

**TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 59, SERIES 2024**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH
APPROVING THE TRAILSIDE MULTI-FAMILY SITE PLAN, GENERALLY
LOCATED AT THE INTERSECTION OF TIMNATH TRAIL ROAD AND
RENDEZVOUS PARKWAY**

WHEREAS, the Town Council of the Town of Timnath (“Town”) pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, Timnath Living, LLC. (the “Applicant”) has submitted a Site Plan, more particularly depicted on Exhibit A (Site Plan) and attached hereto; and

WHEREAS, the Planning Commission held a meeting to consider this item on August 20, 2024, and the above described Site Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, the Town Council held a meeting to consider this item on August 27, 2024 and upon hearing the statements of staff and the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The Riverbend Lot 1 Site Plan is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON AUGUST 27, 2024.

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:



Milissa Peters-Garcia, CMC
Town Clerk



EXHIBIT A

Legal Description of Property Proposed for the Site Plan

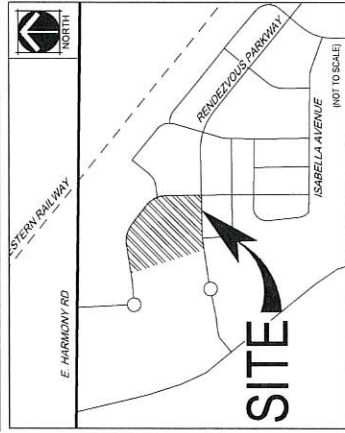
Lot 1, Block 2 Rendezvous Filing No. 1

TRAILSIDE MULTI-FAMILY

LOT 1, BLOCK 2, RENDEZVOUS FILING NO 1

DEVELOPMENT SITE PLAN

VICINITY MAP



PROJECT DESCRIPTION

Located at the intersection of Timnath Trail Road and Rendezvous Parkway, a site plan application for a residential community encompassing 168 multi-family residential dwelling units and associated amenities.

LEGAL DESCRIPTION

Lot 1, Block 2, Rendezvous Filing No. 1

LAND USE & BUILDING SUMMARY

Existing Zoning	R-3 Residential w/ Rendezvous Planned Development Overlay
Gross Land Area	8.49 acres (369,862 sf)
Land Use	Multi-family Housing
Number of Buildings	7 (including garages)
Building Footprint (square feet)	
Building 1 (south building)	25,200 sf
Building 2 (middle building)	27,500 sf
Building 3 (north building)	25,100 sf
Garages	16,600 sf
Clubhouse	6800 sf
Total Building Footprint	101,200 sf
Bedroom Breakdown	
One-bedroom Units	88
Two-bedroom Units	80
Maximum Building Height	39'2"
Maximum Building Stories	3 stories per apartment building
Clubhouse Hours of Operation	9 A.M. - 6 P.M.
Number of Employees	3 (average)

SHEET INDEX:

Site Plan Sheets	C1.3 Storm Sewer Plan/Profile	C1.4 Storm Sewer Plan/Profile
G-100 Cover Sheet	C2.3 Erosion Control Plan	C2.4 Erosion Control Plan
S-102 Site Plan	C3.1 Overall Grading	C3.2 Overall Grading
L-501 Landscape Notes	C7.1 Storm Sewer Plan/Profile	C7.2 Storm Sewer Plan/Profile
L-502 Landscape Schedule	C7.3 Storm Sewer Plan/Profile	C7.4 Storm Sewer Plan/Profile
LP-101 Landscape Plan	C7.5 Storm Sewer Plan/Profile	C7.6 Storm Sewer Plan/Profile
LP-102 Landscape Plan	C7.7 Storm Sewer Plan/Profile	C7.8 Storm Sewer Plan/Profile
LP-103 Landscape Plan	C7.9 Storm Sewer Plan/Profile	C7.10 Storm Sewer Plan/Profile
LP-401 Landscape Elevation/Section	C7.11 Road & Landscape Drain Plan	C7.12 Road & Landscape Drain Plan
LP-501 Landscape Details	C8.1 Storm Sewer Plan/Profile	C8.2 Storm Sewer Plan/Profile
LP-502 Landscape Details	C8.3 Storm Sewer Plan/Profile	C8.4 Storm Sewer Plan/Profile
LP-503 Landscape Details	C8.5 Storm Sewer Plan/Profile	C8.6 Storm Sewer Plan/Profile
LP-504 Landscape Details	C8.7 Storm Sewer Plan/Profile	C8.8 Storm Sewer Plan/Profile
LP-505 Landscape Details	C8.9 Storm Sewer Plan/Profile	C8.10 Storm Sewer Plan/Profile
LP-506 Landscape Details	C8.11 Storm Sewer Plan/Profile	C8.12 Storm Sewer Plan/Profile
LP-507 Landscape Details	C8.13 Storm Sewer Plan/Profile	C8.14 Storm Sewer Plan/Profile
LP-508 Landscape Details	C8.15 Storm Sewer Plan/Profile	C8.16 Storm Sewer Plan/Profile
LP-509 Landscape Details	C8.17 Storm Sewer Plan/Profile	C8.18 Storm Sewer Plan/Profile
LP-510 Landscape Details	C8.19 Storm Sewer Plan/Profile	C8.20 Storm Sewer Plan/Profile
LP-511 Landscape Details	C8.21 Storm Sewer Plan/Profile	C8.22 Storm Sewer Plan/Profile
LP-512 Landscape Details	C8.23 Storm Sewer Plan/Profile	C8.24 Storm Sewer Plan/Profile
LP-513 Landscape Details	C8.25 Storm Sewer Plan/Profile	C8.26 Storm Sewer Plan/Profile
LP-514 Landscape Details	C8.27 Storm Sewer Plan/Profile	C8.28 Storm Sewer Plan/Profile
LP-515 Landscape Details	C8.29 Storm Sewer Plan/Profile	C8.30 Storm Sewer Plan/Profile
LP-516 Landscape Details	C8.31 Storm Sewer Plan/Profile	C8.32 Storm Sewer Plan/Profile
LP-517 Landscape Details	C8.33 Storm Sewer Plan/Profile	C8.34 Storm Sewer Plan/Profile
LP-518 Landscape Details	C8.35 Storm Sewer Plan/Profile	C8.36 Storm Sewer Plan/Profile
LP-519 Landscape Details	C8.37 Storm Sewer Plan/Profile	C8.38 Storm Sewer Plan/Profile
LP-520 Landscape Details	C8.39 Storm Sewer Plan/Profile	C8.40 Storm Sewer Plan/Profile
LP-521 Landscape Details	C8.41 Storm Sewer Plan/Profile	C8.42 Storm Sewer Plan/Profile
LP-522 Landscape Details	C8.43 Storm Sewer Plan/Profile	C8.44 Storm Sewer Plan/Profile
LP-523 Landscape Details	C8.45 Storm Sewer Plan/Profile	C8.46 Storm Sewer Plan/Profile
LP-524 Landscape Details	C8.47 Storm Sewer Plan/Profile	C8.48 Storm Sewer Plan/Profile
LP-525 Landscape Details	C8.49 Storm Sewer Plan/Profile	C8.50 Storm Sewer Plan/Profile
LP-526 Landscape Details	C8.51 Storm Sewer Plan/Profile	C8.52 Storm Sewer Plan/Profile
LP-527 Landscape Details	C8.53 Storm Sewer Plan/Profile	C8.54 Storm Sewer Plan/Profile
LP-528 Landscape Details	C8.55 Storm Sewer Plan/Profile	C8.56 Storm Sewer Plan/Profile
LP-529 Landscape Details	C8.57 Storm Sewer Plan/Profile	C8.58 Storm Sewer Plan/Profile
LP-530 Landscape Details	C8.59 Storm Sewer Plan/Profile	C8.60 Storm Sewer Plan/Profile
LP-531 Landscape Details	C8.61 Storm Sewer Plan/Profile	C8.62 Storm Sewer Plan/Profile
LP-532 Landscape Details	C8.63 Storm Sewer Plan/Profile	C8.64 Storm Sewer Plan/Profile
LP-533 Landscape Details	C8.65 Storm Sewer Plan/Profile	C8.66 Storm Sewer Plan/Profile
LP-534 Landscape Details	C8.67 Storm Sewer Plan/Profile	C8.68 Storm Sewer Plan/Profile
LP-535 Landscape Details	C8.69 Storm Sewer Plan/Profile	C8.70 Storm Sewer Plan/Profile
LP-536 Landscape Details	C8.71 Storm Sewer Plan/Profile	C8.72 Storm Sewer Plan/Profile
LP-537 Landscape Details	C8.73 Storm Sewer Plan/Profile	C8.74 Storm Sewer Plan/Profile
LP-538 Landscape Details	C8.75 Storm Sewer Plan/Profile	C8.76 Storm Sewer Plan/Profile
LP-539 Landscape Details	C8.77 Storm Sewer Plan/Profile	C8.78 Storm Sewer Plan/Profile
LP-540 Landscape Details	C8.79 Storm Sewer Plan/Profile	C8.80 Storm Sewer Plan/Profile
LP-541 Landscape Details	C8.81 Storm Sewer Plan/Profile	C8.82 Storm Sewer Plan/Profile
LP-542 Landscape Details	C8.83 Storm Sewer Plan/Profile	C8.84 Storm Sewer Plan/Profile
LP-543 Landscape Details	C8.85 Storm Sewer Plan/Profile	C8.86 Storm Sewer Plan/Profile
LP-544 Landscape Details	C8.87 Storm Sewer Plan/Profile	C8.88 Storm Sewer Plan/Profile
LP-545 Landscape Details	C8.89 Storm Sewer Plan/Profile	C8.90 Storm Sewer Plan/Profile
LP-546 Landscape Details	C8.91 Storm Sewer Plan/Profile	C8.92 Storm Sewer Plan/Profile
LP-547 Landscape Details	C8.93 Storm Sewer Plan/Profile	C8.94 Storm Sewer Plan/Profile
LP-548 Landscape Details	C8.95 Storm Sewer Plan/Profile	C8.96 Storm Sewer Plan/Profile
LP-549 Landscape Details	C8.97 Storm Sewer Plan/Profile	C8.98 Storm Sewer Plan/Profile
LP-550 Landscape Details	C8.99 Storm Sewer Plan/Profile	C8.100 Storm Sewer Plan/Profile

