TOWN OF WELLINGTON
PLANNING COMMISSION
November 2, 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 September 14, 2020.
6. NEW BUSINESS
   A. Final Plat and Rezone to PUD of Sage Meadows Second Subdivision
   B. Annexation - Lamb Annexation
   C. Site Plan Review - Outlot C, The Knolls at Wellington South
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
September 14, 2020

MINUTES

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1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on September 14, 2020, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:	Bert McCaffrey, Chairperson Tim Whitehouse Berry Friedrichs Rebekka Kinney Eric Sartor Linda Knaack
Absent:	Troy Hamman
Town Staff Present:	Cody Bird, Town Planner Liz Young Winne, Planner II 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 June 1, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Friedrichs to approve the minutes as presented. Motion passed. 6-0

B. Meeting Minutes of July 13, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Friedrichs to approve the minutes as presented. Motion passed. 6-0

6. NEW BUSINESS

A. Preliminary Plat of Sage Meadows Second Subdivision

Cody Bird, Planning Director thanked everyone for their patience as we work through this new technology for the planning meeting by doing our meetings through the Zoom software. Bird reminded everyone that this item is a public hearing and that we would give the public time to talk. He also let the Commission know that the applicant was online with us.

Bird gave the following information:

- This property is about 36 acres located on the east side of Highway 1, about a half mile south of Jefferson Avenue.
- The property was annexed into the Town in 2016 and was concurrently zoned R-2.
- At the time it was going to be a continuation of Safe Meadows Subdivision.
- At Town staff's urging, the applicant has provided 2 commercial/public/civic parcels with the purpose of trying to transition from the single-family homes up to what town staff is recommending and encouraging to be a commercial corridor on Highway 1.
- 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 lots to single-family detached residential properties, 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 dwelling to limit the visual impacts of the different housing types.
- The last piece of background information he shared was that this preliminary plat is presented with the assumption that in the future the applicant is going to bring forward a zoning request for this particular site. The reason for that request is our current zoning code simply does not have a provision that allows for this combination of commercial and residential densities.
- A PUD overlay zoning is proposed. The PUD and plat layout will support an overall density consistent with the R-2 zoing 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 be available.

Commissioner McCaffrey asked what the time frame for the developer was to get back to them if they changed their mind that they were not going to do commercial. Bird said that there really was no timeline for the developer to make a decision on that. This is why we would do the overlay.

Commissioner Whitehouse mentioned that based on the PUD it sounded like a great idea to give more flexibility to both the developer and the town.

Tom Dugan said that Cody had a great description of the project and this is just a continuation of the same subdivision that has been doing really well.

Daren Roberson said that he couldn't do this without Tom and Cody's help and if there were questions let him know. He also mentioned that there is non-potable water on the site.

Cody Bird also wanted to mention for the record that there was discussion about park and open space dedication requirements and actually encouraged the developer to not provide park space but rather to provide good solid pedestrian connections over to a few points that are within close proximity. He fees that it would be better to take the park fee instead of the dedicated park land.

Commissioner Sartor mentioned that some of the play equipment at Viewpointe park needed to be repaired and wondered if the money could be used for that. Bird said that the money is usually used for acquiring new park sites as opposed to equipment upgrades. Upgrades are typically operational budget line item but that it could certainly be talked about.

Daren Roberson mentioned that in Sage Meadows they will allow this subdivision into the pool and it will also have park equipment.

Commissioner McCaffrey closed the hearing and opened it for public comment.

While we were waiting for any public to raise their hand Bird said that for the record staff had not received any written or verbal communications regarding this request, either for or against.

Commissioner McCaffrey closed the meeting seeing there were no public comments or hands raised.

Commissioner Whitehouse made a motion 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. Commissioner Friedrich seconded. Motion passed 5-0 (Commissioner Sartor – Abstained)

B. Site Plan Review: Lot 4, Wellington Business Center

Bird said the second item is a site plan review for a commercial property. This is in the Wellington Business Center which is at the south end of town at the frontage road and Wine Cup Street. Bird mentioned the following about this site plan:

- The project was originally presented to the Town a couple of years ago as a phase commercial project. The first two buildings were completed about last year. The property owner and developer have stated an interest in moving on the next phase.
- The site plan that has been presented is for two lots that would be constructed. The first one, beginning as soon as possible with building permit and the second one would follow when finance allow for the developer to proceed.
- Both buildings are in lot five which is west of the existing buildings.
- They are presenting both on one site plan because of the shared parking.
- The site plan approval will be vested for three years and then they can construct their buildings anytime within that timeframe. If for any reason the site plan approval goes beyond the threes years before they construct their buildings they would just have to come back through site plan review to make sure their plans are consistent with current town standards.

- These next two buildings are almost mirror images of the first two buildings.
- There has been no notification as to who the tenants will be. Which is fine.
- Need to point out that the engineering review comments on this particular site have not yet been completed so any approval by the Planning Commission would be to also be subject the engineering comments when provided.
- The existing site doesn't facilitate pedestrian movements to the front of those buildings very well. There is an existing sidewalk along Wine Cup and so staff is recommending that the approval include a condition that the sidewalk be extended into the site in crosswalks provided across the circulation aisles to facilitate getting pedestrians to the building front.
- Since there will likely be residential development to the west we are encouraging the applicant to consider those pedestrian connections as well as the landscape buffer along the west side of this site be increased.

Commissioner Whitehouse asked about the number of current buildings versus the number of total buildings. It looks like there are six in total but there are currently two built with only two being on this site plan. Bird showed his screen with the site plan and explained that there are still two additional building sites further south which will have to come to site plan review.

Commissioner Kinney asked with the potentially having residential over on the west side has there been consideration for additional lighting on long that street? Bird said the street is actually in the adjacent subdivision shown. So typically, this would be associated with the public improvement plans for the adjacent subdivision.

Commissioner Sartor asked how does that transition work here like what was talked about earlier for Sage Meadows? Bird said it seems that ten years ago or so the area was to be a subdivision but was changed to light industrial or highway commercial and so there is some overlapping which is basically resulting in a zero transition between the residential and commercial components. It's probably not preferable for the Town to do that. Moving forward but in this particular set of circumstances he thinks we've go tot work with what we have.

Commissioner Friedrich was interested in the landscaping requirements for the commercial area. Bird said that the landscaping plan has the minimum requirements being met for the street trees, the site trees and the parking lot islands.

Commissioner Friedrich also wanted to know about the street lighting along Wine Cup and along the service road. Bird said he would need to look that up. Bird said he would drive by and look to see where there was lighting needed and let the engineers know to put it in their comments if needed.

Commissioner Whitehouse asked if we were allowing Deborah Maples since he had heard they wouldn't do well in the wind. Bird said that we have a short list of prohibited trees, but there are no Maples on that list.

Commissioner McCaffrey closed the hearing and opened it for public comment.

Melissa Whitehouse asked how the property was zoned. She didn't see it reference and is assuming it is zone C-3.

Commissioner McCaffrey closed the meeting seeing there were no more public comments or hands raised.

Commissioner McCaffrey asked Mr. Bird to address Mrs. Whitehouse question. Bird said that Mrs. Whitehouse is correct the property is zoned C-3 Highway Commercial.

Commissioner Whitehouse mentioned that this would then be going to the Town Board for final approval and Bird said that was not correct. This is a site plan review the Planning Commission is the first and only approval.

Commissioner Friedrichs wanted to know if they have any control over who the tenants would be. Bird said that no they didn't. As long as the tenants comply with the zoning requirements then they would be authorized to proceed. Neither the Planning Commission nor the board nor staff really gets involved in which business can go where. That is addressed with the zoning code. Friedrichs wanted to know what would not be allowed in the commercial area. Bird said it would be hard to nail down, but manufacturing. Bird said he knew that the there was a drink powder mix business that was in one of the other buildings and received a conditional use approval. There will need to be tenant finish permits for each of the units so if there was concern it would come up at that time.

Commissioner Kinney made a motion to approve the site plans for Lot 4 and Lot 5, Wellington Business Center subject to staff comments and subject to engineering review comments. Commissioner Whitehouse seconded. Motion passed 6-0

7. ANNOUNCEMENTS

Bird said that since we didn't meet the first Monday of September that it made a short turn around public hearing for October but thought there might be site plan for the agenda. We are expecting at least one site plan. Another announcement is that we have hired a Planner II. Her name is Liz Young Winne. As soon as she is assigned to a case she will be coming and presenting at these meetings.

8. ADJOURNMENT

Commissioner McCaffrey asked if there was anything else. No reply was given so he said the meeting was adjourned at 7:21 pm.

Planning Commission Meeting

Date: **November 2, 2020**
Submitted By: **Cody Bird, Planning Director**
Subject: **Final Plat and Rezone to PUD 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. The PUD is proposed to accommodate the mix of detached and attached residential units, as well as commercial and public/civic development opportunities.

The final plat and rezone to PUD 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
Reason for Request: Subdivide property into 103 single-family residential lots and 2 commercial, public, civic lots for development.

Background:

- The Planning Commission and Board of Trustees reviewed and approved the preliminary plat for Sage Meadows Second Subdivision on September 14, 2020 and September 22, 2020, respectively.
- During review of the preliminary plat, the Planning Commission and Board of Trustees found that the proposed plat is consistent with the Comprehensive Plan.
- At the time of preliminary plat review, the Planning Commission and Board of Trustees were advised that a proposed Planned Unit Development (PUD) overlay zone would be proposed with the final plat.
- Subsequent to the approval of the preliminary plat, the applicant has prepared and submitted the final plat and PUD zoning request for review.

Staff Comments:

Most comments and requirements identified in the staff report for the preliminary plat have been satisfied. Some remaining items from the preliminary plat, as well as a few new items relating to the PUD rezone are identified below.

1. Lots: There are a total of 105 lots proposed (36 attached single-family, 67 detached single-family and 2 commercial/public tracts). Minimum lot sizes for single-family detached lots is identified on the PUD as 6,500 sq. ft. and minimum lot size for single-family attached units is identified as 4,000 sq. ft. All lots meet the respective minimum lot sizes as recommended on the PUD.

- Lot numbering needs to be updated in accordance with block comments below. The lot table also needs to be updated for consistency with the drawings.
- Tracts E and F should be changed to "Outlots" and the land use table updated accordingly. Outlots likely will want to be owned by the property owner rather than the HOA.

2. Blocks: Block numbering on the plat needs to be updated. There are two "Block 6" that needs correction, and "Block 3" should also be continued all the way south to "Street C" and Gateway Crossing intersection. There are discrepancies between the fully dimensioned sheets, the overview drawing on the cover page, and the lot and block table. These various elements need to be reviewed for consistency.
3. Streets: Street names must be identified for Streets B, C, D and F on the final plat.
    - 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.
4. Access: A CDOT access permit is required for improvements at G.W. Bush Ave. and at the commercial entrance at the northwest corner.
5. Easements:
    - The 14 ft. utility easements shall be continued through the open space tracts, including Tract B and Tract D.
    - Tracts with sidewalks and/or trails shall have "public access" added to the easement descriptions for use of the recreation trails.
    - A minimum 10 ft. landscape easement shall be provided along the east line of Tracts E and F (Outlots) and along the south side of Tract E (Outlot) for the purpose of ensuring landscape buffering between the commercial/public lots and the adjacent residential uses.
6. Parks and Open Space:
    - The Parks Advisory Board recommended approval of the proposed open space and trail connections. The Parks Advisory Board also recommended accepting cash-in-lieu of land dedication for another park this close to Viewpointe Park. There was also a recommendation for the Board of Trustees to consider budgeting funds for equipment upgrades in Viewpointe Park to serve the growing number of residents that utilize the park.
    - 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.
7. Preliminary Landscape and Open Space Plan:
    - 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 (Outlots).
    - In addition to the non-potable irrigation system, the landscape plants and grasses should be native species and drought-tolerant and practice xeriscaping principles.
8. 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.

9. 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.
10. Sidewalks: The text on the face of the PUD states 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. The PUD should be updated to read "5-10 ft."
    - Section 3 "Pedestrian Paths/Trails" appears twice on the PUD, and one needs to be removed.
    - Asphalt and crushed limestone should be removed from the list of materials for sidewalks.
11. Development Agreement: A draft development agreement was submitted and is being reviewed. Recommendations will be provided to the Board of Trustees, and may be considered separately from the final plat and rezoning.
12. Miscellaneous:
    - Section E.1. "Signs" on the PUD should state "Signs shall be in accordance with the Town's zoning regulations."
    - Section 5 "Storage" under subsection "C" references "multifamily", which is not a permitted use within the PUD. "Multifamily" should be replaced with "single-family attached."
    - A new subsection should be added under "E - Auxiliary Use Standards" to include "Home Occupations" and should read "Home occupations are permitted in accordance with Town regulations."
    - There may be a typo in the basis of bearings description or the label for the west line of the SW 1/4 SEC 4. The surveyor should verify the description and labels are accurate. (description "bearing North 00° 35' 48" West" compared to label "N00° 35' 48" E").
    - Notes indicating "Preliminary" can be removed from each sheet.

STAFF RECOMMENDATION

Move to approve the final plat of Sage Meadows Second Subdivision subject to staff comments, approve the rezone to Planned Unit Development subject to staff comments, and forward a recommendation of approval to the Board of Trustees.

ATTACHMENTS

1. Location Map
2. PUD Zoning Map
3. Final Plat
4. Landscape Plan

Location Map
Sage Meadows Second Subdivision

ZONING MAP FOR
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 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 Northwesterly line of Sage Meadows Subdivision; thence along said Northwesterly 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 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.

APPROVAL CERTIFICATES

PLANNING COMMISSION CERTIFICATE

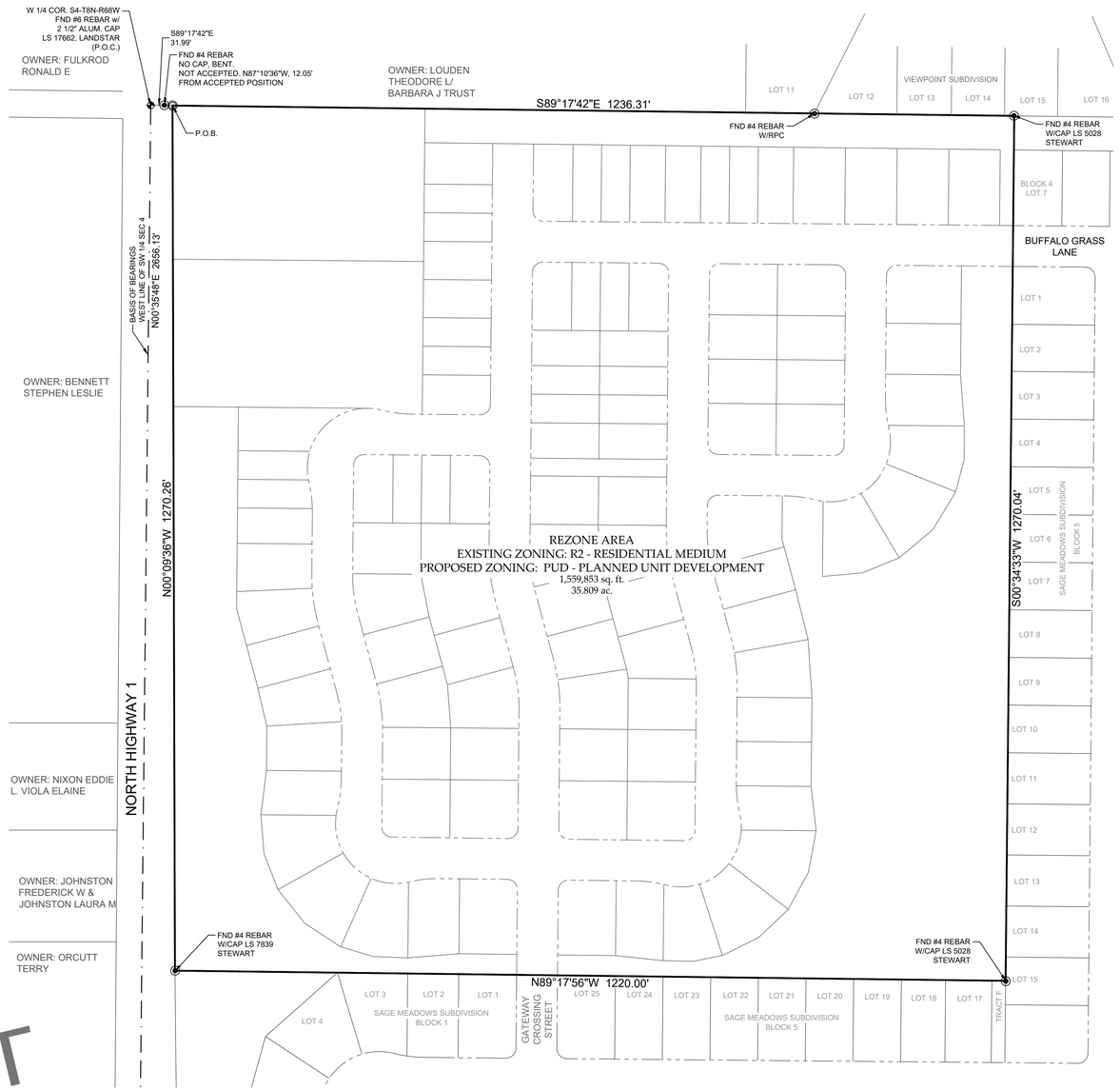
Approved this _____ day of _____, 20____,
by the Town Planning and Zoning Commission, Wellington, Colorado.

_____
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



NORTH

VICINITY MAP
1"=4000'

PROJECT TEAM:

OWNER/APPLICANT
SH Holdings HWY 1, LLC
395 Delozier Drive, Unit 16
Fort Collins, CO 80524

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

A. STATEMENT OF INTENT

This **Zoning Map** is intended to serve as a development concept for the zoning of the property consisting of approximately 36 acres within the **Patterson Annexation** in the Town of Wellington, Colorado. This Mixed Use PUD is intended to create a compatible variety of land uses that provide for a homogeneous development of mixed uses that are in keeping with the properties unique physical aspects. Lot layout and road alignments will be refined at time of platting with adjustments allowed for specific site and market conditions.

B. PROPOSED ZONING

The zoning for the property is: **PUD - Planned Unit Development Overlay District**

C. PROJECT SUMMARY CHART

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/ac.	6.3 units/ac.	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 ac.	103			100%

D. LAND USE STANDARDS

1. 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. Accessory structures
      3. Parks and open space, recreation areas and facilities, public or private
      4. Service buildings and facilities normally incidental to the use of a park or recreation area including playgrounds
      5. Child care centers
      6. Public and private schools
      7. Governmental offices, libraries, police, fire and postal facilities including training facilities, repair and storage facilities
      8. Churches and places of worship
      9. Storage and maintenance buildings excluding public storage units or facilities
      10. Entry features, signs and/or security gates
      11. 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

E. 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 park/open space areas and to link, where feasible, between residential and commercial use 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.
3. Pedestrian Paths/Trails
   Paths and trails shall be provided within park/open space areas and to link, where feasible, between residential and commercial use 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. Such storage shall only be permitted in single family and commercial use areas.
   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.

F. 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 platting.
2. Coniferous trees shall be a minimum of 5 feet in height, deciduous trees shall be a minimum of 2 inches in caliper, with the exception of "street trees" within residential areas which shall be a minimum of 1 1/4 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.

G. 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, masonite, hardboard or vinyl siding, stucco, metal only when exposed soffits are finished, and glass. In addition to these materials, precast, exposed aggregate concrete and concrete block shall be permitted in the Commercial area. 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.

H. DEVELOPMENT SCHEDULE

1. It is anticipated that the single family residential portions of the development shall be constructed in one or two. Construction of the first phase is expected to begin in 2021.
2. A phasing plan shall be provided to the Town of Wellington at the time of platting.

NORTH

100 0 100 200 300 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 ft.

DRAFT
9-29-20
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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

DATE: 9/29/20
SCALE: 1"=100'
REVIEWED BY: R. Tessely
PROJECT: 992-004
CLIENT: Sage Homes
DRAWN BY: L. Smith

ZONING MAP FOR
SAGE MEADOWS SECOND SUBDIVISION
PUD - PLANNED UNIT DEVELOPMENT
OVERLAY DISTRICT

Sheet
1
Of 1 Sheet

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

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 Northwesterly line of Sage Meadows Subdivision; thence along said Northwesterly 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

LIENHOLDER:

_____

NOTARIAL CERTIFICATE:

STATE OF COLORADO)ss.

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____

as _____ of _____.

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.

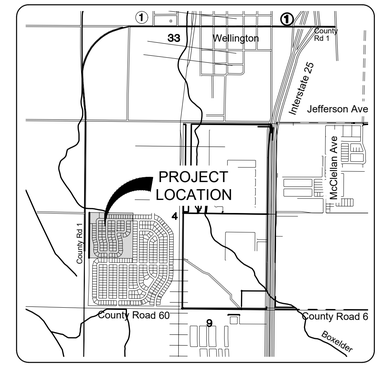
8) For easements created by separate document and shown hereon refer to record document for specific terms.

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.



NORTH

VICINITY MAP
1"=2000'

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 compliance 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.

DRAFT
9-29-20
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

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

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

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
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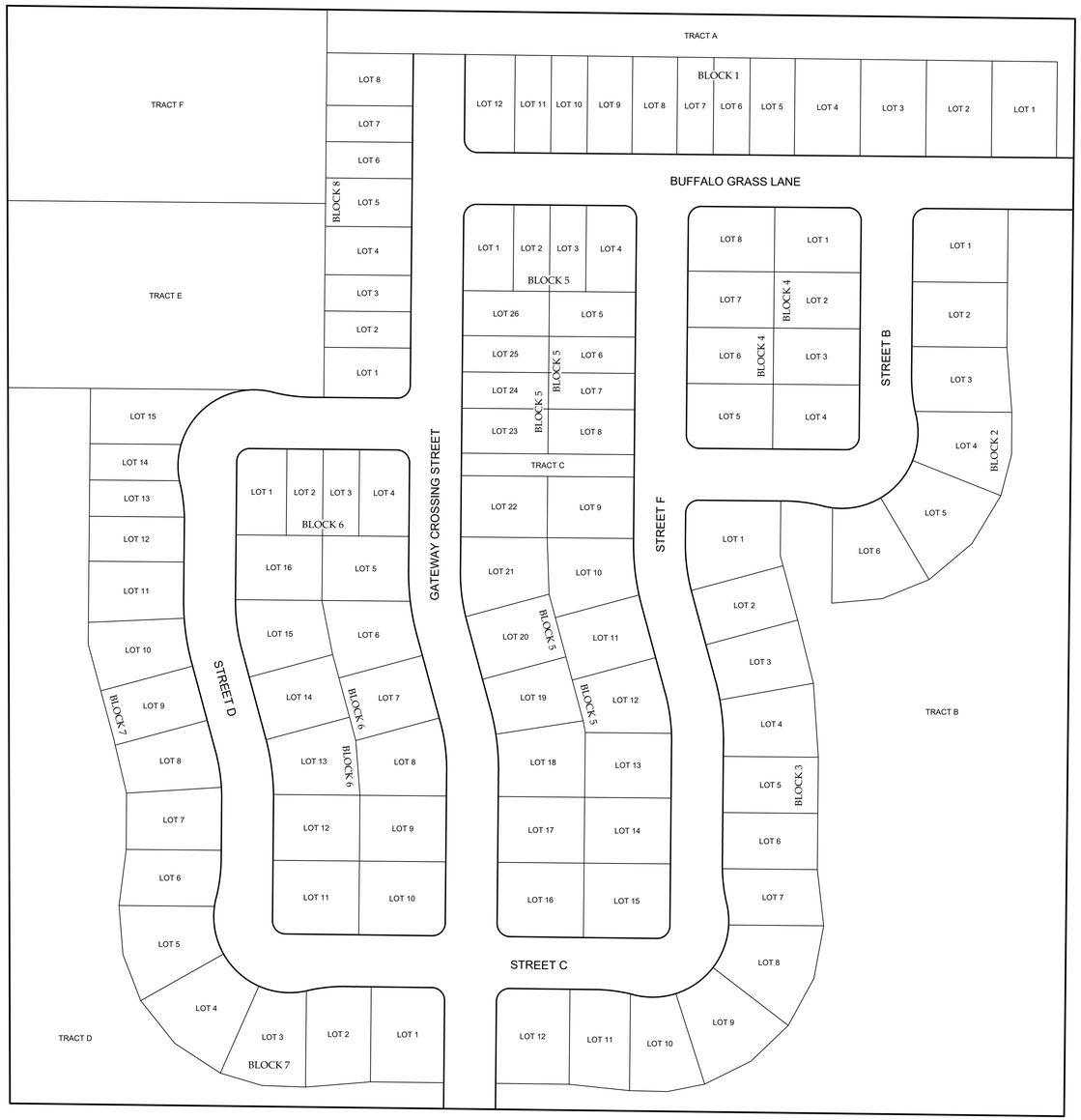
DATE: 9/29/20
SCALE: As shown
REVIEWED BY: R. Tessely
PROJECT: 992-004
CLIENT: Sage Homes
DRAWN BY: L. Smith

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



NORTH

80 0 80 160 240Feet

(U.S. SURVEY FEET)
1 inch = 80 ft.

