

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 10, SERIES 2022**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE PLANNED DEVELOPMENT OVERLAY AMENDMENT FOR THE
DREHLE SUBDIVISION, LOCATED AT THE NORTHWEST CORNER OF THREE
BELL PARKWAY AND RIVER PASS ROAD**

WHEREAS, Hartford Homes (the “Developer”) has submitted a Planned Development Overlay Amendment for the Drehle Subdivision, more particularly described in **Exhibit A** (legal description) and **Exhibit B** (Planned Development Overlay) and attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, a properly noticed public hearing was held on June 7, 2022, and the above described Planned Development Overlay Amendment was recommended for approval to the Town Council by the Town of Timnath Planning Commission; and

WHEREAS, a properly noticed public hearing with the Town Council was held on June 28, 2022 and upon hearing the statements of staff, the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO:

Section 1. Property Zoned

That Article 3 of the Timnath Land Use Codes and the map referred to therein as the "Official Zoning Map of the Town of Timnath", said map being part of said Zoning Code and showing the boundaries of the district specified, shall be and the same is hereby amended in the following particulars, to wit:

The proposed R2 zoning is amended with the addition of a Planned Development Overlay – See attached **Exhibits A&B**

Section 2. Conditions

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.

Section 3. Public Hearing

The Town Council held a public hearing on Tuesday, June 28, 2022 regarding the zoning of the property.

Section 4. Severability

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it

would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

Section 5. Effective Date

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON JUNE 14, 2022, AND SET FOR PUBLIC HEARING, AND SECOND READING AT 6:00 P.M. ON JUNE 28, 2022 AT THE TIMNATH TOWN CENTER, 4750 SIGNAL TREE DRIVE, TIMNATH COLORADO AND ORDERED PUBLISHED BY TITLE THIS 14TH DAY OF JUNE, 2022.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON JUNE 28, 2022.

TOWN OF TIMNATH

DocuSigned by:

Mark Soukup

3BD94680F9C7E8...
Mark J. Soukup, Mayor

ATTEST:

DocuSigned by:

Milissa Peters-Garcia

07A6AF3B02114D7...
Milissa Peters-Garcia, CMC
Town Clerk

EXHIBIT A

Legal Description of Property Proposed for Amended Planned Development Overlay

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PM, LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST SIXTEENTH CORNER COMMON WITH SECTION 2 AND 11, MONUMENTED WITH A NO. 6 REBAR WITH 3" ALUMINUM CAP IN A RANGE BOX, STAMPED LS 37911;

THENCE N02°06'32"W, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY OF LARIMER COUNTY ROAD 36 AND NORTH LINE OF BRUNNER FARM ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2014009166 TO THE POINT OF BEGINNING;

THENCE N02°06'32"W, A DISTANCE OF 1164.79 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE FELDMAN ANNEXATION RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 20180016594;

THENCE N88°14'44"E, A DISTANCE OF 1253.51 FEET ON THE SOUTH LINE OF SAID FELDMAN ANNEXATION TO THE SOUTHEAST CORNER THEREOF AND THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3, MONUMENTED WITH A NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED PLS 37065;

THENCE S01°28'58"E, A DISTANCE OF 1164.44 FEET ON SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY OF LARIMER COUNTY ROAD 36 AND NORTH LINE OF BRUNNER FARM ANNEXATION;

THENCE S88°13'46"W, A DISTANCE OF 1240.77 FEET ON SAID NORTH RIGHT OF WAY LINE AND NORTH LINE OF BRUNNER FARM ANNEXATION TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,452,417 SQUARE FEET OR 33.343 ACRES

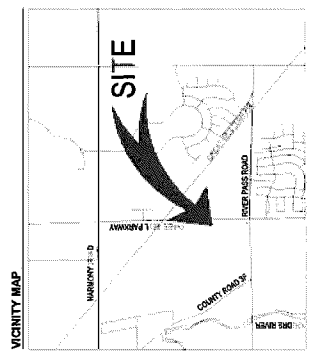
EXHIBIT B

Amended Planned Development Overlay

[attached]

DREHLE Planned Development Overlay

SITUATED IN THE EAST ½ OF THE EAST ¼ OF SECTION 2, T6N, R68W OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO



INTENT OF THIS PLAN
 THIS PLANNED DEVELOPMENT OVERLAY IS A NEW RESIDENTIAL COMMUNITY INCORPORATING RESIDENTIAL HOUSING WITHIN A DYNAMIC, WALKABLE NEIGHBORHOOD. THE PROPOSED COMMUNITY IS AN INTEGRATED COMMUNITY THAT WILL INCLUDE A CENTRAL PARK AREA CONTAINING A PRESERVED HISTORIC BARN.
 THIS PLANNED DEVELOPMENT OVERLAY ESTABLISHES AND BATTLES THE VARIOUS LOT AND ROAD STANDARDS, AND OTHER PROJECT ELEMENTS THAT WILL ENABLE THIS VISION TO BE ACHIEVED. TO CREATE SUCH A COMMUNITY, THE OVERLAY PROVIDES A DIVERSITY OF HOUSING TYPES THAT ARE Viable GIVEN CURRENT AND ANTICIPATED HOUSING MARKET DEMANDS. THE OVERLAY PROVIDES A DIVERSITY OF HOUSING TYPES THAT ARE Viable GIVEN CURRENT AND ANTICIPATED HOUSING MARKET DEMANDS. THE OVERLAY PROVIDES A DIVERSITY OF HOUSING TYPES THAT ARE Viable GIVEN CURRENT AND ANTICIPATED HOUSING MARKET DEMANDS. THE OVERLAY PROVIDES A DIVERSITY OF HOUSING TYPES THAT ARE Viable GIVEN CURRENT AND ANTICIPATED HOUSING MARKET DEMANDS.

SHEET INDEX
 1 OVERALL PLAN (60% SCALE)
 2 ZONING MAP
 3 LAND USE STANDARDS
 4 ZONING REGULATIONS
 5 ZERO LOT LINE AND SIDE YARD USE EASEMENTS/COMPACT LOTS
 6 ALLEY ROADWAY STANDARDS
 7 LOCAL ROADWAY STANDARDS

NOTICE OF OTHER DOCUMENTS
 ALL PLANNING AND NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THE PROJECT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE PROJECT, THE DEVELOPER AND/OR THE PROPERTY OWNERS. THESE DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE COUNTY CLERK AND RECORDS OFFICE. THE DEVELOPER AND/OR PROPERTY OWNERS SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTIONS OF THE PROJECT SITE.

STATEMENT OF AUTHORITY
 THIS PLANNED DEVELOPMENT OVERLAY IS THE GUIDING ZONING INSTRUMENT FOR THE PROJECT. IT SUPERSEDES ALL PREVIOUS ZONING REGULATIONS, DEVELOPMENT AGREEMENTS AND AGREEMENTS AS STANDARDS, DEVELOPMENT AGREEMENTS AND AGREEMENTS AS SPECIFIED HEREIN. SUCH PLANS, REGULATIONS, STANDARDS, AGREEMENTS, DEVELOPMENT AGREEMENTS AND AGREEMENTS ARE LIMITED TO ALL APPLICABLE SECTIONS OF THE MUNICIPAL CODE, THE LAND USE CODE, THE PROS PLAN, EXISTING APPLICABLE DEVELOPMENT STANDARDS, REGULATIONS, STANDARDS, AGREEMENTS, DEVELOPMENT AGREEMENTS, AND THE LARIMER COUNTY URBAN AREA STREET STANDARDS.
 IN CASES WHERE THIS PRO IS IN CONFLICT WITH THE TOWN OF TIMNATH MUNICIPAL CODE OR OTHER APPLICABLE PLANS, REGULATIONS, OR AGREEMENTS, THE PRO SHALL HOLD IN INSTANCES WHERE THE PRO IS SUPERIOR TO THE APPLICABLE SECTION OF THE MUNICIPAL CODE OR THE TOWN OF TIMNATH MUNICIPAL CODE. AGREEMENTS, DEVELOPMENT AGREEMENTS, AGREEMENTS, DEVELOPMENT AGREEMENTS, AND AGREEMENTS SHALL HOLD.

OWNERSHIP CERTIFICATE
 OWNER: JAMES R DREHLE TRUST
 BY: _____
 NAME: _____
 TITLE: _____
 STATE OF _____
 COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY _____
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES _____

OWNERS EDWALD DREHLE TRUST
 BY: _____
 NAME: _____
 TITLE: _____
 STATE OF _____
 COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY _____
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION
 PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PA, LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST SOUTHWEST CORNER CORNER TO SECTIONS 2 AND 11, UNIMMENTED WITH ALSO A REBAR WITH 1" ALUMINUM CAP IN A RANGE BOX, STAMPED LS 1971;
 THENCE S67°20'30"W, A DISTANCE OF 360.0 FEET TO THE NORTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 1, UNIMMENTED WITH A NO. 1 REBAR WITH 1.14" ORANGE PLASTIC CAP, STAMPED COUNTY CLERK AND RECORDS OFFICE AT RECEPTION MANAGER'S OFFICE, AND THE POINT OF BEGINNING;
 THENCE S67°20'30"W, A DISTANCE OF 116.0 FEET ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTH WEST CORNER OF THE FULLMAN NUMBER 10 WATERPUMP;
 THENCE S89°10'45"E, A DISTANCE OF 268.5 FEET ON THE SOUTH LINE OF SAID FULLMAN NUMBER 10 WATERPUMP TO THE POINT OF BEGINNING;
 THENCE S89°10'45"E, A DISTANCE OF 116.0 FEET ON SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 1, UNIMMENTED WITH A NO. 1 REBAR WITH 1.14" ORANGE PLASTIC CAP, STAMPED PLS 2006;
 THENCE S89°10'45"E, A DISTANCE OF 116.0 FEET ON SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 34 AND THE NORTH LINE OF BRINSHAW PARK AND BRINSHAW;
 THENCE S89°10'45"E, A DISTANCE OF 164.7 FEET ON SAID NORTH FRONT OF WAY LINE AND NORTH LINE OF BRINSHAW PARK AND BRINSHAW TO THE POINT OF BEGINNING;
 PARCEL CONTAINS 1,024.17 SQUARE FEET OR 23,341 SQUARE FEET.

BASIS OF BEARING
 BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE FINAL PLAN OF REGENCOUS PLANS 202 IN WHICH THE SOUTH LINE OF REGENCOUS BEARS NORTH BY 114° EAST, ADJUSTED ON THE NORTHWEST BY A NO. 1 REBAR, NO CAP AND ON THE NORTHEAST BY A NO. 1 REBAR WITH A 1.14" ORANGE PLASTIC CAP STAMPED PLS 2006, WITH ALL BEARINGS BEING RELATIVE THEREIN.



DREHLE
 PLANNED DEVELOPMENT OVERLAY
 TIMNATH, COLORADO

DEVELOPER:
 WATFORD INVESTMENTS LLC
 100 ASHMAN RD
 TIMNATH, CO 80552
 (970) 821-1191

NOT FOR CONSTRUCTION

DATE: 01/26/2022 SUBMITTAL
 04/06/2022 2ND SUB
 05/02/2022 3RD SUB

SHEET TITLE: _____
 COVER SHEET





LAND USE DENSITY TABLE

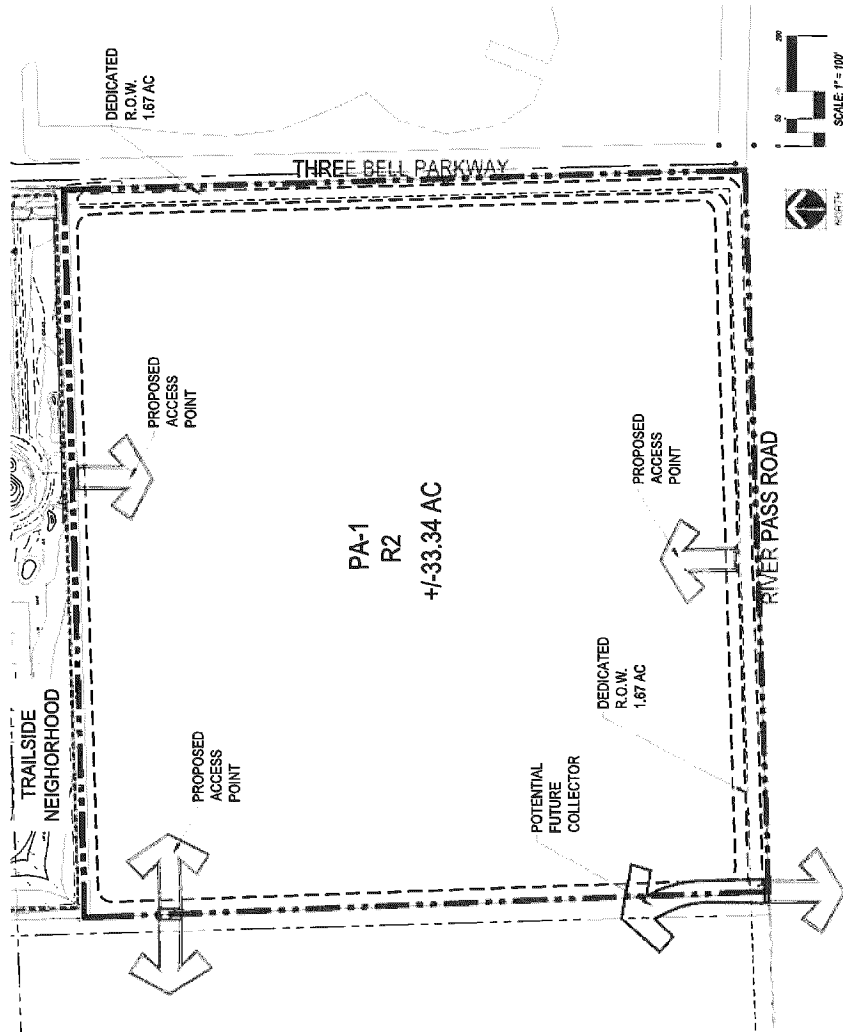
Planning Area	Maximum Residential Density	Acres	Gross Density	Anticipated Uses	Underlying Zoning
PA-1	1.87	+/- 33.34	4	SFD	R2
Total					35.0

Residential Units
 Maximum Number of Dwelling Units: 111

PERMITTED USES

- THE ALLOWED USES FOR THE DREHLE PLANNED DEVELOPMENT OVERLAY WILL FOLLOW THE ALLOWED USES OF THE UNDERLYING R2 ZONING DISTRICT, WITH ADDITION OF THE FOLLOWING USES:
- FOOD TRUCKS - ALLOWED AS A PERMITTED USE WITH CONDITIONS
 - OPEN AIR FARMERS MARKETS - ALLOWED AS A PERMITTED USE WITH CONDITIONS

OVERALL PLAN



DREHLE PLANNED DEVELOPMENT OVERLAY

- NOTES**
- SFD SINGLE-FAMILY DETACHED, FLAT-ROOF, COTTAGE. OTHER COMED. ALL DEVELOPED AREAS MAY INCLUDE A VARIETY OF OTHER LAND USES, INCLUDING OPEN SPACE. OPEN SPACE MAY INCLUDE BUT IS NOT LIMITED TO PARKS, RECREATION IMPROVEMENTS, AND TRAILS.
 - THE DREHLE PLANNED DEVELOPMENT OVERLAY PLAN ILLUSTRATES ZONING PER PLANNING AREA. LAND ACRES ARE APPROXIMATE. THE PLAN IS INTENDED TO ALLOW FOR CHANGES AND REVISIONS DURING THE SUBMITTAL PROCESS.
 - PLANNING AREAS WILL HAVE AN UNDERLYING BASE ZONE OF AGED RESIDENTIAL, R2A.
 - COMMUNITY GARDENS ARE AN ALLOWED USE IN OPEN SPACE AREAS WITHIN THE DREHLE DEVELOPMENT.
 - THE JURISDICTION AND DECISION FOR INDIVIDUAL PLANNING AREAS MAY VARY BY UP TO 20% WITHOUT A PLANNED DEVELOPMENT AS PERMITTED IN THE LAND USE CODE. ALL PLANNING AREAS LOCATED IN THE DREHLE PLANNED DEVELOPMENT PERMIT SINGLE FAMILY RESIDENTIAL USES, AS WELL AS NON-RESIDENTIAL USES, INCLUDING BUT NOT LIMITED TO, ELEMENTARY SCHOOLS, PARKS, TRAILS, RECREATION IMPROVEMENTS, AND OPEN SPACE.
 - ALL PROPOSED ROAD ALIGNMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
 - MAXIMUM DENSITY IS SUBJECT TO THE OVERALL GROSS DENSITY ESTABLISHED FOR SUBSECTION OF 111 RESIDENTIAL DWELLING UNITS.
 - INTERSECTIONS AND ACCESS POINTS SHOWN AS ARROWS INDICATE ACCESS WILL BE PROVIDED TO THE ADJACENT DEVELOPMENT AREAS. THE LOCATION OF ACCESS POINTS AND THE TYPE OF ACCESS POINTS WILL BE DETERMINED BY THE DREHLE PLANNED DEVELOPMENT OVERLAY OR OTHER APPLICABLE TOWN STANDARDS.
 - CLASSIFICATION OF ALL ROADS INTERNAL TO THIS PLANNED DEVELOPMENT WILL BE DETERMINED DURING THE PLANNING OF THE DEVELOPMENT.
 - IT IS ANTICIPATED THAT THIS PROJECT WILL BE COMPLETED IN ONE PHASE.
 - LAND USES IN THE STANFORD DISTRICT TABLE OF PERMITTED USES ABOVE ARE DESIGNATED AS "P" (PERMITTED), "C" (CONDITIONALLY), OR "PC" (PERMITTED WITH CONDITIONS). CONDITIONS FOR USES PERMITTED WITH CONDITIONS CAN BE FOUND ON SHEET 3.

DEVELOPER:
 HARFORD INVESTMENTS LLC
 4871 GOVERNMENT RD
 TIMNATH, CO 80547
 (970) 824-1189

DATE:
 04/26/2022 SUBMITTED
 04/06/2022 2ND SUB
 05/20/2022 3RD SUB

NOT FOR CONSTRUCTION

SHEET TITLE:
 OVERALL PLAN
 AND LUG AMENDMENTS
 2 of 7



DocuSign Envelope ID: 55159A94-417B-4B71-8393-13417F8CD26B

JKJ
NORRIS DESIGN
 ARCHITECTS

DREHLE
 PLANNED DEVELOPMENT OVERLAY
 TRIMBLE, COLORADO

DEVELOPER:
 HARTFORD INVESTMENTS LLC
 601 S COCKMAN RD
 TRIMBLE, CO 80571
 (303) 424-1109

NOT FOR
 CONSTRUCTION

DATE:
 01/26/2022 SUBMITTAL
 07/27/2022 PRELIMINARY
 08/29/2022 ERD SUB.

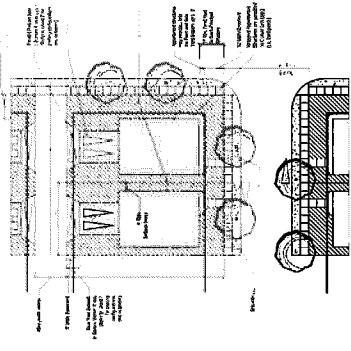
SHEET TITLE:
 TYPICAL LOT
 CONFIGURATIONS

4 of 7

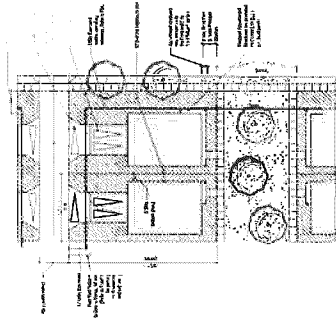


LOT TYPICAL NOTES

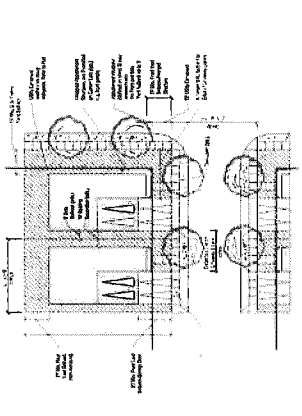
1. TYPICAL LAYOUTS REFLECT DESIGN STANDARDS FOR SINGLE-FAMILY DETACHED LOTS. THIS IS A GENERAL OVERLAY DOCUMENT AND REPRESENT MULTIPLE BUT NOT ALL CONFIGURATIONS FOR EACH LOT COMPONENT.
2. -LOADED SINGLE FAMILY DETACHED LOTS 30' WIDE PARKING IS PERMITTED BEHIND THE GARAGE ON REAR ATTACHED LOTS 25' WIDE.



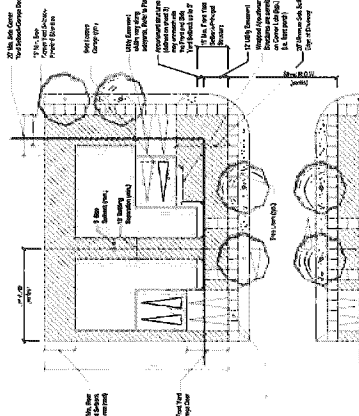
5 SINGLE-FAMILY DETACHED LOT - REAR LOAD (Typical Configuration) SCALE: NTS



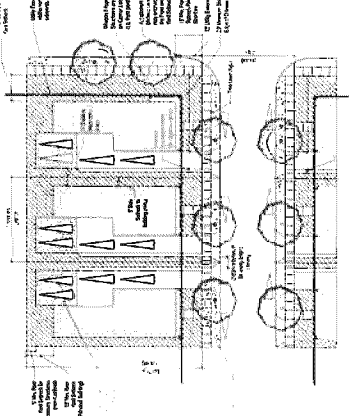
6 SINGLE-FAMILY DETACHED LOT - REAR LOAD (Rear Court Configuration) SCALE: NTS



7 SINGLE-FAMILY DETACHED LOT - FRONT LOAD (Typical Configuration) SCALE: NTS



8 SINGLE-FAMILY DETACHED LOT - SIDE LOAD (Typical Configuration) SCALE: NTS



9 SINGLE-FAMILY DETACHED LOT WITH PASS-BY DRIVEWAY (Typical Configuration) SCALE: NTS



DREHLE
PLANNED DEVELOPMENT OVERLAY
TIMNATH, COLORADO

DEVELOPER:
HARTWOOD INVESTMENTS LLC
480 GOODMAN RD
TIMNATH, CO 80547
970/614-1199

NOT FOR CONSTRUCTION

DATE:	03/26/2023
DATE SUBMITTED:	03/26/2023
DATE REVISION:	03/26/2023
SHEET TITLE:	SIDE YARD USE EASEMENT FOR SINGLE-FAMILY DETACHED LOT
SHEET NUMBER:	5 of 7

SIDE YARD USE EASEMENT NOTES

SIDE YARD USE EASEMENT OCCURS FROM FRONT PROPERTY LINE TO REAR PROPERTY LINE AND EXTEND FROM THE GRANTEE'S BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE GRANTEE'S AND GRANTEE'S PARCELS THAT SHALL BE GRANTED TO THE EASEMENT GRANTEE PER THE RESTRICTIONS OUTLINED BELOW.

SIDE YARD USE EASEMENTS MAY BE DESIGNED AND USED WITHIN A SERIES OF ADJACENT LOTS FOR DESIGN AND APPROVAL BY THE TOWN AT THE TIME OF PLAY OF THIS PROJECT. SIDE YARD USE EASEMENTS MAY BE USED ON ALL DETACHED SINGLE-FAMILY LOTS TYPES.

THE FOLLOWING RESTRICTIONS APPLY TO THE SIDE YARD USE EASEMENTS:

- EASEMENT GRANTEE SHALL HAVE FULL ACCESS AND ENJOYMENT OF THE EASEMENT INCLUDING CONSTRUCTION OF IMPROVEMENTS, USE AND MAINTENANCE OF THE SPACE INCLUDED IN THE EASEMENT, FENCES AND WALLS USED AS PRIMARY GREENS MAY NOT ENCRUSH INTO THE FRONT AND REAR SETBACK. NON-COMBUSTIBLE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, LANDSCAPING, WALLS, FENCES, RAILS, PERGOLAS, SCREENS, IN EXCESS OF 6 FEET IN HEIGHT (AS MEASURED FROM FINISHED GRADE) ARE NOT PERMITTED IN SIDE YARD USE EASEMENTS PER TABLE 10.1 (1) IN THE IRC. NO COMBUSTIBLE BUILDING MATERIALS MAY BE USED IN THE CONSTRUCTION OF IMPROVEMENTS WITHIN 2' OF THE PROPERTY LINE (RESULTING IN A 10' CLEAR ZONE FOR ALL COMBUSTIBLE MATERIALS BETWEEN HOMES). A MINIMUM OF 10' IS REQUIRED BETWEEN SETBACKS, BRACKETS AND CREAMATIONS WITHIN 5' OF FOUNDATION. NO IMPROVEMENTS MAY BE EMERGED AT THE DETRIMENT OF THE GRANTEE'S STRUCTURE OR THEIR ABILITY TO MAINTAIN THEIR HOME.
- SIDE YARD USE EASEMENTS ARE PERMITTED ON DETACHED SINGLE-FAMILY LOTS ONLY.
- ALL IMPROVEMENTS BY GRANTEE LOCATED WITHIN THE SIDE YARD USE EASEMENT SHALL BE MAINTAINED BY THE EASEMENT GRANTEE.
- EASEMENT GRANTEE IS ENSURED OF ACCESS WITHIN THE SIDE YARD USE EASEMENT FOR MAINTENANCE AND REPAIR OF THE PRINCIPAL BUILDING LOCATED ON THE EASEMENT GRANTEE'S LOT AND FOR NO OTHER PURPOSE.
- THE DESIGN REVIEW COMMITTEE OF THE METROPOLITAN DISTRICT APPROVES ALL SITE PLANS AND PLATS BEFORE AUTHORIZING APPLICATION TO THE TOWN OF TIMNATH FOR ISSUANCE OF BUILDING PERMIT. FOR ISSUE RESOLUTION THE METROPOLITAN DISTRICT IS GRANTED ACCESS INTO THIS EASEMENT.
- ALL PRINCIPAL BUILDINGS AND GARAGES OWNED BY EASEMENT GRANTEE SHALL BE MAINTAINED BY EASEMENT GRANTEE.
- SIDE YARD USE EASEMENTS MAY BE USED FOR DRAINAGE, RETENTION OF DRAINAGE, OR OTHER PURPOSES. ANY CHANGES TO DRAINAGE PATTERNS OR DRAINAGE PATTERNS ON THE GRANTEE'S PROPERTY WITHOUT THE APPROVAL OF THE METROPOLITAN DISTRICT AND APPROVAL BY A QUALIFIED REGISTERED PROFESSIONAL ENGINEER. ANY CHANGE IN DRAINAGE PATTERNS MUST BE APPROVED BY A PROFESSIONAL ENGINEER.
- SIDE YARD USE EASEMENT PROCEDURES AND POLICIES SHALL BE MANAGED BY THE METROPOLITAN DISTRICT.

DEFINITIONS:
EASEMENT GRANTEE: THE LOT OWNER GRANTING SIDE YARD AREA TO ADJACENT LOT OWNER FOR USE.
EASEMENT GRANTEE: THE LOT OWNER GAINING SIDE YARD AREA FROM ADJACENT LOT OWNER FOR USE.

ACCESS AND MAINTENANCE EASEMENT NOTES

IN THE EVENT OF A ZERO LOT LINE CONFIGURATION, AN ACCESS AND MAINTENANCE EASEMENT ALONG THE FULL LENGTH OF THE SIDE YARD WILL BE GRANTED BY THE GRANTEE TO ALLOW ACCESS FOR MAINTENANCE TO THE GRANTEE'S HOME AND PROVIDE FOR ADEQUATE DRAINAGE BETWEEN THE STRUCTURES.

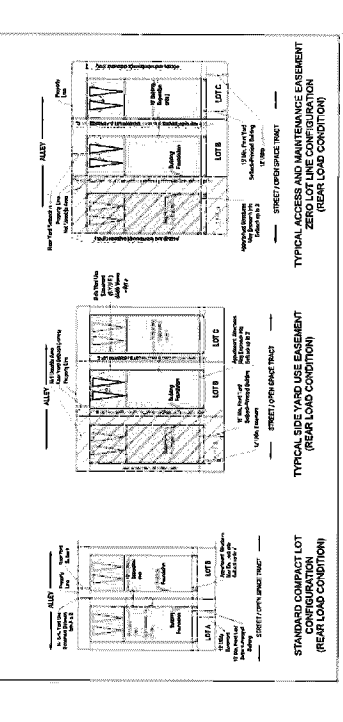
IF ACCESS AND MAINTENANCE EASEMENT WILL BE GRANTED WHERE BUILDING SEPARATION BETWEEN THE GRANTEE'S AND GRANTEE'S HOMES IS 10' OR GREATER, ACCESS AND MAINTENANCE EASEMENT WILL BE GRANTED WHERE BUILDING SEPARATION BETWEEN THE GRANTEE'S AND GRANTEE'S HOMES IS LESS THAN 10'. REFER TO FIGURE 5 FOR GRAPHIC REPRESENTATION OF THE ACCESS AND MAINTENANCE EASEMENT.

THE FOLLOWING RESTRICTIONS APPLY TO THE ACCESS AND MAINTENANCE EASEMENT:

- EASEMENT GRANTEE IS ENSURED OF ACCESS WITHIN THE EASEMENT FOR MAINTENANCE AND REPAIR OF THE GRANTEE'S PRINCIPAL STRUCTURE, INCLUDING GARAGES, AND FOR NO OTHER PURPOSE. THE TOWN OF TIMNATH APPROVES ALL LOT PLANS BEFORE AUTHORIZING ISSUANCE OF A BUILDING PERMIT.
- ACCESS AND MAINTENANCE EASEMENTS ARE PERMITTED ON DETACHED SINGLE-FAMILY LOTS ONLY.
- 10' BUILDING TO BUILDING SEPARATION MAY BE REDUCED, WHEN A 10' BUILDING TO BUILDING SEPARATION IS NOT MAINTAINED, THE THEN CURRENT BUILDING TO BUILDING SEPARATION SHALL BE MAINTAINED. BUILDING TO BUILDING SEPARATION LESS THAN 10' IS NOT PERMITTED FOR SINGLE-FAMILY DETACHED HOMES. IMPERMITTED IN ANY CASE, BUILDING TO BUILDING SEPARATION LESS THAN 10' IS NOT PERMITTED FOR SINGLE-FAMILY DETACHED HOMES.
- ALL PRINCIPAL STRUCTURES, INCLUDING GARAGES OWNED BY EASEMENT GRANTEE, SHALL BE MAINTAINED BY EASEMENT GRANTEE.
- EASEMENT GRANTEE SHALL NOT ALTER FINISHED GRADE OR DRAINAGE PATTERNS ON THE GRANTEE'S PROPERTY WITHOUT APPROVAL AND A LOT PLAN APPROVED BY THE TOWN OF TIMNATH.
- NO IMPROVEMENTS MAY BE IMPLEMENTED WITHIN THE EASEMENT AT THE DETRIMENT OF THE GRANTEE'S ABILITY TO MAINTAIN THEIR HOME.

DEFINITIONS:
EASEMENT GRANTEE: THE LOT OWNER GRANTING AN ACCESS AND MAINTENANCE EASEMENT TO THE ADJACENT LOT OWNER FOR MAINTENANCE AND DRAINAGE PURPOSES.
EASEMENT GRANTEE: THE LOT OWNER GAINING ACCESS TO THE ACCESS AND MAINTENANCE EASEMENT FOR MAINTENANCE AND DRAINAGE PURPOSES.

HOW SIDE YARD USE EASEMENTS AND ACCESS AND MAINTENANCE EASEMENTS WORK:

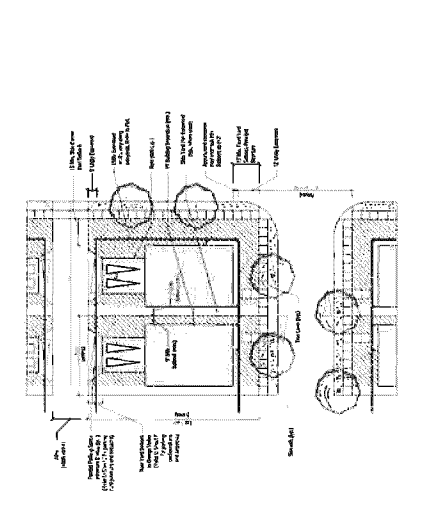


SCALE: 1/4" = 1'-0"

SIDE YARD USE EASEMENTS AND ACCESS AND MAINTENANCE EASEMENTS LOT CONFIGURATION DIAGRAM

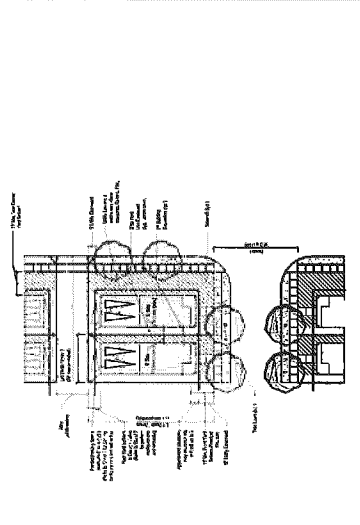
NOTE: SIDE AND REAR LOT USE CONFIGURATIONS ARE PERMITTED ON GREEN COURTS. IN EACH CASE, THE REAR LOT USE EASEMENT IS SHIFTED TO THE REAR. REFER TO SHEET 3 FOR SETBACKS AND SHEET 4 FOR LOT TYPES OF A STANDARD REAR-LOADED HOME ON A GREEN COURT.

SIDE YARD USE EASEMENT



SCALE: NTS

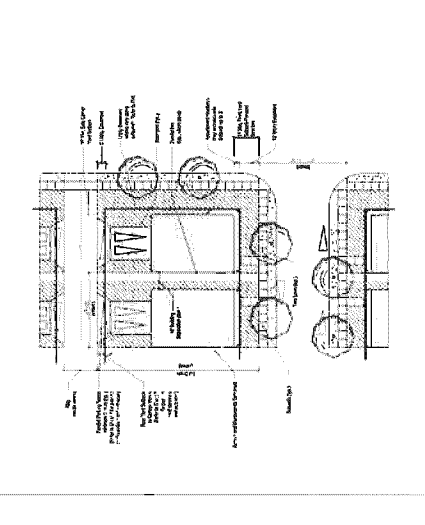
SINGLE-FAMILY DETACHED LOT - REAR LOAD (Side Yard Use Easement - Typical Configuration)



SCALE: NTS

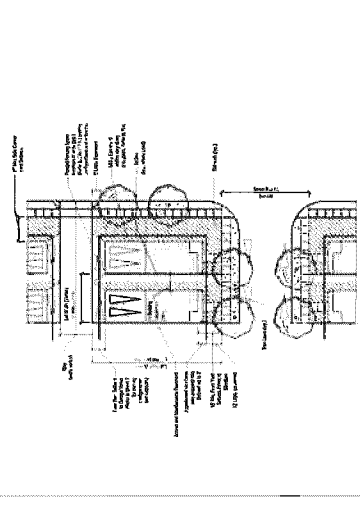
SINGLE-FAMILY DETACHED LOT - REAR LOAD COMPACT LOT (Side Yard Use Easement - Typical Configuration)

ZERO LOT LINE



SCALE: NTS

SINGLE-FAMILY DETACHED LOT - REAR LOAD (Zero Lot Line - Typical Configuration)



SCALE: NTS

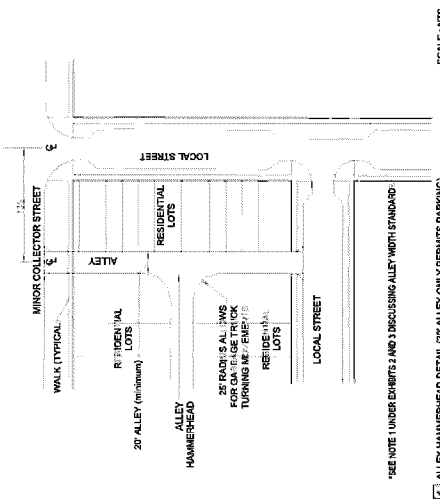
SINGLE-FAMILY DETACHED LOT - REAR LOAD COMPACT LOT (Zero Lot Line - Typical Configuration)

LOT TYPICAL NOTES

- TYPICAL LOT TYPES REFLECT DESIGN STANDARDS CONVERTED ON PAGE 3 OF THIS PLANNED DEVELOPMENT OVERLAY DOCUMENT AND REPRESENT MULTIPLE, BUT NOT ALL, CONFIGURATIONS FOR EACH LOT COMPONENT DETACHED.
- PARKING IS PERMITTED BEHIND THE GARAGE ON REAR LOTS MINIMUM 25' WIDE.
- STANDARD REAR-LOADED SINGLE-FAMILY ATTACHED LOTS AND ZERO LOT LINE CONFIGURATIONS USE FRONT 12' UTILITY EASEMENT IS SHIFTED TO THE REAR. REFER TO SHEET 3 FOR SETBACKS AND SHEET 4 FOR LOT TYPES OF A STANDARD REAR-LOADED HOME ON A GREEN COURT.

NORRIS DESIGN
 PLANNED DEVELOPMENT
 1400 GOODMAN RD
 TIMNATH, CO 80547
 (970)941-1100

20' MINIMUM ALLEY T INTERSECTION DETAIL



*SEE NOTE 1 UNDER EXHIBITS 2 AND 3 DISCUSSING ALLEY WIDTH STANDARD.
 4 ALLEY HAMMERHEAD DETAIL (20' ALLEY ONLY PERMITS PARKING)

SCALE: NTS

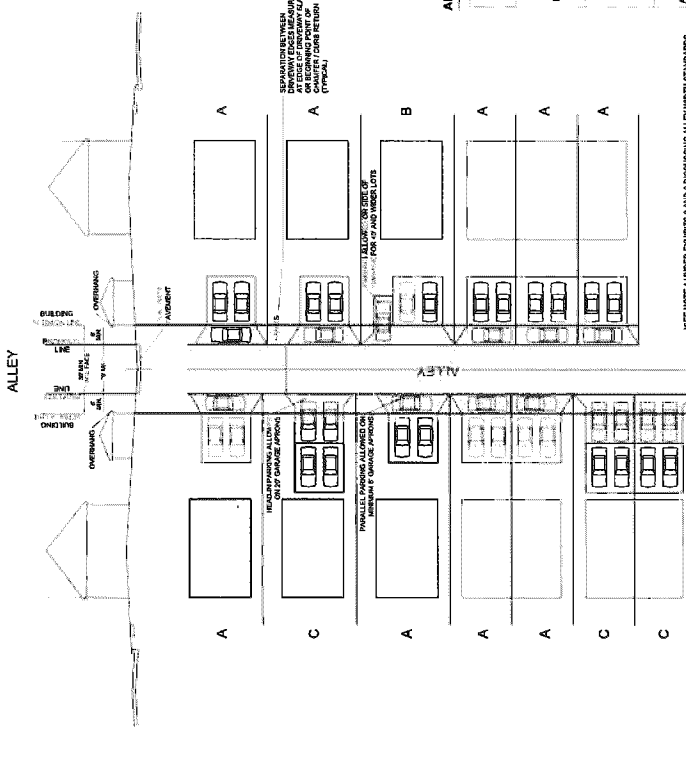
DREHLE
 PLANNED DEVELOPMENT OVERLAY
 TIMNATH, COLORADO

DEVELOPER:
 HARTFORD INVESTMENTS LLC
 1400 GOODMAN RD
 TIMNATH, CO 80547
 (970)941-1100

NOT FOR CONSTRUCTION

DATE:
 01/26/2022 SUBMITTAL
 04/06/2022 2ND SUB
 05/29/2022 3RD SUB

SHEET TITLE:
 ALLEY
 ROADWAY STANDARDS
 6 of 7

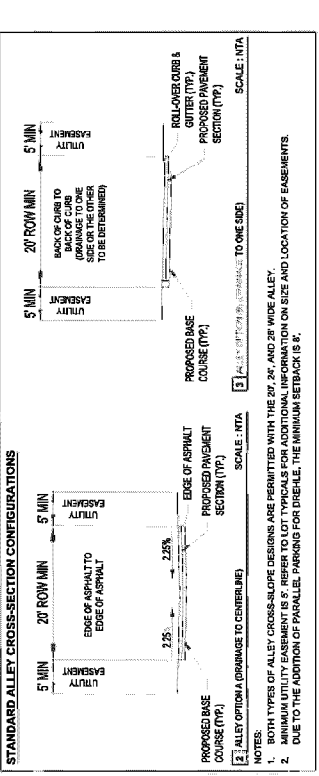


*SEE NOTE 1 UNDER EXHIBITS 2 AND 3 DISCUSSING ALLEY WIDTH STANDARDS.

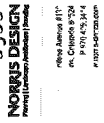
ALLEY SETBACK TABLE

LOT TYPE	PARKING TYPE	DISTANCE FROM GARAGE FACE TO ALLEY # FEET (MIN)
ALLEY-LOADED PARKING FACING A STREET OR ADDITIONAL SPACES BY GARAGE	GARAGE PARKING WITH PARALLEL SPACES BETWEEN GARAGES BY GARAGE	8 FEET (MIN)
ALLEY-LOADED PARKING FACING COURT OR PARK	GARAGE PARKING WITH PARALLEL SPACES BETWEEN GARAGES BY GARAGE	12 FEET (MIN)
ALL ALLEY-LOADED LOTS	GARAGE PARKING WITH REAR-LOADING PARKING	20 FEET

SCALE: NTS



NOTES:
 1. BOTH TYPES OF ALLEY CROSS-SLOPE DESIGNS ARE PERMITTED WITH THE 20', 24', AND 28' WIDE ALLEY.
 2. MINIMUM UTILITY EASEMENT IS 5'. REFER TO LOT TYPICALS FOR ADDITIONAL INFORMATION ON SIZE AND LOCATION OF EASEMENTS. DUE TO THE ADDITION OF PARALLEL PARKING FOR DREHLE, THE MINIMUM SETBACK IS 8'.
 3. ALLEY OPTION A (DRAINAGE TO ONE SIDE)
 4. ALLEY OPTION B (DRAINAGE TO ONE SIDE)



DREHLE
PLANNED DEVELOPMENT OVERLAY
THINKTAP, COLORADO

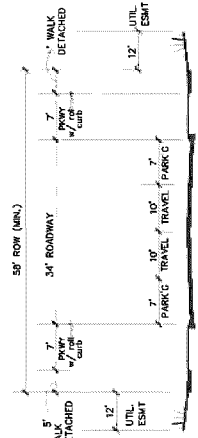
DEVELOPER:
HARTFORD INVESTMENTS LLC
4801 GOODMAN RD
THINKTAP, CO 80547
970-846-1108

NOT FOR
CONSTRUCTION

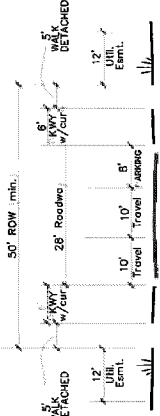
DATE:
01/28/2022 SUBMITTAL
04/08/2022 2ND SUB
05/20/2022 3RD SUB

SHEET TITLE:
LOCAL COUNTY
STANDARDS

7 of 7

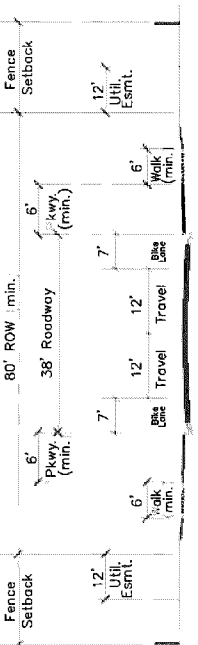


2 TYPICAL RESIDENTIAL LOCAL STREET SECTION SCALE: NTS

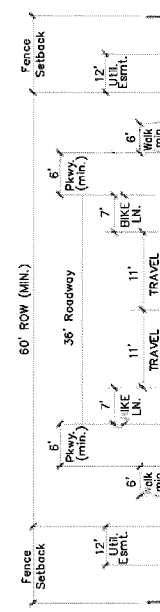


4 TYPICAL LANE STREET SECTION SCALE: NTS

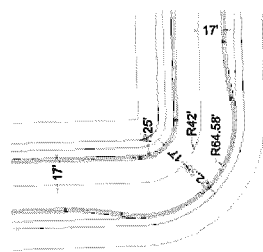
- NOTES:
1. THE STANDARD UTILITY EASEMENT OUTSIDE THE RIGHT OF WAY SHALL BE 12' FOR DREHLE PLANNED DEVELOPMENT. PARKWAY AND SIDEWALK WIDTHS MAY VARY TO ALLOW FOR A MESSAGING WALK IN CERTAIN LOCATIONS.



1 TYPICAL MAJOR COLLECTOR STREET SECTION SCALE: NTS



3 TYPICAL MINOR COLLECTOR STREET SECTION SCALE: NTS



1 RESIDENTIAL LOCAL STREET KNUCKLE AT 90 DEGREE TURN - 42' CI RADIUS SCALE: NTS

- NOTES:
1. KNUCKLES WILL ONLY BE ALLOWED ON LOCAL STREETS.
 2. IN MORE COMPACT, FORMAL NEIGHBORHOODS DESIGNED AROUND A TRADITIONAL BLOCK STRUCTURE, KNUCKLES ARE A CRITICAL DESIGN FEATURE THAT HELP INCREASE THE SPACING BETWEEN BLOCKS. THE KNUCKLE INCLUDED IN THIS ROAD DESIGN IS INTENDED TO BE MAINTAINED WITHOUT ADDING ADDITIONAL LOT DEPTH FOR ALL IN-LINE LOTS. THIS DESIGN OPTION INCREASES THE EFFICIENCY OF DESIGN FOR IN-LINE LOTS AND MAINTAINS THE SPACING BETWEEN BLOCKS. KNUCKLE TURNING STANDARDS ARE MAINTAINED WITH THIS TURNABLE GEOMETRY.