PROJECT TEAM

DEVELOPER/APPLICANT:
 Timnath Living, LLC
 1890 Fall River Drive
 Lincoln, NE 68512

ARCHITECT:
 Shive-Hartley, Suite 203
 1890 Fall River Drive
 Lincoln, NE 68512

CIVIL ENGINEER:
 Olsson Engineering
 1890 Fall River Drive
 Lincoln, NE 68512

PLANNER/LANDSCAPE ARCHITECT:
 North Design
 244 North College Ave #130
 Fort Collins, CO 80524

CERTIFICATIONS

Certificate of Ownership

We certify that Timnath Living LLC is the owner of this property.

Owner: _____

By: _____

Notarial Certificate: The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

My commission expires: _____

Notary Public: _____

Preparer's Certificate

I, Shive-Hartley, do hereby certify that this site plan was prepared by me or my employees, and that this site plan has been prepared in compliance with all applicable laws of the Town of Timnath at the time of this site plan and within my control, and is accurate to the best of my knowledge, information and belief.

By: _____

Planning Commission Certificate

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

Phil Goldstein

Town Council Certificate

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

Mayor Robert Nurnacher

Public Fire Authority Certificate

Approved this _____ day of _____, 20____, by the Public Fire Authority.

Fire Marshal

BENCHMARKS

BENCHMARK #1: (P5 REBAR & RED PLASTIC CAP) LOCAL GROUND
 N: 143301.19
 LOCAL GROUND E: 3145937.61
 GRID N: 1433301.19 (NAO 83)
 GRID E: 3145937.61 (NAO 83)
 ELEV: 4858.66 (NAVO 88)

BENCHMARK #2: (P5 REBAR & RED PLASTIC CAP) LOCAL GROUND
 N: 1433600.00
 LOCAL GROUND E: 3146392.85
 GRID N: 1433890.06 (NAO 83)
 GRID E: 3146392.70 (NAO 83)
 ELEV: 4853.44 (NAVO 88)

BENCHMARK #3: (CHISELED "I" IN SIDEWALK) LOCAL GROUND
 N: 1432338.53
 LOCAL GROUND E: 3145926.13
 GRID N: 1432518.73 (NAO 83)
 GRID E: 3145926.11 (NAO 83)
 ELEV: 4857.47 (NAVO 88)

BENCHMARK #4: (MAG NAIL & DISK "1 BC07") LOCAL GROUND
 N: 143298.99
 LOCAL GROUND E: 3146510.44
 GRID N: 1432989.17 (NAO 83)
 GRID E: 3146510.27 (NAO 83)
 ELEV: 4852.21 (NAVO 88)

BENCHMARK #5: (PURPLE PLASTIC CAP "9CG 5") LOCAL GROUND
 N: 1432919.19
 LOCAL GROUND E: 3146123.42
 GRID N: 1432919.20 (NAO 83)
 GRID E: 3146123.35 (NAO 83)
 ELEV: 4855.19 (NAVO 88)

TRAILSIDE MULTI-FAMILY
 DEVELOPMENT SITE PLAN
 TIMNATH, CO

OWNER:
 Timnath Living LLC
 8895 Executive Woods Drive
 Lincoln, NE 68512-5036

ENGINEER:
 Olsson Engineering
 1890 Fall River Drive
 Lincoln, CO 80538

FOR PERMIT ONLY

DATE	_____	Drawn	_____
REVISIONS	_____	Checked	_____
DESIGNED BY	_____	Reviewed	_____
PROJECT NO.	_____	Approved	_____
DATE	_____	_____	_____

TOWN OF TIMNATH, COLORADO
 DRAWING APPROVAL
 REVIEW IS FOR GENERAL COMPLIANCE WITH
 TOWN STANDARDS. NO RESPONSIBILITY
 IS ASSUMED FOR CORRECTNESS OF DESIGN.
 Town Planner _____ Date _____

TOWN OF TIMNATH, COLORADO
 DRAWING APPROVAL
 REVIEW IS FOR GENERAL COMPLIANCE WITH
 TOWN STANDARDS. NO RESPONSIBILITY
 IS ASSUMED FOR CORRECTNESS OF DESIGN.
 Town Engineer _____ Date _____

SOUTH FORT COLLINS
 SANITATION DISTRICT
 District Engineer _____ Date _____
 All changes, substitutions, additions, deletions and modifications to
 these drawings must be approved, in writing, by the South Fort
 Collins Sanitation District.