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'	N88°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%	HOA
TRACT B	Open Space	Drainage, Utility & Access Easement	236,388 S.F.	5.427 AC.	15.15%	HOA
TRACT C	Open Space	Drainage, Utility & Access Easement	5,200 S.F.	0.119 AC.	0.33%	HOA
TRACT D	Open Space	Drainage, Utility & Access Easement	111,855 S.F.	2.568 AC.	7.17%	HOA
TRACT E	Open Space	Drainage, Utility & Access Easement	79,795 S.F.	1.832 AC.	5.12%	HOA
TRACT F	Open Space	Drainage, Utility & Access Easement	83,119 S.F.	1.908 AC.	5.33%	HOA
ROW	Public Use		281,702 S.F.	6.467 AC.	18.06%	Town of Wellington
LOTS (103)	Private Residence		716,296 S.F.	16.444 AC.	45.92%	Property Owner
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:
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SECTION: 4
TOWNSHIP: 8N
RANGE: 68 W of the 6th PM

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

DATE: 9/29/20
SCALE: 1"=80'
REVIEWED BY: R. Tessely
PROJECT: 992-004
CLIENT: Sage Homes
DRAWN BY: L. Smith

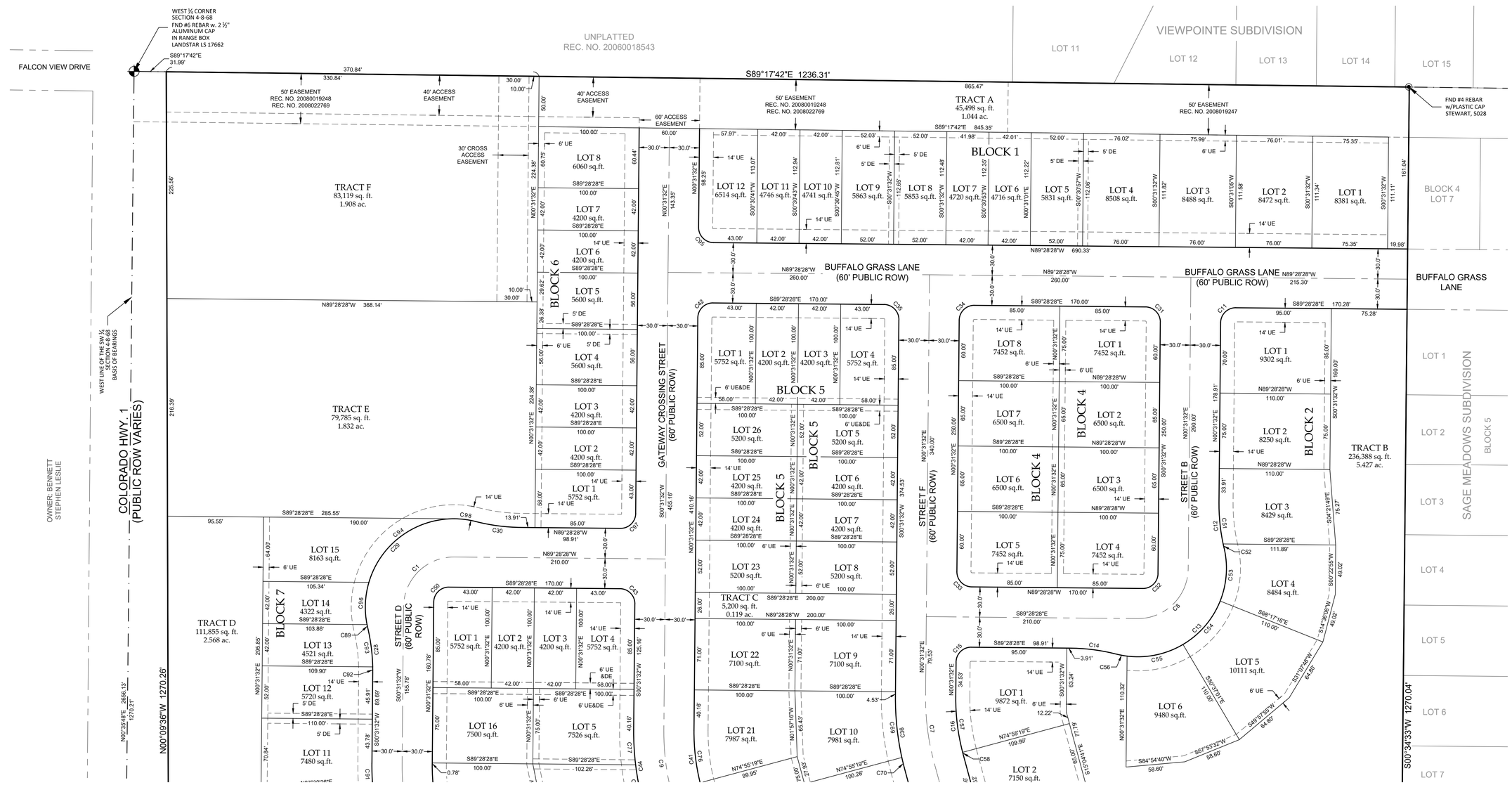
PLAT OF SAGE MEADOWS SECOND SUBDIVISION
TOWN OF WELLINGTON
STATE OF COLORADO

Sheet
2
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



LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- FOUND CORNER AS DESCRIBED
- SET #4 18" REBAR w/1" BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT

NORTH

50 0 50 100 150 Feet

(U.S. SURVEY FEET)
1 inch = 50 ft.

PRELIMINARY

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

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GREELEY: 4670 Ptarmigan Way, Suite 100, 80634
970.221.4158
northernengineering.com

PROJECT: 992-004
DATE: 9/29/20
CLIENT: Sage Homes
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

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

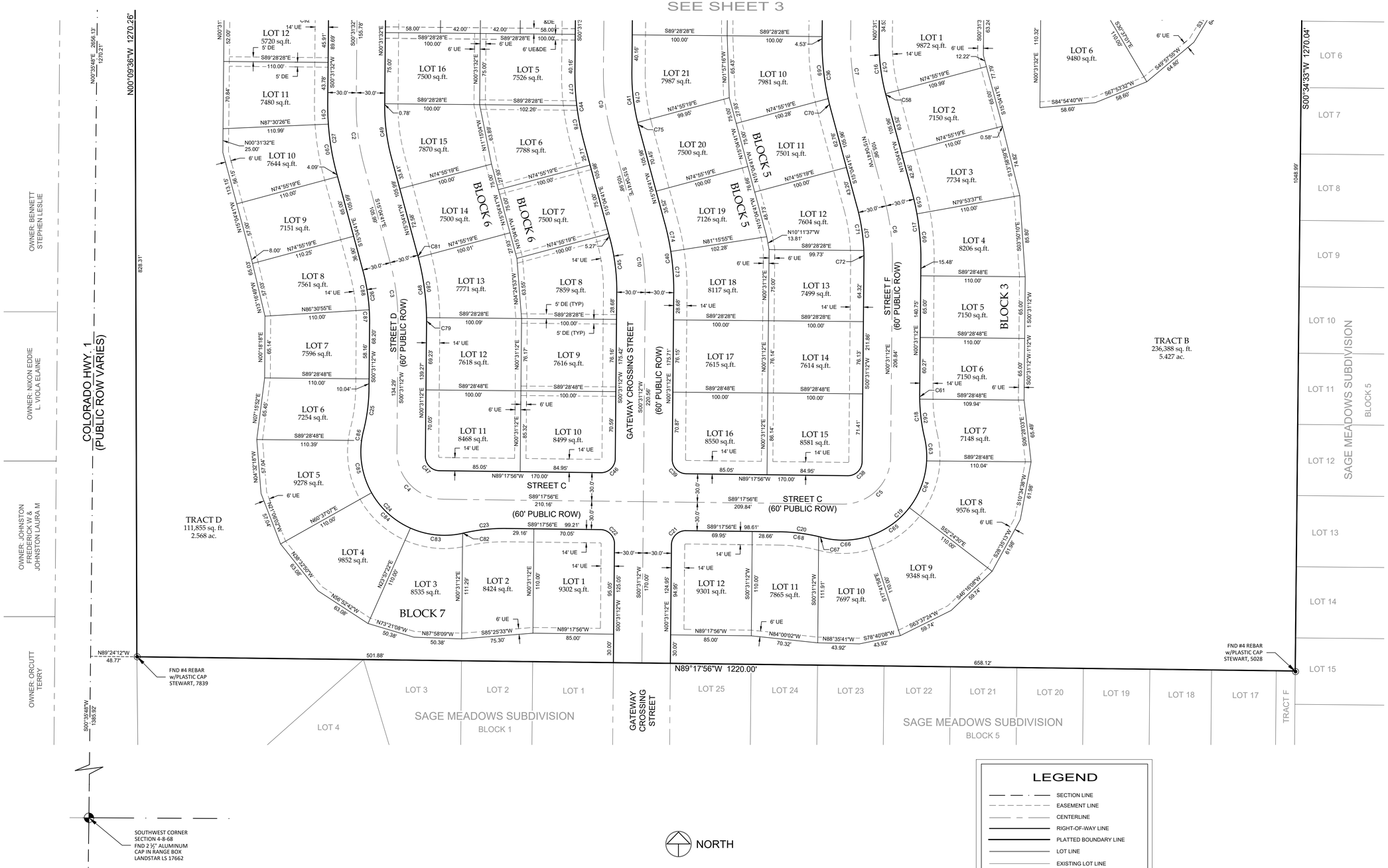
Sheet 3 Of 4 Sheets

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

SEE SHEET 3



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 hereon.

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

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

PROJECT: 992-004
DATE: 9/29/20
CLIENT: Sage Homes
SCALE: 1"=50'
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

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

Sheet
4
Of 4 Sheets

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

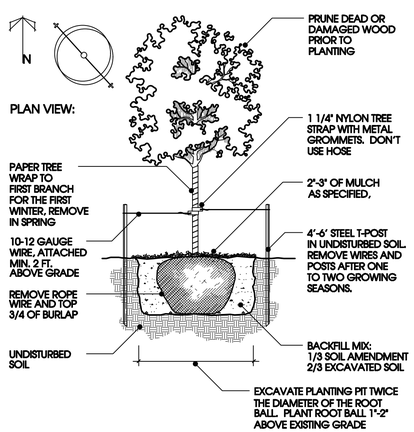
SEED/SOD	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	379,132 sf	Dryland Grass / Dryland Pasture Mix	Seed	

GENERAL NOTES:

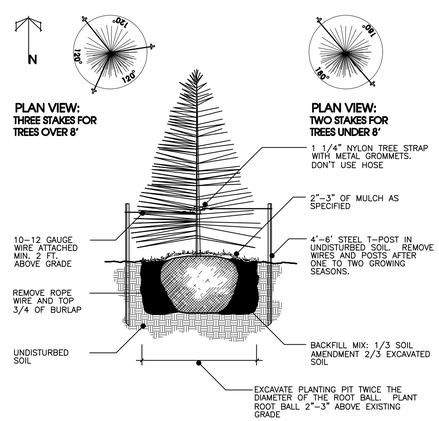
1. Landscaping shall be irrigated with an automatic pop-up sprinkler system. Turf areas shall receive pop-up spray or rotary sprinklers. Planting beds shall receive low volume drip irrigation. The dryland grass seed area is intended to be non-irrigated, however, supplimental watering shall be provided per the "Seeding Notes". All trees and shrubs in dryland grass areas shall receive drip irrigation.
2. Final grade shall maintain smooth flowing land forms, free of vegetation, surface debris, bumps, and/or depressions.
3. 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.
4. 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.
5. All shrub bed areas shall be edged with Pro-Steel edging.
6. 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.
7. All plant material shall meet AAN standards for number one grade and shall be sized as specified in the Plant Schedule on this plan.
8. 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.
9. 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.
10. 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:

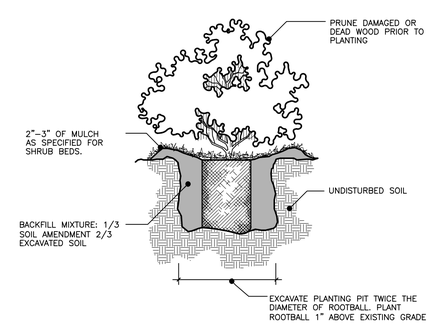
1. Seeding shall take place after soil preparation and final grade activities are complete.
2. Seed with a Brillion style seeder in two perpendicular passes. In areas that are inaccessible by equipment, spread seed evenly with a broadcast spreader and cover lightly with $\frac{1}{4}$" in. of soil.
3. Dryland seed mixes shall included a cover crop of Annual Ryegrass.
4. All slopes 4:1 or steeper, and swales that are prone to erosion, to receive erosion control blanket.
5. 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.
6. Adjust irrigation as needed for proper establishment of the seed. Mow for initial weed control after the grass is mature.
7. During the warranty period. Provide weed control that is appropriate for the grass type and season.
8. 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
9. 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



1 DECIDUOUS TREE PLANTING
NTS 32 9343.39-01



2 CONIFEROUS TREE PLANTING
NTS 32 9343.39-02



3 SHRUB PLANTING
NTS 32 9333.13-04

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.

Centennial Design, LLC
irrigation • landscape
601 S. 9th St.
Berthoud, Colorado 80513
970.217.4965
centennialdesignlandmd.com

All drawings and written material appearing herein constitute the original and unpublished work of the Landscape Architect / Irrigation Designer and may not be duplicated, used or disclosed without the written consent of the Landscape Architect.

DATE:

NO. REVISIONS:

PROJECT NUMBER: C410

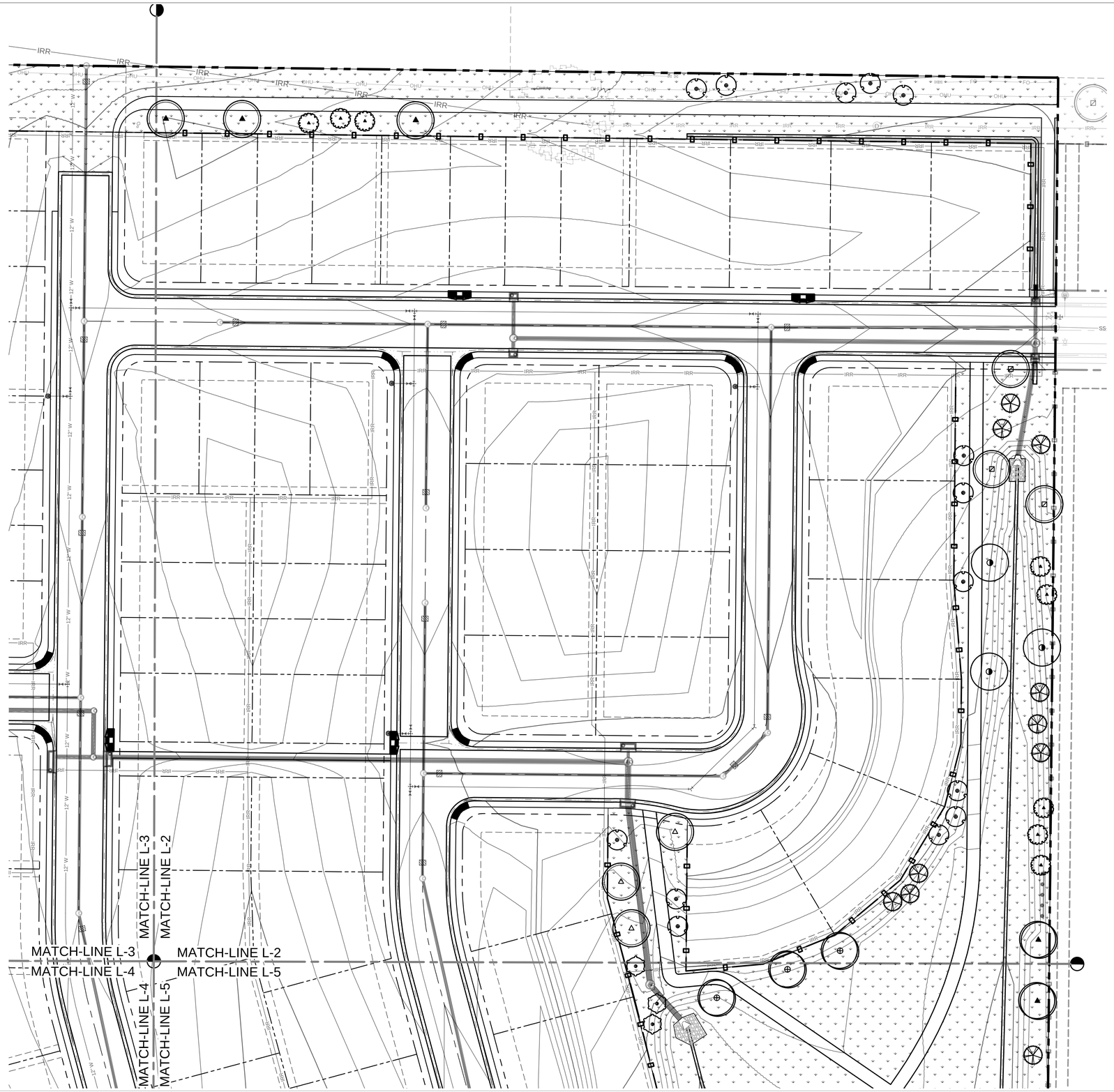
DATE: 7-24-20

PREPARED FOR:
Mr. Daren Roberson
SR Development Company LLC
3305 Delozier Drive, Suite 110
Fort Collins, CO 80542

Sage Meadows Second Subdivision
Wellington, Colorado

Landscape Cover Sheet

SHEET:
L-1



NORTH

0 40 80 120 feet

SCALE: 1" = 40'

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.

Centennial Design, LLC
irrigation • landscape
401 S. 9th St.
Berthoud, Colorado 80513
970.217.4795
centennialdesign@hotmail.com

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DATE:

NO. REVISIONS:

PROJECT NUMBER: C410

DATE: 7-24-20

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

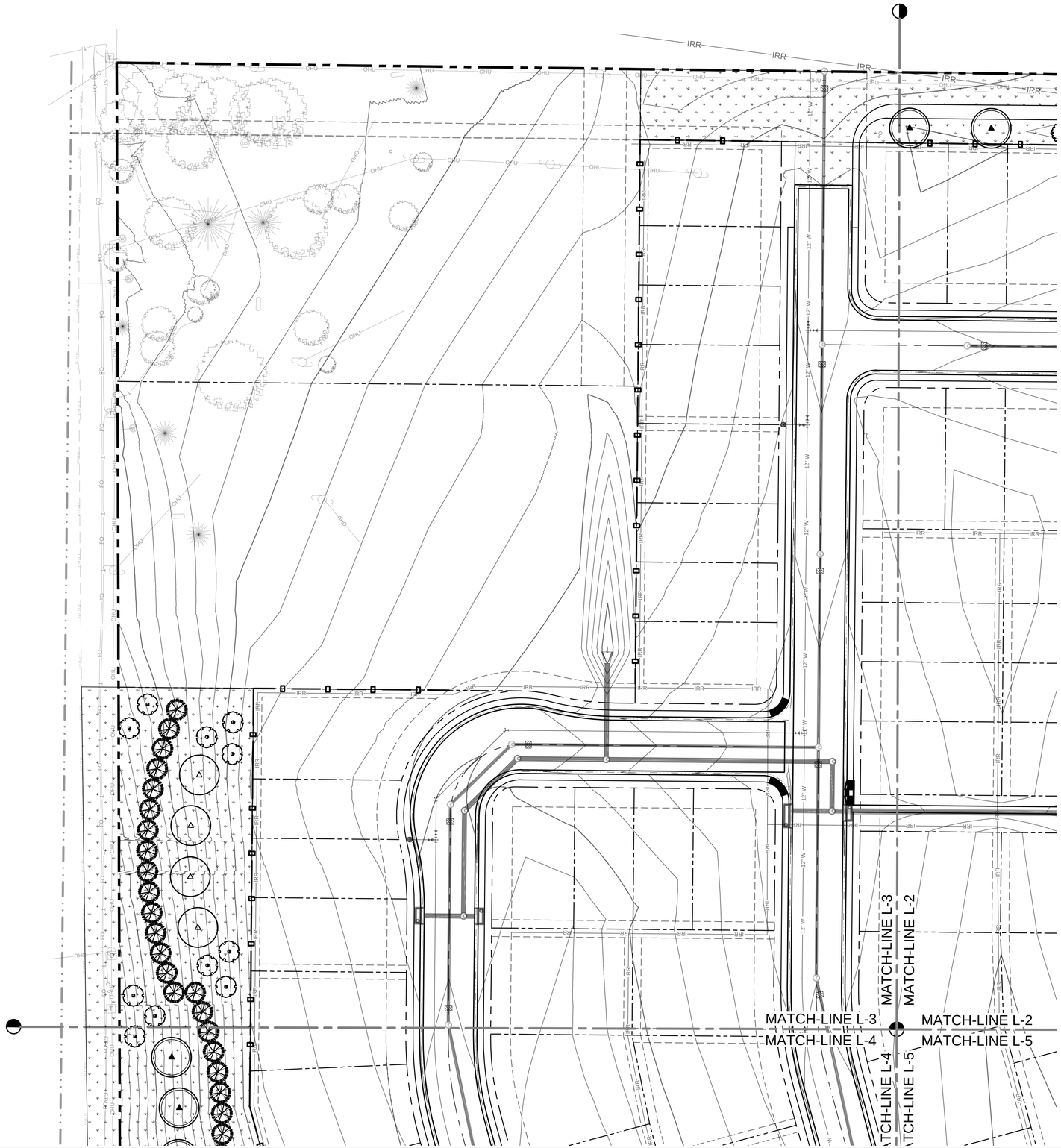
Sage Meadows Second Subdivision

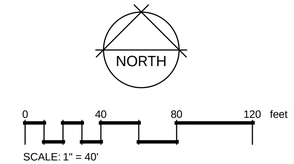
Wellington, Colorado

Landscape Plan

SHEET:

L-2





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
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8	Pro-Steel edging

SYMBOL	DESCRIPTION
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centennialdesign@hotmail.com

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NO. REVISIONS: DATE:

PROJECT NUMBER: C410

DATE: 7-24-20

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

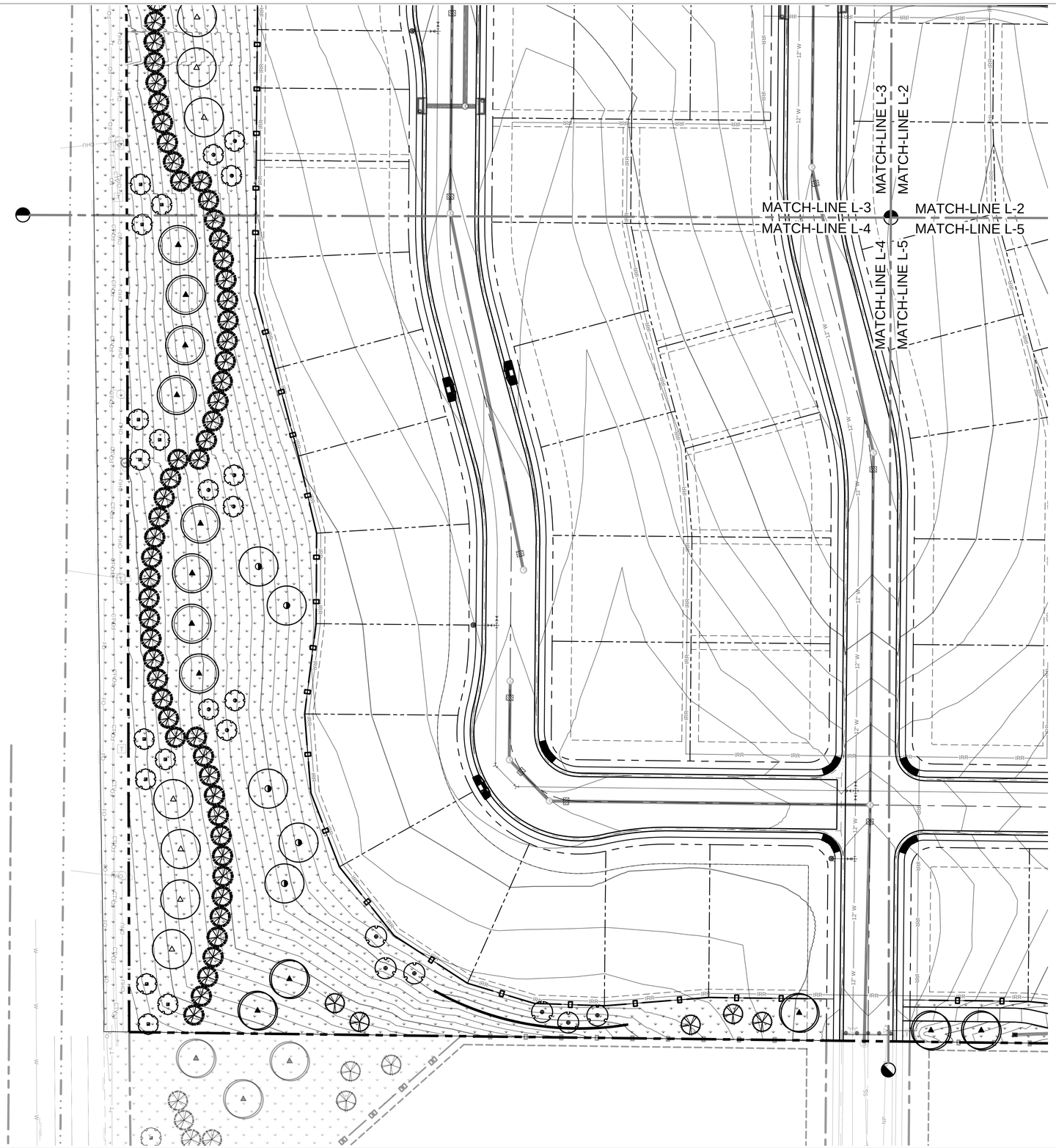
Sage Meadows Second Subdivision

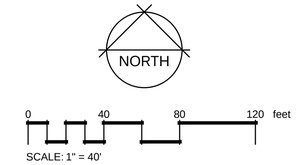
Wellington, Colorado

Landscape Plan

SHEET:

L-3





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.

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centennialdesign@hotmail.com

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NO.	REVISIONS:	DATE:

PROJECT NUMBER: C410
DATE: 7-24-20

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

Sage Meadows Second Subdivision

Wellington, Colorado

Landscape Plan

SHEET:
L-4

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.

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NO. REVISIONS: DATE:

PROJECT NUMBER: C410

DATE: 7-24-20

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

Sage Meadows Second Subdivision

Wellington, Colorado

Landscape Plan

SHEET:
L-5

Planning Commission Meeting

Date: November 2, 2020
Submitted By: Cody Bird, Planning Director
Subject: Annexation - Lamb Annexation

EXECUTIVE SUMMARY

The owner of a property approximately 0.57 acre in size located east of 6th Street at the intersection of Sveta Ln. has submitted a petition for annexation to incorporate the property into the Town of Wellington. The Board of Trustees on October 13, 2020 passed a resolution finding the annexation petition to be in substantial compliance with State and local requirements and found that the property meets the eligibility requirements of State Statutes. The resolution also established a public hearing to consider the annexation on December 8, 2020. The Board of Trustees referred the proposed annexation to the Planning Commission for review and to form a recommendation.

BACKGROUND / DISCUSSION

The property owner, Linda Lamb, has submitted a petition for annexation to incorporate approximately 0.57 acre of land at 7860 6th Street into the Town of Wellington.

1. Existing Conditions:
    - The property is approximately 0.57 acre in size and has an existing 1,300 sq. ft. modular home originally established in 1976. The building has been vacant for a number of years, and was previously used for a professional office.
    - The property is located at the south end of the 6th Street commercial corridor. Interstate 25 is adjacent to the east side of the property. North of the property is a hotel, and west of 6th Street is residential properties and neighborhood commercial developments.
    - Vacant parcels west of 6th Street are likely to continue to be developed for commercial uses or mixed uses.
    - 6th Street is narrow adjacent to this parcel and to the south. The street section is in need of being widened. Boxelder Creek also crosses under 6th Street and I-25 south of this property. Additional drainage and flood plain impacts will require future consideration.
2. Proposed Development:
    - The size of the property will limit development to a single lot.
    - The existing building may be redeveloped following site plan review and proper building permits.
    - The property is proposed to be zoned C3 - Highway Commercial District.
3. Planning Considerations:
    - The property is within the Town's Growth Management Area (GMA) and is within the identified 3-mile plan adopted by the Town. Land within the GMA and 3-mile plan are areas which are likely to be incorporated into the Town and urban services provided.
    - The Future Land Use Map within the Comprehensive Plan does not identify an expected zoning designation for this property. The proposed C3 - Highway Commercial District is consistent with the intent of the zoning district and the 6th Street corridor and is compatible with surrounding uses.
    - Urban services including Town water and sanitary sewer can be extended to serve the property. There is sufficient capacity within the adjacent public utilities to serve the site. Public

utilities necessary to serve the site can be designed and installed at the time of site plan review or building permits.

- There are adequate public roads to provide access to the property. Additional right-of-way and easements along 6th Street are required to be dedicated at the time of annexation. The owner has begun preparation of documentation necessary for right-of-way and easement dedications.
- Re-use or redevelopment of the property will bring a new commercial property into the Town and support the communities residents. Re-investment into the existing property will help to improve the appearance of a highly visible property near the entrance to the community.

STAFF RECOMMENDATION

Move to forward a recommendation of approval to the Board of Trustees to annex the Lamb Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexation as C3 - Highway Commercial District based on the analysis and findings contained in the staff report.

ATTACHMENTS

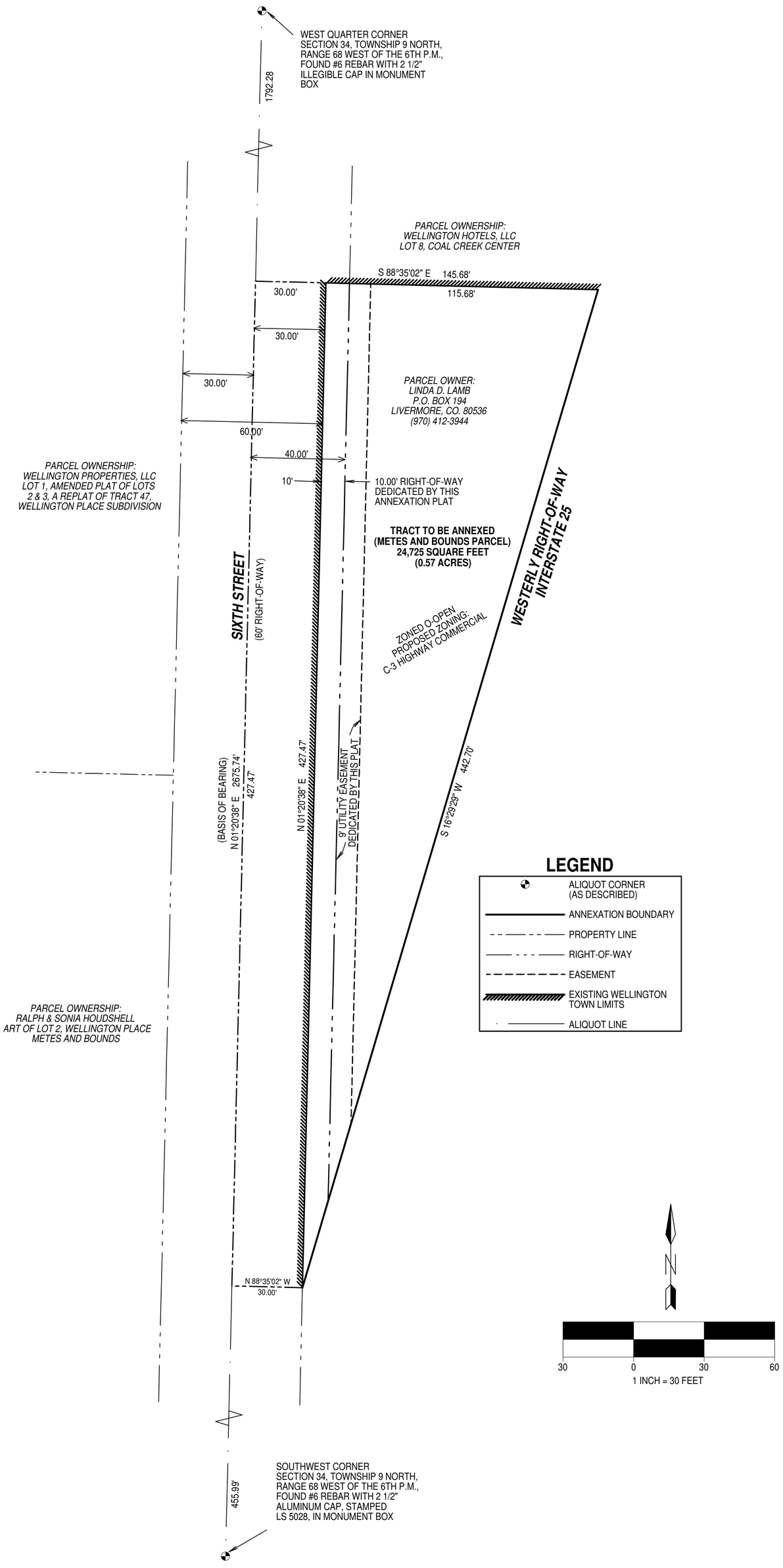
1. Location Map
2. Annexation Map
3. Master Plan

Location Map

Lamb Annexation

LAMB ANNEXATION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



LEGAL DESCRIPTION OF AREA TO BE ANNEXED:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 TO BEAR NORTH 01°20'38" EAST WITH ALL BEARINGS RELATIVE THERETO;

THENCE NORTH 01°20'38" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 455.99 FEET;

THENCE SOUTH 88°35'02" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SIXTH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE NORTH 01°20'38" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SIXTH STREET, A DISTANCE OF 427.47 FEET;

THENCE SOUTH 88°35'02" EAST A DISTANCE OF 115.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE SOUTH 16°29'29" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, A DISTANCE OF 442.70 FEET TO THE POINT OF BEGINNING.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 24,725 SQUARE FEET (0.57 ACRES), MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

APPROVAL OF PLANNING AND ZONING COMMISSION

THIS PLAT TO BE KNOWN AS LAMB ANNEXATION WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF WELLINGTON, COLORADO, AT A REGULAR MEETING HELD ____ DAY OF _____, 2019

ACCEPTANCE BY THE BOARD OF TRUSTEES

THIS PLAT TO BE KNOWN AS THE LAMB ANNEXATION IS APPROVED AND ACCEPTED TO THE TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO BY ORDINANCE NO._____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORADO, HELD ON THE ____ DAY OF _____, 2019.

BY: _____ ATTEST:_____
MAYOR TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)
COUNTY OF LARIMER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____.M, THIS _____ DAY OF _____, A.D., 2019, AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____, RECEPTION NO. _____

_____ _____
DEPUTY RECORDER

SURVEYOR'S NOTES:

1. THIS ANNEXATION PLAT WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE COMMITMENT NO. F0643633-383-TOW, DATED JULY 17, 2019, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THOMAS LAND SURVEYING, LLC RELIED EXCLUSIVELY UPON SAID TITLE COMMITMENT FOR RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ANNEXATION PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. THIS ANNEXATION MAP IS NOT A BOUNDARY SURVEY. THE INFORMATION DEPICTED HEREON WAS TAKEN FROM OTHER SURVEYS AND DEEDS.

CONTIGUITY INFORMATION:

THE HEAVY DARK DIMENSIONED LINE REPRESENTS THE LIMITS OF THE AREA TO BE ANNEXED WITH THIS MAP.

TOTAL PERIMETER CONTIGUOUS WITH EXISTING TOWN LIMITS = 543.15 FEET

TOTAL PERIMETER OF THE AREA TO BE ANNEXED = 985.85 FEET

55.09% OF THE PERIMETER IS CONTIGUOUS (1/6 = 16.67% REQUIRED)

SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED BY ME, OR UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IN ADDITION, I DO HEREBY CERTIFY THAT THE MAP HEREON IS A DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE BOUNDARY IS CONTIGUOUS WITH EXISTING LIMITS OF THE TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

_____ _____
ROBERT D. THOMAS DATE
COLORADO PROFESSIONAL LAND SURVEYOR #38353

BASIS OF BEARING

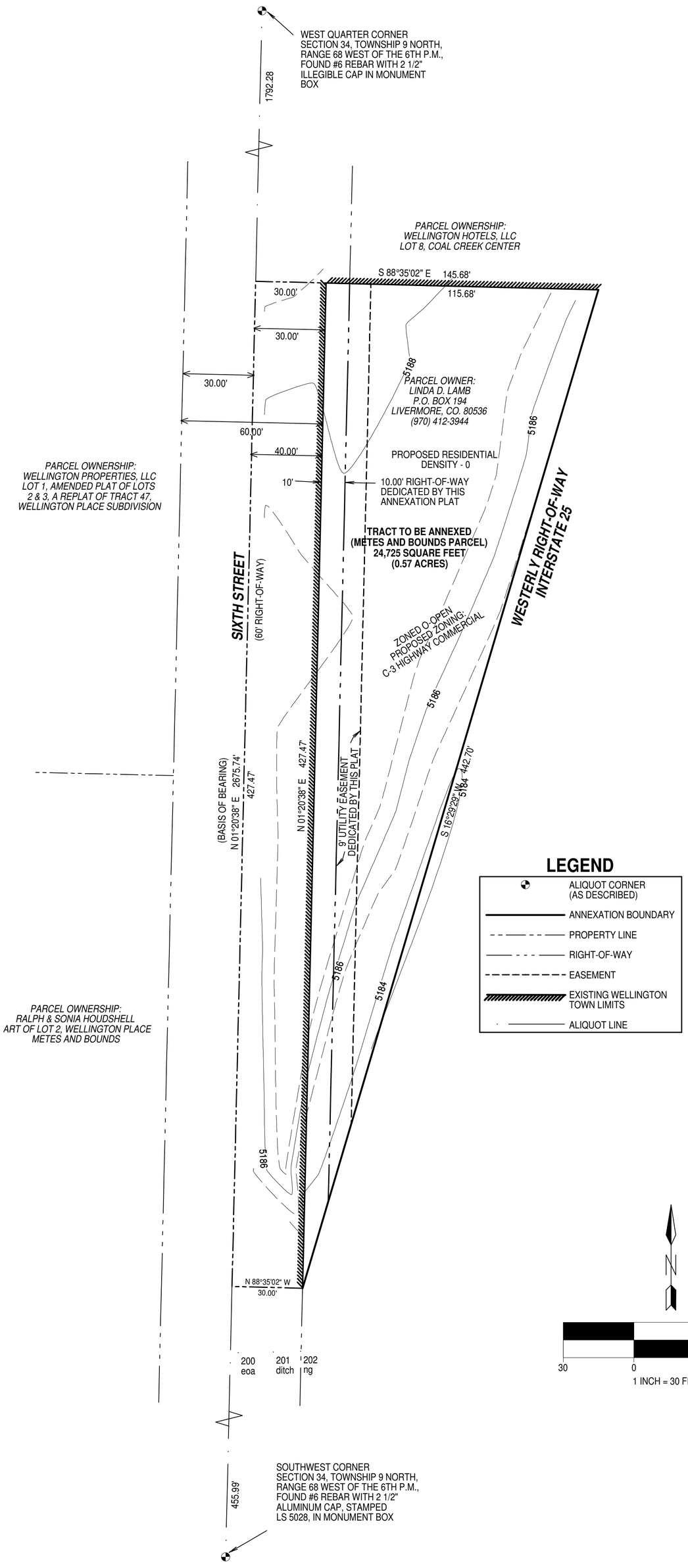
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 01°20'38" EAST AND IS MONUMENTED AS INDICATED.

PREPARED BY: THOMAS LAND SURVEYING, LLC.
2619 WEST 11TH STREET RD. SUITE 24
GREELEY, COLORADO, 80634
TELEPHONE: (970) 304-0984

PREPARED AUGUST 14, 2019
PROJECT: 1908.017
DRAWING: LAMB 7840 6TH ST ANNEXATION

LAMB ANNEXATION - MASTER PLAN

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



LEGAL DESCRIPTION OF AREA TO BE ANNEXED:

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THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 24,725 SQUARE FEET (0.57 ACRES), MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

APPROVAL OF PLANNING AND ZONING COMMISSION

THIS PLAT TO BE KNOWN AS LAMB ANNEXATION WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF WELLINGTON, COLORADO, AT A REGULAR MEETING HELD ____ DAY OF _____, 2019

ACCEPTANCE BY THE BOARD OF TRUSTEES

THIS PLAT TO BE KNOWN AS THE LAMB ANNEXATION IS APPROVED AND ACCEPTED TO THE TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO BY ORDINANCE NO._____, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORADO, HELD ON THE ____ DAY OF _____, 2019.

BY: _____ ATTEST:_____
MAYOR TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)
COUNTY OF LARIMER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK ____.M, THIS _____ DAY OF _____, A.D., 2019, AND IS RECORDED IN PLAT BOOK NO. _____, FILM NO. _____, RECEPTION NO. _____

_____ _____
DEPUTY RECORDER

SURVEYOR'S NOTES:

1. THIS ANNEXATION PLAT WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE COMMITMENT NO. F0643633-383-TOW, DATED JULY 17, 2019, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THOMAS LAND SURVEYING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THOMAS LAND SURVEYING, LLC RELIED EXCLUSIVELY UPON SAID TITLE COMMITMENT FOR RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. THIS ANNEXATION PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. THIS ANNEXATION MAP IS NOT A BOUNDARY SURVEY. THE INFORMATION DEPICTED HEREON WAS TAKEN FROM OTHER SURVEYS AND DEEDS.

CONTIGUITY INFORMATION:

THE HEAVY DARK DIMENSIONED LINE REPRESENTS THE LIMITS OF THE AREA TO BE ANNEXED WITH THIS MAP.

TOTAL PERIMETER CONTIGUOUS WITH EXISTING TOWN LIMITS = 543.15 FEET

TOTAL PERIMETER OF THE AREA TO BE ANNEXED = 985.85 FEET

55.09% OF THE PERIMETER IS CONTIGUOUS (1/6 = 16.67% REQUIRED)

SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION PLAT WAS PREPARED BY ME, OR UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IN ADDITION, I DO HEREBY CERTIFY THAT THE MAP HEREON IS A DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE BOUNDARY IS CONTIGUOUS WITH EXISTING LIMITS OF THE TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO.

_____ _____
ROBERT D. THOMAS DATE
COLORADO PROFESSIONAL LAND SURVEYOR #38353

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 01°20'38" EAST AND IS MONUMENTED AS INDICATED.

PREPARED BY: THOMAS LAND SURVEYING, LLC.
2619 WEST 11TH STREET RD. SUITE 24
GREELEY, COLORADO, 80634
TELEPHONE: (970) 304-0984

PREPARED AUGUST 14, 2019
PROJECT: 1908.017
DRAWING: LAMB 7840 6TH ST ANNEXATION

Planning Commission Meeting

Date: **November 2, 2020**
Submitted By: **Cody Bird, Planning Director**
Subject: **Site Plan Review - Outlot C, The Knolls at Wellington South**

EXECUTIVE SUMMARY

General Location:

- Southeast corner of Ronald Reagan Ave. and 5th St.

Applicant/Agent:

- Applicant: Wellington Community Church, Tony Ollila
- Agent: Baseline, Andrew Baker

Reason for request:

- Develop site for new church and ancillary facilities

Background Information:

- The applicant is proposing to develop a vacant lot for a new location for Wellington Community Church. The church may desire to expand the facility on site in the future and the possible future expansion areas are identified north and west of the initial building.
- The property is zoned C3 - Highway Commercial District. Churches and places of worship are a permitted use within the C3 District.
- Land uses on properties surrounding the site include:
    - North: C3 Highway Commercial District - Veterinary Clinic
    - East: Interstate 25 and Frontage Road
    - South: Public school property (Rice Elementary)
    - West: Single-family residential
- A large stormwater drainage channel and floodplain is along the eastern 1/3 of the site.

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. Several improvements (building, parking lot curb, trash enclosure, light pole bases) appear to be proposed at the edge of the drainage easement. The applicant and their agent shall verify that the easement is not encumbered.
3. Streets and Access: The site is bordered by 5th St. to the west, Ronald Reagan Ave. to the north, Frontage Rd. to the east, and Mount Owen St. to the south. One driveway is proposed to access the site

from 5th St. and is properly aligned with Mount Oxford St. Driveway locations are only permitted to access via 5th St.
    - A stop sign is required at the exit onto 5th St. and is identified on the plans.
    - All signs and pavement markings on site are required to conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
4. Pedestrian Connection: Sidewalks are required to connect to existing public sidewalks. There are existing sidewalks along 5th St., Ronald Reagan Ave. and Mount Owen St.
    - Pedestrian connections from the existing sidewalk along 5th St. to the building are provided as required.
    - The public sidewalk crossing at the new driveway location needs to be designed so that pedestrians and persons with disabilities are not forced to travel in the flow line of curb and gutter. The crossing may also need to be relocated further east to ensure cross slopes across the driveway are compliant with ADA standards.
    - The applicant should evaluate if the sidewalks at the driveway entrance should be extended into the pedestrian pathways through the parking lot - Current design appears to "dead end" at the eastern wing of the ADA ramps.
    - Existing sidewalks need to be evaluated for condition and any repairs necessary shall be made at the time of site construction. Existing ADA ramps should be brought into compliance with the current edition of the ADA guidelines.
5. Parking: A sufficient number of parking spaces are proposed to satisfy the off-street parking requirement.
    - Parking spaces meet the minimum width and depth requirement (10 ft. x 20 ft.) as required.
    - Bicycle racks are provided as required.
    - Future phases of the development will need to be evaluated for parking needs at the time of site plan review. There may be potential for shared parking agreements with adjacent commercial sites.
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 the first phase of construction shown, 2 ADA parking spaces are required, and 3 are provided, meeting the requirement.
    - A minimum of one van accessible parking space is required and is provided. A placard identifying the parking space as van accessible is noted on the plans as required.
    - 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.
    - Dimensions for the ADA parking spaces shall be provided on the revised drawings to confirm compliance with ADA standards for parking design.
    - The applicant or their designated agent shall ensure that all accessible parking spaces and routes meet the requirements of ADA standards including locations, widths, aisles, slopes, signage, and pavement markings. Sufficient details should be included in the civil engineering plans.
8. Signage:
    - Wall signs are shown on the building elevations on the south (front) and east (I-25) sides. Locations of wall signs are acceptable.
    - Labels for wall sign sizes do not appear to match the sizes shown in the table on the building elevations sheet. Separate sign permits are required before installation.
    - An example free-standing sign was included in the plan set, but no dimension details were found. The location of the free-standing sign along I-25 is located within a drainage easement. Permanent structures are not permitted to encumber an easement. The applicant

should be prepared to explain what is proposed for the free-standing signage. The Planning Commission approves locations of free-standing signs, but a separate permit is required for installation.

9. Site Lighting: A photometric plan was provided with the site plans as required.
    - The Town's maximum illumination level at the property line is 0.1 footcandle. There is a minimal amount of light spill over onto adjacent rights-of-way. The additional lighting levels along roadways are acceptable and will benefit lighting the sidewalk at these locations.
10. Landscape/Screening and Buffering:
    - Street Trees: There are existing street trees on site. 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.
    - Site Trees:
        - A sufficient number of parking lot trees are identified. The applicant shall verify the mature spread of trees will not obstruct the lighting in the parking lot, vehicle entrances or sidewalks. Alternative locations for the trees shall be identified where a conflict exists.
        - Additional trees and shrubs shall be provided along the northwest boundaries of the property 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 available through the existing HOA.
        - Irrigated turf areas should be considered for more drought-resistant varieties. Guidance is available through Colorado State University Extension.
        - Areas of existing native vegetation identified as "to remain" may need to be over-seeded to fill in bare spots.

11. Drainage: Town Engineering staff will provide drainage 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 to serve the site. Existing water and sewer stubs should be located and used if possible. If new taps are needed, existing stubs shall be removed and capped at the line in accordance with Town standards.
        - If a kitchen is proposed in the building plans, a grease interceptor is required in accordance with Town standards or as may be approved by Town Engineering.
        - A 1-inch water service is identified on the plans. The applicant shall verify size is adequate for the facility needs and coordinate with the building plans. 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.
    - The building is proposed to be finished with a variety of materials, stylings and finishes. Architectural metal panels proposed are generally acceptable, and should be non-reflective. Galvanized metal for the wainscot may help tie this site to other nearby commercial properties with standing seam metal. The Planning Commission has also preferred not to allow standing seam metal for other projects, and should determine if a different material option is necessary.
    - All mechanical equipment and rooftop units are required to be screened from view from the public right-of-way. Mechanical units and electrical transformers on the ground can be screened using vegetation.
    - A 6 ft. tall dumpster enclosure is proposed on the east side of the parking lot. Materials for the enclosure are concrete masonry blocks with split-faced CMU fronts. The proposed materials are generally compatible with the materials of the building. Colors also need to match or be complimentary to the building colors. The Planning Commission should again determine if corrugated metal is an acceptable material for the gates.
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

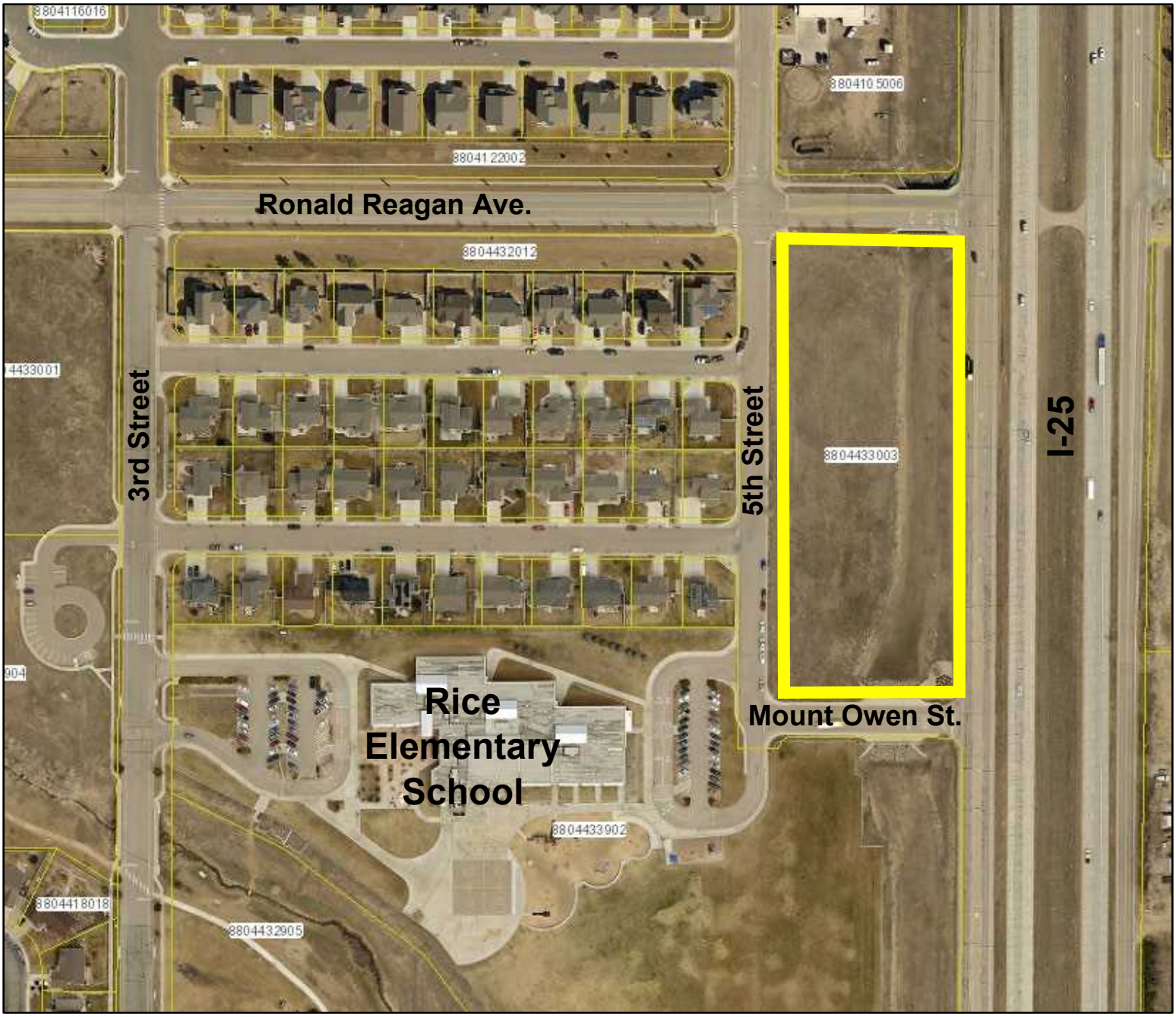
Move to approve the site plans for Outlot C, The Knolls at Wellington South subject to staff comments and subject to engineering review comments.

ATTACHMENTS

1. Location Map
2. SitePlan_1
3. SitePlan_2
4. SitePlan_3

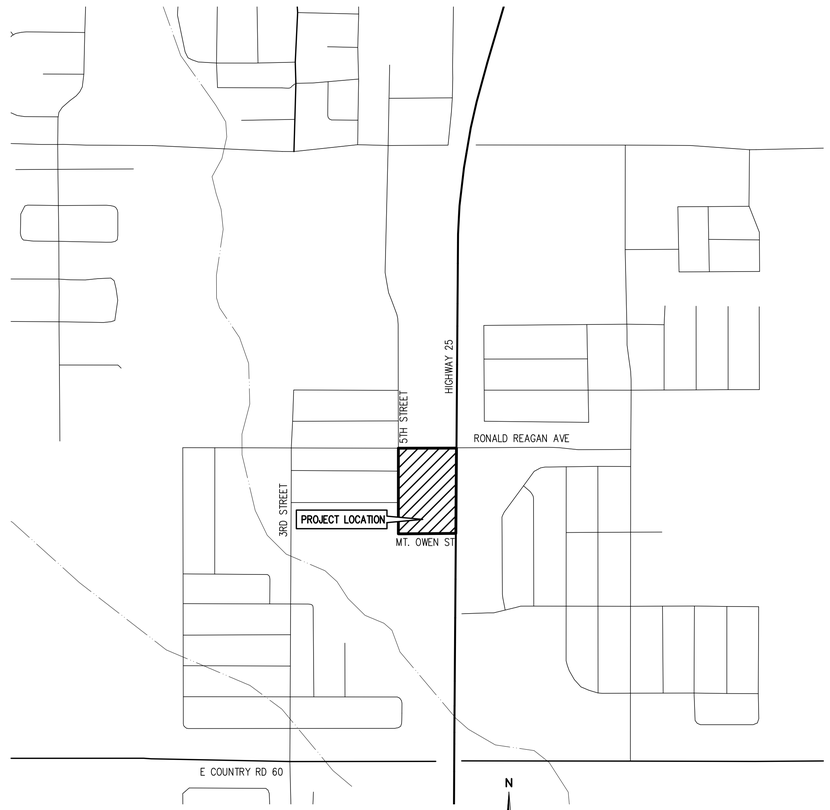
Location Map

Outlot C, The Knolls at Wellington South



CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



VICINITY MAP
SCALE: 1" = 600'

PROJECT CONTACTS:

OWNER/DEVELOPER:
WELLINGTON COMMUNITY CHURCH
8445 3RD STREET
WELLINGTON, CO 80549
CONTACT: TONY OLLILA
970-420-1521

CIVIL ENGINEER:
BASELINE ENGINEERING
112 N. RUBEY DRIVE, SUITE 210
GOLDEN, CO 80403
CONTACT: NOAH NEMMERS, PE
303-940-9966

ARCHITECT:
BUILDING GOD'S WAY ARCHITECTS
2909 WASHINGTON BLVD
OGDEN, UT 84401
CONTACT: DAVID TYSON
801-409-1074

MUNICIPALITY:
TOWN OF WELLINGTON
3735 CLEVELAND AVENUE
P.O. BOX 127
WELLINGTON, CO 80549
CONTACT: CODY BIRD

WATER & SANITATION:
TOWN OF WELLINGTON
3735 CLEVELAND AVENUE
P.O. BOX 127
WELLINGTON, CO 80549

GAS:
BLACK HILLS ENERGY
800-563-0012

ELECTRIC:
XCEL ENERGY
800-895-1999

FIRE PROTECTION:
WELLINGTON FIRE PROTECTION DISTRICT
8130 3RD STREET
WELLINGTON, CO 80549
CONTACT: EVERITT PETTIT, CAPTAIN
970-568-3232

UTILITY COMPANY
PLAN ACCEPTANCE

ACCEPTED BY: _____ _____
DATE
_____
TITLE

ACCEPTED BY: _____ _____
DATE
_____
TITLE

ACCEPTED BY: _____ _____
DATE
_____
TITLE

ACCEPTED BY: _____ _____
DATE
_____
TITLE

SHEET INDEX

SHEET NO.	SHEET TITLE
C1	COVER
C2	GENERAL NOTES I
C3	GENERAL NOTES II
C4	HORIZONTAL CONTROL PLAN
C5	FUTURE BUILDING EXPANSION SITE PLAN
C6	GRADING PLAN
C7	UTILITY PLAN
C8	DRAINAGE & EROSION CONTROL PLAN
C9	EROSION CONTROL DETAILS I
C10	EROSION CONTROL DETAILS II
C11	SITE DETAILS I
C12	SITE DETAILS II
C13	SITE DETAILS III
C14	SITE DETAILS IV
LP1	OPEN SPACE EXHIBIT
LS1	LANDSCAPE PLAN
LS2	PLANT SCHEDULE & NOTES
LS3	LANDSCAPE DETAILS
A101	ARCHITECTURAL EXTERIOR ELEVATIONS
E101	PHOTOMETRIC PLAN

PROJECT BENCHMARK:
NGS STATION B 357
PUBLISHED ELEVATION=5194.34' (NAVD 88 DATUM)

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DESIGNED BY MRC
DRAWN BY MRC
CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
COVER

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	C03366
DRAWING NAME 3366 COVER NOTES DETAILS.dwg	
SHEET 01 OF 20	

C1

n:\co3366 - wellington community church\Drawings\construction documents\3366 COVER NOTES DETAILS.dwg, 8/21/2020 3:10:35 PM, Morgan Clapp

CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF WELLINGTON (TOWN) STANDARDS AND SPECIFICATIONS (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 REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

2. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN. THE DEVELOPER SHALL PROVIDE THE TOWN A MINIMUM OF 24-HOURS NOTICE IN ADVANCE OF ANY CONSTRUCTION.

   a. IF THE TOWN IS NOT AVAILABLE AFTER PROPER NOTICE OF THE CONSTRUCTION ACTIVITY HAS BEEN PROVIDED (SEE GENERAL NOTE 2), THE DEVELOPER MAY COMMENCE WORK IN THE TOWNS ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

3. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF APPROVAL BY THE TOWN. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN 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, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN 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, 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 STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.

6. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE PLANS. 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.

   a. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES IF ENCOUNTERED. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
   b. 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.
   c. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE REPRESENTATIVE.
   d. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
   e. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

7. EXISTING OVERHEAD UTILITIES ALONG THE ENTIRE PERIMETER OF THE PROPERTY OR WITHIN THE PROJECT SITE SHALL BE UNDERGROUNDED UNLESS OTHERWISE AGREED IN WRITING BY THE TOWN.

8. IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE TOWN TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN PRIOR TO BEGINNING CONSTRUCTION OF MODIFICATIONS.

9. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN, 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.

10. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES OR IF WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.

11. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, (303) 692-3590)

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

13. 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. REGARDLESS OF THE OPTION USED, A COLORADO LICENSED PROFESSIONAL ENGINEER SHALL PREPARE ALL FINAL SOILS PAVEMENT DESIGN REPORTS. THE FINAL REPORT SHALL BE SUBMITTED TO THE TOWN ENGINEER 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 APPROVES THE FINAL REPORT.

14. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW TOWN ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

15. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO THE MOST RECENT OSHA PUBLICATION FOR EXCAVATING AND TRENCHING.

16. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D., TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (THE TOWN, LARIMER COUNTY, OR CDOT), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

17. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGN(S) OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE TOWN, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN(S) AT NO COST TO THE CONTRACTOR, HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN(S) THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS, AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.

18. 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.

19. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, SUNDAYS, OR HOLIDAY, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN.

20. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE PLANS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE AND APPROVED BY THE TOWN.

21. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY PLANS. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE OWNERS ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD PLANS.

22. THE DEVELOPER SHALL ALWAYS HAVE ONSITE, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

23. 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 TOWN IMMEDIATELY.

24. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD PLANS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN AT ALL TIMES. UPON COMPLETION OF THE WORK, THE DEVELOPER SHALL HAVE THEIR ENGINEER TRANSFER FIELD INFORMATION TO A FINAL SET OF PLANS AND SHALL SUBMIT THE RECORD PLANS TO THE TOWN IN BOTH ELECTRONIC AND HARDCOPY FORMATS.

25. THE ENGINEER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS (3) FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS TIED TO THREE (3) CONTROL POINTS. THE INFORMATION SHALL BE AS FOLLOWS:

   a. BENCHMARK 1: NGS STATION B 357, PUBLISHED ELEVATION=5194.34' (NAVD 88 DATUM).
   b. BENCHMARK 2: FOUND A NAIL AND WASHER AT THE LIP OF THE PAN NEAR THE NORTHEAST CORNER OF FIFTH STREET AND RONALD REAGAN BOULEVARD WITH AN ELEVATION OF 5169.69'
   c. BENCHMARK 3:
   d. BASIS OF BEARINGS: ASSUMING THE WEST RIGHT-OF-WAY LINE OF FIFTH STREET, THE KNOLLS AT WELLINGTON SOUTH, AS MONUMENTED BY A NO. 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPING ILLEGIBLE AT THE SOUTHEAST CORNER OF TRACT L AND BY A NO. 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPING ILLEGIBLE AT THE NORTHEAST CORNER OF OUTLOT B TO BEAR SOUTH 00°21'19" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO

26. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PROJECT WORK AREA EXISTING PRIOR TO CONSTRUCTION SHALL BE REPLACED OR RESTORED AS DIRECTED BY THE TOWN. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, IRRIGATION SYSTEMS, 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 AND APPROVED BY THE TOWN, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS.

27. 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.

28. THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS:

29. APPROVED VARIANCES ARE LISTED AS FOLLOWS:
   a. NOT APPLICABLE

30. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE REPORT FOR WELLINGTON COMMUNITY CHURCH DATED AUGUST 21, 2020 BY BASELINE ENGINEERING, SHALL BE FOLLOWED AND IMPLEMENTED.

31. THE TOWN 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).

32. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN, CERTIFICATION OF THE DRAINAGE FACILITIES BY A COLORADO REGISTERED ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE TOWN. CERTIFICATION SHALL BE SUBMITTED TO THE TOWN AT LEAST TWO (2) WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY.

33. AFTER ACCEPTANCE BY THE TOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO (2) YEARS FROM THE DATE OF CONSTRUCTION ACCEPTANCE.

GRADING AND EROSION CONTROL NOTES:

1. THE TOWN MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THE SITE.

2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.

3. 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 THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

4. 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 TWENTY-FOUR (24) HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN.

5. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER 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.

6. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED TO MINIMIZE WIND-BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.

7. 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 TIME.

8. 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 BEST MANAGEMENT PRACTICES (BMP) 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.

9. 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 TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
   b. REMAIN IN PLACE UNTIL ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.
   c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.

10. 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.

11. 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 WORK DAY.

12. 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.

13. 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.

14. 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 OR HOMEOWNERS ASSOCIATION (HOA).

15. 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 ALWAYS TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

16. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED 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.

17. 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.

18. ALL DISTURBED AREAS, NOT IN A ROADWAY, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE USING THE APPLICABLE SEED MIXTURE SPECIFIED ON THE PLANS.

SANITARY SEWER CONSTRUCTION NOTES:

1. SEWER LINE DIMENSIONS AND SLOPES/GRADES ARE CALCULATED TO THE CENTER OF MANHOLES.

2. ALL SEWER LINES SHALL BE AS FOLLOWS;

   a. 4" THROUGH 15", ASTM D3034 SDR 35 TYPE PSM;
   b. 18" THROUGH 27", ASTM F-679 SDR 35; TYPE PSM,

3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).

4. SINGLE FAMILY SEWER SERVICES SHALL BE 4-INCH DIAMETER WITH A MINIMUM SLOPE OF TWO (2%) PERCENT (0.02 FT./FT.)

5. MAINTAIN 10' MINIMUM SEPARATION (I.E. WALL TO WALL) BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.

6. SERVICES CAN BE CONNECTED INTO MANHOLES 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.

7. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS
   a. 10-FEET DOWNSTREAM OF EACH SANITARY MANHOLE.

8. SEWER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.

9. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.

10. MANHOLE LIDS SHALL HAVE "SEWER" CAST IN THE METAL.

11. A "S" SHALL BE STAMPED IN THE CURB OVER ALL SANITARY SEWER SERVICE LINES

WATER CONSTRUCTION NOTES:

1. ALL WATER DISTRIBUTION MAINS SHALL BE AS FOLLOWS:
   a. 8-12-INCH AWWA C900 PVC DR 18.
   b. ALL 16-INCH 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. ONLY TOWN PERSONNEL SHALL OPERATE EXISTING WATER SYSTEM VALVES AND FIRE HYDRANTS.

6. IN LOCATIONS WHERE CHANGES IN LINE AND GRADE ARE PRODUCED THROUGH DEFLECTIONS IN INDIVIDUAL JOINTS, THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE 80 PERCENT OF THE MANUFACTURER'S RECOMMENDATION.

7. ALL WATER SERVICES SHALL BE A MINIMUM OF 3/4-INCH UNLESS OTHERWISE SHOWN ON THE APPROVED PLANS.

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.

9. WATER MAINS SHALL BE PVC WITH TRACER WIRE UNLESS OTHERWISE APPROVED BY THE TOWN.

10. WATER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.

11. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL VALVE BOXES IN ACCORDANCE WITH THE TOWN DETAIL.

12. VALVE BOX LIDS SHALL HAVE "WATER" CAST IN THE METAL. LID ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).

13. A "W" SHALL BE STAMPED IN THE CURB OVER ALL WATER SERVICE LINES.

14. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS:
   a. AT FOUR-HUNDRED (400) SPACING.

STORM DRAINAGE CONSTRUCTION NOTES:

1. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND ACCEPTED BY THE TOWN INCLUDING.
   a. DETENTION POND STORAGE VOLUME AND OUTLET STRUCTURE RATING CURVE

2. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS
   a. 10-FEET DOWNSTREAM OF EACH STORM SEWER MANHOLE

3. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.

4. MANHOLE LIDS SHALL HAVE "STORM" CAST IN THE METAL.

5. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).

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DESIGNED BY	MRC
DRAWN BY	MRC
CHECKED BY	NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
GENERAL NOTES I

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM: BASELINE	SURVEY DATE: XX/XX/XX
JOB NO.	C03366
DRAWING NAME	3366 COVER NOTES DETAILS.dwg
SHEET 02 OF 20	

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CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

STREET IMPROVEMENT NOTES:

1. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE TOWN FOR ACCEPTANCE, 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 ACCEPTANCE BY THE TOWN PRIOR TO PLACEMENT OF ANY ASPHALT.
2. 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 STRAIGHT AND CLEAN CONSTRUCTION JOINT. WHEEL CUTS SHALL NOT BE ALLOWED.
3. STREET SUBGRADES SHALL BE SCARIFIED TO THE TOP TWELVE (12) INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED, PROOF ROLLED, AND APPROVED BY THE TOWN.
4. FLYASH IS REQUIRED TO BE MIXED INTO THE SUBBASE ON ALL NEW STREETS IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
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 TOWN BEFORE ANY CUTS ARE MADE. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE TOWN. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
6. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE TOWN. GUTTERS THAT HOLD MORE THAN 1/4-INCH-DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED TO THE NEAREST CONTROL JOINT AND RECONSTRUCTED TO DRAIN PROPERLY

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES:

1. 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 THE TRAFFIC CONTROL PLAN.
2. ALL SYMBOLS, INCLUDING ARROWS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC. APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND OR THESE STANDARDS.
3. ALL SIGNAGE SHALL BE PER THE TOWN STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
5. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL 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. THE TOWN SHALL APPROVE THEIR PLACEMENT PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
7. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
8. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
9. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
10. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE TOWN OR THEIR DESIGNATE. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO (2) YEAR WARRANTY PERIOD WILL BEGIN.
11. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
12. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
13. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE TOWN DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE PER THE M.U.T.C.D. OR THE CDOT M AND S STANDARDS.
14. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).
15. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLAND MEDIANS.

DRY UTILITY CONSTRUCTION NOTES:

1. ALL NEW DRY UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH TOWN STANDARDS. THE DEVELOPER SHALL PROVIDE A CONDUIT PLAN TO THE TOWN FOR APPROVAL BEFORE INSTALLING.
2. EXISTING OVERHEAD ELECTRIC ALONG THE PERIMETER OF THE PROPERTY SHALL BE UNDERGROUNDED AS PART OF THE CONSTRUCTION AT NO COST TO THE TOWN.
3. STREET LIGHT LAYOUTS SHALL BE PROVIDED TO THE TOWN FOR APPROVAL PRIOR TO INSTALLATION.
4. DEVELOPER IS RESPONSIBLE FOR THE COST OF THE DRY UTILITY AND STREET LIGHT INSTALLATION FOR THE PROJECT.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		LOT LINE
		SECTION LINE
		FLOODPLAIN
		EDGE OF ASPHALT
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
W W	W	WATER LINE
WS WS	WS	WATER SERVICE
SAN SAN	SAN	SANITARY SEWER
SS SS	SS	SANITARY SEWER SERVICE
ST ST		STORM SEWER
GAS GAS	GAS	GASLINE
E E	E	UNDERGROUND ELECTRIC
T T	T	UNDERGROUND TELEPHONE
FO FO	FO	FIBER OPTIC

- ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION
- SIDEWALK PAVING
- CONCRETE PAVING
- LANDSCAPED AREA
- ROCK SOCK (RS)
- SILT FENCE (SF)
- SEDIMENT CONTROL LOG (SCL)
- VEHICLE TRACKING CONTROL (VTC)
- CONCRETE WASHOUT AREA (CWA)
- STABILIZED STAGING AREA (SSA)
- SEEDING & MULCHING (SM)
- LIMITS OF DISTURBANCE

A = DRAINAGE BASIN DESIGNATION
B = DRAINAGE AREA (ACRES)
C = MAJOR RUNOFF COEFFICIENT
D = MINOR RUNOFF COEFFICIENT

A = DRAINAGE DESIGN POINT

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FOUND PROPERTY PIN AS DESCRIBED
		SET PROPERTY PIN AS DESCRIBED
25.4±	25.36	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN FLOWLINE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		WATER VALVE
		WATER METER
		SANITARY MANHOLE
	CO	CLEANOUT
		ADA PARKING STALL
		LIGHT POLE
		ELECTRIC PEDESTAL
		GAS METER
		SIGN
		UTILITY CROSSING

ABBREVIATIONS

FL	FLOWLINE ELEVATION
LP	LOW POINT ELEVATION
HP	HIGH POINT ELEVATION
FG	FINAL GRADE ELEVATION
ME	MATCH EXISTING ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TD	TOP OF DOCK ELEVATION
BD	BOTTOM OF DOCK ELEVATION
TS	TOP OF STEP ELEVATION
BS	BOTTOM OF STEP ELEVATION
BC	BUILDING CORNER ELEVATION
TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FFE	FINISHED FLOOR ELEVATION

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DESIGNED BY MRC
DRAWN BY MRC
CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
GENERAL NOTES II

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM: BASELINE	SURVEY DATE: XX/XX/XX
JOB NO.	CO3366
DRAWING NAME: 3366 COVER NOTES DETAILS.dwg	
SHEET 03 OF 20	

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CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
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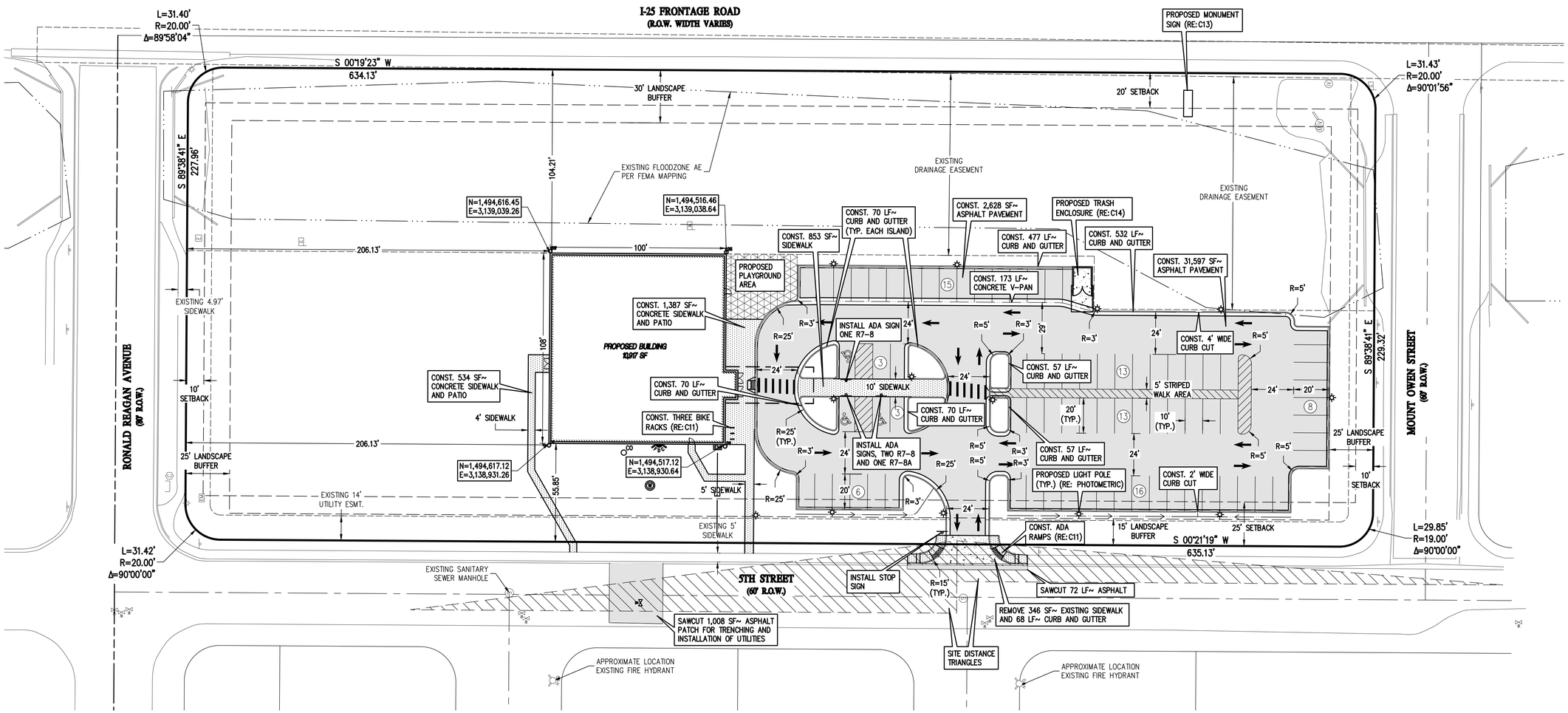

SITE DATA TABLE				
SITE AREA:			180,426 S.F.	4.14 ACRES
BUILDING AREA :	PROPOSED, 1 STORY		10,917 S.F.	0.25 ACRES
IMPERMEABLE AREA:			54,516 S.F.	1.25 ACRES
PARKING SPACES				
	PROVIDED:		77	
	REQUIRED (1 PER 6 SEATS):	ASSUMES 254 SEATS	42	
HANDICAP SPACES				
	PROVIDED:		3	
	REQUIRED:		3	
ZONING DISTRICT:	C-3 HIGHWAY COMMERCIAL			
LAND USE:	COMMUNITY/REGIONAL RETAIL USES,OFFICES,PERSONAL AND BUSINESS SERVICES			
INTENDED USE:	INSTITUTIONAL/CIVIC/PUBLIC USES: CHURCH			
LEGAL DESCRIPTION: OUTLET C, THE KNOLLS AT WELLINGTON SOUTH				
* ALL IMPROVEMENTS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNER.				

1 / C4 C4 HORIZONTAL CONTROL PLAN

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
2. CONTRACTOR MUST REMAIN ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
3. QUANTITIES ARE APPROXIMATE, CONTRACTOR SHALL VERIFY ALL QUANTITIES.
4. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.

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DESIGNED BY MRC
DRAWN BY MRC
CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
HORIZONTAL CONTROL PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

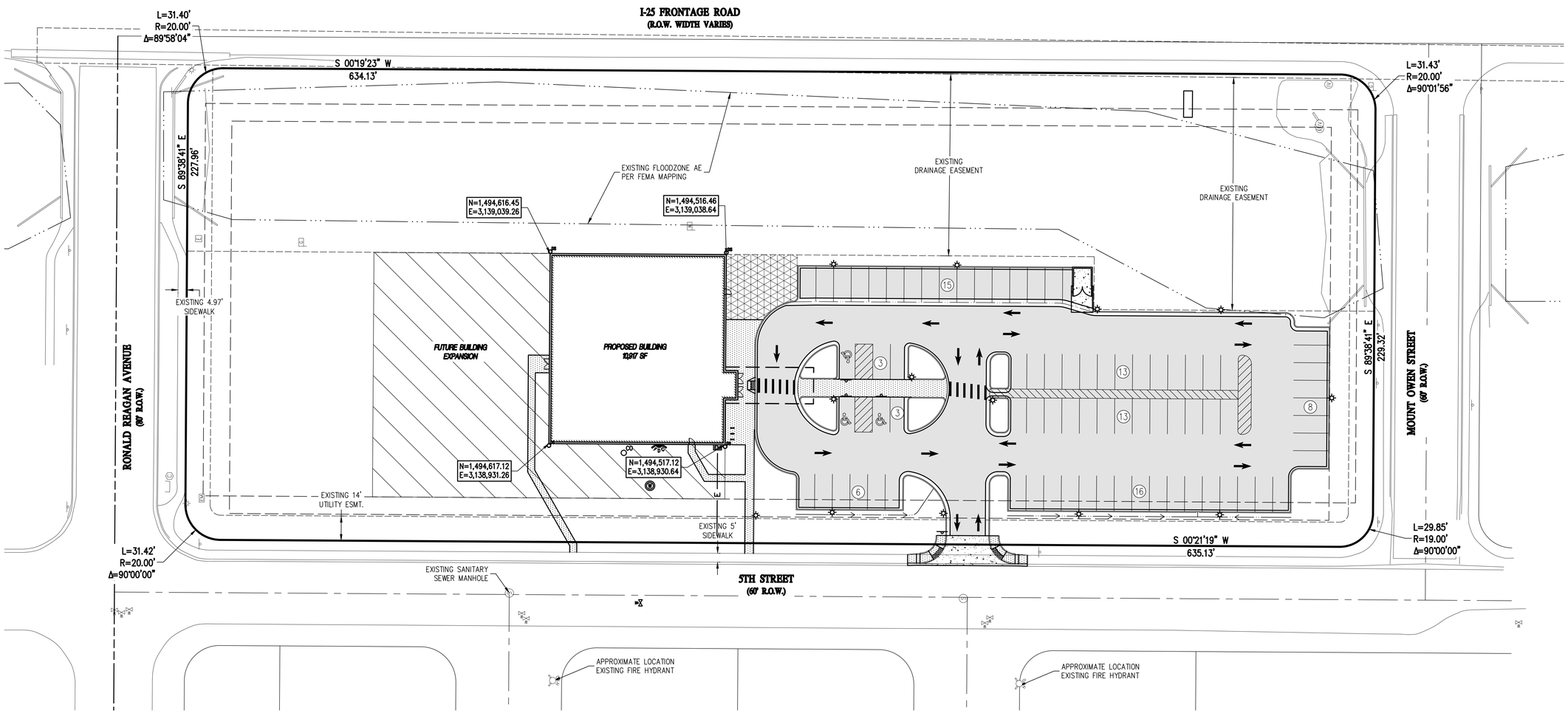
INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	C03366
DRAWING NAME 3366 HC PLAN.dwg	
SHEET 04 OF 20	

C4

n:\co3366 – wellington community church\Drawings\construction documents\3366 HC PLAN.dwg, 8/21/2020 3:11:08 PM, Morgan Clapp

CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



1 C5 C5 FUTURE BUILDING EXPANSION SITE PLAN

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MRC	MRC	NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
FUTURE BUILDING EXPANSION SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM: BASELINE	SURVEY DATE: XX/XX/XX
JOB NO.	C03366
DRAWING NAME: 3366 HC PLAN.dwg	
SHEET 05 OF 20	

C5

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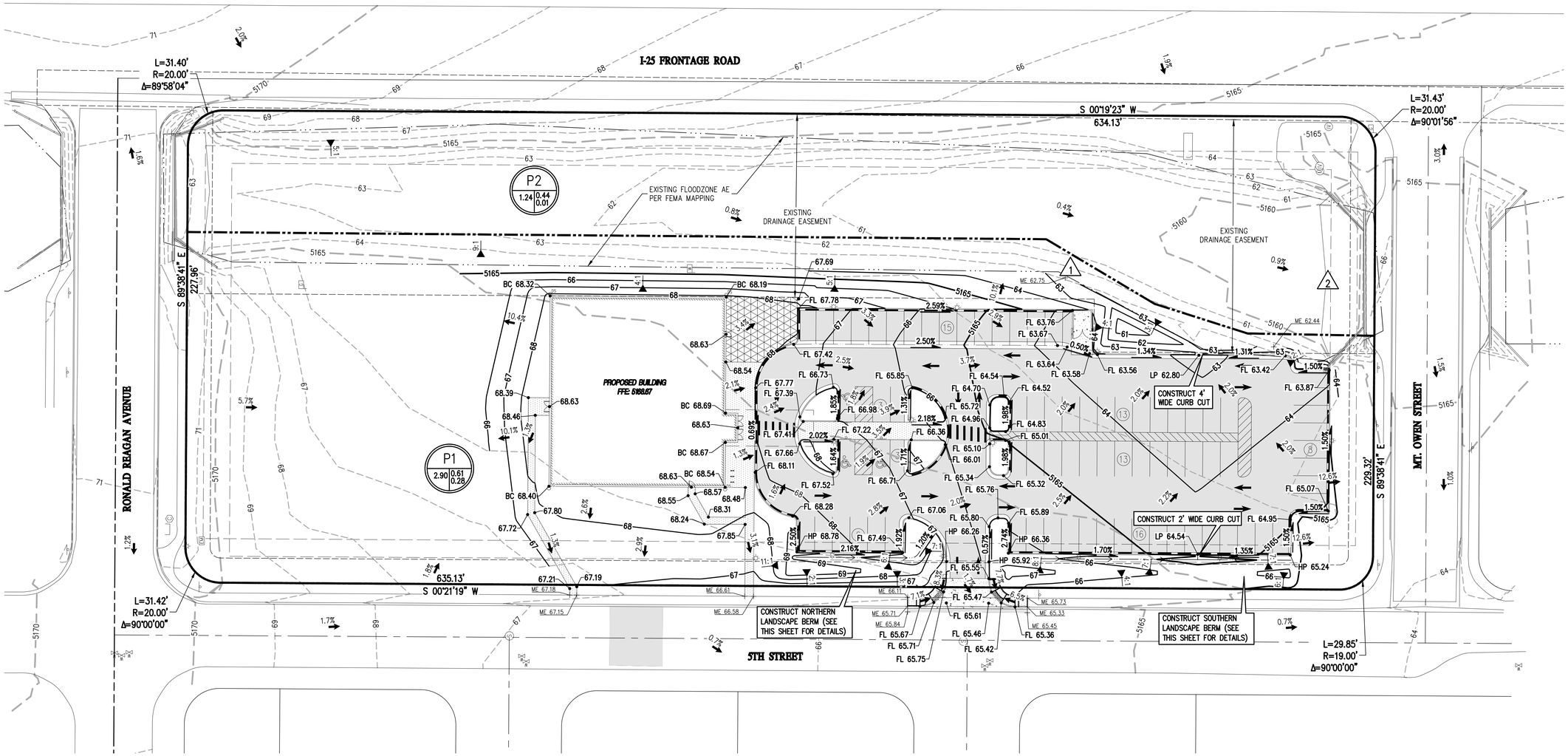
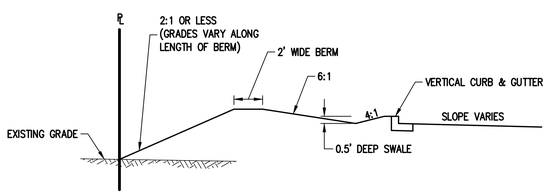
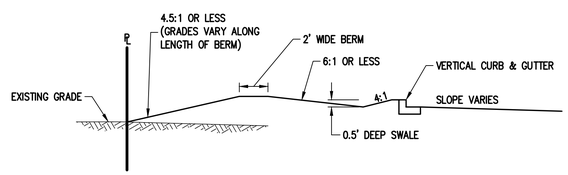
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO





2 C6 | C6 NORTHERN LANDSCAPE BERM CROSS SECTION DETAIL



3 C6 | C6 SOUTHERN LANDSCAPE BERM CROSS SECTION DETAIL

1 C6 | C6 GRADING PLAN

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

NOTES:
1. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
2. THE MAXIMUM SLOPES WITHIN ADA STALLS SHALL BE 2.0% IN ALL DIRECTIONS.
3. CONTRACTOR TO MATCH EXISTING GRADES FOR UTILITY STREET CUTS.

RUNOFF SUMMARY

BASIN LABEL	DESIGN POINT	AREA	Imp.	C2	C100	LOCAL (CFS)		ACCUMULATIVE (CFS)		Notes
						Q2	Q100	Q2	Q100	
E		4.14	0.02	0.01	0.44	0.05	8.22			
P1	1	2.90	0.39	0.28	0.61	1.41	10.07			
P2	2	1.24	0.02	0.01	0.44	0.02	2.85			

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DESIGNED BY MRC
DRAWN BY MRC
CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
GRADING PLAN
TOWN OF WELLINGTON LARIMER COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM: BASELINE	SURVEY DATE: XX/XX/XX
JOB NO.	CO3366
DRAWING NAME	3366 GRADING PLAN.dwg
SHEET 06 OF 20	

C6

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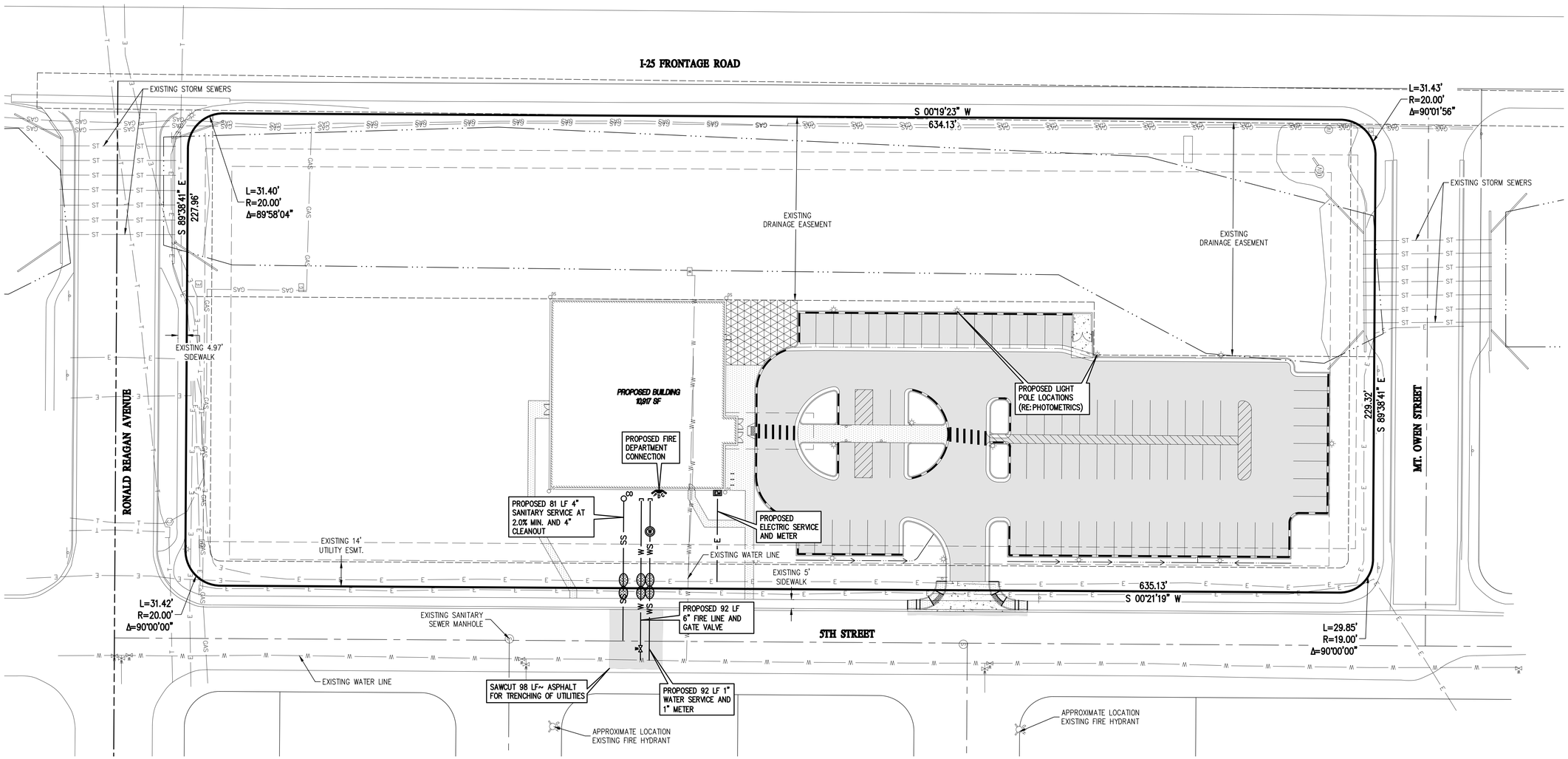
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



1 C7 C7 UTILITY PLAN

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
2. CONTRACTOR MUST REMAIN ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
3. QUANTITIES ARE APPROXIMATE, CONTRACTOR SHALL VERIFY ALL QUANTITIES.
4. CONTRACTOR MUST POT HOLE UTILITY CROSSING PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING UTILITIES ARE IN CONFLICT WITH PROPOSED UTILITIES.

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REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
UTILITY PLAN

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FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	C03366
DRAWING NAME 3366 UTILITY PLAN.dwg	
SHEET 07 OF 20	

C7

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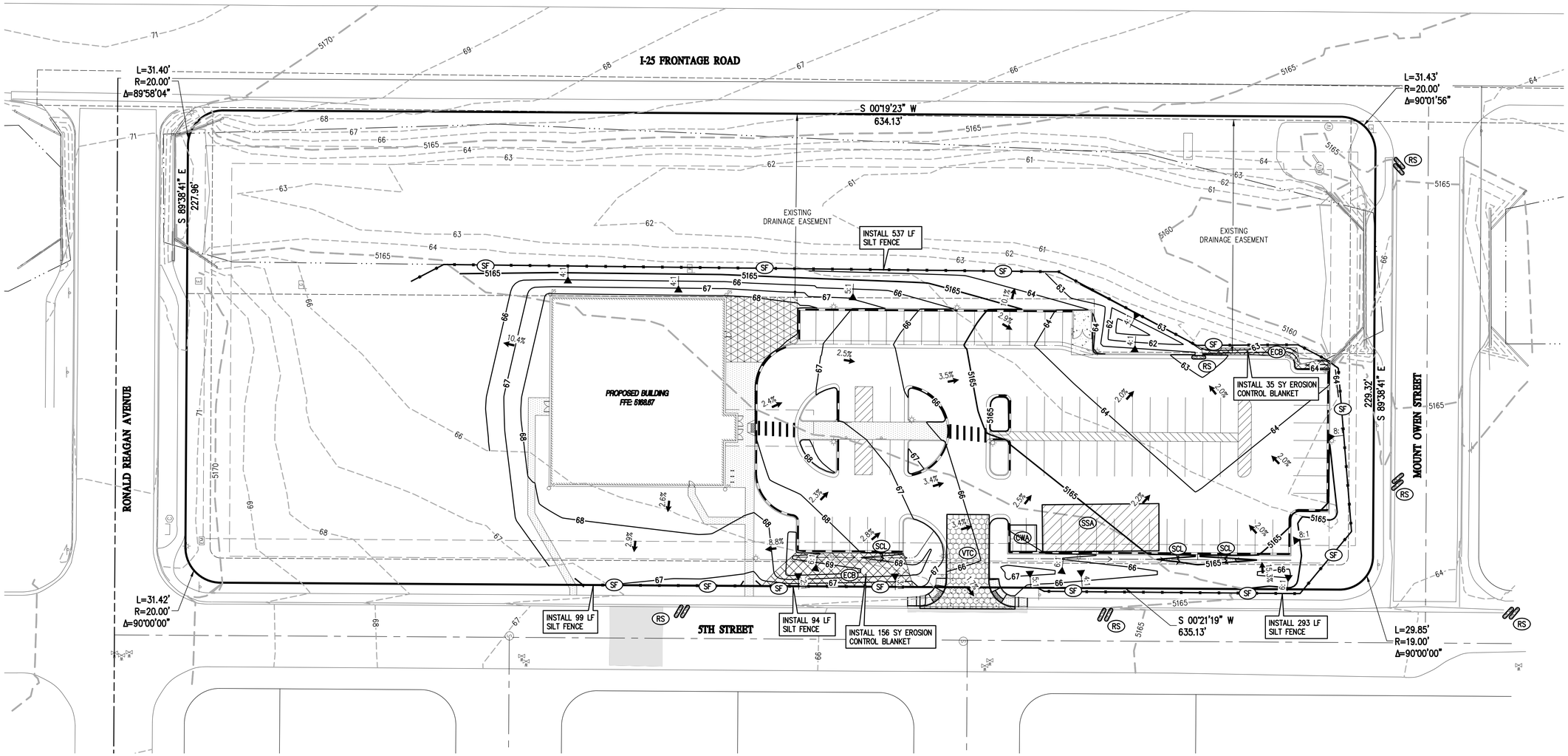
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



1 / C8 C8 DRAINAGE & EROSION CONTROL PLAN

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

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REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
DRAINAGE & EROSION CONTROL PLAN

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INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY EQY DATE
BASELINE	XX/XX/XX
JOB NO.	C03366
DRAWING NAME	3366 GESC PLAN.dwg
SHEET 08 OF 20	

C8

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WELLINGTON COMMUNITY CHURCH

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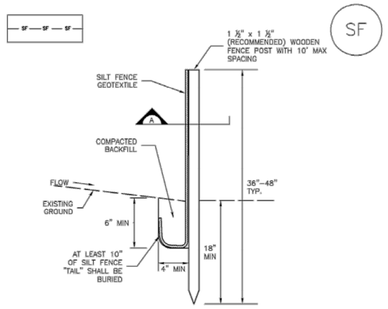
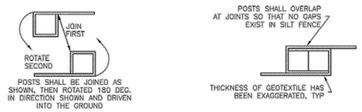
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

Silt Fence (SF) — SC-1



SILT FENCE



SECTION A

SF–1. SILT FENCE

SC-1 — Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK." THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

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

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

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

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

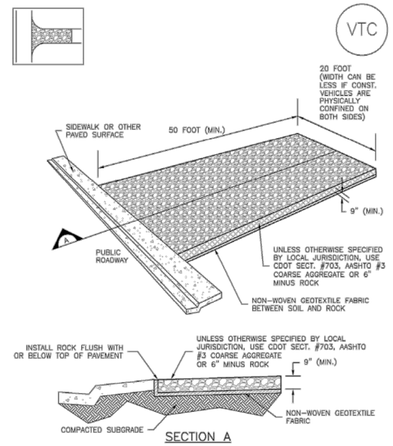
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

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

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

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

Vehicle Tracking Control (VTC) — SM-4



SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 — Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

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

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

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

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

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

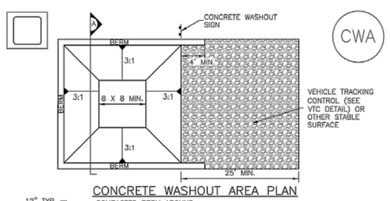
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

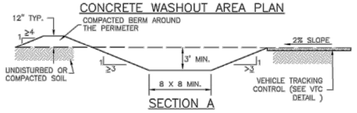
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

Concrete Washout Area (CWA) — MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MM-1 — Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

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

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

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

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.

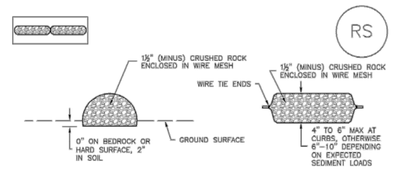
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

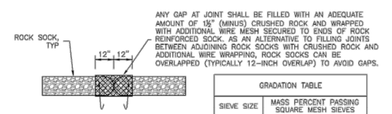
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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

SC-5 — Rock Sock (RS)



ROCK SOCK SECTION — ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE

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

ROCK SOCK INSTALLATION NOTES

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

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

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

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

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

RS–1. ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) — SC-5

ROCK SOCK MAINTENANCE NOTES

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

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

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

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

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

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

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

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

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

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

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DESIGNED BY MRC
DRAWN BY MRC
CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
EROSION CONTROL DETAILS I
TOWN OF WELLINGTON LARIMER COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	C03366
DRAWING NAME	3366 GESC PLAN.dwg
SHEET 09 OF 20	

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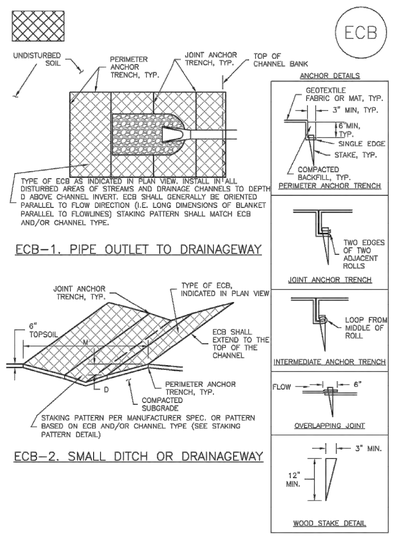
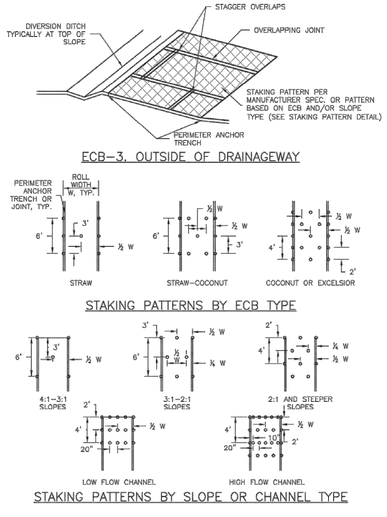
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

EC-6 Rolled Erosion Control Products (RECP)



Rolled Erosion Control Products (RECP) EC-6



EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF ECB.
   -TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   -AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	–	100%	–	DOUBLE/ NATURAL
STRAW-COCONUT	30% MIN	70% MAX	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

Rolled Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

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

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

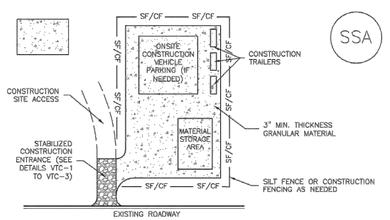
4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

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

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

Stabilized Staging Area (SSA) SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

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

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

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

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

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

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

STABILIZED STAGING AREA MAINTENANCE NOTES

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

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

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

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

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

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

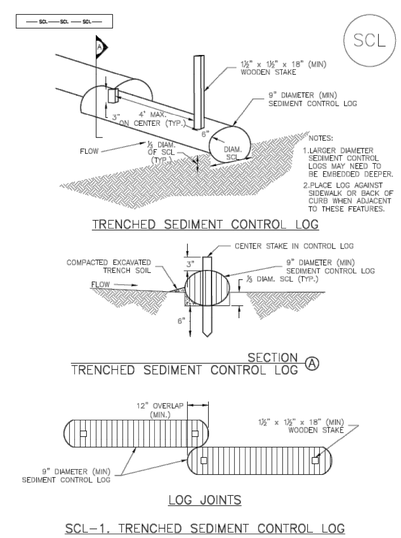
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

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

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

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Sediment Control Log (SCL) SC-2



SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10" ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

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

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

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

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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DESIGNED BY MRC
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CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON, LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE

PREPARED UNDER THE DIRECT SUPERVISION OF
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FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	C03366
DRAWING NAME 3366 GESC PLAN.dwg	
SHEET	OF 20

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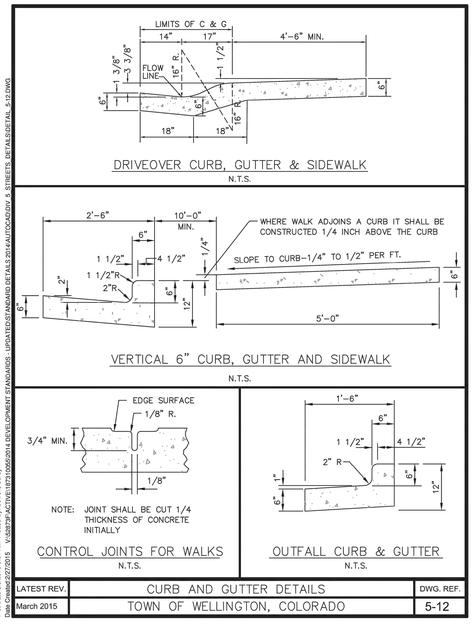
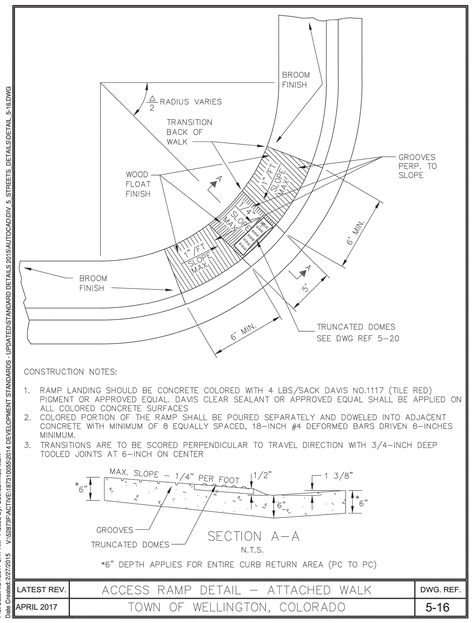
WELLINGTON COMMUNITY CHURCH

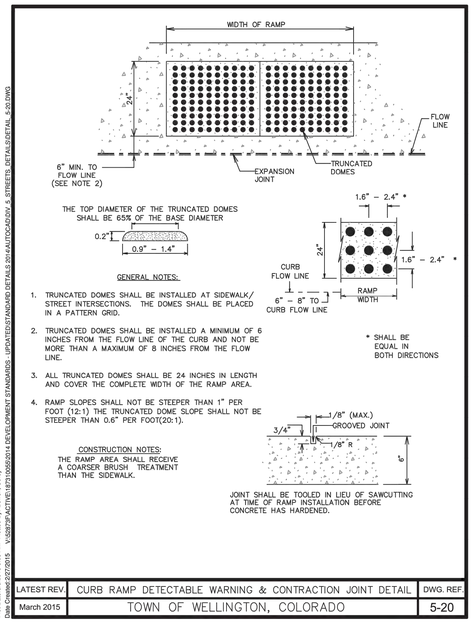
OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



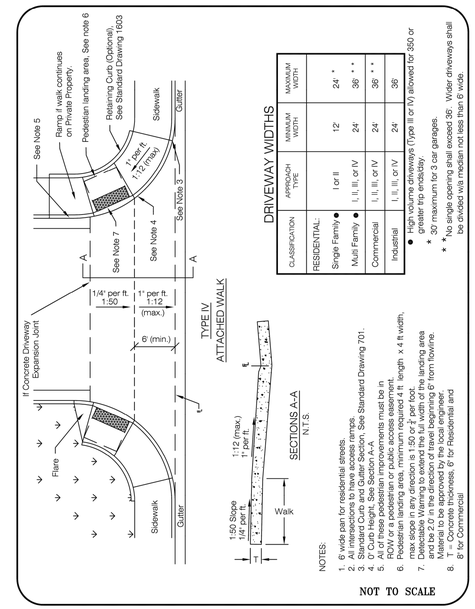
LATEST REV.	CURB AND GUTTER DETAILS	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	5-12



LATEST REV.	ACCESS RAMP DETAIL – ATTACHED WALK	DWG. REF.
APRIL 2017	TOWN OF WELLINGTON, COLORADO	5-16



LATEST REV.	CURB RAMP DETECTABLE WARNING & CONTRACTION JOINT DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	5-20



STANDARD DRIVEWAY APPROACH (HIGH VOLUME DRIVE TYPES IV)			
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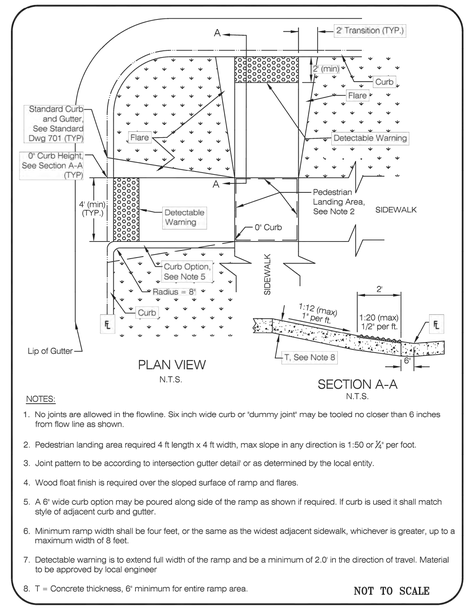

DIRECTIONAL ACCESS RAMP DETAIL & DETACHED SIDEWALK			
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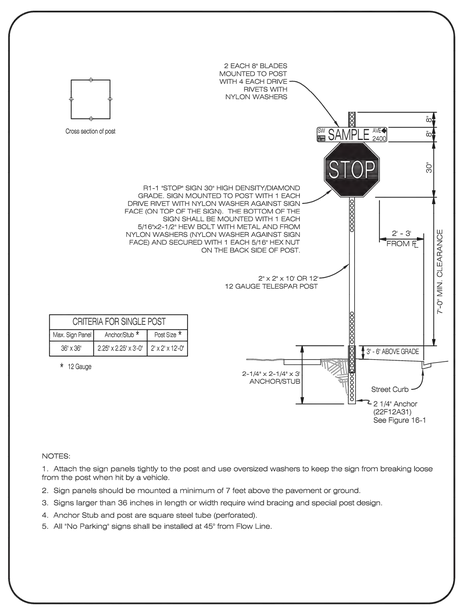

SIGN POST			
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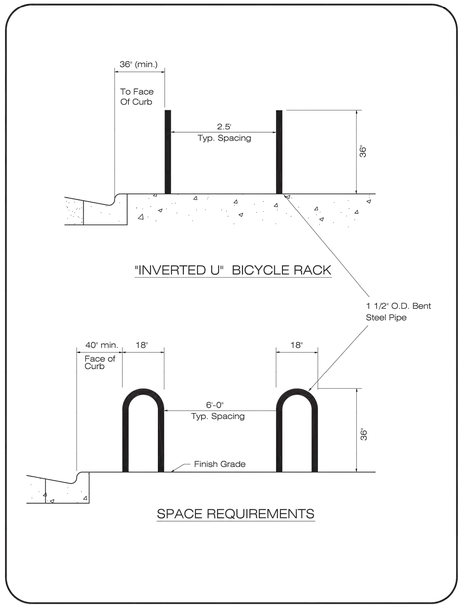

BICYCLE RACK DETAILS			
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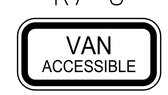
R1–1

R7–8



R7–8a

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DESIGNED BY MRC
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TOWN OF WELLINGTON WELLINGTON COMMUNITY CHURCH LARIMER COUNTY
5TH STREET & RONALD REGAN AVENUE
SITE DETAILS I

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DRAWING NAME 3366 COVER NOTES DETAILS.dwg	
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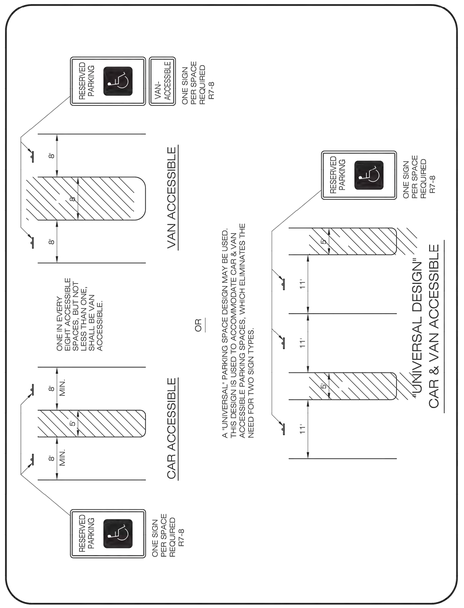
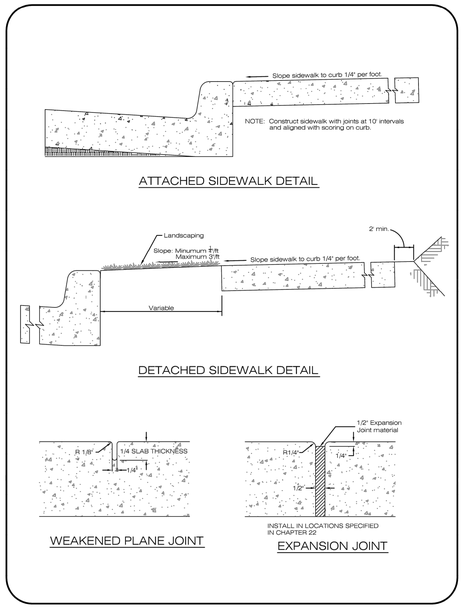


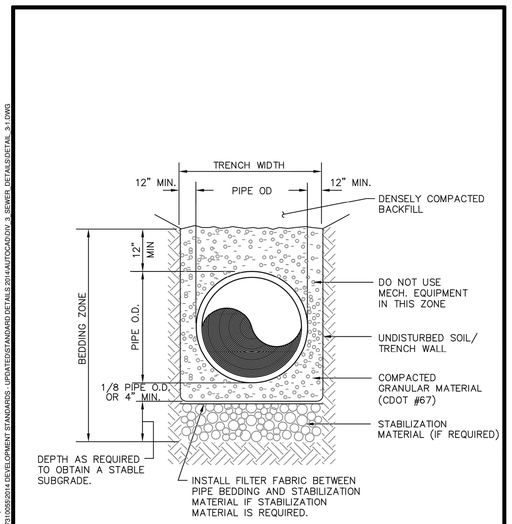
HANDICAP PARKING REQUIREMENTS (AS PER "ADA")

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 / DATE: 03/01/02	DRAWING 1407

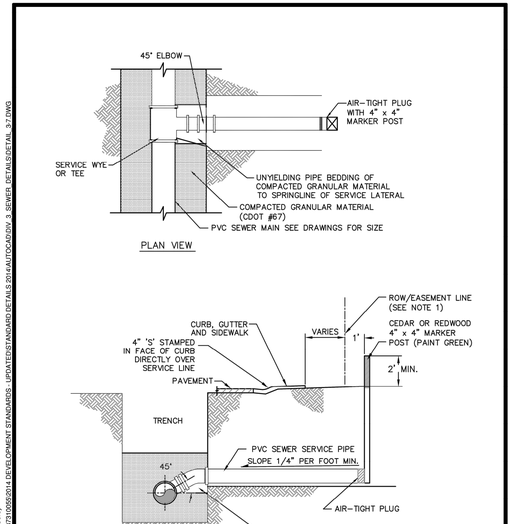


SIDEWALK DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 / DATE: 04/01/07	DRAWING 1602

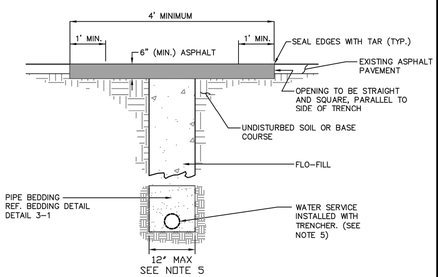


LATEST REV.	BEDDING DETAIL FOR PVC SEWER PIPE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-1



NOTES
1. SERVICE SHALL EXTEND 1' BEYOND THE ROW/EASEMENT LINE WHICHEVER IS FURTHER FROM BACK OF WALK..

LATEST REV.	SANITARY SEWER SERVICE WYE DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-7



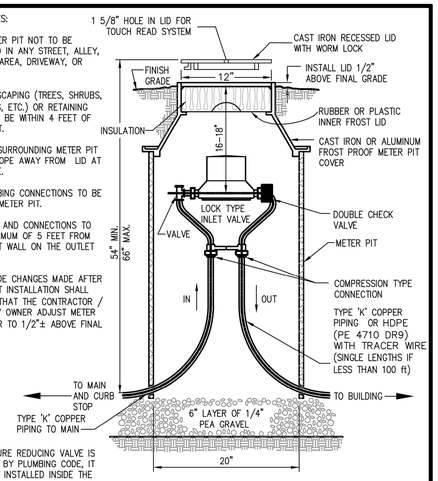
NOTES:

1. EXISTING PAVEMENT SHALL BE SAW OR WHEEL CUT TO OBTAIN A STRAIGHT AND NEAT EDGE FOR PAVING. SAW CUT SHALL BE MADE PRIOR TO PAVING AFTER BACKFILL TO BOTTOM OF NEW PAVEMENT.
2. PRIOR TO INSTALLATION OF PATCH, ALL EDGES OF EXISTING ASPHALT SHALL HAVE A TACK COAT APPLIED.
3. AFTER ALL ASPHALT HAS BEEN PLACED, ALL SEAMS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SEALED WITH AN ASPHALTIC TAR.
4. TOP OF NEW ASPHALT PAVEMENT SHALL MATCH THE TOP OF THE EXISTING PAVEMENT. ASPHALT PAVEMENT MINIMUM THICKNESS SHALL BE 6".
5. FLO-FILL TO EXTEND ALONG THE SERVICE TRENCH TO BACK OF WALK FOR REPLACEMENT SERVICES AND NEW SERVICES INSTALLED USING TRENCHER. SEE DETAIL 2-3 FOR EXCAVATED SERVICE TRENCHES.
6. REFERENCE SPECIFICATIONS SECTIONS 02221 & 02321.

LATEST REV.	REPLACING ASPHALTIC CONCRETE PAVEMENT FOR SEWER TRENCH	DWG. REF.
March 2014	TOWN OF WELLINGTON, COLORADO	3-10

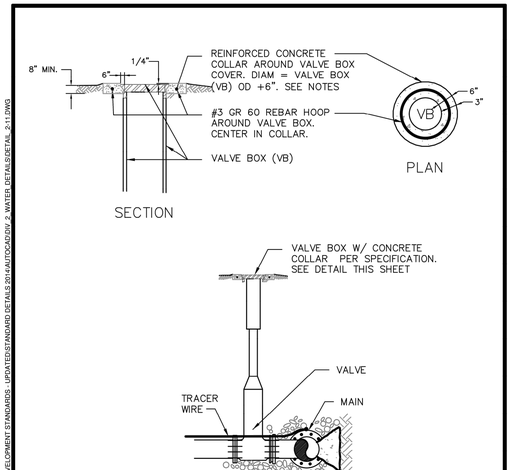
GENERAL NOTES:

1. THIS METER PIT NOT TO BE INSTALLED IN ANY STREET, ALLEY, PARKING AREA, DRIVEWAY, OR SIDEWALK.
2. NO LANDSCAPING (TREES, SHRUBS, BOULDERS, ETC.) OR RETAINING WALLS TO BE WITHIN 4 FEET OF METER PIT.
3. GROUND SURROUNDING METER PIT SHALL SLOPE AWAY FROM LID AT 2% GRADE.
4. NO PLUMBING CONNECTIONS TO BE MADE IN METER PIT.
5. ALL TEES AND CONNECTIONS TO BE A MINIMUM OF 5 FEET FROM METER PIT WALL ON THE OUTLET SIDE.
6. ANY GRADE CHANGES MADE AFTER METER PIT INSTALLATION SHALL REQUIRE THAT THE CONTRACTOR / PROPERTY OWNER ADJUST METER PIT COVER TO 1/2"± ABOVE FINAL GRADE.
7. IF PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING CODE, IT SHALL BE INSTALLED INSIDE THE BUILDING, IMMEDIATELY FOLLOWING THE MAIN SHUT OFF VALVE.



TAP SIZE	SADDLE – FORD	CORP – FORD	METER PIT – MID STATE	ALUMINUM COVER	METER SETTER (FORD)/ DOUBLE CHECK (FEBCO)
3/4"	202B 0962 8" 3C	F600	20"x36" MID STATES	20" M70ALR	VHH82W 2233
1"	202B 0750 6" 4C	F600	24"x36" MID STATES	24" M70AL24	VHH84W 2233

LATEST REV.	TYP. METER PIT FOR LANDSCAPED AREAS	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-7



NOTES

1. ALL VALVE BOXES SHALL HAVE A 6" CONCRETE COLLAR AROUND THE VALVE BOX.
2. CONCRETE SHALL BE 3500 PSI MIN.
3. PROVIDE #3 GR 60 REBAR HOOP IN CONCRETE AROUND THE VALVE BOX COVER. INSTALL W/ 6" SPLICE LENGTH.

LATEST REV.	VALVE BOX COVER WITH CONCRETE COLLAR	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-11

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REVISION DESCRIPTION	PREPARED BY	DATE

DESIGNED BY MRC
DRAWN BY MRC
CHECKED BY NJN

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON — WELLINGTON COMMUNITY CHURCH — LARIMER COUNTY
5TH STREET & RONALD REGAN AVENUE
SITE DETAILS II

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

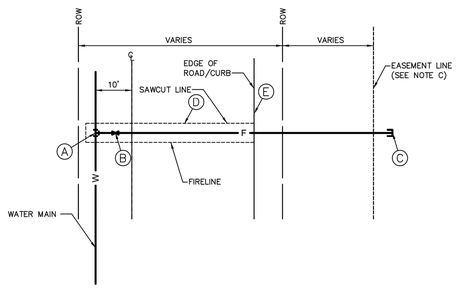
INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	XX/XX/XX
JOB NO.	C03366
DRAWING NAME	3366 COVER NOTES DETAILS.dwg
SHEET 12 OF 20	

C12

n:\co3366 – wellington community church\Drawings\construction documents\3366 COVER NOTES DETAILS.dwg, 8/21/2020 3:13:44 PM, Morgan Clopp

CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



GENERAL NOTES:

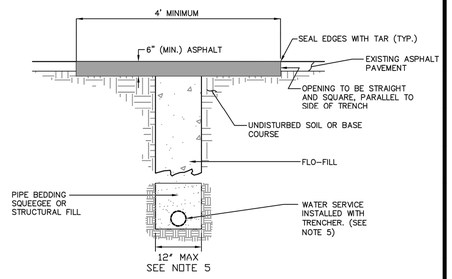
1. WATERLINE IS LOCATED 10-FT WEST OR NORTH OF CENTERLINE OF ROAD PER TOWN STANDARDS UNLESS APPROVED IN WRITING BY THE TOWN.
2. FIRE LINE SHALL BE A MINIMUM OF 4-INCH DIAMETER C900 PVC PIPE. SEE PLANS FOR ACTUAL FIRE LINE DIAMETER.
3. NO TREES OR BUSHES TO BE PLANTED WITHIN 10-FEET OF FIRE LINE.
4. ATTACH TRACER WIRE TO FIRE LINE FROM MAIN TO THE BUILDING.
5. REFERENCE TOWN OF WELLINGTON SPECIFICATION SECTIONS 01666,02221,02321,, 02621 & 02641.

CONSTRUCTION NOTES:

A. INSTALL TEE IN MAIN LINE WITH MEGALUGS AND THRUST BLOCK AT LOCATION SHOWN ON PLANS. SEE PLANS FOR MAIN LINE PIPE DIAMETER AND FIRE LINE PIPE DIAMETER (MINIMUM 4-INCHES).
B. INSTALL GATE VALVE IN FIRE LINE WITH VALVE BOX. SEE PLANS FOR FIRE LINE PIPE DIAMETER (MINIMUM 4-INCHES).
C. EXTEND FIRE LINE TO ROW LINE OR EASEMENT LINE WHICHEVER IS FURTHEST FROM CENTERLINE AND PLUG TEMPORARILY. SEE SITE PLANS FOR EXTENSION OF FIRE LINE TO BUILDING OR STRUCTURE.
D. FOR EXISTING ROADWAYS ONLY – EXISTING PAVEMENT SHALL BE SAW CUT OR WHEEL CUT TO OBTAIN A STRAIGHT NEAT EDGE FOR PAVING. SAWCUT SHALL BE MADE PRIOR TO PAVING AFTER BACKFILL TO SUBGRADE IS COMPLETED. REFERENCE DETAIL 2-3 FOR ADDITIONAL INFORMATION.
E. FOR EXISTING CURB AND GUTTER ONLY – REMOVE AND REPLACE EXISTING CURB AND GUTTER THAT IS DAMAGED BY THE INSTALLATION OF THE FIRE LINE TO THE NEAREST JOINT.

LATEST REV.	FIRE SERVICE DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-12

Plot Date:3/4/2015 9:46 AM Plotted By: Bowen, Corey
Date Created:3/4/2015 V:\03875\PACTIVE\1875\15055014\DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-12.DWG



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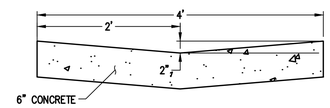
6. REFERENCE SPECIFICATIONS SECTIONS 02221 & 02321.

LATEST REV.	REPLACING ASPHALTIC CONCRETE PAVEMENT FOR NARROW WATER SERVICE TRENCH	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-13

Plot Date:3/4/2015 9:27 AM Plotted By: Bowen, Corey
Date Created:3/4/2015 V:\03875\PACTIVE\1875\15055014\DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-13.DWG



1 / C13 C4 — 4 FOOT CONCRETE V-PAN

2 / C13 C4 — EXAMPLE MONUMENT SIGN

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DESIGNED BY	DRAWN BY	CHECKED BY
MRC	MRC	NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON — LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
SITE DETAILS III

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM: BASELINE	SURVEY DATE: XX/XX/XX
JOB NO.	C03366
DRAWING NAME	3366 COVER NOTES DETAILS.dwg
SHEET 13 OF 20	

C13

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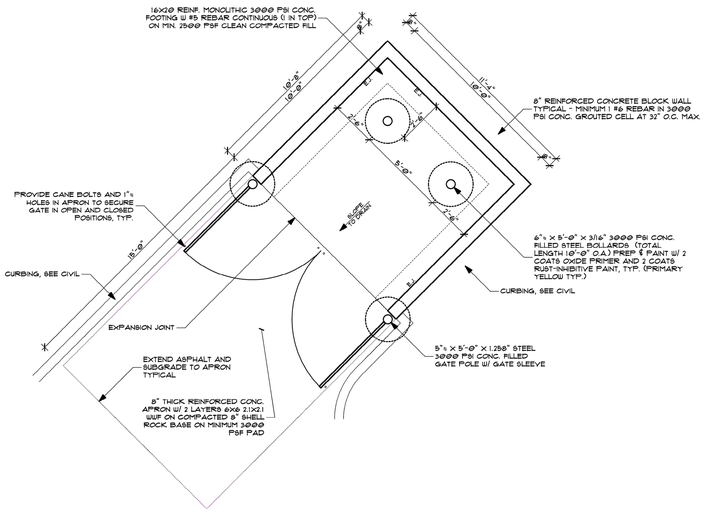
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

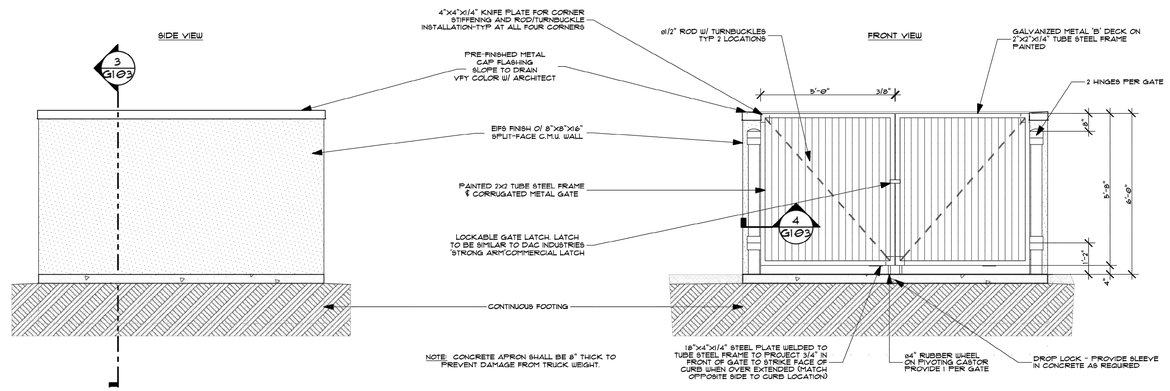
OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



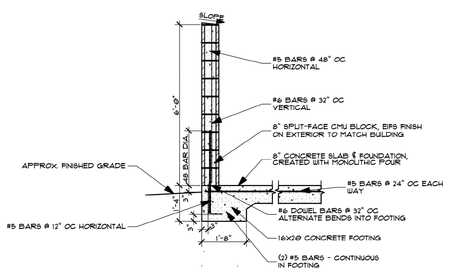
1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

ENCLOSURE WALLS - MASONRY WITH EIFS/STUCCO TO MATCH MAIN BUILDING

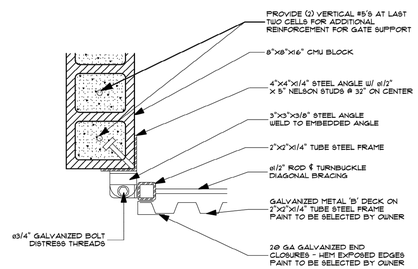
GATE CONSTRUCTION - STURDY METAL FRAME GATE WITH FLUTED METAL DECKING. PROVIDE GATE STOPS (CANE BOLTS) TO SECURE GATES WHEN IN THE OPEN POSITION. PROVIDE PADLOCK TABS ON ALL GATES.



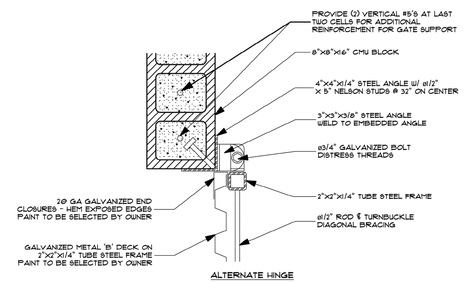
2 TRASH ELEVATIONS
SCALE: 3/8" = 1'-0"

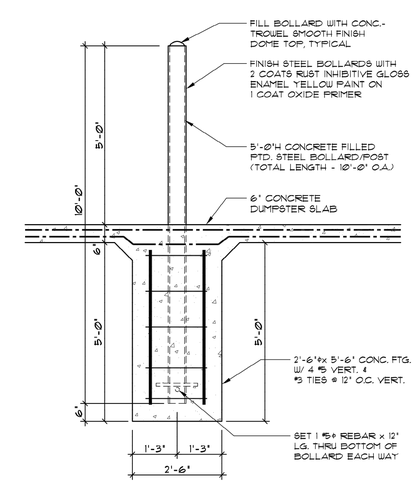


3 TRASH ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



4 TRASH ENCLOSURE GATE DETAIL
SCALE: 1 1/2"= 1'-0"





5 TYPICAL BOLLARD DETAIL

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DESIGNED BY	DRAWN BY	CHECKED BY
MRC	MRC	NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
SITE DETAILS IV
TOWN OF WELLINGTON LARIMER COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM: BASELINE	SURVEY DATE: XX/XX/XX
JOB NO.	C03366
DRAWING NAME: 3366 COVER NOTES DETAILS.dwg	
SHEET 14 OF 20	

C14

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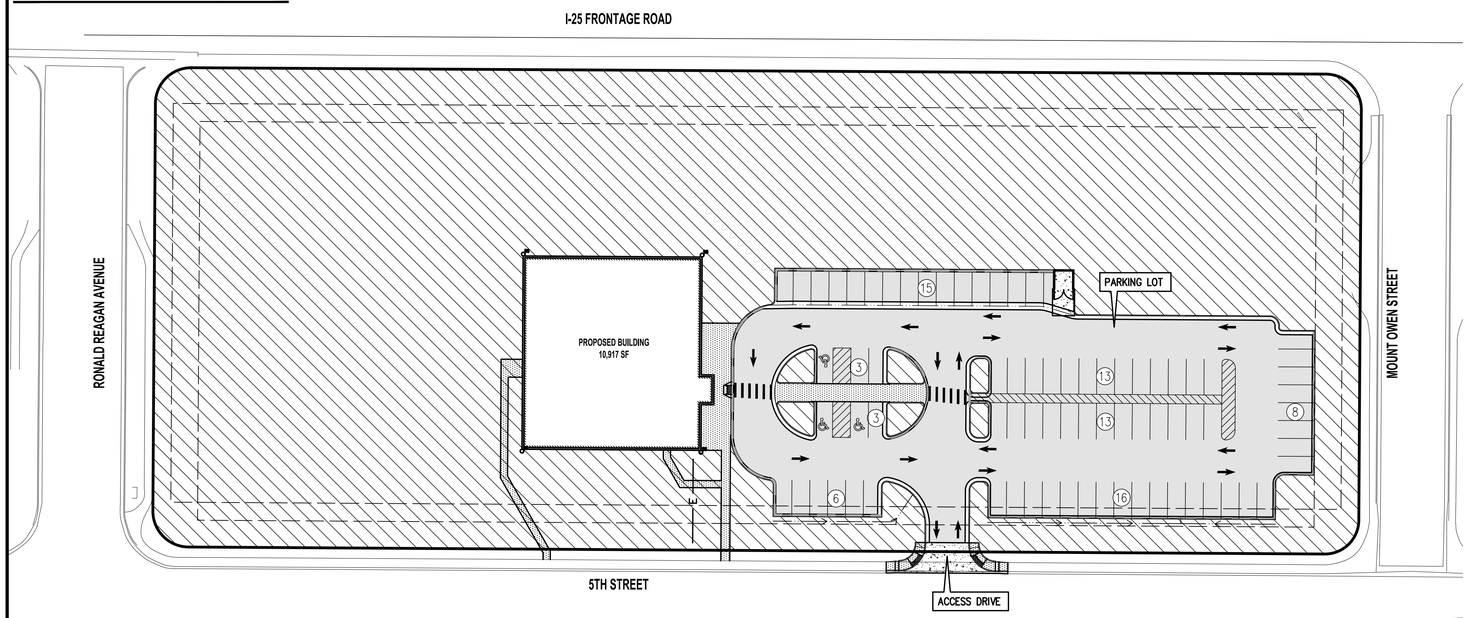
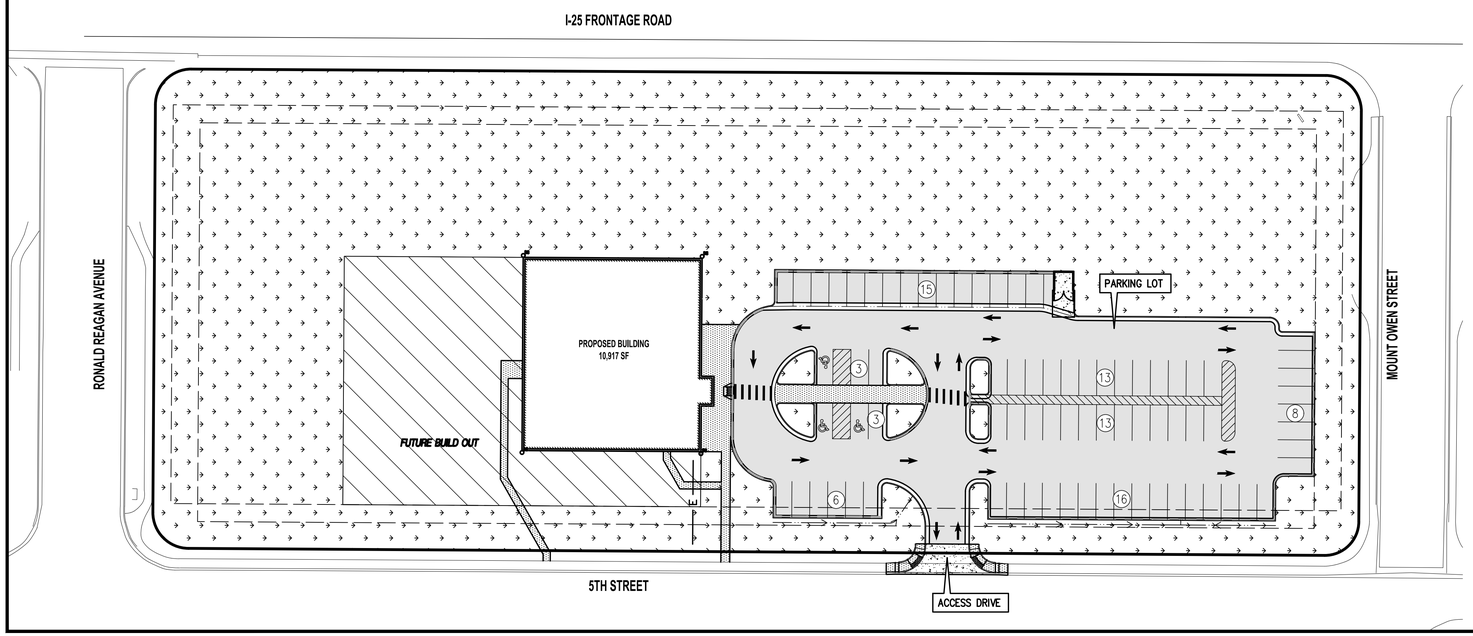
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

PHASE 1



PHASE 2



LEGEND

PHASE 1 LANDSCAPE AREA

PHASE 2 LANDSCAPE AREA

OPEN SPACE REQUIREMENT DATA TABLE

PHASE	SITE GROSS AREA	REQUIRED OPEN SPACE	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
PHASE 1	180,426 SF	12%	180,426 x 0.12	21,651 SF	129,574 SF
PHASE 2	180,426 SF	12%	180,426 x 0.12	21,651 SF	112,254 SF

OPEN SPACE CODE

SEC. 16-3-300. - OPEN SPACE REQUIREMENTS.

(a) *OPEN SPACE* INCLUDES:

(1) AREAS WITHIN THE COMMUNITY DESIGNATED FOR THE COMMON USE OF THE RESIDENTS OF AN INDIVIDUAL DEVELOPMENT OR THE COMMUNITY AT LARGE;

(2) AREAS DESIGNATED FOR PRESERVATION AND PROTECTION OF ENVIRONMENTAL RESOURCES, INCLUDING FLOODPLAINS, NATURAL DRAINAGE WAYS AND WETLAND AREAS;

(3) AREAS DESIGNATED FOR AGRICULTURAL PRESERVATION; AND

(4) AREAS OF ARCHEOLOGICAL AND HISTORIC SIGNIFICANCE.

(b) *NON-OPEN SPACE.* OPEN SPACE SHALL NOT INCLUDE THE FOLLOWING:

(1) REQUIRED SETBACK AREAS AROUND OIL AND GAS PRODUCTION FACILITIES;

(2) DISCONNECTED REMNANTS OF LAND CREATED BY DIVISION OF SITES INTO LOTS OR PARCELS THAT DO NOT QUALIFY AS FUNCTIONAL OPEN SPACE, UNLESS APPROVED BY THE BOARD OF TRUSTEES;

(3) PRIVATE YARDS;

(4) TREE AREAS WITHIN A STREET RIGHT-OF-WAY; OR

(5) REQUIRED PARKING LOT LANDSCAPING ASSOCIATED WITH ALL USES, EXCEPT PARKING SPECIFICALLY DESIGNATED FOR ACCESS TO OPEN SPACE AREAS AND WITHIN COMMERCIAL OR INDUSTRIAL PROJECTS.

(c) *AMOUNT OF OPEN SPACE REQUIRED.* THE AMOUNT OF FUNCTIONAL OPEN SPACE REQUIRED IN EACH DEVELOPMENT WILL BE BASED ON THE DENSITY OF THE DEVELOPMENT, THE RECREATIONAL REQUIREMENTS OF THE ANTICIPATED USERS AND THE ANTICIPATED OPPORTUNITIES FOR PUBLIC RECREATION WITHIN WALKING DISTANCE OF THE SITE (ONE-QUARTER [¼] MILE). ALL DEVELOPMENT WITHIN THE TOWN SHALL MEET THE FOLLOWING OPEN SPACE REQUIREMENTS:

(1) *SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS.* OPEN SPACE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL INCLUDE, AT A MINIMUM:

a. TWENTY PERCENT (20%) OF THE GROSS LAND BEING SUBDIVIDED AS FUNCTIONAL OPEN SPACE, WHICH MAY INCLUDE POCKET PARKS, PLAZAS, TRAILS, RECREATIONAL AMENITIES, HOMEOWNER ASSOCIATION OWNED LANDSCAPED AREAS (EXCLUDING PARKING LOTS), NATURAL AREAS AND AMENITIES FOR RESIDENTS OR OTHER CIVIC PURPOSES;

b. ONE (1) CENTRALLY LOCATED POCKET PARK FOR EVERY TWO HUNDRED (200) RESIDENTIAL UNITS;

c. THE LAND FOR ONE (1) NEIGHBORHOOD PARK WITHIN ONE-QUARTER (¼) MILE RADIUS OF THE PROPOSED HOMES OR A FAIR-SHARE, CASH-IN-LIEU CONTRIBUTION FOR THE COST OF THE NEIGHBORHOOD PARK THAT WILL SERVE THE DEVELOPMENT; AND

d. AN INTERNAL TRAIL, TAKING INTO ACCOUNT TRAILS DESIGNATED IN THE COMPREHENSIVE PLAN AND THE PARK PLAN.

(1) *MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.* MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL INCLUDE, AT A MINIMUM:

a. TWENTY-FIVE PERCENT (25%) OF THE GROSS LAND BEING SUBDIVIDED AS FUNCTIONAL OPEN SPACE, WHICH MAY INCLUDE POCKET PARKS, PLAZAS, TRAILS, RECREATIONAL AMENITIES, HOMEOWNER ASSOCIATION OR LANDOWNER OWNED LANDSCAPED AREAS (EXCLUDING PARKING LOTS), NATURAL AREAS AND AMENITIES FOR RESIDENTS OR OTHER CIVIC PURPOSES;

b. ONE (1) CENTRALLY LOCATED POCKET PARK FOR EVERY TWO HUNDRED (200) RESIDENTIAL UNITS;

c. THE LAND FOR ONE (1) NEIGHBORHOOD PARK WITHIN ONE-QUARTER (¼) MILE RADIUS OF THE PROPOSED HOMES OR A FAIR-SHARE, CASH-IN-LIEU CONTRIBUTION FOR THE NEIGHBORHOOD PARK THAT WILL SERVE THE DEVELOPMENT; AND

d. AN INTERNAL TRAIL SYSTEM, TAKING INTO ACCOUNT TRAILS DESIGNATED IN THE COMPREHENSIVE PLAN AND THE PARK PLAN.

(1) *COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.* COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHALL INCLUDE, AT A MINIMUM:

a. TWELVE PERCENT (12%) OF THE GROSS LAND BEING SUBDIVIDED AS FUNCTIONAL OPEN SPACE, WHICH MAY INCLUDE PLAZAS, TRAILS, LANDSCAPED AREAS (INCLUDING PARKING LOTS), RECREATIONAL AMENITIES AND NATURAL AREAS AND OTHER CIVIC PURPOSES; AND

b. AN INTERNAL TRAIL SYSTEM, TAKING INTO ACCOUNT TRAILS DESIGNATED IN THE COMPREHENSIVE PLAN AND THE PARK PLAN.

(a) *OPEN SPACE AND PLANS.* ALL LAND DEVELOPMENT APPLICATIONS, WITH THE EXCEPTION OF PLOT PLAN APPLICATIONS FOR INDIVIDUAL SINGLE-FAMILY RESIDENCES, SHALL BE ACCOMPANIED BY THE APPROPRIATE OPEN SPACE PLAN. THE OPEN SPACE PLAN SHALL BE INCLUDED WITH THE LANDSCAPE PLANS OR SUBMITTED AS A SEPARATE MAP BASED ON DIRECTION FROM THE TOWN ADMINISTRATOR/CLERK. (ORD. 11-2007 §1)

N

GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 INCH = 40 FT

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DRAWN BY MRC
CHECKED BY NJN

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REAGAN AVENUE
OPEN SPACE EXHIBIT
TOWN OF WELLINGTON LARIMER COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	C03366
DRAWING NAME 3366 OPEN SPACE PLAN.dwg	
SHEET 15 OF 20	

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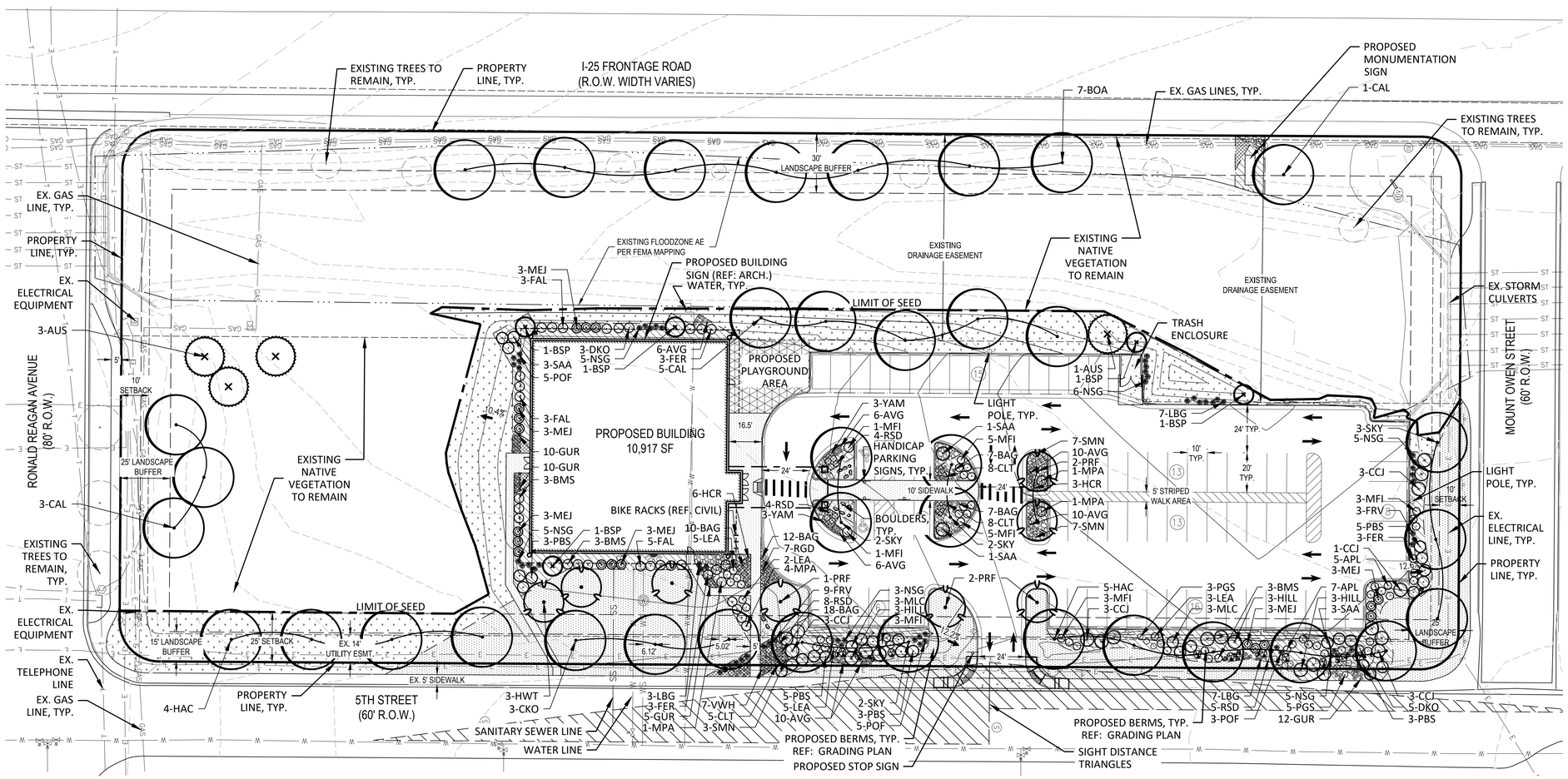
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



LEGEND

- LIMIT OF SEED
- EASEMENT
- METAL EDGER
- EXISTING DECIDUOUS TREE
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- UPRIGHT EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- IRRIGATED TURF
- NATIVE SEED
- 1 1/2" LOCAL RIVER ROCK MULCH
- 3/4" MOUNTAIN GRANITE ROCK MULCH
- 2"-4" HORIZON COBBLESTONE
- CRUSHER FINES
- LANDSCAPE BOULDERS

LANDSCAPE PLANT LIST

SYM.	COMMON NAME
DECIDUOUS CANOPY TREES	
BOA	BUR OAK
CAL	WESTERN CATALPA
CKO	CHINKAPIN OAK
HAC	COMMON HACKBERRY
SKY	SKYLINE HONEYLOCUST
DECIDUOUS ORNAMENTAL TREES	
HWT	HOT WINGS MAPLE
PRF	PRAIRIEFIRE CRABAPPLE
EVERGREEN TREES	
AUS	AUSTRIAN PINE
BSP	BAKERI SPRUCE
DECIDUOUS SHRUBS	
APL	APACHE PLUME
BMS	BLUE MIST SPIREA
DKO	DWARF KOREAN LILAC
FAL	FLOWERING ALMOND
FER	FERNBUSH
LEA	LEADPLANT
MFI	FIRE ROSE MEIDILAND
MLC	CHEYENNE MOCKORANGE
PBS	PAWNEE BUTTES SAND CHERRY
PGS	GOLD STAR POTENTILLA
RSD	DWARF RUSSIAN SAGE
SAA	AUTUMN AMBER CREEPING SUMAC
EVERGREEN SHRUBS	
CCJ	CALGARY CARPET JUNIPER
HILL	HILLSIDE CREEPER SCOTCH PINE
MPA	PANCHITO MANZANITA
MEJ	MEDORA JUNIPER
ORNAMENTAL GRASSES	
AVG	BLUE AVENA / OAT GRASS
BAG	BLONDE AMBITION GRAMA GRASS
FRV	VARIEGATED FEATHER REED GRASS
GUR	UNDAUNTED RUBY MUHLY GRASS
LBG	BLUE HEAVEN LITTLE BLUESTEM
NSG	NORTHWIND SWITCH GRASS
POF	PINK ORIENTAL FOUNTAIN GRASS
PERENNIALS	
CLT	LITTLE TRUDY CATMINT
HCR	CORONADO RED HYSSOP
RGD	GOLDSTURM BLACK-EYED SUSAN
SMN	MAY NIGHT SALVIA
VWH	JUPITER'S BEARD / RED VALERIAN
YAM	MOONSHINE YARROW

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LANDSCAPE & COMMON AREA STANDARDS CHART

LANDSCAPE AREA	TYPE OF AREA	AREA (SF) / LENGTH (LF)	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
STREET RIGHT OF WAYS	**STREET TYPE**				
I -25 FRONTAGE ROAD	MAJOR COLLECTOR	622 LF	1 TREE / 40 LF 622 LF / 40 LF	16 TREES	16 TREES TOTAL (8 EXISTING DECIDUOUS TREES / 8 PROPOSED)
MOUNT OWEN STREET	LOCAL STREET	118 LF	1 TREE / 40 LF = 2.95 TREES	3 TREES	3 TREES TOTAL
5TH STREET	LOCAL STREET	576 LF	1 TREE / 40 LF = 14.4 TREES	14 TREES	14 TREES TOTAL
RONALD REGAN AVE.	MINOR COLLECTOR	161 LF	1 TREE / 40 LF	EXISTING	EXISTING
BUSINESS / COMMERICIAL / INDUSTRIAL DEVELOPMENT LANDSCAPING STANDARDS					
SITE TREES	1 TREE / 1,000 SQ. FT.	25,182 SF	25,182 SF / 1,000 SF = 25.182 TREES	25 TREES	25 TREES
SHRUBS	1 SHRUB / 150 SQ. FT.	25,182 SF	25,182 SF / 150 SF = 167.88	168 SHRUBS	168 SHRUBS
PARKING LOT LANDSCAPE STANDARDS					
PARKING LOT TREES	1 TREE PER 20 SPACES	77 SPACES TOTAL (INCLUDING HANDICAP SPACES)	77 SPACES / 20 = 3.85 TREES	4 TREES	4 TREES
SHRUBS	1 SHRUB / 150 SQ. FT.	1,484 SF	1,484 SF / 150 SF = 9.89 EA	10 SHRUBS	24 SHRUBS

BUFFERING AND SCREENING TECHNIQUES

ADJACENT LAND USE	TYPE	LOCATION	BUFFER TYPE	BUFFERING CONSIDERATIONS
HIGHWAY COMMERICAL	C3 ZONE	NORTH SIDE	SAME USE TYPE	
HIGHWAY COMMERICAL	C3 ZONE	EAST SIDE	SAME USE TYPE	
ELEMENTARY SCHOOL	(P) PUBLIC	SOUTH SIDE	PUBLIC	BERMING / PLANTING
RESIDENTIAL HOMES	R2 ZONE	WEST SIDE	RESIDENTIAL	BERMING / PLANTING

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DESIGNED BY SAW
DRAWN BY SAW
CHECKED BY SAW

REVISION	DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
LANDSCAPE PLAN
TOWN OF WELLINGTON · LARIMER COUNTY

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WELLINGTON COMMUNITY CHURCH

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LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

LANDSCAPE PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)	MATURE SIZE / NOTES
DECIDUOUS CANOPY TREES					
BOA	7	BUR OAK	QUERCUS MACROCARPA	2" CAL. B&B	50'-60' HT. X 35'-45' W.
CAL	9	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL. B&B	50'-60' HT. X 30'-40' W.
CKO	3	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2" CAL. B&B	40'-50' HT. X 40'-50' W.
HAC	9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B	50'-60' HT. X 40'-50' W.
SKY	9	SKYLINE HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'SKYLINE'	2" CAL. B&B	45'-50' HT. X 30'-40' W.
DECIDUOUS ORNAMENTAL TREES					
HWT	3	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	1.5" CAL. B&B	25' HT. X 20' W.
PRF	5	PRAIRIEFIRE CRABAPPLE	MALUS x 'PRAIRIEFIRE'	1.5" CAL. B&B	20' HT. X 20' W.
EVERGREEN TREES					
AUS	4	AUSTRIAN PINE	PINUS NIGRA	6' HT. B&B	50' HT. X 20' W.
BSP	5	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. B&B	30' HT. X 10' W.
DECIDUOUS SHRUBS					
APL	12	APACHE PLUME	FALLUGIA PARADOXA	5 GAL. CONT.	3'-5' HT. X 3'-5' W.
BMS	9	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.	3'-4' HT. X 2'-3' W.
DKO	8	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL. CONT.	5'-8' HT. X 5'-8' W.
FAL	11	FLOWERING ALMOND	PRUNUS GLANDULOSA 'ROSEA'	5 GAL. CONT.	5'-6' HT. X 4'-5' W.
FER	9	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	5 GAL. CONT.	3'-5' HT. X 3'-5' W.
LEA	15	LEADPLANT	AMORPHA CANESCENS	5 GAL. CONT.	2'-4' HT. X 2'-4' W.
MFI	21	FIRE ROSE MEIDILAND	ROSA 'MEIPSIDUE'	5 GAL. CONT.	1.5'-2' HT. X 4'-5' W.
MLC	6	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'CHEYENNE'	5 GAL. CONT.	5'-7' HT. X 4'-6' W.
PBS	19	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES' P0011S	5 GAL. CONT.	1'-2' HT. X 6'-8' W.
PGS	8	GOLD STAR POTENTILLA	POTENTILLA FRUTICOSA 'GOLD STAR'	5 GAL. CONT.	2' HT. X 3' W.
RSD	21	DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICFOLIA 'LITTLE SPIRE'	5 GAL. CONT.	2'-3' HT. X 2'-3' W.
SAA	8	AUTUMN AMBER CREEPING SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL. CONT.	6"-18" HT. X 6'-8' W.
EVERGREEN SHRUBS					
CCJ	13	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL. CONT.	1'-1.5' HT. X 6'-8' W.
HILL	9	HILLSIDE CREEPER SCOTCH PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	5 GAL. CONT.	3' HT. X 8' W.
MPA	7	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	5 GAL. CONT.	10"-15" HT. X 3'-5' W.
MEJ	18	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	5 GAL. CONT.	15'-20' HT. X 3'-5' W.
ORNAMENTAL GRASSES					
AVG	48	BLUE AVENA / OAT GRASS	HELICTOTRICHON SEMPEVIRENS	1 GAL. CONT.	2'-3' HT. X 1.5'-2' W.
BAG	54	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL. CONT.	1.5'-2' HT. X 1.5'-2' W.
FRV	12	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACTUIFLORA 'OVERDAM'	1 GAL. CONT.	1'-3' HT. X 1'-3' W.
GUR	37	UNDAUNTED RUBY MUHLY GRASS	MUHLENBERGIA REVERCHONII UNDAUNTED	1 GAL. CONT.	1.25'-2.5' HT. X 1.5'-2' W.
LBG	17	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	1 GAL. CONT.	2'-4' HT. X 1'-1.5' W.
NSG	29	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	1 GAL. CONT.	5'-6' HT. X 3'-4' W.
POF	13	PINK ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	1 GAL. CONT.	3'-4' HT. X 2'-3' W.
PERENNIALS					
CLT	21	LITTLE TRUDY CATMINT	NEPETA 'PSFIKE' PP18,904	1 GAL. CONT.	8"-10" HT. X 12"-18" W.
HCR	9	CORONADO RED HYSSOP	AGASTACHE 'CORONADO RED'	1 GAL. CONT.	15"-18" HT. X 12"-15" W.
RGD	7	GOLDSTURM BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL. CONT.	18"-24" HT. X 18"-24" W.
SMN	17	MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	1 GAL. CONT.	16"-18" HT. X 16"-18" W.
VWH	7	JUPITER'S BEARD / RED VALERIAN	CENTRANTHUS RUBER	1 GAL. CONT.	24"-36" HT. X 18"-24" W.
YAM	6	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1 GAL. CONT.	24"-30" HT. X 18"-24" W.

IRRIGATED TURF

13,854 SF — SPF30 - TEXAS HYBRID BLUEGRASS BY GREEN VALLEY TURF OR APPROVED EQUAL

NATIVE SEED MIXTURE - TYPE A

"PBSI FOOTHILLS NATIVE MIXTURE" BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL
14,807 S.F.

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	6.25
MOUNTAIN BROME	BROMUS MARGINATUS	20%	5.00
HARD FESCUE, DURAR	FESTUCA TRACHYPHYLLA/LONGIFOLIA	15%	3.75
ANNUAL RYEGRASS	LOLIUM PERENNE SSP. MULTIFLORUM	15%	3.75
CANADA BLUEGRASS	POA COMPRESSA	10%	2.50
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	5%	1.25
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	1.25
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.00
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	.25
		TOTAL 100%	25 LBS.

NOTES:
1. APPLICATION RATE MAY VARY PENDING METHOD OF APPLICATION. PLEASE SEE MANUFACTURER RECOMMENDATIONS.
2. PREFERRED METHOD OF SEEDING IS DRILL SEED WITH EROSION BLANKETS.

PROPOSED HARDSCAPE SURFACING

981 SF	3/4" MOUNTAIN GRANITE ROCK BY PIONEER SAND & GRAVEL (OR APPROVED EQUAL)
8,821 SF	1 1/2" LOCAL RIVER ROCK BY PIONEER SAND & GRAVEL (OR APPROVED EQUAL)
769 SF	2"-4" HORIZON COBBLESTONE BY PIONEER SAND & GRAVEL (OR APPROVED EQUAL)
250 SF	CRUSHER FINES WITH STABILIZER (GRAY)

LANDSCAPE NOTES

GENERAL
1. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, UNLESS EXCEPTION HAS BEEN GRANTED BY THE MUNICIPALITY OR COUNTY OFFICIALS.
2. THE LANDSCAPE PLANS AND SPECIFICATIONS SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IF ANY SUBSTITUTIONS OR ALTERATIONS ARE NEEDED.
3. THE CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND ANY LOCAL MUNICIPAL AND COUNTY CODES AND SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
5. THE LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT RECOMMENDATIONS. SURFACE DRAINAGE SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. NO DAMMING OF WATER SHOULD OCCUR AGAINST SIDEWALKS, CURBS, TURF THATCH, OR OTHER LANDSCAPE MATERIALS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN ON THE APPROVED LANDSCAPE PLAN IN THE PLANNING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSORS AND DELEGATES.
7. LANDSCAPING SHALL NOT INTERFERE WITH TRAFFIC VISIBILITY AND THE GENERAL FUNCTION AND SAFETY OF ANY GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENT.

WARRANTY
1. UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED FOR THE PROJECT BY THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE LANDSCAPE PROTECTION, MAINTENANCE, AND IRRIGATION INCLUDING SUPPLEMENTAL WATERING PER SPECIFICATIONS UNTIL SUBSTANTIAL COMPLETION HAS BEEN ISSUED UNLESS OTHERWISE INSTRUCTED PER OWNER'S REPRESENTATIVE.

PLANTS
1. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. PLANT QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAIN THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL IF IT IS DAMAGED, DISEASED, OR DECLINING IN HEALTH. PLANT MATERIAL SHALL BE HEALTHY, WELL-BRANCHED, AND WELL PROPORTIONED, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI Z60.1-1990) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. PLANT MATERIAL GROWN IN USDA HARDINESS ZONES 1, 2, 3, 4, AND 5 IS PREFERRED.
4. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
5. THE OWNER'S REPRESENTATIVE MAY OPT TO DOWN OR UPSIZE THE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR ENHANCEMENTS TO THE PROJECT. ALL CHANGES, INCLUDING RE-STOCKING CHARGES, SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION THROUGH A CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL.

IRRIGATION
1. ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
2. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS.
3. CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
4. IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
5. EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.

SOIL PREPARATION
1. BEFORE COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL SEWER, WATER, IRRIGATION, GAS, ELECTRIC, CABLE, PHONE AND OTHER PIPELINES OR CONDUITS AND EQUIPMENT ARE LOCATED ON SITE.
2. SURFACE GRADING TO INCLUDE REMOVAL OF EXISTING VEGETATION, WEEDS, DEBRIS, CLODS AND ROCKS LARGER THAN ¾" FROM THE SITE. DISPOSE OF ACCUMULATED DEBRIS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL TAKE MEASURES AND ASSUME MAINTENANCE AND MANAGEMENT OF EROSION CONTROL, SURFACE RUNOFF, AND SOIL EROSION AND SEDIMENT FROM THE SITE PER STORM WATER MANAGEMENT PLANS / PROGRAMS IN PLACE.
4. THE CONTRACTOR SHALL INSPECT ALL CONDITIONS FOR RETENTION OF WATER IN PLANTING AREAS TO MAKE SURE THERE IS ADEQUATE DRAINAGE IN ALL LANDSCAPE AREAS.
5. THE SITE SHOULD BE PROVIDED TO THE CONTRACTOR WITHIN +/- 0.1 FOOT OF FINISH GRADE. CONTRACTOR SHALL VERIFY THE ROUGH GRADING AND SITE CONDITIONS.
7. ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING SUITABLE SOIL MEDIUM THAT ENSURES HEALTHY PLANT GROWTH. SOIL SAMPLES ARE RECOMMENDED FOR ANALYSIS OF ORGANIC MATTER RECOMMENDATIONS REQUIRED FOR THE SOIL FOR HEALTHY PLANT GROWTH.
9. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
10. BEFORE PLANTS ARE INSTALLED, ALL LANDSCAPE AREAS SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8"-12" AND AMENDED PER SPECIFICATIONS AND MUNICIPAL REQUIREMENTS.
11. ALL LANDSCAPE AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE SOIL SAMPLE ANALYSIS.

TREES
1. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
2. TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
3. EVERGREEN TREES SHALL NOT BE USED IN THE TREE LAWN OR WITHIN EIGHT FEET (8') OF A PUBLIC WALK.
4. ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.
5. ALL TREES IN TURF AREAS SHALL RECEIVE MULCH RINGS. ALL TREE RINGS AND PERENNIAL BEDS SHALL BE MULCHED WITH A 3" DEPTH OF GORILLA HAIR CEDAR MULCH.

MULCH & EDGING
1. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
2. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4'' x 14 GAUGE GALVANIZED, GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, SURE-LOC OR APPROVED EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS. PERFORATED EDGER IS ONLY USED BETWEEN SOD/NATIVE GRASS AND MULCH AREAS WHERE PONDING OF WATER OCCURS. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. THREE INCH (3") DEPTH, ROCK MULCH (SEE PLAN) OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC (RE: PLANS). NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER, ANNUAL OR PERENNIAL AREAS.
4. ALL 5' NON-IRRIGATED CLEAR BOUNDARY ZONES SHALL BE MULCHED WITH A THREE INCH (3") DEPTH OF ROCK MULCH PER THE PLAN.

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

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DESIGNED BY SAW
DRAWN BY SAW
CHECKED BY SAW

REVISION DESCRIPTION	PREPARED BY	DATE

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON — LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
PLANT SCHEDULE & NOTES

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM BASELINE	SURVEY DATE XX/XX/XX
JOB NO.	C03366
DRAWING NAME	3366 LANDSCAPE PLAN.dwg
SHEET 17 OF 20	

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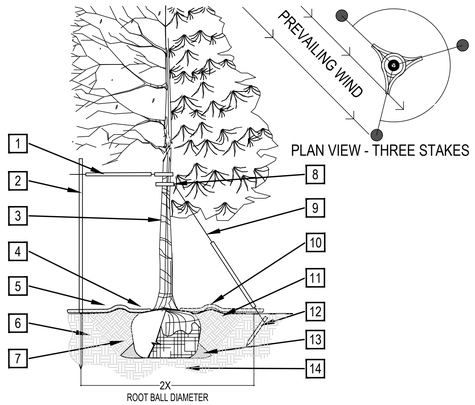
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



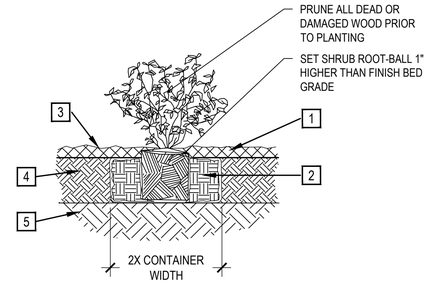
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
2. 1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
3. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. ½" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

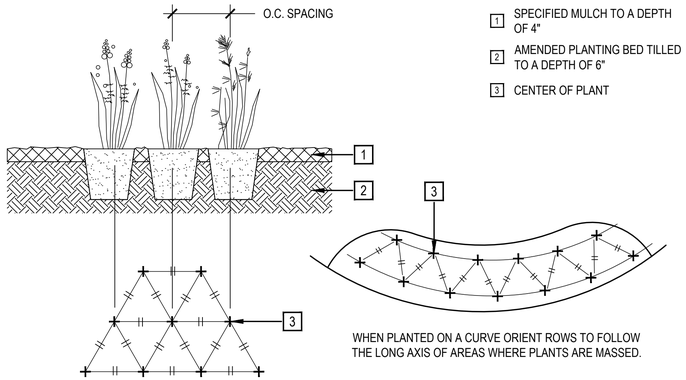


1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)
4. AMENDED TOPSOIL
5. EXISTING SUBGRADE

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

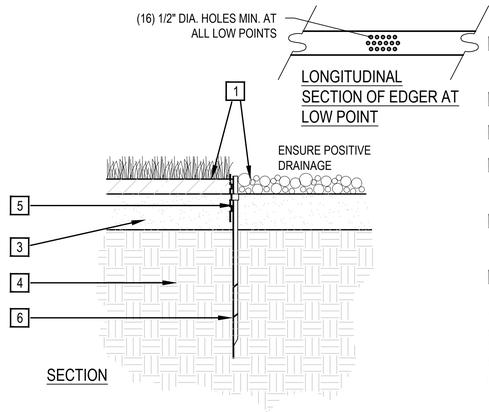
SCALE: 1-1/2" = 1'-0"



1. SPECIFIED MULCH TO A DEPTH OF 4"
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

3 PERENNIAL / ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"

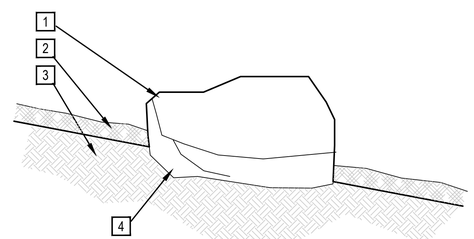


1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 METAL EDGER

SCALE: 1" = 1'-0"



1. SANDSTONE SLAB / ROCK BOULDERS FROM NEARBY QUARRY. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
2. SPECIFIED MULCH OR COBBLE, RE: PLAN
3. AMENDED TOPSOIL
4. PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

REQUIRED BOULDERS:
(12) - 1 TON BOULDERS
(2) - 1½ TON BOULDERS
(20) - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.
- THESE NUMBERS ARE FOR FREE STANDING BOULDERS / SANDSTONE SLABS ONLY. BOULDERS.

5 BOULDER -FREE STANDING

SCALE: 3/4" = 1'-0"

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

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DESIGNED BY	DRAWN BY	CHECKED BY
SAW	SAW	SAW

REVISION	DESCRIPTION	PREPARED BY	DATE

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SHEET 18 OF 20	

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