

Planning Commission Meeting

Date: November 1, 2021
Submitted By: Cody Bird, Planning Director
Subject: Site Plan Review – Lot 6 & 7, Meridian First Subdivision - Multi-tenant mixed use

EXECUTIVE SUMMARY

General Location:

- Generally located north of HWY 1/Cleveland Ave. and west of Wellington Blvd.

Applicant/Agent:

- Applicant: Wellington Business Court LLC, Fouad Faour

Reason for request:

- Request approval of site plan for a multi-tenant commercial building

Background Information:

- This site plan application was presented to the Planning Commission on October 4, 2021. Following discussion, the Commission voted to table the application to the November 1, 2021 meeting.
- The applicant addressed many of the topics discussed at the October meeting and updated some of the plan sheets to reflect changes. Not all plan sheets got updated with the changes, creating some inconsistencies that may need to be readdressed. There are also comments from the October staff report that do not appear to be addressed. The applicant may be able to address some of the remaining comments at the November meeting.
- For purposes of this report, the original staff report comments from the October 4, 2021 meeting are still included for reference. New comments or updates on previous comments are added and are shown in bold text.
- Town staff supports approval of the site plan. Any topics/comments the Planning Commission has a particular recommendation on can be identified at the meeting. Staff requests that Town staff and the applicant have authority to address any remaining minor comments and corrections identified in the staff report.
- The applicant is seeking approval for a site plan for a multi-tenant commercial building in the Meridian First Subdivision generally located north of HWY 1/Cleveland Ave. and west of Wellington Blvd.

- The property is 1.67 acres (72,786 square feet).
- The property is zoned C3 - Highway Commercial and the building is intended to be mixed use.
- The applicant has not yet identified tenants for the development. The square footage of the uses impacts the calculations for minimum required parking spaces. The applicant is proposing to restrict the tenant uses to the number of available parking spaces proposed. **The applicant has updated the proposed mix of tenant uses based on available parking as was suggested at the October Planning Commission meeting. Generally, the development is proposed to consist of 4,000 square feet of restaurant; 6,200 square feet of retail; and 3,965 square feet of office space (total square feet = 14,165 square feet).**
- The subdivision has private drives connecting at Wellington Blvd. (2 locations) and at Saratoga St. The private drives were constructed along with the subdivision infrastructure and are in place to serve the site.
- Staff, the applicant, and the applicant's design agents held a conceptual review meeting and a number of communications discussing site design. The applicant has addressed many of staff's comments and suggestions and reflected changes in the site plan presented. **Subsequent to the October Planning Commission meeting, the applicant has updated the site plans to address some of the comments discussed at the meeting and identified in the staff report. Some comments in the staff report were not addressed and are noted in bold in this report.**

BACKGROUND / DISCUSSION

1. Building Setbacks and dimensional standards: The proposed building does not encroach into required building setbacks. The building meets dimensional standards for C3-Highway Commercial.

- The zone district label on the cover sheet needs to be updated on the revised drawings. **There is no change on the plans and no text response from the applicant regarding this comment.**
- The total building height is 34', 7.5'." **The cover sheet notes the height is 32'. The discrepancy should be verified and plans updated as necessary. The maximum building height for the C-3 zone district is 35'.**
- The front of the building (facing south) meets the 25' setback from the south property line.
- The rear of the building (facing north) meets the 20' setback from the north property line.
- The building exceeds the 0' setback from the side property lines.

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

3. Streets and Access: The site is adjacent to private streets.

- Primary access to the private drives that surround the building are from Saratoga St., Wellington Blvd. There is a minor access connection to Fairmont Drive, which benefits the site and the adjacent townhome development.
- The northern drive adjacent to the property is marked as 28' from flow line to flow line.
- The south drive adjacent to the property has a 28' flow line to flow line and is marked with a 33' easement (utility, drainage, and access).

- The eastern drive adjacent to the property has a 35' easement (utility, drainage and access), but the flow line to flow line distance for the drive width is not provided. **There is no change on the plans and no text response from the applicant regarding this comment.**
- The west side of the building has a 25' utility, drainage and access easement but there is no curb cut and adjacent to the building is an existing sidewalk for pedestrian circulation.

4. Pedestrian Connection: Sidewalks are required to connect to existing public sidewalks. Existing sidewalks and ramps will need to be evaluated for condition and any repairs made at the time of site construction. Ramps must meet current ADA standards.

- The building will provide 5' or wider pavement adjacent to the building to facilitate building access. Connections are proposed to connect the building accesses to existing sidewalks.
- The landscape plan identifies an 8' existing sidewalk on the south side of the parking lot (near the property boundary) which is represented in the civil drawings as a 7.5' sidewalk. **The applicant should verify the width of the existing sidewalk and update plans as needed; this discrepancy still exists and has not been completed.**
- The applicant has provided pedestrian circulation through the parking lot by creating a mid-block crossing. The crossing and associated ADA ramps address comments provided by staff at the conceptual review meeting.
- The applicant has provided crosswalks at each ADA ramp location to facilitate crossings for pedestrians between the building and parking lots.

5. Parking: Restaurant uses are required to provide a minimum of 1 space per 100 square feet. Retail requires 1 space per 200 square feet. Office requires 1 space per 300 square feet. The proposed building is 14,165 square feet total with a mix of uses, described below.

- **Parking requirements based on proposed uses are met given the lease agreement presented by the applicant for parking at Meridian First Credit Union.**
 - 4,000 square feet of restaurant = 40 spaces required.
 - 6,200 square feet of retail = 31 spaces required.
 - 3,965 square feet of office = 14 spaces required.
- **85 total parking spaces are required for the proposed use distribution. 79 parking spaces are provided on site; 13 parking spaces are proposed to be provided from an agreement with Meridian First Credit Union's site.**
 - **The proposed parking agreement is a lease agreement for the off-site parking. This approach, while feasible, does not ensure the off-site parking agreement will always be available. The termination language included suggests that it is contemplated the agreement may not always be in effect, and therefore, there is risk that the commercial development could at some point not have sufficient parking. A cross-lot access and parking easement similar to what has been approved for other recent projects is a better solution and gets recorded with the County Clerk and Records office so that it becomes an encumbrance on the properties and shows up in the title work should a property sell in the future. This latter approach ensures the shared parking continues for the benefit of both properties.**

- **Size:** Parking spaces are required to comply with the minimum width and depth requirements based on the angle of parking. For 90-degree parking, the stalls shall be 10 ft. x 20 ft. The angled parking must be 21' from the curb to the back of the stall and 10 feet wide.
 - **The 90-degree parking stall sizes are met.**
 - **The angled parking stall sizes are met.**
- **Bicycle rack info:** A bicycle rack is identified on the southeast side of the site, meeting the minimum requirement. The Planning Commission should consider if additional bicycle parking is desirable for the site for the multi-tenant and mixed-uses proposed. **This comment was not discussed by the Planning Commission and there are no plan changes or response from the applicant regarding this comment.**

6. Circulation Aisles: Circulation aisles should have a minimum 24-ft. width requirement for two-way traffic circulation. Most of the circulation for parking is on private drives and meet the minimum width requirements.

- **The southern-most parking lot has an entrance width of 21'. The circulation for the southern-most parking lot is noted at 15'. Both widths are adequate to meet the required widths for one-way circulation.**
- Staff has expressed concern to the applicant and design team that the private drives may become blocked by delivery vehicles, particularly the north side of the site at the rear of the building. Because the private driveway is access for the overall subdivision, staff has encouraged the applicant and design team to consider adding a loading and unloading space for their site. The overall site and/or building configuration would need to be re-evaluated to accommodate a delivery loading/unloading area. **This comment was discussed at the October 4, 2021 meeting and the Planning Commission determined that no requirement was needed.**
- The applicant has indicated that deliveries and services like trash that could impact circulation will occur during non-business hours. Staff has commented that there is not much of a means to ensure or enforce this for delivery vehicles. **This comment was discussed at the October 4, 2021 meeting and the Planning Commission determined that no requirement was needed.**
- Staff continues to believe there will be long-term traffic concerns in this subdivision for deliveries and trash services at this site.

7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 76-100 parking spaces are provided, a minimum of 4 accessible parking spaces are required and one must be van accessible.

- **Size:** The four ADA spaces appear to meet minimum size requirements and at least one meets requirements for van accessibility.
Please identify on the site plan which parking spaces are intended to be van accessible and include the van placard.
- **Location:** The ADA spaces are dispersed throughout the site, three are provided on the south side (front) of the building and one is provided on the north side (back) of the building.
This dispersion is appropriate since there are multiple entrances.

- *Location:* It is assumed the one ADA space on the north side (back) of the building is to accommodate employees. However, this location and ramp may need extra care from a designated building manager (or other identified person), as it is likely to be icy in winter from the building's shadow and will require management practices to keep it clear. Relocation of the parking space to the front of the building can be considered. **There is no change on the plans and no text response from the applicant regarding this comment.**
- *Pathway to building or curbs:* The ADA ramp for the one ADA parking space in the southeast has a wing that conflicts with the parking island. **The response letter from the applicant stated "We adjusted the flares on the handicap ramp to 2' which is the minimal allowance and does not conflict with the landscape island." The max slope of a ramp flare is 1:10 (2010 ADA Standards for Accessible Design 406.3). There are insufficient spot elevations to determine if the flare slope is in compliance with required ADA standards. A typical vertical curb is 6-inches in height, thus a 2-foot wide flare would be a rise of 3 inches per foot which is 1:4 slope and significantly exceeds the max slope. The applicant or their designer needs to verify all ADA ramps, flares and accessible aisles comply with ADA standards. Spot elevations should be provided to verify slope tolerances. Changes need to be updated on all plan sheets.**
- *Details for signs:* All ADA spaces are marked as having signs. The sign height is detailed on sheet C-10.
- *Details for pavement:* The pavement marking colors for the ADA symbol and ADA striping were not found in the plan set. Details for pavement markings related to the ADA or parking lot striping must be noted on the plans or provided on the details sheet. **The applicant's response stated "We have a note on sheet c-10 indicating that "Pavement markings shall be per ADA Details, most current addition." The current edition details should be included in the plan set.**
- The applicant or their designated agent shall ensure that all accessible parking spaces and routes meet the requirements of ADA standards including locations, widths, aisles, slopes, signage, and pavement markings. Sufficient details should be included and coordinated in the civil engineering and architectural plans, as provided. **This is a repeat comment based on the above comments that need to be addressed and incorporated into the revised plan set.**

8. Signage: Details for wall signs are not identified at this time. **The applicant has added a proposed monument sign and location on the southeast side of the building at the corner.**

- **The location does not interfere with the easement or site triangle.**
- **The monument sign allows for multi-tenant sign placement (each panel noted as 48"x11.2")**
- **The monument sign matches the building materials.**
- **The monument sign is 7' 8" tall and is 13'11" long.**
- Staff requests the ability to administratively approve wall signs with tenant finish plans, provided the signs are within the applicable sign code regulations.

9. Site Lighting: A photometric plan was provided with the site plans as required.
The Town's maximum illumination level at the property line is 0.1 footcandle.

- **Illumination along all property lines are over the maximum illumination level (noted as being up to 2.0 footcandles on the west property line). There will be a future commercial development in this subdivision surrounding the site. The southern property line is an outlot.**
- **The lighting as proposed helps provide adequate lighting for pedestrians and cultivate safety. The minimal amount of light trespass is unlikely to negatively impact future commercial tenants and is acceptable to meet the intent of the code requirement.**
- The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. **Updates to the photometric plan demonstrate this requirement will be satisfied.**
- *Lighting details:* The lighting fixture details show that light poles and fixtures are generally consistent with the other existing sites in the subdivision.
- Ensure wall light placement from the photometric plan is coordinated with the architectural drawings and commercial building plans. There are currently no lights identified on the architectural renderings. **There is no change on the plans and no text response from the applicant regarding this comment.**
- Ensure coordination between the landscape plan and lighting plan. Light locations are identified on the landscape plan, but locations appear to be slightly different and can become a conflict in the field. **There is no change on the plans and no text response from the applicant regarding this comment.**
- Staff requests the ability to review and approve minor changes to the landscape and lighting plan administratively.

10. Landscape/Screening and Buffering: The cover sheet indicates that of the 72,786 square feet site, 14,600 square feet is for the landscaping and plaza (20%). The cover sheet states 12% open space requirement would equate to 8,734 square feet and that 18,911 square feet are provided.

- Commercial developments are required to provide open space at a rate of 12% of the development site. Open space for commercial developments can include plazas, trails, and landscaped areas (including parking lot landscaping), recreational amenities, and other natural areas and civic purposes.
- The courtyard is identified as being 14,600 square feet, 20% of the site area and meeting the open space requirement.
- Notes on the cover sheet for land area, open space and impervious surface area appear to be conflicting and should be verified for accuracy on the revised site plans. **There is no change on the plans and no text response from the applicant regarding this comment.**
- Courtyard: The courtyard is a prominent feature of the multi-tenant space and could be a good use for outdoor seating, meetings, and general outdoor enjoyment for company customers and employees.
 - The courtyard may be hot in the summer. It is southern facing and there are only four planters with small decorative pear trees. Without much vegetation, this space could become very hot in the summer months without much shade. **This comment was considered at the Planning Commission on October 4, 2021 and the Planning Commission encouraged providing shade**

options. Permanent or affixed shade structures may be subject to other building and/or fire code regulations, including assessing requirements for snow and wind loads. The applicant is advised to communicate with the Building Department and Fire District regarding proposed plans for shade structures.

- The planter boxes should be evaluated to determine if the sizing is appropriate for the proposed tree's long-term health and longevity. **There is no change on the plans and no text response from the applicant regarding this comment.**
- Staff would recommend expanding the landscaping and/or outdoor amenities within the courtyard to reduce the heat island effect and potentially accommodating some more shade trees into the space. **There is no change on the plans and no text response from the applicant regarding this comment.**
- The applicant described the proposed "pond-less fountain" as more of an artistic sculpture and is intended to be a low water use that recycles its water.
- Street Trees: 1 street tree is required for each 40 linear feet of street frontage for a minimum requirement of 7.1 trees.
 - 7 trees shown spaced 40 ft. apart along the southern property line, meet the street tree requirement for HWY 1. Street trees are not identified along the private drives.
 - The label for tree species at the bottom left is partially cut off and should be adjusted. **This has been addressed.**
- Site Trees: 1 tree is required for each 1,000 sq. ft. of landscaped area. There is 14,600 square feet of landscaping and plaza, so there should be 15 trees considered "site trees." **The tree minimums have been met.**
 - Staff counted 31 trees; 30 are noted in the "minimum site landscape calculations" and 29 are shown in the "plant list phase 1." Please confirm and edit the calculations as appropriate to remove discrepancies.
 - 12 provided trees are considered "site trees," which includes the 4 pear trees in the plaza, the 1 hackberry tree on the southwest side of the site, the 1 unlabeled tree in the northwest corner of the site, and the 6 extra oak trees on the south property line.
 - 3 site trees are noted as being part of the count for the tree substitution allowed by section 16-3-350(e)(2)(b)).
- Shrubs: 1 shrub is required for each 150 sq. ft. of landscaped area. The site is proposed to be calculated at the 14,600 sq. ft. of landscape area, thus 98 shrubs are required. To encourage xeriscape landscaping, Staff suggests that perennials be counted as "shrubs."
 - The table notes there are 243 shrubs/perennials available for site landscaping.

- **Staff counted different numbers for EAC (Dwarf Burning Bush), KA (Karl Forester), and PAH (Dwarf Fountain Grass) than what is noted on the Plant List Phase 1. Please edit the document as appropriate to reflect accurate counts of landscaping items.**
- **Some shrubs shown in the southern parking lot appear to be on the parking lot surface (specifically, this is noted on the eastern side of the buffer island between the two sections, near the parking lot entrance).**
- Parking Lot Trees/Shrubs/Screening: Parking lots are required to provide trees in islands and shrubs for screening and buffering.
 - **1 tree per 20 parking spaces is required. There are 79 total spaces, so 4 trees shall be provided in the parking lots. 12 trees provided are considered “parking lot trees” as they are in an island and/or surrounding the parking.**
 - Parking lot shrubs are considered part of site landscaping, and the landscaping plans provide sufficient shrubs for screening.
 - 16-3-250(c)(4) states landscaping setback to parking lots are to be 30 feet from arterials or twenty-five from other streets. The site plan proposes that no landscape setback or screening be required along the private drives. **The Planning Commission should consider if the proposed reduction is acceptable to meet the intent of the code requirements. This comment was not previously discussed by the Planning Commissioners and there are no plan changes or text response from the applicant regarding this statement.**
 - The applicant will need to ensure tree locations and light pole locations do not conflict on the revised drawings. **There is no change on the plans and no text response from the applicant regarding this comment.**
- Other:
 - **There is an irrigation plan provided, as required. The irrigation plan should be coordinated with the utility plan and other plan sheets to ensure points of connection and connection sizing is consistent.**
 - **The applicant updated the landscaping notes to include a note to prune trees located in the site triangle.**
 - A separate tap and meter are required for outdoor landscape irrigation. Location and size of tap are indicated on the civil engineering plans.
 - The site uses potable water for landscaping. The landscape architecture firm has confirmed the plants provided have been specifically chosen as water efficient plants, shrubs, and tree options to ensure long-term health of plants and financial savings for owner. The gallons of water required are indicated in the plant table.

11. Drainage: The applicant has provided grading and drainage details on the civil plans and submitted a drainage compliance memo. The comments provided by engineering are available to the applicant through the

SharePoint folder. Any changes needed required by engineering must be addressed in the final drainage plan to be accepted by the Town. All sheets must be updated to match any changes that have been made.

12. Utilities: The site plan submission includes civil engineering plans and details for connections to the public lines. The Engineering comments are provided to the applicant in the SharePoint file. The site plan approval is conditioned upon final review and approval by the Town Engineer. All utilities to be abandoned must be done at the main and in coordination and with direction from Public Works staff. All sheets must be updated to match any changes that have been made.

- *Town Utilities:*

- There are adequate public water and sewer lines available to accommodate development of the site.
- The project is required to provide a grease interceptor in accordance with Town standards. One grease interceptor is identified on the site plan. If additional restaurant uses are proposed, the applicant may be required to install a second interceptor or modify the existing interceptor to accommodate the business needs. Additional evaluation can be accomplished at the time tenant finish plans are submitted for review.
- **The applicant shall provide water demand calculations for expected building use and for irrigation use for the purpose of determining the raw water contribution requirements. Raw water dedications are required at the time of building permits, therefore, water demand analysis for the project will be needed before a building permit is issued.**

- *Other:*

- The applicant is responsible for coordinating with private companies to ensure that all utilities are installed underground.
- A location for Post Office mail boxes needs to be identified on the site plan. **There is no change on the plans and no text response from the applicant regarding this comment.**

- *Fire District Review:*

- There is a fire hydrant on a parking island near the building.
- Town staff noticed a fire service line and connection proposed on the north side of the building. However, staff does not see a Fire Department Connection location. **There is no change on the plans and no text response from the applicant regarding this comment.**
- Wellington Fire District staff reviewed the site plans and provided a letter to the applicant.
- Building plan review and a permit issued by Wellington Fire Protection District is required prior to construction.

13. Architectural Design Standards: The building is "horseshoe" shaped and faces the south (toward HWY 1). The building highlights a tower, large windows, and columns as the main architectural elements of the

building's design. The proposed building uses large windows, roof overhangs, variation in roof lines, wall heights and setbacks to create visual interest.

- **Massing/scale:** The total building height is 34 feet 7.5 inches at the peak of the tower. **The cover sheet states the height is 32', please confirm and edit as needed.**
 - The current adjacent properties have varying scale and massing. The bank is a tall and “bulky” building; whereas the adjacent multi-tenant building across the street from the bank is only 1-story and is a conservative size compared to the lot.
 - The building under review has a massing and scale that is different than the existing adjacent commercial properties.
 - While the massing and scale are not necessarily out of line with the adjacent sites, the building may visually appear to be too large for the site.
 - Decreasing the size of the building and reducing the number of potential tenant spaces may help alleviate the parking and landscaping constraints.
- **Description of materials:** The building material key indicates a metal roof, stucco finishes, a stone wainscot, stone veneer columns, and a metal column cap.
 - The color names for the proposed materials are not stated. **There is no change on the plans and no text response from the applicant regarding this comment.**
 - **The stone wainscot is identified on each of the 4 elevations of the building as required since it is a major feature (section 16-3-460(c)).**
- There is no established consistent “theme” for the subdivision.
 - The bank building uses a mix of materials including large windows, wood wall caps and corbels, wood siding, and masonry veneer. The roof is flat and some building edges are rounded.
 - The multi-tenant building to the north of the bank uses EIFS as a synthetic stucco and a split-faced CMU wainscot. The roof is asphalt shingles and wooden columns and beams. The building is generally a rectangle.
 - The proposed building uses floating stone columns, corrugated metal roof, and stone wainscot around only part of the building.
 - Staff suggests reassessing the existing themes within the area and proposing architectural elements that are consistent or complement the existing buildings.
- **Architectural considerations were generally discussed at the Planning Commission meeting October 4, 2021. No changes are shown on the updated site plans.**
- **Screening of mechanical equipment and rooftop units:** All mechanical equipment and rooftop units are required to be screened from view from the public right-of-way. The applicant has provided a note that the RTUs will be screened with parapet walls, meeting the requirement.
- **Dumpster screening:** A 6 ft. tall dumpster enclosure is proposed on the north side of the site.

- **The style, materials, and colors proposed for the dumpster screening are consistent with the building's architectural elements.** A decorative gate is identified and the swing of the gate appears to be appropriate for operations.
- If material finishes on the building are modified, the dumpster enclosure materials should also be modified to match the building.
- Staff discussed with the applicant and design team a need to refer to Sec 16-3-420 which states location of the dumpster shall facilitate collection and minimize impacts. The applicant and team responded by moving the dumpster's location, which seems to be a more satisfactory location. Staff is still concerned with multiple trash pickups per week that there may be traffic congestion and trash maintenance problems for the tenants. **This comment was considered at the Planning Commission on October 4, 2021. The Commission did not require any changes.**
- **The applicant has provided additional access to the enclosure for employee access and the lighting is sufficient for safety and security of this area.**

14. Corrected Plans: Following Planning Commission approval, the applicant will need to revise the site plan documents to incorporate all corrections or comments, including Town engineering review of the civil plans, and submit revised copies to the Town.

- Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing.
- All drawings and plans must be coordinated so there is not differing information on the civil and architectural plans.
- Final plans must be provided digitally, as well as 2 full-size and 2 half-size sets.
- Building plans will not be reviewed or permits issued until revised plans are accepted by the Town.

STAFF RECOMMENDATION

Move to approve the site plan for Lot 6 and Lot 7, Meridian First Subdivision, subject to Town staff and engineering comments, and resubmission of revised site plans.

ATTACHMENTS

1. Location Map
2. Site Plan
3. Response Letter from Applicant
4. Parking Lease Agreement
5. Staff Presentation

Location Map

Lot 6 & 7, Meridian First Subdivision
(approximate location)





ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF WELLINGTON (TOWN) STANDARDS AND SPECIFICATIONS (STANDARDS) AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

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

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

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

5. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF APPROVAL BY THE TOWN. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY TOWN PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.

6. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS IS AN ATTESTATION OF THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY.

7. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE TOWN, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.

8. ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.

9. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.

10. A. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES IF ENCOUNTERED. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

11. B. THE DEVELOPER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1- 800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED.

12. C. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE REPRESENTATIVE.

13. D. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.

14. E. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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

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

17. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

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

19. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, (303.692.3590).

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

21. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT- OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK AND PAVEMENT. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE LARIMER COUNTY'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE TOWN APPROVES THE FINAL REPORT.

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

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

24. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (THE TOWN, LARIMER COUNTY OR CDDT). FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR ADJACENT TO, THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

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

26. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENT'S LOCAL STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.

27. THE DEVELOPER SHALL SUE SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, SUNDAYS, OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN.

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

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

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

31. DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE TOWN IMMEDIATELY.

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

33. THE NEAREST THREE CONTROL POINTS FOR THE PROJECT ARE:

A. FOUND #4 REBAR: N: 4695.38, E: 4204.65
ELEV = 5203.23

SOUTHWEST CORNER OUTLOT B

B. FOUND #4 REBAR: N: 4699.25, E: 4680.41
ELEV = 5205.81

SOUTH LINE OF OUTLOT B

C. FOUND #4 REBAR: N: 4821.80, E: 4206.41
ELEV = 5203.19

WEST PROPERTY LINE ANGLE POINT

34. DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS AND APPROVED BY THE TOWN, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS.

35. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.

36. THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: (LIST), INCLUDING ALL PANS AND STORM SEWER LOCATED ON SITE.

• ROADWAYS LOCATED NORTH, SOUTH AND EAST OF THE SUBJECT SITE.

37. APPROVED VARIANCES ARE LISTED AS FOLLOWS: (PLAN SET MUST HAVE A LIST OF ALL APPLICABLE VARIANCES FOR THE PROJECT).

38. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE REPORT FOR LOTS 6 & 7 MERIDIAN FIRST SUBDIVISION, DATED MAY 11, 2021 AND THE FINAL DRAINAGE REPORT FOR MERIDIAN TRUST FEDERAL CREDIT UNION, PART OF THE NW¼ OF SECTION 33, 79N, R68W OF THE 6TH P.M., TOWN OF WELLINGTON, LARIMER COUNTY, CO, PREPARED BY AGPROFESSIONALS, DATED MARCH 20, 2018 SHALL BE FOLLOWED AND IMPLEMENTED.

39. THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY.

40. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

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

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

1. THE TOWN MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THE SITE.
2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN TWENTY-FOUR (24) HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN.
5. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
6. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
7. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
8. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE TOWN.
9. TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
 - A. BE INSPECTED AT A MINIMUM OF EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - B. REMAIN IN PLACE UNTIL ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.
 - C. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.
10. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
11. THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.
12. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND AT A LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
13. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
14. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE TOWN OR HOMEOWNERS ASSOCIATION (HOA).
15. COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GREASE PRODUCTS, LITTER AND SANITARY WASTE. THE DEVELOPER SHALL TAKE ALL TIME APPROPRIATE MEASURES NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
16. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
17. CONDITIONS IN THE FIELD WILL BE USED TO ADJUST EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE TOWN.
18. ALL DISTURBED AREAS, NOT IN A ROADWAY, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE USING THE APPLICABLE SEED MIXTURE SPECIFIED IN THE PLANS.

1. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE TOWN FOR FULL ACCEPTANCE, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL BY THE TOWN PRIOR TO PLACEMENT OF ANY ASPHALT.
2. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. WHEEL CUTS SHALL NOT BE ALLOWED.
3. STREET SUBGRADE SHALL BE SCARIFIED TO TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAYED UNTIL THE SUBGRADE HAS BEEN INSPECTED, PROVED & ROLLED. APPROVED BY THE TOWN.
4. FLYASH IS REQUIRED TO BE MIXED INTO THE SUBBASE ON ALL NEW STREETS IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
5. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN BEFORE ANY CUTS ARE MADE. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE TOWN. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
6. IF THE STREET IS REPAIRED IN AN AREA WHERE THERE IS A LOW CURB OR GUTTER, IN THE PRESENCE OF THE TOWN, GUTTERS THAT HOLD MORE THAN 1/4 INCH DEEP OR 5 FEET LONGITUUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
7. CRACK SEAL ALONG ALL NEW AND EXISTING CURB AND GUTTER WITHIN THE SUBDIVISION AFTER COMPLETION OF PAVING AND BEFORE THE END OF THE WARRANTY PERIOD.

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

1. ALL WATER DISTRIBUTION SHALL BE AS FOLLOWS:
 - A. 8"-12" AWWA C900 PVC DR 18.
2. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
3. ALL RIGIDILE IRON PIPE, FITTINGS, VALVES, AND METALLIC APPURTENANCES SHALL BE POLYETHYLENE WRAPPED.
4. ALL FITTINGS AND MECHANICAL JOINTS SHALL BE INSTALLED WITH RESTRAINED JOINT GLANDS.
5. ONLY TOWN PERSONNEL SHALL OPERATE EXISTING WATER SYSTEM VALVES AND FIRE HYDRANTS.
6. IN LOCATIONS WHERE CHANGES IN LINE AND GRADE ARE PRODUCED THROUGH DEFLECTIONS IN INDIVIDUAL JOINTS, THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE 80 PERCENT OF THE MANUFACTURER'S RECOMMENDATION.
7. ALL WATER SERVICES SHALL BE A MINIMUM OF 2' UNLESS OTHERWISE SHOWN ON THE APPROVED PLANS.
8. THE MINIMUM COVER OVER WATER LINES IS 3 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE TOWN.
9. WATER MAINS SHALL BE PVC WITH TRACER WIRE UNLESS OTHERWISE APPROVED BY THE TOWN.
10. WATER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.
11. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL VALVE BOXES IN ACCORDANCE WITH THE TOWN DESIGN.
12. VALVE BOX LIDS SHALL HAVE "WATER" CAST IN THE METAL. LID ELEVATIONS ARE TO BE ADJUSTED TO 1" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).
13. A "W" SHALL BE STAMPED IN THE CURB OVER ALL WATER SERVICE LINES.
14. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS:
 - A. AT FOUR-HUNDRED (400) FOOT SPACING.

1. SEWER LINE DIMENSIONS AND SLOPES/GRADES ARE CALCULATED TO THE CENTER OF MANHOLES.
2. ALL SEWER LIDS SHALL BE AS FOLLOWS:
 - A. 4"-15", ASTM D3034 SDR 35 TYPE PSM;
 - B. 18"-27", ASTM F-679 SDR 35; TYPE PSM.
3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO $\frac{1}{4}$ " BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).
4. SEWER SERVICES SHALL BE 6-INCH DIAMETER WITH A MINIMUM SLOPE OF 1% (0.01 FT/FT) AND 4-INCH DIAMETER WITH A MINIMUM SLOPE OF 2% (0.02 FT/FT).
5. MAINTAIN 10' MINIMUM SEPARATION (I.E. WALL TO WALL) BETWEEN ALL SANITARY SEWER & WATER MAINS SERVICES.
6. SERVICES CAN BE CONNECTED INTO MANHOLES ONLY IF MANHOLES ARE PRECAST WITH MANHOLE TO PIPE CONNECTORS CAST IN MANHOLE AT THE TIME OF MANUFACTURING. OTHERWISE CONNECT SERVICE DIRECT TO SANITARY SEWER MAIN.
7. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS:
 - A. 10'-FEET DOWNSTREAM OF EACH SANITARY SEWER MANHOLE.
8. SEWER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.
9. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.
10. MANHOLE LIDS SHALL HAVE "SEWER" CAST IN THE METAL.
 - A. "S" SHALL BE STAMPED IN THE CURB OVER ALL SANITARY SEWER SERVICE LINES.

1. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND ACCEPTED BY THE TOWN INCLUDING.
 - A. DETENTION POND STORAGE VOLUME AND OUTLET STRUCTURE RATING CURVE
 - B. PLACE QUANTITY OF BARRIERS IN THE FOLLOWING LOCATIONS
 1. 10- FEET DOWNSTREAM OF EACH STORM SEWER MANHOLE
 - C. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.
2. MANHOLE LIDS SHALL HAVE "STORM" CAST IN THE METAL.
3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS)

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

TOWN OF WELLINGTON
DRAWING APPROVAL

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

DATE _____ BY _____
TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
STANDARD GENERAL NOTES

SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

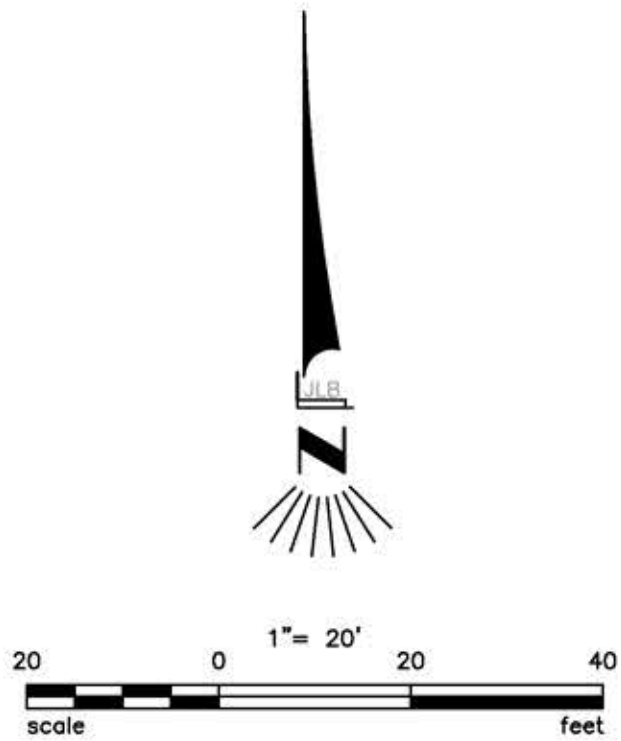
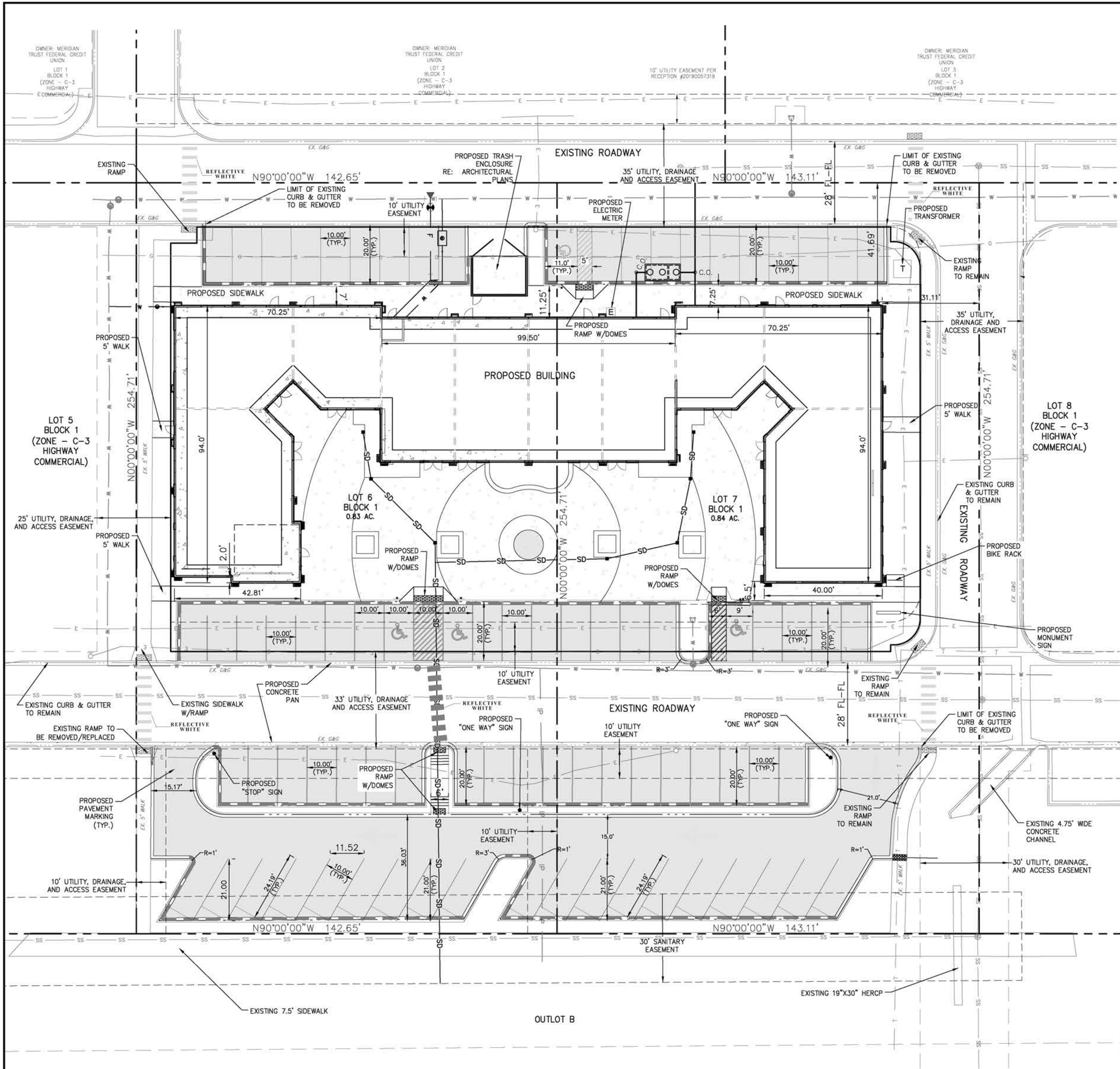
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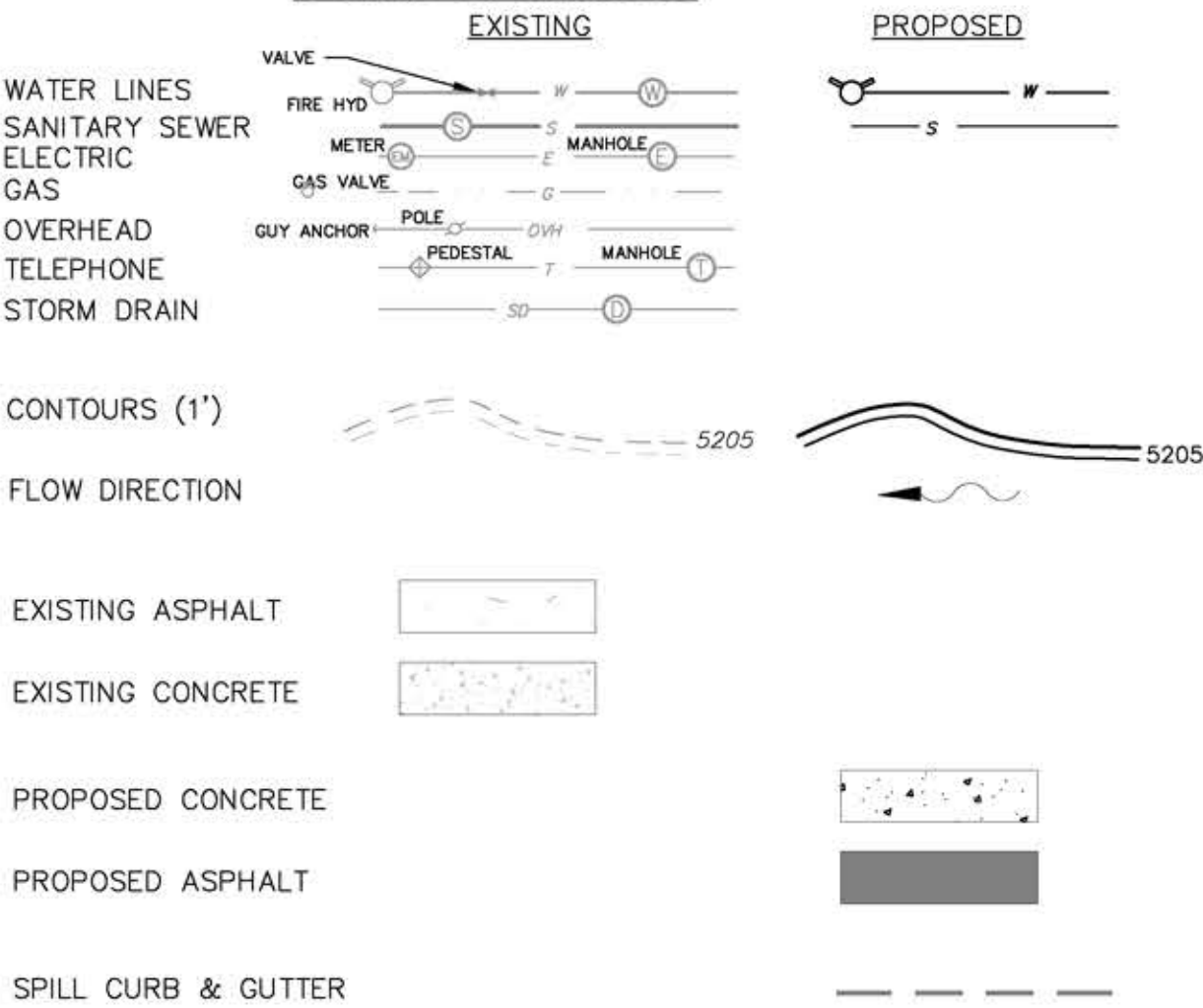
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SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND OF SYMBOLS



NOTES

- BUILDING WILL BE TYPE II-B CONSTRUCTION, WITH FIRE SUPPRESSION.
- DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE/ASPHALT UNLESS OTHERWISE NOTED.
- THE EDGE OF THE ASPHALT PATCH SHALL NOT BE WITHIN THE WHEEL PATH OF THE LANE. CONTRACTOR SHALL COORDINATE ASPHALT PATCH WITH THE TOWN OF WINDSOR.
- CONTRACTOR SHALL INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS ON THE EAST SIDE OF THE BUILDING TO DIRECT RUNOFF AWAY FROM THE BUILDING FOR A MINIMUM OF 5'. CONTRACTOR SHALL PIPE THE DOWNSPOUTS ON THE WEST SIDE OF THE BUILDING TO THE FLOWLINE OF THE NEAREST PARKING STALL. PIPE SHALL BE A MINIMUM OF 4".
- CONSTRUCTION OPERATIONS AND TRAFFIC SHALL NOT IMPEDE ADJACENT PROPERTIES AND BUSINESSES.
- A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE TOWN OF WELLINGTON.
- REFER TO THE APPROVED GEOTECHNICAL REPORT FOR THE SITE FOR PAVING THICKNESS AND MATERIAL.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH THE TOWN OF WELLINGTON STANDARDS AND THE MUTCD.
- ADA RAMP SLOPES SHALL BE CONFIRMED AND ACCEPTED PRIOR TO CERTIFICATE OF OCCUPANCY.

SURVEY NOTES

- BENCHMARK:
1. FOUND #4 REBAR: N: 4695.38, E: 4204.65
ELEV = 5203.23
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2. FOUND #4 REBAR: N: 4699.25, E: 4680.41
ELEV = 5205.81
SOUTH LINE OF OUTLOT B
3. FOUND #4 REBAR: N: 4821.80, E: 4206.41
ELEV = 5203.19
WEST PROPERTY LINE ANGLE POINT LOT 5

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PRELIMINARY NOT FOR CONSTRUCTION 10/20/2021

TOWN OF WELLINGTON DRAWING APPROVAL

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

DATE _____ BY _____
TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

Design	Drawn	DSS	
Checked	TWC	Checked	TWC
Date	OCTOBER 20, 2021		
Job No.	1049-1		
D-	MERIDIAN_HC		

SHEET
C-3

3 OF 24 SHEETS

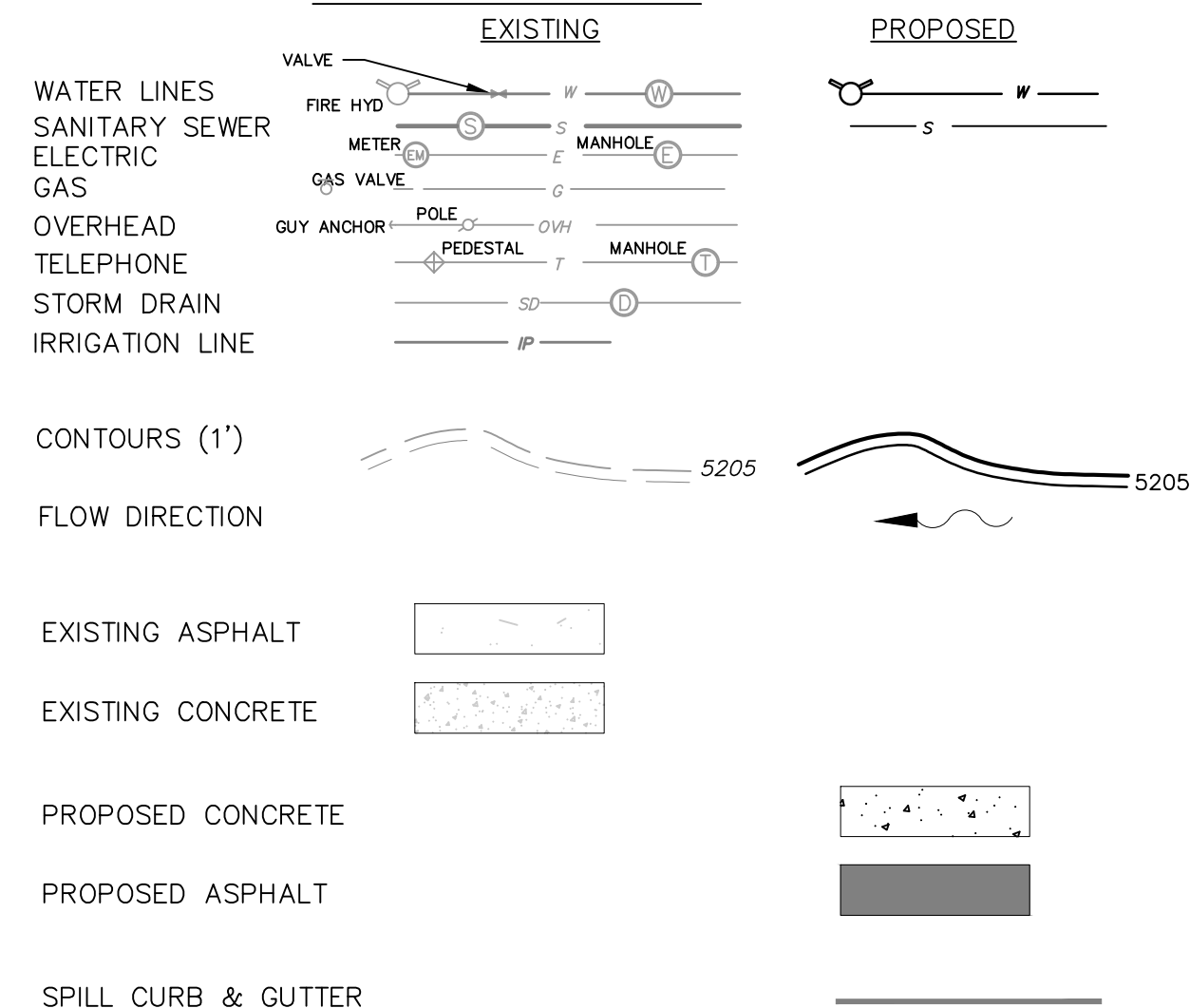


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Mead, Colorado
970.217.9148

SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
OVERALL UTILITY PLAN
SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND OF SYMBOLS



UTILITY PLAN NOTES

- ALL WATERLINES SHALL BE C900, DR 18 PVC PIPE WITH A MINIMUM 12 GAGE INSULATED TRACER WIRE.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN ALL SEWER AND WATER LINES.
- ALL EXISTING UTILITIES ARE APPROXIMATELY SHOWN AND LOCATIONS NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- NO TREE(S) SHALL BE LOCATED WITHIN 10 FEET OF FACILITIES.
- ALL GATE VALVES SHALL HAVE VALVE BOXES.
- FIRE SPRINKLER SERVICES SHALL BE MECHANICALLY RESTRAINED PVC WITH VALVE BOXES LABELED "FIRE".
- ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED ALONG WITH THRUST BLOCK INSTALLATION.
- WHERE NON-POTABLE IRRIGATION LINES CROSS ABOVE OR BELOW POTABLE WATERLINES, THE NON-POTABLE LINE SHALL BE INCASED WITH A C900 SLEEVE PER TOWN OF WINDSOR STANDARDS.
- ALL STORM DRAINS CROSSING ABOVE WATERLINES SHALL BE ENCASED.
- SANITARY SEWER SERVICES SHALL BE 4"SDR 35 PVC UNLESS OTHERWISE NOTED.

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10/20/2021

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DATE _____ BY _____
TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

Design _____ Drawn DSS
Checked TWC Checked TWC
Date OCTOBER 20, 2021
Job No. 1049-1
D- MERIDIAN_UT

SHEET
C-4

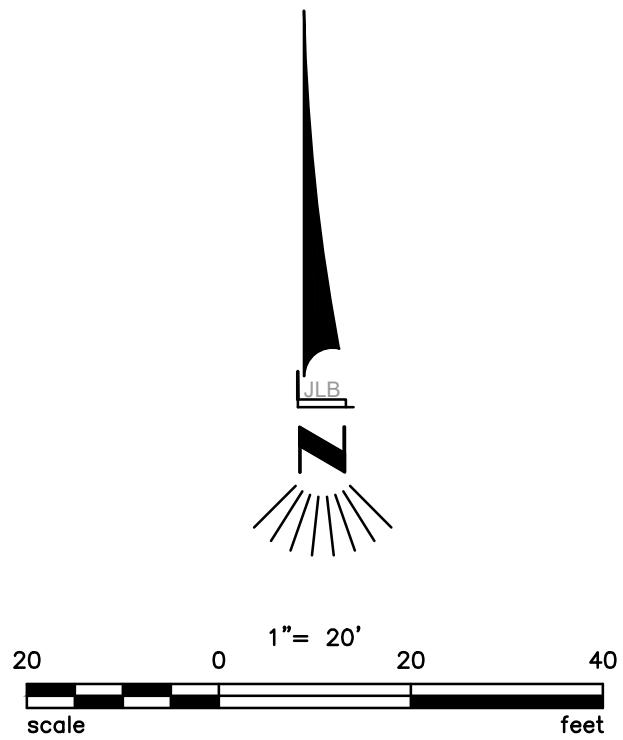
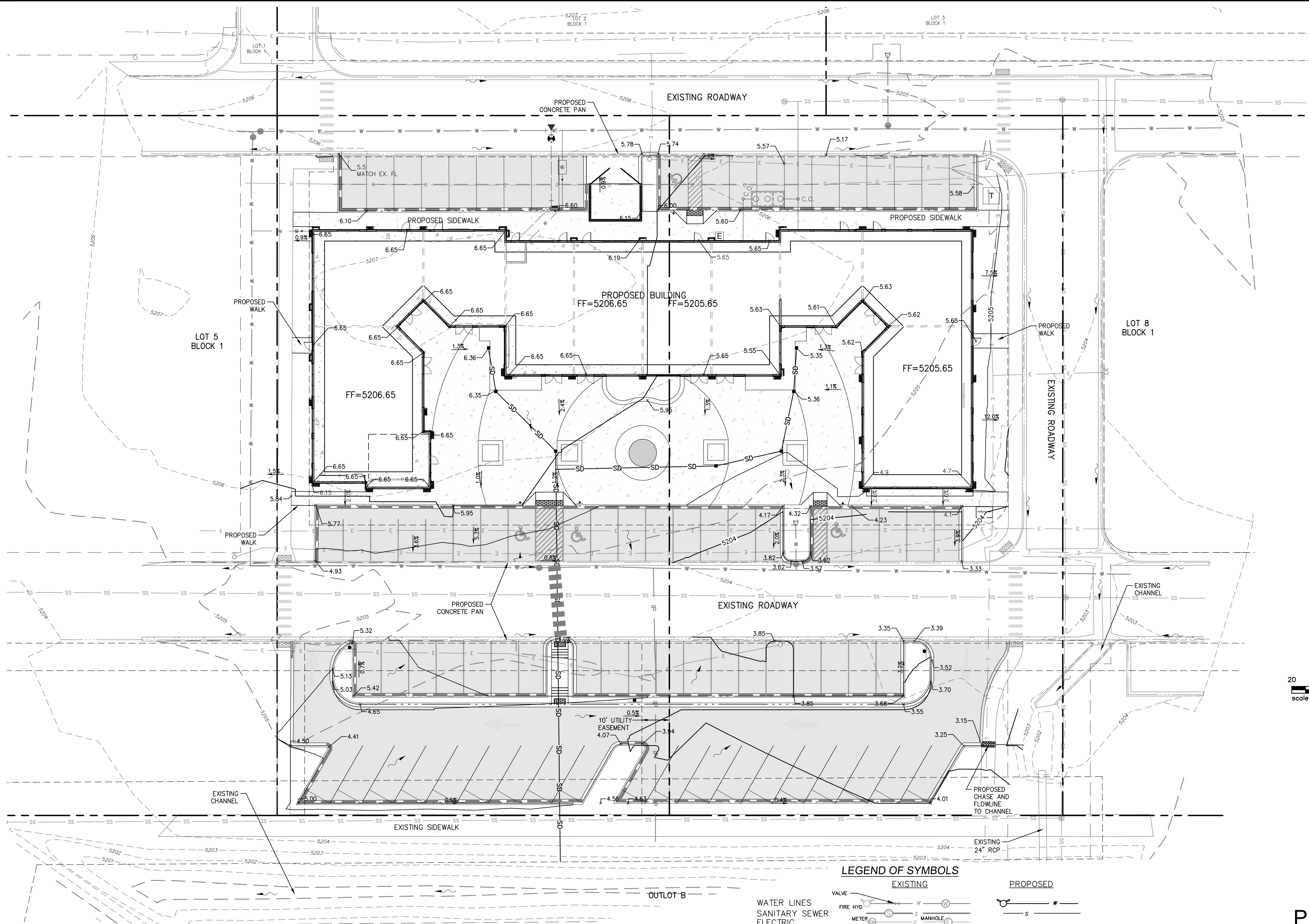
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SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
OVERALL GRADING PLAN
SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



SURVEY NOTES

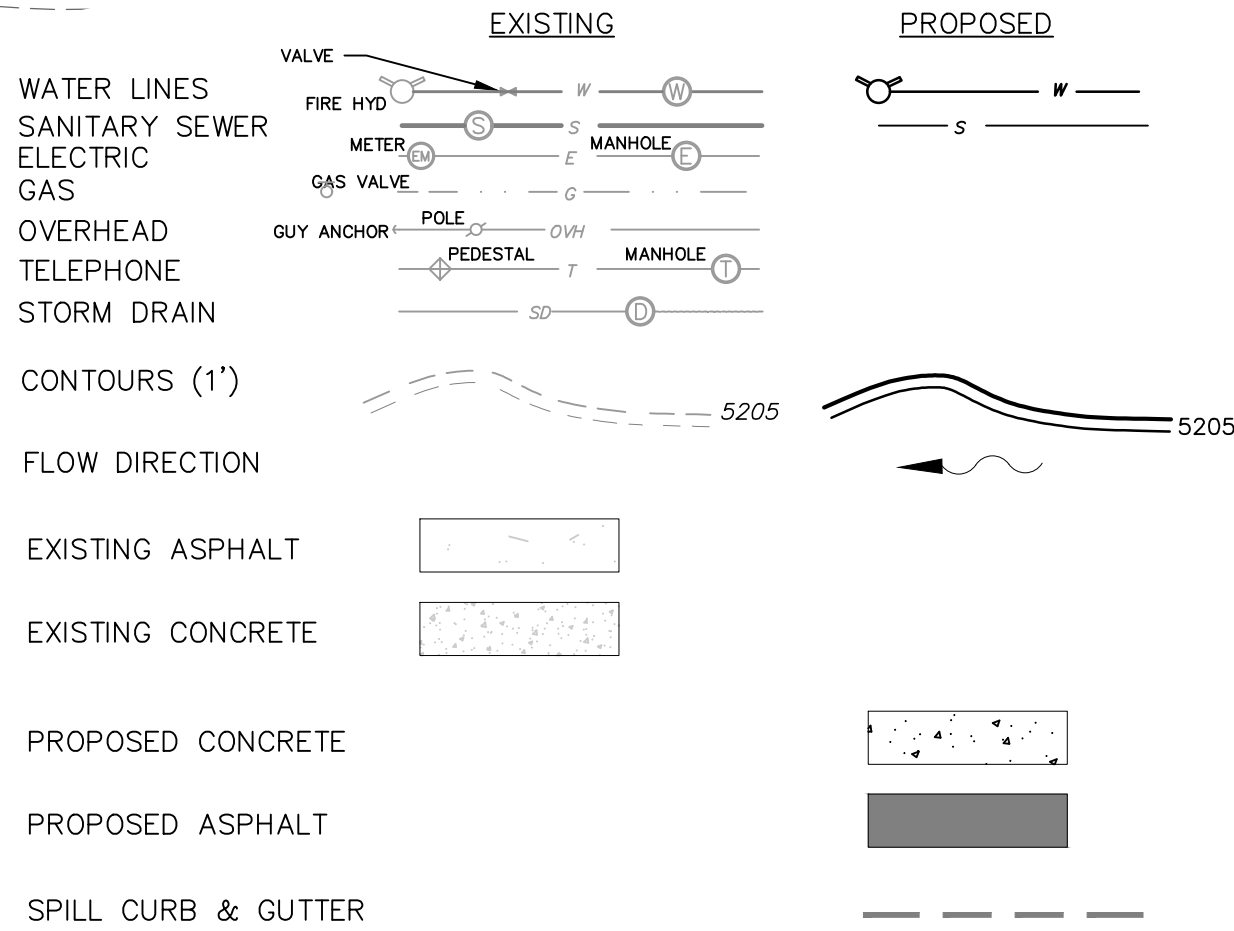
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-

LEGEND OF SYMBOLS



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10/20/2021

TOWN OF WELLINGTON DRAWING APPROVAL

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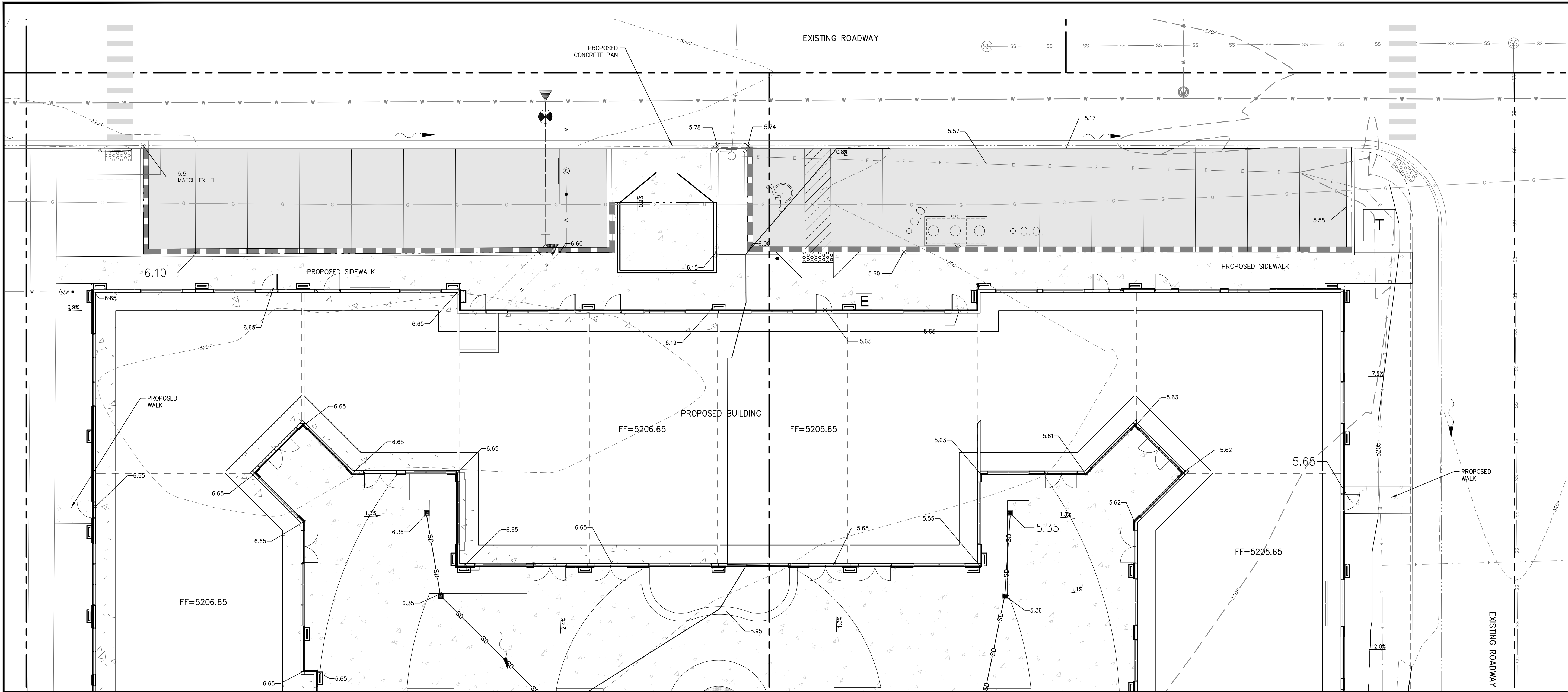
DATE _____ BY _____
PUBLIC WORKS DIRECTOR

Design _____ Drawn DSS
Checked TWC Checked TWC
Date OCTOBER 20, 2021
Job No. 1049-1
D- MERIDIAN_GR

SHEET
C-5

5 OF 24 SHEETS

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MATCH LINE - SEE SHEET C-7



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SURVEY NOTES

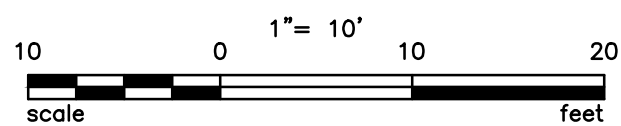
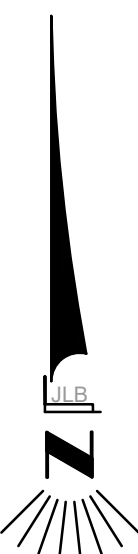
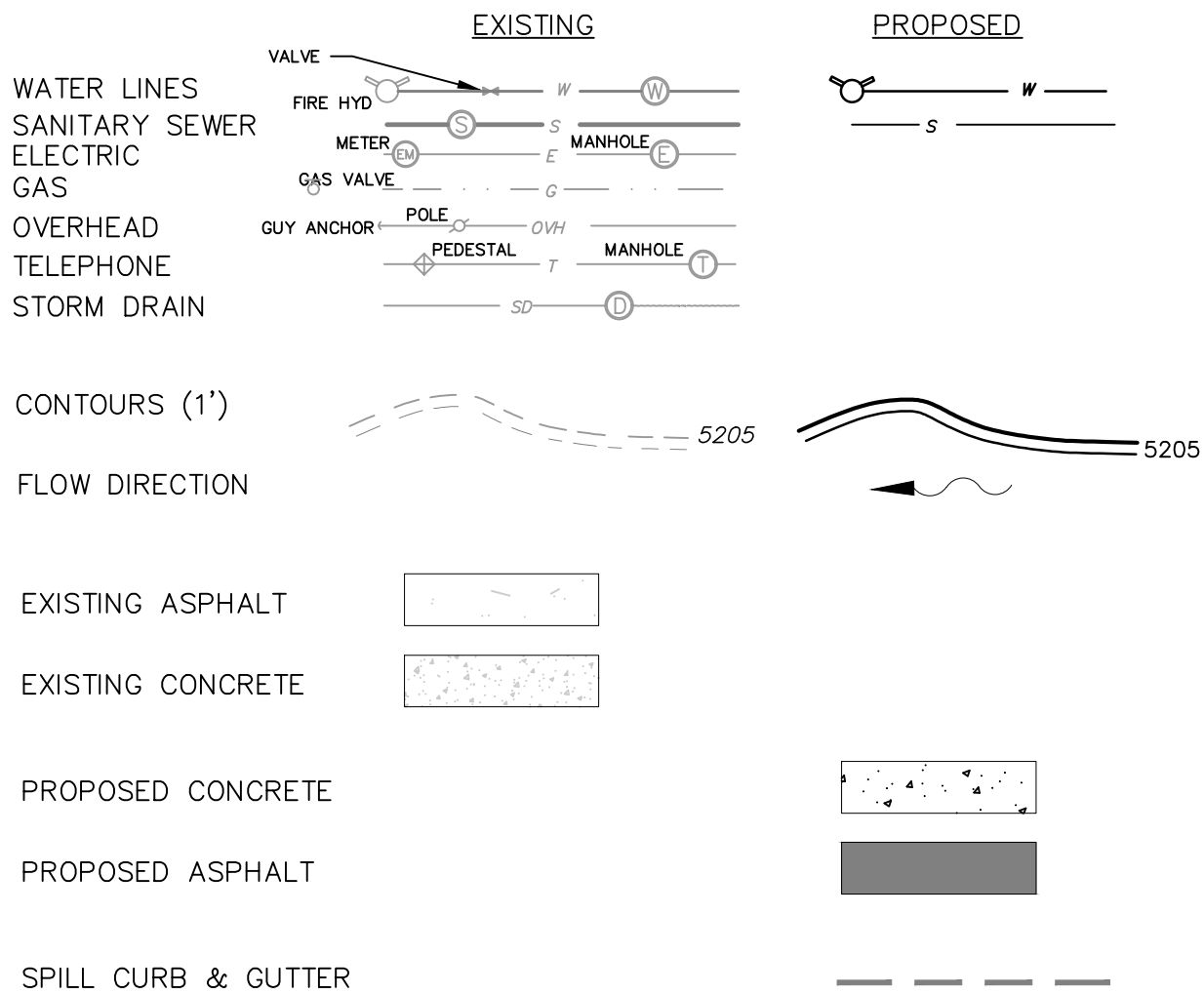
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LEGEND OF SYMBOLS



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10/20/2021

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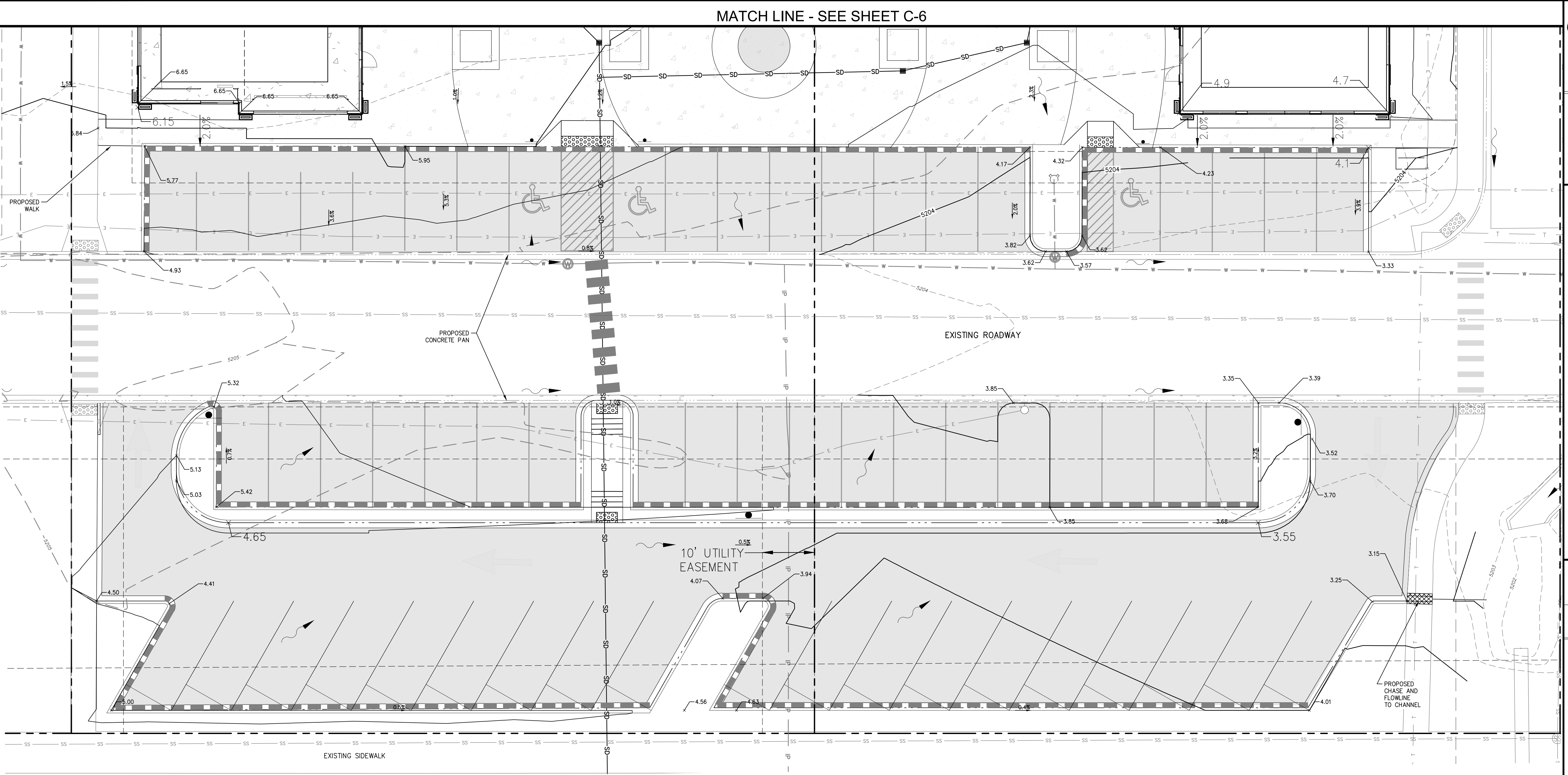
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TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

Design Drawn DSS
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Date OCTOBER 20, 2021
Job No. 1049-1
D- MERIDIAN_GR

SHEET
C-6

6 OF 24 SHEETS



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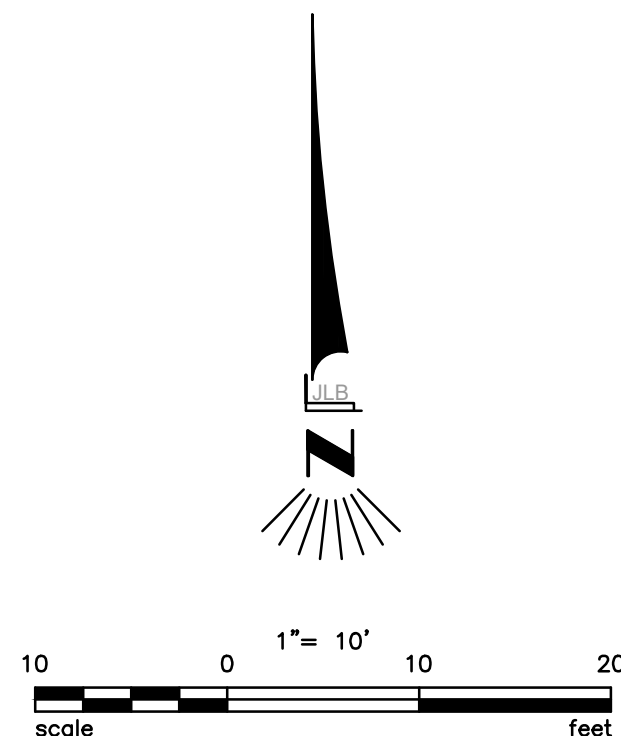
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LEGEND OF SYMBOLS

EXISTING	PROPOSED
WATER LINES SANITARY SEWER ELECTRIC GAS OVERHEAD TELEPHONE STORM DRAIN	VALVE FIRE HYD METER GAS VALVE POLE GUY ANCHOR PEDESTAL MANHOLE MANHOLE
CONTOURS (1')	CONTOURS (1')
FLOW DIRECTION	FLOW DIRECTION
EXISTING ASPHALT	EXISTING ASPHALT
EXISTING CONCRETE	EXISTING CONCRETE
PROPOSED CONCRETE	PROPOSED CONCRETE
PROPOSED ASPHALT	PROPOSED ASPHALT
SPILL CURB & GUTTER	SPILL CURB & GUTTER



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TOWN ENGINEER

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PUBLIC WORKS DIRECTOR

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Date	OCTOBER 20, 2021		
Job No.	1049-1		
D-	MERIDIAN_GR		

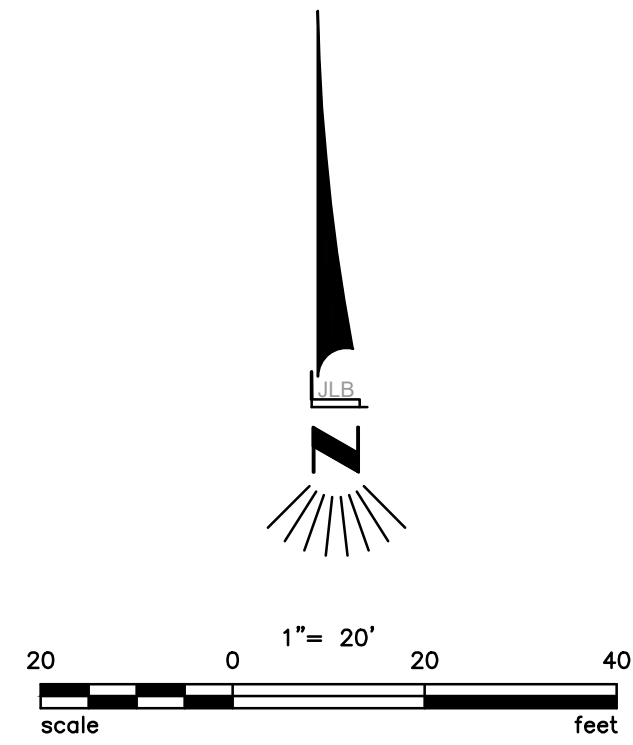
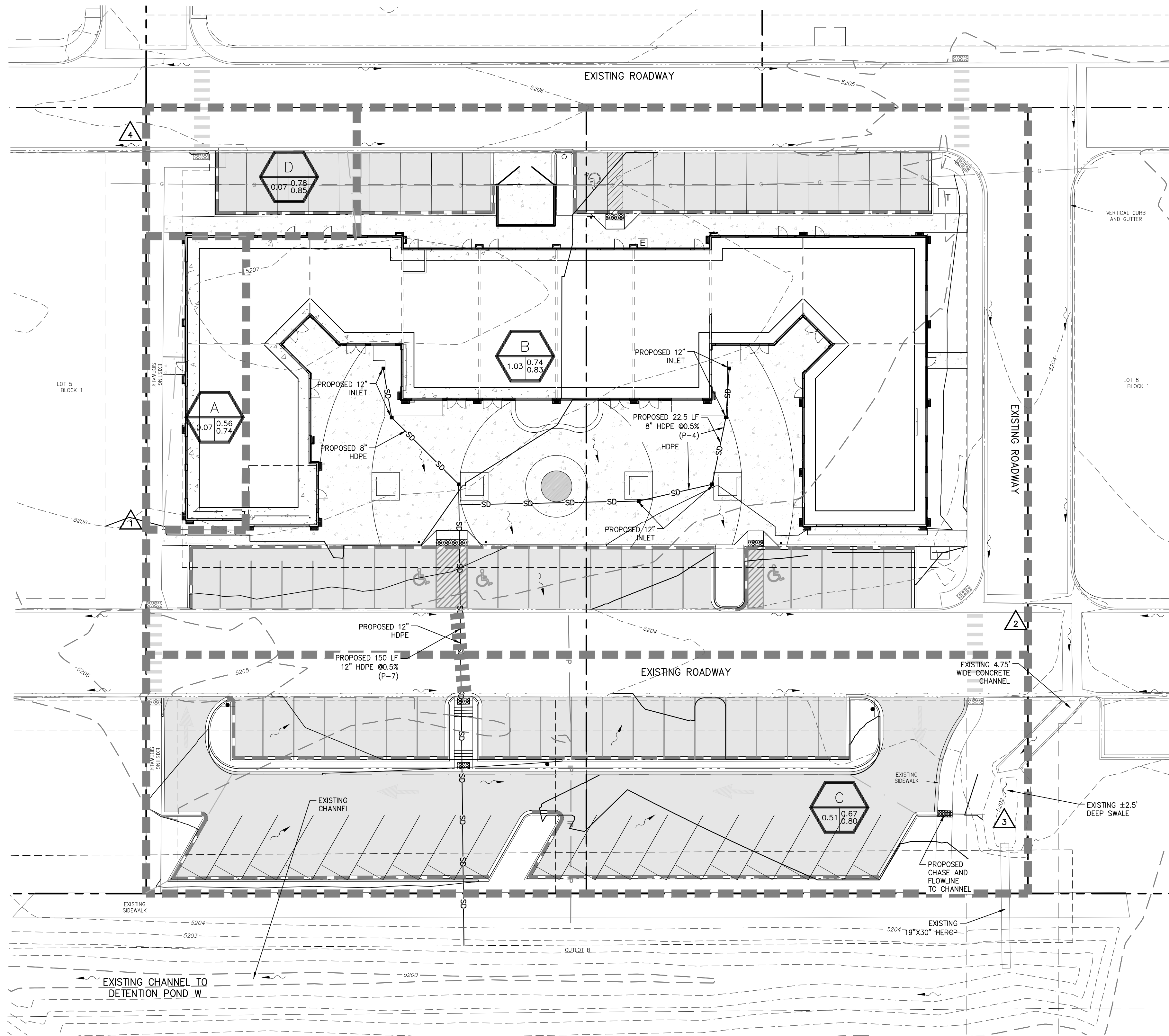
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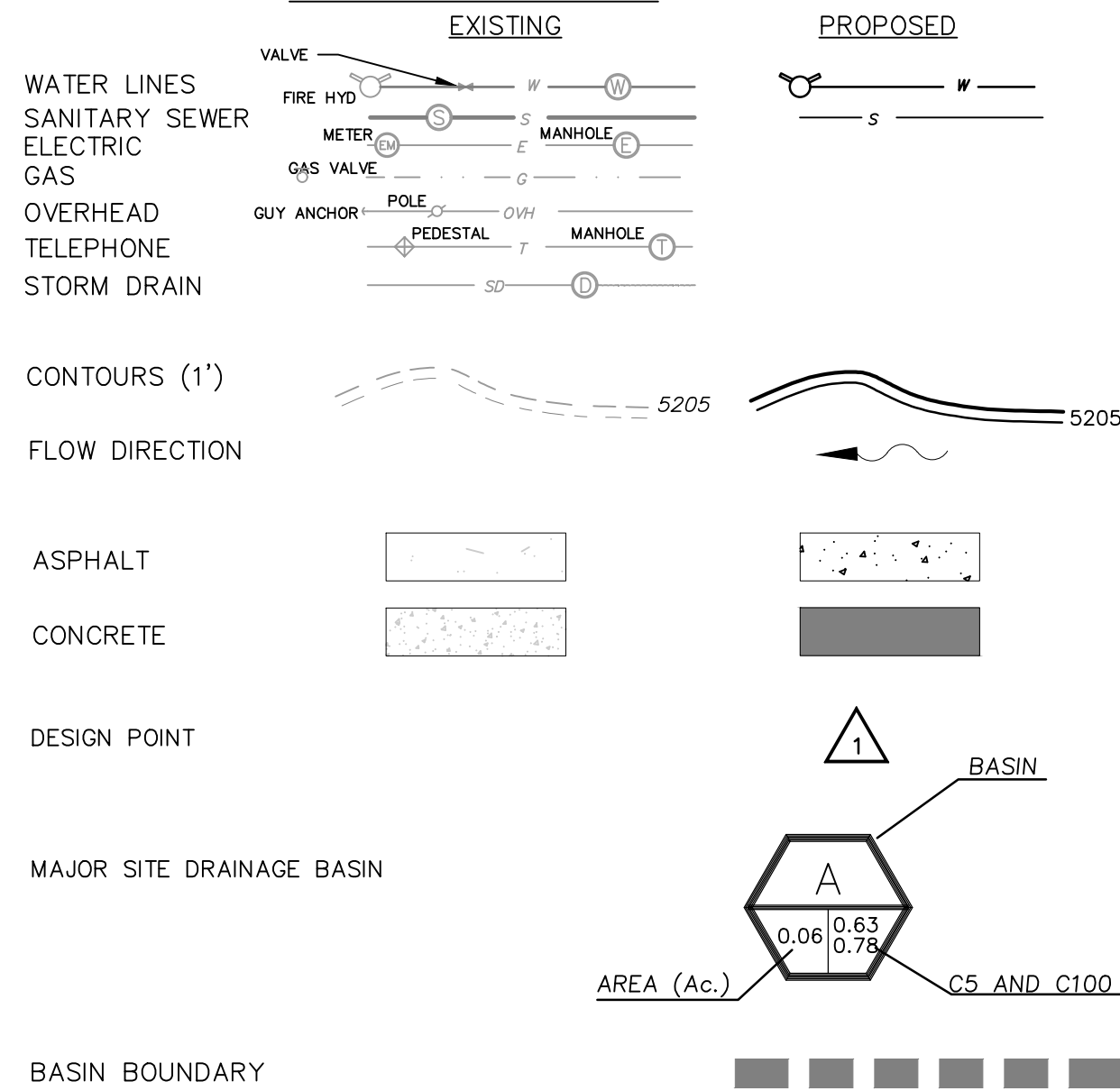
SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
DRAINAGE PLAN
SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



BASIN RUNOFF SUMMARY

BASIN ID	DESIGN PT	AREA (ac)	DIRECT		DESCRIPTION
			Q ₀ (cfs)	Q ₁₀₀ (cfs)	
A	1	0.07	0.20	0.50	BASIN A TO BASIN B
B	2	1.03	3.48	7.73	BASIN B TO EXISTING CHANNEL
C	3	0.51	1.67	3.87	BASIN C TO EXISTING CHANNEL
D	4	0.07	0.26	0.58	BASIN D TO EXISTING ROADWAY
SITE	4	1.67	5.26	11.89	SITE TO EXISTING CHANNEL

LEGEND OF SYMBOLS



NOTES

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR, DURING AND AFTER THE COMPLETION OF CONSTRUCTION.
- SITE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE UPDATED AS NECESSARY DURING CONSTRUCTION, AS WARRANTED BY SITE CONDITIONS.

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PUBLIC WORKS DIRECTOR

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D- MERIDIAN_DR

SHEET
C-8

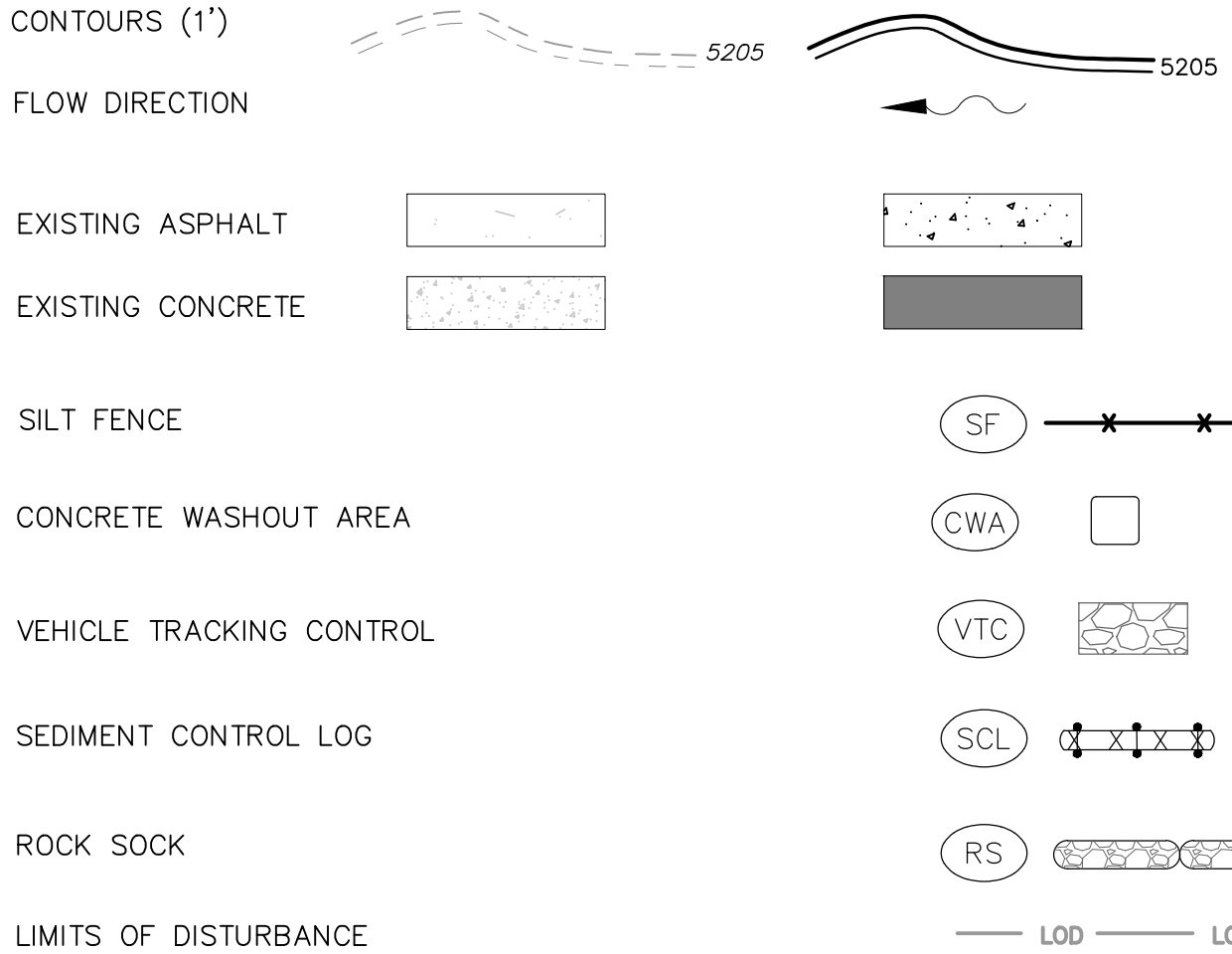
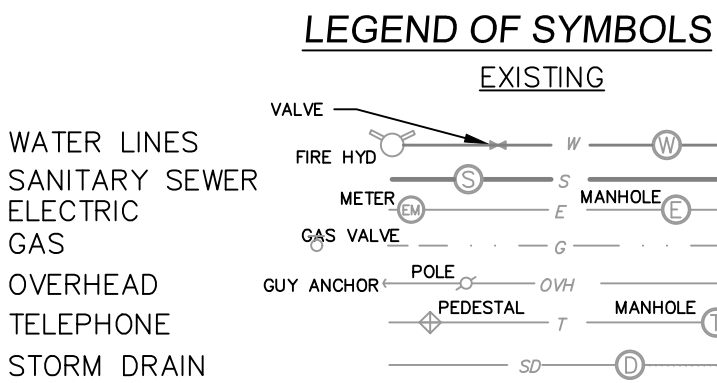
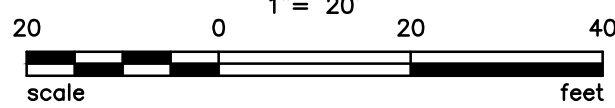
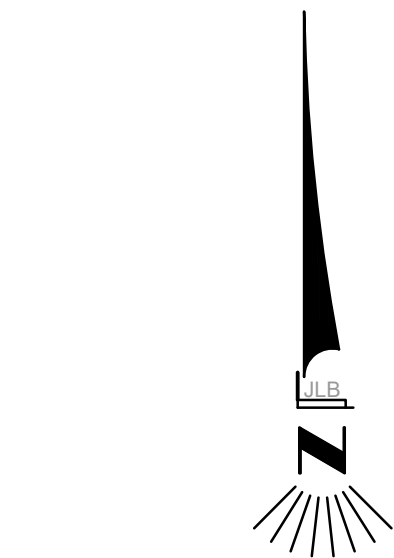
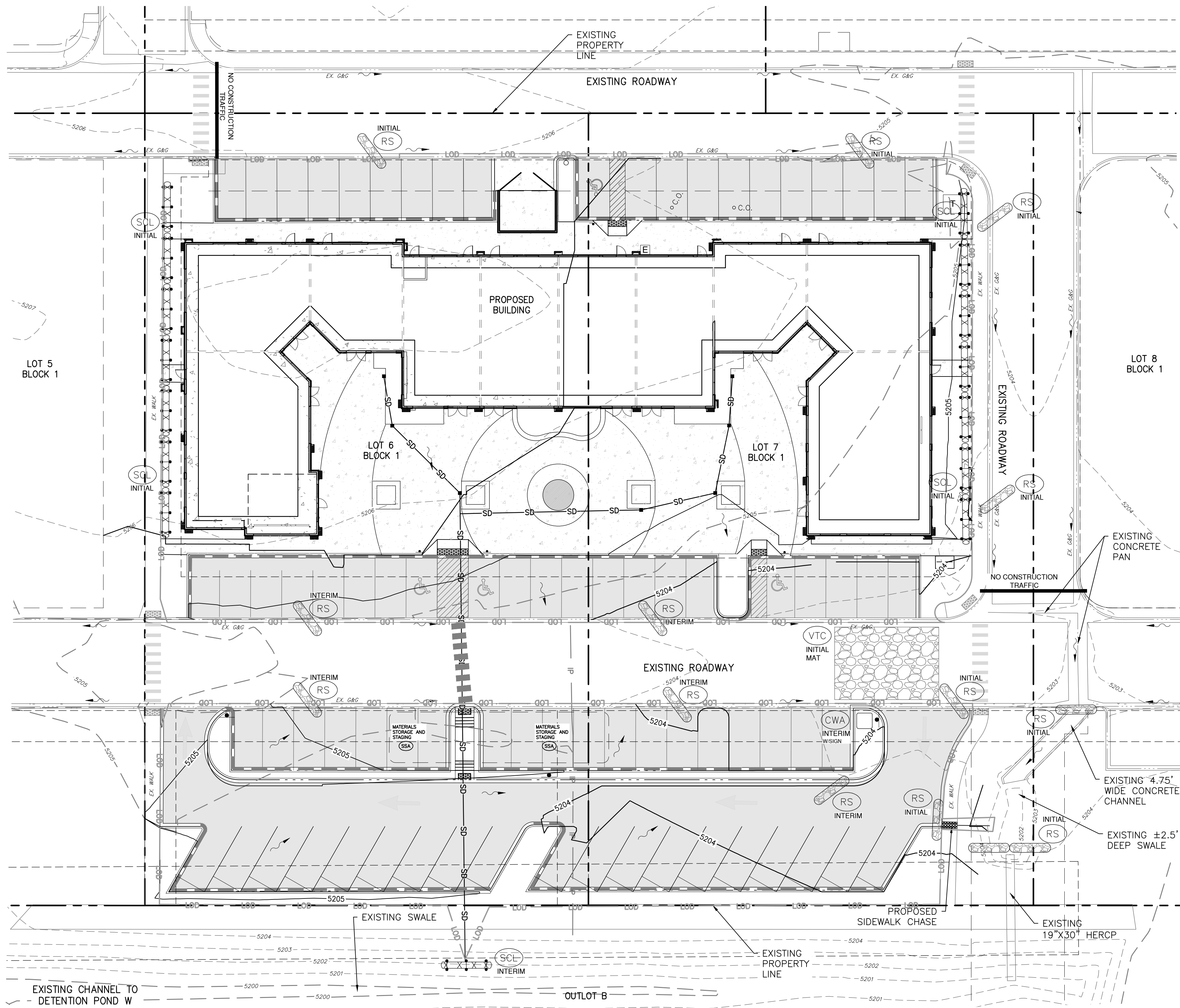
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SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
EROSION CONTROL PLAN
SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



NOTES

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- SITE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE UPDATED AS NECESSARY DURING CONSTRUCTION, AS WARRANTED BY SITE CONDITIONS.
- CONSTRUCTION OPERATIONS AND TRAFFIC SHALL NOT IMPEDE ADJACENT PROPERTIES AND BUSINESSES.
- A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR FOR APPROVAL BY THE TOWN OF WELLINGTON.

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Checked	TWC	Checked	TWC
Date	OCTOBER 20, 2021		
Job No.	1049-1		
D-	MERIDIAN_EC		

SHEET
C-9

9 OF 24 SHEETS

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Plot Date: 3/30/2015 8:09 AM Plotted By: Bowen, Conry
Date Created: 2/28/2015 V:\5872P\ACTIVE\167310058\2014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS\2014AUTOCADDIV 2 WATER DETAILS\DETAIL 2-1.DWG

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

GENERAL NOTES:

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

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

Plot Date: 3/30/2015 8:09 AM Plotted By: Bowen, Conry
Date Created: 2/28/2015 V:\5872P\ACTIVE\167310058\2014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS\2014AUTOCADDIV 2 WATER DETAILS\DETAIL 2-2.DWG

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

GENERAL NOTES:

- METER SETTERS TO BE SUPPORTED BY 2 - 18" LENGTHS OF 1" IRON PIPE INSERTED THROUGH EYES AND SET ATOP 8" x 8" CONCRETE BLOCKS.
- THIS METER PIT NOT TO BE INSTALLED IN ANY STREET, ALLEY, PARKING AREA OR DRIVEWAY.
- NO LANDSCAPING (TREES, SHRUBS, Boulders, ETC.) TO BE WITHIN 3 FEET OF METER PIT.
- GROUND SURROUNDING METER PIT SHALL SLOPE AWAY FROM PIT.
- NO PLUMBING CONNECTIONS TO BE MADE IN METER PIT.
- LAWN SPRINKLER CONNECTIONS TO BE AT LEAST 5 FEET FROM METER PIT WALL ON THE OUTLET SIDE.
- GRADE CHANGES AFTER METER PIT INSTALLATION SHALL REQUIRE THAT THE PROPERTY OWNER ADJUST METER PIT COVER TO 1/2" ± ABOVE FINAL GRADE.
- IF PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING REQUIREMENTS, IT SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE MAIN SHUT OFF VALVE.
- BY PASS IF REQUIRED

LATEST REV.	STANDARD SETTING FOR 1-1/2" & 2" METERS	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-6

Plot Date: 3/30/2015 8:09 AM Plotted By: Bowen, Conry
Date Created: 2/28/2015 V:\5872P\ACTIVE\167310058\2014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS\2014AUTOCADDIV 2 WATER DETAILS\DETAIL 2-3.DWG

LATEST REV.	REPLACING ASPHALTIC CONCRETE PAVEMENT FOR WATER MAIN TRENCH	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-3

NOTES:

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

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

**TOWN OF WELLINGTON
DRAWING APPROVAL**

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TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

Design _____ Drawn _____
Checked **TWC** Checked **TWC**
Date OCTOBER 20, 2021
Job No. 1049-1
D- **MERIDIAN_DT**

**SHEET
C-11**

11 OF 24 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION
10/20/2021

11 2' CONCRETE PAN
NTS

11 CURB AND GUTTER
NTS

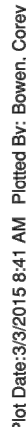
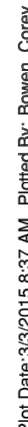
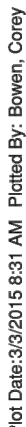
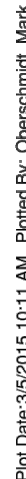
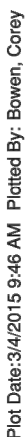
11 CATCH CURB & GUTTER

SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
DETAIL SHEET 2

SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

**i2
Consultants,
Inc.**
16911 Potts Place
Mead, Colorado
970.217.9148

DATE	BY	REVISION / ISSUE	APPV.	DATE



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

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

<i>Design</i>	<i>Drawn</i>
<i>Checked</i> TWC	<i>Checked</i> TWC
<i>Date</i>	OCTOBER 20, 2021
<i>Job No.</i>	1049-1
<i>D-</i>	MERIDIAN_DT
SHEET C-12	
12 OF 24 SHEETS	

SC-2



SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY $\frac{1}{2}$ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE PLACED AT THE END OF CONSTRUCTION/COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA BEHIND DRAINAGE AREAS EXIST AFTER REMOVAL. THEY SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

SCL-6
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
November 2015

MM-1



CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE WATER FLOW. REPAIR OR REPLACE ANY NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE AND CONCRETE MATERIALS. ACCUMULATED IN FIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2".
5. CONCRETE WASHOUT WATER, WASTED PILES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

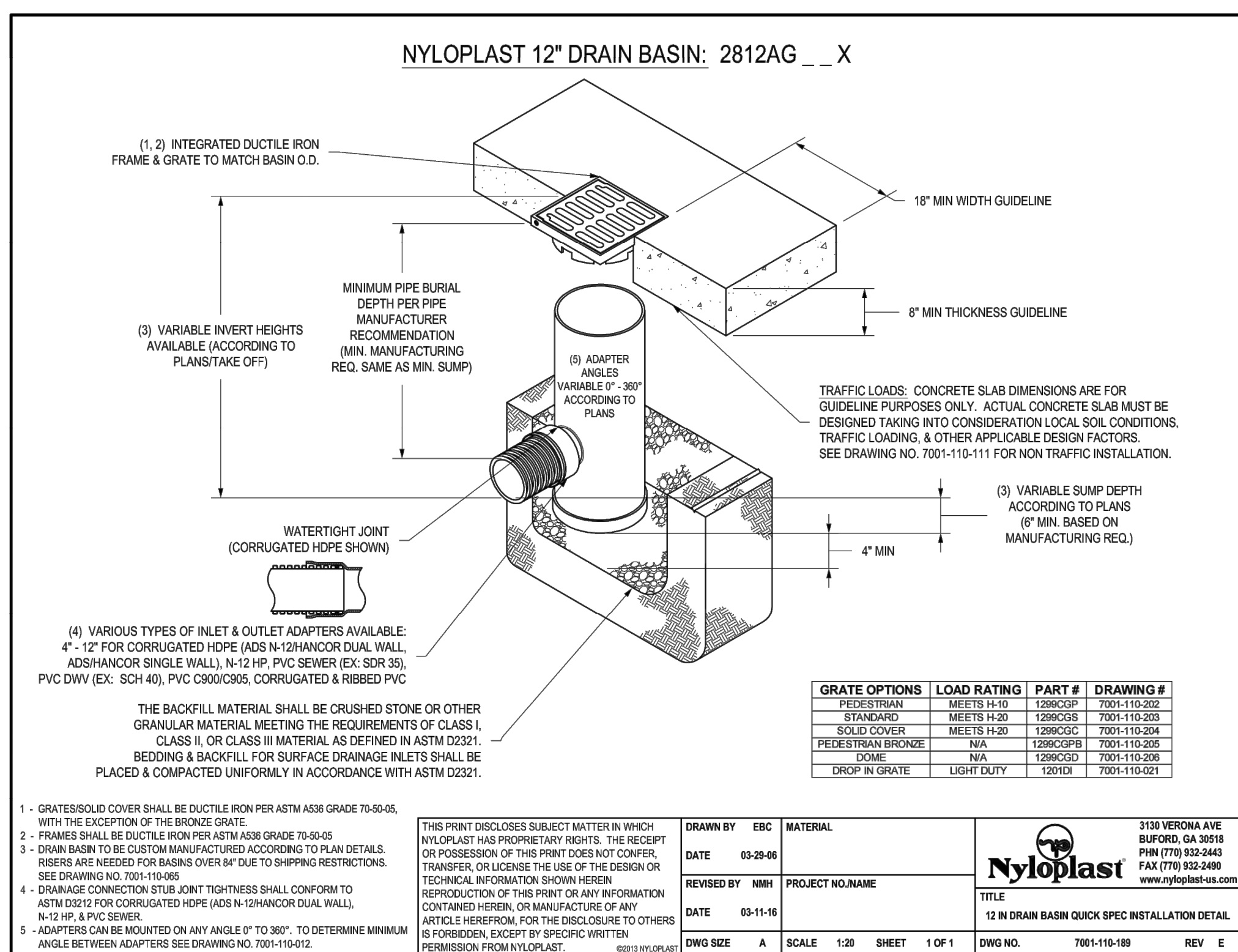
(NOTE ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTODOC)

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

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

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

CWA-4	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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Know what's **below**.
Call before you dig.

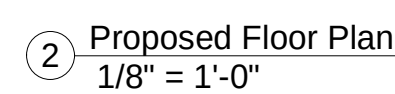
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TOWN STANDARDS. NO RESPONSIBILITY IS
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DATE _____ BY _____
PUBLIC WORKS DIRECTOR

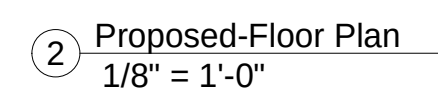
SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
DETAIL SHEET 5

SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

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PLANNING DOCUMENTS
NOT FOR CONSTRUCTION



PLANNING DOCUMENTS
NOT FOR CONSTRUCTION

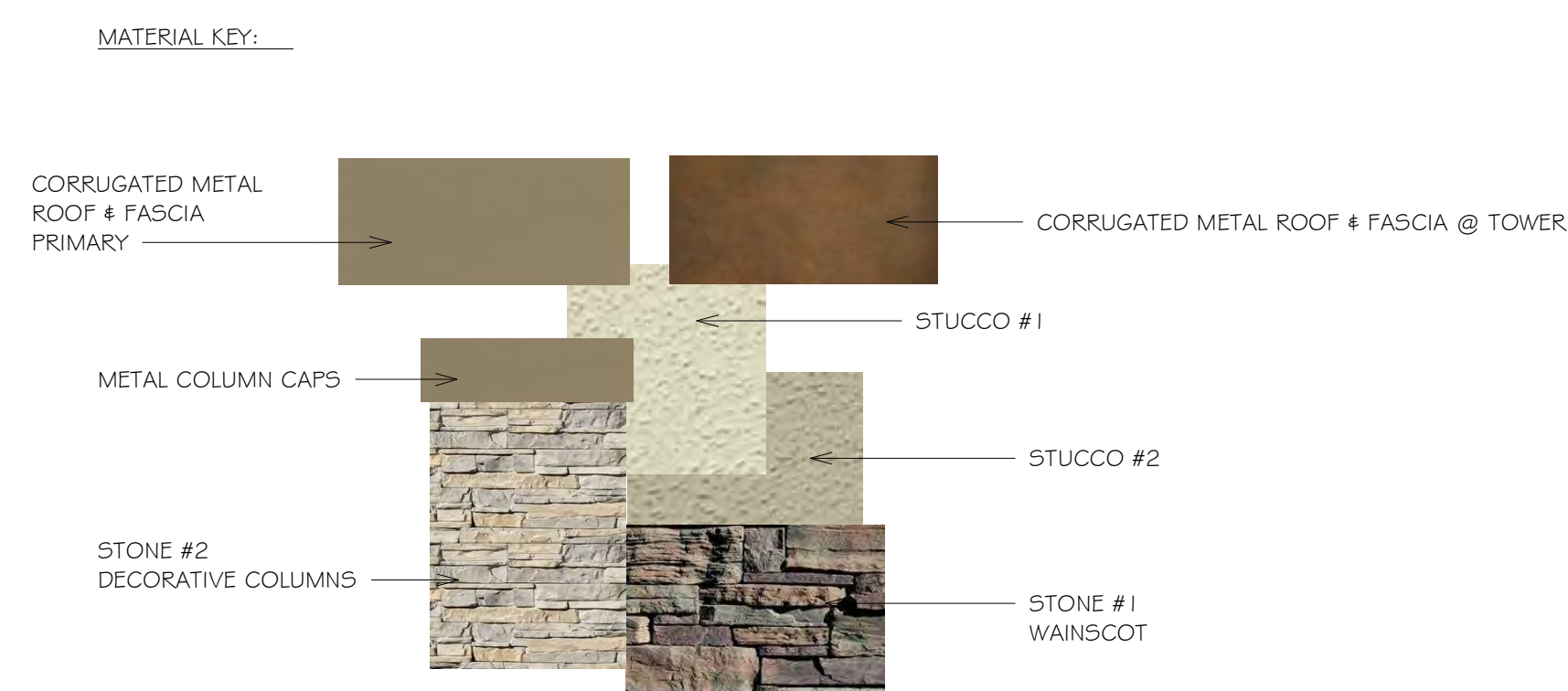
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DRAWN BY:	ARR
DATE	10/18/2021
REVISIONS	
	10/18/2021
A-1.01 SHEET	

Markley
DESIGN
ARCHITECTURE - PLANNING - CONSULTING
970.673.8248
MARKLEYDESIGNS.COM

Proposed Floor Plan
Wellington Business Court
Meridian Trust 1st Subdivision
Wellington, CO



① Front View



③ Rear View

TOWN OF WELLINGTON	
DRAWING APPROVAL	
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.	
DATE _____ BY _____	TOWN ENGINEER
DATE _____ BY _____	PUBLIC WORKS DIRECTOR

PLANNING DOCUMENTS
NOT FOR CONSTRUCTION

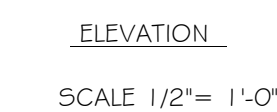
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970.673.8248
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3-D Views

Wellington Business Court
Meridian Trust 1st Subdivision
Wellington, CO

[illegible]

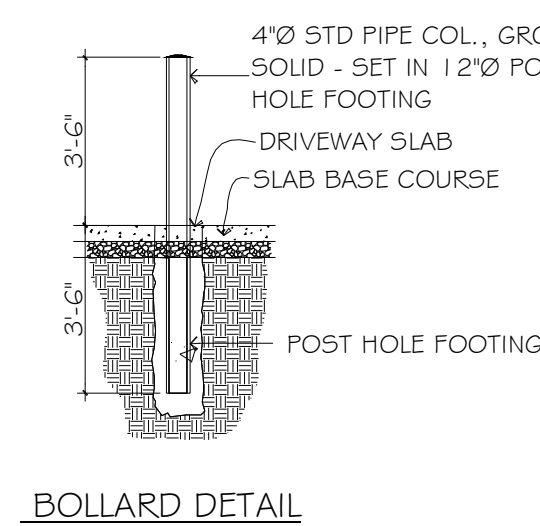
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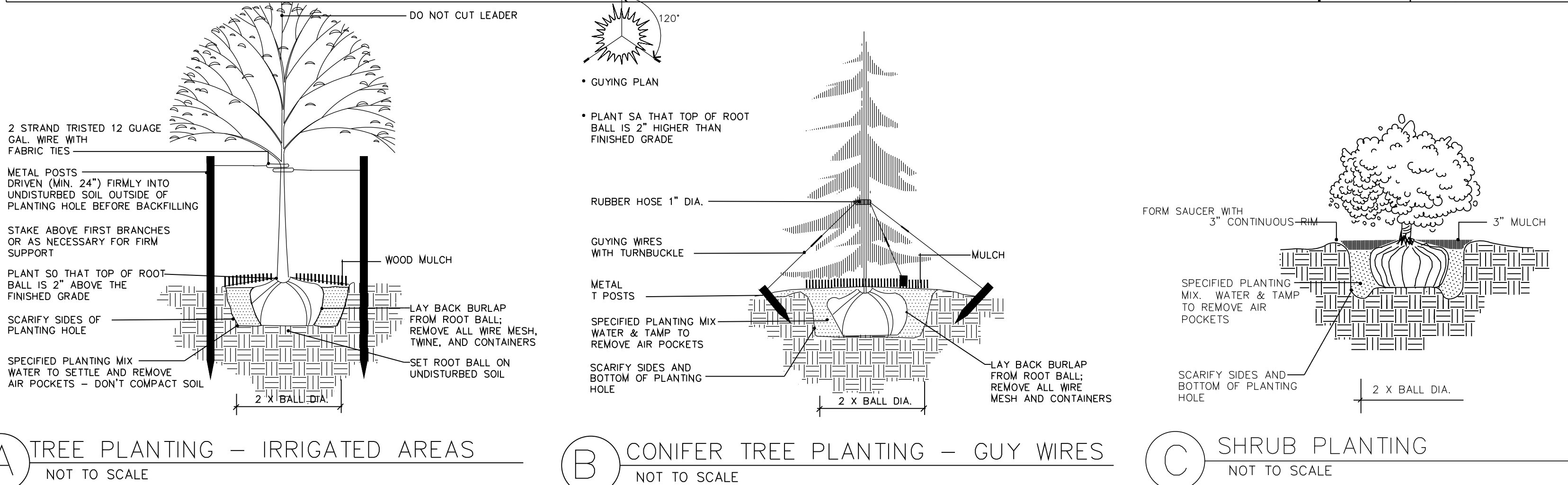
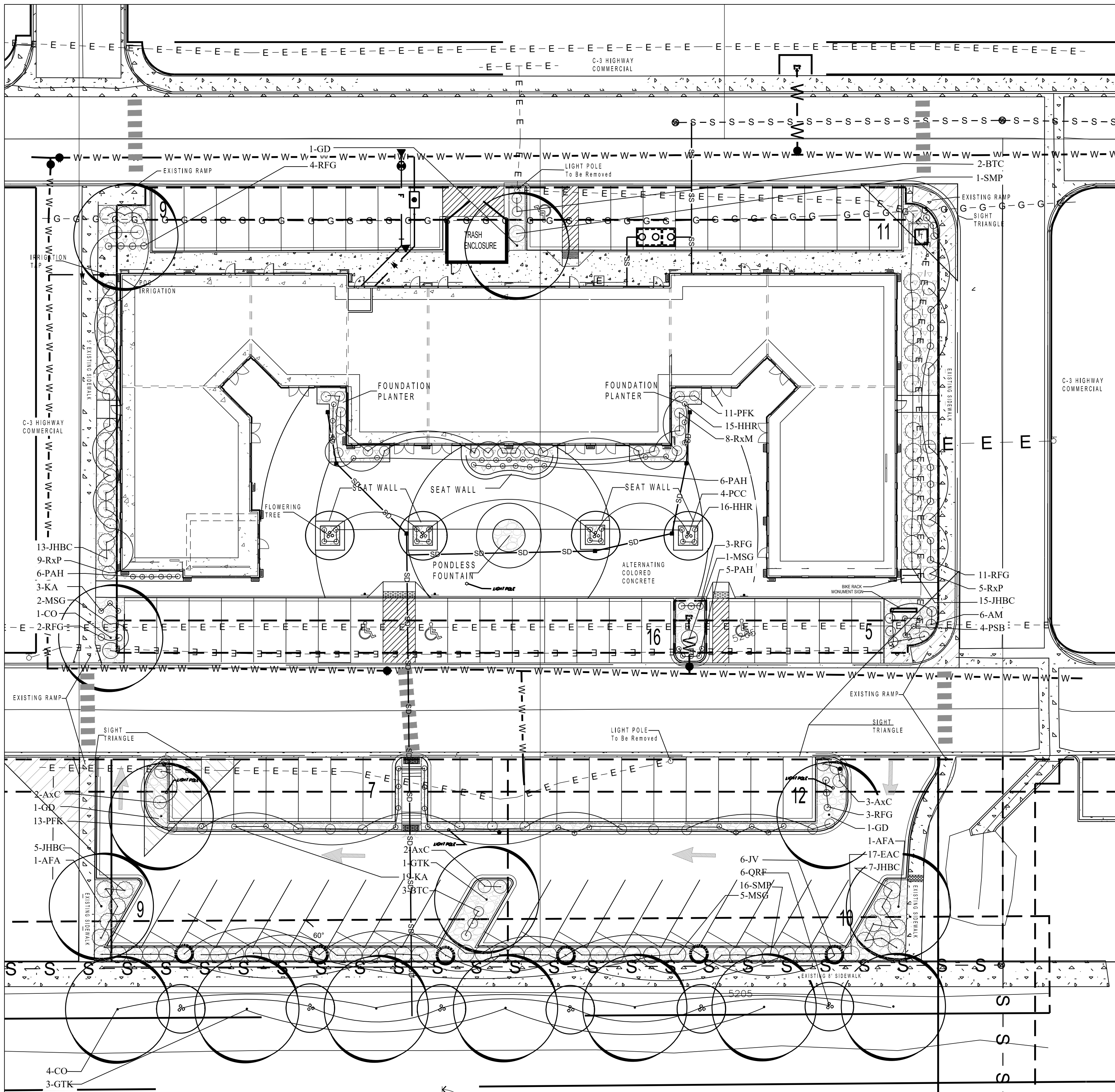
RE: STRUCTURAL FOR CMU AND FOUNDATION DETAILS



NTS



PLANNING DOCUMENTS
NOT FOR CONSTRUCTION



MERIDIAN BUSINESS PARK

OF LOTS 6 AND 7, BLOCK 1, MERIDIAN FIRST SUBDIVISION, SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

PLANT LIST PHASE 1

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY	GROWTH HEIGHT	ADBL
DECIDUOUS TREES							
CO	Celtis occidentalis	Western Hackberry	2" cal	B+B	5	40'	L
AFA	Acer x freemannii 'Autumn Blaze'	Autumn Blaze Maple	2" cal	B+B	2	40'	M
GTK	Gledisia trachanthos inermis 'Skyline'	Skyline Locust	2" cal	B+B	4	40'	M
GD	Gymnocladus dioicus	Kentucky Coffeetree	2" cal	B+B	3	40'	L
QRF	Quercus robur 'Fastigiata'	Columnar English Oak	2" cal	B+B	6	20'	L
ORNAMENTAL TREES							
PCC	Prunus calleryana 'Chanticleer'	Chanticleer Pear	1.5" cal.	B+B	4	25'	M
EVERGREEN TREES							
JV	Juniper virginiana 'Sky Rocket'	Sky Rocket Juniper	6' ht.	25 gal	6	15'	L
EVERGREEN SHRUBS							
JHBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	5' o.c.	40	2'	L
DECIDUOUS SHRUBS							
EAC	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 gal.	5' o.c.	17	6'	M
RxM	Rosa 'Knock Out'	Knock Out Rose	5 gal.	4' o.c.	8	4'	M
RxP	Rosa x 'Meidland Pnk	Single Pink Shrub Rosa	5 gal.	5' o.c.	14	4'	M
AxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	5' o.c.	7	2'	L
PFK	Potentilla fruticosa 'Kathryn Dykes'	Kathryn Dykes Potentilla	5 gal.	3' o.c.	24	3'	L
BTC	Berberis thunbergii 'Crimson Pygmy	Crimson Pygmy Japanese Barberry	5 gal.	5' o.c.	5	3'	L
SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	5' o.c.	17	5'	L
PERENNIALS							
RFG	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	1 gal.	24" o.c.	23	5'	L
PSB	Penstemon strictus 'Bandera'	Rocky Mountain Penstemon	1 gal.	18" o.c.	4	2'	L
KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester	1 gal.	12" o.c.	16	5'	L
MSG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	12" o.c.	8	4'	L
HHR	Hemerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 gal.	18" o.c.	31	2'	L
AM	Achillea 'Moonshine'	Moonshine Yarrow	2 gal.	24" o.c.	6	3'	L
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal.	18" o.c.	23	2'	L

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES (VOLUME III, SECTION 2.05.B) OR EQUIVALENT.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL NATIVE AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
- ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH RED CEDAR MULCH OR 3/4" RIVER ROCK PLACED ON COMMERCIAL GRADE WEED BARRIER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
- SHORT GRASS PRAIRIE NATIVE SEED MIXTURE IS TO BE USED BETWEEN OCTOBER 19TH AND MARCH 30TH ONLY AT A RATE OF 30.75 LBS/ACRE.
- TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. 4 CU.YRDS/1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
- FALL (LATE AUGUST THRU THE END OF OCTOBER) IS THE PREFERRED TIME OF YEAR TO PLANT TREE WITH THE UNDERSTANDING THAT THEY MAY NEED TO BE WATERED THROUGH OUT THE WINTER. FALL IS ALSO RECOMMENDED FOR PLANTING OF SHRUBS WHEN TYPICALLY UP UNTIL THE FIRST FROST. SPRING IS THE BEST TIME FOR PLANTING PERENNIAL BETWEEN MID APRIL AND THE END OF MAY. THESE ARE RECOMMEND TIMES BUT ALL PLANTS CAN BE INSTALLED ANYTIME BETWEEN MID MARCH AND MID NOVEMBER AS LONG AS THEY ARE PROPERLY WATERED AND MAINTAINED.
- All trees, shrubs, and other plant materials located within clear sight triangles shall be trimmed or limbed to a height of not less than eight (8) feet and shrubs and other plant materials shall be maintained at a height of not more than thirty (30) inches, and said maintenance shall be conducted in perpetuity. Trees are also required to be kept limbed up a minimum of 8' above all street sidewalks.

MINIMUM SITE LANDSCAPE CALCULATIONS		
14,600 sq ft Plaza/Landscaping		
DESCRIPTION	REQUIRED	PROVIDED
1 TREE/20 PARKING SPACES	79 Parking Spaces = 3.95 TREES	14 Parking Lot Trees (see landscape plan)
1 TREE/1000 sq ft of LANDSCAPING	14,600/1000=14.6 TREES	30 TREES + 3 trees from shrub substitution
1 SHRUB/150 sq ft of LANDSCAPING	14,600/150=98 Shrubs	132 SHRUBS 10 SHRUBS = 1 TREE 34 SHRUBS = 3 TREES (apply 3 trees to total tree count)
STREET TREES	286/40=7.15 TREES	7 SHADE TREES 6 ORNAMENTAL TREES
1 TREE/40 linear feet of street frontage		

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- PERENNIALS
- 3/4" RIVER ROCK MULCH
- RED CEDAR MULCH
- STEEL EDGER



LANDSCAPE ARCHITECT

Planscapes
980 Norway Maple Drive
Loveland, Colorado
970-988-5301

ENGINEER

I2 CONSULTANTS INC
TROY CAMPBELL
16911 POTTS PLACE
MEAD, COLORADO
(970)539-2656

WELLINGTON BUSINESS COURT

SITE PLAN REVIEW

COLORADO

WELLINGTON

TOWN OF WELLINGTON DRAWING APPROVAL

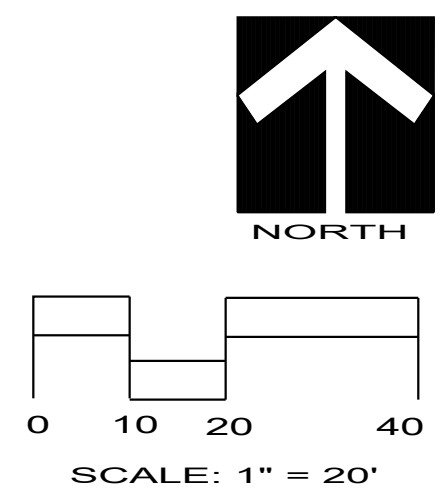
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DATE _____ BY _____ TOWN ENGINEER
DATE _____ BY _____ PUBLIC WORKS DIRECTOR

LANDSCAPE PLAN

DATE 05/12/2021
JOB NO. _____
DRAWN RM
CHECKED RM
REVISED 08/16/2021
10/20/2021

L1.0



(THIS SHEET)

1. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE TOWN OF WELLINGTON.
2. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE CITY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND THE REGULATIONS OF THE CITY.
3. ALL CALCULATIONS ARE DONE WITH A LIGHT LOSS FACTOR OF .9.
4. ALL CALCULATIONS POINTS ARE AT GRADE.
5. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
6. ALL LUMINAIRES TO BE FULL CUTOFF.

ZONE NAME	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVERAGE/MIN.
OVERALL SITE	2.37	8.4	0	N/A	N/A
PROPERTY LINE	0.85	2.0	0.3	6.67	2.83
PROPERTY LINE +20'	0.25	1.0	0	N/A	N/A

SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
PHOTOMETRIC PLAN

SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST

SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

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Design	Drawn
Checked	Checked
Date OCT 10th 2021	
Job No. 1049-1	
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SHEET
E-1

OF 19 SHEETS

TOWN OF WELLINGTON
DRAWING APPROVAL

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

DATE _____ BY _____
TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

- -5° to +10° tilt adjustment
- High performance optics deliver up to 7,500 lumens
- up or down mountable without modification
- Programmable occupancy sensor (dimming)
- NX and SiteSync wireless controls
- 130+ lumens per watt
- UL/CUL listed for wet locations, IP66 Listed



CONSTRUCTION

CONSTRUCTION

- **CONSTRUCTION**
 - Optical housing is a one-piece, die-cast low copper (0.6%) aluminum alloy with integral heat sink. The housing rotates about mounting arm housing to provide -5° to 10° of adjustment with degree markers label. At 0° adjustment, lens is totally parallel with above horizontal with fixture mounted in the downward position.
 - Mounting arm housing is a one-piece die-cast, low copper (0.6%) aluminum alloy with provisions for tilt mechanism. Mounting arm housing contains spring loaded pins and cable slots freeing both hands for securing and wiring. One stainless steel socket-head screw on the tilt mechanism frees the optical housing from the mounting arm housing. A stainless steel lock the housing and lens frame together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the following:
 - Lens Frame is a one-piece, die-cast low copper (0.6%) aluminum alloy with integral cooling fins to dissipate driver thermal.
 - Bracketry and hardware shall be stainless steel.
 - Finish: fade and abrasion resistant, electrocoatably applied, thermally cured, high modulus polyurethane (TGIC) polymer powdercoat

OPTICS

- ### OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
 - Optical lenses are clear injection molded PMMA acrylic.
 - Secondary lens is impact resistant 1/8" tempered glass with anti-reflective coating.

INSTALLATION

- ### INSTALLATION
- Junction box (by others): Standard with steel quick-mount junction box plate that mounts directly to 4" J-Box.
 - Mounting plate is stainless steel and features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulate.
 - Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

SERVICING

- ### SERVICING
- Housing should hang freely in an open service position for inspection of primary wire connections. Once in service position, the housing can be removed for service by sliding the assembly to the left (for down mounting) or to the right (for up mounting) and disconnecting the wiring plugs.
 - Driver assembly shall be mounted to a prewired internal tray with quick disconnect for removal.

KEY DATA	
Lumen Range	2,855–8,567
Wattage Range	29–74
Efficacy Range (LPW)	89–129
Reported Life (Hours)	L70/60,000
Weight	20 lbs/9.07 kg

Page 1/9 Rev. 10/08/21
WDS

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.kimlighting.com



DATE:	LOCATION:
TYPE: WS3	PROJECT:
CATALOG #: SEE LUMINAIRE SCHEDULE	

ORDERING GUIDE

Example: WDS-D-24L-30-3K7-1-UNV-BLS-PC-EM-SWUS

HOUSING									
WDS									
Model	Mounting	Source	Wattage	Light Engine	Distribution				
WDS	Wall/Director Small	D ¹ 24 Down Up	24	24 LEDs	30	30 Watts, 3000 lm	1	Type I	
	40		40 Watts, 4500 lm	3K7	3000K/70CRI	2	Type I		
	60		60 Watts, 6000 lm	3K8	3000K/80CRI	3	Type II		
	75		75 Watts, 7500 lm	4K7	4000K/70CRI	4W	Type IV Wide		
				4K8	4000K/80CRI	5K7	5000K/70CRI	WG ²	Wall Graze
							SP	Spot/Column	
							FTD ³	Forward Throw Diffuse	
							WD ⁴	Wide Throw Diffuse	

Voltage	Picture Finish	Control Options	Options	Control Accessories
UNV 120-277V	BLS Black Gloss Smooth BLT Black Matte Textured	PC ¹ Button Photocell	EM ¹ Integral Battery Backup Unit (BBI)	S-COREMTE S-C2 configuration tool
347 ^{1,2,3} 347V	DBS Dark Bronze Gloss Smooth	SCP-8F ^{1,2,3,4,5} Programmable Occ. Sensor (6'2" height)	SW ¹ Single Fuse & Fuse holder	SWUSB SysteSync Software on USB
480 ^{1,2,3} 480V	DBT Dark Bronze Matte Textured	SCP-20F ^{1,2,3,4,5} Programmable Occ. Sensor (9' - 20' height)	DF ¹ Double Fuse & Fuse holder	SWTAB SysteSync Software Tablet
	GTT Graphite Matte Textured	SWP ^{1,2,3,4,5} SysteSync Wireless Pre-Commission	SCM1 ¹ 1/2" Surface Conduit Mount	SWBRG SysteSync Software Bridge Node
	LGS Light Grey Gloss Smooth	NXWE ^{1,2} NX Wireless Enabled	SCM2 ¹ 3/4" Surface Conduit Mount	
	LGT Light Grey Matte Textured			
	PSS Platinum Silver Gloss Smooth			
	VGT Verde Green Matte Textured			
	WHS White Gloss Smooth			
	WHT White Matte Textured			
	Color Option			
	CC ¹ Custom Color			

- 1. Not available with EM option or with SCPSWPM, NSCPWPM and NSCP4P sensor
- 2. Not available with EM option or with SCPSWPM, NSCPWPM and NSCP4P sensor
- 3. W6, FTD, and WTD come with a diffused lens
- 4. Not available with other control options
- 5. Input voltage 120-347V
- 6. Not available in 480V
- 7. Turble friendly
- 8. Specify your color and size at time of order. See www.hubbellighting.com/strategic for more details. Order at least one Stralux™ interface accessory SWIR or SWTAE. Each option contains Stralux License, G4, and Bridge Node
- 9. Custom facility for custom colors, marine and corrosive finish options
- 10. SCPS404TSC SCP configuration not needed
- 11. Not available with 30 watt or 40 watts
- 12. PC not available with EM

Page 2/9 Rev. 10/08/21
WDS

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701 Millennium Blvd • Greenville, SC 29607 • Tel 864.678.1000 • Website www.kimlighting.com



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

DATE _____ BY _____
TOWN ENGINEER

DATE _____ BY _____
PUBLIC WORKS DIRECTOR

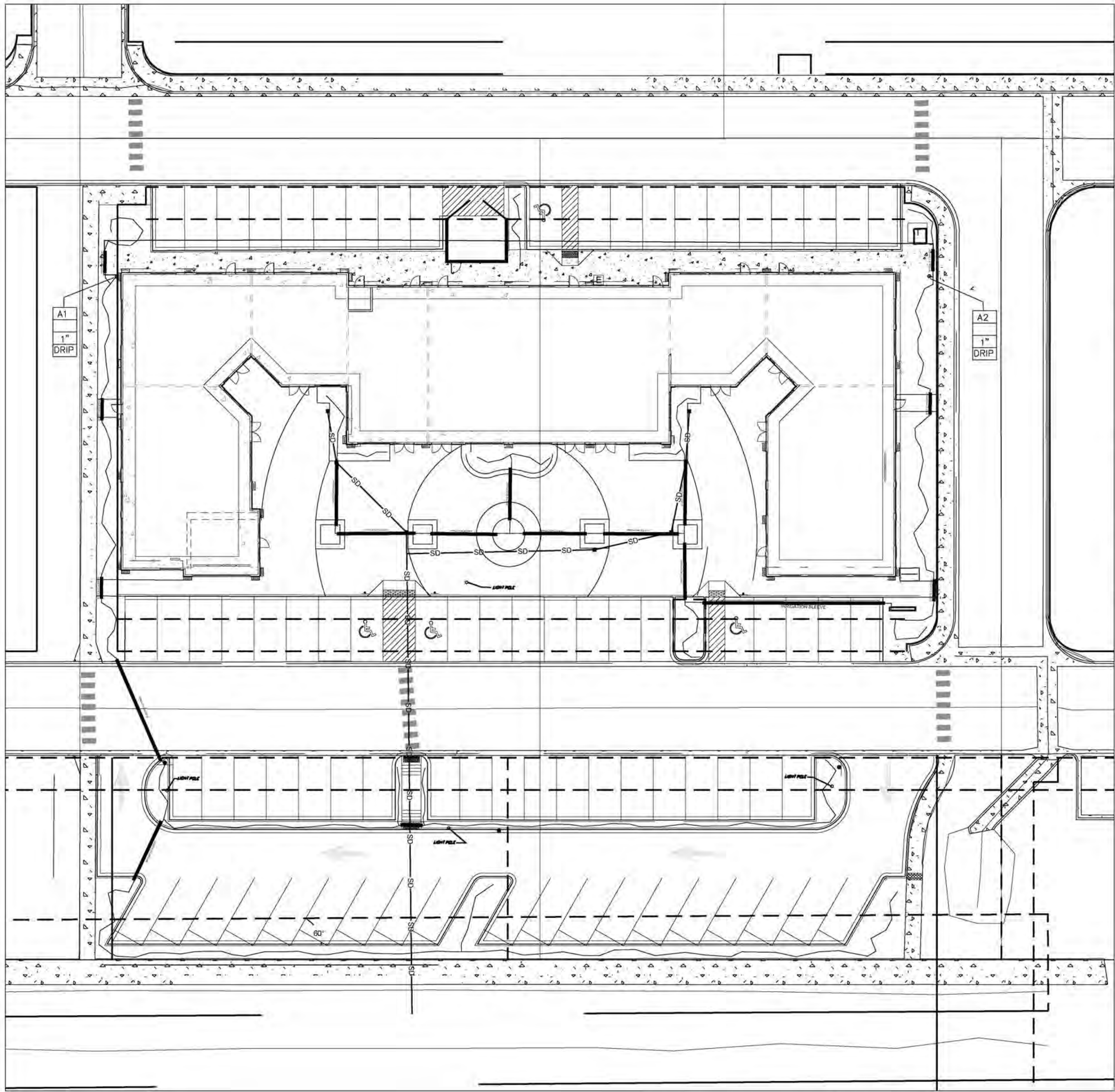
SITE PLAN
LOTS 6 & 7, MERIDIAN FIRST SUBDIVISION
LIGHTING CUT SHEETS

[illegible]

Design	Drawn
Checked	Checked
Date OCT 10th 2021	
Job No. 1049-1	
D-	

SHEET
E-3

OF 19 SHEETS

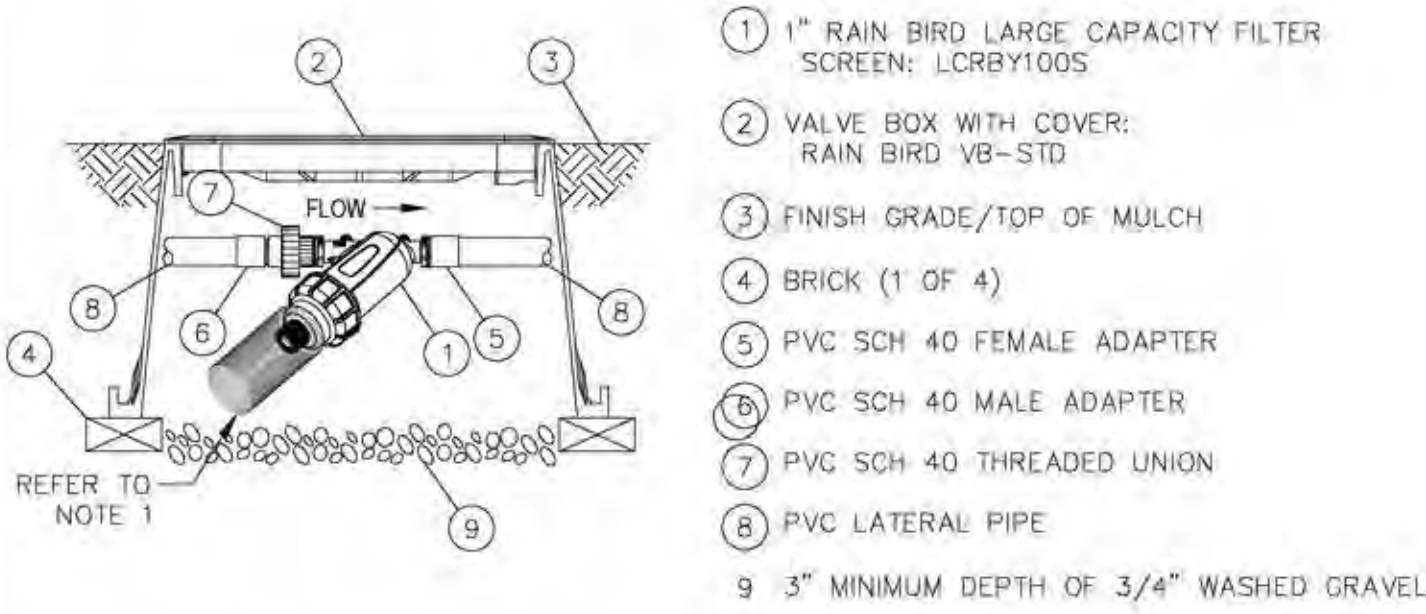


IRRIGATION LEGEND

- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS
RAINBIRD PEB (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100-COM
- FLUSH CAP ASSEMBLY
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC
1-INCH UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT
POLYETHYLENE (3/4-INCH SIZE, ROUTING IS DIAGRAMMATIC)

MERIDIAN BUSINESS PARK

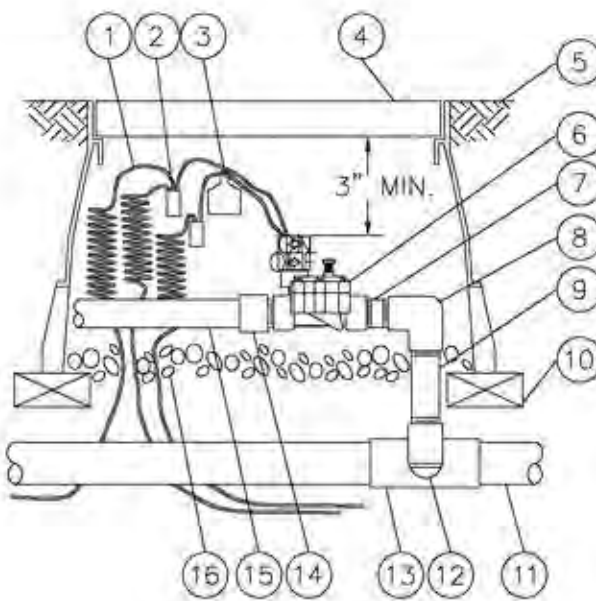
OF LOTS 6 AND 7, BLOCK 1, MERIDIAN FIRST SUBDIVISION, SITUATE
IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY
OF LARIMER, STATE OF COLORADO



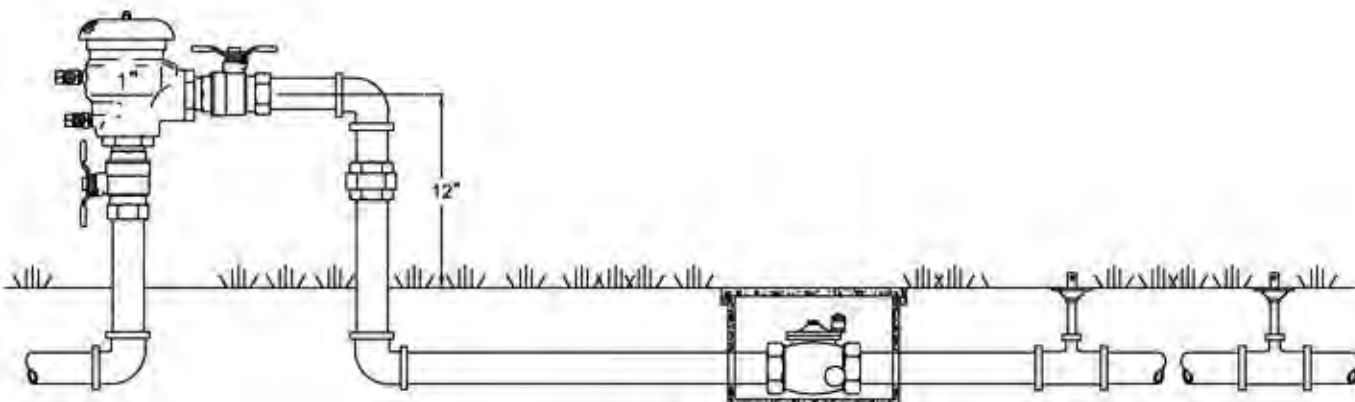
A DRIP LINE FILTER AND PRESSURE REDUCER



B DRIP EMITTER

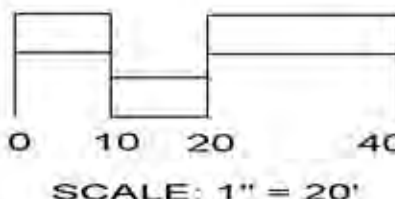


C REMOTE CONTROL VALVE



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation

- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 40 PSI. AT A MAXIMUM DISCHARGE OF 55 GPM AT THE IRRIGATION POINT OF CONNECTION 1 (POC1) AND A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT A MAXIMUM DISCHARGE OF 88 GPM AT THE IRRIGATION POINT OF CONNECTION 2 (POC2) VERIFY PRESSURE AND GLOW ON SITE PRIOR TO CONSTRUCTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES (CALL BEFORE YOU DIG)
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR DISCREPANCIES TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
- THE DRAWING OR DIAGRAMMATIC, THEREFORE THE FOLLOWING SHOULD BE NOTED:
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN THE LANDSCAPED AREAS WHENEVER POSSIBLE.
 - TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - USE ONLY STANDARD TEE AND ELBOW FITTINGS. USE OF TEE FITTINGS IN THE BULL-NOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS/ADJUSTMENT AND REPAIR OF ALL ROTARY SPRINKLERS.
 - SELECTED NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARC WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVER-SPRAY FOR THE CONDITION. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARD-SCAPE CROSSING COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARD-SCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING. IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- INSTALL TWO #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
- AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AND AUTOMATIC RAIN DETECTION DEVICE.
- BACK-FLOW PREVENTION DEVICES SHALL BE INSTALLED ACCORDING TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION'S CROSS CONNECTION CONTROL MANUAL, LATEST EDITION, AND TESTED UPON INSTALLATION AND EVERY YEAR THERE AFTER BY A CERTIFIED CROSS-CONNECTION CONTROL TECHNICIAN.



LANDSCAPE ARCHITECT

Planscapes
980 Norway Maple Drive
Loveland, Colorado
970-988-5301

ENGINEER

2 CONSULTANTS INC.
TROY CAMPBELL
16911 POTTS PLACE
MEAD, COLORADO
(970)559-2656

WELLINGTON BUSINESS COURT

SITE PLAN REVIEW

COLORADO

WELLINGTON

IRRIGATION PLAN

DATE 05/12/2021
JOB NO.
DRAWN RM
CHECKED RM
REVISED 08/16/2021
10/20/2021

L1.1

TOWN OF WELLINGTON
DRAWING APPROVAL

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

DATE BY TOWN ENGINEER

DATE BY PUBLIC WORKS DIRECTOR

Oct 22, 2021

Dear Mrs. Winne,

This letter provides a response to the specific guidance provided by the Planning Commissioners during the meeting with the Planning Commission on Oct 4, 2021. The response summarizes the steps we have taken to address each of the items in the specific guidance from the Planning Commissioners.

Here are the items in the specific guidance from the Planning Commissioners and our response to each item:

1. Identify and specify a mix of uses.
 - Response: We identified the proposed mix of uses on the cover sheet (i.e. sheet C-1) of the Site Plan submittal.
2. Meet the minimum parking dimensions.
 - Response: We updated the parking spaces to meet the minimum parking dimensions. Please refer to sheet C-3.
3. Begin engaging in conversations with nearby existing businesses about a shared parking agreement; demonstrating progress by the Planning Commission meeting is adequate.
 - Response: We signed a Parking Space Sharing Agreement with Meridian Trust FCU. The agreement allow Wellington Business Court to share the usage of 13 parking spaces located on the Meridian Trust FCU lots. We will upload the fully executed agreement to the shared folder.
4. Identify the location, material, and size for a free standing sign that does not conflict with the site triangle or any easement.
 - Response: We identified the location of the monument sign on the drawings (please refer to sheet L1.0). We also added architectural details of the monument sign including material and size (please refer to sheet A-4.00).
5. Update the photometric plan to better align with the code requirements.
 - Response: We updated the Photometric plan. Please refer to sheets E-1, E-2, and E-3 for the updates.
6. Meet the minimum landscaping requirements, especially for total trees.
 - Response: We updated landscaping to meet minimum landscaping requirements including total number of trees. Please refer to sheet L1.0 for the updated landscaping.
7. Update the plans to ensure the trees within the site triangle are noted to be properly pruned; or consider a different tree location.

- Response: Updated the landscaping plan to note that trees within the site triangle must be properly pruned. Please refer to sheet L1.0.
8. Provide an irrigation plan.
 - Response: Added an irrigation plan. Please refer to sheet L1.1.
 9. Ensure the trash enclosure style, materials, and colors are consistent with the buildings architecture.
 - Response: Updated the trash enclosure to be consistent with the building architecture. Please refer to sheet A-4.00.
 10. Add an employee access door for the trash enclosure.
 - Response: Added an employee access door for the trash enclosure. Please refer to sheet A-4.00 and sheet L1.0.
 11. Do not add a loading and unloading zone, which was a directive of the Planning Commissioners.
 - Response: Thank you!
 12. Address all Planning staff comments identified in the staff report (attached).
 - Response: In addition to items 1-11 above, we also addressed the following comments that we found in the Staff Report:
 - i. The southern-most parking lot does not identify the width for the entrance. Please provide on the revised drawings.
 - Response: We added a label to identify the width for the entrance. Please refer to sheet C-3.
 - ii. The circulation for the southern-most parking lot appears to be approximately 13' but a label was not found. Please confirm the width of the circulation aisle and include on the revised drawings.
 - Response: We added a label to identify the width of the circulation aisle (The width is 15'). Please refer to sheet C-3.
 - iii. Pathway to building or curbs: The ADA ramp for the one ADA parking space in the southeast has a wing that conflicts with the parking island and must be corrected.
 - Response: We adjusted the flares on the handicap ramp to 2' which is the minimal allowance and does not conflict with the landscape island.
 - iv. The pavement marking colors for the ADA symbol and ADA striping were not found in the plan set. Details for pavement markings related to the ADA or parking lot striping must be noted on the plans or provided on the details sheet.
 - Response: We have a note on Sheet C-10 indicating that "Pavement markings shall be per ADA Details, most current addition."

Sincerely,

Fouad Faour

Owner

Wellington Business Court, LLC

faours@hotmail.com

970-443-3898

PARKING SPACE LEASE AGREEMENT

This Parking Space Lease Agreement (the "Lease") is made and entered into on October 20, 2021 (the "Effective Date") by and between Meridian Trust FCU of 4349 E. Lincolnway, Cheyenne, Wyoming, 82001 (the "Lessor") and 7759 Kit Fox Drive, Wellington CO 80549 (the "Lessee"), collectively known as the "Parties." The Parties hereby agree as follows:

Terms and Conditions

1. Term

Lessor hereby leases to Lessee the parking spaces located at Meridian Trust FCU, 8205 Wellington Blvd, Wellington, Colorado 80549 and designated as space numbers 1-13. The lease will start on January 03, 2022 and will continue as a month-to-month tenancy until such time as it is terminated by either party.

2. Rent, Maintenance and Space Availability

Lessee agrees to pay \$0.00 as rent. Spaces will be available to the Lessee from 6:00 pm to 2:00 am Monday thru Friday and All Day Saturday and Sunday. The Lessee agrees to assume responsibility for the towing of any vehicle that violates the lease by illegally occupying the parking spaces after designated hours. The Lessor and Lessee both agree to make reasonable attempts to clear the spaces of snow and other obstructions on or around the designated spaces.

3. Liability

Lessor shall not be responsible for damage or loss to possessions or items left in Lessee's vehicle(s). Lessor shall not be responsible for damage to Lessee's vehicle(s), whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.

4. Termination

Either party may terminate this Lease by providing 30 days' written notice to the other party. Any such notice shall be directed to a party at the party's address as listed in this Lease.

5. Governing Law

This Agreement shall be governed by the laws of Colorado.

6. Entire Agreement

This Lease contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Lease. This Lease supersedes any prior written or oral agreements between the parties.

7. Severability

If any provision of this Lease will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

8. Amendment

This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

9. Waiver of Contractual Rights

The failure of either party to enforce any provision of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

10. Assignment

Neither party may assign or transfer this Lease without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

LESSOR

By: Bryan S. Thomas
Meridian Trust FCU

Date: 10/20/2021

LESSEE

By: Forrest Fourn
Wellington Business Court, LLC

Date: OCT 20, 2021

Site Plan Review

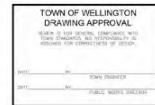
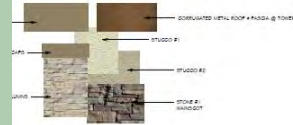
Lot 6 & 7, Meridian First Subdivision

November 1, 2021



Multi-tenant, Mixed Use

Applicant: Wellington Business
Court, LLC – Fouad Faour
Agent:



PLANNING DOCUMENT
NOT FOR CONSTRUCTION

General Location





Background Information

- Zoned C-3, Highway commercial
- Multi-tenant, mixed use
 - 4,000 square feet restaurant
 - 6,200 square feet retail
 - 3,965 square feet office
- Drives are private
- Property is 1.67 acres (72,786 square feet)



Current Application

- Decision tabled at the October 4, 2021, meeting.
- Seeking site plan approval to construct multi-tenant core/shell building.
- Reviewed by Engineering.
- Reviewed by WFPD.



Resubmission

- Some items were addressed.
- Many comments from staff report still need clean up and corrections for final documents.



Staff Assessment and Recommendation

- Move to approve the site plan for Lot 6 and Lot 7, Meridian First Subdivision, subject to Town staff and engineering comments, and resubmission of revised site plans.

Planning Commission Meeting

Date: November 1, 2021
Submitted By: Elizabeth Young Winne, Planner
Subject: Planning Commission Schedule 2022

EXECUTIVE SUMMARY

It is recommended that the Planning Commission adopt a meeting schedule and submission deadlines for the 2022 calendar year.

BACKGROUND / DISCUSSION

- Identifying and publishing meeting dates and submission deadlines assists applicants in preparing project schedules.
- The Planning Commission has established meeting dates as the first Monday of each month, provided there is no conflict with a recognized holiday.
 - The regular meeting date for September 2022 conflicts with the Labor Day holiday.
 - The regular meeting date for July 2022 conflicts with the recognized Fourth of July holiday.
 - When a regular meeting date conflicts with a recognized holiday, the meeting is typically rescheduled for the following Monday.
- Submission deadlines are established to allow enough time to provide notice for public hearings, allow for town staff review, refer cases to appropriate agencies for review, and to prepare and distribute agenda packets to Commissioners.
- Where submission deadlines fall on a Monday on which Town Hall is closed for a holiday, submissions are due the following Tuesday. Such occurrences are highlighted on the attached meeting and submission deadline schedule.

STAFF RECOMMENDATION

Approve the 2022 Planning Commission meeting schedule and submission deadlines.

ATTACHMENTS

1. 2022 PC Dates

Town of Wellington

Planning Commission Schedule 2022

Final Review* Submission Deadline for Applicants

Final Review* submission date (includes 30-days of public notification, if needed)	Earliest Planning Commission date	Earliest Town Board date
Nov. 24, 2021	Jan.3, 2022	Jan. 25, 2022
Dec. 29, 2021	Feb. 7, 2022	Feb. 22, 2022
Jan. 26, 2022	Mar. 7, 2022	Mar. 29, 2022
Feb. 23, 2022	Apr. 4, 2022	Apr. 26, 2022
Mar. 23, 2022	May 2, 2022	May 24, 2022
Apr. 27, 2022	June 6, 2022	June 28, 2022
June 1, 2022	July 11, 2022	July 26, 2022
June 22, 2022	Aug. 1, 2022	Aug. 23, 2022
Aug. 3, 2022	Sept. 12, 2022	Sept. 27, 2022
Aug. 24, 2022	Oct. 3, 2022	Oct. 25, 2022
Sept. 28, 2022	Nov. 7, 2022	Nov. 22, 2022
Oct. 26, 2022	Dec. 5, 2022	Dec. 27, 2022
Nov. 23, 2022	Jan. 2, 2023**	Jan. 24, 2023**
Dec. 28, 2022	Feb. 6, 2023**	Feb. 28, 2023**
*Final Review are those applications that are certified by the Department Directors as being in the final review round. These are applications that have already gone through rounds of review and are now considered eligible to be scheduled for Planning Commission and/or Town Board, as necessary. Applications submitted for the first time enter the review process, which can be viewed here [link to come]. Application revisions are not accepted within 14 days before an established Planning Commission date. Yellow and bolded dates indicate date has been changed to accommodate a Holiday. **Dates identified in 2023 are subject to change. Dates approved by Planning Commission on DATEXXXX, XX, XXXX		