



PLANNING COMMISSION REGULAR MEETING

**April 3, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550**

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
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 Planning Commission.

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. Public comments are expected to be constructive. Written comments are welcome and should be given to the secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.

B. CONSENT CALENDAR*

1. Approval of minutes of March 20, 2019

C. BOARD ACTION

1. Public Hearing – Height Review – Highland Meadows Golf Course Subdivision 8th Filing, Lot 6 (Highland Meadows Tennis Center, 5725 Crooked Street Drive) – Jon Turner, Colorado 80 Holdings LLC, owner; Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
2. Recommendation to Town Board – Height Review – Highland Meadows Golf Course Subdivision 8th Filing, Lot 6 (Highland Meadows Tennis Center, 5725 Crooked Stick Drive) – Jon Turner, Colorado 80 Holdings LLC, owner; Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

3. Waiver request of Commercial Corridor Plan Section III.B.3.b.(1) – Highland Meadows Golf Course Subdivision, 8th Filing, Lot 6 - Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
4. Recommendation to Town Board - Final Site Plan for Multifamily Residential – Lakeview Addition to the Town of Windsor 4th Filing, Lot 2 (610 Cedar Street Apartments), – Joseph Shrader, owner/applicant, K. Merl Haworth, Hawk Architecture LLC, applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff
 - a. Windsor Commons Subdivision 3rd Filing Lot 8, Block 3 - Earth X Site Plan
 - b. Highlands Industrial Park, Lot 6, Block 1 – Flex Building Site Plan
 - c. Hoehne Subdivision 2nd Filing, Lot 2 – Wendy's Restaurant Site Plan

E. ADJOURN

- * Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.

Upcoming Meeting Dates

<u>Wednesday, April 3, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 17, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, May 1, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, May 15, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**

- ** Does not include any Planning Commission work sessions which may be requested and may also be scheduled for these dates.



PLANNING COMMISSION REGULAR MEETING

March 20, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

- A. CALL TO ORDER
Chairman Schick called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Doug Dennison
Kelly Hall
Cindy Scheuerman
Jerry Bushelman
Daniel Foreman

Town Board Liaison David Sislowski

Also Present: Director of Planning Scott Ballstadt
Town Clerk Krystal Eucker

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
Ms. Scheuerman moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

3. Public Invited to be heard

Mr. Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR*

1. Approval of minutes of March 6, 2019

Ms. Scheuerman moved to approve the consent calendar as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

C. BOARD ACTION

1. Public Hearing – Major Subdivision - Raindance Subdivision 6th Filing (formerly Raindance Subdivision 7th Filing)– Martin Lind of Raindance Land Company,

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.

LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers,
Applicant's Representative

- Quasi-judicial
- Staff presentation: Millissa Berry, Senior Planner

Mr. Schick opened the public hearing.

Mr. Sislowksi stated with respect to each public hearing on tonight's agenda, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

The applicant has submitted a final major subdivision plat, known as Raindance Subdivision Sixth Filing. Please note this subdivision was known as Raindance Subdivision Seventh Filing during the preliminary plat process. The subdivision encompasses approximately 108.76 acres and is zoned Residential Mixed use with a Planned Unit Development (PUD) overlay.

Final Plat characteristics:

- 125 single-family lots
 - Lot size range: 6,600 sf to 1 acre
 - 40 6,600 sf lots
 - 40 7,700 sf lots
 - 45 1 acre lots
 - Acre lots adjacent to Hilltop Estates / Pelican Hills Subdivision transitioning into smaller lots adjacent to Raindance 1st and 2nd Filings
- Density: 1.3 dwelling units / acre
- Product: 1 & 2-story houses with attached garages; custom homes on acre lots
- 1.27 acre neighborhood / pocket park (owned and maintained by metropolitan district)
- 7 tracts for open space / agriculture use / park = ~ 38 acres
- Extension of trail system

The application is consistent with various goals of the Comprehensive Plan as well as the Strategic Plan.

Notifications were completed in accordance with the Municipal Code.

Staff recommends that the Planning Commission forward a recommendation to the Town Board to approve the final major subdivision as presented subject to the following conditions:

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.

Staff requests the following be entered into the record:

- Application and supplemental material
- Staff memorandum and supporting documents
- Testimony from this public hearing
- Recommendation

Mr. Bushelman moved to close the public hearing; Ms. Shaeuerman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Hall, Scheuerman, Bushelman, Foreman; Nays – None; Motion passed.

2. Recommendation to Town Board – Major Subdivision – Raindance Subdivision 6th Filing (formerly Raindance Subdivision 7th Filing) – Martin Lind of Raindance Land Company, LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers, Applicant's Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner

Mr. Ballstadt had nothing further to add.

Mr. Bushelman moved to forward a recommendation of approval to the Town Board for a Conditional Use Grant as presented subject to all recommendations and conditions listed by staff; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Scheuerman, Bushelman, Foreman; Nays – None; Motion passed.

D. COMMUNICATIONS

1. Communications from the Planning Commission
None.
2. Communications from the Town Board liaison
Mr. Sislowksi informed the Planning Commission that at the Town Board Work Session, the Town Board discussed Senate Bill 181 regarding oil and gas development. Senate Bill 181 would give local governments the authority to develop their own regulations. The Bill has passed through the Senate and currently going through the House. If it should pass, there could be a significant amount of work that could go into what types of regulations Windsor could impose.
3. Communications from the staff
Mr. Ballstadt reminded the Planning Commission of the joint meeting with the Town Board on Monday, March 25, 2019 at 5:30.
Also, the CDOT meeting regarding Highways 257 and 392 has been rescheduled to March 28, 2019 at Fire Station No. 1.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:12 p.m.

Town Clerk, Krystal Eucker



MEMORANDUM

Date: April 3, 2019
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board – Height Review – Highland Meadows Golf Course Subdivision, 8th Filing, Lot 6 - Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
Item #: C.1 & C.2

Background / Discussion

Mr. Dennis Fulgenzi, represented by Ms. Cathy Mathis, is requesting approval of a proposed indoor tennis facility with a height to exceed the maximum allowed in the Residential Mixed Use (RMU) zoning district. The maximum height allowed in the RMU zoning district is thirty-five (35) feet, in accordance with Sec. 16-24-40(4). The building is proposed to have a ridge height of thirty nine (39) feet.

Section 16-10-50(c)(2) of the Municipal Code states, in part:

- a. *Views. A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community.*
- b. *Light and shadow. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property*
- c. *Privacy. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.*
- d. *Neighborhood scale. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.*

The application materials demonstrate the Municipal Code review criteria for height modifications of views, light and shadow, privacy, and neighborhood scale are not negatively impacted.

Relationship to Comprehensive Plan

The application is consistent with the Comprehensive Plan, specifically the following goal(s) and objective(s):

Chapter 5b – Growth Framework

Goal:

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

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the proposed height to not exceed forty (40) feet to allow for minor variations in the field during construction, subject to compliance with all building and fire code requirements.

Notification

The following notifications were completed in accordance with the Municipal Code:

Public Hearing notifications for Planning Commission and Town Board public hearings were as follows:

- March 21, 2019 – affidavit of mailing to surrounding property owners
- March 18, 2019 – development review sign posted on the property
- March 22, 2019 – legal notices posted on the Town of Windsor website
- March 22, 2019 – legal ad published in the paper

Attachments

Application materials
Staff PowerPoint

copy: Dennis Fulgenzi, applicant
Cathy Mathis, applicant's representative

February 15, 2019

Planning Commission
c/o Town of Windsor
301 Walnut Street
Windsor CO 80550

Re: Highland Meadows Tennis Center

Please accept this request for a Modification of Building Height Regulations pursuant to **Section 16-10-50(c)** of the Municipal Code.

Background

This request is for a new tennis and fitness facility to be constructed on Lot 6 of the Highland Meadows Golf Course Subdivision Eighth Filing. The 6.5-acre site is located approximately at the northwest corner of Crooked Stick Drive and Highland Meadows Parkway. The site is zoned RMU, Residential Mixed Use.

The project will contain one building which will house a reception area, five indoor tennis courts, offices, a pro shop and lounge area. Phase 2 will be an expansion of the building that will contain a fitness center. In addition, the site will have two outdoor courts.

The building materials on all facades will consist of 4 feet of stone masonry, 8' of stucco and 6' of architectural grade metal siding. In addition, the building entry is two-story and is enhanced with storefront windows. The roof will be metal in a complimentary color.

The development agreement for the Highland Meadows Golf Course 8th Filing references compliance with the Town's adopted Commercial Corridor Plan (CCP) Design Standards. Section III Baseline Design Criteria B - Architecture and Building Materials dictate the type of building materials that are allowed.

The building will have an average overall height of 39 feet.

The development agreement for the Highland Meadows Golf Course 8th Filing references compliance with the Town's adopted Commercial Corridor Plan (CCP) Design Standards. Further, the CCP also refers back to the Municipal Code building height regulations when the property is within the I-25 Subarea Map of the I-25 Subarea. This project lies within the boundaries of the I-25 Corridor Plan. Therefore, utilizing the CCP height regulations for the I-25 subarea, the maximum building height on an RMU parcel is 35 feet.

Modification to Section 16-24-40 (4)

Code Language: Section 16-24-40. Lot, area and height requirements.

“The lot, area and height requirements in the RMU Zoning District shall be as follows:

(4) Maximum height requirements. Except as otherwise provided for in this Code, the maximum height of any building in an RMU zoning district shall not exceed thirty-five (35) feet in height. Appurtenances such as clock towers or cupolas which are an integral part of any principal structure shall not exceed forty-five (45) feet in height.”

Requested Modification

We request that the proposed building have a ridge height of 39 feet.

Modification Criteria and Justification

The following addresses the Standards for review per Section 16-10-50(c)(2)(a-d):

- a. Views. A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community. Techniques to preserve views may include, but are not limited to, reducing building or structure mass, changing the orientation of buildings or other structures and increasing open space setbacks.

Justification: As shown in the View Analysis, the views to the mountains will not be adversely impacted from the existing neighborhood and public streets. The building is set back a distance from the streets and is oriented on the site in order to preserve views and allow for future expansion. The visual impacts of the mass of the building are greatly reduced by the use of enhanced landscaping along the frontages of Highland Meadows Parkway and Crooked Stick Drive.

- b. Light and shadow. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property. Adverse impacts include, but are not limited to, casting of shadows on adjacent property sufficient to preclude the functional use of solar energy technology; creating glare, such as reflecting sunlight or artificial lighting at night, that contributes to the accumulation of snow and ice during the winter on adjacent property; and shading of windows or gardens for more than three (3) months of the year. Techniques to reduce the shadow impacts of a building may include, but are not limited to, repositioning of a structure on the lot, increasing the setbacks, reducing building or structure mass, or redesigning a building or structure's shape.

Justification: The shadows cast by the proposed 39' tall building will be predominantly located on the commercially-zoned lot to the north and the parking

spaces located on the east side of the proposed building. We feel that the shadows cast on the adjacent property will not have an adverse impact due to the fact that the shadow reaches into the lot approximately 35 – 40 feet, which would most likely, be building and landscape setback for future development. In addition, the increase of the building height from 35 to 39 feet is negligible.

- c. Privacy. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks. Techniques to improve the level of privacy in a neighborhood may include, but are not limited to, providing landscaping, fencing and open space, and changing building or structure orientation away from adjacent residential development.

Justification: The proposed structure, being 4 feet taller than what would be allowed, will not infringe on the adjacent properties. The lot to the north is zoned commercial and the lot to the west is zoned RMU but future development will be away from the building that it won't be affected. The building is set back far enough so the privacy and shadowing is not an issue on the public right of way or residential properties across Highland Meadows Parkway.

- d. Neighborhood scale. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.

Justification: The proposed recreational use will provide a transition in scale from the industrially-zoned land to the south and the residential and commercial uses planned for Tract H. The location is appropriate for a building of this type as the RMU zone district encourage a mix of land uses.

The visual impacts of the building have been reduced by placing the parking predominantly to the east and south sides of the building and locating the building back on the site.

This is a unique building to Windsor and will be a good fit with the neighborhood. The new building has been designed to be sensitive to the surrounding existing development. The health club and office portion of the building fronts Crooked Stick Drive with a large portion of the south elevation addressing the street to create a strong entry and presence. The main entrance is defined by a projecting connector element which further assists in reducing the overall mass of the south elevation. The east and west sides utilize a break in the wall plane that creates the look of two smaller buildings instead one large building.

The core issue of this modification revolves around whether or not it would be more desirable to have the building be the requested 39 feet or a 35 foot tall building that meets the strict application of the code. The higher clearance heights required for an indoor tennis facility is critical for USTA events.

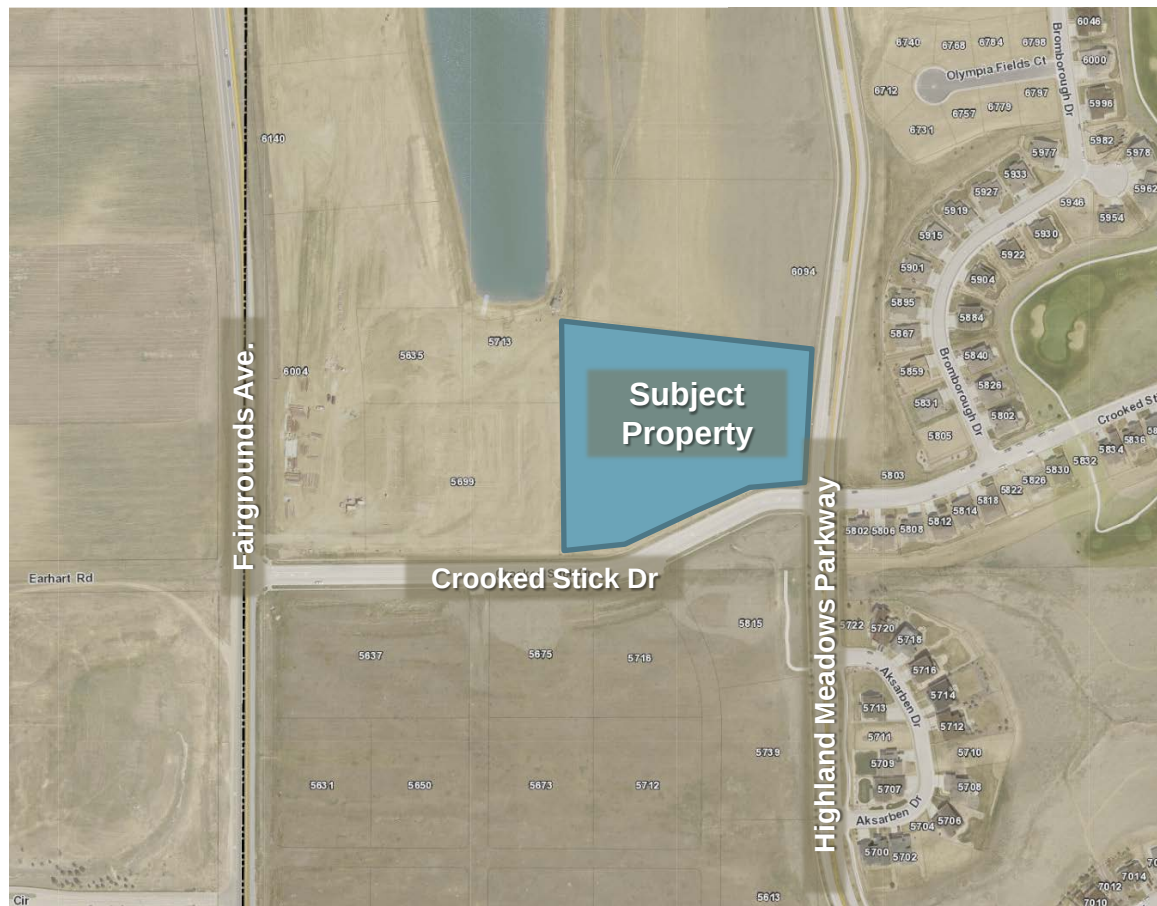


Height Review

Highland Meadows Golf
Course Subdivision, 8th
Filing, Lot 6

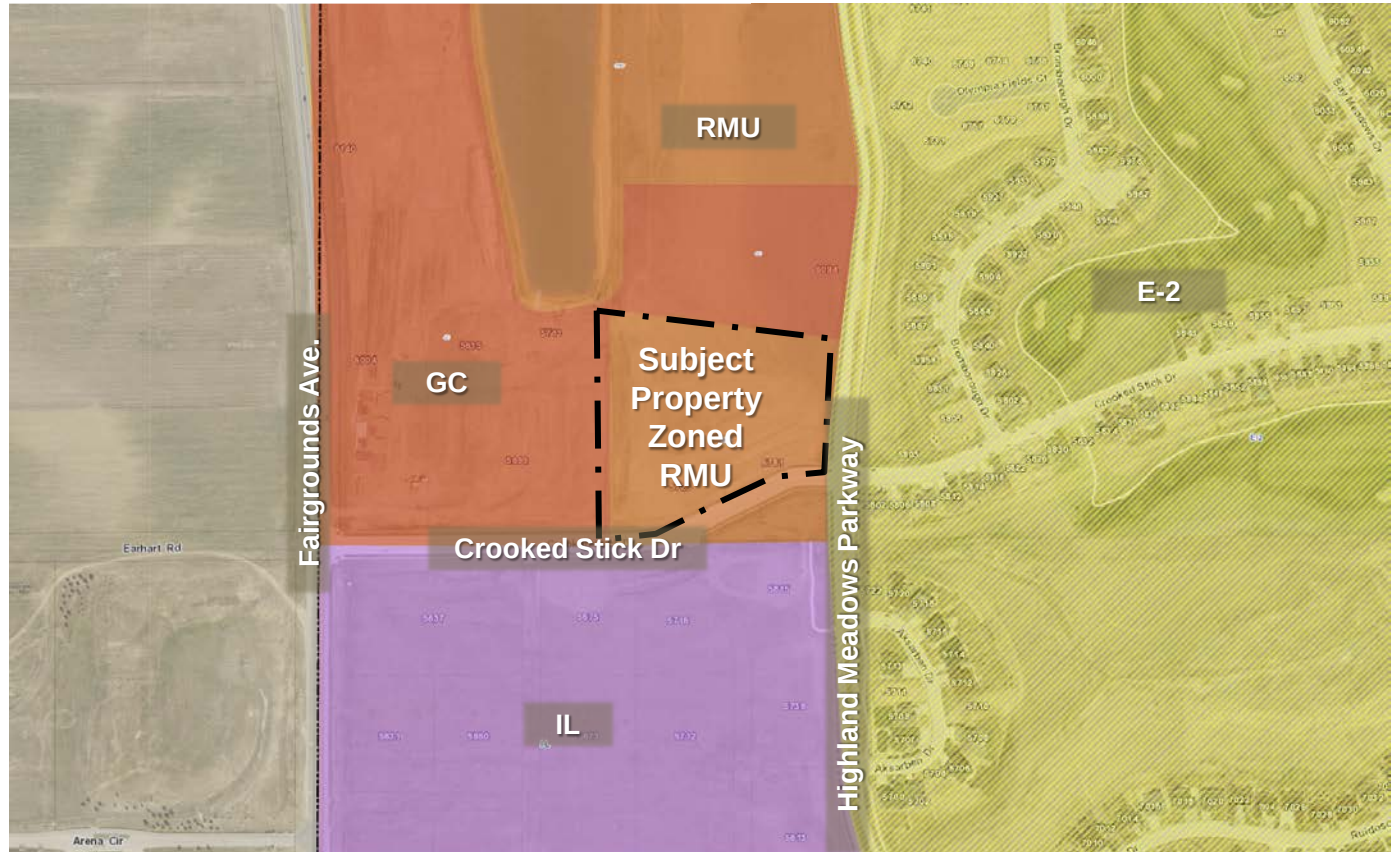
Paul Hornbeck, Senior Planner

Town Board April 3, 2019

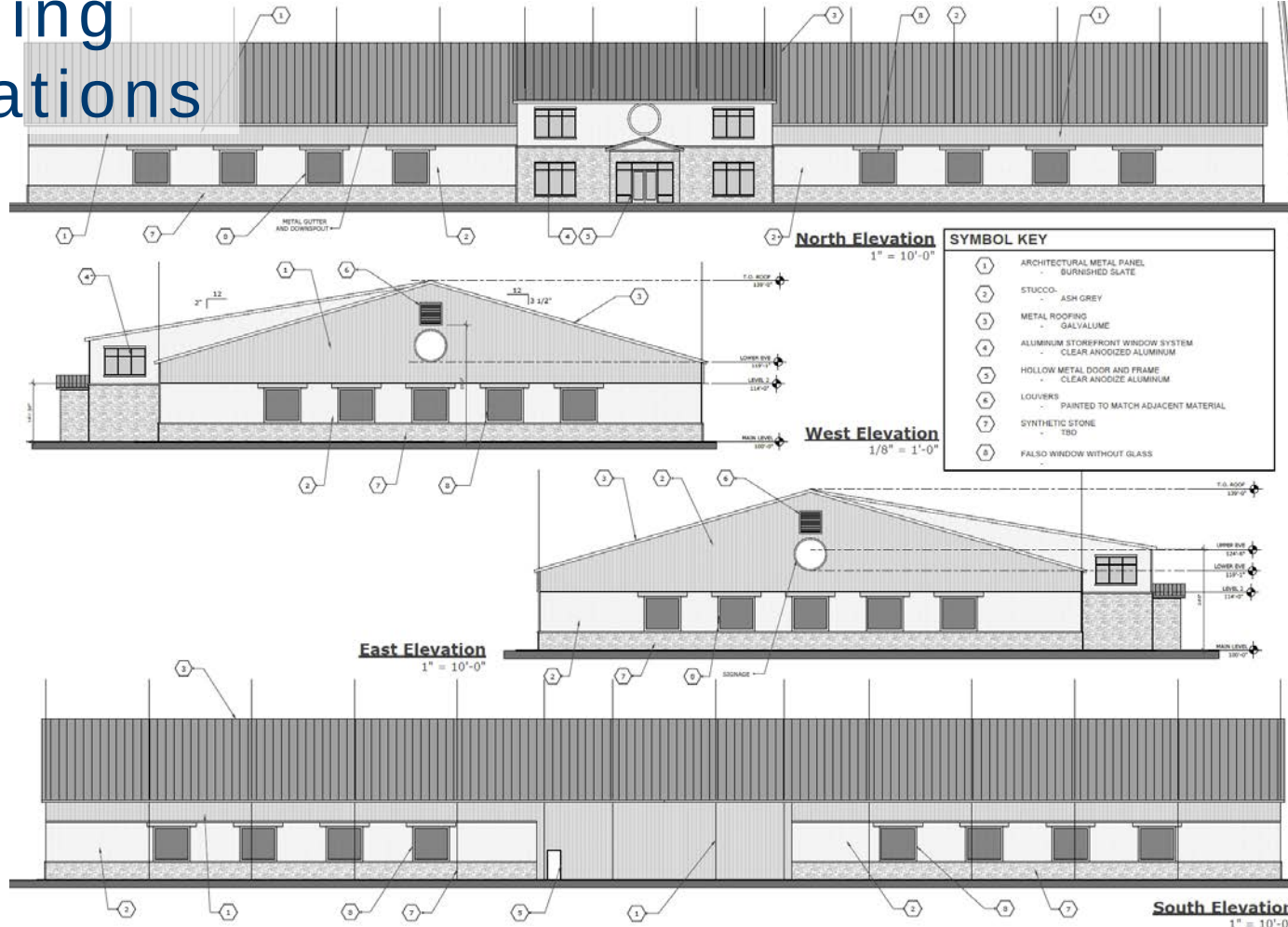




Zoning Map



Building Elevations



Renderings



VIEW TO WEST - 39'-0" HEIGHT

Renderings

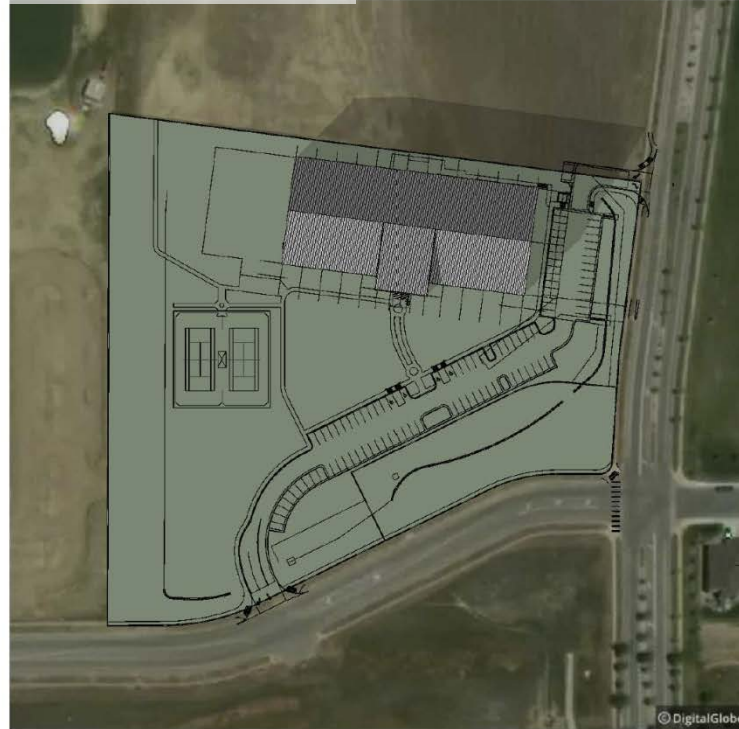


Renderings



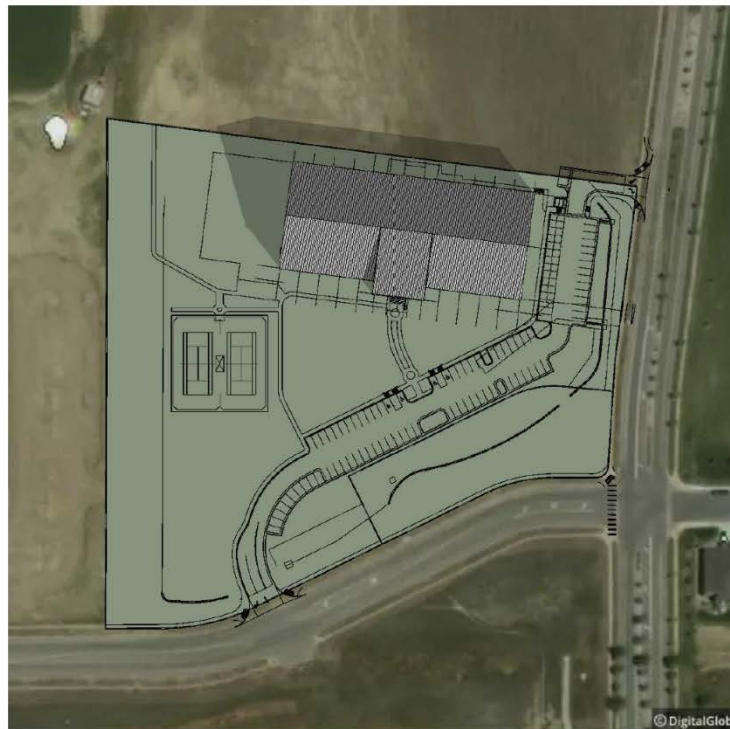


Shadow Study



SHADOW PLAN - DECEMBER 21 3:00PM

Shadow Study



SHADOW PLAN - DECEMBER 21 9:00AM



CCP Waiver

Section 16-10-50(c)(2) of the Municipal Code states, in part:

- Views. *A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community.*
- Light and shadow. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property*
- Privacy. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.*
- Neighborhood scale. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.*



Comprehensive Plan Conformance

Chapter 5b – Growth Framework

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



Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the proposed height to not exceed forty (40) feet to allow for minor variations in the field during construction, subject to compliance with all building and fire code requirements.



CCP Waiver

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
- Recommendation



Approval Criteria

- Views. *A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community.*
- Light and shadow. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property*
- Privacy. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.*
- Neighborhood scale. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.*



MEMORANDUM

Date: April 3, 2019
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Waiver request of Commercial Corridor Plan Section III.B.3.b.(1) – Highland Meadows Golf Course Subdivision, 8th Filing, Lot 6 - Dennis Fulgenzi, applicant; Cathy Mathis, TB Group, applicant's representative
Item #: C.3

Background / Discussion

Mr. Dennis Fulgenzi, represented by Ms. Cathy Mathis, are requesting a waiver from Section III.B.3.b.(1) of the Commercial Corridor Plan regarding building materials. The site is located on the northwest corner of the intersection of Crooked Stick Drive and Highland Meadows Parkway and is subject to the Commercial Corridor design criteria. The waiver request proposes building materials that are prohibited as follows:

Commercial Corridor Plan Section III.B.3.b.(1) states the following:

- b. The following building materials are prohibited as façade materials:*
 - (1) Vertical ribbed metal siding shall be prohibited. Only architectural grade metal panels will be allowed on non-prominent facades.*

As seen on the enclosed renderings, the applicant is proposing a mix of synthetic stone masonry, stucco and, architectural grade metal panels on all building facades. All facades are enhanced by the use of differing colors, materials, accents (such as the faux windows) and varying roof lines.

Commercial Corridor Plan Section II.B.(2) states that requests for design criteria waivers shall be subject to review and determination by the Planning Commission. The Planning Commission may grant, conditionally grant or deny any waiver request brought under this sub-section. In order to receive a waiver, the applicant shall have the burden of establishing justification for waiver approval under the following criteria:

1. *Strict application of the applicable standard will result in either extraordinary practical difficulties or undue hardship.*

Strict application of the Commercial Corridor standards would result in a practical difficulty as the use will be an athletic facility with certain corresponding design constraints and is not intended for retail use. The applicant has proposed a mix of building materials to minimize the impact of the use of metal panels.
2. *The proposed waiver, if approved, will protect the public interest equally or better than the standard for which the waiver is requested; and*

The proposed building design is consistent with the intent of the Commercial Corridor Plan, which is to convey an image of high quality development and

community to residents, property owners and visitors (Commercial Corridor Plan - Purpose and Intent).

3. *Approval of the waiver request will not be detrimental to the public interest.*
The public interest will not be detrimentally impacted by the proposed building materials.

Relationship to Comprehensive Plan

The application is consistent with the Comprehensive Plan, specifically the following goal(s) and objective(s):

Chapter 5b – Growth Framework

Goal:

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

Recommendation

Staff recommends that the Planning Commission approve the use of metal panels as depicted in the application materials, with the following conditions:

1. The site plan shall include substantial landscaping to reduce the visual impacts of the metal panels
2. Any substantial modification to building materials, colors, or accents during the site plan review process shall warrant an additional waiver request by the applicant from the Planning Commission.

Notification

No notifications are required for this waiver request

Attachments

Application materials
Staff PowerPoint

copy: Dennis Fulgenzi, applicant
Cathy Mathis, applicant's representative

February 15, 2019

Planning Commission
c/o Town of Windsor
301 Walnut Street
Windsor CO 80550

Re: Highland Meadows Tennis Center

Please accept this request for a Modification of Building Height Regulations pursuant to **Section 16-10-50(c)** of the Municipal Code.

Background

This request is for a new tennis and fitness facility to be constructed on Lot 6 of the Highland Meadows Golf Course Subdivision Eighth Filing. The 6.5-acre site is located approximately at the northwest corner of Crooked Stick Drive and Highland Meadows Parkway. The site is zoned RMU, Residential Mixed Use.

The project will contain one building which will house a reception area, five indoor tennis courts, offices, a pro shop and lounge area. Phase 2 will be an expansion of the building that will contain a fitness center. In addition, the site will have two outdoor courts.

The building materials on all facades will consist of 4 feet of stone masonry, 8' of stucco and 6' of architectural grade metal siding. In addition, the building entry is two-story and is enhanced with storefront windows. The roof will be metal in a complimentary color.

The development agreement for the Highland Meadows Golf Course 8th Filing references compliance with the Town's adopted Commercial Corridor Plan (CCP) Design Standards. Section III Baseline Design Criteria B - Architecture and Building Materials dictate the type of building materials that are allowed.

The building will have an average overall height of 39 feet.

The development agreement for the Highland Meadows Golf Course 8th Filing references compliance with the Town's adopted Commercial Corridor Plan (CCP) Design Standards. Further, the CCP also refers back to the Municipal Code building height regulations when the property is within the I-25 Subarea Map of the I-25 Subarea. This project lies within the boundaries of the I-25 Corridor Plan. Therefore, utilizing the CCP height regulations for the I-25 subarea, the maximum building height on an RMU parcel is 35 feet.

Modification to Section 16-24-40 (4)

Code Language: Section 16-24-40. Lot, area and height requirements.

“The lot, area and height requirements in the RMU Zoning District shall be as follows:

(4) Maximum height requirements. Except as otherwise provided for in this Code, the maximum height of any building in an RMU zoning district shall not exceed thirty-five (35) feet in height. Appurtenances such as clock towers or cupolas which are an integral part of any principal structure shall not exceed forty-five (45) feet in height.”

Requested Modification

We request that the proposed building have a ridge height of 39 feet.

Modification Criteria and Justification

The following addresses the Standards for review per Section 16-10-50(c)(2)(a-d):

- a. Views. A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community. Techniques to preserve views may include, but are not limited to, reducing building or structure mass, changing the orientation of buildings or other structures and increasing open space setbacks.

Justification: As shown in the View Analysis, the views to the mountains will not be adversely impacted from the existing neighborhood and public streets. The building is set back a distance from the streets and is oriented on the site in order to preserve views and allow for future expansion. The visual impacts of the mass of the building are greatly reduced by the use of enhanced landscaping along the frontages of Highland Meadows Parkway and Crooked Stick Drive.

- b. Light and shadow. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property. Adverse impacts include, but are not limited to, casting of shadows on adjacent property sufficient to preclude the functional use of solar energy technology; creating glare, such as reflecting sunlight or artificial lighting at night, that contributes to the accumulation of snow and ice during the winter on adjacent property; and shading of windows or gardens for more than three (3) months of the year. Techniques to reduce the shadow impacts of a building may include, but are not limited to, repositioning of a structure on the lot, increasing the setbacks, reducing building or structure mass, or redesigning a building or structure's shape.

Justification: The shadows cast by the proposed 39' tall building will be predominantly located on the commercially-zoned lot to the north and the parking

spaces located on the east side of the proposed building. We feel that the shadows cast on the adjacent property will not have an adverse impact due to the fact that the shadow reaches into the lot approximately 35 – 40 feet, which would most likely, be building and landscape setback for future development. In addition, the increase of the building height from 35 to 39 feet is negligible.

- c. Privacy. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks. Techniques to improve the level of privacy in a neighborhood may include, but are not limited to, providing landscaping, fencing and open space, and changing building or structure orientation away from adjacent residential development.

Justification: The proposed structure, being 4 feet taller than what would be allowed, will not infringe on the adjacent properties. The lot to the north is zoned commercial and the lot to the west is zoned RMU but future development will be away from the building that it won't be affected. The building is set back far enough so the privacy and shadowing is not an issue on the public right of way or residential properties across Highland Meadows Parkway.

- d. Neighborhood scale. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.

Justification: The proposed recreational use will provide a transition in scale from the industrially-zoned land to the south and the residential and commercial uses planned for Tract H. The location is appropriate for a building of this type as the RMU zone district encourage a mix of land uses.

The visual impacts of the building have been reduced by placing the parking predominantly to the east and south sides of the building and locating the building back on the site.

This is a unique building to Windsor and will be a good fit with the neighborhood. The new building has been designed to be sensitive to the surrounding existing development. The health club and office portion of the building fronts Crooked Stick Drive with a large portion of the south elevation addressing the street to create a strong entry and presence. The main entrance is defined by a projecting connector element which further assists in reducing the overall mass of the south elevation. The east and west sides utilize a break in the wall plane that creates the look of two smaller buildings instead one large building.

The core issue of this modification revolves around whether or not it would be more desirable to have the building be the requested 39 feet or a 35 foot tall building that meets the strict application of the code. The higher clearance heights required for an indoor tennis facility is critical for USTA events.



**Waiver request of
Commercial Corridor
Plan Section III.B.3.b.(1)
Highland Meadows Golf
Course Subdivision, 8th
Filing, Lot 6**

Paul Hornbeck, Senior Planner

Town Board April 3, 2019



CCP Waiver

Commercial Corridor Plan Section III.B.3.b.(1) states the following:

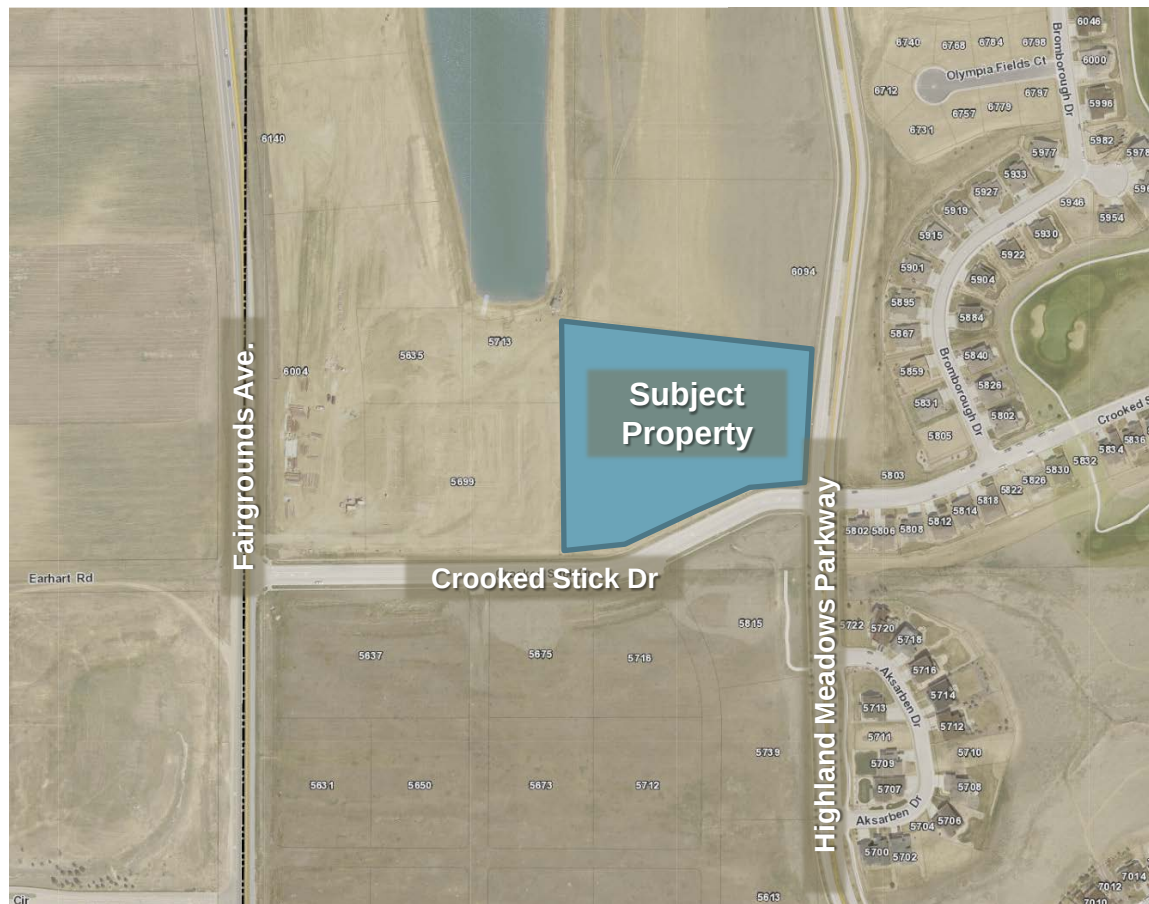
b. The following building materials are prohibited as façade materials:

(1) Vertical ribbed metal siding shall be prohibited. Only architectural grade metal panels will be allowed on non-prominent facades.

Review Criteria:

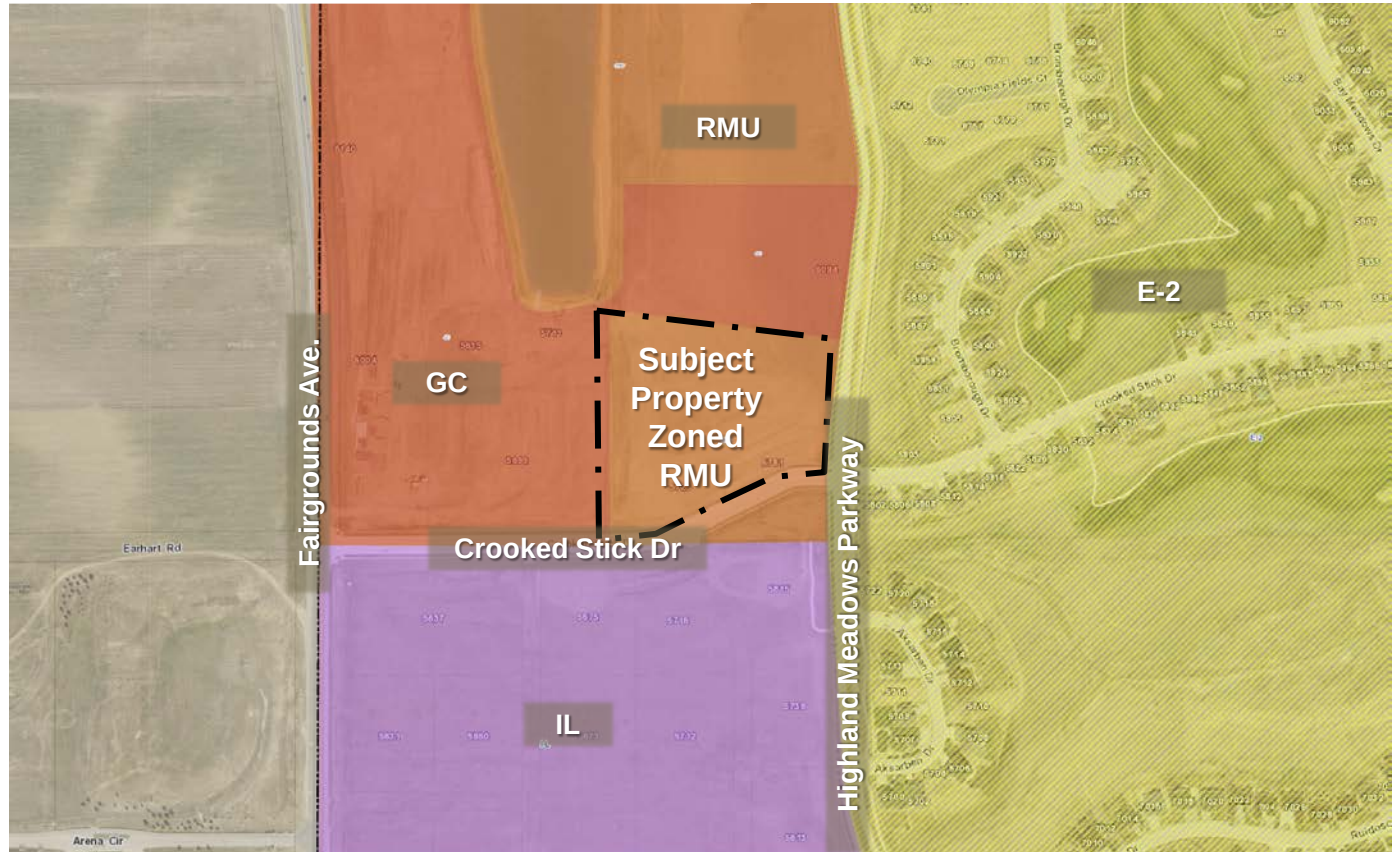
- 1. Strict application of the applicable standard will result in either extraordinary practical difficulties or undue hardship.*
- 2. The proposed waiver, if approved, will protect the public interest equally or better than the standard for which the waiver is requested; and*
- 3. Approval of the waiver request will not be detrimental to the public interest.*

Site Vicinity Map

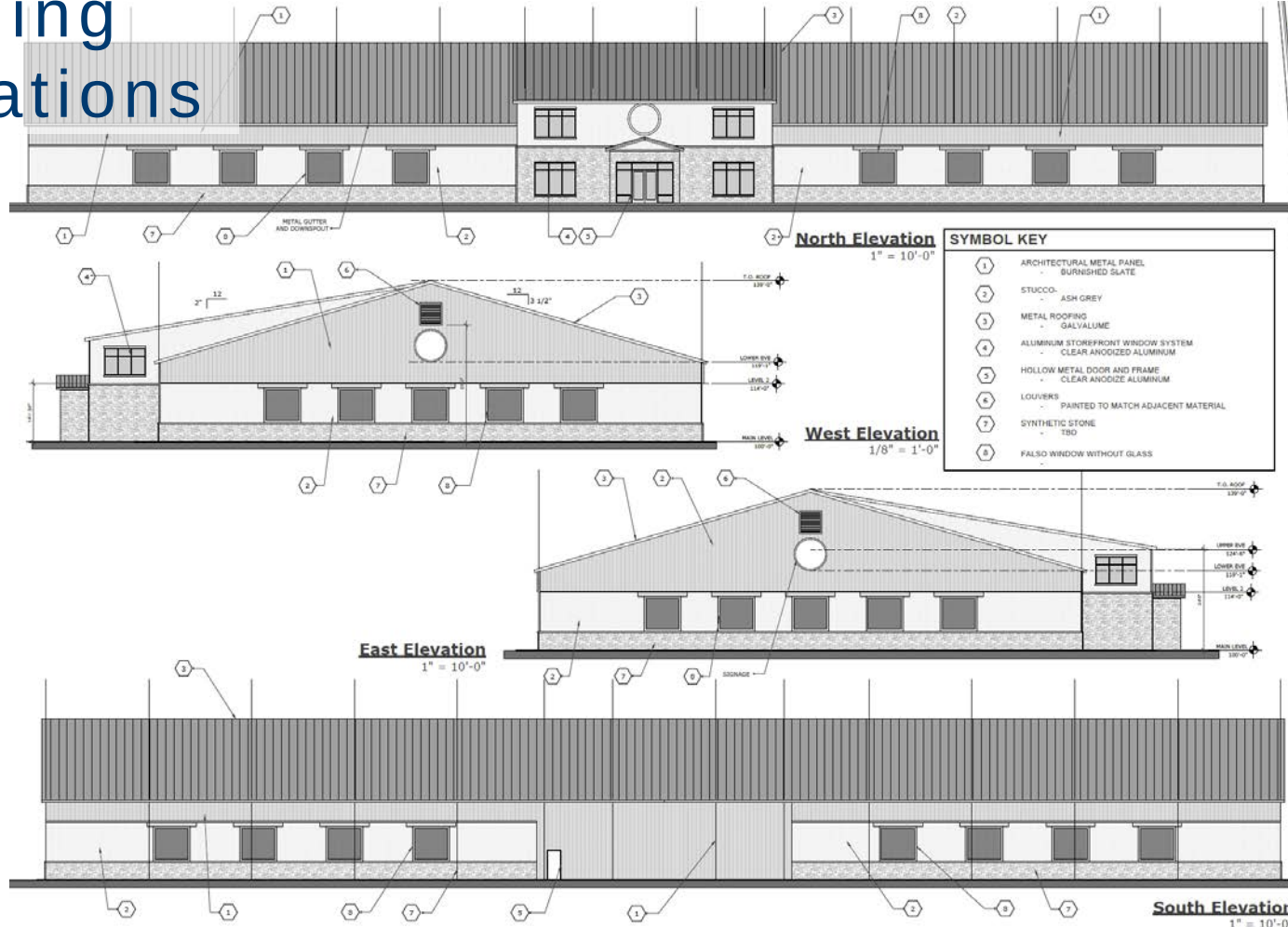




Zoning Map



Building Elevations



Renderings



Renderings





Comprehensive Plan Conformance

Chapter 5b – Growth Framework

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



Recommendation

Staff recommends that the Planning Commission approve the use of metal panels as depicted in the application materials, with the following conditions:

1. The site plan shall include substantial landscaping to reduce the visual impacts of the metal panels
2. Any substantial modification to building materials, colors, or accents during the site plan review process shall warrant an additional waiver request by the applicant from the Planning Commission.



CCP Waiver

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



Approval Criteria

1. *Strict application of the applicable standard will result in either extraordinary practical difficulties or undue hardship.*
2. *The proposed waiver, if approved, will protect the public interest equally or better than the standard for which the waiver is requested; and*
3. *Approval of the waiver request will not be detrimental to the public interest.*



MEMORANDUM

Date: April 3, 2019
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Final Site Plan for Multifamily Residential – Lake View Addition to the Town of Windsor, 4th Filing, Lot 2 (610 Cedar Street Apartments) – Joe Shrader, owner/applicant
Item #: C.4

Background / Discussion

The applicant, Mr. Shrader, has submitted a final site plan for a multifamily residential building including six dwelling units and covered parking located on an approximately 16,000 square-foot (.367 acres) lot. On November 7, 2018, the Planning Commission approved the preliminary site plan for the proposed development. The proposed final site plan is consistent with the approved preliminary site plan.

The property is located east of 7th Street/SH 257, north of Cedar Street, and west of Windsor Lake. A multifamily (4-plex) building to the west shares an alley with the subject property, single family residential is located to the south, and Town-owned land (Kern Reservoir and Ditch Company) is located north and east of the property. The property is zoned RMU (Residential Mixed Use) with RMU zoning to the east, west and north, and CB (Central Business) zoning to the south.

The property was previously occupied by a single-family home, built in 1957. Since 2014, the single-family building was demolished and the property has remained vacant since that time.

Proposed development characteristics include:

- six multifamily units within one, two-story 5,486-sf building
- one, two and three-bedroom units; averaging 900 sf/unit
- building heights of 28'3" (35 feet maximum height in RMU zone district)
- lot area per unit of 2,667 sf (1,400 sf required)
- livable open space per unit of 2,700 sf (1,093 sf required)
- façade colors would be compatible with the surrounding neighborhood
- asphalt shingles, painted lap siding (horizontal and vertical), synthetic stone wainscot, front covered porch entry, and rear covered patio or deck.
- 10 parking spaces (9 required) – parking ratio of 1.5 spaces per dwelling unit:
 - 6 spaces covered, 4 spaces uncovered
- approximately 41% open space and landscaped area
- 17% building coverage; 59% lot coverage (building plus hardscape)
- access point from alley between Cedar Street and Cedar Court with an internal looped road/parking area
- alley improvements
- Adjacent to Windsor Lake and in close proximity to trail system, Boardwalk Park, downtown, services, and schools.