FORT COLLINS - LOWELAND
 WATER DISTRICT
 District Engineer _____ Date _____
 All changes, substitutions, additions, deletions and modifications to
 these drawings must be approved, in writing, by the Fort
 Collins-Lowland Water District.

PARKING

Total Required Parking	274
Standard Surface Parking	165
Electric Vehicle Parking	6
Garage Parking	96
Handicap Parking	8

TRAILSIDE MULTI-FAMILY DEVELOPMENT SITE PLAN
 TIMNATH, CO

OWNER:
 Timnath Living LLC
 8888 Escalante Woods Drive
 Lincoln, NE 68517-2506

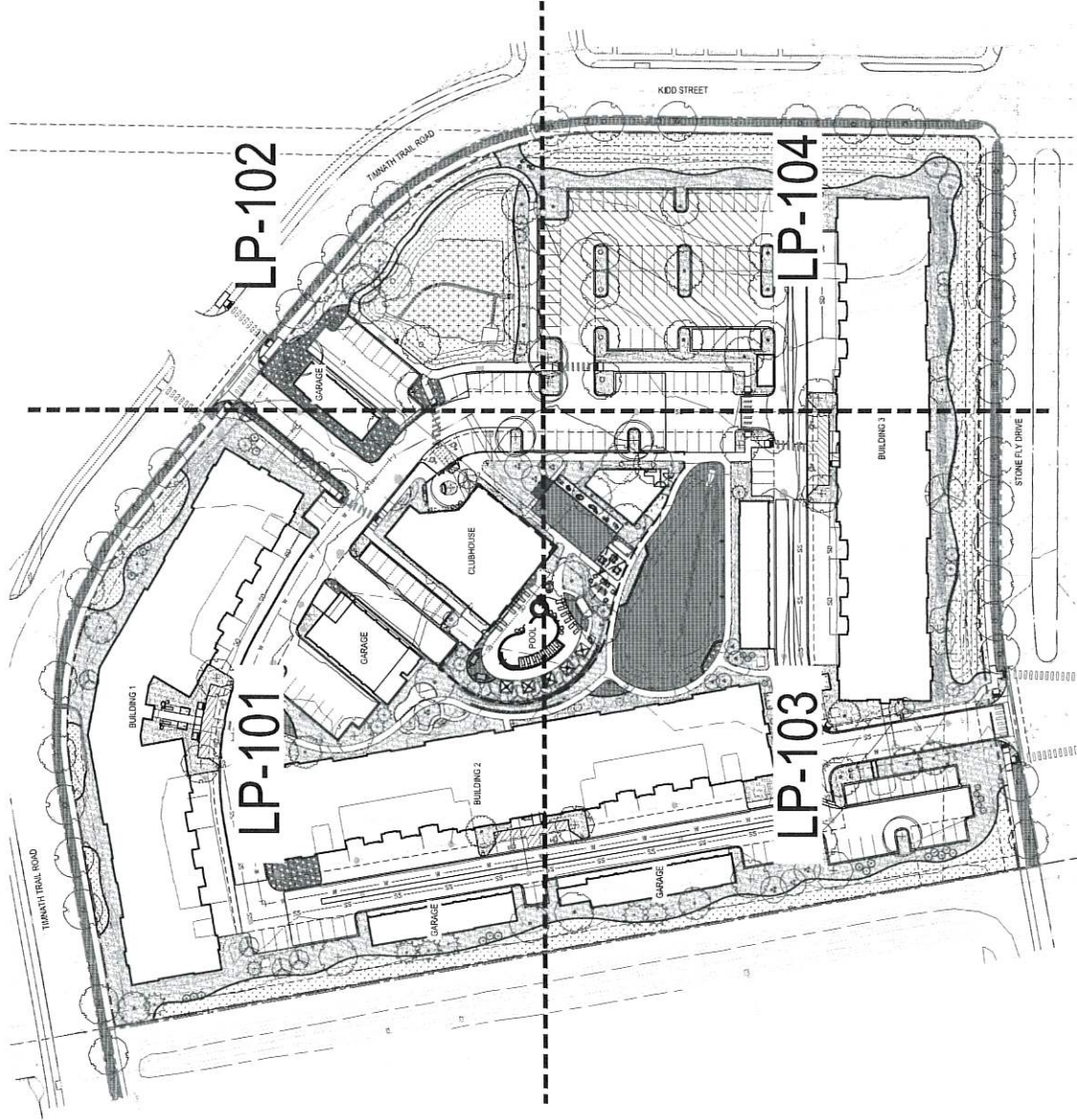
ENGINEER:
 Olson Engineering
 1880 Fall River Drive
 Loveland, CO 80538

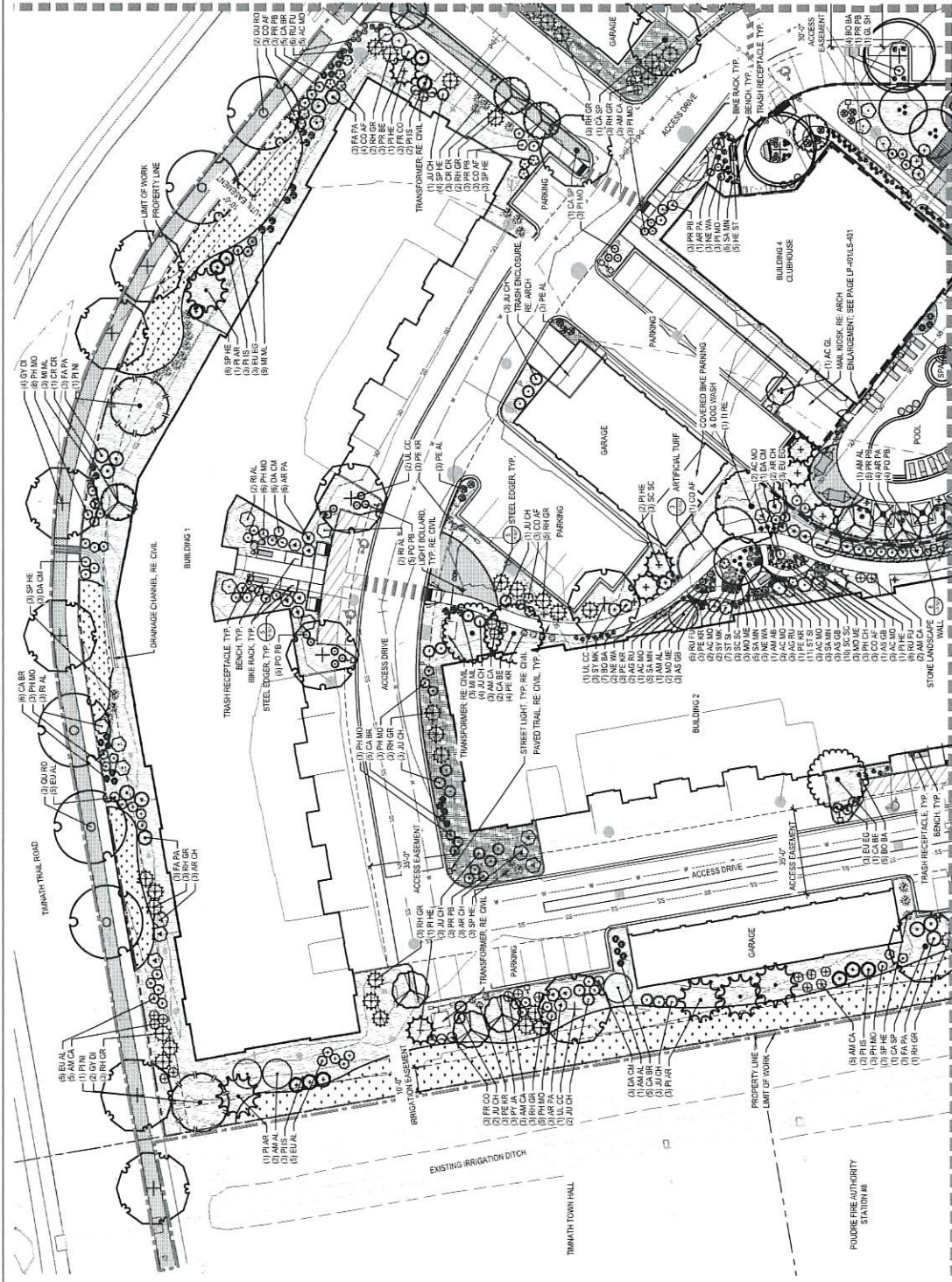
FOR PERMIT ONLY

DATE	DESCRIPTION
05/05/24	PRELIM. SITE PLAN
09/07/24	SITE PLAN

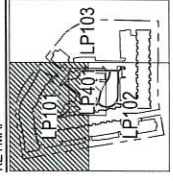
SHEET TITLE:
 OVERALL
 LANDSCAPE PLAN

LP-100





KEYMAP



- LEGEND**
- CRUISER FINES
 - MATIVE BEED
 - ARTIFICIAL TURF
 - ROCK MULCH
 - FENCE
 - EDGER
 - SANDSTONE BLOCK
 - BOULDER WALL
 - BENCH
 - TRASH RECEPTACLE
 - PLANTER POT
 - SIDE TABLE
 - CHAIR LOUNGE
 - TABLES
 - PET STATION
 - HAMMOCK
 - LOUNGE SEATING
 - RAISED PLANTING BED
 - FIRE PIT
 - DAY BED CABANA

TRAILSIDE MULTI-FAMILY DEVELOPMENT SITE PLAN

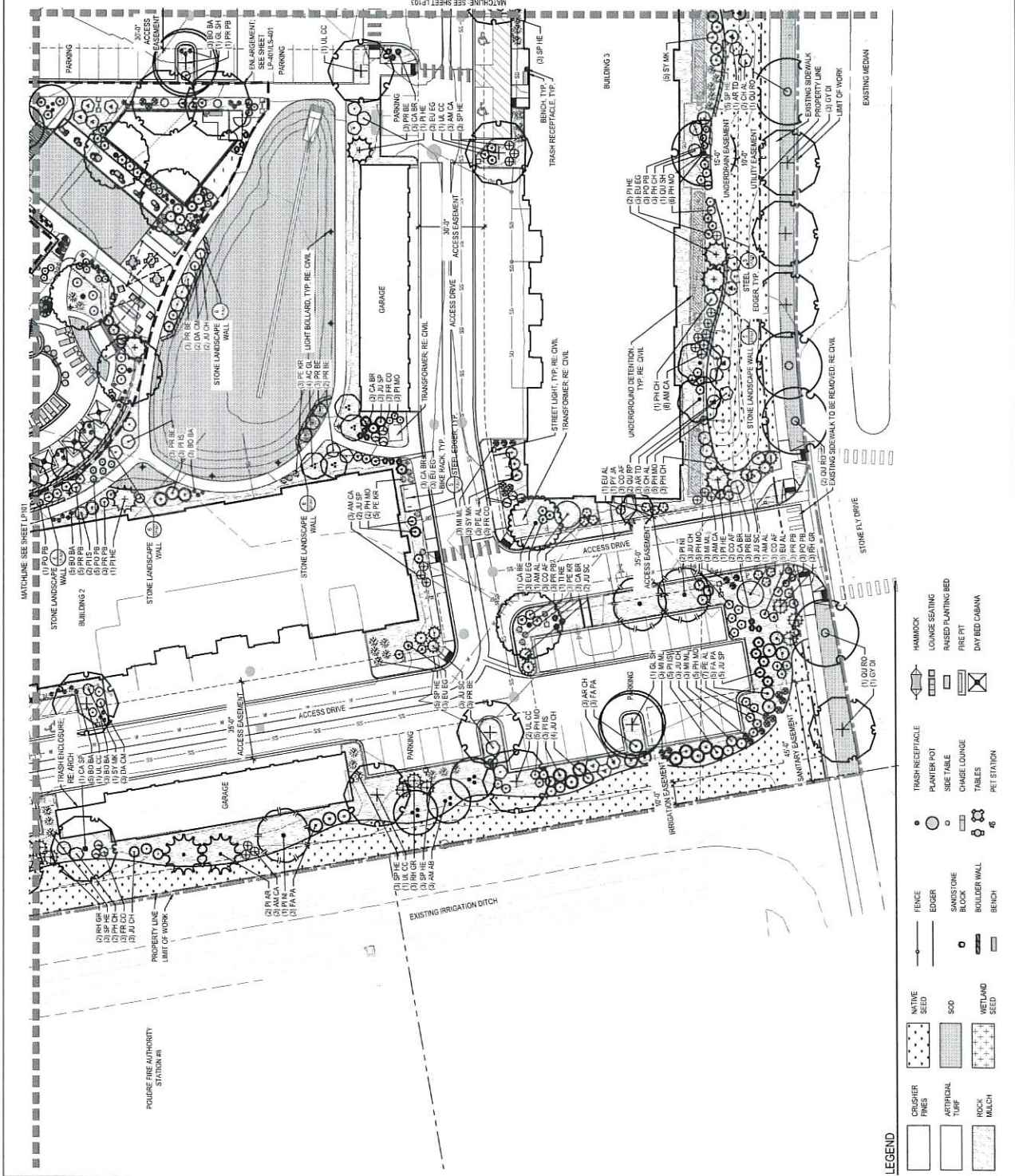
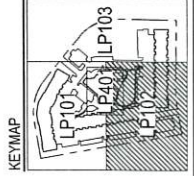
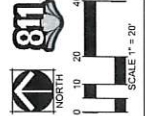
TRIMATH, CO

OWNER:
 Trimath Living LLC
 8885 Executive Woods Drive
 Lincoln, NE 68515-9098

ENGINEER:
 Olson Engineering
 1881 Fall River Drive
 Loveland, CO 80538

FOR PERMIT ONLY

DATE	03/20/24
LANDSCAPE PLAN	03/20/24
DESIGNER	03/20/24
PROJECT NO.	24-001
SHEET NO.	LP-102
SHEET TITLE	LANDSCAPE PLAN



LEGEND

	CRUSHER FINES		FENCE		NATIVE BED
	ARTIFICIAL TURF		EDGER		SOIL
	ROCK		SANDSTONE BLOCK		WETLAND BED
	MULCH		BOULDER WALL		HAMMOCK
	TRASH RECEPTACLE		BENCH		LOUNGING SEATING
	PLANTER POT		RAISED PLANTING BED		FIRE PIT
	SITE TABLE		CHAISE LOUNGE		DAY BED CABANA
	TABLES		PET STATION		

CHECKED BY: KS
 DRAWN BY: HV, LB

TRAILSIDE MULTI-FAMILY DEVELOPMENT SITE PLAN

TRIMATH CO

OWNER:
 Trimath Living LLC
 8885 Excelsior Woods Drive
 Lincoln, NE 68512-2926

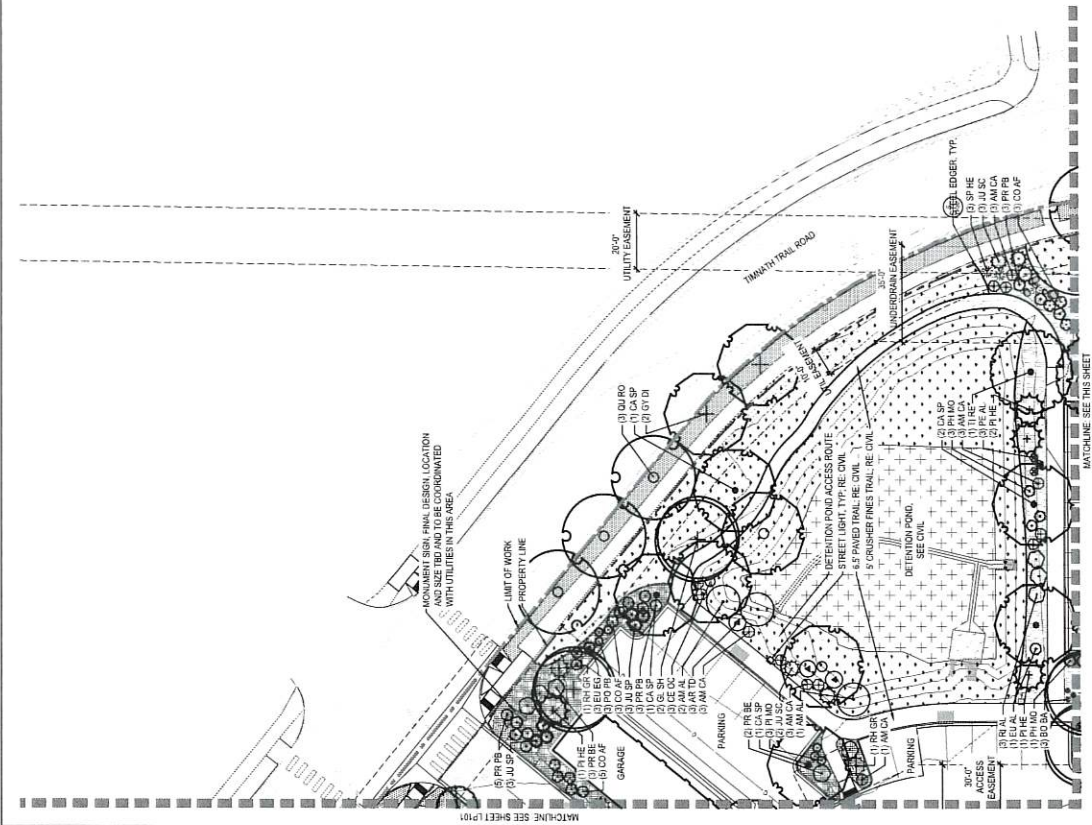
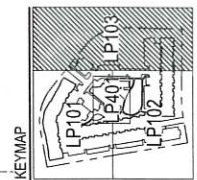
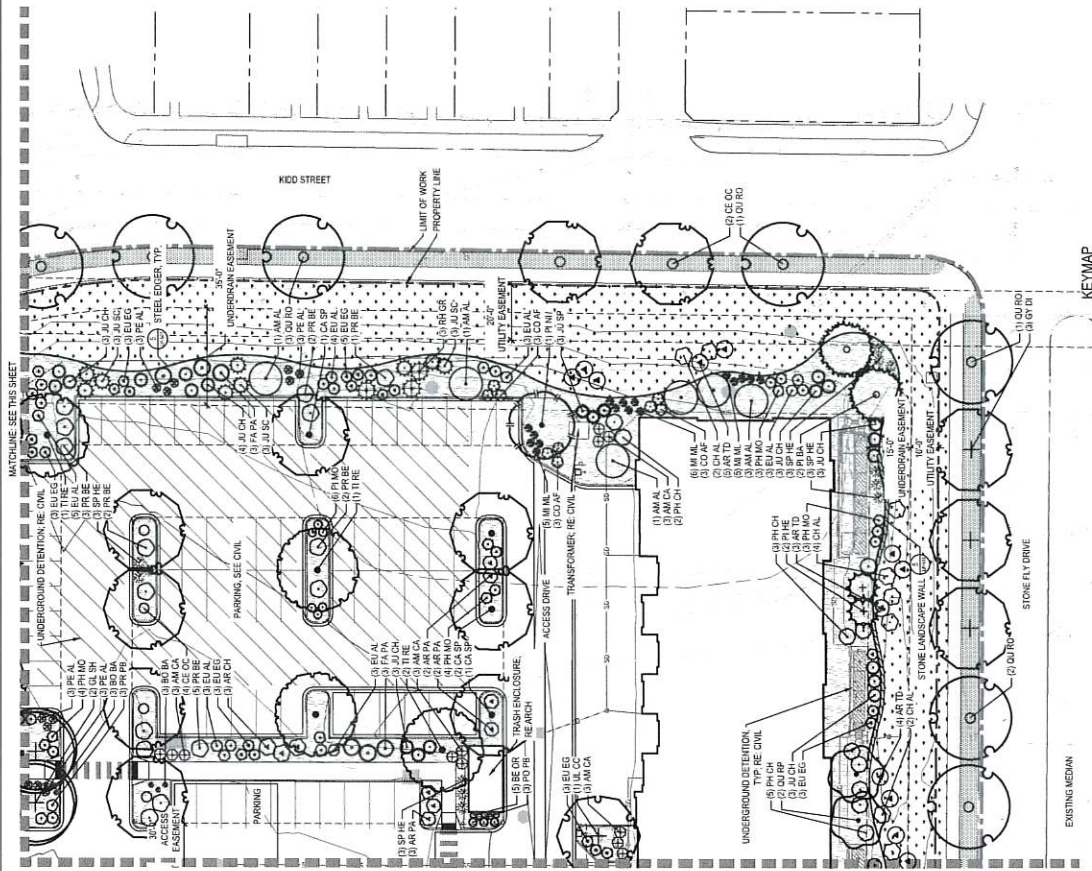
ENGINEER:
 Olson Engineering
 1890 Fall River Drive
 Loveland, CO 80538

FOR PERMIT ONLY

DATE:
 08/02/24 SITE PLAN
 08/02/24 LAYOUT
 08/02/24 SITE PLAN

SHEET TITLE:
 LANDSCAPE PLAN

LP-103



LEGEND

	CRASHER SEED		TRASH RECEPTACLE
	NATIVE SEED		PLANTER POT
	ARTIFICIAL TURF		SIZE TABLE
	ROCK		SANDSTONE BLOCK
	MULCH		CHARGE LOUNGE
	HAMMOCK		TABLES
	LOUNGING SEATING		FIRE PIT
	RAISED PLANTING BED		DAY BED CABANA
	PET STATION		

CHECKED BY: KS
 DRAWN BY: HW/LB

**TRAILSIDE MULTI-FAMILY
 DEVELOPMENT SITE PLAN**

TINMATH CO

OWNER:
 Tinmath Living LLC
 8815 Excelsior Woods Drive
 Lincoln, NE 68517-5905

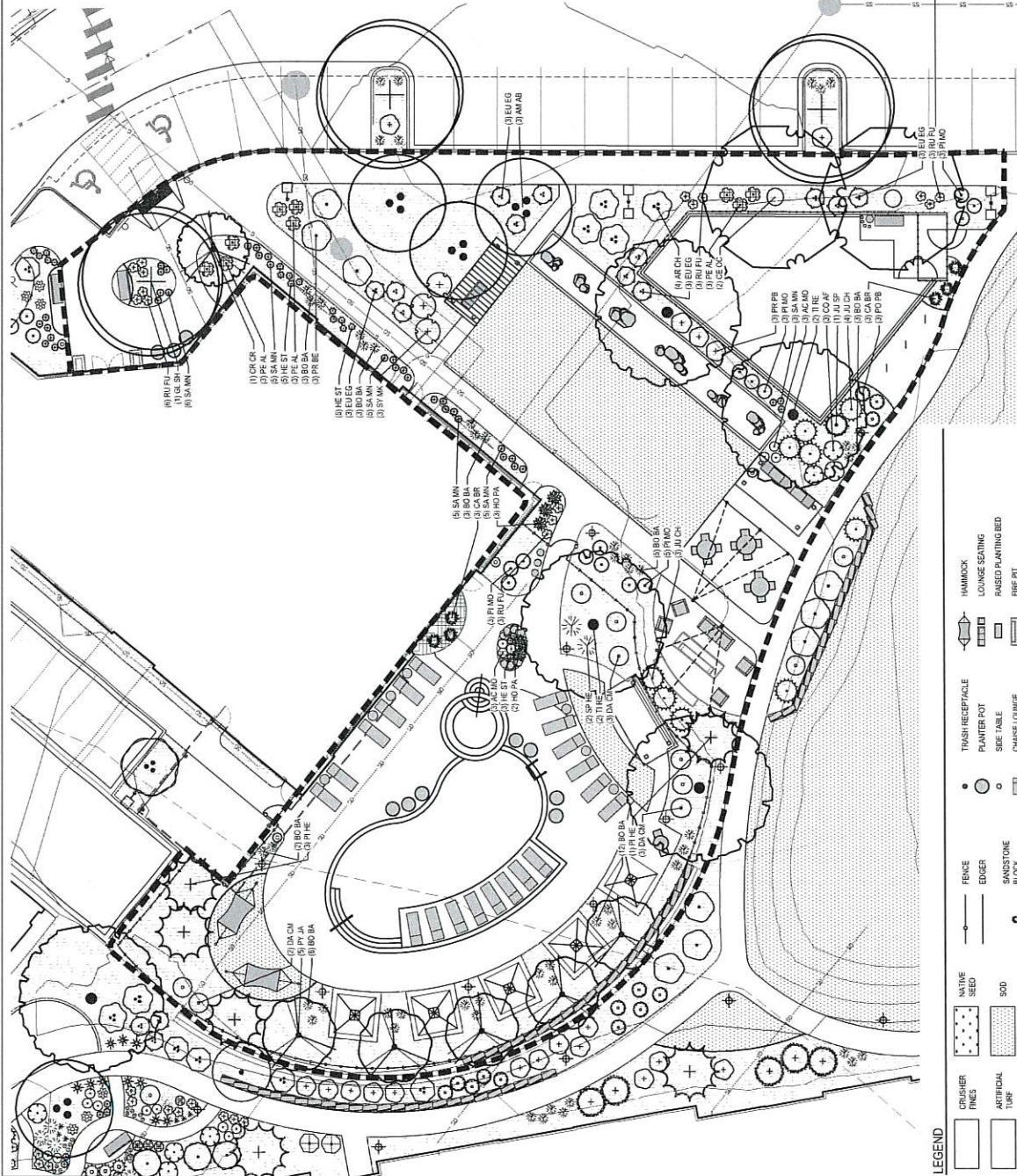
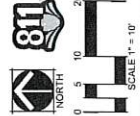
ENGINEER:
 Olson Engineering
 1881 Fall River Drive
 Loveland, CO 80538

FOR PERMIT ONLY

DATE:
 04/02/24 SITE PLAN
 05/02/24 SITE PLAN
 09/02/24 SITE PLAN

SHEET TITLE:
 LANDSCAPE PLAN
 ENLARGEMENT

LP-401



LEGEND

CHECKED BY: KS
 DRAWN BY: HV, LB

TRAILSIDE MULTI-FAMILY DEVELOPMENT SITE PLAN

TINMATH, CO

OWNER:
 Timmath Living LLC
 8805 Eastline Woods Drive
 Lincoln, NE 68517-5500

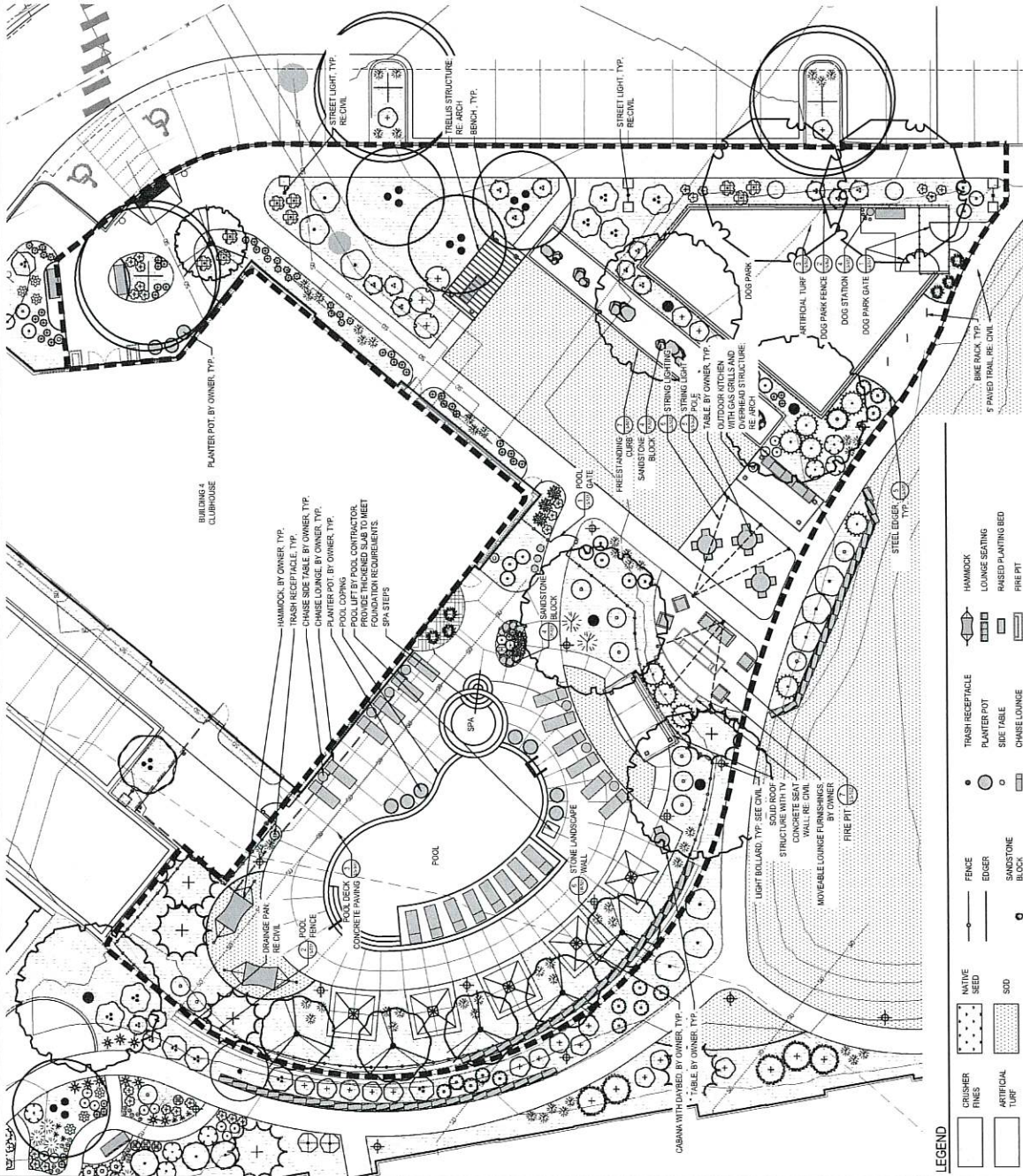
ENGINEER:
 Olson Engineering
 1801 Fall River Drive
 Loveland, CO 80538

FOR PERMIT ONLY

DATE:
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 06/05/24 SITE PLAN
 09/07/24 SITE PLAN

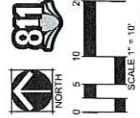
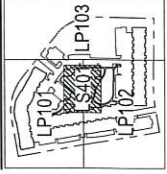
SHEET TITLE:
 LANDSCAPE SITE ENLARGEMENT

LS-401



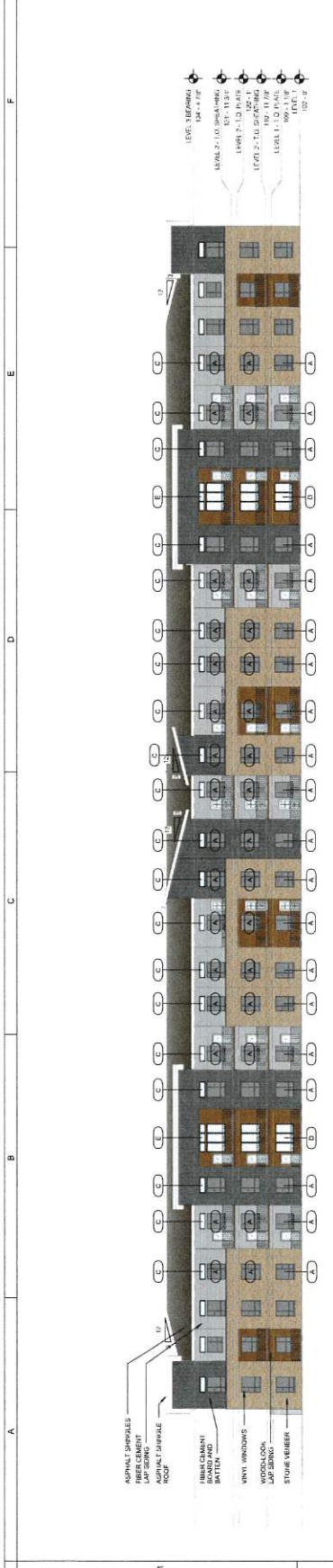
- NOTES:**
1. POOL DECK DESIGN IS CONCEPTUAL. COORDINATE WITH POOL CONTRACTOR FOR FINAL POOL DIMENSIONS, WALL AND COPING, FINISHING JOINTS WITH GRASSING AND STAIRS, DRAINAGE GRATES.
 2. POOL AND OUTDOOR KITCHEN FURNISHINGS TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE STAMPED STRUCTURAL DRAWINGS FOR DIMENSIONS WITH PAVING AND LANDSCAPE.
 3. CONCRETE SEAT WALL SHOWN IS CONCEPTUAL. COLOR AND FINISH TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE STAMPED STRUCTURAL DRAWINGS FOR DIMENSIONS WITHIN THE POOL DECK AREA. CONCEPTUAL FOR REFERENCE PURPOSES ONLY. DETAILED POOL DESIGN TO BE PROVIDED AT TIME OF BUILDING PERMIT FOR CLUBHOUSE.

KEYMAP

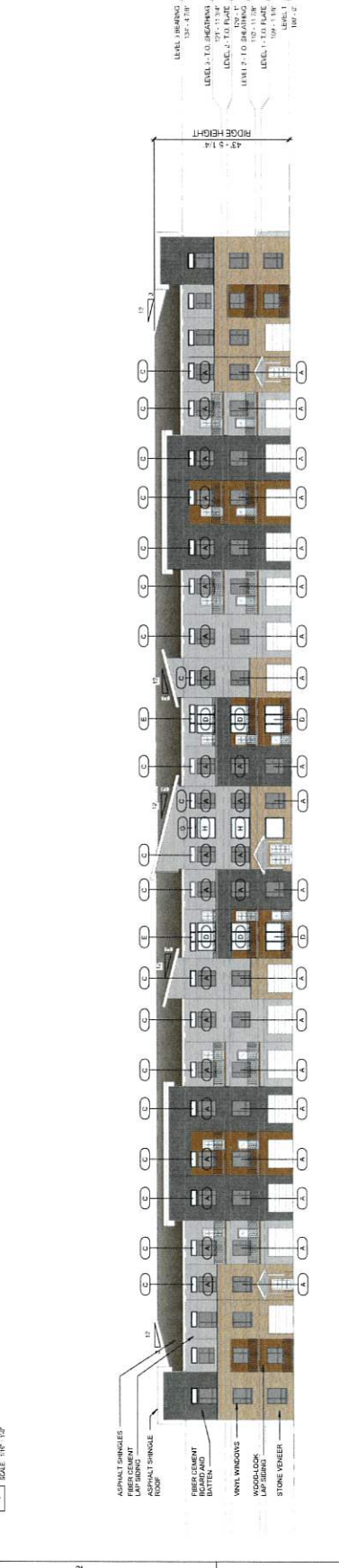


LEGEND

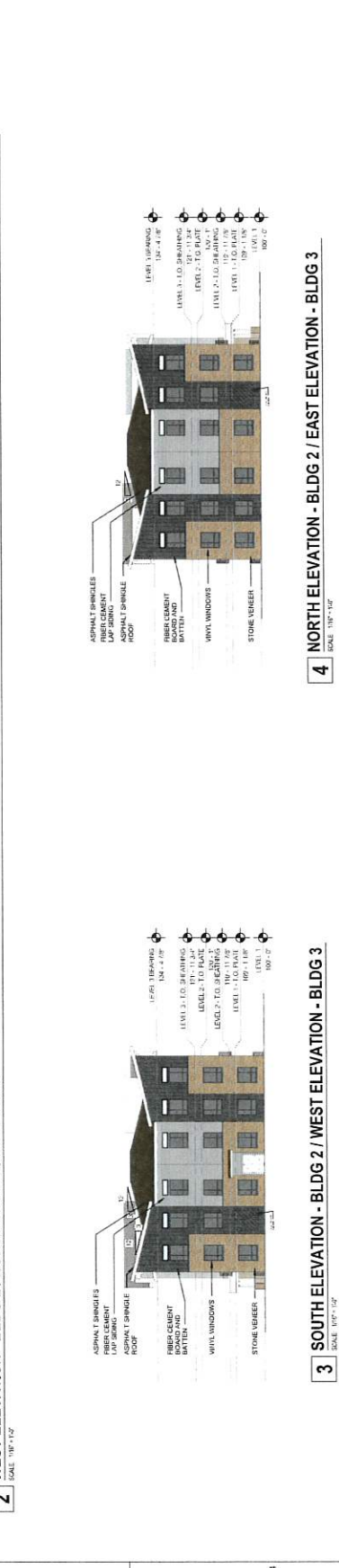
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 DRAWN BY: HW/LB



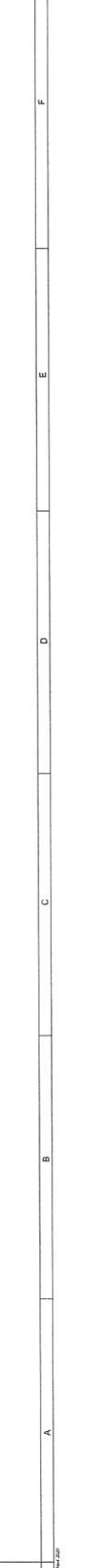
1 EAST ELEVATION - BLDG 2 / SOUTH ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"



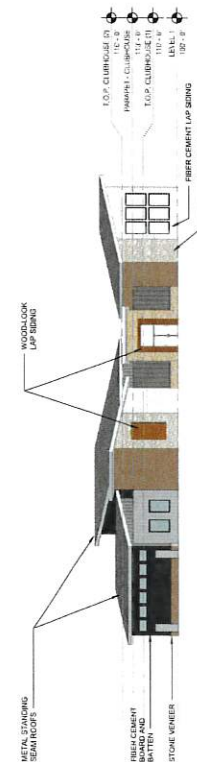
2 WEST ELEVATION - BLDG 2 / NORTH ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"



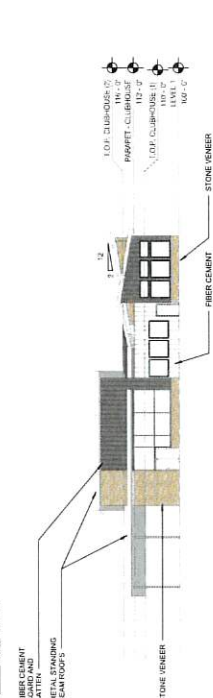
3 SOUTH ELEVATION - BLDG 2 / WEST ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - BLDG 2 / EAST ELEVATION - BLDG 3
SCALE: 1/8" = 1'-0"



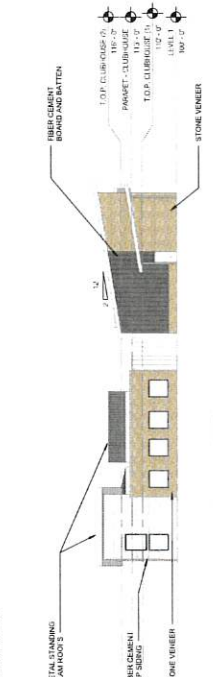
1 | SOUTHEAST ELEVATION - CLUBHOUSE
SCALE: 1/8" = 1'-0"



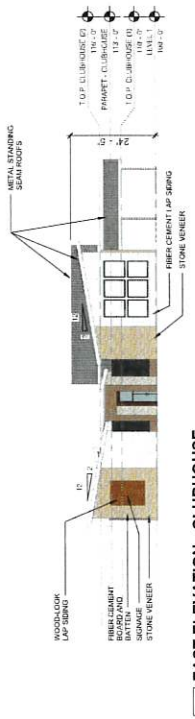
3 | WEST ELEVATION - CLUBHOUSE
SCALE: 1/8" = 1'-0"



2 | SOUTH ELEVATION - CLUBHOUSE
SCALE: 1/8" = 1'-0"



4 | NORTH ELEVATION - CLUBHOUSE
SCALE: 1/8" = 1'-0"



5 | EAST ELEVATION - CLUBHOUSE
SCALE: 1/8" = 1'-0"