



PLANNING COMMISSION REGULAR MEETING

October 19, 2022 - 7:00 PM

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

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

AGENDA

A. CALL TO ORDER

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

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

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

B. CONSENT CALENDAR

1. Approval of the September 21, 2022 Planning Commission Regular Meeting Minutes - K. Frawley, Town Clerk

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNDSR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
2. Request for Approval - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNDSR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
3. Public Hearing - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Planner II
4. Recommendation - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Planner II

D. COMMUNICATIONS

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

E. ADJOURN

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



MEMORANDUM

Date: October 19, 2022
To: Planning Commission
From: Karen Frawley, Town Clerk
Re: Approval of the September 21, 2022 Planning Commission Regular Meeting Minutes - K. Frawley, Town Clerk
Item #: B.1.

Background / Discussion:

Approval of the September 21, 2022 Planning Commission Regular Meeting Minutes.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 09.21.22 Draft Planning Commission Regular Meeting Minutes



Planning Commission Regular Meeting

September 21, 2022 - 7:00 PM

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

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

MINUTES

A. CALL TO ORDER

Chair Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Jose Valdes
Cindy Beemer

Also Present:

Scott Ballstadt, Planning Director
David Eisenbraun, Senior Planner
Kimberly Lambrecht, Planner II
Doug Roth, Civil Engineer
Eric Bracke, Transportation Planner
Ben Bodiker, Visual Media Coordinator
Karen Frawley, Town Clerk

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

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

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

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

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

Planning Commissioner Dennison moved to approve the consent calendar, Planning Commissioner Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

C. BOARD ACTION

1. Public Hearing – Preliminary Major Subdivision – Poudre Heights Subdivision 5th Filing – Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative

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

Jim Leach of 1704 Green River Drive addressed the commission regarding dust, questioning when the construction will be done, when the remainder of the phases start, and an increase in traffic.

Ryan Walker of 1704 Yampa River Drive addressed the commission regarding the water impacts on the pond and concerns about traffic increasing.

Clarifying questions were asked by the Commission to staff and the applicants.

Vice-Chair Bushelman moved to close the public hearing, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

2. Preliminary Major Subdivision – Poudre Heights Subdivision 5th Filing – Meritage Homes of Colorado, Inc. (Chelsey Green), Owner/Applicant; Henry Design Group, Inc. (Steve Allen), Applicant's Representative

Please refer to the information contained in the Public Hearing item. Discussion ensued between the Commission and staff.

Vice-Chair Bushelman moved to approve the preliminary major subdivision - Poudre Heights Subdivision 5th filing as presented by staff, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

3. Public Hearing – Preliminary Major Subdivision – Trautman 5th Filing – Water Valley. (Martin Lind), Owner/Applicant; TST, Inc. (Derek Patterson), Applicant's Representative

The Trautman Farms project area contains 78.73 acres and is currently zoned Single Family Residential (SF-1). The project is located on Lots 7-19 and 23-36 of the Second Filing and Tract B, Fourth Filing Trautman Farms. It is bordered by Weld County

Road 17 to the west with the closest major intersection being East Crossroads Boulevard and WCR 17 (7th St). The intent of this project is to create a single family neighborhood, with multiple lot sizes, connected walkways, a central park area, and development of a 10' regional trail. Primary access will be off CR17 / 7th Street with a traffic study currently being conducted to access traffic impacts and improvement requirements. Utilities, including gas, electric, water, sanitary sewer and irrigation to be provided to all home sites.

David Edblad at 29024 County Road 17 addressed the commission regarding traffic concerns.

Discussion ensued between the commission and staff.

Planning Commissioner Reddick moved to close the public hearing, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

4. Preliminary Major Subdivision – Trautman 5th Filing – Water Valley. (Martin Lind), Owner/Applicant; TST, Inc. (Derek Patterson), Applicant's Representative

See public hearing item.

Planning Commissioner Bushelman moved to approve the preliminary major subdivision - Trautman 5th filing as presented by staff, Planning Commissioner Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Gale Schick, Jose Valdes, Jerry Bushelman, Cindy Beemer, Doug Dennison, Roger Colonnese, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Beemer stated that she would not be present for the next meeting on October 5, 2022.

Commissioner Dennison stated that he would not be present for the next meeting on October 5, 2022.

2. Communications from Town Board Liaison

3. Communications from Staff

Per Mr. Eisenbraun, there will be a comp plan kick-off event held on Thursday, October 6 from 4:00 to 7:00 p.m at Pelican Lakes Banquet Room in Water Valley. All members are encouraged to attend the event.

Per Ms. Frawley, the new board portal is u

- a. Civic Clerk Agenda Management System and Board Portal Review - K. Frawley, Town Clerk

Over the course of this year, the Town Clerk's office has been hard at work creating and implementing a new agenda management system called Civic Clerk. This new system

not only creates the agenda, packets, and minutes but also has a board-only portal that will allow board members to retrieve all packets in one centralized location. Civic Clerk is not only a more efficient solution for the agenda and packet creation process for staff, but it also allows for future growth and additional options for Town Board members and the town's various Boards and Commissions.

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

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:18 p.m.

Karen Frawley, Town Clerk



MEMORANDUM

Date: October 19, 2022
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNDSR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative
Item #: C.1.

Background / Discussion:

The applicant, Mr. John Donaldson, owner, represented by Ms. Kristin Turner of TB Group (Birdsall Group) has submitted an application for a preliminary major subdivision for the Trevenna Subdivision located on the northeast corner of North 15th Street and the Jacoby Road alignment, southwest of the Great Western Railway. The subdivision encompasses approximately 79 acres and is zoned Single Family Residential-Two (SF-2). The proposed subdivision includes 262 single family residential lots (maximum), detached and attached dwellings (duplexes), with tracts for open space/drainage and a pocket park.

A Master Plan for the subject property was approved on April 25, 2022. The development is in general conformance with the approved Master Plan.

Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	RMU-2 with a PUD (Planned Unit Development) overlay	Undeveloped agricultural land (Overland Subdivision, under review)
East	RMU-2 with a PUD (Planned Unit Development) overlay AG (Agriculture) - unincorporated Weld County	Undeveloped agricultural land (Overland Subdivision, under review) Undeveloped agricultural land (Weld Co.)
South	RMU-1 (Residential Mixed Use-One)	Single-family residential (Brunner Farm Subdivision)
West	RMU-1 (Residential Mixed Use-One)	Single-family and Multifamily Residential (Windshire Park Subdivision)

Development Characteristics:

- ~79 total acres
- 262 single-family lots, 3.37 units/acre, maximum (consistent with the Land Use Plan designation of Single Family Residential)
- A mix of single family detached and single family attached units
 1. 220 Single Family detached lots
 2. 42 Single Family attached lots (duplexes)
- ~25.3 acres open space/drainage/park site (32%)
- Trails and trail connections: Trail connections along Guardian Drive/11th Street and 15th Street are proposed and will be built and maintained by the developer or metro district. Internal walks/trails to the park and throughout the development are also proposed.
- ~13.8 acres of public right-of-way/ miscellaneous (17.5%)
- Extension of Guardian Drive (major collector) to the east, from the Windshire Park Subdivision,

through the proposed development and connecting to 11th Street (major collector) on the northside of the Brunner Farm Subdivision.

- Two local street connections, Columbus Street and Springfield Drive, are proposed to align with the existing street network (Brunner Farm Subdivision).
- Local street connection from North 15th Street, aligned with Tipton Drive (local street) on the west side of North 15th Street (Windshire Park Subdivision, Windsor Meadows Apartments).

Staff has worked with the adjacent unincorporated Weld County property owners along 15th Street to provide alternative access to the properties in the event their primary access to 15th Street is closed in the future due to safety issues with increased traffic volume.

In addition, staff has also worked to address concerns from Brunner Farm Subdivision (aka New Windsor) residents, brought up during the annexation of property, regarding the potential for high traffic speeds with the extension of 11th Street. 11th Street is classified as a major collector street. The extension of 11th Street and its connection with 15th Street at Garden Drive has consistently appeared in Town comprehensive plans and associated roadway master plans dating back to at least 1999. Major collector streets typically require a continuous center turn lane. Staff has worked with the developer to eliminate the continuous center lane and replace it with turn pockets at intersections. Staff also reduced the width of the through traffic lanes by 18 inches. Bike lanes have been added and include a striped 18 inch buffer area between vehicular traffic and bike traffic to promote bike safety and create a narrow drive lane for motorists. Both sides of 11th Street are tree lined to add a more narrow feel.

A referral response from Weld RE-4 School District has been received and is attached. The letter states that the subject Preliminary Major Subdivision does not warrant dedication of land for a school site; however, the letter also states that the District is "...very concerned about residential activity and the ensuing enrollment that will follow as well as the District's physical and financial abilities to serve that growth." The letter goes on to state, "Because land dedication is not feasible from this project, the District requests that the owner agree to pay cash in lieu of land at the value of \$2,916 per home for a total of \$763,992."

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 Comprehensive Plan, particularly the following:

Chapter 5b – Growth Framework

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

The subdivision proposes development that is consistent in character with the surrounding community by providing a mix of housing types such as both single family detached and attached dwellings, as well as, open space.

Chapter 5c – Residential Areas Framework Plan

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

Objectives

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

The subdivision promotes multi-modal connectivity by providing trails such as those proposed along Guardian Drive, south to 11th Street, which provides connectivity to Brunner Farm Subdivision and a trail connection bisecting the development. An eight-foot wide sidewalk connection is proposed along the eastern side of North 15th Street between the Jacoby Road alignment and Guardian Drive, thus extending connectivity north. Existing trails extend south from Jacoby Farm Road along North 15th Street to the Greeley No. 2 Ditch trail system and to Main Street/SH 392. The subdivision proposes connectivity to 11th Street, which also connects to the Greeley No. 2 Ditch trail, which continues to Windsor Lake/Boardwalk Park and downtown.

The Poudre Express Route bus stops, located on Main Street in front of King Soopers Shopping Center (west-bound) and in front of Safeway shopping center (east-bound), are located approximately one-half mile from the site, offering another opportunity for alternative mobility.

Road connections are proposed with the subdivision, which include the extension of Guardian Drive to the east across North 15th Street and connecting to 11th Street in the Brunner Farms Subdivision to the south. Additional street connections to the Brunner Farm Subdivision include Columbus Street and Springfield Drive.

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

The subdivision proposes a mix of housing types which includes both single family detached and attached dwellings (duplexes).

Notification

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

- October 7, 2022 - Legal ad ran in Greeley Tribune
- October 3, 2022 – Two signs posted on property
- October 3, 2022 – Public hearing notice published on the Town's website
- September 29, 2022 - Applicant mailed letters to surrounding property owners

Financial Impact:

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement:

The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

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

Infrastructure – Extension of Guardian Drive across North 15th Street, extension of Columbus Street and Springfield Drive from Brunner Farm (New Windsor) and extension of water and sewer utilities are proposed with the subdivision.

Quality of Life – A 1.6-acre park, open space and regional trail connections are proposed with the subdivision, thus creating opportunities for a healthy and active lifestyle for the future residents.

Downtown – The site is approximately 1.5 miles via vehicle, 1.3 miles via bicycle to downtown and residents in the area may increase demand for investment and businesses downtown.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Scott Ballstadt - Planning Director

Omar Herrera - Deputy Director of Engineering

Attachments:

1. Trevenna Application Materials
2. Trevenna Project Plans
3. Trevenna Project Reports-Abbreviated
4. Trevenna Referral Comments Weld RE4
5. Trevena - Staff Presentation -Major Sub

Trevenna Subdivision
Narrative – 4.12.22

WNDSR 15, LLC is proposing to develop approximately 77 acres located in the southeast corner of County Road 15 and Jacoby Road. The intent is to develop 262 residential lots.

The anticipated product types for this development include two-story single-family detached houses with attached two and three car garages as well as duplex houses.

The property is currently zoned SF-2 (Single Family-2) which permits single-family detached and single-family attached development.

We anticipate the Trevenna subdivision will be built in a single phase.

The proposed landscape for this development includes targeted areas of turf grass and areas of enhanced landscape which may include elements such as shrub and ornamental grass plantings. Native plantings are proposed for most common areas. Sidewalks are provided along all streets to provide connectivity throughout the development as well as adjacent neighborhoods.

November 8th, 2021

Planning Department
Town of Windsor
301 Walnut Street
Windsor, CO 80550

Re: Trevenna Historical Use of Water Rights

As a part of our request for annexation approval in the Town of Windsor, we are required to notify the planning department of the amount and historical use of water rights.

The following is a summary of water for the Trevenna property:

3 shares of Capital Stock in the Lake Canal Company
6 shares of Capital Stock in the Lake Canal Reservoir Company
Groundwater Irrigation Well - Permit #372-R-R Case #W0237

Sincerely,



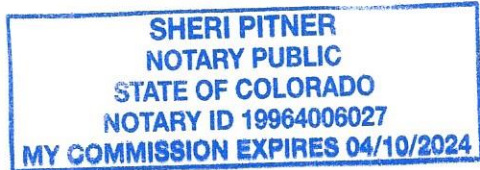
John Donaldson

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

This forgoing instrument was acknowledged before me this 4th day of November, 2021 by
John Donaldson.

My commission expires 4-10-2024.

Witness my hand and official seal.



Notary Public

TREVENNA SUBDIVISION

SITUATE IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

A plat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado situate in the North Half of Section Seventeen (17), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), and being more particularly described as follows:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17 TO BEAR SOUTH 00 DEGREES 14' 53" WEST AND ALL BEARINGS RELATIVE THERETO:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17 WHENCE THE WEST CORNER SAID SECTION 17 BEARS SOUTH 00 DEGREES 14' 53" WEST, 1,457.90 FEET; THENCE SOUTH 46 DEGREES 09'00" EAST, 279.34 FEET; THENCE NORTH 00 DEGREES 14' 53" EAST, 6.00 FEET; THENCE NORTH 47 DEGREES 03' 16" WEST, 275. 24 FEET TO THE POINT OF BEGINNING:

ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION SEVENTEEN (17), TOWNSHIP SIX (6) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING SOUTH AND WEST OF THE RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN RAILWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER (SW COR) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION SEVENTEEN (17); RUNNING THENCE NORTH 2,421 FEET TO THE SOUTH LINE OF SAID RIGHT-OF-WAY; THENCE ALONG SAID SOUTH LINE OF SAID RIGHT-OF-WAY TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION SEVENTEEN (17); THENCE WEST 2900 FEET TO THE PLACE OF BEGINNING

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVENTEEN (17) PREVIOUSLY CONVEYED TO BYRON D. FRANTZ AND EULA W. FRANTZ BY WARRANTY DEED RECORDED SEPTEMBER 25, 1973 UNDER RECEPTION NO. 1621973, WELD COUNTY RECORDS AND NOW BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVENTEEN (17) TO BEAR SOUTH 00 DEGREES 14' 53" WEST AND ALL BEARINGS BEING RELATIVE THERETO;

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 17 WHENCE THE WEST QUARTER CORNER (W 1/4 COR) SAID SECTION 17 BEARS SOUTH 00 DEGREES 14' 53" WEST, 1,107.11 FEET; THENCE SOUTH 89 DEGREES 45' 07" EAST, 202.28 FEET; THENCE NORTH 00 DEGREES 14' 53" EAST, 158.15 FEET PARALLEL TO THE WEST LINE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17; THENCE NORTH 46 DEGREES 09' 00" WEST, 279.34 FEET TO A POINT ON THE WEST LINE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 14' 53" WEST, 350.79 FEET ALONG THE WEST LINE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17 TO THE POINT OF BEGINNING:

AND A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SIX (6) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17 WHENCE THE WEST QUARTER CORNER (W 1/4 COR) OF SAID SECTION 17 BEARS SOUTH 00 DEGREES 14' 53" WEST, 1,087.11 FEET; THENCE SOUTH 89 DEGREES 45' 07" EAST, 268.00 FEET; THENCE NORTH 00 DEGREES 14'53" EAST 130.51 FEET; THENCE NORTH 53 DEGREES 48"57" WEST 81.16 FEET; THENCE SOUTH 00 DEGREES 14' 53" WEST, 158.15 FEET; THENCE NORTH 89 DEGREES 45'07" WEST, 202.28 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 14' 53" WEST, 20.00 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 17 TO THE POINT OF BEGINNING:

AND A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER NW1/4 OF SAID SECTION SEVENTEEN (17), PREVIOUSLY CONVEYED TO THE NORTHERN COLORADO CHURCH OF THE BRETHREN OF WINDSOR, COLORADO, A COLORADO NONPROFIT CORPORATION, BY WARRANTY DEED RECORDED AUGUST 14, 1974 UNDER RECEPTION NO. 1642737, WELD COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION SEVENTEEN (17) TO BEAR SOUTH 00 DEGREES 14' 53" WEST AND ALL BEARINGS BEING RELATIVE THERETO; BEGINNING AT A POINT ON THE WEST LINE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVENTEEN (17) WHENCE THE WEST QUARTER CORNER (W 1/4 COR) OF SAID SECTION SEVENTEEN (17) BEARS SOUTH 00 DEGREES 14' 53" WEST, 873.12 FEET; THENCE SOUTH 89 DEGREES 45' 07" EAST, 268.00 FEET; THENCE SOUTH 00 DEGREES 14' 53" WEST, 200.00 FEET; THENCE NORTH 89 DEGREES 45'07" WEST, 268.00 FEET TO A POINT ON THE WEST LINE NORTHWEST QUARTER (NW 1/4) OF SECTION 17; THENCE NORTH 00 DEGREES 14' 53" EAST, 200.00 FEET TO THE POINT OF BEGINNING;

AND A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SIX (6) NORTH, RANGE SIXTY-SEVEN (67) WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS:

CONSIDERING THE WEST LINE NW 1/4 OF SAID SECTION 17 TO BEAR SOUTH 00 DEGREES 14' 53" WEST, AND ALL BEARINGS BEING RELATED THERETO: BEGINNING AT A POINT ON THE WEST LINE NW 1/4 OF SAID SECTION 17 WHERE THE W 1/4 CORNER OF SAID SECTION 17 BEARS SOUTH 00 DEGREES 14' 53" WEST, 1087.11 FEET; THENCE SOUTH 89 DEGREES 45' 07" EAST, 268.00 FEET; THENCE SOUTH 00 DEGREES 14' 53" WEST, 213.99 FEET; THENCE NORTH 89 DEGREES 45' 07" WEST, 268.00 FEET ON A POINT ON THE WEST LINE NW 1/4 SAID SECTION 17; THENCE NORTH 00 DEGREES 14' 53" EAST, 213.99 FEET TO THE POINT OF BEGINNING,

Said parcel contains 3,439,897 Square Feet or 78.969 Acres more or less by this survey.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, all being owners, lienholders and holders of any ownership interest in the land described hereon, have caused such land to be surveyed and subdivided into lots, tracts and streets. The undersigned do hereby dedicate to the Town of Windsor forever all streets, alleys, rights-of-way, utility easements and other easements intended for municipal purposes as indicated hereon under the name of TREVENNA SUBDIVISION, subject to all easements and rights of way now of record or existing or as indicated on this Plat. In compliance with the Town of Windsor regulations and by contractual agreement, the undersigned owner(s) shall bear all expense involved in Subdivision improvements. In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 2022.

NAME

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this ____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this ____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this ____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

ENGINEERING DEPARTMENT APPROVAL

Approved this ____ day of _____, 20 ____.

Deputy Director of Engineering

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this ____ day of _____, 20 ____.

Director of Public Works

PLANNING DEPARTMENT APPROVAL

Approved this ____ day of _____, 20 ____.

Director of Planning

TOWN MANAGERS APPROVAL

Approved this ____ day of _____, 20 ____.

Town Manager

MAYOR'S CERTIFICATE

This is to certify that a major subdivision plat of the property described herein was approved by Resolution No. _____ of the Town of Windsor passed and adopted on the ____ day of _____, 20 ____ A.D and that the Mayor of the Town of Windsor, as authorized by said resolution on behalf of the Town of Windsor, hereby acknowledges and adopts the said major subdivision plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest: _____
Mayor 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 purchasing any portion of that development site.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Northwest Quarter of Section 17, Township 6 North, Range 67 West of the 6th P.M., monumented as shown on this drawing, as bearing North 00°45'08" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2643.82 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

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.

EASEMENT APPROVAL

Utility Easements are adequate as shown and are hereby approved.

Town of Windsor

Public Works Department

Century Link Communications

Xcel Energy

Comcast Cable

Poudre Valley REA

LIMITED ACCESS LOTS NOTE

Limited Access Lots (Lots Less than 6,000 SF) must meet the following requirements:

Parking Location and Orientation:

1. Garages shall either be setback at least 5' from the front of the house; setback at least 5' from the front of a front porch. The front porch shall have no dimension less than 5' and total square footage of at least 50 square fee; generally perpendicular to the street.

2. Maximum Driveway Width (within front setback); 18'

3. Driveway Length: 20' minimum between garage and sidewalk.

4. Vehicle Use Area Setback: 5' minimum setback between driveway and side property line within the front setback of the lot.

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

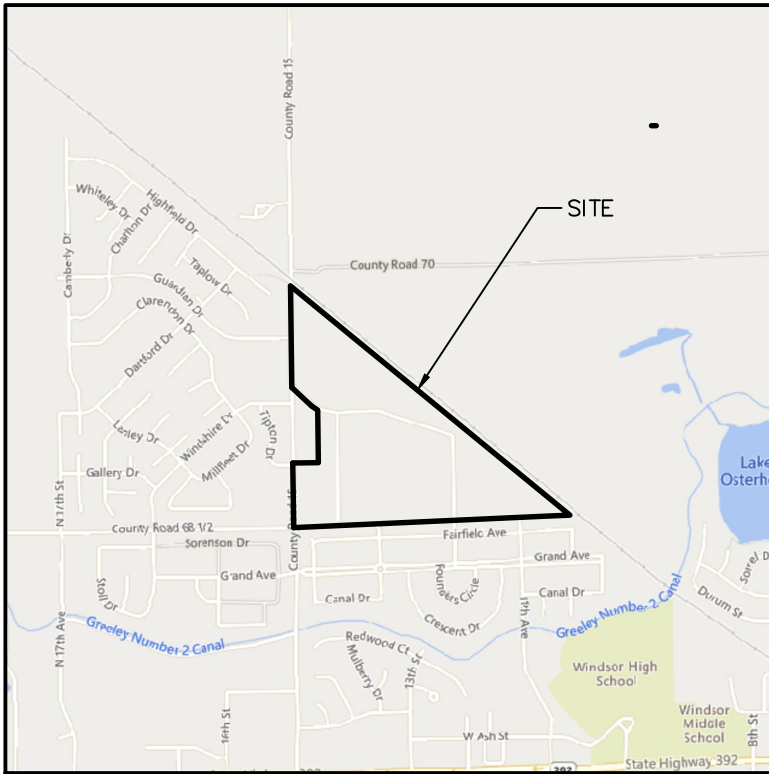
Date

NOTICE

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 the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number k25184590-4, dated May 17, 2021, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.



VICINITY MAP

SCALE: 1" = 2000'

Trevenna Subdivision Land Use Table					
Name	Description/Land Use	Area		Intended Fee Ownership	Maintenance Upon Completion & Acceptance
Outlot A	Drainage And Utility Easement	324,146 sq. ft.	7.44 acres	Metro District	Metro District
Outlot B	Drainage And Utility Easement	140,205 sq. ft.	3.22 acres	Metro District	Metro District
Outlot C	Drainage And Utility Easement	20,652 sq. ft.	0.47 acres	Metro District	Metro District
Outlot D	Drainage And Utility Easement	14,089 sq. ft.	0.32 acres	Metro District	Metro District
Outlot E	Drainage And Utility Easement	2,800 sq. ft.	0.06 acres	Metro District	Metro District
Outlot F	Drainage And Utility Easement	8,089 sq. ft.	0.19 acres	Metro District	Metro District
Outlot G	Drainage And Utility Easement	5,952 sq. ft.	0.14 acres	Metro District	Metro District
Outlot H	Drainage And Utility Easement	6,239 sq. ft.	0.14 acres	Metro District	Metro District
Outlot I	Drainage And Utility Easement	152,898 sq. ft.	3.51 acres	Metro District	Metro District
Outlot J	Drainage And Utility Easement	25,694 sq. ft.	0.59 acres	Metro District	Metro District
Outlot K	Drainage And Utility Easement	171,540 sq. ft.	3.94 acres	Metro District	Metro District
Outlot L	Drainage And Utility Easement	34,941 sq. ft.	0.80 acres	Metro District	Metro District
Outlot M	Drainage And Utility Easement	4,977 sq. ft.	0.11 acres	Metro District	Metro District
Outlot N	Park, Drainage And Utility Easement	71,578 sq. ft.	1.64 acres	Metro District	Metro District
Lots	Residential Lots (262)	1,538,676 sq. ft.	35.32 acres	Private	Private
ROW	Public Right of Way	917,421 sq. ft.	21.06 acres	Town of Windsor	Town of Windsor

SURVEYOR'S CERTIFICATE

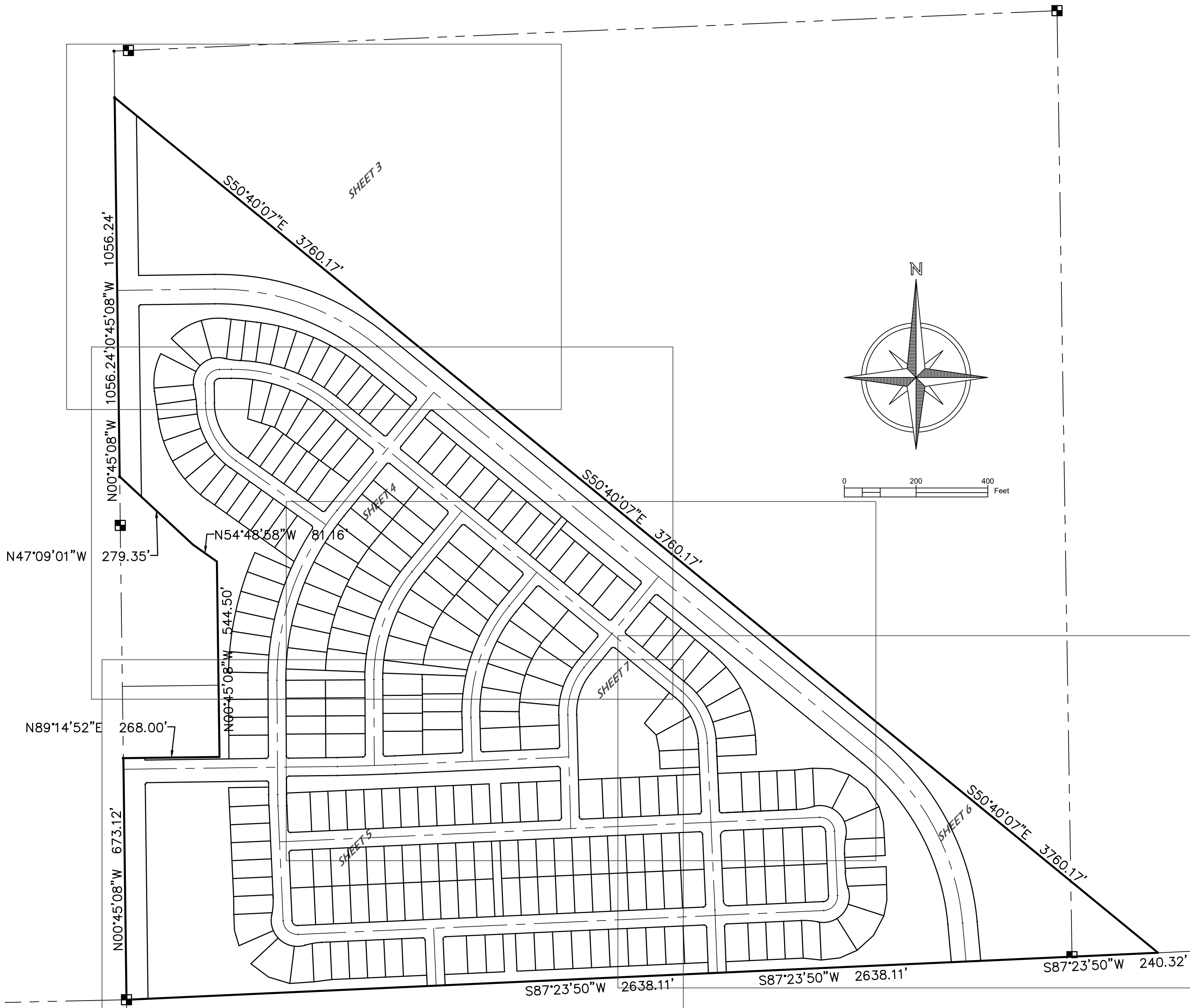
I certify that this plat accurately represents the results of a survey made by me or under my responsible charge.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

	PROJECT NO: 2021289	PROJECT NAME: TREVENNA	REVISIONS:	DATE:	1
	DATE: 4-8-2022	CLIENT: CIVILWORX	REDLINES	7-29-22	
	DRAWN BY: SIP	FILE NAME: 2021289SUB			
	CHECKED BY: SIP	SCALE: 1" = 50'			
SHEET 1 OF 7					

TREVENNA SUBDIVISION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	489.71'	700.00'	40°05'01"	479.79'	N70°42'37"W
C2	556.49'	700.00'	45°32'56"	541.95'	N27°53'39"W
C3	161.50'	5000.00'	1°51'02"	161.49'	N88°19'21"E
C4	103.25'	5000.00'	1°10'59"	103.24'	N88°39'23"W
C5	58.25'	5000.00'	0°40'03"	58.25'	N87°43'51"E
C6	62.83'	40.00'	90°00'00"	56.57'	N42°23'50"E
C7	62.83'	40.00'	90°00'00"	56.57'	N47°36'10"W
C8	62.83'	40.00'	90°00'00"	56.57'	S47°36'10"E
C9	31.54'	800.00'	2°15'33"	31.54'	S01°28'24"E
C10	512.42'	740.00'	39°40'30"	502.24'	S19°29'38"W
C11	461.55'	740.00'	35°44'12"	454.11'	S17°31'28"W
C12	50.87'	740.00'	3°56'19"	50.86'	S37°21'44"W
C13	187.99'	200.00'	53°51'18"	181.15'	S27°40'47"E
C14	62.83'	40.00'	90°00'00"	56.57'	S44°14'52"W
C15	304.32'	435.00'	40°05'01"	298.15'	N70°42'37"W
C16	142.57'	200.00'	40°50'37"	139.57'	S18°54'34"W
C17	325.46'	470.00'	39°40'30"	318.99'	S19°29'38"W
C18	335.04'	470.00'	40°50'37"	327.99'	S18°54'34"W
C19	518.40'	741.00'	40°05'01"	507.89'	N70°42'37"W
C20	589.08'	741.00'	45°32'56"	573.69'	N27°53'39"W
C21	523.89'	659.00'	45°32'56"	510.20'	N27°53'39"W
C22	7.85'	5.00'	90°00'00"	7.07'	S44°14'52"W
C23	461.03'	659.00'	40°05'01"	451.69'	N70°42'37"W
C24	11.00'	7.00'	90°00'00"	9.90'	N05°40'07"W
C25	296.36'	460.00'	36°54'50"	291.27'	N69°07'32"W
C26	45.12'	242.00'	10°40'57"	45.05'	S82°14'29"E
C27	143.01'	70.00'	117°03'14"	119.40'	S44°34'23"W
C28	47.91'	242.00'	11°20'36"	47.83'	N08°16'56"W
C29	204.19'	225.00'	51°59'48"	197.26'	S28°36'32"E
C30	10.71'	7.00'	87°37'28"	9.69'	N10°47'42"W
C31	286.83'	410.00'	40°05'01"	281.02'	N70°42'37"W
C32	23.56'	15.00'	90°00'00"	21.21'	S44°14'52"W
C33	164.49'	175.00'	53°51'18"	158.50'	S27°40'47"E
C34	10.71'	7.00'	87°37'28"	9.69'	N81°34'50"E
C35	20.87'	765.00'	1°33'48"	20.87'	S38°33'00"W
C36	445.43'	765.00'	33°21'39"	439.16'	S16°20'12"W
C37	10.95'	7.00'	89°35'30"	9.86'	N44°27'07"E
C38	11.00'	7.00'	90°00'00"	9.90'	N05°40'07"W
C39	342.77'	495.00'	39°40'30"	335.96'	S19°29'38"W
C40	10.84'	7.00'	88°46'02"	9.79'	N44°02'24"E

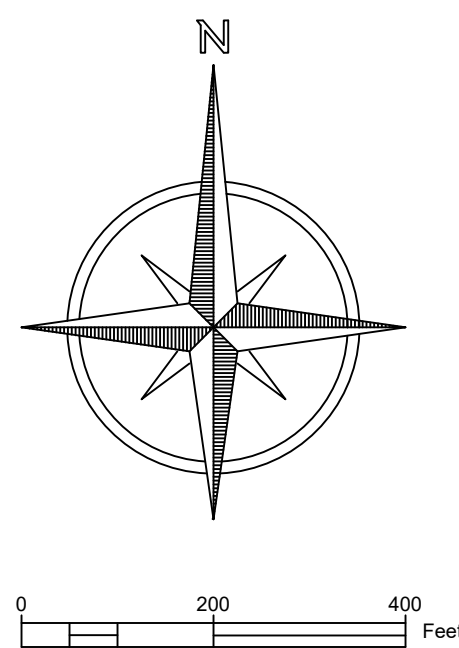
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C121	2.51'	460.00'	0°18'44"	2.51'	N87°25'35"W
C122	38.54'	242.00'	9°07'29"	38.50'	S83°01'13"E
C123	6.58'	242.00'	1°33'28"	6.58'	S77°40'44"E
C124	34.94'	70.00'	28°35'44"	34.57'	S88°48'08"W
C125	38.40'	70.00'	31°25'44"	37.92'	S58°47'24"W
C126	20.02'	70.00'	16°23'03"	19.95'	S34°53'01"W
C127	38.40'	70.00'	31°25'44"	37.92'	S10°58'37"W
C128	11.26'	70.00'	9°12'59"	11.25'	S09°20'45"E
C129	29.77'	242.00'	7°02'56"	29.75'	N10°25'47"W
C130	18.14'	242.00'	4°17'40"	18.13'	N04°45'29"W
C131	22.88'	225.00'	5°49'31"	22.87'	S05°31'24"E
C132	41.06'	225.00'	10°27'18"	41.00'	S13°39'49"E
C133	41.06'	225.00'	10°27'18"	41.00'	S24°07'07"E
C134	41.06'	225.00'	10°27'18"	41.00'	S34°34'25"E
C135	41.06'	225.00'	10°27'18"	41.00'	S45°01'43"E
C136	17.09'	225.00'	4°21'03"	17.08'	S52°25'54"E
C137	108.08'	180.00'	34°24'12"	106.46'	S09°29'23"W
C138	274.19'	335.00'	46°53'43"	266.60'	S31°09'34"E
C139	98.74'	180.00'	31°25'44"	97.50'	S10°58'37"W
C140	9.34'	180.00'	2°58'28"	9.34'	S06°13'29"E
C141	2.84'	335.00'	0°29'11"	2.84'	S07°57'18"E
C142	62.52'	336.49'	10°38'44"	62.43'	S13°33'20"E
C143	61.13'	335.00'	10°27'18"	61.04'	S24°07'07"E
C144	61.13'	335.00'	10°27'18"	61.04'	S34°34'25"E
C145	61.13'	335.00'	10°27'18"	61.04'	S45°01'43"E
C146	25.44'	335.00'	4°21'03"	25.43'	S52°25'54"E
C147	103.99'	765.00'	7°47'19"	103.91'	S29°07'22"W
C148	343.20'	875.00'	22°28'23"	341.00'	S12°24'58"W
C149	57.20'	875.00'	3°44'44"	57.19'	S21°46'48"W
C150	57.20'	875.00'	3°44'44"	57.19'	S18°02'04"W
C151	57.20'	875.00'	3°44'44"	57.19'	S14°17'20"W
C152	57.20'	875.00'	3°44'44"	57.19'	S10°32'36"W
C153	57.20'	875.00'	3°44'44"	57.19'	S06°47'53"W
C154	57.20'	875.00'	3°44'44"	57.19'	S03°03'09"W
C155	20.34'	765.00'	1°31'24"	20.34'	S00°25'05"W
C156	50.01'	765.00'	3°44'44"	50.00'	S03°03'09"W
C157	50.01'	765.00'	3°44'44"	50.00'	S06°47'53"W
C158	50.01'	765.00'	3°44'44"	50.00'	S10°32'36"W
C159	50.01'	765.00'	3°44'44"	50.00'	S14°17'20"W
C160	50.01'	765.00'	3°44'44"	50.00'	S18°02'04"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	71.57'	4975.00'	0°49'27"	71.57'	N88°50'09"E
C42	11.05'	7.00'	90°24'30"	9.93'	S45°32'53"E
C43	495.11'	715.00'	39°40'30"	485.28'	S19°29'38"W
C44	11.00'	7.00'	90°00'00"	9.90'	S84°19'53"W
C45	11.00'	7.00'	90°00'00"	9.90'	N05°40'07"W
C46	352.86'	495.00'	40°50'37"	345.44'	S18°54'34"W
C47	10.86'	7.00'	88°54'34"	9.80'	N42°56'33"E
C48	25.01'	4975.00'	0°17'17"	25.01'	N87°32'28"E
C49	11.24'	7.00'	91°58'16"	10.07'	S46°19'45"E
C50	308.15'	445.00'	39°40'30"	302.03'	S19°29'38"W
C51	11.00'	7.00'	90°00'00"	9.90'	S84°19'53"W
C52	11.00'	7.00'	90°00'00"	9.90'	N05°40'07"W
C53	160.39'	225.00'	40°50'37"	157.02'	S18°54'34"W
C54	10.86'	7.00'	88°54'34"	9.80'	N42°56'33"E
C55	11.13'	7.00'	91°05'26"	9.99'	S47°03'27"E
C56	317.22'	445.00'	40°50'37"	310.55'	S18°54'34"W
C57	11.00'	7.00'	90°00'00"	9.90'	S84°19'53"W
C58	11.00'	7.00'	90°00'00"	9.90'	N05°40'07"W
C59	11.00'	7.00'	90°00'00"	9.90'	S05°40'07"E
C60	11.00'	7.00'	90°00'00"	9.90'	S84°19'53"W
C61	124.75'	175.00'	40°50'37"	122.13'	S18°54'34"W
C62	11.13'	7.00'	91°05'23"	9.99'	S47°03'29"E
C63	11.00'	7.00'	90°00'00"	9.90'	N42°23'50"E
C64	146.81'	175.00'	48°03'57"	142.54'	N26°38'09"W
C65	188.75'	225.00'	48°03'57"	183.27'	N26°38'09"W
C66	11.00'	7.00'	90°00'00"	9.90'	S47°36'10"E
C67	47.30'	192.00'	14°06'51"	47.18'	N80°20'24"E
C68	150.65'	73.00'	118°14'30"	125.30'	N47°35'46"W
C69	47.34'	192.00'	14°07'39"	47.22'	S04°27'39"W
C70	47.34'	192.00'	14°07'39"	47.22'	S09°40'00"E
C71	150.65'	73.00'	118°14'30"	125.30'	N42°23'26"E
C72	47.30'	192.00'	14°06'51"	47.18'	N85°32'44"W
C73	10.95'	7.00'	89°37'37"	9.87'	S42°35'01"W
C74	11.04'	7.00'	90°22'23"	9.93'	N47°24'59"W
C75	11.00'	7.00'	90°00'00"	9.90'	S42°23'50"W
C76	11.00'	7.00'	90°00'00"	9.90'	N47°36'10"W
C77	47.30'	192.00'	14°06'51"	47.18'	S80°20'24"W
C78	150.63'	73.00'	118°13'43"	125.30'	S47°36'10"E
C79	47.30'	192.00'	14°06'51"	47.18'	N04°27'16"E
C80	32.53'	825.00'	2°15'33"	32.53'	S01°28'24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C161	50.01'	765.00'	3°44'44"	50.00'	S21°46'48"W
C162	21.04'	765.00'	1°34'33"	21.04'	S24°26'26"W
C163	60.38'	410.00'	8°26'14"	60.32'	N86°32'01"W
C164	54.37'	410.00'	7°35'55"	54.33'	N78°30'56"W
C165	54.37'	410.00'	7°35'55"	54.33'	N70°55'02"W
C166	54.37'	410.00'	7°35'54"	54.33'	N63°19'08"W
C167	54.37'	410.00'	7°35'53"	54.33'	N55°43'14"W
C168	8.97'	410.00'	1°15'11"	8.97'	N51°17'43"W
C169	31.33'	715.00'	2°30'37"	31.32'	S00°54'41"W
C170	59.54'	715.00'	4°46'15"	59.52'	S04°33'07"W
C171	62.66'	715.00'	5°01'15"	62.64'	S09°26'53"W
C172	62.66'	715.00'	5°01'15"	62.64'	S14°28'08"W
C173	62.66'	715.00'	5°01'15"	62.64'	S19°29'23"W
C174	62.66'	715.00'	5°01'15"	62.64'	S24°30'39"W
C175	62.66'	715.00'	5°01'15"	62.64'	S29°31'54"W
C176	62.66'	715.00'	5°01'15"	62.64'	S34°33'09"W
C177	28.31'	715.00'	2°16'06"	28.31'	S38°11'50"W
C178	20.95'	495.00'	2°25'31"	20.95'	S38°07'07"W
C179	50.02'	495.00'	5°47'24"	50.00'	S34°00'40"W
C180	50.02'	495.00'	5°47'24"	50.00'	S28°13'16"W
C181	50.02'	495.00'	5°47'24"	50.00'	S22°25'53"W
C182	50.02'	495.00'	5°47'24"	50.00'	S16°38'29"W
C183	50.02'	495.00'	5°47'24"	50.00'	S10°51'05"W
C184	50.02'	495.00'	5°47'24"	50.00'	S05°03'42"W
C185	21.69'	495.00'	2°30'37"	21.69'	S00°54'41"W
C186	392.43'	605.00'	37°09'53"	385.59'	S20°44'56"W
C187	50.38'	605.00'	4°46'15"	50.36'	S04°33'07"W
C188	53.02'	605.00'	5°01'15"	53.00'	S09°26'53"W
C189	53.02'	605.00'	5°01'15"	53.00'	S14°28'08"W
C190	53.02'	605.00'	5°01'15"	53.00'	S19°29'23"W
C191	53.02'	605.00'	5°01'15"	53.00'	S24°30'39"W
C192	53.02'	605.00'	5°01'15"	53.00'	S29°31'54"W
C193	53.02'	605.00'	5°01'15"	53.00'	S34°33'09"W
C194	23.95'	605.00'	2°16'06"	23.95'	S38°11'50"W
C195	61.14'	605.00'	5°47'24"	61.11'	S05°03'42"W
C196	61.14'	605.00'	5°47'24"	61.11'	S10°51'05"W
C197	61.14'	605.00'	5°47'24"	61.11'	S16°38'29"W
C198	61.14'	605.00'	5°47'24"	61.11'	S22°25'53"W
C199	61.14'	605.00'	5°47'24"	61.11'	S28°13'16"W
C200	61.14'	605.00'	5°47'24"	61.11'	S34°00'40"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C81	10.95'	7.00'	89°35'30"	9.86'	S44°27'07"W
C82	162.30'	5025.00'	1°51'02"	162.30'	N88°19'21"E
C83	11.13'	7.00'	91°05'23"	9.99'	N47°03'29"W
C84	10.86'	7.00'	88°54'36"	9.80'	N42°56'32"E
C85	11.00'	7.00'	90°00'00"	9.90'	S47°36'10"E
C86	30.56'	775.00'	2°15'33"	30.55'	S01°28'24"E
C87	11.00'	7.00'	90°00'00"	9.90'	S42°23'50"W
C88	11.00'	7.00'	90°00'00"	9.90'	N47°36'10"W
C89	11.00'	7.00'	90°00'00"	9.90'	N42°23'50"E
C90	23.56'	15.00'	90°00'00"	21.21'	S47°36'10"W
C91	23.56'	15.00'	89°59'50"	21.21'	S42°23'55"W
C92	23.56'	15.00'	90°00'00"	21.21'	N47°36'10"W
C93	23.56'	15.00'	90°00'00"	21.21'	N42°23'50"E
C94	23.56'	15.00'	90°00'10"	21.21'	S47°36'05"E
C95	7.89'	5.00'	90°24'31"	7.10'	N45°32'53"W
C96	7.85'	5.00'	90°00'00"	7.07'	S44°14'52"W
C97	11.00'	7.00'	90°00'00"	9.90'	N84°19'53"E
C98	11.00'	7.00'	90°00'00"	9.90'	N84°19'53"E
C99	11.00'	7.00'	90°00'00"	9.90'	N05°40'07"W
C100	11.00'	7.00'	90°00'00"	9.90'	N84°19'53"W
C101	324.73'	570.00'	32°38'30"	320.36'	N66°59'22"W
C102	168.43'	180.00'	53°36'51"	162.36'	S69°52'57"W
C103	8.38'	570.00'	0°50'32"	8.38'	N51°05'23"W
C104	50.82'	570.00'	5°06'31"	50.80'	N54°03'54"W
C105	50.82'	570.00'	5°06'31"	50.80'	N59°10'25"W
C106	50.82'	570.00'	5°06'31"	50.80'	N64°16'56"W
C107	50.82'	570.00'	5°06'31"	50.80'	N69°23'26"W
C108	50.82'	570.00'	5°06'31"	50.80'	N74°29'57"W
C109	50.82'	570.00'	5°06'31"	50.80'	N79°36'27"W
C110	11.43'	570.00'	1°08'55"	11.43'	N82°44'10"W
C111	69.70'	180.00'	22°11'07"	69.26'	S85°35'50"W
C112	98.74'	180.00'	31°25'44"	97.50'	S58°47'24"W
C113	6.76'	460.00'	0°50'32"	6.76'	N51°05'23"W
C114	41.01'	460.00'	5°06'31"	41.00'	N54°03'54"W
C115	41.01'	460.00'	5°06'31"	41.00'	N59°10'25"W
C116	41.01'	460.00'	5°06'31"	41.00'	N64°16'56"W
C117	41.01'	460.00'	5°06'31"	41.00'	N69°23'26"W
C118	41.01'	460.00'	5°06'31"	41.00'	N74°29'57"W
C119	41.01'	460.00'	5°06'31"	41.00'	N79°36'27"W
C120	41.01'	460.00'	5°06'31"	41.00'	N84°42'58"W

TREVENNA SUBDIVISION



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348

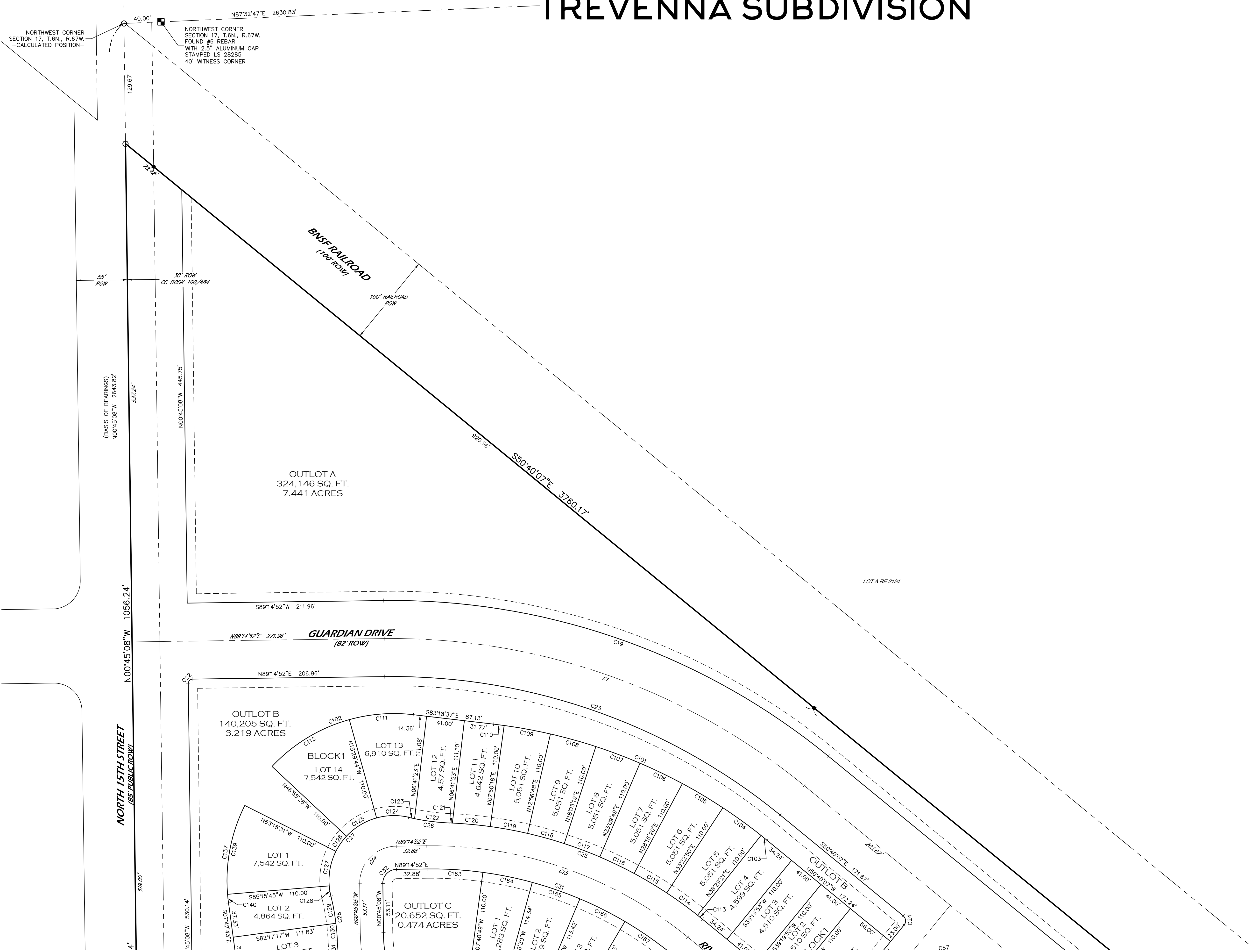
PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

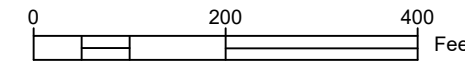
NOTICE

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 the certification shown hereon. (13-80-105 C.R.S. 2012)

 MAJESTIC SURVEYING MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550	PROJECT NO: 2021289	PROJECT NAME: TREVENNA	REVISIONS:	DATE:
	DATE: 4-8-2022	CLIENT: CIVILWORX	REDLINES	7-29-22
	DRAWN BY: SIP	FILE NAME: 2021289SUB		
	CHECKED BY: SIP	SCALE: 1" = 50'		
SHEET 3 OF 7				



—————	BOUNDARY LINE
- - - - -	EASEMENT LINE
—————	RIGHT OF WAY LINE
- - - - -	SECTION LINE
—————	CENTERLINE
	ALIQUOT CORNER AS DESCRIBED
	CALCULATED POSITION
	FOUND MONUMENT AS DESCRIBED
	FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348



Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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 the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2021289	PROJECT NAME: TREVENNA	REVISIONS:	DATE:
DATE: 4-8-2022	CLIENT: CIVILWORX	REDLINES	7-29-22
DRAWN BY: SIP	FILE NAME: 2021289SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

SHEET 4 OF 7

TREVENNA SUBDIVISION



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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 the certification shown hereon. (13-80-105 C.R.S. 2012)

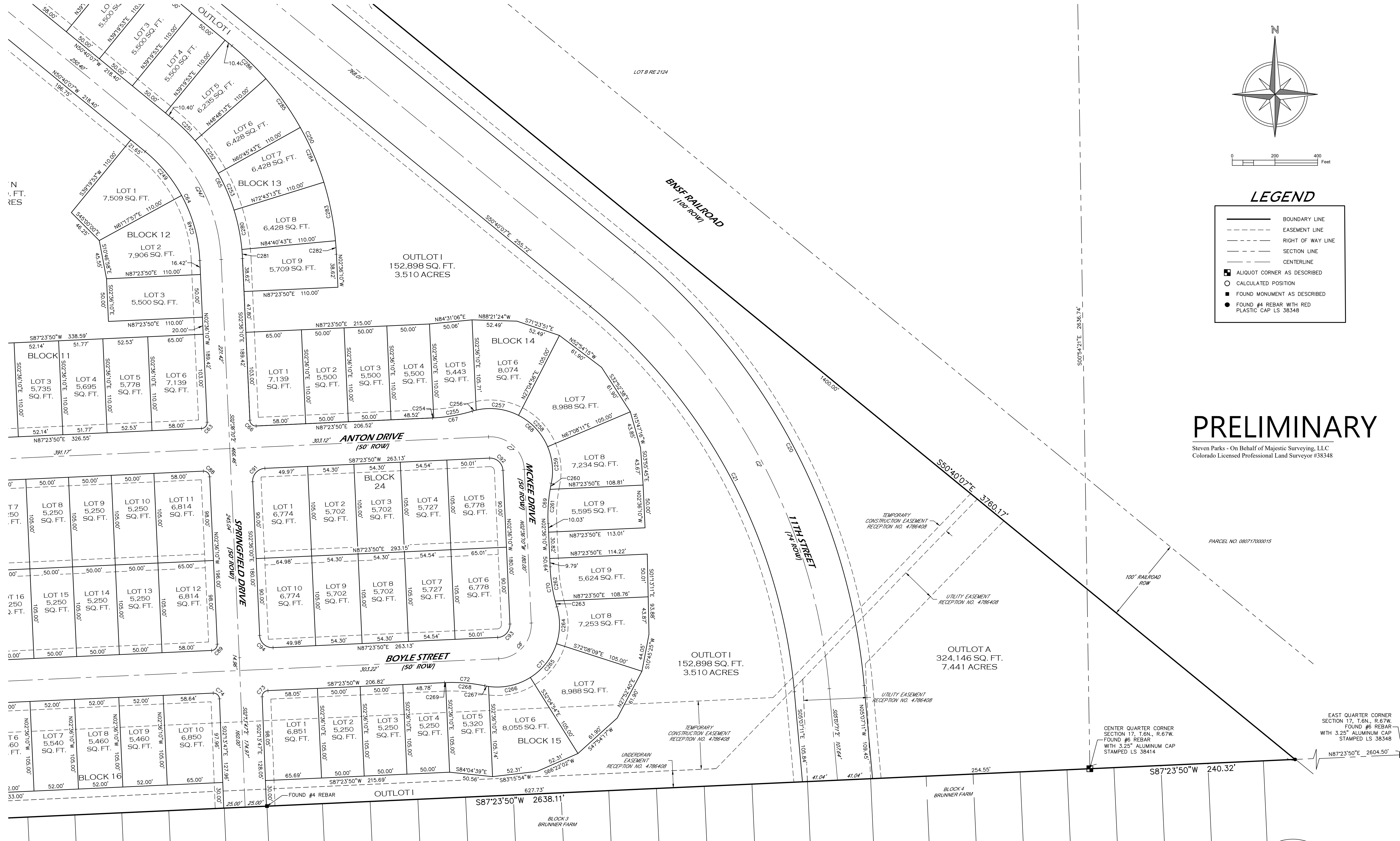


PROJECT NO: 2021289	PROJECT NAME: TREVENNA	REVISIONS:	DATE:
DATE: 4-8-2022	CLIENT: CIVILWORX	REDLINES	7-29-22
DRAWN BY: SIP	FILE NAME: 2021289SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

5

SHEET 5 OF 7

TREVENNA SUBDIVISION



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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 the certification shown hereon. (13-80-105 C.R.S. 2012)

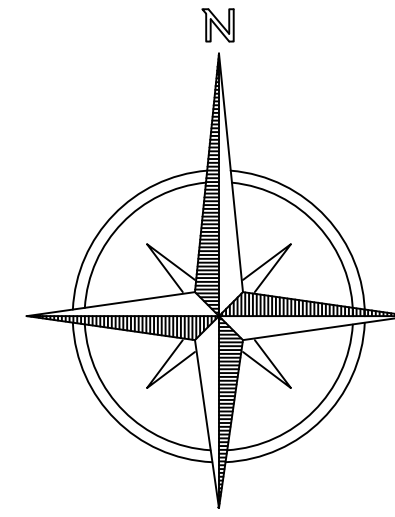


PROJECT NO: 2021289	PROJECT NAME: TREVENNA	REVISIONS:	DATE:
DATE: 4-8-2022	CLIENT: CIVILWORX	REDLINES	7-29-22
DRAWN BY: SIP	FILE NAME: 2021289SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

6

SHEET 6 OF 7

TREVENNA SUBDIVISION



0 50 100 Feet

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



NOTICE

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 the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2021289	PROJECT NAME: TREVENNA	REVISIONS:	DATE:
DATE: 4-8-2022	CLIENT: CIVILWORX	REDLINES	7-29-22
DRAWN BY: SIP	FILE NAME: 2021289SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

7

SHEET 7 OF 7

TREVENNA PROPERTY MAJOR SUBDIVISION

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

Landscape Notes

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE $\frac{3}{8}$ " X 4" STEEL SET LEVEL WITH TOP OF SOD.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- THE HOMEOWNER'S ASSOCIATION OR METRO DISTRICT WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY(40) FEET AND FIFTEEN(15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN(10) FEET FROM WATER AND SEWER LINES, FOUR(4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN(10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE(3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE(3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF GRASS WILL BE SEEDED OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST EIGHTEEN (18) INCHES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- NO SUBSTANTIAL IMPEDMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE(3) FEET AND EIGHT(8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY(40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATERLINE EASEMENTS.
- IN ANY CIRCUMSTANCE WHERE PLANT LIST QUANTITIES OR SPECIES DO NOT MATCH THE PLAN LAYOUT, THE LANDSCAPE INSTALLATION SHALL MATCH THE PLAN LAYOUT.

Native Grass Seed Mix

NATIVE GRASS - NON-IRRIGATED FOOTHILLS MIX GRASS MIX:

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEEDS.
- SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

NON-IRRIGATED FOOTHILLS MIX	
COMMON NAME	%
ANNUAL RYEGRASS	20%
SLENDER WHEATGRASS	15%
CRESTED WHEATGRASS	12%
MOUNTAIN BROME	10%
HARD FESCUE	10%
CANADA BLUEGRASS	10%
SIDEOTS GRAMA	6%
BIG BLUESTEM	5%
BLUE GRAMA (COATED)	5%
SAND DROPSOED	1%

- DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)

- NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION FOR A MINIMUM OF TWO GROWING SEASONS WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS $\frac{1}{4}$ INCH IN THICKNESS, 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.
- 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.
- 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.

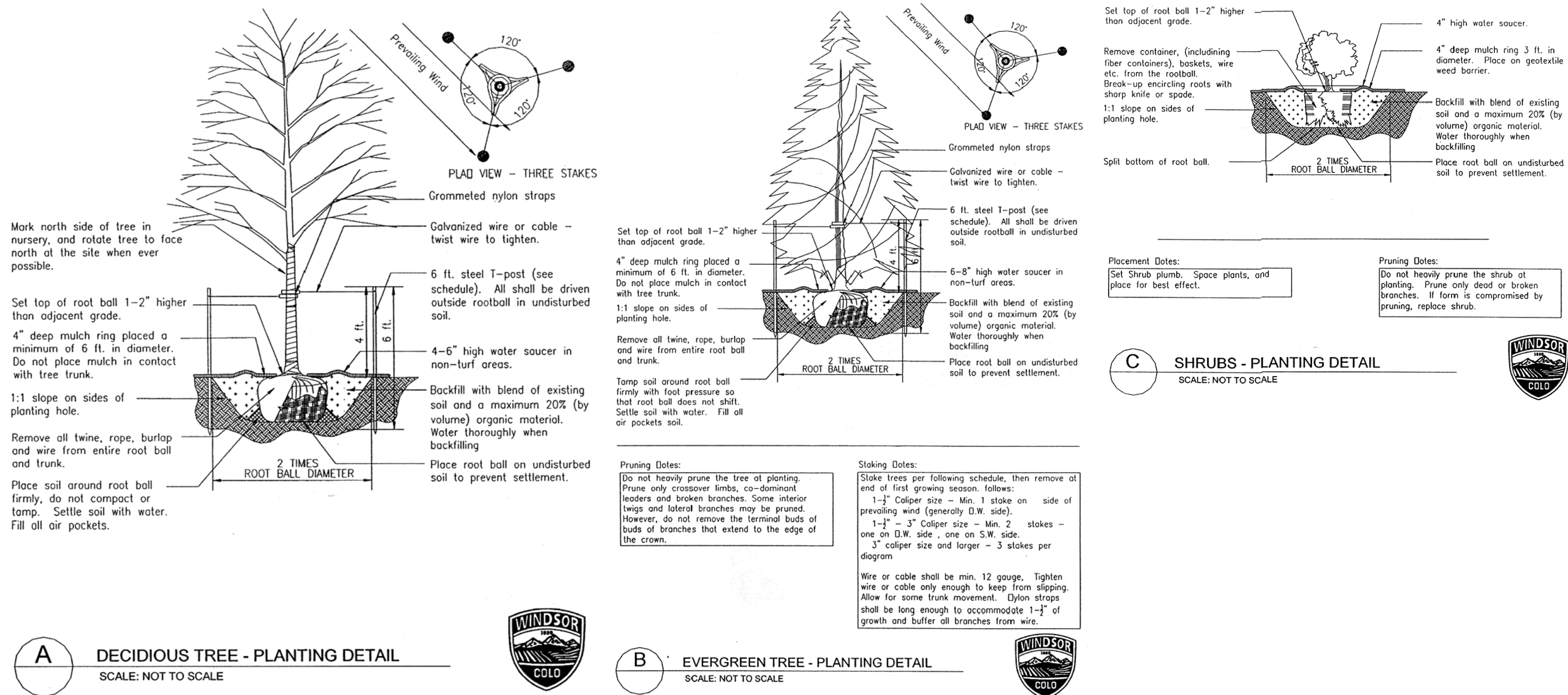
Tree Protection Notes

- 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 CITY OF FORT COLLINS FORESTRY STANDARDS.
 - PRIOR TO AND DURING CONSTRUCTION BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING REES 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 (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL E 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 OR 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.
 - LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE 'RIBBONED OFF', RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
 - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE 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. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.
- | TREE DIAMETER AT BREAST HEIGHT (INCHES) | AUGER DISTANCE FROM FACE OF TREE (FEET) |
|---|---|
| 0-2 | 1 |
| 3-4 | 2 |
| 5-9 | 5 |
| 10-14 | 10 |
| 15-19 | 12 |
| OVER 19 | 15 |
- SEE APPROVED LANDSCAPE PLAN FOR SPECIFIC LOCATIONS OF TREES TO BE REMOVED, AND TREES TO BE PROTECTED.
 - EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED OR MITIGATED.
 - HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE SOIL OVER THE ROOT ZONE OF EXISTING TREES.
 - AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
 - ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
 - SIDEWALK DEMOLITION WILL NOT INCLUDE ANY OVER EXCAVATION IN ORDER TO PROTECT EXISTING TREES.

Irrigation Notes

- ENTIRE IRRIGATION SYSTEM WITH RAIN SENSOR TO BE DESIGNED FOR LANDSCAPE SHOWN ON PLAN AND BUILT BY CONTRACTOR UTILIZING EXISTING IRRIGATION SYSTEM. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM.
- ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, OR POTABLE WATER AND NON-POTABLE IRRIGATION MAINS AND SERVICES.

Planting Details



Planting Notes

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF GRASS WILL BE SEEDED OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST EIGHTEEN (18) INCHES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

Detention Pond Planting

- THERE SHALL BE ONE TREE PLANTED FOR EVERY FORTY (40) FOOT OF DETENTION PERIMETER.

TOTAL DETENTION PERIMETER: 3,144 LF

TREES REQUIRED: 79
TREES PROVIDED: 80

Materials Legend:

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	98,446 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4\" DEPTH SHREDDED CEDAR MULCH	1,134 sf
	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf

PROPERTY BOUNDARY

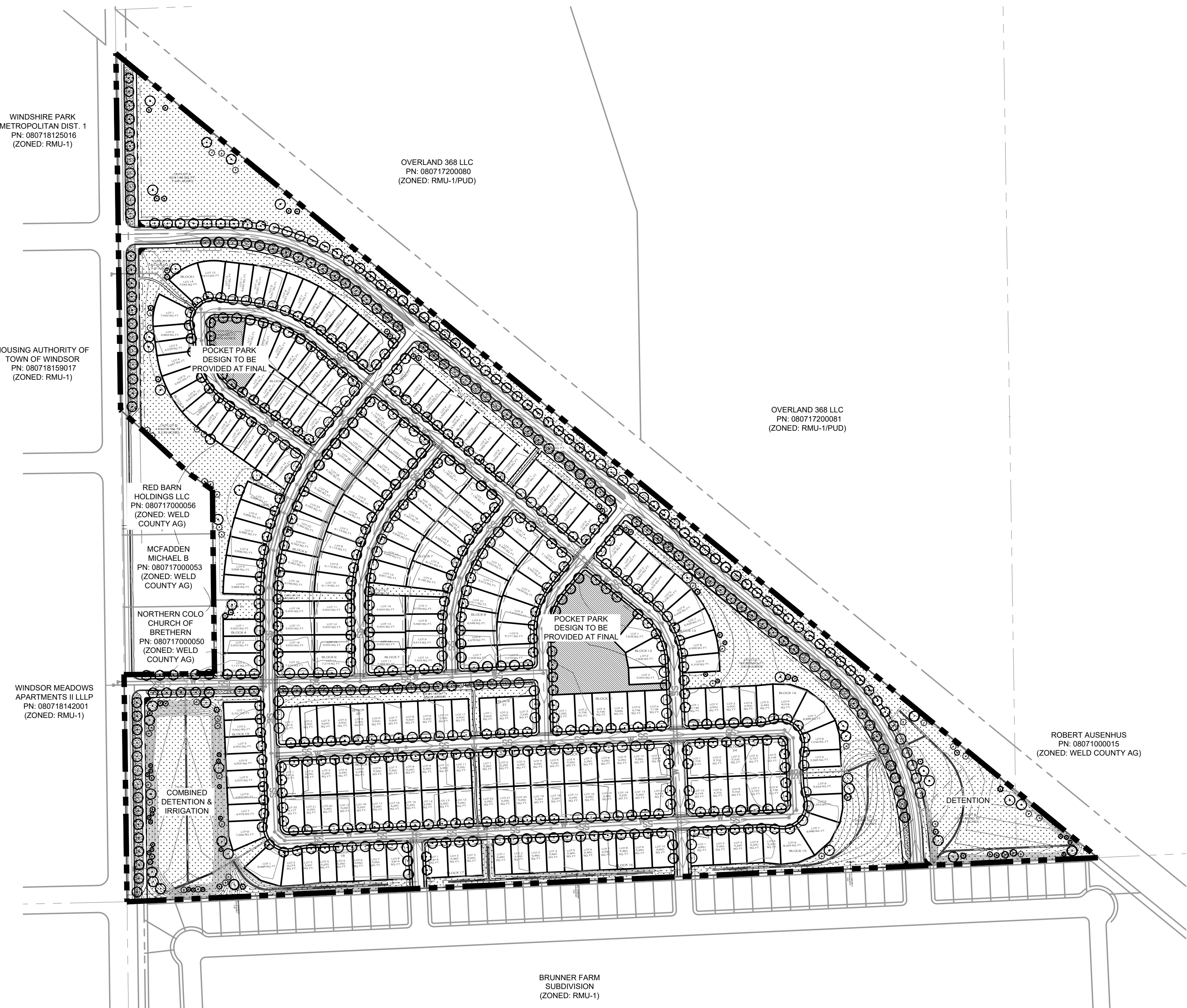
EASEMENTS

LANDSCAPING EDGING

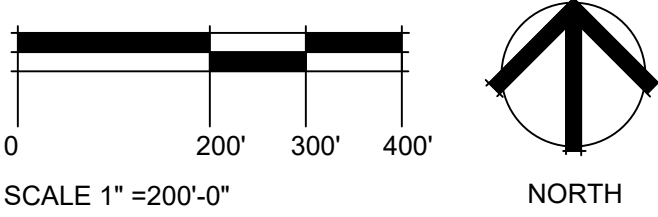


TREVENNA PROPERTY MAJOR SUBDIVISION

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



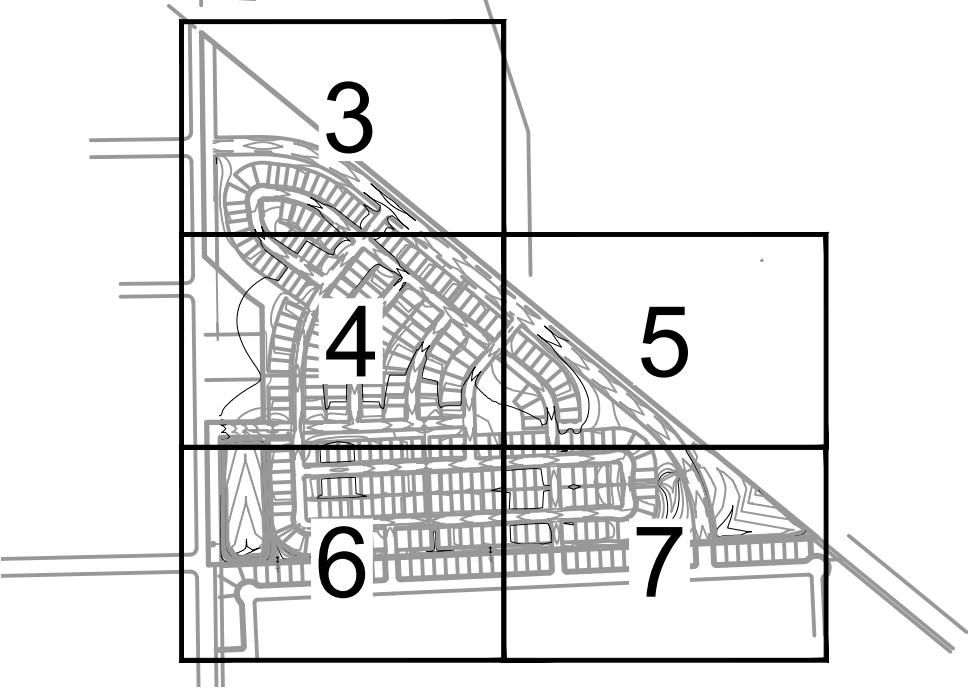
Overall Landscape Plan:



Overall Landscape Plan

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	12	Acer platanoides Norway Maple	2.0" cal. BB	50'	25'	1.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	118	Catalpa speciosa Western Catalpa	2.0" cal. BB	50'	40'	14.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	109	Celtis occidentalis Western Hackberry	2.0" cal. BB	60'	50'	13.9%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	111	Gymnocladus dioicus 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB	60'	50'	13.75%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	106	Quercus macrocarpa Bur Oak	2.0" cal. BB	80'	70'	13.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	110	Quercus robur English Oak	2.0" cal. BB	60'	40'	13.75%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	116	Quercus shumardii Shumard Red Oak	2.0" cal. BB	50'	40'	14.7%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	15	Tilia americana 'Redmond' Redmond Linden	2.0" cal. BB	50'	40'	1.9%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	16	Picea pungens 'Bakeri' Bakeri Spruce	6" B&B	40'	20'	2%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
	17	Pinus nigra Austrian Pine	6" B&B	60'	40'	2.1%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
	23	Pinus ponderosa Ponderosa Pine	6" B&B	80'	40'	2.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	BIODIVERSITY	REMARKS
	24	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	1.5" cal. BB	15'	15'	2.9%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
	4	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	1.5" cal. BB	20'	15'	0.5%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
	21	Pyrus calleryana 'Chanticleer' Chanticleer Pear	1.5" cal. BB	35'	15'	1.6%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER
	3	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	25'	20'	0.6%	FULL SPECIMEN, EVENLY AND WELL BRANCHED WITH STRAIGHT TRUNK AND CENTRAL LEADER

Site Key



Materials Legend:

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	98,446 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	1,134 sf
	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf
	PROPERTY BOUNDARY	
	EASEMENTS	
	LANDSCAPING EDGING	

landscape architecture | planning | illustration

444 Mountain Ave. | TEL: 970.532.5891
Berthoud, CO 80513 | WEB: TBGroup.us

SEAL

PROJECT TITLE

TREVENNA

MAJOR SUBDIVISION

Windsor, Colorado

PREPARED FOR

WNDSR15, LLC

3282 Rock Park Drive
Fort Collins, CO 80528

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. ORANGE OR EQUIVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	DATE
STAFF COMMENTS	07.29.22
MJR SUB - PRELIM	
STAFF COMMENTS	09.21.22

DATE

April 11, 2022

SHEET TITLE

Overall Plan and Schedules

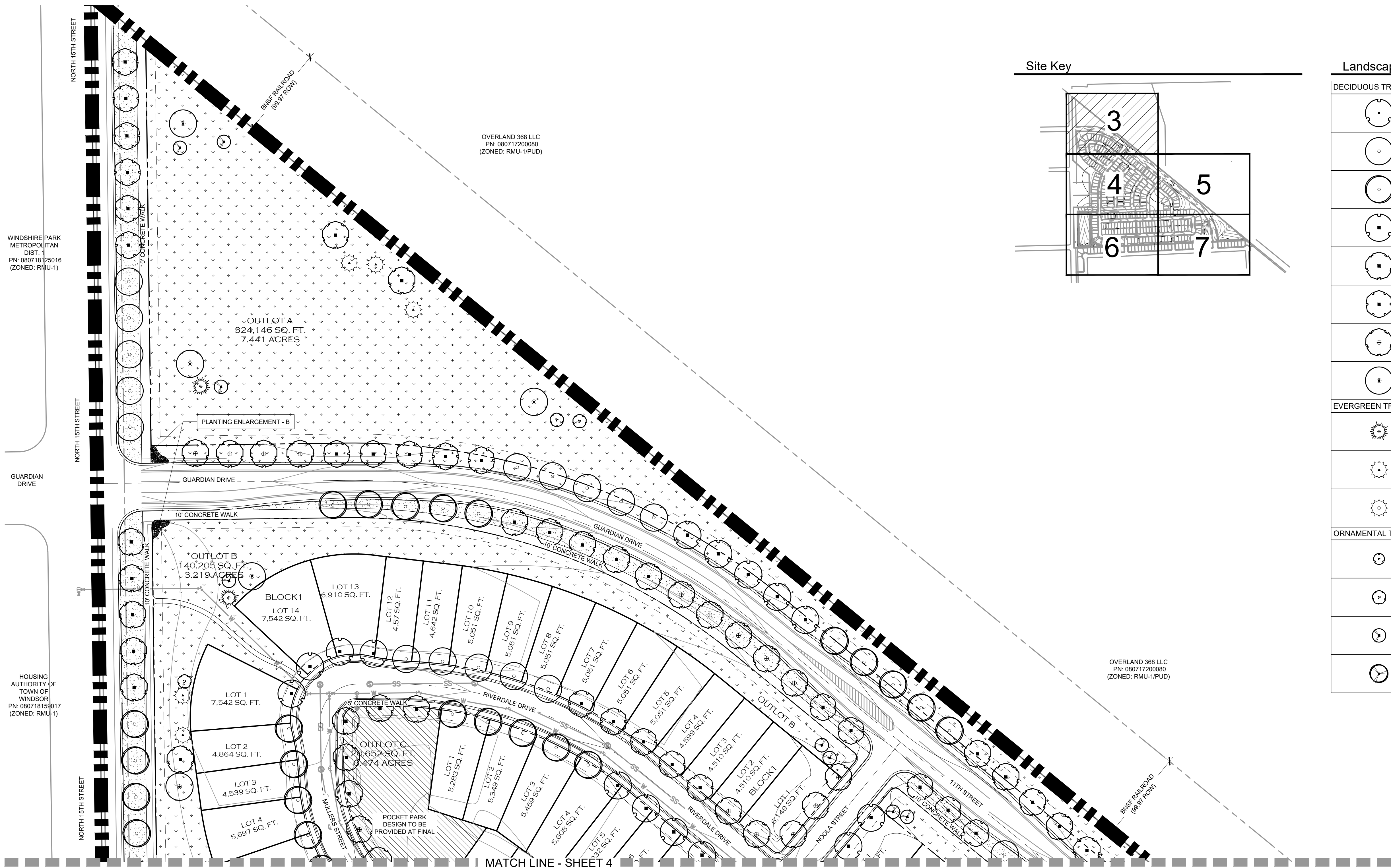
SHEET INFORMATION

Sheet Number: 2

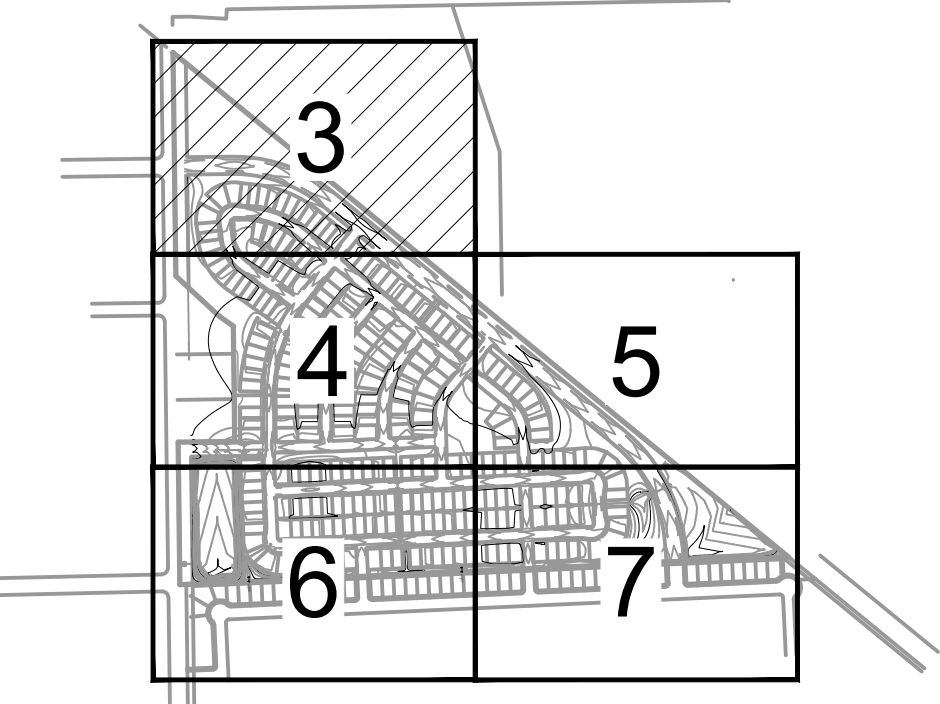
of: 8

TREVENNA PROPERTY MAJOR SUBDIVISION

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



Site Key



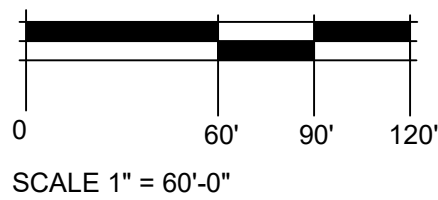
Landscape Notes

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	12	Acer platanoides Norway Maple
	118	Catalpa speciosa Western Catalpa
	109	Celtis occidentalis Western Hackberry
	111	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree
	106	Quercus macrocarpa Bur Oak
	110	Quercus robur English Oak
	116	Quercus shumardii Shumard Red Oak
	15	Tilia americana 'Redmond' Redmond Linden
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	16	Picea pungens 'Bakeri' Bakeri Spruce
	17	Pinus nigra Austrian Pine
	23	Pinus ponderosa Ponderosa Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	24	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry
	4	Malus x 'Royal Raindrops' Royal Raindrops Crabapple
	21	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	3	Syringa reticulata Japanese Tree Lilac

Materials Legend:

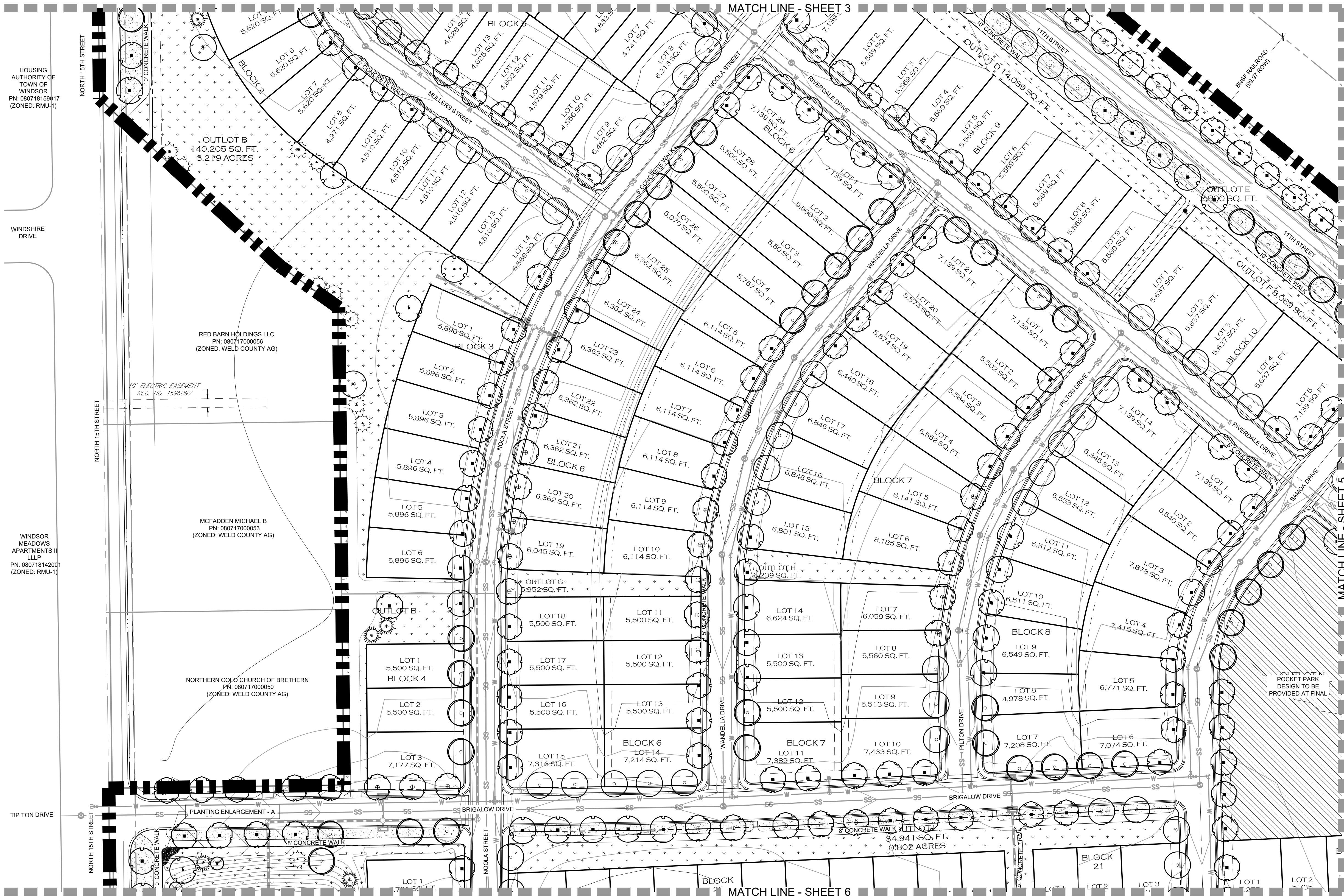
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF	
	DURATURF FESCUE BLEND OR APPROVED EQUAL	98,446 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
	WOOD MULCH	
	ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	1,134 sf
	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf

	PROPERTY BOUNDARY
	EASEMENTS
	LANDSCAPING EDGING



TREVENNA PROPERTY MAJOR SUBDIVISION

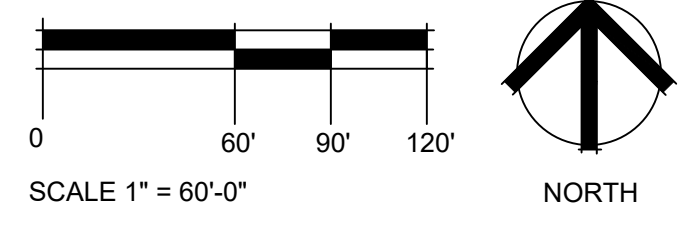
BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



Materials Legend:

SYMBOL	DESCRIPTION	QTY
[Pattern]	01 GENERAL	
[Pattern]	IRRIGATED TURF	98,446 sf
[Pattern]	DURATURF FESCUE BLEND OR APPROVED EQUAL	
[Pattern]	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
[Pattern]	WOOD MULCH	
[Pattern]	ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	1,134 sf
[Pattern]	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf

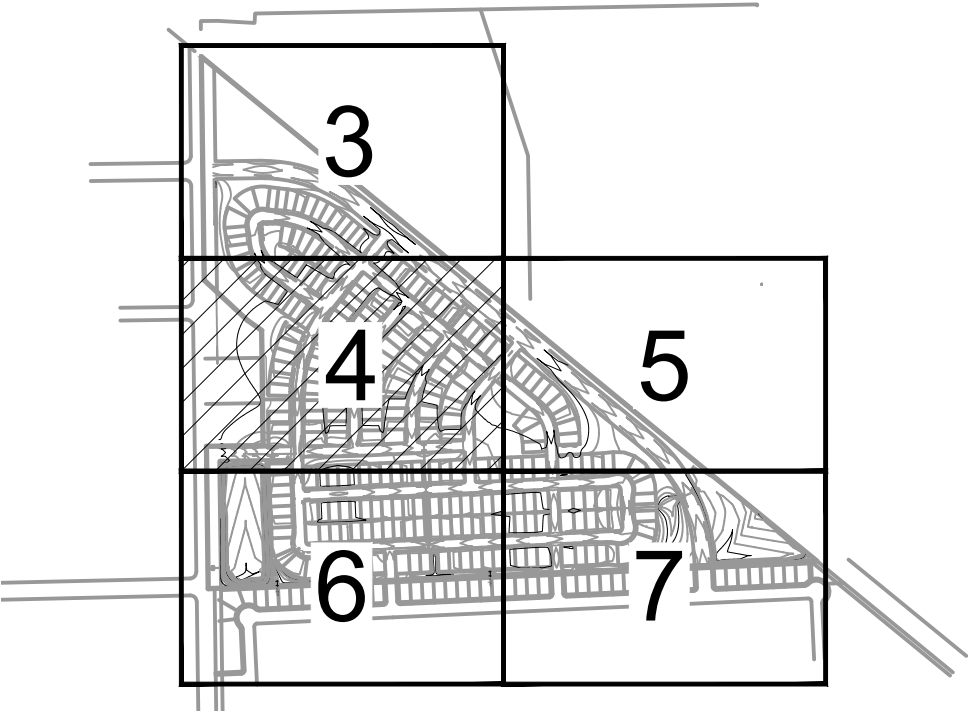
[Symbol]	PROPERTY BOUNDARY
[Symbol]	EASEMENTS
[Symbol]	LANDSCAPING EDGING



Landscape Notes

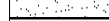
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
[Symbol]	12	Acer platanoides Norway Maple
[Symbol]	118	Catalpa speciosa Western Catalpa
[Symbol]	109	Celtis occidentalis Western Hackberry
[Symbol]	111	Gymnocladus dioicis 'Espresso' Seedless Kentucky Coffeetree
[Symbol]	106	Quercus macrocarpa Bur Oak
[Symbol]	110	Quercus robur English Oak
[Symbol]	116	Quercus shumardii Shumard Red Oak
[Symbol]	15	Tilia americana 'Redmond' Redmond Linden
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
[Symbol]	16	Picea pungens 'Baker' Baker Spruce
[Symbol]	17	Pinus nigra Austrian Pine
[Symbol]	23	Pinus ponderosa Ponderosa Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
[Symbol]	24	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry
[Symbol]	4	Malus x 'Royal Raindrops' Royal Raindrops Crabapple
[Symbol]	21	Pyrus calleryana 'Chanticleer' Chanticleer Pear
[Symbol]	3	Syringa reticulata Japanese Tree Lilac

Site Key



BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



	01 GENERAL	
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	98,446 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	1,134 sf
	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf

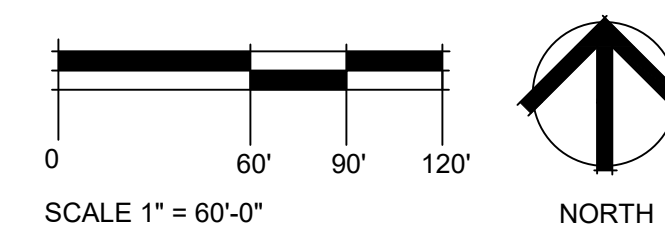




 PROPERTY BOUNDARY

 EASEMENTS

 LANDSCAPING EDGING



DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	12	Acer platanoides Norway Maple
	118	Catalpa speciosa Western Catalpa
	109	Cellis occidentalis Western Hackberry
	111	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree
	106	Quercus macrocarpa Bur Oak
	110	Quercus robur English Oak
	116	Quercus shumardii Shumard Red Oak
	15	Tilia americana 'Redmond' Redmond Linden
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	16	Picea pungens 'Bakeri' Bakeri Spruce
	17	Pinus nigra Austrian Pine
	23	Pinus ponderosa Ponderosa Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	24	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry
	4	Malus x 'Royal Raindrops' Royal Raindrops Crabapple
	21	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	3	Syringa reticulata Japanese Tree Lilac

PROJECT TITLE
TREVENNA

MAJOR
SUBDIVISION

Windsor, Colorado

PREPARED FOR

WNSDR15, LLC

3282 Rock Park Drive
Fort Collins, CO 80528

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

[illegible]

DATE

April 11, 2022

SHEET TITLE

Landscape Plan

SHEET INFORMATION

Sheet Number: **5**

Of: 8

TREVENNA PROPERTY MAJOR SUBDIVISION

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEAL



Landscape Notes

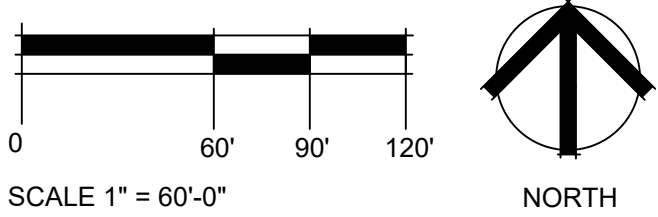
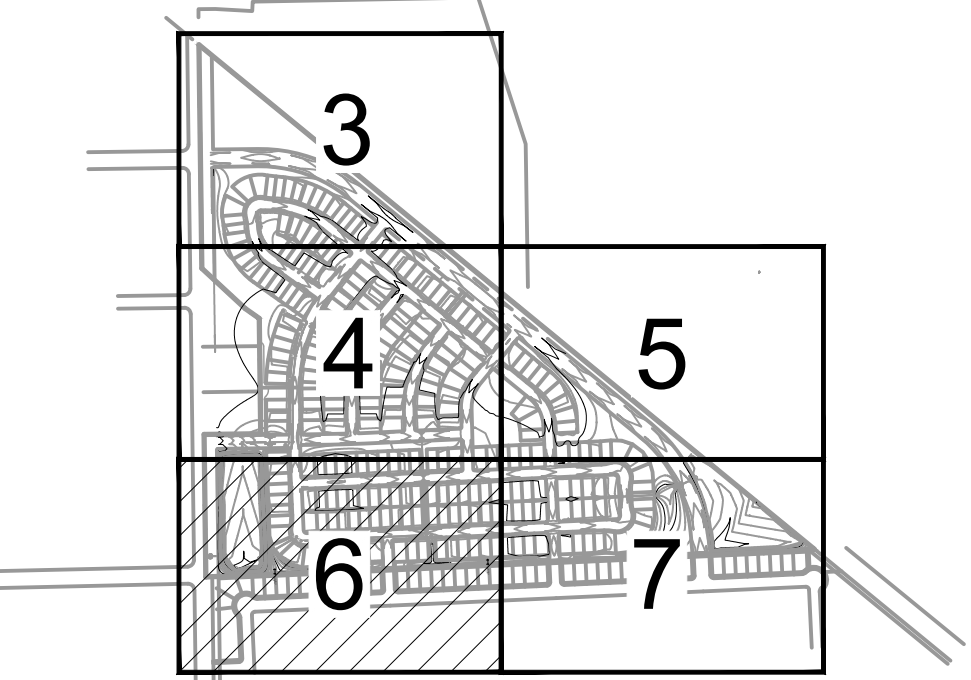
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	12	Acer platanoides Norway Maple
	118	Catalpa speciosa Western Catalpa
	109	Celtis occidentalis Western Hackberry
	111	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree
	106	Quercus macrocarpa Bur Oak
	110	Quercus robur English Oak
	116	Quercus shumardii Shumard Red Oak
	15	Tilia americana 'Redmond' Redmond Linden
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	16	Picea pungens 'Bakeri' Bakeri Spruce
	17	Pinus nigra Austrian Pine
	23	Pinus ponderosa Ponderosa Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	24	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry
	4	Malus x 'Royal Raindrops' Royal Raindrops Crabapple
	21	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	3	Syringa reticulata Japanese Tree Lilac

Materials Legend:

SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	98,446 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	1,134 sf
	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf

	PROPERTY BOUNDARY
	EASEMENTS
	LANDSCAPING EDGING

Site Key



PROJECT TITLE

TREVENNA

MAJOR SUBDIVISION

Windsor, Colorado

PREPARED FOR

WNDSR15, LLC

3282 Rock Park Drive
Fort Collins, CO 80528



REVISIONS	DATE
STAFF COMMENTS	07.29.22
MJR SUB - PRELIM	
STAFF COMMENTS	09.21.22

DATE

April 11, 2022

SHEET TITLE

Landscape Plan

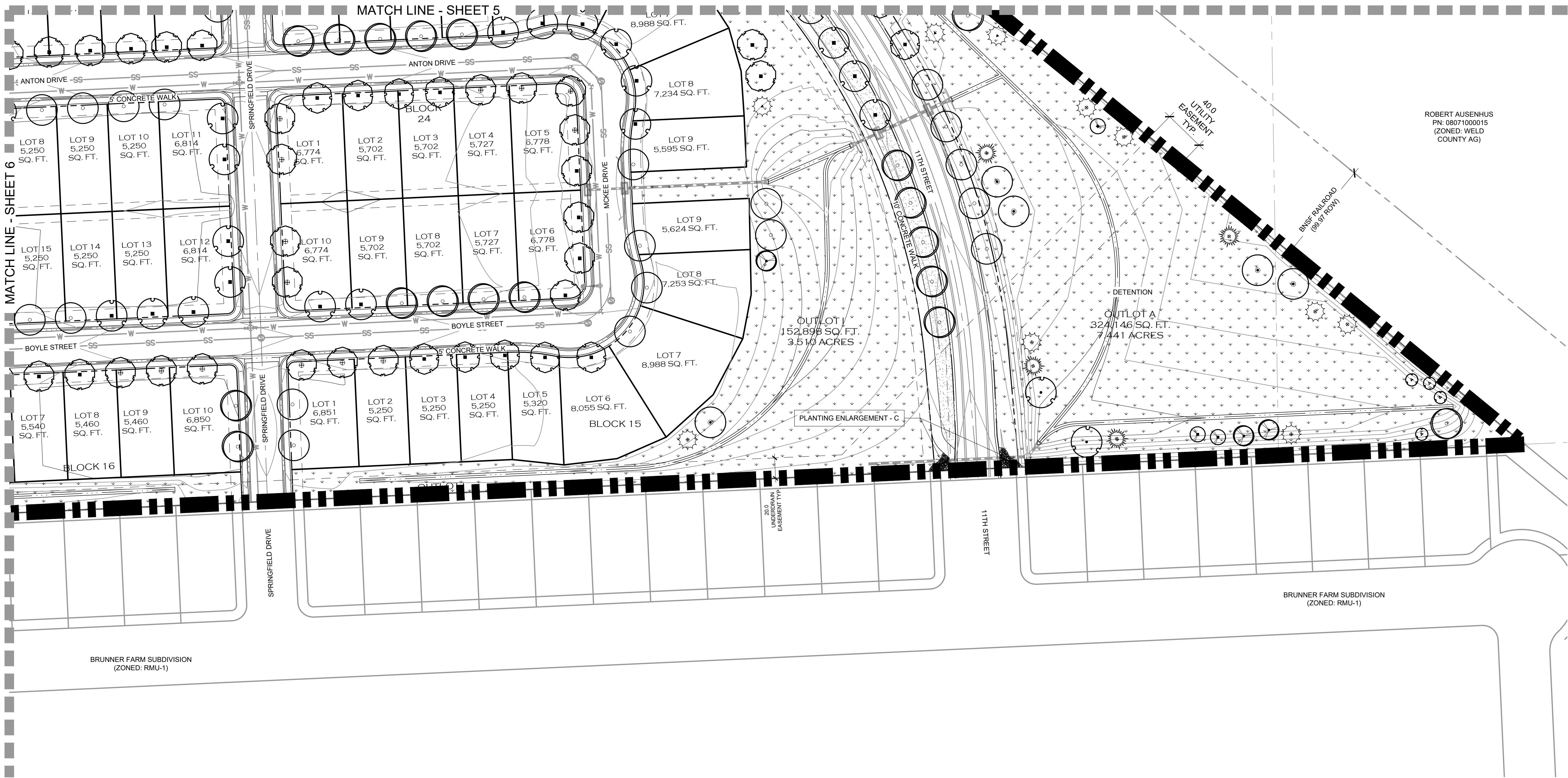
SHEET INFORMATION

Sheet Number: 6

of: 8

TREVENNA PROPERTY MAJOR SUBDIVISION

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

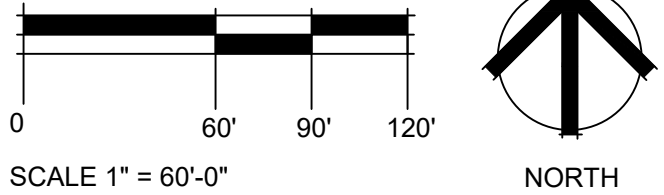
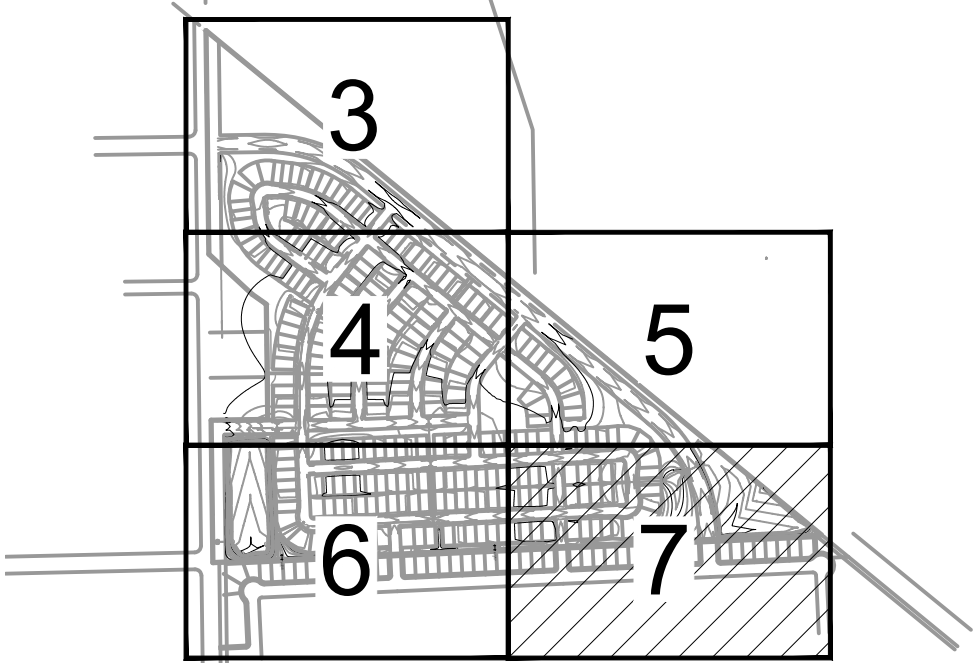


Materials Legend:

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	98,446 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	1,134 sf
	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf

	PROPERTY BOUNDARY
	EASEMENTS
	LANDSCAPING EDGING

Site Key



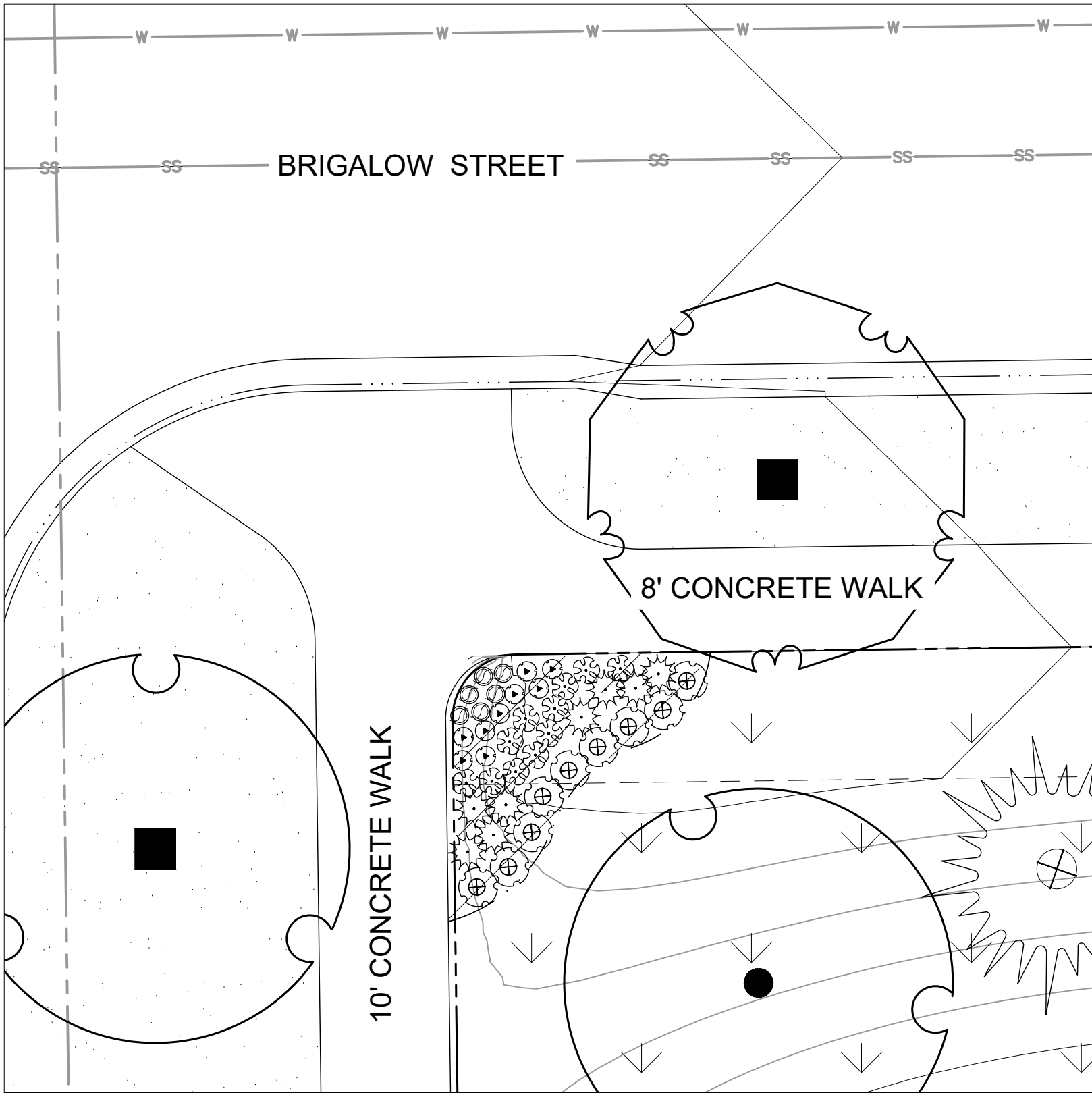
Landscape Notes

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	12	Acer platanoides Norway Maple
	118	Catalpa speciosa Western Catalpa
	109	Celtis occidentalis Western Hackberry
	111	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree
	106	Quercus macrocarpa Bur Oak
	110	Quercus robur English Oak
	116	Quercus shumardii Shumard Red Oak
	15	Tilia americana 'Redmond' Redmond Linden
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	16	Picea pungens 'Bakeri' Bakeri Spruce
	17	Pinus nigra Austrian Pine
	23	Pinus ponderosa Ponderosa Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	24	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry
	4	Malus x 'Royal Raindrops' Royal Raindrops Crabapple
	21	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	3	Syringa reticulata Japanese Tree Lilac

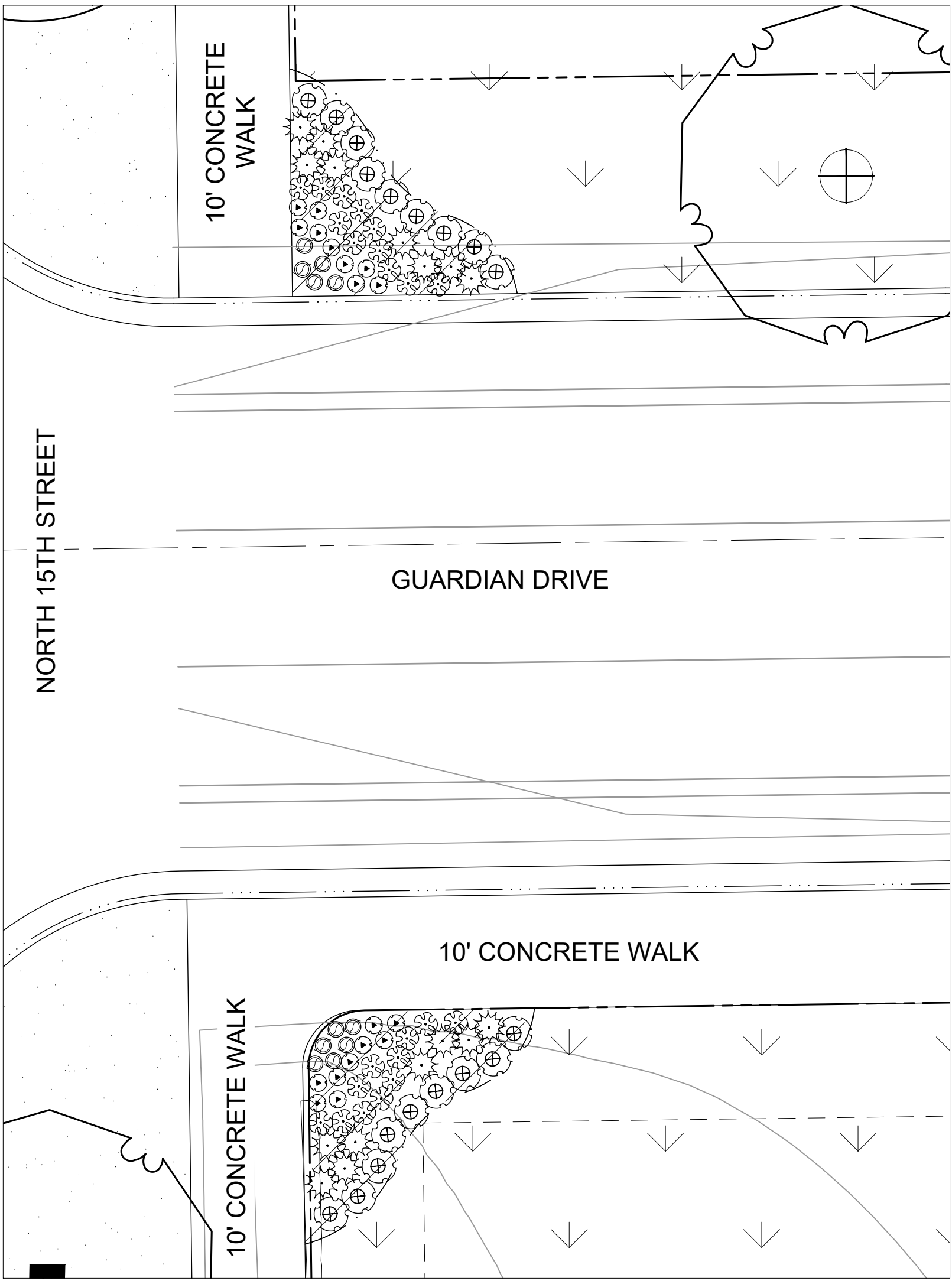
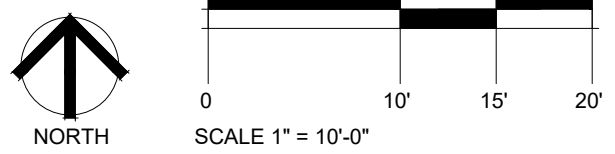


TREVENNA PROPERTY MAJOR SUBDIVISION

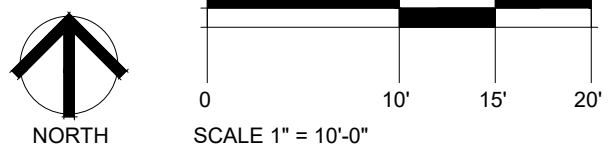
BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



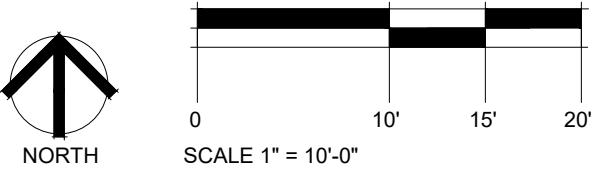
PLANTING ENLARGEMENT - A



PLANTING ENLARGEMENT - B



PLANTING ENLARGEMENT - C



Landscape Notes

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME
⊕	45	Gaillardia x grandiflora 'Goblin' Goblin Blanketflower
⊗	27	Mirabilis multiflora Colorado Four O'Clock
⊕	43	Syringa patula 'Miss Kim' Miss Kim Lilac
GRASSES	QTY	BOTANICAL / COMMON NAME
⊗	55	Helictotrichon sempervirens Blue Avena Grass
⊕	37	Schizachyrium scoparium 'Blaze' Blaze Little Bluestem

Materials Legend:

SYMBOL	01 GENERAL DESCRIPTION	QTY
	IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL	98,446 sf
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	897,740 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	1,134 sf
	PARK AREA - DESIGN TO BE PROVIDED AT FINAL	93,668 sf

	PROPERTY BOUNDARY
	EASEMENTS
	LANDSCAPING EDGING

Preliminary Drainage and Erosion Control Report

Trevenna

Windsor, CO

Prepared for:

**WNSDR15, LLC
4529 Stover Street
Fort Collins, CO 80525**

September 21, 2022



September 21, 2022

Mr. Doug Roth, P.E.
Town of Windsor Engineer
301 Walnut Street
Windsor, CO 80550

RE: The Trevenna Preliminary Design and Erosion Control Report
Project Number: C21029

Dear Doug:

CivilWorx, LLC. is pleased to submit this *Preliminary Design and Erosion Control Report* for Trevenna in Windsor, Colorado. This report serves to document the preliminary design plans for the entire Trevenna development.

We understand that review by the Town of Windsor is to assure general compliance with standardized criteria contained in Town of Windsor Storm Drainage Design Criteria and Construction Standards. This report was prepared in compliance with technical criteria set forth in both the Urban Drainage and Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual and the Town of Windsor Storm Drainage Design Criteria.

If you should have any questions or comments as you review this report, please feel free to contact me at your convenience.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Shane Boyle'.

Shane Boyle, PE
Senior Project Manager
CivilWorx, LLC

TABLE OF CONTENTS

	<u>PAGE</u>
I. General Location and Description	1
A. Location	1
B. Description of Property	2
II. Drainage Basins and Sub-Basins	3
A. Major Basin Description.....	3
Figure 2. Major Drainage Plan – Town of Windsor	3
B. Pre-Project Drainage Patterns	4
III. Drainage Design Criteria	4
A. Regulations	4
B. Development Criteria Reference and Constraints	4
C. Hydrological Criteria	4
D. Hydraulic Criteria and Governing Standards	5
IV. Drainage Facility Design.....	5
A. General Developed Project Overview.....	5
V. Sediment/Erosion Control	6
VI. Conclusions	7
A. Compliance with Standards	7
B. Drainage Plan	7
VII. References	7
VIII. Certification	8
Figure 1. Vicinity and Phase Map.....	1
Table 1. Existing Conditions Runoff Summary	4
Table 2. 100-Year Detention System Summary	6

APPENDICES

APPENDIX A - Drainage Plan Maps

APPENDIX B - Hydrology Calculations

I. General Location and Description

A. Location

Trevenna (referred herein as “the site”) is located north of County Road 68 ½ and east of County Road 15 on the north central portion of Windsor. The site is located within the north half of Section 17, Township 6 North, Range 67 West of the 6th Principal Meridian in the Town of Windsor, County of Larimer, State of Colorado. A vicinity map is shown with Figure 1.

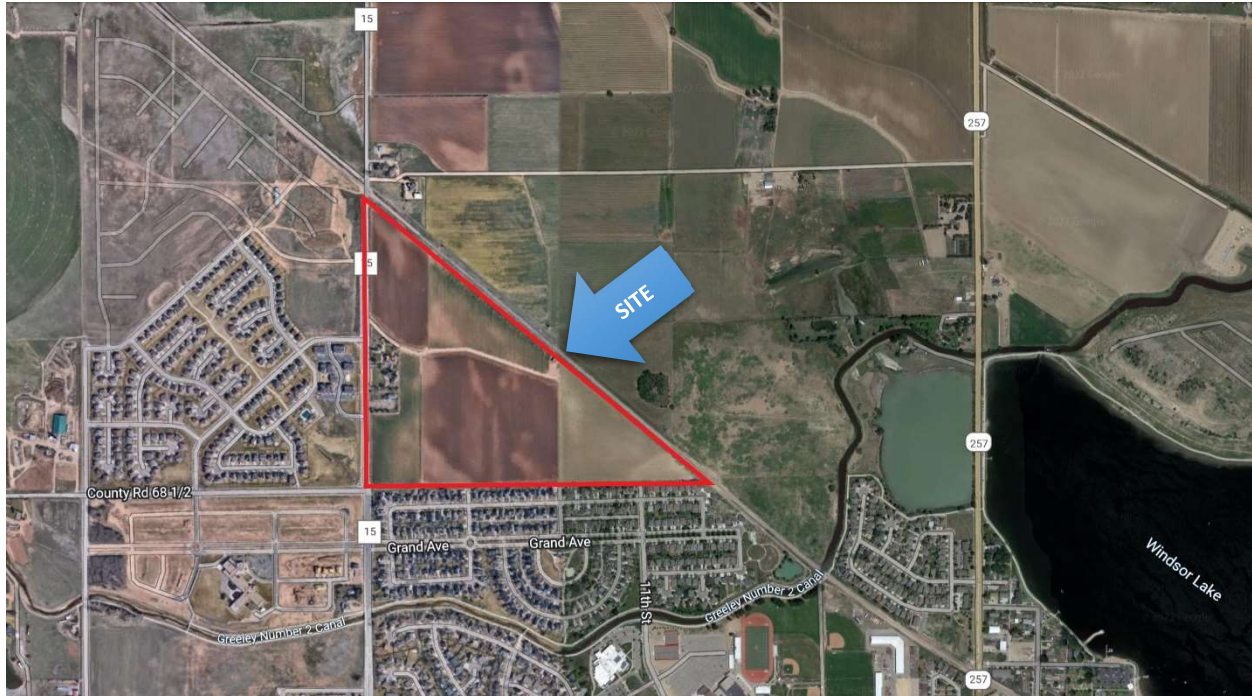


Figure 1. Vicinity and Phase Map

B. Description of Property

Currently, the property has a concrete irrigation ditch running through the middle and turns south through the bottom portion of the property which is proposed to be removed during the construction phase. Following is a summary of the existing conditions:

Ground Cover - The site currently exists as farm land with row crops over the majority of the area.

Grades – In general, the site drains away from the existing concrete ditch. The majority of the site drains either to the north or to the south until the concrete ditch turns to the south. These grades are less than 1%. Once the concrete ditch turns south, the drainage goes to the east and the grades are less than 5%.

Soil Type - According to the soil borings that were completed on the site, the soil consists of cohesive to slightly cohesive clayey sand or clay subsoils with varying amounts of sand.

Utilities – The site includes previous utility lines and stub-outs including water, storm sewer, natural gas, telephone, fiber, and electric, all located within the adjacent roads and/or stubbed to the property.

Storm Drainage / Irrigation Facilities – The site has an existing concrete irrigation ditch running through the middle of the site but will be removed in order to construct the development. There is a storm pipe getting installed along the south side of the proposed site that will have a stub out for the site to connect into for storm drainage in both the southwest and southeast corners of the development. The two connection points will be outfalls for the proposed detention ponds.

VI. Conclusions

A. Compliance with Standards

Storm drainage calculations have followed the guidelines provided by the *Town of Windsor Storm Drainage Design Criteria* and the *Urban Storm Drainage Criteria Manuals Volumes 2, and 3*. Water quality is provided in both onsite detention ponds.

B. Drainage Plan

The drainage system is not anticipated to have issues associated with conveyance, collection or detention based on the work to date in the subdivision planning. No negative impacts are expected due to this development as related to the existing drainage networks. A significant level of over-detention in Pond SW is currently available based on the potential tributary area of Pond SW. The preliminary drainage plan for Trevenna is submitted as being both viable and sound in terms of drainage planning in both the short- and long-term for the Town of Windsor.

VII. References

1. Town of Windsor Storm Drainage Design Criteria, Community Development Department – Engineering Division, Revised July 1, 2020.
2. Urban Storm Drainage Criteria Manuals 2 and 3, Urban Drainage and Flood Control District, Denver, Colorado, November 2010 as currently (Feb 2018) amended.
3. Storm Water Management Model, Reference Manual Volume I, Hydrology, U.S. Environmental Protection Agency, January 2016.
4. Storm Water Management Model, Reference Manual Volume II, Hydraulics, U.S. Environmental Protection Agency, May 2017.
5. Full Master Drainage Plan, Town of Windsor – Storm Drainage Criteria, October 2003.

Trevenna Subdivision

NE Quadrant CR 15 and CR 68 ½
Windsor, CO

Traffic Impact Study

KE Job #2022-036

Prepared for:

CivilWorx, LLC
4025 Automation Way, Unit B2
Fort Collins, CO 80525

Prepared by:



KELLAR ENGINEERING

skellar@kellarengineering.com
970.219.1602 phone



April 13, 2022

Sean K. Kellar, PE, PTOE

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.

TABLE OF CONTENTS

	<u>Page</u>
1.0 Introduction	3
2.0 Existing Conditions and Roadway Network	3
2.1 Existing Traffic Volumes	3
3.0 Proposed Development	6
4.1 Trip Generation	6
4.2 Trip Distribution	6
4.3 Traffic Assignment	7
4.4 Short Range Total Peak Hour Traffic	7
4.5 Long Range Total Peak Hour Traffic	7
5.0 Traffic Operation Analysis	8
5.1 Analysis Methodology	8
5.2 Intersection Operational Analysis	8
6.0 Findings	19

List of Figures:	<u>Page</u>
Figure 1: Vicinity Map	4
Figure 2: Site Plan	5
Figure 3: Recent Peak Hour Traffic	10
Figure 4: 2028 Background Peak Hour Traffic	11
Figure 5: 2040 Background Peak Hour Traffic	12
Figure 6: Trip Distribution	13
Figure 7: Site Generated Traffic	14
Figure 8: 2028 Short Range Total Peak Hour Traffic	15
Figure 9: 2040 Long Range Total Peak Hour Traffic	16

TABLE OF CONTENTS (continued)

List of Tables:	<u>Page</u>
Table 1: Trip Generation	9
Table 2: 2028 Short Range Total Peak Hour LOS Operations	17
Table 3: 2040 Long Range Total Peak Hour LOS Operations	18
 Appendices:	 <u>Page</u>
Appendix A: Recent Traffic Counts	21
Appendix B: Excerpt from Transportation Plan	25
Appendix C: Level of Service (LOS) Table	26
Appendix D: Aerial Image	27
Appendix E: HCM Calculations (Synchro)	28

1.0 Introduction

The purpose of this Traffic Impact Study (TIS) is to identify project traffic generation characteristics, to identify potential traffic related impacts on the adjacent street system, and to develop mitigation measures required for identified traffic impacts. This TIS is for the proposed Trevenna Subdivision located at the northeast quadrant of CR 15 and CR 68 ½ in Windsor, CO. See Figure 1: Vicinity Map.

Kellar Engineering LLC (KE) has prepared the TIS to document the results of the project's anticipated traffic conditions in accordance with the Town of Windsor's requirements and to identify projected impacts to the local and regional traffic system.

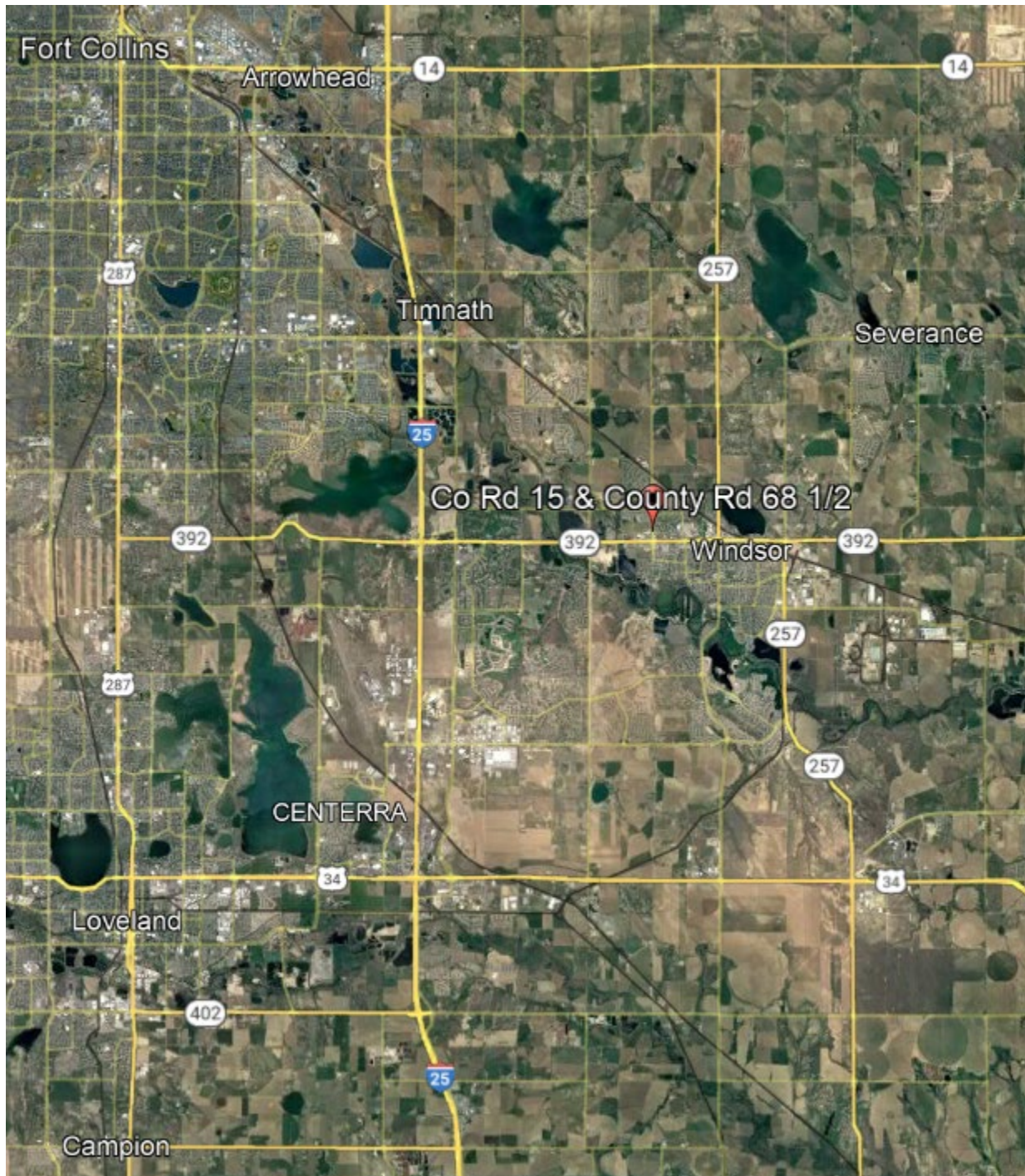
2.0 Existing Conditions and Roadway Network

The project site is located along the east side of County Road (CR 15) between County Road 68 ½ (CR 68 ½) and Guardian Drive in Winsor, CO. See Figure 2: Site Plan and Appendix B. CR 15 is a north-south minor arterial with a center left- turn lane, posted speed of 35 mph, bike lane and detached sidewalk along the west side of CR 15.

2.1 Existing Traffic Volumes

Existing peak hour traffic volume counts were obtained. The traffic counts were conducted to capture the peak hours of the adjacent street traffic. These turning movement counts are shown in Figure 3 with the count sheets provided in Appendix A. Additionally, to be conservative, the traffic volumes from the Tacincala Subdivision (Prairie Song) Traffic Impact Study, dated 9/14/21 were included as background traffic in this TIS.

Figure 1: Vicinity Map



3.0 Proposed Development

Total project build-out consists of ~262 single family dwelling units. Access to the project site is proposed from two full-movement access intersections to CR 15 (CR 15/Guardian Drive and CR 15/Brigalow Drive). See Table 1: Trip Generation and Figure 2: Site Plan.

4.1 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. For this study, KE used the *ITE 10th Edition Trip Generation Manual* average trip rates. Since traffic on the adjacent streets and intersections is highest during the weekday peak hours, this study analyzed the weekday peak hour traffic. The proposed project is anticipated to generate approximately 2,473 daily weekday trips, 194 AM total peak hour trips, and 259 PM total peak hour trips. See Table 1: Trip Generation.

4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns and volumes, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site generated traffic that approaches the site from a given direction and departs the site back to the original source. Figure 6 illustrates the trip distribution used for the project's analysis.

4.3 Traffic Assignment

Traffic assignment was obtained by applying the trip distributions to the estimated trip generation of the development. Figures 7 shows the site generated peak hour traffic assignment.

4.4 Short Range Total Peak Hour Traffic

Site generated peak hour traffic volumes were added to the background traffic volumes to represent the estimated traffic conditions for the short range 2028 horizon. These background (2028) and short range (2028) total traffic volumes are shown in Figures 4 and 8. The short range analysis year 2028 includes the proposed development for this project plus a 2% increase in background traffic per the CDOT Online Transportation Information System (OTIS). Additionally, to be conservative, the traffic volumes from the Tacincala Subdivision (Prairie Song) Traffic Impact Study, dated 9/14/21 were included as background traffic in this TIS.

4.5 Long Range Total Peak Hour Traffic

Site generated peak hour traffic volumes were added to the background traffic volumes to represent the estimated traffic conditions for the long range 2040 horizon. These background (2040) and long range (2040) total traffic volumes are shown in Figures 5 and 9. The long range analysis year 2040 includes the proposed development for the project plus project plus a 2% increase in background traffic per the CDOT Online Transportation Information System (OTIS). Additionally, to be conservative, the traffic volumes from the Tacincala Subdivision (Prairie Song) Traffic Impact Study, dated 9/14/21 were included as background traffic in this TIS.

5.0 Traffic Operation Analysis

KE's analysis of traffic operations in the site vicinity was conducted to determine the capacity at the identified intersection. The acknowledged source for determining overall capacity is the Highway Capacity Manual.

5.1 Analysis Methodology

Capacity analysis results are listed in terms of level of service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. LOS ranges from an A (very little delay) to an F (long delays). A description of the level of service (LOS) for signalized and unsignalized intersections from the Highway Capacity Manual are provided in Appendix E.

5.2 Intersection Operational Analysis

Operational analysis was performed for the short range 2028 horizon and the long range 2040 horizon. The calculations for this analysis are provided in Appendix E. Using the short range total traffic volumes, the project is projected to operate acceptably with all studied intersections and access points meeting the Town's LOS criteria. See Table 2: 2028 Short Range Total Peak Hour Operation.

Table 1: Trip Generation (ITE Trip Generation, 10th Edition)

ITE Code	Land Use	Size	Average Daily Trips		AM Peak Hour Trips						PM Peak Hour Trips					
			Rate	Total	Rate	% In	In	% Out	Out	Total	Rate	% In	In	% Out	Out	Total
210	Single Family	262 DU	9.44	2,473	0.74	25%	48	75%	146	194	0.99	63%	163	37%	96	259
Total				2,473			48		146	194			163		96	259

DU = Dwelling Units

Table 2: 2028 Short Range Total Peak Hour Operations

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
CR 15/Guardian Dr.			
	EB Left	C	E
	EB Thru/Right	B	B
	EB Approach	C	C
	WB Left	C	F (66.3 sec)
	WB Thru/Right	B	B
	WB Approach	C	E
	NB Left	A	A
	NB Thru/Right	A	A
	NB Approach	A	A
	SB Left	A	B
	SB Thru/Right	A	A
	SB Approach	A	A

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
CR 15/Brigalow Dr.			
	WB Left	C	E
	WB Right	B	C
	WB Approach	C	E
	NB Thru/Right	A	A
	NB Approach	A	A
	SB Left	A	B
	SB Thru	A	A
	SB Approach	A	A

Table 3: 2040 Long Range Total Peak Hour Operations

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
CR 15/Guardian Dr.			
	EB Left	D	F (58.8 sec)
	EB Thru/Right	B	B
	EB Approach	C	D
	WB Left	D	F (124.9 sec)
	WB Thru/Right	B	B
	WB Approach	C	F (76.6 sec)
	NB Left	A	A
	NB Thru/Right	A	A
	NB Approach	A	A
	SB Left	A	B
	SB Thru/Right	A	A
	SB Approach	A	A

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
CR 15/Brigalow Dr.			
	WB Left	D	F (94.6 sec)
	WB Right	B	C
	WB Approach	C	F (64.8 sec)
	NB Thru/Right	A	A
	NB Approach	A	A
	SB Left	A	B
	SB Thru	A	A
	SB Approach	A	A

6.0 Findings

Based upon the analysis presented in this Traffic Impact Study (TIS), the proposed Trevenna Subdivision located at the northeast quadrant of CR 15 and CR 68 ½ in Windsor, Colorado will be able to successfully meet the Town of Windsor's requirements for traffic at the time of development. All studied intersections are projected to operate acceptably upon full development of the proposed project.

The findings of the TIS are summarized below:

- The proposed project (~262 single family dwelling units) is anticipated to generate approximately 2,473 daily weekday trips, 194 AM total peak hour trips, and 259 PM total peak hour trips.
- The project complies with the Town of Windsor's Levels of Service (LOS) requirements for traffic, and the Town's Transportation Plan.
- The study intersections will operate acceptably and comply with the Town's intersection levels of service (LOS) requirements with the development of the project and background traffic in the 2028 Short Range Total future.
- A southbound left-turn lane with a minimum storage length of 160' should be provided at the intersection of CR 15/Guardian Drive.
- A dedicated westbound left-turn lane with a minimum storage length of 100' should be provided at the intersection of CR 15/Guardian Drive.
- A southbound left-turn lane with a minimum storage length of 150' should be provided at the intersection of CR 15/Brigalow Drive.
- A dedicated westbound left-turn lane with a minimum storage length of 100' should be provided at the intersection of CR 15/Brigalow Drive.

**PRELIMINARY SUBSURFACE EXPLORATION REPORT
SANDERS PROPERTY – APPROXIMATELY 74-ACRES
NORTHEAST CORNER OF JACOBY STREET AND WELD COUNTY ROAD 15
WINDSOR, WELD COUNTY, COLORADO
EEC PROJECT NO. 1212068**

Prepared for:

CivilWorx, LLC
4025 Automation Way, Unit B2
Fort Collins, Colorado 80525

Attn: Mr. Shane Boyle (Shane.Boyle@Civilworxeng.com)

Prepared by:

Earth Engineering Consultants, LLC
4396 Greenfield Drive
Windsor, Colorado 80550



February 4, 2022
(Revised from September 13, 2022)



EARTH ENGINEERING
CONSULTANTS, LLC

CivilWorx, LLC
4025 Automation Way, Unit B2
Fort Collins, Colorado 80525

Attn: Mr. Shane Boyle (Shane.Boyle@Civilworxeng.com)

Re: Preliminary Subsurface Exploration Report
Sanders Property – Approximately 74-Acres
Northeast Corner of Jacoby Street and Weld County Road (WCR) 15
Windsor, Weld County, Colorado
EEC Project No. 1212068

Mr. Boyle:

Enclosed, herewith, are the results of the preliminary subsurface exploration completed by Earth Engineering Consultants, LLC personnel for the referenced project. A total of eight (8) preliminary soil borings were drilled on August 11, 2021, at the approximate locations as indicated on the enclosed *Boring Location Diagram* included with this report. The borings were located around the perimeter of the agricultural fields to minimize crop damage and were extended to depths of approximately 20 to 28-1/2 feet below existing site grades. Individual boring logs, including groundwater observations, depth to bedrock where encountered, and results of laboratory testing are included as a part of the attached report. This exploration was completed in general accordance with our proposal dated June 29, 2021.

In summary, the subsurface soils encountered in the preliminary test borings generally consisted of cohesive to slightly cohesive clayey sand or clay subsoils with varying amounts of sand. The clayey sand or lean clay with varying amounts of sand subsoils extended to depths of approximately 4 to 9-feet below existing site grades and extended the granular strata below. The slightly cohesive to cohesive subsoils were generally soft to medium stiff, exhibited low to moderate plasticity and low swell potential characteristics at current in-situ moisture and density conditions. The slightly cohesive to cohesive subsoils were underlain by loose to medium dense sand with various amounts of silt and gravel with intermittent cobbles at depths of approximately 4 to 9 feet below site grades and extended to the depths explored and/or the underlying bedrock formation. Claystone/siltstone bedrock with intermittent sandstone lenses was encountered at depths of approximately 26 to 28 feet below site grades in the vicinity of borings B-1, B-3, B-4, and B-8, and extended to the depths explored. The claystone bedrock formation was generally weathered to moderately hard. Groundwater was observed across the site at depths ranging from approximately 7-1/2 to 11-1/2 feet below existing site grades. Field slotted 1-1/2-inch diameter PVC cased piezometers were installed in select borings for long term groundwater monitoring purposes.

4396 GREENFIELD DRIVE
WINDSOR, COLORADO 80550
(970) 545-3908 FAX (970) 663-0282

EEC Project No. 1212068
February 4, 2022 (Revised from September 13, 2021)
Page 2

Based on the materials observed within the preliminary borings and the anticipated foundation loads, we believe the proposed lightly to moderately loaded residential type structures with or without potential basements, could be supported by conventional spread footings bearing on either suitable/approved native subsoils or on a zone of approved engineered/controlled fill material. Drilled pier/caisson foundations could also be considered, however, due to the depth to bedrock this may not be practical/cost effective. Interior floor slabs, exterior flatwork, and site pavements could be supported on either native soil with low swell potential or engineered/controlled fill materials.

At the time of drilling, groundwater was encountered across the site within the preliminary borings at approximate depths of 7-1/2 to 11-1/2 feet below existing site grades. If lower level construction or full-depth basements are being considered for the site, we would suggest that the lower level subgrade(s) be placed a minimum of 3 feet above the maximum anticipated rise in groundwater levels and a combination exterior and interior perimeter drainage system(s) be installed. Foundations for slab-on-grade buildings should also be placed at least 3 feet above maximum groundwater levels and have proper drainage in areas with extremely shallow groundwater. Additional drainage system recommendations are provided within the text portion of this report.

Preliminary geotechnical recommendations concerning design and construction of foundations and support of floor slabs and pavements are provided within the text of the enclosed report. We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the enclosed report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

Very truly yours,
Earth Engineering Consultants, LLC



David A. Richer, P.E.
Senior Geotechnical Engineer

cc: Urban Brick Real Estate – Hunter Donaldson (hunter@urbanbrickre.com)



Weld RE-4 School District

1020 Main Street
Windsor, Colorado 80550
970-686-8000
weldre4.org

May 2, 2022

Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

RE: Trevenna

Dear Planning Department Staff:

The above referenced major subdivision application is proposed for a total of 262 single family residential lots. This letter summarizes the implications for school sites and facilities. Based upon the application, the following student generation is anticipated.

Estimated Student Generation	
School Type	
(Grades Served)	Students
Elementary (K-5)	86
Middle (6-8)	42
Senior High (9-12)	<u>55</u>
Total	183

This level of student generation results in the need for 4.9 acres of land necessary to support the school facilities required to serve these students. At the projected 262 single family homes, the district anticipates over 183 students. Given the continued growth within the school district boundaries, Weld County School District RE-4 remains concerned with its financial ability to provide for continued growth.

Site Issues

Currently, land dedication is not feasible to offset the impact of growth upon the School District, therefore the District Re-4 requests cash-in-lieu of land dedication for the new units. Further, the District requests the opportunity to respond to any land use changes associated with this development.

Facility and Fiscal Capacity Issues

Grandview Elementary School, Windsor Middle School and Windsor High School currently serve this area. Capacities and recent enrollments of current schools are:



Weld RE-4 School District

1020 Main Street
Windsor, Colorado 80550
970-686-8000
weldre4.org

Student School (Grades)	Enrollment Capacity	Enrollment (4/22)	Available (Short)
Grandview Elementary (K-5)	600	716	(116)
Windsor Middle School (6-8)	700	803	(103)
Windsor High School (9-12)	1,290	1,112	178

Capacities of the schools that will serve this proposed development have exceeded or are rapidly approaching their design limit. The District is very concerned about its ability to meet the needs of our rapidly growing student population. Approved development far exceeds the district's capacity to fund educational facilities.

As of December 31, 2021, the District's total bonding capacity approximates \$295.2 million at 25 percent of assessed valuation per state statute. Debt outstanding from previous bond elections totals \$107.2 million leaving \$188.0 million available for future facility needs throughout the District. Given residential development and student potential from already approved but not completed projects, this amount is likely deficient to provide the necessary school facilities. Inadequate bonding capacity is the direct result of residential growth occurring at a pace that well exceeds the District's statutorily limited ability to fund school construction.

Recommendations

The School District remains very concerned about residential activity and the ensuing enrollment that will follow as well as the District's physical and financial abilities to serve that growth. Because land dedication is not feasible from this project, the District requests that the owner agree to pay cash in lieu of land at the value of \$2,916 per single family residential unit for a total of \$763,992. The District is finalizing a study of cash in lieu fees and would like the amount at time of permit to be the amount paid.

In addition, the School District requests to be notified of any proposed land use changes. Cooperation of all parties is necessary in offsetting the adverse fiscal impacts of rapid residential growth upon the School District's statutorily limited resources.

Your continuing cooperation is sincerely appreciated, as is the opportunity to comment upon issues of interest to the County, the School District and our mutual constituents. Should you have questions or desire further information, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Seybert'.

Jason Seybert
Chief Operating Officer



Preliminary Major Subdivision

Trevenna Subdivision

Sandra Mezzetti, Senior Planner

Planning Commission – October 19, 2022



Subdivision

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

Sec. 14-2-60. – Subdivision.

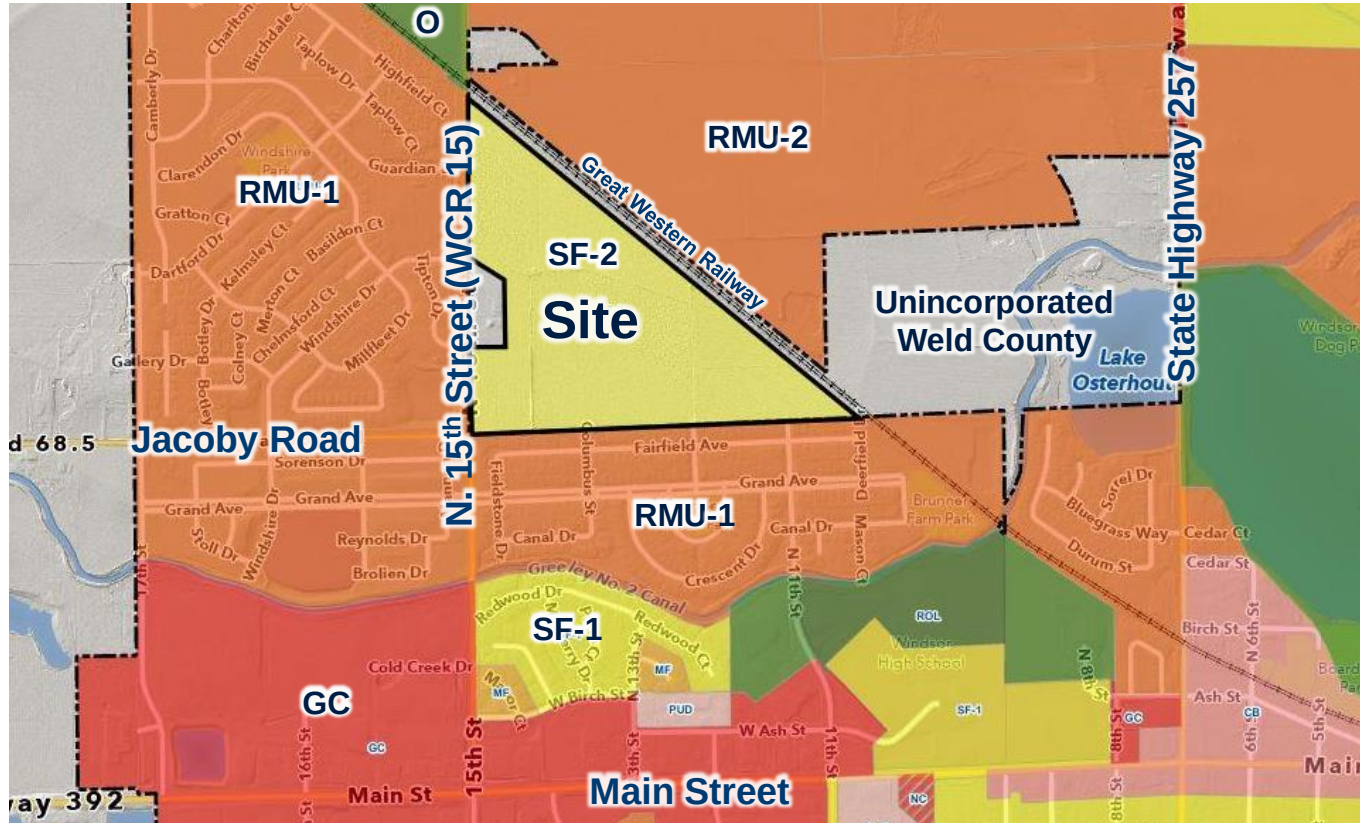
(a) **Applicability.** Subdivision plat applications are required to establish or alter the legal boundaries of property and to account for public facilities and services.

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision.

Site Vicinity Map



Zoning Map





Preliminary Plat



Illustrative Plan





Preliminary Plat

Development characteristics:

- ~ 79 acres total
- 262 total single-family lots, 3.37 units/acre, maximum
(consistent with the Land Use Plan designation of Single Family Residential and the approved Trevenna Master Plan)
 - 220 detached single-family residential lots
 - 42 attached single-family residential lots (duplex units)
- Total open space/park area (including drainage): ~ 25.3 acres (32%)
- Trails and trail connections: Trail connections along Guardian Drive/11th Street and 15th Street. Internal walks/trails to the park are also proposed.
- Extension of Guardian Drive (major collector) to the east, from the Windshire Park Subdivision, through the proposed development and connecting to 11th Street (major collector) on the northside of the Brunner Farm Subdivision.
- Two local street connections, Columbus Street and Springfield Drive, to align with the existing street network (Brunner Farm Subdivision).
- Local street connection from North 15th Street, aligned with Tipton Drive (local street) on the west side of North 15th Street (Windshire Park Subdivision).

Landscape Plan

Total open space, drainage
and ditch easements:
~25.3 acres (32%)

- Open space / drainage =
~ 23.75 ac.
- Pocket Park = ~1.64 ac.





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.



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

Chapter 5c – Residential Areas Framework

Goal:

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

Objective 1:

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

Objective 4:

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





Strategic Plan Conformance

The application is consistent with the Strategic Plan Mission Statement:

The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small-town feel.

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

Infrastructure – Extension of Guardian Drive across North 15th Street and extension of water and sewer utilities are proposed with the subdivision.

Quality of Life – A 1.6-acre park/open space and regional trail connections are proposed with the subdivision, thus creating opportunities for a healthy and active lifestyle for the future residents.

Downtown – The site is approximately 1.5 miles via vehicle, 1.3 miles via bicycle to downtown and residents in the area may increase demand for investment and businesses downtown.



Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, subject to any outstanding Planning Commission and staff comments being addressed.



Record

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Preliminary Major Subdivision
- Staff memorandum and supporting documents
- Recommendation



MEMORANDUM

Date: October 19, 2022
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Request for Approval - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNSDR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative
Item #: C.2.

Background / Discussion:

Please refer to information provided with the public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Please refer to information provided with the public hearing item.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

Scott Ballstadt - Planning Director
Omar Herrera - Deputy Director of Engineering

Attachments:



MEMORANDUM

Date: October 19, 2022
To: Planning Commission
From: Kimberly Lambrecht
Planner II
Re: Public Hearing - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)
Item #: C.3.

Background / Discussion:

The owner/applicant Mr. Steve Pfister of Horton Feedlots, LLC, represented by Mr. John Beggs of Russel Mills Studio, has submitted an application for a final major subdivision plat known as Fossil Creek Ranch Subdivision Third Filing. The Fossil Creek Ranch property is generally located approximately ½ mile north of State Highway 392, between Interstate 25 and Larimer County Road 5.

The property was annexed and zoned in 2002. A Master Plan for the property was approved in 2006 with an amendment occurring 2022. These plans depict an area adjacent to I-25 as commercial, along with a mix of single family and multifamily dwellings for the balance of the site. The site has been designed for an overall maximum of 834 dwelling units, and approximately 60 acres of commercial development adjacent to I-25. The 1st and 2nd Filings of Fossil Creek Ranch were approved in 2020, are currently under construction now, and include a total of 260 single family lots.

The subject proposal includes (14) lots zoned General Commercial (GC) on the west side of Horton Drive, and 7 lots/tracts zoned Residential Mixed Use One (RMU-1) spread out on either side of Horton Drive. Horton Drive is designated as a collector street which will run parallel to I-25. The RMU-1 properties are intended to be developed as higher density multifamily units in accordance with the Master Plan and the Commercial Activity Corridor (CAC). The proposed 3rd Filing plat shifted the collector street further west than originally envisioned on the Master Plan, which resulted in a reduction in the amount of gross commercial acreage from approximately 62 acres to 41 acres.

When the property was originally annexed, zoning was applied based on the road network layout shown on the Master Plan, which by nature, is a somewhat conceptual depiction of the site. More detailed design of the site has necessitated shifting the collector road further west, largely due to the encumbrances posed by the Arthur Ditch Lateral, the Fossil Creek Reservoir Outlet Ditch and wetland areas. Consequently, approximately 20 commercial acres fell on the east side of Horton Drive, configured in a manner which significantly limited the potential for commercial development. Thus, a rezone application was submitted to rezone a portion of the site from General Commercial (GC) to Residential Mixed Use One (RMU-1), to coordinate the development potential with the realignment of Horton Drive. Planning Commission and Town Board reviewed and approved that rezoning application in September 2022, which aligned the zoning with this subdivision plat.

The subdivision characteristics include:

- 126 total acres
- 13 acres of road right-of-way
- 37 acres for (14) General Commercial (GC) zoned lots

- 36 acres for (7) Residential Mixed Use One (RMU-1) zoned lots/tracts
- 40 acres of drainage, open space, and utility tracts

Vehicular access for this filing is provided primarily by connections of Horton Drive to Larimer County Road 34C and Westgate Drive. An additional access to the 3rd Filing is provided with a connection to the single-family portion of the 1st and 2nd Filings. An additional connection would be stubbed out to the property to the southwest which could eventually provide a second connection to Westgate Drive. A 10' wide multiuse trail is proposed to run along the east side of Horton Drive.

At this time, a site-specific development plan application has not been submitted for any lots in this proposed subdivision. The subject property falls within the Commercial Activity Corridor and is part of the IGA with the City of Fort Collins for the CAC. Along with the development standards found in the Municipal Code, any site-specific development will also need to comply with the development standards set forth in the IGA.

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.

Staff evaluation of the proposal has shown that it complies with those criteria. Any future site-specific projects will need to continue to refer to these criteria.

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 proposed development is respectful of the character envisioned with the approved Master Plan. A transition from the single family lots in the 1st and 2nd Filings is provided by open space tracts that are wetlands or ditches. Site-specific plans for development of commercial or multifamily sites in this development will allow for further review to ensure character is maintained.

The developer will be fiscally responsible for extending all utilities to serve the site and water and sewer are provided by districts and not the Town. Furthermore, the commercial development should positively impact the Town's tax base. The multifamily development is fiscally responsible as higher density

allows for more efficient delivery of services.

The proposal should be environmentally responsible because it features non-potable water supply for landscaping, includes a trail connection for walking and biking, and would provide commercial services near the planned residential development. Additionally, careful consideration of the existing natural features of the site has occurred.

Chapter 5c – Residential Areas Framework

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

Staff Comment: The proposed development would increase housing diversity with the provision of multifamily housing.

Chapter 5d – Commercial & Industrial Areas Framework Plan

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

Staff comment: This proposal is based on the evolution of site design at Fossil Creek Ranch and is working towards maximizing both commercial and diverse residential development opportunities while minimizing impacts to wetlands and the ditch/drainage infrastructure.

Additionally, the commercially zoned land serves as a transition and buffer from the impacts of Interstate 25 to the residential neighborhoods.

Notifications

Notifications for this public hearing were as follows:

- October 3, 2022 – Legal ad posted on the Town website
- October 3, 2022 – Signs posted on the property
- October 4, 2022 – Notice sent to property owners within 500 feet
- October 7, 2022 – Legal ad published in newspaper

Financial Impact:

Relationship to Strategic Plan:

Town of Windsor Mission:

To promote community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

Staff Comment: The final major subdivision supports developing the usable commercial and residential land more efficiently while mitigating impacts to the existing natural areas, wetlands and drainage/ditch network.

Recommendation:

Staff requests that the Planning Commission forward to the Town Board a ***recommendation of approval*** of the Fossil Creek Ranch Subdivision 3rd Filing, subject to any outstanding Planning Commission and Staff comments being addressed.

CC:

Carlin Malone, Chief Planner

Scott Ballstadt, Director of Planning

Attachments:

1. PC - Fossil Creek Ranch 3rd Final Plat - Resolution_DRAFT
2. PC - Fossil Creek Ranch 3rd_Final Plat Application
3. PC - Staff Presentation - Fossil Creek Ranch 3rd - Final Subdivision.

TOWN OF WINDSOR

RESOLUTION NO. 2022-

A RESOLUTION APPROVING THE FINAL PLAT FOR THE FOSSIL CREEK RANCH
SUBDIVISION, THIRD (3RD) FILING IN THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality, with all powers and authority vested in accordance with Colorado law; and

WHEREAS, the Town has in place a comprehensive system of land use regulations, the purpose of which is the protection of the public health, safety and welfare; and

WHEREAS, the owner (“Developer”) of the Fossil Creek Ranch Subdivision, Third (3rd) Filing (“Subdivision”) proposes to subdivide land located within the Town; and

WHEREAS, the Developer has presented the Final Subdivision Plat (“Subdivision Plat”) for administrative and Town Board review, a reduced copy of which is attached hereto for reference purposes, and is designated “Exhibit A”; and

WHEREAS, the Subdivision Plat was presented to the Windsor Planning Commission on October 19, 2022, and has received a recommendation of approval; and

WHEREAS, the Subdivision Plat has been reviewed by the Town Board in accordance with applicable planning criteria; and

WHEREAS, the Town Board desires to formally approve the Subdivision Plat for the record.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN BOARD FOR THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. Pursuant to *Windsor Municipal Code* Section 14-2-60, the Town Board hereby approves the Final Subdivision Plat for the Fossil Creek Ranch Subdivision, Third (3rd) Filing.
2. All approval conditions expressly adopted by the Town Board on the record are incorporated herein by this reference as if set forth fully.
3. The Developer is hereby instructed to comply with all post-approval requirements of Chapter 17, Article II of the *Windsor Municipal Code* within thirty (30) days.
4. The Director of Planning is authorized prior to recording to make such modifications to the Final Subdivision Plat as are necessary to assure the recorded Final Subdivision Plat comports with official action taken with respect to this matter.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 24th day of October, 2022.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]

APPLICATION PACKET

MAJOR SUBDIVISION



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

Application Submittal Requirements:

1

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

Preliminary Major Subdivision Requirements:

2

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

2

Preliminary Major Subdivision Requirements (cont.):

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

3

Final Major Subdivision Additional Requirements:

Planning Department Checklist	Applicant Checklist	
_____	<u>X</u>	All drawings and requirements outlined within the Preliminary Major Subdivision Requirements in Section 2 above; plus: Complete street plans and profiles; drainage plans and profiles; sanitary sewer plans and profiles; water main plans with grades and sizes indicated; overlots and final grading plans
_____	<u>X</u>	Sites one acre or more in total land disturbance: a Grading, Erosion and Sediment Control Plan and permit fees must be submitted per Town ordinance, Chapter 13, Article V, Stormwater Quality . Total land disturbance area: <u>129.55</u> acres
_____	<u>X</u>	Final drainage plan and report
_____	<u>X</u>	Final utility plans
_____	<u>X</u>	Design soil test results and corresponding location map
_____	<u>X</u>	Final boundary closure calculations for the exterior subdivision boundary and for each individual lot prepared by a licensed civil engineer or land surveyor

X

X

X

The location and physical description of all monuments

Application Packet

Land Use Application



1

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

2

Application type:

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

Project Name*: Fossil Creek Ranch - Third Filing

Legal Description*: See plat

Address/Location*: SE Corner of CO 34C and CO RD 5

Existing Zoning: **Proposed Zoning:**

Acres/Square Feet: 129.55AC **Number of Dwelling Units:**

3

Owner:

Name(s)*: Steve Pfister

Company: Horton Feedlots, LLC

Address*: 5421 Taylor Lane, Fort Collins, CO 80528

Phone #*: Email*: spfist@hotmail.com

Applicant (Owner or Owner's Representative):

Name*: John Beggs

Company: Russell + Mills Studios

Address*: 506 South College, Unit A, Fort Collins, CO 80524

Phone #*: 970-484-8855 Email*: jbeggs@russellmillsstudios.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:

Date: 1/3/2022

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

Print Name: John Beggs

*Required fields

Revised 2/5/2021

FOSSIL CREEK RANCH MAJOR SUBDIVISION NARRATIVE

The proposed narrative outlines the major subdivision for the Fossil Creek Ranch property

- The Fossil Creek Ranch major subdivision submittal involves the property west of Filing 1 and 2 of the single family detached property.
- This land has been outlined on previous submittals and plats as open tracts created during the single family development phase. After rezoning which involved re-aligning the road, the lots have been identified and subdivided into general commercial and residential lots - with all of the residential along the east side of the collector road and all of the commercial along the west side.
- The design team took careful consideration for all the natural features on the property. This includes the Arthur Ditch that runs from the NW to SE, the Fossil Creek Reservoir Outlet Ditch and the Fossil Creek Ditch that bisects the property running from west to east.
- Maintaining all of these natural features was a unique challenge and results in awkward and small tracts of land that will be identified as open tracts or unusable in some way. These tracts may be used for detention or open space for the project as a whole.
- The subdivided lots along I-25 have been broken out into roughly 2 acres each. The other lots range in size - with the majority of the larger lots being allocated for a residential use.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST:

Know all men by these presents that the undersigned, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be surveyed and subdivided into lots, tracts and streets and to the extent applicable do hereby dedicate to the Town of Windsor forever all streets, alleys and utility easements, if any, as indicated hereon under FOSSIL CREEK RANCH SUBDIVISION THIRD 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 Subdivision regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 2022.

Metro District as to Tract J, Fossil Creek Ranch Subdivision

BY _____ AS _____

Horton Feedlots, Inc. as to Tracts X1, Z and Z1, Fossil Creek Ranch Subdivision and Tract X, Fossil Creek Ranch Subdivision Second Filing

BY _____ AS _____

In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 2022.

Forestar (USA) Real Estate, Inc. as to Tract N, Fossil Creek Ranch Subdivision

BY _____ AS _____

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____) §

The forgoing instrument was acknowledged before me this ____ day of _____, 2022 by _____ as _____ for Metro District.

Witness my hand and official seal.

My commission expires: _____

Notary Public

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____) §

The forgoing instrument was acknowledged before me this ____ day of _____, 2022 by _____ as _____ for Horton Feedlots, Inc.

Witness my hand and official seal.

My commission expires: _____

Notary Public

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____) §

The forgoing instrument was acknowledged before me this ____ day of _____, 2022 by _____ as _____ for Forestar (USA) Real Estate, Inc.

Witness my hand and official seal.

My commission expires: _____

Notary Public

GENERAL NOTES:

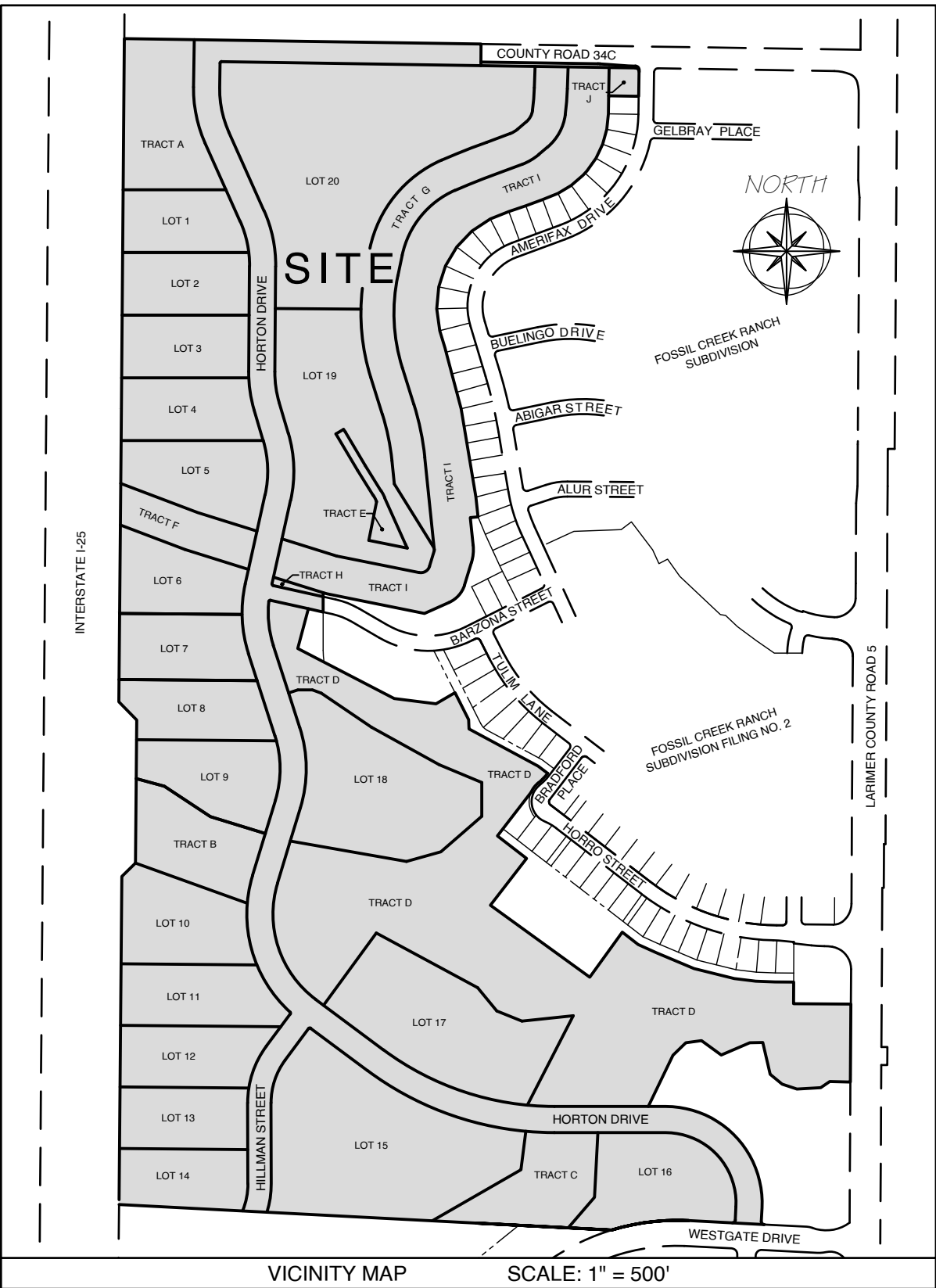
- The lineal unit of measurement for this plat is U.S. Survey Feet.
- A blanket utility easement is hereby granted to the public over certain parcels as shown on the plat. Utility easements are reserved for the reasonable installation, maintenance and replacement of facilities serving the public under the direction and approval of the Town. Private utilities are hereby restricted from use and enjoyment of this easement.
- A blanket access easement is hereby granted to the public over certain parcels as shown on the plat. Access easements are for the reasonable conveyance of public pedestrian and vehicular traffic through facilities commonly designed and constructed for such use. Access easements are also hereby granted as emergency access easements as defined in Note 4.
- Blanket emergency access easements are hereby granted for the pedestrian and vehicular access of emergency personnel over certain parcels as shown on the plat.
- Blanket drainage easements are hereby granted to the public over certain parcels as shown on the plat.
- Notwithstanding anything to the contrary, there shall be no permitted, authorized, or allowed public or private access or use of any type to or upon Arthur Ditch and Fossil Creek Reservoir Inlet Ditch, except emergency access easements.
- The property shown hereon is subject to covenants, conditions and restrictions which have been recorded in the real property records of Larimer County.
- The 75 foot wide Irrigation Easement for "Arthur Ditch" dedicated with the Final Plat of Fossil Creek Ranch Subdivision recorded October 01, 2020 at Reception Number 20200080232 is hereby vacated with this plat and dedicated as a 50 foot wide Irrigation Easement as shown hereon.
- C.R.S. 24-65.5-103.5(1)(a) Within the boundaries of a qualifying surface development, an oil and gas operations area shall meet at least one of the following requirements:

(II) If two or fewer wells have been or are being drilled in any governmental quarter section, the oil and gas operations area shall provide for:

(A) A six-hundred-foot by six-hundred-foot area, referred to in this paragraph (a) as the six-hundred-foot window, the center of which shall be located no further than two hundred feet from the center of the governmental quarter section. The six-hundred-foot window shall establish a setback from wells and tanks not to exceed two hundred feet from any occupied structure, one-hundred-fifty feet of such setback to be located inside the boundary of the oil and gas operations area and fifty feet to be located outside the boundary of the oil and gas operations area.
- The development property herein is subject to the terms of that certain Fencing Agreement between the North Poudre Irrigation Company, Horton Feedlots, Inc. and the Box Elder Ditch Company recorded in the Records of the Larimer County Clerk and Recorder's Office on September 30, 2020, under Reception No. 20200079731.

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



FORT COLLINS - LOVELAND WATER DISTRICT AND SOUTH FORT COLLINS SANITATION DISTRICT STATEMENT:

The undersigned, its successors and assigns, ("Undersigned") does hereby dedicate and convey to the Fort Collins - Loveland Water District and/or South Fort Collins Sanitation District ("District"), its successors and assigns, forever, easements as laid out and designated as such, on this plat, for the installation, construction, maintenance, inspection, operation, replacement or removal of one (1) or more domestic water lines for the transmission and distribution of domestic water, and/or one (1) or more sanitary sewer lines for the collection and service of sanitary sewer and wastewater, and all underground and surface appurtenances thereto, including metering stations and other fixtures, in, over, across and upon said Easement. The Undersigned further grants, conveys and covenants to the District A) the right and privilege to grade the Easements for the full width thereof in such manner as the District may reasonably determine to be necessary or advisable; B) all other rights necessary and incident to the full and complete use and enjoyment of the right of way and easement for the purposes herein granted; C) the ground elevation of the easement shall not be diminished or substantially added to; D) the Undersigned shall be responsible for maintenance such as, but not limited to, mowing.

The Undersigned shall not erect or place any permanent building, structure, improvement, fence, sidewalk, tree or other landscaping on the Easements except as approved in these drawings. In the event of the placement of such obstacles, the District shall have the right to require the undersigned to remove such obstacles from the Easements and, in the event the undersigned fails to do so upon request, the District may remove such obstacles without any liability for repair or replacement thereof. The Undersigned shall have the right, without the consent of the District, to plant grasses and other ground cover and small shrubs upon the Easement areas that are usual and customary for the full use and enjoyment of the property. However, the District shall not be responsible for repair or replacement of any "exotic" plantings, ornamental trees, trees or similar landscaping other than usual and customary ground covering and shrubs.

BY _____

AS _____

PUBLIC WORKS DEPARTMENT APPROVAL:

Approved this the ____ day of _____, 2022.

Director of Public Works

ENGINEERING DEPARTMENT APPROVAL:

Approved this the ____ day of _____, 2022.

Deputy Director of Engineering

TOWN MANAGER'S APPROVAL:

Approved this the ____ day of _____, 2022.

Town Manager

EASEMENT APPROVAL:

Utility Easements are adequate as sown and are hereby approved.

Town of Windsor, Public Works Department

Comcast Cable

Xcel Energy

Poudre Valley REA

South Fort Collins Sanitation District

Fort Collins - Loveland Water District

Century Link Communications

DEVELOPER / APPLICANT:

Horton Feedlots, Inc.
P.O. Box 517
Eaton, CO 80615
970.420.3000

PLANNER / LANDSCAPE ARCHITECT:

Russell + Mills Studios
141 South College Avenue, Suite 104
Fort Collins, CO 80524
970.484.8855

SITE ENGINEER:

Wohnrade Civil Engineers, Inc.
11582 Colony Row
Broomfield, CO 80021
720.259.0968

SURVEYOR:

Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, CO 80537
970.669.0516

PROPERTY DESCRIPTION:

A Replat of a parcel of land in the Town of Winsor, County of Larimer, Colorado, located in the East Half of Section 15, Township 6 North, Range 68 West of the Sixth Principal Meridian, being more particularly described as follows:

Tracts J, N, X1, Y, Z, and Z1, Fossil Creek Subdivision as depicted on Plat recorded October 1, 2020, under Reception No. 20200080232 in the Records of the Larimer County Clerk and Recorder;

also

Tract X, Fossil Creek Subdivision Second Filing as depicted on Plat recorded October 1, 2020, under Reception No. 20200080233 in the Records of the Larimer County Clerk and Recorder;

The above described parcel of land contains 5,465,149 square feet of 125.99 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

VACATION STATEMENT:

Know all men by these presents that we, 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 _____, 2022.

Owner

STATE OF COLORADO)
COUNTY OF _____) §

The forgoing instrument was acknowledged before me this ____ day of _____, 2022 by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

NOTICE OF OTHER DOCUMENTS:

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.

MAYOR'S CERTIFICATE:

This is to certify that a major subdivision plat of the property described herein was approved by Resolution No. ____ of the Town of Windsor passed and adopted on the ____ day of _____, 2022, A.D. and that the Mayor of the Town of Windsor, as authorized by said resolution on behalf of the Town of Windsor, hereby acknowledges and adopts the said major subdivision plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

ATTEST: _____
Town Clerk

PLANNING DEPARTMENT APPROVAL:

Approved this the ____ day of _____, 2022.

Director of Planning

SURVEYOR'S CERTIFICATE:

I, Steven John Stencil, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this map was made under my personal supervision and that this map is an accurate representation thereof. I further certify that the survey and this map comply with the Colorado Revised Statutes and the State Board of Registration for Professional Engineers and Professional Land Surveyors.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencil
Colo. LS 30462
Date:

NOTICE: Per the State of Colorado Department of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

BASIS OF BEARINGS STATEMENT: Bearings are based on the East line of the Northeast Quarter of Section 15, Township 6 North, Range 68 West, being monumented at the Northeast corner of said section with a 3.25" diameter Aluminum Cap on a No. 6 Rebar of unknown length stamped 1999, from whence the East Quarter corner of said section, being monumented with a 3.25" diameter Aluminum Cap on a No. 6 Rebar of unknown length stamped PLS 31169 1999 bears an assumed South 00°19'37" East a distance of 2660.87' with all bearings contained herein relative thereto.

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 the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

HORTON FEEDLOTS, INC.

P.O. BOX 517
EATON, CO 80615

COVER SHEET

PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC. 10
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN BY:

MES/LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2021.03.11

SCALE:

N/A

PROJECT NO.:

P-17-8502

SHEET

OF

1

10

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

ZONING LEGEND:

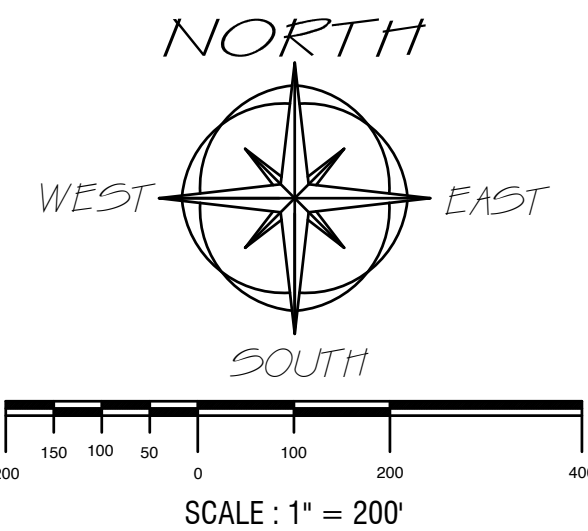
GC = Town of Windsor General Commercial
RMU-1 = Town of Windsor Residential Mixed Use-1

Line Table		
Line	Direction	Length
L1	N02°57'37"E	55.00'
L2	S02°57'37"W	44.97'
L3	S55°30'43"W	39.63'
L4	N71°53'02"W	56.39'
L5	N50°33'48"W	57.86'
L6	S89°01'39"W	31.33'
L7	N90°00'00"W	40.17'
L8	N88°34'59"E	24.57'
L9	N90°00'00"E	10.00'
L10	S14°01'49"E	60.08'
L11	S00°00'00"E	58.90'

Curve Table					
Curve	Length	Radius	Delta	Direction	Chord
C1	15.73'	10.00'	90°09'02"	S41°57'52"E	14.16'
C2	7.36'	5.00'	84°20'18"	N05°30'45"W	6.71'
C3	7.85'	5.00'	90°00'00"	N81°39'24"E	7.07'
C4	15.75'	10.00'	90°15'14"	S47°56'10"W	14.17'
C5	13.59'	8.00'	97°20'37"	S53°53'53"W	12.02'
C6	12.57'	8.00'	90°00'00"	S32°25'47"E	11.31'
C7	44.16'	30.00'	84°19'51"	N59°11'05"E	40.28'
C8	6.00'	15.00'	22°54'50"	N05°33'45"E	5.96'
C9	20.42'	13.00'	90°00'00"	N44°07'49"W	18.38'
C10	105.01'	354.00'	16°59'47"	S08°03'10"E	104.63'
C11	83.67'	2775.00'	1°43'39"	S69°33'44"W	83.66'
C12	24.84'	75.00'	18°58'44"	S59°12'33"W	24.73'
C13	36.78'	50.00'	42°09'07"	S28°38'38"W	35.96'
C14	7.85'	5.00'	90°00'00"	S45°52'11"W	7.07'

Land Use Table						
Parcel	Description	Dedication	Area Square Feet	Acres	Percent	Intended Ownership / Maintenance By
TRACT A	Open Space	Drainage, Utility & Pedestrian Access Easement	130,581	3.00	2.38%	Metro District
TRACT B	Open Space	Drainage, Utility & Pedestrian Access Easement	105,132	2.41	1.91%	Metro District
TRACT C	Open Space	Drainage, Utility & Pedestrian Access Easement	100,365	2.30	1.83%	Metro District
TRACT D	Open Space	Drainage, Utility & Pedestrian Access Easement	916,313	21.04	16.68%	Metro District
TRACT E	Open Space	Drainage, Utility & Pedestrian Access Easement	19,192	0.44	0.35%	Metro District
TRACT F	Irrigation Easement	North Poudre Irrigation Company Easement	60,581	1.39	1.10%	Metro District
TRACT G	Open Space	Drainage, Utility & Pedestrian Access Easement	215,410	4.95	3.92%	Metro District
TRACT H	Open Space	Drainage, Utility & Pedestrian Access Easement	3,491	0.08	0.06%	Metro District
TRACT I	Irrigation Easement	North Poudre Irrigation Company Easement	366,705	8.42	6.67%	Developer / NPIC (By Separate Document)
TRACT J	Open Space	Drainage, Utility & Pedestrian Access Easement	9,393	0.22	0.17%	Metro District
LOTS (20)	Residential / Commercial	Access, Drainage, Utility and Pedestrian Easement	2,987,674	68.59	54.38%	Property Owner
RIGHT OF WAY	Public Use		579,276	13.30	10.54%	Town of Windsor
TOTAL			5,494,114	126.13	100.00%	

Lot Zoning Table					
Lot	Zoning GC Square Feet	Acres	Zoning RMU-1 Square Feet	Acres	Percent
LOT 1	80,776	1.85			2.70%
LOT 2	88,201	2.02			2.95%
LOT 3	88,254	2.03			2.95%
LOT 4	92,556	2.12			3.10%
LOT 5	109,715	2.52			3.67%
LOT 6	91,488	2.10			3.06%
LOT 7	94,028	2.16			3.15%
LOT 8	92,869	2.13			3.11%
LOT 9	106,672	2.45			3.57%
LOT 10	116,645	2.68			3.90%
LOT 11	104,881	2.41			3.51%
LOT 12	96,247	2.21			3.22%
LOT 13	87,384	2.01			2.92%
LOT 14	83,262	1.91			2.79%
LOT 15			340,743	7.82	11.40%
LOT 16			134,054	3.08	4.49%
LOT 17			239,622	5.50	8.02%
LOT 18			184,532	4.24	6.18%
LOT 19			267,308	6.14	8.95%
LOT 20			488,434	11.21	16.35%
ZONE TOTALS	1,332,981	30.60	1,654,694	37.99	100.00%
TOTAL LOT AREA			2,987,674	68.59	



PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencil
Colorado PLS No. 30462



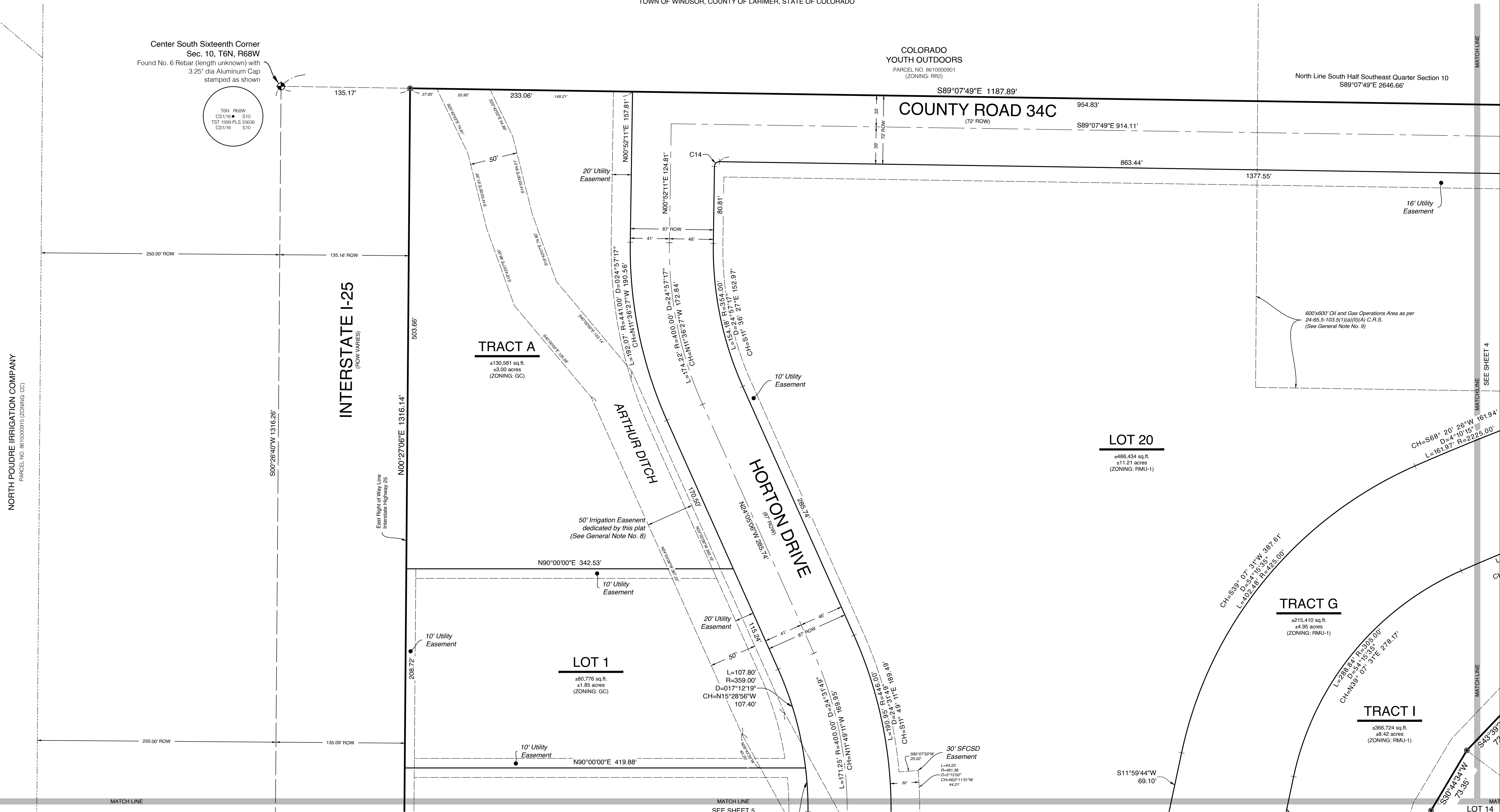
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Fossil Creek Ranch Subdivision Third Filing

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2021.03.11
SCALE:	1" = 200'
PROJECT NO:	
P-17-8502	
SHEET	OF
2	10

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



ABBREVIATION LEGEND:

N: North	±: Plus or Minus
E: East	No.: Number
W: West	Dia: Diameter
S: South	C: Center
L: Length	
R: Radius	
Δ: Delta Angle	
CH: Chord Direction and Length	
Sq. Ft.: Square Feet	
RW: Right of Way	
C.R.S.: Colorado Revised Statutes	
SFCSO: South Fort Collins	
Sanitation District	
Sec. _ T _ N _ R _ W _	
Section Township Range	

LINE LEGEND:

-----	=	Adjoining Property Line
=====	=	Boundary Line
- - - - -	=	Easement Line
=====	=	Lot Line
MATCH LINE	=	Match Line
-----	=	Right of Way Centerline
-----	=	Right of Way Line
-----	=	Section Line, Quarter
-----	=	Section Line, Sixteenth

ZONING LEGEND:

GC	=	Town of Windsor General Commercial
RMU-1	=	Town of Windsor Residential Mixed Use-1
RR2	=	County of Larimer Rural Residential
CC	=	County of Larimer Commercial Corridor

**MONUMENT
LEGEND:**

 = Section Corner

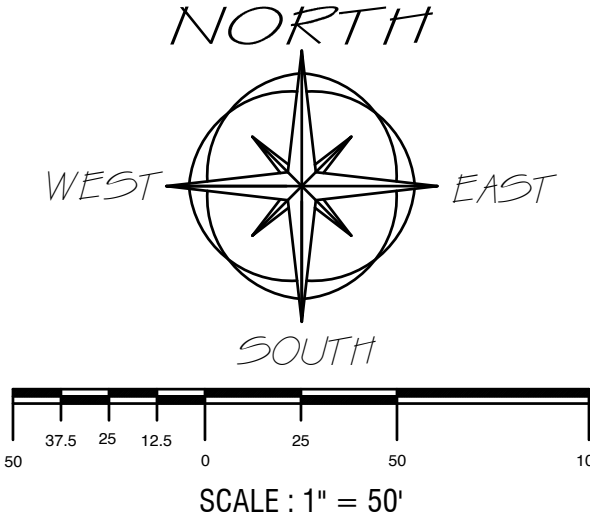
 = Boundary Corner

 = Witness Corner

 = Calculated Point Only
Not found or Set

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

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 the certification shown hereon.

REVISIONS:	BY:	DATE:
Address 3rd Round Comments	LHB	2022.09.23
Inhouse review, redline and corrections	LHB	2022.07.25
Address Redlines And Comments	LHB	2022.07.12
Add Exemptions	LHB	2022.04.18

SURVEYING, INC.
COLORADO 80537 BUS. (970)-669-0516

CLIENT: **HORTON FEEDLOTS, INC.**
P.O. BOX 517
EATON, CO 80615

INTERMILL LAND
1301 NORTH CLEVELAND AVENUE
LOVELAND

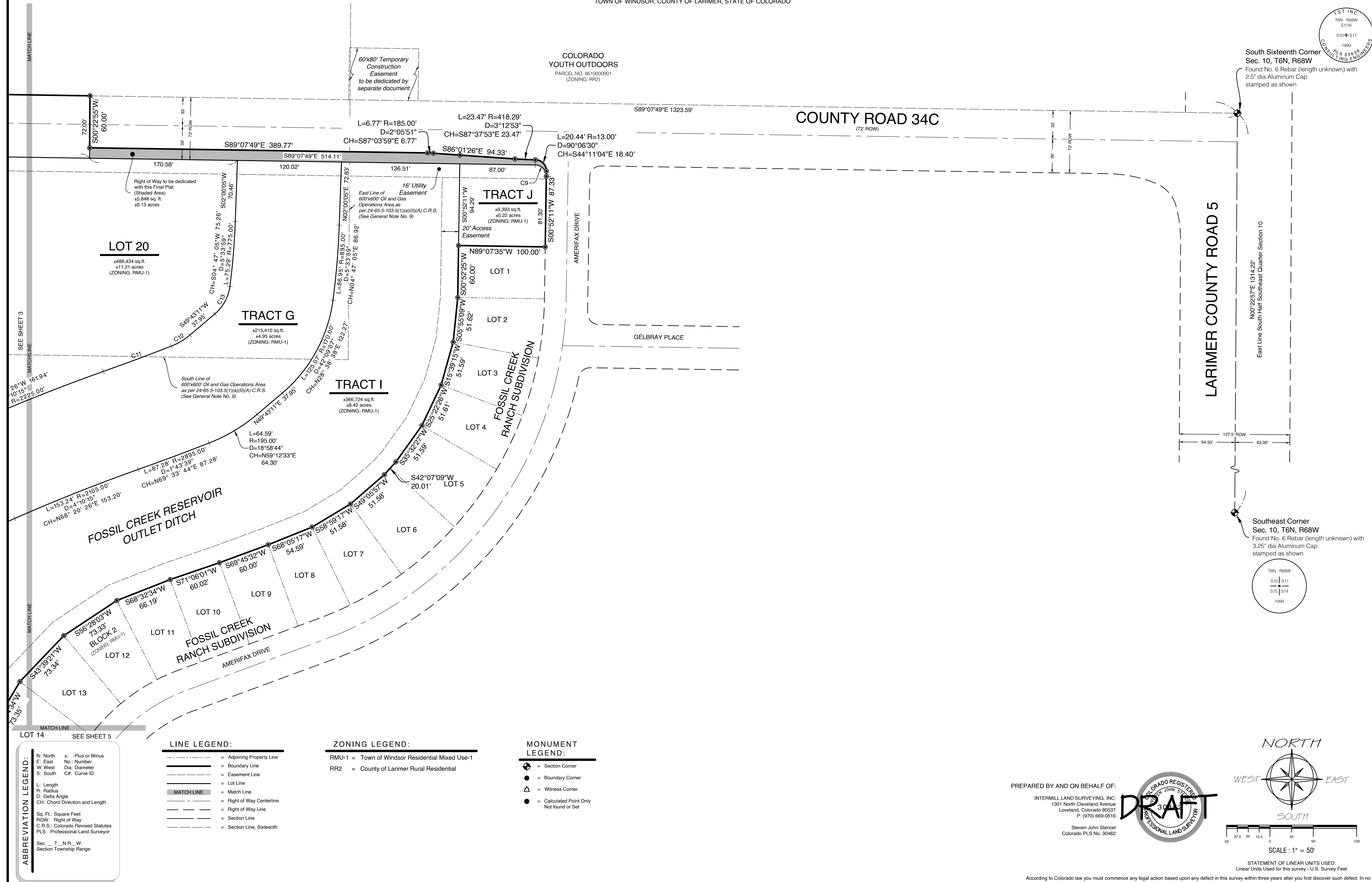
TITLE: FOSSIL CREEK RANCH SUB. THIRD FILING

PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC. 10
TOWN OF WINDOR, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2021.03.11
SCALE:	1" = 50'
PROJECT NO.:	
P-17-8502	
SHEET	OF
3	10

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



REVISIONS:	BY:	DATE:
Address 3rd Round Comments	LHB	2022-09-22
Additions And Deletions	LHB	2022-07-18
Address Redlines And Comments	LHB	2022-07-12
Add Easements	LHB	2022-04-18

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-689-0516

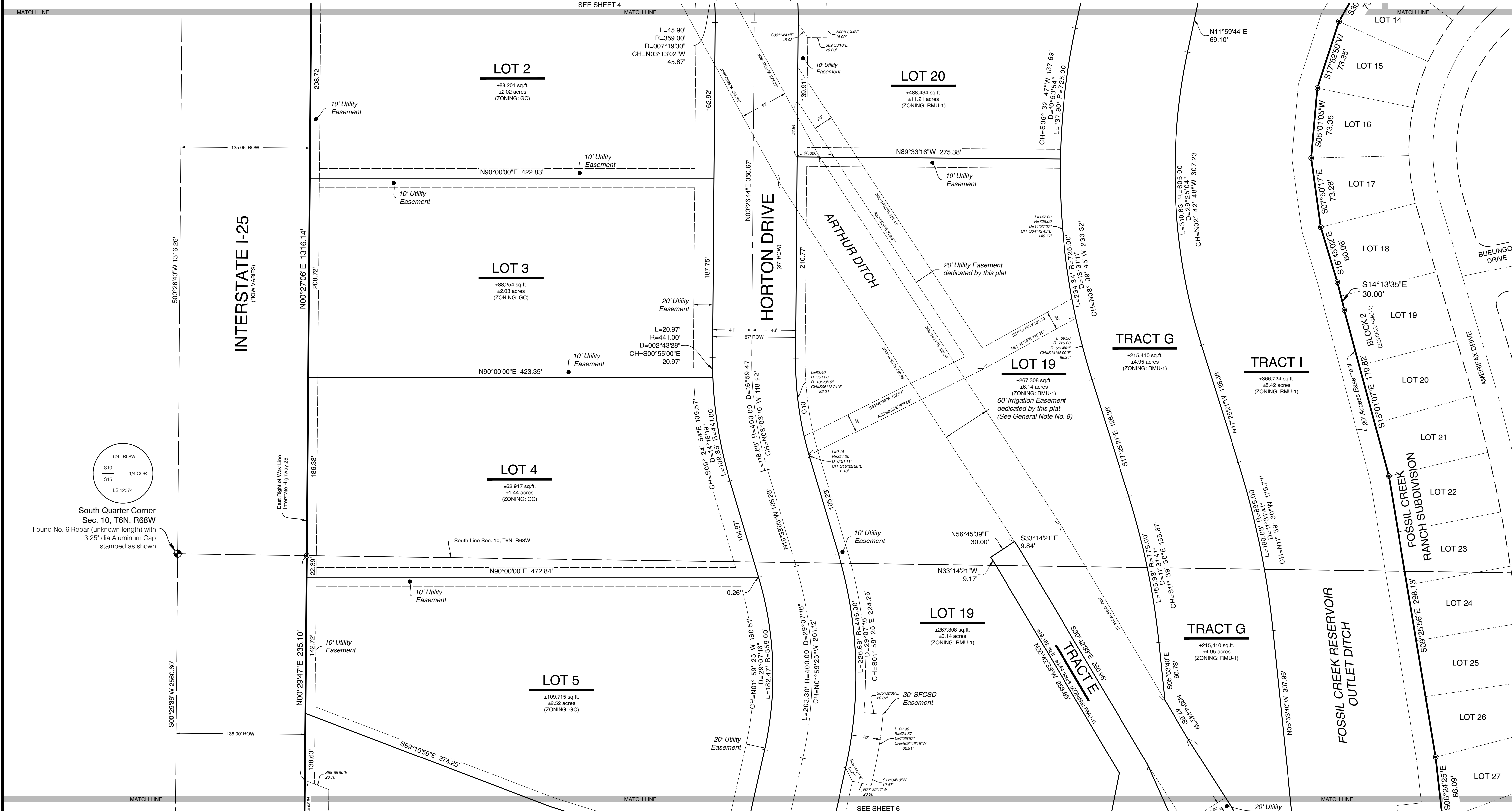
TITLE: FOSSIL CREEK RANCH SUB. THIRD FILING
PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC. 10
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

CLIENT: HORTON FEEDLOTS, INC.
P.O. BOX 517
EATON, CO 80615

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE: 2021.03.11	
SCALE: 1" = 50'	
PROJECT NO.: P-17-8502	
SHEET	OF
4	10

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



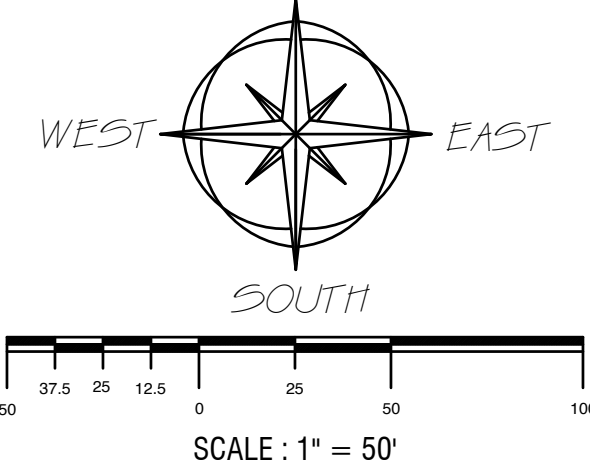
ABBREVIATION LEGEND:	
N: North	±: Plus or Minus
E: East	No.: Number
W: West	Dia: Diameter
S: South	Cf: Curve ID
L: Length	
R: Radius	
D: Delta Angle	
CH: Chord Direction and Length	
LS: Professional Land Surveyor	
Sq. Ft.: Square Feet	
ROW: Right of Way	
SFCD: South Fort Collins Sanitation District	
Sec. ___ T__N__R__W__	
Section Township Range	

LINE LEGEND:	
---	= Adjoining Property Line
---	= Boundary Line
---	= Easement Line
---	= Lot Line
---	= Match Line
---	= Right of Way Centerline
---	= Right of Way Line
---	= Section Line
---	= Section Line, Quarter

ZONING LEGEND:	
GC	= Town of Windsor General Commercial
RMU-1	= Town of Windsor Residential Mixed Use-1

MONUMENT LEGEND:	
●	= Section Corner
●	= Boundary Corner
△	= Witness Corner
●	= Calculated Point Only Not found or Set

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



According to Colorado law you may not use this map for any purpose other than that for which it was prepared unless you first discover such defect. In no event, may any action based upon any, including this survey, be taken on the basis of the certification shown hereon.

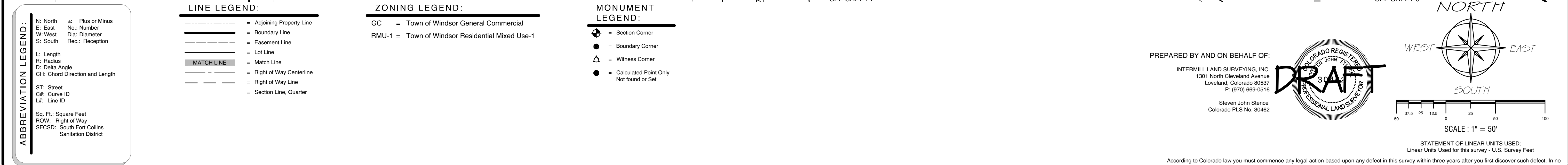
DATE:	
BY:	
REVISIONS:	
Address 3rd Road Comments	LHB
Thruway review, redline and corrections	LHB
Address Redlines And Comments	LHB
Add Easements	LHB

CLIENT:	HORTON FEEDLOTS, INC.
1301 NORTH CLEVELAND AVENUE	LOVELAND, COLORADO 80537
BUS. (970)-669-0516	

TITLE:	FOSSIL CREEK RANCH SUB. THIRD FILING
PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC. 10	
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO	

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2021.03.11
SCALE:	1" = 50'
PROJECT NO.:	P-17-8502
SHEET	OF
5	10

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

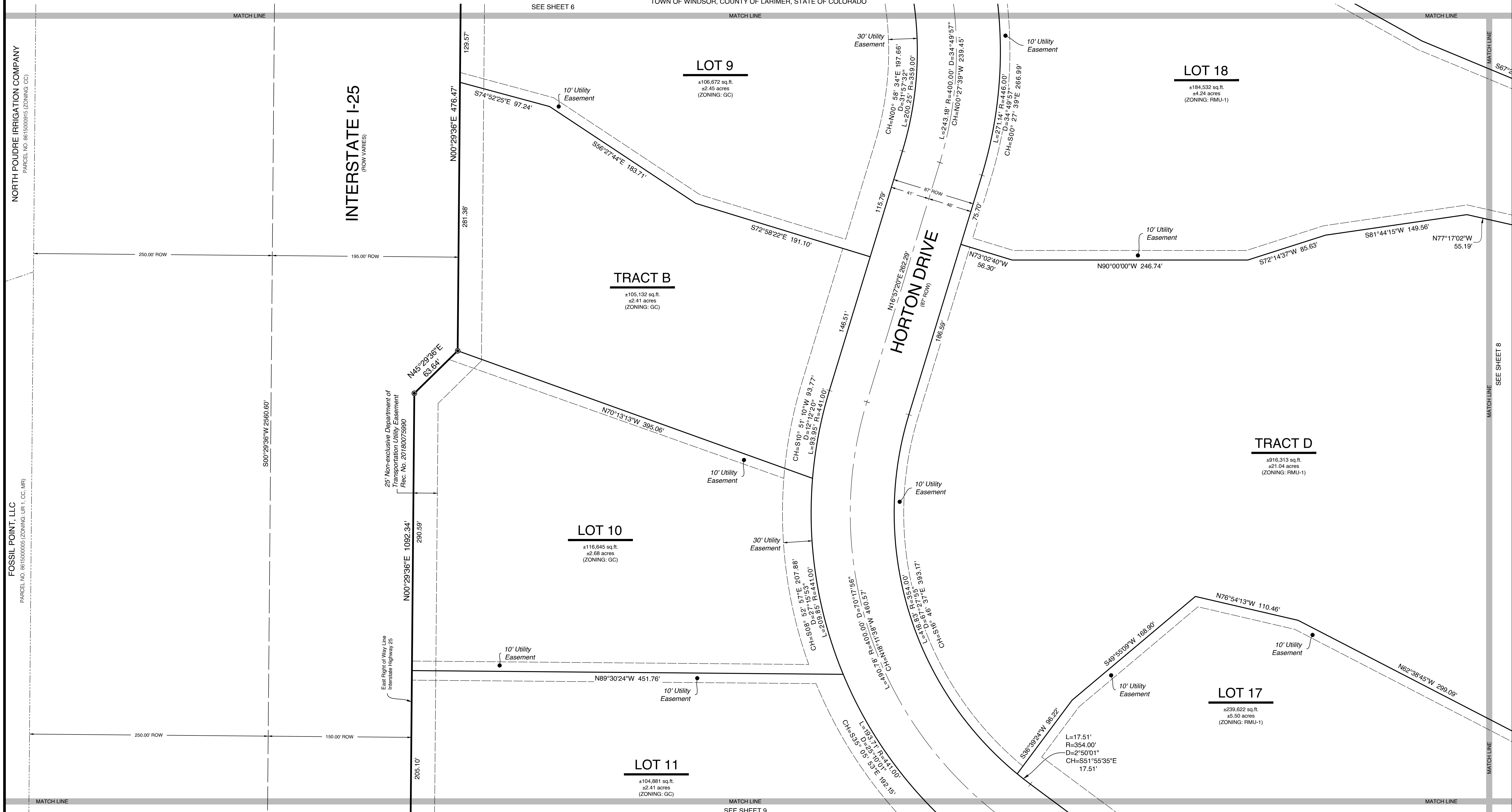


INTERMILL LAND
1301 NORTH CLEVELAND AVENUE LOVELAND, CO 80501
TITLE: FOSSIL CREEK RANCH SUB. THIRD FILING
PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC. 10
TOWN OF WINDSOR COUNTY OF ARMYER STATE OF COLOARADO

DRAWN BY: _____		LHB	
CHECKED BY: _____		SJS	
APPROVED BY: _____		SJS	
DATE: _____		2021.03.11	
SCALE: _____		1" = 50'	
PROJECT NO.: _____			
P-17-8502			
SHEET _____		OF _____	
6		10	

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South

L: Length
R: Radius
D: Delta Angle
CH: Chord Direction and Length

Sq. Ft.: Square Feet
ROW: Right of Way

LINE LEGEND:

----	=	Adjoining Property Line
=====	=	Boundary Line
----	=	Easement Line
=====	=	Lot Line
MATCH LINE	=	Match Line
-----	=	Right of Way Centerline
-----	=	Right of Way Line
-----	=	Section Line, Quarter

ZONING LEGEND:

GC	=	Town of Windsor General Commercial
RMU-1	=	Town of Windsor Residential Mixed Use-1
CC	=	County of Larimer Commercial Corridor
MR	=	County of Larimer Multi-Family Residential
UR 1	=	County of Larimer Urban Residential

MONUMENT
LEGEND:

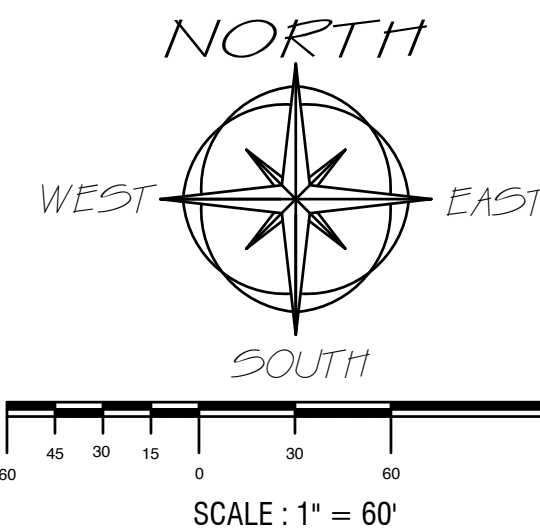
 = Section Corner
 = Boundary Corner
 = Witness Corner
 = Calculated Point Only
 Not found or Set

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

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 the certification shown hereon.

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2021.03.11

SCALE: 1" = 50'

PROJECT NO.:

P-17-8502

SHEET	OF
7	10

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT: HORTON FEEDLOTS, INC.

P.O. BOX 517
EATON, CO 80615

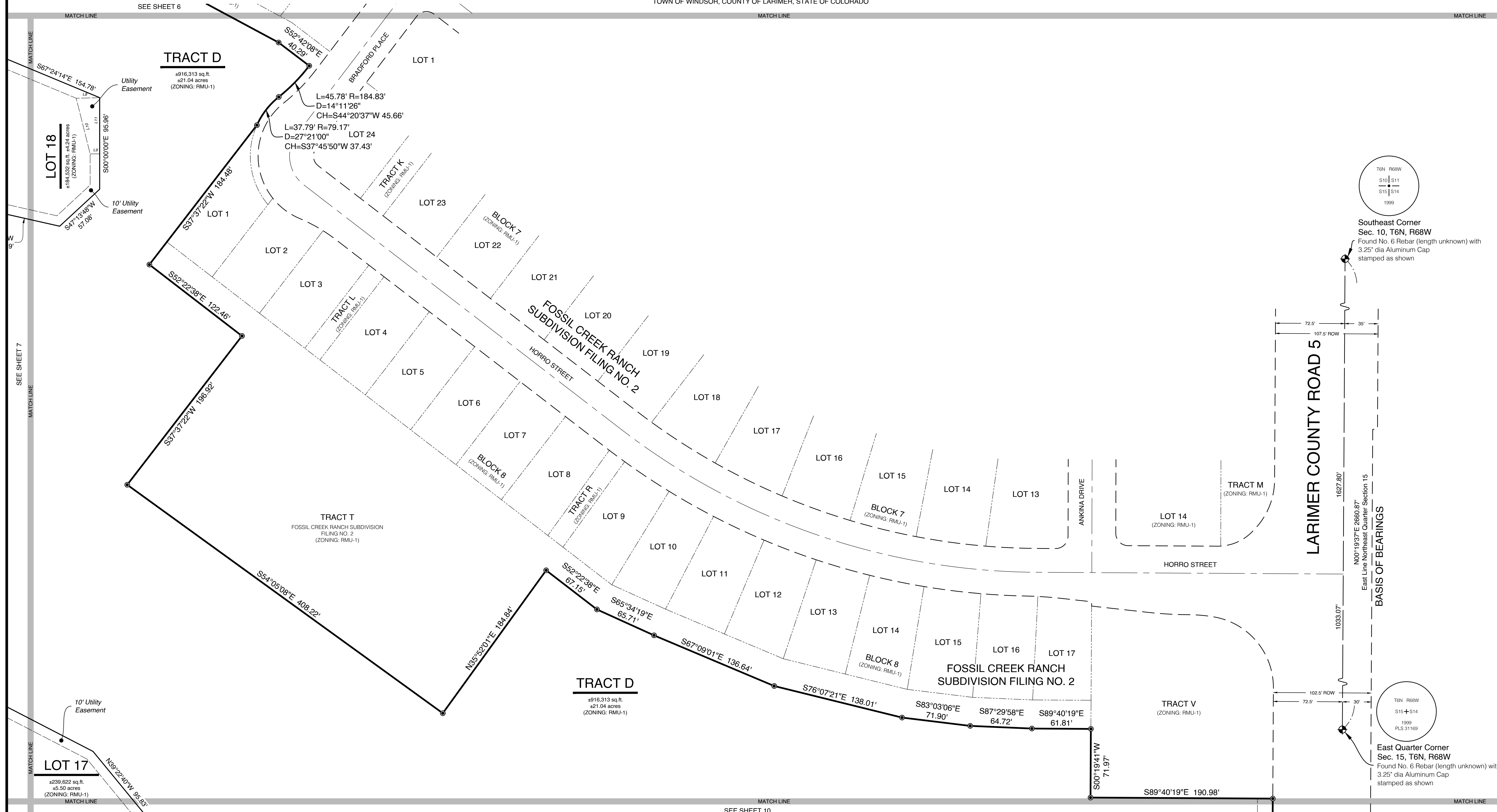
FILE: FOSSIL CREEK RANCH SUB. THIRD FILING
PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC.

PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC.
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

REVIEWS:	BY:	DATE:
Address 3rd Round Comments	LHB	2022.08.22
Invoice review, redline and corrections	LHB	2022.07.13
Final Review and Comments	LHB	2022.07.13
Final Review and Comments	LHB	2022.04.18
Add Estimators	LHB	2022.04.18

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South L#: Line ID

L: Length
R: Radius
D: Delta Angle
CH: Chord Direction and Length

Sq. Ft.: Square Feet
ROW: Right of Way
PLS: Professional Land Surveyor

Sec. __ T__ N__ R__ W__
Section Township Range

Sec. __ T__ N R__ W:
Section Township Range

LINE LEGEND:

- | | | |
|---|---|-------------------------|
|  | = | Adjoining Property Line |
|  | = | Boundary Line |
| | = | Easement Line |
|  | = | Lot Line |
|  | = | Match Line |
|  | = | Right of Way Centerline |
| | = | Right of Way Line |
|  | = | Section Line |

ZONING LEGEND:

RMU-1 = Town of Windsor Residential Mixed Use-1

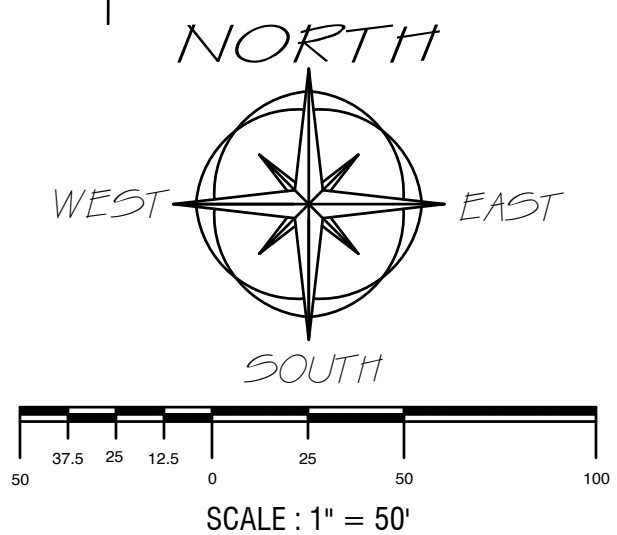
MONUMENT

- LEGEND:**
- | | |
|---|---|
|  | = Section Corner |
|  | = Boundary Corner |
|  | = Witness Corner |
|  | = Calculated Point Only
Not found or Set |

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:

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 the certification shown herein.

INIERMILL LAND SURVEYING, INC.
1204 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80507
BUS (303) 660-0542

CLIENT: **HORTON FEEDLOTS, INC.**

P.O. BOX 317
ATON, CO 80615

PART NE QUARTER SEC. 15, PART S HALF SE QUARTER SEC.
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN BY: LA

CHECKED BY: S.

APPROVED BY: S.

0001 00 0

SCALE 1" = 50'

PROJECT NO.:

P-17-8502

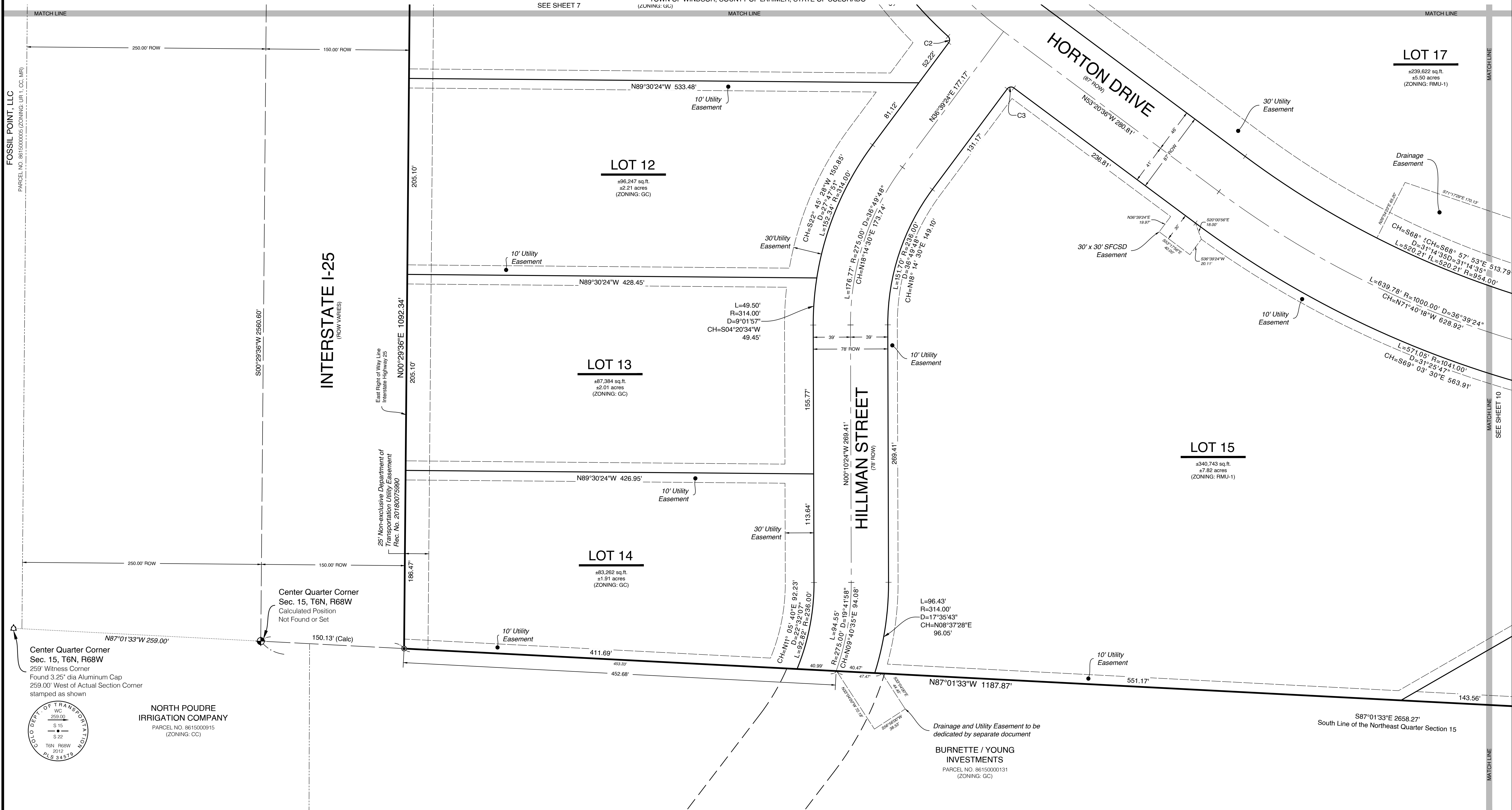
SHEET	C
-------	---

8	1
---	---

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 7 (ZUNING: GC)



ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South C#: Curve ID

Rec: Reception
WC: Witness Corner

L: Length
R: Radius
D: Delta Angle
CH: Chord Direction and Length

PLS: Professional Land Survey
Sq. Ft.: Square Feet
ROW: Right of Way
SFCSD: South Fort Collins
Sanitation District

Sec. ___ T ___ N ___ W ___
Section Township Range

LINE LEGEND:

---	= Adjoining Property Line
=====	= Boundary Line
---	= Easement Line
---	= Lot Line
MATCH LINE	= Match Line
---	= Right of Way Centerline
---	= Right of Way Line
---	= Section Line, Quarter
.....	= Witness Corner Line

ZONING LEGEND:

GC	=	Town of Windsor General Commercial
RMU-1	=	Town of Windsor Residential Mixed Use-1
CC	=	County of Larimer Commercial Corridor
MR	=	County of Larimer Multi-Family Residential
UR 1	=	County of Larimer Urban Residential

**MONUMENT
LEGEND:**

 = Section Corner

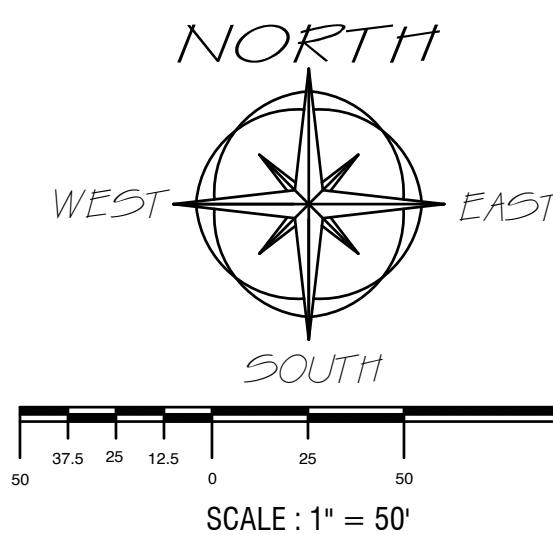
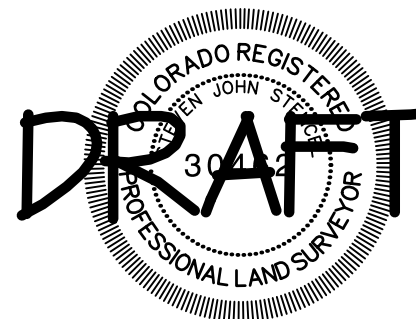
 = Boundary Corner

 = Witness Corner

 = Calculated Point Only
Not found or Set

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

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 the certification shown hereon.

DRAWN BY: _____ LHB

CHECKED BY: _____ SJS

APPROVED BY: _____ SJS

DATE: _____ 2021.03.11

SCALE: _____ 1" = 50'

PROJECT NO.: _____

P-17-8502	
SHEET	OF
9	10

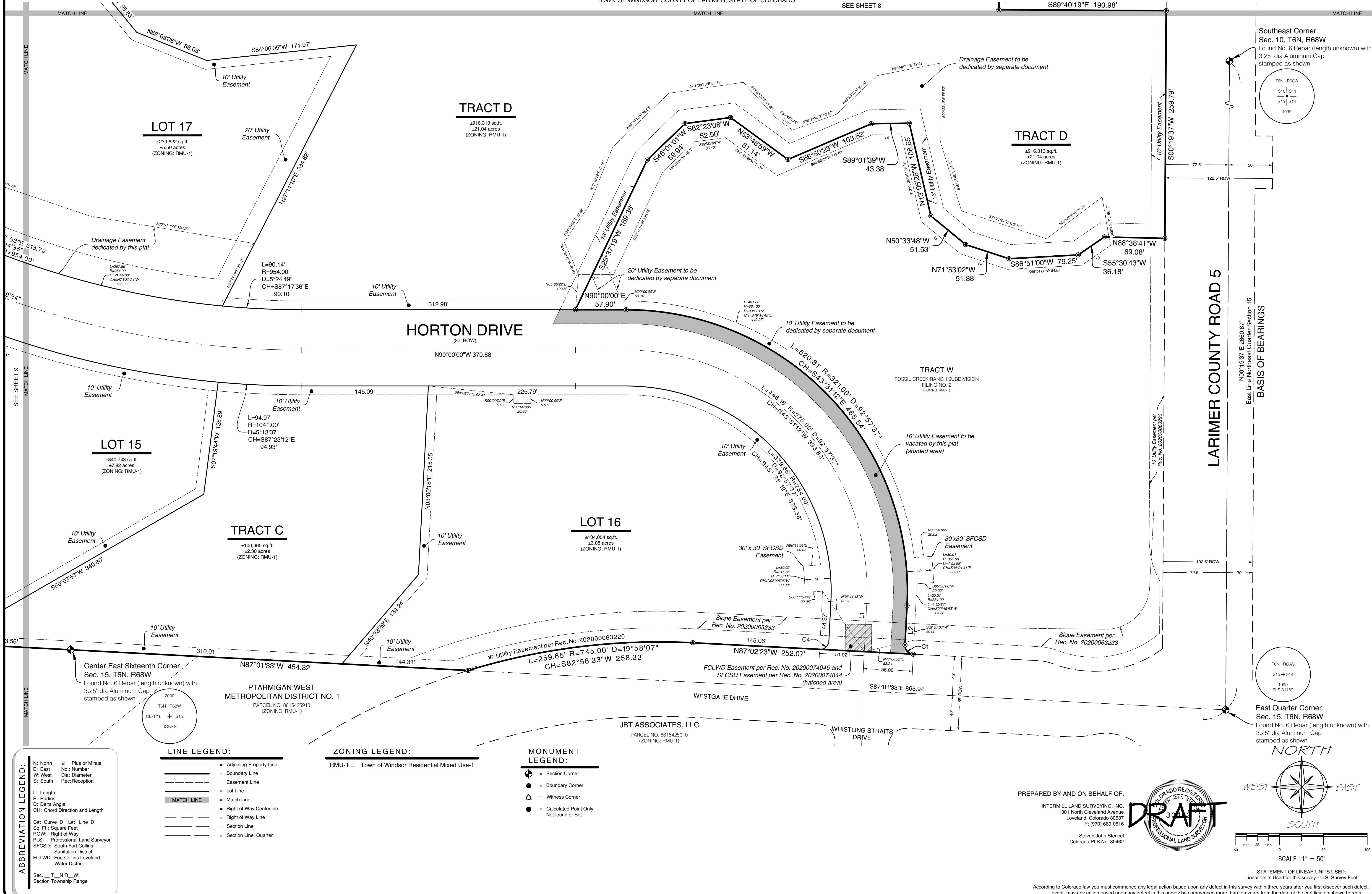
Creek Ranch Subdivision Third Filing

Page 88 of 136

FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10
ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 8



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 the certification shown hereon.

FINAL CONSTRUCTION PLANS FOR
FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST
QUARTER OF SECTION 15 AND THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, 68 WEST OF THE 6th P.M.
TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

August 2022

PROJECT OWNER/CONSULTANTS:

DEVELOPER/APPLICANT

Horton Feedlots, Inc.
P.O. Box 517
Eaton, CO 80615
(970) 454-3000

PLANNER/
LANDSCAPE ARCHITECT

Russell + Mills Studios
141 South College Avenue, Suite 104
Fort Collins, Colorado 80524
(970) 484-8855

CIVIL ENGINEER

Mary B. Wohnrade, PE
Wohnrade Civil Engineers, Inc.
11582 Colony Row
Broomfield, Colorado 80021
(720) 259-0965

GEOTECHNICAL ENGINEER

Earth Engineering Consultants, Inc.
4396 Greenfield Drive
Windsor, Colorado 80550
(970) 545-3908

LAND SURVEYOR

Intermill Land Surveying, Inc.
1301 North Cleveland Avenue
Loveland, Colorado 80537
(970) 669-0516

MUNICIPALITY-WATER-SEWER DISTRICTS:

BOX ELDER DITCH COMPANY

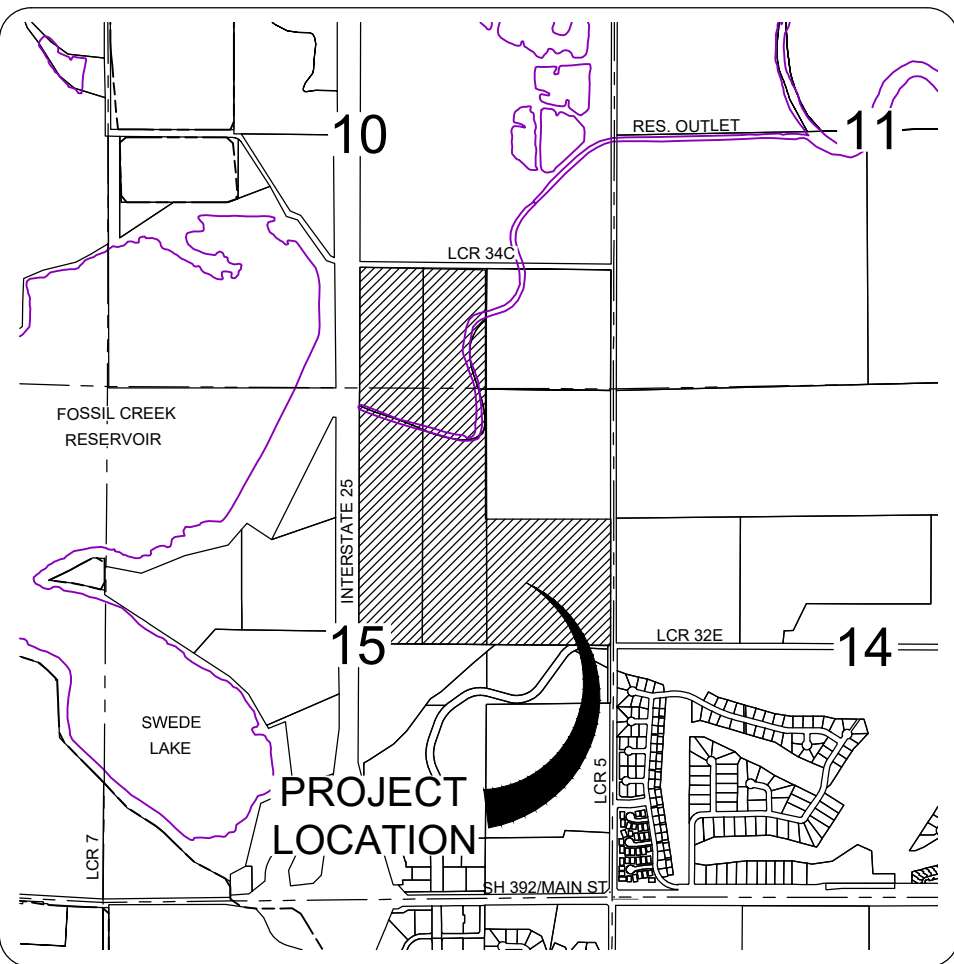
207 Windflower Way
Severance, CO 80550
(970) 686-7126
Melissa Buick
Les Thompson: 970-214-6451
Justin Green: 970-420-7503

FORT COLLINS-LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT

5150 Sneed Drive
Fort Collins, CO 80525
(970) 226-3014

TOWN OF WINDSOR, CO

Community Development / Engineering
301 Walnut Street
Windsor, CO 80550
(970) 274-2485



VICINITY MAP

1"=2000'

SHEET INDEX

TITLE SHEET	TS1	1	CONSTRUCTION DETAILS	D1-D13	64-75
GENERAL NOTES AND TYPICAL STREET SECTIONS	GN1	2	SANITARY SEWER AND WATER DETAILS	D1	64
EXISTING CONDITIONS AND DEMOLITION PLAN	EC1-EC4	3-6	WATER LINE DETAILS	D2	65
POST-PROJECT DRAINAGE PLAN	DR1	7	STORM DRAINAGE DETAILS	D3	66
OVERALL UTILITY PLANS	OU1-OU4	8-11	POND OUTLET STRUCTURE DETAILS	D4	67
OVERALL GRADING PLANS	OG1-OG4	12-15	POND OUTLET STRUCTURE DETAILS	D5	68
PRE-DISTURBANCE EROSION CONTROL PLAN	PEC1-PEC4	16-19	STORM DRAINAGE DETAILS	D6	69
INTERIM EROSION CONTROL PLAN	IEC1-IEC4	20-23	BOX CULVERT DETAILS	D7	70
FINAL EROSION CONTROL PLAN	FEC1-FEC4	24-27	SITE DETAILS	D8	71
SANITARY SEWER PLAN AND PROFILES	SS1-SS7	28-34	SITE DETAILS	D9	72
SANITARY SEWER LINE A4 PLAN AND PROFILE	SS1	28	SITE DETAILS	D10	73
SANITARY SEWER LINE A4 PLAN AND PROFILE	SS2	29	EROSION CONTROL DETAILS	D11	74
SANITARY SEWER LINE A4 PLAN AND PROFILE	SS3	30	EROSION CONTROL DETAILS	D12	75
SANITARY SEWER LINE 1 PLAN AND PROFILE	SS4	31	LANDSCAPE PLANS	L0-L9	76-85
SANITARY SEWER LINE 2 PLAN AND PROFILE	SS5	32	OVERALL LANDSCAPE PLAN	L0	76
SANITARY SEWER LINE 2 PLAN AND PROFILE	SS6	33	LANDSCAPE PLAN	L1	77
SANITARY SEWER LINE 3 PLAN AND PROFILE	SS7	34	LANDSCAPE PLAN	L2	78
12" WATER MAIN PLAN AND PROFILES	WL1-WL5	35-39	LANDSCAPE PLAN	L3	79
12" WATER MAIN FITTING SCHEDULE	WL6	40	LANDSCAPE PLAN	L4	80
STORM SEWER PLAN AND PROFILES	ST1-ST11	41-51	LANDSCAPE PLAN	L5	81
STORM SEWER LINE 1 AND 7 PLAN AND PROFILE	ST1	41	LANDSCAPE PLAN	L6	82
STORM SEWER LINE 2 PLAN AND PROFILE	ST2	42	LANDSCAPE PLAN	L7	83
STORM SEWER LINE 2 PLAN AND PROFILE	ST3	43	LANDSCAPE PLAN	L8	84
STORM SEWER LINE 2 AND 2-1 PLAN AND PROFILE	ST4	44	LANDSCAPE PLAN	L9	85
STORM SEWER LINES 3 AND 5 PLAN AND PROFILE	ST5	45	IRRIGATION PLANS	IRR1-IRR16	86-101
STORM SEWER LINE 4 PLAN AND PROFILE	ST6	46	IRRIGATION LEGEND AND NOTES	IRR1	86
STORM SEWER LINE 6 PLAN AND PROFILE	ST7	47	IRRIGATION DISTRIBUTION PLANS	IRR2-IRR15	87-100
STORM SEWER LINES 6 AND 6-1 PLAN AND PROFILE	ST8	48	IRRIGATION DISTRIBUTION DETAILS	IRR16	101
STORM SEWER LINE 6 PLAN AND PROFILE	ST9	49	FOSSIL CREEK RANCH SUBDIVISION THIRD FILING PRELIMINARY PLAT	1-10	102-111
STORM SEWER LINES 2-2 & 6-2 PLAN AND PROFILE	ST10	50	FOSSIL CREEK RANCH SUBDIVISION CR34C AND CR5 TRAFFIC SIGNAL PLANS	1-21	112-132
ARTHUR DITCH 36IN PIPE	ST11	51	COVER PAGE	1	112
STREET PLAN AND PROFILES	R1-R11	52-62	CDOT M&S STANDARDS PLANS LIST	2	113
CR 34C PLAN AND PROFILE	R1	52	GENERAL NOTES	3	114
HORTON DRIVE PLAN AND PROFILE	R2	53	GENERAL NOTES	4	115
HORTON DRIVE PLAN AND PROFILE	R3	54	SIGNAL PLANS - INTERIM	5	116
HORTON DRIVE PLAN AND PROFILE	R4	55	SIGNAL PLANS	6	117
HORTON DRIVE PLAN AND PROFILE	R5	56	SIGNAL PLANS	7	118
BARZONA DRIVE PLAN AND PROFILE	R6	57	STANDARD PLAN NO. S-614-40A, 1 OF 4	8	119
HILLMAN STREET PLAN AND PROFILE	R7	58	STANDARD PLAN NO. S-614-40A, 2 OF 4	9	120
INTERSECTION DETAILS	R8	59	STANDARD PLAN NO. S-614-40A, 3 OF 4	10	121
CR34C-HILLMAN ST. SIGNAGE AND STRIPING PLAN	R9	60	STANDARD PLAN NO. S-614-40A, 4 OF 4	11	122
HORTON DRIVE SIGNAGE AND STRIPING PLAN	R10	61	STANDARD PLAN NO. S-614-42, 1 OF 4	12	123
HORTON DRIVE SIGNAGE AND STRIPING PLAN	R11	62	STANDARD PLAN NO. S-614-42, 2 OF 4	13	124
STREET LIGHTING PLAN	SL1	63	STANDARD PLAN NO. S-614-42, 3 OF 4	14	125
			STANDARD PLAN NO. S-614-42, 4 OF 4	15	126
			STANDARD PLAN NO. S-614-45, 1 OF 6	16	127
			STANDARD PLAN NO. S-614-45, 2 OF 6	17	128
			STANDARD PLAN NO. S-614-45, 3 OF 6	18	129
			STANDARD PLAN NO. S-614-45, 4 OF 6	19	130
			STANDARD PLAN NO. S-614-45, 5 OF 6	20	131
			STANDARD PLAN NO. S-614-45, 6 OF 6	21	132

DRY UTILITY CONTACT LIST:

UTILITY COMPANY	PHONE NUMBER
Comcast-----	(970) 567-0245
Centurylink-----	(970) 377-6401
Poudre Valley REA-----	(800) 432-1012
Xcel Gas-----	(800) 772-7858

Note:
This list is provided as a courtesy reference only. Wohnrade Civil Engineers assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) for additional information.

BENCHMARKS

Town of Windsor benchmark #47

3 1/2" aluminum cap set on the top of a concrete inlet box marked "WIN REA, 1997", in the vicinity of the new corner of section 23, T6N, R68W, located near the se corner of LCR 5 and HY 392, 7' S. of the edge of asphalt on HWY 392 and 55' E. of the edge of asphalt on LCR 5.
NAVD 1988 elevation: 4894.556

Town of Windsor benchmark #123

3 1/2" aluminum cap in the top of concrete headwall on Fossil Creek marked "2006-02 BM WIN 5-32E KING SURVEYORS INC" located 40' East of the centerline of Larimer County Road 5, 55' South of the centerline of Larimer County Road 32E, 3' South of the North end of headwall.
NAVD 1988 elevation: 4923.734

Basis of Bearing

Considering the East line of the northeast quarter of said Section 15 to have an assumed bearing of N00°19'E with all other bearings relative thereto.

LANE MILES:

THE TOTAL NUMBER OF LANE MILES OF ROAD TO BE DEDICATED TO THE TOWN OF WINDSOR= 1.50 MILES

NOTE:

THE PROPOSED 10' WIDE TOWN OF WINDSOR CONCRETE TRAIL SHOWN ON THESE PLANS SHALL BE CONSTRUCTED BY THE DEVELOPER AS PER THE TOWN OF WINDSOR CONSTRUCTION STANDARDS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NORTH POUDRE IRRIGATION COMPANY
DRAWING APPROVAL

MANAGER _____ DATE _____

BOX ELDER DITCH COMPANY
DRAWING APPROVAL

MANAGER _____ DATE _____

NOTE

PRIOR TO APPROVAL OF THESE CONSTRUCTION DRAWINGS, A PERMIT SHALL BE REQUIRED FROM BOX ELDER DITCH COMPANY FOR THE 36" DIAMETER IRRIGATION PIPE UNDER HORTON DRIVE

FORT COLLINS - LOVELAND
WATER DISTRICT
SOUTH FORT COLLINS
SANITATION DISTRICT

District Engineer _____ Date _____

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.

TOWN OF WINDSOR
DRAWING APPROVAL

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

DATE _____ BY _____
DEPUTY DIRECTOR OF ENGINEERING

HORTON FEEDLOTS, INC.

FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
TITLE SHEET

WOHNRADE CIVIL ENGINEERS, INC.



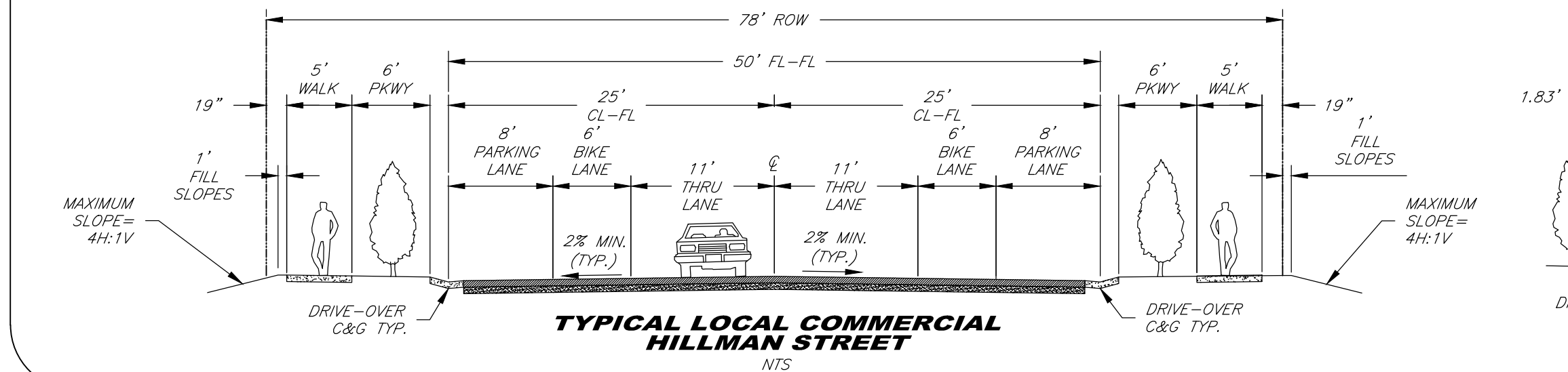
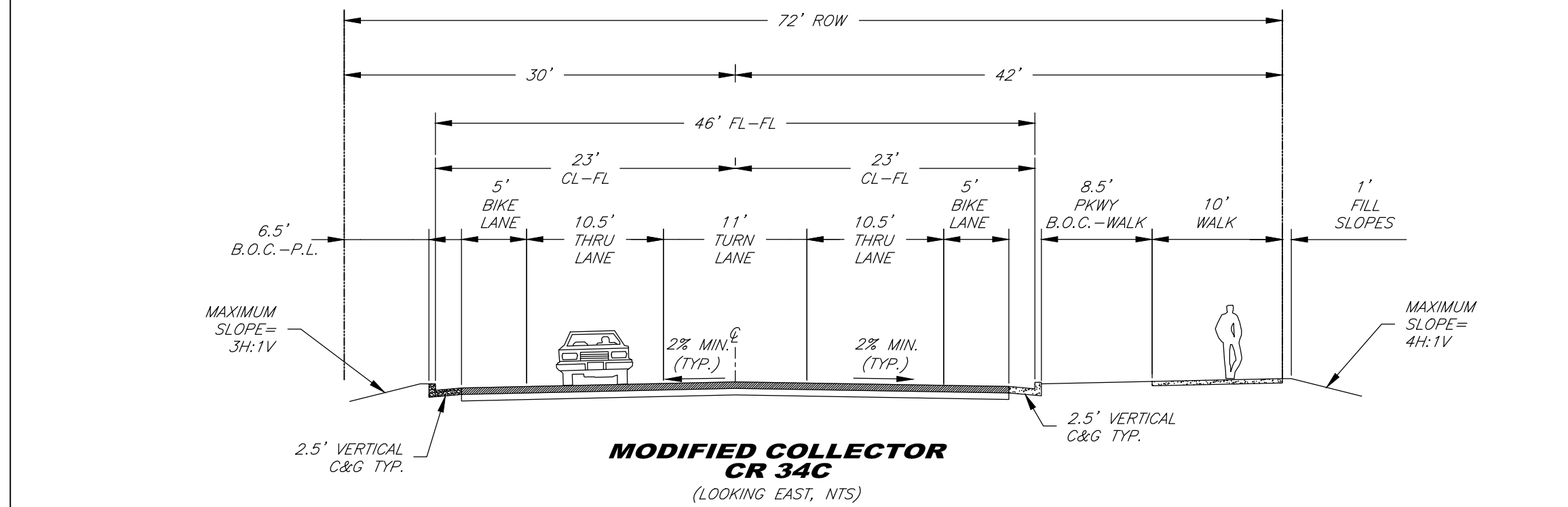
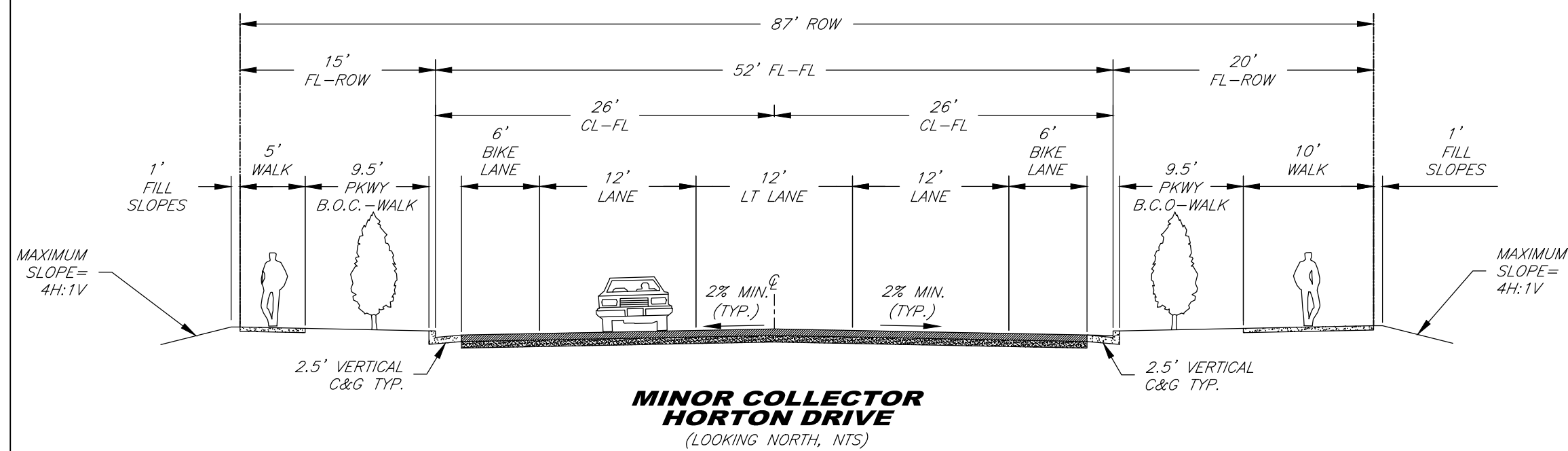
Project: FCR 1728.04
Date: 8/10/2022
Scale: N/A
Designed By: TSC
Reviewed By: MBW

TS1
Sheet
1 OF 132
Sheets

GENERAL NOTES

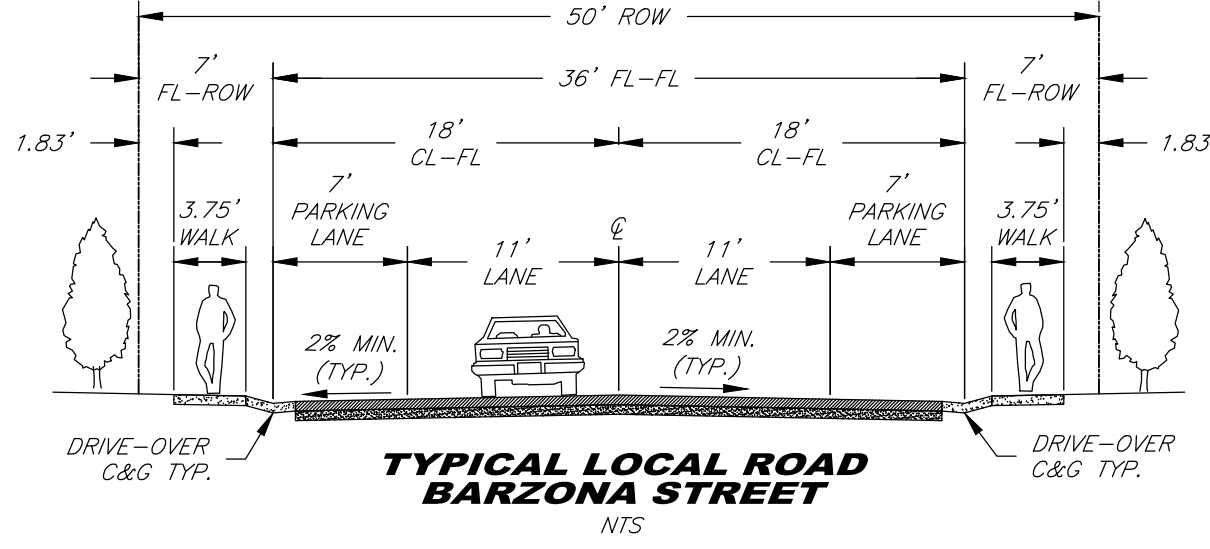
- All street and storm sewer construction shall conform to the Town of Windsor Standards and Specifications current at the date of execution of the Development Agreement pertaining to this development. Any construction occurring three years or more after the execution of the Development Agreement shall require re-examination of the plans by the Town Engineer, who may require that they be made to conform to standards and specifications current at that time.
- All sanitary sewer and waterline construction shall conform to the Fort Collins-Loveland Water District and South Fort Collins Sanitation District Standards and Specifications current at the date of execution of the Development Agreement pertaining to this development. Any construction occurring three years or more after the execution of the Development Agreement shall require re-examination of the plans by the District Engineer, who may require that they be made to conform to standards and specifications current at that time.
- Street paving shall not begin until subgrade compaction tests are taken and the Town Engineer approves the results.
- The contractor shall comply with all requirements of the soils report prepared for this project and approved by the Town Engineer.
- The contractor shall be responsible for contacting the Utility Notification Center of Colorado (Call before you dig), 811. Call two business days prior (not including the day of the call) to digging, grading or excavating for the marking of underground member utilities.
- Prior to commencement of any construction, the contractor shall provide the Town Engineer 24 hours advanced notice. Phone (970) 674-2400.
- Temporary erosion control measures shall be provided by the contractor during construction as identified on the Erosion Control Plan. Maintenance of onsite drainage and erosion control facilities during construction shall be the responsibility of the Contractor.
- Prior to commencement of any construction, the contractor shall contact all utilities to coordinate schedules.
- Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the Town Engineer. Phone (970) 674-2400.
- The contractor shall be responsible for all traffic control during construction:
 - All signs, striping and traffic control device shall conform to, and placement shall be performed in accordance with, the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and CDOT M&S Standards, latest edition.
 - The contractor shall be responsible for maintenance and cleaning of traffic control devices.
 - The contractor shall maintain existing pavement markings during construction operations, in conformance with construction documents.
 - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the surface or texture of the pavement or existing surfacing. The pavement markings shall be removed to the extent that they are not visible under day or night conditions.
- The contractor shall contact the Town of Windsor Construction Inspector prior to any street cut. The existing street condition shall be documented by the Town of Windsor Construction Inspector before any cuts are made. Any street patching shown on the drawings is approximate. Actual limits of street patch shall be determined by the Town of Windsor Construction Inspector. Patching shall be done in conformance with Town of Windsor Division I Streets Design Criteria and Construction Specifications (section 02595). All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. In accordance with the referenced specifications, the Town Engineer shall make the determination of the need for a complete overlay.
- The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.
- The contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In case of willful or careless destruction, the contractor shall be responsible for restorations. Resetting of markers shall be performed under the direction of a Colorado licensed Professional Land Surveyor.
- The contractor shall immediately remove any construction debris and mud tracked onto existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.
- All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.
- The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible of any unknown underground utilities.
- The contractor shall notify the South Fort Collins Sanitation District at (970) 226-3104 at least 48 hours prior to installing a new sewer service.
- The contractor shall notify the Fort Collins-Loveland Water District at (970) 226-3104 at least 48 hours prior to installing a new water service or abandoning an existing water service.
- The Town of Windsor shall not be responsible for operation, maintenance or repair of storm drainage facilities located on private property.
- The Contractor shall be responsible for obtaining the services of a qualified testing laboratory to perform all compaction testing, asphalt testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.

TYPICAL STREET CROSS-SECTIONS



FORT COLLINS-LOVELAND WATER DISTRICT & SOUTH FORT COLLINS SANITATION DISTRICT NOTES

- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FORT COLLINS-LOVELAND WATER DISTRICT AND THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION OF WATER AND SEWER FACILITIES REQUIRE A PRECON MEETING WITH DISTRICT INSPECTION STAFF PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY DISTRICT INSPECTORS PRIOR TO STARTING WORK.
- CONTRACTOR SHALL CONTACT THE SANITATION DISTRICT INSPECTOR FOR SEWER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWER STUBS.
- IF GROUNDWATER IS ENCOUNTERED WITHIN DEPTH OF SEWER CONSTRUCTION, MANHOLES MUST BE WATER-PROOFED.
- CONTRACTOR SHALL CONTACT THE WATER DISTRICT FOR WATER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING INFRASTRUCTURE.
- ALL COMMERCIAL AND DOMESTIC SERVICES REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE.
- ALL WATER LINES SHALL BE A MINIMUM OF (5) FIVE FEET AND A MAXIMUM OF (6) SIX FEET BELOW FINAL GRADE.
- ALL DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT OPERATIONS STAFF.
- PIPE PRESSURE AND VACUUM TESTING SHALL BE WITNESSED BY DISTRICT INSPECTORS. WATERLINE BACTERIA TESTS SHALL ALSO BE TAKEN BY DISTRICT INSPECTORS.
- ONCE THE SYSTEM IS OPERATIONAL AND ALL TESTS HAVE PASSED, CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION WITH A LETTER TO THE DISTRICT.
- AS-BUILTS SHALL BE SUBMITTED IN PDF AND DWG TO THE DISTRICT FOR FINAL APPROVAL.
- ONCE ALL PUNCH LIST ITEMS ARE COMPLETE, EASEMENTS ARE RECORDED, AND AS-BUILT FILES ARE APPROVED, THE CONTRACTOR SHALL REQUEST FINAL COMPLETION WITH A LETTER TO THE DISTRICT THAT INCLUDES THE DOLLAR VALUE OF THE WATER AND SEWER IMPROVEMENTS LISTED SEPARATELY.



- The Contractor shall maintain one (1) set of "redlined" prints of the construction plans. The "redlined" prints shall be kept current to accurately represent the dimensions and locations of all work performed by the Contractor. Prior to final payment, the Contractor must present the "redlined" prints to the Owner's engineer for preparation of a set of reproducible "Record Drawings" which shall be submitted to the Town within 30 days of construction acceptance of the project by the Town.
- The Owner/Developer shall be responsible for providing all required lot staking and construction staking. The Contractor shall coordinate through the Owner's designated representative to assure that the surveyor is given adequate notice and instruction in order to complete the survey requirements for the various phases of work. The Contractor shall be responsible for the cost of re-surveying required due to the Contractor's, or subcontractor's, activities. The Contractor shall be responsible for the costs associated with rescheduling the surveyor to accommodate the Contractor's requests for unscheduled staking.
- The Contractor shall provide and implement a "Traffic Control Plan" related to all construction activities for this project.
- The Contractor shall perform all work according to all Town, County, State and Federal safety and health regulations. In particular, the trenching and open excavation operations shall comply with all current O.S.H.A. regulatory requirements.
- All construction activities must comply with the State of Colorado permitting process for "Stormwater Discharges Associated with Construction Activity." For information contact the Colorado Department of Health, Water Quality Control Division, WQCD-PE-B2, 4300 Cherry Creek Drive South, Denver, Colorado, 80246. Attention: Permits and Enforcement Section. Phone (303) 692-3500.
- When discharging groundwater, all dewatering methods shall be in conformance with all laws and regulations of the State - including a Colorado Discharge Permit System for Construction Dewatering Wastewater Discharge. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from stormwater runoff and/or deposition of debris resulting from any and all work.
- The engineer who has prepared these plans, by execution and/or seal hereon, does hereby affirm responsibility to the Town of Windsor, as a beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans shall not relieve the engineer who has prepared these plans of any such responsibility.
- The contractor shall have a registered land surveyor tie out and reset any property corners or section corners planned to be disturbed by construction of this project, and shall have a registered land surveyor reestablish any property corners or section corners inadvertently disturbed during construction of this project.

FORT COLLINS-LOVELAND WATER DISTRICT & SOUTH FORT COLLINS SANITATION DISTRICT NOTES

- ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FORT COLLINS-LOVELAND WATER DISTRICT AND THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION OF WATER AND SEWER FACILITIES REQUIRE A PRECON MEETING WITH DISTRICT INSPECTION STAFF PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY DISTRICT INSPECTORS PRIOR TO STARTING WORK.
- CONTRACTOR SHALL CONTACT THE SANITATION DISTRICT INSPECTOR FOR SEWER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWER STUBS.
- IF GROUNDWATER IS ENCOUNTERED WITHIN DEPTH OF SEWER CONSTRUCTION, MANHOLES MUST BE WATER-PROOFED.
- CONTRACTOR SHALL CONTACT THE WATER DISTRICT FOR WATER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING INFRASTRUCTURE.
- ALL COMMERCIAL AND DOMESTIC SERVICES REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE.
- ALL WATER LINES SHALL BE A MINIMUM OF (5) FIVE FEET AND A MAXIMUM OF (6) SIX FEET BELOW FINAL GRADE.
- ALL DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT OPERATIONS STAFF.
- PIPE PRESSURE AND VACUUM TESTING SHALL BE WITNESSED BY DISTRICT INSPECTORS. WATERLINE BACTERIA TESTS SHALL ALSO BE TAKEN BY DISTRICT INSPECTORS.
- ONCE THE SYSTEM IS OPERATIONAL AND ALL TESTS HAVE PASSED, CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION WITH A LETTER TO THE DISTRICT.
- AS-BUILTS SHALL BE SUBMITTED IN PDF AND DWG TO THE DISTRICT FOR FINAL APPROVAL.
- ONCE ALL PUNCH LIST ITEMS ARE COMPLETE, EASEMENTS ARE RECORDED, AND AS-BUILT FILES ARE APPROVED, THE CONTRACTOR SHALL REQUEST FINAL COMPLETION WITH A LETTER TO THE DISTRICT THAT INCLUDES THE DOLLAR VALUE OF THE WATER AND SEWER IMPROVEMENTS LISTED SEPARATELY.

Other Notes

- Groundwater may be encountered at shallow depths. Contractor responsible for all dewatering measures, permits, and compliance.

EROSION CONTROL NOTES:

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

LOCAL RESIDENTIAL ROADWAYS	MINOR COLLECTOR ROADWAYS
4" HOT MIX ASPHALT	5" HOT MIX ASPHALT
6" AGGREGATE BASE COURSE	8-1/2" AGGREGATE BASE COURSE
12" FLY ASH	12" FLY ASH

NOTE:

- PAVEMENT DESIGN AS PER THE PROJECT GEOTECHNICAL ENGINEER EARTH ENGINEERING CONSULTANTS REPORT TITLED "PRELIMINARY GEOTECHNICAL EXPLORATION, FOSSIL CREEK MEADOWS, WINDSOR, COLORADO" DATED JUNE 23, 2006. PROJECT NO. 1062081. SITE GRADING AND SUBGRADE PREPARATION SHALL ALSO BE PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS.
- A FINAL PAVING REPORT WILL BE REQUIRED FOR REVIEW AND APPROVAL BY THE TOWN OF WINDSOR PRIOR TO PAVING OPERATIONS.

TYPICAL PAVEMENT SECTIONS

NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Table A-10. Upland area temporary seed mix – loamy to clay soils

Common Name	Scientific Name	Growth Season	Growth Form	% of Seed Mix	Lb/ac (PLS ³)
Slender wheatgrass	<i>Elymus trachycaulus</i> spp.	Cool	Bunch	20	5
Green needlegrass	<i>Nasella viridula</i>	Cool	Bunch	20	4.4
Western wheatgrass	<i>Pascopyrum smithii</i>	Cool	Sod	20	7.3
Arizona fescue	<i>Festuca arizonica</i>	Cool	Bunch	20	1.5
Sideoats grama	<i>Bouteloua curtipendula</i>	Warm	Bunch/Sod	20	4.2
TOTAL PLS POUNDS/ACRE				100	22.4

PLS = Pure Live Seed – If broadcast seeding, double the rate

HORTON FEEDLOTS, INC.

FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
GENERAL NOTES

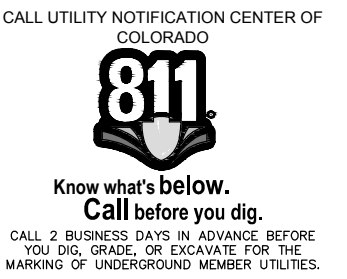
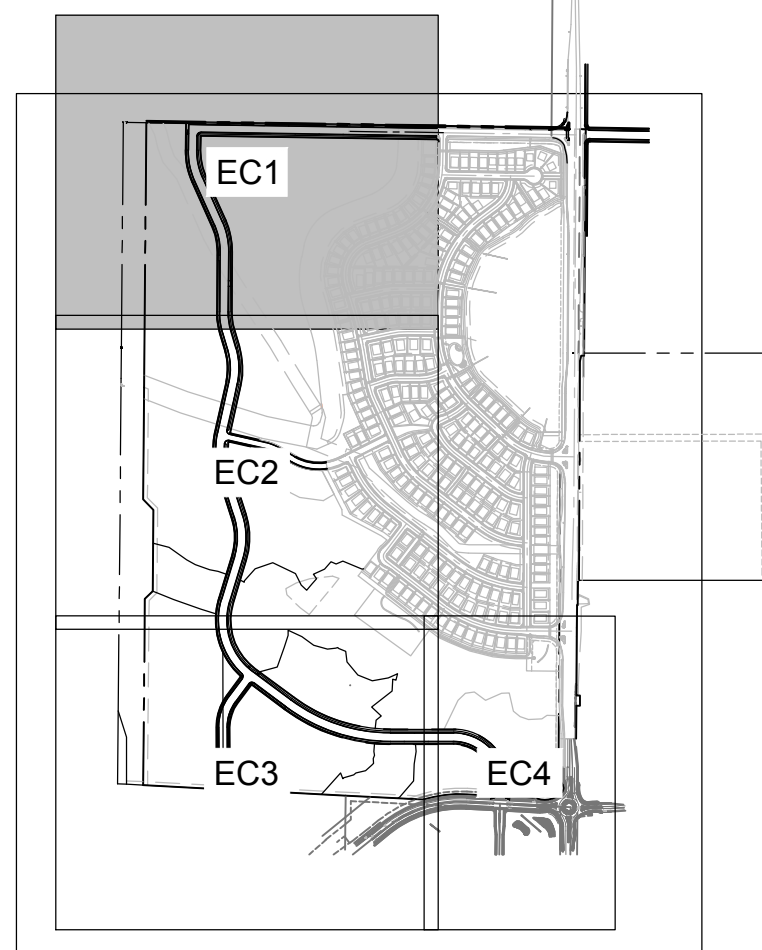
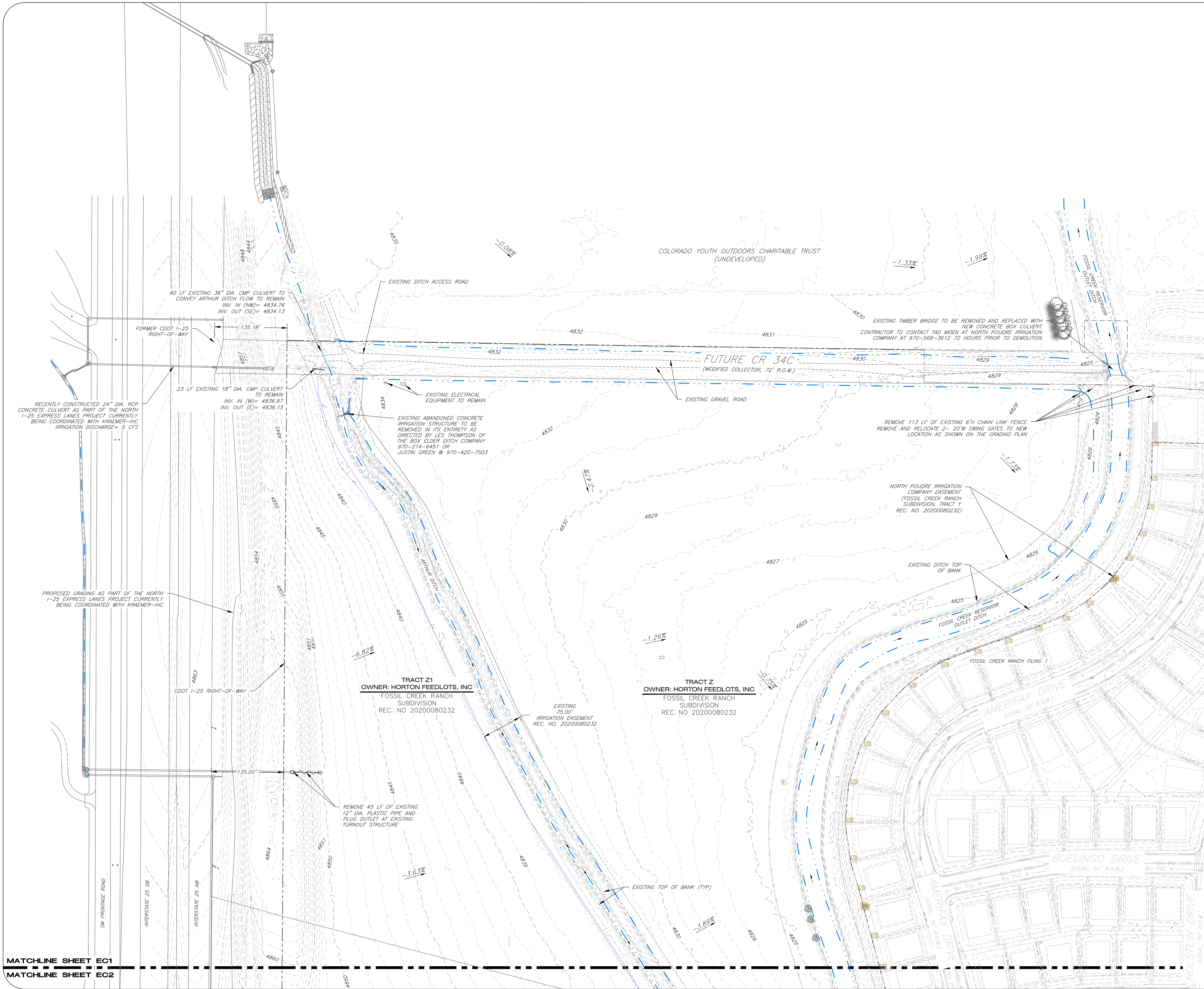
WOWRADE CIVIL ENGINEERS, INC.



Project: FCR: 1728.04
Date: 8/10/2022
Scale: N/A
Designed By: JOM
Reviewed By: MBW

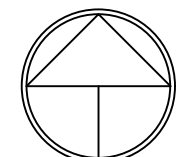
GN1
Sheet

2 OF 132
Sheets



LEGEND

- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- RIGHT-OF-WAY
- 5020 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR
- 4650.00 — EXISTING SPOT ELEVATION
- 5267.38 — PROPOSED SPOT ELEVATION
- FL —
- SS — SS — EXISTING SEWER MAIN
- 12in PVC W — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING UNDERGROUND GAS
- FO — FO — EXISTING FIBER OPTICS LINE
- OHP — OHP — EXISTING POWER LINES
- T — T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- 18in RCP STRM — EXISTING STORM SEWER
- 18in RCP STRM — EXISTING STORM SEWER AND INLET
- X — EXISTING STREET SIGN
- EXISTING FENCE
- EXISTING MAILBOX



80' 0 80' 160' 240'
1" = 80'

MATCHLINE SHEET EC1
MATCHLINE SHEET EC2

HORTON FEEDLOTS, INC.

FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
EXISTING CONDITIONS AND
DEMOLITION PLAN

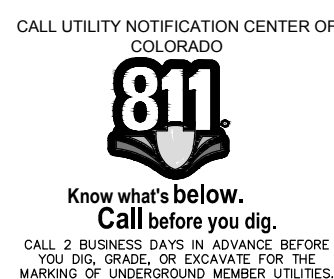
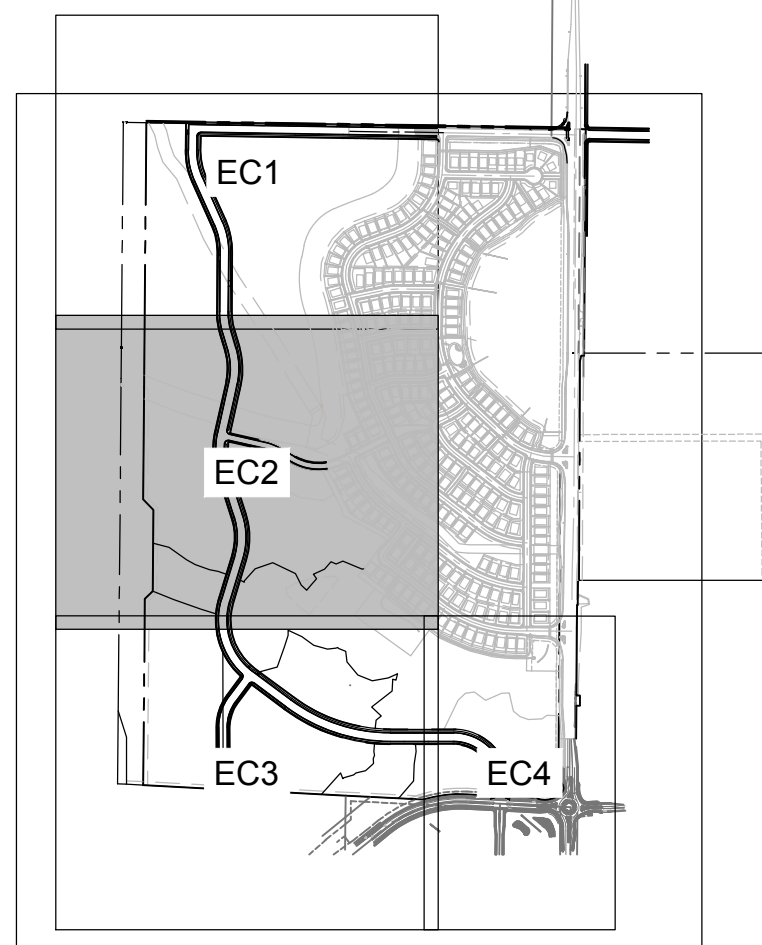
MOHRRADE CIVIL ENGINEERS, INC.



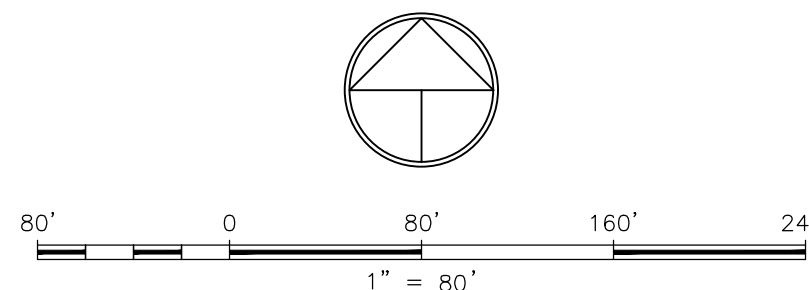
Project: FCR 1728.04
Date: 8/10/2022
Scale: 1"=80'
Designed By: YSG
Reviewed By: MBV

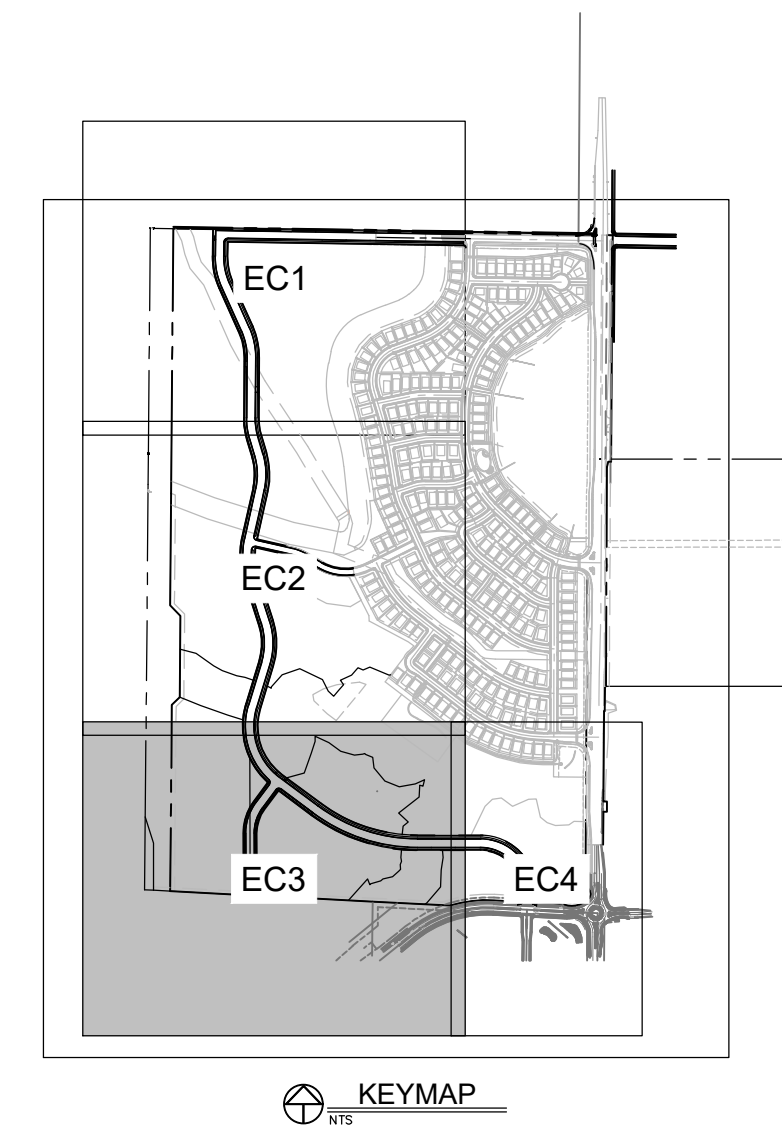
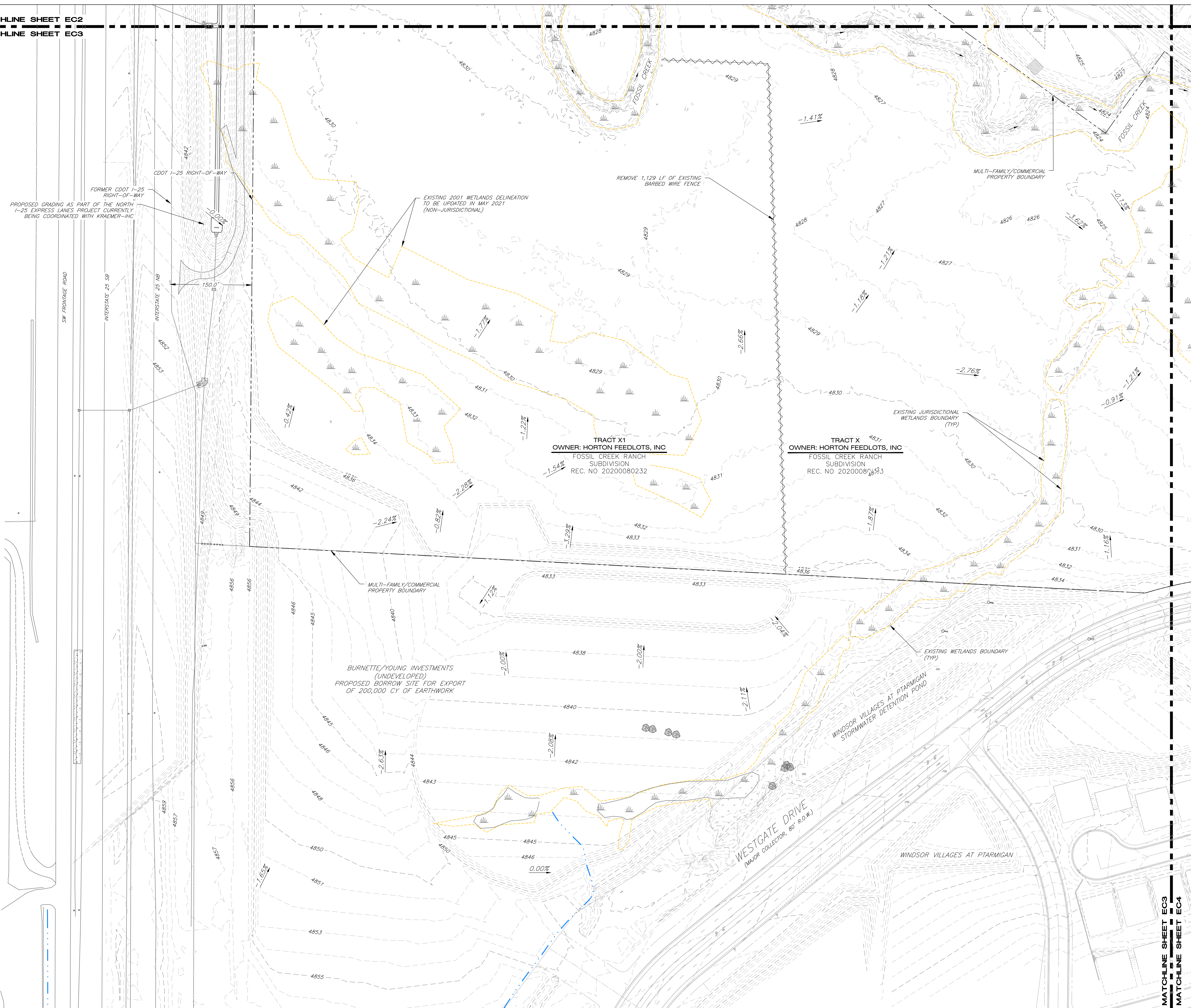
EC1
Sheet

3 OF 132
Sheets



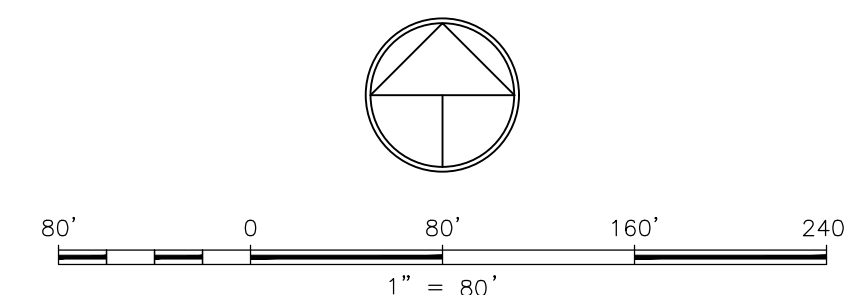
18in RCP STRM	PROPOSED STORM SEWER OR CULVERT
18in RCP STRM	PROPOSED STORM SEWER W/ INLET
---	PROPOSED SWALE
---	RIGHT-OF-WAY
--- 5020 ---	EXISTING CONTOUR
--- 20 ---	PROPOSED CONTOUR
4650.00	EXISTING SPOT ELEVATION
2762.38	PROPOSED SPOT ELEVATION
FL	
SS SS	EXISTING SEWER MAIN
12in PVC W	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING POWER POLE W/ GUY WIRE
UE UE	EXISTING UNDERGROUND ELECTRIC
G G	EXISTING UNDERGROUND GAS
F0 F0	EXISTING FIBER OPTICS LINE
OHP OHP	EXISTING POWER LINES
T T	EXISTING TELEPHONE LINES
	EXISTING TELEPHONE PEDESTAL
	EXISTING STREET LIGHT
	EXISTING POWER VAULT
18in RCP STRM	EXISTING STORM SEWER
18in RCP STRM	EXISTING STORM SEWER AND INLET
X	EXISTING STREET SIGN
X	EXISTING FENCE
	EXISTING MAILBOX

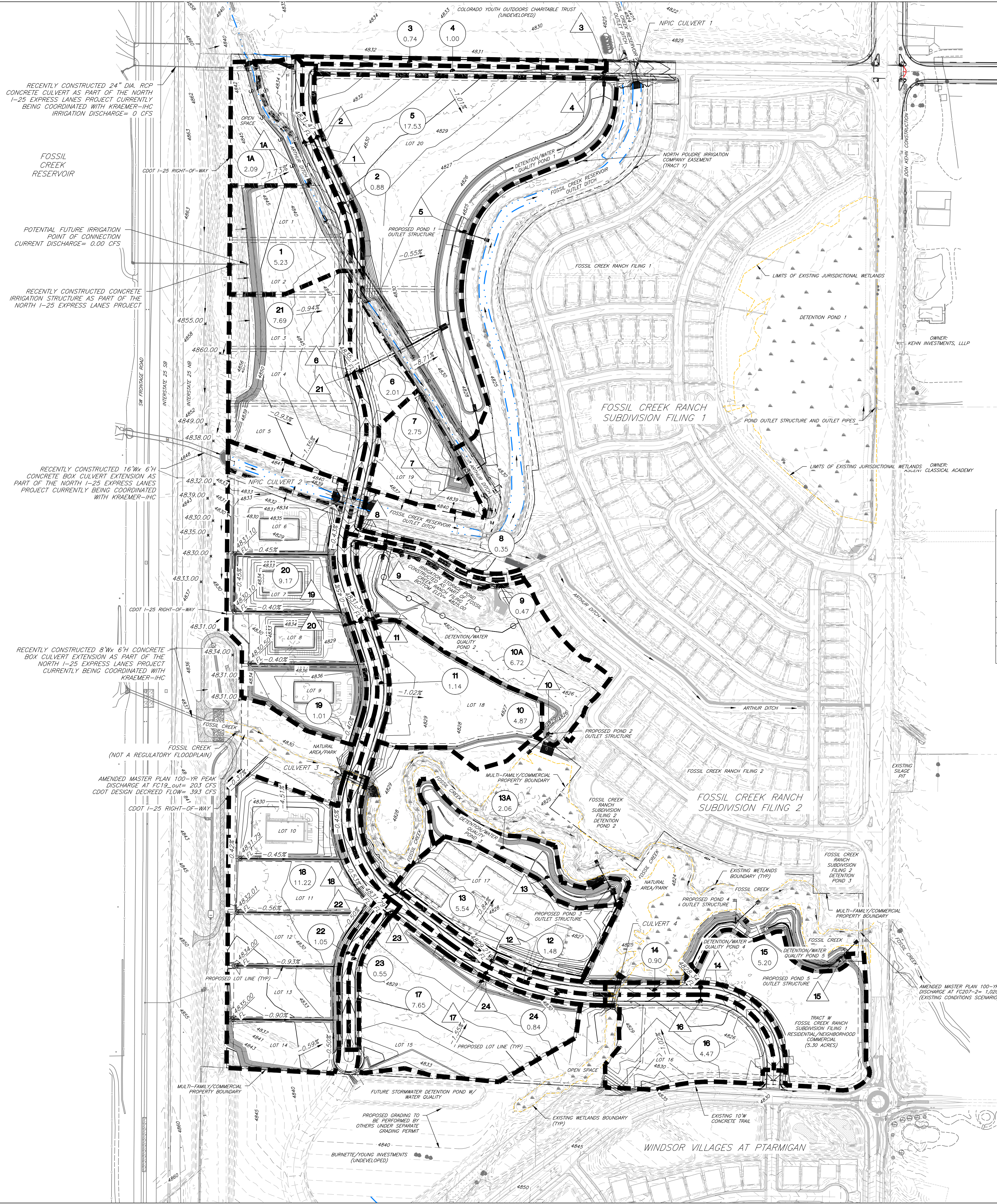




LEGEND

- | | |
|---|---------------------------------|
| 18in RCP STRM | PROPOSED STORM SEWER OR CULVERT |
|  18in RCP STRM | PROPOSED STORM SEWER W/ INLET |
| --- | PROPOSED SWALE |
| --- | RIGHT-OF-WAY |
| --- 5020 --- | EXISTING CONTOUR |
| 20 | PROPOSED CONTOUR |
| *4650.00 | EXISTING SPOT ELEVATION |
| 5267.38 | PROPOSED SPOT ELEVATION |
| ⊕ FL | |
| SS SS | EXISTING SEWER MAIN |
| 12in PVC W | EXISTING WATER MAIN |
|  | EXISTING WATER VALVE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING POWER POLE |
|  | EXISTING POWER POLE W/ GUY WIRE |
| UE UE | EXISTING UNDERGROUND ELECTRIC |
| G G | EXISTING UNDERGROUND GAS |
| FO FO | EXISTING FIBER OPTICS LINE |
| OHP OHP | EXISTING POWER LINES |
| T T | EXISTING TELEPHONE LINES |
|  | EXISTING TELEPHONE PEDESTAL |
|  | EXISTING STREET LIGHT |
|  | EXISTING POWER VAULT |
| 18in RCP STRM | EXISTING STORM SEWER |
|  18in RCP STRM | EXISTING STORM SEWER AND INLET |
| --- | EXISTING STREET SIGN |
| X | EXISTING FENCE |
|  | EXISTING MAILBOX |





SUMMARY RUNOFF TABLE						
DESIGN POINT	TRIBUTARY AREA	INITIAL STORM 2-YR RUNOFF COEFFICIENTS	MAJOR STORM 100-YR RUNOFF COEFFICIENTS	2-YR PEAK DISCHARGE (CFS)	100-YR PEAK DISCHARGE (CFS)	STORM INLET NUMBER
1	5.23	0.70	0.83	8.4	35.4	INLET 2-2
1A	2.09	0.03	0.50	0.1	6.5	
2	0.88	0.64	0.81	1.6	7.1	INLET 2-1
3	0.74	0.64	0.81	0.9	4.0	INLET 1-2
4	1.00	0.64	0.81	1.3	5.7	INLET 1-1
5	17.53	0.56	0.77	19.7	96.5	
6	2.01	0.56	0.77	2.7	13.1	INLET 2-3
7	2.75	0.56	0.77	3.6	17.8	F.E.S.
8	0.35	0.64	0.81	0.6	2.6	INLET 3-2
9	0.47	0.64	0.81	0.8	3.5	INLET 3-1
10	4.87	0.56	0.77	5.4	26.6	
10A	6.72	0.10	0.60	0.9	19.1	
11	1.14	0.64	0.81	1.8	7.9	INLET 5-1
12	1.48	0.64	0.81	2.2	9.8	INLET 6-1
13	5.54	0.56	0.77	6.7	33.0	
13A	2.06	0.10	0.60	0.4	7.5	
14	0.90	0.64	0.81	1.5	6.6	INLET 7-1
15	5.20	0.56	0.77	6.3	30.8	
16	4.47	0.56	0.77	5.4	26.5	INLET 7-2
17	7.65	0.56	0.77	9.0	44.1	F.E.S.
18	11.22	0.70	0.83	16.3	68.9	F.E.S.
19	1.01	0.64	0.81	1.6	7.1	INLET 5-2
20	9.17	0.70	0.83	14.4	60.8	F.E.S.
21	7.69	0.70	0.83	12.0	50.9	INLET 2-4
22	1.05	0.64	0.81	1.7	7.9	INLET 6-4
23	0.55	0.64	0.81	0.9	4.3	INLET 6-3
24	0.84	0.64	0.81	1.4	6.5	INLET 6-2

TOTAL AREA OF DEVELOPED DRAINAGE BASINS 1-24= 104.62 ACRES

SUMMARY DETENTION POND TABLE											
POND NUMBER	TRIBUTARY AREA	WATER QUALITY CAPTURE VOLUME (AC-FT)	WATER QUALITY CAPTURE VOLUME ELEVATION (FT)	2-YR POND INFLOW (CFS)	2-YR MAXIMUM RELEASE (CFS)	2-YR MAXIMUM ALLOWABLE RELEASE (CFS)	MAXIMUM 2-YR WATER SURFACE ELEVATION (FT)	100-YR POND INFLOW (CFS)	100-YR MAXIMUM RELEASE (CFS)	100-YR MAXIMUM ALLOWABLE RELEASE (CFS)	MAXIMUM 100-YR WATER SURFACE ELEVATION (FT)
1	39.91	1,146	4823.59	43.83	2.08	3.30	4824.31	200.62	7.82	9.58	4825.89
2	23.74	0.682	4826.73	22.91	0.78	0.99	4827.09	106.61	5.69	5.70	4828.15
3	30.40	0.873	4826.23	35.72	1.27	1.27	4827.11	165.57	7.28	7.30	4829.34
4	5.37	0.154	4824.28	6.45	0.17	0.23	4824.90	31.26	1.19	1.29	4826.64
5	5.20	0.149	4823.14	6.32	0.19	0.22	4823.89	30.99	1.23	1.25	4825.68

GENERAL NOTES:

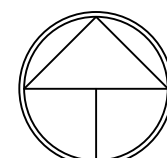
- NPIC CULVERT 1
1.1. 97.5 LF 16"Wx 6'H RCBC @ 0.16%
1.2. DESIGN DISCHARGE= 300 CFS= DECREED FLOW
(TO BE APPROVED BY NORTH POUDRE IRRIGATION COMPANY)
- NPIC CULVERT 2
2.1. 104 LF 16"Wx 6'H RCBC @ 0.19%
2.2. DESIGN DISCHARGE= 300 CFS= DECREED FLOW
(TO BE APPROVED BY NORTH POUDRE IRRIGATION COMPANY)
- CULVERT 3
3.1. 1 @ 120 LF 8"Wx 6'H RCBC @ 0.11%
3.2. DESIGN DISCHARGE= 393 CFS (REFERENCE: CDOT)
- CULVERT 4
1 @ 119 LF 16"Wx 4'H RCBC @ 0.42%
DESIGN DISCHARGE= 312.37 CFS
REF. 1ST PTARMIGAN REPORT, SWMM NODE FC207 LATERAL
- 2-YR ALLOWABLE RELEASE RATE CALCULATIONS:
5.1. POND 1= HISTORIC BASIN= 54.95 ACRES W/ 2-YR PEAK DISCHARGE= 3.3 CFS
5.2. POND 2= HISTORIC BASIN= 54.95 ACRES W/ 2-YR PEAK DISCHARGE= 2.3 CFS
2.3 CFS / 54.95 ACRES= 0.418 CFS/ACRE
23.74 ACRES x 0.0418 CFS/AC= 0.99 CFS
5.3. POND 3= 30.40 ACRES x 0.0418 CFS/AC= 1.27 CFS
5.4. POND 4= 5.37 ACRES x 0.0418 CFS/AC= 0.23 CFS
5.5. POND 5= 5.20 ACRES x 0.0418 CFS/AC= 0.22 CFS
- MAXIMUM ALLOWABLE 100-YR PEAK DISCHARGE FROM DETENTION POND 1 TO THE FOSSIL CREEK RESERVOIR OUTLET DITCH= 0.24 CFS/ACRE x 39.91 ACRES= 9.58 CFS, AS PER AN AGREEMENT WITH NPIC.
- MAXIMUM ALLOWABLE 100-YR PEAK DISCHARGE FROM DETENTION POND 2 TO FOSSIL CREEK= 0.24 CFS/ACRE x 23.74 ACRES= 5.70 CFS.
- MAXIMUM ALLOWABLE 100-YR PEAK DISCHARGE FROM DETENTION POND 3 TO FOSSIL CREEK= 0.24 CFS/ACRE x 30.40 ACRES= 7.30 CFS.
- MAXIMUM ALLOWABLE 100-YR PEAK DISCHARGE FROM DETENTION POND 4 TO FOSSIL CREEK= 0.24 CFS/ACRE x 5.37 ACRES= 1.29 CFS.
- MAXIMUM ALLOWABLE 100-YR PEAK DISCHARGE FROM DETENTION POND 5 TO FOSSIL CREEK= 0.24 CFS/ACRE x 5.2 ACRES= 1.25 CFS.
- LOT 14 WILL BE REQUIRED TO DETAIN STORMWATER RUNOFF ONSITE AND RELEASE TO STORM SEWER LINE 6-1 AT A MAXIMUM 100-YR RATE OF 0.24 CFS/ACRE.
- EXISTING CONDITIONS PEAK DISCHARGE AT FOSSIL CREEK AND CR 5= 1,020 CFS
12.1. REFERENCE TOWN OF WINDSOR MASTER PLAN, 2017 UPDATE, APRIL 2018 ADDENDUM (2018 EPA SWMM ELEMENT FC207-2)

LEGEND:

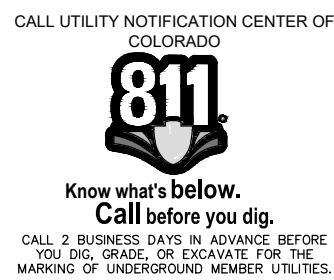
- ST ST EXISTING STORM SEWER
- ST ST EXISTING STORM SEWER WITH INLET
- PROPOSED STORM SEWER OR CULVERT
- PROPOSED STORM SEWER OR CULVERT WITH INLET
- 5020 EXISTING CONTOUR
- 20 PROPOSED CONTOUR
- PROJECT BOUNDARY
- DESIGN DRAINAGE BASIN BOUNDARY
- BASIN LABEL
- AREA IN ACRES
- DESIGN POINT

NOTE:

- SITE IMPROVEMENTS SHOWN ON LOTS 6-10, 17, AND TRACT W ARE FICTITIOUS.



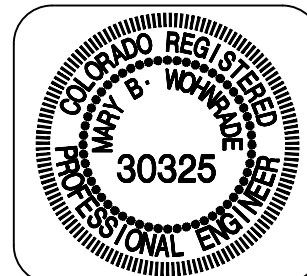
200 0 200 400 600 Feet
(IN FEET)
1 inch = 200 ft.



HORTON FEEDLOTS, INC.

