



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**March 1, 2021
6:30 PM**

Regular Meeting

Please click the link below to join the webinar:

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-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting minutes of February 1, 2021
 6. NEW BUSINESS
 - A. Conditional Use for Human Bean Drive Thru in the C1 Zoning District and Site Plan Review at 8121 6th St.
 - B. Amended Site Plan Review - Lot 2, Block 1, Boxelder Commons
 - C. 2021 Planning Commission Meeting Schedule
 7. ANNOUNCEMENTS
 - A. Director Report on Administrative Approvals
 8. ADJOURNMENT



Planning Commission Meeting

Date: March 1, 2021
Submitted By: Patty Lundy, Development Coordinator
Subject: Meeting minutes of February 1, 2021

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Approve the regular meeting minutes of February 1, 2021 as presented.

ATTACHMENTS

1. Meeting Minutes of February 1, 2021



**TOWN OF WELLINGTON
PLANNING COMMISSION
February 1, 2021**

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on February 1, 2021, in an online web conference at 6:30 p.m.

2. ROLL CALL

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

Absent:

Town Staff Present: Cody Bird, Planning Director
Liz Young Winne, Planner II
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
None

4. PUBLIC FORUM
None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of December 7, 2020.

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

6. NEW BUSINESS

A. Conditional Use for a Drive Thru in the C1 Zoning District and Site Plan Review at 8121 6th Street
Cody Bird Planning Director presented the staff report.

- Staff feels that additional coordination is needed to address traffic engineering, but understands that the request from the applicant is to proceed with taking action

tonight. It is going to be up to the commission to determine whether to consider the items tonight or table for the next meeting.

- Staff recommends keeping these two processes concurrently simply because approving one without the other does not really mean much to allow the project to go forward.

Robb Casseday with Studio R.E.D., representing the applicant, thanked everyone for letting them present this project. He understands that the Commission has been asked to table this request until the next meeting but would respectfully ask the Commission and staff to reconsider because the buyers and sellers are ready to execute the purchase of the property and of course assurance that the project is going to be approved is necessary so that the transaction can happen smoothly.

Casseday mentioned that tabling the item would be another 30-day delay. This would be a real hardship on the transaction of closing the property. We would like to present the project as is.

Bird believes that the engineering staff and the applicants engineers can determine what is needed to make the site work from an engineering perspective. His concern is ensuring the Planning Commission has an opportunity to see and evaluate the proposed site changes before a conditional use and site plan is approved.

Bird did a screen share to show the site. Pointing out the following items:

- There is alley access that was recently improved to accommodate the O'Reilly site.
- The southern access of the Human Bean site is slightly offset from the Kum & Go, which creates a left turn conflict.
- The northbound left turning vehicle trying to get into this site would be overlapping with head on traffic trying to make a left turn into the Kum & Go site.
- If there is a center turn lane proposed, there is some concern that there might be a situation where two vehicles turning left into opposing driveways would be facing each other.

Bird said there were a couple of other site plan related comments that are identified in the staff report, including some questions about drainage and ADA access. There was also a note about a relocated streetlight along the Sixth Street that it is not clear where the new location would be, and we wanted to evaluate that with the applicant.

Bird also shared his screen to show the building elevations and the proposed signage. Staff's suggestion would be to approve the 6 ft. tall sign option for this size site. The others are higher and would feel a little bit oversized for the scale of the site.

Commissioners had a general discussion about concerns about traffic in this area. There was general agreement that no one wanted to have traffic backed-up into the road at this main access point for the Town. It was explained that existing traffic is already a concern at this intersection. Pedestrian movements along 6th Street and children accessing the schools north of Cleveland Ave. was also discussed.

Commissioner Kinney asked to see the lighting plan. Bird showed the lighting plan and where the note is showing the light that would be relocated. Staff is comfortable that the requirements for the site lighting is met but has some concerns about the 6th St. corridor. He would like to see the applicant evaluate how to get some additional street lighting to help illuminate the pedestrian path. Kinney would like to see the lighting plan updated.

Commissioner Kinney also had concerns on the screening of the west side of the property. Kendra Shirley with Studio R.E.D. explained that there are a variety of landscape plantings proposed to be used to buffer the west side with trees and shrubs. There also is not any parking on the west side of the site.

Chairman McCaffrey also mentioned the south side of the site since there is parking there. Shirley said that there is some existing vegetation on the site and there will be a variety of new landscape plantings provided as well. Smaller shrubs and trees would help mitigate the headlamps.

Joe Delich and Matt Delich from Delich Associates spoke about the traffic in the area with the following information:

- The south entrance to the site is offset by about 30 feet from the entrance to Kum & Go.
- The peak hours are around 6:30 – 8:30 am.
- During the peak hours going south on 6th St., there are about 100 turns onto the Kum & Go site. Going North on 6th St., there would be about 10 turns onto the site.
- Trip generation is about 39 vehicles per hour that would be added.
- Currently there are 218 vehicles going south and 79 going to Kum & Go during peak hours.

Chairman McCaffrey opened the public hearing.

Shirrell Tietz said that this is an already busy intersection, especially in the early morning, and is concerned about the potential accidents that could occur. She feels with all the other businesses in that area we are trying to cram too much into such a small busy area. She was concerned with any drive thru at this location.

Melissa Whitehouse appreciated the possibility of a new business at this location but she has concerns that she has seen traffic backed up into a public road at other locations for this business and that the same may also happen at this location. The Human Bean on North College does not attract traffic from the Interstate like this location will. Wellington is the first stop from Wyoming and the last stop leaving Colorado. She also would like to see the actual traffic report. She agreed with Commissioner Kinney about seeing an updated lighting plan and would like to see more of a hard buffer option for screening headlamps instead of just plants.

Chairman McCaffrey, seeing no other hands raised for public comment closed the public hearing.

Commissioner Kinney moved to table the conditional use for a drive thru in the C1 Zoning District and site plan review and continue the public hearing to March 1, 2021 at 6:30 pm during an online web meeting. Commissioner Friedrichs seconded. Motion passed 7-0.

B. Election of Officers

Bert McCaffrey was nominated by Commissioner Hamman to serve as Chair, seconded by Commissioner Kinney. The nomination was accepted by McCaffrey and unanimously approved by the Commission.

Eric Sartor was nominated by Commissioner Hamman to serve as Vice-chair, seconded by Commissioner Knaack. The nomination was accepted by Sartor and unanimously approved by the Commission.

7. ANNOUNCEMENTS

A. Director Report on Administrative Approvals

Bird explained that at the December meeting, staff had proposed that some of the more straightforward types of development-related requests could be approved administratively by staff. It seems a little onerous to go through a 30-day review process to get on the Planning Commission meeting for something that is straightforward. The Commission generally agreed that some administrative approvals could be reasonable with some limitations. Staff was asked to report back to the Planning Commission with any approvals that were given.

There was one administrative approval since the December Planning Commission meeting. In the municipal code it says that any freestanding sign be approved at time of site plan review. A request was received from the chiropractic office north of Ridley's Family Market to install a free-standing sign. The planning staff and engineering staff worked with them on the size, scale and location of the sign for that development and administratively approved a free-standing sign.

Chairman McCaffrey liked that this was taken care of in a timely manner and approved of the process.

8. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:17 pm.



Planning Commission Meeting

Date: March 1, 2021
Submitted By: Cody Bird, Planning Director
Subject: Conditional Use for Human Bean Drive Thru in the C1 Zoning District and Site Plan Review at 8121 6th St.

EXECUTIVE SUMMARY

General Location:

- Southwest corner of Cleveland Ave. and 6th St.

Applicant/Agent:

- Applicant: Human Bean Northern Colorado
- Agent: Studio R.E.D., Robb Casseday

Reason for request:

- Develop site for a coffee stand with two drive up windows and one walk up window in C1-Community Commercial Zone District.

Background Information:

- The applicant is seeking conditional use approval and site plan approval to construct a coffee stand with two drive up windows and one walk up window. The property is zoned C1-Community Commercial Zoning District in which drive through facilities require conditional use approval.
- The required public hearing for the conditional use was advertised for the February 1, 2021 Planning Commission meeting. At the February 1 meeting, the Planning Commission voted to table the agenda item to March 1, 2021 to allow coordination on traffic comments. Announcing the new date, time and location of the tabled agenda item at the meeting satisfied the public notification requirements.
- Since the February 1 meeting, the applicant's design team has prepared revisions to the traffic impact study and revisions to the site plans to reasonably address the traffic engineering design needs for the site. The revised site plans are included with this report and have addressed most of Town staff's prior staff report comments and redline drawing comments. Remaining comments and some new comments addressing the revised plans are included in this report and on engineering redline drawings.
- The conditional use and site plan review can be considered concurrently as one development request. For purposes of this report, the processes are identified and addressed separately.
- The conditional use review process requires public hearings by the Planning Commission and the Board of Trustees. The Commission will need to consider any testimony presented at the public hearing. Following the public hearing, the Commission will forward a recommendation to the Board of Trustees.

BACKGROUND / DISCUSSION

Conditional Use

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

1. The conditional use will satisfy all applicable provisions of Chapter 16 and Chapter 17 of the Code unless a variance is being requested.

- Chapter 16 of the Municipal Code covers the Town's zoning regulations.
 - The property is zoned C1-Community Commercial. The C-1 zoning district is identified as "intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community."
 - Within the C1 zoning district, a drive thru requires a conditional use approval.
 - Article 7 of Chapter 16 provides procedures for the application and review of conditional uses. Public hearings by the Planning Commission and the Board of Trustees will satisfy the requirements of Article 7.
- Chapter 17 of the Municipal Code covers the Town's subdivision regulations.
 - The property is legally subdivided and no changes requiring subdivision are proposed.
 - An additional 10 ft. of right-of-way and a 9 ft. utility easement is required along 6th Street. This dedication can be made and recorded as a separate instrument without replatting the property.
- A variance is not being requested.

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

- The application is generally consistent with the goals, policies, and strategies in the Comprehensive Plan, and in particular:
 - The project is a redevelopment project and is within the existing service area of the Town.
 - The project will result in a positive fiscal impact by bringing in a new business and creating more opportunity for business support from those using the highway network or passing through.
 - The project encourages automobile oriented commercial services along Sixth Street and near the interstate.
 - The site plan encourages pedestrian and bicycle access by providing sidewalks, safe parking lot crossings, and bicycle racks.
 - The drive thru request is proposed near similar businesses with drive-thru lanes and therefore, it is not expected to have major negative impacts on surrounding business uses.
 - The new business may minimize "leakage" of consumer dollars to neighboring towns and may provide job opportunities for youth and other residents.

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

- The proposed project will utilize the existing sanitary sewer and water systems on the site. There is adequate capacity in the water and sanitary sewer systems to serve the site.
- The existing overhead electrical utilities will be undergrounded and an existing street light will remain adjacent to the site.
- Increased access to the site and a new proposed driveway entrance on 6th St. will have impacts to the public roadways. The proposed changes to 6th Street, the alley and the driveway access are generally acceptable to Town staff. Staff supports the proposed traffic alignment changes, including the following:

- 6th St. is proposed to be re-stripped to include a center left turn lane. The shared turn lane will better accommodate vehicle movements to the alley for north bound traffic and to the Kum & Go driveway for southbound traffic. The re-stripping plan needs to be provided for the connections north to Cleveland Ave. and south to Roosevelt Ave. and show how the re-stripping ties into existing. The re-stripping plan must be approved by the Town Engineer.
- The 6th St. driveway entrance was originally proposed to allow full movements. The revised site plans are proposing the driveway be limited to a right out exit only. The exit only addresses staff's concerns for conflicting left turn movements across from the Kum & Go access and proximity to the alley access. Additional signage is proposed at the exit to reinforce "exit only" and "do not enter" for 6th St. traffic.
- The alley access is proposed to continue to allow full turning movements to facilitate access to the site and the adjacent business north of the alley. Center line striping within the alley is proposed to designate lanes that will help keep the alley open for entering vehicles.
- Additional signage and pavement markings are proposed at the Human Bean driveway to/from the alley to encourage commercial traffic to utilize the 6th St. access and limit traffic going west to 5th St. where there are existing residences. The alley west of the site will also be marked for local traffic only.
- The revised site plans propose to detain most of the stormwater on site at the north east corner. The outfall from the drainage basin will connect to the existing stormwater sewer in the alley. The proposed design also redirects stormwater away from the south property line to address prior staff comments. Final design of the stormwater system must be approved by the Town Engineer.

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

- The 6th St. corridor at this location is primarily developed for commercial uses that are automobile oriented. The commercial businesses in this area provide retail and dining for residents of the Town as well as visitors traveling on the interstate. Multiple other drive thru establishments are located in close proximity to the proposed site.
- The areas adjacent to the site are zoned C-1 (to the north), C-3 (to the east), TR (to the west) with existing single family residential, and R-4 (to the south).
- The new construction will comply with applicable zoning standards for the C-1 zone district and design standards.
- Approval of the drive thru use is not anticipated to substantially alter the character of the district or jeopardize the redevelopment potential of the district for intended uses.

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

- The conditional use request to allow a drive thru within the C-1 zoning district is reasonable for the property location. The onsite drive thru lanes are expected to function adequately.
- The applicant has redesigned the site access to 6th St. to be an exit only to limit concerns for vehicles backing up on 6th Street. There is sufficient stacking spaces in the drive thru from the alley access to limit the risk of a drive thru queue backing up to the public roadway. The exit will be limited to right turns only to limit vehicles attempting to turn left across oncoming traffic. The right out only will also help keep existing traffic flowing so the drive thru lanes do not get blocked waiting on a vehicle trying to turn left across traffic.
- Town staff recommends a pedestrian crosswalk be striped across the alley access.

- Adequate pedestrian access onto and through the site will be provided. All sidewalks, curb cuts, and associated ramps are required to meet current ADA requirements and Wellington standards.

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

- Traffic – The traffic impact study for redevelopment of the site expects the new business use to generate 412 daily vehicle trip ends, 78 morning peak hour trip ends, and 22 afternoon peak hour trip ends. Drive-thru coffee shops are likely to generate more traffic than other uses which may be located within the C1 zoning district. The number of daily vehicle trips is generally acceptable and compatible for the area.
- Activity levels – The business is proposed to operate from 5 am to 10 pm daily. These hours are generally consistent with other businesses along 6th St. The frequency of trips during peak hours of the day, particularly the morning commute times for a coffee shop, may be of some significance to the immediately adjacent residences to the south. A 3.5 ft. privacy fence is proposed along the south and west property lines to limit the impacts of vehicle headlights shining onto adjacent residential properties.
- Light – A photometric plan was provided with the site plans as required. The Town's maximum illumination level at the property line is 0.1 footcandle. There will be a minimal amount of light cast beyond the property line that is generally acceptable along the commercial roadway. The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. The revised site plans show that lighting has been relocated and the fixtures updated to ensure adequate light distribution on the site. Parking areas and pedestrian walkways are adequately lighted. The street light along 6th Street will also improve lighting along the public sidewalk.
- Noise – Expected noise associated with the requested drive through use would include vehicles idling in the drive thru lane and orders being taken at the sign/order box. Sounds from engine idling and taking orders is not expected to be significantly greater than traffic noise at the public roadways and interstate. The increased noise of deliveries or trash pickup during early morning hours could potentially impact residents to the south and west.
- Odor – Odors are not anticipated to be a problem for the proposed use. The proposed coffee shop is not proposed to be cooking any food on site.
- Building type, style and scale – The proposed building style and scale is appropriate and meets applicable code requirements. The style (drive thru) is under consideration in this conditional use approval.
- Hours of operation – Open from 5 am to 10 pm daily.
- Dust – Dust is not anticipated to be a problem for the proposed use.
- Erosion control – Design and construction of the proposed site will adequately address erosion control requirements. Final drainage improvements are subject to engineering review and inspection.

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

- No state or federal permits are required for the proposed use.
- Restaurant uses are required to comply with Health Department guidelines.
- The applicant will need to work with Town staff and Wellington Fire District to comply with applicable building and fire codes.
- The applicant will also need to register their business with the Town.

1. Building Setbacks and dimensional standards: The proposed building does not encroach into required building setbacks. The proposed development complies with all other district dimensional standards.
2. Easements: Proposed buildings and structures do not encroach into any platted easements. 10 ft. of road right-of-way is required along 6th St. with a 9 ft. utility easement. The dedication may be made by separate instrument and the applicant has agreed to dedicate the right-of-way and easement. The revised site plans reflect the dedications.
3. Streets and Access: The site is adjacent to 6th St. as well as a public alley to the north. The proposed site development plan is proposing to keep full access at the alley and limit the driveway on 6th Street to a right turn exit only. As described in the conditional use considerations above, Town staff is supportive of limiting the 6th Street driveway to exit only and only allowing right turns. The geometry of the driveway exit should be evaluated to further limit the potential for drivers to try to turn left. Geometry changes should be reflected on the revised site plans and final design is subject to approval by the Town Engineer.
 - Town staff supports the use of the additional signage and pavement markings to identify appropriate turning movements. A pedestrian crossing at the alley entrance is recommended.
4. Pedestrian Connection: Sidewalks are required to connect to existing public sidewalks. Adequate pedestrian connections are provided. The ADA ramps and sidewalk crossings at the alley and driveway entrance are updated on the revised site plans to address prior comments regarding alignment, ADA ramps and drainage slopes. The proposed changes are acceptable to Town staff.
5. Parking: Restaurants require a minimum of 1 parking space per each 100 sq. ft. of gross floor area. The proposed building is 597 square feet of floor area, therefore a minimum of 6 parking spaces is required. There are 13 parking spaces proposed, exceeding the minimum requirement.
 - Parking spaces comply with the minimum width and depth requirement for angled parking.
 - There are sufficient stacking spaces in the double drive-thru lanes to accommodate queued vehicles.
 - The driveway to 6th Street has been modified to be a right out only (only right turns). Since there will not be an entrance from 6th Street, this eliminates the concern that vehicles stacked in the drive thru could become backed up onto 6th St. The new driveway design allows adequate vehicle stacking spaces in the drive-thru lanes.
 - A bicycle rack is identified on the plans, meeting the requirement.
6. Circulation Aisles: On-site circulation is proposed to be one way with a drive thru lane on both sides of the building. There is adequate width to accommodate the proposed circulation.
7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 1-25 parking spaces are provided, a minimum of 1 accessible parking spaces is required. One accessible space is provided, meeting the requirement.
 - A minimum of one accessible space is required to be designed to be van accessible. The ADA parking space meets the minimum width requirements (11 ft. wide parking space with 5 ft. wide accessible aisle, or 8 ft. wide parking space and an 8 ft. wide accessible aisle).
 - 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.
8. Signage: Signs are identified on the site plans. There is a free-standing sign, wall signs and menu boards for the drive thru.
 - The dimensions and style for wall signs are within the requirements of the Town's sign code. The proposed free-standing sign is shown to be 13 ft. 9 inches tall and 73 square feet. The Town's sign code identifies a maximum size of 50 square feet for commercial sites. The Planning Commission may also want to evaluate if the height of the free-standing sign is appropriate for the scale of the site.

- Locations for the "enter" and "exit" directional signs should be identified on the revised site plans. Such signs should not be located within the street right-of-way or easements.
 - Sign plans, including electrical one-line drawings, need to be submitted with the building plans.
9. Site Lighting: A photometric plan was provided with the site plans as required. The Town's maximum illumination level at the property line is 0.1 footcandle. There will be a minimal amount of light cast beyond the property line that is generally acceptable along the commercial roadway. The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. The site lighting distribution was updated with the revised site plans and meets the Town's minimum requirements.
10. Landscape/Screening and Buffering: Landscaping for the site is calculated based on the total site area. If there are healthy, mature trees on site, the landscaping plan should preserve and incorporate existing trees in the plans.
- Site Trees: 1 tree is required for each 1,000 sq. ft. of landscaped area. The landscape plan shows the site has 7,900 sq. ft. of landscaped area, thus 8 trees are required. The proposed landscape plan satisfies the site tree requirement.
 - Shrubs: 1 shrub is required for each 150 sq. ft. of landscaped area. The site has 7,900 sq. ft. of landscape area, thus 52 shrubs are required. There are a sufficient number of shrubs and perennial plants and grasses to meet the intent of the landscaping requirement.
 - Parking Lot Shrubs/Screening: Parking lots are required to be screened and buffered. A sufficient number and species of trees, shrubs and grasses are proposed to screen the parking lots.
 - Other:
 1. The applicant should evaluate if *ulmus davidiana japonica* is an appropriate street tree for this location - root systems for this species has been known to disrupt sidewalks and roadways where there is not sufficient space for the mature tree.
 2. A separate tap and meter for outdoor landscape irrigation is provided, meeting the requirements.
 3. Notes on the landscape plan indicate a permanent automatic irrigation system will be installed. Irrigation plans need to be provided to Town staff for review.
11. Drainage: The applicant has modified the design of the site to provide a stormwater detention basin. The site grading was also updated to redirect most of the stormwater from the site to flow to the detention basin. The outfall from the basin is proposed to connect to the existing stormwater system in the alley. Town staff is comfortable with the design approach for addressing stormwater and the previous concerns about stormwater affecting the adjacent property to the south is reasonably addressed. Final drainage and stormwater design is subject to approval by the Town Engineer.
12. Utilities:
- Utilities: New electrical service to the building will be brought in underground from a transformer near the west side of the property. Existing overhead electrical utilities, infrastructure, and associated poles will be relocated underground or will be removed. The street light will be relocated adjacent to the site and is an acceptable location.
 - Water: The plans note a new 3/4" service line connection to the existing meter. A new 3/4" irrigation service line tap and meter will also be added. Locations of meter vaults are shown within the utility easement, meeting the location requirement.
 - Sanitary Sewer: The existing sanitary sewer service line will be removed. A new 4" service line will be installed and connected to the existing tap on the public main line.
 1. No grease interceptor is being required at this drive-thru location because there is no food cooking proposed.
 2. The applicant must coordinate with Town Public Works staff to ensure all abandoned infrastructure is capped and sealed in accordance with Town standards.
13. Others: The applicant is responsible for coordinating with private utility companies to ensure that all utilities are installed underground.

14. Fire District Review: Wellington Fire District staff reviewed the site plans and generally accept the plans as presented with the following comments:
 - Building plan review and a permit issued by Wellington Fire District is required prior to construction.
15. Architectural Design Standards: The building is proposed to be finished with a composite siding and a corrugated metal. A brick veneer is proposed as a wainscot on three sides. A metal parapet cap and metal canopies are proposed as accessories to the building's design. The proposed building materials are consistent with the Town's architectural design requirements and are generally compatible with other commercial buildings in the area.
 - All mechanical equipment and rooftop units are required to be screened from view from the public right-of-way. The applicant shall confirm if rooftop mechanical units are proposed and demonstrate adequate screening.
 - A dumpster enclosure is proposed at the south side of the site. Materials are complimentary to the building materials and are acceptable as identified on site plan.
16. Miscellaneous:
 - All staff report comments and redline comments must be addressed and resubmitted to Town staff for review.
17. Corrected Plans: Following Planning Commission approval, the applicant will need to revise the site plan documents to incorporate all corrections or comments and submit 3 revised copies to the Town. Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing.

STAFF RECOMMENDATION

Based upon the above staff report, Town staff supports site plan approval and approval of the conditional use to allow a coffee stand with two drive up windows and one walk up window within the C-1 Community Commercial zone district. If the Planning Commission recommends approval of the conditional use and site plan, the approval should be subject to the following conditions of approval:

- Provide a striping plan for 6th St. from Cleveland Ave. to Roosevelt Ave. and re-stripe 6th St. in accordance with approved plans;
- Revise site plans in accordance with staff comments;
- Final plans and supporting documents are subject to engineering redline comments; and
- Site plan approval is conditioned upon the Board of Trustees approving the conditional use for a drive thru.

Recommended Motion:

- Move to approve the site plans for 8121 6th St. and forward a recommendation to the Board of Trustees to approve the conditional use for two drive thru windows and one walk up window within the C-1 Community Commercial zone district, subject to conditions of approval.

ATTACHMENTS

1. Location Map
2. Applicant Narrative
3. Site Plans
4. Response to Review Comments

Location Map

8121 Sixth Street, Wellington, CO



November 18, 2020

Kelly Houghteling, Interim Town Administrator
 Krystal Eucker, Town Clerk
 Town of Wellington
 3735 Cleveland Avenue
 Wellington, CO 80549

RE: Conditional Use and Land Use Application Summary for the Wellington Human Bean

Dear Ms. Houghteling and Ms. Eucker,

Please find below a summary for the Wellington Human Bean Conditional Use Application.

1. The conditional use will satisfy all applicable provisions of this Chapter and Chapter 17 of this code unless a variance is being requested.

The proposed project satisfies all applicable provisions of this Chapter and Chapter 17 of this code and no variance is being requested.

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

The proposed project encourages auto-oriented commercial services along Sixth Street directly off the Interstate having good access to the Interstate, and in close proximity to similar commercial industries. This means the proposed conditional use will have minimal negative impact on other land uses. In addition to promoting vehicular traffic, the proposed site plan and use encourages pedestrian and bike access through the use of sidewalks and a walk up window and bike rack.

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

As shown in the provided drawings, the proposed use will take advantage of existing sanitary sewer and water utilities located on the site. Existing overhead utilities will be moved underground to improve the appearance and function of the site. The proposed plan will tie into the existing underground storm sewer system.

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

The proposed conditional use is adjacent to other commercial zoned properties but services the neighboring residential occupants as well. As such, the proposed use will serve both neighboring zones and benefit the vehicular and pedestrian traffic in the area.

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

Refer to attached Traffic Impact Study.

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

- a. Traffic;

Refer to the attached Traffic Impact Study.

- b. Activity levels;

Refer to the attached Traffic Impact Study.

- c. Light;

Refer to the attached Site Photometric Plan.

- d. Noise;

The proposed use is operational from 5am to 10pm daily. This means there is minimal concern for overnight noise.

- e. Odor;

There is no expected negative odor impact.

- f. Building type, style and scale;

Refer to the attached Architectural Building Elevations.

- g. Hours of operation;

5am to 10pm daily.

- h. Dust; and

There is no expected dust after completion of construction. Contractor will be required to maintain dust control during construction. The proposed landscaping will minimize dust (refer to the attached Landscape Plan).

- i. Erosion control

There is no expected erosion after completion of construction. Contractor will be required to provide erosion control during construction.

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

The proposed development has been submitted for site plan review with the Town of Wellington. All applicable local, state and federal permits will be obtained.

Please find below a summary for the Wellington Human Bean Land Use Application.

8. Describe how this proposed change would fit with the current zoning.

The proposed drive-thru coffee stand fits with the commercial uses of the neighboring properties to the north and across 6th Street to the east. The Human Bean's customer profile is similar to that of the neighboring Kum & Go and they are common neighbors at other locations in northern Colorado as well. The drive-thru aspect of this coffee stand will be a beneficial service to the traffic coming from and going to the nearby access to Interstate 25. The proposed Human Bean drive-thru will add to the desired growth of Wellington's downtown area and provide an added draw for bringing people into downtown.

Respectfully,



Kendra Shirley, AIA NCARB
Project Architect
Studio R.E.D., P.C.



DBC
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**Ramirez,
Johnson, &
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07.222.9317
070.556.8869 (cell)

SITE PLAN REVIEW

ES0.1 PHOTOMETRIC SITE PLAN

[illegible]COVER
PAGE

Project number	20-38
Date	2021-02-25
Drawn by	KAS
Checked by	
G1.0	
Scale	

ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS BY THE MOST RECENT DEVELOPMENT STANDARDS GOVERNING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF WELLINGTON.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE DRAWINGS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR 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 OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH/IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE TOWN OF WELLINGTON, FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WELLINGTON ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE TOWN OF WELLINGTON ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE CONTRACTOR MAY COMMENCE WORK IN THE ENGINEER'S ABSENCE. HOWEVER, THE TOWN OF WELLINGTON RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

UNLESS SPECIFICALLY APPROVED BY THE TOWN OF WELLINGTON, THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN OF WELLINGTON.

THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN OF WELLINGTON, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE CONTRACTOR NOTIFIES THE TOWN. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE TOWN, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES IN CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL HAVE, ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED DRAWINGS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS NEEDED FOR THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.

IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TOWN OF WELLINGTON ENGINEER IMMEDIATELY.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

THE CONTRACTOR 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 BY THE END OF EACH WORKING DAY, BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN OF WELLINGTON STREET INSPECTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN OF WELLINGTON'S INSPECTOR AT ALL TIMES.

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

THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS.

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 DRAWINGS.

EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.

THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE DRAWINGS, AND AT ALL UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN OF WELLINGTON PRIOR TO BEGINNING CONSTRUCTION.

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

PROPERTY LINE..... —————

EX. SANITARY SEWER..... SS —————

EX. WATER LINE..... W —————

EX. STORM LINE..... —ST —————ST

EX. GAS LINE..... G —————

EX. BURIED ELECTRIC LINE..... E —————

EX. OVERHEAD ELECTRIC LINE..... DU —————

EX. TELEPHONE/CABLE LINE..... T —————

EX. FIRE HYDRANT.....

EX. WATER VALVE.....

EX. WATER METER.....

EX. MANHOLE.....

EX. LIGHT POLE.....

EX. UTILITY POLE.....

PROPOSED SANITARY SEWER..... —————

PROPOSED WATER LINE..... —————

PROPOSED GAS LINE..... —G —————

PROPOSED BURIED ELECTRIC LINE..... —E —————

PROPOSED TELEPHONE/CABLE LINE..... —T —————

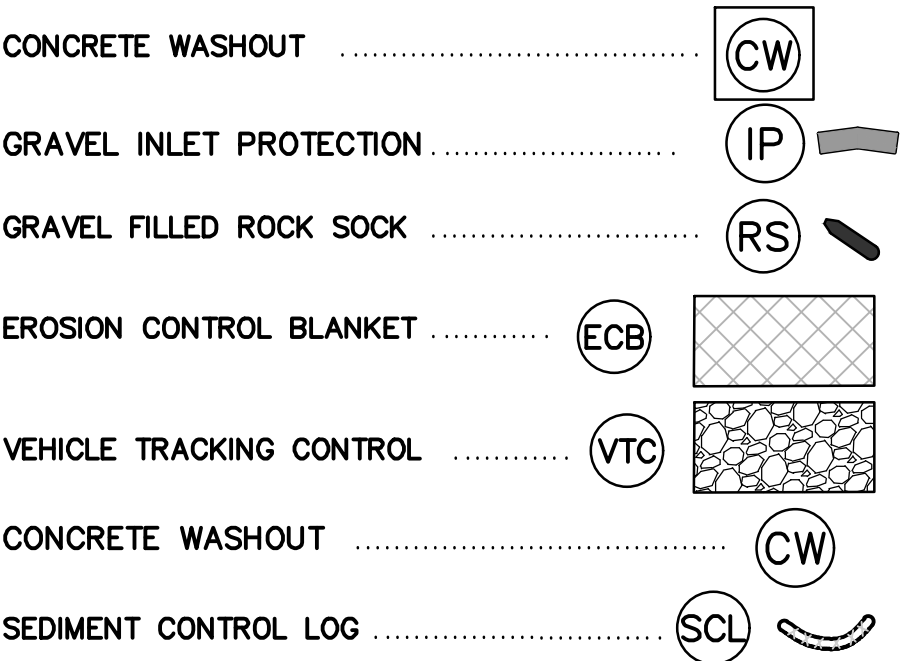
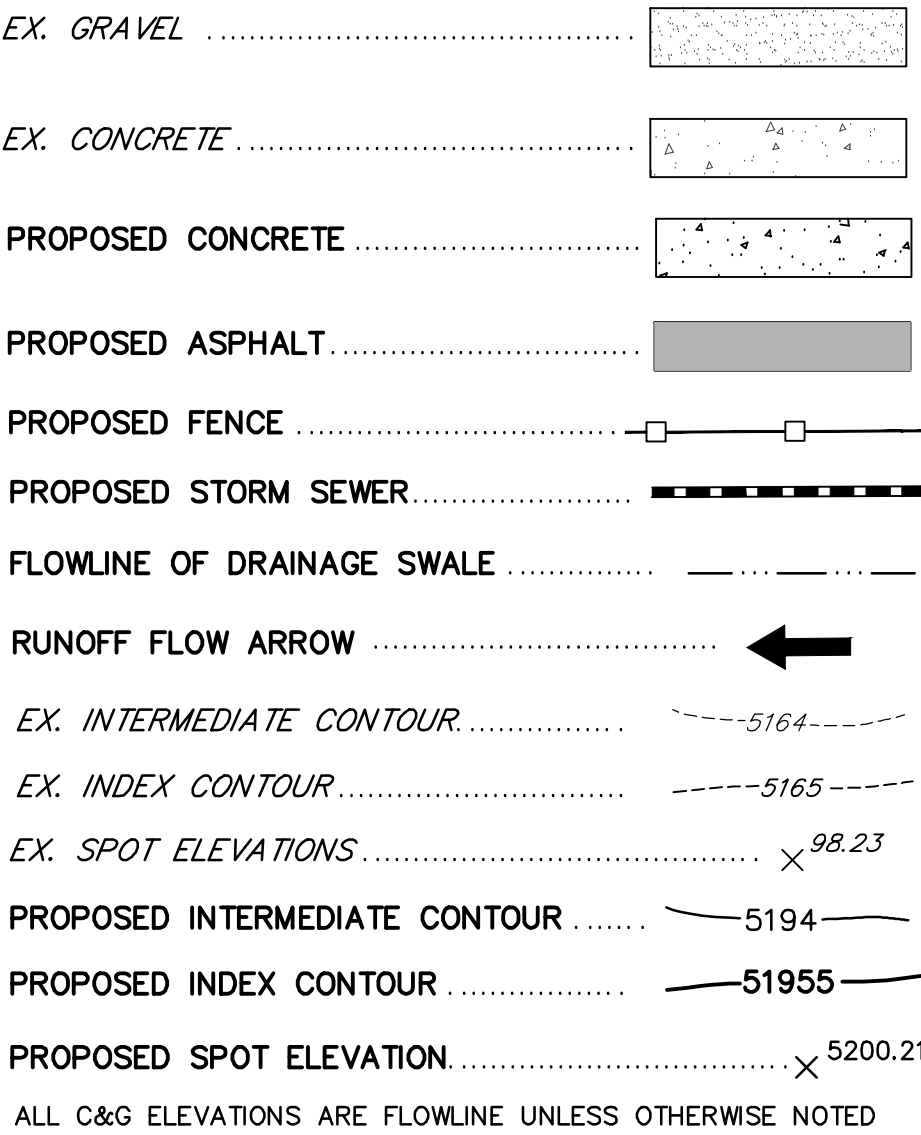
PROPOSED FIRE HYDRANT.....

PROPOSED WATER VALVE.....

PROPOSED METER.....

PROPOSED MANHOLE.....

PROPOSED PARKING LOT LIGHT.....



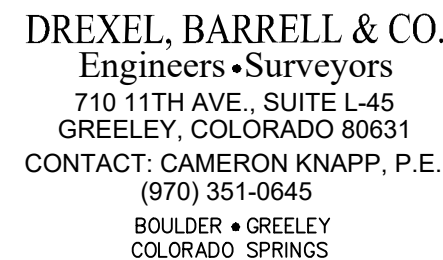
**SS BLUE SKY, LLC, DBA
THE HUMAN BEAN
NORTHER COLORADO**
8121 6TH STREET
WELLINGTON, COLORADO 80549
3610 35TH ST.
EVANS, COLORADO 80620
(970)330-2515

HUMAN BEAN -
WELLINGTON
8121 6TH STREET
WELLINGTON, COLORADO 80549

architect:

1623 Central Avenue, Suite 29
Cheyenne, WY 82001

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SITE PLAN REVIEW

[illegible]

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

Project number	20-38
Date	2/24/2021
Drawn by	MAB
Checked by	CWK
C1.0	
Scale	

PROPERTY LINE

PARKING SPACES

EX. CONCRETE

EX. GRAVEL

PROPOSED CONCRETE

PROPOSED ASPHALT

LANDSCAPE AREA LS

PROPOSED SIGN

PROPOSED LIGHT POLE

PROPOSED FENCE

LOTS 1 AND 2, REPLAT OF LOTS 4, 5 AND
THE NORTH 1/2 OF LOT 6, PIATT AND
BRENNAN ADDITION TO THE TOWN OF
WELLINGTON, COLORADO.

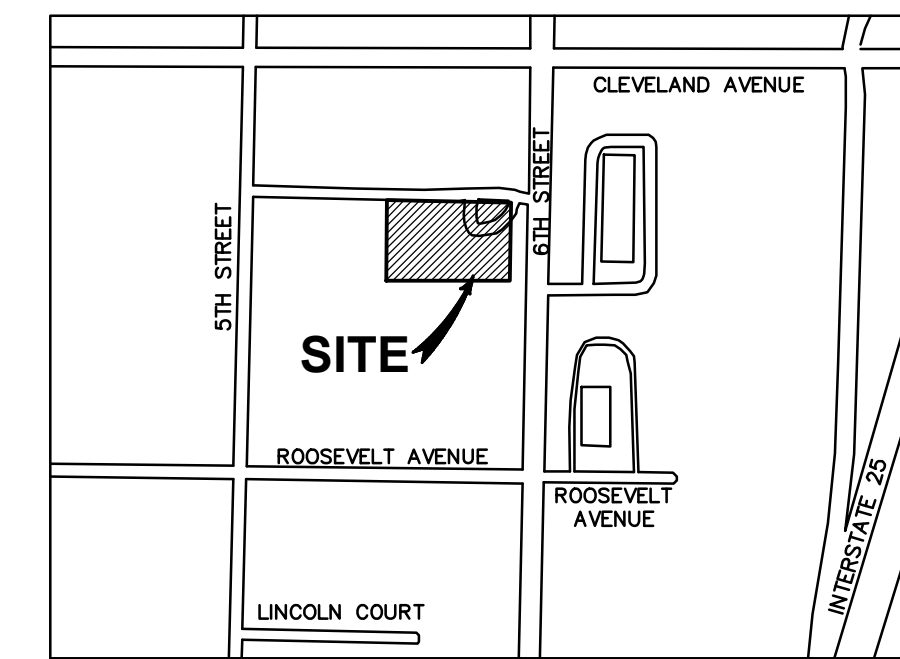
LOCATED IN THE SOUTH EAST QUARTER OF
SECTION 33, TOWNSHIP 9 NORTH, RANGE 68
WEST OF THE 6TH P.M., TOWN OF WELLINGTON,
COUNTY OF LARIMER, STATE OF COLORADO.

TOTAL SITE COVERAGE	SQ. FT.	ACRES	% OF LOT
LOT SIZE	22,730	0.522	100%
BUILDING FOOTPRINT	597	0.014	2.6%
DRIVEWAY/PARKING	10,839	0.249	47.7%
LANDSCAPING	7,270	0.167	32.0%
<u>HARD SURFACES</u>	<u>4,024</u>	<u>0.092</u>	<u>17.7%</u>
TOTAL	22,730	0.522	100%

1. ADDRESS: 8122 & 8121 6TH STREET, WELLINGTON, CO.
2. PROPOSED USE: DRIVE THRU COFFEE SHOP
3. NUMBER OF EMPLOYEES: 3
4. GROSS FLOOR AREA: 501 S.F.
5. NUMBER OF STORIES: 1
6. EXISTING STRUCTURES ON PROPERTY (TO BE REMOVED):
1 SINGLE STORY MODULAR RESIDENCE & 1 STORY GARAGE
7. LOT SIZE, AFTER DEDICATION OF 10 FEET OF R.O.W.



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project:

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WELLINGTON

8121 6TH STREET
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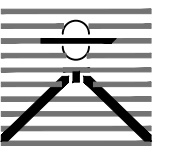
project number: 20-38

architect:

studio | **R.E.D.**, p.c.

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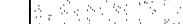
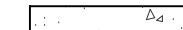
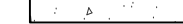
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Engineers • Surveyors
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GREELEY, COLORADO 80631
CONTACT: CAMERON KNAPP, P.E.
(970) 351-0645
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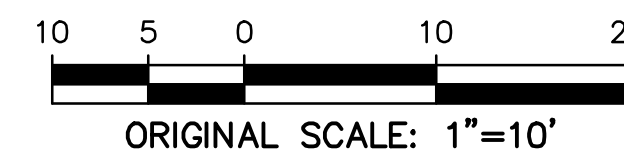
**SITE PLAN
REVIEW**

[illegible]

Project number	20-38
Date	11-18-2020
Drawn by	MAB
Checked by	CWK
C2.0	
Scale	

PROPERTY LINE.....	_____	TOP BACK OF CURB.....	TC
EX. INTERMEDIATE CONTOUR.....	-----5164-----	HIGH POINT.....	HP
EX. INDEX CONTOUR.....	-----5165-----	LOW POINT.....	LP
EX. SPOT ELEVATIONS.....	X ^{98.23}	TOP OF WALL.....	TW
PROPOSED INTERMEDIATE CONTOUR.....	-----5194-----	GRADE BREAK.....	GB
PROPOSED INDEX CONTOUR.....	-----51955-----	PROPOSED STORM SEWER.....	-----
PROPOSED SPOT ELEVATION.....	X ^{5200.23}	FLOWLINE OF DRAINAGE SWALE.....	-----
(ALL C&G ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED)			
EX. STORM LINE.....	-----ST-----ST-----		

EX. GRAVEL	
EX. CONCRETE	
PROPOSED CONCRETE	
PROPOSED ASPHALT	
100-YR WSL	



NGS VERTICAL CONTROL MONUMENT 5202 - LOCATED AT THE
INTERSECTION OF CLEVELAND AVENUE & NORTH 2ND STREET
ELEVATION = 5003.70 (BASED ON NAVD88 DATUM)

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST
QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
OF THE 6TH P.M. WITH AN ASSUMED BEARING OF S01°00'00"W.



