



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**September 14, 2020
6:30 PM**

Regular Meeting

Please click the link below to join the webinar:

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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 June 1, 2020.
 - B. Meeting minutes of July 13, 2020.
 6. NEW BUSINESS
 - A. Preliminary Plat of Sage Meadows Second Subdivision
 - B. Site Plan Review: Lot 4, Wellington Business Center
 7. ANNOUNCEMENTS
 8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.



**TOWN OF WELLINGTON
PLANNING COMMISSION**

June 1, 2020

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on June 1, 2020, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Troy Hamman
Tim Whitehouse
Berry Friedrichs
Rebekka Kinney
Eric Sarter

Town Staff Present: Cody Bird, Town Planner
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 February 3, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Kinney to approve the minutes as presented. Motion passed. 5-0 (Abstain - Friedrichs)

6. NEW BUSINESS

A. Conditional Use - CBD oil extraction facility on Lot 1, Pieper Minor Subdivision

Cody Bird, Planning Director introduced the staff report for the Conditional Use CBD oil extraction facility on Lot 1, Pieper Minor Subdivision. This will be a public hearing. Staff and the applicant will give information. Then it can be open to the public for comment.

Jim Pieper owner of 9102 Pieper Road. There have been several businesses at this location. He would like to CBD be extracted at this facility. One room would need to be changed for the assembly line to work. The owner of the business will be Jason Reynolds owner of Elution LLC. He has a degree in plant biology from CSU. He is a native of Colorado. Elution is a fancy name for extraction. There are different methods to extract CBD. We will be using ethanol for extraction. You can extract more by using this process. It is also a well-understood method compared to the other methods. Grain alcohol which is highly flammable is the ethanol extraction method they will

be using. 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. They will also have 2 additional back-up tanks that will only be used if they need to evacuate a portion of the system for possible maintenance. Finally, the ethanol recovery unit has a 110-gallon capacity. They hope to recycle as much ethanol as possible so there will be very little escaping the system. Another item on the agenda that was a concern, was the odor. The process is not particularly odiferous but, all potential odors will be contained in the building through charcoal filtration on all ventilation systems. This process is dealing with dried and milled hemp before it comes to the property.

Bird asked Mr. Reynolds to talk about any State or Federal permits that were required for his operation. He has to have a hemp license with the Colorado Department of Agriculture. There are no current licenses for extraction facilities.

Commissioner Sarter wanted to know how the material will be transported. Mr. Reynolds said it will be sealed and moved in a box truck. Milling will not be done in Wellington. It will be done on the farms. The bags will not be opened until the bags are in the building.

Chairman McCaffrey asked if they are just going to be wholesaling or if they will be a retailer as well. Mr. Reynolds said that his hope is to go into retail, but that is not for some time.

Chairman McCaffrey wanted to know how large of a facility this is compared to other extraction facilities in the area. Mr. Reynolds said that theirs is probably a mid-level building. There are two really large facilities that he knows of in Colorado.

Commissioner Friedrichs asked about the purity of the product. Mr. Reynolds said that he will be maxed out about 70%. Friedrichs also asked about how much THC was in the product when it is at the 70% CBD. Mr. Reynolds said that when you concentrate the CBD, you also are concentrating the THC. The companies he sells to will then dilute it down to make sure the THC levels are correct.

Chairman McCaffrey asked about storing the product. Mr. Reynolds said he is hoping there is not much storage but did mention a Conex container if need be and if it works for the fire department and the town.

Commissioner Hamman asked since Mr. Reynolds is a year-round facility but the smells from the local farmers are gone in about 30 days where is all the product being stored? Mr. Reynolds said that typically it is stored on the farmer's property.

There was a nice discussion of the odor and how Mr. Reynolds will keep the odor in the building and not outside. There was talk about how the Town will enforce the odor and it came to the fact that the Town can not enforce an odor because it would be hard to say where the smell is coming from.

Bird went over the packet with the requirements we look at like traffic, lighting, noise, hours of operation and etc. Currently, there is only one way in and out of the subdivision. Staff's concern is that the entrance into the subdivision that the road was not designed to keep adding all of this traffic. It isn't the business's fault, but it needed to be mentioned as we grow these items that need to

be looked at.

Chairman McCaffrey opened the public hearing.

Melissa Whitehouse was concerned about there bringing future regulations and this business being grandfathered in and that they wouldn't have to have the new licenses. Bird said that they would need to comply with all licenses going forward. She also wanted to know how many complaints would there be, before the Town would consider pulling the conditional use. It would be extremely hard to enforce any odor as it would be hard to say where it was coming from like what was talked about earlier. Will there be a lot of smell when the Eastside doors are open. Mr. Reynolds said that the doors would be closed before the bags were opened, so there should be a limited odor.

John Gaitor asked about how would anyone know if the standards that the boards put in place were being withheld? Mr. Reynolds said by having tours. Mr. Gaitor also asked if there were any security issues? Mr. Reynolds said that he didn't see any issue that he would have cameras on the building but didn't think anything else would be needed. Mr. Gaitor also asked that if the ethanol is being reused, how are you securing it is ok? Mr. Reynolds said that ethanol doesn't become unstable.

Dan Sattler is concerned about the odor and isn't convinced that the odor won't become an issue and that our Downtown is nice and he would like to keep it that way. It would be smart to have some kind of language to fix the issue if it arises.

Mr. Reynolds understands that the odor is a big concern. He wants to prevent any issues before they happen and will work hard to make sure that he gets a good filtration system to prevent any odors from coming from the building.

Commissioner McCaffrey seeing there were no more public comments closed the public hearing.

Commissioner Kinney moved to forward a recommendation to the Board of Trustees to approve the conditional use request for the CBD oil extraction business at 9102 Pieper Road, subject to conditions and staff recommendations including evidence of adequate odor filtration system and the additional policy inclusion for hemp and CBD uses only, seconded by Commissioner Sartor.

Roll call was taken, and the motion passed unanimously.

B. Site Plan Review - Lot 2, Block 1, Boxelder Commons Subdivision - Ziggi's Coffee

Bird did a staff report. This item is a site plan review for Ziggi's Coffee located at Lot 2, Block 1, Boxelder Commons Subdivision. This is a proposed coffee café that will include a drive-thru. The item location is on Fifth Street, South of Ridley's. He mentioned that there was a notice for a project on the North end of this site which was approved. This is all one lot and is being done in phases. This is a new phase in the same lot. The first phase that was approved, has not started yet. This application can be considered separate. This is a straight forward application. They did a nice job putting together this application along with the plans. This made staff comments pretty minimal and we appreciate the work put in so far on this project. Staff recommends approval.

Devin Ferrey with Ferrey Rauch Companies. The North end of the site has been purchased. The cost is not inline to complete this site first. While working on the first phase, they met Ziggi's and was impressed with them. So not only are they builders, developers, but they will also be franchise owners of this Ziggi's. They have a great

model and a great concept. They opted to go with the café plan to provide more sit down options to Wellington. This will also have a single-sided drive-thru. They are trying to work with the current curb and gutter. Right now that puts the drive-thru at the Southern end of the lot. They would have liked it to be on the Northernmost end but they are making it work. They will be using the current infrastructure and utilities. With approval, they hope to turn in building plans in a month and start building before the end of summer.

Commissioner Whitehouse was wondering why the location showed the old beet dump. That was a mix-up. The engineers did make note of this and it is getting fixed. This will be taken care of in the updated drainage report.

Commissioner Kinney asked about phase one. Wanted to know about seal coating in the first phase. Is this going to happen? Devin said it would get cleaned up when the building was put in.

Bird mentioned about the lighting on the plans is only for the property and doesn't mention lighting for Fifth Street. Devin said this wasn't on his radar and was only working on his property. There was discussion if the current lighting plan could help with lighting some of Fifth Street but that is something that Devin and his team will work with Staff to see if some of the lightings could be adjusted to help light Fifth Street or maybe have a different kind of light places close to Fifth Street to help with Fifth Street not having any light on it.

Commissioner Whitehouse moved to approve the site plan for Lot 2, Block 1, Boxelder Commons, subject to staff comments, seconded by Hamman.

Roll call was taken, and the motion passed unanimously.

C. Larimer County zoning referral - Accessory Dwelling Unit

Bird mentioned that there was no vote needed that he just wanted to present the information to see if there were any objections that he should report back to Larimer County.

Staff did not oppose the proposed new building and accessory dwelling unit.

Planning Commissioners didn't have any objection to the dwelling.

D. Vacant Planning Commission Seat Interviews

Interviews for the open seat took place with Dan Sattler and Linda Knaack.

They both talked about living in and working in the community and why they would like to be on this commission. In the end, the Planning Commission could not decide who to recommend to the Board of Trustees. They asked that staff let the Board of Trustees know they would be happy to have either applicant that it was too hard to pick one.

7. ANNOUNCEMENTS

Bird passed out an update on the Comprehensive Plan and asked that they all go on our website and take the online survey.

8. ADJOURNMENT

Commissioner McCaffrey asked if there was anything else. No reply was given so he said the meeting was adjourned at 9:42 pm.



**TOWN OF WELLINGTON
PLANNING COMMISSION
July 13, 2020**

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on July 13, 2020, at the Leeper Center, 3800 Wilson Ave., Wellington Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Troy Hamman
Tim Whitehouse
Berry Friedrichs
Rebekka Kinney
Eric Sarter
Linda Knaack

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

None

6. NEW BUSINESS

A. Site Plan Review - Lot 4, Block 1, Meridian First Subdivision - Medical Office Building

Cody Bird, Planning Director introduced the staff report for the site plan review located at Lot 4, Block 1, Meridian First Subdivision. This is a straightforward review at the applicants who have provided everything that was asked prior to this meeting made the staff report very easy. The following items were highlighted during the meeting:

- The applicant is proposing to develop the property near the southwest corner of Wellington Blvd. and Saratoga Street
- The property is zoned C3 Highway Commercial, so this is a permitted use in this zoning district
- This location is proposed to have a veterinary clinic for small animals only
- There will be enough parking and lighting
- Fire Department was given the site plan and accepts the plans as presented

James Vigesaa explained that they work with medical clients. Mr. Vigesaa said that he would like to submit building plans as soon as possible after the approval. The plan to break ground by the end of August. He said that Mr. Bird provided and explained the information great so he will just take questions.

Commissioner Whitehouse was wanting to know how many units the building has in it. Mr. Vigesaa said that there are three units.

Commissioner McCaffrey asked if the vet clinic that would be going in the unit is someone the Planning Commission has seen before. Mr. Bird said that it was.

Commissioner Hamman was hoping it would be done by the end of the year and Mr. Vigesaa said yes.

Commissioner Kinney asked if Mr. Bird could explain how the light plan works. Mr. Bird did a small explanation that the lighting plan is not to exceed 10-foot candles, but they have to have a minimum of 1-foot candles at the sidewalk edge. Commissioner Kinney was worried because there has been a development that didn't have main streetlights through the subdivision. Mr. Bird explained that Meridian has put in street lights for their entire subdivision so there should be plenty of light.

Commissioner Whitehouse moved to approve the site plans for Lot 4, Block 1, Meridian First Subdivision, subject to staff comments, seconded by Commissioner Kinney.

Roll call was taken, and the motion passed unanimously.

7. ANNOUNCEMENTS

Cody Bird mentioned the following items about the Comprehensive Plan:

- The Comp Plan is looking better as things are moving forward
- Since COVID has seemed to have a little spike again they will be doing a digital engagement
- They are closing Phase 1 and starting Phase 2 which is marking on the map where there are opportunities like commercial areas and intersections that might need to be looked at
- The team has thought about going to places where people are already at like the breweries

8. ADJOURNMENT

Commissioner McCaffrey asked if there was anything else. No reply was given so he said the meeting was adjourned at 6:47 p.m.

Planning Commission Meeting

Date: September 14, 2020
Submitted By: Cody Bird, Planning Director
Subject: Preliminary Plat of Sage Meadows Second Subdivision

EXECUTIVE SUMMARY

The applicant has submitted a request to plat approximately 36 acres of land for single-family detached residential, single-family attached residential and 2 larger lots along Highway 1 for potential commercial or public/civic use. A rezone request to a Planned Unit Development overlay is also proposed and will be applied for concurrently with the final plat for the subdivision. The PUD is proposed to accommodate the mix of detached and attached residential units, as well as commercial and public/civic development opportunities.

The preliminary plat was advertised for public hearings before the Planning Commission and Board of Trustees. No written or verbal comments were received by Town staff at the time of this report. The Planning Commission will need to consider any testimony presented during the public hearing.

BACKGROUND / DISCUSSION

General Location: East side of Highway 1, 1/2 mile south of Jefferson Ave.

Applicant: SH Holdings Hwy 1, LLC, Daren Roberson

Agent: Pinecrest Planning & Design, Tom Dugan

Background:

- The property was annexed into the Town in 2016 and was concurrently zoned R-2 Residential Single-family, Medium Density. The master plan presented for the property at the time of annexation demonstrated the property would be a continuation of the Sage Meadows Subdivision, extending streets and infrastructure consistent with Sage Meadows. All lots within the master plan were intended for single-family detached residential.
- At Town staff's urging, the applicant has provided 2 commercial/public/civic parcels along Highway 1. These parcels are important to the development of the Highway 1 corridor because this corridor has been identified as an arterial corridor likely to be developed for commercial purposes. Providing the 2 larger tracts on this plat provides a transition from the scale of existing single-family homes to the higher intensity commercial development anticipated to the north.
- To further transition from the larger commercial/public/civic properties to the single-family detached residential properties, staff urged the applicant to consider providing single-family attached units (4-plexes). Narrower lots are proposed to accommodate attached residential units. Attached dwelling properties transition on the rear or side property line from the adjacent commercial or detached dwellings to limit the visual impacts of the different housing types.

Staff Comments:

1. Comprehensive Plan: The Comprehensive Plan includes 5 key components. The key components are listed below, along with a brief description of how the proposed plat and development addresses each component.

- Managing Growth: The property is within Wellington town boundaries and town services are available or will be extended. The Developer is responsible for the cost of providing or extending utilities to serve the site, thereby minimizing cost to the Town.
 - Land Use: The proposed plat will facilitate commercial growth along Highway 1, a major roadway corridor. The existing zoning is R-2 Single-family Residential, medium density. A PUD overlay zoning is also proposed. The PUD and plat layout will support an overall density consistent with the R-2 zoning and will accommodate transitions to a higher intensity commercial scale development anticipated within this corridor and scaling down to the existing single-family development to the south. A variety of housing types, and prices will also be available.
 - Infrastructure: Adequate public infrastructure is available at this site or will be extended for the development. Some improvements may be over-sized to provide capacity for future developments and the Town and Developer may enter into cost-sharing arrangements to facilitate the over-sizing costs.
 - Community Character and Services: The site will include construction of public sidewalks connecting the development to adjacent developments and recreational opportunities. The development will also provide the required public open space dedication in the form of open space.
2. Plat Name: The title on the plat is “Sage Meadows Second Subdivision” and is acceptable.
 3. Legal Description: The legal description is appropriately shown on the plat.
 4. Lots: There are a total of 105 lots proposed (36 attached single-family, 67 detached single-family and 2 commercial/public tracts). Average lot size of the single-family detached lots is above 7,500 sq. ft. as required. The attached single-family lots are proposed to be smaller than the 6,500 sq. ft. typical lot size and will be recommended as part of the proposed PUD considerations. Lot numbering is appropriate.
 5. Blocks: Eight blocks are proposed and are labeled appropriately on the plat.
 6. Streets: The property proposed to be platted is adjacent to Highway 1, a two-lane state highway with open ditches. There are also internal streets appropriately connecting to existing streets in Sage Meadows Subdivision.
 - Internal streets are local residential streets and the required 60 ft. right-of-way width and 14 ft. utility easements are provided to meet Town Standards.
 - The 14 ft. utility easements should be continued through the open space tracts.
 - The Traffic Impact Study (TIS) recommends traffic signalization at G.W. Bush Ave. and Highway 1 as well as geometry improvements at intersections. The recommendations of the TIS are being evaluated by Town Engineering and final improvements will be determined with the public improvement plans and in the required Development Agreement.
 7. Access:
 - Lots within the development will not be permitted to have individual access onto Highway 1. A shared public connection to Highway 1 is anticipated along the north line of Tract F. This is anticipated to serve both the 2 larger commercial/public lots within this subdivision, as well as future access to the property to the north for commercial access. The final design of the roadway is not yet known, however an access easement is provided on the plat to facilitate access to Tract F and Tract E. The access easement also extends east to allow a future connection to Gateway Crossing Street if determined necessary in the future.
 - It is not desirable at this time to connect Gateway Crossing Street to the future subdivision to the north because it would not be appropriate to encourage the anticipated commercial traffic to circulate through the residential neighborhood. The aforementioned access easement would

allow vehicle access in the future if needed, and in the short term, would also allow sidewalk and trail connections for bike and pedestrian movements.

- CDOT access permit required.

8. Easements: Proposed access and utility easements are identified on the preliminary plat.

- Tracts with sidewalks and/or trails shall provide public access easements for use of the recreation trails.
- A minimum 10 ft. landscape easement shall be provided along the east line of Tracts E and F and along the south side of Tract E for the purpose of ensuring landscape buffering between the commercial/public lots and the adjacent residential uses.

9. Parks and Open Space: The zoning code requires developments to provide functional public open space. Single-family residential developments are required to dedicate 20% of the gross land area for public open space. The proposed plat provides approximately 25% of the land area for open space and consists of stormwater detention and conveyance as well as buffer space and recreational trail connections to satisfy the requirement.

- Residential developments are also required to provide parks to support the residents of the development. The proposed plat is within close proximity of the existing Viewpointe Park. Town staff recommended providing pedestrian connections to the existing park rather than dedicating another public park within the subdivision. Rather, the cash-in-lieu of land dedication is desirable for this development and can be determined in the required development agreement.
- Residential developments are required to provide a pocket park for each 200 dwellings. It is staff's understanding that the existing clubhouse, swimming pool and playground in Sage Meadows Subdivision will also be accessible to this development. Additional consideration could be given to providing HOA amenities within Tract B to meet the pocket park requirement.
- Internal trail connectivity is also a requirement. An internal trail system is provided to connect to existing trails and amenities in adjoining subdivisions. Additional sidewalks/trails along Highway 1 should be considered for access along the arterial corridor. Consideration should also be given to how trails intersect with roadways - Ramps should be provided to crosswalks where trails intersect with a roadway to facilitate safe crossings. Tracts owned and maintained by the HOA shall also provide a public access easement for use of the trails and providing future opportunities for the Town to connect to trails within the privately owned/maintained Tracts.

10. Preliminary Landscape and Open Space Plan: The applicant has provided a preliminary landscape plan identifying proposed trees and shrubs along streets and within open space Tracts.

- Preliminary landscaping plan is generally acceptable. The landscape and buffering along Highway 1 is appropriate for the volume of traffic on this road segment.
- Permanent irrigation is required to be installed in landscaped areas. The development is proposed to be connected to the existing non-potable irrigation system already in place in Sage Meadows Subdivision. Non-potable irrigation will also be provided for outdoor irrigation of residential lots. Design plans for the irrigation system is required to be submitted to the Town for review. The design plans should also provide non-potable irrigation connections to Tracts E and F.
- In addition to the non-potable irrigation system, the landscape plants and grasses should be native species and drought-tolerant and practice xeriscaping principles.

11. Drainage: A drainage report for the subdivision was provided as required. Town Engineering staff is evaluating the drainage report and will note any required changes. Engineering review comments will be provided under separate cover and may be addressed at the time of final plat as well.

12. Public Improvements: All public improvements are to be designed and constructed to Wellington Standard Design Criteria and Standard Construction Requirements. Design plans shall be reviewed

and approved by the Engineering Division prior to construction. Engineering review comments will be provided under separate cover and may be addressed at the time of final plat as well

13. Sidewalks: Sidewalks within the development are proposed as attached to the curb & gutter in accordance with Town Standards. Town staff initially requested sidewalks be detached with a landscape buffer, but are recommending the attached sidewalks to be consistent with the existing subdivision design.
 - Notes in the narrative suggest that sidewalks/paths may be 3 ft. to 10 ft. in width. Attached sidewalks shall comply with Town standards and detached sidewalks shall be a minimum width of 5 ft. unless a variance is approved.
14. Sanitary Sewers: Sanitary sewers will be extended and connected to the existing public lines in Sage Meadows Subdivision. Public improvement plans for sanitary sewer are being reviewed by the Town Engineering Division. Engineering review comments will be provided under separate cover and may be addressed at the time of final plat as well. Considerations for over-sizing portions of the sanitary sewer line to accommodate future development to the north will be considered and may be addressed in the engineering design plans and the required development agreement.
15. Water and Fire Protection:
 - Public Improvement plans for water lines are being reviewed by Town Engineering Division. Engineering review comments will be provided under separate cover and may be addressed at the time of final plat as well.
 - Wellington Fire District staff did not submit any objections to the preliminary plat. Additional review at final plat may be needed. Final locations of fire hydrants shall be determined by Wellington Fire District and Town Engineering.
16. Development Agreement: The applicant is required to enter into a development agreement with the Town. A draft development agreement shall be submitted with the final plat application.
17. Miscellaneous:
 - The land use table identifies Tracts E and F as owned by the HOA. This is probably desirable to have these Tracts owned by the property owner.
 - If the Planning Commission and Board of Trustees approve the preliminary plat for the subdivision, the plat will be sent to the Parks Advisory Board for evaluation of the park, open space and sidewalk/trail considerations.

STAFF RECOMMENDATION

Move to approve the preliminary plat of Sage Meadows Second Subdivision subject to staff comments and forward a recommendation of approval to the Board of Trustees.

ATTACHMENTS

1. Development Narrative
2. Preliminary Plat
3. Color Rendering
4. Preliminary Landscape Plan

**Town of Wellington,
County of Larimer, Colorado**

General Development Information

Sage Meadows Second Subdivision Rezoning and Preliminary Plat

August 5, 2020

Sage Meadows Second Subdivision (Patterson Annexation) Rezoning and Preliminary Plat

It is the intent of the applicant/developer, SH Holdings Hwy 1, LLC to subdivide the property to be known as the Sage Meadows **Second Subdivision** into 103 single family detached and attached lots as well as open space and two outlots for possible use as a future Wellington Fire Protection District facility under the Town of Wellington's Planned Unit Development Overlay District.

The Patterson Property was annexed into and zoned in the Town of Wellington in 2016 and zoned R-2 at the time of annexation; known as the Patterson Annexation. Since that time the Sage Meadows Subdivision to the south and east has been developed and is nearing build out and this neighborhood will be a continuation of the existing Sage Meadows neighborhood. Since the annexation was approved, the Town of Wellington has continued to grow at a moderate pace and the current land owner has been approached by the Wellington Fire Protection District to possibly purchase a portion of the property for a future fire station and possible training facility. In order to provide a buffer between the Fire District facilities and the single family detached homes, it is proposed to construct several single family attached units (four-plex units). Due to the current request by the District, current market conditions and the fact that the Town's current R-2 zoning district does not allow public facilities that include offices or single family attached residential units the applicant is requesting a rezoning of the property to the Planned Unit Overlay District per the Town's zoning code.

Property Owners/Applicant/Consultants

Property Owner/Applicant

SH Holdings Hwy 1, LLC
c/o Mr. Daren Roberson
395 Delozier Drive, Suite 110
Fort Collins, CO 80524
(970) 224-3103

Planning Consultant

PineCrest Planning and Design LLC
Mr. Tom Dugan
4225 Westshore Way
Fort Collins, Colorado 80525
(970) 226-1655 Fax: (970) 226-1635
tom@pinecrestllc.net

Surveyor

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Mr. Bob Tessely
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Fort Collins, CO 8052
(970) 461-2661

Civil Engineer

Northern Engineering Services, Inc.
Mr. Shane Ritchie
301 N. Howes Street, Suite 100
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(970) 488-1107
shane@northernengineering.com

Landscape Architect

Centennial Design LLC
Mr. John Gettman
601 S. 9th Street
Berthoud, CO 80513
(970) 567-1912

Legal Description

Please see the Legal Description, attached as Exhibit “A”.

Existing and Proposed Infrastructure

The majority of the Town's current infrastructures (i.e. water and sewer lines) are located within the existing Town limits in the Sage Meadows neighborhood to the south and east.

It is proposed that the developer would extend all required utilities per the Town Code to the property as required including nonpotable water to be used for irrigation the of individual homes landscaping as well as the irrigation of the open space. All roads and streets within the property would again be extended and constructed per the Town's Subdivision Regulations.

Current and Proposed Zoning

The current zoning is R-2 Residential Single-family Medium Density Zoning District and the proposed zoning is Planned Unit Development Overlay District with the underlying zoning being R-2.

Existing Conditions and Proposed Development

The property currently has two single family homes and a large metal building being used as a storage facility by Owners home building entity. The site slopes to the east and south with the lowest point along the south east portion of the property. The Sage Meadows Subdivision is directly adjacent to the east and south property boundaries of the property.

The proposed Land Uses include single family detached and attached residential homes of various sizes. 67 single family detached and 36 single family attached homes for total of 103 single-family units are proposed on approximately 16.5 acres. Also proposed is approximately 9 acres of land to be used for open space and two outlots for future development of possible public facilities.

Planned Unit Development Overlay District - Land Use Standards

Single Family – R-2 Residential Zoning

A. Statement of Intent

This land use area is intended to provide for the development of single-family detached and single-family attached dwelling units with a full complement of accessory uses including public governmental office and facilities.

B. Uses Permitted

1. Single family detached (SFD) and single family attached dwelling (SFA) units (up to four attached units per building on individual lots)
2. Attached with paved parking areas
3. Accessory structures
4. Parks and open space, recreation areas and facilities, public or private
5. Service buildings and facilities normally incidental to the use of a park or recreation area including playgrounds
6. Child care centers

7. Public and private schools
 8. Governmental offices, libraries, police, fire and postal facilities including training facilities, repair and storage facilities
 9. Churches and places of worship
 10. Storage and maintenance buildings excluding public storage units or facilities
 11. Entry Features, signs and/or security gates
 12. Home occupations subject to the provisions of Section 16-12-10 of the Town Code
- C. Development Standards
1. Minimum Lot Size: 6,500 sf (SFD); 4,000 sf (SFA)
 2. Minimum Front Setback (SFD & SFA): 20 ft. principal building; 25 ft. attached garage
 3. Minimum Side Setback: 7 ft.; 15 ft. from corner ROW
 4. Minimum Rear Setback: 20 feet
 5. Maximum Building Height: 35 feet
 6. Max. Dwelling Units per Structure (SFA) Four

Auxiliary Use Standards

1. Signs

A. Temporary

Two temporary signs for each use area shall be permitted during sales and construction of the project. These signs, erected at the access points, shall be a minimum of 20 square feet per face and shall not exceed 40 square feet per face area, double faced, and shall not exceed 15' feet in height. The signs may not be closer than five (5) feet to any public right-of-way and may not encroach within the visual sight clearance triangle. If signs are to be lighted, said lighting shall be by means of directional spotlights. Individual signs not exceeding 2 square feet of face per side and not exceeding four feet in height may be erected identifying model homes. These signs may be illuminated by direct spotlights.

B. Permanent

Permanent signs shall be for the purpose of identifying the various land uses, and for directional purposes. They shall be of monument type integrated into the landscaping of entryways to each use area. The color, style, design and materials shall conform to the general architectural character of the land use they identify. All sign designs and locations shall be carefully coordinated with the layout of the specific site plan.

2. Fences

- A. Fencing within the project shall consist of wood panels and pickets, split rail, vinyl, wrought iron and/or masonry (brick, rock, stucco, etc.)
- B. No fence shall exceed 6 feet in height.
- C. No fence shall obstruct visual sight distance triangles at street intersections.
- D. Permits for all fencing shall be obtained prior to installation.
- E. Fences within the front yard area shall not exceed 42" in height.
- F. Excessive fencing shall be avoided through the use of alternating fencing, varying fence height and style, staggered alignment of fencing, landscaping and buffering techniques. Landscape features shall be incorporated into the streetscape along and within the residential areas.

3. Pedestrian Paths/Trails

Paths and trails shall be provided within open space areas and to link, where feasible, between adjacent residential areas and open space. Such paths shall consist of asphalt, concrete or crushed limestone and range from 3 to 10 feet in width. Such paths shall be maintained by a homeowner's association or the Town of Wellington depending upon location, subject to approval by such entity.

4. Lighting

Lighting within the project shall consist of downcast varieties and shall not cast any offensive glare on adjacent land uses or rights-of-way. Light standards shall not exceed 18 feet in height and shall be coordinated with the Town of Wellington as to location, style and function.

5. Storage

- A. Boats, campers, and trailer vehicles shall only be permitted to be stored within completely enclosed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.
- B. No outside storage of materials other than those required for the initial construction of the structures shall be permitted except within the areas provided in the temporary use areas described below.
- C. Trash shall be kept in sealed containers within the residential units until the day of collection and within screened areas within the multifamily and commercial use areas.

6. Common Areas

Common areas within the project shall be owned and maintained by either a homeowner's or property owner's association established for such purpose, and/or the Town of Wellington.

7. Utilities

All utilities (water, sanitary sewer and storm sewer) shall be constructed to the Town of Wellington specifications and approved by the Town prior to construction. Utility construction may be phased based upon a phasing plan that shall be submitted at the time of Final Platting.

Landscape Requirements

- 1. The major type of landscape materials shall consist of plant types which are known to survive well in Colorado climate and which are drought tolerant. The number and species of plant materials shall be determined at the time of final platting.
- 2. Coniferous trees shall be a minimum of 5 feet in height, deciduous trees shall be a minimum of 2 inches in caliper, ornamental trees shall be 1 1/4 inches in caliper. Evergreen and deciduous shrubs shall be a minimum of 5 gallon size and ground covers shall be a minimum of the equivalent of 1 gallon in size.
- 3. All sites disturbed for construction, but not yet proposed for development shall be graded and seeded with native seed. All permanent open spaces shall be planted utilizing landscape and landscaping techniques together with massing of materials and reasonable combinations of plant varieties.
- 4. The minimum percentage (as a percentage of the total use area) of open space areas shall conform to the following described land use:
 - A. Residential Areas - The minimum required open space in the residential portions of this PUD shall be 20% of the total of the residential portions of the site including all areas designated as park or open space. This required open space shall be land areas not occupied by buildings, structures, parking areas, driveways, streets or alleys. Said open

space shall be devoted to landscaping, walkways, recreational uses and facilities, and the preservation of natural features.

Miscellaneous Requirements

1. Pollution Control

Areas disturbed during construction shall be treated in such a manner so as to minimize the impacts of erosion and dust pollution. No other polluting activity shall be permitted on a permitted basis.

2. Temporary Uses

Temporary trailers and/or residential units may be used as sales or construction offices during the sales and construction period. Temporary material storage, concrete batch plants and other temporary construction uses may be permitted during the construction period provided such activities are secured and not offensive. Such temporary uses shall terminate 90 days after construction of the final building within the project.

3. Buffering

Where differing land uses abut one another, buffering techniques shall be implemented to diffuse any negative impacts. These buffering techniques and their locations shall be determined at the time of platting.

4. Architectural Standards

All exterior walls of structures shall be designed and finished with architecturally and aesthetically pleasing materials compatible with the natural features of the property. Specific materials shall include materials such as brick, stone, textured concrete, wood siding, hardboard or vinyl siding, stucco, metal, and glass. Colors shall be natural earth tones.

The use of eaves, cantilevers, protrusions and other architectural effects shall be used to break up long expanses of wall areas. Compatible materials and styles shall be used to maintain harmony with adjacent structures within each use area. Rooftops shall be designed to screen mechanical equipment, vents and ducts in a manner that minimizes obstruction of views and provides an architecturally and aesthetically pleasing appearance. Reflective rooftop elements such as solar collectors and skylights, if installed, shall be installed to minimize glare on adjacent properties.

Proposed Land Use Summary

Land Use	Acreage	Max # of Units	Gross Density per acre	Net Density per acre	% of Total Area
Single Family Detached and Attached	16.4 ac.	103	2.9 units/acre	6.3 units/acre	45.9%
Outlots (2)	3.7 ac.	N/A	N/A	N/A	10.4%
Open Space	9.2 ac.				25.6%
Public ROW	6.5 ac.	N/A	N/A	N/A	18.1%
TOTAL	35.81 acres	103	.		100%

Financing of Municipal Service Expansion

The Town of Wellington will require that the Developer bear the cost of any required expansions to the Town's utilities and roads. The developer may enter into a cost sharing (reimbursement) agreement with the Town that allows the Developer to be reimbursed for any improvements that benefit other properties as these properties develop and connect into these improvements.

The Developer will most likely finance any required improvements and expansions through private funds and construction loans secured by the property.

Natural and Man-Made Site Features

The site is approximately 36 acres in size and is located about 1.5 miles west of Interstate 25 on the east side of Highway 1, directly north and west of the existing Sage Meadows Subdivision. The property currently has two single family detached homes and a large storage barn with two access points directly onto Highway 1. Currently the balance of the property is undeveloped and in the past had been used as pasture land for horses. There is also an irrigation ditch along a portion of the north property line that runs to the east in a buried pipe that is used by CSU and the Town of Wellington. The Town is currently responsible for the maintenance of this portion of the ditch.

Public Use Dedication

The proposed development is required to dedicate 20% of the total land area to be platted for parks and/or open space as per the Town's Municipal Code for a total required land dedication of approximately 7.2 acres. The Developer is proposing to dedicate 9.2 acres of land as open space (approximately 25.6%). This open space will be owned and maintained by a Homeowners Association.

Vehicular, Bike, and Pedestrian Circulation

Vehicular access to the site shall be from Gateway Crossing Street on the south and Buffalo Grass Lane to the east. Internal circulation shall be by public roads within the subdivision. All roads shall be dedicated to the Town of Wellington. Bike and pedestrian circulation shall use the trail system and public roads/sidewalks throughout the project.

Development Phasing and Schedule

It is anticipated that the project will be developed as one phase and that construction is expected to begin in the winter of 2020-2021. Projected build out is 2-3 years.

Wellington Comprehensive Master Plan and Municipal Code

The Town of Wellington has adopted a Comprehensive Master Plan and the Wellington Municipal Code of which both describe and require future development within the Town to meet standards that will provide the same level of service to new areas as it is currently providing within the existing town. These documents, we believe, allow the Town to achieve controlled, orderly and efficient growth. To accomplish orderly, controlled growth, Wellington will rely on the Town's Municipal Code and Comprehensive Master Plan to provide the basic guidelines for development and construction of new areas around the Town.

Statement of Conformance with the Wellington Comprehensive Master Plan

The Town of Wellington has recently updated the Town's Comprehensive Plan (2014) and the Community Vision Statement states "The citizens of Wellington choose to deal with the issue of growth proactively in order to maintain the quality of life in the community. Over the past fifteen years, the Town has witnessed a significant amount of residential growth. Wellington residents want to continue to investigate the development of innovative land uses that provide a sound tax base, preserve the quality of life, and balance residential and commercial development. Citizens

want to ensure that new development does not overburden existing infrastructure and services and does not detract from the community's existing character."

In following the Town's Vision Statement and the Town's Principles and Policies outlined in the Comprehensive Plan, the proposed development ensures the logical extension of the Town boundaries in a fiscally sound manner providing predictability in the rate, location and character of the growth within the Town's Growth Management Area while not creating a net negative fiscal burden on the Town.

The applicant believes that the proposed Preliminary Plat meets the intent of the Town's Comprehensive Plans Goals and Policies. By allowing the Preliminary Plat to proceed as proposed, the applicant has met the following goals, principles, and policies as stated in the 2014 Comprehensive Plan.

The 2014 Comprehensive Master Plan has numerous Goals, Principles and Policies in several categories: Managing Growth; Land Use; Business Development; Infrastructure; Community Character and Services; and Recreation and Tourism. The following Goals and Policies relate to the Geier Subdivision development: (Note that some of the Goals, Principles and Policies within each category do not apply to this project.)

MANAGING GROWTH

Principle 1

Ensure that logical extension of the Town boundaries so that Wellington may expand in a directed and fiscally sound manner providing greater predictability in the rate, location, type and character of new growth.

Policies

Growth of the Town will be considered within two distinct boundaries:

- The existing Town limits
- The Growth Management Area

The Town should promote new development and redevelopment existing underdeveloped land within the current Town limits.

The Growth Management Area is the area in which the Town will be able to provide services with existing or planned expansions of the water and wastewater plants.

Principle 2

Ensure that new development does not create a net negative fiscal impact on the Town.

Policies

The Town should base approval of annexation and new development proposals on a cost-benefit analysis. An increased tax base, should not be the sole determinant, but should be a major objective in order to keep Wellington an affordable place to live while still achieving land use objectives.

Assure that developers are completely informed about and pay the costs of public improvements such as streets, water, sewer and drainage made necessary by their developments.

The Town should strive to increase the sales tax base, in appropriate locations as designated on the Future Land Use Map and within the municipal boundaries, in order to finance needed improvements to the Town's infrastructure, public services and amenities.

New residential and commercial development should pay impact fees for the costs to expand the water treatment plant, wastewater treatment plant, parks and trails as necessary to serve their developments.

New residential and commercial developments should pay impact fees to cover the costs associated with the increase of traffic on existing streets due to their developments.

LAND USE

Principle 5

Encourage a wide range of quality housing and a variety of residential units-both in terms of price and type of unit-allowing households with different incomes and needs to live in Wellington.

INFRASTRUCTURE

Principle 9

All new development should pay for required infrastructure improvements and not create a burden on existing residential development.

Principle 10

Establish a long range transportation and traffic circulation plan for existing and proposed roads that meet the needs of all segments of the community and accommodates pedestrians and bicyclists as part of the Town's on-going Capital Improvements Planning.

Policies

This Plan establishes a basic hierarchy of roads as the first step toward developing a long range transportation plan. As development occurs, the Town should require new development to demonstrate how the proposed development will connect to the existing street system and how the proposed development further enforces the historic street grid which is characterized as a system of interconnected local streets.

Continue to implement and maintain a traffic system that encourages the use of arterial streets for cross-town and regional traffic, the use of collector streets to channel traffic from neighborhoods to arterial streets and to minimize the use of local streets for through traffic.

Principle 11

New development should make the necessary contributions to the overall transportation system based on the type of trips generated.

Policies

Developers should be required to dedicate all necessary right-of-way and bear the construction costs of all streets and/or traffic control devices, such as traffic lights, necessitated by the development.

COMMUNITY CHARACTER AND SERVICES

Community Character

Principle 14

Enhance the community's existing small town atmosphere. Desirable attributes to build upon include: being able to walk almost anywhere, a pedestrian scale Cleveland Avenue, an abundance of open space around the edges of the community, and an approachable and friendly Town government.

Policies

Encourage development of new single-family residential housing in close proximity to existing residential neighborhoods.

New development provides pedestrian links to existing neighborhoods, parks, schools and other community amenities as a means of enhancing the overall transportation system within the community.

RECREATION AND TOURISM**Principle 21**

Wellington should improve or expand park facilities and services in relation to population growth, population composition and user demand using the Parks and Trails Master Plan as a guideline.

Policies

New residential development should provide linkages to existing or planned pedestrian corridors and community facilities.

Continue to develop park areas dedicated as part of subdivision approvals to serve the residents of the Town.

Statement of Conformance with the Wellington Municipal Code

It is the intent of the proposed Sage Meadows Second Filing Subdivision Preliminary Plat to comply with the Town's Land Use Code as it was revised and adopted in 2008. The applicant believes that the project as proposed complies or meets the general intent of the Zoning and Subdivision Regulations of the Municipal Code including:

ZONING**Sec. 16-1-60 Purpose**

- (1) Encourage the most appropriate use of land through the Town and ensure a logical growth of the physical elements of the Town.
- (2) Regulate and restrict the location and use of buildings, structures and land for residence, business, trade, industry or other purposes.
- (3) Regulate and determine the size of building lots, yards and open spaces.
- (4) Promote good design and arrangement of buildings or clusters of buildings and uses in residential development
- (5) Encourage innovative, quality site planning, architecture and landscaping that reflect improvements in the technology of land development.
- (6) Prevent the overcrowding of land, poor quality in development, waste and inefficiency in land use, danger and congestion in travel and transportation and any other use or development that might be detrimental to the stability and livability of the Town.

Sec. 16-3-50 Design Standards

(1) Compact Urban Growth. As the community grows from the original Town limits, it is important to maintain a continuity of density, diversity and interconnectedness.

(3) Lots and blocks, streets and sidewalks. The layout of lots and blocks should be designed to continue the Town's existing block pattern to form a grid or modified grid pattern that is adapted to the topography, natural features and environmental considerations. The streets should be interconnected to create a comprehensive transportation network that facilitates the movement of pedestrians, cars and bicycles.

(5) Site design, architecture and landscaping. One of the fundamental intentions of this Chapter is to encourage innovative, quality site design, architecture and landscaping in order to create new places that can be integrated with the existing community and reflect the traditional patterns of the region.

(7) Water conservation. As the Town and the State grow, increasing pressure will be placed on the limited supply of water resources. Town residents have emphasized the importance of preserving the quality and quantity of water. All new development is encouraged to use raw water for irrigation and to incorporate water-saving measures in building design and landscaping. Developments are required to use Stormwater management techniques that address water quality as well as quantity.

Sec. 16-3-80 Neighborhood design principles

To encourage the creation of viable neighborhoods that interconnect with each other and integrate new projects into the existing community, thereby strengthening the original Town, the neighborhood layout should consider the street, lot and block pattern of the original Town, as well as solar orientation, topography, sensitive wildlife and vegetation, drainage patterns and environmental and regional climate issues. Further, the edges of neighborhoods should be formed by features shared with adjacent neighborhoods, such as major streets, changes in street pattern, greenways or natural features such as streams and major drainage or riparian corridors. New streets, bikeways, sidewalks, paths and trails should connect to existing adjacent neighborhoods.

Sec. 16-3-120 Lots and blocks; general provisions.

Streets shall be designed in accordance with this Chapter and the Town's Design Standards to create blocks that consider interconnectedness, topography, solar orientation, views and other design features.

Sec. 16-3-300 Street.

The intent of the design standards is to establish a safe, efficient, attractive transportation system that promotes all modes of transportation and is sensitive to the environment.

Sec. 16-3-290 Parks and open space general provisions.

(a) Open space should serve as the neighborhood focus. Open space, such as the Town drainage ways and developed parks and plazas, shall be used to organize and focus lot, block and circulation patterns and to enhance surrounding development. Street, block, lot and building

patterns shall respond to the views, landscape and recreational opportunities provided by the open space.

Sec. 16-3-320 Fair contribution for public school sites.

All development shall dedicate or convey land for public school purposes to the Poudre School District, or make payment in lieu of land dedication or conveyance in accordance with the intergovernmental agreement between the Town and the Poudre School District.

Sec. 16-5-60 R-2 – Residential District, Single Family Medium Density.

(a) Intent. This is a medium-density housing district intended primary for single-family uses on individual lots. This zone is characterized by tree-lined local streets, an interconnected pedestrian circulation system and proximity to schools and parks.

SUBDIVISION REGULATIONS

Sec. 17-1-10 General provisions.

(a) The provisions of this Article, the Subdivision Regulations, in conjunction with Chapter 16 of the Municipal Code, shall apply to any and all development of land within the municipal boundaries of the Town, unless expressly and specifically exempted or provided otherwise in these Regulations. No development shall be undertaken without prior and proper approval or authorization pursuant to the terms of these Regulations in conjunction with Chapter 16. All development shall comply with the applicable terms, conditions, requirements, standards and procedures established in these Regulations in conjunction with Chapter 16.

Sec. 17-1-20 Intent.

This article is designed and enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town by:

- (2) Promoting compact, well-defined neighborhoods that enhance the Town's character.
- (3) Creating livable neighborhoods that foster a sense of community.
- (4) Encouraging the proper arrangement of streets in relation to existing or planned streets and ensuring streets facilitate safe, efficient and pleasant driving, walking and biking.
- (7) Providing for adequate and convenient open spaces for traffic, utilities, access of fire apparatus, recreation, light and air for the avoidance of congestion of population.
- (8) Providing open spaces for adequate stormwater management.
- (11) Ensuring compliance with Chapter 16, the Comprehensive Plan and the Design and Development Standards.

Sec. 16-3-10 Preliminary plat purpose.

The purpose of the preliminary plat is to provide the Town with an overall master plan for the proposed development.

In Summary, the applicant/developer believes that the Sage Meadows Second Filing Subdivision Preliminary Plat is in general conformance with the Town's Comprehensive Master Plan and the Wellington Municipal Code including the Best Development Practices and the Zoning and Subdivision Regulations.

Exhibit "A"
Legal Description
Sage Meadows Second Subdivision Rezoning & Preliminary Plat
Town of Wellington, Colorado

A tract of land located in the Southwest Quarter of Section 4, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being described as follows:

THE SW 1/4 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

EXCEPTING THEREFROM THOSE PARCELS DESCRIBED IN DEEDS RECORDED OCTOBER 8, 1906 IN BOOK 212 AT PAGE 248 AND APRIL 5, 1956 IN BOOK 1015 AT PAGE 371 AND APRIL 20, 1964 IN BOOK 1244 AT PAGE 314 AND DECEMBER 31, 1992 AT RECEPTION NO. 92084441

Being more particularly described as:

Considering the West line of the Southwest Quarter of Section 4 as bearing North 00° 35' 48" West and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter Corner of Section 4; thence along the North line of the Southwest Quarter of Section 4, South 89° 17' 42" East, 31.99 feet to the **POINT OF BEGINNING**; thence continuing along said North line, South 89° 17' 42" East, 1236.31 feet to the Northwesternly line of Sage Meadows Subdivision; thence along said Northwesternly line the following 2 courses and distances: South 00° 34' 33" West, 1270.04 feet; thence, North 89° 17' 56" West, 1220.00 feet to the East Right-of-Way line of Colorado Highway 1; then along said East line, North 00° 09' 36" West, 1270.26 feet to the **POINT OF BEGINNING**.

PLAT OF
SAGE MEADOWS SECOND SUBDIVISION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A tract of land located in the Southwest Quarter of Section 4, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado and being more particularly described as follows:

THE SW 1/4 OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

EXCEPTING THEREFROM THOSE PARCELS DESCRIBED IN DEEDS RECORDED OCTOBER 8, 1906 IN BOOK 212 AT PAGE 248 AND APRIL 5, 1956 IN BOOK 1015 AT PAGE 371 AND APRIL 20, 1964 IN BOOK 1244 AT PAGE 314 AND DECEMBER 31, 1992 AT RECEPTION NO. 92084441

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COMMENCING at the West Quarter Corner of Section 4; thence along the North line of the Southwest Quarter of Section 4, South 89° 17' 42" East, 31.99 feet to the **POINT OF BEGINNING**; thence continuing along said North line, South 89° 17' 42" East, 1236.31 feet to the Northwestern line of Sage Meadows Subdivision; thence along said Northwestern line the following 2 courses and distances: South 00° 34' 33" West, 1270.04 feet; thence, North 89° 17' 56" West, 1220.00 feet to the East Right-of-Way line of Colorado Highway 1; then along said East line, North 00° 09' 36" West, 1270.26 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 1,559,853 square feet or 35.809 acres more or less and is subject to all easements and rights-of-way now on record or existing.

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name and style of **SAGE MEADOWS SECOND SUBDIVISION**, and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance therefore by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF OWNERSHIP

I/We certify that _____ is the owner of the property, and hereby consent to this plat and join in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: SH Holdings Hwy 1, LLC

NOTARIAL CERTIFICATE:

STATE OF COLORADO)ss.

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of SH Holdings Hwy 1, LLC.

Witness my hand and official seal.

My commission expires: _____

Notary Public

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____, by the Town Planning and Zoning Commission, Wellington, Colorado.

Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 20____, by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by other and not the towns.

Mayor

ATTORNEY'S CERTIFICATION

I, _____, an attorney licensed to practice law in the State of Colorado, certify to the Town of Wellington, Colorado, that I have examined the title to the property being subdivided and being dedicated to the Town of Wellington, Colorado, and that all owners and proprietors as defined by CRS 31-23-111 have signed or ratified this plat.

Attorney: _____

Address: _____

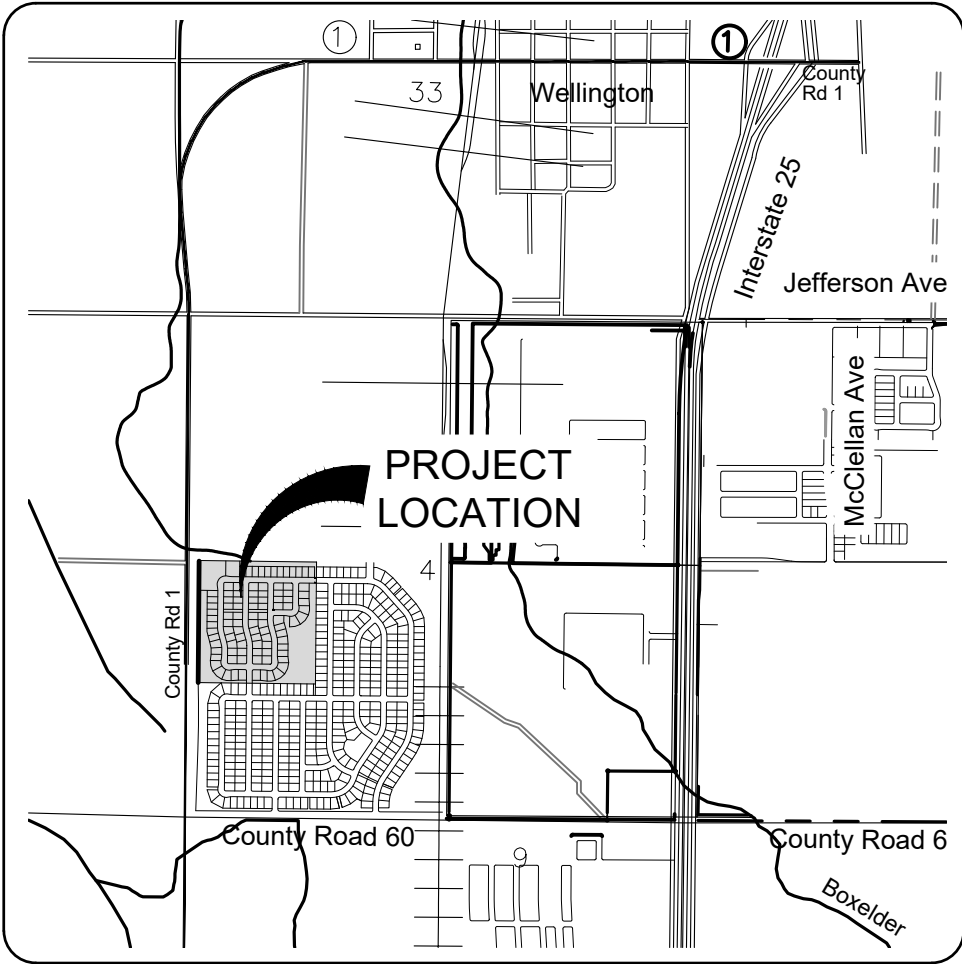
Registration No.: _____

NOTES:

- 1) The lineal unit of measurement for this plat is U.S. Survey Feet.
- 2) Basis of Bearings is the West line of the Southwest Quarter of Section 4-8-68 as bearing North 00° 35' 48" West and monumented as shown on drawing (assumed bearing).
- 3) For all information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Commitment Number _____ prepared by _____ dated _____.
- 4) A copy of the title commitment and the documents contained therein were provided to the owner, attorney and client and those entities listed hereon for their use and review. It is the surveyor's understanding that said owner, attorney, client and entities have reviewed said documents and understand their impact, if any, on the subject property.
- 5) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.
- 6) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- 7) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 8) For easements created by separate document and shown hereon refer to record document for specific terms.
- 9) Adjacent property owner information per the Larimer County Land information Locator.
- 10) Underground Utilities should be verified prior to any design and or construction.

11) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).

12) Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.



OWNER/APPLICANT/
DEVELOPER

SH Holdings HWY 1, LLC
395 Delozier Drive, Unit 16
Fort Collins, CO 80521

SITE ENGINEER

Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR

Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this plat of **SAGE MEADOWS SECOND SUBDIVISION** was prepared by me or under my direct supervision, and that this plat has been prepared in accordance with all applicable laws of the state of Colorado at the time of this survey and within my control and to the best of my knowledge, information and belief.

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
4
TOWNSHIP:
8N
RANGE:
68 W of the 6th PM

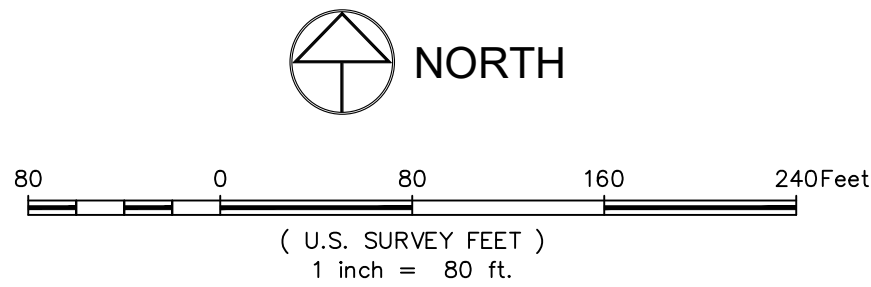
**NORTHERN
ENGINEERING**
NE
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.221.4158
northernengineering.com

DATE:
8/17/20
SCALE:
1"=50'
REVIEWED BY:
R. Tessely
PROJECT:
992-004
CLIENT:
Sage Homes
DRAWN BY:
L. Smith

PLAT OF SAGE MEADOWS SECOND SUBDIVISION
TOWN OF WELLINGTON
STATE OF COLORADO

Sheet
1
Of 4 Sheets

PLAT OF
SAGE MEADOWS SECOND SUBDIVISION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	50.00'	78.54'	S45°31'32"W	70.71'
C2	15°36'13"	240.00'	65.36'	S07°16'34"E	65.16'
C3	15°35'53"	240.00'	65.34'	S07°16'45"E	65.13'
C4	89°49'08"	50.00'	78.38'	S44°23'22"E	70.60'
C5	90°10'52"	50.00'	78.70'	N45°36'38"E	70.82'
C6	15°35'53"	240.00'	65.34'	N07°16'45"W	65.13'
C7	15°36'13"	240.00'	65.36'	N07°16'34"W	65.16'
C8	90°00'00"	50.00'	78.54'	N45°31'32"E	70.71'
C9	15°36'13"	240.00'	65.36'	S07°16'34"E	65.16'
C10	15°35'53"	240.00'	65.34'	S07°16'45"E	65.13'
C11	90°00'00"	15.00'	23.56'	N45°31'32"E	21.21'
C12	13°48'13"	189.00'	45.53'	N06°22'34"W	45.42'
C13	117°36'26"	88.00'	180.63'	N45°31'32"E	150.55'
C14	13°48'13"	189.00'	45.53'	S82°34'21"E	45.42'
C15	90°00'00"	15.00'	23.56'	N45°31'32"E	21.21'
C16	15°36'13"	210.00'	57.19'	N07°16'34"W	57.01'
C17	15°35'53"	270.00'	73.50'	N07°16'45"W	73.28'
C18	13°48'13"	189.00'	45.53'	N06°22'55"W	45.42'
C19	117°47'19"	88.00'	180.91'	N45°36'38"E	150.69'
C20	13°48'13"	189.00'	45.53'	S82°23'49"E	45.42'
C21	90°10'52"	15.00'	23.61'	N45°36'38"E	21.25'
C22	89°49'08"	15.00'	23.51'	S44°23'22"E	21.18'
C23	13°48'13"	189.00'	45.53'	N83°47'57"E	45.42'
C24	117°25'34"	88.00'	180.35'	S44°23'22"E	150.41'
C25	13°48'13"	189.00'	45.53'	S07°25'18"W	45.42'
C26	15°35'53"	210.00'	57.17'	S07°16'45"E	56.99'
C27	15°36'13"	270.00'	73.53'	S07°16'34"E	73.30'
C28	13°48'13"	189.00'	45.53'	S06°22'34"E	45.42'
C29	117°36'26"	88.00'	180.63'	S45°31'32"W	150.55'
C30	13°48'13"	189.00'	45.53'	N82°34'21"W	45.42'
C31	90°00'00"	15.00'	23.56'	S44°28'28"E	21.21'
C32	90°00'00"	15.00'	23.56'	S45°31'32"W	21.21'
C33	90°00'00"	15.00'	23.56'	N44°28'28"W	21.21'
C34	90°00'00"	15.00'	23.56'	N45°31'32"E	21.21'
C35	90°00'00"	15.00'	23.56'	S44°28'28"E	21.21'
C36	15°36'13"	270.00'	73.53'	S07°16'34"E	73.30'
C37	15°35'53"	210.00'	57.17'	S07°16'45"E	56.99'
C38	90°10'52"	15.00'	23.61'	S45°36'38"W	21.25'
C39	89°49'08"	15.00'	23.51'	N44°23'22"W	21.18'
C40	15°35'53"	270.00'	73.50'	N07°16'45"W	73.28'
C41	14°21'48"	210.00'	52.64'	N06°39'22"W	52.51'
C42	90°00'00"	15.00'	23.56'	N45°31'32"E	21.21'
C43	90°00'00"	15.00'	23.56'	S44°28'28"E	21.21'
C44	15°36'13"	270.00'	73.53'	S07°16'34"E	73.30'
C45	15°35'53"	210.00'	57.17'	S07°16'45"E	56.99'
C46	90°10'52"	15.00'	23.61'	S45°36'38"W	21.25'
C47	89°49'08"	15.00'	23.51'	N44°23'22"W	21.18'
C48	15°35'53"	270.00'	73.50'	N07°16'45"W	73.28'
C49	15°36'13"	210.00'	57.19'	N07°16'34"W	57.01'
C50	90°00'00"	15.00'	23.56'	N45°31'32"E	21.21'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C51	12°33'25"	189.00'	41.42'	N05°45'11"W	41.34'
C52	1°14'48"	189.00'	4.11'	N12°39'17"W	4.11'
C53	34°59'25"	88.00'	53.74'	N04°13'02"E	52.91'
C54	37°40'14"	88.00'	57.86'	N40°32'51"E	56.82'
C55	37°40'03"	88.00'	57.85'	N78°13'00"E	56.82'
C56	7°16'43"	88.00'	11.18'	S79°18'36"E	11.17'
C57	15°11'55"	210.00'	55.71'	N07°04'25"W	55.54'
C58	0°24'18"	210.00'	1.48'	N14°52'32"W	1.48'
C59	4°58'18"	270.00'	23.43'	N12°35'32"W	23.42'
C60	10°37'35"	270.00'	50.08'	N04°47'36"W	50.00'
C61	1°26'01"	189.00'	4.73'	N00°11'49"W	4.73'
C62	12°22'13"	189.00'	40.81'	N07°05'55"W	40.73'
C63	16°10'21"	88.00'	24.84'	N05°11'51"W	24.76'
C64	34°42'11"	88.00'	53.30'	N20°14'25"E	52.49'
C65	34°42'32"	88.00'	53.31'	N54°56'46"E	52.50'
C66	32°12'15"	88.00'	49.46'	N86°24'10"E	48.81'
C67	1°09'49"	189.00'	3.84'	S76°04'37"E	3.84'
C68	12°38'24"	189.00'	41.70'	S82°58'44"E	41.61'
C69	13°00'19"	270.00'	61.29'	S05°58'38"E	61.16'
C70	2°35'54"	270.00'	12.24'	S13°46'44"E	12.24'
C71	12°40'54"	210.00'	46.48'	S08°44'14"E	46.39'
C72	2°54'59"	210.00'	10.69'	S00°56'18"E	10.69'
C73	9°15'16"	270.00'	43.61'	N04°06'27"W	43.56'
C74	6°20'36"	270.00'	29.89'	N11°54'23"W	29.88'
C75	1°14'25"	210.00'	4.55'	N14°27'28"W	4.55'
C76	14°21'48"	210.00'	52.64'	N06°39'22"W	52.51'
C77	7°24'51"	270.00'	34.94'	S03°10'53"E	34.91'
C78	8°11'22"	270.00'	38.59'	S10°59'00"E	38.56'
C79	1°28'31"	270.00'	6.95'	N00°13'04"W	6.95'
C80	13°36'34"	270.00'	64.13'	N07°45'37"W	63.98'
C81	0°30'47"	270.00'	2.42'	N14°49'17"W	2.42'
C82	0°29'09"	88.00'	0.75'	N77°08'25"E	0.75'
C83	36°34'22"	88.00'	56.17'	S84°19'49"E	55.22'
C84	36°39'45"	88.00'	56.31'	S47°42'46"E	55.35'
C85	37°10'06"	88.00'	57.09'	S10°47'51"E	56.09'
C86	6°32'12"	88.00'	10.04'	S11°03'18"W	10.03'
C87	4°00'17"	210.00'	14.68'	S01°28'57"E	14.68'
C88	11°35'36"	210.00'	42.49'	S09°16'53"E	42.42'
C89	2°00'03"	88.00'	3.07'	S12°16'40"E	3.07'
C90	11°05'48"	270.00'	52.29'	S09°31'47"E	52.21'
C91	4°30'25"	270.00'	21.24'	S01°43'41"E	21.23'
C92	1°50'48"	189.00'	6.09'	S00°23'52"E	6.09'
C93	11°57'25"	189.00'	39.44'	S07°17'59"E	39.37'
C94	74°10'24"	88.00'	113.92'	S53°26'20"W	106.13'
C95	90°00'00"	15.00'	23.56'	N44°28'28"W	21.21'
C96	27°37'46"	88.00'	42.44'	S02°32'15"W	42.03'
C97	90°00'00"	15.00'	23.56'	S45°31'32"W	21.21'
C98	13°48'13"	88.00'	21.20'	N82°34'21"W	21.15'

LAND USE TABLE					
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP/MAINTENANCE BY
TRACT A	Open Space	Drainage, Utility & Access Easement	45,498 S.F.	1.044 AC.	2.92%
TRACT B	Open Space	Drainage, Utility & Access Easement	236,388 S.F.	5.427 AC.	15.15%
TRACT C	Open Space	Drainage, Utility & Access Easement	5,200 S.F.	0.119 AC.	0.33%
TRACT D	Open Space	Drainage, Utility & Access Easement	111,855 S.F.	2.568 AC.	7.17%
TRACT E	Open Space	Drainage, Utility & Access Easement	79,795 S.F.	1.832 AC.	5.12%
TRACT F	Open Space	Drainage, Utility & Access Easement	83,119 S.F.	1.908 AC.	5.33%
ROW	Public Use		281,702 S.F.	6.467 AC.	18.06%
LOTS (103)	Private Residence		716,296 S.F.	16.444 AC.	45.92%
TOTAL			1,559,853 S.F.	35.809 AC.	100.00%

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	12
2	6
3	12
4	8
5	26
6	16
7	15
8	8
TOTAL LOTS	103

PRELIMINARY
Robert C. Tessely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 4	TOWNSHIP: 8N	RANGE: 68 W of the 6th PM
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NORTHERN
ENGINEERING

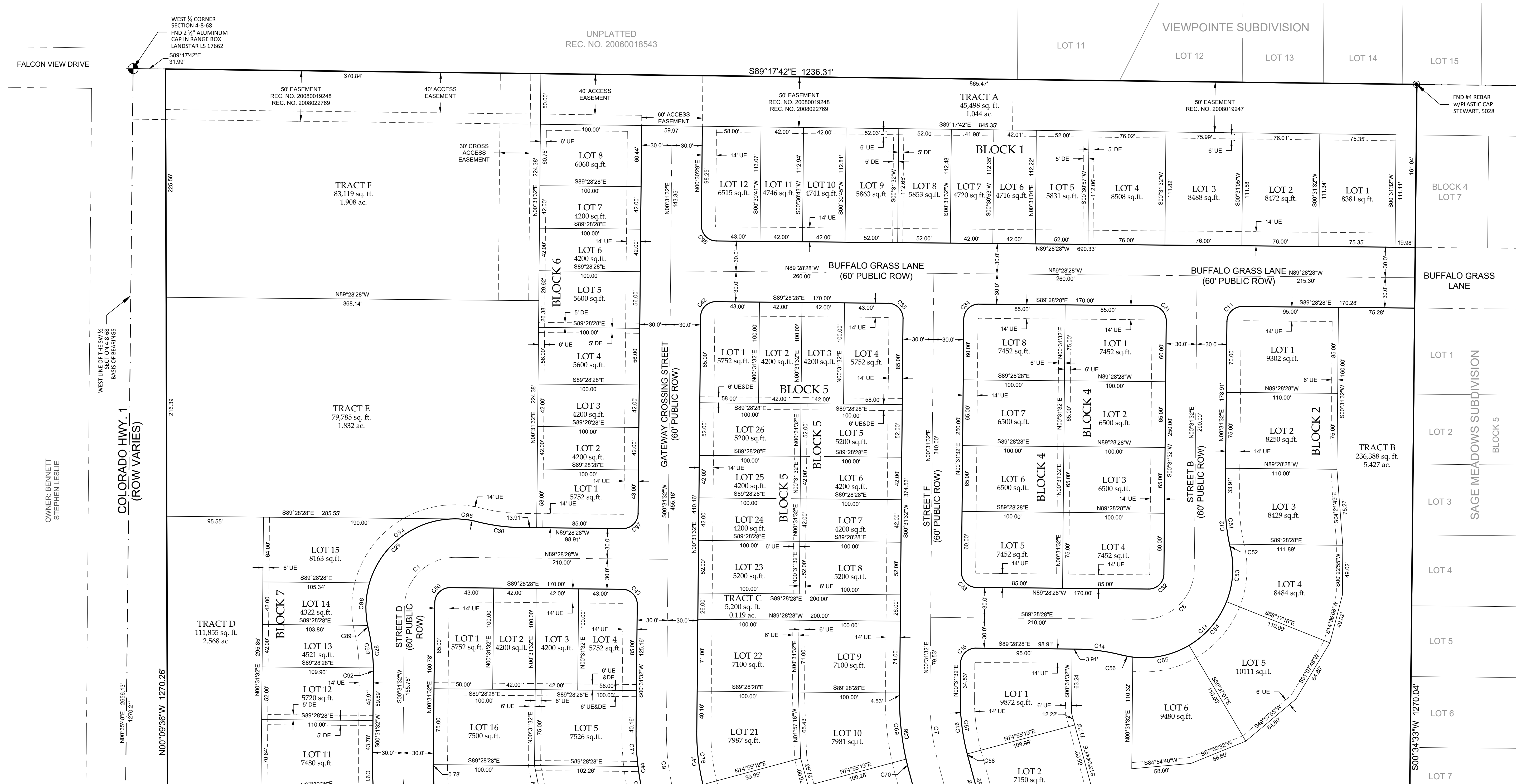
NE

FORT COLLINS 301 North Hume Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.223.4158
northernengineering.com

PROJECT: 992-004	DATE: 8/1/20	SCALE: 1"=80'	REVIEWED BY: R. Tessely
CLIENT: Sage Homes			
DRAWN BY: L. Smith			

PLAT OF SAGE MEADOWS SECOND SUBDIVISION
TOWN OF WELLINGTON
STATE OF COLORADO

PLAT OF
SAGE MEADOWS SECOND SUBDIVISION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
4
TOWNSHIP:
8N
RANGE:
68 W of the 6th PM

**NORTHERN
ENGINEERING**
FORT COLLINS 301 North Hesse Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.220.4158
northernengineering.com

PROJECT:
992-004
CLIENT:
Sage Homes
DATE:
8/17/20
SCALE:
1"=50'
REVIEWED BY:
R. Lessey
DRAWN BY:
L. Smith

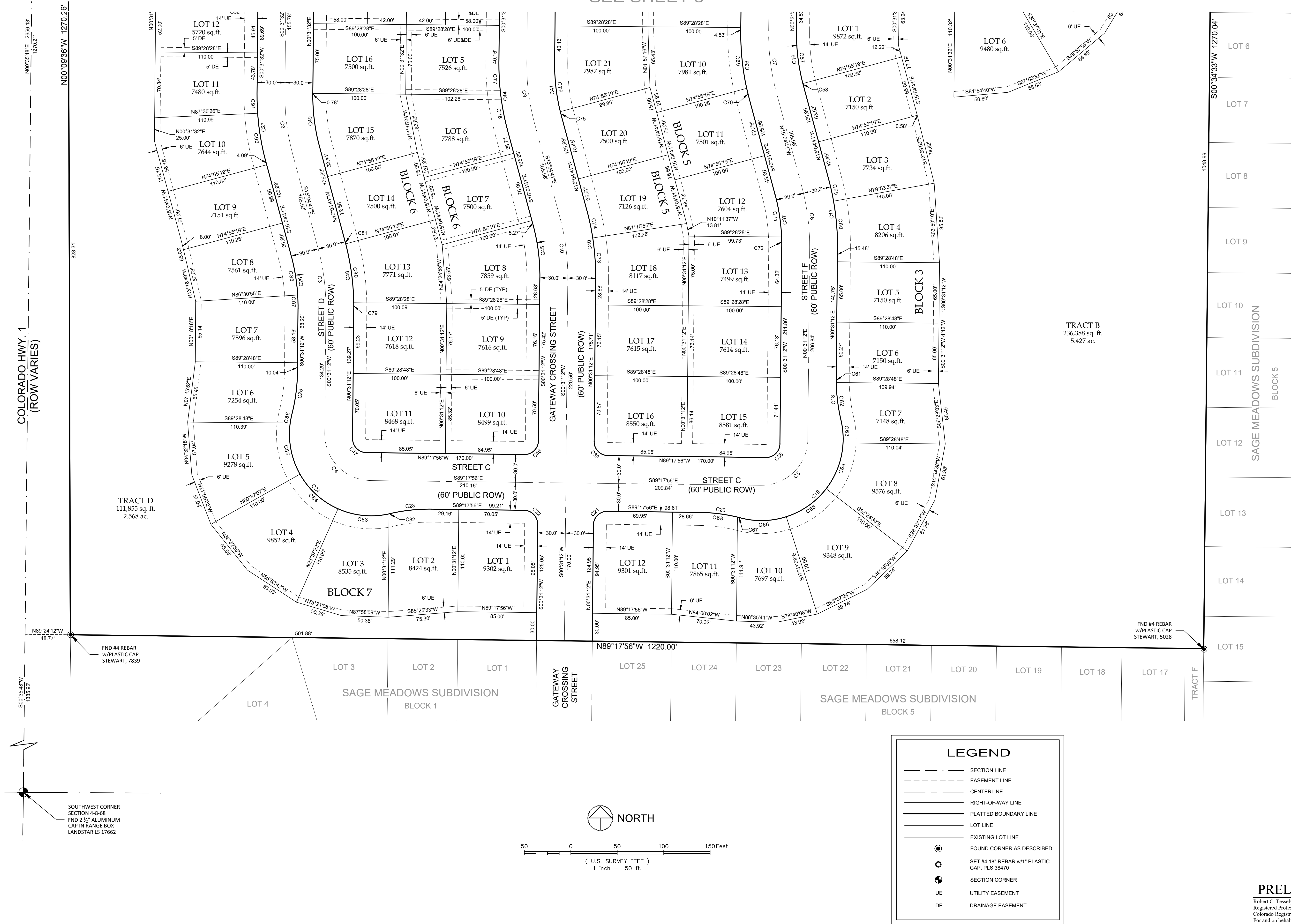
PLAT OF SAGE MEADOWS SECOND SUBDIVISION
TOWN OF WELLINGTON
STATE OF COLORADO

Sheet
3
Of 4 Sheets

PRELIMINARY
Robert C. Tessely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

PLAT OF
SAGE MEADOWS SECOND SUBDIVISION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
4

TOWNSHIP:
8N

RANGE:

NE | **NORTHERN
ENGINEERING**

FORT COLLINS: 301 North House Street Suite 100 80521 970.221.4158

PROJECT: 932-004	DATE: 8/4/20
CLIENT: Sage Homes	SCALE: 1"=50'
DRAWN BY:	REVIEWED BY:

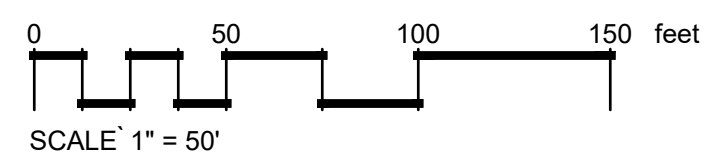
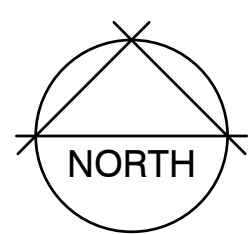
TOWN OF WELLINGTON
STATE OF COLORADO

Sheet
4
Of 4 Sheets

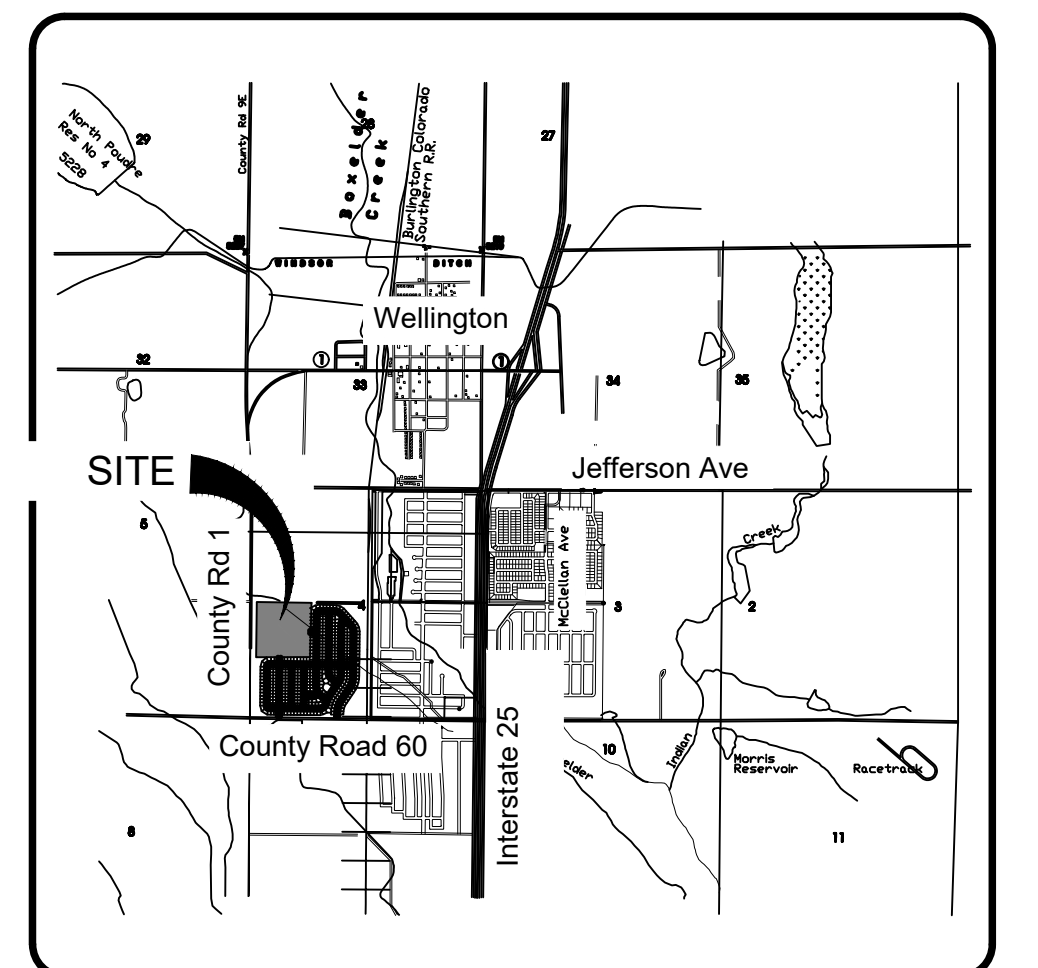
PRELIMINARY
Robert C. Tessely
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering & Surveying, Inc.



SAGE MEADOWS



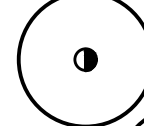
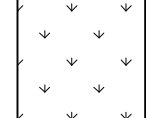
WWW.SAGEHOMES.COM



VICINITY MAP

NTS

PLANT SCHEDULE

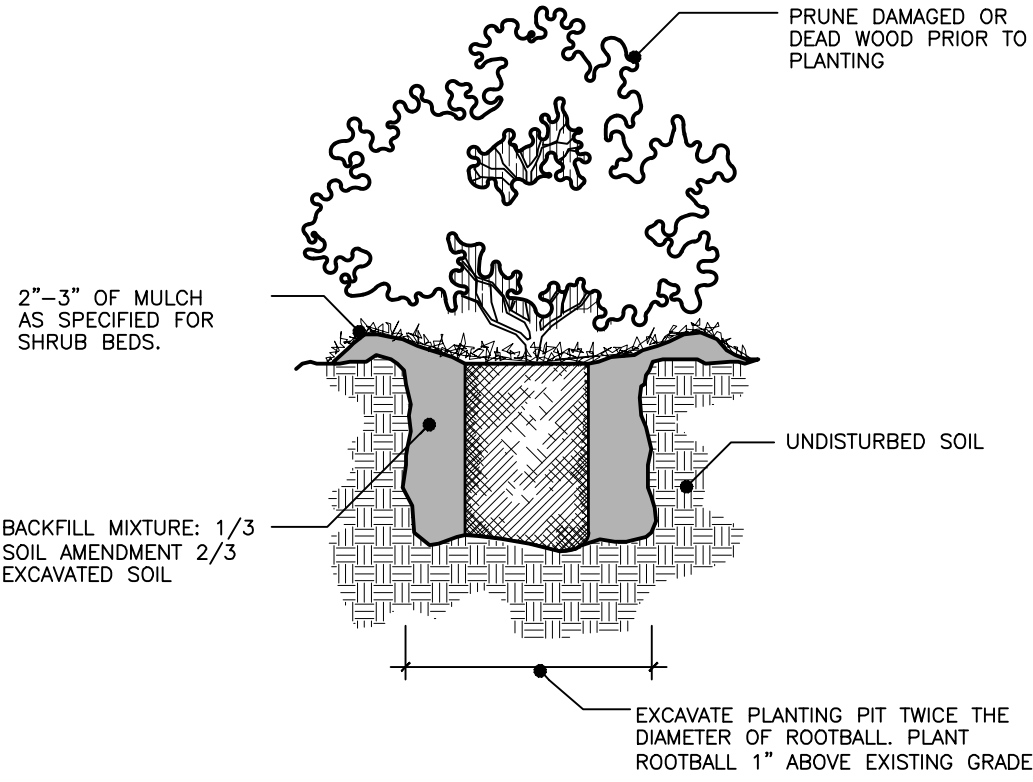
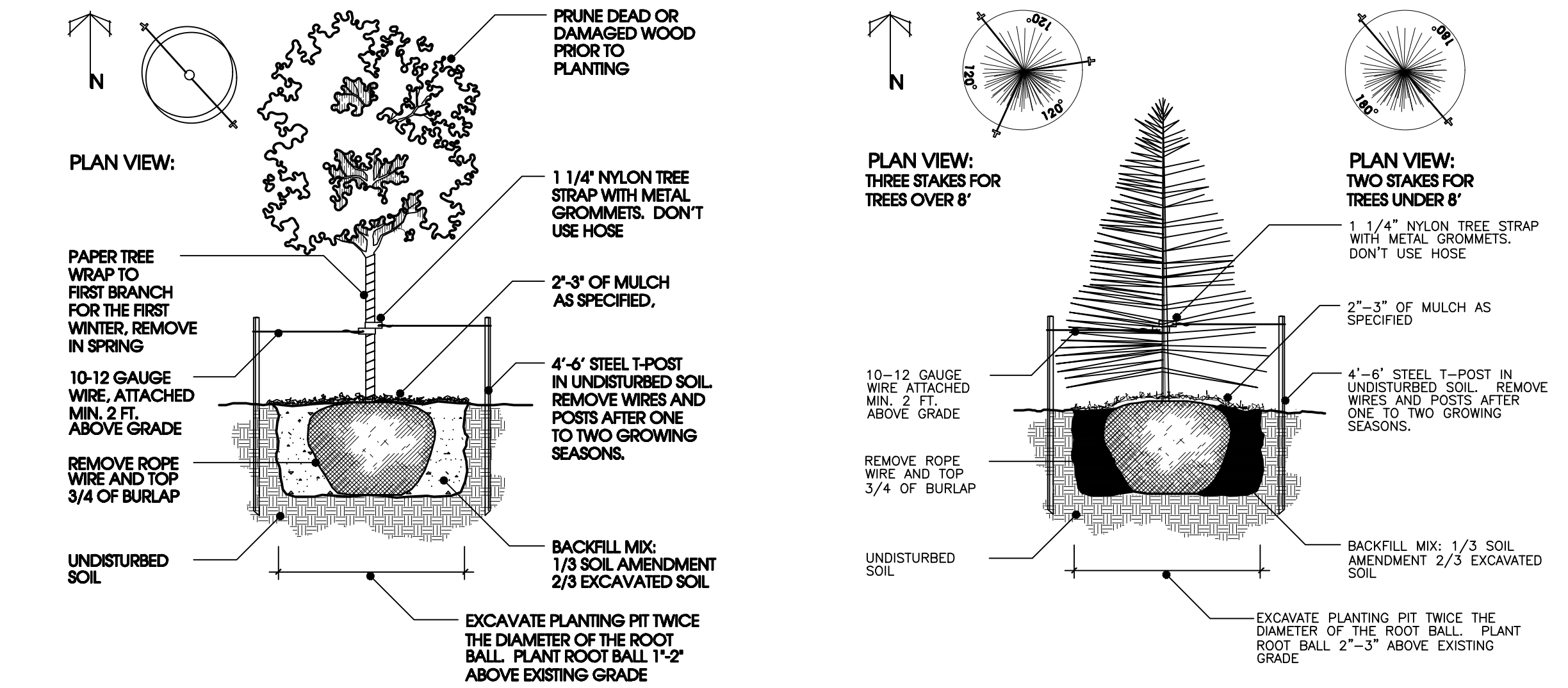
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	6	Acer freemanii `Jeffersred` TM / Autumn Blaze Maple	2" B&B	
	8	Catalpa speciosa / Western Catalpa	2" B&B	
	11	Celtis occidentalis / Common Hackberry	2" B&B	
	14	Gleditsia triacanthos `Shademaster` TM / Shademaster Locust	2" B&B	
	8	Gymnocladus dioica `Espresso` / Kentucky Coffeetree	2" B&B	
	3	Quercus macrocarpa / Burr Oak, Mossycup Oak	2" B&B	
	3	Quercus robur / English Oak	2" B&B	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	60	Picea pungens glauca / Colorado Blue Spruce	6` B&B	
	36	Pinus nigra / Austrian Black Pine	6` B&B	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	14	Acer ginnala `Flame` / `Flame` Amur Maple	8`-10` Clump B&B	
	12	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	1-1/2" B&B	
	14	Crataegus crusgalli var. inermis TM / Thornless Cockspur Hawthorn	1-1/2" B&B	
	23	Crataegus viridis `Winter King` / `Winter King` Hawthorn	1-1/2" B&B	
	11	Malus x `Thunderchild` / Thunderchild Crab Apple	1-1/2" B&B	
SEED/SOD	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	379,132 sf	Dryland Grass / Dryland Pasture Mix	Seed	

GENERAL NOTES:

- Landscaping shall be irrigated with an automatic pop-up sprinkler system. Turf areas shall receive pop-up spray or rotary sprinklers. Planting beds shall receive low volume drip irrigation. The dryland grass seed area is intended to be non-irrigated, however, supplemental watering shall be provided per the "Seeding Notes". All trees and shrubs in dryland grass areas shall receive drip irrigation.
- Final grade shall maintain smooth flowing land forms, free of vegetation, surface debris, bumps, and/or depressions.
- Soil Preparation: Prior to the installation of plant materials, soil that has been compacted, stripped of topsoil or disturbed by construction activity shall be thoroughly loosened. Dairy compost shall be thoroughly incorporated at a rate of 3 cu. yds. / 1000 sq. ft. into all landscape areas. Areas noted as "non-irrigated" or "dryland" will not receive soil amendments. However, the soil shall be thoroughly loosened by tilling and ripping, cleared of all weeds and debris and finish graded prior to seeding.
- Soil backfill for all plantings shall be amended with dairy compost (or approved equal) at a rate of 1/3 compost to 2/3 soil excavated from the planting pit.
- All shrub bed areas shall be edged with Pro-Steel edging.
- All shrub bed areas to be mulched with a 3" depth of 1-1/2" mountain granite over weed barrier fabric. Perennial plantings to be mulched with a 4" depth of Shredded Redwood Mulch with no weed barrier fabric. All trees and shrubs in dryland grass and rock areas to receive a 3" depth of Shredded Redwood Mulch over the rootball.
- All plant material shall meet AAN standards for number one grade and shall be sized as specified in the Plant Schedule on this plan.
- Minor changes in plant species and location may be made during construction, as required by site conditions and plant availability. Overall quality and quantity of plant material shall be consistent with the approved landscape plan. In the event of conflict between plant quantities in the plant schedule and species illustrated, the species and quantities illustrated shall be provided.
- Contact the Utility Notification Center of Colorado, at least (3) business days prior to construction. The contractor shall verify the location of all utilities in the field prior to excavation / digging.
- Maintenance. In order to provide for the ongoing health and appearance of required and approved landscape improvements, all landscaping shall be maintained in good health and replaced by the landowner or occupant as necessary. All property owners or occupants shall be responsible for maintenance of landscaping within the portion of the public right-of-way between the back of the curb or street pavement and the adjacent property.

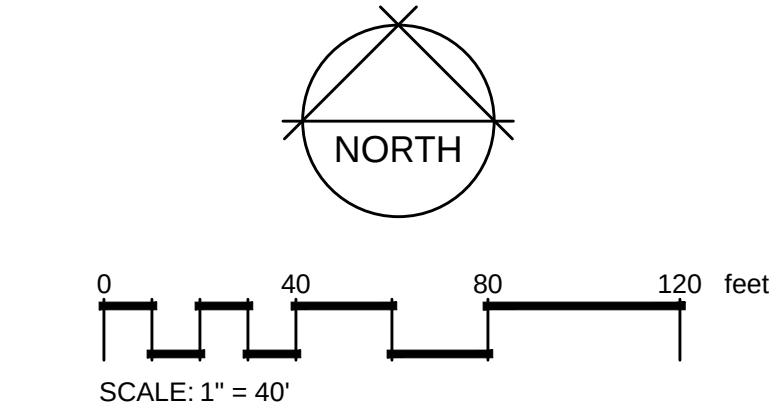
SEEDING NOTES:

- Seeding shall take place after soil preparation and final grade activities are complete.
- Seed with a Brillion style seeder in two perpendicular passes. In areas that are inaccessible by equipment, spread seed evenly with a broadcast spreader and cover lightly with $\frac{1}{4}$ " in. of soil.
- Dryland seed mixes shall included a cover crop of Annual Ryegrass.
- All slopes 4:1 or steeper, and swales that are prone to erosion, to receive erosion control blanket.
- Provide supplemental watering of seeded areas as needed to maintain proper moisture germination. Monitor irrigation application and frequency to prevent soil erosion. Supplemental irrigation to be applied by portable sprinkler or temporary irrigation system.
- Adjust irrigation as needed for proper establishment of the seed. Mow for initial weed control after the grass is mature.
- During the warranty period. Provide weed control that is appropriate for the grass type and season.
- Dura Turf Plus Seed Mix - Seed Rate: 5 lbs / 1,000 sf
80% Tall Fescue Blend, Emerald III
10% Perennial Ryegrass, Palace
10% Kentucky Bluegrass
- Dryland Pasture Mix - Seed Rate: 5 lbs / 1,000 sf
20% Tetraploid Perennial Rye
20% Smooth Brome, Lincoln
15% Paiute Orchardgrass
15% Hycrest Crested Wheatgrass
15% Pubescent Wheatgrass
15% Dahurian Wildrye



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1 Homeowner Fencing - Four foot high picket style fence.
	8 Pro-Steel edging
SYMBOL	DESCRIPTION
	3" depth of 3/4" mountain granite over weed barrier fabric.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1 Homeowner Fencing - Four foot high picket style fence.
	8 Pro-Steel edging
SYMBOL	DESCRIPTION
	3" depth of 3/4" mountain granite over weed barrier fabric.

Sage Meadows Second Subdivision
Wellington, Colorado
Landscape Plan

SHEET:
L-5

PREPARED FOR:
Mr. Daren Roberson
SH Development Company, LLC
395 Delozer Drive, Suite 110
Fort Collins, CO 80542

PROJECT NUMBER:
C410

NO. REVISIONS:

DATE:

All drawings and written material appearing herein are the unpublished work of the Landscape Architect / Irrigation Designer and may not be reproduced or disclosed without the written consent of the Landscape Architect.

Centennial
Design, LLC
Irrigation • Landscape
401 S. 9th St.
Berthoud, Colorado 80613
970.277.4665
centennialdesign@att.net



Planning Commission Meeting

Date: September 14, 2020
Submitted By: Cody Bird, Planning Director
Subject: Site Plan Review: Lot 4, Wellington Business Center

EXECUTIVE SUMMARY

General Location:

- Southwest corner of Wine Cup St. and the west I-25 Frontage Rd.

Applicant/Agent:

- Applicant: Integrity Land Group, LLC
- Agent: JP-Construction, LLC

Reason for request:

- Develop site for multiple-tenant light industrial/retail uses
- Obtain site plan approval for Lot 4 and Lot 5, Wellington Business Center

Background Information:

- The applicant is proposing to develop the next phase of development for the Wellington Business Center project.
- 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 northwest corner of the overall site. Lot 1 and Lot 2 are already developed and occupied.
- Some of the site improvements were constructed as part of the prior phases of this development. The applicant desires to utilize the existing improvements to the extent feasible. Some modifications may be necessary and repair or replacement of damaged sections or dead/diseased landscaping is required.
- The proposed buildings for Lot 4 and Lot 5 are proposed to match and be a continuation of the existing building and site architecture.
- Lot 4 and Lot 5 are being considered concurrently for site plan review approval. Approval can be granted for both simultaneously as one action. The applicant has indicated that only one building would be constructed at this time, however, the paving, landscaping and other site improvements may be installed all in one phase.

BACKGROUND / DISCUSSION

1. Building Setbacks and dimensional standards: The proposed buildings do 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 and takes primary access from Wine Cup Street. A platted access easement also allows access to be gained from the I-25 Frontage Road. A CDOT access permit and turn lane improvements are required for the intersection with the frontage road. Staff has recommended that those improvements would not be required for Lot 4 and Lot 5 because the primary access is to Wine Cup St. The CDOT permit and turn lane improvements are required for any future development phases within this subdivision.
 - A stop sign is required at the exit onto Wine Cup 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 Wine Cup St.
 - A new sidewalk connecting the building storefront to the existing sidewalk is required. Crosswalks across internal circulation are also required.
 - Sidewalk connections to future Globeflower St. shall also be provided.
 - Existing sidewalks along Wine Cup St. need to be evaluated for condition and any repairs necessary shall be made at the time of site construction.
5. Parking: A sufficient number of parking spaces are proposed to satisfy the off-street parking requirement.
 - Most parking spaces meet the minimum width and depth requirement (10 ft. x 20 ft.) as required. Some parking spaces on the civil engineering plans are shown to be 9 ft. in width, which is less than the minimum. The civil plans and architectural plans need to be coordinated for accuracy.
 - There are no bicycle racks identified on the site plans. A bicycle rack shall be provided at each building within the development. Proposed locations shall be identified on the revised site plans.
 - Future phases of the development will need to be evaluated for parking needs at the time of site plan review.
6. Circulation Aisles: Circulation aisles are shown to meet the minimum 24-ft. width requirement for two-way traffic circulation.
7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. For purposes of this requirement, each building is considered separately. Each building is required to provide a minimum of 4 ADA parking spaces. 4 spaces are identified at each building, however the locations of the ADA spaces on the architectural site plan do not match the locations on the civil plans. The applicant shall verify the proposed locations on the revised site plans and ensure that all slopes to comply with ADA are adjusted to the final parking configuration.
 - Van accessible parking spaces are required to be minimum of 11 ft. in width. The civil site plans show ADA parking spaces at less than the 11 ft. width and needs to be updated on the revised plan sets.
 - A minimum of one van accessible parking space is required at each building. The van accessible parking space shall be marked with a placard identifying it as a van accessible parking space.
 - ADA signage is required to be a minimum of 60 inches above grade to the bottom of the sign face. The details in the site plans need to be updated to reflect the sign height requirement.
 - 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:

- Generic wall sign locations 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. For the purposes of multiple-tenant spaces, the sign code is interpreted to mean 50 sq. ft. per business. Separate sign permits are required at time of commercial tenant finish permit.
 - There are existing entrance monument signs for this development and there appears to be sufficient space on the entrance signs to accommodate additional business sign inserts.
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 Wine Cup St. right-of-way. The additional lighting levels along Wine Cup are acceptable and will benefit lighting the sidewalk at this location.
10. Landscape/Screening and Buffering:
- Street Trees: There are existing street trees along Wine Cup St. Existing trees shall be examined to verify trees are alive and healthy. Any dead, dying or diseased trees shall be removed and replaced. Additional trees shall be provided as required to meet a minimum 40 ft. spacing between street trees. No street trees are required for Lot 5.
 - Site Trees:
 - A sufficient number of parking lot trees are identified for Lot 4 and Lot 5. Trees in the bulb-outs along Wine Cup St. conflict with light pole locations - The applicant shall verify the trees will not obstruct the lighting when mature, or alternative locations for the trees shall be identified.
 - There are some existing trees along the west property boundary. Existing trees shall be examined to verify trees are alive and healthy. Any dead, dying or diseased trees shall be removed and replaced.
 - Additional trees and shrubs shall be provided along the west property boundary to provide a buffer from the adjacent single-family residential properties. Trees and shrubs for the buffering shall comply with Section 16-3-350(e) of the Municipal Code.
 - Other:
 - An irrigation plan is required. Irrigation shall be provided for the landscaping using a non-potable irrigation system. If the applicant can verify that a non-potable irrigation system is not available for the site, a separate irrigation tap and meter may be purchased from the Town and the appropriate tap fees and raw water fees shall apply. Location and size of tap shall be indicated on the civil engineering plans.
11. Drainage: Site stormwater drainage was previously contemplated for the site. The drainage memo provided with the site plan application indicates the amount of impervious surface area for the development of Lots 4 and 5 has been reduced to less than the impervious surface that drainage was designed. Town Engineering staff will provide review comments in a separate letter. The site plan approval is conditioned upon addressing engineering review comments.
12. Utilities:
- Town Utilities:
 - There is existing public water and sanitary sewer infrastructure in place or that can be extended to serve the site.
 - 1-inch water services are identified for each building. The applicant shall verify the correct size service is identified on the site plans and coordinated with the building permits. Meter pit locations must be located within a utility easement, final placement as directed by Town Engineering or Public Works.
 - 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 accepts 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 buildings are an appropriate massing and scale for the site and adjacent commercial properties. Building architecture and materials match the existing development.
- The buildings are proposed to be finished primarily with standing seam metal and a synthetic stone wainscot.
 - All mechanical equipment and rooftop units are required to be screened from view from the public right-of-way. Mechanical units and electrical transformers are shown to be located on the ground between buildings and will not be visible from public view.
 - 7 ft. tall dumpster enclosures are proposed at the west end of each building and an additional enclosure on the north side of Lot 5 between the buildings. Materials for the enclosure are concrete masonry walls colored to match the synthetic stone on the buildings. The proposed materials are generally consistent with matching or complimenting the materials of the buildings.
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.

STAFF RECOMMENDATION

Move to approve the site plans for Lot 4 and Lot 5, Wellington Business Center subject to staff comments and subject to engineering review comments.

ATTACHMENTS

1. Site Plans
2. Construction Plans

New Building for:

WELLINGTON BUSINESS CENTER

6557, 6599 Buttercup Drive

Lot 4-5

SITE PLAN REVIEW

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Wellington

Colorado

GENERAL NOTES

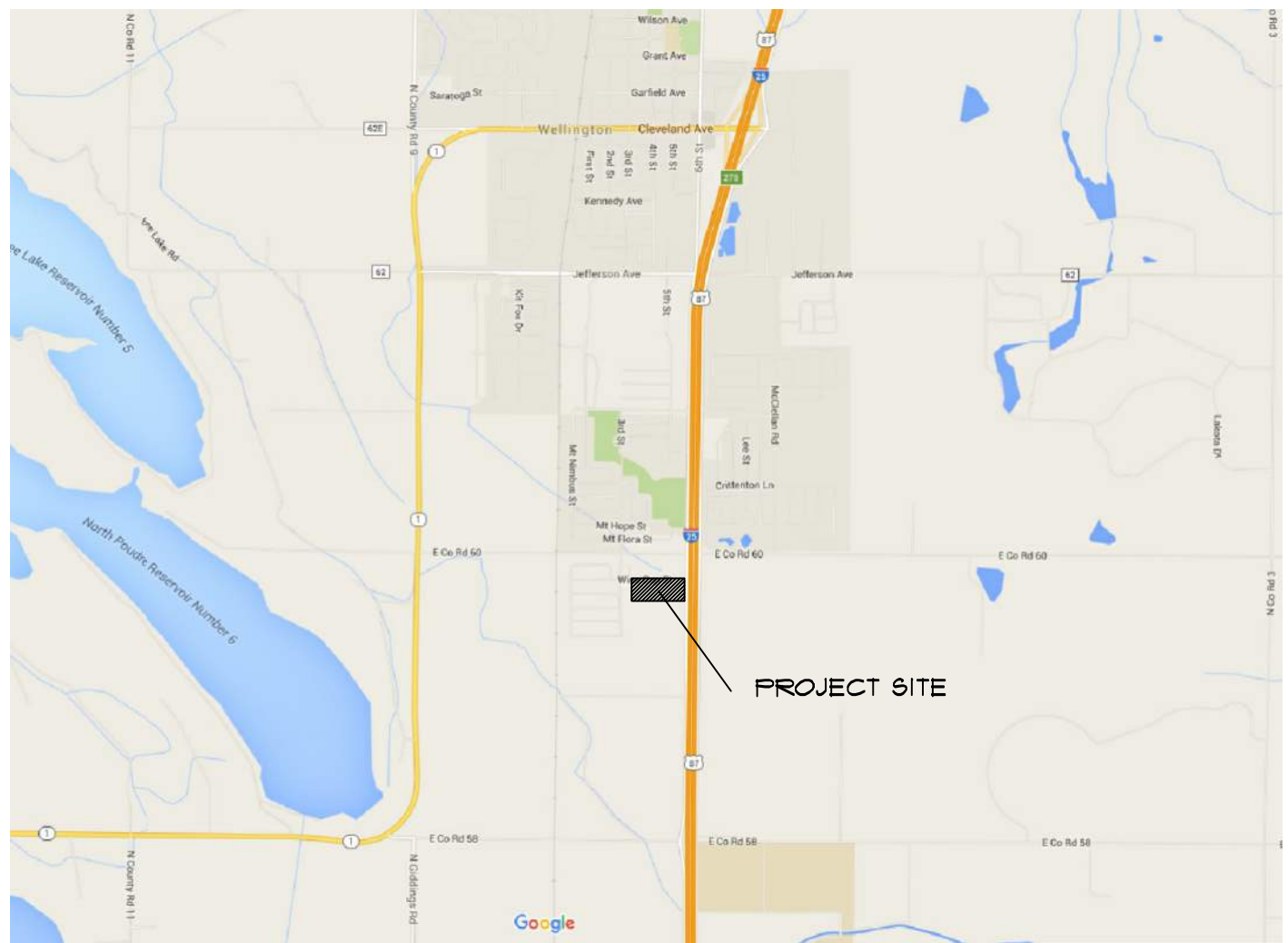
1. BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, CODES, AND OWNER REQUIREMENTS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS SHALL BE DONE PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION.
2. PROSPECTIVE SUB-CONTRACTORS SHALL SECURE ALL DATA AT THE SITE OF PROPOSED CONSTRUCTION SUCH AS CONVENIENCE OF RECEIVING AND SORTING MATERIALS, STAGING AREAS, LOCATION OF PUBLIC SERVICES, AND OTHER INFORMATION WHICH WILL HAVE INFLUENCE ON MAKING THEIR PROPOSALS OR ON THE EXECUTION OF THE WORK. NO ALLOWANCES WILL BE MADE FOR FAILURE OF THE SUB-CONTRACTOR TO OBTAIN SUCH ON-SITE INFORMATION PRIOR TO SIGNING OF THE CONTRACT.
3. SHOULD EITHER THE DRAWINGS AND THE SPECIFICATIONS, OR ANY PARTICULAR SPECIFICATION, AND THE GENERAL CONDITIONS CONTRADICT EACH OTHER IN ANY POINT, OR REQUIRE CLARIFICATION, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION.
4. THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT AND IN THE PROPOSED CONSTRUCTION BUILDING OR SITE OR SURROUNDINGS. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.
5. EACH CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENT AND SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCIES OR OMISSION HE MAY DISCOVER. FURTHER, THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK WHICH HE BELIEVES TO BE CONTRARY TO HIS KNOWLEDGE OF GOOD CONSTRUCTION STANDARDS AND PRACTICES AND SHALL NOT USE ANY SUBSTANDARD MATERIAL.
6. CONTRACTOR SHALL FOLLOW SIZES IN SPECIFICATIONS OR DIMENSIONED FIGURES ON DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS AND FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS.
7. WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK, OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIOUS AND SO CONSTRUCTED.
8. CONTRACTOR IS TO VERIFY THAT ALL EQUIPMENT AND FIXTURES ARE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. THE CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT ANY EQUIPMENT NOT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. THE CONTRACTOR IS TO ASSURE THAT THE PLACEMENT OF EQUIPMENT IS POSSIBLE BEFORE CONSTRUCTION OF ALL INTERIOR PARTITIONS ARE COMPLETED.
9. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE.
10. THE GENERAL CONTRACTOR SHALL MAKE NO CHANGES IN THE WORK WITHOUT A CHANGE ORDER SIGNED BY THE OWNER, OR A CONSTRUCTION CHANGE DIRECTIVE ISSUED BY THE ARCHITECT.
11. IT WILL BE ASSUMED THAT EACH TRADE HAS ACCEPTED THE QUALITY OF THE WORK OF OTHERS UPON WHICH HIS WORK MUST BE APPLIED, UNLESS THE ARCHITECT AND OWNERS INFORMED TO THE CONTRARY AT LEAST 24 HOURS BEFORE COMMENCING WORK.
12. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR THE PROPER INSTALLATION OR CONFORMANCE WITH CODES OR STANDARDS LISTED OR DEPICTED HEREIN SHALL BE INCLUDED IN THE WORK.

CODE COMPLIANCE

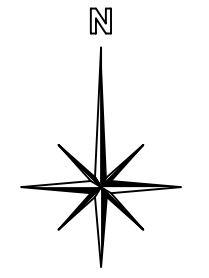
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS REQUIRED BY THE CITY OF WELLINGTON, COLORADO:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 WELLINGTON AMENDMENTS TO THE ICC CODES

- ACCESSIBILITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH:
- 2010 ADA STANDARDS
 - STATE LAW CRS 9-5
 - ICC / ANSI A117.1-2009



VICINITY MAP



SCOPE OF WORK

SCOPE OF WORK UNDER THIS PERMIT GENERALLY INCLUDES THE FOLLOWING:

- NEW 80'x250' METAL BUILDING

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

Kenney Lee

architecture group, inc.

L o v e l a n d • C o l o r a d o
(9 7 0) 6 6 3 - 0 5 4 8

CODE SUMMARY

TYPE OF CONSTRUCTION
TYPE V B (SPRINKLERED NFP 4 13)

PROPOSED OCCUPANCY CLASSIFICATION PER CHAPTER 3

OFFICE AREA B
WAREHOUSE S-1

MAXIMUM BUILDING HEIGHT & NO. OF STORIES PER TABLE SEC. 503
B GROUP : 60' AND TWO STORIES ALLOWED
S-1 GROUP : 60' AND ONE STORY ALLOWED
TWO STORIES ALLOWED WITH SPRINKLER INCREASE PER 504.2
23'-8" AND TWO STORIES PROPOSED

ALLOWABLE FLOOR AREA ACCORDING TO I.B.C. SECTION 506
B 27,000 SQ. FT. ALLOWABLE
S-1 27,000 SQ. FT. ALLOWABLE

OCCUPANCY SEPARATION PER TABLE 508.4
B / S-1 NONE
1 HOUR TENANT SEPARATION WILL BE PROVIDED PER SECTION 108.1

LOCATION ON PROPERTY
NORTH WALL ± 80'-0" TO IE
EAST WALL ± 40'-6" TO IE
SOUTH WALL ± 100'-0" TO IE
WEST WALL ± 68'-0" TO IE

FIRE-RESISTANCE RATING PER TABLE 601 (TYPE VB)
PRIMARY STRUCTURE 0
BEARING WALLS (INT. / EXT.) 0
NON BEARING WALLS INT. 0
FLOOR CONSTRUCTION 0
ROOF CONSTRUCTION 0

FIRE-RESISTANCE RATING, EXTERIOR WALLS PER TABLE 602 (TYPE VB / B, S-1 OCC.)
X < 5' 2
5' < X < 10' 1
10' < X < 30' 0
X ≥ 30' 0

BUILDING SQUARE FOOTAGE LOT 4 LOT 5
PROPOSED BUILDING (GROSS) 15,000 20,000

SITE ACREAGE APPROX. 1.59 ACRES APPROX. 2.14 ACRES
PROPERTY LANDSCAPING 12,306 S.F. 8,125 F.
PAVING 41,151 S.F. 65,135 S.F.

CONSULTANTS

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LOVELAND, COLORADO 80537
(970) 663-0548

STRUCTURAL ENGINEER
CTL THOMPSON INC.
400 NORTH LINK LANE
FORT COLLINS, COLORADO 80524
(970) 206-9455

OWNER
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SALER, OHIO 44460
(330) 332-9940
jp.construction@yahoo.com
integritylg@gmail.com

SHEET INDEX

- ARCHITECTURAL
A1.0 COVER SHEET
A2.0 OVERALL SITE PLAN
A2.1.4 ENLARGED SITE PLAN
A2.1.5 ENLARGED SITE PLAN
A2.3 TRASH ENCLOSURE
A5.1.4 FLOOR PLAN LOT 4
A5.1.5 FLOOR PLAN LOT 5
A5.1.4 EXTERIOR ELEVATIONS LOT 4
A5.1.5 EXTERIOR ELEVATIONS LOT 5
A5.2.4 COLOR EXTERIOR ELEVATIONS LOT 4
A5.2.5 COLOR EXTERIOR ELEVATIONS LOT 5
- PM1.1 SITE PHOTOMETRICS
PM1.2 SITE PHOTOMETRICS

MINIMUM PLUMBING FIXTURES REQ'D. PER TABLE 2002.1									
UNITS #	WATER CLOSETS REQ'D.		LAVATORIES REQ'D.		DRINKING FOUNTAIN	SERVICE SINK			
B OCC.	MEN	WOMEN	MEN	WOMEN	1/100				
8 PERSONS / 2	1/25	1/25	1/40	1/40					
4 M, 4 F	0.16	0.16	0.1	0.1	0.04				
S-1 OCC.	MEN	WOMEN	MEN	WOMEN	1/1000				
18 PERSONS / 2	1/100	1/100	1/100	1/100					
9 M, 9 F	0.09	0.09	0.09	0.09	0.009				
PROVIDED	1	1	1	1	1	1*			

UNITS 2,3,4	WATER CLOSETS REQ'D.		LAVATORIES REQ'D.		DRINKING FOUNTAIN	SERVICE SINK			
B OCC.	MEN	WOMEN	MEN	WOMEN	1/100				
5 PERSONS / 2	1/25	1/25	1/40	1/40					
3 M, 3 F	0.12	0.12	0.075	0.075	0.03				
S-1 OCC.	MEN	WOMEN	MEN	WOMEN	1/1000				
3 PERSONS / 2	1/100	1/100	1/100	1/100					
2 M, 2 F	0.02	0.02	0.02	0.02	0.002				
PROVIDED	1	1	1	1	1	1*			

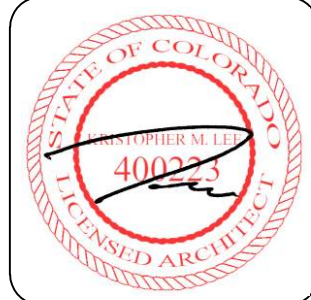
UNITS 5	WATER CLOSETS REQ'D.		LAVATORIES REQ'D.		DRINKING FOUNTAIN	SERVICE SINK			
B OCC.	MEN	WOMEN	MEN	WOMEN	1/100				
5 PERSONS / 2	1/25	1/25	1/40	1/40					
3 M, 3 F	0.12	0.12	0.075	0.075	0.03				
S-1 OCC.	MEN	WOMEN	MEN	WOMEN	1/1000				
1 PERSONS / 2	1/100	1/100	1/100	1/100					
4 M, 4 F	0.04	0.04	0.04	0.04	0.004				
PROVIDED	1	1	1	1	1	1*			

* BREAK ROOM SINK TO HAVE ADAPTOR TO ADD HOSE UTILIZING SINK AS SERVICE SINK

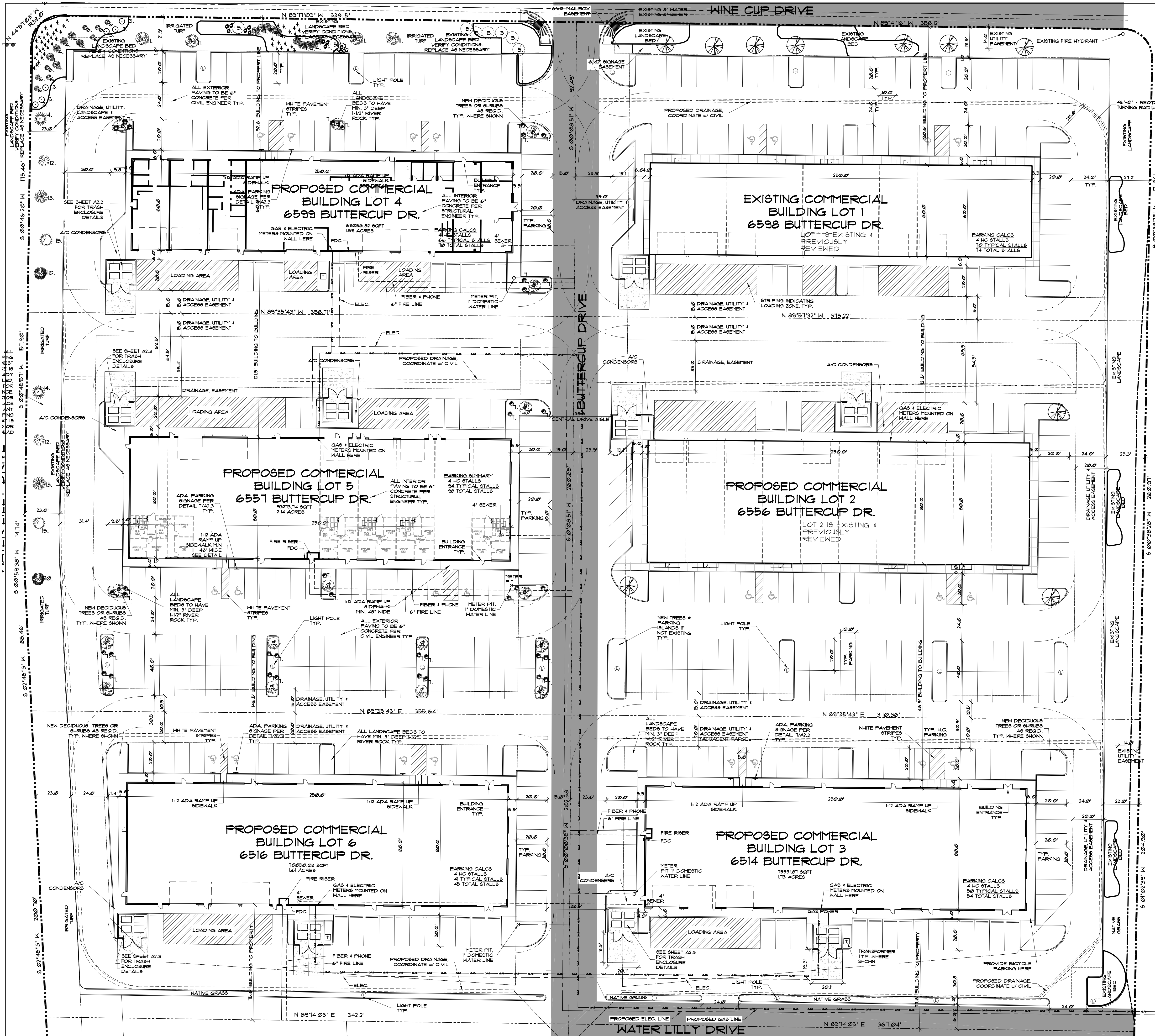
New Building for:
WELLINGTON BUSINESS CENTER
LOTS 4-5 6557, 6599 Buttercup Drive
WELLINGTON COLORADO

06-05-2020
08-10-2020

PLAN RELEASE HISTORY
CORE SHELL PERMIT SET
SITE PLAN REVIEW



sheet
A1.0

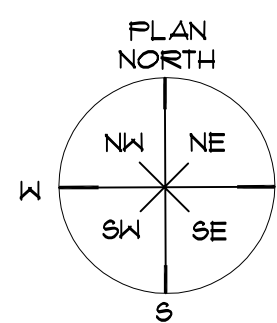
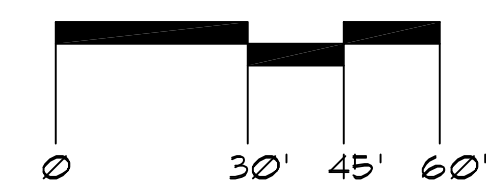
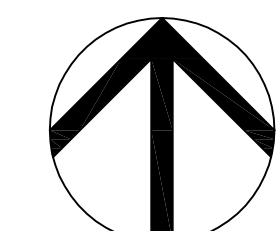


SITE NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS TO AN APPROVED RECEPTOR OR EQ.
2. CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER AND ARCHITECT PRIOR TO EXCAVATIONS.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
4. WHERE DRAINS OCCUR THE DRAIN SHALL BE RUN TO DAYLIGHT WITH A SLOPE OF AT LEAST 1/4" PLF. AS AN ALTERNATIVE, THE DRAIN MAY BE RUN TO A PUMP. THEN PUMPED AWAY FROM THE FOUNDATION.
5. SITE PLAN DRAWING IS BASED UPON DRAWINGS PROVIDED BY NORTHERN ENGINEERING DATED 10/21/2015
6. ALL MATERIALS TO BE DISPOSED OF OFF-SITE ARE TO BE DISPOSED OF IN A LAWFUL LANDFILL AND IN ACCORDANCE WITH GOVERNMENT REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. ALL PROPOSED PAVING & IMPROVEMENTS SHALL MEET AND MATCH EXISTING PAVING.

LEGAL DISCRIPTION

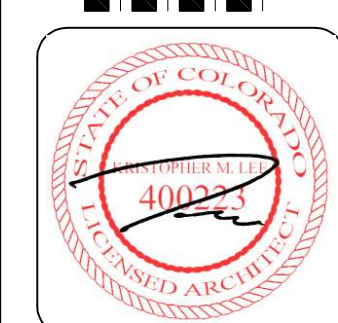
SEE COVER SHEET A1.0



1 SITE PLAN
1" = 30'-0"

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DATE 08-10-2020
DRAWN KYLE/DJD
CHECKED KSL
JOB NO.

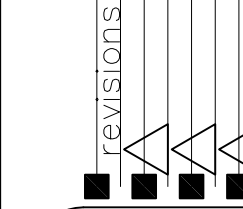


sheet
A2.0

New Building for:

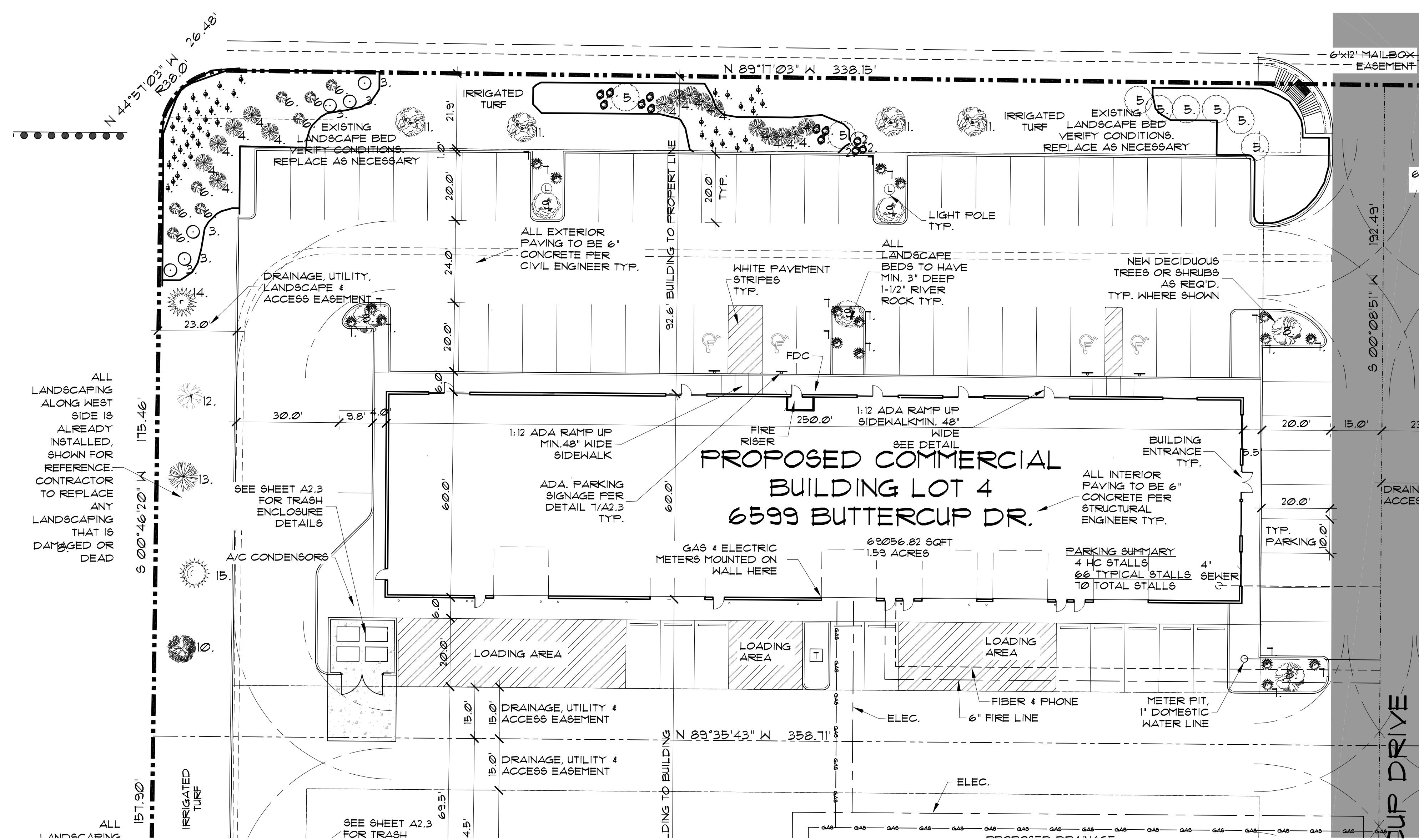
**WELLINGTON
BUSINESS CENTER**
LOTS 4-5 6599, 6557 Buttercup Drive
WELLINGTON

COLORADO

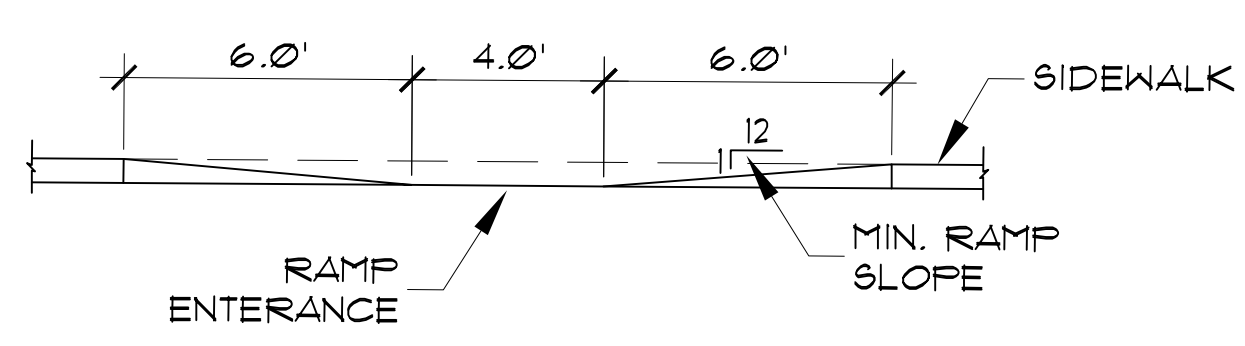


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1 ENLARGED SITE PLAN
1" = 20'-0"



2 RAMP DETAIL
3" = 1'-0"

SITE NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS TO AN APPROVED RECEPTOR OR EQ.
2. CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER AND ARCHITECT PRIOR TO EXCAVATIONS.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
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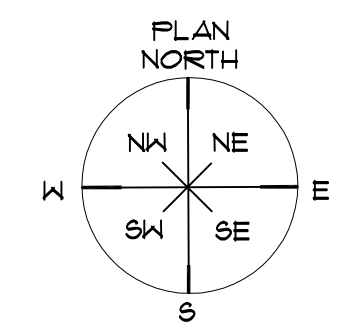
LEGAL DISCRIPTION

SEE COVER SHEET A1.0

LANDSCAPE LEGEND

(VERIFY W/ LANDSCAPE PLAN)

FLOWER PERENNIAL	SIZE
1. DAYLILY, HAPPY RETURNS	#1
2. GRASS, FEATHER REED, KARL FOERSTER	#1
3. GRASS, GIANT SACATON	#1
SHRUB DECIDUOUS	
4. BURNING BUSH, DWARF	#5
5. DOGWOOD, VARIEGATED OR ELEGANT	1 GAL.
6. ROSE, WINNIPEG PARKS	#1
SHRUB EVERGREEN CONIFER	
7. JUNIPER, BLUE CARPET	5 GAL.
TREE DECIDUOUS	
8. CRABAPPLE, ROYAL RAINDROPS	1.5"
9. CRABAPPLE, SPRING SNOW	1.5"
10. LINDEN, GREENSPIRE	2"
11. MAPLE, DEBORAH	2"
12. MAPLE, EMERALD QUEEN	2"
13. PEAR, GALLERY, AUTUMN BLAZE	1.5"
TREE EVERGREEN	
14. PINE, AUSTRIAN	5'-6"
15. SPRUCE, BLUE COLORADO	5'-6"



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REVISIONS

Wellington Business Center
LOTS 4-5 6599, 6557 Buttercup Drive
WELLINGTON COLORADO

970 663-0548

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08-10-2020
drawn KML/BJD
checked KML
job no.

ENLARGED SITE PLAN

PLAN NORTH

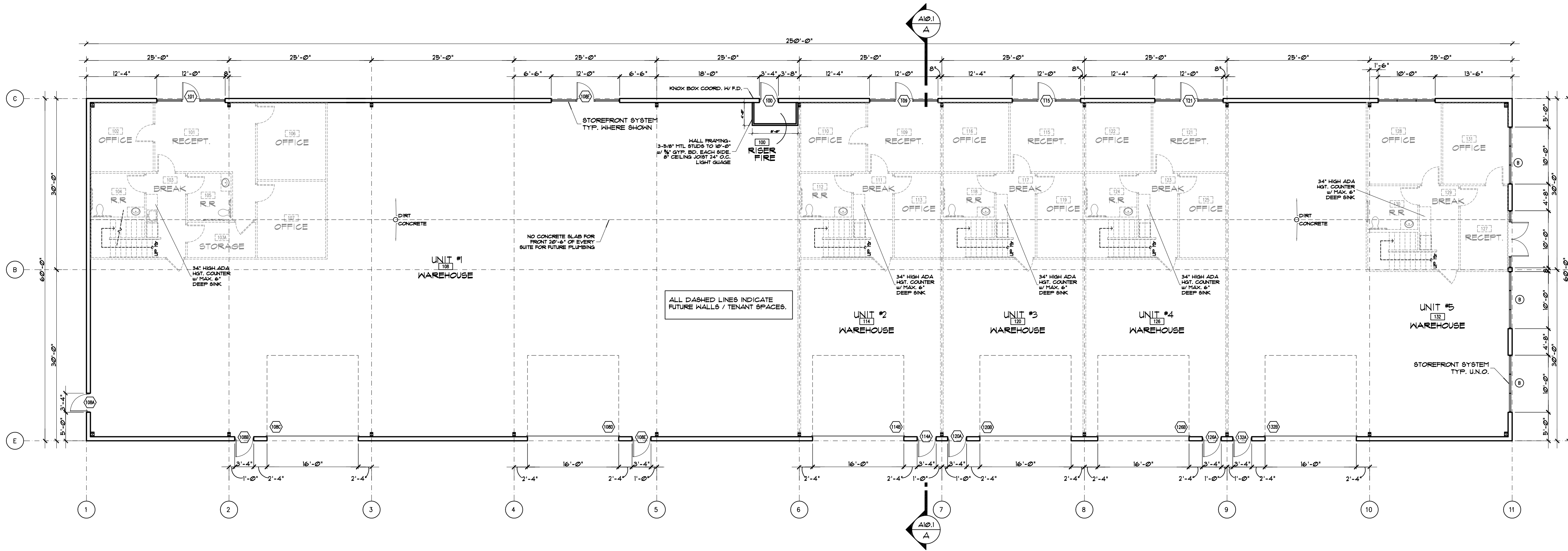
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sheet

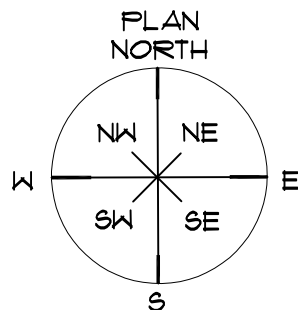
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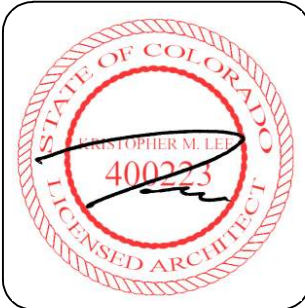
1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

MAIN FLOOR

15,000 SQ FT



NOTICE: CITY OF COVINGTON. "Submittal of these plans constitutes your cooperation in the design, construction, and the approval. Design and construction are complete. Although the architect and its consultants have performed their services in accordance with the contract documents, the architect does not warrant the accuracy or completeness of the information provided. The architect shall not be responsible for any errors or omissions in the plans or for any consequences arising out of such errors or omissions. This notice is to be printed on the plans and shall be signed by the architect. A failure to comply with this notice is a violation of the contract documents. THIS SET IS NULL & VOID SHOULD SHIT. A1 OR THE COVER SHIT. A1 OR THE COVER SHIT BE OMITTED FROM THIS SET.



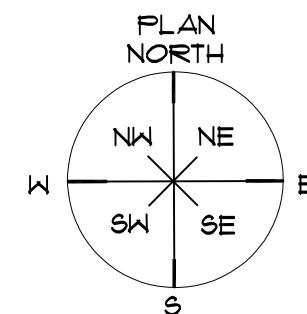
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A5.1.4

date 08-10-2020
drawn KML/BXD
checked BAH
job no.
MAIN LEVEL FLOOR PLAN

New Building for:
**WELLINGTON
BUSINESS CENTER**
LOTS 4-5 6557, 6599 Buttercup Drive
WELLINGTON COLORADO

REVISIONS
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sheet

A5.1.5

MAIN LEVEL FLOOR PLAN

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New Building for:
WELLINGTON
BUSINESS CENTER
LOTS 4-5 6557, 6599 Buttercup Drive
WELLINGTON **COLORADO**

New Building for:

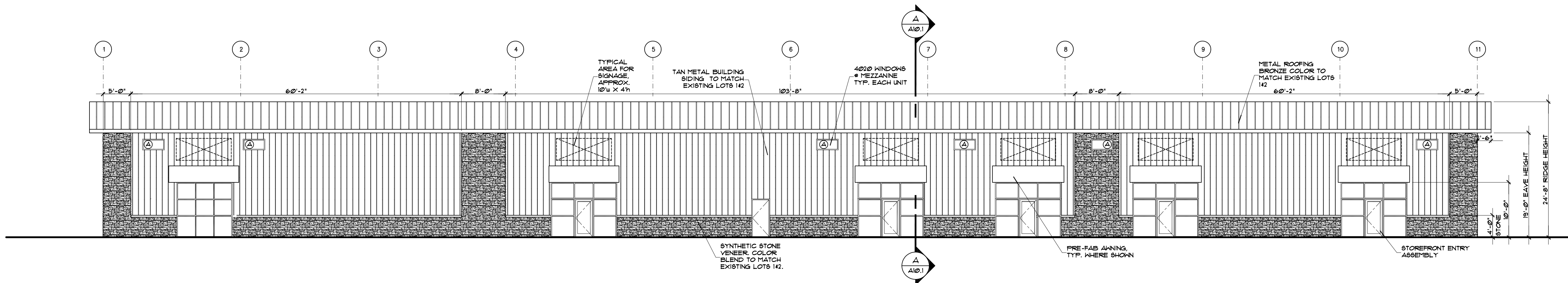
Built for

WELLINGTON
LOTS 4-5 6557, 6599 Buttercup Drive
COLORADO

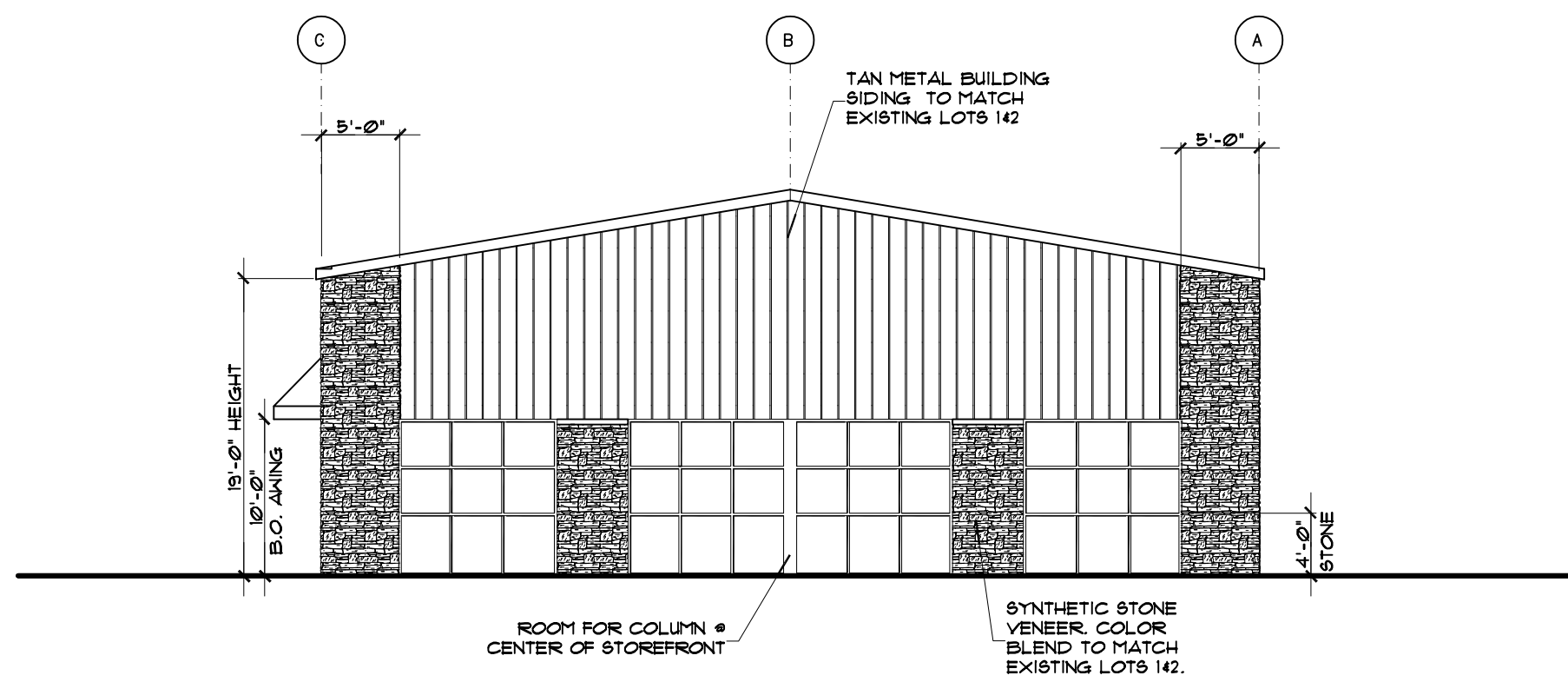
revisions

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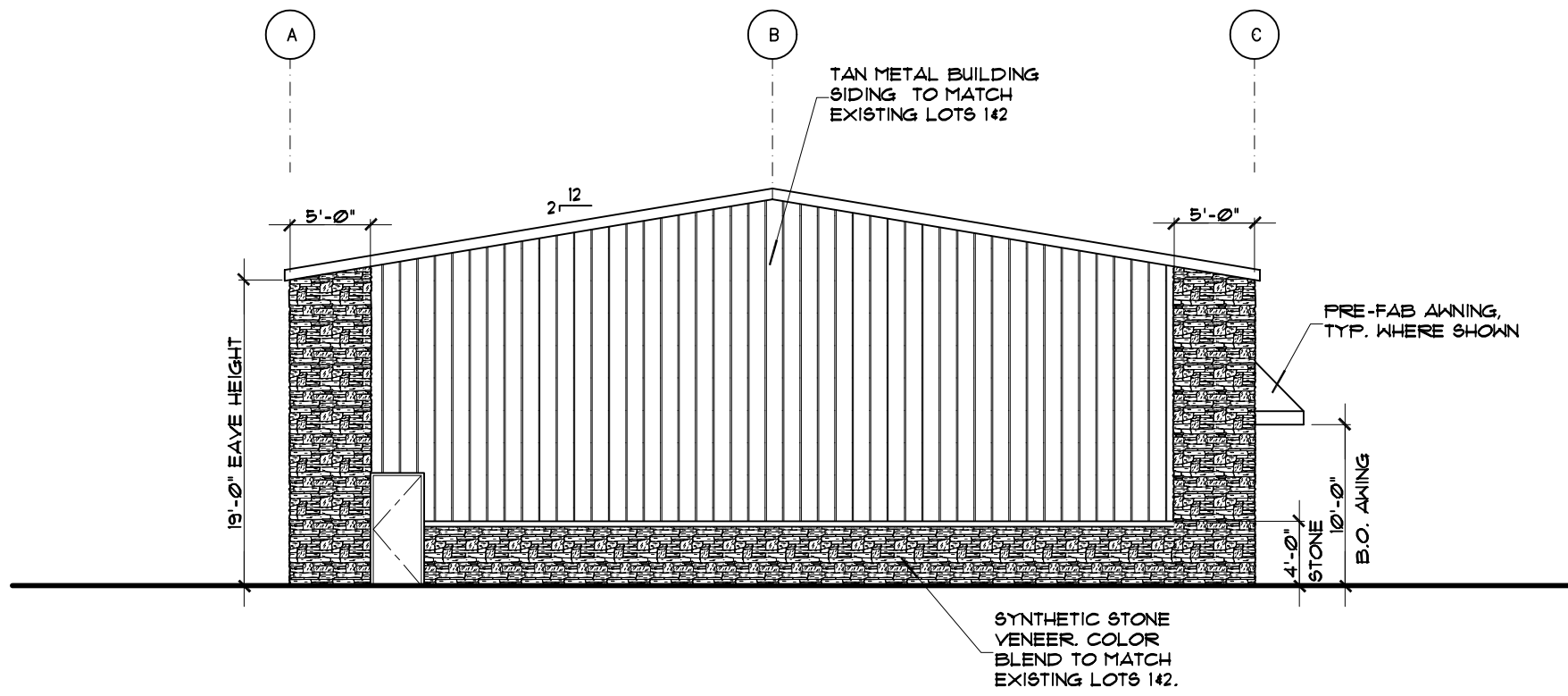
(970) 663-0548



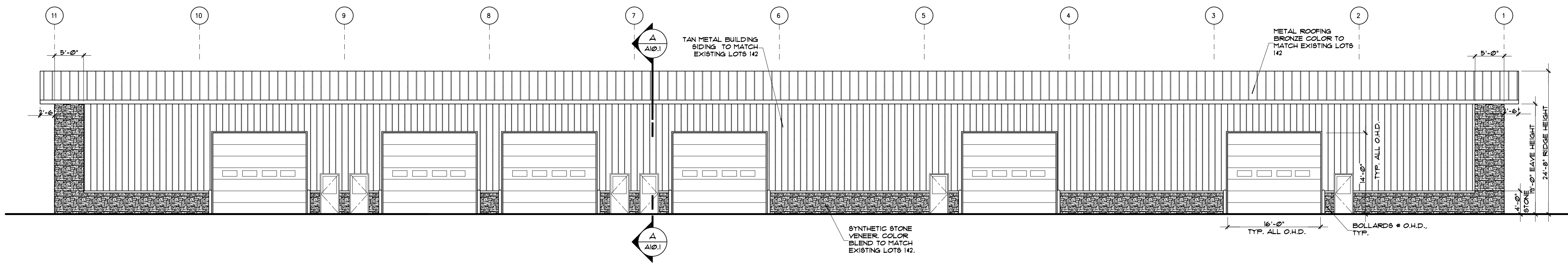
1 FRONT (NORTH FACING) ELEVATION
3/32" = 1'-0"



3 LEFT SIDE ELEVATION (EAST FACING)
3/32" = 1'-0"



2 RIGHT SIDE ELEVATION (WEST FACING)
3/32" = 1'-0"



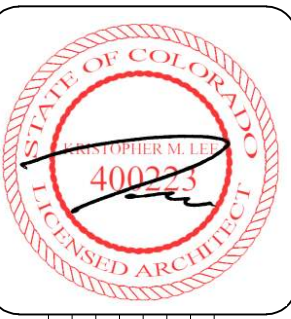
4 REAR ELEVATION (SOUTH FACING)
3/32" = 1'-0"

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a single party to the architect shall relieve the architect from responsibility for all consequences arising out of such conduct. THIS SET IS NOT A CONTRACT. ANY CONTRACT SHALL BE BASED ON THE CONTRACT BETWEEN THE OWNER AND THE ARCHITECT.

© 2020 Kenney Lee architecture group inc.

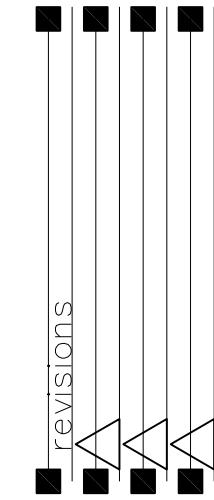
EXTERIOR ELEVATIONS

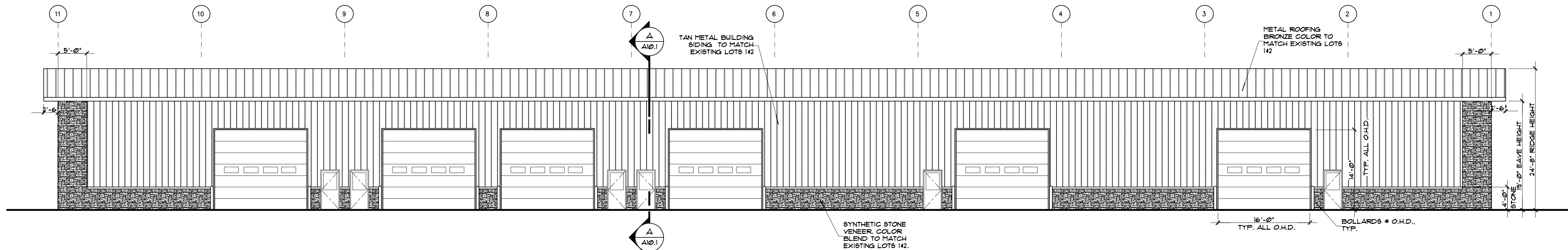
DATE 08-10-2020
DRAWN KHL/BXD
CHECKED EAM
JOB NO.



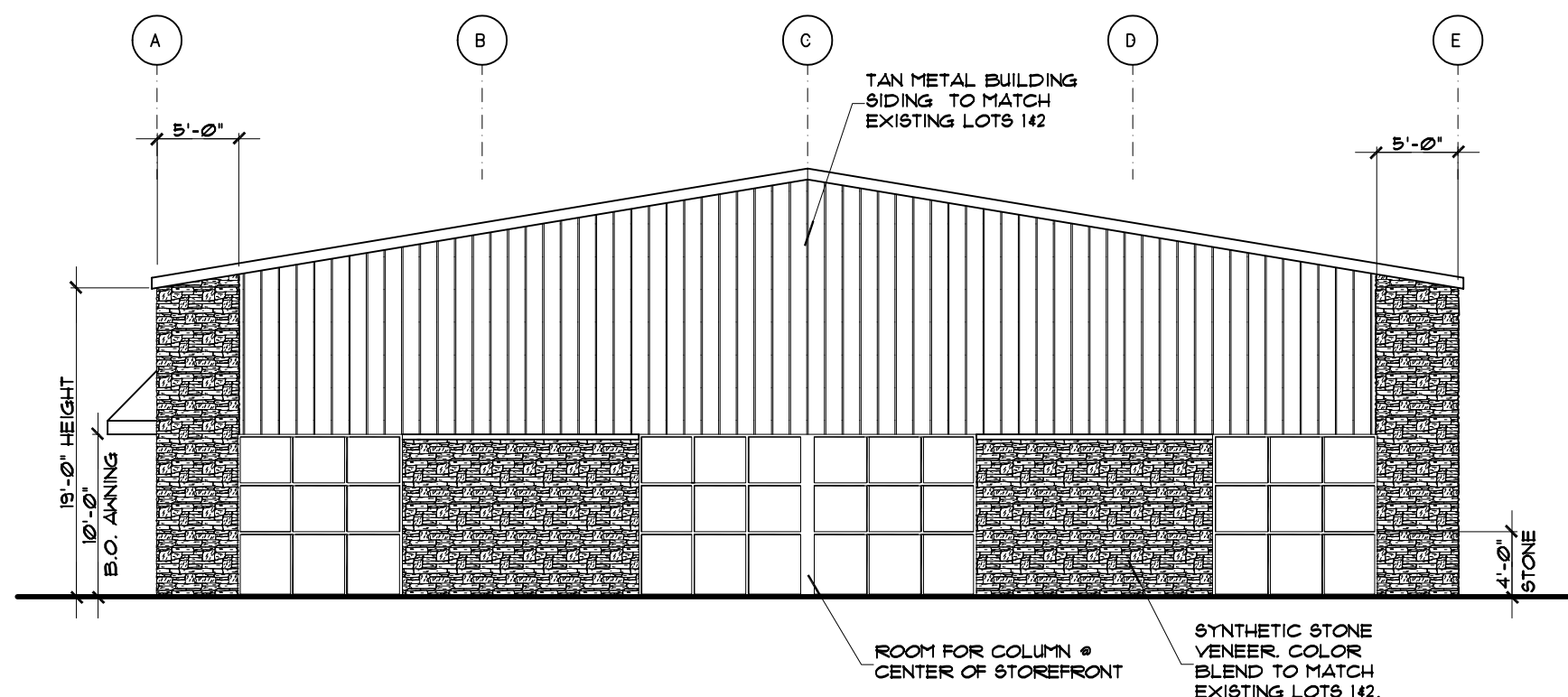
sheet
A9.1.4

New Building for:
**WELLINGTON
BUSINESS CENTER**
LOTS 4-5 6557, 6599 Buttercup Drive
WELLINGTON
COLORADO
(970) 663-0548

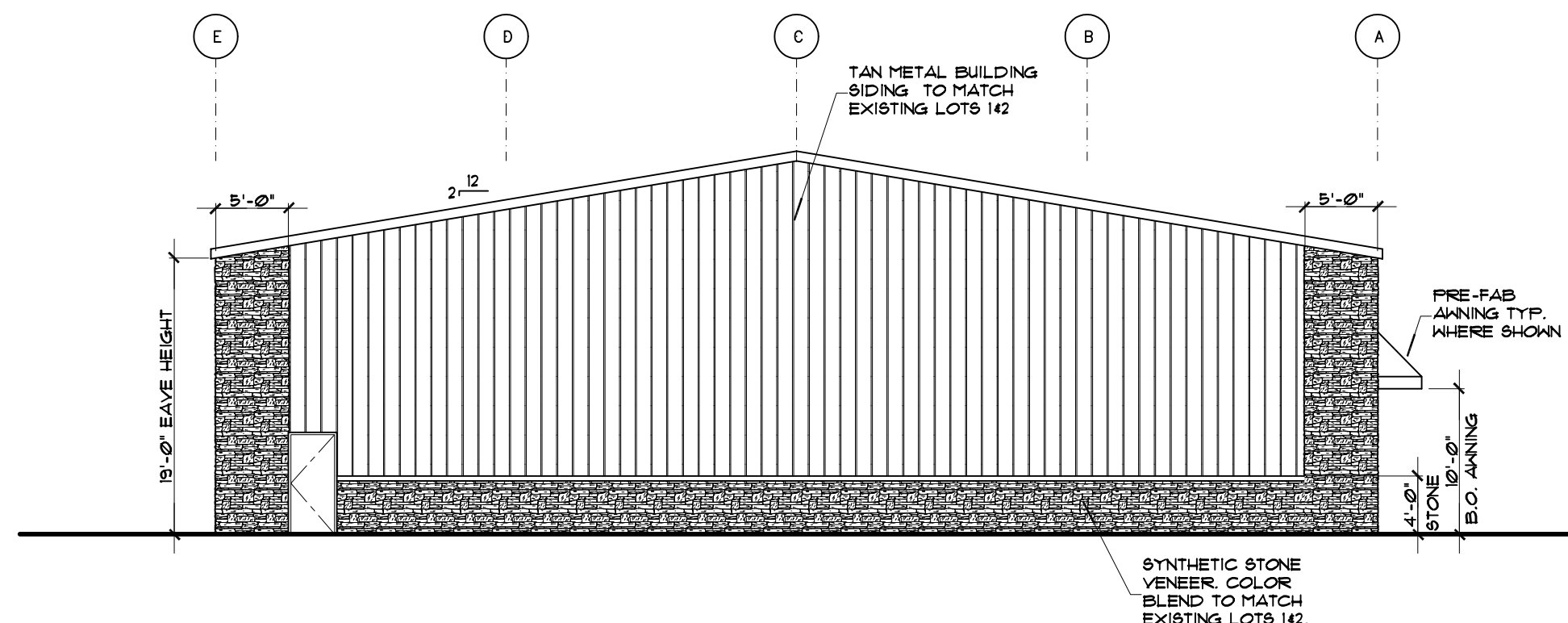




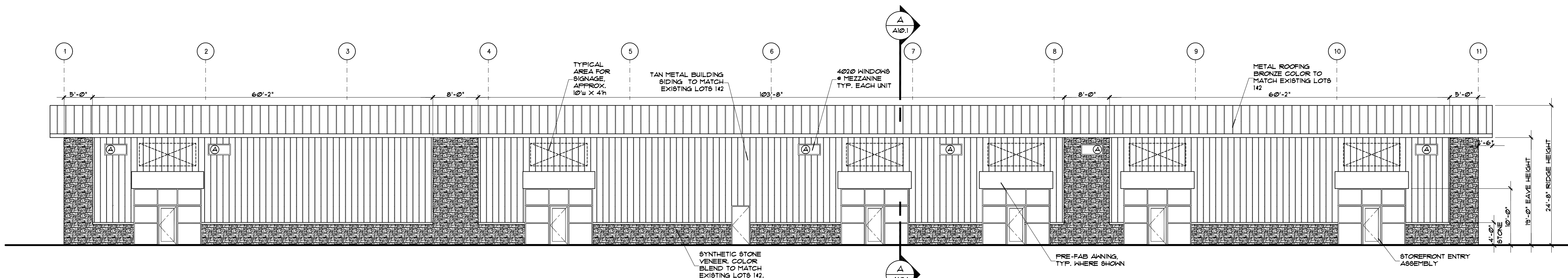
4 REAR ELEVATION (NORTH FACING)
3/32" = 1'-0"



3 RIGHT SIDE ELEVATION (EAST FACING)
3/32" = 1'-0"



2 LEFT SIDE ELEVATION (WEST FACING)
3/32" = 1'-0"



1 FRONT ELEVATION (SOUTH FACING)
3/32" = 1'-0"

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a single party to the architect shall relieve the architect from responsibility for all consequences arising out of such omissions. THIS SET IS NULL & VOID SHOULD ANY PARTY ON THE COLLECTED SET OMITTED FROM THIS SET.

DATE 08-10-2020
DRAWN KHL/BXD
CHECKED BMT
JOB NO.

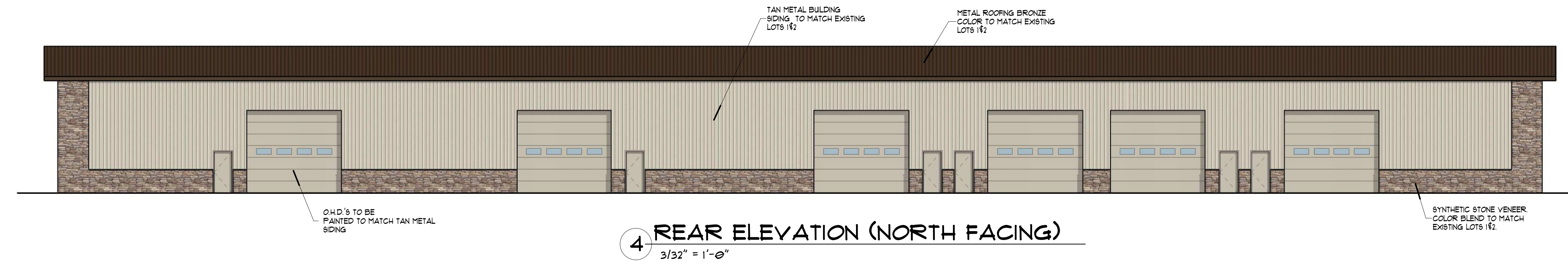
STATE OF COLORADO
40032
LAND ARCHITECT

sheet
A9.1.5

REVISIONS

Kenney • Lee
architecture group, inc.

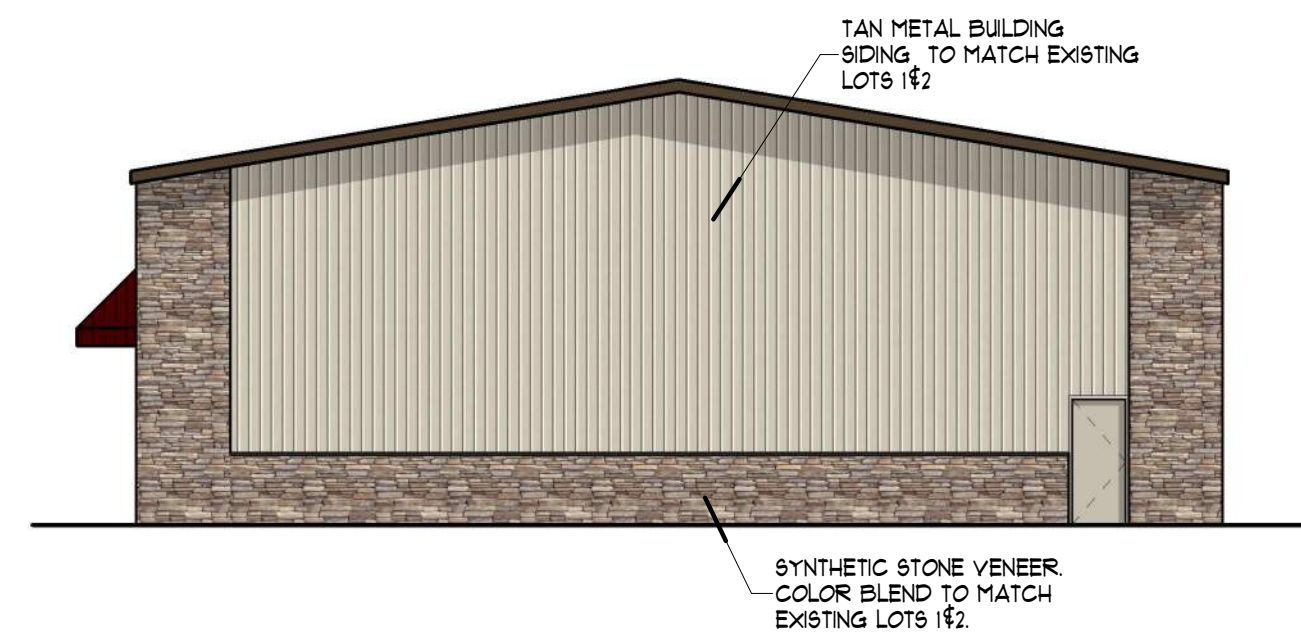
Wellington
Business Center
Lots 4-5 6557, 6599 Buttecup Drive
Wellington
Colorado
(970) 663-0548



4 REAR ELEVATION (NORTH FACING)
3/32" = 1'-0"



3 RIGHT SIDE ELEVATION (EAST FACING)
3/32" = 1'-0"



2 LEFT SIDE ELEVATION (WEST FACING)
3/32" = 1'-0"



1 FRONT ELEVATION (SOUTH FACING)
3/32" = 1'-0"

NOTICE: DUTY OF COOPERATION - RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COOPERATION IS REQUIRED TO ACHIEVE THE BEST POSSIBLE RESULTS. THE ARCHITECT AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING OUT OF SUCH CHANGES. THIS SET IS NULL & VOID SHOULD ANY CHANGES BE OBTAINED FROM THIS SET.

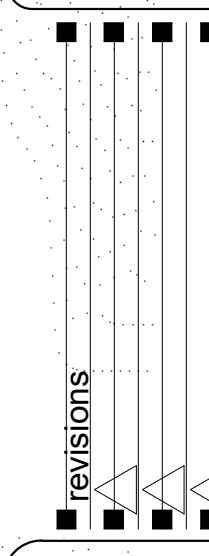


sheet
A9.2.4

date 08-10-2020
drawn BYD
checked KML
COLOR EXTERIOR
ELEVATIONS LOT 4

New Building for:
**WELLINGTON
BUSINESS CENTER**
LOTS 4-5 6599, 6557 Buttermilk Drive
Wellington Colorado

Kenney Lee
architecture group, inc.

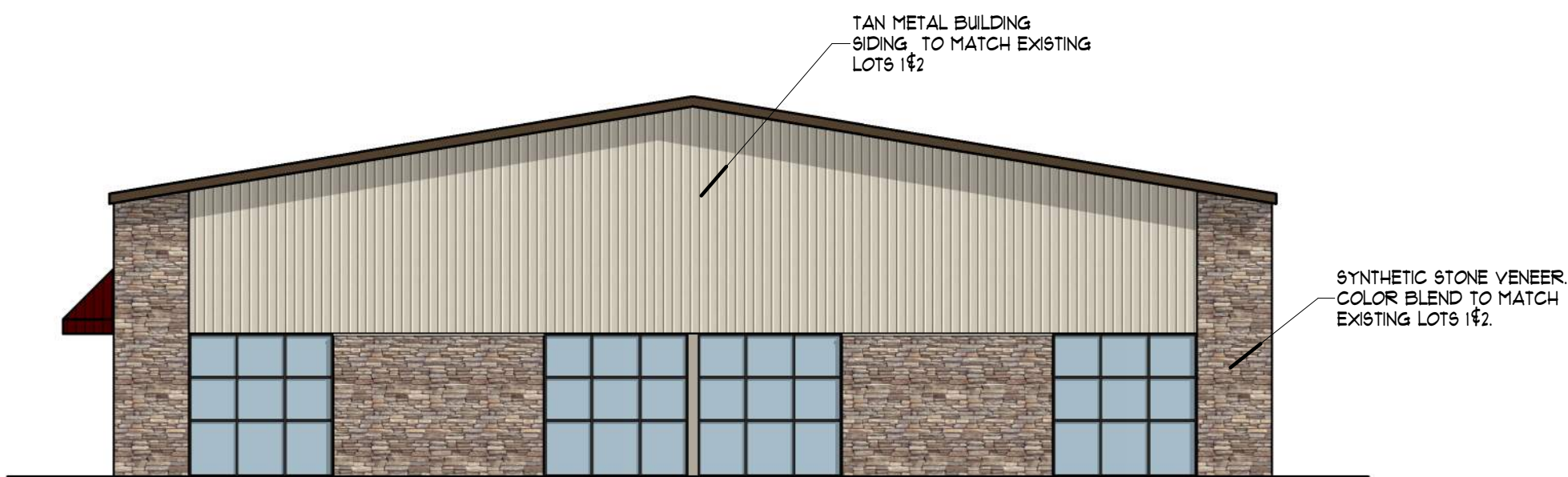


L o v e l a n d • C o l o r a d o

(9 7 0) 6 6 3 - 0 5 4 8



4 REAR ELEVATION (NORTH FACING)
3/32" = 1'-0"



3 RIGHT SIDE ELEVATION (EAST FACING)
3/32" = 1'-0"



2 LEFT SIDE ELEVATION (WEST FACING)
3/32" = 1'-0"



1 FRONT ELEVATION (SOUTH FACING)
3/32" = 1'-0"

NOTICE: DUTY OF COOPERATION - RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COOPERATION IS REQUIRED TO ACHIEVE THE BEST POSSIBLE RESULTS. THE ARCHITECT AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING OUT OF SUCH CHANGES. THIS SET IS NULL & VOID SHOULD BE OBTAINED FROM THE SET.



sheet
A9.2.5

date 08-10-2020
drawn BJD
checked KML
EXTERIOR ELEVATIONS LOT 5

New Building for:
**WELLINGTON
BUSINESS CENTER**
LOTS 4-5 6599, 6557 Buttercup Drive
WELLINGTON COLORADO



revisions
1
2
3
4

L o v e l a n d • C o l o r a d o

(9 7 0) 6 6 3 - 0 5 4 8

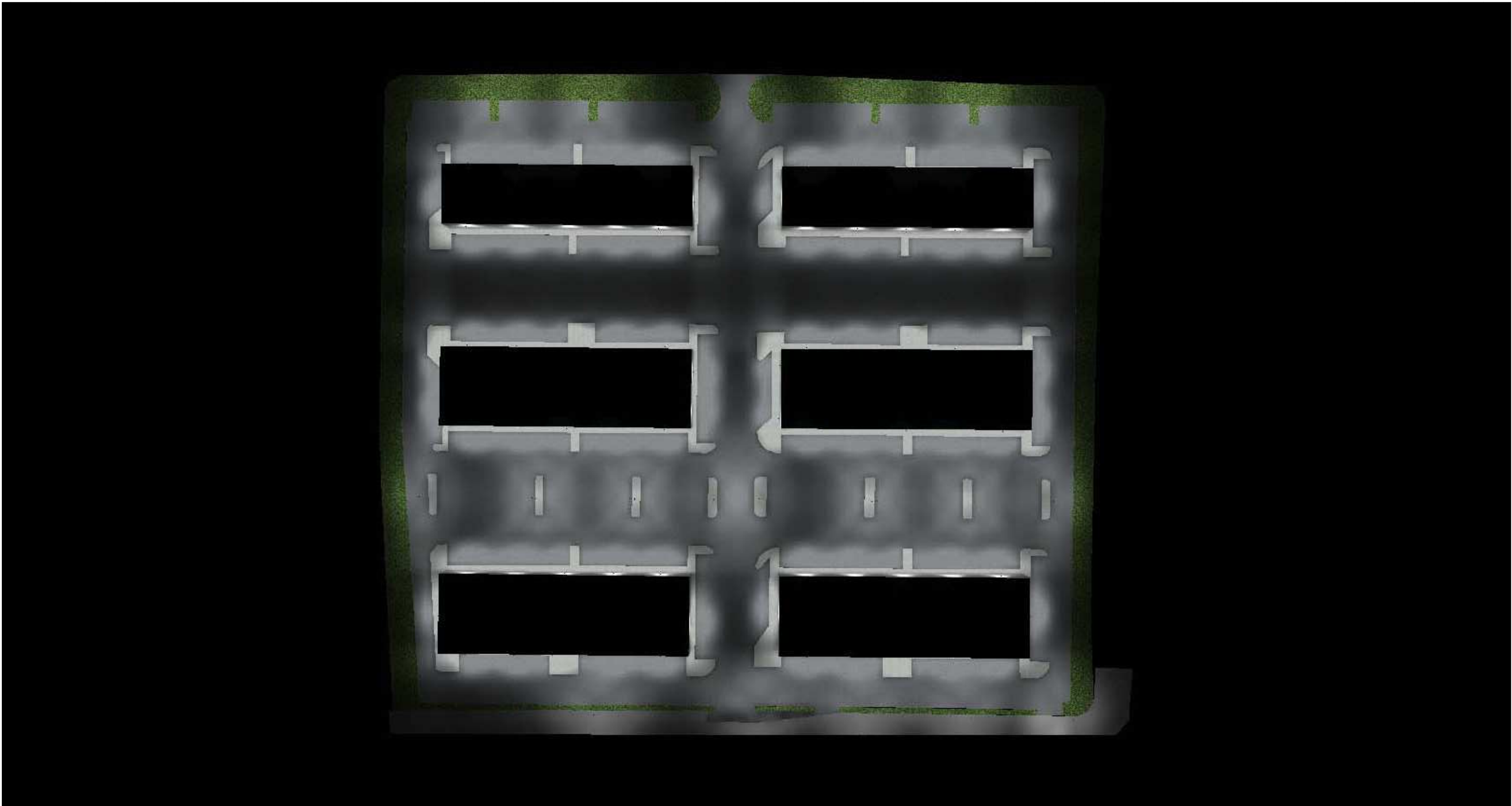
CALCULATION SUMMARY



Luminaire Schedule							
Label	Symbol	Qty	Description	Lum. Watts	No. Lamps	LLF	Lum. Lumens
A		10	STR-LWY-2M-__-07-E-UL-525-40K 120		70	1.000	10532
C		76	SEC-EDG-2M-__-10-E-UL-350-40K 106		100	1.000	10542
D		16	OSQ A xx 4ME A 40K	113.05	1	1.000	10695

Results generated by this tool are provided for informational purposes only, without any warranty as to accuracy, completeness, reliability or otherwise. The calculated results may be dependent on user provided data or data provided from publicly available sources, and do not take into account all factors and circumstances. Any photometric values have been calculated using methods recommended by the Illuminating Engineering Society of North America (IESNA) and/or standard industry practice. Photometric calculations performed using this tool are based on photometric data provided by the manufacturer, and the accuracy of the calculated photometric performance is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual photometric performance to differ from the performance calculated using the data provided by the manufacturer.

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Parkin gLot_Planar	Fc	2.18	8.5	0.0	N.A.	N.A.	10	10
Sidewalk_1_Top	Fc	5.43	8.7	1.0	5.43	8.70	10	10
Sidewalk_2_Top	Fc	4.75	9.1	1.2	3.96	7.58	10	10
Sidewalk_3_1_Top	Fc	4.23	8.2	0.9	4.70	9.11	10	10
Sidewalk_3_Top	Fc	4.03	8.7	1.2	3.36	7.25	10	10
Sidewalk_4_Top	Fc	5.41	9.0	0.0	N.A.	N.A.	10	10
Sidewalk_Top	Fc	3.26	9.3	0.8	4.08	11.63	10	10



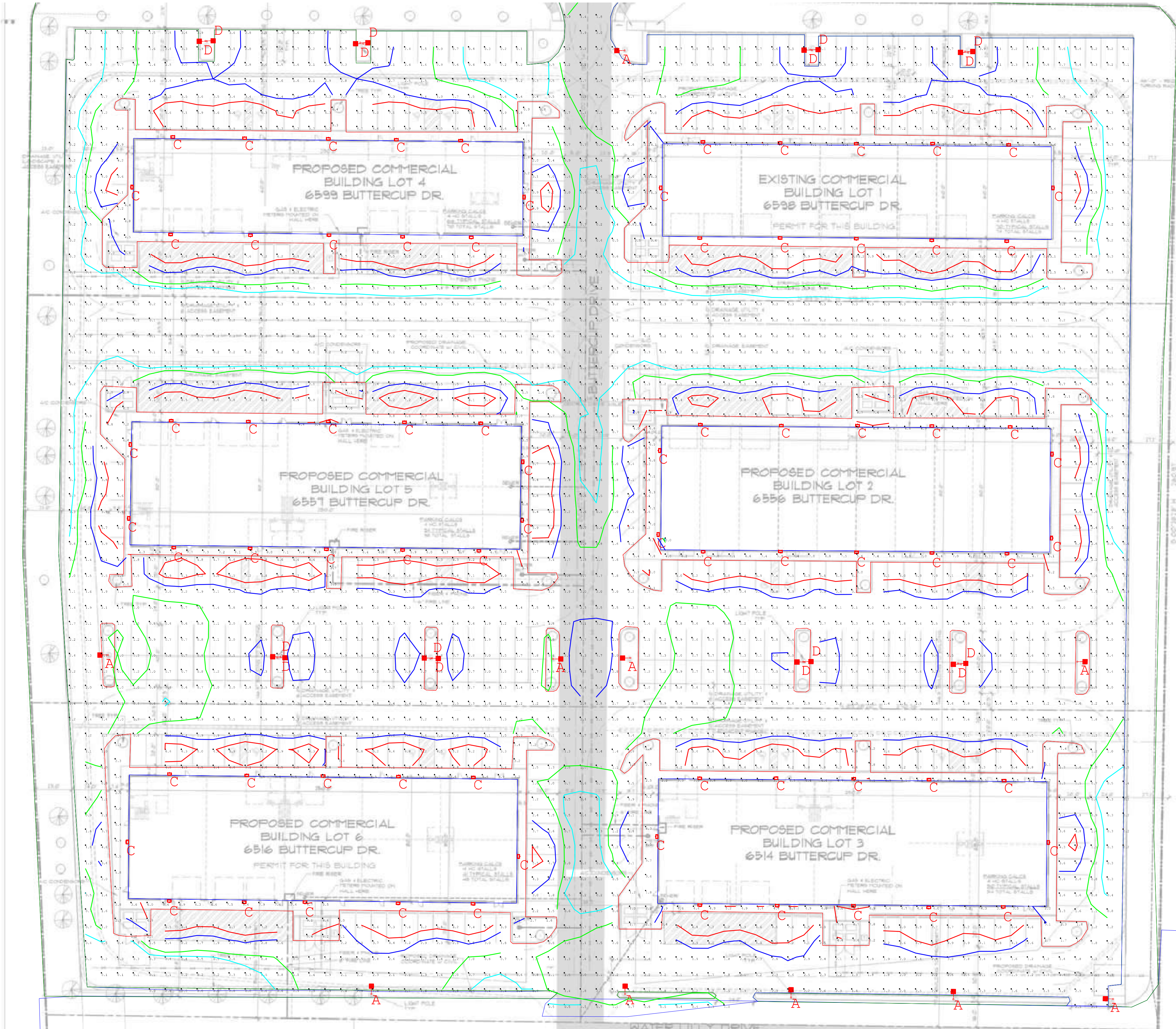
WELLINGTON BUSINESS CENTER
Fixture Height: 15FT WALL PACKS, 25 POLE MOUNT FIXTURES

CALCULATION SUMMARY



ISO Lines Legend

5fc	
3fc	
1fc	
0.5fc	



SITE NOTES

1. ALL SURFACE WATER SHALL BE RUN TO THE STREET OR TO A RECEPTOR OR EQ.
2. CONTRACTOR TO VERIFY PLACEMENT AND FINISH OF EXISTING EASEMENTS WITH OWNER AND ARCHITECT PRIOR TO EXCAVATIONS.
3. CONTRACTOR TO VERIFY CONDITIONS EASEMENTS, ETC. PRIOR TO STARTING ANY CONSTRUCTION. IF ANY DISCREPANCIES OR ERRORS OCCUR, NOTIFY IMMEDIATELY.
4. WHERE DRAINS OCCUR THROUGH THE LOT, RUN TO DAYLIGHT IN A LEAST 1/4" P.F. AS AN ALL DRAIN MAY BE RUN TO A PUMPED AWAY FROM THE LOT.
5. SITE PLAN DRAWING IS BY DATE DATED 2/21/2020.
6. ALL MATERIALS TO BE ON OFF-SITE ARE TO BE DISPOSED AT A LAWFUL LANDFILL AND IN WITH GOVERNMENT REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO CONSTRUCTION.
8. ALL PROPOSED PAVING SHALL MEET AND MATCH EXISTING PAVING.

OUTLOT D, COLUMBIAN ESTATES 2 E-2, COLUMBIAN ESTATES MINOR THE NORTHEAST QUARTER OF 66 NORTH, RANGE 68 WEST OF THE 1 WELLINGTON, COUNTY OF LARIME

1 SITE PLAN
1" = 30'-0"

WELLINGTON BUSINESS CENTER
Fixture Height: 15FT WALL PACKS, 25 POLE MOUNT FIXTURES

1210 South Jason Street, Denver, CO 80223 tel 303.394.0220 fax 303.845.9449

PHASE II - LOTS 1-6
2/21/2020

PM-1.2

OUTLOTS E-1 & E-2, COLUMBINE ESTATES MINOR SUBDIVISION & OUTLOT D,
COLUMBINE ESTATES, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NORTH

VICINITY MAP

1" = 3000'

BENCHMARK #1:
U.S.G.S BENCH MARK # R-356, 3 1/4" BRASS CAP IN CONCRETE BASE,
LOCATED 50'± WEST OF THE NW CORNER OF SECTION 34, T9N, R68W
ELEVATION 5229.70 NAVD 88 DATUM

BENCHMARK #2:
ALUMINUM CAP IN CONCRETE BASE @ NE CORNER OF HWY 1/CR 58,
AT THE LARGE CURVE GOING NORTH.
Elevation= 5158.71 NAVD 88 DATUM

ALL LINES ARE RELATIVE TO THE NORTH LINE OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M. WHICH BEARS S89°41'16"E.

CONTROL POINT #1:
#4 REBAR WITH NE CONTROL CAP AT NW CORNER OF FRONTAGE RD.
AND CLINTON AVE. NE OF VINYL FENCE AROUND GAS STRUCTURE ON
COLUMBINE SITE.
N:17442.121 E:19668.081

CONTROL POINT #2:
#4 REBAR WITH NE CONTROL CAP AT SE CORNER OF 3RD ST. AND
CORNFLOWER ST. ON THE COLUMBINE SITE.
N:18685.592 E:18658.199

CONTROL POINT #3:
#4 REBAR WITH NE CONTROL CAP E OF 3RD ST. N OF MOUNT FLORA
ST. AND S OF MOUNT HOPE ST. ON KNOLLS SITE.
N:20388.165 E:19016.327

Ron Perkins Land Surveyor
305 West Magnolia Street PMB 381
Fort Collins, Colorado 80521
Project No. FRS1
Date: March 28, 2014

These plans have been reviewed by the Town of Wellington for concept only. The review does not imply responsibility by the reviewing department, the Town of Wellington Engineer, or the Town of Wellington for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the Town of Wellington for additional quantities of items shown that may be required during the construction phase.

I hereby affirm that these final construction plans were prepared under my direct supervision, in accordance with all applicable Town of Wellington and State of Colorado standards and statutes, respectively; and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

PROJECT TEAM:

Aaron Martin
Integrity Land Group, LLC
2880 State Route 45
Salem, Ohio 44460
(330) 332-9940
Integritylg1@gmail.com

Brian Williams
20300 County Road 17
Johnstown, Colorado 80531
(970) 587-8858

Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

Ron Perkins Land Surveyor
305 West Magnolia Street, PMB 381
Fort Collins, Colorado
(970) 224-4843

JP-Construction, LLC
12701 Chalk Bluffs Rd
Cheyenne Wy 82007
970-218-0454
jp.construction@yahoo.com

UTILITY COMPANY		PHONE NUMBER
GAS	SourceGas	(303) 243-3529
ELECTRIC	Xcel Energy	(970) 224-6152
CABLE	Baja Broadband	(970) 567-0245
TELECOM	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

* This list is provided as a courtesy reference only. Northern Engineering Services assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

1	CS1	COVER SHEET
2	CS2	GENERAL NOTES
3	EX1	EXISTING TOPOGRAPHY &
4	S1	SITE & UTILITY PLAN
5	G1	GRADING & EROSION CONTROL
6 - 7	D1 - D2	UTILITY DETAILS
8	ER1	EROSION CONTROL DETAILS



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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

DATE _____ BY _____
TOWN CLERK

DATE _____ BY _____ TOWN ENGINEER _____

WELLINGTON BUSINESS CENTER, LOTS 4 & 5

COVER SHEET

Sheet
CS1

1 of 8

Page 53 of 6

No.	Revisions:	By:	Date:

REVIEW SET
NOT FOR CONSTRUCTION
08-10-2020

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

NE **NORTHERN
ENGINEERING**

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 1019-002	DATE: AUGUST 10, 2020
DESIGNED BY: H. CRAIL	SCALE: N/A
DRAWN BY: S. King	REVIEWED BY: S. Richlie

DRAWING FILENAME: P:\1019-002Dwg\1019-002_COVR.dwg LAYOUT NAME: CS1 DATE: Aug 10, 2020 - 2:55pm CAD OPERATOR: hamah
LIST OF XREFS: [NES-x0015dw_22x34]

A. GENERAL NOTES

1. All materials, workmanship, and construction of public improvements shall meet or exceed the standards and specifications set forth in the Larimer County Urban Area Street Standards and applicable state and federal regulations. Where there is conflict between these plans and the specifications, or any applicable standards, the most restrictive standard shall apply. All work shall be inspected and approved by the Town of Wellington.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
3. These public improvement construction plans shall be valid for a period of three years from the date of approval by the Town of Wellington Engineer. Use of these plans after the expiration date will require a new review and approval process by the Town of Wellington prior to commencement of any work shown in these plans.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the Town of Wellington, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Town of Wellington Engineer shall not relieve the engineer who has prepared these plans of all such responsibility. Further, to the extent permitted by law, the engineer hereby agrees to hold harmless and indemnify the Town of Wellington, and its officers and employees, from and against all liabilities, claims, and demands which may arise from any errors and omissions contained in these plans.
5. All sanitary sewer, storm sewer, and water line construction, as well as power and other "dry" utility installations, shall conform to the Town of Wellington standards and specifications current at the date of approval of the plans by the Town of Wellington Engineer.
6. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Developer to verify the existence and location of all underground utilities along the route of the work before commencing new construction. The Developer shall be responsible for unknown underground utilities.
7. The Developer shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1987, at least 2 working days prior to beginning excavation or grading, to have all registered utility locations marked. Other unregistered utility entities (i.e. ditch / irrigation company) are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading. It shall be the responsibility of the Developer to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the Town of Wellington prior to beginning construction.
10. The Developer shall coordinate and cooperate with the Town of Wellington, and all utility companies involved, to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The Developer shall be responsible for contacting, in advance, all parties affected by any disruption of any utility service as well as the utility companies.
11. No work may commence within any public storm water, sanitary sewer or potable water system until the Developer notifies the utility provider. Notification shall be a minimum of 2 working days prior to commencement of any work. At the discretion of the water utility provider, a pre-construction meeting may be required prior to commencement of any work.
12. The Developer shall sequence installation of utilities in such a manner as to minimize potential utility conflicts. In general, storm sewer and sanitary sewer shall be constructed prior to installation of the water lines and dry utilities.
13. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
14. A State Construction Dewatering Wastewater Discharge Permit is required if dewatering is required in order to install utilities or if water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
15. The Developer shall comply with all terms and conditions of the Colorado Permit for Storm Water Discharge (Contact Colorado Department of Health, Water Quality Control Division, (303) 692-3590), the Storm Water Management Plan, and the Erosion Control Plan.
16. The Town of Wellington shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
17. Prior to final inspection and acceptance by the Town of Wellington, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Town of Wellington. Certification shall be submitted to the Town of Wellington at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Town of Wellington at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.
18. The Town of Wellington shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the Town of Wellington failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
19. All recommendations of the Drainage Memo for the Wellington Business Center, dated 08/10/2020 by Northern Engineering Services, Inc., shall be followed and implemented.
20. Temporary erosion control during construction shall be provided as shown on the Erosion Control Plan. All erosion control measures shall be maintained in good repair by the Developer, until such time as the entire disturbed areas is stabilized with hard surface or landscaping.
21. The Developer shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the Town of Wellington street inspector.
22. No work may commence within any improved or unimproved public Right-of-Way until a Right-of-Way Permit or Development Construction Permit is obtained, if applicable.
23. The Developer shall be responsible for obtaining all necessary permits for all applicable agencies prior to commencement of construction. The Developer shall notify the Town of Wellington Inspector (970-568-3381) and the Town of Wellington Erosion Control Inspector (970-568-3381) at least 2 working days prior to the start of any earth disturbing activity, or construction on any and all public improvements. If the Town of Wellington Engineer is not available after proper notice of construction activity has been provided, the Developer may commence work in the Engineer's absence. However, the Town of Wellington reserves the right not to accept the improvement if subsequent testing reveals an improper installation.
24. The Developer shall be responsible for obtaining soils tests within the Public Right-of-Way after right of way grading and all utility trench work is complete and prior to the placement of curb, gutter, sidewalk and pavement. If the final soils/pavement design report does not correspond with the results of the original geotechnical report, the Developer shall be responsible for a re-design of the subject pavement section or, the Developer may use the Town of Wellington' default pavement thickness section(s). Regardless of the option used, all final soils/pavement design reports shall be prepared by a licensed Professional Engineer. The final report shall be submitted to the Inspector a minimum of 10 working days prior to placement of base and asphalt. Placement of curb, gutter, sidewalk, base and asphalt shall not occur until the Town of Wellington Engineer approves the final report.
25. NA.
26. All utility installations within or across the roadbed of new residential roads must be completed prior to the final stages of road construction. For the purposes of these standards, any work except c/g above the subgrade is considered final stage work. All service lines must be stubbed to the property lines and marked so as to reduce the excavation necessary for building connections.
27. NA.
28. NA.
29. NA.
30. The Developer shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security. Refer to OSHA Publication 2226, Excavating and Trenching.
31. The Developer shall submit a Construction Traffic Control Plan, in accordance with MUTCD, to the appropriate Right-of-Way authority. (The Town of Wellington, Larimer County, Colorado), for approval, prior to any construction activities within, or affecting, the Right-of-Way. The Developer shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
32. Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the Town of Wellington Traffic Operations Department, who will temporarily remove or relocate the sign at no cost to the contractor, however, if the contractor moves the traffic sign then the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.
33. The Developer is responsible for all costs for the initial installation of traffic signing and striping for the Development related to the Development's local street operations. In addition, the Developer is responsible for all costs for traffic signing and striping related to directing traffic access to and from the Development.
34. There shall be no site construction activities on Saturdays, unless specifically approved by the Town of Wellington Engineer, and no site construction activities on Sundays or holidays, unless there is prior written approval by the Town of Wellington.
35. The Developer is responsible for providing all labor and materials necessary for the completion of the intended improvements, shown on these drawings, or designated to be provided, installed, or constructed, unless specifically noted otherwise.
36. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the Designer for clarification, and annotate the dimension on the as-built record drawings.
37. The Developer shall have, onsite at all times, one (1) signed copy of the approved plans, one (1) copy of the appropriate standards and specifications, and a copy of any permits and extension agreements needed for the job.
38. If, during the construction process, conditions are encountered which could indicate a situation that is not identified in the plans or specifications, the Developer shall contact the Designer and the Town of Wellington Engineer immediately.

- The Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Town of Wellington Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the Town of Wellington Engineer.
40. The Designer shall provide, in this location on the plan, the location and description of the nearest survey benchmarks (2) for the project as well as the basis of bearings. The information shall be as follows:
- BENCHMARK #1:
U.S.C.S BENCH MARK # R-356, 3 3/4" BRASS CAP IN CONCRETE BASE, LOCATED 50'± WEST OF THE NW CORNER OF SECTION 34, T9N, R68W. ELEVATION 5229.70 NAVD 88 DATUM
- BENCHMARK #2:
ALUMINUM CAP IN CONCRETE BASE @ NE CORNER OF HWY 1/CR 58, AT THE LARGE CURVE GOING NORTH.
Elevation= 5158.71 NAVD 88 DATUM
- Basis of Bearings
West line of the Southwest Quarter of Section 4-8-68 as bearing N 00°35'48" E.
41. All stationing is based on centerline of roadways unless otherwise noted.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
43. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Town of Wellington Construction Inspector before any cuts are made. Patching shall be done in accordance with the Town of Wellington Street Repair Standards. The finished patch shall blend in smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Larimer County Engineer and/or the Town of Wellington Inspector at the time the cuts are made.
44. Upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
45. Standard Handicap ramps are to be constructed at all curb returns and at all "T" intersections.
46. After acceptance by the Town of Wellington, public improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a minimum period of two years from the date of acceptance.
47. The Town of Wellington shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: including all pans and storm sewer located on site.
48. Approved Variations are listed as follows:
- None
49. All sanitary and sewer line construction shall conform to the Town of Wellington Standards at the time of construction
50. The size, type and location of all known underground utilities are approximate when shown on these drawings it shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
51. All disturbed areas, not in a roadway, shall be seeded and mulched as soon as possible using the applicable seed mixture specified and using the Town of Fort Collins erosion control reference manual for construction sites.
52. Water and sewer services shall be extended to a point 1-foot inside the utility easements. See utility plans.
53. Place groundwater barriers in the following locations
- a. 10-feet downstream of each manhole for both sanitary and storm sewers.
- b. Every 400-feet on waterlines.

CONSTRUCTION NOTES

A. Grading and Erosion Control Notes

3. The erosion control inspector must be notified at least twenty-four (24) hours prior to any construction on this site.
2. There shall be no earth-disturbing activity outside the limits designated on the accepted plans.
3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc.). After required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and erosion control report.
4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town/County.
7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
 - a. Be inspected at a minimum of once every two (2) weeks and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
 - b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized as determined by the erosion control inspector.
 - c. Be removed after the site has been sufficiently stabilized as determined by the erosion control inspector.
8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
10. All retained sediments, particularly those on paved roadway surfaces, shall be removed and disposed of in a manner and location so as not to cause their release into any waters of the United States.
11. No soil stockpile shall exceed ten (10) feet in height. All soil stockpiles shall be protected from sediment transport by surface roughening, watering, and perimeter silt fencing. Any soil stockpile remaining after thirty (30) days shall be seeded and mulched.
12. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the Town/County or Homeowners Association (HOA).
13. Town Ordinance and Colorado Discharge Permit System (CDPS) requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
14. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
15. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the Town.

B. Street Improvement Notes

1. All street construction is subject to the General Notes on the cover sheet of these plans as well as the Street Improvements Notes listed here.
2. A paving section design, signed and stamped by a Colorado licensed Engineer, must be submitted to the Town of Wellington Engineer for approval, prior to any street construction activity, (full depth asphalt sections are not permitted at a depth greater than 8 inches of asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut, a minimum distance of 12 inches from the existing edge, to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made. Wheel cuts shall not be allowed unless approved by the Town of Wellington Engineer.
4. Street subgrades shall be scarified the top 12 inches and re-compacted prior to subbase installation. No base material shall be laid until the subgrade has been inspected and approved by the Town of Wellington Engineer.

5. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the Inspector before any cuts are made. Cutting and patching shall be done in conformance with Chapter 25, Reconstruction and Repair. The finished patch shall blend smoothly into the existing surface. The determination of need for a complete overlay shall be made by the Town of Wellington Engineer. All overlay work shall be coordinated with adjacent landowners such that future projects do not cut the new asphalt overlay work.
6. All traffic control devices shall be in conformance with these plans or as otherwise specified in M.U.T.C.D. (including Colorado supplement) and as per the Right-of-Way Work Permit traffic control plan.
7. The Developer is required to perform a gutter water flow test in the presence of the Town of Wellington Inspector and prior to installation of asphalt. Gutters that hold more than 1/4 inch deep or 5 feet longitudinally, of water, shall be completely removed and reconstructed to drain properly.
8. Prior to placement of H.B.P. or concrete within the street and after moisture/density tests have been taken on the subgrade material (when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "proof roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 lbs. and a single axle weight of at least 18,000 lbs. with pneumatic tires inflated to not less than 90 p.s.i.g. "Proof roll" vehicles shall not travel at speeds greater than 3 m.p.h. Any portion of the subgrade or base material which exhibits excessive pumping or deformation, as determined by the Town of Wellington Engineer, shall be reworked, replaced or otherwise modified to form a smooth, non-yielding surface. The Town of Wellington Engineer shall be notified at least 24 hours prior to the "proof roll." All "proof rolls" shall be preformed in the presence of an Inspector.

C. Traffic Signing and Pavement Marking Construction Notes

1. All signage and marking is subject to the General Notes on the cover sheet of these plans, as well as the Traffic Signaling and Marking Construction Notes listed here.
2. All symbols, including arrows, ONLYS, crosswalks, stop bars, etc. shall be pre-formed thermo-plastic.
3. All signage shall be per the Town of Wellington Standards and these plans or as otherwise specified in MUTCD.
4. All lane lines for asphalt pavement shall receive two coats of latex paint with glass beads.
5. All lane lines for concrete pavement should be epoxy paint.
6. Prior to permanent installation of traffic striping and symbols, the Developer shall place temporary tabs or tape depicting alignment and placement of the same. Their placement shall be approved by the Town of Wellington Traffic Engineer prior to permanent installation of striping and symbols.
7. Pre-formed thermo-plastic applications shall be as specified in these Plans and/or these Standards.
8. Epoxy applications shall be applied as specified in CDOT Standard Specifications for Road and Bridge Construction.
9. All surfaces shall be thoroughly cleaned prior to installation of striping or markings.
10. All sign posts shall utilize break-away assemblies and fasteners per the Standards.
11. A field inspection of location and installation of all signs shall be performed by the Town of Wellington Traffic Engineer or their designate. All discrepancies identified during the field inspection must be corrected before the 2-year warranty period will begin.
12. The Developer installing signs shall be responsible for locating and protecting all underground utilities.
13. Special care shall be taken in sign location to ensure an unobstructed view of each sign.
14. Signage and striping has been determined by information available at the time of review. Prior to initiation of the warranty period the Town of Wellington Traffic Engineer reserves the right to require additional signage and/or striping if the Town of Wellington Traffic Engineer determines that an unforeseen condition warrants such signage according to the MUTCD or the CDOT M & S Standards. All signage and striping shall fall under the requirements of the 2-year warranty period for new construction (except fair wear on traffic markings).
15. Sleeves for sign posts shall be required for use in islands/medians. Refer to Chapter 14, Traffic Control Devices, for additional detail.

D. Storm Drainage Notes

1. The Town of Wellington shall not be responsible for the maintenance of storm drainage facilities located on private property. Maintenance of onsite drainage facilities shall be the responsibility of the property owner(s).
2. All recommendations of the Drainage Memo for the Wellington Business Center, dated 08/10/2020 by Northern Engineering Services, Inc., shall be followed and implemented.
3. Prior to final inspection and acceptance by the Town of Wellington, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility Department. Certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of a certificate of occupancy for single family units. For commercial properties, certification shall be submitted to the Stormwater Utility Department at least two weeks prior to the release of any building permits in excess of those allowed prior to certification per the Development Agreement.

E. Water Notes

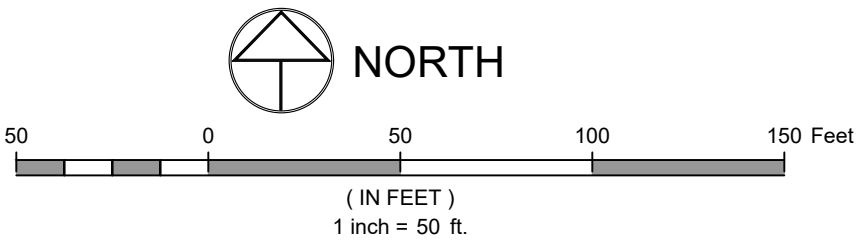
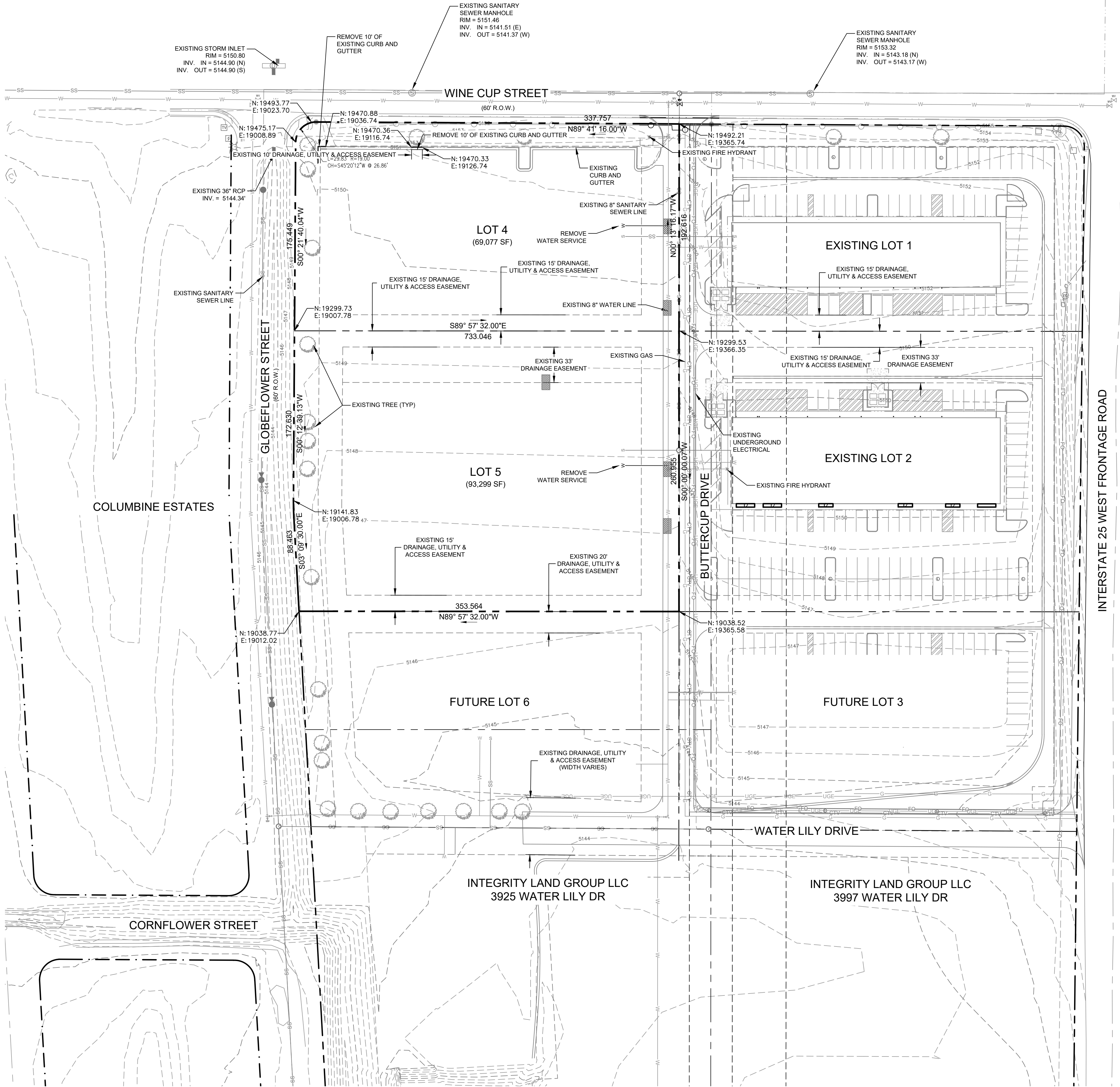
1. All 8-12 inch water mains shall be AWWA C900 PVC DR 18. All 16-inch water mains shall be AWWA C905 PVC DR 18
2. All water fittings and valves are only graphically represented and are not to scale.
3. All ductile iron pipe, fittings, valves and metallic appurtenances shall be polyethylene wrapped.
4. All fittings and mechanical joints shall be installed with restrained joint glands.
5. Existing water system valves shall be operated by town personnel only.
6. In locations where changes in line and grade are produced through deflections in individual joints, the maximum allowable deflection shall be 80% of the manufacturers recommendation.
7. All water services shall be 3/4-inch unless otherwise shown.
8. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Town of Wellington..
9. Water mains shall be poly-wrapped D.I.P. or PVC with tracer wire.
10. HDPE pipe may be used for 1-1/2 and 2 inch water services. The pipe shall meet the standards of AWWA 901, NSF Standard 61 and ASTM. The HDPE pipe shall be SDR 9 having a pressure rating of 250 psi. Stiffeners shall be used at all fittings and connections. Tracer wire shall be installed with the HDPE service, and shall extend up the curb stop. The curb stop shall be covered with a metal box and tracer wire test lid per Town Water Detail 2-5.

F. Sewer Notes

1. Sewer line dimensions are calculated to the center of manholes.
2. All sewer lines shall be SDR 35 PVC.
3. Manhole rim elevations are to be adjusted to 1/4" below finished grade.
4. Single family sewer services shall be 4-inch diameter with a minimum slope of 2% unless otherwise noted. Size and slope of sewer services multi family or commercial shall need to be approved by Town Engineer
5. All sewer services shall be 4-inch diameter PVC unless otherwise noted.
6. Maintain 10' minimum separation between all sanitary sewer & water mains & services.
7. Service connections to manhole are acceptable only if manholes are precast with manhole to pipe connectors cast in manhole at the time of manufacturing. Otherwise connect service directly to sanitary sewer main.

WELLINGTON BUSINESS CENTER, LOTS 4 & 5		Sheet CS2	
		2 of 8	
GENERAL NOTES			
PROJECT: 1019-002	DATE: AUGUST 10, 2020		
DESIGNED BY: H., CRAIL	SCALE: N/A		
DRAWN BY: S. KING	REVIEWED BY: ST-Pauline		
 NORTHERN ENGINEERING FORT COLLINS, CO 301 North Hayes Street, Suite 100, 80521 GREELEY, 820 8th Street, 80631 northernengineering.com 970.221.4158		These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless specifically authorized by a Professional Engineer in the employ of Northern Engineering Services, Inc. REVIEW SET NOT FOR CONSTRUCTION 08/10/2020	
No.	Revisions:	By:	Date:

DRAWING FILENAME: F:\1018-020-020\DWG\BATT\101802_020.dwg LAYOUT NAME: EX DATE: Aug 10, 2020 2:28pm CAD OPERATOR: J. HANSEN
LIST OF XREFS: (NS) - 1018-020_020.dwg (101802_020.dwg) (101802_020.dwg) (101802_020.dwg)



LEGEND:

PROJECT BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING STORM SEWER	---
EXISTING TELEPHONE	---
EXISTING GAS	---
EXISTING SANITARY SEWER	---
EXISTING WATER	---
EXISTING ELECTRIC	---
EXISTING FIBER OPTIC	---
EXISTING CABLE	---
EXISTING OVERHEAD UTILITY	---
EXISTING FENCE	---
EXISTING ELECTRIC VAULT	---
EXISTING FIRE HYDRANT	---
EXISTING IRRIGATION BOX	---
EXISTING WATER METER	---
EXISTING GAS METER	---
EXISTING TELEPHONE PEDESTAL	---
EXISTING TREES (TO REMAIN)	---
EXISTING CONCRETE TO BE REMOVED & REPLACED	---

FIELD SURVEY BY:

Ron Perkins Land Surveyor
305 West Magnolia Street PMB 381
Fort Collins, Colorado 80521
Project No. FRS1
Date: March 28, 2014

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
- CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

REVIEW SET
NOT FOR CONSTRUCTION
08/10/2020

These drawings are
provided by Northern
Engineering Services, Inc.
and are not to be used for
any type of construction
without the approval of
a Professional Engineer in
the employ of Northern
Engineering Services, Inc.

**NORTHERN
ENGINEERING**
N
FORT COLLINS, CO: 301 North Hovea Street, Suite 100, 80521
GRIELEY: 820 8th Street, 80521
970.221.4158
northernengineering.com

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1018-020	AUGUST 10, 2020	1"=50'	S. Rich
DESIGNED BY:	DRAWN BY:		
H. CRAL	H. CRAL		

WELLINGTON BUSINESS CENTER, LOTS 4 & 5
EXISTING TOPOGRAPHY &
DEMOLITION PLAN

Sheet
EX1
3 of 8



CALL UTILITY NOTIFICATION CENTER OF
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811

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UNDERGROUND MEMBER UTILITIES.

Sheet
G1
5 of 8



CONCRETE GRAVITY BLOCK VOLUME			
WATER MAIN SIZE (INCHES)	BENDS		
	45° (FT.3)	22 1/2° (FT.3)	11 1/4° (FT.3)
4	15.9	8.6	4.4
6	35.3	19.1	9.7
8	62.4	33.8	17.2
10	95.4	51.6	26.3
12	136.4	73.8	37.6
14	184.7	100.0	51.0
16	240.9	130.4	66.5