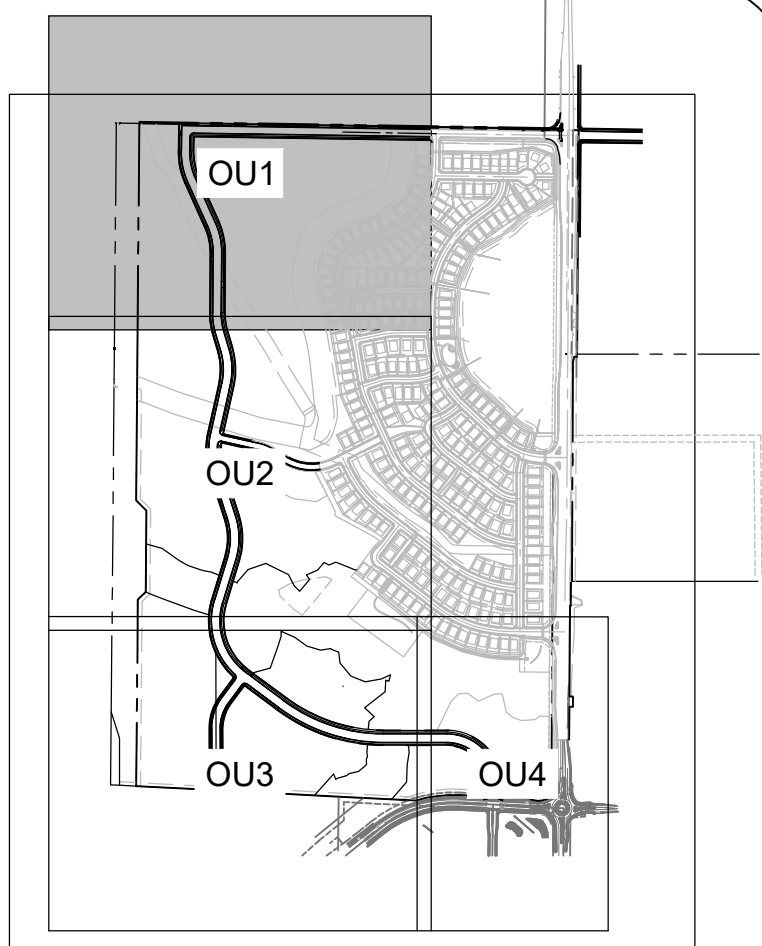
FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
POST-PROJECT
DRAINAGE PLAN

MOHRBADE CIVIL ENGINEERS, INC.
11550 County Road
Boulder, CO 80501
Phone: (303) 441-0887
Fax: (303) 441-1519



Project:
FCR 1728.04
Date:
8/10/2022
Scale:
1"=200'
Designed By:
YSG
Reviewed By:
MBV

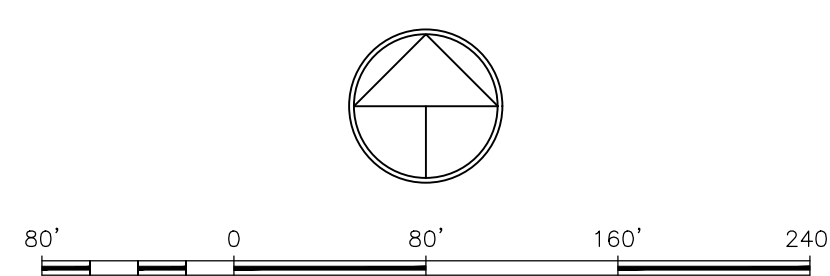
DR1
Sheet
7 of 132
Sheets



1. SEWER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF MANHOLES. SEE DETAIL SHEETS FOR MANHOLE DIAMETER.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MARKING SERVICES SHALL BE USED TO LOCATE LINES OR INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE IN PAVED AREAS.
4. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5.0'. MAXIMUM COVER SHALL BE 6.0'.
5. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
6. ALL WATER SERVICES REQUIRE WATER PIT INSTALLATION.
7. WATER FITTINGS AND VALVES ARE NOT GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
8. SANITARY SEWER MAINS AND SERVICES SHALL BE SD-35 PVC.
9. WATER MAINS AND FIRE SERVICES SHALL BE AWWA C-900 PVC. WATER SERVICES SHALL BE TYPE K COPPER.
10. WATER SERVICE PROVIDED BY FORT COLLINS-LOVELAND WATER DISTRICT. SANITARY SERVICE PROVIDED BY SOUTH FORT COLLINS SANITATION DISTRICT. SEE THE CONSTRUCTION SPECIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, CUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION. THE CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
12. WATER MAINS SHALL BE LOCATED WITHIN A 10' UTILITY EASEMENT ADJACENT TO THE ROAD RIGHT-OF-WAY. SEE DETAIL.

LEGEND

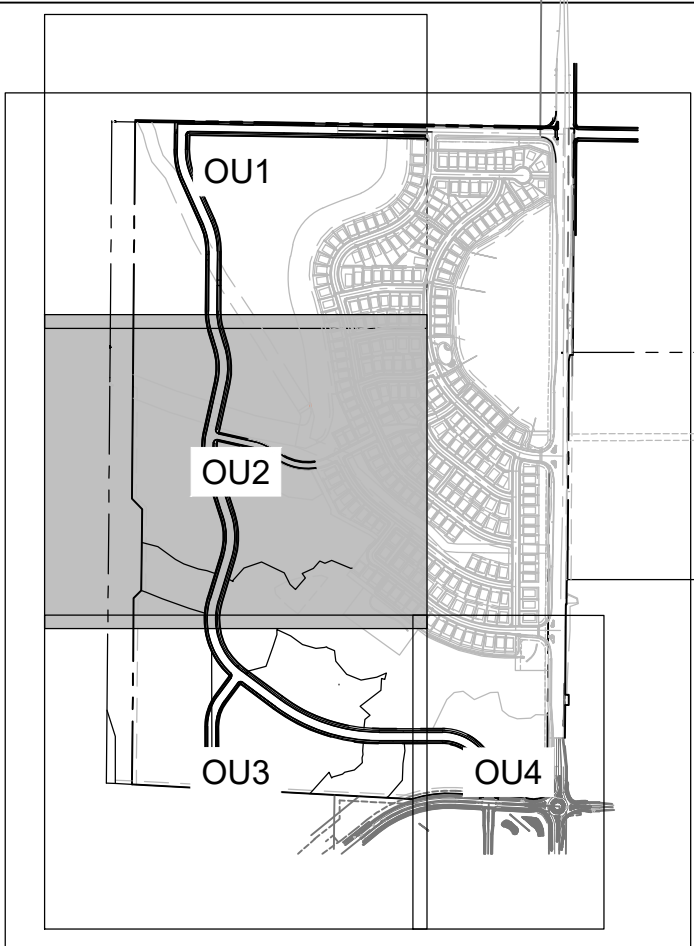
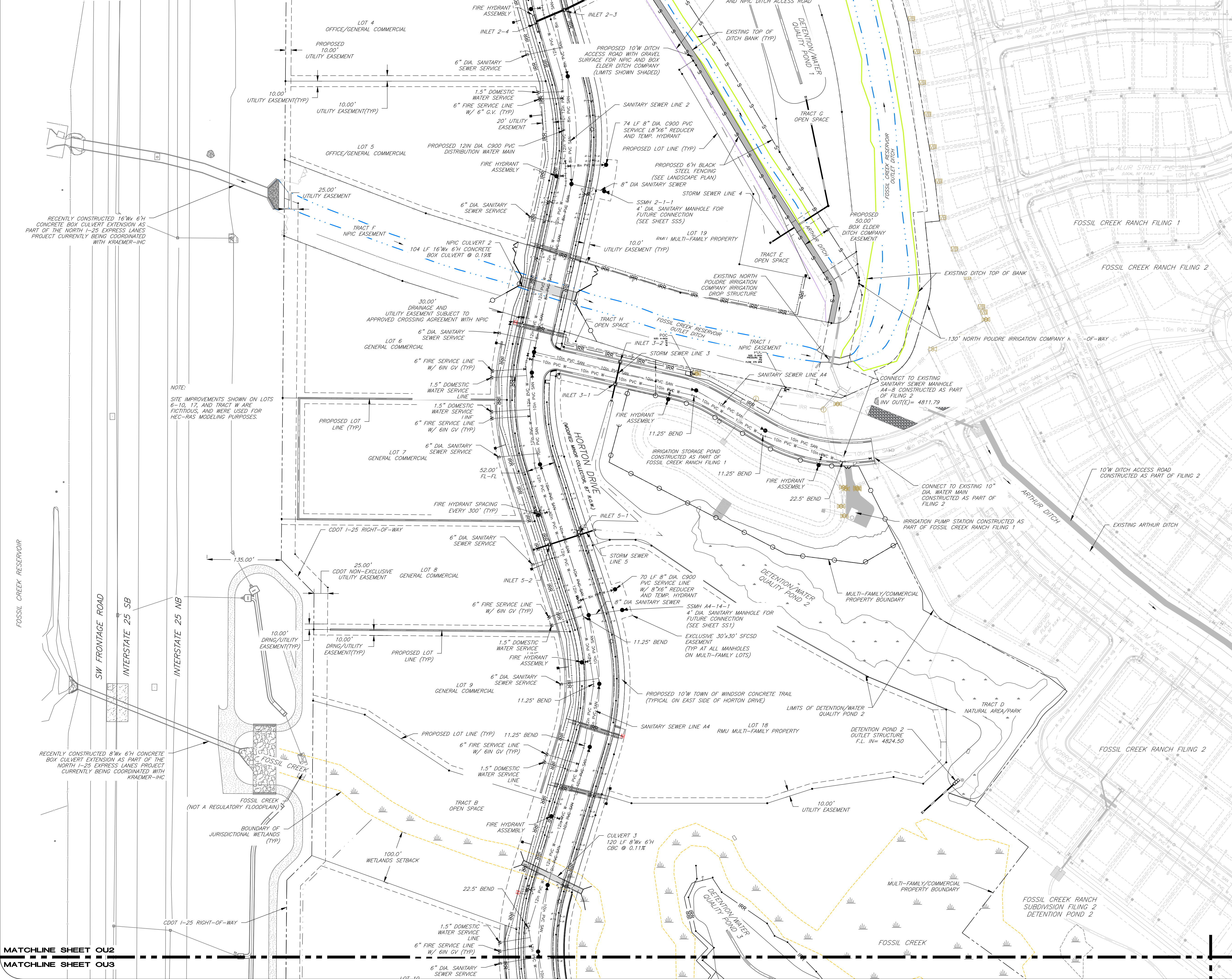
12in PVC W	PROPOSED WATER MAIN
PROPOSED GATE VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED 6" DIA. DOMESTIC WATER	
PROPOSED 6" DIA. FIRE SERVICE LINE	
8in PVC SAN	PROPOSED SEWER MAIN
PROPOSED 6" DIA. SEWER SERVICE	
18in RCP STRM	PROPOSED STORM SEWER OR CULVERT
18in RCP STRM	PROPOSED STORM SEWER W/ INLET
PROPOSED SWALE	
PROPERTY BOUNDARY	
IRR IRR	PROPOSED NON-POTABLE WATER
S S	PROPOSED BLACK STEEL FENCE
SS SS	EXISTING SEWER MAIN
W W	EXISTING WATER MAIN
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING POWER POLE	
EXISTING POWER POLE W/ GUY WIRE	
UE UE	EXISTING UNDERGROUND ELECTRIC
G G	EXISTING UNDERGROUND GAS
CATV	EXISTING UNDERGROUND CABLE LINE
OHP OHP	EXISTING POWER LINES
T T	EXISTING TELEPHONE LINES
EXISTING TELEPHONE PEDESTAL	
EXISTING STREET LIGHT	
EXISTING POWER VAULT	
18in RCP STRM	EXISTING STORM SEWER
18in RCP STRM	EXISTING STORM SEWER AND INLET
EXISTING STREET SIGN	
EXISTING FENCE	
EXISTING MAILBOX	



OU1
Sheet

8 OF **132**
Sheets

MATCHLINE SHEET OU1
MATCHLINE SHEET OU2

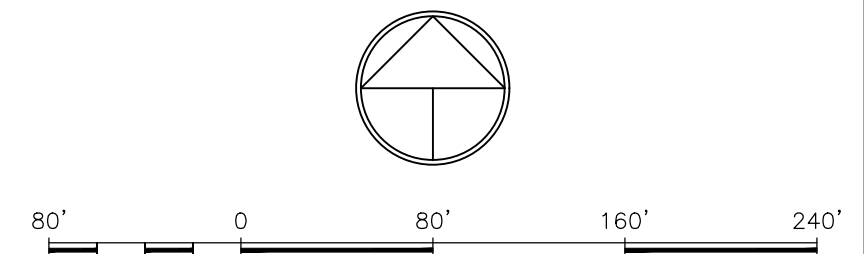


GENERAL UTILITY NOTES:

- SEWER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF MANHOLES. SEE DETAIL SHEETS FOR MANHOLE DIAMETER.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
- MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE IN PAVED AREAS.
- MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5.0'. MAXIMUM COVER SHALL BE 6.0'.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
- ALL WATER SERVICES REQUIRE METER PIT INSTALLATION.
- ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 PVC.
- WATER MAINS AND FIRE SERVICES SHALL BE AWWA C-900 PVC. WATER SERVICES SHALL BE TYPE K COPPER.
- WATER SERVICE PROVIDED BY FORT COLLINS-LOVELAND WATER DISTRICT. SANITARY SERVICE PROVIDED BY SOUTH FORT COLLINS SANITATION DISTRICT. SEE THE CONSTRUCTION SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
- WATER METERS SHALL BE LOCATED WITHIN A 10' UTILITY EASEMENT ADJACENT TO THE ROAD RIGHT-OF-WAY. SEE DETAIL.

LEGEND

- | | |
|------------|------------------------------------|
| 12in PVC W | PROPOSED WATER MAIN |
| W | PROPOSED GATE VALVE |
| W | PROPOSED FIRE HYDRANT |
| W | PROPOSED 2" DIA. DOMESTIC WATER |
| W | PROPOSED 6" DIA. FIRE SERVICE LINE |
| W | PROPOSED SEWER MAIN |
| W | PROPOSED 6" DIA. SEWER SERVICE |
| W | PROPOSED STORM SEWER OR CULVERT |
| W | PROPOSED STORM SEWER W/ INLET |
| W | PROPOSED SWALE |
| IRR | PROPERTY BOUNDARY |
| IRR | PROPOSED NON-POTABLE WATER |
| S | PROPOSED BLACK STEEL FENCE |
| SS | EXISTING SEWER MAIN |
| W | EXISTING WATER MAIN |
| W | EXISTING WATER VALVE |
| W | EXISTING FIRE HYDRANT |
| W | EXISTING POWER POLE |
| W | EXISTING POWER POLE W/ GUY WIRE |
| UE | EXISTING UNDERGROUND ELECTRIC |
| C | EXISTING UNDERGROUND GAS |
| CATV | EXISTING UNDERGROUND CABLE LINES |
| OHP | EXISTING POWER LINES |
| T | EXISTING TELEPHONE LINES |
| X | EXISTING TELEPHONE PEDESTAL |
| X | EXISTING STREET LIGHT |
| X | EXISTING POWER VAULT |
| X | EXISTING STORM SEWER |
| X | EXISTING STORM SEWER AND INLET |
| X | EXISTING STREET SIGN |
| X | EXISTING FENCE |
| X | EXISTING MAILBOX |



HORTON FEEDLOTS, INC.

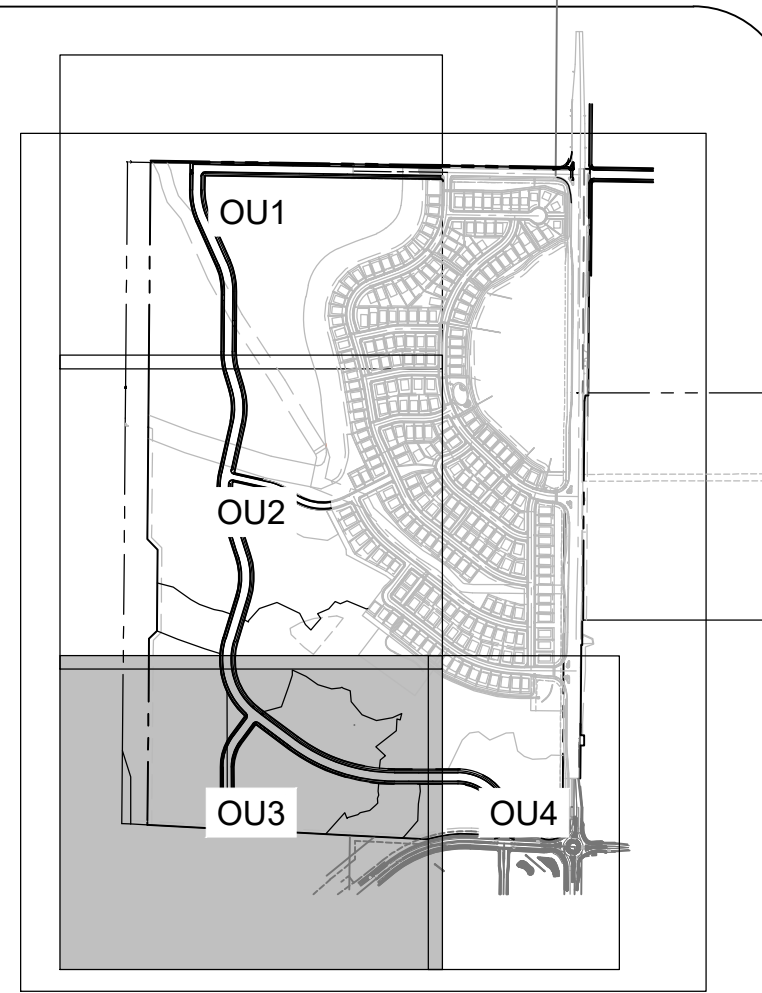
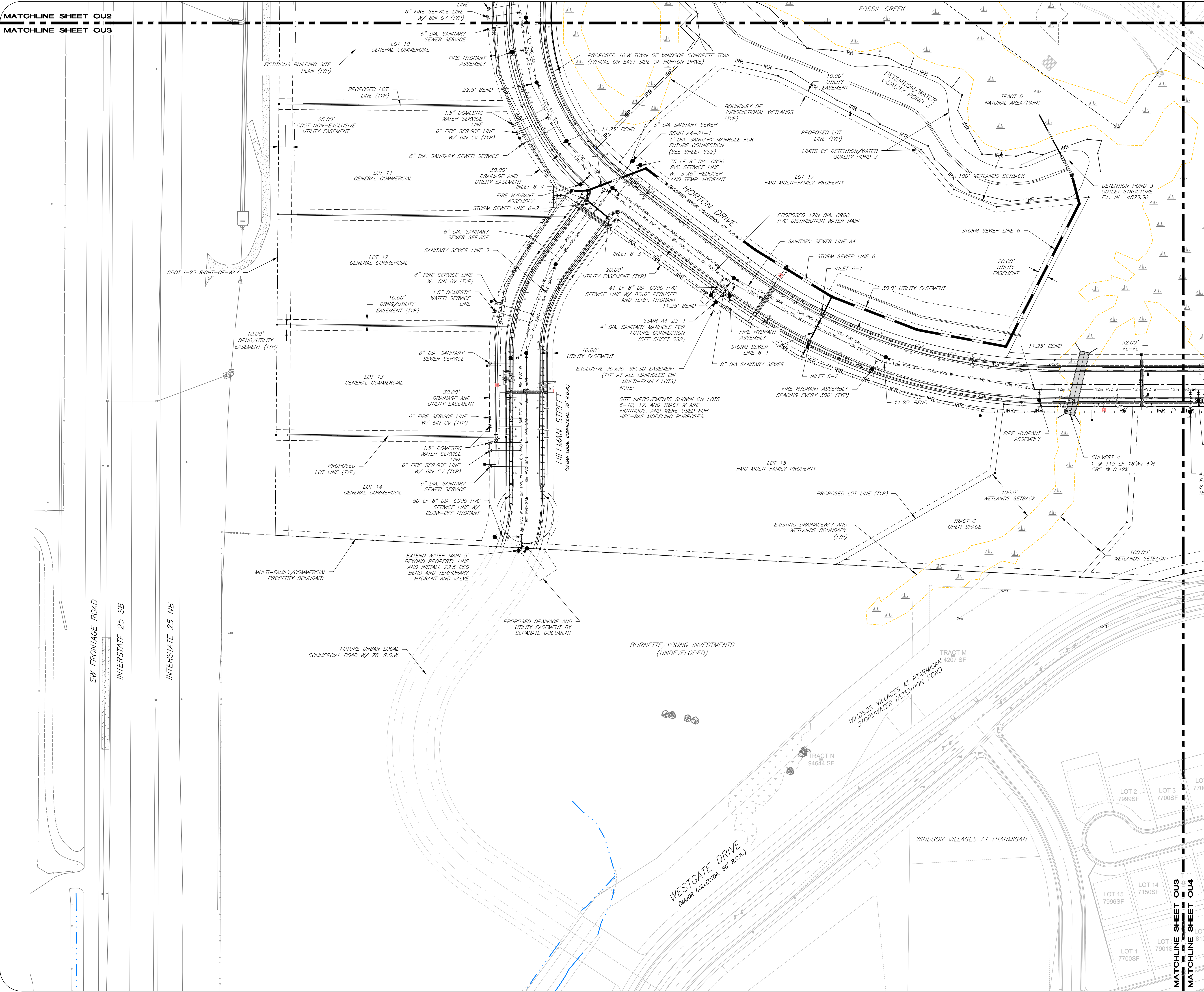
FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
UTILITY PLAN

MOHRBADE CIVIL ENGINEERS, INC.



Project:
PCN: 1728.04
Date:
8/10/2022
Scale:
1"=80'
Designed By:
YSG
Reviewed By:
ABW

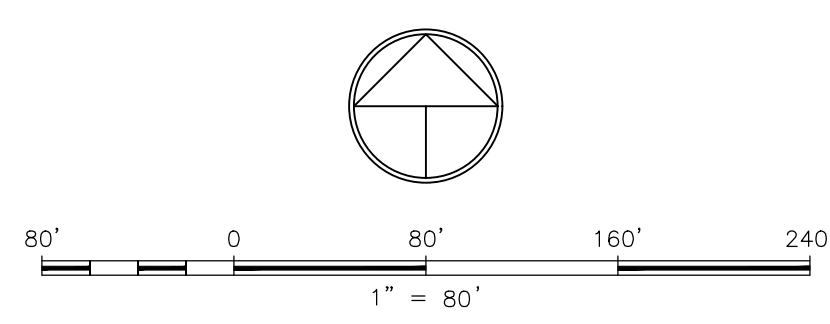
OU2
Sheet
9 OF 132
Sheets



- GENERAL UTILITY NOTES:**
- SEWER LINE DIMENSIONS ARE CALCULATED TO THE CENTER OF MANHOLES. SEE DETAIL SHEETS FOR MANHOLE DIAMETER.
 - EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
 - MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE IN PAVED AREAS.
 - MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5.0'. MAXIMUM COVER SHALL BE 6.0'.
 - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
 - ALL WATER SERVICES REQUIRE METER PIT INSTALLATION.
 - ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 PVC.
 - WATER MAINS AND FIRE SERVICES SHALL BE AWWA C-900 PVC. WATER SERVICES SHALL BE TYPE K COPPER.
 - WATER SERVICE PROVIDED BY FORT COLLINS-LOVELAND WATER DISTRICT. SANITARY SERVICE PROVIDED BY SOUTH FORT COLLINS SANITATION DISTRICT. SEE THE CONSTRUCTION SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
 - WATER METERS SHALL BE LOCATED WITHIN A 10' UTILITY EASEMENT ADJACENT TO THE ROAD RIGHT-OF-WAY. SEE DETAIL.

LEGEND

12in PVC W	PROPOSED WATER MAIN
W	PROPOSED GATE VALVE
W	PROPOSED FIRE HYDRANT
W	PROPOSED 2" DIA. DOMESTIC WATER
W	PROPOSED 6" DIA. FIRE SERVICE LINE
W	PROPOSED SEWER MAIN
W	PROPOSED 6" DIA. SEWER SERVICE
W	PROPOSED STORM SEWER OR CULVERT
W	PROPOSED STORM SEWER W/ INLET
W	PROPOSED SWALE
IRR	PROPERTY BOUNDARY
S	PROPOSED NON-POTABLE WATER
SS	PROPOSED BLACK STEEL FENCE
W	EXISTING SEWER MAIN
W	EXISTING WATER MAIN
W	EXISTING WATER VALVE
W	EXISTING FIRE HYDRANT
W	EXISTING POWER POLE
W	EXISTING POWER POLE W/ GUY WIRE
UE	EXISTING UNDERGROUND ELECTRIC
C	EXISTING UNDERGROUND GAS
CATV	EXISTING UNDERGROUND CABLE LINES
OHP	EXISTING POWER LINES
T	EXISTING TELEPHONE LINES
X	EXISTING TELEPHONE PEDESTAL
X	EXISTING STREET LIGHT
X	EXISTING POWER VAULT
X	EXISTING STORM SEWER
X	EXISTING STORM SEWER AND INLET
X	EXISTING STREET SIGN
X	EXISTING FENCE
X	EXISTING MAILBOX



By: _____
Date: _____

Revisions: _____
No. _____

HORTON FEEDLOTS, INC.

FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
UTILITY PLAN

MOHNRAD CIVIL ENGINEERS, INC.

Professional Engineer
30325
11555 Colony Road, Suite 100
Fort Collins, CO 80521
Phone: (970) 225-0852
Fax: (970) 225-1519

Project: PCR 1728.04

Date: 8/10/2022

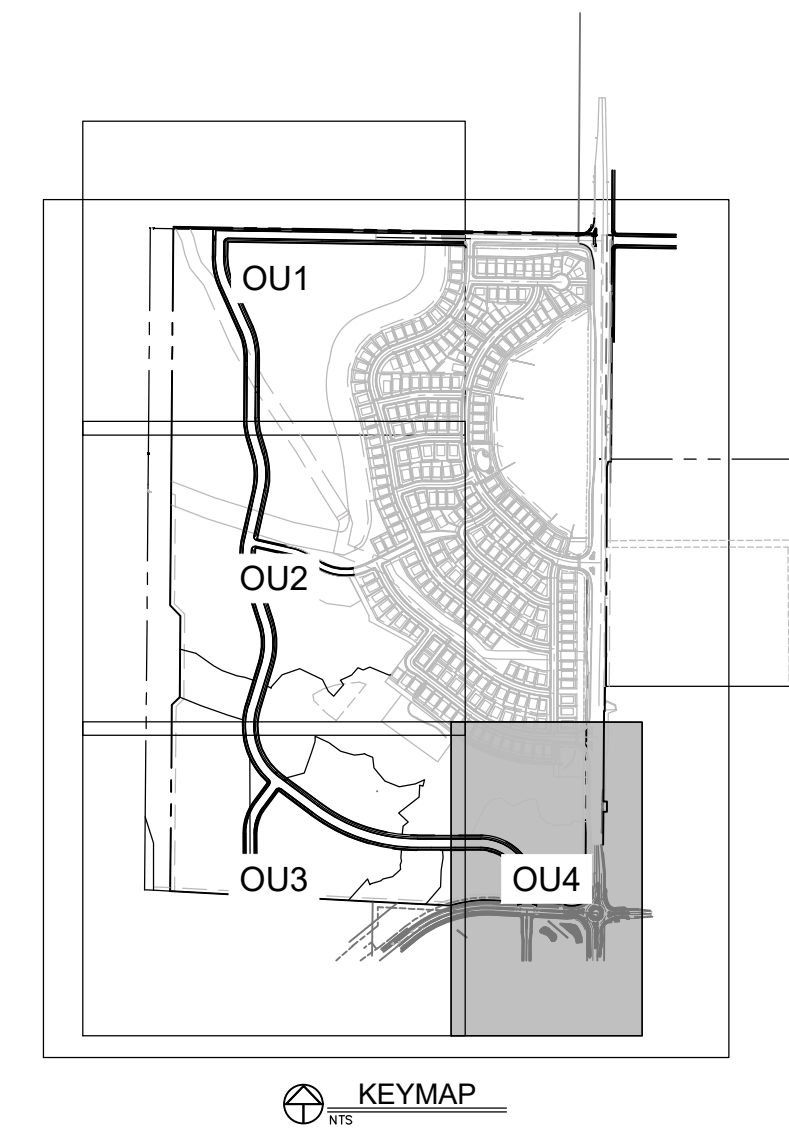
Scale: 1"=80'

Designed By: YSG

Reviewed By: MBV

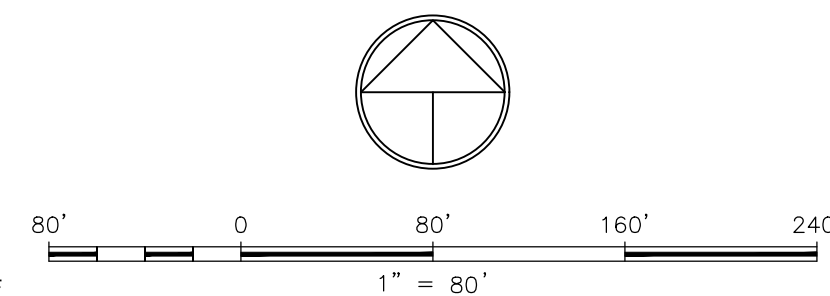
OU3
Sheet

10 of 132
Sheets



OU4
Sheet

11 OF **132**
Sheets



CALL UTILITY NOTIFICATION CENTER OF
COLORADO

811

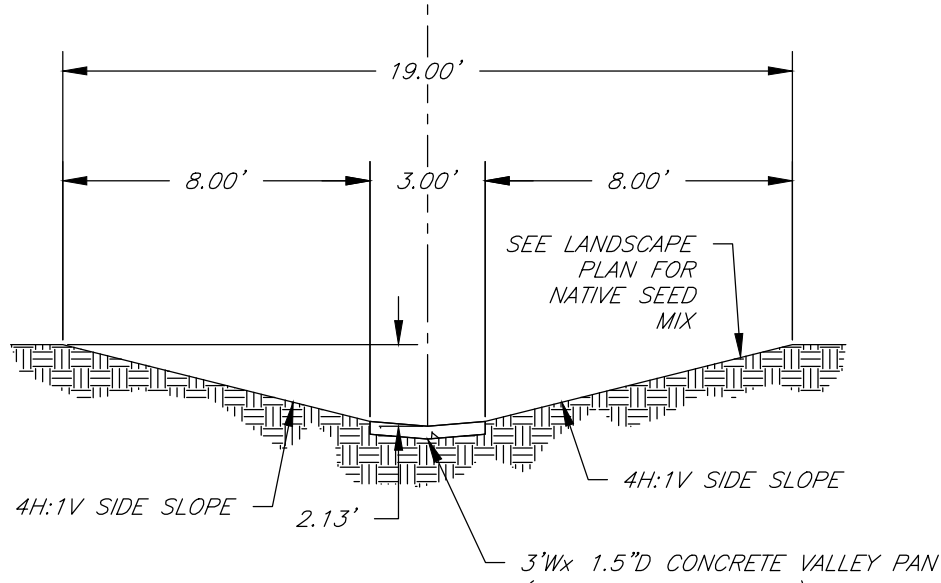
**Know what's below.
Call before you dig.**

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

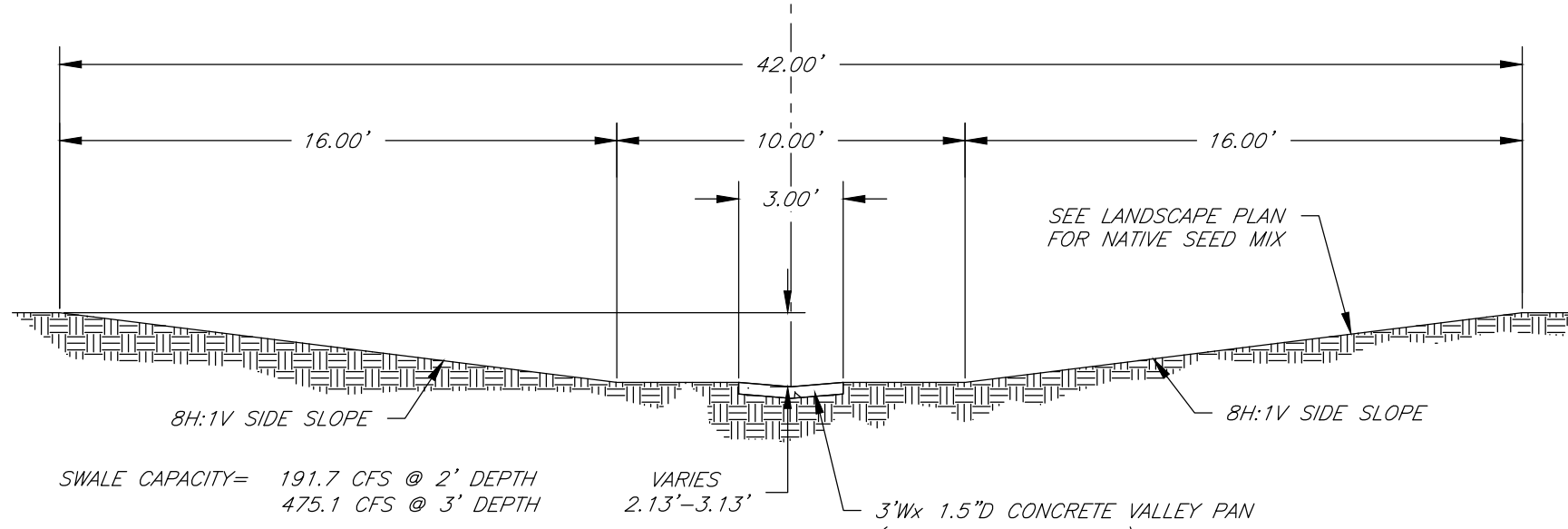
CONCRETE BOX CULVERT SCHEDULE									
CULVERT NUMBER	CULVERT WIDTH (FT)	CULVERT HEIGHT (FT)	CULVERT LENGTH (FT)	CULVERT SLOPE (%)	WINGWALL ANGLE FROM HEADWALL (DEG)	WINGWALL LENGTH US-FT (FT)	WINGWALL LENGTH US-FT (FT)	WINGWALL LENGTH DS-FT (FT)	WINGWALL LENGTH DS-FT (FT)
NPIC 1	16.0	6.0	97.5	0.016	45.0	24.0	26.0	24.0	26.0
NPIC 2	16.0	6.0	104.0	0.019	45.0	31.0	27.0	30.0	29.0
3	8.0	6.0	120.0	0.011	45.0	17.0	15.0	16.0	30.0
4	16.0	4.0	119.0	0.042	45.0	18.0	18.0	18.0	18.0

CONCRETE BOX CULVERT SCHEDULE						
CULVERT NUMBER	TOP OF WINGWALL AT HEADWALL ELEVATION US,LT (FT)	TOP OF WINGWALL AT HEADWALL ELEVATION DS,LT (FT)	TOP OF END OF WINGWALL ELEVATION US,LT (FT)	TOP OF END OF WINGWALL ELEVATION DS,LT (FT)	TOP OF END OF WINGWALL ELEVATION DS,RT (FT)	TOP OF END OF WINGWALL ELEVATION DS,RT (FT)
NPIC 1	4825.0	4825.0	4823.0	4823.0	4823.0	4823.0
NPIC 2	4838.0	4838.0	4838.0	4838.0	4838.0	4838.0
3	4832.5	4832.5	4828.0	4828.0	4825.0	4825.0
4	4832.0	4831.0	4828.0	4828.0	4827.0	4827.0

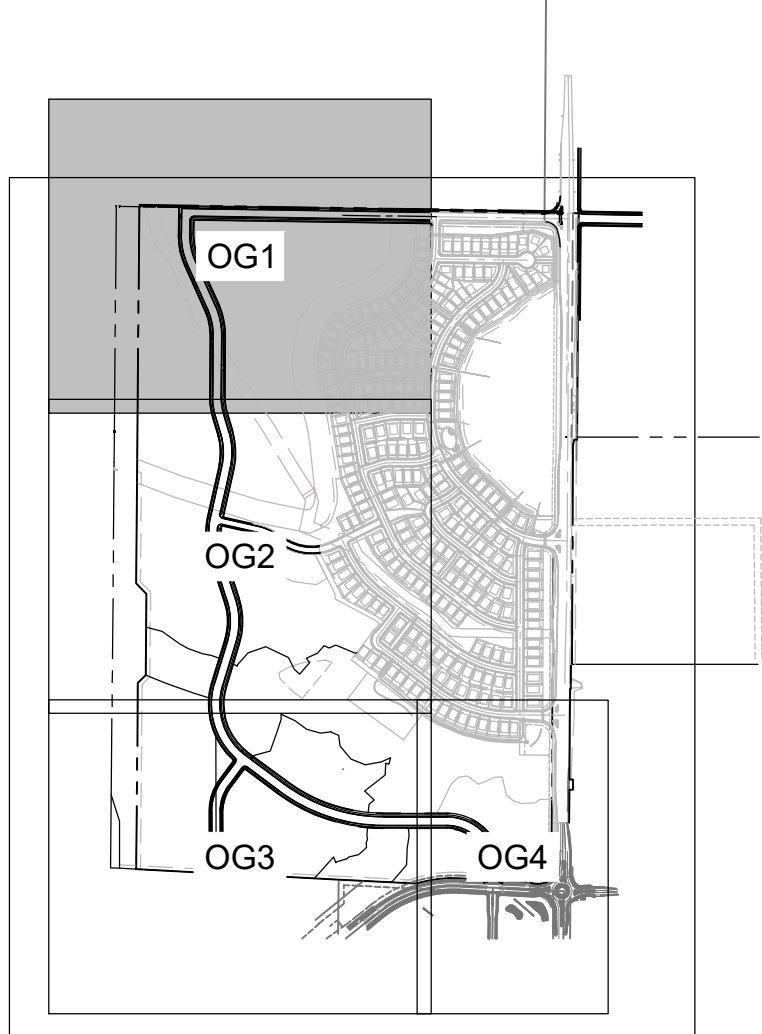
DRAINAGE SWALE SCHEDULE					
LOCATION	SWALE LENGTH (FT)	SWALE SLOPE (%)	SWALE BOTTOM WIDTH (FT)	MINIMUM SWALE DEPTH (FT)	CONCRETE VALLEY PAN WIDTH (FT)
1	357.4	0.45	3.0	2.0	3.0
2	220.0	0.45	3.0	2.0	3.0
3	408.8	0.40	3.0	2.0	3.0
4	415.0	0.40	3.0	2.0	3.0
5	455.7	0.40	3.0	2.0	3.0
6	388.9	0.45	3.0	2.0	3.0
7	385.1	0.45	3.0	2.0	3.0
8	472.4	0.56	3.0	2.0	3.0
9	373.3	0.93	3.0	2.0	3.0
10	385.6	0.90	3.0	2.0	3.0
11	609.8	0.50	3.0	2.0	3.0
12	412.8	0.50	3.0	2.0	3.0
13	355.0	0.42	10.0	2.0	3.0



TYPICAL SWALE DETAIL
(LOCATIONS 1-12)
SCALE: 1"=5'

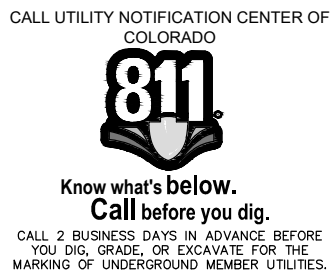


TYPICAL SWALE DETAIL
(LOCATION 13)
SCALE: 1"=5'



GENERAL GRADING NOTES:

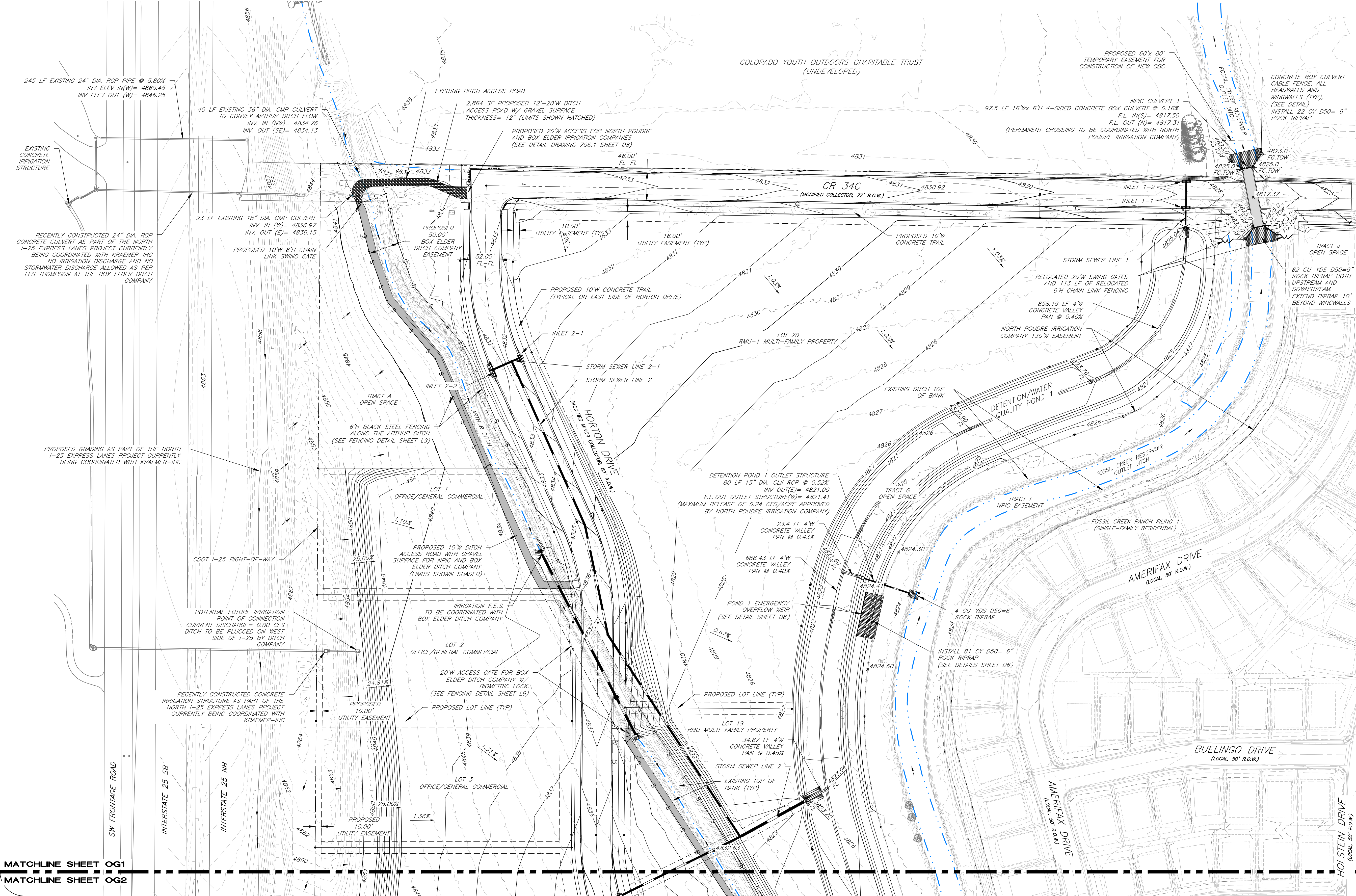
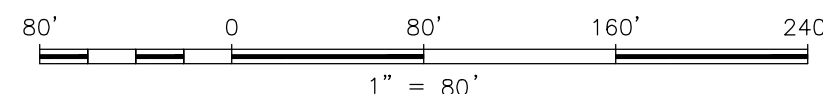
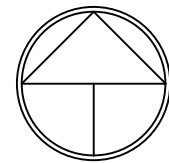
- FINISHED FLOOR ELEVATIONS OF ALL MULTI-FAMILY AND COMMERCIAL BUILDINGS SHALL BE RAISED A MINIMUM OF 2'-FEET ABOVE THE FOSSIL CREEK 100-YR WATER SURFACE ELEVATION AS DETERMINED BY THE PROPOSED PROJECT HEC-RAS MODELING PREPARED BY WOHNRAD CIVIL ENGINEERS.
- WOHNRAD CIVIL ENGINEERS IS IN THE PROCESS OF PREPARING A PRECONSTRUCTION NOTIFICATION AND ACOE NATIONWIDE PERMIT 29 FOR THE DISTURBANCE OF ALL EXISTING WETLANDS. AREA OF DISTURBANCE TO BE LESS THAN 0.50 ACRES.
- MAXIMUM CUT AND FILL SLOPES SHALL BE 4H:1V.
- SITE IMPROVEMENTS SHOWN ON LOTS 6-10, 17, AND TRACT W ARE PICTICIOUS, AND WERE USED FOR HEC-RAS MODELING PURPOSES.



LEGEND

- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- RIGHT-OF-WAY
- 5020 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR
- 4650.00 — EXISTING SPOT ELEVATION
- 5267.38 — PROPOSED SPOT ELEVATION
- FL —
- SS — SS — EXISTING SEWER MAIN
- 12in PVC W — EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING UNDERGROUND GAS
- FO — FO — EXISTING FIBER OPTICS LINE
- OHP — OHP — EXISTING POWER LINES
- T — T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- 18in RCP STRM — EXISTING STORM SEWER
- 18in RCP STRM — EXISTING STORM SEWER AND INLET
- X — EXISTING STREET SIGN
- EXISTING FENCE
- EXISTING MAILBOX

LIMITS OF JURISDICTIONAL WETLANDS
DISTURBANCE, TOTAL AREA= 0.315 AC
CULVERT 3= 0.153 AC
CULVERT 4= 0.142 AC
CULVERT 4 FILL SLOPE= 0.02 AC
(ACOE PERMIT REQUIRED)



MATCHLINE SHEET OG1
MATCHLINE SHEET OG2

HORTON FEEDLOTS, INC.

FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
GRADING PLAN

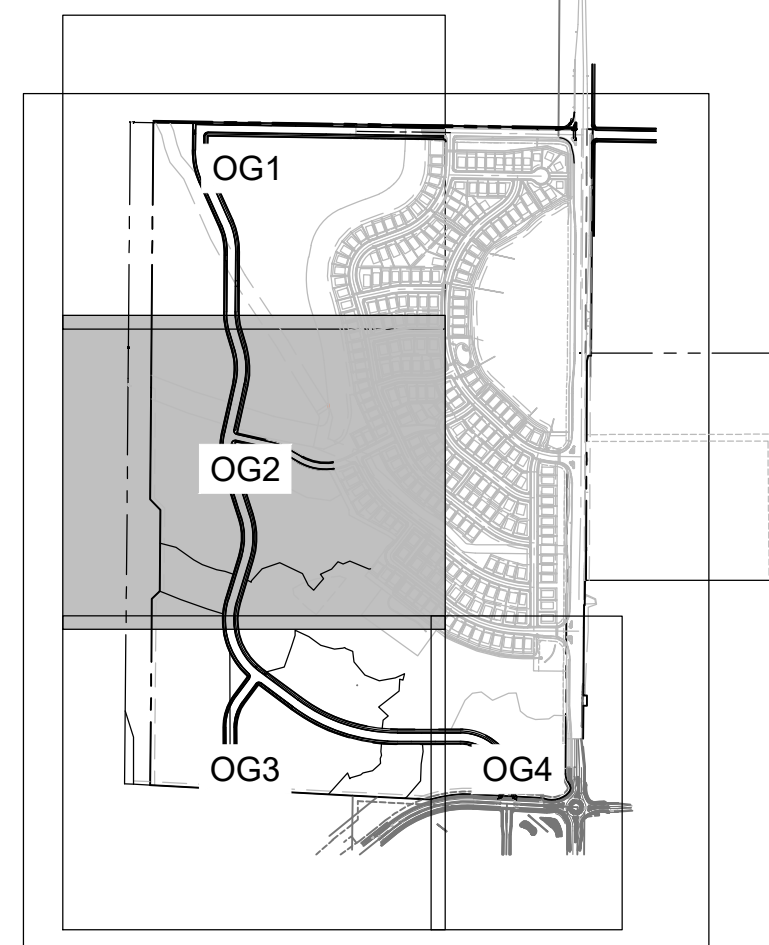
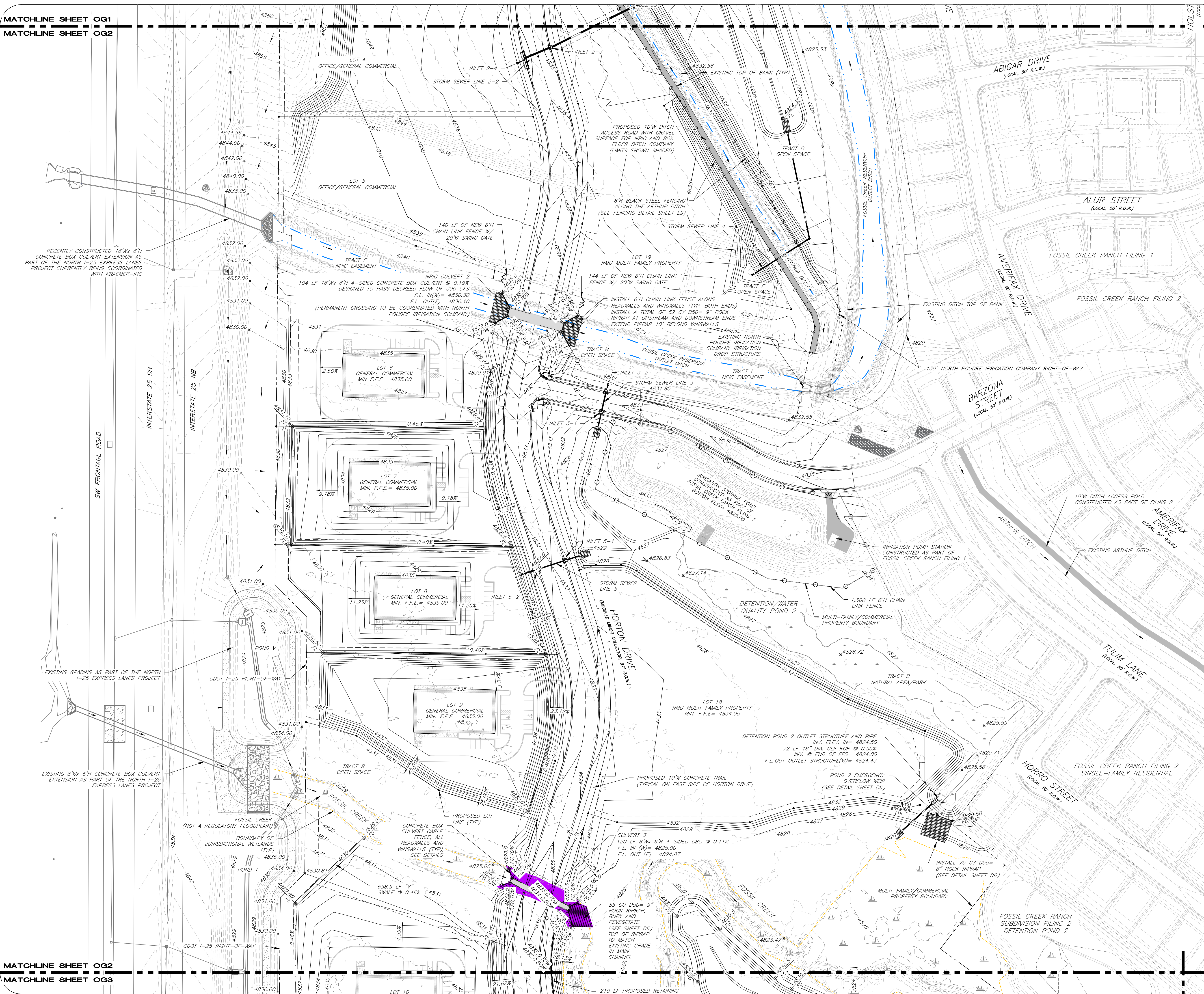
WOHNRAD CIVIL ENGINEERS, INC.



Project:
PCN: 1728.04
Date:
8/10/2022
Scale:
1"=80'
Designed By:
YSG
Reviewed By:
ABW

OG1
Sheet
12 OF 132
Sheets

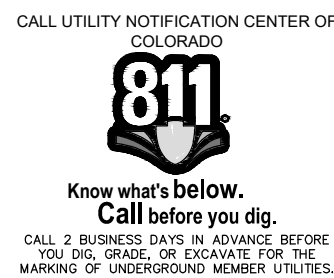
MATCHLINE SHEET OG1
MATCHLINE SHEET OG2



KEYMAP

GENERAL GRADING NOTES:

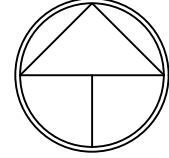
1. FINISHED FLOOR ELEVATIONS OF ALL MULTI-FAMILY AND COMMERCIAL BUILDINGS SHALL BE RAISED A MINIMUM OF 2'-FEET ABOVE THE FOSSIL CREEK 100-YR WATER SURFACE ELEVATION AS DETERMINED BY THE PROPOSED PROJECT HEC-RAS MODELING PREPARED BY WOHNRAD CIVIL ENGINEERS.
2. WOHNRAD CIVIL ENGINEERS IS IN THE PROCESS OF PREPARING A PRECONSTRUCTION NOTIFICATION AND ACOE NATIONWIDE PERMIT 29 FOR THE DISTURBANCE OF ALL EXISTING WETLANDS. AREA OF DISTURBANCE TO BE LESS THAN 0.50 ACRES.
3. MAXIMUM CUT AND FILL SLOPES SHALL BE 4H:1V.
4. SITE IMPROVEMENTS SHOWN ON LOTS 6-10, 17, AND TRACT W ARE PICTITIOUS, AND WERE USED FOR HEC-RAS MODELING PURPOSES.



LEGEND

18in RCP STRM	PROPOSED STORM SEWER OR CULVERT
18in RCP STRM	PROPOSED STORM SEWER W/ INLET
PROPOSED SWALE	PROPOSED SWALE
RIGHT-OF-WAY	RIGHT-OF-WAY
5020	EXISTING CONTOUR
20	PROPOSED CONTOUR
5267.38	EXISTING SPOT ELEVATION
FL	PROPOSED SPOT ELEVATION
SS	EXISTING SEWER MAIN
12in PVC W	EXISTING WATER MAIN
EXISTING FIRE VALVE	EXISTING FIRE VALVE
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT
EXISTING POWER POLE	EXISTING POWER POLE
EXISTING POWER POLE W/ GUY WIRE	EXISTING POWER POLE W/ GUY WIRE
UE	EXISTING UNDERGROUND ELECTRIC
G	EXISTING UNDERGROUND GAS
FO	EXISTING FIBER OPTICS LINE
OHP	EXISTING POWER LINES
T	EXISTING TELEPHONE LINES
EXISTING TELEPHONE PEDESTAL	EXISTING TELEPHONE PEDESTAL
EXISTING STREET LIGHT	EXISTING STREET LIGHT
EXISTING POWER VAULT	EXISTING POWER VAULT
18in RCP STRM	EXISTING STORM SEWER AND INLET
18in RCP STRM	EXISTING STORM SEWER AND INLET
EXISTING STREET SIGN	EXISTING STREET SIGN
EXISTING FENCE	EXISTING FENCE
EXISTING MAILBOX	EXISTING MAILBOX

LIMITS OF JURISDICTIONAL WETLANDS
DISTURBANCE, TOTAL AREA= 0.315 AC
CULVERT 3= 0.153 AC
CULVERT 4= 0.142 AC
CULVERT 4 FILL SLOPE= 0.02 AC
(ACOE PERMIT REQUIRED)



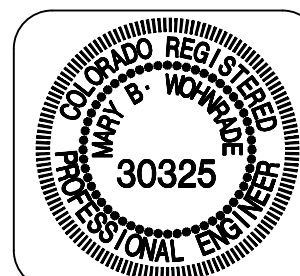
80' 0 80' 160' 240'
1" = 80'

MATCHLINE SHEET OG2
MATCHLINE SHEET OG3

HORTON FEEDLOTS, INC.

FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
GRADING PLAN

WOHNRAD CIVIL ENGINEERS, INC.



Project:

PCN: 1728.04

Date:

8/10/2022

Scale:

1"=80'

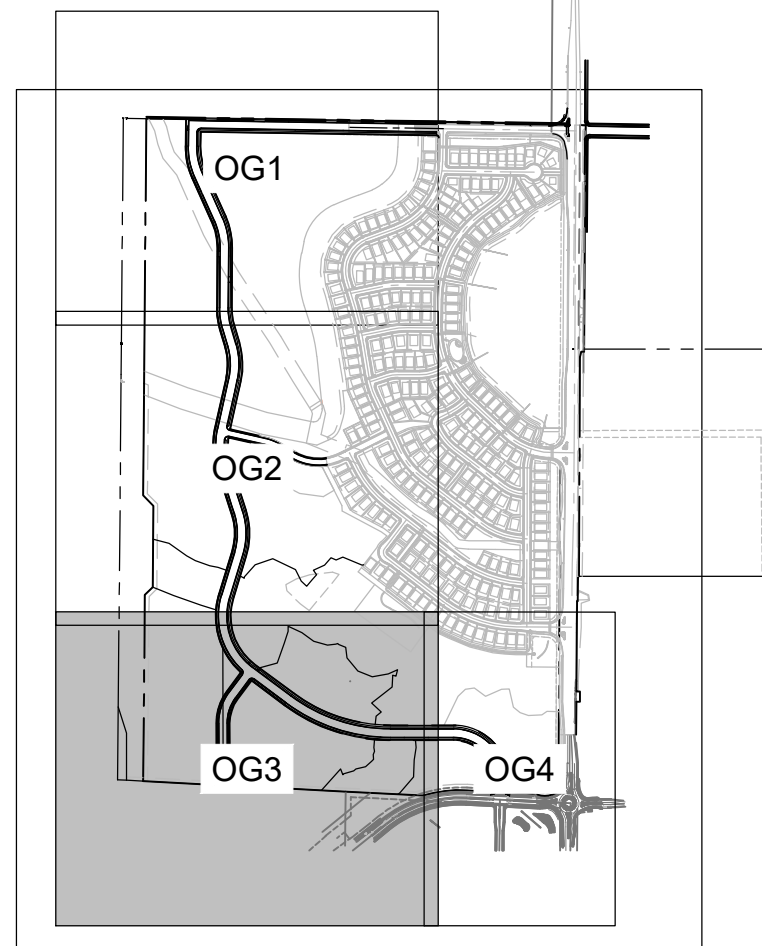
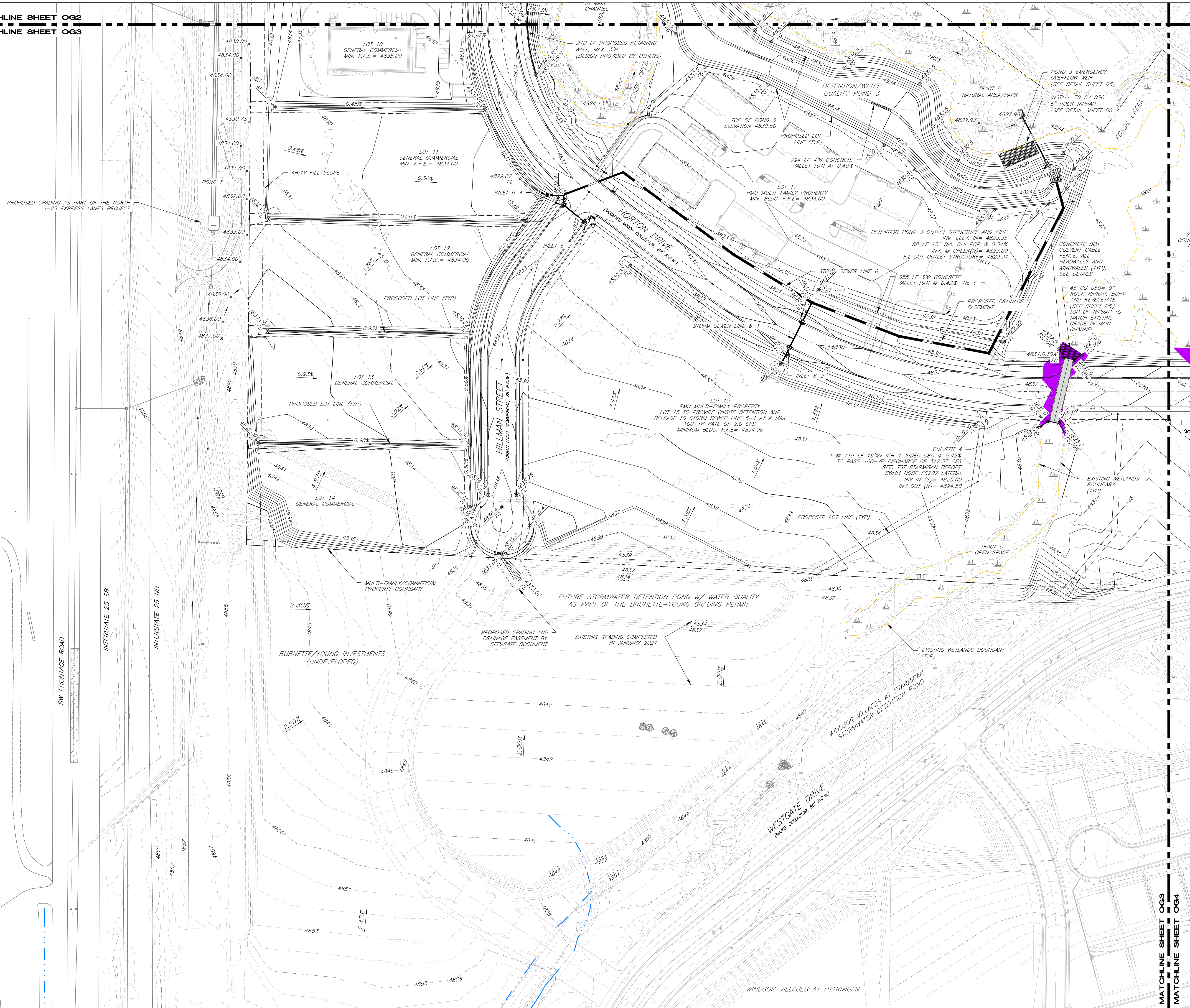
Designed By:

YSG

Reviewed By:

ABW

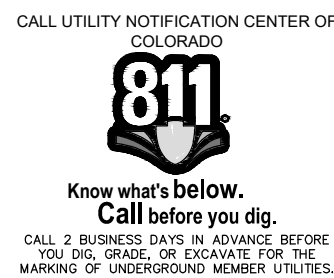
OG2
Sheet
13 of 132
Sheets



KEYMAP

GENERAL GRADING NOTES:

1. FINISHED FLOOR ELEVATIONS OF ALL MULTI-FAMILY AND COMMERCIAL BUILDINGS SHALL BE RAISED A MINIMUM OF 2'-FEET ABOVE THE FOSSIL CREEK 100-YR WATER SURFACE ELEVATION AS DETERMINED BY THE PROPOSED PROJECT HEC-RAS MODELING PREPARED BY WOHNRAD CIVIL ENGINEERS.
2. WOHNRAD CIVIL ENGINEERS IS IN THE PROCESS OF PREPARING A PRECONSTRUCTION NOTIFICATION AND ACOE NATIONWIDE PERMIT 29 FOR THE DISTURBANCE OF ALL EXISTING WETLANDS. AREA OF DISTURBANCE TO BE LESS THAN 0.50 ACRES.
3. MAXIMUM CUT AND FILL SLOPES SHALL BE 4H:1V.
4. SITE IMPROVEMENTS SHOWN ON LOTS 6-10, 17, AND TRACT W ARE FICTITIOUS, AND WERE USED FOR HEC-RAS MODELING PURPOSES.

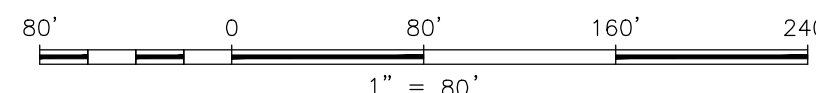
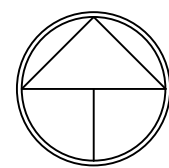


LEGEND

- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- RIGHT-OF-WAY
- 5020 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR
- 4650.00 — EXISTING SPOT ELEVATION
- 5267.38 — PROPOSED SPOT ELEVATION
- FL —
- SS — SS — EXISTING SEWER MAIN
- 12in PVC W — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING UNDERGROUND GAS
- FO — FO — EXISTING FIBER OPTICS LINE
- OHP — OHP — EXISTING POWER LINES
- T — T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- 18in RCP STRM — EXISTING STORM SEWER
- 18in RCP STRM — EXISTING STORM SEWER AND INLET
- X — EXISTING STREET SIGN
- EXISTING FENCE
- EXISTING MAILBOX



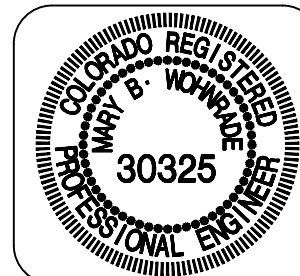
LIMITS OF JURISDICTIONAL WETLANDS
DISTURBANCE, TOTAL AREA= 0.315 AC
CULVERT 3= 0.153 AC
CULVERT 4= 0.142 AC
CULVERT 4 FILL SLOPE= 0.02 AC
(ACOE PERMIT REQUIRED)



HORTON FEEDLOTS, INC.

FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
GRADING PLAN

WOHNRAD CIVIL ENGINEERS, INC.



Project:

PCR-1728.04

Date:

8/10/2022

Scale:

1"=80'

Designed By:

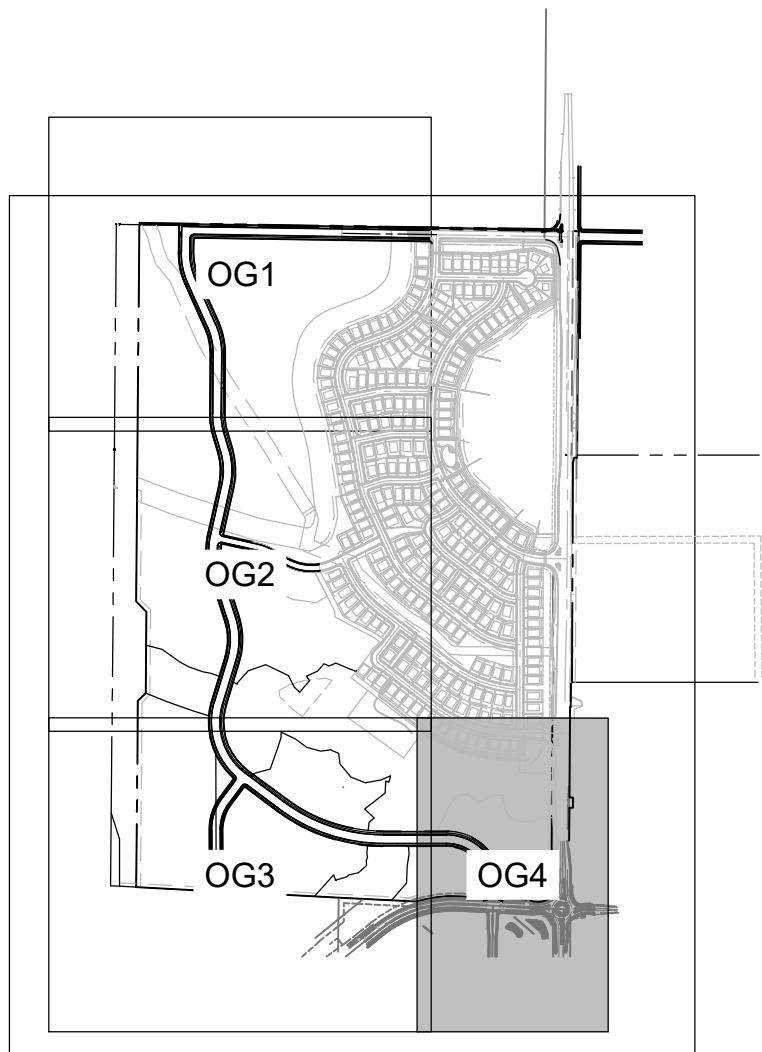
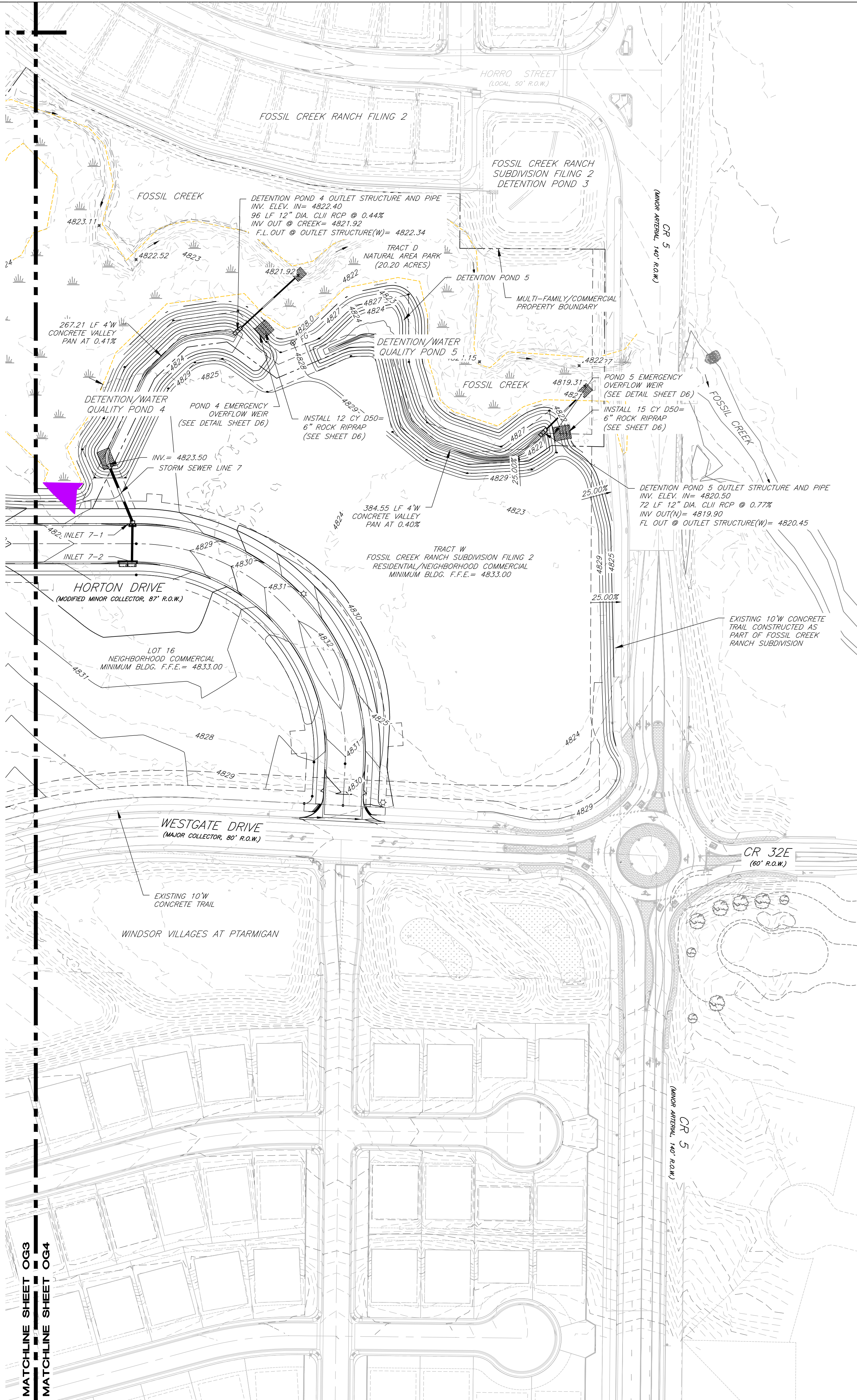
YSG

Reviewed By:

ABW

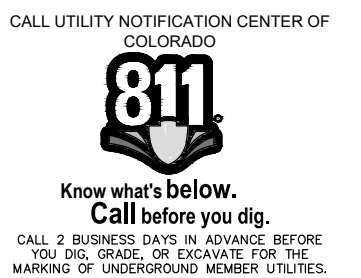
OG3
Sheet

14 OF 132
Sheets



GENERAL GRADING NOTES:

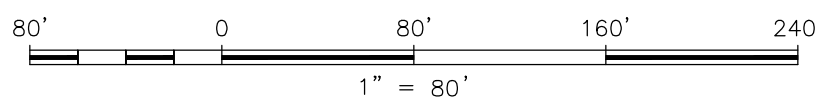
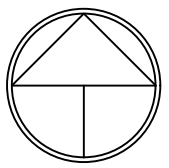
1. FINISHED FLOOR ELEVATIONS OF ALL MULTI-FAMILY AND COMMERCIAL BUILDINGS SHALL BE RAISED A MINIMUM OF 2- FEET ABOVE THE FOSSIL CREEK 100-YR WATER SURFACE ELEVATION AS DETERMINED BY THE PROPOSED PROJECT HEC-RAS MODELING PREPARED BY WOHNRADE CIVIL ENGINEERS.
2. WOHNRADE CIVIL ENGINEERS IS IN THE PROCESS OF PREPARING A PRECONSTRUCTION NOTIFICATION AND ACOE NATIONWIDE PERMIT 29 FOR THE DISTURBANCE OF ALL EXISTING WETLANDS. AREA OF DISTURBANCE TO BE LESS THAN 0.50 ACRES.
3. MAXIMUM CUT AND FILL SLOPES SHALL BE 4H:1V.
4. SITE IMPROVEMENTS SHOWN ON LOTS 6-10, 17, AND TRACT W ARE FICTITIOUS, AND WERE USED FOR HEC-RAS MODELING PURPOSES.



LEGEND

- 18in RCP STRM — PROPOSED STORM SEWER OR CULVERT
- 18in RCP STRM — PROPOSED STORM SEWER W/ INLET
- PROPOSED SWALE
- RIGHT-OF-WAY
- 5020 — EXISTING CONTOUR
- 20 — PROPOSED CONTOUR
- 4650.00 — EXISTING SPOT ELEVATION
- 5267.38 — PROPOSED SPOT ELEVATION
- FL —
- SS — SS — EXISTING SEWER MAIN
- 12in PVC W — EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING POWER POLE W/ GUY WIRE
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING UNDERGROUND GAS
- FO — FO — EXISTING FIBER OPTICS LINE
- OHP — OHP — EXISTING POWER LINES
- T — T — EXISTING TELEPHONE LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- 18in RCP STRM — EXISTING STORM SEWER
- 18in RCP STRM — EXISTING STORM SEWER AND INLET
- EXISTING STREET SIGN
- X — EXISTING FENCE
- M — EXISTING MAILBOX

LIMITS OF JURISDICTIONAL WETLANDS
DISTURBANCE, TOTAL AREA= 0.315 AC
CULVERT 3= 0.153 AC
CULVERT 4= 0.142 AC
CULVERT 4 FILL SLOPE= 0.02 AC
(ACOE PERMIT REQUIRED)



No.	Revisions	By:	Date:

HORTON FEEDLOTS, INC.

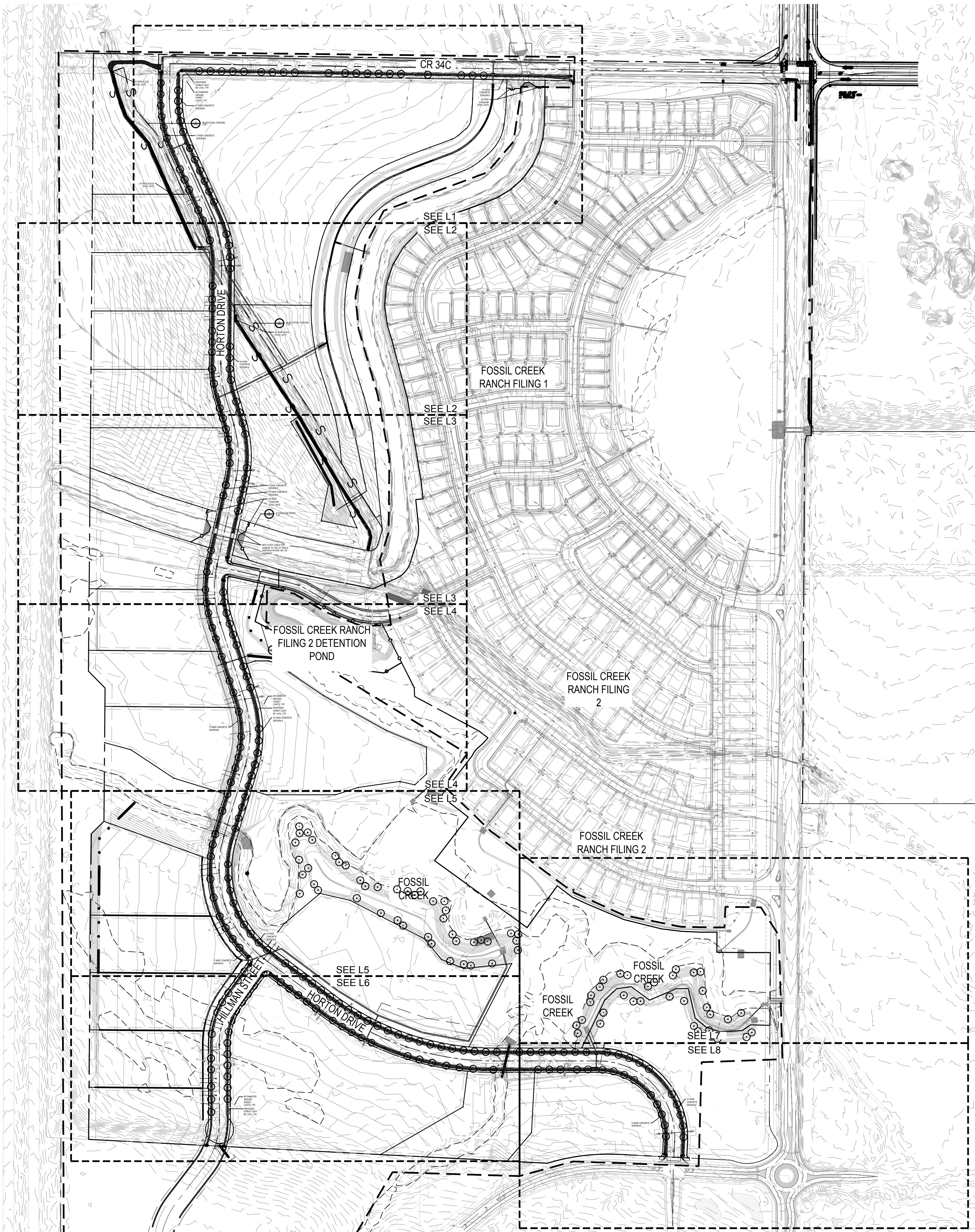
FOSSIL CREEK RANCH
SUBDIVISION THIRD FILING
FINAL MAJOR SUBDIVISION
GRADING PLAN

WOHNRADE CIVIL ENGINEERS, INC.
7155E Colony Road • 800371
Phoenix, AZ 85025-0862
Phone: (720) 259-0862
Fax: (720) 259-1519



Project:
PCR: 1728.04
Date:
8/10/2022
Scale:
1"=80'
Designed By:
YSG
Reviewed By:
ABW

OG4
Sheet
15 OF 132
Sheets



A OVERALL LANDSCAPE PLAN

LANDSCAPE LEGEND:

80/20 FESCUE/BUEGRASS MIX SOD
- (INCLUDES SOD BETWEEN ROW
AND BACK OF WALK)

LIMIT OF WORK

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
2. ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT 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 TYPAR FILTER FABRIC.
5. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
6. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
7. 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.
8. 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.
9. 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 FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
10. TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
11. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
12. CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
13. 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 (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
14. IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
15. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
16. PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

LANDSCAPE SCHEDULE

QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES						
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL.
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL.
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL.
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL.
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE	2" CAL.
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK	2" CAL.
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK	2" CAL.
19		7.0%	QME	QUERCUS MEUHLBERGII	CHINKAPIN OAK	2" CAL.
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN	2" CAL.
18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.

COTTONWOOD SPECIES ONLY IN DETENTION AREAS

21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

DATE				
COMMENT				
REV.				

russe||+
mills

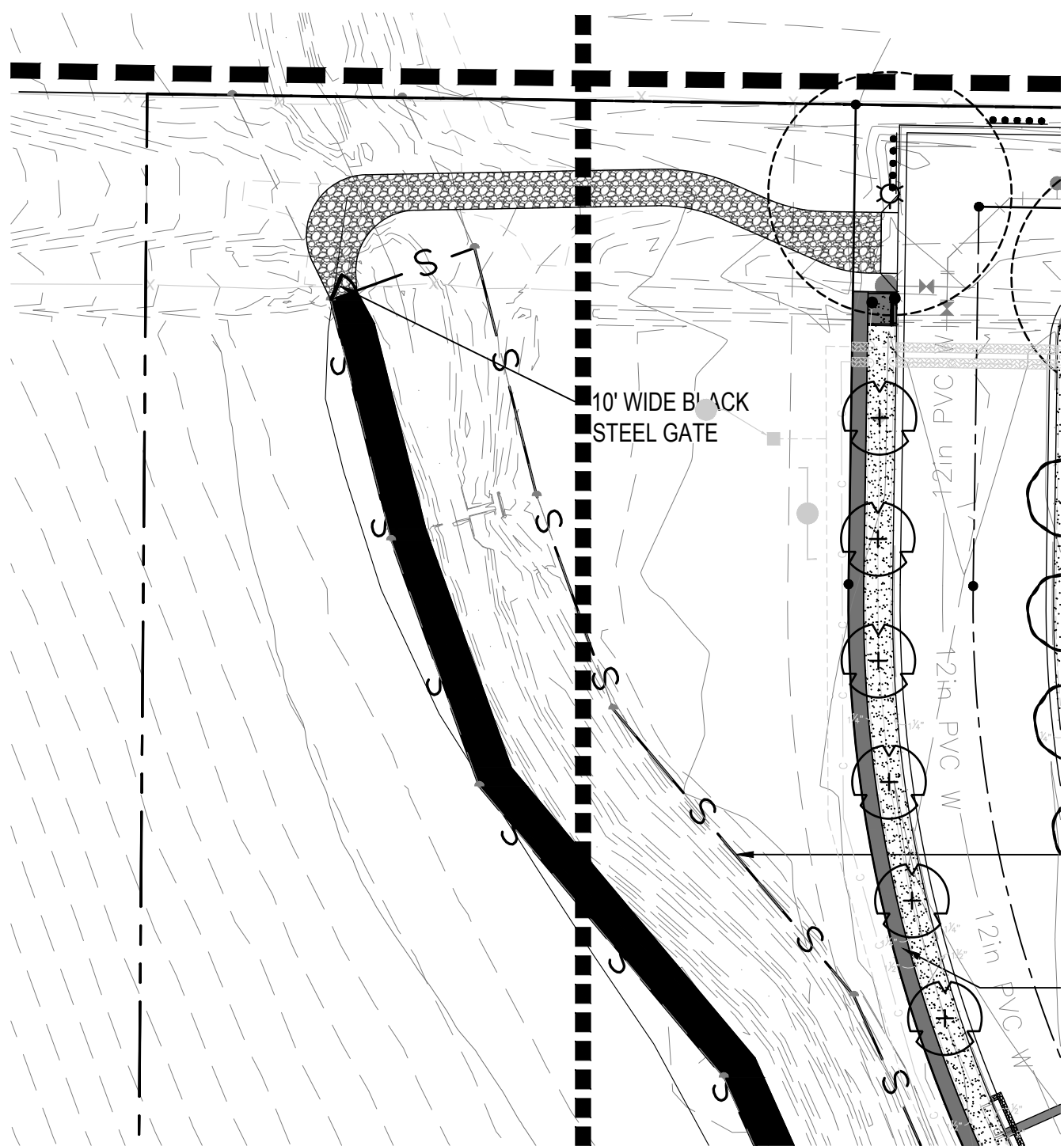
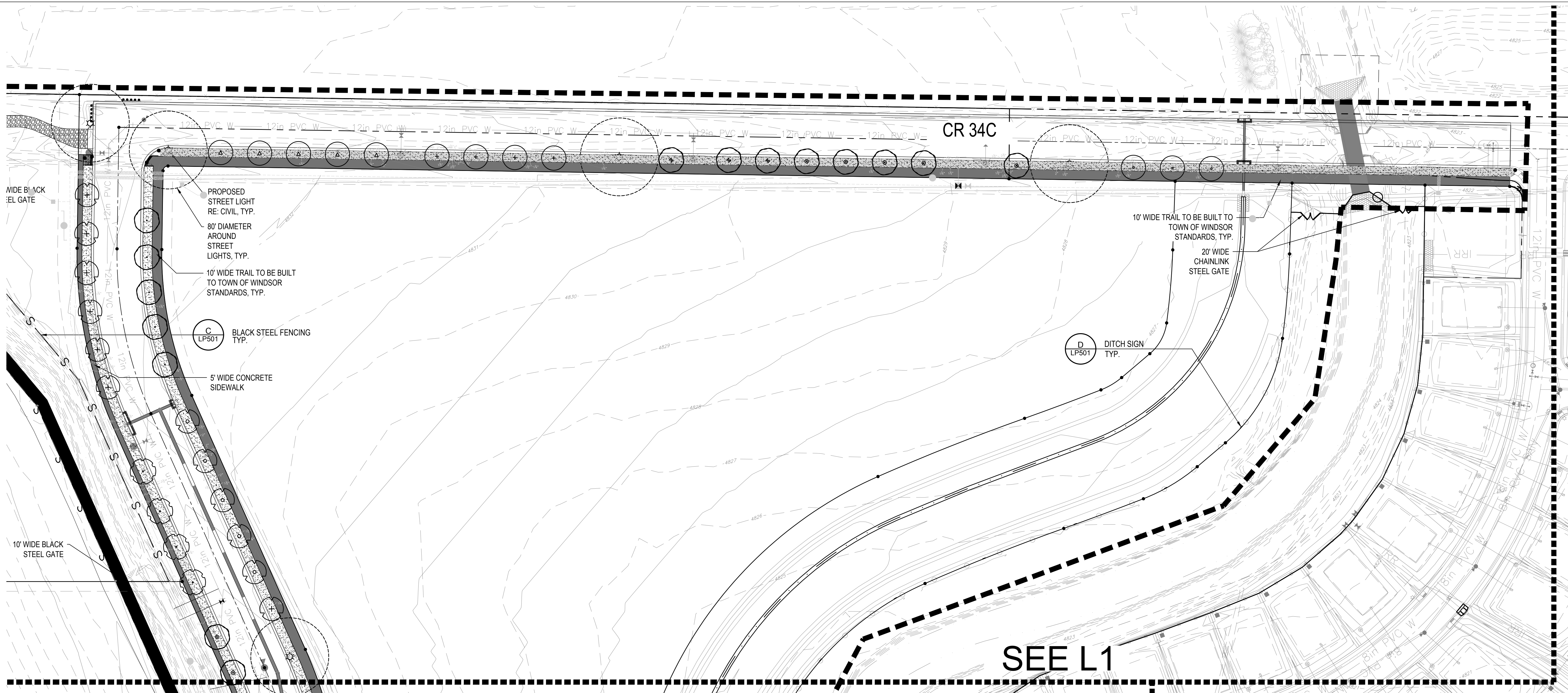
FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Overall Landscape Plan

Date: AUGUST 2022
Drawn By: JB
Checked By: JB

Sheet

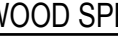
L0

10 Sheets
Page 105 of 136



INSET
A LANDSCAPE PLAN

LANDSCAPE SCHEDULE					
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES					
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY
27		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE
28		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK
19		7.0%	QME	QUERCUS MEUHLBERGII	CHINKAPIN OAK
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN

21		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
<u>COTTONWOOD SPECIES ONLY IN DETENTION AREAS</u>						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

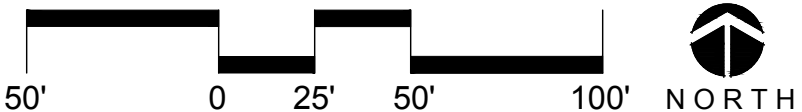
LANDSCAPE LEGEND:

80/20 FESCUE/BLUEGRASS MIX SOD - (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)

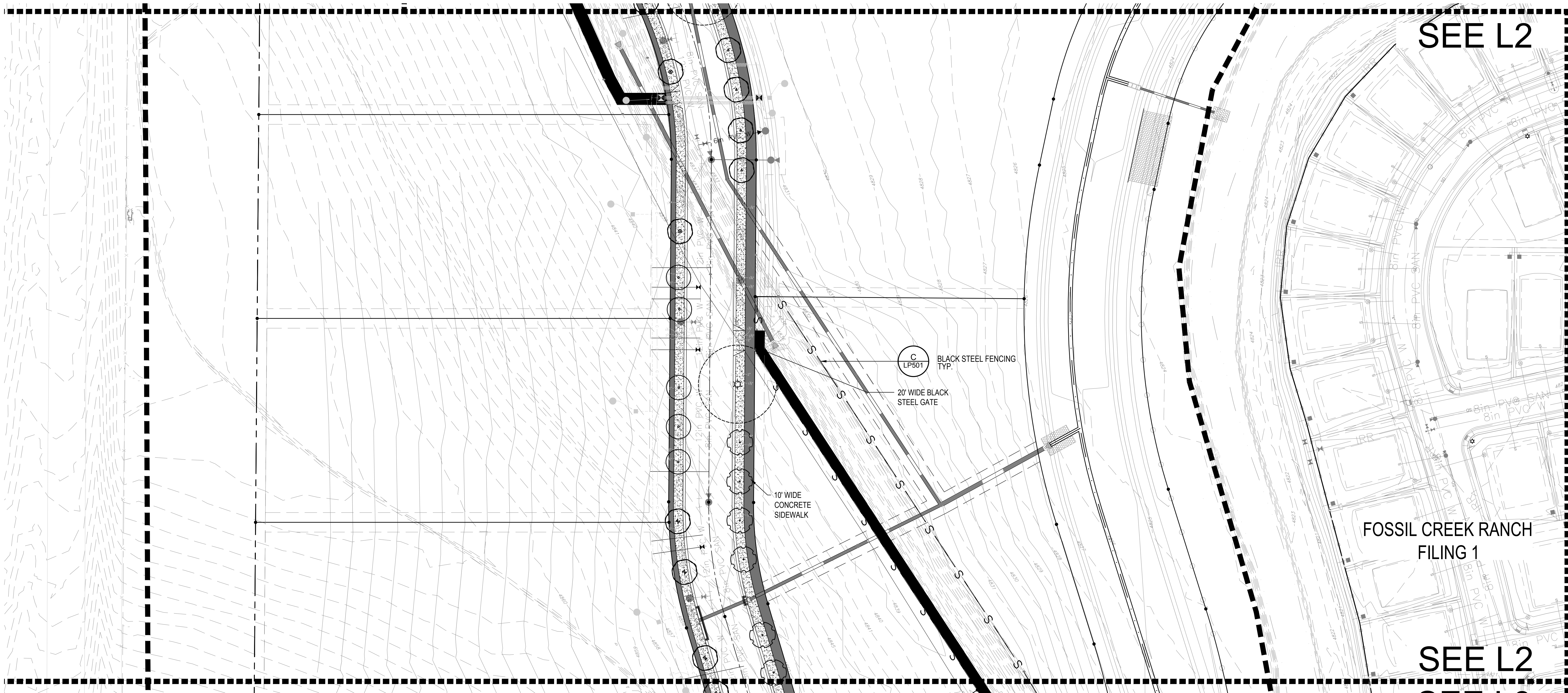
LIMIT OF WORK

- LANDSCAPE NOTES:
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
 - ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
 - ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
 - ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
 - 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.

- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
- AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
- PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.



REV.	COMMENT	DATE



LANDSCAPE SCHEDULE						
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES						
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL.
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL.
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL.
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL.
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE	2" CAL.
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK	2" CAL.
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK	2" CAL.
19		7.0%	QME	QUERCUS MEUHLenbergII	CHINKAPIN OAK	2" CAL.
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN	2" CAL.

18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
<u>COTTONWOOD SPECIES ONLY IN DETENTION AREAS</u>						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

LANDSCAPE LEGEND:

80/20 FESCUE/BUEGRASS MIX SOD - (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)

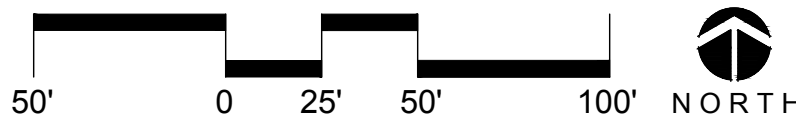
LIMIT OF WORK

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
- 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF

- AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
 - NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
 - IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
 - AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
 - PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

A LANDSCAPE PLAN



REV.	COMMENT	DATE

russe||+
mills

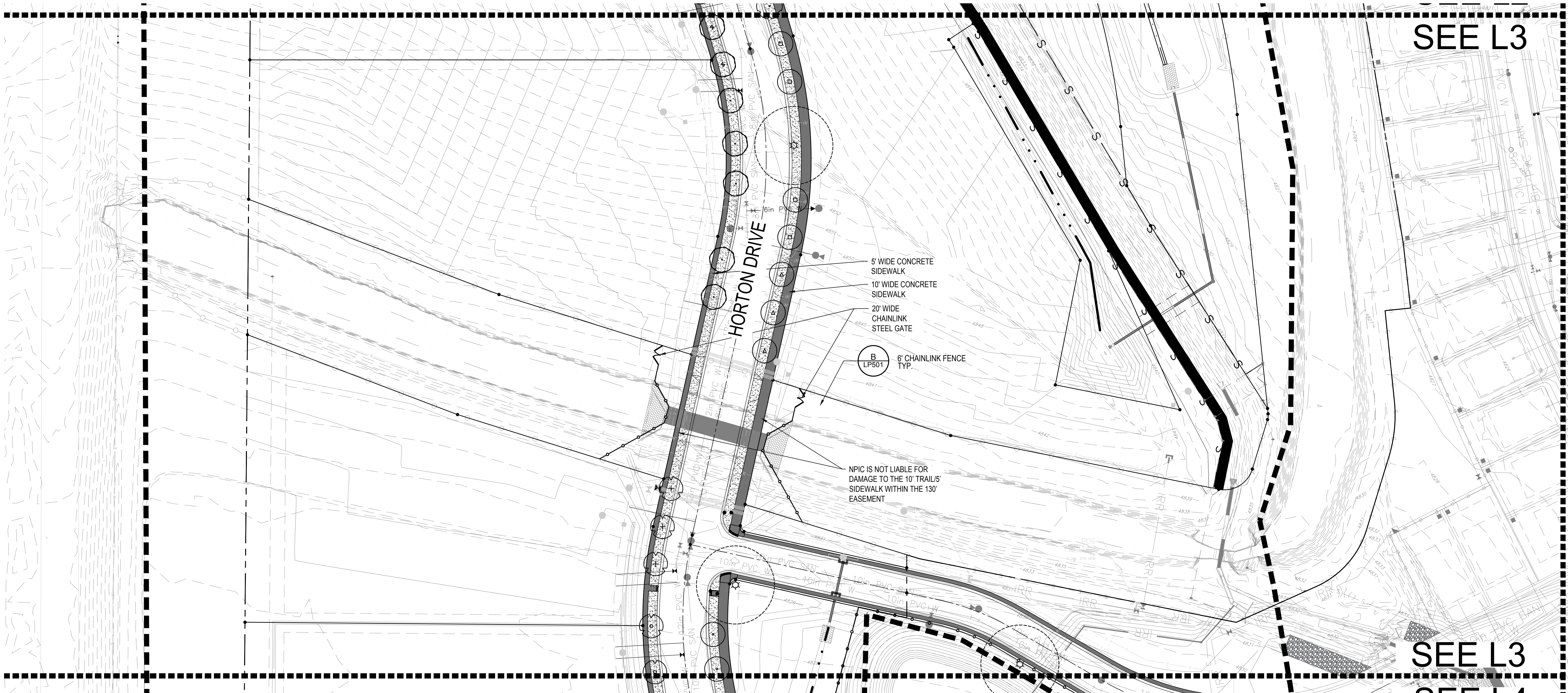
FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Landscape Plan

Date: AUGUST 2022
Drawn By: JB
Checked By: JB

Sheet

L2

10 Sheets
Page 107 of 136



LANDSCAPE SCHEDULE					
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES					
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK
19		7.0%	QME	QUERCUS MEUHLENBERGII	CHINKAPIN OAK
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN

18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
COTTONWOOD SPECIES ONLY IN DETENTION AREAS						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

LANDSCAPE LEGEND:

80/20 FESCUE/BLUEGRASS MIX SOD - (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)

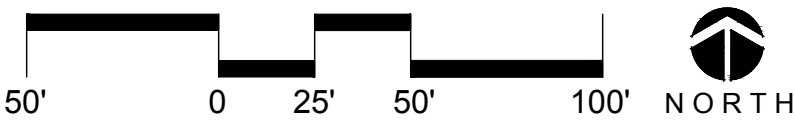
LIMIT OF WORK

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
- 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF

- AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18" TO THE MAXIMUM EXTENT FEASIBLE. TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
 - NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
 - IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
 - AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
 - PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

A LANDSCAPE PLAN



REV.	COMMENT	DATE

russell+mills

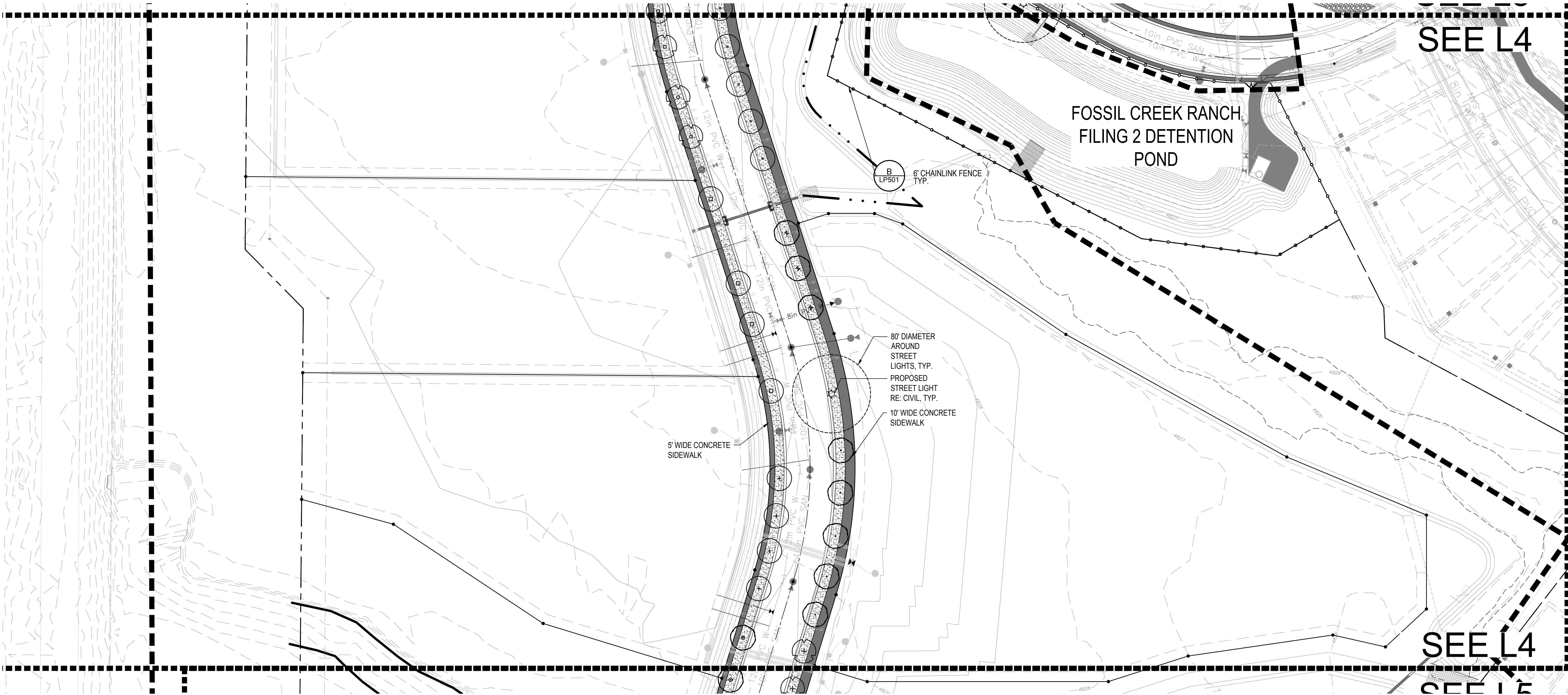
FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Landscape Plan

Date: AUGUST 2022
Drawn By: JB
Checked By: JB

Sheet

L3

10 Sheets
Page 108 of 136



LANDSCAPE SCHEDULE					
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES					
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK
19		7.0%	QME	QUERCUS MEUHLENBERGII	CHINKAPIN OAK
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN

18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
COTTONWOOD SPECIES ONLY IN DETENTION AREAS						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

LANDSCAPE LEGEND:

80/20 FESCUE/BUEGRASS MIX SOD
- (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)

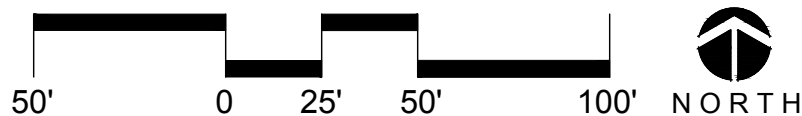
LIMIT OF WORK

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
- 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF

- AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
 - NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
 - IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
 - AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
 - PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

A LANDSCAPE PLAN



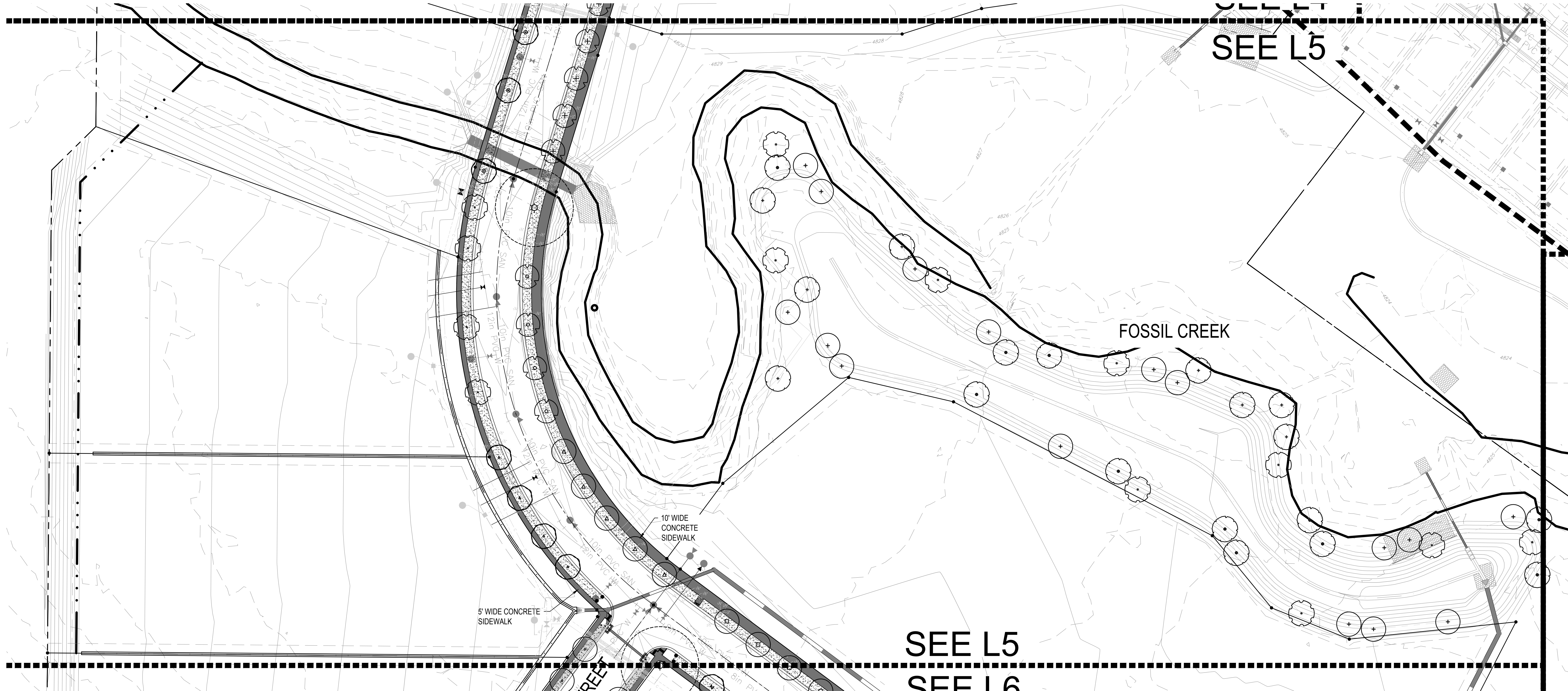
REV.	COMMENT	DATE

russe||+
mills

FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Landscape Plan

Date: AUGUST 2022
Drawn By: JB
Checked By: JB

Sheet
L4



LANDSCAPE SCHEDULE					
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES					
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK
19		7.0%	QME	QUERCUS MEUHLenbergii	CHINKAPIN OAK
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN

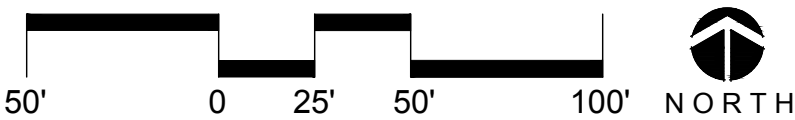
18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
COTTONWOOD SPECIES ONLY IN DETENTION AREAS						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

- LANDSCAPE LEGEND:
- 80/20 FESCUE/BLUEGRASS MIX SOD - (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)
 - LIMIT OF WORK

- LANDSCAPE NOTES:
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
 - ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
 - ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
 - ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
 - 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
 - STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
 - DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
 - TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF

- AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
 - NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
 - IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
 - AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
 - PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

A LANDSCAPE PLAN



REV.	COMMENT	DATE

russe||+
mills

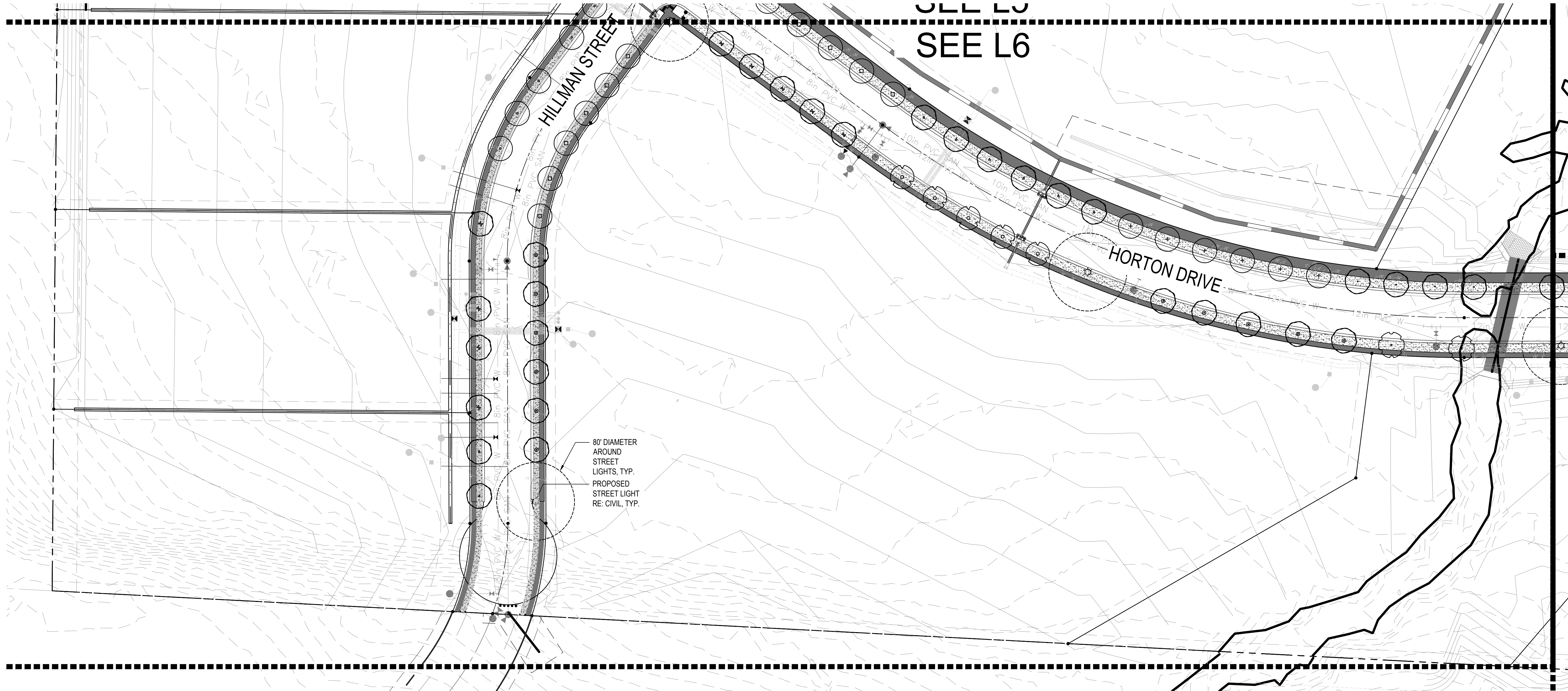
FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Landscape Plan

Date: AUGUST 2022
Drawn By: JB
Checked By: JB

Sheet

L5

10 Sheets
Page 110 of 136



LANDSCAPE SCHEDULE					
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES					
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK
19		7.0%	QME	QUERCUS MEUHLENBERGII	CHINKAPIN OAK
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN

18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
COTTONWOOD SPECIES ONLY IN DETENTION AREAS						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

LANDSCAPE LEGEND:

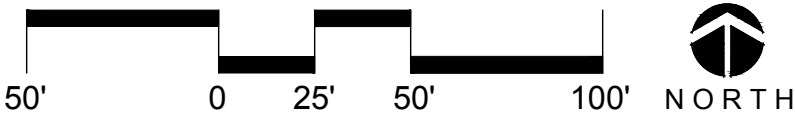
80/20 FESCUE/BUEGRASS MIX SOD - (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)

LIMIT OF WORK

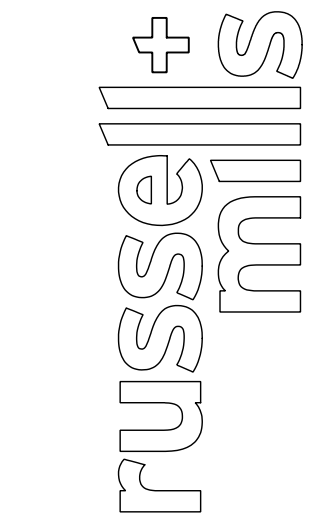
- LANDSCAPE NOTES:
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
 - ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
 - ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
 - ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
 - 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
 - STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
 - 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 FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
 - TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF

- AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
 - NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
 - IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
 - AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
 - PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

A LANDSCAPE PLAN

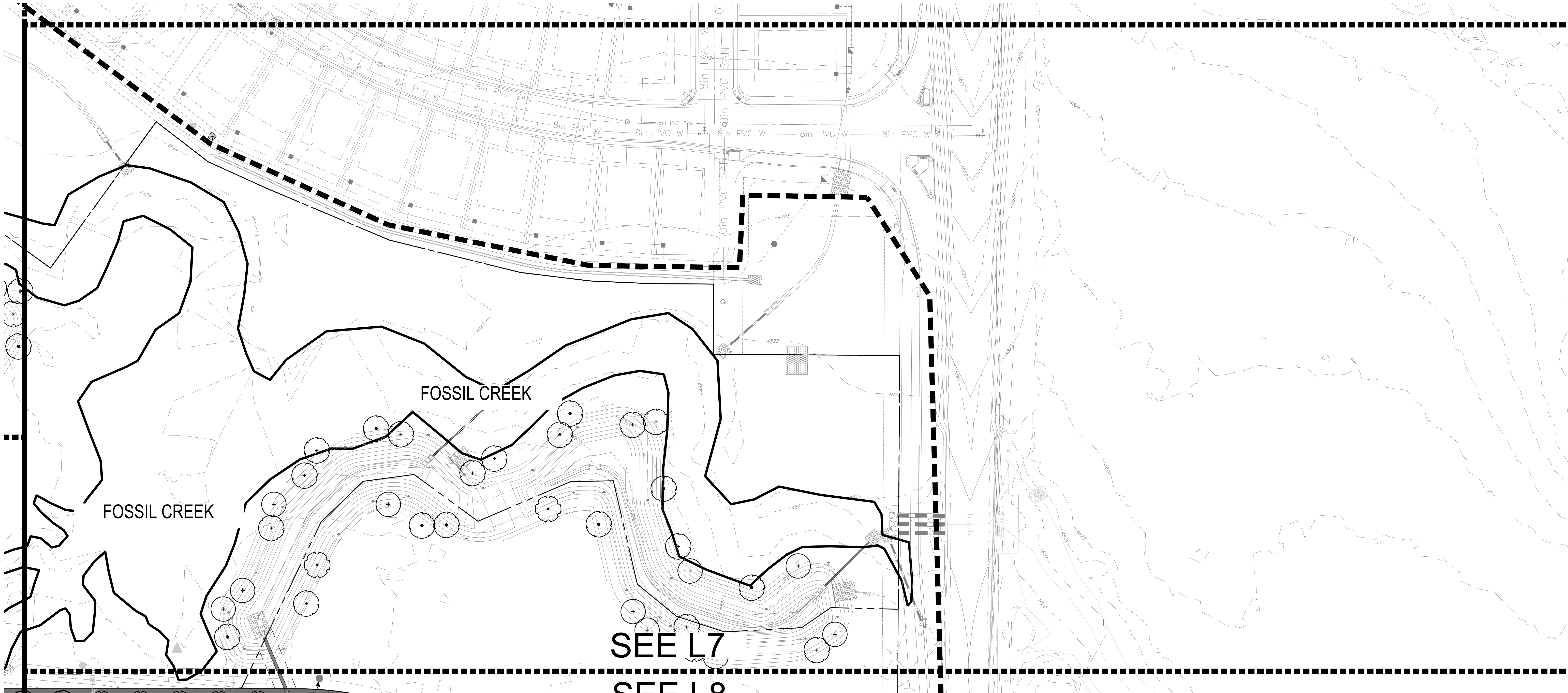


REV.	COMMENT	DATE



FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Landscape Plan

Date: AUGUST 2022
Drawn By: JB
Checked By: JB



LANDSCAPE SCHEDULE						
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES						
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL.
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL.
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL.
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL.
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE	2" CAL.
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK	2" CAL.
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK	2" CAL.
19		7.0%	QME	QUERCUS MEUHLENBERGII	CHINKAPIN OAK	2" CAL.
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN	2" CAL.

