



PLANNING COMMISSION REGULAR MEETING

April 19, 2023 - 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 December 7, 2022 Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision, Tacincala Subdivision 2nd filing - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
 - Quasi-judicial
 - Staff Presentation: Sandra Mezzetti, Senior Planner
2. Approval - Preliminary Major Subdivision, Tacincala Subdivision 2nd filing - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
 - Quasi-judicial
 - Staff Presentation: Sandra Mezzetti, Senior Planner
3. Public Hearing - Conditional Use Permit for a Telecommunications Tower - Jacoby Farm Subdivision 5th filing, Tract A - 301 17th Street - Windsor RSO LLC, Cary St. Onge, property owner, Vertical Bridge, Richard Gaito, Tower Engineering Professionals, applicant
 - Quasi-judicial
 - Staff Presentation: Sandra Mezzetti, Senior Planner

4. Recommendation to Town Board - Conditional Use Permit for a Telecommunications Tower - Jacoby Farm Subdivision 5th Filing, Tract A - 301 17th Street - Windsor RSO LLC, Cary St. Onge, property owner, Vertical Bridge, Richard Gaito, Tower Engineering Professionals, applicant

- Quasi-judicial
- Staff Presentation: Sandra Mezzetti, Senior Planner

5. Public Hearing - Final Major Subdivision - Windshire Park Subdivision 6th Filing - Jeff Feneis, Executive Director Loveland Housing Authority, applicant; James Doyle, TB Group, applicant's representative

- Quasi-judicial
- Staff Presentation; Sandra Mezzetti, Senior Planner

6. Recommendation to Town Board - Final Major Subdivision - Windshire Park Subdivision 6th Filing - Jeff Feneis, Executive Director, Loveland Housing Authority, applicant; James Doyle, TB Group, applicant's representative

- Quasi-judicial
- Staff Presentation: Sandra Mezzetti, Senior Planner

7. Election of Officers - Election of Planning Commission Vice-Chairperson

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: April 19, 2023
To: Planning Commission
From:
Re: Approval of the December 7, 2022 Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 12.07.22 Planning Commission Regular Meeting Draft Minutes



Planning Commission Regular Meeting

December 7, 2022 - 7:00 PM

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

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

MINUTES

A. CALL TO ORDER

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

1. Roll Call

Present:

Vice-Chair Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Jose Valdes
Cindy Beemer
David Hassard

Absent:

Chairman Schick
Maxwell Nader

Also Present:

Town Board Liaison Tallon
Scott Ballstadt, Planning Director
Kimberly Lambrecht, Planner II
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Deputy Town Clerk

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

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

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Approval of the November 16, 2022 Planning Commission Regular Meeting Minutes - K. Cinnamon, Deputy Town Clerk

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

C. BOARD ACTION

D. COMMUNICATIONS

1. Communications from Planning Commission

None

2. Communications from Town Board Liaison

None

3. Communications from Staff

a. American Legacy Academy Statutory Notice

American Legacy Academy ("American Legacy") is a charter school authorized by a charter agreement with the Weld RE-4 School District. American Legacy is negotiating with Marina One, LLC ("Marina One") to lease from Marina One a building that American Legacy would use as its Windsor charter school location.

Colorado Revised Statutes §22-32-124(1.5)(a) requires American Legacy to advise the planning commission, in writing, prior to contracting for a facility. This notice is intended to comply with the foregoing statutory requirement to notify the planning commission before American Legacy contracts with Marina One for this facility. Furthermore, the statute states "The relevant planning commission or governing body may request the charter school to submit a site development plan for the proposed facility, but must issue such request, if any, within ten days after receiving the written advisement".

American Legacy is negotiating to occupy a portion of an existing three-story building located at 1870 Marina Drive, Windsor, CO, which is owned by Marina One. As contemplated by the current status of negotiations, the exterior of the building would remain as constructed with the primary entry to the school through the main doors and porte cochère. Through a design process and review between American Legacy and Marina One, Marina One's builder has prepared the attached proposed site plan, which reflects the proposed site circulation and stacking pattern for student pick-up and drop off. A traffic study is also in progress and will be provided to the Town when it is complete. American Legacy and Marina One intend to permit the project with SAFEbuilt.

Pertaining to the site specifically, no site modifications, building modifications or any additions are being proposed at this time. A traffic study is currently underway, as well as discussions with the Windsor-Severance Fire Authority.

American Legacy will be a K-8th grade school with an anticipated number of 386 students in their first year, 2024, with a full student capacity of 648 by 2028.

Commissioners asked questions of the staff and the applicant. Discussion ensued between the Commission and Garrett Scallon with American Legacy Academy.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:22 p.m.

Kaitlyn Cinnamon, Deputy Town Clerk

DRAFT



MEMORANDUM

Date: April 19, 2023
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Preliminary Major Subdivision, Tacincala Subdivision 2nd filing - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design
Item #: C.1.

Background / Discussion:

The applicant, Mr. Ryan McBreen of Norris Design, has submitted an application on behalf of the property owner, Mr. Pat McMeekin, of Hartford Land, for a preliminary major subdivision plat for the Tacincala Subdivision 2nd Filing (also known as Prairie Song), located south of Weld County Road 72 and west of State Highway 257, in the Town of Windsor. The annexation and master plan ("Tacincala Master Plan") for the subject property and larger surrounding area was originally approved in 2006. The Windsor Town Board approved a subsequent amendment to a portion (572 acres) of the Tacincala Master Plan on June 13, 2022 (Resolution 2022-29). The Tacincala Subdivision 2nd Filing is located in the northeast portion of the master plan, encompassing 127 acres.

The subject subdivision is zoned Single Family Residential-Two (SF-2), with a Planned Unit Development (PUD) overlay. The proposed subdivision includes 327 single family residential lots with tracts for future development, open space, and open space/drainage and a metropolitan district-owned and maintained park.

Zoning and uses for abutting properties include the following:

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

Development characteristics:

- 127 total acres
- 59 acres of landscape, open space, and parks
- 20 acres of road right-of-way
- 327 residential units (varying lot sizes and types)
- Single-family residential lots – single-family detached and attached homes, both front-loaded and alley-loaded; cottage-style homes
- Primary access points: Prairie Winds Way at WCR 72 and Prairie Song Road at SH 257
- Two metro district-owned and maintained parks

A school site is not a part of this particular subdivision filing, but is a part of the Tacincala Master Plan. The master plan identifies a potential school site located to the southwest of this property, south of the future alignment of WCR 70.

Infrastructure.

A number of unique items have either been addressed through preliminary designs and will carry over into the final designs or are in progress and/or will need to be further refined with the final major subdivision submittal. These items include, but are not limited to: conformance with a ditch agreement (Springer Ditch), conformance with an existing groundwater agreement (which may require an addendum), CDOT approval of SH 257 improvements and related permits; potential reimbursement agreements for oversizing of utilities; determining the developer's proportionate share of costs for any traffic signals, including pedestrian signals; and the final design for WCR 72. Additionally, the applicant will need to provide evidence of adequate water supply to serve the development prior to final subdivision submittal.

Extension of public utilities will be the responsibility of the applicant, subject to potential reimbursement for oversizing that adds to the system capacity. Overhead utility lines on the south side of WCR 72 will be installed underground at the time this roadway is improved.

Relation to major transportation system.

The subject subdivision transportation network and internal connectivity is consistent with the approved Tacincala Master Plan (2022), which depicts connections to SH 257 on the east, WCR 72 on the north. Future subdivision(s) to the west will provide connectivity from the subject subdivision to North 15th Street (WCR 15) from SH 257, per the approved Tacincala Master Plan. Regional trail will parallel SH 257, consistent with the Tacincala Master Plan, and the Town's Master Open Space and Trails Plan. There will be bicycle lanes along SH 257 and WCR 72. A ten-foot regional trail traversing to the south of unincorporated Weld County properties south of CR 72 (connecting from SH 257 to Prairie Wind Way) was explored. Further evaluation revealed that the design would not be able to meet ADA (Americans with Disabilities) requirements.

The proposed development surrounds several estate lots in unincorporated Weld County, west of SH 257 and south of WCR 72. As part of the required improvements associated with this development, WCR 72 will need to be improved between SH 257 and Prairie Wind Way, which includes the area adjacent to unincorporated Weld County properties (see presentation slides). Weld Country Road 72 is a major collector and an urban cross-section (south side) is proposed in this location, consistent with the Town's Master Transportation Plan. The design for CR 72 includes bicycle lanes on both sides of the roadway, and curb, gutter and sidewalk along the south side. The north side of the roadway is not proposed to have curb, gutter or sidewalk at this time and would be a requirement at the time the properties on the north side of WCR 72 develop. The proposed design, as included in the preliminary subdivision improvement drawings, meets town standards. Future improvements to WCR 72 will adjust the vertical and horizontal alignment to improve the roadway geometry. With these efforts, overhead powerlines will be undergrounded. Roadway improvements along this corridor will have some impacts on adjacent properties, and therefore, there have been a series of meetings with neighbors regarding those impacts, as discussed herein.

In addition to separate meetings and discussions the applicant has had with neighbors, two meetings were held at Windsor Town Hall with approximately eight neighbors with properties adjacent to WCR 72, the applicant, and Town staff in March and on April 3 of 2023. After the discussions from this meeting, this group met again on April 12, 2023, on location (WCR 72), along with the Town Forester. The primary concerns expressed by neighbors and topics discussed at these meetings were:

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

The limits of construction for installing the proposed roadway design would be approximately ten feet or less from

some existing trees located on private property/outside of the proposed right-of-way. A six-foot-wide bicycle lane with an additional two-foot-wide apron (eight-foot clearance between drive lane and curb), curb and gutter is proposed in the design of this portion of the roadway. Planning and Engineering staff are discussing and evaluating any potential design alternatives that would have less impact on adjacent properties, then will present to the applicant and will continue to coordinate with the neighbors.

Cul-de-sac Exception

Municipal Code Section 17-1-10(g), Streets and blocks – Exceptions to Connectivity, Block Length, and Cul-de-sac Standards. Upon written request outlining the rationale in accordance with the criteria below, the decision maker may grant exceptions to connectivity, block length, and cul-de-sac standards contained in the following circumstances:

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

The applicant has provided rationale in accordance with this criteria regarding two proposed cul-de-sacs where there are physical constraints, as illustrated on the plans in the staff presentation. As shown, one exception is adjacent to an existing ditch and significant slope and one exception is adjacent to an estate lot and landscape buffer area adjacent to SH 257.

Review Criteria

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

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

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Staff comment: The type of more compact development proposed with the subdivision, consistent with the approved PUD and Master Plan, has been shown to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis. Similarly, compact development has been shown to be more environmentally responsible, as it takes less resources to construct and maintain, and it can also make alternative forms of transportation such as walking, biking, and transit more viable due to the compact layout.

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 preliminary subdivision is consistent with the PUD and Master Plan standards. These standards allow for diverse housing types and styles, including, single-family detached, and cottage-style homes (detached and attached) single-family residential blocks (see attached applicant and presentation materials). Some single-family residential lots will also allow for accessory dwelling units (ADUs), adding another housing opportunity. Such variety can help meet the needs of varying family sizes, lifestyles, and income levels.

Objective(s):

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

Staff comment: The preliminary subdivision is consistent with the approved PUD and Master Plan, which promote multi-modal connectivity by providing trails, additional road connections, and a focus on pedestrian-friendly design.

2. *Utilize conservation design and traditional neighborhood design for new residential growth areas and promote overall community livability.*

Staff comment: The preliminary subdivision is consistent with the approved PUD and Master Plan. The neighborhood can be described as one with a traditional neighborhood design, focusing on the public realm and streetscape. Key elements include pedestrian and bicycle connectivity internal to the development, as well as adjacent to the development, creating additional connections to and from the town core.

The design of the development will include front porches, garage placement to minimize visual impact, a variety of lot layouts and home types and home models to avoid monotony, and staggered massing of homes to create visual interest. Architectural exhibits/examples will be provided with the final major subdivision, ensuring that the requirements and expectations illustrated within the PUD and Master Plan are honored by future developers and builders.

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

Staff comment: The proposed preliminary subdivision is consistent with the PUD and Master Plan planning area uses, range of dwelling units per acre, housing types, and designated buffer areas along SH 257 and WCR 72.

The west side of SH 257 contains a landscape buffer area and an average of one-acre lots, providing a buffer between the estate lots to the east (Ventana Subdivision) and lots under one-acre as Tacincala 2nd Filing transitions in density from lower (east) to higher (west). The landscape and one-acre lot buffer was part of the Tacincala Annexation agreement and has been illustrated on the subsequent PUD and Master Plans. The Tacincala Subdivision 2nd Filing will plat the landscape buffer in a tract and one-acre lots along SH 257.

A neighborhood meeting is a requirement of the annexation, zoning, and master plan applications, not the preliminary major subdivision. A neighborhood meeting was held in May of 2021, and subsequent meetings with neighbors have been held between the applicant and neighbors, as well as three meetings with neighbors, the applicant, and staff as noted herein.

Notifications for this public hearing were as follows:

- April 7, 2023 – Legal ad published in newspaper
- April 3, 2023 - Signs posted on the property
- April 4, 2023 - Affidavit of mailing to property owners within 500 feet
- April 6, 2023 – Notice posted to Town's website

Financial Impact:

The Town and the developer will enter a subdivision development agreement with the final major subdivision, which will outline the developer obligations associated with this specific development, potential reimbursements for oversizing improvements, and standard developer obligations per the Windsor Municipal Code.

Relationship to Strategic Plan:

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

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, including the cul-de-sac exception, subject to the following conditions:

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to final major subdivision submittal;
2. A development agreement shall be executed, concurrent with final major subdivision approval;
3. Conformance with the Springer Ditch agreement;
4. Conformance with the groundwater agreement, which will require a groundwater study and/or an addendum to the existing groundwater study, prior to the first building permit;
5. CDOT shall approve any relevant SH 257 improvements prior to final major subdivision approval;
6. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development;
7. In addition to continuing to coordinate with Town staff, the applicant shall continue to coordinate with adjacent property owners on the design, construction, and timing of WCR 72 improvements;
8. Developer will pay proportionate share of costs for any traffic signals that serve the development, including potential pedestrian signals; and
9. Prior to final major subdivision submittal, the applicant shall provide evidence of adequate water supply to serve the development.

CC:

Patrick McMeekin
Ryan McBreen

Attachments:

1. Application Materials
2. Staff Presentation - Tacincala

October 4, 2022

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

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

Dear Ms. Malone

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

Introduction

Prairie Song is generally located south of WCR 72, east of HWY 257, west of WCR 17, and approximately 1.5 miles north of Main Street in Windsor. Filing 2 is specifically located north and northwest of the recently approved Prairie Song Filing 1 application. Filing 2, encompasses approximately 127 acres broken down as follows:

- Single-Family Detached Lots – ~47.9 acres
- Right-of-Way (ROW) – ~19.8 acres
- Parks/Open Space/Buffer/Other – ~59.3 acres

Within this Filing, 325 single-family residential lots are proposed, comprised of the following sizes:

- Estate Lot (~ 1acre) (provided to meet the lot size requirements along Hwy 257)
- Single Family Detached Front Load (Min. 55' x 110')
- Single Family Detached Front Load (Min. 50' x 110')
- Single Family Detached Front Load (Min. 45' x 110')
- Single Family Detached Front Load (Min. 75' x 115')
- Cottage Home - rear-load (Min. 26' x 70')
- Cottage Home – detached common garage (Min. 26'x110')

The approved Tacincala (Prairie Song) Master Plan permits a maximum 2,130 residential units for the entire Prairie Song community, the 325 residential units proposed with this Filing 2 application, in addition to the 213 residential units created as part of Filing 1, brings the total residential units to 538 units, with 1,592 total residential units permitted to be developed with future applications.

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

Vehicular access with connections to Prairie Song Boulevard which was established and constructed as part of Filing 1, as well as through Prairie Winds Ways which will connect to WCR 72 to the north as part of this Filing. WCR 72 will be improved from Prairie Winds Way east to Hwy 257.

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

Landscape, Parks, and Amenities

Filing 2 will continue the landscape character that has been established as part of Filing 1 and will continue to carry throughout the Prairie Song community as separate phases are built out over the life of the project. Landscape tracts include active and passive areas with ornamental and naturalized landscape that establish both formal and informal spaces that will encourage a variety of uses and interactions by future residents. Parks and open space are strategically located throughout Filing 2 to provide many benefits to residents within Prairie Song and, ultimately, the greater Windsor community. This includes the development of two pocket parks established and committed to as part of the recently amended and approved Tacincala Master Plan.

Extensive open space, much of which includes a trail network is also proposed, which provides opportunities for outdoor recreation and also builds upon the strong the trail system established within Filing 1 and provide connectivity to the greater network of open space and trails that were established within Filing 1 and planned to be developed within the overall Prairie Song community as it grows into the future. Proposed trail alignment and routing will require further discussion with the Town to address grading and engineering challenges.

All parks and open space are planned to be owned and maintained by the metropolitan district and publicly accessible.

The total open space provided with Filing 2 is 31%. An exhibit detailing the Filing 2 tracts counting towards this total open space calculation has been included as part of this submittal. Additionally, a running tabulation of overall provided open space is included on the cover sheet of the submitted development plan.

Infrastructure Improvements

Infrastructure shall be constructed as depicted in the proposed Major Infrastructure Plans included as part of this submittal and within approved improvement plans for each Filing. Filing 2 proposes infrastructure, including, but not limited to; street rights of-way, utilities, storm water improvements, grading, and off-site road improvements. All proposed infrastructure has been designed per Town of Windsor standards and planned to account for future growth within the greater Prairie Song community, as necessary. Traffic and Drainage reports have been included to assist in identifying the appropriate level of improvements.

Street Names

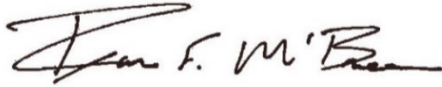
Street names in this Preliminary Plat application are conceptual, and final selections will be provided in subsequent submittals. A final street name list shall be provided with the Final Plat Application.

Subdivision Filing Number

This initial application will be the second filing and known as Prairie Song - Filing 2.

This Prairie Song - Filing 2 application intends to continue the lofty standards and theme that have been established for Prairie Song. Our team looks forward to working with you and Town staff to continue the planning and development of this community in the Town of Windsor. Please let us know if you have any questions regarding this application or require any additional information.

Sincerely,
Norris Design



Ryan McBreen, Principal

Submittal Summary Annotated Checklist (double check is all this included)
Section 1

- Checklist – *Complete*
- Land Use Application – *Included*
- Application Fee – *Provided to the Town*
- Narrative – *Included*
- Title Commitment – *Included*
- All Required drawings and supplemental docs per Muni Code
 - Prelim Plat Document per drawing regulations – *Included*
 - Complete Street plans – *Included*
 - Complete Storm Drainage Plans – *Included*
 - Complete Utility Plans – *Included*
 - Complete Grading Plans – *Included*
 - Traffic Study – *Included*
 - Traffic Control plan – *Included*
 - Proposed Deed Restrictions - *No new deed restrictions are proposed at this time or in association with this subdivision, not included*
 - Soils Report – *Included*
 - Description and Location of Hazardous Areas – *No hazardous areas are included within this plan set.*
 - Topographic Map – *Included*
 - Preferred method of water rights dedication – *The Applicant will be paying cash-in-lieu at the time of building permit.*
 - Landscaping for public Right of Way – *Included*
 - Written Narrative – *Included*
 - Soil test results and map location – *Included*
 - Final boundary closure calculations for exterior boundaries of subdivision and individual lots – *Included*
- Street Lighting Plan – *Included*
- Submittal per Town submittal requirements – *Complete*
- List of proposed street names - *Proposed street names to be included in final plat application*
- Agree to comply with hearing and mineral owner notifications - *Yes*

Section 2

- Drawing Requirement items 1-8 included on Plat – *Included*
- Location of existing and proposed ROW, easements, etc. – *Included*
- Land Use Table – *Included*
- Lot numbers and information - *Included*

- Designation of flood areas – *N/A*
- Traffic Study – *Included*
- Traffic Control Plan – *Included*
- Soils Report – *Included*
- Description of hazardous areas – *N/A*
- Topographic Map – *Included*
- Landscaping for public Right of Way – *Included in civil improvement plans*
- Preferred method of water rights dedication – *The Applicant will be paying cash-in-lieu at the time of building permit.*

Section 3

- Final Plat Items to be provided with future submittals, as applicable.

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

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

Owner:

Prairie Song Development, LLC
Attn: Patrick McMeekin
4801 Goodman Rd.
Timnath, CO 80547
970.825.7794
patrick@hartfordco.com

Engineer:

Galloway US
Re: Rob Van Uffelen
5265 Ronald Reagan Blvd. Suite 210
Johnstown, CO 80534
970.800.3300
RobVanUffelen@gallowayus.com

Applicant:

Hartford Acquisitions LLC
Attn: Wendi Cudmore
4801 Goodman Rd.
Timnath, CO 80547
970.825.7994
wcudmore@hartfordco.com

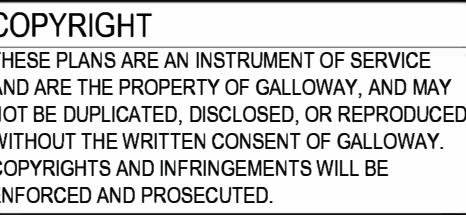
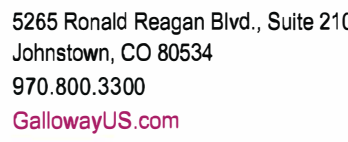
Applicant Representative / Planner / Landscape**Architect:**

Norris Design
Attn: Ryan McBreen
244 North College Ave. #165
Fort Collins, CO 80524
970.409.3414
rmcbreen@norris-design.com

Open Space Tracking Exhibit—Filing 2

Tract Tracking		
Tract	Filing 2 Acres	Filing 2 Notes
A	8.993	Open Space
B	0.23	Not Qualified (Too Narrow)
C	0.361	Open Space
D	0.361	Open Space
E	1.664	Open Space
F	0.07	Alley
G	0.07	Alley
H	0.07	Alley
I	0.06	Alley
J	0.06	Alley
K	2.463	Open Space
L	1.65	Open Space and Alleys
M	1.366	Open Space and Alleys
N	1.871	Park
O	0.19	Trailway Corridor
P	0.07	Alley
Q	6.468	Open Space
R	0.05	Open space
S	0.05	Park
T	2.718	Future Development
U	0.957	Open Space/Trailway
V	8.253	Future Development
W	2.31	Future Development
X	1.149	Future Development
Y	10.968	Community Park
Z	6.86	Future Development
	127.04	Total Acreage Per Plat
	35.042	Total Parks/Open Space (Acres)
	31%	Total Open Space (%)

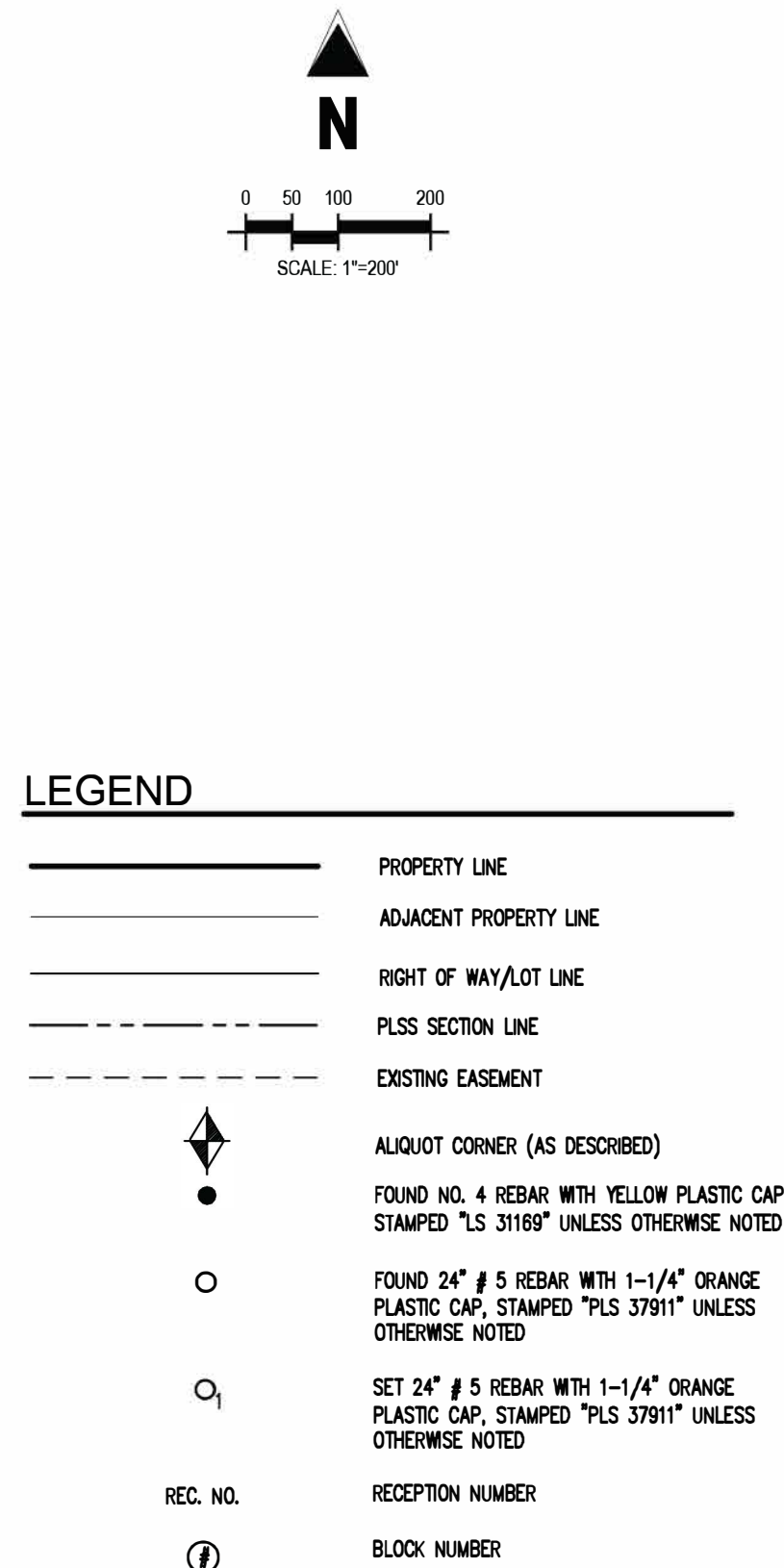
- = Counted as Parks/Open Space
- = Not counted as Parks/Open Space



TACINCALA SUBDIVISION
2ND FILING
TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8,
T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

[illegible]

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



WELD COUNTY ROAD 74

WELD COUNTY ROAD 72

WELD COUNTY ROAD 19

WELD COUNTY ROAD 21

WELD COUNTY ROAD 13

WELD COUNTY ROAD 15

STATE HIGHWAY 257

SUB

N

HIGHWAY 392

A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, COLORADO, BEING TRACT A, B AND N, TACINCALA SUBDIVISION, ACCORDING TO MAP RECORDED DECEMBER 15, 2021 UNDER RECEPTION NO. 4785349, LYING WITHIN THE EAST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
CONTAINING 127.037 ACRES MORE OR LESS.

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 **TACONALA SUBDIVISION** **AND FILING**, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR AS INDICATED ON THIS PLAN. 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 _____ DAY OF _____, 20____.

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.

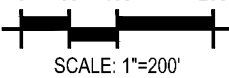
DATE _____

POUDRE VALLEY REA

DATED THIS _____ DAY OF _____, 2022.

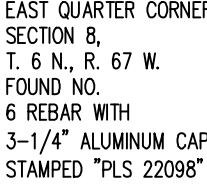
SHEET 1 OF 9

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



LEGEND

- BLOCK NUMBER



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2ND FILING

TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

[illegible]

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

TACINCALA SUBDIVISION 2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION

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

TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PARCEL CURVE SEGMENT TABLE				
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	87°48'15"	38.31	25.00	S48°36'58"E
C2	1°06'34"	221.90	11460.00	S1°07'49"W
C3	88°28'17"	38.60	25.00	S44°41'51"W
C4	40°45'00"	468.69	659.00	S70°31'51"E
C5	90°00'00"	31.42	20.00	S5°09'21"E
C6	90°00'00"	31.42	20.00	N84°50'39"E
C7	90°00'00"	31.42	20.00	N5°09'21"W
C8	90°00'00"	31.42	20.00	S84°50'39"W
C9	7°43'14"	95.54	709.00	N46°17'44"W
C10	90°00'00"	31.42	20.00	N2°33'53"E
C11	50°04'59"	647.72	741.00	N22°31'23"E
C12	90°00'00"	39.27	25.00	N42°28'54"E
C13	90°00'00"	39.27	25.00	S47°31'06"E
C14	50°04'59"	576.04	659.00	S22°31'23"W
C15	90°00'00"	31.42	20.00	N87°26'07"W
C16	89°59'59"	31.42	20.00	S2°33'53"W
C17	90°00'00"	31.42	20.00	S87°26'07"E
C18	7°43'14"	106.59	791.00	S46°17'44"E
C19	90°00'00"	31.42	20.00	S5°09'21"E
C20	8°58'14"	103.18	659.00	N44°19'46"E
C21	90°00'00"	31.42	20.00	S86°11'07"E
C22	90°00'00"	31.42	20.00	N3°48'53"E
C23	1°40'56"	101.56	3459.00	N49°39'21"E
C24	90°00'00"	31.42	20.00	S5°09'21"E
C25	90°00'00"	15.71	10.00	S84°50'39"W
C26	19°54'53"	80.29	231.00	N60°06'47"W
C27	251°21'17"	258.83	59.00	S15°44'52"E
C28	77°41'08"	29.83	22.00	S77°25'03"W
C29	90°00'00"	15.71	10.00	S5°09'21"E
C30	90°00'04"	127.23	81.00	S5°09'21"E
C31	90°00'00"	15.71	10.00	S5°09'21"E
C32	40°57'51"	165.16	231.00	S19°21'43"W
C33	2°52'06"	98.57	1969.00	S01°8'51"W
C34	252°01'21"	259.52	59.00	N55°44'13"E
C35	72°01'21"	27.65	22.00	N34°15'41"W
C36	90°00'00"	15.71	10.00	N46°44'54"E
C37	89°59'59"	127.23	81.00	N46°44'54"E
C38	90°00'00"	15.71	10.00	N46°44'54"E
C39	90°00'00"	15.71	10.00	N43°15'06"W
C40	90°00'00"	15.71	10.00	S46°44'54"W
C41	90°00'00"	15.71	10.00	S43°15'06"E
C42	90°00'00"	15.71	10.00	N46°44'54"E
C43	90°00'00"	15.71	10.00	N43°15'06"W
C44	90°00'00"	15.71	10.00	N43°15'06"W
C45	90°00'00"	29.85	19.00	S46°44'54"W
C46	2°52'06"	101.68	2031.00	N01°8'51"E
C47	40°57'51"	120.83	169.00	N19°21'43"E
C48	90°00'00"	15.71	10.00	N84°50'39"E
C49	90°00'00"	15.71	10.00	S5°09'21"E
C50	40°57'51"	165.16	231.00	S19°21'43"W
C51	2°52'06"	98.57	1969.00	S01°8'51"W
C52	2°52'06"	101.68	2031.00	N01°8'51"E
C53	40°57'51"	120.83	169.00	N19°21'43"E
C54	90°00'00"	15.71	10.00	N84°50'39"E
C55	90°00'00"	15.71	10.00	S5°09'21"E
C56	51°54'15"	153.10	169.00	S65°47'46"W
C57	51°54'15"	208.26	231.00	N65°47'46"E
C58	83°09'44"	16.26	10.00	N86°25'31"E
C59	4°33'30"	57.20	719.00	S44°42'52"E
C60	6°25'59"	115.76	1031.00	S45°39'07"E

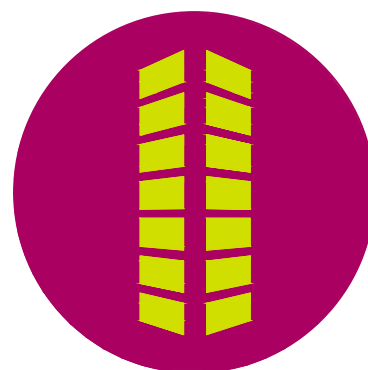
PARCEL CURVE SEGMENT TABLE				
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING
C61	76°53'41"	26.84	20.00	S10°25'15"E
C62	74°7'09"	100.69	741.00	N31°55'10"E
C63	95°19'09"	33.27	20.00	S83°28'19"W
C64	5°49'28"	98.50	969.00	N45°52'22"W
C65	90°36'32"	15.81	10.00	N21°537"E
C66	90°00'00"	15.71	10.00	N87°26'07"W
C67	4°53'11"	66.61	781.00	N44°52'42"W
C68	87°09'57"	15.21	10.00	N3°44'19"W
C69	90°00'00"	15.71	10.00	S84°50'39"W
C70	90°00'00"	15.71	10.00	N5°09'21"W
C71	90°00'00"	15.71	10.00	S84°50'39"W
C72	90°00'00"	15.71	10.00	N5°09'21"W
C73	90°00'00"	15.71	10.00	S84°50'39"W
C74	90°00'00"	29.85	19.00	N5°09'21"W
C75	90°00'00"	15.71	10.00	N84°50'39"E
C76	90°00'00"	15.71	10.00	N5°09'21"W
C77	90°00'00"	15.71	10.00	S5°09'21"E
C78	90°00'00"	15.71	10.00	N84°50'39"E
C79	90°00'00"	15.71	10.00	N5°09'21"W
C80	90°00'00"	15.71	10.00	N84°50'39"E
C81	90°00'00"	15.71	10.00	S5°09'21"E
C82	90°00'00"	15.71	10.00	S84°50'39"W
C83	90°00'00"	15.71	10.00	S5°09'21"E
C84	90°00'00"	15.71	10.00	S84°50'39"W
C85	90°00'00"	31.42	20.00	S5°09'21"E
C86	90°00'00"	31.42	20.00	N84°50'39"E
C87	90°00'00"	15.71	10.00	N5°09'21"E
C88	90°00'00"	15.71	10.00	N84°50'39"E
C89	90°00'00"	15.71	10.00	S5°09'21"E
C90	90°00'00"	15.71	10.00	N84°50'39"E
C91	7°43'14"	172.88	1283.00	S46°17'44"E
C92	7°43'14"	181.24	1345.00	N46°17'44"W
C93	90°00'00"	29.85	19.00	S2°33'53"W
C94	84°13'47"	119.08	81.00	N5°27'03"E
C95	89°37'33"	31.29	20.00	N42°40'07"E
C96	89°44'01"	31.32	20.00	N47°38'05"W
C97	90°00'00"	15.71	10.00	S42°28'54"W
C98	50°04'59"	333.04	381.00	S22°31'23"W
C99	90°00'15"	127.24	81.00	S87°26'01"E
C100	90°00'00"	29.85	19.00	S87°26'07"E
C101	90°00'00"	15.71	10.00	N2°33'53"E
C102	39°55'01"	160.93	231.00	N22°28'37"W
C103	89°59'27"	127.22	81.00	N42°28'59"E
C104	90°00'00"	29.85	19.00	S42°28'54"W
C105	90°00'00"	15.71	10.00	N47°31'06"W
C106	50°04'59"	278.84	319.00	N22°31'23"E
C107	90°00'00"	15.71	10.00	S87°26'07"E
C108	39°55'01"	117.74	169.00	S22°28'37"E
C109	69°01'23"	71.08	59.00	N32°45'48"W
C110	0°38'47"	2.61	231.00	N04°47'49"W
C111	40°19'04"	162.55	231.00	N19°41'07"E
C112	13°35'02"	40.07	169.00	N56°56'52"W
C113	51°05'58"	52.62	59.00	N64°07'28"E
C114	91°06'31"	93.82	59.00	N44°46'17"W
C115	109°08'48"	112.39	59.00	S55°21'23"W
C116	12°55'08"	52.09	231.00	S63°36'40"E
C117	6°59'45"	28.21	231.00	S53°39'13"E
C118	3°06'42"	73.04	1345.00	S48°36'00"E
C119	1°04'02"	25.05	1345.00	S46°30'39"E
C120	33°32'31"	83.14	1345.00	S44°12'22"E

PARCEL CURVE SEGMENT TABLE				
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING
C121	55°28'49"	78.43	81.00	S8°55'26"E
C122	28°44'58"	40.64	81.00	S33°12'27"W
C123	128°21"	24.90	969.00	S43°46'49"E
C124	13°22'21"	26.03	969.00	S45°17'07"E
C125	13°32'31"	26.08	969.00	S46°49'36"E
C126	17°16'15"	21.49	969.00	S46°13'59"E
C127	11°45'08"	151.99	741.00	N41°41'19"E
C128	129°13"	20.27	781.00	S43°10'43"E
C129	17°47°51"	24.50	781.00	S44°49'15"E
C130	13°56'08"	21.84	781.00	S46°31'14"E
C131	0°43'35"	16.27	1283.00	N49°47'33"W
C132	11°37'41"	27.50	1283.00	N48°48'55"W
C133	11°37'41"	27.50	1283.00	N47°35'14"W
C134	11°37'41"	27.50	1283.00	N46°21'33"W
C135	0°51'25"	19.19	1283.00	N45°19'00"W
C136	11°37'41"	27.50	1283.00	N44°16'27"W
C137	11°37'29"	27.43	1283.00	N43°02'52"W
C138	2°57'36"	8.73	169.00	S41°19'27"W
C139	42°25'52"	125.15	169.00	N64°01'11"E
C140	6°30'47"	19.21	169.00	N88°29'30"E
C141	0°57'26"	33.93	2031.00	S16°11'11"W
C142	13°37'06"	55.00	2031.00	N07°05'55"E
C143	0°21'35"	12.75	2031.00	S0°56'25"E
C144	26°48'49"	79.09	169.00	S12°17'12"W
C145	107°49'41"	30.41	169.00	S30°50'57"W
C146	3°50'21"	11.32	169.00	S37°55'28"W
C147	0°55'27"	31.76	1969.00	N17°11'11"E
C148	1°41'16"	58.00	1969.00	S07°01'11"E
C149	0°15'23"	8.81	1969.00	N0°59'30"W
C150	7°25'35"	29.94	231.00	N2°55'36"E
C151	12°53'52"	52.00	231.00	N12°45'19"E
C152	10°02'13"	41.68	231.00	S24°22'21"W
C153	7°29'43"	30.22	231.00	N33°17'19"E
C154	0°42'52"	25.32	2031.00	S0°45'46"E
C155	2°06'06"	74.50	2031.00	N0°38'43"E
C156	0°03'08"	1.85	2031.00	S1°43'20"W
C157	13°37'06"	137.94	59.00	N45°44'58"E
C158	49°02'52"	50.51	59.00	S45°45'01"E
C159	15°49'21"	22.37	81.00	S83°50'12"W
C160	36°25'32"	51.50	81.00	S57°42'46"W
C161	36°25'32"	51.50	81.00	S21°17'13"W
C162	17°19'33"	1.87	81.00	S22°44'11"W
C163	6°30'04"	26.21	231.00	S88°29'52"W
C164	10°32'29"	42.50	231.00	S79°58'35"W
C165	10°32'29"	42.50	231.00	S69°26'06"W
C166	10°32'29"	42.50	231.00	N58°53'37"E
C167	10°57'21"	44.17	231.00	S48°08'42"W
C168	2°49'22"	11.38	231.00	N41°15'20"E
C169	30°32'41"	395.03	741.00	N12°45'15"E
C170	7°03'32"	46.94	381.00	N1°00'40"E
C171	71°73'37"	48.50	381.00	N81°11'4"E
C172	71°73'37"	48.50	381.00	N15°28'51"E
C173	71°73'37"	48.50	381.00	N22°46'28"E
C174	71°73'37"	48.50	381.00	N30°04'04"E
C175	71°73'37"	48.50	381.00	N37°21'41"E
C176	6°33'23"	43.60	381.00	N44°17'11"E
C177	26°00'03"	36.76	81.00	N60°33'53"E
C178	32°10'33"	45.61	81.00	N89°41'4"E
C179	31°39'57"	44.77	81.00	S58°20'35"E
C180	0°04'43"	0.11	81.00	S42°28'15"E

PARCEL CURVE SEGMENT TABLE					
CURVE TAG	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C181	2'08"33"	11.93	319.00	S126°49'E	11.93
C182	13'06"42"	73.00	319.00	S67°46"W	72.84
C183	13'06"42"	73.00	319.00	S19°17'30"W	72.84
C184	13'06"42"	73.00	319.00	S32°24'11"W	72.84
C185	8'36"21"	47.91	319.00	S43°15'43"W	47.87
C186	6'05"35"	17.97	169.00	N39°23'19"W	17.96
C187	33°49'26"	99.77	169.00	N19°25'49"W	98.32
C188	0°44'18"	2.98	231.00	S2°53'15"E	2.98
C189	11°39'27"	47.00	231.00	S9°05'08"E	46.92
C190	11°39'27"	47.00	231.00	N20°44'35"W	46.92
C191	11°24'34"	46.00	231.00	S32°16'36"E	45.92
C192	4°27'14"	17.96	231.00	S40°12'30"E	17.95
C193	18°30'30"	123.07	381.00	N33°10'52"W	122.54
C194	17°15'30"	96.09	319.00	N32°33'22"W	95.72
C195	90°00'00"	31.42	20.00	N86°11'07"W	28.28
C196	19°54'53"	69.52	200.00	N60°06'47"W	69.17
C197	90°00'00"	78.54	50.00	N5°09'21"W	70.71
C198	40°57'51"	142.99	200.00	N19°21'43"E	139.97
C199	2°52'06"	100.12	2000.00	N01°85'51"E	100.11
C200	90°00'00"	78.54	50.00	N46°44'54"E	70.71
C201	2°52'06"	100.12	2000.00	N01°85'51"E	100.11
C202	40°57'51"	142.99	200.00	N19°21'43"E	139.97
C203	7°43'14"	177.16	1314.00	N46°17'44"W	176.93
C204	90°00'00"	78.54	50.00	N23°53'53"E	70.71
C205	51°54'15"	181.18	200.00	N65°47'46"E	175.05
C206	7°43'14"	101.06	1000.00	N46°17'44"W	100.99
C207	6°25'59"	112.28	1000.00	N45°39'07"W	112.22
C208	50°04'59"	305.94	350.00	S22°31'23"W	286.29
C209	90°00'00"	78.54	50.00	N87°26'07"W	70.70
C210	90°00'00"	78.54	50.00	S42°28'54"W	70.71
C211	39°55'01"	139.34	200.00	S22°28'37"E	136.54

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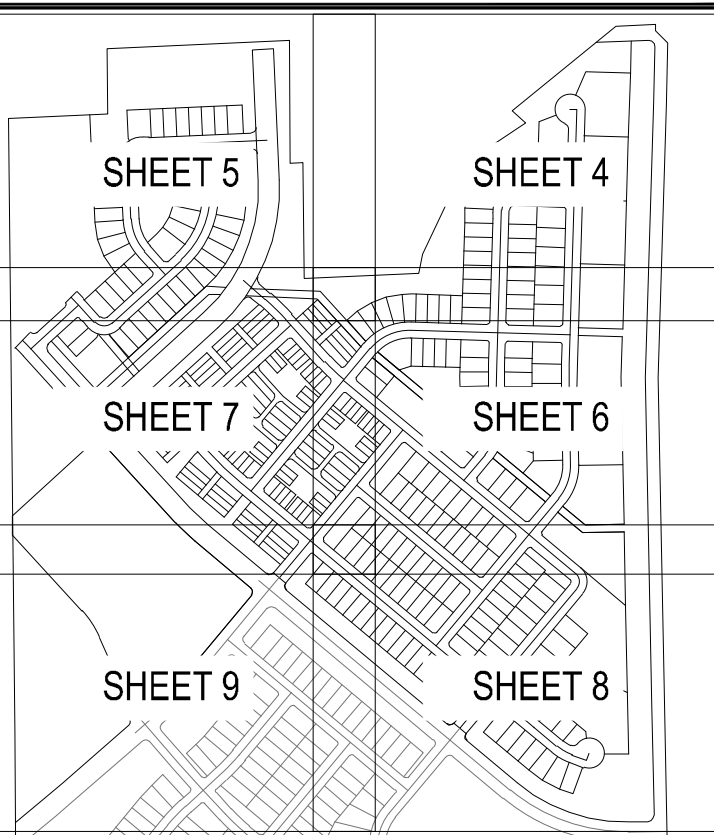


#	Date	Issue / Description	Init.
1	9/27/2022	TOWN COMMENTS	AN
2	1/26/2023	TOWN COMMENTS	AN

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

SHEET 4 OF 9

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



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

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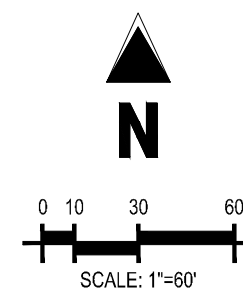
Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	6/28/2022

SHEET 5 OF 9



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY/LOT LINE
- PLSS SECTION LINE
- EASEMENT LINE
- ALQUOT CORNER (AS DESCRIBED)
- FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP
STAMPED "LS 31869" UNLESS OTHERWISE NOTED
- FOUND 24" # 5 REBAR WITH 1-1/4" ORANGE
PLASTIC CAP, STAMPED "PLS 37911" UNLESS
OTHERWISE NOTED
- SET 24" # 5 REBAR WITH 1-1/4" ORANGE
PLASTIC CAP, STAMPED "PLS 37911" UNLESS
OTHERWISE NOTED
- REC. NO.
- RECEPTION NUMBER
- UE
- UTILITY EASEMENT
- DE
- DRAINAGE EASEMENT
- PAE
- PEDESTRIAN ACCESS EASEMENT
- ①
- BLOCK NUMBER
- (DIM)
- ALL EASEMENT DIMENSIONS ARE IN
PARENTHESES
- TSF1
- PER TACNICALA SUBDIVISION FINAL PLAT
AT RECEPTION NO. 4785349



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



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

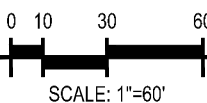
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Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	6/28/2022

SHEET 6 OF 9



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



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2ND FILING

TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

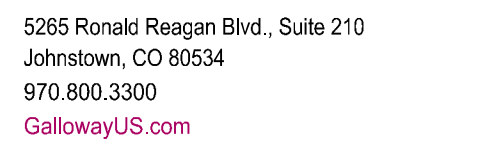
PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
(C212)	90°00'00"	23.56	15.00	S2°33'55"E	21.21
(C213)	90°00'00"	23.56	15.00	N84°50'39"W	21.21
(C214)	85°50'52"	22.57	15.06	N70°07'51"W	20.52
(C215)	88°00'37"	23.06	15.02	S85°48'55"W	20.86
(C216)	90°00'00"	23.56	15.00	S5°09'21"E	21.21
(C217)	90°00'00"	23.56	15.00	N84°50'39"E	21.21
(C218)	90°00'00"	23.56	15.00	S5°09'21"E	21.21
(C219)	90°00'00"	23.56	15.00	S8°26'07"E	21.21
(C220)	85°50'52"	22.57	15.06	S0°32'33"W	20.52
(C221)	97°43'14"	25.58	15.00	N88°42'16"E	22.59
(C222)	82°16'46"	21.54	15.00	N17°14'44"W	19.74
(C223)	90°00'00"	23.56	15.00	N87°26'07"W	21.21
(C224)	81°57'25"	23.45	15.27	S5°09'21"E	21.21
(C225)	90°00'00"	23.56	15.00	N84°50'39"E	21.21
(C226)	90°00'00"	22.78	14.50	S5°09'21"E	20.51
(C227)	90°00'00"	23.56	15.00	N84°50'39"E	21.21
(C228)	88°00'37"	23.06	15.02	N6°07'37"W	20.86
(C229)	90°00'00"	23.56	15.00	S84°50'39"W	21.21
(C230)	90°00'00"	23.56	15.00	S5°09'21"E	21.21
(C231)	90°00'00"	23.56	15.00	N84°50'39"E	21.21
(C232)	89°59'04"	23.56	15.00	N5°09'21"W	21.21
(C233)	90°00'00"	23.56	15.00	S84°50'39"W	21.21
(C234)	90°00'00"	23.56	15.00	S5°09'21"E	21.21
(C235)	90°00'00"	23.56	15.00	N84°50'39"E	21.21
(C236)	90°00'00"	136.66	87.00	S2°33'53"W	123.04
(C237)	90°00'00"	183.78	117.00	S2°33'53"W	165.46
(C238)	72°01'21"	27.65	22.02	S6°25'36"E	25.87
(C239)	252°01'21"	259.52	59.00	N83°34'34"E	95.45

[illegible]

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

SHEET 7 OF 9

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



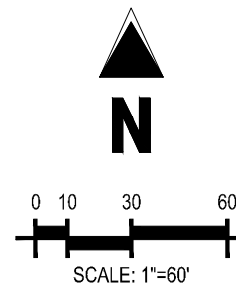
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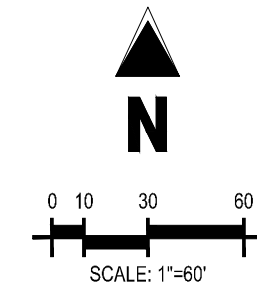
TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8,
T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

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

SHEET 8 OF 9



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



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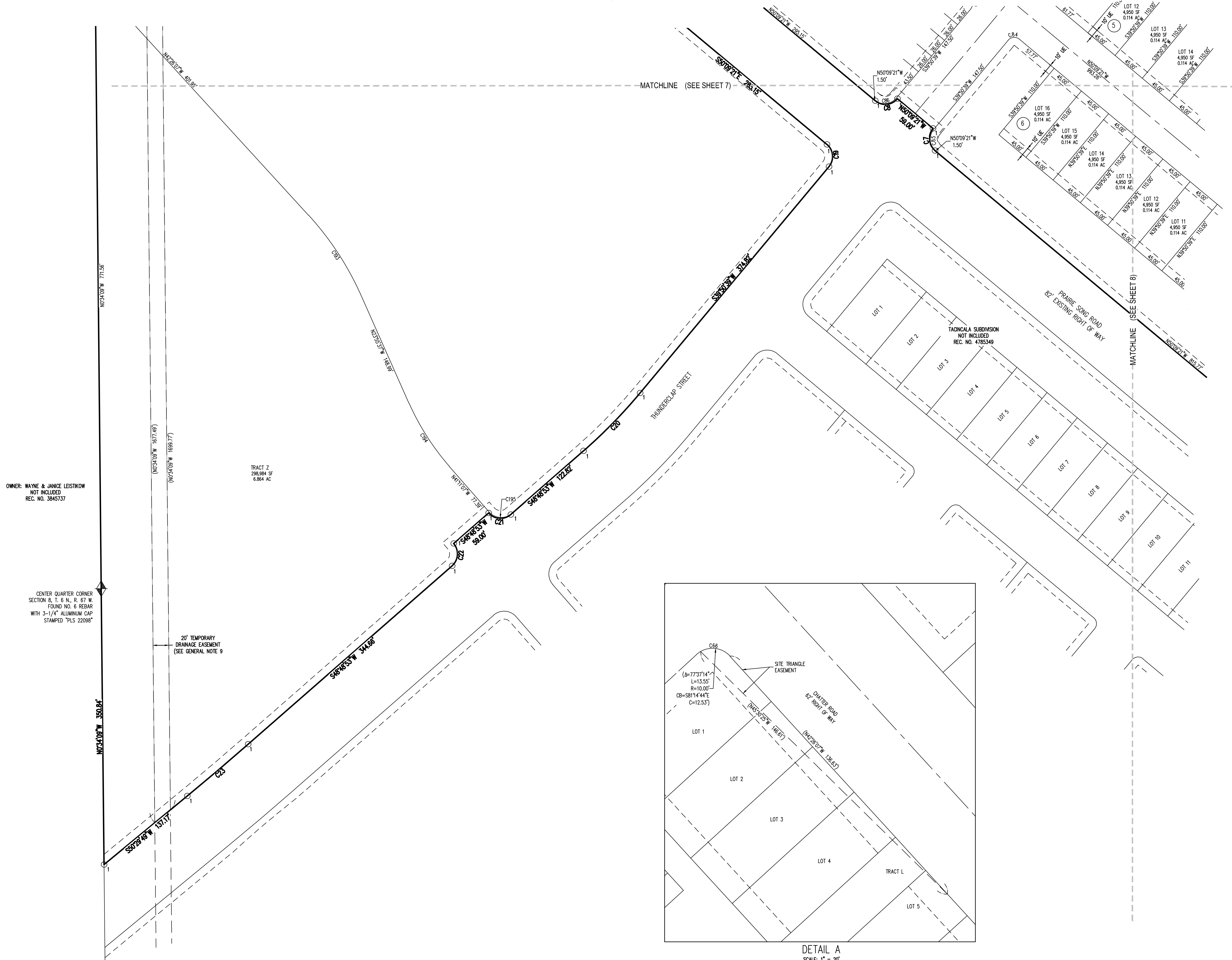


TACINCALA SUBDIVISION
2ND FILING
TRACT A, B AND N, TACINCALA SUBDIVISION
BEING IN PART OF THE EAST HALF OF SECTION 8,
T. 6 N., R. 67 W. OF THE 6TH P. M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

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

SHEET 9 OF 9

Page 27 of 151



DETAIL A
SCALE: 1" = 20'

OWNER: WAYNE & JANICE LEISTIKOW
NOT INCLUDED
REC. NO. 3845737

CENTER QUARTER CORNER
SECTION 8, T. 6 N., R. 67 W.
FOUND NO. 6 REBAR
WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 22098"

20' TEMPORARY
DRAINAGE EASEMENT
(SEE GENERAL NOTE 9)

TRACT Z
298,984 SF
6.864 AC

TACINCALA SUBDIVISION

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY/LOT LINE
	PLSS SECTION LINE
	EASEMENT LINE
	ALIQUOT CORNER (AS DESCRIBED)
	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 316169" UNLESS OTHERWISE NOTED
	FOUND 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
	SET 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
REC. NO.	RECEPTION NUMBER
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
	BLOCK NUMBER
(DIM)	ALL EASEMENT DIMENSIONS ARE IN PARENTHESES
TSF1	PER TACONALCA SUBDIVISION FINAL PLAT AT RECEPTION NO. 47865348

PRAIRIE SONG, LLC.

TACINCALA SUBDIVISION 2ND FILING

TRACT A, B AND N, TACINCALA SUBDIVISION RECORDED DECEMBER 15, 2021 UNDER RECEPTION NO. 4785349,
LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PRELIMINARY DEVELOPMENT PLAN

JANUARY 2023

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER

PRAIRIE SONG, LLC.
4801 GOODMAN RD.
TIMNATH, CO 80547
TEL: (970) 674-1109
CONTACT: PATRICK MCMEekin

CIVIL ENGINEER

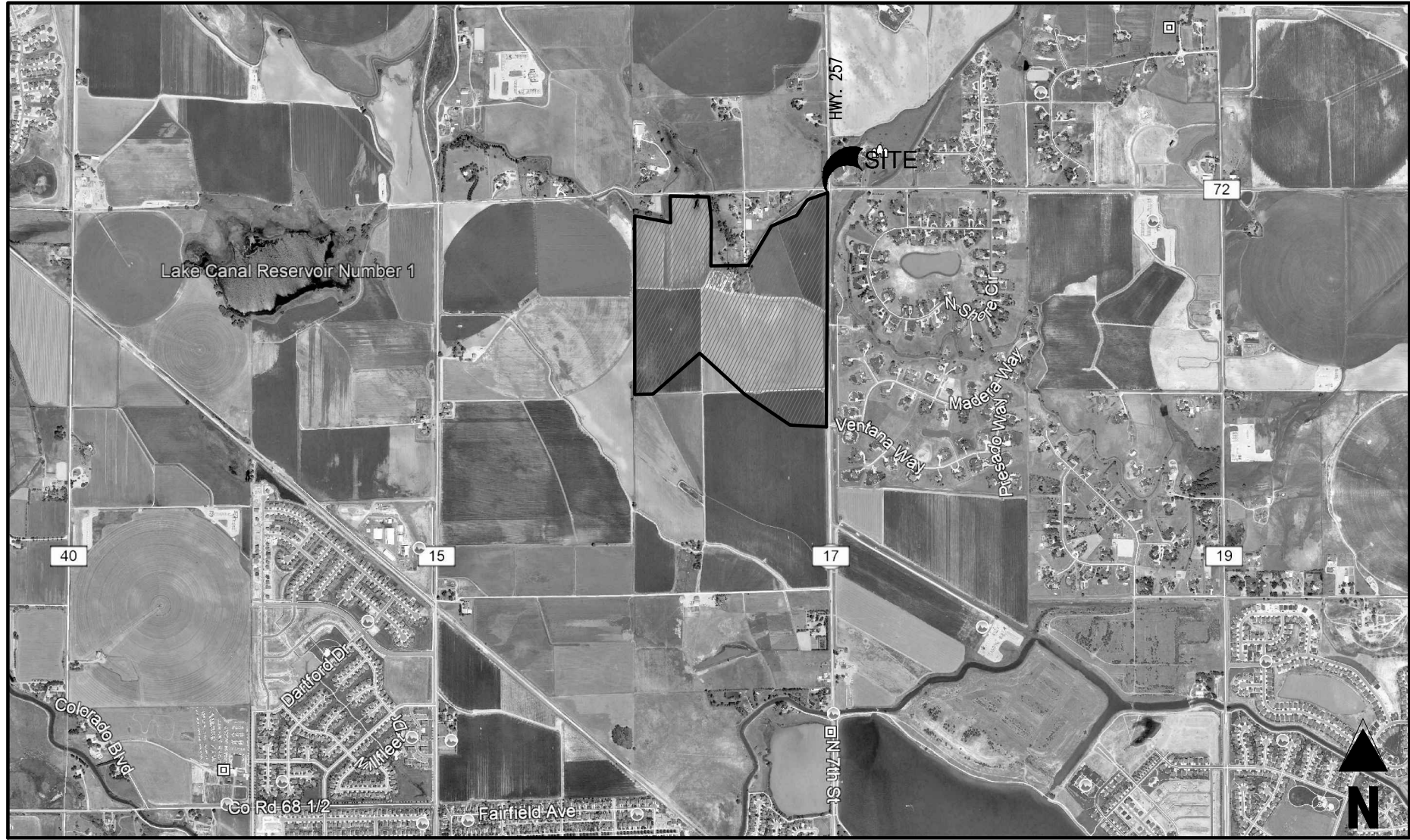
GALLOWAY & COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
TEL: (970) 800-3300
CONTACT: CRISTINA M. SLATER, PE

LANDSCAPE ARCHITECT

NORRIS DESIGN
TEL: (970) 409-3414
CONTACT: PATRICK MEYER, PLA, LEED AP

SURVEYOR

GALLOWAY & COMPANY, INC.
5265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534
PHONE: (970) 800-3300
CONTACT: READE ROSELLES, PLS



VICINITY MAP
1"=1000'

Filing #	Total Units
1	213
2	327
Total Units Approved per Plats	540
Max. Total Permitted Units per Tacincala Master Plan	2,130
Total Remaining Residential Units Permitted	1,590

Filing #	Total Units	Filing Acreage (Gross)	Filing Acreage (Net*)	Total Open Space (Acres)**	Total Open Space (%)***
1	213	292.11	130.84	42.625	33%
2	327	127.04	111.93	38.549	34%

Note: Minimum overall required open space is 20%
*Gross Acreage less total ROW and Future Development Tracts
** Per Windsor LDC
***Total Parks/Open Space divided by Total of Filing Acreage less Future Development Tracts

LIST OF ABBREVIATIONS

SH - SHEET
A - DEFLECTION ANGLE
L - LENGTH
R - RADIUS
CB - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/J - WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
WWF - WELDED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE

SHEET INDEX

1	C0.0	COVER SHEET
2	C0.1	GENERAL AND CONSTRUCTION NOTES
3-4	C0.2-C0.3	LOT SETBACK TABLES
5	C1.0	OVERALL EXISTING CONDITIONS
6-16	C1.1-C1.11	EXISTING CONDITIONS PLANS
17	C2.0	PHASING PLAN
18	C3.0	OVERALL GRADING PLAN
19-29	C3.1-C3.11	GRADING PLANS
30	C3.12	GRADING DETAILS
31	C4.0	OVERALL UTILITY PLAN
32-43	C4.1-C4.12	UTILITY PLANS
44	C4.13	OFFSITE WATER PLAN
45-46	C4.14-C4.15	WATER DETAILS
47	C4.16	STORM DETAILS
48	C4.17	SANITARY DETAILS
49	C4.18	SITE DETAILS
50	C4.19	TYPICAL UTILITY LAYOUT
51	C6.0	OVERALL EROSION CONTROL
52-62	C6.1-C6.11	EROSION CONTROL PLANS
63-64	C6.12-C6.13	EROSION CONTROL DETAILS
65-88	C9.0-C9.23	ROAD PLAN AND PROFILES
89	C9.24	STREET CROSS SECTIONS
90	C10.0	DRAINAGE PLAN
91	C11.0	LIGHTING PLAN
92	C12.0	EXISTING CONDITIONS - SH 257
93-94	C12.1-C12.2	EXISTING CONDITIONS - CR 72
95	C12.3	PROPOSED CONDITIONS - SH 257
96-97	C12.4-C12.5	PROPOSED CONDITIONS - CR72
98-102	C12.6-C12.11	CR 72 PLAN & PROFILE
103	C12.12	SIGNAGE AND STRIPING - CR 72
104	C12.13	SIGNAGE AND STRIPING - CR 72 AND PRAIRIE WINDS WAY
105	C12.14	SIGNAGE AND STRIPING - SH 257
106	C12.15	CR 72 AND SH 257 SIGNALIZATION PLAN
107	L-1	OVERALL LANDSCAPE PLAN
108	L-2	NOTES AND SCHEDULE
109-125	L-3-L-19	LANDSCAPE PLANS
126	L-20	LANDSCAPE DETAILS

LEGAL DESCRIPTION

TRACT A, B AND N, TACINCALA SUBDIVISION RECORDED DECEMBER 15, 2021 UNDER RECEPTION NO. 4785349, LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

BASIS OF ELEVATION

ELEVATIONS ARE BASED ON TOWN OF WINDSOR VERTICAL CONTROL, REVISED 12/11/2006, "WIN BM 257, 1997" AND IS DESCRIBED AS FOLLOWS:
FOUND 3-1/4" ALUMINUM CAP SET IN CONCRETE. WING WALL, IN THE VICINITY OF THE WEST QUARTER CORNER OF SECTION 9, T. 6 N., R. 67 W. AT THE NORTHWEST CORNER WING WALL OF THE IRRIGATION DROP STRUCTURE 45' EAST OF EDGE OF ASPHALT OF HIGHWAY 257, 350' NORTH OF THE WEST QUARTER CORNER OF SECTION 9.
ELEVATION = 4823.30' (NAVD 88)

BASIS OF BEARING

ALL BEARINGS ARE BASED ON THE FINAL PLAT OF TACINCALA SUBDIVISION IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8 BEARS S 00°22'31" E AND A DISTANCE OF 2654.47 FEET, MONUMENTED TO THE NORTH BY NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 22098 IN A RANGE BOX AND TO THE SOUTH BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 22098" AS SHOWN, WITH ALL OTHER BEARINGS RELATIVE THERETO.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.



Know what's below.
Call before you dig.

CITY OF GREELEY

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY:

WATER/SEWER CHIEF ENGINEER

DATE

TOWN OF WINDSOR, COLORADO

DRAWING APPROVAL

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

DEPUTY DIRECTOR OF ENGINEERING

DATE

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
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TACINCALA SUBDIVISION 2ND FILING

(AKA PRAIRIE SONG)

PRELIMINARY DEVELOPMENT PLAN

WINDSOR, CO

#	Date	Issue / Description	Init.
1			
2			
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20			

Project No:	HFH000046
Drawn By:	MFH
Checked By:	JEP
Date:	01.31.2023

COVER SHEET

C0.0

SHEET 1 OF 126



PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

-

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ON IT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
2. REFER TO THE PLAT FOR LOT, TRACT, EASEMENTS AND OTHER SURVEY INFORMATION.
3. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS 4800 FEET (43.71 = 4843.71).
4. CONTOURS SHOWN OUTSIDE OF STREET RIGHT-OF-WAY ARE OVERLOT CONTOURS. CONTOURS SHOWN WITHIN THE STREET RIGHT-OF-WAY ARE FINISHED GRADE.
5. CURB SPOTS SHOWN ARE FLOWING ELEVATIONS. ALL OTHER SPOTS ARE LOT CORNERS, OVERLOT OR FINISHED GRADE FOR LANDSCAPE AREAS.
6. 4:1 MAX TIE TO EXISTING SURFACE AT END OF PHASE IF REQUIRED.
7. REVEGETATION SHALL BE PER THE APPROVED LANDSCAPE PLAN.
8. DRIVEWAY SLOPES RANGE FROM 2% TO 10%.
9. FOR ANY WORK CROSSING THE CITY OF GREELEY WATER TRANSMISSION LINES OR EASEMENT, EITHER ABOVE GROUND OR BELOW, THE WATER TRANSMISSION LINES MUST BE PROTECTED. THIS ALSO APPLIES TO BRIDGING ABOVE THE WY LINE EASEMENT. LAND BRIDGE MAY BE REQUIRED IF COVER ABOVE THE PIPELINE IS LESS THAN 10 FEET.



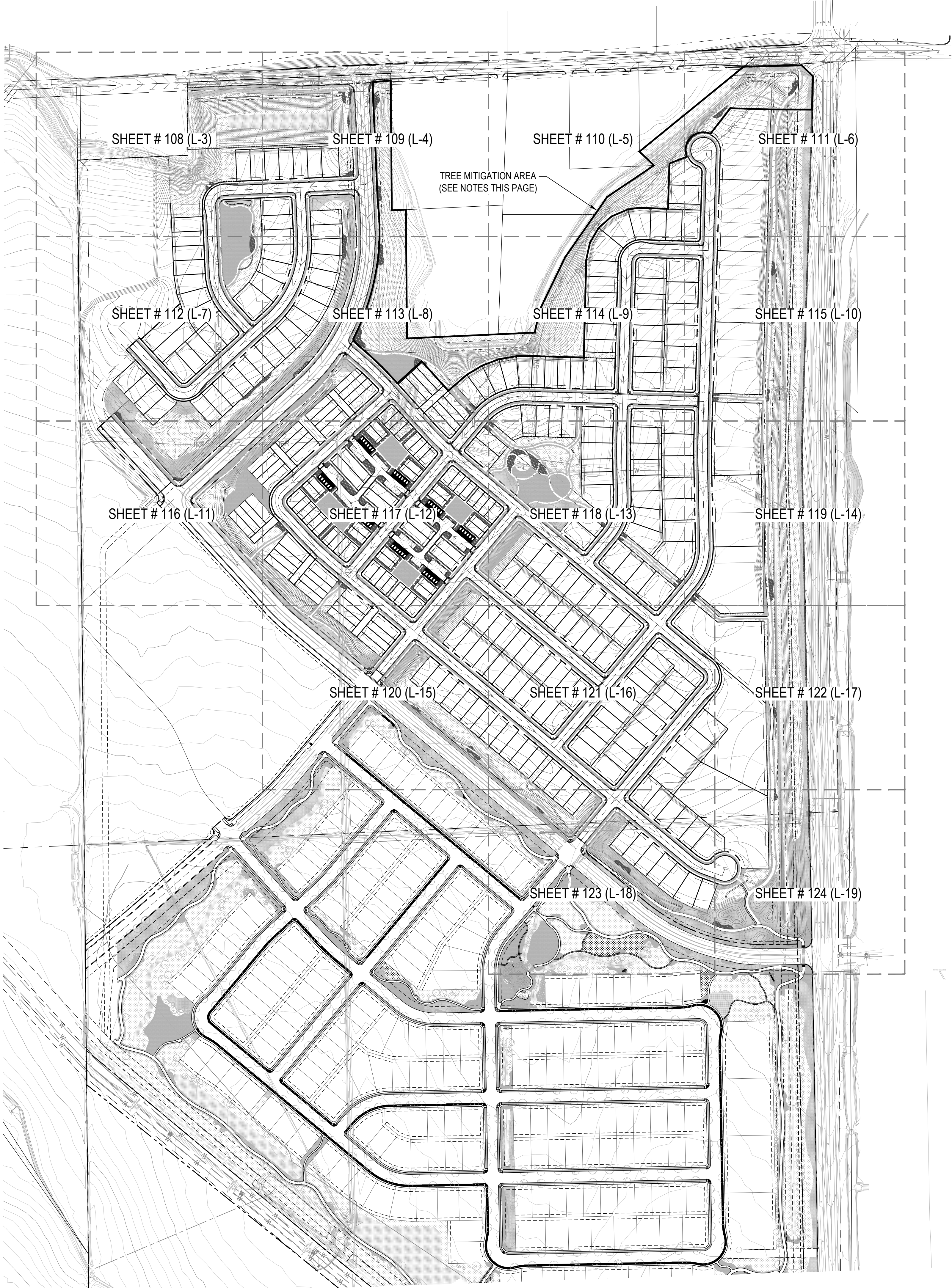
Date _____

WINDSOR, CO

Project No:	HFH000046
Drawn By:	MFM
Checked By:	JEP
Date:	01.31.2023

C3.0

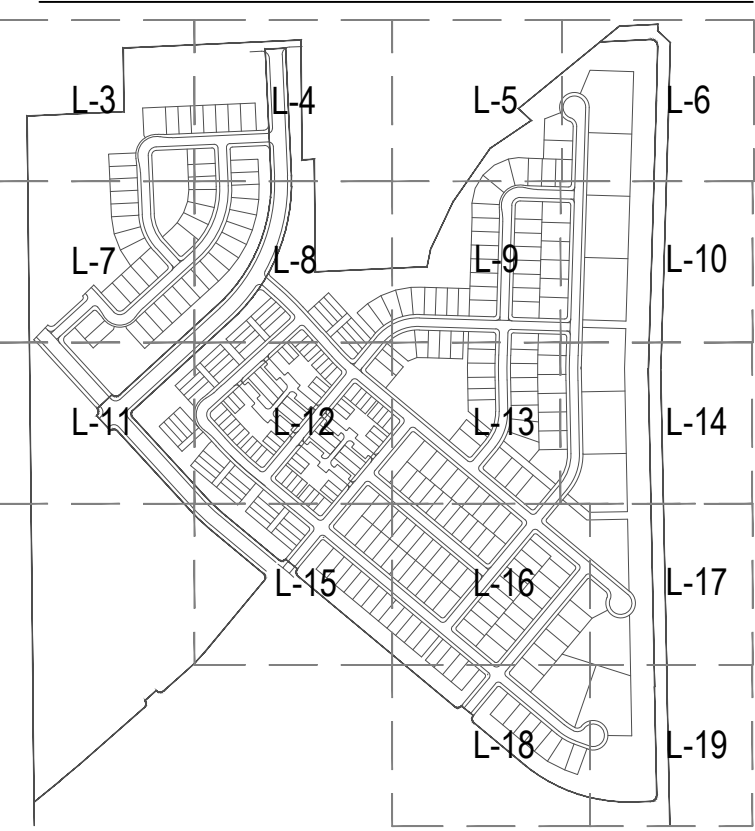
SHEET 18 OF 126



LANDSCAPE SHEET INDEX

SHEET # 107 OF 126	L-1	OVERALL LANDSCAPE PLAN
SHEET # 108 OF 126	L-2	NOTES AND SCHEDULE
SHEET # 109 OF 126	L-3	LANDSCAPE PLAN
SHEET # 110 OF 126	L-4	LANDSCAPE PLAN
SHEET # 111 OF 126	L-5	LANDSCAPE PLAN
SHEET # 112 OF 126	L-6	LANDSCAPE PLAN
SHEET # 113 OF 126	L-7	LANDSCAPE PLAN
SHEET # 114 OF 126	L-8	LANDSCAPE PLAN
SHEET # 115 OF 126	L-9	LANDSCAPE PLAN
SHEET # 116 OF 126	L-10	LANDSCAPE PLAN
SHEET # 117 OF 126	L-11	LANDSCAPE PLAN
SHEET # 118 OF 126	L-12	LANDSCAPE PLAN
SHEET # 119 OF 126	L-13	LANDSCAPE PLAN
SHEET # 120 OF 126	L-14	LANDSCAPE PLAN
SHEET # 121 OF 126	L-15	LANDSCAPE PLAN
SHEET # 122 OF 126	L-16	LANDSCAPE PLAN
SHEET # 123 OF 126	L-17	LANDSCAPE PLAN
SHEET # 124 OF 126	L-18	LANDSCAPE PLAN
SHEET # 125 OF 126	L-19	LANDSCAPE PLAN
SHEET # 126 OF 126	L-20	LANDSCAPE DETAILS

KEY MAP



GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR THE NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. ALL NATIVE GRASSES TO BE IRRIGATED FOR 2 YEARS TO ENSURE ESTABLISHMENT.
- AUTOMATIC RAIN SHUTOFF SENSORS TO ALL CONTROLLERS IN ALL IRRIGATION SYSTEMS SHALL BE INSTALLED TO MONITOR RAINFALL LEVELS AND TO OVERRIDE THE CONTROLLER(S) TO PREVENT UNNECESSARY IRRIGATION.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK OR WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
- EDGING BETWEEN TURF GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- THE HOMEOWNER'S ASSOCIATION OR A METRO DISTRICT WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET SYSTEM. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF THE FDC.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED

- MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF GRASS WILL BE SEEDED OR SODDED WITH DROUGHT TOLERANT SYSTEM. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST EIGHTEEN (18) INCHES.
 - TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
 - NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
 - IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.
 - PLACEMENT OF STREET TREES ON SINGLE FAMILY LOTS ARE SUBJECT TO CHANGE BASED ON FINAL LOT LAYOUT AND MAINTAINING MINIMUM UTILITY AND DRIVEWAY OFFSETS. STREET TREES SHALL BE 1 PER LOT MINIMUM WHEN APPLICABLE, UTILITY AND STREET LIGHT LOCATIONS SHALL TAKE PRIORITY.
 - THESE LANDSCAPE PLANS ARE FOR TOWN APPROVAL AND RECORDATION.

REQUIRED STREET FRONTAGE LANDSCAPE						
	STREET TREES		BUFFERYARDS			
REQUIREMENTS	1 TREE/ 40 LF		2 SHADE TREES, 2 EVERGREEN TREES, AND 2 ORNAMENTAL TREES / 100 LF		BUFFER SHRUBS (20 SHRUBS / 100 LF)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH FRONTAGE OF PRAIRIE SONG BOULEVARD (2,468 LF)	61 TREES	61 TREES	BUFFER LENGTH= 1,188 LF 24 SHADE TREES 24 ORNAMENTAL 24 EVERGREEN	24 SHADE TREES 24 ORNAMENTAL 24 EVERGREEN	238 SHRUBS	238 SHRUBS
EAST FRONTAGE OF PRAIRIE WINDS WAY (1,484 LF)	37 TREES	37 TREES	STREET BUFFER IS AT SIDE OF LOTS, DOUBLE-FRONTAGE REQUIREMENT DOES NOT APPLY.		- SHRUBS	- SHRUBS
WEST FRONTAGE OF PRAIRIE WINDS WAY (1,505 LF)	37 TREES	37 TREES	BUFFER LENGTH= 969 LF 20 SHADE TREES 20 ORNAMENTAL 20 EVERGREEN	20 SHADE TREES 20 ORNAMENTAL 20 EVERGREEN	194 SHRUBS	194 SHRUBS
COUNTY ROAD 72 (791 LF)	19 TREES	20 TREES	STREET BUFFER IS AT SIDE OF LOTS, DOUBLE-FRONTAGE REQUIREMENT DOES NOT APPLY.		- SHRUBS	- SHRUBS
HIGHWAY 257 (3,038 LF)	76 TREES	53 TREES	BUFFER LENGTH= 2,602 LF 52 SHADE TREES 52 ORNAMENTAL 52 EVERGREEN	76 SHADE TREES 39 ORNAMENTAL 41 EVERGREEN	521 SHRUBS	521 SHRUBS

EXISTING TREE MITIGATION

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

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

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

109 TOTAL PROPOSED TREES IN TREE MITIGATION AREAS



Preliminary Major Subdivision

Tacincala 2nd Filing

Sandra Mezzetti, Senior Planner

Planning Commission, April 19, 2023

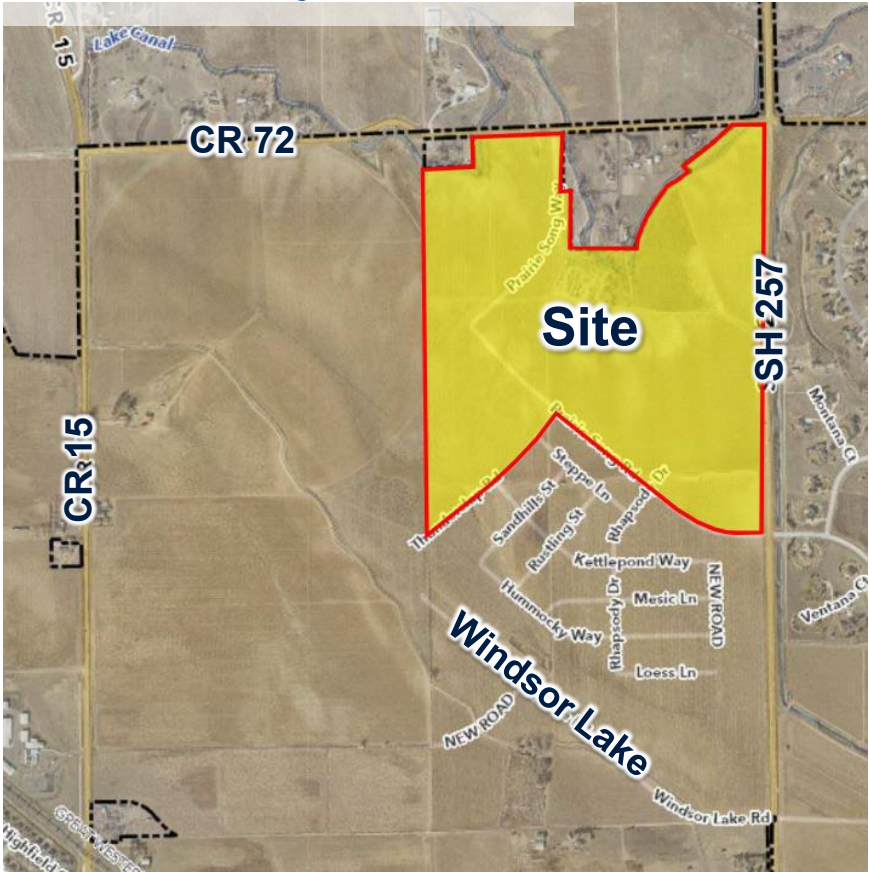


Subdivision

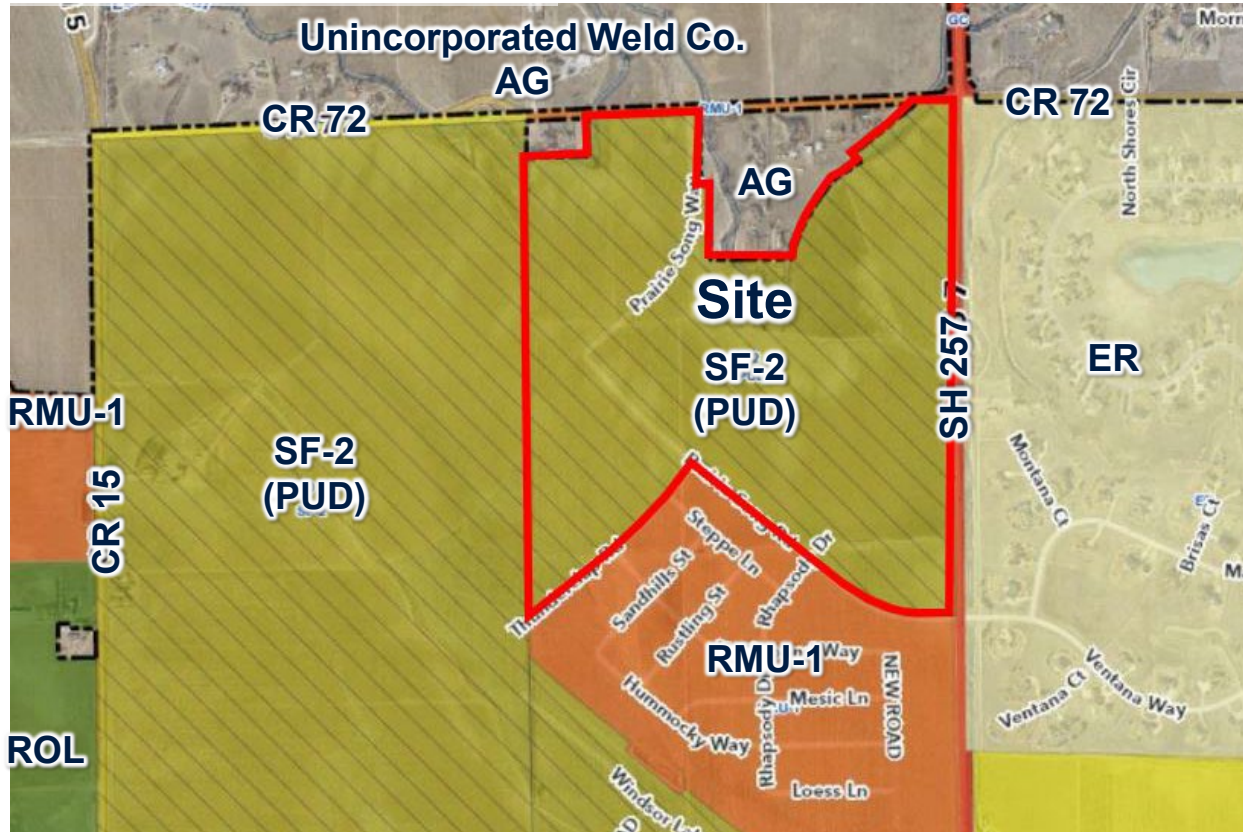
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

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

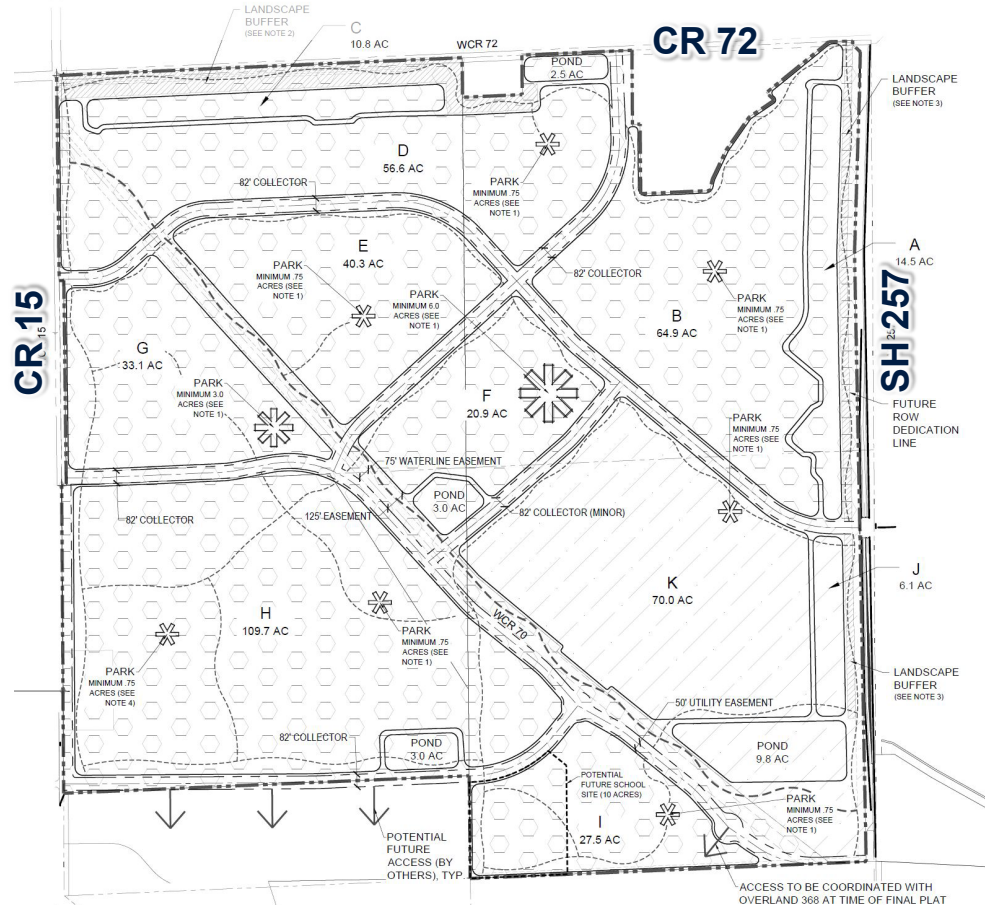
Site Vicinity Map



Zoning Map



Master Plan





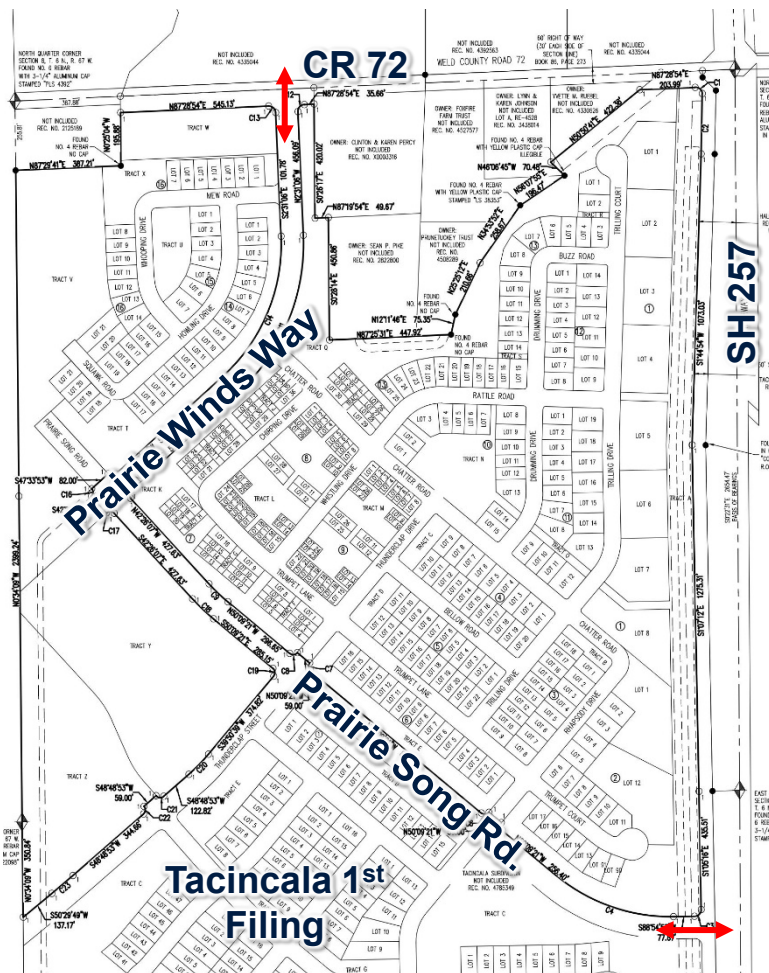
Subdivision Review Criteria

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

Plat

Plat characteristics:

- ~ 127 acres total
- ~ 20 acres – internal roadways
- ~ 59 acres – landscape/open space/parks/buffer
- 327 lots (varying lot sizes and styles:
 - Single-Family Detached – Front load and alley load
 - Cottage Home - rear load and detached garages
- Primary access from CR 72 and SH 257
- Two parks

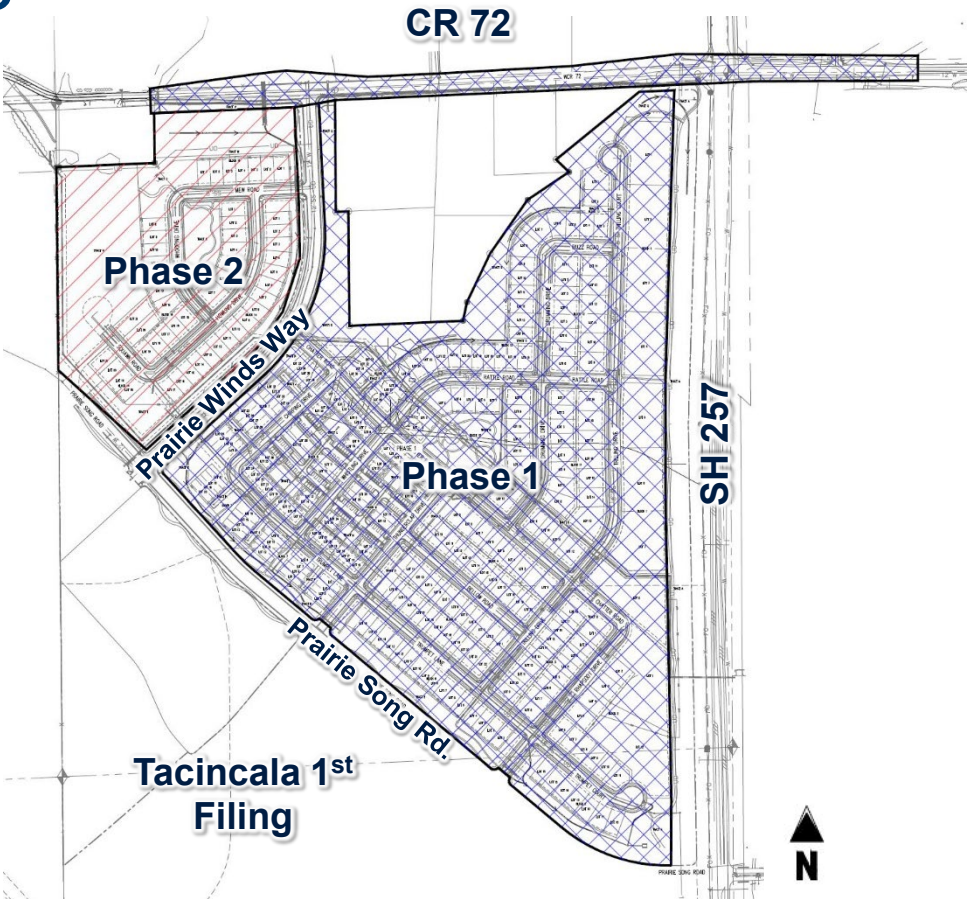


Illustrative Plan



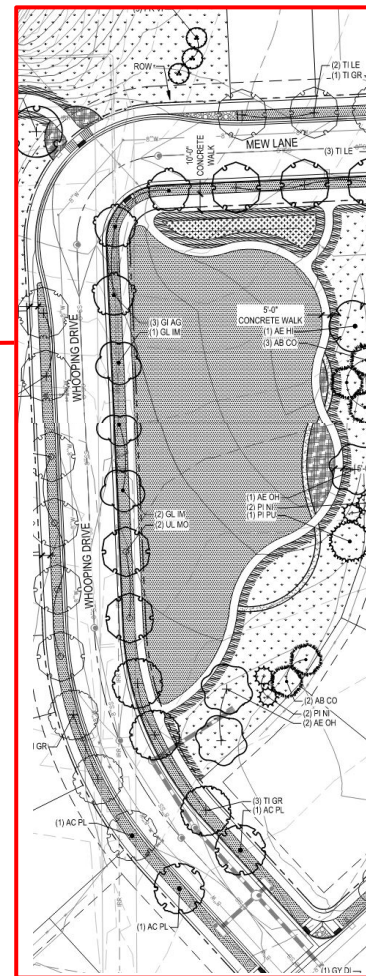
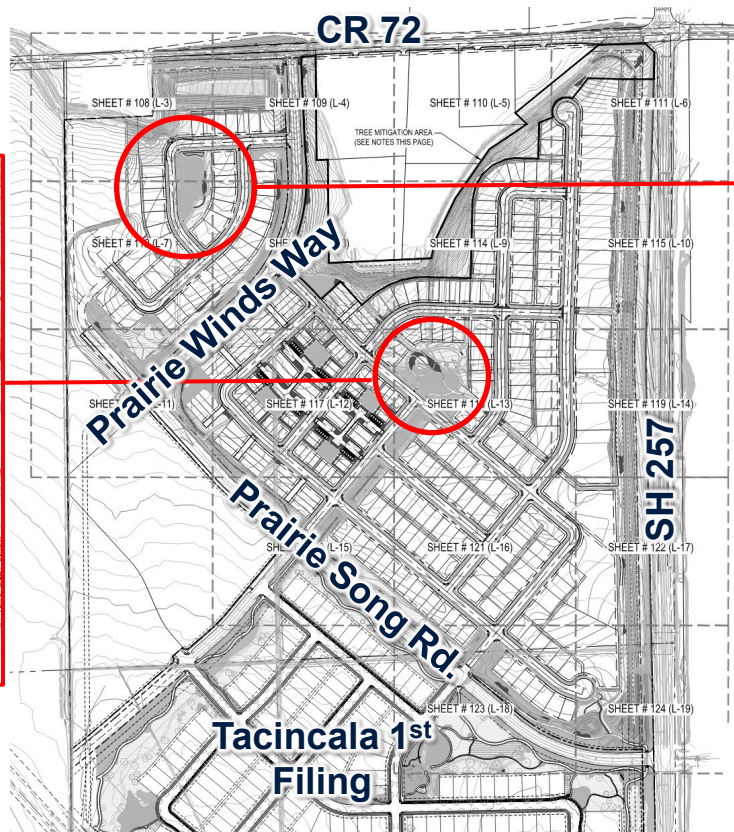


Phasing Plan

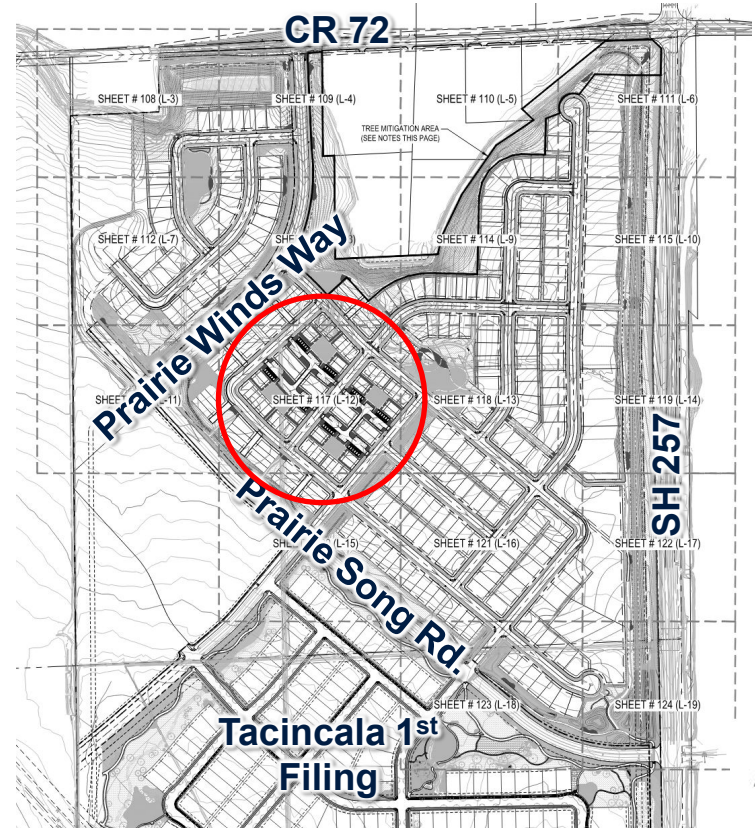
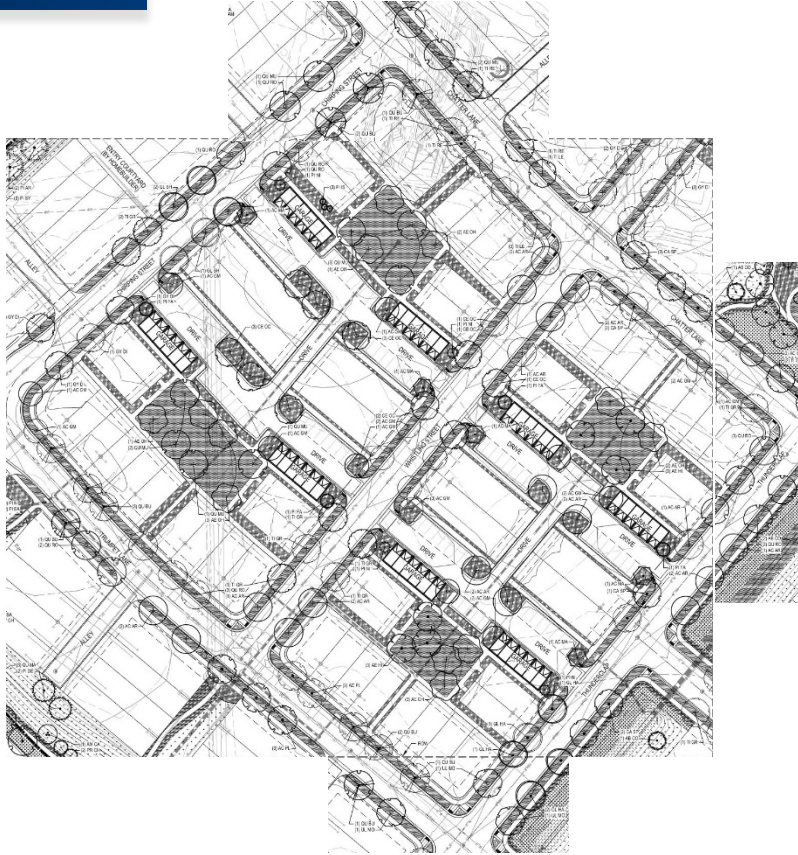




Landscape Plan

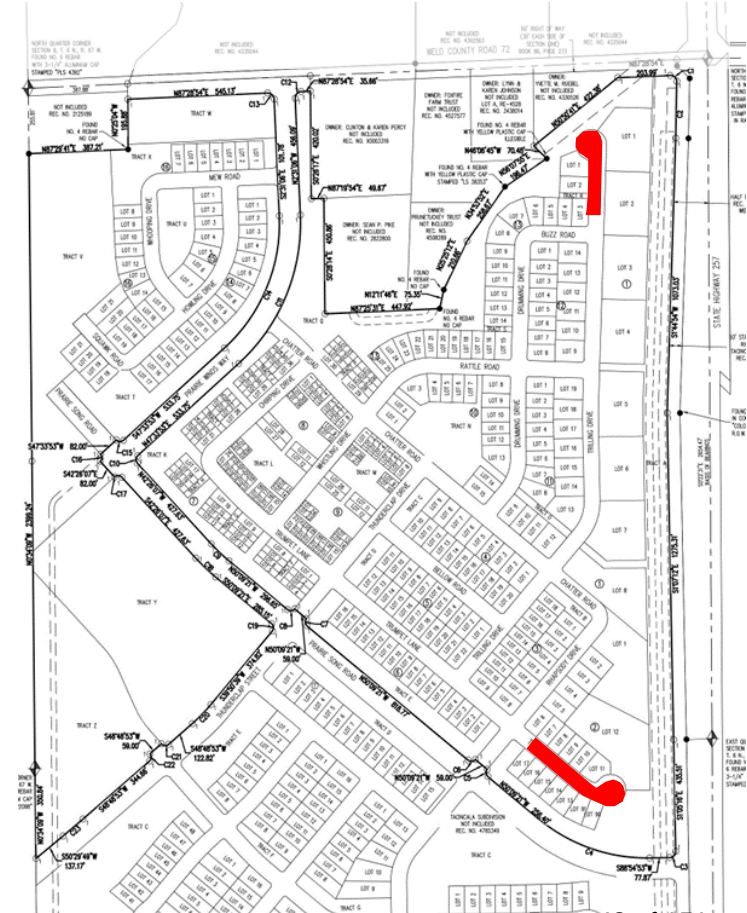


Landscape Plan – Cottage Homes



Exceptions to connectivity and Cul-de-sac Standards

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





Relation to Major Transportation System

- ❖ Town of Windsor Transportation Master Plan
- ❖ Tacinca Master Plan (2022)
 - Connections to SH 257
 - Connection to WCR 72
 - Connection to CR 15/North 15th St – *future*
- ❖ State Highway 257
 - Town of Windsor Master Trails Plan & Tacinca Master Plan
 - regional trail – west side of SH 257



County 72

- Town of Windsor Transportation Master Plan
 - ❖ Major Collector Roadway
 - ❖ Urban cross-section (south side).
 - Bicycle lanes on both sides of the roadway, curb, gutter and sidewalk along the south side.
 - North side – at time of future development
 - ❖ Improvements:
 - Bicycle and pedestrian connectivity between SH 257 and Prairie Winds Way
 - Adjust vertical and horizontal alignment to improve the roadway geometry.
 - Overhead powerlines will be installed underground.
 - Accommodate adjacent driveways.



County 72 – Existing Conditions





County 72

- Applicant has had discussions and/or meetings with neighbors separately regarding impacts.
- Two meetings with neighbors, the applicant, and Town staff in March and April of 2023.
 - ❖ This group met again on April 12, 2023, on location, along with the town forester.
 - ❖ The primary concerns discussed at this meeting were:
 - proposed right-of-way (and associated roadway) width
 - associated limits of construction
 - Impacts on existing conditions (driveways, mailboxes, fences, trees, etc.)





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.*

The type of more compact development proposed with the subdivision, consistent with the approved PUD and Master Plan, has been shown to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis.



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.*

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



Comprehensive Plan Conformance

Objective(s):

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

The preliminary subdivision is consistent with the approved PUD and Master Plan, which promote multi-modal connectivity by providing trails, additional road connections, and a focus on pedestrian-friendly design.



Comprehensive Plan Conformance

Objective(s):

- 2. Utilize conservation design and traditional neighborhood design for new residential growth areas and promote overall community livability.*

The preliminary subdivision is consistent with the approved PUD and Master Plan. The neighborhood can be described as one with a traditional neighborhood design, focusing on the public realm and streetscape. Key elements include pedestrian and bicycle connectivity internal to the development, as well as adjacent to the development, creating additional connections to and from the town core.



Comprehensive Plan Conformance

Objective(s):

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

The proposed preliminary subdivision is consistent with the PUD and Master Plan planning area uses, range of dwelling units per acre, housing types, and designated buffer areas along SH 257 and CR 72.

The west side of SH 257 contains a landscape buffer area and average of one-acre lots, providing a buffer between the estate lots to the east (Ventana Subdivision) and lots under one-acre as Tacincala 2nd Filing transitions in density from lower (east) to higher (west).



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.



- April 3, 2023 – sign posted on property
- April 4, 2023 - Affidavit of mailing to property owners within 500 feet
- April 6, 2023 – posted on Town’s website
- April 7, 2023 – published ad in newspaper





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, including the cul-de-sac exception, subject to the following conditions:

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

Recommendation

5. CDOT shall approve any relevant SH 257 improvements prior to final major subdivision approval;
6. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development;
7. In addition to continuing to coordinate with Town staff, the applicant shall continue to coordinate with adjacent property owners on the design, construction, and timing of CR 72 improvements;
8. Developer will pay proportionate share of costs for any traffic signals that serve the development, including potential pedestrian signals; and
9. Prior to final major subdivision submittal, the applicant shall provide evidence of adequate water supply to serve the development.



Record

Staff requests that the following be entered into the record:

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



Subdivision Review Criteria

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



Thank You



MEMORANDUM

Date: April 19, 2023
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Conditional Use Permit for a Telecommunications Tower - Jacoby Farm Subdivision 5th filing, Tract A - 301 17th Street - Windsor RSO LLC, Cary St. Onge, property owner, Vertical Bridge, Richard Gaito, Tower Engineering Professionals, applicant
Item #: C.3.

Background / Discussion:

Background / Discussion

The applicant, Mr. Richard Gaito, on behalf of Vertical Bridge, is requesting a Conditional Use Permit (CUP) to allow a wireless telecommunications tower to be located at 301 17th Street within Tract A, Jacoby Farm 5th filing. Town's Municipal Code allows for the establishment of wireless telecommunication towers for the purpose and intent of accommodating the communication needs of the Town's residents and businesses.

Approval of the CUP request, along with an approved site plan, would allow for the construction of a one hundred (100) foot monopole wireless communications tower, with a seven (7) foot lighting rod, and associated equipment yard. The tower is designed to locate a total of three wireless carriers on it. The tower's anchor tenant will be T-Mobile, with Dish Wireless LLC and a third wireless also to be located on the tower as tenants. Staff is concurrently reviewing a site plan submitted by the applicant.

Review Criteria for Conditional Use Permits

Section 14-2-130 of the Municipal Code outlines the review criteria to be evaluated prior to granting of a conditional use.

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.

The proposal generally complies with the Comprehensive Plan's goals and objectives and the Strategic Plan as noted below.

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.

The proposal does not create any undue or unnecessary burdens on existing public infrastructure or public improvements. This proposal does not require water or sewer connections.

3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

The exact location of the monopole and fenced equipment yard on the property has been determined by a collaborative effort between Dish Network, Tower Engineering Professionals and the Town of Windsor Engineering, Planning, Parks and Open Space to minimize the

project footprint to preserve and protect the existing trees on site. The proposed tower and supporting equipment area will be located approximately one hundred ten (110) feet south of the Greeley No. 2 Canal and approximately fifty-two (52) feet from the right-of-way of 17th Street.

Relationship to Comprehensive Plan

Chapter 7 – Community Facilities & Infrastructure

Goal: *Maintain and enhance Windsor as a safe and healthy community that is served by quality facilities and infrastructure that support a high quality of life.*

Objectives:

- 10 – *Coordinate with private utility providers to identify coordinated/synergistic project opportunities.*

Notification

The Municipal Code requires a public hearing notification for a CUP. Notifications were provided as follows:

- April 4, 2023 -- affidavit of letters mailed to property owners within 500 feet
- April 3, 2023 – development review sign posted on the property
- April 6, 2023 – legal notices posted on the Town of Windsor website
- April 7, 2023 – legal ad published in the paper

Financial Impact:

Relationship to Strategic Plan:

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

Recommendation:

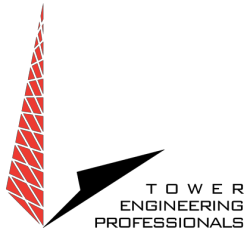
Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Permit application to the Town Board as presented.

CC:

Richard Gaito, Applicant
Scott Ballstadt, Director of Planning

Attachments:

1. Application Materials
2. CUG- Jacoby Farm 5th Staff Presentation



DENVER OFFICE
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
303.566.9914
WWW.TEPGROUP.NET

April 10, 2023

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

Ms. Sandra Mezzetti

RE: Project narrative conditional use application 301 17th St. / US-CO-5137

This letter will provide a narrative of the previously submitted application for a wireless communication facility at 301 17th St. The application is submitted by Tower Engineering Professionals on behalf of Vertical Bridge tower company. The project has been in development for a number of years, and as you are aware, we have worked with City of Windsor Planning Department staff to develop a site that adheres to the City of Windsor zoning requirements.

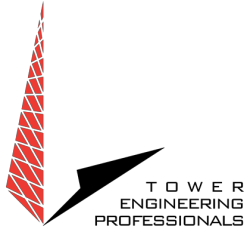
The project will consist of a one hundred (100) foot monopole tower with a seven (7) foot lighting rod. The ground-based equipment will be located within a forty-two (42) foot by twenty-four (24) foot locked wooden fence enclosure. The tower is designed to locate a total of three wireless carriers on it. The tower's anchor tenant will be T-Mobile, with Dish Wireless LLC and a third wireless also to be located on the tower as tenants.

The requirement for this tower is necessitated by T-Mobile's lack of coverage in this area, including reliable 911 coverage, as highlighted on previously submitted propagation maps. The coverage will meet the demands of the nearby residents and roaming customers within the service area of the tower. However, most importantly, it will improve access to reliable 911 coverage in the area.

In the process of development of this application, the applicant explored the possibility of collocating existing towers in the area. The closest existing tower is located approximately a quarter of a mile to the west of the proposed tower at 320 Colorado Boulevard. The tower managing company, KGI Wireless, was contacted about locating the on tower. The KGI tower is only seventy-five (75) feet in height, and the top equipment placement location is already occupied by Verizon Wireless. The next available equipment location is at the sixty (60) foot height. The placement of T-Mobile equipment at this location does not address the existing lack of coverage in the area and as highlighted in the submitted propagation maps. This lack of height would result in reduced 911 coverage and customer experience. It could possibly necessitate the requirement for an additional site in the

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area to meet coverage requirements. Additionally, Dish Wireless LLC and the third carrier would not be able to install on this site since it would not adequately address their coverage requirement due to a lack of height for their equipment.

I can be reached by email at rgaito@tepgroup.net or by phone at (785) 259-0444. Thank you for your time and consideration. We look forward to hearing from you.

Best Regards,

Richard Gaito
Site Acquisition
rgaito@tepgroup.net
785-259-0444

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GENERAL NOTES:

1.

ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED VERTICAL BRIDGE, OR ITS DESIGNATED REPRESENTATIVE.
2.

ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF COLORADO.
3.

STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2009, FOR A 95 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
4.

WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
5.

UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6.

ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7.

IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT’S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8.

ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9.

ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11.

ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12.

BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13.

ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14.

24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15.

THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16.

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17.

ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18.

ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1.

THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2.

UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A.

STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.

B.

ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.

C.

ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

D.

ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3.

ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4.

HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5.

HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6.

REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7.

A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8.

ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9.

ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10.

ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11.

FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12.

DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13.

PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14.

GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15.

WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE – STEEL.

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

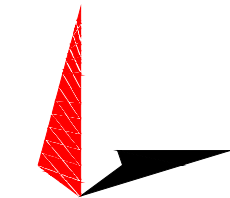
PLANS PREPARED FOR:

T Mobile

verticalbridge

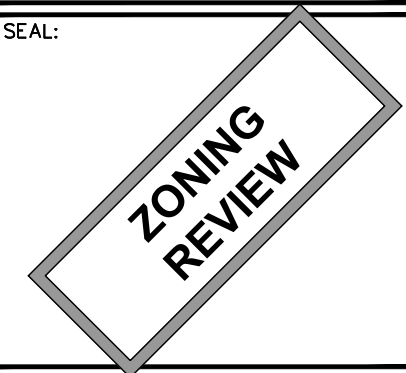
VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



4	03-20-23	ZONING
3	11-30-22	ZONING
2	11-16-22	ZONING
1	06-24-22	ZONING
REV	DATE	ISSUED FOR:

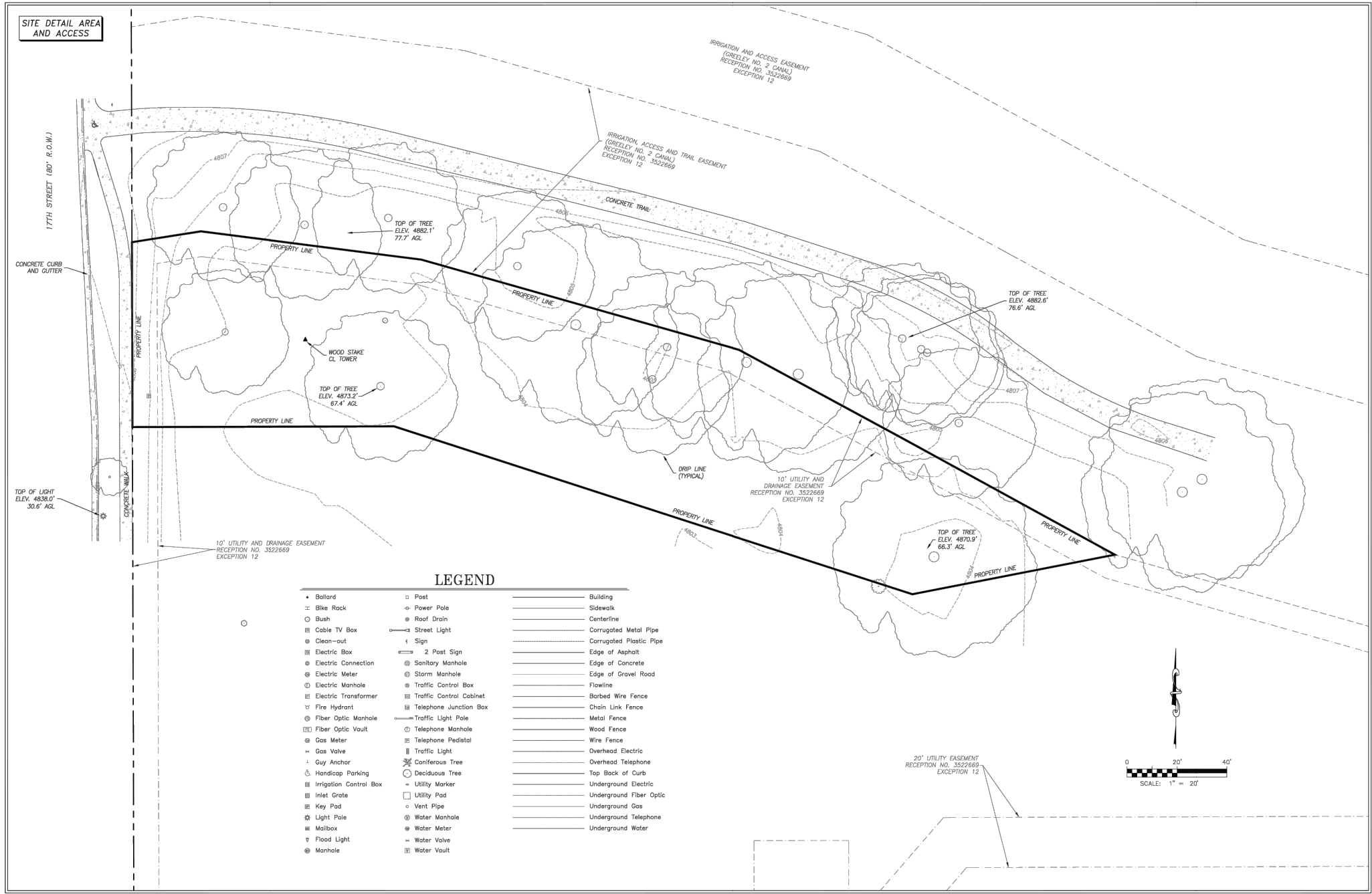
DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

**GENERAL
NOTES**

SHEET NUMBER:	REVISION:
2 OF 17	4
	TEP#: 303997.xxxxxx

TOPOGRAPHIC SURVEY
VB BTS II, LLC SITE US-CO-5137 - WELD COUNTY ROAD
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO



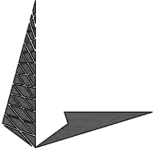
PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:



VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



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SEAL:



2	1/4/23	REV TITLE BLOCK/UPDATE
1	12/28/18	LEASE/EASEMENTS/1A
0	6/6/18	SURVEY
REV	DATE	ISSUED FOR:

DRAWN BY: AV CHECKED BY: RD

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS2

REVISION:
2
TEP#: 303997.786504

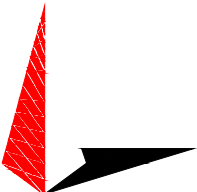
PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:



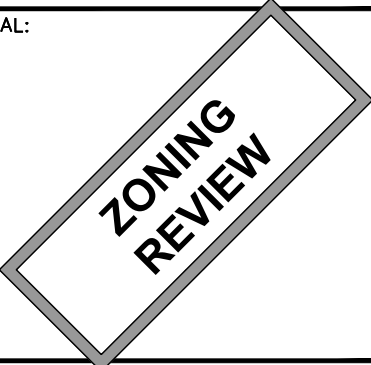
VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
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SEAL:



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3	11-30-22	ZONING
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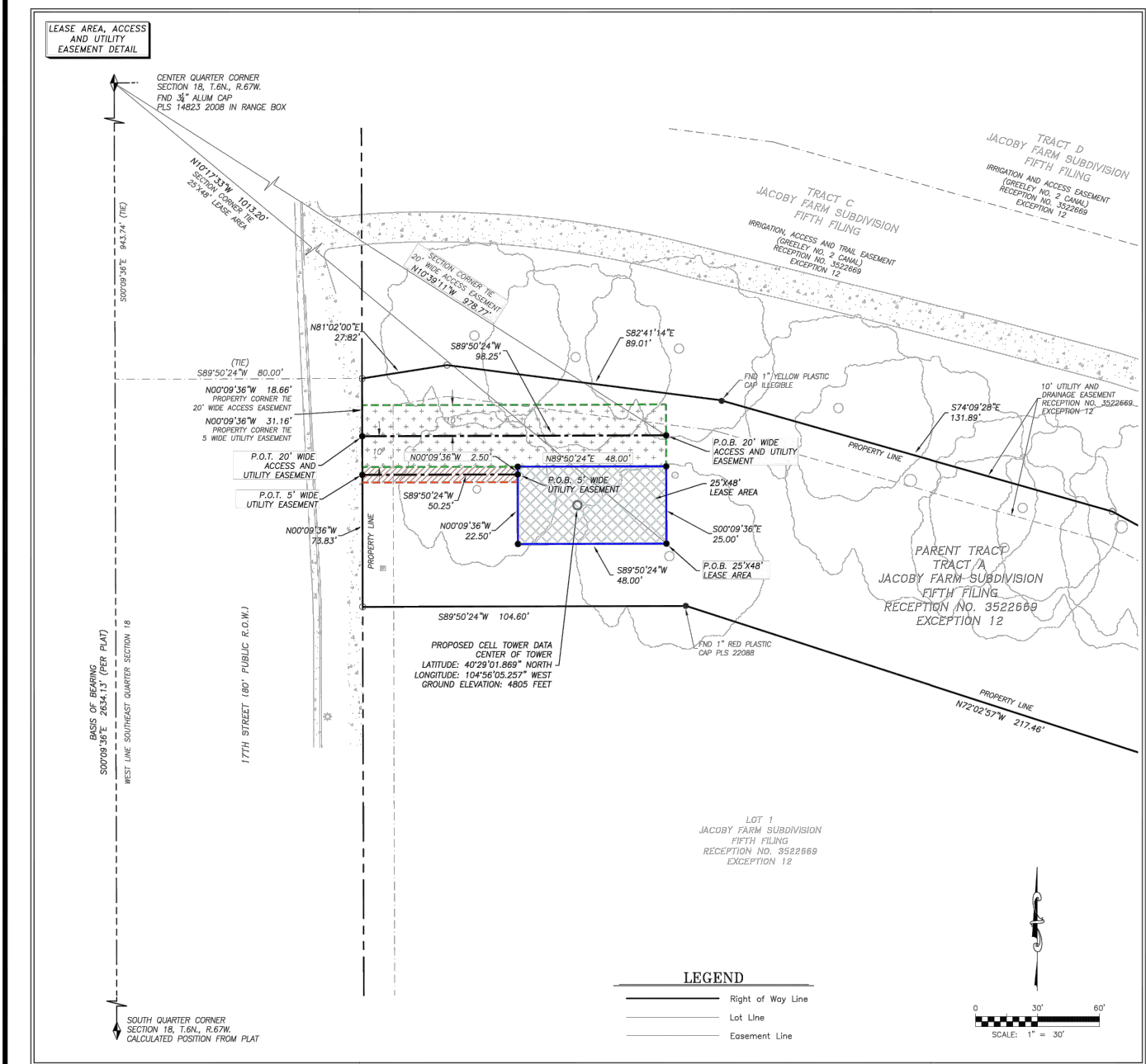
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SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
4 OF 17

REVISION:
4
TEP#: 303997.xxxxxx

TOPOGRAPHIC SURVEY
VB BTS II, LLC SITE US-CO-5137 - WELD COUNTY ROAD
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO



PROPERTY DESCRIPTION: 20' WIDE ACCESS AND UTILITY EASEMENT:

A 20' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Jacoby Farm Subdivision Fifth Filing recorded at Reception No. 3522669 in the Office of the County Clerk of Weld County, located in the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado, said 20' wide strip being 10.0' on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the West line of the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M., assumed to bear South 00°09'36\"/>

Beginning at a point whence the Center Quarter Corner of Section 18, Township 6 North, Range 67 West of the 6th Principal Meridian bears North 10°39'11\"/>

THENCE South 89°50'24\"/>

Containing 1965 Square Feet, or 0.045 Acres, more or less.

The sidelines of said easement are to be perpendicular at the beginning and to be lengthened or shortened to intersect the west line of said Tract A (Parent Tract) and the east right of way line of said 17th Street.

PROPERTY DESCRIPTION: 25'x48' LEASE AREA:

A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Jacoby Farm Subdivision Fifth Filing recorded at Reception No. 3522669 in the Office of the County Clerk of Weld County, located in the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado, said parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the West line of the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M., assumed to bear South 00°09'36\"/>

Beginning at a point whence the Center Quarter Corner of Section 18, Township 6 North, Range 67 West of the 6th Principal Meridian bears North 10°17'33\"/>

THENCE South 89°50'24\"/>

THENCE North 00°09'36\"/>

THENCE continuing North 00°09'36\"/>

THENCE North 89°50'24\"/>

THENCE South 00°09'36\"/>

Containing 1200 Square Feet, or 0.028 Acres, more or less.

PROPERTY DESCRIPTION: 5' WIDE UTILITY EASEMENT:

A 5' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Jacoby Farm Subdivision Fifth Filing recorded at Reception No. 3522669 in the Office of the County Clerk of Weld County, located in the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado, said 5' wide strip being 2.50' on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the West line of the Southeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th P.M., assumed to bear South 00°09'36\"/>

Beginning at the hereinbefore described point on the west line of the hereinbefore described 25'x48' Lease Area;

THENCE South 89°50'24\"/>

Containing 251 Square Feet, or 0.006 Acres, more or less.

The sidelines of said easement are to be lengthened or shortened to intersect the west line of said 25'x48' Lease Area, the west line of said Tract A (Parent Tract) and the east right of way line of said 17th Street.

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

DALEY LAND SURVEYING, INC.
17011 LINCOLN AVE #301
PARKER, CO 80134

2	1/4/23	REV TITLE BLOCK/UPDATE
1	12/28/18	LEASE/EASEMENTS/1A
0	6/6/18	SURVEY
REV	DATE	ISSUED FOR:

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SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS3

REVISION:
2
TEP#: 303997.786504

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

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OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

ZONING REVIEW

4	03-20-23	ZONING
3	11-30-22	ZONING
2	11-16-22	ZONING
1	06-24-22	ZONING
REV	DATE	ISSUED FOR:

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SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
5 OF 17

REVISION:
4
TEP#: 303997.xxxxxx

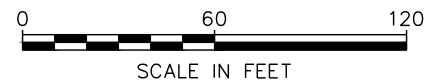
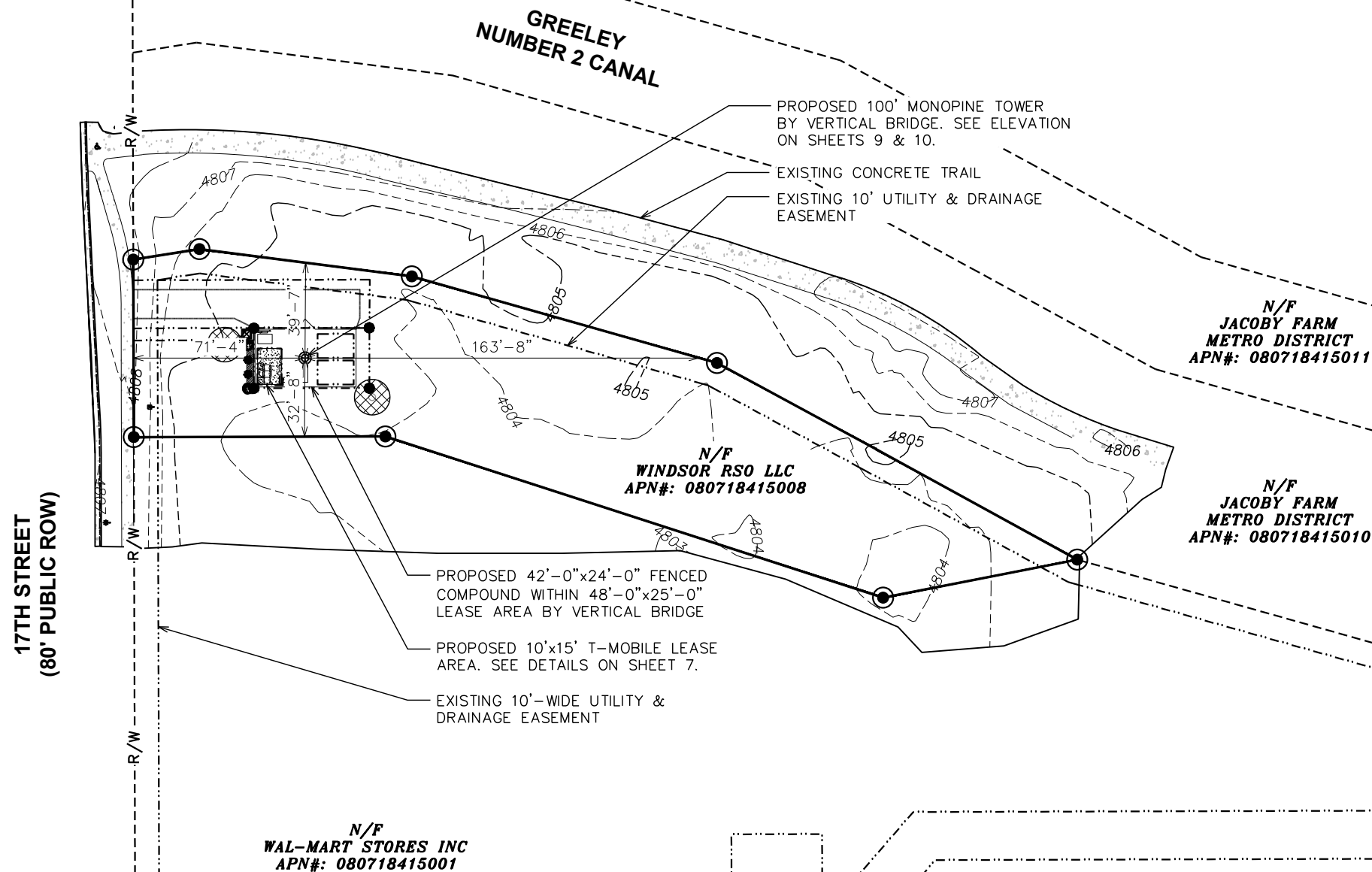
NORTH	39'-7"
SOUTH	32'-8"
EAST	163'-8"
WEST	71'-4"

LATITUDE: N 40° 29' 1.869"
LONGITUDE: W 104° 56' 5.257"
GROUND ELEVATION: 4805'

	PARENT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT/LEASE CORNER
	EXIST. METER
	EXIST. TRANSFORMER
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	SECTION CORNER
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	BURIED TELEPHONE LINE
	RIGHT-OF-WAY
	FENCE
	EXISTING TREE LINE

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH AMERICAN DATUM (NAD83).
2. VERTICAL INFORMATION SHOW IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE PROPOSED TOWER IS LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON COMMUNITY PANEL #08123C1481E, EFFECTIVE JANUARY 20, 2016.

SCALE: 1" = 60'



**ZONING
REVIEW**

4	03-20-23	ZONING
3	11-30-22	ZONING
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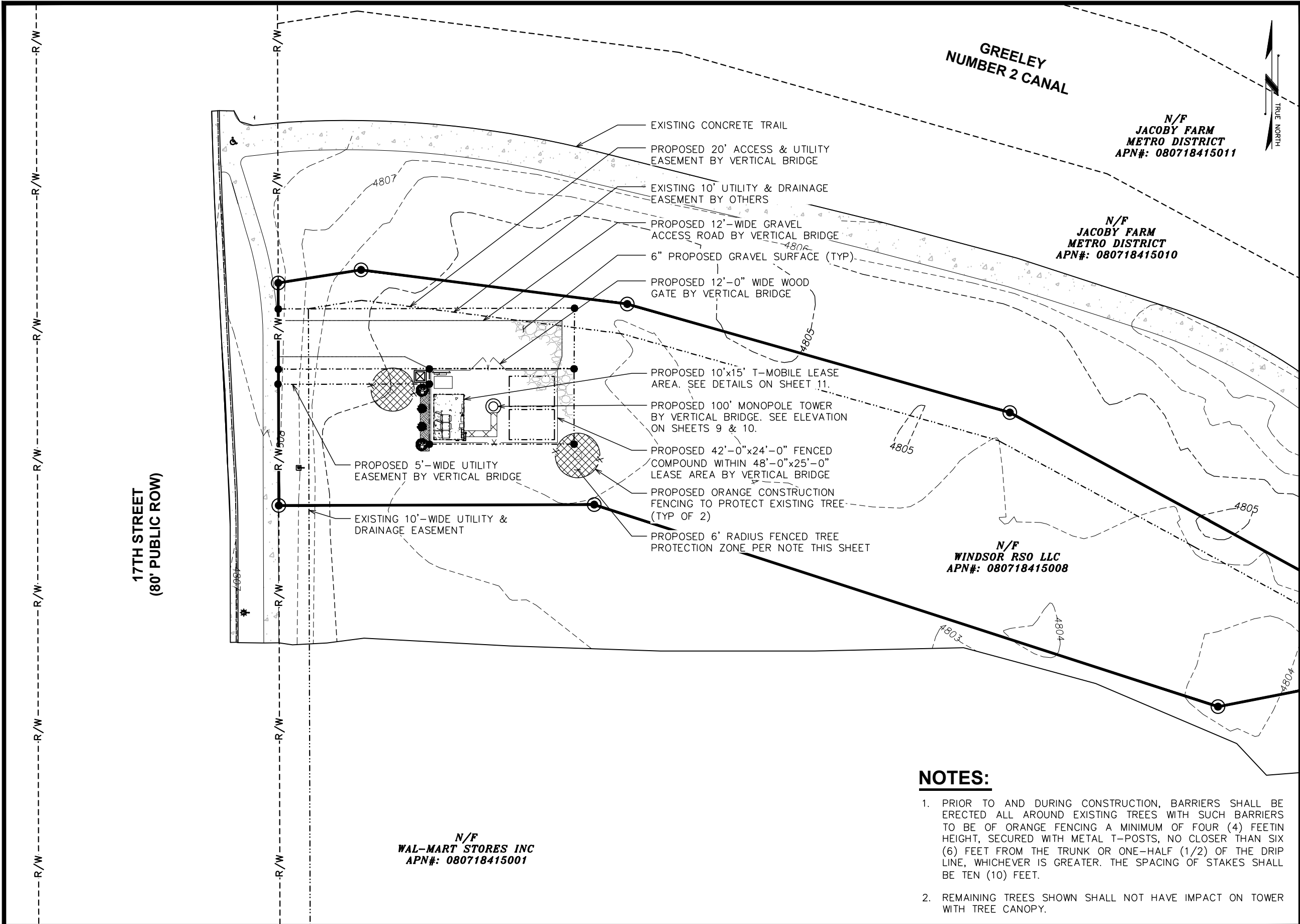
SHEET TITLE:

EXTENDED SITE PLAN

SHEET NUMBER:	REVISION:
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6 OF 17

REVISION:	4
TEP#:	303997.XXXXX



PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
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WINDSOR, CO 80550
(WELD COUNTY)

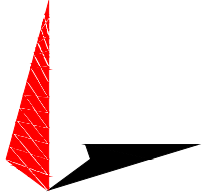
PLANS PREPARED FOR:

T Mobile

verticalbridge

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:


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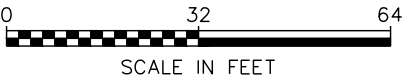
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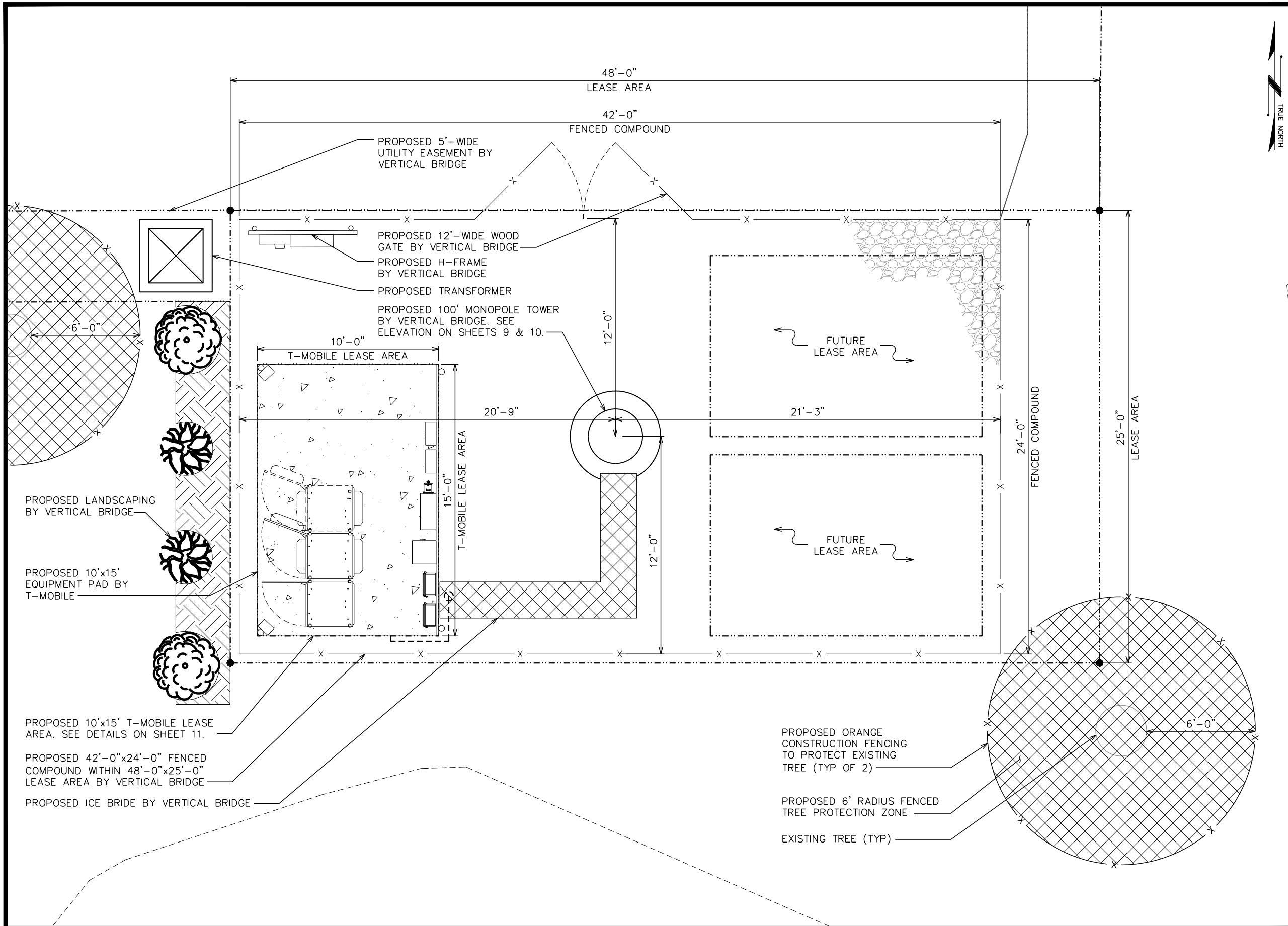
SITE PLAN

SHEET NUMBER: 7 OF 17	REVISION: 4 TEP#: 303997.xxxxxx
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SITE PLAN
SCALE: 1/32" = 1'



- NOTES:**
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED ALL AROUND EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THE SPACING OF STAKES SHALL BE TEN (10) FEET.
 - REMAINING TREES SHOWN SHALL NOT HAVE IMPACT ON TOWER WITH TREE CANOPY.



SITE PLAN

SCALE: 3/16" = 1'

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

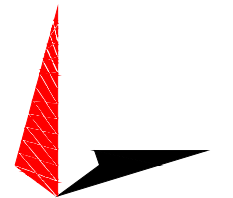
PLANS PREPARED FOR:

T Mobile

verticalbridge

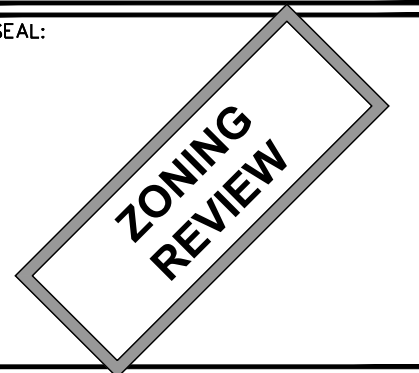
VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



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500 E. 84TH AVE, SUITE C10
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REV	DATE	ISSUED FOR:

DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

**COMPOUND
DETAIL**

SHEET NUMBER: REVISION:

8 OF 17

4

TEP#: 303997.xxxxxx

100'-0"±
T/LIGHTNING ROD
100'-0"±
T/TOWER

94'-0"±
CL/ T-MOBILE ANTENNAS

84'-0"±
CL/ FUTURE ANTENNAS

74'-0"±
CL/ FUTURE ANTENNAS

0'-0"±
CL/REFERENCE

EXISTING CONCRETE TRAIL

PROPOSED 2' LIGHTNING ROD

PROPOSED ANTENNAS BY T-MOBILE

FUTURE ANTENNAS BY OTHERS (TYP)

EXISTING TREE (TYP)

PROPOSED 100' MONOPOLE TOWER
BY CROWN CASTLE. MANUFACTURER
TO BE DETERMINED.

PROPOSED TRANSFORMER

PROPOSED T-MOBILE PLATFORM WITHIN
FENCED COMPOUND BY VERTICAL BRIDGE

PROPOSED 6'-0" TALL WOOD FENCE.
SEE DETAILS ON SHEET 14.

PROPOSED LANDSCAPING BY VERTICAL
BRIDGE. SEE DETAILS ON SHEET 17.

TOWER NOTES:

1. TOWER SHALL REMAIN GALVANIZED.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX TO BE ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

PROJECT INFORMATION:
**US-CO-5137 WELD COUNTY
ROAD**
301 17TH ST
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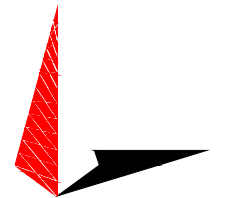
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verticalbridge

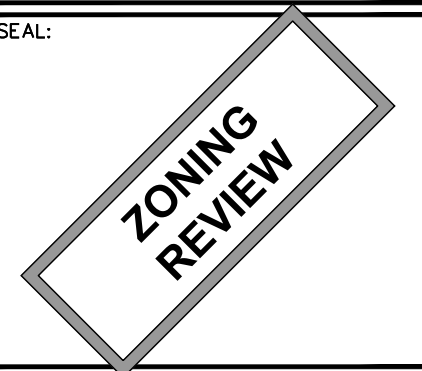
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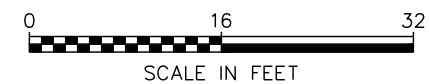
SHEET TITLE:

**WEST TOWER
ELEVATION**

SHEET NUMBER:	REVISION:
9 OF 17	4
TEP#:	303997.xxxxxx

TOWER ELEVATION - WEST

SCALE: 1/16" = 1'



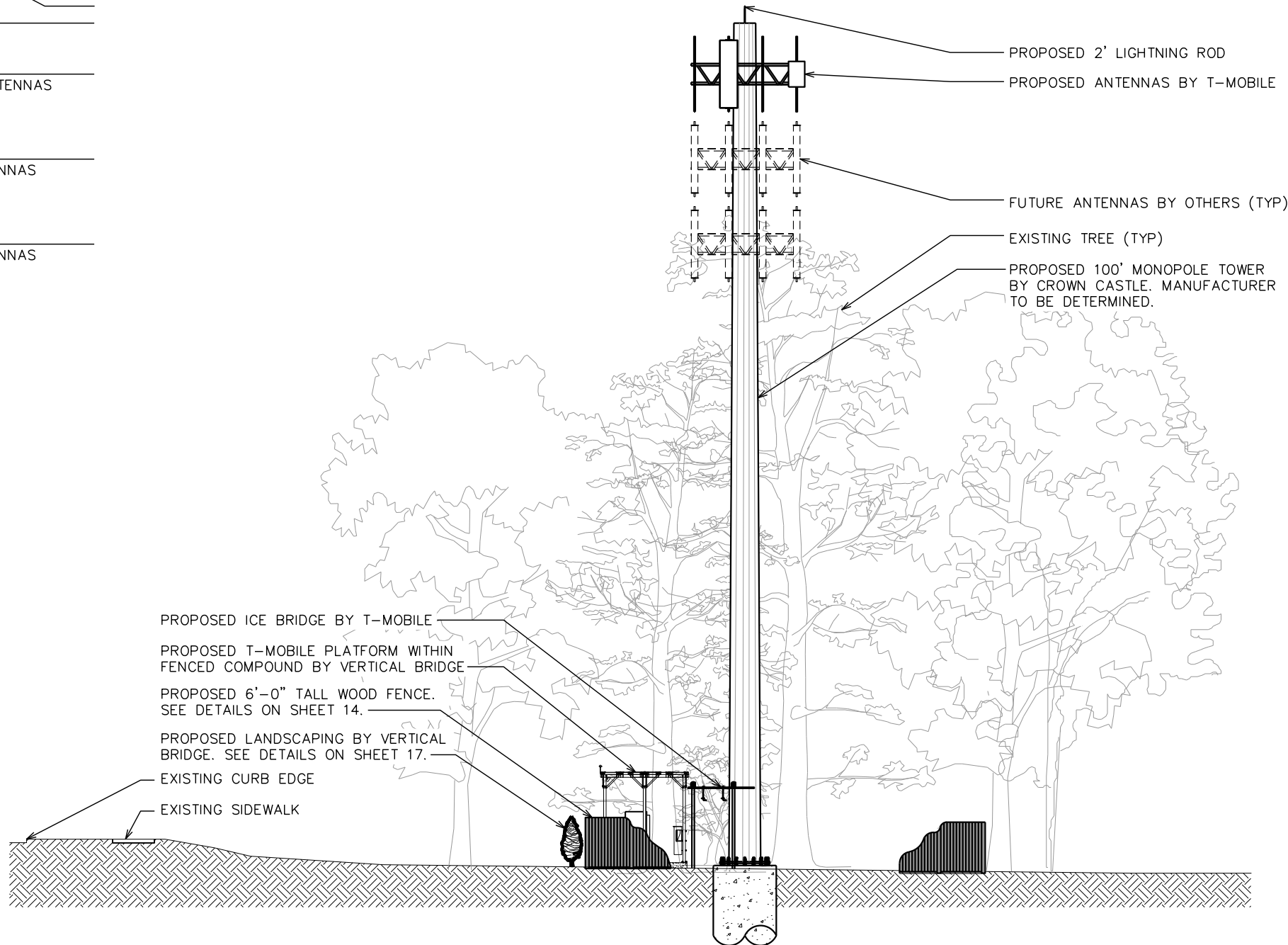
100'-0"±
T/LIGHTNING ROD
100'-0"±
T/TOWER

94-0"±
CL/ T-MOBILE ANTENNAS

84-0"±
CL/ FUTURE ANTENNAS

74-0"±
CL/ FUTURE ANTENNAS

0-0"±
CL/REFERENCE



TOWER NOTES:

1. TOWER SHALL REMAIN GALVANIZED.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX TO BE ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

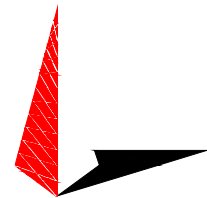
PLANS PREPARED FOR:

T Mobile

verticalbridge

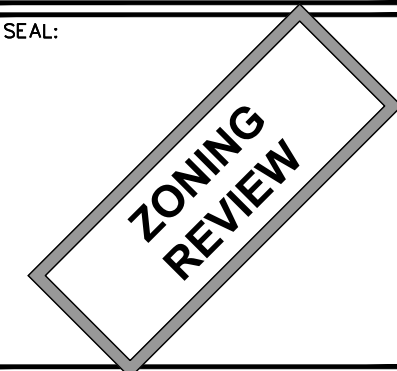
VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



4	03-20-23	ZONING
3	11-30-22	ZONING
2	11-16-22	ZONING
1	06-24-22	ZONING
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SHEET TITLE:

SOUTH TOWER ELEVATION

SHEET NUMBER: **10 OF 17** REVISION: **4**
TEP#: 303997.xxxxxx

TOWER ELEVATION - SOUTH

SCALE: 1/16" = 1'

0 16 32
SCALE IN FEET

PROPOSED TIME/ LIGHT SWITCH
MOUNTED UNDER LIGHT

PROPOSED 10'X15' EQUIPMENT
CANOPY BY T-MOBILE

PROPOSED 10'X15' LEASE
AREA BY T-MOBILE

PROPOSED 10'X15' CONCRETE
EQUIPMENT PAD BY T-MOBILE

PROPOSED H-FRAME
BY T-MOBILE

PROPOSED COVP
BY T-MOBILE
(TYP OF 2)

PROPOSED
AAV CUBE
BY T-MOBILE

PROPOSED
200A POWER
PROTECTION
CABINET W/
CAMLOK PLUG
BY T-MOBILE

PROPOSED
DISCONNECT
BY T-MOBILE
(AS REQUIRED)

PROPOSED AUTOMATIC
TRANSFER SWITCH BY
T-MOBILE

PROPOSED OVERHEAD
WORK LIGHT BY
T-MOBILE (TYP OF 2)

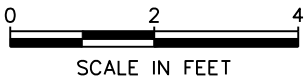
PROPOSED LB3
BATTERY BACKUP
CABINET BY T-MOBILE

PROPOSED HPL3 600A
CABINET WITH (2) AMIA
CONTAINING ASIB, ASIL,
ABIA, ABIL AND ABIO
BY T-MOBILE

FUTURE HPL3 EXP BY
T-MOBILE

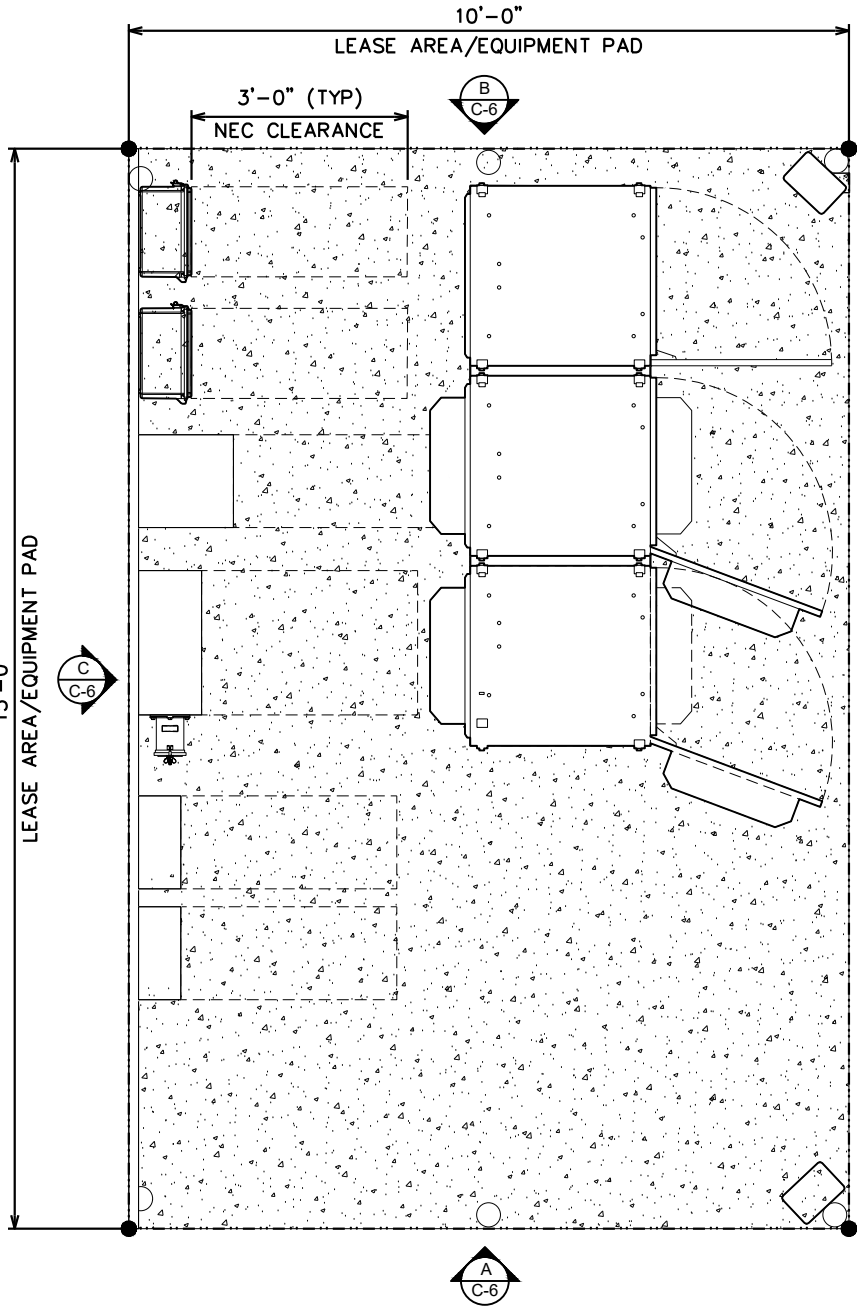
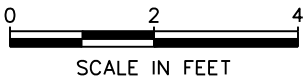
EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0"



DIMENSION LAYOUT

SCALE: 3/8" = 1'-0"



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(WELD COUNTY)

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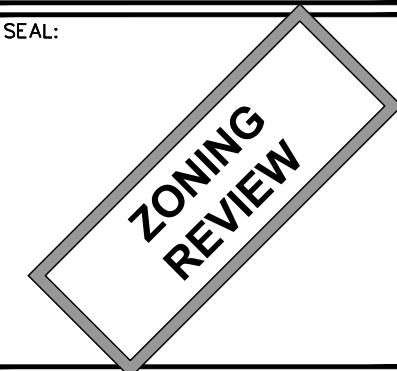
verticalbridge

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:

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SHEET TITLE:

**EQUIPMENT
LAYOUT PLAN**

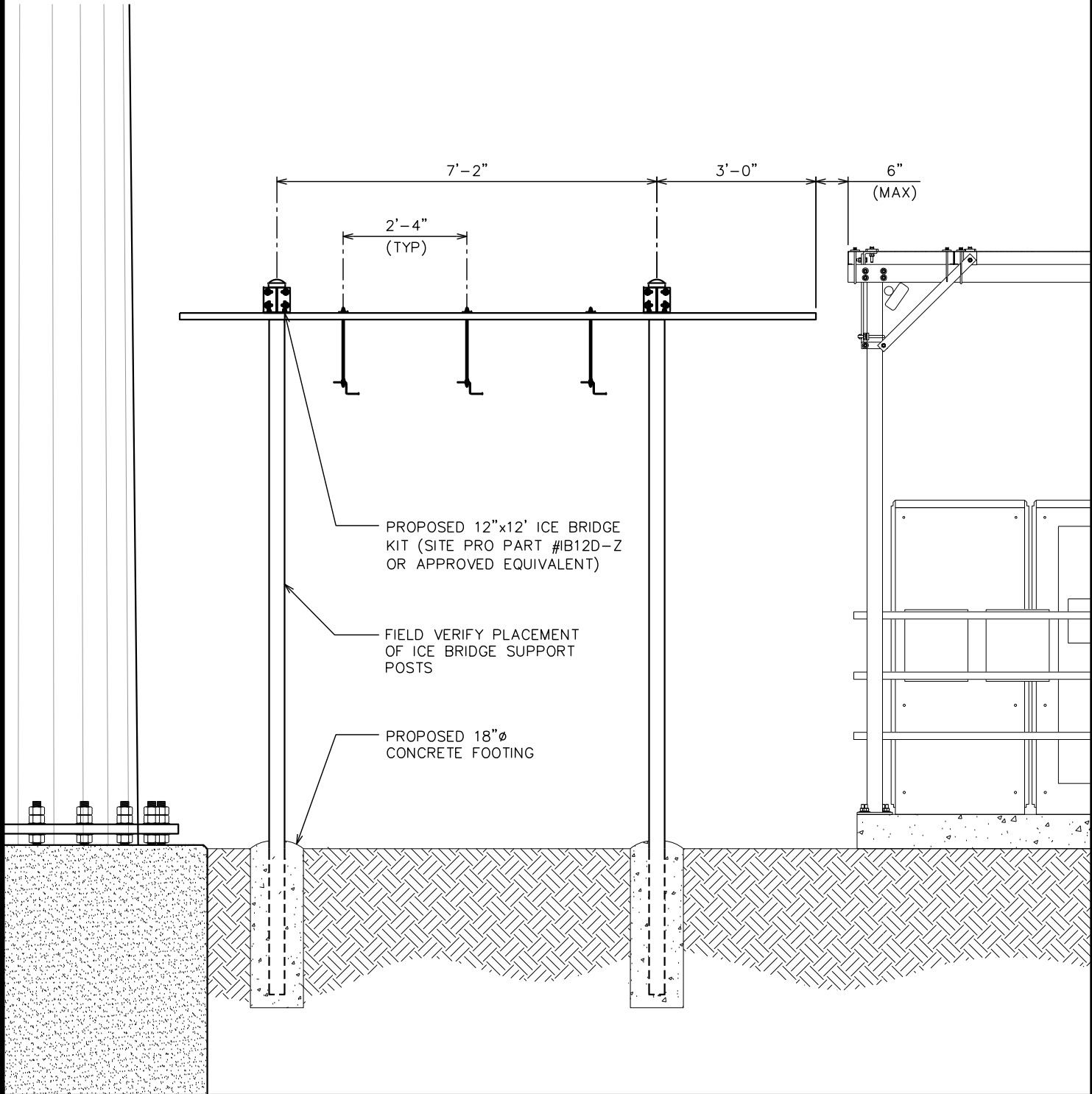
SHEET NUMBER: REVISION:

11 OF 17 **4**

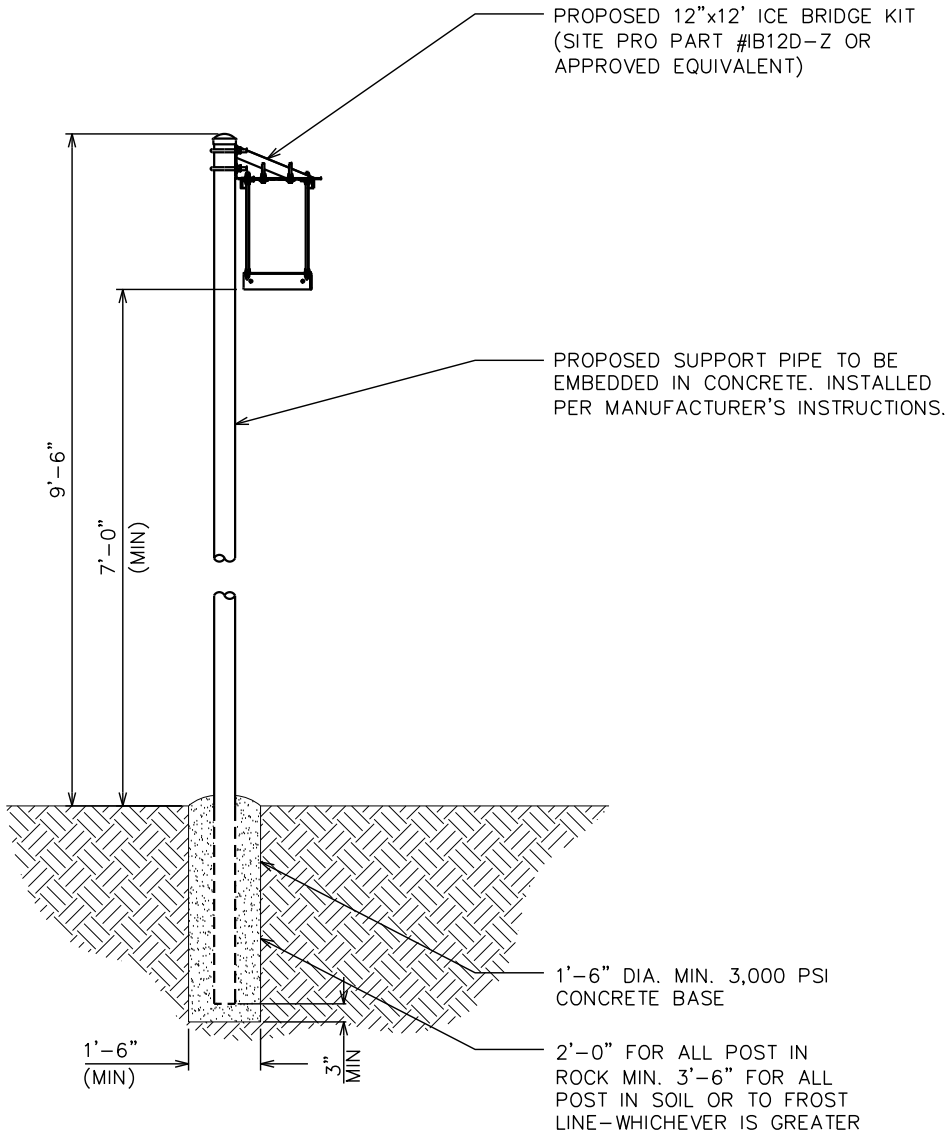
TEP#: 303997.xxxxxx

NOTES:

1. COAX/HYBRID MUST COME OFF ON TOWER AT AN ELEVATION LOWER THAN RF ENTRY PORT TO PREVENT WATER MIGRATING TOWARDS EQUIPMENT.
2. ZIP TIES ARE NOT TO BE PERMANENT BUT MAY BE USED FOR TEMPORARY CONSTRUCTION.
3. TOP OF ICE BRIDGE POSTS AND GROUNDING POSTS SHALL BE SET 6" BELOW TOP OF GRAVEL AND CADWELD LEADS TO POST BELOW TOP OF GRAVEL.



ICE BRIDGE ELEVATION VIEW DETAIL
SCALE: N.T.S.



NOTE:
WELD COUNTY FROST LINE AT 50" BELOW GRADE.

ICE BRIDGE SIDE VIEW DETAIL
SCALE: N.T.S.

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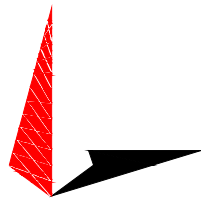
PLANS PREPARED FOR:

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verticalbridge

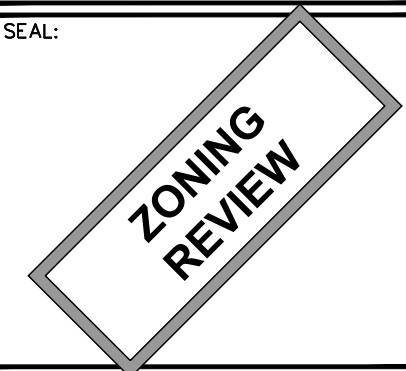
VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
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SHEET TITLE:

ICE BRIDGE DETAILS

SHEET NUMBER:	REVISION:
12 OF 17	4
TEP#:	303997.xxxxxx

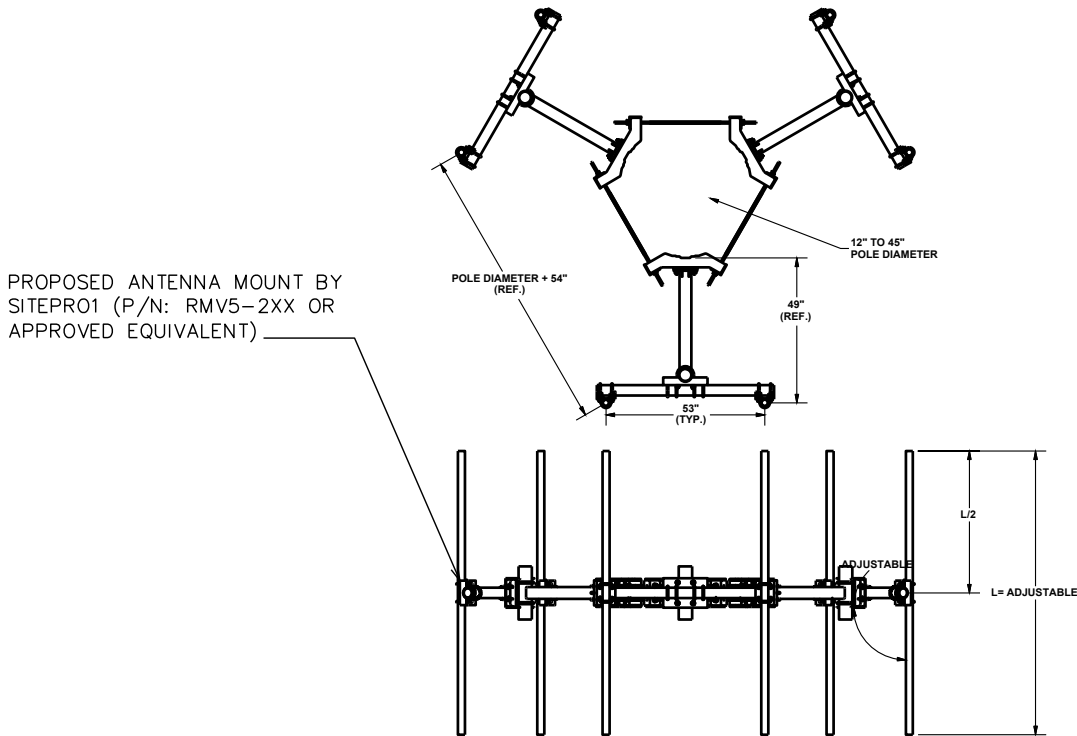
ANTENNA/COAX SCHEDULE								
SECTOR/ POSITION	EXISTING/ PROPOSED	MANUFACTURER (MODEL #)	ANT. CL	TRUE AZ.	HYBRID	MECH. D-TILT	TECHNOLOGY	TOWER EQUIPMENT
ALPHA 1	PROPOSED	NOKIA AEHC (MASSIVE MIMO)	94'-0"	340°	(2) 15' HCS 2.0 TRUNK CABLES	0°	L2500/N2500	-
ALPHA 2	PROPOSED	COMMScope FFVV-65C-R3-V1	94'-0"	340°		0°	L700/L600/N600/ L2100/L1900/N1900/N2100	(1) NOKIA - AHLOA (1) NOKIA - AHFIB
BETA 1	PROPOSED	NOKIA AEHC (MASSIVE MIMO)	94'-0"	100°		0°	L2500/N2500	-
BETA 2	PROPOSED	COMMScope FFVV-65C-R3-V1	94'-0"	100°	& (10) 15' HCS 2.0 JUMPERS	0°	L700/L600/N600/ L2100/L1900/N1900/N2100	(1) NOKIA - AHLOA (1) NOKIA - AHFIB
GAMMA 1	PROPOSED	NOKIA AEHC (MASSIVE MIMO)	94'-0"	220°		0°	L2500/N2500	-
GAMMA 2	PROPOSED	COMMScope FFVV-65C-R3-V1	94'-0"	220°		0°	L700/L600/N600/ L2100/L1900/N1900/N2100	(1) NOKIA - AHLOA (1) NOKIA - AHFIB

PROPOSED ANTENNA SCHEDULE

SCALE: NTS

NOTE:

TEP DID NOT PERFORM MOUNT ANALYSIS FOR THIS PROPOSED MOUNT.

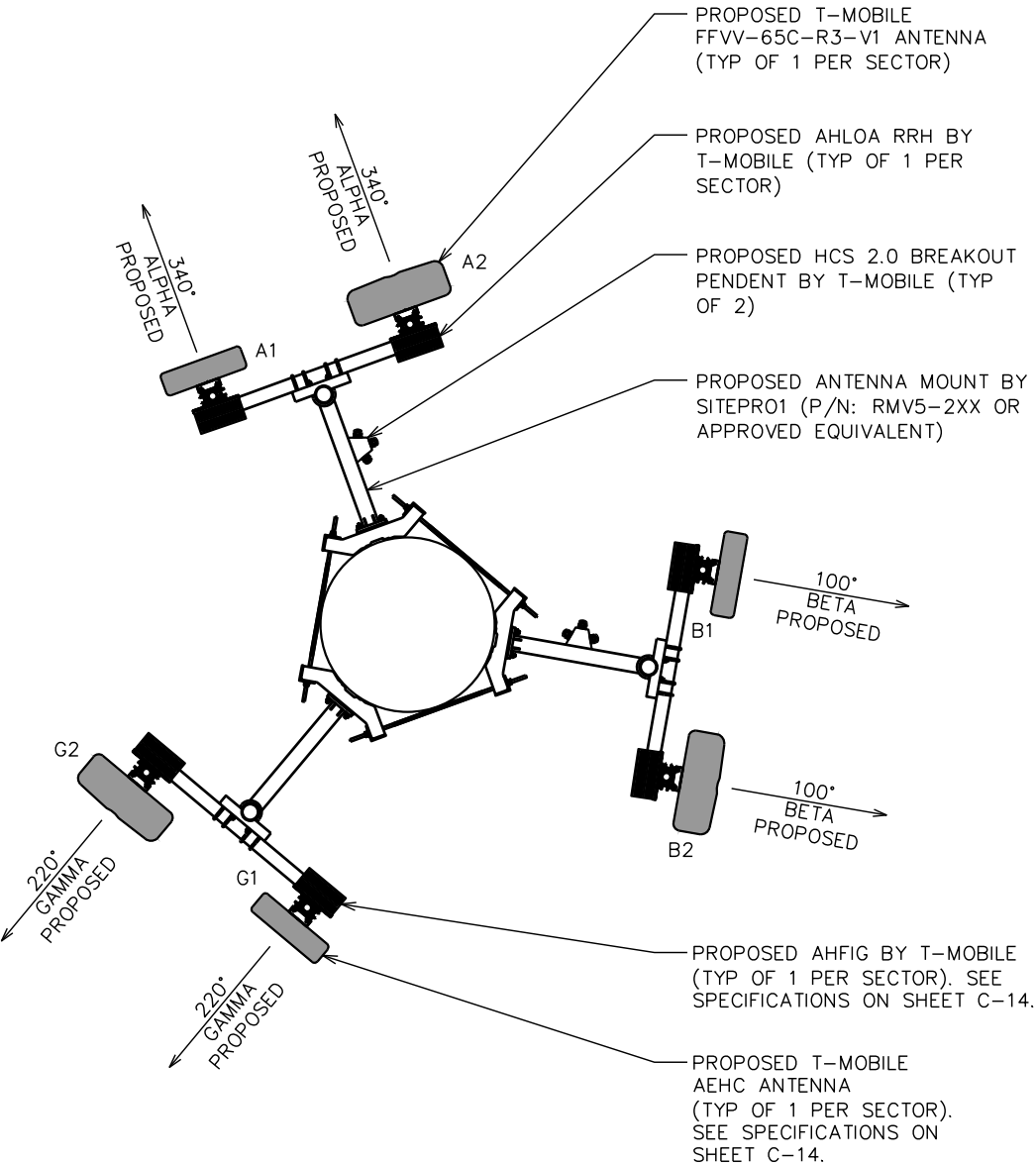


PROPOSED ANTENNA MOUNT

SCALE: NTS

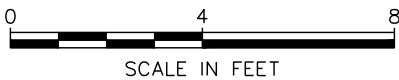
NOTE:

THE GENERAL CONTRACTOR MUST INSTALL ALL ANTENNAS IN A MANNER THAT IS CONSISTENT WITH RADIO FREQUENCY ENGINEERING GUIDELINES INCLUDING MAINTAINING AT LEAST A 5' HORIZONTAL SETBACK FROM ANY ADJACENT ANTENNAS IN A HORIZONTAL PLANE. IN NO CASE CAN THERE BE OBSTRUCTION IN THE FRONTAL LOBE OF ANTENNA. THE G.C. WILL TRIM AND ADJUST TOWER MOUNTS AS NEEDED TO OBTAIN THESE SETBACKS AND ENSURE THAT THE INSTALLATION WILL PASS PIM TESTING AND NOT RESULT IN A VSTR ALARM OR AFFECT THE ANTENNAS PERFORMANCE.



PROPOSED ANTENNA LAYOUT

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



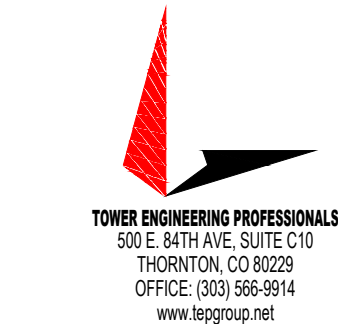
PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:

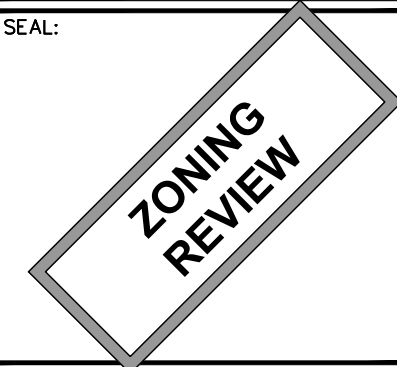


VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



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4	03-20-23	ZONING
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SHEET TITLE:

**ANTENNA MOUNTING
DETAILS**

SHEET NUMBER:	REVISION:
13 OF 17	4
	TEP#: 303997.xxxxxx

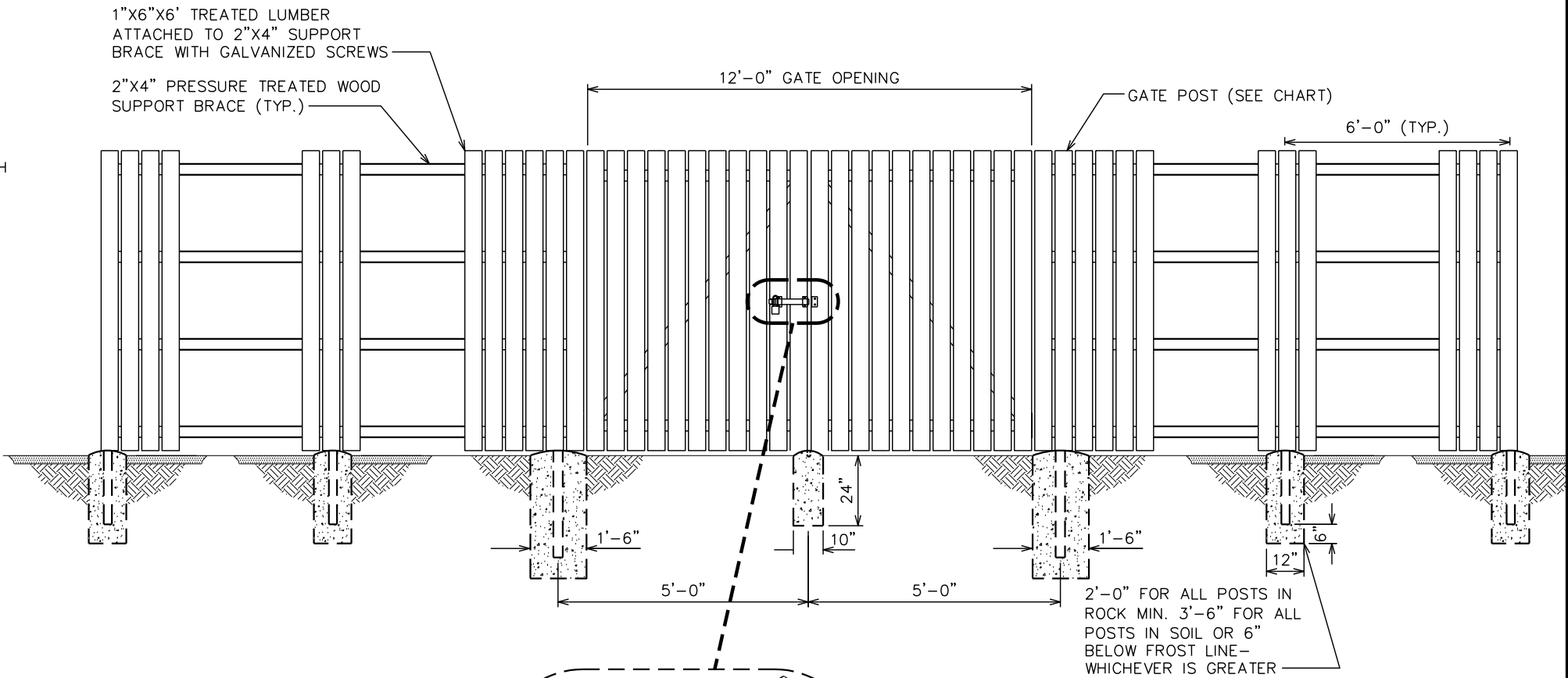
FENCE NOTE:

FENCE TO BE MAINTAINED BY VERTICAL BRIDGE. ONLY TREATED LUMBER AND HOT DIPPED GALVANIZED STEEL SCREWS ARE TO BE USED.

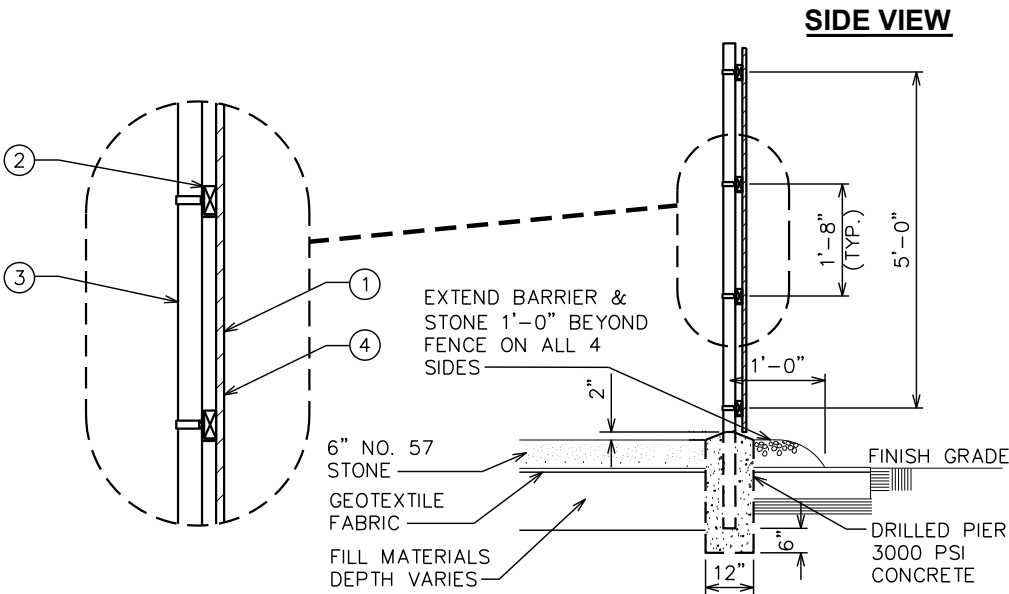
DRAWING NOTES:

- ① 1x6 TREATED WOOD. ATTACH TO 2x4'S WITH HOT DIPPED GALVANIZED STEEL SCREWS.
- ② 2x4 TREATED WOOD. ATTACH TO GALVANIZED FENCE POST WITH SUPPORT BRACKET AND 3/8"Ø X 1" LAG BOLT (TYP.)
- ③ GALVANIZED FENCE POST
- ④ WOOD FENCE TO BE APPROPRIATELY STAINED OR PAINTED.

6' HIGH FENCE	FOOTINGS
LINE POST – 2" O.D.	9" X 36"
CORNER POST – 3" O.D.	12" X 48"
DRIVEWAY GATE POST – 4" O. D.	12" X 48"
WALKWAY GATE POST – 3" O.D.	12 X 48"



WOODEN FENCE ATTACHMENT BRACKET	
LINE POST – 2" O.D.	2"Ø ATTACH. BRACKET
CORNER POST – 3" O.D.	3"Ø ATTACH. BRACKET
DRIVEWAY GATE POST – 4" O. D.	4"Ø ATTACH. BRACKET



TYPICAL FENCE ELEVATION

SCALE: N.T.S.

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:

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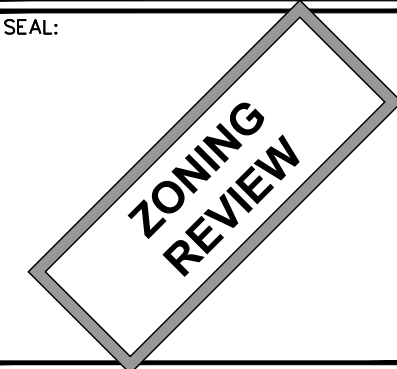
verticalbridge

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
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500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
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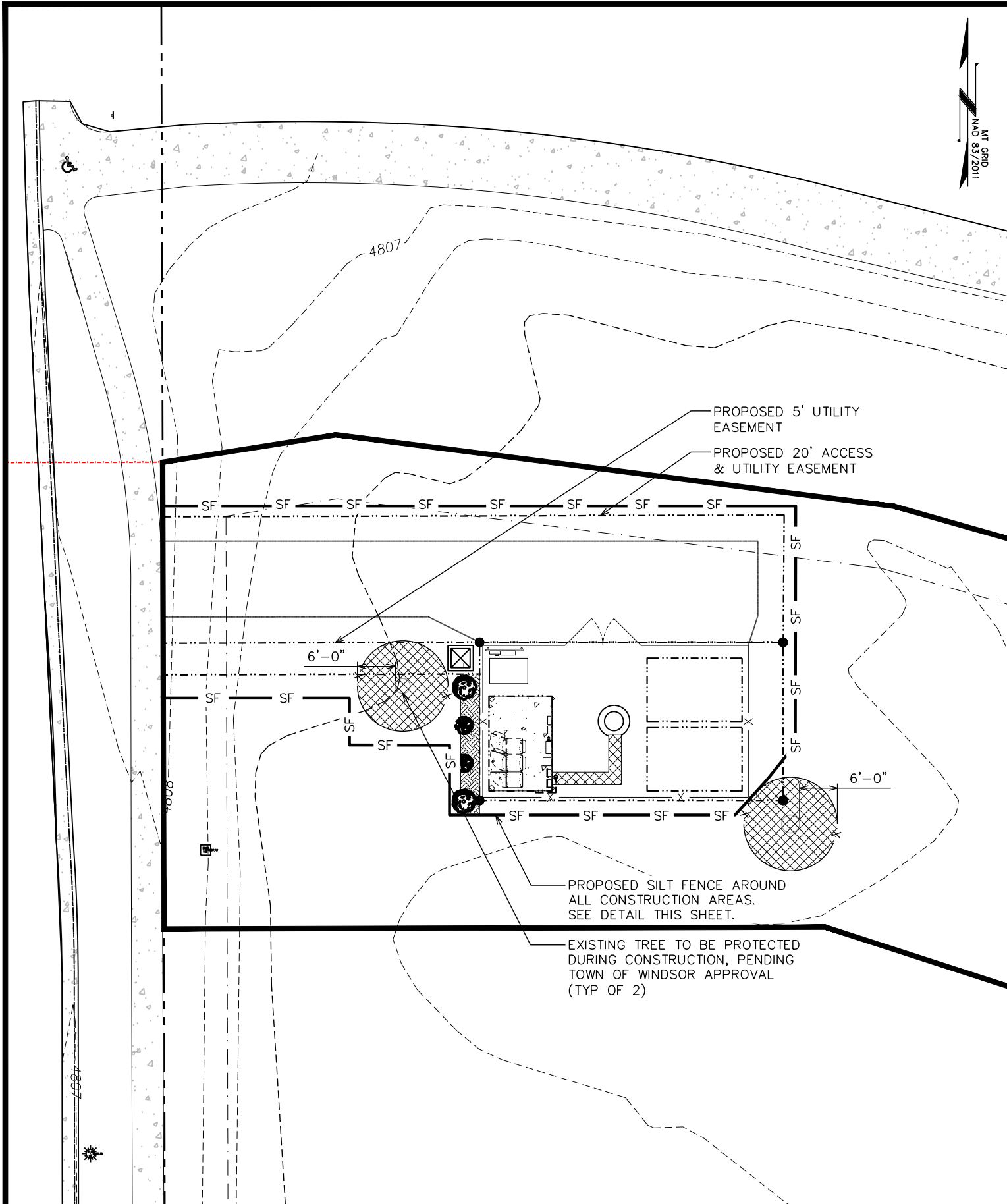
4	03-20-23	ZONING
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SHEET TITLE:

FENCE DETAILS

SHEET NUMBER:	REVISION:
14 OF 17	4
TEP#:	303997.xxxxxx

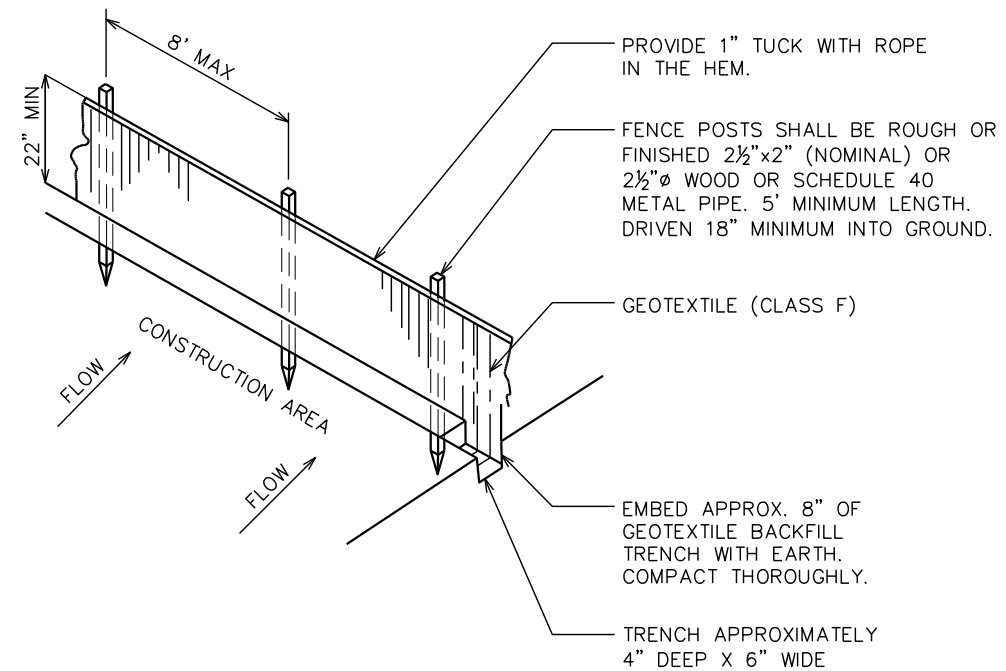


SITE PLAN

SCALE: 1" = 20'

EROSION NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' (MINIMUM).
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCRETED FLOW WITH A DRAINAGE AREA OF $\frac{1}{2}$ ACRE OR MORE.
4. CONTRACTOR TO WORK WITH ARBORIST TO LOCATE AND PROTECT TREE ROOT DISTURBANCE AS MUCH AS POSSIBLE.



SILT FENCE DETAIL

N.T.S.

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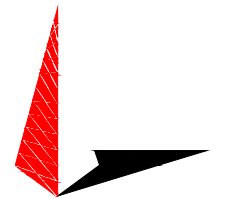
PLANS PREPARED FOR:

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verticalbridge

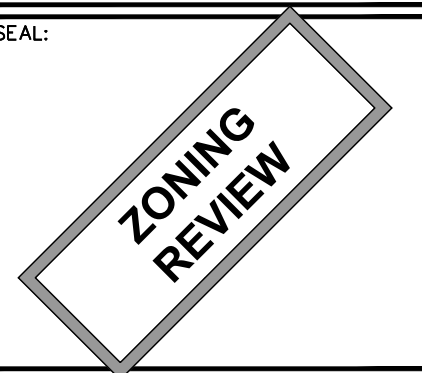
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SHEET TITLE:

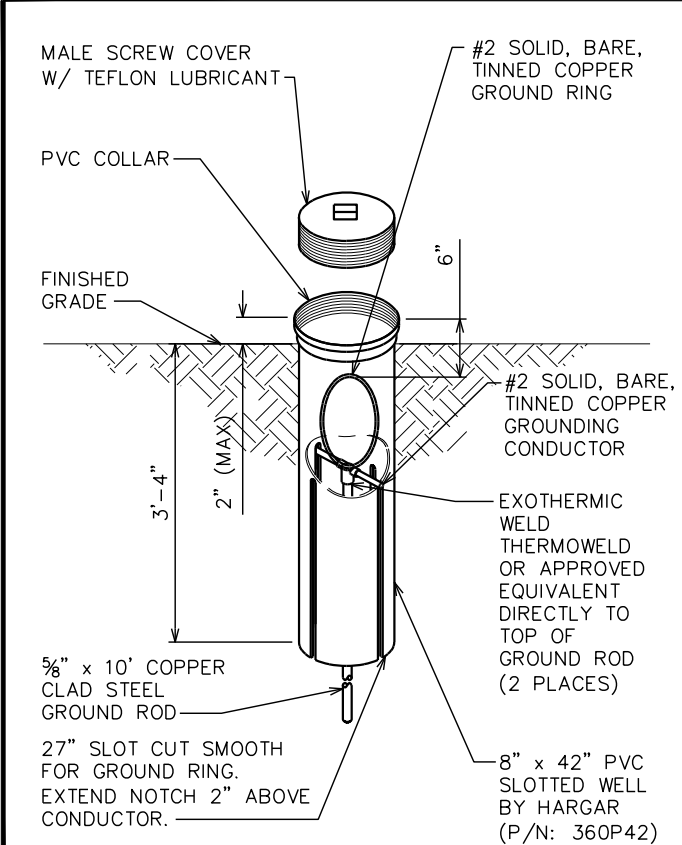
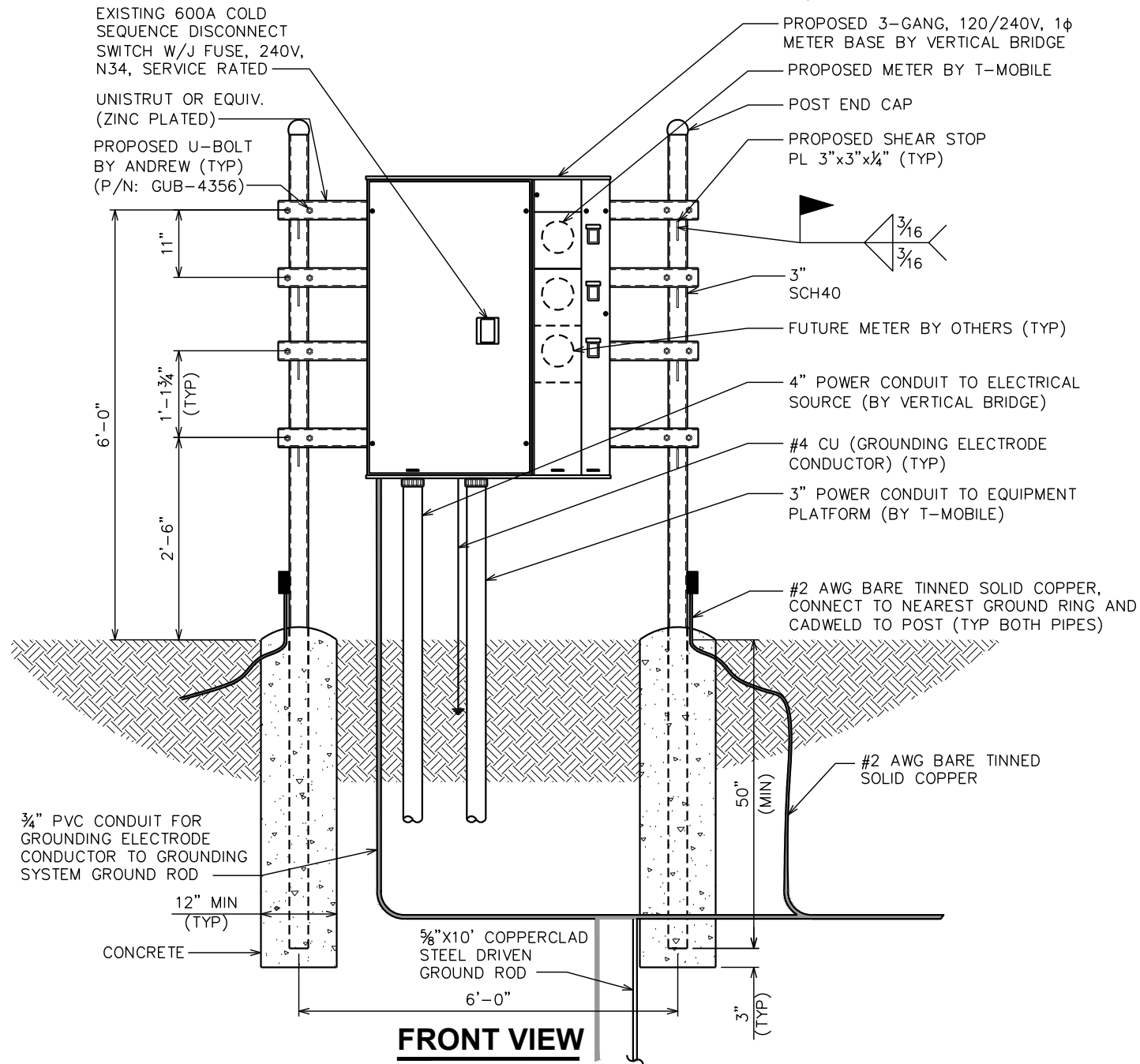
SOIL & EROSION CONTROL PLAN

SHEET NUMBER:	REVISION:
15 OF 17	4
T#:	303997.xxxxxx

NOTES:

- 1
- REFER TO THE SITE LAYOUT PLAN FOR THE EXACT LOCATION OF THE H-FRAME.
- 2
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR METER.
- 3
- XCEL ENERGY TO PROVIDE AND INSTALL METER SOCKET.
- 4
- CONTRACTOR TO ENSURE METER RACK WORKING SPACES REQUIRED BY THE NEC (ART. 110.26), STATE, OR LOCAL CODES ARE MAINTAINED BOTH ON THE FRONT SIDE AND THE BACK SIDE OF THE H-FRAME PRIOR TO INSTALLATION.
- 5
- SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.

- 6
- COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
- 7
- CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL, ELECTRICAL) AUTHORITY HAVING JURISDICTION (CITY OF LAKEWOOD) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPE(S) OF RACEWAYS REQUIRED FOR INSTALLATION.
- 8
- BOND ALL ELECTRICAL EQUIPMENT TO RACK.
- 9
- DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.
- 10
- CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH UTILITY PROVIDED PRIOR TO ORDERING EQUIPMENT.



SERVICE RACK DETAILS

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



INSPECTION WELL DETAIL

SCALE: N.T.S.

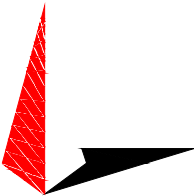
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PLANS PREPARED FOR:



VERTICAL BRIDGE
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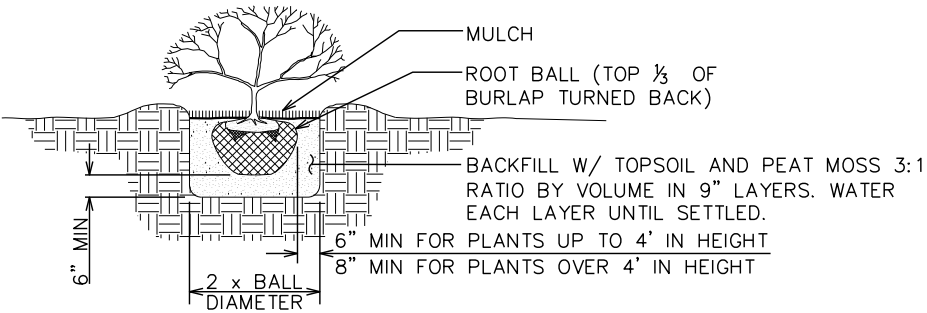
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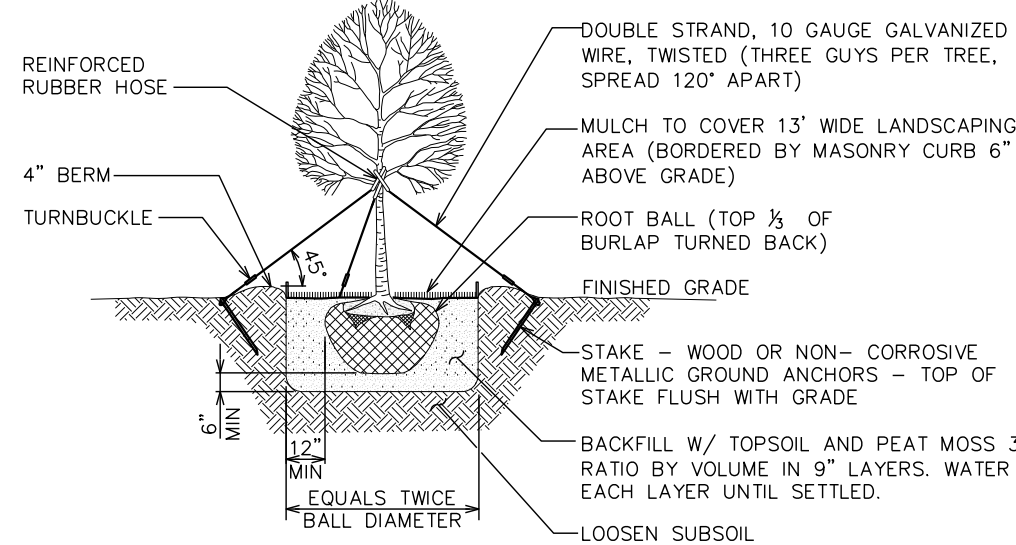
SERVICE RACK DETAILS

SHEET NUMBER:	REVISION:
16 OF 17	4
TEP#:	303997.xxxxxx

SHRUB DETAILS



TREE DETAILS

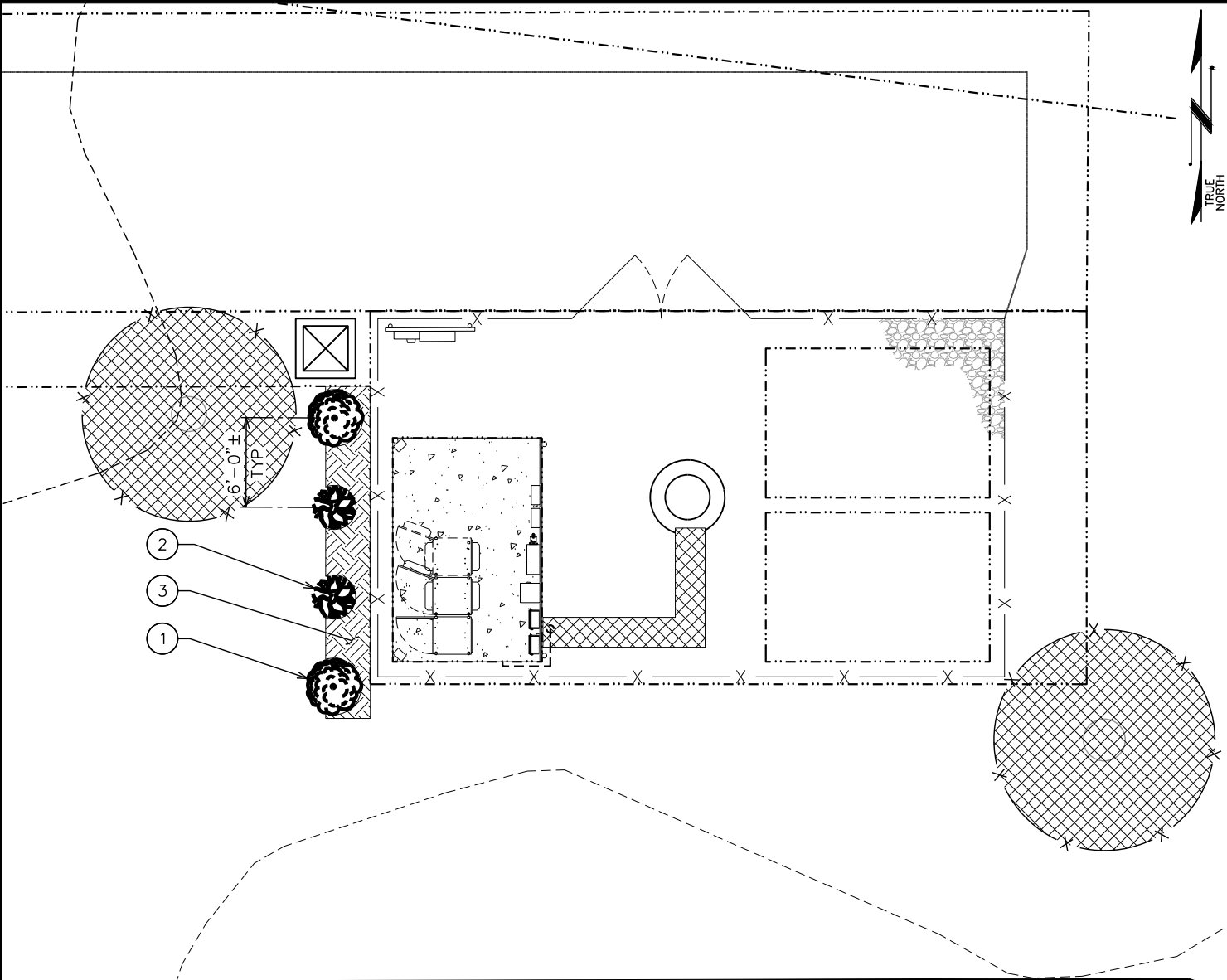


GENERAL LANDSCAPING NOTES

- 1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
- 2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
- 3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
- 4. PLANTS SHALL CONFORM TO THE AMERICAN STANDARD OF NURSURY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
- 5. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.

TREE PLANTING NOTES:

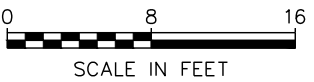
- 1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
- 2. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- 3. DURING THE DESIGN PHASE, CONFIRM THAT THE WATER DRAINS OUT OF THE SOIL; USE TOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
- 4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS UNTIL ESTABLISHED.
- 5. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
- 6. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH SIDE IN THE FIELD.
- 7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- 8. NO CUT OR FILL WITH GREATER THAN A 4" DEPTH SHALL OCCUR WITHIN THE DRIPLINE OR ROOT AREA OF ANY PRESERVED TREE WITHOUT EVALUATION BY A QUALIFIES ARBORIST OR FORESTER AND CITY APPROVAL OF THE CUT OR FILL.
- 9. NO CUTTING OR FILLING, NOR STORAGE OF BUILDING MATERIALS OR DEBRIS, NOR DISPOSAL OF WASTES SHALL TAKE PLACE WITHIN THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- 10. NO IMPERVIOUS PAVEMENT SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- 11. THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ALL PROTECTED TREES SHALL BE BARRICADED PRIOR TO GRADING ACTIVITIES AND SHALL REMAIN IN PLACE DURING CONSTRUCTION TO PREVENT DAMAGE TO THE TREES AND THEIR ROOTS BY CONSTRUCTION EQUIPMENT.



PLANTING SCHEDULE								
ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	SPREAD/ CALIPER	SPACING	REMARKS
TREES								
①	29	THUJA OCCIDENTALIS	ARBORVITAE	6'-0" (MIN)	30'-0" (MAX)	5'-7'	6'±	SHOWN AS TREE
SHRUBS								
②	30	RHUS AROMATICA TRILOBATA	THREE LEAF SUMAC	5-GAL	2'-6'	6'	6'±	SHOWN AS SHRUB
MULCH								
③	37,760± SQ FT	-	MULCH	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE IN 5' RINGS AROUND THE TREES. FOR GROUND COVER APPLY 1"-2" DEEP.

LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"



PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:

T Mobile

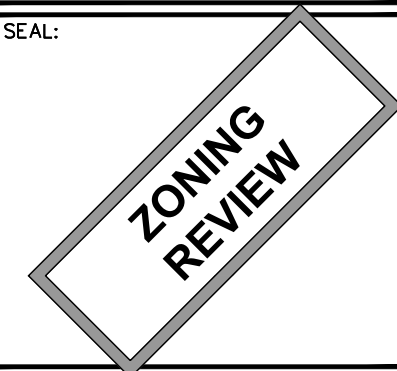
verticalbridge

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



4	03-20-23	ZONING
3	11-30-22	ZONING
2	11-16-22	ZONING
1	06-24-22	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER:	REVISION:
17 OF 17	4
	TEP#: 303997.xxxxxx



990 S Broadway, Suite 300
Denver, CO 80209

T-Mobile Site DN4531E RF Justification

T-Mobile is requesting to build a new structure at 301 17th Street Windsor, Colorado 80550, with an antenna centerline of 96' to provide new service coverage to address existing coverage gaps and improved existing service and quality to surrounding residential and commercial areas and to also provide continuous coverage between existing T-Mobile cell sites. Enhanced coverage and improved service will be provided in the following residential areas, official and public buildings and commercial zones:

Residential areas:

- Co Rd 68 1/2 (North and South from S Co Rd 3 to 11th St.)
- Highway 392 (from S Co Rd 3 to 11th St)

Official and public buildings:

- Grandview Elementary School
- Founders Green Park
- Windsor Community Recreation Center
- Windsor Vineyard Church
- Elm Haven Fellowship Seventh-day Adventist Church

Commercial areas:

- Along Weld County Rd 68
- Along 15th St
- King Soopers
- Walgreens Pharmacy

The Operating Frequencies of surrounding sites:

PCS B3B4B5: Tx = 1950 –1965 MHz, Rx = 1870 – 1885 MHz

PCS C4: TX= 1980-1985 MHz, Rx= 1900-1905 MHz

PCS G: TX= 1990-1995 MHz, Rx= 1910-1915 MHz

AWS A1A2: Tx = 2110 – 2120 MHz, Rx = 1710 – 1720 MHz

AWS F2G: Tx = 2150 – 2160 MHz, Rx = 1750 – 1760 MHz

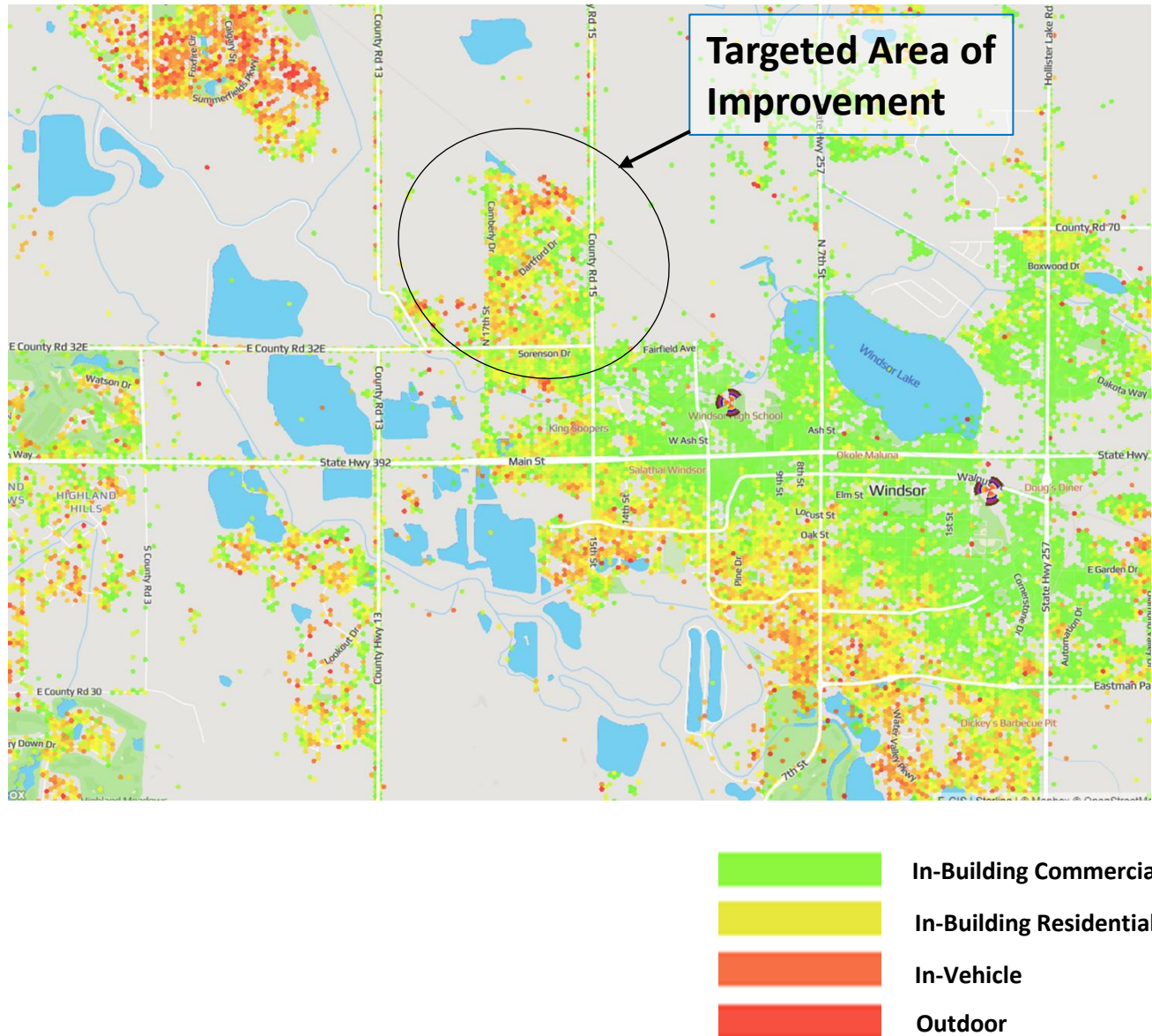
700 A: Tx = 728 - 734 MHz, Rx = 698 – 704 MHz

600 B_C_D_E: Tx= 622-642 MHz, Rx= 668-688

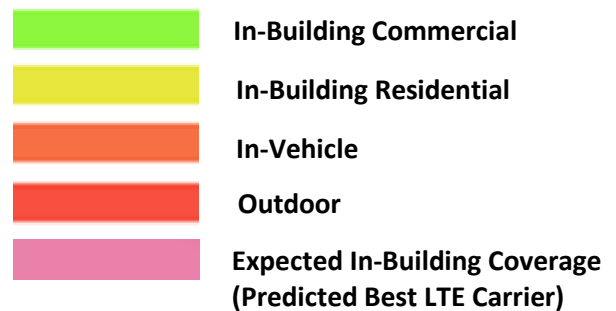
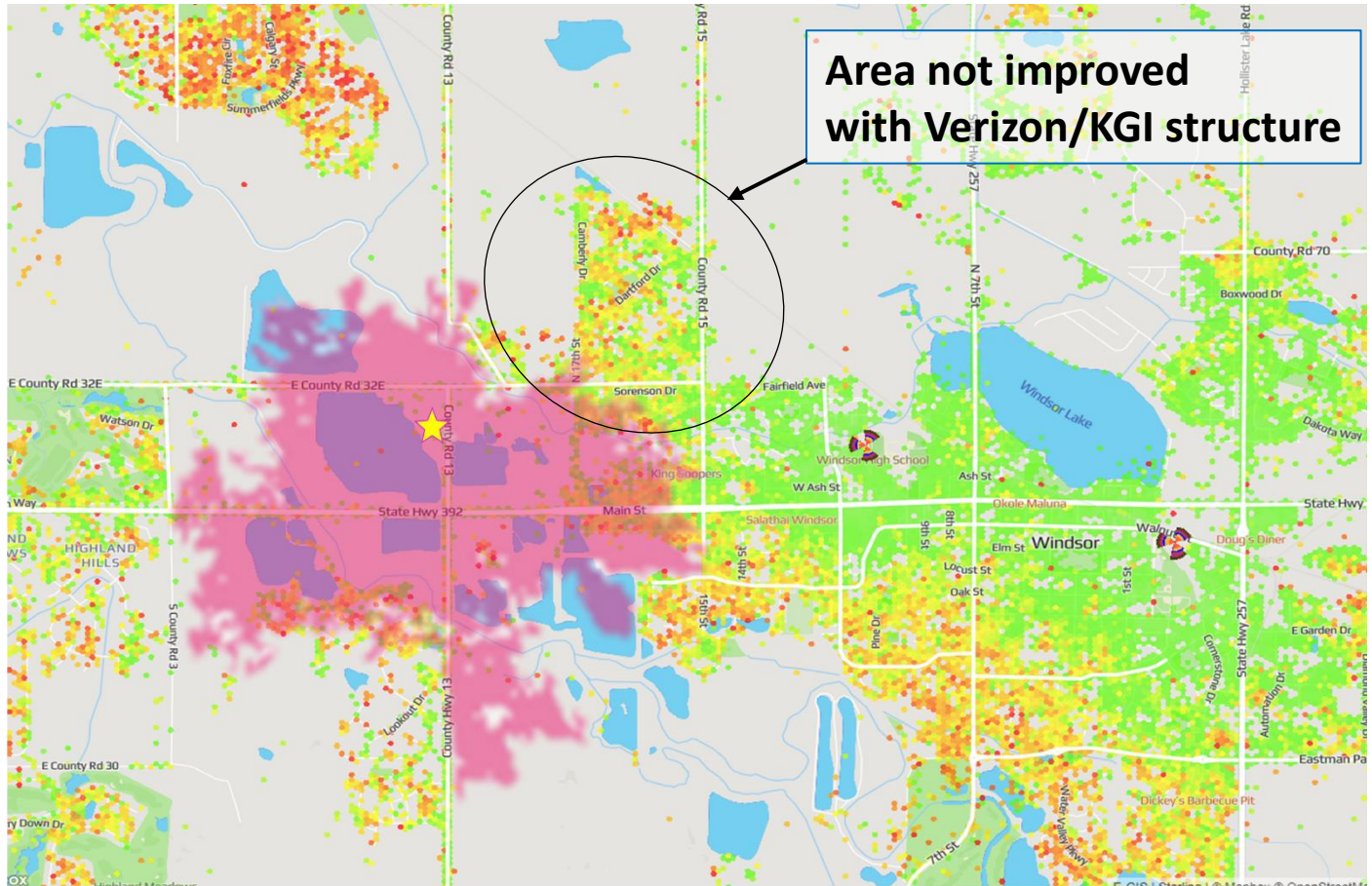
2500 B41 Tx/RX= 2496-2516, 2515-2535 MHz, 2590-2690 MHz, 2550-2590 MHz

The accompanying coverage prediction plots exhibit the need for this height and location.

Existing Network coverage

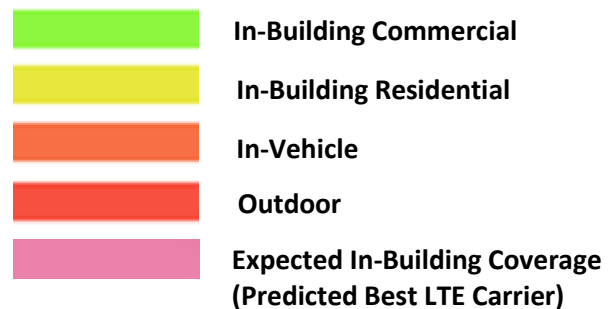
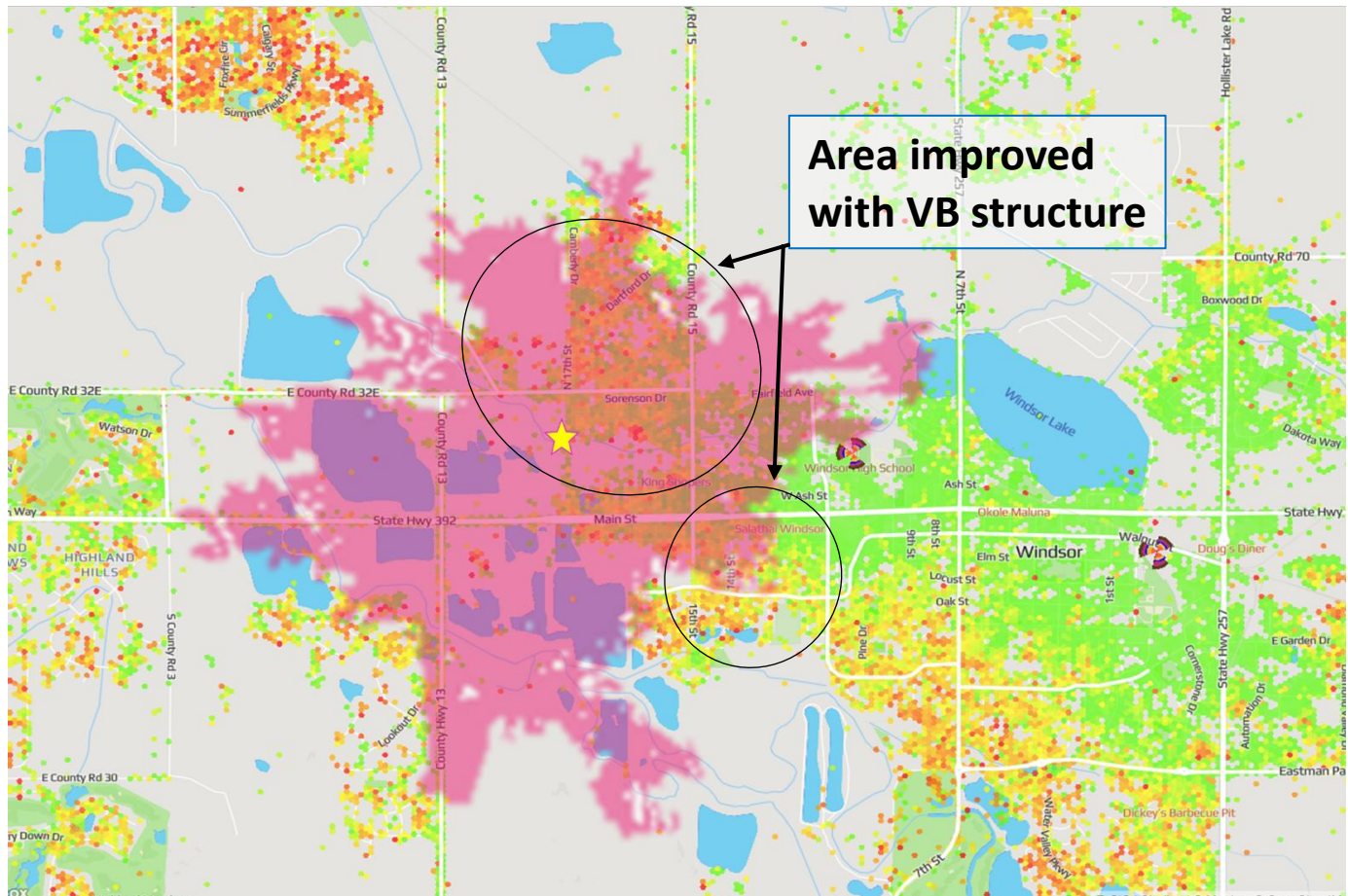


Coverage with DN4531K (KGI Verizon) at 56'



The above map illustrates the expected coverage on top of the measured traffic data of the network. Use of the Verizon candidate still leaves a gap in coverage within the targeted area of improvement. The residential and commercial areas to the West side of Weld County Road 15 have a major gap in coverage.

Coverage with DN04531E (Vertical Bridge) at 96'



DN04531E is located nearer to the low coverage area than the Verizon KGI structure. This gap in coverage causes higher latency, high access failure rates and unreliable access to the voice and data services for the network users. DN04531E will provide additional continuous coverage and improved T-Mobile service quality between existing cell sites. The antenna at this location and height will meet most of the current coverage needs in this area. This site will alleviate current call performance issues and provide a buffer for future network traffic growth.

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (Anchor)

T-Mobile Proposed Facility

Site ID: DN04531E

DN04531E / Jacoby Farm

301 17th Street, Windsor, Colorado 80550

March 20, 2023

EBI Project Number:
6222005716

	
Status:	Compliant
Remarks: No additional mitigation is required.	

Prepared by:



I.0 Executive Summary

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile Site DN04531E located at 301 17th Street in Windsor, Colorado to determine RF-EME exposure levels from proposed T-Mobile wireless communications equipment at this site. As described in detail in Appendix B of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of T-Mobile's proposed transmitting facilities independently at the site.

The Maximum Emissions Value is 1.9500% of the FCC's general public limit (0.3900% of the FCC's occupational limit) at the ground level. The proposed site is in compliance with Federal regulations regarding (radio frequency) RF Emissions.

At the nearest walking/working surfaces to the T-Mobile antennas on the ground level, the maximum power density generated by the T-Mobile antennas is approximately 1.9500 percent of the FCC's general public limit (0.3900 percent of the FCC's occupational limit).

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground level-walking/working surface related to T-Mobile's equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is not required at the site as presented in Attachment I. The site is compliant with FCC rules and regulations.

From: [Geoff Kay](#)
To: [Richard Gaito](#)
Subject: RE: 28803 RAD Center Availability
Date: Thursday, October 27, 2022 8:12:08 AM

Loos like 60' is the next centerline. Do you want to open a co-lo inquiry?
Geoff

Geoff Kay
Senior Director, Inbound Site Marketing
KGI Wireless, Inc.
Client First, Always.

512.345.9595 Ext 259
512.334.3259 Direct
512.345.9898 Fax

From: Richard Gaito <rgaito@tepgroup.net>
Sent: Thursday, October 27, 2022 9:11 AM
To: Geoff Kay <Geoff.Kay@KGIWIRELESS.com>
Subject: RE: 28803 RAD Center Availability

CAUTION: This email originated from outside of KGI.

Dish.

Richard Gaito
Cell (785) 259-0444
rgaito@tepgroup.net

From: Geoff Kay <Geoff.Kay@KGIWIRELESS.com>
Sent: Thursday, October 27, 2022 8:09 AM
To: rgaito@tepgroup.net
Subject: FW: 28803 RAD Center Availability

Richard,
Which carrier do you represent?
Geoff

Geoff Kay
Senior Director, Inbound Site Marketing
KGI Wireless, Inc.
Client First, Always.

512.345.9595 Ext 259
512.334.3259 Direct

512.345.9898 Fax

From: Jacquie Cossey <Jacquie.Cossey@KGIWIRELESS.com>
Sent: Thursday, October 27, 2022 9:08 AM
To: Geoff Kay <Geoff.Kay@KGIWIRELESS.com>
Subject: FW: 28803 RAD Center Availability

FYI ... Please see request below.

Thanks so much!
Jacquie

Jacquie Cossey
Contract Specialist
KGI Wireless, Inc.
Client First, Always

501.408.5083 Ext 9029
501.850.1006 Direct
512.345.9898 Fax

From: Richard Gaito <rgaito@tepgroup.net>
Sent: Thursday, October 27, 2022 8:29 AM
To: Jacquie Cossey <Jacquie.Cossey@KGIWIRELESS.com>
Subject: 28803 RAD Center Availability

CAUTION: This email originated from outside of KGI.

Good morning Jacquie,

Can you please tell me the RAD center availability of tower number 28803 in Windsor CO?

Thank you.

Richard Gaito
Site Acquisition | Tower Engineering Professionals, Inc.
500 E. 84th Ave, Suite C10 | Thornton, CO 80229 | Office (303) 566-9924 | Mobile: (785) 259-0444
rgaito@tepgroup.net

28803

Site Development

Inbound Collocation

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Owner

All US States

City

Search



320 Colorado Boulevard

Blvd

13

Weld County Rd 13

Map data ©2023 Google [Report a map error](#)

Site Profile for 28803

KGI Site N° 28803

Site Address 320 Colorado Boulevard

City Windsor

State CO

ZIP Code 80550

County Larimer

Elevation 4797 Feet AMSL

Structure Height 75 Feet AGL

Latitude DD 40.484

Longitude DD -104.945

**FAA Study
Number**

FCC Registration

Other Sites in Windsor, CO

KGI Wireless also offers **2** additional sites in the Windsor, CO area for your consideration.

KGI Site N°	Site Address	City	State	Zip code	Country
200730	32388 County Road 23	Windsor	CO	80550	Weld
202259	31505 Eastman Park Drive	Windsor	CO	80550	Weld

Ready to Collocate?

If you have any questions about one or more of the sites that you have reviewed, please contact us.

[Contact Us](#)

A leading provider of communications
site development and inbound
collocation services.

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Conditional Use Permit

Wireless Telecommunications Tower

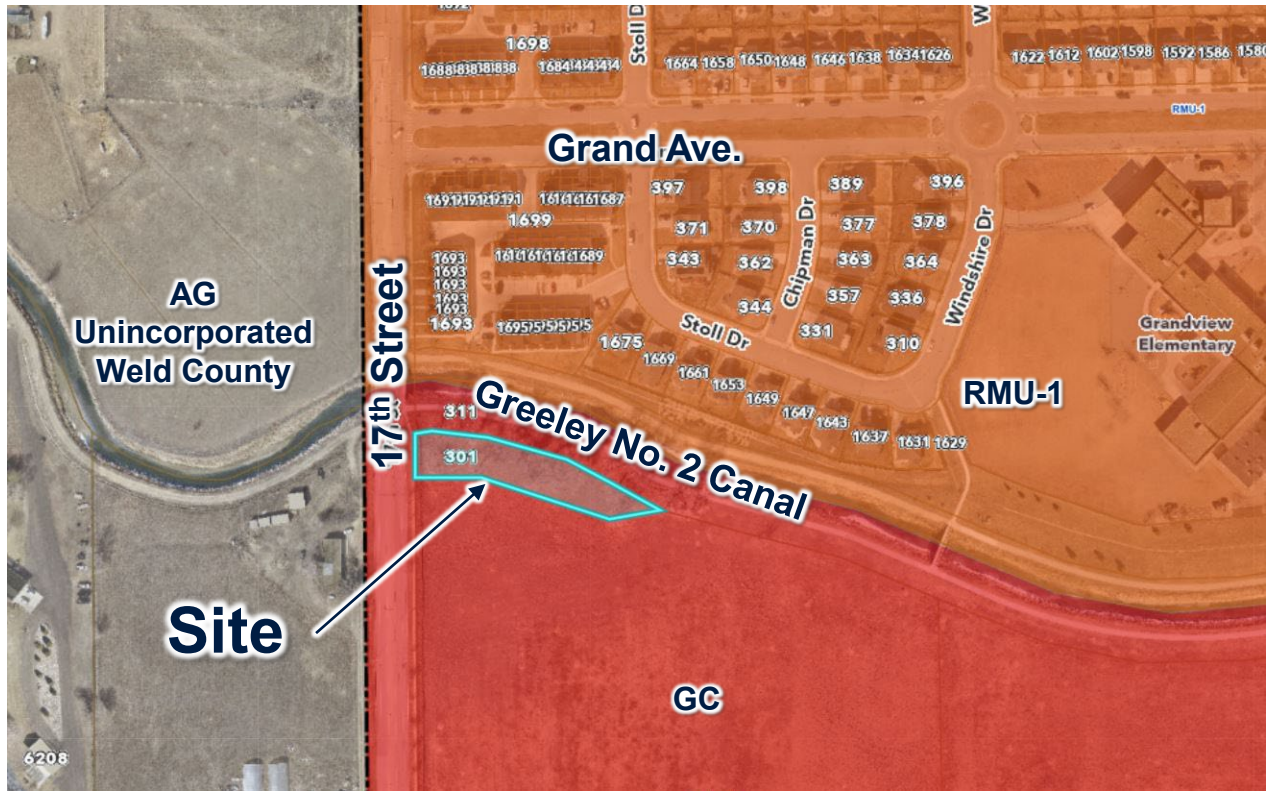
Sandra Mezzetti, Senior Planner
Planning Commission April 19, 2023

Site Vicinity Map

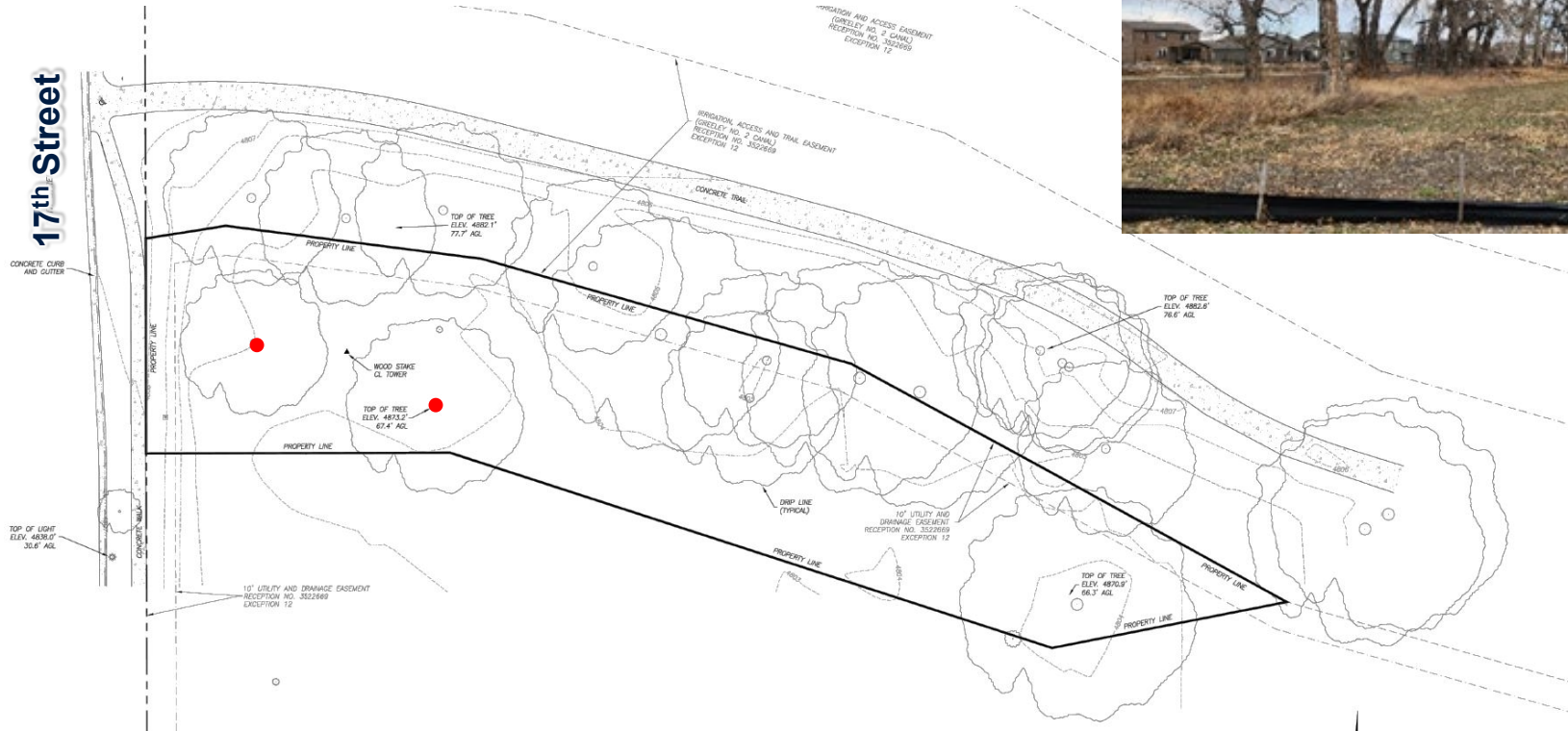




Zoning Map

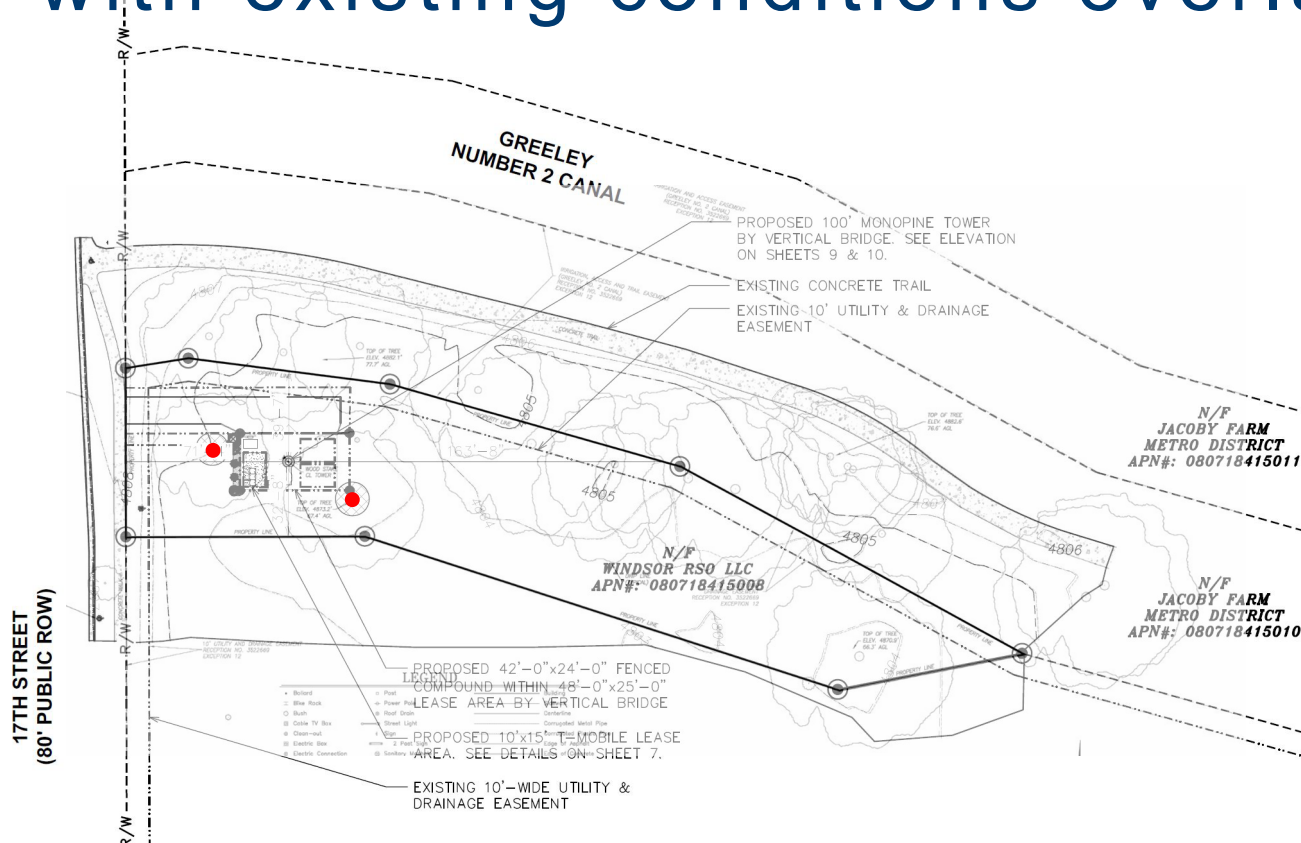


Existing Conditions

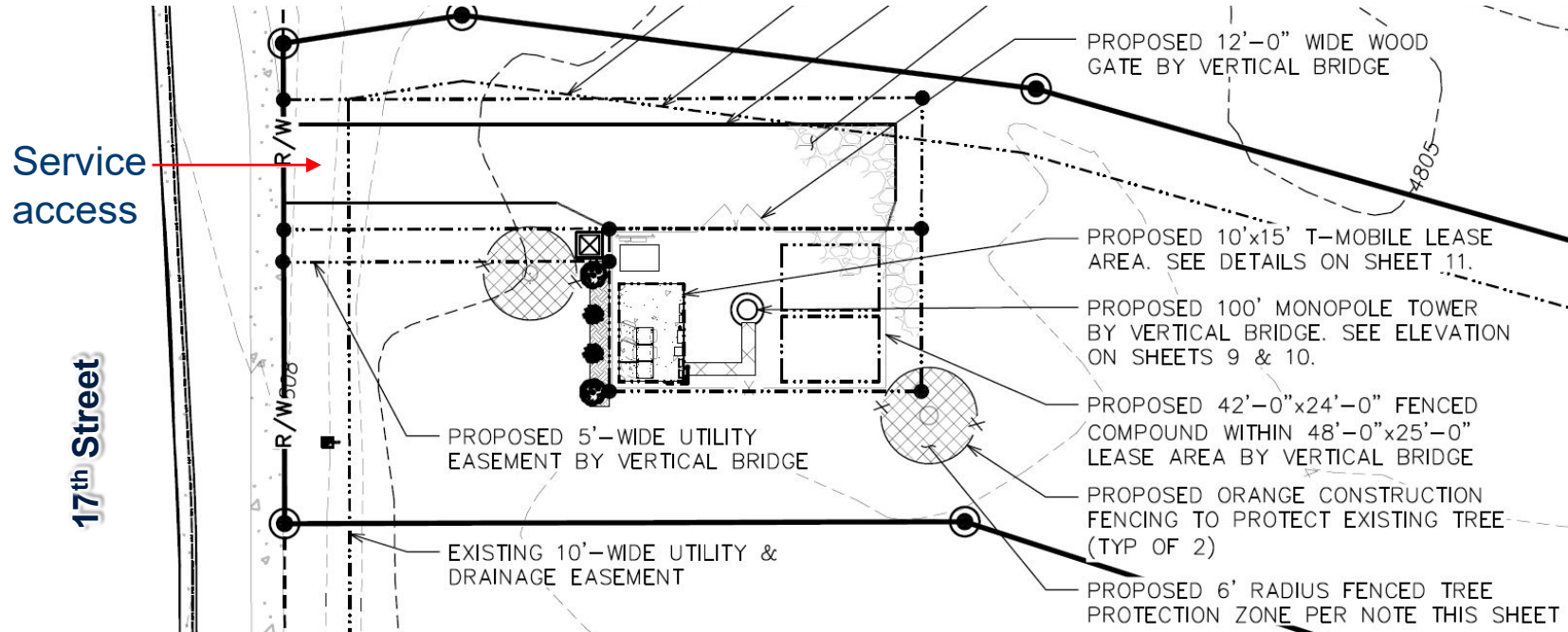




Site Plan with existing conditions overlay



Enlarged Site Plan



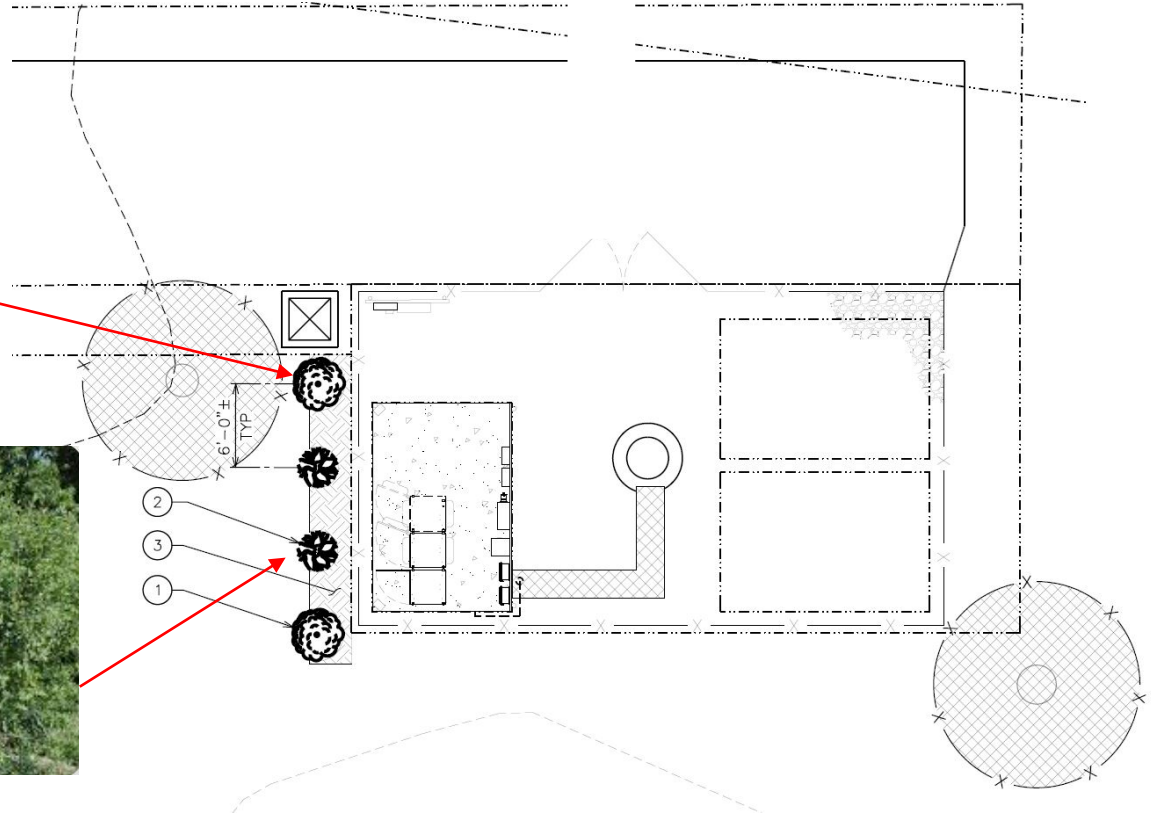
Landscape Plan



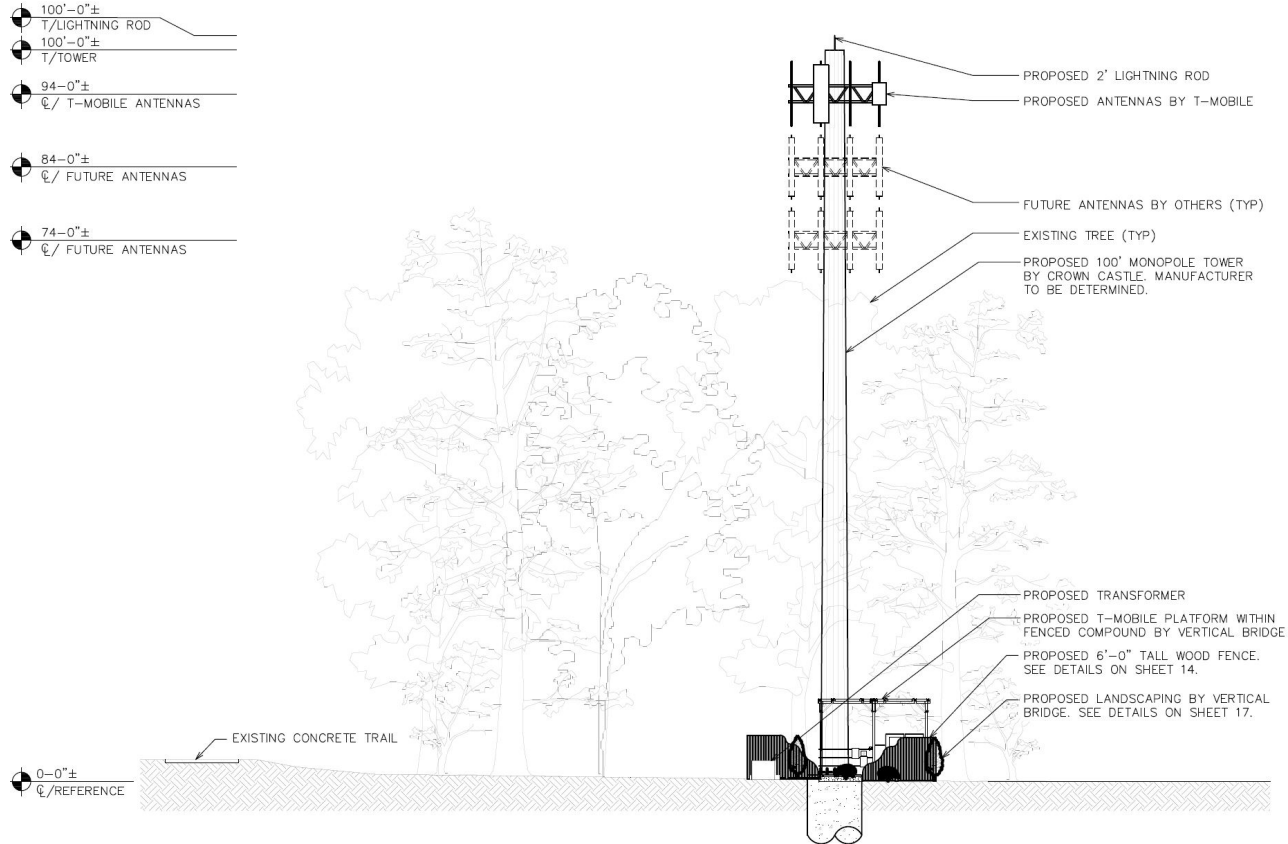
Proposed Trees



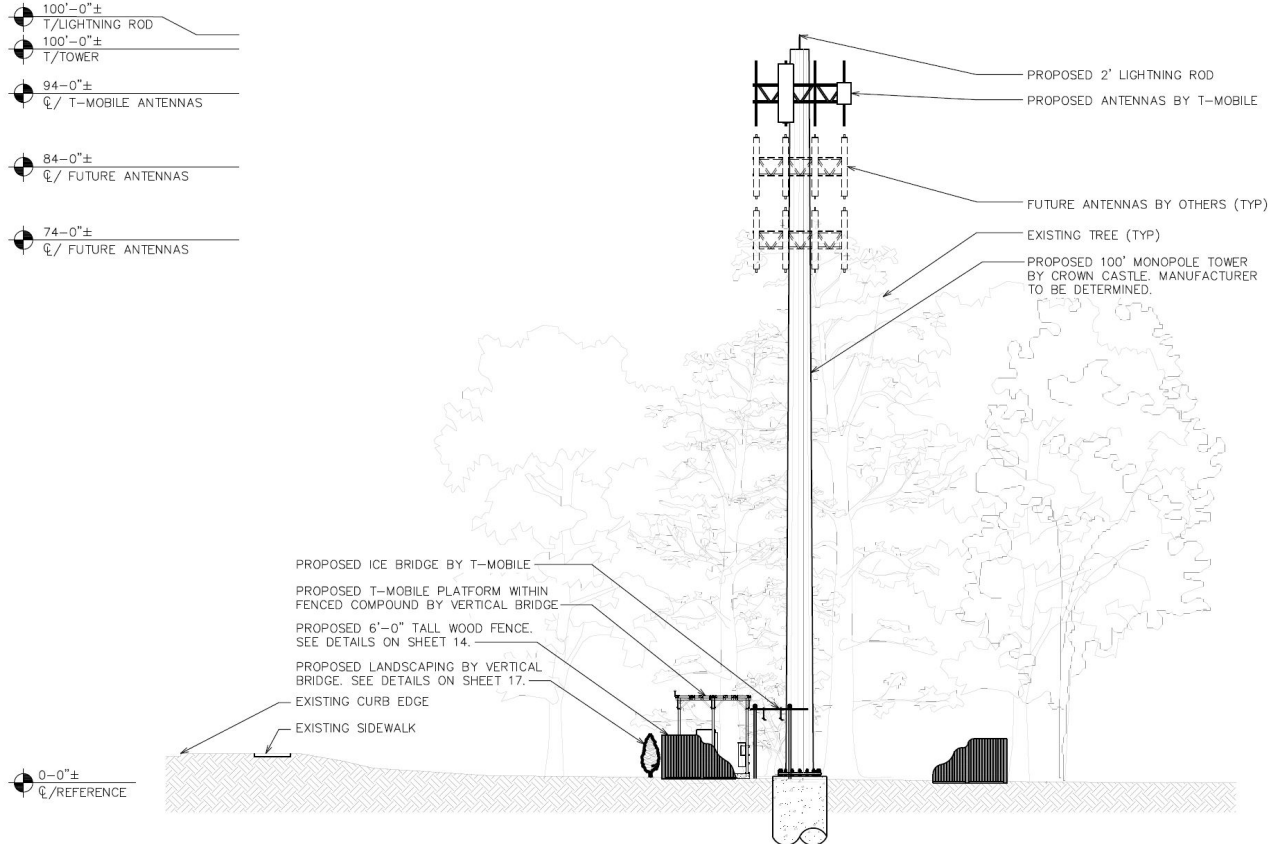
Proposed Shrubs



West Elevation

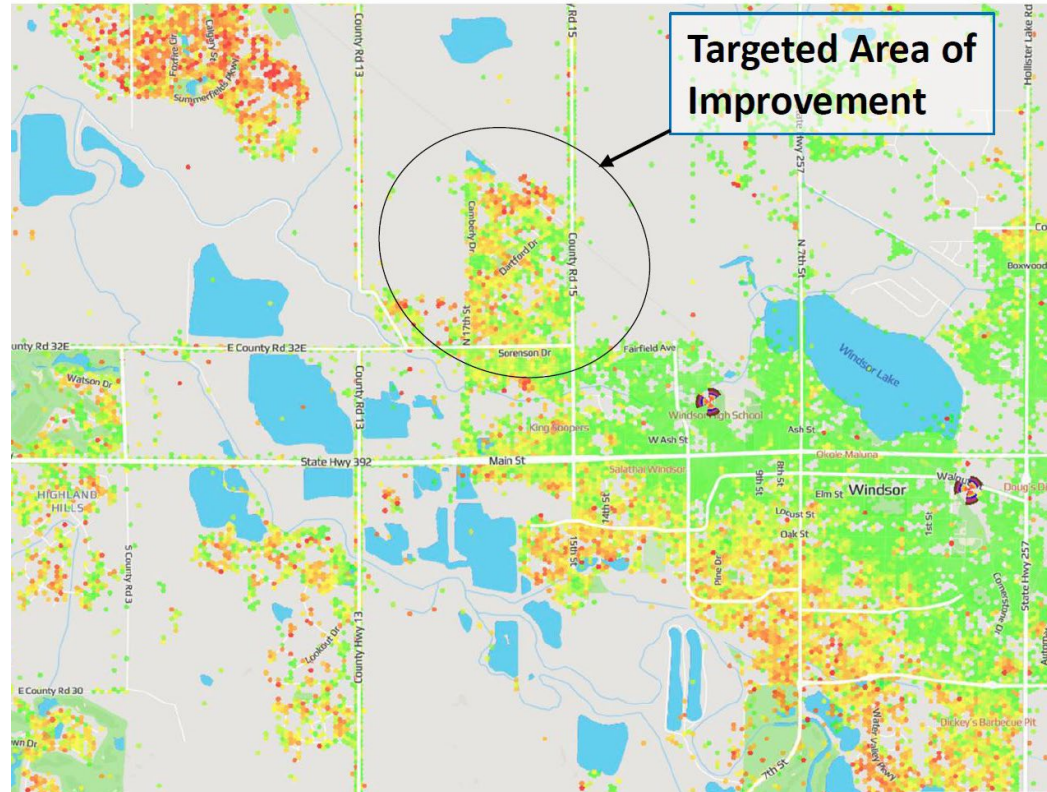


South Elevation



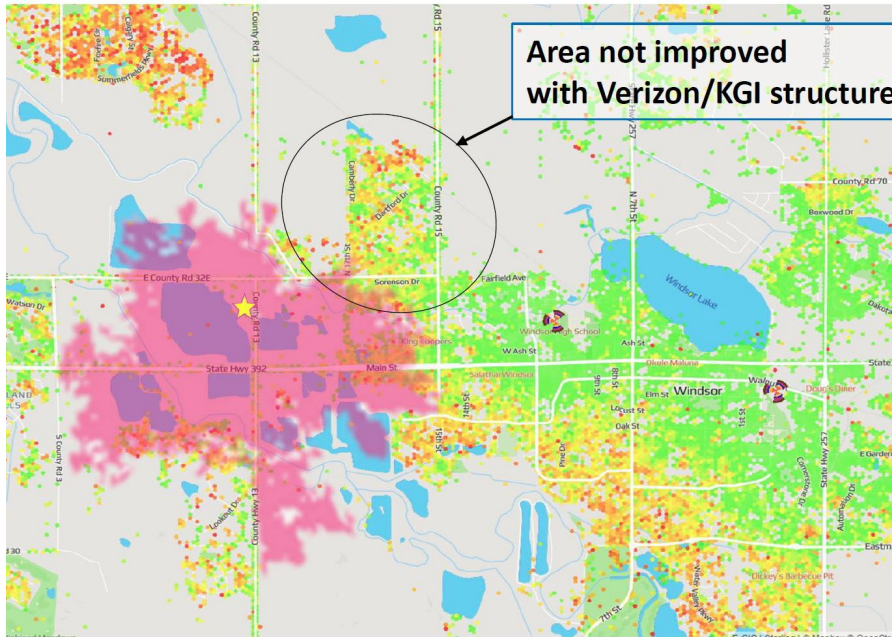


Wireless Communication Coverage Area – Existing Coverage

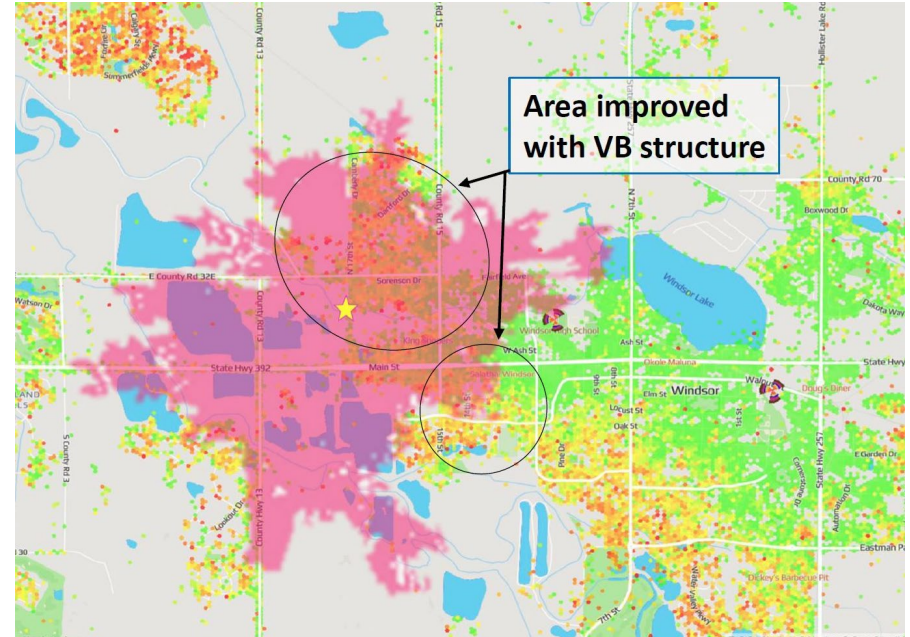




Wireless Communication Coverage Area



Coverage - Verizon co-location at 56' high



Coverage - Proposed Tower at 96' high

Analysis

Section 14-2-130 of the Municipal Code outlines the review criteria to be evaluated prior to granting of a conditional use.

- 1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.***

The proposal generally complies with the Comprehensive Plan's goals and objectives and the Strategic Plan as noted below.

- 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.***

The proposal does not create any undue or unnecessary burdens on existing public infrastructure or public improvements. This proposal does not require water or sewer connections.

Analysis

3. ***The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.***

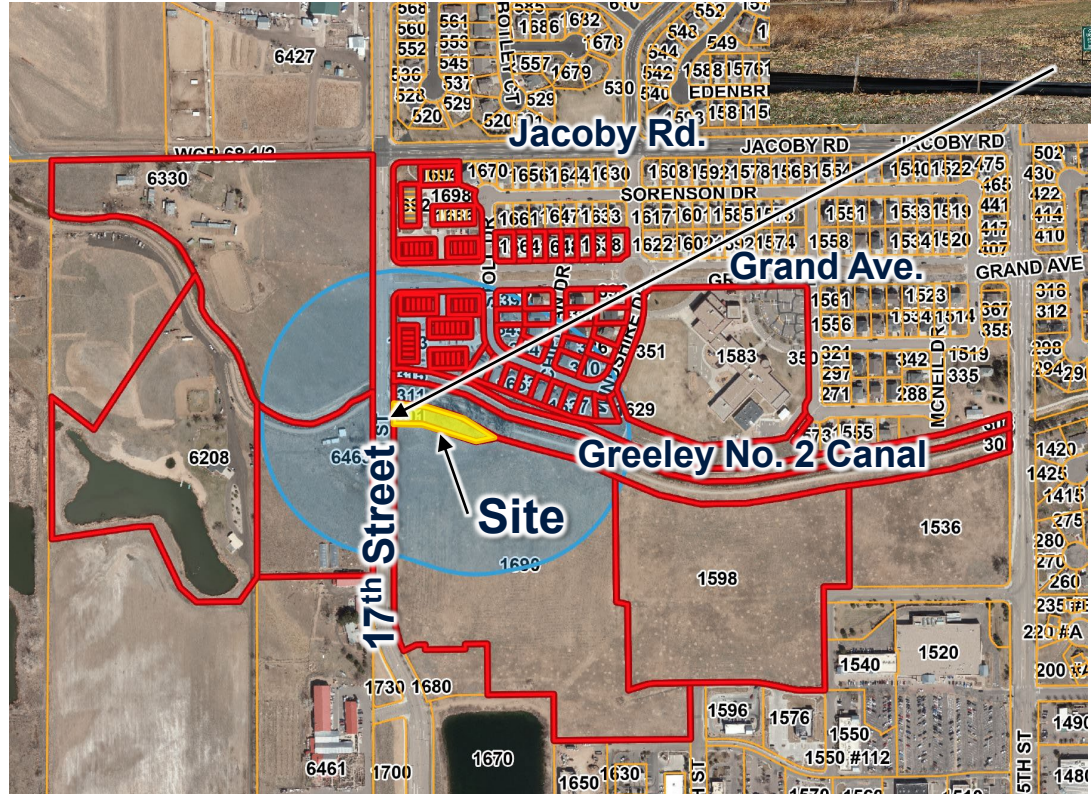
The exact location of the monopole and fenced equipment yard on the property has been determined by a collaborative effort between Dish Network, Tower Engineering Professionals and the Town of Windsor Engineering, Planning, Parks and Open Space to minimize the project footprint to preserve and protect the existing trees on site. The proposed tower and supporting equipment area will be located approximately one hundred ten (110) feet south of the Greeley No. 2 Canal and approximately fifty-two (52) feet from the right-of-way of 17th Street.



Notification Area

Notifications for this meeting were as follows:

- April 3, 2023 – sign posted on property
- April 4, 2023 - Affidavit of mailing to property owners within 500 feet
- April 6, 2023 – posted on Town's website
- April 7, 2023 – published ad in newspaper





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the conditional use permit as presented subject to all remaining Planning Commission and staff comments being addressed.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Staff recommendation



Approval Criteria

Sec. 14-2-130. – Review criteria for conditional use grants.

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, 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. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.



Thank You



MEMORANDUM

Date: April 19, 2023
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - Conditional Use Permit for a Telecommunications Tower - Jacoby Farm Subdivision 5th Filing, Tract A - 301 17th Street - Windsor RSO LLC, Cary St. Onge, property owner, Vertical Bridge, Richard Gaito, Tower Engineering Professionals, applicant
Item #: C.4.

Background / Discussion:

Please see materials submitted with the public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: April 19, 2023
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Final Major Subdivision - Windshire Park Subdivision 6th Filing - Jeff Feneis, Executive Director Loveland Housing Authority, applicant; James Doyle, TB Group, applicant's representative
Item #: C.5.

Background / Discussion:

The applicant, Mr. Jeff Feneis, Executive Director of the Loveland Housing Authority, on behalf of Windsor Housing Authority (WHA), has submitted a final major subdivision plat, known as Windshire Park Subdivision 6th Filing. The proposal is a replat of Windshire Park Subdivision 4th Filing (approved on July 24, 2017, for 57 townhome lots). The subject 8.5-acre subdivision is zoned Residential Mixed Use-One (RMU-1). The replatting will vacate the existing townhome lots and private drives and create two lots to accommodate two senior apartment buildings and internal drives. The property is currently owned by Windsor Housing Authority (WHA) and, once developed, will remain owned, operated, and maintained by WHA.

On December 18, 2019, the Planning Commission approved a parking determination request to reduce the required parking from 191 parking spaces to 164 parking spaces. The current site plan proposes a total of 164 parking spaces, 83 parking spaces in phase one and 82 parking spaces in phase two, which is in accordance with the approved parking determination.

On February 22, 2021, the Town Board approved a resolution, 2021-10 approving the Final Major Subdivision Windshire Park Subdivision 6th filing. However, the project did not receive the required funding. Therefore, the project did not move forward and the approval has since expired. The current Final Major Subdivision is in general compliance with the Preliminary Major Subdivision although it has been slightly modified. The main change is a reduction in the number of lots from four to two. This change allows for a larger landscape buffer between the existing Windshire Park Subdivision, along the west property line, and the senior apartment buildings. Access points along Windshire Drive and Guardian Drive remain in the same location as shown on the preliminary plat, as well as the primary access through the site.

The site plan has been redesigned to include two three-story buildings with the same number of dwelling units as previously proposed. In addition, the project includes additional landscaping and buffering adjacent to the Windshire Park subdivision along the west property line and walking trails and site amenities such as gathering and seating areas. The project is proposed to be constructed in two phases.

Zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	RMU-1 (Residential Mixed Use-One)	Single family residential (Windshire Park Subdivision)
East	SF-2 (Single Family Residential-Two) AG (Agriculture) - unincorporated Weld County	Single family residential (Trevenna Subdivision) Single family residential. (Weld County agricultural land)
South	RMU-1 (Residential Mixed Use-One)	Multi-family residential (WHA - Windsor Meadows Apartments-income qualified housing)

West	RMU-1 (Residential Mixed Use-One)	Single-family Residential (Windshire Park Subdivision)
-------------	-----------------------------------	--

Plat characteristics:

Generally consistent with the Windshire Park 6th Filing Preliminary Plat, approved by the Planning Commission on February 6, 2019.

- 8.5 acres
- 2 lots for buildings, private drives and parking lots; one tract for drainage detention area and landscaping
- Two access points: one on Windshire Park Drive and one on Guardian Drive

Site Plan Characteristics:

- 123 senior housing units: To be built in two phases; phase 1 - 62 units, phase 2 - 61 units
- 2 three-story buildings
- 164 parking spaces: phase 1 – 83, phase 2 - 81
- Internal walks/trails throughout the development
- ~1.55 acres of public right-of-way/ miscellaneous (27.9%)
- ~4.44 acres open space/landscaped areas (52.2%)
- ~0.59 acres drainage (7.0%)
- ~1.10 acres of building coverage (12.9%)

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.
 1. Objectives:
 - *Prioritize new growth in areas currently served by the Town infrastructure and services.*
 - *Incentivize infill development to complete neighborhoods and leverage existing resources.*

The proposed subdivision is surrounded on the north and west sides by the existing Windshire Park Subdivision and on the south by Windsor Meadows Apartments, income qualified units. All adjacent streets are fully developed. Municipal water and sanitary sewer utilities exist in all of the adjacent streets, and have adequate capacity for both of the planned Jacoby Meadows development phases. Stormwater detention improvements for the entire subdivision were designed and constructed with earlier phases of the subdivision.

- Chapter 5c – Residential Areas Framework Goal:

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

1. Objectives:
 - *Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
 - *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

Jacoby Meadows proposes two three-story senior apartment buildings. The subdivision is in close proximity (less than one-half mile) to crucial services such as grocery stores, pharmacies, medical and dental offices and a newly established transit route with direct connections to the neighboring communities of Fort Collins to the west and Greeley to the east. The project is also in close proximity, approximately six hundred (600) feet, to the Windshire neighborhood park.

Review Criteria

A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. Substantial compliance means:

1. The general location, layout, and access of streets and lots is consistent with the preliminary subdivision.
2. Any increase in the number of lots or dwellings is limited to no more than twenty percent (20%), provided the proposal remains in compliance with the Master Plan and all supporting documents and studies, such as traffic studies, are updated accordingly.
3. There is no material increase in impacts on adjacent properties by altering the subdivision.

Neighborhood Meeting:

Although 2 neighborhood meetings were held with previous applications, the applicant held another neighborhood meeting on November 17, 2022 to update the neighbors on the revised site plan changes. There were 6 attendees, excluding staff and the design team. Residents in attendance were pleased with revisions, particularly the larger buffer and open space planned between the neighborhood and the two apartment buildings. The previous buildings proposed were two-stories. Neighbors did not express concern with the height increase to three-stories.

Notifications:

Public hearing notifications for this meeting were as follows:

- April 3, 2023 – sign posted on property
- April 6, 2023 – notice posted on Town's website
- April 7, 2023 – affidavit of mailing to property owners within 300 feet
- April 7, 2023 – display ad published in newspapers

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.

The application is also consistent with the Strategic Plan in the following areas:

- **Quality of Life** – *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.*
Windshire Park neighborhood park includes a playground which features a toddler-specific play structure, a structure appropriate for 5-12 year olds, swings, a picnic shelter, BBQ stations, and a basketball court. The neighborhood park is within walking distance (approximately six hundred feet) of the proposed Jacoby Meadows senior apartments and is an additional amenity for future residents with families and grandchildren.
- **Vital Infrastructure** – *Continue pedestrian and bicycle connectivity throughout Windsor; Provide a*

safe and reliable water supply for the community.

Adjacent streets are fully developed, including sidewalks which connect to nearby amenities and services. Municipal water and sanitary sewer utilities exist in all of the adjacent streets, and have adequate capacity for both of the planned Jacoby Meadows development phases. Stormwater detention improvements for the entire subdivision were designed and constructed with earlier phases of the subdivision.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed.

CC:

Jeff Feneis, Executive Director Loveland Housing Authority, JFeneis@lovelandhousing.org

Frankie Cole, Chairperson, Windsor Housing Authority, Frankie.Cole@anbbank.com

Eric Hull, Director of Real Estate Development, Loveland Housing Authority, ehull@lovelandhousing.org

Jim Doyle, Partner, TB Group, doyle@tbgroupp.us

Attachments:

1. PC Windshire Park 6th FP Presentation
2. Application Materials
3. Public Comment-Durol



Final Major Subdivision

Windshire Park Subdivision 6th
Filing

Sandra Mezzetti, Senior Planner

Planning Commission April 19, 2023



Subdivision

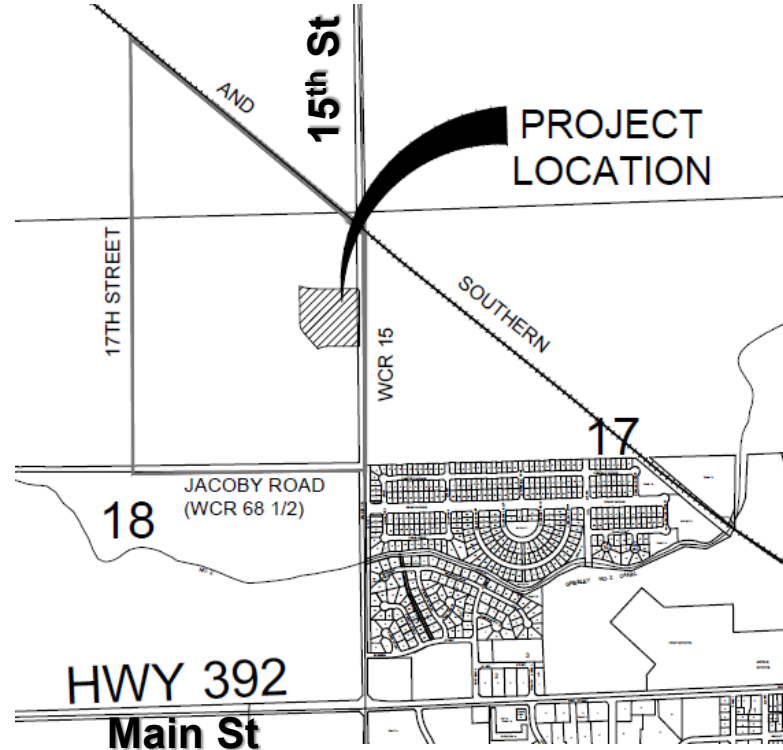
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Subdivision process, including:

Sec. 14-2-60. 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: To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



Site Vicinity Map



Zoning Map





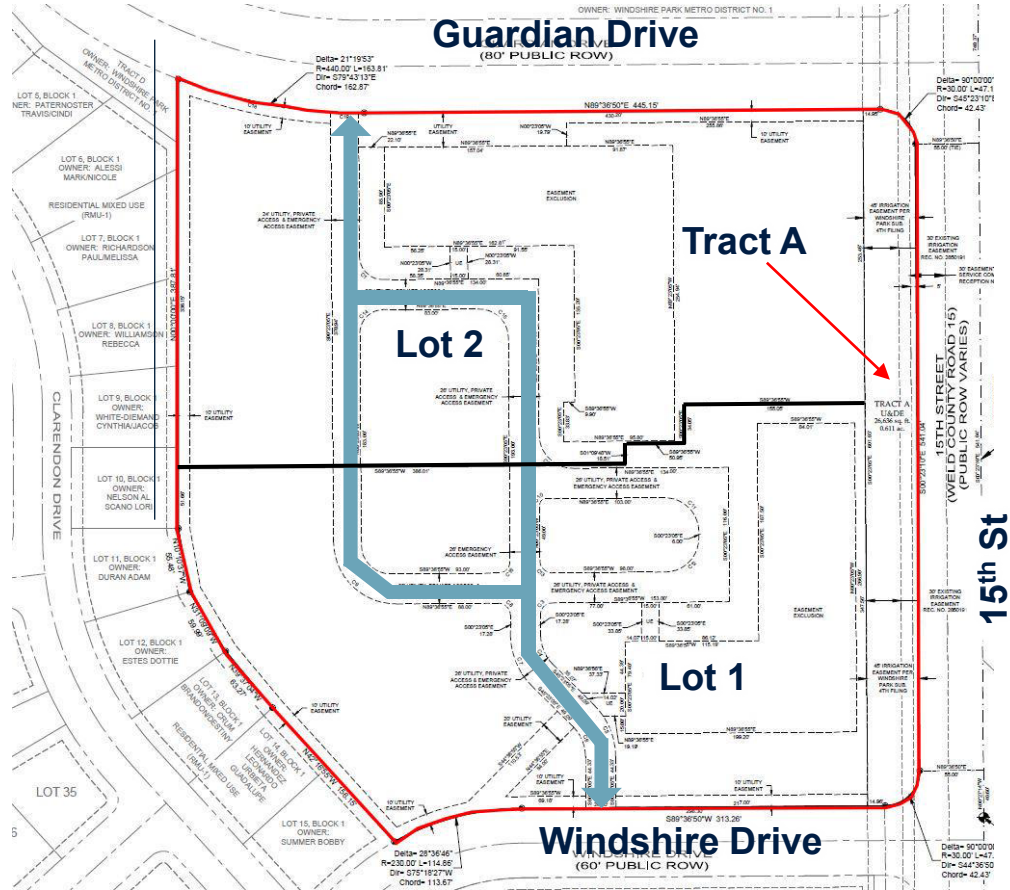
Background

- Windshire Park Subdivision 4th Filing (approved on July 24, 2017, for 57 townhome lots).
- December 18, 2019, the Town of Windsor's Planning Commission approved a parking determination request to reduce the required parking from 191 parking spaces to 164 parking spaces.
- On February 22, 2021, the Town Board approved a resolution, 2021-10 approving the Final Major Subdivision Windshire Park Subdivision 6th filing.
- The property is currently owned by Windsor Housing Authority (WHA) and once developed, will remain owned, operated, and maintained by WHA.

Final Plat

Plat characteristics:

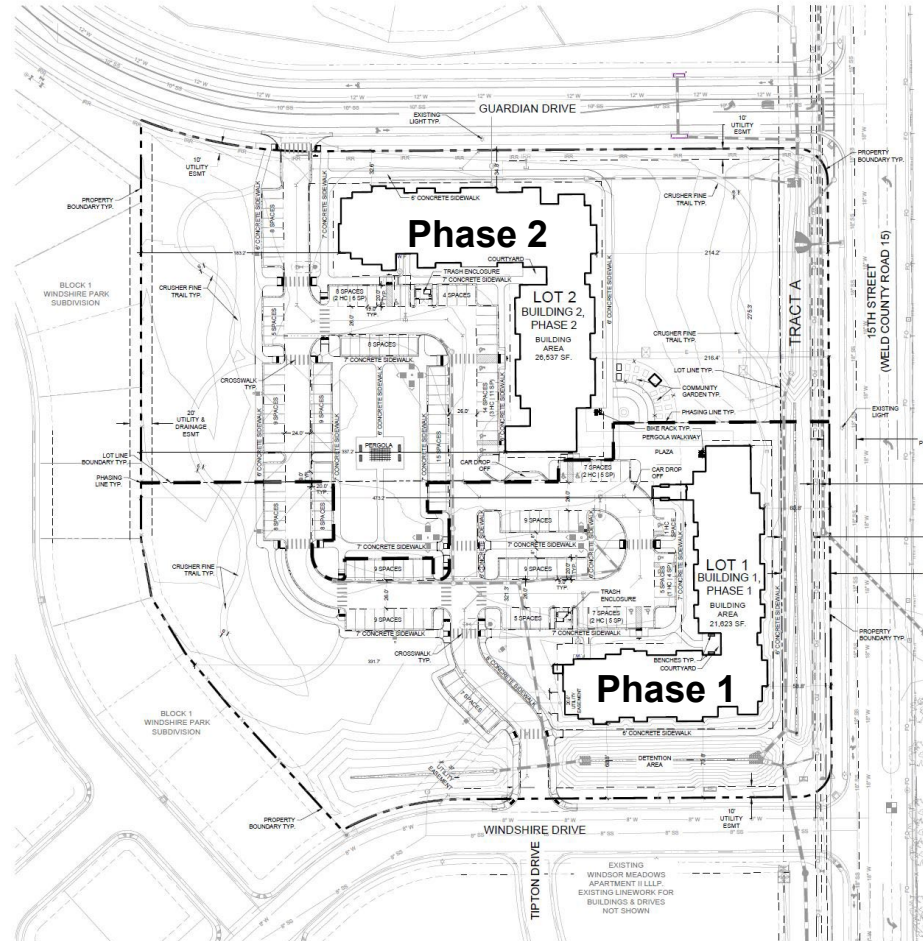
- ~ 8.5 acres total
 - 2 lots – buildings, private drive and parking areas
 - One tract (A) – easements (drainage) and landscaping
 - Two site access points



Site Plan

Site Improvement / Site Plans:

- 123 senior housing units
- Two phases
- 2 buildings – three stories each – 40'
- 164 parking spaces
- Internal walks/trails
- 27.9% parking, drives, sidewalks
- 52.2% open space/landscaping
- 12.9% building coverage
- 7.0% drainage



Illustrative Site Plan

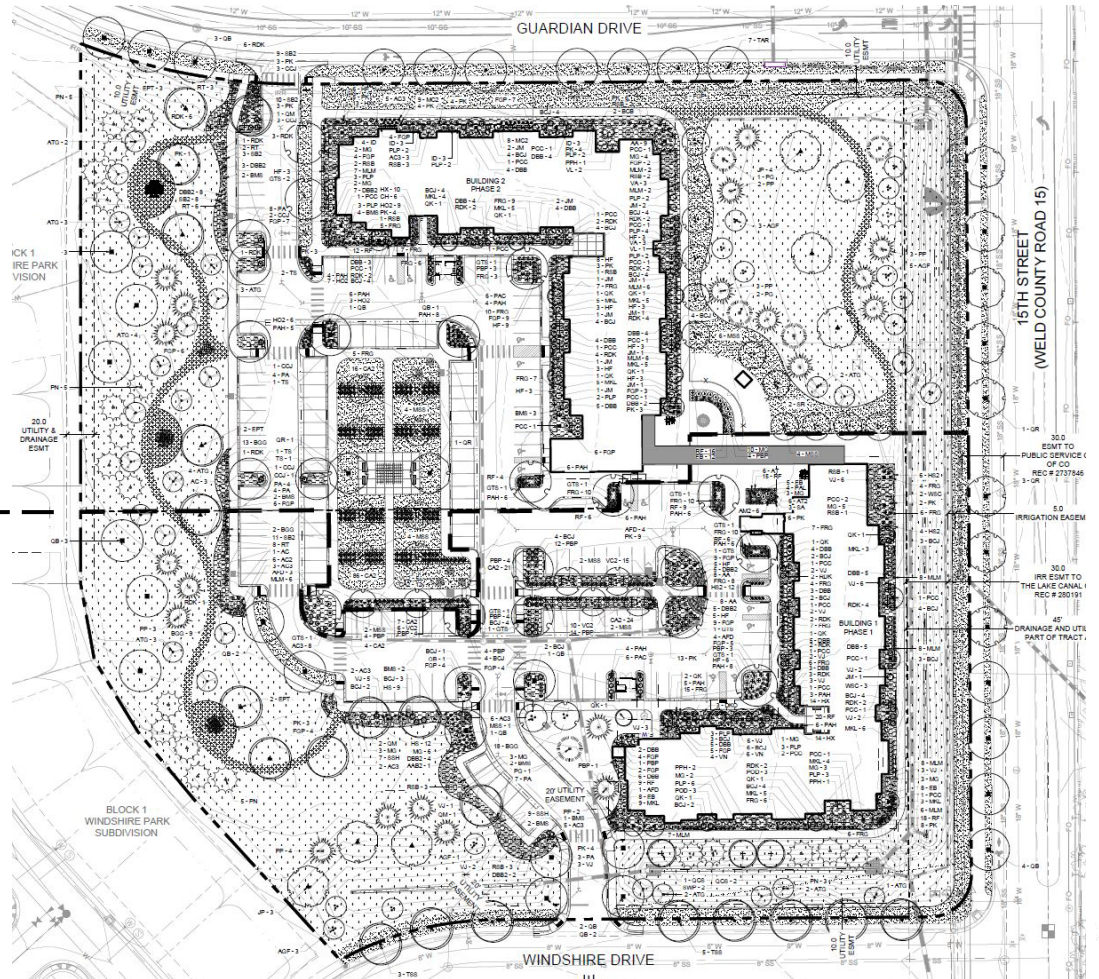




Landscape Plan

Phase 2

Phase 1



Elevations – Phase 1



Elevation: Phase 1 - North View
SCALE: 1" = 8'



Elevation: Phase 1 - South View
SCALE: 1" = 8'



Elevation: Phase 1 - East View
SCALE: 1" = 8'



Elevation: Phase 1 - West View (Front)
SCALE: 1" = 8'



Elevations – Phase 2



Elevation : Phase 2 - South View
SCALE 1" = 4'



Elevation : Phase 2 - West View
SCALE 1" = 4'



Elevation : Phase 2 - North View
SCALE 1" = 4'



Elevation : Phase 2 - East View
SCALE 1" = 4'



Comprehensive Plan Conformance

Chapter 5b: Growth Framework

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

Objective:

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

Comprehensive Plan Conformance

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:

- Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
- Support high density residential development near Downtown, commercial centers, and mixed-use nodes.





Compatibility with the Strategic Plan

The application is consistent with the Strategic Plan Mission Statement:

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

The application is **consistent** with the Strategic Plan in the following areas:

- **Quality of Life** – *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.*
 - Windshire Park neighborhood park includes a playground which features a toddler-specific play structure, a structure appropriate for 5-12 year olds, swings, a picnic shelter, BBQ stations, and a basketball court. The neighborhood park is within walking distance (approximately six hundred feet) of the proposed Jacoby Meadows senior apartments and is an additional amenity for future residents with families and grandchildren.



Compatibility with the Strategic Plan (cont.)

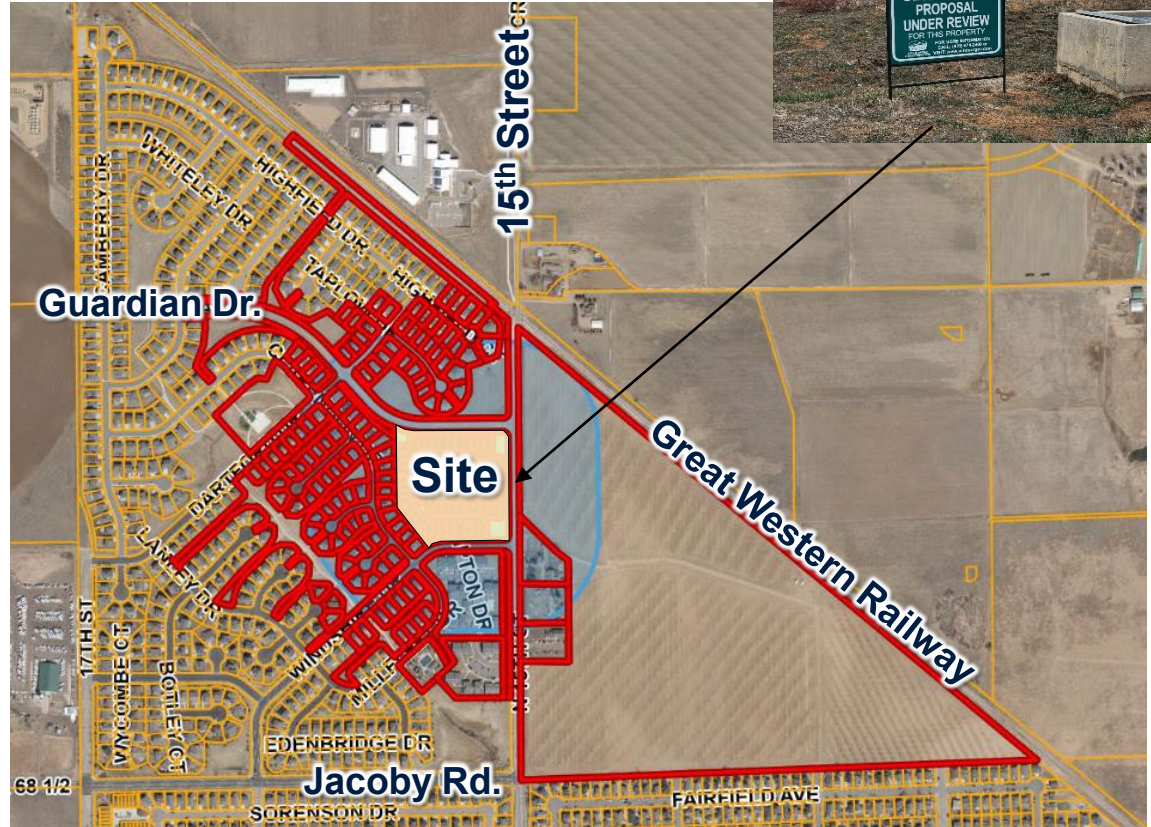
- **Vital Infrastructure** – *Continue pedestrian and bicycle connectivity throughout Windsor; Provide a safe and reliable water supply for the community.*
 - Adjacent streets are fully developed, including sidewalks which connect to nearby amenities and services. Municipal water and sanitary sewer utilities exist in all of the adjacent streets, and have adequate capacity for both of the planned Jacoby Meadows development phases. Stormwater detention improvements for the entire subdivision were designed and constructed with earlier phases of the subdivision.



Notification Area

Notifications for this meeting were as follows:

- April 3, 2023 – sign posted on property
- April 6, 2023 – posted on Town's website
- April 7, 2023 - Affidavit of mailing to property owners within 500 feet
- April 7, 2023 – published ad in newspaper





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Staff recommendation



Subdivision Review Criteria

Section 14-2-60(b)

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



Subdivision Review Criteria

(cont.)

7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. Substantial compliance means:
 - a. The general location, layout, and access of streets and lots is consistent with the preliminary subdivision.
 - b. Any increase in the number of lots or dwellings is limited to no more than twenty percent (20%), provided the proposal remains in compliance with the Master Plan and all supporting documents and studies, such as traffic studies, are updated accordingly.
 - c. There is no material increase in impacts on adjacent properties by altering the subdivision.



Thank You

WINDSHIRE PARK SUBDIVISION SEVENTH FILING

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A replat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado, located in the Northeast Quarter of Section 18, Township 6 North, Range 67 West of the 6th Principal Meridian, being more particularly described as follows:

Windshire Park Subdivision Fourth Filing, Reception No. 4367530, County of Weld, State of Colorado

The above described tract of land contains 370,446 square feet or 8.504 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 of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above described parcel of land.

In witness whereof, we have hereunto set our hands and seals this the _____ day of _____, 20 ____.

OWNER: Town of Windsor Housing Authority

NOTARIAL CERTIFICATE

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ as Chairperson of the Board of

Town of Windsor Housing Authority, this _____ day of _____, 20 ____.

My commission expires: _____

Notary Public

LIENHOLDER: Bank of Colorado Windsor

NOTARIAL CERTIFICATE

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ as _____ of

Bank of Colorado Windsor, this _____ day of _____, 20 ____.

My commission expires: _____

Notary Public

ENGINEERING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20 ____.

Director of Engineering

PLANNING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20 ____.

Director of Planning

MAYOR'S CERTIFICATE

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

ATTEST: _____
Mayor Town Clerk

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 public forever all streets, alleys and utility easements, if any, as indicated hereon under WINDSHIRE PARK SUBDIVISION SEVENTH 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 _____, 20 ____.

OWNER: Town of Windsor Housing Authority

Chairperson of the Board

NOTARIAL CERTIFICATE

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ as Chairperson of the Board of

Town of Windsor Housing Authority, this _____ day of _____, 20 ____.

My commission expires: _____

Notary Public

LIENHOLDER: Bank of Colorado Windsor

NOTARIAL CERTIFICATE

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ as _____ of

Bank of Colorado Windsor, this _____ day of _____, 20 ____.

My commission expires: _____

Notary Public

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20 ____.

Director of Public Works

TOWN MANAGER'S APPROVAL

Approved this the _____ day of _____, 20 ____.

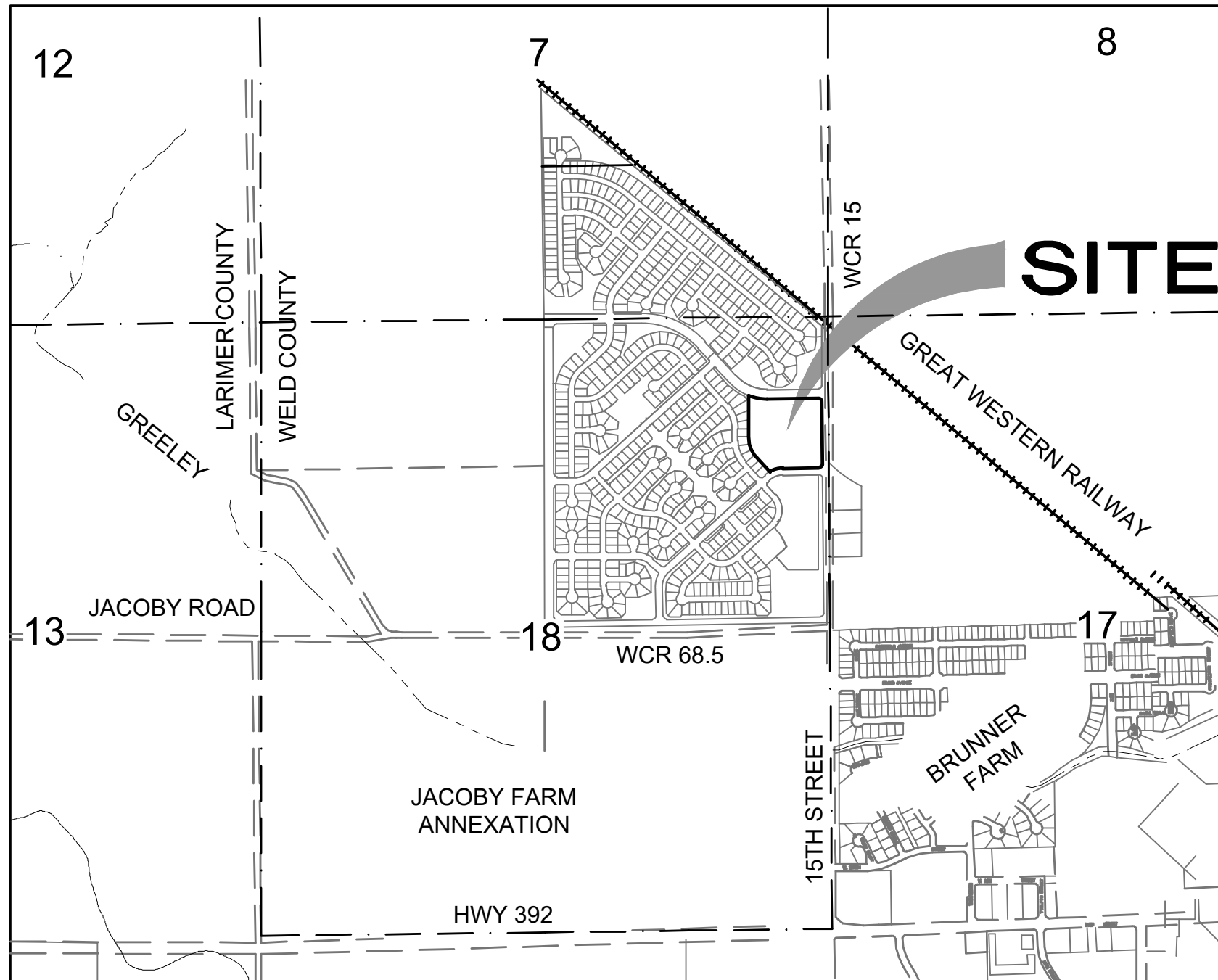
Town Manager

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



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.

BASIS OF BEARINGS:

Basis of Bearings is the East line of the Northeast Quarter of Section 18-6-67 as bearing South 00° 23' 10" East (assumed bearing) with the Northeast corner of Section 18 being a 2 1/4" aluminum cap on #6 rebar, stamped LS 22098 and the North 1/4 corner of Section 18 being a 2 1/4" aluminum cap on #6 rebar, stamped LS 22098.

NOTES:

- The lineal unit of measurement for this plat is U.S. Survey Feet.
- The property shown hereon is subject to covenants, conditions and restrictions which have been recorded in the real property records of Weld County.
- For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Windshire Park Subdivision Fourth Filing recorded at Reception No. 4367530, Weld County Clerk and Recorder.
- All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Property Information Binder Order Number FCIF25186648, dated March 26, 2021, prepared by Land Title Guarantee Company. A current title commitment will be supplied to the surveyor. See notes 12 and 13.
- All lot lines and easements shown on Windshire Park Subdivision Fourth Filing and recorded at Reception No. 4367530, Weld County Clerk and Recorder, are hereby vacated by this plat, and dedicated as shown hereon.
- Property is zoned Residential Mixed Use (RMU) with an approved master plan, Windshire Park Master Plan 3rd Amendment, designating the property for 123 assisted living/senior housing units or 60 multifamily residential units.
- The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- Any easements created by separate document and shown hereon are for reference purposes only. Refer to recorded document for specific location and terms.
- Not all documents listed in the title commitments are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon. Owner, Client, attorney and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- A current title commitment was not provided to the surveyor. The surveyor has used the above listed Plat as the best available evidence to determine rights and encumbrances that may or may not impact the subject property. The surveyor is not responsible for those rights or encumbrances of record or existing not listed in said title commitments. This survey is subject to all easements, rights-of-way, and encumbrances as recorded or existing.
- The client or owner will provide a current title commitment to the surveyor prior to final submittal. The Land Surveyor will not finalize the survey without a current title commitment.
- This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording.

SURVEYOR'S CERTIFICATE

I certify that this plat accurately represents the contents of a survey made by me or under my direct supervision.

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tesseley
Colorado Registered Professional Land Surveyor No. 3870

DRAFT
7-19-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

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

SECTION: 18
TOWNSHIP: 6N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

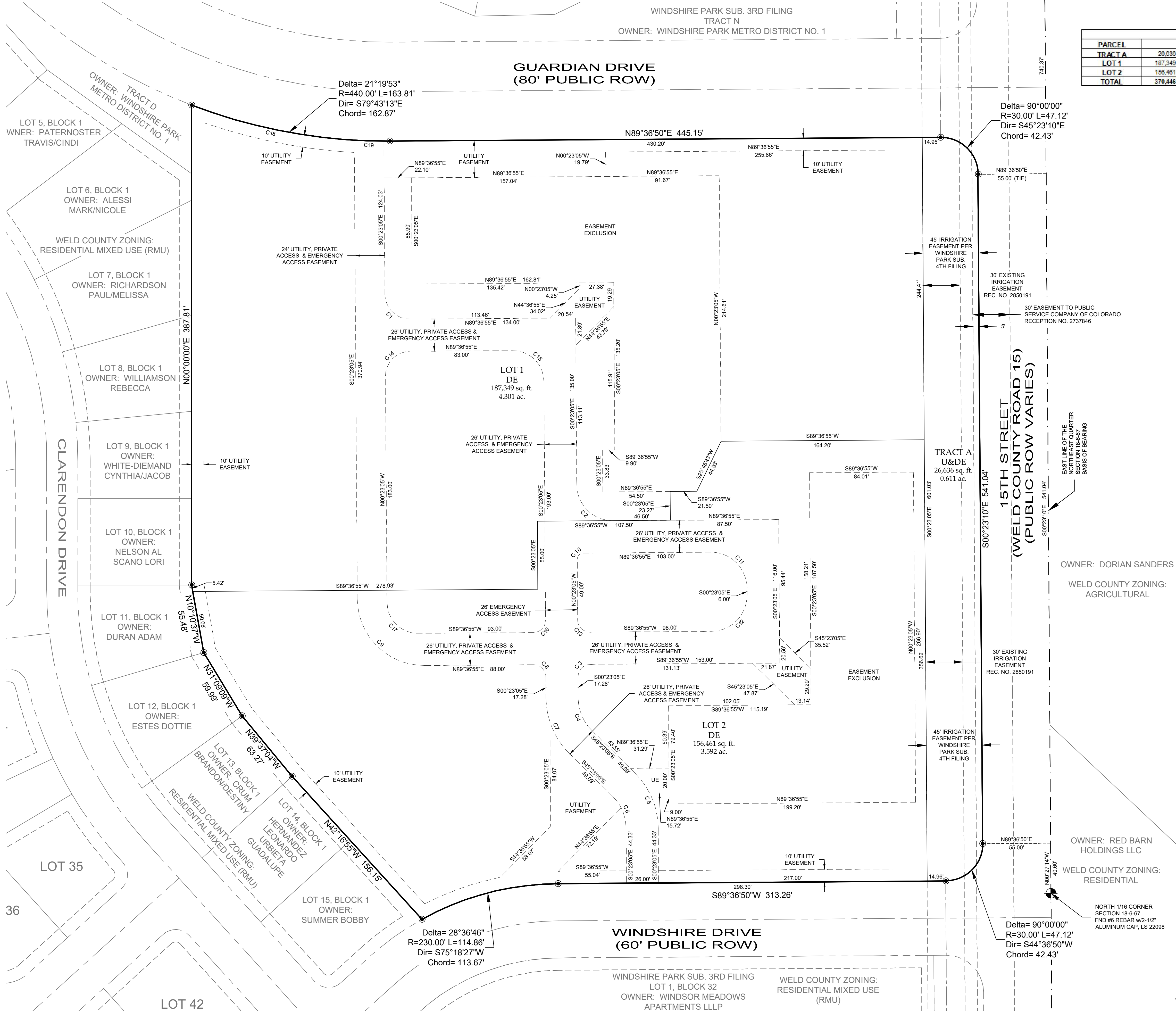
PROJECT: 1494-002
CLIENT: Loveland Housing Authority
DATE: 7/19/22
SCALE: As shown
DRAWN BY: L. Smith
REVIEWED BY: R. Tesseley

WINDSHIRE PARK SEVENTH FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
1
Of 2 Sheets

WINDSHIRE PARK SUBDIVISION SEVENTH FILING

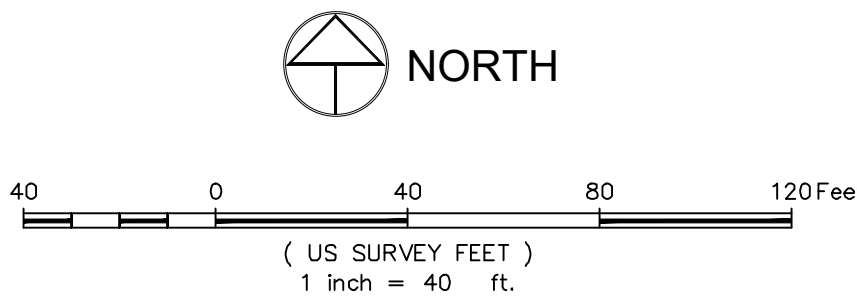
A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



PARCEL	AREA	PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	26,636 S.F.	0.61 AC.	Utility & Drainage Easement	HOA
LOT 1	187,349 S.F.	4.30 AC.	Drainage Easement	Property Owner
LOT 2	156,461 S.F.	3.59 AC.	Drainage Easement	Property Owner
TOTAL	370,446 S.F.	8.50 AC.	100.00%	

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	20.00'	31.42'	S45°23'05"E	28.28'
C2	90°00'00"	29.00'	45.55'	S45°23'05"E	41.01'
C3	90°00'00"	10.00'	15.71'	S44°36'55"W	14.14'
C4	45°00'00"	37.00'	29.06'	S22°53'05"E	28.32'
C5	45°00'00"	63.00'	49.48'	S22°53'05"E	48.22'
C6	45°00'00"	37.00'	29.06'	S22°53'05"E	28.32'
C7	45°00'00"	63.00'	49.48'	S22°53'05"E	48.22'
C8	90°00'00"	10.00'	15.71'	S45°23'05"E	14.14'
C9	90°00'00"	54.00'	84.82'	S45°23'05"E	76.37'
C10	90°00'00"	5.00'	7.85'	N44°36'55"E	7.07'
C11	90°00'00"	29.00'	45.55'	S45°23'05"E	41.01'
C12	90°00'00"	29.00'	45.55'	S44°36'55"W	41.01'
C13	90°00'00"	10.00'	15.71'	N45°23'05"W	14.14'
C14	90°00'00"	20.00'	31.42'	N44°36'55"E	28.28'
C15	90°00'00"	25.00'	39.27'	S45°23'05"E	35.36'
C16	90°00'00"	10.00'	15.71'	S44°36'55"W	14.14'
C17	90°00'00"	25.00'	39.27'	N45°23'05"W	35.36'
C18	17°34'40"	440.00'	134.99'	S77°50'36"E	134.46'
C19	3°07'40"	440.00'	24.02'	S88°11'47"E	24.02'

LEGEND	
—	LOT LINE
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	SECTION LINE
- - -	EXISTING RIGHT-OF-WAY
- - -	EXISTING CENTERLINE
●	FND. 18" #4 REBAR WITH 1" BLUE PLASTIC CAP. PLS 38470
●	FOUND SECTION CORNER AS DESCRIBED
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
U&DE	UTILITY & DRAINAGE EASEMENT



DRAFT

7-19-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470

NOTICE:
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SECTION: 18
TOWNSHIP: 6N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

PROJECT: 1494-002
DATE: 7/19/22
CLIENT: Loveland Housing Authority
SCALE: 1"=40'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessey

WINDSHIRE PARK SEVENTH FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
2
Of 2 Sheets

DESCRIPTION:

A REPLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 67 OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WINDSHIRE PARK SUBDIVISION FOURTH FILING, RECEPTION No. 4367530, COUNTY OF WELD, STATE OF COLORADO

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 370,446 SQUARE FEET OR 8.504 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OR EXISTING.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST:

THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOWING MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF WINDSHIRE PARK SUBDIVISION SIXTH FILING LOTS 1 & 2, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 20____.

OWNER _____ OWNER _____ OWNER _____

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

STATE OF _____

COUNTY OF _____^{SS}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (OWNER XXX, OWNER XXX, & OWNER XXX), THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

PREPARER'S CERTIFICATE:

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

SIGNATURE _____

PREPARER OF SITE PLAN

PRINT NAME _____

PREPARER OF SITE PLAN

OWNERS APPROVAL:

OWNER HEREBY AFFIRMS THAT IT HAS COMPLIED WITH THE NOTIFICATION REQUIREMENTS OF SECTION 37-92-602 (8), C.R.S., AND SHALL INDEMNIFY AND HOLD HARMLESS THE TOWN OF WINDSOR FOR ANY CLAIMS BY WATER RIGHTS HOLDERS WITH RESPECT TO THE STORM DRAINAGE FACILITIES APPROVED HEREIN.

APPROVED THIS THE _____ DAY OF _____, 20____.

OWNER _____

EASEMENT APPROVAL:

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT _____ CENTURY LINKS COMMUNICATIONS _____ XCEL ENERGY _____

COMCAST CABLE _____

ENGINEERING DEPARTMENT APPROVAL:

APPROVED THIS THE _____ DAY OF _____, 20____.

DEPUTY DIRECTOR OF ENGINEERING _____

PLANNING DEPARTMENT APPROVAL:

APPROVED THIS THE _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING _____

TOWN MANAGER'S APPROVAL:

APPROVED THIS THE _____ DAY OF _____, 20____.

TOWN MANAGER _____

PUBLIC WORKS DEPARTMENT APPROVAL:

APPROVED THIS THE _____ DAY OF _____, 20____.

DEPUTY DIRECTOR OF PUBLIC WORKS _____

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE _____ DAY OF _____, 20____, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID SITE PLAN UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

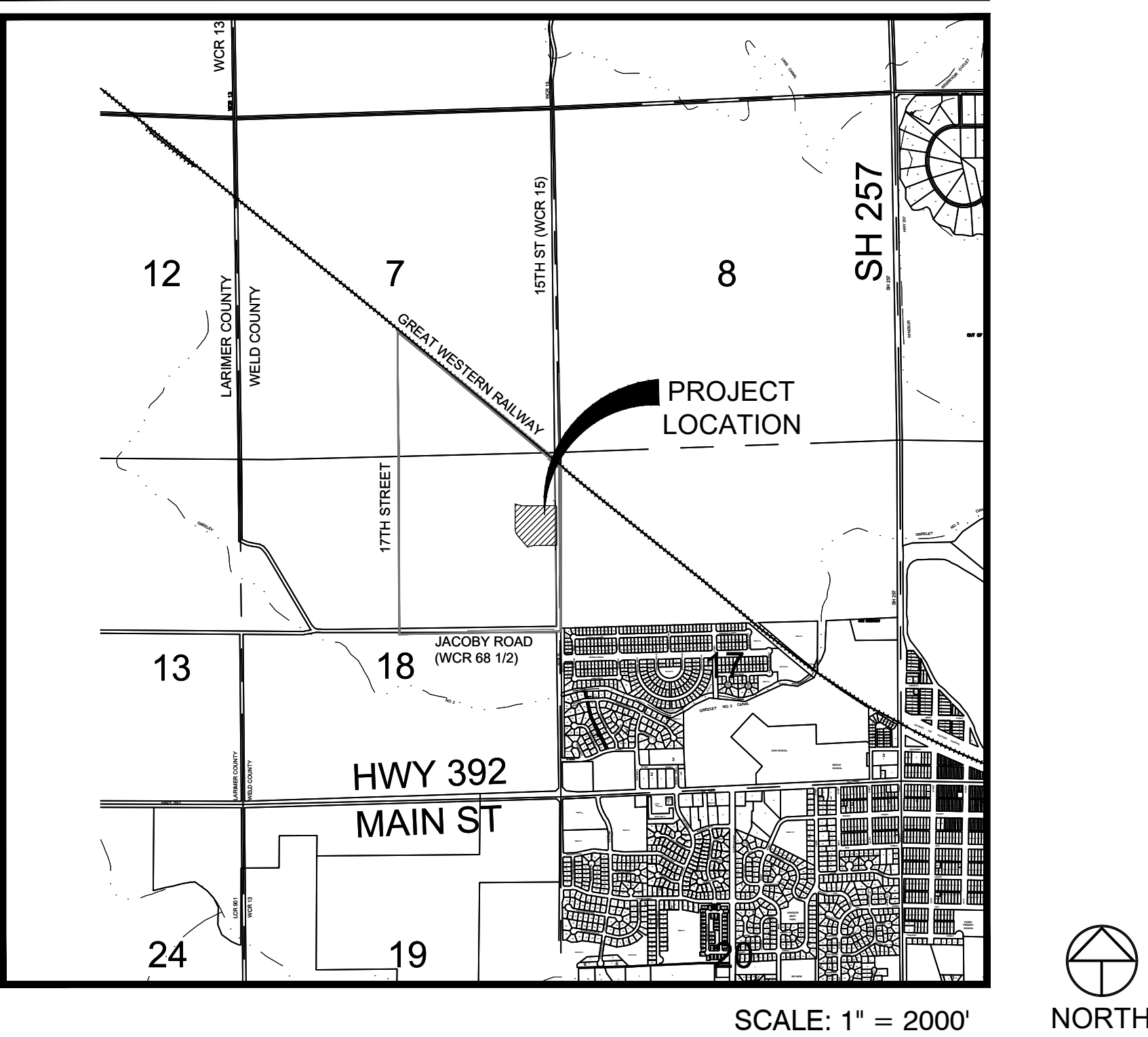
ATTEST: _____

MAYOR TOWN CLERK _____ TOWN CLERK _____

WINDSHIRE PARK SUBDIVISION SIXTH FILING
LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING, LOCATED IN THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

VICINITY MAP:



PROJECT GENERAL NOTES:

- JOB SITE TO BE KEPT CLEAN AT ALL TIMES, ESPECIALLY AFTER ON-SITE WORK HAS BEEN COMPLETED FOR THE DAY. CONSTRUCTION AREAS ARE ALSO TO BE SECURED AND MAINTAINED FOR SAFETY FOR SITE VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC.. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.
- SOILS AND / OR GROUND COVERS DISTURBED WITHIN AND ADJACENT TO CONSTRUCTION LIMITS, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK AT NO EXPENSE TO OWNER OR TOWN OF WINDSOR.
- PROTECT ALL EXISTING SURFACES AND AMENITIES WITHIN AND ADJACENT TO CONSTRUCTION LIMITS INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS. IF CONCRETE, ASPHALT OR AMENITIES ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER OR TOWN OF WINDSOR.
- CONTRACTOR IS RESPONSIBLE FOR SECURING THE SITE DURING AND AFTER ON-SITE WORK HOURS. THIS MAY INCLUDE THE SETUP OF CHAINLINK SAFETY FENCE AROUND CONSTRUCTION LIMITS. THIS MAY ALSO INCLUDE BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS AS NECESSARY.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION OR DEMOLITION PER PLANS PROVIDED WHEN UTILITIES, OBSTRUCTIONS AND/OR GRADE / ELEVATIONS DISCREPANCIES OR DIFFERENCES EXIST OR THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE IF DISCREPANCIES ARISE AND / OR IF ANY REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- CONTRACTOR TO HAVE FOREMAN / POINT OF CONTACT AVAILABLE DURING ALL WORKING HOURS.
- QUANTITIES ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, AREAS AND QUANTITIES PRIOR TO BIDDING, ORDERING OF AND INSTALLATION OF ANY MATERIALS OR SYSTEMS. ANY MODIFICATIONS FROM APPROVED IMPROVEMENT REQUIRE TOWN APPROVAL
- IN CASE OF DISAGREEMENT BETWEEN PLANS, DETAILS, AND NOTES OR WITH ANY DOCUMENT ITSELF, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE FIGURED IN THE BID. APPROVED IMPROVEMENT PLANS SHALL BE FOLLOWED.

OVERALL LAND-USE STATISTICS

EXISTING ZONING:	RMU - 1 - RESIDENTIAL MIXED-USE - ONE			DWELLING UNITS
GROSS LAND AREA:	370,446 SF ±	8.5 AC ±		TOTAL = 123 UNITS
BUILDING HEIGHT:	40' HIGH			PARKING COUNT
				TOTAL PARKING REQUIRED:
				1-BEDROOM UNITS = 99 X 1.5 SP/DU = 149 SPACES REQUIRED
				2-BEDROOM UNITS = 24 X 1.75 SP/DU = 42 SPACES REQUIRED
				TOTAL SPACES REQUIRED = 191
				TOTAL # OF RESIDENTS:
				123 UNITS x 1.2 PERSON/UNIT = 148 PEOPLE
				NOTE: THE PLANNING COMMISSION APPROVED A PARKING REDUCTION ON 12/18/2019 TO ALLOW A MINIMUM OF 164 BASED ON THE FOLLOWING CALCULATION: 123 DWELLING UNITS X 1.33 SP/DU = 164
				TOTAL PARKING PROVIDED = 164 SPACES
				(INCLUDING 11 HANDICAPPED PARKING SPACES)
				(1 VAN ACCESSIBLE SPACE)

EXISTING ZONING:	RMU - 1 - RESIDENTIAL MIXED-USE - ONE
GROSS LAND AREA:	370,446 SF ± 8.5 AC ±
BUILDING HEIGHT:	40' HIGH
TOTAL BUILDING FOOTPRINT AREAS	48,160 1.10 12.9%
OVERALL LANDSCAPE AREA	193,453 4.44 52.2%
TRACT A	25,709 0.59 7.0%
OVERALL SIDEWALKS	35,619 0.82 9.7%
OVERALL PAVED DRIVES AND PARKING	67,505 1.55 18.2%
OVERALL SITE AREA	370,446 8.50 100%

PROJECT BENCHMARKS:

TOWN OF WINDSOR BENCHMARK #3
3 1/2" ALUMINUM CAP SET IN CONCRETE MARKED "WIN 68 5-15, 1997" IN THE VICINITY OF W. 1/4 CORNER OF SECTION 17, T6N, R67W, LOCATED NEAR THE SW CORNER OF THE INTERSECTION WCR 68 1/2 & WCR 15, 25' NW OF POWER POLE.
NAVD 1988 ELEVATION: 4805.867 NAVD 1929 ELEVATION: 4802.812

TOWN OF WINDSOR BENCHMARK #7
3 1/2" ALUMINUM CAP SET IN CONCRETE MARKED "WIN 70-15, 1997" IN THE VICINITY OF NE CORNER OF SECTION 18, T6N, R67W, 28.5' N. OF CENTERLINE OF RAILROAD TRACKS AND 15' W. OF EDGE OF ASPHALT WCR 15. NAVD 1988 ELEVATION: 4816.146 NAVD 1929 ELEVATION: 4813.086

NOTICE OF OTHER DOCUMENTS:

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

GRADING, EROSION, AND SEDIMENT
CONTROL PLAN PERMIT CERTIFICATION:

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

OWNER NAME (PRINT) _____ SIGNATURE _____

DATE _____

OPEN SPACE PROTECTION

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

PROJECT TEAM:

WORKSHOP8
ARCHITECTURE INTERIORS GRAPHICS
604 BLUFF STREET 1000
BOULDER CO 80501
303.442.3700

ARCHITECT
WORKSHOP 8
1720 15TH STREET
BOULDER, CO 80302
303.442.3700

DEVELOPER/APPLICANT
WINDSOR HOUSING AUTHORITY
1027 WALNUT ST.
WINDSOR, CO 80550
970.686.5576

PROJECT MANAGER / LANDSCAPE ARCHITECT
THE BIRDSALL GROUP, LLC
444 MOUNTAIN AVENUE
BERTHOUD, CO 80539
970.532.5891
CONTACT: JIM DOYLE, PLA
DOYLE@TBGROUP.US

SITE ENGINEER/SURVEYOR
NORTHERN ENGINEERING SERVICES, INC.
301 NORTH HOWES STREET, SUITE 010
FORT COLLINS, COLORADO 80521
970.221.4158
CONTACT: SHANE RITCHIE
SHANE@NORTHERNENGINEERING.COM

SHEET INDEX:

1		COVER SHEET
2		SITE PLAN
3		OVERALL LANDSCAPE PLAN
4		LANDSCAPE PLAN NORTH
5		LANDSCAPE PLAN SOUTH
6		LANDSCAPE NOTES & PLANTING DETAILS
7		LANDSCAPE CONSTRUCTION DETAILS
8	IR1.0	IRRIGATION LEGEND & NOTES
9	IR1.1	IRRIGATION PLAN NORTH
10	IR1.2	IRRIGATION PLAN SOUTH
11	IR2.1	IRRIGATION DETAILS
12	IR2.2	IRRIGATION DETAILS
13	CS1	CIVIL COVER SHEET
14	CS2	GENERAL & CONSTRUCTION NOTES
15	EX1	EXISTING CONDITIONS & DEMOLITION PLAN
16	PH1	OVERALL PHASING PLAN
17	PH2	PHASE 1 PHASING PLAN
18	PH1	PHASE 2 PHASING PLAN
19	SP1	CIVIL SITE PLAN

UTILITY SHEETS

20	OU1	OVERALL UTILITY PLAN
21-24	U1-U4	UTILITY PLAN
WATER PROFILE SHEETS		
25-26	WT1-WT2	WATER LINE 1 PLAN & PROFILE

STORM DRAIN PROFILE SHEETS

27	ST1	STORM DRAINS 1 PLAN & PROFILE
28	ST2	STORM DRAINS 1-2, 1-3, & 1-4 PLAN & PROFILE
29	ST3	STORM DRAINS 2 & 2-2 PLAN & PROFILE
30	ST4	STORM DRAINS 3 & 4 PLAN & PROFILE

GRADING SHEETS

31	OG1	OVERALL GRADING PLAN
32-35	G1-G4	GRADING PLAN

DETAIL SHEETS

36-37	D1-D2	UTILITY DETAILS
38-39	D3-D4	DRAINAGE DETAILS
40	D5	SITE DETAILS

DRAINAGE SHEETS

41	EC1	EROSION CONTROL PLAN COVER SHEET & GENERAL NOTES
42	EC2	PRE-CONSTRUCTION EROSION CONTROL PLAN
43	EC3	DURING CONSTRUCTION EROSION CONTROL PLAN
44	EC4	SITE STABILIZATION CONTROL PLAN
45	EC5	EROSION CONTROL DETAILS
46	HD1	HISTORIC DRAINAGE EXHIBIT
47	DR1	DRAINAGE EXHIBIT
48-54		ARCHITECTURAL ELEVATIONS
55-56		PHOTOMETRIC PLANS



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

SEAL

PROJECT TITLE

WINDSHIRE PARK
SUBDIVISION
SIXTH FILING
LOTS 1 & 2 - SITE
PLAN
JACOBY MEADOWS

Windsor, Colorado

PREPARED FOR

WINDSOR HOUSING
AUTHORITY
1027 Walnut Street,
Windsor, Colorado
80550

Phone: 970.686.5576

REVISIONS	DATE
STAFF COMMENTS	9.27.22
STAFF COMMENTS	1.5.23
STAFF COMMENTS	3.20.23

DATE

July 19, 2022

SHEET TITLE

Cover Sheet

SHEET INFORMATION

1

of 56

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

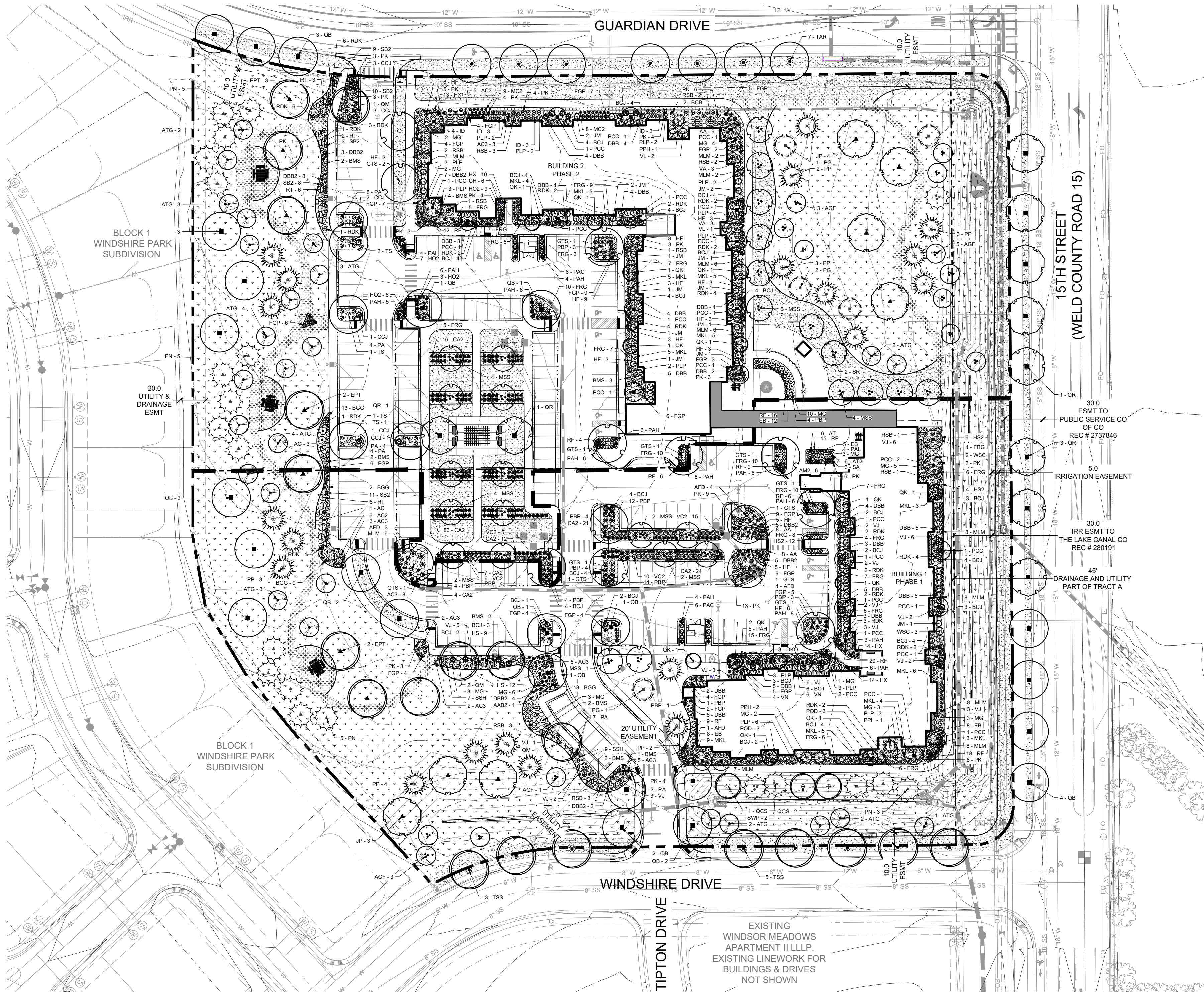


LAND-USE STATISTICS - PHASE 2			
GROSS AREA COVERAGE			
	SQUARE FEET	ACRES	RATIO
BUILDING FOOTPRINTS			
BUILDING 1 (PHASE 2)	26,537	0.60	13.7%
LANDSCAPE AREA	110,517	2.54	57.2%
PAVED DRIVES AND PARKING	32,154	0.74	16.7%
SIDEWALK / CRUSHER FINE TRAILS	23,924	0.55	12.4%
TOTAL AREA:	193,132	4.43	100%
1-BEDROOM UNITS =	49		
2-BEDROOM UNITS =	12		
TOTAL # OF UNITS = 61			
PARKING COUNT			
OFF-STREET PARKING SPACES =	76		
HANDICAPPED PARKING SPACES =	5		
TOTAL PARKING SPACES:	81		

SITE LEGEND:

WINDSHIRE PARK SUBDIVISION SIXTH FILING
LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
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LANDSCAPE PLAN

NOTES:

- FOR PLANT LIST SEE SHEET 7 OF LANDSCAPE PLAN.
- TREES LOCATED AT INTERSECTIONS TO BE LIMBED UP EIGHT FEET (WHEN MATURE)
- ALL SHRUBS AND ORNAMENTAL GRASSES TO HAVE A CEDAR WOOD MULCH RING IN ALL ROCK MULCH BEDS.
- ALL TREES & SHRUBS TO HAVE A CEDAR WOOD MULCH RING IN ALL AREAS.

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	01 GENERAL IRRIGATED TURF DURATURF FESCUE BLEND OR APPROVED EQUAL
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX
	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2'-3" DEPTH ROCK COBBLE
	CRUSHER FINES

OVERALL LANDSCAPE REQUIREMENTS

REQUIREMENT	WIDTH		TREES		SHRUBS	
TREE LAWN	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
15TH STREET (MINOR ARTERIAL)	N/A	N/A	1 PER 40' (631 / 40 = 16)	12"	N/A	N/A
GUARDIAN DRIVE	N/A	N/A	1 PER 40' (611 / 40 = 16)	10"	N/A	N/A
WINDSHIRE DRIVE	N/A	N/A	1 PER 40' (353 / 40 =9	9	N/A	N/A
STREET FRONT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
GUARDIAN DRIVE	15'	15'	1 PER 40' (694 / 40 = 18)	0"	1 PER 5' (694 / 5 = 139)	0"
WINDSHIRE DRIVE	15'	15'	1 PER 40' (353 / 40 =9	0"	1 PER 5' (498 / 5 = 100)	0"
PARKING LOT EXTERIOR	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	6'	6'	1 PER 40' (640 / 40 = 16)	16	1 PER 2.5' (640 / 2.5 = 256)	256
PARKING LOT INTERIOR (SINGLE ROW)	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	N/A	N/A	1 PER PARKING LOT ISLAND	PROVIDED	5 PER PARKING LOT ISLAND	PROVIDED
FOUNDATION AREA	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	5'	5'	N/A	N/A	1 PER 5' (2,265 / 5 = 453)	872
DETENTION PONDS	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	N/A	N/A	1 PER 40' AROUND PERIMETER (1,428 / 40 = 36)	36	N/A	N/A
OTHER PLANTING AREAS & ADJACENT RMU-1 BUFFERYARD	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	N/A	N/A	1 PER 3,000 SF (60,681 / 3000 = 21)	21	1 PER 250 SF (60,681 / 250 = 245)	245

* REQUIREMENT NOT MET DUE TO UTILITY CONFLICTIONS

SITE LEGEND:

	PROPERTY BOUNDARY
	LOT LINE BOUNDARY
	PHASING LINE
	EASEMENT
	LANDSCAPE EDGING
	EXISTING LIGHT POLE
	PROPOSED MULTILIGHT POLE
	PROPOSED SINGLE LIGHT POLE

WINDSHIRE PARK
SUBDIVISION
SIXTH FILING
LOTS 1 & 2 - SITE
PLAN
JACOBY MEADOWS

WINDSOR HOUSING
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1027 Walnut Street,
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80550

REVISIONS	DATE
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July 19, 2022

OVERALL LANDSCAPE
PLAN

WINDSHIRE PARK SUBDIVISION SIXTH FILING
LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
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SEAL

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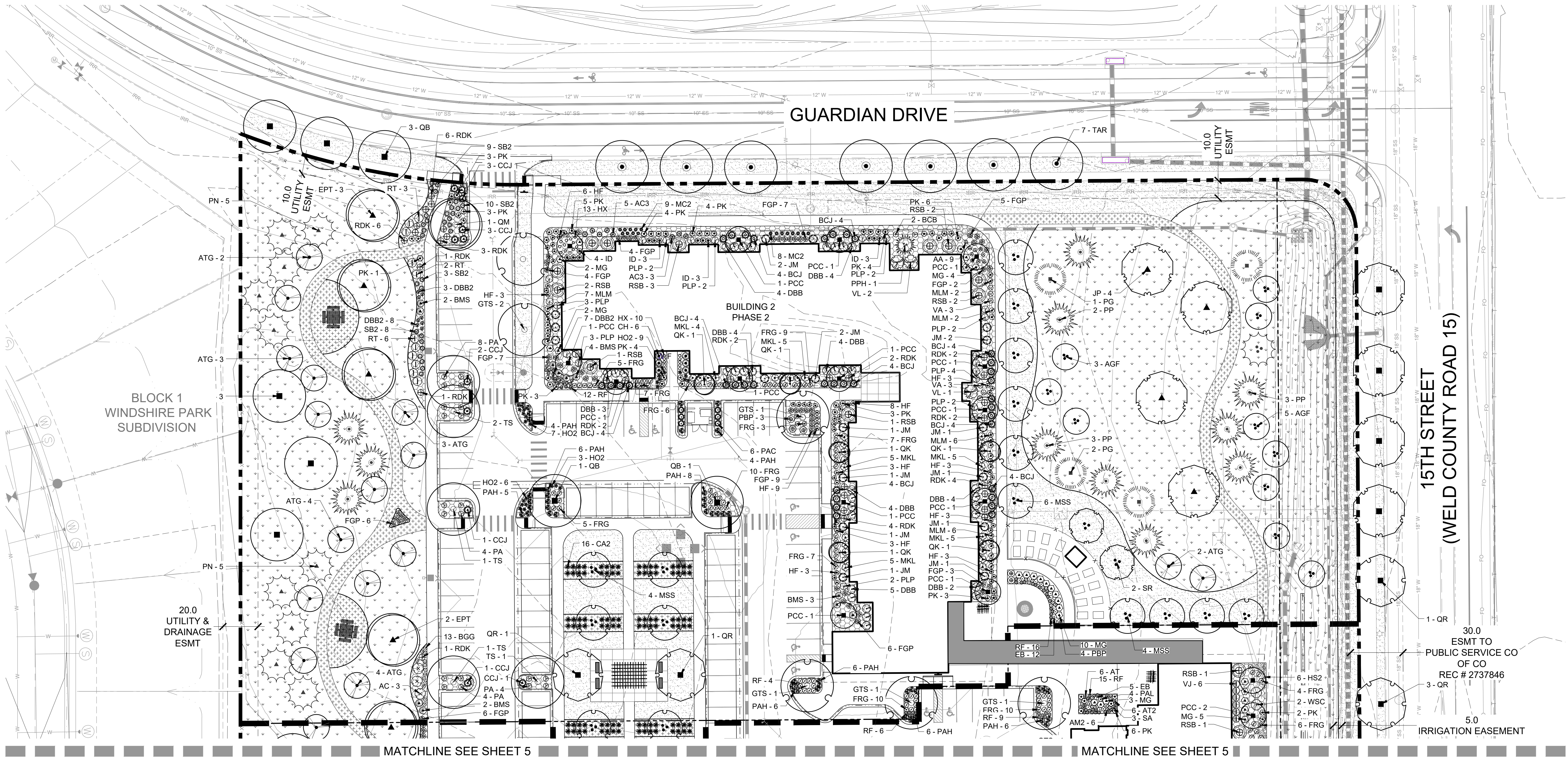
SHEET TITLE

LANDSCAPE PLAN
NORTH

SHEET INFORMATION

4

of 56



LANDSCAPE PLAN

NOTES:

- FOR PLANT LIST SEE SHEET 7 OF LANDSCAPE PLAN
- TREES LOCATED AT INTERSECTIONS TO BE LIMBED UP EIGHT FEET (WHEN MATURE.)
- ALL SHRUBS AND ORNAMENTAL GRASSES TO HAVE A CEDAR WOOD MULCH RING IN ALL ROCK MULCH BEDS.
- ALL TREES TO HAVE A CEDAR WOOD MULCH RING AROUND THEM IN ALL AREAS.

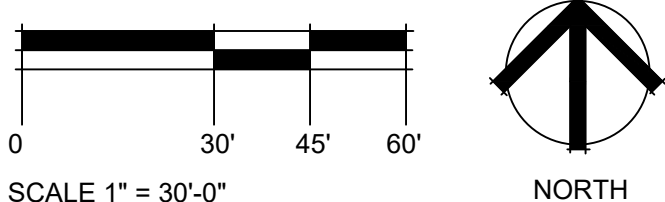
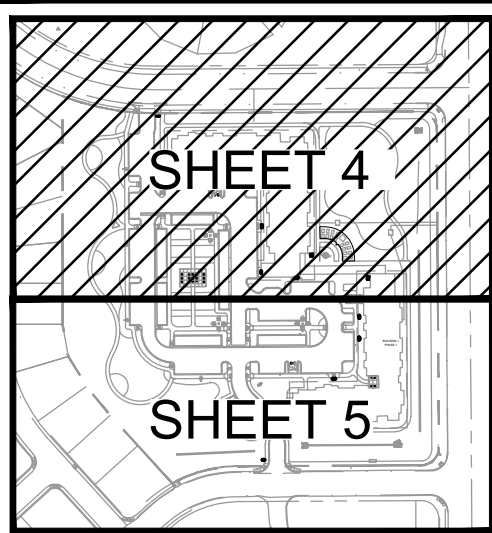
MATERIALS LEGEND

SYMBOL	DESCRIPTION
[Pattern]	01 GENERAL
[Pattern]	IRRIGATED TURF
[Pattern]	DURATURF FESCUE BLEND OR APPROVED EQUAL
[Pattern]	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX
[Pattern]	1.5" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 2"-3" DEPTH ROCK COBBLE
[Pattern]	CRUSHER FINES

SITE LEGEND:

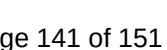
- PROPERTY BOUNDARY
- LOT LINE BOUNDARY
- PHASING LINE
- LANDSCAPE EDGING
- EASEMENT
- EXISTING LIGHT POLE
- PROPOSED MULT-LIGHT POLE
- PROPOSED SINGLE LIGHT POLE

SHEET KEY:



A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

56



WINDSHIRE PARK SUBDIVISION SIXTH FILING

LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
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NATIVE GRASS SEED MIX

NON IRRIGATED NATIVE GRASS -

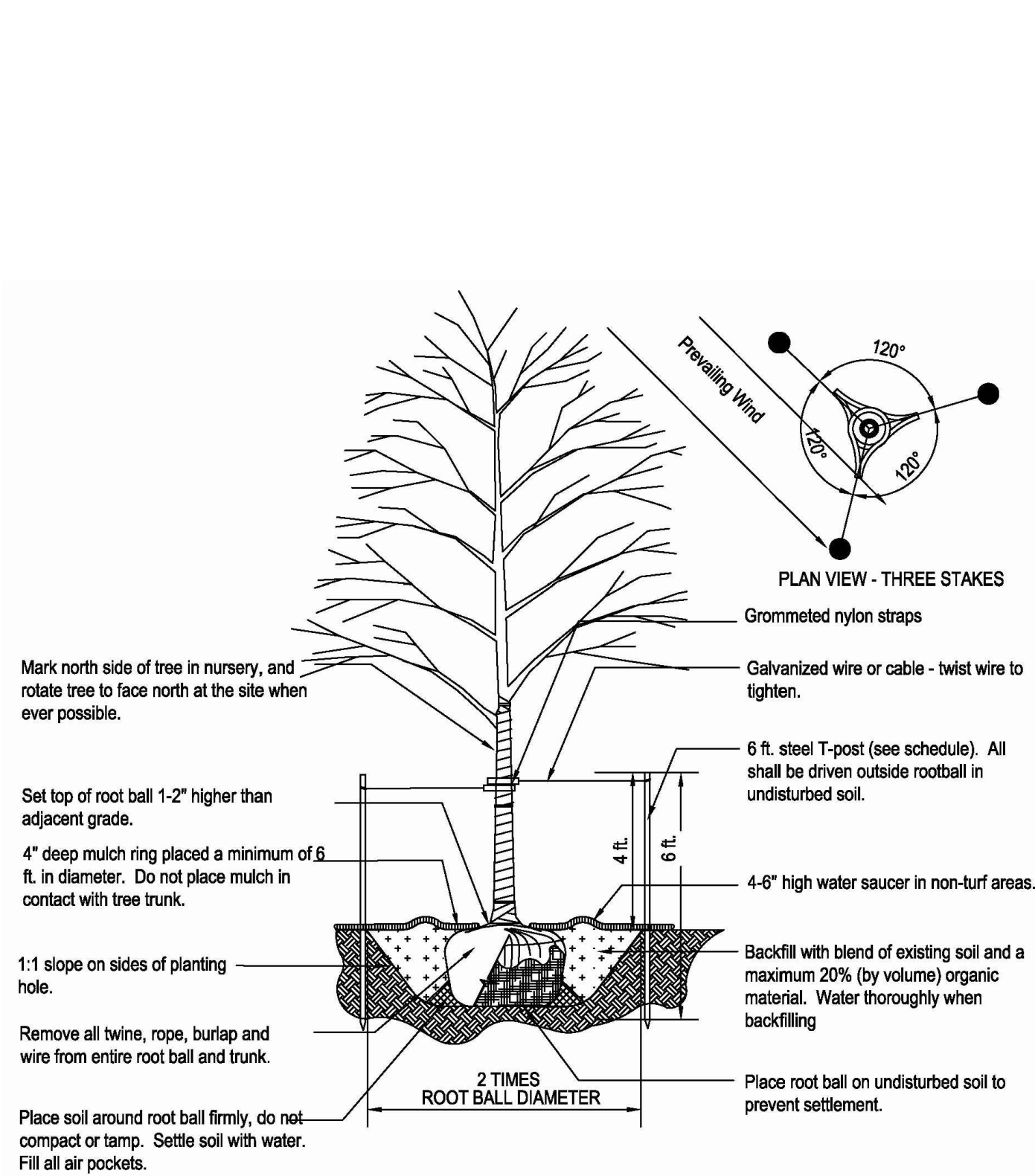
FOOTHILLS NATIVE GRASS MIX: SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

COMMON NAME	%
ANNUAL RYEGRASS	20%
SLENDER WHEATGRASS	15%
MOUNTAIN BROOME	10%
PUBESCENT WHEATGRASS	10%
HARD FESCUE	10%
KENTUCKY BLUEGRASS	10%
INDIANGRASS	8%
BIG BLUESTEM	7%
BLUE GRAMA	5%
SWITCHGRASS	5%

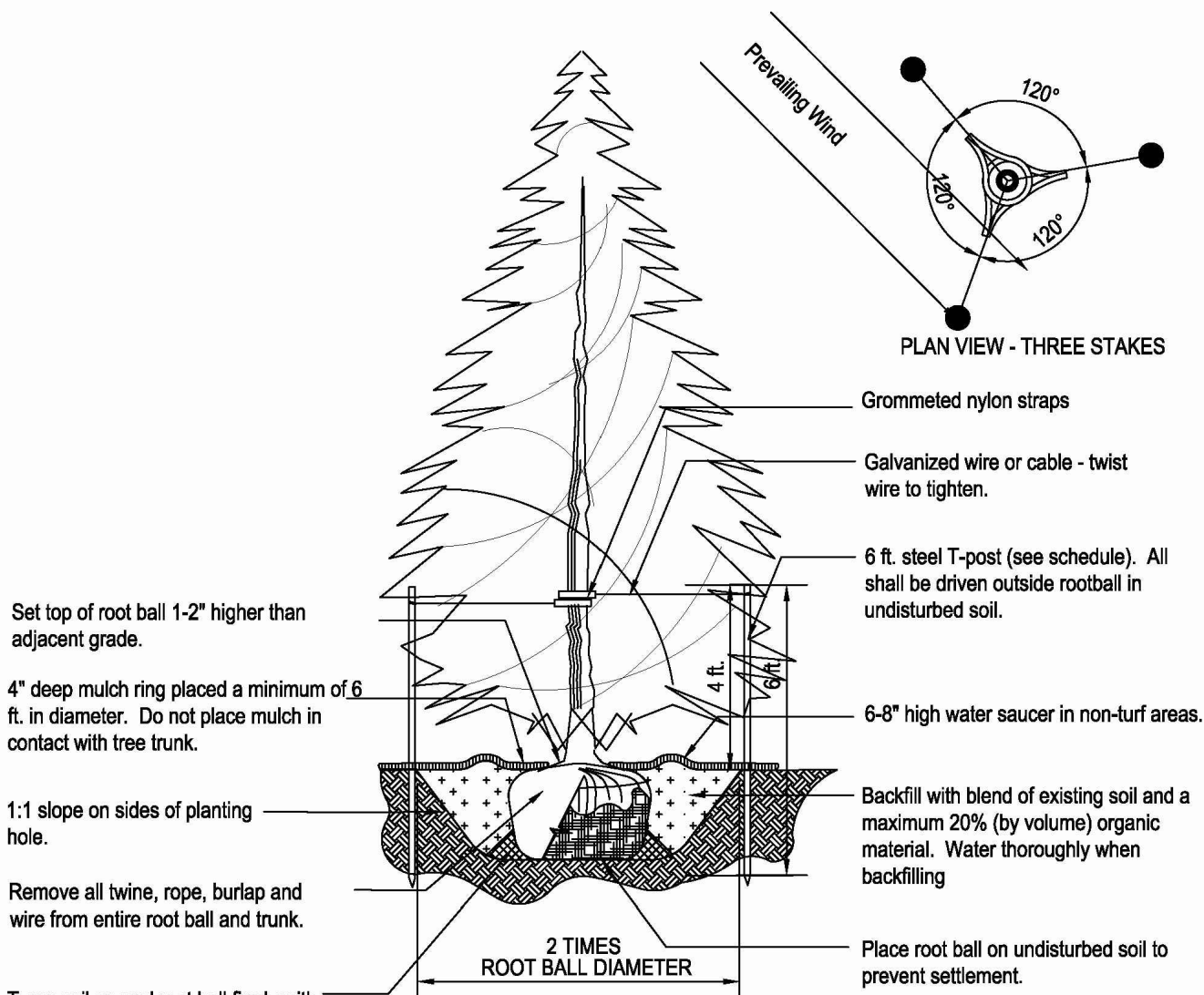
- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
- DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH AN APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
- ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING, ESTABLISHMENT AND MAINTENANCE OF 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 / SEEDING 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 ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- 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.



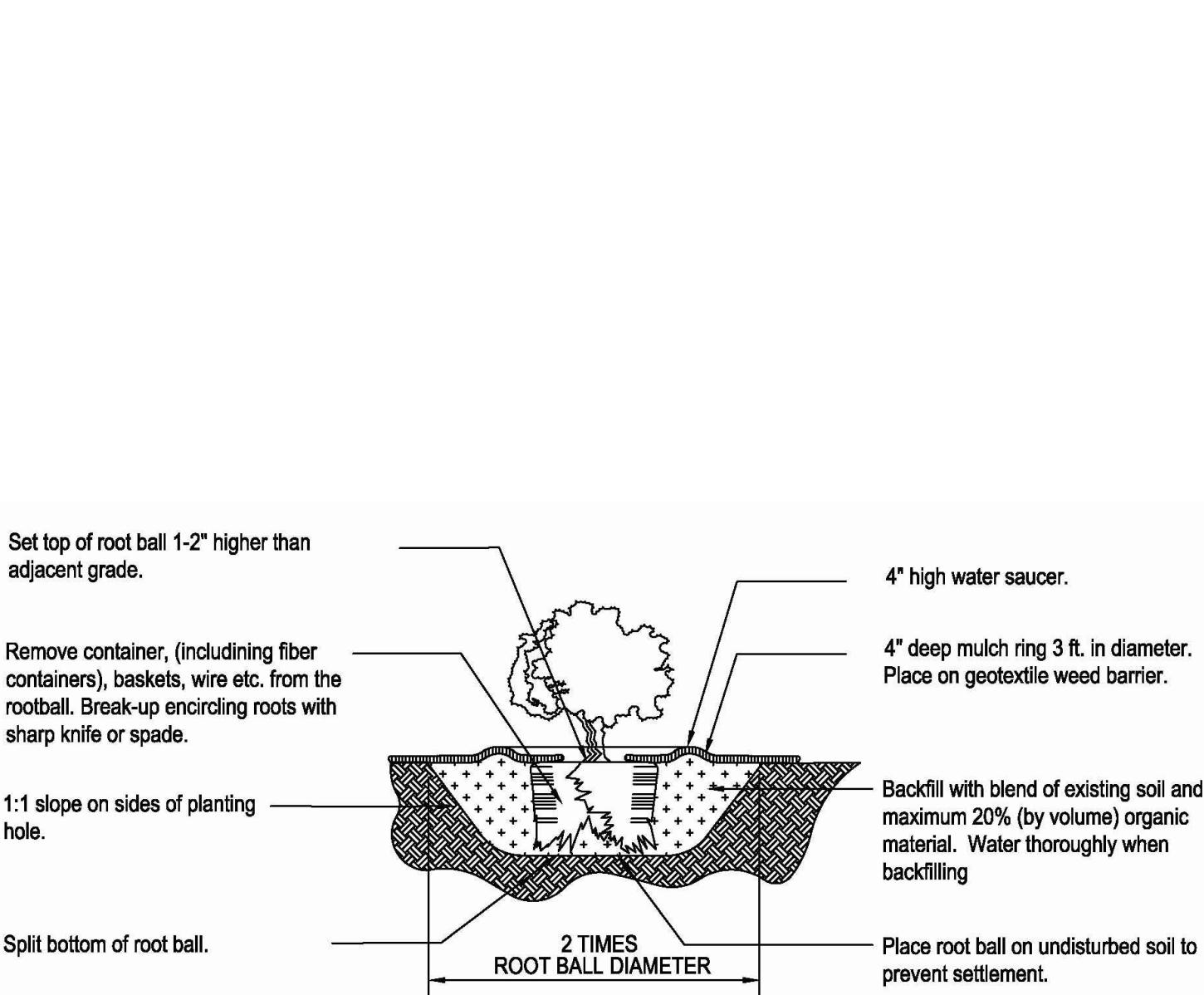
A DECIDUOUS TREE - PLANTING DETAIL
SCALE: NOT TO SCALE



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

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

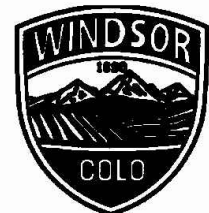
B EVERGREEN TREE - PLANTING DETAIL
SCALE: NOT TO SCALE



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

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

C SHRUBS - PLANTING DETAIL
SCALE: NOT TO SCALE



WINDSOR PLANTING NOTES

- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR TWO (2) FULL YEARS AFTER FINAL ACCEPTANCE.
- ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING AND IRRIGATION OPERATIONS.
- 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 (FP), NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FP.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER'S REPRESENTATIVE IF AND WHICH SHRUBS/TREES SHALL BE RELOCATED OR TAKEN OUT OF PROJECT/CONTRACT.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
- PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARMS RECOMMENDATIONS.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- 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 CITY.
- CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL EXISTING TREES OUTSIDE OF CONSTRUCTION LIMITS TO REMAIN UNLESS DYING, DISEASED OR OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURA-EDGE HEAVY DUTY STEEL EDGER MIN. 14 GA x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.



PERGOLA DETAIL

NOTE:
PERGOLA SHOWN IS CONCEPTUAL. ACTUAL PERGOLA MAY VARY.



6 FOOT BENCH-ANOVA BRAND BENCH

NOTES:
• PROVIDE CONCRETE PAD UNDERNEATH BENCHES FOR BENCHES LOCATED IN SHRUB BED AREAS.

WINDSHIRE PARK
SUBDIVISION
SIXTH FILING
LOTS 1 & 2 - SITE
PLAN
JACOBY MEADOWS

Windsor, Colorado

WINDSOR HOUSING
AUTHORITY
1027 Walnut Street,
Windsor, Colorado
80550

Phone: 970.686.5576

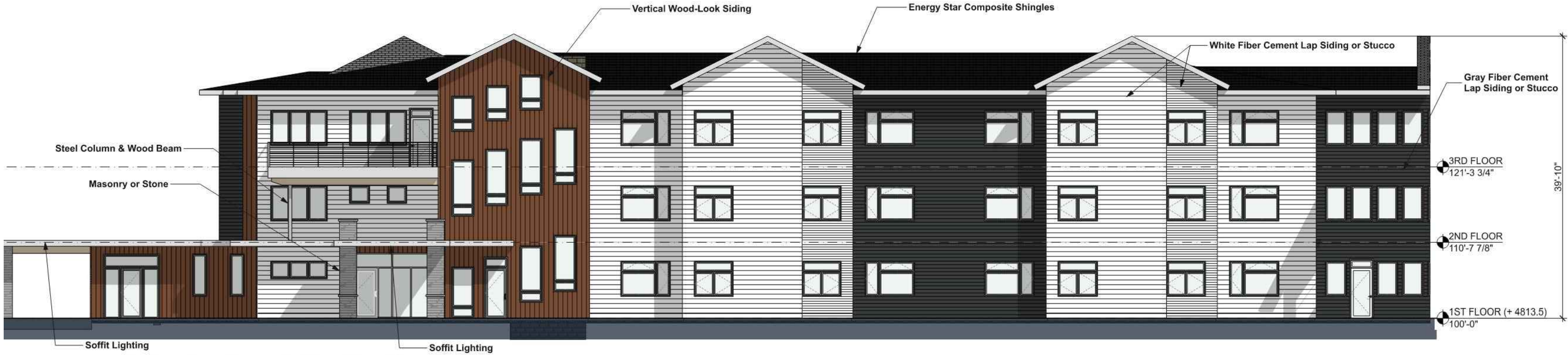
REVISIONS	DATE
STAFF COMMENTS	9.27.22
STAFF COMMENTS	1.5.23
STAFF COMMENTS	3.20.23

July 19, 2022

LANDSCAPE NOTES &
PLANTING DETAILS

WINDSHIRE PARK SUBDIVISION SIXTH FILING
LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



1 Elevation : Phase 1 - West View (Front)
SCALE: 1" = 10'



2 Elevation : Phase 1 - West View
SCALE: 1" = 10'



3 Elevation : Phase 1 - South View
SCALE: 1" = 10'

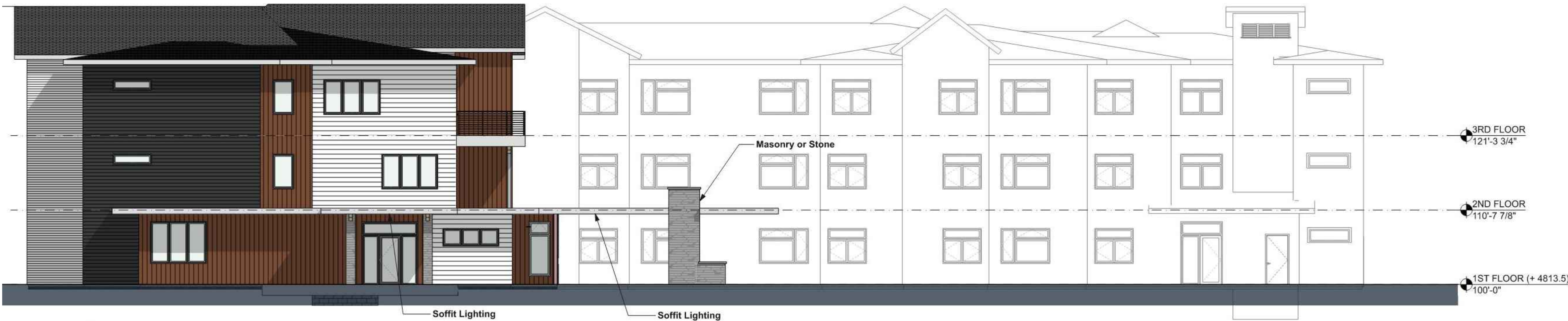
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WINDSHIRE PARK SUBDIVISION SIXTH FILING
LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
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TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



1 Elevation : Phase 1 - North View
SCALE: 1" = 10'



2 Elevation : Phase 1 - North View (Side)
SCALE: 1" = 10'



3 Elevation : Phase 1 - East View
SCALE: 1" = 10'

REVISIONS	DATE
STAFF COMMENTS	9.27.22
STAFF COMMENTS	1.5.23
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WINDSHIRE PARK SUBDIVISION SIXTH FILING
LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



1 Elevation : Phase 2 - South View (Front)
SCALE: 1" = 10'



2 Elevation : Phase 2 - South View
SCALE: 1" = 10'



3 Elevation : Phase 2 - East View
SCALE: 1" = 10'

SEAL

PROJECT TITLE
WINDSHIRE PARK
SUBDIVISION
SIXTH FILING
LOTS 1 & 2 - SITE
PLAN
JACOBY MEADOWS

Windsor, Colorado
PREPARED FOR
WINDSOR HOUSING
AUTHORITY
1027 Walnut Street,
Windsor, Colorado
80550
Phone: 970.686.5576

WORKSHOP8
ARCHITECTURE INTERIORS GRAPHICS
014 BLUFF STREET #200
GOLDEN CO 80301
303 442 3700
WORKSHOP8.US

REVISIONS	DATE
STAFF COMMENTS	9.27.22
STAFF COMMENTS	1.5.23
STAFF COMMENTS	3.20.23

DATE
July 19, 2022

SHEET TITLE
ARCHITECTURAL
ELEVATIONS

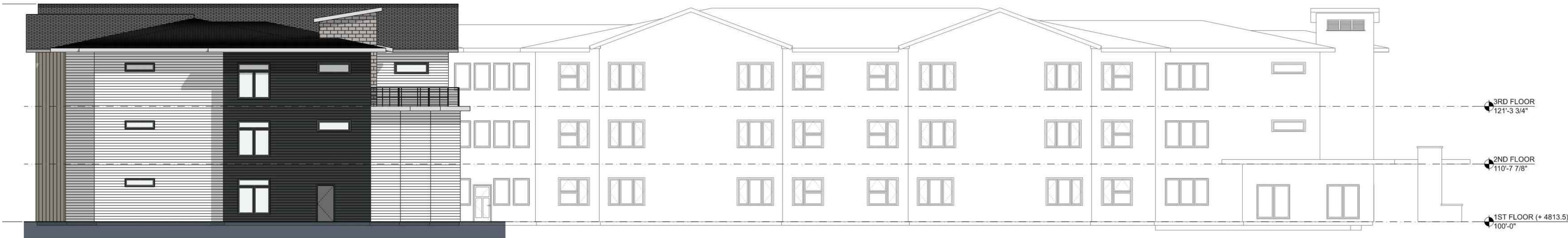
SHEET INFORMATION
50
of 56

WINDSHIRE PARK SUBDIVISION SIXTH FILING
LOTS 1 & 2 - SITE PLAN

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



1 Elevation : Phase 2 - West View
SCALE: 1" = 10'



2 Elevation : Phase 2 - West View (Side)
SCALE: 1" = 10'



3 Elevation : Phase 2 - North View
SCALE: 1" = 10'

REVISIONS	DATE
STAFF COMMENTS	9.27.22
STAFF COMMENTS	1.5.23
STAFF COMMENTS	3.20.23

A REPLAT OF WINDSHIRE PARK SUBDIVISION FOURTH FILING,
LOCATED IN THE NORTHEAST CORNER OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



From: [Durol, Joyce](#)
To: [Sandra Mezzetti](#)
Cc: [PLANNING](#)
Subject: Re: Windshire Park 6th Filing
Date: Tuesday, April 11, 2023 3:10:18 PM

Caution: **External Email**

Hi Sandra,
Thanks for responding. I thought maybe this subdivision was a change or something new. We are pleased it will move forward with the senior apartment units. If I have other questions I will ask them at the public hearings. I'm good for now. Have a great day.
Joyce Durol

Sent from my iPhone

On Apr 11, 2023, at 2:46 PM, Sandra Mezzetti <smezzetti@windsorgov.com> wrote:

**** Caution: EXTERNAL Sender ****

Ms. Durol,

Thank you for your inquiry regarding the Windshire Park Subdivision 6th filing.

The applicant, Mr. Jeff Feneis, Executive Director of the Loveland Housing Authority, on behalf of Windsor Housing Authority (WHA), has submitted a final major subdivision plat, known as Windshire Park Subdivision 6th filing. The proposal is a replat of Windshire Park Subdivision 4th Filing (approved on July 24, 2017, for 57 townhome lots). The subject 8.5-acre subdivision is zoned Residential Mixed Use-One (RMU-1). The re-platting will vacate the existing townhome lots and private drives and create two lots to accommodate two senior apartment buildings and internal drives. The property is currently owned by Windsor Housing Authority (WHA) and once developed, will remain owned, operated, and maintained by WHA.

On February 22, 2021, the Town Board approved a resolution, 2021-10 approving the Final Major Subdivision Windshire Park Subdivision 6th filing. However, the project did not receive the required funding from the Colorado Housing and Finance Authority (CHFA), therefore, it did not move forward and the approval and since expired. The site plan has been redesigned to include two three-story buildings with the same number of dwelling units, 123, as previously proposed. In addition, the project includes additional landscaping and buffering adjacent to the Windshire Park subdivision along the west property line and walking trails and site amenities such as gathering and seating areas. The project is proposed to be constructed in two phases.

Please refer to the site plan and rendering attached.

Please let me know if you have any questions. The full project packet will be posted on the Town's website by end of day Friday, April 14, 2023,
<https://www.windsorgov.com/83/Boards-Commissions>.

Sincerely,

Sandra Mezzetti, AICP

Senior Planner

Town of Windsor, Colorado

Community Development | Planning

From: Durol,Joyce <Joyce.Durol@ColoState.EDU>

Sent: Monday, April 10, 2023 12:20 PM

To: PLANNING <Planning@windsorgov.com>

Cc: Durol,Joyce <Joyce.Durol@ColoState.EDU>

Subject: Windshire Park 6th Filing

Caution: **External Email**

Hello.

We are property owners adjacent to this subdivision.

Please email us any information regarding the number of residential houses and commercial that are proposed as well as where the open spaces and any additional streets will be located.

Thank you.

Joyce Durol

Robert Folbrecht

33700 CR 15

Windsor

<site plan.JPG>

<rendering.JPG>



MEMORANDUM

Date: April 19, 2023
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - Final Major Subdivision - Windshire Park Subdivision 6th Filing - Jeff Feneis, Executive Director, Loveland Housing Authority, applicant; James Doyle, TB Group, applicant's representative
Item #: C.6.

Background / Discussion:

Please see information submitted with the public hearing.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: April 19, 2023
To: Planning Commission
From: Scott Ballstadt, Planning Director
Re: Election of Officers - Election of Planning Commission Vice-Chairperson
Item #: C.7.

Background / Discussion:

In accordance with the Planning Commission By-laws, each calendar year the Planning Commission shall elect its chairman, vice-chairman and the secretary for that respective year.

At this time, the Planning Commission needs to fill the recently vacated vice-chairman position for the remainder of 2023.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments: