



**TOWN OF WELLINGTON
PLANNING COMMISSION**

June 2, 2025

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or submit comments by sending an email to checkettai@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Friday, May 2, 2025. After that time, written public comments cannot be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83942324094>

Webinar ID: 839 4232 4094

Or One tap mobile: US: +17207072699,,87576162114# or +12532158782,,87576162114# Or

Telephone: US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Regular Meeting Minutes of May 5, 2025
 6. NEW BUSINESS
 - A. Public Hearing considering a Final Plat for Wellington Business Center, Amendment No. 1
 - B. Review of Amended Site Development Plans for Lots 1 and 2, Block 2, Bonfire Subdivision 2nd Filing
 7. COMMUNICATIONS
 8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date: June 2, 2025
Submitted By: Aidan Checkett, Planner 1
Subject: Regular Meeting Minutes of May 5, 2025

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of the May 5, 2025 Planning Commission meeting, as presented.

ATTACHMENTS

1. Meeting Minutes of May 5, 2025



**TOWN OF WELLINGTON
PLANNING COMMISSION
May 5, 2025**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on May 5, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:31 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Sherman Stringer
Bert McCaffrey
Lisa Chollet
Linda Knaack
Tim Whitehouse
Stephen Carman
(arrived 6:33 PM)

Absent:

Town Staff Present:

Cody Bird, Planning Director
Brittany Lenoir, Planner III
Aidan Checkett, Planner I
Patti Garcia, Town
Administrator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner Carman moved to approve the regular meeting minutes of April 7, 2025. Commissioner Whitehouse seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack, Whitehouse, Carman

Nays-

Motion carried.

6. NEW BUSINESS

A. Consideration of a Preliminary Plat for Sage Farms Filing 1 located East of State Highway 1 and South of G.W. Bush Ave.

Cody Bird, Planning Director, introduced the item. He explained public hearing procedure and asked if there were any conflicts of interest or ex parte communications. There were no ex parte communications. Commissioner Stringer said that he knows Mr. Daren Roberson, the developer of

the property, in a professional capacity, but has no financial stake in this project.

Bird invited Brittany Lenoir, Planner III to present the staff report. Lenoir outlined the project.

Chair Sartor asked Bird about the letter attached in the packet. Bird said that the letter was from the Fait Family Partnership, who own approximately 186 acres south of County Road 58 and adjacent to the Sage Farms development. The letter asked for planning considerations that Staff typically evaluate, including drainage, traffic impact, and utility design. Staff has met with the Fait family in the past. Commissioner Whitehouse asked if that land was held in a conservation easement. Bird said that it is held under a 40 year conservation easement, with 17 years left. Commissioner Chollet asked if there would be a dedication to Poudre School District. Bird said that the school district had asked for cash in lieu of land.

Chair Sartor asked Mr. Roberson to the podium. Sartor asked Roberson what he envisioned for some of the smaller lots. Roberson said that his company has worked with Baessler Homes and other builders to build smaller, more affordable homes. The development would feature a mixture of multi-family homes and single-family homes on a wide variety of lots.

Commissioner Carman asked Roberson if he could describe the units more specifically. Roberson said he envisioned 1–2-bedroom single family homes, sometimes ranch, sometimes multistory, with garages. The cost to build street and utility infrastructure is flat, so the more units are on a block, the lower the average home cost is.

Commissioner Chollet asked if Roberson and Staff had considered multi-family homes as part of Phase 1 of the development. Roberson said that he hopes to build multi-family homes on some of the outlots, contingent on infrastructure considerations. Bird said that Staff and the developer envisioned the land in Phase 1 as single-family homes, with multi-family homes on the outlots. Commissioner Carman expressed that he believes prioritizing commercial development is important for the Town. Carman asked about the irrigation status of the development. Roberson said there would be two wells for nonpotable water as well as an irrigation canal supplied by North Poudre Irrigation Company as a contingency plan.

Commissioner Chollet asked if the traffic could necessitate a traffic signal at GW Bush Ave. Roberson said that previous development already necessitated that. Bird confirmed this and said the Town has had conversations with CDOT.

Chair Sartor opened the Public Hearing at 7:14.

Adam Albrecht, 669 Cranesbill St, asked if the regional park proposed in the south of Sage Farms could be moved further north to better serve existing residents. He also expressed that the park could be difficult to access for residents east of the railroad.

Chair Sartor closed the Public Hearing at 7:16.

Roberson said that the sewage and drainage in the south of the development make it hard to construct basements, which is why the park is proposed in that area. Bird mentioned that Staff had agreed with Roberson and his company that Roberson would meet part of Sage Farm's open space dedication requirements by purchasing 13 acres by Jefferson Ave and the railroad crossing. This would form a centrally located park to better serve existing neighborhoods.

Commissioner Whitehouse moved to forward a recommendation to the Board of Trustees to approve the preliminary plat for Sage Farms Filing 1, as presented, based on the Findings for Approval.

Commissioner McCaffrey seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack, Whitehouse, Carman
Nays-
Motion carried.

B. Proposed Amendment to the Text of Section D.2.B. of the Approved Sage Farms Planned Unit Development (PUD)

Bird asked if there were any conflicts of interest or ex parte communications regarding this item. There were none. Bird presented the proposed text amendment to the Commissioners.

Commissioner Chollet asked when the setbacks were approved for the PUD. Bird said they were approved when the PUD was approved in January, 2024. Chollet asked if there was any potential risk regarding the setbacks. Bird said they met the building code and did not see any particular risk.

Chair Sartor opened the Public Hearing at 7:40.

There was no comment.

Chair Sartor closed the Public Hearing at 7:40.

Commissioner Chollet moved to forward a recommendation to the Board of Trustees to approve the proposed text amendments to the Sage Farms PUD, as presented, based on the Findings for Approval.

Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack, Whitehouse
Nays—Carman
Motion carried.

7. COMMUNICATIONS

A. 1st Quarter 2025 Residential Building Permit and Lot Inventory Report

Bird presented the Building Permit and Lot Inventory Report.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:50 PM

Approved this 2nd day of June, 2025.

Recording Secretary

Planning Commission Meeting

Date: June 2, 2025
Submitted By: Cody Bird, Planning Director
Subject: Public Hearing considering a Final Plat for Wellington Business Center, Amendment No. 1

EXECUTIVE SUMMARY

Lot 7 & Lot 8, Wellington Business Center, is proposed for commercial development. A site development plan including four multi-tenant commercial buildings proposed to be constructed in phases was considered and approved by the Planning Commission at its meeting of October 7, 2024. The site development plans were considered concurrently with a preliminary plat for the property to make adjustments to public utility easement dedications and align the property lines and easement dedications with the proposed development plan. The preliminary plat was recommended for approval by the Planning Commission and the Board of Trustees. The applicant subsequently addressed required comments and revisions are reflected on the final plat. In review of the final plat, Town staff and outside referral agencies requested minor adjustments to plat text, easement width, labels and signatures/certifications on the final plat. The proposed revisions are minor in nature and will not result in any substantive changes affecting the final plat. Town staff recommends that the final plat meets the Findings for Approval and recommends approval of the final plat subject to staff comments. The Planning Commission's recommendation on the final plat will be forwarded to the Board of Trustees for consideration at a public hearing scheduled for June 10, 2025.

BACKGROUND / DISCUSSION

Background:

- The owner/developer of Lots 7 and 8, Wellington Business Center, located south of Wine Cup Street and west of I-25 Frontage Road (location map attached) has submitted a request for final plat approval to facilitate commercial development of the property.
- The Planning Commission approved a site development plan and concurrently approved a preliminary plat at its regular meeting of October 7, 2024.
 - All site plan changes requested by the Planning Commission have been addressed in the revised site plans.
 - The site layout and utility plan are included in this report for reference.
- The property is zoned C-3 Mixed-Use Commercial. The C-3 zone district allows a wide range of business, office, retail, restaurant and service-related uses. The proposed multiple tenant buildings can accommodate uses suitable and allowed within the district, and the lot layout and dimensions meet the district requirements of the C-3 zone district.
- The site is proposed to be developed in phases. The attached Site Phasing Plan identifies the proposed phases.
 - A sidewalk connecting the development to Globeflower St. is proposed as part of Phase 1A to meet the pedestrian connection until the later phases are constructed.
 - A turn lane on the I-25 Frontage Road is required to be constructed as part of Phase 2.
- The phasing plan and obligations for construction of public improvements needed to serve the development will be included as part of Development Agreement. Development Agreements are reviewed by the Board of Trustees.

- The request for final plat was advertised for public hearing for the June 2 Planning Commission meeting.
- No written or verbal public comments have been received at the date of this report.
- The Planning Commission will need to consider any testimony presented during the public hearing for the final plat.

Final Plat Process and Findings for Approval:

- A final plat request is submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code. Town staff reviews the final plat, general development information, construction plans and profiles, structure details, sewage collection and water supply plans, drainage, grading, soils report, street lighting, and landscaping, as well as any relevant covenants and agreements.
- Town staff reviews the final plat and supporting documentation and presents the final plat and findings to the Planning Commission. The Planning Commission makes a recommendation to the Board of Trustees for consideration.
- In reviewing a final plat, the Planning Commission considers the Findings for Approval, Subsection 15-2-170(f)(3)(g) below:
 1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.
 2. The development will substantially comply with the design and development standards as set forth in Article 5 of this Code.
 3. All applicable technical standards have been met.
- In consideration of a final plat application, the Planning Commission makes a recommendation that is forwarded to the Board of Trustees. The Planning Commission may make one of the following recommendations:
 1. Recommend approval of the final plat;
 2. Recommend approval of the final plat with conditions;
 3. Recommend denial of the final plat application.

The Planning Commission's recommendation will be forwarded to the Board of Trustees for a public hearing advertised and scheduled for June 10, 2025.

Staff Comments (Site Development Plan):

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

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

- 1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.**

- The final plat is substantially similar to the approved preliminary plat. The applicant has addressed the conditions discussed during the preliminary plat, including:
 - Easement lines were adjusted to encompass water meter pits for Town public infrastructure as required.
 - Sidewalks were added to the phasing plan to meet pedestrian access requirements.
- 2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this code.**
- Adequate space for required landscape buffers and screening are satisfied on the plat.
 - The plat is compliant with applicable site access and circulation standards and dedicates appropriate access easements.
 - No additional street right-of-way dedication is required to meet street and turn lane requirements.
 - There are no park and open space dedication requirements for commercial development projects.
 - Other applicable standards of Article 5 were evaluated and found to be compliant with the site development plan approval.
- 3. All applicable technical standards have been met.**
- The Town Engineering Division and Public Works Staff reviewed and determined the Final Plat and required public infrastructure meets Town Standards. Minor redline changes are required on the final plat to adjust a Town water and sewer line easement to ensure it is exclusive (no other utilities allowed within the Town easement) and to adjust the width from 40 ft. to 30 ft. to allow space for other utilities.
 - Text amendments are needed on the Ownership Certificate to reflect appropriate business entity names and signature authorities, and to remove a duplicate Attorney Certification. Names and Titles of Town signatures are also requested to be included below signature lines on the Final Plat.
 - Labels on adjacent lots to the north need to be updated to "Wellington Business Center."
 - Additional easement dedication language was requested by Xcel Energy that should be incorporated on the Final Plat.
 - CDOT has verified that their standards are satisfied for Phase I. CDOT has issued an access permit for Phase I and identified that a turn lane will be required for Phase 2. The Phase 2 turn lane requirement will be included in the Development Agreement.
 - Requirements of Article 6 of the Land Use Code (Subdivision Regulations) have been satisfied.

STAFF RECOMMENDATION

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

Based upon the above findings and the staff report comments, Town staff recommends the final plat satisfies the Findings for Approval in accordance with the Land Use Code. Town staff recommends approval of the final plat subject to staff comments and redlines.

Below is the recommended motion for approval of the Final Plat:

- Move to forward a recommendation to the Board of Trustees to approve the Final Plat for Wellington Business Center, Amendment No. 1 with conditions of approval.

ATTACHMENTS



1. Location Map
2. Final Plat - Wellington Business Center, Amendment No. 1
3. Site Phasing Plan
4. Site Layout and Utility Plan
5. Presentation Slides

Location Map
Lot 7 and Lot 8, Wellington Business Center



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

LEGAL DESCRIPTION

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

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

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 421,467 SQUARE FEET OR 9.676 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW RECORD OR EXISTING.

DEDICATION OF PUBLIC PROPERTY

THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED, LAID OUT AND SUB-DIVIDED UNDER THE NAME OF WELLINGTON BUSINESS CENTER, TOWNSHIP NO. 1, AND DOES HEREBY SELL, GRANT, CONVEY AND WARRANT TO THE TOWN OF WELLINGTON ALL OF THE RIGHTS, TITLE AND CLAIMS OF ALL LIENS AND ENCUMBRANCES AND OF ALL THE STREETS, ROADS, ALLEYS, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES, AS SHOWN ON THE ACCOMPANYING PLAT TO USE OF THE PUBLIC FOREVER. THE OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL IMPROVEMENTS OF SAID STREETS, ALLEYS, EASEMENTS, AND OTHER PUBLIC WAYS AND PLACES, AS SHOWN ON THE PLAT HEREIN BY THE TOWN AS PROVIDED IN WELLINGTON MUNICIPAL CODE.

CERTIFICATE OF TITLE

I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY TO THE TOWN OF WELLINGTON, COLORADO, THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY BEING SUBDIVIDED AND BEING DEDICATED TO THE TOWN OF WELLINGTON, COLORADO AND THAT TO THE EXTENT SHOWN OF RECORD IN THE REAL ESTATE RECORDS IN THE CLERK AND RECORDER'S OFFICE OF LARIMER COUNTY, COLORADO OR ACTUALLY KNOWN BY ME TO EXIST, ALL OWNERS AND PROPRIETORS AS DEFINED BY C.R.S. 31_203_111 HAVE SIGNED THIS PLAT.

ATTORNEY _____ REGISTRATION NO. _____

CERTIFICATE OF OWNERSHIP

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

EXECUTED THIS DAY OF A.D. 20

OWNER: FRS PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY

NAME: _____

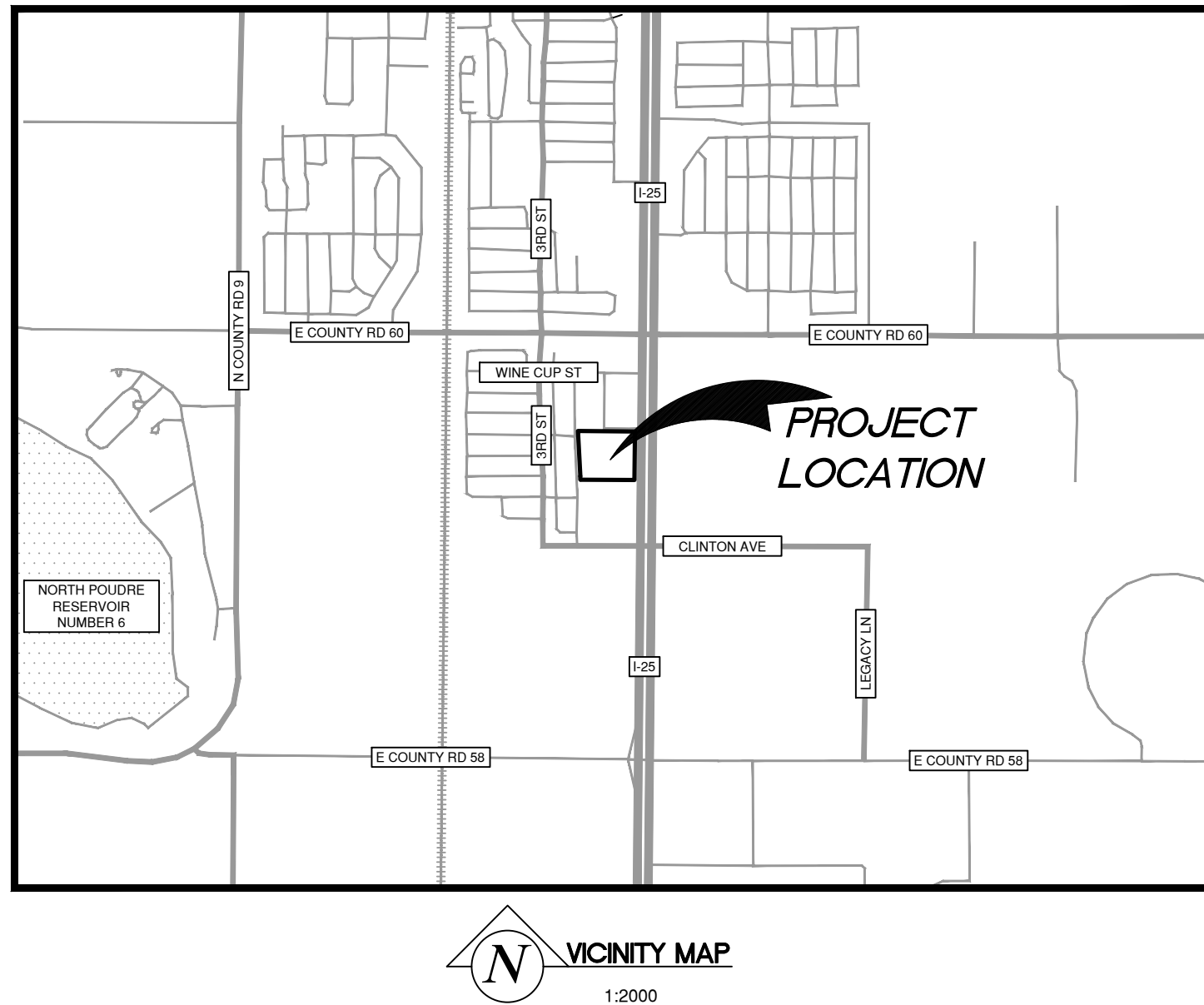
TITLE: _____

STATE OF _____)
COUNTY OF _____)SS

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

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____



PLAT NOTES:

1. A BLANKET GRADING, DRAINAGE AND ACCESS EASEMENT IS HEREBY DEDICATED ACROSS LOTS 1 AND 2 OUTSIDE OF THE BUILDING EXCLUSION EASEMENTS.
2. RIDGETOP ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. RIDGETOP ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
3. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE PROPERTY INFORMATION BINDER, BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: FC1F25211222, DATED APRIL 24, 2024 AT 5:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
5. BASIS OF BEARINGS: BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 WEST OF THE 10TH P.M. WITH A BEARING OF SOUTH 00°46'18" EAST, MONUMENTED BY THE NORTH BY 5'-1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PLS 12374, AND MONUMENTED AT THE SOUTH BY A 1"-1/4" ALUMINUM CAP IN RANGE BOX STAMPED, "COLORADO DEPARTMENT OF HIGHWAYS," PLS 12374, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS ESTABLISHED BY FEMA PER FIRM PANEL NUMBER 08069C0767F, EFFECTIVE DATE: DECEMBER 19, 2006.

PLANNING COMMISSION CERTIFICATE

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

BY: _____
AS: _____

BOARD OF TRUSTEES CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____, BY THE BOARD OF TRUSTEES, WELLINGTON, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

BY: _____

AS: _____

SURVEYORS CERTIFICATE

I, MICHAEL DAVID LANG, PLS 37053, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1 WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

MICHAEL DAVID LANG, PLS 37053

ATTORNEY'S CERTIFICATION

I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY TO THE TOWN OF WELLINGTON, COLORADO, THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY BEING SUBDIVIDED AND BEING DEDICATED TO THE TOWN OF WELLINGTON, COLORADO, AND THAT ALL OWNERS AND PROPRIETORS AS DEFINED BY CRS 31-23-111 HAVE SIGNED OR RATIFIED THIS PLAT.

ATTORNEY: _____

ADDRESS: _____

REGISTRATION NO.: _____

[illegible]

Project: 24-272-001
Drawing: PLAT01
Drafted By: BSA, MM
Date: 03/19/2025
Rev. Date:
Check By: ML

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

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552



Ridgetop
ENGINEERING & SURVEYING

Sheet: 1 / 2

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1

NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 68 WEST

TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NORTHEAST CORNER
SEC. 9, T8N, R68W
FOUND 3-1/4" ALUMINUM CAP
IN RANGE BOX, " COLORADO
DEPARTMENT OF
HIGHWAYS", PLS 12374

S00°46'46"W 2651.55' (R)
S00°46'46"W 2651.52' (M)
BASIS OF BEARINGS
EAST LINE OF THE NORTHEAST 1/4 SEC. 9, T8N, R68W

LOT 2
FOREVER FARM M.L.D. NO. 01-S1805

LOT 2
FOREVER FARM M.L.D. NO. 01-S1805

EAST 1/4 CORNER
SEC. 9, T8N, R68W
FOUND 3-1/4" ALUMINUM CAP,
IN RANGE BOX, "COLORADO
DEPARTMENT OF HIGHWAYS,
PLS 12374

NOTE:

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

LEGEND:

- | | |
|---|---|
|  | BOUNDARY LINE |
|  | LOT LINE |
|  | PROPOSED EASEMENT |
|  | BUILDING EXCLUSION EASEMENT LINE |
|  | INTERNET TOWER EASEMENT REC. NO. 2019000225 |
|  | ADJACENT PROPERTY/PARCEL LINE |
|  | RIGHT-OF-WAY |
|  | SECTION LINE |
| (M) | MEASURED BY SURVEYOR IN FIELD |
| (C) | CALCULATED FOR PLACEMENT IN FIELD |
| (R) | AS RECORDED IN PRIOR DOCUMENTS |
|  | FOUND MONUMENT AS NOTED |
|  | SET #4 REBAR WITH BLUE PLASTIC CAP PLS37053 |

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

541 E. GARDEN DRIVE
UNIT N
WINDSOR, CO 80550
970-663-4552

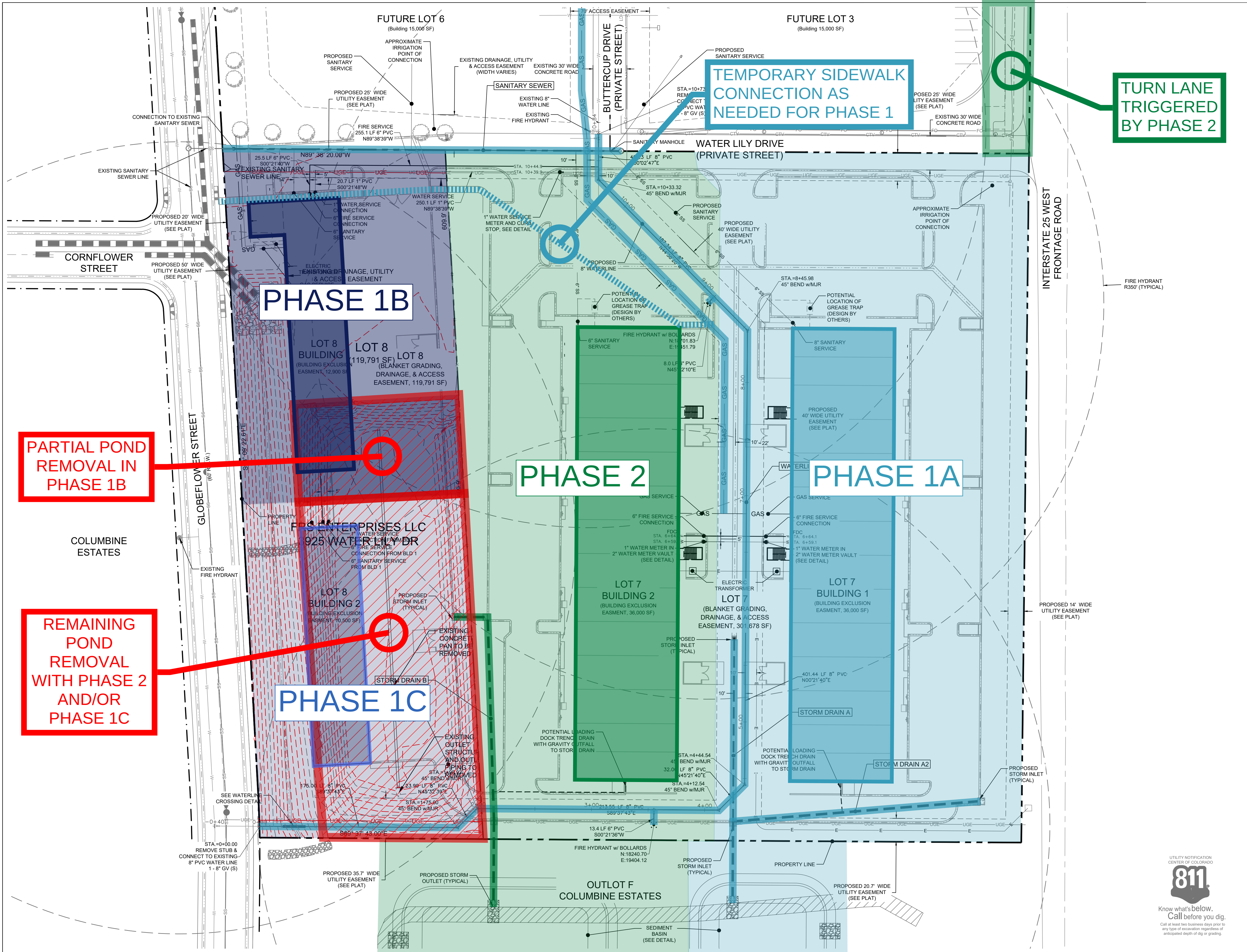


Ridgeloop
ENGINEERING & SURVEYING

Sheet: 2 / 2

	DATE	REQUEST BY	REVISED	CHECK

Project: 24-272-001
Drawing: PLAT01
Drafted By: BSA, MM
Date: 03/19/2025
Rev. Date:
Check By: ML



