TOWN OF WELLINGTON
PLANNING COMMISSION
June 1, 2020

REGULAR MEETING
6:30 PM

LEEPER CENTER – 3800 WILSON AVE

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1. CALL TO ORDER
2. ROLL CALL
3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
4. PUBLIC FORUM
5. CONSIDERATION OF MINUTES
   - A. Meeting Minutes of February 3, 2020.
6. NEW BUSINESS
   - A. Conditional Use - CBD oil extraction facility on Lot 1, Pieper Minor Subdivision
   - B. Site Plan Review - Lot 2, Block 1, Boxelder Commons Subdivision - Ziggi's Coffee
   - C. Larimer County zoning referral - Accessory Dwelling Unit
   - D. Vacant Planning Commission Seat Interviews
7. ANNOUNCEMENTS
8. ADJOURNMENT

TOWN OF WELLINGTON
PLANNING COMMISSION
February 3, 2020

MINUTES

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1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on February 3, 2020, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Dan Sattler
Rebekka Kinney
Troy Hamman
Tim Whitehouse

Commissioners Absent: Barry Friedrichs

Town Staff Present: Cody Bird, Planning Director
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting minutes of January 6, 2020.

Moved by Commissioner Sattler, seconded by Commissioner Hamman to approve the minutes as presented. Motion passed 5-0 (Friedrichs absent)

6. NEW BUSINESS

A. Preliminary/Final Plat - Poudre School District Subdivision

Cody Bird, Planning Director introduced the staff report. This item went before the Town Board in January and it was tabled to allow for some clean up items regarding easements. The necessary changes have been made. The last few minor items will be cleaned up between the Planning Commission meeting and the Town Board meeting. The minor items remaining are things like labels for street names. You will see this information in the staff notes in your packet. The preliminary and final plat are recommended to be considered concurrently for approval.

Chairman McCaffrey opened the public hearing. Seeing no public comments, the public hearing was closed.

Commissioner Whitehouse asked if there had been further discussion about roundabouts and easement coordination.

Bird replied the school has been working with Town staff on some of these matters. Staff is not requiring the school make major improvements at County Road 9 and County Road 62 E at this time because the traffic analysis does not clearly identify the needed improvements. Bird believes we will get there, but it doesn't make sense to require the work be done now since the design is not known and further study would be needed. We did, however, require the school to dedicate additional road right-of-way on the plat to accommodate intersection improvements in the future.

McCaffrey wanted to know who would pay for intersection improvements.

Bird replied that this intersection is tricky because it is a State highway. CDOT, Larimer County, the Town, and adjacent future developments would all be parties to participate in cost sharing. Further study would be needed to determine the costs.

Whitehouse asked if money could be held in escrow so that the school bond money isn't just gone when funds are needed from the school to improve the intersection in the future.

Bird said that we haven't had that specific discussion but if that is something the Commission would like we can voice that concern. The Board of Trustees has the ability to put language in the development agreement so that is something that could be looked at.

Brendan Willits, Poudre School District said that the school's bond funds are for the Capital Improvements. Once the money is gone it is gone and there would not be any extra funds. He needs to differ to his Finance Director. He said that it seems like everyone wants to talk about it, but no one wants to pay for it.

Bird suggested that this topic could be looked at a staff level and bring some options up at the Board of Trustees meeting.

Willits commented that names were selected for internal roads, but the school district did not want to select a new name for County Road 9 due to its importance to the Town. He added that there would be Geothermal wells drilled around March, so there will start to be more activity on site.

Commissioner Kinney asked if the school district still planned on opening in the fall of 2022.

Willits confirmed that was the desired opening.

Commissioner Kinney wanted to know how we are going to name Country Road 9 and what is the convention to do so. Can this be a community engagement thing where they could vote on it? Bird replied that it has been overlooked until now because the developer typically chooses road names. He agreed that the naming of County Road 9 should be a Town selected name. He suggested the Commission could do a straw poll for names.

Commissioner Sattler thought it was about time that we name something after Byron "Whizzer" White. All commissioners seemed to agree. Bird said it was a great suggestion.

Commissioner Kinney moved to approve the final plat of Poudre School District Subdivision subject to staff comments and forward a recommendation of approval to the Board of Trustees, seconded by Sattler.

Roll call was taken, and the motion passed unanimously.

B. Vacant Planning Commission Seat Interviews

Cody Bird reminded the commission that Bonnie Dawdy resigned in December which left one vacant seat open on the Planning Commission. The vacant seats on the Planning Commission may be filled by appointment by the Mayor and affirmation by the Board of Trustees. In the past, the Planning Commission has conducted informal interviews of applicants for the open seat. Since the seat was vacated the Town has received 2 applications from individuals interested in serving on the Commission. The applications are in your packet. Before tonight's meeting, Lowrey Moyer had called and withdrew her application. She didn't think with her schedule she would be able to make the meetings.

Eric Sartor has lived here for over two years and is currently on the Parks Advisory Board. His background is in residential construction. His current occupation is a sales rep for a stone quarry. He is willing to resign his seat on the PAB. The reason he is interested in this position is he would like to help manage responsible growth in the town. He is also interested in the strategic planning of where commercial growth occurs in Wellington.

Commissioner Hamman asked how long is the term of the vacant seat.

Bird responded that Bonnie's term was expiring anyhow and therefore, the commitment was the full term length of 6 years.

The Commission agreed to forward a recommendation to the Board of Trustees to appoint Eric Sartor to the Planning Commission.

7. ANNOUNCEMENTS

Bird provided an update on the Comprehensive Plan update progress. We are working on the stakeholder meetings and finalizing the public engagement meetings. There will be a webpage that is specifically for the comprehensive plan. Bird will be reaching out to the Commission to do an audit of what the current plan includes and what should stay or be removed and updated.

Commissioner Whitehouse wanted to know how are we contacting these groups to be involved?

Bird said that we will be using every engagement channel we have available to us. There will also be open houses for the public to come and talk about their opinions.

Commissioner McCaffrey asked what was going on with Sonic.

Bird replied that staff has not reached out to them again. Staff notified them that their building plans were about to expire and was told that the owner needed to finish his other project in another community before they would begin work in Wellington.

Commissioner Sattler asked if Hartford Homes needed to come back to the Planning Commission for

the Sundance project.

Bird replied that Hartford Homes has purchased the Sundance Subdivision and is moving forward with the minor subdivision that was recently approved. Hartford Homes does not need any further approvals from the Planning Commission to pursue that development. They would not need to go back to the Board of Trustees either as long as they follow the development agreement that was already approved.

8. ADJOURNMENT

Commissioner McCaffrey asked if there were any other announcements. Seeing none, the meeting was adjourned at 7:10 pm.

Respectfully submitted,

Patty Lundy
Development Coordinator

Planning Commission Meeting

Date: **June 1, 2020**
Submitted By: **Cody Bird, Planning Director**
Subject: **Conditional Use - CBD oil extraction facility on Lot 1, Pieper Minor Subdivision**

EXECUTIVE SUMMARY

General Location:
• 9102 Pieper Rd.

Applicant/Agent:
• Applicant: Pieper Enterprises, LLC - James R. Pieper
• Business Owner/Operator: Elution, LLC - Jason Reynolds

Reason for request:
• Allow a resource extraction and processing establishment for extracting CBD oil from hemp within the I – Industrial District

• There is an existing building at 9102 Pieper Rd. that is currently vacant. The building has most recently been used for a chicken processing facility.
• The proposed new use of the existing facility is a resource extraction operation for extracting CBD oil from hemp.
• The property is zoned I – Industrial District. Within the Industrial zoning district, resource extraction operations require conditional use approval.
• The conditional use review process requires public hearings by the Planning Commission and the Board of Trustees. Public notices were published in the Coloradoan and sent to adjacent property owners in accordance with law.
• The Commission will need to consider any testimony presented at the public hearing.

BACKGROUND / DISCUSSION

Municipal code section 16-7-30 provides review criteria for conditional uses. The applicable criteria are listed below, along with staff's opinion of each factor:

1. **The conditional use will satisfy all applicable provisions of this Chapter and Chapter 17 of this Code unless a variance is being requested.**
   - Chapter 16, section 16-5-150(c) requires that any use within the district conforms to the following requirements:
     1. Dust, fumes, odors, smoke, vapor and noise shall be confined to the site and be controlled in accordance with the state air pollution laws.
     2. Approved outdoor storage areas, equipment and refuse areas shall be concealed from view from abutting rights-of-way and from adjoining residential districts.
     3. All off-street parking areas as defined herein shall be surfaced with poured in place concrete or asphaltic concrete. Approved outdoor storage areas as defined herein may be surfaced with minimum three-quarter inch diameter crushed rock or approved alternative material to a depth of at least four (4) inches. If a crushed rock or alternative material

surface is used, the subgrade of such areas shall be treated to the specifications of the Town Engineer. Areas surfaced with crushed rock or approved alternative material shall be treated with dust retardants, as needed, and kept free of weeds, trash and other debris. Appropriate fire-lane aisles and, if required, fire hydrants shall be provided.

4. Light fixtures in parking areas shall be hooded and mounted not more than twenty-five (25) feet above the ground level and oriented in such a manner so as not to shine into residential areas.
   - With the possible exceptions of 1 and 3 above, the conditional use would otherwise comply with applicable provisions of Chapter 16.
- The land is platted and otherwise complies with applicable provisions of Chapter 17.
- No variance is currently being requested.

2. **The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan.**

- The following are identified as overall community goals in the 2014 Comprehensive Plan:
  - Develop a diverse, healthy and vibrant economy by encouraging businesses that add to the tax base and provide jobs for local residents.
  - A principle of the "Business Development" section states: "The following locational criteria should be used in determining where industrial and commercial land uses are to locate:
  - Industrial and Commercial uses should have good access to highways and railroads;
    - Industrial uses should locate in close proximity to other industries. When industries are grouped together, there are fewer negative impacts on other land uses;
    - Encourage desirable industrial development -- non-polluting, supportive of the community, and whose presence will have a net positive impact on the Town of Wellington;"
    - The proposed use meets some of the above objectives, but may not fully meet others. Impacts of the proposed use should be evaluated based upon the impacts to adjoin properties.

3. **The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.**

- The property proposed for the conditional use has access to adequate public services.
  - Impacts to public roadways that may be expected to result if the conditional use is approved include daily truck traffic at the intersection of Washington Ave. and W First Street as discussed further in #5 below.
  - The proposed use involves the storage of combustible fibers as well as storage of ethanol. The materials and process proposed would classify this building as an H3 High Hazard occupancy building requiring automatic fire sprinkler system and an automatic fire detection/alarm system. If the conditional use is approved, the required tenant finish plans will be subject to normal plan review, building permit procedures and inspections, including fire inspections.

4. **The conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.**

- The I - Industrial zoning district is the only district in which a resource extraction business is permitted, and only following conditional use approval. The subject property is also the only platted lot zoned I - Industrial, and therefore, it is the only property in the Town limits on which the proposed use may receive conditional approval.
  - The property is located adjacent to LI - Light Industrial zoned properties. Existing uses within the LI - Light Industrial zoning district are generally compatible with uses permitted in the I - Industrial zoning district.
  - Activities associated with the proposed conditional use will be conducted almost entirely within the enclosed building. The building construction and materials are compatible with the existing surrounding uses.
  - The proposed resource extraction use may have adverse impacts on surrounding properties or uses if traffic, odors, or other factors are not properly mitigated. Adverse impacts, if not properly mitigated, could jeopardize development or redevelopment of surrounding properties.

5. **The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.**

- There is adequate off-street parking available on the site. In the Industrial zoning district, 1 parking space is required for each 1 employee on site at any given time. There are 10 existing parking spaces (1 must remain ADA van accessible). The applicant indicates there are 4 employees per shift under the current business model.
  - The off-street parking spaces are arranged with a 24-ft. circulation aisle which meets the minimum requirement.
  - The applicant indicates that there is expected to be 1 truck delivery of raw hemp product delivered daily. However, the applicant's application proposes storage of 8,000 lbs. (1,024 cubic feet) of raw materials for processing but the building and fire codes only allow 100 cubic feet of loose combustible fiber storage. Due to the limitations on combustible fiber storage, the operation would likely require multiple truck deliveries per day to meet the desired processing volume. The applicant should be prepared to provide additional information regarding the storage of combustible fiber and expected delivery frequency.
  - The intersection of Washington Ave. and W First Street is the only entrance into the subdivision and the only access to the subject property. This intersection is not designed adequately to handle industrial truck traffic generated in this subdivision. Continuing to add increased truck traffic to this intersection and Washington Ave. will have a net negative impact to the community for road maintenance and public safety. A second entrance to the subdivision is needed on the north, and intersection improvements at Washington Ave. to support truck traffic should be evaluated, including consideration for widening, turn lanes and pedestrian crossings.

6. **Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:**

a. <u>Traffic</u> – As mentioned above, truck traffic is expected to increase and the single entrance to the subdivision is not adequately designed to accommodate truck volumes. If the frequency of deliveries (as well as trucks exiting the site with bi-products) increases, the increase in traffic will have a negative impact on roadways and adjacent properties. There is a public sidewalk connection that crosses W First Street at this subdivision entrance. This sidewalk is a critical pedestrian connection between much of the

older part of Town and Wellington Community Park.
b. Activity levels – Primary activities associated with the proposed resource extraction business will be conducted within an enclosed building. Loading and unloading of raw material and bi-product is proposed to occur at the rear of the building. No outdoor storage is proposed, and no outdoor storage should be allowed.
c. Light – Lighting is not anticipated to be a problem for the proposed use. Existing lighting is provided on the site, and is in conformance with Town requirements. No additional lighting is proposed at this time. If any additional lighting is proposed, the lighting shall be designed such that there are no adverse impacts to adjoining properties.
d. Noise – The applicant has stated that all business activities, except loading/unloading trucks, will be conducted within the enclosed building. Noise is not expected to have significant impacts on surrounding properties. The hours of operation proposed are 6am to 9:30pm, which may be some concern since this is beyond normal daytime business hours.
e. Odor – Odors which may be expected to be generated from the proposed process could have negative impacts to adjacent and surrounding property owners. If odors are not properly mitigated, adjacent and surrounding properties could be less desirable for occupancy, development or redevelopment. The applicant states in the project narrative that "the process is not particularly odiferous, but all potential odors will be contained in the building through charcoal filtration on all ventilation systems." The applicant should be prepared to explain the means and effectiveness of the proposed filtration to ensure odors are not detrimental to surrounding properties.
f. Building type, style and scale – The conditional use is proposed to be operated within an existing building. The building is a 1-story metal building constructed in 2010. Significant modifications will be needed to meet building and fire codes if the use is approved. Modifications that would be required would not likely result in significant alterations to the exterior appearance of the building.
g. Hours of operation – The applicant has indicated that the proposed business will operate 6am to 9:30pm. Days of operation are not identified and should be provided by the applicant.
h. Dust – Portions of the proposed drive aisle north of the building are surfaced with compacted gravel. As use and traffic increases, this type of surface may become susceptible to creating dust. The owner/operator on the site is responsible for maintaining the parking and drive areas, including keeping free of weeds, trash, debris and dust. Dust control measures may be required by Town officials if dust becomes a problem.
i. Erosion control – Erosion control is not expected to become a significant factor for the proposed use. There is an existing stormwater detention pond on site that the owner is responsible for ongoing maintenance.

7. **The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained.**

- The applicant has indicated that all applicable requirements and permits will be obtained. In addition to any requirement for the proposed process, the applicant shall also provide evidence of compliance with Colorado air pollution requirements.
    - If the use is approved, modifications to the building will require a Town building permit as well as Wellington Fire Protection District building permit. Separate automatic fire sprinkler system permit and fire alarm permit are required by Wellington Fire Protection District. All required building permits are subject to plan review and inspections.

- Town engineering review comments indicate a requirement that no floor drains can be connected to the public sanitary sewer system. If the use is approved, an on-site inspection is required of the facility before operation.
- A Town business license is also required.

Based on the above factors and the attachments included with this report, if the Planning Commission makes a recommendation to approve the conditional use request, the approval should include the following conditions of approval:

1. Application for a building permit for commercial tenant finish, including plan review and inspections by the Town and Wellington Fire Protection District;
2. Compliance with the 2018 International Building Code (IBC) and the 2018 International Fire Code (IFC), with amendments as adopted by Ordinance No. 5-2019 of the Town of Wellington;
3. Compliance with the 2018 International Fire Code (IFC) as adopted by Resolution 2019-02 of the Wellington Fire Protection District, including applicable permits and inspections;
4. Any addition or expansion of the use, building or outdoor areas is subject to re-evaluation of the conditional use;
5. Maintenance of all outdoor areas to be kept free of weeds, trash, debris and dust, including dust control measures if required; and
6. The conditional use approval shall terminate upon abandonment of the use for a period of six (6) months, a change of ownership or change in use.

STAFF RECOMMENDATION

Forward a recommendation to the Board of Trustees to approve the conditional use request for a CBD oil extraction business at 9102 Pieper Rd., subject to conditions.

- OR -

Forward a recommendation to the Board of Trustees to deny the conditional use request for a CBD oil extraction business at 9102 Pieper Rd.

ATTACHMENTS

1. Location Map
2. Project Narrative
3. Process Design
4. Site Plan, Floor Plan and Photos of Existing Building
5. Building Code Analysis
6. Engineering Comments
7. Fire District Comments

Location Map
9102 Pieper Road

Elution LLC proposed use of 9102 Pieper Rd. Wellington, CO 80549.

Extraction process explanation (please refer to Evolved extractions Process Flow Diagram provided)

The facility we intend to build is a hemp (*Cannabis sativa* with THC below 0.3%) extraction lab. The extraction product will be CBD "crude" oil.

The facility will use a closed loop cryogenic ethanol extraction method. The temperature range for cryogenic extraction is -40C to -50C. "Closed loop" refers to the process not being open to air, instead it is contained in a sealed system. This greatly reduces the possibility of fumes entering the extraction lab.

The process starts with ethanol being chilled in 2, 150-liter tanks to the required -40C (~20 minutes). Next, ~40 pounds ground and dried high CBD hemp biomass will be placed in the centrifuge in a filter basket, then the centrifuge will be closed and sealed for extraction. After sealing the centrifuge, 4 liters of ethanol per pound will be transferred via sealed piping from the first 150-liter chilling tank (emptying it). The CBD extraction will take ~15 minutes, and then a 5-minute 1000 rpm spin will remove 98%+ of the ethanol CBD extract from the spent hemp material. This ethanol and CBD solution will then be moved to the chilling tank to be chilled to -40C again, to be used twice more. One volume of 150 liters of ethanol can extract three 40 pound lots of hemp before moving to filtration and finally solvent recovery to separate the CBD oil from the ethanol.

Next, the centrifuge will be opened and spent hemp biomass will be removed to a drying rack with ventilation where the remaining trace amount of ethanol will be removed from the spent hemp biomass. After the 150 liters of ethanol has been used on three 40 pound lots of hemp it will then move to filtration and then on to the ethanol recovery system.

The recovery system is a large sealed temperature-controlled boiler that will boil off and recover the ethanol leaving the CBD extract behind. Our goal is to have no residual ethanol in our product. We will verify this by in house testing, and regular third-party verification.

Volumes of ethanol through the whole system: The entire system running at full capacity will contain a maximum of 470 gallons of ethanol in a closed loop. There are the 2 chilling tanks at 40 gallons each, the centrifuge at 40 gallons, 3-4 winterization tanks at 40 gallons each. We will also have 2 additional back-up tanks that will only be used if we need to evacuate a portion of the system for possible maintenance. Finally, the ethanol recovery unit has a 110-gallon capacity.

We hope to recycle as much ethanol as possible so there will be very little escaping the system.

We also hope to store 1 weeks' worth of hemp biomass inside the building. This is approximately 8000 pounds of hemp or 16 4'x4'x4 super sacks.

Now I will address each of the points in the permit.

a. Traffic;

We will have 2 shifts of 8.5 hours each day. For each shift there will be 2 technicians and 1 supervisor. In addition, there will be an office worker during one of these shifts. So, one shift with 4 employees and the other with 3. We will also have 1 delivery of hemp biomass per day in a box truck. This is not a retail

location so there will not be that sort of traffic. Although, it is likely wholesale customers will be touring and picking up adding an additional possibility of one more car in and out per day.

b. Activity levels;

All activities will be done inside the building. The only outside activity will be the loading and unloading of one truck per day. This will be accomplished with a forklift and should be 30 minutes of activity per day.

c. Light;

We will have normal exterior light on the location no increase is required.

d. Noise;

The noise of the system will be entirely contained in the building. The only exterior noise would be the loading and unloading of trucks.

e. Odor;

The process is not particularly odiferous but, all potential odors will be contained in the building through charcoal filtration on all ventilation systems.

f. Building type, style and scale;

Existing property to be modified for our use.

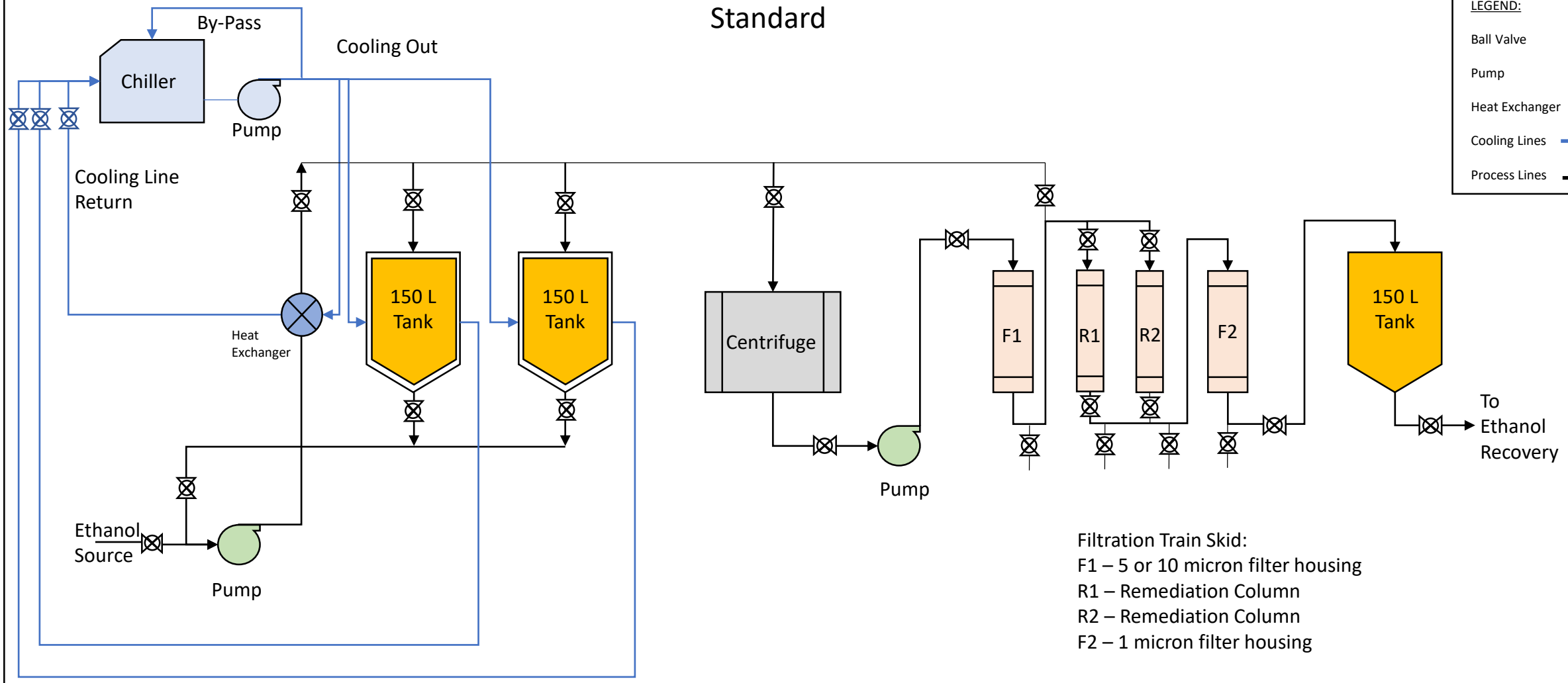
g. Hours of operation;

Our intention is to operate 2 shifts: 6 am to 2:30 and 1 to 9:30. The overlap at shift change will allow a smooth transition for the process.

h. Dust; and Erosion control

We do not anticipate any dust accumulation, and any dust produced will be contained in the building. We will not be using the outside property for anything so will not disturb the soil outside.

Standard



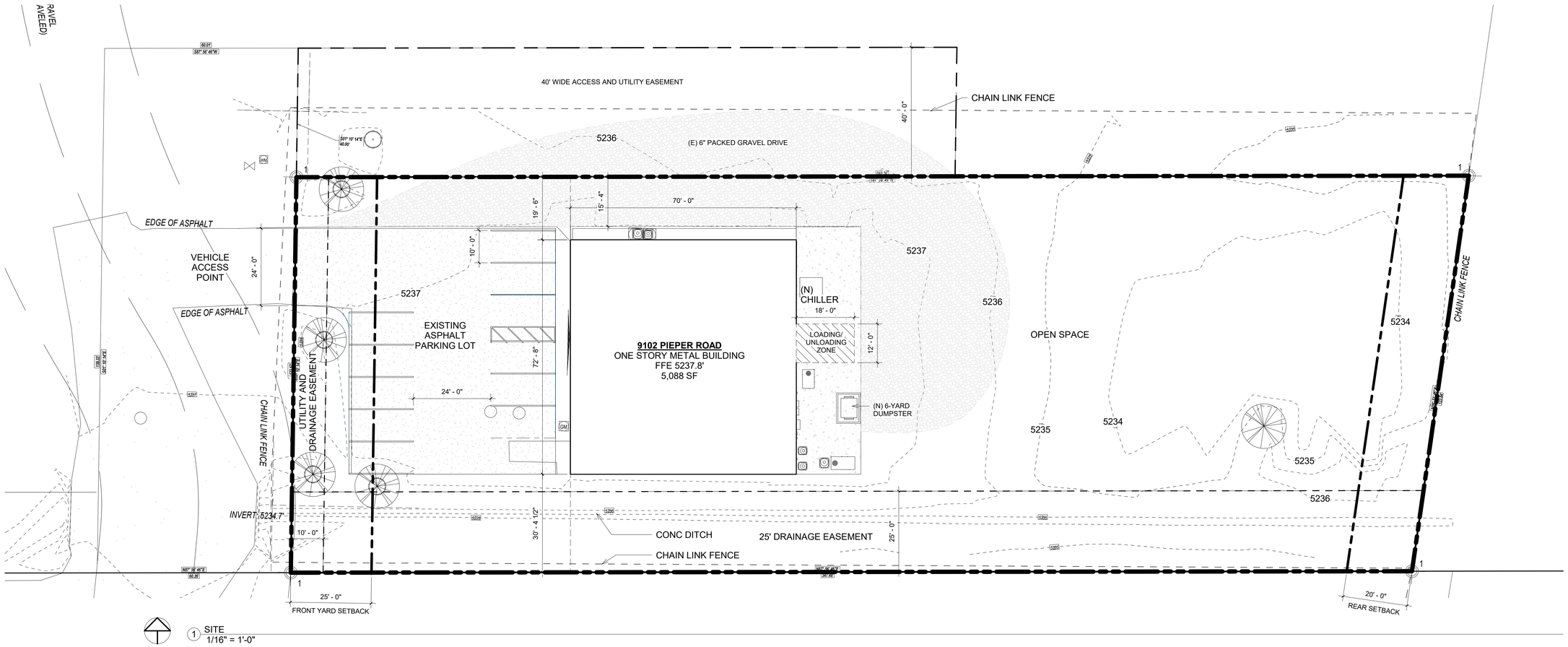
Filtration Train Skid:
F1 – 5 or 10 micron filter housing
R1 – Remediation Column
R2 – Remediation Column
F2 – 1 micron filter housing

Revision Notes:

EVOLVED EXTRACTION SOLUTIONS

Process Flow Diagram

Project: EV-MASS CRYO STANDARD SOLUTION
Design Number: EV-MASS-D150-CS30-FRS22P-STD
Revision: V1.00
Revision Date: 31 July 2019
Prepared By: QFL
Approved By:



1 SITE
1/16" = 1'-0"

KCA

KOCH|COVOTSOS ARCHITECTS, PC
3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303-780-7850

ELUTION LLC
JASON REYNOLDS
9102 PIEPER RD
WELLINGTON, CO

CHECKED BY CC
DRAWN BY CC
02/26/20

No.	Description	Date

SITE PLAN

A002

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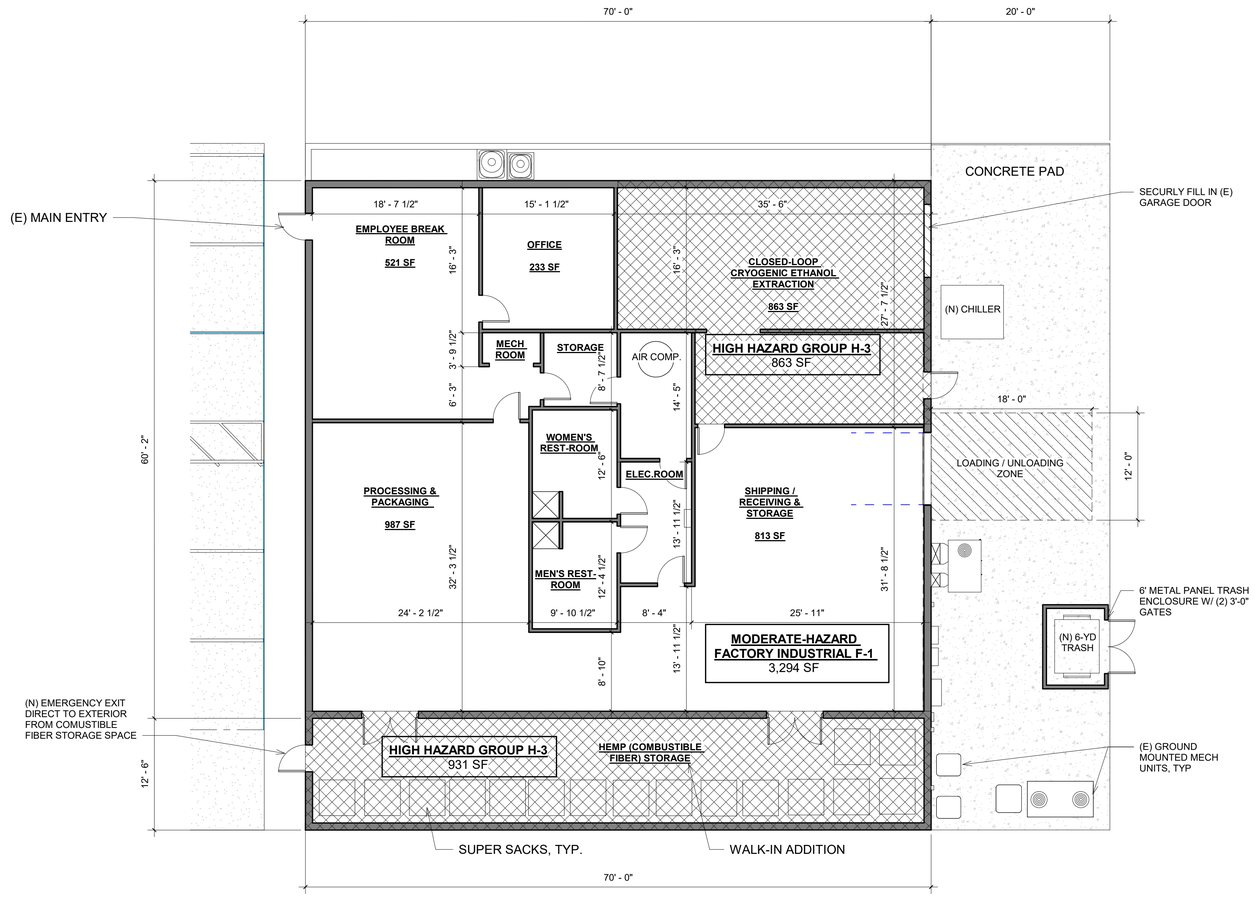

1 FIRST FLOOR
1/8" = 1'-0"

KCA

KOCH|COVOTSOS ARCHITECTS, PC
3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303-780-7850

ELUTION LLC
JASON REYNOLDS
9102 PIEPER RD
WELLINGTON, CO

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02/26/20

No.	Description	Date

PROPOSED USE PLAN

A101

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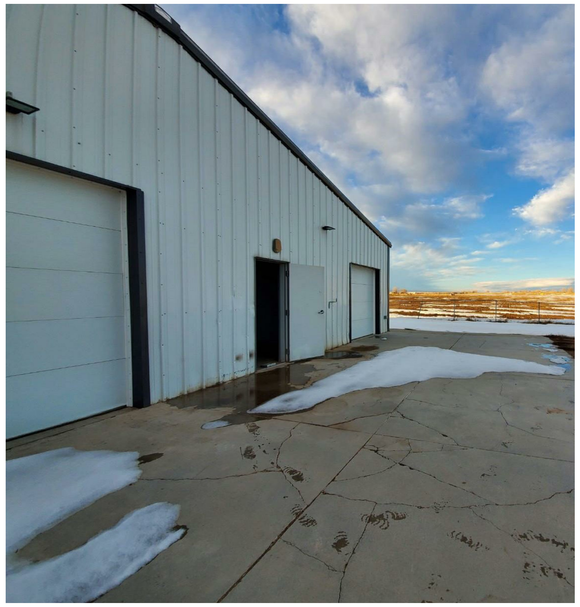
NW CORNER LOOKING EAST

NE CORNER LOOKING WEST

FRONT (WEST) ELEVATION

VIEW OF SE CORNER

BACK (EAST) ELEVATION



VIEW OF NE CORNER

KCA

KOCH|COVOTSOS ARCHITECTS, PC
3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303-780-7850

ELUTION LLC
JASON REYNOLDS
9102 PIEPER RD
WELLINGTON, CO

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02/26/20

No.	Description	Date

EXISTING ELEVATION PICTURES

A302

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CODE INFORMATION

SITE LCOATION:	9102 PIEPER RD WELLINGTON, CO 80549
LEGAL DESCRIPTION:	LOT 1, PIEPER MINOR SUBDIVISION, CITY OF WELLINGTON, COUNTY `OF LARIMER, STATE OF COLORADO.
PROJECT DESCRIPTION:	PROJECT IS A CHANGE OF USE FROM A CHICKEN PROCESSING PLAN TO A HEMP EXTRACTION FACILITY UTILIZING ETHANOL EXTRACTION.
CHANGE IN USE:	POULTRY SLAUGHTERING TO HEMP EXTRACTION
GOVERNIGN CODES:	TOWN OF WELLINGTON, LARIMER COUNTY COLORADO 2018 IBC, IEBC, IECC, IMC, IPC 2017 NEC 2009 ANSI A117.1 ADA GUIDELINES
ZONING:	I-INDUSTRIAL DISTRICT
OCCUPANCY:	F-1, H-3,
CONSTRUCTION TYPE:	VB COMBUSTIBLE MATERIALS ALLOWED WITH NO FIRE-RESISTANCE RATINGS PER TABLE 601
LOT AREA:	43,560.66 SF
BUILDING AREA:	5,088 SF 1,794 SF H-3 3,294 SF F-1
HAZARDOUS MAT:	470 GALLONS ETHANOL IN CLOSED LOOP EXTRACTION 8,000 LBS HEMP BIOMASS IN STORAGE (OR 16 SUPER SACKS EQUALING 64 CUBIC FT EACH) PER IBC TABLE 307.1(1): LOOSE HEMP IS CLASSIFIED AS A COMBUSTILE FIBER WITH **100**

CUBIC FEET ALLOWED IN STORAGE AND FOR USE IN CLOSED SYTEMS. PER FOOTNOTE (B), THE AGGREGATE QUANTITY IN USE AND STORAGE SHALL NOT EXCEED THE QUANTITY LISTED FOR STORAGE. THERE WILL BE 1,024 CU. FT. OF HEMP IN STORAGE AND 40 LBS IN USE. EXCEEDING MAXIMUM ALLOWABLE QUANITITY TRANFERS THIS AREA TO A ***H-3 HIGH HAZARD OCCUPANCY***.

PER IBC TABLE 307.1(1): ETHANOL IS CLASSIFIED AS A CLASS IB FLAMMABLE LIQUID WITH **120 GALLONS** ALLOWED IN STORAGE AND FOR USE IN CLOSED SYSTEMS. PER FOOTNOTE (D), MAXIMUM ALLOWABLE QUANITIES SHALL BE INCREASED 100% IN BUILDING EQUIPMENT THROUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. PER FOOTNOTE (E), MAXIMUM ALLOWABLE QUANTITIES SHALL BE INCREASED 100% WHEN STORED IN APPROVED STORAGE CABINETS, DAY BOXES, GAS CABINETS, GAS ROOMS, OR EXHAUSTED ENCLOSURES. WHEN NOTES D & E BOTH APPLY, THE INCREASE SHALL BE APPLIED ACCUMULATIVELY. TOTAL AMOUNT OF ETHANOL ALLOWED IS 480 GALLONS. TOTAL ETHANOL USED IN CLOSED LOOP SYSTEM IS 470 GALLONG. THIS QUANTITY IS OVER THE AMOUNT ALLOWED FOR CLOSED LOOP SYSTEMS AND THEREFORE TRANSFERS EXTRACTION FROM F-1 TO H-3 HIGH HAZARD OCCPANCY.

PER 414.3: ROOMS IN WHICH COMBUSTIBLE OR FLAMMABLE LIQUIDS ARE STORED OR USED SHALL BE MECHANICALLY VENTILLATED.

Per 414.5.1.: EXPLOSION CONTROL SHALL BE PROVIDED AS REQUIRED BY TABLE 414.5.1. WHERE MAXIMUM ALLOWABLE QUANTITIES EXCEED THOSE ALLOWABLE IN TABLE 307.1(1). BOTH COMBUSTIBLE FIBER AND FLAMMABLE LIQUID ROOMS SHALL BE REQUIRED TO

PROVIDE DEFLAGRATION VENTING OR PREVENTION SYSTEMS.

PER 415.3: GROUP H OCCPANCIES SHALL BE PROVIDED WITH AN AUTOMATIC FIRE DETECTION SYSTEM AND AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 907.2 AND 903.2.5 REPECTIVELY.

PER 414.4: GROUP H OCCUPANCIES SHALL BE PROVIDED WITH EMERGENCY ALARMS FOR DETECTION AND NOTIFICATION.

ETHANOL AND HEMP STORAGE ROOMS SHALL HAVE NOT LESS THAN 25% OF THEIR PERIMETER WALLS AS EXTERIOR WALL. 65% OF THE HEMP STORAGE ROOM IS EXTERIOR WALL, AND 50% OF THE ETHANOL EXTRACTION ROOM IS EXTERIOR WALL.

BUILDING HEIGHT: MAX ALLOWABLE HEIGHT = 40'-0"
MAX BUILDING HEIGHT = 18'-0"

OF STORIES: 1 LEVEL ABOVE GRADE

BUILDING AREA: ALLOWABLE BUILDING AREA TYPE VB
F-1 (S1) = 34,000 SF
H-2 (S1) = 5,000 SF

PER 508.4.2 THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUIDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.
F-1: 3,294 / 34,000 = 0.10
H-3: 1,794 / 5,000 = 0.36
TOTAL: 0.46 < 1.0 OKAY

SEPARATED OCCUPANCIES: 1-HR RATED SEPARATION WALL REQUIRED BETWEEN F-1 AND H-3 OCCUPANCIES IN SPRINKLERED BUILDINGS PER TABLE 508.4.

PER TABLE 707.3.10, FIRE-RESISTANCE RATING REQUIRED BETWEEN FIRE AREAS FOR AN H-3 OCCUPANCY IS 3-HOURS. 2-HOUR FOR F-1.

FIRE PROTECTION: BUILDING WILL BE FULLY SPRINKLED AND EQUIPPED WITH A FIRE ALARM SYSTEM

PER 901.6.4: SUPERVISION AND MONITORING OF EMERGENCY ALARM, DETECTION, AND AUTOMATIC FIRE-EXTINGUISHING SYSTEMS IN GROUP H OCCUPANCIES.

OCCUPANCY: F-1: 3,294 SF / 100 OLF = 32.94
H-3: 1,794 SF / 200 OLF = 8.97
TOTAL OCCUPANTS = 42

PER TABLE 707.3.10, FIRE-RESISTANCE RATING REQUIRED BETWEEN FIRE AREAS FOR AN H-3 OCCUPANCY IS 3-HOURS. 2-HOUR FOR F-1.

EGRESS: EGRESS PATH WIDTH: 42*0.2” = 8.4”
MINIMUM EGRESS PATH PROV. = 36”

MAXIMUM COMMON PATH OF TRAVEL FOR F-1 OCCUPANCY = 100’ FOR SPRINKLED BUILDINGS. 25’ FOR H-3

MAX EXIT ACCESS: H-3 = 150’
F01 = 250’

PER 1016.2: EGRESS IS ALLOWED THROUGH INTERVENING SPACES OF EQUAL OR LESSER HAZARD.

RESTROOM TABULATION:

42 OCCUPANTS TOTAL	RATIO	WC MEN	WC WOM	LAB
42 F-1: 21 MEN	1/100, 1/100	0.42	0.42	0.42
TOTAL REQUIRED:		1	1	2

Required Upgrades to Building

1. Upgrade and add interior perimeter walls around H-3 occupancies to obtain fire rating required in code study above.
2. Fill in northern garage door for security.
3. Add man door to front parking lot from combustible fiber storage.
4. Fill in various exterior wall penetrations from ducting and louvers by previous owner.
5. Add trash enclosure.

Date: May 11, 2020

Attention: Cody Bird

Reference: Conditional use at 9102 Pieper Rd., Wellington CO., 80549
Pieper Enterprises LLC.
C/O J.R. Pieper
2424 Newport Ct.
Ft. Collins, CO.
80526

The Town engineering is department is receipt of conditional use plans for the above-mentioned address. The submittal was received on May 1, 2020 and contained 11 documents. The Town engineering staff has reviewed the appropriate plans and reports and have provided the following comments and recommendations.

Site Plans

- There appears to be a new gravel drive isle that will lead to the back of the building. Provide spot elevations and proposed slopes to construction drawings. Provide information on existing drainage patterns that will be affected this proposed drive isle. This work shall be performed by a qualified licensed professional engineer.
- Provide waterline design to provide a sprinkler connection to the existing building. This work shall be performed by a qualified licensed professional engineer.
- For the intended use of the facility. No floor drains can be connected to the public sanitary sewer system.
- See the attached documents for additional comments.

Wastewater Questionnaire

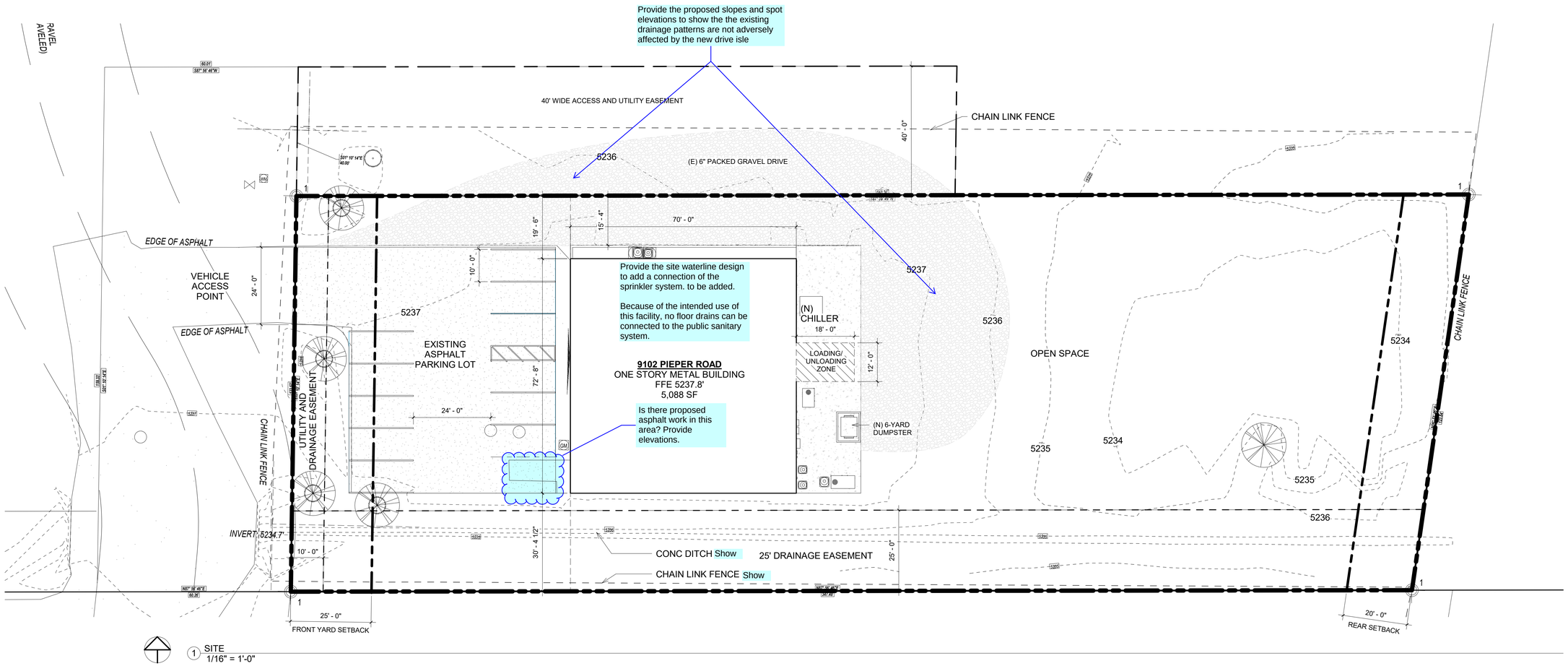
- After the facility is up and operational, Michael Carrano the Operator in Responsible Charge for the Town, will need to conduct an onsite inspection.

In conclusion, we understand that you may have some questions regarding these comments. Please let me know if you would like to discuss them in person.

Regards,

TOWN OF WELLINGTON

Vincent J. Gentry
Engineering Technician III,
Phone: (970) 568-0447
Email: gentryvj@wellingtoncolorado.gov
Copied: Bob Gowing, Michael Carrano
Attachment:



KCA

KOCH|COVOTSOS ARCHITECTS, PC
3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303-780-7850

ELUTION LLC
JASON REYNOLDS
9102 PIEPER RD
WELLINGTON, CO

CHECKED BY CC
DRAWN BY CC
02/26/20

No.	Description	Date

SITE PLAN

A002

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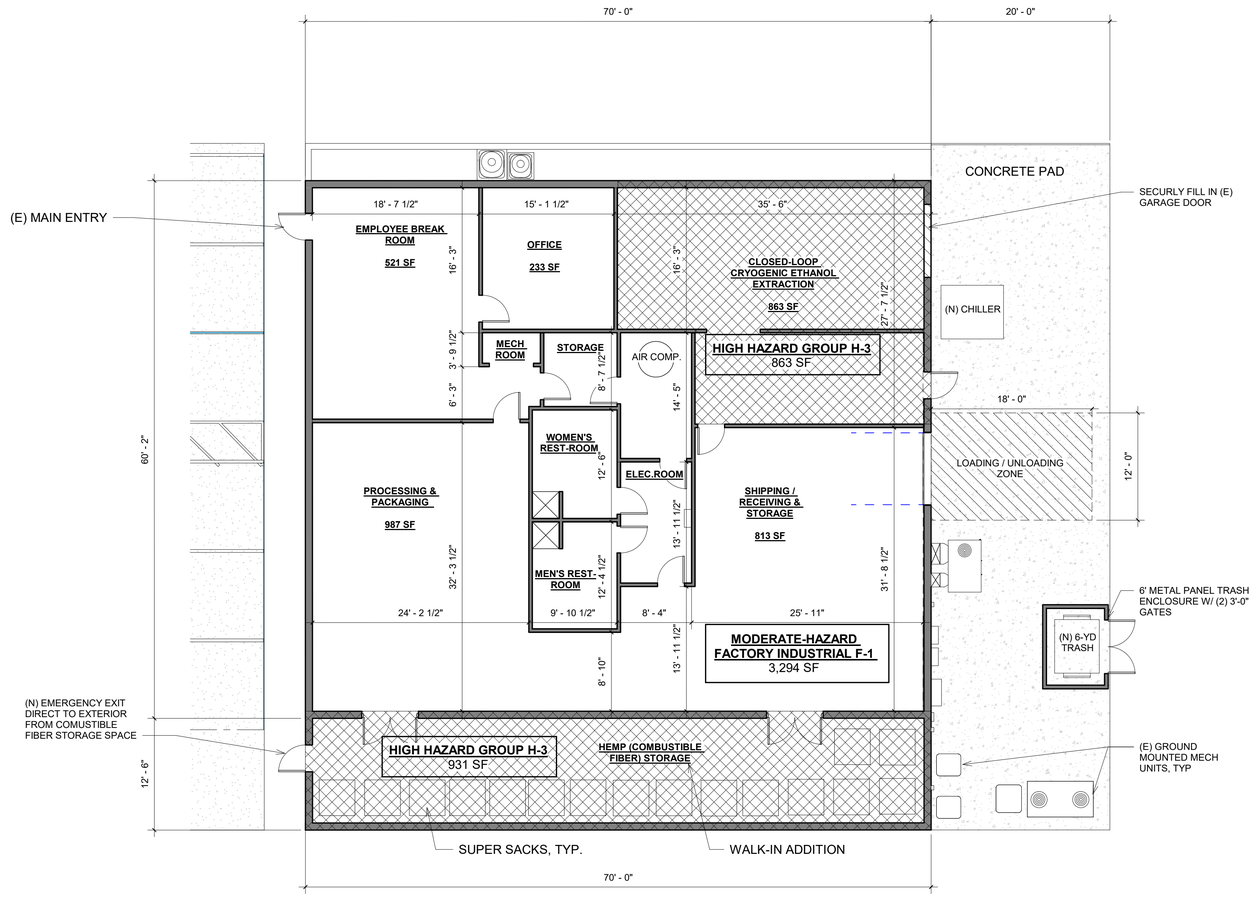

1 FIRST FLOOR
1/8" = 1'-0"

KCA

KOCH|COVOTSOS ARCHITECTS, PC
3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303-780-7850

ELUTION LLC
JASON REYNOLDS
9102 PIEPER RD
WELLINGTON, CO

CHECKED BY CC
DRAWN BY CC
02/26/20

No.	Description	Date

PROPOSED USE PLAN

A101

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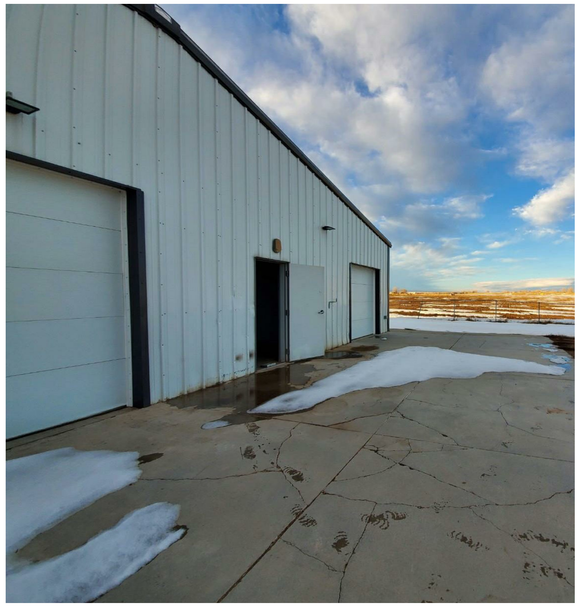
NW CORNER LOOKING EAST

NE CORNER LOOKING WEST

FRONT (WEST) ELEVATION

VIEW OF SE CORNER

BACK (EAST) ELEVATION



VIEW OF NE CORNER

KCA

KOCH|COVOTSOS ARCHITECTS, PC
3457 RINGSBY COURT UNIT 223
DENVER CO 80216
303-780-7850

ELUTION LLC
JASON REYNOLDS
9102 PIEPER RD
WELLINGTON, CO

CHECKED BY MEK
DRAWN BY CC
02/26/20

No.	Description	Date

EXISTING ELEVATION PICTURES

A302

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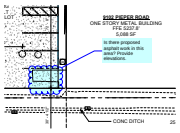
SitePlans_ConditionalUse_9102PieperRd-TOW.pdf Markup Summary

1 (5)



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Author: Vince Gentry
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Is there proposed asphalt work in this area? Provide elevations.

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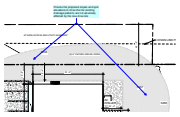

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Provide the proposed slopes and spot elevations to show the the existing drainage patterns are not adversely affected by the new drive isle

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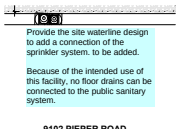

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Provide the site waterline design to add a connection of the sprinkler system. to be added.

Because of the intended use of this facility, no floor drains can be connected to the public sanitary system.

Please see the below notes/comments regarding a review of the extraction facility. Please let Captain Petit or I know if you have any questions regarding these notes.

- 2018 IFC adopted by the Town of Wellington and WFPD in 2019 by Resolution.

- Group H3 - Sprinklered - The building will be required to be sprinkled for plans that have been submitted. A sprinkler system plan and a permit/plan must be submitted separately for processing before building can be occupied or operational.

- ***Annual Operational Permit required per IFC 105.6.7 Combustible Fiber and 105.6.38 Plant extraction systems.***

- Allowable Quantities
    - Combustible Fiber - Storage Max*100/loose & 1000/baled
    - Class 1B Ethanol - Lab space** - 240 gal
    - + Storage Cabinet - 240 gal
        - = Total max allowable amount per space 480 gal* 5003.1(1)*de*

*per area must meet the condition *of 5003.(1)de*

- Stored Hemp - 64 cubic feet (allowable amount per submitted plans)

- Odor IMC 403.3 (no comment)

- Egress doors shall be readily openable from the egress side without the use of key or special knowledge or effort.
    - - review means of Egress - ex: security considerations (1010.1.9.8; 1008.1.4.4 1010.1.9.7)

- ***Plans exceed the maximum allowable amount of hemp for drying is 100/cu.ft.***
- Trash requirements are met but should use caution for allowable quantities of disposal

<u>Areas that need further review:</u>

1. Security (Egress, Fire Protection System, etc.)
2. Control Area
3. Ventilation to meet code requirements listed in 403.3
4. Exhaust Discharge to meet code requirements listed in 501.2.1
5. Explosion Control
6. Sprinkler and Fire Protection Plan
7. UL verified equipment
8. Hazards Material Storing and Handling

<u>Areas of concern based on plans submitted</u>

1. ***Plans should reference "***2018 IFC adopted by the Town of Wellington and WFPD in 2019 by Resolution."

2. ***Clarification needed. Plans exceed the maximum allowable amount of hemp for drying. The plans ref 120 lbs and the allowable amount is 100/cu.ft.***
3. ***Annual Operational Permit required per IFC 105.6.7 Combustible Fiber and 105.6.38 Plant extraction systems.***
4. ***I would respectfully request they submit notes or we tour the facility to review the "Areas that need further review"***

Ashley Macdonald
Director of Government Affairs &
District Management
Wellington Fire Protection District
970.302.6943
www.wfpd.org

Planning Commission Meeting

Date: **June 1, 2020**
Submitted By: **Cody Bird, Planning Director**
Subject: **Site Plan Review - Lot 2, Block 1, Boxelder Commons Subdivision - Ziggi's Coffee**

EXECUTIVE SUMMARY

General Location:
• East side of 5th Street, south of Ridley's Family Market

Applicant/Agent:
• Applicant: Devin Ferrey, Ferrey Rauch Companies
• Agent: Chad August, MAH Architectural Group

Reason for request:
• Develop site for Coffee Café with Drive-thru and Patio Seating
• Develop as one phase of an overall site development

Background Information:
• The applicant is proposing to develop the property south of Ridley's Family Market between 5th Street and the I-25 Frontage Road.
• The proposed project is part of a larger development that is proposed to be built in phases. The current phase to be considered is located at the south end of the overall site. A site plan approval was granted for commercial and retail spaces on the north end of the site in October 2019, but construction has not yet commenced.
• The property was previously approved for commercial development. Public improvements to serve the site are already installed, and private improvements (parking lots and circulation aisles, curbs, sidewalks) are in place. The applicant desires to utilize portions of the existing improvements to the extent feasible. Modifications to portions of the parking lot and sidewalks are proposed and necessary repairs/replacements will also be made.
• The property is zoned C3 Highway Commercial. The proposed coffee café, including the drive-thru, is a permitted use within the C3 District.

BACKGROUND / DISCUSSION

1. Building Setbacks and dimensional standards: The proposed building does not encroach into required building setbacks. The proposed development complies with all other district dimensional standards.
2. Easements: Proposed buildings and structures do not encroach into platted easements.
3. Streets and Access: The site is adjacent to 5th Street and the I-25 Frontage Road. All access will be on 5th Street, which is sufficient to accommodate the proposed development. There is no access allowed to the Frontage Road.
   - A stop sign is required at the exit onto 5th St.
     - All signs and pavement markings on site are required to conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).

4. Pedestrian Connection: Sidewalks are required to connect to existing public sidewalks. There are existing sidewalks along 5th Street. A new sidewalk connecting the building storefront to the existing sidewalk is proposed, meeting the pedestrian connection requirement. Existing sidewalks along 5th Street need to be evaluated for condition and any repairs made at the time of site construction.

5. Parking: Restaurant uses are required to provide a minimum of 1 parking space per each 100 sq. ft. of gross floor area. The proposed building is 1,800 sq. ft., thus 18 parking spaces are required. 20 parking spaces are proposed, meeting the requirement.

- Future phases will need to be evaluated for parking needs at the time of site plan review. A shared parking analysis for the parking lot will need to be provided for the coffee shop and the immediately adjacent lot to the north.
  - Parking spaces meet the minimum width and depth requirement (10 ft. x 20 ft.) as required.
  - A bicycle rack for this phase of development is identified, meeting the minimum requirement.

6. Circulation Aisles: Circulation aisles are shown to meet the minimum 24-ft. width requirement for two-way traffic circulation. The drive-thru lane is 12 ft. wide or more, which is adequate for one-way circulation.

7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When less than 25 parking spaces are provided, a minimum of 1 van accessible parking space is required. 1 van accessible parking space is identified, meeting the requirement.

- An additional ADA parking space may be required when the adjacent phase is developed, and the applicant may want to consider how that can be accommodated in the current design.
  - The applicant or their designated agent shall ensure that all accessible parking spaces and routes meet the requirements of ADA standards including locations, widths, aisles, slopes, signage, and pavement markings. Sufficient details should be included in the civil engineering plans.

8. Signage:

- Wall signs are shown on the building elevations. Size and location are consistent with the intent of the sign regulations and are appropriate for the scale and character of the proposed development site. A separate sign permit is required.
  - An entrance monument sign is also proposed at the 5th Street driveway entrance. The monument sign location is acceptable. The sign base and materials are required to match or be complimentary to the building materials. A separate sign permit is required and staff will verify sign requirements at the time of sign permit application.

9. Site Lighting: A photometric plan was provided with the site plans as required.

- The Town's maximum illumination level at the property line is 0.1 footcandle. There is a minimal amount of light spill over onto adjacent commercial properties, which acceptable since the adjoining areas will also require parking lot lighting.
  - Additional lighting along the 5th St. sidewalk is required. The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. The Planning Commission should consider requiring street lighting similar in style to the adjacent residential subdivision.

10. Landscape/Screening and Buffering:

- Street Trees: No street trees are proposed adjacent to this site. There are existing underground electric lines located between the sidewalk and the parking lot that prevent deep-rooted vegetation. A landscape berm and increased quantities of shrubs, ornamental grasses and groundcovers are proposed to offset the street tree requirement.
    - Site Trees:
    - Only 6 total trees are proposed on site. The number of trees is reduced due to the existing drainage and utility constraints.
        - The reduced number of trees is generally acceptable due to the increased number of shrubs provided.
        - Parking Lot Trees/Shrubs/Screening: Parking lots are required to provide trees in islands and shrubs for screening and buffering. A sufficient number and species of trees and shrubs are proposed to meet the parking lot island requirements and to adequately screen the parking lots from 5th Street.
    - Other:

    - Landscaping installed at the entrance needs to be verified it will not interfere with the vision triangle – no visual impediments between 30 inches to 8 ft. (not including trees which will reach a mature canopy of over 8 ft.). Shrubs proposed will need to be trimmed or replaced with a species not to exceed 30 inches.
        - A separate tap and meter is required for outdoor landscape irrigation. Location and size of tap shall be indicated on the civil engineering plans.
        - An irrigation plan is required.
        - The berm height along 5th St. is identified as 12" on the landscape plan, but 10" on the civil plan. The height of the berm should be verified.
        - The landscape schedule does not match the drawing and needs to be updated.
        11. Drainage: Site stormwater drainage was previously contemplated for the site. Town Engineering staff has provided engineering review comments to the applicant in a separate letter. The site plan approval is conditioned upon to engineering review comments.

12. Utilities:

- Town Utilities: There is existing public water and sanitary sewer infrastructure in place to serve the site. The site plan approval is conditioned upon engineering review comments.
    - Other Utilities: The applicant is responsible for coordinating with private companies to ensure that all utilities are installed underground.
    - Fire District Review: Wellington Fire District staff reviewed the site plans and accept the plans as presented. Building plan review and a permit issued by Wellington Fire Protection District is required prior to construction.
    13. Architectural Design Standards: The proposed building is an appropriate massing and scale for the site and adjacent commercial properties. Variations in roof lines, wall heights and setbacks provide architectural relief and visual interest.

- The building is proposed to be finished primarily with EIFS (synthetic stucco) and a stone veneer

wainscot. Architectural metal panel is proposed as embellishment and trim features. Metal panels, if accepted by the Planning Commission, are required to be non-reflective.

- All mechanical equipment and rooftop units are required to be screened from view from the public right-of-way. Mechanical units will be rooftop mounted and are behind a parapet wall, meeting the screening requirement. **Special attention should be given to views from I-25 which is slightly elevated above the finished grade of this site.
- An appropriate 6 ft. tall dumpster enclosure is proposed at the north side of the site. Materials for the enclosure match the stone veneer of the building wainscot, meeting the requirement for matching building materials.

14. Corrected Plans: Following Planning Commission approval, the applicant will need to revise the site plan documents to incorporate all corrections or comments, including Town engineering review comments, and submit revised copies to the Town. Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing.

- Building plans will not be reviewed or permits issued until revised plans are accepted by the Town.

STAFF RECOMMENDATION

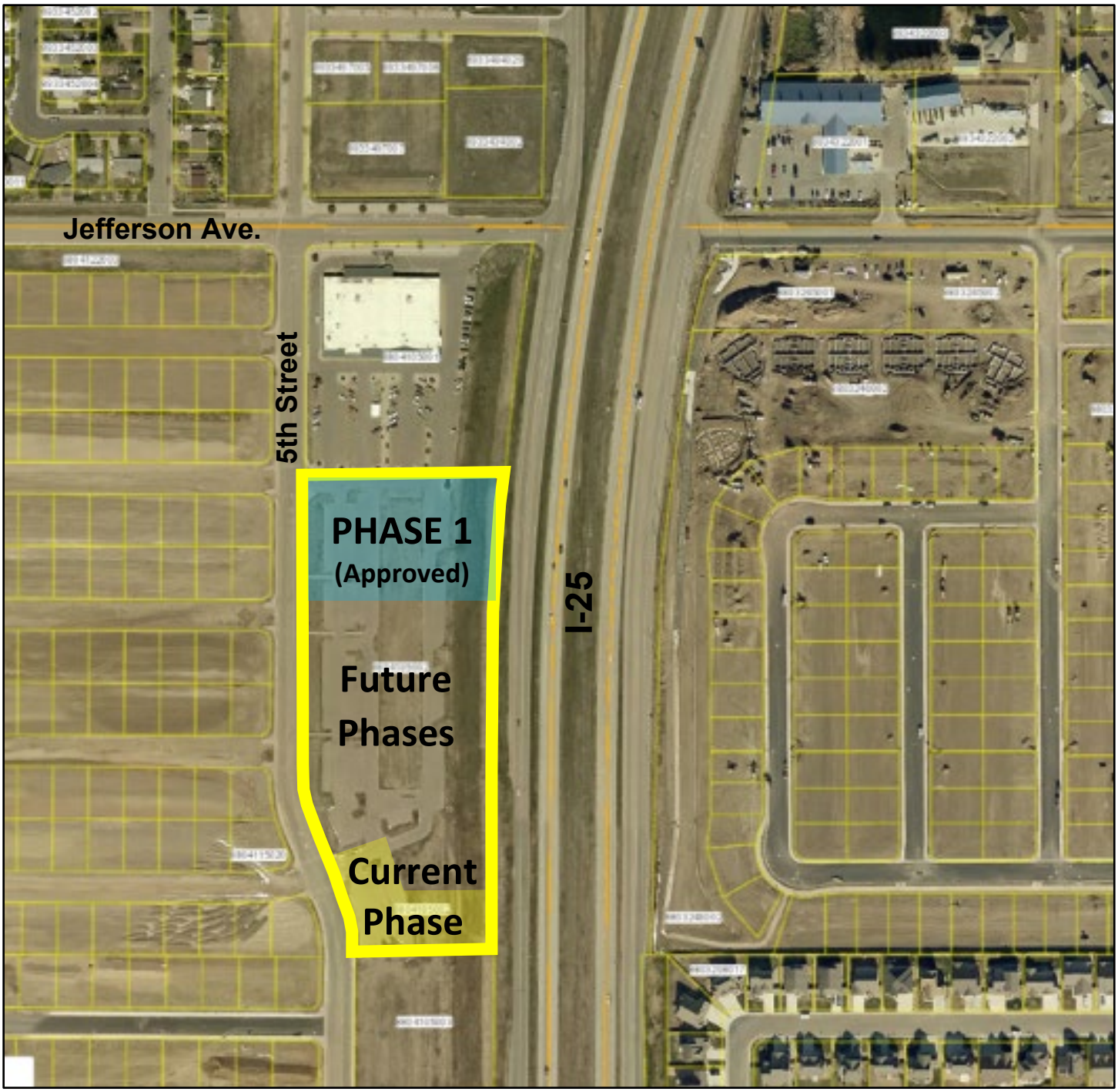
- Approve site plans for Lot 2, Block 1, Boxelder Commons, subject to staff comments.

ATTACHMENTS

1. Location Map
2. Site Plans
3. Building Material Finishes
4. Engineering Comments Letter

Location Map

Lot 2, Block 1, Boxelder Commons



ZIGGI'S COFFEE-WELLINGTON

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SITE NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO
MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED
AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF
THE PERMITTING AUTHORITIES.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

3. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY MAH ARCHITECTURAL GROUP OF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

4. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

5. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS PER THE CIVIL DRAWINGS AND SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SOILS REPORT.

6. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

7. HANDICAP ACCESS TO BUILDING IS DESIGNED ACCORDING TO APPLICABLE CODE. G.C.
TO ENSURE THAT ALL DIRECTIONS AND DIMENSIONS GIVEN ARE STRICTLY ADHERED TO. IF CHANGES ARE MADE THAT CONTRADICT WITH THE DRAWING, OR IF EXISTING FIELD CONDITIONS MAKE THE DRAWINGS NOT APPLICABLE, THE ARCHITECT MUST BE CONTACTED IMMEDIATELY.

8. WATER SERVICE MATERIALS SHALL BE COPPER TYPE "K". DIAMETER SHALL BE AS NOTED ON THESE PLANS AND SHALL BE INSTALLED WITH 24" MINIMUM COVER OR BELOW FROSTLINE WHICH EVER IS GREATER. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

9. OWNER SHALL MONITOR NOISE LEVELS TO REMAIN WITHIN LIMITS OF CITY CODE.

10. REFER TO CIVIL FOR MORE INFORMATION.

PROJECT INFORMATION

PROJECT:	NEW DRIVE-THROUGH COFFEE BUILDING
PROJECT ADDRESS:	BOXELDER COMMONS, LOT A WELLINGTON CO 80538
LEGAL:	LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SCOPE OF WORK

PROJECT SCOPE INCLUDES NEW BUILDING AND ASSOCIATED SITE WORK.

NEW SITE WORK INCLUDES: GRADING, CONCRETE CURBS AND DRIVEWAYS, CONCRETE SIDEWALKS / PATIOS, PARKING LOT AND PEDESTRIAN LIGHTS, TRASH ENCLOSURE, BIKE RACKS, LANDSCAPING, UTILITIES, AND STREETSCAPE AS NOTED ON PLANS.

NEW BUILDING WORK INCLUDES: CONCRETE FOUNDATIONS AND SLAB, EXTERIOR WALLS / CANOPIES / LIGHT FIXTURES, ROOFING, AND ELECTRICAL PANELS / LIGHTING / TELEPHONE CONDUIT.

SITE SIGNAGE UNDER SEPARATE PERMIT.

UTILITY CONTACTS

UTILITY COMPANY		PHONE NUMBER
GAS COMPANY	SOURCE GAS	303-243-3529
ELECTRIC COMPANY	XCEL ENERGY	970-224-6152
CABLE COMPANY	TDS	970-567-0245
TELECOM COMPANY	CENTURYLINK	970-490-7503
WATER	TOWN OF WELLINGTON	970-568-3381
WASTEWATER	TOWN OF WELLINGTON	970-568-3381
STORMWATER	TOWN OF WELLINGTON	970-568-3381

PROJECT CONTACTS

OWNER/DEVELOPER
FERREY RAUCH COMPANIES, LTD.
DEVIN FERREY
125 S. HOWES ST., 2ND FLOOR
FORT COLLINS, CO 80521
PHONE: 970-284-3200
EMAIL: devin@fr-corp.com

ARCHITECT:
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1385 S. COLORADO BLVD.
DENVER, CO 80222
PHONE: 303.778.0608
EMAIL: chad@maharch.com

CIVIL ENGINEER:
HCI ENGINEERING
COLE HABERER, P.E.
621 SOUTHPARK DRIVE, #1600
LITTLETON, CO 80120
PHONE: 303.474.3400
EMAIL: cole@haberergroup.com

LANDSCAPE DESIGNER
JUMP DESIGN COMPANY
TOM JUMP, ASLA
1733 SOUTH CLARKSON STREET
DENVER, CO 80120
PHONE: 303.282.0463
EMAIL: tom@jumpdesignco.com

TRAFFIC ENGINEERING:
DELICH ASSOCIATES
JOSEPH DELICH, P.E. PTOE
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
PHONE: 970.669.2061
EMAIL: delich@delichassoc.com

SOILS ENGINEER:
CTL THOMPSON, INC.
SPENCER SCHRAM, P.E.
400 N. LINK LANE
FORT COLLINS, CO 80524
PHONE: 970.206.9455

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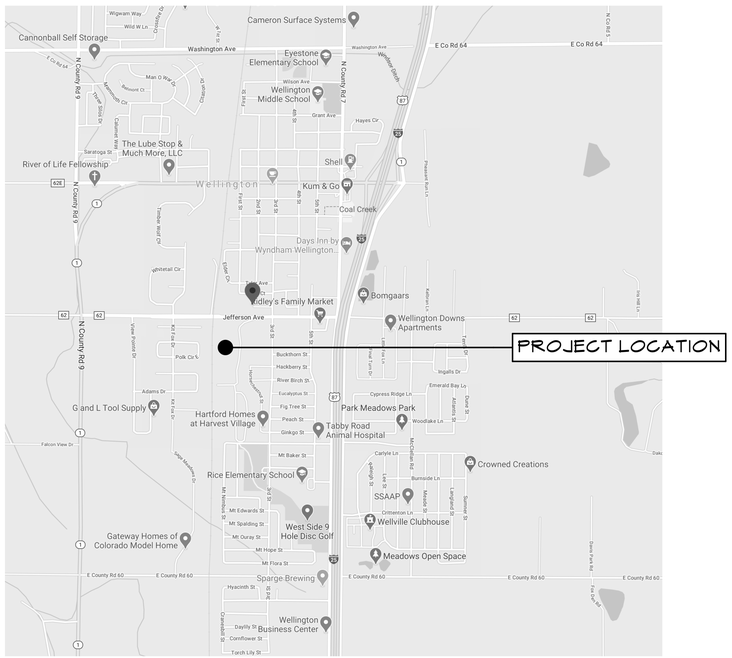
C8.2	EROSION CONTROL DETAILS

LANDSCAPE AND IRRIGATION

L1.0	LANDSCAPE PLAN



1 A0.0 VICINITY PLAN
NOT TO SCALE

N

2 A0.0 VICINITY PLAN
NOT TO SCALE

N

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Date Drawn
MARCH 05, 2020

Drawn By
CMA

Description
ARCHITECTURAL COVER SHEET

Sheet Number
A0.0

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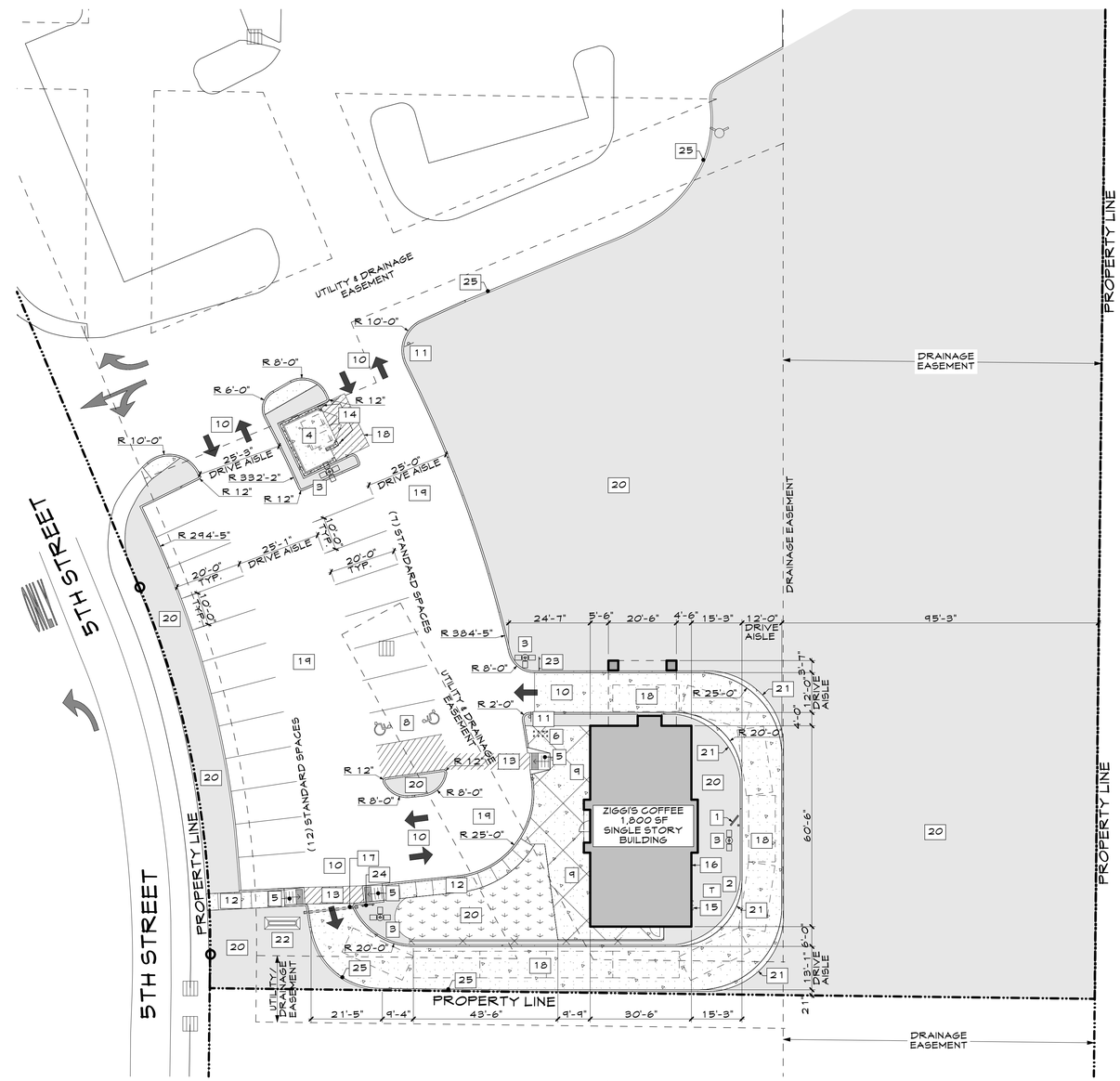

1 / A1.0 ARCHITECTURAL SITE DIMENSION PLAN

SCALE: 1" = 20'

N

0 10' 20' 40'

ANY SIGNAGE IS INDICATED IS SHOWN FOR REFERENCE ONLY.

ALL SIGN LOCATIONS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE BASED UPON SIGN DESIGN DETAILS. ALL SIGNAGE, INCLUDING FREESTANDING SIGNS, WALL SIGNS, AND MENU BOARDS, SHALL COMPLY WITH THE CITY'S SIGN ORDINANCE. A SEPARATE PERMIT WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SITE DATA TABLE

ZONING	C-3: HIGHWAY COMMERCIAL		
TOTAL SITE AREA	316,223 SQ. FT. OR 7.259 ACRES		
SITE DEVELOPMENT AREA	66,466 SQ. FT. OR 1.526 ACRES		
LAND USE	DRIVE-THROUGH COFFEE SHOP		
HOURS OF OPERATION	5:00 A.M. TO 9:00 P.M.		
SQUARE FOOTAGE	1. BUILDING TOTAL: 1,832 S.F. 2. NUMBER OF STORIES: (1) STORY 3. HEIGHT LIMIT: 40 FEET 4. BUILDING HEIGHT: 22'-6"		
BUILDING OCCUPANCY	B (BUSINESS)		
TYPE OF CONSTRUCTION	V-B		
REQUIRED PARKING (1 SPACE / 100 SF DINING)	TOTAL DINING AREA=885 INTERIOR+733 PATIO=1,618 1618/100=16.18=17 REQUIRED SPACES (17) PARKING SPACES REQUIRED + STACKING SPACES AT DRIVE THRU LANES.		
PROVIDED PARKING	(20) TOTAL PARKING SPACES PROVIDED *(19) STANDARD PARKING SPACES @ 9'X18' *(1) ADA AND VAN ACCESSIBLE PARKING SPACE @ 9'X18' W/ ADJACENT ACCESS AISLE 9'X18'		
CAR STACKING	(11) STACKING SPACES PROVIDED		
BICYCLE PARKING	(4) SPACES PROVIDED		
UTILITY PROVIDERS	1. WATER: TOWN OF WELLINGTON 2. WASTEWATER: TOWN OF WELLINGTON 3. POWER: XCEL		
AREA OF LANDSCAPING	40,141 SF	60.39%	
AREA OF SIDEWALK AND PATIO	1,519 SF	2.28%	
AREA OF BUILDING COVERAGE	1,832 SF	2.76%	
AREA OF DRIVEWAYS AND PARKING	22,974 SF	34.56%	

KEYED NOTES XX

1. LOCATION FOR NEW ILLUMINATED MENU BOARD AND ORDERING STATION. PROVIDE POWER FOR LIGHTING AND CONDUIT WITH PULL STRING FOR COMMUNICATIONS CONNECTIONS.
2. NEW ELECTRICAL TRANSFORMER WITH CONCRETE PAD. PAINT TO MATCH NEW BUILDING FIELD COLOR. COORDINATE AS REQUIRED WITH UTILITY PROVIDER.
3. NEW PARKING LOT LIGHT WITH CONCRETE BASE. SEE DETAIL 1/A1.1. PROVIDE EMPTY 1" Ø CONDUIT FROM BUILDING TO LIGHT POLE FOR OWNER FURNISHED FUTURE SECURITY CAMERA(S). PROVIDE JUNCTION BOX AT EACH END. COORDINATE FINAL LOCATION WITH OWNER.
4. LOCATION FOR NEW CMU BLOCK TRASH ENCLOSURE WITH PAINTED STEEL GATE. SEE DETAIL 1/A2.0.
5. NEW ADA SIDEWALK CURB RAMP. SLOPE TO BE 1:12 MAX.
6. LOCATION FOR NEW BICYCLE RACK. SEE DETAIL 8/A1.1.
7. NEW ADA PARKING SIGN. SEE DETAIL 5/A1.1.
8. NEW VAN ACCESSIBLE ADA PARKING STALL. ALL SIGNAGE AND STRIPING TO MEET EXISTING CITY STANDARDS. SEE DETAIL 9/A1.1.
9. NEW CONCRETE PATIO WITH SCORED CONTROL JOINTS AT 10'-0" O.C. BOTH DIRECTIONS. TYP.
10. NEW PAINTED TRAFFIC ARROWS AND/OR NEW PAINTED LETTERS AS INDICATED. SEE DETAIL 4/A1.1.
11. NEW STOP SIGN AND/OR PAINTED STOP BAR AS INDICATED. ALL SIGNAGE AND STRIPING TO MEET EXISTING CITY STANDARDS.
12. NEW CONCRETE SIDEWALK WITH CONTROL JOINTS AT 5'-0" O.C. PER CIVIL.
13. NEW PAINTED PEDESTRIAN CROSSING STRIPING AS SHOWN.
14. NEW 6" DIA. CONCRETE FILLED STEEL BOLLARD TO BE PAINTED YELLOW. SEE DETAIL 6/A1.1.
15. NEW ELECTRICAL SWITCHGEAR PAINT TO MATCH ADJACENT WALL. SWITCHGEAR TO BE SCREENED BY LANDSCAPING. SEE LANDSCAPE PLANS.
16. LOCATION FOR NEW IRRIGATION BACKFLOW PREVENTER AND ASSOCIATED CONTROL VALVES. EQUIPMENT TO BE SCREENED BY LANDSCAPING. SEE LANDSCAPE PLANS.
17. NEW OVERHEAD CLEARANCE BAR SUSPENDED +10'-0" ABOVE PAVEMENT.
18. NEW CONCRETE PAVING PER CIVIL.
19. NEW ASPHALT PAVING PER CIVIL.
20. NEW LANDSCAPING.
21. NEW FLATTENED CURB. TYP. BOTH SIDES OF DRIVE AISLE AROUND FULL LENGTH OF CURVE AS SHOWN. SEE CIVIL DRAWINGS.
22. LOCATION FOR NEW MONUMENT SIGN. OWNER TO PROVIDE SIGN. GENERAL CONTRACTOR TO PROVIDE POWER AND ALL ASSOCIATED CONDUIT TO MONUMENT SIGN PER ELECTRICAL AND FOUNDATION PER STRUCTURAL.
23. NEW OWNER FURNISHED, CONTRACTOR INSTALLED "DO NOT ENTER" SIGNAGE. COORDINATE ALL INSTALLATION REQUIREMENTS AND FINAL LOCATION FOR SIGNAGE WITH OWNER.
24. NEW OWNER FURNISHED, CONTRACTOR INSTALLED "ENTER" SIGNAGE AT DRIVE-THRU LANE ENTRY. COORDINATE ALL INSTALLATION REQUIREMENTS AND FINAL LOCATION FOR SIGNAGE WITH OWNER.
25. PORTION OF EXISTING CURB AND GUTTER TO REMAIN. TIE EXISTING CURB AND GUTTER INTO NEW CURB AND GUTTER SYSTEM AS INDICATED. SEE CIVIL DRAWINGS.

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Issues:

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1"=20'-0"

Date Drawn
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Drawn By
CMA

Description
ARCHITECTURAL SITE PLAN

Sheet Number
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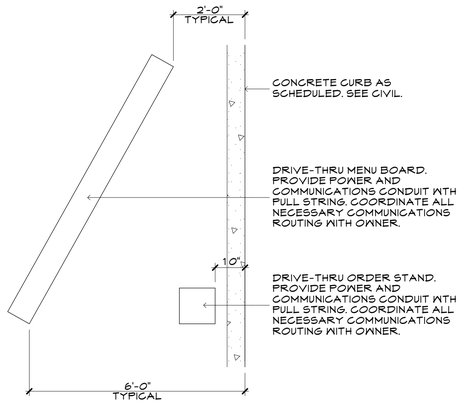
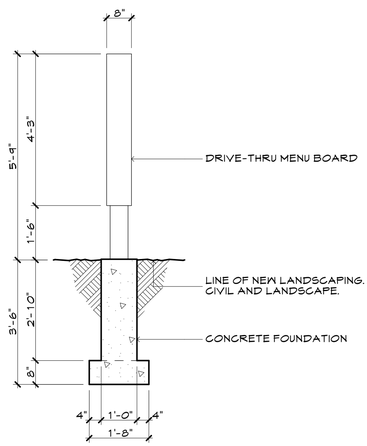
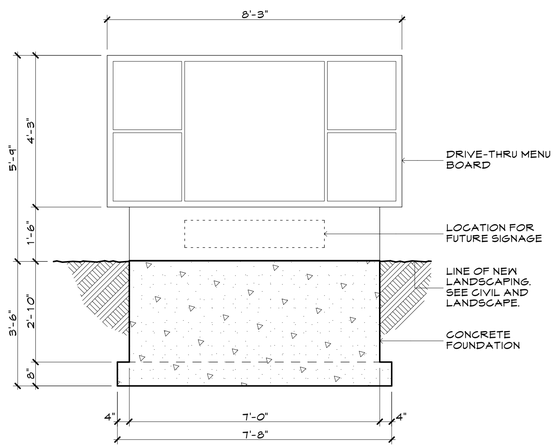
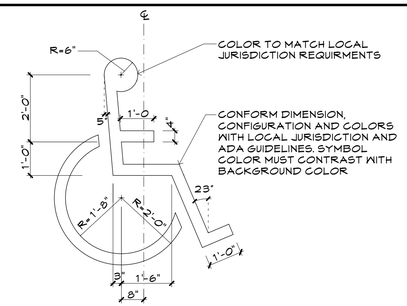






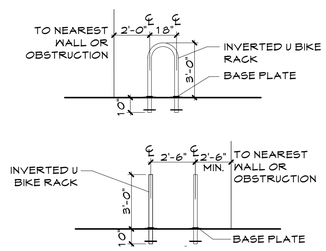
10 / A1.1 FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



9 / A1.1 ADA SYMBOL DETAIL

SCALE: 1/2" = 1'-0"

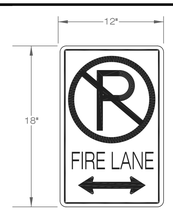


FRONT / SIDE ELEVATIONS

INVERTED "U" BIKE RACK:1 1/2" SCHEDULE 40 PIPE (48.26 mm O.D. x 3.683 mm WALL) BENT TO FORM "U". ONLY THE BASE PLATE SHALL BE WELDED TO THE STEEL PIPE WITH (2) 3mm VENT HOLES - ONE ON THE INSIDE OF EACH UPRIGHT WHERE THE PIPE IS WELDED TO THE BASE PLATE. AFTER FABRICATION, THE RACK SHALL BE COATED WITH A THERMOPLASTIC POWDER COATING 3 MILS MIN. PAINT "BLACK" MOUNT TO CONCRETE WITH 7 1/2" DIA. BASEPLATE 10 mm THICK STEEL WITH (3) 11 mm DIA. MOUNTING HOLES ON EACH BASE PLATE, SPACED EQUIDISTANT BETWEEN THE UPRIGHT PIPE AND EDGE OF BASEPLATE. EXPANSION ANCHOR TO BE CARBON STEEL MUSHROOM HEAD, 10 mm x 76 mm "SPIKE" #5550 AS MANUFACTURED BY RAWL OR APPROVED EQUAL MADE FROM GRADE 8.2 MATERIALS EXHIBITING EQUIVALENT THEFT-PROOF PERFORMANCE. MAX TOLERANCE 1/4" FROM PLUMB. ANY DEPARTURE OF BASE PLATE FROM GRADE BY MORE THAN 3/8" SHALL REQUIRE SEPARATION TO BE FILLED WITH HIGH-STRENGTH EPOXY NON-SHRINKING GROUT AND MADE LEVEL.

8 / A1.1 BICYCLE RACK

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



UNIVERSAL
FIRE LANE SIGN DETAIL

COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "FIRE LANE"	RED
BACKGROUND	WHITE
"P"	BLACK

NOTES:

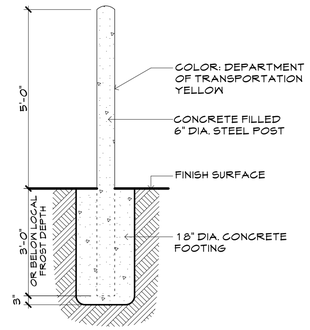
1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"X18" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.

2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.

3. ARROWS MAY BE NEEDED (LEFT, RIGHT OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.

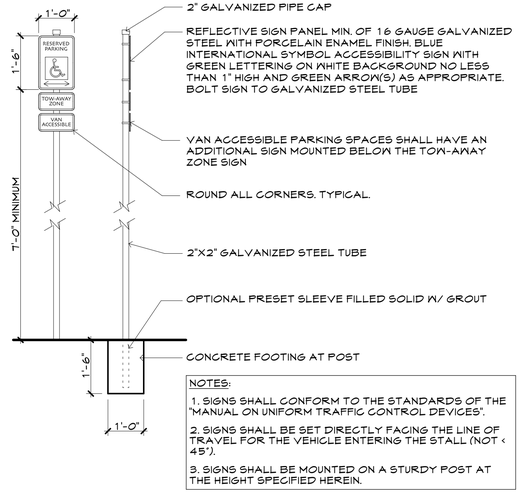
7 / A1.1 FIRE LANE SIGN DETAIL

SCALE: 1 1/2"= 1'-0"



6 / A1.1 BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



NOTES:

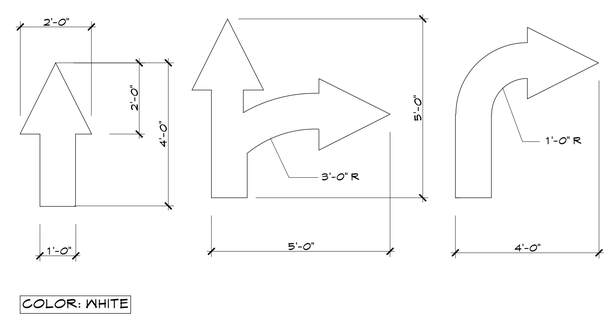
1. SIGNS SHALL CONFORM TO THE STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

2. SIGNS SHALL BE SET DIRECTLY FACING THE LINE OF TRAVEL FOR THE VEHICLE ENTERING THE STALL (NOT < 45°).

3. SIGNS SHALL BE MOUNTED ON A STURDY POST AT THE HEIGHT SPECIFIED HEREIN.

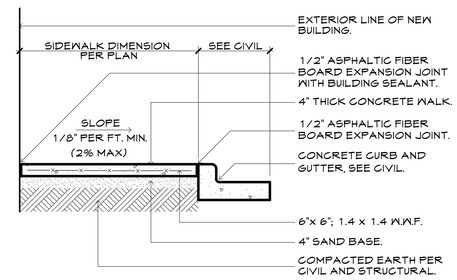
5 / A1.1 ADA PARKING POLE SIGN

SCALE: 1/2" = 1'-0"



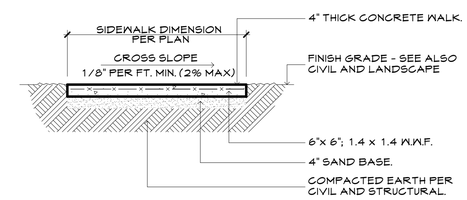
4 / A1.1 TRAFFIC CONTROL DETAILS

SCALE: 1/2" = 1'-0"



3 / A1.1 SIDEWALK SECTION

SCALE: 1/2" = 1'-0"



2 / A1.1 SIDEWALK SECTION

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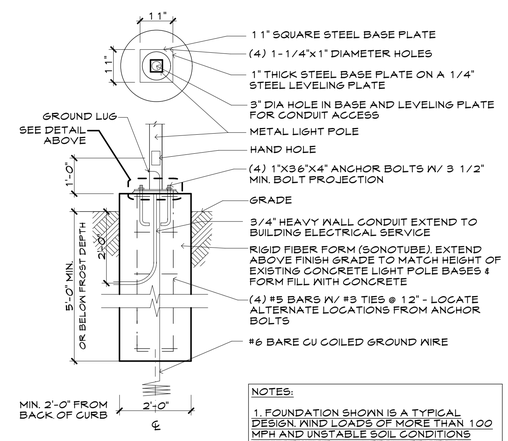

NOTES:

1. FOUNDATION SHOWN IS A TYPICAL DESIGN. WIND LOADS OF MORE THAN 100 MPH AND UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN.

2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES

1 / A1.1 LIGHT POLE DETAIL

SCALE: 1/2" = 1'-0"

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Issues:

Scale
VARIES: SEE PLAN

Date Drawn
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Drawn By
CMA

Description
ARCHITECTURAL SITE DETAILS

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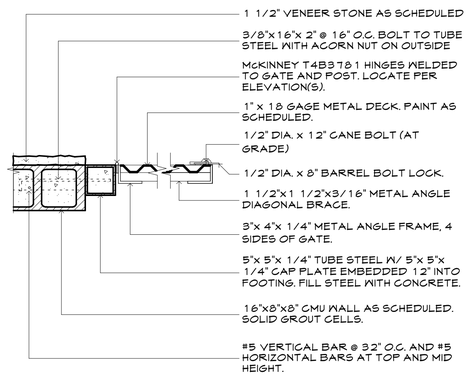
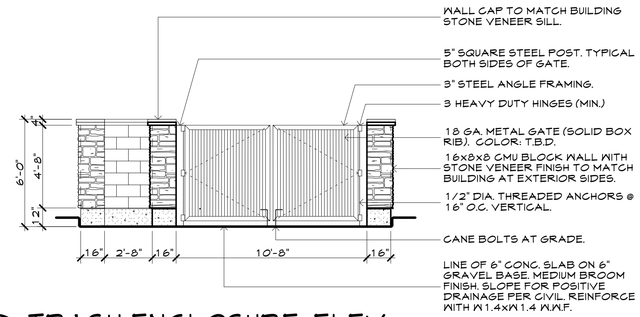
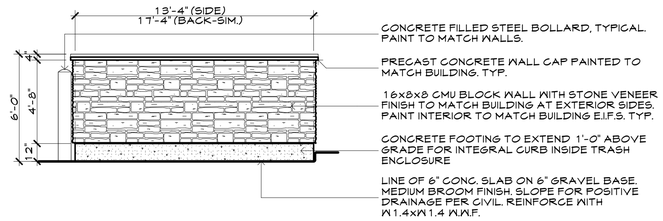


6 A2.0 **ENCLOSURE JAMB**
SCALE: 1" = 1'-0"



3 A2.0 **TRASH ENCLOSURE-ELEV.**
SCALE: 1/4" = 1'-0"



2 A2.0 **TRASH ENCLOSURE-ELEV.**
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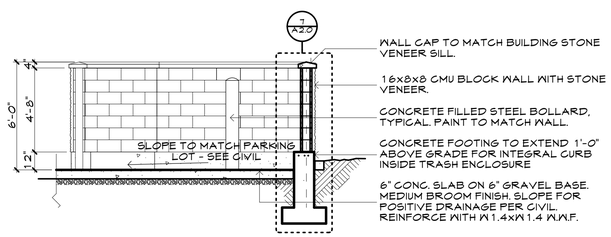

5 A2.0 **TRASH ENCLOSURE-SECT.**
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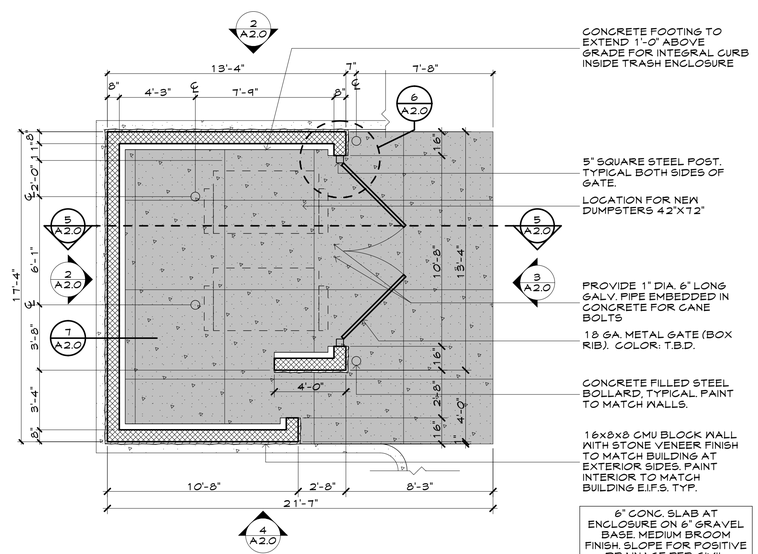
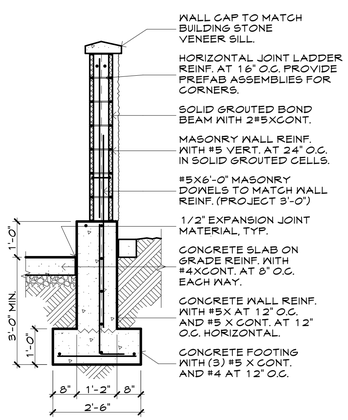
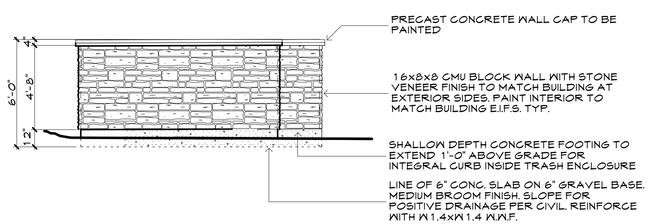


1 A2.0 **TRASH ENCLOSURE-PLAN**
SCALE: 1/4" = 1'-0"



7 A2.0 **WALL SECTION**
SCALE: 1/2" = 1'-0"



4 A2.0 **TRASH ENCLOSURE-ELEV.**
SCALE: 1/4" = 1'-0"

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ZIGGI'S COFFEE-WELLINGTON
LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Issues:

Scale
VARIES: SEE PLAN

Date Drawn
MARCH 05, 2020

Drawn By
CMA

Description
TRASH ENCLOSURE

Sheet Number
A2.0

ZIGGI'S COFFEE-WELLINGTON

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
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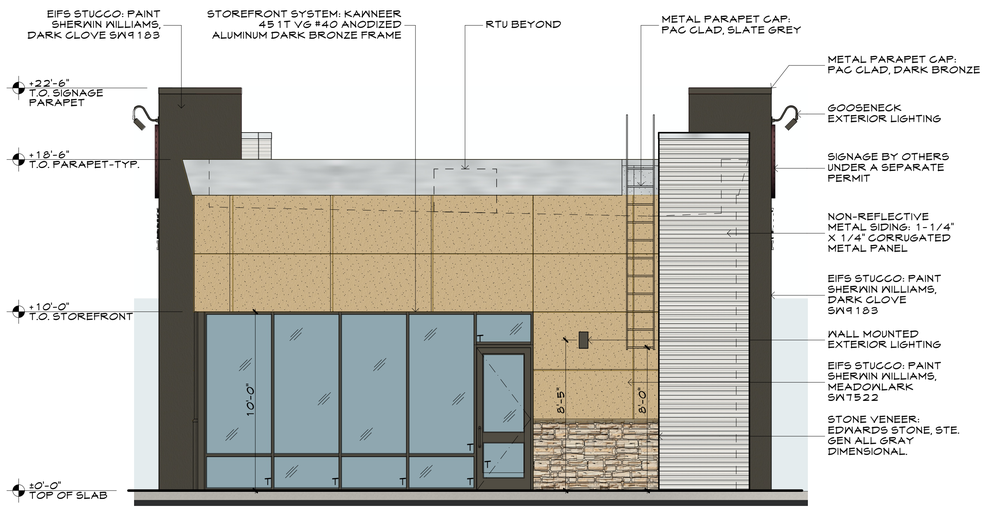
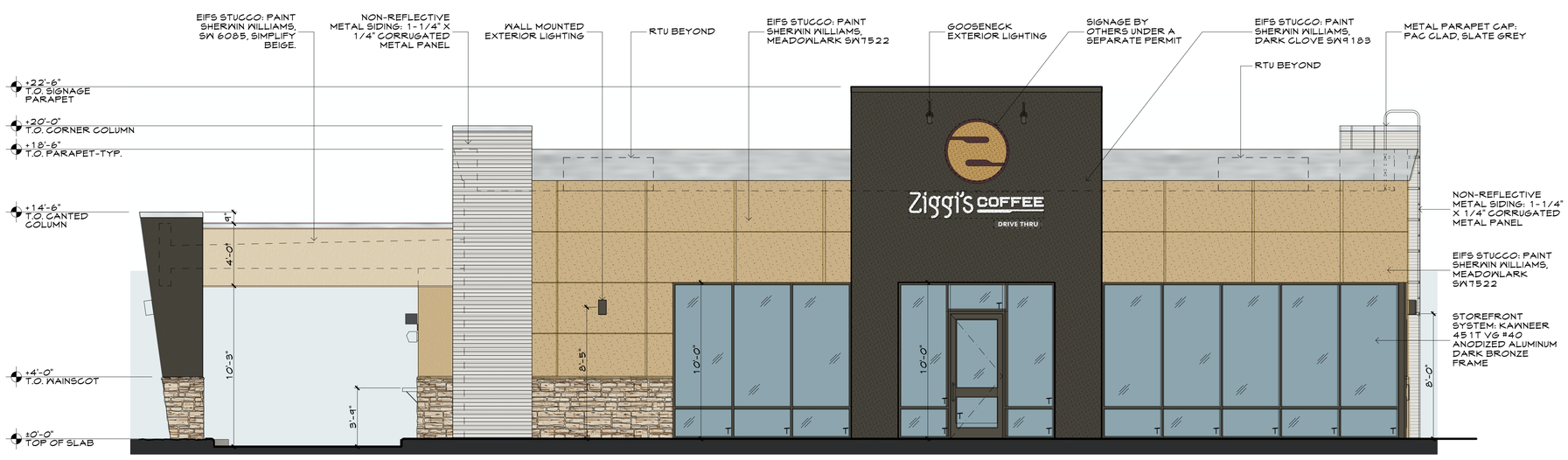
ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY.

SEPARATE SIGNAGE PERMIT(S) REQUIRED.
SIGNAGE TO BE APPLIED FOR UNDER A SEPARATE PERMIT APPLICATION.



2 A3.0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.0 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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Issues:

Scale
1/4"= 1'-0"

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Description
EXTERIOR ELEVATIONS (1)

Sheet Number
A3.0

ZIGGI'S COFFEE-WELLINGTON

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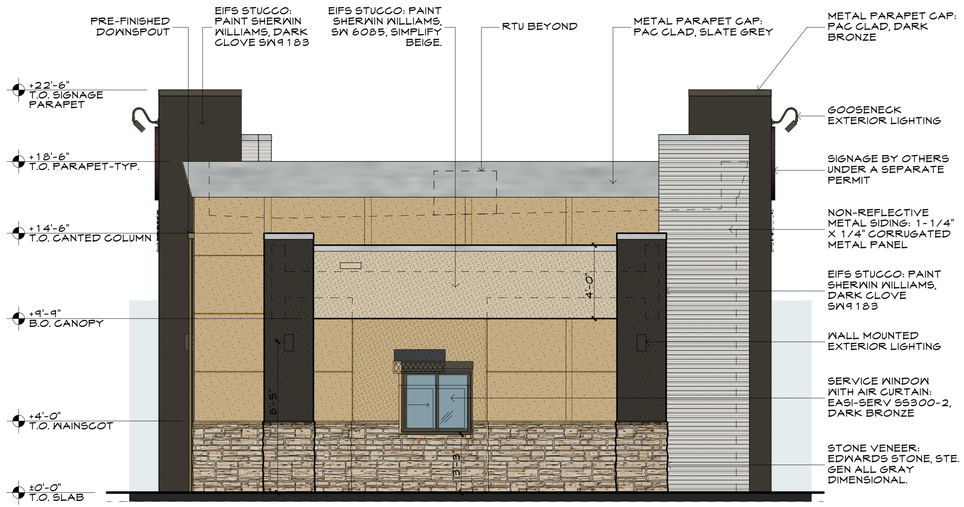
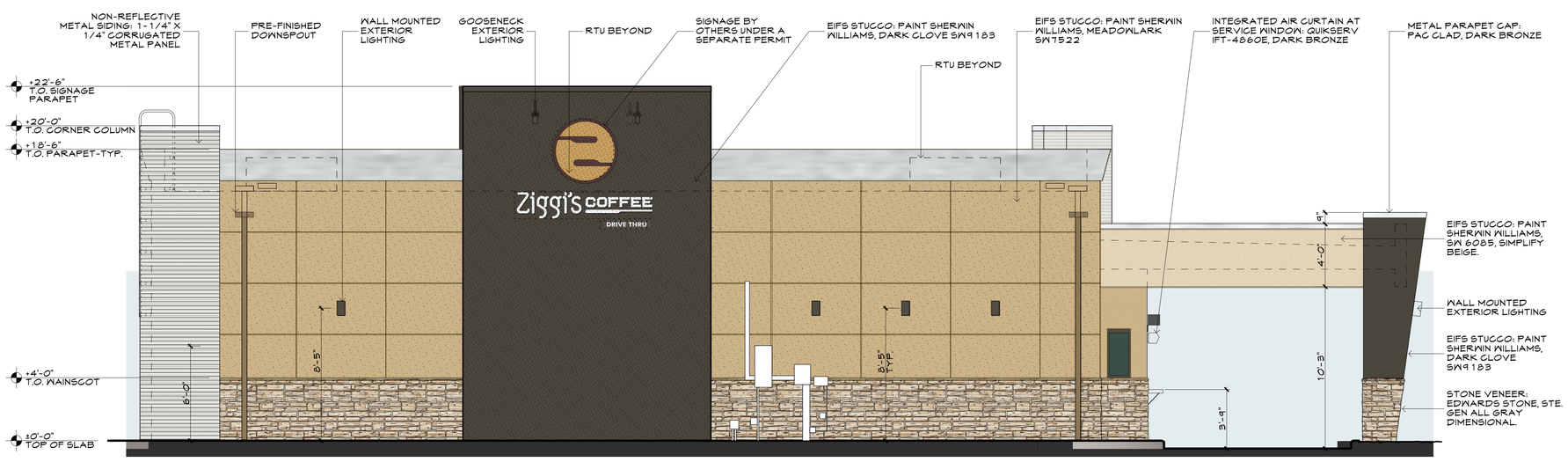


2 A3.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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Issues:

Scale
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Date Drawn
MARCH 05, 2020

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Description
EXTERIOR ELEVATIONS (2)

Sheet Number
A3.1

ZIGGI'S COFFEE-WELLINGTON

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OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

2 A3.2 BUILDING PERSPECTIVE-DRIVE THRU
NOT TO SCALE

1 A3.2 BUILDING PERSPECTIVE-PATIO
NOT TO SCALE

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Description
BUILDING PERSPECTIVES

Sheet Number
A3.2

ZIGGI'S COFFEE-WELLINGTON

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Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Polar Plot
	J	3	Lithonia Lighting	LDN6 40/15 LO6AR LD	6IN LDN, 4000K, 1500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	1	LDN6_40_15_LO6AR_LD.ies	1357	1	17.52	100%	Max: 1408cd
	C	6	Gotham Architectural Lighting	EVO6WC 30/15 AR ND LSS	EVO 6IN CYLINDER, WALL MOUNT, 80 CRI, 3000K, 1500LM, NARROW DIST, CLEAR, SEMI-SPEC	1	EVO6WC_30_15_AR_ND_LSS.ies	1503	1	14.7	100%	Max: 2878cd
	S33	2	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	1	DSX1_LED_P4_40K_T3M_MVOLT.ies	14073	1	375	100%	Max: 9671cd
	S34	1	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	1	DSX1_LED_P4_40K_T3M_MVOLT.ies	14073	1	500	100%	Max: 9671cd
	S42	1	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	1	DSX1_LED_P4_40K_T4M_MVOLT.ies	14181	1	250	100%	Max: 8071cd

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	C	103.25	1410.50	8.40	8.40	90.00	0.00	103.51	1410.50	0.00
2	C	94.50	1397.50	8.40	8.40	180.00	0.00	94.50	1397.24	0.00
3	C	71.00	1449.75	8.40	8.40	270.00	0.00	70.74	1449.75	0.00
4	C	102.75	1453.75	8.40	8.40	90.00	0.00	103.01	1453.75	0.00
5	C	102.75	1446.25	8.40	8.40	90.00	0.00	103.01	1446.25	0.00
6	C	102.75	1438.75	8.40	8.40	90.00	0.00	103.01	1438.75	0.00
1	J	70.98	1425.94	10.00	10.00	0.00	0.00	70.98	1425.94	0.00
2	J	82.14	1468.95	11.40	11.40	0.00	0.00	82.14	1468.95	0.00
3	J	92.15	1468.98	11.40	11.40	0.00	0.00	92.15	1468.98	0.00
1	S33	9.00	1401.00	20.00	20.00	270.00	0.00			
2	S33	52.00	1479.00	20.00	20.00	90.00	0.00			
1	S34	-7.00	1535.00	20.00	20.00	153.43	0.00			
1	S42	114.00	1424.00	20.00	20.00	0.00	0.00			

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.9 fc	42.1 fc	0.0 fc	N/A	N/A

EXTERIOR LIGHTING DESIGN CONCEPTS

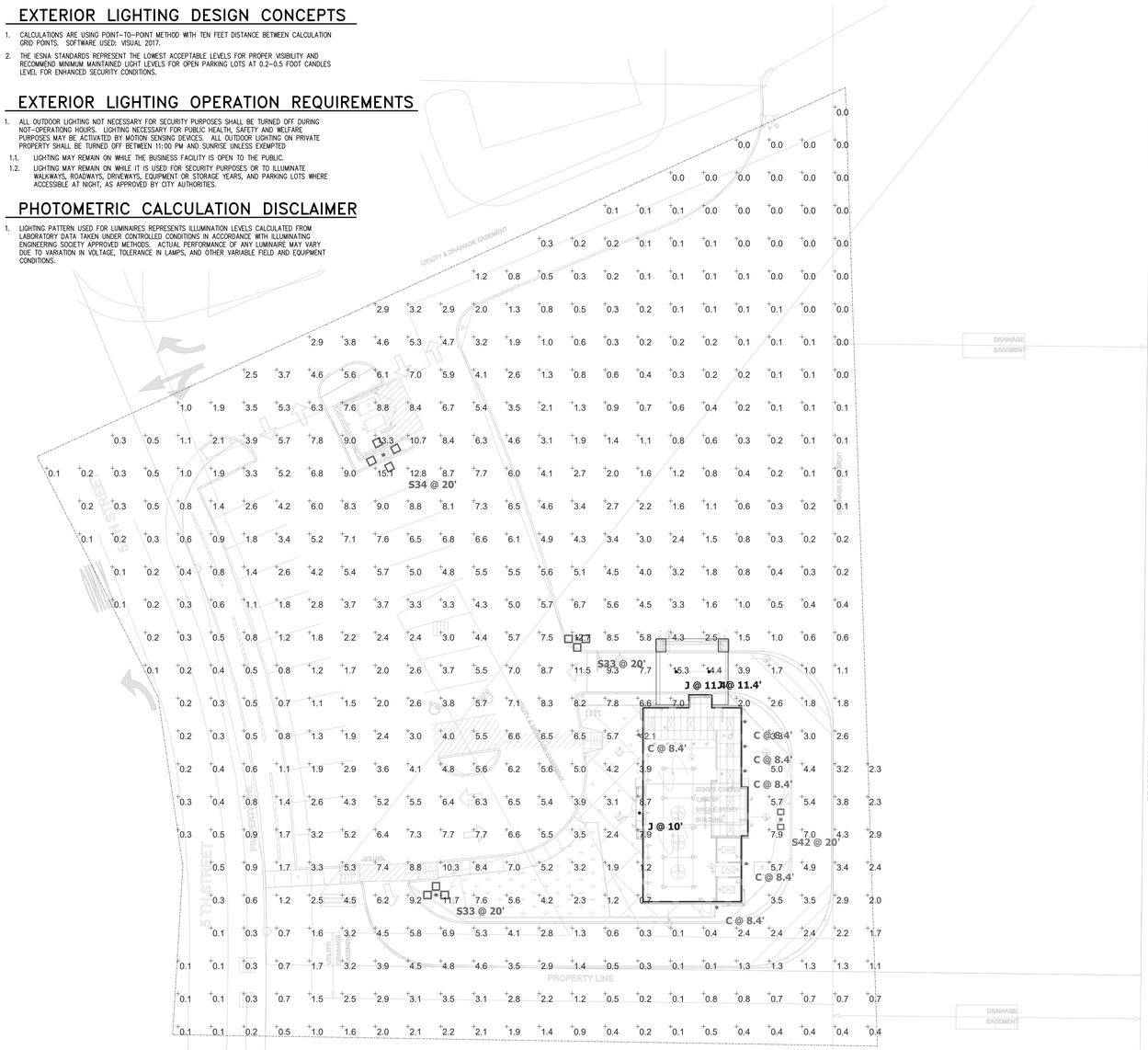
1. CALCULATIONS ARE USING POINT-TO-POINT METHOD WITH TEN FEET DISTANCE BETWEEN CALCULATION GRID POINTS. SOFTWARE USED: VISUAL 2017.
2. THE IESNA STANDARDS REPRESENT THE LOWEST ACCEPTABLE LEVELS FOR PROPER VISIBILITY AND RECOMMEND MINIMUM MAINTAINED LIGHT LEVELS FOR OPEN PARKING LOTS AT 0.2-0.5 FOOT CANDLES LEVEL FOR ENHANCED SECURITY CONDITIONS.

EXTERIOR LIGHTING OPERATION REQUIREMENTS

1. ALL OUTDOOR LIGHTING NOT NECESSARY FOR SECURITY PURPOSES SHALL BE TURNED OFF DURING NOT-OPERATIONG HOURS. LIGHTING NECESSARY FOR PUBLIC HEALTH, SAFETY AND WELFARE PURPOSES MAY BE ACTIVATED BY MOTION SENSING DEVICES. ALL OUTDOOR LIGHTING ON PRIVATE PROPERTY SHALL BE TURNED OFF BETWEEN 11:00 PM AND SUNRISE UNLESS EXEMPTED.
   - 1.1. LIGHTING MAY REMAIN ON WHILE THE BUSINESS FACILITY IS OPEN TO THE PUBLIC.
   - 1.2. LIGHTING MAY REMAIN ON WHILE IT IS USED FOR SECURITY PURPOSES OR TO ILLUMINATE WALKWAYS, ROADWAYS, DRIVEWAYS, EQUIPMENT OR STORAGE YEARS, AND PARKING LOTS WHERE ACCESSIBLE AT NIGHT, AS APPROVED BY CITY AUTHORITIES.

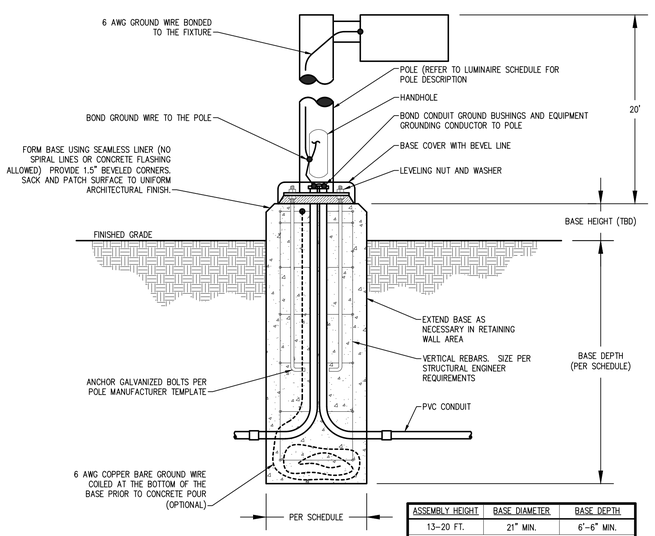
PHOTOMETRIC CALCULATION DISCLAIMER

1. LIGHTING PATTERN USED FOR LUMINAIRES REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY LUMINAIRE MAY VARY DUE TO VARIATION IN VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD AND EQUIPMENT CONDITIONS.



1 A4.0 PHOTOMETRIC PLAN

NOT TO SCALE



ASSEMBLY HEIGHT	BASE DIAMETER	BASE DEPTH
13-20 FT.	21" MIN.	6'-6" MIN.

NOTE: DIMENSIONS SHOWN FOR REFERENCE ONLY. COORDINATE WITH POLE MANUFACTURER REQUIREMENTS.

2 LIGHT POLE MOUNTING DETAIL

SCALE: NO SCALE

NOTE: COORDINATE DETAIL SHOWN WITH PROJECT STRUCTURAL ENGINEER. NO WORK SHOULD BE PERFORMED WITHOUT STRUCTURAL ENGINEER APPROVAL.

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ZIGGI'S COFFEE-WELLINGTON

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Issues:

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MARCH 05, 2020

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Description
PHOTOMETRIC PLAN

Sheet Number
A4.0

ZIGGI'S COFFEE-WELLINGTON

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Wall luminaires with single-sided light output

Housing: Extruded and die cast aluminum. Mounts directly to a BEGA 19537 box (provided). Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Tempered, clear glass, flush to the die casting to prevent water accumulation. Fully gasketed for weather tight operation using a 'U' channel molded silicone rubber gasket.

Electrical: 12.5W LED luminaire, 15.9 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver,0-10V, TRIAC, and ELV dimmable. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Notes: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations.
Protection class IP65

Weight: 7.3 lbs

Luminaire Lumens: 1258

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Mounting options:
79547 Surface-mount wiring box

These luminaires mount over a custom BEGA recessed box. This box can be shipped ahead of the luminaire.

Narrow beam upwards or **downwards**

	Lamp	β	A	B	C	D	Wiring box*
66698*	12.5W LED	19.5°	5⅛	11⅞	7⅞	1⅞	**19537**

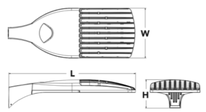
β = Beam angle *Small opening wiring box included.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA 2017 Updated 1/18

D-Series Size 1
LED Area Luminaire

Specifications

EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 27 lbs (12.2 kg)



Catalog Number
Notes
Type **AA3T, AA1BLC & AA2BLC**

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4] 120[4] 208[4] 240[4] 277[4] 347[4,6] 480[4,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (controls ordered separate)[9] PER5 Five-wire receptacle only (controls ordered separate)[9,10] PER7 Seven-wire receptacle only (controls ordered separate)[9,11] DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching[12,13] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[12,14] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[12,14] PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[12,14] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[12,14] BL30 Bi-level switched dimming, 30%[12,15] BL50 Bi-level switched dimming, 50%[12,15] PNMTD03 Part night, dim till dawn[16] PNMTG03 Part night, dim 5 hrs[16] PNMTG03 Part night, dim 6 hrs[16] PNMT703 Part night, dim 7 hrs[16] FAO Field adjustable output[17]	**Shipped installed** HS House-side shield[18] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] L90 Left rotated optics[1] R90 Right rotated optics[1] BS Bird spikes EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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DSX1-LED
Rev. 10/25/17
Page 1 of 7

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Issues:

Scale

Date Drawn
MARCH 05, 2020

Drawn By
CMA

Description
LIGHT FIXTURES

Sheet Number
A4.1

ZIGGI'S COFFEE-WELLINGTON

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DEMO		*EXISTING*		PROPOSED
	CURB AND GUTTER (SPILL)		CURB AND GUTTER (SPILL)	BACK OF CURB / FLOWLINE / LIP (SPILL)
	CURB AND GUTTER (CATCH)		CURB AND GUTTER (CATCH)	BACK OF CURB / FLOWLINE / LIP (CATCH)
	STORM SEWER	ST — ST — ST	STORM SEWER	
SS — SS — SS	SANITARY SEWER	SS — SS — SS	SANITARY SEWER	SAN
W — W — W	WATER LINE	W — W — W — W	WATER LINE	WAT — WAT
G — G — G	GAS LINE	G — G — G — G	GAS LINE	GAS — GAS
E — E — E — E	ELECTRICAL	E — E — E — E	ELECTRICAL	ELEC — ELEC
FO — FO — FO	FIBER OPTIC LINE	FO — FO — FO	FIBER OPTIC LINE	FO — FO
	ELECTRICAL BOX	E F	ELECTRICAL BOX	E
	SITE LIGHT		SITE LIGHT	
	SIGN		SIGN	
ST SS	MANHOLES	ST SS	MANHOLES	ST SAN
	INLET		INLET	
M	METER PIT	M	METER PIT	M
WV	GATE VALVE	WAT	GATE VALVE	WAT
	THRUST BLOCK		THRUST BLOCK	
CO	CLEAN OUT	CO	CLEAN OUT	CO
	TREE		TREE	
	RETAINING WALL		RETAINING WALL	
G	GAS METER	G	GAS METER	G
	FIRE HYDRANT		FIRE HYDRANT	
		M		M
		(XXX)	SLOPE	XXX
		5420	MAJOR CONTOUR	5420
		5420	MINOR CONTOUR	5421
		(XXXX)	SPOT ELEVATION	XXXX

VICINITY MAP
NOT TO SCALE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	NOTES
C2.0	EXISTING CONDITIONS/DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	HCI DETAILS (1)
C6.1	HCI DETAILS (2)
C8.0	EROSION CONTROL PLAN
C8.1	EROSION CONTROL DETAILS
C8.2	EROSION CONTROL DETAILS

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER,
STATE OF COLORADO

BENCHMARK:

HORIZONTAL DATUM: COORDINATE SYSTEM IS A NORTHERN ENGINEERING LOCAL COORDINATE SYSTEM KNOWN INTERNALLY AS "WELL MASTER". LINEAL MEASURE IS BASED ON THE U.S. SURVEY FOOT.

VERTICAL DATUM: NAVD88 USING GEOID MODEL "GEOID12A"

BASIS OF BEARINGS:

LEGAL SITE DESCRIPTION

DESIGN TEAM:

OWNER:
Z&N COFFEEHOUSE COMPANIES, INC.
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CIVIL ENGINEER:
HCI ENGINEERING
A DIVISION OF HABERER CARPENTRY INC.
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ENGINEERS CERTIFICATE

I HEREBY AFFIRM THAT THESE CONSTRUCTION DRAWINGS WERE PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF WESTMINSTER AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM A FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS

COLE C. HABERER, P.E. DATE
STATE OF COLORADO NO. 43259

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Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

Notes

DO NOT SCALE THE DRAWINGS,

Request verification of dimensions from the Architect as required.

The General Contractor shall check and verify all levels, datums and dimensions and shall report any and all errors and omissions to the Architect immediately.

This drawing is to be read in conjunction with structural,mechanical, electrical and/or any other consultants drawings that may be applicable.

ZIGGI'S COFFEE-WELLINGTON
LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF
COLORADO

Issues:

Scale

Date Drawn
APRIL 09, 2020

Drawn By
TMC

Description
COVER

Sheet Number
C1.0

ZIGGI'S COFFEE-WELLINGTON

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

DEMOLITION NOTES:

1. TREE REMOVAL/RELOCATION SHALL BE COORDINATED WITH LANDSCAPE PLANS AND OWNER'S REPRESENTATIVE.

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY THE EXTENTS OF REQUIRED DEMOLITION PRIOR TO CONSTRUCTION. ADDITIONAL SCOPE MAY BE REQUIRED THAN SHOWN HEREON. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING AND ARCHITECTURAL DRAWINGS.

2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR BURIED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO CONSTRUCTION.

3. THESE PLANS ARE BASED ON THE SURVEY BY NORTHERN ENGINEERING, DATED 07/09/19, BY UTILITY MAPS PROVIDED BY TOWN OF WELLINGTON WATER AND SANITATION DISTRICT. HCI ENGINEERING HAS NOT CONDUCTED ANY ON SITE INVESTIGATION FOR EXISTING UTILITIES. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ON SITE INVESTIGATION FOR UNKNOWN UTILITIES AND CONFIRM UTILITY LOCATIONS SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.

4. CONTRACTOR SHALL PRESERVE EXISTING VEGETATION OUTSIDE OF THE PROJECT LIMITS. ANY DAMAGE TO VEGETATION OR SITE IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.

5. BARRIERS/FENCING SHALL BE PROVIDED PRIOR TO SITE DEMOLITION TO PROVIDE FOR SAFETY OF WORKERS AND PASSERSBY. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN ROUTES DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL SUBMIT A DETAIL DEMOLITION PLAN OUTLINING REMOVAL.

7. THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL DURING DEMOLITION TO INCLUDE COVERING TRUCKS HAULING DEBRIS OFFSITE, PERIODICALLY CLEANING AND SWEEPING ADJACENT STREETS AND DRIVES AND/OR USING DUST PALLIATIVE AS NEEDED.

8. THE CONTRACTOR SHALL SAW CUT EXISTING ASPHALT PAVEMENT AT DEMOLITION LIMITS. APPLY SS-1 TACKCOAT AT EDGE PRIOR TO PLACING NEW ASPHALT.

9. EXISTING CONCRETE AT DEMOLITION LIMITS SHALL BE SCORED THEN BROKEN AT THE JOINT TO CREATE A ROUGH SURFACE TO ACCEPT NEW CONCRETE.

10. THE CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS FOR THE DISPOSAL OF ALL DEMOLISHED ITEMS.

11. THOROUGHLY CLEAN ALL AREAS, SURFACES, BUILDINGS AND STRUCTURES IMPACTED BY DEMOLITION ACTIVITIES PRIOR TO START OF NEW CONSTRUCTION.
12. DEMOLITION SHALL INCLUDE (AT A MINIMUM):
    - REMOVAL OF IRRIGATION SYSTEM LINE AND APPURTENANCES
    - REMOVAL AND/OR ABANDONING STORM LINE (VIA FLOW FILL AND CAPPING).
    - REMOVAL AND/OR ABANDONING WATER LINE (VIA FLOW FILL AND CAPPING).
    - REMOVAL/RELOCATION OF ELECTRIC, GAS AND TELECOMMUNICATION LINES IN COORDINATION WITH THE UTILITY OWNER.
    - REMOVAL OF ASPHALT, CONCRETE, AND OR GRAVEL SURFACES.
    - REMOVAL OF LANDSCAPING FEATURES (E.G. SITE WALLS, FENCES, BOULDERS, PAVERS, GARDEN BEDS)
    - REMOVAL OR TREES, BUSHES AND FOLIAGE, AS DIRECTED BY LANDSCAPE. TREE REMOVAL OR TRANSPLANTING SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND LANDSCAPE.
    - REMOVAL OF ANY UNSATISFACTORY SOIL, AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER.

GRADING NOTES:

1. ALL EARTHWORK REQUIRED OF THIS CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS, GEOTECHNICAL INVESTIGATION FOR THE SITE AND THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.

2. A PRE CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE DEVELOPER, ENGINEER, CONTRACTOR AND THE APPROPRIATE GOVERNING AGENCY PRIOR TO ANY CONSTRUCTION.

3. REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS FOR COMPACTION AND EARTHWORK REQUIREMENTS FOR THE BUILDING PADS AND ADJACENT AREAS. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

4. IF THE SUBGRADE SHOULD BECOME FROZEN, DESICCATED, SATURATED, OR DISTURBED, THE AFFECTED MATERIAL SHOULD BE REMOVED OR THESE MATERIALS SHOULD BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED PRIOR TO FOUNDATION, FLOOR SLAB AND PAVEMENT CONSTRUCTION.

5. FILL SHOULD BE PLACED AND COMPACTED IN HORIZONTAL (8") LIFTS, USING EQUIPMENT AND PROCEDURES THAT WILL PRODUCE RECOMMENDED MOISTURE CONTENTS AND DENSITIES THROUGHOUT THE LIFT. REFER TO GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.

6. THE PLACEMENT AND COMPACTION OF FILL AND BACKFILL SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER. REFER TO THE COMPACTION REQUIREMENTS IN THE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

7. ALL SOILS USED FOR FILL AND BACKFILL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION. THE GEOTECHNICAL ENGINEER SHALL OBSERVE AND TEST THE FILL COMPACTION, APPROVE THE FILL MATERIALS AND COMMENT, AS NEEDED, ON THE METHOD OF PLACING AND COMPACTION, IN WRITING, TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE GEOTECHNICAL ENGINEER WHEN TESTS ARE TO BE MADE. THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FOUNDATION EXCAVATIONS AND GIVE WRITTEN APPROVAL OF THE COMPLETED FOUNDATIONS TO THE ARCHITECT. QUALITY CONTROL BY AN INDEPENDENT TESTING AGENCY AND GEOTECHNICAL ENGINEER SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS.

8. NO RUBBLE OR DEBRIS INCLUDING TIMBER, CONCRETE RUBBLE, TREES, BRUSH, AND ASPHALT SHALL BE PLACED IN THE BACKFILL UNDER ANY OF THE PROPOSED BUILDINGS, STREETS, CURB & GUTTER, SIDEWALK, DRAINAGE STRUCTURES, WITHIN FIVE (5) FEET OF A BUILDING FOOTPRINT OR BE IN THE PLACEMENT OF ANY UNCLASSIFIED FILL. PROPERLY GRADED RUBBLE MAY BE USED IN SOME LOCATIONS AS SPECIFIED AND VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF SUCH MATERIALS TO A SUITABLE SPOIL AREA. COSTS ASSOCIATED WITH THE REMOVAL OF SUCH MATERIALS SHALL BE PAID FOR AS DOCUMENTED IN THE PROJECT SPECIFICATIONS.

9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, MAINTENANCE AND OPERATION OF ANY REQUIRED DEWATERING SYSTEM. THE CONTRACTOR SHALL PERFORM SUCH INDEPENDENT INVESTIGATION AS DEEMED NECESSARY TO DETERMINE THE SUBSURFACE GROUNDWATER CONDITIONS AND UNSTABLE SOIL CONDITIONS TO BE ENCOUNTERED THROUGHOUT THE CONSTRUCTION.

10. IMMEDIATELY PUMP OR BAIL OUT WATER FOUND IN EXCAVATIONS, WHETHER RAIN OR SEEPAGE. EXCAVATIONS MUST BE KEPT FREE FROM WATER AT ALL TIMES. TAKE ALL MEASURES AND FURNISH ALL EQUIPMENT AND LABOR NECESSARY TO CONTROL THE FLOW, DRAINAGE AND ACCUMULATION OF WATER AS REQUIRED TO PERMIT COMPLETION OF THE WORK AND TO AVOID DAMAGE TO THE WORK. CONTRACTOR SHALL COMPLY WITH ALL CDPHE AND OSHA RULES AND REGULATIONS AT ALL TIMES.

11. WHEN FREEZING TEMPERATURES MAY BE EXPECTED, DO NOT EXCAVATE TO THE FULL DEPTH INDICATED UNLESS THE FOOTING OR SLABS ARE TO BE POURED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED. IF PLACING OF CONCRETE IS DELAYED, PROTECT THE BOTTOMS OF EXCAVATIONS FROM FROST UNTIL CONCRETE IS PLACED.

12. NO FILL MATERIAL SHALL BE PLACED, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IN PROGRESS IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL THE GEOTECHNICAL ENGINEER INDICATES THAT THE MOISTURE CONTENT AND DENSITY OF THE PREVIOUSLY PLACED FILL ARE AS SPECIFIED.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ADEQUATE SHORING AND/OR BRACING NECESSARY TO FACILITATE THE EXCAVATION ASSOCIATED WITH THE CONSTRUCTION OF THE WALLS, PIPELINES AND FOUNDATIONS. THE BRACING AND/OR SHORING OF EXCAVATED WALLS OR TRENCHES SHALL BE IN COMPLIANCE WITH OSHA REGULATIONS AND SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE COST OF SHORING AND/OR BRACING SHALL BE INCLUDED IN THE COST OF THE SPECIFIC CONSTRUCTION ITEM REQUIRING THE SHORING AND/OR BRACING.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND HAULING OF UNSUITABLE FILL MATERIALS TO A SUITABLE SPOIL AREA. EXCESS EXCAVATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. THE COST OF HAULAGE AND SPOILING OF EXCESS EXCAVATED MATERIALS SHALL BE PAID FOR AS DOCUMENTED IN THE PROJECT SPECIFICATIONS.

15. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE SITE PRIOR TO BIDDING TO VERIFY SITE CONDITIONS.

16. PROPOSED GRADING CONTOURS SHOWN ON THE PLAN ARE TO FINAL GRADE.

17. ALL VERTICAL SPOT ELEVATIONS SHOWN ON THE GRADING PLAN ARE FLOWLINE OF CURB (FL), UNLESS OTHERWISE NOTED.

18. ALL SLOPES EQUAL TO OR GREATER THAN 4:1 SHALL REQUIRE EROSION CONTROL BLANKET, NORTH AMERICAN GREEN SC150BN DOUBLE NETTED OR EQUAL AS A TEMPORARY STABILIZATION MEASURE.

19. ALL SURFACES NOT RECEIVING PAVEMENT OR OTHER TREATMENT SHALL BE SEEDED AND MULCHED.

20. BUILDING CONTRACTOR(S) WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

21. SIDEWALK SLOPES SHALL NOT EXCEED 2.0% MAXIMUM CROSS SLOPES AND 5.0% MAXIMUM LONGITUDINAL SLOPES, UNLESS OTHERWISE NOTED. THE SLOPE IN THE HANDICAP PARKING SPACES AND ASSOCIATED STRIPED ISLAND SHALL NOT EXCEED 2.0%.

22. APPROXIMATE AREA TO BE DISTURBED = 12.547 ACRES

23. THESE PLANS HAVE BEEN PREPARED BY HCI ENGINEERING IN ACCORDANCE WITH AND IN RELIANCE UPON THE GEOTECHNICAL STUDY AND RECOMMENDATIONS PER GROUND ENGINEERING CONSULTANTS, GEOTECHNICAL RECOMMENDATIONS AND PAVEMENT DESIGN FOR RETAIL BUILDING AT MEADOWS MARKETPLACE, LONE TREE, COLORADO DATED JUNE 22, 2015. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISTURE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DRAWINGS.

24. CONTRACTOR SHALL PROVIDE A 2-FOOT MINIMUM ASPHALT PATCH AT ALL NEW FLATWORK (SIDEWALK, CURB AND GUTTER, CROSS PANS, ETC..) TO EXISTING PAVEMENT LOCATIONS. THE PATCH SHALL MATCH EXISTING PAVEMENT THICKNESS, RECOMMENDATIONS PER GEOTECHNICAL REPORT OR JURISDICTIONAL STANDARDS WHICHEVER IS MOST CONSERVATIVE. IF REQUIRED, THE PATCH SHALL BE UP-SIZED AS NEED TO ENSURE GRADE SLOPES BETWEEN FLATWORK AND EXISTING PAVEMENT ARE NOT GREATER THAN 5% AND LESS THAN 2.0%. CONTRACTOR SHALL COMPLETE A FIELD INSPECTION TO DETERMINE IS ADDED PAVEMENT PATCH WORK IS NEEDED.

25. GRADING AND FORM CHECK SHALL BE PROVIDED TO ENGINEER PRIOR TO INSTALLATION AND POURING OF ADA RAMPS AND PARKING STALLS.

26. CONTRACTOR SHALL PROVIDE ENGINEER WITH TOPOGRAPHIC AS-BUILT SURVEY OF ALL CRITICAL PEDESTRIAN PATHS, RAMPS AND STRUCTURE THRESHOLDS TO ENSURE CONFORMANCE WITH ADA CRITERIA.

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL, TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES (MUTCD), THE CURRENT COLORADO SUPPLEMENT AND THE APPROVED PLANS.

2. THE PAVEMENT MARKING PAINT SHALL BE ALKYD-RESIN TYPE, READY MIXED COMPLYING WITH AASHTO M248, TYPE I, COLOR AS NOTED ON PLANS OR CHLORINATED-RUBBER BASE TRAFFIC LANE MARKING PAINT, FACTORY-MIXED, QUICK-DRYING AND NON-BLEEDING.

3. INSTALL THE PAVEMENT MARKING PAINT PER THE MANUFACTURER'S RECOMMENDATIONS.

4. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RESULTS. SWEEP AND CLEAN SURFACE PRIOR TO PAINTING TO ELIMINATE LOOSE MATERIAL AND DUST.

5. STRIPING SHALL BE DONE WHEN THE AIR AND PAVEMENT TEMPERATURES ARE AT LEAST 50F OR AS RECOMMENDED BY THE MANUFACTURER. THE PAVEMENT SURFACE AND WEATHER CONDITIONS SHALL BE CONDUCIVE TO SATISFACTORY RESULTS.

6. STOP SIGN PLACEMENT LOCATIONS SHALL BE PER SECTION 2B-9 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND CDoT S-614-1.

7. EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED DESIGN SHALL BE REMOVED BY A WATER OR SAND BLAST METHOD THAT WILL NOT DETERIORATE THE PAVEMENT, AS APPROVED BY THE ENGINEER.

8. HANDICAP PARKING SIGNS SHALL BE LOCATED AT EACH HANDICAP PARKING SPACE.

9. ALL PAVEMENT MARKINGS FOR PARKING SPACES AND PAINTED ISLANDS SHALL BE 4-INCH WIDE WHITE STRIPES, UNLESS OTHERWISE NOTED.

10. STRIPED ISLANDS: 4" WIDE WHITE PAINTED STRIPES @ 36" O.C. TYPICAL, PAINTED AT A 45 DEGREE ANGLE TO PARKING SPACE LINE.

11. CONTRACTOR TO VERIFY FIRE LANE PAINT AND SIGN LOCATIONS WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

HCI GENERAL UTILITY NOTES:

1. ALL WATER, SANITARY SEWER AND STORM SEWER WORK SHALL COMPLY WITH THE APPROPRIATE GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS, CURRENT EDITION, PERTINENT TO EACH UTILITY.

2. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SANITARY SEWER, STORM SEWER, WATER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF PIPE. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS.

4. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE APPROPRIATE GOVERNING AGENCY PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

5. THE LOCATIONS OF EXISTING UTILITIES ARE BASED UPON THE BEST AVAILABLE INFORMATION, ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

6. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED AND VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

7. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.

8. PIPE BACKFILLING SHALL NOT OCCUR UNTIL PIPE HAS BEEN INSPECTED.

9. BEGIN LAYING PIPE AT THE LOWEST POINT, WITH THE BELLS POINTING UPHILL. LAY THE PIPE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. LAY PIPE TRUE TO LINE AND GRADE AS SHOWN ON THE DRAWINGS.

10. ALL STORM SEWER AND SANITARY SEWER PIPE LENGTHS AND SLOPES ARE FIGURED FROM CENTER OF MANHOLE, BEND, WYE AND THE INSIDE WALL OF INLETS. PIPE LENGTHS ARE GIVEN AS A HORIZONTAL LENGTH AND ARE APPROXIMATE. PIPE LENGTHS INCLUDE THE FLARED END SECTION.

11. ALL STORM SEWER AND SANITARY SEWER PIPE BEDDING TO BE CLASS B BEDDING ALTERNATE, UNLESS OTHERWISE NOTED.

12. RCP STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.

13. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C-433. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.

14. PVC STORM SEWER PIPES AND SANITARY MAIN / SERVICES SHALL CONFORM TO ASTM D3034 SDR 35 FOR SIZES 4-INCHES TO 15-INCHES IN DIAMETER (SOLID WALL), UNLESS OTHERWISE NOTED. GASKETS SHALL COMPLY WITH ASTM F477, CONSISTING OF A PROPERLY VULCANIZED HIGH GRADE ELASTOMERIC COMPOUND. LUBRICANTS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOINTS SHALL BE IN CONFORMANCE WITH ASTM D3212. C900 PIPE USED FOR STORM SEWER CONSTRUCTION SHALL BE DR18.

15. CONSTRUCTION AND MATERIALS USED IN ALL STORM SEWER CONSTRUCTION SHALL BE PER THE APPROPRIATE GOVERNING AGENCIES STANDARDS. ALL MANHOLES SHALL HAVE SHAPED INVERTS.

16. CONSTRUCTION AND MATERIALS USED IN ALL SANITARY SEWER OR WATER MAIN CONSTRUCTION SHALL BE PER THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS. ALL MANHOLES SHALL HAVE SHAPED INVERTS.

17. MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.

18. SANITARY AND STORM SEWER PIPE SHALL BE CONSTRUCTED A MINIMUM OF TEN-FEET FROM THE CENTER OF WATER LINES. EXCEPT WHERE THEY CROSS.

19. ALL WATER AND SANITARY SEWER SERVICES MUST BE INSPECTED BY THE APPROPRIATE GOVERNING AGENCIES INSPECTOR.

20. SANITARY SEWER CLEAN OUTS SHALL BE THE SAME SIZE AS THE HOST PIPE. CLEAN OUTS TO HAVE THREADED CAPS. COVERS TO BE TRAFFIC RATED AND FLUSH WITH FINISHED GRADE.

21. WATER SERVICE PIPING SHALL BE TYPE K COPPER, SOFT, UNLESS OTHERWISE NOTED. ALL WATER SERVICE PIPE SHALL BE INSTALLED WITH 5.0-FT COVER TYPICAL (4.5-FT MINIMUM) BELOW FINISHED GRADE. THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY APPROPRIATE GOVERNING AGENCY.

22. REFER TO LIGHTING PLAN FOR LOCATIONS OF LIGHT POLES.

23. WHERE APPROPRIATE, NEATLY SAW CUT ALL EXISTING CONCRETE AND ASPHALT, THE PLACEMENT OF ADDITIONAL PAVING SHALL BE DONE TO A NEAT WORK LINE. SAW CUTTING A MINIMUM OF ONE (1) FOOT. SAW CUTTING WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE WORK. REPAIR/REPLACE ALL DISTURBED EXISTING ITEMS WITH LIKE MATERIALS AND THICKNESSES. ANY ASPHALT REMOVED IS TO BE REPLACED TO MEET THE SPECIFICATIONS OF THE COLORADO DEPT OF TRANSPORTATION. EXISTING CONCRETE PAVEMENT SHALL BE SCORED THEN BROKEN AT JOINT TO CREATE A ROUGH SURFACE FOR THE CONSTRUCTION JOINT.

24. ALL ASPHALT WORK REQUIRING PATCHING WILL BE PERFORMED TO A NEAT WORK LINE. THE EXISTING ASPHALT SHALL BE SAW CUT. ALL ASPHALT PATCH WORK SHALL BE AT LEAST 2' WIDE AFTER THE COMPLETION OF WORK. NEW CURB CAN BE PLACED FLUSH WITH THE EXISTING ASPHALT IF IT IS TO A NEAT WORK LINE.

25. ALL UTILITIES ARE BASED UPON SURFACE LOCATES AND OR RECORD MAPS. ENGINEER IS NOT RESPONSIBLE FOR INCONSISTENCIES DUE TO INACCURATE LOCATES OR RECORDS. ENGINEER RECOMMENDS ALL UTILITIES BE POTHOLED AND FIELD SURVEYED TO VERIFY THIS INFORMATION.

26. CONTRACTOR SHALL COORDINATE ALL DRY UTILITIES SERVICE AND RELOCATIONS WITH THE PROVIDERS.

27. CONTRACTOR SHALL COORDINATE RIMS OF ALL MANHOLES AND SURFACE STRUCTURES WITH ANY CHANGE IN GRADE. CONTRACTOR SHALL INCLUDE COST TO LOWER OR RAISE ALL RIMS AS NEEDED FOR NEW GRADES.

28. ALL SANITARY SEWER CLEAN OUTS (C.O.) TO BE 2-WAY AND HAVE HS-25 RATED COVERS.

29. ALL WATER INSTALLATION SHALL COMPLY WITH APPROVED PLANS.

30. ALL SANITARY SEWER FITTINGS SHALL BE AS MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER OR APPROVED EQUAL AND HAVE BELL AND / OR SPIGOT CONFIGURATIONS COMPATIBLE WITH THE PIPE.

31. 4" SANITARY SEWER SERVICE SHALL HAVE A MINIMUM SLOPE OF 2.0% (1/2" PER FOOT). 6" SANITARY SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 1.0% (1/4" PER FOOT).

32. CONTRACTOR TO VERIFY EXISTING SEWER SERVICE DEPTH AND SIZE BEFORE STARTING ANY WORK. NOTIFY ENGINEER IF ANY MODIFICATIONS NEED TO BE MADE. ALL CONNECTIONS TO EXISTING SEWER LINES SHALL BE CONFIRMED.

33. WATER LINES, METERS, TAPS AND FIRE HYDRANTS MUST BE IN CONFORMANCE WITH THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS OR SUPPLEMENTARY STANDARDS AND SPECIFICATIONS.

34. ALL SANITARY SEWER IMPROVEMENTS MUST BE IN CONFORMANCE WITH THE APPROPRIATE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS OR SUPPLEMENTARY STANDARDS AND SPECIFICATIONS.

35. DRY UTILITY IMPROVEMENTS SHALL BE COORDINATED WITH THE PROVIDER PRIOR TO CONSTRUCTION.

36. CONTRACTOR IS RESPONSIBLE FOR COORDINATION, COMPLETION AND SUBMITTAL OF ALL DRY UTILITY (GAS, ELECTRIC, PHONE, CABLE, AND OTHER) APPLICATIONS.

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Notes

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ZIGGI'S COFFEE-WELLINGTON
LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF
COLORADO

Issues:

Scale

Date Drawn
APRIL 09, 2020

Drawn By
TMC

Description
NOTES

Sheet Number
C1.1

ZIGGI'S COFFEE-WELLINGTON

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE

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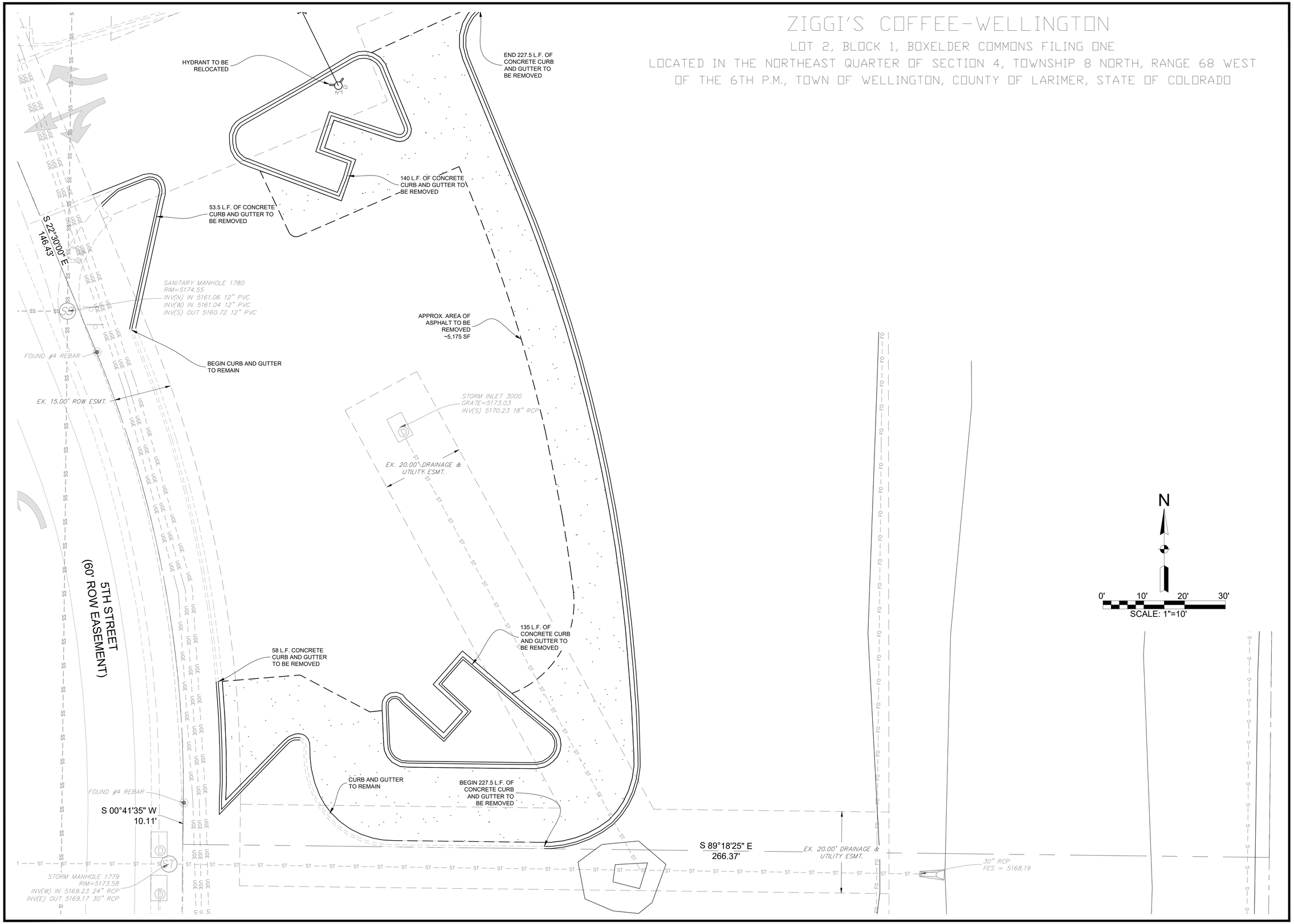

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COLORADO

Issues:

Scale

Date Drawn
APRIL 09, 2020

Drawn By
TMC

Description
EXISTING CONDITIONS DEMO PLAN

Sheet Number
C2.0

ZIGGI'S COFFEE-WELLINGTON

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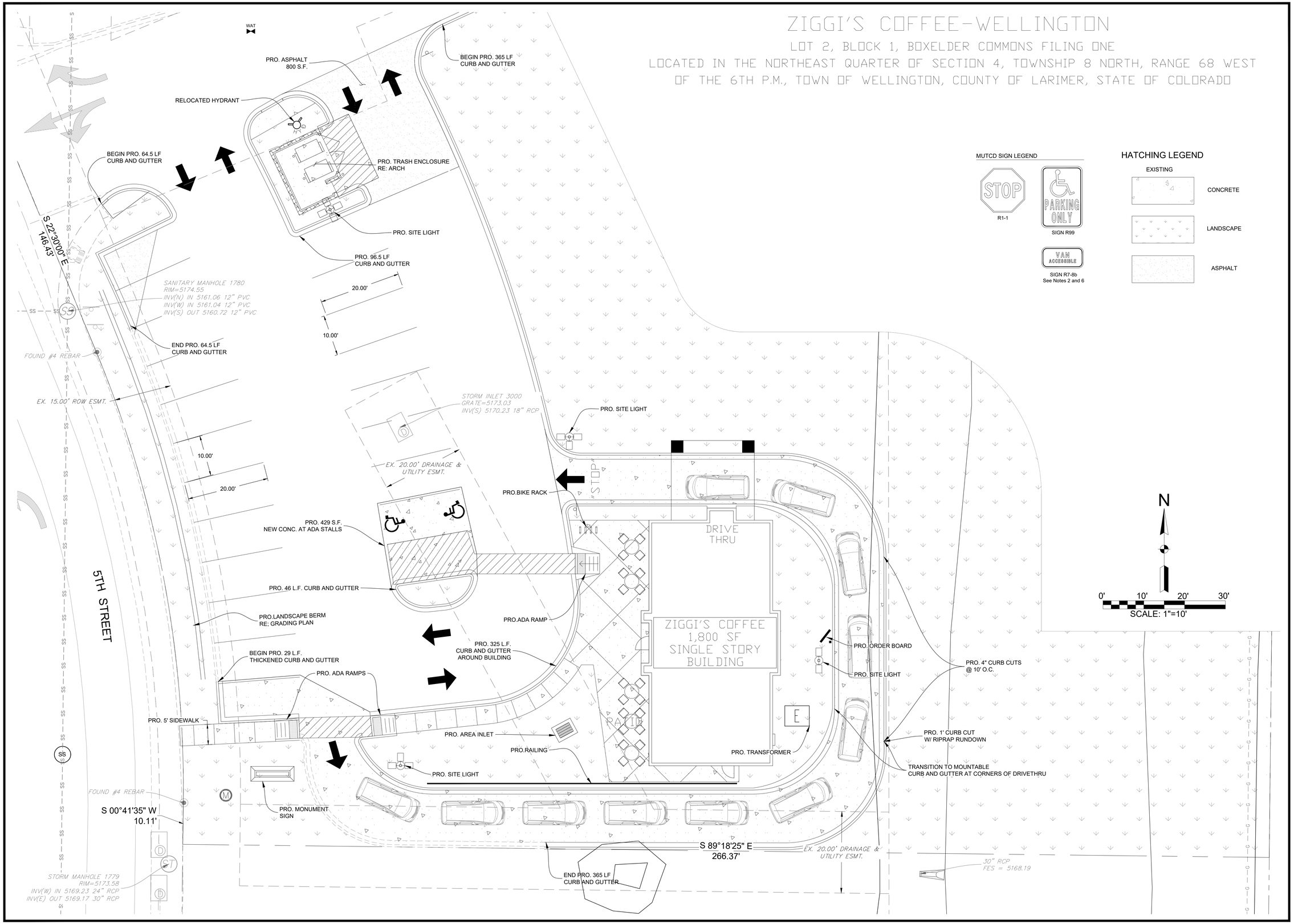

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COLORADO

Issues:

Scale

Date Drawn
APRIL 09, 2020

Drawn By
TMC

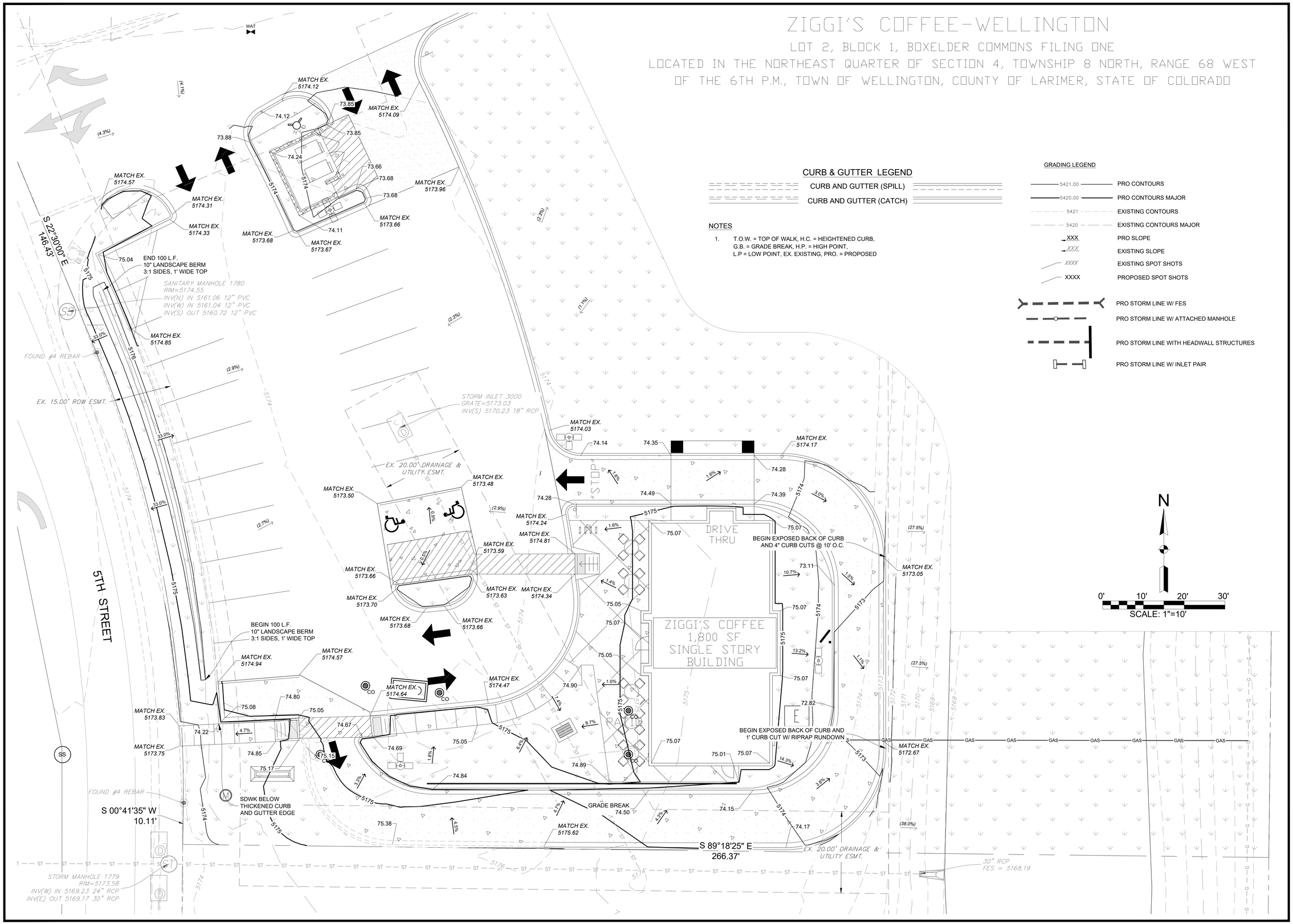
Description
SITE PLAN

Sheet Number
C3.0

ZIGGI'S COFFEE-WELLINGTON

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NOTES

1. T.O.W. = TOP OF WALK, H.C. = HEIGHTENED CURB, G.B. = GRADE BREAK, H.P. = HIGH POINT, L.P = LOW POINT, EX. EXISTING, PRO. = PROPOSED

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COLORADO

Issues:

Scale

Date Drawn
APRIL 09, 2020

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TMC

Description
GRADING PLAN

Sheet Number
C4.0

ZIGGI'S COFFEE-WELLINGTON

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
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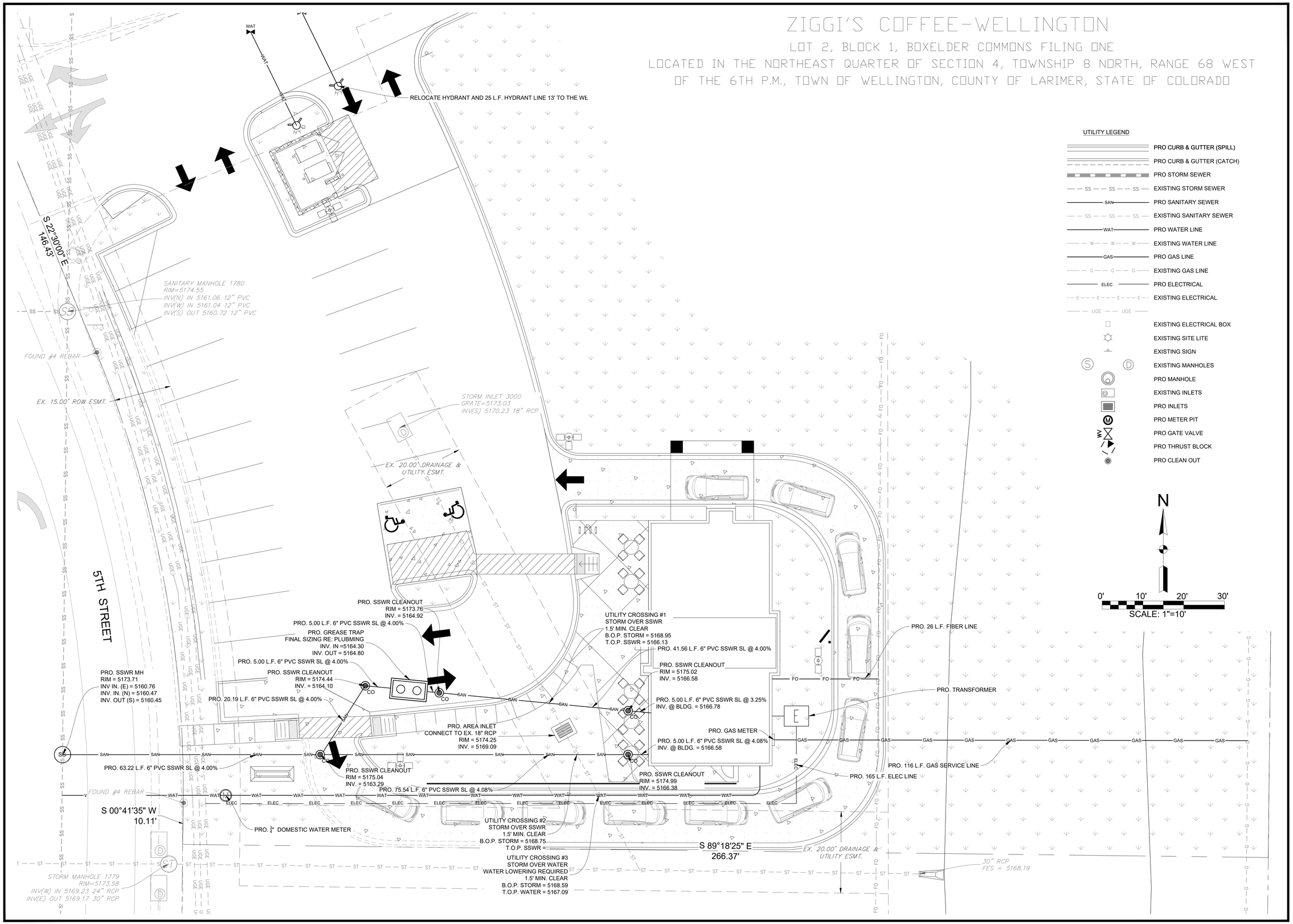

UTILITY LEGEND

- PRO CURB & GUTTER (SPILL)
- PRO CURB & GUTTER (CATCH)
- PRO STORM SEWER
- EXISTING STORM SEWER
- PRO SANITARY SEWER
- EXISTING SANITARY SEWER
- PRO WATER LINE
- EXISTING WATER LINE
- PRO GAS LINE
- EXISTING GAS LINE
- PRO ELECTRICAL
- EXISTING ELECTRICAL
- EXISTING ELECTRICAL BOX
- EXISTING SITE LITE
- EXISTING SIGN
- EXISTING MANHOLES
- PRO MANHOLE
- EXISTING INLETS
- PRO INLETS
- PRO METER PIT
- PRO GATE VALVE
- PRO THRUST BLOCK
- PRO CLEAN OUT

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Scale

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Description
UTILITY PLAN

Sheet Number
C5.0

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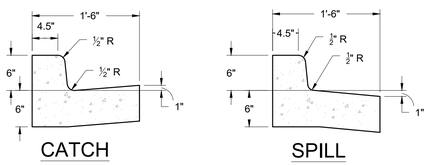
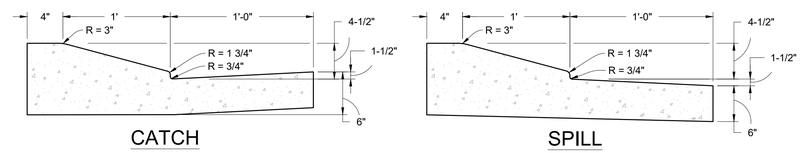


NOTES:

1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT.
2. BRUSHED FINISH ON ALL EXPOSED CONCRETE.

A PRIVATE CURB & GUTTER

Scale: N.T.S.

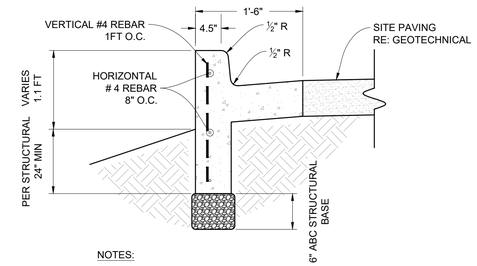


NOTES:

1. ALL CONCRETE TO BE 4500 PSI PER SECTION SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
2. TRANSITION BETWEEN CURB & GUTTER TYPES SHALL BE DONE OVER A 10 - FOOT MINIMUM LENGTH.

B PRIVATE MOUNTABLE CURB & GUTTER

Scale: N.T.S.

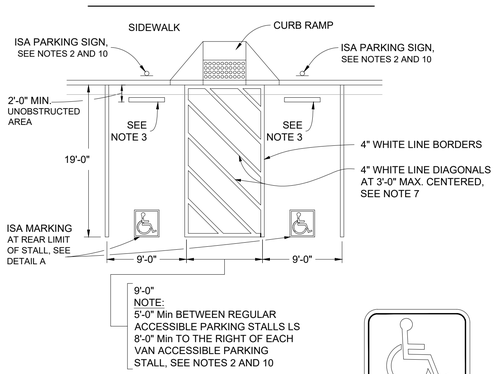


NOTES:

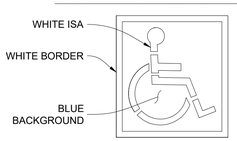
1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT.
2. BRUSHED FINISH ON ALL EXPOSED CONCRETE.
3. ALL REBAR SHALL HAVE 2" COVER MIN.
4. TOOL CONTRACTION JOINT IN EVERY 10FT O.C.
5. COMPACT SUBGRADE BELOW CURB WALL TO 95% STANDARD PROCTOR.
6. FINAL WALL DESIGN TO BE CONFIRMED BY STRUCTURAL.

C PRIVATE CURB WALL (0"-18" EXPOSED)

Scale: N.T.S.



DOUBLE PARKING STALL



ISA MARKING

SIGN R99

SIGN R7-8b
See Notes 2 and 6

TABLE A

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% OF TOTAL
1001 AND OVER	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

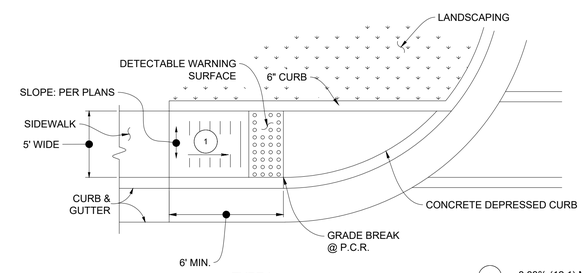
NOTES:

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
2. ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R99B PLAQUE OR THE R99C SIGN.
3. IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
5. TABLE A SHALL BE USED TO DETERMINE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS IN EACH PARKING LOT OR GARAGE.
6. WHERE PLAQUE R99B, SIGN R99C OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
7. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
8. WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
9. WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
10. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99 WITH PLAQUE R99B.

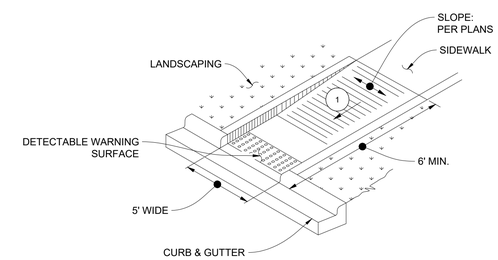
LEGEND:
ISA = International Symbol of Accessibility

D A.D.A. RAMP AND PARKING DETAILS

Scale: N.T.S.

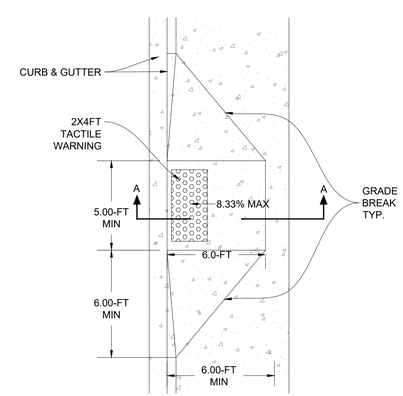


TYPE I
DIRECTIONAL RAMP



TYPE II
DIRECTIONAL RAMP

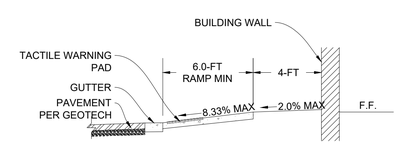
1 8.33% (12:1) MAX RAMP SLOPE



RAMP PLAN VIEW

ICC/ANSI A117.1-2009 RAMP NOTES:

1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT, OR 4X4 WWM WITH 2" MIN COVER.
2. BRUSHED FINISH ON ALL EXPOSED CONCRETE.
3. TOOL CONTRACTION JOINT IN EVERY 10FT O.C.
4. COMPACT SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS, COMPACT TO 95% STANDARD PROCTOR MINIMUM.
5. CONCRETE THICKNESS PER GEOTECHNICAL RECOMMENDATIONS - 4" MIN.
6. PROVIDE SUBGRADE BASE COARSE PER GEOTECHNICAL RECOMMENDATIONS.
7. TACTILE WARNING TO BE 2X4' PAD WITH RAISED DOMES. PROVIDE ADHESIVE YELLOW TYPE AS THE MINIMUM. REFER TO GOVERNING JURISDICTION OR ARCHITECT FOR ADDITIONAL REQUIREMENTS.
8. PROVIDE $\frac{1}{4}$" RADIUS ON ALL EDGES.
9. SIDEWALK SLOPE AT THE TOP OF THE RAMP SHALL BE NO MORE THAN 5.0%.
10. ADJUST RAMP LENGTH AS NEEDED TO MAINTAIN A MAX SLOPE OF 8.33%.
11. ANY RAMP LONGER THAN 10FT WILL REQUIRE A HANDRAIL, BUILT TO ADA STANDARDS
12. ADJUST RAMP WIDTH TO MATCH SIDEWALK.



RAMP SEC A-A

E PRIVATE A.D.A. RAMPS

SCALE: N.T.S.

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Issues:

Scale

Date Drawn
APRIL 09, 2020

Drawn By
TMC

Description
HCI DETAILS (1)

Sheet Number
C7.0

ZIGGI'S COFFEE-WELLINGTON

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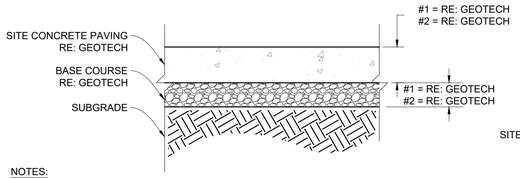
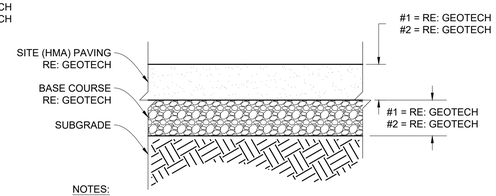


NOTES:

1. REFER TO GEOTECH. REPORT FOR MIX REQUIREMENTS AND FINAL PAVEMENT DESIGN.
2. SUBGRADE SHALL BE PREPARED PER GEOTECH. REPORT.
3. PAVEMENT SECTIONS:
   #1 = STANDARD DUTY
   #2 = HEAVY DUTY
4. PROVIDE 4x4 WOVEN WIRE MESH OR FIBERMESH AT THE DISCRETION OF THE CIVIL ENGINEER. FOR BIDDING PURPOSES, CONTRACTOR SHALL BID THE MORE CONSERVATIVE OF THE TWO IF NOT SPECIFIED ON THE PLANS.
5. CONCRETE SHALL BE 4500 PSI MIN OR GREATER IF REQUIRED BY GEOTECH.

F TYPICAL CONCRETE PAVEMENT SECTION

Scale: N.T.S.



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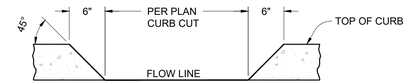
3. PAVEMENT SECTIONS:
   #1 = STANDARD DUTY
   #2 = HEAVY DUTY

G TYPICAL ASPHALT PAVEMENT SECTION

Scale: N.T.S.

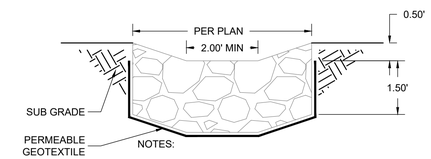


NOTES:

1. 4500 PSI CONCRETE WITH FIBERMESH REINFORCEMENT.
2. BRUSHED FINISH ON ALL EXPOSED CONCRETE.

H TYPICAL PRIVATE CURB CUT

Scale: N.T.S.

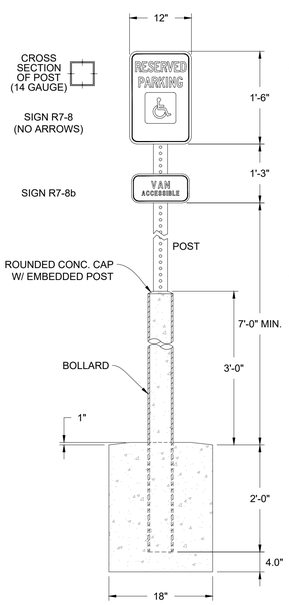


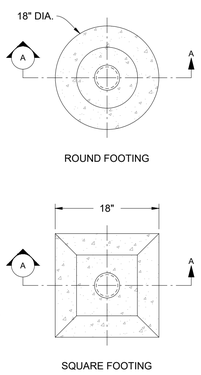
NOTES:

1. COMPACT SUB-GRADE PER GEOTECH REPORT.
2. TYPE 'M' RIPRAP.

I RIP RAP RUNDOWN

Scale: N.T.S.





PLAN VIEW

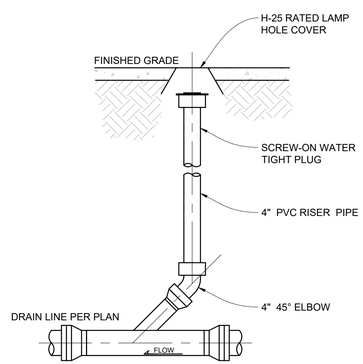
NOTES:

1. CONCRETE SHALL BE 4500 PSI MIN.
2. SUBGRADE SHALL BE PREPARED PER GEOTECH REPORT.
3. BOLLARD TYPE:
   - SIGN POST BOLLARD
4. REFER TO SITE PLAN FOR BOLLARD LOCATION AND SIZE.
5. BOLLARD SHALL BE SCH. 40 GALVANIZED STEEL PIPE PAINTED OSHA YELLOW AND FILLED WITH CONCRETE.
6. USE SIGN POST BOLLARD FOR ANY SIGNAGE ALONG HEAD IN.

SECTION A

J TYPICAL BOLLARD W/ A.D.A. MOUNTED SIGN DETAIL

Scale: N.T.S.



NOTES:

1. CLEANOUT SHALL BE CONSTRUCTED SO THAT SURFACE LOAD WILL NOT BE TRANSFERRED TO MAIN.
2. SERVICE LINE CLEANOUT MAY BE INSTALLED APPROXIMATELY 5 FEET OUTSIDE THE BUILDING FOUNDATION.
3. A CLEANOUT IS REQUIRED ON ALL SERVICE LINES EVERY 100 FEET, AT EVERY 'Y' OR AFTER A COMBINED TOTAL OF 145° OF BEND.

K SEWER C.O.

Scale: N.T.S.

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ZIGGI'S COFFEE-WELLINGTON
LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF
COLORADO

Issues:

Scale

Date Drawn
APRIL 09, 2020

Drawn By
TMC

Description
HCI DETAILS (2)

Sheet Number
C7.1

ZIGGI'S COFFEE-WELLINGTON

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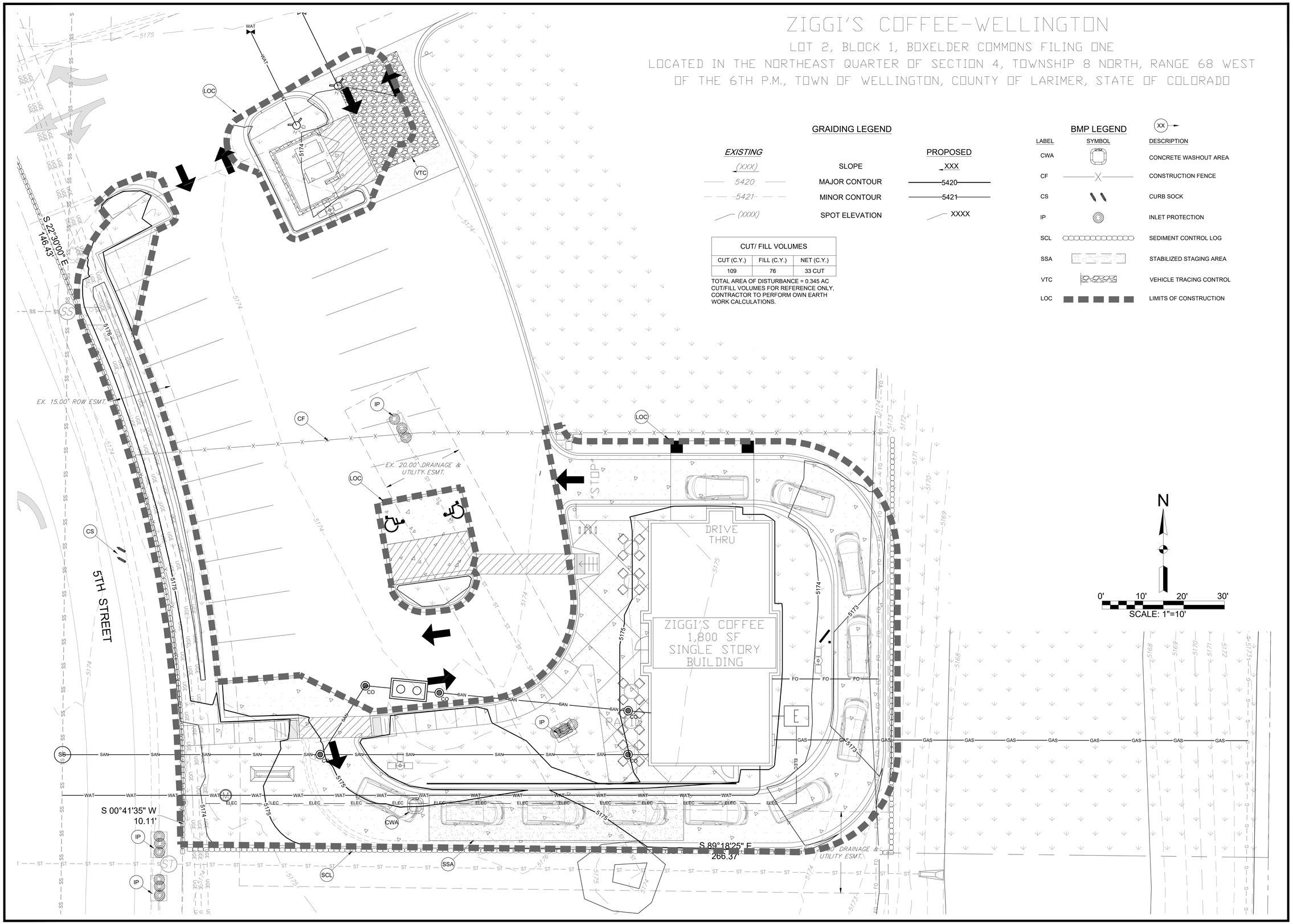

GRAIDING LEGEND

EXISTING		PROPOSED
(XXX)	SLOPE	XXX
5420	MAJOR CONTOUR	5420
5421	MINOR CONTOUR	5421
(XXXX)	SPOT ELEVATION	XXXX

CUT/ FILL VOLUMES		
CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
109	76	33 CUT

TOTAL AREA OF DISTURBANCE = 0.345 AC
CUT/FILL VOLUMES FOR REFERENCE ONLY, CONTRACTOR TO PERFORM OWN EARTH WORK CALCULATIONS.

BMP LEGEND

LABEL	SYMBOL	DESCRIPTION
CWA		CONCRETE WASHOUT AREA
CF		CONSTRUCTION FENCE
CS		CURB SOCK
IP		INLET PROTECTION
SCL		SEDIMENT CONTROL LOG
SSA		STABILIZED STAGING AREA
VTC		VEHICLE TRACING CONTROL
LOC		LIMITS OF CONSTRUCTION

XX

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Description
EROSION CONTROL PLAN

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ZIGGI'S COFFEE-WELLINGTON

LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

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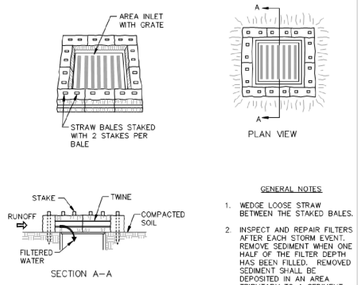
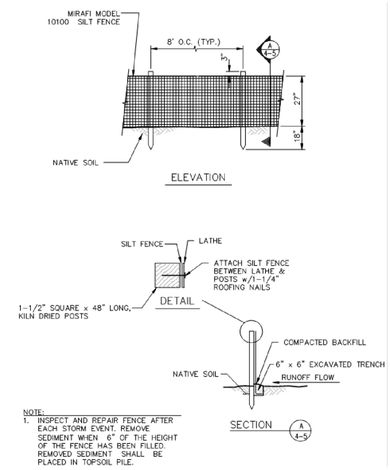


GENERAL NOTES

1. WEDGE LOOSE STRAW BETWEEN THE STAKED BALES.
2. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
3. SEDIMENT SHALL BE REMOVED IMMEDIATELY FROM TRAVELED WAY OF ROADS.
4. WATTLES MAY BE USED IN PLACE OF STRAW BALES.

A AREA INLET FILTER

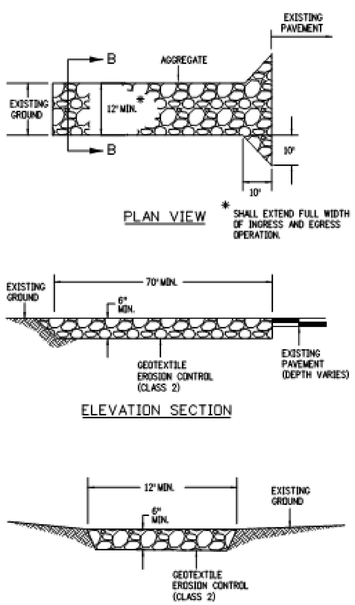
Scale: N.T.S.



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 6" OF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE PLACED IN TOPSOIL PILE.

B SEDIMENT CONTROL FENCE

Scale: N.T.S.

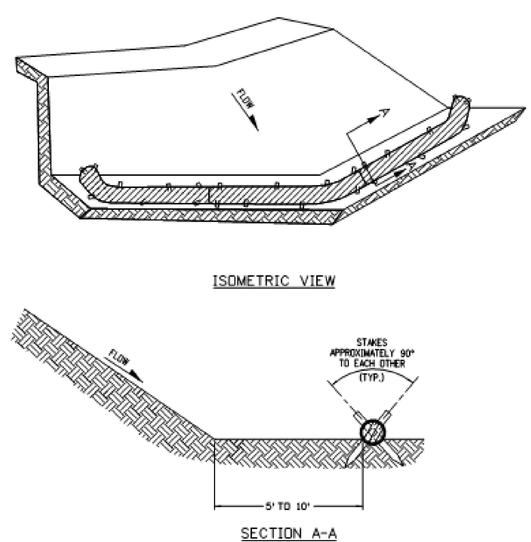


NOTES:
1. AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL CONFORM TO SUBSECTION 208.02 (K).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE. PROTECTION OF THE CURB AND GUTTER WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.

VEHICLE TRACKING PAD

A TRACKING PAD

Scale: N.T.S.

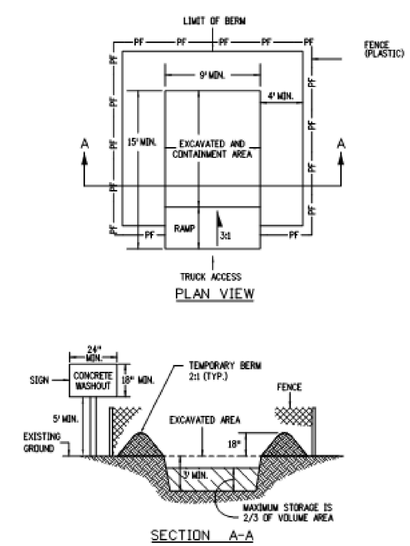


NOTES:
1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR, WITH ENDS FLARED UP SLOPE.

EROSION LOG TOE OF SLOPE PROTECTION

A EROSION CONTROL LOG

Scale: N.T.S.



NOTES:
1. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.
2. A FENCE (PLASTIC) CONFORMING TO SUBSECTION 607.02 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
3. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.

CONCRETE WASHOUT STRUCTURE

C CONCRETE WASHOUT

Scale: N.T.S.

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TMC

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EROSION CONTROL DETAILS

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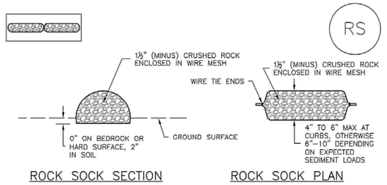
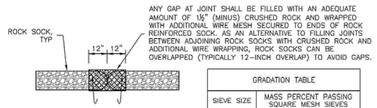
SC-5 Rock Sock (RS)



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 - 100
1	20 - 55
¾"	0 - 15
⅜"	0 - 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

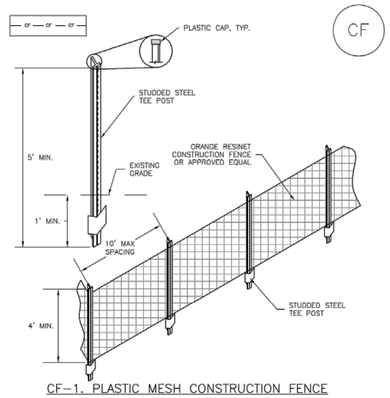
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Construction Fence (CF) SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

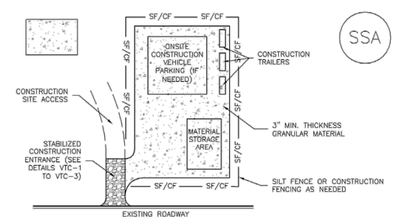
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Issues:

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Drawn By
TMC

Description
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Sheet Number
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PLANT LIST

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	MATURE SIZE HT. x WIDTH	SIZE	NOTES/REMARKS
	DECIDUOUS TREES						
	HL	2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocst	50'x40'	2" cal.	B&B, single stem, full head
	ORNAMENTAL TREES						
	CH	1	Pyrus calleryana "Cleveland Select'	Cleveland Select Pear	25'x15'	2" cal.	B&B, single stem, full head
	EVERGREEN TREES						
	AP	6	Pinus nigra	Austrian Pine		6' Ht.	B&B, straight, full & bushy
	BS	2	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	25'x12'	6' Ht.	B&B, straight, full & bushy
	DECIDUOUS SHRUBS						
	CP	9	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	6'x5'	3-4' ht.	#5 container
	DL	8	Syringa patula 'Miss Kim'	Dwarf Purple Lilac	4'x4'	24-30" ht.	#5 container
	GF	10	Spiraea japonica 'Goldflame'	Goldflame Spirea	3'x3'	15-18" ht.	#5 container
	LP	17	Ligustrum vulgare 'Lodense'	Lodense Privet	4'x4'	24-30" ht.	#5 container
	LD	10	Physocarpus opulifolious 'Little Devil'	Little Devil Ninebark	3'x4'	24-30" ht.	#5 container
	NV	3	Viburnum lentago	Nannyberry Viburnum	12'x8'	36-42" ht.	#5 container
	PS	8	Potentilla fruticosa 'Prairie Snow'	Prairie Snow Potentilla	2'x54'	9-12" ht.	#5 container
	TB	10	Rhamnus frangula "Columnaris'	Tallhedge Buckthorn	12'x6'	3-4' ht.	#5 container
	TQ	9	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Quince	4'x5'	30-36" ht.	#5 container
	YG	8	Potentilla fruticosa 'Yellow Gem'	Yellow Gem Potentilla	1'x4'	9-12" ht.	#5 container
	EVERGREEN SHRUBS						
	AJ	4	Juniperus chinensis 'Armstrong'	Armstrong Juniper	4'x4'	24-30" ht.	#5 container
	BJ	11	Juniperus sabina 'Buffalo'	Buffalo Juniper	15"x6'	6-9" ht.	#5 container
	JB	8	Buxus microphylla 'Julia Jane'	Julia Jane Boxwood	4'x4'	18-24" ht.	#5 container
	SJ	6	Juniperus chinensis 'Spartan'	Spartan Juniper	15'x6'	3-4' ht.	#7 container
	PERENNIALS & ORNAMENTAL GRASSES						
	BA	22	Blue Avena Grass	Helictotrichon sempervirens	3'x2'	18-24" ht.	#1 container
	PC	12	Echinacea purpurea	Purple Coneflower	30"x2'	12-18" ht.	#1 container
	YC	22	Echinacea paradoxa	Yellow Coneflower	30"x2'	12-18" ht.	#1 container
	VG	13	Miscanthus sinensis 'Variegatus'	Variegated Maiden Grass	4'x4'	24-30" ht.	#5 container
	ZG	12	Miscanthus sinensis 'Zebrinus'	Zebra Maiden Grass	7'x4'	24-30" ht.	#5 container

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

SHRUBS SHALL BE HEALTHY & WELL-ESTABLISHED IN CONTAINERS. NUMBER OF CANES SHALL BE PER ANSI Z60.1-2004

PLAN NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF WELLINGTON STANDARDS AND REGULATIONS.

2. CONTRACTOR SHALL APPROPRIATE UTILITY LOCATORS TO LOCATE OF ALL BURIED UTILITY LINES AND BE RESPONSIBLE FOR FIELD-VERIFYING EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED UTILITIES PRIOR TO CONSTRUCTION.

3. VERIFY THE LOCATION OF ALL PERTINENT EXISTING & CONSTRUCTED SITE IMPROVEMENTS ALREADY INSTALLED PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES WITH INFORMATION SHOWN ON THESE PLANS. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

4. REFER TO THE ARCHITECTURAL, ENGINEERING, ELECTRICAL AND IRRIGATION PLANS COMPLETED BY OTHERS. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

5. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) AWAY FROM ALL STRUCTURES AND BUILDING FOUNDATIONS IN ALL LANDSCAPE AREAS. NOTIFY OWNER'S REPRESENTATIVE IF ROUGH GRADING CONDITIONS WILL CREATE PONDING OR FLOW TOWARD FOUNDATIONS. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS.

6. COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS. SEE IRRIGATION PLANS.

FINE GRADING / PREPARATION NOTES

7. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.

8. SOIL AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.

9. THE TOP 5" OF SUBGRADE SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 6" BELOW SUBGRADE.

10. FINE GRADE ALL AREAS TO BE PLANTED. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.

11. IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW FOR SPECIFIED MULCH DEPTH.

12. SODDED TURF AREAS SHALL RECEIVE:
   A. TREBLE PHOSPHATE 0-45-0 FERTILIZER AT 650 LBS PER ACRE.
   B. COMMERCIAL FERTILIZER WITH AN ANALYSIS OF 46% AVAILABLE NITROGEN FROM AVAILABLE SOURCES 46-0-0 APPLIED AT A RATE OF 50 LBS. NITROGEN PER ACRE.

13. SPREAD FERTILIIZERS AT INDICATED RATES AFTER TOPSOIL AND AMENDMENTS ARE SPREAD AND TILL THOROUGHLY .

14. ALL PLANTINGS- TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL RECEIVE SCOTT'S AGRIFORM SLO-RELEASE 20-10-5 FERTILIZER 21-GRAM TABLETS. TABLETS SHALL BE APPLIED TO PLANTING PITS PER THE MANUFACTURER'S SUGGESTED RATES.

PLANTING NOTES

15. PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2014). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.

16. PLANT SPECIES AND LOCATIONS SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE CITY AND THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

17. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.

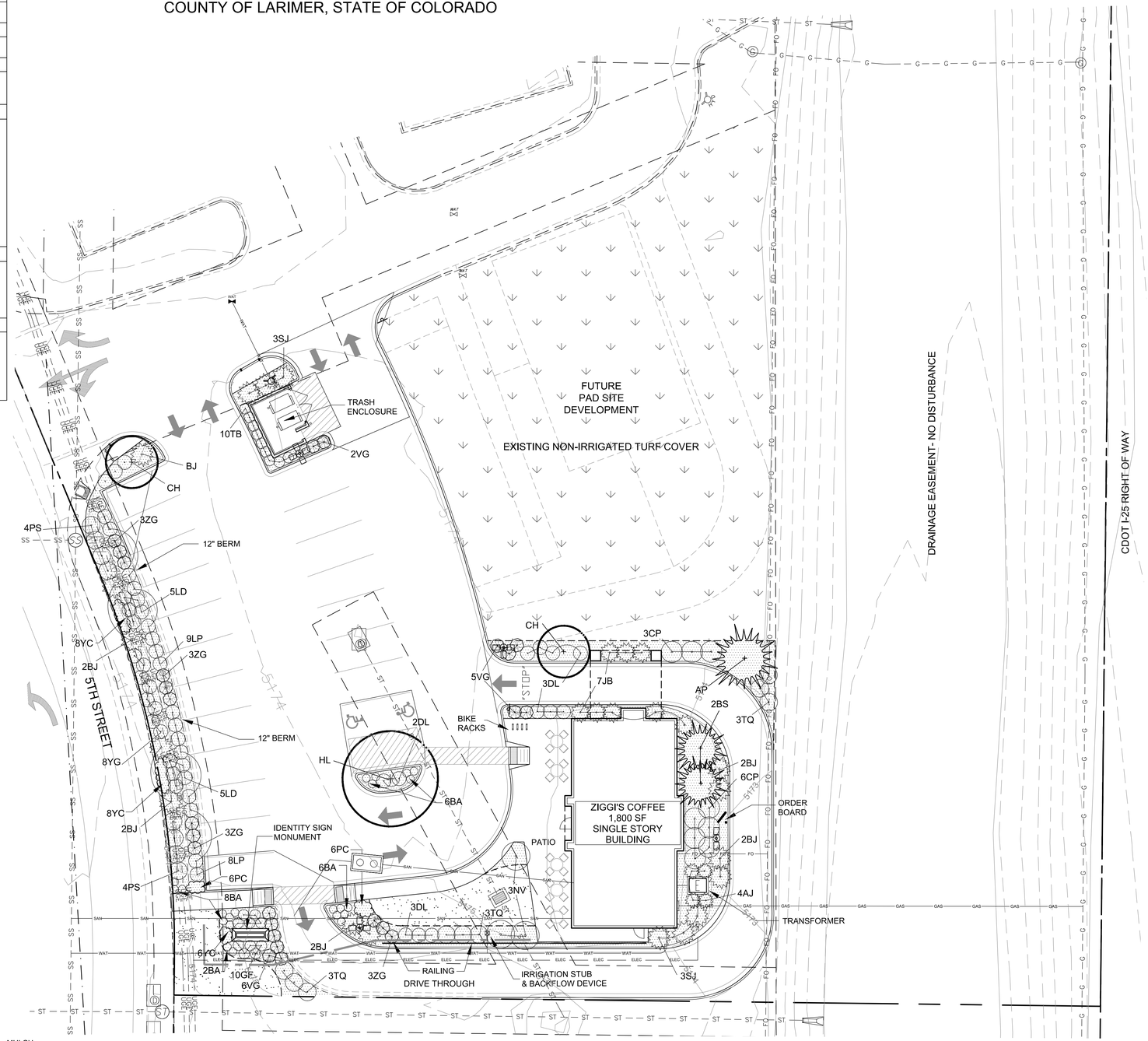
17. DISCREPANCIES IN PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN AND/OR IN THE PLANT LIST SHALL BE MADE KNOWN PRIOR TO BIDDING. PLANTS SHOWN SYMBOLICALLY SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST.

19. PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.

20. LAYOUT PLANT BED EDGER LINE AND STAKE INDIVIDUAL PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

21. ALL SHRUB BEDS ARE TO BE CONTAINED WITH MINIMUM 4" HEIGHT STEEL EDGER AND EDGING CAP. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.

22. TREE LOCATION SHALL BE NO CLOSER THAN 3' FROM ALL CURBS & WALKWAYS EXCEPT FOR PARKING ISLANDS.



MULCH

23. ALL PLANTING BEDS SHALL BE MULCHED WITH 3-4" DEPTH ¾" DIA. CRUSHED RED GRANITE OVER LANDSCAPE FILTER FABRIC. ORNAMENTAL GRASSES AND PERENNIALS SHALL HAVE 3" SHREDDED CEDAR MULCH AS SHOWN ON PLAN. EACH PLANT IN ROCK BEDS SHALL HAVE CEDAR MULCH CIRCLE ABOVE ROOTS @ 2 TIMES DIAMETER OF CONTAINER. CEDAR & ROCK SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

24. INSTALL TYPAR 3301 WEED BARRIER FABRIC OR APP.ROVED EQUAL IN ALL AREAS OF ROCK MULCH. DO NOT PLANT FABRIC OVER TREE ROOT BALLS

25. ALL TREES IN SEEDED OR SODDED AREAS WILL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4' IN DIAMETER.

SOD

26. SOD SHALL BE 'REVEILLE' HYBRID TEXAS/KENTUCKY BLUEGRASS (POA ARACHNIFERA X POA PRATENSIS) AND IS AVAILABLE THROUGH GRAFF'S TURF FARM, FT. MORGAN, CO. 970-867-8873.

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ROCK MULCH
- IRRIGATED SOD
- STEEL EDGER
- ORNAMENTAL GRASS
- PROPOSED IRRIGATION MAINLINE

N

SCALE 1/16" = 1'-0"

0 8 16 32

JDC
PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
1733 S. Clarkson Street
Denver, Colorado 80210
303.282.0463 fax 282.0473

HCI ENGINEERING
A DIVISION OF
HABERER CARPENTRY INC.
621 SOUTHPARK DR., SUITE 1600
LITTLETON CO, 80120
PHONE: (303) 979-3900
INFO@HABERERGROUP.COM

MAH Architectural Group
1385 S. Colorado Blvd., Penthouse
Denver, Colorado 80222
(O) 303.778.0608
(F) 303.778.0609
(W) www.maharch.com

Stamp

THOMAS R. JUMP
150
01/01/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

Notes

DO NOT SCALE THE DRAWINGS,

Request verification of dimensions from the Architect as required.

The General Contractor shall check and verify all levels, datums and dimensions and shall report any and all errors and omissions to the Architect immediately.

This drawing is to be read in conjunction with structural,mechanical, electrical and/or any other consultants drawings that may be applicable.

This drawing is the exclusive property of the Architect and must not be reproduced without his written permission.

ZIGGI'S COFFEE-WELLINGTON
LOT 2, BLOCK 1, BOXELDER COMMONS FILING ONE
LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 8
NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON,
COUNTY OF LARIMER, STATE OF COLORADO

Issues:

SUBMITTAL #1	04.10.20

Scale
Varies

Date Drawn
03/25/2020

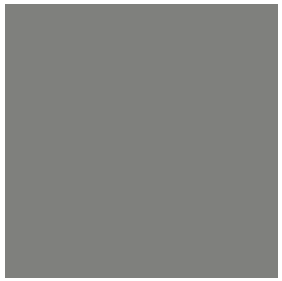
Drawn By
JDC

Description
Landscape Plan

Sheet Number
L1.0

METAL SIDING: 1-1/4" X 1/4" CORRUGATED METAL PANEL

STOREFRONT FRAME: KAWNEER, PERMANODIC ANODIZED FINISH, "DARK BRONZE"



METAL TRIM AND FLASHING: PAC CLAD, SLATE GREY

PAINTED EIFS STUCCOS: SHERWIN WILLIAMS MEADOWLARK, SIMPLIFY BEIGE & DARK CLOVE

STONE VENEER: EDWARDS STONE, STE. GEN ALL GRAY DIMENSIONAL

SHEET		DRAWING	PROJECT	
1 OF 1		DATE: 4/16/20 TITLE: FINISH BOARD SCALE: N/A	ZIGGI'S COFFEE-WELLINGTON BOXELDER COMMONS, LOT A WELLINGTON, CO	MAH Architectural Group 1385 S. Colorado Blvd., Penthouse Denver, Colorado 80222 (O) 303.778.0608 (F) 303.778.0609 (W) www.maharch.com

Date: May 18, 2020

Attention: Chad August, A.I.A
MAH Architectural Group
1385 S. Colorado Blvd., Penthouse
Denver, CO. 80222

Reference: Ziggi's Coffee - Wellington

The Town engineering department is in receipt of proposed site plans for the above-mentioned project. The submittal was received on April 30, 2020 and contained 7 documents. The Town engineering staff has reviewed the appropriate plans and reports and have provided the following comments and recommendations.

Site Plans

- Use the attached Town of Wellington general notes for the civil site portion of the plan set.
- Include the Town of Wellington signature block. An example image has been provided.
- Provide the street cut demolition quantities for the utility services.
- Provide a horizontal control plan for the site.
- Show the ADA accessibility path in the grading sheet.
- Show the floodplain boundary and the adjacent BFE's in the grading sheet.
- Review the utility service connections on the utility sheet.
- There are two (2) 6" sanitary service lines connecting at one clean out. Replace this cleanout with a manhole.
- Provide all appropriate Town of Wellington construction details need for this project.
- Show the extent of all proposed erosion control measures.
- See the attached documents for additional comments.

Drainage Report

- Refer to the Town of Wellington, Standard Design Criteria and Standard Construction Requirements, for all current design and construction standards.
- Use Town of Wellington current rainfall intensities in the proposed calculations.
- In the FIRM provided, the proposed site appears to have been located in the wrong area. Please review this and update as this makes a difference when it comes to the BFE's adjacent to the site and your finished floor elevation.
- Show the floodplain boundary's and the BFE's in the included drainage plan.
- Analyze the impact to all the drainage basins in the master drainage plan the proposed site impacts.
- See the attached documents for additional comments.

Soils Report

- No further comments at this time.

Traffic impact Study / Memorandum

- No further comments at this time.

Wastewater Questionnaire

- After the facility is constructed and operational, Michael Carrano the Operator in Responsible Charge for the Town, will need to conduct an onsite inspection.
- No further comments at this time.

Please review and resubmit the appropriate documents. The Town of Wellington reserves the right to make further comments on the design documents at a later date.

In conclusion, we understand that you may have some questions regarding these comments. Please let me know if you would like to discuss them in person or by virtual meeting.

Regards,

TOWN OF WELLINGTON

Vincent J. Gentry
Engineering Technician III,
Phone: (970) 568-0447
Email: gentryvj@wellingtoncolorado.gov
Copied: Cody Bird, Bob Gowing
Attachment: Site plan with comments, Site plan comments summary, Drainage report with comments, Drainage report summary. Town of Wellington approval block image, Town of Wellington General notes, Wellington Utility contact list.

Planning Commission Meeting

Date: **June 1, 2020**
Submitted By: **Cody Bird, Planning Director**
Subject: **Larimer County zoning referral - Accessory Dwelling Unit**

EXECUTIVE SUMMARY

Town of Wellington received an application referral from Larimer County for a property outside Town limits to the north of town (9507 N County Road 7).

The application is for a new pole barn building (60' by 105') for a shop, garage and including an 800 ft. accessory dwelling unit.

A location map, proposed project description and a preliminary site plan is attached.

BACKGROUND / DISCUSSION

The property is outside of Town limits, and the Town does not have jurisdiction over the zoning of the property.

The property is within the Town's adopted growth management area (GMA). Larimer County provides the Town notice of the application as a courtesy so the Town can provide any comments or attend the public hearing.

There is an existing single-family home on the property. There are other single-family homes and associated accessory structures on surrounding properties as well.

The Town's future land use map identifies properties along N County Road 7 as Light Industrial or Commercial. Either of these future land uses would require redevelopment of the properties along this corridor. Any existing single-family homes or accessory structures would likely be removed at the time of development.

Because these areas of future development would most likely result in removal of existing structures, Town staff does not recommend opposing the proposal at this time.

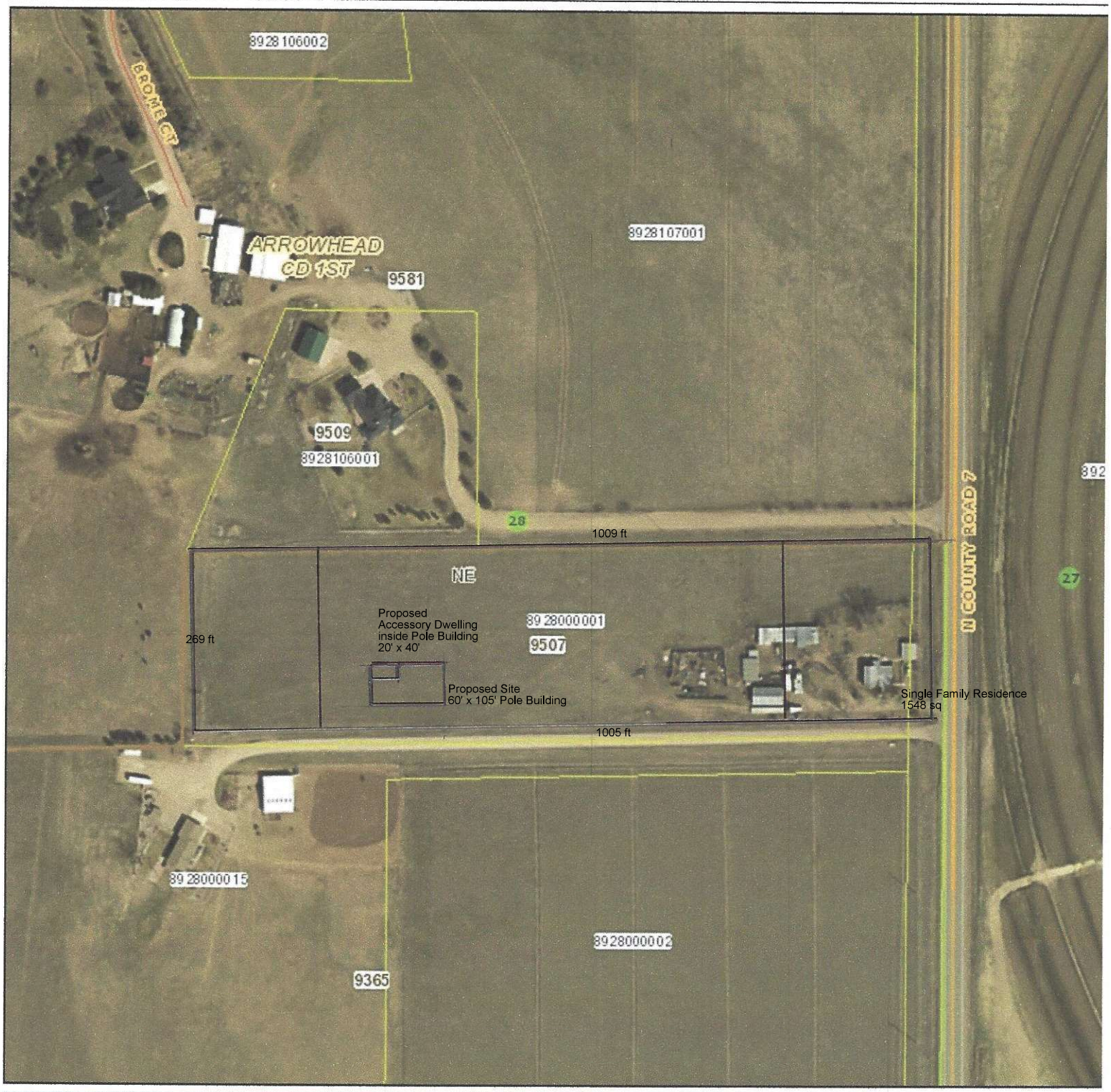
STAFF RECOMMENDATION

Do not oppose the proposed new building and accessory dwelling unit.

ATTACHMENTS

1. Location Map
2. Project Descripton
3. Preliminary Site Plan

Larimer County Web Map



Legend

- Addresses
- Subdivisions
- Tax Parcels
- Recorded Dimensions
- PLSS Township and Range
- Road System
- Lakes and Ponds
- Major Rivers and Streams
- Rivers and Streams
- County Boundary
- State
- Federal
- Other

Notes

Brandon Sakala
9507 N County Rd 7
Wellington, CO 80549

Site Plan and Appeal
Aerial View with
Adjacent Properties

0.0 0 0.0 Miles Scale

This map was created by Larimer County GIS using data from multipl
informal purposes only. This map may not reflect recent updates prior

Project Description
And
Appeal Request

Summary:

This is a Project Description and appeal request to increase the square footage of the accessory living dwelling to the maximum 800 square feet.
This project is a pole building to be used as a shop, garage and accessory living dwelling. The accessory living dwelling will be the home for myself and my 5 year old son.
The property belonged to my grandmother and grandfather. My grandfather passed away in August of 2019. His intention for me was to keep the property in the family, take care of my grandmother and build a home and detached shop on the property to operate my trucking business. We took steps do this however it was not possible because the property is less than 10 acres. The alternative is the accessory living area within the proposed pole building. I have secured the funds, completed the Floodplain Permitting Feasibility Investigation with approval, have engineered drawings for the pole building and accessory living area.
The single family residence on the property is 1548 square feet, allowing for an accessory dwelling of 619 square feet. The proposed accessory living dwelling is the maximum 800 square feet.
The accessory dwelling will be inside the proposed 60' x 105' pole building. This pole building is designed by Master Building Components and constructed by JCS Carpentry of Ft Collins. This pole building design is similar to the adjacent properties pole buildings to the north and south of the proposed location. It has good "curb" appeal and should not have a negative effect the property values in the area. There is no impact on public health, public safety or any increased costs to the general public.
I have attached an aerial view with the adjacent properties. This shows the similarities of the adjacent properties pole buildings, the accessory living dwelling is an accessory to the single family residence, and also that the character of the single family residence has been maintained.
Also attached the completed preliminary site plan.

Property Description

Owners:

Brandon P Sakala, Verda J Hodges

9507 N County Rd 7

Wellington, CO 80549

Legal: N 1/2 OF NE 28-9-68 LY ERLY OF C & S RR R/W; LESS 1425-476

Parcel Number: 8928000001

Dimensions:
North 1009 Ft
East 269 Ft
South 1005 Ft
West 269 Ft
6.4 Acres

Project Description

Existing Conditions:

Current property use:

Single Family Farm Property

Existing Buildings:

Building 503:

Size: 24’ x 40’ 960 square feet

Existing Use: Equipment Building

Building 504:

Size: 27’ x 30’ 816 square feet

Existing Use: Farm Implement Building

Building 505:

Size: 80 x 24 1920 square feet

Existing Use: Farm Utility Building

Use of surrounding properties:

North, South and West properties are single family farm properties.

East property is a commercial sod farm.

Infrastructure:

The proposed building site is outside the 100 year flood plain. Electric and Natural Gas exist on the property. The natural gas line will be laid west from the existing natural gas meter manifold approximately 700 feet to proposed pole building. The electric service will be buried from the existing power pole located south of the proposed pole building approximately 35 feet to the building. A septic system will be located on the north side of the proposed building consisting of a 1000 gallon underground septic tank and a leach field to the north east. Potable water will be supplied to a 2000 gallon underground water tank via water truck.

Project Description

Proposed Changes and Improvements:

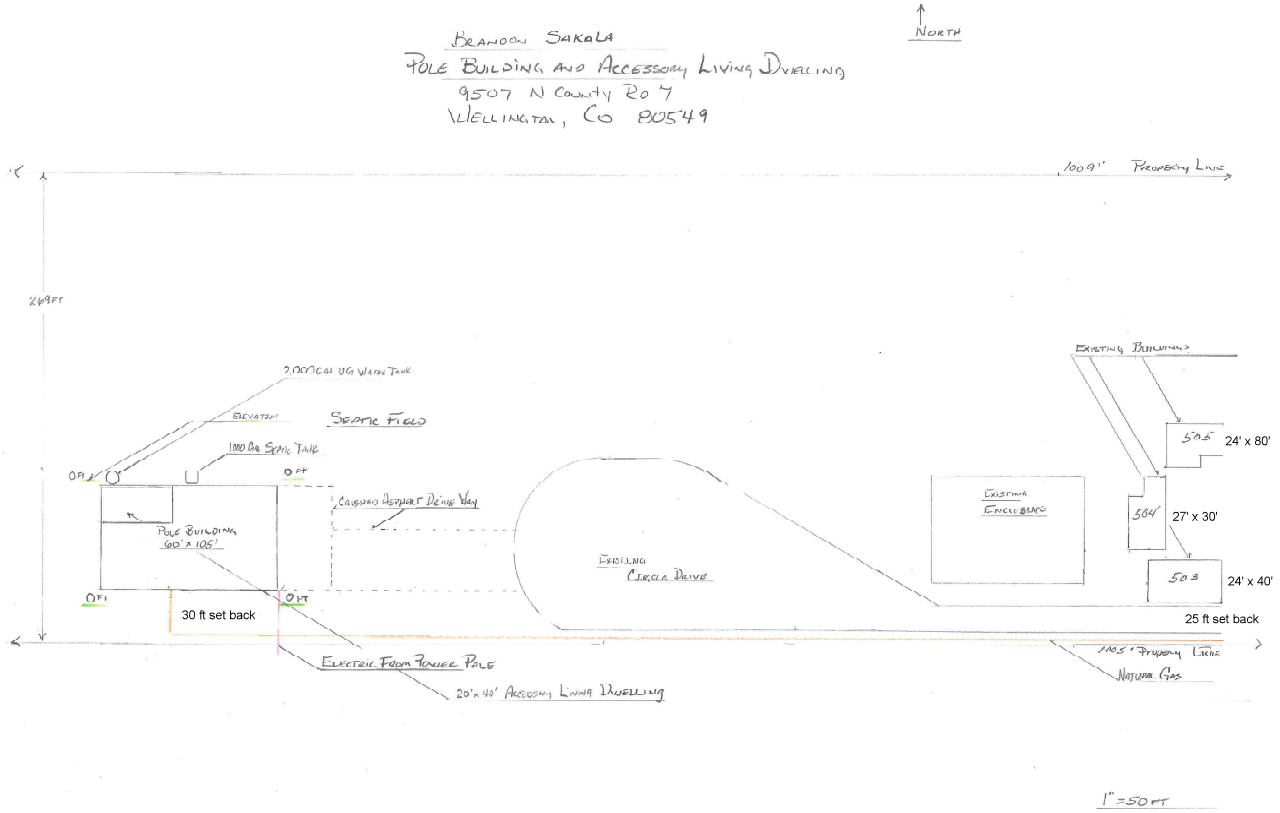
The proposed pole building will be a shop, garage and accessory living area. The pole building is 60’ x 105’ 6300 square feet. The accessory living area will be within the pole building in the northwest corner with dimensions 20’ x 40’ 800 square feet.

The southeast corner of the building site is approximately 655’ from the east property line and approximately 30’ from the south property line. 105’ will be east to west.

Traffic and Access:

The proposed location of the pole building will have access to N County Road 7 on an existing private gravel road.

Brandon Sakala
Pole Building and Accessory Living Dwelling
9507 N County Rd 7
Wellington, Co 80549



Planning Commission Meeting

Date: **June 1, 2020**
Submitted By: **Cody Bird, Planning Director**
Subject: **Vacant Planning Commission Seat Interviews**

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

The April municipal election resulted in one Board of Trustee member serving on the Planning Commission not being re-elected, and one Citizen member of the Planning Commission being elected to the Board of Trustees. The new Board of Trustees member was subsequently appointed to continuing serving on the Planning Commission as a Trustee appointment. There is one vacant seat on the Planning Commission.

Vacant seats on the Planning Commission may be filled by appointment by the Mayor and affirmation by the Board of Trustees.

In the past, the Planning Commission has conducted informal interviews of applicants for the Planning Commission and forwarded a recommendation to the Mayor and Board of Trustees.

Since the seat was vacated, the Town has received 2 applications from individuals interested in serving on the Commission. The applications are attached.

STAFF RECOMMENDATION

Interview applicants for the Planning Commission and provide a recommendation for appointment to the Mayor and Board of Trustees.

ATTACHMENTS

1. Applications for Planning Commission Seat

Which board or commission would you like to be appointed to?

- ○ Board of Adjustment
- ○ Parks Advisory Board
- ○ Wellington Housing Authority
- ○ Community Activities Commission
- ◉ Planning Commission
- ○ Board of Trustees

Name

Daniel J. Sattler

Address

9028 Painted Horse Ln

City

Wellington

State

CO

Zip Code

80549

Home Phone Number

(970) 776-0189

Work Phone Number

(970) 776-0189

Cell Phone Number

(970) 776-0189

Email Address

Dan@SattlerDealerServices.com

Wellington Resident (Number of Years/Months)

13 years

Current Occupation

President of Sattler Dealer Services

Please list any relevant education, employment, or volunteer experience you have.

Wellington Planning Commission - 2 years.
Wellington Board of Trustees - 4 years
HOA Board Member - 9 years
Small Business Owner - 10 years

Are you currently serving on any other board or commission?

- ◉ Yes
- ○ No

Have you attended a meeting of the board or commission you are applying to?

- (●) Yes
- ( ) No

Why do you want to become a member of this particular board or commission?

I've been on the Planning Commission for the past two years and have seen the positive changes that Cody Bird has brought to the town and the Planning Commission. I understand the role I play as a Commissioner in our continued process to sustain smart healthy growth.

What do you believe are the 3 most important issues that this board or commission have now or will have in the next few years?

Complete the Comprehensive Master Plan.

Make sure our codes and zoning are in line with what we, as a town, want in order to grow in a sustainable way. The Planning Commission has to act many times in a quasi-judicial role. We don't want to have our hands tied because our codes are not clear. This type of thing has happened in the past.

Have a process in place that makes it easier for developers to navigate they're way through the system. Making Wellington the most desirable place in northern colorado to bring development projects.

Please specify any activities you are involved in that may create a conflict of interest should you be appointed to this board or commission.

N/A

Signature

Upon application for and acceptance of appointment, board and/or commission members demonstrate their intention and ability to attend meetings. If appointed, frequent non-attendance may result in termination of appointment.

I hereby declare, that if appointed, I will accept the appointment assigned to me by the Town of Wellington Board of Trustees.

By signing below, I swear and/or affirm that to the best of my knowledge, the information I have provided in this application is true and correct.

Signature of Applicant	Date
Daniel J. Sattler	4/14/2020

Application for Board or Commission Vacancy - Submission #1167

Date Submitted: 4/30/2020

Eligibility Requirements

- Board/Commissions that require 1-year residency

Which board or commission would you like to be appointed to?

- ○ Board of Adjustment
- ○ Parks Advisory Board
- ○ Wellington Housing Authority
- ○ Community Activities Commission
- ◉ Planning Commission
- ○ Board of Trustees

Name

Linda Knaack

Address

4212 White Deer Ln

City

Wellington

State

CO

Zip Code

80549

Home Phone Number

970-214-7092

Work Phone Number

970-567-8333

Cell Phone Number

970-214-7092

Email Address

cars@autorepairofwellington.com

Wellington Resident (Number of Years/Months)

48 years 8 months

Current Occupation

Business Owner Knaack of it Automotive & Accountant

Please list any relevant education, employment, or volunteer experience you have.

I have a Bachelors degree in accounting. I spent over 13 years working as the controller in a construction company. I have 6 years experience working as an administrative/payroll director in 2 non-profits (Pathways Hospice & Sky Ranch Lutheran Camp). I spent 6 years working as a Financial Associate, obtained my Series 6 & 63 Financial Securities Exams with Thrivent Financial. Now I'm a proud local business owner on Main Street Wellington.

Are you currently serving on any other board or commission?

- ○ Yes
- ◉ No

Have you attended a meeting of the board or commission you are applying to?

- (●) Yes
- ( ) No

Why do you want to become a member of this particular board or commission?

As a Wellington native and business owner I have seen the town grow rapidly. The growth is here and will continue. I believe however its important for smart growth, and build our existing and bring in new businesses in town. Keep people working and living in Wellington.

What do you believe are the 3 most important issues that this board or commission have now or will have in the next few years?

Strategic growth. Be mindful of the business's that come to town, where the business's are locating and also where new housing is being built. It seems we have somewhat land locked our town by homes and forgot where businesses could come. This would be a priority of mine to build our business district.

Please specify any activities you are involved in that may create a conflict of interest should you be appointed to this board or commission.

I hope none.

Signature

Upon application for and acceptance of appointment, board and/or commission members demonstrate their intention and ability to attend meetings. If appointed, frequent non-attendance may result in termination of appointment.

I hereby declare, that if appointed, I will accept the appointment assigned to me by the Town of Wellington Board of Trustees.

By signing below, I swear and/or affirm that to the best of my knowledge, the information I have provided in this application is true and correct.

Signature of Applicant	**Date**
Linda Knaack	4/30/2020