



**NEIGHBORHOOD MEETING NOTICE FOR:**

Olde Timnath Estates II (Minor Subdivision)

**Lots:**

Lot 206, Harmony Subdivision 2<sup>nd</sup> Filing

& two lots described by metes and bounds associated with the physical address of 6000 E County Rd 38, Timnath, CO 80547

**Applicant:**

Schuman Companies

4184 St. Cloud Dr #206

Loveland, CO 80538

[markm@schumanco.com](mailto:markm@schumanco.com)

701-590-0434

**Property Owners:**

Timnath Estates LLC

4184 St. Cloud Dr #206

Loveland, CO 80538

SC Land Estates

4148 St. Cloud Dr #206

Loveland, CO 80538

Post Modern Development Inc

351 Linden St Unit 160

Fort Collins, CO 80524

**PROJECT DESCRIPTION**

Project size: 36.92 acres

Project Zoning: Estate Residential (Existing & Proposed)

The proposed project includes re-subdividing the three existing lots into 6 large estate residential lots, and Outlot/open space, drainage detention pond, as well as the public right-of-way dedication for the cul-de-sac street. The subdivision will be access via Buss Grove Drive from the north with each new lot fronting and accessing the new publicly dedicated street cul-de-sac. Pedestrian connectivity will be provided from the proposed cul-de-sac to the open space by a paved sidewalk connection on the eastern portion of the property. The proposed open space will also be connected to the Timnath regional trail system by providing the Town of Timnath with a trail easement.

The proposed lots will be served by Xcel electric and gas, Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.