NORTH

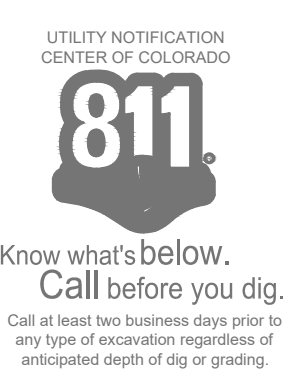
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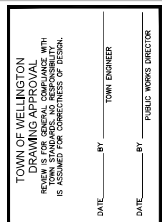
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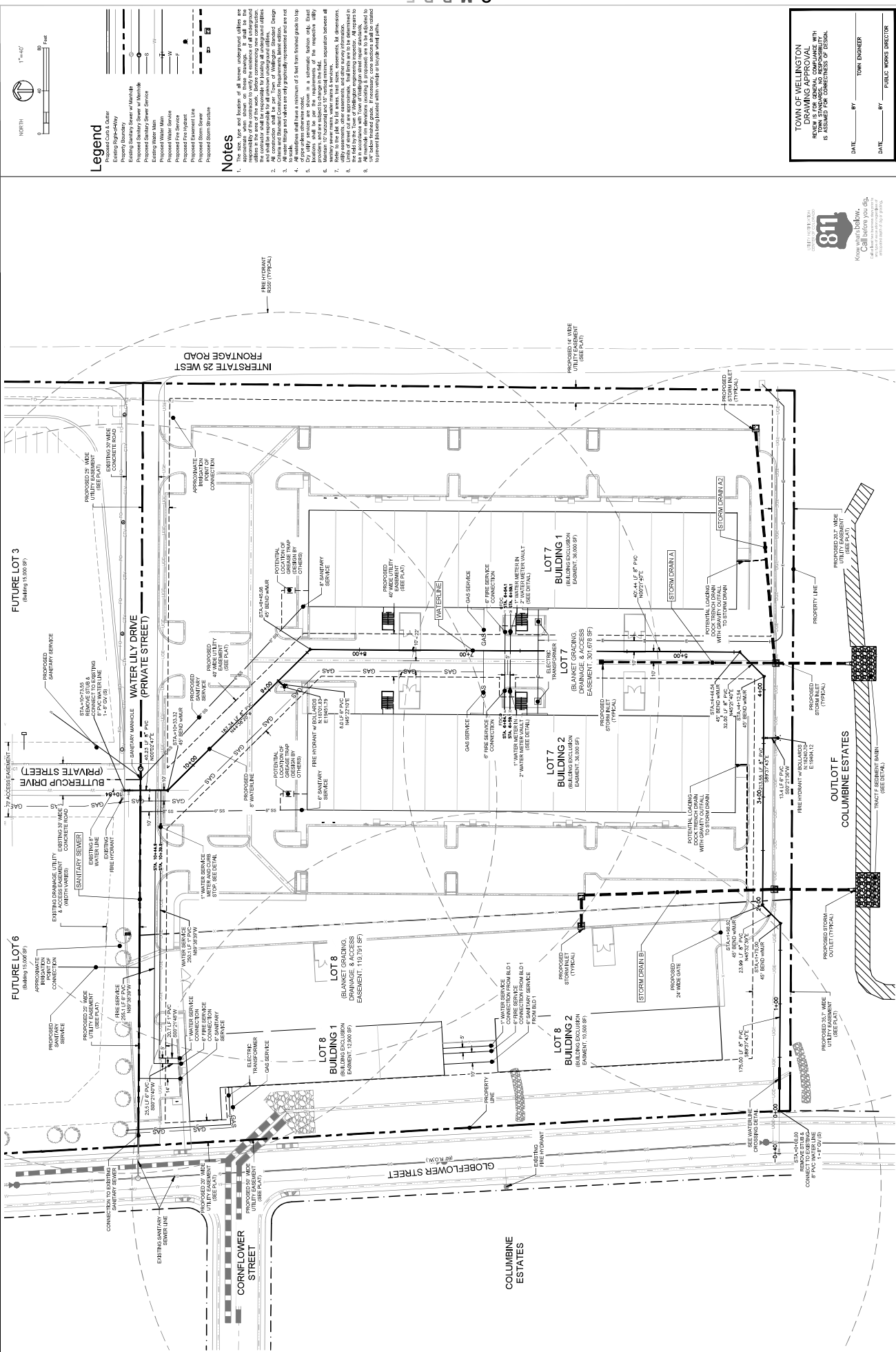
Legend

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

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







TOWN OF WELLINGTON
DRAWING APPROVAL
FOR THE GENERAL CONTRACTOR WITH
IS ASSIGNED FOR COMPLETION OF DESIGN.

DATE _____ BY _____ TOWN ENGINEER
DATE _____ BY _____ PUBLIC WORKS DIRECTOR



811
Call Before You Dig
Call 811 or visit 811.org
Call before you dig to prevent
accidents and damage to
underground utilities.

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Planning Commission Regular Meeting

Final Plat for Wellington Business Center, Lots 7 & 8

Presented By: Cody Bird, Planning Director
Town of Wellington Planning Department

Monday, June 2, 2025



SITE LOCATION MAP



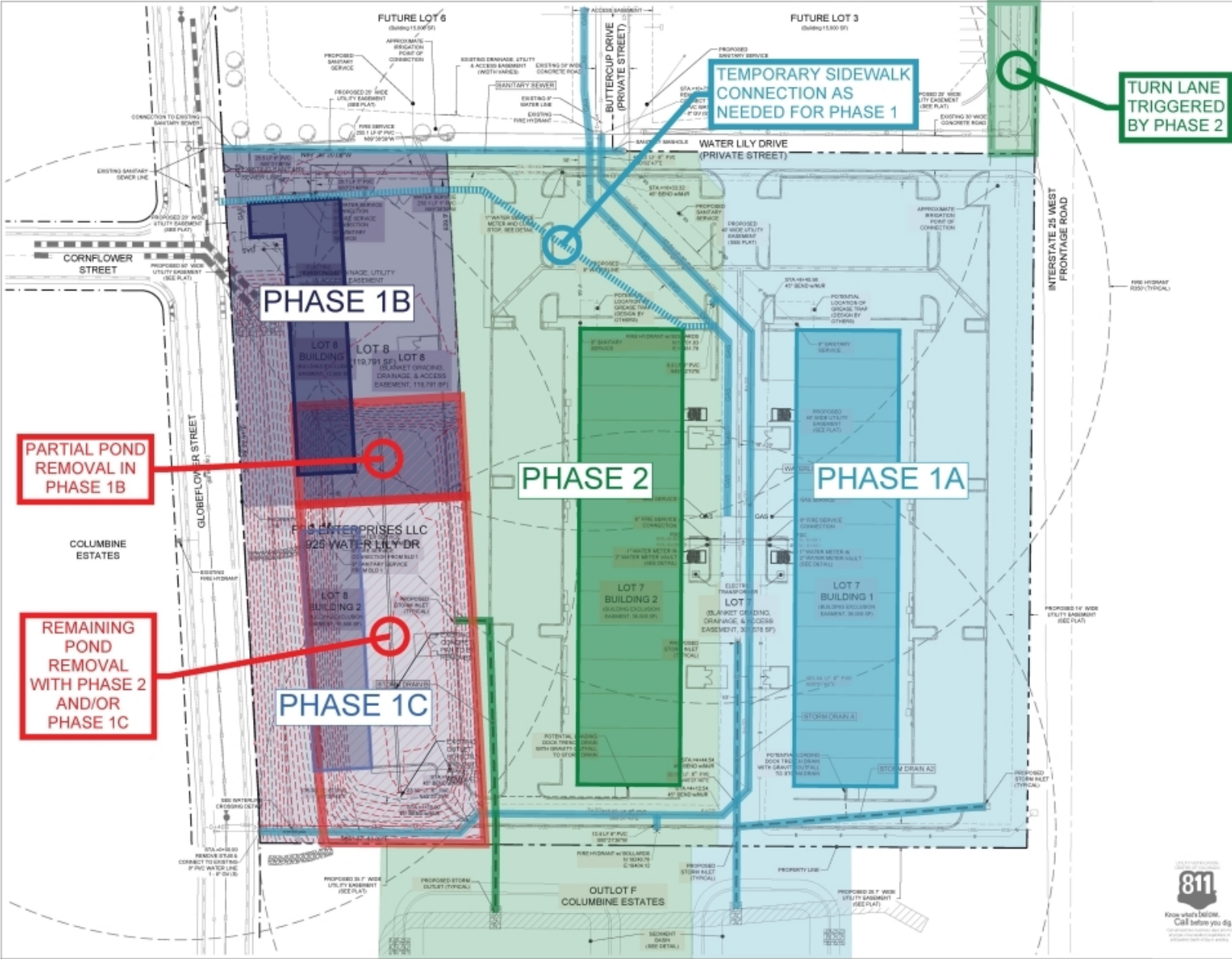
Application Background

- The Planning Commission approved a site development plan for the property October 7, 2024.
- A preliminary plat to align property lines and easement dedications was also considered and approved at the October 7, 2024 meeting.
- Requested changes to the site development plan and preliminary plat are reflected on the Final Plat drawing.

WELLINGTON BUSINESS CENTER, AMENDMENT NO. 1
 REPLAT OF LOTS 7 AND 8, WELLINGTON BUSINESS CENTER,
 SITUATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 58 WEST OF THE 6TH P.M.
 TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



Phasing Plan



Findings For Approval – Final Plat

1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.
2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of the Land Use Code.
3. All applicable technical standards have been met.

Staff Recommendation

Staff recommends that the Findings or Approval are satisfied, and recommends approval of the Final Plat.

Minor revisions on the Plat are recommended as a condition of approval:

- Updating Owner Certification
- Updating Attorney Certification
- Correcting labeling
- Modifying easement dedication language
- Modifying a Town water and sewer easement to be exclusive and adjust width

Staff Recommendation

Recommended Motion:

Move to forward a recommendation to the Board of Trustees to approve the final plat for Wellington Business Center, Amendment No. 1 with conditions of approval.

Questions or Comments?

Planning Commission Meeting

Date: June 2, 2025
Submitted By: Aidan Checkett, Planner 1
Subject: Review of Amended Site Development Plans for Lots 1 and 2, Block 2, Bonfire Subdivision 2nd Filing

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

Background:

- Kaufman & Robinson Inc. is the owner of the property at 4102 and 4134 Glow Ave, Wellington CO.
- The Planning Commission previously approved a site development plan for this project on November 7, 2022. Plan approvals are valid for a period of three years (approval expires November 7, 2025).
- The owner has submitted a development plan application to amend the previous approved site development plan.
- The applicant has also applied for a lot-line adjustment to combine the two lots before beginning construction on the site. The review will be dependent on the amended site development plan. Lot-line adjustments are reviewed administratively [Sec. 15-2-90(c)(3)].
- Changes to approved site development plans that exceed 10% of any measurable standard require Planning Commission review and approval [(Sec. 15-2-120(c))].
 - The applicant is proposing to increase the building height from 28 ft. for the prior approval to 37 ft. The height increase exceeds 10% that can be approved administratively, and requires review by the Planning Commission.
 - Other changes to the site plan include a slight increase to the building footprint and minor changes to landscaping, parking, and illumination.
 - Review of an amendment to an approved site development plan should consider the elements of the site development plan that are different from the approved plan.

Site Development Plan Process and Findings for Approval:

- A site development plan review request is submitted to Town staff for review in accordance with Section 15-2-120 of the Land Use Code. Town staff reviews the site development plan drawings, engineering design, traffic considerations, landscaping plan, site lighting plan and building design and materials in accordance with applicable development standards.
- Town staff reviews the site development plan drawings and coordinates with the applicant and designers to address needed design criteria and development standards. The site development plan is presented to the Planning Commission for consideration.
- In reviewing a site development plan, the Planning Commission considers the Findings for Approval, Section 15-2-120(c) below:
 1. The site development plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.
 2. The lot size and lot dimensions are consistent with what is shown on the approved final plat.

3. No buildings or structures infringe on any easements.
 4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.
 5. The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements.
 6. The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.
- In consideration of a site development plan, the Planning Commission makes the final approval decision. The Planning Commission may take one of the following actions:
 1. Approve the site development plan;
 2. Approve the site development plan with conditions;
 3. Deny the site development plan application.

Staff Comments

The Findings for Approval for a site development plan are listed below along with Staff's recommendation for each finding. Findings for Approval (Land Use Code Subsection 15-2-120(c)):

1. **The site development plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.**
 - The property is zoned Light Industrial and is designated as Industrial in the Comprehensive Plan Future Land Use Map. The proposed uses (professional office, light industrial and manufacturing, and wholesale distribution, warehousing, and storage) are all permitted within the Light Industrial district.
 - The Planning Commission previously made this finding for the November 7, 2022 approval. The proposed use of the property has not changed, therefore this finding is consistent with the Comprehensive Plan and Land Use Code.
2. **The lot size and lot dimensions are consistent with what is shown on the approved final plat.**
 - The lot size and lot dimensions have not changed from the previously approved site development plan.
 - The property will need a lot-line adjustment, as indicated in the staff report for the November 7, 2022 site plan. The applicant intends to submit this after site development plan approval. Lot-line adjustments are reviewed and approved administratively [Section 15-2-90].
3. **No buildings or structures infringe on any easements.**
 - Easements for drainage, utilities, construction, and access will be dedicated by separate instrument and are identified on the site plan drawings. The proposed structure does not infringe on any of these easements.
4. **The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.**
 - There are no changes proposed to the drainage plans from the approved site development plan.
 - The Town Engineering Division and Public Works Department has reviewed the proposed site development plan and construction sheets. They found the drainage to meet their criteria and had no further comments.
5. **The density and dimensions shown conform with Article 3 of this Code or the approved PUD requirements.**
 - Density and dimensional criteria are satisfied and are further detailed below:

- There are no residential units proposed for this development, so residential density is not applicable.
- The floor area ratio for the LI zoning district is 1:1 (meaning the building area, all floors, is equal to the lot area). The building footprints, including proposed mezzanines, are less than the floor area ratio of 1:1 and this criterion is satisfied.
- Required setbacks for Front Yard (25 feet), Rear Yard (10 feet) and Side Yard (10 feet) are satisfied.
- The maximum building height is proposed to increase from 28 ft to 37 ft. The new proposed height is less than the maximum allowed for the Light Industrial district (45 ft) and meets the requirement.
- PUD requirements are not applicable to this property.

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

- The amended site development plans are in substantial compliance with Article 5, Development Standards, of the Land Use Code, including but not limited to the following provisions:
- Exterior Lighting:
 - There have been minor changes made to the illumination of the site. Additional light fixtures were added in the northwest corner of the building and locations of fixtures on the east side of the building were changed slightly. Illumination is still in compliance with the Town's standards. Lighting meets the minimum and maximum foot-candle requirements.
- Landscaping and Screening:
 - There have been minor changes made to the landscaping plans. Landscaping was reconfigured along the south façade of the building. A landscape buffer was added along the west side of the western parking lot, and two landscape islands further west were removed. The site is in compliance with buffer requirements, parking island requirements, and industrial landscaping requirements. Some of the perimeter screening and landscaping requirements may be relaxed for the east side of the property where the shared property line is with another light industrial use.
- Parking and Loading:
 - There are minor changes in the location of parking spots to the southwest of the building based on changes to the building footprint. The total number of parking spaces and ADA accessible parking spaces is unchanged.
- Site and Building Design:
 - The height of the building was increased to 37 feet. It is less than the district maximum of 45 feet.
 - There were minor changes to the building layout (orientation and location of doors, a slight change to the building footprint). The building itself is not proposed to change in size.
- Utilities:
 - The Engineering Division and Public Works Department reviewed the proposed site development plan and did not identify any notable changes to the utility plans. They have recommended some minor changes to labels, references and standard details on the civil construction plans.
- Transportation and Connectivity:
 - Driveways and circulation aisles are the same as the originally approved plan. No additional changes are needed.

STAFF RECOMMENDATION

Town staff have identified redline comments on the site development plan. The applicant is required to revise the site development plan documents to incorporate all corrections, comments and/or conditions, including Town engineering review of the civil plans, and submit revised copies to the Town.

Based upon the above findings and the staff report comments, Town staff recommends the amended site development plan satisfies the Findings for Approval in accordance with the Land Use Code, and is consistent with the November 7, 2022 approved plans/ Town staff recommends approval of the amended site development plan subject to the following conditions:

1. Addressing Planning comments
2. Addressing Public Works / Engineering comments and redlines

Below is the recommended motion:

1. Move to approve the amended site development plan for Lot 1 and Lot 2, Bonfire Subdivision Filing 2 with conditions of approval.

ATTACHMENTS

1. Location Map
2. KRI Amended Site Development Plan
3. Presentation Slides

Lot 1A KRI Bonfire F-3 Site Map



Legend

Addresses	Road System	State
Subdivisions	Lakes and Ponds	Federal
Tax Parcels	Major Rivers and Streams	Other
Recorded Dimensions	Rivers and Streams	COLARI21-SID-LTD-2INCH.sid
PLSS Township and Range	County Boundary	Red: Band_1

Notes

0.0 0 0.0 Miles

Scale
1: 2,400



Date Prepared: 10/27/2022 3:27:46 PM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

SITE DEVELOPMENT PLAN
KRI WELLINGTON - LOT 1A BONFIRE SUB 3RD FILING

LOT 1A, BLOCK 2, BONFIRE SUBDIVISION 2RD FILING LOT LINE ADJUSTMENT
BEING AN ADMINSTRATIVE REPLAT OF LOTS 1 & 2, BLOCK 2 OF BONFIRE SUBDIVISION, 2ND FILING
LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SIGNATURE BLOCK:

TOWN PLANNING DIRECTOR

DATE

PUBLIC WORKS DIRECTOR

DATE

TOWN ENGINEER

DATE

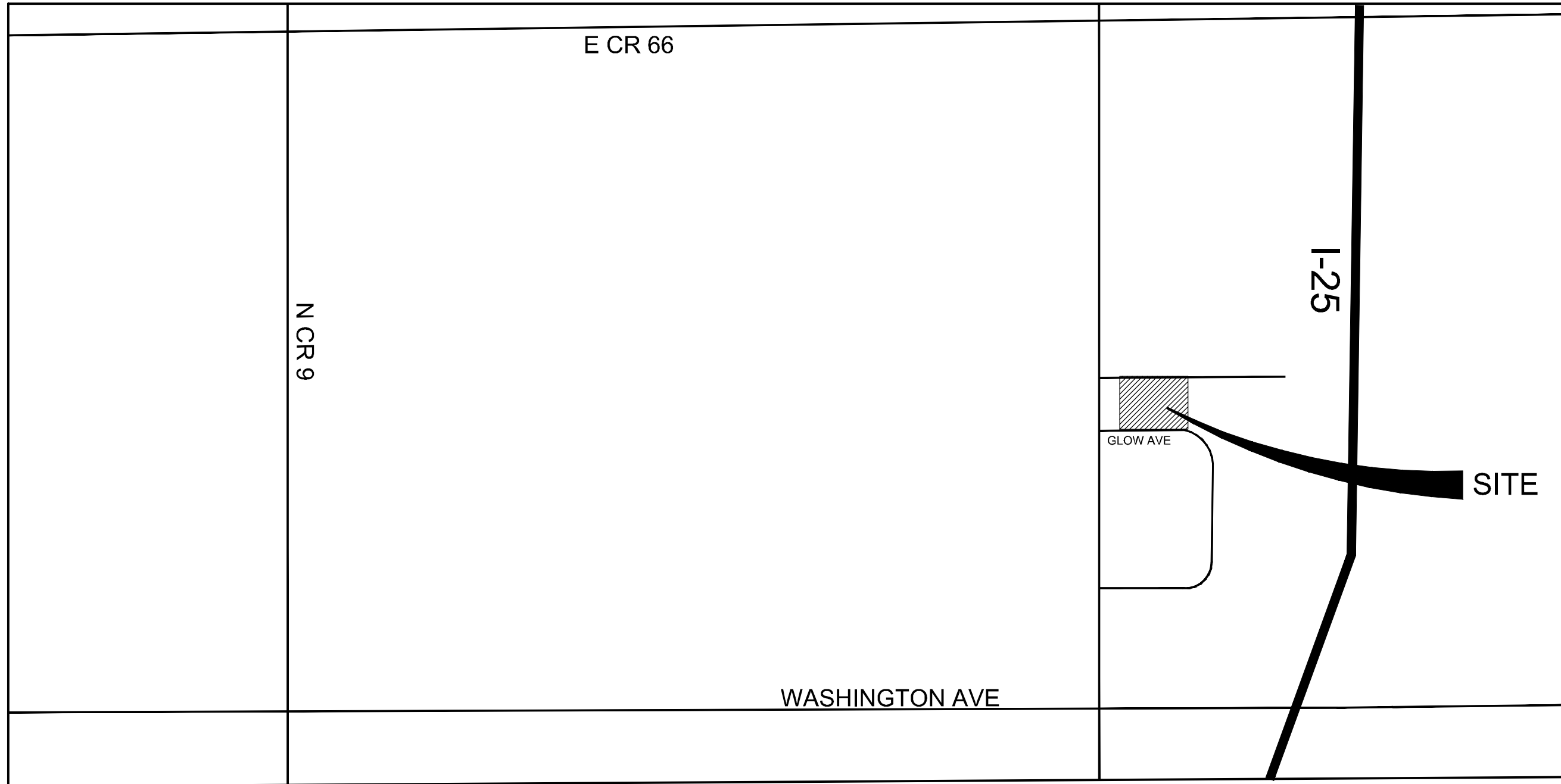
FIRE DEPARTMENT

DATE

SURVEYOR

SEAL / STAMP

DATE



PROJECT PURPOSE/DESCRIPTION:

THIS PROJECT PROPOSES AN INDUSTRIAL DEVELOPMENT THAT IS ALIGNED WITH ADJACENT USES AND NEIGHBORHOOD NEEDS. LANDSCAPING AND ARCHITECTURE WILL COMPLIMENT THE LOCAL ECOLOGY AND EXISTING DEVELOPMENT. PARKING IS PROVIDED PER TOWN OF WELLINGTON CODES.

LEGAL DESCRIPTION:
BONFIRE SUBDIVISION 3RD FILING, BEING A REPLAT OFLOTS 1 & 2, BLOCK 2 OF BONFIRE SUBDIVISION, 2ND FILING
LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

VICINITY MAP

SCALE: NTS



SITE DATA:

EXISTING ZONING: LI - LIGHT INDUSTRIAL
PROPOSED ZONING: LI - LIGHT INDUSTRIAL
ADJACENT ZONING: S=L; W=O (County); E=LI:
N=O (County)
ADJACENT USES: LI - LIGHT INDUSTRIAL
SITE SF & ACREAGE: 235,362 SF / 5.4032
ACRES
REQUIRED SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

LAND USE DATA:

BUILDING FOOTPRINT:	40,217	17.09%
IMPERVIOUS SURFACES:	40,060	17.25%
LANDSCAPE AREA (ON-SITE):	155,946	65.66%
TOTAL:	235,362 SF	100.00%

BUILDING DATA:

BUILDING FOOTPRINT	40,217 SF
OFFICE AREA:	5,004 SF
CONFERENCE AREA:	2,302 SF
WAREHOUSE AREA:	26,993 SF
ACCESSORY USE:	14,784
BUILDING HEIGHT:	VARIES, MAX HEIGHT 37'
2 STORIES	
MAX BUILDING HEIGHT	
ALLOWED PER CODE	45'-0"
TOTAL SF:	49,083 SF

PARKING SUMMARY:

TOTAL # EMPLOYEES (MAXIMUM): 55
TOTAL EMPLOYEE PARKING SPACES REQUIRED / PROVIDED: 55 / 58
(1 SPACE PER EMPLOYEE PER CODE)

BICYCLE PARKING REQUIRED / PROVIDED: 2 / 2

ADA SPACES REQUIRED / PROVIDED: 3 (1 VAN ACCESSIBLE) / 3

TOTAL PARKING SPACES REQUIRED / PROVIDED: 55 / 59

SHEET INDEX:

1. COVER PAGE
2. SITE PLAN
3. BUILDING ELEVATIONS AND PERSPECTIVES
4. BUILDING ELEVATIONS AND PERSPECTIVES - TRASH
5. ARCHITECTURAL MATERIAL BOARD
6. HORIZONTAL CONTROL PLAN
7. UTILITY PLAN
8. GRADING PLAN
9. EROSION CONTROL PLAN
10. DRAINAGE PLAN
11. LANDSCAPE PLAN
12. LANDSCAPE PLAN DETAILS AND NOTES
13. IRRIGATION PLAN
14. IRRIGATION PLAN DETAILS
15. PHOTOMETRIC PLAN
16. PHOTOMETRIC PLAN DETAILS & NOTES

DEVELOPMENT TEAM:

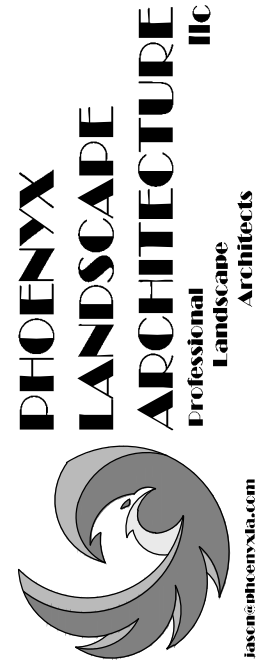
OWNER / DEVELOPER:
KAUFMAN & ROBINSON, INC.
1330 BLUE SPRUCE DRIVE
FORT COLLINS, CO 80524
TEL: 970-495-0187
E-MAIL: guidotti@ionsources.com
CONTACT: CHRIS GUIDOTTI

ARCHITECT:
INFUSION ARCHITECTS
206 E 4TH STREET
LOVELAND, CO 80537
CONTACT: DARIO BARCENA

PLANNER / LANDSCAPE ARCHITECT:
PHOENIX LANDSCAPE ARCHITECTURE, LLC
JASON R OLDDHAM
jason@phoenyxla.com
970-420-9555

CIVIL ENGINEER:
MICHAEL P. OBERLANDER, PE
OPERATIONS MANAGER, NORTHERN COLORADO
WILSON & COMPANY, INC., ENGINEERS & ARCHITECTS
970 834 6365 (DIRECT)
970 631 2671 (CELL)

REVISIONS



KRI BUILDING
WELLINGTON, CO

COVER SHEET

DATE: 04.01.25
SCALE: See Sheet
DRAWN: JRO
CHKD BY: JO

SHEET
PROJECT COVER
SHEET

1 of 16

PLAN NOTES

1.

REFER TO UTILITY PLANS FOR ALL UTILITY, DRAINAGE, GRADING, EROSION CONTROL AND STREET DESIGN REQUIREMENTS.
2.

PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".
3.

ALL SIGNS SHALL COMPLY WITH THE TOWN OF WELLINGTON SIGN REGULATIONS / SIGN PERMIT REQUIREMENTS.
4.

SEE CIVIL PLANS FOR PAVEMENT TYPES AND DEPTHS.
5.

THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND / OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN OF WELLINGTON IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
6.

THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXPENSE OF CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
7.

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 1-922-1987.
8.

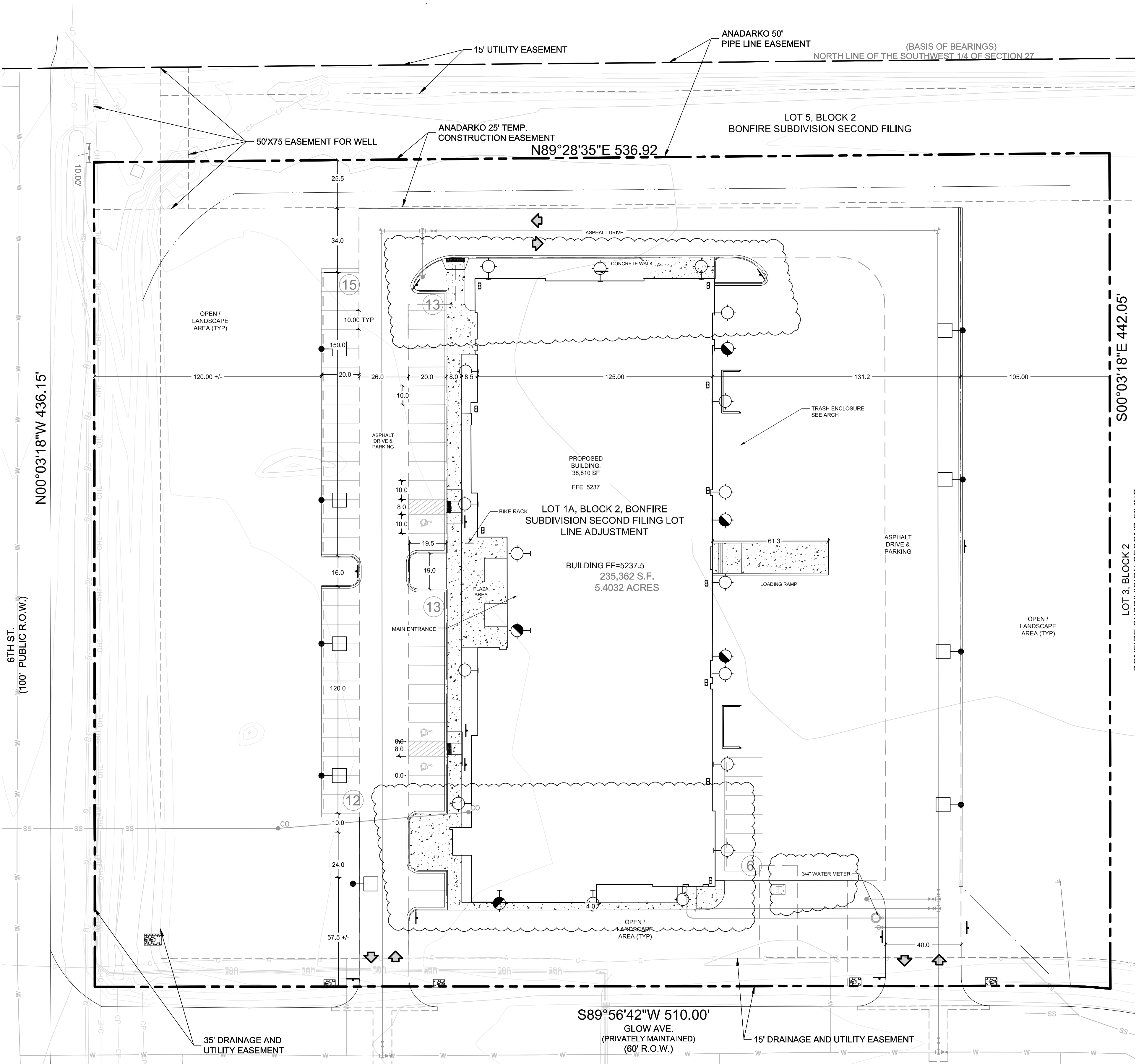
ALL SIGNAGE MUST BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
9.

KNOX BOX TO BE PROVIDED BY OWNER- LOCATION TO BE DETERMINED BY WELLINGTON FIRE RESCUE AUTHORITY.

LEGEND

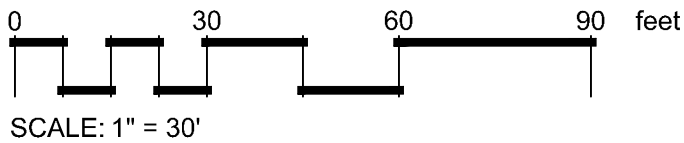
- CONCRETE
- LANDSCAPE
- FENCE
- PED RAMP
- TRASH ENCLOSURE
- BIKE RACK
- ADA PARKING
- LIGHT POLE
- WALL PAC/ WALL MOUNT LIGHT
- ADA PARKING SPACE
- SIGNAGE
- FIRE HYDRANT

SEE DISCIPLINE SHEETS FOR ADDITIONAL INFORMATION



SITE PLAN

SCALE: 1" = 30'



- EXISTING CONDITIONS LEGEND
- =SIGN
 - =LIGHT POLE
 - =SANITARY SEWER MANHOLE
 - =STORM MANHOLE
 - =TELEPHONE PULL BOX
 - =WATER VALVE
 - =FIRE HYDRANT
 - =POWER POLE
 - =ELECTRICAL TRANSFORMER
 - =CATCH BASIN
 - =CULVERT END

- =OVER HEAD ELECTRICAL
- =ELECTRICAL LINE
- =WATER LINE
- =TELEPHONE LINE
- =GAS LINE
- =SANITARY SEWER LINE
- =STORM LINE

- =GAS LINE MARKER

BUILDING DATA:

BUILDING FOOTPRINT	40,217
SF	
OFFICE AREA:	5,004 SF
CONFERENCE AREA:	2,302 SF
WAREHOUSE AREA:	26,993
SF	
ACCESSORY USE:	14,784
BUILDING HEIGHT:	VARIES,
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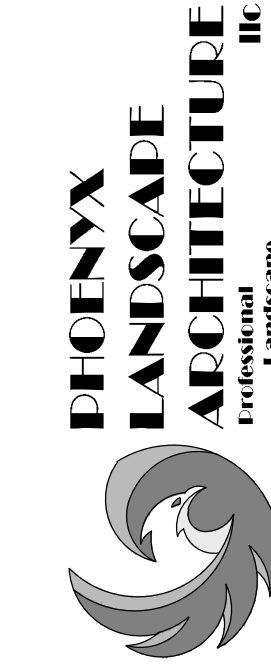
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/ 2

ADA SPACES REQUIRED / PROVIDED: 3 (1
VAN ACCESSIBLE) / 3

TOTAL PARKING SPACES REQUIRED /
PROVIDED: 55 / 59

REVISIONS



KRI BUILDING
WELLINGTON, CO

SITE PLAN

DATE: 04.01.25
SCALE: See Sheet
DRAWN: JRO
CHKD BY: JO

SHEET
SITE PLAN
2 of 16



3D VIEWS FOR REFERENCE ONLY

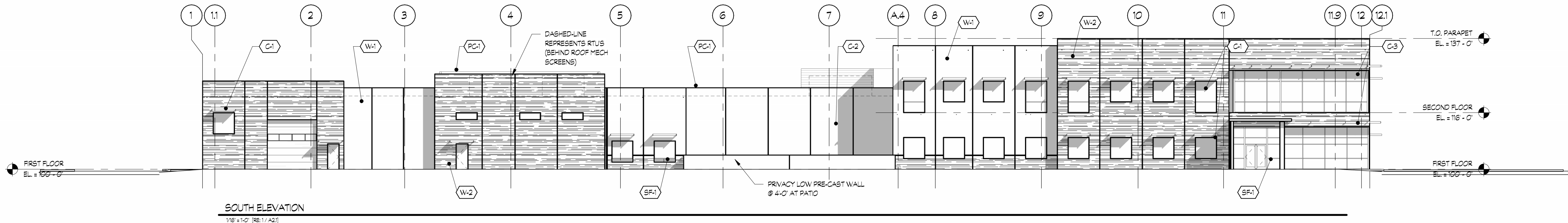
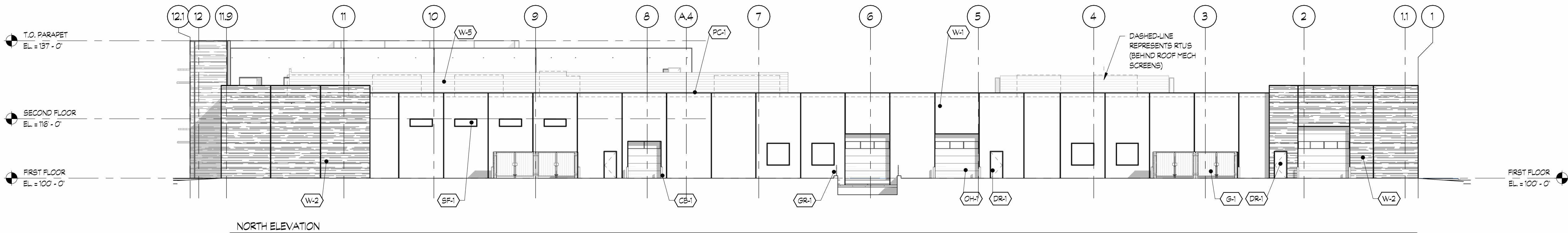
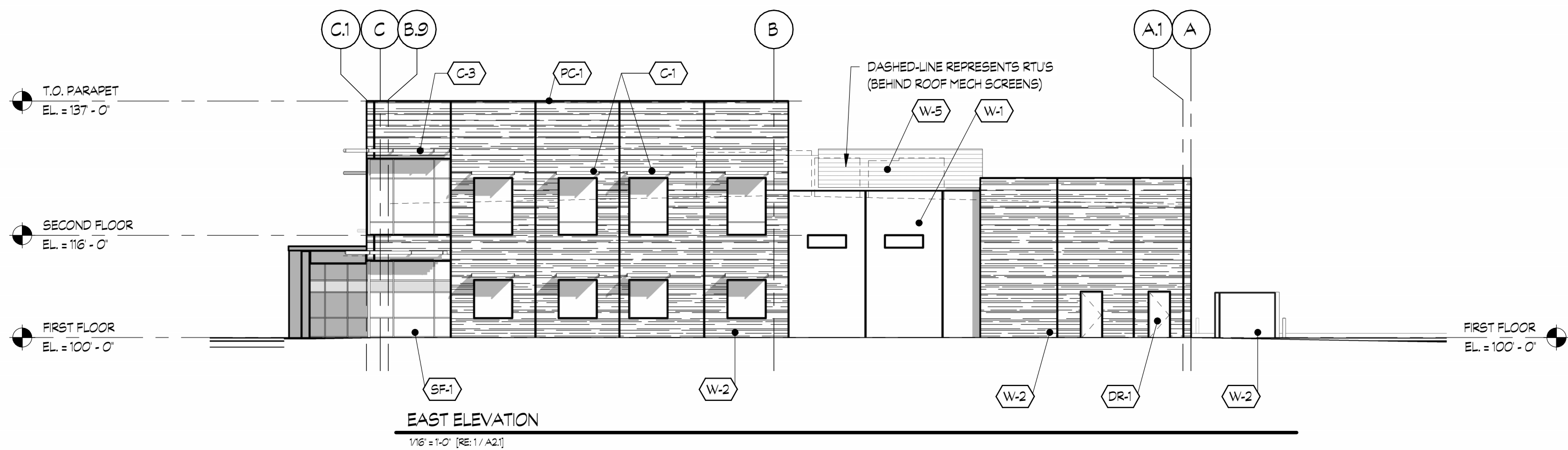


EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
C-1	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT SINGLE STOREFRONTS
C-2	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT MULTIPLE STOREFRONT
C-3	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT MAIN ENTRY
CB-1	6" CONCRETE FILLED STEEL PIPE BOLLARD	TBD	TBD	TO MATCH METAL WALL PANEL- SLATE GRAY	
DR-1	HOLLOW METAL DOOR & FRAME	TBD	TBD	PAINT TO MATCH COLOR OF SURFACE MATERIAL AT LOCATION	RE: DOOR SCHEDULE
GT-1	METAL TRASH GATE	METAL PANEL METAL SALES OR SIM.	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
GR-1	GRADIRAIL AT 3'-6" FORM FINISH FLOOR	TBD	TBD	PAINT TO MATCH METAL PANEL COLOR	
OH-1	OVERHEAD DOOR	C.H.I. OVERHEAD DOORS-SIM.	TBD	PAINT TO MATCH COLOR OF SURFACE MATERIAL AT LOCATION/ GLASS TO MATCH STOREFRONT	RE: DOOR SCHEDULE
PC-1	ALUMINUM PARAPET CAP FLASHING	TBD	TBD	TO MATCH COLOR OF SURFACE AT LOCATION	
SF-1	ALUMINUM STOREFRONT WINDOW SYSTEM	TBD	TBD	CLEAR ANODIZED ALUMINUM	
W-1	PRECAST CONCRETE PANEL	RE: PRECAST MFR. DRAWINGS	TBD	ST2 WHITE CHRISTMAS - BENJAMIN MOORE OR SIM.	
W-2	PRECAST CONCRETE PANEL WITH TEXTURE	RE: PRECAST MFR. DRAWINGS	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
W-5	MECHANICAL SCREEN WALL	METAL SALES BM-11653 OR SIM.	TBD	METAL WALL PANEL- SLATE GRAY	RE: ROOF PLAN/ STRUCTURAL
W-1	PRECAST WALL CAP	TBD	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	

NOTES:

BUILDING PROJECTIONS INCLUDING GUTTER, DOWNSPOUTS, CHIMNEYS, FLUES, VENTS SHALL MATCH IN COLOR THE PERMANENT COLOR OF THE SURFACE FOR THEY PROJECT OR MATCH THE BUILDINGS TRIM COLOR.

SIGNS ARE SHOWN FOR ILLUSTRATIVE. MUST MEET THE SIGN CODE REQUIREMENTS.



KRI WELLINGTON
GLOW AVENUE, WELLINGTON COLORADO

SDP

Issued For C & S PERMIT:	8/01/2021
Issued For TF PERMIT:	8/25/2021
Issued:	
Issued:	
Revision Number	Revision Date

Seal:

25007

Plot Date: 4/21/2025 4:35:35 PM

BUILDING
ELEVATIONS AND
PERSPECTIVES

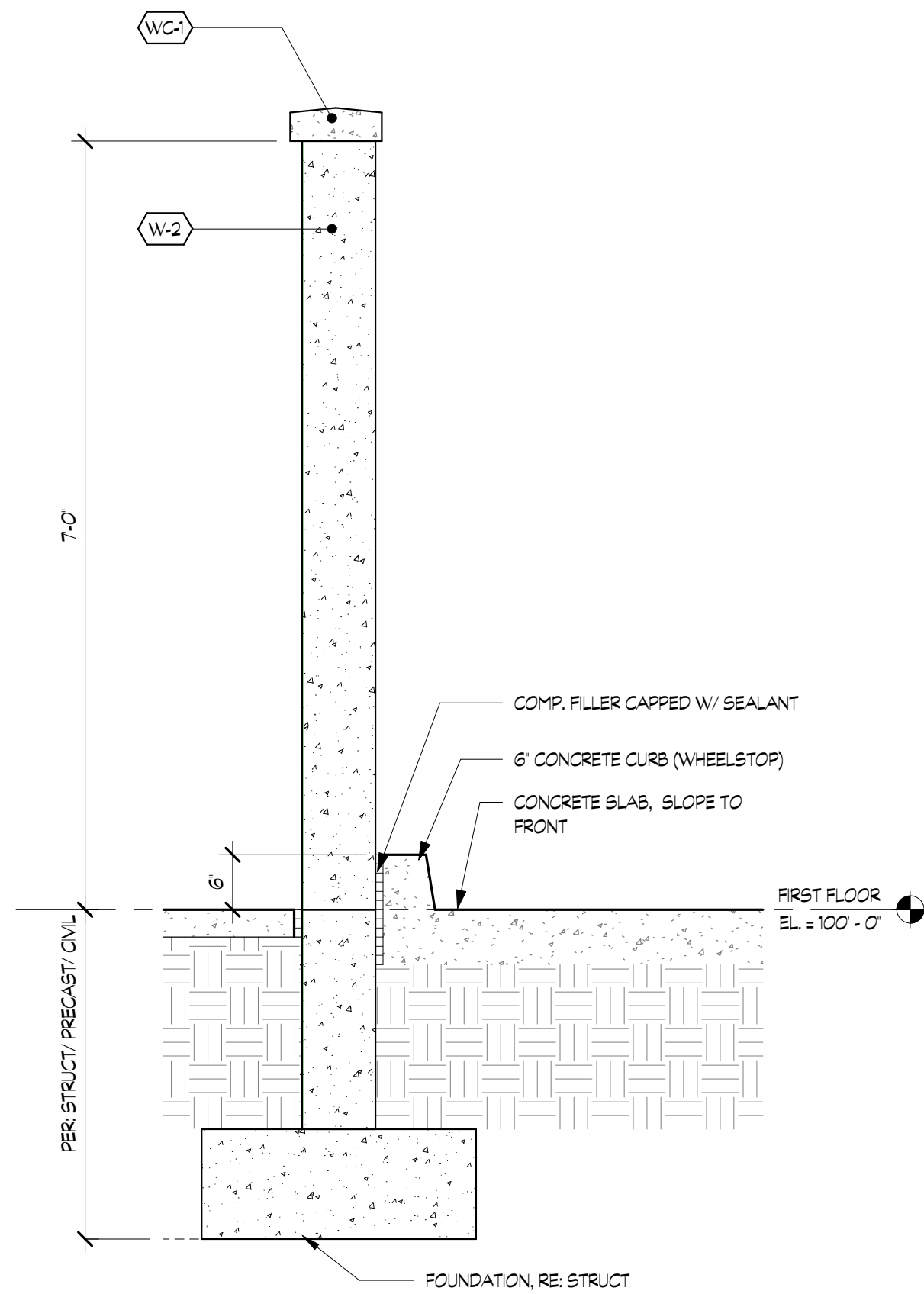
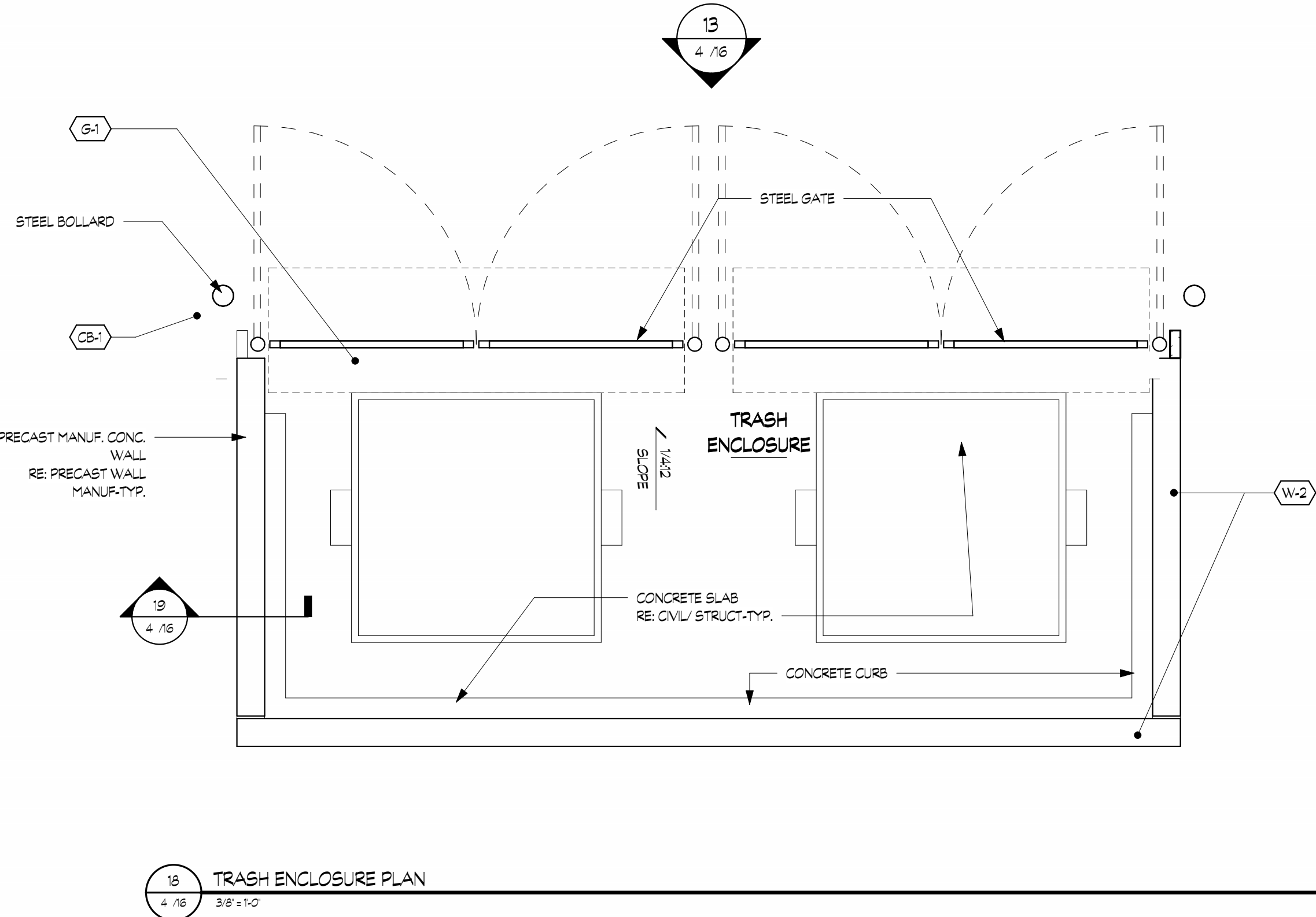
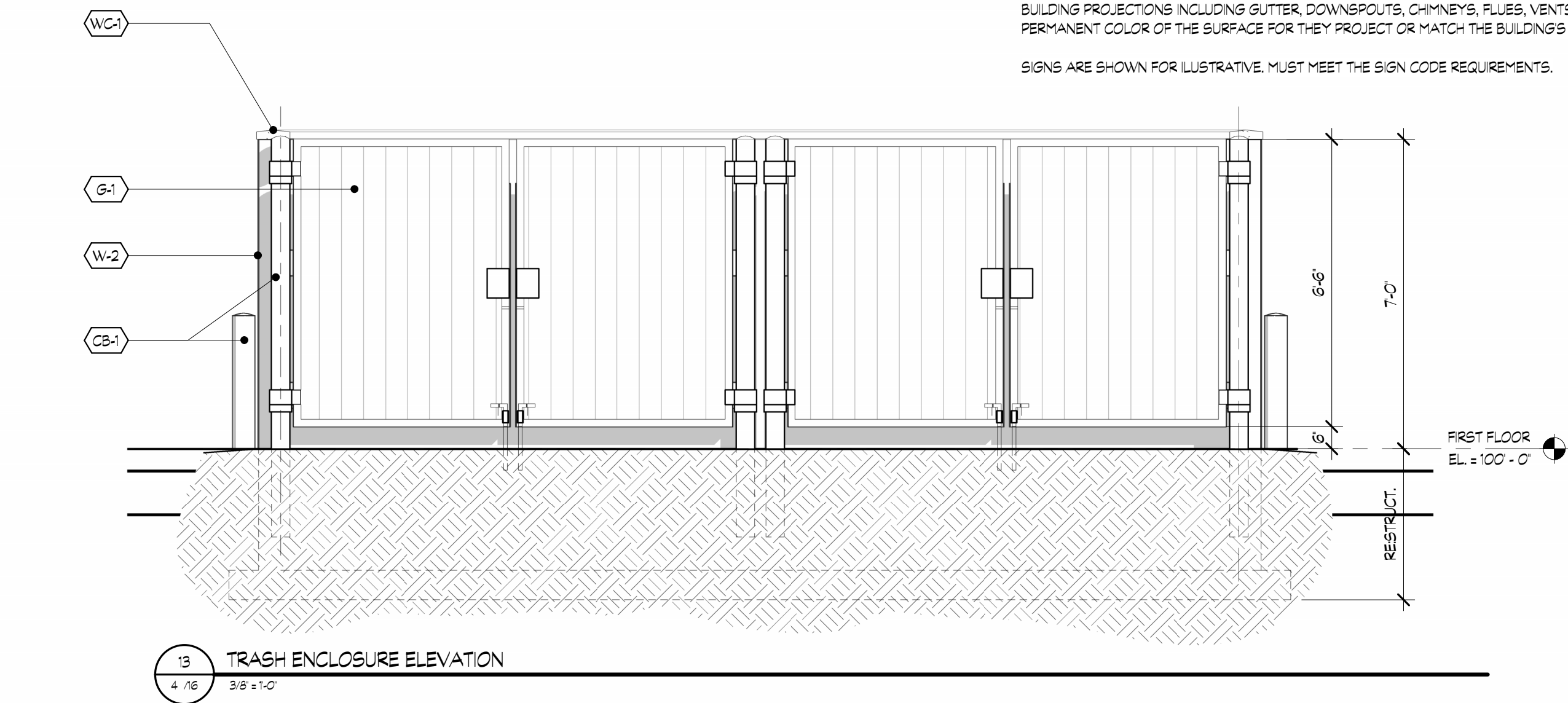
3 /16

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
C-1	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPEX	TBD	CLEAR ANODIZED ALUMINUM	AT SINGLE STOREFRONTS
C-2	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPEX	TBD	CLEAR ANODIZED ALUMINUM	AT MULTIPLE STOREFRONT
C-3	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPEX	TBD	CLEAR ANODIZED ALUMINUM	AT MAIN ENTRY
CB-1	6" CONCRETE FILLED STEEL PIPE BOLLARD	TBD	TBD	TO MATCH METAL WALL PANEL- SLATE GRAY	
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G-1	METAL TRASH GATE	METAL PANEL. METAL SALES OR SIM.	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
GR-1	GURADRAL AT 3'-6" FORM FINISH FLOOR	TBD	TBD	PANT TO MATCH METAL PANEL COLOR	
OH-1	OVER-HEAD DOOR	C.H.I. OVERHEAD DOORS-SIM.	TBD	PANT TO MATCH COLOR OF SURFACE MATERIAL AT LOCATION-GLASS TO MATCH STOREFRONT	RE: DOOR SCHEDULE
PC-1	ALUMINUM PARAPET CAP FLASHING	TBD	TBD	TO MATCH COLOR OF SURFACE AT LOCATION	
PF-1	ALUMINUM STOREFRONT WINDOW SYSTEM	TBD	TBD	CLEAR ANODIZED ALUMINUM	
W-1	PRECAST CONCRETE PANEL	RE: PRECAST MFR. DRAWINGS	TBD	BT2 WHITE CHRISTMAS - BENJAMIN MOORE OR SIM	
W-2	PRECAST CONCRETE PANEL WITH TEXTURE	RE: PRECAST MFR. DRAWINGS	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
W-5	MECHANICAL SCREEN WALL	METAL SALES SIM-1653 OR SIM.	TBD	METAL WALL PANEL- SLATE GRAY	RE: ROOF PLAN/ STRUCTURAL
W-61	PRECAST WALL CAP	TBD	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	

NOTES:

BUILDING PROJECTIONS INCLUDING GUTTER, DOWNSPOUTS, CHIMNEYS, FLUES, VENTS SHALL MATCH IN COLOR THE PERMANENT COLOR OF THE SURFACE FOR THEY PROJECT OR MATCH THE BUILDING'S TRIM COLOR.

SIGNS ARE SHOWN FOR ILLUSTRATIVE. MUST MEET THE SIGN CODE REQUIREMENTS.



SDP

Issued For C & S PERMIT: 6/01/2021

Issued For TF PERMIT: 8/25/2021

Issued : _____

Issued : _____

Revision Number	Revision Date
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Revision Number	Revision Date
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Seal:

25007

Plot Date: 4/21/2025 4:35:41 PM

BUILDING ELEVATIONS AND PERSPECTIVES-TRASH

4 /16



SOUTH EAST AEREAL 3D VIEW (FOR REFERENCE ONLY)
8" = 1'-0"



SOUTH WEST 3D VIEW (FOR REFERENCE ONLY)
8" = 1'-0"



SOUTH EAST 3D VIEW (FOR REFERENCE ONLY)
8" = 1'-0"

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
C-1	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT SINGLE STOREFRONTS
C-2	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT MULTIPLE STOREFRONT
C-3	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT MAIN ENTRY
CB-1	8" CONCRETE FILLED STEEL PIPE BOLLARD	TBD	TBD	TO MATCH METAL WALL PANEL- SLATE GRAY	
DR-1	HOLLOW METAL DOOR & FRAME	TBD	TBD	PAINT TO MATCH COLOR OF SURFACE MATERIAL AT LOCATION	RE: DOOR SCHEDULE
G-1	METAL TRASH GATE	METAL PANEL METAL SALES OR SIM.	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
GR-1	GURADRAL AT 3'-6" FORM FINISH FLOOR	TBD	TBD	PAINT TO MATCH METAL PANEL COLOR	
OH-1	OVERHEAD DOOR	C.H.I. OVERHEAD DOORS-SIM.	TBD	PAINT TO MATCH COLOR OF SURFACE MATERIAL AT LOCATION-GLASS TO MATCH STOREFRONT	RE: DOOR SCHEDULE
PC-1	ALUMINUM PARAPET CAP FLASHING	TBD	TBD	TO MATCH COLOR OF SURFACE AT LOCATION	
SF-1	ALUMINUM STOREFRONT WINDOW SYSTEM	TBD	TBD	CLEAR ANODIZED ALUMINUM	
W-1	PRECAST CONCRETE PANEL	RE: PRECAST MFR. DRAWINGS	TBD	872 WHITE CHRISTMAS - BENJAMIN MOORE OR SIM.	
W-2	PRECAST CONCRETE PANEL WITH TEXTURE	RE: PRECAST MFR. DRAWINGS	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
W-5	MECHANICAL SCREEN WALL	METAL SALES EM11-1653 OR SIM.	TBD	METAL WALL PANEL- SLATE GRAY	RE: ROOF PLAN/ STRUCTURAL
WG-1	PRECAST WALL CAP	TBD	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	

NOTES:

BUILDING PROJECTIONS INCLUDING GUTTER, DOWNSPOUTS, CHIMNEYS, FLUES, VENTS SHALL MATCH N COLOR THE PERMANENT COLOR OF THE SURFACE FOR THEY PROJECT OR MATCH THE BUILDINGS TRIM COLOR.

SIGNS ARE SHOWN FOR ILLUSTRATIVE. MUST MEET THE SIGN CODE REQUIREMENTS.

STOREFRONT ANODIZED ALUMINUM CLEAR



SOLARBAN® 60 (2) OPTIGRAY® + Clear Glass Insulating Glass Unit S-9 09/19

	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Watt/m²)		SHGC	LSG
	VL	TL	Air	Argon		
50%	8%	11%	0.29	0.24	0.30	1.67

VITRO OR SIM.
OPTIGRAY GLASS
EXTERIOR REFLECTANCE 8%
INTERIOR REFLECTANCE 11%

OH-1 WHITE



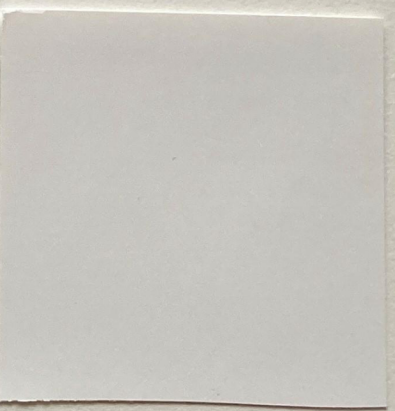
W-1 STRESSCON PRECAST CONCRETE PANEL- WHITE



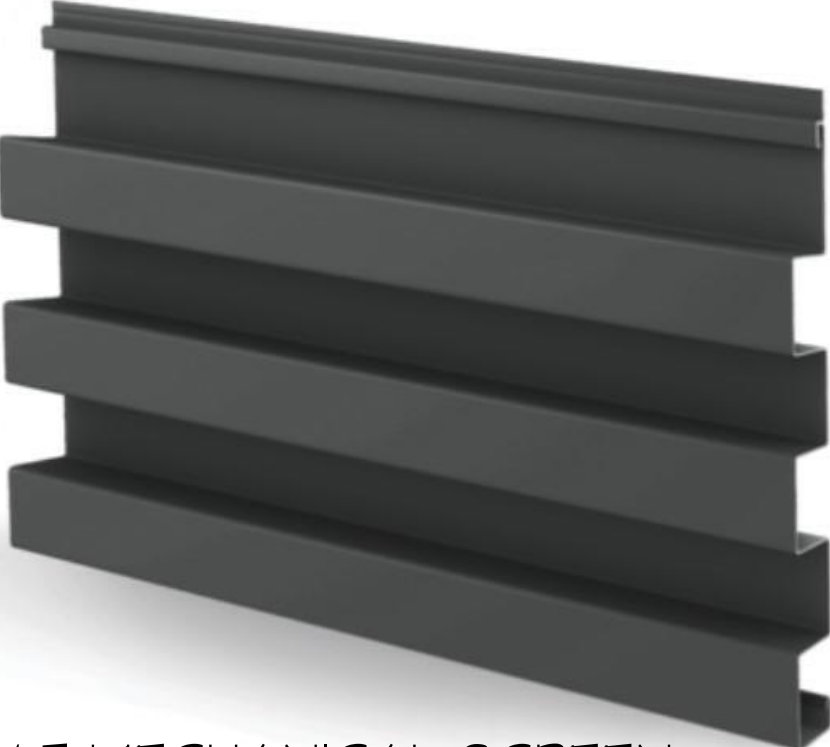
METAL SALES SLATE GREY (W38)



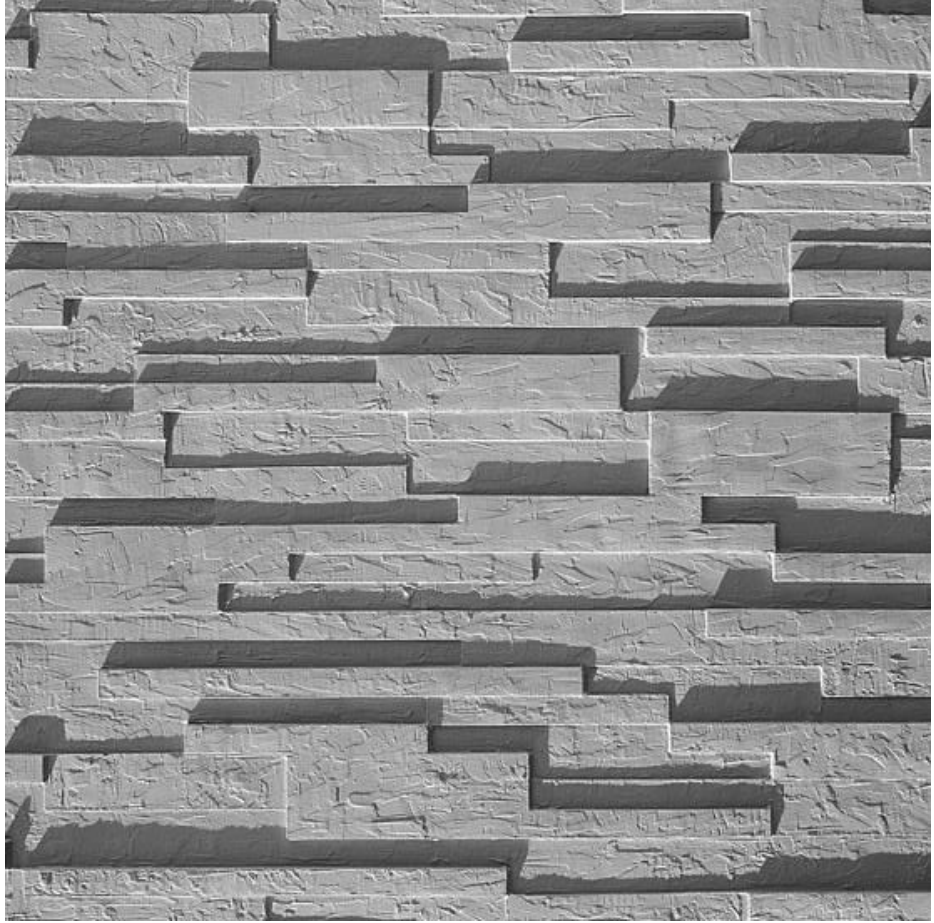
BENJAMIN MOORE 872 WHITE CHRISTMAS



W-5 MECHANICAL SCREEN METAL SALES EM11-1653 OR SIM.- SLATE GRAY

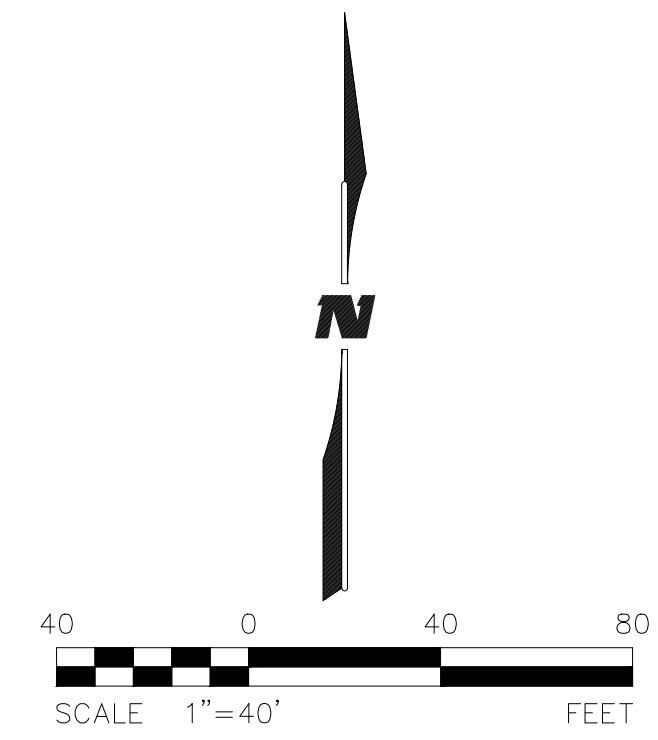
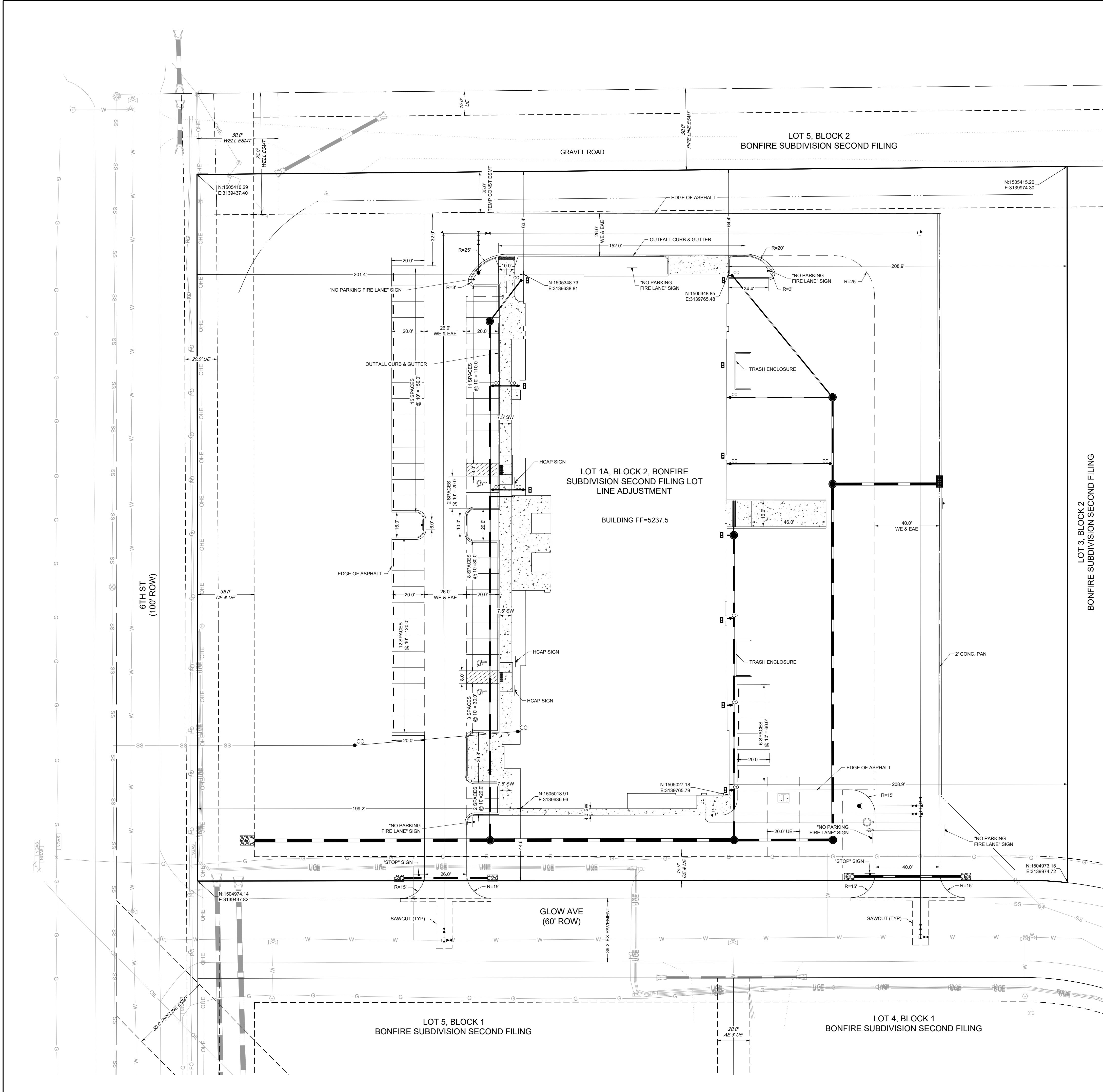


W-2 STRESSCON PRECAST CONCRETE PANEL W/ TEXTURE - SLATE GRAY



SDP	
Issued For C & S PERMIT:	8/01/2021
Issued For TF PERMIT:	8/25/2021
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25007
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LEGEND

	EXISTING TELEPHONE LINE		PROPOSED ELECTRIC
	EXISTING OVERHEAD TELEPHONE LINE		GAS
	EXISTING FIBER OPTIC LINE		PROPOSED GAS
	EXISTING CABLE TV		PROPOSED SANITARY SEWER MAIN & MANHOLE
	EXISTING ELECTRIC LINE		PROPOSED WATER MAIN VALVE
	EXISTING OVERHEAD ELECTRIC LINE		PROPOSED FIRE HYDRANT
	EXISTING GAS		PROPOSED STORM SEWER
	EXISTING OVERHEAD UTILITY		PROPOSED STORM MANHOLE
	EXISTING SANITARY SEWER MAIN		PROPOSED STORM INLET
	EXISTING MANHOLE		PROPOSED FLARED END SECTION (FES)
	EXISTING WATER MAIN		PROPOSED FLOWLINE, CURB & GUTTER
	EXISTING WATER VALVE		PROPOSED CONCRETE
	EXISTING FIRE HYDRANT		PROPOSED SPOT ELEVATION
	EXISTING STORM SEWER		PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER INLET		PROPOSED MAJOR CONTOUR
	EXISTING FLOWLINE, CURB & GUTTER		PROPOSED UTILITY POLE
	EXISTING CONCRETE		PROPOSED STREET LIGHT
	EXISTING SPOT ELEVATION		PROPOSED SANITARY SEWER CLEANOUT
	EXISTING MINOR CONTOUR		PROPOSED WATER CURB STOP/METER PIT
	EXISTING MAJOR CONTOUR		PROPOSED FENCE/RAILING
	EXISTING UTILITY POLE		RIGHT-OF-WAY
	EXISTING STREET LIGHT		PROPERTY LINE
	EXISTING GUY WIRE		PROPOSED DIRECTION OF OVERLAND FLOW
	EXISTING FENCE		
	EXISTING EASEMENT LINE		
	EXISTING RIGHT-OF-WAY/LOT LINE		

- NOTES:
1. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
 2. ALL PAVEMENTS AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT FOR THIS SITE.
 3. ALL CURB TO BE 6" CURB WITH 12" OUTFALL GUTTER UNLESS OTHERWISE SPECIFIED.
 4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

4065 SAINT CLOUD DRIVE, SUITE 100
LOVELAND, CO 80538
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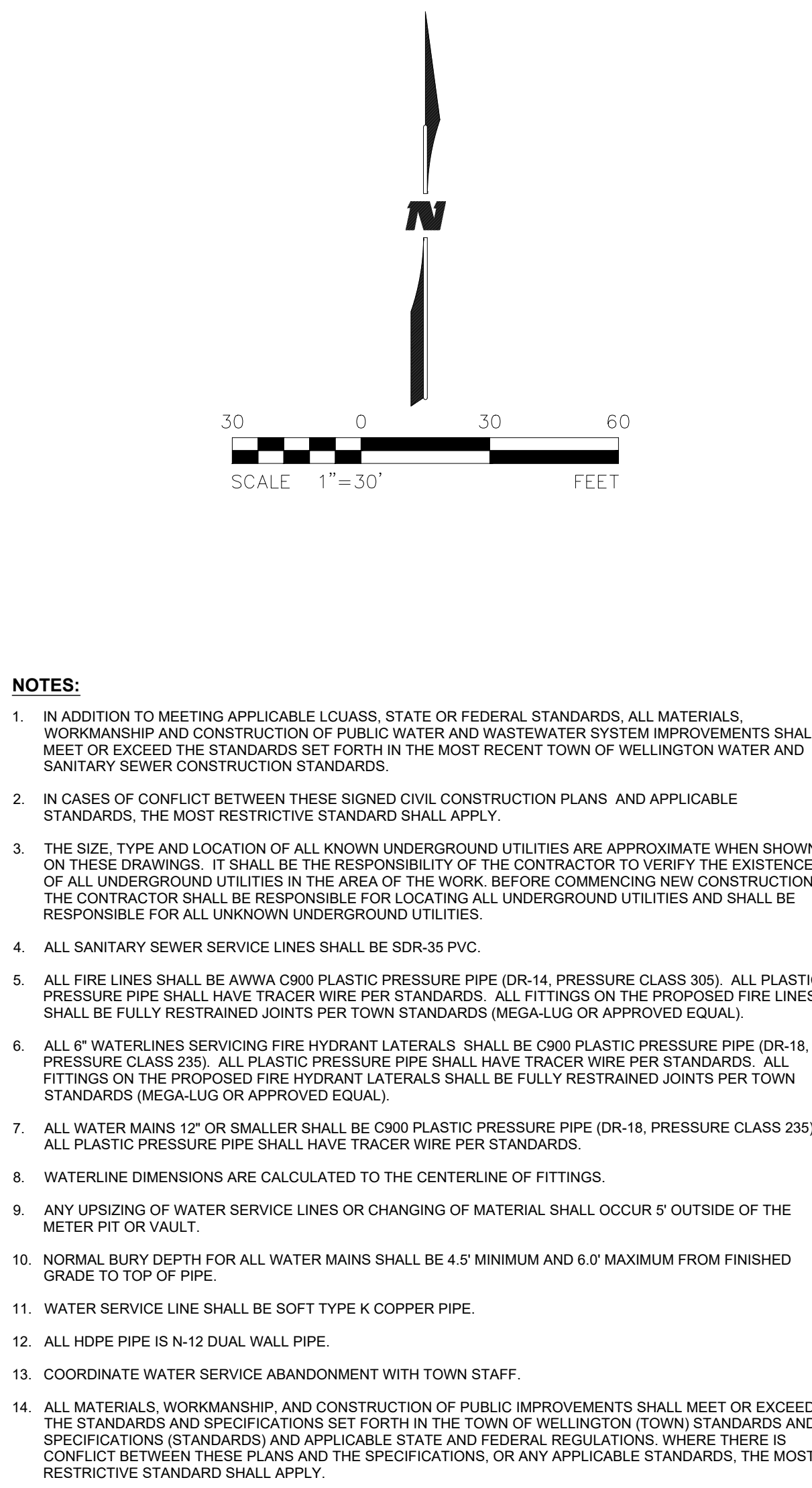
PROPERTY OWNER
KAUFMAN & ROBINSON
1330 BLUE SPRUCE DR
FORT COLLINS, CO 80524

SEAL
**PRELIMINARY SUBMITTAL
NOT FOR
CONSTRUCTION**

PROJECT NAME
KRI WELLINGTON SITE

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 21-100-292-00
DESIGNED BY: MPO
DRAWN BY: AGW
CHECKED BY: MPO
DATE: APRIL 22, 2025
SHEET TITLE
**HORIZONTAL
CONTROL PLAN**
SHEET NO:
6



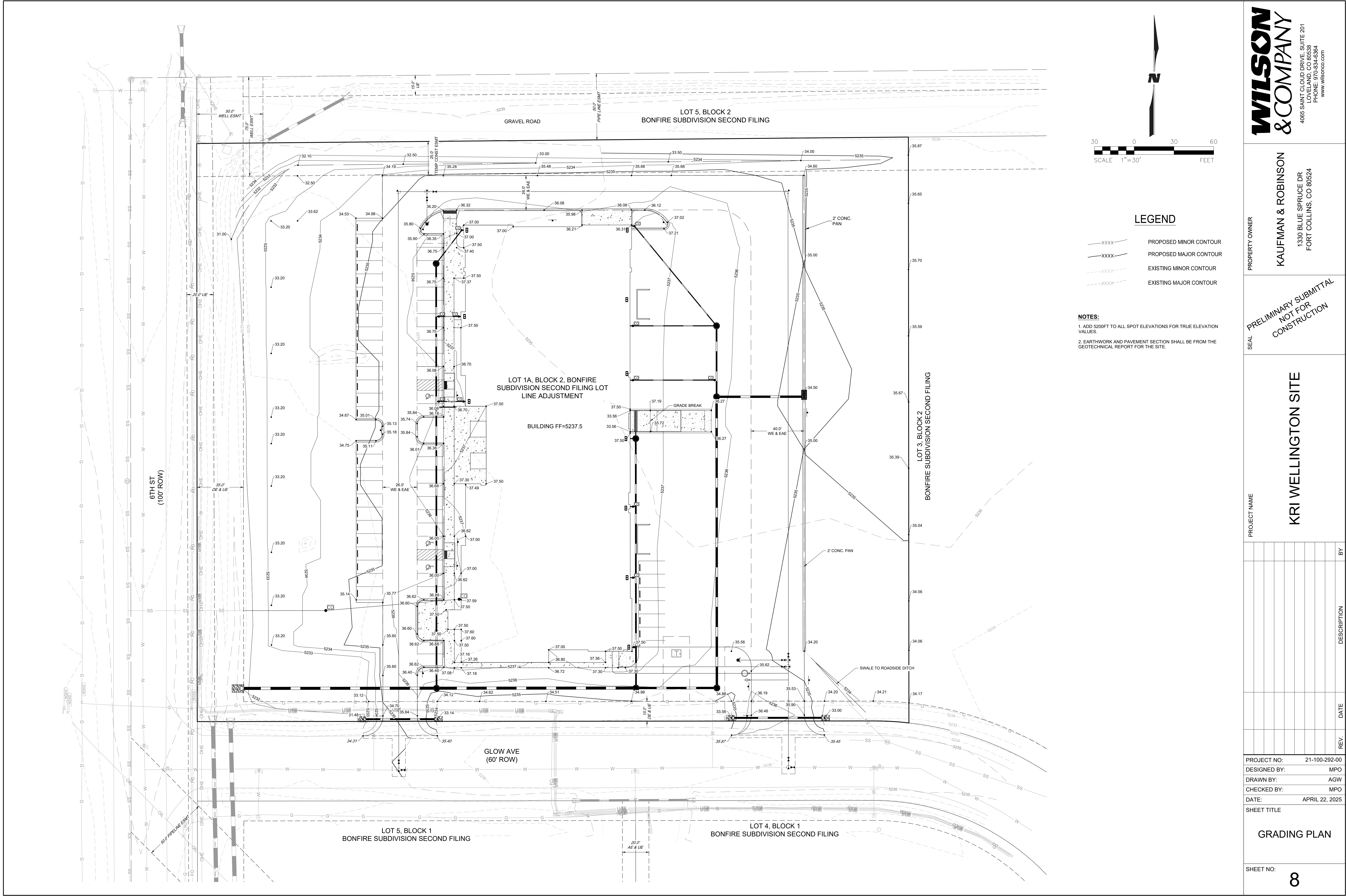
1. IN ADDITION TO MEETING APPLICABLE LCUAS, STATE OR FEDERAL STANDARDS, ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE MOST RECENT TOWN OF WELLINGTON WATER AND SANITARY SEWER CONSTRUCTION STANDARDS.
2. IN CASES OF CONFLICT BETWEEN THESE SIGNED CIVIL CONSTRUCTION PLANS AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
3. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
4. ALL SANITARY SEWER SERVICE LINES SHALL BE SDR-35 PVC.
5. FIRE LINE LINES SHALL BE AWWA C900 PLASTIC PRESSURE PIPE (DR-14, PRESSURE CLASS 305). ALL PLASTIC PRESSURE PIPE SHALL HAVE TRACER WIRE PER STANDARDS. ALL FITTINGS ON THE PROPOSED FIRE LINES SHALL BE FULLY RESTRAINED JOINTS PER TOWN STANDARDS (MEGA-LUG OR APPROVED EQUAL).
6. ALL 6" WATERLINES SERVICING FIRE HYDRANT LATERALS SHALL BE C900 PLASTIC PRESSURE PIPE (DR-18, PRESSURE CLASS 235). ALL PLASTIC PRESSURE PIPE SHALL HAVE TRACER WIRE PER STANDARDS. ALL FITTINGS ON THE PROPOSED FIRE HYDRANT LATERALS SHALL BE FULLY RESTRAINED JOINTS PER TOWN STANDARDS (MEGA-LUG OR APPROVED EQUAL).
7. ALL WATER MAINS 12" OR SMALLER SHALL BE C900 PLASTIC PRESSURE PIPE (DR-18, PRESSURE CLASS 235). ALL PLASTIC PRESSURE PIPE SHALL HAVE TRACER WIRE PER STANDARDS.
8. WATERLINE DIMENSIONS ARE CALCULATED TO THE CENTERLINE OF FITTINGS.
9. ANY UPSIZING OF WATER SERVICE LINES OR CHANGING OF MATERIAL SHALL OCCUR 5' OUTSIDE OF THE METER PIT OR VAULT.
10. NORMAL BURY DEPTH FOR ALL WATER MAINS SHALL BE 4.5' MINIMUM AND 6.0' MAXIMUM FROM FINISHED GRADE TO TOP OF PIPE.
11. WATER SERVICE LINE SHALL BE SOFT TYPE K COPPER PIPE.
12. ALL HDPE PIPE IS N-12 DUAL WALL PIPE.
13. COORDINATE WATER SERVICE ABANDONMENT WITH TOWN STAFF.
14. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF WELLINGTON (TOWN) STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

[illegible]

PROJECT NO:	21-100-292-00
DESIGNED BY:	MPO
DRAWN BY:	AGW
CHECKED BY:	MPO
DATE:	APRIL 22, 2025
SHEET TITLE	

UTILITY PLAN

SHEET NO:



PROJECT NO:21-100-292-00

DESIGNED BY:MPO

DRAWN BY:AGW

CHECKED BY:MPO

DATE:APRIL 22, 2025

SHEET TITLE

GRADING PLAN

SHEET NO:8

PROJECT NAME

KRI WELLINGTON SITE

PROPERTY OWNER

KAUFMAN & ROBINSON
1330 BLUE SPRUCE DR
FORT COLLINS, CO 80524

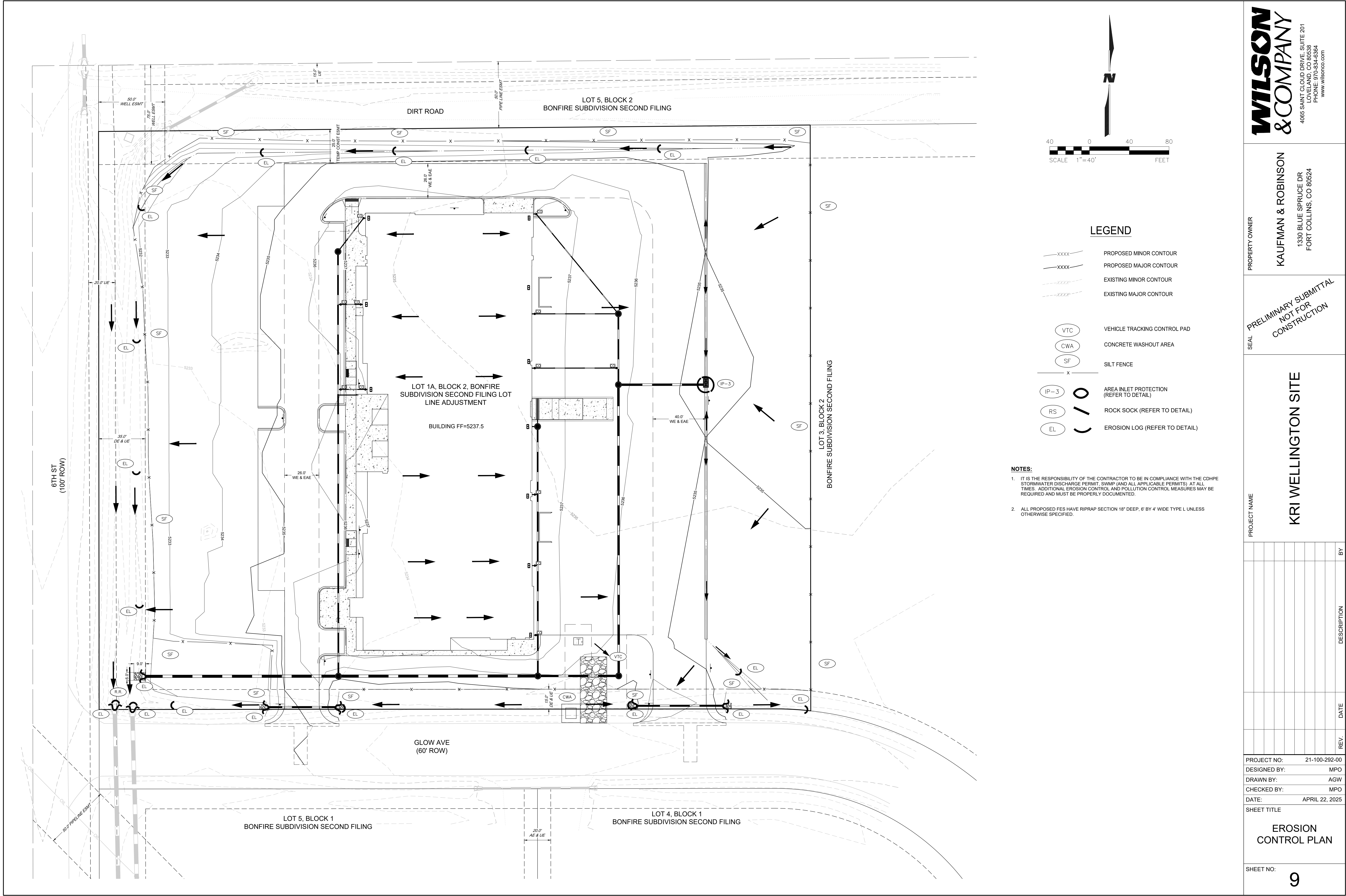
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Page 38 of 59



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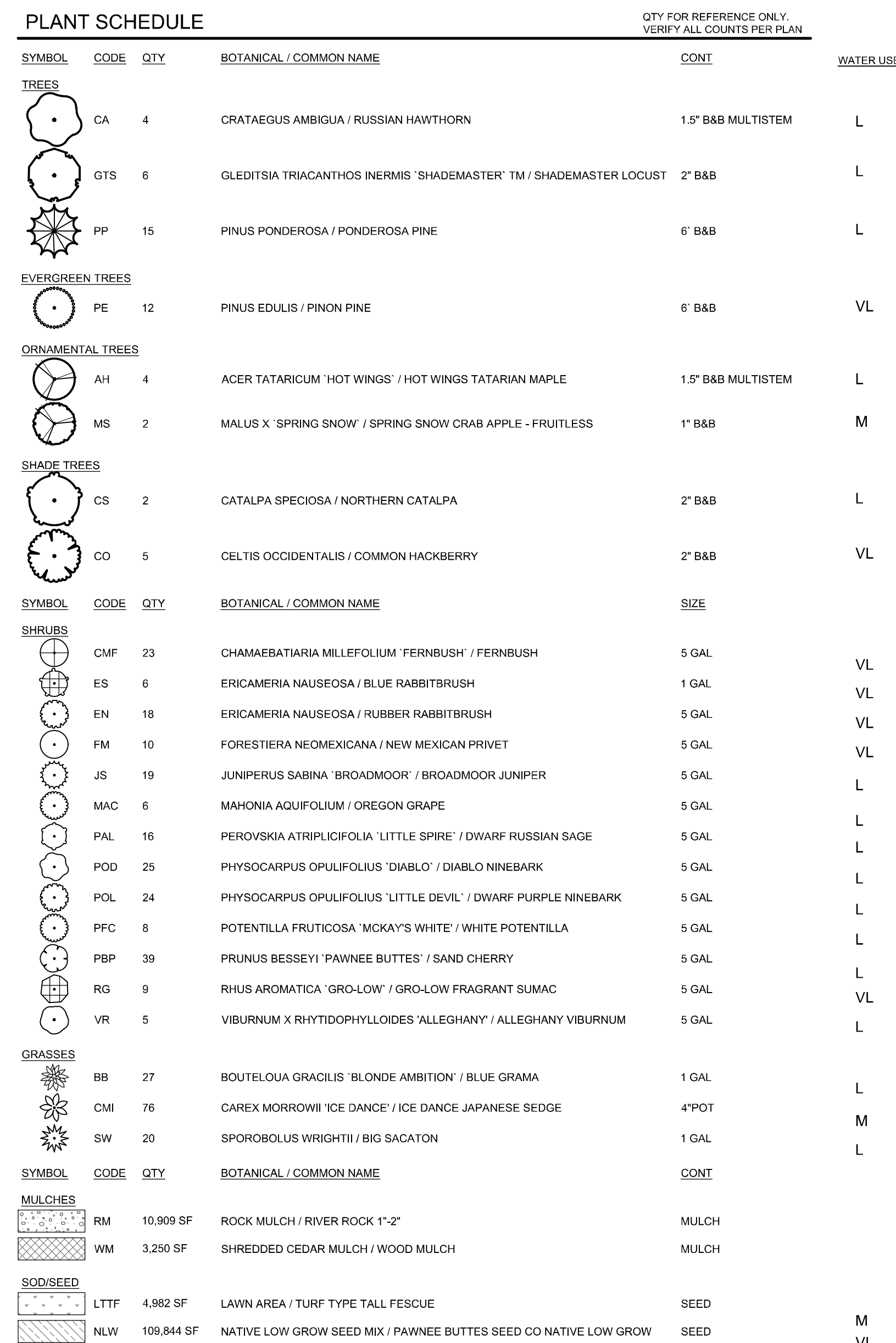
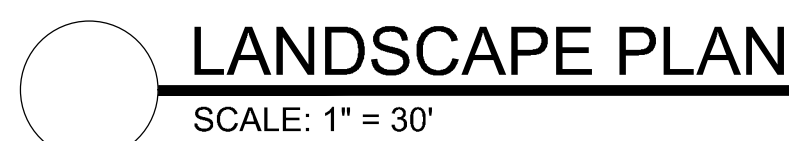
PROJECT NAME
KRI WELLINGTON SITE

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 21-100-292-00
DESIGNED BY: MPO
DRAWN BY: AGW
CHECKED BY: MPO
DATE: APRIL 22, 2025
SHEET TITLE

**EROSION
CONTROL PLAN**

SHEET NO:
9



REFERENCE NOTES SCHEDULE		QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
<u>1</u>	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS: MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUND (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
<u>2</u>	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
<u>3</u>	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
<u>01-04</u>	SEED ALL DISTURBED AREAS WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED.	
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
<u>32-01</u>	32 LANDSCAPE IMPROVEMENTS 14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	1,169 LF
<u>SYMBOL</u>	<u>ROCK</u>	<u>QTY</u>
<u>K-101</u>	SANDSTONE OR GRANITE BOULDER--DECORATIVE. 1/2 TON AVG SIZE PER OWNER APPROVAL.	7
<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
<u>SM-101</u>	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

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

GENERAL NOTES

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

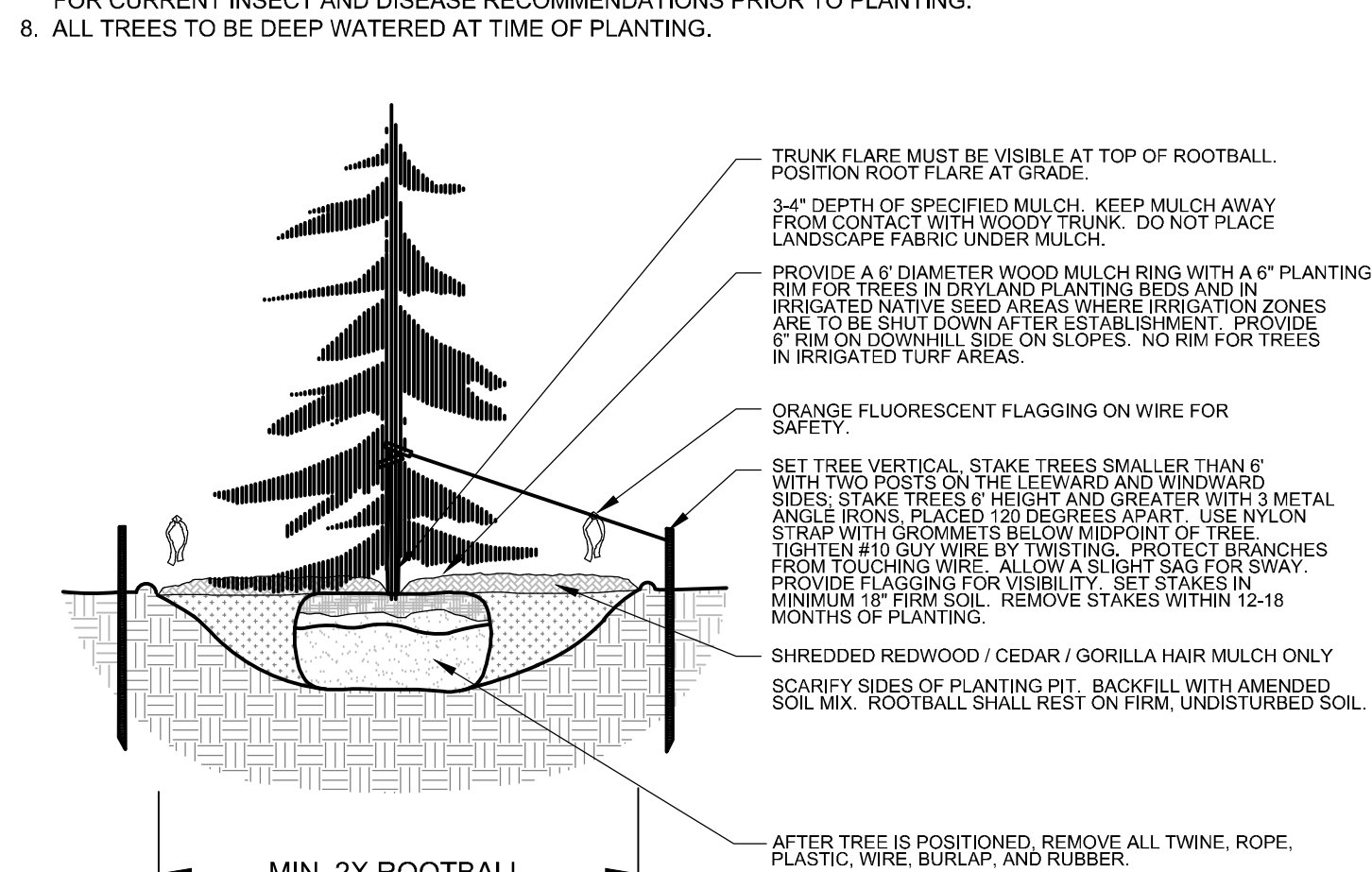
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT AND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

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

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES:

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

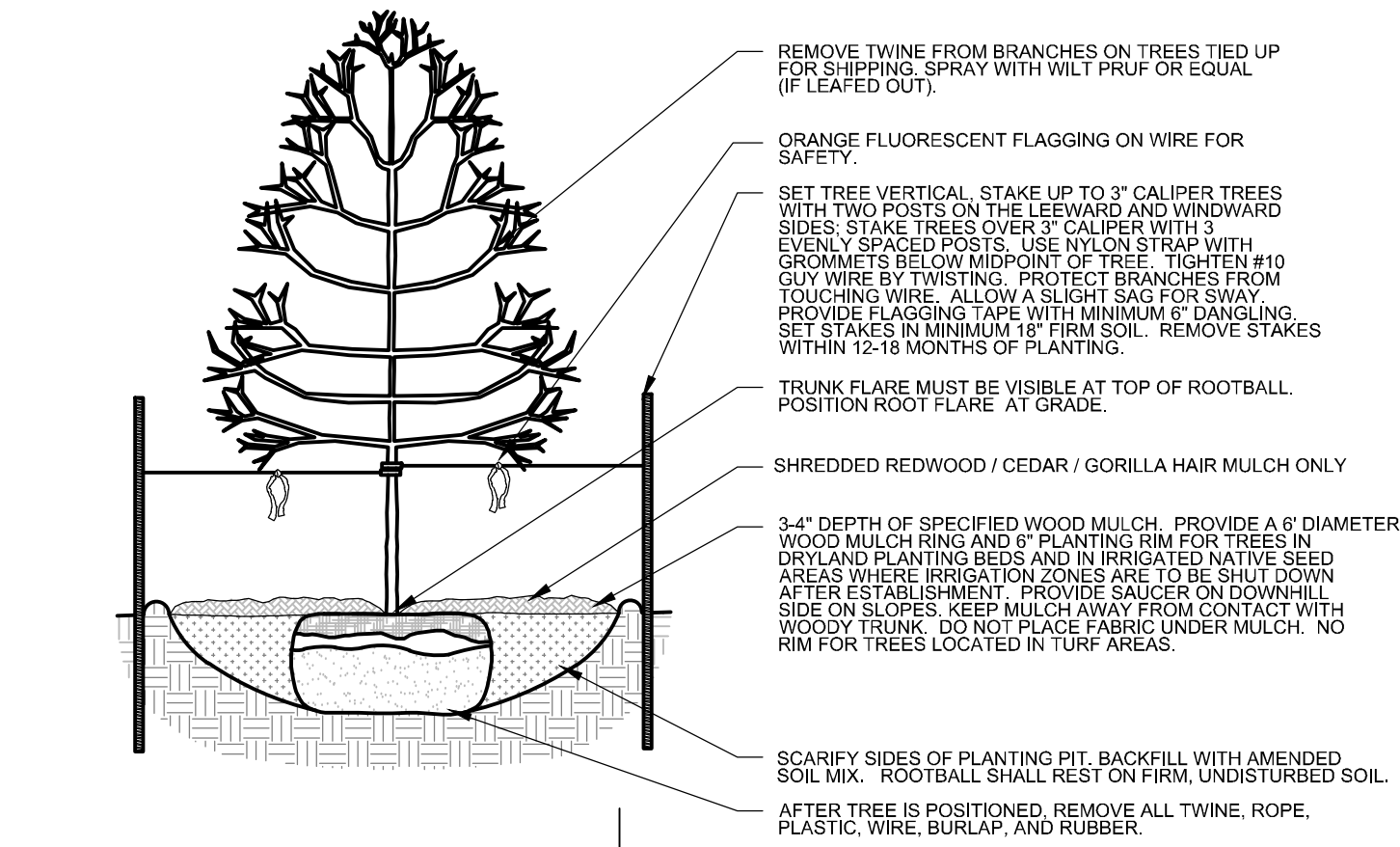


EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
SECTION

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES. AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED BRANCHES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH TOWN FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
SECTION

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

IRRIGATION NOTES

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

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

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

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

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

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED.

PLAN NOTES:

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

Low Grow Native Seed Mix

PBSI Native Low Grow Mix
(25%) Idaho Fescue
(25%) Sandberg Bluegrass
(25%) Rocky Mountain Fescue
(25%) Big Bluegrass
Rate: 5 lbs/1000 sf (PLS)

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

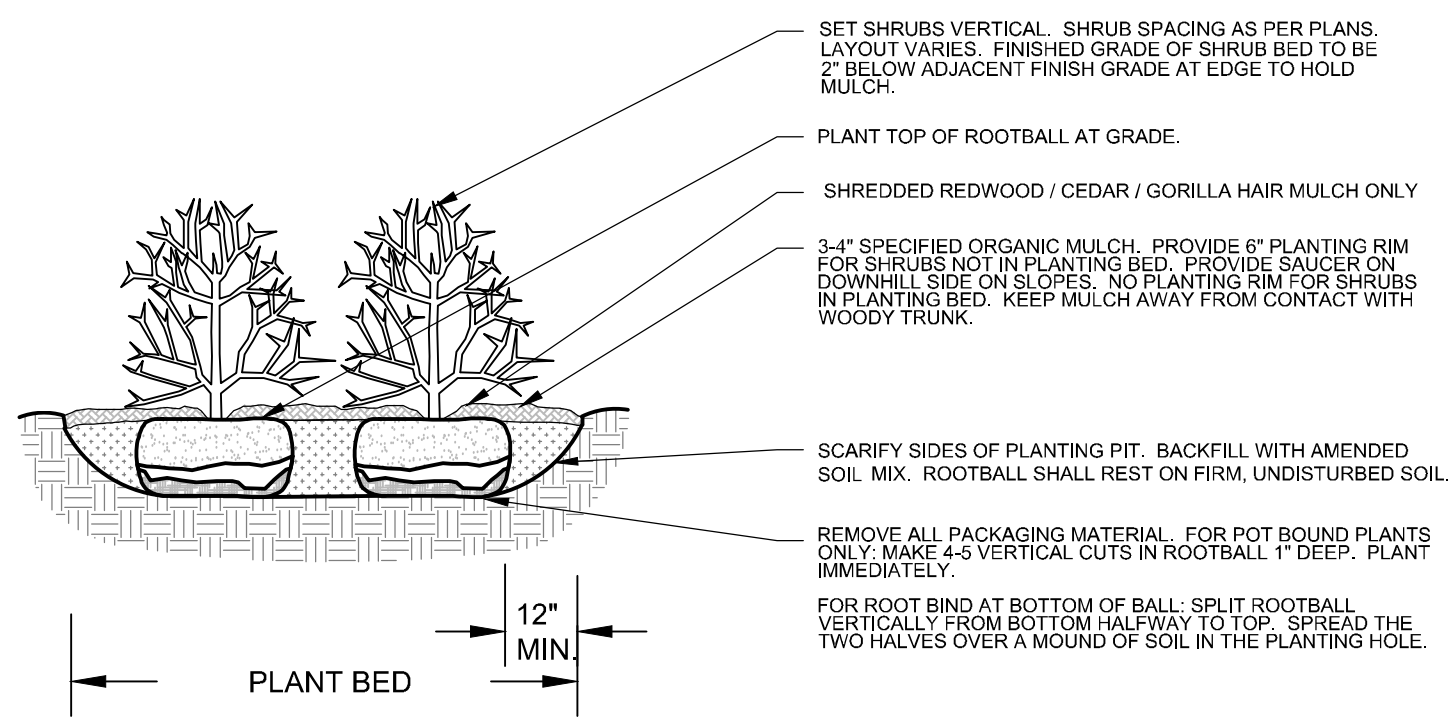
ALL SEED MIXES AS SPECIFIED BY PAVNEE BUTTES SEED COMPANY

SEED MAINTENANCE: MOW NATIVE MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

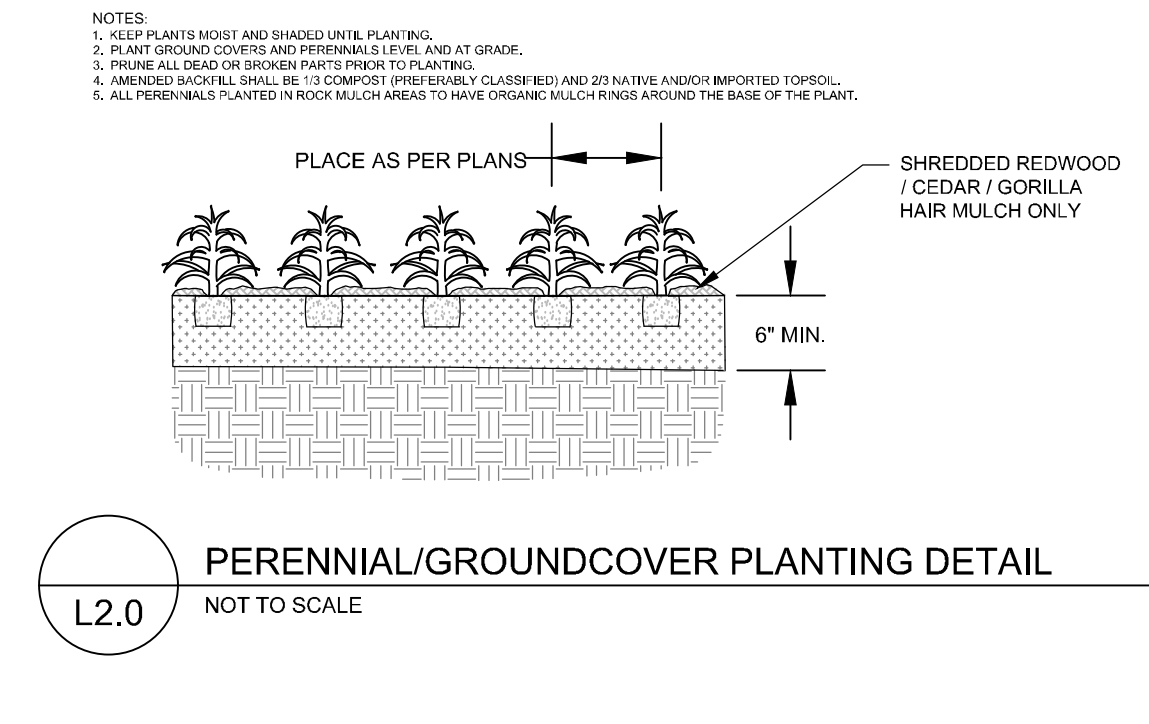
NATIVE SEED TO BE WATERED VIA TEMPORARY IRRIGATION UNTIL ESTABLISHED, FOR A PERIOD OF APPROXIMATELY 6 WEEKS.

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA		MINIMUM OVERALL LANDSCAPE AREA REQUIRED = 20% - 53.69% PROVIDED					
Total Site area per platted documents	235,362	Total Landscape Area Required (20%)	47,072	Total Landscape Area Provided (on-site)	128,864 sf (54.75%)	Total Tree Req./Prov. (1/1000 sf landscape)	47 / 38
				9 trees sub'd for shrubs			
PARKING LOT LANDSCAPE							
Total # of parking spaces proposed	58	Parking Screening Areas (8' Perimeter)	West	Parking Screening Length / SF	109 / 818	Total Tree Req./Prov. (1/40 LF)	3 / 3
				Mixed Shrubs / grasses			
STREETSCAPE LANDSCAPE							
Street Name or Zone Boundary (elev.)	Street Classification	Linear Footage	Tree/ff Required	No. of Trees Req. / Prov.			
Glow Ave	Minor Collector	440	1 / 40 if	11 / 11			
6th St	Minor Arterial	435	1 / 40 if	11 / 11			
BUFFERING LANDSCAPE							
Street Name or Zone Boundary (elev.)	Linear Footage	Width Provided	Tree/ff Required	No. of Trees Req. / Prov.			
Northern P/L	360	10'	4 / 100 If	15 / 15			

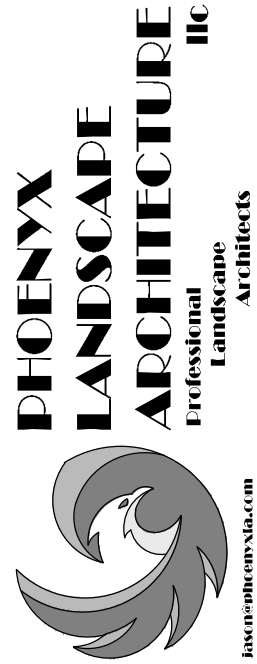


SHRUB PLANTING DETAIL
NOT TO SCALE
SECTION



PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE
SECTION

ISSUANCE:

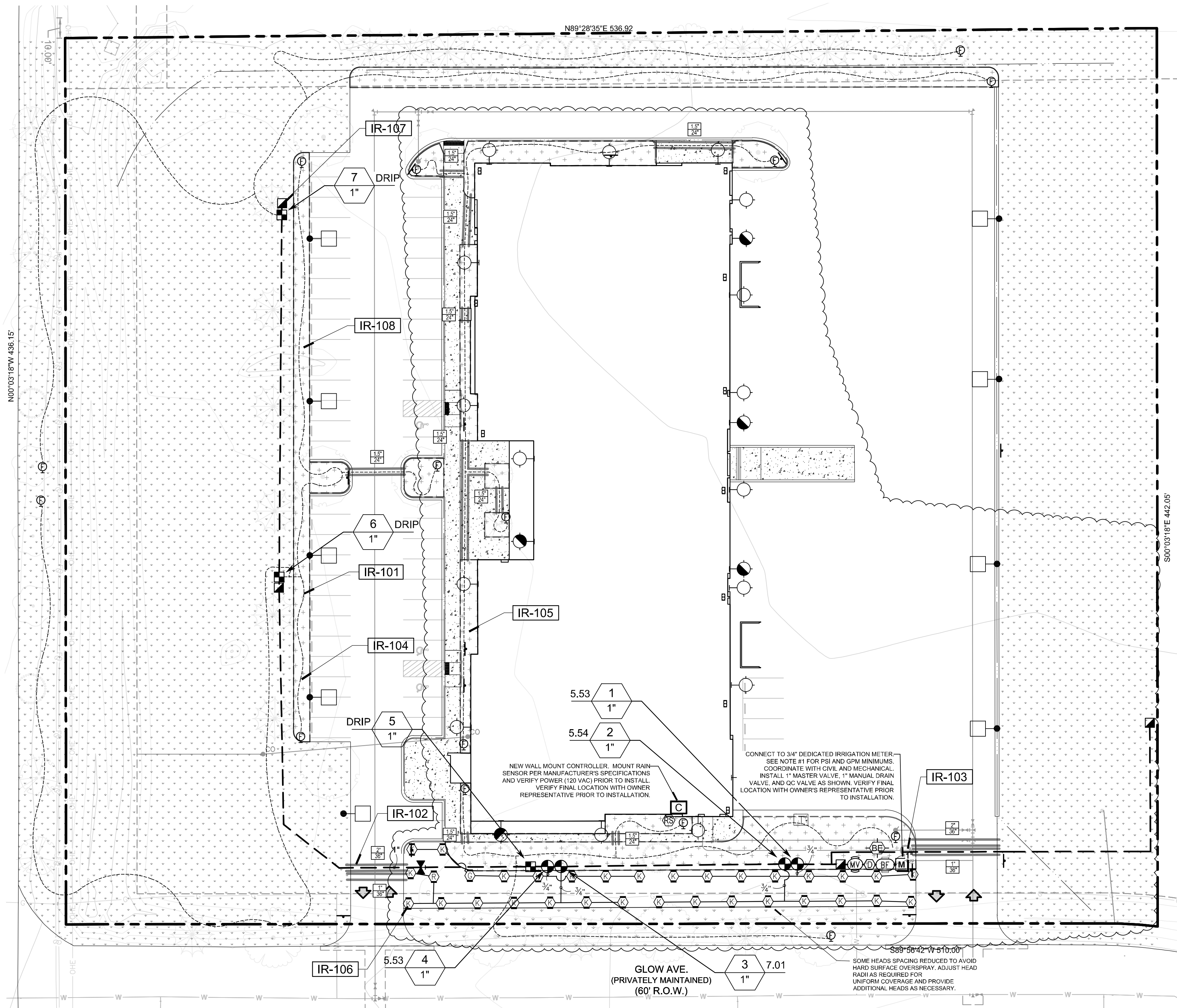


KRI BUILDING
WELLINGTON, CO

LANDSCAPE DETAILS & NOTES

DATE: 04.01.25
SCALE: See Sheet
DRAWN: JRO
CHKD BY: JO

SHEET
LANDSCAPE
DETAILS
12 of 16



LANDSCAPE PLAN

SCALE: 1" = 30'

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
1	RAIN BIRD PEB	1"	TURF ROTARY	5.53	42.2	54.3
2	RAIN BIRD PEB	1"	TURF ROTARY	5.54	42.6	54.8
3	RAIN BIRD PEB	1"	TURF ROTARY	7.01	45.7	59.0
4	RAIN BIRD PEB	1"	TURF ROTARY	5.53	42.2	54.9
5	RAIN BIRD KCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	TBD	25	37.1
6	RAIN BIRD KCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	TBD	25	37.1
7	RAIN BIRD KCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	TBD	25	37.1

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

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6IN. 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.	33	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD KCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM. USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM	3	
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	15	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 1.0GPH-BLACK, AND 2.0GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	13,977 SF	
	PERENNIALS TO RECEIVE ONE OF 0.5 GPH EMITTERS GRASSES TO RECEIVE ONE OF 1.0 GPH EMITTERS SHRUBS TO RECEIVE TWO OF 1.0 GPH EMITTERS TREES TO RECEIVE TO RECEIVE MINIMUM FOUR OF 2.0 GPH EMITTERS		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4	
	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	4	
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	1	
	RAIN BIRD PESBR 1" 1IN., 1-1/2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, AND PURPLE FLOW CONTROL HANDLE.	1	
	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	1	
	FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESP4ME3 WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
	GUARDSHACK EC-2 GUARDSHACK ECONOCAGE, WITH EP-1 AND FG-1. INSTALL PER MANUFACTURER REQUIREMENTS AND VERIFY LOCKING HARDWARE PRIOR TO TURNOVER.	1	
	WATER METER 3/4" CONNECT TO STUB OUT IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL	1	
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26	551.5 LF	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	831.7 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	346.2 LF	
	Valve Callout Valve Number Valve Flow Valve Size		
	SLEEVE SIZE SLEEVE DEPTH		
	Provide separate 1" wire sleeve along all mainline crossings, of equal length to length of pipe sleeve		

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

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

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

IRRIGATION NOTES

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

- THE IRRIGATION SYSTEM P.O.C. TO BE LOCATED IN THE LANDSCAPE OFF OF THE WATER SUPPLY AS SHOWN PER PLAN. CONNECT TO 3/4" DEDICATED IRRIGATION METER (w/WATTS 223-HP PRV VALVE for Meter Pbs Only) AND MINIMUM STATIC WATER PRESSURE OF 70 PSI. CONNECTION IS ASSUMED TO PROVIDE MINIMUM 10.2 GPM. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO ESTABLISH WATER CONNECTION AT LOCATION SHOWN AND ALL SLEEVING INSTALLED. NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR ASSUMING LIABILITY FOR ANY UNAUTHORIZED CHANGES MADE.
- THE SYSTEM CONTROLLER IS TO BE A WALL MOUNT IN GENERAL LOCATION SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY (COORDINATE WITH OWNER). ZONE VALVE WIRES, RAIN SENSOR, AND GROUNDING, INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LIGHTNING PROTECTION FOR ALL CONTROLLERS (TYPICAL).
- COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES ARE TO BE IN COMPLIANCE WITH LOCAL CODES.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING REQUIRED TO PERFORM WORK AS SHOWN PER PLAN. SLEEVING FOR LATERAL LINES IS TO BE 24" UNDERGROUND. MAINLINE SLEEVING IS TO BE 36" UNDERGROUND. ALL SLEEVING IS TO EXTEND 18" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING ARE TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS ARE TO BE CLEARLY MARKED/STAMPED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVES, IF NECESSARY.
- ALL SPRINKLER HEADS SHALL BE INSTALLED WITH THE TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR IS TO ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE MINIMIZED. CONTRACTOR IS TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. CONTRACTOR TO REPAIR ALL IRRIGATION EROSION/GULLIES IN SEEDED AREAS FORMED BY SPRAY AND GEAR HEADS FOR THE FIRST 45 DAYS AFTER FINAL APPROVAL IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
- IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH IS TO BE 24". LATERAL LINE DEPTH IS TO BE 12". POLY DRIP LINE IS TO BE SECURED AT FINAL SOIL GRADE. POLY LINE SHALL BE COMPLETELY COVERED WITH MULCH WITH NO LINE EXPOSED. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. INSTALL MAINLINE AND LATERALS AS CLOSE TO CURBS AND SIDEWALKS AS POSSIBLE TO ALLOW FOR MORE PLANTING ROOM.
- CONTRACTOR IS TO INSTALL #14 UF IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES.
- INSTALL THREE EXTRA WIRES FROM THE CONTROLLER ALONG THE MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING AND FUTURE ADDITIONS. ADDITIONAL WIRES TO BE PLACED IN A 6" VALVE BOX FOR EASY FUTURE ACCESS.
- NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND CONDITIONS IN THE FIELD PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.
- CONTRACTOR TO KEEP ALL PRESSURIZED IRRIGATION SUPPLY PIPE, (INCLUDING MAIN LINE, LATERALS, AND DRIP SUPPLY TUBING) AS WELL AS POP-UP SPRAY OR GEAR DRIVE HEADS A MIN. OF 5' AWAY FROM THE BUILDING OR AS NOTED BY THE SOILS ENGINEERS REPORT. THE MOST STRINGENT REQUIREMENT SHALL PREVAIL. ENSURE THAT POSITIVE DRAINAGE IS PROVIDED AND THAT NO IRRIGATION COMPONENTS NEGATIVELY IMPACT HARD SURFACES AND/OR BUILDING FOUNDATIONS.
- CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL IRRIGATION PARTS AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS TO OWNER ALONG WITH QUICK-COUPLER KEYS WITHIN 30 DAY OF FINAL ACCEPTANCE FROM OWNER OR LANDSCAPE ARCHITECT.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, IRRIGATION HEAD REPLACEMENT, RAIN SENSOR ADJUSTMENT, IRRIGATION CONTROLLER ADJUSTMENTS, DRIP IRRIGATION MAINTENANCE AND VERIFICATION THAT ALL LANDSCAPE AREAS ARE NOT OVER-WATERED OR UNDER-WATERED. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION-1986. OWNER SHOULD CONTACT THE LANDSCAPE MAINTENANCE CONTRACTOR, LANDSCAPE CONSTRUCTION CONTRACTOR, OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.
- SHOULD LOCAL UTILITIES, WATER OR SPECIAL DISTRICTS DESIGNATE SPECIFIC WATER CONTROLS, IRRIGATION SCHEDULES SHALL BE ADJUSTED PURSUANT TO JURISDICTION REQUIREMENTS.
- ADJUST IRRIGATION ZONE RUN TIMES WITH SEASONAL CONDITIONS. REDUCE RUN TIMES ACCORDING TO SEASONAL ADJUSTMENT SCHEDULE AND BASED ON SMART CONTROLLER ADJUSTMENTS (EXCEPT FOR NEW INSTALLATIONS DURING THE FIRST GROWING SEASON).
- PROVIDE DRIP IRRIGATION TO ALL EXISTING TREES AND SHRUBS IMPACTED BY CONSTRUCTION. PROVIDE ONE-HALF THE AMOUNT OF EMITTER DEVICES THAT ARE DESIGNATED FOR NEW PLANT MATERIAL.
- DRIP ZONES REQUIRE PRESSURE REGULATORS AND FILTERS WITH A MIN. 150 MESH SCREEN OR APPROVED EQUAL.
- PRESSURE COMPENSATING EMITTER OR APPROVED EQUAL MAY BE USED WITH MICRO-TUBING AND INSECT CAPS TO DIRECT WATER TO AREAS THAT REQUIRE SPOT IRRIGATION.
- LINE FLUSHING VALVES ARE TO BE LOCATED AT THE END OF EACH DRIP ZONE. INSTALL IN A 6" VALVE BOX W/ FILTER FABRIC & 4" OF CLEAN GRAVE BELOW EACH VALVE.
- USE MICRO-SPRAY EMISSION DEVICES OR DRIFLINE FOR IRRIGATION OF ALL ANNUAL AND GROUND COVER BEDS. LOCATED ON FLEXIBLE RISERS/STAKES. ADJUST SPRAY OUTPUT FOR PLANT COMMUNITY WATER INTAKE REQUIREMENTS.
- NEW SOD WATER REQUIREMENTS: 1" OF WATER/DAY FOR 7 DAYS. TOTAL AMOUNT SPLIT UP OVER 4 TO 5 WATERING PERIODS. DURING WARMER PERIODS APPLY 1.25"-1.50"/DAY. AFTER WEEK 2 APPLY 1/4" TO 1/2" PER DAY FOR 9 DAYS. SPLIT UP OVER 1 TO 3 WATERING PERIODS/DAY. IF WATERING RESTRICTIONS ALLOW WATER 1/4"/DAY EVERY OTHER DAY FOR 7 DAYS. AFTER TURF ESTABLISHMENT TIME REFER TO SCHEDULE AND LOCAL RESTRICTIONS FOR RUN TIMES.
- MOVE SPRINKLER HEADS OR TREE LOCATIONS IF SPRAY OR GEAR DRIVE HEADS ARE IN CONFLICT WITH ONE ANOTHER (i.e., within 5' of sprinkler head).
- US HARCO SCH 40 RATED FITTINGS FOR ALL SYSTEMS. USE EPOXY DUCTILE IRON FITTINGS AND ADJUSTABLE PIPE CLAMPS FOR SYSTEMS USING OVER 80 PSI AT POINT.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	DIAGRAMMATIC DRIFLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.
	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25% PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.
	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS--ONE FOR PIPE AND ONE FOR WIRING.
	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.
	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS. ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).
	PLACE ALL PRESSURIZED LINES MIN 5' AWAY FROM BUILDING WHEREVER POSSIBLE, TYP.
	EXTEND TWO SPARE CONTROL WIRES WITH COMMON FROM CONTROLLER TO GENERAL LOCATION SHOWN. PLACE IN QUICK COUPLING VALVE BOX WITH QC VALVE FOR FUTURE EXPANSION.
	NATIVE TURF AREAS TO BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED

ISSUANCE:

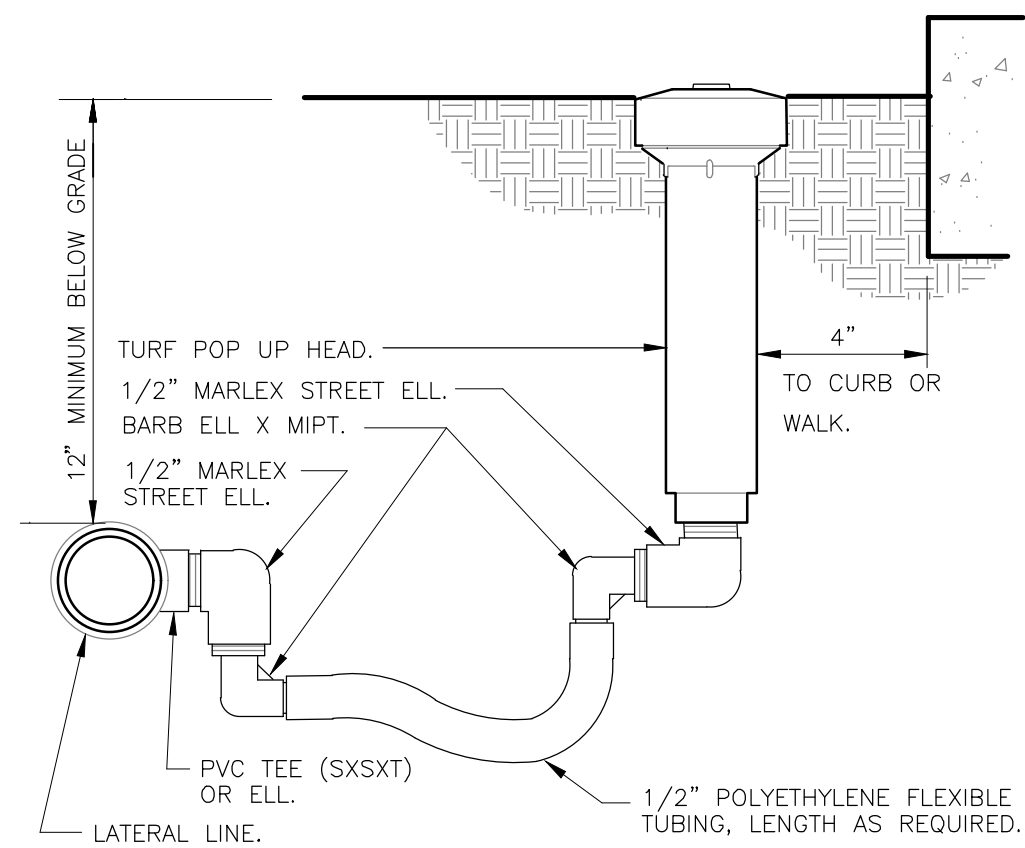
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WELLINGTON, CO

IRRIGATION PLAN

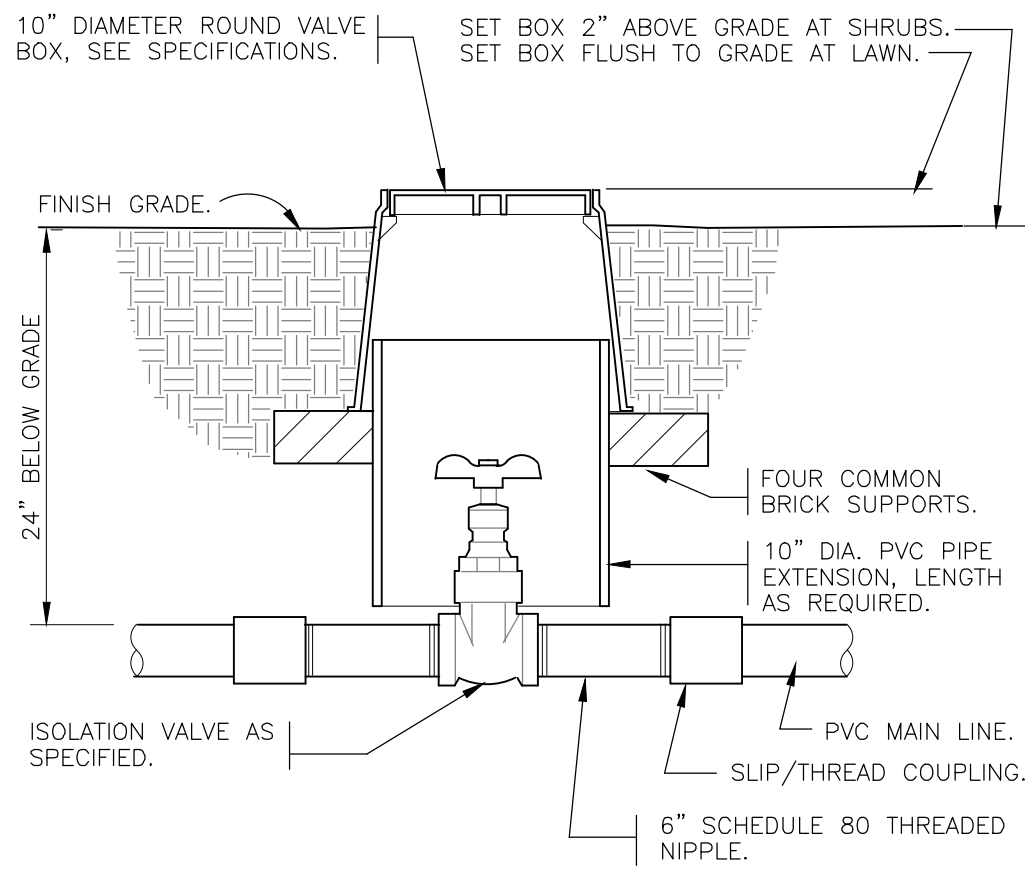
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SHEET
IRRIGATION
PLAN
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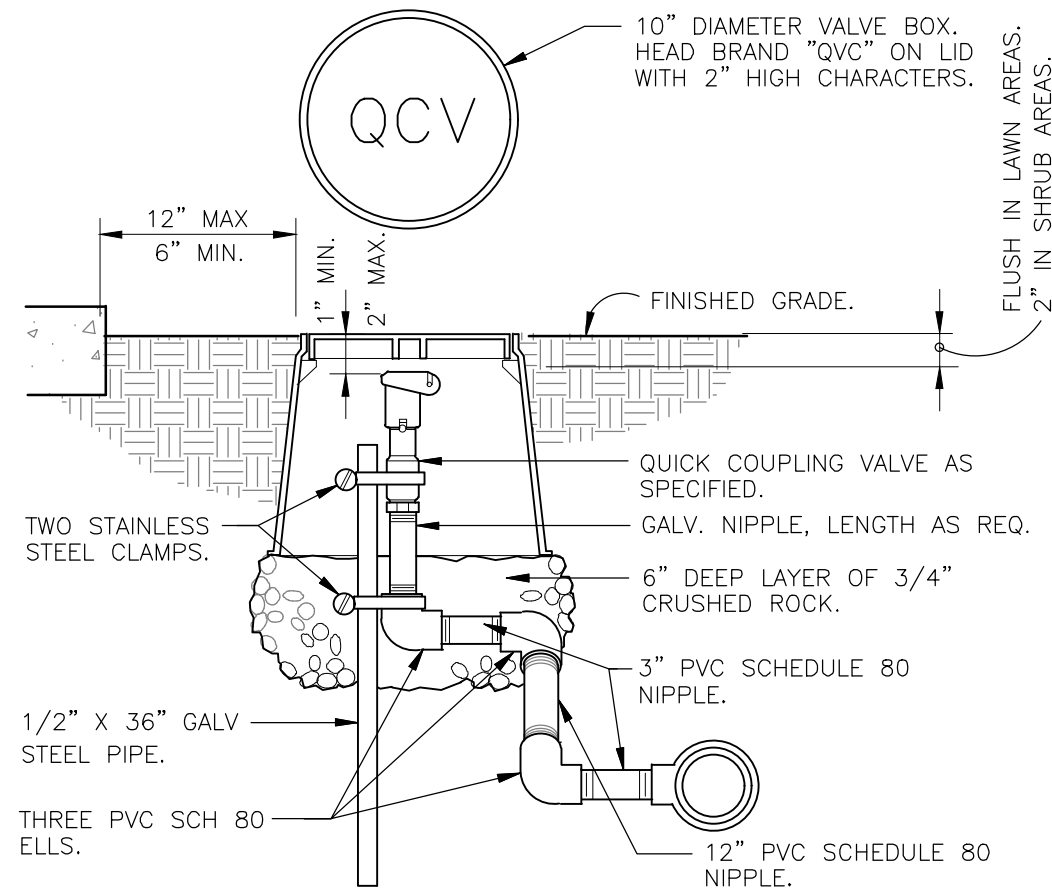
1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"

328403.13-02



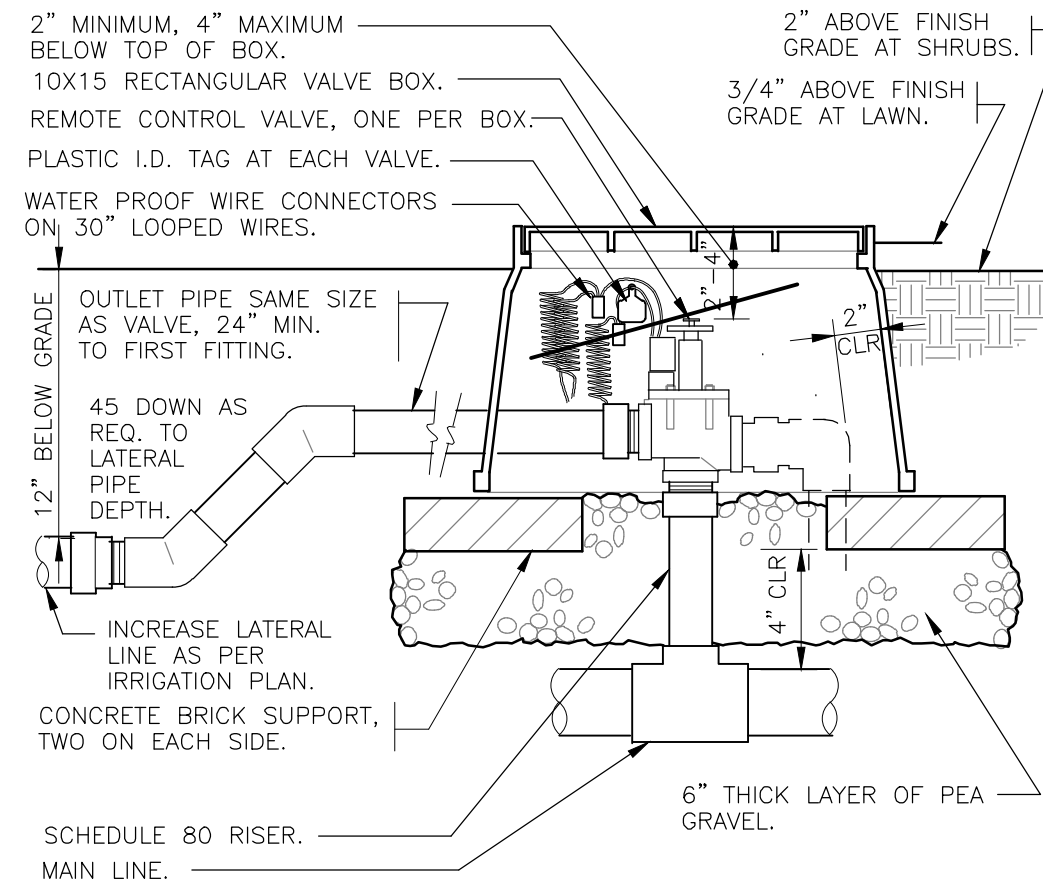
2 BRASS ISOLATION VALVE
1 1/2" = 1'-0"

328406.33-01



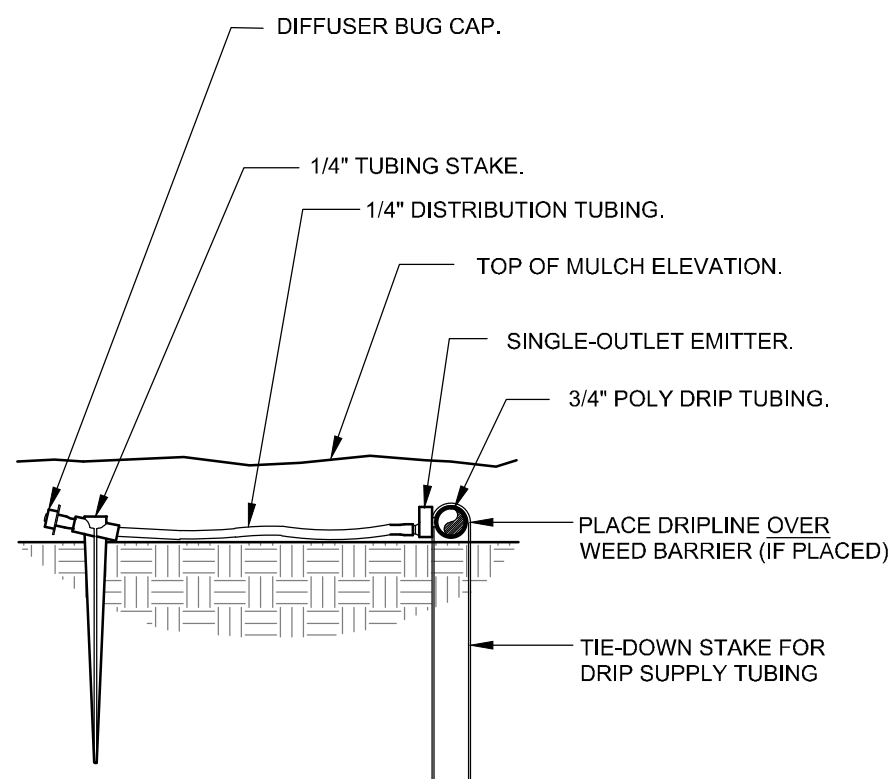
3 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"

328406.43-02



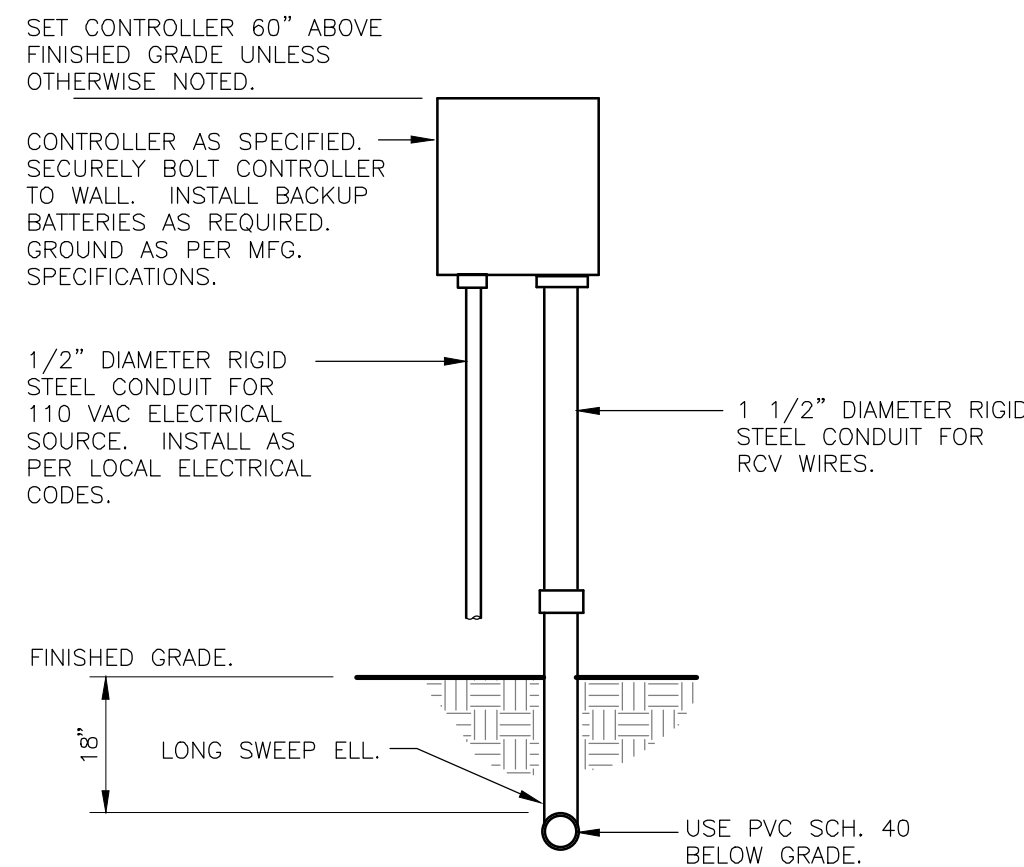
4 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"

32 8406.13-01



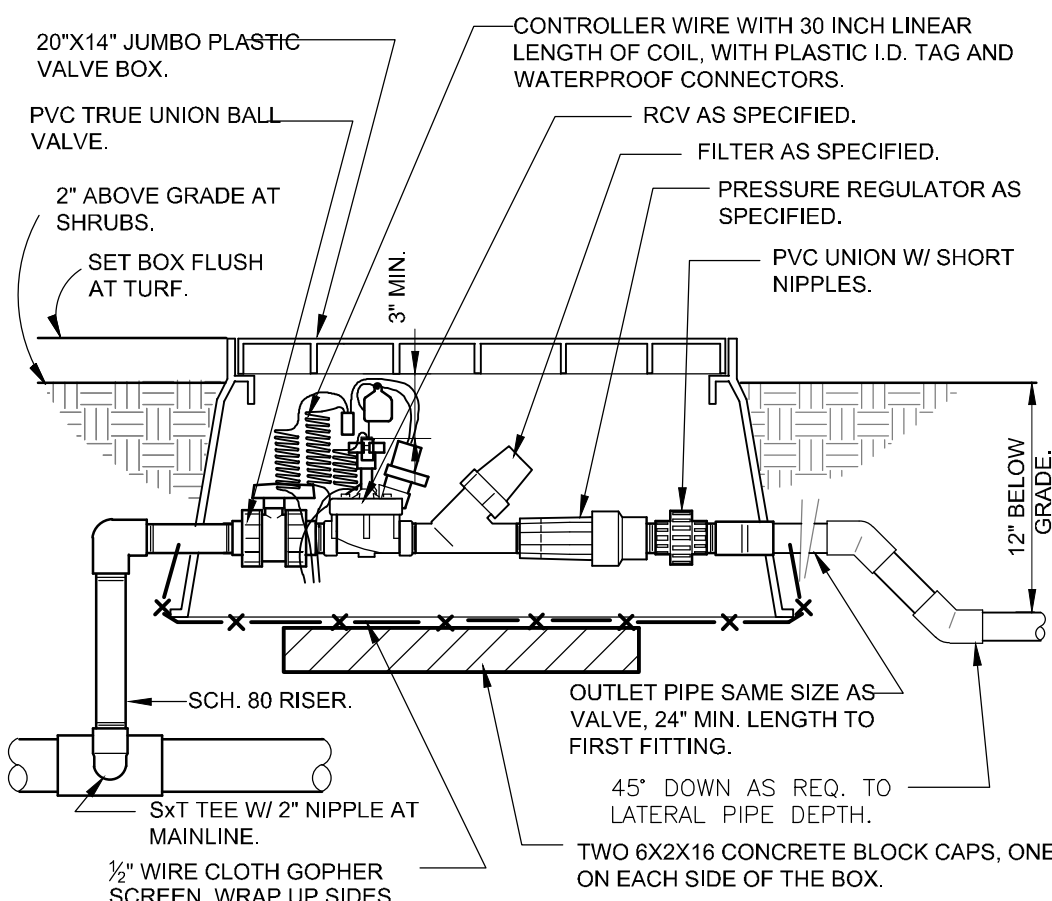
5 DRIP EMITTER DETAIL
3" = 1'-0"

32 8413.13-03



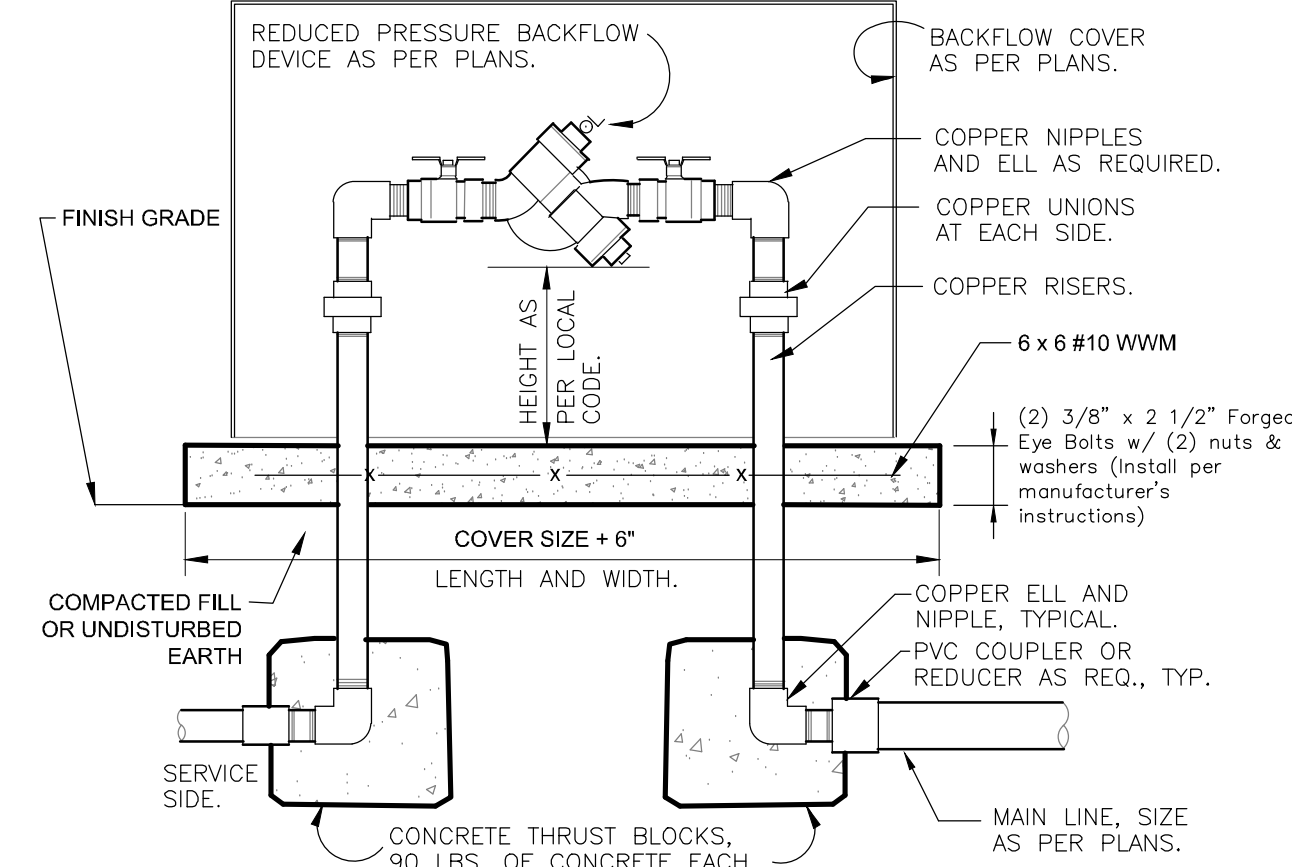
6 WALL MOUNT CONTROLLER
1" = 1'-0"

32 8409.13-01



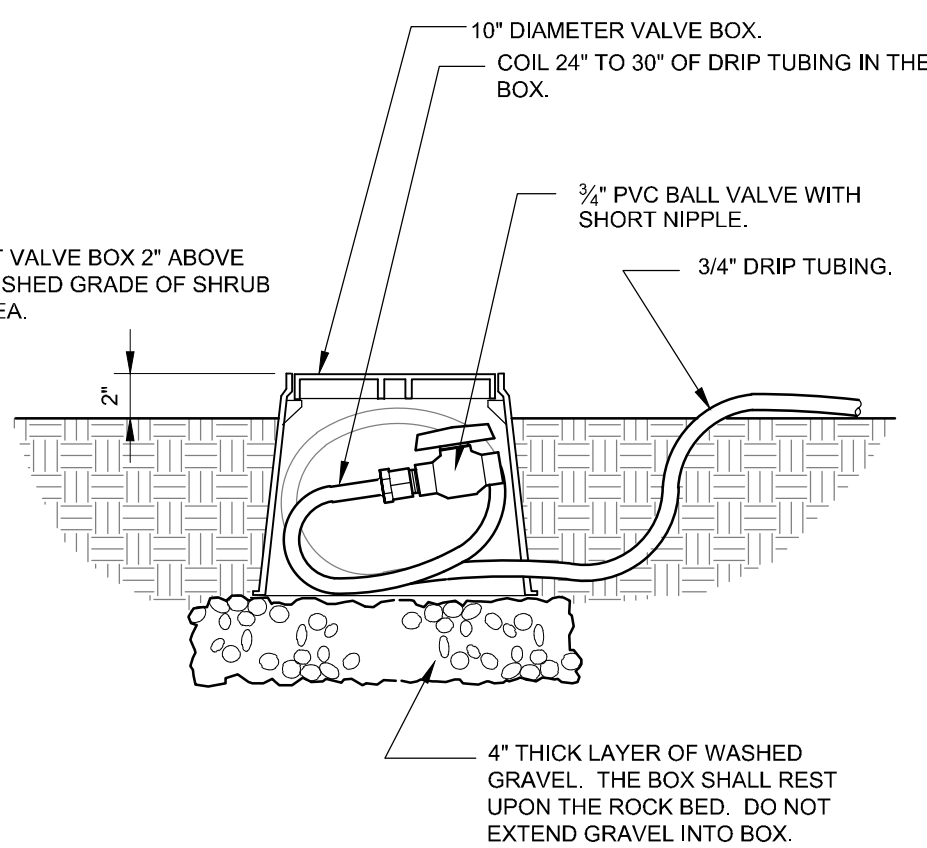
7 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"

32 8413.76-23



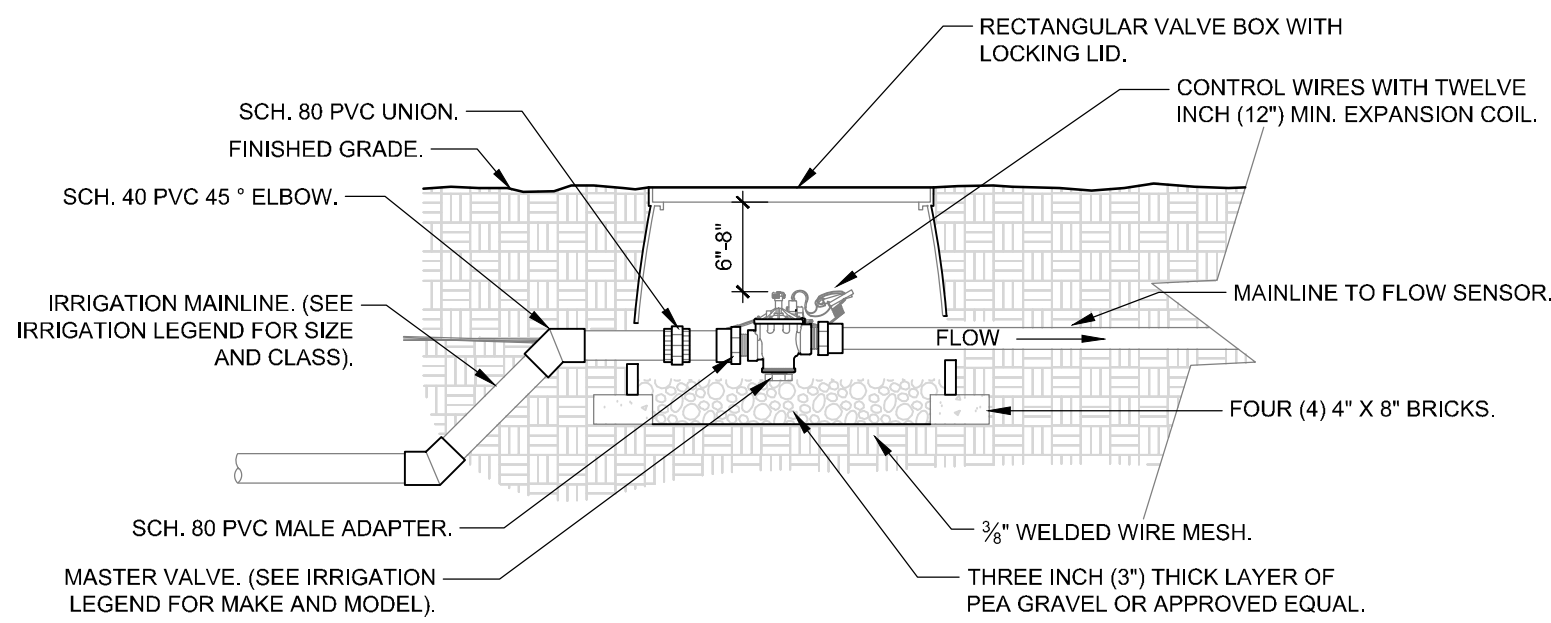
8 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0"

328409.46-03



9 DRIP FLUSH VALVE
1 1/2" = 1'-0"

32 8413.49-03



10 MASTER VALVE
1" = 1'-0"

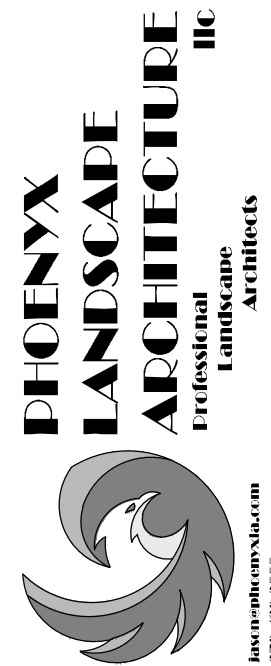
P-CO-JRR-02

CRITICAL ANALYSIS

Generated:	2025-04-08 17:25
P.O.C. NUMBER: 01	
Water Source Information:	CONNECT TO STUB OUT IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL
FLOW AVAILABLE	
Water Meter Size:	3/4"
Flow Available	10.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	75 PSI
Elevation Change:	0.00 ft
Service Line Size:	3/4"
Length of Service Line:	10 ft
Pressure Available:	73 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	7.01 GPM
Flow Available at POC:	10.2 GPM
Residual Flow Available:	3.19 GPM
Critical Station:	3
Design Pressure:	40 PSI
Friction Loss:	2.06 PSI
Fittings Loss:	0.21 PSI
Elevation Loss:	1.73 PSI
Loss through Valve:	1.74 PSI
Pressure Req. at Critical Station:	45.7 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	1.23 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.2 PSI
Loss for Water Meter:	0.88 PSI
Critical Station Pressure at POC:	59.0 PSI
Pressure Available:	73 PSI
Residual Pressure Available:	14.0 PSI

CONFIRM STATED MINIMUM
PRIOR TO COMMENCING WORK

ISSUANCE:



KRI BUILDING
WELLINGTON, CO

IRRIGATION DETAILS

DATE: 04.01.25
SCALE: See Sheet
DRAWN: JRO
CHKD BY: JO

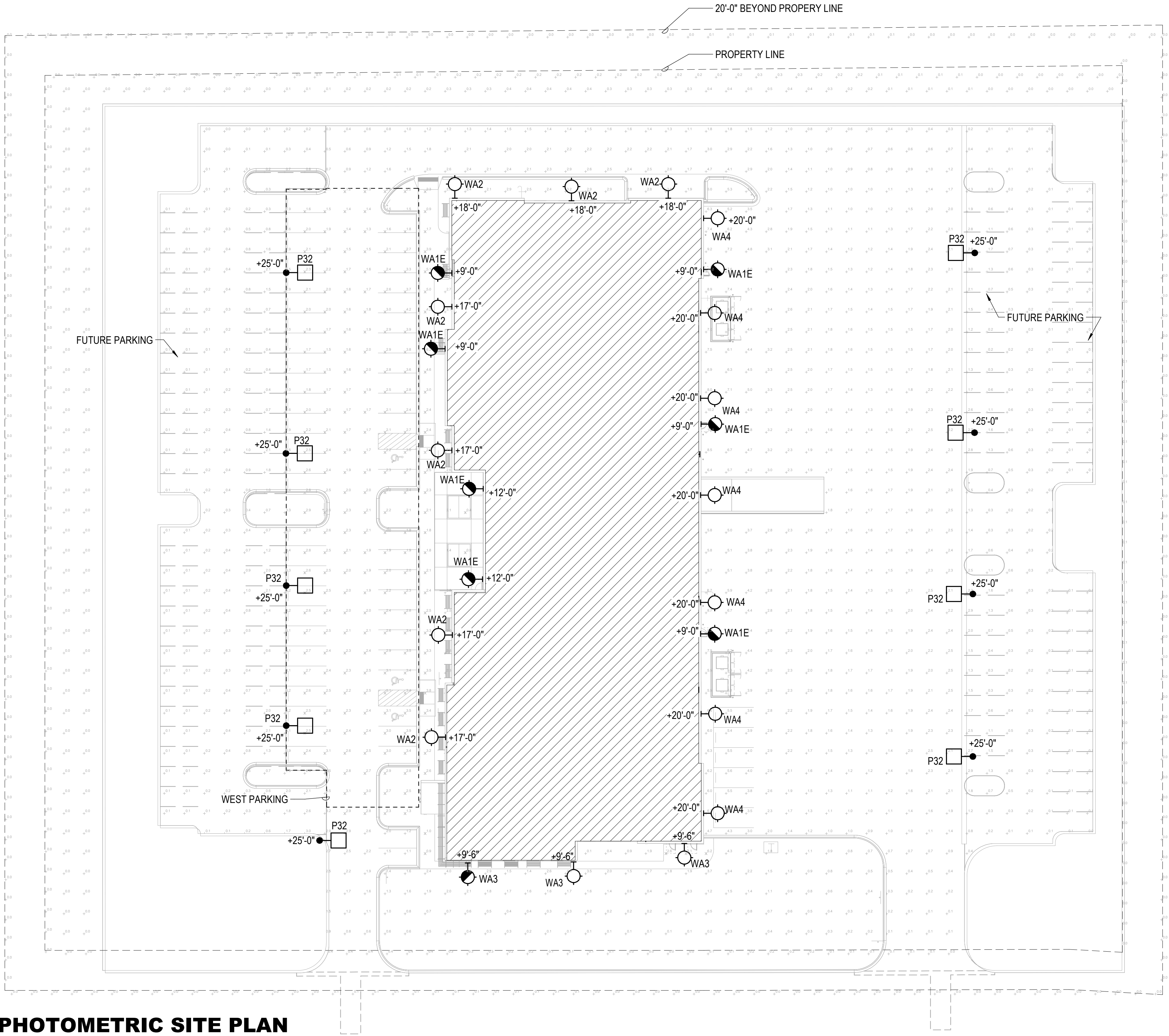
SHEET
IRRIGATION
DETAILS
14 of 16

SITE DEVELOPMENT PLAN
KRI WELLINGTON - LOT 1A BONFIRE SUB 3RD FILING
LOT 1A, BLOCK 1, BONFIRE SUBDIVISION 3RD FILING
BEING A REPLAT OF LOTS 1 & 2, BLOCK 2 OF BONFIRE SUBDIVISION, 2ND FILING
LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

PHOTOMETRIC PLAN NOTES:

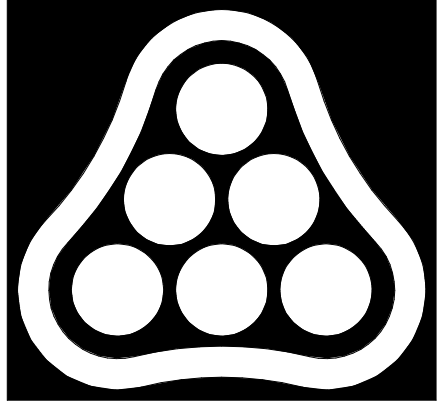
1. ALL LIGHTING SHALL BE IN COMPLIANCE WITH THE CITY OF WELLINGTON MUNICIPAL CODE AND OUTDOOR LIGHTING ORDINANCES.
2. LIGHTING LEVELS SHALL NOT EXCEED 0.1 FOOTCANDLES AT 20 FEET PAST PROPERTY LINE.
3. ALL FIXTURES SHALL BE FULL CUTOFF.
4. ALL FIXTURE HEIGHTS SHOWN ON PLAN ARE FROM GRADE TO BOTTOM OF FIXTURE.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
SITE	+	1.3 fc	10.2 fc	0.0 fc	N/A	N/A
WEST PARKING	X	2.3 fc	4.2 fc	1.1 fc	3.8:1	2.1:1
20' PAST PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A



PHOTOMETRIC SITE PLAN

0' 15' 30' 45' 1" = 30'-0"



PEC

PROFESSIONAL ENGINEERING CONSULTANTS
351 LINDEN ST., SUITE 100
FT. COLLINS, CO 80524
970-232-9558 www.pec1.com

REVISIONS

No. Date Description

NOT FOR
CONSTRUCTION

KRI WELLINGTON

GLOW AVENUE, WELLINGTON COLORADO

PHOTOMETRIC PLAN

JOB NO. 21036
DATE 04/22/2025
DRAWN BY ALS
CHECKED BY ACR

15 of 16

Planning Commission Regular Meeting

Amended Site Development Plan for Kaufman & Robinson Inc.

Presented By: Aidan Checkett, Planner I
Town of Wellington Planning Department

Monday, June 2, 2025



SITE LOCATION MAP



Property Background

- A site development plan was previously approved by the Planning Commission on November 7, 2022. The plan approval is valid through November 7, 2025.
- The owner has submitted a development plan application to amend the previously approved site development plan.
- The applicant has also applied for a lot-line adjustment to combine the two lots as required.

Property Background (continued)

- Changes to approved site development plans that exceed 10% of any measurable standard require Planning Commission review and approval [Sec. 15-2-120(c)].
 - Building height is proposed to increase from 28 ft. to 37 ft. (exceeds 10%)
 - Minor changes to the building footprint, landscaping, parking, and illumination
- A review of an amendment to the site plan should consider the elements of the site development plan that are different from the approved plan.

Findings For Approval – Site Development Plan

1. The site development plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.
2. The lot size and lot dimensions are consistent with what is shown on the approved final plat.
3. No buildings or structures infringe on any easements.
4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.
5. The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements.
6. The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.

Site Plan

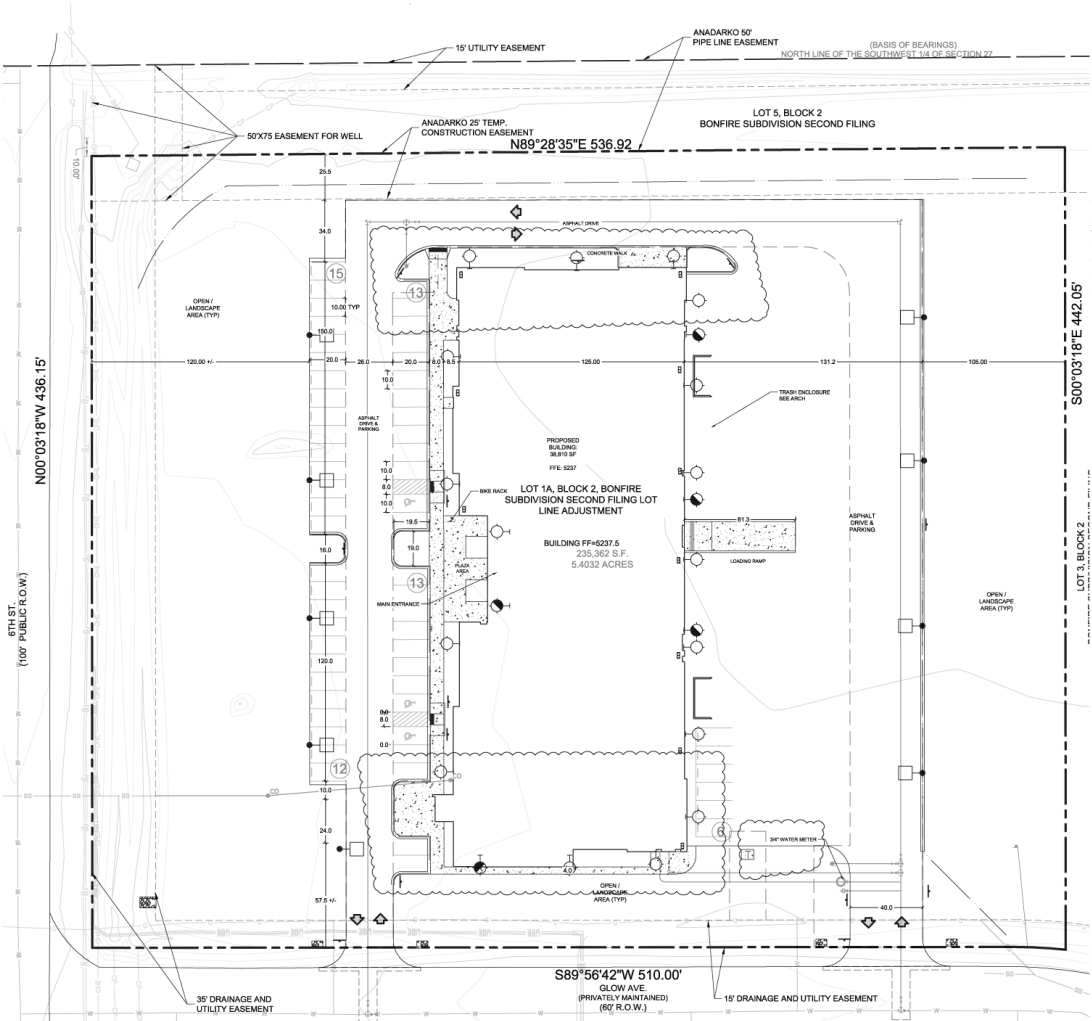
PLAN NOTES

- REFER TO UTILITY PLANS FOR ALL UTILITY, DRAINAGE, GRADING, EROSION CONTROL AND STREET DESIGN REQUIREMENTS.
- PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF WELLINGTON SIGN REGULATIONS / SIGN PERMIT REQUIREMENTS.
- SEE CIVIL PLANS FOR PAVEMENT TYPES AND DEPTHS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/ OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN OF WELLINGTON IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXPENSE OF CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- 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 911 OR 1-822-1987.
- ALL SIGNAGE MUST BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
- KNOX BOX TO BE PROVIDED BY OWNER- LOCATION TO BE DETERMINED BY WELLINGTON FIRE RESCUE AUTHORITY.

LEGEND

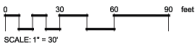
- | | |
|--|----------------------------|
| | CONCRETE |
| | LANDSCAPE |
| | FENCE |
| | PED RAMP |
| | TRASH ENCLOSURE |
| | BIKE RACK |
| | ADA PARKING |
| | LIGHT POLE |
| | WALL PAC/ WALL MOUNT LIGHT |
| | ADA PARKING SPACE |
| | SIGNAGE |
| | FIRE HYDRANT |

SEE DISCIPLINE SHEETS FOR ADDITIONAL INFORMATION



SITE PLAN

SCALE: 1" = 30'



EXISTING CONDITIONS LEGEND

- | | |
|--|-------------------------|
| | =SIGN |
| | =LIGHT POLE |
| | =SANITARY SEWER MANHOLE |
| | =STORM MANHOLE |
| | =TELEPHONE PULL BOX |
| | =WATER VALVE |
| | =FIRE HYDRANT |
| | =POWER POLE |
| | =ELECTRICAL TRANSFORMER |
| | =CATCH BASIN |
| | =CULVERT END |
| | =OVER HEAD ELECTRICAL |
| | =ELECTRICAL LINE |
| | =WATER LINE |
| | =TELEPHONE LINE |
| | =GAS LINE |
| | =SANITARY SEWER LINE |
| | =STORM LINE |
| | =GAS LINE MARKER |

BUILDING DATA:

BUILDING FOOTPRINT	40,217
SF	
OFFICE AREA:	5,004 SF
CONFERENCE AREA:	2,302 SF
WAREHOUSE AREA:	26,993
SF	
ACCESSORY USE:	14,784
BUILDING HEIGHT:	VARIES,
MAX HEIGHT 37'	
2 STORIES	
MAX BUILDING HEIGHT	
ALLOWED PER CODE	45'-0"
TOTAL SF:	49,083
SF	

LAND USE DATA:

BUILDING FOOTPRINT:	40,217
17.09%	
IMPERVIOUS SURFACES:	40,060
17.25%	
LANDSCAPE AREA (ON-SITE):	155,946
65.66%	
TOTAL:	235,362 SF
100.00%	

PARKING SUMMARY:

TOTAL # EMPLOYEES (MAXIMUM): 55
TOTAL EMPLOYEE PARKING SPACES
REQUIRED / PROVIDED: 55 / 58
(1 SPACE PER EMPLOYEE PER CODE)

BICYCLE PARKING REQUIRED / PROVIDED: 2
/ 2

ADA SPACES REQUIRED / PROVIDED: 3 (1
VAN ACCESSIBLE) / 3

TOTAL PARKING SPACES REQUIRED /
PROVIDED: 55 / 59

REVISIONS



KRI BUILDING
WELLINGTON, CO

SITE PLAN

DATE: 04.01.25
SCALE: See Sheet
DRAWN: JJO
CHKD BY: JO

SHEET

SITE PLAN

2 of 16

Findings – Staff Comments

1. Compliance with Land Use Code and Comprehensive Plan

- Zoning: Light Industrial
- Comprehensive Plan: Industrial
- Proposed uses: professional office, light industrial and manufacturing, and wholesale distribution, warehousing, and storage
- Finding previously made, no changes

2. Consistency with Approved Final Plat

- Lot size and lot dimensions have not changed since the approved site development plan
- Property will need a lot line adjustment

Findings – Staff Comments

3. Easement Access

- No buildings or structures infringe on any easements
- Easements have not been changed from the approved site development plan

4. Drainage Standards

- There are no changes proposed to drainage plans
- Town Engineer determined that drainage meets Town standards

Findings – Staff Comments

5. Density and Dimensions

- Residential density and PUD requirements are not applicable
- Floor Area Ratio is less than 1:1, and meets the LI zone standard
- Setbacks are satisfied
- Building height proposed increase from 28 ft. to 37 ft. and meets the 45 ft. maximum building height of the LI zone

Findings – Staff Comments

6. Conformity with Development Standards

- Parking and Loading
 - Minor changes to locations
- Landscaping and Screening
 - Minor changes to south and west of site
 - Recommend relaxing requirements for east side
- Exterior Lighting
 - Minor changes proposed (additional light fixtures by northwest building corner, fixtures relocated on east side of building)
 - Town standards for foot-candle minimums and maximums are satisfied

Findings – Staff Comments

6. Conformity with Development Standards (cont.)

- Site and Building Design
 - Height increased (28 ft. to 37 ft.)
 - Minor changes to building footprint
- Utilities
 - No changes made
 - Engineering and Public Works recommended minor updates to labels
- Transportation and Connectivity
 - No changes to driveways and circulation

Staff Recommendation

Move to approve the amended site development plan subject to addressing Planning and Engineering comments.

Questions or Comments?