



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**April 4, 2022
6:30 PM**

Regular Meeting

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to birdca@wellingtoncolorado.gov. The email must be received by 4:00 p.m. Monday, April 4, 2022. The comments will be provided to the Commissioners and added as an addendum to the packet. Emailed comments will not be read during the meeting.

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89690150892?pwd=aUU0UGVBLzNvT1BIU3hoV2ttSitFQT09>

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-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting Minutes of March 7, 2022
 6. NEW BUSINESS
 - A. Public Hearing: Zone Change Request from C-1 Community Commercial to C-3 Highway Commercial at the northwest corner of Jefferson Ave. and Sixth Street
 - B. Site Plan Review - Light Industrial Development on Lot 7, Boxelder Business Park
 7. ANNOUNCEMENTS
 8. ADJOURNMENT



Planning Commission Meeting

Date: April 4, 2022
Submitted By: Patty Lundy, Development Coordinator
Subject: Meeting Minutes of March 7, 2022

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the work session minutes and regular meeting minutes of March 7, 2022, as presented.

ATTACHMENTS

1. Minutes of March 7, 2022



**TOWN OF WELLINGTON
PLANNING COMMISSION
March 7, 2022**

**MINUTES
WORK SESSION – 5:30pm**

1. WORK SESSION – 5:30pm

The Planning Commission for the Town of Wellington, Colorado, met on March 7, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session to discuss draft language relating to land use code updates.

The Planning Commission has been working on the draft land use code in sections and has discussed draft language in work sessions beginning in September 2021. A complete first draft of all the sections was made available on the Town's website for public review and comment on February 4, 2022. The draft was presented to the Planning Commission at the February 7, 2022 work session and presented to the Board of Trustees on February 15, 2022.

Following review of the revised draft dated March 4, 2022, the Planning Commission discussed making changes related to allowing existing residential and religious land uses to be rebuilt in the C-2 Downtown Core Commercial District following damage or loss, removing Pawn Shop as a permitted use in the C-2 District, allowing additional flexibility for temporary signage in commercial zone districts, and clarifying that either the Board of Trustees or the Planning Commission may initiate making amendments to the land use code.

No action was taken during the work session. The work session adjourned at 6:30pm.



**TOWN OF WELLINGTON
PLANNING COMMISSION
March 7, 2022**

**MINUTES
REGULAR MEETING – 6:30pm**

2. CALL REGULAR MEETING TO ORDER – 6:30pm

The Planning Commission for the Town of Wellington, Colorado, met on March 7, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

3. ROLL CALL

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

Absent: Barry Friedrichs

Town Staff Present: Cody Bird, Planning Director
 Patty Lundy, Development Coordinator

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

5. PUBLIC FORUM

None

6. CONSIDERATION OF MINUTES

A. Meeting Minutes of February 7, 2022

Moved by Commissioner McCaffrey, seconded by Commissioner Knaack to approve the minutes as presented.

Yeas – McCaffrey, Sartor, Knaack, Hamman, Whitehouse, Kinney

Nays – None

Motion carried.

7. NEW BUSINESS

A. Public Hearing: Consider Adoption of the Land Use Code

Cody Bird, Planning Director explained the process for a public hearing to consider the land use code and highlighted the topics that were discussed at the work session. Key topics were allowing existing residential uses and existing religious land uses within the C-2 Downtown Core zone district to be rebuilt in the event of damage or loss; remove "Pawn Shop" as a permitted use from the C-2 Downtown Core zone district, allow as a permitted use in the LI Light Industrial zone district, and provide a separation buffer between "Pawn Shop" uses; change "Religious Land Use" to a permitted use within the C-1 Community Core zone district; revise the sign code provisions to allow additional flexibility for temporary signs within the C-1 Community Commercial, C-2 Downtown Core, C-3 Highway Commercial, LI Light Industrial and I Industrial zone districts – providing up to 32 square feet of temporary signage per street frontage; update the procedure table to remove the Planning Commission as a reviewer of variances (this is a required correction because variances are considered by the Board of Adjustments); clarify that either the Board of Trustees or the Planning Commission may initiate amendments to the land use code; and allow revisions for consistency, formatting, numbering, typographical corrections, consistency with engineering standards, and for legal clarity and effect.

Chairman Sartor opened the public hearing for comments.

Shirrell Tietz commented on allowing religious land uses in C1 vs C2 zone districts and existing religious land uses on Cleveland Avenue. She asked if sign sizes really matter. She also commented on how signs are connected onto older buildings and the need to look at how they are done because large signs require fastening to the old building. She mentioned the traffic circle that might be constructed by the new high school and stated this would make it hard for farmers to transport their equipment.

Jon Gaiter spoke on the nonconforming uses section. He mentioned that there are a couple of churches in the C2 area that makes them nonconforming. He commented that the sign code should be less restrictive. He said he would like to see the Land Use Code and the Zoning Map be approved at the same time. He commented that the Comprehensive Plan is not a policy document and suggested this be clarified in the purpose statement of the Land Use Code. He shared that there is a concern about the size of some of the lots related to housing affordability.

Lisa Chollet suggested that the minimum side yards should be looked at after seeing outcomes following the Marshal Fire. Smaller lots with larger setbacks like 10 feet from the property lines might be considered to help limit the spread of fires. There should also be fire resistant exteriors as a requirement.

Karen Eifert commented that she did not feel uses could just be removed from the commercial zone districts, especially uses like group homes since they are a protected group. She also commented on clarifying the status of the Comprehensive Plan as a policy document or a master plan. She asked about home occupations and wanted to be sure that Host Homes are not being eliminated as allowed uses.

Bird replied that group homes are allowed in all residential zone districts with the exception of the Manufactured Home District. Host Homes are not identified as specific uses, but falls under the definition of Family. The definition of Family is being updated to broaden the definition to include protected family statuses like Host Homes.

Kathy Wydallis commented that the minimum distance between structures has been removed from the district dimensions tables and suggested that should be double checked. She asked where the best practices related to commercial animal establishments came from because it seems like the large animal section would not be functional for animal establishments. She asked for clarification on what was included for administrative approvals of condominium maps.

Christine Gaiter Thanks the Commission for considering and making some of the recommend changes to the R4 Downtown Neighborhoods Zone District. She also shared that she is on the Parks and Recreation Advisory Board and that Mr. Bird had come to a meeting to discuss sections of the code related to parks. The Parks Board had suggested that the HOA's take care of the neighborhood parks so that Town Recreation Department staff does not have to provide maintenance in areas where there is no Town recreation programming. She suggested taking pocket parks out of the Land Use Code. She referenced the section relating to how the Land Use Code can be amended and suggested that the Board of Trustees should also have the ability to make changes to the code.

Wyatt Schwendeman-Curtis commented that he has heard from a number of residents that have asked if goats are allowed in Town.

Chairman Sartor, seeing no more public comments, closed the public hearing.

Commissioner Kinney moved to forward a recommendation to the Board of Trustees for approval of the Land Use Code with the following considerations; 1) ensuring that existing residential and religious uses in C2 if they are damaged can be rebuilt; 2) remove pawn shops from C2 and consideration of separation buffers; 3) changes for temporary signs to allow additional flexibility; 4) updating the Procedure Table regarding review of variances since those cases do not require recommendation from the Planning Commission; 5) noting that either the Board of Trustees or the Planning Commission can request changes to the code, and; 6) updating document features, including formatting, grammar, spelling and technical review or any other changes that do not have a substantial impact to the code.

Motion seconded by Commissioner McCaffrey.

Yeas – McCaffrey, Sartor, Knaack, Hamman, Whitehouse, Kinney

Nays – None

Motion carried.

8. ANNOUNCEMENTS

Cody Bird, Planning Director said that next meeting will be April 4, 2022. There is currently no work session scheduled. There will be a public hearing for a rezone request.

9. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:38 PM.

Approved this _____ day of _____, 2022

Recording Secretary

Planning Commission Meeting

Date: April 4, 2022
Submitted By: Cody Bird, Planning Director
Subject: Public Hearing: Zone Change Request from C-1 Community Commercial to C-3 Highway Commercial at the northwest corner of Jefferson Ave. and Sixth Street

EXECUTIVE SUMMARY

General Location:

- Northwest corner of Jefferson Ave. and Sixth St.

Applicant/Agent:

- Applicant: Aubrey Bigelow and Evan Larimer
- Contract Purchaser: Sixth Street Well, LLC – John Dyet
- Agent: Alpine Planning, LLC – Chris Hawkins

Reason for request: Allow for more intensive highway commercial uses

Background Information:

- The applicant has requested to change the zoning district classification of the property from C-1 Community Commercial District to C-3 Highway Commercial District.
- The property proposed to be rezoned consists of two parcels – Lot 20, Parkview Manor Subdivision along with an unplatted parcel described by meets and bounds (location map attached).
- The two parcels combined total 1.29 acres. The parcels may be considered together as one development property.
- The contract purchaser desires to rezone the property to allow for more intensive highway commercial uses for future development.
- Zone change requests require public hearings by the Planning Commission and Board of Trustees:
 - Notice of the public hearings was published in the Coloradoan as prescribed by State law.
 - A sign advertising the public hearings has been continuously displayed on the property.
 - Notices were mailed to surrounding property owners as prescribed by State law.
- At the time of this writing, Town staff has not received any written or verbal comments concerning this rezone request.

* Special Note: The Town has recently been in the process of updating the Town's Land Use Codes, including zoning. The Land Use Code changes were adopted by the Town Board of Trustees on March 22, 2022, but are not effective until 30 days after publication of the ordinance (end of April, 2022). This application for rezone was submitted, and the public hearing dates for Planning Commission and Board of Trustees is prior to the new Land Use Codes becoming effective.

BACKGROUND / DISCUSSION

The below findings of fact are intended to provide a guideline for matters which may be considered when approving or disapproving a rezoning request. The Planning Commission may find that not all factors will be relevant to this zone change request. Matters that are determined by the Planning Commission to be important will be the basis for the Planning Commission's recommendation to the Board of Trustees. In order to properly make a recommendation to the Town Board of Trustees, the Planning Commission should make specific and substantiated findings supporting its recommendation.

FINDINGS OF FACT:

The following are the rezoning factors the Planning Commission should consider, a brief explanation of each factor, and staff's opinion of findings for each factor.

1. CHARACTER OF THE NEIGHBORHOOD:*(Factual description of the application area and surrounding property as to general nature, conditions, age of structures, etc.).*

- The subject property is a 1.29 acre property located west of Sixth Street and north of Jefferson Ave.
- The property consists of two separate parcels that are being considered as one development property.
- The site is adjacent to Jefferson Ave. and Sixth Street, major collector roadways. Vehicular access to the site is limited to Sveta Lane, a local street.
- The site is located near and has visibility from Interstate 25.
- The property is located within a subdivision that has a street layout (Sveta Lane and Fifth Street) and lot size and configuration that was designed for small offices, neighborhood businesses and mixed-use commercial/residential.
- Remaining undeveloped parcels within the subdivision are small lots ranging from 0.34 acres to 0.63 acres in size.
- Properties surrounding the subject property are mostly developed for residential uses and a commercial center to the south.
- North along Sixth Street is an area of more automobile-oriented businesses that are frequented by travelers on Interstate 25.
- Single-family attached townhomes have been approved and constructed immediately north of the property. Townhomes were built in 2016, 2017 and 2020. The Townhomes are in good condition.
- Additional townhome units are under construction further north on Fifth Street and have access via Sveta Lane and Fifth Street through this subdivision.
- There is a farmhouse north of the property built in 1916 and is in fair condition.
- West of the property is a mixed-use building with a commercial pharmacy and chiropractic office with residential lofts above. The building was built in 2019 and is in good condition.
- West of the subdivision is an established residential neighborhood. Homes in this subdivision were built in the early 1970s and are in good condition.
- South of the property is a newer residential subdivision that is currently under construction and nearing build-out.
- South and east of Fifth Street is a commercial center that includes a neighborhood grocery store, a general merchandise store, and a number of smaller retail, service and dining establishments.

2. ZONING AND USES OF PROPERTIES NEARBY:*(Factual description of surrounding property as to existing zoning and land uses).*

- Existing zoning and land uses adjacent to the proposed rezoning area are as follows:

Surrounding Zoning and Land Uses

Direction	Zoning	Land Use
North	C1 – Community Commercial District	Townhomes
	TR – Transitional District	Farmhouse
East	N/A	Open space and floodplain
South	R2 – Single-Family Residential, medium density	Interstate 25
	C3 – Highway Commercial District	Single-family subdivision
West		Grocery and general merchandise
		Retail, Service and Dining
	C1 – Community Commercial District	Mixed-use Medical/Pharmacy
	R2 – Single-Family Residential, medium density	2 nd Floor Residential lofts
		Vacant C1 parcels
		Single-family subdivision

3. SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED:*(How is the property currently zoned and what uses are allowed on the property? Are there uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones that might be appropriate for this property?)*

- The property is presently zoned C1 – Community Commercial District.
- Uses allowed within the C1 District include personal and business offices, professional offices, small grocery stores, medical uses, health and membership clubs, childcare centers, photo or art studios, convenience stores (without fuel sales), bed and breakfasts, mixed-uses including residential lofts on the second floor. Restaurants are allowed, but fast food drive-thrus are not permitted. Religious land uses are also allowed.
- Allowed uses within the C1 District are intended to meet the needs of local residents, preserve the character of the original town, and to strengthen and expand the core community.
- Surrounding properties are primarily residential uses and a small commercial center with grocery shopping, general merchandise, small retail or service business establishments, and some limited dining.
- Properties north of the area along Sixth Street include more quick-serve restaurants, drive-thrus, fuel sales, lodging and other uses that support vehicle traffic traveling on Interstate 25.
- The requested C3 - Highway Commercial District designation would allow additional uses intended to support highway traffic and visitors to the community that are currently restricted on the property.

4. EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY: *(Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address)*

- The requested C3 - Highway Commercial zoning allows a wide range of business uses that are intended to attract and/or be conveniently accessed by vehicles from the interstate and highways.
- Although the property is adjacent to Sixth Street, proximity to intersections with Jefferson Ave. and Sveta Lane limit the site access for traffic safety and turn lane configurations. Sveta Lane and Fifth Street are not designed to be local roadways and are not intended to handle a large volume of commercial vehicles.
- Some uses allowed within the C3 District may not be compatible with existing residential uses. Fuel sales, restaurants with drive-thrus, car washes, large retail establishments, supermarkets and hotels/motels would attract a higher volume of vehicular traffic.
- Consideration at the time of development of the mixed-use building west of the subject property included restrictions on the drive-thru that excluded drive-thru liquor stores. The limitation was placed in consideration of the increase in traffic volume on local streets and the impacts to adjacent residential properties and second floor residential lofts.
- Lot sizes within the subdivision surrounding the property are relatively small and may not be able to support many of the larger uses allowed in the C3 District, including required parking and circulation aisles.
- A limited number of uses within the C3 District may be appropriate for the property with careful consideration given to site design, vehicle access landscape screening and buffering to mitigate potentially adverse impacts from noise, appearance, lighting and traffic.

5. LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED: *(Factual information, but its importance may be somewhat subjective. A property may be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a glut of available property of the same zoning district, financing problems, land speculation, fragmented ownership, lack of available public services, or other development problems.)*

- The property has been zoned C1 Community Commercial District since 2007 when the Town first adopted a local zoning code.
- A portion of the property (south parcel) has not been platted. The Sixth Street Subdivision to the west was platted in 2007, but did not include the subject property.
- Portions of the property are impacted by floodplain and will need to be resolved for the property to develop. Mitigating floodplain and addressing needed drainage can be a deterrent to development.
- Improvements to stormwater drainage and Sixth Street are anticipated in order to develop this site. Since developers are responsible for financing improvements necessitated by their site, the costs of public improvements may be an additional factor in the length of time the property has remained vacant.
- Adjacent properties zoned C1 District have recently developed, indicating market viability for the C1 District uses restricted to the property.

6. GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE POSSIBLE DIMINUATION IN VALUE OF THE APPLICANT'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED ON THE APPLICANT IF THE REQUEST IS DENIED: *(The protection of public health, safety, and welfare is the primary basis for zoning. The relationship between the property owner's right to use and obtain value from their property and the Town's responsibility to its citizens should be weighed.)*

- Rezoning of the property from C1 Community Commercial District to C3 Highway Commercial District may have a detrimental impact to residential properties on Sveta Lane and Fifth Street north of Jefferson Ave. The increased vehicular traffic expected with development of uses allowed in the C3 District would not be compatible with the design or intent of the local streets in the neighborhood.
- The C3 zoning, if approved, would allow a wider range of permissible uses on the property. Automobile-oriented uses allowed in the C3 Highway Commercial District could diminish the value of the adjacent residential properties for residential purposes.
- Maintaining the existing C1 Community Commercial District allows a number of commercial, mixed-use and residential uses that would be appropriate for development of the property. Recent (2019) development west of the site has been a successful mixed-use development within the existing C1 District.
- Changing the zoning to allow a wider range of commercial uses could increase opportunities for expanding the town's commercial tax base which can in turn support overall town fiscal health.

7. IMPACT OF THE PROPOSED DEVELOPMENT ON COMMUNITY FACILITIES: *(Are water and sewer available for extension? How are roads impacted? Can other community facilities handle the increased development? Should be based on factual information referencing standards used to make the determination.)*

- Municipal water and sewer infrastructure are currently available near the site, and are capable of being extended to accommodate uses permitted within the C3 District.
- Sixth Street improvements, stormwater conveyance and pedestrian sidewalk connections have been identified as needed at this intersection. Impacts of increased commercial development will need to address these concerns as part of a site plan review and development approval process.
- Local streets of Sveta Lane and Fifth Street north of Jefferson Ave. are designed to a local street standard and are not designed for large volumes of vehicular traffic.
- Police and fire protection are already provided to serve the site. Rezoning to C3 is not anticipated to create any additional burden that cannot be accommodated with existing resources.
- Parks and library services are not expected to experience a significant increase in use as a result of the rezoning.
- Development of commercial uses permitted within the C3 District would not be expected to result in an increase in school enrollment.

8. OPPOSITION OR SUPPORT OF NEIGHBORHOOD RESIDENTS: *(Neighborhood support or opposition is just one of the factors to be considered in a decision to approve or deny a zoning request. Other applicable factors should also be considered.)*

- At the time of this writing, town staff has not received any written or verbal comments related to this rezone request.
- Any communications received by town staff prior to the public hearing will be reported during the hearing.
- The Planning Commission will also need to consider any testimony presented during the public hearing.

9. CONFORMANCE OF THE REQUESTED CHANGE TO THE TOWN'S COMPREHENSIVE PLAN: *(Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?)*

- The future land use component of the Comprehensive Plan identifies the area around the subject property as Downtown Neighborhoods. At the time the Comprehensive Plan was adopted (August 2021), the intent of the Downtown Neighborhoods was to allow limited business uses which would have been suitable to be intermixed with residential properties. Through the course of updating the Land Use Code, it was determined that business uses should be further restricted within the Downtown Neighborhoods District.
- Due to the changes in Land Use Code update process, the future land use designation identified for the subject property may not be appropriate. The Commercial or Mixed Use categories as identified in the Comprehensive Plan may be found to be more suitable for the subject property.

10. RECOMMENDATION OF PROFESSIONAL PLANNING STAFF: *(Should be based on the preceding factors, adopted plans and policies, other technical reports which speak to the topic and staff's best professional judgement.)*

- Town staff suggests that the C-1 Community Commercial District is an appropriate zoning designation for the property based upon the preceding factors, and in particular:
 - Finding 1: The existing neighborhoods are primarily residential with a limited amount of commercial businesses that support local residents. The subdivision consists of small lots and local streets designed for smaller businesses and mixed-uses that would not support many of the uses allowed within the C3 District. Although the property is located at the corner of two arterial/collector roadways, Jefferson Ave. is primarily developed with residential on both sides. Sixth Street is primarily developed for automobile-oriented traffic that supports traveling motorist on Interstate 25. The smaller local businesses, mixed-use commercial and attached townhomes serves as a good transition between the existing residential neighborhoods and the higher intensity commercial uses along Sixth Street.
 - Finding 4: Removing the restrictions of the C1 District and allowing commercial development for uses permitted within the C3 zone district would have negative impacts on the adjacent residential and mixed-use developments that would diminish the value of adjacent properties for the uses to which they are restricted. Zoning tools such as building height, setbacks, or screening and buffering would not be effective for mitigating impacts of increases of vehicular traffic on local streets.
 - Finding 5: The C1 District zoning assigned to the property is not the sole reason the property has not been developed. Recent development of adjacent properties zoned C1 Community Commercial is evidence that there is market viability for uses permitted within the existing C1 District the property is presently zoned.

STAFF RECOMMENDATION

- Move to forward a recommendation to the Board of Trustees to approve the change of zoning district classification of the described property from C1 Community Commercial District to C3 Highway Commercial District based on the findings of fact.

– Or –

- Move to forward a recommendation to the Board of Trustees to retain the C1 Community Commercial District for the described property based on the findings of fact.

– Or –

- Move to continue the public hearing for the request to change the zoning district classification of the described property from C1 Community Commercial District to C3 Highway Commercial District to the next regular meeting of the Planning Commission to be held May 2, 2022 at 6:30pm at the Wilson Leeper Center, 3800 Wilson Ave., Wellington, Colorado.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Applicant Narrative

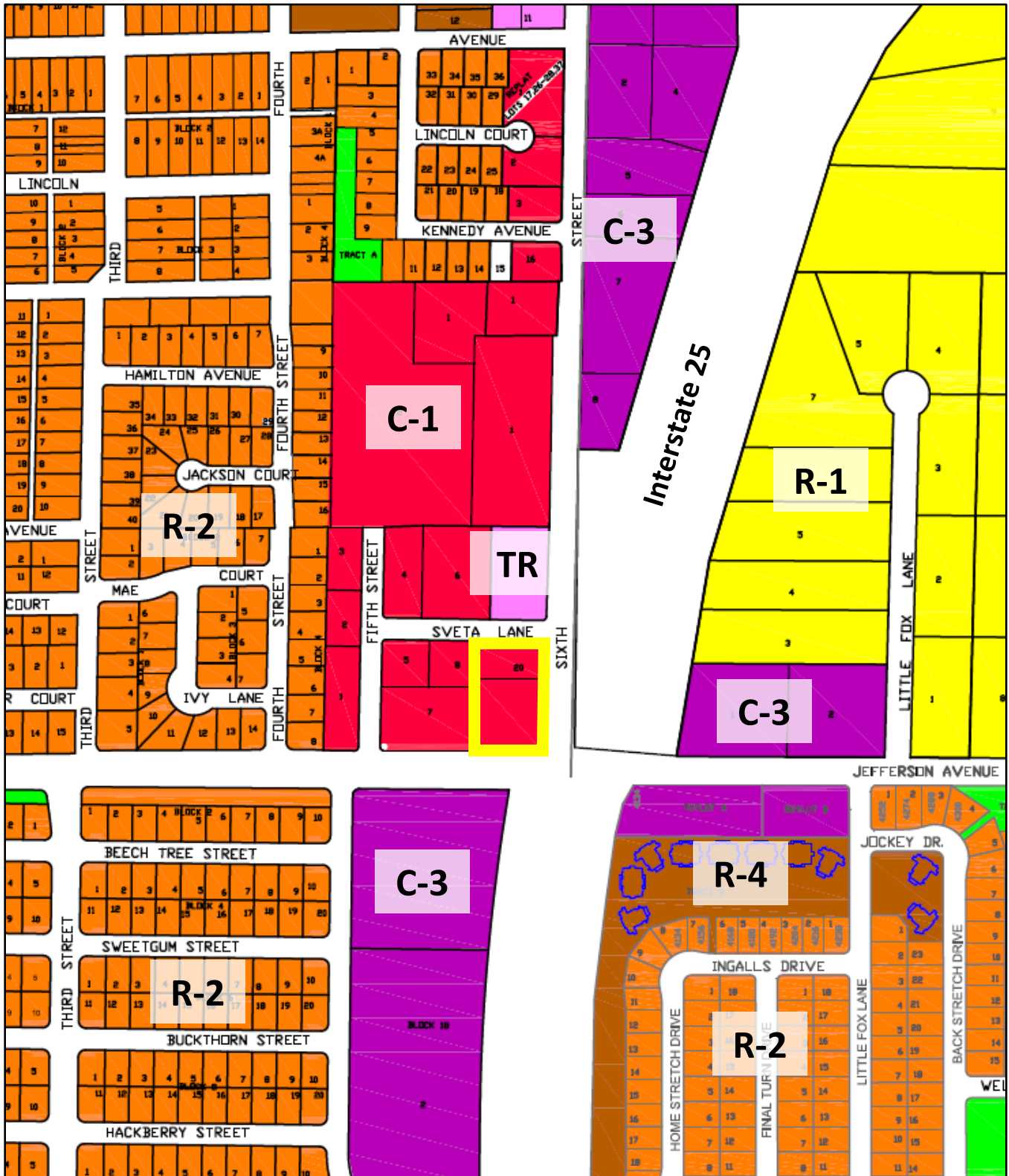
LOCATION MAP

REZONE REQUEST: C-1 Community Commercial to C-3 Highway Commercial



Zoning Map

Lot 20, Parkview Manor



Northwest Corner 6th Street and Jefferson Avenue Rezoning



Background

Sixth Street Well LLC (“Developer”) is under contract to purchase the following property:

PARCEL I:

LOT 20, PARK VIEW MANOR PUD, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

PARCEL II:

A PORTION OF TRACT 62, WELLINGTON PLACE, A SUBDIVISION OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, WHICH BEGINS AT A POINT 12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 62, THENCE NORTH ALONG THE EAST SIDE OF SAID TRACT 62, 208 FEET 8 INCHES, THENCE WEST 208 FEET 8 INCHES, THENCE SOUTH 208 FEET 8 INCHES TO A POINT 12 FEET NORTH OF THE SOUTH LINE OF SAID TRACT 62, THENCE EAST 208 FEET 8 INCHES TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED BY DEED RECORDED AUGUST 30, 2007 AT RECEPTION NO. 20070067000

collectively referred to as the “Property”.

The Property vicinity map is shown in Figure 1 and the current Town Official Zoning Map is shown in Figure 2. The Developer intends to rezone the Property from the C1 Community Commercial Zone District to the C3 Highway Commercial District to allow for more intensive highway commercial uses.

The size of the Property is 1.29 acres with its main frontage onto 6th Street and I-25 to the east. The Property has approximately 300 lineal feet of frontage onto the 6th Street Right-of-Way on its eastern side. Jefferson Avenue is located on the Property’s south side with approximately 178 lineal feet of frontage. The Property is vacant with very flat topography.

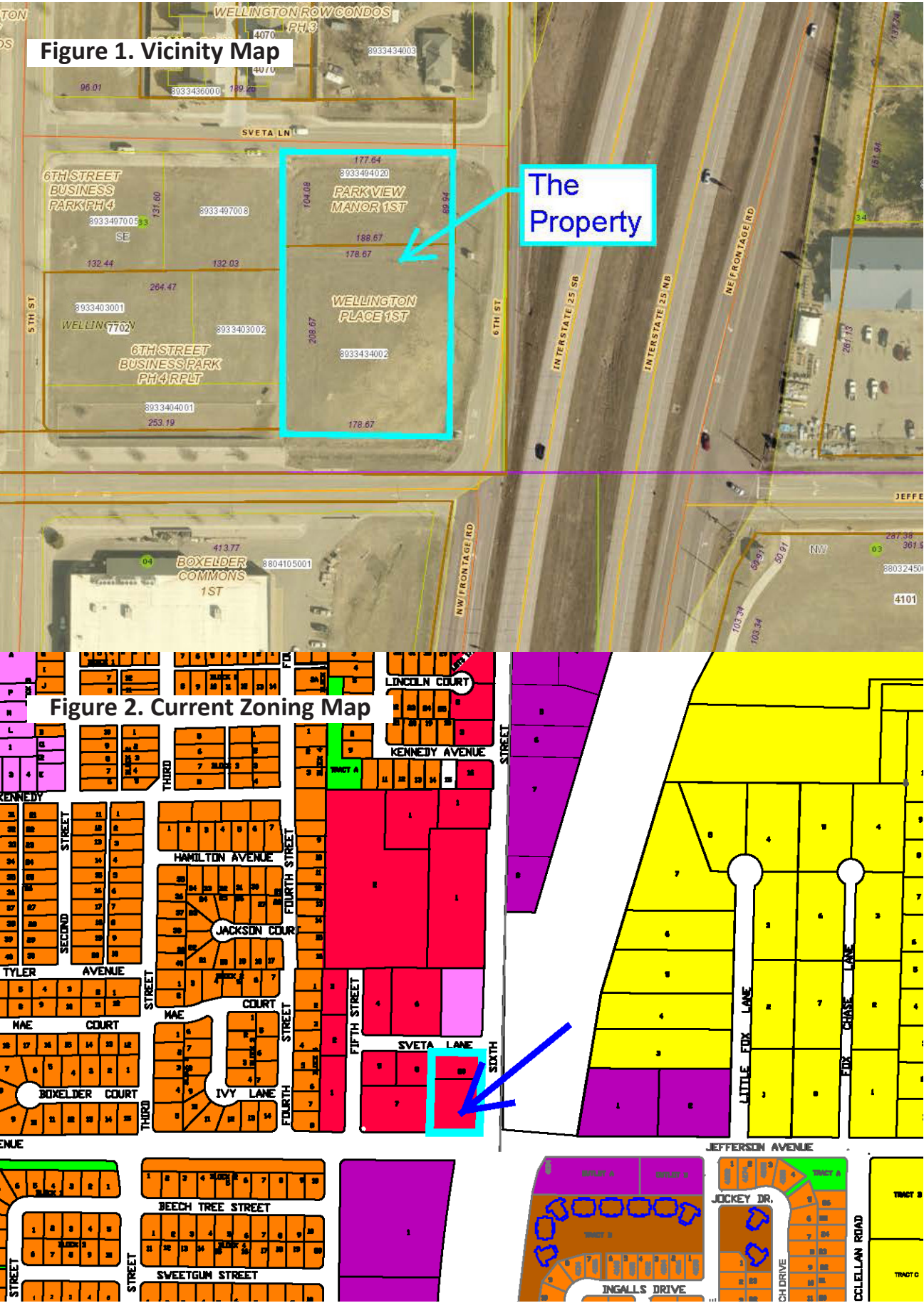
Rezoning Approval Criteria

The proposed rezoning meets the Town recommended Findings of Facts for a zoning amendment as provided for in the following sections:

1. CHARACTER OF THE NEIGHBORHOOD: (Factual description of the application area and surrounding property as to general nature, conditions, age of structures, etc.).

The area surrounding the property has a highway frontage road and commercial corner character. 6th Street and Jefferson Avenue are primary arterial roads that intersect with I-25 to create a very active commercial area character.

I-25 and 6th Street are located to the east. Jefferson Avenue and the newer Ridley’s Market shopping center are located to the south of the Property. A newer mixed-use office building with an apartment are located to the west of the Property with an intervening parcel of vacant



land. Sveta Lane and what appears to be a remnant agricultural single-family home are located to the north of the Property. The newer Wellington Row Condos are located to the north-west of the Property across Sveta Lane.

2. ZONING AND USES OF PROPERTIES NEARBY: (Factual description of surrounding property as to existing zoning and land uses).

Table 1 shows the zoning and uses of surrounding properties.

Table 1. Zoning and Land Use of Surrounding Properties

Property Location	Address	Zoning	Land Use
South of the Property	7670 5th Street	C-2	Market and Shopping Center.
South of the Property	Jefferson Avenue	N/A	Arterial Road
West of the Property	7702 5th Street	C-1	Mixed-Use Office Building
East of the Property	4104 Jefferson Ave.	C-2	Bomgaars Supply
East of the Property	6th Street and I-25	N/A	Arterial Frontage Road & Interstate
North of the Property	7735 6th Street	TR	Remnant Agricultural Residential Use
North of the Property	4070 Sveta Lane	C-1	Multi-family Condos

3. SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED: (How is the property currently zoned and what uses are allowed on the property? Are there uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones that might be appropriate for this property?)

The Property is currently in the C-1 Zone District that allows for intensive commercial uses. We are proposing the C-3 Zone District Because the Property is located along I-25 and the 6th Street frontage road. Other properties fronting onto 6th Street and I-25 are located in the C-3 Zone District as shown in Figure 2. The current uses allowed in C-1 and the C-3 zone districts are shown in Table 2.

The C-1 Community Commercial District “...is intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community.” The intent of the C-3 Zone District “... is intended to be a setting for development of a wide range of community and regional retail uses, offices and personal and business services, and it is intended to accommodate a wide range of other uses, including multi-family housing and mixed-use dwelling units. The C-3 District should integrate various commercial and multi-family uses while transitioning from the highway to adjacent lower density neighborhoods” The Property is clearly suitable for the C-3 Zone District since it abuts the frontage road and I-25, and is located on the corner of two major arterial roads. The C-3 Zone District allows for more intensive commercial uses by right as should be the case for a property abutting I-25 that is located at the intersections of two major roads.

Table 2. C-1 and C-3 Zone Districts Permitted Uses

C-1 Zone District Land Uses	C-3 Zone District Land Uses
(b) Principal uses. Permitted principal uses in the C-1 District shall be as follows:	(b) Permitted uses. Permitted principal uses in the C-3 District are as follows:
(1) Accessory/miscellaneous uses: a. Accessory buildings. b. Accessory uses.	(1) Accessory/miscellaneous uses: a. Accessory buildings. b. Accessory uses.
(2) Residential uses: a. Residential lofts above ground-level retail or office space. b. Group homes.	(2) Residential uses: a. Group homes.
(3) Institutional/civic/public uses: a. Churches or places of worship and assembly. b. Parks and open space. c. Public facilities, without business offices or repair and storage facilities.	(3) Institutional/civic/public uses: a. Churches or places of worship and assembly. b. Parks and open space. c. Public facilities, without business offices or repair and storage facilities d. Transit facilities without repair or storage.
(4)Commercial/retail uses: a. Artisan and photography studios and galleries.Bed and breakfasts. b. Boarding and rooming houses. c. Child care centers. d. Convenience shopping and retail establishments without fuel sales. e. Health and membership clubs. f. Limited indoor recreation facilities. g. Medical and dental offices and clinics. h. Mixed-use dwelling units. i. Open-air farmers’ markets. j. Personal and business service shops. k. Professional offices, financial services and clinics. l. Restaurants, standard and fast food without drive-through facilities. m. Small grocery stores. n. Tourist facilities.	4) Commercial/retail uses. a. Bed and breakfasts. b. Boarding and rooming houses. c. Car washes. d. Child care centers. e. Convenience retail stores with or without fuel sales. f. Equipment rental establishments (without outdoor storage). g. Food catering. h. Funeral homes. i. Gasoline stations. j. Health and membership clubs. k. Limited indoor recreation facilities. l. Hotel/motel/lodging establishments..Long-term care facilities. m. Mixed-use dwelling units. n. Motor vehicle service and repair (minor repairs). o. Open-air farmers’ markets. p. Personal and business service shops. q. Plant nurseries and greenhouses. r. Print shops. s. Professional offices, financial services and clinics. t. Restaurants, with or without drive-through facilities. u. Large retail establishments. v. Small grocery stores. w. Supermarkets. x. Tourist facilities. y. Veterinary facilities, small animal clinics.
	(5) Industrial uses. a. Workshop and custom small industry uses.
Please refer to the Municipal Code for Conditional Uses.	Please refer to the Municipal Code for Conditional Uses.

4. EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY: (Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address [for example: allowed uses, minimum lot size, height, setbacks, traffic generation, landscaping and screening, use limitations, etc.])

The Property is zoned for intensive commercial land uses under the C-1 District. The change to the C-3 District will not increase the level of intensity or trip generation beyond what is allowed under the C-1 Zone District today.

5. LENGTH OF TIME THE SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED: (Factual information, but its importance may be somewhat subjective. A property may be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a glut of available property of the same zoning district, financing problems, land speculation, fragmented ownership, lack of available public services, or other development problems.)

The Property has been vacant for quite some time; however, surrounding land is quickly being developed. The C-3 Zone District allows for highway businesses that are best suited for the Property.

6. GAIN TO THE PUBLIC HEALTH, SAFETY, AND WELFARE BY THE POSSIBLE DIMINUATION IN VALUE OF THE APPLICANT’S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED ON THE APPLICANT IF THE REQUEST IS DENIED: (The protection of public health, safety, and welfare is the primary basis for zoning. The relationship between the property owner’s right to use and obtain value from their property and the Town’s responsibility to its citizens should be weighed.)

The public health, safety and welfare are not impacted since intensive commercial uses are allowed on the Property under the C-1 or C-3 Zone Districts.

7. IMPACT OF THE PROPOSED DEVELOPMENT ON COMMUNITY FACILITIES: (Are water and sewer available for extension? How are roads impacted? Can other community facilities [for example: police, fire, parks, libraries, and schools] handle the increased development? Should be based on factual information referencing standards used to make the determination.)

The proposed zoning amendment will not have any adverse impacts on community facilities. The C-3 District land uses will not use more water or sewer, fire or police services than the land uses allowed under the C-1 District. The site has access by two arterial roads with 6th Street or Jefferson Avenue providing driveway access. Commercial land uses provide positive tax benefits to the community without generating additional impacts like new residential developments.

8. OPPOSITION OR SUPPORT OF NEIGHBORHOOD RESIDENTS: (Neighborhood support or opposition is just one of the factors to be considered in a decision to approve or deny a zoning request. Other applicable factors should also be considered.)

We look forward to working with area residents during the zoning amendment process.

9. CONFORMANCE OF THE REQUESTED CHANGE TO THE TOWN’S MASTER OR COMPREHENSIVE PLAN: (Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?)

The Comprehensive Plan’s Future Land Use Map designates the Property as a Downtown Neighborhood with the following advisory policies:

“Potential Uses. Primarily detached and attached single-family homes, backyard cottages, cottage courts, duplexes to fourplexes, and townhouses, no taller than 3 stories. Secondary uses may include small-format office and home-based business; neighborhood restaurant; live-work units; civic and community uses; places of worship; and neighborhood and community parks.

Suggested Net Density Range: 4-12 DU/Acre

Suggested Intensity Range: 0.1 – 1.0 FAR”

The Comprehensive Plan Future Land Use Map is clearly recommending a down zoning from the current permitted C-1 District land uses. We do not believe that is appropriate on this corner lot that is located adjacent to two arterial roads and I-25 that should clearly be allowed to have commercial uses like properties to the south, west and east.

10. RECOMMENDATION OF PROFESSIONAL PLANNING STAFF: (Should be based on the preceding factors, adopted plans and policies, other technical reports [such as Capital Improvement Plan, facility master plans, etc.] which speak to the topic and staff’s best professional judgement.)

We look forward to working with Town staff on the zoning amendment.

Planning Commission Meeting

Date: April 4, 2022
Submitted By: Cody Bird, Planning Director
Subject: Site Plan Review - Light Industrial Development on Lot 7, Boxelder Business Park

EXECUTIVE SUMMARY

General Location:

- West side of Pieper Road, accessed via West First Street north of Washington Ave.

Applicant/Agent:

- Applicant: Dynolution Partners, LLC
- Agent: Morgan Clapp, Baseline Engineering

Reason for request:

- Allow development of a light industrial building for two tenants.

Background Information:

- The applicant is seeking approval of a site plan to allow construction of a 10,320 square foot industrial building on Lot 7, Boxelder Business Park Subdivision.
- The property is approximately 0.85 acres in size and is sufficient to accommodate the proposed development.
- The property is zoned LI – Light Industrial District. The proposed light industrial building is a permitted use within the LI District.
- The applicant reached out to staff and indicated that current conditions in the building materials supply market have a very long lead time on pre-engineered metal buildings. Due to the timing, staff encouraged the applicant to submit site plans with as much information as they could put together for the April meeting in an effort to obtain site approval to allow the building materials to be ordered and hopefully delivered on a timeline that would allow construction to be completed this year. As a result, some of the typical requirements for a site plan review such as building elevations and floor plan are not available at this time.
- The Boxelder Business Park is a mostly built-out light industrial subdivision. The character of the buildings and site developments within the subdivision are primarily metal buildings with associated parking and outdoor storage. Site landscaping and other site elements for other sites in the subdivision generally meet minimum standards or were reduced by the Planning Commission at the time of site plan review.
- Due to the nature and character of the existing subdivision, it is reasonable to proceed with the site plan review, understanding that the proposed development is a metal building that will be compatible with the surrounding buildings. Staff suggests that some of the site and building element requirements can be deferred to an administrative review and approval at the time building plans are submitted.

BACKGROUND / DISCUSSION

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

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

3. Streets and Access: The site is adjacent to Pieper Road, and accessed via West First Street.

- West First Street and Pieper Road are private streets with access to a public roadway at Washington Ave. The access is acceptable for the proposed development.
- The applicant is advised to contact and coordinate with the Owner's Association for the subdivision to facilitate driveway connection and paving detail requirements. The applicant is further advised that maintenance of the private roadway is the responsibility of the Owner's Association, but must be maintained for emergency access.

4. Pedestrian Connection: Sidewalks are typically required to connect to existing public sidewalks. There are no existing sidewalks that connect the site or the subdivision to a public sidewalk. The Planning Commission may choose to waive the sidewalk connection requirement within this light industrial development.

5. Parking: Industrial uses are required to provide a minimum of 1 parking space for each employee present at one time. Site plans indicate 10 employees will be present. There are 12 parking spaces shown, meeting the requirement.

- Parking spaces are required to comply with the minimum width and depth requirement (10 ft. x 20 ft.). The drawing shows parking spaces that comply with the dimensional requirements.
- A minimum of one bicycle space is required and shall be added to the revised site plans.
- Outdoor storage areas, if any, should be identified on the revised plans and details provided for any security and required screening measures.

6. Circulation Aisles: The circulation aisle is shown to be a width of 24 ft., meeting the minimum requirement for two-way traffic circulation. The applicant should consider if there is adequate space for a trash truck to maneuver the site to the proposed trash enclosure location.

7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 1-25 parking spaces are provided, a minimum of 1 accessible parking space is required and must be van accessible. One accessible space is identified.

- The standard for a single van accessible space is 11 ft. wide with an adjacent 5 ft. wide aisle. Striping should be adjusted to meet the minimum 11 ft. width for the van accessible parking space.
- The ADA parking detail on Sheet 11 should be updated to show what is proposed for the site design. The standard referenced also appears to be a 2002 detail and should be updated for compliance with the 2010 ADA Standards for Accessible Design as published by the Department of Justice (the current ADA standards).
- There are not adequate spot elevations to confirm compliance with ADA slope tolerances. The revised site plans shall identify spot elevations.
- 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.

8. Signage: Signs are not identified on the site plan drawings submitted. Wall signs can be submitted as a separate permit for administrative review and approval. If a free-standing sign is proposed, the Planning

Commission may choose to defer the review and permit to an administrative approval.

9. Site Lighting: A photometric plan was not provided with the site plans. The applicant should be prepared to explain how the site will be lighted or if any wallpacks or security lighting will be used. The Planning Commission may choose to allow staff to complete an administrative review associated with the building permit.

10. Landscape/Screening and Buffering: A landscaping plan was not submitted with the application. The attached landscape sketch identifies an intent to provide 8-12 trees along the front of the lot. Applicable landscape standards are identified below:

- Street Trees: 1 street tree is required for each 40 linear feet of street frontage. The site is required to have 6 street trees ($240 \text{ ft.} / 40 \text{ ft.} = 6 \text{ street trees}$).
- Site Trees: 1 tree is required for each 1,000 sq. ft. of landscaped area. There is 11,963 sq. ft. of landscape area, therefore, 12 site trees are required ($11,963 / 1,000 = 11.9 = 12$). Site trees are not recommended to be installed within the utility easements along the perimeter of the site. Landscape trees and buffering are also not necessary for screening/buffering between compatible light industrial properties. Staff recommends reducing the site tree requirement and focusing the trees along the street frontage.
 1. Street trees and site trees appear to be proposed on the slopes of the drainage conveyance along the private street. The applicant should be prepared to discuss locations of required trees and how drainage will be maintained.
- Shrubs: 1 shrub is required for each 150 sq. ft. of landscaped area. With 11,963 sq. ft. of landscaped area, 80 shrubs are required ($11,963 / 150 \text{ sq. ft.} = 79.7 = 80 \text{ shrubs}$).
 1. The standard shrub requirement is not typically used in light industrial/industrial parks. A lesser number of shrubs is recommended and is proposed to focus on screening the parking lot and outdoor storage areas. The Planning Commission may consider a reduction of the typical shrub requirement in favor of a more water conscious landscape of native grass in areas not visible from the street.
- Other:
- An irrigation plan was not provided. The applicant should be prepared to explain how water will be provided to install and maintain landscaping. If hosebibs or a hydrant is proposed, the plans should identify locations of water sources. Backflow prevention is required and shall be specified on building plans.
- The site uses potable water for landscaping. Trees, shrubs, grass and irrigation shall be designed using native species appropriate for the local environment and irrigation designed for appropriate volume of water for the native species. The Planning Commission may choose to allow final landscaping plans to be administratively reviewed and approved.

11. Drainage: The Town Engineering Division has provided review comments to the applicant. The applicant needs to address the engineering review comments and submit the revised site plans with changes identified. The revised drainage report shall also be submitted with the revised site plans.

- The drainage structures and conveyance within this subdivision are all private. The applicant will need to coordinate with the Lot Owner's Association and other private property owners to ensure the subdivision drainage functions adequately as designed.

12. Utilities:

- Water: Public water supply is available in Pieper Road. A 3/4-inch service line is proposed to be extended to the public main to provide water to the site. The Town's Public Works division provided

the applicant the Town's standard notes for construction and an updated detail for the water meter pit. The applicant will need to include the current details in the revised site plans.

- Sewer: Existing sewer lines in this subdivision are private. The applicant will need to coordinate with the Lot Owner's Association for details on the private sewer system. The applicant will also need to coordinate with the Owner's Association for street cuts and repairs.
- Other Utilities: The applicant is responsible for coordinating with private companies to ensure that all utilities are installed underground.
- Fire District Review: Building plan review and a permit issued by Wellington Fire Protection District is required prior to construction.

13. Architectural Design Standards: As mentioned previously in this report, the site building plans and elevations are not available at the time of this review. The proposed metal building architecture and materials will be similar in nature to the other existing light industrial buildings within the subdivision. Due to the timing of obtaining the building plans and details, staff suggests allowing an administrative review of the building architecture at the time of building permit review.

- All mechanical equipment and rooftop units are required to be screened from view from the right-of-way.
- An appropriate 6 ft. tall dumpster enclosure is proposed on the south side of the site. Materials for the enclosure are proposed to be stucco coated and painted to match the color of the building. The proposed stucco will generally be compatible with other structures on site.

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. Building plans will not be reviewed or permits issued until revised plans are accepted by the Town.

STAFF RECOMMENDATION

Move to approve the site plans for Lot 7, Boxelder Business Park subject to staff report comments and authorize staff to administratively review and approve building architecture, site lighting, signage and final landscaping.

ATTACHMENTS

1. Location Map
2. Site Plans
3. Landscape Sketch

Location Map

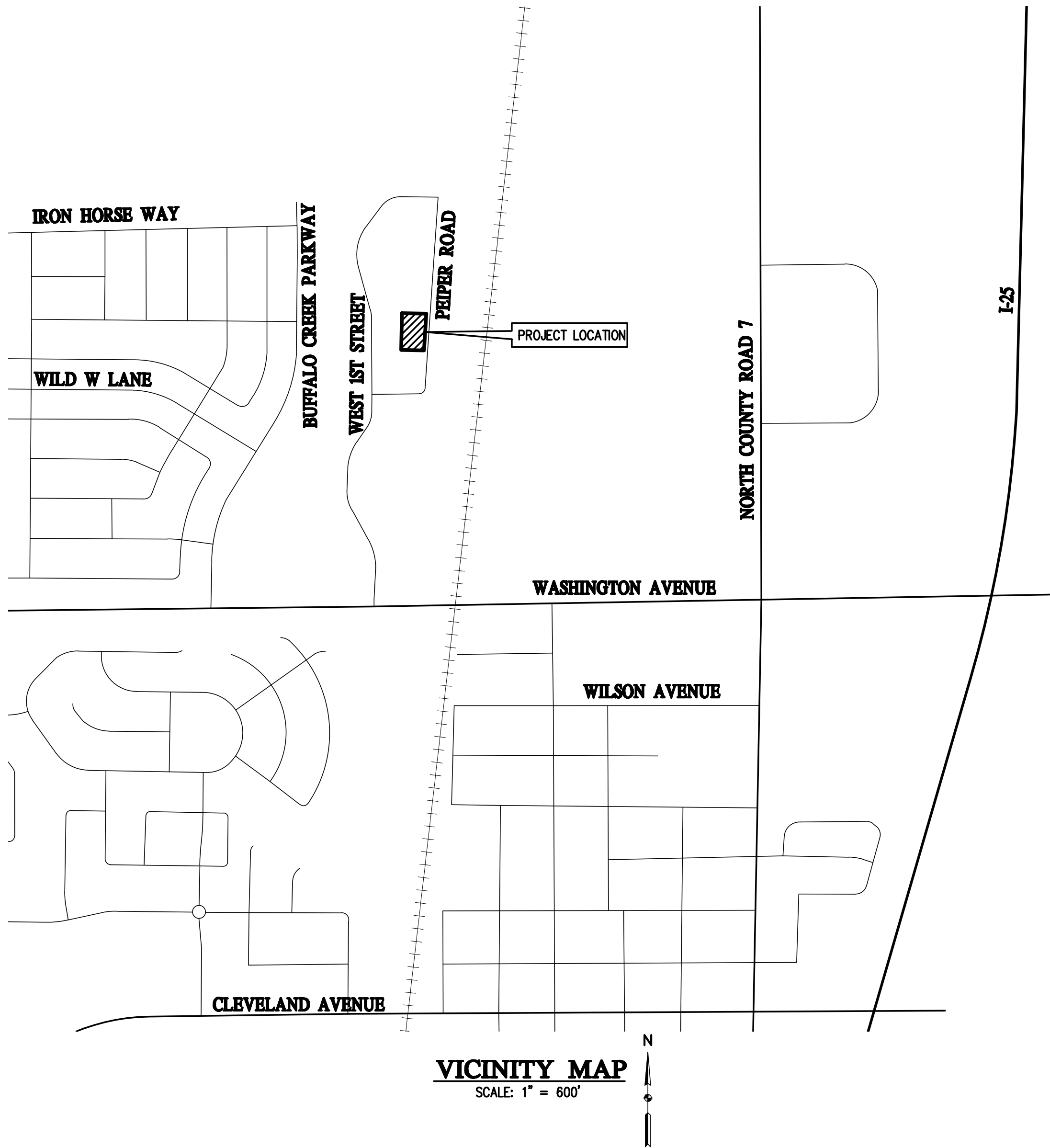
Lot 7, Boxelder Business Park



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SITE DEVELOPMENT PLAN DYNAMIC IMAGE SIGN CO

LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



DISCLAIMER STATEMENT:

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF WELLINGTON FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN OF WELLINGTON ENGINEER, OR THE TOWN OF WELLINGTON FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN OF WELLINGTON FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

CERTIFICATION STATEMENT:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF WELLINGTON AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT HAVE BEEN NOTED ON THESE PLANS.

TOPOGRAPHIC INFORMATION SOURCE:

BENCHMARK: NGS BENCHMARK 'P356', A 3-1/4 INCH ALUMINUM CAP, PUBLISHED ELEVATION: 5218.32 FEET, NAVD88.

SITE BENCHMARK:

Sheet List Table

SHEET NUMBER	SHEET TITLE
CV01	COVER
NT01	GENERAL NOTES I
NT02	GENERAL NOTES II
SP01	HORIZONTAL CONTROL PLAN
GR01	GRADING PLAN
UT01	UTILITY PLAN
EC01	DRAINAGE & EROSION CONTROL PLAN
DT01	EROSION CONTROL DETAILS I
DT02	EROSION CONTROL DETAILS II
DT03	SITE DETAILS I
DT04	SITE DETAILS II



PROJECT CONTACTS:

OWNER/DEVELOPER:
DYNOLUTION PARTNERS LLC
3711 ROOSEVELT AVE.
WELLINGTON, CO 80549
CONTACT: JOSHUA GRIFFIN
970-568-9698

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

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

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

GAS:
BLACK HILLS ENERGY
800-563-0012

ELECTRIC:
XCEL ENERGY
800-895-1999

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

TOWN OF WELLINGTON APPROVAL BLOCK

THESE PLANS HAVE BEEN APPROVED BY:

PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

TOWN ENGINEER

BY: _____ DATE: _____

SEE THE DISCLAIMER STATEMENT AND CERTIFICATION STATEMENT

PROJECT BENCHMARK:
3 1/4 INCH ALUMINUM CAP, P356
ELEVATION = 5218.32' (NAVD88)



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DESIGNED BY: MRC
DRAWN BY: LR
CHECKED BY: MRC

DATE: _____
PREPARED BY: _____

REVISION DESCRIPTION: _____
DATE: _____

DYNOLUTIONS, LLC
TOWN OF WELLINGTON
LARIMER COUNTY
DYNAMIC IMAGE SIGN CO
8955 PEEPER ROAD
COVER

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 03/07/2022
DRAWING SIZE 24" X 36"
SURVEY FIRM BEC SURVEY DATE 08/31/2021
JOB NO. C03532
DRAWING NAME 3532 Cover, Notes & Details.dwg
SHEET 01 OF 11
CV01

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SITE DEVELOPMENT PLAN DYNAMIC IMAGE SIGN CO

LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF WELLINGTON (TOWN) STANDARDS AND SPECIFICATIONS (STANDARDS) AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 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.
 - 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 TOWN'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF APPROVAL BY THE TOWN. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE TOWN, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
- ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE TOWN STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.
- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.
 - 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.
 - 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.
 - OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE REPRESENTATIVE.
 - UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- EXISTING OVERHEAD UTILITIES ALONG THE ENTIRE PERIMETER OF THE PROPERTY OR WITHIN THE PROJECT SITE SHALL BE UNDERGROUNDED UNLESS OTHERWISE AGREED IN WRITING BY THE TOWN.
- 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.
- 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.
- A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES OR IF WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- 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)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK, AND PAVEMENT. IF THE FINAL SOILS PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION. REGARDLESS OF THE OPTION USED, A COLORADO LICENSED PROFESSIONAL ENGINEER SHALL PREPARE ALL FINAL SOILS PAVEMENT DESIGN REPORTS. THE FINAL REPORT SHALL BE SUBMITTED TO THE TOWN ENGINEER A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE TOWN APPROVES THE FINAL REPORT.
- ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW TOWN ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO THE MOST RECENT OSHA PUBLICATION FOR EXCAVATING AND TRENCHING.
- THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D., TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (THE TOWN, LARIMER COUNTY, OR CDOT), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGN(S) OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE TOWN, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN(S) AT NO COST TO THE CONTRACTOR, HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN(S) THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS, AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
- 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.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, SUNDAYS, OR HOLIDAY, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN.
- 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.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY PLANS. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE OWNERS ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD PLANS.
- THE DEVELOPER SHALL ALWAYS HAVE ONSITE, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE TOWN IMMEDIATELY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD PLANS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN AT ALL TIMES. UPON COMPLETION OF THE WORK, THE DEVELOPER SHALL HAVE THEIR ENGINEER TRANSFER FIELD INFORMATION TO A FINAL SET OF PLANS AND SHALL SUBMIT THE RECORD PLANS TO THE TOWN IN

BOTH ELECTRONIC AND HARDCOPY FORMATS.

- THE ENGINEER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS (3) FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS TIED TO THREE (3) CONTROL POINTS. THE INFORMATION SHALL BE AS FOLLOWS:
 - BENCHMARK 1: NGS BENCHMARK 'P356', A 3-1/4 INCH ALUMINUM CAP, PUBLISHED ELEVATION: 5218.32 FEET, (NAVOD88 DATUM).
 - BENCHMARK 2:
 - BENCHMARK 3:
 - BASIS OF BEARINGS: ASASSUMING THE EAST LINE OF LOT 7, A REPLAT OF LOTS 1, 2, 3 AND 4 AND A PART OF A PRIVATE ROAD, BOXELDER BUSINESS PARK., AS MONUMENTED BY NO. 5 REBAR WITH A YELLOW PLASTIC CAP LS 31938 AT THE NORTHEAST CORNER, AND A NO. 5 REBAR WITH A YELLOW PLASTIC CAP LS 31938 AT THE SOUTHEAST CORNER, TO BEAR SOUTH 03°37'42" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 240.00 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PROJECT WORK AREA EXISTING PRIOR TO CONSTRUCTION SHALL BE REPLACED OR RESTORED AS DIRECTED BY THE TOWN. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, IRRIGATION SYSTEMS, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED, OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS AND APPROVED BY THE TOWN, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- 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.
- 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:
- APPROVED VARIANCES ARE LISTED AS FOLLOWS:
 - NOT APPLICABLE
- ALL RECOMMENDATIONS OF THE FINAL DRAINAGE REPORT FOR DYNAMIC SIGN CO DATED MARCH 7, 2022 BY BASELINE ENGINEERING, SHALL BE FOLLOWED AND IMPLEMENTED.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- 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.
- AFTER ACCEPTANCE BY THE TOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO (2) YEARS FROM THE DATE OF CONSTRUCTION ACCEPTANCE.

GRADING AND EROSION CONTROL NOTES:

- THE TOWN MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THE SITE.
- THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
- 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.
- 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.
- 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.
- AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED TO MINIMIZE WIND-BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
- PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL TIME.
- ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPIING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE TOWN.
- TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
 - BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - REMAIN IN PLACE UNTIL ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.
 - BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.
- 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.
- THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORK DAY.
- ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
- 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.
- 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).
- COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED

BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL ALWAYS TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

- A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWN.
- ALL DISTURBED AREAS, NOT IN A ROADWAY, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE USING THE APPLICABLE SEED MIXTURE SPECIFIED ON THE PLANS.

SANITARY SEWER CONSTRUCTION NOTES:

- SEWER LINE DIMENSIONS AND SLOPES/GRADES ARE CALCULATED TO THE CENTER OF MANHOLES.
- ALL SEWER LINES SHALL BE AS FOLLOWS:
 - 4" THROUGH 15", ASTM D3034 SDR 35 TYPE PSM;
 - 18" THROUGH 27", ASTM F-679 SDR 35; TYPE PSM,
- 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).
- SINGLE FAMILY SEWER SERVICES SHALL BE 4-INCH DIAMETER WITH A MINIMUM SLOPE OF TWO (2%) PERCENT (0.02 FT./FT.)
- MAINTAIN 10' MINIMUM SEPARATION (I.E. WALL TO WALL) BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
- SERVICES CAN BE CONNECTED INTO MANHOLES ONLY IF MANHOLES ARE PRECAST WITH MANHOLE TO PIPE CONNECTORS CAST IN MANHOLE AT THE TIME OF MANUFACTURING. OTHERWISE CONNECT SERVICE DIRECTLY TO SANITARY SEWER MAIN.
- PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS
 - 10- FEET DOWNSTREAM OF EACH SANITARY MANHOLE.
- SEWER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.
- CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.
- MANHOLE LIDS SHALL HAVE 'SEWER' CAST IN THE METAL.
- A 'S' SHALL BE STAMPED IN THE CURB OVER ALL SANITARY SEWER SERVICE LINES

WATER CONSTRUCTION NOTES:

- ALL WATER DISTRIBUTION MAINS SHALL BE AS FOLLOWS:
 - 8-12-INCH AWWA C900 PVC DR 18.
 - ALL 16-INCH AWWA C905 PVC DR 18.
- ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- ALL DUCTILE IRON PIPE, FITTINGS, VALVES, AND METALLIC APPURTENANCES SHALL BE POLYETHYLENE WRAPPED.
- ALL FITTINGS AND MECHANICAL JOINTS SHALL BE INSTALLED WITH RESTRAINED JOINT GLANDS.
- ONLY TOWN PERSONNEL SHALL OPERATE EXISTING WATER SYSTEM VALVES AND FIRE HYDRANTS.
- 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.
- ALL WATER SERVICES SHALL BE A MINIMUM OF 3/4-INCH UNLESS OTHERWISE SHOWN ON THE APPROVED PLANS.
- THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE TOWN.
- WATER MAINS SHALL BE PVC WITH TRACER WIRE UNLESS OTHERWISE APPROVED BY THE TOWN.
- WATER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.
- CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL VALVE BOXES IN ACCORDANCE WITH THE TOWN DETAIL.
- VALVE BOX LIDS SHALL HAVE 'WATER' CAST IN THE METAL. LID ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).
- A 'W' SHALL BE STAMPED IN THE CURB OVER ALL WATER SERVICE LINES.
- PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS:
 - AT FOUR-HUNDRED (400) SPACING.

STORM DRAINAGE CONSTRUCTION NOTES:

- 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:
 - DETENTION POND STORAGE VOLUME AND OUTLET STRUCTURE RATING CURVE
- PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS
 - 10- FEET DOWNSTREAM OF EACH STORM SEWER MANHOLE
- CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.
- MANHOLE LIDS SHALL HAVE 'STORM' CAST IN THE METAL.
- MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).



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DATE	PREPARED BY	REVISION DESCRIPTION	
DYNOLUTIONS, LLC		LARIMER COUNTY	TOWN OF WELLINGTON
DYNAMIC IMAGE SIGN CO		8855 PIEPER ROAD GENERAL NOTES I	
PREPARED UNDER THE DIRECT SUPERVISION OF			
PRELIMINARY NOT FOR CONSTRUCTION			
FOR AND ON BEHALF OF BASELINE CORPORATION			
INITIAL SUBMITTAL	03/07/2022		
DRAWING SIZE	24" x 36"		
SURVEY FIRM BEC	SURVEY DATE 08/31/2021		
JOB NO.	C03532		
DRAWING NAME 3532 Cover, Notes & Details.dwg			
SHEET	02	OF	11
NT01			

N:\co3532 - Dynamic Image Sign\Drawings\Planning Documents\SDP\Cover, Notes & Details.dwg, 3/7/2022 4:35:07 PM, Morgan Clapp

SITE DEVELOPMENT PLAN DYNAMIC IMAGE SIGN CO

LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

STREET IMPROVEMENT NOTES:

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

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES:

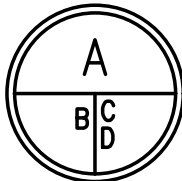
1. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND THE TRAFFIC CONTROL PLAN.
2. ALL SYMBOLS, INCLUDING ARROWS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC. APPLICATIONS SHALL BE AS SPECIFIED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

DRY UTILITY CONSTRUCTION NOTES:

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

ABBREVIATIONS

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



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



A = DRAINAGE DESIGN POINT



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CHECKED BY	MRC

REVISION	DESCRIPTION	DATE

DYNOLUTIONS, LLC

TOWN OF WELLINGTON
LARIMER COUNTY
DYNAMIC IMAGE SIGN CO
8855 PIEPER ROAD
GENERAL NOTES II

PREPARED UNDER THE DIRECT SUPERVISION OF

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NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	03/07/2022
DRAWING SIZE	24" x 36"
SURVEY FIRM	BEC
SURVEY DATE	08/31/2021
JOB NO.	C03532
DRAWING NAME	3532 Cover, Notes & Details.dwg
SHEET	03 OF 11

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LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST
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LEGEND

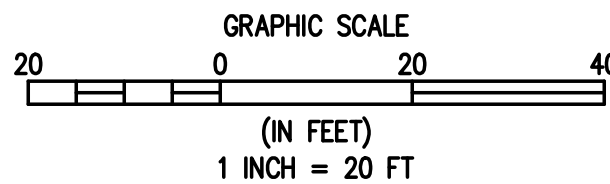
EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF BUILDING
		WIRE FENCE
		DITCH FLOWLINE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FOUND PROPERTY PIN AS DESCRIBED
		ADA PARKING STALL
		FIRE HYDRANT
		GRINDER PUMP
		PARKING COUNT
		SIGN
		ELECTRIC PEDESTAL
		ASPHALT PAVING
		SIDEWALK PAVING
		CONCRETE PAVING

SITE DATA TABLE			
SITE AREA:		36,925.02 S.F.	0.85 ACRES
BUILDING AREA :	PROPOSED	10,320 S.F.	0.24 ACRES
IMPERMEABLE AREA:	CONCRETE	1,924 S.F.	
	ASPHALT	12,718 S.F.	
		14,642 S.F.	0.34 ACRES
PARKING SPACES	PROVIDED:	12	
	REQUIRED (1 PER EMPLOYEE): 10 EMPLOYEES	10	
HANDICAP SPACES	PROVIDED:	1	
	REQUIRED:	1	
ZONING DISTRICT:	LI - LIGHT INDUSTRIAL		
LAND USE:	LIGHT INDUSTRIAL USES, WAREHOUSE, WORKSHOPS AND CUSTOM SMALL INDUSTRY USES		
INTENDED USE:	CUSTOM SMALL INDUSTRY		
	10 EMPLOYEES		
LEGAL DESCRIPTION:	LOT 7, REPLAT OF LOTS 1-4 AND PART OF PRIVATE ROAD, BOXELDER BUSINESS PARK		
* ALL IMPROVEMENTS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNER.			

NOTES

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



1
SP01 SP01
HORIZONTAL CONTROL PLAN



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DESIGNED BY
MRC
DRAWN BY
LR
CHECKED BY
MRC

DATE

PREPARED BY

REVISION DESCRIPTION

DYNOLUTIONS, LLC

LARIMER COUNTY

DYNAMIC IMAGE SIGN CO
8955 PIEPER ROAD
HORIZONTAL CONTROL PLAN

TOWN OF WELLINGTON

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 03/07/2022

DRAWING SIZE 24" x 36"

SURVEY FIRM BEC SURVEY DATE 08/31/2021

JOB NO. C03532

DRAWING NAME 3532 Site Plan.dwg

SHEET 04 OF 11

SP01

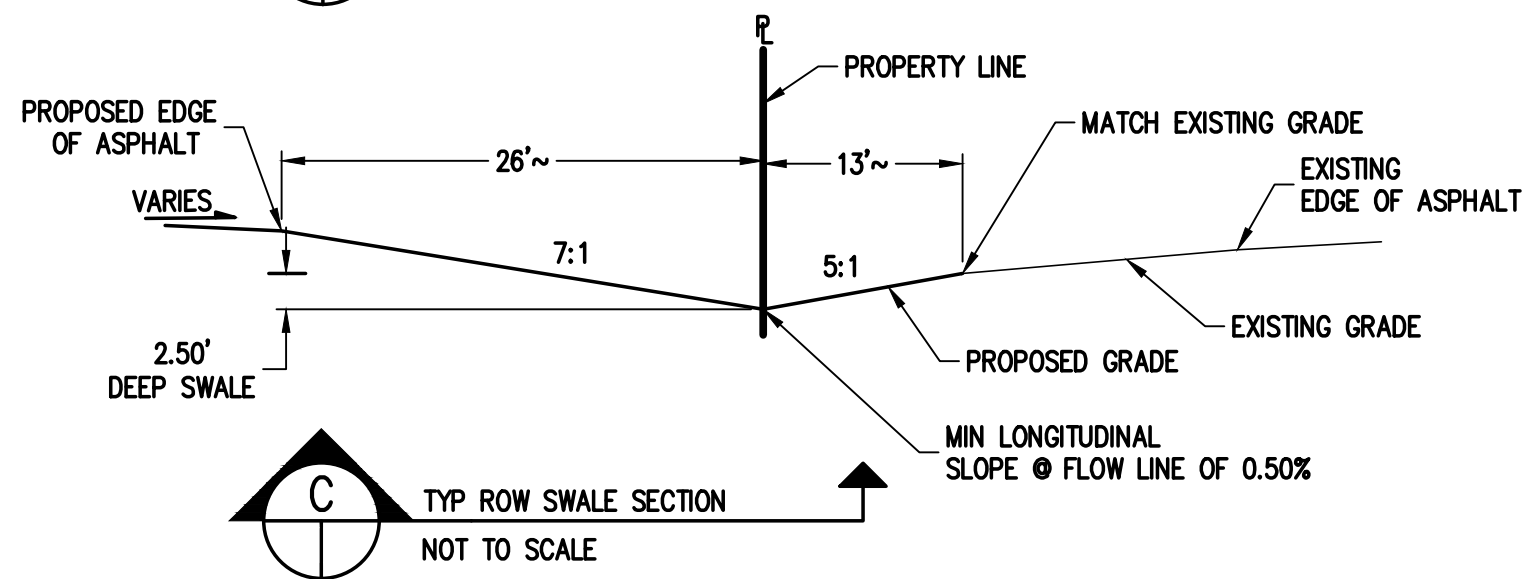
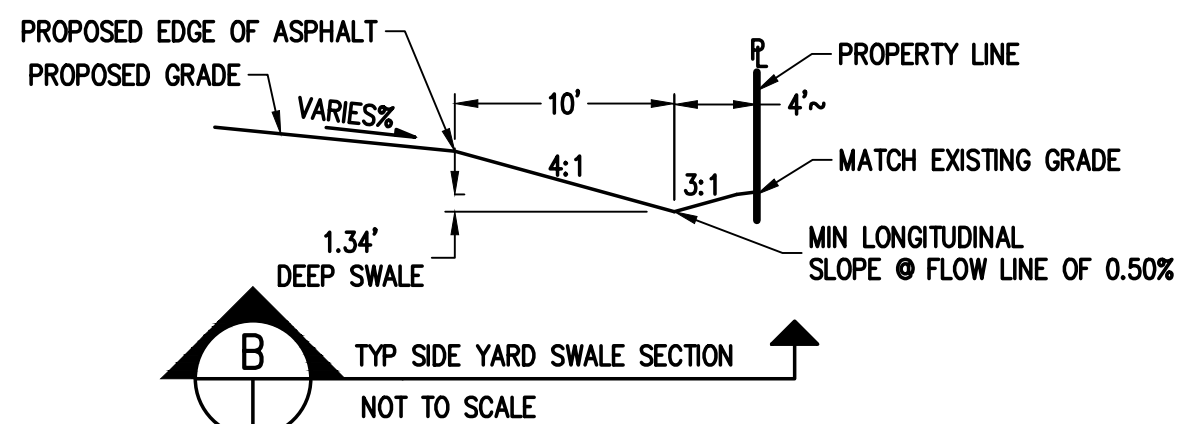
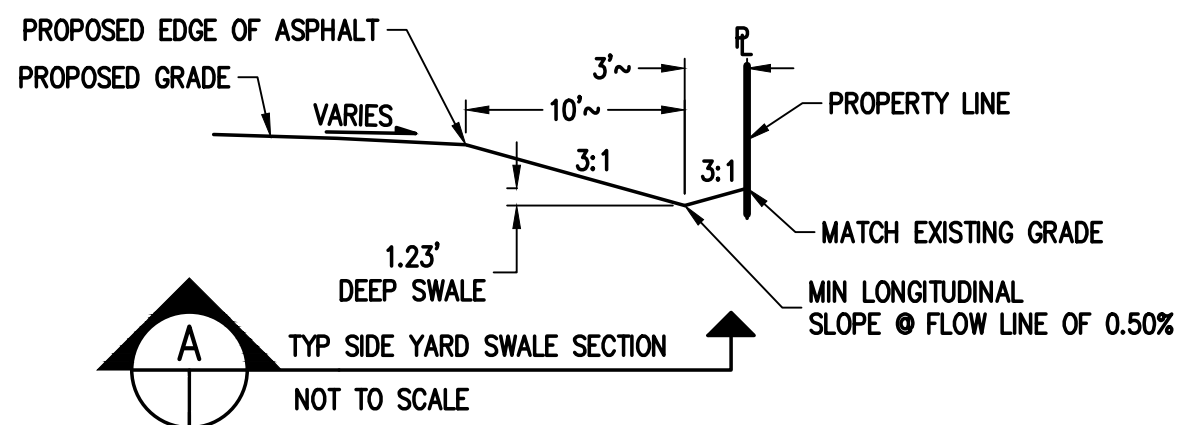
SITE DEVELOPMENT PLAN
DYNAMIC IMAGE SIGN CO

LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

LEGEND

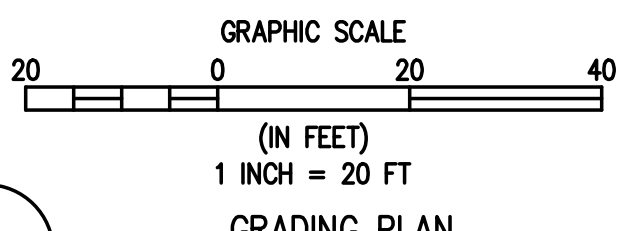
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81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF BUILDING
		WIRE FENCE
ST	ST	STORM SEWER
		DITCH FLOWLINE
		DRAINAGE BOUNDARY

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.4±	25.36	FOUND PROPERTY PIN AS DESCRIBED
3:1	3:1	SPOT ELEVATION
→	→	NOMINAL SLOPE ON CUT OR FILL
→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
→	→	FLOW DIRECTION, TYPICALLY IN FLOWLINE
⊠	⊠	ADA PARKING STALL
⊠	⊠	FIRE HYDRANT
⊠	⊠	WATER METER
⊠	⊠	GRINDER PUMP
⊠	⊠	CLEANOUT
⊠	⊠	PARKING COUNT
⊠	⊠	CONCRETE FLARED END SECTION
⊠	⊠	SIGN
⊠	⊠	ELECTRIC PEDESTAL
⊠	⊠	ASPHALT PAVING
⊠	⊠	SIDEWALK PAVING
⊠	⊠	CONCRETE PAVING



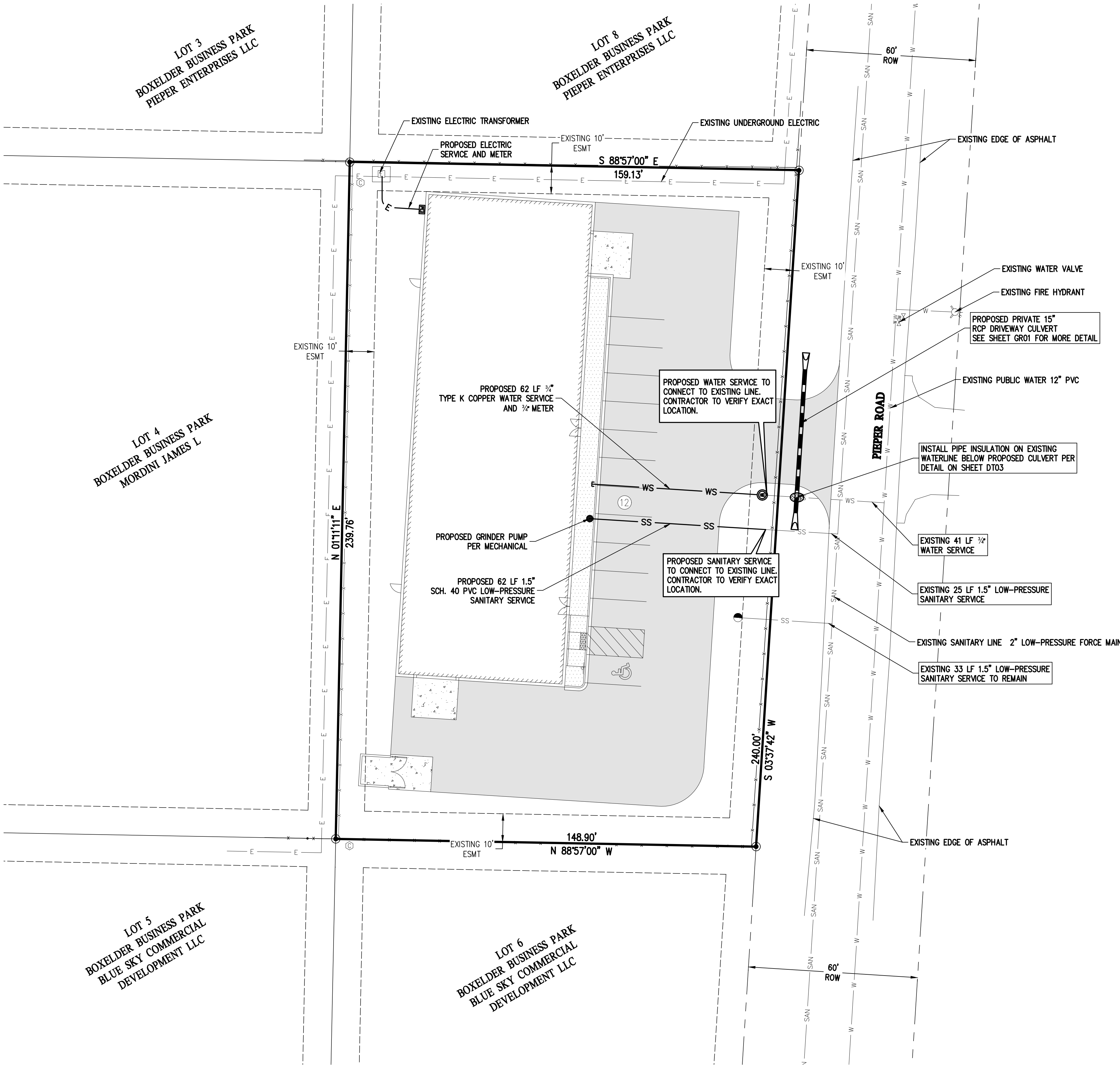
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BASIN LABEL	DESIGN POINT	AREA	Imp.	C2	C100	LOCAL (CFS)		ACCUMULATIVE (CFS)	
						Q2	Q100	Q2	Q100
E1		0.85	0.02	0.01	0.49	0.01	2.32		
OS1		0.17	0.39	0.29	0.64	0.12	0.87		
Pa	1	0.24	0.65	0.51	0.75	0.36	1.72		
Pb	2	0.37	0.50	0.38	0.69	0.38	2.28		
Pc		0.23	0.70	0.56	0.77	0.38	1.72		
Proposed Total		0.85	0.60	0.47	0.73	1.09	5.56		
OSa		0.06	0.42	0.31	0.65	0.05	0.35		
OSb		0.11	0.51	0.39	0.69	0.13	0.73		
Swale C	3							0.91	4.53
Culvert	4							0.41	2.08

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



SITE DEVELOPMENT PLAN DYNAMIC IMAGE SIGN CO

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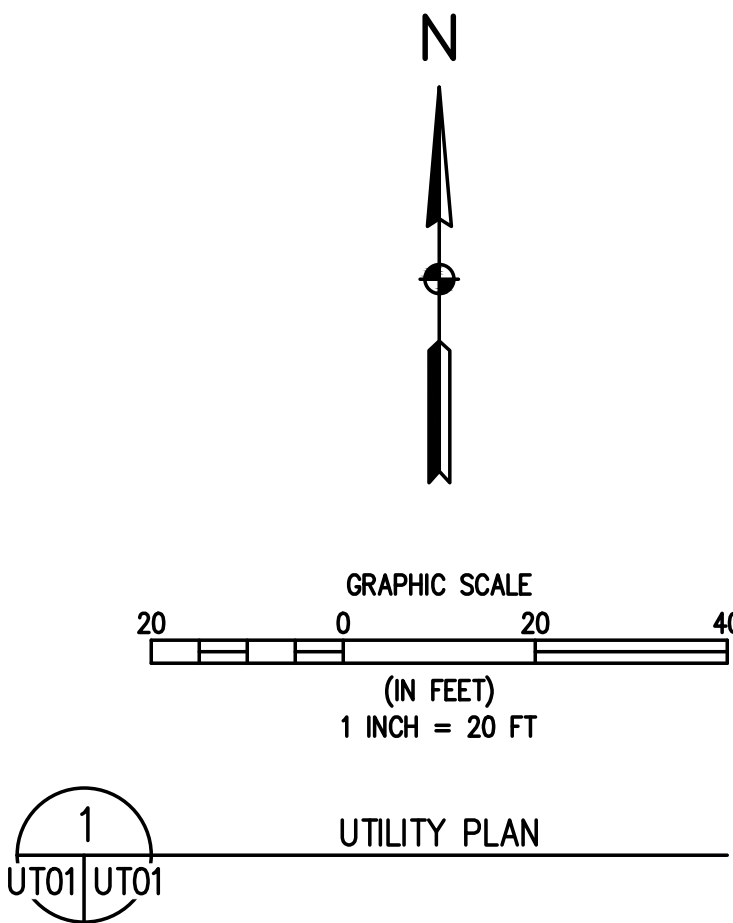
LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF BUILDING
		WIRE FENCE
		WATER LINE
		WATER SERVICE
		SANITARY SEWER MAIN
		SANITARY SEWER SERVICE
		UNDERGROUND ELECTRIC
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FOUND PROPERTY PIN AS DESCRIBED
		ADA PARKING STALL
		FIRE HYDRANT
		WATER METER
		GRINDER PUMP
		CLEANOUT
		ELECTRIC METER
		ELECTRIC PEDESTAL
		CONCRETE FLARED END SECTION
		SIGN
		PARKING COUNT
		ASPHALT PAVING
		SIDEWALK PAVING
		CONCRETE PAVING
		UTILITY CROSSING

NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
- CONTRACTOR MUST REPAIR ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
- QUANTITIES ARE APPROXIMATE, CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR MUST POT HOLE UTILITY CROSSING PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING UTILITIES ARE IN CONFLICT WITH PROPOSED UTILITIES.
- CONTRACTOR TO VERIFY STUBS LOCATED ON PROPERTY. STUBS ARE TO BE UTILIZED FOR SERVICE CONNECTIONS TO BUILDING. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM UTILITY INFORMATION SHOWN ON THE APPROVED PLANS.



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DRAWN BY: LR
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DATE: _____
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LARIMER COUNTY
DYNAMIC IMAGE SIGN CO
8955 PIEPER ROAD
UTILITY PLAN

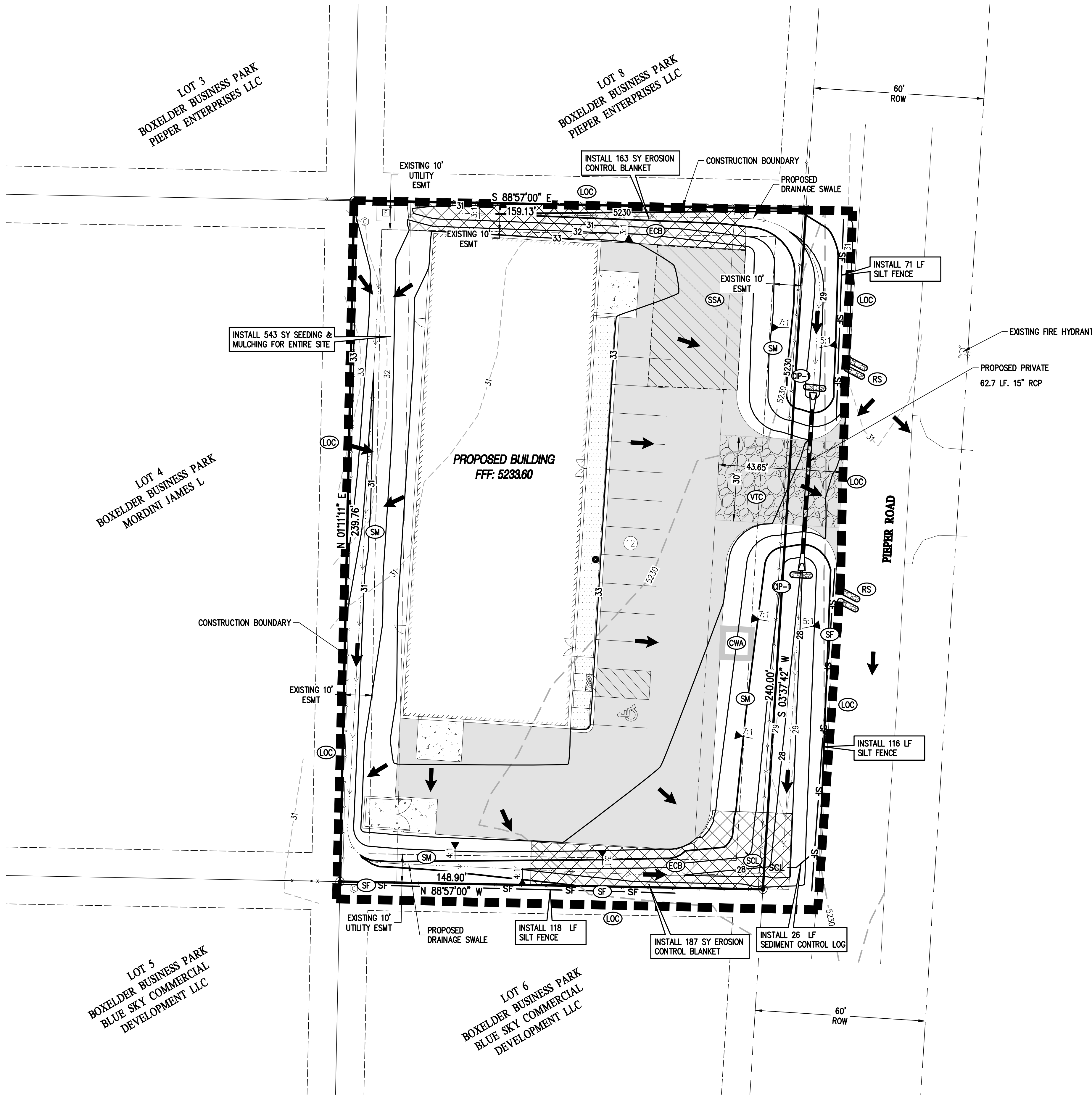
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FOR AND ON BEHALF OF
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SURVEY FIRM: BEC
SURVEY DATE: 08/31/2021
JOB NO.: C03532
DRAWING NAME: 3532 Utility.dwg
SHEET: 06 OF 11
UT01

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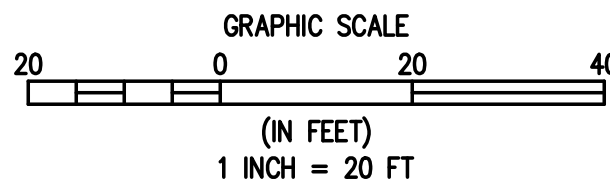
LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
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5280	5280	MAJOR CONTOUR (5' INTERVAL)
		PROPERTY BOUNDARY
		EASEMENT
		BUILDING SETBACK
		EDGE OF ASPHALT
		EDGE OF BUILDING
		WIRE FENCE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FOUND PROPERTY PIN AS DESCRIBED
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		ADA PARKING STALL
		FIRE HYDRANT
		WATER METER
		GRINDER PUMP
		CLEANOUT
		PARKING COUNT
		CONCRETE FLARED END SECTION
		SIGN
		ELECTRIC PEDESTAL
		ASPHALT PAVING
		SIDEWALK PAVING
		CONCRETE PAVING

EROSION AND SEDIMENT CONTROL LEGEND

(LOC)	LIMITS OF CONSTRUCTION	---
(CF)	CONSTRUCTION FENCE	---
(SF)	SILT FENCE	SF
(SCL)	SEDIMENT CONTROL LOG	SCL
(SSA)	STABILIZED STAGING AREA	
(CWA)	CONCRETE WASHOUT AREA	CWA
(VTC)	VEHICLE TRACKING CONTROL	
(RS)	ROCK SOCKS	
(SM)	SEEDING AND MULCHING	
	FLOW DIRECTION	→
(ECB)	EROSION CONTROL BLANKET	



1 DRAINAGE & EROSION CONTROL PLAN
EC01 EC01



DESIGNED BY MRC
DRAWN BY LR
CHECKED BY MRC

DATE
PREPARED BY

REVISION DESCRIPTION

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TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

Silt Fence (SF)

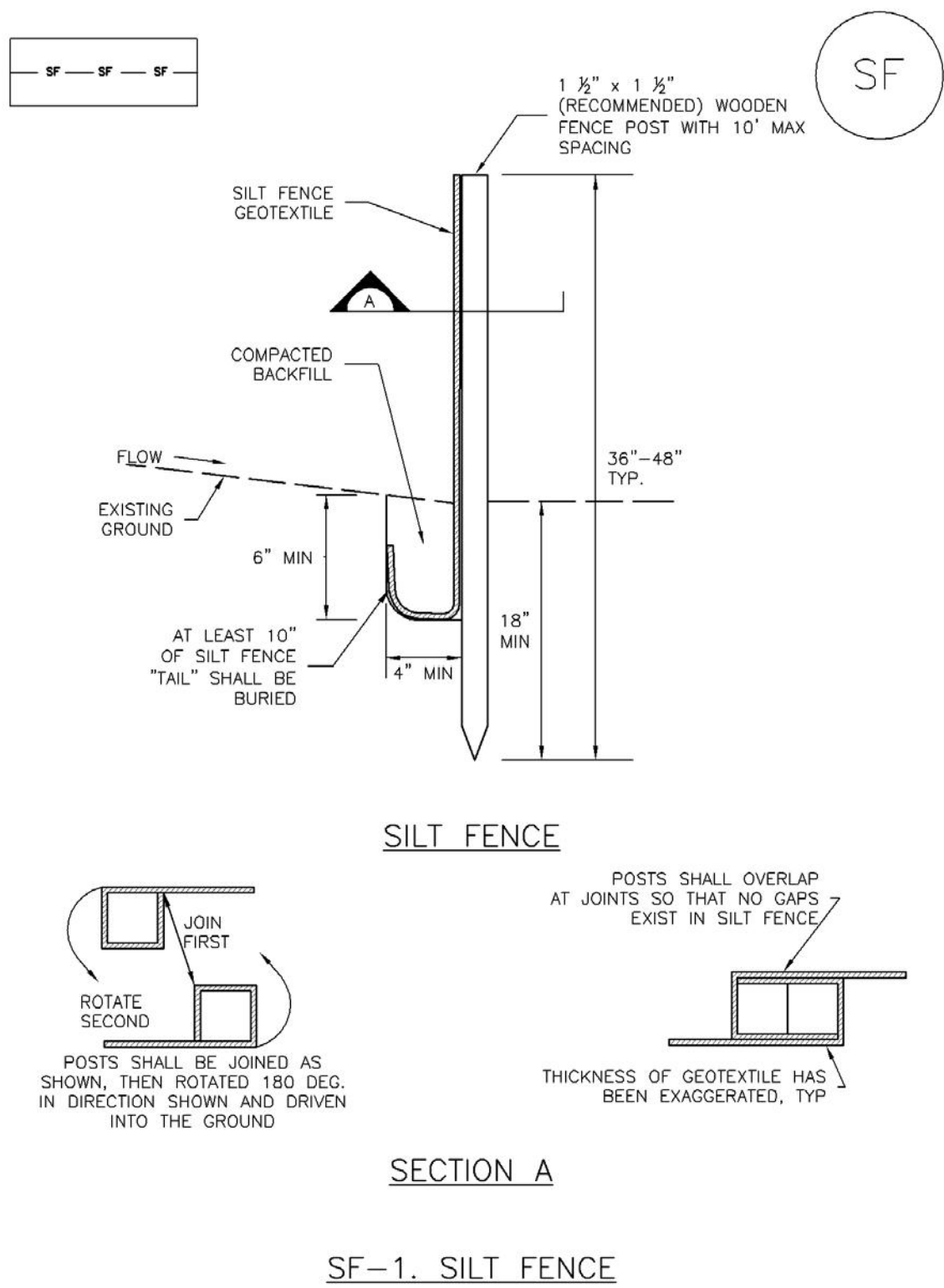
SC-1

SC-1

Silt Fence (SF)

Vehicle Tracking Control (VTC)

SM-4

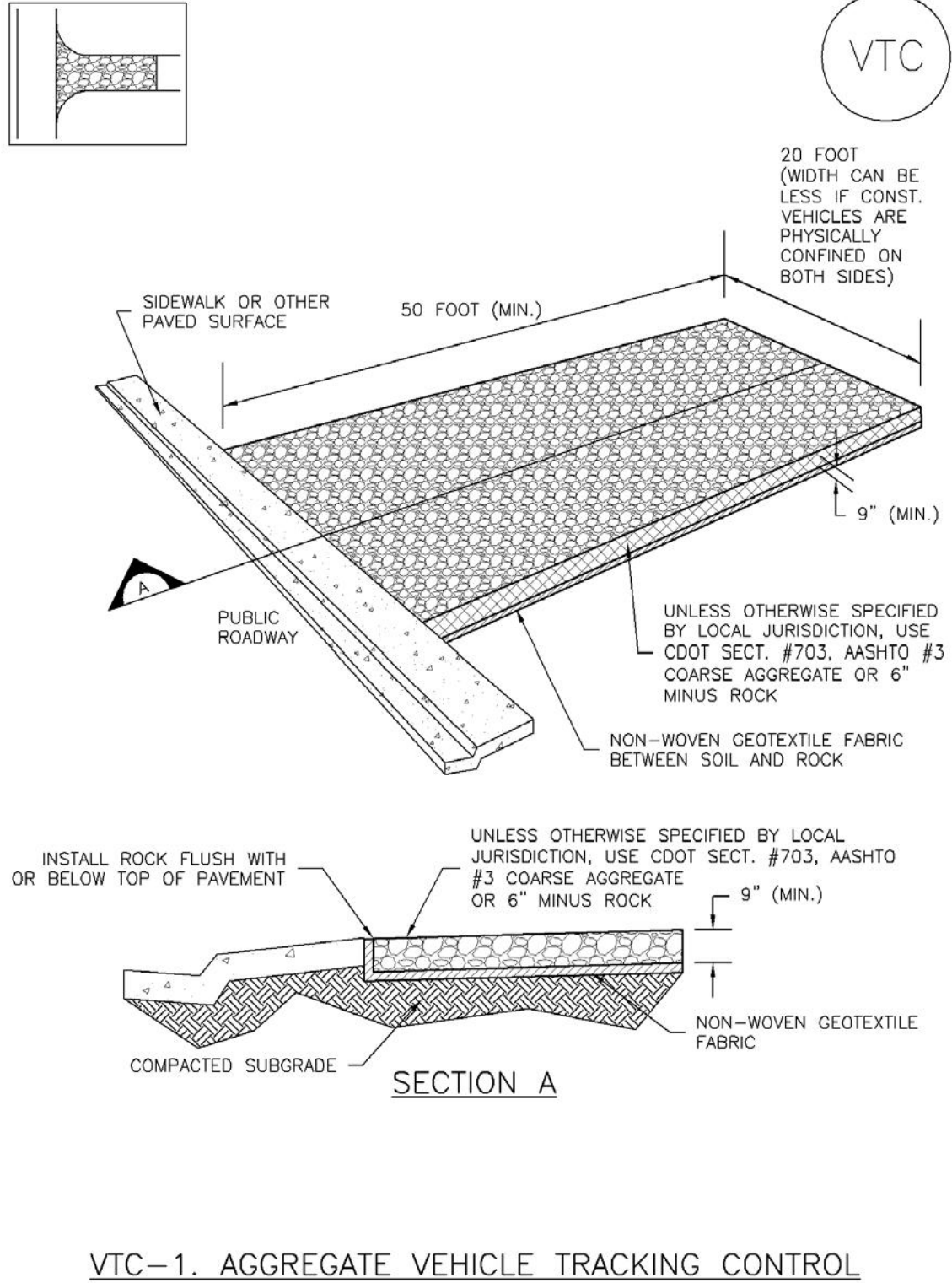


SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Concrete Washout Area (CWA)

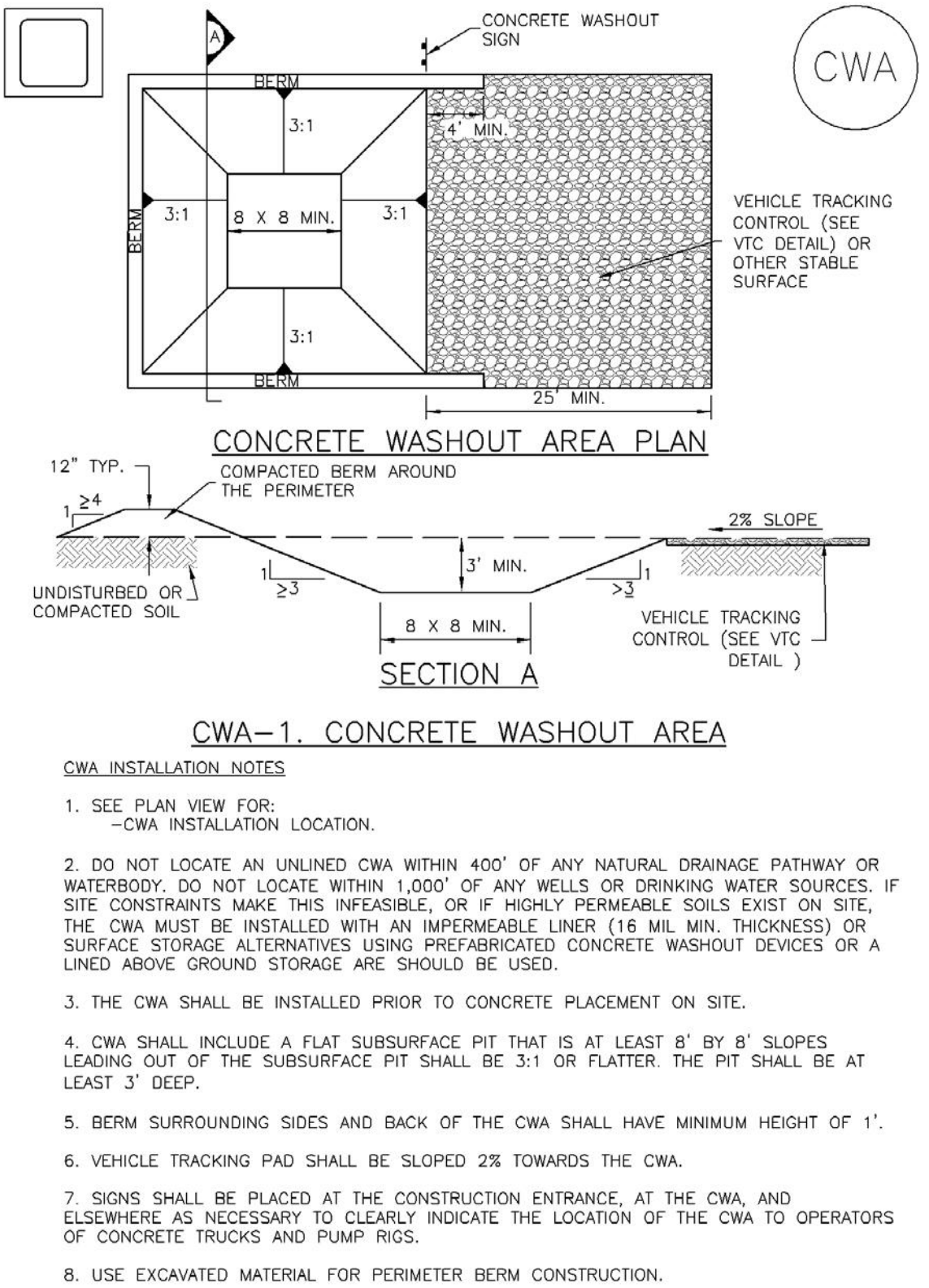
MM-1

MM-1

Concrete Washout Area (CWA)

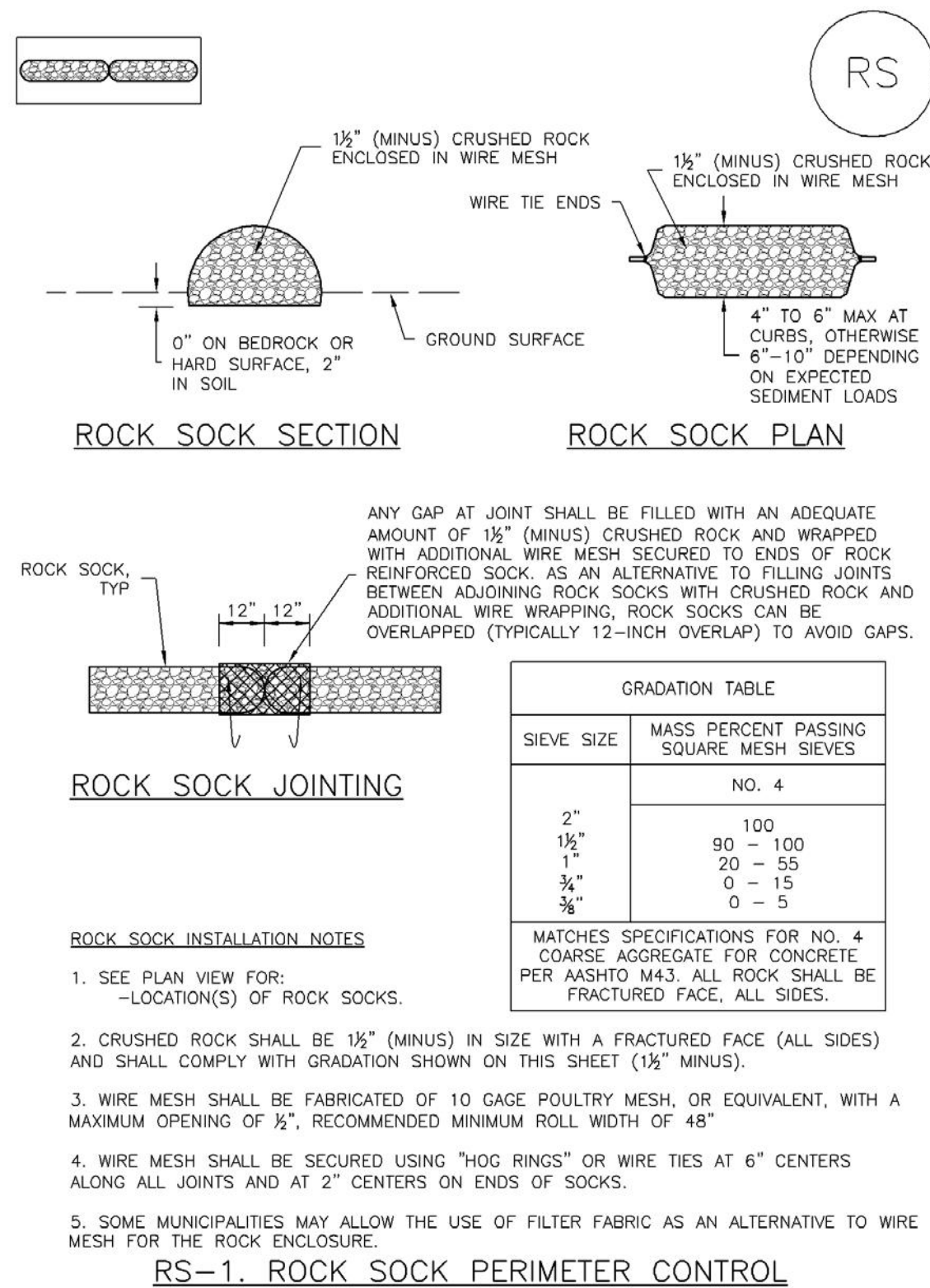
SC-5

Rock Sock (RS)



CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



ROCK SOCK INSTALLATION NOTES

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

RS-1. ROCK SOCK PERIMETER CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

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

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Rock Sock (RS)

SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
 6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NORSEES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

November 2010 Urban Drainage and Flood Control District RS-3
Urban Storm Drainage Criteria Manual Volume 3



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LARIMER COUNTY

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November 2010 Urban Drainage and Flood Control District CWA-3
Urban Storm Drainage Criteria Manual Volume 3

CWA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

RS-2 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

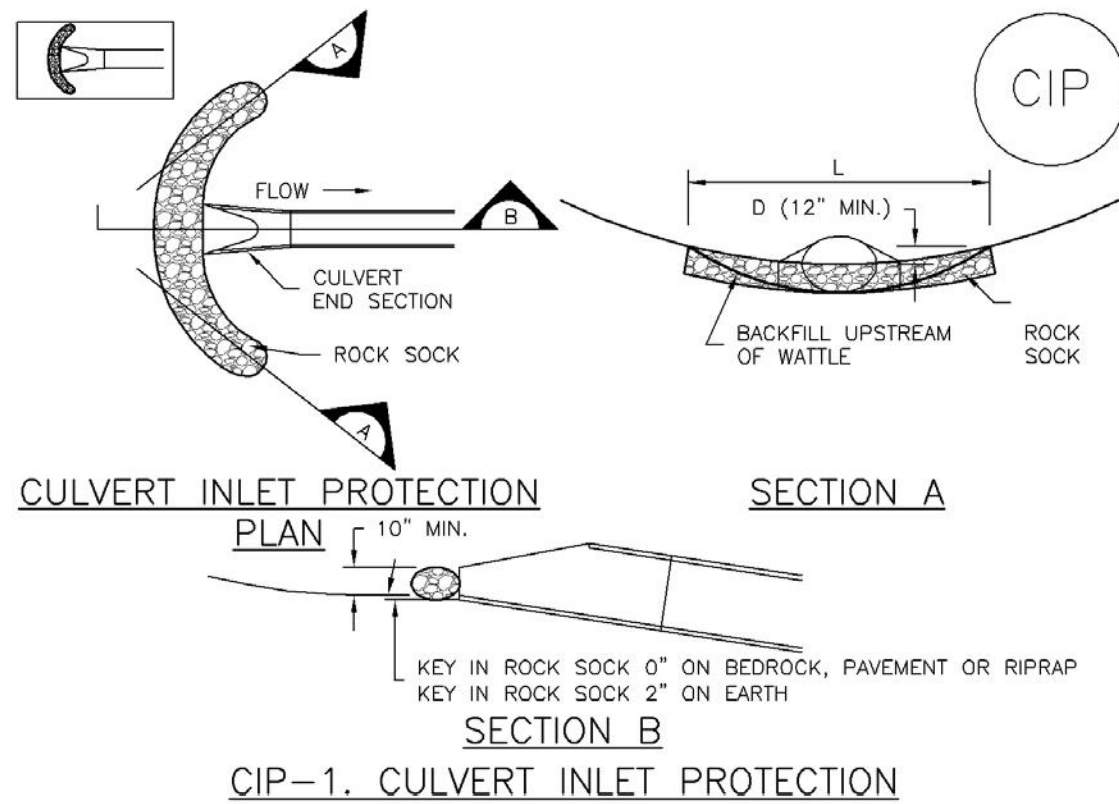
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LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

Inlet Protection (IP)

SC-6



CULVERT INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF CULVERT INLET PROTECTION.
- SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ THE HEIGHT OF THE ROCK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

SC-6

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION.
-TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- 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.

INLET PROTECTION MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR $\frac{1}{4}$ OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

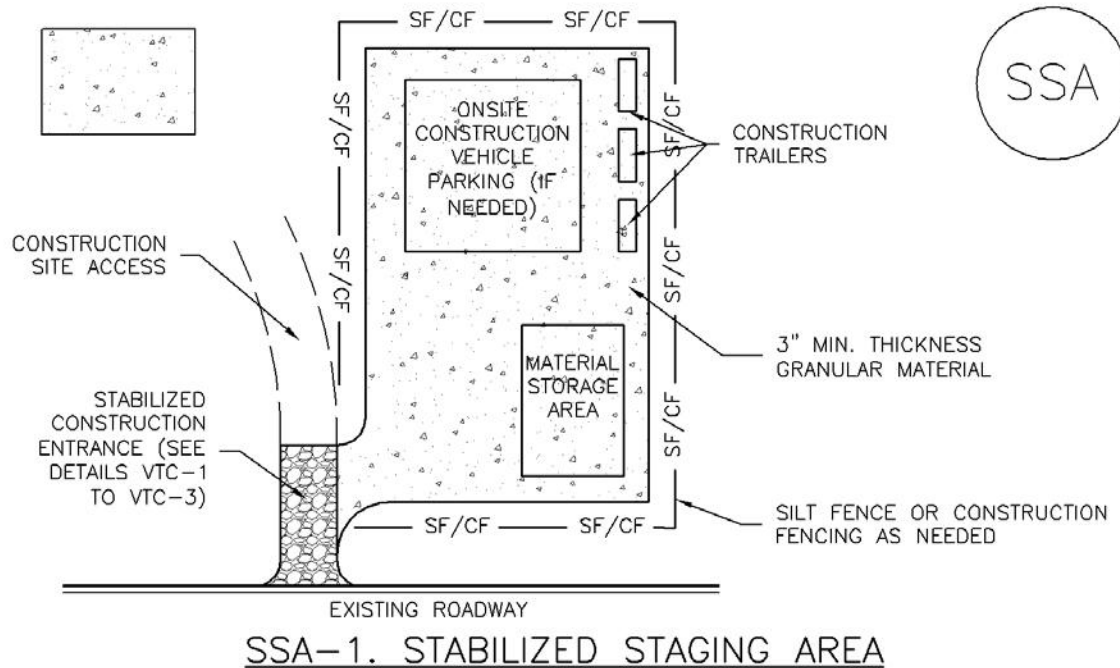
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

Stabilized Staging Area (SSA)

SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

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

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

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

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

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

SC-2

Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- 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.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

SC-6

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

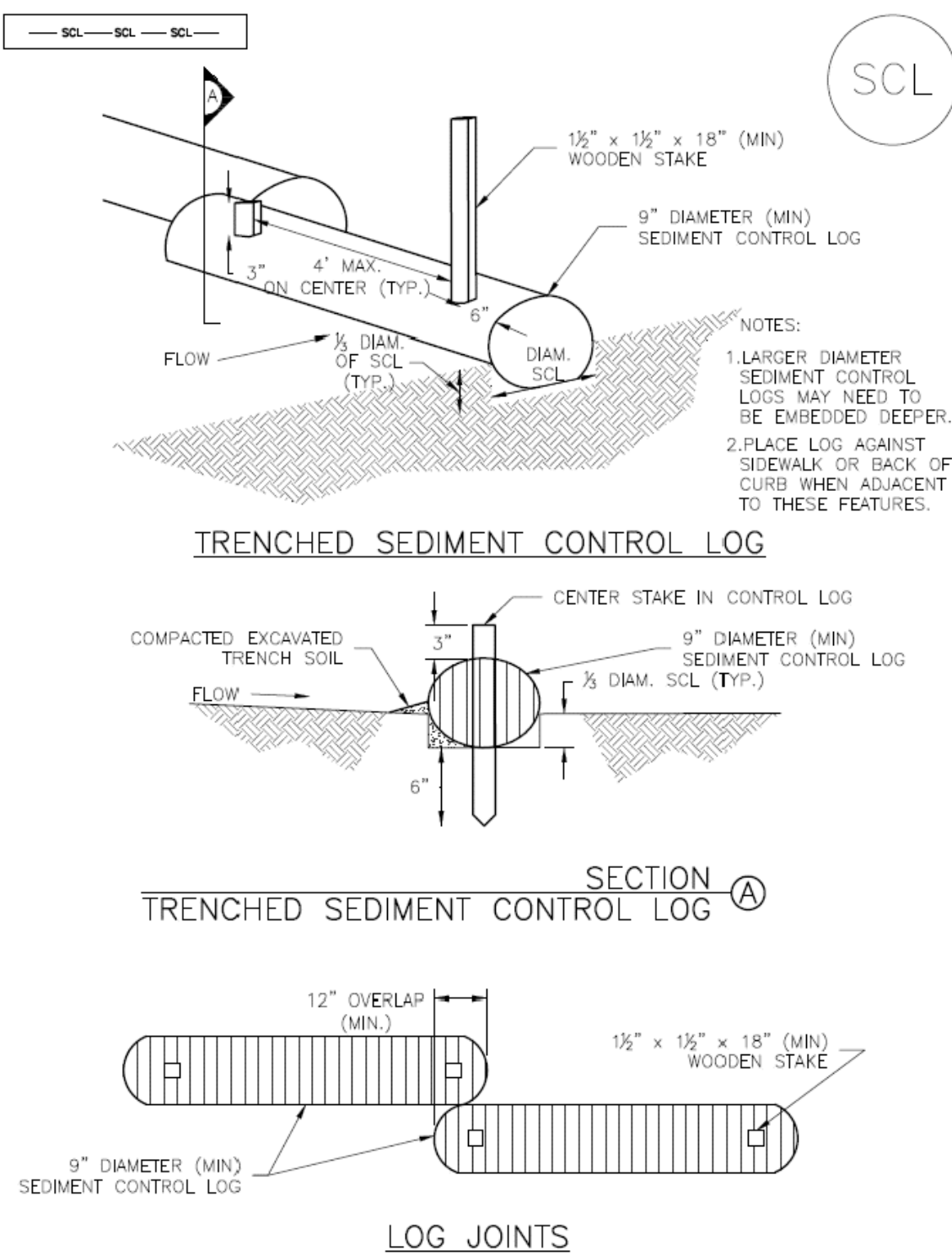
November 2015



Know what's below.
Call before you dig.

Sediment Control Log (SCL)

SC-2



SCL-1. TRENCHED SEDIMENT CONTROL LOG

November 2015

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SC-3

Computer File Information	
Creation Date: 07/04/12	Initials: JBK
Last Modification Date: 04/01/19	Initials: LTA
Full Path: www.cadd.gov/business/designsupport	
Drawing File Name: 208012011.dgn	
CAD Ver: MicroStation V8	Scale: Not to Scale
Units: English	

Sheet Revisions	
Date:	Comments
03/29/16	Revised erosion log items into
04/01/19	Revised erosion log items into

Colorado Department of Transportation	
2829 West Howard Place	
Denver, CO 80204	
Phone: 303-757-9021 FAX: 303-757-9868	
Division of Project Support	
JBK/LTA	

TEMPORARY EROSION CONTROL	
Issued By: Project Development Branch July 4, 2012	
STANDARD PLAN NO.	
M-208-1	
Sheet No. 2 of 11	

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MRC
DRAWN BY
LR
CHECKED BY
MRC

DATE
PREPARED BY

REVISION DESCRIPTION

LARIMER COUNTY

DYNOLUTIONS, LLC
DYNAMIC IMAGE SIGN CO
8855 PIERER ROAD
EROSION CONTROL DETAILS II

TOWN OF WELLINGTON

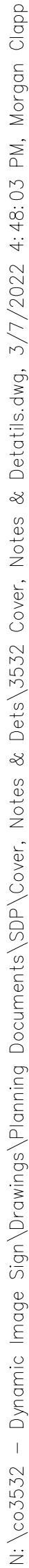
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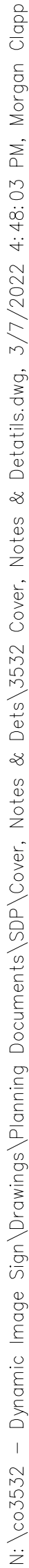
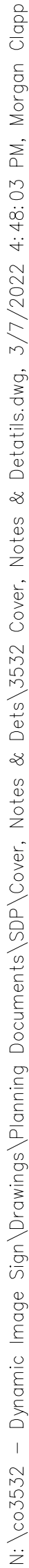
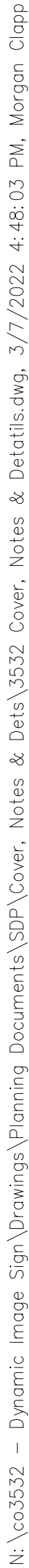
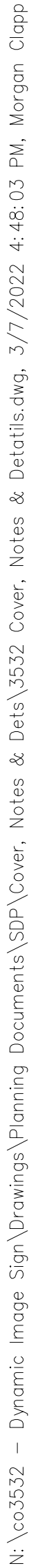
FOR AND ON BEHALF OF BASELINE CORPORATION	
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SURVEY FIRM	SURVEY DATE
BEC	08/31/2021
JOB NO.	C03532
DRAWING NAME	3532 Cover, Notes & Details.dwg
SHEET	09 OF 11
DT02	

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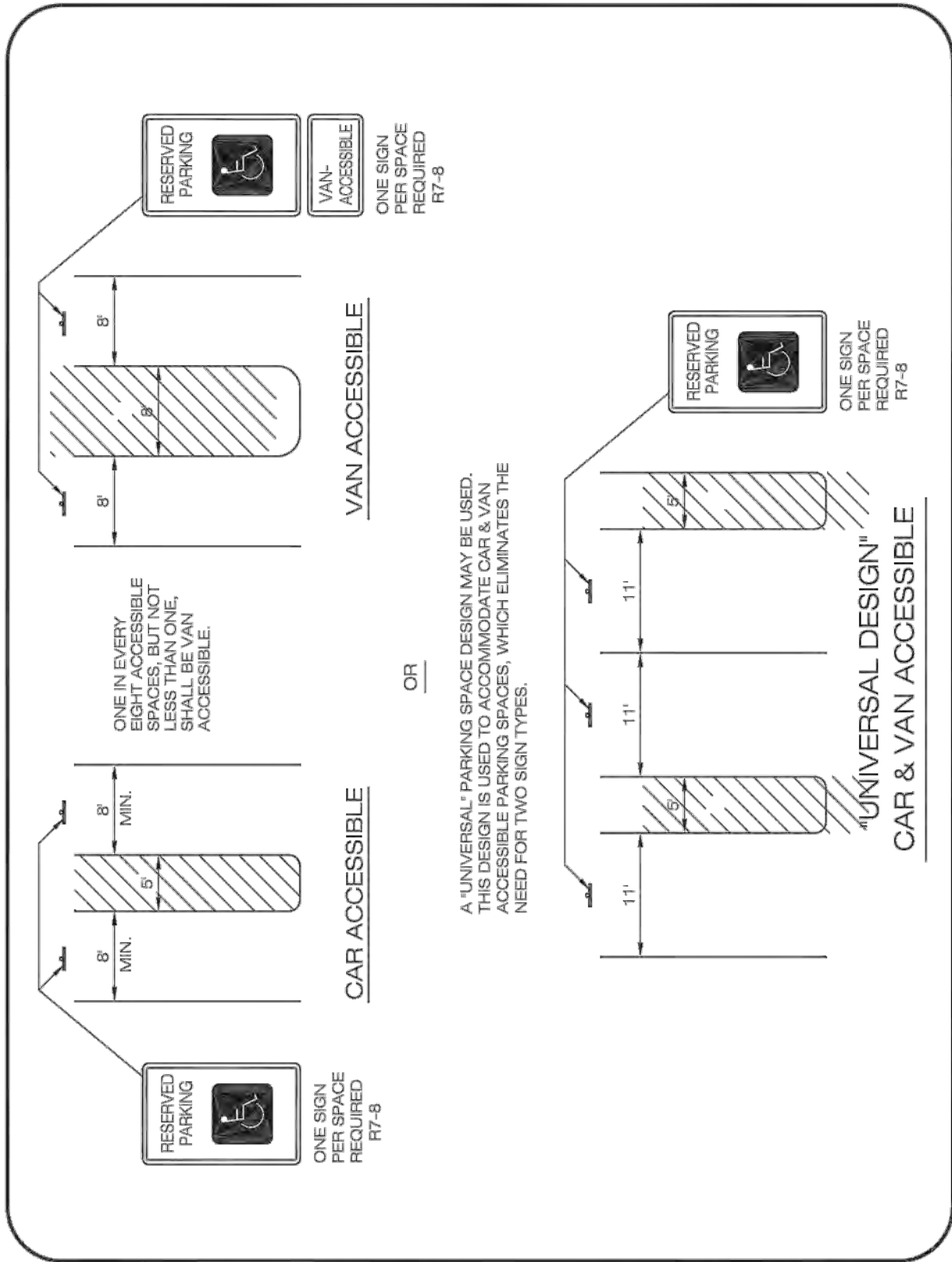
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R7-8



R7-8a

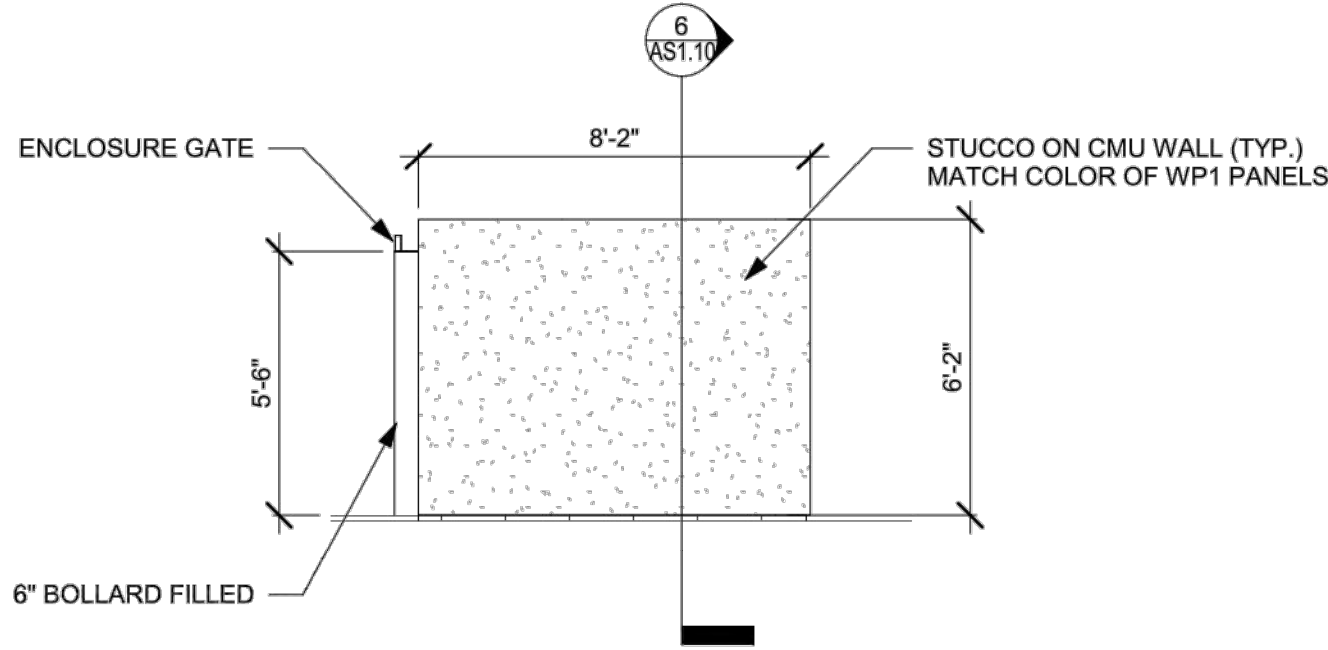


HANDICAP PARKING REQUIREMENTS (AS PER "ADA")			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 1407

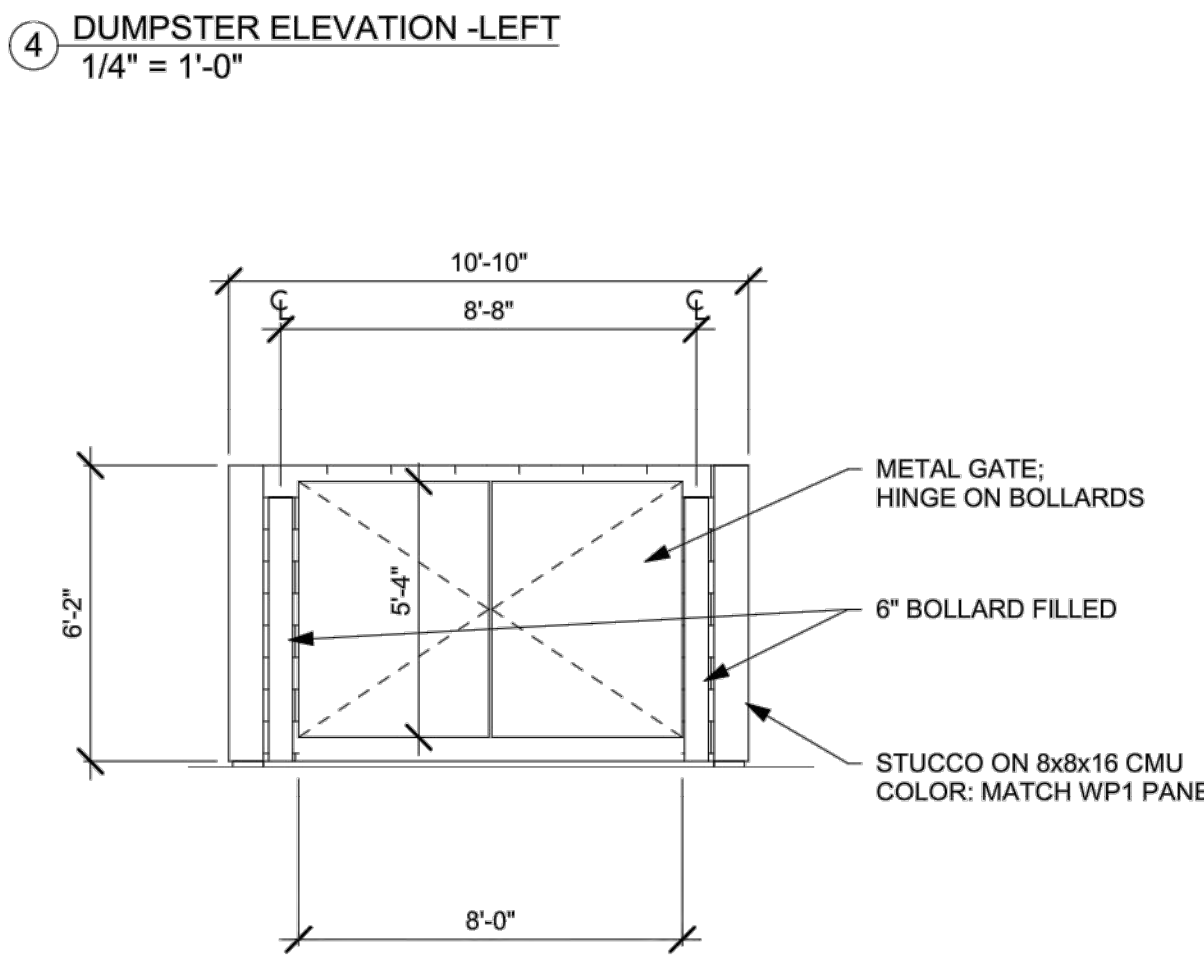
SITE DEVELOPMENT PLAN DYNAMIC IMAGE SIGN CO

LOCATED IN SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

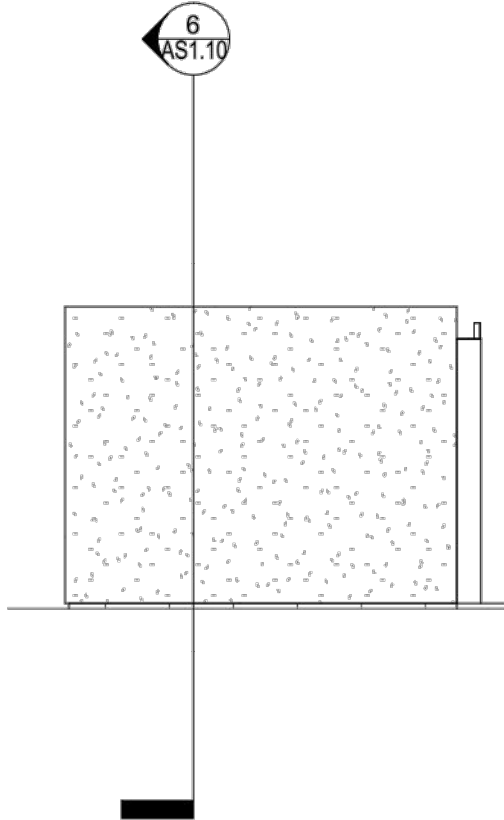
⑤ DUMPSTER ELEVATION -REAR
1/4" = 1'-0"



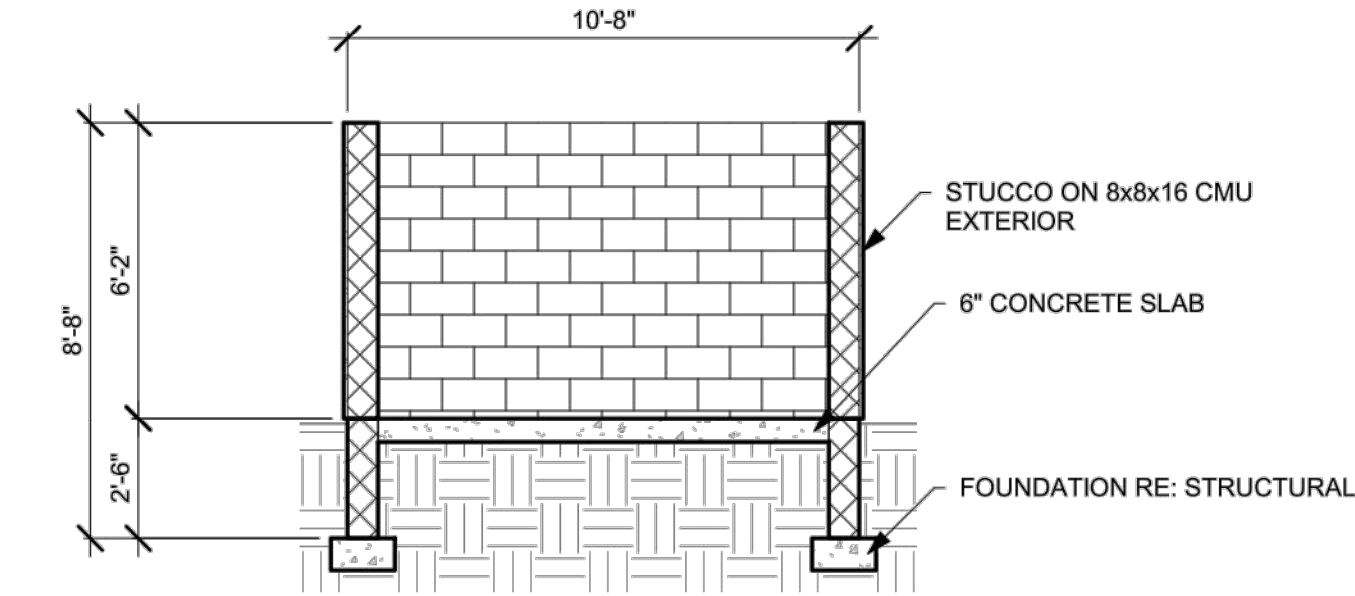
③ DUMPSTER ELEVATION - RIGHT
1/4" = 1'-0"



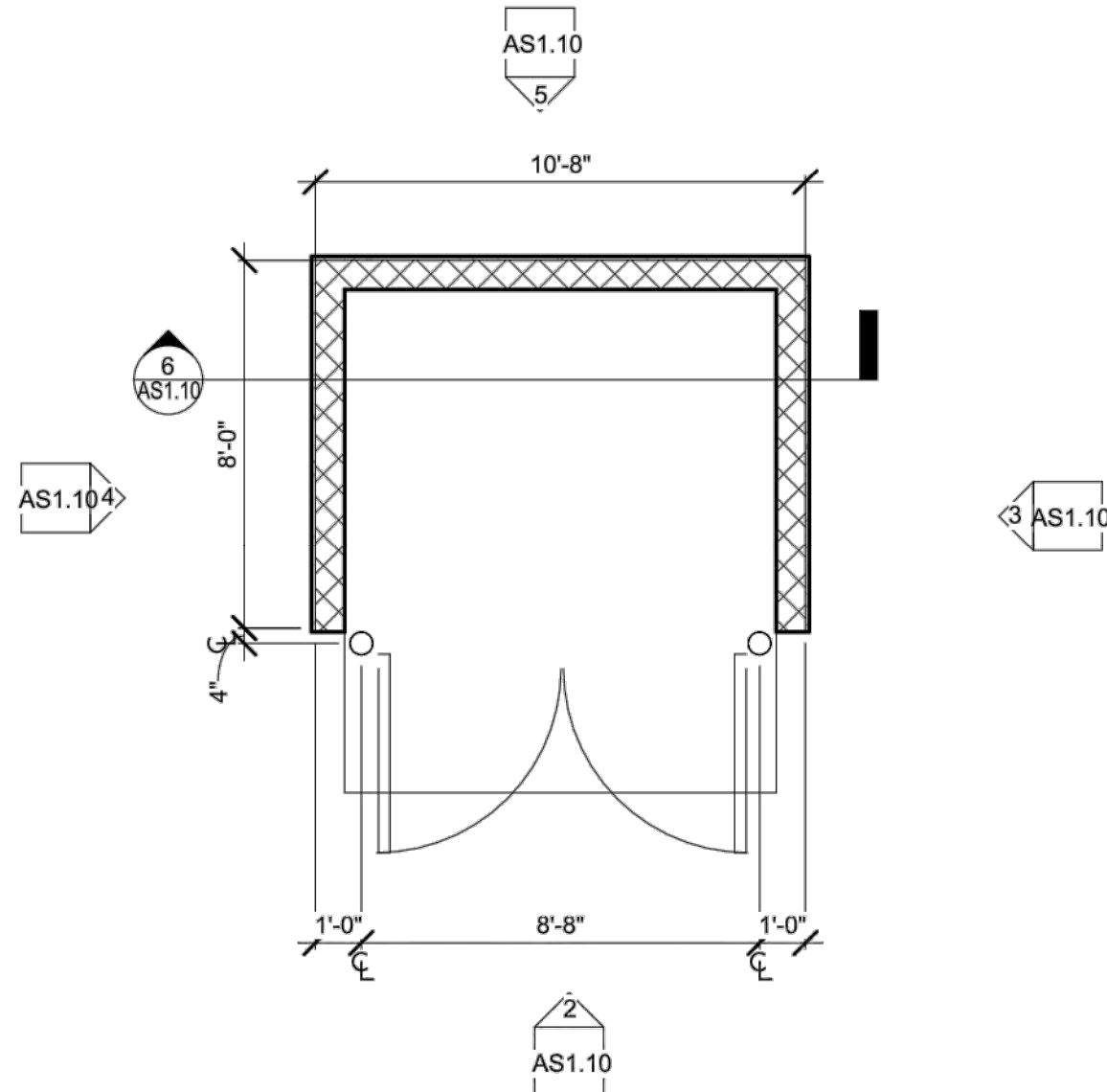
② DUMPSTER ELEVATION FRONT
1/4" = 1'-0"



④ DUMPSTER ELEVATION -LEFT
1/4" = 1'-0"



⑥ DUMPSTER ENCLOSURE SECTION
1/4" = 1'-0"



① DUMPSTER ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



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DRAWN BY	LR
CHECKED BY	MRC

DATE	
PREPARED BY	
REVISION	
DESCRIPTION	

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DYNAMIC IMAGE SIGN CO
8955 PIERER ROAD
SITE DETAILS II

TOWN OF WELLINGTON

FOR AND ON BEHALF OF
BASELINE CORPORATION

PRELIMINARY
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CONSTRUCTION

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DT04

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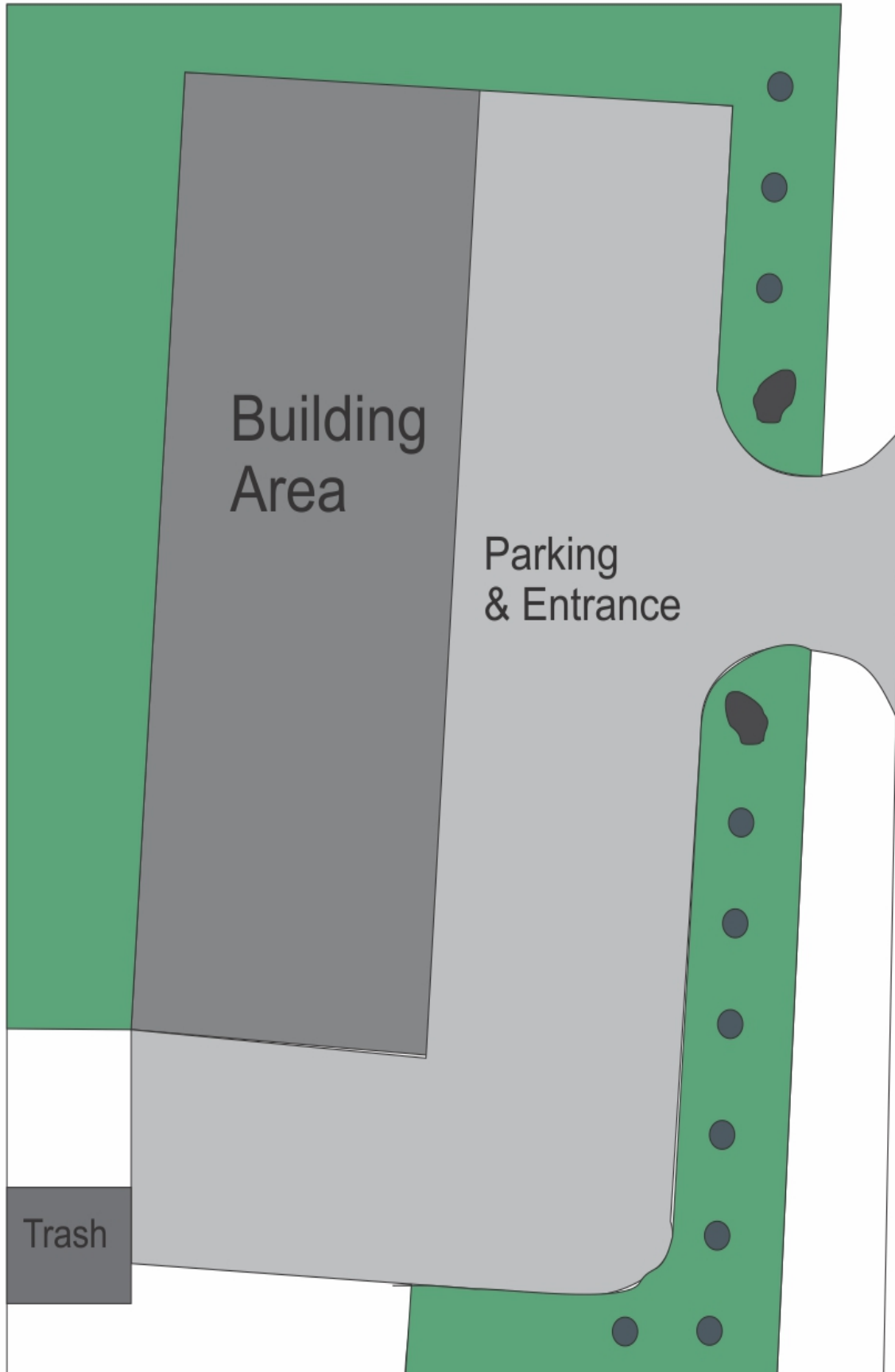
Dynamic Image

Landscape Design 8955 Piper Road

● = Evergreen Pines 3'- 4' 8-12 trees

● = Entry boulders. 2

■ = Native planted grass



PIPER RD