TOWN OF WELLINGTON
PLANNING COMMISSION
October 7, 2024
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to planning@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Friday, October 4, 2024. After 3:00 p.m. on October 4, written public comments can not be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:
https://us06web.zoom.us/j/87444906670?pwd=2VL6yH1Aw7oiVM9vBmLbClS6pfu6Zg.amuG_8D0ykf2MI3z
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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 August 5, 2024
6. NEW BUSINESS
   A. Site Development Plan and Preliminary Plat of Lot 7 and Lot 8, Wellington Business Center
7. COMMUNICATIONS
   A. Third Quarter 2024 Residential Building Permit and Lot Inventory Report
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 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date:	**October 7, 2024**
Submitted By:	**Patty Lundy, Planning Analyst**
Subject:	**Meeting Minutes August 5, 2024**

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of August 5, 2024, as presented.

ATTACHMENTS

1. 08.05.2024 PC Minutes

TOWN OF WELLINGTON
PLANNING COMMISSION
August 5, 2024

MINUTES
REGULAR MEETING – 6:30 PM

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

   The Planning Commission for the Town of Wellington, Colorado, met on August 5, 2024, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:	Eric Sartor, Chairperson Lisa Chollet Sherman Stringer Tim Whitehouse Bert McCaffrey
Absent:	Linda Knaack Stephen Carman
Town Staff Present:	Cody Bird, Planning Director Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

   None

4. PUBLIC FORUM

   None

5. PRESENTATIONS

   A. Introduction: New Planning Commission Appointment – Sherman Stringer

   Cody Bird, Planning Director introduced Sherman Stringer as our newly appointed Planning Commissioner. Commissioner Stringer gave a brief description of his background and is looking forward to serving the community.

6. CONSIDERATION OF MINUTES

   A. Meeting Minutes of June 3, 2024

   Commissioner McCaffrey moved to approve the regular meeting minutes of June 3, 2024, as presented. Commissioner Whitehouse seconded.

   Yeas – Chollet, Stringer, Whitehouse, McCaffrey, Sartor
   Nays – None
   Motion carried.

7. COMMUNICATIONS

Bird talked about the following items:

A. Updates on Active Town Projects

Bird mentioned that the Cleveland Avenue Construction Project is currently in the design phase and asks the group to continue to participate in public engagements. This is a CDOT project that the Town gets to participate in.

The Town has hired Matrix Design Group Inc. to do a housing affordability study. They have done a multitude of these before. Kickoff is August 6th. There will be a committee once things get a little further and will be looking for at least one Planning Commissioner to sit on the committee when it is time.

The Town has undertaken a water source development plan and is working with WestWater Research. They are looking at other sources of water as the Town currently only has one.

Bird has been working with Larimer County on an IGA for the Growth Management area.

There are a couple of Master Plans in the works. Bird is working with the Parks & Recreation Department on a Parks & Recreation Master Plan. He is also working on a Transportation Master Plan.

B. 2nd Quarter 2024 Residential Building Permit and Lot Inventory Report

Bird went over the charts in the packet. There were not any significant changes.

C. Planning Conference Schedule

Bird mentioned that those who showed interest in the upcoming conferences should have emails with the details. There is still time for the October conference, so if you didn't get signed up you still can.

D. Upcoming Planning Commission Meeting Schedule and Work Sessions

Bird reminded everyone about the holiday next month. We will meet the following Monday which is September 9th. The Town Attorney, Dan Sapienza would like to come and do a presentation on quasi-judicial proceedings. It is looking like this date will work for him and we would also ask the other Boards to come as well.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:40 PM

Approved this _____day of _____, 2024.

_____

Recording Secretary

Planning Commission Meeting

Date: October 7, 2024
Submitted By: Cody Bird, Planning Director
Subject: Site Development Plan and Preliminary Plat of Lot 7 and Lot 8, Wellington Business Center

EXECUTIVE SUMMARY

Please see the included staff report attached as a separate document for formatting.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Based upon the findings and staff comments in the attached report, Town staff recommends the site development plan and preliminary plat satisfies the Findings for Approval in accordance with the Land Use Code. Town staff recommends approval of the site development plan and the preliminary plat subject to staff comments (motion option number 1).

Below are motion options for the Planning Commission to consider:

1. Move to approve the site development plan for Lot 7 and Lot 8, Wellington Business Center, and forward a recommendation to the Board of Trustees to approve the Preliminary Plat for Wellington Business Center, Amendment No. 1.
2. Move to approve the site development plan for Lot 7 and Lot 8, Wellington Business Center with conditions of approval and forward a recommendation to the Board of Trustees to approve the Preliminary Plat for Wellington Business Center, Amendment No. 1 with conditions of approval.
3. Move to deny the site development plan for Lot 7 and Lot 8, Wellington Business Center and forward a recommendation to the Board of Trustees to deny the Preliminary Plat for Wellington Business Center, Amendment No. 1.

ATTACHMENTS

1. Staff Report
2. Location Map
3. Site Development Plans
4. Preliminary Plat

Planning Commission Meeting

Meeting Date: October 7, 2024

Submitted By: Cody Bird, Planning Director

Subject:

- Site Development Plan and Preliminary Plat of Lot 7 ad Lot 8, Wellington Business Center

Background:

- The owner/developer of Lots 7 and 8, Wellington Business Center, located south of Wine Cup Street and west of I-25 Frontage Road (location map attached) has submitted a request for site development plan approval and preliminary plat approval to facilitate commercial development of the property.
- The property is zoned C-3 Mixed-use Commercial. The C-3 zone district allows a wide range of business, office, retail, restaurant and service-related uses (15-4-20 Table of Allowed Uses). The proposed multiple tenant buildings can accommodate uses suitable and allowed within the district.
- The property is within a mixed-use commercial subdivision, Wellington Business Center, that was platted in 2015 and consists of eight lots approximately 20 acres in size. Multiple tenant buildings with individual tenant finish plans for units have been constructed over the last several years.
- Lot 7 was rezoned from LI – Light Industrial to C-3 Mixed-use Commercial in 2022. Both Lot 7 and Lot 8 proposed for this development plan are zoned C-3 Mixed-Use Commercial.
    - The applicant initially applied for a site development plan, and Town staff comments identified the need to replat lot lines, vacate easements, and dedication of new easements to facilitate the desired development pattern.
    - The applicant has revised the site development plans to address staff comments and applied for the necessitated preliminary plat.
- The site development plan and preliminary plat are presented together for concurrent review and can be considered as a single development proposal.
    - The site development process and the preliminary plat process must both be followed and the processes have different criteria for approval. Both of these processes are included in this report and are presented in separate sections for the purpose of distinguishing the applicable criteria for approval for each process.
- The request for preliminary plat was advertised for public hearing for the October 7, 2024 Planning Commission meeting.
- No written or verbal public comments have been received at the date of this report.
- The Planning Commission will need to consider any testimony presented during the public hearing for the preliminary plat.

Site Development Plan Process and Findings for Approval:

- A site development plan review request is submitted to Town staff for review in accordance with Section 15-2-120 of the Land Use Code. Town staff reviews the site plan drawings, engineering design, traffic considerations, landscaping plan, site lighting plan and building design and materials in accordance with applicable development standards.
- Town staff reviews the site plan drawings and coordinates with the applicant and designers to address needed design criteria and development standards. The site plan is presented to the Planning Commission for consideration.
- In reviewing a site development plan, the Planning Commission considers the Findings for Approval, Section 15-2-120(c) below:
  1) The site plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.
  2) The lot size and lot dimensions are consistent with what is shown on the approved final plat.
  3) No buildings or structures infringe on any easements.
  4) The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.
  5) The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements.
  6) The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.

- In consideration of a site development plan, the Planning Commission makes the final approval decision. The Planning Commission may take one of the following actions:
  - Approve the site development plan;
  - Approve the site development plan with conditions;
  - Deny the site development plan application.

Preliminary Plat Process and Findings for Approval:

- A preliminary plat request is submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code. Town staff reviews the preliminary plat, grading and drainage, utility plans, landscape and open space plans, traffic impact studies, draft covenants and design guidelines, mineral/oil/gas rights, and soils reports.
- Town staff reviews the preliminary plat and supporting documentation and presents the preliminary plat and findings to the Planning Commission. The Planning Commission makes a recommendation to the Board of Trustees for consideration.
- In reviewing a preliminary plat, the Planning Commission considers the Findings for Approval, Subsection 15-2-170(d) below:
  1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
  2) The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
     a. The proposed development promotes the Town's small town, rural character;
     b. Proposed residential development adds diversity to the Town's housing supply;
     c. Proposed commercial development will benefit the Town's economic base;
     d. Parks and open space are incorporated into the site design;
     e. The proposed project protects the Town's environmental quality; and

f. The development enhances cultural, historical, educational and/or human service opportunities.

3) The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
4) The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

- In consideration of a preliminary plat application, the Planning Commission makes a recommendation that is forwarded to the Board of Trustees. The Planning Commission may make one of the following recommendations:
  - Recommend approval of the preliminary plat;
  - Recommend approval of the preliminary plat with conditions;
  - Recommend denial of the preliminary plat application.

Staff Comments (Site Development Plan):

The Findings for Approval for a preliminary plat are listed below along with Staff's recommendation for each finding.

Findings for Approval (Land Use Code Subsection 15-2-120(c)):

1) The site plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.

- The Comprehensive Plan identifies this property as Commercial on the Future Land Use Map.
- The property is currently zoned C-3 Mixed-Use Commercial. The site development plan is consistent with the intent of the C-3 zone district.
- The intent of the C-3 zone district is:
  - *The Mixed-Use Commercial District is intended to be a setting for development of a wide range of community and regional retail uses, offices and personal and business services, and it is intended to accommodate a wide range of other uses, including multi-family housing and mixed-use dwelling units. The C-3 District should integrate various commercial and multi-family uses while transitioning from the highway to adjacent lower density neighborhoods. The intent of mixed-use areas is to cluster residential and non-residential uses in a compact, walkable setting. These areas provide ease of movement through both motorized and non-motorized transportation options offering convenient access for locals and visitors alike.*
  - *While some Mixed-Use Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the Town's intent that the C-3 District emphasize safe and convenient personal mobility in many forms, with planning and design that accommodate pedestrians.*

Further, the C-3 District is intended to function with, rather than compete with, the Downtown District.

- *The highway corridor is a visible commercial area of the community. Attention to the architectural standards outlined in Section 15-9-90 is required for approval.*

2) **The lot size and lot dimensions are consistent with what is shown on the approved final plat.**
    - The site development plans are being considered for approval concurrently with a proposed preliminary plat. The preliminary plat is required to make minor modifications to the property line between existing Lot 8 and Lot 9, Wellington Business Center and to vacate and rededicate appropriate easements based on the proposed site development plan.
    - The two lots proposed for development and also for the preliminary plat are the same overall size and dimensions.
    - If the preliminary plat is approved, the final plat process would result in approval at a later date. Town staff recommends that the site development plan can be approved at this time with the understanding that minor adjustments to a site plan can be made by staff in accordance with administrative procedures allowed by 15-2-120(d)(1):
        - *Minor variations in the location of structures, improvements or open space areas caused by engineering or other unforeseen difficulties may be reviewed and approved by the Town staff. Such changes shall not exceed ten percent (10%) of any measurable standard or modify the use, character, or density of an approved site plan. All plans so modified shall be revised to show the authorized changes and shall become a part of the permanent records of the Town.*
        - This provision would allow staff and the applicant to coordinate any minor changes to ensure the site development plan and preliminary plat are in alignment and adjust for any changes necessitated as a result of final plat and final engineering designs.
3) **No buildings or structures infringe on any easements.**
    - Similar to the above, final easement locations will be identified and approved on the final plat. Any minor adjustments needed to align the site plans with the final plat can be made administratively by staff.
    - An existing easement on the plat will be vacated by virtue of replatting the property and will resolve an easement conflict.
    - The preliminary plat proposes blanket (or cross-lot) grading, drainage and access easements to accommodate pavement surface maintenance, shared vehicle and pedestrian access, and stormwater runoff. Building exclusions are proposed on the preliminary plat that would allow the buildings to be built at the proposed locations without creating conflicts for the grading, drainage and access easements.
4) **The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.**
    - The existing drainage plan for the site includes a temporary stormwater drainage detention area on Lot 8. The development plan is proposed to be a phased development plan, with the temporary basin remaining during Phase I construction. When Phase 2 is developed, the temporary basin would be removed and all of the

stormwater drainage would go to Tract F, Columbine Estates to the south. The overall drainage pattern for both Phases can conform to the applicable drainage master plans and storm drainage criteria.

- The Town Engineering Division has provided comments on the drainage plans and the applicant will need to address. The interim and final drainage designs are required to be reviewed and accepted by the Town's Engineering Division.
- The Planning Commission may proceed with approval of the overall site development plan subject to Town Engineering acceptance.

5) The density and dimensions shown conform with Article 3 of this Code or the approved PUD requirements.

- Density and dimensional criteria are satisfied and are further detailed below:
- There are no residential units proposed for this development, so residential density is not applicable.
- The floor area ratio for the C-3 zoning district is 1:1 (meaning the building area, all floors, is equal to the lot area). The building footprints, including proposed mezzanines, are less than the floor area ratio of 1:1 and this criterion is satisfied.
- Required setbacks for Front Yard (25 feet), Rear Yard (20 feet) and Side Yard (0 feet) are satisfied.
- The building height proposed is less than the district maximum of 45 feet.
- PUD requirements are not applicable to this property.

6) The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.

- The proposed site development plans are in substantial compliance with Article 5, Development Standards, of the Land Use Code, including but not limited to the following provisions:
- <u>Exterior Lighting:</u>
  - A photometric plan was provided with the site plans as required. The Town's maximum illumination level at the property line or 20-FT beyond, is 0.1 footcandle (adjacent to residential districts and public right-of-way). The submitted photometric plan complies with the 0.1 maximum illumination adjacent to residential properties and public right-of-way.
  - The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. Most parking and circulation areas satisfy the minimal 1.0 footcandle illumination criteria.
  - Illumination should be increased slightly at the entrance to Water Lily Drive, at the parking area at the southeast corner of the east building, and at the pedestrian connection to Globeflower Street. The applicant can consider the effect of existing lighting in these areas, if any.
- <u>Landscaping and Screening:</u>
  - The proposed landscaping represents an integrated design plan of trees, shrubs and grasses and other landscape materials.
  - Street trees are appropriately spaced along public streets to meet the street tree requirement. Shrubs and other groundcovers are integrated into the streetscape design.
  - Breaks or gaps in the landscape materials have been provided at strategic locations to account for winter snow removal from parking areas. Town staff agrees that reducing landscaping and screening for purposes of snow storage is

acceptable. In particular, screening on the south side of the site is reduced so vegetation will not be impacted by snow removal activities.
    - Tree islands are provided in the parking areas and along the storefronts to meet the parking lot tree requirements. Spacing around light pole locations should be double-checked to ensure lighting will not be impacted by mature spread of trees.
    - Vegetation at the Water Lily Drive entrance should be verified that mature vegetation can be maintained at a height of less than 30 inches to adhere to sight triangle requirements for traffic safety.
    - Plant species are generally native and xeric plants appropriate for the climate and are generally low-water use in accordance with the Town's landscape and irrigation design manual.
    - A 1-inch dedicated irrigation meter is proposed for the irrigation system. The separate irrigation tap is required.
    - Irrigation demand estimates are provided on the landscape plans and shall be verified and updated as needed in accordance with Town staff and engineering review comments.
- <u>Parking and Loading:</u>
    - Parking Space Count - Office, retail and restaurant uses are required to provide a minimum of 2 to 5 parking spaces per each 1,000 sq. ft. of gross floor area. The proposed buildings on the site will accommodate a mix of business uses for a proposed 95,400 square feet of building area at completion. When multiple parking standards are applicable for a multiple tenant development, it is reasonable to consider a range or average.
        - The site development plan proposes a total of 285 parking spaces, which is approximately 3 parking spaces per 1,000 sq. ft. of building area. Staff recommends this is acceptable to meet the parking needs for the development.
        - Multiple-tenant developments typically have businesses with different peak hour parking needs, resulting in overall distributed need for maximum parking. The land use code allows for a parking reduction of up to 20% for shared parking arrangements. The development is proposed with an access easement across all the parking areas, ensuring that parking is available to all businesses within the development.
        - With a 20% parking reduction for shared parking, the development provides approximately 3.5 parking spaces per 1,000 square feet and is reasonable to meet anticipated parking needs for the development.
    - Parking Space Size - Parking spaces are required to comply with the minimum width and depth requirement (9 ft. by 18 ft.) for perpendicular (90 degree) parking spaces. Proposed parking spaces meet or exceed the minimum size requirements.
    - Loading Spaces – Proposed buildings have a loading and operations area between them to access the overhead doors. There is adequate space for loading/unloading between the buildings. The west two buildings also are proposed to have a fenced area with additional loading and operational space to meet the needs of the west buildings.
    - Bicycle Parking – Each building is proposed to have two (2) bicycle racks at appropriately placed locations near building entrances and along the primary bicycle/pedestrian route. Bicycle parking is required at 2% of available parking,

so the minimum bicycle parking is satisfied. There is adequate space on the site if the applicant needs or chooses to add more bicycle parking spaces in the future.
    - Circulation Aisles - All two-way circulation aisles meet the minimum 24-ft. width requirement.
    - Accessible Parking Spaces: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. 201 to 300 parking spaces proposed requires a minimum of seven (7) accessible parking spaces, and at least one of each six (1/6) must be van accessible. The applicant is proposing to exceed the minimum requirements and all accessible parking spaces are van accessible. The size and location of ADA parking spaces are appropriate to meet requirements.
    - 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 and coordinated in the civil engineering and architectural plans, as provided.
- <u>Site and Building Design:</u>
    - The Town's architectural design standards have been adequately satisfied. The buildings provide a variety of storefront elements with windows, awnings and material variations to create a visually appealing commercial development.
        - Rear elevations of the larger buildings on the east are reasonable to limit the amount of architectural elements due to this area being primarily operational space and not highly visible from outside the site. The applicant should consider increasing architectural variations at the areas where future outdoor seating may be proposed, and can accomplish those changes at the time of a tenant finish permit.
        - The two west buildings have less architectural and material changes based on the intended design and function of the buildings and overhead doors.
        - Increased landscaping with street trees, shrubs and foundation plantings along the west are proposed to soften views of the west buildings. Trees and landscaping are also proposed interior to the site between the storefronts of the middle building and the two west buildings to minimize the effect of scale and massing of the west buildings.
    - Building entrances are clearly visible and are oriented to a pedestrian environment. Storefront glazing and awnings create a welcoming appearance, and the additional landscape planters are proposed at storefronts to provide interest and soften the landscape.
    - Buildings are proposed to be finished primarily with metal panels and architectural metal trim and accents. Other materials include metal entry canopies and manufactured stone wainscot walls at the entries. The building materials proposed are compatible with the adjacent commercial buildings.
    - Mechanical systems and roof-top units are adequately screened using parapet walls and rooftop unit screens.
    - Trash enclosures are provided using solid walls and solid gates with materials and character that match the building as required.

- Utilities:
  - Public water and sewer lines are available to support site development. Extensions of public lines are required to meet the development proposal needs and are identified on the proposed plans.
    - Water meter pits should be positioned within the utility easement proposed on the preliminary plat.
    - Grease interceptor locations are identified for potential restaurant uses if needed in the future. The applicant or tenant finish applicant is responsible for submitting engineered designs to support proposed uses. Engineered plans for grease interceptors are required to be reviewed and accepted by the Town in accordance with a building permit.
  - The site plan approval is conditioned upon final review and acceptance by the Town Engineering Division.
  - The applicant is responsible for coordinating with private companies to ensure that all utilities are installed underground.
  - 6-inch fire lines are proposed to each of the buildings for interior fire protection. The Wellington Fire Protection District (WFPD) staff reviewed the site plans and offered minor comments, with a building plan review and permit issued by WFPD required prior to construction.
- Transportation and Connectivity:
  - The site is adjacent to and accessed from the west I-25 Frontage Road at Water Lily Drive, a private street. Phase 2 of the development may require turn lanes on the Frontage Road and is required to submit a traffic memo at the time of Phase 2 construction to determine required turn lane improvements, if any.
  - Vehicle access to Globeflower Street is not permitted as part of this development.
  - A sidewalk connection is provided to Globeflower Street to meet the pedestrian connectivity to adjacent neighborhoods. The plans should be verified that the connection is aligned with the existing accessible ramps at the intersection of Globeflower Street and Cornflower Street.
  - The sidewalk at Globeflower Street extends through the site to provide pedestrian access to each of the buildings within the development. Since the site is proposed as a phased development, the applicant shall provide staff with a phasing plan identifying how the sidewalk connection will be made for Phase I buildings.

Staff Comments (Preliminary Plat):
The Findings for Approval for a preliminary plat are listed below along with Staff's recommendation for each finding.

Findings for Approval (Land Use Code Subsection 15-2-170(d))

1) **The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.**
   - The proposed preliminary plat is designed with the same general layout as the existing approved development.
   - Adjacent streets provide adequate connectivity and accommodate through traffic.
   - Utility extensions and stormwater drainage are consistent with the Town's Street Master Plan and infrastructure master plans. Final engineering design details are subject to additional engineering review and acceptance.

- The commercial lot layout is compatible in form and character to the adjacent commercial development and is compatible with the scale and massing of C-3 Mixed-Use Commercial zone district.

2) **The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:**
    a. **The proposed development promotes the Town's small town, rural character;**
        - Lot size and layout is consistent with the rural suburban character of the Town.
        - Single-family detached dwellings have long been the typical development pattern of small-town residential developments.
    b. **Proposed residential development adds diversity to the Town's housing supply;**
        - Residential uses are not proposed with this development and this consideration is not applicable.
    c. **Proposed commercial development will benefit the Town's economic base;**
        - The large lot configuration proposed will allow several multiple-tenant commercial buildings to be constructed and will provide for a mixture of office, retail, restaurant and service-oriented business types.
        - Commercial development on the property will generate commercial property tax and businesses will generate sales tax, benefiting the Town's economic base.
        - Businesses locating within the development will also provide jobs for Wellington residents, benefiting the Town's economic base.
    d. **Parks and open space are incorporated into the site design;**
        - Commercial developments are not required to provide parks. Commercial plazas, outdoor seating areas, pedestrian connections, and landscape buffers can be accommodated within the project.
    e. **The proposed project protects the Town's environmental quality; and**
        - The property has been platted and zoned for commercial uses previously. The proposed plat for commercial uses is consistent with prior approvals.
        - The property was previously zoned LI – Light Industrial and was subsequently rezoned to C-3 Mixed-Use Commercial. Uses allowed within the C-3 zone district will be more suitable for the local surrounding environment, including adjacency to residential uses.
        - Stormwater drainage and water quality are accounted for in the site design and following historic drainage patterns. Final stormwater design is subject to engineering review and acceptance.
    f. **The development enhances cultural, historical, educational and/or human service opportunities.**
        - There are no known cultural or historical elements associated with the existing project site.
        - Pedestrian sidewalk connections will be incorporated into the site design to promote the community culture of having walkable business destinations within walking distance of neighborhoods.
        - Retail, office, restaurant and service business uses will provide opportunities for goods and services to support the community and job creation.

3) **The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.**
    - Water, sanitary sewer and stormwater infrastructure are available to this site to satisfy this criterion. Public infrastructure designs have previously been approved for the site and are being updated to reflect the proposed development layout. Final public improvement design plans are required to be submitted with the final plat for review and acceptance.
    - The site development plan accompanying the preliminary plat identifies locations for grease interceptors if needed to accommodate potential restaurant uses. Adequate pretreatment measures protect the Town's sanitary sewer infrastructure and wastewater treatment facilities to strengthen the Town's vitality.
    - Water lines are looped through the site and include adequate fire hydrants to promote public health and safety. Proposed buildings within the development are proposed to be equipped with automatic fire suppression systems to promote public health and safety.
4) **The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.**
    - The existing street layout meets applicable standards for connectivity and functional classifications for roadway design.
    - The developer provided an updated Traffic Impact Study (TIS) to evaluate expected volumes of traffic as a result of commercial development for uses allowed within the C-3 zoning district. The TIS identifies an expected increase in average daily vehicle trips. The increase is reasonable based on the proposed changes and the increase does not result in any changes to roadway classification to accommodate the increase.
    - The property is proposed as a phased development plan – Phase I to be a 36,000 square foot building on the east side of the site, and Phase 2 to be a second 36,000 square foot building to the west, along with two additional buildings furthest to the west.
        - Phase I of the project can be constructed using the existing roads and driveway accesses.
        - Phase 2 of the project requires turn lanes on the Frontage Road in accordance with State Highway Access Criteria. Additional review is required for Phase 2 to ensure compliance with applicable State requirements.
        - Both phases require an access permit from CDOT Region 4 and will be obtained by the applicant.
    - No vehicle access is allowed to cross onto Globeflower Street to the west to limit traffic impacts to adjacent residential streets and neighborhoods.
    - Sidewalks are proposed to connect within the development for bicycle and pedestrian transportation paths, particularly Globeflower Street to the west to provide convenient walking and biking access to the adjacent neighborhoods.
5) **Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.**
    - Negative impacts to adjacent land uses are not anticipated as a result of the replat. The commercial character of the development is compatible with adjacent commercial land uses to the north.
    - The increased traffic mentioned above is not anticipated to result in traffic patterns or volume that will be detrimental to existing residential developments. Separating the commercial site and preventing vehicle traffic onto Globeflower Street to the west limits negative traffic impacts to adjacent residential land uses.

- Drainage infrastructure creates some buffer between the proposed commercial buildings and existing residential to the west. The landscape plan proposed for the site demonstrates increased trees and vegetation along this area to soften views and mitigate visual impacts to the adjacent residences.
- Town staff required the west buildings to be modified to make them smaller for building massing adjacent to residential neighborhoods, provide architectural changes in the buildings and materials to soften views, and increase the landscaping, all to mitigate potential negative impacts of commercial structures across the street from residential front yards.
- Building orientation on the site was designed to have east/west fronts with the length of the buildings parallel to I-25. Vertical structures adjacent to the interstate highway can help to block some of the views and road noise of passing traffic as a possible buffer to benefit nearby residential properties.

6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

- The Town has identified goals in the Comprehensive Plan for a thriving economy, including increasing business opportunities for residents, services for residents, and increasing sales tax revenue.
- The Comprehensive Plan and Land Use Code identifies this property as desirable and appropriate for mixed-use commercial uses, allowing a balance of various compatible business types.
- The timing of this development construction and permit issuance will not put a strain on the Town's water treatment plant or wastewater treatment facility because both projects are on schedule to be complete and operational by the time permits are issued for this project.
- Impact fee revenue and building material use tax collected from new developments fund the Town's critical infrastructure projects, and revenue from property tax and sales tax generated from commercial developments provide funding for town operations and quality of life improvements.

Recommendation:

The Planning Commission should conduct a public hearing to receive information describing the request for replat, hear from the applicant and Town staff, hear public testimony for the preliminary plat, and consider the site development plan.

Town staff have identified redline comments on the preliminary plat, and site development plan. The applicant is required to revise the site plan documents to incorporate all corrections, comments and/or conditions, including Town engineering review of the civil plans, and submit revised copies to the Town. Final public infrastructure plans must also be submitted for review with the final plat.

- Revisions to the site plan and preliminary plat shall be clouded, and a written response listing all changes shall be provided, noting which comment each response is addressing.
- All drawings and plans must be coordinated so there is not differing information on the plat, civil drawings, landscape plans and architectural plans.

- 2 full size, 2 half size, and electronic submission of accepted site plans must be submitted to the Town's Planning Department prior to receiving building permit.
- Building plans will not be reviewed or permits issued until revised plans are accepted by the Town.

Based upon the above findings and the staff report comments, Town staff recommends the site development plan and preliminary plat satisfies the Findings for Approval in accordance with the Land Use Code. Town staff recommends approval of the site development plan and the preliminary plat subject to staff comments (motion option number 1).

Below are motion options for the Planning Commission to consider:

1. Move to approve the site development plan for Lot 7 and Lot 8, Wellington Business Center, and forward a recommendation to the Board of Trustees to approve the Preliminary Plat for Wellington Business Center, Amendment No. 1.
2. Move to approve the site development plan for Lot 7 and Lot 8, Wellington Business Center with conditions of approval and forward a recommendation to the Board of Trustees to approve the Preliminary Plat for Wellington Business Center, Amendment No. 1 with conditions of approval.
3. Move to deny the site development plan for Lot 7 and Lot 8, Wellington Business Center and forward a recommendation to the Board of Trustees to deny the Preliminary Plat for Wellington Business Center, Amendment No. 1.

Attachments:

- Location Map
- Site Development Plans
- Preliminary Plat

Location Map
Lot 7 and Lot 8, Wellington Business Center

Civil Construction Plans for

Wellington Business Center, Lots 7 & 8

A REPLAT OF OUTLOT D, COLUMBINE ESTATES AND OUTLOTS E-1 AND E-2, COLUMBINE ESTATES MINOR SUBDIVISION
SITUATE IN THE NE/4 SECTION 9, TOWNSHIP 8NORTH, RANGE 68WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

Cover Sheet

Project Benchmarks

BENCHMARK #1:
U.S.G.S BENCH MARK # R-356, 3 ¼" BRASS CAP IN CONCRETE BASE, LOCATED 50'± WEST OF THE NW CORNER OF SECTION 34, T9N, R68W. ELEVATION 5229.70 NAVD 88 DATUM

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

Basis of Bearing

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

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

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

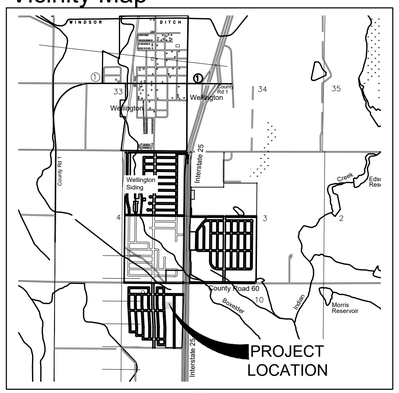
CONTROL POINT #3:
#4 REBAR WITH NE CONTROL CAP E OF 3RD ST. N OF MOUNT FLORA ST. AND S OF MOUNT HOPE ST. ON KNOLLS SITE.
N:20388.165 E:19016.327

Contact Information

Project Team

- O M B R E civil engineering | Site Engineer
  118 Jackson Ave, Fort Collins, CO 80521
  970.573.6417
- Keenny Lee Architecture Group Inc. | Architect
  209 E 4th St, Loveland, CO 80537
  970.663.0548
- FRS Enterprises, LLC | Owner
  3925 Water Lily Dr., Wellington, CO 80537
  970.556.3826
- Thomas Land Surveying, LLC | Surveyor
  2619 West 11th St. Rd. #24, Greeley, CO 80634
  970.222.3311

Vicinity Map



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Disclaimer Statement

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

Certification Statement

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

UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
Call at least two business days prior to any type of excavation regardless of anticipated depth of dig or grading.