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project:

HUMAN BEAN -
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8121 6TH STREET
WELLINGTON, COLORADO 80549

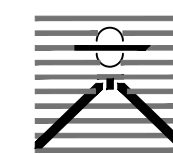
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architect:

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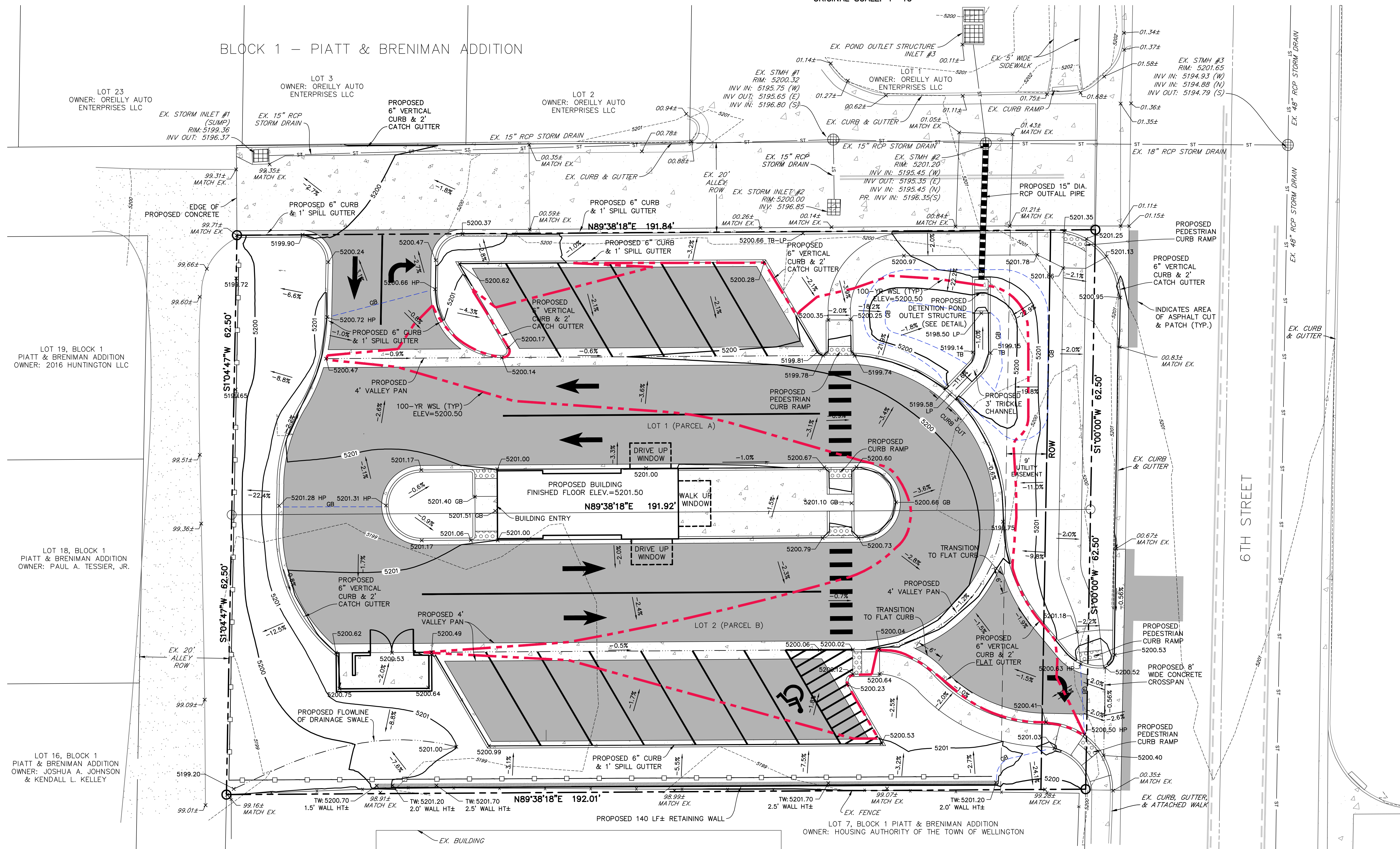
SITE PLAN REVIEW

[illegible]

Project number	20-38
Date	11-18-2020
Drawn by	MAB
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C3.0

Scale



UTILITY NOTES

EX. LIGHT POLE ☀

EX. UTILITY POLE ⚡

PROPOSED STORM SEWER 

PROPOSED SANITARY SEWER 

PROPOSED WATER LINE 

PROPOSED GAS LINE  G

PROPOSED BURIED ELECTRIC LINE  E

PROPOSED TELEPHONE/CABLE LINE  T

PROPOSED FIRE HYDRANT 

PROPOSED WATER VALVE 

PROPOSED METER 

PROPOSED MANHOLE 

PROPOSED PARKING LOT LIGHT 

ORIGINAL SCALE: 1"=10'



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client:

project:

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WELLINGTON
8121 6TH STREET
WELLINGTON, COLORADO 80549

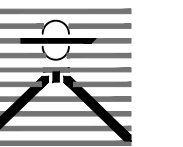
project number: 20-38

architect:

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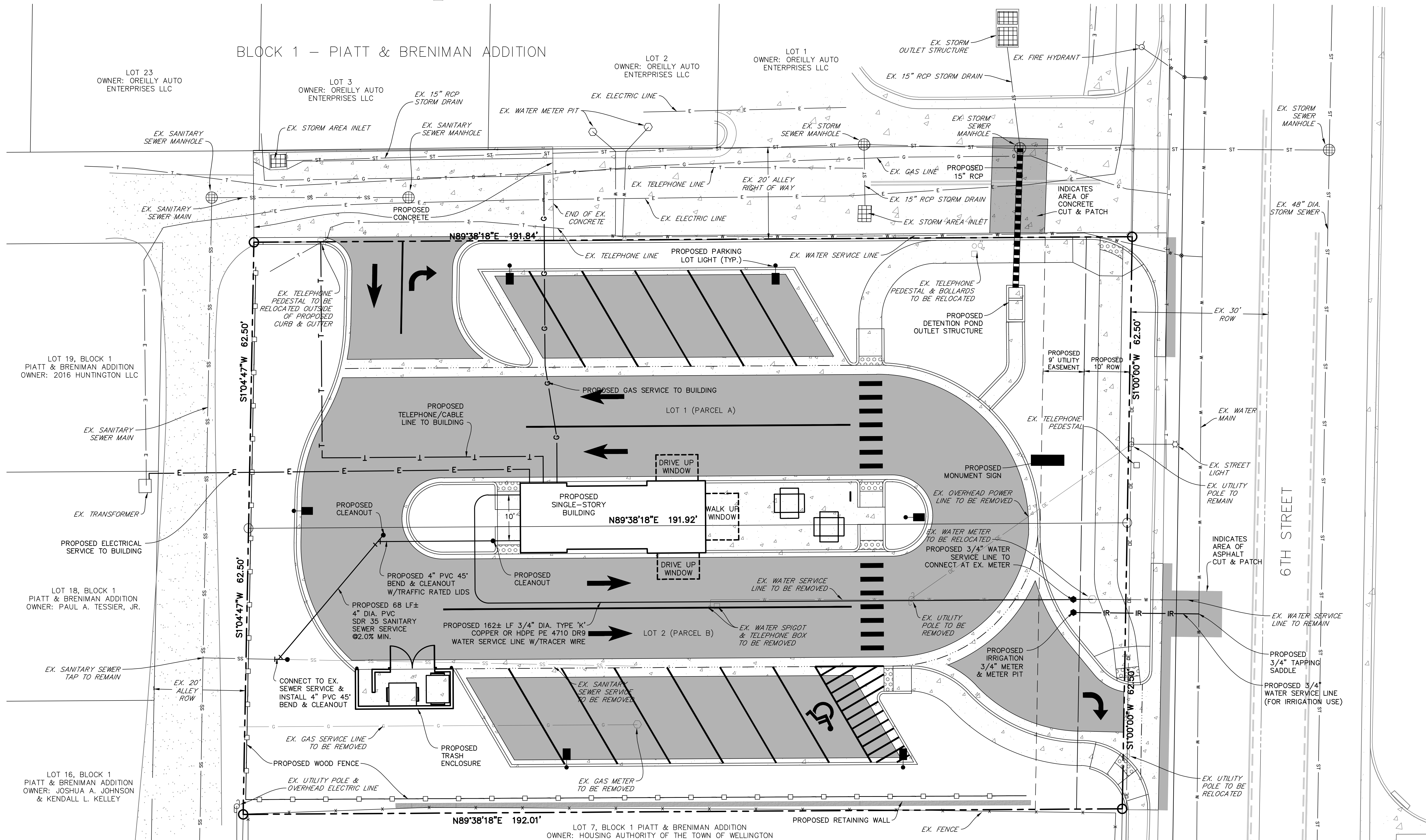
**SITE PLAN
REVIEW**

[illegible]

Project number	20-38
Date	02-24-2021
Drawn by	MAB
Checked by	CWK

C4.0

Scale



PROPERTY LINE.....

PUBLIC ACCESS ROUTE.....

SIGHT TRIANGLE.....

EX. CONCRETE.....

EX. SIGN.....

EX. GRAVEL.....

PROPOSED CONCRETE.....

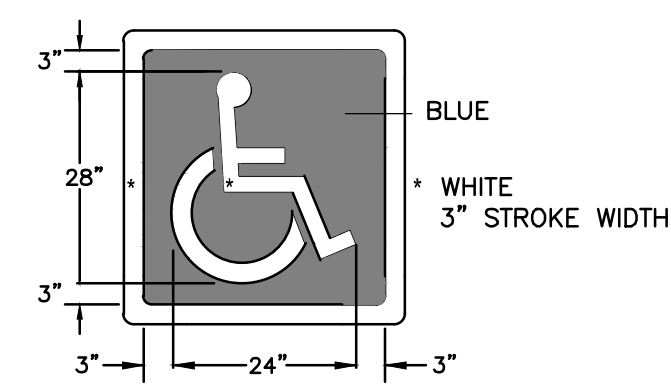
PROPOSED ASPHALT.....

PROPOSED SIGN.....

PROPOSED LIGHT POLE.....

PARKING SPACES.....

CRITERIA	PROVIDED
STANDARD VEHICLE PARKING SPACES	12
HC VAN ACCESSIBLE SPACES	1
BICYCLE PARKING SPACES	3



12"

18"

RESERVED PARKING

6"

VAN ACCESSIBLE

SUPPLEMENT

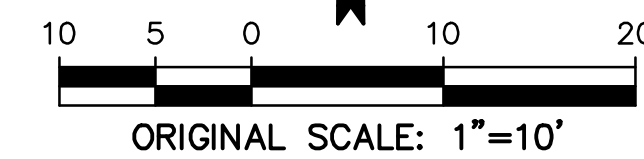
R7-8/8a

R7-8 RESERVED PARKING SIGN (12" X 18") WITH R7-8 "SUPPLEMENT" SIGN (12"x6") ON THE SAME POST.

ACCESS

SIGNS FOR ACCESSIBLE PARKING SHALL:

1. BE OF MATERIAL CONFORMING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. BE AT LEAST 12 INCHES WIDE AND 1 INCHES HIGH.
3. HAVE GREEN LETTERING ON WHITE BACKGROUND.
4. SHOW A BLUE HANDICAPPED SYMBOL.
5. ARROW SHALL BE GREEN.
6. BE PLACED AT CENTER OF THE STALL.



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NORTHER COLORADO**
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project:

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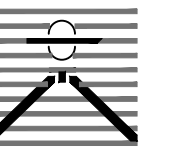
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**SITE PLAN
REVIEW**

[illegible]

PARKING & CIRCULATION PLAN

Project number	20-38
Date	11-18-2020
Drawn by	MAB
Checked by	CWK

C5.0

Scale

PROPERTY LINE ————

EX. INTERMEDIATE CONTOUR -5164-

EX. INDEX CONTOUR -5165-

PROPOSED INTERMEDIATE CONTOUR 5194

PROPOSED INDEX CONTOUR 5195

EX. STORM LINE —ST—ST—

EX. CONCRETE

PROPOSED STORM SEWER.....

FLOWLINE OF DRAINAGE SWALE..... 

PROPOSED CONCRETE..... 

PROPOSED ASPHALT..... 

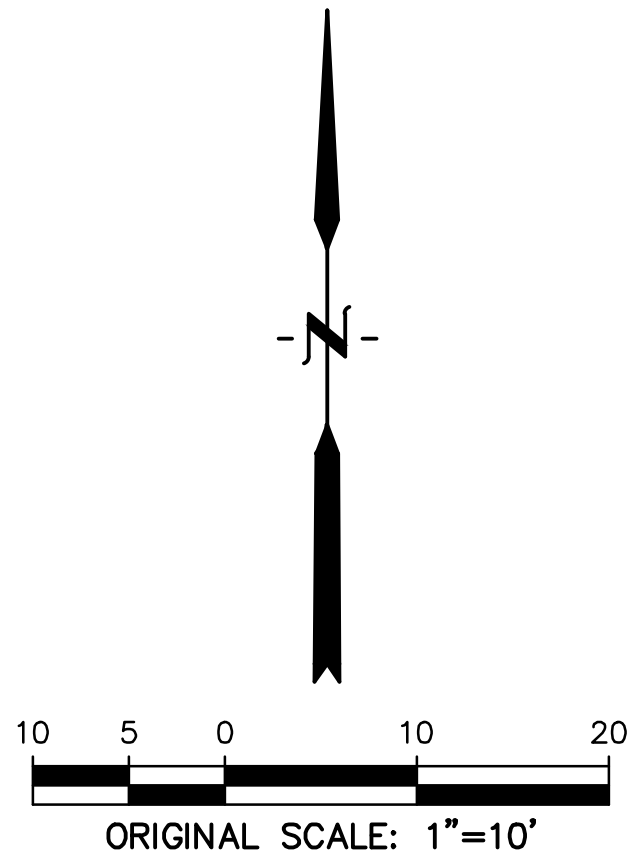
100-YR STORM HGL..... 

1. FLOW IN EXISTING 48" RCP ASSUMED TO BE 80 CFS TO CREATE A 3-FOOT+ TAILWATER AT STM# #3, BASED ON HGL IN COAL CREEK CENTER PLANS AND REPRESENTED ON O'REILY STORM DRAIN PROFILE A (SHEET C1.2, BY TAIT & ASSOCIATES INC.)
2. STORM SEWER INVERTS TAKEN FROM O'REILY STORM PROFILE (SHEET NUMBER ABOVE)
3. STORM SEWER HYDRAULICS CALCULATED USING "HYDRAFLOW STORM SEWERS EXTENSION FOR AUTODESK"

RUNOFF FOR HGL CALCULATIONS			
SOURCE PROPERTY	BASIN	DESIGN POINT	RUNOFF 100-YR. (cfs)
O'REILY	DET. POND	5	3.62
O'REILY	OFF2B	6	0.49
O'REILY	OFF1B +R1	7	0.42
HUMAN BEAN	PR-2	2	0.78
HUMAN BEAN	DET POND	3	1.16
6TH STREET	ASSUMED	8	80.0



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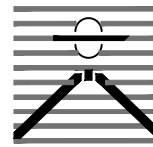
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NORTHER COLORADO**
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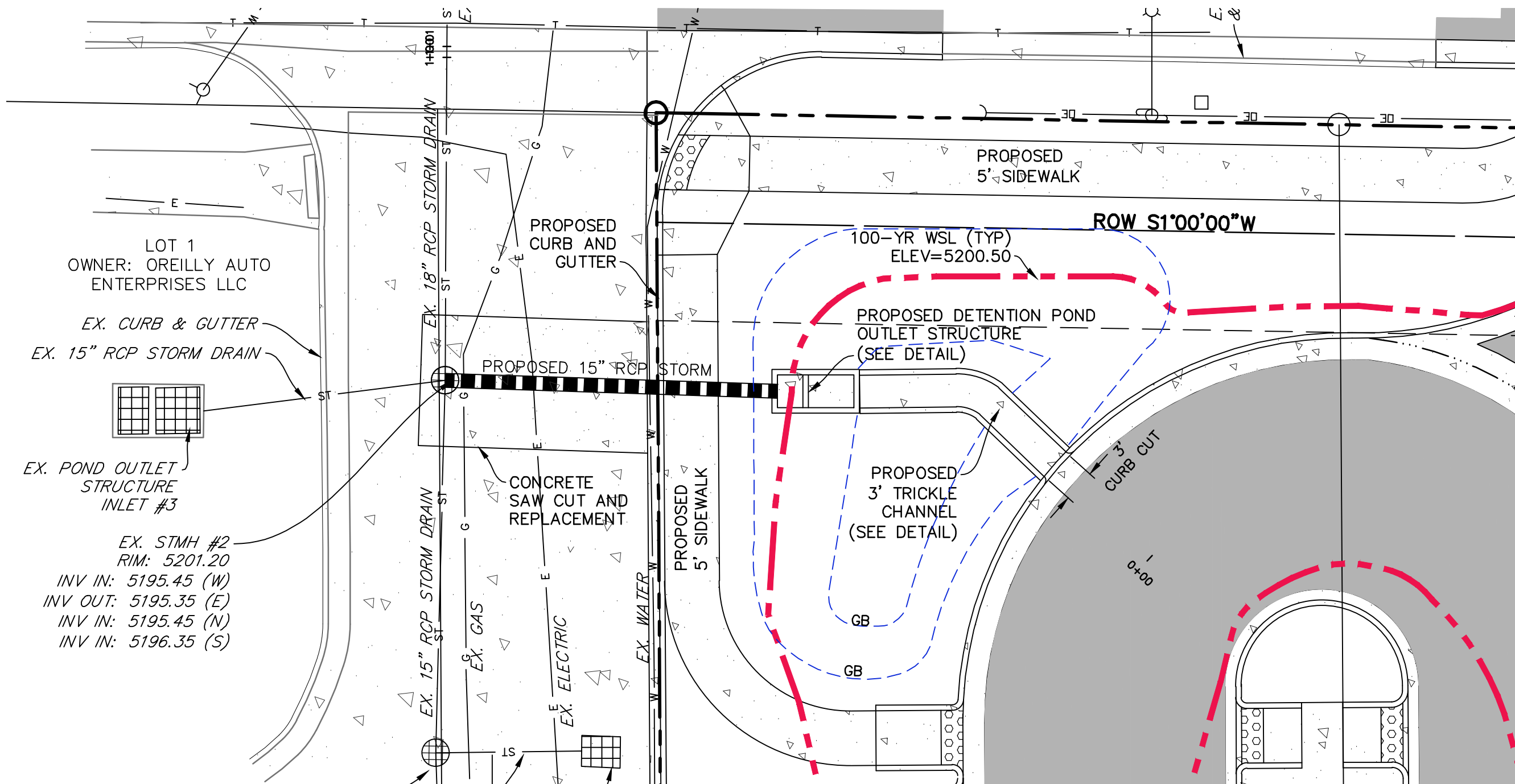
SITE PLAN REVIEW

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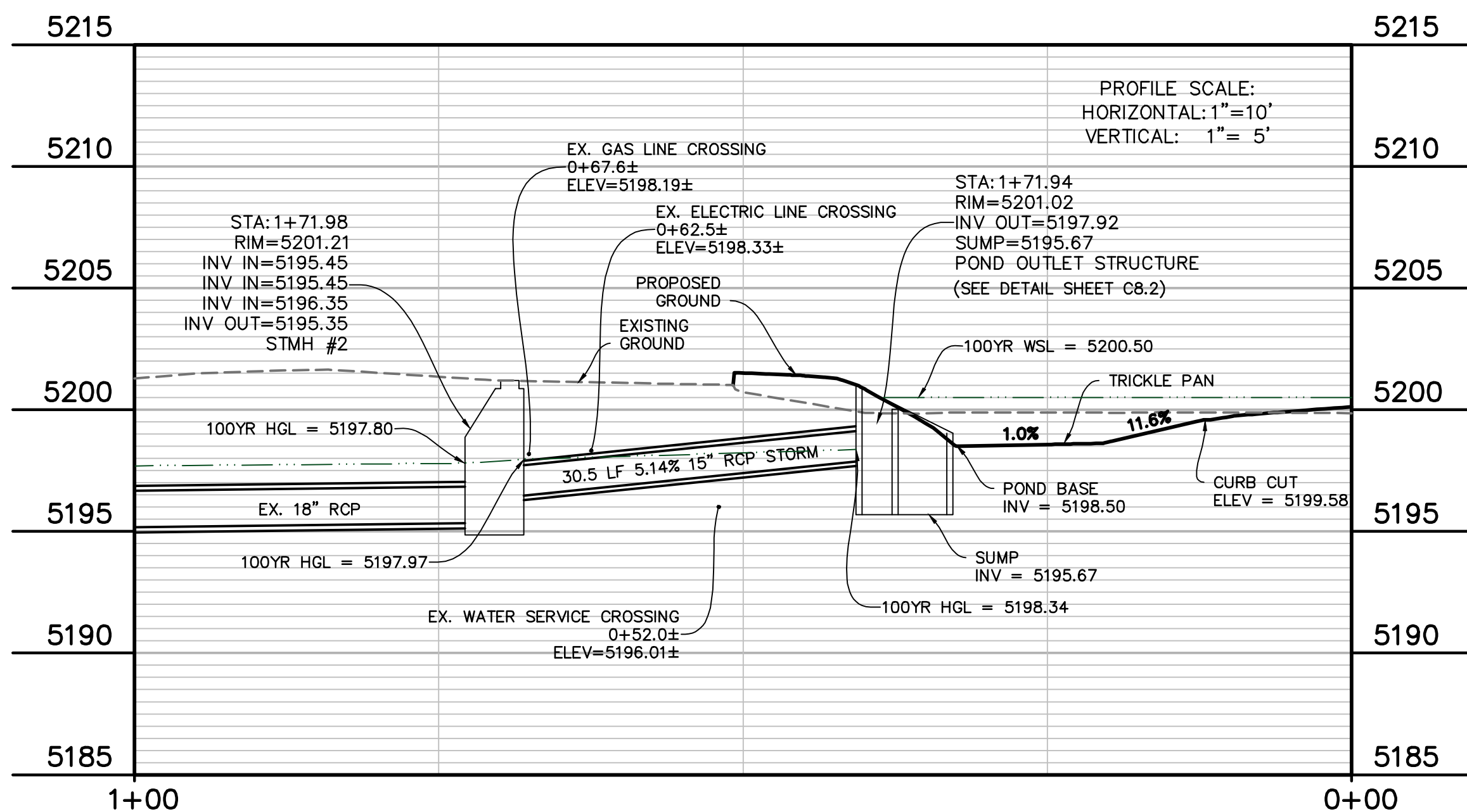
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C6.0

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POND OUTLET PIPE PROFILE WITH 100-YEAR HGL



PROPERTY LINE.....

EX. INTERMEDIATE CONTOUR..... -5164-

EX. INDEX CONTOUR..... -5165-

PROPOSED INTERMEDIATE CONTOUR..... 5194

PROPOSED INDEX CONTOUR..... ~~5195~~

EX. STORM LINE..... —ST——ST——

EX. GRAVEL.....

EX. CONCRETE.....

PROPOSED STORM SEWER.....

FLOWLINE OF DRAINAGE SWALE.....

PROPOSED CONCRETE.....

PROPOSED ASPHALT.....

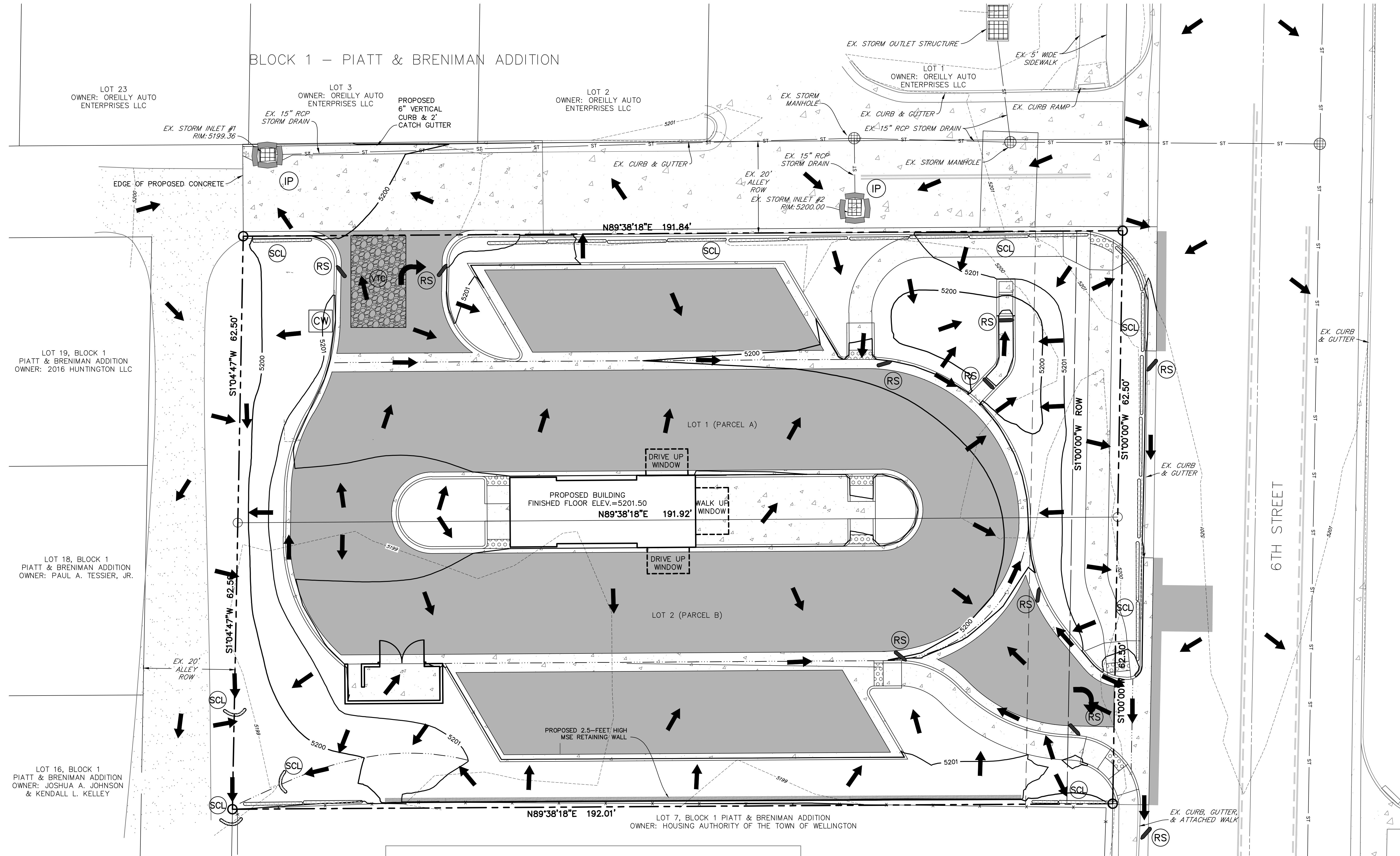
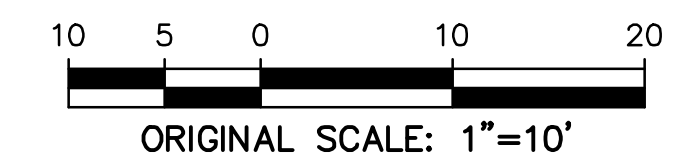
RUNOFF FLOW ARROW.....

CONCRETE WASHOUT	
GRAVEL INLET PROTECTION	
GRAVEL FILLED ROCK SOCK	
VEHICLE TRACKING CONTROL	 
CONCRETE WASHOUT	
SEDIMENT CONTROL LOG	 
REFER TO URBAN STORM DRAINAGE STANDARD EROSION CONTROL DETAILS ON SHEETS C9.0-C9.1	

	BEFORE GRADING ACTIVITIES BEGIN	SITE GRADING	UTILITY INSTALLATION	BUILDING CONSTRUCTION & SITE PAVING	FINAL STABILIZATION
GRAVEL FILLED ROCK SOCKS (6TH STREET)					
INLET PROTECTION					
SEDIMENT CONTROL LOG (ON SITE BOUNDARIES)					
VEHICLE TRACKING PAD & WASHOUT					
CONCRETE WASHOUT					
GRAVEL FILLED ROCK SOCKS (ONSITE)					
SEDIMENT CONTROL LOG (SWALE PROTECTION)					
LANDSCAPING					



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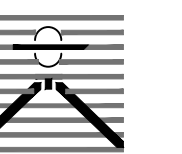
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project number: 20-38

architect:

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**SITE PLAN
REVIEW**

[illegible]

EROSION AND SEDIMENT CONTROL PLAN

Project number	20-38
Date	02-24-2021
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C7.0

Scale

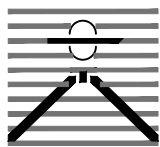
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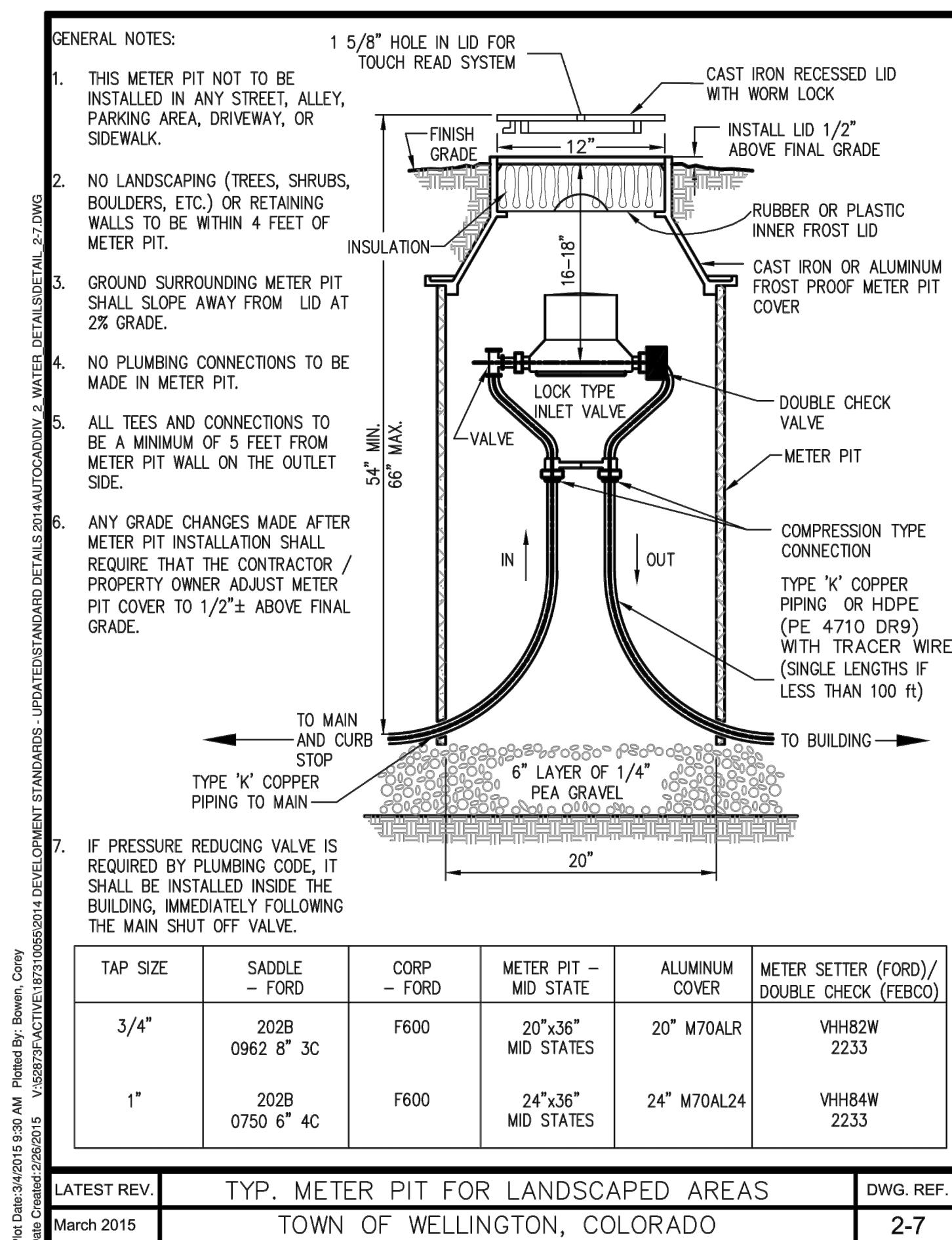
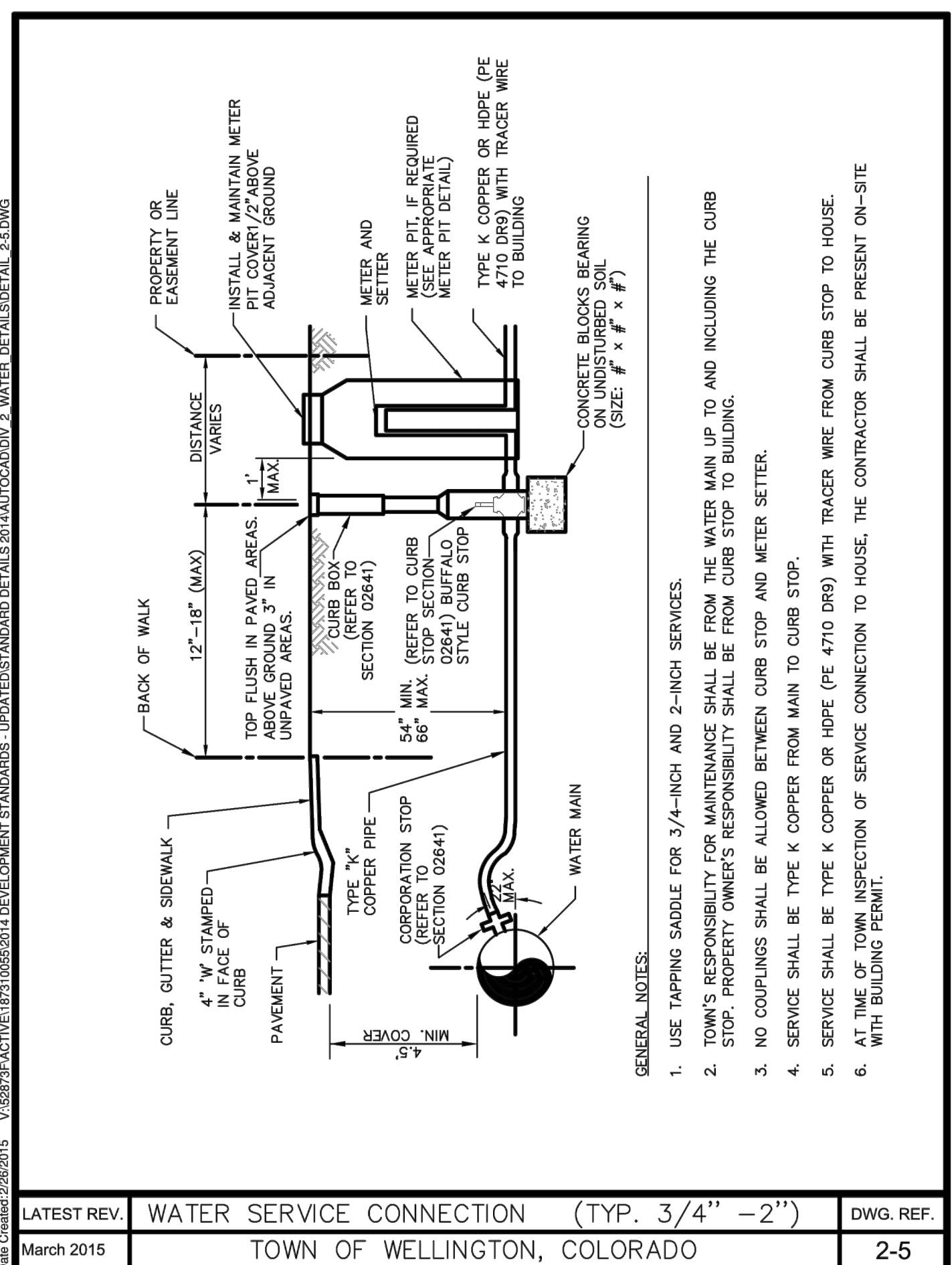
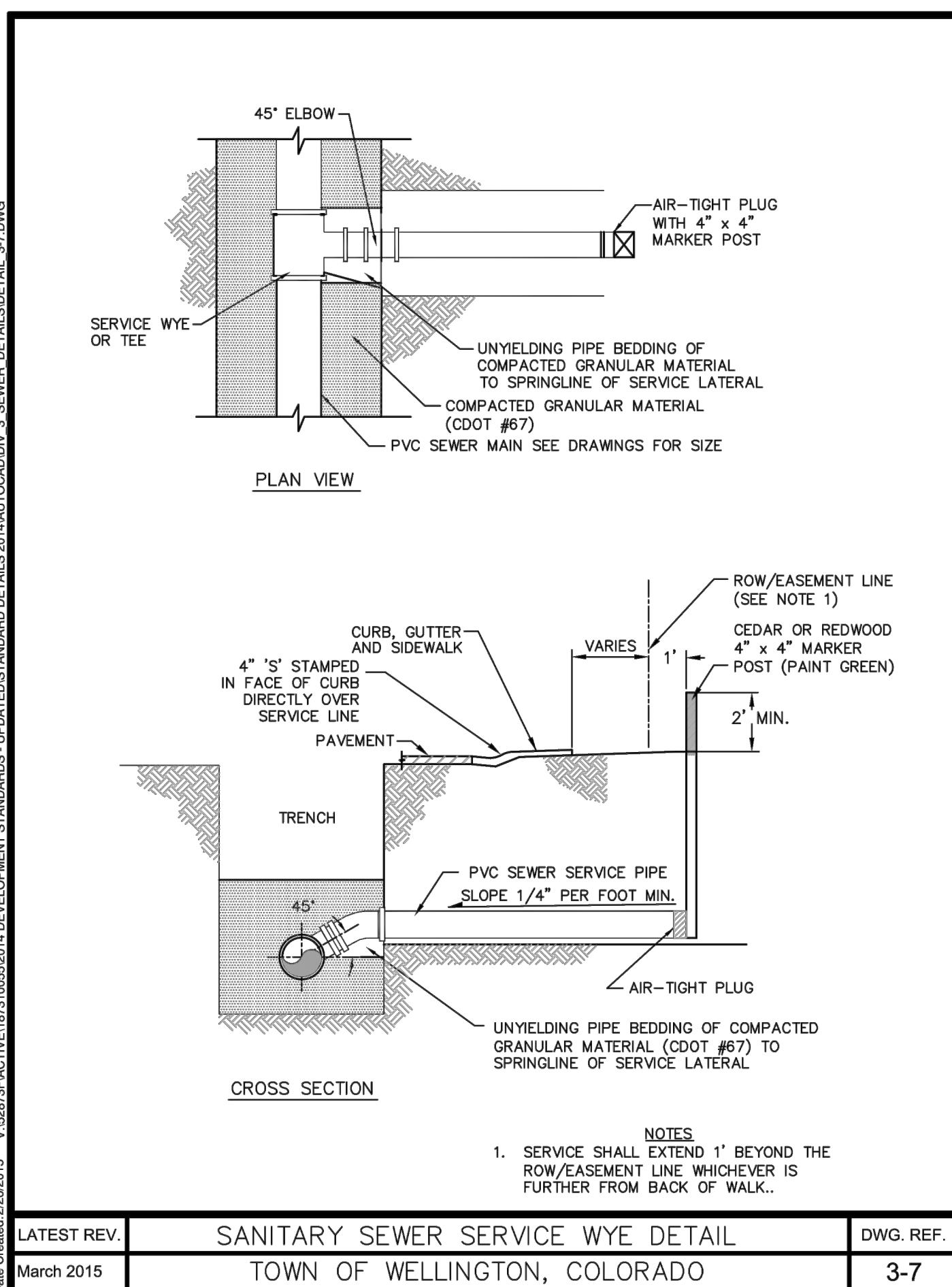
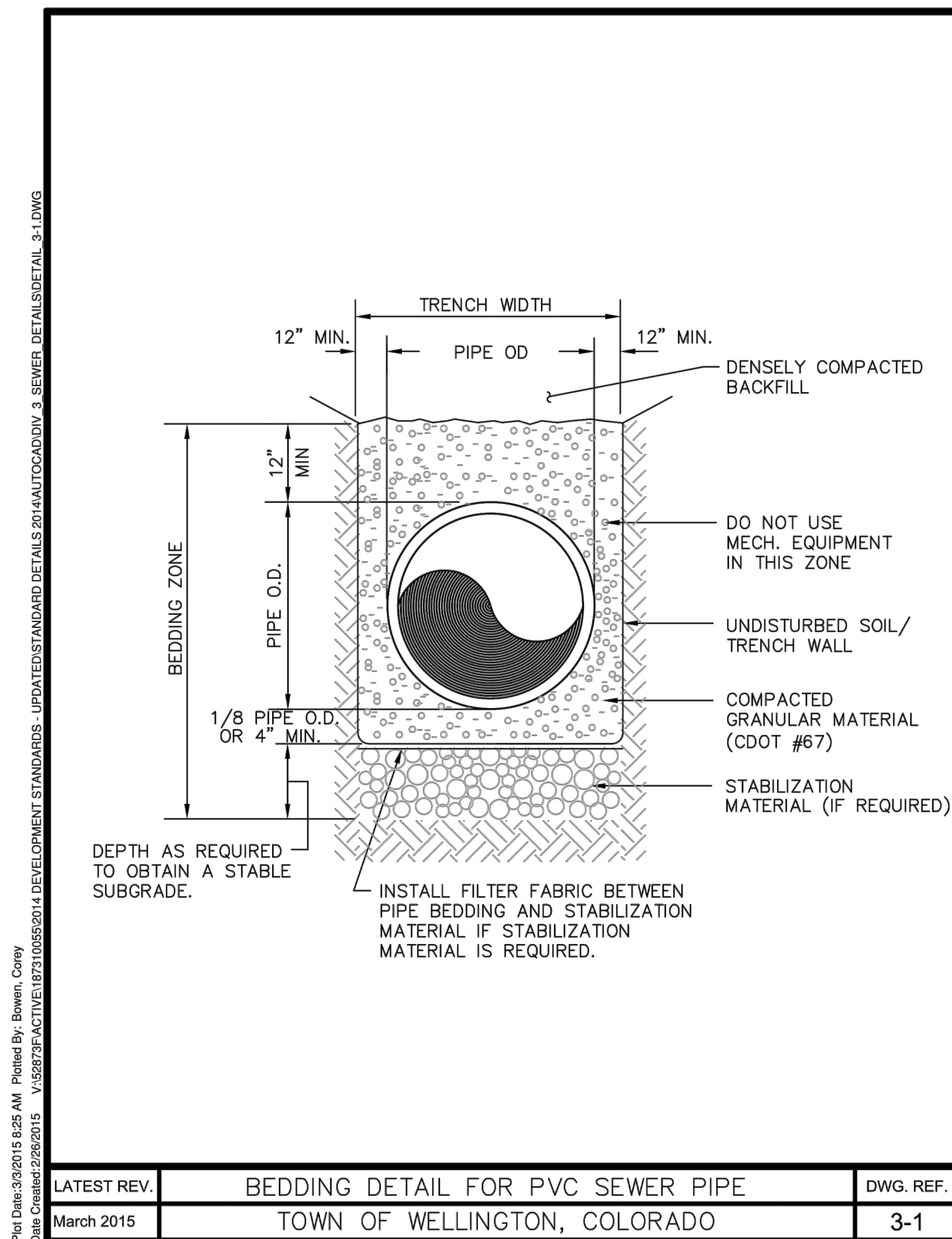
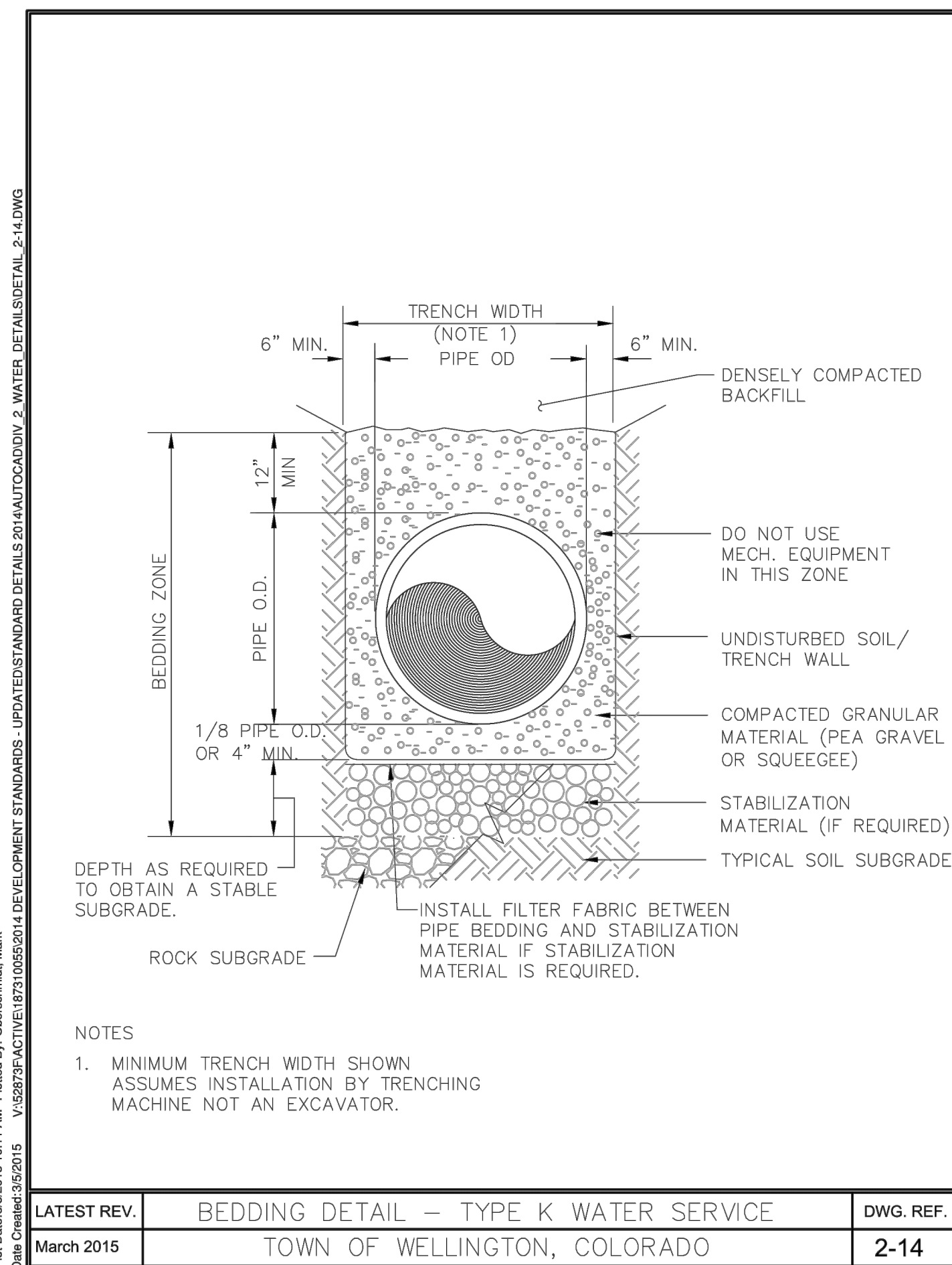
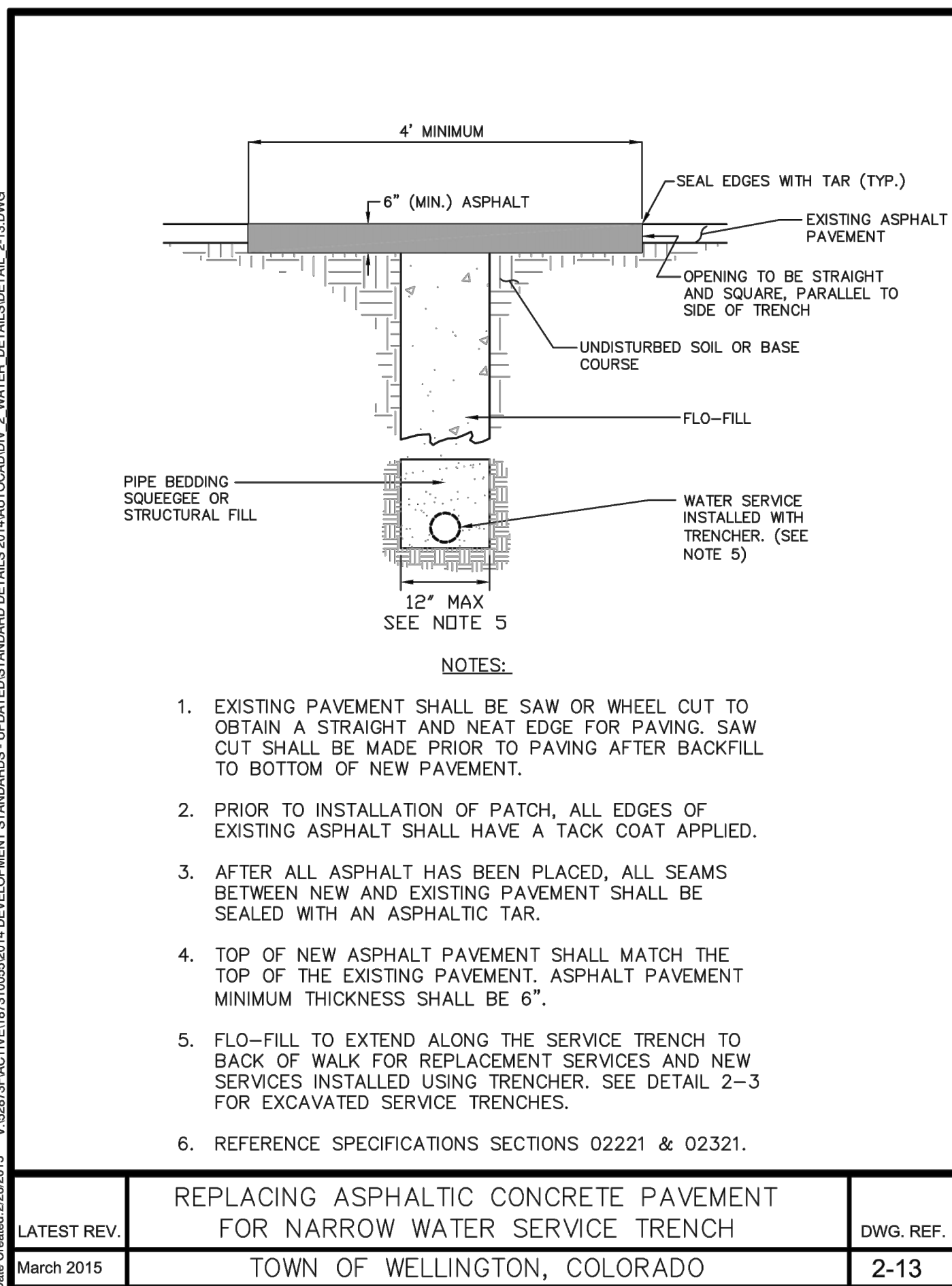
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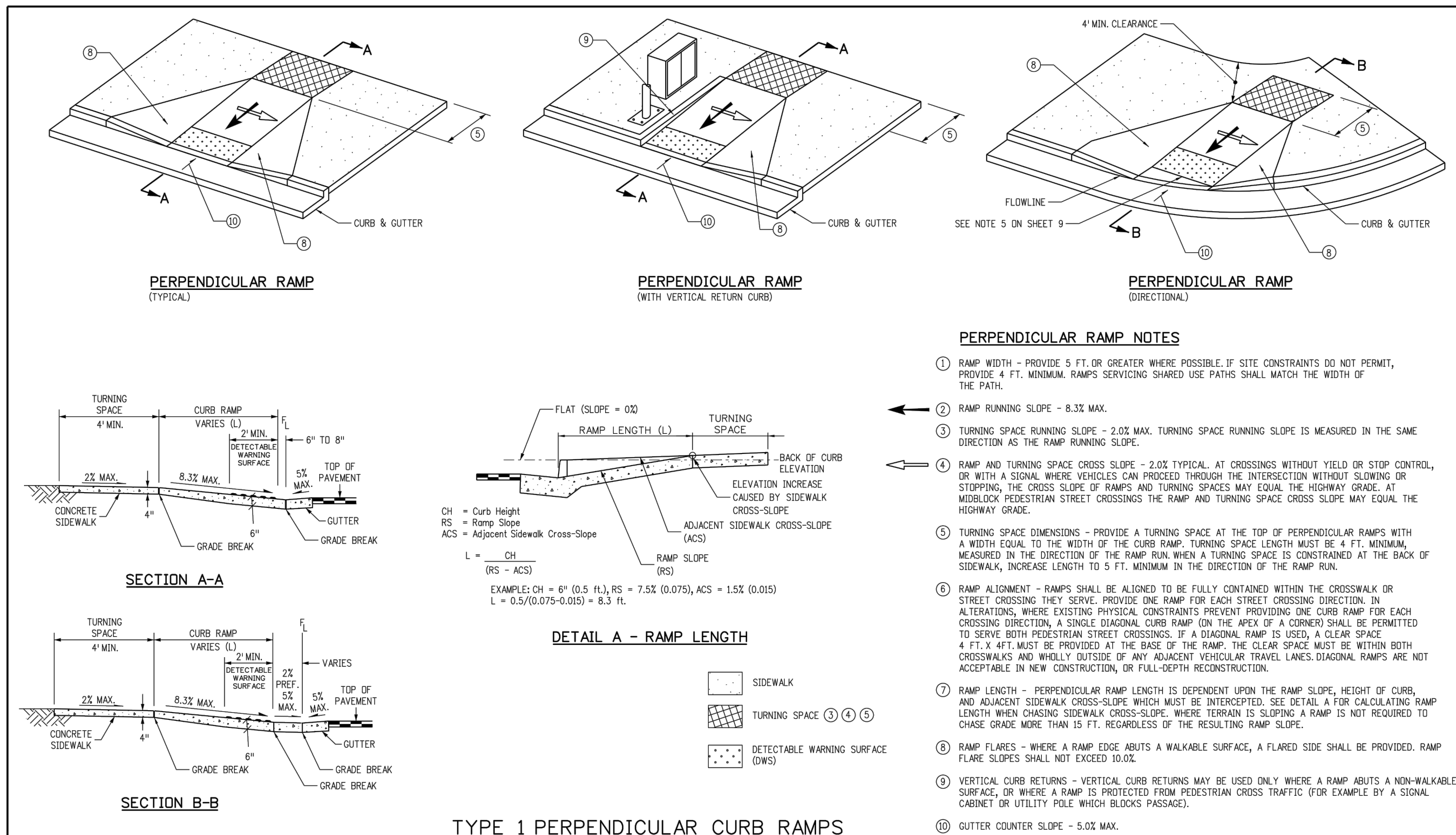
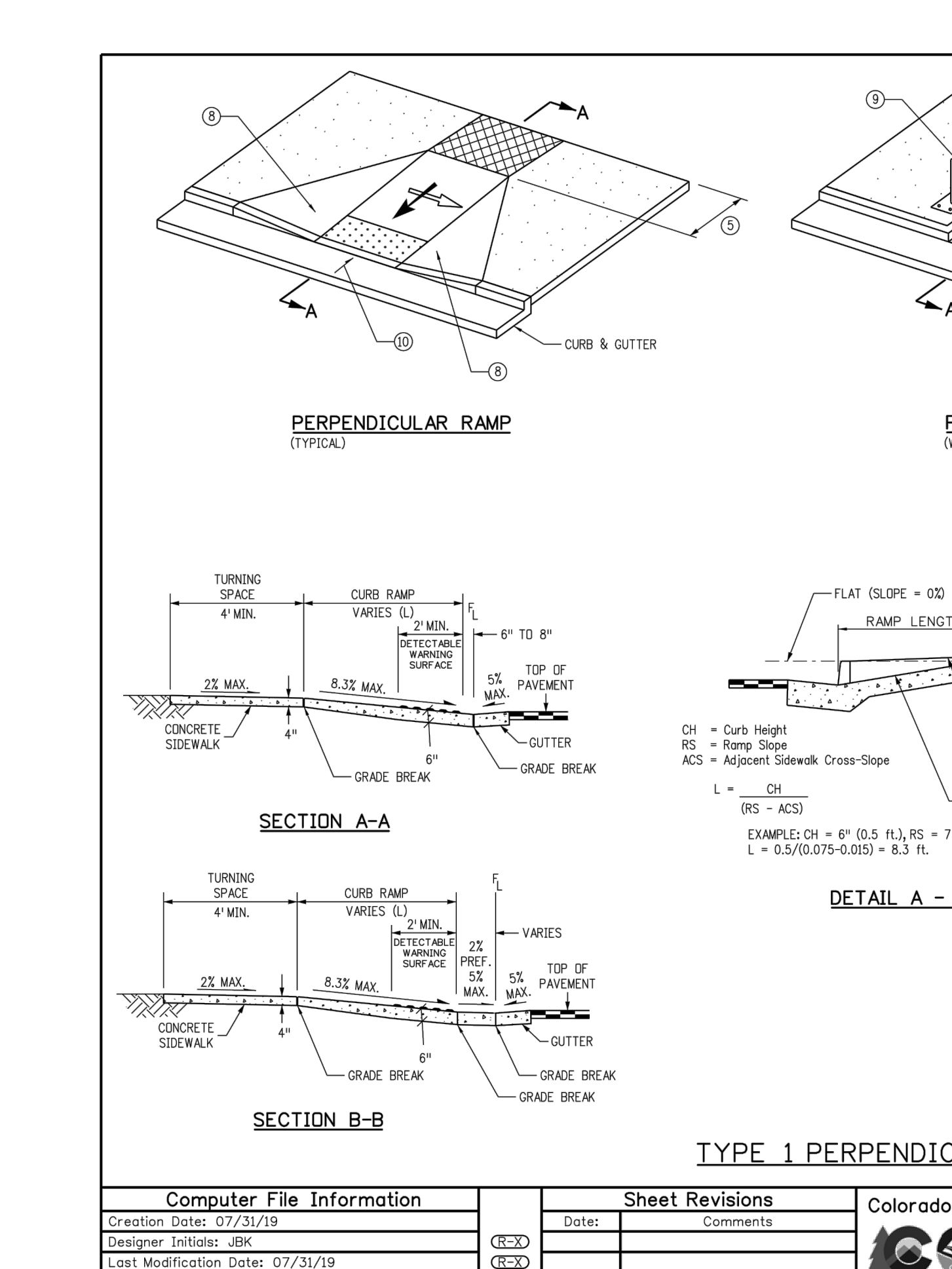
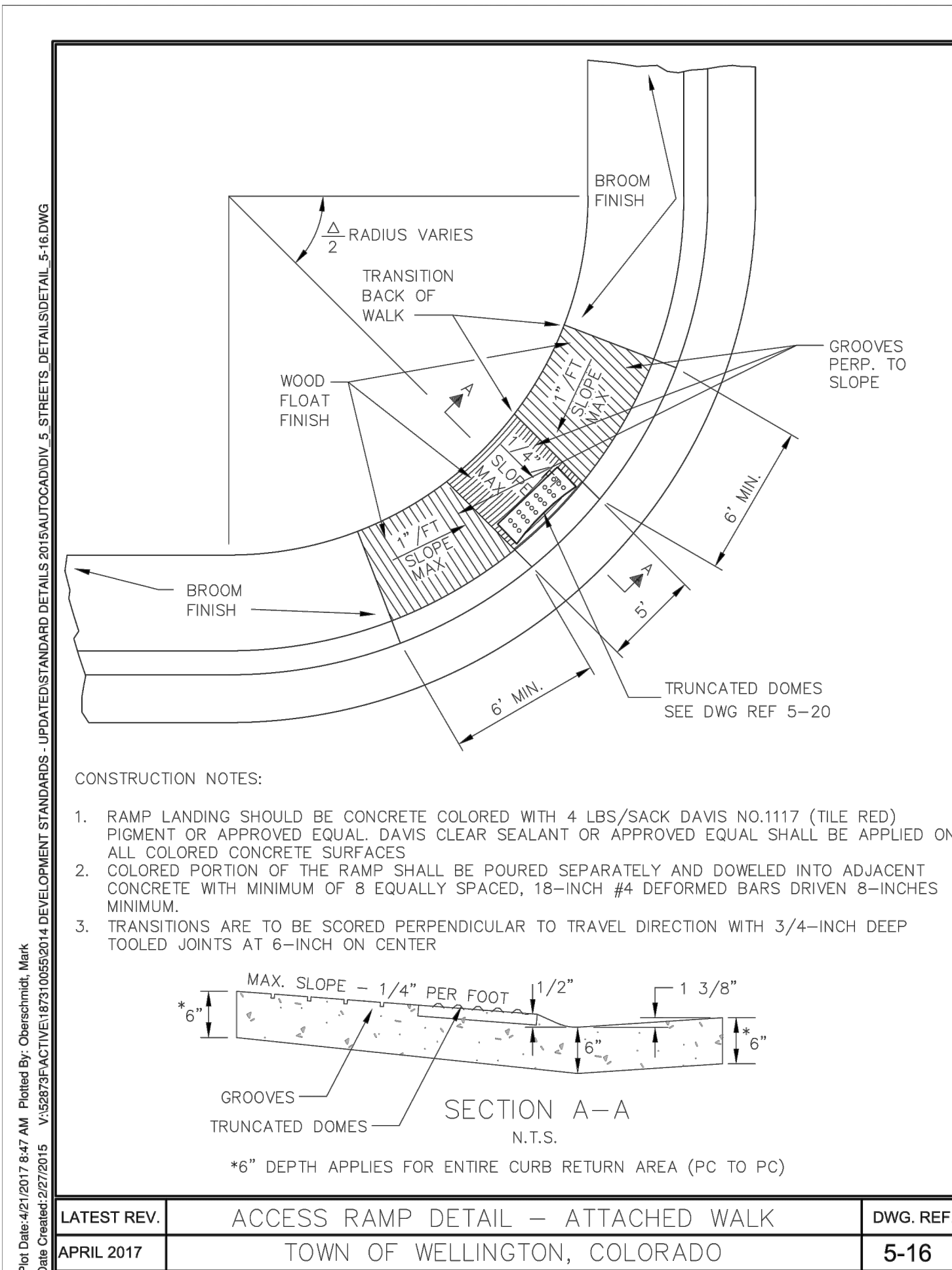
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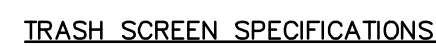
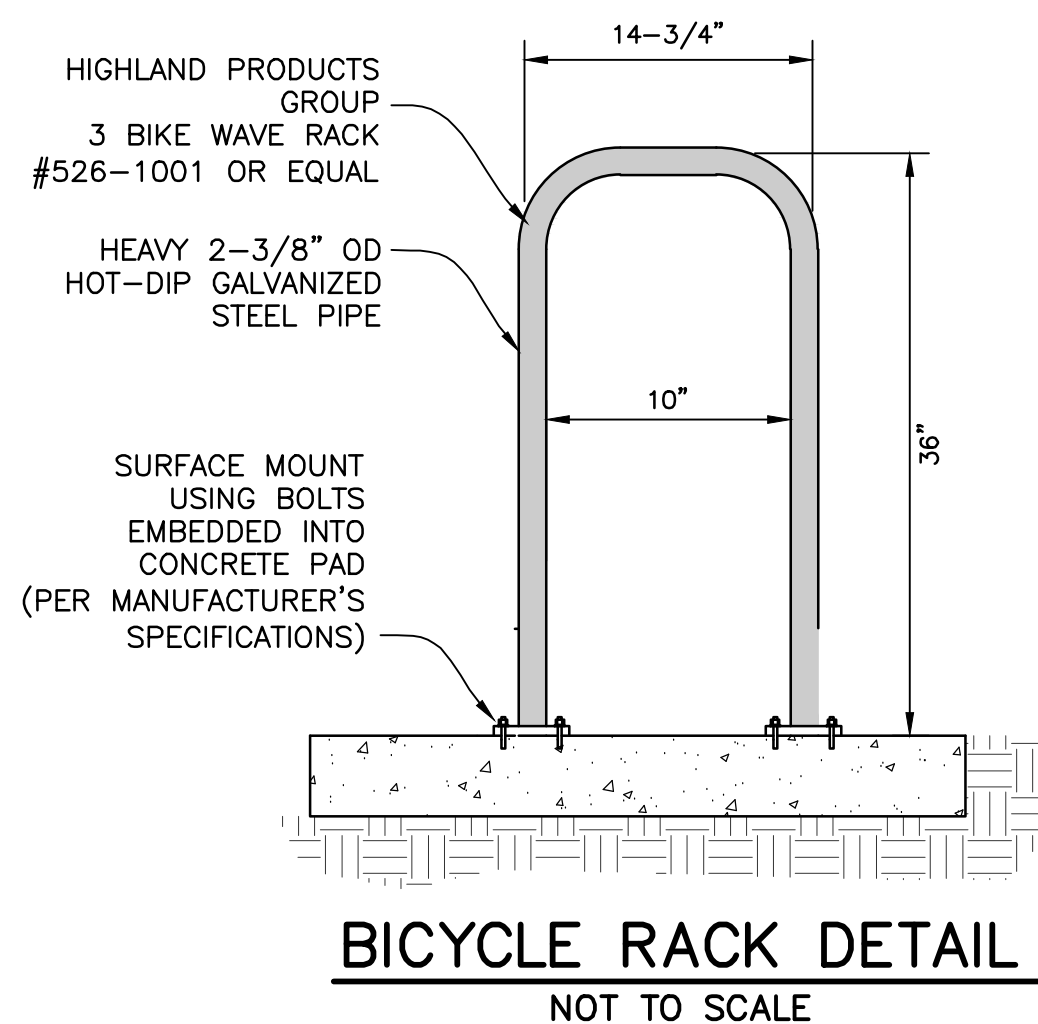
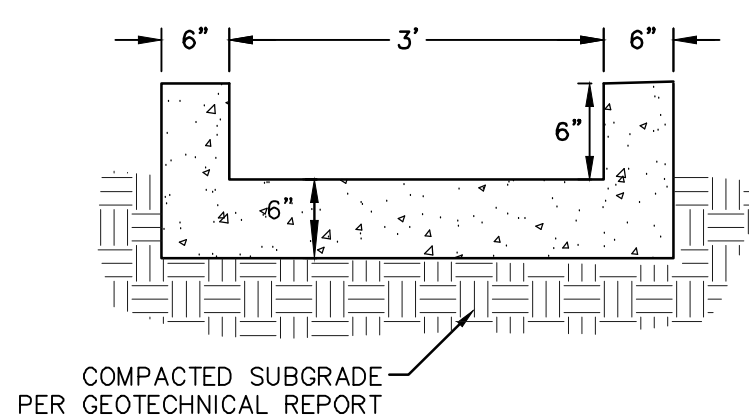
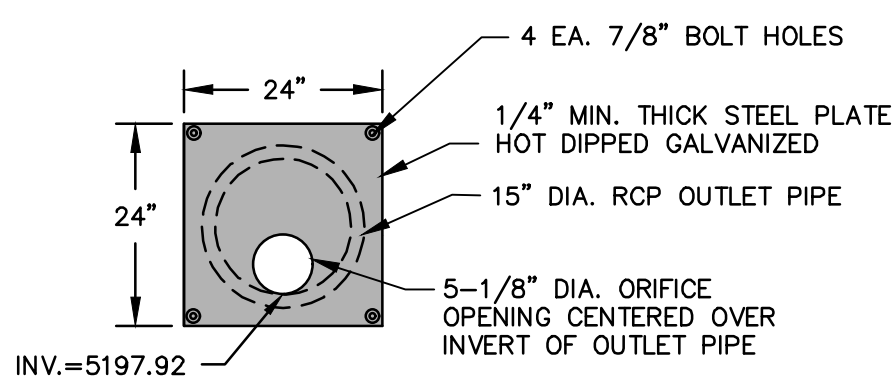
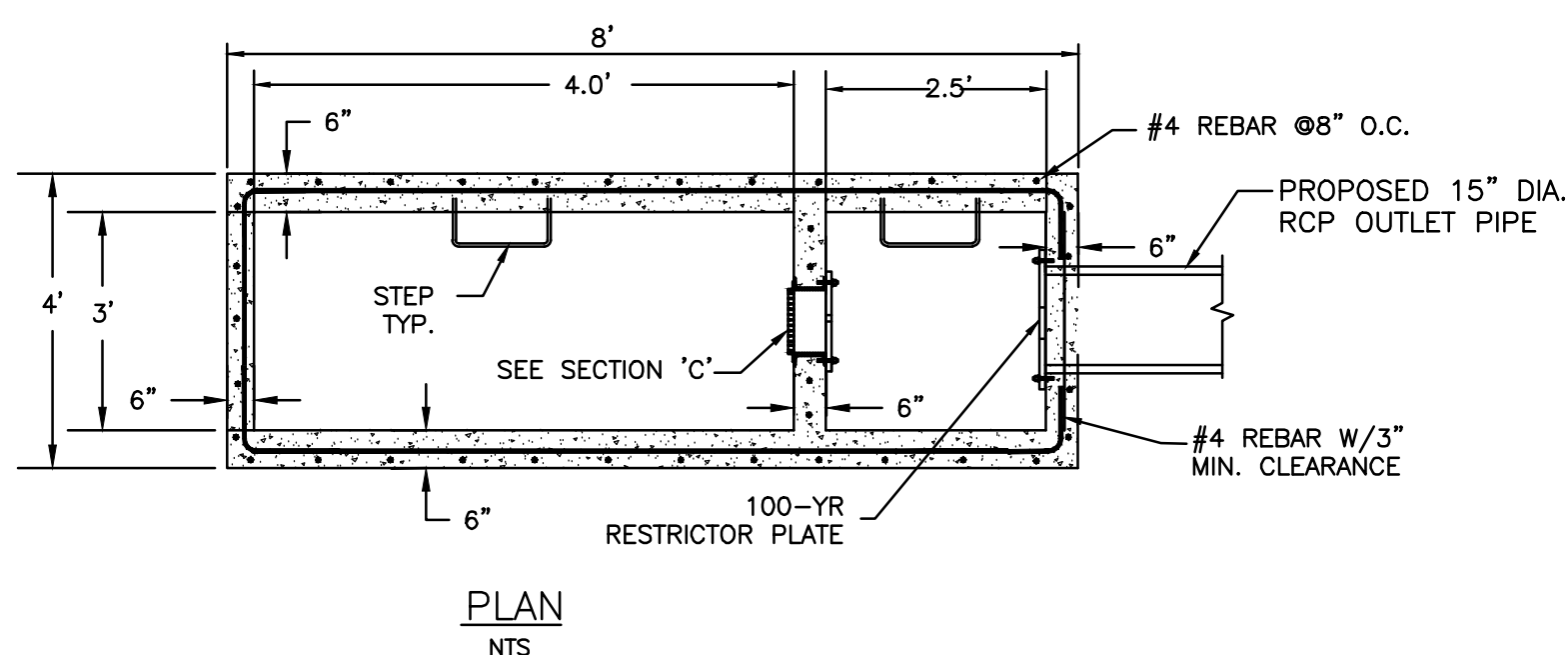
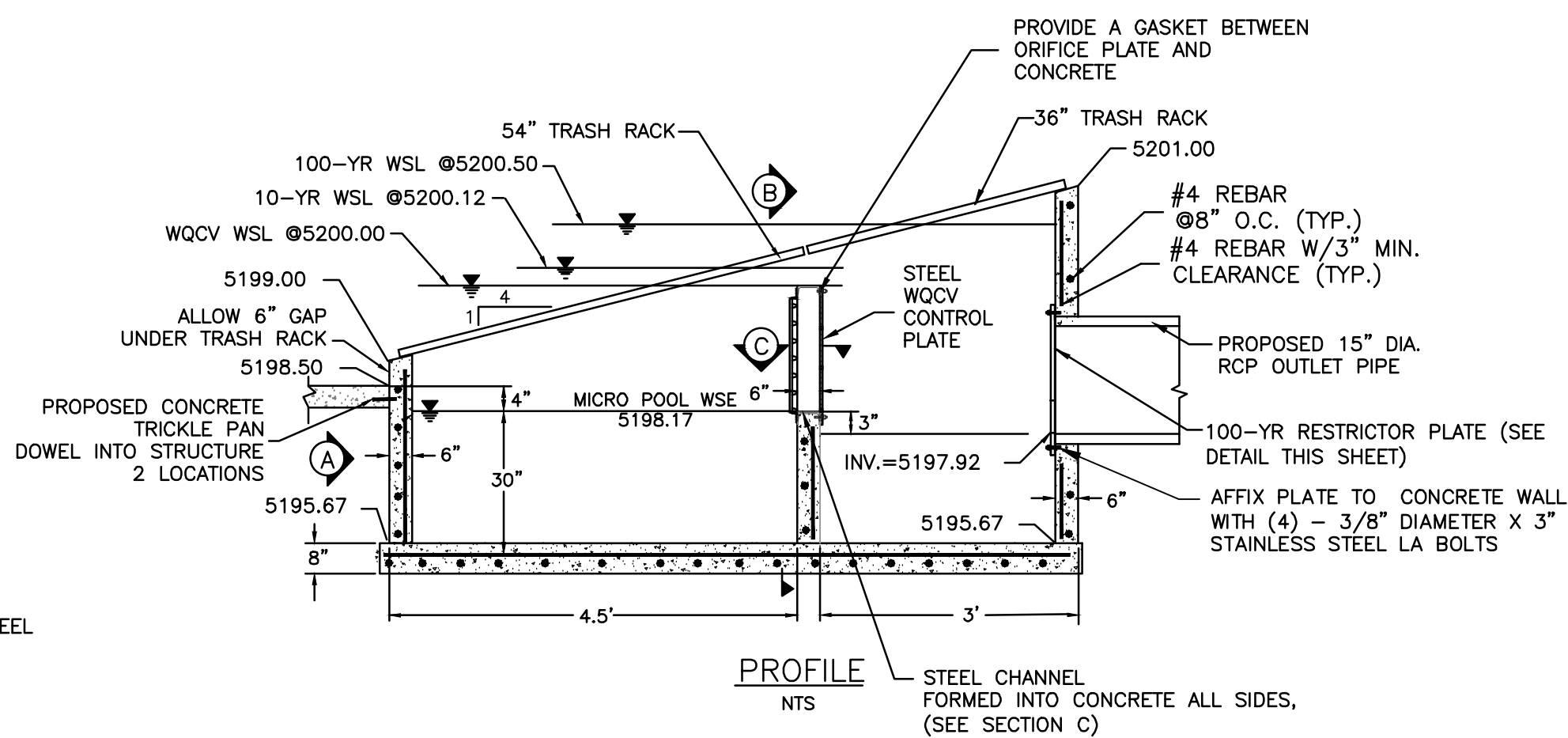
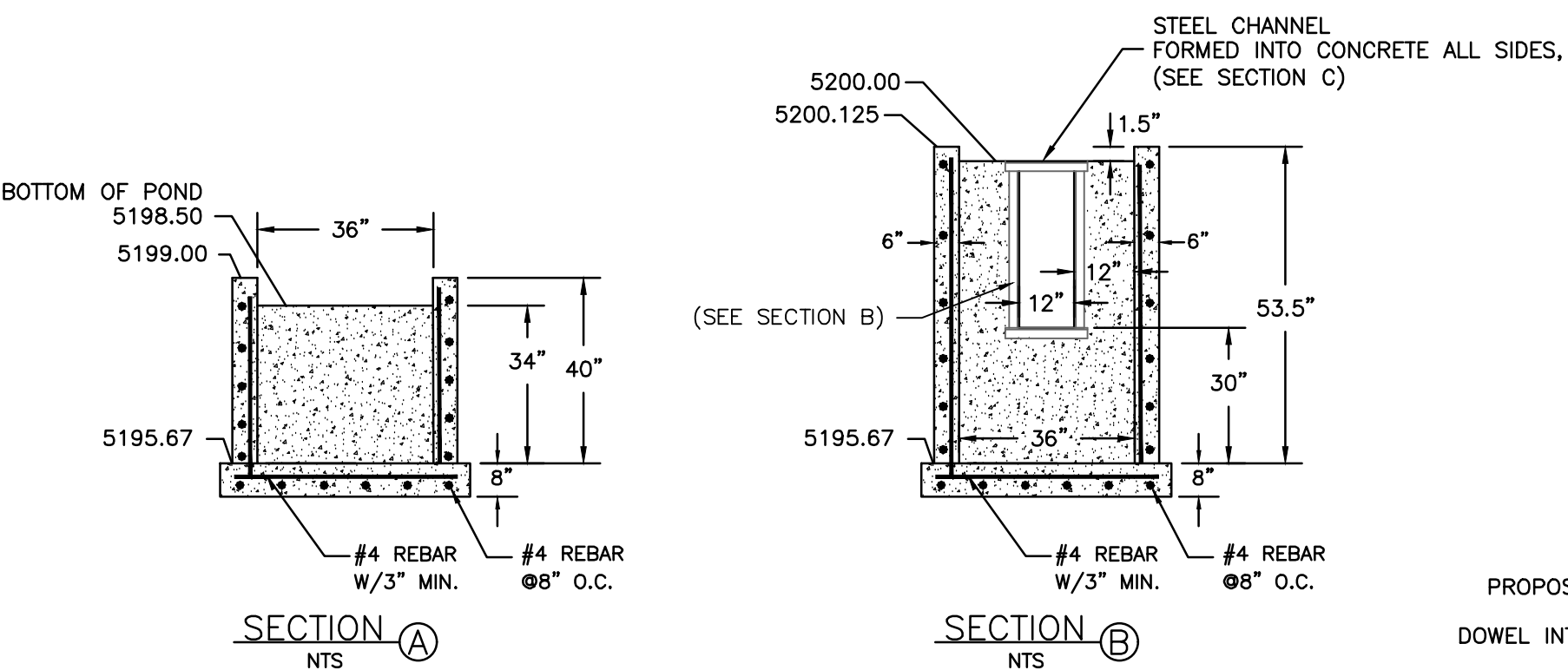
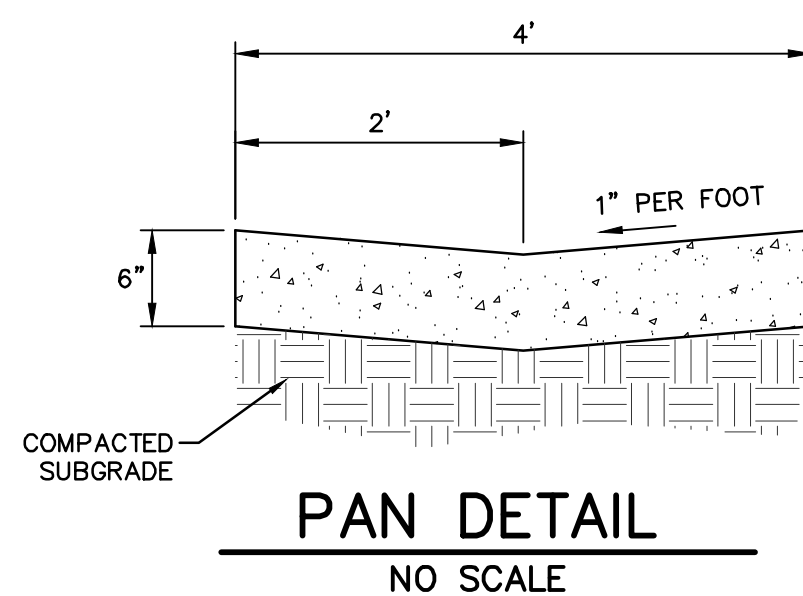
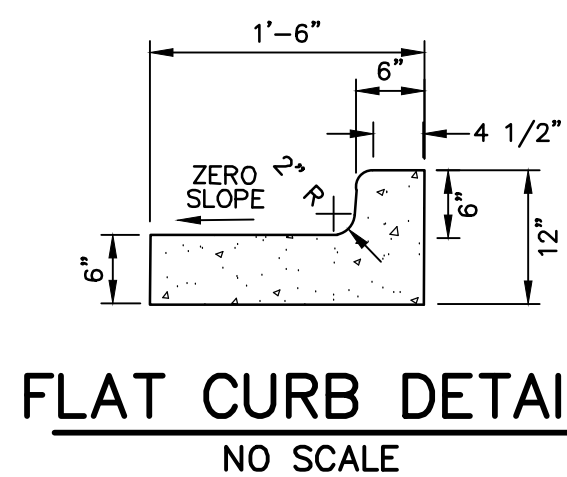
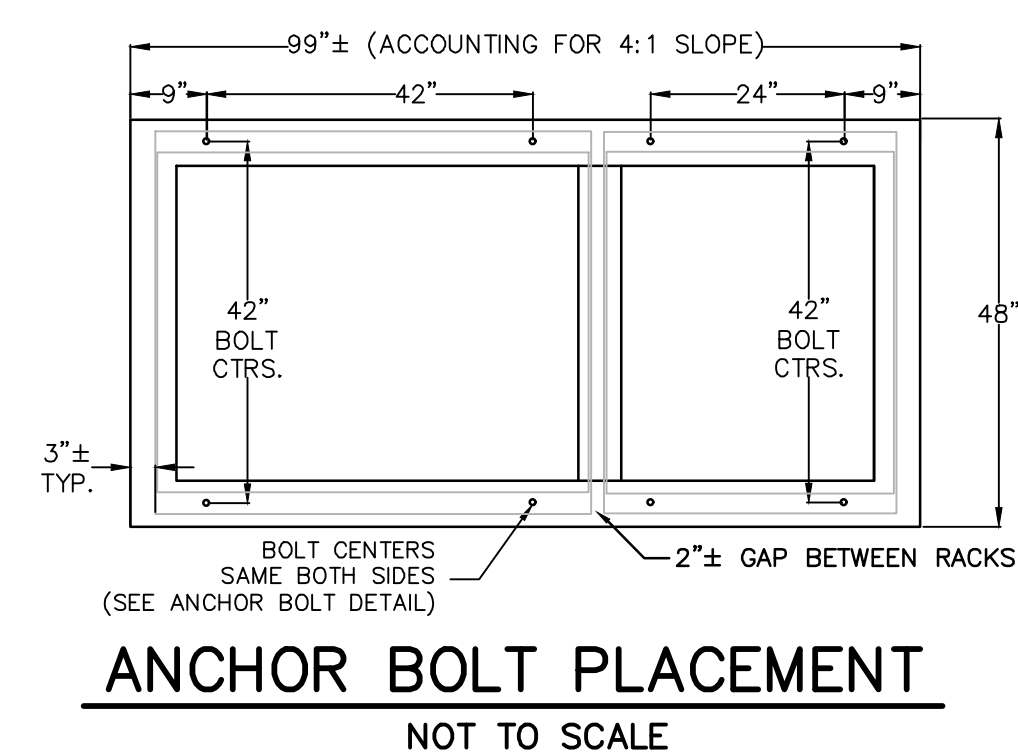
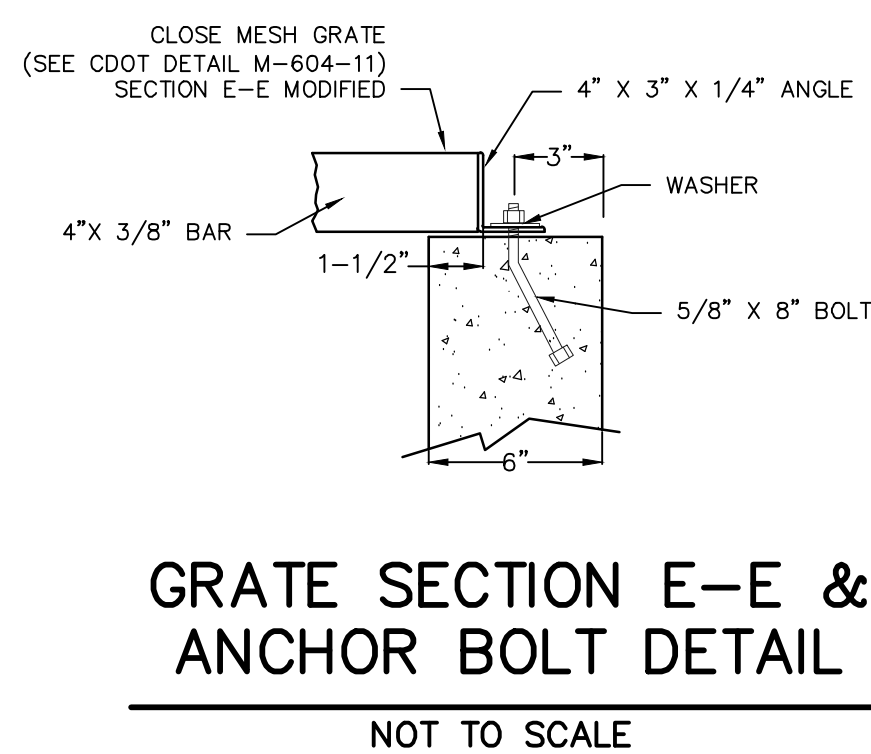
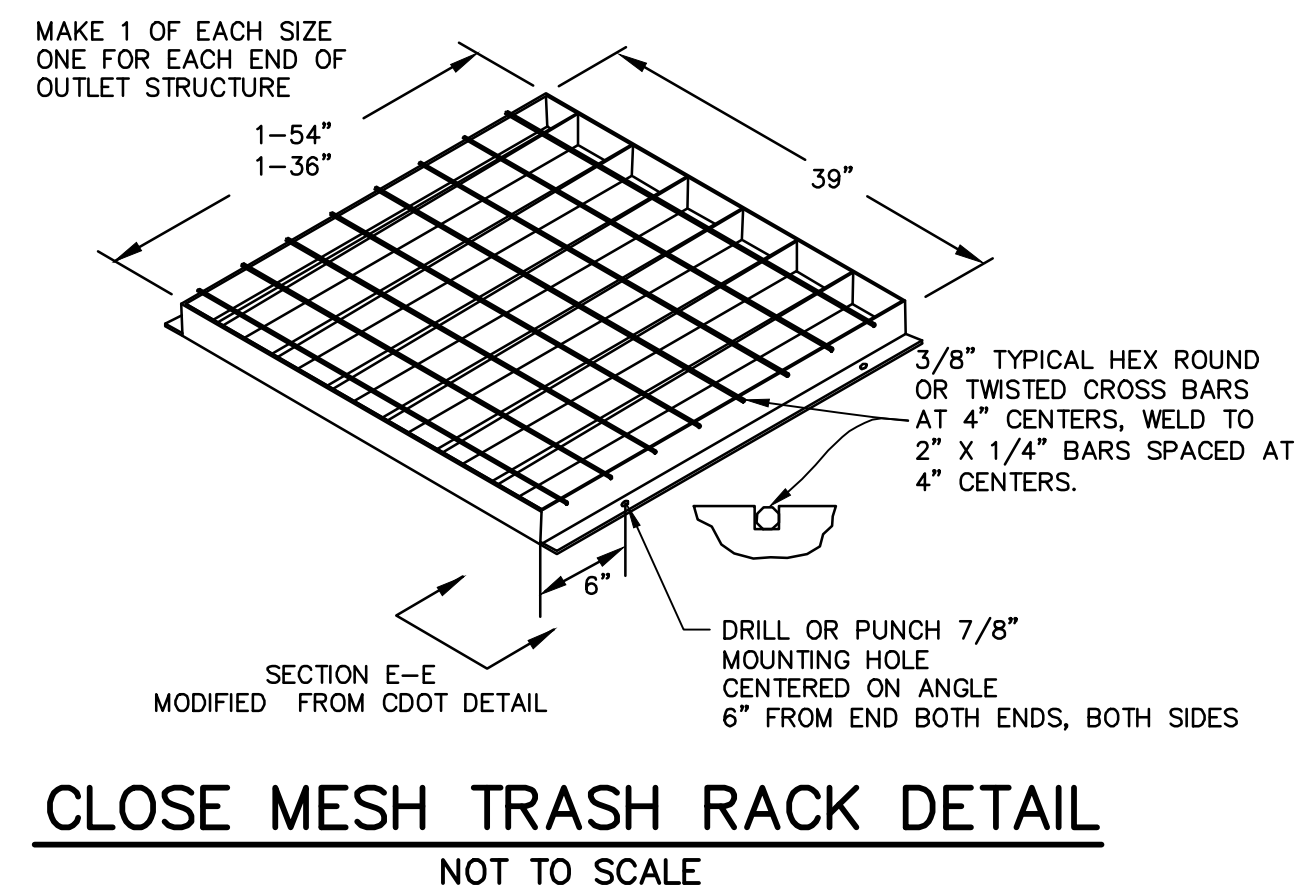
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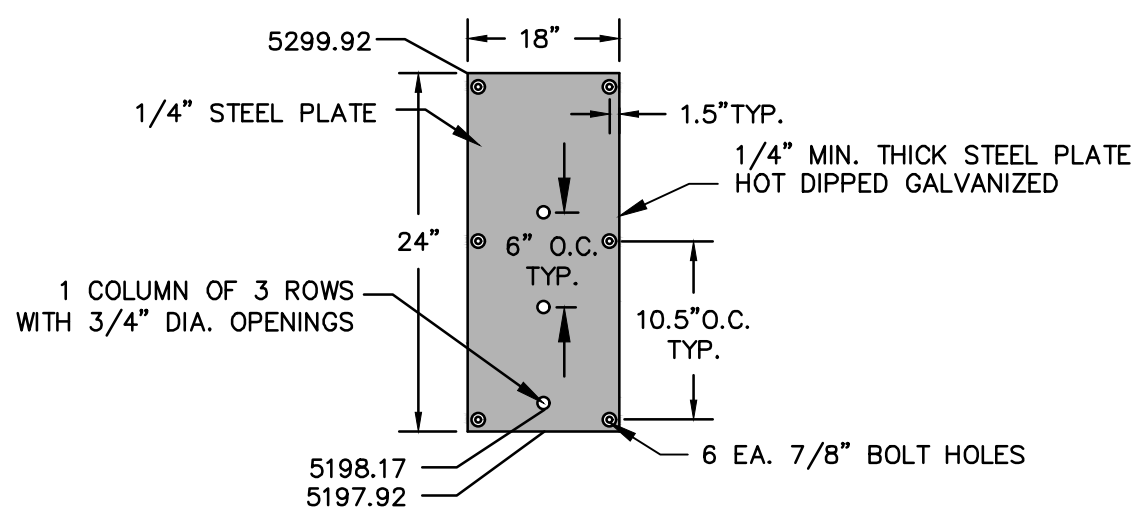
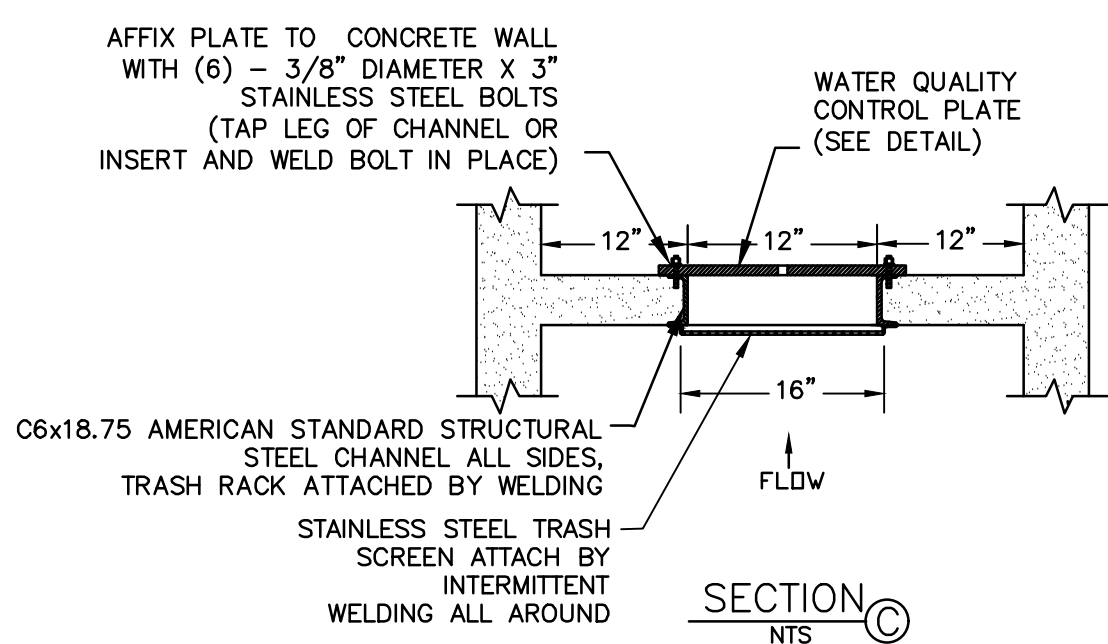
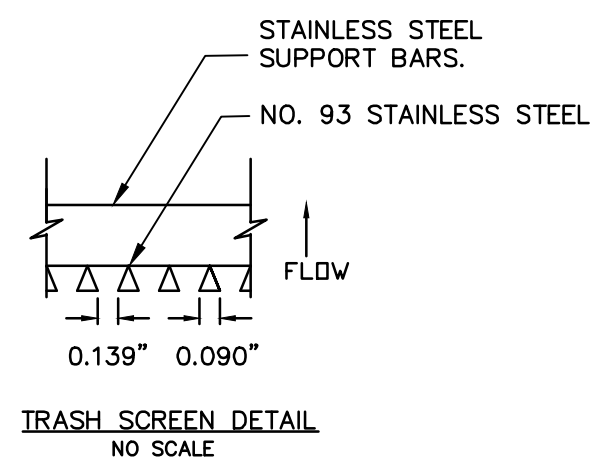
CURB RAMPS

STANDARD PLAN NO.
M-608-1
Standard Sheet No. 2 of 10

Issued by the Project Development Branch: July 31, 2019



1. NO. 93 JOHNSON VEE WIRETM STAINLESS STEEL WELL SCREEN (OR EQUIVALENT PER TABLES OS-2A AND OS-2B
2. SUPPORT ROD TYPE: TE 0.074"x0.50"
3. SUPPORT ROD SPACING: 1" O.C.
4. TOTAL SCREEN THICKNESS: 0.655"
5. CARBON STEEL FRAME TYPE: 3/4"x1.0" ANGLE



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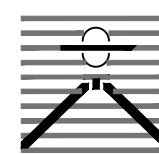
project number: 20-38

architect:

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**SITE PLAN
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DETAILS

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RS

ROCK SOCK SECTION

ROCK SOCK PLAN

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF $1\frac{1}{2}$ " (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATE TO FILLING JOINTS BETWEEN ADJOINING ROCKS WITH CRUSHED ROCK AND BE ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE $1\frac{1}{2}$ " (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET ($1\frac{1}{2}$ " MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF $\frac{1}{4}$ ", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "GOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATE TO WIRE MESH FOR THE ROCK ENCLOSURE.

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
$2\frac{1}{2}$ "	100
$1\frac{1}{2}$ "	90 - 100
1"	20 - 55
$\frac{3}{4}$ "	0 - 15
$\frac{1}{2}$ "	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M3.3. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

RS-1. ROCK SOCK PERIMETER CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S),
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH,
CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE
USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH)
WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS
WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND
DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED
CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT
SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS
POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE
EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN
EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE
DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON
DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED
ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED SURFACES IS TO BE REMOVED THROUGHOUT THE DAY AND
AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED
DOWN STORM SEWER DRAINS.

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

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

ROCK SOCK MAINTENANCE NOTES

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

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

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

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

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 THE HEIGHT OF THE ROCK SOCK.

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

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

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

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

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

[illegible]

The drawing illustrates the VTC system components and installation. The plan view shows a rectangular area with a width of 20 feet (noting it can be less if constant) and a length of 50 feet (minimum). The system is bordered by a sidewalk or other paved surface on one side and a public roadway on the other. The top layer is a 9-inch (minimum) thick layer of coarse aggregate or 6-inch minus rock, unless otherwise specified by local jurisdiction. Below this is a non-woven geotextile fabric layer, also 9 inches (minimum) thick, unless otherwise specified. The bottom layer is compacted subgrade. A detail view labeled SECTION A shows the cross-section of the system, including the rock layer, geotextile fabric, and subgrade, with a note to install the rock flush with or below the top of the pavement.

VTC

20 FOOT
(WIDTH CAN BE
LESS IF CONST.
VEHICLES ARE
PHYSICALLY
CONFINED ON
BOTH SIDES)

50 FOOT (MIN.)

SIDEWALK OR OTHER
PAVED SURFACE

PUBLIC
ROADWAY

9" (MIN.)

UNLESS OTHERWISE SPECIFIED
BY LOCAL JURISDICTION, USE
DOT SECT. #703, AASHTO
#3 COARSE AGGREGATE OR 6"
MINUS ROCK

NON-WOVEN GEOTEXTILE FABRIC
BETWEEN SOIL AND ROCK

UNLESS OTHERWISE SPECIFIED BY LOCAL
JURISDICTION, USE DOT SECT. #703, AASHTO
#3 COARSE AGGREGATE
OR 6" MINUS ROCK

9" (MIN.)

NON-WOVEN GEOTEXTILE
FABRIC

COMPACTED SUBGRADE

SECTION A

INSTALL ROCK FLUSH WITH
OR BELOW TOP OF PAVEMENT

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADABLE LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEEB SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SHOCK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY $\frac{1}{2}$ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILLER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. REMOVAL OF BMPs IS PROHIBITED. IF PROACTIVE INSPECTION REVEALS BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND INSPECTIONS ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY $\frac{1}{2}$ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION/COMPOST FROM COMPOST LOGS SHALL BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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



DREXEL, BARRELL & CO.
Engineers • Surveyors
710 11TH AVE., SUITE L-45
GREELEY, COLORADO 80631
CONTACT: CAMERON KNAPP, P.E.
(970) 351-0645
BOULDER • GREELEY
COLORADO SPRINGS

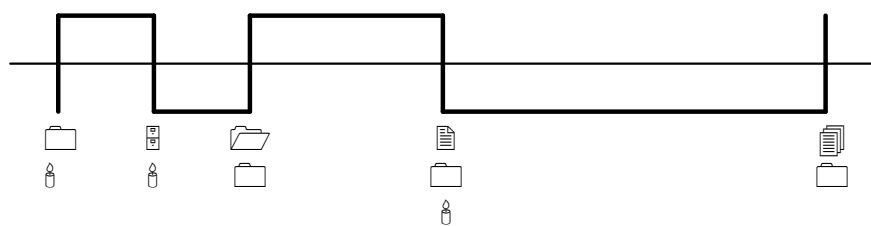
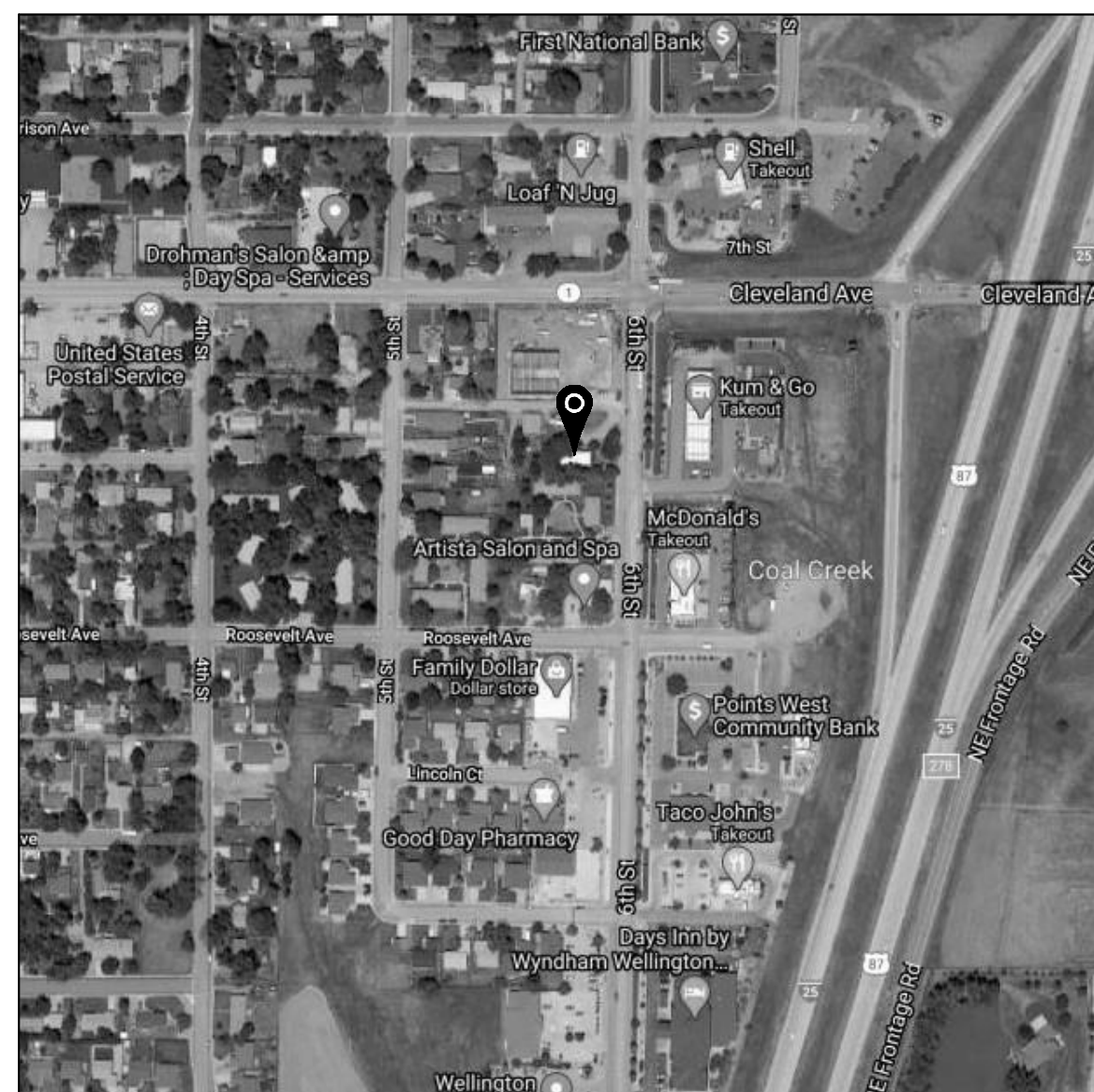
SITE PLAN REVIEW

[illegible]

EROSION CONTROL DETAILS

C9.1

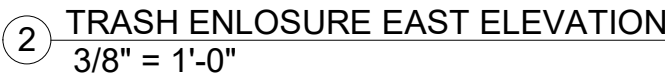
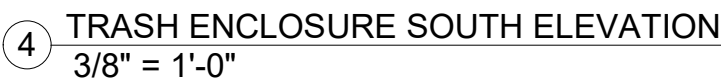
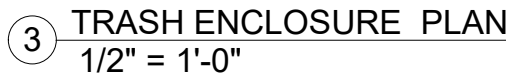
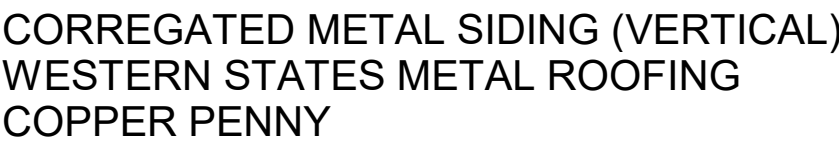
Scale



**SITE PLAN
REVIEW**

[illegible]

Project number	20-38
Date	2021-02-25
Drawn by	KAS
Checked by	
A0.1	
Scale	1" = 10'-0"



client:

SS BLUE SKY, LLC, DBA
THE HUMAN BEAN
NORTHER COLORADO
8121 6TH STREET
WELLINGTON, COLORADO 80549
3610 35TH ST.
EVANS, COLORADO 80620
(970)330-2515

project:

HUMAN BEAN -
WELLINGTON
8121 6TH STREET
WELLINGTON, COLORADO 80549

project number: 20-38

architect:

studio | **R.E.D.**, p.c.

1623 Central Avenue, Suite 2
Cheyenne, WY 82001

307.222.9317
970.556.8869 (cell)

consultant

TITLE

ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXXX

FOR REVIEW

[illegible]

TRASH ENCLOSURE PLAN & ELEVATIONS

Project number	20-38
Date	2021-02-25
Drawn by	KAS
Checked by	

A0.2

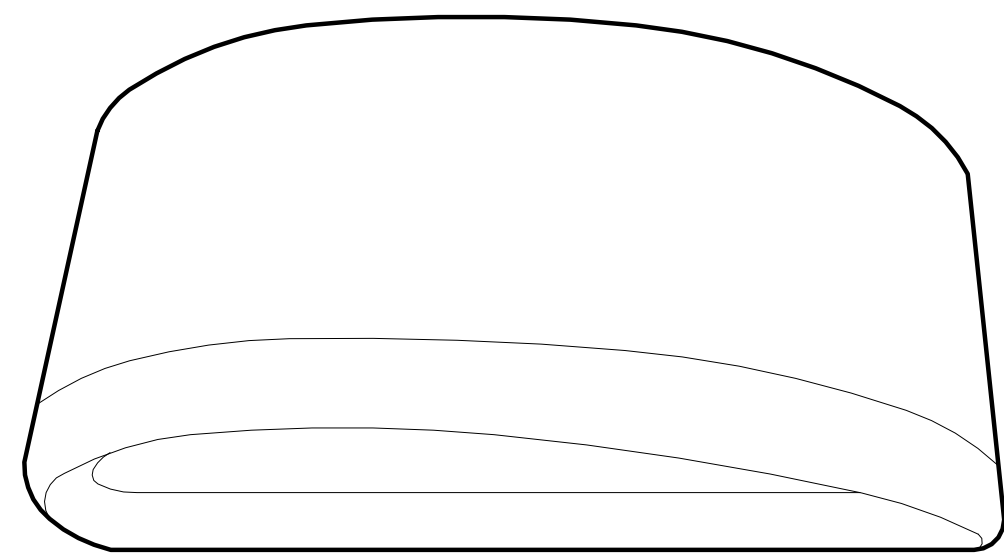
Scale	As indicate
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Wall Mount Luminaire

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60 Hz, 347V/60Hz
480V/60Hz
-40 Deg C Minimum Temperature
40 Deg C Ambient Temperature Rating

DIMENSIONS

Width: 16"
Height: 7"
Depth: 9"



Halogene/incandescent

Halogene/incandescent

INFORMATION

Category: Outdoor
Finish: Black (powdercoat)
Construction: Aluminum construction metal shade
cCSAus Wet location listed
1 year warranty
Companion Close-to-ceiling, wall lantern fixtures available

MOUNTING DATA

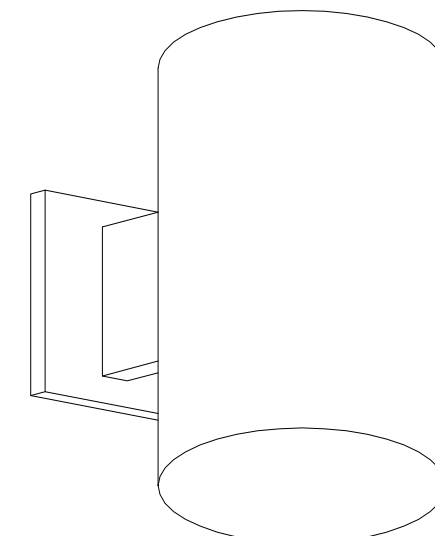
Wall mounted
Mounting plate for outlet box included
Back plate covers a standard 4" hexagonal recessed outlet box
4-1/2" sq.

ELECTRICAL DATA

Pre-wired
6" of wire supplied
120V

LAMPING DATA

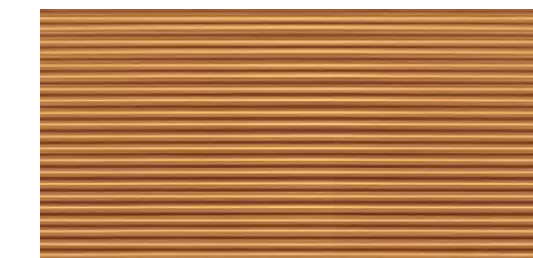
Quantity: 1 75W PAR-30 or BR-30
Medium base porcelain socket



DIMENSIONS

Width: 5"
Height: 7 1/4"
Depth: 8"
H/CTR: 2-1/2"

CORRUGATED METAL SIDING (VERTICAL)
WESTERN STATES METAL ROOFING
COPPER PENNY



GENERAL SHALE BRICK
WATERBROOK
SOLOMAN MORTAR: #94 IRON BLACK

client:

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THE HUMAN BEAN
NORTHER COLORADO**
8121 6TH STREET
WELLINGTON, COLORADO 80549
3610 35TH ST.
EVANS, COLORADO 80620
(970)330-2515

project:

**HUMAN BEAN -
WELLINGTON**
8121 6TH STREET
WELLINGTON, COLORADO 80549

project number: 20-38

architect:

studio | **R.E.D.**, p.c.

1623 Central Avenue, Suite 29
Cheyenne, WY 82001

307.222.9317
970.556.8869 (cell)

consultant:

TITLE

ADDRESS _____
CITY, STATE, ZIP _____

XXX.XXX.XXXX

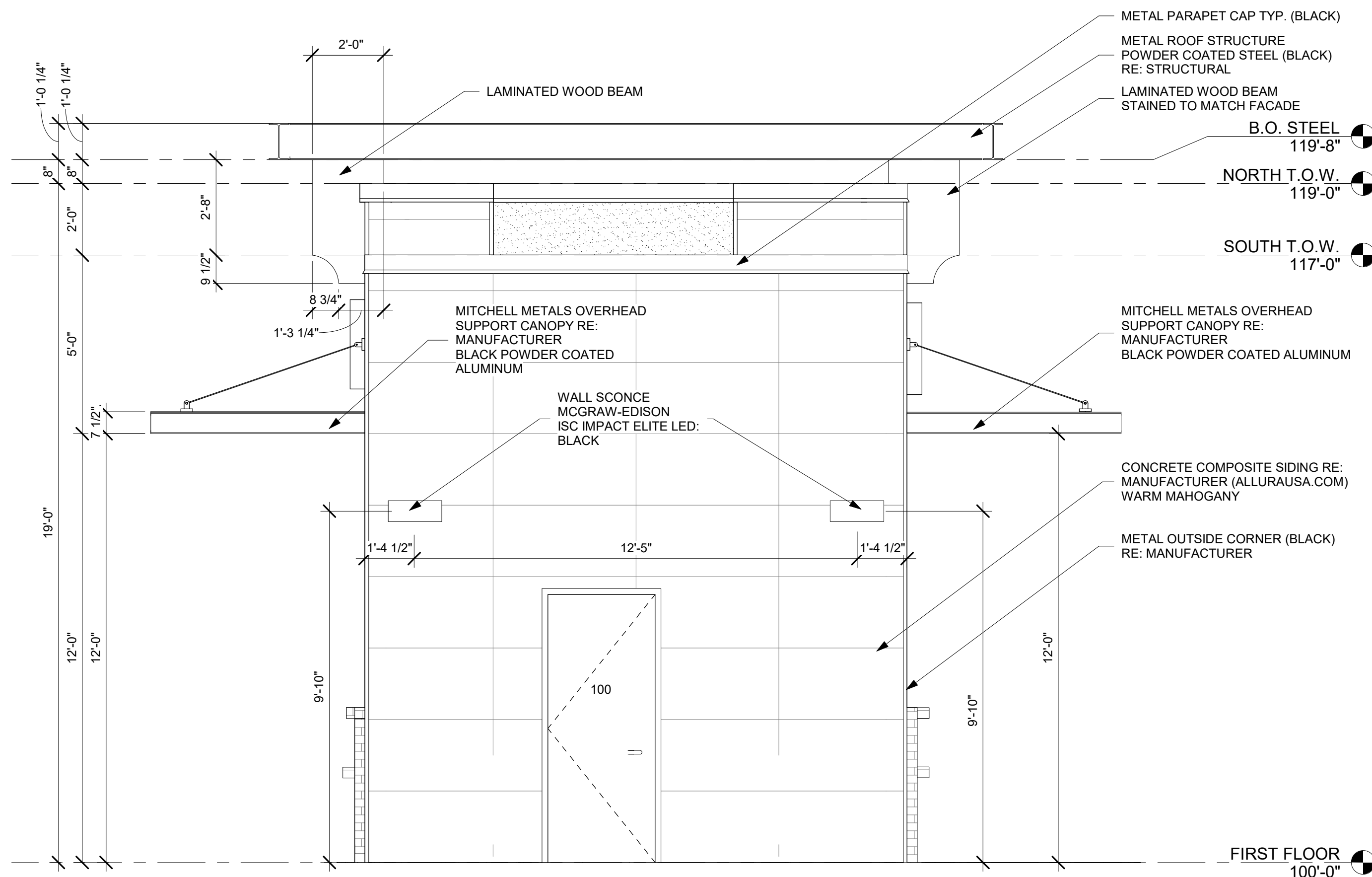
FOR REVIEW

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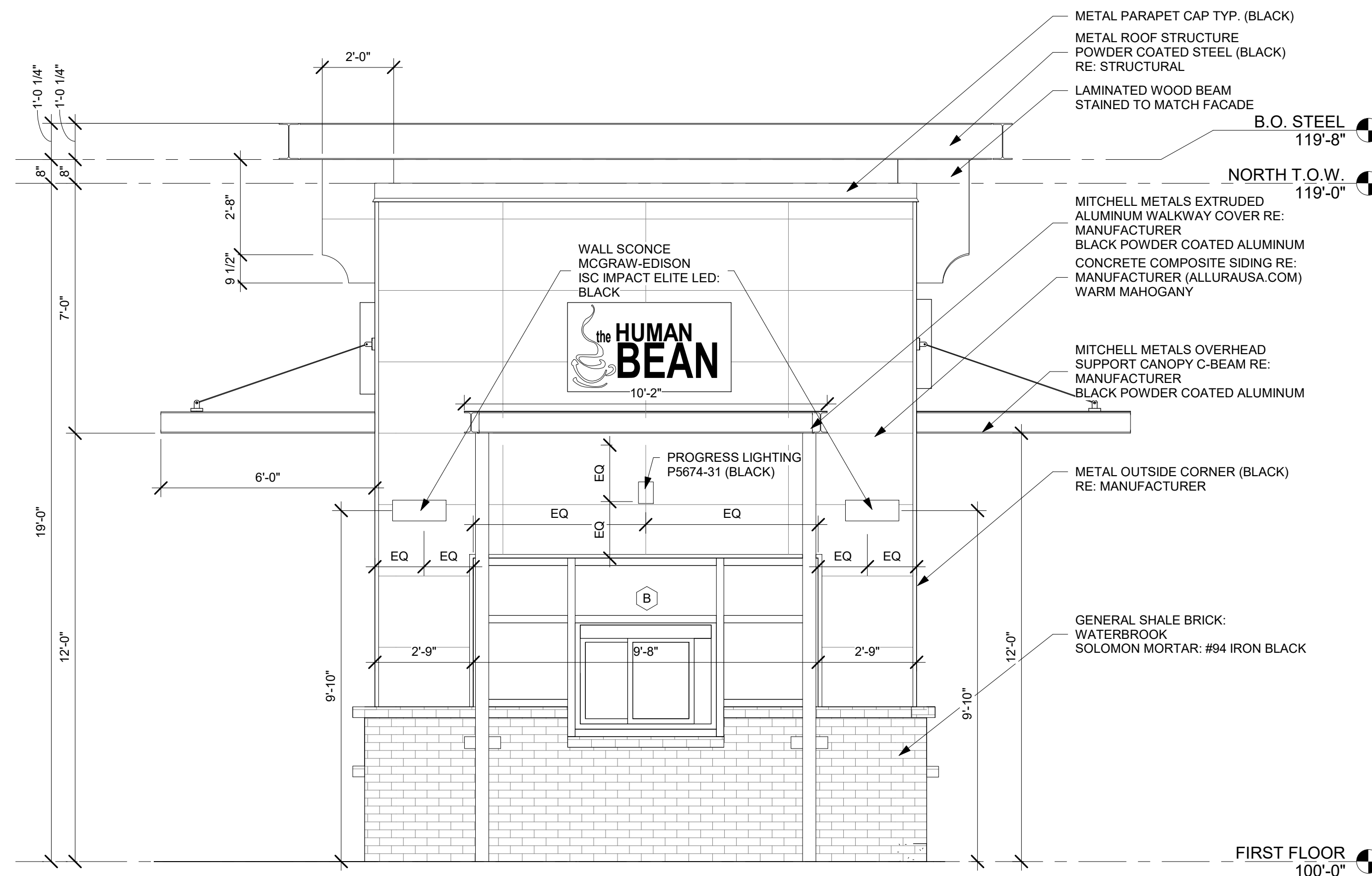
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Date	2021-02-25
Drawn by	KAS
Checked by	

A5.1

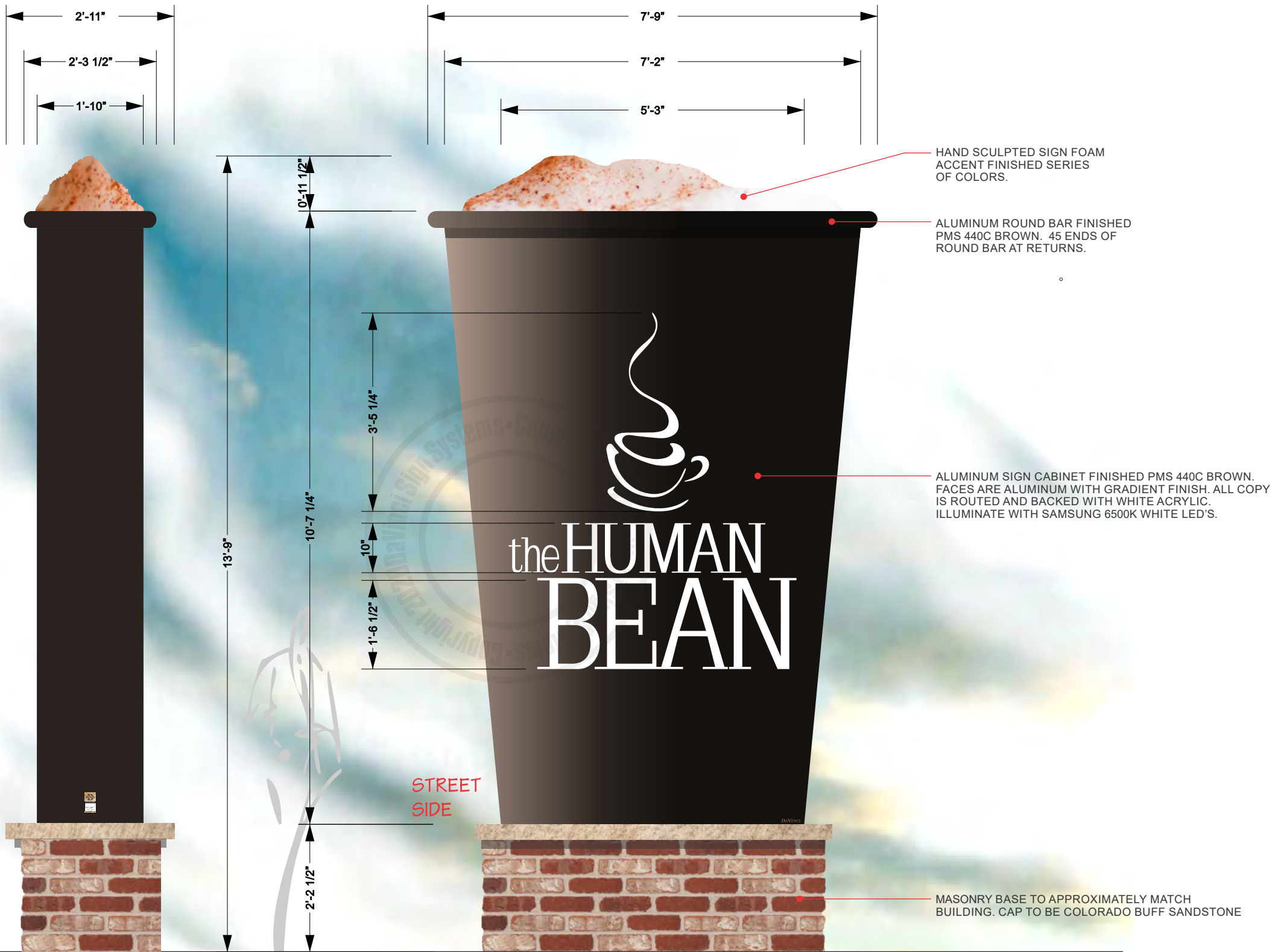
Scale	As indicated
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② WEST ELEVATION
3/8" = 1'-0"



① EAST ELEVATION
3/8" = 1'-0"



73.0 SQUARE FEET



OPPOSITE SIDE

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

1 D/F INTERNALLY ILLUMINATED MONUMENT SIGN SCALE:1/2"=1'-0"
QUANTITY: 1 MANUFACTURE & INSTALL

COLOR KEY	
PAINT	PMS 44C BROWN
BRICK	GENERAL SHALE "WATERBROOK"

THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY UNLESS OTHERWISE NOTED. PLEASE REFER TO SPECIFIED SAMPLES OR COLOR CHARTS FOR APPROVED COLOR SPECIFICATIONS.

DaVinci
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the art and science of identification
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www.davincisign.com
Ft. Collins: (970) 203-9292
Fax: (970) 203-9293
Denver (303) 573-7446
Greeley (970) 353-8446



Job Name:

Address:
8121 6TH STREET
WELLINGTON, CO

Designer: CASEYEASTON

Sales: JOHN SHAW

Scale: Noted

Date: 11.23.20

Revisions:

DaVinci Approval:

X Date:

Customer Approval:

X Date:

☐ Without Changes
☐ With Changes As Shown

Electrical hookup by others.
Electrical requirements: 120V or as indicated.
All landscaping by others.

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Sales Approval:

X Date:

Production Approval:

X Date:

Design #

20-713

Page: of:

1

4

UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.



ALUMINUM EXTRUDED SIGN CABINET WITH 2" RETAINERS FINISHED PMS 440C BROWN. FACES ARE CONSTRUCTED OF ALUMINUM FINISHED TO MATCH CABINET. ALL COPY IS ROUTED AND BACKED WITH WHITE ACRYLIC. LOGO IS ROUTED AND PUSH THRU 1/2" WHITE ACRYLIC. ILLUMINATE WITH SAMSUNG 6500K WHITE LED'S. CABINETS TO HAVE CLEAR LEXAN BACKS TO ALLOW FOR HALO LIGHTING.

SPACE CABINETS 2" OFF EXTERIOR FASCIA.

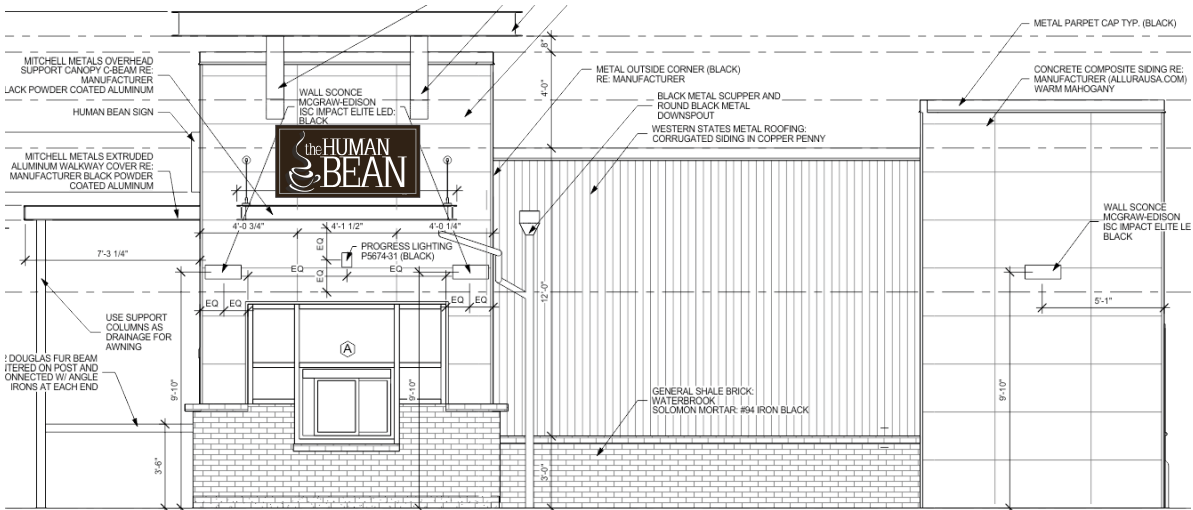


TOTAL SQ./FT.= 18

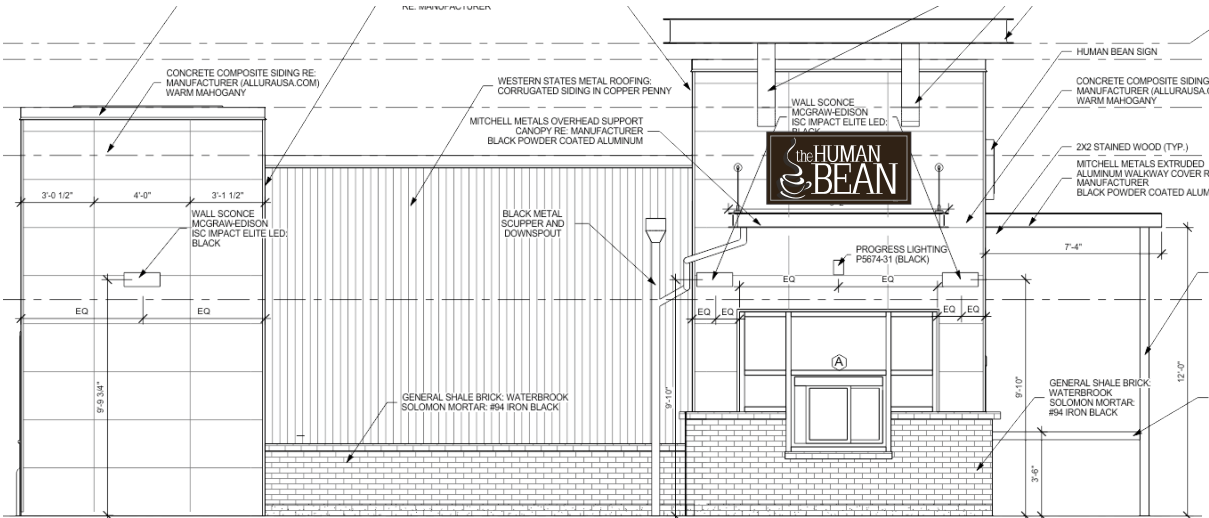
END VIEW SCALE: 3/4"=1'-0"

2 S/F ILLUMINATED WALL SIGN
QUANTITY: 1 MANUFACTURE AND INSTALL

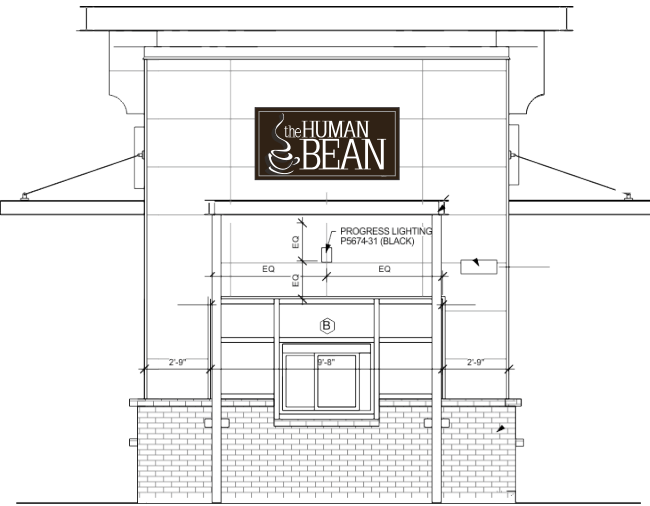
SCALE: 3/4"=1'-0"



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



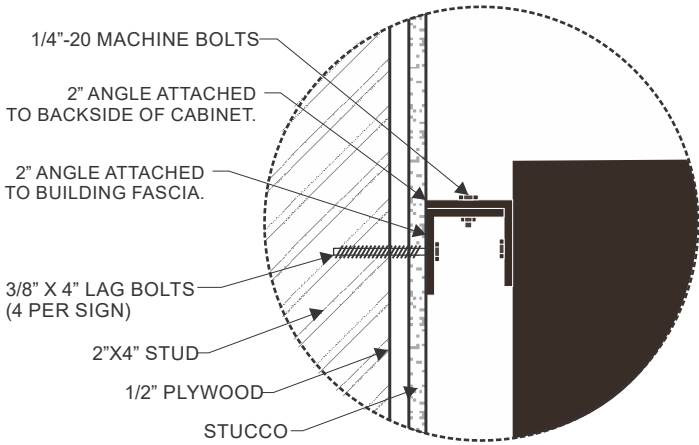
SOUTH ELEVATION SCALE: 1/8"=1'-0"



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



CONCEPTUAL NIGHT VIEW OF PROPOSED SIGNAGE



ATTACHMENT DETAIL

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www.davincisign.com
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Fax: (970) 203-9293
Denver: (303) 573-7446
Greeley: (970) 353-8446



Job Name:

Address:

8121 6TH STREET

WELLINGTON, CO

Designer: CASEYEASTON

Sales: JOHN SHAW

Scale: Noted

Date: 11.23.20

Revisions:

DaVinci Approval:

X Date:

Customer Approval:

X Date:

☐ Without Changes
☐ With Changes As Shown

Electrical hookup by others.
Electrical requirements: 120V or as indicated.
All landscaping by others.

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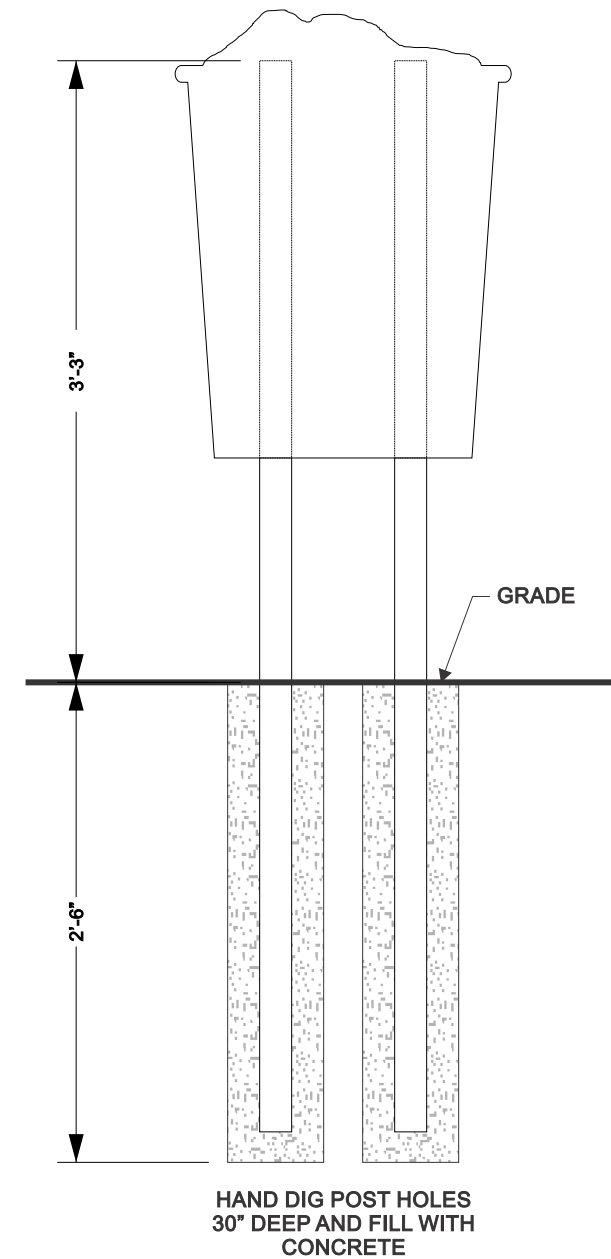
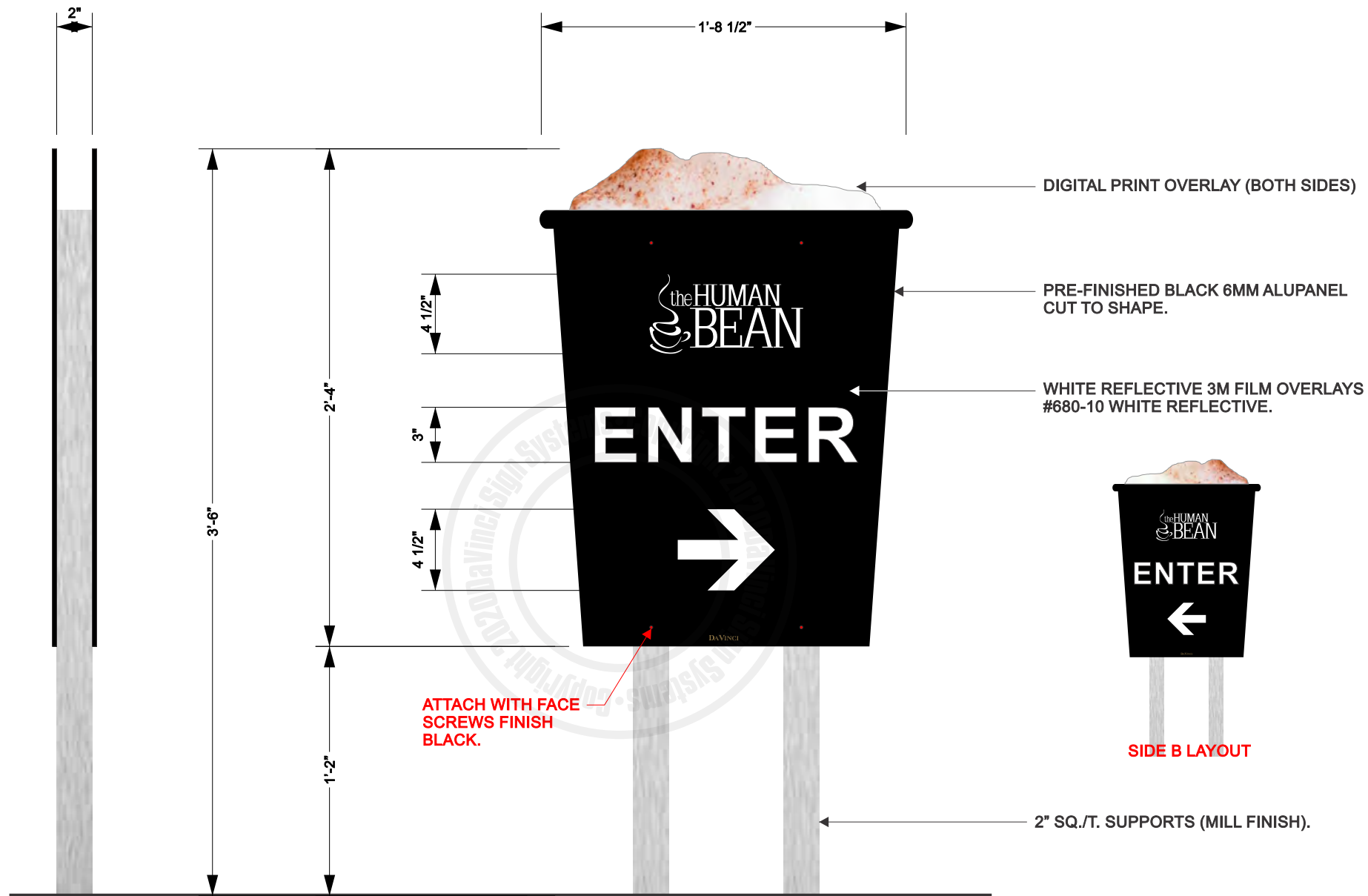
20-713

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of:

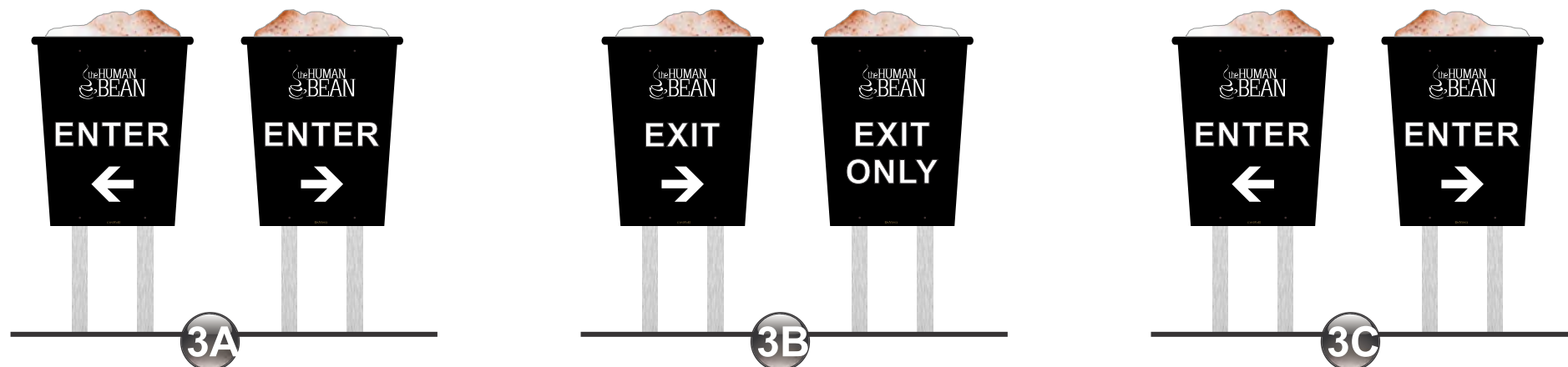
4



FOOTING DETAIL SCALE: 1"=1'-0"

3 D/F NON-ILLUMINATED DIRECTIONAL SIGN
QUANTITY: 3 MANUFACTURE AND INSTALL

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



COLOR KEY

FILM

3M #680-10 WHITE REFLECT.

THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY UNLESS OTHERWISE NOTED. PLEASE REFER TO SPECIFIED SAMPLES OR COLOR CHARTS FOR APPROVED COLOR SPECIFICATIONS.

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Date: 11.23.20

Revisions:

DaVinci Approval:

X Date:

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X Date:

☐ Without Changes

☐ With Changes As Shown

Electrical hookup by others.

Electrical requirements: 120V or as indicated.

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Sales Approval:

X Date:

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X Date:

Design #

20-713

Page: 3 of: 4

UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

8121 6TH STREET
WELLINGTON, COLORADO 80549
3610 35TH ST.
EVANS, COLORADO 80620
(970)330-2515

8121 6TH STREET
WELLINGTON, COLORADO 80549

307.222.9317
970.556.8869 (cell)

444 Mountain Ave. | TEL 970.532.589
Berthoud, CO 80513 | WEB TBGroup.u

SITE PLAN REVIEW

[illegible]

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

811

Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

LS 2

Page 39 of 9

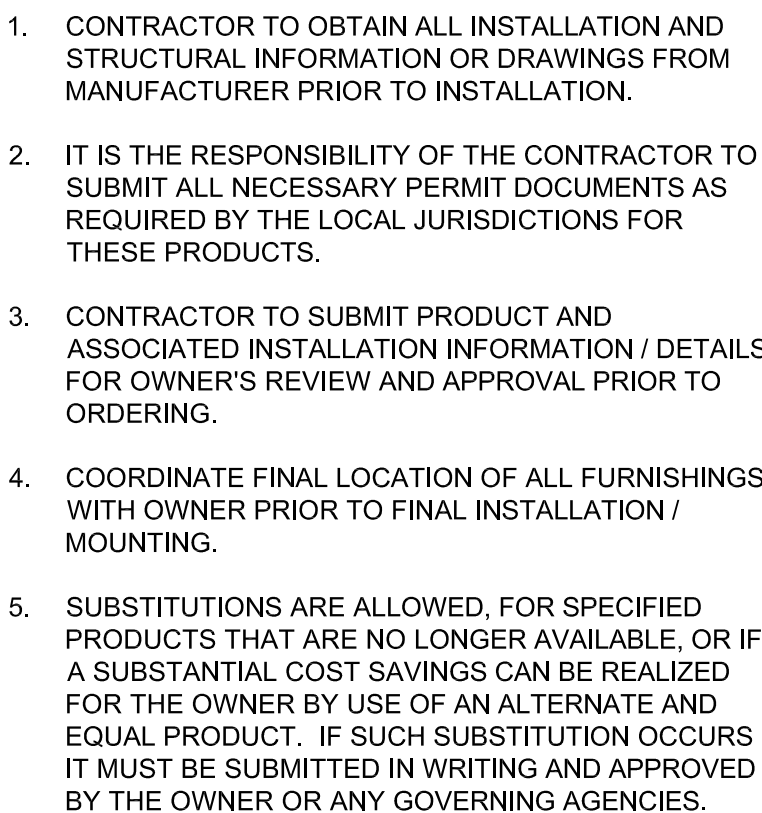


Irrigation Notes

1. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
2. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
3. SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
4. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
5. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
6. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF LOVELAND IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
7. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATERWAYS ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATERWAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1387.

1. IRRIGATION CONTRACTOR SHALL VERIFY/AVAILABLE P.S.I. AND GPM. THIS SYSTEM SHALL THEN BE VERIFIED TO MEET THE AVAILABLE P.S.I. AND GPM AND THE PROPOSED IRRIGATION SYSTEM. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
2. ALL INDICATED SOG GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
3. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
4. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED SOG AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
5. IRRIGATION SYSTEM WITH RAIN SENSOR WILL BE ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
6. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
7. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
8. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
9. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
10. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

1. LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOVING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE.
2. ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS: 1" NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 10' FROM WATER AND SEWER LINES, 4" FROM GAS, TELEPHONE AND ELECTRIC UTILITY LINES.
6. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWERY, OR NON-POTABLE IRRIGATION EASEMENTS.
7. NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER MAINS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES.
8. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DETECTOR CONNECTION (FDC), NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
9. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT(8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN SITE TRIANGLES.
10. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
11. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
12. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
13. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
14. PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT THE ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CY, UDS, 1.000 SQ.FT.
15. UNIFORM COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE. FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
16. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
17. SOD TO BE 100% COLORADO GROWN TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARMS RECOMMENDATIONS.
18. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
19. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
20. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
21. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
22. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
23. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" MULCH OR NATURAL STONE AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TOPSOIL, LANDSCAPE FABRIC OR APPROVED EQUIV. SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
24. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE AND CRUSHER FINES SHALL BE 14 GA HEAVY DUTY STEEL EDGER MIN. 1/4" x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN ROCK AND COBBLE TRANSITIONS.



FENCE TYPE 01 - 3.5 FT. DARK BROWN VINYL RUSTIC.

TYPE S2

TYPE S3

TYPE S4

client:

project:

project number: 20-38

architect:

1623 Central Avenue, Suite 29

Cheyenne, WY 82001

307.222.9317

970.556.8869 (cell

consultant:

P: 720.598.0774

TYPE W1

TYPE W1 CONTINUED

TYPE W2

**SITE PLAN
REVIEW**

LIGHTING CUTSHEETS	
Project number	2020-138
Date	02-25-2021
Drawn by	NDM
Checked by	TWO
ES0.2	
Scale	1" = 10'-0"

February 25, 2021

Town of Wellington
Planning Department
Attn: Cody Bird, Planning Director
8129 Third Street
Wellington, CO 80549

RE: Human Bean Wellington – Wellington, CO

Dear Mr. Bird,

Please find below the responses to all comments from the initial plan review and planning commission meeting held on February 1, 2021. Please let us know if you have any additional questions or concerns that our A/E firm may address.

G1.0 - Cover Page

General Comments

- Please provide written responses for all comments.

Responses to all comments are included below.

- Include standard TOW notes.

General/Town Notes have been added to a newly added Civil Sheet (C1.0 - Notes and Legend). Actual Town of Wellington Notes are not found in the Town's Standard Design Criteria, but a recent plan set was found, and the relevant notes utilized/modified from that project are what can be found on sheet C1.0 - Notes and Legend.

- Include a sediment and erosion control plan.

See attached Sheet C7.0 - Erosion and Sediment Control Plan.

- See additional comments on the TIS and the Drainage Letter.

TIS and Drainage Letter comments have been addressed. Drainage comments include: a historic Drainage Plan has been prepared along with runoff calculations, sump areas in the existing conditions is discussed in the new Drainage Report, existing capacities of surrounding infrastructure was evaluated; however, instead of a waiver for detention, an onsite pond was added at the NE corner of the site. The pond has a WQCV and micro-pool sump outlet structure per Mile High Flood District criteria. Runoff leaving the developed site will match the existing conditions such that neighboring properties and facilities will not be impacted.

C1.0 - Site Plan

- Show existing or proposed dimensions where these approximate dims are shown. (Typical)

All existing and proposed dimensions have been noted on the attached sheet C1.0 - Site Plan.

- 40' ROW required, with a 9' Utility easement.

An additional 10' ROW (for a 40' total ROW) and 9' utility easement have been included on the attached drawings and the site plan has been modified accordingly.

- Show dimensions for 5'-0" sidewalk.

Dimensions for 5'-0" sidewalk have been shown on the attached sheets C1.0 - Site Plan and A0.1 - Site Plan.

- Show dimensions of north alley.

Dimensions of north alley have been shown on the attached sheets C1.0 - Site Plan and Sheet

A0.1 - Site Plan

- Extend concrete to property corner.

Concrete in north alley has been extended (along with curb and gutter) to the NW property corner as shown on the attached sheets C1.0 Site Plan and A0.1 - Site Plan.

- Show site triangles at all accesses. Please coordinate with landscape designer and utilities.

Site triangles have been shown at all accesses and coordinated with landscape designer and utilities. See the attached sheets C1.0 - Site Plan, C3.0 - Utility Plan, and LS 1 - Landscape Plan.

C2.0 - Grading Plan

- Grade as needed to provide smooth transition.

The previous gravel area will now include concrete pavement and curb and gutter. The area is fairly flat and will simply match the existing surface at the west end such that no major grading transition is necessary. See attached sheet C2.0 - Grading Plan.

- Address capacity and configuration of existing inlet. Change to Type R?

The existing area storm inlet does not have any capacity issues (refer to Drainage Report Calculations). The proposed curb and gutter can be constructed around the existing inlet since there is no need to convert the inlet to a Type 'R' inlet. See attached sheet C2.0 - Grading Plan.

- Specify length of taper.

Tapers have been eliminated since curb and gutter will continue into alley

- Show all available spot elevations in alley.

Added spot elevations from the original survey have been included where available on the O'Reilly site and in the alley.

- Address drainage onto adjacent (south) property.

A retaining wall was necessary in order to capture and route drainage away from the south property. See attached sheet C2.0 - Grading Plan and Drainage Report.

- Show existing fence.

Existing fence has been shown and labeled on the attached sheet C2.0 - Grading Plan.

- Show existing building.

Existing building has been shown and labeled on the attached sheet C2.0 - Grading Plan.

C3.0 - Utility Plan

- Show sawcuts and provide detail for patch.

The sawcuts/patching for utility connects have all been added to the attached plans. The detail for utility trenching is included in on the attached Details Sheet. Note that the gas service in the alley is located in the existing gravel which will be surfaced with concrete in the proposed conditions; thus, a street cut is not necessary for the gas service.

- Include details for all public improvements, such as water meter service, sanitary service, streets, sidewalks, etc.

Details Sheets have been included in the attached set for all typical Town details as well as site specific details.

- This (existing water meter) will need to be moved out of the sidewalk. Also, these meters need to be in a utility easement.

The existing water meter and irrigation meter are now shown to be moved out of the sidewalk but within the proposed Utility Easement. See attached civil and architectural sheets.

C4.0 Parking & Circulation Plan

No comments from Town.

A0.1 - Site Plan

No comments from Town.

See updated A0.1 - Site Plan attached.

A0.2 - Trash Enclosure Plan & Elevations

No comments from Town.

A5.0 - Exterior Elevations

No comments from Town.

A5.1 - Exterior Elevations

No comments from Town.

Signage Drawing - Page 1

- Clarify which size signage is being proposed.

See attached signage sheet 1.

Signage Drawing - Page 2

- Clarify which size signage is being proposed.

See attached signage sheets 2.

Signage Drawing - Page 3

No comments from Town.

Signage sheets have been updated. Refer to attached signage sheets 1-3.

LS 1 - Landscape Plan

- Please coordinate with the civil engineer, and show the sight triangles on the sheet.

Sight triangles have been shown, labeled and landscape adjusted on the attached sheet LS 1 - Landscape Plan.

- Drainage or irrigation runoff not allowed to offsite property. Suggest you show the existing building just south of the property line.

Drainage / irrigation will not runoff to offsite property with proposed retaining wall per updated attached sheets C2.0 - Grading Plan and attached drainage letter. Existing building south of property line is shown on the attached LS 1 - Landscape Plan.

LS 2 - Notes and Details

No comments from Town.

ES0.1 - Photometric Site Plan

- Existing streetlight along 6th St. To be relocated is not shown on photometric site plan. Please show location of relocated streetlight.

Street light relocation shown on the attached sheet ES1.0 - Photometric Site Plan. Street light output is not used in photometric calculations, location is shown for information only.

- Adequate lighting of pedestrian sidewalk is a concern.

Pole mounted luminaires have been reselected and relocated to better light pedestrian sidewalk. Lighting along pedestrian sidewalk has been increased. See attached sheet EX0.1 - Photometric Site Plan.

ES0.2 - Lighting Cutsheets

No comments from Town.

Drainage Letter

- Please include drainage plan / exhibit with historic and proposed drainage basins, discharge points from site, flow arrows and summary of discharge calculations. See plan set for additional drainage comments. Additional comments may arise once actual drainage calculations are provided.

An existing and proposed drainage plan has been prepared and included with the attached Final Drainage Report. The report also contains all necessary calculations.

- The existing site appears to be sumped, with minimal discharge from site. Discuss and reflect in drainage calculations.

There are minor depressions currently on the site although the lowest point for drainage would be at the SE corner discharging into the alley. The drainage calculations reflect the peak runoff rates during the existing condition to that concentration point. See attached Drainage Report.

- Will need to verify that capacity exists for increased flow rates.

The drainage concept is being changed – such that onsite detention is being provided. However, the existing peak runoff rate calculated for the property will be maintained such that neighboring properties and drainage infrastructure will not be burdened.

- Detention and WQL is required, unless a waiver is obtained. Such waiver would be based on the adequacy of the receiving drainage systems.

The variance for detention is being withdrawn and an onsite stormwater detention and water quality pond has now been designed at the NE corner of the site. A Final Drainage Report is attached to replace the previous Drainage Letter.

Traffic Impact Study

- The TIS indicates that the proposed access to/from 6th Street is directly across from the Kum & Go access. However, the Site Plan (Parking & Circulation Plan) shows the proposed access being offset and not directly across from the Kum & Go access. Please either revise the construction drawings to show the proposed Human Bean access being located directly across the street from the Kum & Go access and not offset or revise the design to show the Human Bean access to 6th Street as a right-in/right-out access point.

Full access to / from 6th Street is no longer requested. See attached TIS and plans for proposed right-out only access to 6th Street.

- A NB left-turn lane is recommended in the TIS at the 6th Street/Kum & Go-Human Bean access intersection. Additionally, the TIS recommends a two-way continuous left-turn lane (TWLTL) be considered on 6th Street in this area. We would prefer standard left-turn lane striping instead of a TWLTL on 6th Street. Please provide a Signing and Striping Plan in the construction drawings to include this standard NB left-turn lane striping with the recommended storage length per the revised TIS. What is the recommended storage length for this NB left-turns fit within the left-turn lane storage for the long-range year 2040 condition? This comment is not applicable if the Human Access point to 6th Street is right-in/right-out.

No longer applicable as the Human Bean access point at 6th Street is now proposed to be right-out only. After discussions with the town's traffic consultant, Sean Keller noted the use of a TWLTL on 6th Street is acceptable with the revised site plan.

- Provide a peak hour queueing analysis table in the TIS showing short range and long-range queues at the following intersections: Cleveland Avenue/6th Street, 6th Street/Kum & Go access, 6th Street/Human Bean access, 6th Street/alley intersection. Per the development agreement for Kum & Go, the peak hour 95th percentile queues for northbound left-turning vehicles at the Cleveland Avenue/6th Street intersection cannot exceed 300' at any given time of day.

A peak hour queueing analysis table showing short range and long-range queues at the requested intersections has been included in the attached TIS.

- Look at the 95th percentile queue for SB right turns at the proposed access onto 6th Street. Will this back up into the alley/6th Street intersection?

This is no longer applicable with the proposed right-out only access at 6th Street.

- Adjust the TIS with the Human Bean access to 6th Street being right-in/right-out (if applicable). The southbound right-turns at the access will increase accordingly.

The attached TIS has been adjusted with a right-out only access to 6th Street.

- Provide queueing analysis to ensure that onsite queueing does not back up into access during the AM peak hour.

As shown in the attached TIS queueing analysis, on-site queueing will not back up into access during the AM peak hour.

Additional comments from planning team and planning commission:

- Traffic using the undeveloped portion of the alley to 5th Street is a concern. How do you plan to mitigate this?

`Directional signage has been added in numerous locations to direct Human Bean traffic to exit directly onto 6th Street at the right-out only access or from the site and turning east into the alley to get to 6th St. "NO LEFT TURN" and "TO 6TH STREET ➡" signs at the site access to the alley has been added to direct traffic east to 6th Street and discourage traffic from turning west towards 5th Street. In addition, a "LOCAL TRAFFIC ONLY" sign at the end of the pavement in the alley has been added to discourage any Human Bean traffic from using the undeveloped portion of the alley to access 5th Street. Additional on-site directional signage has also been added to direct traffic east towards 6th St. at the site access of the alley or directly onto 6th Street at the right-out only access. See the attached civil, architectural, and signage drawings.

- Traffic using O'Reilly's as a cut-through to and from the alley is a concern. How do you plan to mitigate this?

We spoke with the store manager of O'Reilly's to make sure we acknowledge and mitigate any concerns they may have as a neighbor and shared user of the alley. As stated above, the

additional directional signage has been added to encourage all traffic to exit east towards 6th Street instead of west to 5th Street or north through O'Reilly's property. Double yellow striping has also been proposed at the east end of the alley to organize all eastbound alley traffic towards the south side of the alley to prevent exiting alley traffic from blocking the westbound traffic from accessing the alley and O'Reilly's. This will also help keep eastbound traffic directed east to 6th St. instead of open for turning north into the O'Reilly's parking lot to get through to Cleveland Ave. See the attached civil and architectural drawings and TIS for proposed signage and traffic data supporting this.

- Traffic stacking up entering and exiting at the 6th Street / alley access point is a concern.

Per the attached TIS, the Human Bean traffic will not back up to the alley access at 6th Street. That scenario would require 20+ vehicles to stack up in the Human Bean que line at one time which will not occur due to the preventative operational procedures employed by the Human Bean staff to move vehicles through the line quickly and efficiently and with the ability of vehicles to drive around to the additional drive-up window on the north side, allowing for double the number of vehicles to que through two lines of stacking. The TIS data also states that .7 vehicles (less than 1 vehicle) will be in the alley looking to exit to 6th Street at any one time, therefore there is no concern that alley traffic trying to exit onto 6th Street will stack up in the alley causing vehicles to look for a different means of exiting. With the proposed two-way left-turn lane striping in 6th Street, this would allow for northbound traffic to turn left into the alley from 6th St. without impeding northbound traffic going towards Cleveland Ave. This prevents traffic from stacking up in 6th Street and causing traffic delays. As stated above, the proposed double yellow line striping in the alley will also help prevent eastbound alley traffic from impeding 6th Street traffic from entering the alley and therefor prevent traffic from stacking up in 6th Street due to traffic attempting to access the alley. See the attached TIS for further information and details.

- Please verify that ADA slope requirements on site are being met.

ADA slopes were checked and verified to be met. No cross slopes exceed 2% and no longitudinal slopes exceed 5%.

- Lighting pollution from headlights into neighboring residential areas is a concern. How do you plan to mitigate this?

All headlights will be blocked from shining off-site into the residential areas to the west and south through a 3.5' tall fence along the south and west sides of the property in addition to the proposed landscaping. See the attached LS-1 - Site Plan.

- The traffic issues at Human Bean locations in Fort Collins (specifically the N. College location) are a concern for happening at this new location in Wellington. How do you plan to prevent these sorts of negative traffic scenarios here?

As stated above, traffic will be prevented from stacking up in the alley or at / on 6th Street through the use of various directional signage, alley striping, 6th Street striping, right-out only

access to 6th Street, preventative operational procedures by Human Bean staff, double-lane drive-around access to both drive-up windows on-site, and ample on-site stacking space. Research of both Fort Collins Human Bean locations has been done to use as a comparison to the proposed Wellington project. Based on the conditions observed at both Fort Collins locations and the data and research done in the TIS, this proposed Wellington location is not foreseen to have the expressed concerns that have been mentioned for the Fort Collins locations. The proposed Wellington location has ample on-site stacking capability and no direct access from 6th Street that would allow for the stacking concerns mentioned at the Fort Collins locations to happen. It has been found that some of the expressed concerns of stacking on the street in Fort Collins is due to the neighboring coffee shops / restaurants and not due to the Human Bean's traffic. 6th Street in Wellington does not have near the volume of traffic that the mentioned areas in Fort Collins have and the proposed site plan allows for more on-site stacking than either Fort Collins locations. This means there is less traffic expected at the Wellington location and more than adequate capability to handle traffic at the proposed Wellington location. As mentioned in the TIS, the vast majority of Human Bean traffic (approximately 90%) is pass by traffic (meaning traffic that is already passing by and not new traffic to the area). 90% of the traffic expected to the Wellington Human Bean is traffic that is already on 6th Street and Cleveland Ave and not new traffic going to the proposed Human Bean. This is because the Human Bean is a convenience service and not a destination. This means the traffic that the Human Bean will add to the area is minimal and what traffic there will be has been organize and adequately mitigated using the above mentioned solutions.

Respectfully,



Kendra Shirley, AIA NCARB
Project Architect
Studio R.E.D., P.C.



Planning Commission Meeting

Date: March 1, 2021
Submitted By: Elizabeth Young Winne, Planner
Subject: Amended Site Plan Review - Lot 2, Block 1, Boxelder Commons

EXECUTIVE SUMMARY

Subject: Amended Site Plan Review – Lot 2, Block 1, Boxelder Commons

General Location:

- East side of 5th Street, south of Ridley's Family Market

Applicant/Agent:

- Applicant: Edwin Voltolina, Dorsey QSR, LLC
- Agent: Shane Ritchie, Northern Engineering

Reason for request:

- Approve amended site plan with minor changes to building footprint, landscaping, and some site features for a Dollar General retail store.

BACKGROUND / DISCUSSION

Background Information:

- The applicant is seeking approval for an amended site plan to accommodate the needs of the tenant, Dollar General.
- A site plan was previously approved for the property in October 2019 for FR Companies, the property owner. The approved site plan was obtained before the tenants for the development were known. Dollar General is now the identified tenant, and desires to make minor modifications to the approved site plan.
- The property is zoned C3-Highway Commercial Zoning District in which retail and commercial uses are permitted.
- Proposed changes to the approved site plan include the building dimensional standards, the architectural features, the trash enclosure location, and the landscaping plan.
- The applicant also desires to submit a request for a minor subdivision of the site to allow Dollar General to purchase just the portion of the property the store would occupy. The minor subdivision request is anticipated to be heard at the April Planning Commission meeting.

Site Plan Review:

1. Building Setbacks and dimensional standards: The proposed building does not encroach into required building setbacks. The building meets dimensional standards.

2. Easements: Proposed buildings and structures do not encroach into any platted easements.

3. Streets and Access: The site is adjacent to 5th St. and the I-25 Frontage Road. All access will be on 5th street, using the shared access with Ridley's Family Market. No changes to the approved site development plan are proposed. Site access will continue to be onto 5th Street at the existing driveway location.

4. Pedestrian Connection: Sidewalks are required to connect to existing public sidewalks. There are existing sidewalks that connect the site to the sidewalk along 5th Street. Existing sidewalks need to be evaluated for condition and any repairs made at the time of site construction.

5. Parking: Retail uses are required to provide a minimum of 1 parking space per each 200 sq. ft. of gross floor area. The proposed building is proposed to consist of 9,413 sq. ft. of commercial floor area, therefore 47 parking spaces are required. 60 parking spaces are proposed, meeting the requirement. The parking lot surface should be evaluated for condition and any repairs must be made at time of site construction.

- Parking spaces are required to comply with the minimum width and depth requirement (10 ft. x 20 ft.). The drawing shows parking spaces that comply with the dimensions.
- Staff encourages the applicant to consider removing some parking spaces nearest to the loading and unloading area on the east side of the building. The site currently has sufficient parking to allow some parking spaces to be removed that may prevent the parking lot and circulation aisle from being blocked during active loading/unloading times.
- Bicycle parking is identified on the southwest side of the building, meeting the minimum requirement. A different style bicycle rack is recommended because with the "U" design, most people tend to use only the outside options, reducing overall capacity.

6. Circulation Aisles: Existing circulation aisles are poured concrete and will be re-utilized to the extent possible. The applicant has confirmed that a minimum 24-ft. width is or will be provided to accommodate two-way traffic.

7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 51-75 parking spaces are provided, a minimum of 3 accessible parking spaces are required and one must be van accessible. Three accessible spaces are identified, including one van accessible space, meeting the minimum requirement.

- The ADA spaces are all shown to be clustered at the north end of the building. The applicant is encouraged to consider relocating the ADA spaces to be closer to the entrance to the building and avoid having ADA parking on the north side of the building where winter conditions result in ice and snow pack lingering in the shadows and affecting accessibility.
- In the current location, all ADA spaces have a zero curb cut and all have an accessible path into the building.
- The ADA details provided are acceptable, including adequate details for required signage and specifications for pavement markings.
- The applicant has indicated the ramp marked near the trash enclosure and ADA spaces is not intended for ADA accessibility and staff recommends removing that notation on the plans.
- 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 construction drawings.

8. Signage: Sign details are not identified in the current site plan package. The applicant has indicated that wall sign specifications will be provided at a later time in a separate application. This is acceptable to staff and it is recommended that wall signs can be approved administratively.

- In the previous site plan approval, an entrance monument sign was also proposed at the 5th Street driveway entrance. The monument sign was proposed to be 7 ft. tall and 22 ft. long (curved). The size and location of the monument sign is still generally acceptable to staff. If the applicant chooses to use this feature, the applicant should coordinate with the development owner to provide spaces for multiple tenants. Materials for monument signage needs to be consistent with the building materials and architecture.
- Free-standing pole signs are not recommended along this corridor.

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

- The Town's maximum illumination level at the property line is 0.1 footcandle. In the current application, locations along the west, south, and north boundaries are shown to be slightly over the 0.1 maximum illumination. The slight increase at these locations is generally acceptable since the adjoining areas affected are also parking lots that are or will be lighted. The effect should not be a detriment to adjoining properties.
- The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. Some parking and pedestrian areas along the east side of the property and the sidewalk along 5th Street and the building entrance are not illuminated to the minimum 1.0 footcandle required. It also appears that the photometric plan may not coordinate with the proposed light locations shown on the architectural drawings. The applicant and staff have already discussed that changes to the photometric plan are needed. The applicant has indicated they will address the comments and resubmit the lighting plans. Staff suggests that review of the updated lighting plans may be appropriate for an administrative approval with the revised site plan submission.

10. Landscape/Screening and Buffering: The landscaping plan proposed by the applicant is generally consistent with the landscaping approved with the prior site plan for this property. Minor modifications are proposed to reflect changes to the site and all changes meet or exceed the minimum landscaping requirements and the intent of the approved site plan.

- A separate tap and meter is required for outdoor landscape irrigation. Location and size of tap shall be indicated on the civil engineering plans.
- The site uses potable water for landscaping. The landscape architecture firm has confirmed the plants provided have been specifically chosen as water efficient plants, shrubs, and tree options to ensure long-term health of plants and financial savings for owner.
- The applicant should evaluate if there is sufficient space and soil for the tree east of the trash enclosure to ensure long-term survival.
- Landscaping installed near the entrance needs to be verified that it will not interfere with the vision triangle – no visual impediments between 30 inches to 8 ft. (not including trees that will reach a mature canopy of over 8 ft.). Shrubs proposed will need to be trimmed or replaced with a

species not to exceed 30 inches. The applicant should verify the height and species on the revised site plans.

- There appear to be discrepancies between the number of trees and shrubs identified on the drawing and in the plant schedule. The applicant should update the plant schedule on the revised site plans to reflect changes on the drawing.

11. Drainage: Stormwater drainage for the site was previously contemplated. The applicant has provided grading and drainage details on the civil plans and submitted a drainage compliance memo. Drainage needs to be evaluated with the civil engineering plans to ensure the proposed grading and drainage is consistent with the intent of the original drainage plan and evaluated for available capacity. Any needed changes required by Public Works must be presented by the applicant in a final drainage plan to be accepted by the Town at a future date.

12. Utilities:

- Town Utilities: There is existing public water and sanitary sewer infrastructure in place to serve the site and location of proposed service line connections are acceptable. The site plan approval is conditioned upon final review and approval by the Town Engineer. Any existing service lines that are proposed to be abandoned must be disconnected at the main as directed by Town Public Works staff.
 - Other Utilities: The applicant is responsible for coordinating with private companies to ensure that all utilities are installed underground.
 - Fire District Review: Wellington Fire District staff reviewed the site plans and accept the plans as presented. Building plan review and a permit issued by Wellington Fire Protection District is required prior to construction.

13. Architectural Design Standards: The architectural design for the proposed building is the main reason for the proposed amendments to the approved site plans. The previously approved building architecture does not satisfy the branding and marketing desires for Dollar General. The applicant is proposing to incorporate many of the architectural elements and materials of the previously approved site plans. Staff recommends that the new proposed building design is consistent with the intent of the approved site plans, and in particular:

- The new proposed design utilizes the same or similar materials and includes faux front windows, awnings, and lighting to meet the original intent of the approved plans and provides variations in roof lines, wall heights and setbacks for architectural relief and visual interest.
- The building has appropriate massing and scale related to the expectation for the future site phases and existing adjacent commercial properties.
- The building is proposed to be finished primarily with architectural metal panels. One metal panel type will have the appearance of stucco, and another is a horizontal wall panel. Standing seam metal is proposed to be used for the roof. Other materials include stone veneer and brick accents.
- All mechanical equipment and rooftop units are required to be screened from view from the public right-of-way. Staff discussions with the applicant encouraged the rooftop angles and parapet wall to ensure view from I-25 was appropriately screening rooftop units. The

applicant has confirmed that the parapet walls are an adequate height to appropriately screen the rooftop units from public view and I-25.

- An appropriate 6 ft. tall dumpster enclosure is proposed on the north side of the building and is acceptable (the prior site approval had the trash enclosure on the east side of the building). Materials for the enclosure match the building materials as required and are gated appropriately. If material finishes on the building are modified, the dumpster enclosure materials should also be modified to match the building.

14. Corrected Plans: Following Planning Commission approval, the applicant will need to revise the site plan documents to incorporate all corrections or comments, including Town engineering review of the civil plans, and submit revised copies to the Town. All drawings and plans must be coordinated so there is not differing information on the civil and architectural plans. Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing. Building permits will not be issued until revised site plans are accepted by the Town.

STAFF RECOMMENDATION

Recommended Motion:

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

ATTACHMENTS

1. Location Map
2. Applicant Narrative
3. Site Plan
4. Presentation



JEFFERSON AVE

I-25

FIFTH STREET

Lot 2, Block 1,
Boxelder
Commons

BUCKTHORN STREET

FRONTAGE ROAD

RIVER BIRCH STREET



Town of Wellington Planning Department
8129 Third St.
Wellington, CO 80549

RE: Proposed Dollar General Development
Boxelder Commons Subdivision, Block 1, Lot 2

Dorsey QSR, LLC is seeking site plan approval for a new Dollar General to be located on Lot 2, Block 1 Boxelder Commons. In preparing the site plans and design of the building, Dorsey took great pains to ensure that the building and the landscaping will not only blend in with the surrounding developments but also be a beautiful addition to the area.

Dorsey has developed stores for Dollar General in Louisiana, Mississippi and Colorado and we always strive to ensure that our projects blend in with the surrounding areas. For the project in Wellington, we relied heavily on the site plan submittal that was approved for the same lot in 2019. While the needs of our tenant necessitated that the building be of different configuration, our design has incorporated the same materials and colors that were approved in 2019. Our architect has researched the Design and Development Standards of the town code and we are confident that our plans meet all of the requirements. In addition, we have engaged the same engineering and landscape architectural firms as the prior submittal to ensure continuity between the proposals.

The Dollar General in question will be a general retail store that will sell pre-packaged foods and miscellaneous household items. There are typically three employees on staff during each shift and the hours of operation are normally 8 a.m. - 10 p.m.

In closing, I would like once again state that Dorsey has endeavored to ensure that our development meets all of the requirements set out the Design and Development Standards section of the Code. We believe the development we propose will be a beautiful addition to the Town of Wellington and the surrounding areas.

Thank you and please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Edwin Voltolina', is placed above the printed name.

Edwin Voltolina
Director of Permitting and Entitlement
Dorsey Development Companies, LLC


NORTH



PROJECT BOUNDARY	
EXISTING RIGHT-OF-WAY	
EXISTING FEMA FLOODPLAIN LIMITS	
BASE FLOOD ELEVATION LINE	
EXISTING STORM SEWER	
EXISTING TELEPHONE	
EXISTING GAS	
EXISTING STORM SEWER	
EXISTING SANITARY SEWER	
EXISTING WATER	
EXISTING ELECTRIC	
EXISTING FENCE	
PROPOSED CURB AND GUTTER	
PROPOSED SAWCUT	
PROPOSED GAS	
PROPOSED ELECTRIC	
PROPOSED SEWER SERVICE	
PROPOSED WATER SERVICE	
PROPOSED FIRE SERVICE	
PROPOSED BOLLARD	
EXISTING ASPHALT TO BE MILL & OVERLAY	
PROPOSED SIDEWALK CONCRETE	
PROPOSED HEAVY DUTY CONCRETE	

NORTHERN ENGINEERING SERVICES, INC.
PROJECT NO. 958-012
DATE: SEPTEMBER 9, 2019

CTL THOMPSON, INC.
PROJECT NO. WY01709-125
DATE: JULY 8, 2019

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 CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
4. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
5. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ITEMS.
7. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
8. DRY UTILITY CONDUIT TO BE COORDINATED WITH UTILITY PROVIDERS AS NECESSARY.
9. REFER TO BOXLEADER COMMONS 4TH FILING DRAINAGE MEMORANDUM FOR DRAINAGE DETAILS.

<u>PAVEMENT STRIPING & MARKINGS</u>	<u>SIGNS</u>
① 4" SOLID WHITE LINE ② WHITE ISLAND CROSS HATCHING Ⓐ PREFORMED PLASTIC PAVEMENT HANDICAP MARKING	R7-8 R7-8a

1. ALL LONG-LINE PAVEMENT STRIPING SHALL BE EPOXY PAINT IN ACCORDANCE WITH SECTIONS 708.05 & APPLICATION IN ACCORDANCE WITH SECTION 627.04 OF CDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION. PAYMENT WORD & SYMBOL MARKINGS SHALL BE IN ACCORDANCE WITH THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION. SYMBOLS, ARROWS, STOP BARS & CROSS WALK BARS SHALL BE INSTALLED USING PERFORMED THERMOPLASTIC PAVEMENT MARKING MATERIAL IN ACCORDANCE WITH CDOT SPECIFICATIONS SECTION 713.13 (MATERIAL) AND SECTION 627.07 (APPLICATION).
2. ALL STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL CONFORM TO THE TOWN OF WELLINGTON STANDARDS.
3. ADA SIGNAGE SHALL BE ON SIGN POSTS
4. ALL PARKING LOT STRIPING SHALL BE 4" WIDE.

**CALL UTILITY NOTIFICATION CENTER OF
COLORADO**



811

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

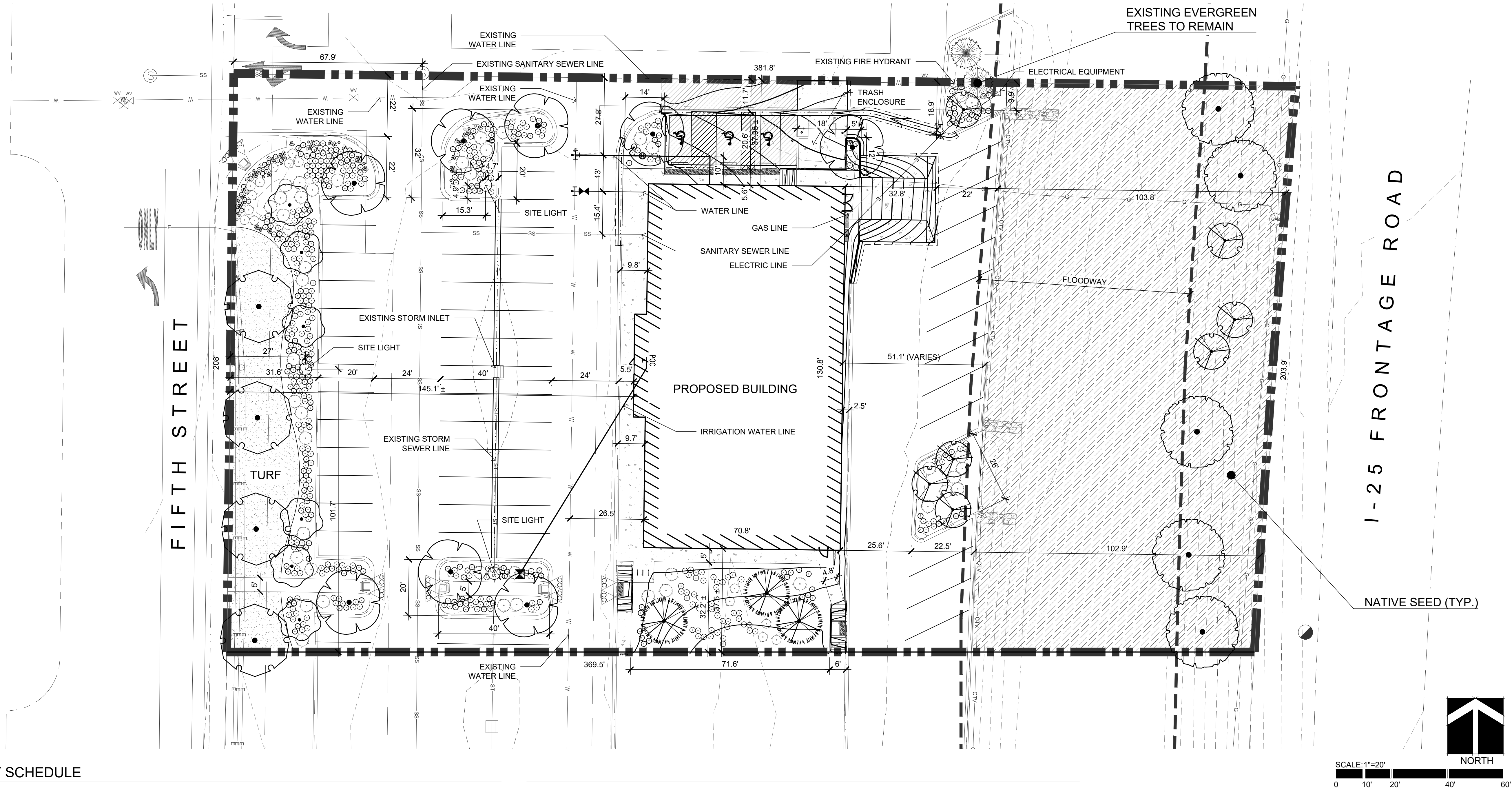
**CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.**

BOXELDER COMMONS 4TH
LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

WELLINGTON, COLORADO

LARIMER COUNTY



PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	3	Picea pungens	Colorado Spruce	6' Ht.	B&B		170	Salvia pachyphylla	Blue Sage	1 Gal.	Pots
ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		24	Veronica liwanensis	Turkish Veronica	2-1/4"	Pots
	7	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	1.5" Cal.	B&B	GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	6	Acer grandidentatum 'Highland Park'	Highland Park Bigtooth Maple	2" Cal.	B&B		321	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	1 Gal.	Pots
	8	Gymnocladus dioica 'Espresso'	Seedless Kentucky Coffeetree	2" Cal.	B&B		120	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	2-1/4"	Pots
	4	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME		
	5	Quercus macrocarpa	Bur Oak	2" Cal.	B&B		20,913 sf	Native Seed Mix	Native Seed Mix		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		3,070 sf	Turf Sod	Drought Tolerant Turfgrass Blend		
	15	Arctostaphylos x coloradoensis	Mock Bearberry Manzanita	5 Gal.	Pots						
	47	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 Gal.	Pots						

LANDSCAPE COMPLIANCE TABLE

R.O.W. LANDSCAPING - 5TH STREET				
ONE (1) DECIDUOUS TREE PER FORTY (40) FEET OF STREET FRONTAGE				
LENGTH (LF)	PLANT TYPE	MIN. REQUIRED	PROPOSED	EXISTING
187	TREES	5	4	0
NON-RESIDENTIAL SITE LANDSCAPING REQUIREMENTS				
	AREA (SF)	MIN. REQUIRED	PROPOSED	
TOTAL SITE	77,143			
LANDSCAPE AREA	31,713	20% GROSS SITE AREA	41%	
**LANDSCAPE AREA REQUIREMENTS (LANDSCAPE AREA: 15,429 SF)				
1 TREE PER 1,000 SF LANDSCAPE AREA & 1 SHRUB PER 150 SF LANDSCAPE AREA				
PLANT TYPE	MIN. REQUIRED	PROPOSED		
TREES	16	19*		
SHRUBS	103	62*		
*ADDITIONAL 3 TREES SUBSTITUTED FOR 50 SHRUBS PER MUNICIPAL CODE SEC. 16-3-330-E-2-B.				
**LANDSCAPE REQUIREMENTS BASED ON 20% LANDSCAPE AREA.				
PARKING LOT LANDSCAPE REQUIREMENTS (60 PARKING SPACES & 5,250 SF LANDSCAPE AREA)				
1 TREE PER 20 SPACES & 1 SHRUB PER 150SF LANDSCAPE AREA (IN ADDITION TO PARKING ISLAND TREES)				
PLANT TYPE	MIN. REQUIRED	PROPOSED		
TREES (PKG ISLAND)	10	10		
TREES	3	4		
SHRUBS	35	35		

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L1.1

SHEET **1** OF **3**

GENERAL LANDSCAPE NOTES

1.

PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT. TO ACHIEVE A MORE NATURAL LANDSCAPE CHARACTER, ALL TREES & LARGE SHRUBS OF THE SAME VARIETY SHALL BE INSTALLED IN A RANGE OF SIZES, WHILE STILL MEETING THE MINIMUM SIZE REQUIREMENTS OUTLINED IN THE PLANT SCHEDULE.
2.

ALL PLANTING BED EDGES ADJACENT TO TURF AREAS SHALL BE EDGED WITH STEEL EDGING PER INCLUDED SPECIFICATIONS.
3.

IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF WELLINGTON WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE TOWN WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL AND INCLUDE AN AUTOMATIC RAIN SENSOR.
4.

TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
5.

SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH TOWN OF WELLINGTON STANDARDS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN TOWN OF WELLINGTON MUNICIPAL CODE.
6.

INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
7.

MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
8.

REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
9.

THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

10 FEET BETWEEN TREES AND PUBLIC WATER AND SANITARY SEWER MAIN LINES

5 FEET BETWEEN TREES AND PUBLIC WATER AND SANITARY SEWER SERVICE LINES.

4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY SEWER LINES

4 FEET BETWEEN TREES AND GAS LINES
10.

ALL STREET TREES SHALL BE PLACED A MINIMUM TEN (10) FEET AWAY FROM THE EDGES OF DRIVEWAYS, SIDEWALKS AND ALLEYS.
11.

PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF WELLINGTON. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
12.

THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
13.

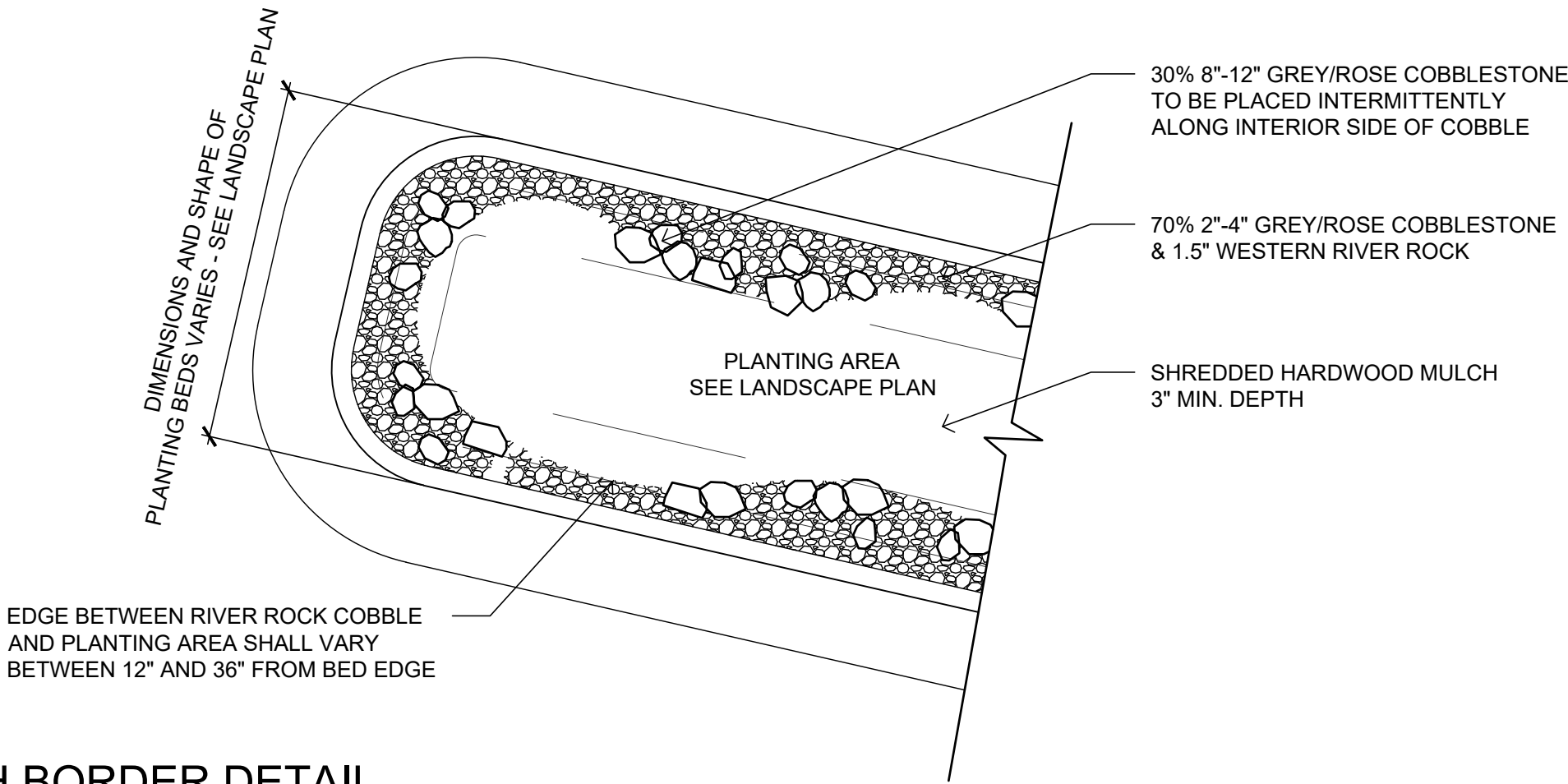
MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14.

ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH WASHED RIVER COBBLE AND SHREDDED MULCH (SEE ADJACENT DETAIL) WITH A WEED BARRIER UNDERLAY.
15.

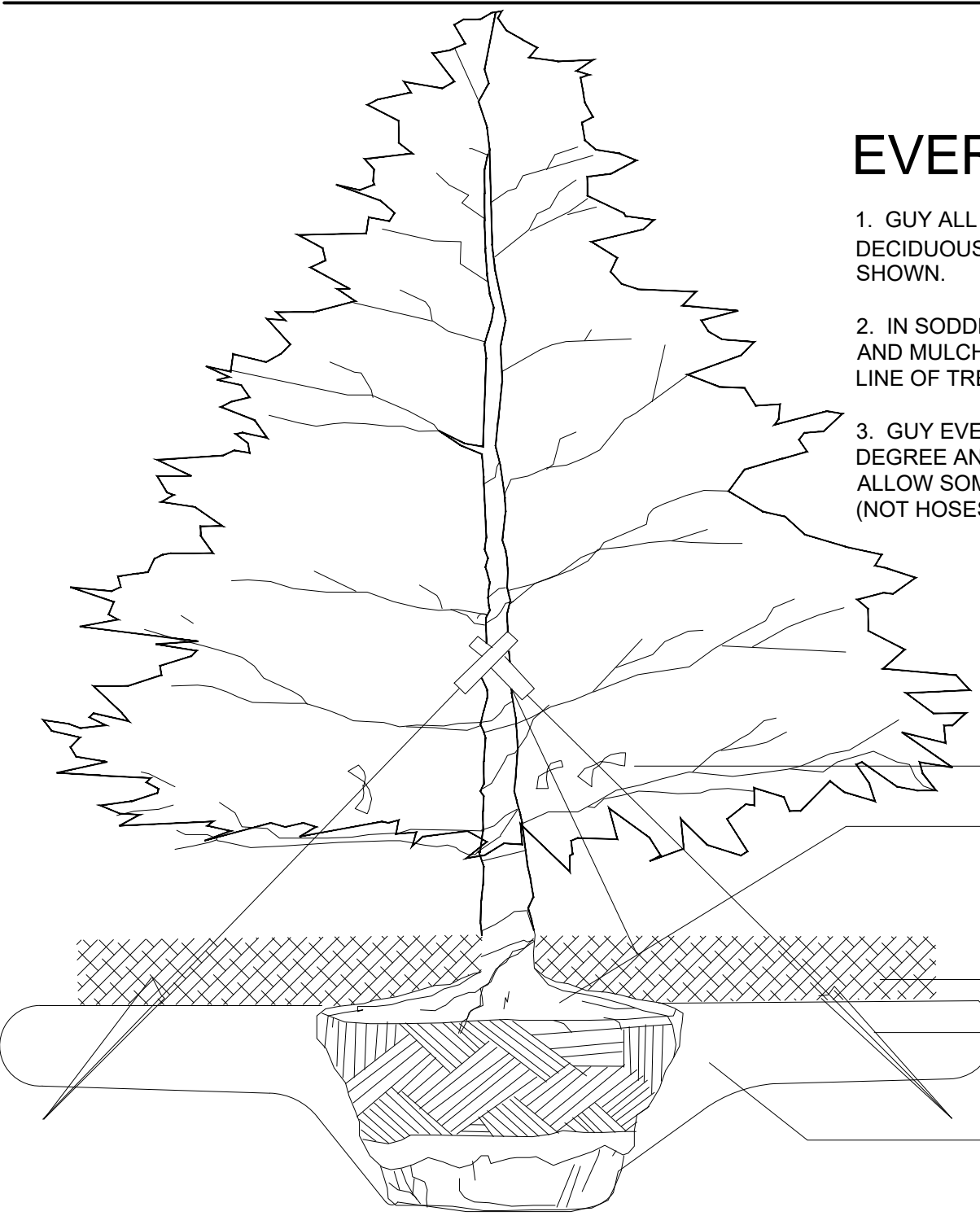
TREE CANOPIES SHALL NOT CONFLICT WITH STREET LIGHTS.

COBBLE MULCH BORDER DETAIL

SCALE: NTS



TREE AND SHRUB INSTALLATION



EVERGREEN TREES

1.

GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 2½" CAL. AS SHOWN.
2.

IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
3.

GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.

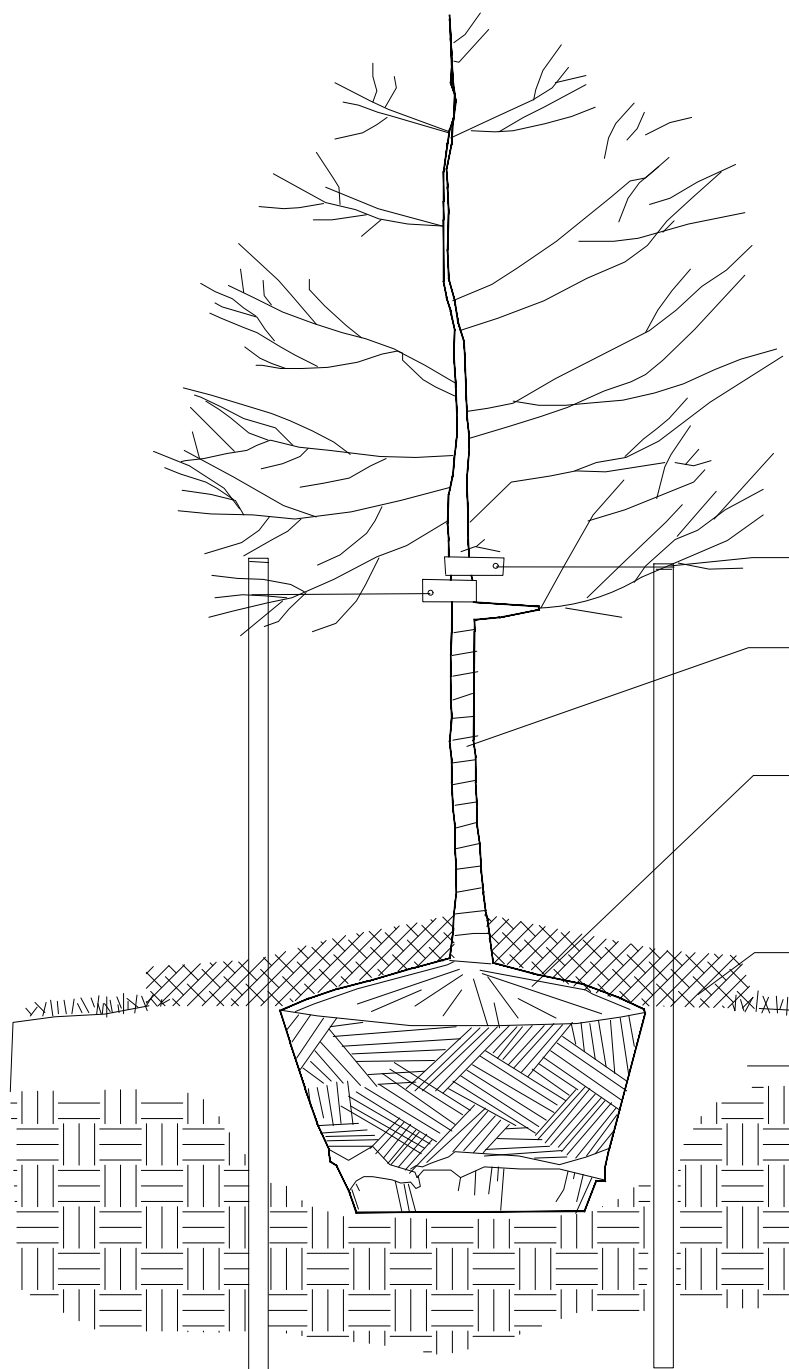
FLAGGING

SET TOP OF ROOTBALL 4" ABOVE LOWEST ADJACENT GRADE. REMOVE TOP 2/3 OF WIRE BASKET AND BURLAP.

WOOD MULCH (4" DEPTH).

6" DEPTH AMENDED SOIL

BACKFILL PIT WITH EXCAVATED SOIL



DECIDUOUS TREES

STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT), WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

PROTECTIVE RUBBER CAPS ON POSTS.

WRAP TREES TO FIRST BRANCH IN THE FALL. IF PLANTED IN THE SPRING DO NOT WRAP.

REMOVE TOP 3/4 OF WIRE BASKET AND BURLAP. SET TREE ON COMPACTED SUBGRADE WITH TOP OF ROOTBALL 3" ABOVE LOWEST ADJACENT GRADE.

4" DEPTH WOOD MULCH AT BASE OF TREE. 30" DIA. MULCH RING IN LAWN AREAS.

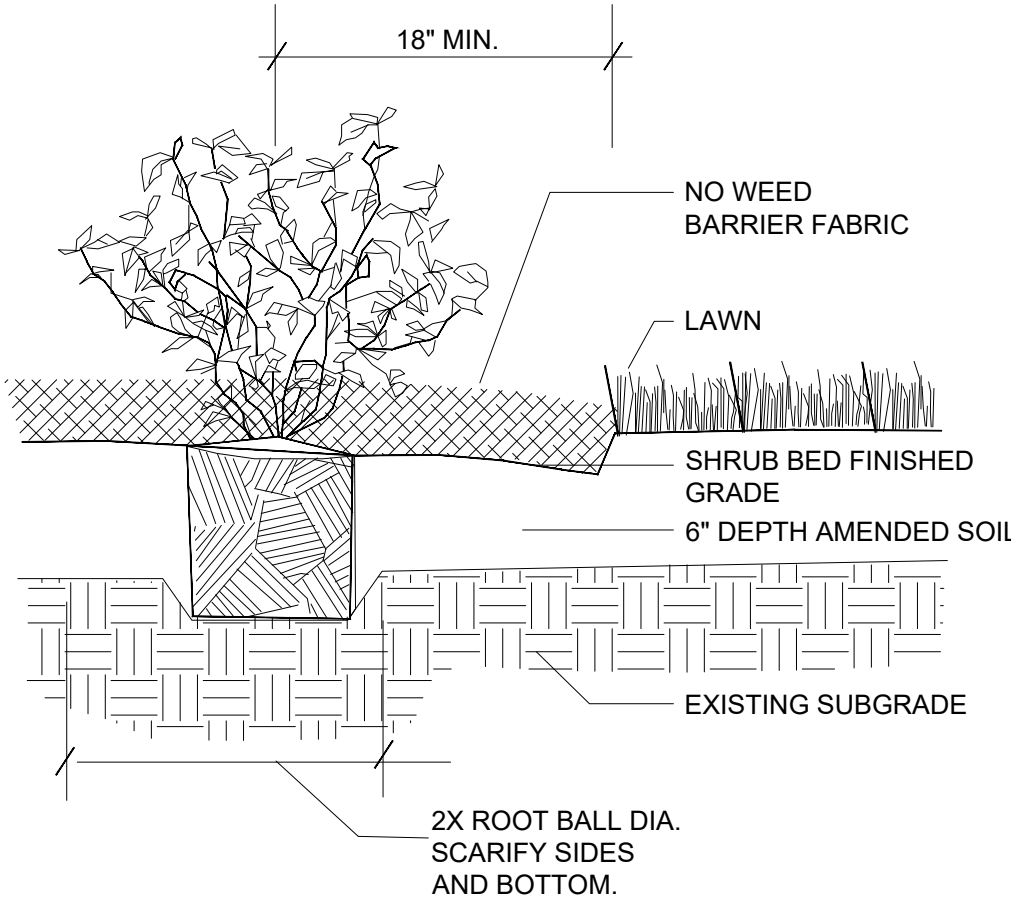
6" DEPTH AMENDED SOIL. NO SPECIAL BACKFILL MIX.

EXISTING SUBGRADE

SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3' MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4' FOR CONIFER SHRUB.

FOR 5 GALLON AND LARGER PLANT MATERIAL CONSTRUCT A 2" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH WITH WOOD BARK INSIDE OF THE WATER RING.



18" MIN.

NO WEED BARRIER FABRIC

LAWN

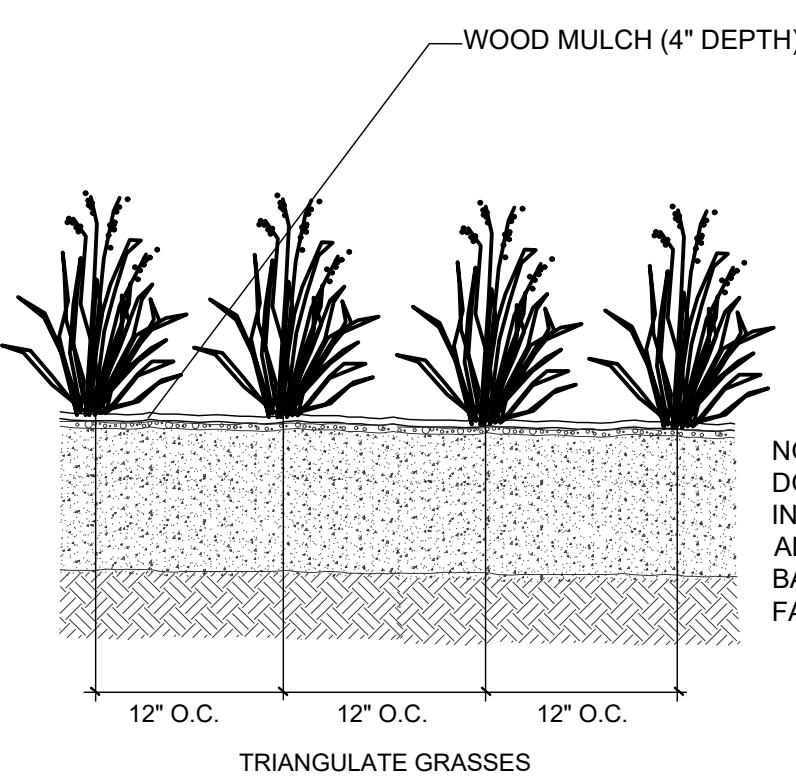
SHRUB BED FINISHED GRADE

6" DEPTH AMENDED SOIL

EXISTING SUBGRADE

2X ROOT BALL DIA. SCARIFY SIDES AND BOTTOM.

ORNAMENTAL GRASSES



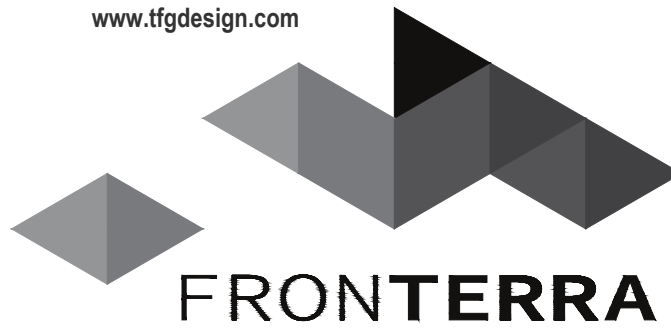
WOOD MULCH (4" DEPTH)

12" O.C. 12" O.C. 12" O.C.

TRIANGULATE GRASSES

NOTE: DO NOT INSTALL ANY WEED BARRIER FABRIC.

www.tfgdesign.com



LANDSCAPE ARCHITECTURE
PLANNING

TFG Design, LLC
P.O. Box
Loveland CO 80539
(970) 669-3737

david@tfgdesign.com

OWNER:

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3636 N. Causeway Blvd., STE 200
Metairie, LA 70002
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ed@dorseydevelopment.com

BOXELDER COMMONS 4TH
LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

WELLINGTON, COLORADO

LARIMER COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 296-2101WL
DATE: JAN 29 2021
PHASE: SDP

REVISIONS:
20210224 RESUBMITTAL PRIOR TO PLANNING COMMISSION

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SHEET TITLE:
LANDSCAPE NOTES &
DETAILS

SHEET NUMBER:

L1.2

SHEET 2 OF 3



LANDSCAPE SPECIFICATIONS

MATERIALS:

1. WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER BENEATH COBBLE MULCH AREAS.
2. COBBLE MULCH: SEE DETAIL SHEET L1.2. SUBMIT SAMPLE.
3. EDGING: ALL BEDS ADJACENT TO TURF AREAS TO BE EDGED WITH STEEL EDGING: STEEL HEADER 1/8" MIN. THICKNESS X 4" DEPTH, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES. 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL. SUBMIT SAMPLE.
4. WOOD MULCH: DOUBLE SHREDDED WOOD MULCH; POLE PEELINGS FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDDED. MULCH SHALL BE FREE FROM NOXIOUS WEED SEED AND FOREIGN MATERIAL HARMFUL TO PLANT LIFE. CHIPPER CHIPS, PINE POLE PEELINGS OR OTHER ANGULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLE.
5. TREE STAKES: 8-FOOT LONG, 2-INCH DIAMETER PRESSURE TREATED LODGE POLE PINE STAKES (OR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.)
6. GUY ANCHORS: 24-INCH LONG METAL "T" POSTS.
7. GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GUAGE WIRE.
8. WEBBING: 2-INCH NYLON WEBBING OR RUBBERIZED CLOTH.
9. TREE WRAP: 4-INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
10. SAFETY CAPS: INDUSTRY STANDARD (FOR METAL "T" POST ONLY)

11. COMPOST: A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS MEASURED BY DRY WEIGHT: MAXIMUM ALLOWABLE ORGANIC MATTER: 60% ORGANIC MATTER TO NITROGEN RATIO: 25:1 TO 30:1; PH: 7 TO 8 PHSALTS: 2.0 TO 3.0 MMHOS; LESS THAN 25% INORGANIC MATTER; LESS THEN 1% SOIL, DIRT OR SAND; MAXIMUM PARTICLE SIZE OF ½ INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA; A NON-OFFENSIVE EARTHLY SMELL.

12. FERTILIZER: FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE, OF UNIFORM COMPOSITION, FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS AND FERTILIZER RECOMMENDATIONS.

IF SOIL TYPES ARE SIMILAR IN STRUCTURE, THE CONTRACTOR MAY USE A CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED.

FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOCOTE SIERRABLEN, 9 MONTH SLOW-RELEASE FERTILIZER.

13. BLUEGRASS SOD: BLUEGRASS SOD SHALL CONTAIN THE FOLLOWING SEED MIX OR ALTERNATIVE AS APPROVED BY THE TOWN OF WELLINGTON:

Turfgrass sod shall be the BTF-Texas Mix from Bittersweet Turf Farms

- 33% SPF30 Texas/Kentucky Hybrid Bluegrass
- 34% Solar Green Texas/Kentucky Hybrid Bluegrass
- 33% Bandera Texas/Kentucky Hybrid Bluegrass

SOD SHALL BE A MINIMUM OF ¼ INCH THICK, HARVESTED IN ROLLS FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NOT MORE THAN ONE DAY PRIOR TO PLANTING. SOD SHALL BE ONE YEAR OLD, MINIMUM, GROWN UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS. NATIVE SEED MIX A: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

14. NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS APPROVED BY THE TOWN OF WELLINGTON:

Native seed area shall be seeded with SHORTGRASS PRAIRIE NATIVE SEED MIXTURE. BE SURE TO OVERSEED ANY SWALES OR MOIST AREAS WITHIN THIS SEEDING TYPE WITH THE MOIST SWALE SEED MIXTURE:

SHORTGRASS PRAIRIE NATIVE SEED MIX: SEEDING RATE: Irrigated 30.75 lbs/acre			
COMMON NAME	SCIENTIFIC NAME	VARIETY	SEED RATE (PLS LBS/ACRE)
Buffalo grass	Buchloe dactyloides	Native, Bison or Texoka	14
Blue grama	Chondrosium gracile	Lovington, Alma, Native or Hachita	12
Sand dropseed	Sporobolus cryptandrus	Common	4
Fringed sage	Artemisia frigida	Common	0.0625
Purple prairie clover	Dalea purpurea	Common	0.25
Gayfeather	Liatriis punctata	Common	0.25
Tansy aster	Machaeranthera tanacetifolia	Common	0.1875

15. NATIVE SEED MIX B: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15. NATIVE SEEDED AREAS SHALL BE SEEDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS APPROVED BY THE TOWN OF WELLINGTON:

Native seed area shall be seeded with MOIST SWALE SEED MIXTURE:

MOIST SWALE SEED MIX: SEEDING RATE: Irrigated 15.35 lbs/acre			
COMMON NAME	SCIENTIFIC NAME	VARIETY	SEED RATE (PLS LBS/ACRE)
Woolly sedge	Carex lanuginosa	Native	0.5
Nebraska sedge	Carex nebrascensis	Native	0.1
Blue grama	Chondrosium gracile	Lovington, Alma, Native or Hachita	1.5
Buffalo grass	Buchloe dactyloides	Native, Bison or Texoka	0.5
Inland saltgrass	Distichlis stricta	Native	0.5
Baltic rush	Juncus balticus	Native	0.1
Prairie cordgrass	Spartina pectinata	Native	1
Alkali sacaton	Sporobolus airoides	Native	3
Switchgrass	Panicum virgatum	Blackwell	3
Western wheatgrass	Pascopyrum smithii	Ariba or Rosana	5
Aster	Aster laevis		0.05
Yarrow	Achillea millefolium	Western	0.05
Prairie coneflower	Ratibida columnifera		0.05

16. TREES, SHRUBS, AND GROUND COVERS: PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AN WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4 BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

INSTALLATION:

CLEARING. PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WIT THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.

PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS:
RIP ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC, WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

SOIL PREPARATION: SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE SEEDED, SODDED, AND/OR PLANTED W/TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

TREE AND SHRUB PLANTING:
1. SUBSTITUTIONS. ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUR ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:
LARGE SHRUBS: 4 FEET
MEDIUM SHRUBS: 2-1/2 FEET
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES

3. PLANTING PITS:
DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS.

INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.
SHRUBS. ROUGHEN SIDES OF THE PIT TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.

4. BACKFILL MATERIAL: TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:
75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS).
25% COMPOST BY VOLUME.
THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY. FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING:
1. REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.

2. PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.

3. UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.

4. BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.

5. BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL.
APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.

6. STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. STAPLE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.

7. IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION
1. WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.

2. NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

3. NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDED AREAS.

STEEL HEADER CONSTRUCTION
1. LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES MAINTAINING A MINIMUM CONSTANT HEIGHT FLUSH WITH ADJACENT TURF AREAS.
INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PINS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

- LAYING SOD
1. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED.
2. REPLACE HARD AND SOFT AREAS.
3. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
4. KEEP SOIL BED MOIST DURING LYING OF SOD.
5. LAY SOD SMOOTHLY; EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY.
6. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
7. ROLL SOD DIAGONALLY WITH A LIGHT ROLLER, LEVELING IRREGULARITIES AND SEALING JOINTS.
8. IN ORDER TO FACILITATE DRAINAGE, PLACE SOD FLUSH WITH PAVEMENT ON THE UPHILL SIDE OF PAVEMENT. ON THE DOWNHILL SIDE OF PAVEMENT, PLACE SOD SLIGHTLY BELOW PAVEMENT SURFACE.
9. HOLD SOD BACK FROM TREE TRUNKS AS SHOWN IN DETAILS.

SEEDING
1. TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

2. PRIOR TO SEEDING, SOIL SHALL BE TESTED AND BE AMENDED PER THE SOIL TEST RESULT'S RECOMMENDATIONS.

3. DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES:
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX AGITATOR - TO PROMOTE SEED MIXING
SEED BOX BAFFLES - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS
SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITHIN ROWS
FURROW OPENERS - TO PERMIT PROPER SEED PLACEMENT FROM SEED SPOUTS, AND
DRAG CHAINS - TO AID IN SEED COVERAGE

THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 6 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

4. BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLONE-TYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINERY. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDED IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HOPPER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTLING AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.

5. BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDBED PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROHIBIT EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

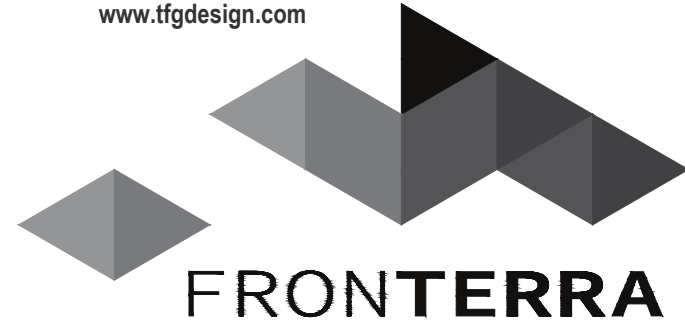
6. HYDROSEEDING: MIX SPECIFIED SEED, FERTILIZER, AND FIBER MULCH (CONWED FIBERS HYDRO MULCH 2000 OR EQUAL) IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION.

APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A ONE-STEP PROCESS. APPLY SLURRY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN 2,000 LB/ACRE DRY WEIGHT, AND SEED COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.

MULCHING
MULCH FOLLOWING ALL SOIL PREPARATION AND PLANTING.
1. SHRUB BEDS: MULCH SHRUB BED PLANTING AREA WITH 4" LAYER OF WOOD MULCH.

2. PERENNIAL & ANNUAL BEDS: MULCH ALL ANNUAL, PERENNIAL AND GROUND COVER PLANTING AREAS WITH A 4" LAYER OF WOOD MULCH.

3. TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 4" LAYER OF WOOD MULCH EXCEPT THOSE TREES LOCATED WITHIN TURF AREAS. TREES LOCATED WITHIN TURF AREAS SHALL HAVE TURF ABUTTING THE ROOT CROWN.



LANDSCAPE ARCHITECTURE
PLANNING

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BOXELDER COMMONS 4TH
LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

WELLINGTON, COLORADO

LARIMER COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 296-2101WL
DATE: JAN 29 2021
PHASE: SDP

REVISIONS:
20210224 RESUBMITTAL PRIOR TO
PLANNING COMMISSION

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LANDSCAPE
SPECIFICATIONS

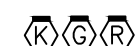
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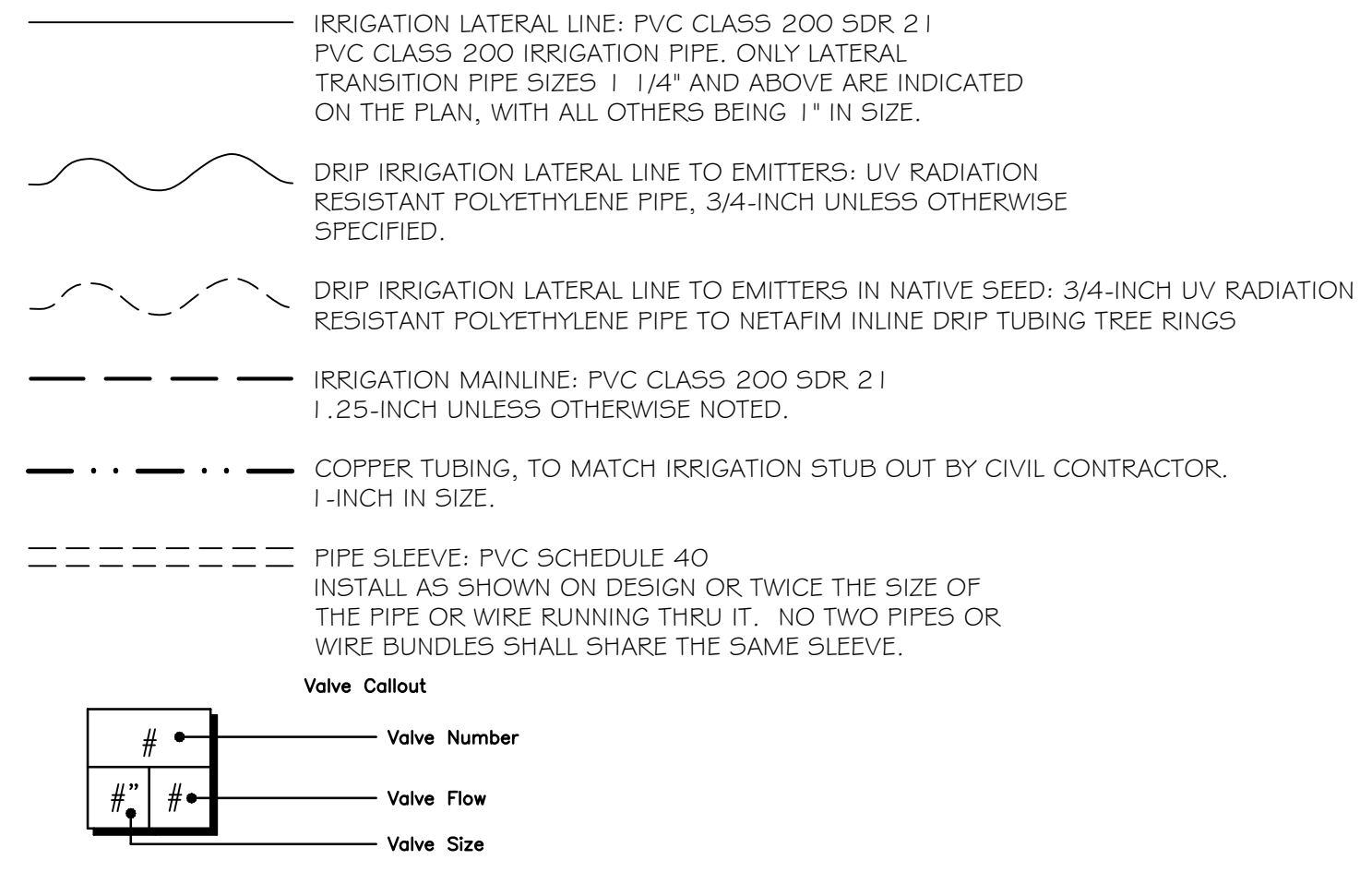
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SHEET 3 OF 3



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI		
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40		
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40		
	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	2.50	35'
	HUNTER I-20-06-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	3.00	38'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
	DRIP VALVE ASSEMBLY HUNTER ICZ-101-25: DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.			
	DRIFLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIFLINE COMPRESSION END CAP WITH SCREW ON END.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION			
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.			
	MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC			
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP & METER (RE: POC NOTE).			
	PEDESTAL MOUNT CONTROLLER HUNTER IC-1200-PED-SS: MODULAR CONTROLLER, 12 STATIONS, OUTDOOR MODEL, STAINLESS STEEL PEDESTAL. COMMERCIAL USE. WITH ONE ICM-600 MODULE INCLUDED. INSTALL WITH SOLAR SYNC AND WIRELESS RAIN SENSOR.			
	CREATIVE SENSOR TECHNOLOGY FSI-T 1" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: .86-52 GPM.			



INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY OR ENGINEER / NOT OBTAINED) OF 7.3 PSI, AT A MAXIMUM FLOW OF 10 GPM AT THE 3/4-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
 - TAP IS SIZED TO ACCOMMODATE AN 8 HOUR/DAY, 6 DAYS/WEEK WATERING WINDOW. THE BLUEGRASS ASSUMES AN AVERAGE OF 1.25-INCHES PER WEEK.
 - IRRIGATION POC IS CONNECTED DOWNSTREAM OF THE 3/4" DOMESTIC TAP AND METER.
 - THE NATIVE SEED IS INTENDED TO BE WATERED FOR ESTABLISHMENT ONLY.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (*811-CALL BEFORE YOU DIG*).
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
- INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
- VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
- NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.



The
FronTerra
Group

LANDSCAPE ARCHITECTURE | PLANNING

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80549

COLORADO
' LARIME
5TH STREET

SITE DEVELOPMENT

WELLINGTON CO

PROJECT INFORMATION:

PROJECT NUMBER: 177-1905WL
DATE: 2019.08.24
PHASE: SDP

REVISIONS:

20210224	RESUBMITTAL PRIOR TO PLANNING COMMISSION
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IRRIGATION LEGEND

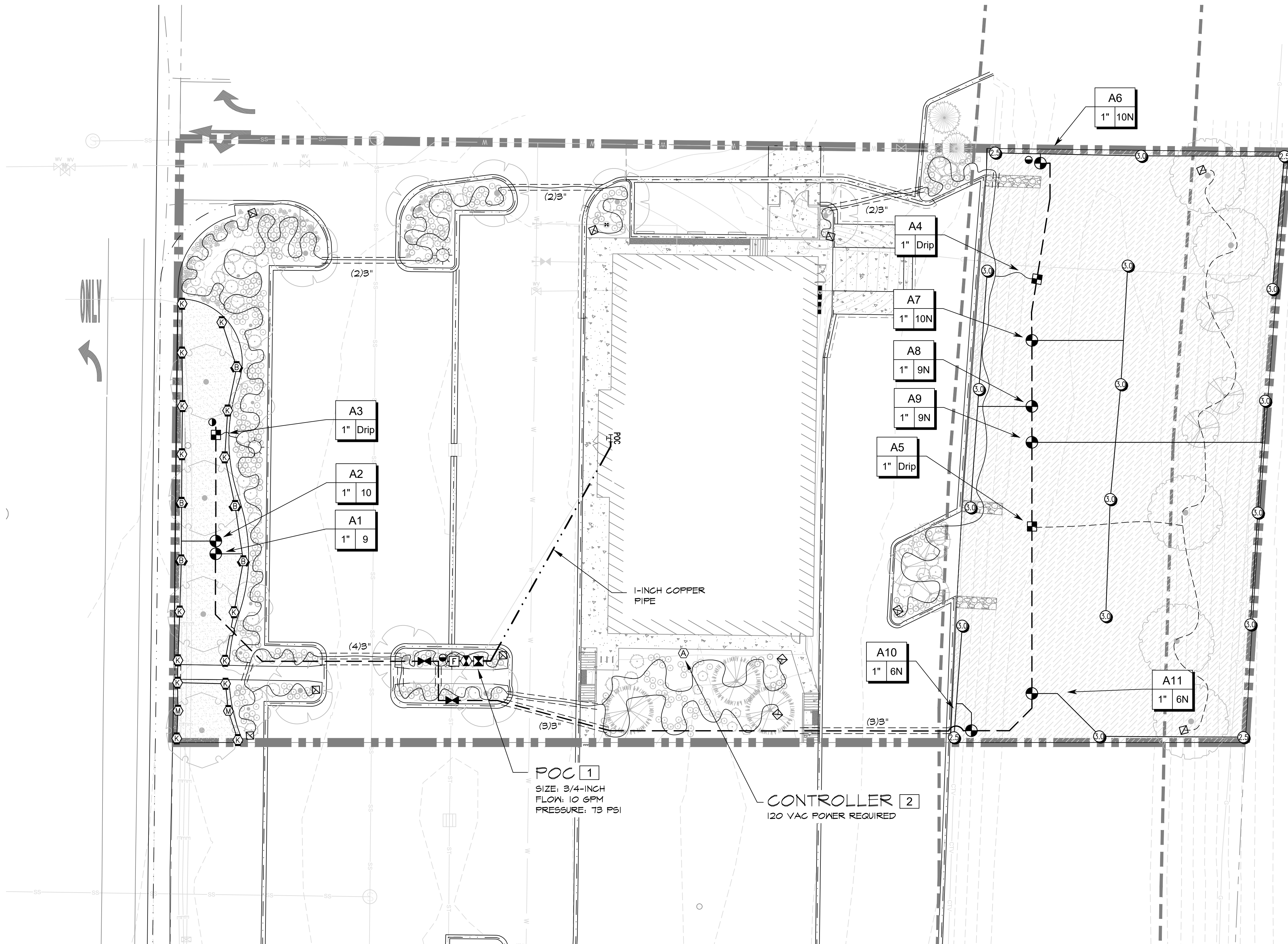
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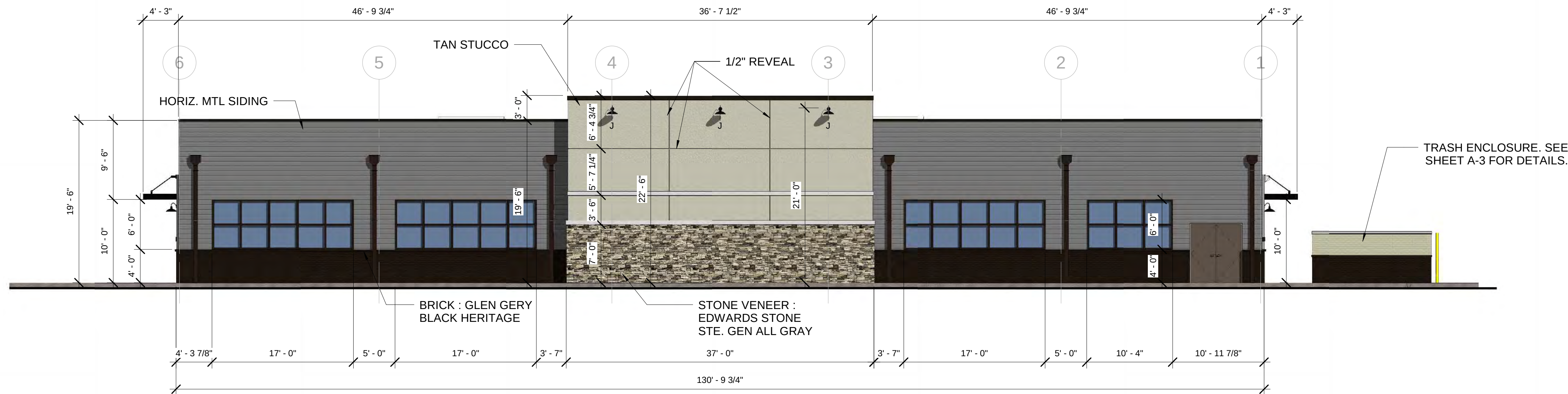


SCALE: 1" = 20'

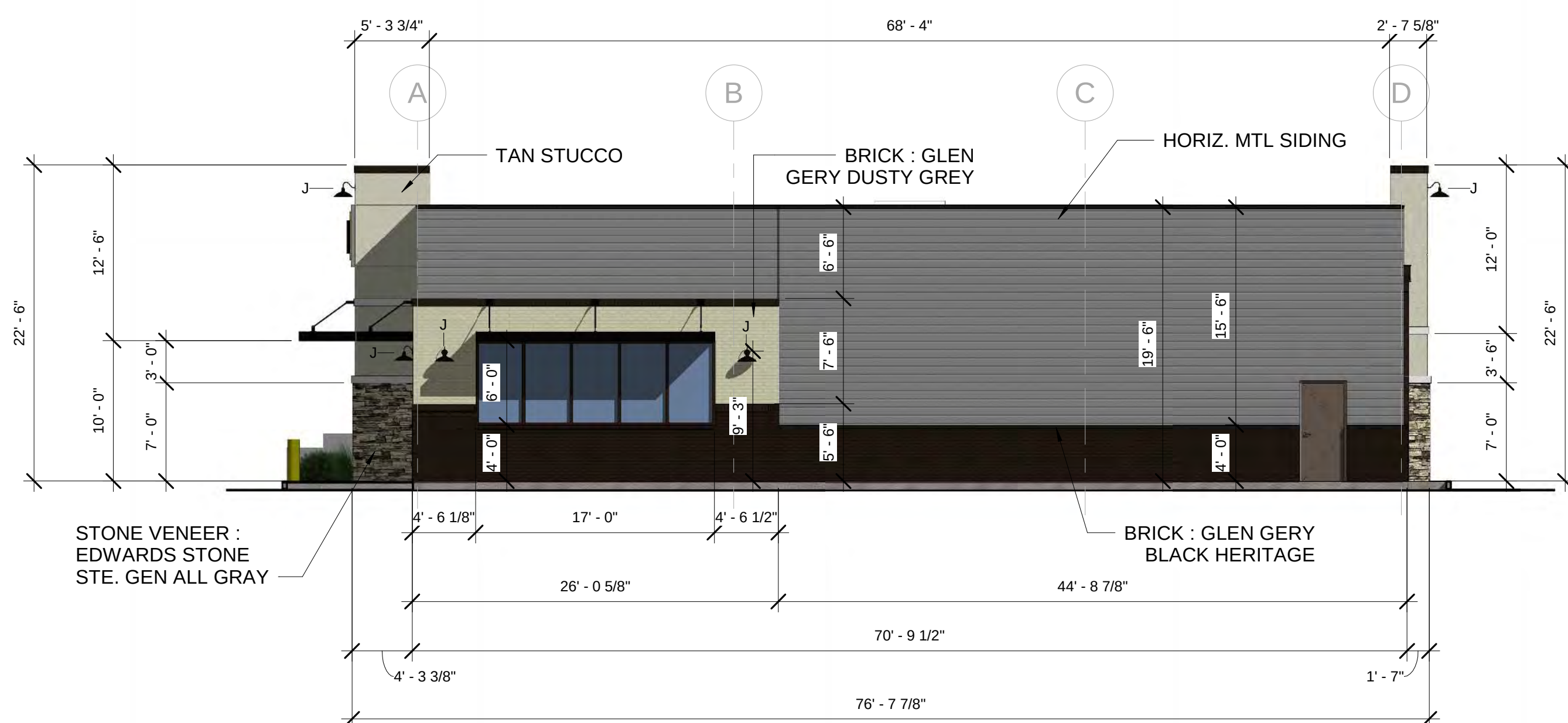
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SHEET **1** OF **3**

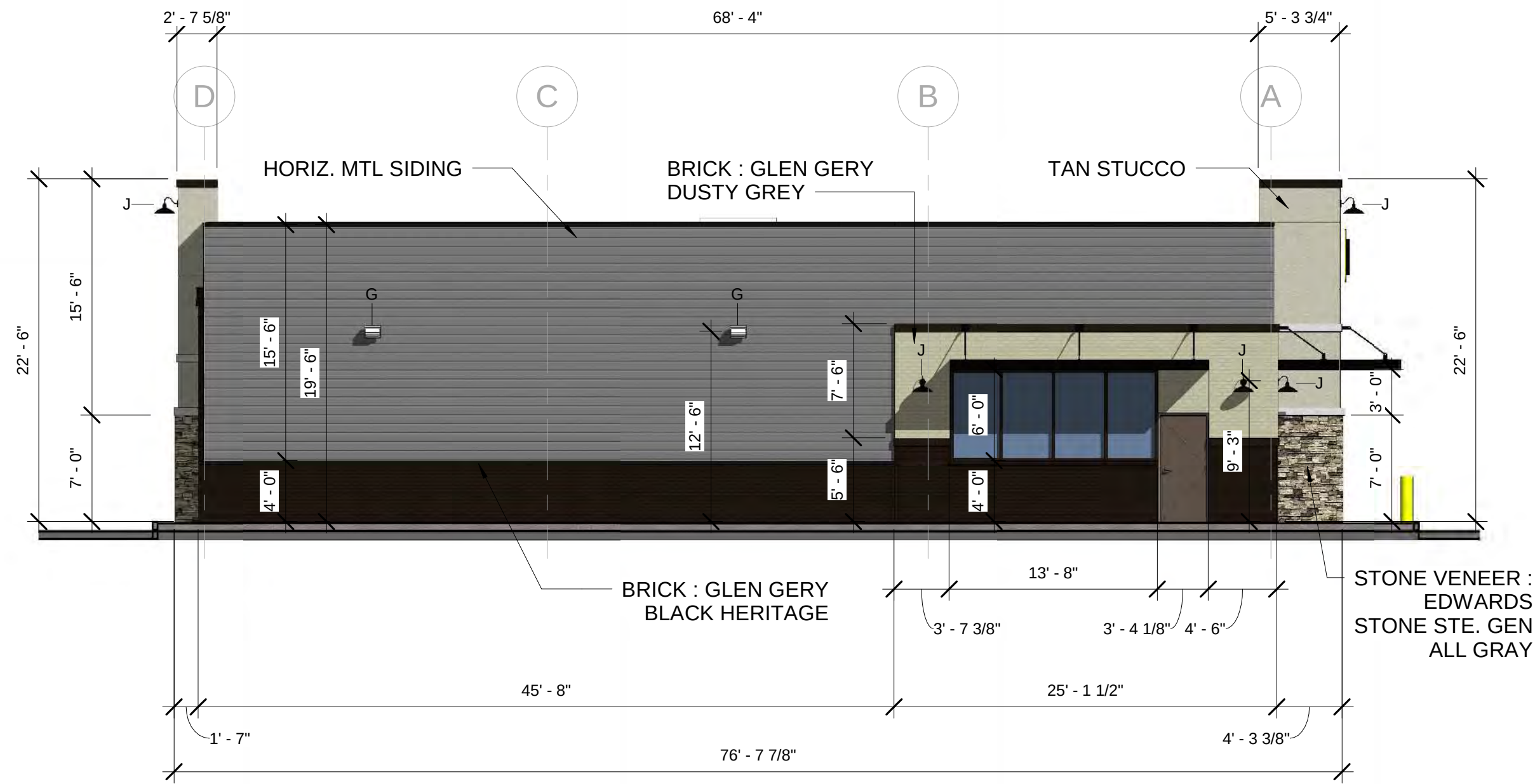




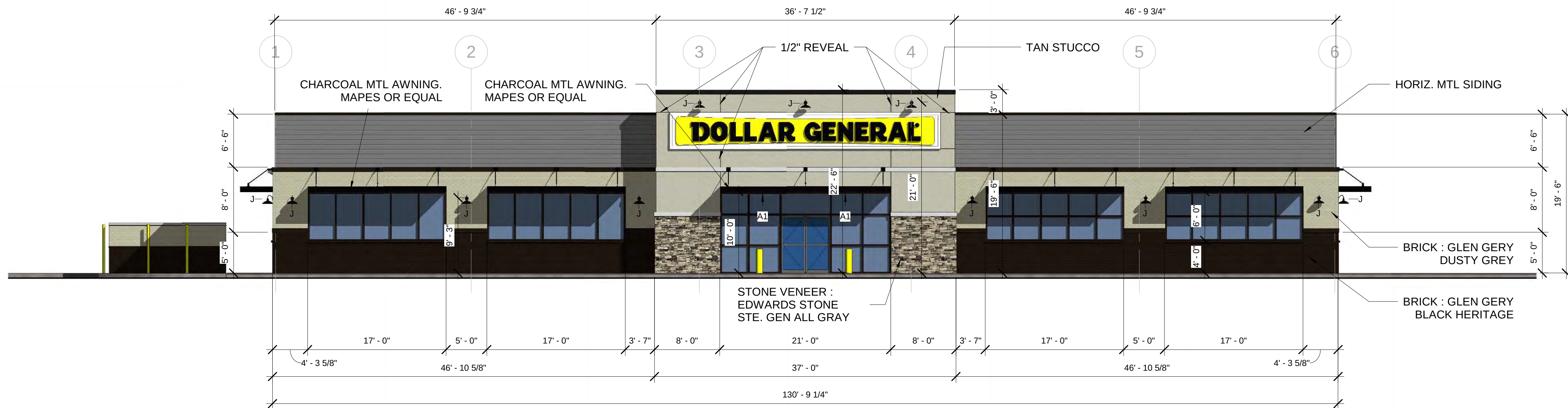
② REAR ELEVATION
1/8" = 1'-0"



④ RIGHT ELEVATION
1/8" = 1'-0"



③ LEFT ELEVATION
1/8" = 1'-0"



① FRONT ELEVATION
1/8" = 1'-0"

SIGNAGE IS SCHEMATIC
ONLY. FINAL SIGNAGE
DESIGN TO BE SUBMITTED
SEPARATELY FOR
APPROVAL IN A DIFFERENT
PERMIT

SEE SHEET A-7 FOR
LIGHTING SPECIFICATIONS



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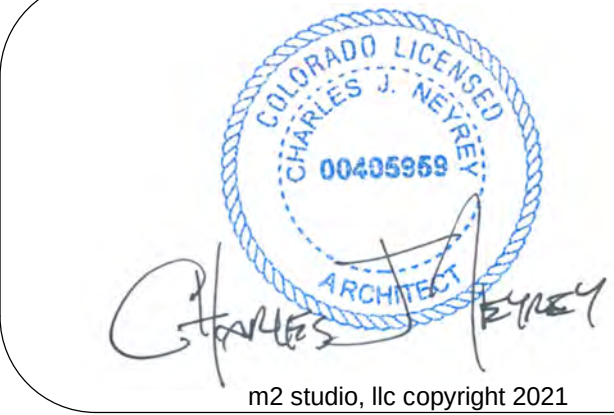
No.	Description	Date
1	Schematic Design 1	2020.10.01
2	Schematic Design 2	2020.11.05
3	Schematic Design 3	2020.11.06
4	Site Plan Review	2021.01.27
5	Site Plan Review Rev 1	2021.02.24

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SCHEMATIC
ELEVATIONS

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A-2



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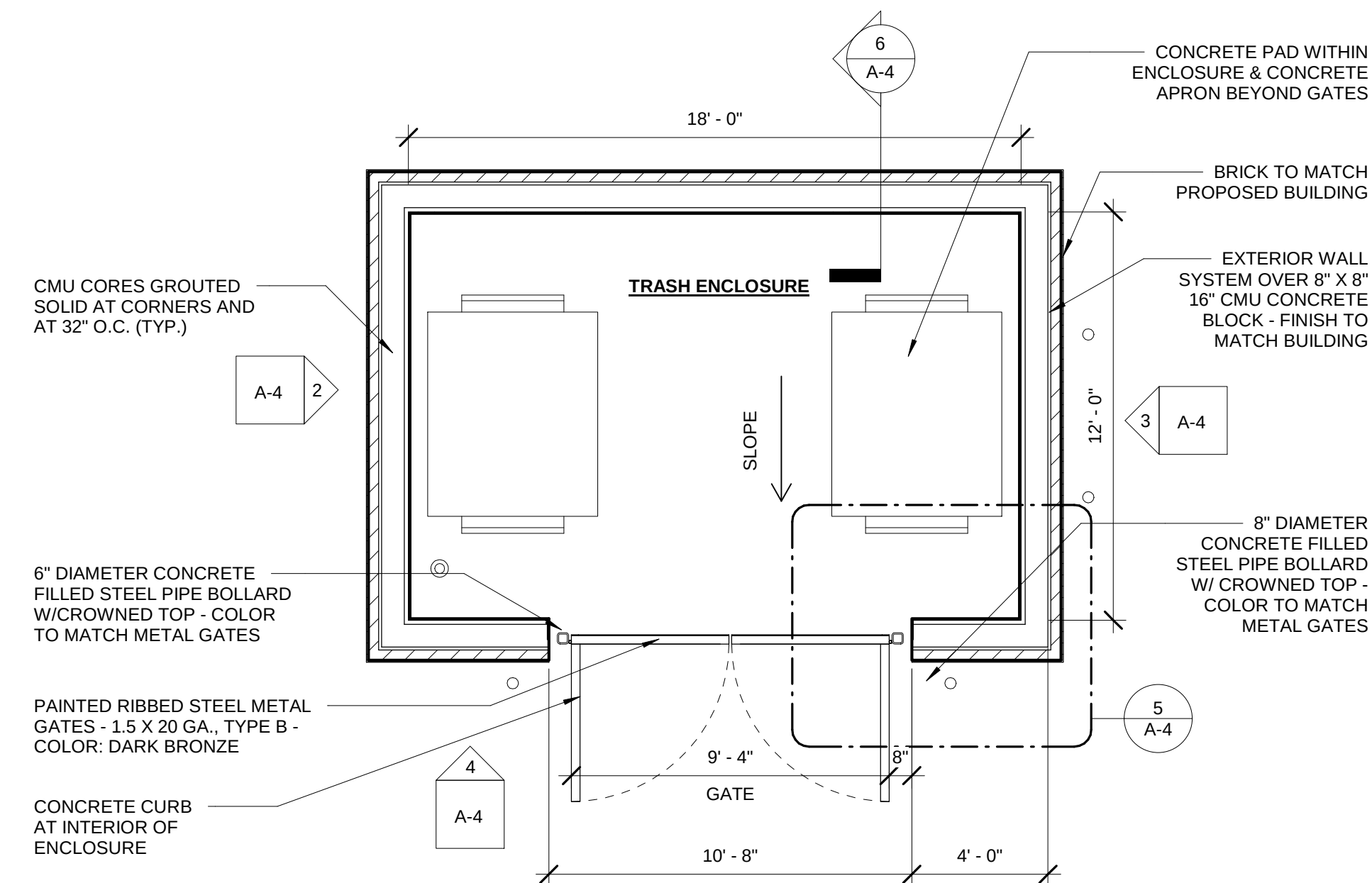
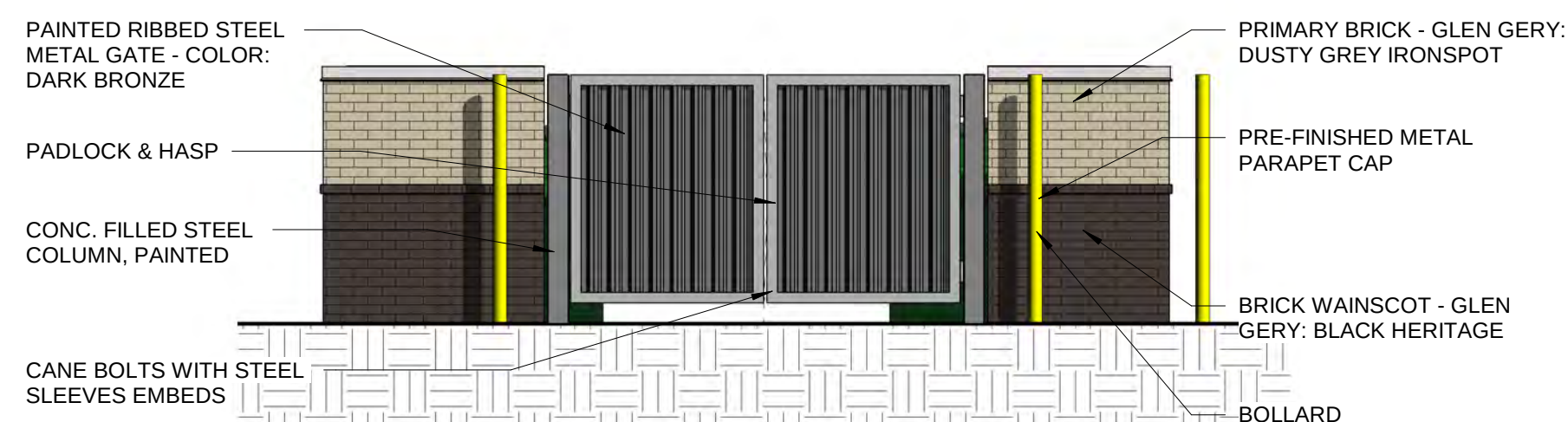
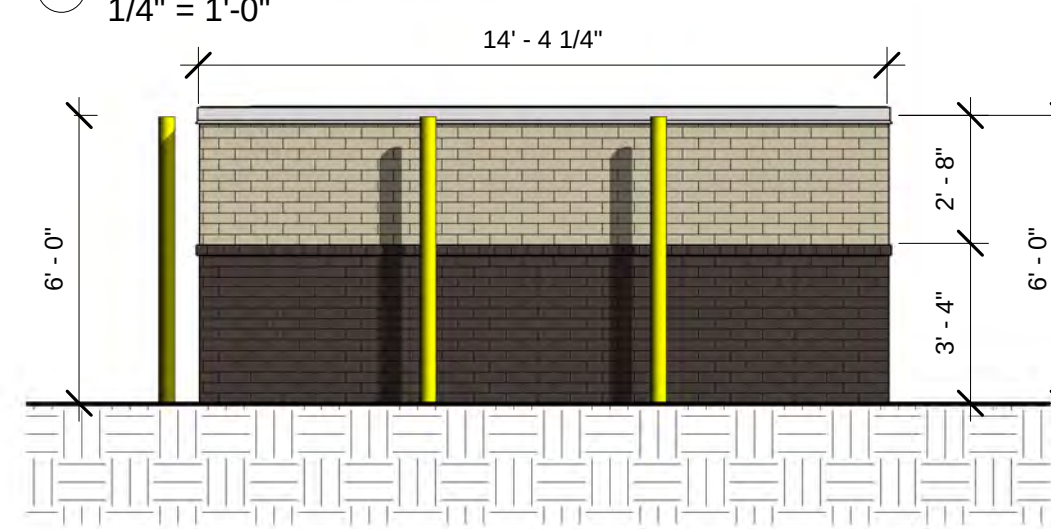
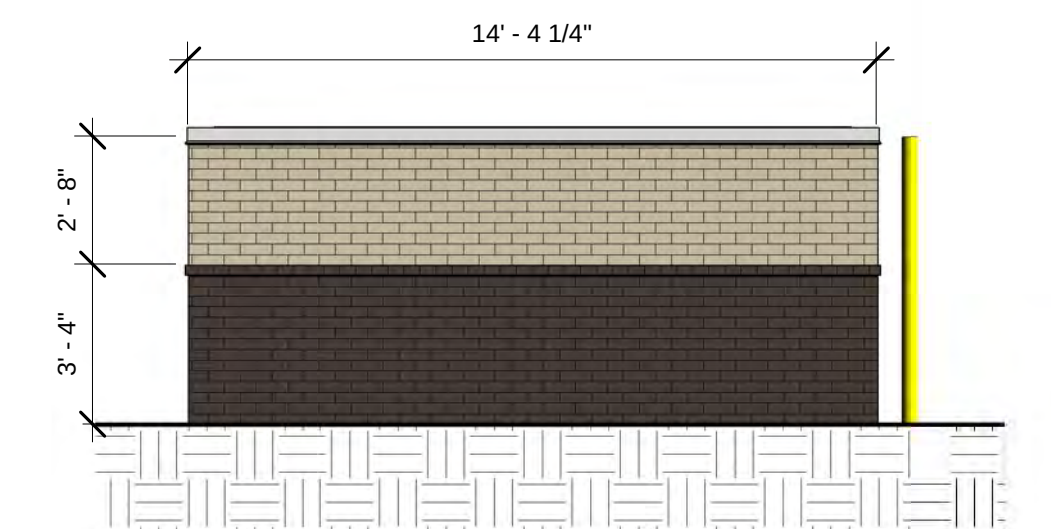
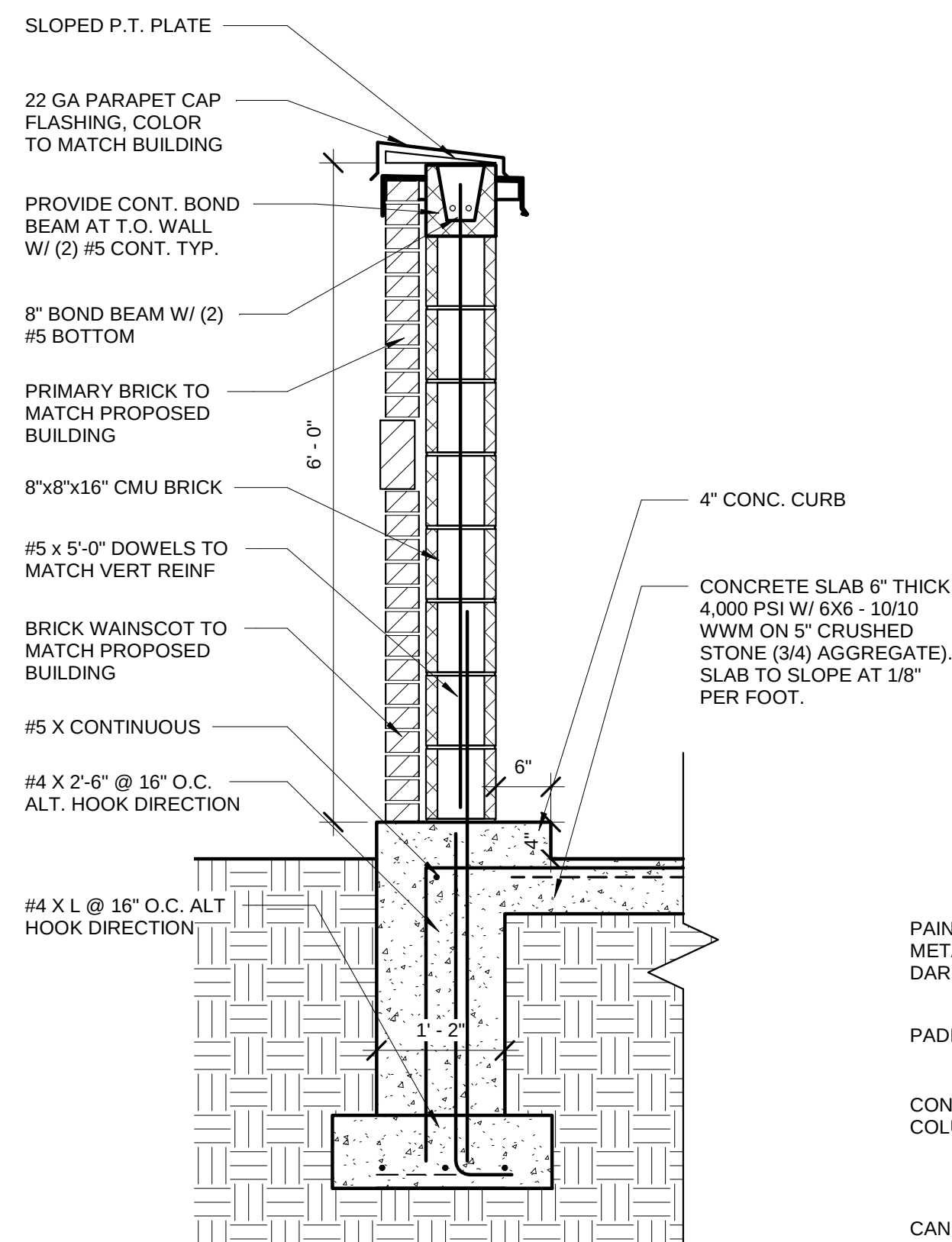
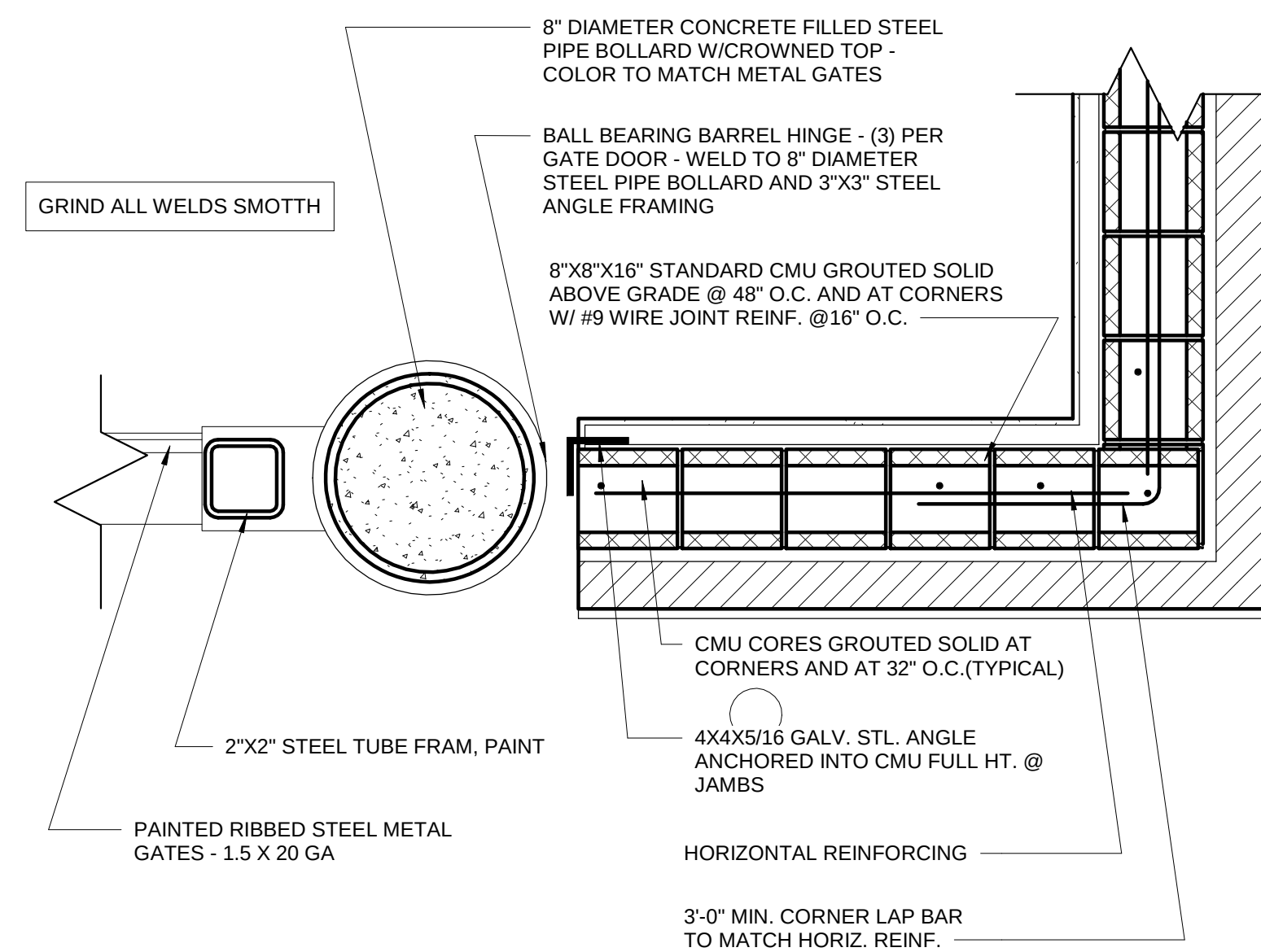
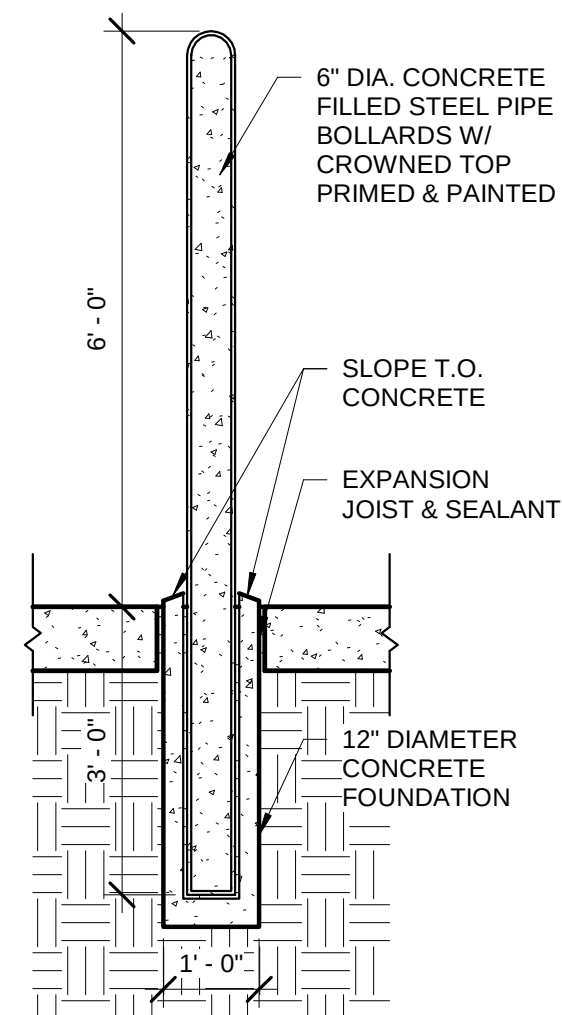
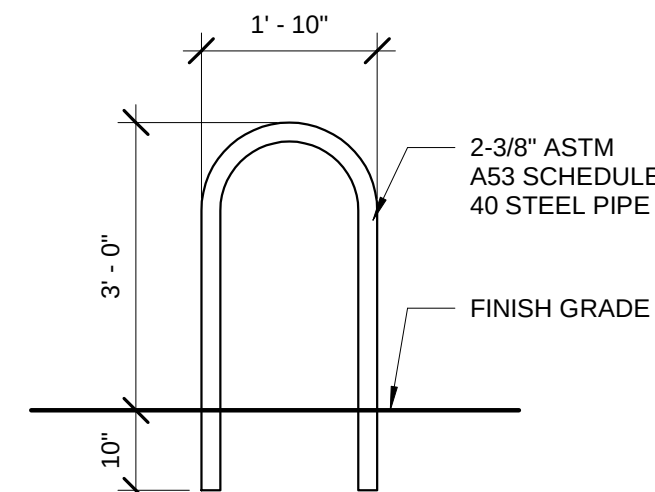
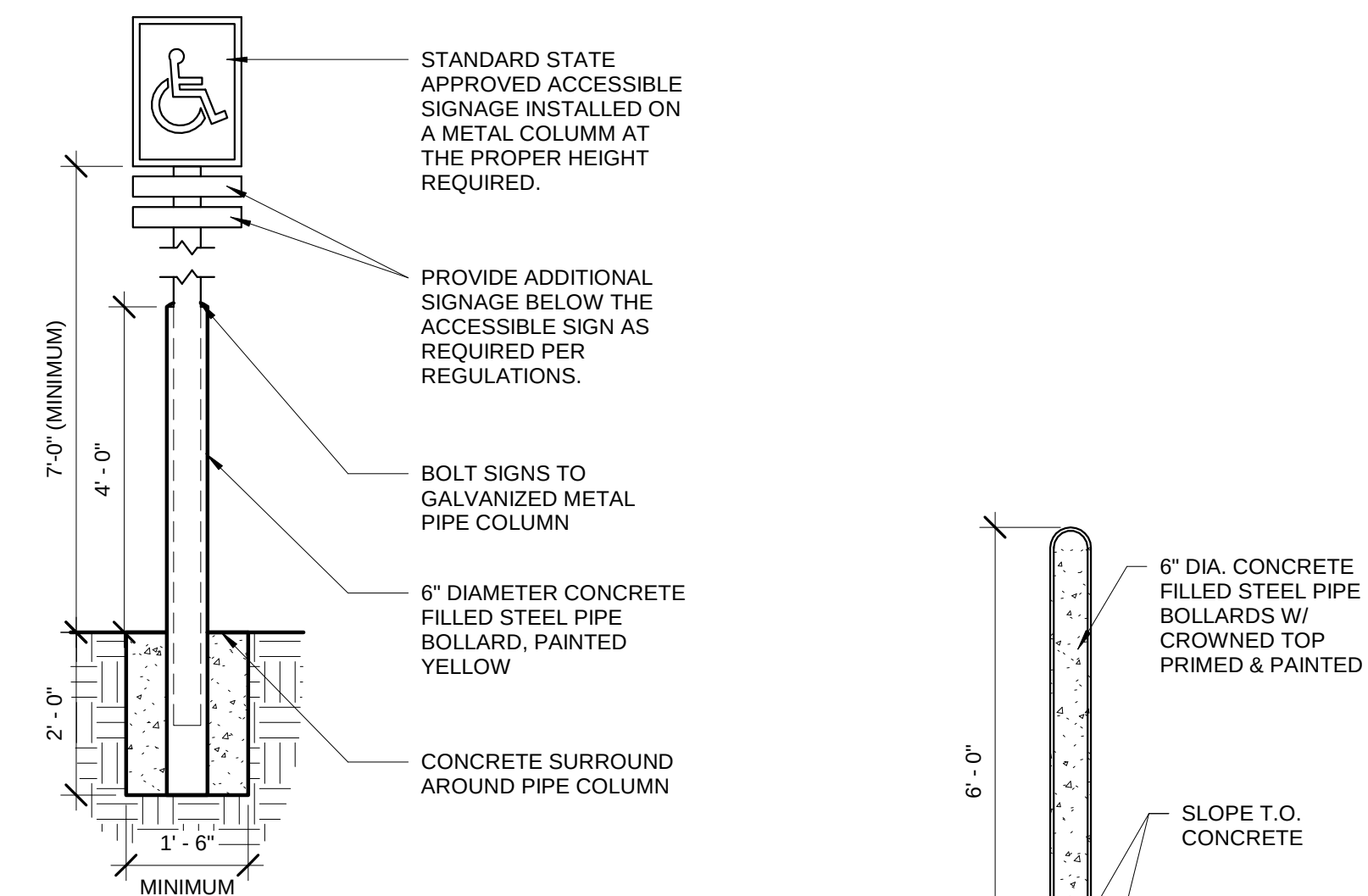
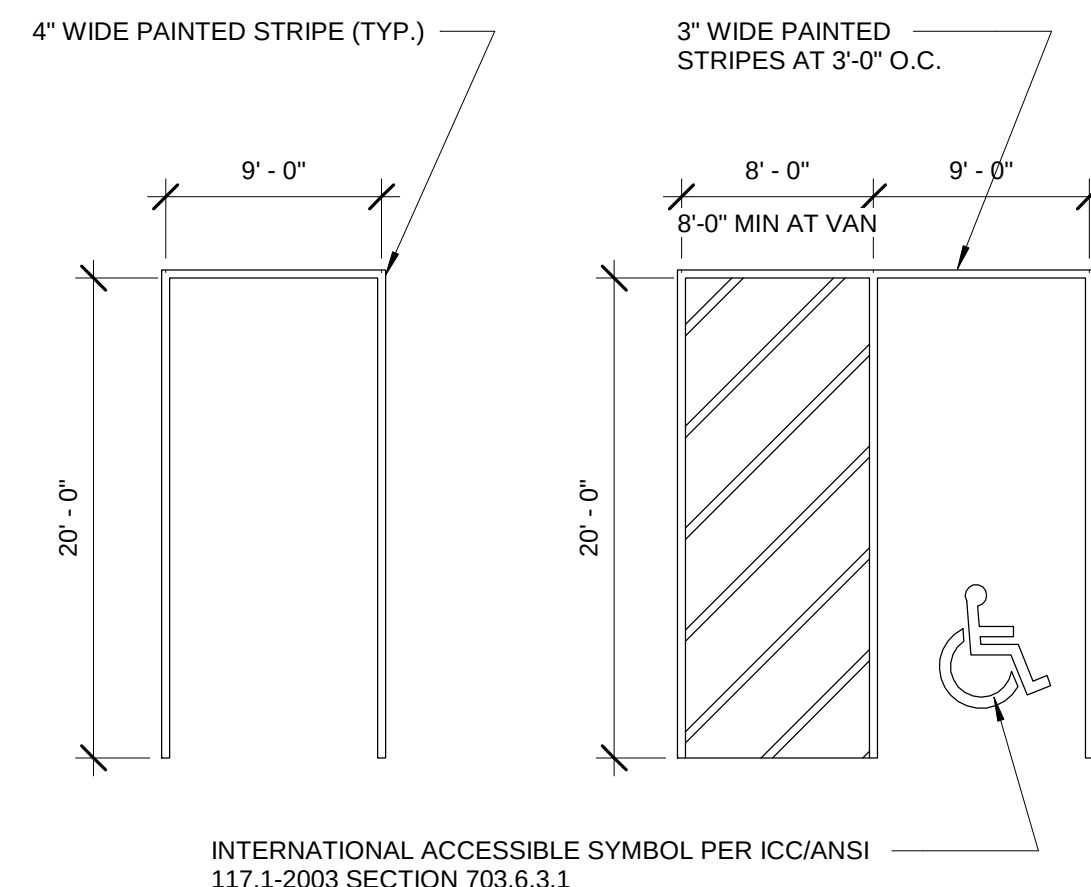
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SCHEMATIC 3D
VIEWS

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A-3



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SITE DETAILS

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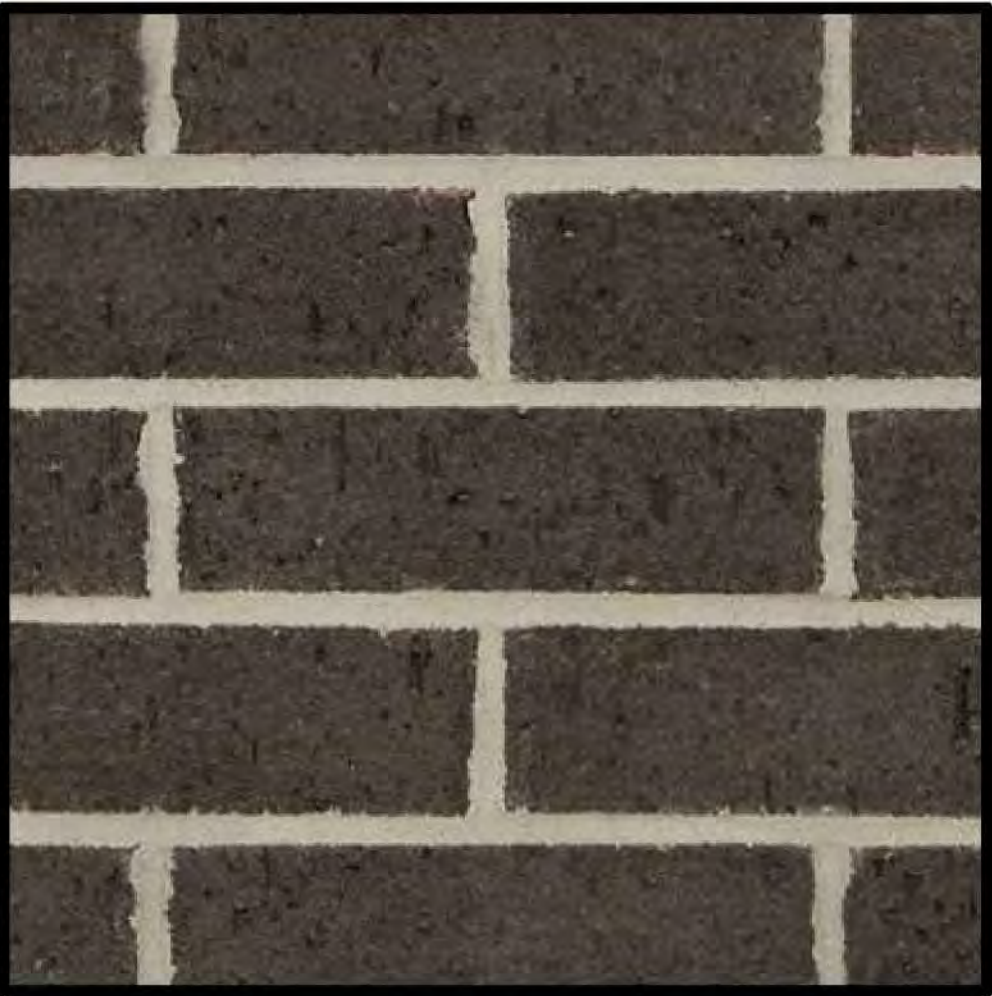
A-4



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



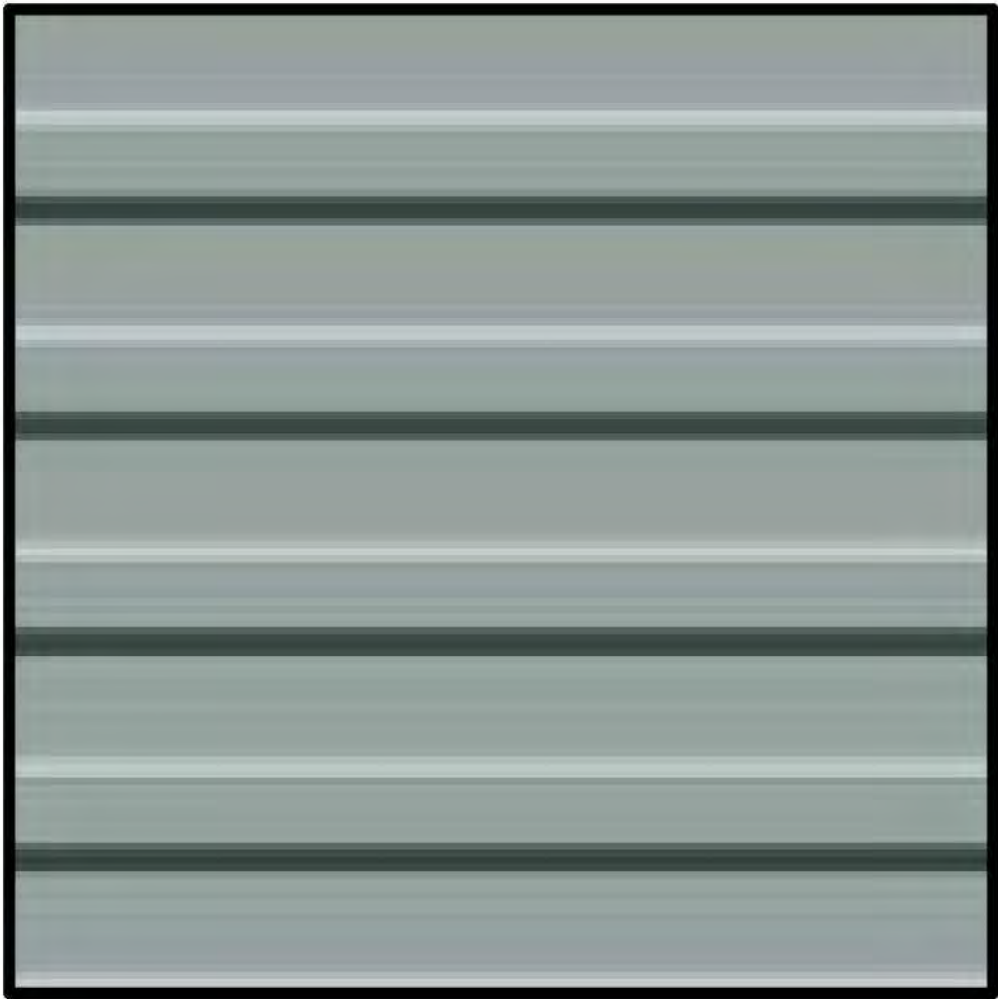
PRIMARY BRICK
GLEN GERY: DUSTY
GREY IRONSPOT



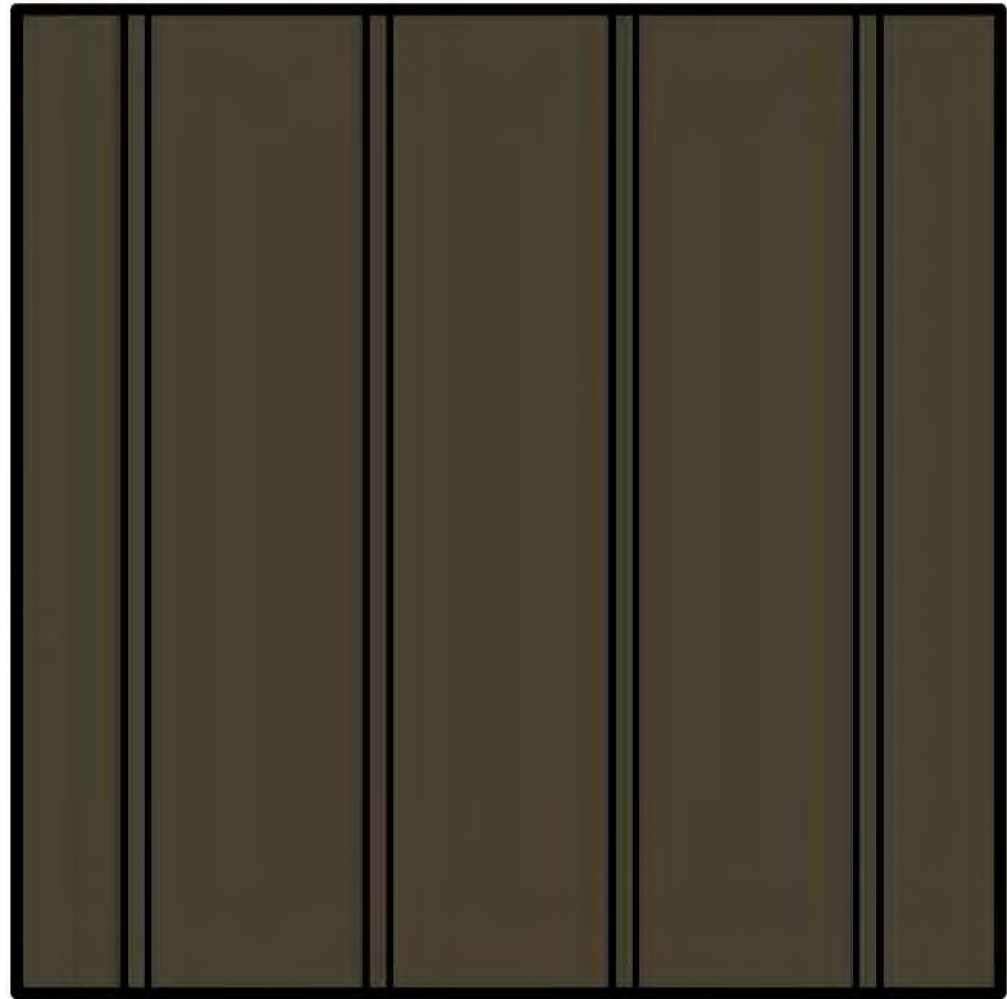
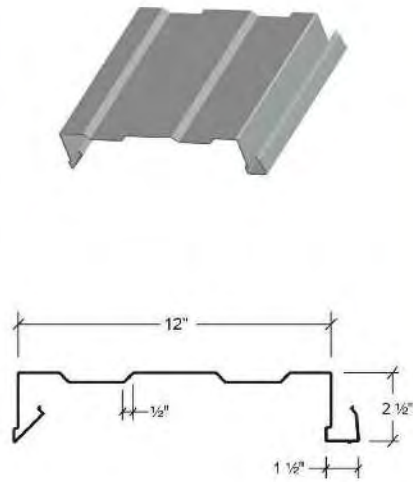
BRICK ACCENT &
WAINSCOT
GLEN GERY: BLACK
HERITAGE



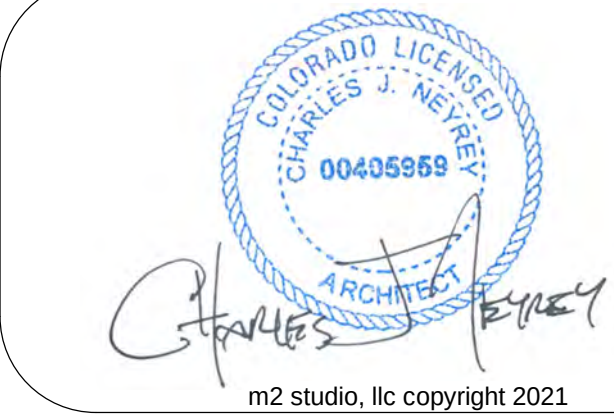
METAL PANEL
STK2000 STRUKTUROC
TEXTURED STUCCO
FINISH, COLOR: ASH



HORIZONTAL METAL
WALL PANEL
(MBCI NUWALL W/
FLAT FINISH)
COLOR: TUNDRA



STANDING SEAM METAL ROOF
COLOR: MEDIUM BRONZE



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No.	Description	Date
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MATERIAL DETAILS

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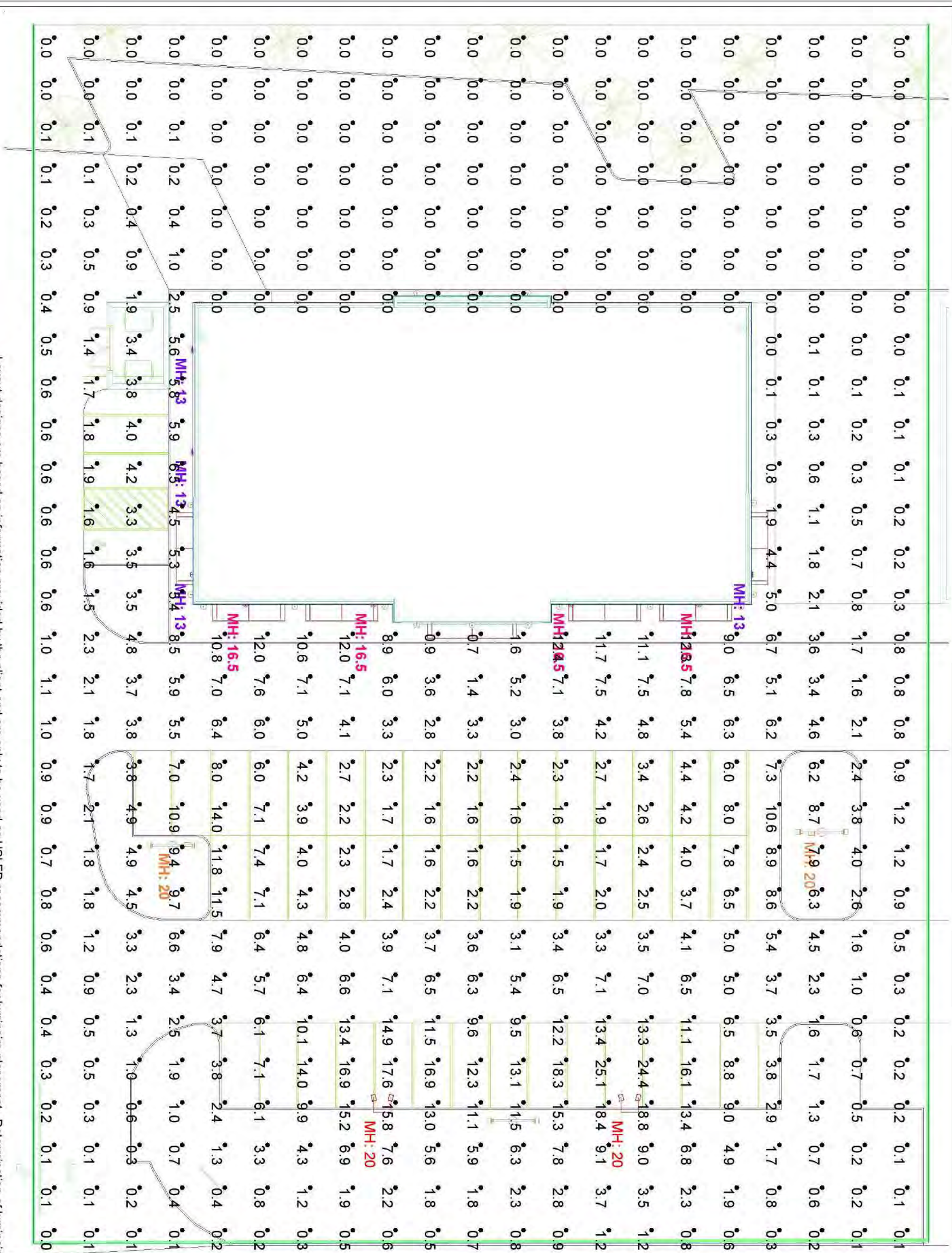
No.	Description	Date
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PHOTOMETRIC ANALYSIS

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A-6



Layout designs are based on information provided by the client and are only to be used as USLEED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.

The illumination level calculations within this layout are for those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USLEED luminaire may vary from any USLEED field conditions. Unless otherwise noted, calculations do not include architectural elements which may alter the results.

DG #22713 - Wellington CO.AGI

Date: 1/20/2021

Prepared For: Dollar General

Page 1 of 2
Completed By: Lapp

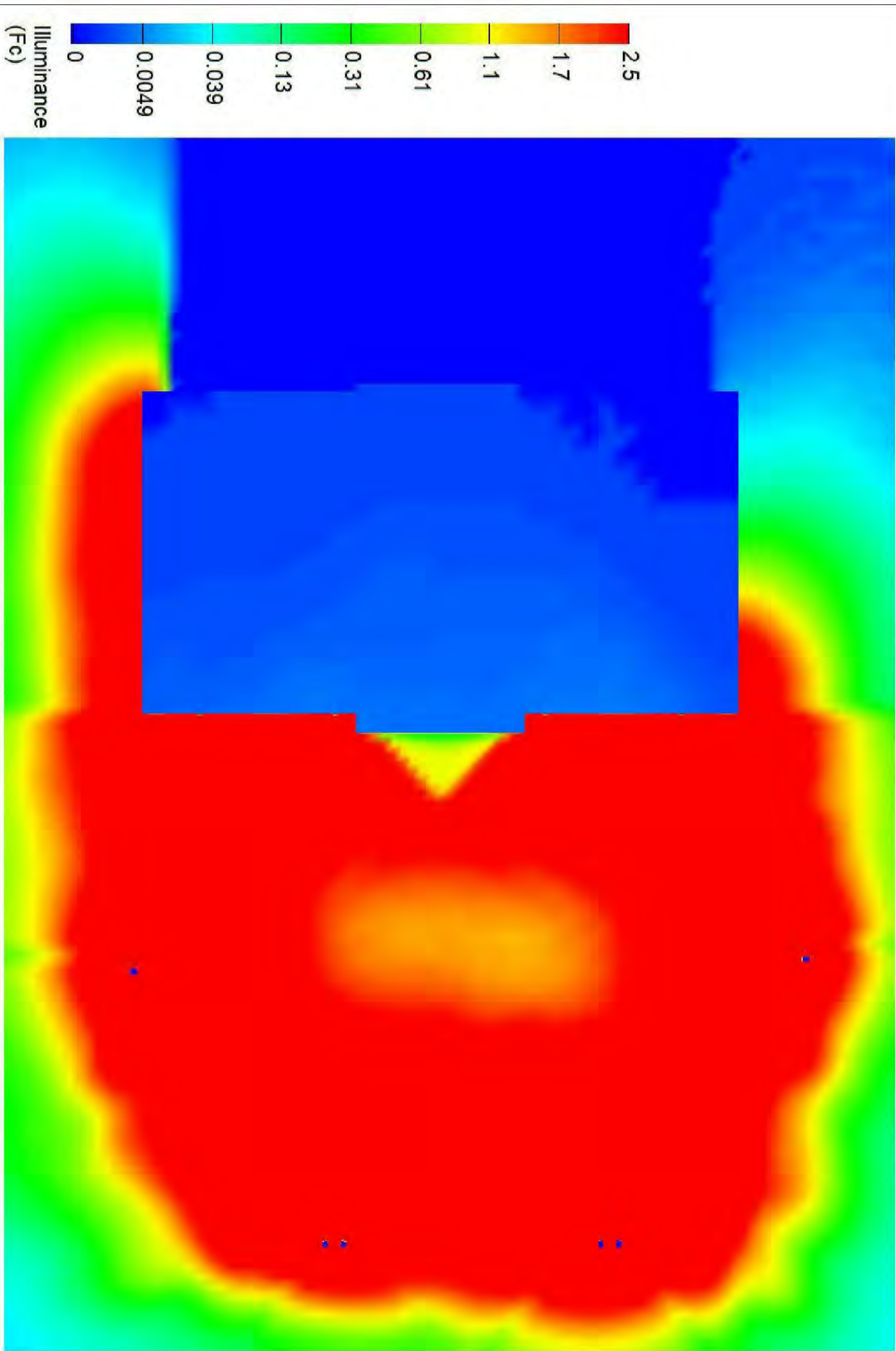
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713.972.9191

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info@usled.com

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Luminaire Schedule									
Symbol	Qty	Description	Arrangement	L.F.	Lum. Watts	Total Watts	Lum. Lumens	MH	Label
Calculation Summary @ GRADE - Calculation Points = 10'x10'									
					Units	Avg	Max	Min	Avg/Min
						3.11	25.1	0.0	N.A.
1	4	WP3-JUNL-100-4-50-BZ	Wall Pack 100W / 14007 Lumens 5000K Bronze	SINGLE	14055	16.5			
2	4	QDXLR-150-50-JUNL-1-3-N-Z5	Pole Double - Dorado XL2 19115lm 148W / 120-27V 5000K 3M LensH X2 @15	514	414	20	20790		
3	2	QDXLR-150-50-JUNL-1-3-N-Z5	Pole Single - Dorado XL1 19115lm 148W / 120-27V 5000K 3M Lens SINGLE	287.2	20790	13			
4	4	WP3-JUNL-30-4-50-BZ	Wall Pack 37.1W 4071 Lumens 5000K Bronze	SINGLE	0.955 30	120	4616		



Layout assignments are based on information provided by the client and are only to be used as USEED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.

The illumination level calculations within this layout are for those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USEED luminaire may vary based on any varying field conditions. Unless otherwise noted, calculations do not include interspacing, buildings, curbs, or any other architectural elements which may alter the results.

DG #22713 - Wellington CO.AGI

Date: 1/20/2021

Prepared For: Dollar General

Completed BY: Lapp

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2/24/21 3:25:44 PM

EXTERIOR LIGHT FIXTURE SCHEDULE					
TYPE	MANUFACTURER	PART #	DESCRIPTION	WATTS	LOCATION
A1	US LED	LTR2-1-UNV-50-15-6R-C-WH	6" LED DOWN LIGHT	15	(2), MOUNTED TO UNDERSIDE OF CANOPY IN FRONT FOR ENTRY VESTIBULE
G	US LED	QF4-1-UNVL-5-50-150	QUBEFLOOD4 LIGHT W/ WALL MOUNT PLATE	140	WALL MOUNTED AT 12'-6" A.F.F., SEE ELEVATIONS FOR EXACT LOCATIONS
		US-WMP-BZ			
J	LSI	RD200-200-INC-GPT	ABOLITE LED STANDARD DOME LIGHT, ON GOOSNECK ARM	300	LOCATED ABOVE SIGNAGE ON FRONT FACADE, ON PARAPET ON REAR FACADE, AND ADJACENT TO STOREFRONT OPENINGS. SEE ELEVATIONS FOR EXACT LOCATIONS.
S	US LED	QF4-1-UNVL-5-50-150	(2) QUBEFLOOD4 LIGHT ON 24' POLE	280	MOUNTED ON LIGHT POLES IN PARKING LOT. SEE SITE PLAN FOR EXACT LOCATIONS
		US-SSSA-24-5050-11			



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No.	Description	Date
5	Site Plan Review Rev 1	2021.02.24

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LIGHT FIXTURE
SCHEDULE

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A-7



Catalog # : _____ Project : _____

Prepared By : _____ Date : _____

RD

LSI Abolite® LED Standard Dome



OVERVIEW

Lumen Range	1,250 - 1,700
CCT	27/30/35/40K
Wattage Range	9.3 - 12.8

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Heavy gauge spun galvanized steel with a thermally cured high quality polyester powder coat finish.
- Integrated power supply built into the fixture allowing the RLM to be connected directly to line voltage.
- Manufactured in the USA

Optical System

- Available in 4000K, 3500K, 3000K, and 2700K color temperatures
- Glass Globe required for outdoor applications
- Minimum CRI of 80

Electrical

- Standard Universal Voltage (120-277 Vac) Input 50/60Hz
- 0-10V dimming, 5% standard
- Operating Temperature -30° to +50°C (-22°F to +122°F)

Installation

- Pre-wired with 96" leads standard.
- Optional 10' prewired cord set and canopy available in black and white
- Optional 10' prewired cord set, aircraft wire, and canopy available in black and white
- Fixed hub tapped for 3/4" NPT conduit.
- Not designed for uplight applications.

Warranty

- LSI fixtures carry a limited 5-year warranty.
- Complete warranty terms located at: <https://www.lsi-industries.com/resources/terms-and-warranty.aspx>.

Listings

- UL Listed
- Suitable for wet locations





ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: **RD 300 17L UNV 35 GPT LDS96WL**

Prefix	Lumen Package	Voltage	Color Temp	Lens ²	Finish	Mounting Options
RD 100 RD 150 RD 200 RD 300	12L - 1250 lms 15L - 1500 lms 17L - 1700 lms	UNV - Universal Voltage (120/227V)	40 - 4,000K 35 - 3,500K 30 - 3,000K 27 - 2,700K	Blank - Flat lens (indoor only) CGG6 - Clear Glass Globe 6-3/4" FGG6 - Frosted Glass Globe 6-3/4" PGG6 - Prismatic Glass Globe 6-3/4"	MSV - Metallic Silver GWT - Gloss White GBK - Gloss Black GRD - Gloss Red GPT - Textured Graphite RUS - Textured Rust SCP - Satin Copper STQ - Satin Turquoise SVG - Satin Verde Green	LDS96WL - Prewired leads. For use with stem or bracket mounting in wet or indoor locations. CA120WHT - 10' prewired white cord set and canopy ¹ CA120BLK - 10' prewired black cord set and canopy ¹ CA120WHTS - 10' prewired white cord set and canopy with SWAG option ¹ CA120BLKS - 10' prewired black cord set and canopy with SWAG option ¹

1. Cordsets are damp location only

2. Flat lens for indoor applications only. Globe required for outdoor applications

Accessory Ordering Information

CANOPY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White	BC600 3 GWT
3/4" (19mm) Tap Round Box Cover Aligner - Zinc	BC585 ZINC
3/4" (19mm) Tap Square Box Cover Aligner - Zinc	BC585SQ ZINC

Standard BC600 finish is Gloss White Powder; other RLM colors available.

WIRE GUARD ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
12" (304mm) Convex Wire Guard - Metallic Silver	COG 12 MSV
14" (356mm) Convex Wire Guard - Metallic Silver	COG 14 MSV
16" (406mm) Convex Wire Guard - Metallic Silver	COG 16 MSV
18" (457mm) Convex Wire Guard - Metallic Silver	COG 18 MSV

Standard BC600 finish is Gloss White Powder; other RLM colors available.

GLOBE GUARD ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
6-3/4" Cast Aluminum Globe Guard	GGDC6
6-3/4" Wire Globe Guard	GGW6

Standard BC600 finish is Gloss White Powder; other RLM colors available.

CONDUIT SYSTEM ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" x 3" (19mm x 76mm) Aluminum Stem - Gloss White	ST 3 3 GWT
3/4" x 6" (19mm x 152mm) Aluminum Stem - Gloss White	ST 6 3 GWT
3/4" x 12" (19mm x .4m) Aluminum Stem - Gloss White	ST 12 3 GWT
3/4" x 18" (19mm x .5m) Aluminum Stem - Gloss White	ST 18 3 GWT
3/4" x 24" (19mm x .6m) Aluminum Stem - Gloss White	ST 24 3 GWT
3/4" x 36" (19mm x .9m) Aluminum Stem - Gloss White	ST 36 3 GWT
3/4" x 48" (19mm x 1.2m) Aluminum Stem - Gloss White	ST 48 3 GWT
3/4" x 60" (19mm x 1.5m) Aluminum Stem - Gloss White	ST 60 3 GWT
3/4" x 72" (19mm x 1.8m) Aluminum Stem - Gloss White	ST 72 3 GWT
3/4" (19mm) Alum. Stem Coupler - Gloss White	COP 3 GWT

Standard BC600 finish is Gloss White Powder; other RLM colors available.

CA5 Wall Plate Bracket ordered separately.

GOOSE NECK BRACKETS ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB A 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB B 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB C 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB E 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB F 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB G 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB H 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB K 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB P 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB U 3 GWT

Standard BC600 finish is Gloss White Powder; other RLM colors available.

WALL BRACKETS ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
Contemporary Wall Bracket - Medium - Gloss White	CWBM 1 GWT
Contemporary Wall Bracket - Long - Gloss White	CWBL 1 GWT
Contemporary Wall Box - Gloss White	CRB GWT
Wall Plate Bracket*	CA5 GWT

Standard BC600 finish is Gloss White Powder; other RLM colors available.

CA5 Wall Plate Bracket ordered separately.





PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS														
Lumen Package	CRI	2700K			3000K			3500K			4000K			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
12L	80	1168	126	B1-U0-G0	1301	140	B1-U0-G0	1158	125	B1-U0-G0	1156	126	B1-U0-G0	9.3
15L		1411	129	B1-U0-G0	1571	144	B1-U0-G0	1399	128	B1-U0-G0	1396	128	B1-U0-G0	10.9
17L		1596	125	B1-U0-G0	1777	139	B1-U0-G0	1582	124	B1-U0-G0	1579	123	B1-U0-G0	12.8

*Photometric performance values shown are representative with flat lens option. Alternate glass globe option outputs will vary. Consult factory.

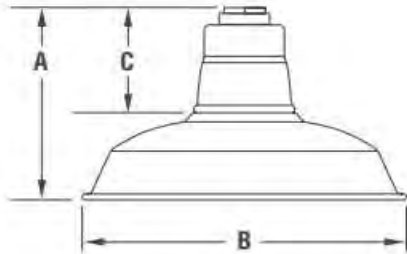
ELECTRICAL DATA*					
Lumen Package	Wattage	120V	208V	240V	277V
12L	9.3	0.08	0.04	0.04	0.03
15L	10.9	0.09	0.05	0.05	0.04
17L	12.8	0.11	0.06	0.05	0.05

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

PRODUCT DIMENSIONS

[Back to Quick Links](#)

Prefix	Height (A)	Diameter (B)	Neck (C)	Weight (lbs./kg.)
RD100	8-1/4" (210mm)	12" (305mm)	4-1/2" (114mm)	2.5 (1.1kg)
RD150	9-1/2" (241mm)	14" (356mm)	4-1/2" (114mm)	3.0 (1.36kg)
RD200	10" (254mm)	16" (406mm)	4-1/2" (114mm)	3.5 (1.59kg)
RD300	11" (279mm)	18" (457mm)	5" (127mm)	4.0 (1.81kg)



QubePAK Regal 3

Architectural Outdoor LED Wall Pack



Key Features

- Modern LED replacement for traditional fluorescent or HID fixtures.
- Elegant yet rugged construction effortlessly integrates with existing architecture.
- Adjustable, full-cutoff design with a tilt mechanism that allows for precise aiming.
- Night sky friendly: eliminates light pollution and minimizes glare.
- Industry leading 10-Year warranty.

Electrical

- 120-277VAC. 0-10V dimming standard. ²
- System power factor >90% and THD <20%.
- Photocell/motion sensor available.
- Operating temperature: -40°C to +40°C (-40°F to +104°F)

Mounting

- Luminaire is ready to be surface mounted.

Construction

- Robust die-cast aluminum housing protects integral components from harsh environments and optimizes thermal management.
- Housing is protected by a corrosion resistant bronze powder coat finish.
- IP65 rated enclosure prevents intrusion from environmental elements that could degrade performance.

Optics

- Type II or Type IV optical distribution.
- Industry leading LEDs with 3000K, 4000K, and 5000K CCT (minimum 70 CRI).
- Lumen Maintenance: 100,000 hours (L70) ¹

Warranty

- Backed by US LED's industry leading 10-year warranty.

Project

Date

Catalog Number

Type

Product Performance Summary

Lumen Output	Up to 14,007 lumens
Efficacy	Up to 142 LPW
CRI	≥ 70 CRI
Available CCT	3000K, 4000K & 5000K
Warranty	10-Year Warranty

Product Overview

The QubePAK Regal 3 LED wall pack is designed to easily integrate into any existing architecture and provide superior illumination. With two optical distributions, the QubePAK Regal 3 provides a complete site-wide solution for commercial exterior applications. Its elegant aesthetics combined with first-class performance make it a popular choice with specifiers and lighting designers.

Product Applications

- Perimeter Areas
- Building Exteriors
- Security Lighting
- Wall Washing
- Parking Lots
- Educational Facilities
- Business Campuses
- Industrial Facilities
- Mall/Retail Exteriors
- General Lighting

Product Certifications/Approvals

- UL Listed
- Complies with UL1598 and CSA C22.2
- DLC Premium Listed
- Suitable for Wet Locations
- IP65 Rated Enclosure
- RoHS Compliant



Ordering Information

Example: WPR3-UNVL-37W-2-50-BZ

WPR3					
Series	Input Voltage	Power	Optics	CCT	Finish
UNVL	120-277V	37 37W ²	2 Type 2	30 3000K	BZ Bronze
		58 58W	4 Type 4	40 4000K	
		70 70W		50 5000K	
		100 100W			

1. US LED product 'Lifetimes' refer only to the LED light engine, not the power source, and are based on the Illuminating Engineering Society's TM21 Projected Lumen Maintenance methodology at a 25° C / 77° F ambient temperature. The lifetimes are solely meant to be a guide for expected LED degradation and not a warranty or predictive of their actual life, which can be affected by ambient temperatures and other factors.

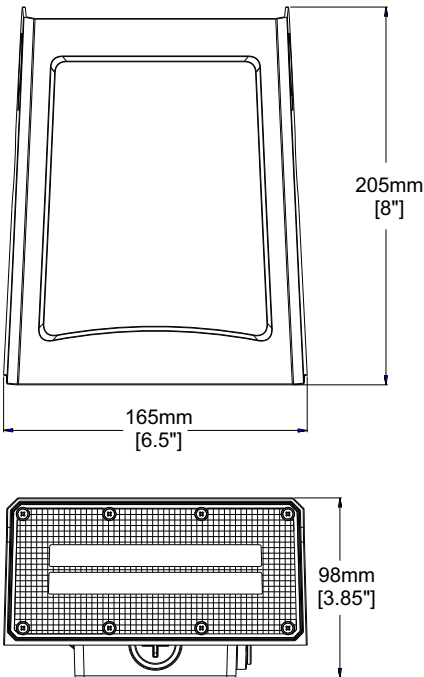
2. 37W model is non-dimmable.

QubePAK Regal3

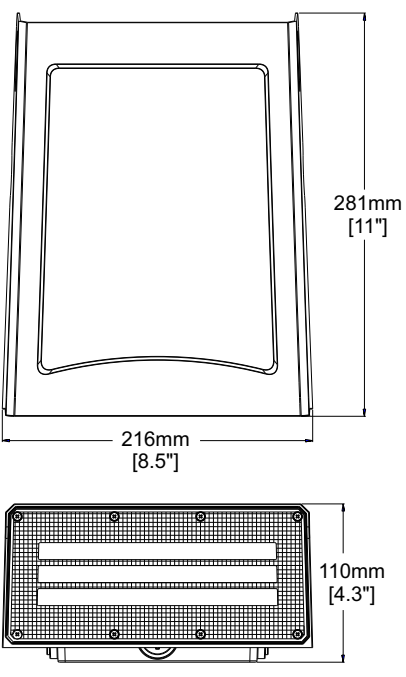
Architectural Outdoor LED Wall Pack

Dimensions

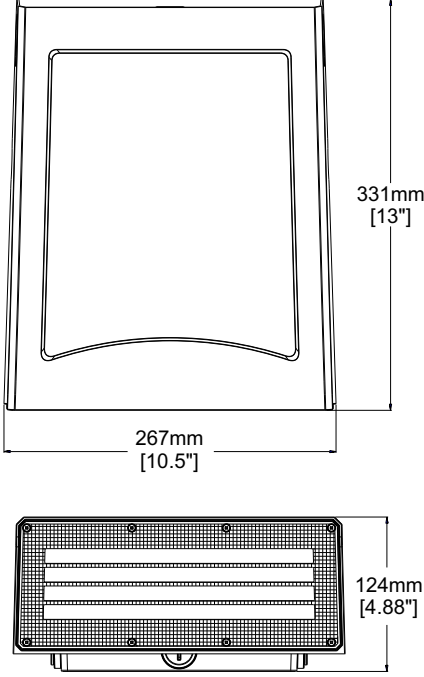
37W Model



58W Model



70-100W Models



Model	Net Weight
37W	2.87 lbs. (1.3kg)

Model	Net Weight
58W	4.63 lbs. (2.1kg)

Model	Net Weight
70-100W	5.95 lbs. (2.7kg)

Performance Data

Model	Available CCT	System Level Power	Delivered Lumens	Efficacy	L70 Calculate Life
WPR3-UNVL-37-X-XX-BZ	3000K/4000K/5000K	37.1W	4,701 lm	126 LPW	100,000 Hours
WPR3-UNVL-58-X-XX-BZ	3000K/4000K/5000K	58.4W	7,695 lm	132 LPW	100,000 Hours
WPR3-UNVL-70-X-XX-BZ	3000K/4000K/5000K	71.8W	10,201 lm	142 LPW	100,000 Hours
WPR3-UNVL-100-X-XX-BZ	3000K/4000K/5000K	104.5W	14,007 lm	134 LPW	100,000 Hours

QubeFlood4

Exterior LED Flood Luminaire

Project	Type
Catalog Number	

Rev # 12/18/17-1

Description

For exterior flood lighting applications in new construction or retrofit opportunities, US LED brings the QubeFlood4. The QubeFlood4 luminaire offers an extensive array of options to accommodate any flood lighting requirement, including an assortment of light distributions, mounting methods, on-board controls and luminaire finishes. The QubeFlood4 is designed to be orientated either vertical or horizontal, thus increasing its adaptability and functionality on any project.



Features

- Slip-fitter, pole mount and trunnion mount options available
- Three light distribution patterns: Type 5, Type 2, and 120° angle
- Option for use as a flood light or on a pole in parking lot applications
- Flux options ranging from 9,550 lumens to 16,500 lumens available
- 10-Year Warranty



Specifications - Average values for family products

Dimensions (in)	14.25" x 14.25" x 3.75"
Units / Carton	1
Net Weight	11 lbs.
Environmental Rating	Wet

Certifications

- UL Listed for US and Canada (# E338791)
- DesignLights Consortium® qualified (Premium)
Except fixture QF4-x-UNVL-2-50-150
- LM-79 and LM-80 available



Energy Data

Input Voltage (VAC)	120-277/347-480
Color Temperature (K)	5000
Color Rendering Index (CRI)	70 min
L70 Calculated Life (Hrs.)*	200,000
L85 Calculated Life (Hrs.)*	83,000
Operating Temp (°C)	- 40 to 40

* US LED product 'Lifetimes' refer only to the LED light engine, not the power source, and are based on the Illuminating Engineering Society's TM21 Calculated Lumen Maintenance methodology at a 25°C/77°F ambient temperature. The lifetimes are solely meant to be a guide for expected LED degradation and not a warranty or predictive of their actual life, which can be affected by ambient temperatures and other factors.

Ordering Information

Series	Color	Voltage	Light Pattern	Color Temp	Current
QF4	1 - Bronze 2 - White 3 - Black	UNVL - 120-277 UNVH - 347-480	2 - Type 2 5 - Type 5 12 - Lambertian	50 - 5000K	80 - 800mA 100 - 1000mA 120 - 1200mA 140 - 1400mA 150 - 1500mA

Example: QF4-1-UNVL-2-50-80

Lumen Package Offerings

	System Level Power (W)	Delivered Lumens (Lm)	System Efficacy (Lm/W)
QF4-1-UNVX-X-50-80	73	9,550	130
QF4-1-UNVX-X-50-100	93	11,650	126
QF4-1-UNVX-X-50-120	112	13,650	122
QF4-1-UNVX-X-50-140	131	15,700	120
QF4-1-UNVX-X-50-150	140	16,500	118

QubeFlood4

Exterior LED Flood Luminaire

Project	Type
Catalog Number	

Mounting Accessories



PRSWMBZ: Wall Mount Bracket



PRSWMB90Z: Wall Mount 90° bracket.



PSS4SVTZ: Twin Square Vertical Tenon for 4" Square Pole, Slips 2 3/8" Vertical Tenon. Two 2 3/8" Vertical Tenons.



S-MOUNT: Slip Fitter Mount



T-MOUNT: Trunnion Mount



PS-MOUNT: Square Pole Mount



PT-MOUNT-WC: 2" Round Pole Topper With Square Cap

Bullhorns



PSS4TVTZ: Twin Square Vertical Tenon for 4" Square Pole, Slips 2 3/8" Vertical Tenon. Two 2 3/8" Vertical Tenons.



PSS4TRVTZ: Triple Square Vertical Tenon for 4" Square Pole, Slips 2 3/8" Vertical Tenon. Three 2 3/8" Vertical Tenons.



PSS4TVTZ: Twin Square Vertical Tenon for 4" Square Pole, Slips 2 3/8" Vertical Tenon. Two 2 3/8" Vertical Tenons.



PRSD180BHZ: 180° Double Round Bullhorn Tenon, Slips 2 3/8" Tenon



PRSTR180BHZ: 180° Triple Round Bullhorn Tenon, Slips 2 3/8" Tenon



PRSQ180BHZ: 180° Quad Round Bullhorn Tenon, Slips 2 3/8" Tenon

Amended Site Plan

Lot 2, Block 1, Boxelder Commons



Dollar General

Applicant: Dorsey QSR, LLC

Agent: Northern Engineering



General Location





Background Information

- Previously approved site plan.
- Approved prior to tenant identification.

Current application

- Seeking amended site plan approval to meet Dollar General's branding and marketing.
- Will be returning for a minor subdivision in future.



Site Plan Review: Highlights

- No major concerns from staff about amended site plan
- Sign approval to come later
- Minor changes on site plan:
 - Architectural elements and building dimensions
 - Landscaping
 - Trash enclosure location

Architectural Elements



Previously Approved

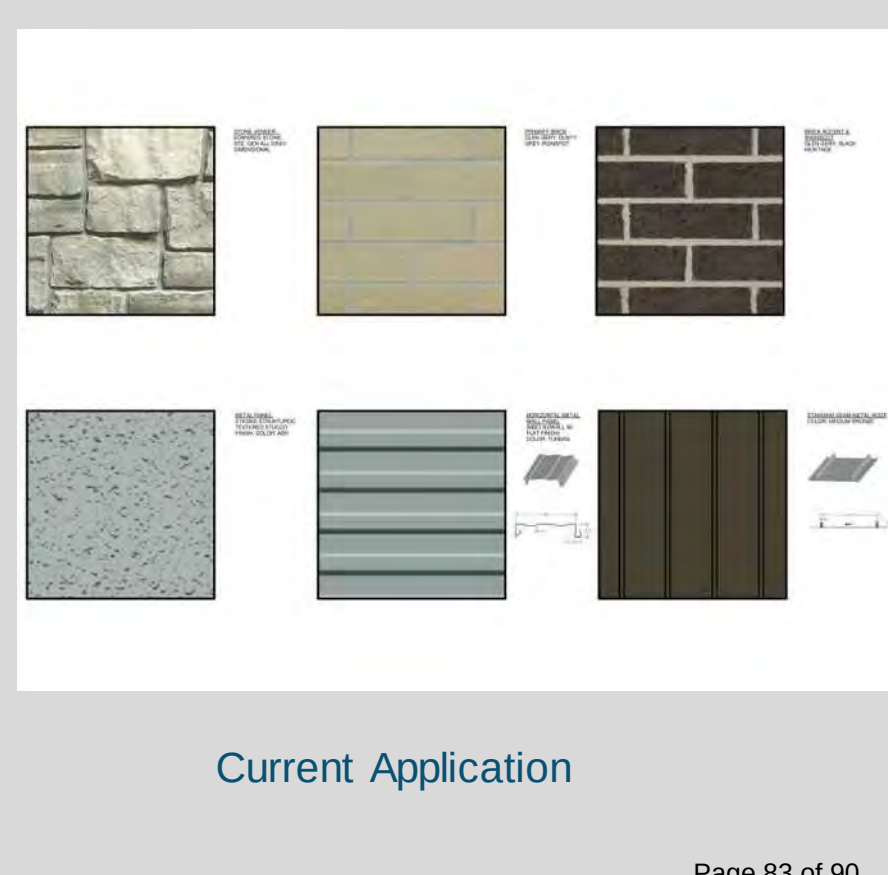


Current Application

Architectural Materials

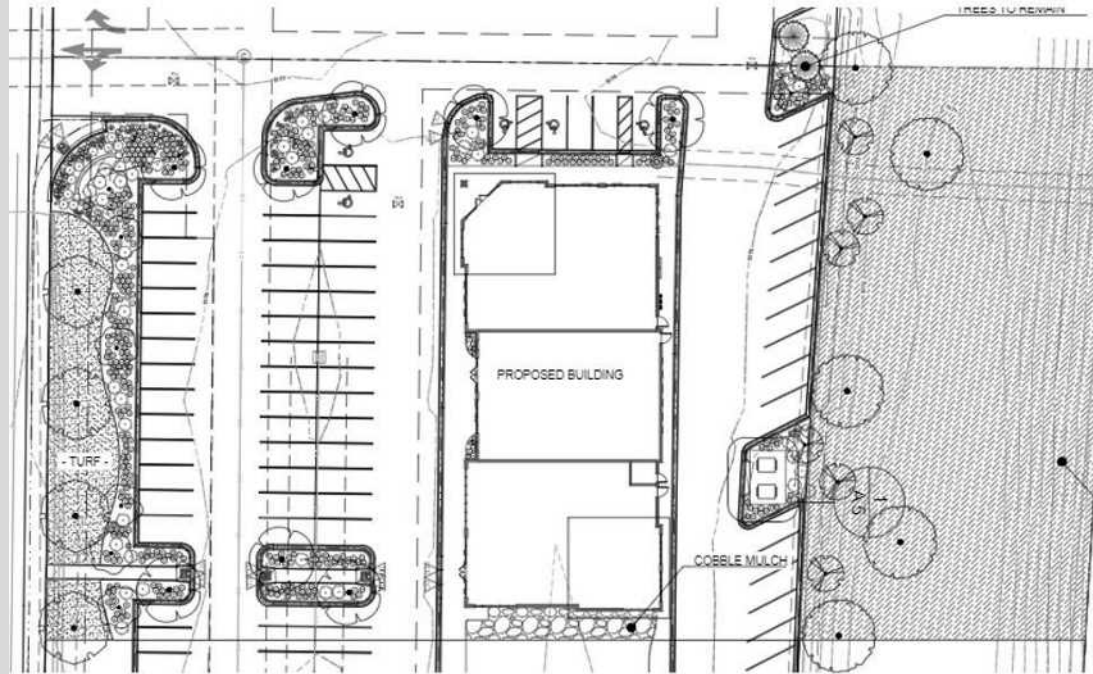


Previously Approved

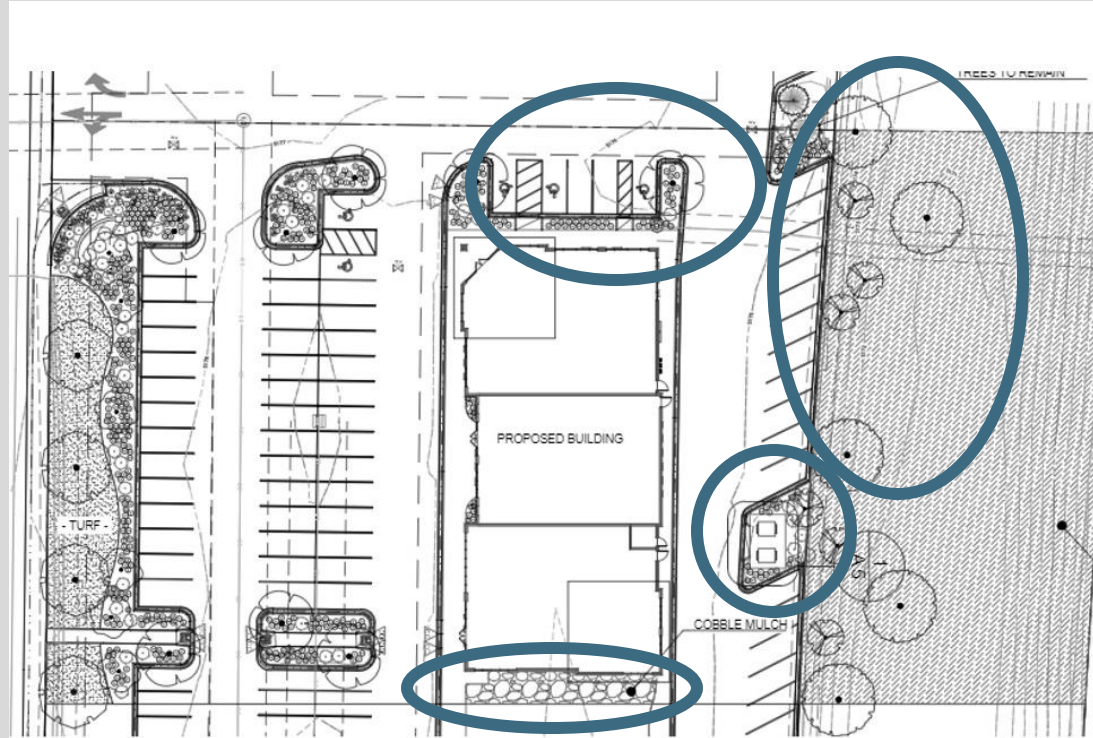


Current Application

Landscaping, Previously Approved



Landscaping, Previously Approved





Staff Assessment and Recommendation

- No major concerns from staff about amended site plan.
- Met minimum standards and sometimes exceeded.
- The minor changes are improvements.
- Applicant has been responsive and willing to work together.

Recommend to approve pending final engineering review and all comments being addressed.

Planning Commission Meeting

Date: March 1, 2021
Submitted By: Cody Bird, Planning Director
Subject: 2021 Planning Commission Meeting Schedule

EXECUTIVE SUMMARY

It is recommended that the Planning Commission adopt a meeting schedule and submission deadlines for the 2021 calendar year.

BACKGROUND / DISCUSSION

- Identifying and publishing meeting dates and submission deadlines assists applicants in preparing project schedules.
- The Planning Commission has established meeting dates as the first Monday of each month, provided there is no conflict with a recognized holiday.
 - The regular meeting date for September 2021 conflicts with the Labor Day holiday.
 - The regular meeting date for July 2021 conflicts with the recognized Fourth of July holiday.
 - When a regular meeting date conflicts with a recognized holiday, the meeting is typically rescheduled for the following Monday.
- Submission deadlines are established to allow enough time to provide notice for public hearings, allow for town staff review, refer cases to appropriate agencies for review, and to prepare and distribute agenda packets to Commissioners.
- Where submission deadlines fall on a Monday on which Town Hall is closed for a holiday, submissions are due the following Tuesday. Such occurrences are highlighted on the attached meeting and submission deadline schedule.

STAFF RECOMMENDATION

Approve the 2021 Planning Commission meeting schedule.

ATTACHMENTS

1. 2021 Submission and Meeting Dates

Final Review* Submission Deadlines

Final Review* submission date (includes 30-days of public notification, if needed)	Earliest Planning Commission date	Earliest Town Board date
*Final Review are those applications that are certified by the Department Directors as being in the final review round. These are applications that have already gone through rounds of review and are now considered eligible to be scheduled for Planning Commission and/or Town Board, as necessary. Applications submitted for the first time enter the review process, which can be viewed here [link to come].		
--	Jan. 4, 2021	Jan. 26, 2021
--	Feb. 1, 2021	Feb 23, 2021
--	Mar. 1, 2021	Mar 23, 2021
--	Apr. 5, 2021	Apr. 27, 2021
Mar. 24, 2021	May 3, 2021	May 25, 2021
Apr. 28, 2021	June 7, 2021	June 22, 2021
June 2, 2021	July 12, 2021	July 27, 2021
June 23, 2021	Aug. 2, 2021	Aug. 24, 2021
Aug. 4, 2021	Sept. 13, 2021	Sept. 28, 2021
Aug. 25, 2021	Oct. 4, 2021	Oct. 26, 2021
Sept. 22, 2021	Nov. 1, 2021	Nov. 23, 2021
Oct. 27, 2021	Dec. 6, 2021	Dec. 28, 2021
Nov. 24, 2021	Jan. 3, 2022*	Jan. 25, 2022*
Dec. 29, 2021	Feb. 7, 2022*	Feb. 22, 2022*
Yellow and bolded dates indicate date has been changed to accommodate a Holiday. *Dates identified in 2022 are subject to change.		



Planning Commission Meeting

Date: March 1, 2021
Submitted By: Cody Bird, Planning Director
Subject: Director Report on Administrative Approvals

EXECUTIVE SUMMARY

Town staff sought guidance from the Planning Commission regarding review and approval of simple development applications. The flexibility was requested for the Town to be able to respond to the needs of the business community in a timely manner and to limit the length of time needed for certain types of approvals. The Planning Commission recommended that staff could use discretion to administratively approve some applications for projects and requests that do not require public hearings and that have limited or no impact to the public or the overall function of the site. Staff will provide a report on administrative approvals granted.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

None