Additional site details can be seen in the enclosed staff PowerPoint.

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.

Objectives:

1. *Prioritize new growth in areas currently served by Town infrastructure and services.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*
3. *Develop new neighborhoods adjacent to the Town core.*

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

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

Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval on the final site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed.
2. The Town's standard site plan agreement is executed.

Attachments

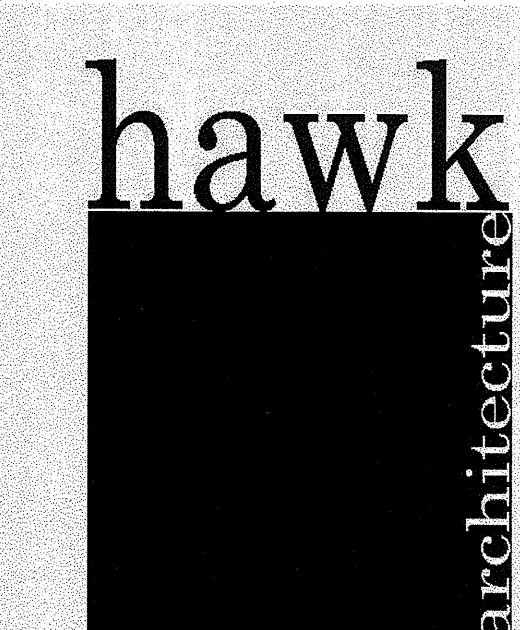
Application Materials
PowerPoint presentation

copy: Joe Shrader, owner/applicant
Merl Haworth, applicant's representative

LAKE VIEW ADDITION TO THE TOWN OF WINDSOR

FOURTH FILING, LOT 2, SITE PLAN

A PART OF THE SOUTH WEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 678 WEST
OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.



CERTIFICATIONS

A. (2) DESCRIPTION

A plat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado, located in the SW ¼ of Section 16 T 6 N R 678 W, of the 6th P.M. and more particularly described as follows:

Lakeview Addition to the town of Windsor, Fourth Filing, Lot 2. Rec No.3428708

C. (2) 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 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. Know all men by these presents that the undersigned have caused said land to be laid out and site planned under the name of Lake View Addition to the Town of Windsor Filing No. 7 Lot 1, Site Plan.

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

Joseph Shrader

NOTARIAL CERTIFICATE (To be used in conjunction with all owner's signatures)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by (_____), this ____ day of _____, 20__.

My commission expires: _____ Notary Public:

(SEAL)

E. 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

G. ENGINEERING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20__.

Director of Engineering

I. PLANNING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20__.

Director of Planning

J. (4) MAYOR'S CERTIFICATE

This is to certify that a site plan 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 site plan upon which this certificate is endorsed for all purposes indicated thereon.

Mayor: ATTEST: Town Clerk

K. TOWN MANAGER'S APPROVAL

Approved this the ____ day of _____, 20__.

Town Manager

L. PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20__.

Director of Public Works

M. PREPARER'S CERTIFICATE

I certify that this site plan was prepared by me or under my direct supervision.

Signature

Kayle Merl Haworth
Print Name

Preparer of Lake View Addition to the
Town of Windsor Filing 4 Lot2, Site Plan

N. NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, w create certain rights and obligations of the development; the developer and/or subsequent owners of a portions of the development site, many of which obligations constitute promises and covenants that with the land. These documents are of record and are on file with the director of planning of the Tow Windsor and should be closely examined by all persons interested in purchasing any portion of development site.

610 CEDAR STREET APARTMENTS LAND USE

ZONING: RMU (RESIDENTIAL MIXED USE)

LOT SIZE: 367 AC / 16,001 SF

NUMBER OF UNITS: 6

DU/AC: 16.35

PERCENT LOT COVERAGE (BUILDING +HARDSCAPE): 58.9%

BUILDING SF: 2,743 FOOTPRINT, BUILDING SQUARE FOOT: 5,486

PERCENT BUILDING COVERAGE: 17.1%

MINIMUM LOT AREA PER DWELLING REQUIRED: 1,400SF / UNIT

LOT AREA PER UNIT PROVIDED: 16,001 SF/6 = 2,667 SF

MINIMUM LIVEABLE OPEN SPACE PER DU: 450 SF x 6 UNITS = 2,700 SF

LIVEABLE OPEN SPACE PROVIDED: 6,556 SF / 6 = 1,093 SF

SF & % OVERALL OPEN SPACE/LANDSCAPE AREA: 6,556 SF = 41%

SF % PAVEMENT/HARDSCAPE: 6,702 SF = 42%

MAX BUILDING HEIGHT = 35' PROPOSED = 28' 3"

SIDE OFFSET REQUIRED: 6' PER FOOT OF BUILDING HEIGHT

NORTH: 92.75' WEST: 12' EAST: 13'

PARKING REQUIRED: 1.5 PER UNIT x 6 = 9 SPACES

PROVIDED: 9 + 1 ACCESSIBLE

PROPERTY DESCRIPTION

LAKEVIEW ADDITION TO THE TOWN OF WINDSOR, FOURTH FILING

LOT 2, LAKEVIEW ADDITION TO THE TOWN OF WINDSOR, FOURTH FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

OWNERS REPRESENTATIVE:

Joseph R Shrader

8510 Bruns Drive

Fort Collins, CO 80525

970-460-9442

Fax 970-460-9442

VERTICAL DATUM

TOWN OF WINDSOR BENCHMARK #83, CHISELED "X" SSW BONNET BOLT FIRE HYDRANT

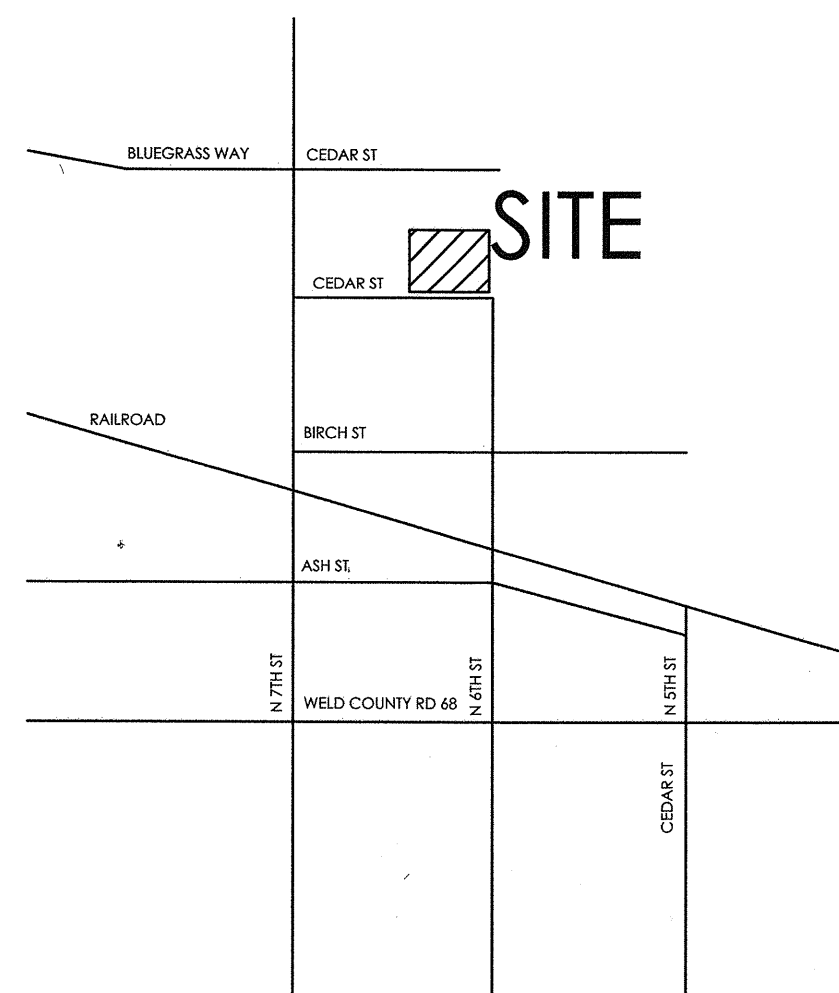
AT THE NE CORNER OF 7TH STREET AND CEDAR STREET.

NAVD: 1988 ELEVATION 4800.86'

HORIZONTAL DATUM

COLORADO STATE PLANE COORDINATES NAD 83(2007) DATUM: HORIZONTAL CONTROL

BASED UPON TRIMBLE VRS NETWORK.



2 VICINITY MAP

SCALE _____ NTS

EXISTING CONTOURS

FINISHED CONTOURS

FLOW LINE

PROPERTY LINE

EASEMENT

BUILDING SETBACK

FENCE - SCREEN

SANITARY SEWER

WATER

STORM SEWER

GAS

ELECTRIC

ELECTRIC

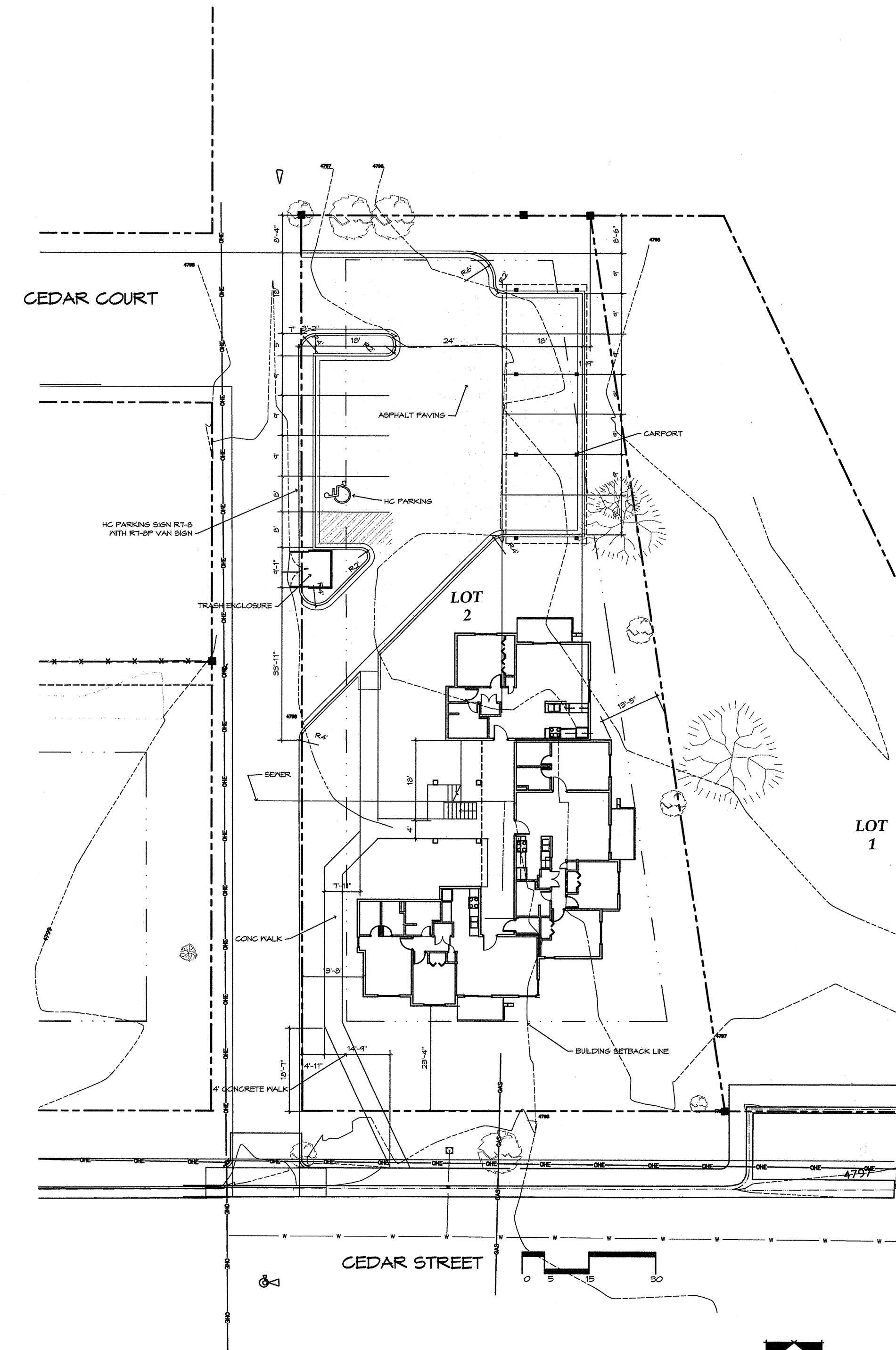
TELEPHONE

FIRE HYDRANT

MAN HOLE

3 LEGEND

SCALE _____



1 SITE PLAN

SCALE _____ 1"= 20'

architecture + planning
2637 brookwood drive
fort collins, colorado
80525
p 970.213.5197 / f 970.223.8471
hawkarchitecture@comcast.net
www.hawkarchitecture.com

PROJECT INFORMATION AND APPROVALS

1711	1
revised revised construction permit design schematic	04.12.18 05.16.18 06.00.00 06.00.00 06.00.00 03.05.18

LAKE VIEW ADDITION TO THE TOWN OF WINDSOR
FOURTH FILING, LOT 2, SITE PLAN
610 Cedar Street Apartments, Windsor, Colorado

LAKE VIEW ADDITION TO THE TOWN OF WINDSOR

FOURTH FILING, LOT 2, PRELIMINARY SITE PLAN

A PART OF THE SOUTH WEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 678 WEST
OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

Revised 05/05/17

Standard General Notes for Construction Plans

- All street, sanitary sewer, storm sewer and waterline construction shall conform to the Town of Windsor Standards and Specifications current at the date of execution of the Development Agreement pertaining to this development. Any construction occurring three years or more after the execution of the Development Agreement shall require re-examination of the plans by the Town Engineer, who may require that they be made to conform to standards and specifications current at that time.
- Street paving shall not begin until subgrade compaction tests are taken and the Town Engineer approves the results.
- The contractor shall comply with all requirements of the soils report prepared for this project and approved by the Town Engineer.
- The contractor shall be responsible for contacting the Utility Notification Center of Colorado (Call before you dig), 811. Call two business days prior (not including the day of the call) to digging, grading or excavating for the marking of underground member utilities.
- Prior to commencement of any construction, the contractor shall provide the Town Engineer 24 hours advanced notice. Phone (970) 674-2400.
- Temporary erosion control measures shall be provided by the contractor during construction as identified on the Erosion Control Plan. Maintenance of onsite drainage and erosion control facilities during construction shall be the responsibility of the Contractor.
- Prior to commencement of any construction, the contractor shall contact all utilities to coordinate schedules.
- Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the Town Engineer. Phone (970) 674-2400.
- The contractor shall be responsible for all traffic control during construction:
 - All signs, striping and traffic control device shall conform to, and placement shall be performed in accordance with, the *Manual on Uniform Traffic Control Devices (MUTCD)*, latest edition and *CDOT M&S Standards*, latest edition.
 - The contractor shall be responsible for maintenance and cleaning of traffic control devices.
 - The contractor shall maintain existing pavement markings during construction operations, in conformance with construction documents.
 - Removal of existing pavement markings shall be accomplished by a method that does not materially damage the surface or texture of the pavement or existing surfacing. The pavement markings shall be removed to the extent that they are not visible under day or night conditions.
- The contractor shall contact the Town of Windsor Construction Inspector prior to any street cut. The existing street condition shall be documented by the Town of Windsor Construction Inspector before any cuts are made. Any street patching shown on the drawings is approximate. Actual Patching shall be done in conformance with Town of Windsor Division I Streets Design Criteria and Construction Specifications (section 02595). All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. In accordance with the referenced specifications, the Town Engineer shall make the determination of the need for a complete overlay.
- The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.
- The contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In case of willful or careless destruction, the contractor shall be responsible for restorations. Resetting of markers shall be performed under the direction of a Colorado licensed Professional Land Surveyor.
- The contractor shall immediately remove any construction debris and mud tracked onto existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.
- All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.
- The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible of any unknown underground utilities.
- The contractor shall notify the Town of Windsor Public Works Department at (970) 674-5400 at least 48 hours prior to installing a new sewer service.
- The contractor shall notify the Town of Windsor Public Works Department at (970) 674-5400at least 48 hours prior to installing a new water service or abandoning an existing water service.
- The Town of Windsor shall not be responsible for operation, maintenance or repair of storm drainage facilities located on private property.
- The Contractor shall be responsible for obtaining the services of a qualified testing laboratory to perform all compaction testing, asphalt testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.
- The Contractor shall maintain one (1) set of "redlined" prints of the construction plans. The "redlined" prints shall be kept current to accurately represent the dimensions and locations of all work performed by the Contractor. Prior to final payment, the Contractor must present the "redlined" prints to the Owner's engineer for preparation of a set of reproducible "Record Drawings" which shall be submitted to the Town within 30 days of construction acceptance of the project by the Town.
- The Owner/Developer shall be responsible for providing all required lot staking and construction staking. The Contractor shall coordinate through the Owner's designated representative to assure

that the surveyor is given adequate notice and instruction in order to complete the survey requirements for the various phases of work. The Contractor shall be responsible for the cost of re-surveying required due to the Contractor's, or subcontractor's, activities. The Contractor shall be responsible for the costs associated with rescheduling the surveyor to accommodate the Contractor's requests for unscheduled staking.

- The Contractor shall provide and implement a "Traffic Control Plan" related to all construction activities for this project.
- The Contractor shall perform all work according to all Town, County, State and Federal safety and health regulations. In particular, the trenching and open excavation operations shall comply with all current O.S.H.A. regulatory requirements.
- All construction activities must comply with the State of Colorado permitting process for "Stormwater Discharges Associated with Construction Activity." For information contact the Colorado Department of Health, Water Quality Control Division, WQCD-PE-B2, 4300 Cherry Creek Drive South, Denver, Colorado, 80246. Attention: Permits and Enforcement Section. Phone (303) 692-3500.
- When discharging groundwater, all dewatering methods shall be in conformance with all laws and regulations of the State – including a Colorado Discharge Permit System for Construction Dewatering Wastewater Discharge. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from stormwater runoff and /or deposition of debris resulting from any and all work.
- The engineer who has prepared these plans, by execution and/or seal hereon, does hereby affirm responsibility to the Town of Windsor, as a beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans shall not relieve the engineer who has prepared these plans of any such responsibility.
- The contractor shall have a registered land surveyor tie out and reset any property corners or section corners planned to be disturbed by construction of this project, and shall have a registered land surveyor reestablish any property corners or section corners inadvertently disturbed during construction of this project.
- 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.

Show benchmark information separate from general notes. Use and call out NAVD 1988 datum.

Utility Plan Notes

- All waterlines shall be C900, DR 18 PVC pipe with a minimum 12 gage insulated tracer wire.
- All waterlines shall be buried a minimum of 5 feet below finished grade.
- The contractor shall maintain a minimum of 10 feet of horizontal separation and 18 inches of vertical separation between all sewer and water lines.
- All existing utilities are approximately shown and locations need to be verified by the contractor prior to construction.
- No tree(s) shall be located within 10 feet of facilities.
- All gate valves shall have valve boxes.
- Fire sprinkler services shall be mechanically restrained PVC with valve boxes labeled "Fire".
- Fire hydrant branch lines shall be 6 inch mechanically restrained PVC unless otherwise noted and approved. No horizontal bends or offsets shall be used when installing fire hydrant branch lines.
- Water service shall be ¾ inch Type K copper unless otherwise noted.
- All fittings shall be mechanically restrained along with thrust block installation.
- Where non-potable irrigation lines cross above or below potable waterlines, the non-potable line shall be incased with a C900 sleeve per Town of Windsor standards.
- All storm drains crossing above waterlines shall be encased per Town of Windsor standards.
- Sanitary sewer services shall be 4" SDR 35 PVC unless otherwise noted.
- Sanitary sewer manholes shall be 48" diameter unless otherwise noted.
- All manholes shall be air tight and vacuum tested in accordance with Town requirements.
- All sanitary sewer lines shall be SDR 35 PVC unless otherwise noted.

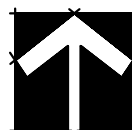
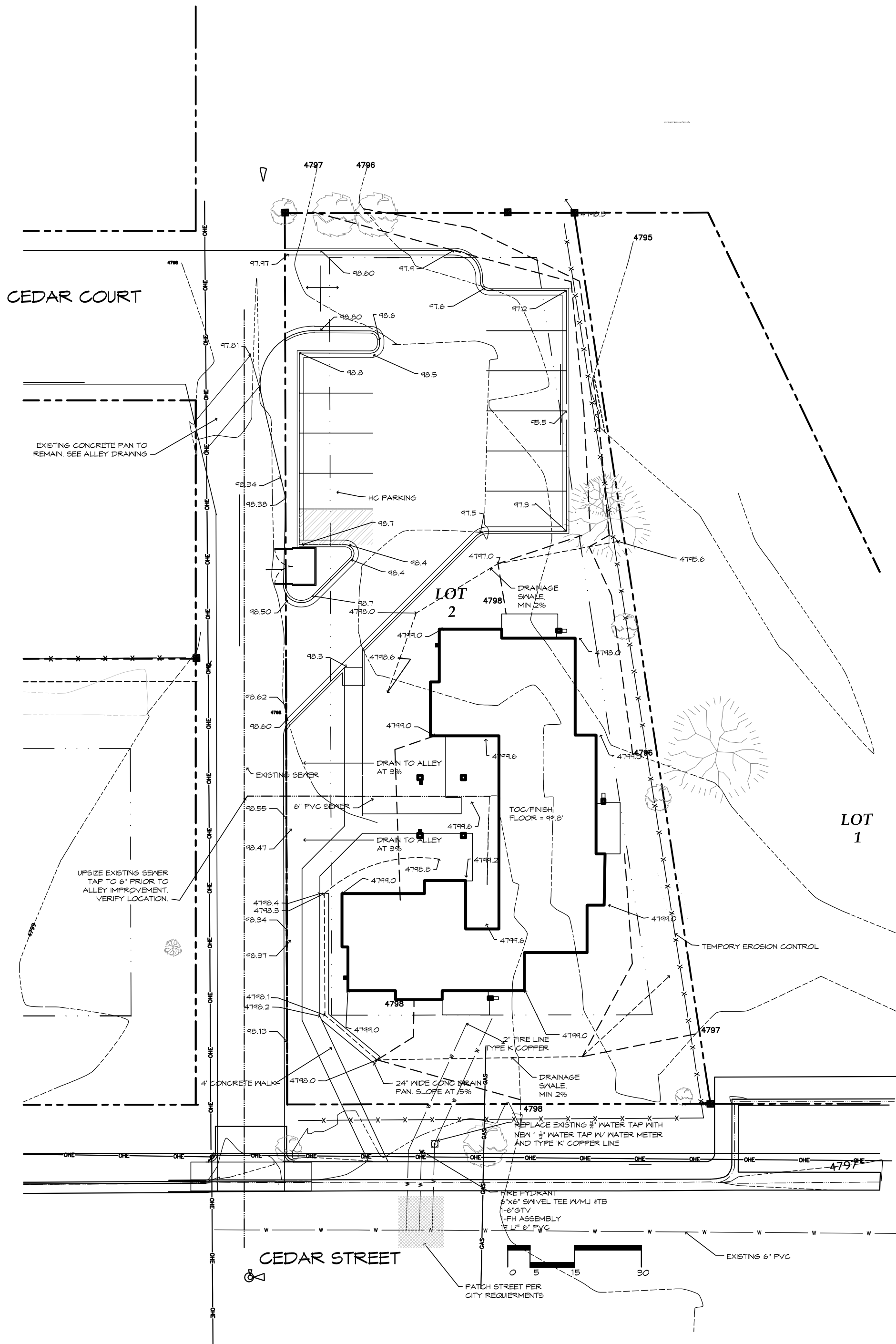
Additional Standard General Notes (as they pertain)

- All waterline construction shall conform to the Fort Collins-Loveland Water District Standard Construction Specifications current at the date of construction.
- All waterline construction shall conform to the North Weld County Water District Standards and Specifications current at the date of construction.

TOWN OF WINDSOR DRAWING REVIEW

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

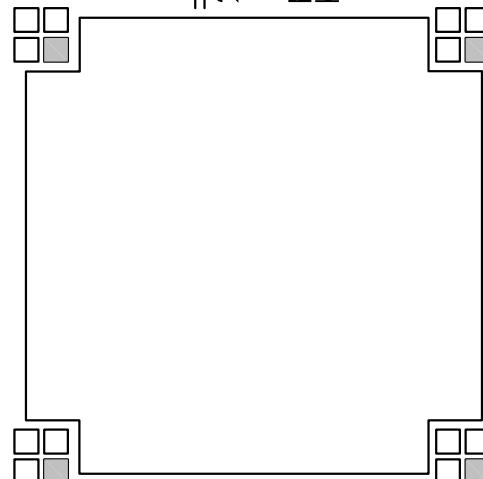
DATE _____ BY _____
Director of Engineering



1 UTILITY AND GRADING PLAN
SCALE 1"= 20'

architecture + planning

2637 brookwood drive
fort collins, colorado 80525
p702131317
hawkarchitecture@comcast.net



UTILITY AND GRADING PLAN

LAKE VIEW ADDITION TO THE TOWN OF WINDSOR
FOURTH FILING, LOT 2, SITE PLAN
Cedar Street Apartments, Windsor, Colorado

site plan final
site plan revision 11.16.18
site plan revision 10.30.18
site plan revision 09.19.18
site plan revision 08.24.18
site plan revision 07.15.18
site plan revision 05.16.18
site plan 03.05.18

1711

2

LAKE VIEW ADDITION TO THE TOWN OF WINDSOR

FOURTH FILING, LOT 2, PRELIMINARY SITE PLAN

A PART OF THE SOUTH WEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 678 WEST
OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

PLANTING NOTES

- All plant materials shall be in accordance with American Association of Nurserymen specification for number one grade.
- All turf areas to be irrigated with automatic pop-up irrigation system. 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 trees to be balled & burlapped, root control bag, or containerized.
- All shrub beds to be mulched with wood mulch (3" average depth) on tydur filter fabric.
- Edging between grass and shrub beds shall be 1/8" x 4" steel set level with top of sod.
- Minor changes in species and plant locations may be made during construction as required by site conditions. Overall quantity and quality to be consistent with approved plans. In the event of conflict with the quantities included in the plant list, species and quantities shall be provided.
- NA
- The Homeowner's Association 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 40' and 15' respectively from street lights. No trees shall be planted within 10' from water and sewer lines, 4' from gas, telephone and electric utilities, and 10' from any driveway.
- Minimum clearance of 3' on each side of fire department connection (FDC). No vegetation other than turf or ground covers planted in front of FDC.
- The irrigation system shall be reviewed and approved by the Town's Water Department prior to issuance of a building permit. The irrigation system must be installed or secured with a financial instrument deposited with the Town prior to issuance of a certificate of occupancy for the building.
- 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 3 cubic yards per 1,000 square feet.
- Turf grass will be seeded or sodded with drought tolerant blend.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
- Foundation shrubs beds to be designed and installed after completion of each building.
- 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.
- Second domestic water meter to be shown on landscape plan for irrigation connection or non-potable water source connection.

PLANT SCHEDULE

DECIDUOUS TREES				
Code Name	Quantity	Scientific Name	Common Name	Size
GTL	4	Gleditsia triacanthos inermis	Honeylocust	2" B&B
QM	7	Quercus macrocarpa	Burr Oak	2" B&B

ORNAMENTAL TREES				
Code Name	Quantity	Scientific Name	Common Name	Size
MSS	1	Malus spp 'Spring Snow'	Spring Snow Crabapple	1-3/4" B&B

EVERGREEN TREES				
Code Name	Quantity	Scientific Name	Common Name	Size
PE	2	Pinus edulis	Pinyon Pine	6-8' B&B
PN	1	Pinus nigra	Austrian Pine	6' B&B

DECIDUOUS SHRUBS				
Code Name	Quantity	Scientific Name	Common Name	Size
CA	9	Cornus alba 'Argenteomarginata'	Variegated Dogwood	#5 CNT.
BTC	7	Berberis thunbergii 'Crimson Pymy'	Crimson Pymy Barberry	#5 CNT.

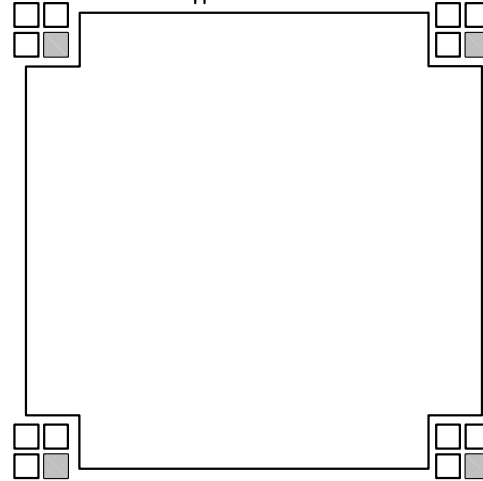
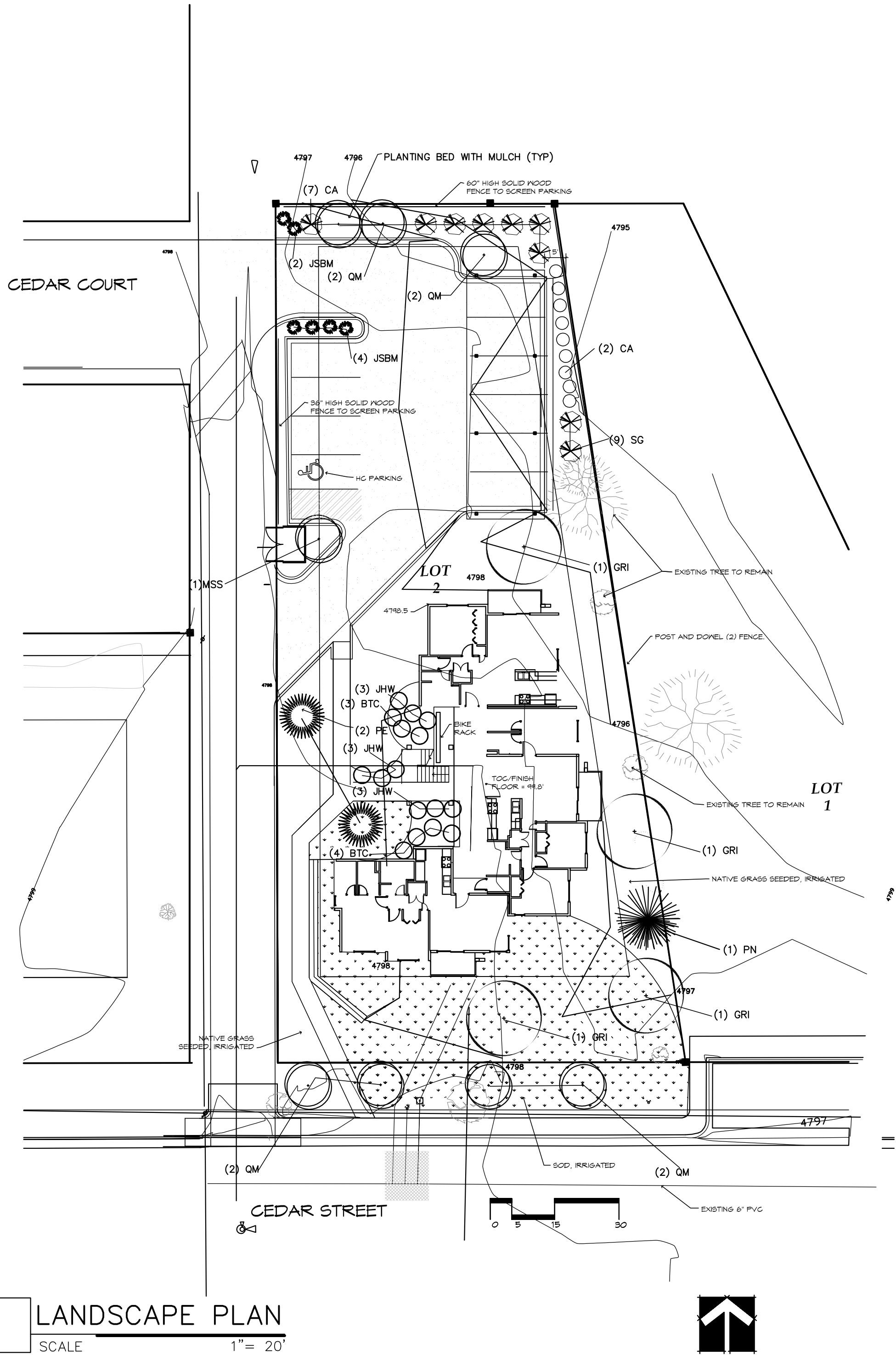
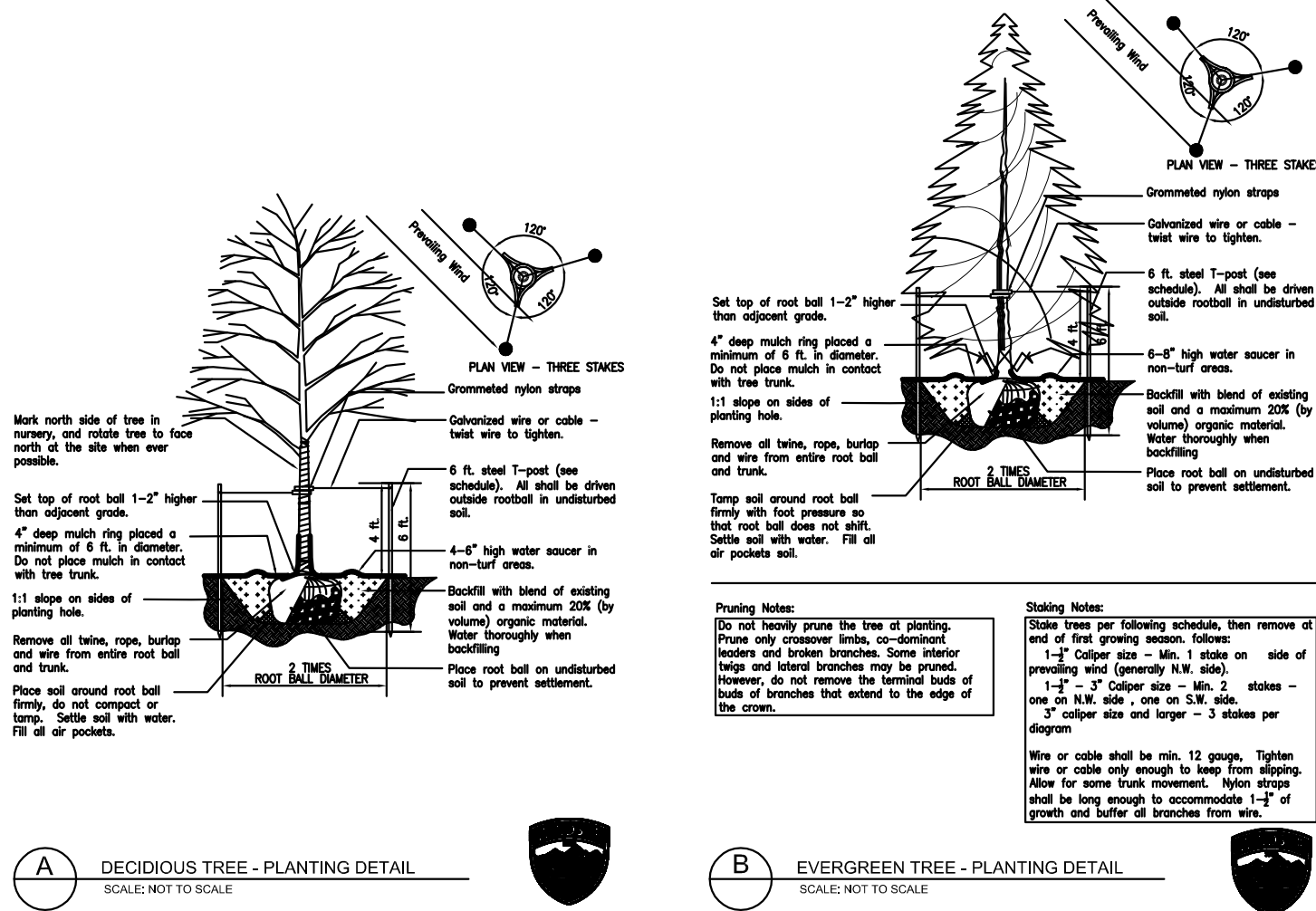
EVERGREEN SHRUBS				
Code Name	Quantity	Scientific Name	Common Name	Size
JHW	9	Juniperus horizontalis 'Wilton'	Wilton Carpet Juniper	#5 CNT.
JSBM	4	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	#5 CNT.

ORNAMENTALS				
Code Name	Quantity	Scientific Name	Common Name	Size
SG	9	SWITCH GRASS	Panicum virgatum cvs	1 GAL.

TOWN OF WINDSOR DRAWING REVIEW

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

DATE _____ BY _____
Director of Engineering



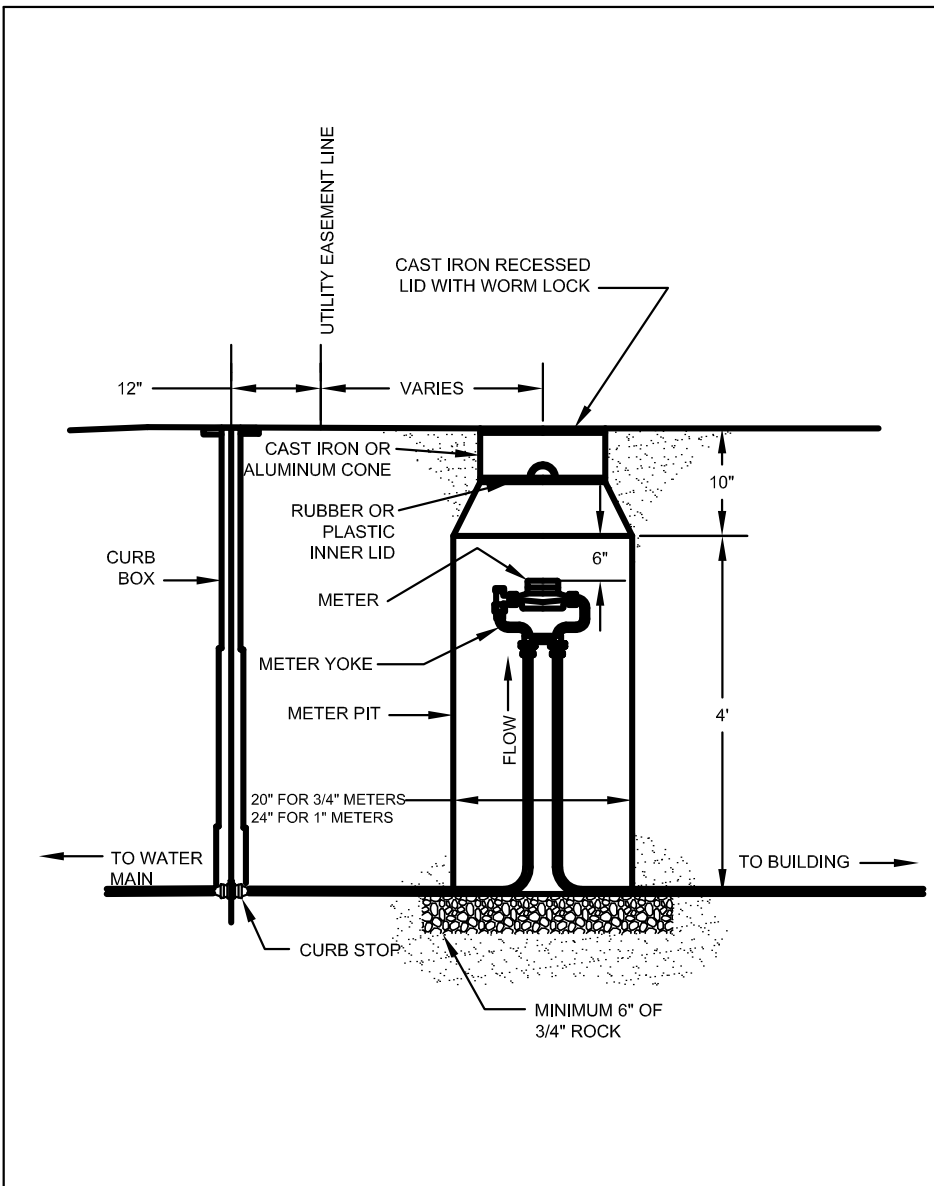
LAKE VIEW ADDITION TO THE TOWN OF WINDSOR FOURTH FILING, LOT 2, SITE PLAN

A PART OF THE SOUTH WEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 678 WEST
OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

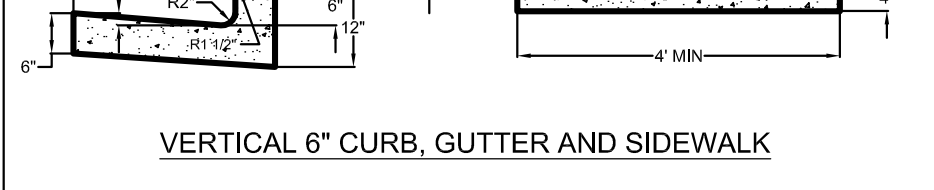
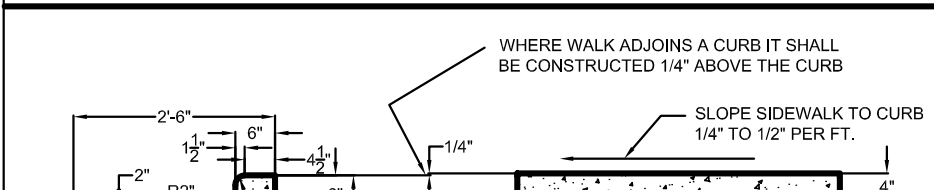
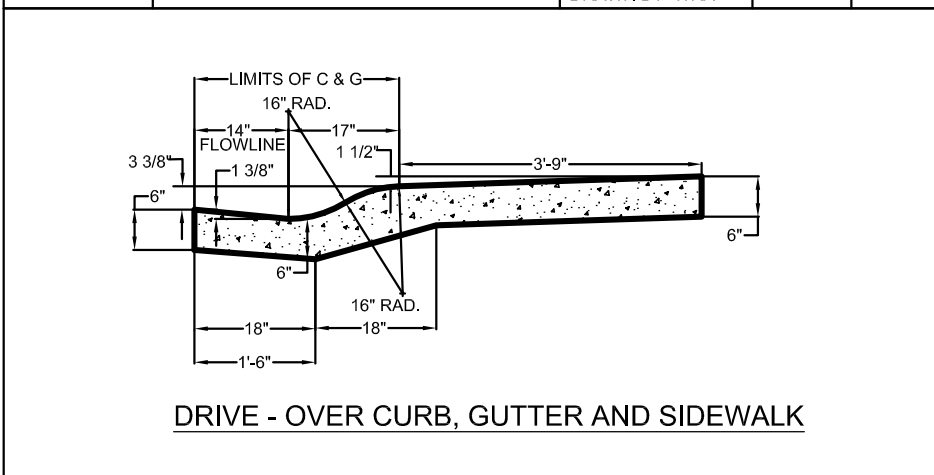


architecture + planning

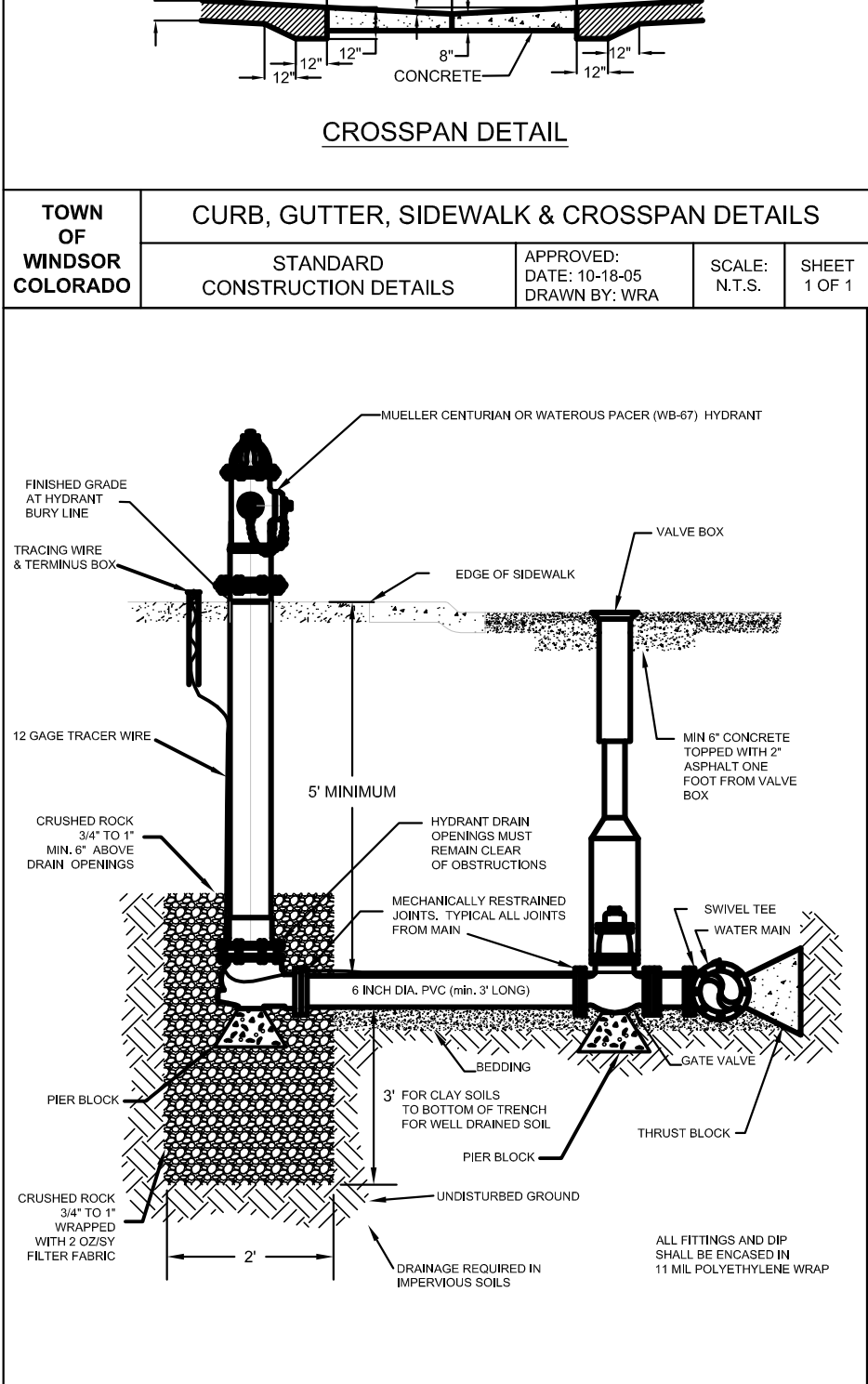
2637 blackwood drive
denver, colorado 80525
p 970.213.1971
hawkarchitecture@comcast.net



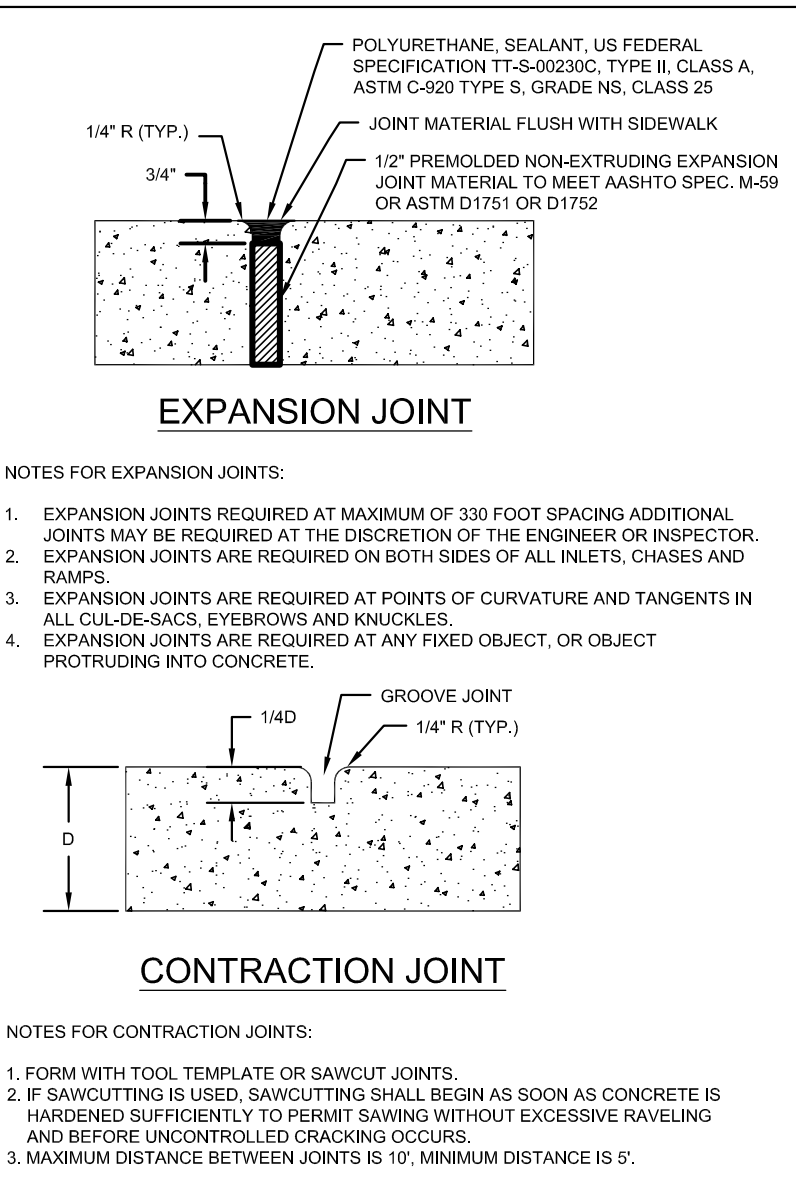
TOWN OF WINDSOR COLORADO	METER PIT FOR 3/4" AND 1" WATER METERS	STANDARD CONSTRUCTION DETAILS	APPROVED: DATE: 10-20-05 DRAWN BY: WRA	SCALE: N.T.S.	SHEET 1 OF 1
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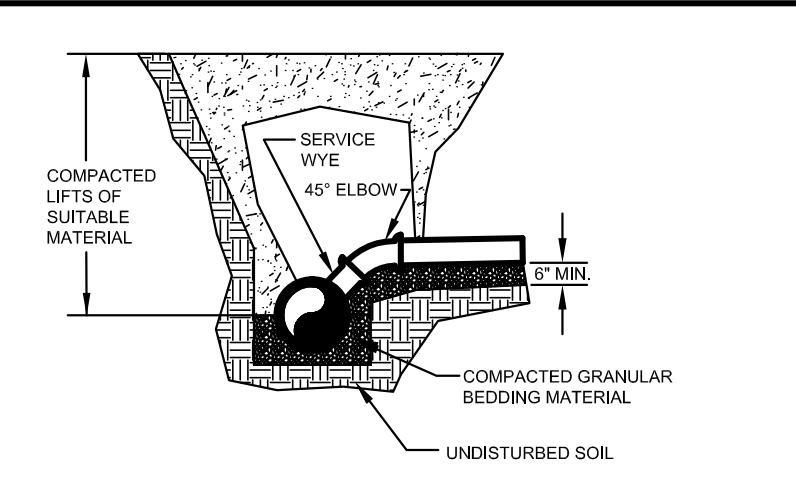
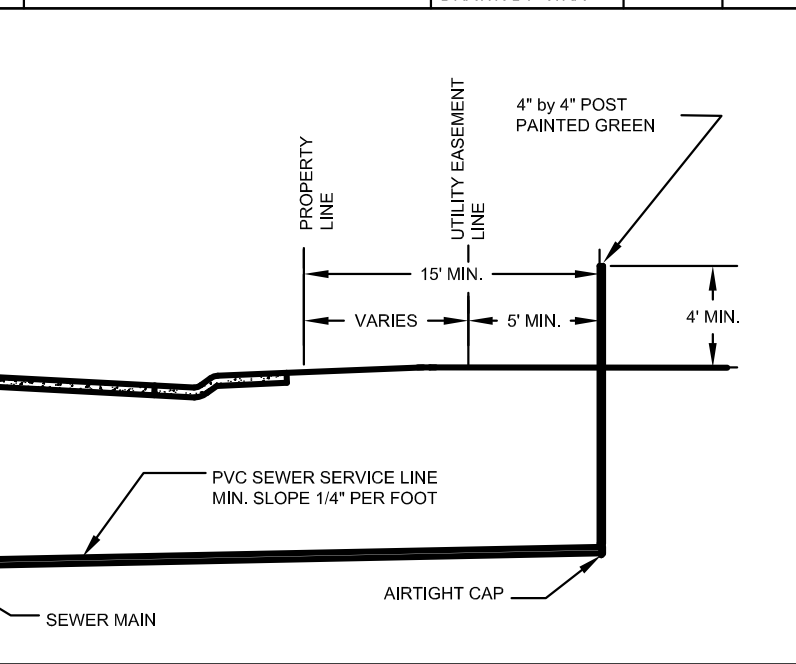
TOWN OF WINDSOR COLORADO	CURB, GUTTER, SIDEWALK & CROSSSPAN DETAILS	STANDARD CONSTRUCTION DETAILS	APPROVED: DATE: 10-18-05 DRAWN BY: WRA	SCALE: N.T.S.	SHEET 1 OF 1
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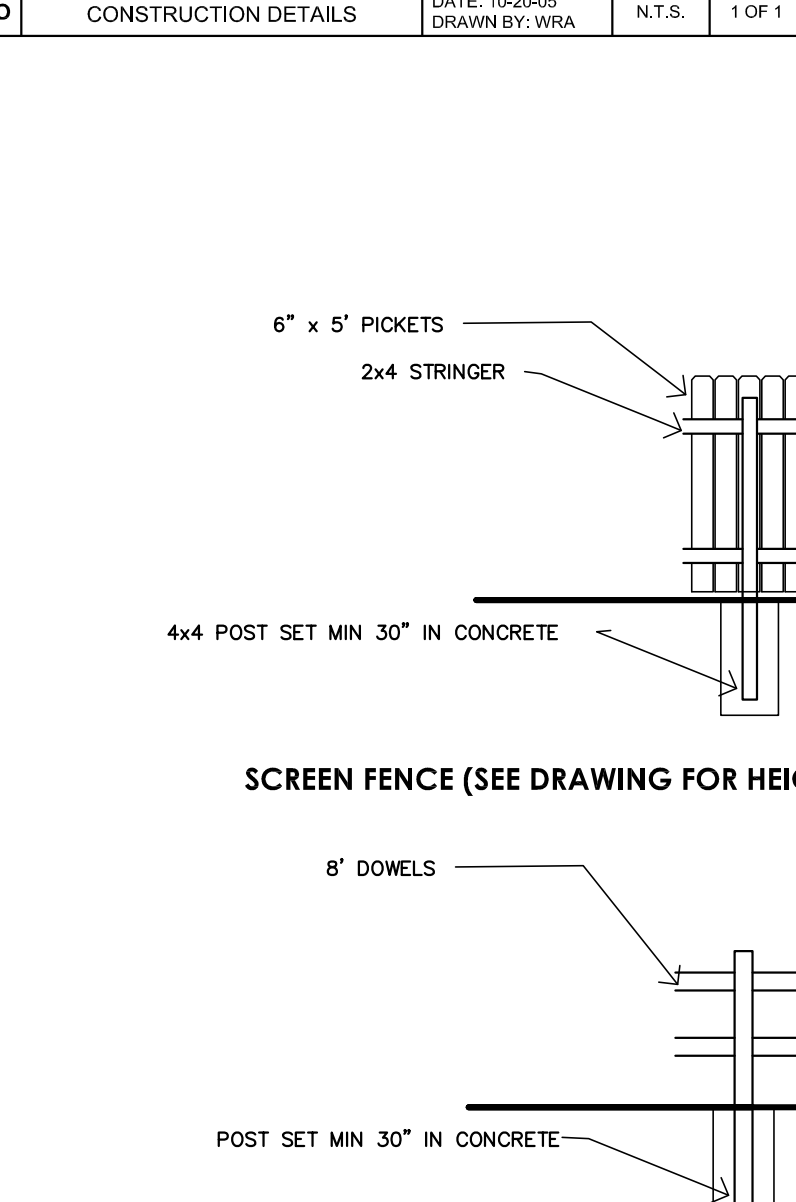
TOWN OF WINDSOR COLORADO	FIRE HYDRANT ASSEMBLY	STANDARD CONSTRUCTION DETAILS	REVISED: 9-10-11 DRAWN: 10-10-05 DRAWN BY: WRA	SCALE: N.T.S.	SHEET 1 OF 1
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TOWN OF WINDSOR COLORADO	CONSTRUCTION JOINTS	STANDARD CONSTRUCTION DETAILS	REV: 10-3-12 BY DDR DATE: 10-10-05 DRAWN BY: WRA	SCALE: N.T.S.	SHEET 1 OF 1
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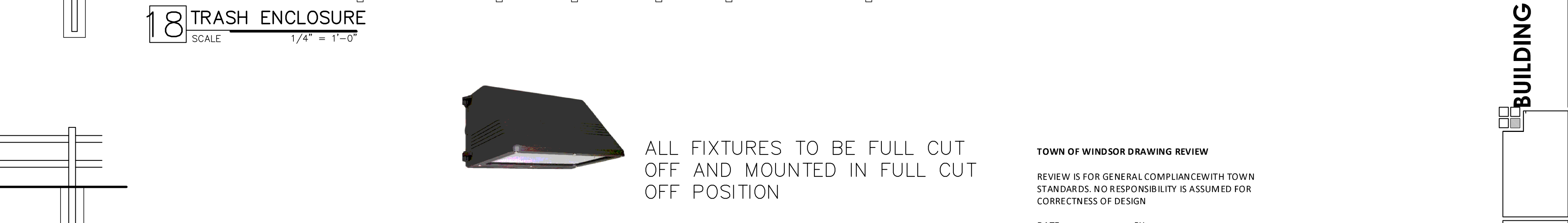
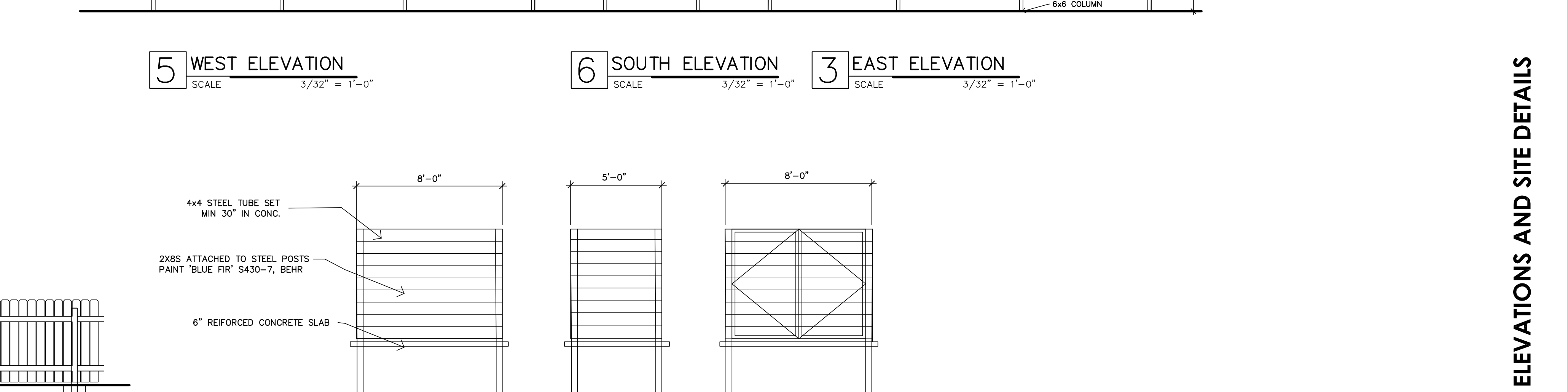
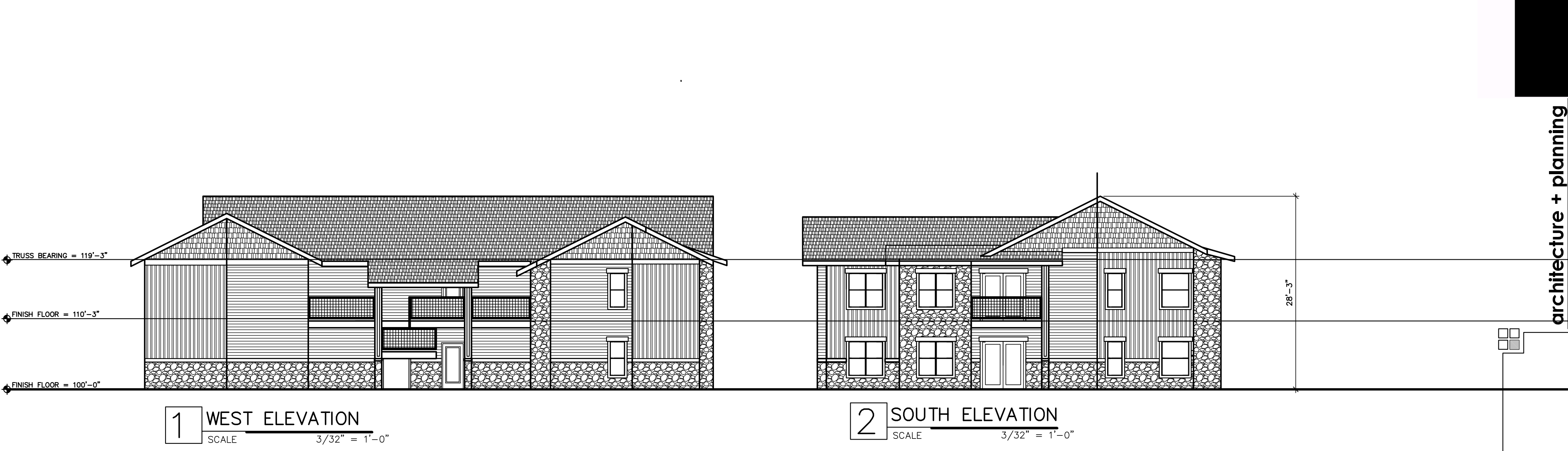


TOWN OF WINDSOR COLORADO	SANITARY SEWER SERVICE DETAIL	STANDARD CONSTRUCTION DETAILS	APPROVED: DATE: 10-20-05 DRAWN BY: WRA	SCALE: N.T.S.	SHEET 1 OF 1
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TOWN OF WINDSOR COLORADO	2 DOWEL BARRIER FENCE (MATCH CITY STANDARD)	STANDARD CONSTRUCTION DETAILS	REVISED: 9-10-11 DRAWN: 10-10-05 DRAWN BY: WRA	SCALE: N.T.S.	SHEET 1 OF 1
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17 FENCE DETAILS SCALE NTS



TOWN OF WINDSOR COLORADO	TRASH ENCLOSURE	STANDARD CONSTRUCTION DETAILS	REVISED: 9-10-11 DRAWN: 10-10-05 DRAWN BY: WRA	SCALE: N.T.S.	SHEET 1 OF 1
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18 TRASH ENCLOSURE SCALE 1/4 inch = 1 foot - 0 inch



20 DECO LIGHTING FULL CUT OFF SCALE NTS

BUILDING ELEVATIONS AND SITE DETAILS

LAKE VIEW ADDITION TO THE TOWN OF WINDSOR
FOURTH FILING, LOT 2, SITE PLAN
610 Cedar Street Apartments, Windsor, Colorado

site plan final	10.30.18
site plan revision	09.19.18
site plan revision	08.24.18
site plan revision	07.15.18
site plan revision	06.12.18
site plan revision	05.14.18
site plan revision	03.05.18
site plan	00.00.00

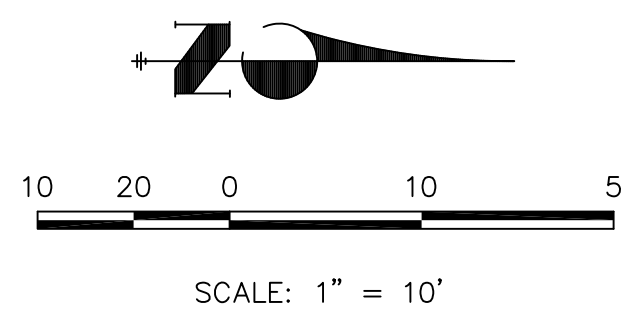
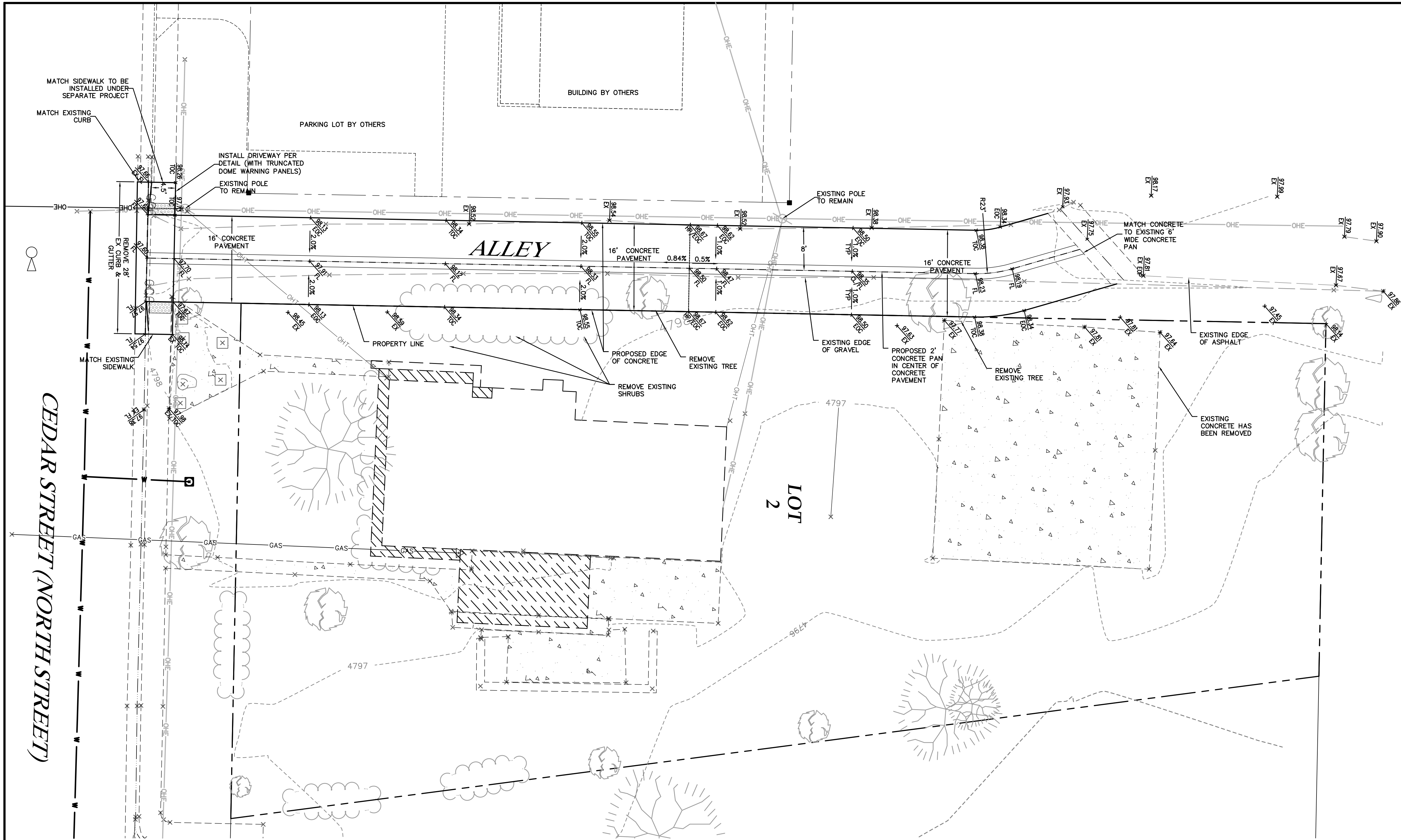
1711

4

TOWN OF WINDSOR DRAWING REVIEW

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

DATE _____ BY _____
Director of Engineering

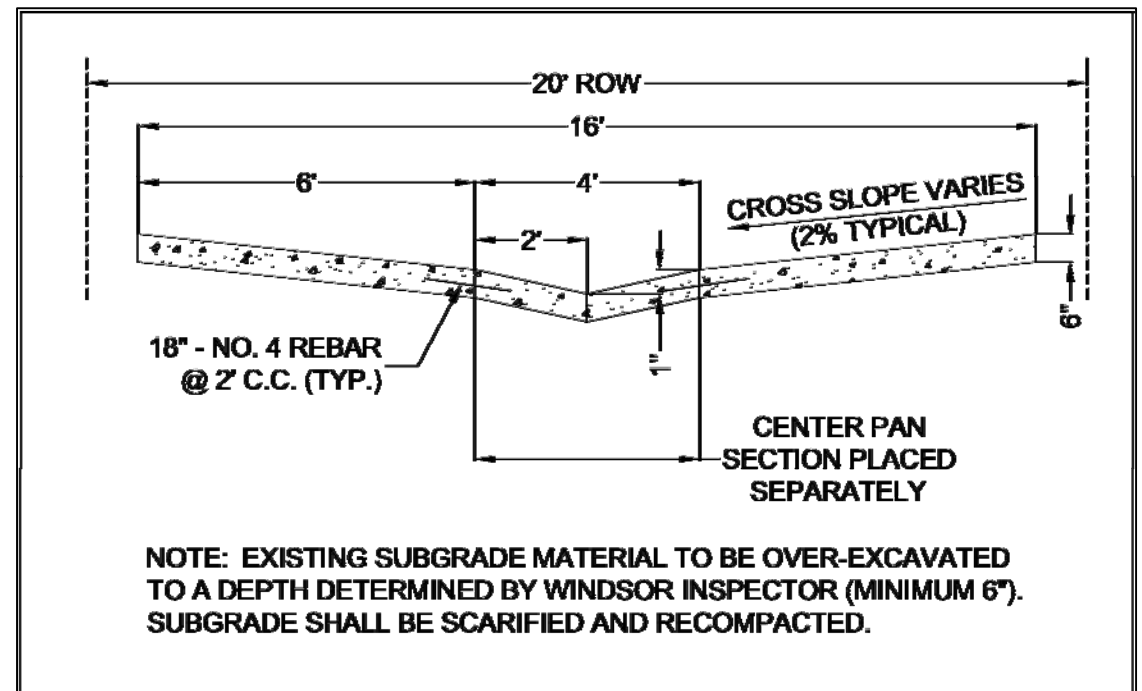


- LEGEND
- EDGE OF GRAVEL ROAD
 - FLOWLINE
 - GAS LINE
 - WATER LINE
 - OVERHEAD POWER LINE
 - OVERHEAD TELEPHONE LINE
 - SHRUB
 - DECIDUOUS TREE
 - WATER METER
 - CURB CUT
 - SANITARY MANHOLE
 - GUY WIRE
 - FOUND PIN

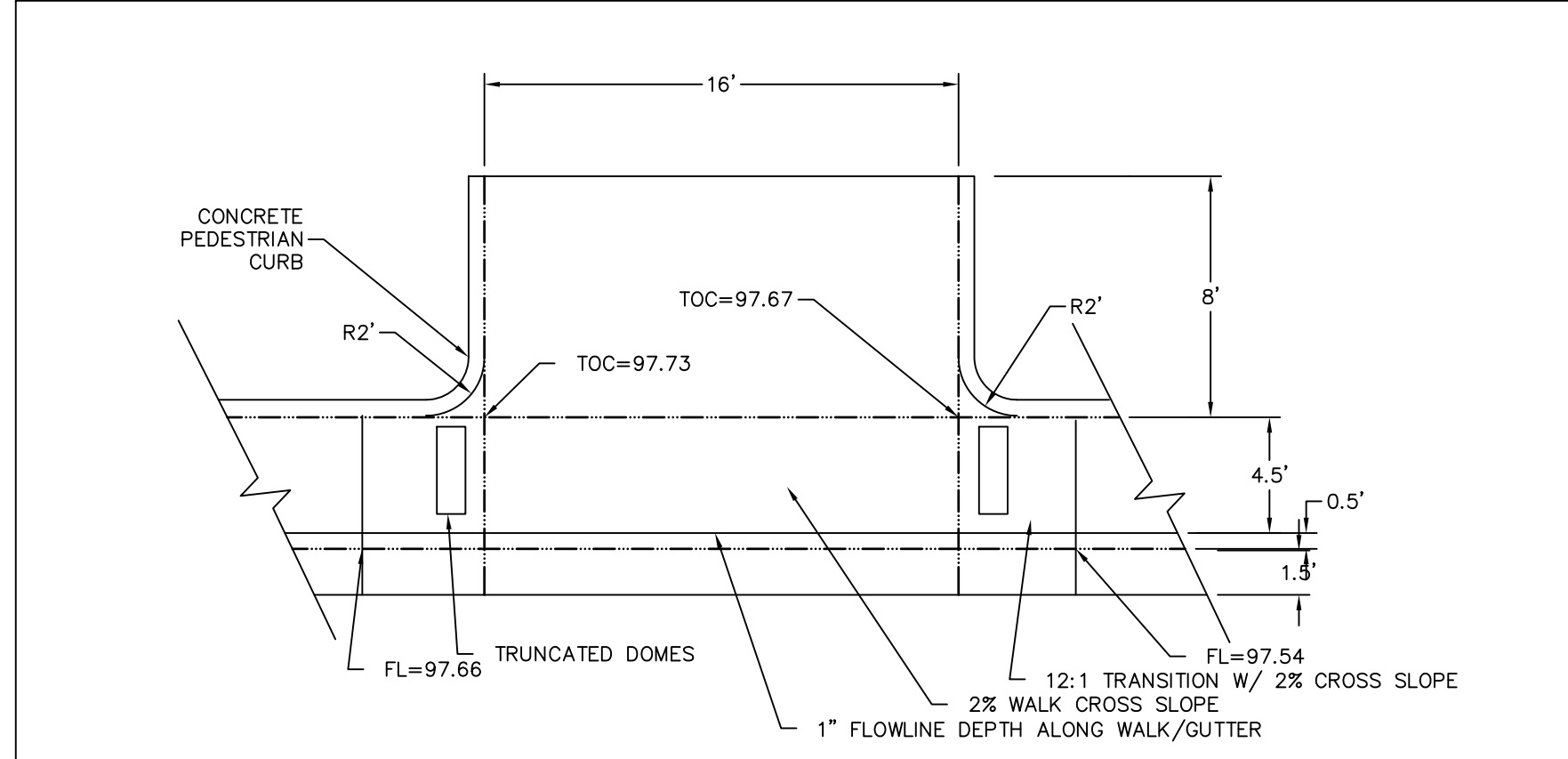
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

VERTICAL DATUM:
BENCHMARK: CITY OF WINDSOR BM SSE BONNET BOLT IN FIRE HYDRANT NE CORNER OF
MAIN STREET AND 12TH STREET. PUBLISHED NAVD 1988 ELEV=4803.52

HORIZONTAL DATUM:
COLORADO STATE PLANE COORDINATES NAD 83(2007) DATUM. HORIZONTAL CONTROL VIA
GPS OBSERVATION.



ALLEY CROSS SECTION



ALLEY ACCESS DETAIL

TOWN OF WINDSOR
DRAWING APPROVAL

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

BY _____ DATE _____
DIRECTOR OF ENGINEERING

North Star
design, inc.
700 Automation Drive, Unit 1
Windsor, Colorado 80550
Phone: 970-686-6939
Fax: 970-686-1188

REVISION	BY	DATE

No.	
Date:	10/26/18
Scale:	1"=10'
Designed by:	PPK
Drawn by:	

610 CEDAR STREET
ALLEY DESIGN

SHEET
5
5 OF 5

Job No. 372-01



Final Site Plan

Lake View Addition
4th Filing, Lot 2

Carlin Malone, Chief Planner

Planning Commission April 3, 2019



Site Plan

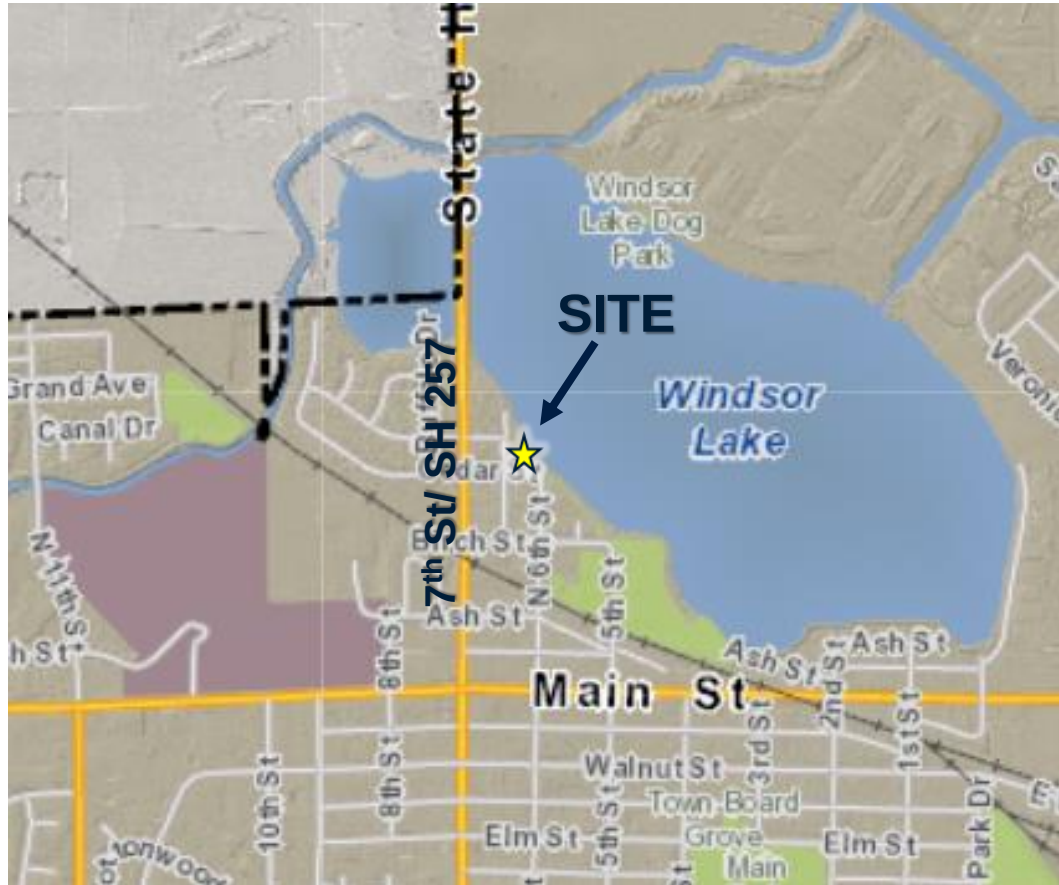
Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Site Plan process, including:

Sec. 17-7-20. Purpose.

The purpose of the site plan procedure is to:

- 1) Develop land as a unit development.*
- 2) Develop land zoned for multifamily, commercial or industrial uses.*
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.*
- 4) To amend an approved site plan when the change involves additional land use...*

Site Vicinity Map



Site Zoning Map





Previous & Existing Conditions



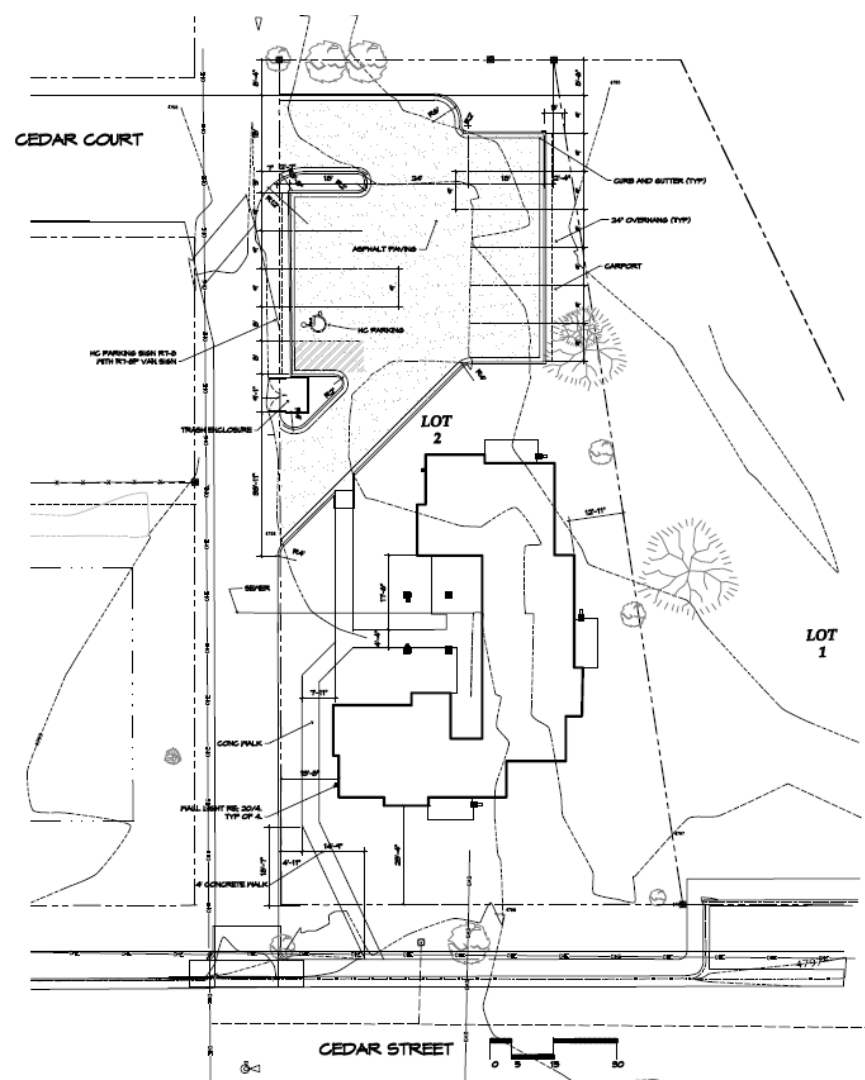


Site Plan

- ~ 16,000 sf (.367 acres)
 - 6 dwelling units & one building (5,486 sf):
 - ~ 900+ sf/unit
 - Building heights – 28'3" (35' max. RMU zone district)
 - Lot area per unit – 2,667 sf (1,400 sf required)
 - Livable open space per unit – 2,700 sf (1,093 sf required)
 - Painted lap siding (horizontal and vertical), synthetic stone wainscot, front covered porch entry, rear covered patio or deck.
 - 10 parking spaces (9 required) – 1.5 spaces/unit:
 - 6 covered spaces, 4 uncovered spaces
 - 41% open space/landscape; 17% building coverage; 59% lot coverage (bldg. + hardscape)

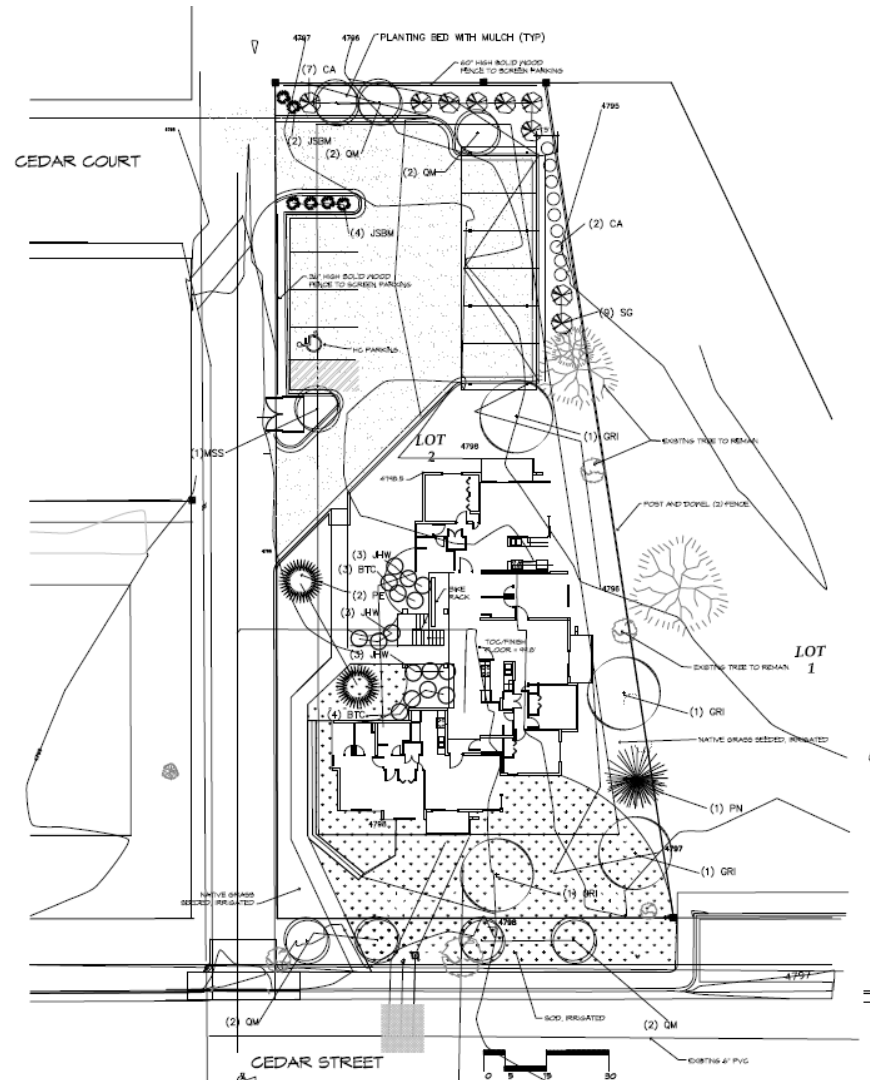


Site Plan

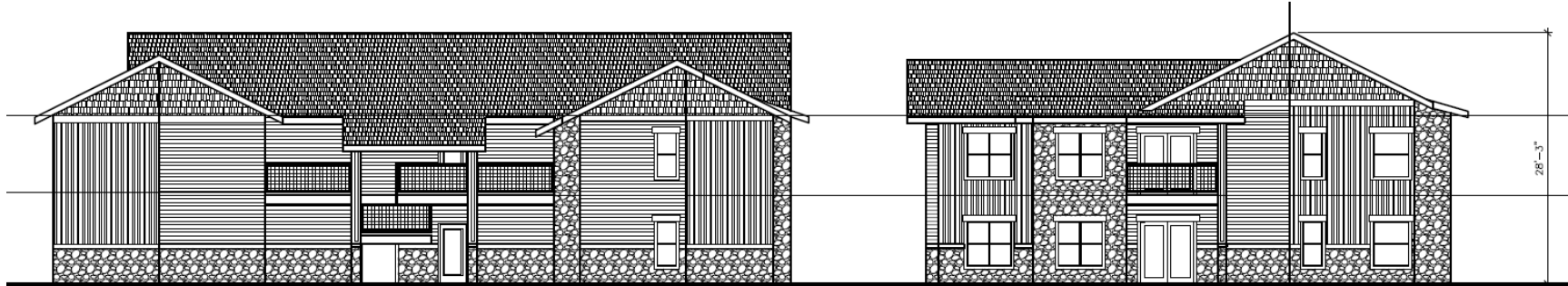




Landscape Plan



Architectural Elevations



1 WEST ELEVATION
SCALE $\frac{3}{32}" = 1'-0"$

2 SOUTH ELEVATION
SCALE $\frac{3}{32}" = 1'-0"$



3 EAST ELEVATION
SCALE $\frac{3}{32}" = 1'-0"$

4 NORTH ELEVATION
SCALE $\frac{3}{32}" = 1'-0"$



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.

Objectives:

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.*
- 2. Incentivize infill development to complete neighborhoods and leverage existing resources.*
- 3. Develop new neighborhoods adjacent to the Town core.*



Comprehensive Plan Conformance

(Continued)

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

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



Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board of the final site plan with the following conditions:

- 1) All remaining Planning Commission and staff comments shall be addressed.
- 2) The Town's standard site plan agreement is executed.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



Approval Criteria

- General. Land use is consistent with Town's Comprehensive Plan and RMU zone district.
- Final Site Plan. Meets intent and purpose of site plan standards; plan includes final plan and required data; plan is consistent with approved Preliminary Site Plan.
- Multifamily Residential. Meets multifamily residential standards for lot area open space, livable open space area, parking requirements, in addition to all other applicable Windsor Municipal Code requirements.
- Supplemental Information. Final utility plans and grading plan.



MEMORANDUM

Date: April 3, 2019
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Summary – Windsor Commons Subdivision 3rd Filing, Lot 8, Block 3 – Earth X Batteries
Item: D.3.a

Site Plan Summary

Owner/Applicant: Reg and Kathy Nicoson

Business: Earth X Batteries

Location: 955 Merchant Court

Subdivision / Lot-Block: Windsor Commons Subdivision 3rd Filing, Lot 8, Block 3

Zoning: Limited Industrial, I-L

Adjacent Zoning: I-L

Special Planning Area: n/a

Overall development characteristics:

- lot area = 0.663 acres
- 4,200 square foot (sf) building
- 6 parking spaces (1 ADA)
- bicycle parking available inside building
- 15% landscaped area (15% required)
- access from Merchant Court

Building characteristics include:

- metal building – mix of vertical and horizontal metal siding
- stone veneer columns at entryway and corners of building
- sloping metal roof
- covered entry
- overhead door on south elevation
- building height: 24' on west end sloping to 16' on east end

Staff is working with the applicant to increase landscaping to meet standards. Modifications are also required to the site plan cover sheet, utility plan, and grading plan.

Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **April 19, 2019** either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission and Town Board in the next meeting packet so that all members can review all of the comments received for each site plan project.

Attachments

site plan, landscape plan and building elevations

Land Use

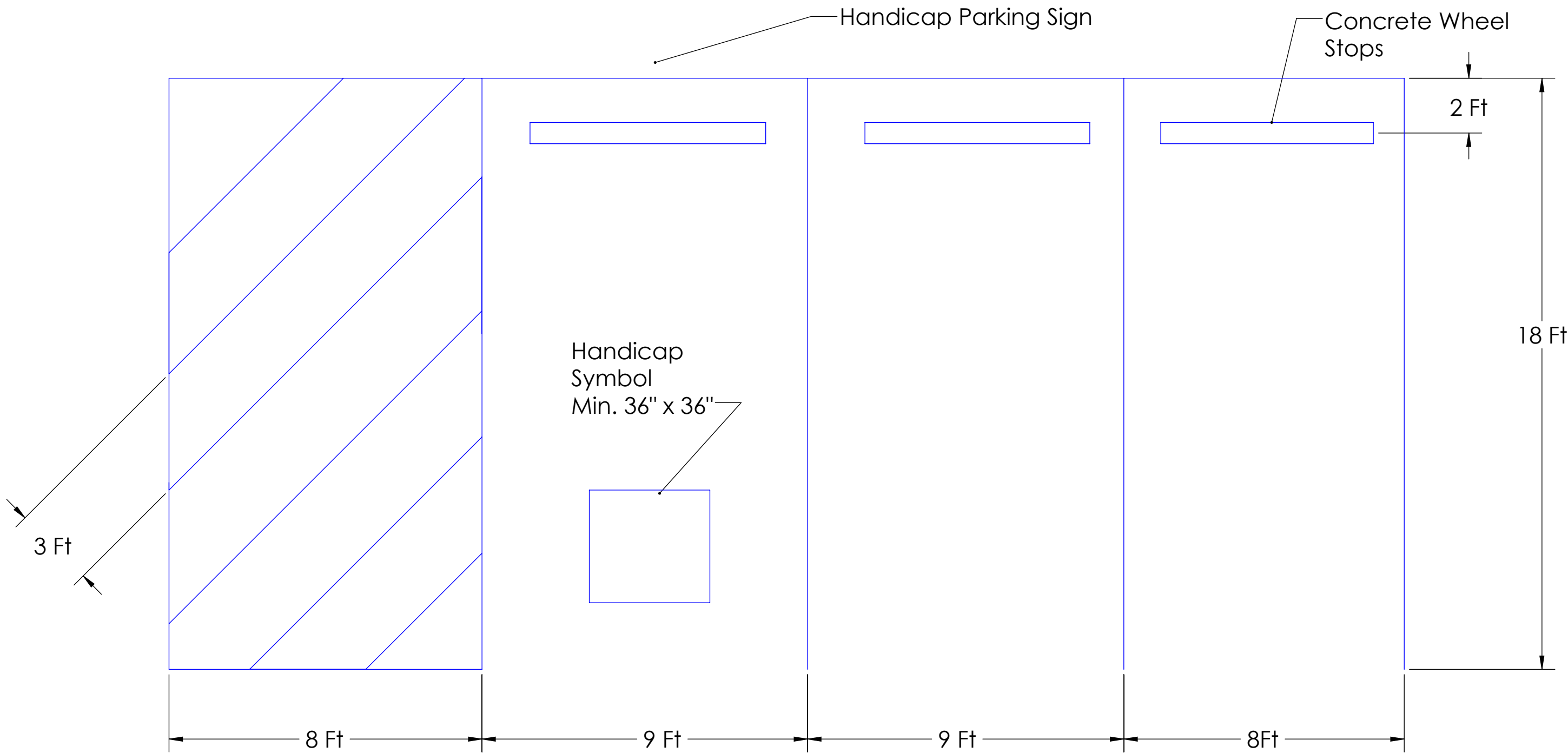
- Building for light industrial; 4,200sqft (no inside storage over 12')
- Parking; 2,100sqft
- Sidewalks and pathways; 580sqft
- Landscape area; 4,333sqft (15% of 28,886sf)
- No onsite detention; impervious surface <80%
- No locked gates onsite

Benchmark

Asurvey marker, a metal rod with red plasitic cap, with the marking KSI LS34995 exists at the Northwest corner of the property (elevation 4778.91').

Parking Lot Details

Paint stall and handicap markings with a high contrast color.

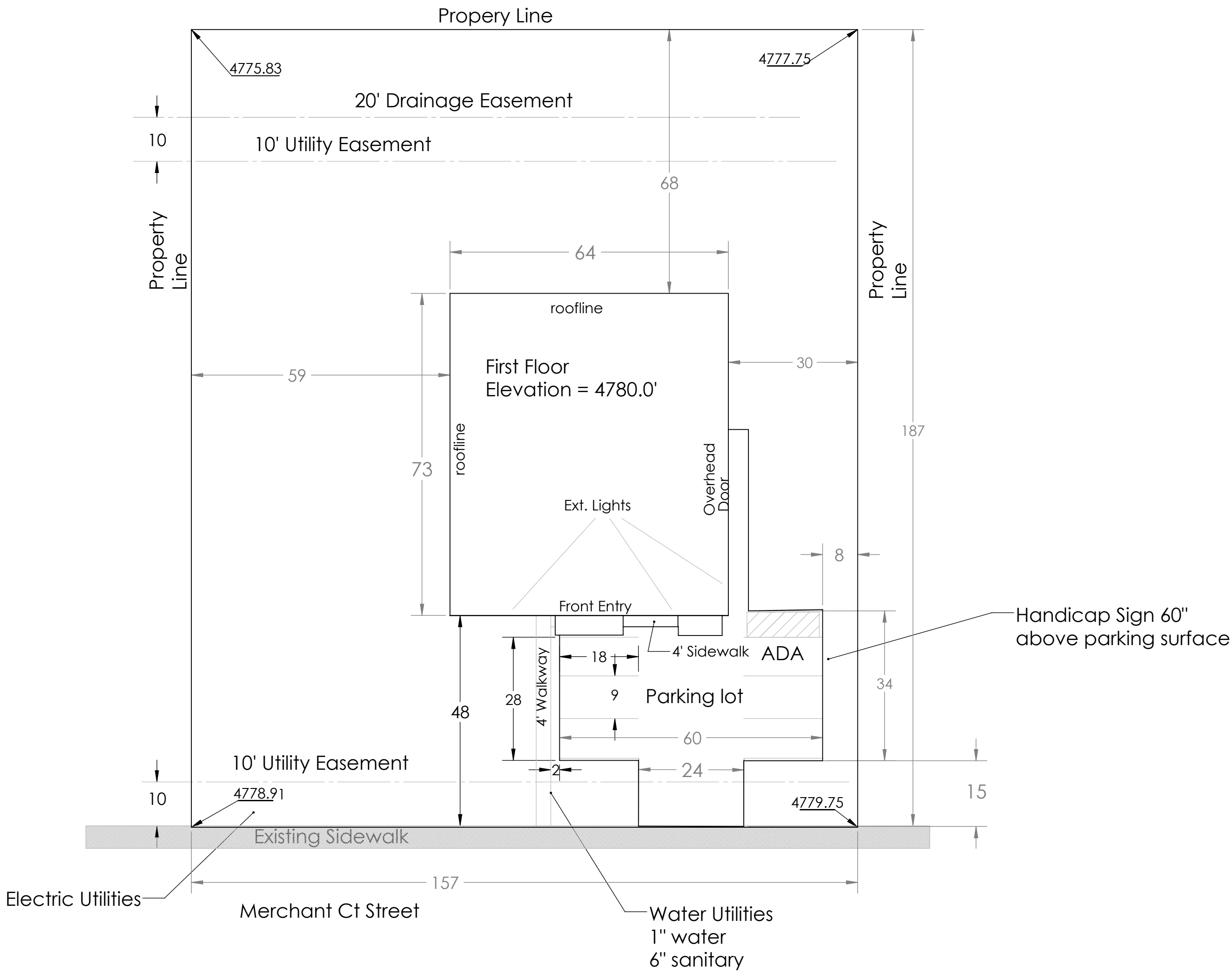


Front of Building/Parking Lot Lighting

LED Lighting: proposed (2) on front of building and (1) Southwest corner to cover entrance, parking lot and south side pathway.
Lighting to be full cut off and contained to site (no more than 1000 candella/m^2).

Site Plan View (Scale 1" =20')

Lot 8 Block 3 Windsor Commons



- Notes:
- Bicycle parking available inside the building.
 - Exterior concrete details shown on another sheet.

Site plan_RevC (D size) 3_17_19

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN FEET TOLERANCES: FRACTIONAL ± ANGULAR: MATCH ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ± INTERPRET GEOMETRIC TOLERANCING PER: MATERIAL: FINISH NEXT ASSY USED ON APPLICATION DO NOT SCALE DRAWING			DRAWN J COWLEY 8/16/18	NAME	DATE	Improvements TITLE: Site Plan 955 Merchant Ct. SIZE DWG. NO. REV D 180816 C WEIGHT: SHEET 2 OF 10	
			CHECKED S.MCOSCOW 8/17/18	ENG APPR.			
			MFG APPR.				
			Q.A. COMMENTS:				
PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF "INSERT COMPANY NAME HERE". ANY REPRODUCTION OR PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF "INSERT COMPANY NAME HERE" IS PROHIBITED.							

REVISIONS				
ZONE	REV.	DESCRIPTION	DATE	APPROVED
	-	INITIAL RELEASE	8/17/2018	S NICOSON
	A	ADDED FOOTER AND SERVICE DOOR LOCATIONS	11/19/2018	S.NICOSON

EAST FACING

(5) 2 FT X 4 FT WINDOWS

SOUTH FACING

(1) SERVICE DOOR

(1) 9 FT X 9 FT OVERHEAD DOOR

(4) 2 FT X 4 FT WINDOWS

70.50

NORTH FACING

16.00

24.00

WEST FACING

(8) 4 FT X 4 FT WINDOWS

Stucco

Stane veener

Stane veener

12.00

60.50

Standard glass door and sidelights

- NOTES:
- UNITS IN FEET
 - 24 FT TALL IN THE FRONT, 16 FT TALL IN THE BACK
 - THE FRONT ENTRYWAY IS A 12 FT WIDE BY 6 FT DEEP RECESSON (lighgray stucco)
 - BOTTOM 12 FT OF EXTERIOR WALLS ARE VERTICAL, CHARCOAL GRAY SHEET METAL PANELS
 - UPPER PORTION OF EXTERIOR WALLS ARE HORIZONTAL, MATTE SILVER SHEET METAL PANELS
 - SEPARATED BY 6 IN WIDE BLUE TRIM THAT MATCHES BOTTOM AND SIDES OF ROOF

PROPRIETARY AND CONFIDENTIAL

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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN MM
TOLERANCES:
FRACTIONAL ±
ANGULAR: MACH ± BEND ±
TWO PLACE DECIMAL ± 0.01
THREE PLACE DECIMAL ± 0.001
MATERIAL:
FINISH:
DO NOT SCALE DRAWING

DRAWN
CHECKED
ENG APPR.

NAME	DATE
J COWLEY	8/14/18
S NICOSON	8/17/18



charge your ride

TITLE:

Architectural Elev.

SIZE	DWG. NO.	REV
C	180814	A

SCALE: 1:384



Architectural Elev.

SIZE	DWG. NO.	REV
C	180814	A

SCALE: 1:384



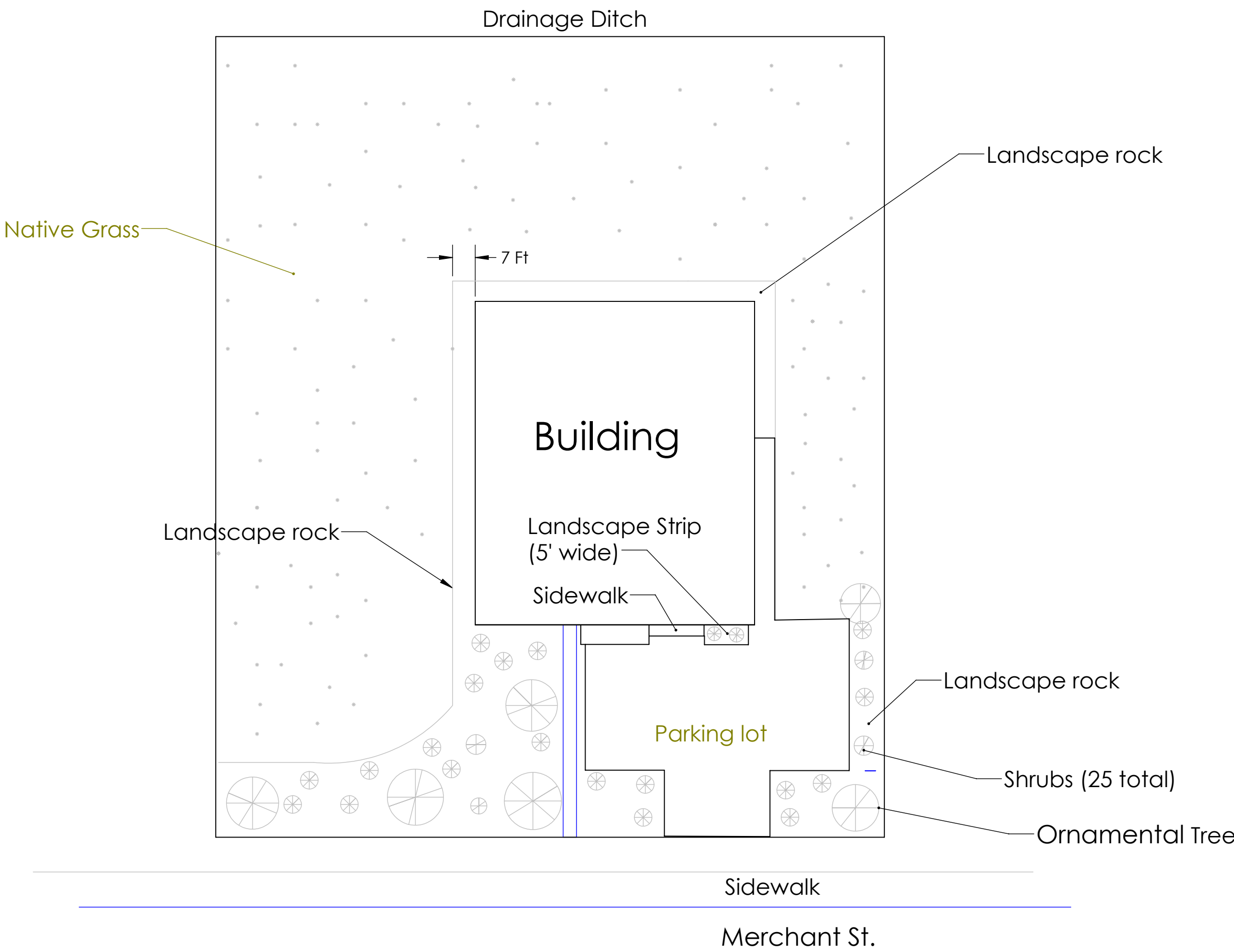
PlantList

- (3) Hawthorn, Honeylocust or Crabapple or similar tree shade treee
- (2) Ornamental Trees (like Plum)
- (1) Evergreen Tree (Pine)
- (15) Small shrub (Spirea or equivalent)
- (5) Medium shrub (Butterfly bush or equivalent)
- (5) Large shrub (Lilac, Ninebark or equivalent)
- Ornamental grass may be substituted (3 one gal to 1 shrub) for up to 5 shrubs
- Trees shall be 2" (shade) or 6" (evergreen)
- Shrubs are 5 gal size

Notes:

- See Site Plan page for land use table
- Native grass area will require temporary watering for 2 years.
- Shrubs >5' from sidewalk
- Wherever the sidewalk is attached to the street, shade trees shall be established in an area ranging from three (3) to seven (7) feet behind the sidewalk
- Tree > 15' from any signs
- No tree planting is to be made closer than ten (10) feet or one-half (1/2) of the mature canopy width from any building or structure
- Use 5 or more shrubs in any one planting area
- Trees > 40' from any street light, 15' for Ornamental
- Trees > 10' from any sewer and or water line
- Four feet between trees and gas, telephone, electric and cable
- Minimum 30' spacing between shade trees
- Landscape rock to be 1 1/2" river rock, with smaller areas of 4" rock
- Mulch to be place around base of trees and shrubs(per Sec17-13-502(b)(3), 3" depth
- Weed barrier shall be placed under all rock and mulched areas
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping
- 4" high steel edging to be used around landscape area

Landscape View (Scale 1" =20')



Legend

- Tree
- Shrub
- Native Grass Area

Site plan_RevC (D size) 3_17_19

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WITHOUT THE WRITTEN PERMISSION OF
«INSERT COMPANY NAME HERE» IS
PROHIBITED.

		UNLESS OTHERWISE SPECIFIED:	NAME	DATE	Landscape Plan		
		DIMENSIONS ARE IN INCHES	DRAWN	5/10/2019	TITLE: Site Plan 955 Merchant Ct.		
		TOLERANCES:	CHECKED	5/10/2019			
		FRACTIONAL: ±	ENG APPR.				
		ANGULAR: MATCH ± BEND ±	MFG APPR.				
		TWO PLACE DECIMAL ±			COMMENTS:		
		THREE PLACE DECIMAL ±					
		INTERPRET GEOMETRIC TOLERANCING PER:			SIZE DWG. NO. REV		
		MATERIAL					
		FINISH			SCALE: 1:384WEIGHT: SHEET 6 OF 10		
		DO NOT SCALE DRAWING					
		APPLICATION					



MEMORANDUM

Date: April 3, 2019
To: Planning Commission
From: Carlin Malone, AICP, Chief Planner
Re: Site Plan Summary –Highlands Industrial Park, Lot 6, Block 1 – Flex Building
Item: D.3.b

Site Plan Summary

Owner/Applicant: Mark Morrison, Schuman Companies

Business: Flex building – industrial space for lease

Location: 7292 Greenridge Road (west of Highland Meadows Parkway, north of Greenridge Road)

Subdivision / Lot-Block: Highlands Industrial Park, Lot 6, Block 1

Zoning: Limited Industrial, I-L

Adjacent Zoning: I-L

Special Planning Area: n/a

Overall development characteristics:

- lot area = 2.39 acres
- 24,000 square foot (sf) building
- 63 parking spaces (3 ADA)
- bicycle parking
- 24.6% landscaped area (15% required)
- access from Greenridge Road

Building characteristics include:

- metal building – vertical metal siding and aluminum trim for store front window, doors, windows
- synthetic stone wainscot on east, north, south and wrapped around the corner of western elevation.
- sloping metal roof
- covered entries and balcony
- entry canopies, varied roofline, and balcony on east elevation
- overhead doors on west elevation
- building height: 28'-7" highest point on southern elevation

Staff is working with the applicant to meet all standards.

Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **April 19, 2019** either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission and Town Board in the next meeting packet so that all members can review the comments received for the site plan.

Attachments

site plan, landscape plan and building elevations



Know what's below.
Call before you dig.

LEGEND:

- EXISTING SIGN
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE/TV PEDESTAL
- EXISTING ELECTRICAL PEDESTAL
- EXISTING IRRIGATION VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- NUMBER OF PROPOSED PARKING SPACES
- PROPERTY BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- SPILL CURB & GUTTER
- SIDEWALK CHASE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING SWALE
- PROPOSED SWALE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE (12" & UNDER)
- PROPOSED STORM SEWER LINE (15" & ABOVE)
- EXISTING STORM SEWER LINE
- EXISTING FENCE

SITE DATA TABLE

ZONING	LIMITED INDUSTRIAL
LAND USE AREAS	
AREA	SQ. FT. ACRES % OF TOTAL
BUILDING	24,000 0.55 23.1%
IMPERVIOUS	54,443 1.25 52.3%
LANDSCAPE/OPEN	25,587 0.59 24.6%
TOTAL	104,030 2.39 100.0%
PARKING	
TYPE OF SPACE	REQUIRED PROVIDED
STANDING (8'0" x 19')	49 60
HANDICAP (VAN ACCESSIBLE)	2 3
TOTAL	51 63

NOTES:

- DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE/ ASPHALT UNLESS NOTED OTHERWISE.
- THE EDGE OF THE ASPHALT PATCH SHALL NOT BE WITHIN THE WHEEL PATH OF THE ROAD.

SURVEY CONTROL NOTES

BASIS OF ELEVATION:

ELEVATIONS ARE BASED ON TOWN OF WINDSOR BENCH MARK 101, A 3" 0" ALUMINUM CAP IN ELECTRIC VAULT MARKED "2006 WIN 26-325 KING SURVEYORS INC" LOCATED AT THE SOUTH SIDE OF CROSSROADS BE APPROXIMATELY 125' EAST OF HIGHLAND MEADOWS PARKWAY. NAVD 83 ELEVATION: 5001.510

BASIS OF BEARING:

THE BASIS OF BEARING IS ESTABLISHED ALONG THE WEST LINE OF LOT 6, BLOCK 1, AS SHOWN ON THE PLAT OF HIGHLAND INDUSTRIAL PARK SUBDIVISION, FIRST PLUMB. THE BEARING BEING 500°27'50".

TOWN OF WINDSOR
DRAWING NO. 02/22/19
NOT FOR CONSTRUCTION
UTILITY DESIGN
DATE: 02/22/19
TOWN ENGINEER

PROJECT:	2284.13
DATE:	02/22/19
DESIGNER:	CJD
DRAFTER:	CH
CHECKED BY:	TWC
APPROVED BY:	TWC

SITE PLANS FOR GREENRIDGE FLEX

HORIZONTAL CONTROL PLAN

725 GREENRIDGE ROAD, WINDSOR, CO 80550
SOUTH OF SECTION 15, T15N, R60W, 6TH P.M., TOWN OF WINDSOR, COUNTY OF FARMER, STATE OF COLORADO

COFFEY
ENGINEERING & SURVEYING
4045 N. Colorado
Loveland, CO 80538
(P) 970-422-2095 (F) 970-461-4469



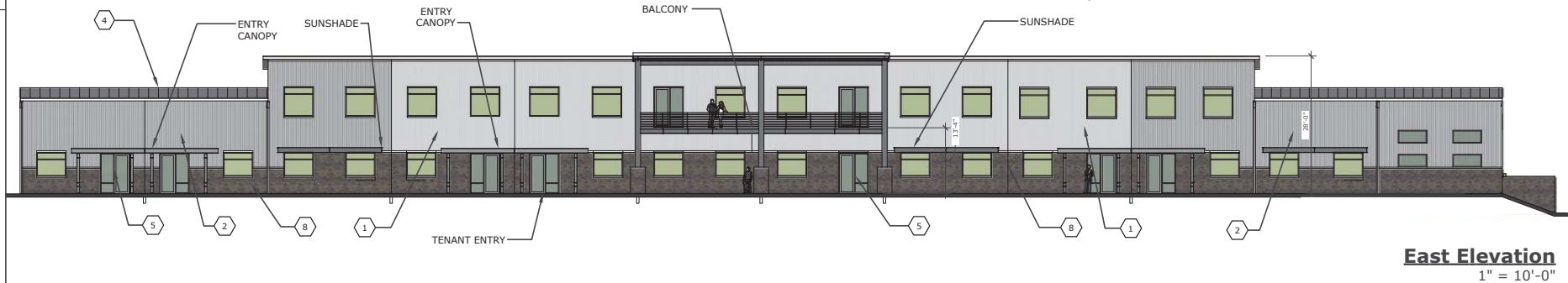
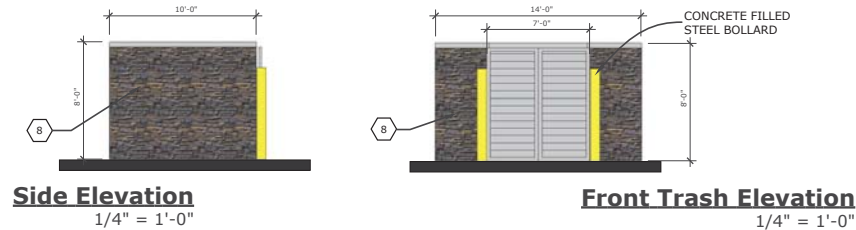
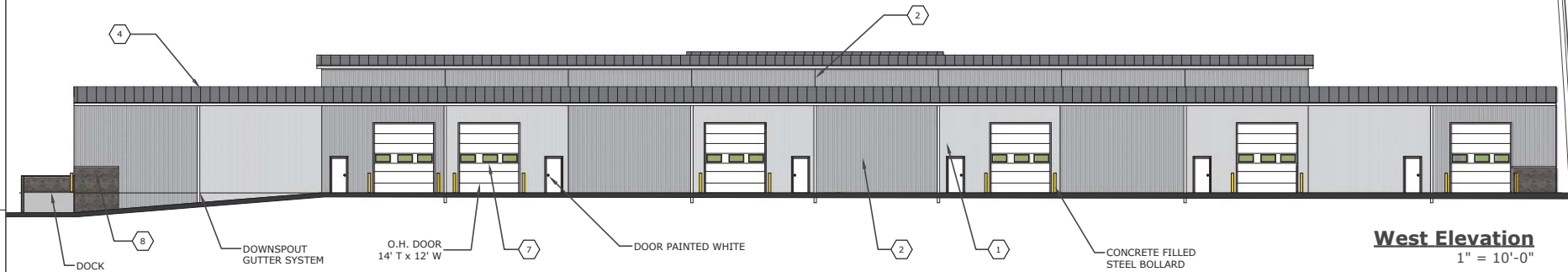
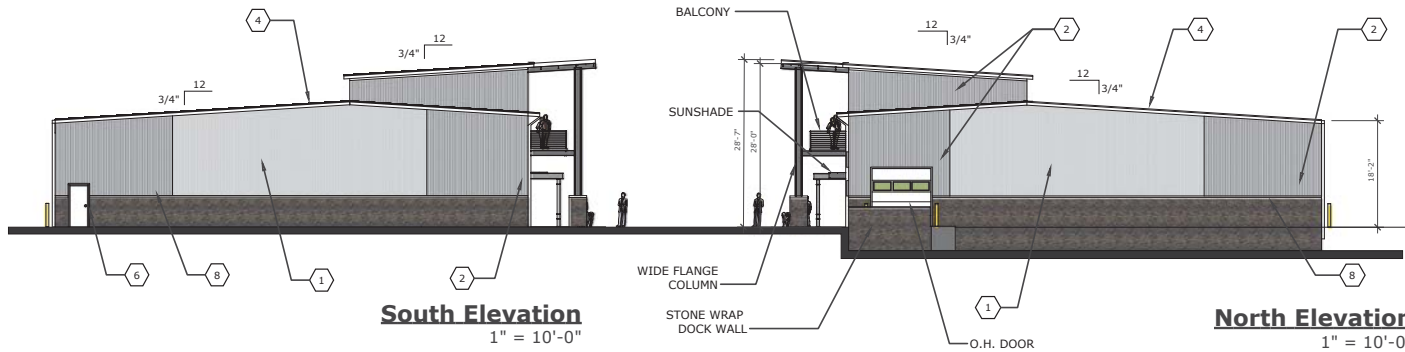
DWG. NAME
SP-HC1
SHEET NO.
2 of 13



GREENRIDGE COMMERCIAL SITE PLAN WINDSOR, CO		FINAL LANDSCAPE PLAN	NDS NATIONAL DESIGN CONSULTANTS Landscape Architecture Land Planning • Irrigation Design 303.744.5700 www.ndsusa.com	REVISIONS: <table><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>																				
PROJ. NO.:		DATE: 02.20.19																						
SCALE: See Sheet		DRAWN: JRO																						
CHKD BY: NAM		SHEET L10																						

SYMBOL KEY

- 1 VERTICAL METAL SIDING
- Kynar 500 - Shasta White
- 2 VERTICAL METAL SIDING -
GALVALUME
- 3 VERTICAL METAL SIDING -
Kynar 500 - Zinc Grey
- 4 METAL ROOFING
- GALVALUME
- 5 ALUMINUM STOREFRONT WINDOW SYSTEM
- CLEAR ANODIZED ALUMINUM
- 6 HOLLOW METAL DOOR AND FRAME
- PAINTED WHITE TO MATCH METAL PANEL
- 7 PAINTED ALUMINUM OVERHEAD DOOR SYSTEM
- Kynar 500 - Shasta White
- 8 SYNTHETIC STONE
- Sunset Stone - Pinos Creek - Ledge



7292 GREENRIDGE FLEX
7292 GREENRIDGE ROAD WINDSOR, CO 80550

ELEVATIONS

DRC SD SUBMITTAL
Issued For SD 02/20/2017
Issued For SD 02/20/2017
Issued For SD 02/20/2017
Issued For SD 02/20/2017
Revision Number Revision Date

Sheet
17048
Plot Date February 15, 2019

Elevations

A1.0
SHEET 11 OF 12



MEMORANDUM

Date: April 3, 2019
To: Planning Commission
From: Carlin Malone, AICP, Chief Planner
Re: Site Plan Summary –Hoehne Subdivision 2nd Filing, Lot 2 – Wendy's Restaurant
Item: D.3.c

Site Plan Summary

Applicant: John Debrovner, Capstone Properties

Business: Wendy's Restaurant

Location: 1585 Main Street (east of 16th Street and Chase Bank, west of Safeway Fueling)

Subdivision / Lot-Block: Hoehne Subdivision 2nd Filing, Lot 2

Zoning: General Commercial, GC

Adjacent Zoning: GC

Special Planning Area: Commercial Corridor

Overall development characteristics:

- lot area = 1.25 acres
- 2,607 square foot (sf) building
- 26 parking spaces (2 ADA)
- bicycle parking
- 36.5% landscaped area (15% required)
- access from private drive
- patio seating area
- pedestrian sidewalk connecting to existing walk on Main Street
- one drive-through lane

Building characteristics include:

- building – high percent of windows, some glazed windows; fiber-cement exterior cladding (appearance of wood) siding (3 colors)
- accent metal material (4 colors)
- varied roofline
- window canopies
- building height: 24' to highest point on northern elevation
- one drive-up window
- parapet walls fully screen roof-top mechanical units

Staff is currently reviewing the site plan submittal and is working with the applicant to meet all standards.

Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **April 19, 2019** either by email or at a regular meeting under the communications section of the agenda.

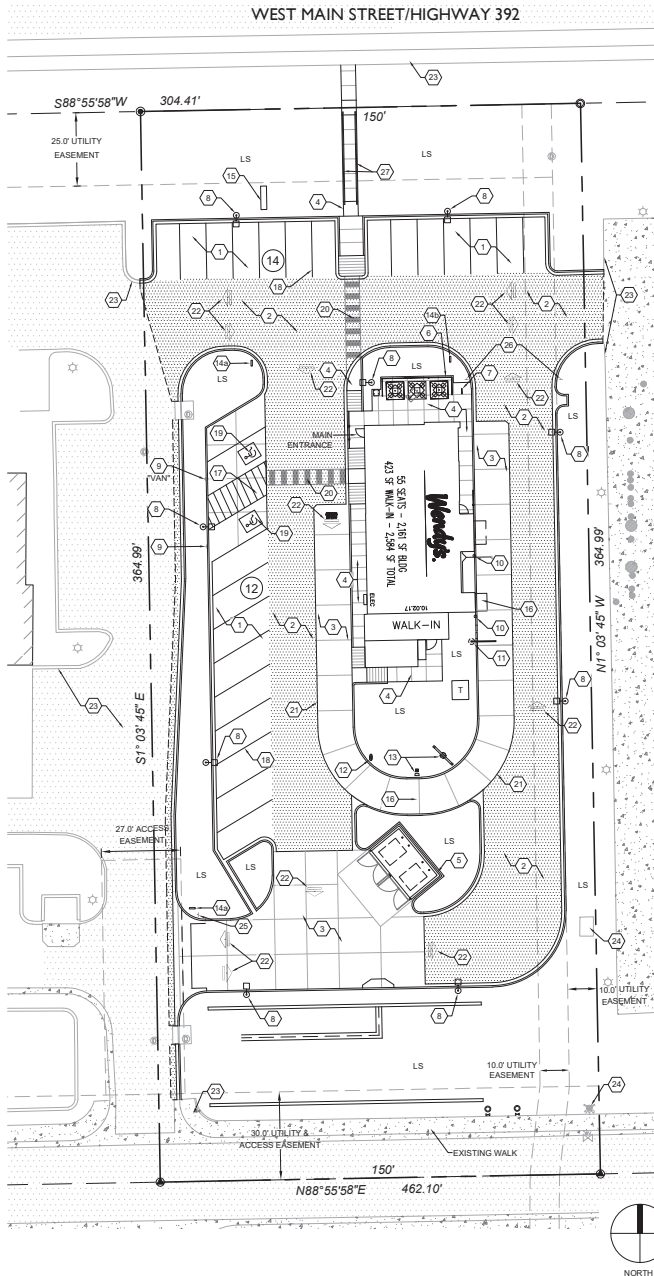
Staff will consolidate any comments received and provide them in a memo to the Planning Commission and Town Board in the next meeting packet so that all members can review the comments received for the site plan.

Attachments

site plan, landscape plan and building elevations

WENDY'S

LOT 2 HOEHNE SUBDIVISION SECOND FILING, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 19, T6N, R67W OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO
QUALIFIED COMMERCIAL/INDUSTRIAL SITE PLAN



CONSTRUCTION NOTES

1. CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT (MINIMUM). SEE PAVING NOTE (THIS SHEET).
2. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT (MINIMUM). SEE PAVING NOTE (THIS SHEET).
3. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT WITH #4 REINFORCING AT 18" O.C.E.W., SEE PAVING NOTE (THIS SHEET) FOR ADDITIONAL JOINT INFORMATION.
4. CONSTRUCT PRIVATE CONCRETE SIDEWALK. RE: SHEET C210, DETAIL A.
5. CONSTRUCT TRASH ENCLOSURE. RE: ARCHITECTURAL SHEETS FOR DETAIL.
6. INSTALL PATIO RAILING. RE: ARCHITECTURAL SHEETS FOR DETAIL.
7. INSTALL 1 BIKE RACK. RE: SHEET C210, DETAIL G. PROVIDED BY THE FRANCHISEE, INSTALLED BY THE CONTRACTOR.
8. INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, AND CONNECTION HARDWARE. RE: PHOTOGRAPHIC PLANS.
9. INSTALL HANDICAP PARKING SIGN. INCLUDE "VAN" PLACARD WHERE SHOWN. RE: SHEET C210, DETAIL B.
10. INSTALL 6" DIA. STEEL BOLLARD FILLED WITH CONCRETE WITH DOMED TOP. PAINT PEX-6 (SAFETY YELLOW). 4'-0" HEIGHT. RE: SHEET C210, DETAIL D.
11. INSTALL CLEARANCE BAR IN LOCATION AS SHOWN. RE: STRUCTURAL PLANS FOR FOOTING DETAILS AND ELECTRICAL PLANS FOR WIRING.
12. INSTALL PRE-SELL BOARD IN LOCATION AS SHOWN. RE: STRUCTURAL PLANS FOR FOOTING DETAIL.
13. INSTALL ORDER POINT CANOPY, PEDESTAL, AND MENU BOARD IN LOCATION AS SHOWN. RE: VENDOR DETAILS, STRUCTURAL PLANS FOR FOOTING AND ELECTRICAL PLANS FOR WIRING.
14. INSTALL "ENTER" (a) AND "EXIT" (b) DIRECTIONAL SIGNS PER VENDOR DETAILS. RE: SHEET C210, DETAILS A AND F.
15. INSTALL MONUMENT SIGN PER DESIGN SUBMITTED WITH SIGN PERMIT.
16. INSTALL DETECTOR LOOP CENTERED ON ORDER POINT AND DRIVE-THROUGH PICK-UP WINDOW 2-INCHES BELOW FINISHED GRADE. EXTEND CONDUIT IN ACCORDANCE WITH ELECTRICAL PLANS.
17. PAINT 4-INCH WIDE YELLOW DIAGONAL STRIPES 2-FEET ON-CENTER WITH 4-INCH WIDE, YELLOW BORDER STRIPES AS SHOWN.
18. PAINT 4-INCH WIDE, YELLOW PARKING LOT STRIPES AS SHOWN.
19. INSTALL HANDICAP SYMBOL. RE: SHEET C210, DETAIL C. INCLUDE "VAN" TEXT WHERE SHOWN.
20. INSTALL 1-FOOT WIDE BY 5-FEET LONG YELLOW PEDESTRIAN CROSSWALK BARS 2-FEET ON CENTER.
21. PAINT 4-INCH WIDE YELLOW STRIPE LINE ALONG EDGE OF CONCRETE DRIVE THROUGH LANE.
22. PAINT YELLOW DIRECTIONAL ARROWS. RE: SHEET C210, DETAIL H.
23. EXISTING CONCRETE WALK, CONCRETE CURB AND GUTTER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
24. EXISTING UTILITIES AND ASSOCIATED CONDUIT PADS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
25. INSTALL STOP SIGN. RE: SHEET C210, DETAIL B.
26. INSTALL ONE WAY/DO NOT ENTER SIGN.
27. INSTALL RAILING. RE: SHEET C210, DETAIL B.

CONSTRUCTION MANAGER COORDINATION NOTE

THE CONTRACTOR IS TO COORDINATE THE MATERIALS PROVISION, PLACEMENT, ORIENTATION, LAYOUT AND INSTALLATION OF ANY WENDY'S PROTOTYPICAL SITE APPURTENANCES WITH THE WENDY'S CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, SITE DIRECTIONAL AND MONUMENT SIGNS, CLEARANCE BAR, PRE-MENU BOARD, ORDER POINT CANOPY, DETECTOR LOOP SCREEN, MENU BOARD, DETECTOR LOOPS, DIRECTIONAL PAVEMENT MARKINGS, AND ASSOCIATED CONDUITS.

LEGEND

- | | |
|-----|-----------------------------|
| --- | PROPERTY LINE |
| --- | ADJACENT LOT LINE |
| --- | EXISTING EASEMENT |
| --- | PROPOSED EASEMENT |
| --- | EXISTING CONCRETE |
| --- | EXISTING SIDEWALK |
| --- | EXISTING CURB & GUTTER |
| --- | EXISTING PARKING STRIPING |
| --- | HEAVY DUTY ASPHALT PAVEMENT |
| --- | CONCRETE PAVEMENT |
| --- | PROPOSED SIDEWALK |
| --- | PROPOSED CURB & GUTTER |
| --- | SAWTOOTH LINE |
| --- | PARKING COUNT |
| --- | EXISTING SANITARY MANHOLE |
| --- | PROPOSED SANITARY MANHOLE |
| --- | EXISTING STORM MANHOLE |
| --- | PROPOSED STORM MANHOLE |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER VALVE |
| --- | EXISTING SITE LIGHT |
| --- | PROPOSED SITE LIGHT |
| --- | PROPOSED SIGN |

GENERAL NOTES

1. THE CONTRACTOR SHALL REFER TO THE GRADING PLAN FOR CURB TYPES AND FLOWLINE ELEVATIONS.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, STAIRS, PRECISE BUILDING DIMENSIONS, AND BUILDING ENTRANCES.
3. ALL TRAFFIC CONTROL, SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
5. REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL INSTALLATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO LOCATION, TYPE, SIZE AND MATERIAL OF WIRING, CONDUIT, TRENCH, AND CONNECTION POINTS FOR SITE LIGHTING, SITE SIGNAGE, AND OTHER SITE IMPROVEMENTS.
6. ALL RADIUS DIMENSIONS ARE 3'-FEET AND ARE SHOWN TO FLOWLINE UNLESS OTHERWISE NOTED.
7. SIGNS TO BE ON TIME CLOCK SYNCHRONIZED WITH EXTERIOR SITE LIGHTING.
8. CONTRACTOR SHALL COORDINATE SIGN PERMIT, INSTALLATION, AND SPECIFICATIONS WITH WENDY'S CONSTRUCTION MANAGER.
9. CONTRACTOR SHALL COORDINATE WIRELESS COMMUNICATIONS PACKAGE, INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION, MONITORS, ETC. WITH WENDY'S CONSTRUCTION MANAGER. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH WENDY'S CONSTRUCTION MANAGER.
10. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT SIGNAGE WITH OWNER AND WENDY'S CONSTRUCTION MANAGER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO OWNER AND WENDY'S FOR APPROVAL.

PAVING NOTE

ALL PAVING, INCLUDING CURB, GUTTER, AND SIDEWALK, TO BE INSTALLED OUTSIDE OF THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION PAVEMENT RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO, THE PAVEMENT SECTION, MATERIAL, AND SUBGRADE PREPARATION. THE CONTRACTOR SHALL COORDINATE APPROVAL FOR INSTALLATION OF ANY ALTERNATE RECOMMENDATIONS INCLUDED IN THE INVESTIGATION OR DESIRED MODIFICATIONS TO THE RECOMMENDATIONS WITH THE OWNER/DEVELOPER AND/OR THEIR CONSTRUCTION MANAGER PRIOR TO BID AND PRIOR TO CONSTRUCTION. FOR GEOTECHNICAL INVESTIGATIONS WHICH DO NOT SPECIFICALLY ADDRESS CURB, GUTTER, SIDEWALK AND SIMILAR IMPROVEMENTS NOT SUBJECT TO VEHICLE LOADS, CONCRETE SHALL BE CDOT CLASS B, IN ACCORDANCE WITH CDOT STANDARDS AND SPECIFICATIONS.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



2009 W. Lodiway Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	BY:
NO. 1 DATE: -	DESCRIPTION: -
NO. 2 DATE: -	BY: -
NO. 3 DATE: -	DESCRIPTION: -
NO. 4 DATE: -	BY: -
NO. 5 DATE: -	DESCRIPTION: -
NO. 6 DATE: -	BY: -
NO. 7 DATE: -	DESCRIPTION: -

DATE: 03/26/2019	SCALE: 1" = 20'
PROJECT MANAGER: CP	PROJECT NO.: -
DRAWN BY: CM	DRAWING FILE: -

PROJECT:

Wendy's

STORE# 12937
1585 MAIN ST.
WINDSOR, CO 80550

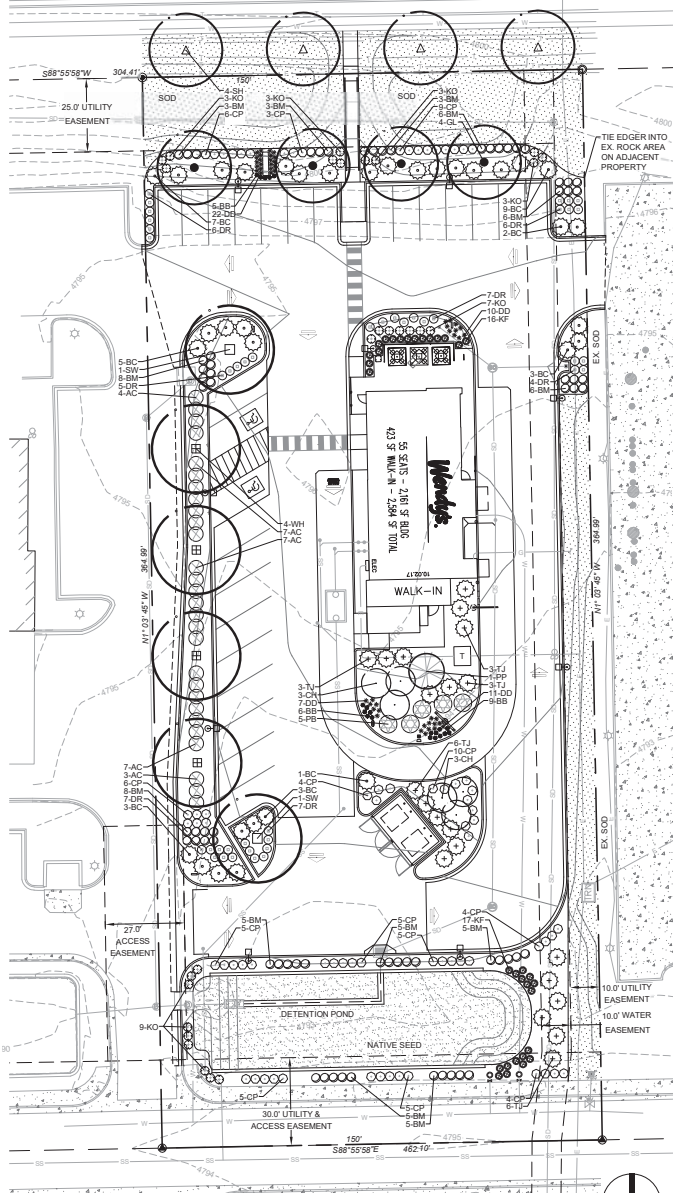
CLIENT:
CAPSTONE PROPERTIES
1232 BERGEN PARKWAY, SUITE #204
EVERGREEN, CO 80439

TEL: (303) 489-4744

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C201

WENDY'S
LOT 2 HOEHNE SUBDIVISION SECOND FILING, LOCATED IN THE NE 1/4 OF
THE NE 1/4 OF SECTION 19, T6N, R67W OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO
QUALIFIED COMMERCIAL/INDUSTRIAL SITE PLAN



QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	HY
DECIDUOUS TREES						
4	GL	GREENSPIRE LINDEN	Tilia cordata 'Greenspire'	2.0' CAL	FULL CROWN, STAKED, SPECIMEN QUALITY	M
2	SW	SWAMP WHITE OAK	Quercus bicolor	2.0' CAL	FULL CROWN, STAKED, SPECIMEN QUALITY	L
4	SH	SHADEMASTER LOCUST	Gladiola triacanthos inermis 'Shademaster'	2.0' CAL	FULL CROWN, STAKED, SPECIMEN QUALITY	L
4	WH	WESTERN HACKBERRY	Celtis occidentalis	2.0' CAL	FULL CROWN, STAKED, SPECIMEN QUALITY	L
ORNAMENTAL TREES						
6	CH	COCKSPUR THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	1.5' CAL	FULL CROWN, STAKED, SPECIMEN QUALITY	L
EVERGREEN TREES						
1	PP	PRINON PINE	Pinus edulis	6' HT	FULL CROWN, STAKED, SPECIMEN QUALITY	L
DECIDUOUS SHRUBS						
28	AC	ALPINE CURRANT	Ribes alpinum	5 GAL	SPACING PER PLANFULL FORM	L
68	BM	BLUE MIT SPirea	Caryopteris x clandonensis	5 GAL	SPACING PER PLANFULL FORM	L
74	CP	CRIMSON PYGMY BARBERRY	Berberis thunbergii 'Albopurpurea nana'	5 GAL	SPACING PER PLANFULL FORM	L
42	DR	DWARF RABBITBRUSH	Chrysothamnus nauseosus 'Dwarf Blue'	5 GAL	SPACING PER PLANFULL FORM	L
28	KO	KNOCK OUT ROSES	Rosa 'Radrazz'	5 GAL	SPACING PER PLANFULL FORM	L
5	PB	PAWNEE BUTTES SAND CHERRY	Prunus besseyi 'Pawnee Buttes'	5 GAL	SPACING PER PLANFULL FORM	L
EVERGREEN SHRUBS						
34	BC	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	5 GAL	SPACING PER PLANFULL FORM	L
21	TJ	TAMMY JUNIPER	Juniperus sabinna 'Tamariscifolia'	5 GAL	SPACING PER PLANFULL FORM	L
ORNAMENTAL GRASSES						
33	KF	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 GAL	SPACING PER PLANFULL FORM	L
20	RB	BOULDER BLUE FESCUE GRASS	Festuca glauca 'Boulder Blue'	1 GAL	SPACING PER PLANFULL FORM	L
PERENNIALS						
50	DD	STELLA D'ORO DWARF DAYLILY	Hemerocallis 'Stella D'oro'	1 GAL	SPACING PER PLANFULL FORM	L

*SHOULD QUANTITIES LISTED IN DENSE CONFLICT WITH PLAN, QUANTITY OF SYMBOLS SHOWN ON PLAN SHALL TAKE PRECEDENCE.

LANDSCAPE COMPONENT	LOCATION	EQUATION	MEASUREMENT	REQUIRED	PROVIDED
TREE LAWN	WEST MAIN ST.	TREES-1 PER 40' SHURBS-1/A	149'	4-TREES 0-SHRUBS	4-TREES 0-SHRUBS
STREET FRONT / PARKING LOT EXTERIOR	WEST MAIN ST.	TREES-1 PER 40' SHURBS-1 PER 2.5'	149'	4-TREES 60-SHRUBS 0-PERENNIALS	4-TREES 61-SHRUBS 27-PERENNIALS
PARKING LOT EXTERIOR	WESTERN DR.	TREES-1 PER 40' SHURBS-1 PER 2.5'	149'	4-TREES 60-SHRUBS	4-TREES 61-SHRUBS
*PARKING LOT INTERIOR	-	TREES-1 PER SINGLE ROW PKG SHURBS-5 PER SINGLE ROW PKG	4 SINGLE PARKING ISLANDS	2-TREES 20-SHRUBS	2-TREES 40-SHRUBS
FOUNDATION AREA	-	TREES-1/A SHURBS-1 PER 5'	69'	0-TREES 48-SHRUBS 0-PERENNIALS	7-TREES 48-SHRUBS 59-PERENNIALS
*DETENTION PONDS	-	TREES-1 PER 40' AROUND SHURBS-1/A	306'	8-TREES 0-SHRUBS 0-PERENNIALS	0-TREES 73-SHRUBS 17-PERENNIALS
*OTHER PLANTING AREAS	-	TREES-1 PER 3,000 SF SHURBS-1 PER 250 SF	2603 SF	1-TREE 11-SHRUBS 0-PERENNIALS	0-TREES 13-SHRUBS 0-PERENNIALS
TOTALS:	-	-	-	25-TREES 200-SHRUBS 0-PERENNIALS	21-TREES 300-SHRUBS 103-PERENNIALS

*TREES/REQUIREMENTS ARE NOT MET IN PARKING LOT ISLANDS, DETENTION POND AREA AND OTHER PLANTING AREAS DUE TO EXISTING CONDITIONS, SIZE RESTRICTIONS AND UTILITY OBSTACLES

 NATIVE SEED MIX
 SOD
 WOOD MULCH
 EDGER

PBSI NATIVE PRAIRIE MIX
(29%) Blue Grama
(10%) Buffalo grass
(20%) Green Needle grass
(20%) Sidecoats Grama
(20%) Western Wheatgrass
(1%) Sand Dropseed

APPLICATION RATE: 15 Lbs lbs/Acre

***MIX PROVIDED BY PAWNEE BUTTES SEED INC. 1-800-782-5947**

SUBMIT ALL SEEDING, MULCHING, AND WATER SCHEDULE SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH A HEALTHY AND WEED FREE STAND OF GRASS.

SOIL PREP: APPLY STOCKPILED TOPSOIL AND 100 LBS. OF DIAMMONIUM PHOSPHATE PER ACRE TO AN APPROVED SUBSTRATE. USE A DISK OR HARROW TO PREPARE THE SEED BED AND COMPLETE FINISH GRADING.

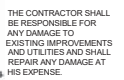
SEEDING: USE A GRASS DRILL WITH A SEED AUGER TO ENSURE THAT THE SEED IS DRILLED EVENLY TO A 1/2" DEPTH. HAND BROADCAST SEED AT TWICE THE RATE IN AREAS WHERE DRILL SEEDING CANNOT BE ACCOMPLISHED.

MULCH: CRIMP HAY OR STRAW INTO THE SOIL AT 3,000 LBS. PER ACRE.

WATER: CONTRACTOR SHALL APPLY 1/2" OF WATER AT SEED AREAS, TWICE PER WEEK, FOR THREE WEEKS CONTRACTOR TO SUPPLY ALL EQUIPMENT AND LABOR.

RESEED AND MULCH BARE OR ERODED AREAS AT ONE (1) MONTH INTERVALS AS NECESSARY.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE	BY:
DESCRIPTION		
NO. 2	DATE	BY:
DESCRIPTION		
NO. 3	DATE	BY:
DESCRIPTION		
NO. 4	DATE	BY:
DESCRIPTION		
NO. 5	DATE	BY:
DESCRIPTION		
NO. 6	DATE	BY:
DESCRIPTION		

DATE: 03/26/2019	SCALE: 1" = 20'
PROJECT MANAGER: CP	PROJECT NO.: *
DRAWN BY: CSM	DRAWING FILE: *

PROJECT:

Wendy's.

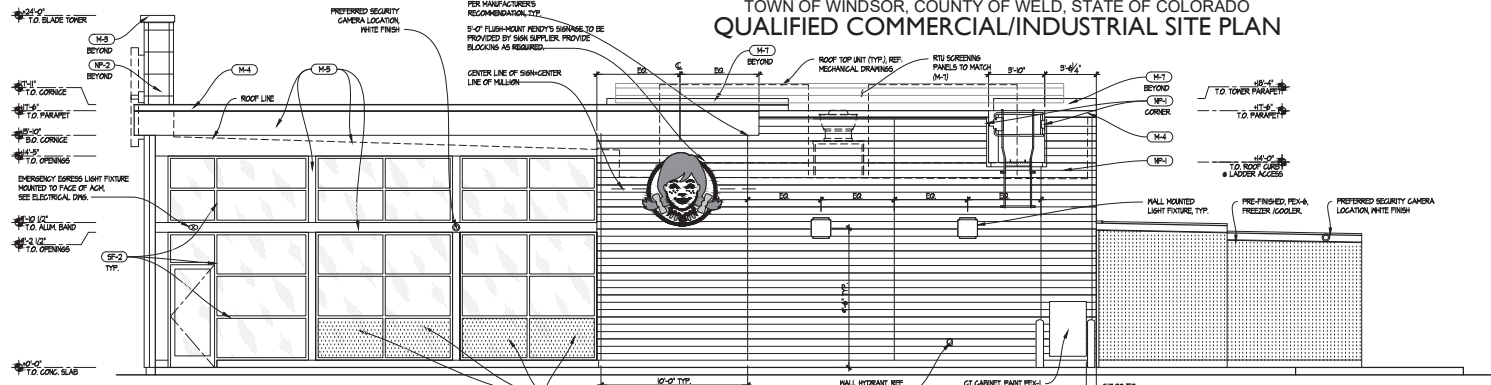
STORE# 12937
1585 MAIN ST.
WINDSOR, CO 80550

CLIENT:
CAPSTONE PROPERTIES
1232 BERGEN PARKWAY, SUITE #204
EVERGREEN, CO 80439
TEL: (303) 489-4744

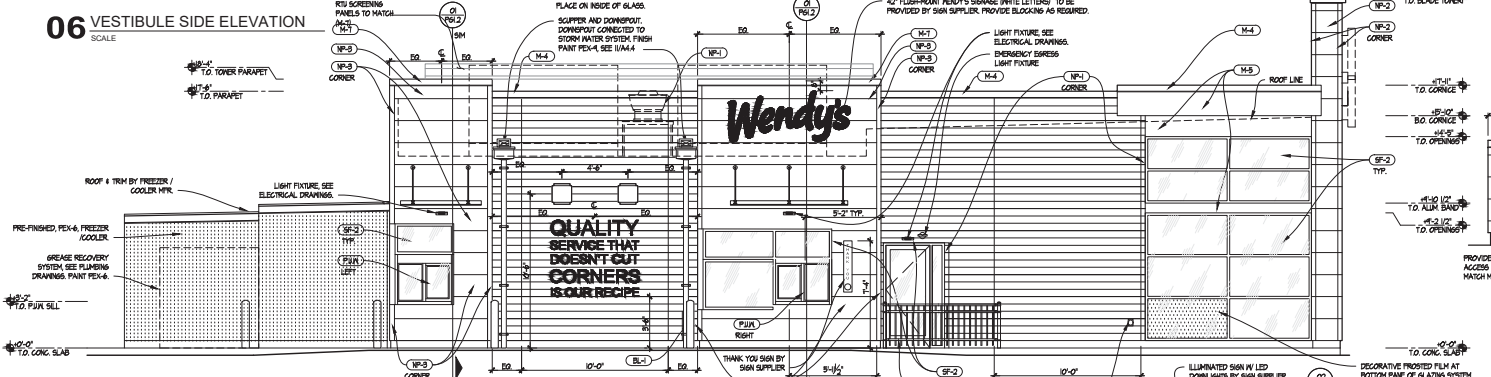
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L101

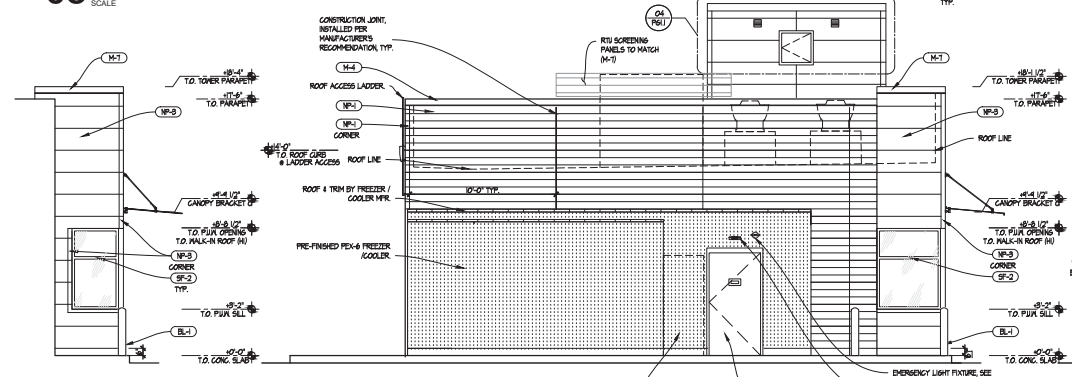
WENDY'S
 LOT 2 HOEHNE SUBDIVISION SECOND FILING, LOCATED IN THE NE 1/4 OF
 THE NE 1/4 OF SECTION 19, T 6 N, R 67 W OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO
QUALIFIED COMMERCIAL/INDUSTRIAL SITE PLAN



06 VESTIBULE SIDE ELEVATION

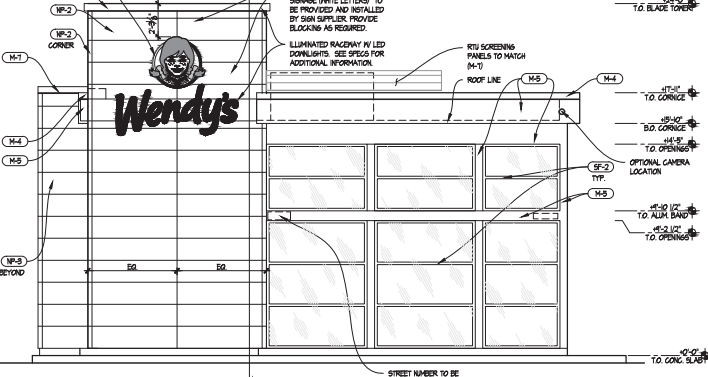


05 DRIVE THRU SIDE ELEVATION



03 REAR DRIVE THRU ELEVATION

02 REAR ELEVATION



01 FRONT ELEVATION

EXTERIOR FINISHES LEGEND

SF-2	STOREFRONT, "CLEAR ANNOXIDIZED"
M-1	PICK-UP WINDOW TO MATCH STOREFRONT
M-3	EXCEPTIONAL METALS, "BRIGHT REEF"
M-4	EXCEPTIONAL METALS, "SILVER METALLIC"
M-5	BRASS METAL, "CLEAR ANNOXIDIZED"
M-7	EXCEPTIONAL METALS, "CUSTOM DARK GREY"
NP-1	NICHHA - WOOD
NP-2	NICHHA - RED
NP-3	NICHHA - GREY
BL-1	BOLLARD SLEEVE, "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-2	PAINT - WENDY'S RED (SEE PAINT SCHEDULE)
PEX-3	PUR FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-4	PUR FINISHED - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-8	PAINT - SILVER (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT - BLACK (SEE PAINT SCHEDULE)



2004 East Inca Place
 Aurora, CO 80013
 www.7thave.com
 720.232.5478

PRELIMINARY
 NOT FOR CONSTRUCTION

ISSUES & REVISIONS	NO. 1	DATE:	BY:
DESCRIPTION:			
NO. 2	DATE:	BY:	
DESCRIPTION:			
NO. 3	DATE:	BY:	
DESCRIPTION:			
NO. 4	DATE:	BY:	
DESCRIPTION:			
NO. 5	DATE:	BY:	
DESCRIPTION:			
NO. 6	DATE:	BY:	
DESCRIPTION:			

DATE:	03/26/2019	SCALE:	1/8" = 1'-0"
PROJECT MANAGER:	WTS	PROJECT NO.:	
DRAWN BY:	MH	DRAWING FILE:	

Wendy's

STORE# 12937
 1585 MAIN ST.
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SHEET TITLE:
EXTERIOR BUILDING ELEVATIONS

A101