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

DATE_____ BY _____
TOWN ENGINEER

DATE_____ BY _____
PUBLIC WORKS DIRECTOR

2024.08.15 | No. 231410 | S. Ritchie

NOT FOR CONSTRUCTION

OMBRE civil engineering

Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Cover Sheet**

A. 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.

2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

3. 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 3), 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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)

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

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

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

21. 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.

22. 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.

23. 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.

24. 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.

25. THE DEVELOPER AND/OR CONTRACTOR 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.

26. 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:

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

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

    Basis of Bearings
    West line of the Southwest Quarter of Section 4-8-68 as bearing N 00°35'48" E.

27. 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.

28. 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.

29. N/A

30. N/A

31. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE REPORT FOR WELLINGTON BUSINESS CENTER DATED JULY 31, 2015 BY NORTHERN ENGINEERING AND THE Drainage Memo for the Wellington Business Center | Lots 7&8, dated 2023.07.24 by OMBRE civil engineering, SHALL BE FOLLOWED AND IMPLEMENTED.

32. 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).

33. 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.

34. 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.

CONSTRUCTION NOTES

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 to 48-INCH AWWA C900 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).

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.

7. CRACK SEAL ALONG ALL NEW AND EXISTING CURB AND GUTTER WITHIN THE SUBIDIVISION AFTER COMPLETION OF THE PAVING AND BEFORE THE END OF THE WARRANTY PERIOD.

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 SIGNPOSTS 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 SIGNPOSTS SHALL BE REQUIRED FOR USE IN ISLAND MEDIANS.

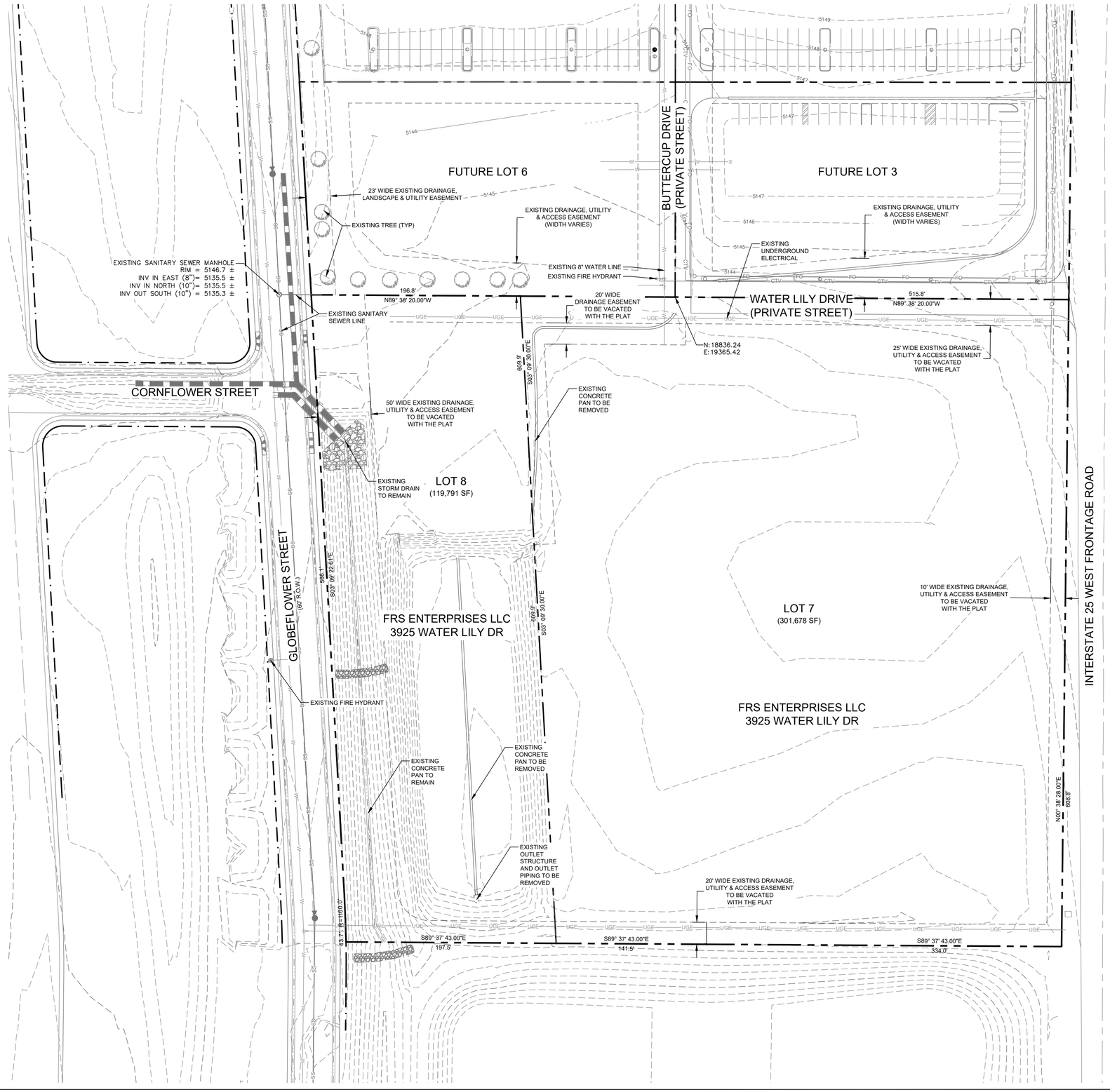
DRY UTILITY CONSTRUCTION NOTES

1. ALL NEW DRY UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH TOWN AND UTILITY PROVIDER 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. INSTALLATION SHALL NOT COMMENCE UNTIL APPROVED IN WRITING BY THE TOWN OF WELLINGTON.

4. DEVELOPER IS RESPONSIBLE FOR THE COST OF THE DRY UTILITY AND STREET LIGHT INSTALLATION FOR THE PROJECT.



NORTH 1"=50'

0 50 100 Feet

Legend

- Project Boundary
- Existing Right-of-Way
- Existing Major Contour (5015)
- Existing Minor Contour (5013)
- Existing Storm Sewer
- Existing Telephone (T)
- Existing Gas Line (G)
- Existing Sanitary Sewer (SS)
- Existing Water Main (W)
- Existing Electric (E)
- Existing Fibre Optic (FO)
- Existing Cable (CTV)
- Existing Overhead Utility (OHE)
- Existing Fence (X)
- Existing Vault
- Existing Fire Hydrant
- Existing Irrigation Box
- Existing Water Meter
- Existing Gas Meter
- Existing Telephone Pedestal
- Existing Trees (to remain)
- Existing Concrete Removal & Replacement

Notes

1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. The contractor shall be responsible for coordinating demolition, removal, replacement, and disposal of all facilities and material.
3. The contractor is encouraged to perform demolition in a manner that maximizes salvage, re-use, and recycling of materials. This includes appropriate sorting and storing and in particular, demolished concrete, asphalt, and base course should be recycled if possible.
4. All symbols are only graphically represented and are not to scale.
5. Contact the project surveyor for any inquiries related to the existing site survey.

Field Survey

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

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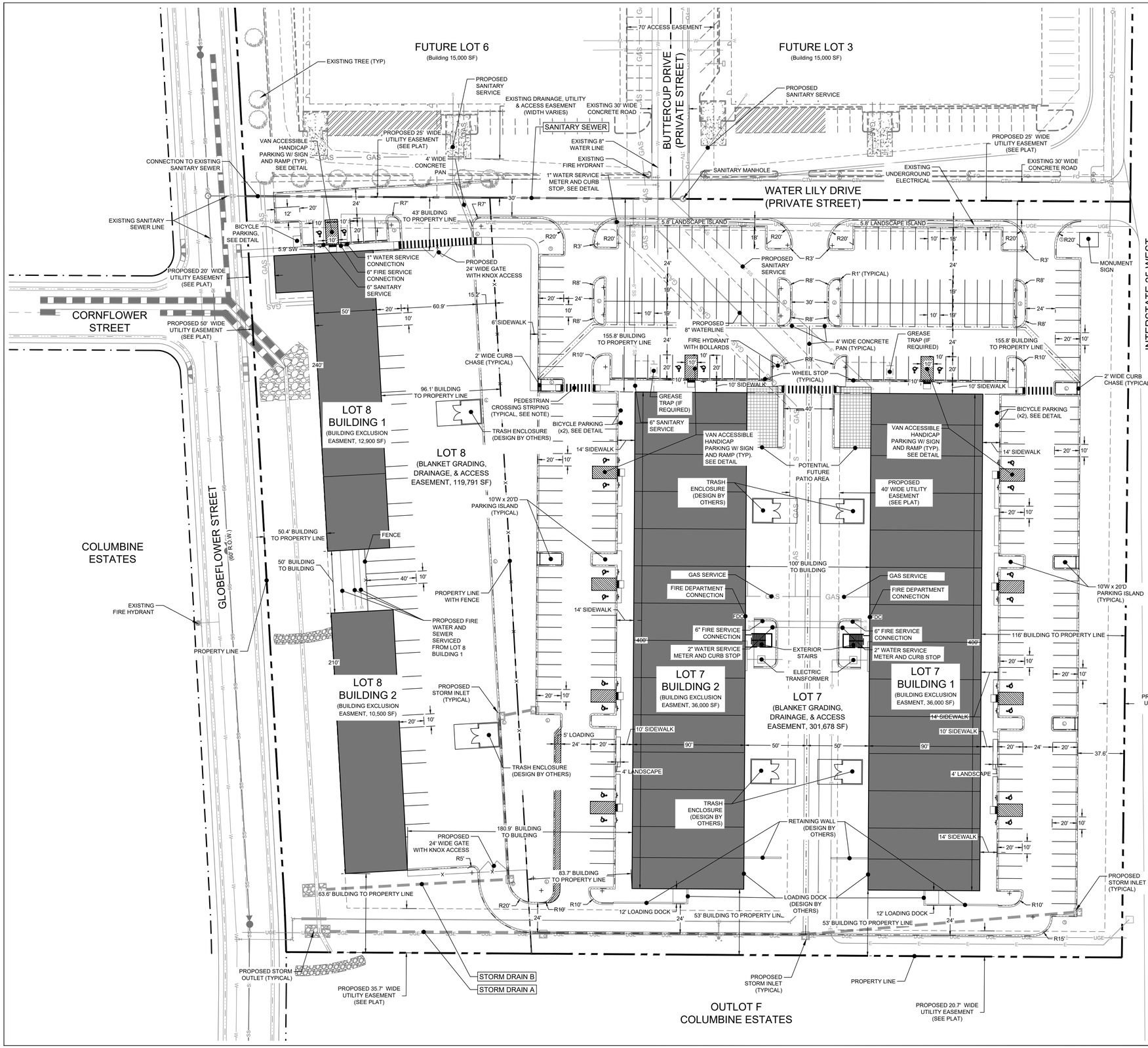
2024.08.15 | No. 231410 | S. Ritchie

NOT FOR CONSTRUCTION

OMBRE civil engineering

Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Existing Topography & Demolition**



NORTH
1"=40'
0 40 80 Feet

Legend

- Proposed Curb & Gutter
- Existing Right-of-Way
- Property Boundary
- Existing Sanitary Sewer w/ Manhole

Notes

1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. See soils report and/or geotechnical report for pavement and subgrade preparation, design and recommendations.
3. Manhole rim elevations are to be adjusted to 1/4" below finished grade. If necessary, cone sections shall be rotated to prevent lids being located within vehicle or bicycle wheel paths.
4. Expansion joints shall be provided in all sidewalks at maximum spacing of 50 feet.
5. Crosspans along public streets at the intersection of private drives shall have concrete extended to the right-of-way line.
6. Limits of street cut are approximate. final limits are to be determined in the field by the town engineering inspector. all repairs to be in accordance with town street repair standards.
7. Contractor shall adjust existing sanitary sewer manholes and subdrain cleanouts within the right-of-way per town standards.
8. Refer to the plat for lot areas, tract sizes, easements, lot dimensions, utility easements, other easements, and other survey information.
9. All pedestrian crossing striping shall be 1 foot by 6 feet and spaced 3 feet on center.

Land Use Table | Lot 7

Description	Area (Square Feet)	Area (Acres)	Percent
Building	72,000	1.65	23.9%
Concrete	176,652	4.06	58.6%
Open Space (15% min.)	53,026	1.22	17.6%
Total	301,678	6.93	

Land Use Table | Lot 8

Description	Area (Square Feet)	Area (Acres)	Percent
Building	23,400	0.54	19.5%
Concrete	56,391	1.29	47.1%
Open Space (15% min.)	40,000	0.92	33.4%
Total	119,791	2.75	

Parking Tables

Description	Area (Square Feet)	Space per 1,000 Square Feet	Parking Spots	Bicycle Parking (2% of total)
Required | Lot 7	72,000	2	144	3
Required | Lot 8	23,400	1	23	2
Total			167	5

Description	Standard Parking	Accessible Parking	Total	Bicycle Parking
Provided | Lot 7	239	20	259	4
Provided | Lot 8	24	2	26	2
Total			285	6

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OMBRE civil engineering

Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Civil Site Plan**

NORTH
1"=40'
0
40
80
Feet

Legend

- Proposed Curb & Gutter
- Existing Right-of-Way
- Property Boundary
- Existing Sanitary Sewer w/ Manhole
- Proposed Sanitary Sewer w/ Manhole
- Proposed Sanitary Sewer Service (S)
- Existing Water Main (W)
- Proposed Water Main
- Proposed Water Service (W)
- Proposed Fire Service (F)
- Proposed Fire Hydrant
- Proposed Easement Line
- Proposed Storm Sewer
- Proposed Storm Structure

Notes

1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. All construction shall be per Town of Wellington Standard Design Criteria and Standard Construction Requirements, latest edition.
3. All water fittings and valves are only graphically represented and are not to scale.
4. All waterlines shall have a minimum of 5 feet from finished grade to top of pipe unless otherwise noted.
5. Dry utility services are shown in a schematic fashion only. Exact locations shall be per the requirements of the respective utility providers, and are subject to change in the field.
6. Maintain 10' horizontal and 18" vertical minimum separation between all sanitary sewer mains, water mains & services.
7. Refer to the plat for lot areas, tract sizes, easements, lot dimensions, utility easements, other easements, and other survey information.
8. Limits of street cut are approximate. final limits are to be determined in the field by the Town of Wellington engineering inspector. All repairs to be in accordance with Town of Wellington street repair standards.
9. All manhole rim elevations (existing & proposed) are to be adjusted to 1/4" below finished grade. If necessary, cone sections shall be rotated to prevent lids being located within vehicle or bicycle wheel paths.

2024.08.15 | No. 231410 | S. Ritchie

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Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Utility Plan**

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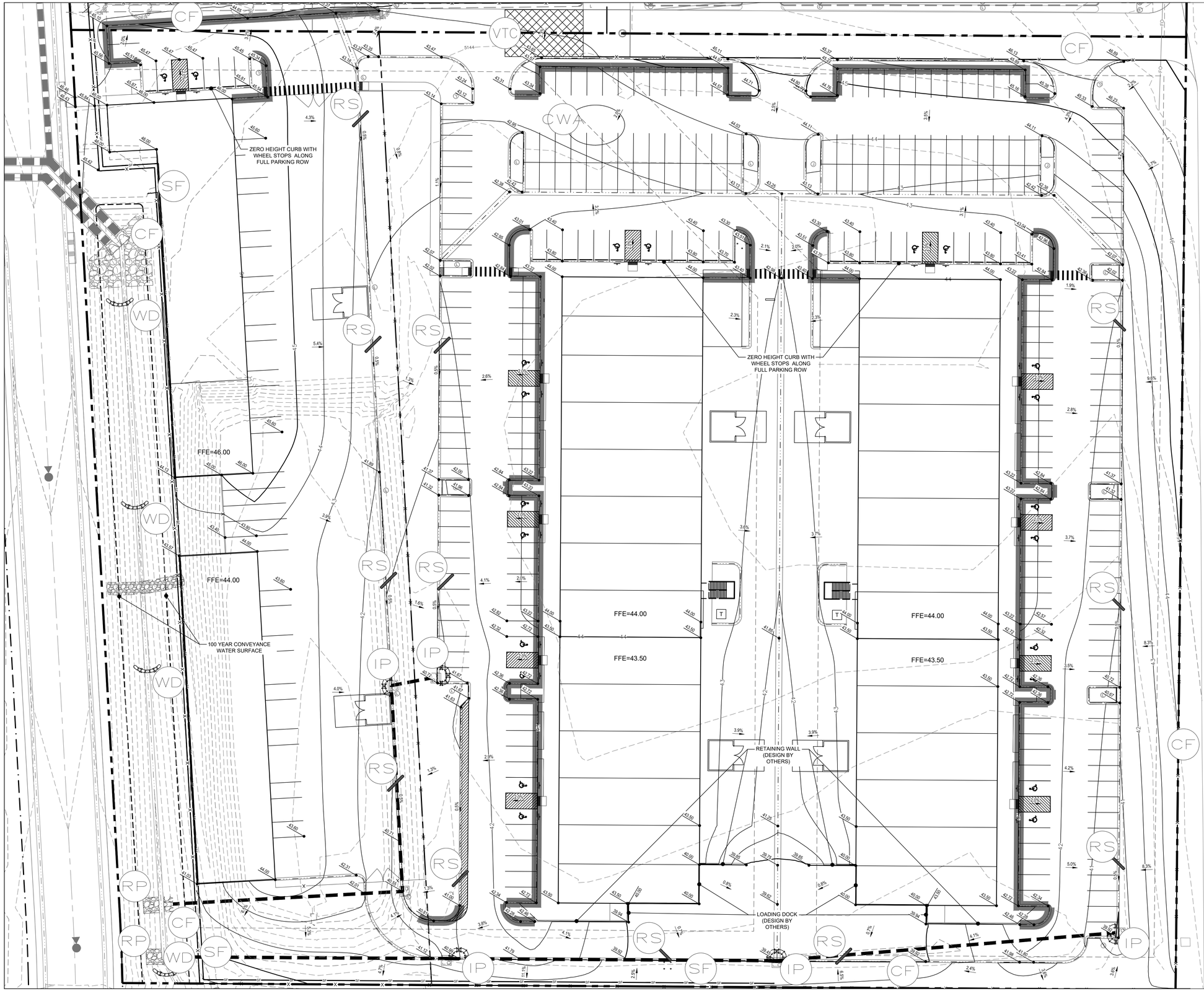

NORTH

1"=50'

0 30 60 Feet

Legend

- Existing Storm Sewer
- Proposed Contour (35)
- Existing Controur (5013)
- Proposed Grade Break
- Proposed Curb & Gutter (Inflow)
- Proposed Curb & Gutter (Outflow)
- Property Boundary
- Existing Lot Line
- Existing Right-of-Way
- Proposed Outflow Curb & Gutter
- Proposed Spot Elevation (33.43)
- Existing Spot Elevation (47.45)
- Proposed Slopes (2.0%)
- Silt Fence (SF)
- Wattle (WD)
- Riprap (RP)
- Concrete Wash Area (CWA)
- Vehicle Tracking Control Pad (VTC)
- Construction Fence (CF)
- Inlet Protection (IP)
- Rock Sock (RS)

Grading Notes

1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. Refer to the plat for lot areas, tract sizes, easements, lot dimensions, utility easements, other easements, and other survey information.
3. All project data is on vertical datum; see cover sheet for benchmark references.
4. All curb spots shown are flowline elevations. All other spots are finished grade elevations unless otherwise indicated.

General Notes

5. The contractor shall immediately stabilize all disturbed slopes by crimp mulching or similar methods.
6. SWMP administrator:
   Contact _____
   Company _____
   Address _____
   Phone _____
7. Contractor shall provide vehicle tracking control for concrete washout area if access is off pavement.
8. Refer to the drainage memo for the Drainage Memo for the Wellington Business Center | Lots 7&8, dated 2023.07.24 by OMBRE civil for additional information.

Benchmarks & Bearing

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

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

Basis of Bearing

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

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

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

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

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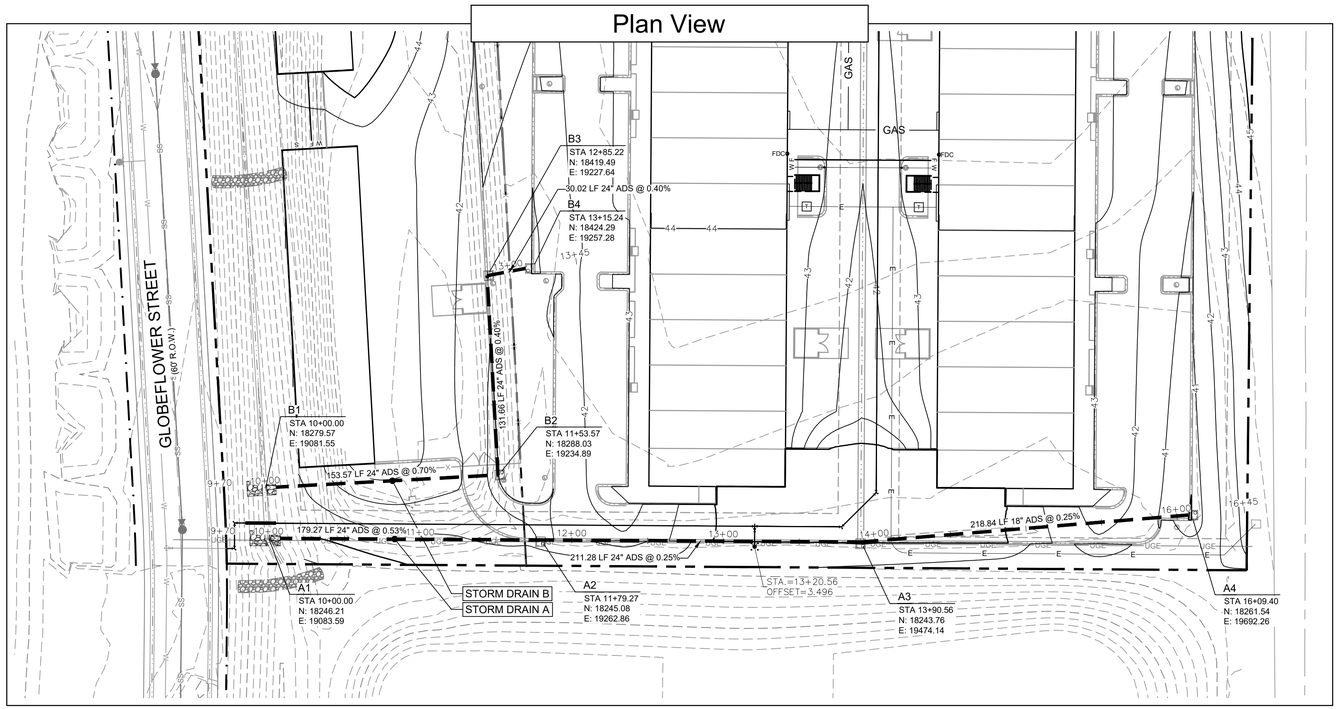
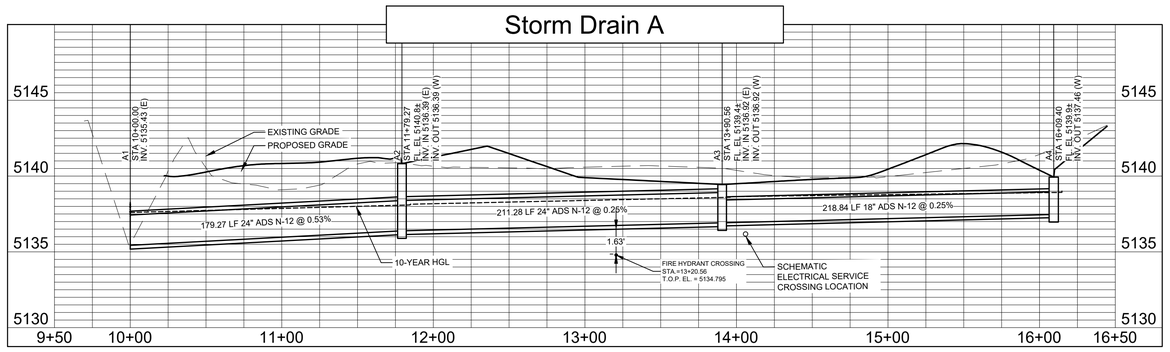
Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Grading & Erosion Control**

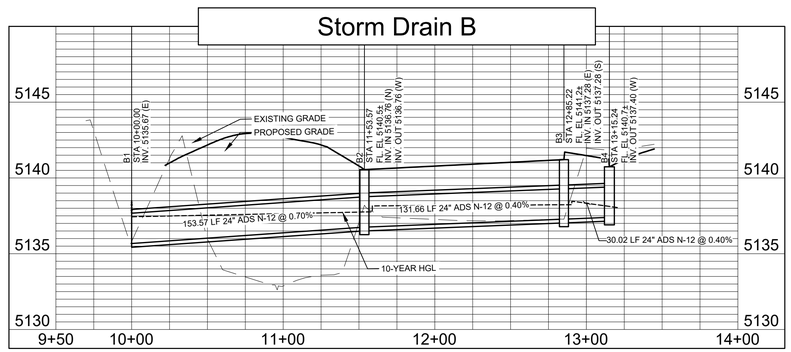
Plan View



Storm Drain A



Storm Drain B



NORTH

1"=50'

0 50 100 Feet

Profile scale is 1"=50' horizontal and 1"=5' vertical

Legend

- Proposed Curb & Gutter
- Existing Right-of-Way
- Property Boundary
- Proposed Sanitary Sewer w/Manhole
- Existing Sanitary Sewer w/ Manhole (SS)
- Proposed Storm Sewer
- Proposed Storm Structure (SD)

Notes

1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. Maintain 10' horizontal and 18" vertical minimum separation between all storm drains, sanitary sewer mains, water mains, and services.
3. Pipe lengths are calculated from the center of manholes and structures. specified length of pipe includes the laying length of flared end sections.
4. All RCP shall be Class III or greater. Pipe material, bedding, and installation within public Right-Of-Way (ROW) shall be governed by Town of Wellington standards. Alternates (such as ADS N-12 or HP Sanlite) outside of the ROW shall be approved in advance by theTown Engineer. All joints shall be 'watertight' using appropriate gaskets or joint wraps (per ASTM C443 for RCP and per ASTM F477 / D3212 for plastic pipe).
5. Contractor shall shall confirm that manhole diameters are sufficient for their proposed methods of installation (i.e., within pre-caster's tolerances, etc.).

Maintenance Notes

1. All storm drainage features shown shall be privately owned and maintained. The Town of Wellington is not responsible for the maintenance of privately owned storm facilities.
2. Ownership and maintenance of infrastructure shall be addressed on the plat.

Structure Schedule

Structure ID	Description
A1	24 inch RCP Flared End Section with 13'x10' Class M Riprap
A2	Nyloplast 2'x3' Curb Inlet Structure
A3	Nyloplast 2'x3' Curb Inlet Structure
A4	Nyloplast 2'x3' Curb Inlet Structure
B1	24 inch RCP Flared End Section with 13'x10' Class M Riprap
B2	Nyloplast 2'x3' Curb Inlet Structure
B3	Nyloplast 2'x3' Curb Inlet Structure
B4	Nyloplast 2'x3' Curb Inlet Structure

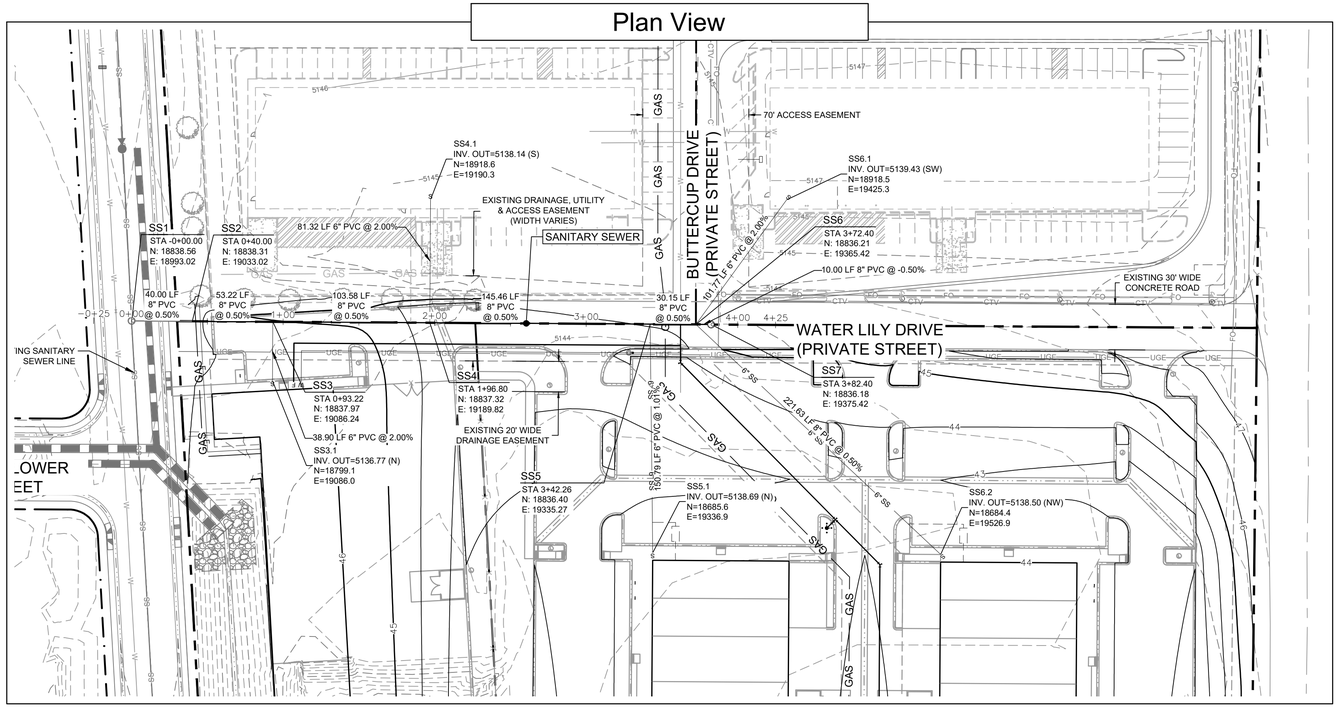
2024.08.15 | No. 231410 | S. Ritchie

NOT FOR CONSTRUCTION

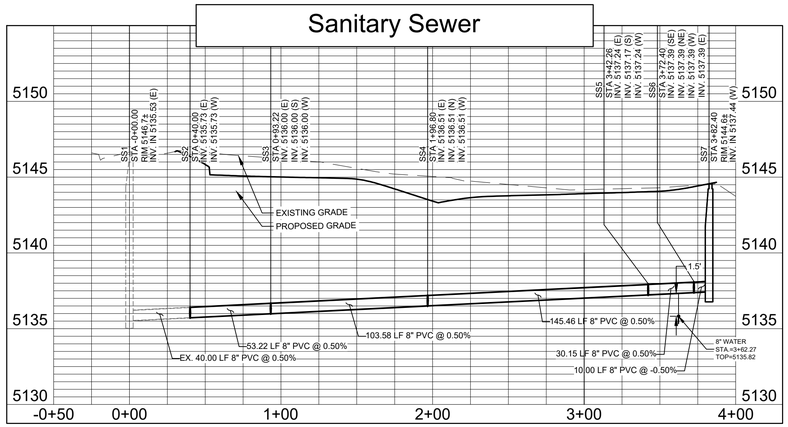
OMBRE civil engineering

Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Storm Drains A & B | Plan & Profiles**

Plan View



Sanitary Sewer



NORTH 1"=50'

0 50 100 Feet

Profile scale is 1"=50' horizontal and 1"=5' vertical

Legend

- Proposed Curb & Gutter
- Existing Right-of-Way
- Property Boundary
- Proposed Sanitary Sewer w/Manhole
- Existing Sanitary Sewer w/ Manhole
- Proposed Storm Sewer
- Proposed Storm Structure

Notes

1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. Maintain 10' horizontal and 18" vertical minimum separation between all storm drains, sanitary sewer mains, water mains, and services.
3. Pipe lengths are calculated from the center of manholes and structures. specified length of pipe includes the laying length of flared end sections.
4. All RCP shall be Class III or greater. Pipe material, bedding, and installation within public Right-Of-Way (ROW) shall be governed by Town of Wellington standards. Alternates (such as ADS N-12 or HP Sanlite) outside of the ROW shall be approved in advance by theTown Engineer. All joints shall be 'watertight' using appropriate gaskets or joint wraps (per ASTM C443 for RCP and per ASTM F477 / D3212 for plastic pipe).
5. Contractor shall shall confirm that manhole diameters are sufficient for their proposed methods of installation (i.e., within pre-caster's tolerances, etc.).

Structure Schedule

Structure ID	Description
SS1	Existing 48 inch manhole.
SS2	End of ex.sanitary sewer "stub out". Remove ex. plug.
SS3	6 inch sanitary sewer service wye
SS3.1	Service connection to building. Temporary end plug.
SS4	6 inch sanitary sewer service wye
SS4.1	Service connection to building. Temporary end plug.
SS5	6 inch sanitary sewer service wye
SS5.1	Service connection to building. Temporary end plug.
SS6	6 inch sanitary sewer service wye
SS6.1	Service connection to building. Temporary end plug.
SS6.2	Service connection to building. Temporary end plug.
SS7	Proposed 48 inch manhole.

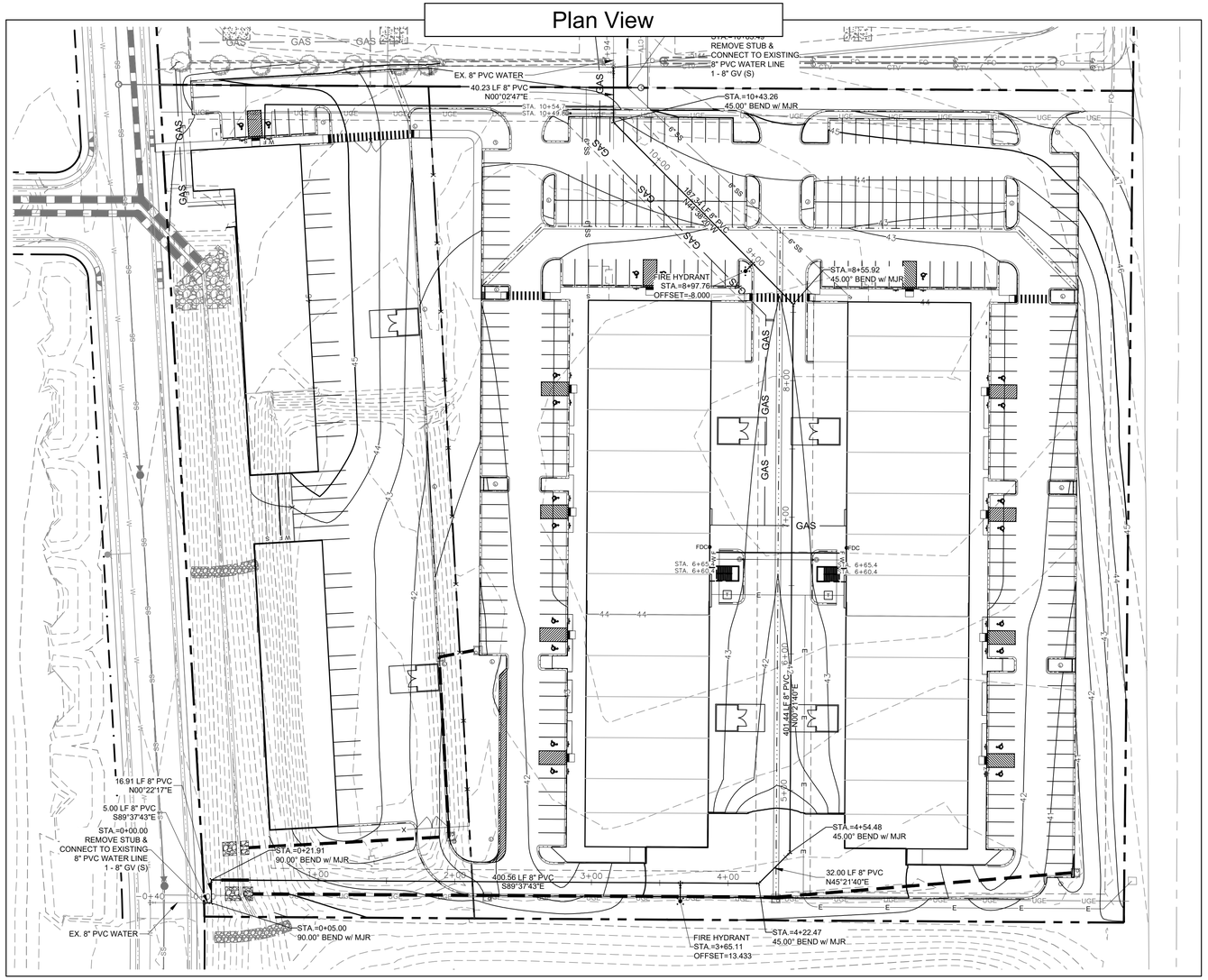
NOT FOR CONSTRUCTION

2024.08.15 | No. 231410 | S. Ritchie

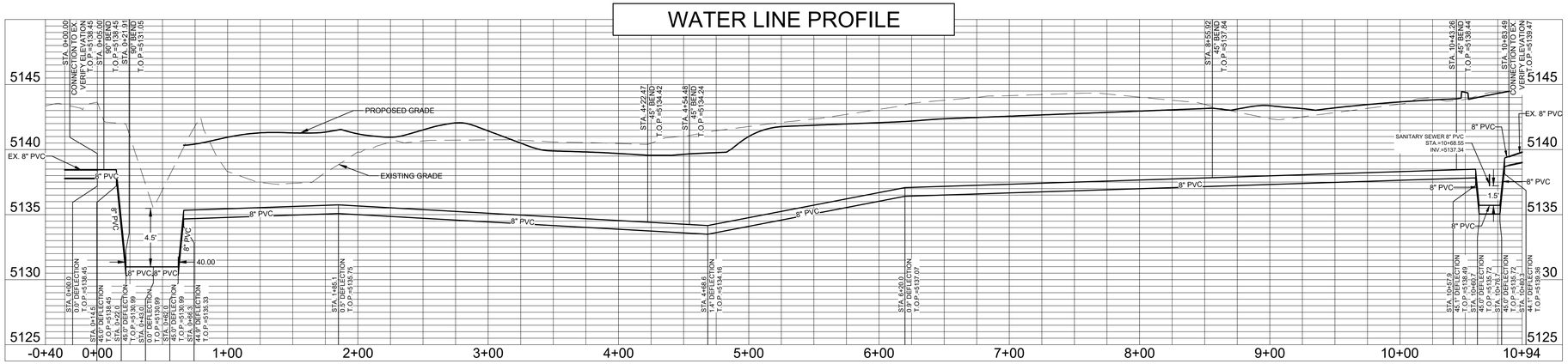
OMBRE civil engineering

Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Sanitary Sewer | Plan & Profile**

Plan View



WATER LINE PROFILE



NORTH

1"=50'

0 50 100 Feet

Profile scale is 1"=50' horizontal and 1"=5' vertical

Legend

- Proposed Curb & Gutter
- Existing Right-of-Way
- Property Boundary
- Proposed Sanitary Sewer w/Manhole
- Existing Sanitary Sewer w/ Manhole
- Proposed Storm Sewer
- Proposed Storm Structure

Notes

1. The size, type and location of all known underground utilities are approximate when shown on these drawings. It shall be the responsibility of the contractor to verify the existence of all underground utilities in the area of the work. Before commencing new construction, the contractor shall be responsible for locating all underground utilities and shall be responsible for all unknown underground utilities.
2. Maintain 10' horizontal and 18" vertical minimum separation between all storm drains, sanitary sewer mains, water mains, and services.
3. Pipe lengths are calculated from the center of manholes and structures. specified length of pipe includes the laying length of flared end sections.
4. All RCP shall be Class III or greater. Pipe material, bedding, and installation within public Right-Of-Way (ROW) shall be governed by Town of Wellington standards. Alternates (such as ADS N-12 or HP Sanlite) outside of the ROW shall be approved in advance by theTown Engineer. All joints shall be 'watertight' using appropriate gaskets or joint wraps (per ASTM C443 for RCP and per ASTM F477 / D3212 for plastic pipe).
5. Contractor shall shall confirm that manhole diameters are sufficient for their proposed methods of installation (i.e., within pre-caster's tolerances, etc.).

2024.08.15 | No. 231410 | S. Ritchie

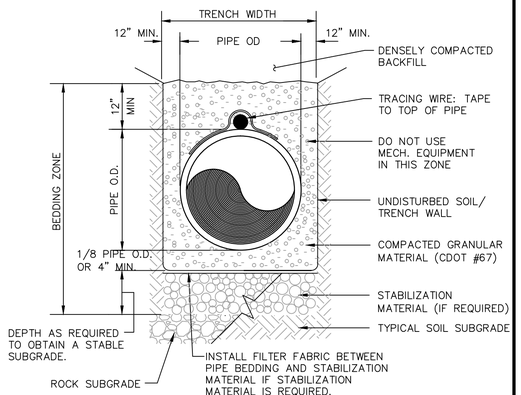
NOT FOR CONSTRUCTION

O M B R E
civil engineering

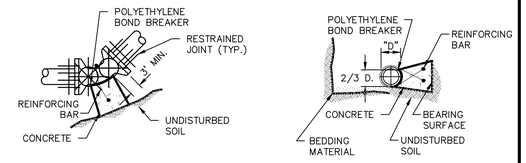
Wellington Business Center, Lots 7 & 8 | Wellington, CO | **Waterline | Plan & Profile**

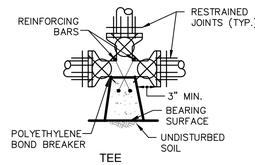
9 of 29

DETAILS ARE NOT TO SCALE UNLESS OTHERWISE NOTED



LATEST REV.	BEDDING DETAIL – PVC WATER DISTRIBUTION PIPE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-1

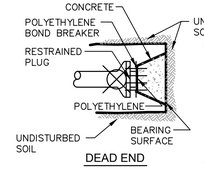




MINIMUM BEARING SURFACE AREA (SQ. FT.)*

PIPE SIZE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	1.0	1.5	2.5	4.5	3.5
8"	1.5	2.5	4.5	8.0	5.5
12"	3.0	4.5	9.0	16.5	12.0
16"	4.8	9.6	18.9	34.7	24.5

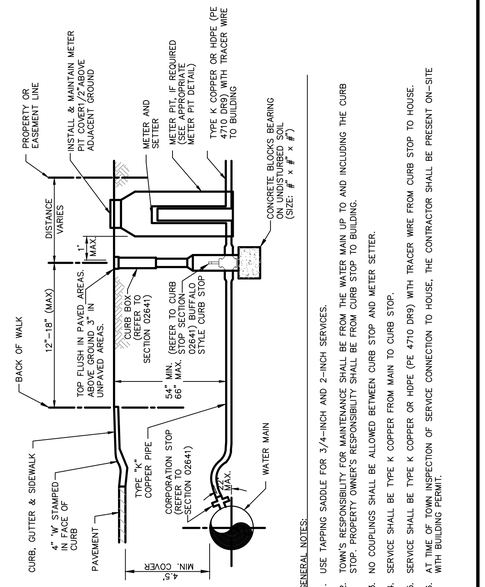
*BEARING SURFACE AREAS SHOWN IN CHART ARE A MINIMUM REQUIREMENT AND DO NOT RELIEVE THE DESIGN ENGINEER OF RESPONSIBILITY TO DESIGN EACH THRUST BLOCK.



GENERAL NOTES:

1. BEARING SURFACE AREAS SHOWN IN CHART ARE MINIMUM.
2. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE.
3. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
4. THRUST BLOCKS ON PIPE LARGER THAN 16" SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
5. THRUST BLOCKS ON PIPE LARGER THAN 16" SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
6. REFER TO SECTION 02713 FOR CONCRETE REQUIREMENTS.
7. SEE RELEVANT SPECIFICATION FOR FURTHER DETAIL.

LATEST REV.	THRUST BLOCK DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-2



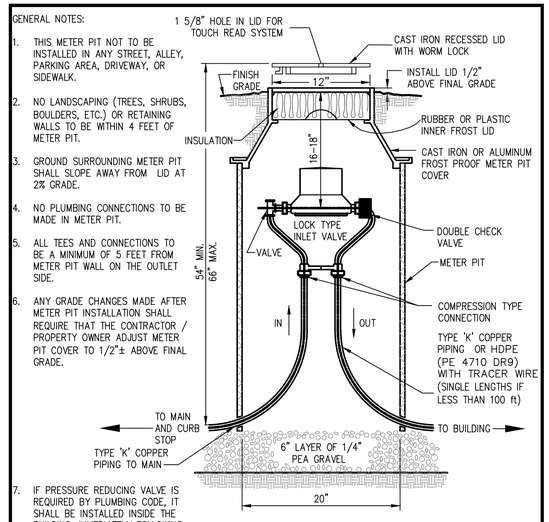
GENERAL NOTES:

1. USE TAPPING SADDLE FOR 3/4-INCH AND 2-INCH SERVICES.
2. TOWN'S RESPONSIBILITY FOR MAINTENANCE SHALL BE FROM THE WATER MAIN UP TO AND INCLUDING THE CURB STOP. PROPERTY OWNER'S RESPONSIBILITY SHALL BE FROM CURB STOP TO BUILDING.
3. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
4. SERVICE SHALL BE TYPE K COPPER FROM MAIN TO CURB STOP.
5. SERVICE SHALL BE TYPE K COPPER OR HDPE (PE 4710 DR9) WITH TRACER WIRE FROM CURB STOP TO HOUSE. AT TIME OF TOWN INSPECTION OF SERVICE CONNECTION TO HOUSE, THE CONTRACTOR SHALL BE PRESENT ON-SITE WITH BUILDING PERMIT.

LATEST REV.	WATER SERVICE CONNECTION (TYP. 3/4" –2")	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-5

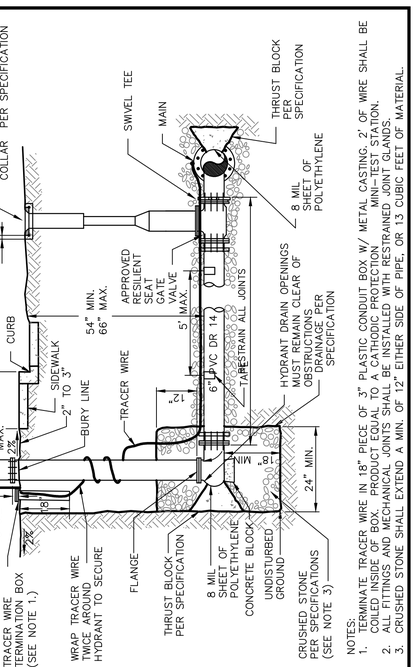
GENERAL NOTES:

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.



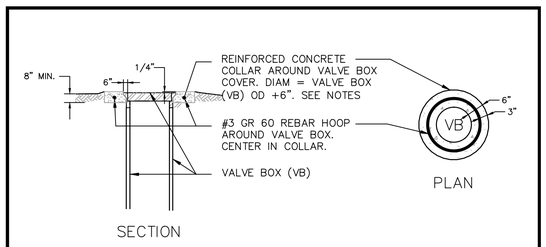
TAP SIZE	SADDLE – FORD	CORP – FORD	METER PIT – MID STATE	ALUMINUM COVER	METER SETTER (FORD)/ DOUBLE CHECK (FEBCO)
3/4"	202B 0962 8" 3C	F600	20"x36" MID STATES	20" M70ALR	VHH82W 2233
1"	202B 0750 6" 4C	F600	24"x36" MID STATES	24" M70AL24	VHH84W 2233

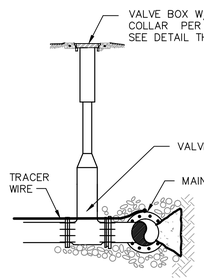
LATEST REV.	TYP. METER PIT FOR LANDSCAPED AREAS	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-7



NOTES:
1. TERMINATE TRACER WIRE IN 18" PIECE OF 3" PLASTIC CONDUIT BOX W/ METAL CASTING. 2' OF WIRE SHALL BE COILED INSIDE OF BOX. PRODUCT EQUAL TO A CATHODIC PROTECTION MINI-TEST STATION.
2. ALL FITTINGS AND MECHANICAL JOINTS SHALL BE INSTALLED WITH RESTRAINED JOINT GLANDS.
3. CRUSHED STONE SHALL EXTEND A MIN. OF 12" EITHER SIDE OF PIPE, OR 13 CUBIC FEET OF MATERIAL.

LATEST REV.	FIRE HYDRANT DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-8

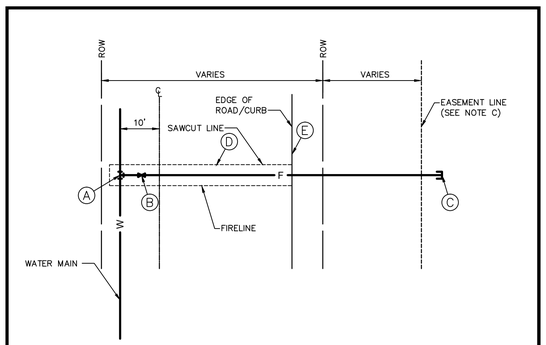




NOTES

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



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).

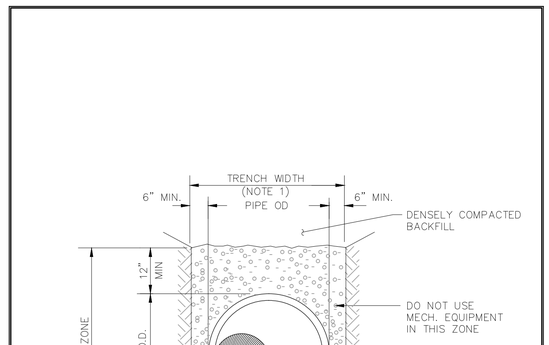
B. INSTALL GATE VALVE IN FIRE LINE WITH VALVE BOX. SEE PLANS FOR FIRE LINE PIPE DIAMETER (MINIMUM 4–INCHES).

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

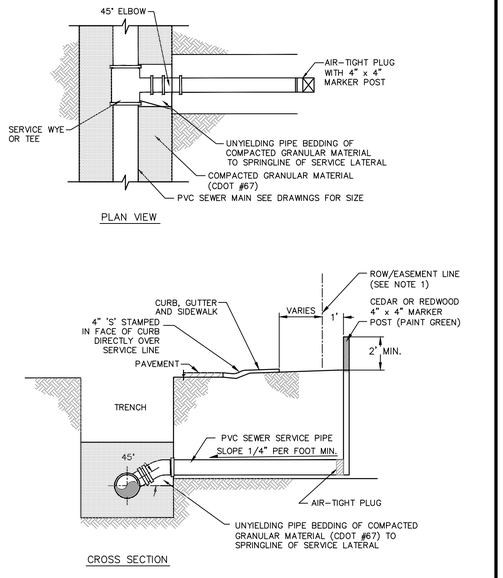


NOTES

1. MINIMUM TRENCH WIDTH SHOWN ASSUMES INSTALLATION BY TRENCHING MACHINE NOT AN EXCAVATOR.

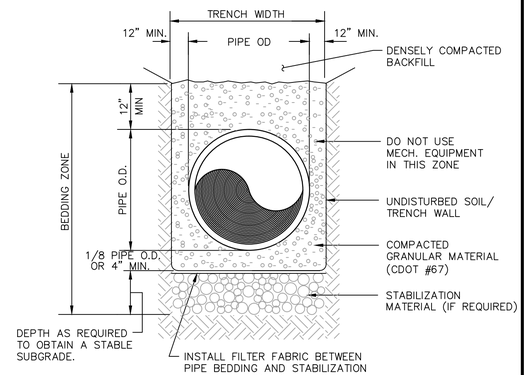
LATEST REV.	BEDDING DETAIL – TYPE K WATER SERVICE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-14

DETAILS ARE NOT TO SCALE UNLESS OTHERWISE NOTED

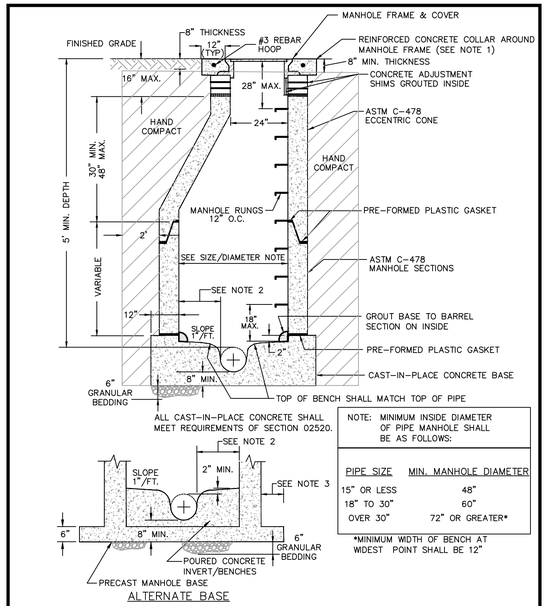


NOTES
1. SERVICE SHALL EXTEND 1' BEYOND THE ROW/EASEMENT LINE WHICHEVER IS FURTHER FROM BACK OF WALK..

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



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



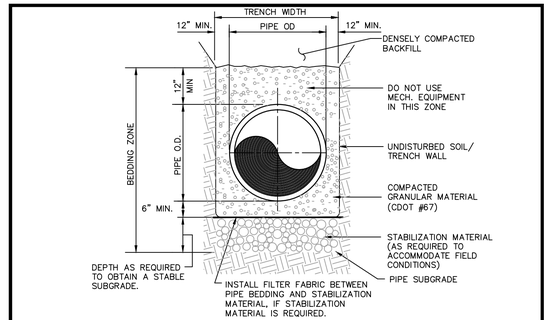
NOTE: MINIMUM INSIDE DIAMETER OF PIPE MANHOLE SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. MANHOLE DIAMETER
15" OR LESS	48"
18" TO 30"	60"
OVER 30"	72" OR GREATER*

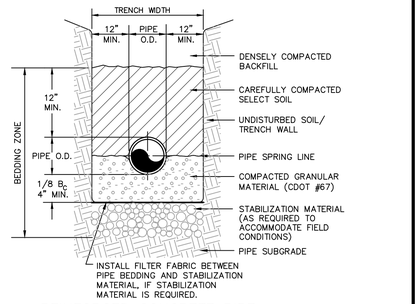
*MINIMUM WIDTH OF BENCH AT WIDEST POINT SHALL BE 12"

NOTE:
1. ALL MANHOLES SHALL HAVE A 12" CONCENTRIC CONCRETE RING AROUND MANHOLE FRAME.
2. MINIMUM WIDTH OF BENCH POINT SHALL BE 12".
3. MANUFACTURER TO SIZE TO PREVENT BUOYANCY..

LATEST REV.	STANDARD MANHOLE (Sanitary & Storm)	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-4



CORRUGATED METAL PIPE & PLASTIC STORM DRAIN PIPE



REINFORCED CONCRETE PIPE

LATEST REV.	BEDDING DETAIL – RCP, CMP, PLASTIC STORM DRAIN	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-1

CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

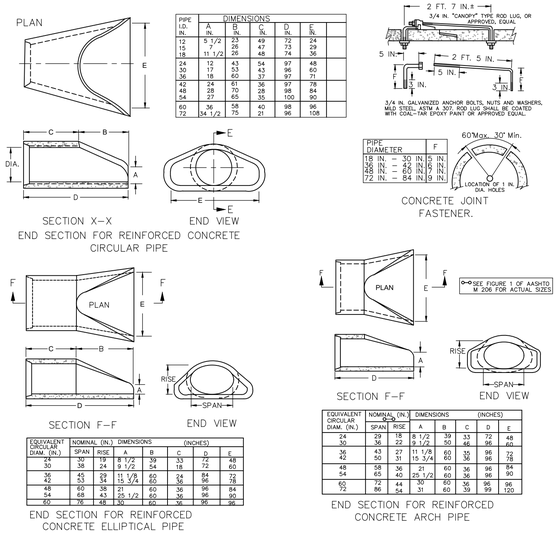
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE DIMENSION (IN POUNDS)	d_{50}* (INCHES)
TYPE VL	70–100	12	
	50–70	9	
	35–50	6	6**
	2–10	2	
TYPE L	70–100	15	
	50–70	12	
	35–50	9	9**
	2–10	3	
TYPE M	70–100	21	
	50–70	18	
	35–50	12	12
	2–10	4	
TYPE H	100	30	
	50–70	24	
	35–50	18	18
	2–10	6	
TYPE VH	100	42	
	50–70	33	
	35–50	24	24
	2–10	9	

d_{50}*=MEAN PARTICLE SIZE. AT LEAST 50 PERCENT OF THE MASS SHALL BE STONES EQUAL TO OR LARGER THAN THIS DIMENSION.
** BURY ON 4 TO 1 SIDE SLOPES OR GROUT ROCK IF SLOPES ARE STEEPER.

GRADATION FOR FILTER MATERIAL UNDER RIPRAP

SIEVE SIZE	% BY WEIGHT PASSING SQUARE MESH SIEVES TYPE I (CDOT CONCRETE SAND SPECIFICATION (AASHTO M6) SECTION 703.01)	TYPE II (CDOT CLASS A, SECTION 703.09)
3"	....	90–100
1–1/2"	....	....
3/4"	....	20–90
3/8"	100	....
#4	95–100	0–20
#16	45–80	....
#50	10–30	....
#100	2–10	....
#200	0–2	0–3

LATEST REV.	RIP–RAP GRADATION & BEDDING GRADATION TABLE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-10



PIPE I.D. IN.	DIMENSIONS A IN.	B IN.	C IN.	D IN.	E IN.
12	5 1/2	23	49	72	24
15	7	26	47	73	29
18	11 1/2	26	48	74	36
24	12	41	54	97	48
30	17	53	54	99	60
36	18	60	57	97	71
42	24	61	36	97	78
48	28	70	28	98	84
54	27	65	35	100	90
60	36	58	40	98	96
72	54 1/2	75	21	96	108

EQUIVALENT CIRCULAR DIAM. (IN.)	NOMINAL (IN.) SPAN	RISE	DIMENSIONS (INCHES) A	B	C	D	E
24	30	19	8 1/2	39	33	72	48
30	38	24	9 1/2	54	18	72	60
36	45	29	11 1/8	60	34	84	72
42	53	34	15 3/4	60	36	96	78
48	60	38	21	60	36	96	84
54	68	43	25 1/2	60	36	96	90
60	76	48	30	60	36	96	96

END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE

EQUIVALENT CIRCULAR DIAM. (IN.)	NOMINAL (IN.) SPAN	RISE	DIMENSIONS (INCHES) A	B	C	D	E
24	29	18	8 1/2	39	33	72	48
30	36	22	9 1/2	50	46	96	60
36	43	27	11 1/8	60	35	96	72
42	50	31	15 3/4	60	30	96	78
48	58	36	21	60	36	96	84
54	65	40	25 1/2	60	36	96	90
60	72	44	30	60	35	96	96
72	86	54	31	60	39	97	120

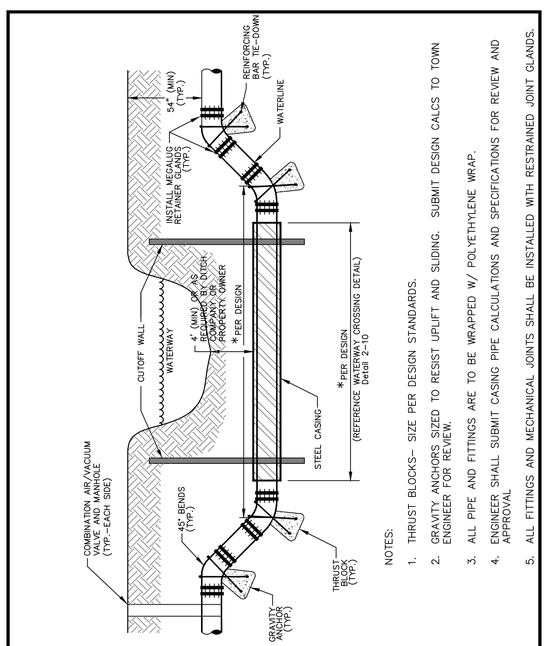
END SECTION FOR REINFORCED CONCRETE ARCH PIPE

PIPE DIAMETER	F
18 IN. – 30 IN.	5 IN.
36 IN. – 54 IN.	6 IN.
66 IN. – 60 IN.	7 IN.
72 IN. – 84 IN.	9 IN.

CONCRETE JOINT FASTENER.

GENERAL NOTES:
1. REVISED CDOH M-603-10
2. CONCRETE END SECTIONS ARE TO BE FURNISHED WITH TOUGE OR GROOVE AS REQUIRED.
3. INSIDE CONFIGURATION AND JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
4. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGHTS, WHEN USED, WILL BE INCLUDED IN THE 15 L.F. REQUIRED.

Concrete Flared End Section

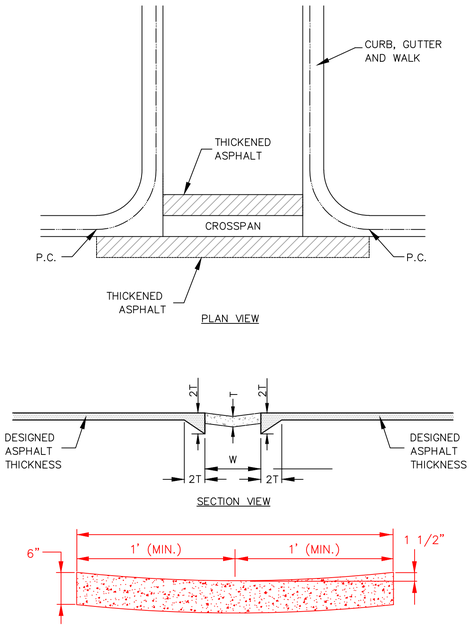


NOTES:
1. THRUST BLOCKS– SIZE PER DESIGN STANDARDS.
2. GRAVITY ANCHORS SIZED TO RESIST UPLIFT AND SLIDING. SUBMIT DESIGN CALCS TO TOWN ENGINEER FOR REVIEW.
3. ALL PIPE AND FITTINGS ARE TO BE WRAPPED W/ POLYETHYLENE WRAP.
4. ENGINEER SHALL SUBMIT CASING PIPE CALCULATIONS AND SPECIFICATIONS FOR REVIEW AND APPROVAL
5. ALL FITTINGS AND MECHANICAL JOINTS SHALL BE INSTALLED WITH RESTRAINED JOINT GLANDS.

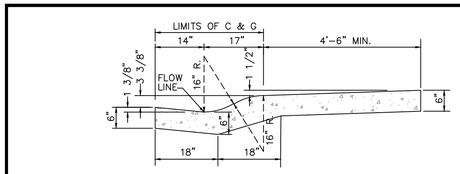
LATEST REV.	WATERLINE: CROSSING DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-9

2024.08.15 | No. 231410 | S. Ritchie
NOT FOR CONSTRUCTION
OMBRE engineering
Wellington Business Center, Lots 7 & 8 | Wellington, CO | Utility Details
11 of 29

DETAILS ARE NOT TO SCALE UNLESS OTHERWISE NOTED

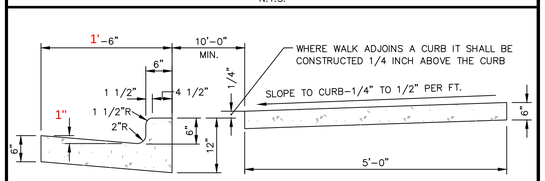


LATEST REV.	ASPHALT PAVING DETAIL (CROSS PAN)	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	5-9



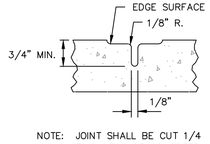
DRIVEOVER CURB, GUTTER & SIDEWALK

N.T.S.



VERTICAL 6" CURB, GUTTER AND SIDEWALK

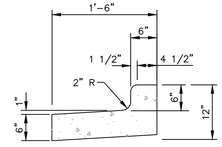
N.T.S.



NOTE: JOINT SHALL BE CUT 1/4 THICKNESS OF CONCRETE INITIALLY

CONTROL JOINTS FOR WALKS

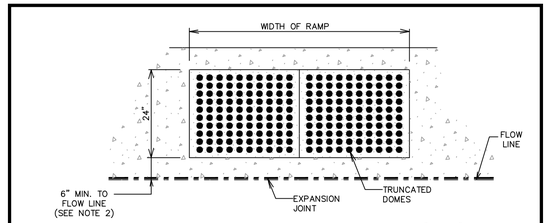
N.T.S.



OUTFALL CURB & GUTTER

N.T.S.

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

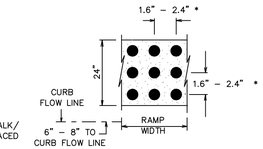


THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 65% OF THE BASE DIAMETER

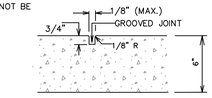
GENERAL NOTES:

1. TRUNCATED DOMES SHALL BE INSTALLED AT SIDEWALK/ STREET INTERSECTIONS. THE DOMES SHALL BE PLACED IN A PATTERN GRID.
2. TRUNCATED DOMES SHALL BE INSTALLED A MINIMUM OF 6 INCHES FROM THE FLOW LINE OF THE CURB AND NOT BE MORE THAN A MAXIMUM OF 8 INCHES FROM THE FLOW LINE.
3. ALL TRUNCATED DOMES SHALL BE 24 INCHES IN LENGTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA.
4. RAMP SLOPES SHALL NOT BE STEEPER THAN 1" PER FOOT (12:1) THE TRUNCATED DOME SLOPE SHALL NOT BE STEEPER THAN 0.6" PER FOOT(20:1).

CONSTRUCTION NOTES:
THE RAMP AREA SHALL RECEIVE A COARSER BRUSH TREATMENT THAN THE SIDEWALK.

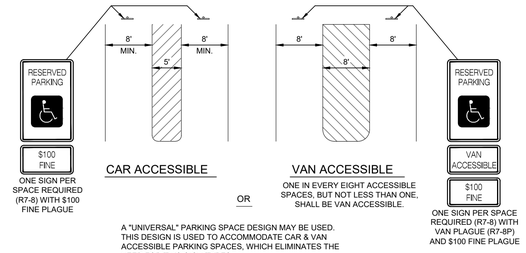


* SHALL BE EQUAL IN BOTH DIRECTIONS



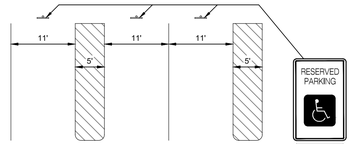
JOINT SHALL BE TOOLED IN LIEU OF SAWCUTTING AT TIME OF RAMP INSTALLATION BEFORE CONCRETE HAS HARDENED.

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

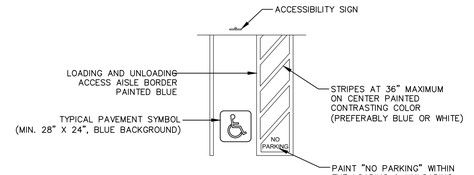


ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE.

A "UNIVERSAL" PARKING SPACE DESIGN MAY BE USED. THIS DESIGN IS USED TO ACCOMMODATE CAR & VAN ACCESSIBLE PARKING SPACES, WHICH ELIMINATES THE NEED FOR TWO SIGN TYPES.



"UNIVERSAL DESIGN"
CAR & VAN ACCESSIBLE

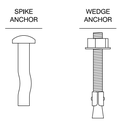


TYPICAL PAVEMENT MARKINGS

Accessible Parking Requirements

TOOLS & MATERIALS REQUIRED

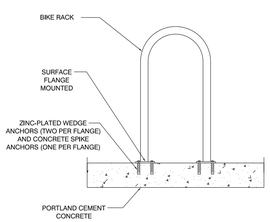
- Inverted U or circle rack (single-loop, surface mount flange)
- Zinc plated wedge anchors, ⅜" x 3 ¾"
- Zinc concrete spike anchors, ⅜" x 2 ¾"
- Rotor hammer drill (½" chuck capacity, contractor grade suggested)
- ½" masonry drill bit
- Small sledgehammer
- ¾" socket wrench or wrench driver
- Vacuum or compressed air
- Loctite 262 Mil Spec High Strength Red Threadlocker (or approved equal)



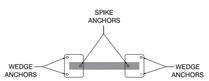
INSTALLATION INSTRUCTIONS

1. Place rack in location marked with white dots; read installation notes for particular location.
2. With rotor hammer drill outfitted with ½" drill bit, mark hardware location through all mounting holes.
3. Move rack away. Drill all holes at least 3 ½" deep. Remove dust in holes.
4. Pound the wedge anchor fasteners in the outer corner holes. The fasteners should protrude ⅞" above the concrete.
5. Place the rack over the fasteners. Put the washers and nuts on them. Apply threadlocker to the exposed threads. Cinch tight with appropriate ¾" wrench.
6. Pound the concrete spike anchors into the remaining inner holes of the rack.
7. Before the threadlocker sets (no more than 10 minutes) tighten the wedge anchors one last time after pounding in the concrete spike anchors.
8. Cut off any length of the wedge anchor protruding more than ½" above the nut. If the remaining edge is sharp, file off sharp edges, or apply a dollop of epoxy to the top of the nut.
9. Adhere funder stickers to the top of the rack (unless otherwise specified).

INSTALLATION DIAGRAM

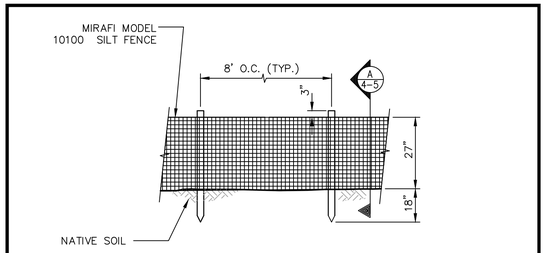


HARDWARE PLACEMENT

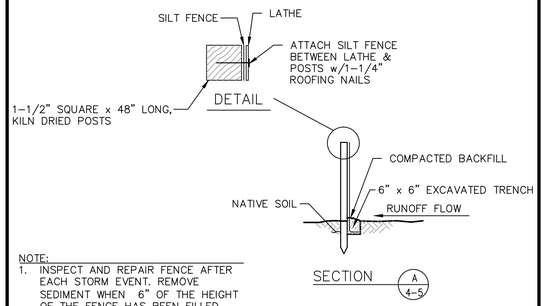


BIKE RACK DETAIL

DETAILS ARE NOT TO SCALE UNLESS OTHERWISE NOTED



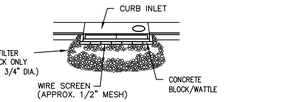
ELEVATION

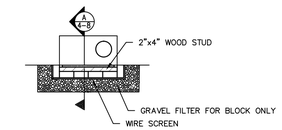


SECTION A 4-5

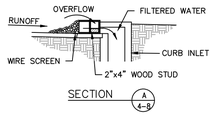
NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 6" OF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE PLACED IN TOPSOIL PILE.

LATEST REV.	SEDIMENT CONTROL FENCE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-5





PLAN VIEW



SECTION

GENERAL NOTES:

1. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
2. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED ROADS.
3. WATTLES MAY BE USED IN PLACE OF BLOCK. WATTLE MUST COVER THE OPEN LENGTH OF THE INLET.

LATEST REV.	EROSION CONTROL CURB INLET FILTER	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-8

W1 NOTES:

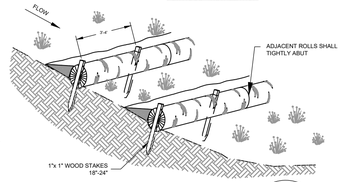
INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST, DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

A 25 FOOT WATTLE USES 6 STAKES
A 20 FOOT WATTLE USES 5 STAKES
A 12 FOOT WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2 - 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MADDOX IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.

PERVIOUS INSTALLATION



WATTLES – DETAIL A W1

W1 & W2 INSTALLATION NOTES:

1. THE LOCATION AND LENGTH OF WATTLE IS DEPENDENT ON THE CONDITIONS OF EACH SITE.
2. WATTLES SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. WATTLES SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
6. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
8. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
9. SPACING - DOWNSLOPE:
10. VERTICAL SPACING FOR SLOPE INSTALLATIONS SHOULD BE DETERMINED BY SITE CONDITIONS. SLOPE GRADIENT AND SOIL TYPE ARE THE MAIN FACTORS. A GOOD RULE OF THUMB IS:

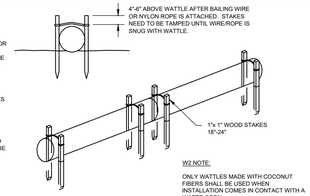
    1:1 SLOPES = 10 FEET APART
    2:1 SLOPES = 20 FEET APART
    3:1 SLOPES = 30 FEET APART
    4:1 SLOPES = 40 FEET APART, ETC.

11. HOWEVER, ADJUSTMENTS MAY HAVE TO BE MADE FOR THE SOIL TYPE: FOR SOFT, LOAMY SOILS - ADJUST THE ROWS CLOSER TOGETHER; FOR HARD, ROCKY SOILS - ADJUST THE ROWS FURTHER APART. A SECONDARY WATTLE PLACED BEHIND THE ABUTMENT OF TWO WATTLES IS ENCOURAGED ON STEEP SLOPES OR WHERE JOINTS HAVE FAILED IN THE PAST.
12. STAKING: THE CITY RECOMMENDS USING WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. BE SURE TO USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE: 18" IS A GOOD LENGTH FOR HARD, ROCKY SOIL. FOR SOFT LOAMY SOIL USE A 24" STAKE.

W2 NOTES:

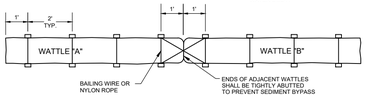
INSTALLATION:
STAKES SHOULD BE DRIVEN ACROSS FROM EACH OTHER AND ON EACH SIDE OF THE WATTLE. LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO THE STAKES ACROSS THE WATTLE. STAKES SHOULD THEN BE DRIVEN UNTIL THE BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.

WHEN INSTALLING RUNNING LENGTHS OF WATTLES, TO PREVENT SHIFTING, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKES SHOULD BE DRIVEN 1 FT. FROM END, ACROSS FROM AND ON EACH SIDE OF WATTLE LEAVING 4"-6" OF STAKE PROTRUDING ABOVE THE WATTLE. BAILING WIRE OR NYLON ROPE SHOULD BE TIED TO STAKES IN AN HOUR GLASS FORMATION (FRONT TO BACK OF WATTLE "A", ACROSS TO FRONT OF WATTLE "B", ACROSS TO BACK AND BACK TO FRONT OF WATTLE "A"). STAKES SHOULD THEN BE DRIVEN IN UNTIL BAILING WIRE OR NYLON ROPE IS SUFFICIENTLY SNUG TO THE WATTLE.



W2 NOTE:

ONLY WATTLES MADE WITH COCONUT FIBERS SHALL BE USED WHEN INSTALLATION COMES IN CONTACT WITH A WATER BODY.



WATTLES – DETAIL B W2

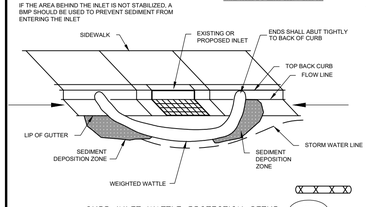
W3, W4 & W5 NOTES:

1. WHEN USING STRAW WATTLE, THE STRAW WATTLE MUST HAVE A WEIGHTED CORE.
2. ALL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
3. OTHER PRODUCTS MAY BE USED IN PLACE OF WEIGHTED WATTLES UPON WRITTEN APPROVAL FROM THE CITY. NOTE: A COPY OF DETAILS AND SPECIFICATIONS WILL NEED TO BE INCORPORATED INTO THE SWMP.

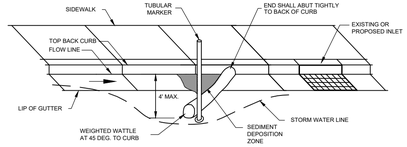
W3 NOTE:

IF THE AREA BEHIND THE INLET IS NOT STABILIZED, A BMP SHOULD BE USED TO PREVENT SEDIMENT FROM ENTERING THE INLET

IMPERVIOUS INSTALLATION

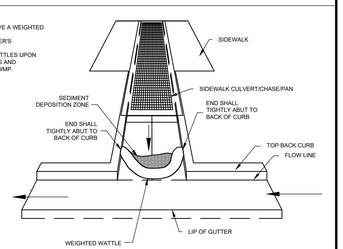


CURB INLET WATTLE PROTECTION SETUP W3



W4 NOTES:
1. NUMBER OF WATTLES AND SPACING SHOULD BE DETERMINED BY THE SLOPE AND SITE CONDITIONS.
2. TUBULAR MARKERS SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
3. CITY RECOMMENDS INSTALLING AT LEAST 3 CHECKDAMS WHEN USING THIS SETUP.

CURBSIDE CHECKDAMS SETUP W4



CONCRETE CHASE/TRICKLE CHANNEL SETUP W5

WATTLE MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.
3. WATTLES SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND IS ACCEPTED BY THE CITY.

OUTLET PROTECTION

OP

DEFINITION

STRUCTURALLY LINED APRONS OR OTHER ACCEPTABLE ENERGY DISSIPATING DEVICES PLACED AT THE OUTLETS OF PIPES OR PAVED CHANNELS.

*PURPOSES

TO PREVENT SCOUR AT STORMWATER OUTLETS AND TO MINIMIZE THE POTENTIAL FOR DOWNSTREAM EROSION BY REDUCING THE VELOCITY OF CONCENTRATED STORMWATER FLOWS.

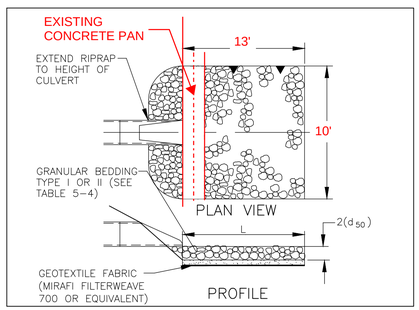
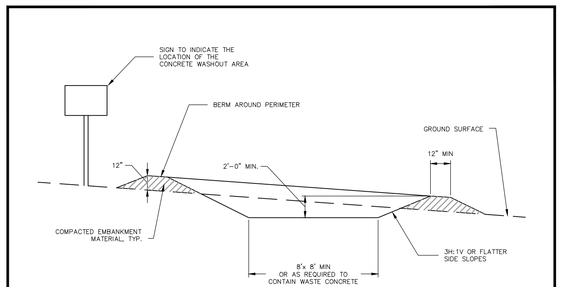


TABLE 5-4
THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

RIPRAP DESIGNATION	MINIMUM BEDDING THICKNESS (INCHES)		
	FINE GRAINED SOILS *		COURSE GRAINED SOILS
	TYPE I	TYPE II	TYPE II
L G, GM	4	4	6
M	4	4	6
H	4	6	8
VH	4	6	8

* MAY SUBSTITUTE ONE 12 INCH LAYER OF TYPE II BEDDING. SUBSTITUTION OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE, SEE SECTION 5.3.2 FOR USE OF FILTER FABRIC AT DROP STRUCTURES.

** FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.



NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING CONTROL IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.
7. LOCATION OF CONCRETE WASHOUT AREA ON SHEET EC1 IS CONCEPTUAL ONLY. FINAL LOCATION TO BE DETERMINED IN THE FIELD AT CONTRACTOR'S DISCRETION.

CWA

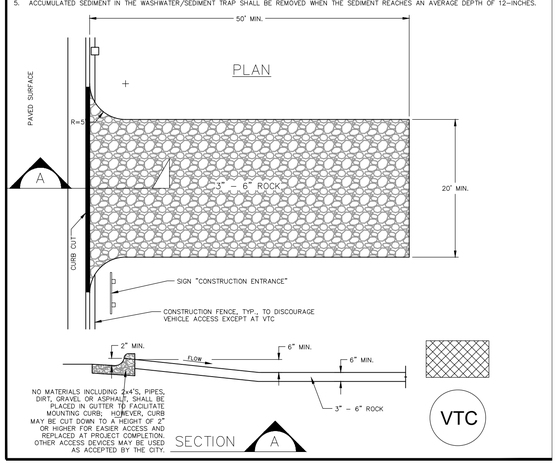
Concrete Washout Area

INSTALLATION NOTES:

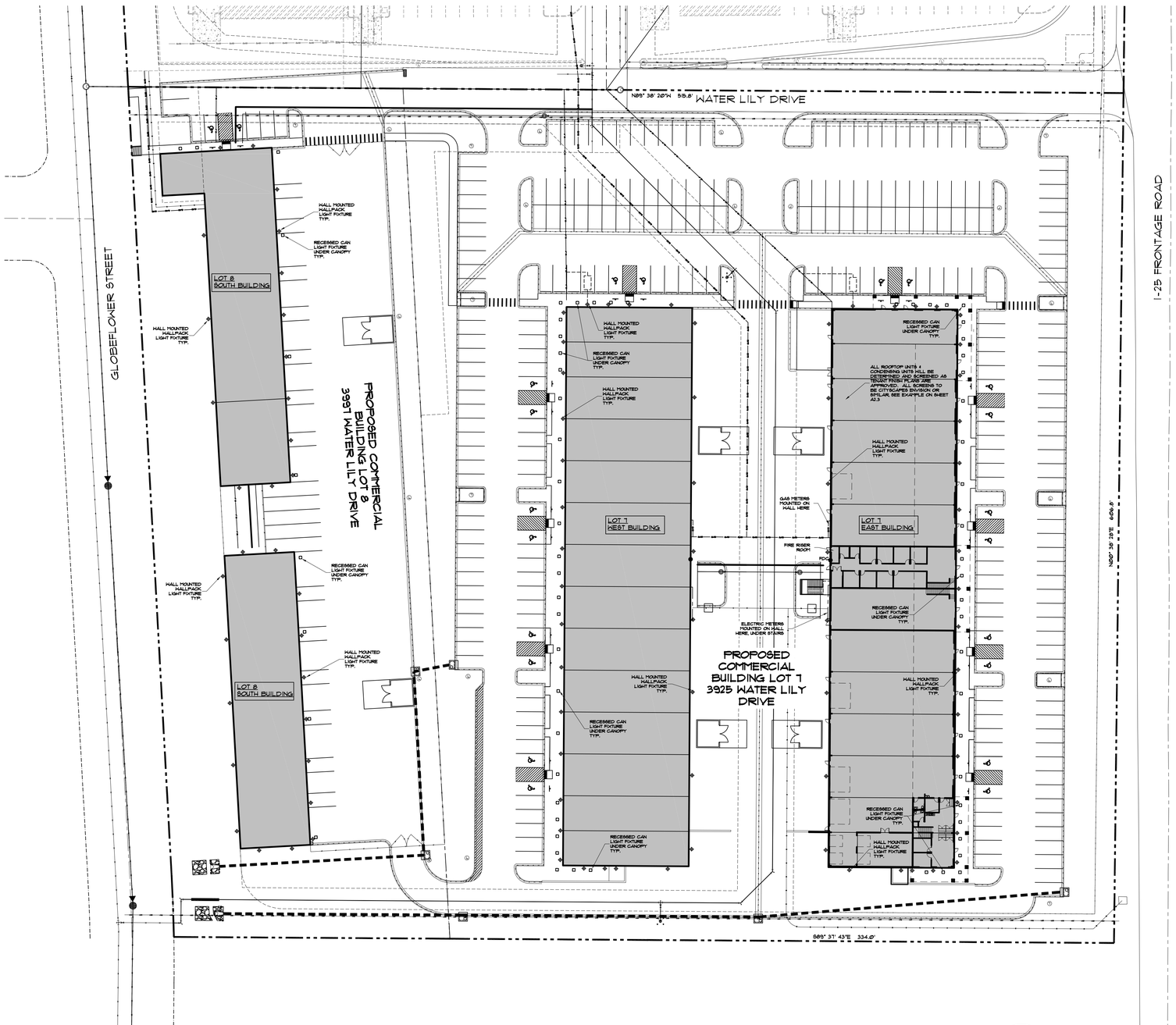
1. VEHICLE TRACKING CONTROL PAD SHALL BE LOCATED AT EVERY ACCESS POINT TO THE CONSTRUCTION SITE.
2. A SIGN SHALL BE PLACED NEXT TO THE VEHICLE TRACKING CONTROL PAD TO DESIGNATE THE LOCATION AS THE CONSTRUCTION ENTRANCE/EXIT.
3. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE (i.e. RIVER ROCK AND COBBLES) SHALL NOT BE USED. THE STONES SHALL BE A MINIMUM OF 3" AND A MAXIMUM OF 6" DIAMETER. THE STONES SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTION.
4. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY CONTRACTOR.
5. ALTHOUGH NOT NORMALLY USED, THE CITY RESERVES THE RIGHT TO REQUIRE VEHICLE TRACKING CONTROL WITH A TEMPORARY CATTLE GUARD AND/OR WHEEL WASH FACILITIES AT SITES WHERE TRACKING ONTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM AS DETERMINED BY THE CITY INSPECTOR.
6. IF VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES ARE REQUIRED, ALL WHEELS ON EVERY VEHICLE LEAVING THE SITE SHALL BE CLEANED OF MUD USING A PRESSURE-WASHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE AND CONSTRUCTING A WASHWATER SEDIMENT TRAP.

MAINTENANCE NOTES:

1. CONTRACTOR SHALL INSPECT VEHICLE TRACKING CONTROL PAD DAILY. ROCK SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE ROCK TO DISLODGE MUD FROM TIRES. WHEN ROCK BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN ROCK, PLACE ADDITIONAL NEW ROCK, OR REPLACE WITH NEW ROCK AS NECESSARY TO RESTORE EFFECTIVENESS.
2. SEDIMENT AND OTHER MATERIAL SPILLED, DROPPED OR TRACKED ONTO PAVED SURFACES SHALL BE REMOVED IMMEDIATELY OR BY THE END OF EACH WORKING DAY.
3. VEHICLE TRACKING CONTROL PAD SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE AREA SHOULD BE TOPSOILED, SEEDED, CRIMPED, AND MULCHED OR OTHERWISE STABILIZED.
4. IF VEHICLE WHEEL WASH FACILITIES ARE REQUIRED, CONTRACTOR SHALL INSPECT VEHICLE TRACKING CONTROL AND WHEEL WASH FACILITIES DAILY. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM THE PAD SURFACE.
5. ACCUMULATED SEDIMENT IN THE WASHWATER/SEDIMENT TRAP SHALL BE REMOVED WHEN THE SEDIMENT REACHES AN AVERAGE DEPTH OF 12-INCHES.



Vehicle Tracking Control



1 OVERALL SITE PLAN
1" = 40'-0"

0 40' 60' 80'

TRUE NORTH

SITE NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS TO AN APPROVED RECEPTOR OR EQ.
2. CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER AND ARCHITECT PRIOR TO EXCAVATIONS.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
4. WHERE DRAINS OCCUR THE DRAIN SHALL BE RUN TO DAYLIGHT WITH A SLOPE OF AT LEAST 1/4" PLF. AS AN ALTERNATIVE, THE DRAIN MAY BE RUN TO A SUMP. THEN PUMPED AWAY FROM THE FOUNDATION.
5. SITE PLAN DRAWING IS BASED UPON DRAWINGS PROVIDED BY OMBRE CIVIL ENGINEERING DATED 5/20/2024
6. ALL MATERIALS TO BE DISPOSED OF OFF-SITE ARE TO BE DISPOSED OF IN A LAWFUL LANDFILL AND IN ACCORDANCE WITH GOVERNMENT REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. ALL PROPOSED PAVING & IMPROVEMENTS SHALL MEET AND MATCH EXISTING PAVING.

LEGAL DISCRIPTION

WELLINGTON BUSINESS CENTER, LOTS 7 & 8, OUTLOTS E-1 & E-2, COLUMBINE ESTATES MINOR SUBDIVISION & OUTLOT D, COLUMBINE ESTATES, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction or the architect. Failure to notify the architect promptly and increased construction costs. A failure to cooperate by a timely manner be the architect shall relieve imperfect, and every contingency cannot be anticipated. Any and all discrepancy discovered by the use of these plans shall be reported immediately to the architect the architect from responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SHT. A1 OR THE COVER SHT. BE OMITTED FROM THIS SET.

Kenney Lee architecture group, inc.
(970) 663-0548

revisions

New Buildings for:
FRS ENTERPRISES
Lots 7 & 8
3925 & 3997 WATER LILY DR.
WELLINGTON COLORADO

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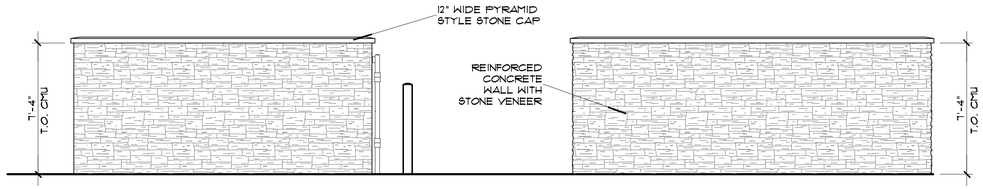
OVERALL SITE PLAN

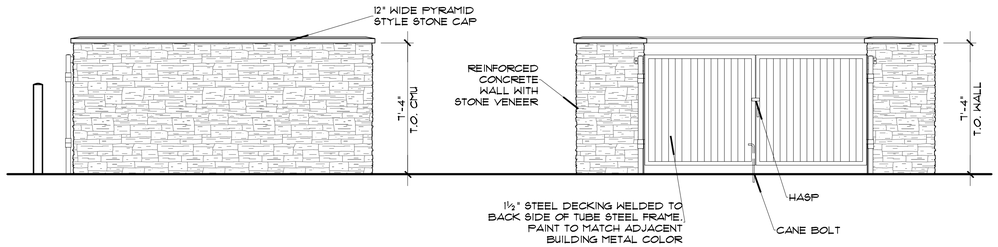
date 8/8/2024
drawn KML
checked
job no.

sheet
A2.1

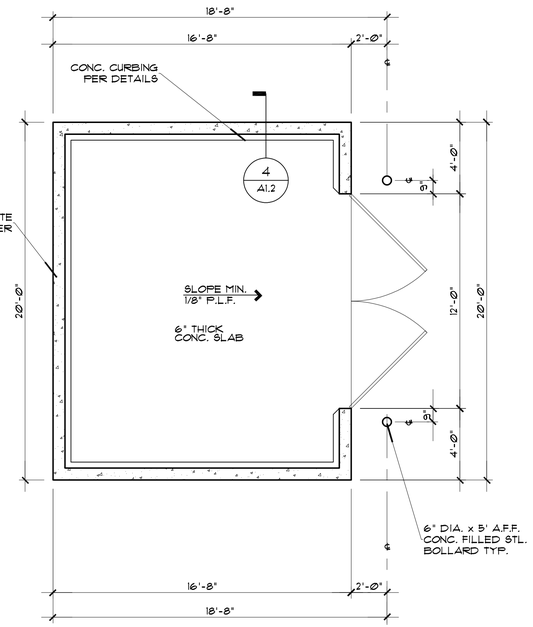
8 EXAMPLE RTU SCREEN
NOT TO SCALE



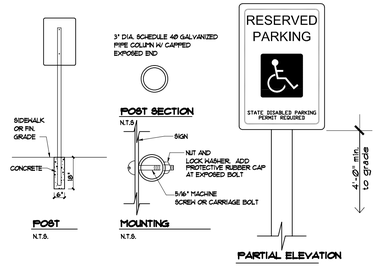
3 LEFT & REAR ELEVATIONS
1/4" = 1'-0"



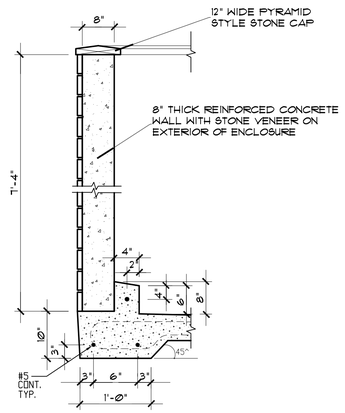
2 RIGHT & FRONT ELEVATIONS
1/4" = 1'-0"



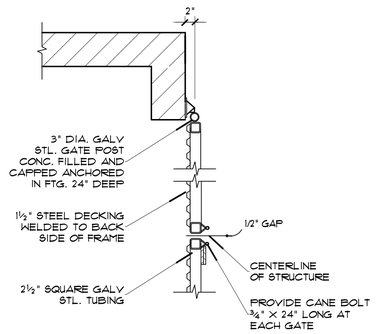
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



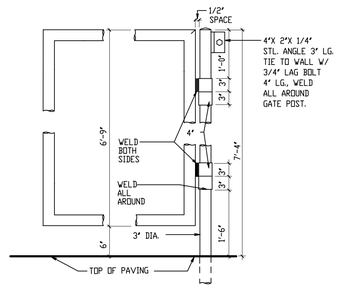
7 ADA PARKING SIGNAGE
NOT TO SCALE



4 SECTION @ CMU WALL
NOT TO SCALE



5 TOP VIEW AT GATE
NOT TO SCALE



6 GATE ELEVATION
NOT TO SCALE

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his construction and the architect. Design and construction are complex. Although the architect has performed their services with due care and diligence, they cannot guarantee perfection. Communication is the key to success. Contractor shall review these plans and immediately report any errors, omissions or conflicts to the architect. Failure to do so shall relieve the architect of responsibility for all consequences arising out of such changes. Dimensions made from the plans without the consent of the architect are unauthorized and shall relieve the architect from responsibility for all consequences.
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THIS SET IS NULL & VOID SHOULD SHT A1.1 OR THE COVER SHT BE OMITTED FROM THIS SET

Kenney Lee architecture group, inc.
(970) 663-0548

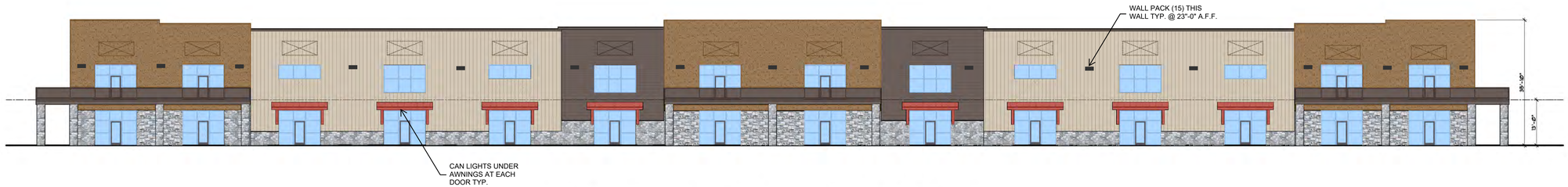
revisions

New Buildings for:
FRS ENTERPRISES
Lots 7 & 8
3925 & 3927 WATERFALL DR.
WELLINGTON COLORADO

date 6/20/2024
drawn KML
checked
job no.

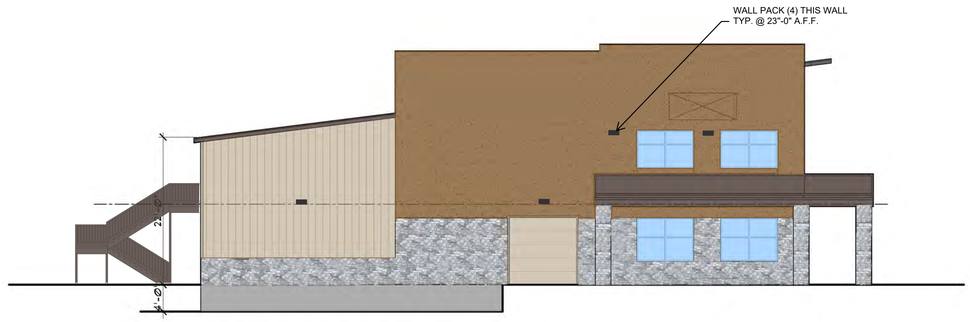
TRASH ENCLOSURE PLANS

sheet
A2.3

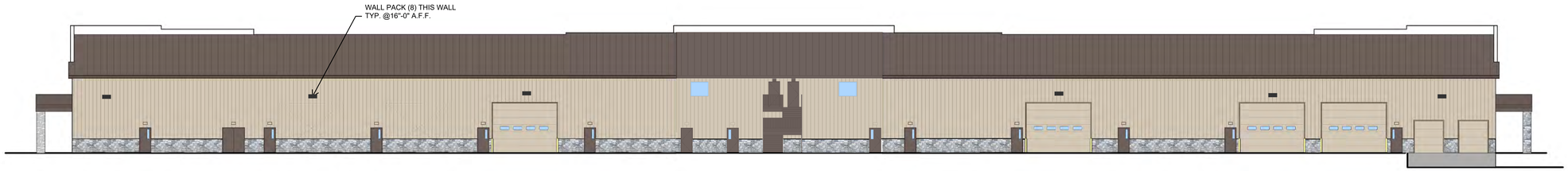


1 FRONT ELEVATION - EAST FACING
1/16" = 1'-0"

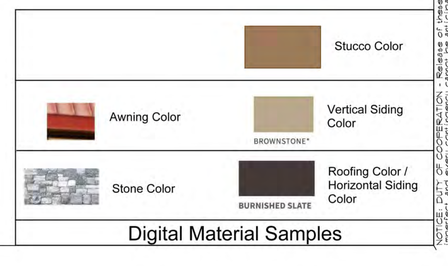
2 RIGHT SIDE ELEVATION - NORTH FACING
3/32" = 1'-0"



3 LEFT SIDE ELEVATION - SOUTH FACING
3/32" = 1'-0"



4 REAR ELEVATION - WEST FACING
1/16" = 1'-0"



NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and all diligence, they cannot guarantee perfection. Communication is imperfect, and every construction document contains omissions, ambiguities and inconsistencies. Failure to notify the architect promptly of discrepancies and omissions may result in additional costs for which the architect will not be responsible. Any errors, omissions or inconsistencies discovered by the use of these plans shall be reported immediately to the architect. Failure to do so shall relieve the architect of responsibility for the consequences thereof and shall release the architect from any liability for damages resulting therefrom. Any changes made on the plans without the consent of the architect shall release the architect from any liability for damages resulting therefrom.

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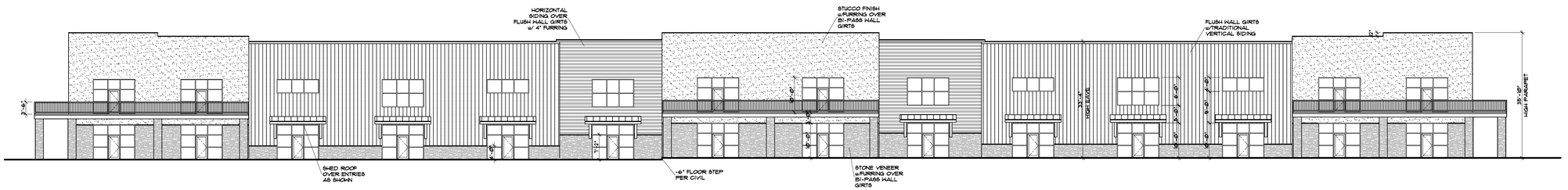
revisions

New Building for:
FRS ENTERPRISES
LOT 7
3997 Water Lily Dr.
WELLINGTON COLORADO

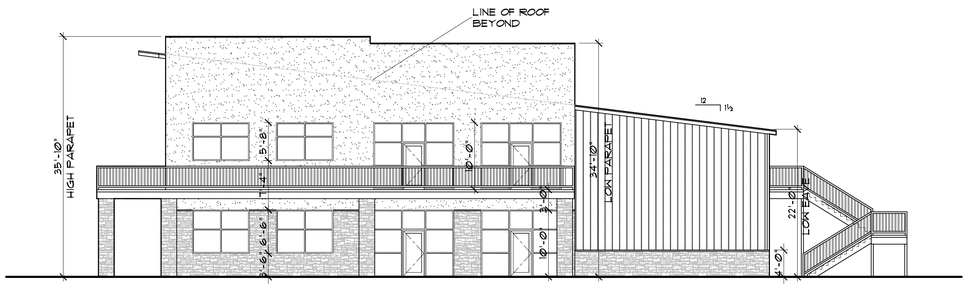
EXTERIOR ELEVATIONS

date 7/18/2023
drawn KML
checked
job no.

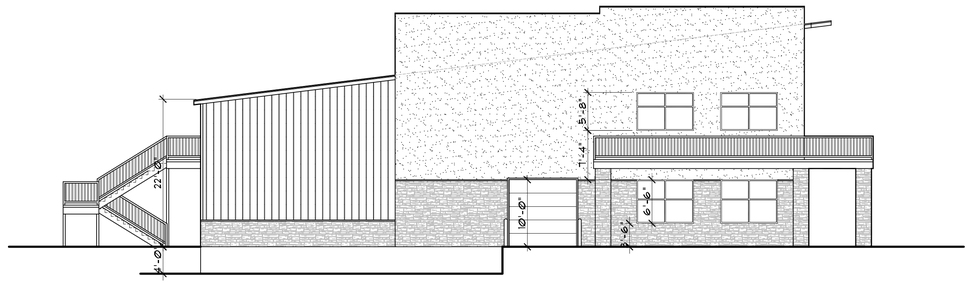
sheet
A9.7b



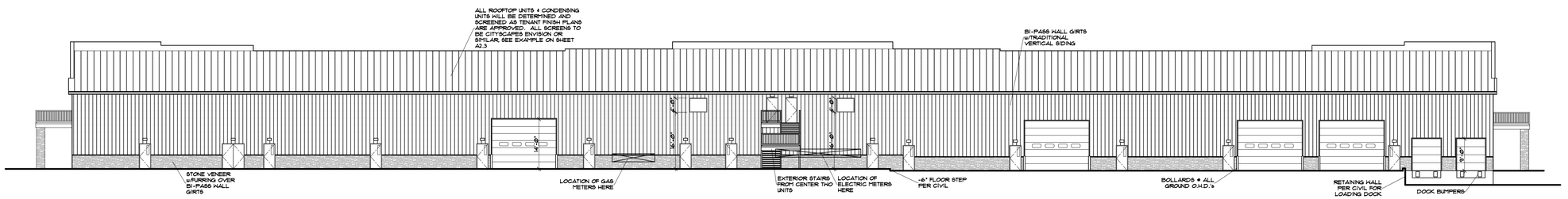
1 FRONT ELEVATION - EAST FACING
1/16" = 1'-0"



2 RIGHT SIDE ELEVATION - NORTH FACING
3/32" = 1'-0"



3 LEFT SIDE ELEVATION - SOUTH FACING
3/32" = 1'-0"



4 REAR ELEVATION - WEST FACING
1/16" = 1'-0"

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect compounds misunderstanding and increases the cost of these plans, shall be reported immediately to the architect. Failure to report it will constitute an acceptance and agreement to correct at no cost. Dimensions govern over scale. Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy shall be reported immediately to the architect. Failure to report it will constitute an acceptance and agreement to correct at no cost. Dimensions govern over scale. Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy shall be reported immediately to the architect. Failure to report it will constitute an acceptance and agreement to correct at no cost. Dimensions govern over scale. Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy shall be reported immediately to the architect. Failure to report it will constitute an acceptance and agreement to correct at no cost. Dimensions govern over scale. Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy shall be reported immediately to the architect. Failure to report it will constitute an acceptance and agreement to correct at no cost. Dimensions govern over scale. Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancy shall be reported immediately to the architect. Failure to report it will constitute an acceptance and agreement to correct at no cost. Dimensions govern over scale. Do not scale drawings.

Kenney Lee
architecture group, inc.
(970) 663-0548

revisions

New Buildings for:
FRS ENTERPRISES
Lots 7 & 8
3925 & 3997 WATER LILY DR.
WELLINGTON **COLORADO**

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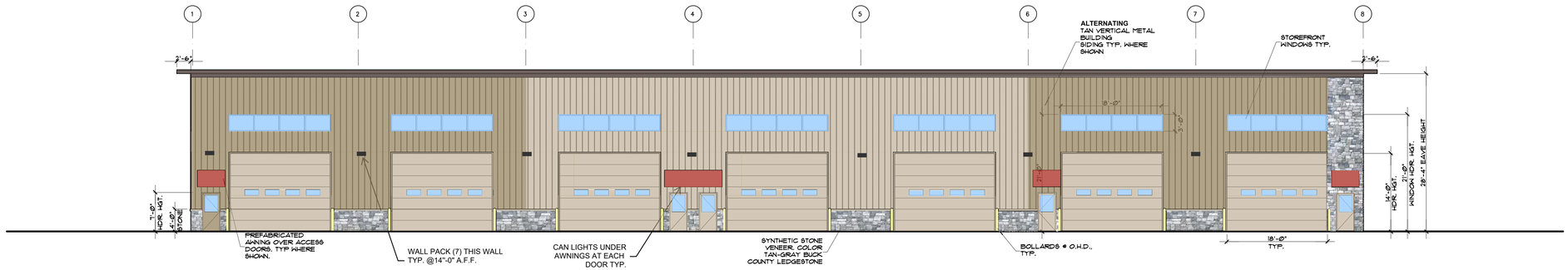
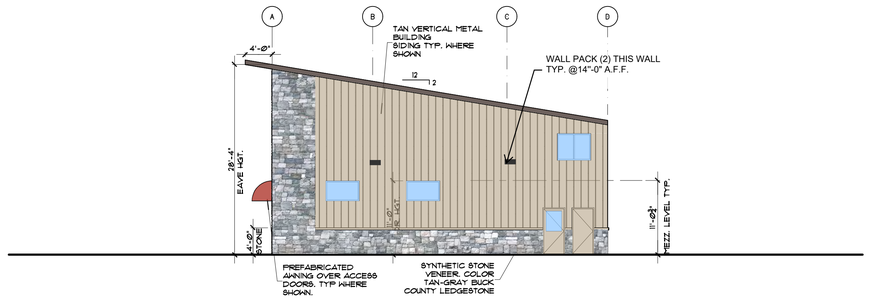
EXTERIOR ELEVATIONS

date 8/8/2024
drawn KML
checked
job no.

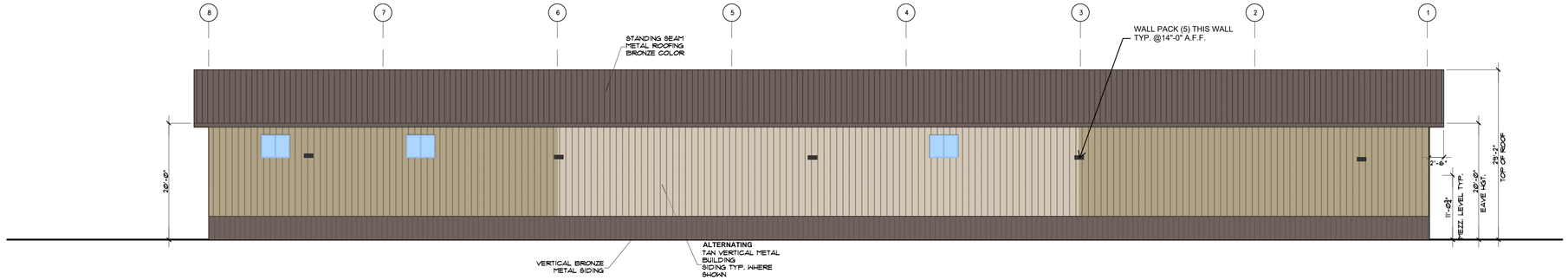
sheet
A9.7



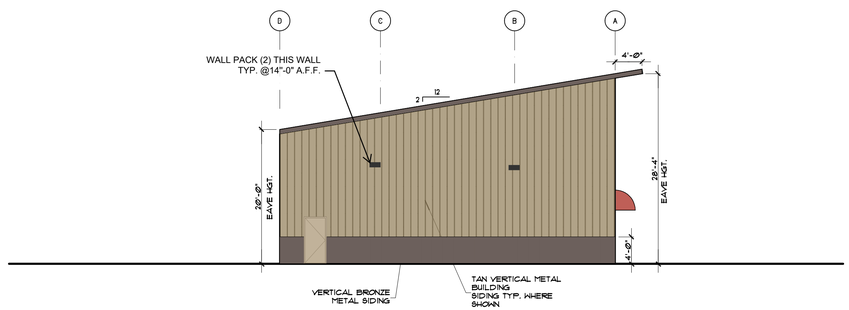
1 FRONT ELEVATION (EAST FACING)
3/32" = 1'-0"



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



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



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

	Vertical Siding Color ALMOND		Wainscot Color BURNISHED SLATE
	Awning Color		Vertical Siding Color BROWNSTONE*
	Stone Color		Roofing Color / Horizontal Siding Color BURNISHED SLATE

Digital Material Samples

NOTICE: DUE TO COOPERATION, Release of these plans contemplates further cooperation among the owner, his consultants and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence consistent with the applicable standard of care, we cannot guarantee perfection. Communication is key to successful construction. Review these plans carefully and promptly. Failure to communicate errors or omissions in these plans to the architect before construction proceeds relieves the architect of responsibility for all consequences arising out of such changes. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences. THIS SET IS NULL & VOID SHOULD SHT A1 OR THE COVER SHT BE OMITTED FROM THIS SET.

Kenney Lee
architecture group, inc.
(970) 663-0548

revisions

New Building for:
FRS ENTERPRISES
Lot 8
3925 WATER LILY DR.
WELLINGTON COLORADO

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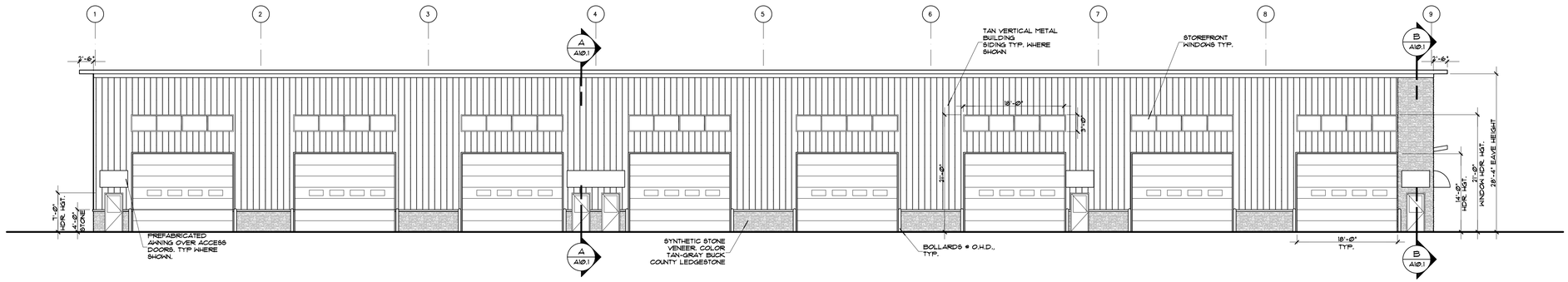
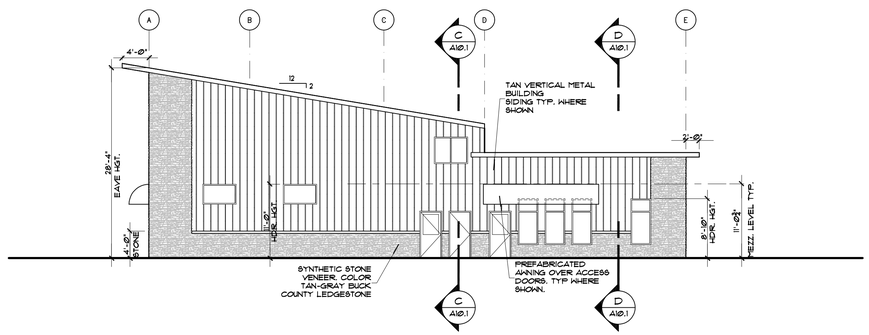
EXTERIOR ELEVATIONS

date 5/24/2024
drawn KML
checked
job no.

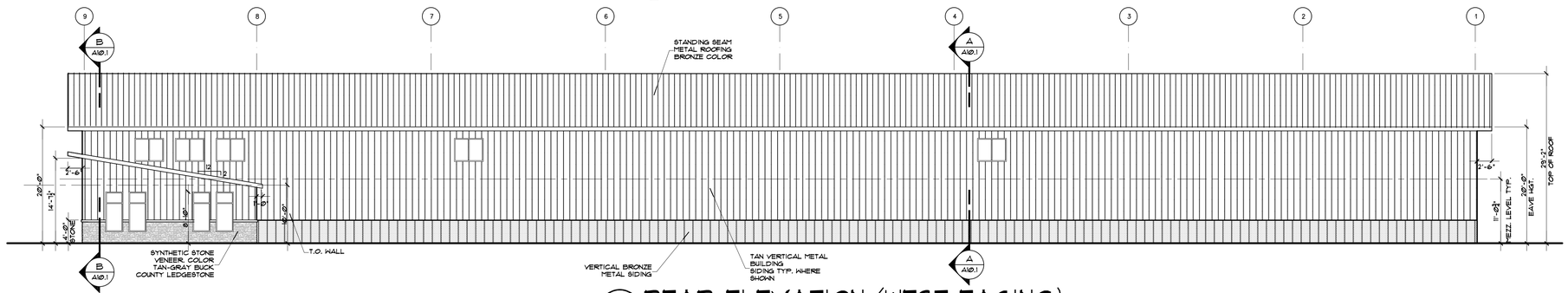
sheet
A9.8b



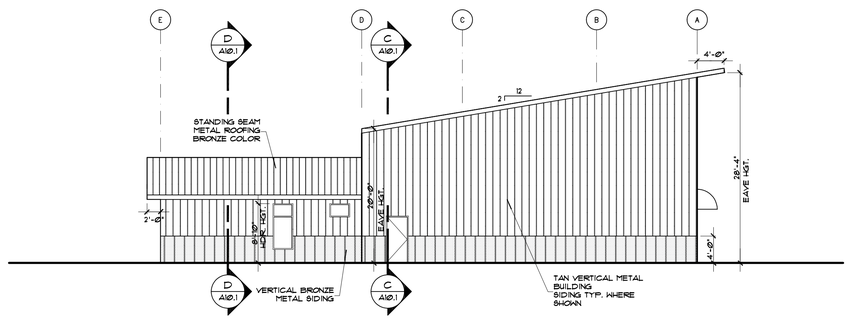
1 FRONT ELEVATION (EAST FACING)
3/32" = 1'-0"



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



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



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

NOTICE: DUTY OF COOPERATION. Release of these plans contemplates further cooperation among the owner, its contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence consistent with generally accepted standards, communication is inherently imperfect. Owner and contractor should not rely upon any communication not confirmed in writing. Owner and contractor should bring to the attention of the architect any discrepancies or inconsistencies they may discover in the plans. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SHT A1 OR THE COVER SHT BE OMITTED FROM THIS SET.

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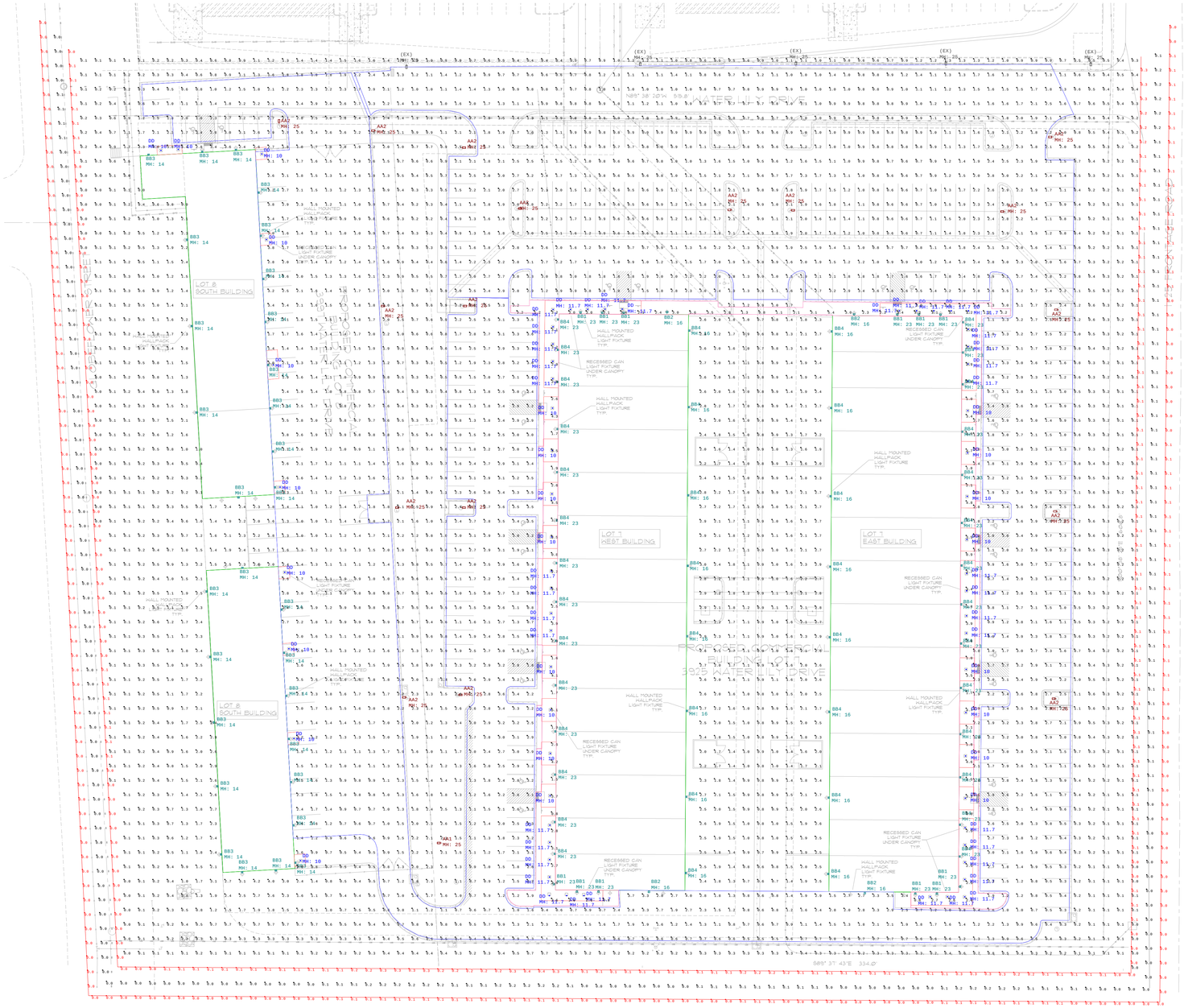
New Building for:
FRS ENTERPRISES
Lot 8
3925 WATER LILY DR.
WELLINGTON COLORADO

EXTERIOR ELEVATIONS

date 11/16/2023
drawn KML
checked
job no.

sheet
A9.8



1 OVERALL SITE PLAN
1" = 40'-0"

0 40' 60' 80'

TRUE NORTH

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	WATTS	LUMENS	LLF	CATALOG
	5	(EX)	52	6959	0.900	EXISTING SUBSTITUTE
	1	AA1	96	12944	0.900	PRV-C25-D-UNV-T3-BZ-7030
	17	AA2	96	12901	0.900	PRV-C25-D-UNV-T4-BZ-7030
	12	BB1	34.6	4689	0.900	PRV-P-C10-D-UNV-T2-7030-WM-BZ
	4	BB2	34.6	4695	0.900	PRV-P-C10-D-UNV-T3-7030-WM-BZ
	30	BB3	34.6	4792	0.900	PRV-P-C10-D-UNV-T4-7030-WM-BZ
	44	BB4	49.1	6740	0.900	PRV-P-C15-D-UNV-T4-7030-WM-BZ
	66	DD	6	500	0.900	HC605D010-HM60525830-61WDC

CALCULATION STATISTICS

REFLECTANCES	CALCULATION SPACING	FC CALCULATION HEIGHT	MOUNTING HEIGHT
DIRECT METHOD ONLY	10'-0" x 10'-0"	FLOOR 0'-0" A.F.G.	NOTED ON PLAN "MH:__"

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	Fc	1.35	5.8	0.0	N.A.	N.A.
PROPERTY LINE	Fc	0.09	0.4	0.0	N.A.	N.A.
SIDE_WALK	Fc	2.68	5.6	0.8	3.35	7.00
TEN FEET BEYOND PROPERTY LINE	Fc	0.00	0.2	0.0	N.A.	N.A.
TWENTY FEET BEYOND PROPERTY LINE	Fc	0.00	0.1	0.0	N.A.	N.A.
PARK & DRIVE	Fc	1.68	4.0	0.3	5.60	13.33
SIDEWALK	Fc	2.57	5.6	0.8	3.21	7.00

ILLUMINATION SYSTEMS
5 SOUTH KALAMATH STREET
DENVER, CO 80223
PHONE: 303.295.2900
FAX: 303.293.8337
WWW.ILLUMSYS.COM

FOR PRICING AND AVAILABILITY CONTACT ILLUMINATION SYSTEMS

PHOTOMETRICS ARE NOT TO SCALE

DRAWINGS ARE FOR ESTIMATING PURPOSES ONLY.

FOOT-CANDLE VALUES ARE PREDICTED AT HORIZONTAL CALCULATIONS UNLESS SPECIFIED OTHERWISE. ACTUAL FOOT-CANDLES MAY VARY.

FINAL CONSTRUCTION DRAWINGS & CALCULATIONS ARE THE RESPONSIBILITY OF A LICENSED ARCHITECT OR ENGINEER.

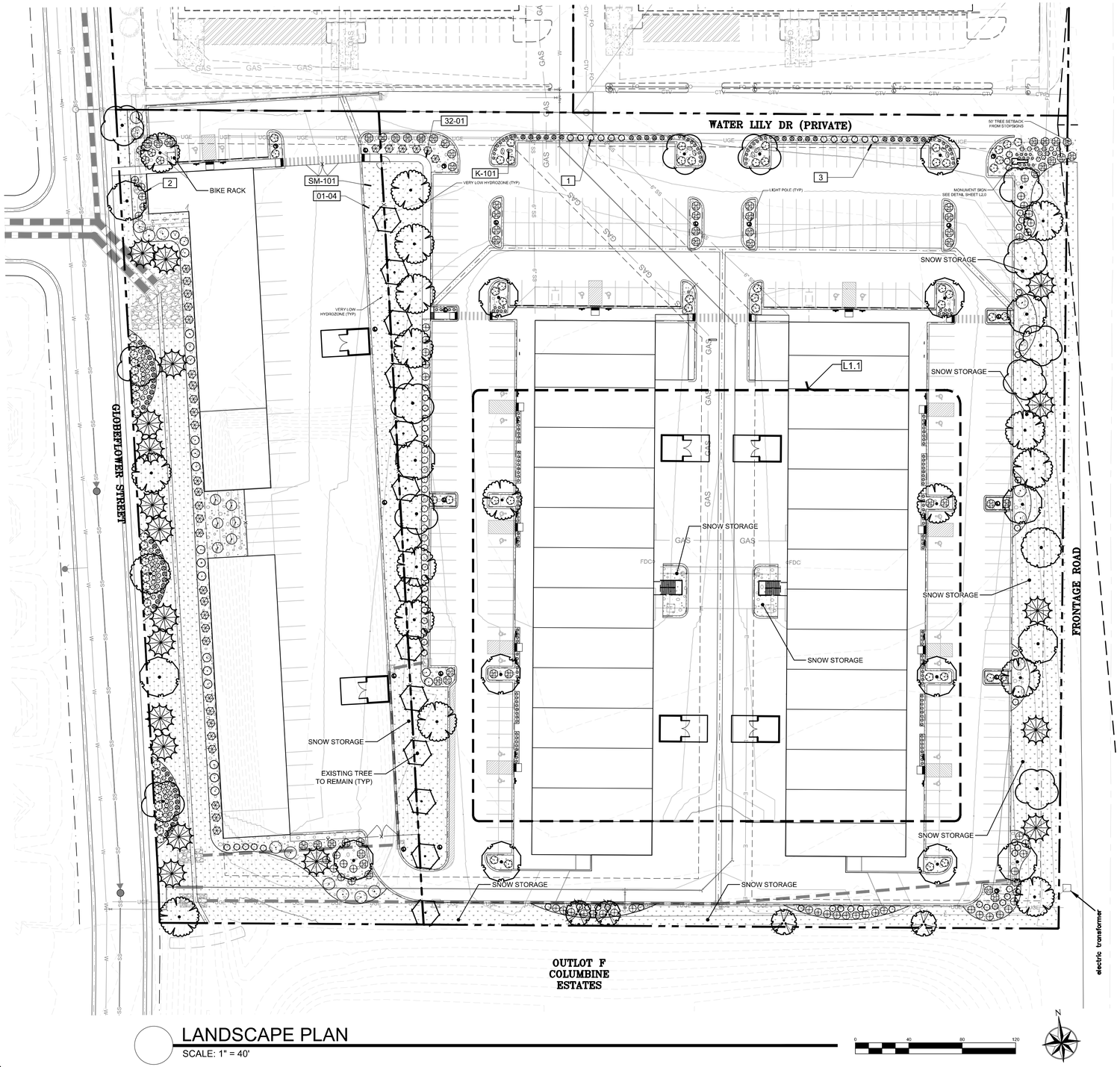
FRS ENTERPRISES
WELLINGTON, CO

SITE PHOTOMETRIC PLAN

Drawn By:
HEAVEN EDMONSON

Date:6/13/2024

DSC DESIGN, SUPPORT & CONTROLS | **1**



LANDSCAPE PLAN

SCALE: 1" = 40'

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	WATER USE
TREES					
	AH	4	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	1.5" B&B MULTISTEM	L
	CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	2" B&B	L
	CO	17	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B	VL
	GTS	15	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	2" B&B	L
	GD	12	GYMNOCLADUS DIOICA `ESPRESSO` / KENTUCKY COFFEETREE	2" B&B	VL
	PP	19	PINUS NIGRA / AUSTRIAN PINE	6` B&B	L
	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EXISTING	
	EX-RET	14 91	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
SHRUBS					
	AL	63	AMORPHA CANESCENS / LEADPLANT	5 GAL	VL
	AC	2	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN` / MANZANITA	5 GAL	VL
	CMF	53	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL	VL
	ES	62	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL	VL
	FA	34	FALLUGIA PARADOXA / APACHE PLUME	5 GAL	VL
	FM	18	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	5 GAL	VL
	JSC	18	JUNIPERUS SCOPULORUM `MOONGLOW` / MOONGLOW JUNIPER	10 GAL	VL
	PLC	4	PHILADELPHUS LEWISII `CHEYENNE` / LEWIS MOCK ORANGE	5 GAL	VL
	PB2	12	PRUNUS BESSEYI / UPRIGHT SAND CHERRY	5 GAL	VL
	PBP	74	PRUNUS BESSEYI `PAWNEE BUTTES` / SAND CHERRY	5 GAL	VL
	RG	56	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	VL
	VR	6 405	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY` / ALLEGHANY VIBURNUM	5 GAL	L
GRASSES					
	BB	181	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLUE GRAMA	1 GAL	VL
	SW	65 248	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	VL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
MULCHES				
	RM	32,640 SF	ROCK MULCH / 1-2" RIVER ROCK	MULCH
SOD/SEED				
	NLW	69,274 SF	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO NATIVE LOW GROW	SEED

REFERENCE NOTES SCHEDULE

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

SYMBOL	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
2	MINIMUM 3` ROOTBALL OFFSET FROM BUILDING, TYP.
3	PLACE PLANTS TO PROVIDE MIN. 2` CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.

SYMBOL	DESCRIPTION
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED.

32 LANDSCAPE IMPROVEMENTS

SYMBOL	DESCRIPTION
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.

ROCK

SYMBOL	DESCRIPTION
K-101	SANDSTONE OR GRANITE BOULDER--DECORATIVE. 1/2 TON AVG SIZE PER OWNER APPROVAL

SYMBOL	DESCRIPTION
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL, WATER AND MAINTAIN THE PLANT MATERIALS IN ACCORDANCE WITH THESE APPROVED PLANS.

Calculated Annual Irrigation Water Use

AREA IN TURF 28 GAL / SF /SEASON	AREA IN TURF X 28 IN.X.623	AREA IN PLANT BEDS (SF) 10 GAL / SF /SEASON	AREA IN BEDS X 15 IN. X .623 INCLUDES TREES IN NATIVE	AREA IN SEED (SF)	AREA IN SEED X 0 IN.X.623
0 s.f	0 Gallons	38,081 s.f	237,245 Gallons	67,107 s.f	0 Gallons

TOTAL ANNUAL GALLONS APPLIED			Gallons per SF (Total water required / Total area of landscape)
TURF + PLANT BEDS	237,245	TOTAL ANNUAL GALLONS	2.26 Gallons / SF

THESE PLANS SHALL NOT BE COPIED WITHOUT THE PERMISSION OF NDS, INC.

REVISIONS:
Site Update: 05.22.24

NDS
NATURAL DESIGN SOLUTIONS
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Land Planning Irrigation Design
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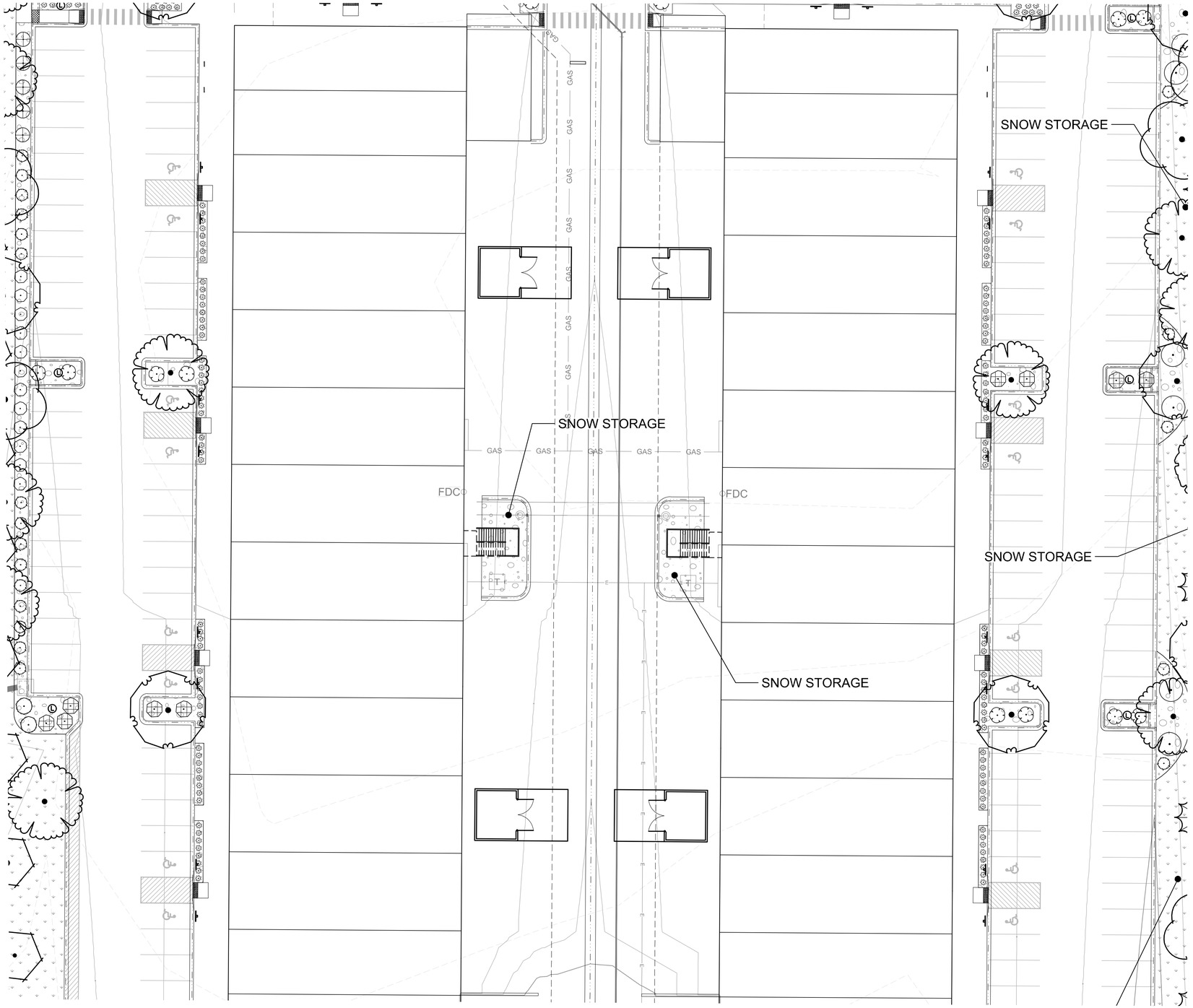
WELLINGTON BUSINESS CENTER
WELLINGTON, CO

LANDSCAPE PLAN

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L1.0



QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	WATER USE
TREES					
	AH	4	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	1.5" B&B MULTISTEM	L
	CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	2" B&B	L
	CO	17	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B	VL
	GTS	15	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	2" B&B	L
	GD	12	GYMNOCLADUS DIOICA `ESPRESSO` / KENTUCKY COFFEETREE	2" B&B	VL
	PP	19	PINUS NIGRA / AUSTRIAN PINE	6` B&B	L
	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EXISTING	
	EX-RET	14	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EXISTING	
		85			

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
SHRUBS					
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	FM	18	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	5 GAL	VL
	JSC	18	JUNIPERUS SCOPULORUM `MOONGLOW` / MOONGLOW JUNIPER	10 GAL	VL
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	PB2	12	PRUNUS BESSEYI / UPRIGHT SAND CHERRY	5 GAL	VL
	PBP	74	PRUNUS BESSEYI `PAWNEE BUTTES` / SAND CHERRY	5 GAL	VL
	RG	56	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL	L
	VR	289 6	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY` / ALLEGHANY VIBURNUM	5 GAL	VL
GRASSES					
	BB	181 224	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLUE GRAMA	1 GAL	VL
	SW	65	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
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	RM	32,640 SF	ROCK MULCH / 1-2" RIVER ROCK	MULCH	VL
SOD/SEED					
	NLW	69,274 SF	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO NATIVE LOW GROW	SEED	

REFERENCE NOTES SCHEDULE

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

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SYMBOL	DESCRIPTION
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32 LANDSCAPE IMPROVEMENTS

SYMBOL	DESCRIPTION
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ROCK

SYMBOL	DESCRIPTION
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SYMBOL	DESCRIPTION
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IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL, WATER AND MAINTAIN THE PLANT MATERIALS IN ACCORDANCE WITH THESE APPROVED PLANS.

LANDSCAPE PLAN - ENLARGEMENT

SCALE: 1" = 40'

0 40 80 120

N

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REVISIONS:
Site Update: 05.22.24

NDS
NATURAL DESIGN SOLUTIONS
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WELLINGTON BUSINESS CENTER
WELLINGTON, CO

LANDSCAPE PLAN

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L1.1

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT AND TOWN OF WELLINGTON GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE TOWN PLANNING DEPARTMENT. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
   A. 1" BELOW CURB FOR ALL SEEDED AREAS.
   B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
   C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 4 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
7. FINISH GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. SURFACE SHALL BE FREE OF ROCKS AND DEBRIS. FINISH GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINISH GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
9. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

   ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

   TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.
10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

    ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

    REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED.

PLAN NOTES:

1. **NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT, 2534 DRC, AND TOWN OF WELLINGTON. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.**
2. **CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
3. **CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.**
4. **NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.**
5. **ALL EMITTERS PER IRRIGATION PLAN.**
6. **ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
7. **RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

Low Grow Native Seed Mix
PBSI Native Low Grow Mix Sandberg Bluegrass Rocky Mountain Fescue Canby Bluegrass Rate: 5 lbs/1000 sf (PLS)

DISTURBED AREAS TO BE RESEEDED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

SEED MAINTENANCE: MOW NATIVE MIX ABOUT ½ THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

NATIVE SEED TO BE WATERED VIA TEMPORARY IRRIGATION UNTIL ESTABLISHED, FOR A PERIOD OF APPROXIMATELY 6 WEEKS.

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA — **MINIMUM OVERALL LANDSCAPE AREA REQUIRED = 15% - 23.75% PROVIDED**

Total Site area per platted documents	Total Landscape Area Required (15%)	Total Landscape Area Provided (on-site)	Total Tree Req./Prov. (1/1000 sf landscape)	Total Shrubs Req./Prov. (1/150 sf req landscape)
421,470	63,220	100,098 sf (23.75%)	63 / 71 (15 existing)	421 / 465

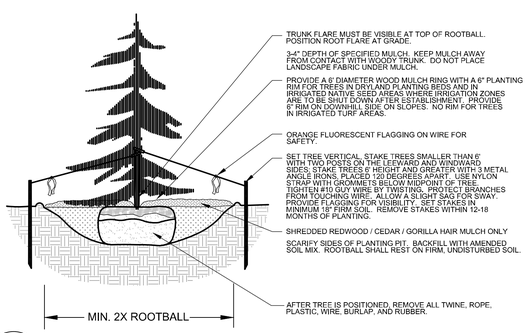
PARKING LOT LANDSCAPE

Total # of parking spaces proposed	Total Trees/Parking Islands Required/Provided (1/15 spaces)	Parking Screening Areas (8' Perimeter)	Parking Screening Length / SF
242	16 / 16	East	530 / 4240

STREET LANDSCAPE / BUFFERYARDS

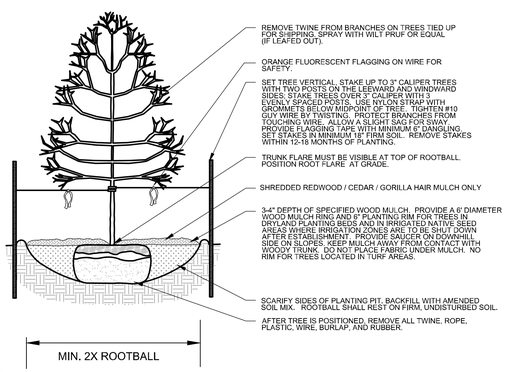
Street Name or Zone Boundary (elev.)	Street Classification	Linear Footage	Tree Lawn Req. / Prov.	Tree/lf Required	No. of Trees Req. / Prov.	Total Shrubs Req/prov
Globeflower St Frontage Rd	Minor Collector Arterial	609 610	15' Wide 8' Wide	1 / 25 lf 1 / 40 lf	24 / 24 16 / 16	122 / 122

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH TOWN FORESTRY
   FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



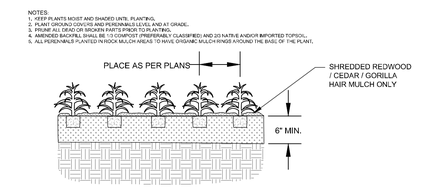
L2.0 EVERGREEN TREE PLANTING DETAIL — NOT TO SCALE — SECTION

NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. 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.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH TOWN FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

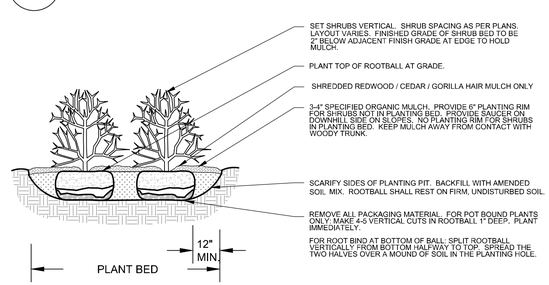


L2.0 DECIDUOUS TREE PLANTING DETAIL — SECTION

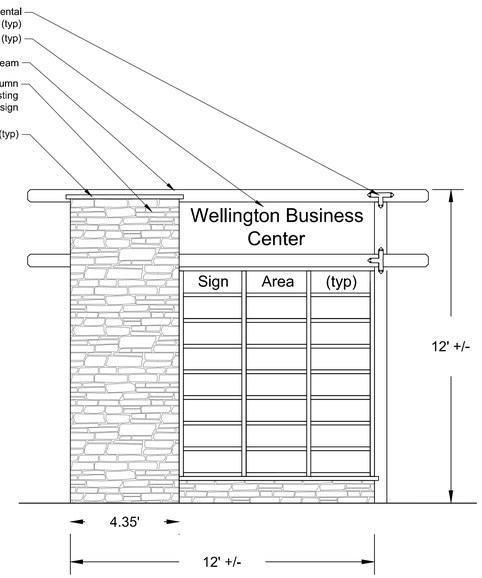
NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 1:3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



L2.0 PERENNIAL/GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



L2.0 SHRUB PLANTING DETAIL — NOT TO SCALE — SECTION



L2.0 MONUMENT SIGN ELEVATION — NOT TO SCALE

REVISIONS:
Site Update: 05.22.24

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Landscape Architecture
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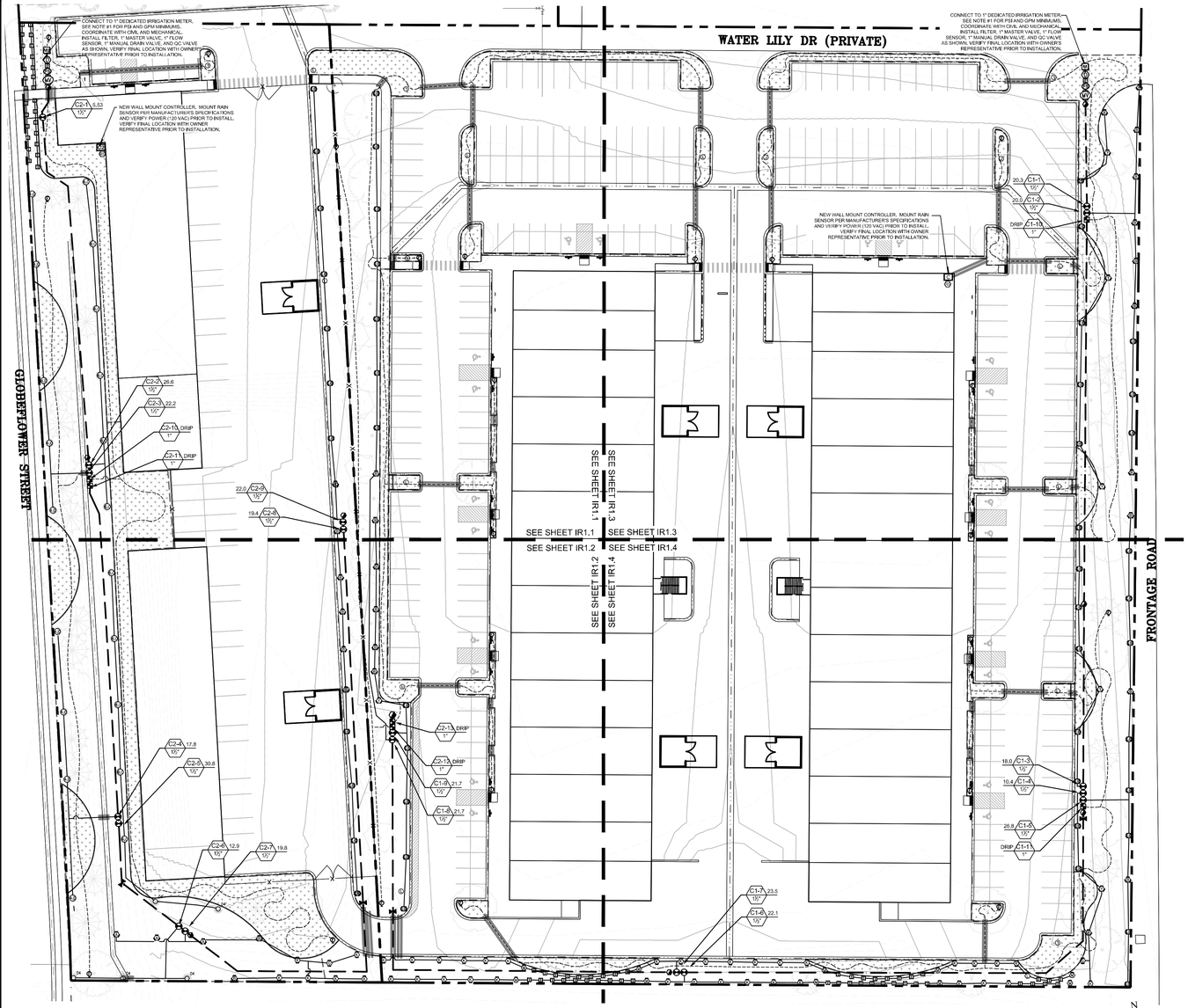
THESE PLANS SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF NDS, INC.

WELLINGTON BUSINESS CENTER
WELLINGTON, CO

FINAL LANDSCAPE PLAN DETAILS

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L2.0



IRRIGATION PLAN - OVERALL

SCALE: 1" = 40'

0 40 80 120

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
C1-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.28	47.0	63.6
C1-2	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.04	47.0	63.2
C1-3	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	18.04	46.9	56.6
C1-4	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	10.39	44.9	50.7
C1-5	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	26.84	47.2	63.6
C1-6	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	22.05	47.2	53.7
C1-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	23.54	47.9	54.8
C1-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.67	50.1	68.3
C1-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.65	45.3	63.7
C1-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.2
C1-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.3
C2-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	5.53	43.6	47.3
C2-2	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	26.64	62.8	71.6
C2-3	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	31.08	63.1	73.6
C2-4	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	22.2	61.7	69.6
C2-5	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	30.8	61.8	73.6
C2-6	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	12.9	55.7	61.5
C2-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.82	45.5	54.0
C2-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.36	47.4	61.8
C2-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.99	48.5	66.0
C2-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.5
C2-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.2
C2-12	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	35.8
C2-13	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	36.9

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

Brand all appropriate box lids with 1" minimum letters with the following abbreviations and provide purple box lids for non-potable system:

GC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
MCV Master Control Valve
FS Flow Sensor
FP Drip Flush Point

IRRIGATION SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M1 M2 M3	HUNTER MP1000 PROS-04-CV TURF ROTATOR, 4" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	11	40
M4 M5 M6	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	38	40
M7 M8 M9	HUNTER MP3000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGUN TO 40 PSI (2,76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	26	40
M10	HUNTER MP3500 PROS-06-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI. MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	47	40
M11 M12	HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	71	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM
04	HUNTER I-25-06-R 04 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER ID.	5	50	4.3
6.0	RAIN BIRD 5006 PCSAMNP 4.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. NON POTABLE PURPLE CAP.	20	55	4.44

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER. NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. 5-20GPM.	6
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	21
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	30,530 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR 1IN., 1-1/2IN., AND 2IN. DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	18
	RAIN BIRD 5-NP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 1-PIECE BODY.	9
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE. SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	4
MV	RAIN BIRD PESBR 1-1/2" 1IN., 1-1/2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	2
D	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	2
C2	RAIN BIRD ESP12LXMEF 12 STATION COMMERCIAL CONTROLLER. PLASTIC WALL MOUNT. FLOW SENSING.	1
C	RAIN BIRD ESPLXME2P-LXMM-LXMMPED W/ (1) ESPLXMSM12 (2) 24 STATION, TRADITIONALLY-WIRED, PRO SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. (1) ESPLXME2P 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULE. INSTALL IN LXMM-LXMMPED POWDER COATED, METAL WALL-MOUNTED CABINET W/PEDESTAL.	1
WS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	2
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	2
F	RAIN BIRD HDF-1X2 AUTOMATIC SELF-CLEANING 2IN. FILTER FOR LOW FLOW RANGES. MAXIMUM FLOW: 106 GPM	2
M1	WATER METER 1" CONNECT TO DEDICATED IRRIGATION METER. COORDINATE WITH OTHER TRADES	1
M2	WATER METER 1" CONNECT TO DEDICATED IRRIGATION METER. COORDINATE WITH OTHER TRADES	1
	IRRIGATION LATERAL LINE: HDPE PE3608 SIDR 19 (80PSI) ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	4,750 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	2,166 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	717.0 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

4" SLEEVE SIZE
24" SLEEVE DEPTH

Provide seperate 1" wire sleeve along all all mainline crossings, of equal length to length of pipe sleeve

IRRIGATION NOTES

Note: QUANTITIES ARE LISTED FOR REFERENCE ONLY. CONTRACTOR TO USE GRAPHIC QUANTITIES TO DETERMINE TOTAL EQUIPMENT TYPES AND QUANTITIES, (SEE PLAN GRAPHIC AND EQUIPMENT SCHEDULE). PROVIDE ADDITIONAL IRRIGATION LABOR & COMPONENTS TO PROVIDE HEAD TO HEAD COVERAGE IN THE FIELD FOR ALL SODDED IRRIGATION ZONES AND (90%) OF HEAD TO HEAD COVERAGE FOR SEEDED TURFGRASS AND DRIP TO ALL PLANTINGS.

1. THE IRRIGATION SYSTEM P.O.C. TO BE LOCATED IN THE LANDSCAPE OFF OF THE WATER SUPPLY AS SHOWN PER PLAN. CONNECT TO **1" DEDICATED IRRIGATION METER** (w/WATTS 223-HP PRV VALVE for Meter Pits Only) AND MINIMUM STATIC WATER PRESSURE OF **80 PSI**. CONNECTION IS ASSUMED TO PROVIDE MINIMUM **37.5 GPM**. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO ESTABLISH WATER CONNECTION AT LOCATION SHOWN AND ALL SLEEVING INSTALLED. NOTIFY DESIGN OF ANY DEVIATIONS IN PRESSURE OR GPM. **FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR ASSUMING LIABILITY FOR ANY UNAUTHORIZED CHANGES MADE.**
2. THE SYSTEM CONTROLLER IS TO AS SPECIFIED IN GENERAL LOCATION SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY (COORDINATE WITH OWNER), ZONE VALVE WIRES, RAIN SENSOR, AND GROUNDING. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LIGHTNING PROTECTION FOR ALL CONTROLLERS (TYPICAL).
3. COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES ARE TO BE IN COMPLIANCE WITH LOCAL CODES.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING REQUIRED TO PERFORM WORK AS SHOWN PER PLAN. SLEEVING FOR LATERAL LINES IS TO BE 24" UNDERGROUND. MAINLINE SLEEVING TO BE 36" UNDERGROUND. ALL SLEEVING IS TO EXTEND 18" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING ARE TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS ARE TO BE CLEARLY MARKED/STAMPED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVES, IF NECESSARY.
5. ALL SPRINKLER HEADS SHALL BE INSTALLED WITH THE TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR IS TO ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE MINIMIZED. CONTRACTOR IS TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. CONTRACTOR TO REPAIR ALL IRRIGATION EROSION/GULLIES IN SEEDED AREAS FORMED BY SPRAY AND GEAR HEADS FOR THE FIRST 45 DAYS AFTER FINAL APPROVAL IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
6. IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH IS TO BE 24". LATERAL LINE DEPTH IS TO BE 12". POLY DRIP LINE IS TO BE SECURED AT FINAL SOIL GRADE. CONTRACTOR IS TO ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE MINIMIZED. CONTRACTOR IS TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. CONTRACTOR TO REPAIR ALL IRRIGATION EROSION/GULLIES IN SEEDED AREAS FORMED BY SPRAY AND GEAR HEADS FOR THE FIRST 45 DAYS AFTER FINAL APPROVAL IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
7. CONTRACTOR IS TO INSTALL #14 UF IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES.
8. INSTALL THREE EXTRA WIRES FROM THE CONTROLLER ALONG THE MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING AND FUTURE ADDITIONS. ADDITIONAL WIRES TO BE PLACED IN A 6" VALVE BOX FOR EASY FUTURE ACCESS.
9. NOTIFY LANDSCAPE ARCHTIECT OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND CONDITIONS IN THE FIELD PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.
10. CONTRACTOR TO KEEP ALL PRESSURIZED IRRIGATION SUPPLY PIPE, (INCLUDING MAIN LINE, LATERALS, AND DRIP SUPPLY TUBING) AS WELL AS POP-UP SPRAY OR GEAR DRIVE HEADS A MIN. OF 5' AWAY FROM THE BUILDING OR AS NOTED BY THE SOILS ENGINEERS REPORT. THE MOST STRINGENT REQUIREMENT SHALL PREVAIL. ENSURE THAT POSITIVE DRAINAGE IS PROVIDED AND THAT NO IRRIGATION COMPONENTS NEGATIVELY IMPACT HARD SURFACES AND/OR BUILDING FOUNDATIONS.
11. CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL IRRIGATION PARTS AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS TO OWNER ALONG WITH QUICK-COUPLER KEYS WITHIN 30 DAY OF FINAL ACCEPTANCE FROM OWNER OR LANDSCAPE ARCHITECT.
12. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, IRRIGATION HEAD REPLACEMENT, RAIN SENSOR ADJUSTMENT, IRRIGATION CONTROLLER ADJUSTMENTS, DRIP IRRIGATION MAINTENANCE AND VERIFICATION THAT ALL LANDSCAPE AREAS ARE NOT OVER-WATERED OR UNDER-WATERED. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT THE LANDSCAPE MAINTENANCE CONTRACTOR, LANDSCAPE CONSTRUCTION CONTRACTOR, OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.
13. SHOULD LOCAL UTILITIES, WATER OR SPECIAL DISTRICTS DESIGNATE SPECIFIC WATER CONTROLS, IRRIGATION SCHEDULES SHALL BE ADJUSTED PURSUANT TO JURISDICTION REQUIREMENTS.
14. ADJUST IRRIGATION ZONE RUN TIMES WITH SEASONAL CONDITIONS. REDUCE RUN TIMES ACCORDING TO SEASONAL ADJUSTMENT SCHEDULE AND BASED ON SMART CONTROLLER ADJUSTMENTS (EXCEPT FOR NEW INSTALLATIONS DURING THE FIRST GROWING SEASON),
15. PROVIDE DRIP IRRIGATION TO ALL EXISTING TREES AND SHRUBS IMPACTED BY CONSTRUCTION. PROVIDE ONE-HALF THE AMOUNT OF EMITTER DEVICES THAT ARE DESIGNATED FOR NEW PLANT MATERIAL.
16. DRIP ZONES REQUIRE PRESSURE REGULATORS AND FILTERS WITH A MIN. 150 MESH SCREEN OR APPROVED EQUAL.
17. PRESSURE COMPENSATING EMITTER OR APPROVED EQUAL MAY BE USED WITH MICRO-TUBING AND INSECT CAPS TO DIRECT WATER TO AREAS THAT REQUIRE SPOT IRRIGATION.
18. LINE FLUSHING VALVES ARE TO BE LOCATED AT THE END OF EACH DRIP ZONE. INSTALL IN A 6" VALVE BOX W/ FILTER FABRIC & 4" OF CLEAN GRAVE BELOW EACH VALVE.
19. USE MICRO-SPRAY EMISSION DEVICES OR DRIPLINE FOR IRRIGATION OF ALL ANNUAL, AND GROUND COVER BEDS. LOCATED ON FLEXIBLE RISERS/STAKES. ADJUST SPRAY OUTPUT FOR PLANT COMMUNITY WATER INTAKE REQUIREMENTS.
20. NEW SOD WATER REQUIREMENTS: 1" OF WATER/DAY FOR 7 DAYS, TOTAL AMOUNT SPLIT UP OVER 4 TO 5 WATERING PERIODS. DURING WARMER PERIODS APPLY 1.25-1.50"/DAY. AFTER WEEK 2 APPLY 1/4" TO 1/2" PER DAY FOR 9 DAYS, SPLIT UP OVER 1 TO 3 WATERING PERIODS/DAY. IF WATERING RESTRICTIONS ALLOW WATER 1/4"/DAY EVERY OTHER DAY FOR 7 DAYS. AFTER TURF ESTABLISHMENT TIME REFER TO SCHEDULE AND LOCAL RESTRICTIONS FOR RUN TIMES.
21. MOVE SPRINKLER HEADS OR TREE LOCATIONS IF SPRAY OR GEAR DRIVE HEADS ARE IN CONFLICT WITH ONE ANOTHER (I.e., within 5' of sprinkler head).
22. US HARCO SCH 40 RATED FITTINGS FOR ALL SYSTEMS. USE EPOXY DUCTILE IRON FITTINGS AND ADJUSTABLE PIPE CLAMPS FOR SYSTEMS USING OVER 80 PSI AT POINT.

FOR NON-POTABLE WATER SYSTEM, ALL EQUIPMENT AND COMPONENTS TO BE NON-POTABLE COMPATIBLE AND TO HAVE PURPLE BODY OR PURPLE ID TAGS.

THESE PLANS SHALL NOT BE REUSED WITHOUT THE PERMISSION OF NDS, INC.

REVISIONS:
Site Update: 05.22.24

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Land Planning Irrigation Design
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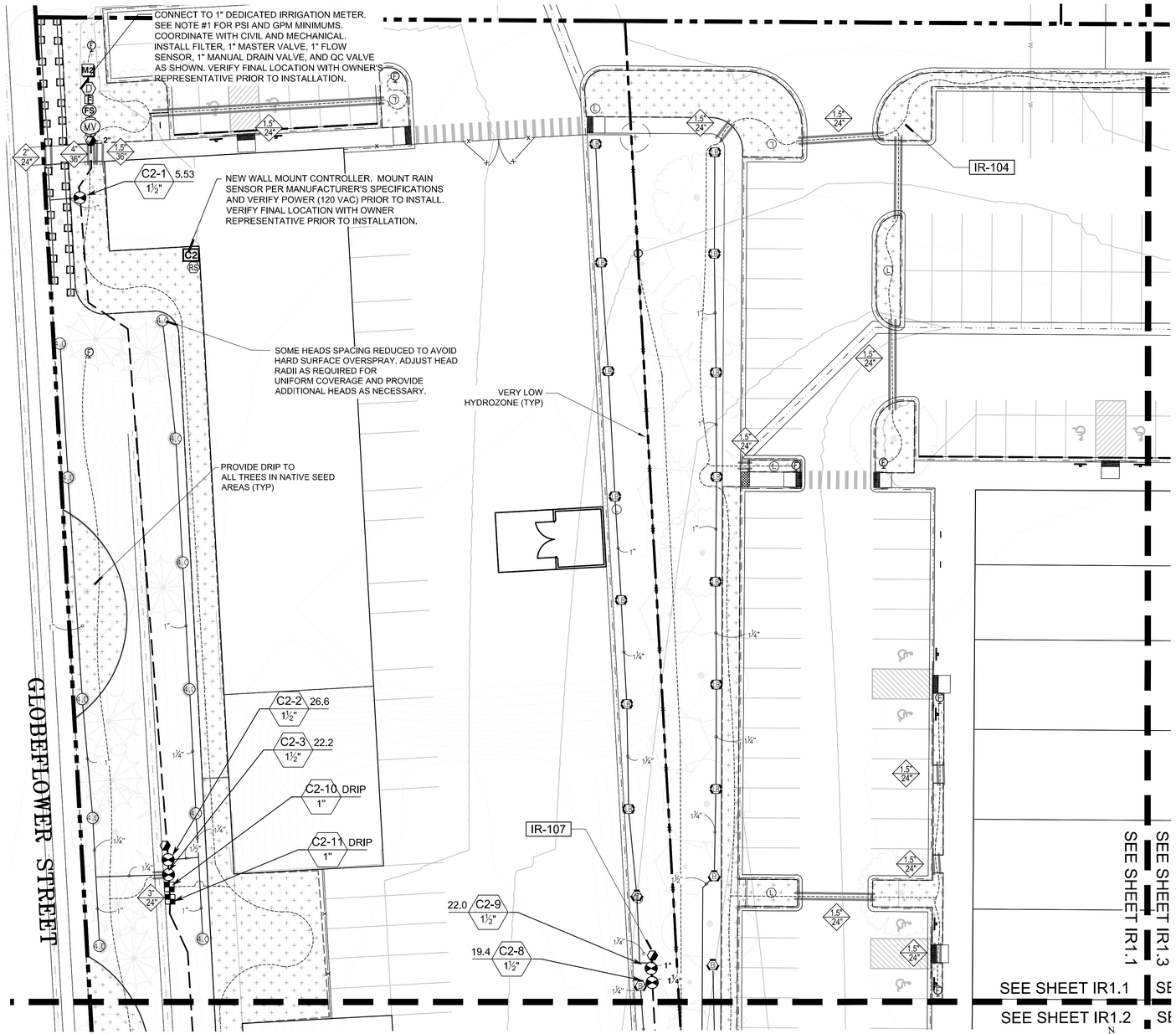
(303) 443-0365 kelli@ndscolorado.com

WELLINGTON BUSINESS CENTER
WELLINGTON, CO

IRRIGATION PLAN

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.0



IRRIGATION PLAN - ENLARGEMENT

SCALE: 1" = 20'

IRRIGATION SCHEDULE LOT 8

QTY FOR REFERENCE ONLY
VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
K G R	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	6	40
B Y A	HUNTER MP3000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	8	40
LB	HUNTER MP3500 PROS-06-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	11	40
ADJ. 360	HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	27	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM
04	HUNTER I-25-06-R 04 TURF ROTOR, 6IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER ID.	5	50	4.3
5.0	RAIN BIRD 5006 PCSAMNP 4.0 TURF ROTOR, 6IN. POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. NON POTABLE PURPLE CAP.	23	55	4.44

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. 5-20GPM.	2
F	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	5
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	11,927 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR 1IN., 1-1/2IN., AND 2IN. DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	9
	RAIN BIRD 5-NP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 1-PIECE BODY.	4
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	2
MV	RAIN BIRD PESBR 1-1/2" 1IN., 1-1/2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	1
D	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	1
C2	RAIN BIRD ESP12LXMEF 12 STATION COMMERCIAL CONTROLLER, PLASTIC WALL MOUNT. FLOW SENSING.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
F	RAIN BIRD HDF-1X2 AUTOMATIC SELF-CLEANING 2IN. FILTER FOR LOW FLOW RANGES. MAXIMUM FLOW: 106 GPM	1
M2	WATER METER 1" CONNECT TO DEDICATED IRRIGATION METER. COORDINATE WITH OTHER TRADES	1
	IRRIGATION LATERAL LINE: HDPE PE3608 SIDR 19 (80PSI) ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	2,023 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,002 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	158.0 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

4" 24" SLEEVE SIZE SLEEVE DEPTH

Provide seperate 1" wire sleeve along all mainline crossings, of equal length to length of pipe sleeve

CRITICAL ANALYSIS

Generated:	2024-05-20 15:43
P.O.C. NUMBER: 02	
Water Source Information:	CONNECT TO
DEDICATED IRRIGATION METER. OTHER TRADES	COORDINATE WITH
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	77 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	30.8 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	6.7 GPM
Critical Station:	C2-5
Design Pressure:	55 PSI
Friction Loss:	3.45 PSI
Fittings Loss:	0.34 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.04 PSI
Pressure Req. at Critical Station:	61.8 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	3.1 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Master Valve:	3.04 PSI
Loss for Water Meter:	5.63 PSI
Critical Station Pressure at POC:	73.6 PSI
Pressure Available:	77 PSI
Residual Pressure Available:	3.41 PSI

CONFIRM MINIMUM PRESSURE STATED PRIOR TO COMMENCEMENT OF WORK

Emitter Notes:Perennials to receive one of 0.5 GPH emitters
Grasses to receive one of 1.0 GPH emitters
Shrubs to receive two of 1.0 GPH emitters
Trees to receive to receive minimum four of 2.0 GPH emitters

Brand all appropriate box lids with 1" minimum letters with the following abbreviations and provide purple box lids for non-potable system:
QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
MCV Master Control Valve
FS Flow Sensor
FP Drip Flush Point

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
C1-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.28	47.0	63.6
C1-2	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.04	47.0	63.2
C1-3	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	18.04	46.9	56.6
C1-4	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	10.39	44.9	50.7
C1-5	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	26.84	47.2	63.6
C1-6	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	22.05	47.2	53.7
C1-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	23.54	47.9	54.8
C1-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.67	50.1	68.3
C1-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.65	45.3	63.7
C1-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.2
C1-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.3
C2-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	5.53	43.6	47.3
C2-2	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	26.64	62.8	71.6
C2-3	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	31.08	63.1	73.6
C2-4	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	22.2	61.7	69.6
C2-5	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	30.8	61.8	73.6
C2-6	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	12.9	55.7	61.5
C2-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.82	45.5	54.0
C2-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.36	47.4	61.8
C2-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.99	48.5	66.0
C2-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.5
C2-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.2
C2-12	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	35.8
C2-13	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	36.9

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.	
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS--ONE FOR PIPE AND ONE FOR WIRING.	
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.	
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).	
IR-106	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.	
IR-107	EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION.	

THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF NDS, INC.

REVISIONS:
Site Update: 05.22.24

NDS
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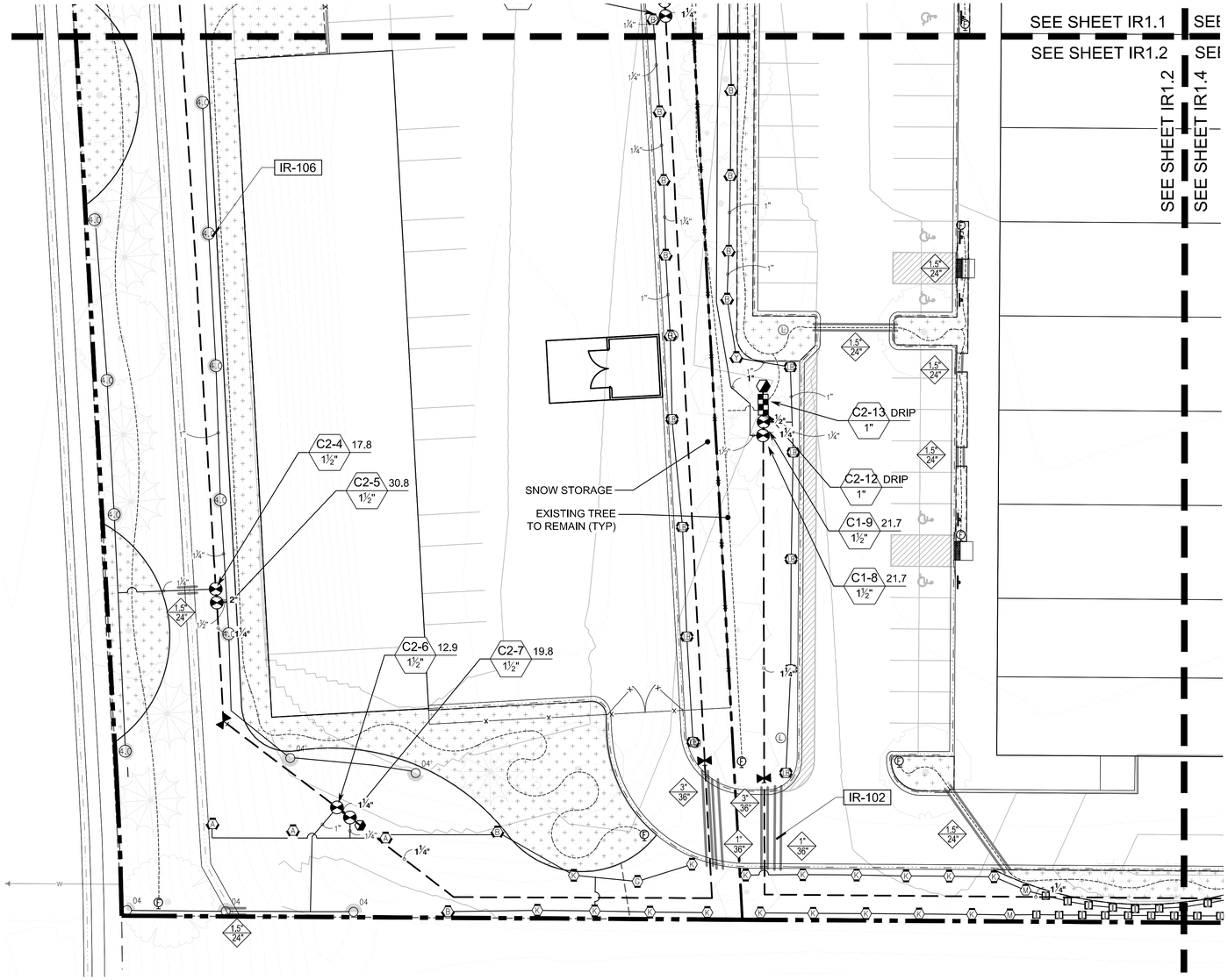
Kevin Sullivan, ASLA, Associate
Land Planning Irrigation Design
8539 Colt Drive, Loveland, CO 80353
(303) 443-0385 kevin@ndscolorado.com

WELLINGTON BUSINESS CENTER
WELLINGTON, CO

IRRIGATION PLAN

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.1



IRRIGATION PLAN - ENLARGEMENT

SCALE: 1" = 20'

0 20 40 60

N

IRRIGATION SCHEDULE LOT 8

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
X X X	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	6	40
B Y A	HUNTER MP3000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	8	40
LB	HUNTER MP3500 PROS-06-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	11	40
ADJ. 360	HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	27	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM
04	HUNTER I-25-06-R 04 TURF ROTOR, 6IN. POP-UP. ADJUSTABLE AND FULL CIRCLE. PLASTIC RISER. DRAIN CHECK VALVE. STANDARD NOZZLE. WITH PURPLE COVER FOR RECLAIMED WATER ID.	5	50	4.3
R-04	RAIN BIRD 5006 PCSAMNP 4.0 TURF ROTOR, 6IN, POP-UP, PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE. NON POTABLE PURPLE CAP.	23	55	4.44

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. 5-20GPM.	2
F	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	5
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	11,927 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR 1IN., 1-1/2IN., AND 2IN. DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	9
	RAIN BIRD 5-NP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 1-PIECE BODY.	4
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	2
MV	RAIN BIRD PESBR 1-1/2" 1IN., 1-1/2IN., 2IN, DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	1
D	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	1
C2	RAIN BIRD ESP12LXMEF 12 STATION COMMERCIAL CONTROLLER. PLASTIC WALL MOUNT. FLOW SENSING.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
F	RAIN BIRD HDF-1X2 AUTOMATIC SELF-CLEANING 2IN. FILTER FOR LOW FLOW RANGES. MAXIMUM FLOW: 106 GPM	1
M2	WATER METER 1" CONNECT TO DEDICATED IRRIGATION METER. COORDINATE WITH OTHER TRADES	1
	IRRIGATION LATERAL LINE: HDPE PE3608 SIDR 19 (80PSI) ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	2,023 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,002 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	158.0 L.F.

Valve Callout

Valve Number
Valve Flow
Valve Size

4" 24" SLEEVE SIZE SLEEVE DEPTH

Provide seperate 1" wire sleeve along all all mainline crossings, of equal length to length of pipe sleeve

Brand all appropriate box lids with 1" minimum letters with the following abbreviations and provide purple box lids for non-potable system:

QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
MCV Master Control Valve
FS Flow Sensor
FP Drip Flush Point

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
C1-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.28	47.0	63.6
C1-2	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.04	47.0	63.2
C1-3	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	18.04	46.9	56.6
C1-4	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	10.39	44.9	50.7
C1-5	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	26.84	47.2	63.6
C1-6	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	22.05	47.2	53.7
C1-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	23.54	47.9	54.8
C1-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.67	50.1	68.3
C1-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.65	45.3	63.7
C1-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.2
C1-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.3
C2-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	5.53	43.6	47.3
C2-2	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	26.64	62.8	71.6
C2-3	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	31.08	63.1	73.6
C2-4	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	22.2	61.7	69.6
C2-5	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	30.8	61.8	73.6
C2-6	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	12.9	55.7	61.5
C2-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.82	45.5	54.0
C2-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.36	47.4	61.8
C2-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.99	48.5	66.0
C2-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.5
C2-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.2
C2-12	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	35.8
C2-13	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	36.9

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.	
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS--ONE FOR PIPE AND ONE FOR WIRING.	
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.	
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).	
IR-106	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.	
IR-107	EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION.	

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REVISIONS:
Site Update: 05.22.24

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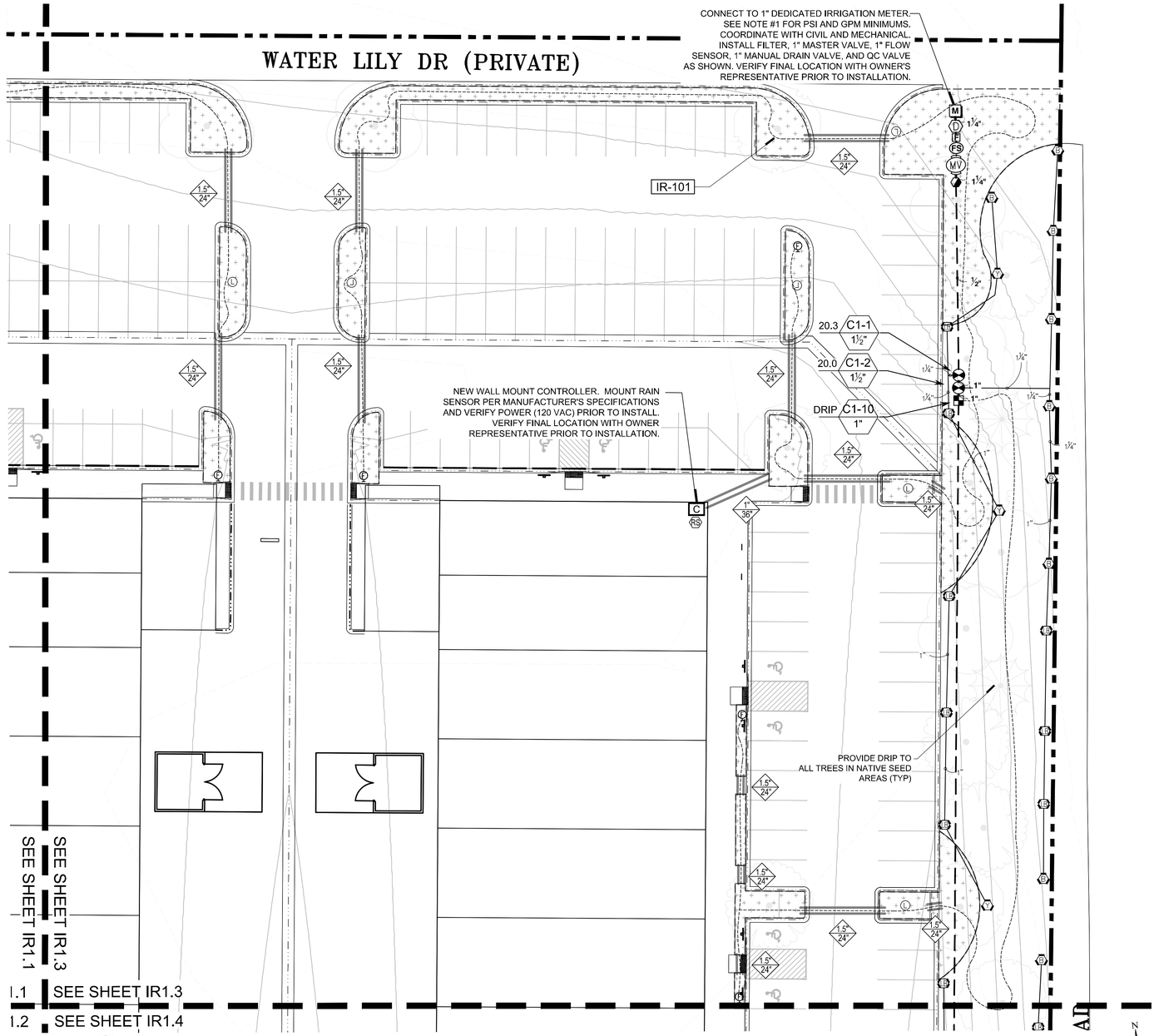
(303) 443-0385 kelt@ndscolorado.com

WELLINGTON BUSINESS CENTER
WELLINGTON, CO

IRRIGATION PLAN

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.2



IRRIGATION PLAN - ENLARGEMENT

SCALE: 1" = 20'

IRRIGATION SCHEDULE LOT 7

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L O	HUNTER MP1000 PROS-04-CV TURF ROTATOR, 4" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	11	40
K G R	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	32	40
B Y A	HUNTER MP3000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	18	40
LB	HUNTER MP3500 PROS-06-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	36	40
ADJ. 360	HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	44	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER. 5-20GPM.	4
F	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	16
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET. PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	16,780 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR 1IN., 1-1/2IN., AND 2IN. DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	9
	RAIN BIRD 5-NP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 1-PIECE BODY.	5
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	2
MV	RAIN BIRD PESBR 1-1/2" 1IN., 1-1/2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	1
D	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	1
C	RAIN BIRD ESPLXME2P-LXMM-LXMMPED W/ (1) ESPLXMSM12 (2) 24 STATION, TRADITIONALLY-WIRED, PRO SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER, (1) ESPLXME2P 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULE. INSTALL IN LXMM-LXMMPED POWDER COATED, METAL WALL-MOUNTED CABINET W/PEDESTAL.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
F	RAIN BIRD HDF-1X2 AUTOMATIC SELF-CLEANING 2IN. FILTER FOR LOW FLOW RANGES. MAXIMUM FLOW: 106 GPM	1
M	WATER METER 1" CONNECT TO DEDICATED IRRIGATION METER. COORDINATE WITH OTHER TRADES	1
	IRRIGATION LATERAL LINE: HDPE PE3608 SIDR 19 (80PSI) ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	2,769 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,164 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	559.0 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

SLEEVE SIZE
SLEEVE DEPTH
Provide seperate 1" wire sleeve along all all mainline crossings, of equal length to length of pipe sleeve

CRITICAL ANALYSIS

Generated:	2023-11-29 08:42
P.O.C. NUMBER: 02	
Water Source Information:	CONNECT TO DEDICATED IRRIGATION METER. COORDINATE WITH OTHER TRADES
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	77 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	26.84 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	10.66 GPM
Critical Station:	C1-8
Design Pressure:	40 PSI
Friction Loss:	6.33 PSI
Fittings Loss:	0.63 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.72 PSI
Pressure Req. at Critical Station:	50.7 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	15.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Loss for Water Meter:	4.05 PSI
Critical Station Pressure at POC:	70.3 PSI
Pressure Available:	77 PSI
Residual Pressure Available:	6.75 PSI

CONFIRM MINIMUM PRESSURE STATED PRIOR TO COMMENCEMENT OF WORK

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
C1-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.28	47.0	63.6
C1-2	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.04	47.0	63.2
C1-3	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	18.04	46.9	56.6
C1-4	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	10.39	44.9	50.7
C1-5	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	26.84	47.2	63.6
C1-6	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	22.05	47.2	53.7
C1-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	23.54	47.9	54.8
C1-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.67	50.1	68.3
C1-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.65	45.3	63.7
C1-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.2
C1-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.3
C2-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	5.53	43.6	47.3
C2-2	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	26.64	62.8	71.6
C2-3	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	31.08	63.1	73.6
C2-4	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	22.2	61.7	69.6
C2-5	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	30.8	61.8	73.6
C2-6	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	12.9	55.7	61.5
C2-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.82	45.5	54.0
C2-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.36	47.4	61.8
C2-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.99	48.5	66.0
C2-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.5
C2-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.2
C2-12	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	35.8
C2-13	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	36.9

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.	
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS--ONE FOR PIPE AND ONE FOR WIRING.	
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.	
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).	
IR-106	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.	
IR-107	EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION.	

Brand all appropriate box lids with 1" minimum letters with the following abbreviations and provide purple box lids for non-potable system:
QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
MCV Master Control Valve
FS Flow Sensor
FP Drip Flush Point

THIS PLAN SHALL NOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED CONSENT OF NDS, INC.

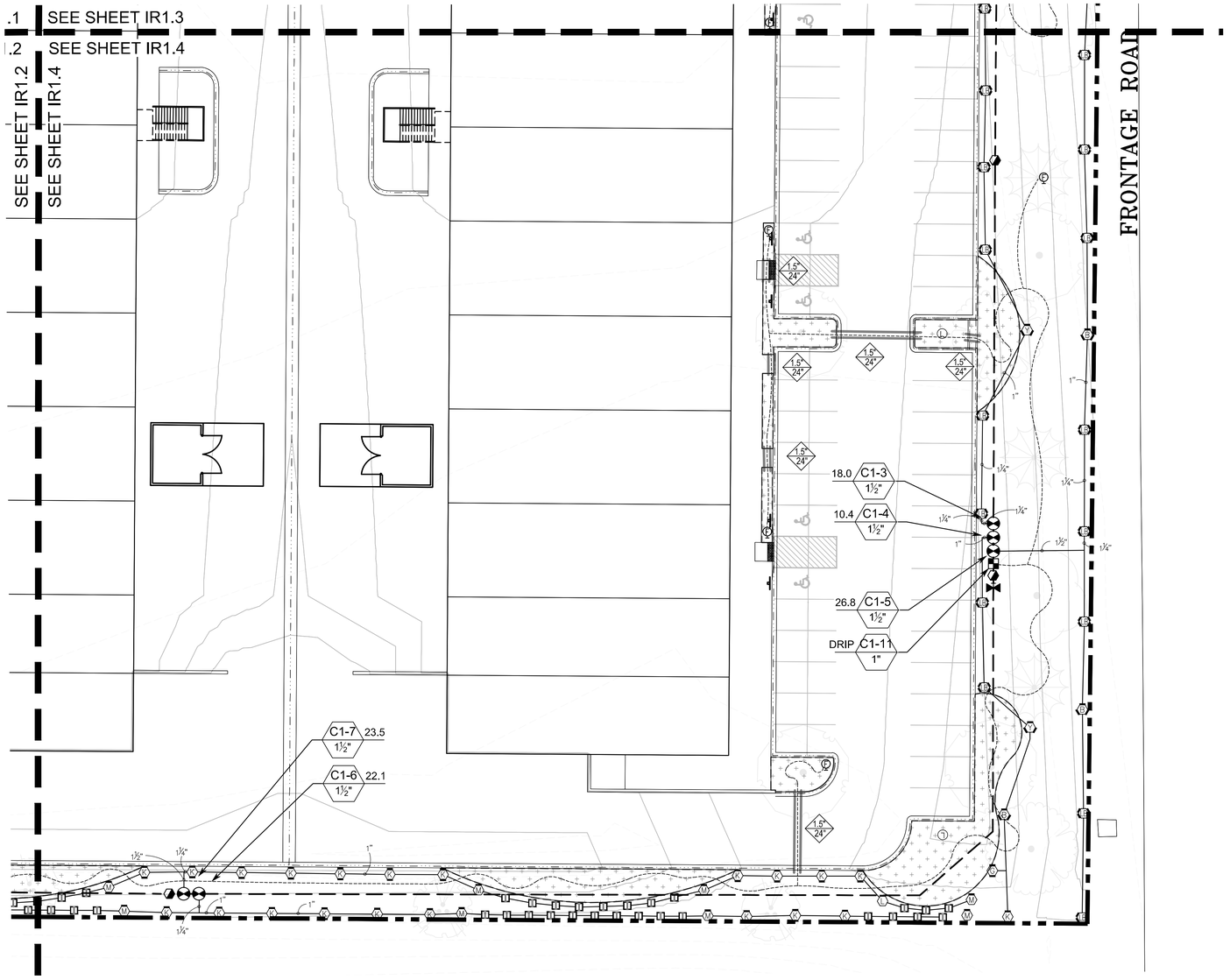
REVISIONS:
Site Update: 05.22.24

NDS
NATURAL DESIGN SOLUTIONS
Kyle Mahoney, ASLA
Land Planning Irrigation Design
5539 Colt Drive, Loveland, CO 80538
(303) 443-0385 kyle@ndscolorado.com

WELLINGTON BUSINESS CENTER
WELLINGTON, CO

IRRIGATION PLAN

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.3



IRRIGATION PLAN - ENLARGEMENT

SCALE: 1" = 20'

0 20 40 60

N

IRRIGATION SCHEDULE LOT 7

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L D	HUNTER MP1000 PROS-04-CV TURF ROTATOR, 4" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	11	40
X X X	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	32	40
B Y A A	HUNTER MP3000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	18	40
LB	HUNTER MP3500 PROS-06-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	36	40
ADJ. 360	HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	44	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-R MEDIUM PLUS FLOW FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1" PESBR VALVE AND 1" PRESSURE REGULATING 40PSI BASKET FILTER, 5-20GPM.	4
P	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	16
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	16,780 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR 1IN., 1-1/2IN., AND 2IN. DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	9
	RAIN BIRD 5-NP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 1-PIECE BODY.	5
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	2
MV	RAIN BIRD PESBR 1-1/2" 1IN., 1-1/2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	1
D	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	1
C	RAIN BIRD ESPLXME2P-LXMM-LXMMPED W/ (1) ESPLXMSM12 (2) 24 STATION, TRADITIONALLY-WIRED, PRO SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER. (1) ESPLXME2P 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULE. INSTALL IN LXMM-LXMMPED POWDER COATED, METAL WALL-MOUNTED CABINET W/PEDESTAL.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
F	RAIN BIRD HDF-1X2 AUTOMATIC SELF-CLEANING 2IN. FILTER FOR LOW FLOW RANGES. MAXIMUM FLOW: 106 GPM	1
M	WATER METER 1" CONNECT TO DEDICATED IRRIGATION METER. COORDINATE WITH OTHER TRADES	1
	IRRIGATION LATERAL LINE: HDPE PE3608 SIDR 19 (80PSI) ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	2,769 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,164 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	559.0 L.F.

Valve Callout

— Valve Number
— Valve Flow
— Valve Size

4" 24" — SLEEVE SIZE / SLEEVE DEPTH

Provide seperate 1" wire sleeve along all mainline crossings, of equal length to length of pipe sleeve

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
C1-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.28	47.0	63.6
C1-2	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	20.04	47.0	63.2
C1-3	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	18.04	46.9	56.6
C1-4	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	10.39	44.9	50.7
C1-5	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	26.84	47.2	63.6
C1-6	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	22.05	47.2	53.7
C1-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	23.54	47.9	54.8
C1-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.67	50.1	68.3
C1-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.65	45.3	63.7
C1-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.2
C1-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.3
C2-1	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	5.53	43.6	47.3
C2-2	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	26.64	62.8	71.6
C2-3	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	31.08	63.1	73.6
C2-4	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	22.2	61.7	69.6
C2-5	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	30.8	61.8	73.6
C2-6	RAIN BIRD PESBR	1-1/2"	TURF ROTOR	12.9	55.7	61.5
C2-7	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.82	45.5	54.0
C2-8	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	19.36	47.4	61.8
C2-9	RAIN BIRD PESBR	1-1/2"	TURF ROTARY	21.99	48.5	66.0
C2-10	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	33.5
C2-11	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	34.2
C2-12	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	35.8
C2-13	RAIN BIRD XCZ-100-PRB-R	1"	DRIP	TBD	25.0	36.9

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.	
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS–ONE FOR PIPE AND ONE FOR WIRING.	
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.	
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).	
IR-106	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.	
IR-107	EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION.	

Brand all appropriate box lids with 1" minimum letters with the following abbreviations and provide purple box lids for non-potable system:

QC Quick Coupler
GV Gate Valve
SV# Section Valve & Corresponding Controller Station #
MCV Master Control Valve
FS Flow Sensor
FP Drip Flush Point

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REVISIONS:
Site Update: 05.22.24

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture, Land Planning, Irrigation Design
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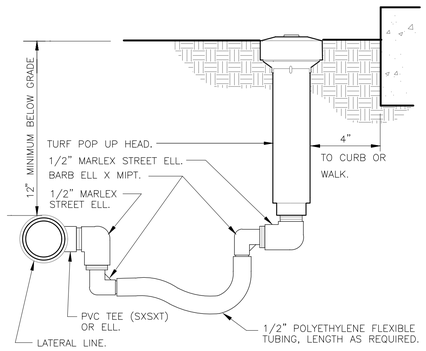
(303) 443-0385 kelli@ndscolorado.com

WELLINGTON BUSINESS CENTER
WELLINGTON, CO

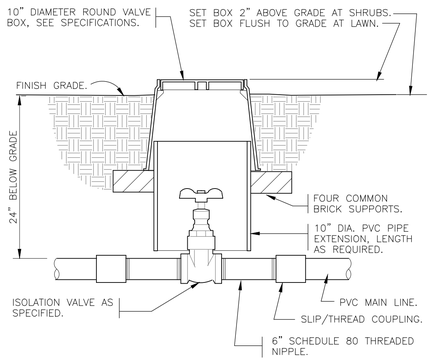
IRRIGATION PLAN

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.4



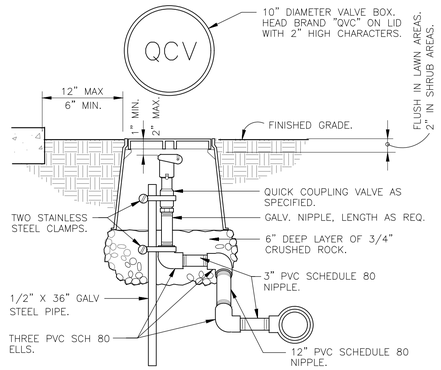
1 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328403.13-02



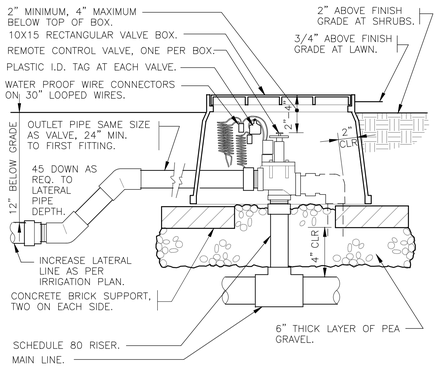
2 BRASS ISOLATION VALVE

1 1/2" = 1'-0" 328406.33-01



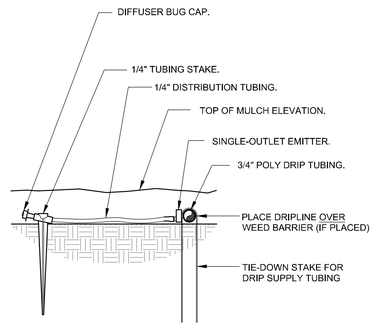
3 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" 328406.43-02



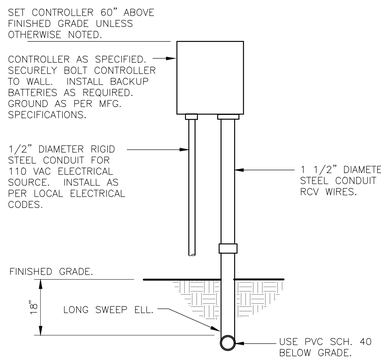
4 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 32 8406.13-01



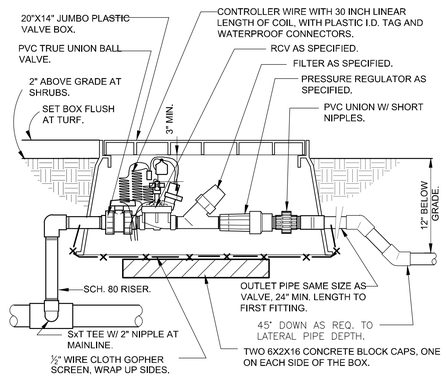
5 DRIP EMITTER DETAIL

3" = 1'-0" 32 8413.13-03



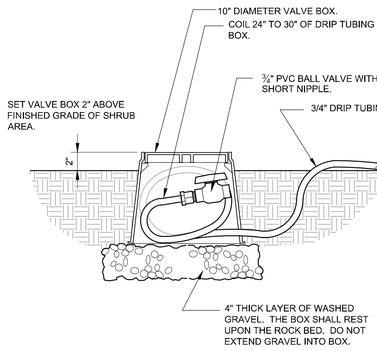
6 WALL MOUNT CONTROLLER

1" = 1'-0" 32 8409.13-01



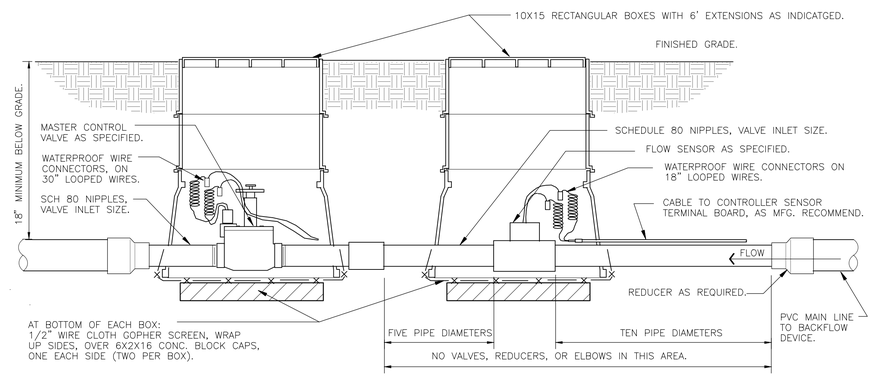
7 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 32 8413.76-23



8 DRIP FLUSH VALVE

1 1/2" = 1'-0" 32 8413.49-03



9 MASTER VALVE/FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0" 32 8406.23-10

REVISIONS:
Site Update: 05.22.24

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5539 Cale Drive, Longmont, CO 80503
(303) 443-2385 neil@ndsdesignsolutions.com

THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF NDS, INC.

WELLINGTON BUSINESS CENTER
WELLINGTON, CO

IRRIGATION PLAN DETAILS

PROJ. NO.:
DATE: 07.14.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR2.0

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1

REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
SITUATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO, WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, WELLINGTON BUSINESS CENTER, AT RECEPTION NUMBER 20150075922

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 421,467 SQUARE FEET OR 9.676 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW 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 SUB-DIVIDED UNDER THE NAME OF WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1, 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 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 THEREFOR BY THE TOWN AS PROVIDED IN WELLINGTON MUNICIPAL CODE.

CERTIFICATE OF TITLE

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 TO THE EXTENT SHOWN OF RECORD IN THE REAL ESTATE RECORDS IN THE CLERK AND RECORDER'S OFFICE OF LARIMER COUNTY, COLORADO OR ACTUALLY KNOWN BY ME TO EXIST, ALL OWNERS AND PROPRIETORS AS DEFINED BY C.R.S. 31_23_111 HAVE SIGNED THIS PLAT.

ATTORNEY _____ REGISTRATION NO. _____

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT FRS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY, THERE ARE NO MORTGAGEES AND HOLDER OF LIENS UPON THE PROPERTY, AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CONVEYANCE AND DEDICATION OF ALL STREETS, ROADS, ALLEYS, EASEMENTS, PUBLIC WAYS, AND PLACES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____ A.D. 20_____

_____

OWNER: FRS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

NAME: _____

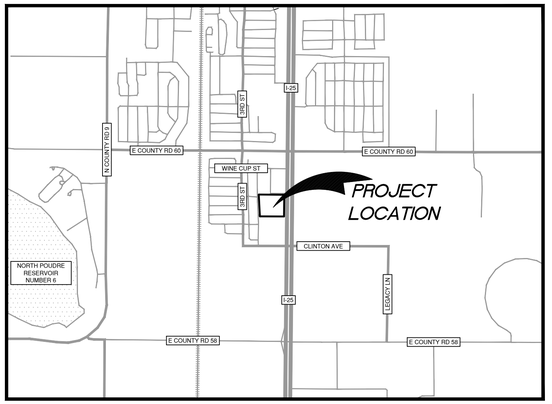
TITLE: _____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20_____

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES_____



N VICINITY MAP
1:2000

PLAT NOTES:

1. A BLANKET GRADING, DRAINAGE AND ACCESS EASEMENT IS HEREBY DEDICATED ACROSS LOTS 1 AND 2 OUTSIDE OF THE BUILDING EXCLUSION EASEMENTS.
2. RIDGETOP ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. RIDGETOP ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
3. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE PROPERTY INFORMATION BINDER, BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: FC1F25211222, DATED APRIL 24, 2024 AT 5:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
5. BASIS OF BEARINGS: BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., WITH A BEARING OF SOUTH 00°46'46" WEST, MONUMENTED AT THE NORTH BY A 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PLS 12374, AND MONUMENTED AT THE SOUTH BY A -1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PLS 12374, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS ESTABLISHED BY FEMA PER FIRM PANEL NUMBER 08069C0767F, EFFECTIVE DATE: DECEMBER 19, 2006.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____, BY THE TOWN PLANNING AND ZONING COMMISSION, WELLINGTON, COLORADO.

BY: _____

AS: _____

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 OTHERS AND NOT THE TOWN.

BY: _____

AS: _____

SURVEYORS CERTIFICATE

I, MICHAEL DAVID LANG, PLS 37053, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1 WAS PERFORMED 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

DRAFT
05/15/2024

_____
MICHAEL DAVID LANG, PLS 37053

REVISED		
DATE	REQUEST BY	CHECK

Project: 24-272-001
Drawing: PLAT01
Drafted By: BSA, MM
Date: 05/15/2024
Rev. Date:
Check By: ML

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1
REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
SITUATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

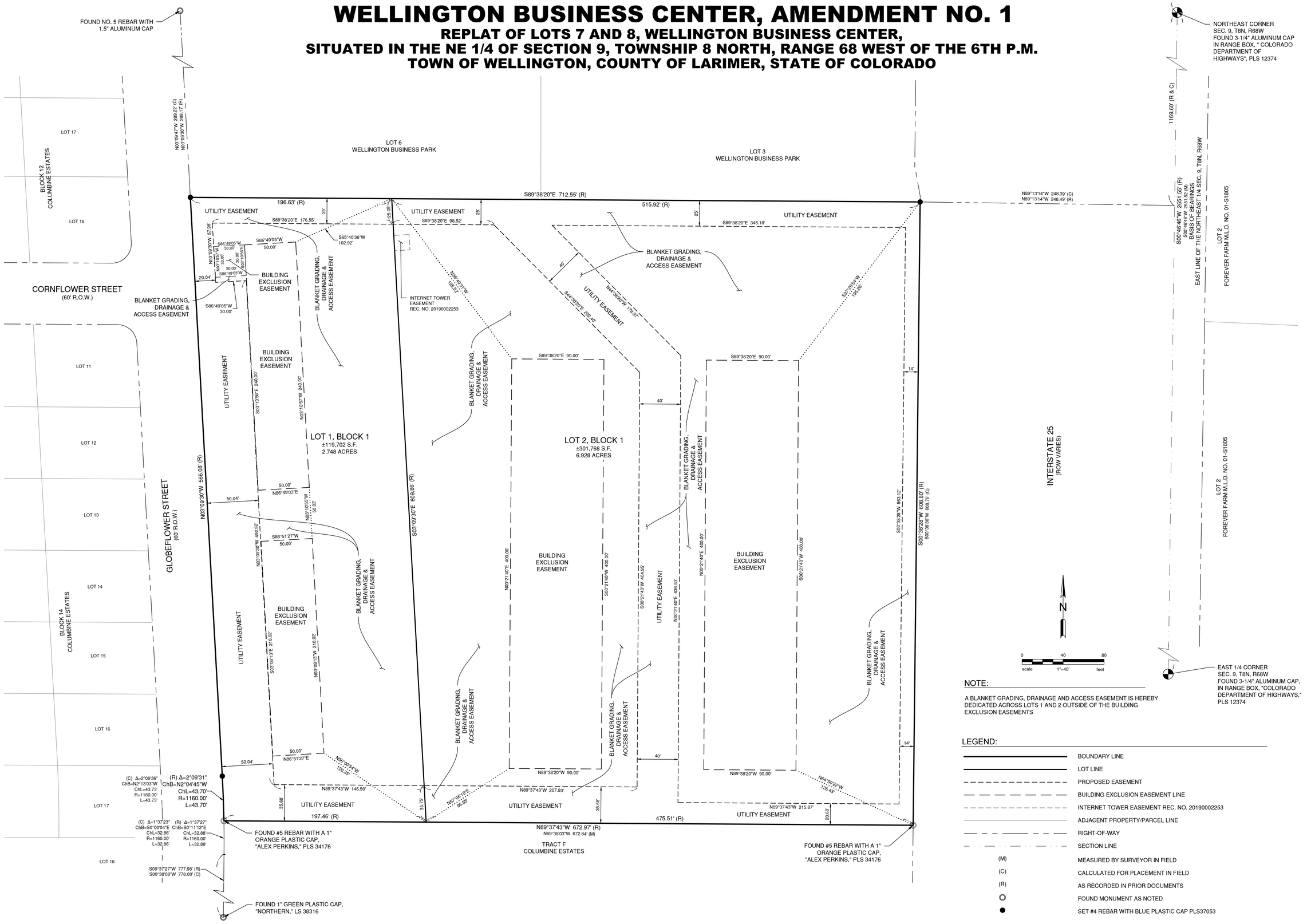
541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4532
RIDGETOP ENGINEERING & SURVEYING

Sheet: 1 / 2

DRAWING FILENAME: V:\Projects\24-272-001 1997 Water Lily Dr – Wellington\Working Files\DWG\24-272-001 PLAT01.dwg LAYOUT NAME: 1 OF 2 DATE: May 15, 2024 – 8:33am CAD OPERATOR: Brad

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1

REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
SITUATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NOTE:

A BLANKET GRADING, DRAINAGE AND ACCESS EASEMENT IS HEREBY DEDICATED ACROSS LOTS 1 AND 2 OUTSIDE OF THE BUILDING EXCLUSION EASEMENTS

LEGEND:

- BOUNDARY LINE
- LOT LINE
- PROPOSED EASEMENT
- BUILDING EXCLUSION EASEMENT LINE
- INTERNET TOWER EASEMENT REC. NO. 20190002253
- ADJACENT PROPERTY/PARCEL LINE
- RIGHT-OF-WAY
- SECTION LINE
- (M) MEASURED BY SURVEYOR IN FIELD
- (C) CALCULATED FOR PLACEMENT IN FIELD
- (R) AS RECORDED IN PRIOR DOCUMENTS
- FOUND MONUMENT AS NOTED
- SET #4 REBAR WITH BLUE PLASTIC CAP PLS37053

REVISED		
DATE	REQUEST BY	CHECK

Project: 24-272-001
Drawing: PLAT01
Drafted By: BSA, MM
Date: 05/15/2024
Rev. Date:
Check By: ML

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1
REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
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TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552
RIDGETOP ENGINEERING & SURVEYING

Sheet: 2 / 2

DRAWING FILENAME: X:\Projects\24-272-001 3901 Water Lily Dr – Wellington\Working Files\MD\24-272-001 PLAT01.dwg LAYOUT NAME: 2 OF 2 DATE: May 15, 2024 – 8:33am CAD OPERATOR: Brad

Planning Commission Meeting

Date: **October 7, 2024**
Submitted By: **Cody Bird, Planning Director**
Subject: **Third Quarter 2024 Residential Building Permit and Lot Inventory Report**

EXECUTIVE SUMMARY

This quarterly report on residential building activities is intended to provide an update of the current trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

Town staff tracks the number of new residential dwelling permits issued throughout the year. Staff also tracks the number of available buildable lots (buildable lots in this context means zoned residential, platted for development, and public infrastructure is installed and operational). Tracking the number of permits and the number of buildable lots is an indicator of development trends and is used as a resource to guide when and how many new residential building permits the Town is able to issue.

BACKGROUND / DISCUSSION

Attached is a report of residential building permits issued through the 3rd Quarter 2024 (January 1, 2024 to September 30, 2024). Also included is a report of new residential dwelling permits issued since 2009. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of residential building permits is used to identify trends and project future permits. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

Also included in this report is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory).

STAFF RECOMMENDATION

Information only - No action required.

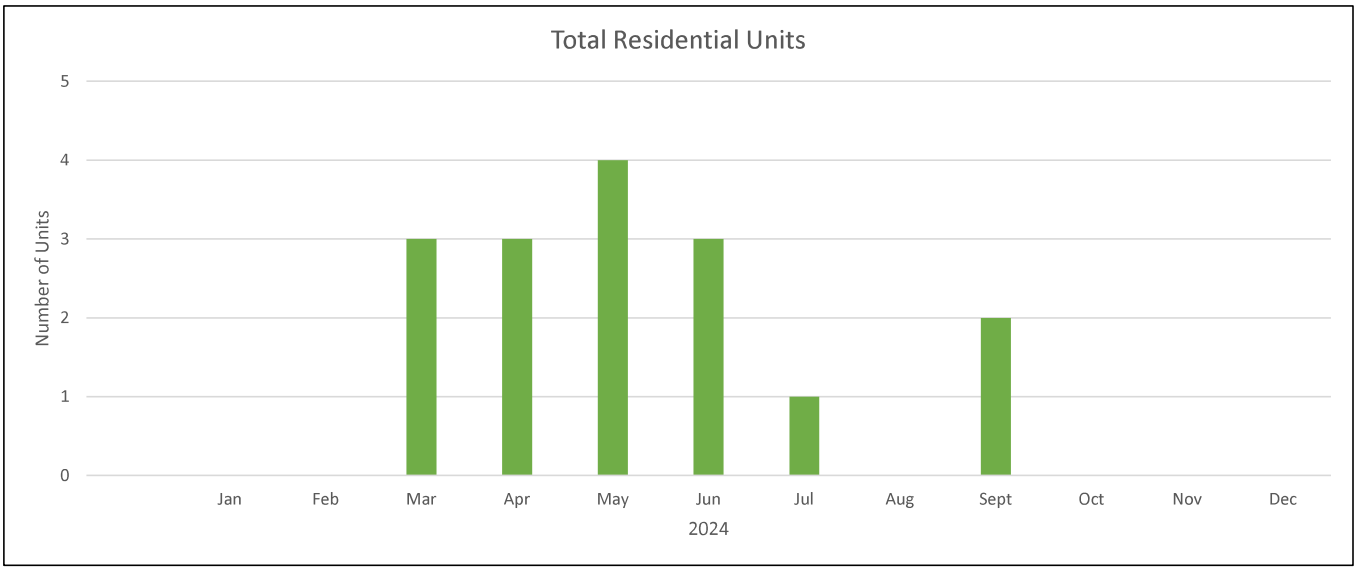
ATTACHMENTS

1. Third Quarter 2024 Residential Building Permit and Lot Inventory Report
2. Third Quarter 2024 Commercial Lot Inventory Report

Wellington, Colorado
Residential Permits Issued by Month

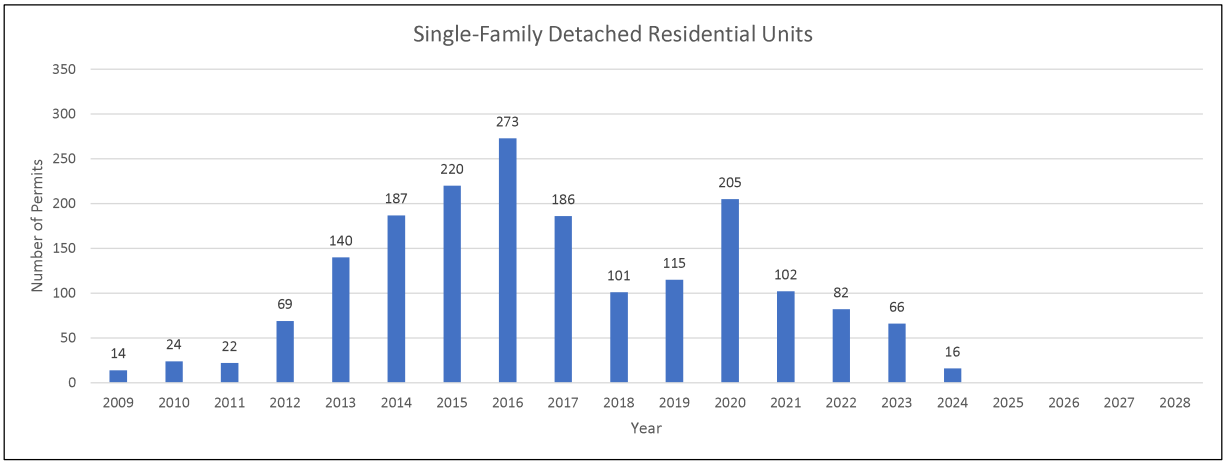
Updated: 10/1/2024
Printed: 10/1/2024

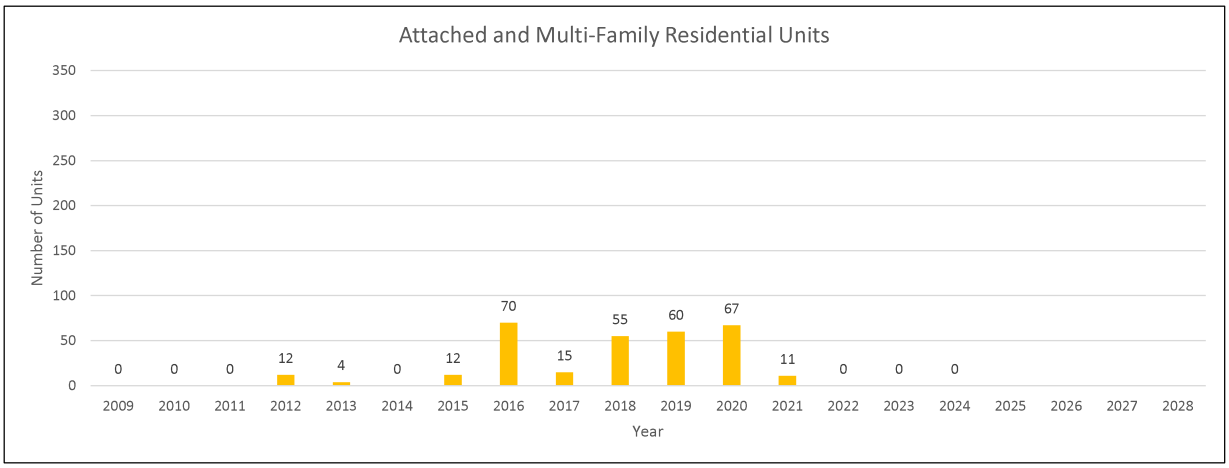
New Residential Permits Issued by Month
2024

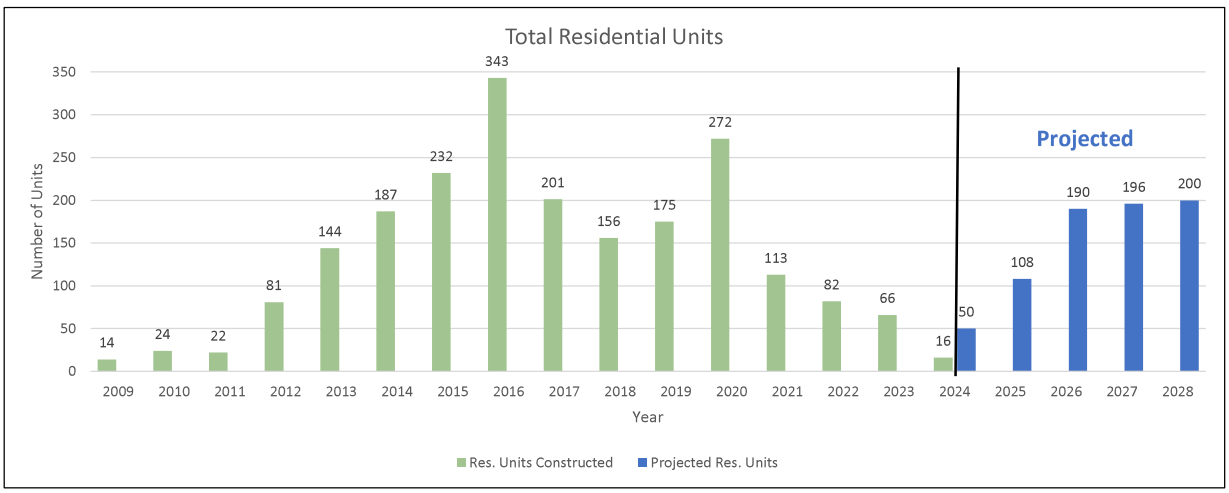


2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	0	0	3	3	4	3	1	0	2	0	0	0
Attached Units	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL RES. UNITS	0	0	3	3	4	3	1	0	2	0	0	0
			3			10			3			0
											Total	**16**

Residential Dwelling Units - Historic and Projected







	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Single-Family Detached	14	24	22	69	140	187	220	273	186	101	115	205	102	82	66	16				
Attached and Multi-Family	0	0	0	12	4	0	12	70	15	55	60	67	11	0	0	0				
Res. Units Constructed	14	24	22	81	144	187	232	343	201	156	175	272	113	82	66	16				
Projected Res. Units																50	108	190	196	200

** Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time*

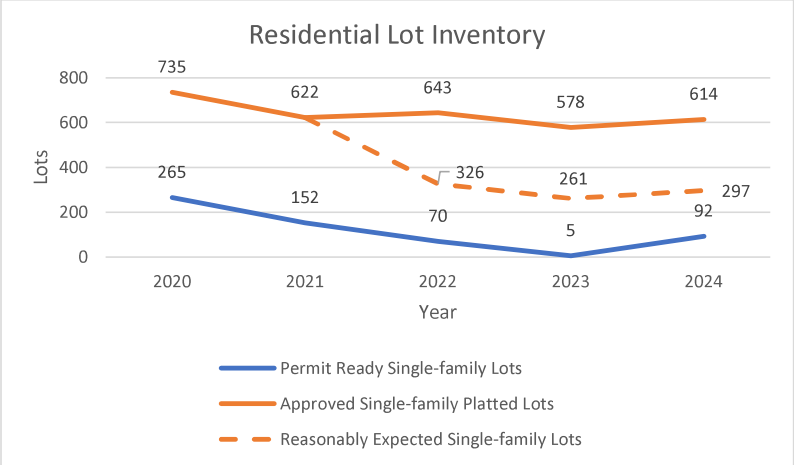
** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatement plant expansions

Wellington, Colorado **Updated: 10/1/2024**
Residential Dwelling Unit Inventory **Printed: 10/1/2024**

Subdivison Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Columbine Estates	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	87	Yes	Single-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Phase 1A (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1B (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1C (estimated)	100	Yes	Single-family	No	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms (Future Phases)	846	Yes	Mixed densities	No	No

ESTIMATED TOTAL UNITS **2001**

Platted Lots	**614**
Buildable Lots (with infrastructure)	**92**



Wellington, Colorado **Updated: 10/1/2024**
Commercial Lot Inventory **Printed: 10/1/2024**

Zoning	Acres (total)	Acres (buildable)	Lots (platted)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	5.5	11	9
C-2 - Downtown Commercial	0.6	0.6	4	4
C-3 - Mixed-Use Commercial	55.3	18.2	24	16
LI - Light Industrial	43.3	43.3	19	19
I - Industrial	59.6	0.0	2	0
PUD - Planned Unit Development	5.0	0.0	2	0

** Buildable indicates lots are platted and have public infrastructure installed and ready for permit.*