## **OLDE TIMNATH ESTATES II NEIGHBORHOOD MEETING INFORMATION:**

**LOCATION:**

TIMNATH TOWN HALL – COMMUNITY ROOM  
4750 SIGNAL TREE DRIVE  
TIMNATH, CO 80547

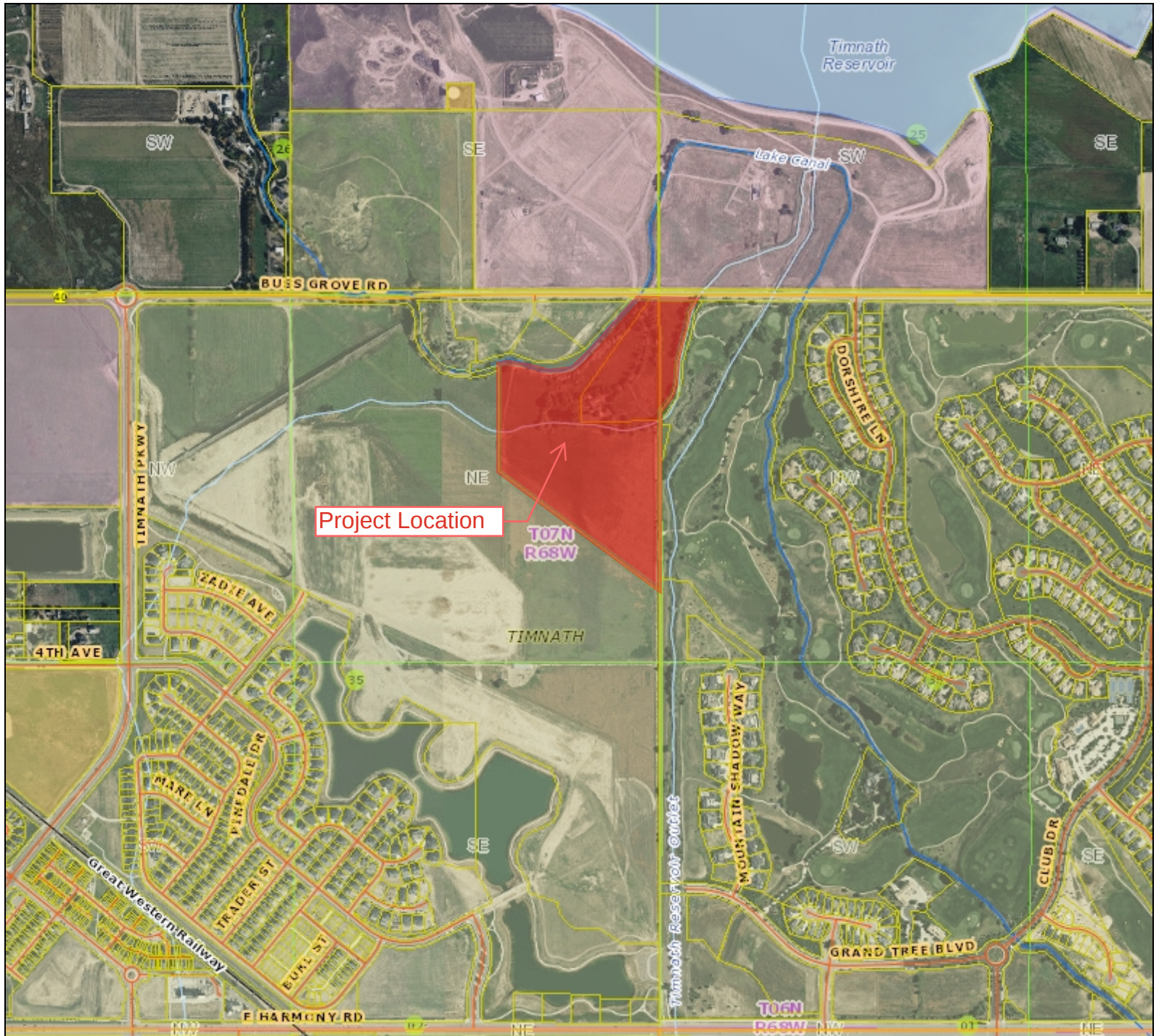
**TIME:**

5:30 – 6:30 PM

**DATE:**

THURSDAY, JULY 30<sup>TH</sup>, 2026

# OLDE TIMNATH ESTATES II VICINITY MAP



## Legend

- |                                                                                                     |                                                                                                             |                                                                                                      |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  Tax Parcels       |  Incorporated Areas      |  Leta_2025_mosaic |
|  Railroads         |  PLSS Township and Range |  Red: Band_1      |
|  Major Road System |  PLSS Sections           |  Green: Band_2    |
|  Road System       |  PLSS Quarter Sections   |  Blue: Band_3     |
|  Lakes and Ponds   |  City or Town            |                                                                                                      |

## Notes

0.1 0 0.1 Miles

Scale  
1: 12,000



Date Prepared: 7/13/2026 2:39:16 PM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

File: TMC1100S.dwg Path: P:\Colorado\Timnath\schuman companies\memoris subdivision #25-187-010\2 drawings\ Plotted by: Brod Date: 19-May-26 10:52:07am

CACHE LA POUDRE RESERVOIR  
PARCEL 8725000934  
TOWN OF TIMNATH  
ZONED RR-2

# OLDE TIMNATH ESTATES II MINOR SUBDIVISION

NW 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 W OF THE 6TH P.M.  
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

TRACT B  
HARMONY SUBDIVISION  
THIRD FILING

TIMNATH RESERVOIR  
OUTLET CANAL

CAC TIMNATH LLC.  
PARCEL 8735116001  
TOWN OF TIMNATH  
ZONED R-2

## LEGEND

|  |                             |
|--|-----------------------------|
|  | STANDARD DUTY ASPHALT       |
|  | EXISTING PAVEMENT TO REMAIN |
|  | CONCRETE SIDEWALK           |
|  | GRAVEL SHOULDER             |
|  | PROPERTY LINE               |
|  | EDGE OF PAVEMENT            |
|  | CENTERLINE                  |
|  | EASEMENT                    |
|  | POND                        |

## PAVEMENT NOTES

1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. SUITABLE ONSITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBGRADE PROVIDED SOILS MEET REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL REPORT.
3. FOR PREPARATION OF PAVEMENT SUBGRADE, STRIP ALL TOPSOIL, EXISTING VEGETATION, AND UNACCEPTABLE / UNSUITABLE SUBSOILS. OVEREXCAVATE A MINIMUM OF 24" BELOW PAVEMENT SUBGRADE AND REPLACE AS MOISTURE CONDITIONED ENGINEERED FILL MATERIAL. SCARIFY A MINIMUM OF 9" OF EXPOSED SOILS AND ADJUST TO WITHIN 2% OF STANDARD PROCTOR OPTIMUM MOISTURE AND RECOMPACT TO AT LEAST 95% MAXIMUM DRY DENSITY (ASTM D698).
4. PROOFROLL AND RECOMPACT THE SUBGRADE IMMEDIATELY PRIOR TO PLACING AGGREGATE BASE COURSE. UNDERCUT OR STABILIZE IN-PLACE SOFT OR WEAK AREAS DELINEATED BY PROOFROLLING PER GEOTECHNICAL REPORT.
5. AGGREGATE BASE COURSE MATERIALS SHALL CONFORM TO THE CDOT CLASS 5 OR 6 AND DURABILITY REQUIREMENTS, AND BE PLACED IN LOOSE LIFTS NOT TO EXCEED 9" THICK AND COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
6. ASPHALTIC SURFACE SHOULD CONSIST OF A BITUMINOUS PLANT MIX COMPOSED OF A MIXTURE OF AGGREGATE, FILLER, BINDERS AND ADDITIVES IF REQUIRED MEETING DESIGN REQUIREMENTS OF THE TOWN OF TIMNATH.
7. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH THE TOWN OF TIMNATH STANDARDS FOR PCOP. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,200 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP AND 6% ENTRAINED AIR.
8. CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.
9. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL PAVING REQUIREMENTS AND OPTIONAL FLY ASH STABILIZATION.
10. LIMITS OF STREET CUTS ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED BY THE CITY ENGINEERING INSPECTOR.
11. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
11. ROW PAVEMENT PATCH:  
ALL WORK IN ROW IS TO BE DONE IN ACCORDANCE WITH LCUA55 STANDARD SPECS. PLEASE REFER TO SECTION 25.5.2 (J).
- J. PAVEMENT THICKNESS  
THE THICKNESS OF ASPHALT PATCHES IN ASPHALT STREETS SHALL TYPICALLY BE THE THICKNESS OF THE EXISTING ASPHALT PLUS ONE (1) INCH WITH THE MINIMUMS LISTED IN TABLE 25-1, OR AS SPECIFIED BY THE LOCAL ENTITY ENGINEER.

## LAND USE TABLE

| LOT #, BLOCK 1    | SQUARE FEET | ACRES  | %      | MAINTENANCE  | USE                       |
|-------------------|-------------|--------|--------|--------------|---------------------------|
| 1                 | ±97,065     | 2.228  | 6.04%  | OWNER/TENANT | RESIDENTIAL W/ PD OVERLAY |
| 2                 | ±73,737     | 1.693  | 4.58%  | OWNER/TENANT | RESIDENTIAL W/ PD OVERLAY |
| 3                 | ±70,829     | 1.626  | 4.40%  | OWNER/TENANT | RESIDENTIAL W/ PD OVERLAY |
| 4                 | ±429,164    | 9.852  | 26.69% | OWNER/TENANT | RESIDENTIAL W/ PD OVERLAY |
| 5                 | ±393,695    | 9.038  | 24.48% | OWNER/TENANT | RESIDENTIAL W/ PD OVERLAY |
| 6                 | ±121,656    | 2.793  | 7.56%  | OWNER/TENANT | RESIDENTIAL W/ PD OVERLAY |
| OUTLOT A          | ±418,606    | 9.610  | 26.03% | OWNER/TENANT | OPEN SPACE                |
| R.O.W. DEDICATION | ±3,481      | 0.080  | 0.22%  | OWNER/TENANT | DEDICATED R.O.W.          |
| TOTAL             | ±1,608,233  | 36.920 | 100%   | OWNER/TENANT | RESIDENTIAL-OPEN SPACE    |

LOGO

**RIDGE TOP**  
ENGINEERING & SURVEYING  
541 E. Garden Drive, T (877) 863-4662  
Unit N Windsor, CO 80550 W ridgeTOPeng.com

SEAL

PROJECT TITLE

OLDE TIMNATH ESTATES II

S OF E COUNTY RD 40, W OF THE TIMNATH RESERVOIR OUTLET CANAL

PREPARED FOR

SCHUMAN COMPANIES

7385 GREENDALE RD, #104 WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: KNW

CHECKED BY: MRB

PROJECT NO.: 25-187-010

REVISIONS

DATE

12/02/2025

SHEET TITLE

OVERALL SITE PLAN

SHEET INFORMATION

OS-1.0

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