TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 50, SERIES 2015

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE SKETCH PLANNED DEVELOPMENT OVERLAY FOR WILDWING SUBDIVISION, GENERALLY LOCATED WEST OF AND ADJACENT TO CR 1/MAIN LATHAM PARKWAY, AND SOUTH OF AND ADJACENT TO WILDWING DRIVE

WHEREAS, WW Development, LLC (the "Developer") has submitted a Sketch Planned Development Overlay for the Wildwing Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Sketch Planned Development Overlay) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on July 21, 2015, and the above described Sketch Planned Development Overlay was recommended for approval to the Town Council by the Town of Timnath Planning Commission with the following conditions:

1. Allow staff to continue to work with applicant to address all unresolved non-substantive technical comments to the satisfaction of Town Staff and Referral Agencies

WHEREAS, a properly noticed public hearing with the Town Council was held on July 28, 2015 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Sketch Planned Development Overlay

The Sketch Planned Development Overlay for Wildwing Subdivision is approved as presented.

PASSED, APPROVED AND ADOPTED THIS 28 DAY OF JULY, 2015.

TOWN OF TIMNATH, COLORADO

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, CMC
Town Clerk

TOWN OF TIMNATH
SEAL
COLORADO

EXHIBIT A

Legal Description of Property Proposed for Sketch Planned Development Overlay

Lots One (1) through Lot Ten (10), Block 1, Wildwing Subdivision Replat D recorded May 17, 2013 as Reception No. 20130037421 of the Records of Larimer County and Wildwing Final Plat Filing No. 1 Amendment No. 2 recorded November 25, 2008 as Reception No. 20080072667 of the Records of Larimer County, situate in the South Half of Section Twenty-four (24) and the North Half of Section Twenty-five (25), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), Town of Timnath, County of Larimer, State of Colorado.

EXCEPTING THEREFROM Lots 1 through Lot 11, Block 1, Lots 1 through Lot 7, Block 16, Lots 1 through Lot 20, Block 15, Lots 2 through Lot 3, Block 2, Lots 1 through Lot 8, Block 6, Lots 1 through Lot 4, Block 7, Lots 1 through Lot 8, Block 8, Lots 1 through Lot 3, Block 24, Tracts A, B, C, E, F, V, H-4, O-1, O-2, O-3, O-4, O-5, MM, LL, KK, L-1, JJ, Wildshore Drive Right of Way, Majestic View Drive Right of Way, Thunderview Drive Right of Way, Chandra Street Right of Way, Summerwind Court Right of Way, White Snow Court Right of Way, Water View Court Right of Way, Wildwing Drive Right of Way, Winterpeak Court Right of Way and Boundless Lane Right of Way, Wildwing Final Plat Filing No. 1 Amendment No. 2

EXCEPTING THEREFROM Wildwing Subdivision Replat E recorded April 24, 2014 as Reception No. 20140020418 of the Records of Larimer County, Wildwing Subdivision Replat C recorded December 19, 2012 as Reception No. 20120091430 of the Records of Larimer County, Wildwing Subdivision Replat A – Corrected recorded December 12, 2012 as Reception No. 20120089533 of the Records of Larimer County, and Wildwing Subdivision Replat B recorded October 17, 2012 as Reception No. 20120072516 of the Records of Larimer County.

Said described parcel of land contains 180.737 Acres, more or less (±).

EXHIBIT B

Sketch Planned Development Overlay

[attached]

Vicinity Map:

Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

Land Use Table:

Block	Land Use	Gross Acreage	Platted Lots	Gross Density	Proposed Lots	Gross Density	Net Density
1	[illegible]	[illegible]	[illegible]	[illegible]	—	[illegible]	—
2	[illegible]	[illegible]	[illegible]	[illegible]	—	[illegible]	—
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	—
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	—	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]					
TOTAL		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible] [illegible]
LANDUSE [illegible]
[illegible] [illegible]
OPEN SPACE [illegible]

Planning Commission Certificate

Approved this _____ day of _____, 20____, by the Town Planning Commission, Timnath, Colorado.

By _____

Town Council Certificate

Approved this _____ day of _____, 20____, by the Town Council, Timnath, Colorado.

Timnath Mayor _____ Timnath Town Clerk

Preparer's Certificate

I certify that this Sketch Plan was prepared by me or under my direct supervision.

By _____

113 GROUP

WILDWING

AMENDED SKETCH PLAN

TIMNATH, COLORADO

WW DEVELOPMENT, LLC
1216 W. ASH ST
WINDSOR CO 80550

Sheet Comments 04-09-1[illegible]

May 20, 2015

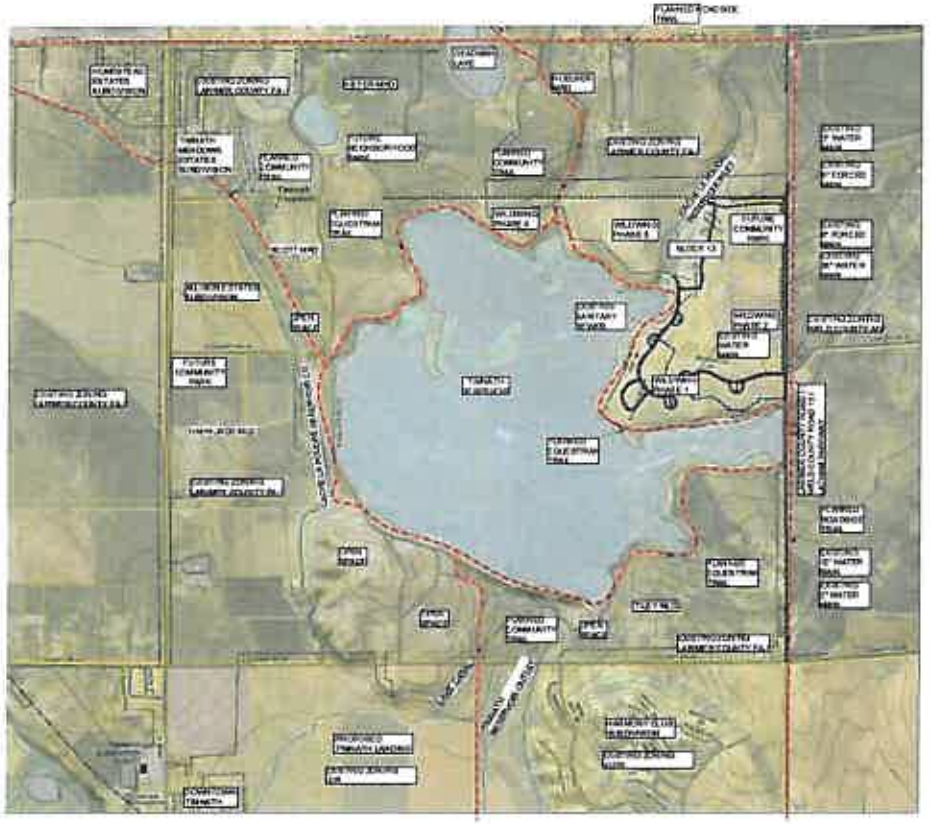
SKETCH PLAN MAP

SHEET NUMBER 1

OF 3

WILDWING AMENDED SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO



SCALE 1" = 100'-0"

NORTH

TB GROUP

WILDWING

AMENDED SKETCH PLAN

TIMNATH, COLORADO

WW DEVELOPMENT, LLC
1218 W ASH ST
WINDSOR CO 80550

Staff Comments 04-03-1

May 20, 2016

COVER MAP

SHEET NUMBER 2

OF 3

WILDWING AMENDED SKETCH PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

Landscape Written Description

THE DESIGN INTENT INCLUDES PROVIDING AREAS OF LANDSCAPE FOCUS AT THE ENTRANCE AND AT KEY LOCATIONS THROUGHOUT THE DEVELOPMENT. PERIMETER AREAS SHALL BE LANDSCAPED TO CREATE A NATURAL AESTHETIC. EXISTING PHASE 1 AND PHASE 4 ARE TO REMAIN UNDISTURBED.

THE LANDSCAPE DESIGN FOR REVISED PHASES 2 AND 3 AND BLOCK 13 PROVIDES TREE LAWNS WITH IRRIGATED TURF AND ONE TREE PER 30 FT WILL BE PLANTED ALONG STREET FRONT AREAS. LANDSCAPE FOR COMMON OPEN SPACE CONSISTS OF IMPROVED PICNIC AREAS AND NON-IRRIGATED LOW GROW NATIVE GRASS. HIGH VISIBILITY AREAS ARE TO BE PROVIDED AND WILL CONTAIN CLUSTERS OF TREES. ENTRIES TO THE SUBDIVISION WILL BE ENHANCED WITH SIGNS, PERENNIALS AND ORNAMENTAL GRASSES AND SIGNAGE.

POOL/COMMUNITY CENTER

THERE WILL BE ONE NEIGHBORHOOD/POOL PARK CONTAINING A CENTRAL AMENITY VISION WILL INCLUDE A POOL. ADDITIONAL AMENITIES INCLUDE A PLAYGROUND, PARK SHELTER, AND TURF PLAY AREA.

COMMUNITY PARK

IN THE NORTHWEST CORNER OF THE PROJECT IS AN EXISTING TOWN OF TIMNATH COMMUNITY PARK WITH EXISTING SPORTS FIELDS. IT IS EXPECTED THAT ADDITIONAL PARK AMENITIES WILL BE ADDED BY THE TOWN OF TIMNATH OVER TIME.

OPEN SPACE

THE WILDWING SUBDIVISION IS PLANNED TO PROVIDE VISUAL OR DIRECT ACCESS TO OPEN SPACE FOR THE MAJORITY OF THE LOTS. THE INTENT IS TO PROVIDE A VERY OPEN FEEL MAKING EACH LOT FEEL A LITTLE LARGER AND MORE SEPARATED FROM NEARBY LOTS. OPEN SPACE PROVIDES RECREATIONAL OPPORTUNITIES AND IS VISUALLY AND PHYSICALLY ACCESSIBLE TO THE ENTIRE NEIGHBORHOOD. WELL OVER 80% OF THE LOTS IN REVISED PHASE 2 AND 3 AND BLOCK 13 HAVE ACCESS TO OPEN SPACE. THE OPEN SPACES ARE DESIGNED TO PROVIDE VARIOUS FUNCTIONS. SOME OF THE OPEN SPACES ARE UTILIZED FOR STORMWATER CONVEYANCE AND DETENTION.

TRAILS

THE INTERNAL SIDEWALK AND TRAIL NETWORK GOES ABOVE AND BEYOND THE MINIMUM STANDARDS OF CONNECTIVITY AND QUALITY. IN ADDITION TO CONNECTING TO THE ADJACENT NEW SCHOOLS THE EXISTING SIDEWALK AND TRAIL NETWORK PROVIDES GREAT CONNECTIVITY TO THE NEIGHBORHOOD PARKS. FOR WALK INCLINATION THERE ARE MULTIPLE LOOPS THAT CAN CREATE A VERY DYNAMIC LIFESTYLE FOR THE RESIDENTS IN THIS PART OF TIMNATH.

SCALE 1" = 200'-0"

NORTH

TB GROUP

WILDWING

AMENDED SKETCH PLAN

TIMNATH, COLORADO

WW DEVELOPMENT, LLC
1218 W. ASHLEY
WINDSOR CO 80550

Staff Comments	04-09-19

May 20, 2019

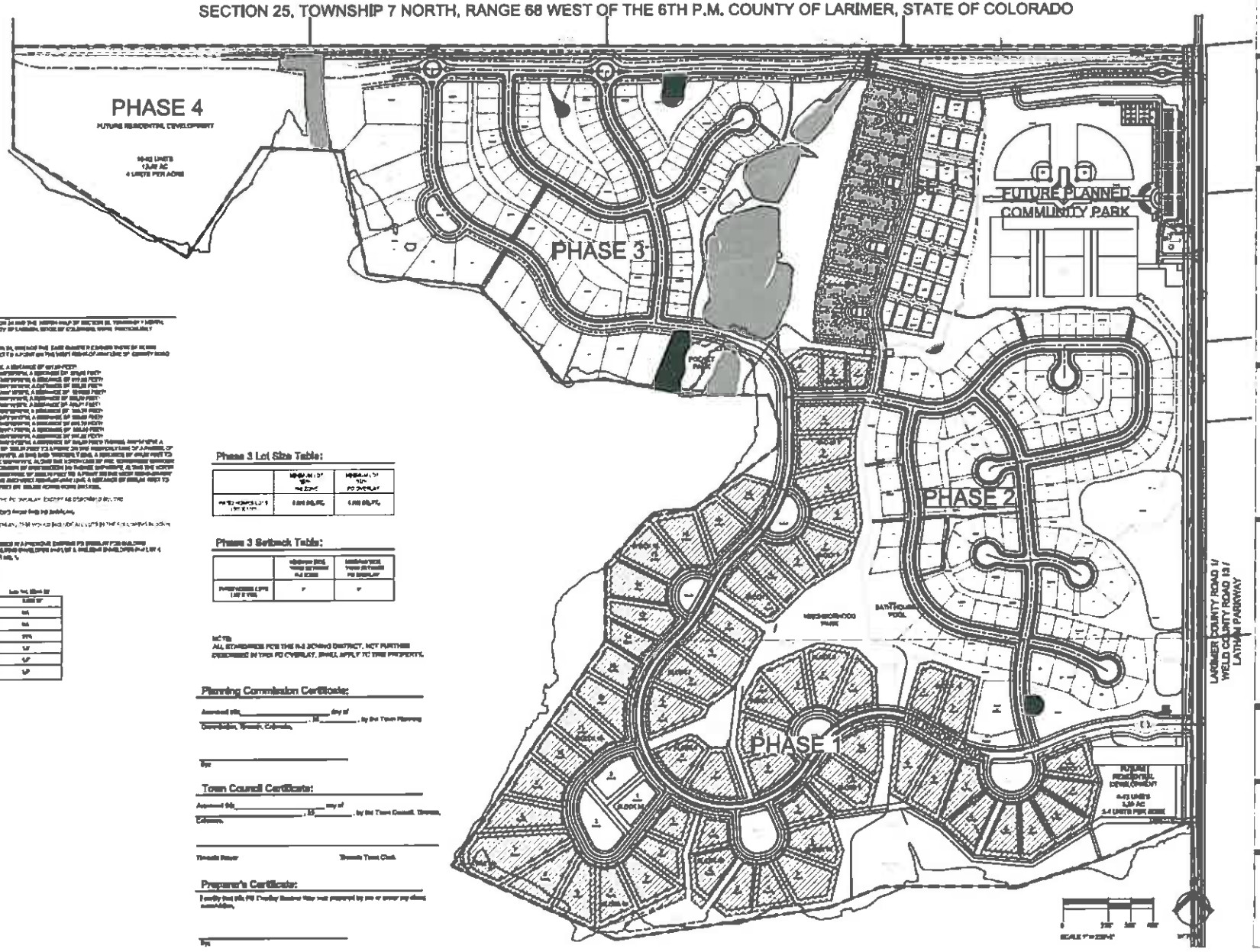
CONCEPTUAL LANDSCAPE & OPEN SPACE PLAN

SHEET NUMBER 3

OF 3

WILDWING SKETCH PD OVERLAY

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO



Legal Description:

[illegible]

Phase 3 Lot Size Table:

	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

Phase 3 Setback Table:

	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

NOTE:
ALL STANDARDS FOR THE R-3 ZONING DISTRICT, NOT FURTHER DESCRIBED IN THIS PD OVERLAY, SHALL APPLY TO THIS PROPERTY.

Planning Commission Certificate:

Approved this _____ day of _____, 20_____, by the Town Planning Commission, Severin, Colorado.

By: _____

Town Council Certificate:

Approved this _____ day of _____, 20_____, by the Town Council, Severin, Colorado.

Severin Mayor _____ Severin Town Clerk _____

Preparer's Certificate:

I certify that this PD Overlay Sketch Map was prepared by me or under my direct supervision.

By: _____

GROUP

WILDWING

SKETCH PLANNED DEVELOPMENT OVERLAY DISTRICT

SEVERIN, COLORADO

WW DEVELOPMENT, LLC
1218 W. ASH ST.
WINDSOR CO 80550

June 12, 2015

PD OVERLAY MAP

SHEET NUMBER: 1

of 1