main collector, landscape separation behind all lots for added separation and open areas. The detached single-family lots are front load homes that will have "limited access" which means garages are set back a minimum of 5' from the front of the home and maximum driveway width of 18'-0".

Four parks are located throughout the subdivision and focus on unique experiences within each one. Pocket Park A has outdoor games with bocce ball and cornholes courts for both adult and junior level players. Swinging benches and hammock poles provide a relaxing area to watch or enjoy a book. Pocket Park B focuses on young children and pollinator plants. Structure play equipment reinforces the pollinator theme with bug springers and flower swings. Garden strolling paths have a play fort and kid table as well as family and adult tables. Pocket Park C focuses on provided structured areas for exercise and gathering for a picnic. A lawn area allows for outdoor enjoyment and recreation as well. The main Central Park has a natural theme with wood and rope play elements and an iconic embankment/hill slide that provides a 12 foot drop in elevation. Age appropriate play areas for 2-5 and 5-12 are located on either side of a central plaza with shade shelter and tables.

The central portion of the site will feature large open spaces that will contain surface drainage channels and detention ponds. The regional drainage channel has been located along the south boundary of the site, parallel to the railroad. A trail network works in combination with other open spaces directing water to this regional channel to link the site together and add a recreational element to the community. Irrigation water storage ponds will be enhanced to not only fulfill the irrigation needs but also to create habitat and aesthetic value in the community.

A portion of the property (~13.4 AC) will be dedicated for a future school site. Any remaining units that are required to offset the development will have a fee per unit assessed. Additional land from Prairie Song will provide the total area needed for the school.

Project Narrative

OVERLAND 368 PRELIMINARY MAJOR SUBDIVISION

The maximum number of dwelling units allowed per sanitary restrictions is 726. 498 SFD/SFA + 228 Multi-Family (development at future date) Please refer to Master Plan Amendment Submittal for more information.

The average density for the entire overland project is to be a maximum of 4 dwelling units to the acre (4 du/ac). The area shall be calculated by the plat area (173.053 Ac) and the additional area to the centerline of cr15, hwy 257 and the centerline of the railroad R.O.W. This yields a total area of 177.8 Acres. Density within the planning areas may be higher than 4 du/ac as long as the overall project density does not exceed 4 du/ac. Additionally, units may be transferred from one planning area to another within Overland so long as the maximum unit count over the entire overland community does not exceed total units allowed.

BUILDING / LOTS INFORMATION

Max building height: 40' (up to 3-story townhomes)

<u>TYPE</u>	<u>LOT DIMENSIONS</u>	<u>AREA (SF)</u>	<u>ACCESS TYPE</u>	<u>QUANTITY OF UNITS</u>
Townhomes (5-plex)	20' x 95' interior lot 35'x95' end lots	1,900 SF / Unit 3,325 SF / Unit	Rear alley access	90
Side-bySide Duplex	32' x 85' lots	2,720 SF / Unit	Rear alley access	96
Detached Single-Family Small	42' x 100' lots	4,200 SF	Front load (limited access)	176
Detached Single-Family Large	52' x 110' lots	5,720 SF	Front load (limited access)	135
Existing Single-Family along CR 15	Varies	129,879 SF	Existing driveway off of CR 15 to remain	1
Total Units per Major Subdivision Submittal				498
Future Multi-Family Units				228
GRAND TOTAL				726

OPEN SPACE

Approximately 29% of the site is open space. These areas are comprised of the regional drainage channel, landscaping along the collector roads, parks and playgrounds, entry landscaping and detention ponds. Careful consideration will be made in selecting water wise plants and vegetative cover to conserve water in the community.

The Upper Windsor Basin Drainage Channel is being shown as open space per the code section 17-1-40(b)(5)(a)(8) that states if ditch company approval is granted they may be included in open space. Since this is a Town regional infrastructure we request that this be granted as the plan provides a trail along the channel as well as landscape plantings. Additionally, this provides improved buffering for the residents adjacent to the railroad.

Detention ponds provide landscaping and soften grading to meet the requirements of the open space and placed adjacent other areas of open space such as parks and channels to create a cohesive system throughout the plan. The Irrigation Pond is being shown as part of the open space requirements. This pond will have a permanent water level in it for irrigation needs on the site. Due to this permanent water level the pond has not been graded with varying side slopes as they will not be exposed like a normal detention pond that sees water levels rise only after a storm event. The pond has been planted per the landscaping requirements and is still an amenity that is being requested to be included in the open space areas.

UTILITIES

A proposed water main is to be constructed throughout the development. Connections will be made to the 12" existing main that was constructed with Prairie Song (a.k.a. Tacincala) Filing 1 that runs from north to south through the center of the Overland 368 site. Additional connections will be made to the existing water main in WCR 15. A 12" main will also be constructed down SH257 as

Project Narrative

OVERLAND 368 PRELIMINARY MAJOR SUBDIVISION

requested by the Town, however, the proposed development will not connect to this 12" main. When development occurs on the easterly 12-acre parcel, connection would be made to the SH257 main and the proposed mains within Overland 368. Residential services and fire hydrants shall be provided throughout the subdivision as needed.

The proposed wastewater collection system will be gravity driven with 8", 15" and 18" PVC mains constructed throughout the subdivision. This network of 8" lines will connect into the proposed 12" PVC trunk main that will run through the main access road and easterly townhome portion of the development. The 12" main will increase to an 18" main as necessary and be extended northerly along the westerly edge of SH257 for connection to the existing 30" trunk main installed with the Prairie Song development.

A Utility Study has been submitted outlining the sewer capacity and proposed 498 single-family (attached and detached) + 228 multi-family units for a total unit count of 726 units within Overland 368.

STORMWATER:

Storm runoff will be collected with onsite storm sewer systems that will convey runoff to offline water quality and/or detention ponds within the Overland 368 site. A major drainage channel will be designed to capture offsite flows at the northern boundary of the Overland 368 site and convey those flows through the site in the southeast direction along the southerly boundary of the proposed development. A level spreader will be provided at the south termination point of the channel to duplicate existing conditions as much as possible and a detention facility on the southeast side of the Overland 368 site will detain up to 100-year site runoff and release it offsite at maximum 10-year historic rate per the Town of Windsor requirement. (The Town of Windsor may have the offsite portion of the Town's master drainage channel designed to allow completion of the channel improvements to the Greeley No. 2 Canal)

IRRIGATION:

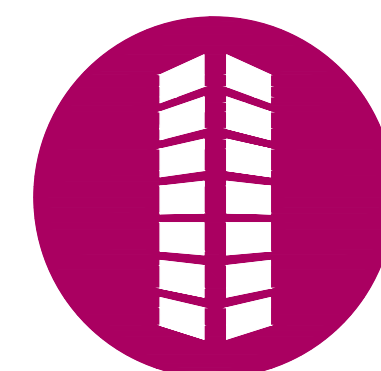
The Overland 368 Property non-potable water demands will be serviced by two non-potable water supplies. The far eastern portion of the property will be supplied by the Brunner Well which is included in the Cache La Poudre Augmentation Plan. The balance of the property west of the area irrigated by the Brunner Well will be irrigated using surface water supplies from shares in the Lake Canal, Lake Canal Reservoir Company and Cache La Poudre Reservoir Company. These surface water supplies will be delivered to an on-site non-potable pond with a non-potable pump station then delivering pressurized water to the distribution system for non-potable irrigation at the site. It is the intent that all irrigation demands at the site will be met with these non-potable water sources.

WATER DEDICATION:

Water dedication will be lot by lot as it is anticipated that builders will pay the cash in lieu at time of building permit.

Galloway
5235 Ronald Reagan Blvd., Suite 200
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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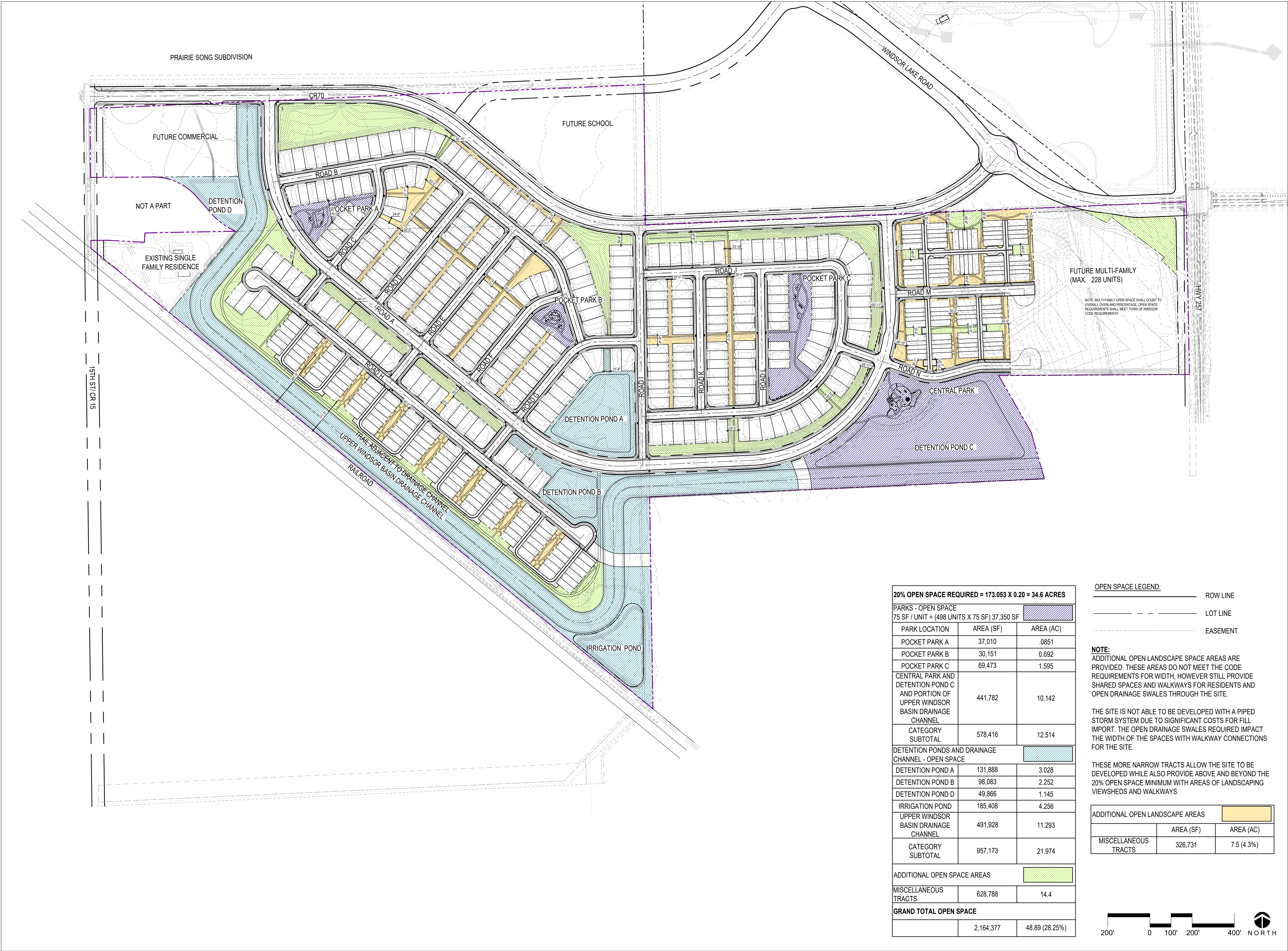


OVERLAND 368 SUBDIVISION

PORTIONS OF SECTIONS 8 AND 17,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF
COLORADO

[illegible]

Project No:	PDM0000.1C
Drawn By:	AN
Checked By:	CJC
Date:	11/11/2024



REV.	COMMENT	DATE



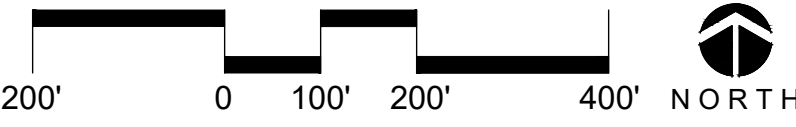
LAND USE INFORMATION		
ZONING: RMU-2		
PLATTED AREA: 173.053 AC		
AREA FOR CALCULATING DENSITY/SEWER: 177.8 AC		
SETBACKS: REFER TO LOT TYPICAL DIAGRAMS ON SHEET LS001		
GROSS DENSITY: 4 DU/AC		
RESIDENTIAL LOTS		
TYPE	SIZE / AREA (SF)	QUANTITY OF DWELLING UNITS
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	42' X 100' (4,200 SF)	176 ■
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	52' X 110' (5,720 SF)	136 ▲
SINGLE-FAMILY ATTACHED - DUPLEX (ALLEY ACCESS)	32' X 85' (2,720 SF / UNIT)	96 ◆
SINGLE-FAMILY ATTACHED - TOWNHOME (ALLEY ACCESS) - SEE SITE PLAN SUBMITTAL	25' X 95' & 30' X 95' (2,375 & 2,850 SF / UNIT)	90 ●
EXISTING SINGLE-FAMILY DETACHED ON CR 15	129,879 SF	1
MULTI-FAMILY (FUTURE PHASE)	522,848 SF	227
CATEGORY SUBTOTAL		726
OTHER		
CATEGORY	AREA (SF)	AREA (AC)
COMMERCIAL LOT	217,800	5.0
PARKS AND OPEN SPACE (REFER TO OS100 FOR MORE INFORMATION)	2,164,377	48.89
RIGHT-OF-WAY	1,514,706	34.773

SITE LEGEND:

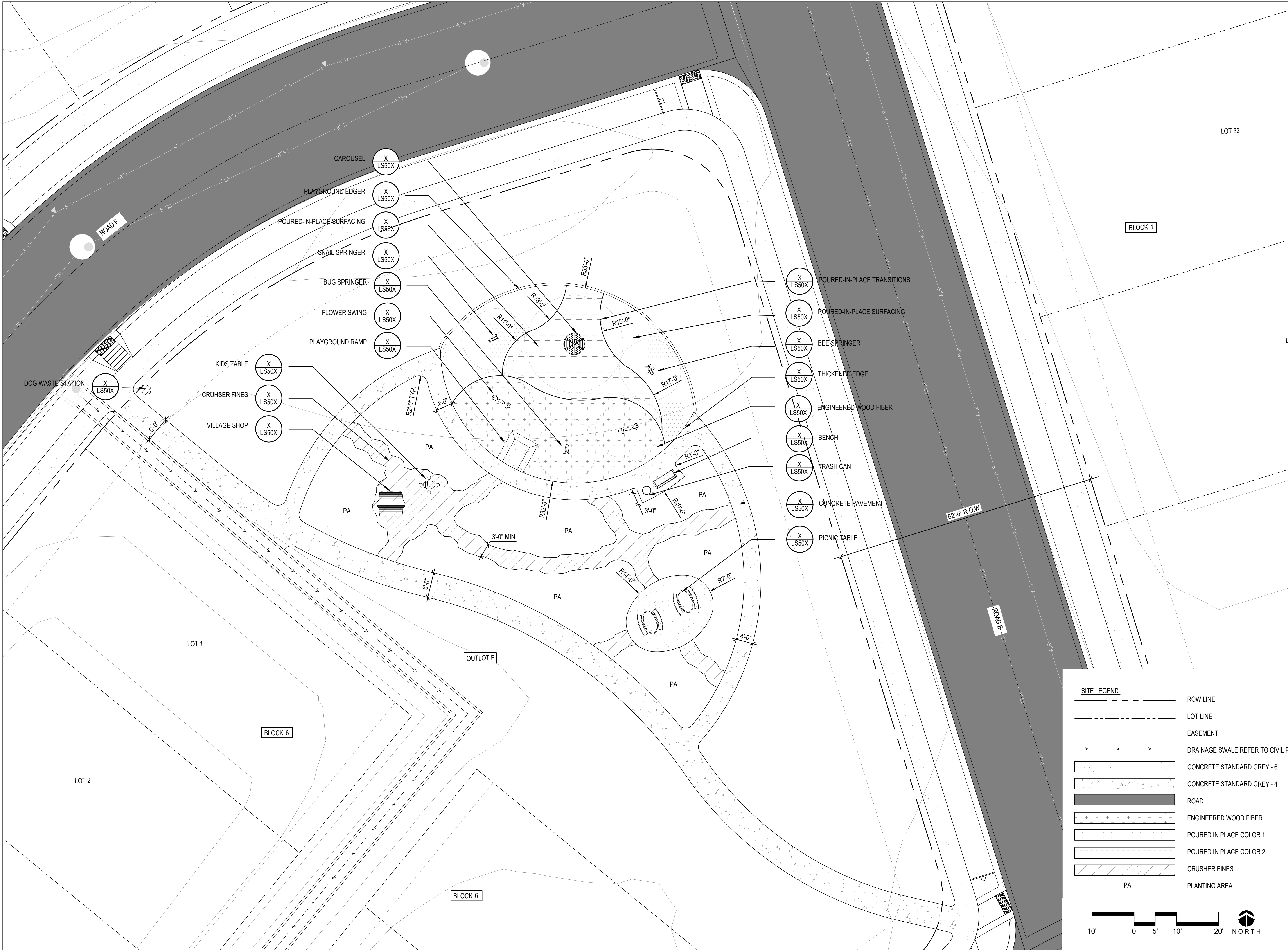
ROW LINE

EASEMENT

ROAD

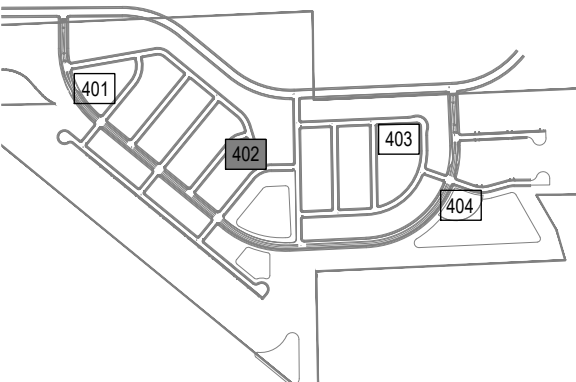


REV.	COMMENT	DATE



REV.	COMMENT	DATE

KEY MAP



Date: 03.03.2025

Drawn By: IJ

Checked By: SL

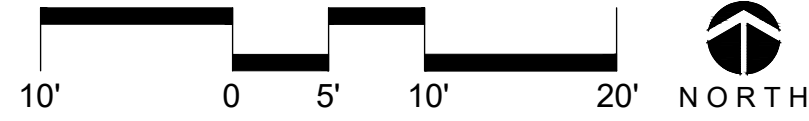
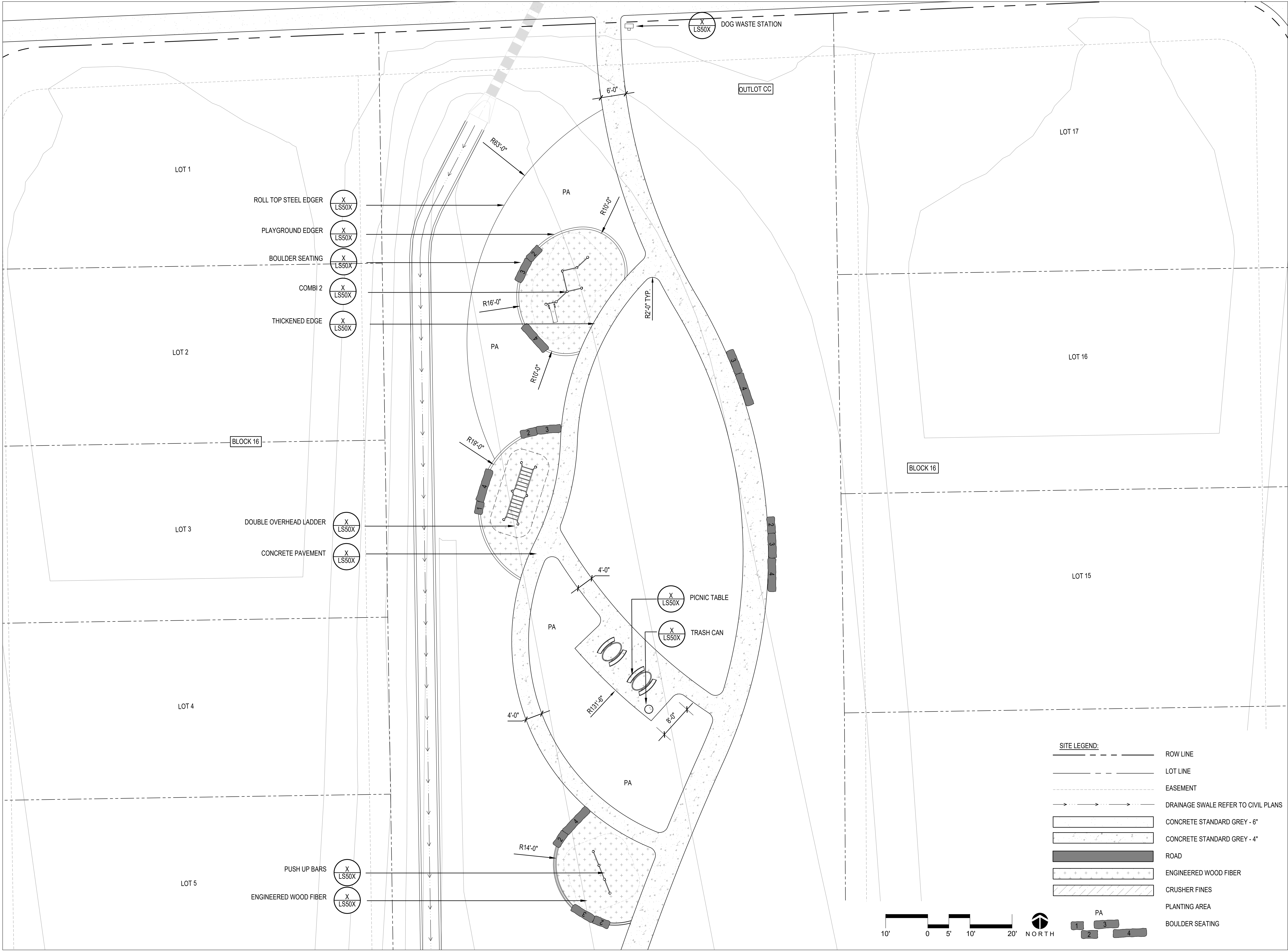
Sheet Name

SITE ENLARGEMENT
POCKET PARK: B

Sheet

LS402

Sheet 147 of 173

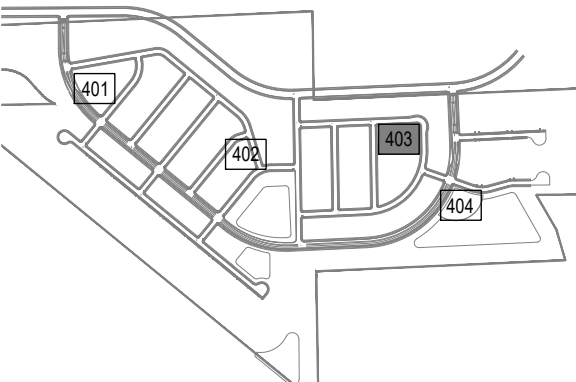


SITE LEGEND:	
	ROW LINE
	LOT LINE
	EASEMENT
	DRAINAGE SWALE REFER TO CIVIL PLANS
	CONCRETE STANDARD GREY - 6"
	CONCRETE STANDARD GREY - 4"
	ROAD
	ENGINEERED WOOD FIBER
	CRUSHER FINES
	PLANTING AREA
	BOULDER SEATING



REV.	COMMENT	DATE

KEY MAP

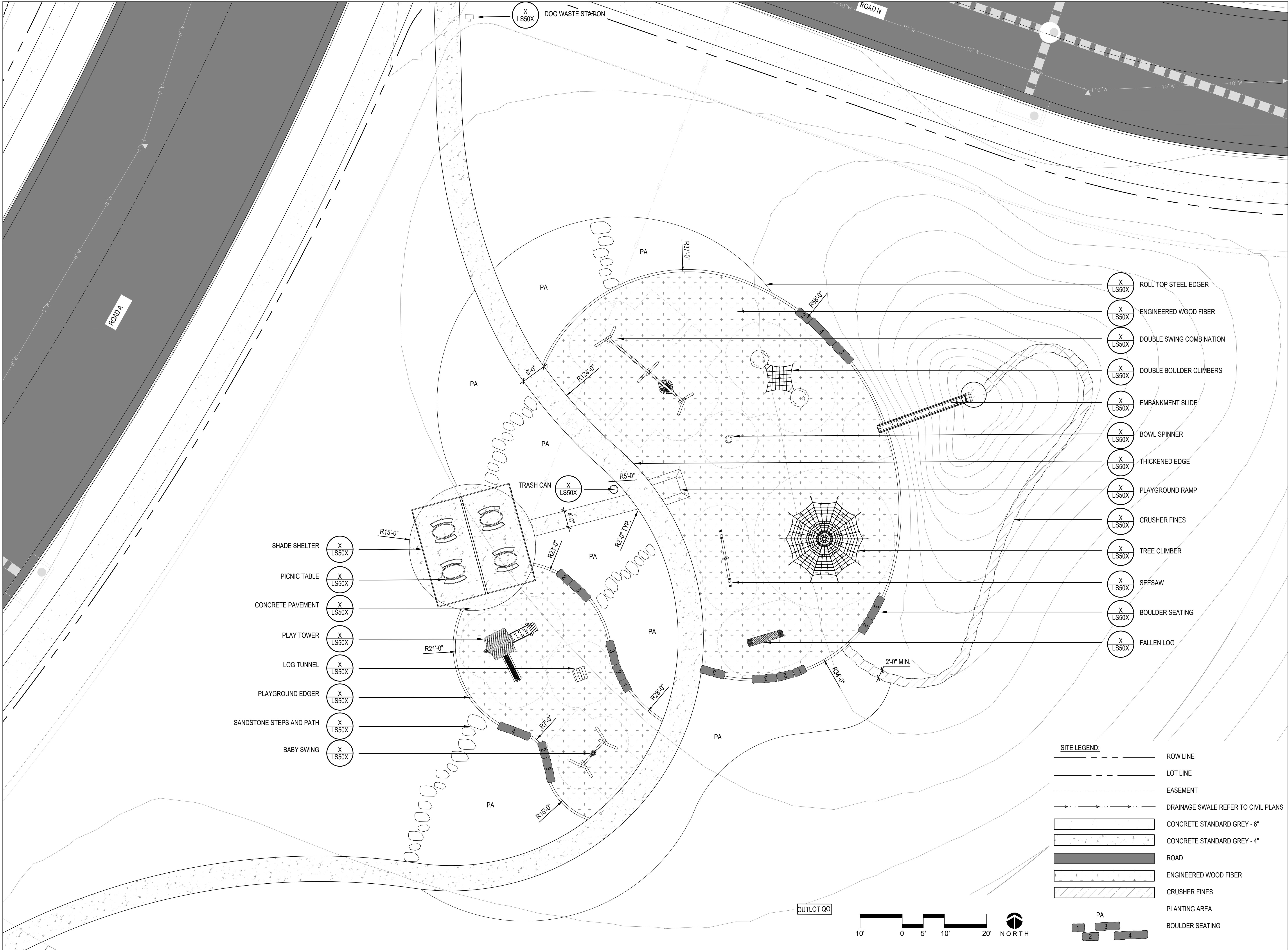


Date: 03.03.2025
Drawn By: IJ
Checked By: SL

Sheet Name
SITE ENLARGEMENT
POCKET PARK: C

Sheet

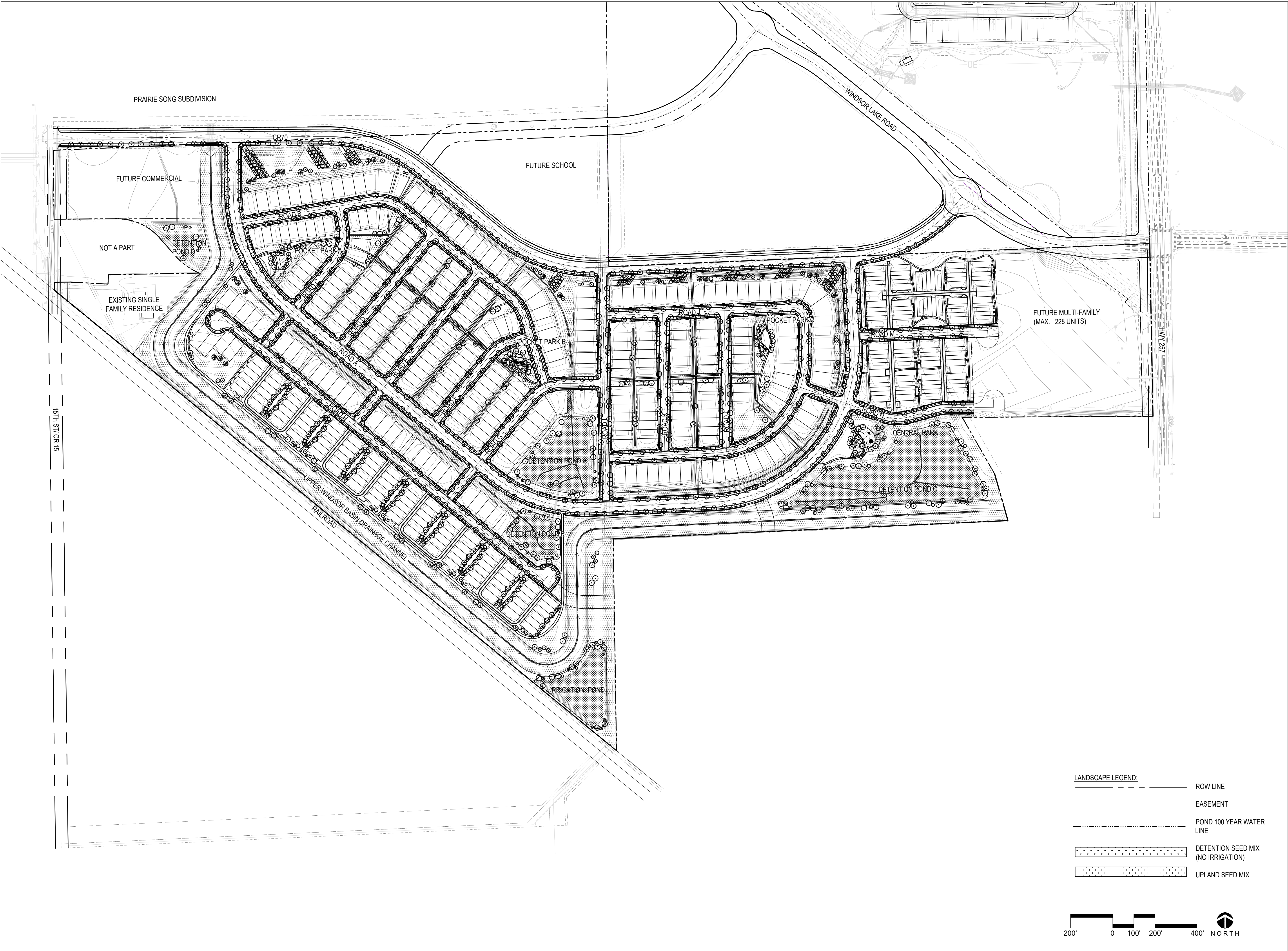
LS403



REV.	COMMENT	DATE

KEY MAP





OVERLAND
Windsor, Colorado
PRELIMINARY MAJOR SUBDIVISION



REV.	COMMENT	DATE

Date: 03.03.2025
Drawn By: U
Checked By: SL

Sheet Name
LANDSCAPE PLAN

Sheet

LP100
Sheet 157 of 173

Bonnie Niziolek

From: Michael McCullar <michael.mccullar@weldre4.org>
Sent: Wednesday, December 11, 2024 3:47 PM
To: Bonnie Niziolek
Subject: Re: Windsor - Overland 368 project

Sounds great, thanks for the update! I will take a look.

Michael McCullar | Chief Operating Officer

Weld RE-4 School District Operations
970-686-8000

On Wed, Dec 11, 2024 at 1:55 PM Bonnie Niziolek <bonnie@peakdevgrp.com> wrote:

Hi Michael,

Wanted to let you know we've continued through the Town process on this project. Our rezoning submittal and master plan are expected to go to hearing early next year and we've submitted a preliminary plat submittal (attached), which shows the school site in the same location we previously discussed.

Let us know if you have any questions. Thanks!

BONNIE NIZIOLEK



1480 Humboldt Street, Denver, CO 80218

P 303.378.6577 | PeakDevGrp.com

From: Michael McCullar <michael.mccullar@weldre4.org>

Sent: Friday, August 16, 2024 1:17 PM

To: Bonnie Niziolek <bonnie@peakdevgrp.com>

Cc: Chad Ellington <chad@peakdevgrp.com>

Subject: Re: Windsor - Overland 368 project

Bonnie

Calcs look correct and I would be fine working with you all through this moving forward.

Michael McCullar | Chief Operating Officer

[Weld RE-4 School District](#) *Operations*
970-686-8000

On Wed, Jul 24, 2024 at 11:44 AM Bonnie Niziolek <bonnie@peakdevgrp.com> wrote:

Hi Michael!

Wanted to follow up on this. Let us know if it would be helpful to talk through this on a call.

Thanks!

BONNIE NIZIOLEK



1480 Humboldt Street, Denver, CO 80218

P 303.378.6577 | PeakDevGrp.com

From: Bonnie Niziolek
Sent: Wednesday, July 10, 2024 6:09 PM
To: Michael McCullar <michael.mccullar@weldre4.org>
Cc: Chad Ellington <chad@peakdevgrp.com>
Subject: RE: Windsor - Overland 368 project

Hi Michael,

Thanks again for your time this Spring reviewing the school land dedication requirements for the Overland community along with the District's plan for school in the area.

Since we met, we've worked through our master site plan and located Overland's portion of the school site along WCR 70 adjacent to the planned school site for Prairie Song. In the attached plan we're showing approximately 8.5-9.3 acres of dedication (we're still working through some site plan details to get to that final number) in addition to the Prairie Song's 10 acres. This provides you with more than 18 acres overall, in excess of the 10 acre minimum/13 acre preferred area we had discussed.

As we start moving toward formal plan submittals to the Town in the next couple weeks we wanted to work with you to get this location finalized and confirm our dedication calcs are correct. We're showing approximately 7.3 acres are required with approximately 8.5+ provided.

	Unit Count	AC per Unit	AC	Provided
SFD (40x100 front)	176	0.01869	3.28944	
SFD (50x110 front)	141	0.01869	2.63529	
SFA (duplex)	96	0.00780	0.7488	
SFA (townhomes)	89	0.00780	0.6942	
Total	502		7.36773	~8.5 - 9.3 ac

Let us know if you need any additional information to review and we're happy to get on a call to talk through this if that's helpful.

Thanks again for all you help!

BONNIE NIZIOLEK



1480 Humboldt Street, Denver, CO 80218

P 303.378.6577 | PeakDevGrp.com

From: Michael McCullar <michael.mccullar@weldre4.org>

Sent: Thursday, May 23, 2024 2:26 PM

To: Bonnie Niziolek <bonnie@peakdevgrp.com>

Subject: Re: Windsor - Overland 368 project

Bonnie,

Yes the example you provided matches our calculation methodology.

Michael McCullar, Chief Operating Officer

Weld RE4 School District

1020 Main Street

Windsor, CO 80550

970-686-8015

www.weldre4.org

On Wed, May 15, 2024 at 3:22 PM Bonnie Niziolek <bonnie@peakdevgrp.com> wrote:

Hi Mike,

Thanks again for your time this afternoon. Wanted to confirm we're doing our math right on this school dedication since there are a lot of additional numbers on this table.

We have a mix of single family detached and single family attached homes. Using the table below, it looks like we can just take our unit count times the acres per unit (depending on the product type) for a total land area requirement. And then take the cash-in-lieu number times our unit count for the cash-in-lieu equivalent, which is roughly the same as our acreage requirement times the development land value of \$156,000.

An example:

$177 \text{ SFD units} \times .01869 = 3.31 \text{ ac}$

$\text{Cash-in-lieu equivalent} = 177 \text{ SFD units} \times 2916 = 516,132$ (roughly the same as $3.31 \times 156,000 = 516,360$)

(and then the same for the SFA units)

Thanks!

Exhibit B: Methodology for Calculating Land Dedication and In-lieu Payments

	Student Yield	Site Requirement Acres	Capacity	Acres Per Student	Acres Per Unit	Land Value	Cash In Lieu
Single Family - d							
Elementary	0.330	10	600	0.017	0.00550	\$156,000	\$858
Middle School	0.160	25	900	0.028	0.00444	\$156,000	\$693
High School	0.210	50	1200	0.042	0.00875	\$156,000	\$1,365
Total	0.700	85		0.086	0.01869		\$2,916
Single Family - a							
Elementary	0.150	10	600	0.017	0.00250	\$156,000	\$390
Middle School	0.070	25	900	0.028	0.00194	\$156,000	\$303
High School	0.080	50	1200	0.042	0.00333	\$156,000	\$520
Total	0.300	85		0.086	0.00778		\$1,213
Multi-Family							
Elementary	0.210	10	600	0.017	0.00350	\$156,000	\$546
Middle School	0.100	25	900	0.028	0.00278	\$156,000	\$433
High School	0.050	50	1200	0.042	0.00208	\$156,000	\$325
Total	0.360	85		0.086	0.00836		\$1,304
Mobile Homes							
Elementary	0.289	10	600	0.017	0.00482	\$156,000	\$751
Middle School	0.146	25	900	0.028	0.00406	\$156,000	\$633
High School	0.165	50	1200	0.042	0.00688	\$156,000	\$1,073
Total	0.600	85		0.086	0.01575	\$2,457	



1480 Humboldt Street, Denver, CO 80218

P 303.378.6577 | PeakDevGrp.com

From: Michael McCullar <michael.mccullar@weldre4.org>

Sent: Tuesday, May 7, 2024 8:31 AM

To: Bonnie Niziolek <bonnie@peakdevgrp.com>

Subject: Re: Windsor - Overland 368 project

I am available 5/15 from 1-3, 5/20 from 11-1 or 2-4. Let me know if any of those slots work for you.

Michael McCullar, Chief Operating Officer

Weld RE4 School District

1020 Main Street

Windsor, CO 80550

970-686-8015

www.weldre4.org

On Mon, May 6, 2024 at 10:56 AM Bonnie Niziolek <bonnie@peakdevgrp.com> wrote:

Hi Michael,

Thanks for this update! Do you have time for a zoom call in the next week or so to discuss this site?

Let me know a couple days/times that work for you.

Thanks!

BONNIE NIZIOLEK



1480 Humboldt Street, Denver, CO 80218

P 303.378.6577 | PeakDevGrp.com

From: Chad Ellington <chad@peakdevgrp.com>

Sent: Tuesday, April 30, 2024 9:57 AM

To: Bonnie Niziolek <bonnie@peakdevgrp.com>; Sam Sharp <Sam@peakdevgrp.com>
Subject: FW: Windsor - Overland 368 project

From: Michael McCullar <michael.mccullar@weldre4.org>
Sent: Tuesday, April 30, 2024 8:44 AM
To: Chad Ellington <chad@peakdevgrp.com>
Subject: Re: Windsor - Overland 368 project

Chad

Thanks for reaching out. As for the middle school, we will be opening in August of 2025.

The site that had been previously negotiated will still be needed for an elementary school due to the planned residential growth. We would be happy to sit and discuss a revised location if that is of interest to you.

Look forward to working with you and please do not hesitate to reach out with any other questions.

Best Regards

Michael McCullar, Chief Operating Officer

Weld RE4 School District

1020 Main Street

Windsor, CO 80550

970-686-8015

www.weldre4.org

On Mon, Apr 22, 2024 at 10:06 AM Chad Ellington <chad@peakdevgrp.com> wrote:

Greetings Michael.

We are a master-plan developer and have recently re-started the community planning effort for a new community in Windsor that has been referred to as Overland 368, immediately south of the Prairie Song development, just north of Windsor High School.

Looking through your long-range planning documents it appears like some progress is being made on the new middle school just west of WCR 15. Curious on the latest timing of that effort.

A previous developer had spent a couple years working on planning the community but has since dropped their contract to purchase the property.

We now have the property under contract and are working on a new community plan (first draft attached) for Overland 368.

Inquiring today about the likely need (or possible lack of need and preference for cash-in-lieu) for the school site dedication land that was previously shown in older planning efforts (+/-13.4ac) on the north side of our community and the south of Prairie Song.

Happy to set up a call to discuss further at your convenience.

Thank you!

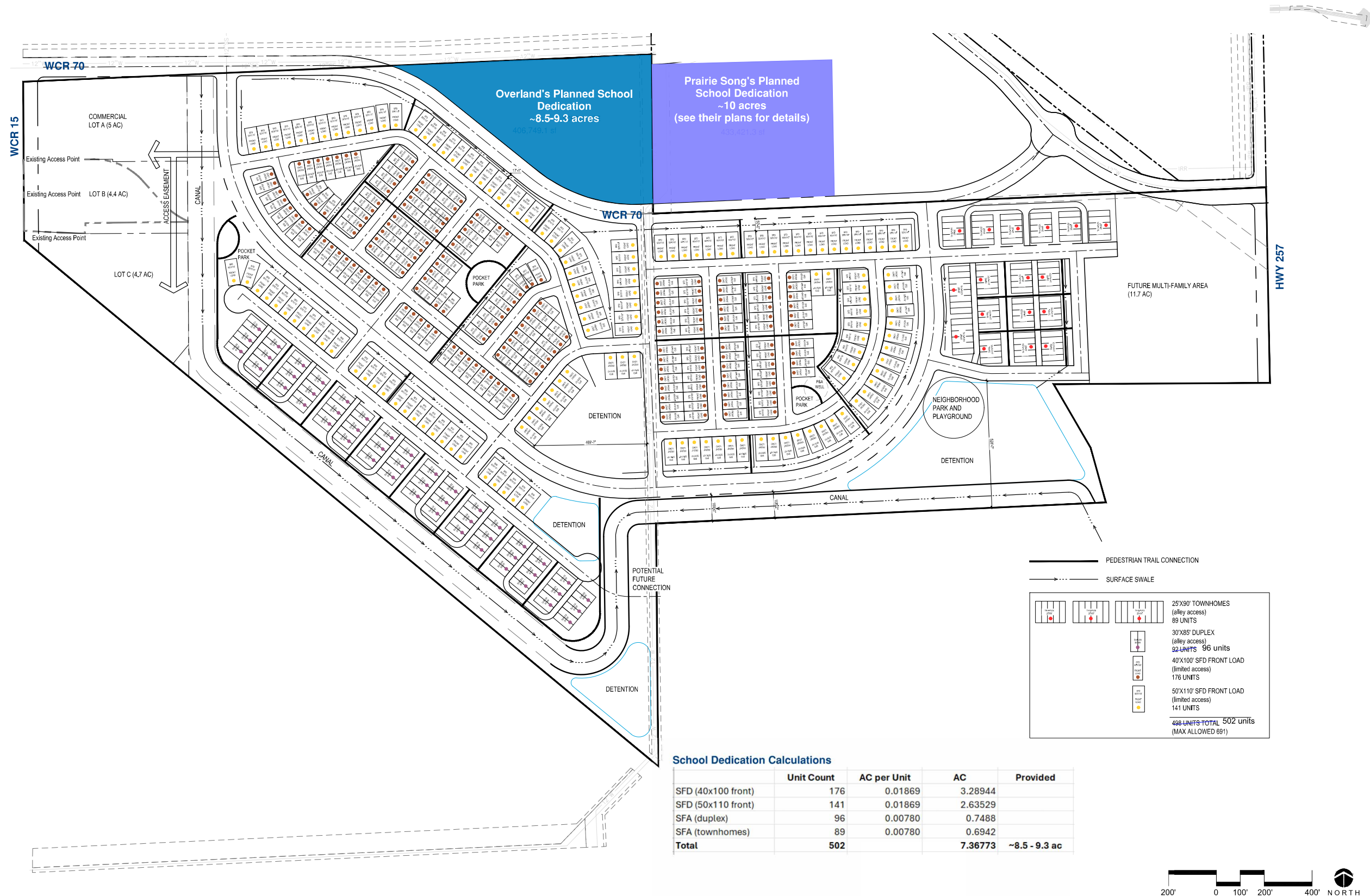
-Chad

CHADELLINGTON



1480 Humboldt Street, Denver, CO 80218

P 303.503.1016 | PeakDevGrp.com



REV.	COMMENT	DATE

NOT FOR
CONSTRUCTION

Date: 06.12.2024
Drawn By: SL
Checked By: CR

Sheet Name
CONCEPTUAL
MASTER PLAN

Sheet
LS100



Preliminary Major Subdivision Overland 368

Sandra Mezzetti, Senior Planner

Planning Commission, April 16, 2025



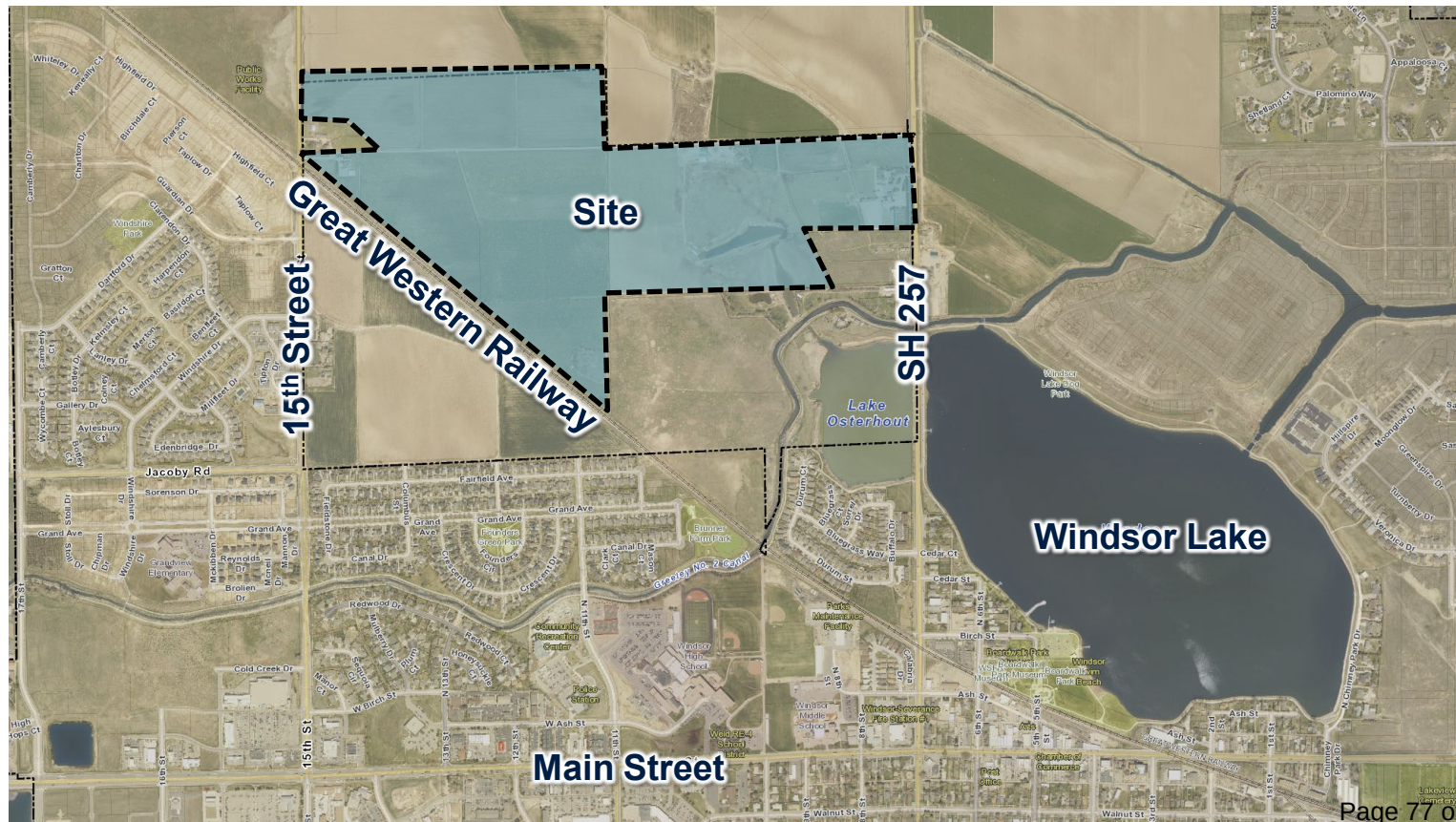
Preliminary Major Subdivision

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

Applicability:

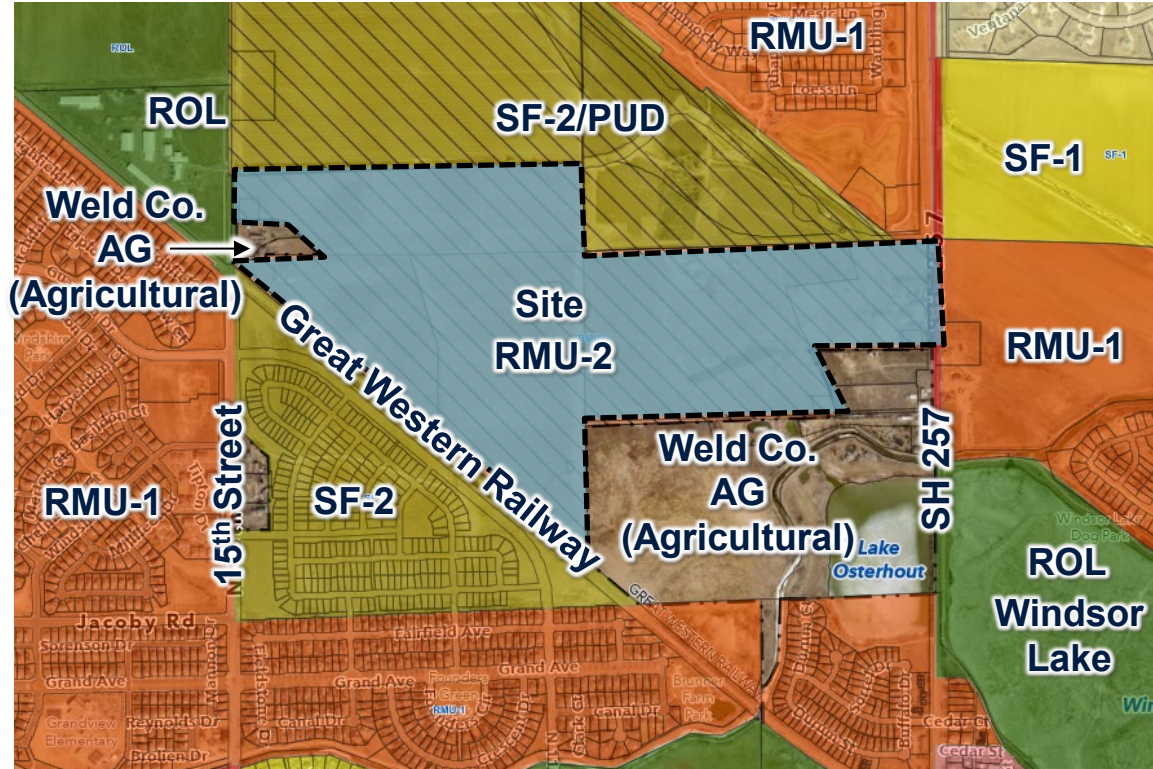
Subdivision plat applications are required to establish or alter the legal boundaries of property and to account for public facilities and services.

Site Vicinity Map



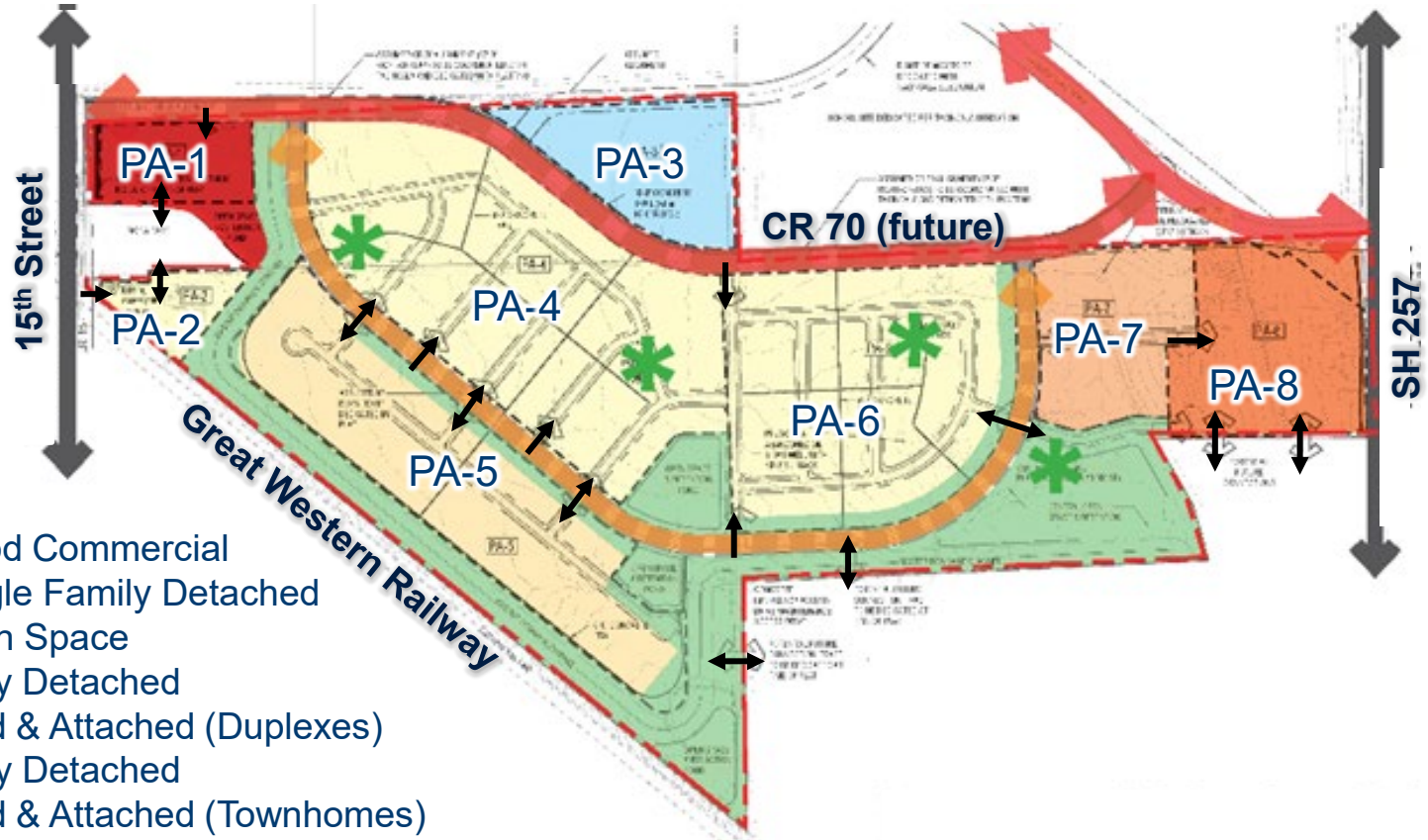


Zoning Map





2025 Master Plan



Planning Areas

PA-1: Neighborhood Commercial

PA-2: Existing Single Family Detached

PA-3: School, Open Space

PA-4: Single Family Detached

PA-5: SF Detached & Attached (Duplexes)

PA-6: Single Family Detached

PA-7: SF Detached & Attached (Townhomes)

PA-8: Multi Family (Apartments)





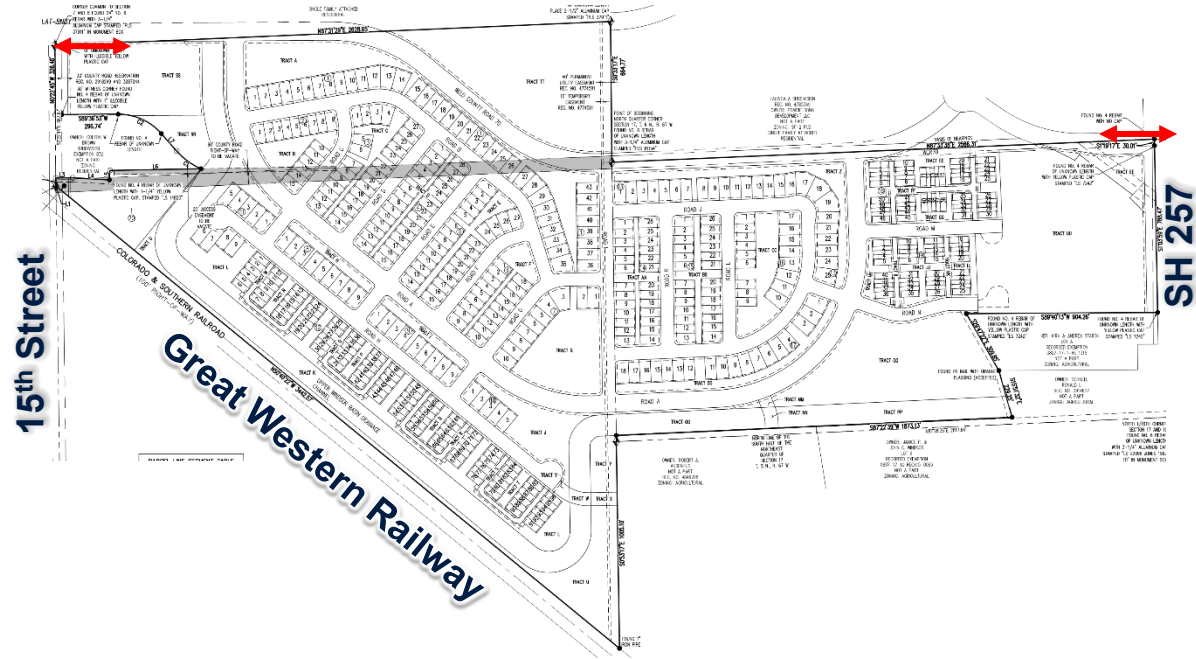
Subdivision Review Criteria

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

Plat

Plat characteristics:

- ~ 173 acres total
- ~ 20 acres – internal roadways
- ~ 49 acres – landscape/open space/parks/buffer
- 498 lots (varying lot sizes and styles:
 - Single-Family Detached – front load
 - Single-Family Attached (duplexes) - alley load
 - Townhomes – alley load
- Primary access 15th Street and SH 257
- Four parks

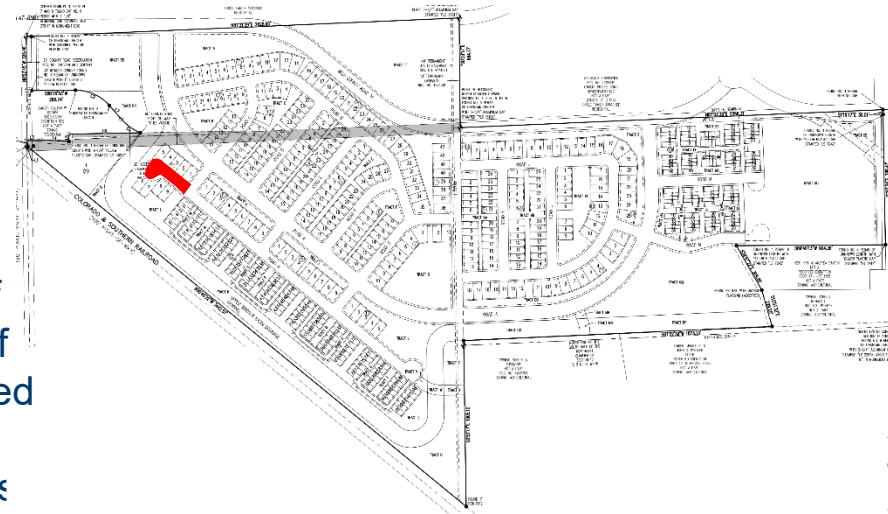


Illustrative Plan



Exceptions to connectivity and Cul-de-sac Standards

1. To preserve or minimize impact to unique physical conditions such as topography or natural resources.
2. When compliance is impractical due to buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels
3. When compliance is impractical due to conflicting existing or planned street alignment or layout
4. When necessary to avoid creating inefficient use of land, such as when needed to avoid creating lots of a size or layout that cannot reasonably be developed
5. When necessary to avoid creating inefficient street layouts, including but not limited to block lengths less than four hundred (400) feet
6. When necessary to accommodate unique land uses which require a campus layout without through traffic.





Comprehensive Plan Conformance

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

Chapter 5 – Growth & Regional Collaboration

Goal 1: *Manage new development to be fiscally responsible and environmentally sensitive.*

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

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

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

Policy 2: *Continue coordinating the creation and expansion of schools, libraries, and other community resources with projected population growth and new private development.*



Comprehensive Plan Conformance

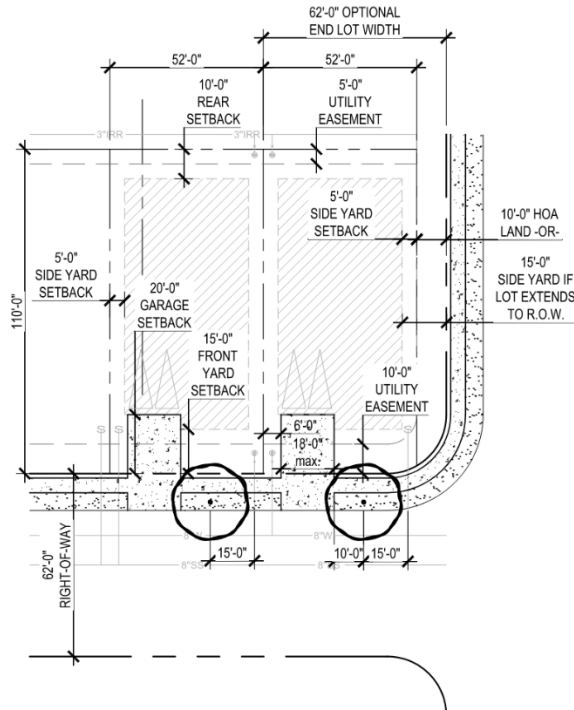
Chapter 5 – Housing & Neighborhoods

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

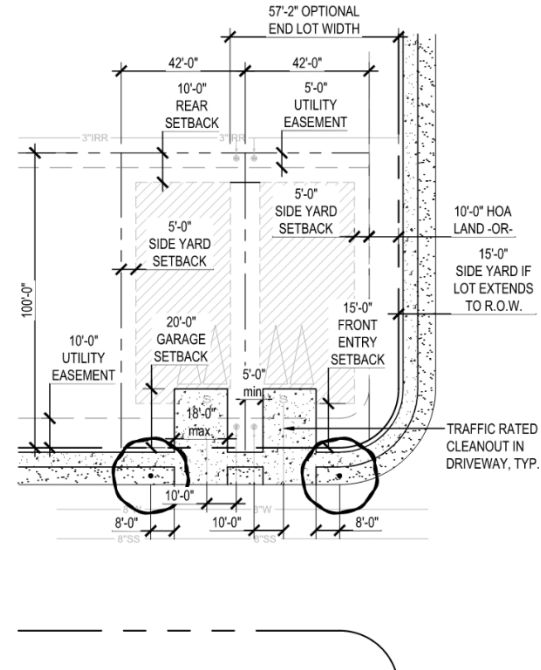
Policy 1: *Allow a diversity of housing types, sizes, and densities within all neighborhoods, such as duplexes, townhomes, accessory dwelling units, co-housing, cottage communities, and other types as appropriate.*



Single-Family Detached Typical Lot Layout

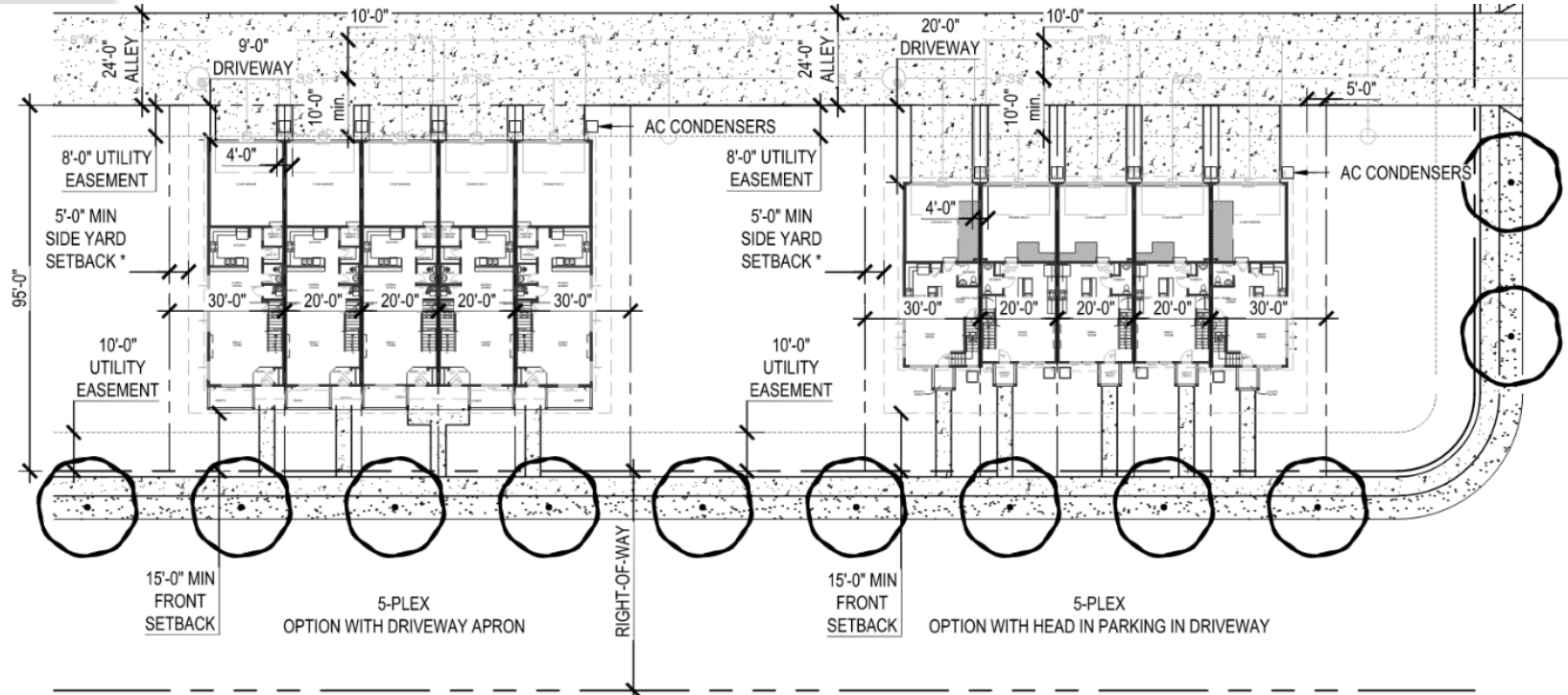


Single Family Detached
52'x110'



Single Family Detached
42'x100'

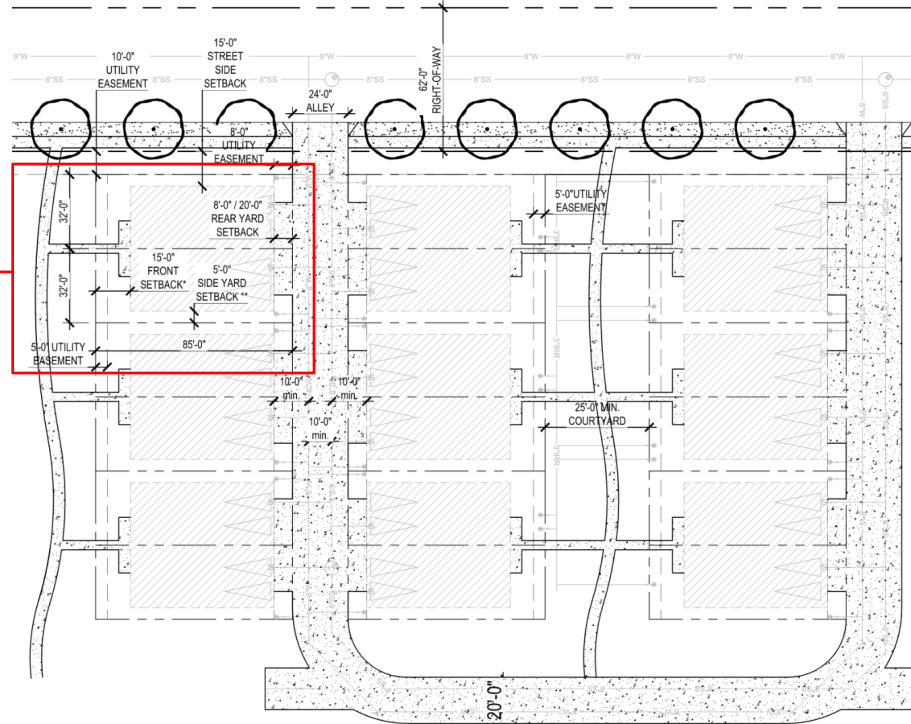
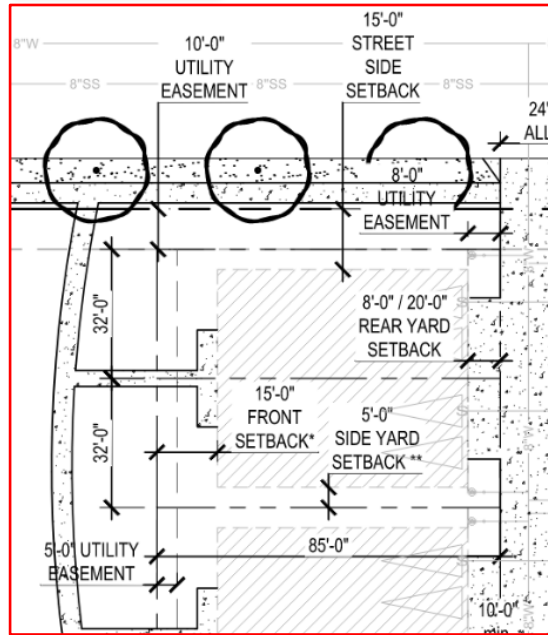
Single-Family Attached - Townhomes Typical Lot Layout



Lot sizes - 30'x95' & 20'x95'
Rear/Alley Access



Single-Family Attached – Side-by-Side Duplexes Typical Lot Layout



Lot size - 32'x85')
Rear/Alley Access

Comprehensive Plan Conformance

Chapter 5 – Housing & Neighborhoods

Goal 1

Policy 2: *Support higher-density residential development near downtown, commercial centers, and mixed-use areas.*





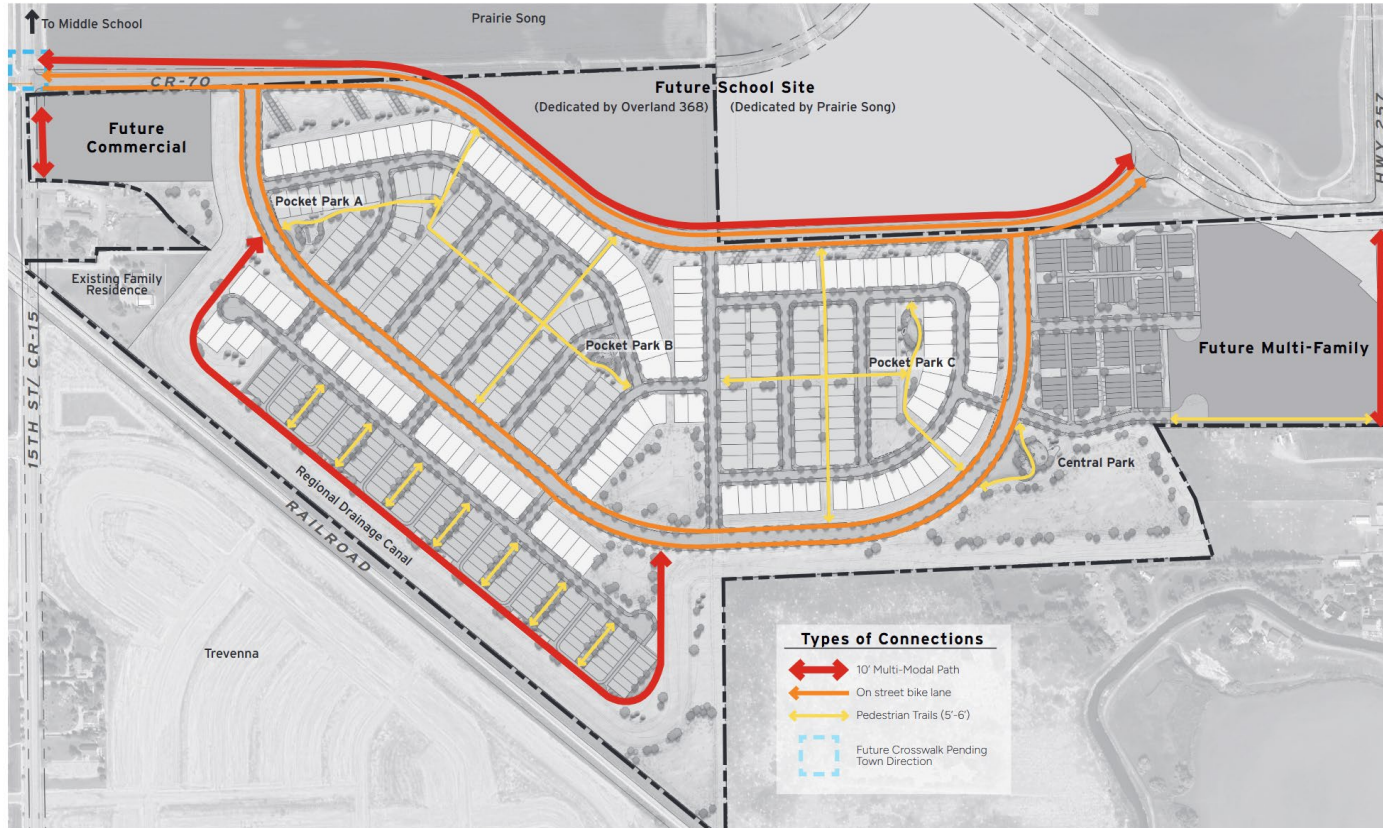
Comprehensive Plan Conformance

Chapter 5 – Transportation & Mobility

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

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

Trail and Bike Connectivity





Comprehensive Plan Conformance

Chapter 5 – Parks, Recreation, Open Space & Trails

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

Policy 3: *Continue to enhance regional trail connectivity through Windsor and to adjacent communities.*

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

Subdivision– Amenities

- 3 Pocket parks ★
- Shelters, tables, seating
- Lawn area for passive and active recreation
- Central park and open space ★
- Trail network
- Detention/master drainage corridor





Strategic Plan Conformance

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

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

- **Fiscal Responsibility** — *Windsor is committed to sound fiscal management and transparency in all decision-making.*
- **Quality of Life** — *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.*



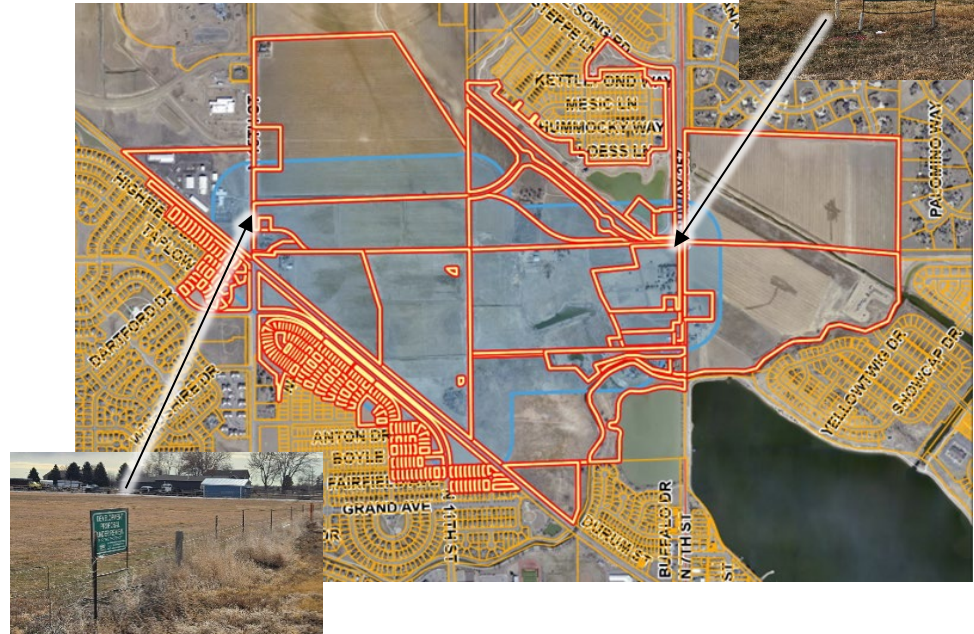
Public Hearing Notification-Mineral Rights Notification

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

- April 02, 2025 – notice sent to property owners within 500 feet
- April 04, 2025 - Sign posted on property
- April 04, 2025– legal ad published in the newspaper
- April 04, 2025, 2025– legal ad posted on the Town’s website

Mineral rights notifications were completed in accordance with the Municipal Code as follows:

- March 12, 2025





Recommendation

Staff recommends that the Planning Commission approve the Overland 368 ***Preliminary Major Subdivision***, subject to any outstanding Planning Commission and staff comments being addressed.



Record

Staff requests that the following be entered into the record:

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

Subdivision Review Criteria

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



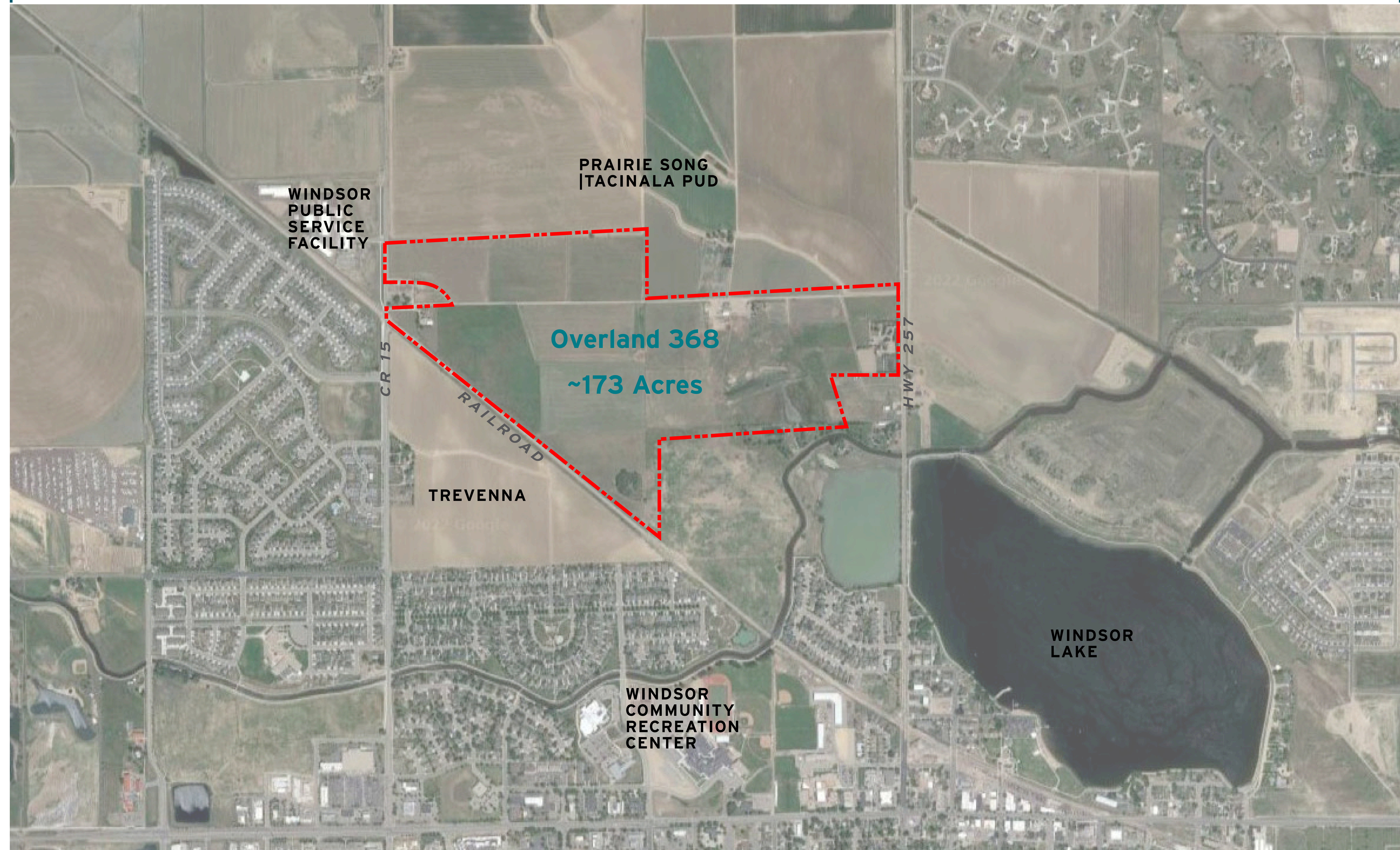
Thank You

Questions

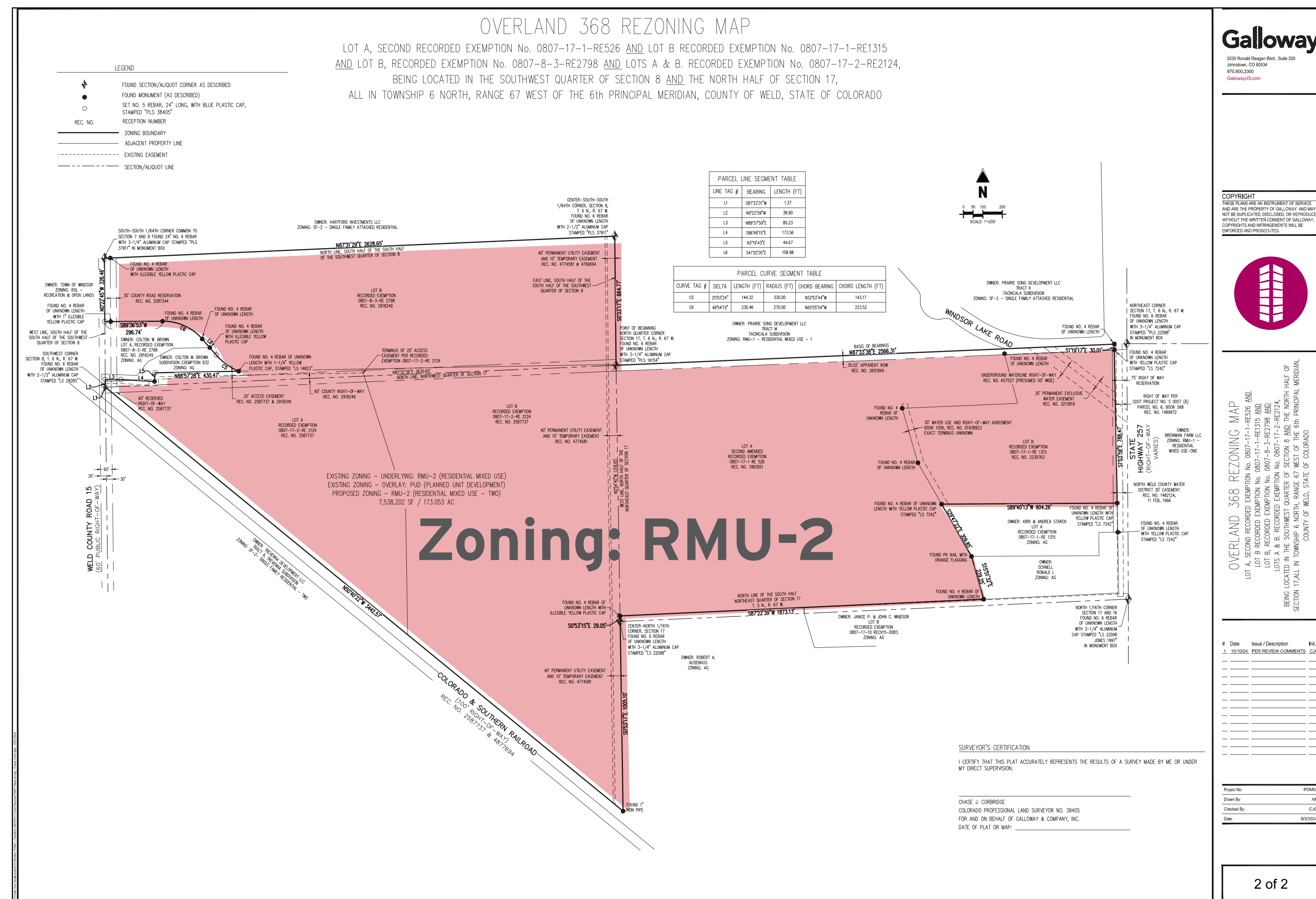
Overland 368

Preliminary Subdivision

Vicinity Map



Zoning and Approved Master Plan



Single-Family Detached

SFA: Duplexes

SFA: Townhomes

Multi-Family

Commercial (5 AC)

School

Central Open Space

CR 15 to Hwy 257 Connection

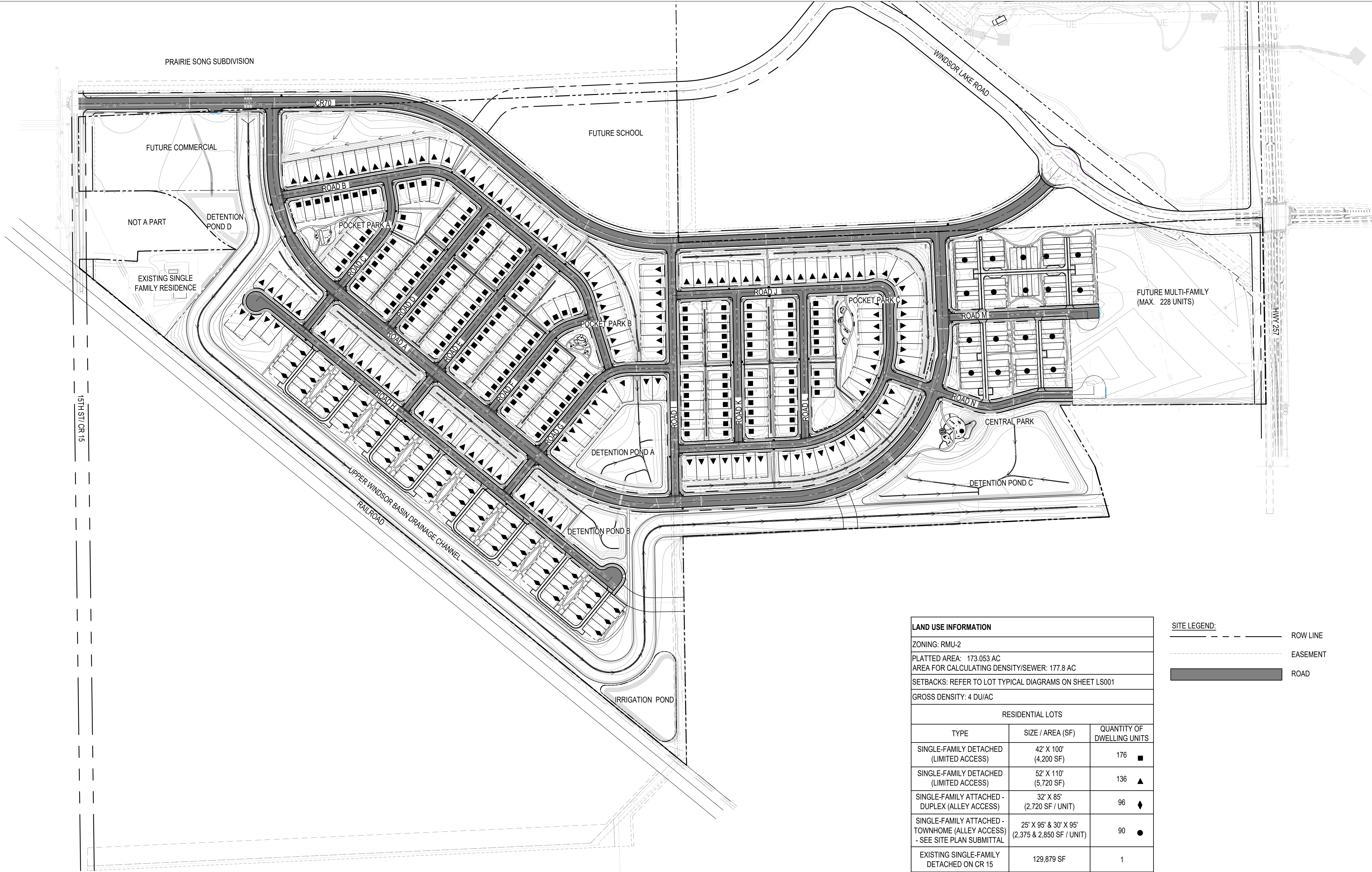
Internal Collector

Park

Preliminary Subdivision Criteria

1. **Complies with the Comprehensive Plan's goals and objectives, Code, Master Plan, and all other applicable adopted plans or policies.**
 - Diversifies housing options
 - Supplies housing options for middle incomes
 - Enhance connectivity between neighborhoods and across Town
2. **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.**
 - Overland will be building part of the Regional Drainage Channel as well as new CR 70 connection
3. **Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and the applicable utility capacity studies.**
 - Density is alignment with Comp Plan, Utility Capacity report has been reviewed and accepted by Town Engineering Staff
4. **Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.**
 - All streets and trails meet plan and design requirements
5. **Provision of utilities to serve the development shall be in accordance with Design criteria and Construction Specifications and any other utility provider requirements.**
 - Utilities designed to meet requirements
6. **The proposal shall demonstrate compatibility with adjacent uses by lot placement and orientation, transitions in density, screening, and/or landscape buffers.**
 - Drainage channel moved to buffer against railroad and create a transition between proposed development and existing single family homes to southeast
 - Highest density Multi-Family closest to Hwy 257

Preliminary Subdivision Plan



LAND USE INFORMATION		
ZONING: RMU-2		
PLATTED AREA: 173.053 AC		
AREA FOR CALCULATING DENSITY/SEWER: 177.8 AC		
SETBACKS: REFER TO LOT TYPICAL DIAGRAMS ON SHEET LS001		
GROSS DENSITY: 4 DU/AC		
RESIDENTIAL LOTS		
TYPE	SIZE / AREA (SF)	QUANTITY OF DWELLING UNITS
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	42' X 100' (4,200 SF)	176 ■
SINGLE-FAMILY DETACHED (LIMITED ACCESS)	52' X 110' (5,720 SF)	136 ▲
SINGLE-FAMILY ATTACHED - DUPLEX (ALLEY ACCESS)	32' X 85' (2,720 SF / UNIT)	96 ◆
SINGLE-FAMILY ATTACHED - TOWNHOME (ALLEY ACCESS) - SEE SITE PLAN SUBMITTAL	25' X 95' & 30' X 95' (2,375 & 2,850 SF / UNIT)	90 ●
EXISTING SINGLE-FAMILY DETACHED ON CR 15	129,879 SF	1
MULTI-FAMILY (FUTURE PHASE)	522,848 SF	227
CATEGORY SUBTOTAL		726
OTHER		
CATEGORY	AREA (SF)	AREA (AC)
COMMERCIAL LOT	217,800	5.0
PARKS AND OPEN SPACE (REFER TO OS100 FOR MORE INFORMATION)	2,164,377	48.89
RIGHT-OF-WAY	1,514,706	34.773

SITE LEGEND:

ROW LINE

EASEMENT

█

ROAD



OVERLAND
Windsor, Colorado
PRELIMINARY MAJOR SUBDIVISION



REV.	COMMENT	DATE

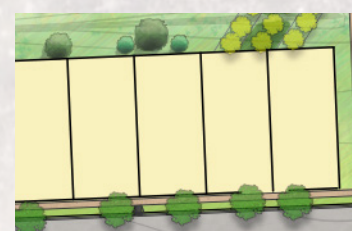
Date: 03.03.2025
Drawn By: LJ
Checked By: SL
Sheet Name
OVERALL SITE PLAN
Sheet

LS100

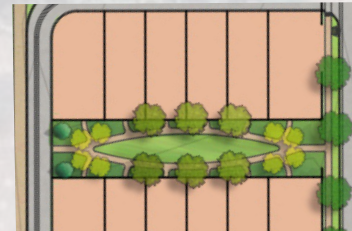
Illustrative Plan



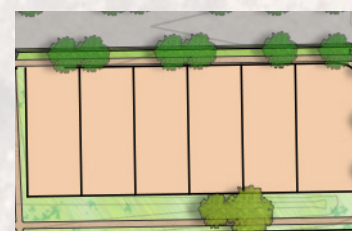
Unit Types



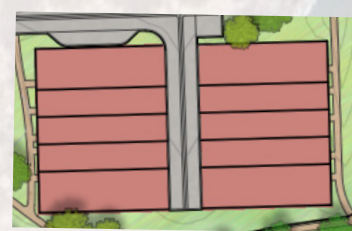
Single Family Detached lot
52' x 110'
Limited access Front load



Duplex
32' x 85'
Rear Alley Load



Single Family Detached lot
42' x 100'
Limited access Front load



Town home
25' x 90' (Interior Lots)
30' x 95' (End Lots)
Rear Alley Load

Product Diversity

Images are conceptual and do not represent actual architectural elevations



**Single-Family Attached - alley load
Townhome
(25' x 95') and (30' x 85')**



**Single-Family Attached - alley load
Duplex
(32' x 85')**

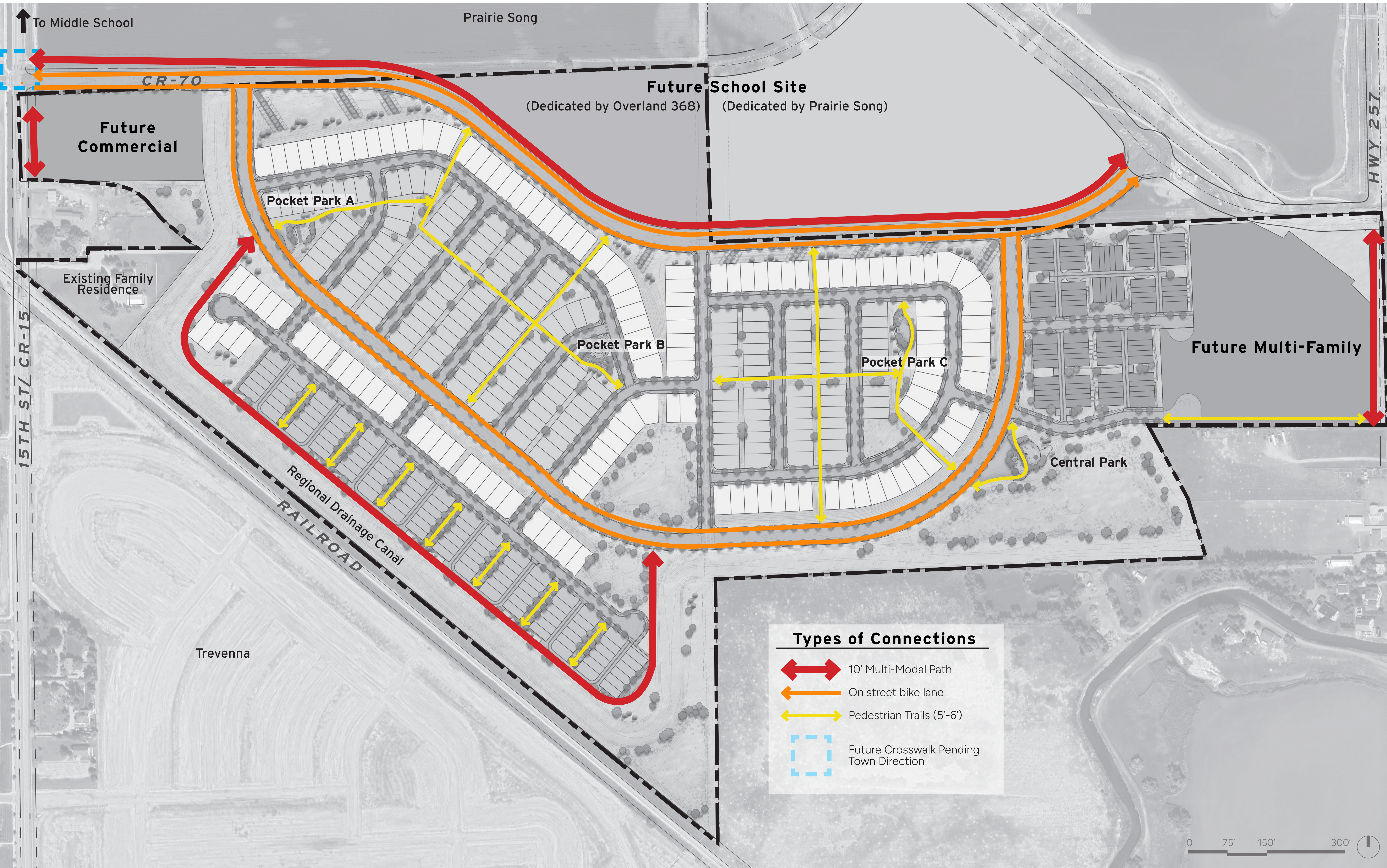


**Single-Family Detached - front load (limited access)
(52' x 110') and (42' X 100')**



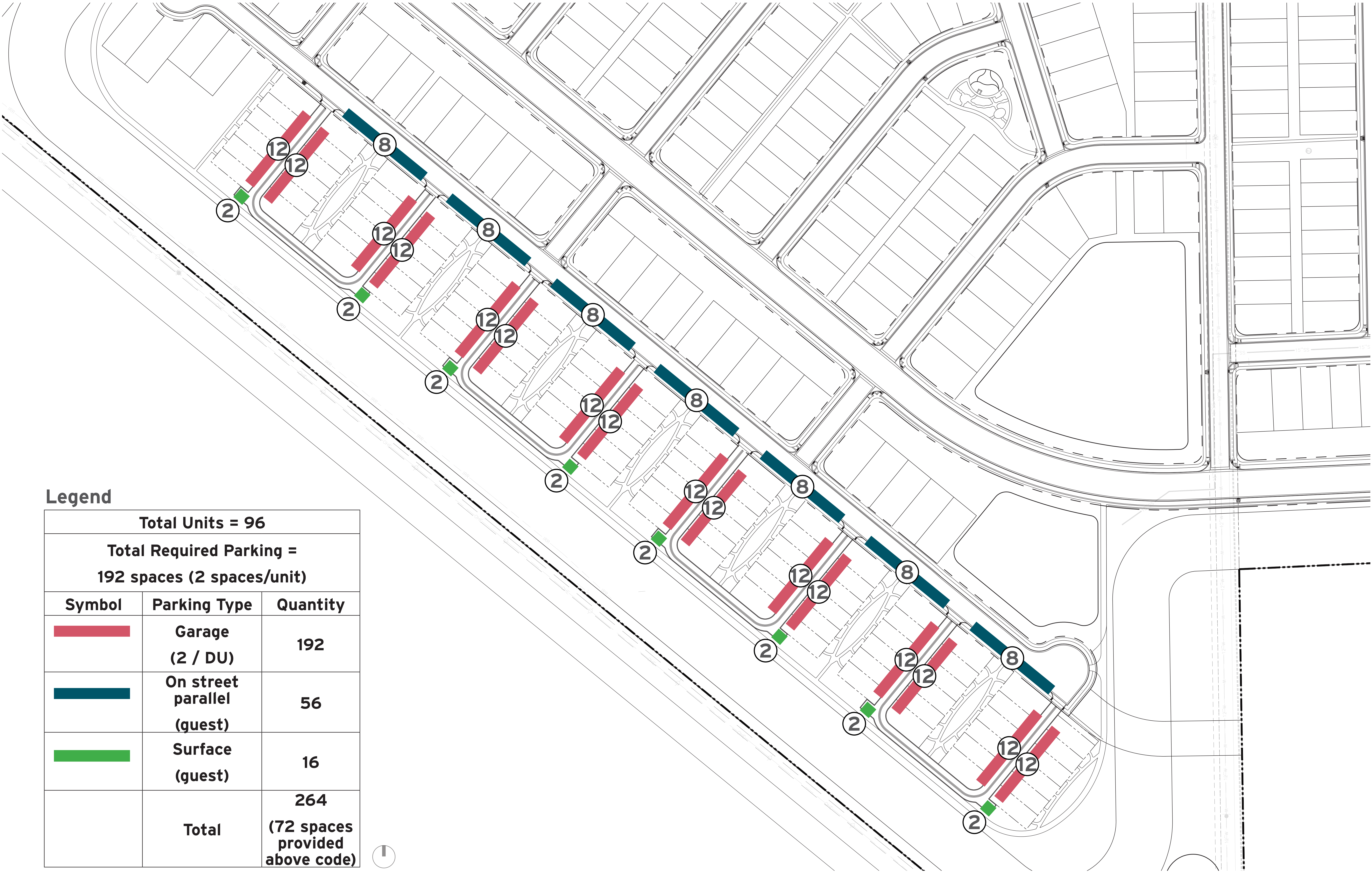
**Multi-family
(Future Development)**

Ultimate Pedestrian and Bike Connections



- **Alley loaded duplexes and townhomes remove garage doors from street frontage**
- **Pedestrian connection from front entry to street sidewalk on all alley load products (Duplexes and Townhomes)**
- **Detached sidewalks with tree lawns throughout site**
- **Front porches and shared courtyards for all duplexes and townhomes**
- **Garages set back from porch or living space on front load homes**
- **Over 1.5 miles of off-street pedestrian walkways**

Duplex Parking



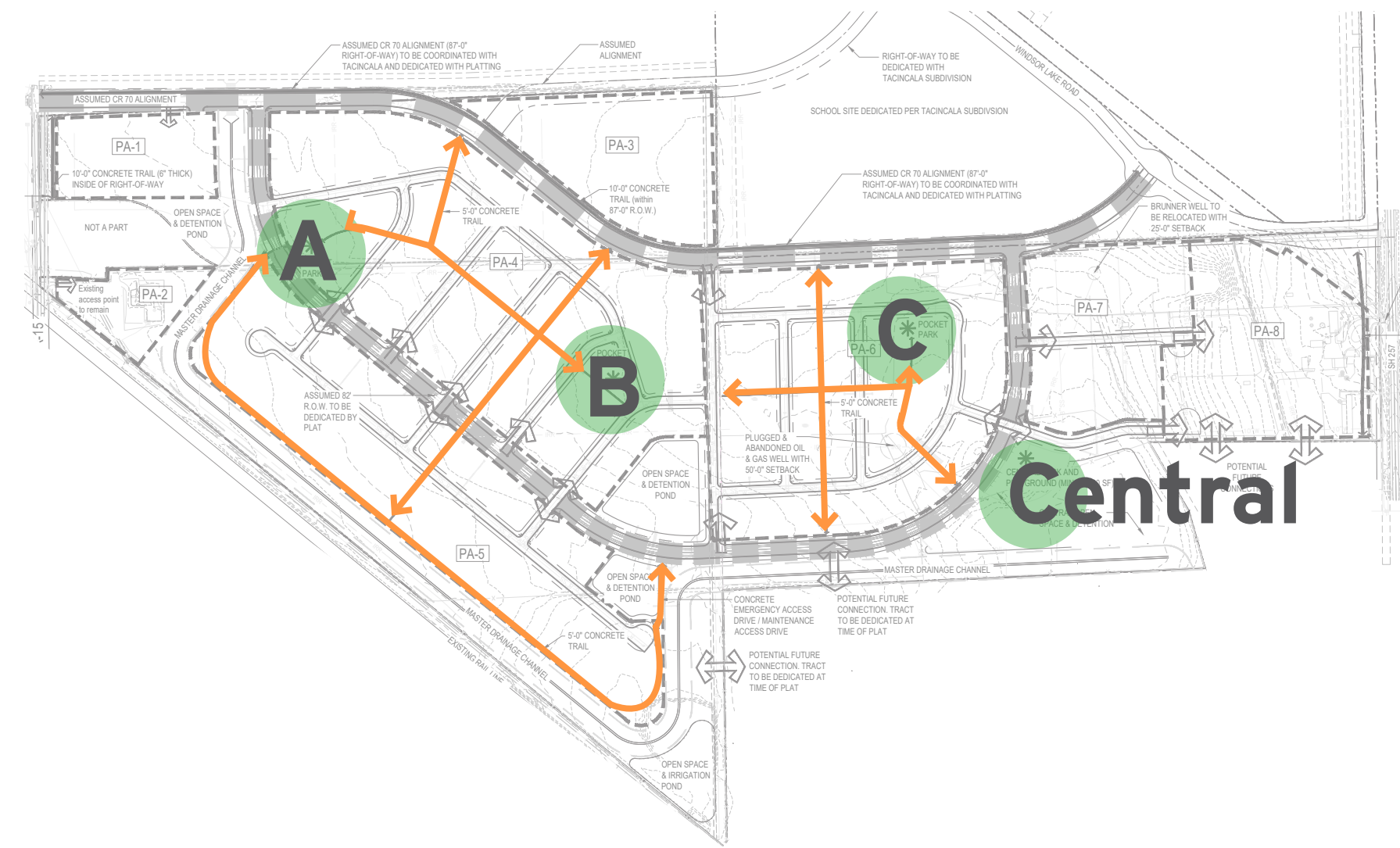
Legend

Total Units = 96		
Total Required Parking = 192 spaces (2 spaces/unit)		
Symbol	Parking Type	Quantity
	Garage (2 / DU)	192
	On street parallel (guest)	56
	Surface (guest)	16
	Total	264 (72 spaces provided above code)



Open Space





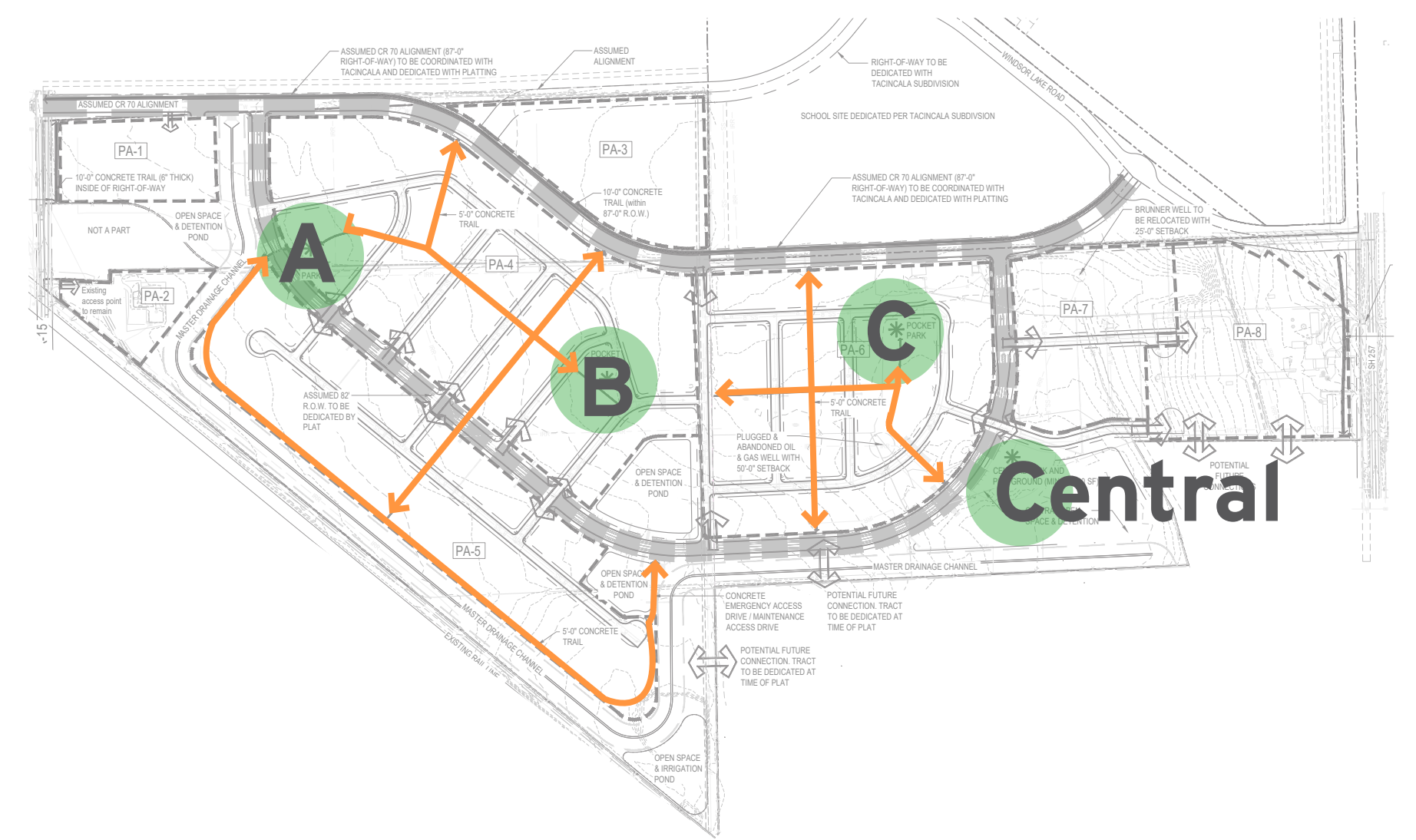
Images are conceptual



Images are conceptual



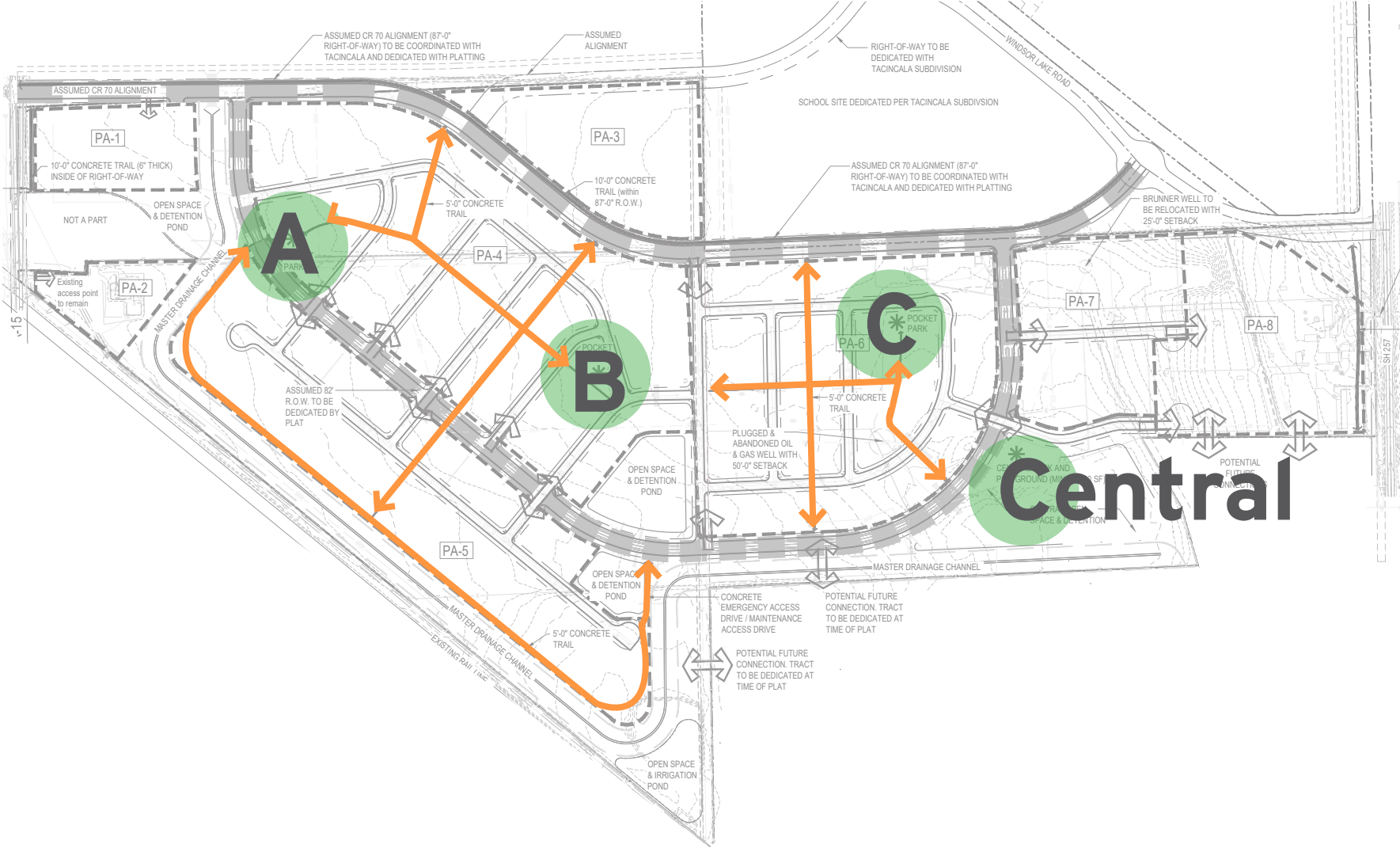
Pocket Park C: Fitness



Images are conceptual



Central Park



Images are conceptual

Central Park



Questions?



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Approval - Preliminary Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley La Mastra, applicant's representative, RVi Planning + Landscaping
Item #: C.5.

Background / Discussion:

Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Mark Price, Planner 1
Re: Major Site Plan - Diamond Valley 14th Filing, Lot 1 - Waste Connections - M. Price, Planner II
Item #: D.3.a.

Background / Discussion:

Overall development characteristics:

- Lot area: 10.5 acres
- Building area: Industrial building – 34,393 s.f.
- Parking required: 62 spaces
- Parking provided: 100 spaces, including 4 ADA spaces (van-accessible spaces) and 54 truck spaces.
- Required landscape/open space per the Heavy Industrial Zone District: 5%
- Provided landscape/open space: 21%
- Primary access is from Eastman Park Drive via an internal private drive that runs north from Eastman Park Drive. Two access points will be designed with the site, one along the north side of the site for the trucks and one along the south side for employees.

Building characteristics include:

- The building will be used as a waste transfer facility and include two scales, a scale house, a transfer station building, a maintenance shop/office, and one fuel island.
- Building materials: Prefinished architectural metal panels (charcoal gray, and ash gray), stone veneer wainscot.
- The building is a two-story structure with a maximum height of 34'-2".

Financial Impact:

N/A

Relationship to Strategic Plan:

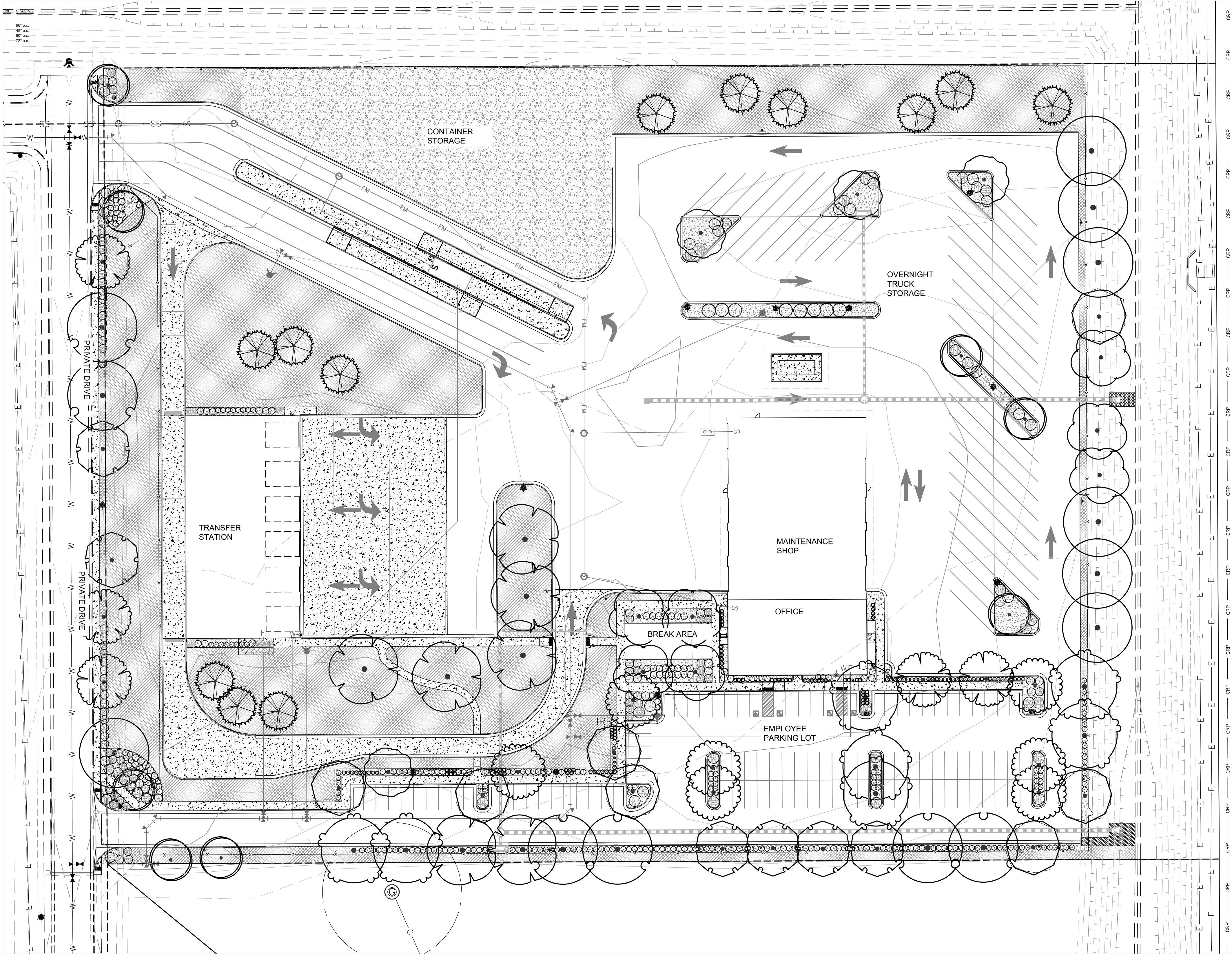
N/A

Recommendation:

CC:

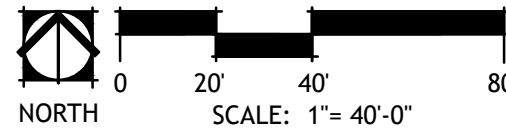
Attachments:

1. Site-Elevations-Landscape Plans



PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
2. ALL TURF AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
4. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYFAR FILTER FABRIC. PLEASE NOTE 4" TO 8" COBBLE MULCH OVER TYFAR FILTER FABRIC WHERE INDICATED ON THE PLAN.
5. EDGING BETWEEN GRASS AND BED SHALL BE 1/2" X 4" ROLL-TOP STEEL SET LEVEL WITH TOP OF SOI.
6. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
7. LANDSCAPING OF PROJECT MAY BE PHASED.
8. THE BUSINESS WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE.
9. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN 40' AND 15' RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN 10' FROM WATER AND SEWER LINES, 4' FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND 10' FROM ANY DRIVEWAY.
10. MINIMUM CLEARANCE OF (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTING IN FRONT OF A FDC.
11. THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
12. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
13. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY 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.
14. TURF GRASS WILL BE SEEDED OR SOODED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING HAVING A RADIUS OF AT LEAST (18) INCHES.
15. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING VEGETATION AND LANDSCAPING.
16. FOUNDATION SHRUB BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
17. CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
18. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
19. SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
20. IF PLANTS ARE IN NEED OF REPLACING DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.



PLANT SCHEDULE

EVERGREEN TREES									
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	USE	
PPU	6	PICEA PUNGENS	COLORADO SPRUCE	B&B 6" HIGH MIN.	30"	60'	MED.	8%	
DECIDUOUS CANOPY TREES									
CODE		BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	USE	
AEAR	4	AESCULUS ARGUTA	TEXAS BUCKEYE	B&B 2.0" CAL MIN.	35"	35'	MED.	5%	
CASP	7	CATALPA SPECIOSA	NORTHERN CATALPA	B&B 2.0" CAL MIN.	50"	60'	LOW	9%	
CEOC	7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B 2.0" CAL MIN.	50"	60'	LOW	9%	
GTII	7	GLEDITSIA TRIACANTHOS INERMIS	IMPERIAL HONEYLOCUST	B&B 2.0" CAL MIN.	40"	40'	LOW	9%	
GTSM	5	GLEDITSIA TRIACANTHOS INERMIS	SHADEMASTER HONEYLOCUST	B&B 2.0" CAL MIN.	40"	50'	LOW	6%	
GTSK	8	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	B&B 2.0" CAL MIN.	30"	40'	LOW	10%	
GYDI	7	GYMNOCALADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	B&B 2.0" CAL MIN.	50"	60'	LOW	9%	
QMAC	6	QUERCUS MACROCARPA	BURR OAK	B&B 2.0" CAL MIN.	50"	50'	LOW	8%	
QROB	7	QUERCUS ROBUR	ENGLISH OAK	B&B 2.0" CAL MIN.	40"	60'	MED.	9%	
QSHU	7	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B 2.0" CAL MIN.	40"	50'	LOW	9%	
ULAC	6	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B&B 2.0" CAL MIN.	40"	70'	MED.	8%	
SHRUBS									
CODE		BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	SPC	
CCL	69	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	4"	4"	LOW	48" o.c.	
CL	8	CERCOCARPUS LEDIFOLIUS	CURL-LEAF MOUNTAIN MAHOGAN	5 GAL	10"	20"	LOW	120" o.c.	
CNA	82	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	5 GAL	4" O.C.	4"	LOW	48" o.c.	
JA	48	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL	3"	3"	LOW	36" o.c.	
JSA	41	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL	8"	18"	LOW	96" o.c.	
JC	15	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	8" O.C. 1.5" X 8		LOW	96" o.c.	
PAT	37	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	5 GAL	4"	4"	XERIC	48" o.c.	
POP	55	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL	5" O.C.		LOW	60" o.c.	
POP2	67	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF NINEBARK	5 GAL	5" O.C. 4"		LOW	48" o.c.	
RG6	83	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	6"	2"	LOW	72" o.c.	
SL	38	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL	2"	4"	LOW	24" o.c.	
GRASSES									
CODE		BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	SPC	
CK	68	CALAMAGROSTIS X ACUTIFLORA 'KARL FOEF'	FEATHER REED GRASS	1 GAL	3"	5"	LOW	36" o.c.	

HATCH LEGEND

SYMBOL	QTY	COMMON NAME
GROUND COVERS		
	19,144 SF	2 TO 4" BUFF RIVER COBBLE
	85,632 SF	NATIVE SEED MIX
	26,454 SF	RECYCLED ASPHALT

NATIVE SEED MIX

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

SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDED AS INDICATED ON PLANS.
2. PREPARE AND AMEND SOIL PER STANDARD LANDSCAPE NOTES.
3. DRILL, SEED OR APPROVED EQUAL ALL DISTURBED AREAS WITH SPECIFIED SEED MIX AND AT SPECIFIED RATE.
4. IMMEDIATELY FOLLOWING THE SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS AS REQUIRED BY SEEDING METHOD.
5. 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.
6. 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 SERRATED DISC AT LEAST 1/4 INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS 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.
7. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED 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.
8. 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.

TOTAL LANDSCAPING REQUIRED

5% TOTAL AREA LANDSCAPE STANDARD	REQ	PRVD
TOTAL TREES REQUIRED	58	61
TOTAL SHRUBS REQUIRED	602	390

REQUIRED PLANTINGS

STREET FRONT		TABLE 15-3-30(B)					
ITEM		STANDARD	UNIT	ST. LENGTH	REQ	PRVD	
TREES	1 PER	50	LF	572	11	11	
SHRUBS	1 PER	5	LF	572	114	114	

PARKING EXTERIOR		TABLE 15-3-30(B)					
PLANTING AREAS		STANDARD	UNIT	LENGTH	REQ	PRVD	
TREES	1 PER	40	LF	1,375	34	34	
SHRUBS	1 PER	3	LF	1,375	458	133	

PARKING INTERIOR		TABLE 15-3-30(B)					
PLANTING AREAS		STANDARD	UNIT	ISLANDS	REQ	PRVD	
TREES	1 PER SINGLE ISLAND	EA		12	12	16	
SHRUBS	5 PER SINGLE ISLAND	EA		12	60	60	

FOUNDATION BED-OFF. BLDG		TABLE 15-3-30(B)					
PLANTING AREAS		STANDARD	UNIT	BLDG PER.	REQ	PRVD	
OFFICE PERIMETER	50 %	BLDG PER.	LF	309	155	160	
SHRUBS	1 PER	5	LF	160	32	51	

FND. BED-TRNSF. BLDG		TABLE 15-3-30(B)					
PLANTING AREAS		STANDARD	UNIT	BLDG PER.	REQ	PRVD	
OFFICE PERIMETER	50 %	BLDG PER.	LF	468	234	200	
SHRUBS	1 PER	5	LF	200	40	32	

OTHER PLANTING AREAS		TABLE 15-3-30(B)					
PLANTINGS		STANDARD	UNIT	AREA	REQ	PRVD	
TREES	1 PER	3000	LF	120	0	0	
SHRUBS	1 PER	250	LF	120	0	0	

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

DIAMOND VALLEY 14TH FILING SUBDIVISION LOT 1, SITE

PLAN

LANDSCAPE PLAN



JOB NO.

1:40

SCALE

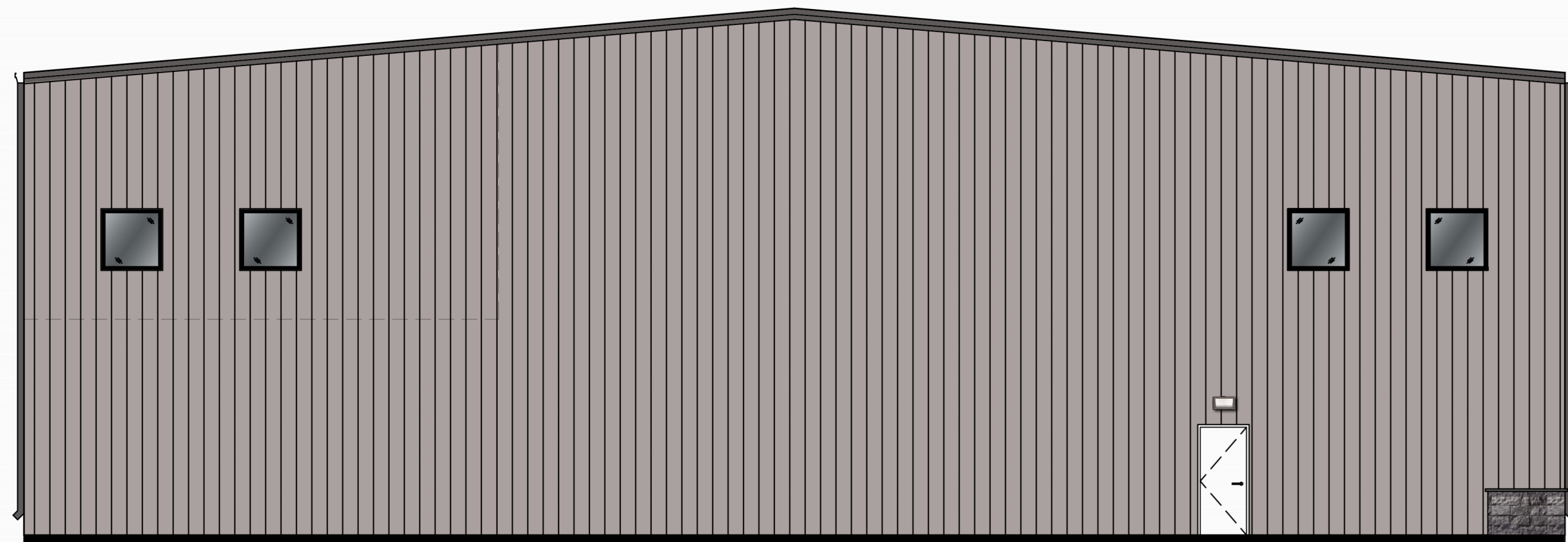
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DATE

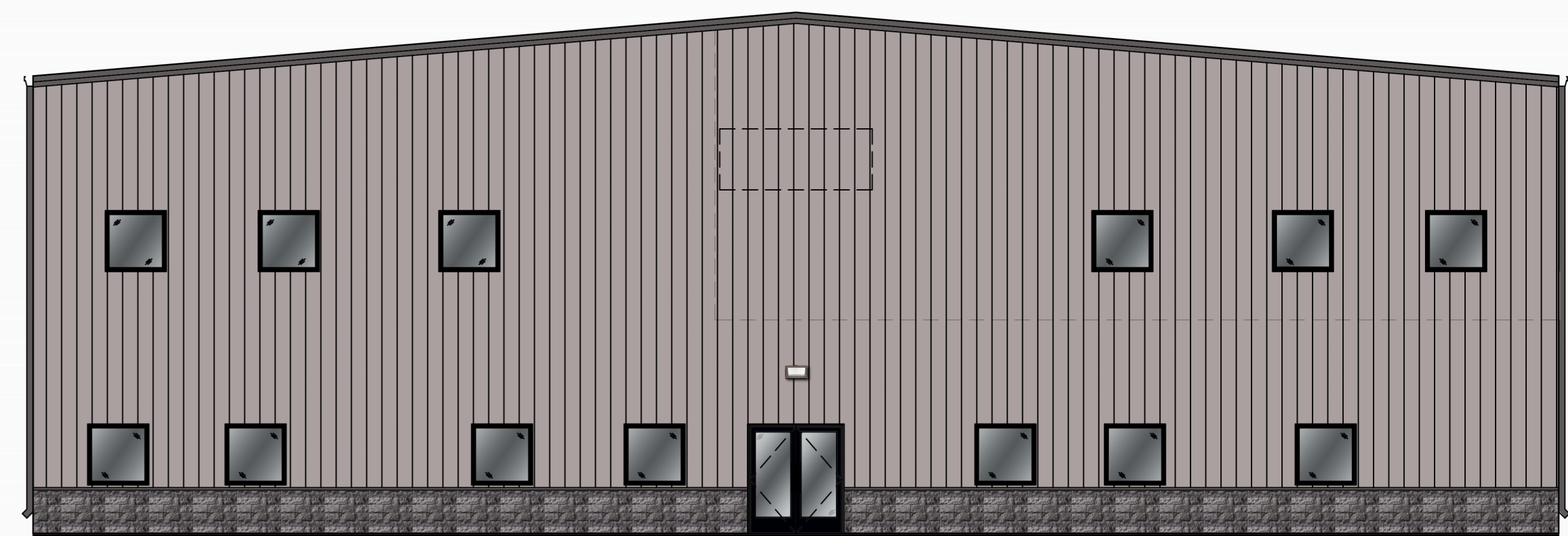
FEBRUARY 4, 2025

SHEET

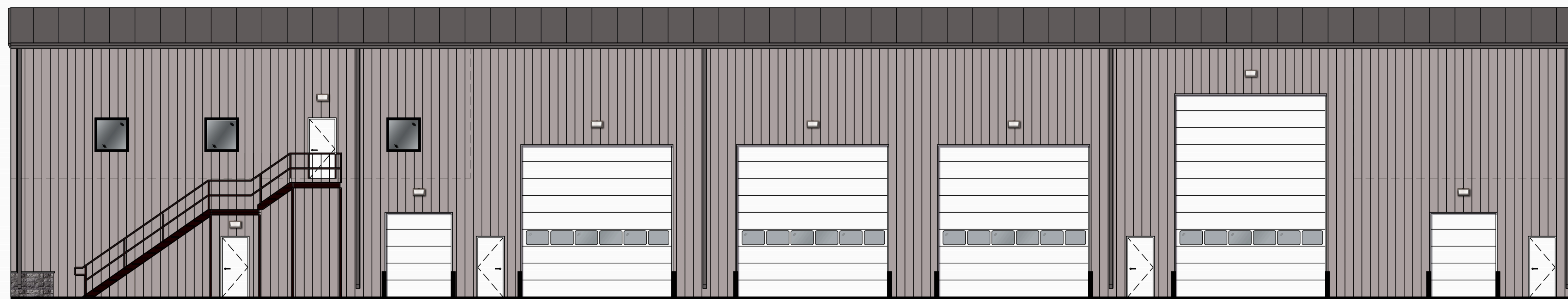
28 of 49



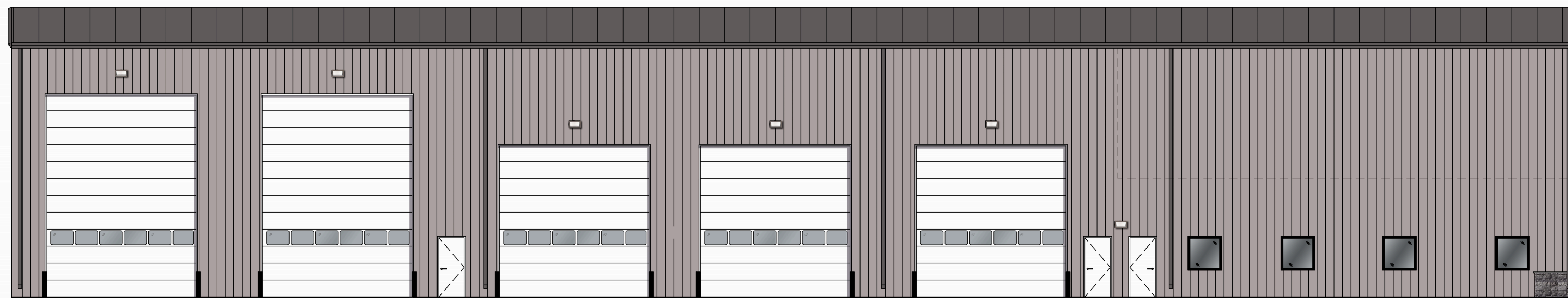
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

WINDSOR, COLORADO

METALLIC
CHARCOAL GRAY



METALLIC
ASH GRAY



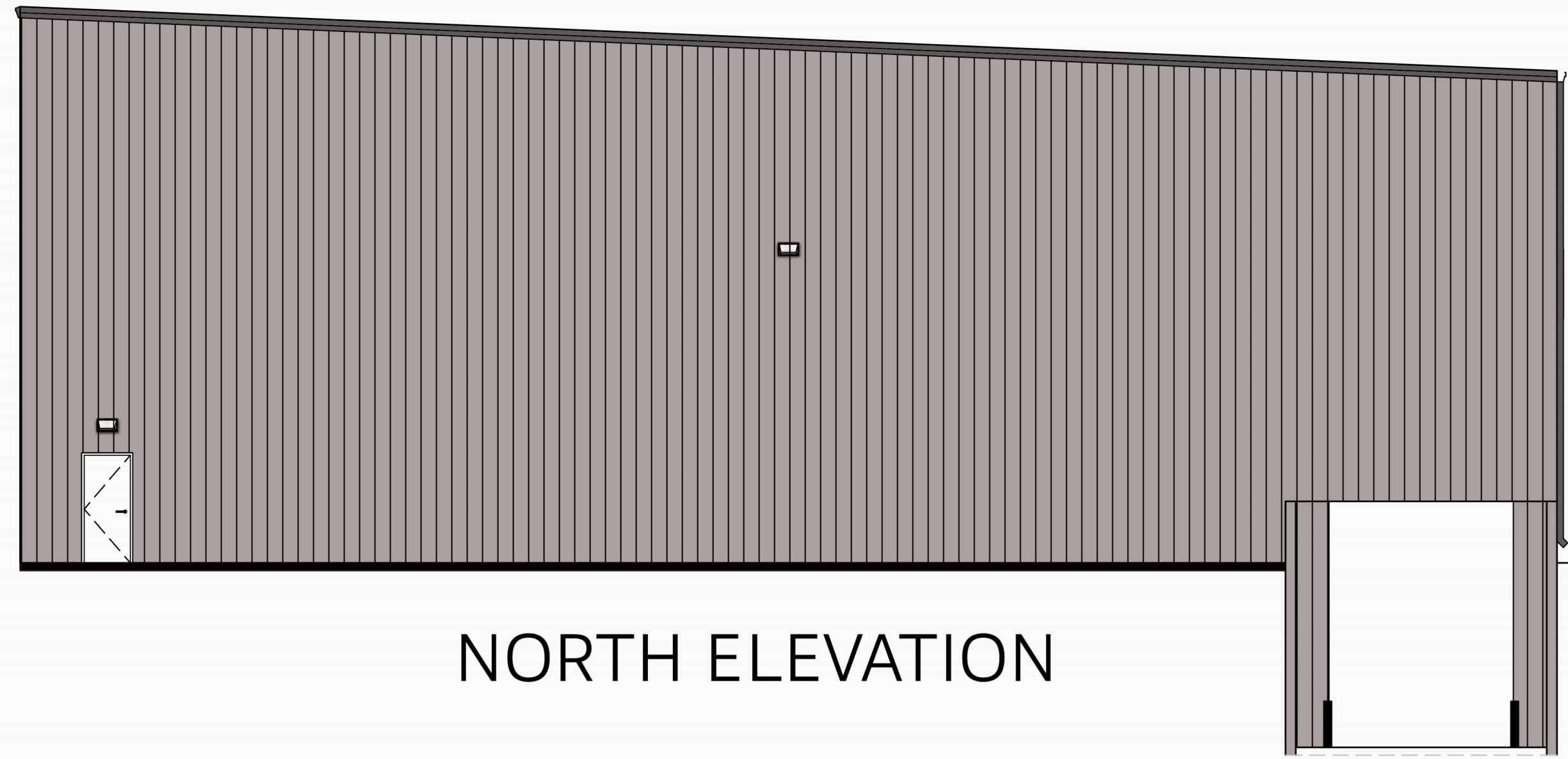
EVOLVE STONE
NATIONAL TRUE - PHANTOM SHADOW



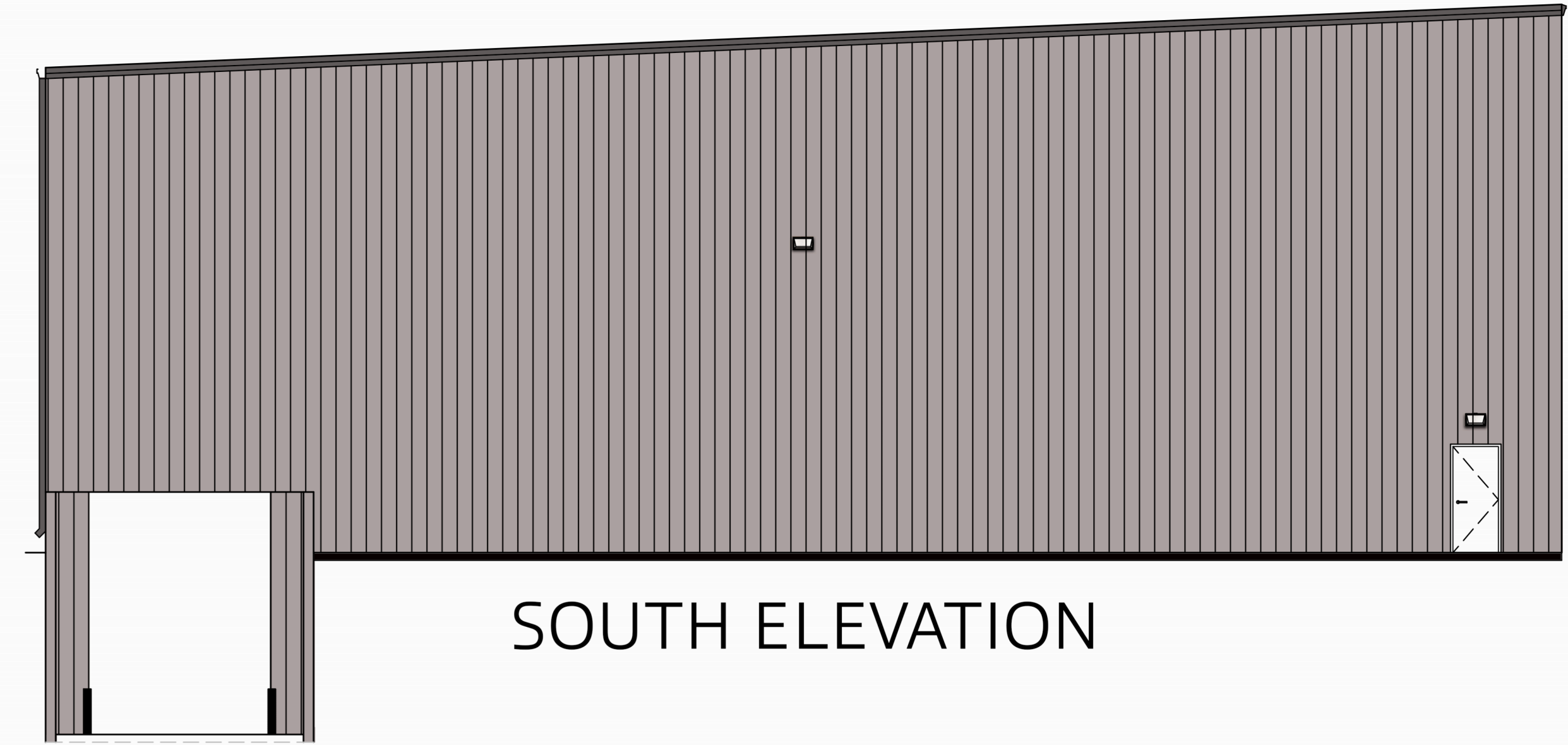
H
HAMMERS
CONSTRUCTION
1411 Woolsey Heights
Colorado Springs, CO
80915

DESIGN/BUILD
GENERAL CONTRACTORS
TEL. 719-570-1599

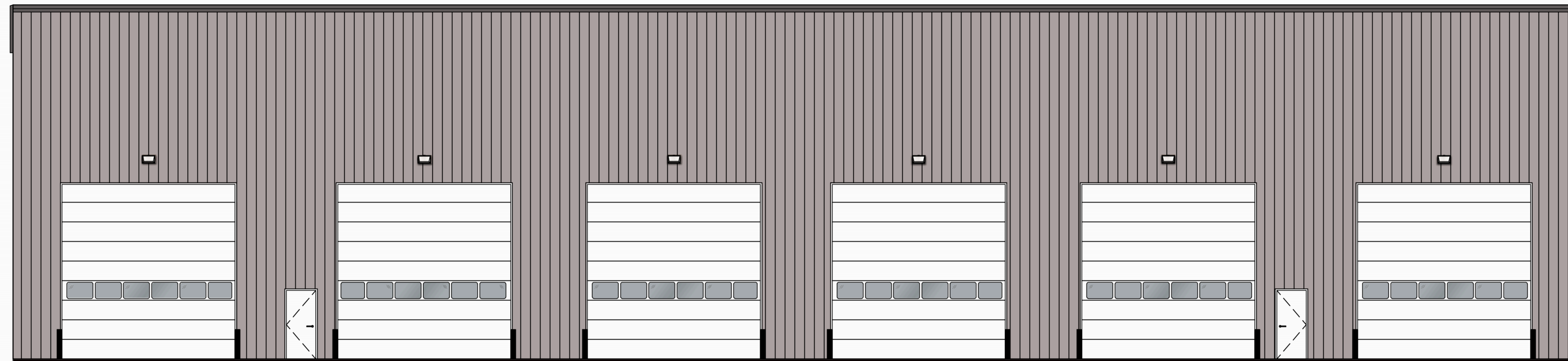
46 OF 49



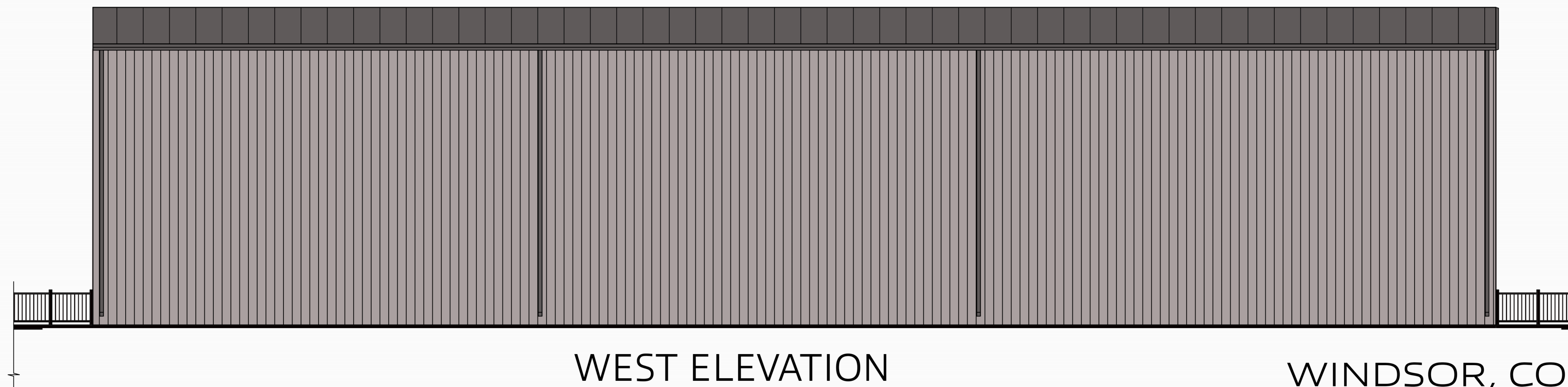
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

WINDSOR, COLORADO

METALLIC
CHARCOAL GRAY



METALLIC
ASH GRAY



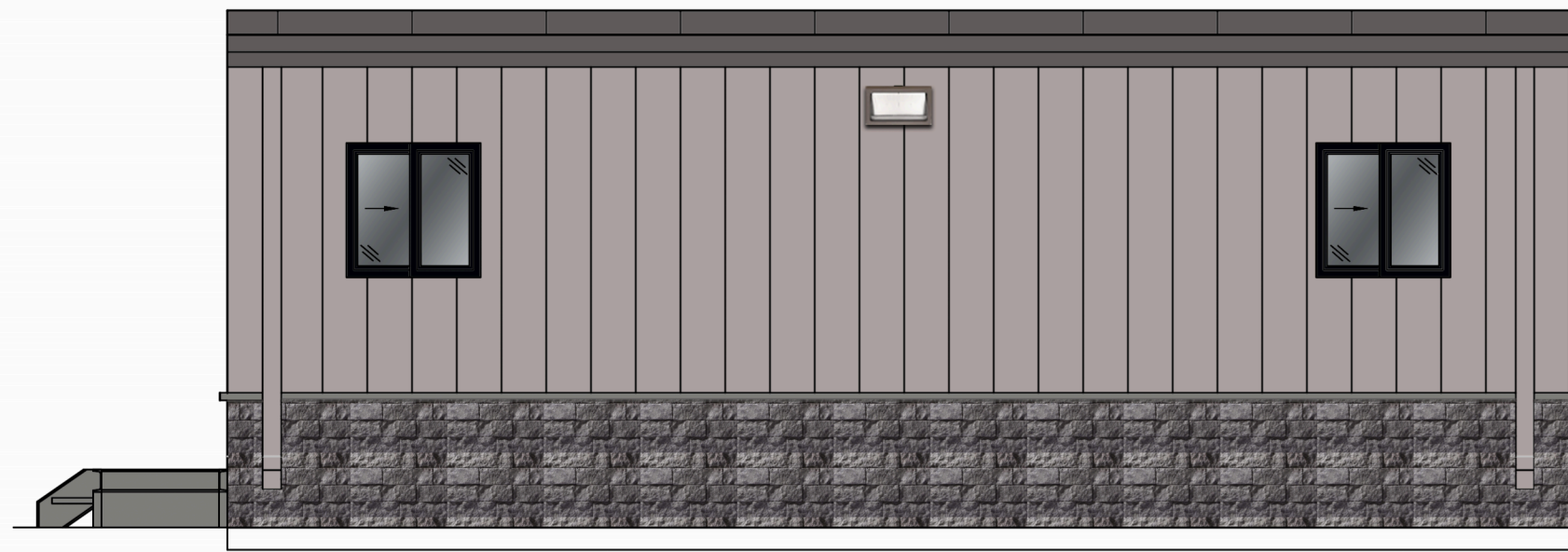
HAMMERS
CONSTRUCTION

1411 Woolsey Heights
Colorado Springs, CO
80915

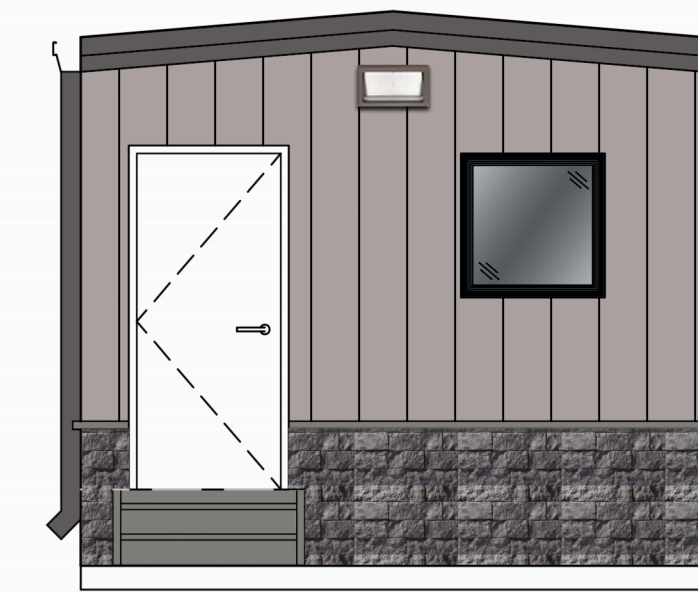
DESIGN/BUILD
GENERAL CONTRACTORS

TEL. 719-570-1599

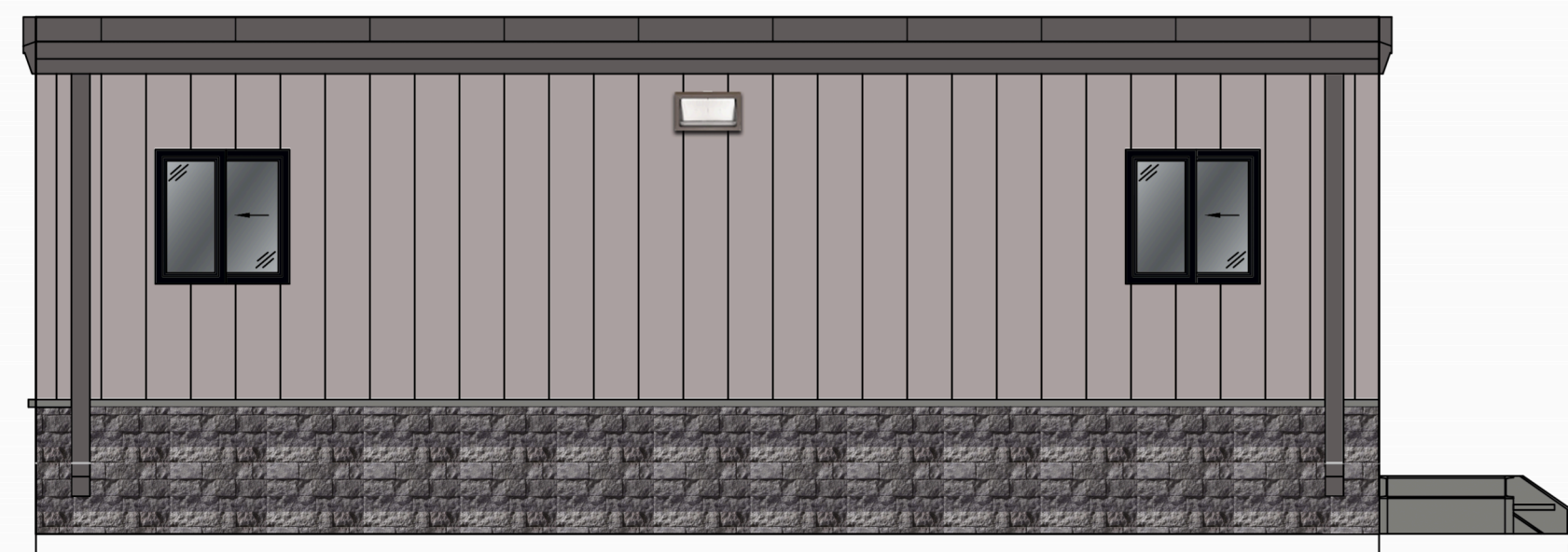
47 OF 49



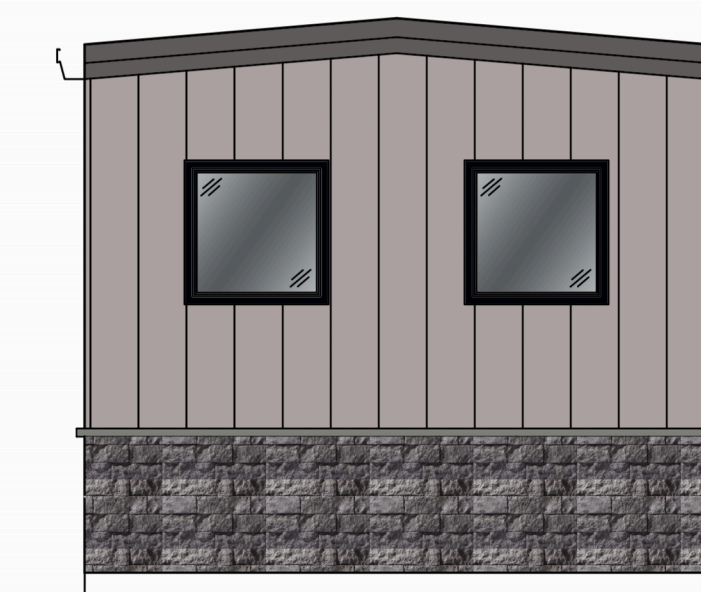
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

WINDSOR, COLORADO

METALLIC
CHARCOAL GRAY



METALLIC
ASH GRAY



EVOLVE STONE
NATIONAL TRUE - PHANTOM SHADOW



HAMMERS
CONSTRUCTION

1411 Woolsey Heights
Colorado Springs, CO
80915

DESIGN/BUILD
GENERAL CONTRACTORS

TEL. 719-570-1599

48 OF 49



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Mark Price, Planner 1
Re: Major Site Plan - Great Western Industrial Park 3rd, Lot 1 Block 1 - Vestas Blades America, Inc. - CPX Building - M. Price, Planner II
Item #: D.3.b.

Background / Discussion:

The Project consists of the design and construction of a new, 138' x 600' pre-engineered metal building (PEMB) to be located at the south-central portion of the existing property. The building would replicate the existing finish building in terms of occupancy type, utilities, tooling and operations. No increase in overall employee count is expected as part of the building's construction; the increase in footprint is to accommodate the larger size of manufactured products.

Overall development characteristics:

- Lot area: 80.78 acres
- Building area: Industrial building – 84,563 s.f.
- No proposed changes to parking/access - Temporary Access granted by GWIP, along CR 23.
- No proposed changes to landscaping
- Required landscape/open space per the Heavy Industrial Zone District: 5%
- Provided landscape/open space: 25.05%
- Primary access is from Eastman Park Drive via County Road 23.

Building characteristics include:

- The building will be used as a blade storage facility and include employee office space.
- Building materials: Prefinished architectural metal panels (white), blue-gray standing seam metal roof. No wainscot required as building is setback from CR 23.
- The building is a two-story structure with a maximum height of 56'-6".

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. Vestas CPX Building - Major Site Plan

DESIGNERS:
DATE PRINTED: 1/30/2025 3:57:10 PM
FILE PATH:

MM JOB # 2024.113
PRINCIPAL
FOR
PROJECT MANAGER:

GENERAL SITE PLAN NOTES

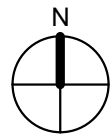
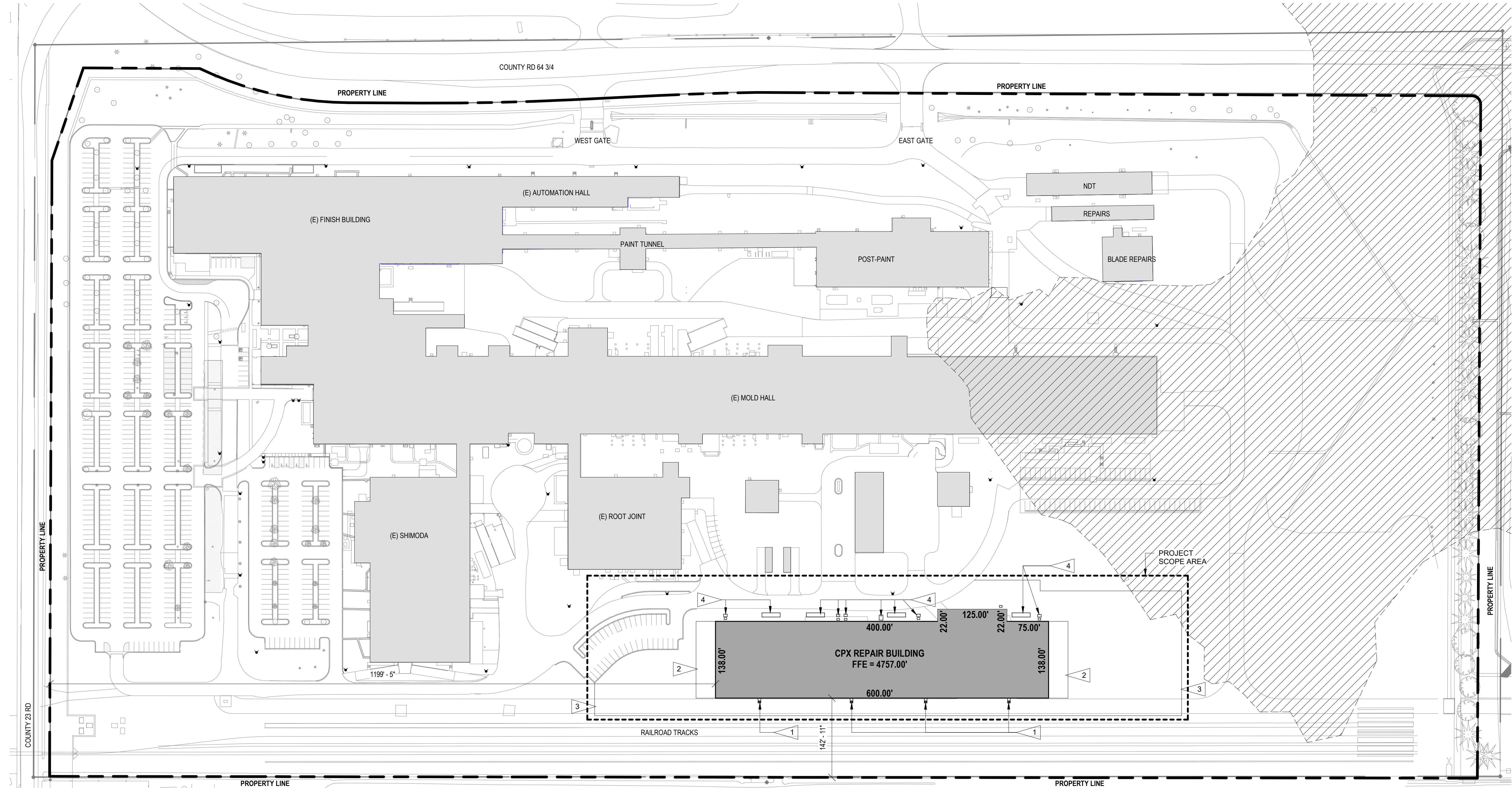
1. RE: MECHANICAL FOR MECHANICAL UNIT LOCATIONS AND IDENTIFICATION
2. RE: ELECTRICAL FOR ELECTRICAL UNIT LOCATIONS AND IDENTIFICATION
3. RE: CIVIL FOR CIVIL RELATED SITE ITEMS
4. GENERAL CONTRACTOR TO MAINTAIN ACCESS TO BUILDING AS WELL AS CODE REQUIRED EGRESS. COORDINATE WITH OWNER FOR EGRESS AND PROTECTIVE WALKWAYS AS NEEDED

SITE PLAN LEGEND

- PROJECT AREA
- EXISTING BUILDING
- PROPOSED BUILDING
- 100-YEAR FLOODPLAIN BOUNDARY ZONE A - APPROXIMATE
- (E) FIRE HYDRANT, RE: CIVIL

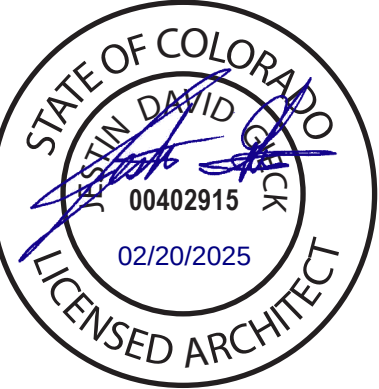
FLAGNOTES

1. (N) CONCRETE LANDING AND STAIR AT EXTERIOR DOOR, RE: STRUCTURAL
2. (N) CONCRETE PAD, RE: CIVIL
3. (N) ROAD BASE AREA, RE: CIVIL
4. (N) MEP EQUIPMENT, RE: MEP DRAWINGS



1 SITE PLAN - MAJOR SITE PLAN AMENDMENT

1" = 100'-0"



VESTAS BLADES AMERICA, INC.
WINDSOR PHASE X1V
CPX BUILDING

No.	Issue / Revision	Date	Name
	PLANNING SUBMITTAL	11/27/2024	
	PLANNING RESUBMITTAL #1	01/10/2025	
	PLANNING RESUBMITTAL #2	01/30/2025	

Job Number	2024.113
Project Manager	DM
Design By	JG
Drawn By	DM
Principal In Charge	JG

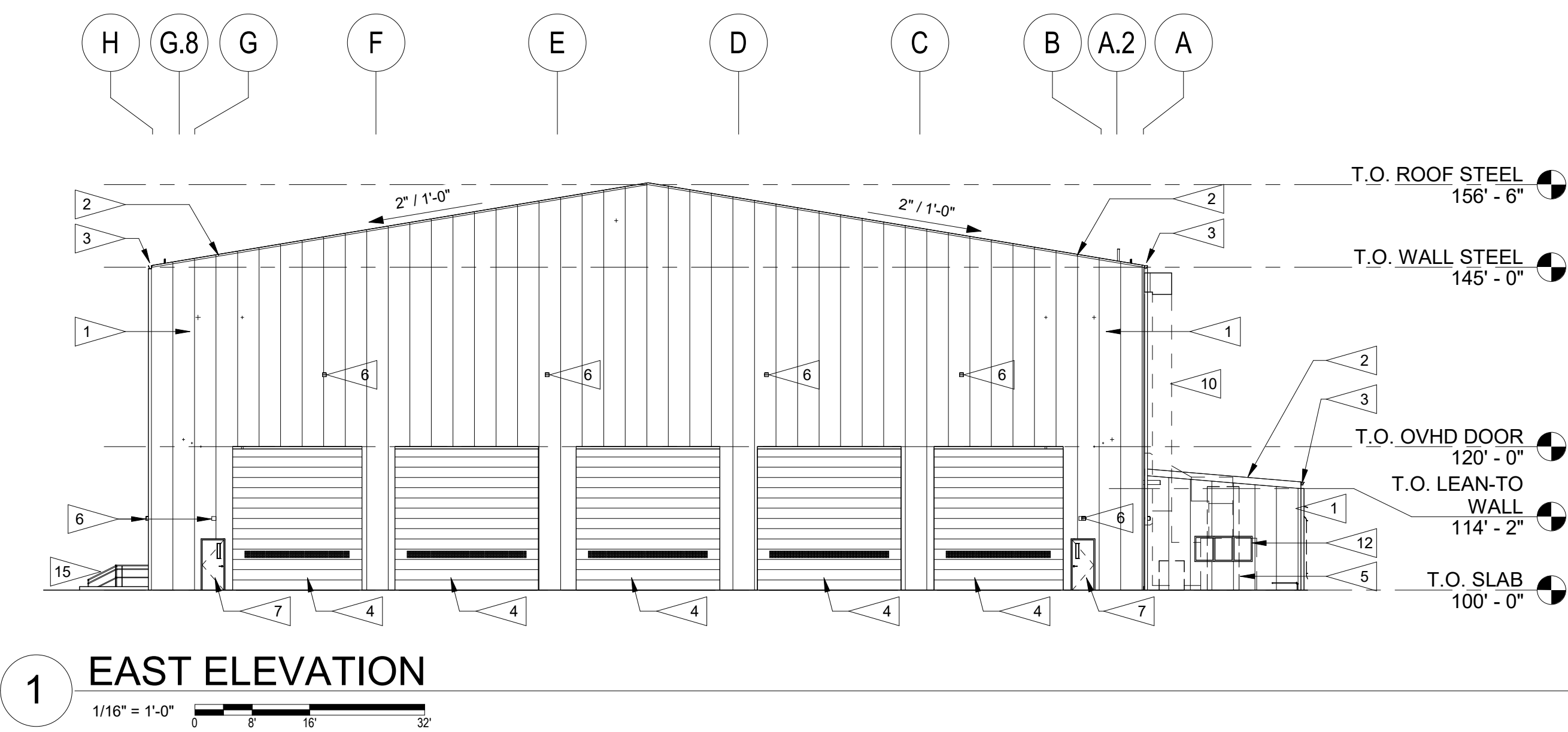
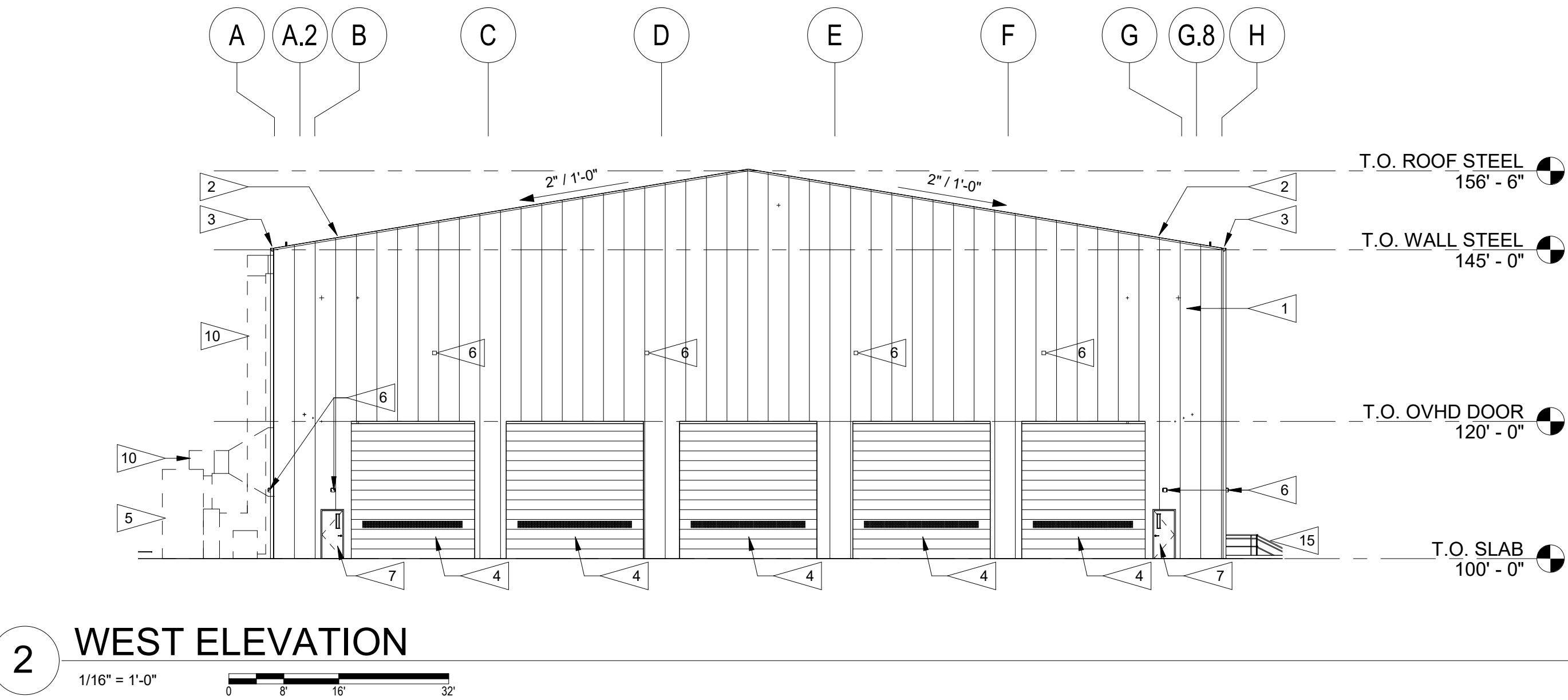
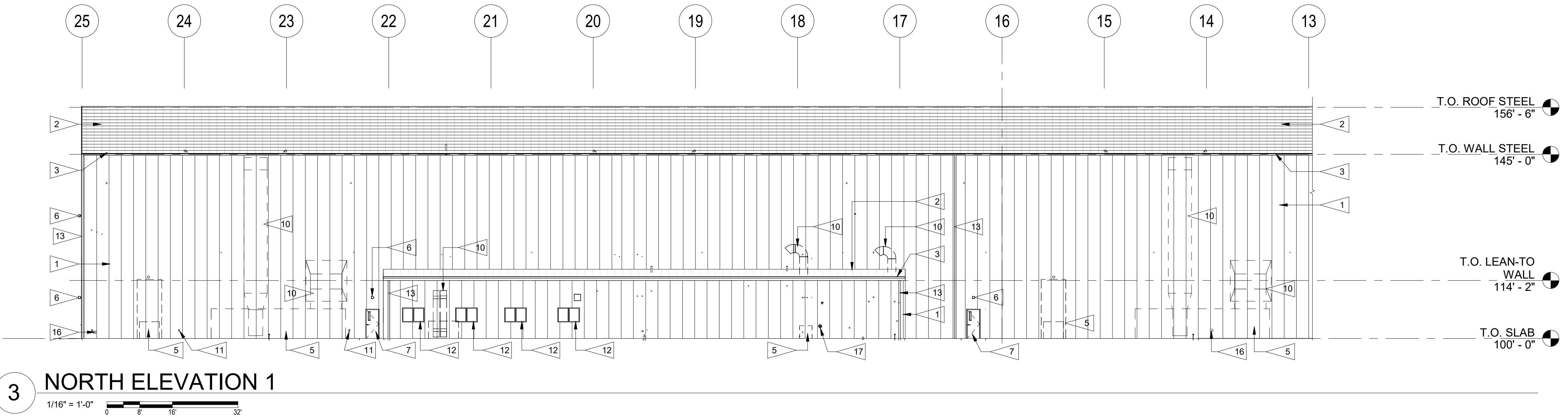
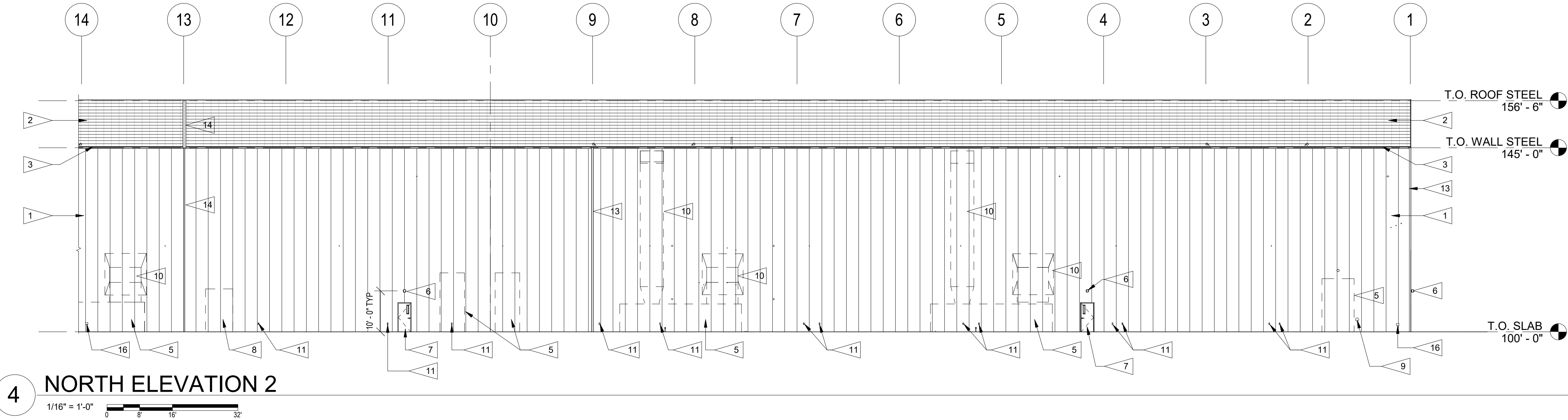
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Sheet Number:

S100
SHEET 42 OF 47

FLAGNOTES

- WHITE PRE-FINISHED METAL R PANELS TO MATCH (E) FACTORY. TRIM TO MATCH PANEL COLOR
- BLUE-GRAY STANDING SEAM METAL ROOF TO MATCH (E) FACTORY
- BLUE PRE-FORMED, PRE-FINISHED GUTTER TO MATCH EXISTING FACTORY
- BLUE OVHD SECTIONAL DOOR TO MATCH (E) FACTORY
- MECHANICAL EQUIPMENT, RE: MECHANICAL
- LIGHT FIXTURES, RE: ELECTRICAL
- BLUE PERSONNEL DOOR TO MATCH (E) FACTORY
- ELECTRICAL EQUIPMENT, RE: ELECTRICAL
- FIRE DEPARTMENT CONNECTION, RE: PLUMBING
- MECHANICAL DUCTWORK, RE: MECHANICAL, PAINT WHITE TO MATCH METAL PANELS
- STOREFRONT WINDOW
- WHITE PRE-FORMED, PRE-FINISHED DOWNSPOUT
- EXPANSION JOINT, RE: STRUCTURAL & PEMB DRAWINGS
- STEEL OSHA PIPE RAIL, PAINTED WHITE TO MATCH (E) FACTORY
- EXTERIOR HOSE BIBB, RE: PLUMBING
- FIRE PROTECTION WATER ENTRY, RE: FIRE PROTECTION



VESTAS BLADES AMERICA, INC.
WINDSOR PHASE X1V
CPX BUILDING

No.	Issue / Revision	Date	Name
	PLANNING SUBMITTAL	11/27/2024	
	PLANNING RESUBMITTAL #1	01/10/2025	
	PLANNING RESUBMITTAL #2	01/30/2025	

2024.113	Job Number		
DM	Project Manager	JG	Design By
DM	Drawn By	JG	Principal In Charge

Sheet Number:

A200
SHEET 43 OF 47

DESIGNERS:
DATE PRINTED: 1/30/2025 3:57:07 PM
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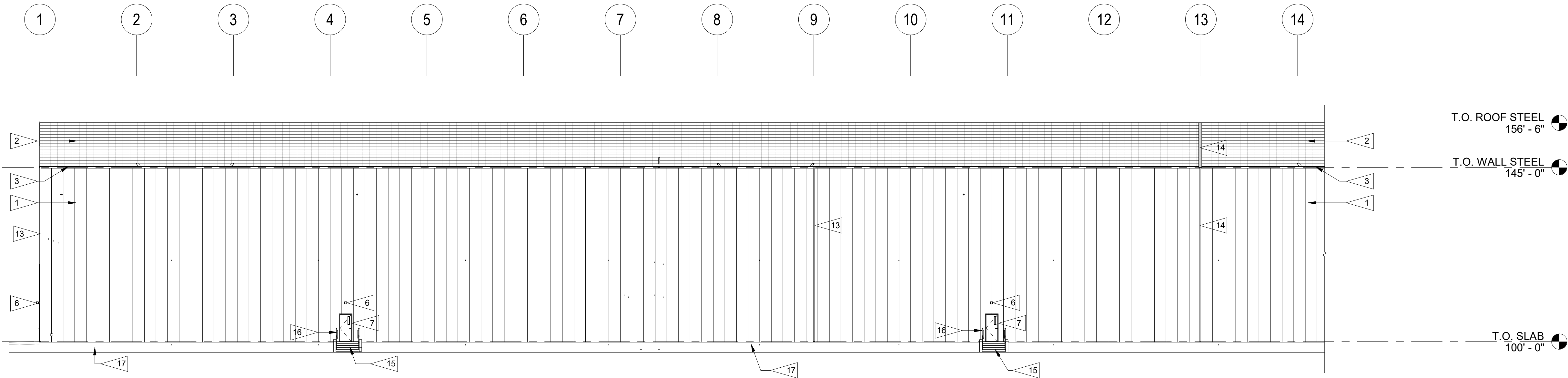
MM JOB #: 2024.113
PRINCIPAL:
FOR:
PROJECT MANAGER:

MM JOB # 2024.113
PRINCIPAL
FOR
PROJECT MANAGER

DESIGNERS:
DATE PRINTED: 1/30/2025 3:57:06 PM
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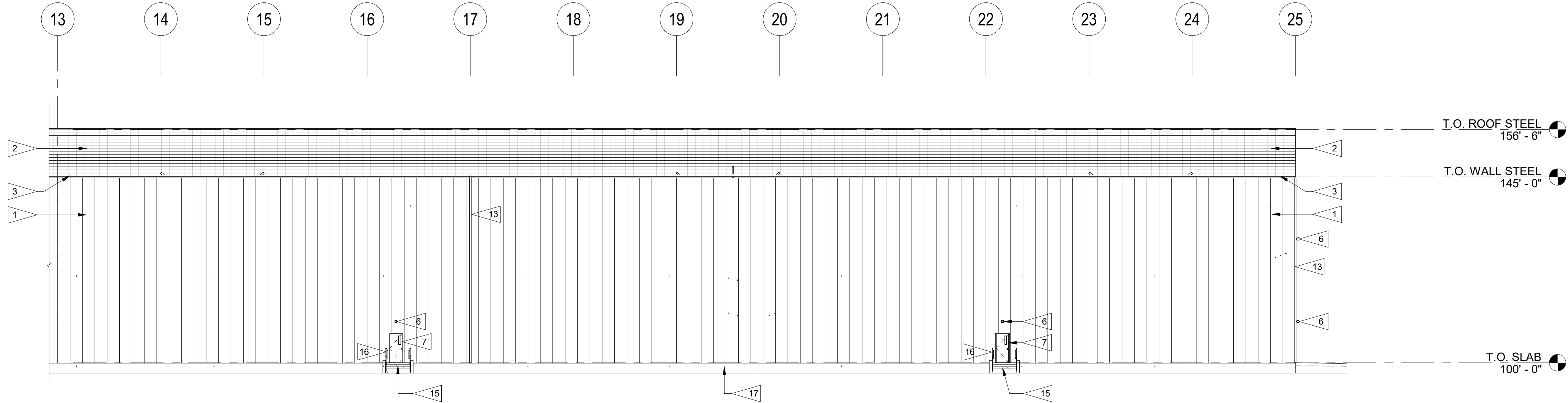
1 SOUTH ELEVATION 1

1/16" = 1'-0" 0 8 16 32



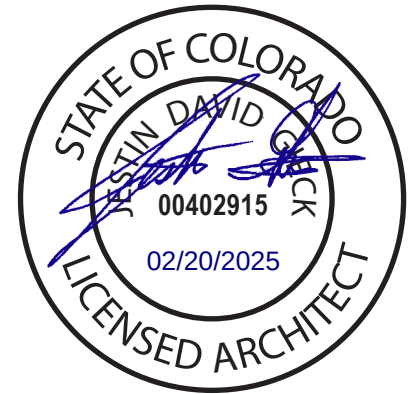
2 SOUTH ELEVATION 2

1/16" = 1'-0" 0 8 16 32



FLAGNOTES

- WHITE PRE-FINISHED METAL R PANELS TO MATCH (E) FACTORY. TRIM TO MATCH PANEL COLOR
- BLUE-GRAY STANDING SEAM METAL ROOF TO MATCH (E) FACTORY
- BLUE PRE-FORMED, PRE-FINISHED GUTTER TO MATCH EXISTING FACTORY
- BLUE OVHD SECTIONAL DOOR TO MATCH (E) FACTORY
- MECHANICAL EQUIPMENT, RE: MECHANICAL
- LIGHT FIXTURES, RE: ELECTRICAL
- BLUE PERSONNEL DOOR TO MATCH (E) FACTORY
- ELECTRICAL EQUIPMENT, RE: ELECTRICAL
- FIRE DEPARTMENT CONNECTION, RE: PLUMB
- MECHANICAL DUCTWORK, RE: MECHANICAL. PAINT WHITE TO MATCH METAL PANELS
- EXTERIOR RECEPTACLE, RE: ELECTRICAL
- STOREFRONT WINDOW
- WHITE PRE-FORMED, PRE-FINISHED DOWNSPOUT
- EXPANSION JOINT, RE: STRUCTURAL & PEMB DRAWINGS
- CONCRETE LANDING AND STAIRS, RE: STRUCTURAL
- STEEL OSHA PIPE RAIL, PAINTED WHITE TO MATCH (E) FACTORY
- EXPOSED CONCRETE WALL, RE: STRUCTURE



VESTAS BLADES AMERICA, INC.
WINDSOR PHASE X1V
CPX BUILDING

No.	Issue / Revision	Date	Name
	PLANNING SUBMITTAL	11/27/2024	
	PLANNING RESUBMITTAL #1	01/10/2025	
	PLANNING RESUBMITTAL #2	01/30/2025	

Job Number	2024.113
Project Manager	DM
Design By	JG
Drawn By	DM
Principal In Charge	JG

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Sheet Number:

A201

SHEET 44 OF 47



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Major Site Plan - Flex Space - Diamond Valley 13th Filing, Lot 1 (1000 Diamond Valley Drive)
- S. Mezzetti, Senior Planner
Item #: D.3.c.

Background / Discussion:

Site Plan Summary

Owner: Mike Belitz

Applicant: Thunderpup Construction, Inc., Steve Wimp

Authorized Representative: Ridgetop Engineering and Surveying, Mike Beach

Business: Flex Building

Location: 1000 Diamond Valley Drive

Subdivision/Lot-Block: Diamond Valley Subdivision 13th Filing Lot 1

Zoning: Limited Industrial (LI)

Adjacent Zoning: North – Limited Industrial (LI)
East – Limited Industrial (LI)
South – Limited Industrial (LI)
West – Limited Industrial (LI)

Overall development characteristics:

- Lot area: 10.42 acres
- Building area: Commercial building –98,255 s.f.
- Parking required: 65 spaces
- Parking provided: 96 spaces, including five (5) standard ADA spaces and one (1) van-accessible space
- Required landscape/open space per the Limited Industrial Zone District: 5%
- Provided landscape/open space: 34.31%
- Primary access is from Diamond Valley Drive via a private drive to the north and the south.

Building characteristics include:

- The building will be used as warehouse space and provide loading areas for easy product transport.
- Building materials: Concrete panels (light gray, gray, and slate blue), pre-finished aluminum storefront, and metal canopy.
- The building is a single-story structure with a maximum height of 41'-0".

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

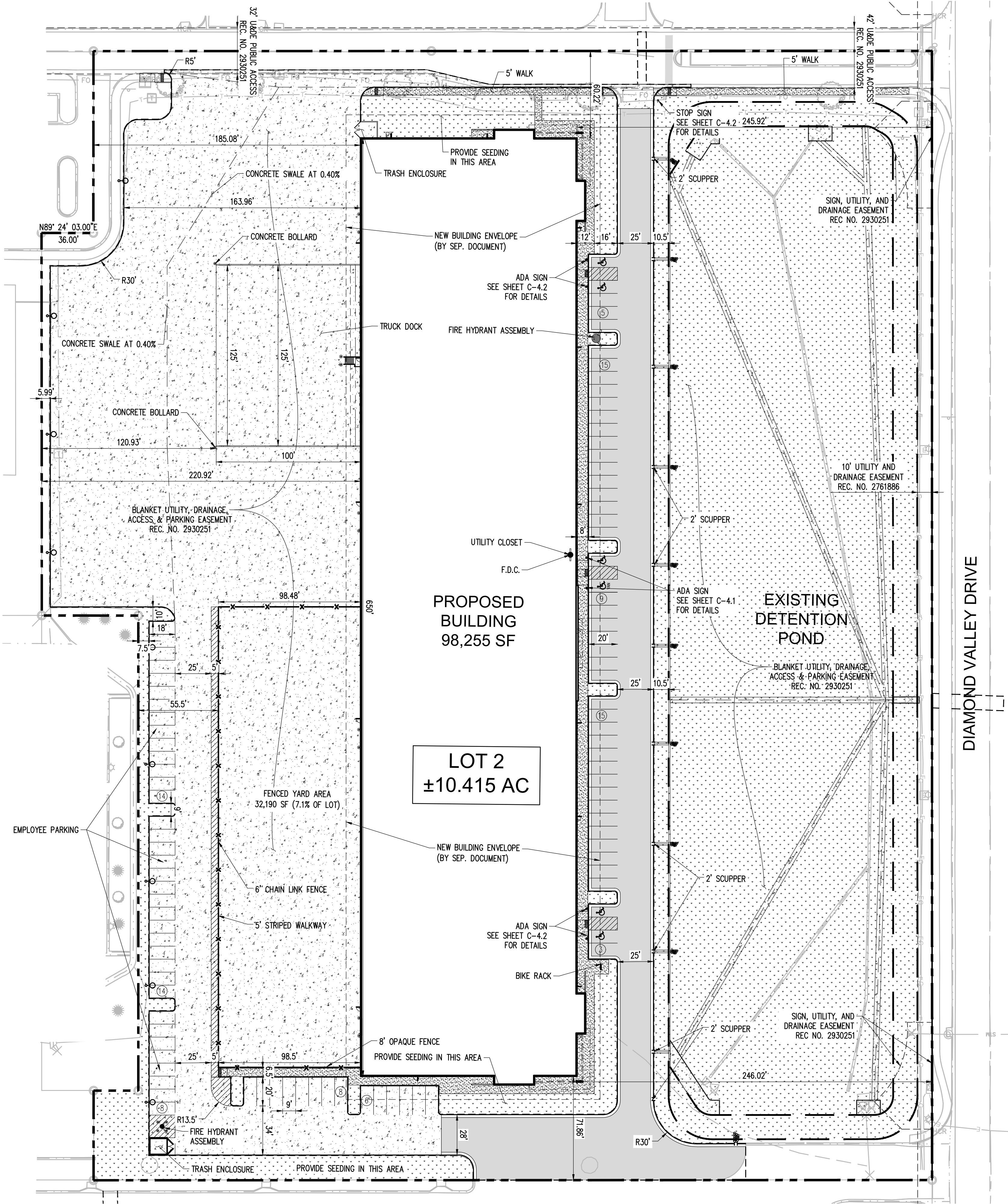
CC:

Attachments:

1. DV 13th-Site-Elevations-Landscape Plans

SITE DATA (TOTAL SITE)

ZONING: LIMITED INDUSTRIAL (LI)		
BUILDING AREA:	98,255 SF	2.26 ACRES [21.66%]
LANDSCAPE AREA:	155,681 SF	3.57 ACRES [34.31%]
CONCRETE:	147,547 SF	3.39 ACRES [32.52%]
ASPHALT:	41,676 SF	0.96 ACRES [9.19%]
SIDEWALK:	10,556 SF	0.24 ACRES [2.32%]
TOTAL AREA:	453,715 SF	10.42 ACRES [100.00%]
TOTAL IMPERVIOUS AREA:	298,034 SF	6.84 ACRES [65.77%]



LEGEND

PROPERTY LINE	---
EASEMENTS	- - - - -
CONCRETE SWALE	---
BUILDING	---
HEAVY DUTY CONCRETE	---
CONCRETE SIDEWALK	---
STD. DUTY ASPHALT	---
LANDSCAPE	---

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, DATED 07/14/2022. DUE TO THE DATE OF THE SURVEY, EXISTING TOPOGRAPHY AND SITE FEATURES MAY HAVE CHANGED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEMARK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEMARK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
4. DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
5. ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE TOWN ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE TOWN RIGHT-OF-WAY.
7. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION. (SEE SHEET CS-1)
8. ALL ON-SITE STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
9. PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, & DOUBLE COATED, UNLESS OTHERWISE NOTED. LIGHT POLE BASES TO BE PAINTED TRAFFIC YELLOW (DOUBLE COAT)
10. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
11. ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER.
12. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
14. THE SITEMARK CONTRACTOR SHALL CONNECT ALL LIGHTS WITHIN THE WAREHOUSE'S DEMISED AREA TO THE SECURITY CIRCUIT AS SHOWN ON THE ELECTRICAL PLAN.
15. CURB RADI ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADI SHALL BE 10', UNLESS OTHERWISE NOTED.

PARKING

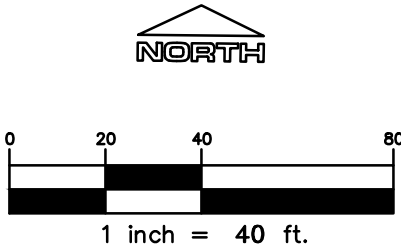
REQUIRED:	
INDUSTRIAL (1 PER 2 EMPLOYEES)	
($\frac{98}{2} = 49$)	= 45 STALLS
OFFICE (1 PER 300 SQFT)	
($\frac{147}{300} = 20$)	= 20 STALLS
TOTAL REQUIRED	= 65 STALLS

PROVIDED:	
STANDARD	= 90 STALLS
HANDICAPPED	= 5 CAR
	= 1 VAN

PARKING PROVIDED = 96 STALLS

STALL DIMENSIONS:
= 18' X 9' W/ 2' OVERHANG
= 20' X 9'

DRIVE AISLE WIDTH: = 24' - 30'



Know what's below.
Call before you dig.

TOWN OF WINDSOR
DRAWING APPROVAL

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

BY _____ DATE _____
DIRECTOR OF ENGINEERING

LOGO

541 E. Garden Drive, Windsor, CO 80550
T (970) 663-4662
W ridgektopeng.com

PROJECT TITLE

CORE & SHELL

PREPARED FOR

DIAMOND VALLEY SUBDIVISION
THIRTEENTH FILING LOT 1
1000 DIAMOND VALLEY DRIVE, WINDSOR, CO

THUNDERPUP CONSTRUCTION INC.

1520 E. MULBERRY ST,
SUITE 280
FORT COLLINS, CO

SUBMITTAL

SITE PLAN

DRAWN BY: SRD
CHECKED BY: MRB
PROJECT NO.: 22-099-005

REVISIONS

DATE

02/13/2023

SHEET TITLE

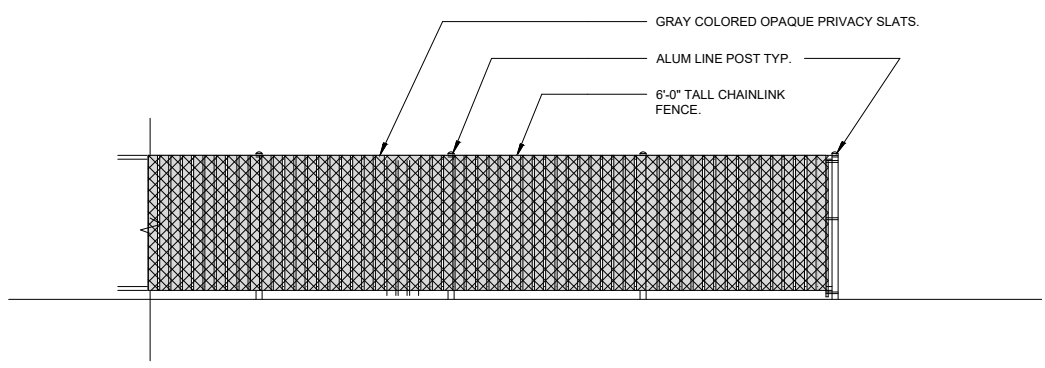
SITE PLAN

SHEET INFORMATION

C-1.0

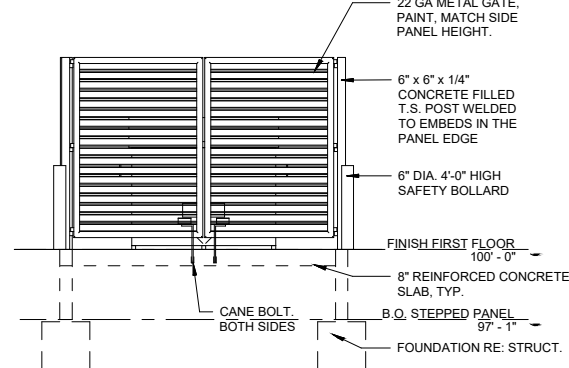
2 of 23

DWG Full Path: P:\6871.1 1000 Diamond Valley Drive 2\Planning\1018.2024 Planning A3.0 elevations.dwg
Plot Date/Time: 10/18/24 04:17pm



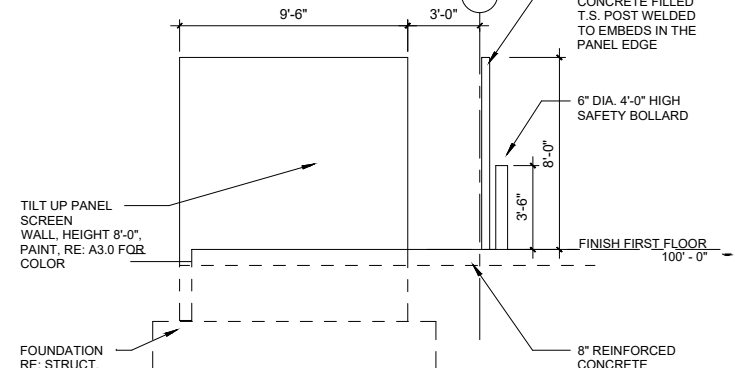
9 CHAIN LINK FENCE PARTIAL ELEV

1/8" = 1'-0"



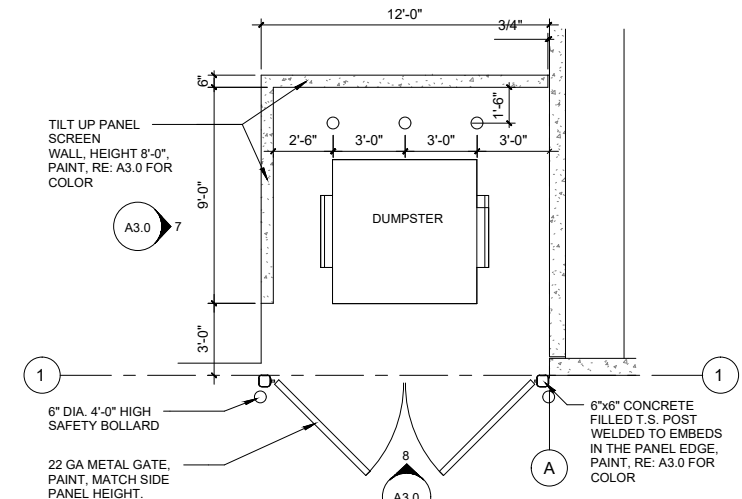
8 TRASH ENC. ELEVATION

1/8" = 1'-0"



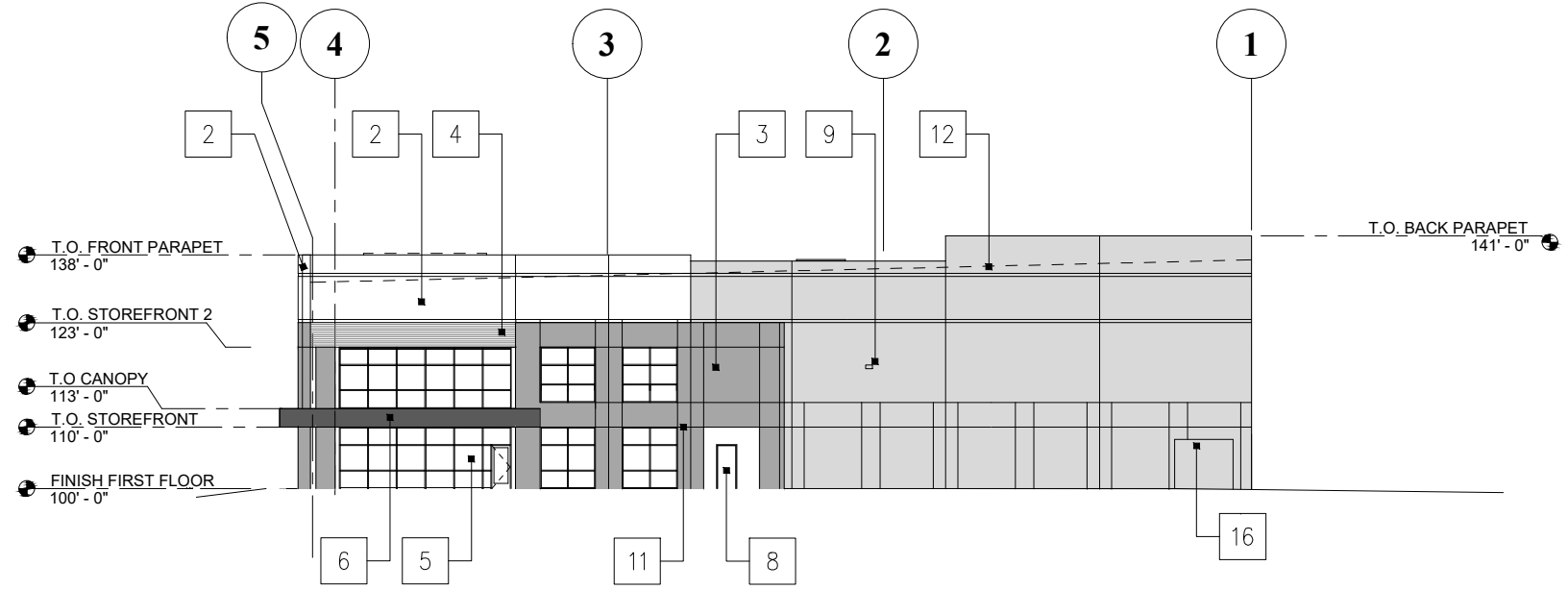
7 TRASH ENC. ELEVATION

1/8" = 1'-0"



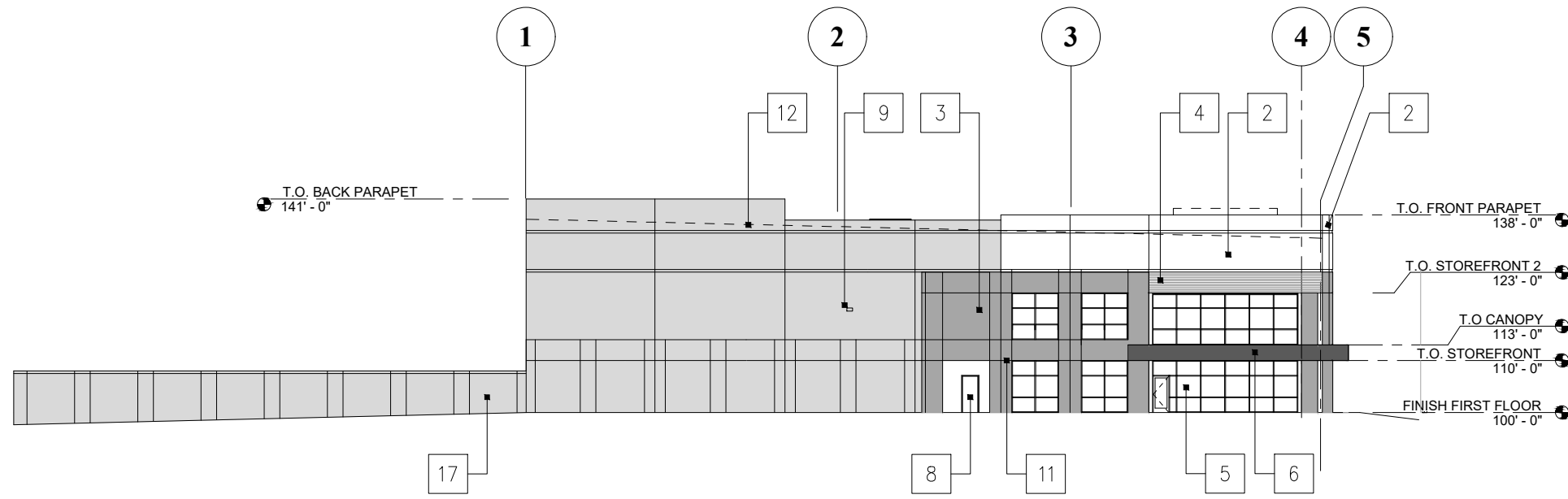
6 TRASH ENC. PLAN

1/8" = 1'-0"



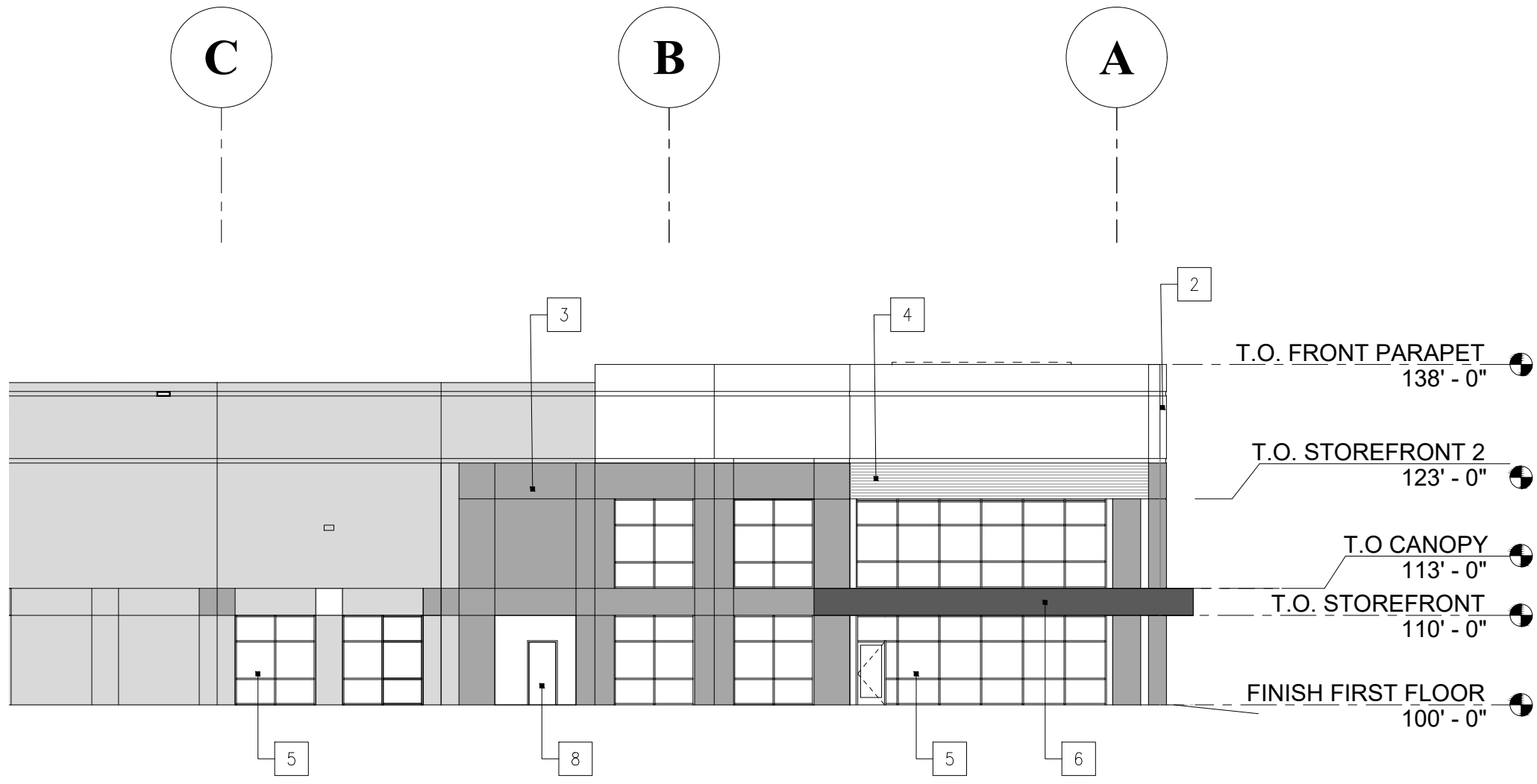
5 NORTH ELEVATION

1" = 30'-0"



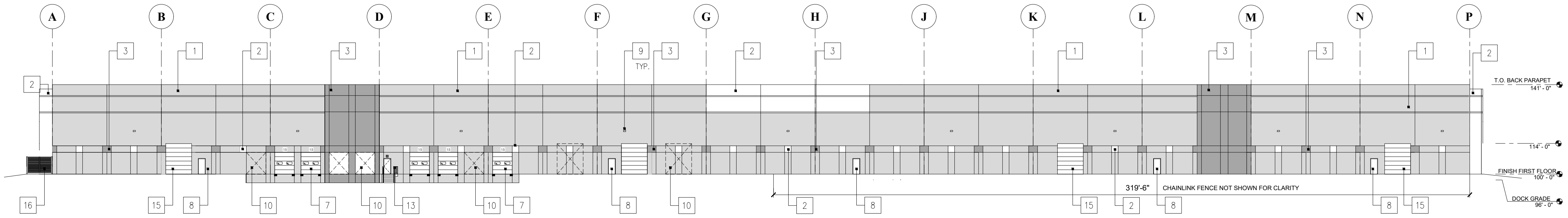
4 SOUTH ELEVATION

1" = 30'-0"



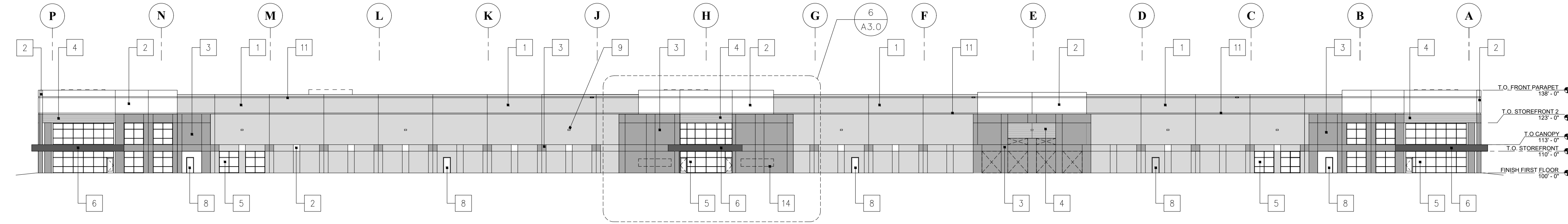
3 ENLARGED ENTRY ELEVATION

1/16" = 1'-0"



2 WEST ELEVATION

1" = 30'-0"



1 EAST ELEVATION

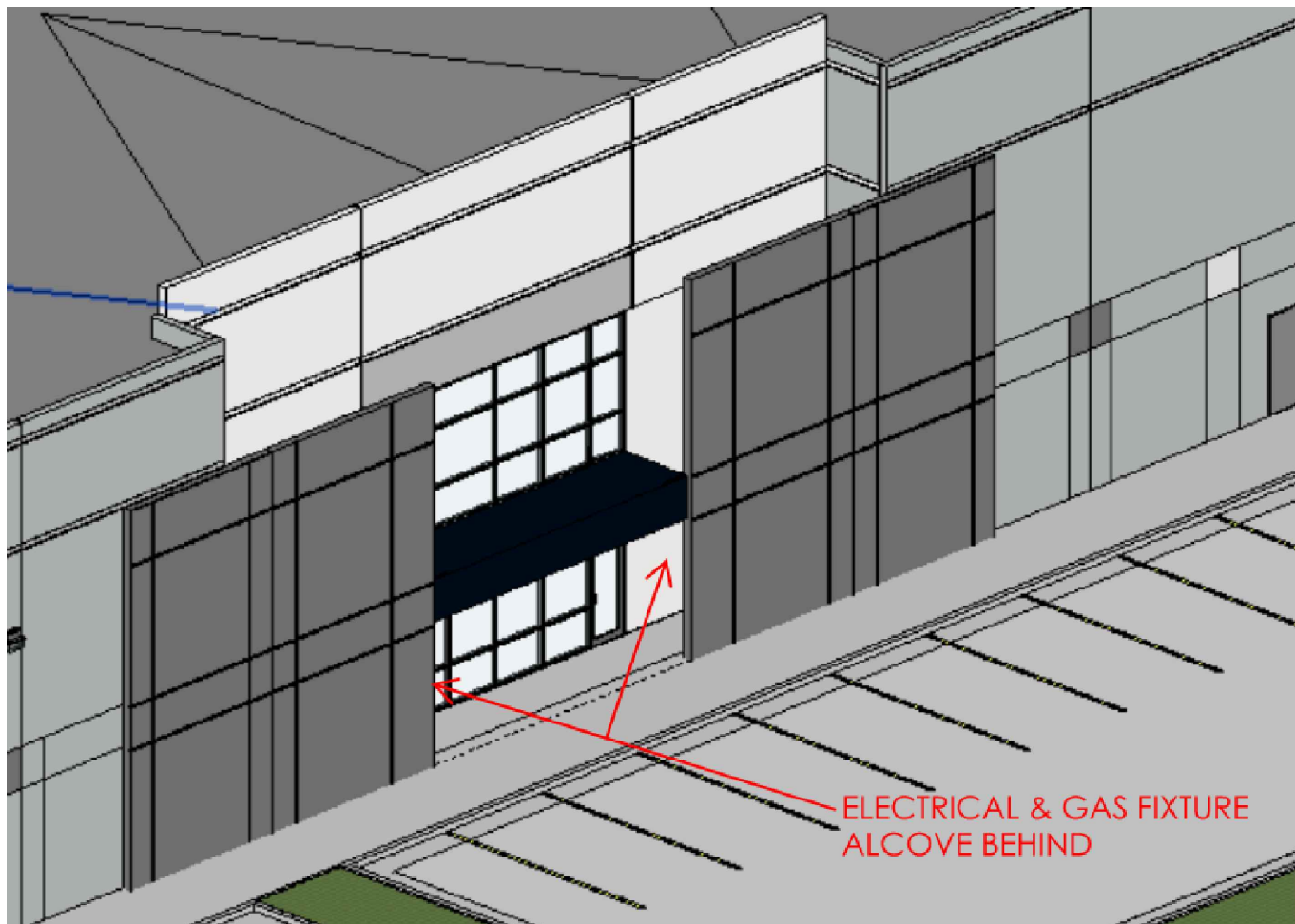
1" = 30'-0"

GENERAL NOTES

- CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED IN THE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF WORK.
- ALL MECHANICAL BUILDING MOUNTED EQUIPMENT & METERS, ETC. TO BE PAINTED TO MATCH ADJACENT WALL

MATERIAL LEGEND

- | | |
|----|--|
| 1 | CONCRETE PANEL
PAINT #1 - GRAY |
| 2 | CONCRETE PANEL
PAINT #2 - LIGHT GRAY |
| 3 | CONCRETE PANEL
PAINT #3 - SLATE BLUE |
| 4 | RIBBED CONCRETE PANEL
PAINT #2 - LIGHT GRAY |
| 5 | PREFINISHED ALUMINUM STOREFRONT |
| 6 | METAL CANOPY W/ PREFIN. SOFFIT. ALL EXPOSED STEEL MEMBERS TO BE PAINTED DARK CHARCOAL GRAY |
| 7 | OVERHEAD DOOR
PREFINISHED WHITE W/ VISION GLASS. PROVIDE BUMPERS & DOOR SHELTER |
| 8 | H.M. INSULATED MAN DOOR
PAINT TO MATCH ADJACENT WALL |
| 9 | EXTERIOR WALL MOUNTED LIGHT FIXTURE PREFIN. BRONZE FINISH, RE: ELECT. |
| 10 | KNOCK-OUT FUTURE OPENING
RE: STRUCTURAL |
| 11 | REVEAL IN CONCRETE TILT-UP PANEL; PAINT TO MATCH ADJACENT PANEL COLOR |
| 12 | LINE OF ROOF BEYOND |
| 13 | EXTERIOR STEEL STAIR & RAILING
PAINT RAILING, GRAY COLOR |
| 14 | ELECTRICAL / GAS ALCOVE BEHIND WALL |
| 15 | OVERHEAD DOOR - PREFINISHED WHITE |
| 16 | TRASH ENCLOSURE; COLOR TO MATCH PAINT #1 |
| 17 | 8' TALL TILT-UP CONCRETE SCREEN WALL; COLOR TO MATCH PAINT #1 |



6 3D UTILITY ALCOVE

1" = 30'-0"

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS COPYRIGHTED INFORMATION AND SHALL NOT BE REPRODUCED, DISCLOSED, OR OTHERWISE DUPLICATED WITHOUT THE WRITTEN CONSENT OF GREY WOLF ARCHITECTURE

PROJECT NUMBER
DRAWN TLR
CHECKED KWH
ISSUE
06.06.24

REVISIONS

EXTERIOR
ELEVATIONS

A3.0

SHEET
19 of 23

1000 DIAMOND VALLEY DRIVE LLC.
SECTION 22, TOWNSHIP 6 NORTH, RANGE 67 WEST,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

1. All plant materials to be in accordance with American Association of Nurserymen specification for number one grade.
2. All turf areas to be irrigated with automatic pop-up irrigation system. All shrub beds and trees to be irrigated with automatic drip (trickle) irrigation system. All water to be of potable alternative. The irrigation system to be adjusted to meet the water requirements of the individual plant material.
3. All trees to be balled and burlapped, root control bag, or containerized.
4. All shrub beds to be mulched with wood mulch (2" depth) over on top layer fabric.
5. Edging between grass and shrub beds shall be 1/8" x 4" steel level with top of sod.
6. Changes in plant species or plant locations from what is listed on the landscape plan will require the approval of the Town Forester prior to installation or replacement.
7. Proper quantity and quality of materials to be used to consist with the avoidance of conflict with the quantities included in the plant list, species and quantities shall be provided.
7. Property owner will be responsible for landscape maintenance including the plantings in public street right-of-way.
8. Street and boulevard 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 other utility.
9. Minimum clearance along (3) feet from each side of fire department connection (FDC). No vegetation other than turf or ground covers planted in front of FDC.
10. The irrigation system shall be designed and applied in accordance with the Town of Vero Beach Department prior to issuance of a building permit. The irrigation system shall be installed or secured with a financial instrument deposited with the Town prior to issuance of a certificate of occupancy.
11. 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.
12. Proper installation of plant material shall be required. All plant material shall be thoroughly loosened. 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 of area to be seeded or planted. All plant material shall be balled and burlapped. 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.
13. All ground cover extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
14. Foundation shrub beds to be designed and installed after completion of each building.
15. Contact Town of Windsor Parks and Recreation Department prior to planting in order for Town to verify proper planting.
16. No substantial impediment to visibility between the heights of three (3) feet and eight (8) feet shall be created between 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.
17. Second down-slope water meter shall be installed on landscape plan for irrigation connection or non-potable water source connection.
18. If plants are in need of replacement due to declining health, disease, or death, the replacement shall be replaced with the original species unless approved by the Town Forester.

Page 133 of 133



MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Major Site Plan - Flex Space - South Gate Business Park 12th Filing, Lot 1 (710 Triumph Drive) - S. Mezzetti, Senior Planner
Item #: D.3.d.

Background / Discussion:

Site Plan Summary

Owner: Martin Lind, Water Valley Company

Applicant: TST Inc. Consulting Engineers, Derek Patterson

Authorized Representative: Colton Lind, Water Valley Company

Business: Flex Building

Location: 710 Triumph Drive

Subdivision/Lot-Block: South Gate Business Part Subdivision 12th Filing Lot 1

Zoning: Limited Industrial (LI)

Adjacent Zoning: North – Agricultural (AG) – Weld County

East – Limited Industrial (LI)

South – Limited Industrial (LI)

West – Limited Industrial (LI)

Overall development characteristics:

- Lot area: 2.55 acres
- Building area: Industrial building – 20,093 s.f.
- Parking required: 25 spaces
- Parking provided: 31 spaces, including one (1) standard ADA space and one (1) van-accessible space
- Required landscape/open space per the Limited Industrial Zone District: 15%
- Provided landscape/open space: 18%
- Primary access is from Triumph Drive.

Building characteristics include:

- The building will be used for commercial and limited industrial uses. The building provides space for up to four tenants.
- Building materials: Evolve Stone wainscoting, metal panels (white, gray, and black), a pre-finished aluminum storefront, and a flat roof with a metal roof panel system.
- The building is a single-story structure with a maximum height of 26'-8".

Financial Impact:

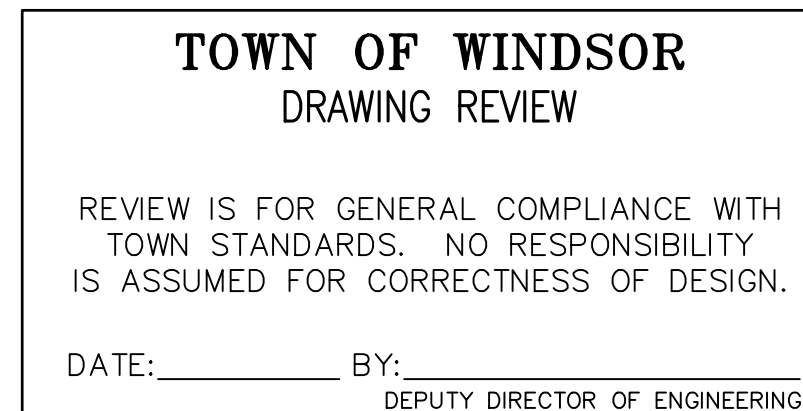
Relationship to Strategic Plan:

Recommendation:

CC:

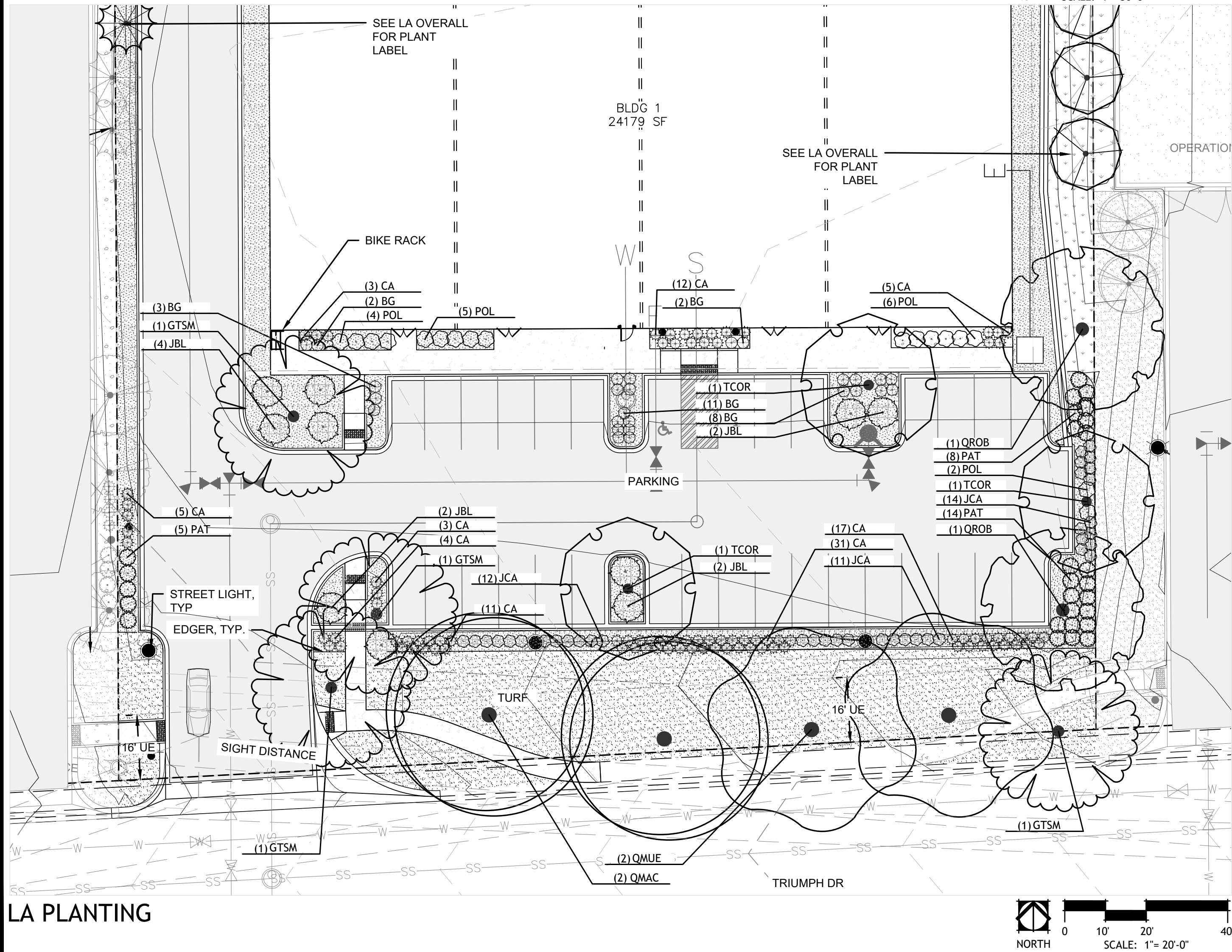
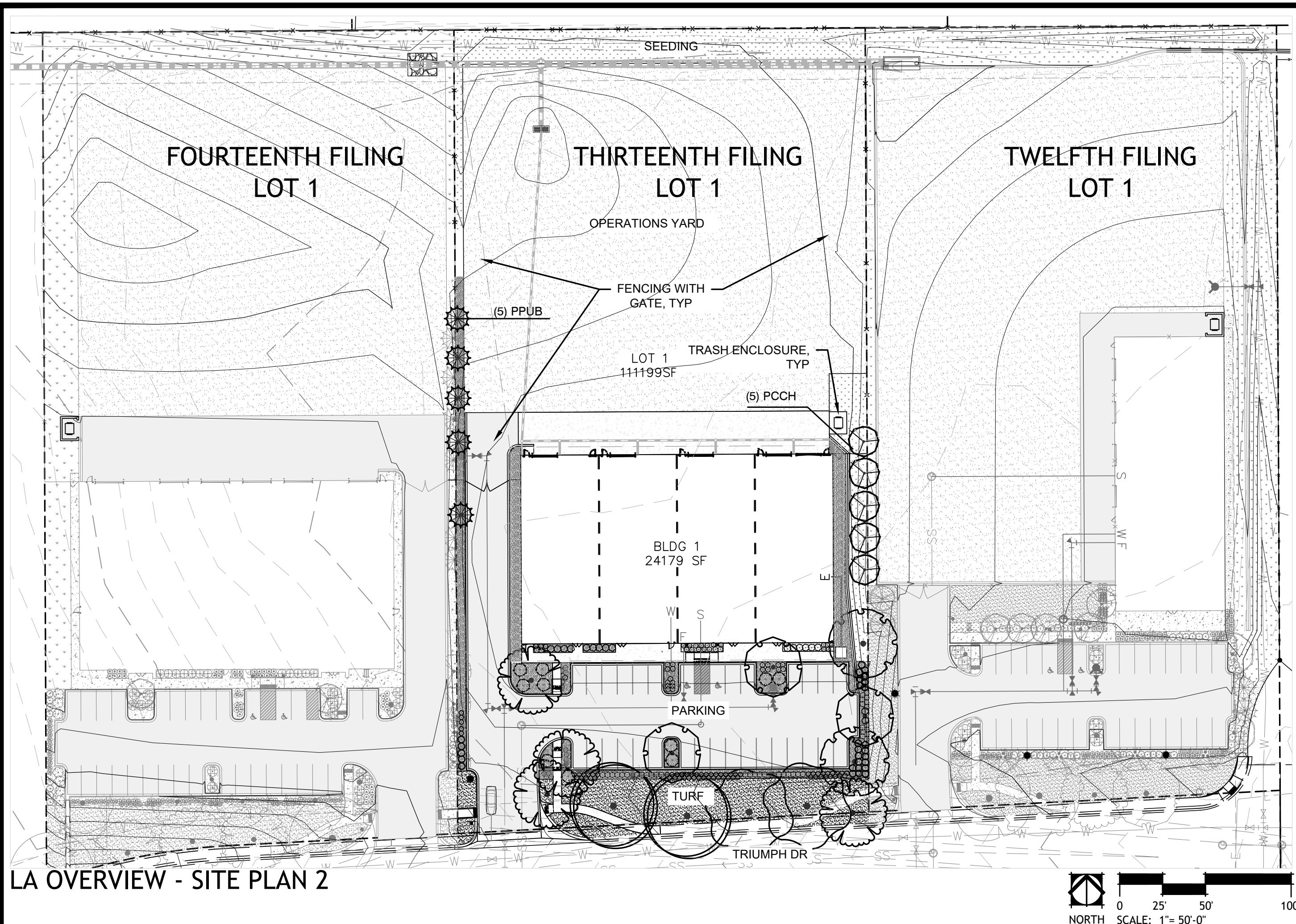
Attachments:

1. SGBP 12th Site-Elevations-Landscape Plans



JOB NO.	0732.0148.04
SCALE	1" = 30'
DATE	JANUARY 2025
SHEET	4 of 22

K:\732\148\05 Drawings\Sheets LA\148_SP2_LA Plan.dwg: 2/17/2025 11:09:46 AM

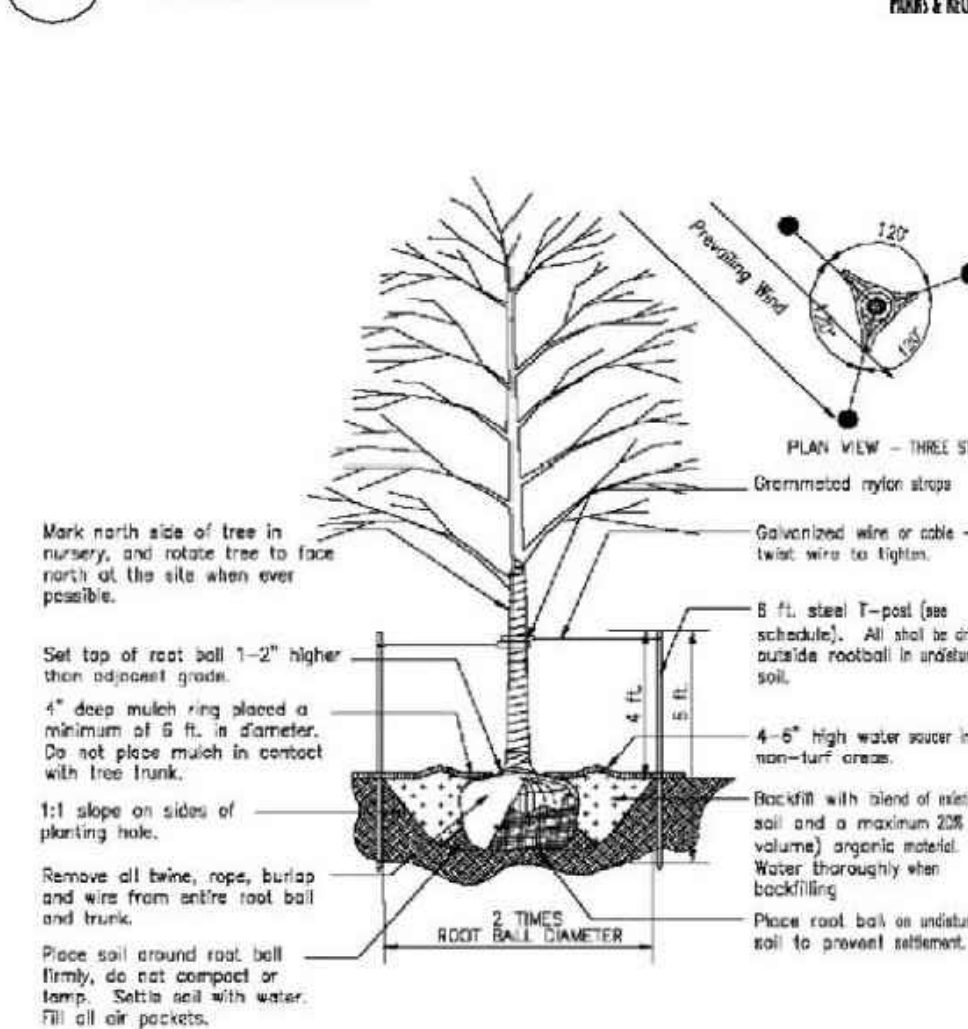


PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE	GROUND COVERS	COMMON NAME
PPUB	5	PICEA PUNGENS 'BABY BLUEEYES'	BABY BLUE EYES SPRUCE	B&B 6" HIGH MIN.	15"	30"	MED.		2-4" COBBLE/ROCK MULCH
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE		BLUEGRASS TURF
PCCH	5	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B&B 1.5" CAL MIN.	18"	35"	MED.		NATIVE SEED - DRY LAND PASTURE MIX
STREET/LARGE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE	NATIVE SEED MIX	
GTSM	4	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER HONEYLOCUST	B&B 2.0" CAL MIN.	40"	50"	LOW	PAWNEE BUTTES DRYLAND AGGRESSIVE PASTURE MIX #2 OR APPROVED EQUAL.	
QMAC	2	QUERCUS MACROCARPA	BURR OAK	B&B 2.0" CAL MIN.	50"	50"	LOW		
QMUE	2	QUERCUS MUEHLBERGII	CHINKAPIN OAK	B&B 2.0" CAL MIN.	50"	50"	MED.		
QROB	2	QUERCUS ROBUR	ENGLISH OAK	B&B 2.0" CAL MIN.	40"	60"	MED.		
TCOR	3	TILIA CORDATA	LITTLELEAF LINDEN	B&B 2.0" CAL MIN.	35"	40"	MED.	SPACING 36" o.c. 96" o.c. 48" o.c. 48" o.c.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE		
JCA	37	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL	3" O.C.	3'	LOW		
JBL	10	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	1" O.C.	8"	LOW		
PAT	27	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	4" O.C.	4'	LOW		
POL	17	PHYSOCARPUS OPUULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	4" O.C.	3'	LOW		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE	SPACING 36" o.c.	
CA	92	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	3" O.C.	5"	LOW		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPREAD	HEIGHT	HYDROZONE	SPACING 36" o.c.	
BG	26	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	3" O.C.	3"	LOW		

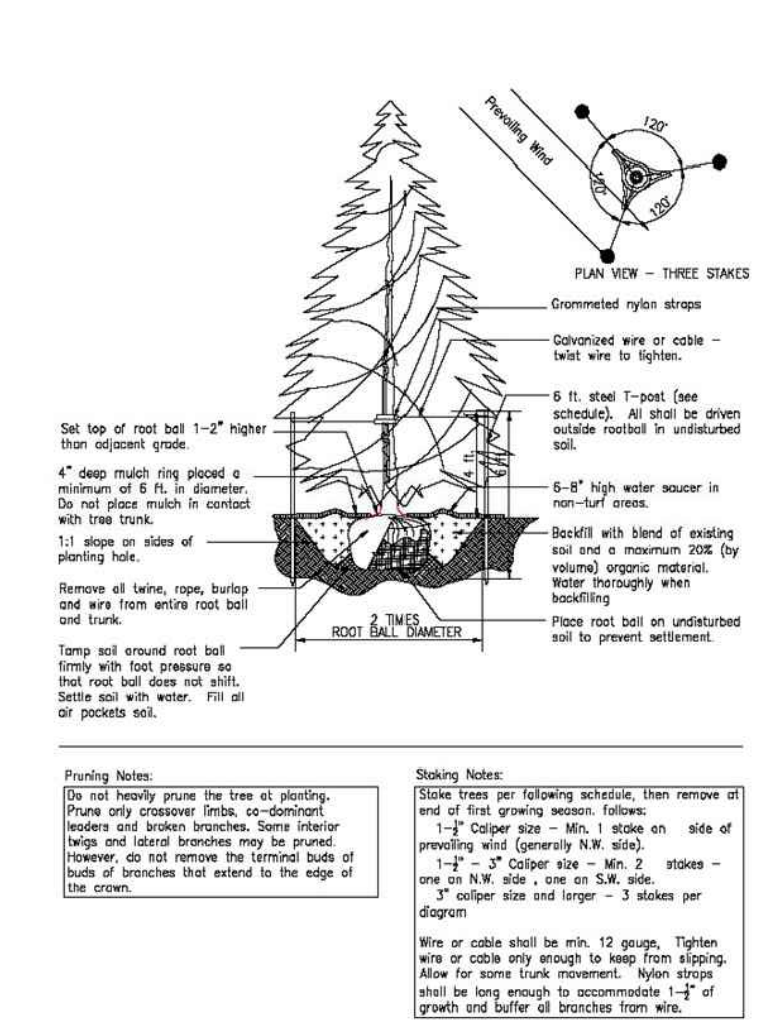
A DECIDUOUS TREE - PLANTING

SCALE: NOT TO SCALE



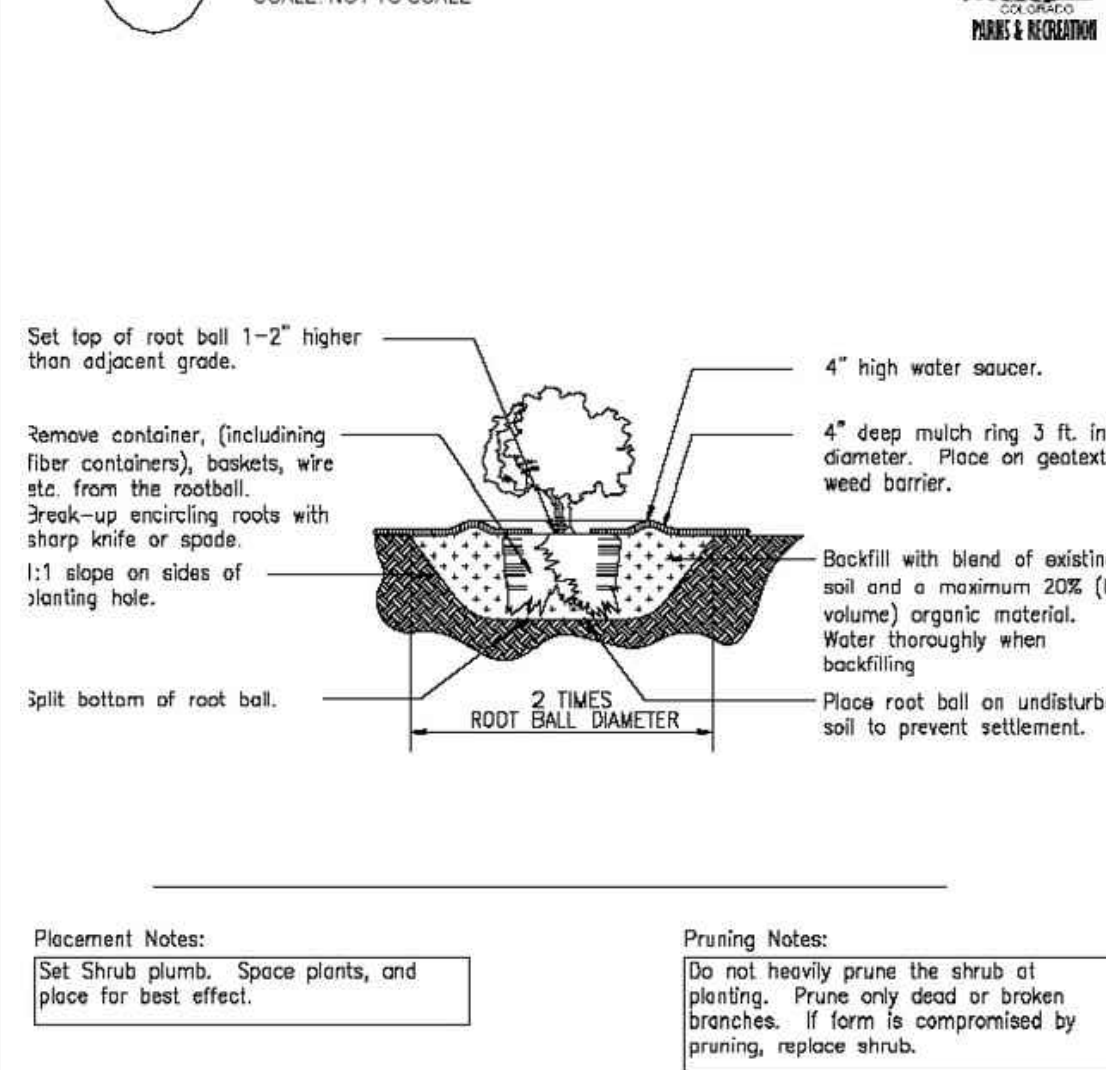
B EVERGREEN TREE - PLANTING DETAIL

SCALE: NOT TO SCALE



C SHRUBS - PLANTING DETAIL

SCALE: NOT TO SCALE



LANDSCAPE REQUIREMENTS

TOWN REQUIREMENTS	LOT SIZE	UNIT	LA REQ	UNIT	LA PROVIDED
INDUSTRIAL - 15% REQUIRED LANDSCAPE AREA	111,199	SF	16,680	SF	18,769
18,769	SF				
PLANTING REQUIREMENTS	PLANTINGS REQ'D	UNIT	PLANTINGS PROVIDED	UNIT	
1 TREE / 750 sf OF LA AREA REQ'D	23	EA	23	EA	
5 SHRUBS / 750 sf OF LA AREA REQ'D	112	EA	112	EA	
Shrubs (80%)	90	EA	91	EA	
Grass (20%)(3 Grass = 1 Shrub)	67	EA	118	EA	

HATCH SCHEDULE

GROUND COVERS	COMMON NAME
	2-4" COBBLE/ROCK MULCH
	BLUEGRASS TURF
	NATIVE SEED - DRY LAND PASTURE MIX
NATIVE SEED MIX	
PAWNEE BUTTES DRYLAND AGGRESSIVE PASTURE MIX #2 OR APPROVED EQUAL.	
(33.3%) CRESTED WHEATGRASS	(33.3%) RUSSIAN WILDRYE
(33.3%) WESTERN WHEATGRASS	

SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDDED AS INDICATED ON PLANS.
2. PREPARE AND AMEND SOIL PER STANDARD LANDSCAPE NOTES.
3. DRILL SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIX AND AT SPECIFIED RATE.
4. IMMEDIATELY FOLLOWING THE SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDDED AREAS.
5. 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.
6. 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 DISCS 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.
7. 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.
8. 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.

PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERMEN SPECIFICATION FOR NUMBER ONE (1) GRADE.
2. ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
4. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (THREE-INCH AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
5. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE ONE-EIGHTH-INCH BY FOUR-INCH STEEL SET LEVEL WITH TOP OF SOD.
6. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
7. LANDSCAPING TOWNHOME UNITS MAY BE PHASED ON A BUILDING BY BUILDING BASIS.
8. THE OWNER'S ASSOCIATION OR METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
9. 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.
10. 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.
11. THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
12. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
13. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY 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 ONE THOUSAND (1,000) SQUARE FEET.
14. TURF GRASS WILL BE SEEDDED 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.
15. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
16. FOUNDATION SHRUBS BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
17. CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
18. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
19. SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
20. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

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

PDB

CHECKED

MJB

DESIGNED

BEW

FILENAME

148_SP2_LA Plan

BRIAN EDWARD WILLIAMSON
1461
08/03/2020
Landscape Architect
State of Colorado
LICENSED LANDSCAPE ARCHITECT

SOUTH GATE BUSINESS PARK SUBDIVISION
TWELFTH FILING - LOT 1 SITE PLAN

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.
0732.0148.04
SCALE
VARIES
DATE
JANUARY 2025
SHEET
19 of 22

D:\RevitLocal_Files\Water\Valley - PP Lot 2 Core Shell_R25_curtis@hauserarchitectspc.com.rvt 2/18/2025 3:28:19 PM Hauser Architects, P.C.



SOUTH GATE BUSINESS PARK
SUBDIVISION THIRTEENTH FILING LOT 1

ELEVATIONS



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

JOB NO.

SCALE 3/32" = 1'-0"

DATE 02.18.2025

SHEET

20 OF 21

REVISIONS

DATE	DESCRIPTION
2025/01/21	SDP REVISIONS

DRAWN CK

CHECKED CK

DESIGNED CK

FILE NAME

SP1

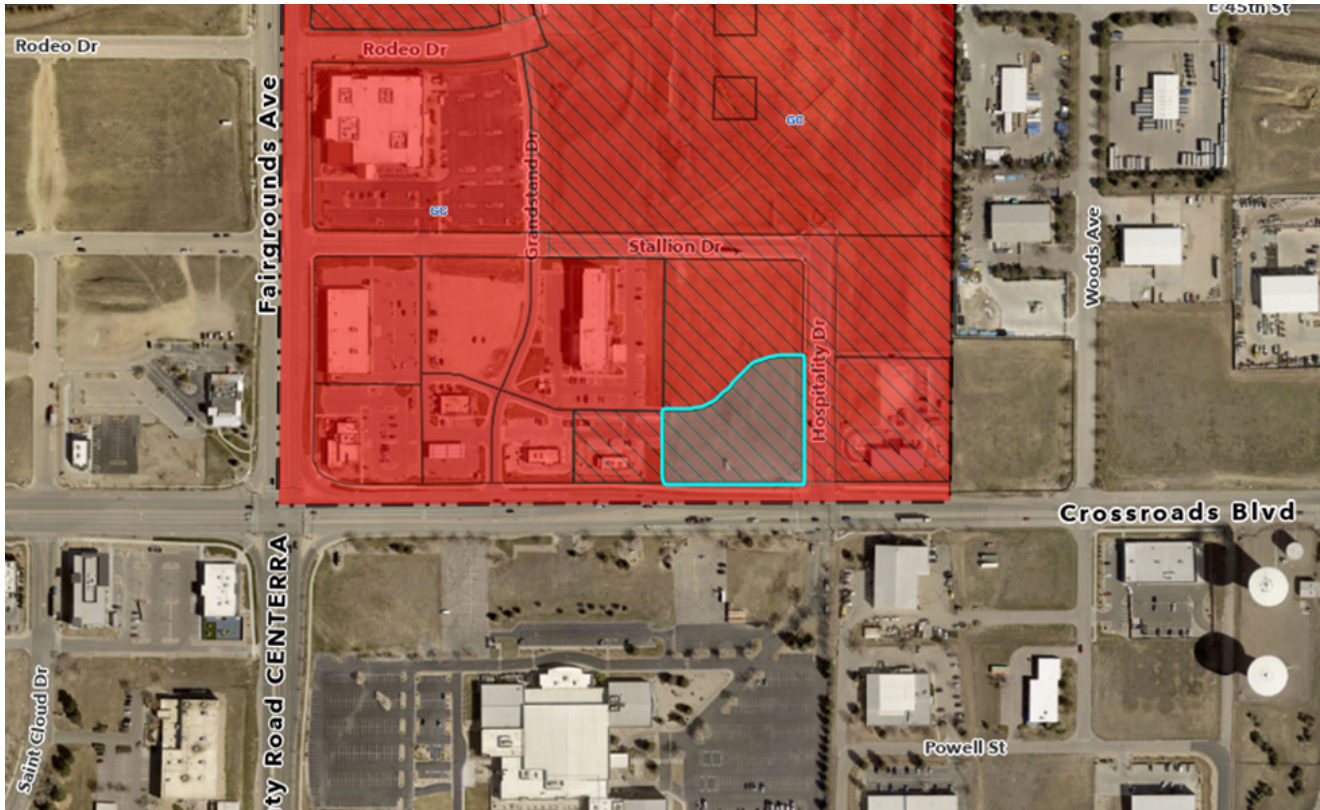


MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Major Site Plan - Eagle Crossing Subdivision 11th Filing, Lot 2 (6567 Crossroads Blvd) - The G.O.A.T. Restaurant - K. Lambrecht, Long Range Planner
Item #: D.3.e.

Background / Discussion:

The owner/applicant, Eagle Crossing LLC, and the applicant's representative, Ms. Emily Tarantini (Planscapes Design Group) have submitted a Major Site Plan application for a sit-down restaurant to be located on Lot 2, Eagle Crossing Subdivision 11th Filing (6567 Crossroads Blvd.). The Major Site Plan is currently under review. The subject property is located on the northwest corner of Crossroads Blvd and Hospitality Drive, directly east of the existing Arby's and Taco Bell fast food restaurants.



The GOAT Restaurant is planned to be a 7,200-square-foot sports bar consisting of fixed booth seating, table seating and a 1,000-square-foot outdoor patio. This will be the GOAT's second location, with the first restaurant located in Greeley. A singular vehicular access point is planned along the northern private drive, while the internal drive will seamlessly connect to the adjacent commercial development. Pedestrian connectivity will be provided along the northern private drive, with direct connection to the Crossroad Blvd sidewalk, ensuring easy access for both pedestrians and drivers.

The landscape design will emphasize aesthetic appeal and functionality, particularly along the public

street frontages. A combination of trees, shrubs and ornamental grasses will be strategically placed throughout the site to provide screening from the adjacent parking lot, ensuring a visually appealing buffer between the street and the site.

The building architecture is thoughtfully designed to align with the standards outlined in the Brands PUD, particularly in its use of earth-toned colors and low-reflective materials. The architectural style balances functionality with a contemporary design approach, ensuring compatibility the neighboring developments, while creating an inviting and well-integrated space.

The site consists of approximately 1.74 acres, and is zoned General Commercial (GC) with a Planned Unit Development (PUD) overlay (the Brands PUD). The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	General Commercial (GC) w/ the Brands PUD Overlay	Vacant pad sites
East	General Commercial (GC) w/ the Brands PUD Overlay	Existing Car Wash and vacant pad sites
South	City of Loveland Developing Business (B) and Industrial Zoning	Existing School and Service Businesses
West	General Commercial (GC) w/ the Brands PUD Overlay	Existing Hotel and Fast Food Restaurants

The project will have primary access from a private road that is accessed from Hospitality Drive, and continues into the rest of the commercial development to the west, connecting the property to other existing commercial and retail activities.

A Minor Subdivision application for Lot 2 is being reviewed along with the Site Plan, in order to correct easement designations.

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

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. GOAT - Landscape Plan
2. GOAT - Site Plan
3. GOAT - Exterior Elevation



LANDSCAPE PLAN

MINIMUM SITE LANDSCAPE CALCULATIONS		
LOT SIZE: 28,721 sq ft (9,886.5 sq ft of private driveway) = 20,835 sq ft		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA	20% = 16,246 sq ft	27,287 sq ft = 35.8%
1 TREE/750 sq ft of LANDSCAPING	16,246 sq ft / 750 = 21.66	24 QUADRA TREES 12 ORNAMENTAL TREES 12 EVERGREEN TREES
5 SHRUB/750 sq ft of LANDSCAPING	16,246 sq ft / 750 = 21.66	160 SHRUBS
STREET TREES		
1 TREE/40 linear feet of Hospitality Dr	320/40 = 8 TREES	8 TREES
1 TREE/40 linear feet of Private Drive north side	360/40 = 9 TREES	9 TREES
1 TREE/40 linear feet of Private Drive south side	270/40 = 7 TREES	7 TREES

PLANT LEGEND

DECIDUOUS CANOPY TREES	DECIDUOUS AND/OR EVERGREEN SHRUBS
EVERGREEN TREES	PERENNIALS
FLOWERING ORNAMENTAL TREES	STEEL EDGER
TURF	CONCRETE FLAT WORK
	LIGHT POLE
SHREDDED BARK MULCH	

Pruning Notes:

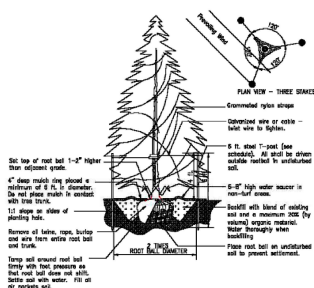
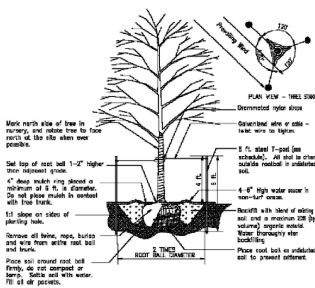
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

Placement Notes:

Set shrub plumb. Space plants, and place for best effect.

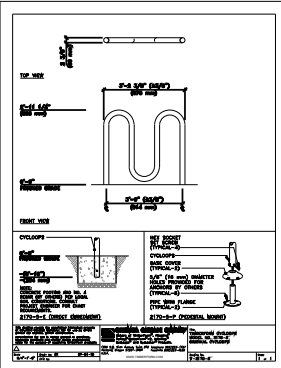
Pruning Notes:

Do not heavily prune the tree at planting. Prune only crosser limbs, co-dominant leaders and broken branches. Space 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\"/>



REV

DESCRIPTION	DATE
Submittal 1	9/25/24
Submittal 2	1/21/25
Submittal 3	3/17/25

SHEET NO:

LS-1

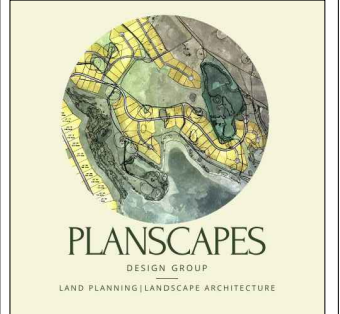
5 of 22

PROPOSED PLANT LIST

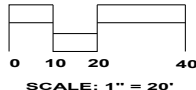
KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	GROWTH HEIGHT	GROWTH SPREAD	QTY
DECIDUOUS TREES							
AC	Phellodendron amorense	Amur Corktree	2" cal	B+B	60"-75"	40"-50"	3
CO	Celtis occidentalis	Western Hackberry	2" cal	B+B	60"-75"	40"-50"	4
TA	Tilia americana 'Redmond'	Redmond Linden	2" cal	B+B	60"-75"	35"	2
GD	Gymnocladus dioicis	Kentucky Coffee Tree	2" cal	B+B	60"-75"	40"-50"	5
GTK	Gleditlia triacanthus enermus 'Skyline'	Skyline Locust	2" cal	B+B	40"-60"	35"	2
GB	Ginko biloba	Ginko (male only)	2" cal	B+B	40"-65"	30"-45"	2
CS	Catalpa speciosa	Western Catalpa	2" cal	B+B	60"-75"	40"-50"	4
AGL	Aesculus glabra	Ohio buckeye	2" cal	B+B	60"-75"	40"-50"	2
TF	Corylus columa	Turkish Filbert	2" cal	B+B	60"-75"	40"-50"	4
AE	Ulmus 'Morton'	Accolade Elm	2" cal	B+B	60"-75"	40"-50"	4
ORNAMENTAL TREES							
PCC	Pyrus calleryanna 'Chanticleer'	Chanticleer Pear	1.5" cal.	B+B	15'-20"	15'-30"	2
CC	Cercis canadensis	Eastern Redbud	1.5" cal.	B+B	15'-20"	15'-30"	1
EVERGREEN TREES							
PN	Pinus Nigra	Austrian Pine	6' ht	B&B	15'-20"	15'-30"	6
PPG	Picea glauca 'Colorado Blue'	Colorado Blue Spruce	6' ht	B+B	15'-30"	12'-15"	4
JSG	Juniperus scopulorum 'Rocky Mountain'	Rocky Mountain Juniper	6' ht	B+B	15'-30"	12'-15"	2
EVERGREEN SHRUBS							
JHBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	5' o.c.	3'-5'	3'-5'	53
DECIDUOUS SHRUBS							
PFA	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	5 gal.	3' o.c.	3'-5'	3'-5'	18
RxM	Rosa 'Knockout'	Knock Out Rose	5 gal.	3' o.c.	3'-5'	3'-5'	5
AxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	4' o.c.	1'-2'	3'-5'	9
SPK	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal.	5' o.c.	6'-8'	4'-6'	18
CxC	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal.	4' o.c.	1'-2'	3'-5'	9
EAC	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 gal.	5' o.c.	6'-8'	4'-6'	17
PAT	Perovskia atriplicifolia	Russian Sage	5 gal.	5' o.c.	6'-8'	4'-6'	21
PERENNIALS AND ORNAMENTAL GRASSES							
KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	18" o.c.	1'-2'	3'-5'	66
MSY	Miscanthus sinensis 'Morning Lights'	Morning Lights Fountain Grass	2 gal.	4" o.c.	6'-8'	4'-6'	49
HHR	Hermercallis 'Happy Returns'	Dwarf Yellow Daylily	1 gal.	24" o.c.	4'-5'	4'-5'	70
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	24" o.c.	4'-5'	4'-5'	34
MS	Miscanthus sinensis 'Gracillimus'	MAliden Grass	1 gal.	24" o.c.	4'-5'	4'-5'	5
RFG	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	1 gal.	24" o.c.	4'-5'	4'-6'	56

WINDSOR PLANT NOTES

- All plant materials shall be in accordance with American Association of Nurserymen specification for number one (1) 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 (three-inch average depth) on tyar filter fabric.
- Edging between grass and shrub beds shall be one-eighth-inch by four-inch 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.
- Landscape townhome units may be phased on a building by building basis.
- The Owner's Association or Metropolitan District will be responsible for landscape maintenance including the plantings in public street rights-of-way.
- Street and ornamental trees shall be planted no closer than forty (40) feet and fifteen (15) feet respectively from street 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 loosened. Organic amendments such as compost, peat, or aged manure shall be thoroughly incorporated at a rate of at least three (3) cubic yards per one thousand (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 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.



980 Norway Maple Drive
Loveland, CO 80538
970-988-5301



PROJECT NAME:

SITE PLAN REVIEW

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY:

ET

CHECKED BY:

RM

APPROVED BY:

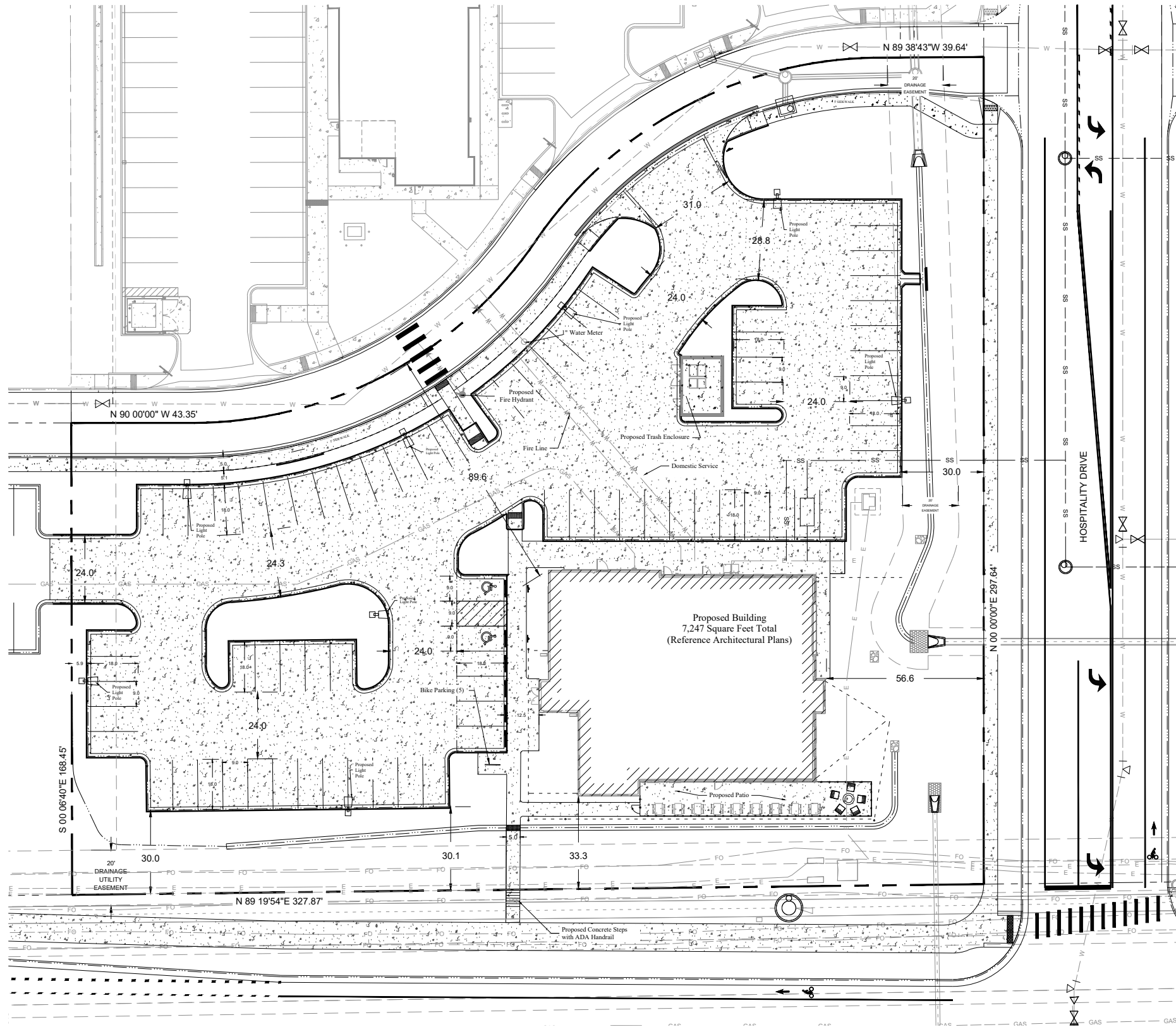
-

DATE:

9/25/2024

CLIENT

The G.O.A.T
WINDSOR, COLORADO



SITE PLAN
SCALE 1" = 20'



**TOWN OF WINDSOR
DRAWING APPROVAL**

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

BY _____ DATE _____
DIRECTOR OF ENGINEERING

LEGEND

- PORTLAND CEMENT CONCRETE PAVEMENT
- ASPHALTIC CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- SAW CUT
- CANOPY
- SETBACKS
- EASEMENTS
- BUILDING

SITE DATA (TOTAL SITE)

BUILDING AREA:	7,247 SF	9.5%
LANDSCAPE AREA:	27,297 SF	35.8%
PARKING & DRIVE AREA:	36,246 SF	47.6%
SIDEWALK:	5,436 SF	7.1%
TOTAL AREA:	72,226 SF	100%
REQUIRED LANDSCAPE AREA	15,245 SF	20%

PARKING

REQUIRED:
RETAIL (1 PER 200 SF) PLUS 1 SPACE/2 EMP = 15 STALLS

TOTAL REQUIRED	
7,300/200	= 37 SPACES
8 EMP	= 4 SPACES
TOTAL SPACES	= 41 SPACES

PROVIDED:	
STANDARD	= 73 SPACES
HANDICAPPED	= 1 CAR
	= 1 VAN

PARKING PROVIDED = 75 SPACES

STALL DIMENSIONS: = 18' x 9'

DRIVE AISLE WIDTH: = 24'

NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING & SURVEYING, DATED 1/24/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CURB RADI ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADI SHALL BE 10', UNLESS OTHERWISE NOTED.



PLANSCAPES
DESIGN GROUP
LAND PLANNING/LANDSCAPE ARCHITECTURE

980 Norway Maple Drive
Loveland, CO 80538
970-988-5301

PROJECT NAME:
SITE PLAN REVIEW

DRAWING TITLE:
SITE PLAN

DRAWN BY:
ET

CHECKED BY:
RM

APPROVED BY:
-

DATE:
9/25/2024

CLIENT

The GOAT
WINDSOR, COLORADO

REV

DESCRIPTION	DATE
Submittal 1	9/25/24
Submittal 2	1/21/25
Submittal 3	03/17/25

SHEET NO:

SP-1

3 of 22



5 NE from Crossroads



6 NW from Crossroads

EXTERIOR MATERIAL LEGEND

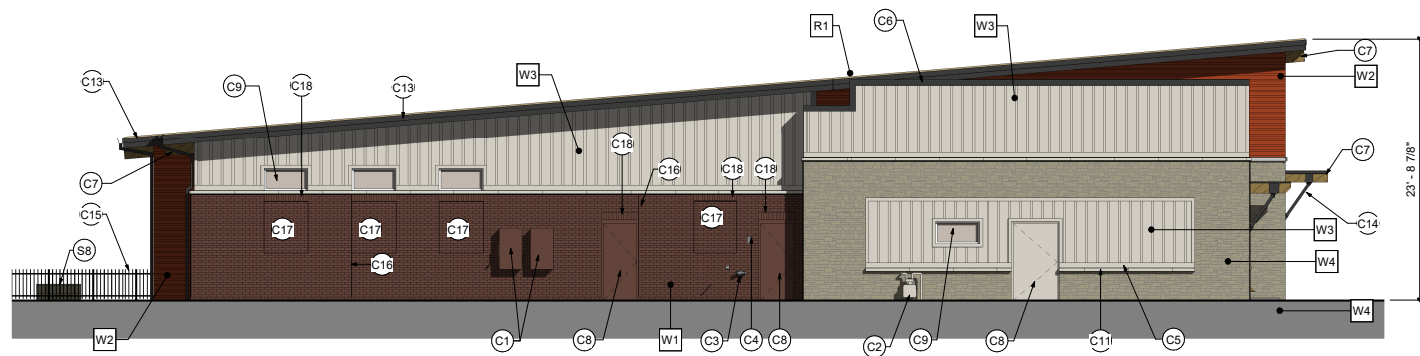
Key	Material	Description
W1	Modular Brick - 4" Veneer	Manuf: General Shale Product: Modular Brick, running bond + soldier Color: Waterlodge
W2	Box Rib Metal Panel Siding	Manuf: Berridge Product: BR-12 Panel Color: Terra-Cotta (horizontal)
W3	Board and Batten Cementitious Siding	Manuf: LP SmartSide Product: 28 Series Cedar Texture Vertical Siding w/ LP SmartSide Cedar Texture Trim Color: Sherwin-Williams SW-7045 Intellectual Gray, provide paint draw down for final approval
W4	Synthetic Stone Veneer	Manuf: Signature Stone Product: LedgeStone Color: Willow Point
R1	Standing Seam Metal Roof	Manuf: Berridge Product: Prefinished "Cee-lock" standing seam metal Color: Matte Black

MATERIAL PERCENTAGES	
North Building Elevation	
Wall Area:	1917 sqft.
Board & Batten:	962 sqft. (50%)
Brick Veneer:	491 sqft. (25%)
Stone Veneer:	348 sqft. (19%)
Metal Panel:	116 sqft. (6%)
South Building Elevation	
Wall Area:	1917 sqft.
Board & Batten:	786 sqft. (42%)
Brick Veneer:	559 sqft. (29%)
Stone Veneer:	329 sqft. (17%)
Metal Panel:	243 sqft. (12%)
East Building Elevation	
Wall Area:	1193 sqft.
Board & Batten:	589 sqft. (49%)
Brick Veneer:	402 sqft. (34%)
Stone Veneer:	75 sqft. (6%)
Metal Panel:	127 sqft. (11%)
West Building Elevation	
Wall Area:	1617 sqft.
Board & Batten:	893 sqft. (55%)
Brick Veneer:	0 sqft. (0%)
Stone Veneer:	664 sqft. (41%)
Metal Panel:	70 sqft. (4%)

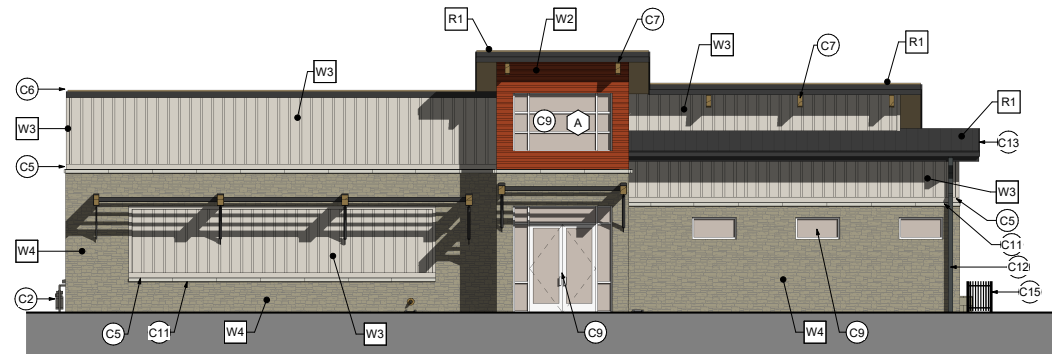
EAGLE CROSSING SUBDIVISION SIXTH FILING LOT 2
Part of the Southwest Quarter of Section 35
Township 6 North Range 68 West of the 6th P.M.
Town of Windsor, County of Larimer, Colorado
Site Plan

KEYNOTE LEGEND

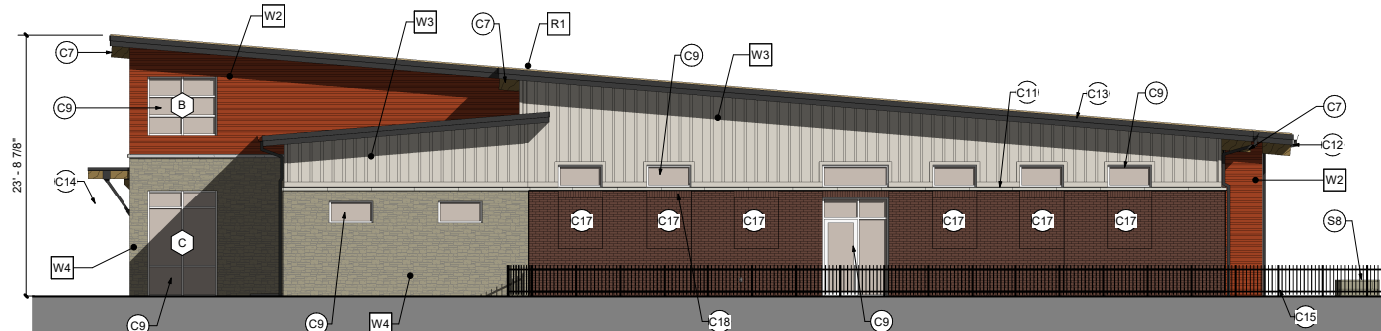
Key Value	Keynote Text
C1	Electrical gear and meters painted to match adjacent building material
C2	Gas meter(s) per utility provider, paint to match adjacent wall material
C3	Fire Department Connection
C4	Knox box per local fire department requirements
C5	Trim banding, finish to match adjacent finish material
C6	Prefinished metal coping / flashing
C7	Exposed glulam wood beam/column, industrial grade, S4S, no putty, clear stain and seal.
C8	Exterior insulated hollow metal door & frame w/ thermal threshold, painted to match adjacent building material.
C9	Aluminum frame storefront system with Low-E glazing and operable man door.
C10	Aluminum frame overhead door with Low-E glazing
C11	Pre-cast water table.
C12	Prefinished 4" square, open faced downspout and 6" style 'K' gutter. Tightline and connect to PVC collection and discharge into drainage swale.
C13	Built-up Fascia 11 21" x 5.5", LP SmartSide 540 trim w/ cedar texture.
C14	Steel pipe canopy
C15	Exterior prefinished metal fence/gate by Ameristar, "Montage Plus" prefinished black.
C16	Masonry control joint
C17	Recessed masonry / faux window w/ soldier course. Recess 1/2" Max.
C18	Masonry soldier course header
S2	Steel trash enclosure gate with 1 1/2" metal decking, factory primed field painted to match siding.
S4	Pipe Bollard, 6" diameter steel pipe.
S8	Fire pit by owner, refer to Plumbing for Gas Line Stub and shutoff. GC to coordinate concrete layout w/ owner.



3 N Building Elevation
1/8" = 1'-0"



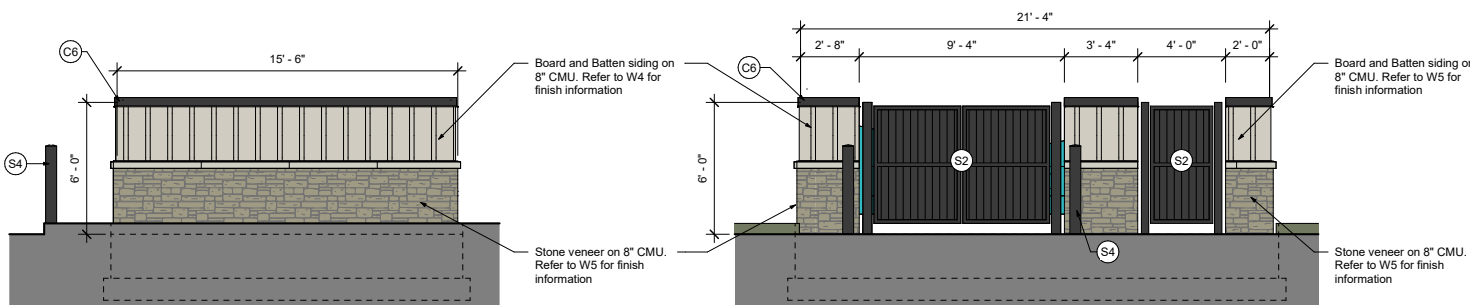
1 W Building Elevation
1/8" = 1'-0"



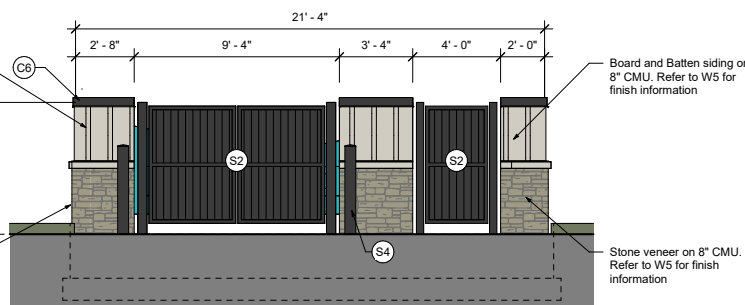
4 S Building Elevations
1/8" = 1'-0"



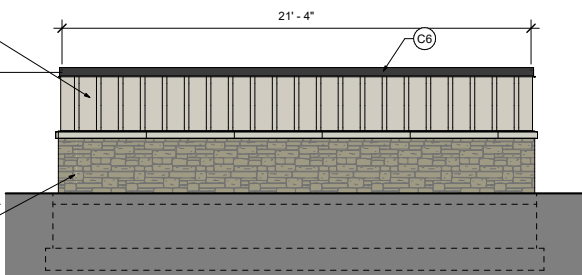
2 E Building Elevation
1/8" = 1'-0"



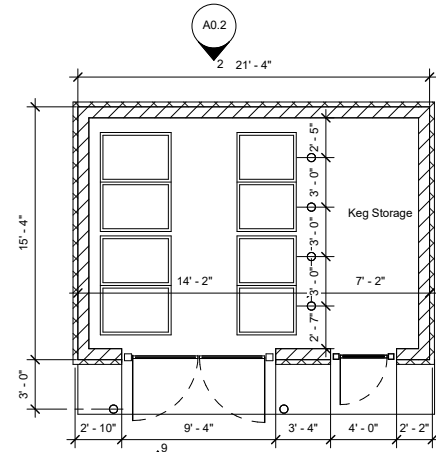
10 East Trash Enclosure Elevation-Planning
1/4" = 1'-0"



9 South Trash Enclosure Elevation-Planning
1/4" = 1'-0"



8 North Trash Enclosure Elevation-Planning
1/4" = 1'-0"



7 Enlarged Trash Enclosure Plan-Planning
3/16" = 1'-0"

In Association with:

A Field of Dreams II Owner

2514 46th Avenue
Greeley, Colorado
Phone: 970-373-2646
Contact: Matt Larson
Email: saadman33@hotmail.com

Ancon II Constructors Contractor

611 8th Street, #1
Greeley, CO 80631
Phone: 970-353-3007
Contact: Matt Anderson
Email: matthew@anconconstructors.com

Larsen Structural Design Structural Engineer

320 Maple Street, Suite 120
Fort Collins, CO 80521
Phone: (970) 568-3355
Contact: Blake Larsen
Email: blake@larsenad.com

Integrated MEP Mech/Plumbing Engineer

320 Maple Street, Suite 110
Fort Collins, CO 80521
Phone: (970) 686-0570
Contact: Josh Miller
Email: josh-m@int-mep.com

Integrated MEP Electrical Engineer

320 Maple Street, Suite 110
Fort Collins, CO 80521
Phone: (970) 686-1004
Contact: Larry Smith
Email: larry-sm@int-mep.com

Eric Wernsman Civil Engineer

16493 Essex Rd S
Patterson, CO 80851
Phone: (970) 539-2656
Contact: Eric Wernsman
Email: ejwerns25@gmail.com

Planscapes Planning & Entitlement

980 Norway Maple Drive
Loveland CO 80538
Phone: (970) 988-5301
Contact: Rob Molloy
Email: rmmolloy@msn.com

Salt Design Interior Design

824 Colorado Street
Fort Collins, CO 80524
Phone: 303-710-1604
Contact: Annie Lillyblade
Email: annie.lillyblade@saltdesign.com

Issued

No.	Description	Date
1	City of Windsor #1	09/24/2024
2	Permit / Bid Issue	02/19/2025
3	City of Windsor #3	03/10/2025

The G.O.A.T Windsor

Permit / Bid Issue

Project No.: 2024-17 Drawn by: MR/JDO
Reviewed by: MR

Exterior Planning Elevations

Scale Accordingly if Reduced

Drawing Number

A1

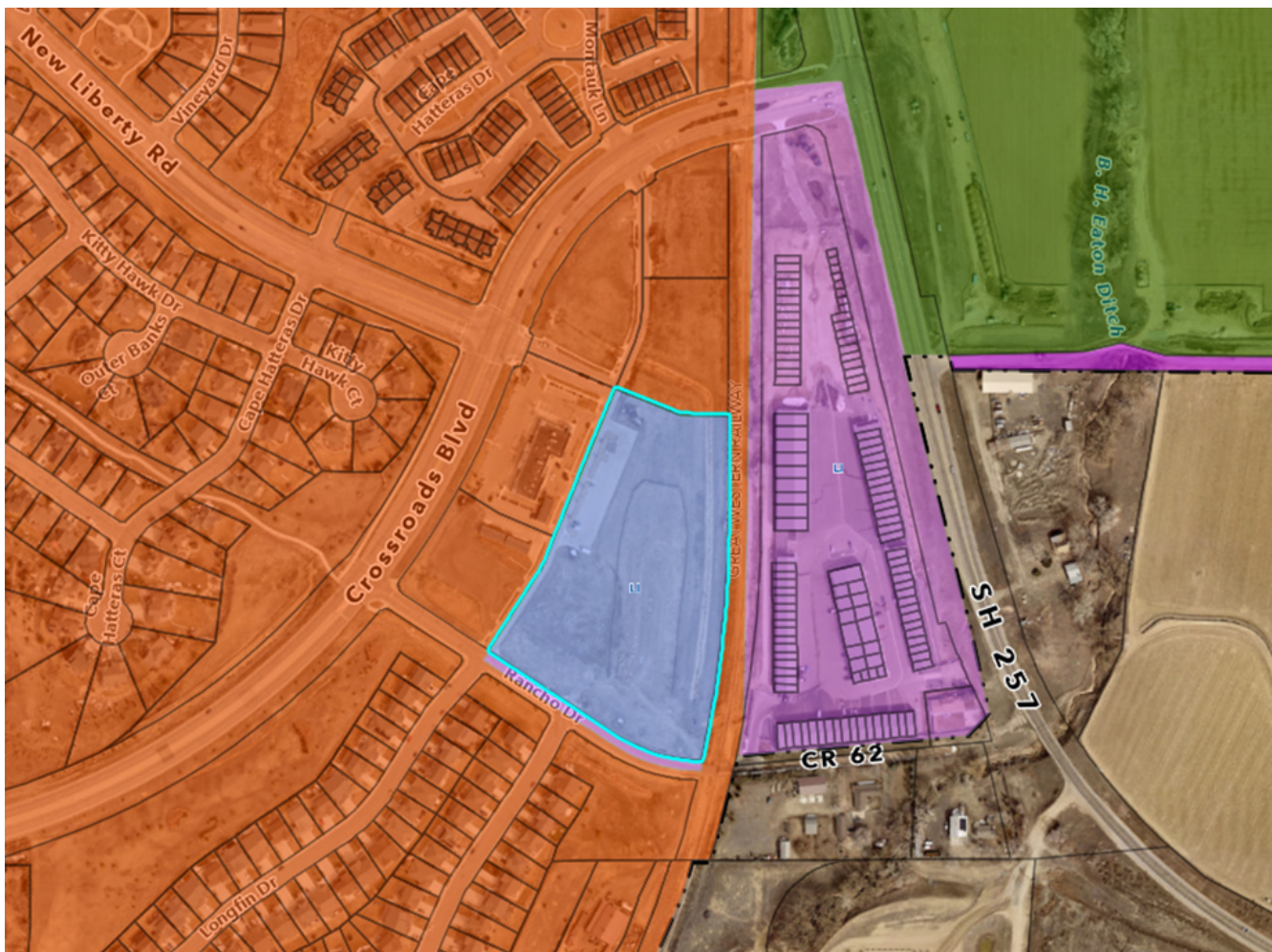


MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Major Site Plan - Water Valley South Subdivision 24th Filing, Lot 1 (340 E. Crossroads Blvd) - New Liberty Self Storage - K. Lambrecht, Long Range Planner
Item #: D.3.f.

Background / Discussion:

The owner/applicant, Mr. John McShane of New Liberty Self Storage LLC, and the applicant's representative, Mr. Timothy Nelson (4171 Design) have submitted a Major Site Plan application for a self-storage facility to be located on Lot 1, Water Valley 24th Filing (340 E. Crossroads Blvd.). The Major Site Plan is currently under review. The subject property is located to the east of the intersection of Crossroads Blvd and Rancho Drive, behind the Timberline Church location and west of the Vaults at Water Valley.



The proposed site is the former location of the previously approved, but expired, Site Plan for the Water Valley Mini Storage project. New Liberty Self Storage, who recently acquired the property, is an

established self-storage provider with a long-standing presence in the Front Range area. The site also has a temporary overflow parking lot catering to the needs of the adjacent Timberline Church, which will remain for the time being.

The property owner is intending to proceed with a phase approach, commencing with the southern half. The primary focus of the initial phase involves the construction of a two-story climate-controlled self-storage facility, accompanied by a sales office that will incorporate a dwelling unit for the onsite manager. Furthermore, the owner envisions developing a portion of the western side of the site for indoor single-story drive-up storage. A decorative fence will be provided to screen areas encumbered by existing underground utilities.

The two-story enclosed storage building will be partially tucked into the elevated grade along Rancho Drive to prevent a discrepancy in scale between the residential neighborhood to the south and the proposed development. All buildings will utilize exterior architectural materials of scale and form that will relate to the character of the adjacent residential neighborhoods and will provide long-lasting quality finishes for the buildings in the development.

The landscape design will emphasize aesthetic appeal and functionality, particularly along the public street frontages. A combination of trees, shrubs and ornamental grasses will be strategically placed throughout the site to provide screening to ensure a visually appealing buffer between the residential neighborhoods and the site.

The overall site consists of approximately 7.5 acres, and is zoned Limited Industrial (LI). The site will also be subdivided via a Minor Subdivision application, with the self-storage facility utilizing a 4.37-acre lot. The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	Residential Mixed Use One (RMU-1)	Vacant / undeveloped pad sites
East	Light Industrial (LI)	The Vaults at Water Valley
South	Residential Mixed Use One (RMU-1)	Existing Singel Family Residential
West	Residential Mixed Use One (RMU-1)	Existing church, vacant/undeveloped pad site and existing single family residential

The project will have primary access from a private road that is accessed from Rancho Drive, and continues into the rest of the commercial development towards the north, connecting the property to Crossroads Blvd.

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

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. New Liberty - Site Plan
2. New Liberty - Landscape Plan
3. New Liberty - Architectural Elevations



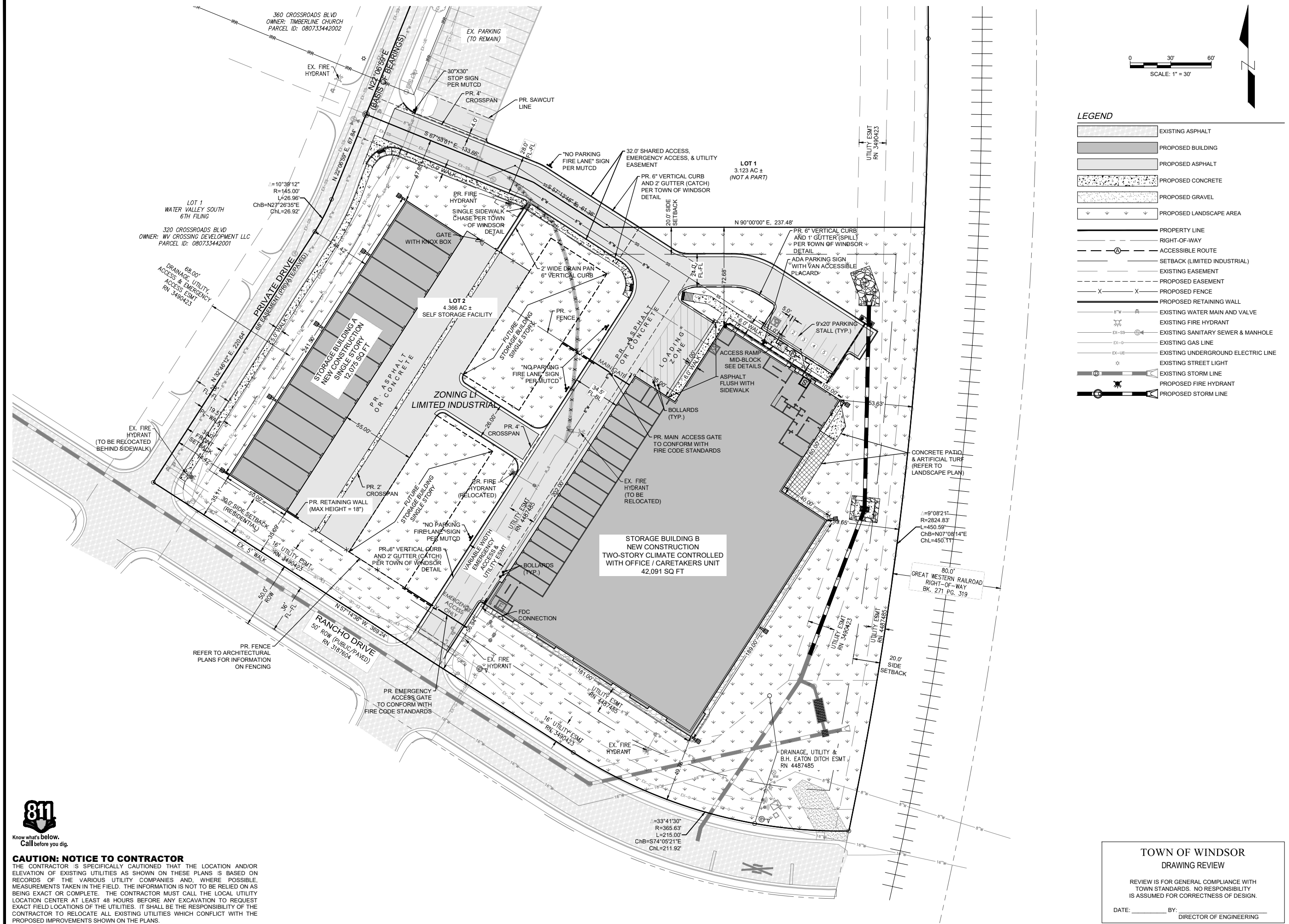
Site Plan

New Liberty Self Storage Windsor, Colorado

1. ADDRESS TOWN COMMENTS
2. ADDRESS TOWN COMMENTS
- 3.
- 4.

ISSUED DATE:
DESIGNED BY:

2



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, FIELD SURVEY. THE CONTRACTOR SHALL NOT ASSUME THAT THE UTILITIES SHOWN ARE EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PREPARED FOR:
New Liberty Self Storage, LLC
5300 DTC Parkway Suite 280
Greenwood Village, Colorado 80111

Landscape Plan
New Liberty Self Storage
Windsor, Colorado

DATE: 03.21.25
BY: TDN

REVISIONS:
1. 03.21.25
2. 03.21.25
3. 03.21.25
4. 03.21.25

PROJECT NUMBER: JCM001
ISSUED DATE: 08.05.2024
DESIGNED BY: TDN
REVIEWED BY: TDN

Landscape Plan

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (Y.L./M.H)	SUN/SHADE
DECIDUOUS TREES							
6	ACPL	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	1.75" CAL. B&B	50'x40'	M	SUN
4	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL. B&B	35'x25'	L	SUN
6	GYDI	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	1.75" CAL. B&B	50'x35'	L	SUN
4	TIAM	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2" CAL. B&B	50'x45'	M	SUN/PART SHADE
EVERGREEN TREES							
14	PIPU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6" HEIGHT B&B	18'x8'	L/M	SUN/PART SHADE
9	PIPF	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	6" HEIGHT B&B	15'x10'	L/M	SUN/PART SHADE
11	PIED	PINUS EDULIS	PINYON PINE	6" HEIGHT B&B	25'x15'	L	SUN
3	PINI	PINUS NIGRA	AUSTRIAN PINE	6" HEIGHT B&B	50'x20'	L	SUN/PART SHADE
ORNAMENTAL TREES							
4	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL. B&B	20'x15'	M	SUN/PART SHADE
3	MABR	MALUS 'BRANDYWINE'	BRANDYWINE CRABAPPLE	1.5" CAL. B&B	20'x20'	L	SUN
5	PYCA	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	1.5" CAL. B&B	40'x25'	M	SUN
3	SYRE	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1.5" CAL. B&B	20'x15'	L/M	SUN
DECIDUOUS SHRUBS							
20	BETH	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERY	#5 CONT. 18-24"	4'x4'	M	SUN/PART SHADE
61	CACL	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5 CONT. 18-24"	3'x3'	VL	SUN
10	JIAM	JAMESIA AMERICANA	WAXFLOWER	#5 CONT. 18-24"	5'x4'	VL	SUN/PART SHADE
27	LIVU	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	#5 CONT. 18-24"	3'x3'	VL	SUN/PART SHADE
21	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18'x6'	VL	SUN
10	PRCI	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	#5 CONT. 18-24"	8'x6'	L	SUN
10	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	3'x6'	L/M	SUN
26	SYPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT. 18-24"	5'x5'	VL	SUN/PART SHADE
34	VIBU	VIBURNUM BURJEI 'JAEITICUM 'POT175'	MINI MAN VIBURNUM	#5 CONT. 18-24"	5'x5'	M	SUN/PART SHADE
EVERGREEN SHRUBS							
14	JUHB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT. 18-24"	10'x6'	VL	SUN/PART SHADE
18	JUHH	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	#5 CONT. 18-24"	18'x6'	VL	SUN/PART SHADE
PERENNIALS							
5	CETO	CERASTIUM TOMETOSUM	SNOW-IN-SUMMER	#1 CONT. 12'x24"	VL	SUN	SUN
10	RUFU	RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT. 36'x24"	M	SUN	SUN
SOD							
6,190 SF	FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M		
MULCH							
8,105 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS.	MULCH		N/A		
13,645 SF	WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A		
EDGING							
1,543 LF	STEEL EDGING	BLACK STEEL EDGING. SEE LANDSCAPE NOTES	EDGING		N/A		
SEED							
60,629 SF	HIGH PLAINS SEED MIX	SEED MIX	SEED		L		
MISC							
740 SF	ARTIFICIAL TURF		ART. TURF		N/A		

LANDSCAPE CODE CALCULATIONS					
DESCRIPTION	CODE SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
OVERALL LANDSCAPE AREA REQUIREMENT	Sec. 15-3-30 (a)	8% OF LOT PARCEL SHALL BE LANDSCAPED IF TOTAL SITE AREA IS BETWEEN 3-10 ACRES.	190,187 SF X .08	15,215 SF OF LANDSCAPE AREA	88,466 SF
STREET TREE REQUIREMENTS (PRIVATE ROAD)	Sec. 15-3-30-(b)(1)	1 STREET TREE PER 40'	280 LF / 40 LF	7 TREES	7 TREES
STREET TREE REQUIREMENTS (RANCHO DRIVE)	Sec. 15-3-30-(b)(1)	1 STREET TREE PER 40'	520 LF / 40 LF	13 TREES	13 TREES
WESTERN LANDSCAPE BUFFER REQUIREMENT (TYPE C)	Sec. 15-3-30(B)(8)(D)(1)	25' WIDE WITH 2 SHADE TREES, 2 ORNAMENTAL TREES, 5 EVERGREEN TREES, AND 30 SHRUBS PER 100 LINEAR FEET	280 LF / 100 LF X 2 280 LF / 100 LF X 2 280 LF / 100 LF X 5 280 LF / 100 LF X 30	6 SHADE TREES 6 ORN. TREES 14 EVERGREEN TREES 84 SHRUBS	6 SHADE TREES 6 ORN. TREES 14 EVERGREEN TREES 84 SHRUBS
SOUTHERN LANDSCAPE BUFFER REQUIREMENT (TYPE C)	Sec. 15-3-30(B)(8)(D)(1)	25' WIDE WITH 2 SHADE TREES, 2 ORNAMENTAL TREES, 5 EVERGREEN TREES, AND 30 SHRUBS PER 100 LINEAR FEET	450 LF / 100 LF X 2 450 LF / 100 LF X 2 450 LF / 100 LF X 5 450 LF / 100 LF X 30	9 SHADE TREES 9 ORN. TREES 23 EVERGREEN TREES 135 SHRUBS	9 SHADE TREES 9 ORN. TREES 23 EVERGREEN TREES 135 SHRUBS



CAUTION-NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



MATERIAL LEGEND	
#	DESCRIPTION
1	PAC-CLAD PAC 250T STANDING SEAM METAL ROOF, COLOR FOREST GREEN
2	METAL PANEL, PAC-CLAD REVEL HORIZONTAL WALL PANEL SYSTEM, COLOR SANDSTONE
3	HARDI-BOARD HORIZONTAL APPLICATION, COLOR, BUCKSKIN
4	HARDI-BOARD, VERTICAL B&B APPLICATION, COLOR BUCKSKIN
5	EFIS STUCCO SYSTEM, COLOR SW7748 GREEN EARTH
6	PAC-CLAD BOX RIB PANEL, VERTICAL APPLICATION, COLOR BURNISHED SLATE
7	STONE VENEER, LEDGESTONE, COLOR SANDSTONE



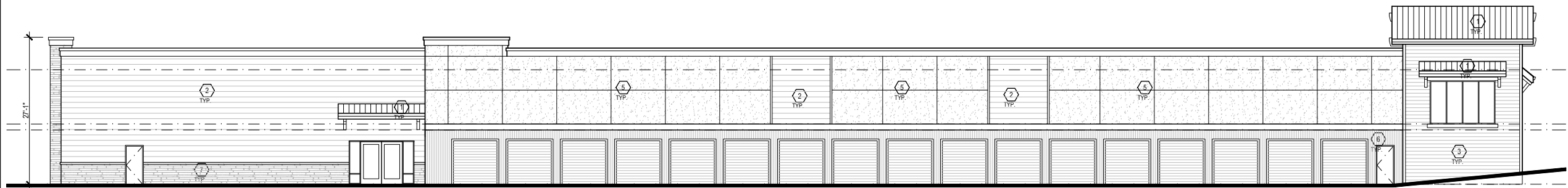
303.925.0544
www.2ncivil.com

PREPARED FOR:
New Liberty Self Storage, LLC
5300 DTC Parkway Suite 280
Greenwood Village, Colorado 80111



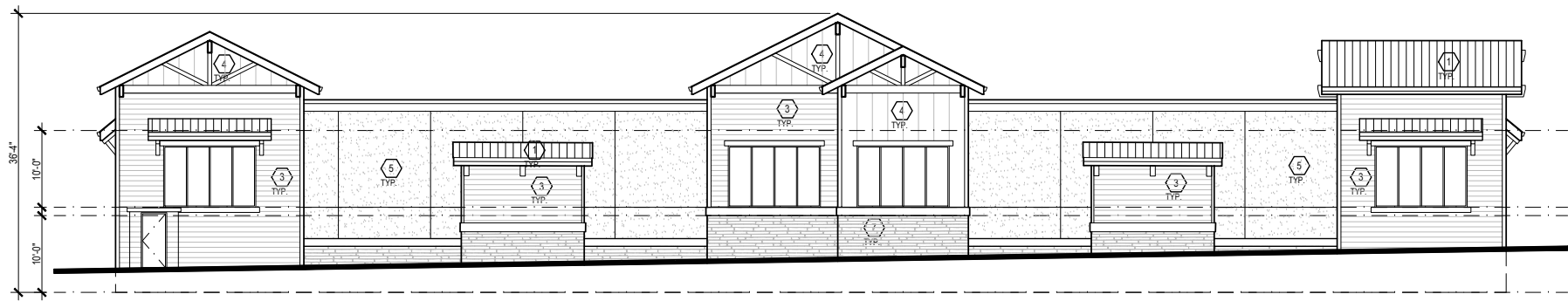
4 | MULTISTORY CONCEPT ELEVATION - NORTHEAST

SCALE: 1/8" = 1'-0"



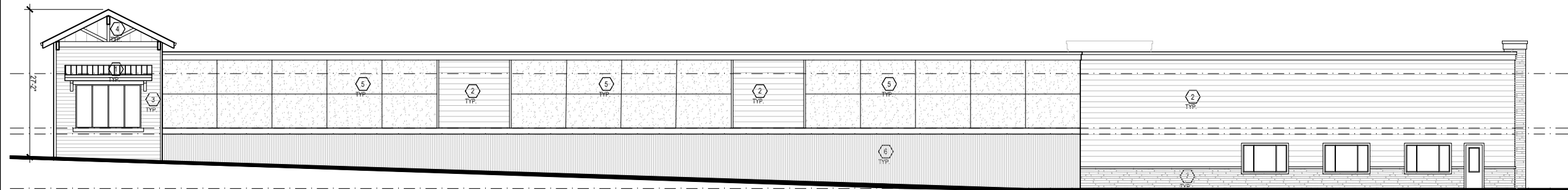
3 | MULTISTORY CONCEPT ELEVATION - NORTHWEST

SCALE: 1/8" = 1'-0"



2 | MULTISTORY CONCEPT ELEVATION - SOUTHWEST

SCALE: 1/8" = 1'-0"



1 | MULTISTORY CONCEPT ELEVATION - SOUTHEAST

SCALE: 1/8" = 1'-0"

MULTI-STORY ELEVATIONS
New Liberty Self Storage
Windsor, Colorado

BY: DATE:

REVISIONS
1
2
3
4

PROJECT NUMBER:
ISSUED DATE: 1-16-25
DESIGNED BY: KJM
REVIEWED BY: KJM

MULTISTORY ELEVATIONS

MATERIAL LEGEND

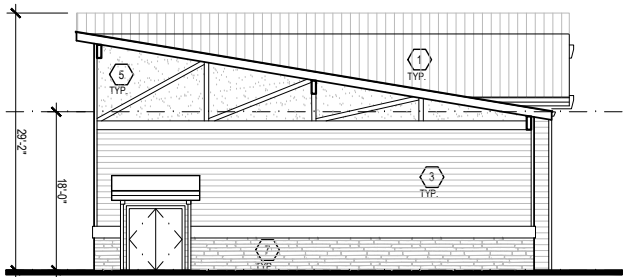
#	DESCRIPTION
1	PAC-CLAD PAC 250T STANDING SEAM METAL ROOF, COLOR FOREST GREEN
2	METAL PANEL, PAC-CLAD REVEL HORIZONTAL WALL PANEL SYSTEM, COLOR SANDSTONE
3	HARDI-BOARD HORIZONTAL APPLICATION, COLOR, BUCKSKIN
4	HARDI-BOARD, VERTICAL B&B APPLICATION, COLOR BUCKSKIN
5	EFIS STUCCO SYSTEM, COLOR SW7748 GREEN EARTH
6	PAC-CLAD BOX RIB PANEL, VERTICAL APPLICATION, COLOR BURNISHED SLATE
7	STONE VENEER, LEDGESTONE, COLOR SANDSTONE

2N CIVIL

303.925.0544
www.2ncivil.com

PREPARED FOR:
New Liberty Self Storage, LLC
5300 DTC Parkway Suite 280
Greenwood Village, Colorado 80111

DRIVE-UP ELEVATIONS
New Liberty Self Storage
Windsor, Colorado



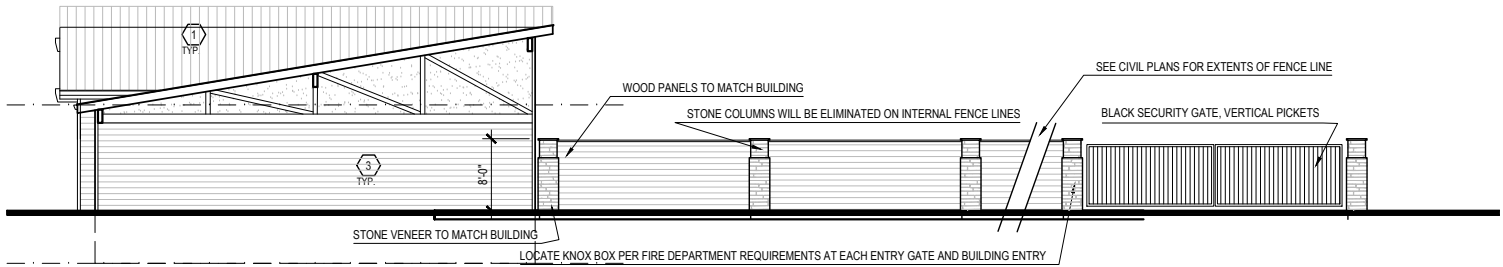
4 | RV STORAGE CONCEPT ELEVATION - NORTHEAST

SCALE: 1/8" = 1'-0"



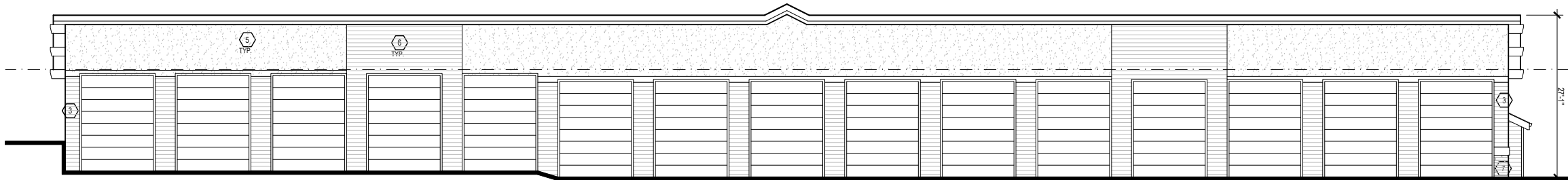
3 | RV STORAGE CONCEPT ELEVATION - NORTHWEST

SCALE: 1/8" = 1'-0"



2 | RV STORAGE CONCEPT ELEVATION - SOUTHWEST

SCALE: 1/8" = 1'-0"



1 | RV STORAGE CONCEPT ELEVATION - SOUTHEAST

SCALE: 1/8" = 1'-0"

2N CIVIL

303.925.0544
www.2ncivil.com

PREPARED FOR:
New Liberty Self Storage, LLC
5300 DTC Parkway Suite 280
Greenwood Village, Colorado 80111

DRIVE-UP ELEVATIONS
New Liberty Self Storage
Windsor, Colorado

BY: DATE:
BY: DATE:

REVISIONS:
1
2
3
4

PROJECT NUMBER:
ISSUED DATE: 1-16-25
DESIGNED BY: KJM
REVIEWED BY: KJM

DRIVE-UP ELEVATIONS

10



2 RV STORAGE CONCEPT ELEVATION - NORTHWEST - COLORED

SCALE: 1/8" = 1'-0"



1 MULTISTORY CONCEPT ELEVATION - SOUTHWEST- COLORED

SCALE: 1/8" = 1'-0"

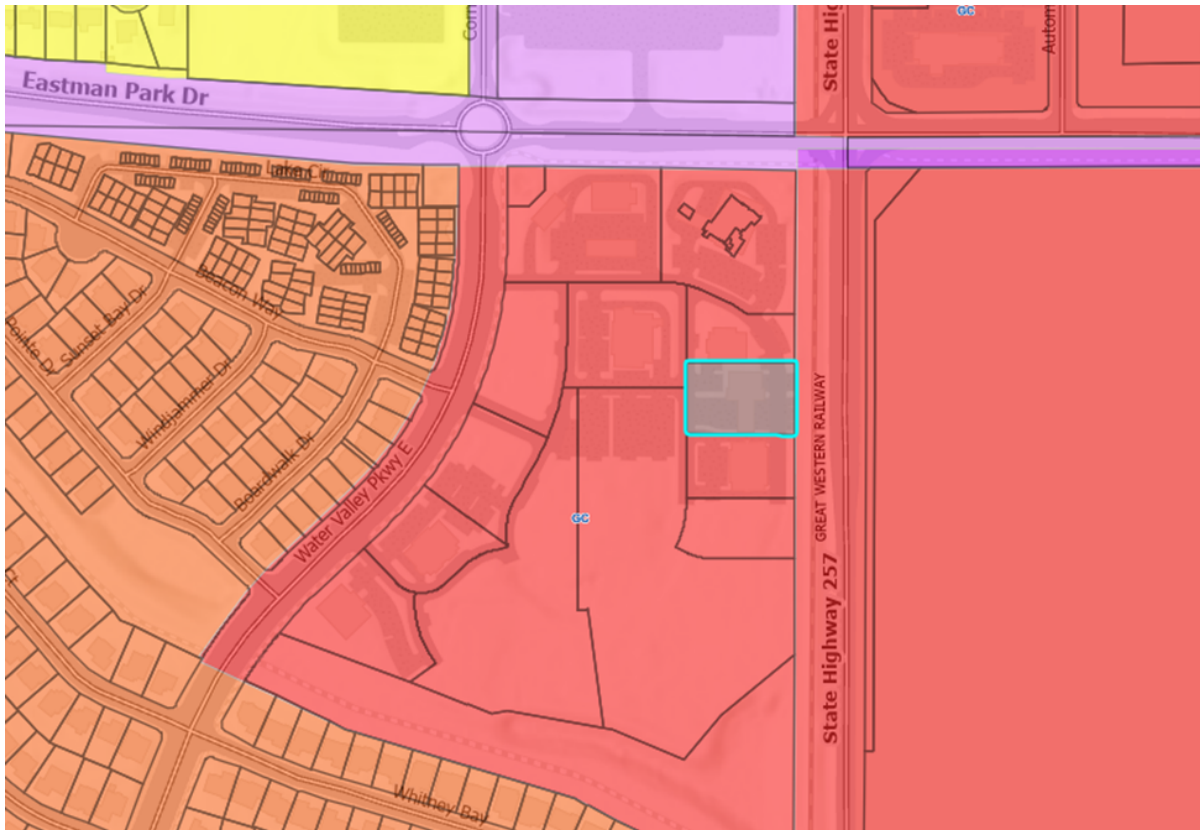


MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Major Site Plan - Water Valley South Subdivision 13th Filing, Lot 3 (1353 Water Valley Parkway) - Water Valley Dental - K. Lambrecht, Long Range Planner
Item #: D.3.g.

Background / Discussion:

The owner/applicants, Mr. Daniel Banks, Ms. Amy Banks and Mr. Jacob Dunham of B & D Holdings (Water Valley Dental), and the applicant's representative, Ms. Marlene Brandemuehl (Soaring Eight Architecture) have submitted a Major Site Plan application to relocate their existing dental office to the existing car wash building next door on Lot 3, Water Valley Subdivision 13th Filing (1353 Water Valley Parkway). The car wash building will be extensively renovated. The Major Site Plan is currently under review. The subject property is located south and east of the intersection of Eastman Park Drive and Water Valley Parkway – immediately south of the existing Water Valley Dental Office.



The proposed site is the former location of Hoser's Car Wash, and consists of renovating the existing car wash building into a new dental office facility. Half of the existing structure will remain and be renovated, and the other half will be demolished and rebuilt, creating a single dental building of approximately 5,500 SF, housing approximately 14-18 employees. There will be some reconfiguration of the site surrounding the renovated building, to clear out the car wash drive aisles and add parking

spaces. Patients will utilize the parking lot on the west and main entry side of the building, and staff will use the east parking area. The landscaping around the building pad will also be refreshed. The overall site consists of approximately 0.75 acres, and is zoned General Commercial (GC). The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	General Commercial (GC)	Office Building / existing dental office
East	General Commercial (GC)	Great Western Railroad and US Hwy 257
South	General Commercial (GC)	Existing Commercial and some vacant pad sites
West	General Commercial (GC)	Existing Commercial and some vacant pad sites.

The project will have primary access via Water Valley Parkway, through the network of private drives that exist throughout the development.

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

Financial Impact:

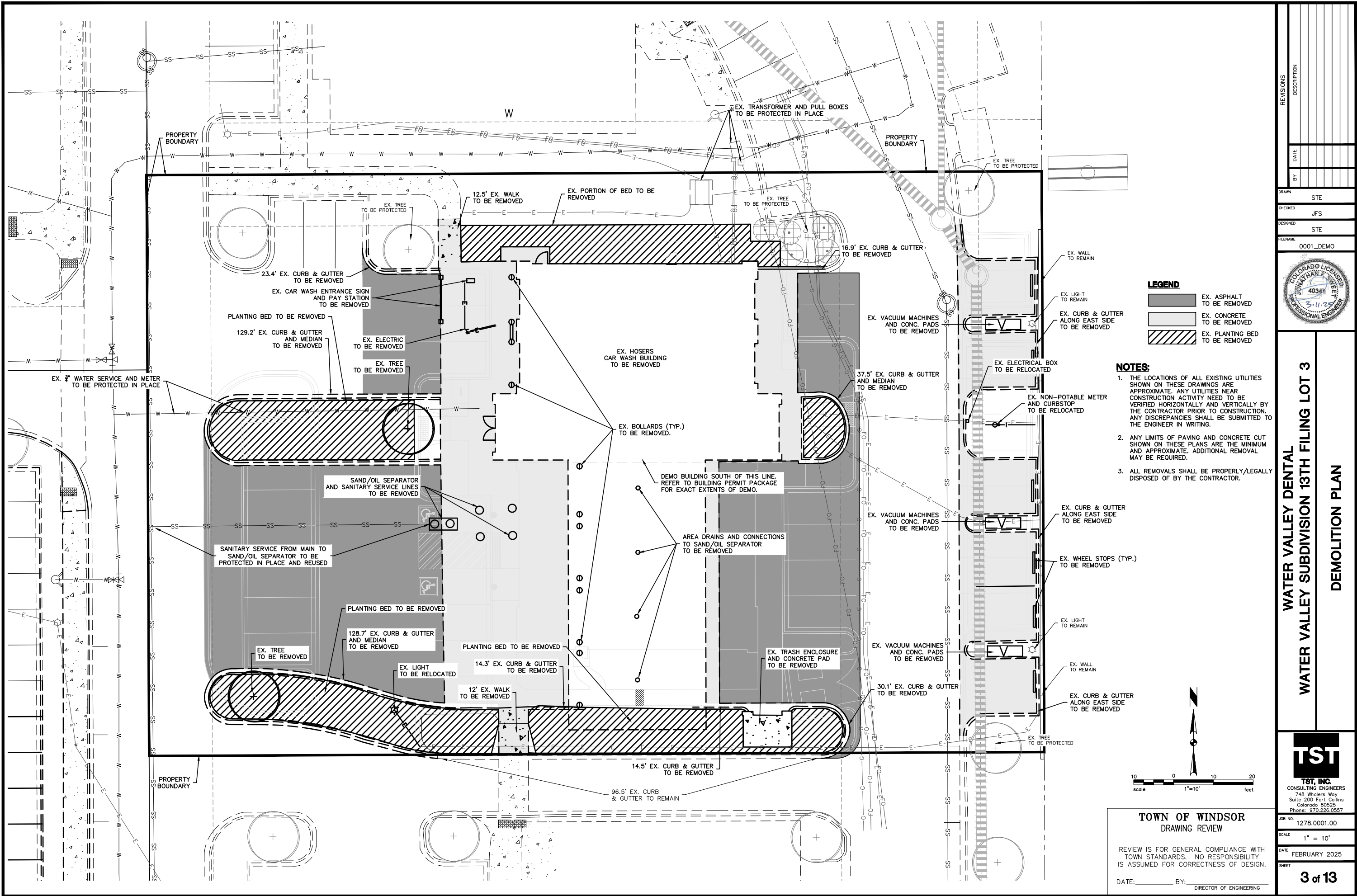
Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. Dentist - Demolition Plan
2. Dentist - Site Plan
3. Dentist - Landscape Plan
4. Dentist - Architectural Elevations



REVISIONS	
DATE	DESCRIPTION

DRAWN	STE
CHECKED	JFS
DESIGNED	STE
FILENAME	0001_DEMO

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

**WATER VALLEY DENTAL
WATER VALLEY SUBDIVISION 13TH FILING LOT 3
DEMOLITION PLAN**

JOB NO.	1278.0001.00
SCALE	1" = 10'
DATE	FEBRUARY 2025
SHEET	3 of 13

LEGEND

- EX. ASPHALT TO BE REMOVED
- EX. CONCRETE TO BE REMOVED
- EX. PLANTING BED TO BE REMOVED

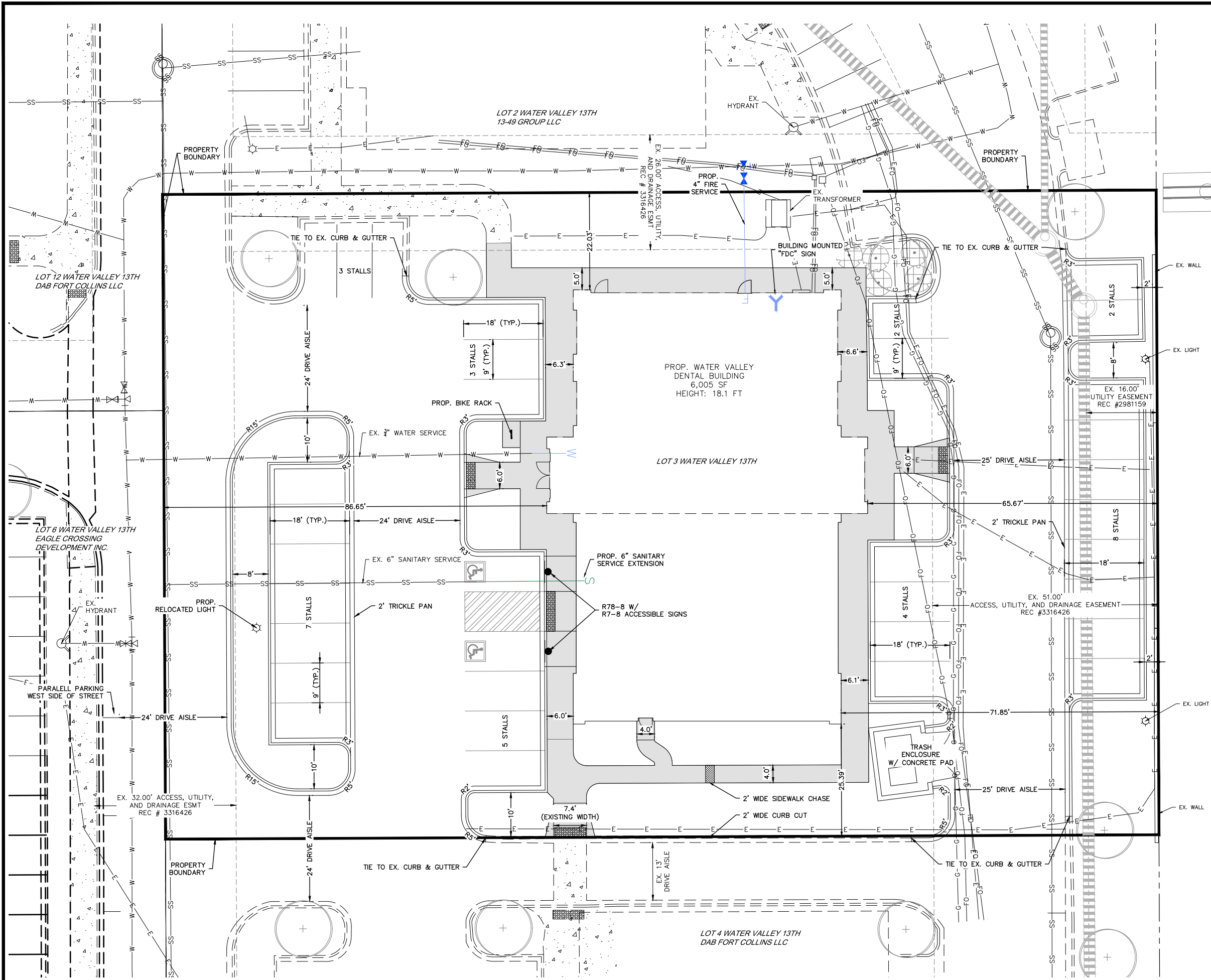
NOTES:

- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. ANY UTILITIES NEAR CONSTRUCTION ACTIVITY NEED TO BE VERIFIED HORIZONTALLY AND VERTICALLY BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE SUBMITTED TO THE ENGINEER IN WRITING.
- ANY LIMITS OF PAVING AND CONCRETE CUT SHOWN ON THESE PLANS ARE THE MINIMUM AND APPROXIMATE. ADDITIONAL REMOVAL MAY BE REQUIRED.
- ALL REMOVALS SHALL BE PROPERLY/LEGALLY DISPOSED OF BY THE CONTRACTOR.

**TOWN OF WINDSOR
DRAWING REVIEW**

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

DATE: _____ BY: _____
DIRECTOR OF ENGINEERING



LAND USE SUMMARY			
ZONING	GC		
BUILDING	6,005	0.14	18%
WALKS	2,810	0.06	9%
DRIVE/PARKING	16,893	0.39	51%
LANDSCAPE	7,135	0.16	22%
TOTAL	32,843	0.75	100%

BUILDING HEIGHT - 18.1'
REQUIRED PARKING STALLS - 24
PROVIDED PARKING STALLS - 34
ADA ACCESSIBLE STALLS - 2
BIKE PARKING - 2

4" CONCRETE WALK

REVISIONS	
DATE	DESCRIPTION

DRAWN	STE
CHECKED	JFS
DESIGNED	STE
FILENAME	0001_SITE



WATER VALLEY DENTAL
WATER VALLEY SUBDIVISION 13TH FILING LOT 3
SITE PLAN



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

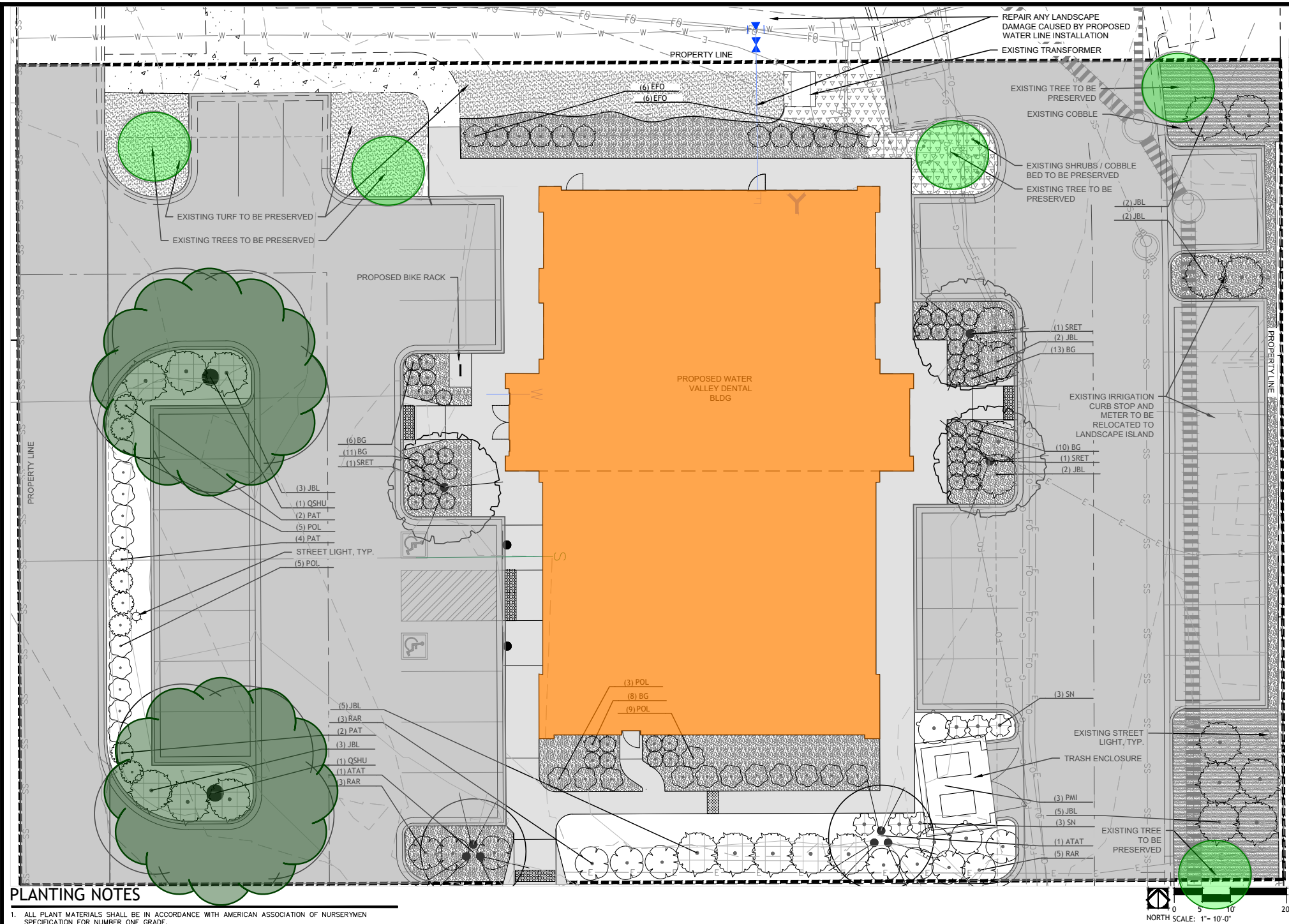
JOB NO.	1278.0001.00
SCALE	1" = 10'
DATE	FEBRUARY 2025
SHEET	4 of 13

TOWN OF WINDSOR
DRAWING REVIEW

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

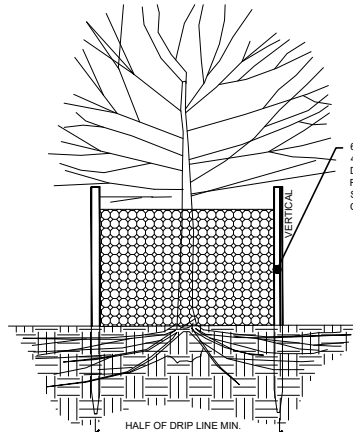
DATE: _____ BY: _____
DIRECTOR OF ENGINEERING

K:\1278\0001\05 Drawings\Sheets LA\1278_LA Plan.dwg: 3/27/2025 2: 01:25 PM



PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- 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 COBBLE MULCH OVER TYRAX FILTER FABRIC WHERE INDICATED ON THE PLAN. MATCH EXISTING COBBLE SIZE AND COLOR. PLEASE NOTE ALL PLANT MULCH RINGS TO BE WOOD MULCH.
- EDGING BETWEEN GRASS AND BED SHALL BE 2" 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.
- THE BUSINESS WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE.
- 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 ASSED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING VEGETATION AND LANDSCAPING.
- FOUNDATION SHRUB BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF ALL 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.
- EXISTING IRRIGATION SOURCE WILL BE USED TO IRRIGATE PROPOSED PLANTINGS. EXISTING IRRIGATION WILL BE RECONFIGURED TO MATCH PROPOSED BEDS AND PLANTINGS.
- IF PLANTS ARE IN NEED OF REPLACING DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

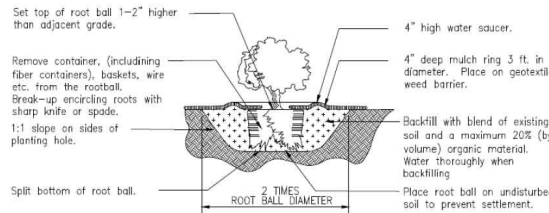


1 TREE PROTECTION CONSTRUCTION BARRIER FENCING

NTS

TREE PROTECTION NOTES

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE TOWN OF WINDSOR FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERCTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FUTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES.
- IF ANY EXISTING PLANT MATERIAL, NOTED TO BE PROTECTED, IS DAMAGED OR DESTROYED DURING CONSTRUCTION, IT SHALL BE REPLACED IN KIND.



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.

C SHRUBS - PLANTING DETAIL

SCALE: NOT TO SCALE

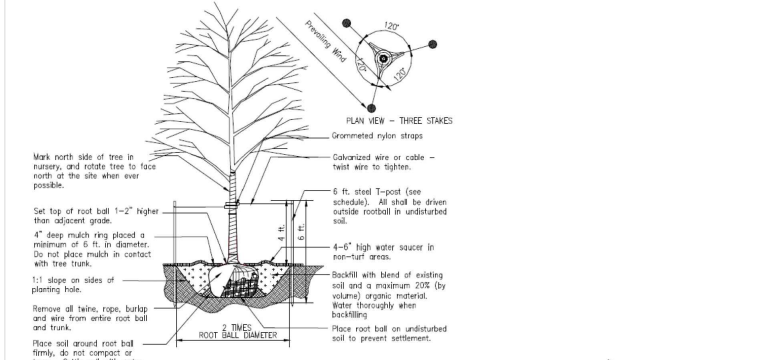


PLANT SCHEDULE

SMALL TREES							
CODE	EA	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO USE
ATAT	2	ACER TATARICUM	TATARIAN MAPLE	B&B 1.5" CAL MIN.	20'	20'	LOW 29%
SRET	3	SYRINGA RETICULATA	JAPANESE TREE LILAC	B&B 1.5" CAL MIN.	20'	25'	LOW 43%
STREET/LARGE TREES							
CODE	EA	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO USE
QSHU	2	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B 2.0" CAL MIN.	40'	50'	LOW 29%
SHRUBS							
CODE	EA	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO SPC
EFO	12	EUONYMUS FORTUNEI 'EMERALD GAITY'	EMERALD GAITY EUONYMUS	5 GAL	4'	2'	MED. 48" o.c.
JBL	24	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8'	1'	LOW 96" o.c.
PAT	8	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	4'	4'	LOW 48" o.c.
PMI	3	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL	6'	6'	LOW 72" o.c.
POL	22	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF NINEBARK	5 GAL	4'	3'	LOW 48" o.c.
RAR	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	6'	3'	LOW 72" o.c.
GRASSES							
CODE		BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO SPC
BG	48	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	3'	3'	LOW 36" o.c.
SN	5	SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL	4'	5'	LOW 48" o.c.

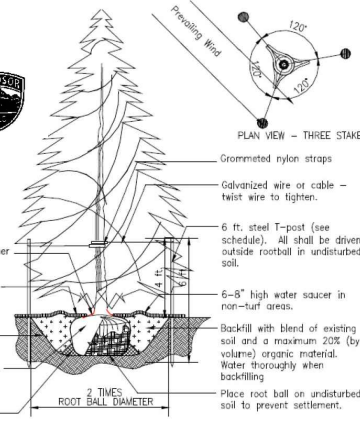
HATCH LEGEND AND NOTES

SYMBOL	QTY	COMMON NAME	REMARKS
GROUND COVERS			
[Pattern]	1,037 SF	EXISTING BLUEGRASS TURF	PRESERVE AND/OR REPAIR AS INDICATED
[Pattern]	885 SF	EXISTING COBBLE	VERIFY EXISTING COBBLE COLOR AND SIZE
[Pattern]	365 SF	EXISTING SHRUB BED	PRESERVE AND/OR REPAIR ANY DAMAGED EXISTING PLANTINGS
[Pattern]	8,964 SF	PROPOSED COBBLE/ROCK MULCH	VERIFY AND MATCH SIZE AND COLOR OF EXISTING COBBLE



A DECIDUOUS TREE - PLANTING DETAIL

SCALE: NOT TO SCALE



B EVERGREEN TREE - 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: _____ DIRECTOR OF ENGINEERING

WATER VALLEY SUBDIVISION 13TH FILING LOT 3

LANDSCAPE PLAN

TST INC. CONSULTING ENGINEERS 748 Whalers Way Suite 200 Fort Collins, Colorado Phone: 970.226.0257 Fax: 970.226.0204

JOB NO. 1278.0001.00

DATE FEBRUARY 2025

SHEET 9 of 13

6/20/2024 3:32:52 PM E:\005 PROJECTS\24-0104 - Soaring Eight LLC - PROJECTS\2023\24-001 - Zeeb's Plaza\05 DWG\24-001 - Zeeb's Plaza - (SP-2).rvt
This drawing is the property of Soaring Eight, L.L.C., 9626 N 26th Place Phoenix, AZ 85028, 480.221.2425. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Soaring Eight, L.L.C., © 2024



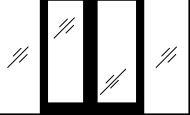
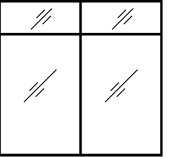
1 000 EXTERIOR ELEVATIONS
3/16" = 1'-0"

EXISTING BUILDING

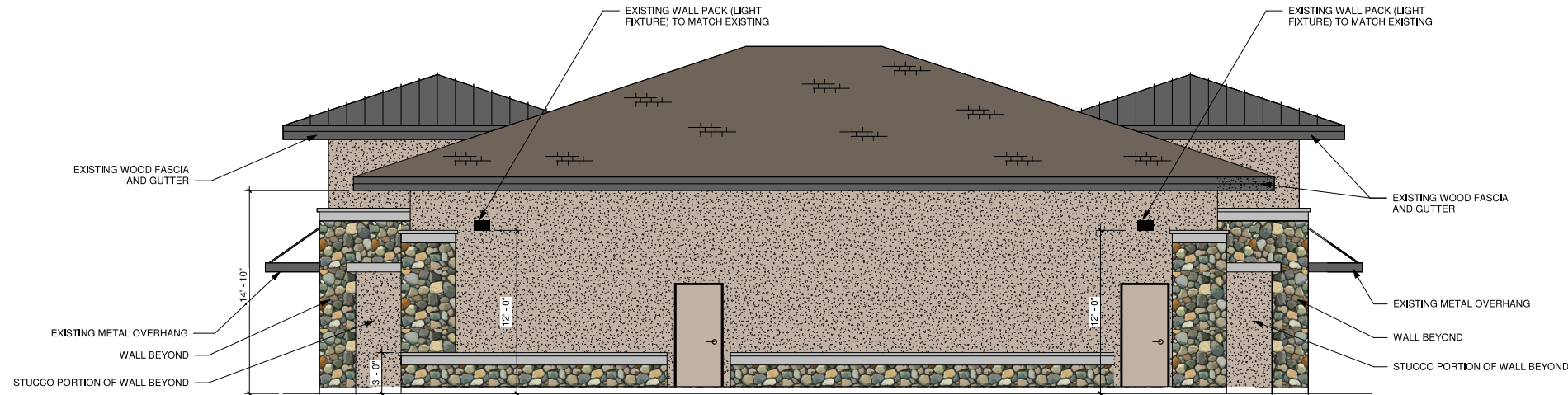


THE IMAGE SHOWN ABOVE IS FOR REFERENCE ONLY - THIS IMAGE SHOWS A PARTIAL VIEW OF THE EXISTING BUILDING AND EXISTING MATERIALS - PLEASE SEE MATERIALS LEGEND BELOW FOR AREAS THAT REFER TO "EXISTING" MATERIALS AND/OR COLORS TO BE COORDINATED WITH

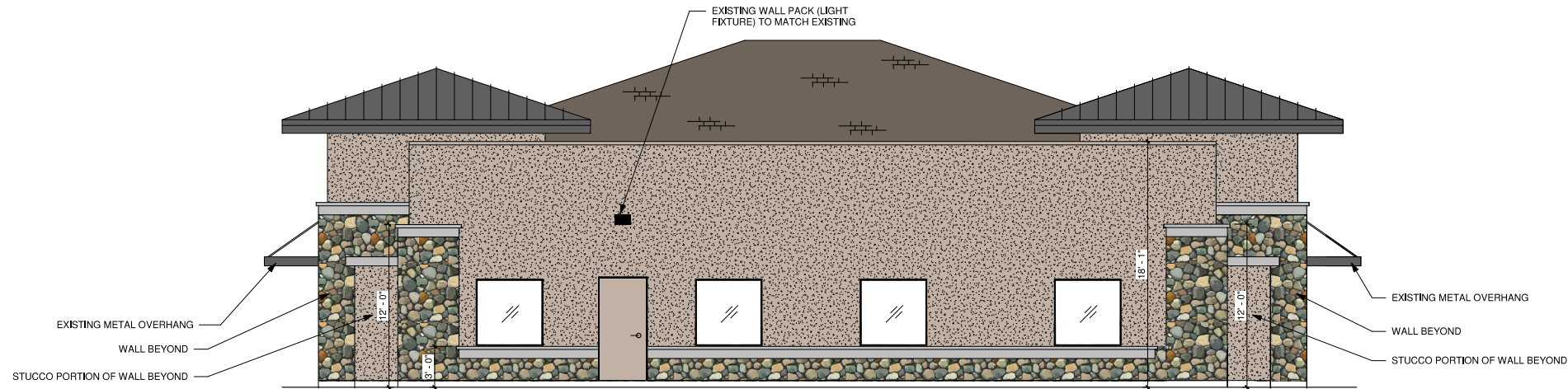
MATERIALS LEGEND

-  MOSS ROCK
EXISTING AND NEW
COORDINATE EXISTING SHAPE, COLORS,
AND SIZE AT ALL NEW LOCATIONS
-  STUCCO SYSTEM
EXISTING AND NEW
COORDINATE EXISTING TEXTURE
CONTROL JOINTS AS PER CODE
-  EXISTING METAL STANDING SEAM
ROOF - PAINT COLOR TO MATCH
EXISTING ADJACENT WATER VALLEY
DENTAL LOCATION (ADJACENT AND
NORTH OF THIS PROJECT)
-  NEW ASPHALT ROOF -
COORDINATE WITH EXISTING
COLOR AND PATTERN
-  NEW AND EXISTING PRE-CAST CONCRETE
MASONRY CAP IN NATURAL GREY COLOR
COORDINATE WITH EXISTING
-  NEW STOREFRONT
WINDOW AND DOOR
SYSTEM - FRAME AND
DOOR COLOR BLACK
-  NEW STOREFRONT
WINDOW SYSTEM - FRAME
COLOR BLACK
-  "CHARCOAL" PAINT COLOR TO MATCH
EXISTING ADJACENT WATER VALLEY
DENTAL LOCATION (ADJACENT AND
NORTH OF THIS PROJECT)
-  "LIGHT GREY/BEIGE" PAINT COLOR TO
MATCH EXISTING ADJACENT WATER
VALLEY DENTAL LOCATION (ADJACENT
AND NORTH OF THIS PROJECT)
-  EXISTING PAINT COLOR OF ADJACENT
WATER VALLEY DENTAL LOCATION
FOR REFERENCE

6/20/2024 3:32:52 PM E:\005 PROJECTS\24-0104 - Soaring Eight LLC - PROJECTS\2023\24-001 - Zeeck's Plaza\05 DWG\24-001 - Zeeck's Plaza - (SP-2).rvt
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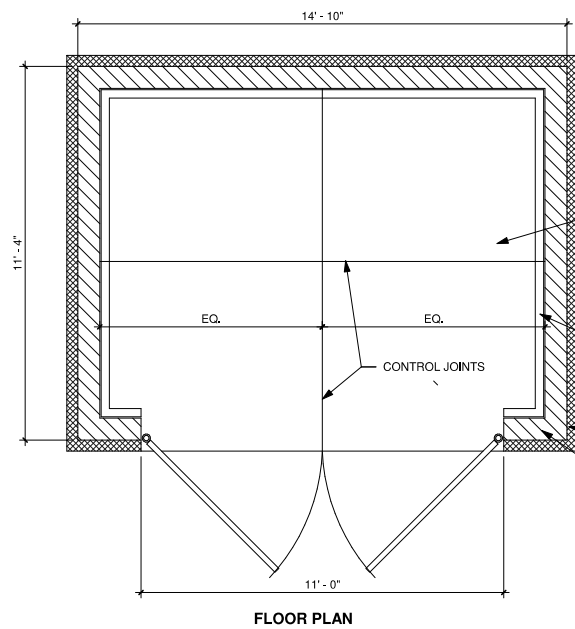


NORTH ELEVATION



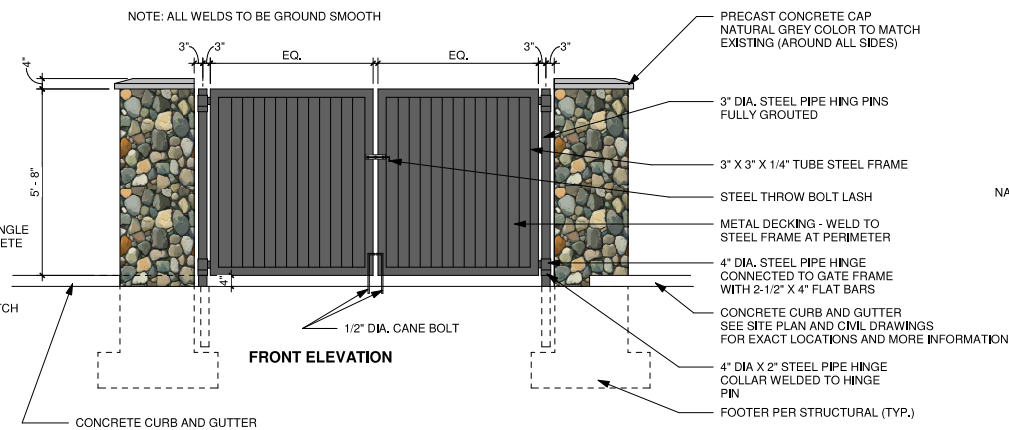
SOUTH ELEVATION

2 EXTERIOR ELEVATIONS
3/16" = 1'-0"

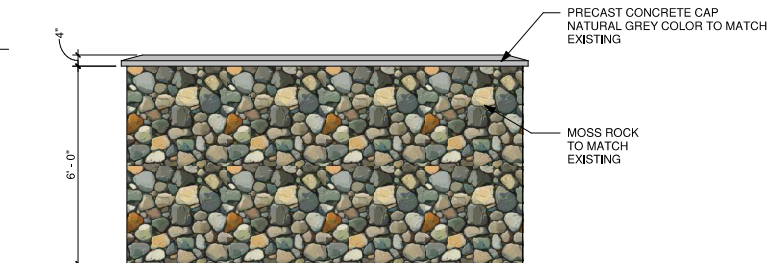


FLOOR PLAN

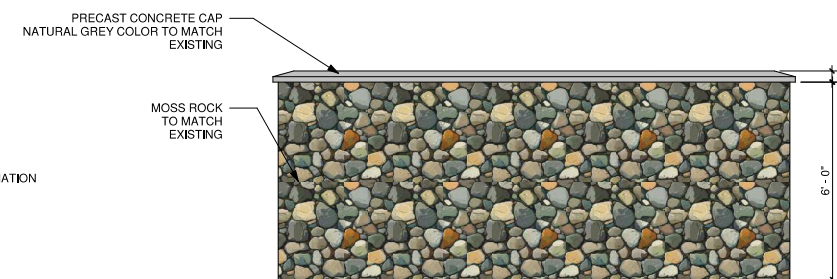
1 REFUSE CONTAINMENT
3/8" = 1'-0"



FRONT ELEVATION



LEFT AND RIGHT ELEVATIONS



REAR ELEVATION

NOTE A: SEE LEGEND ON SHEET A-701 FOR MORE INFORMATION
NOTE B: SEE DIMENSIONS ON A-701

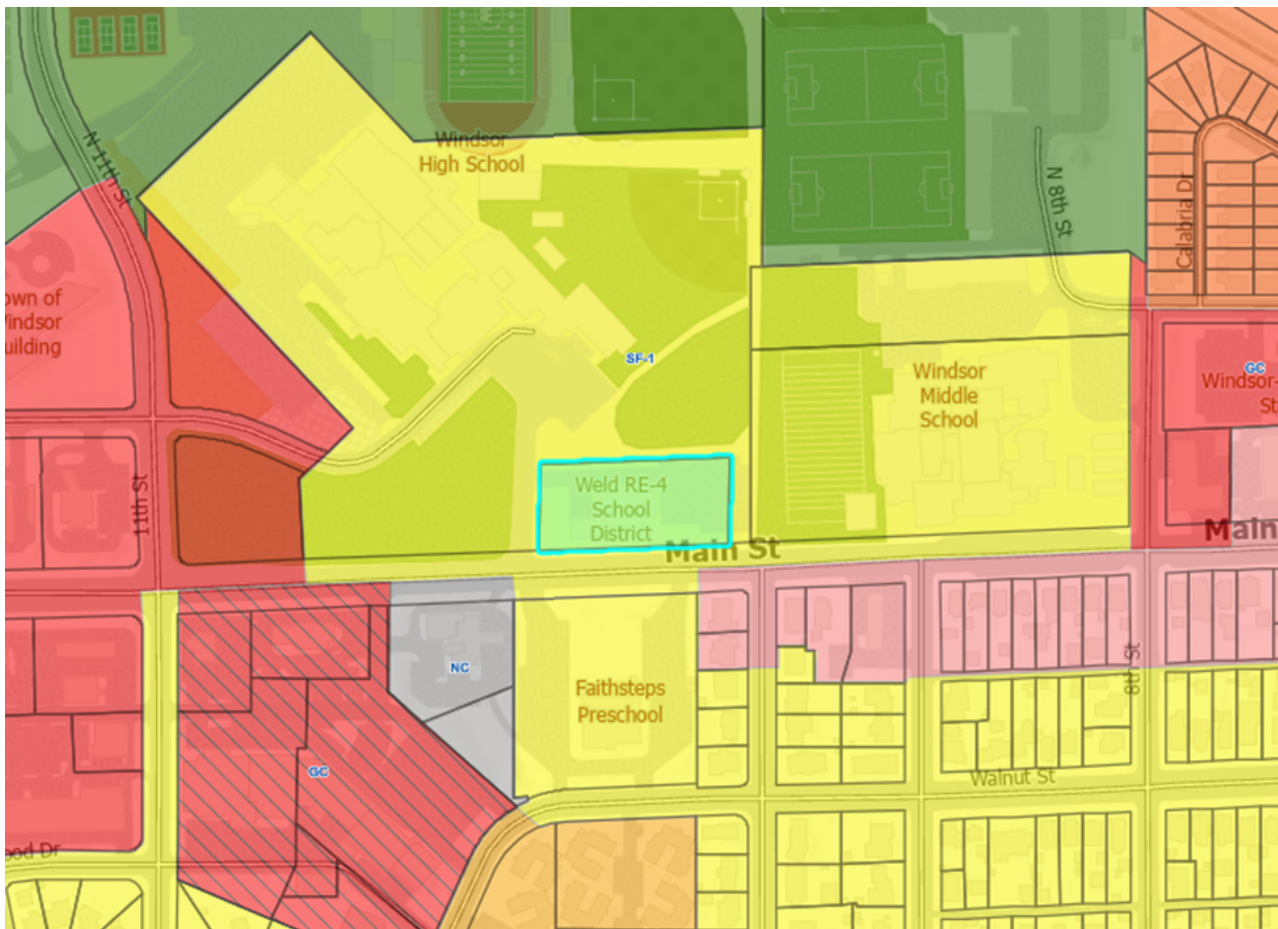


MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Major Site Plan - Windsor School Annexation (1020 Main Street) - Weld County School District RE-4 Administration Building Addition - K. Lambrecht, Long Range Planner
Item #: D.3.h.

Background / Discussion:

The owner/applicant, Mr. Michael McCullar (Chief Operating Officer of the Weld County RE-4 School District), and the applicant's representative, Ms. Megan Walter (Sunny Civil Engineering) have submitted a Major Site Plan application to expand the existing school district administration building located at 1020 Main Street. The Major Site Plan is currently under review. The subject property is located on the north side of Main Street, to the south of Windsor High School, and to the west of Windsor Middle School.



The Administration Building has been located at this location since 1980, with a subsequent addition in 2008. The proposed project will add a 9,000 SF 2-story addition onto the existing 9,300 SF single-story building. Other site improvements include the addition of sidewalks and other pedestrian connections, and a vehicular security gate into the parking lot. Two existing cottonwood trees have been removed in

preparation for the addition. The School District will mitigate the removal of those trees with the addition of several trees along Main Street.

Although the existing administration building parcel boundary was defined at the time the property was annexed in 1974, the property was never formally subdivided. In an effort to ensure the property boundary, easements and utilities are clearly delineated, the School District will also be submitting a Minor Subdivision application.

The overall site is approximately 2.0 acres, and is zoned Single Family One (SF-1). The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	Single Family One (SF-1)	Windsor High School
East	Single Family One (SF-1)	Windsor Middle School
South	Single Family One (SF-1)	Main Street and existing Church
West	Single Family One (SF-1)	Windsor High School

The project will continue to utilize the existing shared drive access from Main Street to both the Administration Building parking lot and the high school visitor parking lot.

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

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. Weld RE-4 - Site Plan
2. Weld RE-4 - Landscape Plan
3. Weld RE-4 - Architectural Elevations

GENERAL NOTES

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE ARCHITECT/ENGINEER AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING UTILITY LOCATIONS SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
- HAND DIG WITHIN DRIP LINE OF EXISTING TREES.
- REFER TO CIVIL FOR EROSION CONTROL, UTILITY, AND ASPHALT PAVEMENT LAYOUT AND GRADING PLANS.
- REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT, HORD COPLAN MACHT, 1800 WAZEE STREET, SUITE 405, DENVER, COLORADO 80202, 303.607.0977.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING, LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.
- ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF WELD RE-4 SCHOOL DISTRICT AND ANY OTHER LOCAL AGENCY.
- ALL EXISTING LANDSCAPE, IRRIGATION EQUIPMENT, CONCRETE OR FENCING, ON OR OFF SITE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR TO OWNER STANDARDS OR ORIGINAL CONDITION.
- CONTRACTOR TO REPAIR ALL TURF, NATIVE SEED, VEGETATION AND IRRIGATION DAMAGED BY CONSTRUCTION.
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS PROVIDED ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH THE LINE AND GRADE. THE LANDSCAPE ARCHITECT TO APPROVE LAYOUT BEFORE PROCEEDING WITH CONSTRUCTION OF CURB, WALLS, VERTICAL STRUCTURES, CONCRETE PAVING, AND ASPHALT. ANY DISCREPANCIES, OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED. ALL FORMS TO BE RESPECTED & APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO GIVE LANDSCAPE ARCHITECT 48 HOURS NOTIFICATION OF FORMAL INSPECTION.
- POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL DEPRESSIONS, SWALES, ETC. NOT SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING PAVEMENT. SEE PLANTING NOTES FOR ADDITIONAL INFORMATION ABOUT IRRIGATION MODIFICATIONS.
- ALL SITE FURNITURE LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

LANDSCAPE NOTES

- ALL EXISTING DEBRIS, I.E. CONCRETE, STONE, ETC. (SEE DEMOLITION PLAN) TO BE CLEARED FROM THE SITE PRIOR TO NEW SOIL PREPARATION AND PLANTING OF NEW MATERIAL.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER ONE GRADE, SEE SPECIFICATIONS.
- ALL PLANT AND LANDSCAPE MATERIAL IS SUBJECT TO APPROVAL BY THE CLIENT PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS.
- ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM MEETING THE CLIENT'S STANDARDS.
- NEW TURF SHALL BE A 4-TYPE BLEND BLUEGRASS SOD, PER SPECIFICATIONS. FINAL SOD SHALL BE AT GRADE. PRIOR TO SODDING, GRADE SHALL BE 1-1/2" LOWER THAN ADJACENT PAVING GRADE.
- ALL FINISHED GRADES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF SOD OR ANY OTHER PLANT MATERIAL.
- ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SOIL AMENDMENTS AND TOPSOIL SHALL BE USED IN TURF AREAS AND PLANTING BEDS. REFER TO SPECIFICATIONS FOR DECOMPACTION OF SITE PRIOR TO LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL COORDINATE IRRIGATION AND PLANTING WORK SUCH THAT INSTALLED IRRIGATION EQUIPMENT SHALL NOT CAUSE ADJUSTMENT OF PLANTING LOCATIONS CONTRARY TO THE PLANS. IF IRRIGATION EQUIPMENT IS INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED LOCATIONS OF PLANTINGS, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
- ALL EXISTING LANDSCAPE, IRRIGATION EQUIPMENT, CONCRETE OR FENCING, ON OR OFF SITE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR TO OWNER STANDARDS OR ORIGINAL CONDITION.
- LOCATIONS FOR PLANTS SHALL BE VERIFIED AND STAKED ACCORDING TO PLANS. LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO PLANTING TO OBSERVE LOCATIONS.
- CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- IF CONDITIONS DO NOT ALLOW STRICT CONFORMANCE TO THE NOTES, DETAILS AND SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PERFORMING WORK IN AN ALTERNATIVE MANNER.

LANDSCAPE AND PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERMEN SPECIFICATION FOR NUMBER ONE (1) GRADE.
- ALL EXISTING DEBRIS, I.E. CONCRETE, STONE, ETC. (SEE DEMOLITION PLAN) TO BE CLEARED FROM THE SITE PRIOR TO NEW SOIL PREPARATION AND PLANTING OF NEW MATERIAL.
- 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.
- CONTRACTOR SHALL COORDINATE IRRIGATION AND PLANTING WORK SUCH THAT INSTALLED IRRIGATION EQUIPMENT SHALL NOT CAUSE ADJUSTMENT OF PLANTING LOCATIONS CONTRARY TO THE PLANS. IF IRRIGATION EQUIPMENT IS INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED LOCATIONS OF PLANTINGS, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH 1-2" COBBLE ROCK MULCH (THREE-INCH AVERAGE DEPTH) ON TYRAX FILTER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE CONCRETE MOWBAND, SEE SHEET L-500.
- ALL PLANT AND LANDSCAPE MATERIAL IS SUBJECT TO APPROVAL BY THE CLIENT PRIOR TO INSTALLATION.
- ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 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.
- THE OWNER'S ASSOCIATION OR METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET 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.
- CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- 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.
- SOIL AMENDMENTS AND TOPSOIL SHALL BE USED IN TURF AREAS AND PLANTING BEDS. REFER TO SPECIFICATIONS FOR DECOMPACTION OF SITE PRIOR TO LANDSCAPE INSTALLATION.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED.
- TURF GRASS WILL BE SEEDDED OR SODDED WITH DROUGHT TOLERANT BLEND. FINAL SOD SHALL BE AT GRADE. PRIOR TO SODDING, GRADE SHALL BE 1-1/2" LOWER THAN ADJACENT PAVING GRADE. 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.
- ALL FINISHED GRADES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF SOD OR ANY OTHER PLANT MATERIAL.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- LOCATIONS FOR PLANTS SHALL BE VERIFIED AND STAKED ACCORDING TO PLANS. LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO PLANTING TO OBSERVE LOCATIONS.
- FOUNDATION SHRUBS BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
- 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.
- ALL EXISTING LANDSCAPE, IRRIGATION EQUIPMENT, CONCRETE OR FENCING, ON OR OFF SITE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR TO OWNER STANDARDS OR ORIGINAL CONDITION.
- IF CONDITIONS DO NOT ALLOW STRICT CONFORMANCE TO THE NOTES, DETAILS AND SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PERFORMING WORK IN AN ALTERNATIVE MANNER.

SITE NOTES

- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED.
- SEE CIVIL FOR ADDITIONAL CONTROL POINTS, MONUMENTS, BENCHMARKS, AND HORIZONTAL CONTROL.
- ALL CONTROL JOINTS SHALL BE SAWCUT AND SPACED AS INDICATED ON THE PLANS AND DETAILS. EXPANSION JOINTS SHALL BE PLACED AS INDICATED ON THE DRAWINGS AND DETAILS OR EVERY 50' ALONG CONCRETE PAVING. CONTRACTOR SHALL LAYOUT ALL CONTROL JOINTS AND EXPANSION JOINTS IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- INSTALL 1/2" EXPANSION JOINT MATERIAL AT ALL VERTICAL INTERSECTIONS BETWEEN NEW AND EXISTING CONCRETE AND BETWEEN NEW CONCRETE AND BUILDINGS, WALLS OR OTHER VERTICAL FEATURES.
- LAYOUT WALKS AND SCORE JOINTS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS & SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL STAKING BY CONTRACTOR OF ALL CONCRETE PAVING, CONCRETE & BOLLARD WALLS AND CURBS PRIOR TO CONSTRUCTION AND ALL FORM WORK PRIOR TO POURING.
- ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION, AS NECESSARY. LANDSCAPE ARCHITECT WILL PROVIDE DIGITAL FILES OF THE SITE PLAN IN AUTOCAD. ALLOW 72 HOURS AFTER REQUEST FOR DELIVERY OF FILES.
- CONTRACTOR SHALL UTILIZE BENCH MARK PROVIDED BY ORIGINAL SITE SURVEY FOR ALL LAYOUT.
- RE: CIVIL FOR ADDITIONAL SITE IMPROVEMENTS.

KEYNOTE SCHEDULE

CODE	DESCRIPTION	DETAIL
DRAINAGE		
DR-01	CHASE DRAIN	RE: CIVIL
EXISTING CONDITIONS		
EX-01	TREE, PROTECT IN PLACE	-
EX-03	CONCRETE PAVING	-
EX-04	ASPHALT PAVING	-
EX-05	FLAGPOLE, PROTECT IN PLACE	-
EX-06	FIBER OPTIC LINE	-
EX-07	PARKING STRIPING, PROTECT IN PLACE	-
EX-08	ADA STRIPING	-
EX-09	SANITARY SEWER LINE	-
EX-10	WATER LINE	-
EX-11	FIRE HYDRANT	-
EX-12	STORM DRAIN LINE	-
EX-13	ELECTRICAL EQUIPMENT/LINE	-
EX-14	GAS LINE	-
EX-16	BUILDING EQUIPMENT ON CONCRETE PAD	-
EX-17	BIKE RACK	-
FENCING AND GATES		
FN-01	TREE PROTECTION FENCE	RE: A1/A-500
LANDSCAPE		
LA-01	ROCK MULCH	RE: SPECS
PAVING		
PA-01	CONCRETE RAMP	RE: CIVIL
PA-02	CROSSWALK STRIPING	RE: CIVIL
PA-03	CONCRETE	RE: CIVIL
PA-04	CONCRETE STAIRS	RE: CIVIL
PA-05	CONCRETE MOWBAND	RE: C1/A-500
PA-06	CONCRETE CURB AND GUTTER	RE: CIVIL
PA-07	CURB CUT	RE: CIVIL
PA-08	SPLASH BLOCK	C2/ L-500
SITE FURNISHINGS		
SF-01	VEHICULAR GATE WITH KEY CARD ENTRY	RE: SPECS
SF-02	PICNIC TABLE	RE: A5/A-500
STRUCTURE		
ST-01	TRASH ENCLOSURE	RE: ARCH
ST-02	MONUMENT SIGN	RE: ARCH
UTILITIES AND EQUIPMENT		
UT-01	WATER LINE	RE: CIVIL
UT-02	SANITARY SEWER LINE	RE: CIVIL
UT-03	STORM DRAIN LINE	RE: CIVIL

LEGEND

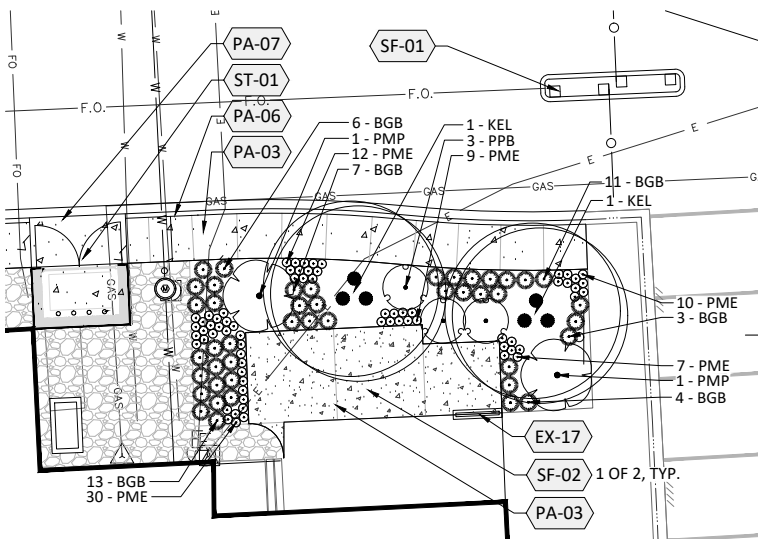
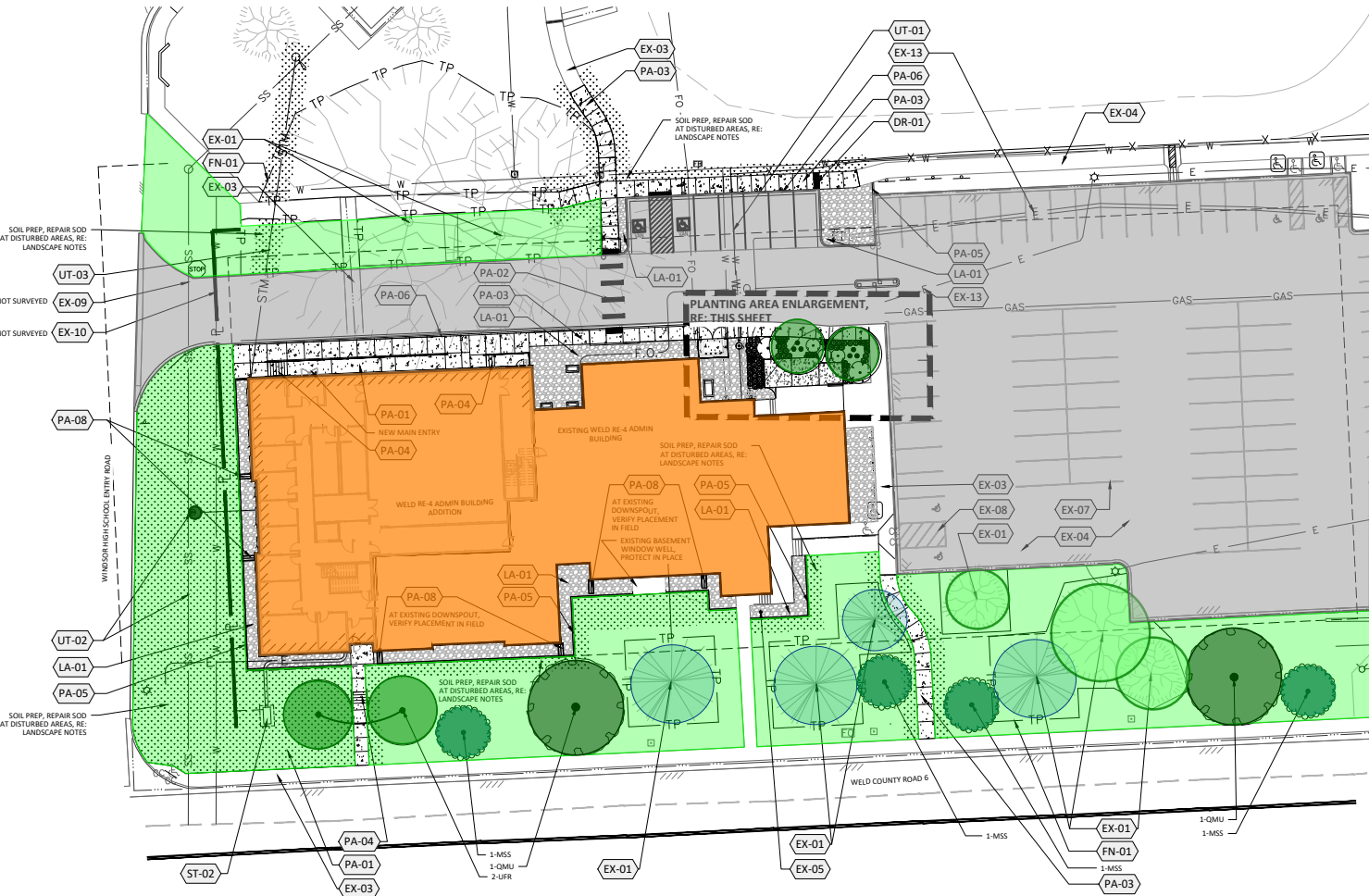
- ROCK MULCH, RE: SPECS
- SOIL PREP, REPAIR SOD AT DISTURBED AREAS, RE: LANDSCAPE AND PLANTING NOTES
- TP - TREE PROTECTION FENCE, RE: SPECS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	REMARKS
PERENNIAL TREES							
	MSS	4	MALUS X SPRING SNOW / SPRING SNOW CRABAPPLE	8&8 2" CAL.	SEE PLANS	MEDIUM	
	QMU	3	QUERCUS MOULINIERENSIS / CHINA OAK	8&8 2" CAL.	SEE PLANS	LOW TO MEDIUM	
	UFR	2	ULMUS X FRAXINUS / FRAXINUS ELM	8&8 2" CAL.	SEE PLANS	MEDIUM	
ORNAMENTAL TREES							
	EL	3	EURODIA ELEGANS / GOLDEN RAIN TREE	8&8 2" CAL.	SEE PLANS	LOW	MULTISTEM
SHRUBS							
	PMP	3	PAULUS MUGO PUMILLO / DWARF MUGO YEW	#6 CONTAINER	8" O.C.	LOW	
	PPS	3	PAULUS PUMILA BESSEY 'TOLLIS' / PAWNEE BUTTERFLY SAND CHERRY	#5 CONTAINER	9" O.C.	LOW	
PERENNIALS							
	BGB	44	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION WHEAT GRASS	#1 CONTAINER	8" O.C.	VERY LOW	
	PME	18	PENSTEMON X MERCALIA 'P0072' / PINK PINK PURPLE PENSTEMON	#1 CONTAINER	8" O.C.	LOW	

TREE REPLACEMENT TABLE:

REMOVED TREES	2 (COTTONWOOD)
PROPOSED TREES	10



1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"

2 PLANTING AREA ENLARGEMENT

SCALE: 1" = 10'-0"

ARCHITECT
HORD COPLAN MACHT
1800 WAZEE STREET, SUITE 450
DENVER, CO 80202
303.607.0977

LANDSCAPE ARCHITECT
HORD COPLAN MACHT
1800 WAZEE STREET, SUITE 450
DENVER, CO 80202
303.607.0977

Weld RE4 School District
Weld RE4 Admin
Building
1020 Main Street
Windsor, CO 80550

hord | coplan | macht

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

DATE DESCRIPTION

Project Number: 223289.00

Sheet Issue Date: 02/05/2025

Drawn By: NS

Checked By: AG

Drawing

LANDSCAPE
PLAN AND
NOTES

L1.0

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL

1. REFER TO SHEET G-001 FOR ARCHITECTURAL ABBREVIATIONS AND SYMBOLS.
2. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
3. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
4. ALL EXPOSED METAL TO BE PAINTED HIGH PERFORMANCE COATING. NOT EVERY LOCATION TAGGED ON ELEVATION. TYPICAL CONDITIONS NOTED.
5. C.J. BRICK VENEER CONTROL JOINT. VERTICAL JOINT IN BRICK VENEER CLOSED WITH BACKER ROD AND SEALANT.

Weld RE4 School District
Weld RE4 Admin Building
1020 Main Street
Windsor, CO 80550

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

[illegible]

Drawing

EXTERIOR ELEVATIONS

MAJOR SITE PLAN

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

A

2/5/2025 5:23:07 PM

A-111.1	A-200.	$1/8" = 1'-0"$
---------	--------	----------------

A-111.1	A-200.	1/8" = 1'-0"
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—SCHOOL DISTRICT IS STILL DECIDING WHAT THE SIGN WILL SAY, BUT IT WILL BE SUBMITTED SEPARATELY FOR PERMIT ONCE COMPLETE.

EXTERIOR ELEVATION GENERAL NOTES

- 1. REFER TO SHEET G-001 FOR ARCHITECTURAL ABBREVIATIONS AND SYMBOLS.
- 2. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- 3. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- 4. ALL EXPOSED METAL TO BE PAINTED HIGH PERFORMANCE COATING. NOT EVERY LOCATION TAGGED ON ELEVATION, TYPICAL CONDITIONS NOTED.
- 5. C.J. BRICK VENEER CONTROL JOINT. VERTICAL JOINT IN BRICK VENEER CLOSED WITH BACKER ROD AND SEALANT.

ARCHITECT
HORD COPLAN MACHT
1800 WAZEE STREET, SUITE 450
DENVER, CO 80202
303.607.0977

Weld RE4 School District
Weld RE4 Admin Building
1020 Main Street
Windsor, CO 80550

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ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

MATERIAL LEGEND

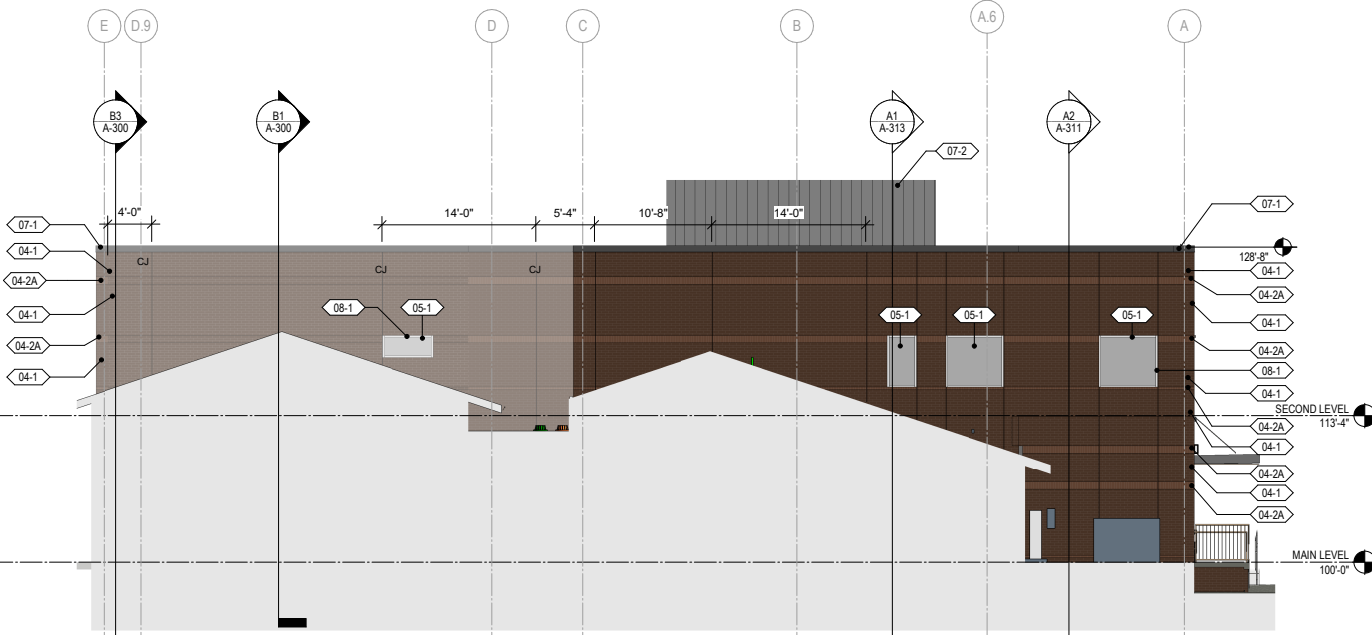
TAG	MATERIAL DESCRIPTION
04-1	FB-1, 2 1/4"x4"x8", STRETCHER COURSE - RUNNING BOND, COLOR: MATCH EXISTING BROWN
04-1A	FB-1, 2 1/4"x4"x8", ROWLOCK, COLOR: MATCH EXISTING BROWN
04-2	FB-2, 2 1/4"x4"x8", STRETCHER COURSE - RUNNING BOND, COLOR: MATCH EXISTING BROWN/RED BLEND
04-2A	FB-2, 2 1/4"x4"x8", SOLDIER COURSE, COLOR: MATCH EXISTING BROWN/RED BLEND
04-2B	FB-2, 2 1/4"x4"x8", HEADER COURSE, COLOR: MATCH EXISTING BROWN/RED BLEND
05-1	STEEL LOOSE LINTEL - PAINT WITH HIGH PERFORMANCE COATING - COLOR: MATCH EXISTING BROWN BRICK
05-2	STEEL LOOSE LINTEL - PAINT WITH HIGH PERFORMANCE COATING - COLOR: MATCH EXISTING BROWN/RED BRICK BLEND
05-3	STEEL LOOSE LINTEL - PAINT WITH HIGH PERFORMANCE COATING - COLOR: MATCH EXISTING BUFF BRICK
05-5	STEEL GUARD RAIL - PAINT WITH HIGH PERFORMANCE COATING - COLOR: MATCH BERRIDGE DARK BRONZE
05-6	STEEL CANOPY SUPPORT STRUCTURE - PAINT WITH HIGH PERFORMANCE COATING - COLOR: MATCH BERRIDGE DARK BRONZE
07-1	METAL CORNING - COLOR: MATCH BERRIDGE DARK BRONZE
07-2	METAL WALL PANEL - COLOR: MATCH BERRIDGE ZINC GRAY
07-3	ASPHALT SHINGLES - TBD
07-4	METAL GUTTER - PROFILE = MATCH EXISTING, COLOR: MATCH EXISTING
07-5	METAL FASCIA, COLOR: MATCH BERRIDGE DARK BRONZE
08-1	ALUMINUM STOREFRONT - COLOR: DARK BRONZE
08-2	HM DOOR - COLOR: MATCH DARK BRONZE
10-1	DIMENSIONAL LETTER SIGNAGE - CLEAR ANODIZED - 8" HIGH, FONT: HELVETICA

Δ	DATE	DESCRIPTION

Project Number: 223289.00
Sheet Issue Date: 02/05/25
Drawn By: Author
Checked By: Checker

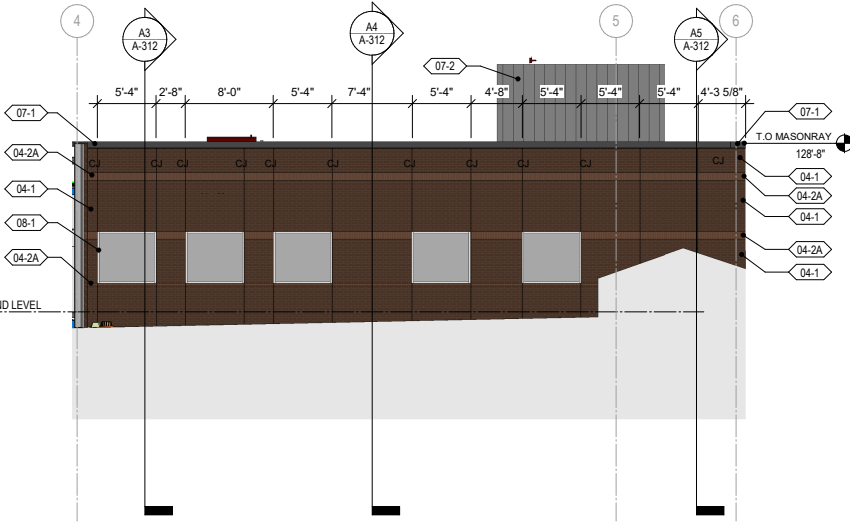
Drawing
EXTERIOR
ELEVATIONS

A-201.



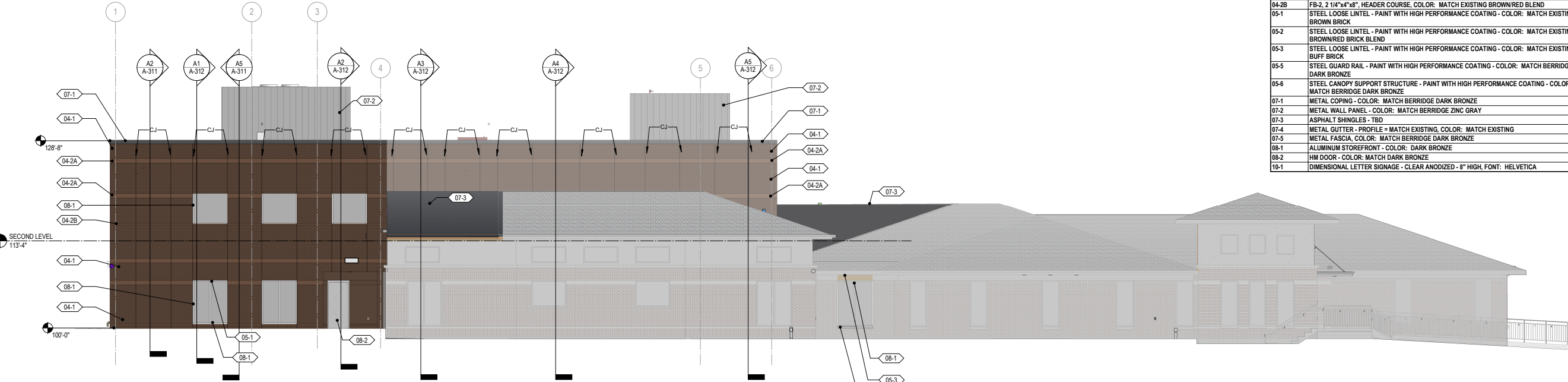
C1 EXTERIOR ELEVATION - EAST.

A-111, A-201, 1/8" = 1'-0"



C4 EXTERIOR ELEVATION - SOUTH 1.

A-111, A-201, 1/8" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH.

A-111, A-201, 1/8" = 1'-0"

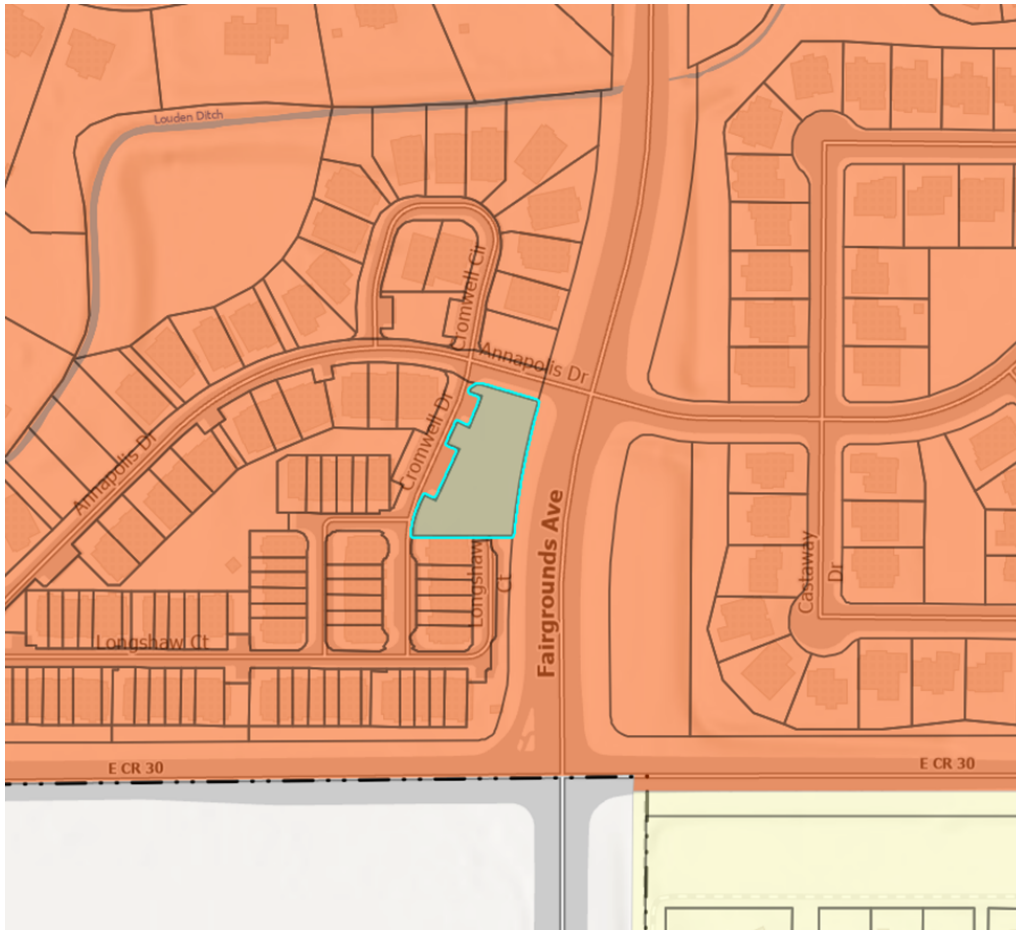


MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Major Site Plan - Shutt's Subdivision 3rd Filing, Tract H (8452 Cromwell Drive) - New Townhome Building - K. Lambrecht, Long Range Planner
Item #: D.3.i.

Background / Discussion:

The owner, Windsor Highlands Metropolitan District No. 7, represented by Mr. Christopher Sherrill (Development Coordinator with Landmark Homes) and Mr. Jim Doyle (authorized representative of the TB Group) have submitted a Major Site Plan application to develop Tract H of Shutt's Subdivision 3rd Filing, with a 4-unit townhome building. The Tract is currently undeveloped, and was originally planned to include a subdivision amenity.



The existing Country Farms Village neighborhood currently consists of 28 single-family lots, several duplex/triplex lots totaling 13 units, and 57 townhome units. This project proposes to add one additional townhome structure, consisting of 4-units, and will eliminate one 6,669 SF single-family detached home lot, to convert it to a landscaped open space amenity - which will complement existing

open space tracts located throughout the existing development.

The development team held a voluntary neighborhood meeting to review the proposed project. Several neighbors attended, with some recalling the intent of the tract to be a neighborhood amenity, but overall were in support of the project. The architectural style of the proposed building will be similar to the existing residential units on site.

The proposed development will require a Minor Subdivision application, which is being processed concurrently with the Major Site Plan application.

The overall site is approximately 0.54 acres, and is zoned Residential Mixed Use One (RMU-1). The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	Residential Mixed Use One (RMU-1)	Existing Single Family Detached Homes
East	Residential Mixed Use One (RMU-1)	Existing Single Family Detached Homes
South	Residential Mixed Use One (RMU-1)	Existing Townhomes
West	Residential Mixed Use One (RMU-1)	Existing Townhomes

The project will continue to utilize the existing subdivision access (Annapolis Drive), connecting with the townhomes via Cromwell Drive.

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

Financial Impact:

Relationship to Strategic Plan:

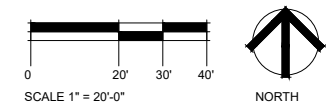
Recommendation:

CC:

Attachments:

1. Country Farms Village - Site Plan
2. Country Farms Village - Landscape Plan
3. Country Farms Village - Architectural Elevations

A REPLAT OF TRACTS G & H OF SHUTTS SUBDIVISION 3RD FILING, AND LOT 28, BLOCK 13 OF SHUTTS 3RD FILING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO.



SHUTTS SUBDIVISION FIFTH FILING (COUNTRY FARMS) MAJOR SITE PLAN

A REPLAT OF TRACTS G & H OF SHUTTS SUBDIVISION 3RD FILING, AND LOT 28, BLOCK 13 OF SHUTTS 3RD FILING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO.



PLANT LIST

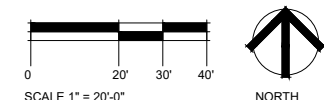
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	GT1	3	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honeylocust	2.0" cal. BB
EVERGREEN TREES				
	JSS	17	Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	6" B&B
	JSW	1	Juniperus scopulorum 'Woodward' Woodward Rocky Mtn Juniper	6" B&B
	PAC	9	Picea abies 'Cupressina' Fastigiate Norway Spruce	6" B&B
	PBB	2	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Spruce	6" B&B
	PPH	8	Picea pungens 'Hoopsii' Hoopsi Spruce	10"-12" B&B
	PFV	4	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Pine	6" B&B
	PCG	4	Pinus leucodermis 'Compact Gem' Compact Gem Bosnian Pine	6" B&B
ORNAMENTAL TREES				
	MSS	8	Malus x 'Spring Snow' Spring Snow Crab Apple	1.5" cal. BB
DECIDUOUS SHRUBS				
	AO2	10	Amelanchier alnifolia 'Obelisk' Standing Ovation Serviceberry	Multi-Stem, 4' Clump
	AAR	8	Amelanchier alnifolia 'Regent' Regent Serviceberry	10 gal.
	AY	24	Aronia melanocarpa GROUND HUG GROUND HUG Chokeberry	1 gal.
	AFD	13	Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.
	DBB	10	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal.
	PBP	1	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal.
	SMK	21	Syringa patula 'Miss Kim' Miss Kim Lilac	5 gal.
	VN	6	Viburnum opulus 'Nanum' Dwarf European Cranberrybush	5 gal.
EVERGREEN SHRUBS				
	CCJ	3	Juniperus sabina 'Calgary Carpet' TM Calgary Carpet Juniper	5 gal.
GRASSES				
	CAK	29	Calamagrostis acutiflora 'Karl Forester' Feather Reed Grass	1 gal.
	MGG	17	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal.
	FGP	2	Miscanthus sinensis 'Purpureascens' Flame (Purple Maiden) Grass	1 gal.
	PH	22	Pennisetum alopecuroides 'Hamelin' Hamelin Fountain Grass	1 gal.
	POG	1	Pennisetum orientale 'Karley Rose' Pink Oriental Fountain Grass	1 gal.
PERENNIALS				
	HS2	9	Hemerocallis x 'Stella in Red' Stella in Red Daylily	1 gal.
	RF	5	Rudbeckia hirta fulgida Black-eyed Susan	1 gal.

MATERIAL LEGEND

TURF

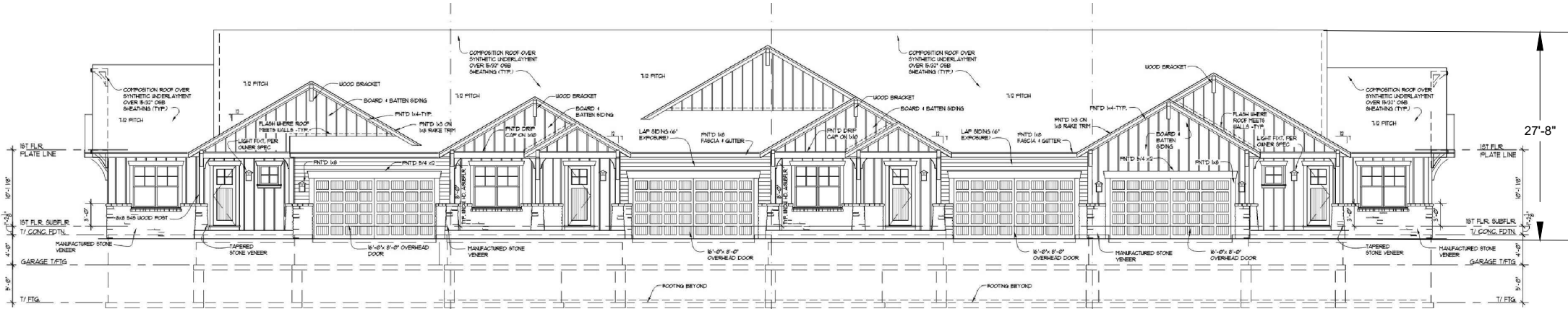
ROCK COBBLE

CRUSHER FINES

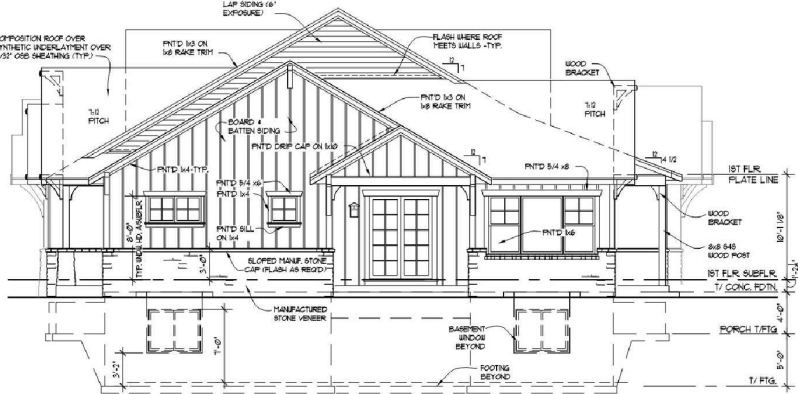


SHUTTS SUBDIVISION FIFTH FILING (COUNTRY FARMS) MAJOR SITE PLAN

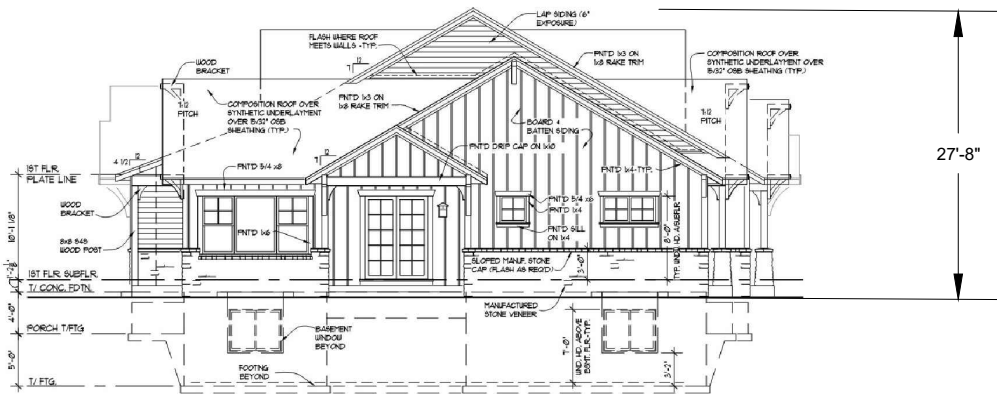
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TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO.



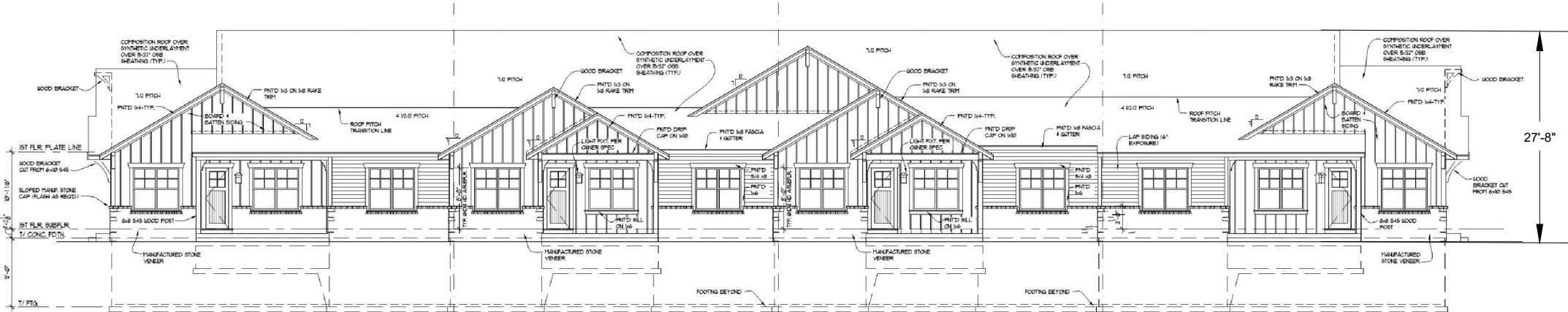
FRONT ELEVATION
1/8" = 1'-0"



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



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



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

Cottages Exterior A

Board Siding



Kwal 8795D
Magnet

Lap Siding



Kwal HC 113
Rain Barrel

Trim

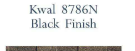


Kwal CW052W
Subtle Natural

Front Door Color & Accent



Kwal 8786N
Black Finish



Roof - Barkwood



Telluride Cobble Ledge

Shake Siding

Benjamin Moore
CSP - 115
Barnwood



Lap Siding

Benjamin Moore
CSP - 1010
Crumb Cake



Trim

Benjamin Moore
OC - 17
White Dove



Roof

Driftwood



Door Style



(Door Color 130)

Light



Stone

Telluride - Ledge



Country Village Farms
Townhomes



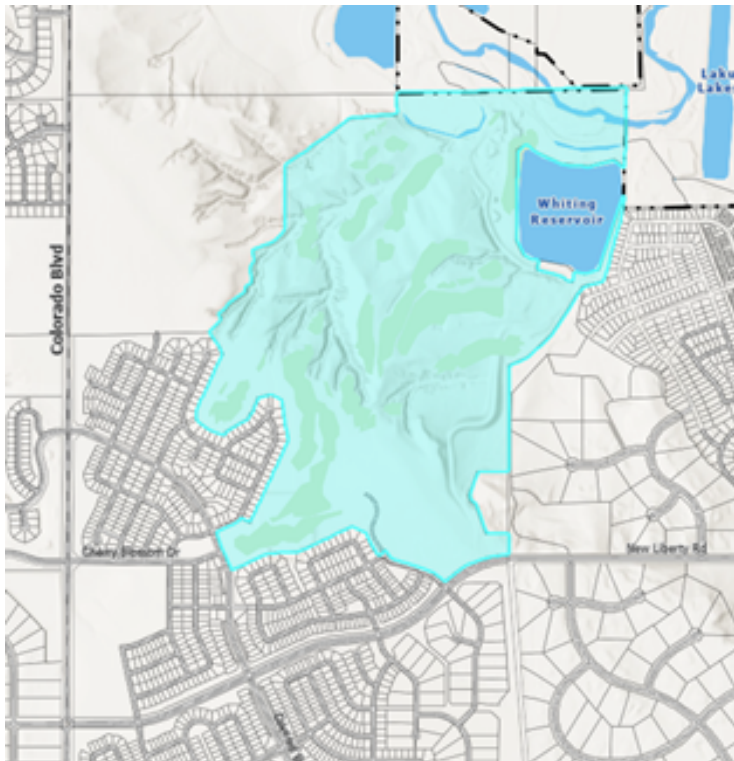


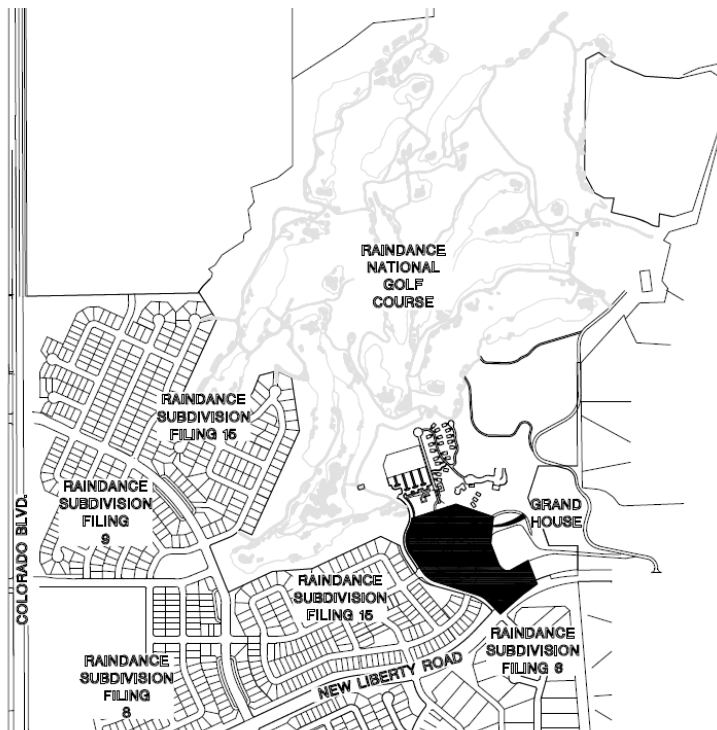
MEMORANDUM

Date: April 16, 2025
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Major Site Plan - Raindance Subdivision 21st Filing, Tract A (Grand House) Phase I - C. Malone, Chief Planner
Item #: D.3.j.

Background / Discussion:

The owner/applicant, Raindance Aquatic Investments LLC, and the applicant's representative, Matt Taranto, TST Inc. Consulting Engineers, have submitted a Major Site Plan application and improvement plans for the first phase of the Grand House development. The Major Site Plan is currently under review. The subject property is located north of New Liberty Road, approximately one-half mile east of Colorado Boulevard, adjacent to Raindance National Golf Course, within the Raindance Subdivision. The Grand House area is in the southeastern portion of the 356-acre property.





Existing development includes the golf course, the grain house restaurant/bar to the north, residential further west of the golf course within Raindance, and oil and gas facilities to the east. The first phase of the Grand House development will include the gateway features and entry landscaping for the overall project. The future phases of development are illustrated for reference purposes only and require future site plans.

The landscape design emphasizes the entry to Raindance National Golf Course, particularly along the public street frontages, including design elements such as archways and artifacts. Berming and landscaping will provide screening for the future adjacent parking lot areas.

The overall layout and future phases are shown with this site plan. Buildings, parking areas, and other structures will be included in future phases.

The site is zoned RMU-1 (Residential Mixed Use-One) with a Planned Unit Development (PUD) overlay (the Raindance PUD). The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	RMU-1 w/ the Raindance PUD Overlay	Raindance National Golf Course
East	RMU-1 w/ the Raindance PUD Overlay	Raindance National Golf Course, oil and gas facilities
South	RMU-1 w/ the Raindance PUD Overlay	Raindance National Golf Course, Single family residential
West	RMU-1 w/ the Raindance PUD Overlay	Raindance National Golf Course

The development's existing primary access is from Raindance National Drive, connecting to New Liberty Road.

Overall Development Characteristics

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

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

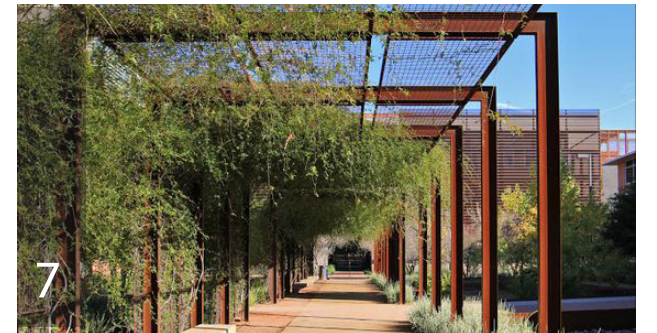
Attachments:

1. Raindance-Entry Concept
2. Applicant Narrative - Raindance Grand House Ph 1
3. Phasing Plan - Raindance Grand House Ph 1
4. Landscape Plan - Raindance Grand House Ph I

SITE CONCEPT A



- | | | | |
|--------------------------------|-----------------------------|------------------------------------|----------------|
| 1 Farmers Market | 6 Gateway Promenade | 11 Signage Opportunity | 16 Native Seed |
| 2 Flex Lawn w/ String Lighting | 7 Trellis/Archways | 12 Orchards | 17 Sod |
| 3 Food Truck Plaza | 8 Overlooks | 13 Open-Air Grain Bins | 18 Berms |
| 4 View to Golf | 9 Greenhouse/ Flex Building | 14 Trailer/Truck Art Installations | 19 Detention |
| 5 Entry Courtyard | 10 Decorative Rock Walls | 15 Enhanced Planting Beds | |





October 1, 2023

Raindance Subdivision Grand House Project Narrative

Project No. 0732.0418.00

The Raindance Subdivision Grand House project is located south of Raindance Subdivision Grainhouse. The project is in Township 6N, Range 67W in Section 30.

The Grand House will provide a large convention center and kitchen for various events, and businesses that can service Hoedown Hill and the golf course. This project will also consist of connected walkways and a large parking lot. Primary access will be from Raindance National Drive. Utilities, including gas, electric, water, and sanitary sewer are available on site.

The project will be phased in order evaluate market conditions and demands. Phase 1 is being submitted for approval and has been designed to accommodate future phases. Phase 1 is comprised of landscape and entry features along Raindance National Drive, with utility stubs for water, sewer, non-pot, storm sewer & detention pond to accommodate the future phases. The landscape features proposed in Phase 1 consist of berms, vineyards, groves, and a decorative entry sign.

Construction of this project is anticipated to be completed by Summer 2025.

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

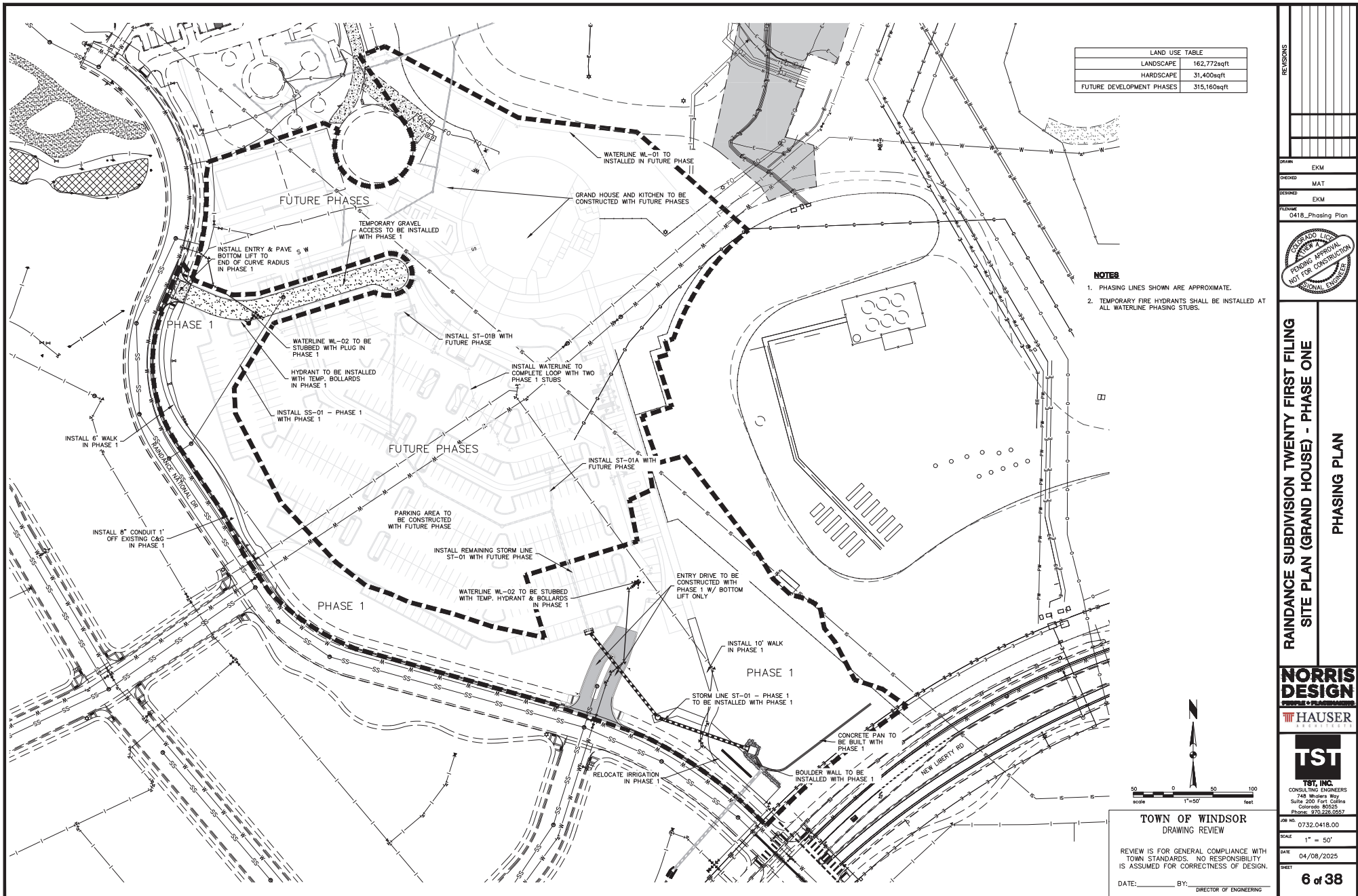
Sincerely,

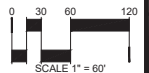
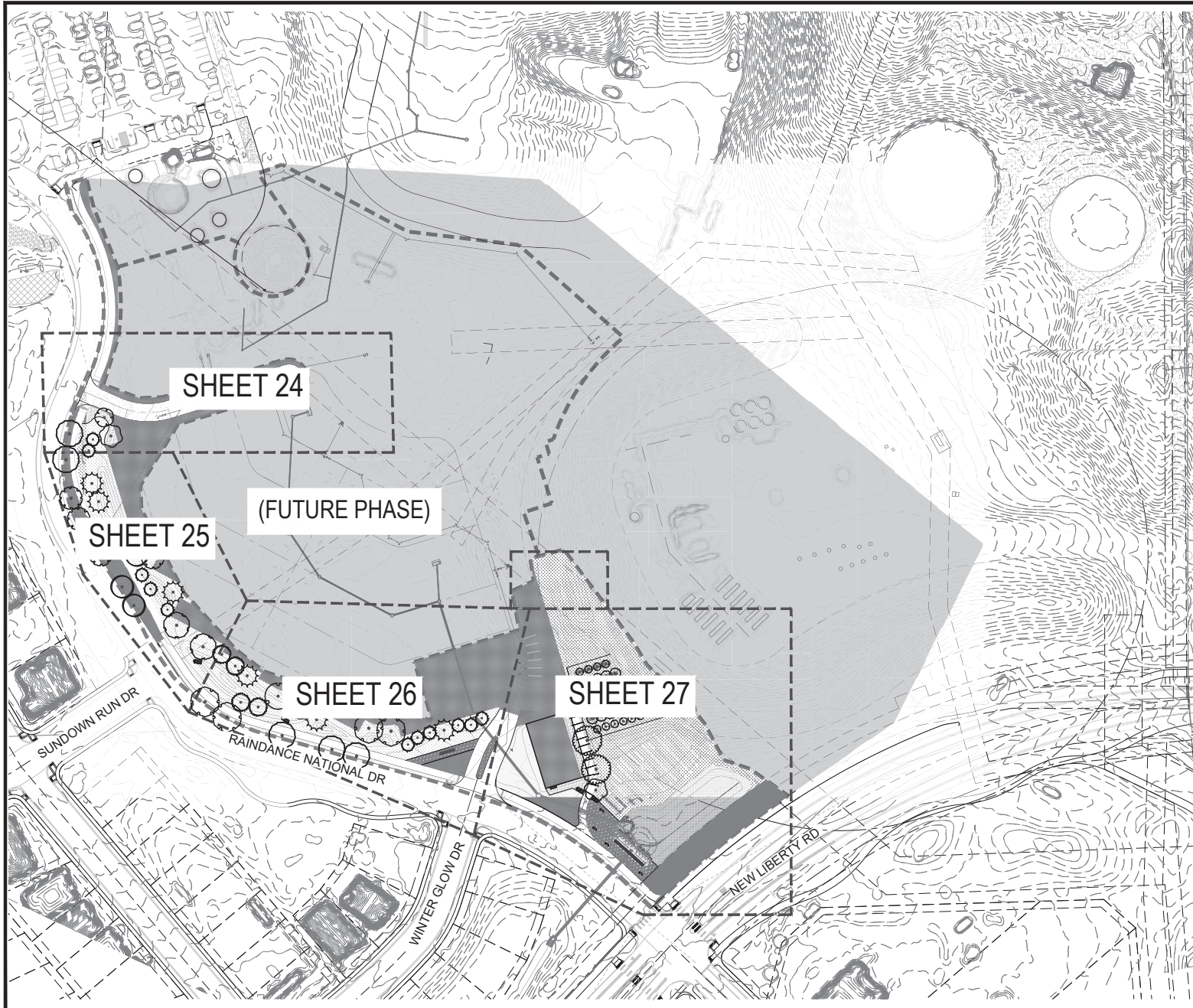
Matt Taranto

TST, INC. CONSULTING ENGINEERS

748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com





REVISIONS	
DATE	DESCRIPTION
SEP-03	
SEP-04	
BY	DATE
SC	04/07/21
SC	04/07/21

DRAWN	NJ
CHECKED	BR, SC
DESIGNED	#####
FILENAME	ND-LAND-PLAN

RAINDANCE SUBDIVISION TWENTY FOURTH FILING SITE
 PLAN (GRAND HOUSE) - PHASE 1
 OVERALL LANDSCAPE PLAN

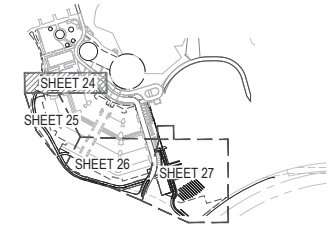
**NORRIS
 DESIGN**

HAUSER
 ARCHITECTS

TST
 TST, INC.
 CONSULTING ENGINEERS
 748 Winters Way
 Suite 200 Fort Collins
 Colorado 80525
 Phone: 970.228.0557

JOB NO.	#####
SCALE	SEE SHEET
DATE	04/08/25
SHEET	23 OF 38

KEY MAP



LEGEND

	NATIVE SEED	
	TURF	
	WETLAND SEED MIX	
	OVERLOT SEED RE: CIVIL	
	PHASE LINE	
<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>

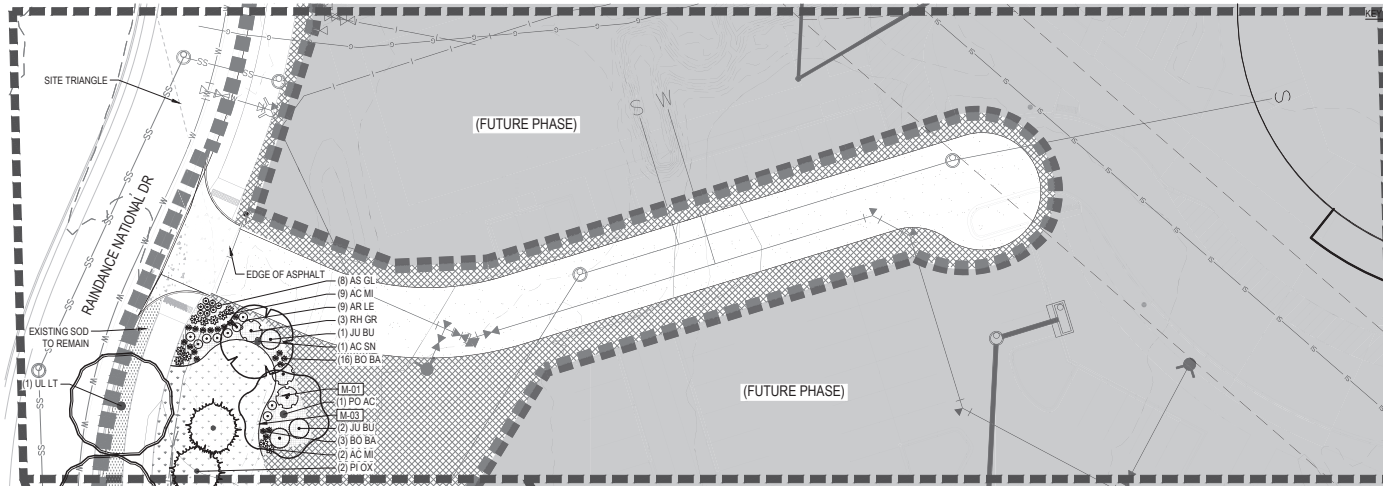
LANDSCAPE MATERIAL SCHEDULE

	M-01	SHRUB BED
	M-02	CRUSHER FINES
	M-02	BOULDER
	M-03	GRAVEL
	M-03	METAL EDGER

KEY NOTES	
N-01	PROPOSED SIGNAGE PER SEPARATE PERMIT PACKAGE
N-02	ARCHED TRELLIS
N-03	TRACTOR FEATURE
N-04	VINEYARD

PLANT SCHEDULE

CODE	COMMON NAME
DECIDUOUS TREES	
UL LT	ACCOLADE ELM
AC AB	AUTUMN BLAZE® FREEMAN MAPLE
QU MC	BURR OAK
PO DE	EASTERN COTTONWOOD
GY KE	KENTUCKY COFFEETREE
PO AC	LANCERLEAF COTTONWOOD
CT SP	NORTHERN CATALPA
AC SN	SENSATION MAPLE
GL SH	SHADEMASTER HONEY LOCUST
EVERGREEN TREES	
PI NI	AUSTRIAN PINE
PI SY	SCOTCH PINE
PI OX	VANDERWOLF'S PYRAMID PINE
FRUIT TREES	
MA MN	HONEYCRISP APPLE
MA XO	JONATHAN APPLE
PY SR	LUSCIOUS EUROPEAN PEAR
PY PA	PARKER EUROPEAN PEAR
DECIDUOUS SHRUBS	
AR LE	BLACK CHOKEBERRY
SY VU	COMMON LILAC
RH GR	CROLOW FRAGRANT SUMAC
RO NW	NEARLY WILD FLORINDA ROSE
AM RG	REGENT SERVICEBERRY
PE AT	RUSSIAN SAGE
PR BS	WESTERN SAND CHERRY
EVERGREEN SHRUBS	
PI GL	BLUE GLOBE COLORADO SPRUCE
JU BU	BUFFALO JUNIPER
JU PF	COMPACT PFITZER JUNIPER
ORNAMENTAL GRASSES	
SP WR	BIG SACATON
BO BA	BLOND AMBITION BLUE GRAMA GRASS
CA BC	KOREAN FEATHER REED GRASS
MU LN	REGAL MIST® PINK MUHLY GRASS
PERENNIALS	
AC MI	COMMON YARROW
RU BL	CONEFLOWER
AS GL	GOLIATH ALPINE ASTER
PE ST	ROCKY MOUNTAIN PENSTEMON



MATCHLINE, SHEET 25

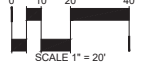
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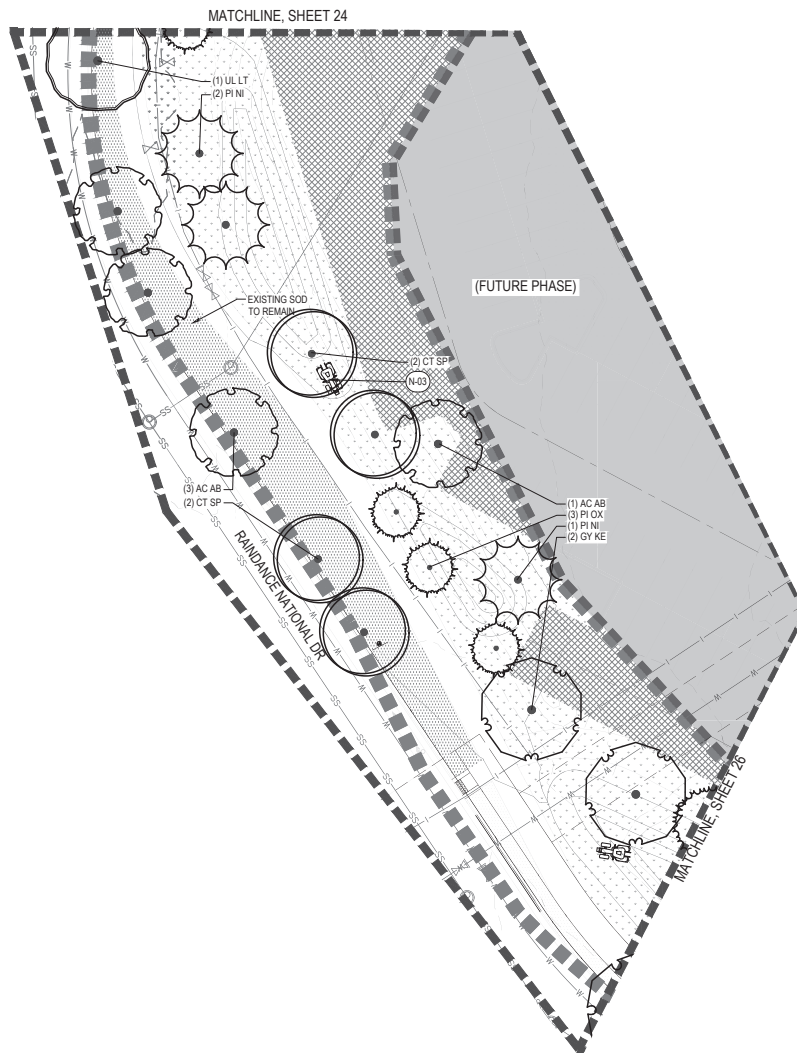
NORRIS DESIGN
ARCHITECTS

TST

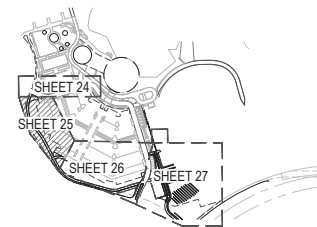
TST, INC.
CONSULTING ENGINEERS
748 Whetstone Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.228.0597



DATE 04/08/25
SHEET 24 OF 38



KEY MAP



LEGEND



PHASE LINE

SYMBOL	CODE	DESCRIPTION
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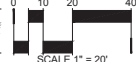
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DATE 04/08/25

SHEET 25 OF 38