18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
<u>COTTONWOOD SPECIES ONLY IN DETENTION AREAS</u>						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

LANDSCAPE LEGEND:

80/20 FESCUE/BLUEGRASS MIX SOD - (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)

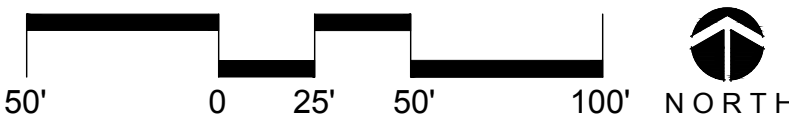
LIMIT OF WORK

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
- 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF

- AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
 - NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
 - IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
 - AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
 - PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

A LANDSCAPE PLAN

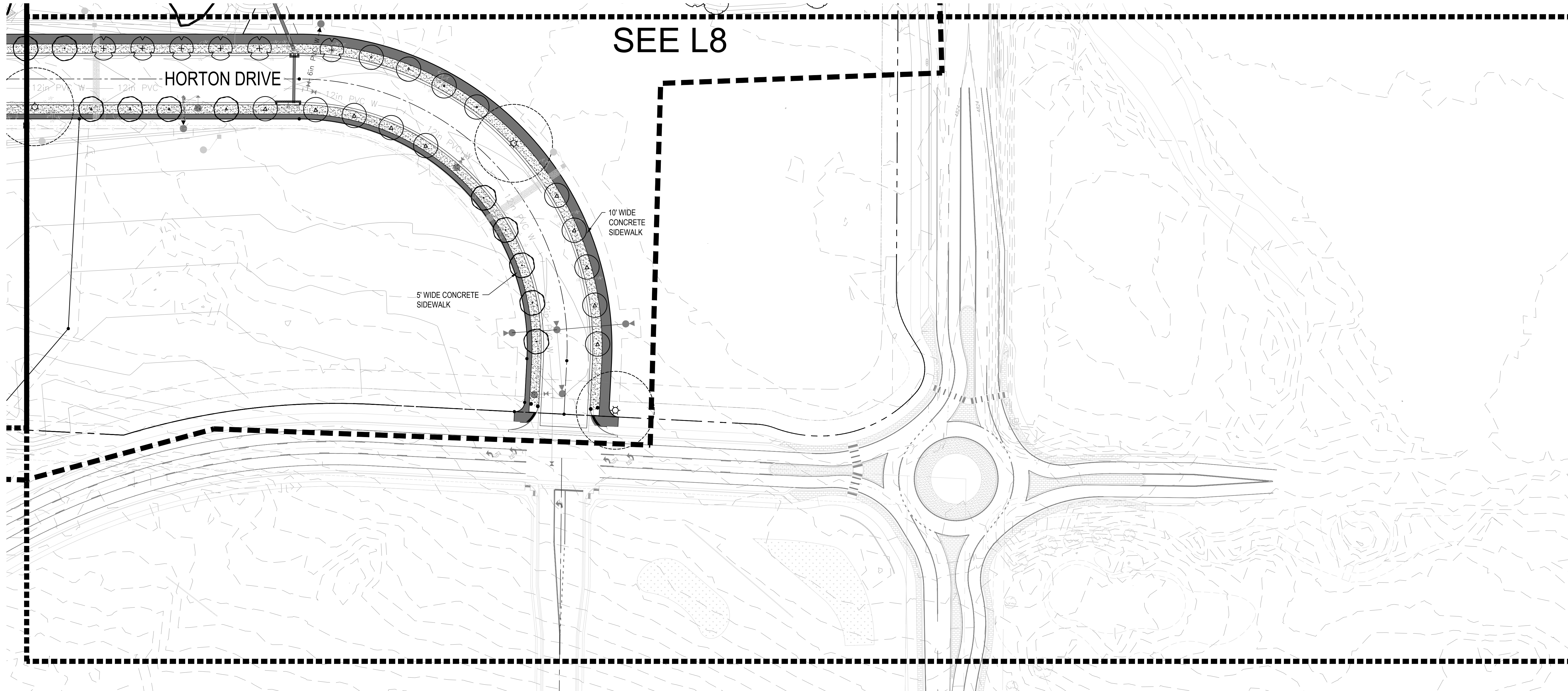


REV.	COMMENT	DATE

russe||+
mills

FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Landscape Plan

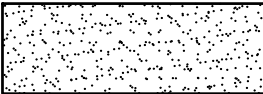
Date: AUGUST 2022
Drawn By: JB
Checked By: JB



LANDSCAPE SCHEDULE					
QTY	SYMBOL	%	ID	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES					
23		9.2%	CSP	CATALPA SPECIOSA	NORTHERN CATALPA
39		14%	COC	CELTIS OCCIDENTALIS	HACKBERRY
25		9.2%	GTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST
26		9.6%	GIN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST
21		8.5%	GDI	GYMNOCLADUS DIOICA 'EXPRESSO'	EXPRESSO KENTUCKY COFFEETREE
27		10%	QBU	QUERCUS BUCKLEYI	TEXAS RED OAK
23		8.5%	QMA	QUERCUS MACROCARPA (BULLET GALL RESISTANT)	BUR OAK
19		7.0%	QME	QUERCUS MEUHLENBERGII	CHINKAPIN OAK
24		9.2%	TAM	TILIA AMERICANA 'SENTRY'	AMERICAN SENTRY LINDEN

18		6.6%	TCO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.
20		7.4%	UAC	ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL.
COTTONWOOD SPECIES ONLY IN DETENTION AREAS						
21		6.2%	PAN	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	2" CAL.
20		6.0%	PSA	POPULUS SARGENTII	PLAINS COTTONWOOD	2" CAL.

LANDSCAPE LEGEND:

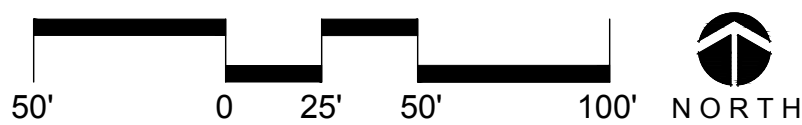
 80/20 FESCUE/BUEGRASS MIX SOD - (INCLUDES SOD BETWEEN ROW AND BACK OF WALK)

 LIMIT OF WORK

- LANDSCAPE NOTES:
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
 - ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP UP OR ROTOR 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 REQUIREMENT OF THE INDIVIDUAL PLANT MATERIAL.
 - ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
 - ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
 - 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 THE CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
 - STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREE SHALL BE PLANTED WITH 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.
 - DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET.
 - TURF AREAS WILL BE SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF

- AREAS TO BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST 18"
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- CONTACT TOWN FORESTER PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (4) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- IF PLANTS ARE IN NEED OR REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
- AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE.
- PERMANENT, PERENNIAL, WEED FREE VEGETATION MUST BE ESTABLISHED ON ANY OPEN TRACT THAT IS NOT COVERED AT A MINIMUM OF 70% COVERAGE PER THE TOWN OF WINDSOR STANDARDS.

A LANDSCAPE PLAN

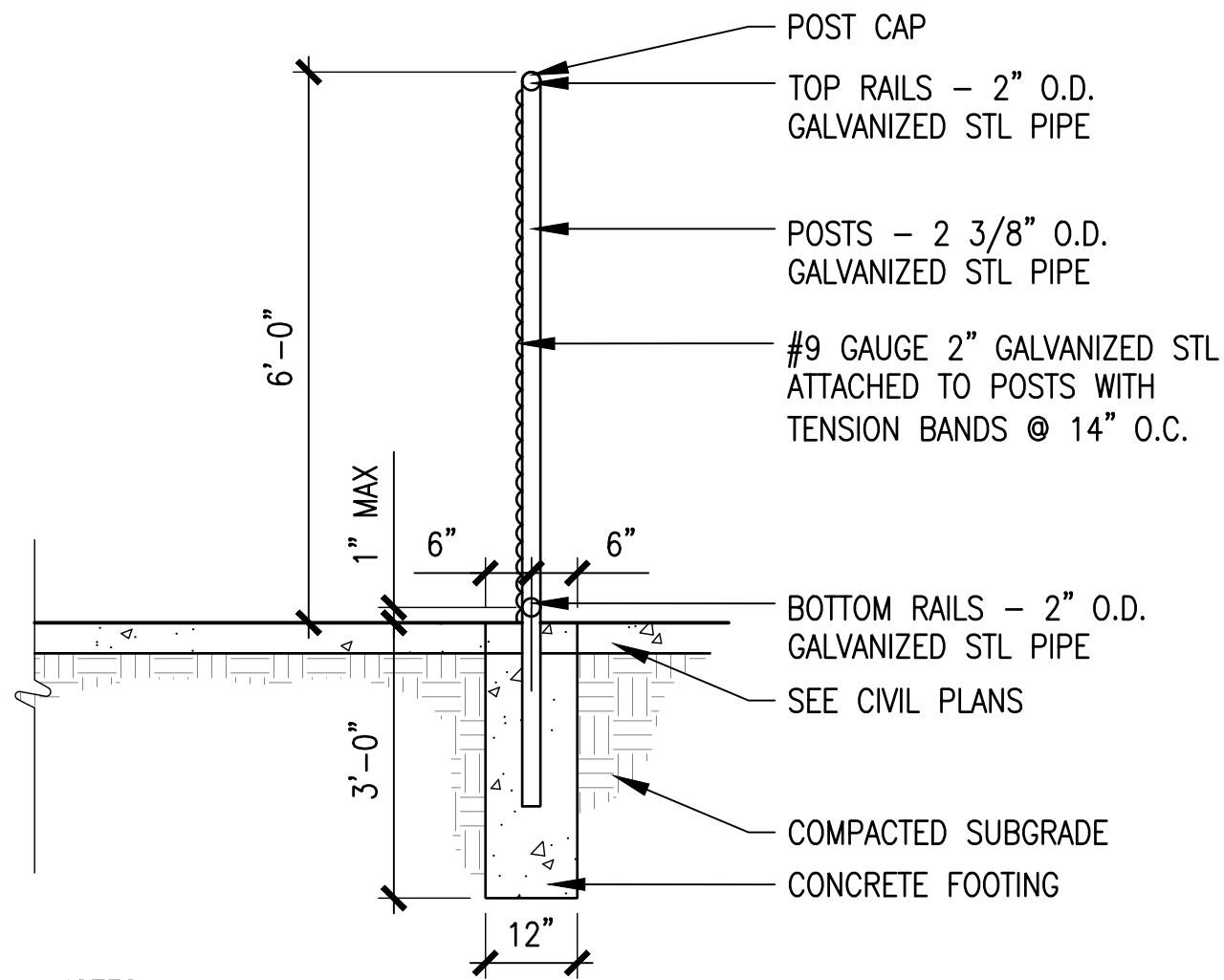
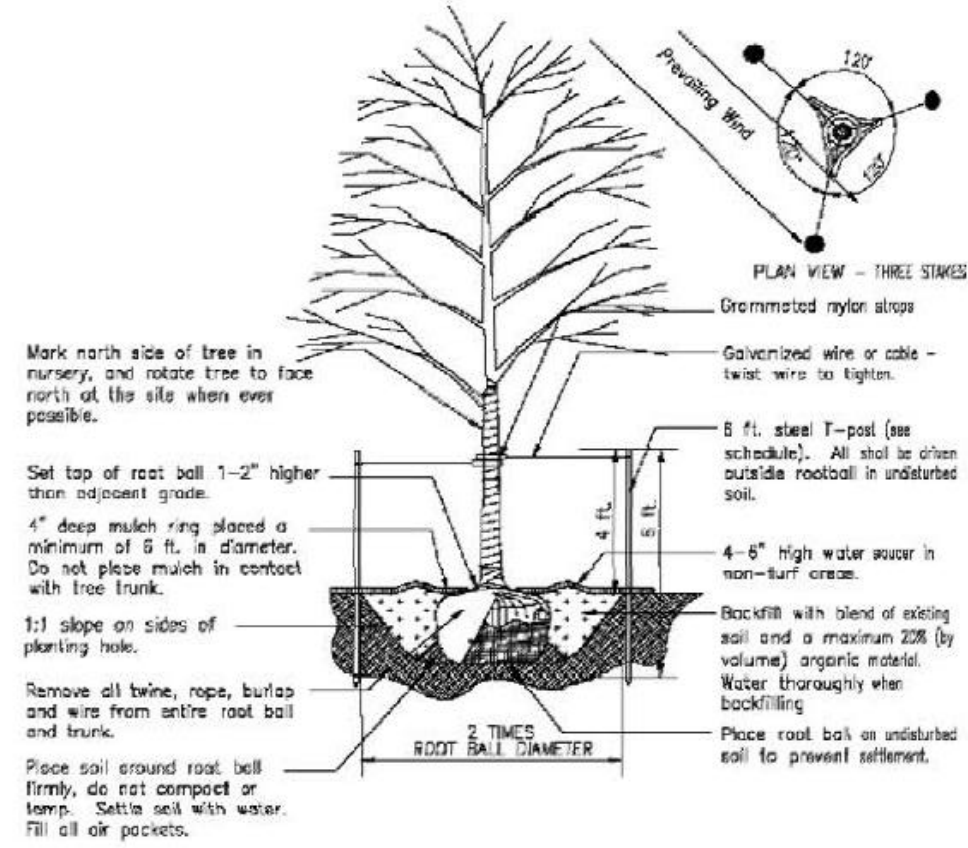


REV.	COMMENT	DATE

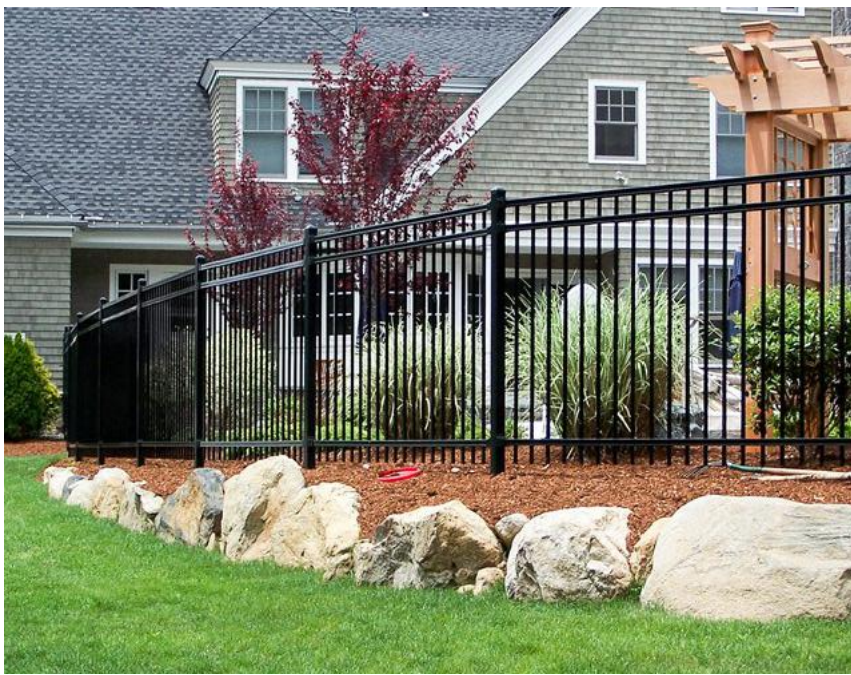
russe||+
mills

FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Landscape Plan

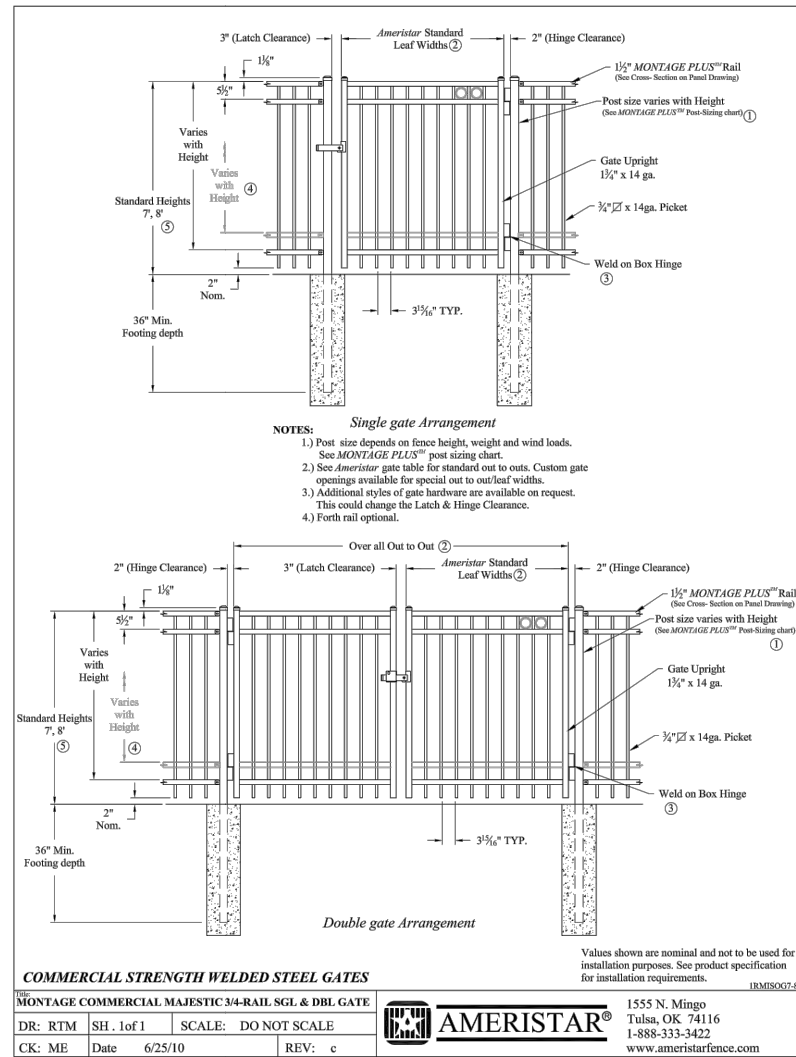
Date: AUGUST 2022
Drawn By: JB
Checked By: JB



NOTES:
1. PROVIDE AND INSTALL POST & RAILS PER MANUFACTURER SPECIFICATIONS.



COMPANY: AMERISTAR FENCING
MODEL: MONTAGE
STYLE: MAJESTIC, WITH FLUSH BOTTOM RAIL,
MATCHING GATE
COLOR: BLACK
HEIGHT: 6 FT.
CONTACT: 1-888-333-3422
(WWW.AMERISTARFENCE.COM)
INSTALL PER MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.



AMERISTAR STANDARD GATE DETAIL
SIZES:
-(4) 10' VEHICULAR GATE WITH BIOMETRIC LOCK

NOTE: GATES TO HAVE ALLEGION SCHLAGE HANDKEY II BIOMETRIC LOCK WITH FX ENCLOSURE. LOCKS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO CONFIRM INSTALLATION INSTRUCTIONS WITH ALLEGION PRIOR TO GATE FABRICATION TO ENSURE LOCK IS INSTALLED PROPERLY.

A DECIDUOUS TREE PLANTING

SCALE: NTS

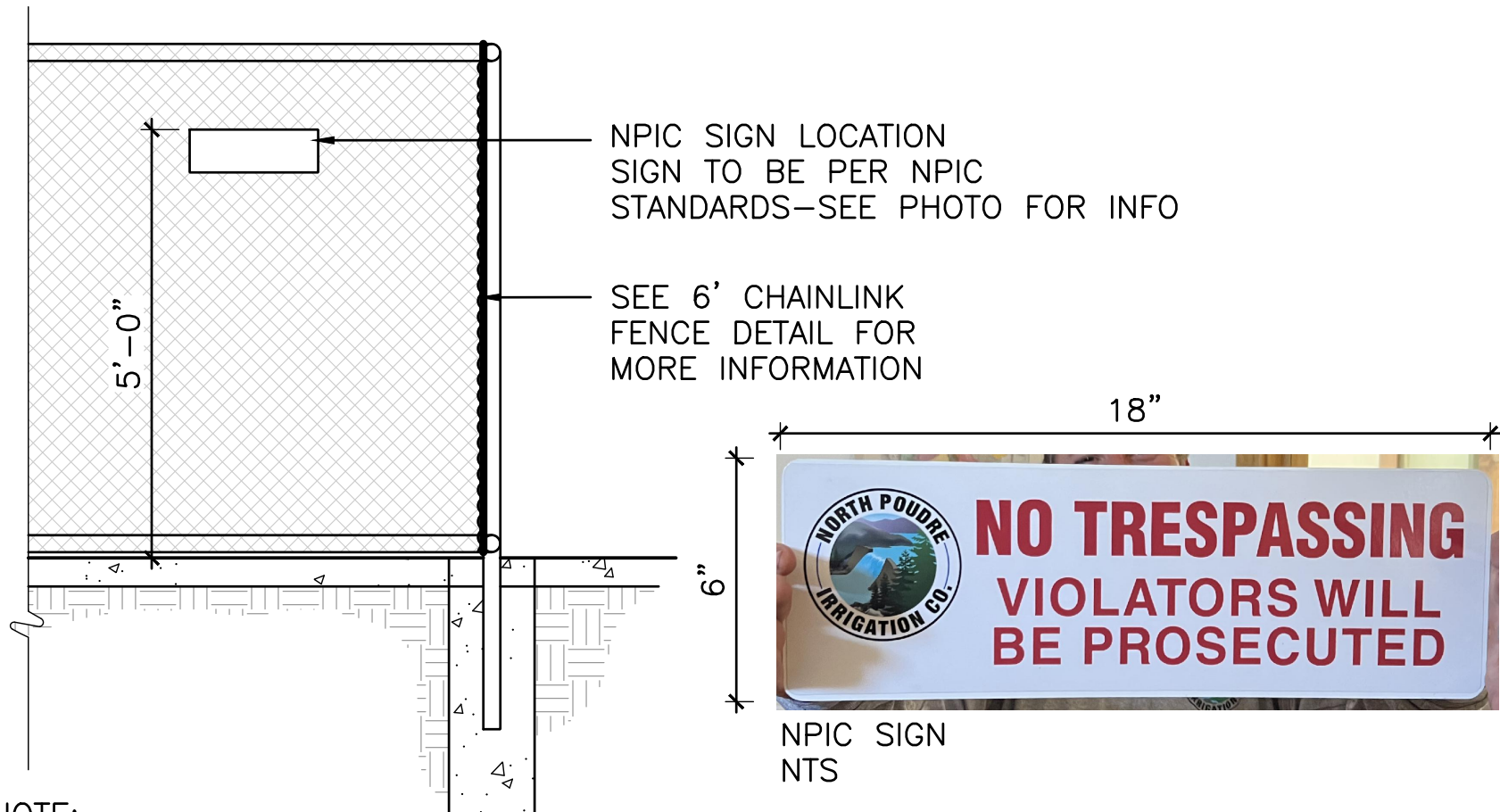
B 6' CHAINLINK FENCE

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

DT-FENC-CHAN-LINK-6

C BLACK STEEL FENCING

SCALE: NTS



NOTE:
1. REFERENCE LANDSCAPE PLAN(S) L1, L2, AND L3 FOR SIGN LOCATIONS
SIGNS ARE SHOWN EVERY APPROX 100' ALONG LENGTH OF FENCE
2. CONTACT NORTH POUDRE DITCH CO. FOR EXACT SIGN DIMENSIONS, MATERIALS AND PREFERRED ATTACHMENT METHOD

D DITCH SIGN

SCALE: NTS

DATE	
COMMENT	
REV.	

russe||+
mills

FOSSIL CREEK RANCH
MULTI-FAMILY / COMMERCIAL
FINAL MAJOR SUBDIVISION
Site/Landscape Details

Date: SEPTEMBER 2022
Drawn By: JB
Checked By: JB

Sheet

L9

10 Sheets
Page 114 of 136



Final Major Subdivision

Fossil Creek Ranch Subdivision

3rd Filing

Kimberly Lambrecht, Planner II

Planning Commission – October 19, 2022



Subdivision

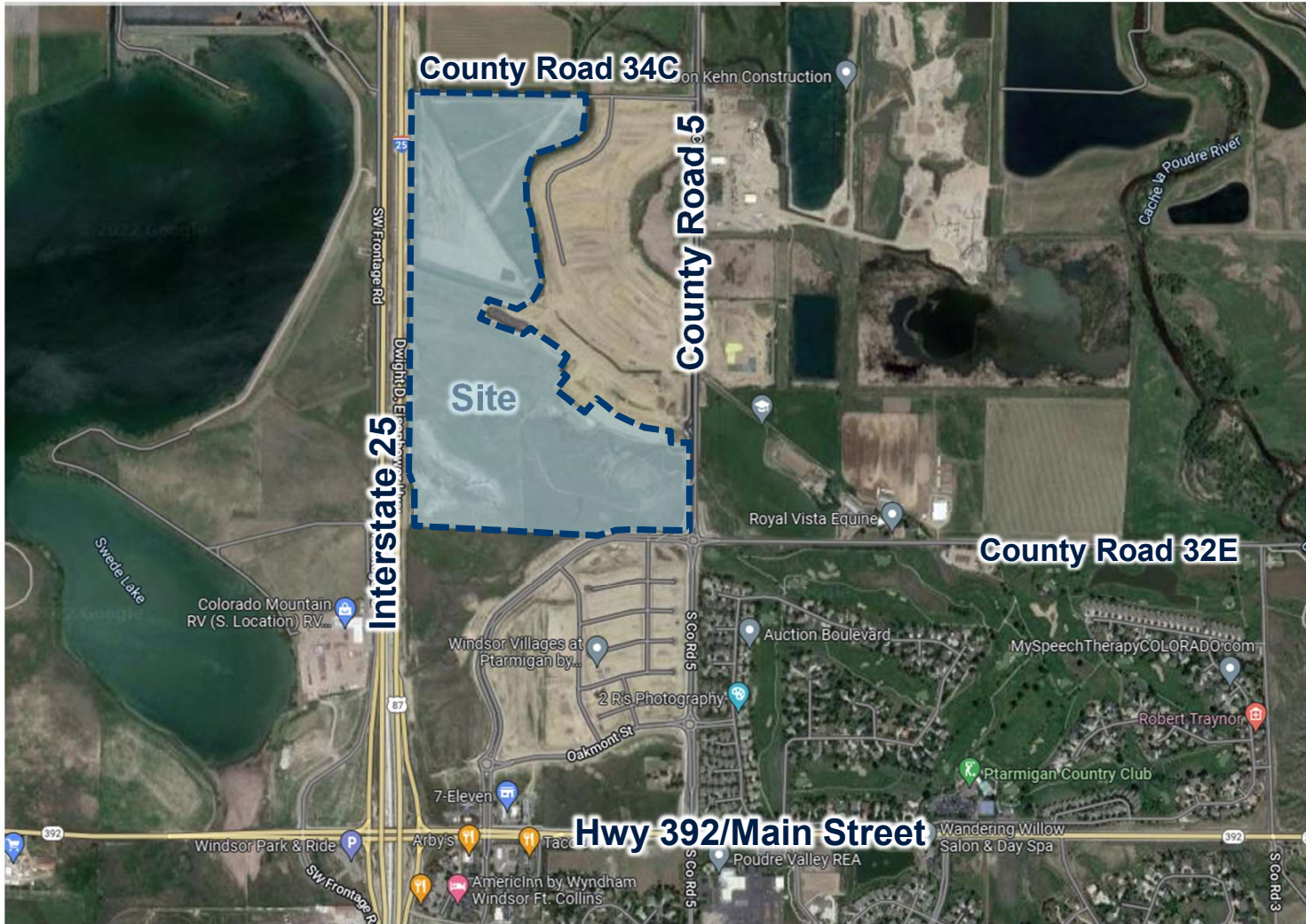
Chapter 14, Article II of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

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

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

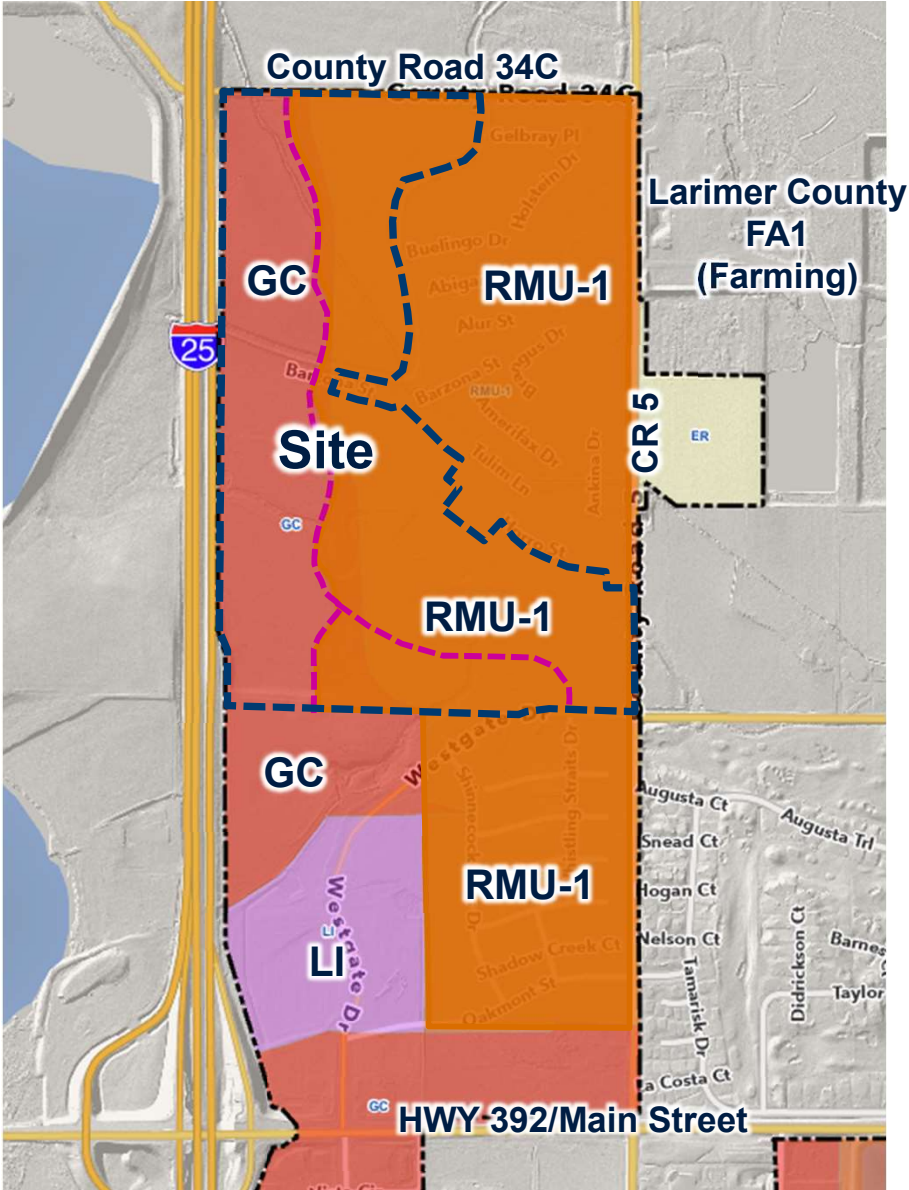


Site Vicinity Map





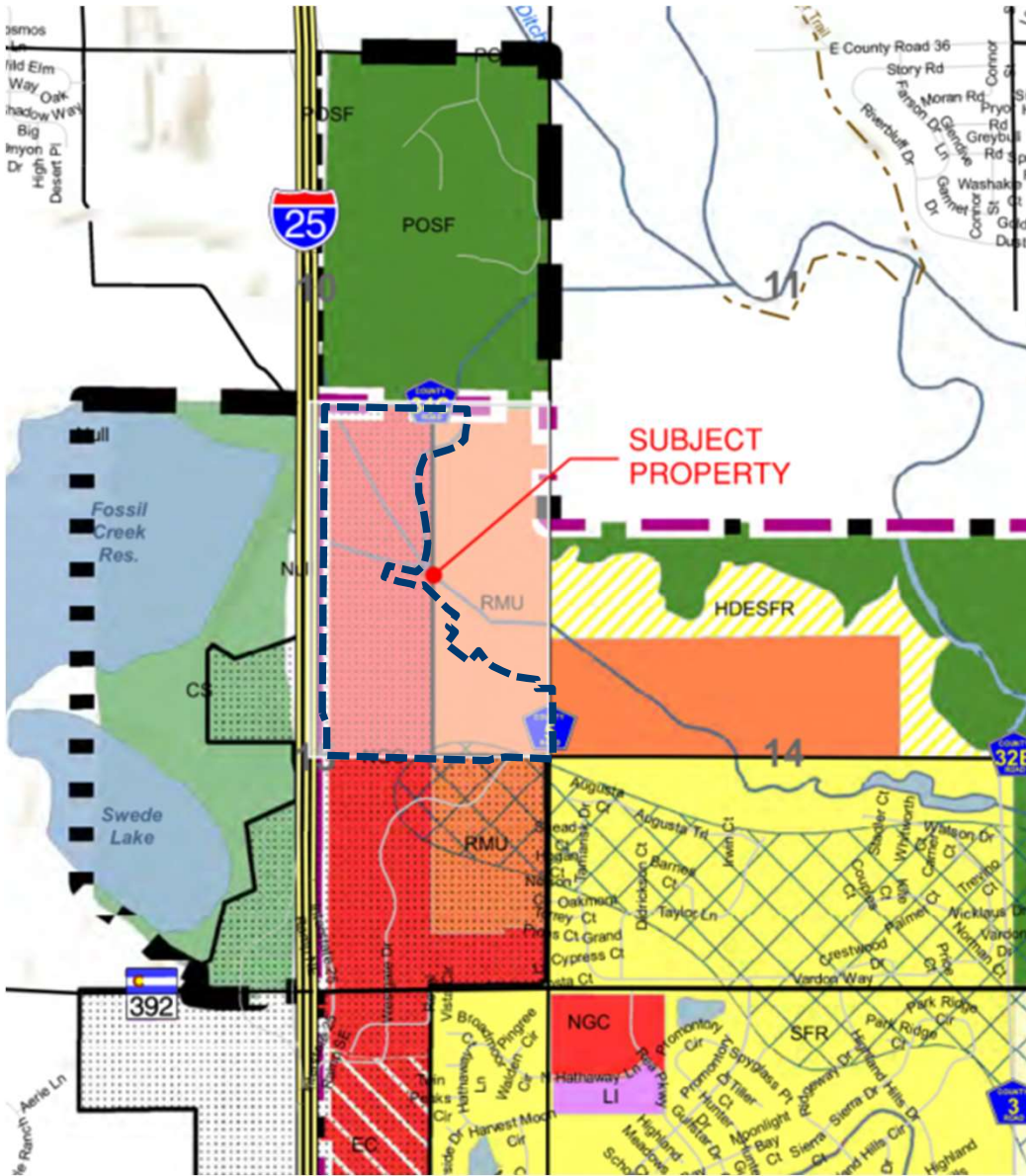
Zoning Map





Land Use Map

This proposal is in general conformance with the Land Use Map.





Fossil Creek Meadows Annexation

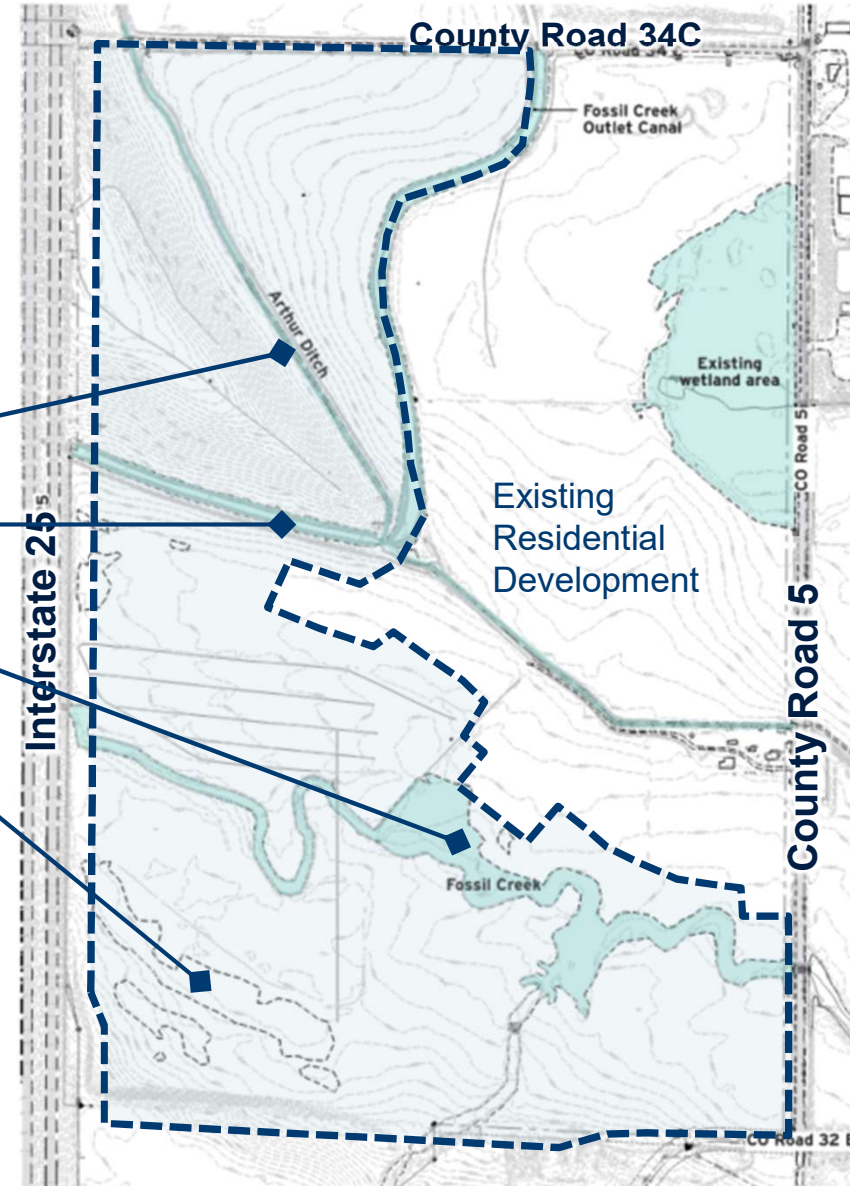
A parcel of land in the County of Larimer, State of Colorado,
located in the Southeast Quarter of Section 10, the West Half of
Section 14, and the East Half of Section 15, T6N, R68W, of the 6th P.M.



Existing Conditions

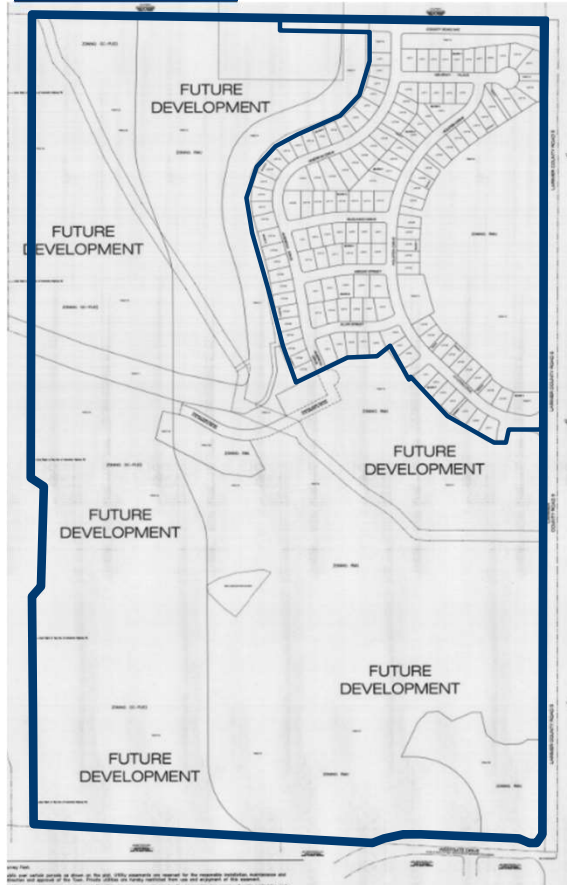
Constraints

- Arthur Ditch
- Fossil Creek Reservoir Outlet Ditch
- Fossil Creek
- Wetlands

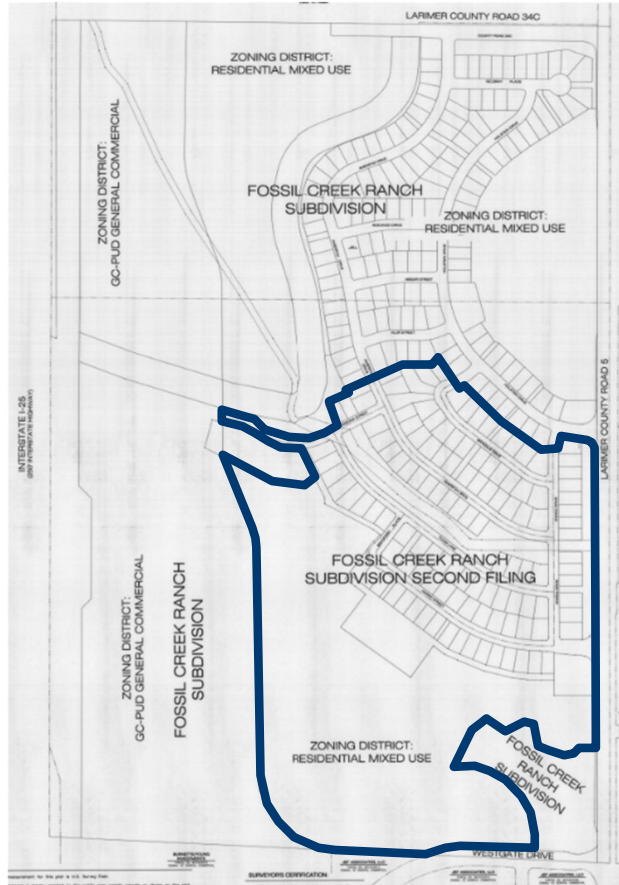




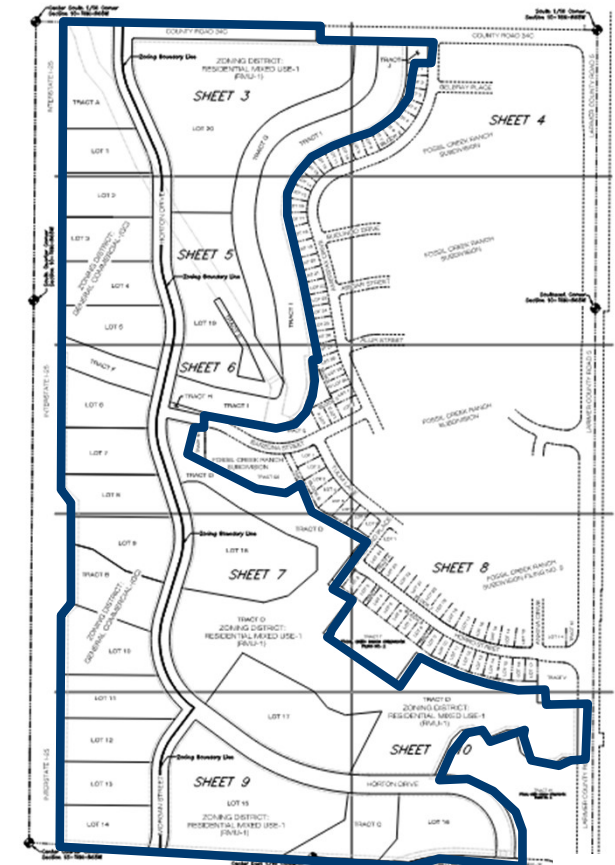
Background



Fossil Creek Ranch
Subdivision - 2020



Fossil Creek Ranch
Subdivision 2nd Filing - 2020



Fossil Creek Ranch
Subdivision 3rd Filing

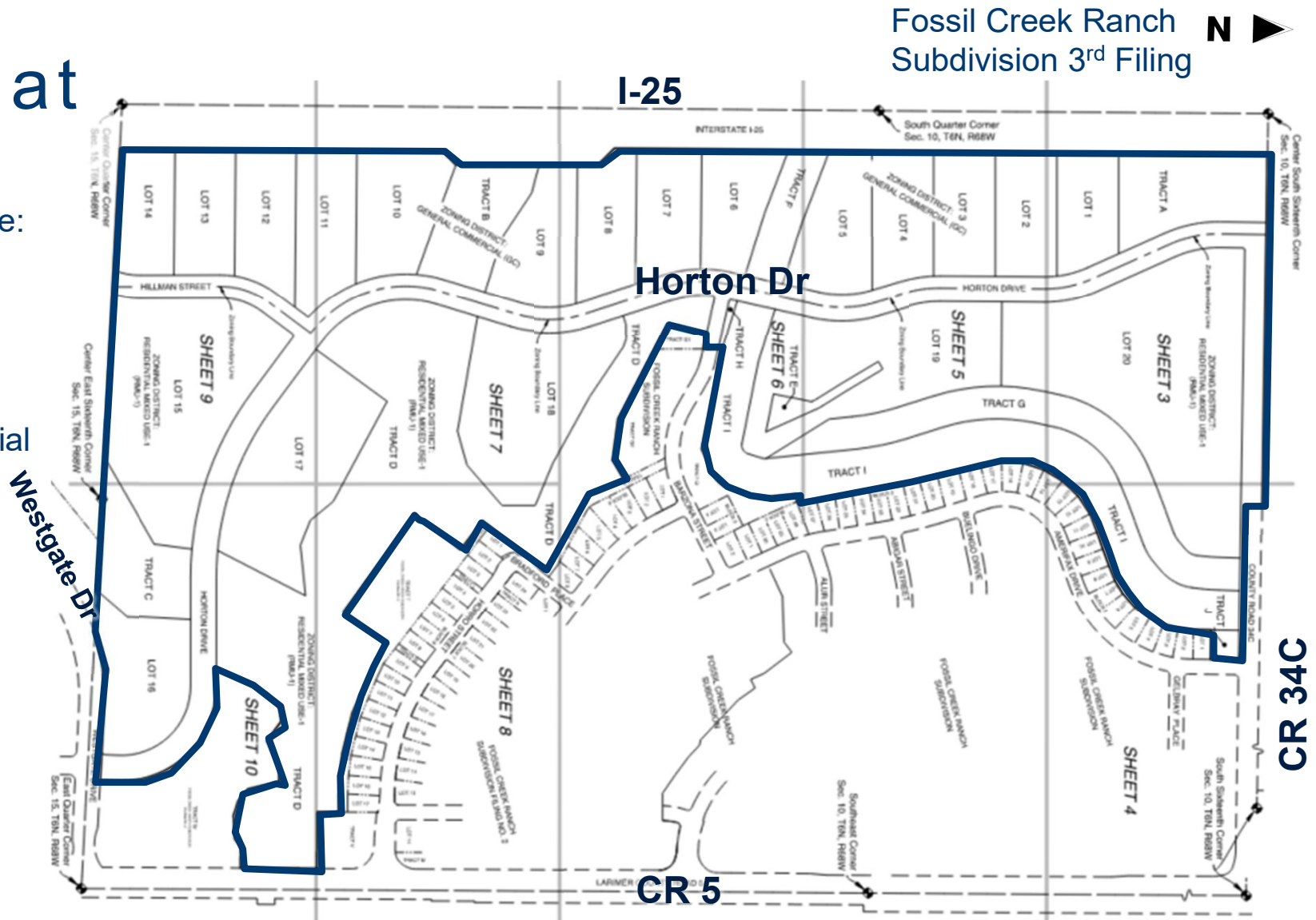


Plat

The subdivision characteristics include:

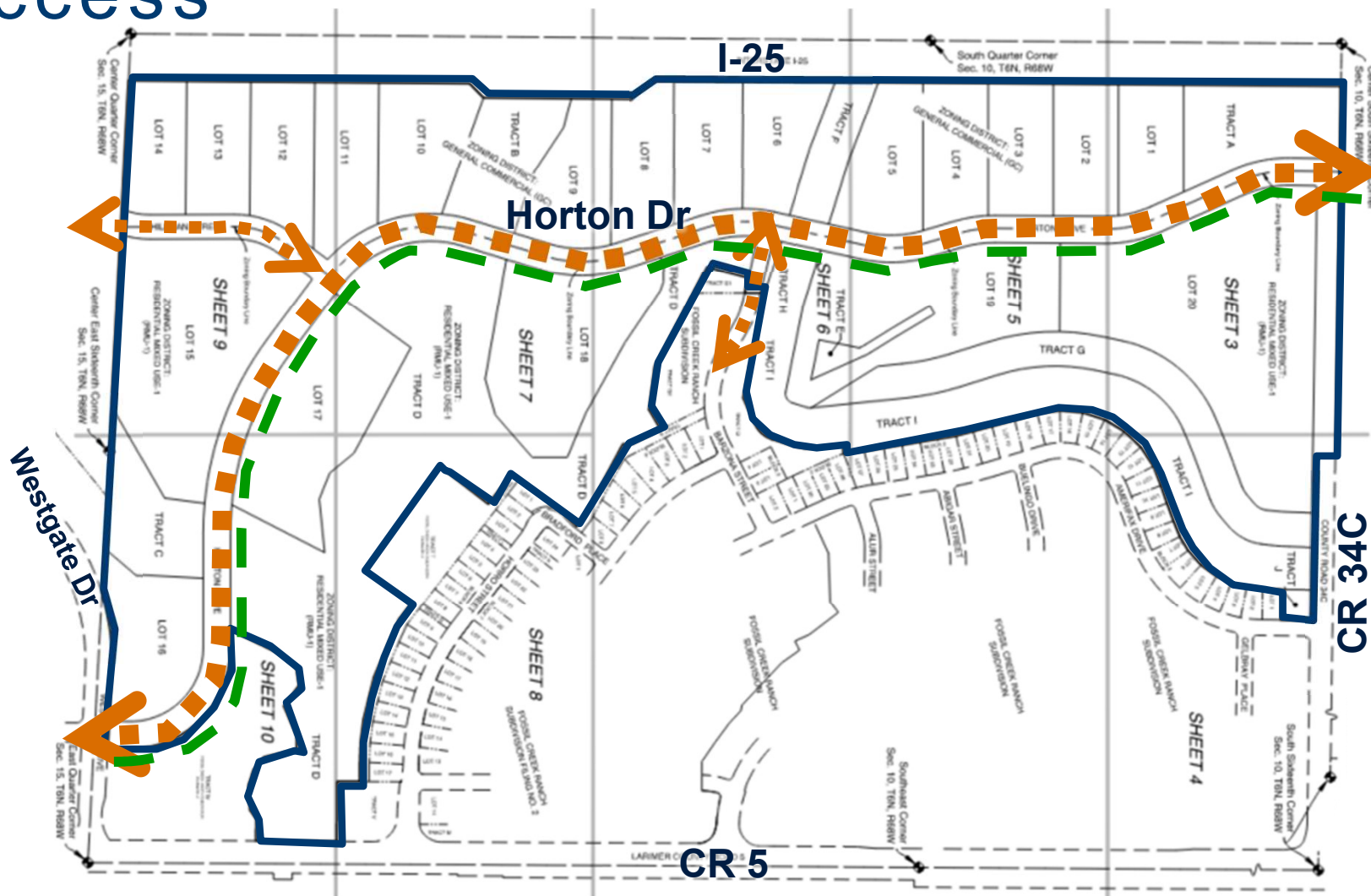
126 total acres

- 13 acres of road right-of-way
- 37 acres for (14) General Commercial (GC) zoned lots
- 36 acres for (7) Residential Mixed Use One (RMU-1) zoned lots/tracts
- 40 acres of drainage, open space, and utility tracts





Access





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.



Comprehensive Plan

Chapter 5b – Growth Framework

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

The proposed development is respectful of the character envisioned with the **approved Master Plan**. A transition from the single family lots in the 1st and 2nd Filings is provided by **open space** tracts that are wetlands or ditches. Site-specific plans for development of commercial or multifamily sites in this development will allow for further review to ensure character is maintained.

The developer will be fiscally responsible for extending all utilities to serve the site and water and sewer are provided by districts and not the Town. Furthermore, the **commercial development** should positively impact the Town's tax base. The multifamily development is fiscally responsible as **higher density allows for more efficient delivery of services**.

The proposal should be environmentally responsible because it features **non-potable water supply for landscaping**, includes a **trail connection** for walking and biking, and would provide **commercial services** near the planned residential development. Additionally, careful consideration of the existing natural features of the site has occurred.



Comprehensive Plan

Chapter 5c – Residential Areas Framework Plan

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

Objective 4 – Foster a diversity of housing types and sized through coordinated land use planning and zoning.

Objective 5 – Support high density residential development near downtown, commercial centers and mixed-use nodes.

Objective 6 – Utilize cluster housing development and conservation design to conserve natural resources...

The development includes several planning areas, and will rely on the approved Master Plan to define the range of dwelling units per acre, housing types, and compatible neighborhood commercial uses. Additionally, 40 acres have been designated as natural/open space/wetlands.



Comprehensive Plan

Chapter 5d – Commercial & Industrial Areas Framework Plan

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

This proposal is based on the evolution of site design at Fossil Creek Ranch and is working towards maximizing both commercial and diverse residential development opportunities while minimizing impacts to wetlands and the ditch/drainage infrastructure.

Additionally, the commercially zoned land serves as a transition and buffer from the impacts of Interstate 25 to the residential neighborhoods.



Infrastructure – Transportation & Utilities

The proposed project complies with the Master Transportation Plan and the approved Fossil Creek Meadows Master Plan, providing neighborhood connectivity.

Water & Sewer are provided by Fort Collins Loveland Water District and South Fort Collins Sanitation District. A 'Will Serve' letter has been provided by the Districts.



Strategic Plan

Town of Windsor Mission:

To promote community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

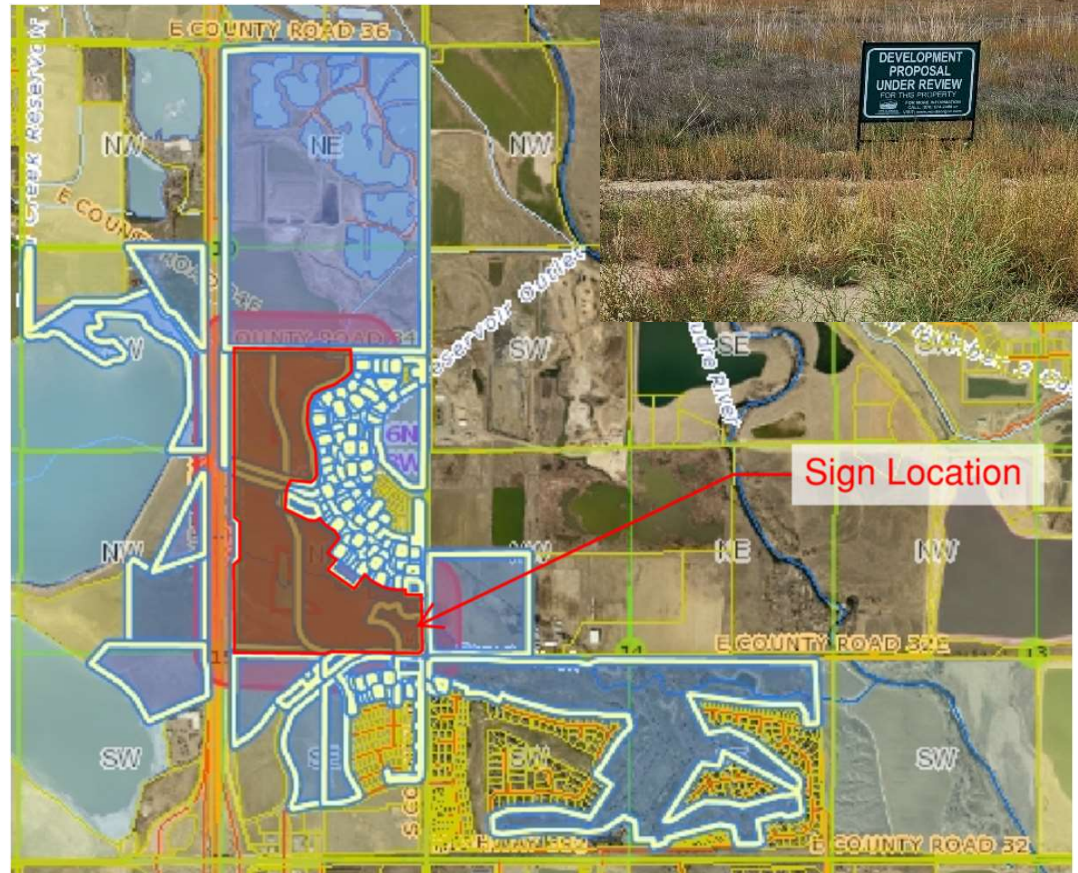
The final major subdivision supports developing the usable commercial and residential land more efficiently while mitigating impacts to the existing natural areas, wetlands and drainage/ditch network.



Public Hearing Notification

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

- October 3, 2022 – legal ad posted on the Town’s website
- October 3, 2022 - sign posted on property
- October 4, 2022 – notice sent to property owners within 500 feet
- October 7, 2022– legal ad published in newspaper





Recommendation: Final Major Subdivision

Staff requests that the Planning Commission forward to the Town Board a recommendation of approval of the ***Fossil Creek Ranch Subdivision 3rd Filing***, subject to any outstanding Planning Commission and Staff comments being addressed.



Record

Staff requests that the following be entered into the record:

- Final Major Subdivision application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Draft Resolution
- Recommendation



Final Major Subdivision

Fossil Creek Ranch Subdivision

3rd Filing



MEMORANDUM

Date: October 19, 2022
To: Planning Commission
From: Kimberly Lambrecht
Planner II
Re: Recommendation - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)
Item #: C.4.

Background / Discussion:

Please refer to previous item for background information.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff requests that the Planning Commission forward to the Town Board a ***recommendation of approval*** of the Fossil Creek Ranch Subdivision 3rd Filing, subject to any outstanding Planning Commission and Staff comments being addressed.

CC:

Carlin Malone, Chief Planner
Scott Ballstadt, Director of Planning

Attachments: