



PLANNING COMMISSION REGULAR MEETING

November 2, 2022 - 7:00 PM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

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

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. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

B. CONSENT CALENDAR

1. Approval of the October 19, 2022 Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk

C. BOARD ACTION

1. Public Hearing – Preliminary Major Subdivision – Hoehne Subdivision 3rd Filing – Continental Properties Company Inc. (Brett Mozzetti), Owner/Applicant; Manhard Consulting (Chris Shandor), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Planner II
2. Recommendation - Preliminary Major Subdivision – Hoehne Subdivision 3rd Filing – Continental Properties Company Inc. (Brett Mozzetti), Owner/Applicant; Manhard Consulting (Chris Shandor), Applicant's Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Planner II

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

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.



MEMORANDUM

Date: November 2, 2022
To: Planning Commission
From: Kaitlyn Cinnamon, Deputy Town Clerk
Re: Approval of the October 19, 2022 Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk
Item #: B.1.

Background / Discussion:

Approval of October 19, 2022 Meeting Minutes

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 10.19.22 Draft Planning Commission Regular Meeting Minutes



Planning Commission Regular Meeting

October 19, 2022 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Cindy Beemer
David Hassard

Absent:

Jose Valdes
Maxwell Nader

Also Present:

Town Board Liaison Tallon
Carlin Malone, Chief Planner
Sandra Mezzetti, Senior Planner
Kimberly Lambrecht, Planner II
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Deputy Town Clerk

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Bushelman moved to approve the agenda as presented, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Approval of the September 21, 2022 Planning Commission Regular Meeting Minutes - K. Frawley, Town Clerk

Meeting minutes from the September 21, 2022 Planning Commission Regular Meeting

Planning Commissioner Beemer moved to approve the consent calendar as presented, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNDSR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative

The applicant, Mr. John Donaldson, owner, represented by Ms. Kristin Turner of TB Group (Birdsall Group) has submitted an application for a preliminary major subdivision for the Trevenna Subdivision located on the northeast corner of North 15th Street and the Jacoby Road alignment, southwest of the Great Western Railway. The subdivision encompasses approximately 79 acres and is zoned Single Family Residential-Two (SF-2). The proposed subdivision includes 262 single family residential lots (maximum), detached and attached dwellings (duplexes), with tracts for open space/drainage and a pocket park.

Chairman Schick opened the meeting for public questions or comments.

David Roberts 1366 Fairfield Ave, Windsor addressed the Commission regarding setbacks, and traffic concerns.

John Niel 1072 Grand Ave, Windsor addressed the Commission regarding the street name, and traffic concerns.

Jeff Moore 1222 Crescent Dr, Windsor addressed the Commission regarding walking paths, and traffic concerns.

Ralf Townsend 1069 Grand Ave, Windsor addressed the Commission regarding traffic concerns, and speed limits.

Commissioners asked questions of the staff and the applicant.

Planning Commissioner Bushelman moved to close the public hearing, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

2. Request for Approval - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNDSR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative

Please refer to information provided with the public hearing item.

Planning Commissioner Beemer moved to approve the Preliminary Major Subdivision as presented, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

3. Public Hearing - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)

The owner/applicant Mr. Steve Pfister of Horton Feedlots, LLC, represented by Mr. John Beggs of Russel Mills Studio, has submitted an application for a final major subdivision plat known as Fossil Creek Ranch Subdivision Third Filing. The Fossil Creek Ranch property is generally located approximately ½ mile north of State Highway 392, between Interstate 25 and Larimer County Road 5.

Commissioners asked questions of the staff and the applicant.

Planning Commissioner Bushelman moved to close the public hearing, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

4. Recommendation - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)

Please refer to previous item for background information.

Planning Commissioner Beemer moved to forward a recommendation to Town Board for the Final Major Subdivision as presented , Planning Commissioner Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

None

2. Communications from Town Board Liaison

Town Board Liaison Tallon reported on the archery ribbon cutting, and the Town Board Work Session regarding utility rates and fee update.

3. Communications from Staff

None

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:20 p.m.

Name, Title



MEMORANDUM

Date: November 2, 2022
To: Planning Commission
From: Kimberly Lambrecht
Planner II
Re: Public Hearing – Preliminary Major Subdivision – Hoehne Subdivision 3rd Filing – Continental Properties Company Inc. (Brett Mozzetti), Owner/Applicant; Manhard Consulting (Chris Shandor), Applicant's Representative
Item #: C.1.

Background / Discussion:

The applicant, Brett Mozzetti, on behalf of Continental Properties Company Inc, has submitted a preliminary major subdivision plat known as Hoehne Subdivision 3rd Filing. The property encompasses approximately 13.24 acres and is zoned Residential Mixed Use (RMU-1). The project site is located to the north and west of the intersection of 15th Street and Walnut Street.

Adjacent Zoning and Use:

North: General Commercial (GC) / Safeway Grocery, with a variety of other commercial businesses.

East: Single Family One (SF-1) / Single Family residences

South: Single Family One (SF-1) / Single Family residences

West: Heavy Industrial & Unincorporated Weld County / gravel mining operation

The property was annexed as part of the Hall Third Annexation in 1994. In 2000, the Hoehne Subdivision platted the existing Safeway shopping center, the Hoehne property to the south, and the right-of-way for Westwood Drive. Several years later (2008), the Hoehne Subdivision 2nd Filing replatted several of those lots. In 2021, a portion of the lots comprising the 2nd Filing were rezoned from General Commercial (GC) to Residential Mixed Use One (RMU-1), for consistency with the existing residential zoning and land uses within the block. Furthermore, this specific commercial parcel was separated from the rest of the shopping center by open space and Westwood Drive; was located behind the Safeway shopping center buildings, and therefore, had little to no interest in developing as a commercial property since its approval over 20 years ago.

The proposed subdivision includes 10 buildings, creating 240 apartment units with a gross density of 18.1 DU/acre. Additionally, the site supports open space, drainage, utility easements, access, parking and circulation, along with site amenities for the development.

Preliminary Plat characteristics:

Residential Mixed Use One (RMU-1) Zoning
13.24 total acres

- Lot 1: Multi-family (11.49 ac)
- Tract A: Detention (0.98 ac)
- ROW: Wood Drive (0.76 ac)

Site Plan Development Characteristics:

Site Area: 13.24 acres

- Building Coverage: 2.46 acres (18.6%)
 - 10 buildings
 - 240 - Studio/1/2/3-bedroom apartments
 - Density: 18.1 du/ac (gross)
- Drives/Sidewalks: 5.38 acres (40.6%)
- Landscape & Open Space: 3.93 acres (29.7%)
- Detention Ponds: 0.71 acre (5.4%)
- Public Right-of-Way: 0.76 acre (5.7%)

Parks

- Park dedication is not required with this development.
- Open space and amenities will be provided for the tenants in this development.

Transportation, Access and Circulation:

With this project, Westwood Drive will be constructed along the north property line. Primary access into the development will occur from Westwood. Additionally, Wood Drive will be extended north to Westwood, to be in alignment with a future southern extension of 16th Street. A portion of the Wood Drive extension requires dedication of right-of-way located off-site. The owner/applicant's team is coordinating that process.

The project's proximity to services makes this site well suited for multifamily development. Sidewalks provide pedestrian connections to the shopping center. The Recreation/Bike Trail can be accessed via the bike lane on 15th Street, which is part of the overall trails system, and provides connection opportunities throughout the Town. Finally, the Poudre Express Bus stop is located on Main Street (in front of Safeway, approximately 800' away), and provides connections to Fort Collins and Greeley.

Utilities:

The project will be served by Town of Windsor Water and Sewer. It falls within the boundary of the Westwood Village lift station. Based on an evaluation of the needs of a multifamily development, it has been determined that this project can be supported by the number of sewer credits available.

Neighborhood Meeting:

Although a neighborhood meeting is no longer required with a Preliminary Major Subdivision, Continental Properties graciously held one on March 3, 2022 at the Community Recreation Center, to share plans for development of the site. Ten neighbors signed in, but approximately 20-25 neighbors in total attended. They presented concerns regarding traffic, road network, parking, and style/height of the proposed apartments. Please see the enclosed neighborhood meeting notes.

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.

Staff comment: This site is surrounded by existing development on three sides, with industrially

zoned gravel extraction occurring to the west. The infill nature of this development supports this objective.

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: This is a new development that is adjacent to existing core services – grocery, restaurants, automobile care and healthcare.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services are currently serving the developments that surround the Hoehne Subdivision 3rd Filing. This project will tie into those existing services.

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

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The development will provide a network of sidewalks that provide connection to the existing Bike/Rec Trail. Additionally, a Poudre Express Bus Stop is located on Main Street, approximately 800' from the subdivision, providing access to Fort Collins and Greeley via mass transit.

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Staff comment: The property is zoned Residential Mixed Use One (RMU-1) which lends itself to a diversity of housing types and the use of housing densities to provide transitions between lower densities and higher intensity uses.

Additionally, this development is proposed to provide these apartment units at a rental rate that is below market value – in an effort to open up living opportunities for members of the community who are working in markets where salaries may not be commensurate with living expenses.

Notifications

A courtesy neighborhood meeting was held to update surrounding property owners about the status of the project on March 3, 2022 at the Community Recreation Center. Notifications for this meeting were as follows:

- February 18, 2022 – letters mailed to property owners within 500 ft.

The Municipal Code requires a public hearing notification for a preliminary major subdivision. Notifications for this meeting were as follows:

- October 18, 2022 – development review sign posted on the property
- October 18, 2022 – legal notice posted on the Town of Windsor website
- October 20, 2022 – letters mailed to property owners within 500 ft. (exclusive of right-of-way)
- October 21, 2022 – legal ad published in the paper

Financial Impact:

Relationship to Strategic Plan:

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

The *Guiding Principals, and Focus Areas and Goals* of the **2022 Strategic Plan** have guided Staff in evaluating this proposal with the following in mind:

- Community Safety
- Fiscal Responsibility
- Quality of Life
- Small Town Feel
- Strategic Growth
- Vital Infrastructure
- Vibrant & Healthy Economy

Recommendation:

Staff recommends that the Planning Commission approve the preliminary plat for the Hoehne Subdivision 3rd Filing as presented, subject to all remaining Planning Commission and Staff comments being addressed on the final major subdivision plat.

CC:

Carlin Malone, Chief Planner
Scott Ballstadt, Director of Planning

Attachments:

1. Application Packet - Hoehne Sub 3rd
2. Preliminary Plat - Hoehne Sub 3rd
3. Neighborhood Meeting Notes - Hoehne Sub 3rd Filing_3-3-2022
4. Staff Presentation - Hoehne Sub 3rd - Prelim Plat

APPLICATION PACKET

MAJOR SUBDIVISION



Hoehne Subdivision, Third Filing - Authentix Windsor

The following checklist is intended to provide an outline for applicants to ensure a complete submittal and to avoid processing delays due to inadequate information. Land use applications shall include all items listed in the following checklist. If an item is not checked as included in the submittal, a detailed narrative statement outlining reasons why the item has not been submitted shall be included. Lack of such statement or required item shall constitute an incomplete submittal and shall be rejected by the Town. Please review Chapter 14 of the Town of Windsor [Municipal Code](#) for complete application requirements.

Application Submittal Requirements:

Planning Department Checklist	Applicant Checklist	
_____	☒	Completed checklist. Items not checked are explained in the narrative
_____	☒	Completed Land Use Application (attached)
_____	☒	Application fee consistent with the Town of Windsor Fee Schedule
_____	☒	A detailed narrative description of special considerations (<i>phasing, landscaping, infrastructure, and variations from Town requirements</i>)
_____	☒	A deed or legal instrument identifying the applicant's interest in the property Note: The title commitment policy has been provided within the APP documents
_____	☒	All required drawings and supportive information per the Municipal Code
_____	☒	All submittals shall follow the Town's Submittal Requirements and File Naming Conventions available from the Planning Department
_____	☒	List of proposed street names. All newly proposed streets in the Town must be uniquely named, regardless of suffix. Please see: www.larimer.org/streets
_____	☒	Applicant acknowledges and agrees to comply with § 24-65.5 of Colorado Revised Statute pertaining to public hearing notices and mineral owners notifications

Preliminary Major Subdivision Requirements:

Planning Department Checklist	Applicant Checklist	
_____	☒	Drawing dimensions shall be twenty-four by thirty-six (24x36) inches. All drawings shall be made with an engineer's scale, minimum scale to be one (1) inch represents fifty (50) feet; exception for subdivisions which propose a minimum lot size of one (1) acre or greater where the minimum scale shall be one (1) inch represents one hundred (100) feet
_____	☒	Date of preparation, the scale, a symbol designating true north and zoning
_____	☒	Vicinity map Note: This is included on the plat and on the civil package cover sheet
_____	☒	Name of the subdivision on all drawing sheets (<i>contact Planning</i>)
_____	☒	Legal description (<i>township, range, section, lot, block, subdivision</i>) Note: This is included on the plat and on the civil package cover sheet
_____	☒	Names, addresses and phone numbers of the applicant and firms or persons responsible for preparing the drawing Note: This is included on the civil package cover sheet and in the application
_____	☒	Applicant revisions block (<i>includes fields for date, initials, description</i>)
_____	☒	Appropriate certification blocks as provided by the Planning Department

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Preliminary Major Subdivision Requirements (cont.):

Planning Department Checklist	Applicant Checklist	
_____	☒	The location and dimensions of all existing and proposed utilities, streets, alleys, easements, rights-of-way and watercourses within and adjacent to the subdivision; and the names of all such features
_____	☒	Land Use Table including square footage, acreage, percentages, zoning and the use of all parcels, lots, and tracts; and public and private rights-of-way; Note: This is included on the plat and in the civil package
_____	☒	The lot numbers, approximate dimensions and the total lots devoted to each zone district on the plat
_____	☒	Designation of any area subject to flooding and adequate easements for flood control Note: This is described in the project narrative. The existing FP is shown on the plat. The existing and proposed FP is shown in the civil pkg
_____	☒	Traffic study and traffic control plan prepared by a licensed engineer
_____	☒	Preliminary utility drawings. Such plans shall include, but not limited to, existing and proposed facilities and utility lines, sizes and appurtenances, storm drainage facilities, etc. Appurtenances shall include valves, fire hydrants, manholes, etc.
_____	☒	Preliminary drainage plan and report Note: Drainage plan is included in the drainage report and in the civil package
_____	☒	Soils report including soil types and limitations Note: This is included in the geotech report
_____	☒	Description and location of any hazardous areas (i.e. floodplain, geological, topographical, etc.) on the subject property and proposed remedial features Note: Floodplain information included in the project narrative, plat, and civil plans
_____	☒	Topographical map with two-foot contour intervals Note: This is included in the existing conditions & demo plan and grading plan
_____	☒	Landscape Plan per Chapter 15 of the Municipal Code
_____	☒	Preferred method of water rights dedication; total acreage, lot-by-lot or by phase Note: This is included in the project narrative

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Final Major Subdivision Additional Requirements:

Planning Department Checklist	Applicant Checklist	
_____	_____	All drawings and requirements outlined within the Preliminary Major Subdivision Requirements in Section 2 above; plus: Complete street plans and profiles; drainage plans and profiles; sanitary sewer plans and profiles; water main plans with grades and sizes indicated; overlots and final grading plans
_____	_____	Sites one acre or more in total land disturbance: a Grading, Erosion and Sediment Control Plan and permit fees must be submitted per Town ordinance, Chapter 13, Article V, Stormwater Quality . Total land disturbance area: _____ acres
_____	_____	Final drainage plan and report
_____	_____	Final utility plans
_____	_____	Design soil test results and corresponding location map
_____	_____	Final boundary closure calculations for the exterior subdivision boundary and for each individual lot prepared by a licensed civil engineer or land surveyor

	_____	_____	A complete description of primary control points to which all dimensions, angles, bearings and similar data on the plat shall be referred
	_____	_____	All bearings, distances, chords, radii, central angles and tangent lengths for all lots, blocks, perimeters, easements and rights-of-way
	_____	_____	The location and physical description of all monuments

Application Packet

Land Use Application



1 The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

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Application type:

☐ Annexation	☐ Site Plan - Minor
☐ Master Plan	☐ Site Plan - Major
☐ Rezoning	
☐ Minor Subdivision	
☒ Major Subdivision – Preliminary	
☐ Major Subdivision – Final	

Project Name*: Authentix Windsor

Legal Description*: Tracts A and B, Block 2, Hoehne Subdivision, Third Filing, Town of Windsor

Address/Location*: 15th St and Westwood Drive, Windsor, CO

Existing Zoning: RMU-1 **Proposed Zoning:**

Acres/Square Feet: 13.23 **Number of Dwelling Units:** 240

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Owner:

Name(s)*: Continental Fund 667, LLC

Company: Continental Properties Company, Inc

Address*: W134N8675 Executive Parkway, Menomonee Falls, WI 53051

Phone #*: 262-502-5500 Email*: bmozzetti@cproperties.com

Applicant (Owner or Owner's Representative):

Name*: Brett Mozzetti

Company: Continental Properties Company, Inc

Address*: W134N8675 Executive Parkway, Menomonee Falls, WI 53051

Phone #*: 262-278-9353 Email*: bmozzetti@cproperties.com

Authorized Representative:

Name: Chris Shandor

Company: Manhard Consulting

Address: 7600 East Orchard Road, Suite 150 N, Greenwood Village, CO, 80111

Phone #: 303-531-3232 Email: cshandor@manhard.com

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All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature: Brett Mozzetti  **Date:** June 6th, 2022

(Proof of owner's authorization is required with submittal if signed by Applicant)

Print Name: Brett Mozzetti

*Required fields

Revised 2/5/2021

Authentix Windsor

Preliminary Major Subdivision Application Project Narrative

To: Town of Windsor

From: Continental 667 Fund, LLC

Date: June 7th, 2022

Re: Authentix Windsor, Preliminary Major Subdivision Application, Project Narrative

A. INTRODUCTION

Continental 667 Fund, LLC is excited to present the Town of Windsor with preliminary major subdivision documents for the +/- 13.23-acre tract of land, located at 15th Street and Westwood Drive in Windsor, Colorado. The parcel is also known as Tracts A and B of the Hoehne Subdivision in the Town of Windsor, County of Weld, State of Colorado. Continental Properties is excited about the proposal and is committed to growing and enhancing the northern Colorado region by providing quality, attainable housing and an enhanced quality of life for the residents of Windsor.

B. LAND USE AND SCOPE

The subject property is zoned RMU-1 (Residential Mixed Use One) which allows for a variety of housing types and densities, commercial activity centers, and/or other public amenities or complementary uses. The RMU-1 classification allows for multi-family building heights up to 40'-0".

Continental's development, to be known as "Authentix Windsor", is proposed to include 240 multi-family dwelling units (homes) ranging from studio to three-bedrooms within ten 2-story (+/- 31'-0") residential buildings. The property will also include a community clubhouse with pool and pool deck, surface and garage parking, a pet playground, private open space with varying amenities, and a detention pond.

We believe that the size and location of the proposed multi-family community will serve as an excellent transition from the adjacent single-family homes to the south and the heavy commercial (Safeway) and the Main Street corridor to the North.

In addition to the residential buildings and amenities outlined above, Continental's development proposal includes the dedication of public right-of-way and the construction of public roadway infrastructure. This includes the extension of Westwood Drive west from 15th Street and the extension of Wood Drive north to Westwood Drive. This public right-of-way will enhance the Town of Windsor's roadway infrastructure, creating a "complete street" network while also serving the proposed community.

C. DEVELOPMENT CHARACTER

Authentix Windsor will include 240 homes within 10 residential buildings. The design of the community inherently incorporates a number of the design requirements described in the Town of Windsor's Development Standards. The architectural style matches both the character and scale of the surrounding single-family homes. No building exceeds two stories, and all principal and clubhouse buildings include horizontal and vertical articulation by way of varying façade faces at each unit and varying roof geometries along the building's massing. The proposed buildings offer a unique layout within the multi-family sector, providing direct access to each 1st floor home, and secure stairwells to second-level homes. Each unit is provided with a covered entry which contributes to the human scale of the community.



Figure 1: Example of Proposed Residential Architecture. Note: This image does not reflect proposed color or material choices.

Each home, ranging from studio to 3-bedrooms, offers a high percentage of glazing to promote an abundance of natural lighting. This glazing creates opportunities to optimize passive solar heating and cooling systems.

The combination of high-quality roofing materials, variably orientated siding, abundant glazing, and architectural articulation help the community blend seamlessly into its surrounding context.

All ancillary structures, including the community clubhouse, are designed with the same quality and design language as described above.

D. AMENITIES

To enhance the sense of place that Authentix Windsor will provide, several amenities are included on site. Among the facilities is a community clubhouse which includes a community gathering room, 24-hour fitness center, kitchen, coffee bar, and resort style pool. The gathering room and coffee/kitchen area are serviced by complementary wireless internet service. During warm months, the garage-style door in the fitness center can be opened to the pool deck for an open-air workout experience. The pool deck includes ample patio furniture with a lounge space, grilling area, and shaded seating.



Figure 2: Example of Proposed Pool and Pool Deck. Note: This image does not reflect proposed color of material choices

The community also features a car wash center, pet spa, electronic packager management, pet playground, and open space amenities. The open space amenities include covered seating areas, grilling areas with seating and shade structures, an outdoor fire pit amenity area, and a trail around the detention pond. All of these facilities are connected through an ADA accessible pedestrian network.

The clubhouse is also home to Continental's premiere in-house community management and 24/7 maintenance team. Our management and maintenance teams offer resident-focused service that meets, and often exceeds, resident expectations.

E. LANDSCAPE DESIGN

The Authentix Windsor community proposes a landscape plan that exceeds the requirements outlined in the Town of Windsor's municipal code. The proposed landscape plan incorporates overstory street trees along all public right-of-way, building façade landscape articulation, the use of landscape and fencing to screen the multi-family development from the residential properties to the south, and accentuated landscape at the access points to the community. The plan also includes irrigation and appropriate seed/turf mixes for the site's programming.

F. FEMA FLOOD MAPS / FLOODPLAIN

The site currently has both Zone AE and Zone X floodplain based upon FEMA FIRM Panel 08123C1481E. The Cache La Poudre River is being analyzed by AECOM which removes the site from the floodplain. Per correspondence from FEMA on June 7th, 2022, the Letter of Final Determination for Weld County will be delivered on 9/21/2022 and the effective date is planned for 3/21/2023. Based upon this analysis and the current re-mapping efforts, the design has provided a minimum of 2' of freeboard from the new proposed floodplain for all residential buildings.

G. OFFSITE IMPROVEMENTS AND VEHICULAR CIRCULATION

The proposed development includes an extension of Westwood Drive and an extension of Wood Drive. Westwood Drive will be extended west from 15th Street to Wood Drive. Wood Drive will be extended north to Westwood Drive from its existing terminus in the southwest corner of the subject property. The Westwood Drive street section will be built within a 66'-0" right-of-way that is dedicated to the Town of Windsor and includes detached sidewalks on the north and south side as well as parallel street parking on the south side. The Wood Drive street section will be built within a 50'-0" right-of-way that is dedicated to the Town of Windsor and includes attached sidewalks on the east and west sides. The Wood Drive extension requires the dedication of land from George Hall, who owns the adjacent parcels to the west. George Hall has signed a dedication agreement that has been included with our application documents.

The community's primary point of access will be off of Westwood Drive, in the northeast corner of the property. In addition to the primary access, there are two additional access/egress points on to Wood Drive.

All residential buildings and amenities dispersed throughout the community are accessible via a vehicular and pedestrian transportation network, designed specifically to provide ease of access and safety to residents. Residents are provided with a mix of detached garages and ample surface parking.

H. WATER RIGHTS DEDICATION

The Authentix Windsor community proposes to acquire the necessary water rights to serve the development through two methods: (1) Through the purchase of water rights currently owned by the Seller of the subject parcel at the time of closing (approximately 38.5 acre-feet), and (2)

By furnishing the Town of Windsor with the required cash in lieu fees in order to obtain the additional acre-feet required to serve the development beyond what is currently owned by the Seller.

I. SANITARY

Continental 667 Fund, LLC will acquire 170.5 lift station credits currently owned by the Seller of the subject parcel with the purchase of the land. The Town of Windsor has indicated that the 170.5 lift station credits will be sufficient to serve the proposed 240-unit development and that all credits will be used and deemed fully exhausted upon dedication to the Authentix Windsor project.

Per the Town of Windsor standards, the site is required to provide sanitary sewer to upstream property owners. Based upon the design team's analysis, the sanitary sewer is restricted from providing service to the properties to the west and northwest due to the inability to cross under or above the existing 72" storm sewer along the western property boundary. The design team will work with the Town to determine solutions to providing sanitary sewer to the upstream property owners.

J. DEVELOPMENT AND CONSTRUCTION TIMELINE

Continental 667 Fund, LLC intends to submit Final Major Subdivision and Final Site Plan documents to the Town of Windsor upon approval of the Preliminary Major Subdivision submittal. Pending timing of entitlements and various construction and building-related permits, Continental 667 Fund, LLC is intending to break ground in Q2 of 2023. The community clubhouse is expected to turnover approximately 10 months after groundbreaking, with the first multi-family building being complete approximately three months after the clubhouse. Each consecutive building shall turn at one-month intervals with the final building being completed in, approximately, Q4 of 2024.

DEDICATION AGREEMENT

DEDICATION OF ROADWAY

THIS DEDICATION AGREEMENT (the "Agreement") between Continental 667 Fund LLC ("Developer") and George Hall ("Hall") for Dedication of Roadway is entered into as of the 1st day of June, 2022 (the "Effective Date").

WHEREAS, Developer is under contract to purchase that certain real property described on Exhibit A hereto ("Developer Property") adjacent to that certain real property described on Exhibit B hereto ("Hall Property" and collectively with the Developer Property, the "Property"), each of which is located in the Town of Windsor, Colorado ("Town");

WHEREAS, the Town is requiring that the Developer construct the extension of 16th Street and Wood Drive, which shall require the dedication of land by both Developer and Hall as approximately shown on Exhibit C hereto;

WHEREAS, for the orderly development of the Property, Developer and Hall have agreed to enter into this agreement to memorialize each party's commitments to dedicate the land to the Town;

WHEREFORE, be it agreed by the parties as follows:

1. Amount of Dedication. Hall and Developer agree that the exact amount of the dedication shall be determined upon approval of Developer's development plans by the Town but is expected to be approximately .35 acres, as approximately shown on Exhibit C hereto ("Dedication"). Developer shall provide a legal description of the Dedication area for Hall's approval, not to be withheld if such Dedication is equal to or less than the eastern 40 feet of the Hall Property and which shall be deemed granted if no written response is received within ten (10) days. Developer shall also provide copies of the Town's required dedication documents, which may include but shall not be limited to a deed or plat document, for Hall's review and approval, not to be unreasonably withheld, conditioned or delayed and which shall be deemed granted if no written response is received within ten (10) days. Hall and Developer agree that such Dedication will be provided by Hall at no cost.

2. Temporary Construction Easement. Upon the Developer or Town's request, Hall shall further provide a temporary construction easement adjacent to the Dedication, the term of such easement agreement not to exceed the earlier of (i) completion of Developer's construction of the roadway and Town's acceptance thereof or (ii) two years. Hall shall have ten (10) days to review and approve the form of any temporary construction easement, such approval not to be unreasonably withheld, conditioned or delayed and which shall be deemed granted if no written response is received within ten (10) days. The dedication documents and temporary construction easement shall hereinafter collectively be referred to as the "Dedication Documents."

3. Construction of Roadway. Developer shall construct the roadway in accordance with the terms of the temporary construction easement and the requirements of the Town. Further, the temporary construction easement shall contain the following minimum terms:

- a. Developer shall defend, indemnify and save harmless Hall from and against any loss, expense (including reasonable attorney's fees) or damage incurred or suffered by Hall by reasons rising out of, caused (in whole or part) by Developer's construction of the roadway.
- b. Developer or its agents or contractors shall purchase and maintain insurance to protect Hall as an additional named insured for its activities on the Dedication or Hall Property. Upon Hall's request, Developer will provide Certificates of Insurance confirming adequate insurance coverage, naming Hall as an additional named insured, in the following amounts:
 - i. Worker's Compensation Insurance, including Employer's Liability Coverage, in accordance with all applicable statutes of the State of Colorado.
 - ii. Comprehensive General Liability coverage and contractual liability insurance by an insurance company licensed to do business in the State of Colorado in the limits of at least \$1,000,000 each personal injury accident and/or death; \$2,000,000 each aggregate personal injury and/or death; and \$1,000,000 for each property damage accident.
 - iii. Automobile Liability coverage in the limits of at least \$500,000 bodily injury and property damage combined.
- c. The Developer shall restore the Hall Property to the condition it was in prior to the construction work being commenced.

4. Timing of Dedication. Hall hereby agrees to execute copies of the Dedication Documents within ten (10) days of the expiration of the ten (10)-day review periods described above (or, if comments have been provided, within five (5) days after the forms of Dedication Documents are approved as final by all parties). Hall shall deliver such executed and notarized Dedication Documents to Developer or the Town, as directed by Developer, for recordation. Developer shall promptly provide Hall a copy of the recorded Dedication Documents once received.

5. Authority. Hall and Developer represent that the parties signing this Agreement have the authority to bind Hall and Developer to all the terms and conditions of this Agreement.

6. Notice. All notices, requests, consents, waivers, and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been duly given (a) if personally delivered, upon delivery or refusal of delivery; (b) if mailed by registered or certified United States mail, return receipt requested, postage prepaid, upon delivery or refusal of delivery; (c) if sent via email, upon confirmation of transfer or delivery, as applicable, or (d) if sent by a nationally recognized overnight delivery service, upon delivery or refusal of delivery. All notices, consents, waivers, or other communications required or permitted to be given hereunder shall be addressed as follows:

If to Developer:

Continental 667 Fund LLC

W134N8675 Executive Pkwy

Menomonee Falls, WI 53051

Attention: Legal Department

Email: legalnotices@cproperties.com

If to Hall:

ghall@hall-winn.com

7. Binding Effect. This Agreement shall run with the land is binding upon and inures to the benefit of Hall and Developer and their respective and properly allowed heirs, legatees, representatives, successors, transferees and assigns.

8. Further Assurances. Hall and Developer mutually agree to execute such other documents and to take such other action as may be reasonably necessary to further the purposes of this Agreement.

9. Amendments and Waivers. This Agreement may not be modified, amended, or terminated, except by an instrument in writing, signed by each party hereto. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

10. Counterparts; Electronic Delivery. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument. The parties may also deliver executed copies of this Agreement to each other by electronic delivery (e.g., pdf), which electronic signatures shall be binding as if they were originals.

11. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Colorado, regardless of any choice or conflict of law rules and the venue shall be the county court of where the Property is located.

12. Severability. If for any reason any provision of this Agreement is determined to be invalid or unenforceable, then, subject to the immediately following sentence, the remaining provisions of this Agreement shall nevertheless be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

13. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the Parties concerning the subject matter hereof are contained solely in this Agreement.

14. Term of Agreement; Acquisition Contingency. This Agreement shall automatically terminate if Developer has not received approval of its development plan within two (2) years of the date hereof. The parties further acknowledge that as of the Effective Date of this Agreement, Developer is the contract purchaser of the Developer Property. Accordingly, Developer's obligations under this Agreement are contingent upon Developer's acquisition of the Developer Property (the "Acquisition Contingency"). Upon written notice from Developer to Hall that Developer will not acquire the Property (the "Termination Notice"), all obligations and liabilities hereunder shall terminate and be null and void.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

(SIGNATURES ON FOLLOWING PAGES)

George Hall:

By:

)

)

SS

)

John Maxwell

Expires 8/28/22



CONTINENTAL 667 FUND LLC

By: Daniel J. Minahan, President

STATE OF WISCONSIN)
)
) SS
COUNTY OF WAUKESHA)

[Signature page continues]

EXHIBIT A

Developer Property

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

Parcel 1:

Tract A, Block 2, Hoehne Subdivision, First Filing, Town of Windsor, County of Weld, State of Colorado.

Parcel 2:

Tract B, Block 2, Hoehne Subdivision, First Filing, Town of Windsor, County of Weld, State of Colorado.

EXHIBIT B

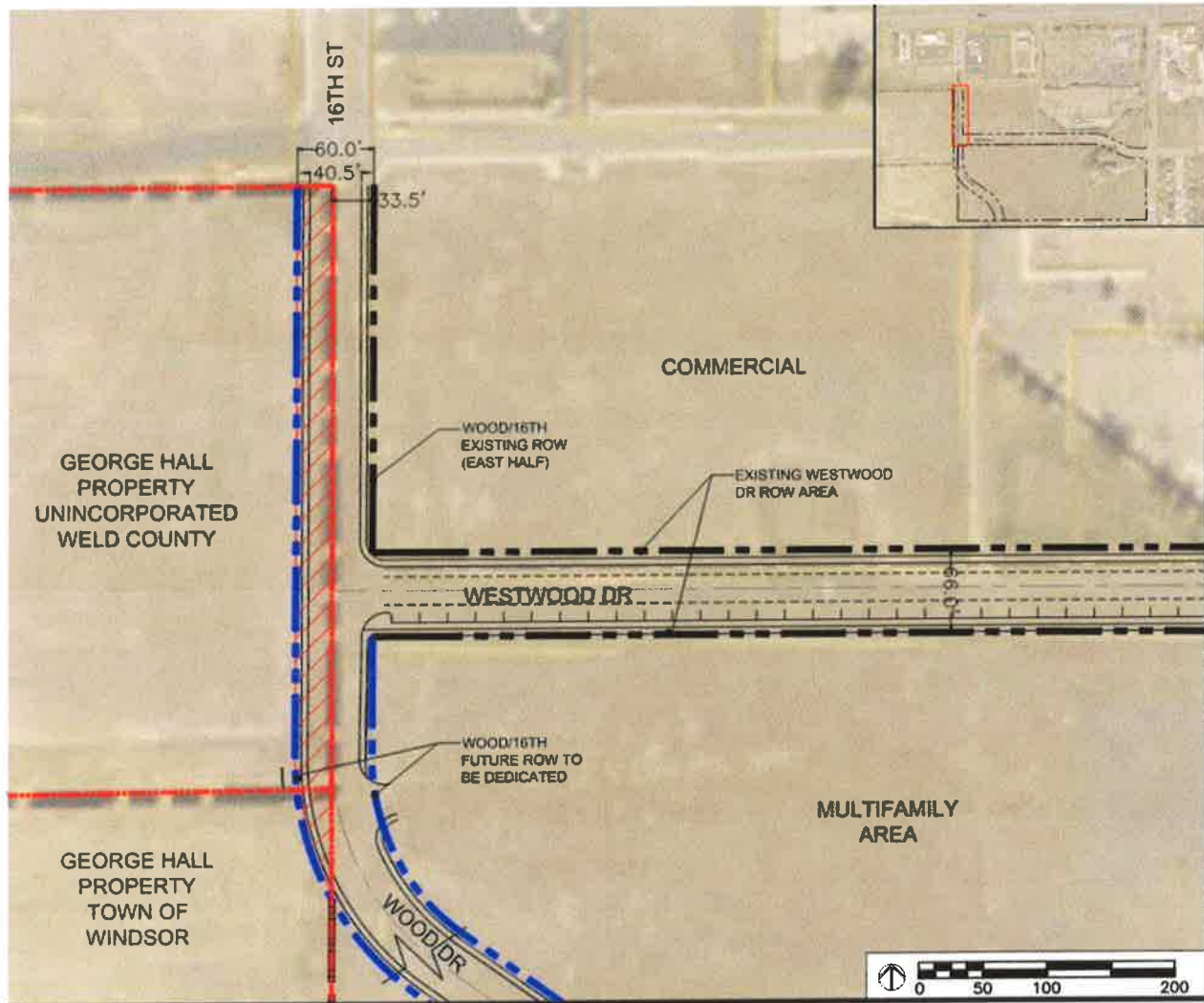
Hall Property

A tract of land located in the East Half of the Northwest Quarter and in the Northwest Quarter of the Southeast Quarter and in the West Half of the Northeast Quarter of Section 19, Township 6 North, Range 67 West of the 6th P.M., being more particularly described as follows:
Commencing at the North Quarter Corner of said Section 19 and considering the North line of said Northeast Quarter of bear North 89°24'19" East, with all other bearings contained herein being relative thereto;
thence North 89°24'19" East, 1237.06 feet to the Northeast Corner of said West Half of the Northeast Quarter;
thence South 00°20'59" West, 886.12 feet along the East line of said West Half of the Northeast Quarter and to the True Point of Beginning;
thence South 00°20'59" West, 1746.72 feet to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 19;
thence South 00°20'59" West, 787.81 feet along the East line of said Northwest Quarter of the Southeast Quarter;
thence South 89°15'26" West, 1246.54 feet to a point on the West line of said Northwest Quarter of the Southeast Quarter;
thence North 00°30'26" East, 789.25 feet to the Southeast Corner of the East Half of the Northwest Quarter of said Section 19 (Center of Section);
thence South 89°19'17" West, 1242.21 feet to the Southwest Corner of said East Half of Northwest Quarter;
thence North 00°09'28" East, 1750.27 feet along the West line of said East Half of the Northwest Quarter;
thence North 89°24'19" East, 2492.35 feet to the True Point of Beginning,
County of Weld, State of Colorado

RLH
Dak

EXHIBIT C

Dedication Depiction





May 18, 2022

Continental 667 Fund, LLC
Continental Properties
W134N8675 Executive Parkway
Menomonee Falls, WI 53051

Subject: Willing to Serve Water and Sewer
Reference: Proposed Authentix Windsor development at 15th St and Westwood Drive
Windsor, CO 80550

Dear Brett Mozzetti,

Town of Windsor's water and sanitary systems can accommodate the proposed Continental 667 Fund, LLC 240-unit development based on the preliminary site plan. However, the ability to serve is contingent upon 170.5 lift station credits owned by Les Kaplan being transferred to Continental Properties as part of the purchase of Hoehne Subdivision 1st Filing, Tract A and Tract B. All 170.5 lift station credits will be used and deemed fully exhausted upon dedication to the 240-unit project. No additional lift station credits will be required beyond the transfer of Les Kaplan's 170.5 lift station credits.

Please contact me at (970) 674-2435 or droth@windsorgov.com

Sincerely,

A handwritten signature in black ink that reads "Doug Roth". The signature is written in a cursive, flowing style.

Doug Roth, P.E., CFM
Civil Engineer IV

CERTIFICATION:

A. (2) DESCRIPTION
A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, COLORADO, LOCATED IN THE NE 1/4, SECTION 19, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT A AND B, BLOCK 2, HOEHNE SUBDIVISION, FIRST FILING, RECORDED IN THE COUNTY OF WELD, COLORADO, ON APRIL 25TH, 2000, UNDER RECEPTION NUMBER 2763722.

C. (2) ACKNOWLEDGEMENT OF OWNERSHIP INTEREST
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 AUTHENTIX WINDSOR.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE DAY OF , 2022.

IMAGO ENTERPRISES' INC.

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNER'S SIGNATURES)
STATE OF COLORADO
COUNTY OF WELD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (IMAGO ENTERPRISES INC.), THIS DAY OF , 2022.
MY COMMISSION EXPIRES:

(SEAL) NOTARY PUBLIC

E. EASEMENT APPROVAL
UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC CENTURY LINK COMMUNICATIONS
WORKS DEPARTMENT

COMCAST CABLE XCEL ENERGY

F. ENGINEERING DEPARTMENT APPROVAL
APPROVED THIS THE DAY OF , 20 .

DEPUTY DIRECTOR OF ENGINEERING

G. PLANNING DEPARTMENT APPROVAL
APPROVED THIS THE DAY OF , 20 .

DIRECTOR OF PLANNING

H. (3) MAYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE DAY OF __, 20 , A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, 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.

ATTEST: MAYOR TOWN CLERK

I. TOWN MANAGER'S APPROVAL
APPROVED THIS THE DAY OF , 20 .

TOWN MANAGER

J. PUBLIC WORKS DEPARTMENT APPROVAL
APPROVED THIS THE DAY OF , 20 .

DIRECTOR OF PUBLIC WORKS

L. NOTICE OF OTHER DOCUMENTS
ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

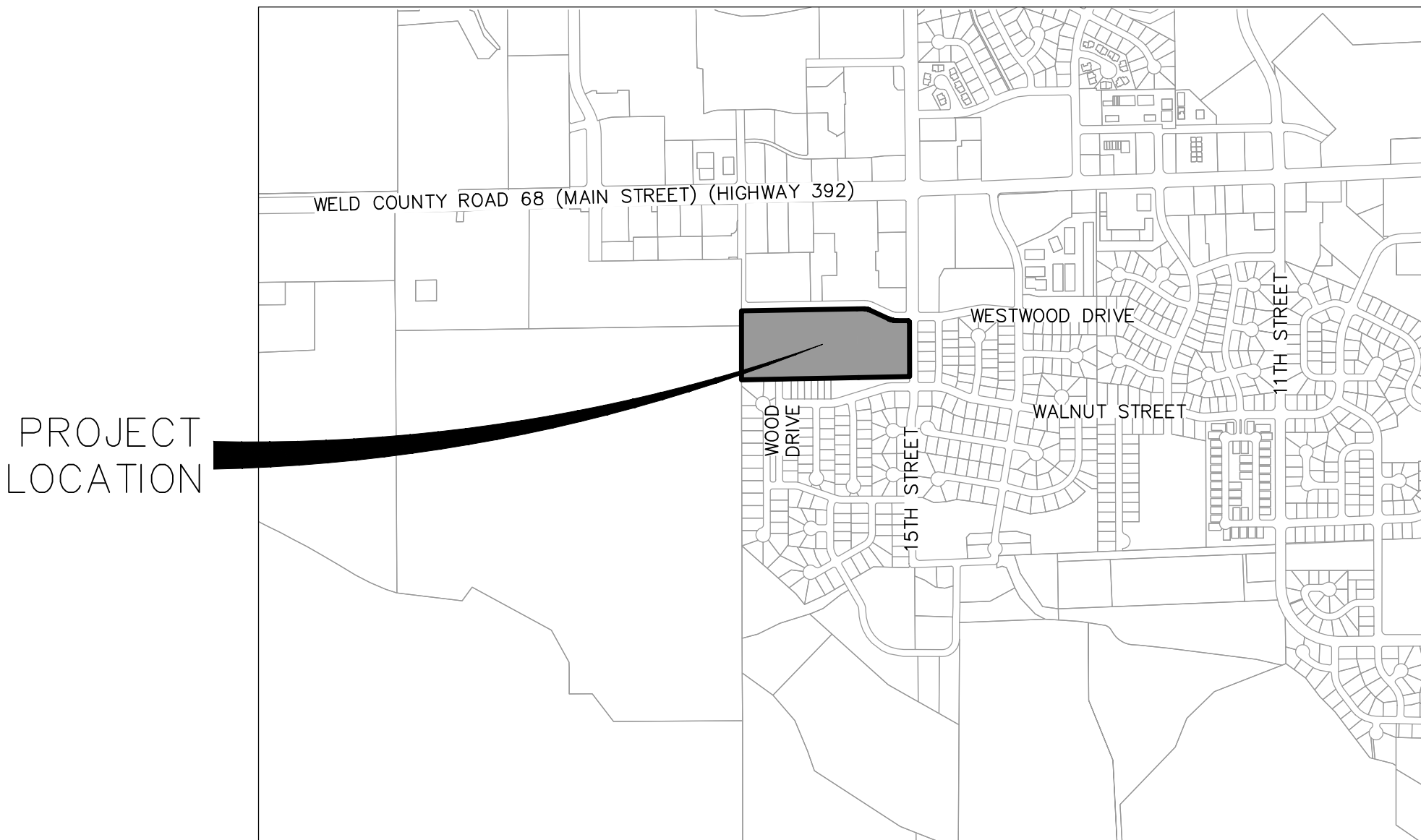
M. GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

OWNER NAME (PRINT) SIGNATURE DATE

N. OPEN SPACE PROTECTION
ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND MAY BE ERECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

SITE PLAN
HOEHNE SUBDIVISION THIRD FILING
LOT 1 & TRACT A
(AUTHENTIX WINDSOR)

13.24 ± ACRES, LYING IN THE NE QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



LOCATION MAP

1" = 1000'



Manhard
CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

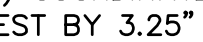
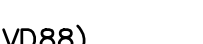
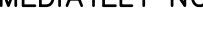
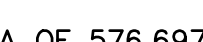
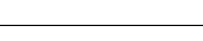
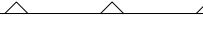
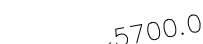
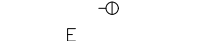
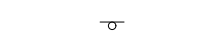
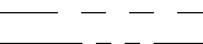
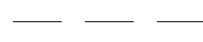
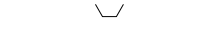
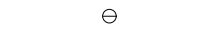
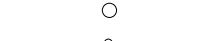
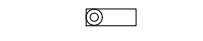
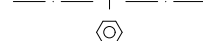
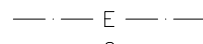
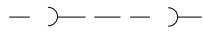
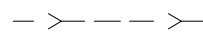
KEY CONTACTS

DEVELOPER CONTINENTAL 667 FUND, LLC W134N8675 EXECUTIVE PARKWAY MENOMONEE FALLS, WI 53051 CONTACT: BRETT MOZZETTI PHONE: 262-278-9353	REVIEW AGENCY TOWN OF WINDSOR 301 WALNUT STREET WINDSOR, CO 80550 PHONE: 970-674-2400
ENGINEER—MANHARD CONSULTING 7600 EAST ORCHARD ROAD SUITE 150-N GREENWOOD VILLAGE, CO 80111 CONTACT: CHRIS SHANDOR PHONE: 303-531-3232	WATER TOWN OF WINDSOR 301 WALNUT STREET WINDSOR, CO 80550 PHONE: 970-674-2400
ELECTRIC XCEL ENERGY 1901 E HORSETOOTH ROAD FORT COLLINS, CO 80525 PHONE: 816-385-2312	GAS XCEL ENERGY 1901 E HORSETOOTH ROAD FORT COLLINS, CO 80525 PHONE: 816-385-2312
CABLE COMCAST 5855 SKY POND DRIVE F100 LOVELAND, CO 80538 PHONE: 800-934-6489	TELEPHONE COMCAST 5855 SKY POND DRIVE F100 LOVELAND, CO 80538 PHONE: 800-934-6489
SANITARY SEWER TOWN OF WINDSOR 301 WALNUT STREET WINDSOR, CO 80550 PHONE: 970-674-2400	LANDSCAPE ARCHITECT LAI DESIGN GROUP 88 INVERNESS CIR EAST, BLDG J #101 ENGLEWOOD, CO 80112 PHONE: 303-734-1777

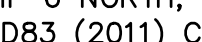
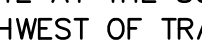
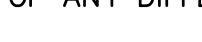
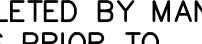
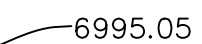
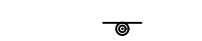
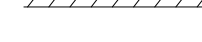
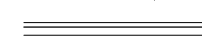
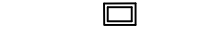
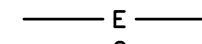
INDEX OF SHEETS	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	GENERAL NOTES
4	EXISTING CONDITIONS AND DEMOLITION PLAN
5	OVERALL SITE PLAN
6	OVERALL UTILITY PLAN
7	OVERALL GRADING PLAN
8	FIRE HYDRANT COVERAGE PLAN
9	OVERALL DRAINAGE PLAN
LANDSCAPE AND IRRIGATION SHEETS	
SHEET NUMBER	SHEET TITLE
L0	LANDSCAPE SCHEDULE AND NOTES
L1	OVERALL LANDSCAPE PLAN
L2 – L7	LANDSCAPE PLANS
L8	LANDSCAPE DETAILS
IR1	IRRIGATION COVER
IR2 – IR7	IRRIGATION PLANS
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SHEET NUMBER	SHEET TITLE
A1	CLUBHOUSE
A2	CLUBHOUSE
A3	24 UNIT BUILDING – L24A
A4	24 UNIT BUILDING – L24A
A5	24 UNIT BUILDING – L24B
A6	24 UNIT BUILDING – L24B

STANDARD SYMBOLS

EXISTING



PROPOSED



Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

HOEHNE SUBDIVISION, THIRD FILING, LOT 1 AND TRACT A.

CONTAINING A CALCULATED AREA OF 576,697 SQUARE FEET, OR 13.24 ACRES, MORE OR LESS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON MARCH 02, 2022. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

TOWN OF WINDSOR VERTICAL CONTROL POINT "WIN SFWY" BEING A 3.25" ALUMINUM CAP SET IN CONCRETE AT THE SOUTHWEST CORNER OF 15TH STREET AND MAIN STREET (HIGHWAY 392) 1' WEST OF BACK OF WALK AND 8' SOUTHWEST OF TRAFFIC SIGNAL POLE.

ELEVATION = 4799.75 FEET (NAVD88)

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 88°53'09" WEST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, AS MONUMENTED ON THE EAST BY 2.5" ILLEGIBLE ALUMINUM CAP IN MONUMENT BOX AND ON THE WEST BY 3.25" ALUMINUM CAP STAMPED, "PLS 22098, 2001".

DRAWN BY	
DATE	
REVISIONS	



AUTHENTIX WINDSOR
TOWN OF WINDSOR, COLORADO
COVER SHEET

PROJ. MGR.: CAS
PROJ. ASSOC.: PRF
DRAWN BY: TJK
DATE: 06-07-2022
SHEET
1 OF 9
CPCWDC001

PENDING APPROVAL

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PAVEMENT LEGEND

(PAVEMENT SECTIONS ARE BASED UPON THE GEOTECHNICAL REPORT PREPARED BY RMG ENGINEERS AND ARCHITECTS WITH A LATEST REVISION DATE OF AUGUST 4TH, 2022.)

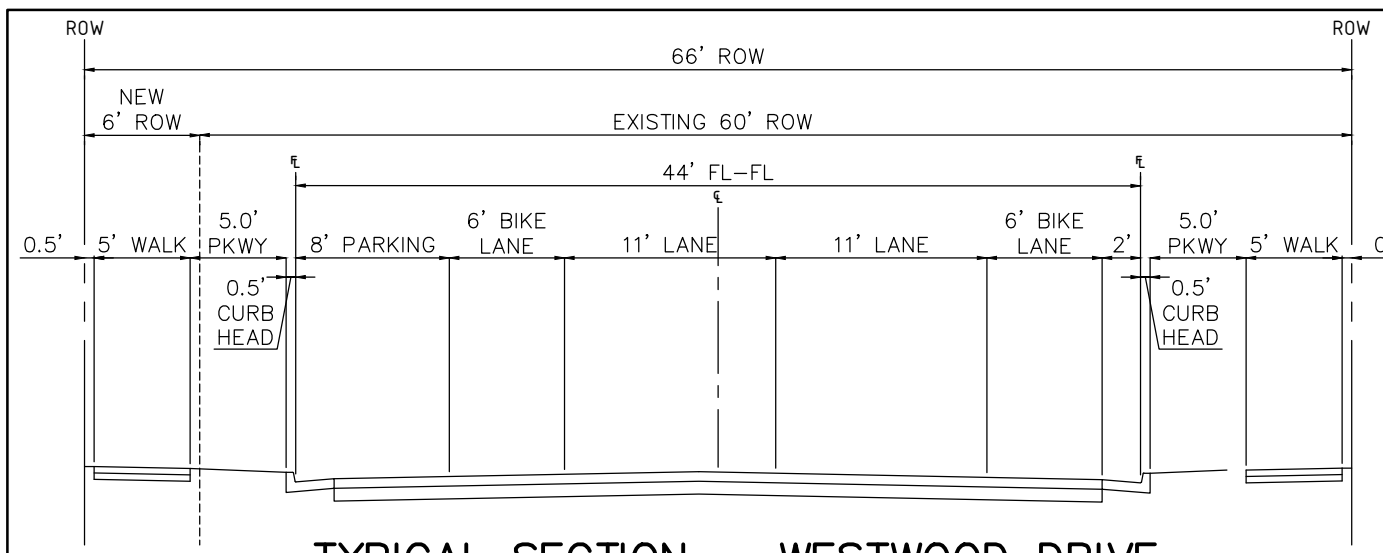
	STANDARD DUTY PAVEMENT 4" HMA OVER 8" ABC
	HEAVY DUTY PAVEMENT 6" HMA OVER 8" ABC
	CONCRETE SIDEWALK 4" PCC OVER 4" ABC
	CONCRETE PAVEMENT 6" PCC OVER 8" ABC

SITE DIMENSIONAL AND PAVING NOTES:

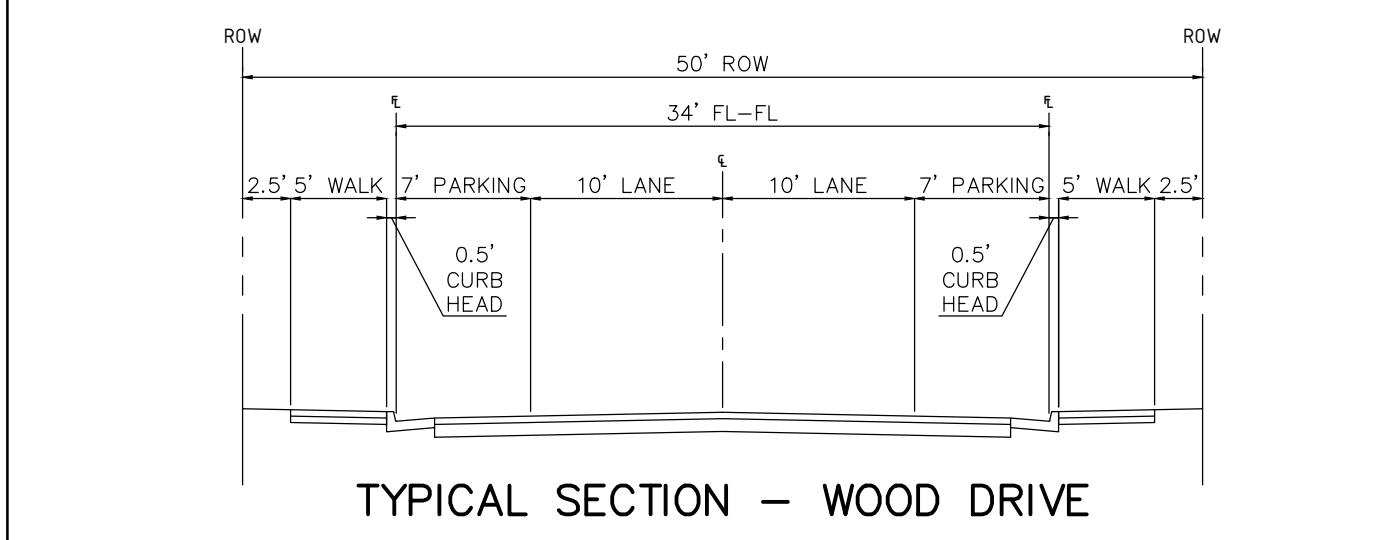
- ALL PROPOSED IMPROVEMENTS ARE TO BE PARALLEL AND PERPENDICULAR TO NORTH & SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- ALL CURB RADII SHALL BE 4' MEASURED TO FACE UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
- IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
- LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
- ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
- SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#4 BARS x 18" LONG DOWELED INTO EXISTING CURB.
- DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
- THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

LAND USE TABLE

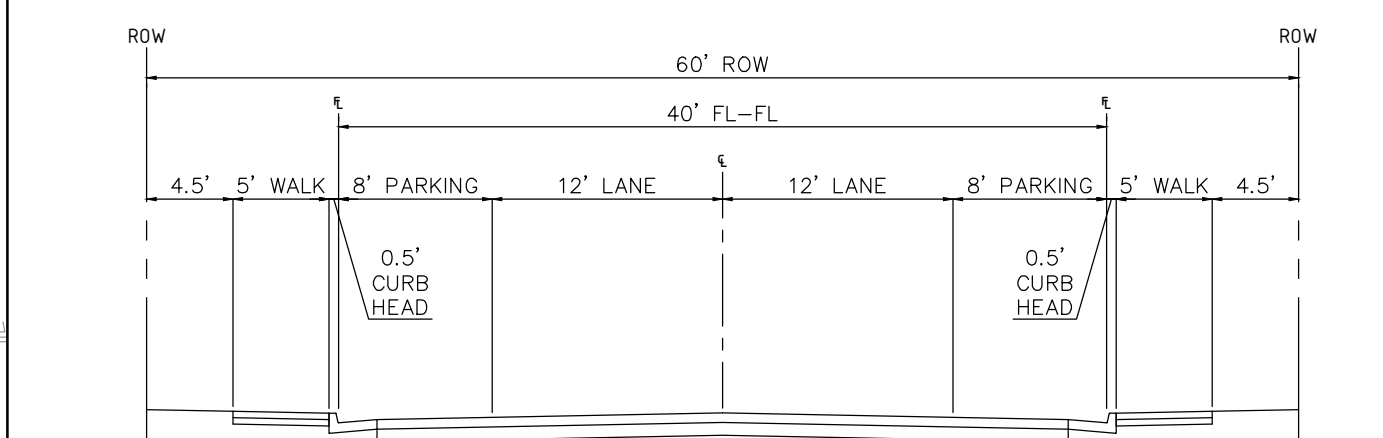
SITE AREA	576,688 S.F. OR 13.24 ACRES
DWELLING UNITS	240 DWELLING UNITS (D.U.)
GROSS DENSITY	18.1 D.U. PER ACRE
REQUIRED OPEN SPACE/LANDSCAPING	83,635 S.F. OR 1.92 ACRES
PROVIDED OPEN SPACE/LANDSCAPING	168,684 S.F. OR 3.87 ACRES
TOTAL BUILDING FOOTPRINTS	107,206 S.F. OR 2.46 ACRES
TOTAL PAVED AREAS	300,798 S.F. OR 6.90 ACRES
TOTAL IMPERVIOUS	408,004 S.F. OR 9.36 ACRES
TOTAL IMPERVIOUS PERCENTAGE	70.7 %
PARKING FOR STUDIOS REQ	24 UNITS x 1.5 = 36 SPACES
PARKING FOR 1 BEDROOMS REQ.	96 UNITS x 1.5 = 144 SPACES
PARKING FOR 2 BEDROOMS REQ.	96 UNITS x 1.75 = 168 SPACES
PARKING FOR 3 BEDROOMS REQ.	24 UNITS x 2.0 = 48 SPACES
TOTAL PARKING REQUIRED	396 SPACES
STANDARD PARKING PROVIDED	15 SPACES
ADA PARKING PROVIDED	36 SPACES
GARAGE PARKING PROVIDED	1 SPACES
ADA GARAGE PARKING PROVIDED	449 SPACES
TOTAL PARKING PROVIDED	1.87 SPACES/D.U.
PARKING RATIO	
PUBLIC RIGHT OF WAY	
AREA	33,201 S.F. OR 0.76 AC (5.76%)
WESTWOOD DRIVE	1,260 L.F.
WOOD DRIVE	705 L.F.
LOT 1	
AREA	500,708 S.F. OR 11.49 AC (86.82%)
ZONING	RMU-1
USE	MULTIFAMILY DEVELOPMENT
TRACT A	
AREA	42,779 S.F. OR 0.98 AC (7.42%)
ZONING	
USE	DETENTION



TYPICAL SECTION - WESTWOOD DRIVE

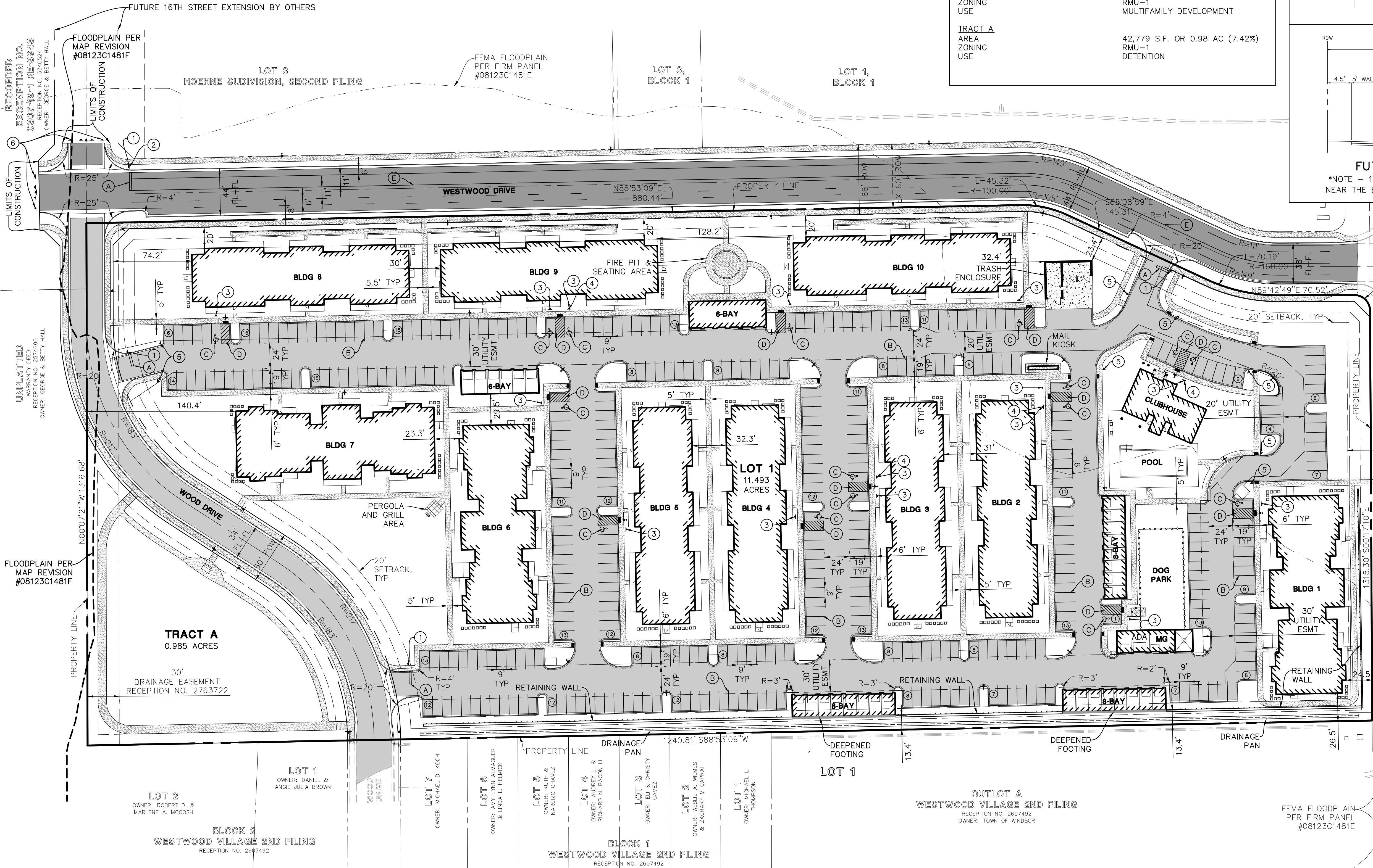


TYPICAL SECTION - WOOD DRIVE



FUTURE TYPICAL SECTION - 16TH STREET

*NOTE - 16TH STREET EXTENSION SHALL TAPER TO A 44' FL TO FL SECTION NEAR THE EXISTING INTERSECTION TO THE NORTH WITH A 4' STRIPED MEDIAN



SIGN LEGEND

- ① R1-1 STOP SIGN
- ② STREET NAME SIGN(S)
- ③ R7-8 HANDICAP PARKING SIGN
- ④ R7-8P VAN PARKING SIGN
- ⑤ FIRE LANE - NO PARKING SIGN
- ⑥ TOWN END OF ROADWAY MARKERS

PAVEMENT MARKING LEGEND

- Ⓐ 24" WHITE STOP BAR
- Ⓑ 4" YELLOW LINE
- Ⓒ LETTERS AND SYMBOLS PAVEMENT MARKINGS
- Ⓓ 4" YELLOW DIAGONAL AT 45° SPACED 2' OC W/ 4" YELLOW BORDER
- Ⓔ 4" DOUBLE YELLOW AT 12" C-C

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

Manhard CONSULTING

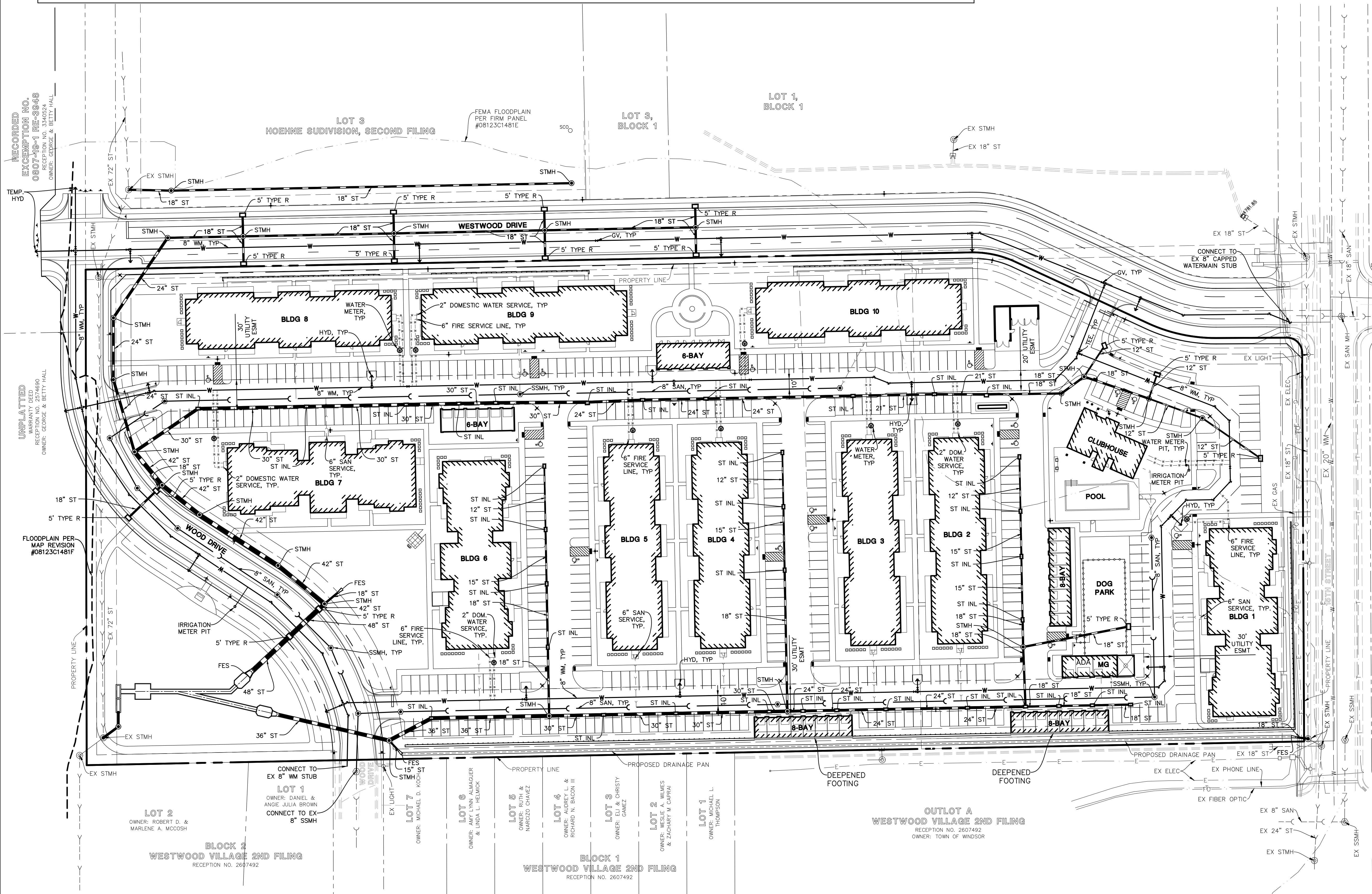
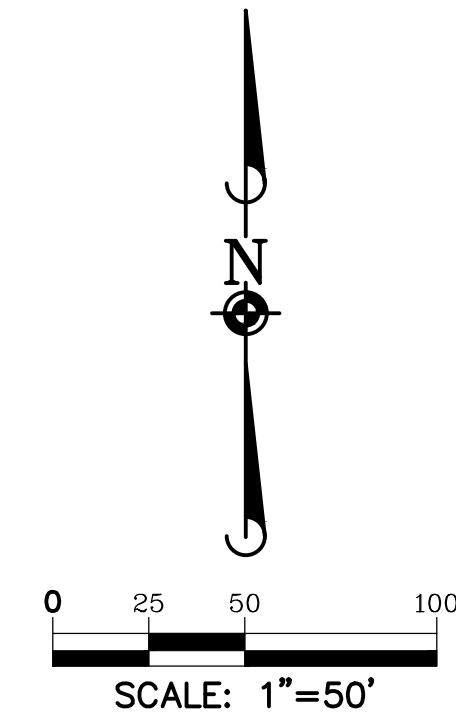
7600 East Orchard Road, Suite 600, Greenwood Village, CO 80111, phone: 303.730.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

AUTHENTIX WINDSOR
TOWN OF WINDSOR, COLORADO
OVERALL SITE PLAN

1. THE CONTRACTOR SHALL CONTACT B11 PRIOR TO AN WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.	5. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.	12. SANITARY SEWER PIPE LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE. STORM SEWER PIPE LENGTHS ARE TO CENTER OF MANHOLE, INSIDE FACE OF INLET WALLS OR END OF FEES.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.	6. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.	13. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
3. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.	7. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.	14. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT OR MINIMIZE COLLAPSE OR FAILURE OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.	8. TYPE R INLET ELEVATIONS ARE TO TOP OF CURB AT THE MIDPOINT OF THE INLET UNLESS OTHERWISE NOTED.	15. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
	9. ALL WATER MAIN SHALL BE 5' BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.	
	10. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.	
	11. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.	

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

[illegible]

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CONSULTING™

7600 East Orchard Road, Suite 100-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
E-mail: info@manhard.com
We are a leading provider of Strategic Planning & Consulting, Project Management, and
Workforce Resource Management.

AUTHENTIX WINDSOR

TOWN OF WINDSOR, COLORADO

OVERALL UTILITY PLAN

PROJ. MGR.: CAS
PROJ. ASSOC.: PRF
DRAWN BY: TJK
DATE: 06-07-2022

SHEET

6 OF 9

CPCWDC001

PENDING APPROVAL

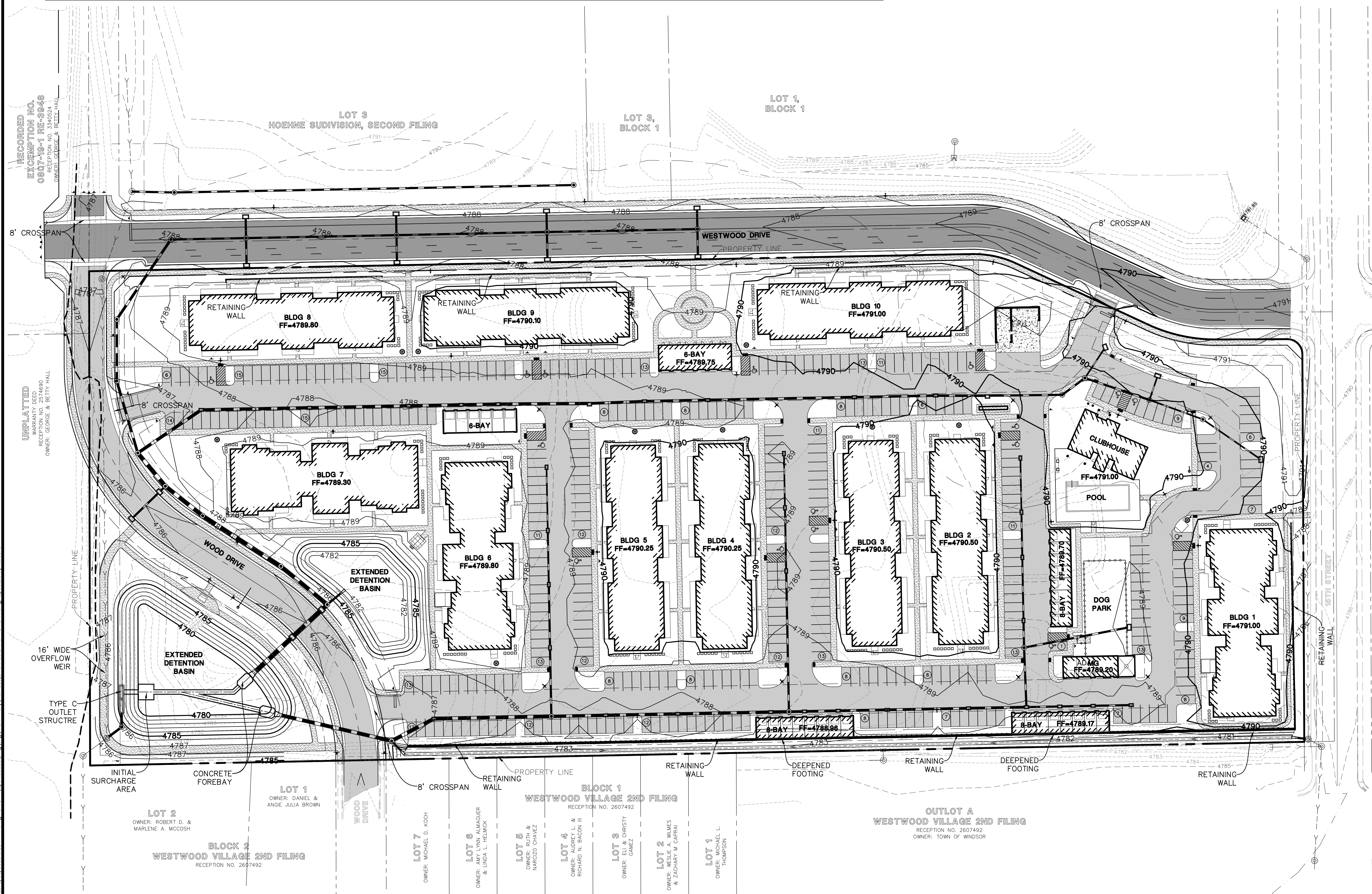
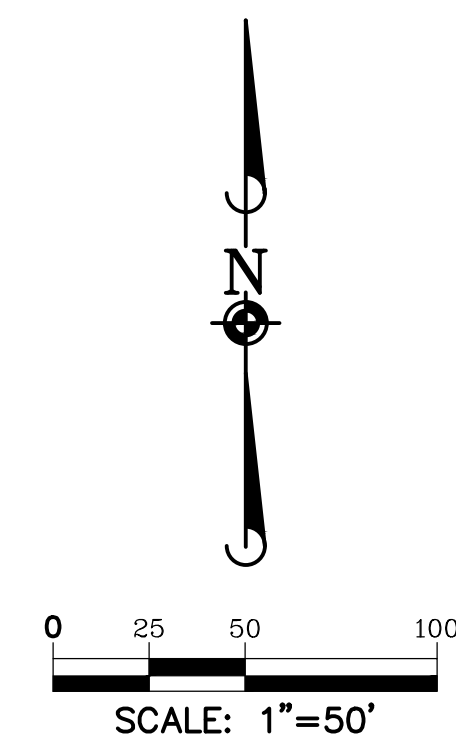
1. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
2. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
3. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
4. ALL CURB RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00%.
5. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

7. 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, SURFACE LOCATIONS. THE CONTRACTOR'S VERIFICATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO VERIFY THE EXISTING UTILITIES. IF NECESSARY, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION, OR BETTER.

9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON 03/02/2022. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING



Know what's **below**.
Call before you dig.

[illegible]

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AUTHENTIX WINDSOR
TOWN OF WINDSOR, COLORADO
OVERALL GRADING PLAN

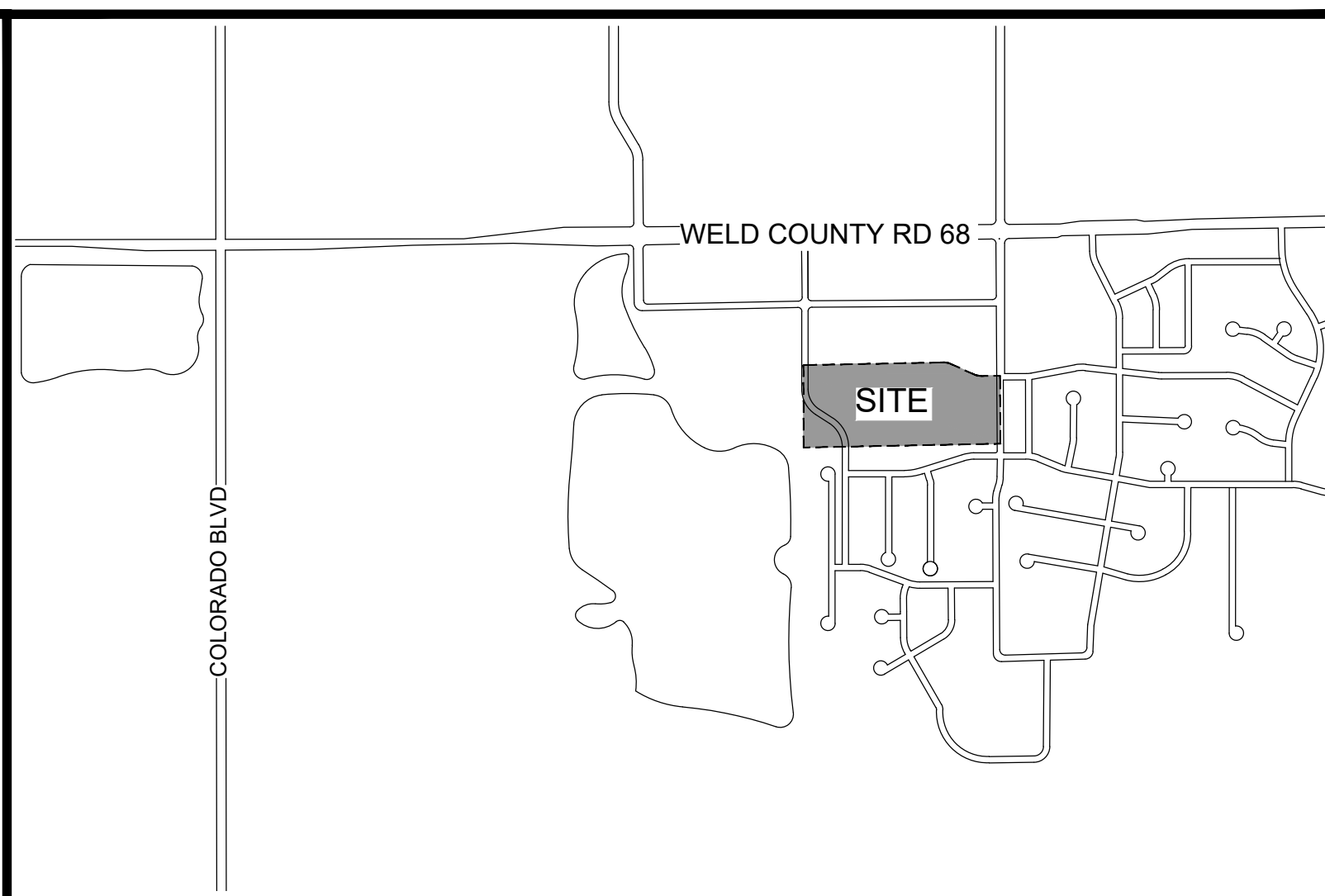
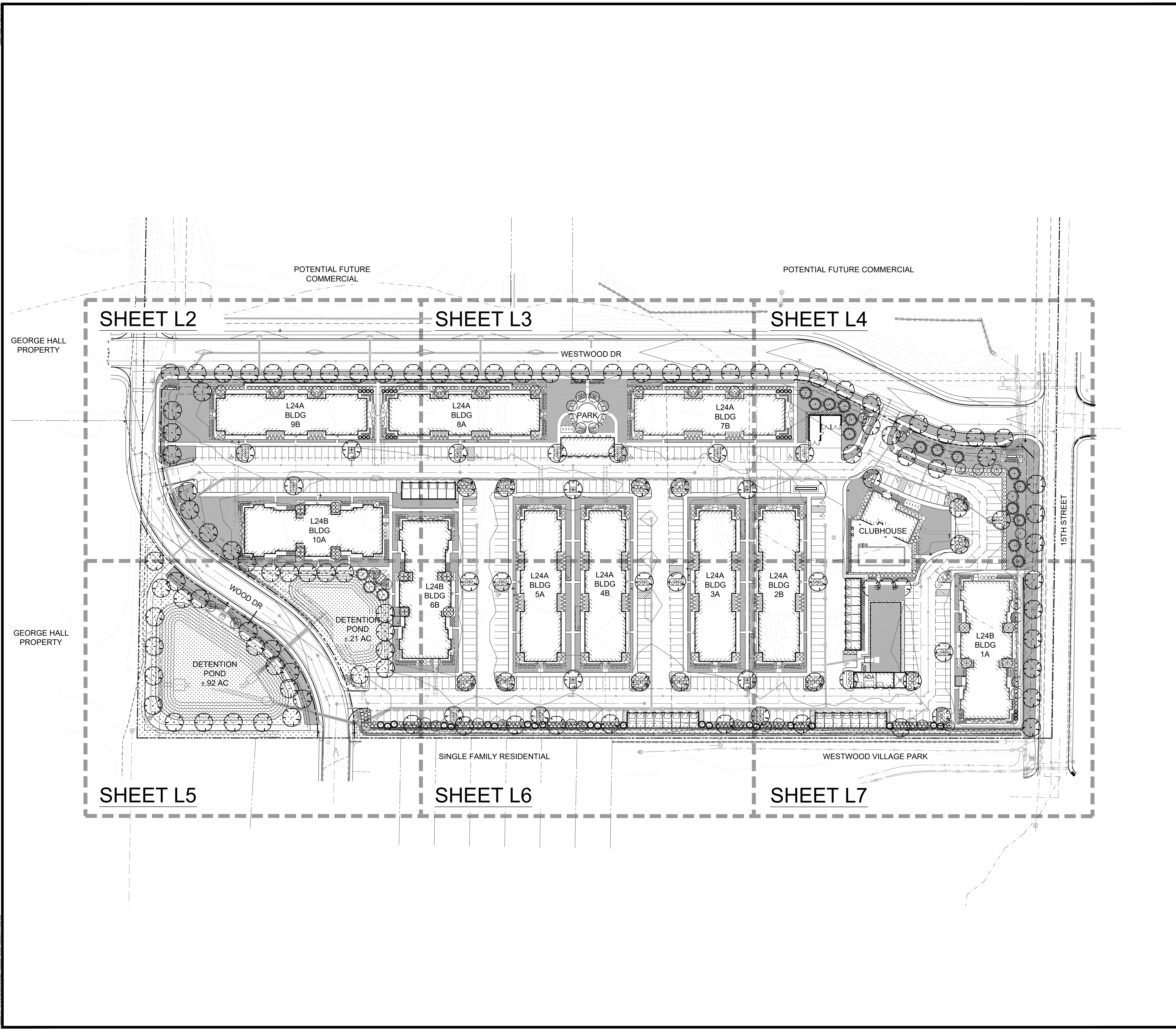
PROJ. MGR.: CAS
PROJ. ASSOC.: PRF
DRAWN BY: TJK
DATE: 06-07-2022

SHEET

7 OF 9

CPCWDC001

PENDING APPROVAL



VICINITY MAP
SCALE: N.T.S.

LANDSCAPE SHEETS LEGEND

---	RIGHT-OF-WAY
- - -	EASEMENTS / SETBACKS
- · -	SIGHT TRIANGLES
---	STEEL EDGER
(circle with crosshairs)	DECIDUOUS SHADE TREE
(circle with dots)	DECIDUOUS ORNAMENTAL TREE
(circle with star)	EVERGREEN TREE
(circle with crosshairs)	DECIDUOUS SHRUBS
(circle with dots)	EVERGREEN SHRUBS
(circle with dots)	ORNAMENTAL GRASSES
(circle with crosshairs)	PERENNIALS
(stippled pattern)	CRUSHER FINES
(solid black)	TURF
(dotted pattern)	NATIVE SEED
(cross-hatched pattern)	DETENTION SEED
(diagonal lines)	COBBLE
(unhatched pattern)	ROCK MULCH (UNHATCHED)

NOTE:
1. NATIVE/TURF AREAS = SPRAY IRRIGATION
2. PLANTING BEDS = DRIP IRRIGATION
3. 1 1/2" RIVER ROCK IN ALL PLANTING BEDS UNLESS NOTED

LAI
L DESIGN GROUP
88 Inverness Circle East, Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777
ON BEHALF OF
CONTINENTAL 667 FUND LLC

PROJECT INFO

AUTHENTIX WINDSOR
HOENHNE SUBDIVISION THIRD FILING LOT 1 & TRACT A | WINDSOR, COLORADO
CONTINENTAL 667 FUND LLC

SHEET INFORMATION

OVERALL LANDSCAPE PLAN

DRAWN DATE: 08/16/2022
DRAWN BY: LAI

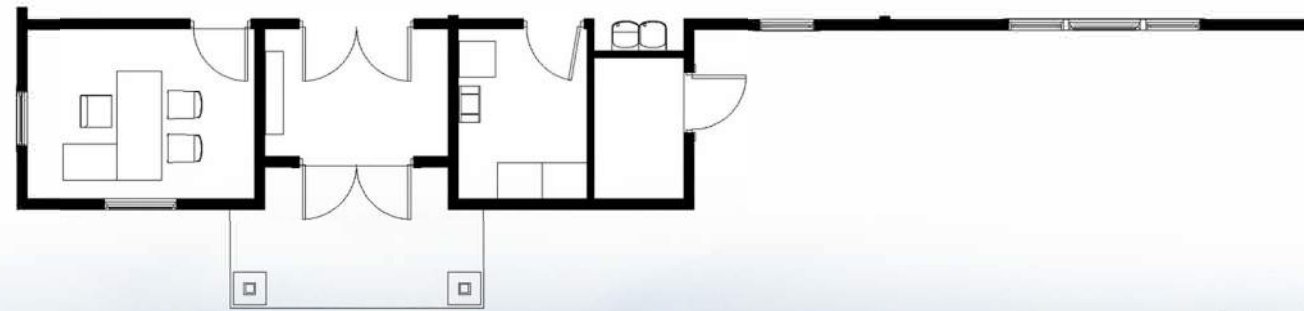
SHEET NUMBER

L1



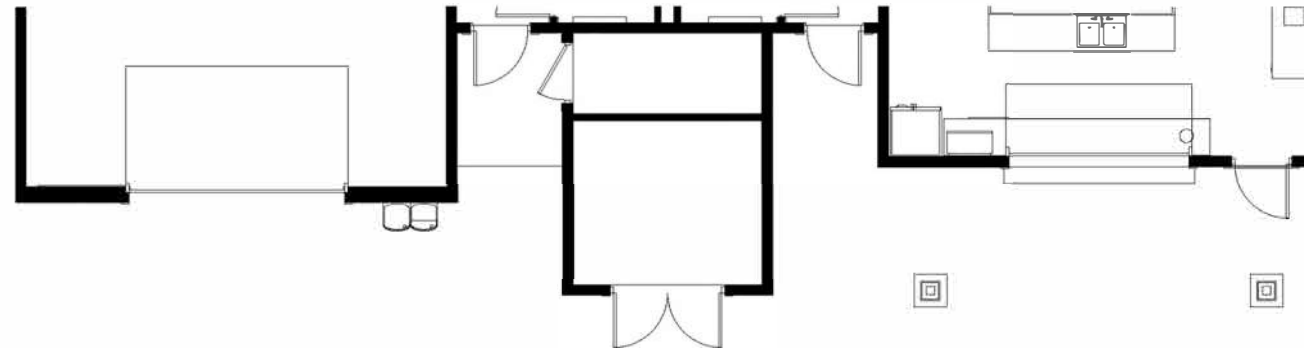
Front Elevation

SCALE: 3/32"=1'0"



Rear Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE



Left Elevation

SCALE: 3/32"=1'-0"



Right Elevation

SCALE: 3/32"=1'-0"

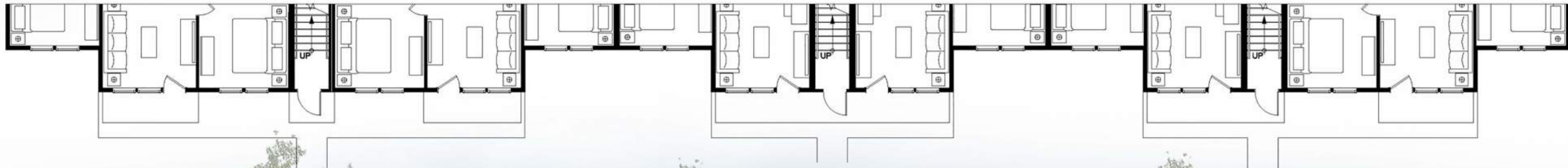


CLUBHOUSE



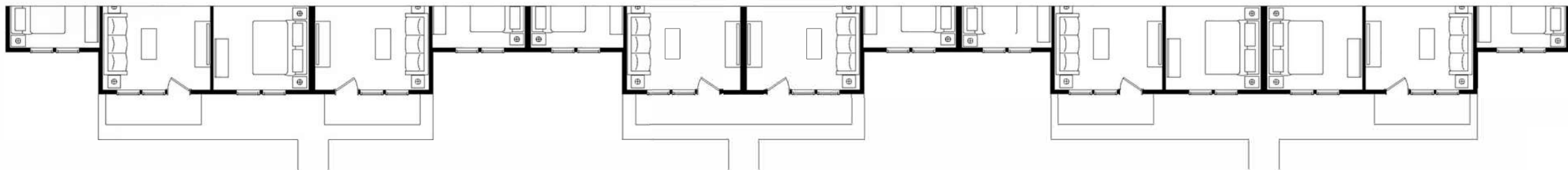
Front Elevation

SCALE: 1/16"=1'-0"



Rear Elevation

SCALE: 1/16"=1'-0"



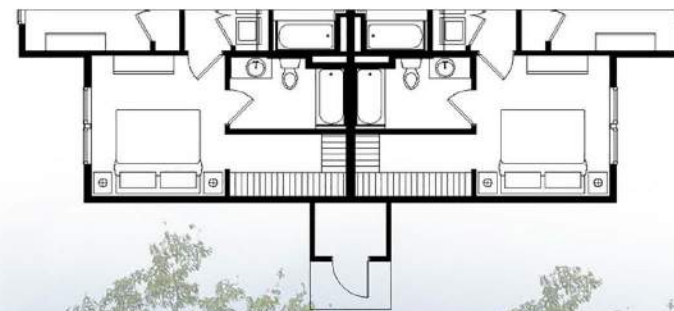
24 UNIT BUILDING



Left Elevation

SCALE: 1/16"=1'-0"

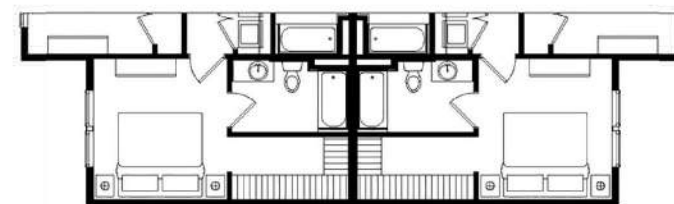
0001



Right Elevation

SCALE: 1/16"=1'-0"

0001

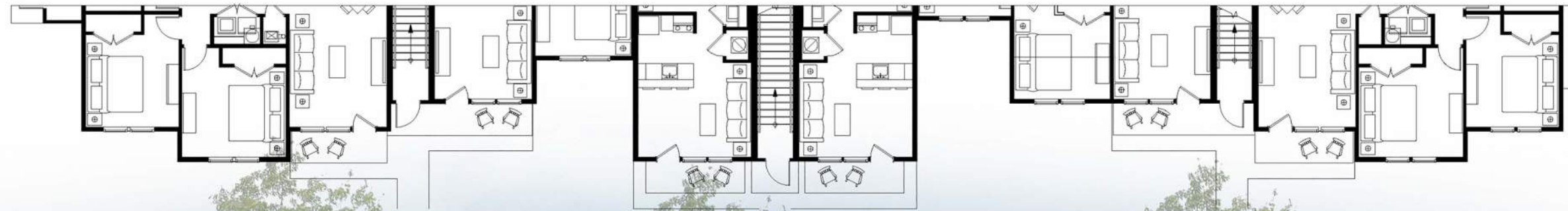


24 UNIT BUILDING



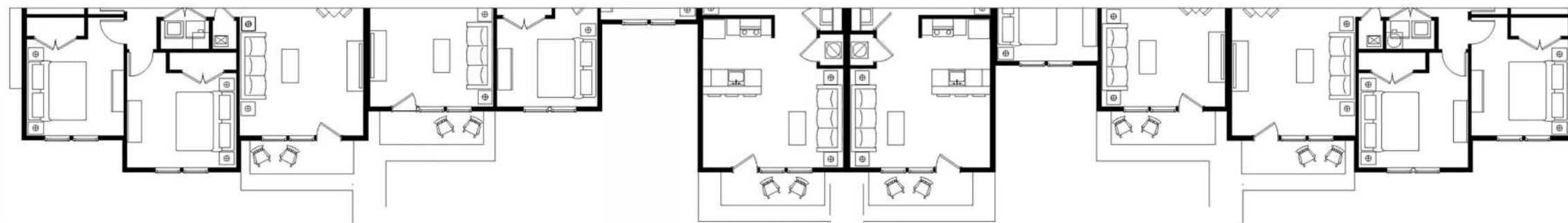
Front Elevation

SCALE: 1/16"=1'-0"



Rear Elevation

SCALE: 1/16"=1'-0"

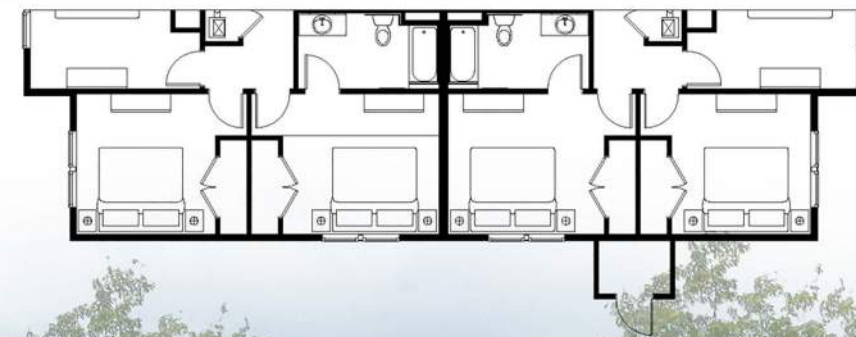


24 UNIT BUILDING



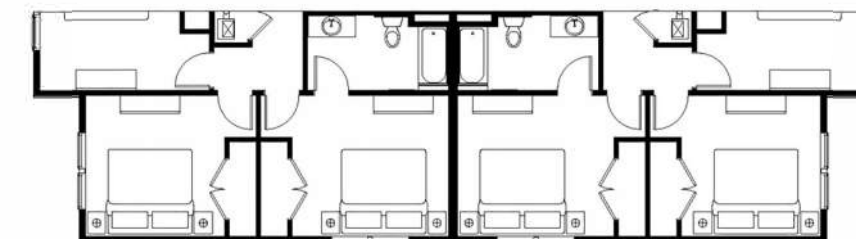
Left Elevation

SCALE: 1/16"=10"



Right Elevation

SCALE: 1/16"=10"

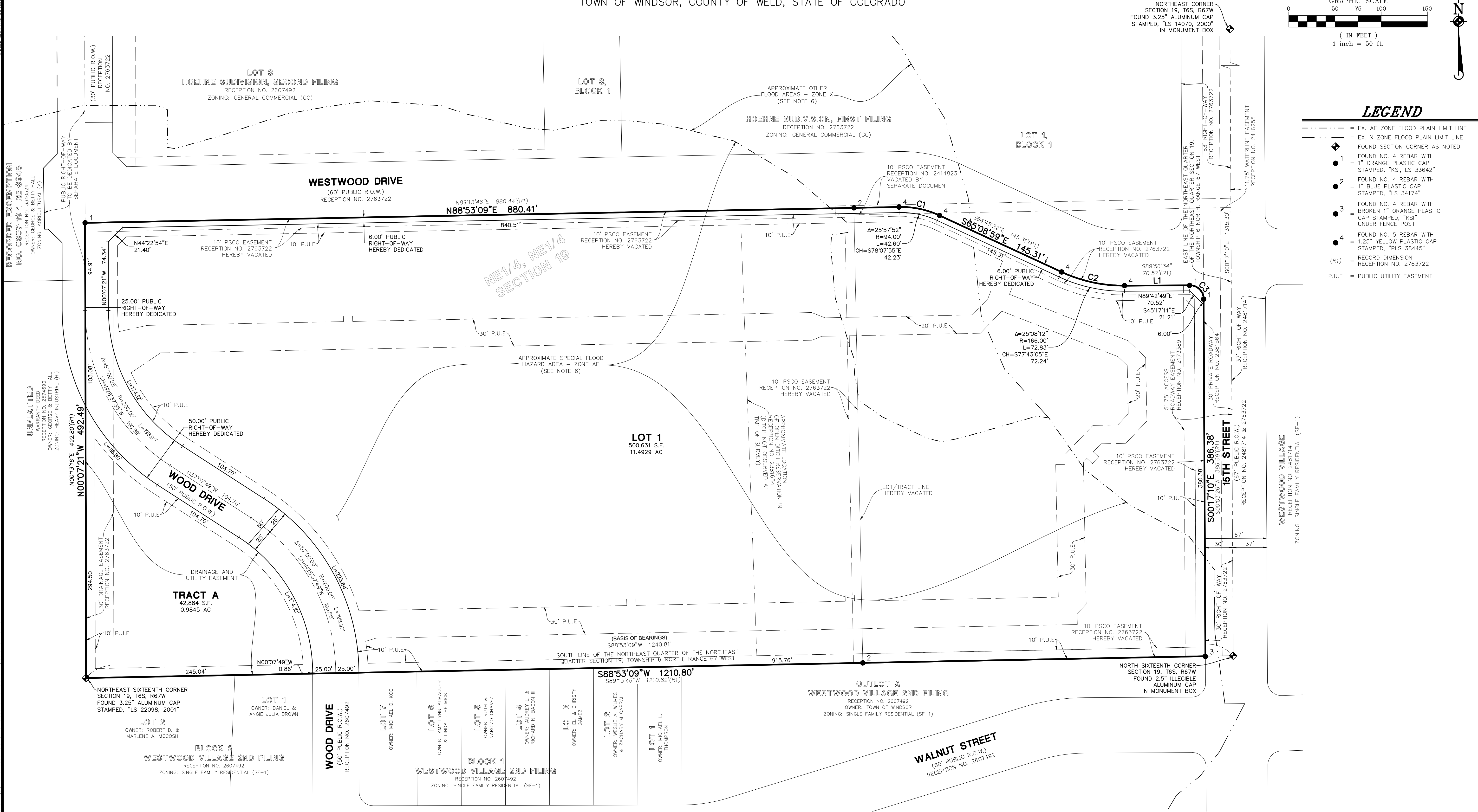


24 UNIT BUILDING

August 15, 2022 - 08:22 Data Name: P:\Civic\c001\Map\Subdivision\CP\WDC001-01-010.dwg Updated By: JLM

HOEHNE SUBDIVISION, THIRD FILING

A REPLAT OF TRACT A AND TRACT B, BLOCK 2, HOEHNE SUBDIVISION,
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'49"E	70.52'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°57'52"	100.00'	45.32'	S78°07'55"E	44.93'
C2	25°08'12"	160.00'	70.19'	S77°43'05"E	69.63'
C3	90°00'01"	15.00'	23.56'	S45°17'11"E	21.21'

CURVE TABLE (R1)				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	25°57'51"	100.00'	45.32'	N77°47'18"E
C2	25°08'12"	160.00'	70.19'	S77°22'28"E
C3	90°00'00"	15.00'	23.56'	N45°03'26"E

FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

Manhard CONSULTING

7000 East Orchard Road, Suite 500, N. Greenwood Village, CO 80111 | ph:303.708.0900 | manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

DATE	REVISIONS	ADDRESS TOWN COMMENTS
08/16/22		

HOEHNE SUBDIVISION, THIRD FILING

TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

FINAL PLAT

PROJ MGR: DSB

PROJ ASSOC: BJP

DRAWN BY: JLM

DATE: 06/07/22

SCALE: 1" = 50'

SHEET

2 OF 2

CPC.WDC001.01



March 3, 2022
Neighborhood Meeting
Hoehne Subdivision 3rd Filing

Attendees: Benjamin Lang, Continental Properties
Michelle Johnson, Continental Properties
Chris Shandor, Manhard Consulting
Jennifer Carpenter, LAI Design Group
Ken Puncerelli, LAI Design Group
Les Kaplan, Property Owner

20-25 Neighbors in attendance

Presentation by Developer's Team

Questions / Discussion:

- 1) Timing to break ground? +/-12 months
18 months of construction
- 2) Parking – Will 400 spaces be adequate? Does comply with the Municipal Code
- 3) Traffic Impact Study will be required
 - Increased traffic is a concern – especially on Walnut Street
 - 15th Street
 - Parking will not be allowed on 15th Street
- 4) Discussion of services – commercial, and public services (police and fire)
- 5) Fencing along south property line? Yes, along with a retaining wall
- 6) Rent will be below market rate, to provide opportunities for people in some of the service professions (fire, police, teachers, etc.) whose salaries may not keep up with living expenses
 - Studio / 1 bedroom / 2 bedroom / 3 bedroom units
- 7) Floodplain nearby – Town Engineering is tracking FEMA status
- 8) Irrigation water? At this time there is not a non-potable system available.
- 9) Discussion of sewer capacity
- 10) Sidewalk along 15th Street? LAI will evaluate if they can do a new detached sidewalk.
- 11) Monitor construction trash
- 12) 16th Street – whether or not this project extends it will depend on the TIS
- 13) Existing Town of Windsor Park to the south of project site – needs some light
- 14) Concerns about the density of the project.
- 15) Was there any consideration for a type of development like Jessup Farms in Fort Collins?
- 16) Concern for property values. Continental has done studies that show their developments either keep value or increase value of surrounding single family properties.



Preliminary Major Subdivision

Hoehne Subdivision
3rd Filing

Kimberly Lambrecht, Planner II

Planning Commission – November 2, 2022



Subdivision

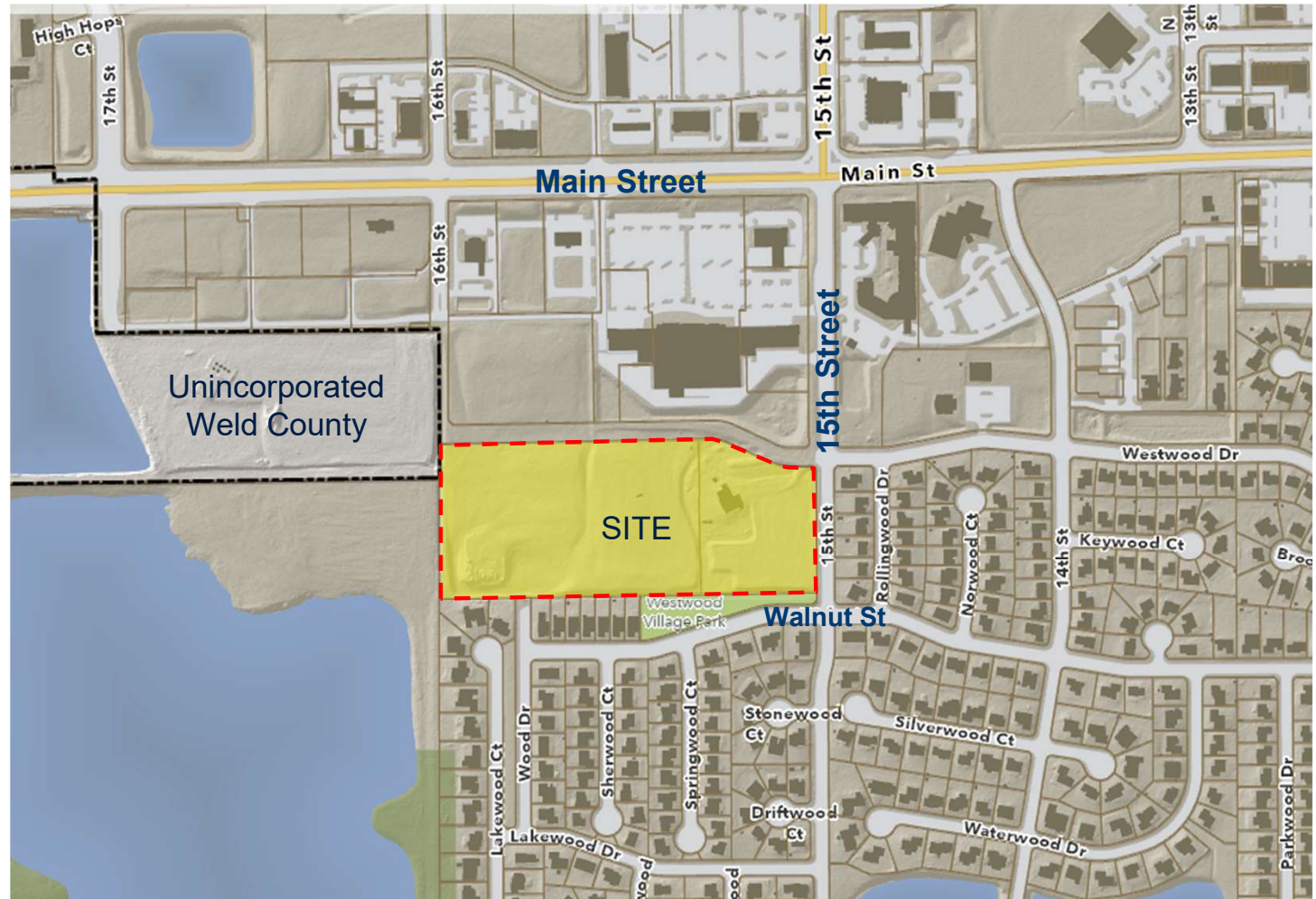
Chapter 14, Article II of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Section 14-2-60(a)(2)

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.

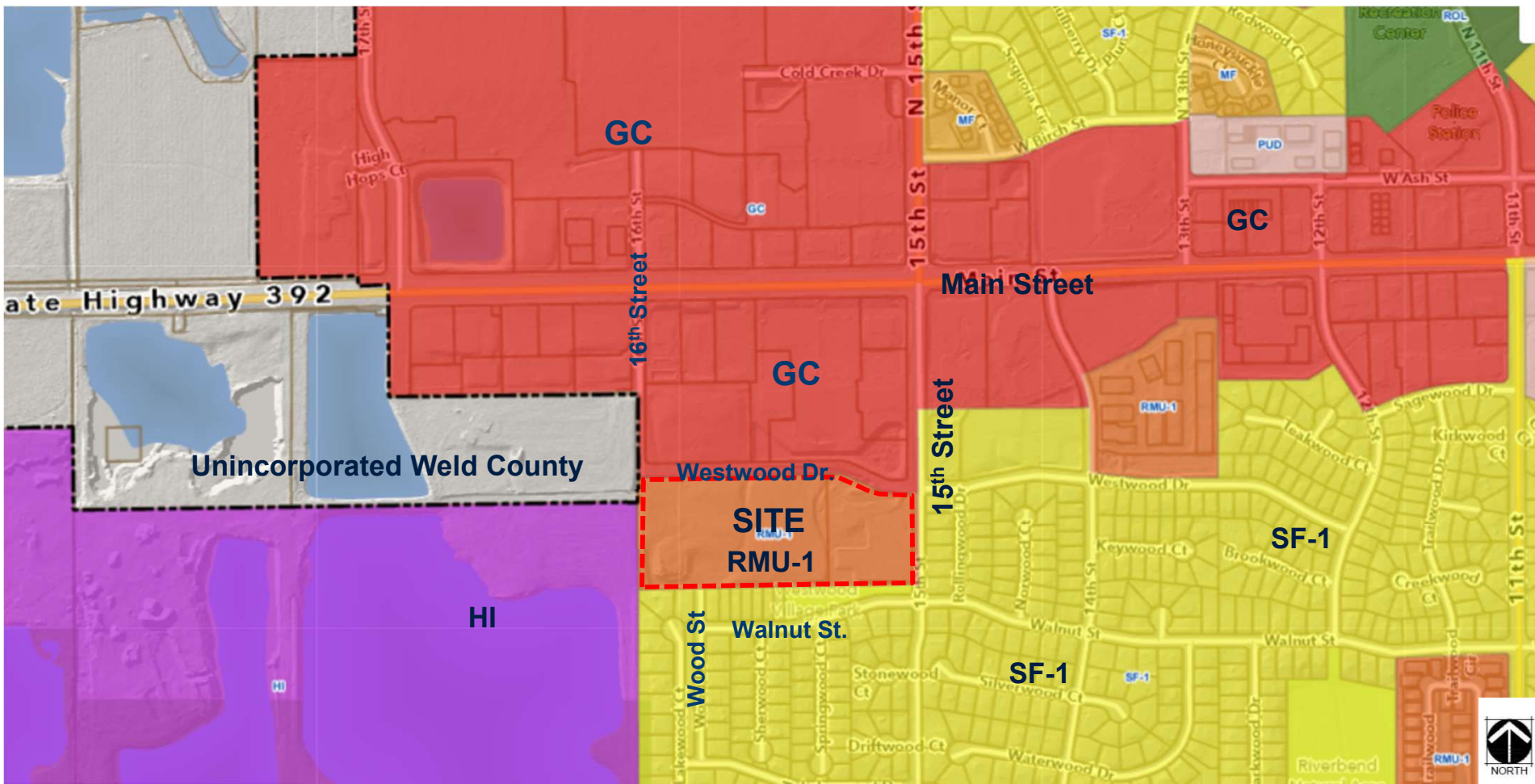


Site Vicinity Map





Zoning Map





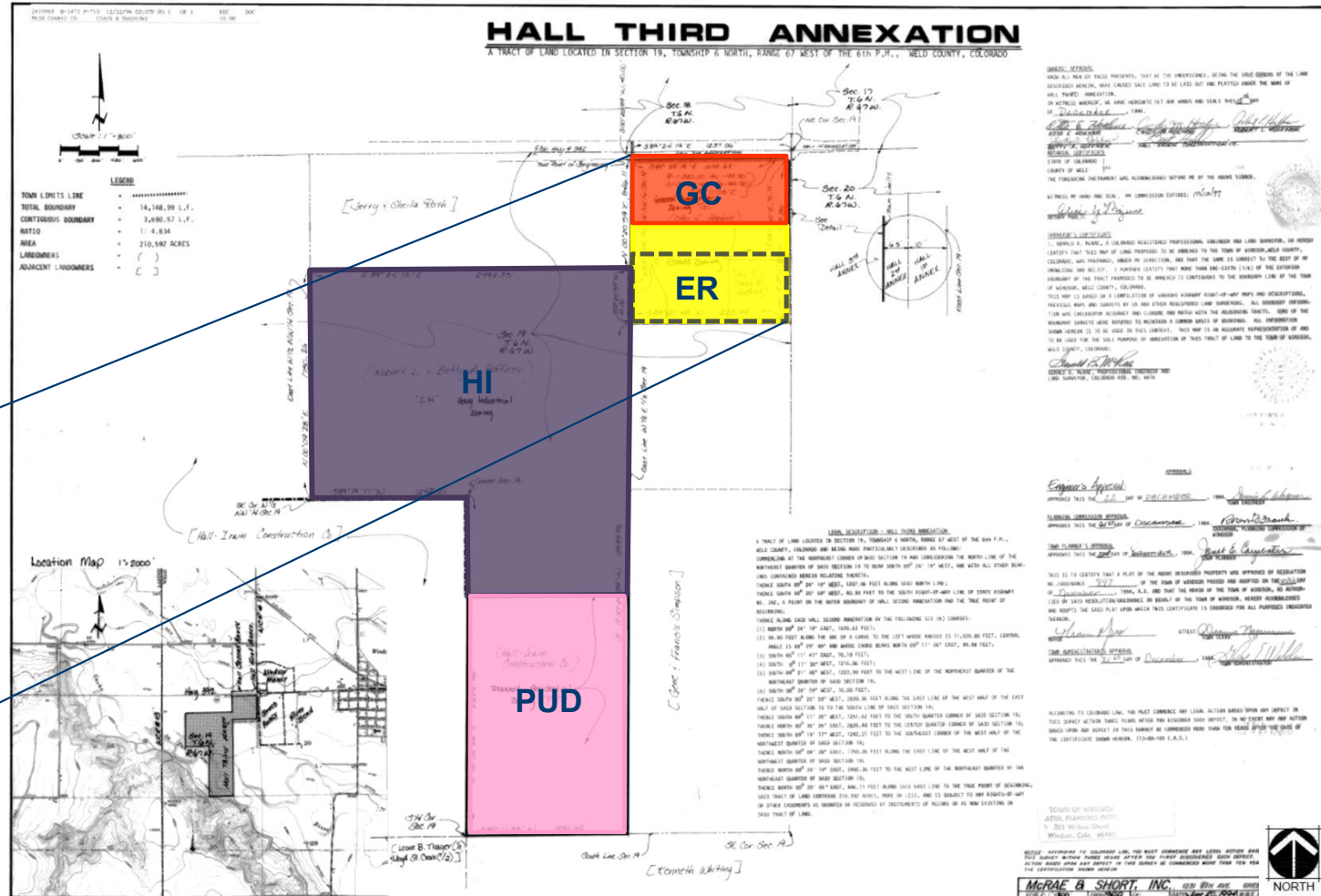
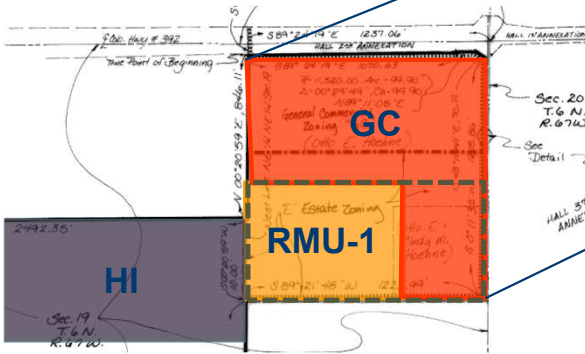
Background – Annexation & Zoning

Annexed in 1994

Over 210 acres

Zoned:

- General Commercial
- Estate Residential
- Heavy Industrial



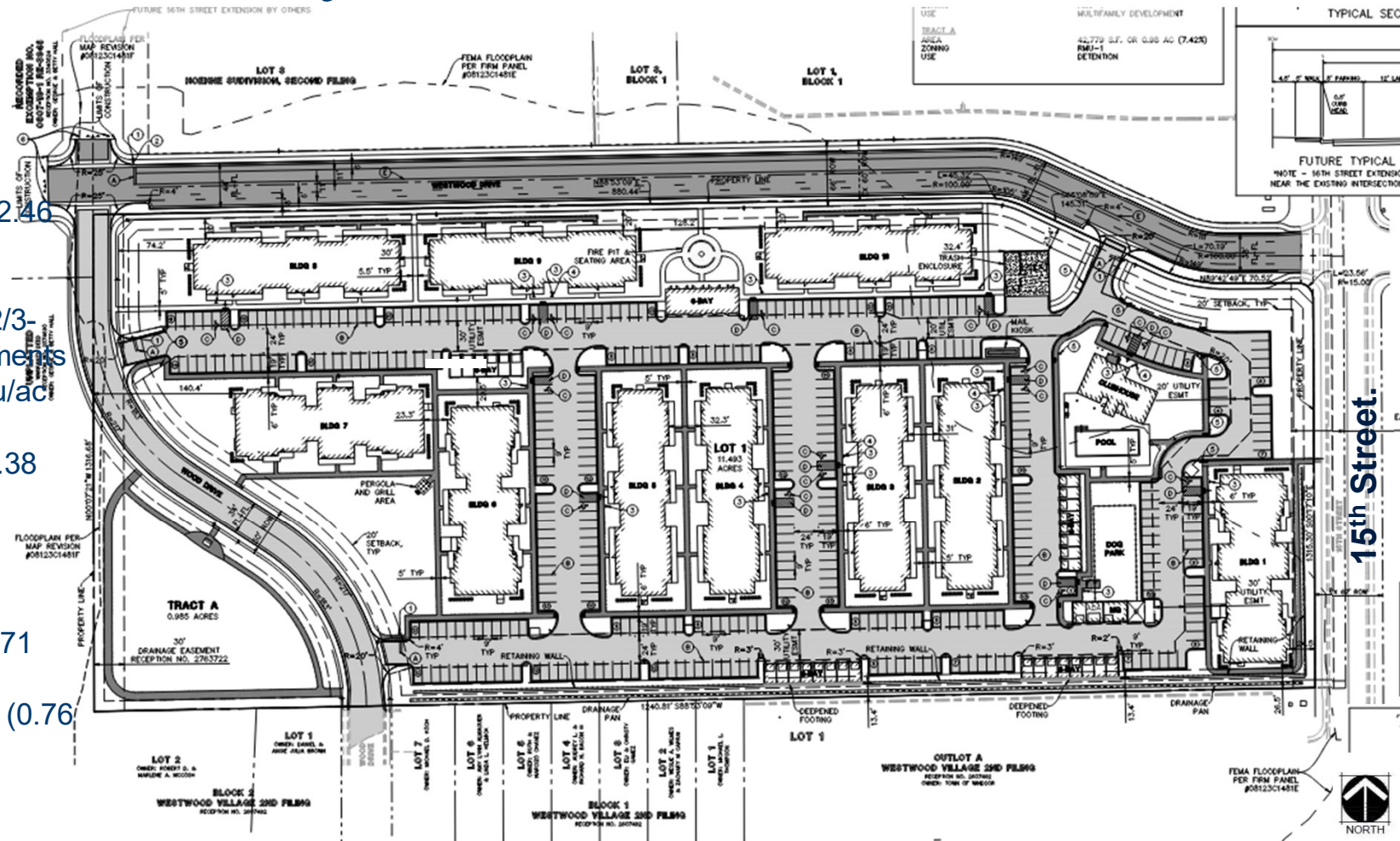
Rezoned in 1999



Preliminary Site Plan

Site Development Characteristics:

- Site Area: 13.24 acres
 - Building Coverage: 2.46 acres (18.6%)
 - 10 buildings
 - 240 - Studio/1/2/3-bedroom apartments
 - Density: 18.1 du/ac (gross)
 - Drives/Sidewalks: 5.38 acres (40.6%)
 - Landscape & Open Space: 3.93 acres (29.7%)
 - Detention Ponds (0.71 acre) (5.4%)
 - Public Right-of-Way (0.76 acre) (5.7%)





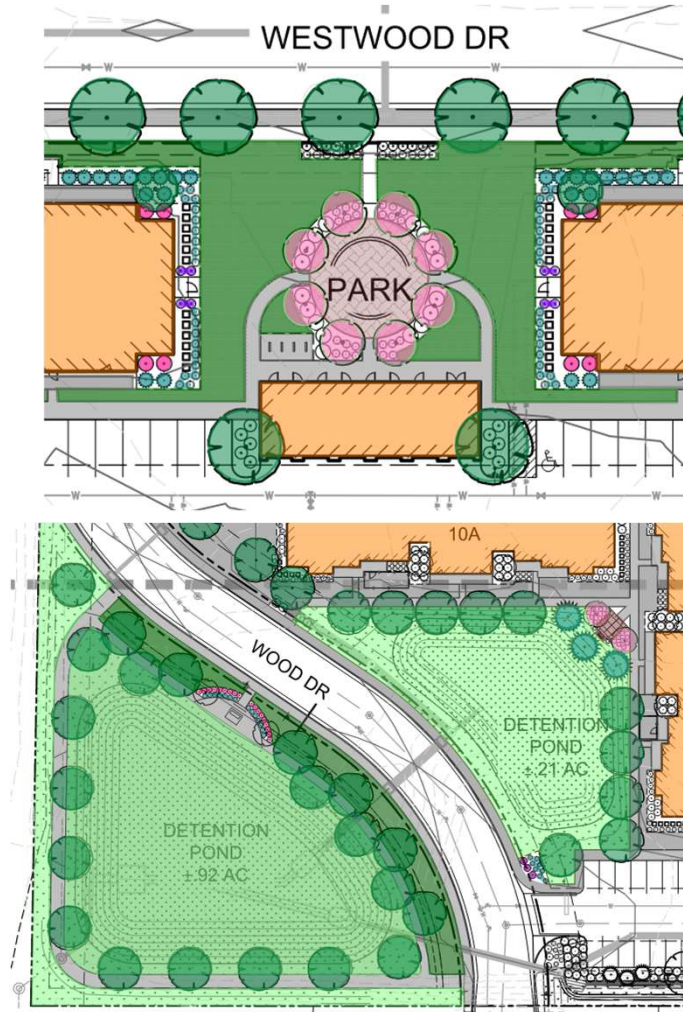
Landscaping & Improvements





Site Amenities

- Clubhouse with pool
- Dog park
- Pocket park
- Open space





Proposed Architecture

2-story Multi-family
Max. Height = 30'-2"
(40' allowed)
Studio/1/2/3 BR

Community Clubhouse
Office, Meeting Rooms,
Swimming Pool,

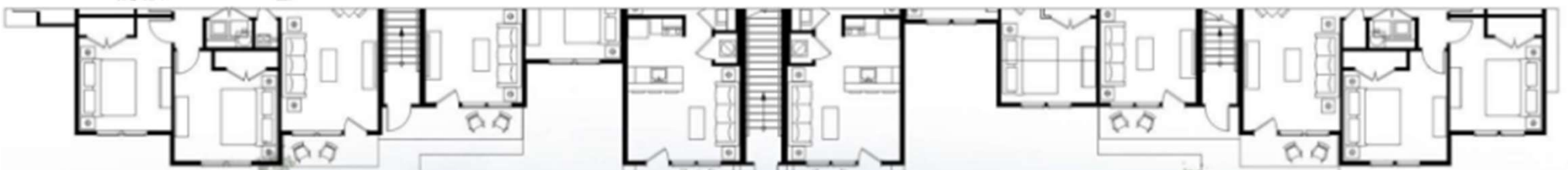


Front Elevation



Front Elevation

SCALE: 1/8"=1'-0"





Subdivision Considerations

Section 14 Article II - Review Criteria

- 1) The proposal complies with the **Comprehensive Plan's goals and objectives**, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
- 2) The proposed development does not result in undue or unnecessary burdens on the **existing public infrastructure and public improvements**, or that arrangements are made to mitigate such impacts.
- 3) **Density** is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- 4) **Transportation improvements** are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria and Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
- 5) Provision of **utilities** to serve the development shall be in accordance with Design Criteria and Construction Specifications and any other utility provider requirements.
- 6) The proposal shall demonstrate **compatibility** with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.



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.

Staff comment: This site is surrounded by existing development on three sides. The infill nature of this development supports this objective.



Comprehensive Plan Conformance

Chapter 5b – Growth Framework (con't.)

Objectives:

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: This is a new development that is adjacent to existing core services – grocery, restaurants, automobile and healthcare.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services are currently serving the developments that surround the Hoehne Subdivision 3rd Filing. This project will tie into those existing services.



Comprehensive Plan Conformance

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:

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The development will provide a network of sidewalks that provide connection to the existing Bike/Rec Trail. Additionally, a Poudre Express Bus Stop is located on Main Street, approximately 800' from the subdivision, providing access to Fort Collins and Greeley via mass transit.

4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Staff comment: The property is zoned Residential Mixed Use One (RMU-1) which lends itself to a diversity of housing types and the use of housing densities to provide transitions between lower densities and higher intensity uses.



Relationship to Strategic Plan

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

The *Guiding Principals, and Focus Areas and Goals* of the **2022 Strategic Plan** have guided Staff in evaluating this proposal with the following in mind:

- Community Safety
- Fiscal Responsibility
- Quality of Life
- Small Town Feel
- Strategic Growth
- Vital Infrastructure
- Vibrant & Healthy Economy

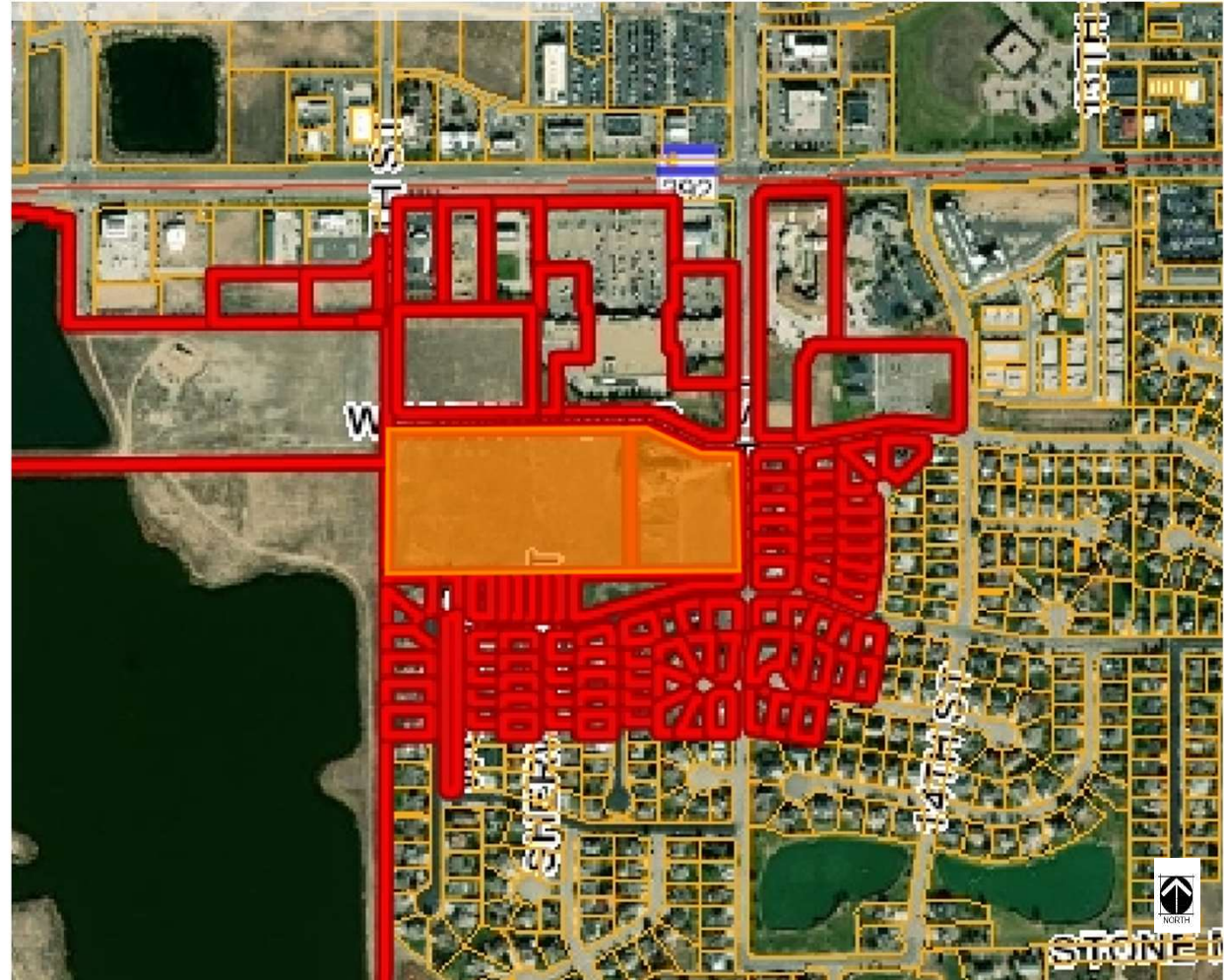


Neighborhood Meeting

As a curtesy, the owner/applicant held neighborhood meeting to inform surrounding property owners of the upcoming project. The meeting was held on March 3, 2022 at the Community Recreation Center.

Notifications for this meeting were as follows:

- February 18, 2022 – letters mailed to property owners within *500 ft.*



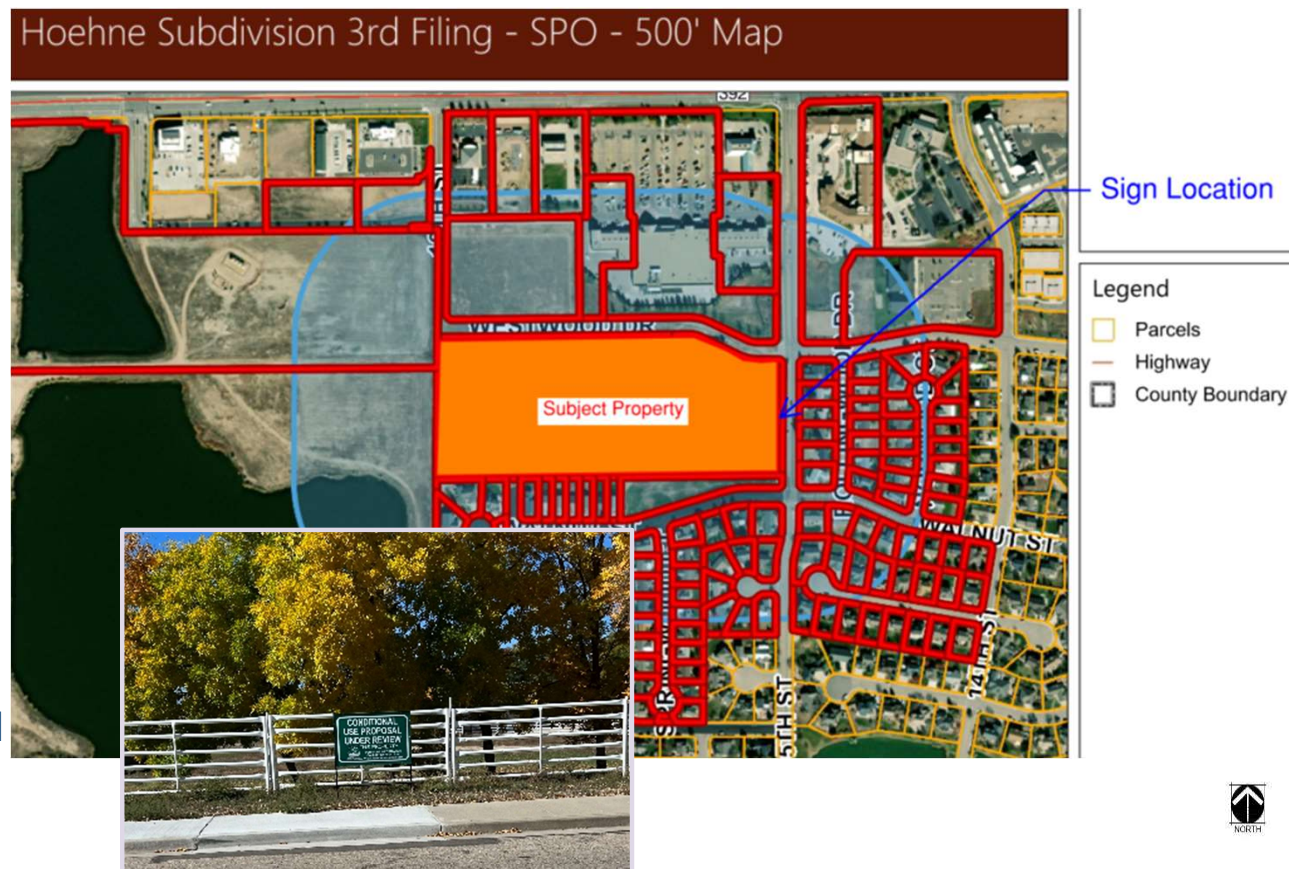


Notification – Public Hearing

The Municipal Code requires a public hearing notification for a preliminary major subdivision.

Notifications for this meeting were as follows:

- October 18, 2022 – development review sign posted on the property
- October 18, 2022 – legal notice posted on the Town of Windsor website
- October 20, 2022 – letters mailed to property owners within 500 ft. (exclusive of right-of-way)
- October 21, 2022 – legal ad published in the paper





Recommendation

Staff recommends that the Planning Commission **approve** the preliminary plat for the Hoehne Subdivision 3rd Filing as presented, subject to all remaining Planning Commission and staff comments being addressed on the *final major subdivision plat*.

Staff requests that the following be entered into the record:

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



Preliminary Major Subdivision

Hoehne Subdivision
3rd Filing



MEMORANDUM

Date: November 2, 2022
To: Planning Commission
From: Kimberly Lambrecht
Planner II
Re: Recommendation - Preliminary Major Subdivision – Hoehne Subdivision 3rd Filing – Continental Properties Company Inc. (Brett Mozzetti), Owner/Applicant; Manhard Consulting (Chris Shandor), Applicant's Representative
Item #: C.2.

Background / Discussion:

Please refer to discussion information on the previous item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission approve the preliminary plat for the Hoehne Subdivision 3rd Filing as presented, subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

CC:

Carlin Malone, Chief Planner
Scott Ballstadt, Director of Planning

Attachments: