



**TOWN OF WELLINGTON
PLANNING COMMISSION**

March 6, 2023

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to birdca@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Monday, March 6, 2023. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86154011660?pwd=VnZxZlRtUHRmNCtVSVPpOeDivYjZlQT09>

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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 January 9, 2023
 - B. Work Session Minutes of February 6, 2023
 6. NEW BUSINESS
 - A. Site Plan Review - Connell Resources Asphalt Plant - South of County Road 66, West of BNSF Railroad
 - B. Update Recommendations on Adoption of the Zoning Map for P - Public Zoning Districts
 7. COMMUNICATIONS
 8. ADJOURNMENT



Planning Commission Meeting

Date: March 6, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Meeting Minutes of January 9, 2023

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of January 9, 2023, as presented.

ATTACHMENTS

1. Meeting Minutes of January 9, 2023



**TOWN OF WELLINGTON
PLANNING COMMISSION
January 9, 2023**

**MINUTES
REGULAR MEETING – 6:30 PM**

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

The Planning Commission for the Town of Wellington, Colorado, met on January 9, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Lowrey Moyer
Tim Whitehouse
Bert McCaffrey
Linda Knaack

Absent:

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of December 5, 2022

Commissioner Moyer moved to approve the meeting minutes of December 5, 2022.
Commissioner Chollet seconded.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. Site Plan Review – 7840 Sixth Street

Paul Whalen, Planner III gave a presentation on the background information for this site. The applicant is seeking approval for a site plan for the development of a retail marijuana store with a drive thru located at 7840 Sixth Street. This property is currently zoned C-3 Mixed-Use Commercial which this retail store is a use by right in this zoning district.

The building has been vacant for at least 5 years. The existing 1,390 square foot building is going to be remodeled and added on to. The building will not be in any easements and will meet the building setbacks.

The Applicant dedicated 10-FT of road right-of-way and a 9-FT utility easement as conditions of the annexation approval. Existing Town utilities and infrastructure have capacity to serve the proposed development. Cody Bird, Planning Director mentioned that the road will be inline with the rest of the road going north as well as the sidewalk will continue to the door step on the business instead of the property line. It doesn't make sense to have it go all the way to the property line where the drainage will be and it would also end going nowhere.

Mr. Whalen said that the proposed landscape meets the code minimum, with plant species consistent with the Town's Waterwise Landscape and Irrigation Design Manual. The plan also provides adequate landscaping including trees and shrubs to screen the parking lot from 6th Street, and buffer I-25 from vehicle headlights, there are shrubs and trees to accentuate the building architecture, and there is significant low-grow native seeded areas to conserve water while meeting minimum Town standards.

Mr. Whalen went over the sign package that has also been proposed which meets the Towns standards. There will be an electronic reader board and wall sign visible from I-25 and a monument sign and wall-mounted sign is visible from 6th Street.

Mr. Whalen said that there was also artwork proposed as well and showed where it would be located and what it would look like. He said that the applicant has more information to present on this as requested. The Applicant is requesting Planning Commission support for erecting artwork on the site in addition to the allowed signage.

Staff recommends approval subject to all comments being addressed and subject to final engineering review and acceptance.

Tom Donnelly, the agent for the project introduced his team which includes Troy Jones, the architect, Cory Mitchell, the general manager, Dave Sorensen, the contractor and Kevin Forbes, the civil engineer. Mr. Donnelly went on and gave a brief history of the site and the plans for their improvements. He thanked Mr. Whalen for his detailed presentation.

Mr. Jones, gave a small presentation on the artwork that was being proposed and gave examples of artwork around northern Colorado and Wyoming. He explained that they felt that the artwork shouldn't be included with the signage. It won't have any letters on it. It will be a working windmill (not connected to anything to actually work) and a bucking bronco with a cowboy leaning against the windmill. They believe that these items represent

Wellington and wanted to have something nice on their site since it is visible from I-25 and the frontage roads.

Commissioner Chollet asked if the building was completely out of metal. Mr. Jones no that it has a mix of wood, stucco and metal. The elevation sheet was shown again from the packet to explain each of the items.

Commissioner Knaack asked about the building being a modular and could it be moved. Mr. Jones said it was on a foundation and it was solid and couldn't be moved. Mr. Sorensen confirmed that it was all 2x4 framing and that everything was in good condition.

Chairman Sartor was wondering how the drive-thru would work. Mr. Mitchell said that it will be a live menu that will be touch screen and there will also be a microphone and speak but because of the highway noise they knew to make the touch screen. The window where you get your items will be like a bank teller window where a drawer comes out with the items. Not a window you could crawl into.

Commissioner McCaffrey wanted to know if trailers could get through or turn around. Mr. Mitchell and Mr. Jones said there wouldn't be much room for that to happen. They suggested putting a sign notifying customers before they entered.

Commissioner Moyer wanted to know with the widening of the road would this make it three lanes on Sixth Street. Mr. Bird said that it will allow for the center turning lane to continue further south than it currently is.

Commissioner Moyer was also concerned about traffic out on Sixth Street if there were a lot of customers inline what that would look like. Mr. Donnelly said that there was a traffic study done that showed there would be room. Mr. Forbes confirmed that there would be room for 20 cars to be stacked in the drive-thru and 12 could be parked as well. Mr. Mitchell said that he is already working on having a backup plan with people to go out with tablets to take orders like other places do to help keep traffic moving.

Commissioner Whitehouse was concerned that there might not be enough parking to include staff parking. Mr. Bird said that they already were exceeding there amount of parking spaces needed. Mr. Mitchell said that there would be anywhere from 3 to 5 employees at any given time.

The commissioners had a discussion about the artwork and if it needed to be included with the signage square feet allowed, and all were in agreement that the artwork was artwork and that it could be separate from the rest of the signage.

Commissioner Whitehouse wanted to know if CDOT needed to have any approvals for the artwork based on the size and location. Mr. Bird said that as far as he knew there were no requirements for this.

Chairman Sartor asked if there would be any admin approvals for the signs. Mr. Bird said that we make there are permits and meets the building guidelines as well.

Melissa Whitehouse asked if she could speak even though there wasn't a public comment

section. Chairman Sartor allowed Mrs. Whitehouse to come forward. She was curious to know what happened to the shared parking with the hotel. She liked the drainage plan. The windmill will be taller than the building are there any precautions for the structure to not be climbed on. Mr. Mitchell said that had already thought of that and plan to put a nice fence around it. Mr. Bird also made it clear that it can't be used for any wireless options.

Commissioner Whitehouse made a motion to amend his original motion to approve the recommendation to the Board of Trustees to approve the official zoning map with the changes including 8311 Sixth Street and 8317 Sixth Street to R-4, 3731 Harrison Avenue to C-2 and 8321 Sixth Street to also include the desires of the property owner pending conversation with staff.

Motion seconded by Commissioner McCaffrey.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried

B. Election of Officers

Eric Sartor was nominated by Commissioner McCaffrey to serve as Chair, seconded by Commissioner Knaack. The nomination was accepted by Sartor.

There were no other nominations for the position of Chair.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried.

Linda Knaack was nominated by Commissioner Whitehouse to serve as Vice-chair, seconded by Commissioner Moyer. The nomination was accepted by Knaack.

There were no other nominations for the position of Vice-chair.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried.

7. ANNOUNCEMENTS

Bird mentioned that the February meeting won't have any public hearing items on it. Meaning there will not be any action items. We are looking at having discussions on policies, by-laws, what Town staff reviews and what the Planning Commissioners review. The general review of applications and procedures.

Bird also mentioned that the posting of the vacancy for the commission will be posted closer to April since that is when the vacant seat is currently up. This way we don't have to appoint someone for a few months just to go through the process again to do an appointment again in April.

Commissioners Knaack and Chollet asked if there could be a discussion on the zoning district P – Public District. They are feeling like they see some Town properties zoned this and others that are not. They are interested in learning more of how this works and what other communities are doing.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:20 PM.

Approved this _____ day of _____, 2023

Recording Secretary



Planning Commission Meeting

Date: March 6, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Work Session Minutes of February 6, 2023

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the work session minutes of February 6, 2023, as presented.

ATTACHMENTS

1. Work Session Minutes of February 6, 2023



**TOWN OF WELLINGTON
PLANNING COMMISSION
February 6, 2023**

WORK SESSION MINUTES

6:30pm

WORK SESSION – STARTED 6:30pm

The Planning Commission for the Town of Wellington, Colorado, met on February 6, 2026, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m. in a work session.

1. P - Public Zone District Discussion

Town staff presented excerpts from the Town's adopted Land Use Code to identify the intent of the P - Public District. Definitions from the Land Use Code that are related to the purpose and application of the P - Public District were also included for reference. Draft maps of the proposed zoning updates and identifying properties that are or may be considered for P – Public District zoning were provided and discussed. Based on the maps and an inventory of the P – Public District parcels, several properties that are currently identified on the Draft Zoning Map as P – Public District may be eligible for other zoning categories.

The Planning Commissioner discussed the definitions and intent of the P - Public District and reviewed each parcel identified for further consideration. A number of properties were identified by the Planning Commission as properties that may need to have a new recommended zoning category. The Planning Commission instructed staff to schedule an agenda item for the March Planning Commission meeting for the Commission to make a formal recommendation that can be forwarded to the Board of Trustees.

2. Review Planning Commission Roles and Procedures

The Town Attorney, Dan Sapienza provided a refresher of the roles and procedures for the Planning Commissioner. Items discussed included quasi-judicial proceedings, legislative actions (that apply to everyone in Town), judicial action (that applies to just one property) and what “Bob’s Rules” are for guiding meeting procedures and when to use them. There was also a discussion about efforts on creating By-Laws for the Planning Commission.

No action was taken during the work session. The work session adjourned at 9:20pm.

Approved this ____ day of _____, 2023

Recording Secretary



Planning Commission Meeting

Date: March 6, 2023
Submitted By: Paul Whalen, Planner III
Subject: Site Plan Review - Connell Resources Asphalt Plant - South of County Road 66, West of BNSF Railroad

EXECUTIVE SUMMARY

Subject:

Connell Resources Asphalt Plant Site Plan Review – A parcel of land situated in NE ¼ Section 28, Township 9 North, Range 68 West of the 6th, P.M. Town of Wellington, County of Larimer, State of Colorado.

General Location:

South of E Larimer County Road 66 and west of the BNSF railroad crossing.

Applicant/Agent:

Applicant: John Warren, Connell Resources

Agent: Jill Burrell, P.E., Ditesco

Reason for request:

Request review for a proposed site plan for a new Connell Resources Asphalt Plant facility.

Background Information:

- The applicant is seeking approval of a site plan for a new Connell Resources Asphalt Plant facility in the Town of Wellington.
- The operation is to be relocated from the current plant location in Timnath. The facilities include an administration office building, silos/plant, welding/maintenance shop, fueling facilities, workshop and truck wash.
- The property is located along LCR 66 on the north, the North Poudre Irrigation ditch along the west, and the BNSF rail line along the eastern property line.
- The Town annexed the subject property in 2000 as the Lebsack Farms Annexation No. Three.
- The site was zoned I - Industrial and is comprised of 35.56 acres.
- An asphalt batch plant facility is a permitted land use within the I- Industrial zone district.
- The applicant requested, and the Board of Adjustment granted (2) two variances on October 27th, 2022 (reduce setback between I - Industrial use and Residential use, and variance to increase height of silo only to 70 ft.). The Board of Adjustment approved the variances with six conditions of approval, and also made one recommendation relying to water use.
- The Town referred the applicant's site plan review request to referral agencies for review and comment. Referral comments received are attached with this report.
- Initial referral review comments have been adequately resolved or are in the process of resolution. The applicant, Town, and other referral agencies will continue to coordinate on public improvement plans including traffic impacts, truck routing, utilities and road improvements. Final utility design and easements will be resolved in coordination with the site plan.
- The applicant is also coordinating and working with the Town's Public Works Department to relocate and upgrade the existing utility infrastructure for future town growth.
- If facility expansions or site plan improvements are proposed in the future, an amended site plan application shall be required.

Board of Adjustments - Variance Conditions of Approval:

1. Site Plans must be reviewed and approved by the Planning Commission;
2. The height variance (up to 70-ft) is for the silo only;
3. A 15-foot earthen berm and landscaping is required along the west side of the site;
4. There is to be no signage on the silo;
5. Require signage and operator policies to disallow engine braking ("Jake Brakes");
6. Compliance with all applicable County and State permits for operation of an Asphalt Plant;

Board of Adjustments - Variance Recommendation:

Town-supplied potable water shall be reserved for office & occupied facility use only (trucks transport non-potable water used for daily landscape irrigation and plant operations);

Neighborhood Comments:

The Town has heard comments through phone conversations and discussions with surrounding neighborhoods about the potential noise, odor, traffic, viewshed and environmental impacts generated from the project's operations. Prevalent themes of the comments include:

- a. Planning Commission consideration of Site Plan;
- b. Excessive Water Usage;
- c. Setbacks for toxic materials;
- d. Emissions / Odor;
- e. Traffic Impacts / Roads;
- f. Aesthetics / Viewshed Impacts;

Many of the public comments are similar to the comments expressed at the Board of Adjustment hearing. The applicant and the Connell Resources consultant team have proposed meeting with the community on several occasions to hear and discuss the concerns. The above topics to date have been addressed as follows:

- a. The Site Plan will be reviewed by the Planning Commission (BOA COA#1) on March 6th, 2023 to consider compliance with the Town Land Use Code & Board of Adjustment Conditions for Approval. (Environmental and health issues are controlled by County, State and Federal agencies).
- b. Town-provided water will be limited to offices and occupied facilities only. Non-potable water will be hauled onto the site for operations and landscape purposes. Water conservation is an ongoing need.
- c. The hot-mix asphalt production requires mixing aggregate with asphaltic emulsion fluids (bitumen). The agents used in this operation are materials common to the industry and controlled by state, federal and county standards. Asphaltic plant operations are licensed and monitored by the State of Colorado for air pollutants, odor, and dust particulates.
- d. Air emissions and odor are expected. The Board of Adjustments required the setback and site location at the northeast corner of the site (nearest to the railroad and furthest from Town-approved residential developments) to minimize the impact on the adjacent residences. Asphalt plants are regulated by county, state and federal agencies, and those agencies will continue to have regulatory oversight of the operations and permits. If approved, the Town will require the applicant to maintain a "good standing" with these agencies as they monitor and regulate the operation of this facility.
- e. The business operation is centered upon importing the materials, processing the materials on-site and then trucking the asphaltic mix to customer locations during the production season. Use of the local road system and routes is critical to this operation. Recognizing the potential impacts, the project was reviewed by the Town's Public Works Department, the Larimer County Road and Bridge Department and CDOT. Comments were forwarded to the applicant and the applicant consultant team have worked on viable solutions with each agency pertaining to the area road improvements.

- f. The site is zoned I- Industrial and an Asphalt Batch Plant is an industrial use with heavy equipment, large buildings and structures, silos, towers, and equipment sheds. The nature and activities of an industrial site do not lend itself to aesthetic standards typical of other commercial zone districts, however the applicant has agreed to provide:
- 15-ft earthen berms with landscaping to mitigate and minimize impacts on the surrounding viewshed;
 - The applicant has also strategically located structures and operations as far from the adjacent residences as feasible— adjacent to the railroad.;
 - The 15-ft berm, building locations and setback distance are designed to re-direct/deflect the on-site noise away from the residences;
 - The applicant will conduct noise studies to ensure compliance with County standards for noise levels at the residential boundaries;

BACKGROUND / DISCUSSION

Site Plan Review:

The site is comprised of 35.56 acres. The property is proposed to be platted through a separate application process to memorialize the easements and dedications created and established through the site plan process. If the site plan is approved, the Town will be negotiating an agreement to re-align its existing water distribution line consistent with the establishment of the new easements, new private road and dedication of additional LCR 66 Right-of-Way.

1. **Building Setbacks and dimensional standards for the Industrial Zone District:** The proposed buildings will not encroach on any required building setbacks (Table 3.02.7 of the Town's Land Use Code: 25ft - Front; 20ft - side and 10ft – rear). The Board of Adjustments granted a variance on October 27th 2022 to increase the height of the silo (only the silo). The variance for structure height allows only the silo structure to exceed the maximum district height of 45 ft. The silo is allowed to be up to a maximum height of 70 ft.
2. **Use Specific Standard Setback:** Per Section 4.03.21-A, the Use Specific Standard for Heavy Industrial land use requires a 1,000-ft setback from any residential district or use. The Board of Adjustment granted a variance on October 27, 2022, allowing the use setback standard to be reduced to 800-ft from the property line to the heavy industrial operations.
3. **Easements:** The Town and applicant propose relocating the Town's existing water distribution utilities and adjusting or re-establishing new easements to accommodate the recommenced utility relocations. If the site plan is approved, the applicant will then submit a plat application to memorialize the adjusted LCR 66 right-of-way, and easement dedications. The proposed buildings and structures will not encroach on any platted, existing or proposed easements.
4. **Streets and Access:** A private roadway (future W. 1st Street) is proposed along the western property line adjacent to the North Poudre Irrigation Ditch/Sundance subdivision, granting two points of access to the Connell site. The public and Town will be granted access and use of the roadway via an easement that will be recorded by separate instrument and memorialized on a future plat application. The re-located Town utilities will be placed within this proposed access and utility easement. In addition, LCR 66 is scheduled for improvements to accommodate the increased heavy truck traffic and may require additional right-of-way dedications. Site access, including office and administration, is restricted to normal business hours of operation.
5. **Pedestrian Connection:** Sidewalks are proposed adjacent to the improved LCR 66 road along the northern property line in accordance with Town standards. As this is a heavy industrial facility and operates on private internal roads and driveways, the site's internal roadways do not have sidewalks. Due to the truck traffic associated with operations, sidewalks along the east side of the private road are not recommended. The applicant has requested, and staff has agreed, a sidewalk adjacent and west of the future W 1st Street is more practical to provide a connection to Wellington Community Park as a trail connection. Town staff, the Sundance developer and Connell Resources have had discussions about a possible pedestrian sidewalk, and subdivision access along the west side of the proposed private road to benefit Sundance subdivision and pedestrian access.
6. **Parking:** Parking is provided throughout the site for a variety of uses. Employee and customer parking with standard vehicle spaces 9 X 18 is provided at the main office (36 spaces), with employee-only parking limited to the welding/maintenance service areas (20 spaces) located along the western edge of the site. Restricted additional parking spaces of varying size and length are provided throughout the site for overnight parking and storage of heavy

equipment—trucks, semis and dirt-moving equipment. Access to the facility, including all parking spaces, is limited to normal business hours when the gates are open.

Heavy industrial uses are required to provide a minimum of (1) parking space per each 1,000 sq. ft. of gross floor area. The buildings consist of 21,380 sq. ft. of floor area, requiring 22 parking spaces. Fifty-six parking spaces are proposed for employee and customer parking, exceeding the requirement.

- **SIZE:** Parking spaces will comply with the minimum width and depth requirements. The drawing shows parking spaces that comply with these dimensions.
- **BICYCLE RACK INFO:** A bicycle rack is proposed and located near the administrative office on the site plan.
- **SCREENING:** The proposed parking lots are primarily screened from off-site public views by the perimeter landscape berm required as a condition of approval for a variance request by the Board of Adjustment. The Administration/Office building parking lot will be screened by a 4-5ft berm and landscape materials.

7. **Circulation Aisles:** Circulation aisles meet the minimum 24-ft. width requirement for two-way traffic circulation, and emergency vehicle access applicant has confirmed all measurements on the drawings.
8. **ADA:** ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When (25) parking spaces are provided, a minimum of (1) accessible parking space is required, and (1) must be van accessible. Two accessible parking spaces are provided, meeting the requirement.
 - **LOCATION/CLUSTER:** The proposed office building is oriented north to south with the primary entrance located at the south-west corner. The ADA spaces are shown in this location. All spaces are van accessible spaces. Two accessible spaces are located near the public entrance on the west side of the building.
 - **PATHWAY TO BUILDING OR CURBS:** All ADA spaces have a curb cut with sidewalk ramps, and all have an ADA-compliant accessible path into the building.
 - 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 shall be included and coordinated in the civil engineering and architectural plans, as provided.
9. **Signage:** Planning staff has requested approximate signage locations be shown on the site plan for relationship coordination purposes only. **Per the Town's Board of Adjustment COA#4, signage may not be located on the silos.** The applicant has been informed signage is permitted through a separate Town application procedure.
 - The current applicant intends to return with wall sign specifications at a later time in a separate application.
 - Staff requests Planning Commission authorization for staff to review all future submitted sign details (wall and monument signs) for this site and administratively approve.
10. **Site Lighting:** A photometric plan was provided with the site plans and was found to be in compliance with the Town's Exterior Lighting standards. Adequate lighting is essential for safe operation during the late evening hours, silo and tower walkways and passages must be adequately illuminated for employee safety.
 - The Town's maximum illumination level at the property line or 20-FT beyond, is 0.1 foot-candle. The plan complies with the 0.1 maximum illumination.
 - The Town has a minimum illumination level of 1.0 foot-candle for parking areas and pedestrian paths for safety and security. The parking and sidewalk along the west building elevation comply with the minimal 1.0 footcandle illumination criteria, the maintenance service and loading areas also comply with a minimal illumination level of 5.0 footcandles.
 - **LIGHTING DETAILS:** The applicant provided manufacturer cut-sheets with specific model details about the proposed light fixtures. Specified fixtures are acceptable.
 - **CONCERNS OR DISCUSSION FOR APPLICANT:** The lighting package has been reviewed and the plan with details and manufacturer cut sheets comply with the intent and spirit of the Town's land use code.
11. **Landscape/Screening and Buffering:** (Section 5.04.14): The applicant has proposed a landscape plan that satisfies the minimum (15%) required landscape for the project. Primarily focused on perimeter buffering, the required landscape improvements include a minimum of 8-ft width perimeter landscape area that may include a pervious surface such as rock mulch/native soils with (1) tree per 40-ft (25% of req'd trees are evergreen). In addition to the landscape required by the Town's Land Use Code, the Board of Adjustment also requested a fifteen-foot landscaped earthen berm along the west and northern property lines to screen the site from the adjacent residences. **(Per the Town's Board of**

Adjustment COA#3 a fifteen-foot earthen berm shall be required along the western property line to screen/buffer the adjacent residences).

- Street Trees: The town standard of (1) street tree is required for each 40 linear feet of street frontage for a minimum requirement of (60) trees. Sixty-one deciduous and evergreen trees are shown as accents to the earthen berm along LCR 66 and the proposed west roadway (W 1st Street). These trees are located on the landscape berm to enhance the screening effect.
- Site Trees: Approximately 15% (or 232,350 SF) of the site is required for landscape with the proposed areas typically located along the site perimeter and on the berms. Approximately 6,000 SF of the required landscape area is proposed at the administration office, and at a ratio of (1) tree per 1,000 sq. ft. (6) site trees are required.
 - The (60) required street trees in the listed species are consistent with the Town's Landscape & Irrigation Design Manual standards and are acceptable.
 - The proposed street and site tree locations and species will define the property perimeter and right-of-way, and enhance the screening effectiveness of the earthen berm.
 - The proposed office landscaping with reduced berm height will screen the parking lot and compliment the aesthetic quality of the office building environment.
 - The tree planting rhythm adds character to the LCR 66 ROW.
 - Shrubs/Ground coverage: Shrub and groundcover/native grasses are required in the vicinity of the admin/office. The 6,000 SF of landscape area thus requires (40) shrubs, (71) shrubs (31-grasses) have been provided and thus satisfy Town standards.
 - SHRUB/TREE SUBSTITUTION: Tree substitution is not proposed. The applicant has provided (108) shrubs & grasses and 167,334 SF of native grasses to meet the town code requirement
 - Parking Lot Trees/Shrubs/Screening: (Section 5.04.15) Parking lots with 10 or more spaces are required to provide trees in islands and shrubs, berms, fencing or a combination thereof for screening and buffering. A sufficient number of tree and shrub species and earthen berms are proposed to meet the parking lot island screening requirements to screen/buffer the parking lots from public views.
 - LIGHT/TREE CONFLICT: There are no lighting-tree conflicts at this time.
 - CONCERNS OR ITEMS FOR DISCUSSION: Adequate screening/buffering is provided to screen the parking lots to comply with the intent of the Town code.
 - Other:
 - SIGHT TRIANGLE CONCERNS: Landscaping is not proposed in the sight triangle areas on the private or LCR 66 ingress/egress roads. Visibility onto LCR 66 and the future W 1st Street will not be infringed by plant materials.
 - SEPARATE TAP: The Town requires a separate tap/meter for irrigation and a separate tap/meter for domestic use. However, the BOA recommended the Town provide a separate water tap/source for only the administration/office operations, and non-potable water provided for landscape and daily plant operations. The applicant stated the non-potable water would be delivered to the site via tank trucks. An irrigation plan was provided in the plan set indicating the irrigation water source is limited to non-potable water as recommended by the BOA. Town-supplied potable water should only be used for domestic/office uses only. Location and size of water sources/taps/hydrants/POCs shall be indicated on the civil engineering plans.
 - POTABLE WATER/XERIC CONFIRMATION: Per the Board of Adjustments recommendation, the potable water provided by the Town should be limited for office use/human use & consumption only, the landscape and day-to-day plant operations will utilize a non-potable water source trucked into the site via water tanks. The landscape architecture firm has confirmed the plants provided have been specifically chosen as low-xeric water-use efficient plants, shrubs, and trees to ensure long-term health of plants, water conservation and financial savings for owners.

12. Drainage: The applicant has provided plans indicating proposed site grading and drainage patterns with details for staff review. The Public Works engineering team has reviewed the project with review comments provided for the applicant to address. The developed site with 35.56 acres indicates an approximately 18.1% impervious area. The drainage

report proposes surface flows across the property to a detention basin located in the southwest corner. The basin location in the lowest area of the property, conflicts with the required earth berm which must be relocated. An on-site drainage network conveys the storm water flow via swales and culverts to the detention pond which then flows into the North Poudre Irrigation Company ditch on the west-side of the future W 1st Street. Any required site modifications shall be addressed in a final drainage plan & report in accordance with Planning and Public Works.

13. Utilities:

- Town Utilities: Water and sewer services are available in LCR 66 with sufficient capacity to serve the site. These services will be extended along the future W 1st Street south to the office/administration building location. The town-supplied potable water source shall be limited to administrative office operations/domestic uses only. The applicant proposes using a potable Town water tap to serve the occupied structures. Non-potable water for landscape irrigation and daily plant production operations will be brought in from off-site sources via truck delivery. A sanitary sewer line and potable water mainline will extend from the existing service lines located in LCR 66 south to the office location on the future W. 1st Street. The site plan submission did include civil engineering plans and details for connections to the public lines. The site plan approval is conditioned upon final review and approval by the Town Engineer.
- Other Utilities: The applicant is responsible for coordinating with private companies to ensure that all utilities are installed underground.
- Fire District Review: A six or eight-inch fire line will be routed around the site to serve fire hydrants as located by the Fire Department and the Town's Public Work Dept. The fire lines/hydrants shall be located within an easement with access granted to the Town for emergency access and fire line maintenance.

14. Architectural Design Standards: The Town's architectural design standards for industrial developments shall be adequately satisfied. The Town's Comprehensive Plan encourages an assortment of building types and sizes to support a diverse business base contributing to the Wellington economy. Predominantly large metal warehouse-type buildings, industrial facilities are encouraged to embrace a variety of architectural characters and themes. The Town's landscape regulations have also been updated to promote perimeter landscaping to screen and buffer the site and land use activity from public view.

The fueling facility, maintenance building- a welders' shop, and administrative professional offices total 21,380 sq. ft. of floor area.

- MASSING/SCALE: The admin/office building is a single-story metal building with a stone wainscott base, an earth-tone color theme, and substantial landscaping. The berm height is reduced to screen the parking lot, but yet maintain a visual connection to the public realm. Public access to the facility is limited to only normal hours of business operation by a fenced gate. The other structures closed to the public still embrace the character and color theme of the administration building to create a harmony and consistency across the site. The other buildings and structures/batch plant operation equipment will be functional utility structures housing welding and mechanical shops for equipment maintenance and repairs, all screened from public views. The architectural materials, style and color themes are matched and consistent and are typical for an industrial operation. Human and garage doors and roll-up docking station doors allow access into the structures. The lean-to structures will be open and screened by berms.
- DESCRIPTION OF MATERIALS: The building is proposed to be finished primarily with metal panels, stone wainscot walls, tinted glazing, and architectural metal trim and accents as approved by the Town. Roofing materials proposed include raised seam metal roofing panels.
- SCREENING OF MECHANICAL EQUIPMENT AND ROOFTOP UNITS: All ground-mounted mechanical equipment and rooftop units will be screened from public views via a screen wall and/or landscape elements to comply with Town code.
- DUMPSTER SCREENING: Trash dumpsters will be located near shops and screened from public views behind the required earth berms. The trash dumpsters will be readily accessible for dumping and not visible from off-site public views.
- SECURITY FENCING: The office-administration building shall be open to the general public during normal office hours with the remainder of the site closed to public access. The site shall be secured with chain link fencing at the two gated points of entry. A standard 3-strand perimeter livestock fence will secure the remainder of the site from public access during non-business hours.

15. Conditions of Approval: Town Staff recommends the below conditions of approval for this site plan:

- Satisfaction of the Conditions of Approval of the BOA Variance granted October 27th 2022;

- Addressing all staff report comments;
- Final engineering plans accepted by the Town Engineer;
- Obtain and provide evidence of satisfaction of all county, state and federal permits including but not limited to:
 - Air Quality
 - Storm Water Discharge
 - Process Water Discharge
 - Fugitive Dust
 - Operations Plan
 - Noise Ordinance
 - County Odors
 - Fuel Storage
- Satisfaction of all referral agency comments;
- Other conditions as directed by the Planning Commission.

16. **Corrected Plans:** If the Planning Commission approves the site plan, the next step requires the applicant to revise the site plan documents to incorporate all corrections, comments and/or Planning Commission conditions, including Town engineering review of the civil plans, and submit revised copies to the Town.

- Revisions to the site plan shall be clouded, and a written response listing all changes shall be provided, noting which comment each response is addressing.
- All drawings and plans must be coordinated so there is no differing information on the civil and architectural plans.
- Provide 2 full-sized plans, and 2 half-sized plan sets, and an electronic submission must be submitted to the Town's Planning Department prior to receiving a building permit.
- Building plans will not be reviewed or permits issued until revised plans are accepted by the Town.

STAFF RECOMMENDATION

Below are motion options for the Planning Commission to consider. Town staff will also be available to assist the Planning Commission in modifying a motion option if desired to achieve the Planning Commission's intent.

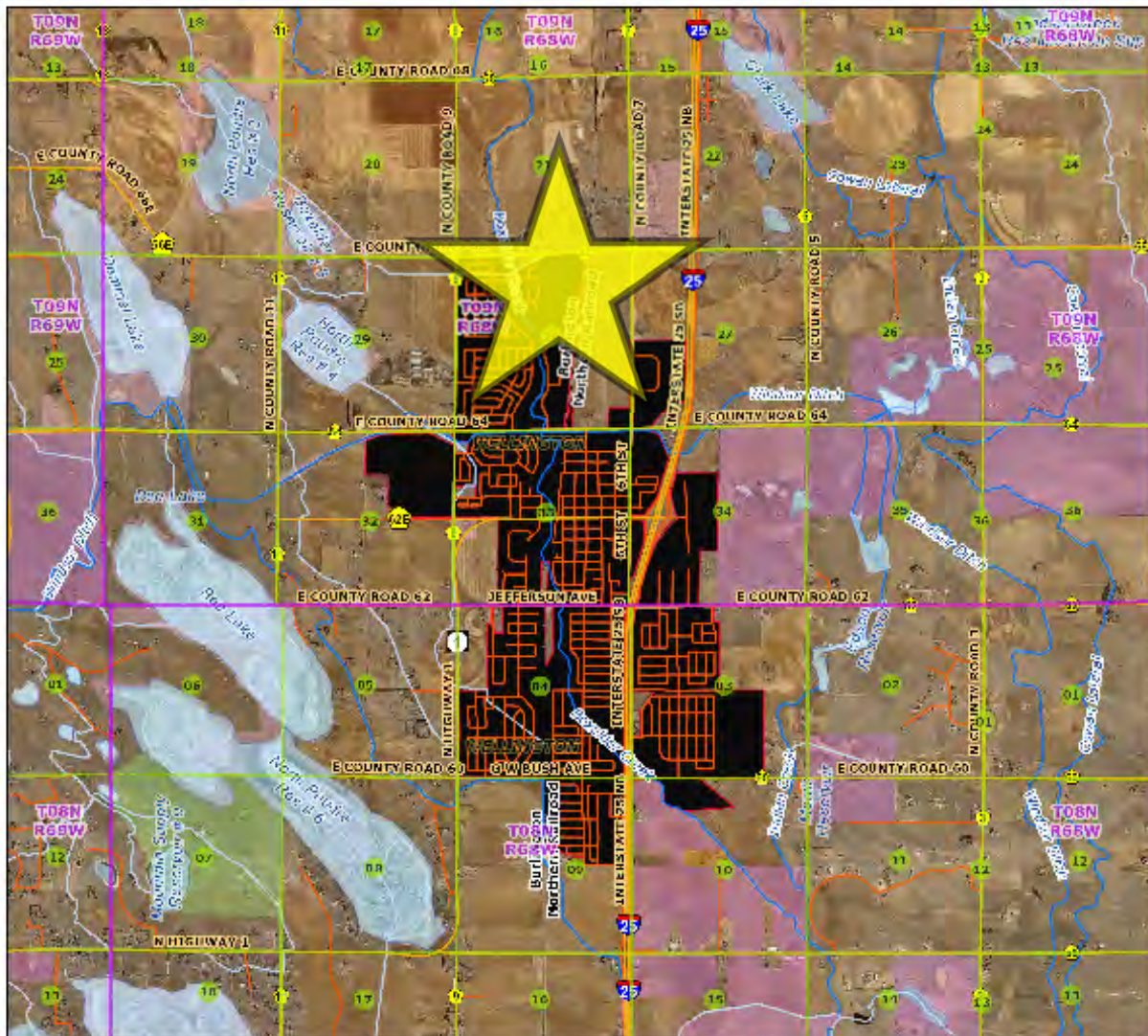
1. Move to approve the site plans for Connell Resources subject to conditions identified in the staff report.
2. Move to approve the site plans for Connell Resources subject to conditions identified in the staff report and also including condition(s) _____, _____, [...], and _____.
3. Move to table the site plan review for Connell Resources to a regular/special meeting of the Planning Commission to be held _____ (month) _____ (day), 2023 at _____ (time) at the Wilson Leeper Center, 3800 Wilson Ave., Wellington, Colorado.
4. Move to deny the site plan for Connell Resources.

ATTACHMENTS

1. Location Map
2. Applicant Narrative
3. Revised Plans Narrative
4. Site Plans
5. Building Architecture Samples
6. Town Review Comments
7. Referral Agency Comments
8. Larimer County Health Department Response
9. Wellington Fire Protection District Response
10. Larimer County Engineering Dept. Response
11. CDPHE Asphalt Production Fact Sheet



CONNELL RESOURCES PROPOSED SITE PLAN:



Legend			Notes
PLSS Township and Range	Rocky Mountain National Park	Green: Band_2	
PLSS Sections	Incorporated Areas	Blue: Band_3	
Railroads	City or Town	Red: Band_1	
Major Road System	County	Green: Band_2	
Road System	State		

Date Prepared: 1/13/2023 3:20:35 PM

Scale
1:50,000

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

November 14, 2022

Mr. Cody Bird, AICP
Planning Director
Town of Wellington
8225 Third Street
Wellington, CO 80549

RE: Connell Batch Plant
Site Plan Application

Dear Mr. Bird –

This letter follows recent coordination on the submittal of the Site Plan Application for the construction of Connell Resources, Inc. (Connell) Asphalt Batch Plant (Batch Plant). The Batch Plant is planned to be constructed along County Road 66, between County Road 7 and County Road 9, immediately west of the Burlington Northern Santa Fe (BNSF) Railroad Tracks. Included with this letter are full submittal documentation, as outlined on the Site Plan Application checklist.

This letter is intended to specifically address items on the Site Plan Application checklist and specific areas of concern identified by Wellington staff, as listed and described in detail below.

Utility Plans – Existing Water Main

The Town of Wellington (Town) has an existing 16-inch C900 PVC waterline routed through the proposed Connell Batch Plant site. This property contains an existing easement, recorded in 2003, for the construction and maintenance of the waterline across the property, applicable to the current Grantee, successors and assigns. In the easement document, with records number 20030053554, states the following:

“...permanent non-exclusive utility easement twenty (20) feet in width for the installation, construction, maintenance, inspection, operation, replacement, or removal of utilities... in, over, across, and upon the real property legally described...”

The location of roadways, building placement, and uses of the site have been completed with the Town's interest in mind, to protect and honor the existing easement. The utility easement across the property restricts the impediment of physical structures on the waterline and allows the Town access for maintenance of the utility. The existing waterline will be protected by a paved asphalt roadway on a portion of the site, and a flowfill cap in other areas.

Additionally, Connell is proposing to install an eight-inch waterline loop that will allow for future connectivity to the future Sundance property to the west. This waterline loop will be installed at Connell's cost and will be deeded to the Town for future expansion of the system, as desired, will improve water quality for the Town, and will reduce the need for a waterline tap on the Town's transmission main.

Utility Plans – Sanitary Sewer

At a meeting on October 20, 2022, the Town requested the sanitary sewer line be relocated to the west access road for future accessibility and maintenance of the line. The sanitary sewer line has been relocated to the west, per the Town's request. The sanitary sewer line is sized at the minimum necessary for the site use by Connell. If the Town desires to increase the size of the sanitary sewer system, the Town shall provide guidance on the revised sizing and cost-sharing program for increase in sanitary sewer size.

Roadway Improvements

The Traffic Impact Study (TIS), included with this application, identifies the addition of a right turn lane on north-bound CR 7, turning onto Owl Canyon Road. These roadway improvements are planned to be completed by Larimer County Engineering in 2023. As such, this construction has not been included within these documents. A copy of the preliminary construction drawings is attached to this letter in **Exhibit A**.

Further, the TIS does not require any additional features for County Road 66. In order to improve the quality of County Road 66, between BNSF and County Road 7, roadway improvements are proposed to minimize a vertical site curve obstruction immediately east of the BNSF tracks. These improvements will be maintained outside of the floodplain. The site plan also depicts that County Road 66 will be asphalt paved, although not mandated by the TIS.

Site Buildings

Connell's proposed site plan includes the construction of an office building, vehicle maintenance shop, ancillary vehicle shop, and lean-to structure. These structures are in a preliminary phase of design and elevations of these structures are not developed. Square-footages and finish floor elevations of each building are noted on the site plan. Color palettes for site buildings are not yet defined, but are intended to match the natural colors of the site.

Connell's office building is anticipated to have 26-gauge steel walls and roof, with a stone/brick wainscot. Connell anticipates maximizing natural light and will have windows on all four elevations of the building. The primary entrance to the building will be oriented to the west, facing the employee parking area.

Connell's vehicle shop buildings and lean-to storage structure are anticipated to have 26-gauge steel walls and roof. Both structures are anticipated to have translucent panels installed on a portion of the facility to maximize natural light into the building.

Photometrics

The proposed photometrics for the site are in preliminary design and a photometrics plan has not been included with this submittal. The site will have minimal lighting in effort to reduce light pollution to surrounding residential areas. The office and shops will have small, wall mounted fixtures and the batch plant will have several mounted lights. The batch plant and site will not have night operations, and therefore all lighting will be limited to employee safety and sight security.

Site Access & Emergency Easements

The property abutting the south edge of the proposed property contains an existing emergency access easement, as identified on the attached documents and by records number 20050095592. The emergency access easement terminates at the proposed property southern property line and does not currently extend across the site.

Per the discussions at the October 20, 2022 meeting, as requested by Town staff, emergency access gates and temporary road-base roadway has been added to the southwest corner of the site. This roadway will be able to be utilized for emergency vehicles accessing the site. Connell will dedicate an emergency access easement of 20-ft in this area and install Knox boxes on access gates to allow continuous emergency access from the property to the south, north to County Road 66.

If you have any questions regarding this supplemental information, please contact me at 970-690-1889 or jill.burrell@ditescoservices.com.

Sincerely,



Jill Burrell, P.E.

Enclosed: **Exhibit A** – Larimer County Engineering CR7/Owl Canyon Road Construction Drawing



TRANSMITTAL (Site Plan Application)

NO. 02

TO: Paul Whalen
Senior Planner
Town of Wellington
8225 Third Street
Wellington, CO 80549

PROJECT: Connell Batch Plant – Site Plan Resubmittal

Date Submitted: February 10, 2023

TRANSMITTED: Site Plan Application and Associated Documents

☐ Shop Drawings	☐ Catalogs	☐ Price Proposal
☐ Prints	☒ Plans	☐ Product Samples
☐ Specifications	☐ Copies	☒ Other

☐ For Approval	☒ For Your Review	☐ As Requested
☐ For Your Use		
☐ Approved As Submitted	☐ Approved As Noted	☐ Resubmit
☐ Return for Correction	☐ Prints Returned	
☐ Submit Copies for Distribution		
☐ Return Corrected Prints		
☐ Other		

Paul –

We are pleased to resubmit the Site Plan Application and the associated documents for the Connell Batch Plant. The submittal contains the following documents:

- Site Plan Application - Updated
- Site Plan Drawing Package
 - o Site Plan
 - o Utility and Grading Plans
 - o Drainage Exhibit
 - o Landscape Plans
 - o Irrigation Plans
 - o Photometrics Plan
- Office Building Drawings and Architectural Samples
- Site Lighting Cut Sheets
- Comment Response Log

Please do not hesitate to contact me if you have any questions or concerns. I can be reached by email at dan.egger@ditescoservices.com or by phone at (719) 964-0973.

Thanks,



2/10/23

SIGNED: Dan Egger, Ditesco Services

Date

RECEIVED: Town of Wellington

Date

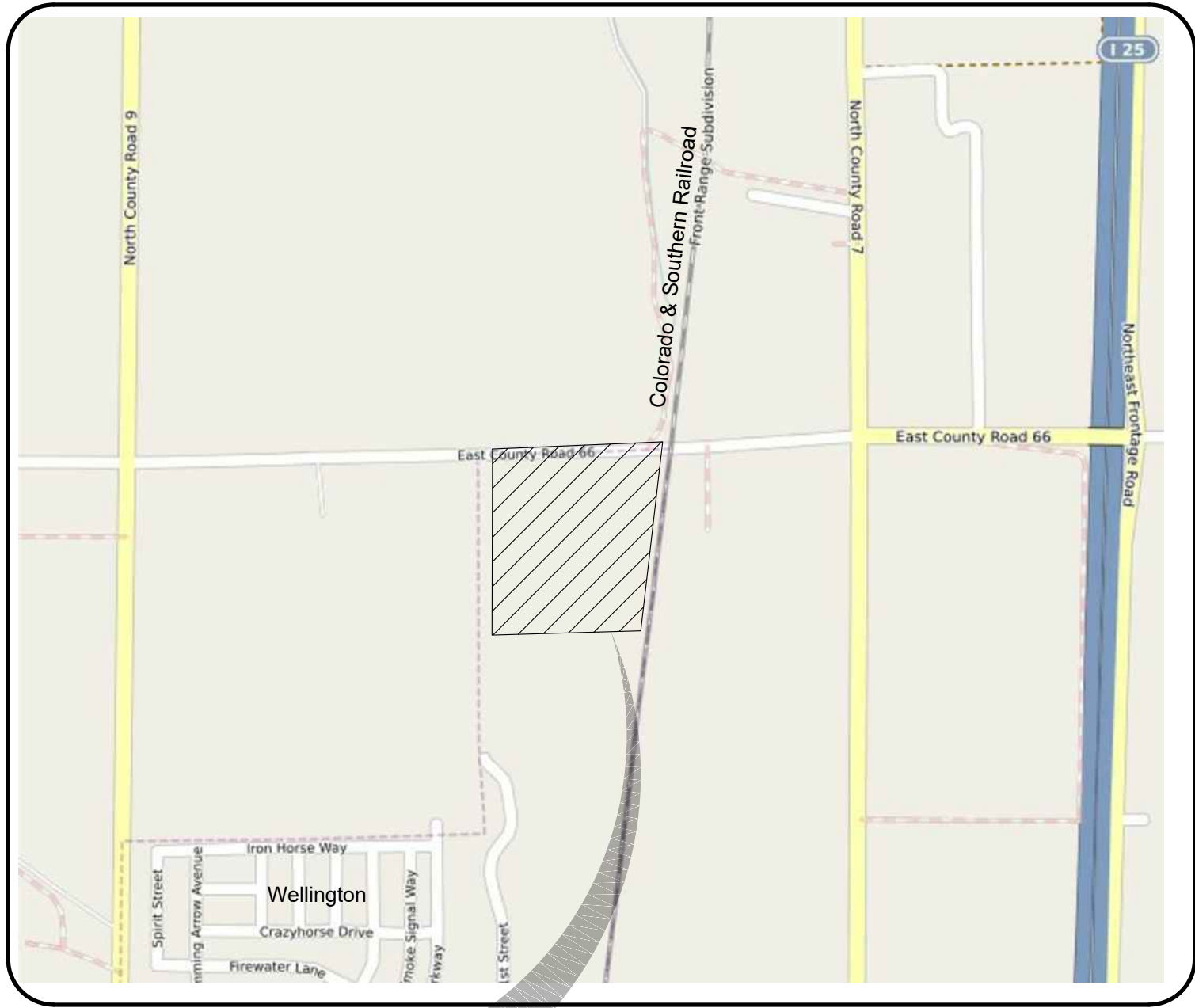
SITE PLANS FOR

CONNELL RESOURCES

WELLINGTON BATCH PLANT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6th P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

February, 2023



PROJECT
LOCATION

VICINITY MAP

NOT TO SCALE

CONTACT INFORMATION



OWNER
Connell Resources, Inc.
John Warren, President
7785 Highland Meadows Parkway #100
Fort Collins, Colorado 80528
(970) 223-3151



CIVIL ENGINEER
Ditesco
Jill Burrell, P.E.
2133 S. Timberline Road, Suite 110
Fort Collins, Colorado 80525
(970) 632-5068



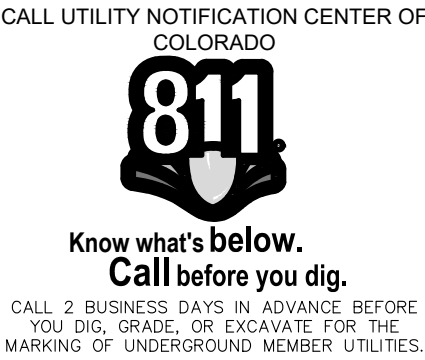
SURVEYOR
Majestic Surveying
Steven Parks, PLS
1111 Diamond Valley Drive,
Suite 104
Windsor, Colorado 80550
(970) 443-0882



GEOTECHNICAL
CTL Thompson, Inc
Chip Ledbetter, P.E.
400 North Link Lane
Fort Collins, Colorado 80524
(970) 206-9455

SHEET INDEX

INDEX NO.	SHEET NO.	DESCRIPTION
COVER AND GENERAL NOTES		
1	C001	COVER SHEET
SITE SHEETS		
2	S1	SITE PLAN
OVERALL EXHIBIT SHEETS		
3	C103	OVERALL SITE, UTILITY AND GRADING PLAN
SITE AND HORIZONTAL CONTROL SHEETS		
4	C201	SITE AND HORIZONTAL CONTROL PLAN
5	C202	SITE AND HORIZONTAL CONTROL PLAN
6	C203	SITE AND HORIZONTAL CONTROL PLAN
7	C204	SITE AND HORIZONTAL CONTROL PLAN
8	C205	LINE & CURVE DATA AND POINT TABLE
GRADING AND UTILITY SHEETS		
9	C301	UTILITY AND GRADING PLAN
10	C302	UTILITY AND GRADING PLAN
11	C303	UTILITY AND GRADING PLAN
12	C304	UTILITY AND GRADING PLAN
DRAINAGE EXHIBIT SHEETS		
13	C401	DEVELOPED DRAINAGE EXHIBIT
LANDSCAPE SHEETS		
14	L01	COVER SHEET
15	L02	LANDSCAPE PLAN NORTHEAST
16	L03	LANDSCAPE PLAN NORTHWEST
17	L04	LANDSCAPE PLAN MIDDLE EAST
18	L05	LANDSCAPE PLAN MIDDLE WEST
19	L06	LANDSCAPE PLAN SOUTH EAST
20	L07	LANDSCAPE PLAN SOUTH WEST
21	L08	LANDSCAPE PLAN SOUTH
22	L09	LANDSCAPE DETAILS
IRRIGATION SHEETS		
23	IR1.0	IRRIGATION PLAN
24	IR1.1	IRRIGATION PLAN
25	IR1.2	IRRIGATION PLAN
26	IR1.3	IRRIGATION PLAN
27	IR2.1	IRRIGATION DETAILS
PHOTOMETRICS SHEETS		
28	P101	PHOTOMETRICS PLAN
29	P102	PHOTOMETRICS SCHEDULE



BENCHMARKS

Coordinate Control

VERTICAL DATUM:
PROJECT DATUM: NAVD88

BENCHMARK: NGS R-356 Reset (2002)

ELEVATION: 5221.20 (NAVD88)

HORIZONTAL DATUM:
MODIFIED COLORADO STATE PLANE NORTH ZONE 0501 (GROUND) COORDINATES NAD 83(2011) DATUM. HORIZONTAL CONTROL BASED UPON TRIMBLE VRS NETWORK SOLUTION.

THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE X,Y,ONLY AT 0.999742580 (1.000257486) ABOUT THE ORIGIN 0,0.



P.E. Seal

Sheet Revisions		No.	By	Date
Revisions:				

COVER SHEET

WELLINGTON BATCH PLANT
CONNELL RESOURCES



PROJECT NUMBER:
XXXX

SHEET NUMBER

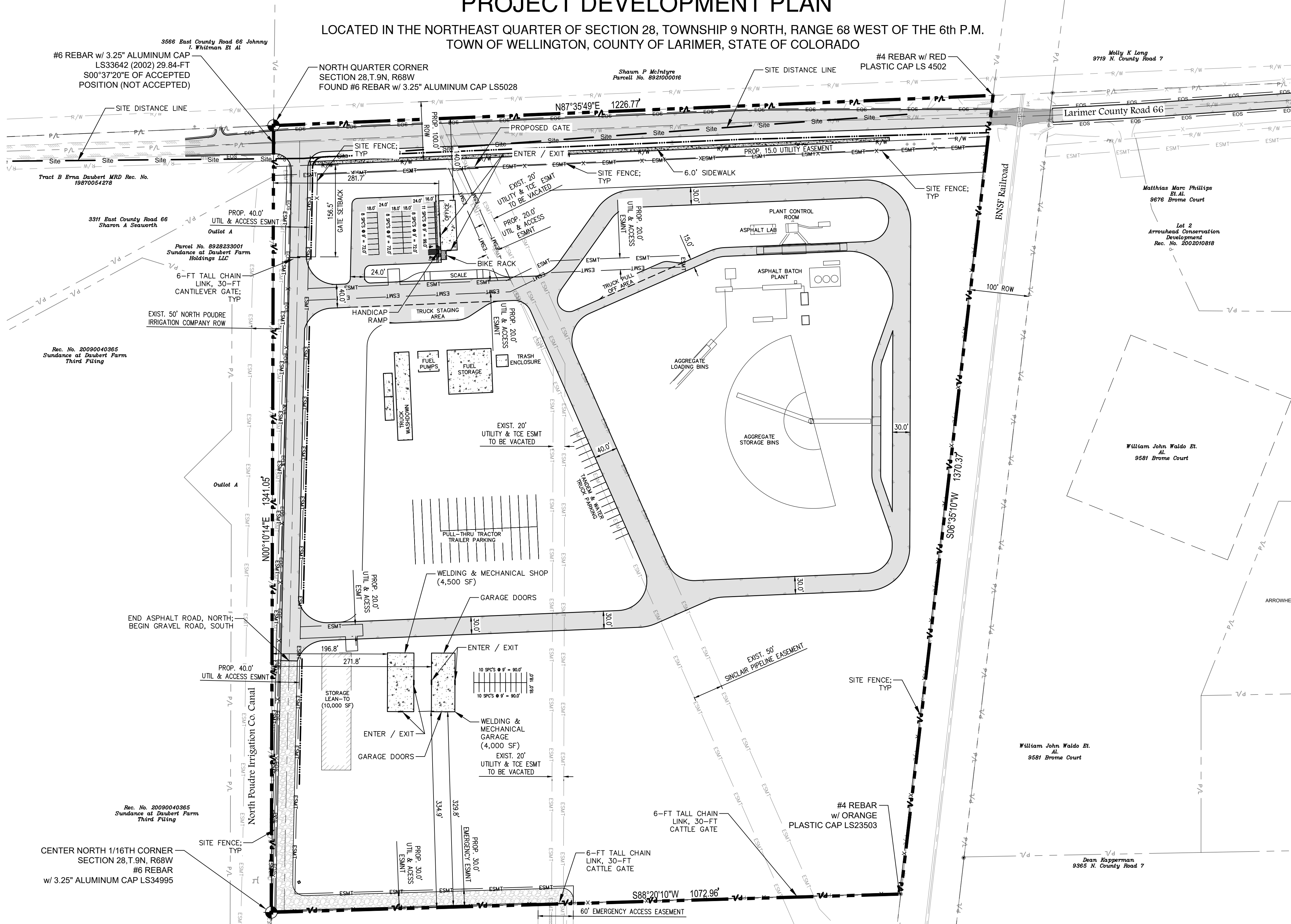
C001

SHEET INDEX: 1

Drawing Name: D:\Projects\Wellington Batch Plant\DWG\Sheets\Batch Plant Site Plan.dwg Wednesday, February 08, 2023 5:04 PM By: Rhonda Bunner

WELLINGTON BATCH PLANT PROJECT DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6th P.M.
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



LAND USE STATISTICS

Lot Coverage and Surfaces				
Category	Description	Area (SF)	Area (Acres)	%
Paved		234,025	5.37	15.11
	Parking Lot	17,845	0.41	1.15
	Roads	216,180	4.96	13.96
Buildings		20,880	0.48	1.35
	Office	2,380	0.05	0.15
	Weld Shop	4,500	0.10	0.29
	Weld Garage	4,000	0.09	0.26
	Lean-To	10,000	0.23	0.65
Walk		17,743	0.41	1.15
	Landscaped	269,084	6.18	17.37
	Detention	173,279	3.98	11.19
Undeveloped		1,276,346	29.30	82.40
	Undeveloped	833,983	19.15	53.84
Total		1,548,994	35.56	100.00

Proposed Buildings			
Description	Employees	Stories	Floor Area (SF)
Office	13	1	2,380
Welding and Mechanical Shop	3	1	4,500
Welding and Mechanical Garage	0	1	4,000
Storage Lean-To	0	1	10,000

Parking Requirements		
	Required	Provided
Standard Spaces	2	32
ADA Spaces	2	2

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP NINE NORTH (T.9N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, LYING WESTERLY OF THE C & S RAILROAD RIGHT OF WAY EXCEPT THAT PORTION CONVEYED BY DEED RECORDED NOVEMBER 22, 2004 AT RECEPTION NO. 20040111490.

SAID PARCEL CONTAINS 1,549,362 SQUARE FEET OR 35.568 ACRES MORE OR LESS BY THIS SURVEY.

NOTE

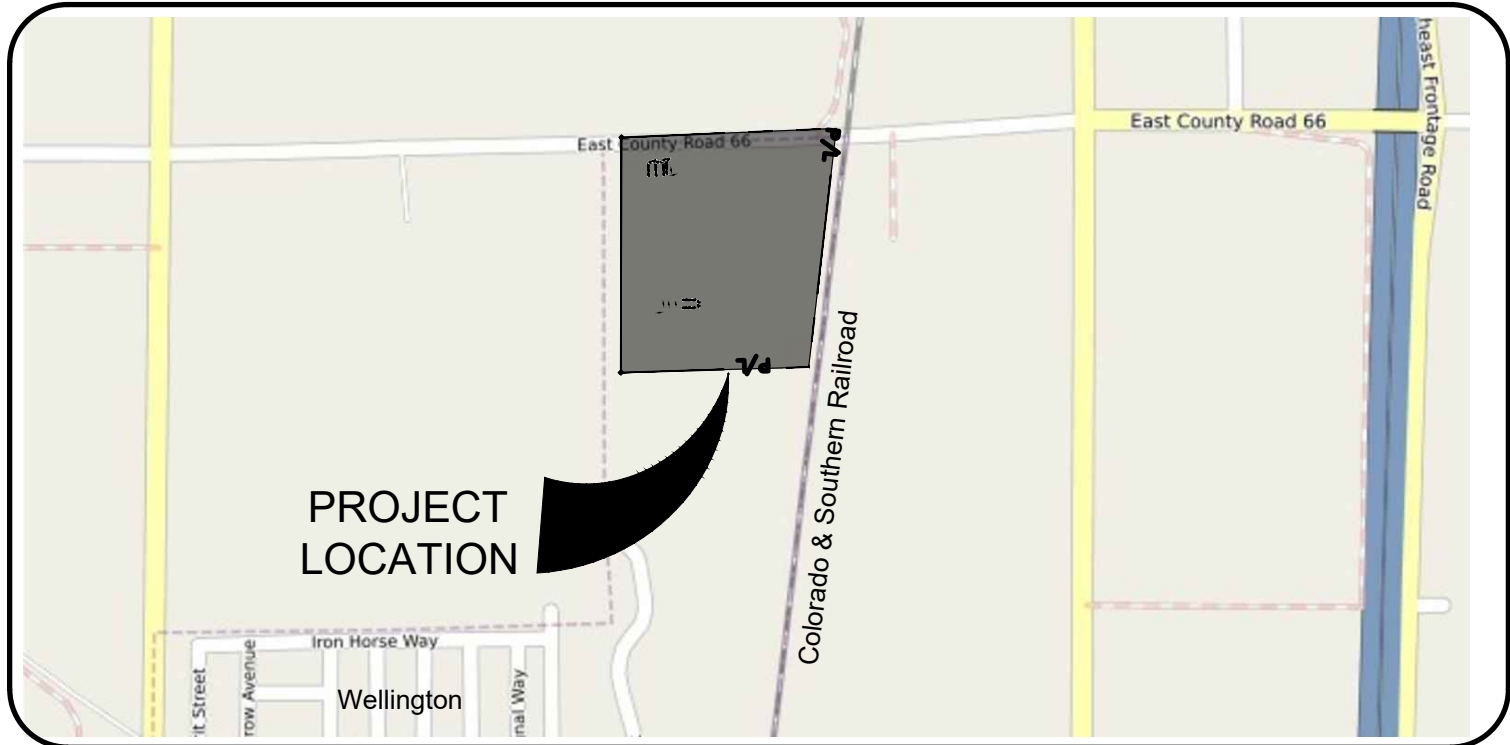
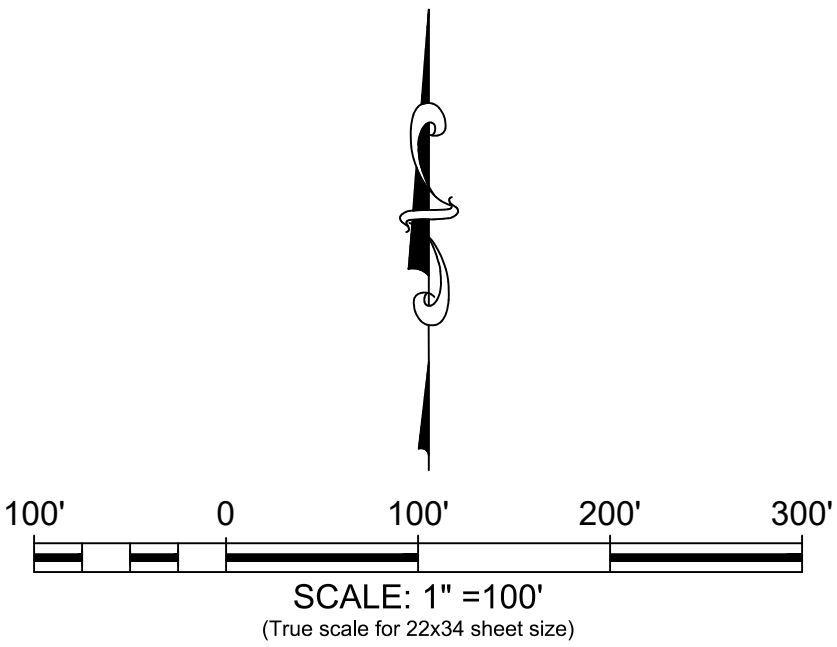
THIS IS A LAND USE PLANNING DOCUMENT, NOT A CONSTRUCTION DOCUMENT. REFER TO CIVIL ENGINEERING PLANS FOR SITE CONSTRUCTION.

OWNER

CONNELL RESOURCES, INC.
JOHN WARREN, PRESIDENT
7785 HIGHLAND MEADOWS PARKWAY #100
FORT COLLINS, COLORADO 80528
(970) 223-3151

DEVELOPER/APPLICANT

CONNELL RESOURCES, INC.
JOHN WARREN, PRESIDENT
7785 HIGHLAND MEADOWS PARKWAY #100
FORT COLLINS, COLORADO 80528
(970) 223-3151



LEGEND & ABBREVIATIONS

RIGHTS-OF-WAY	ROW	EXISTING RIGHT OF WAY	— R/W
TYPICAL	TYP	PROPOSED RIGHT OF WAY	— R/W
SQUARE FEET	SF	PROPOSED SWALE	— X —
EASEMENT	ESMT	PROPOSED FENCE	— EOS
PROPERTY BOUNDARY	— P/L	PROPOSED SHOULDER	— EOS
EDGE OF GRAVEL ROAD	—	EXISTING EASEMENT LINE	— ESMT
PROPOSED EDGE OF ASPHALT	—	PROPOSED EASEMENT	— ESMT
SITE DISTANCE LINE	— Site	PLANT ACCESS ROAD (ASPHALT)	—
		GRAVEL ROAD	—

GENERAL NOTES:

- REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
- REFER TO CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
- REFER TO THE CIVIL ENGINEERING FOR EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
- ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- ALL SIGNS UTILIZED SHALL COMPLY WITH THE TOWN OF WELLINGTON SIGN CODE.

OWNER'S CERTIFICATION	
The undersigned does/does hereby certify that I/we are the lawful owners of real property described on this Site Plan and do hereby certify that I/we accept the conditions and restrictions set forth on said Site Plan.	
Connell Resources, Inc.	Date
The foregoing instrument was acknowledged before me	
This _____ day of _____ A.D., 20____ by _____	
(Print Name)	
as _____	
My Commission Expires: _____	
Witness my hand and official seal	
Notary Public: _____	Address _____

PLANNING AND ZONING CERTIFICATE	
Approved by the Planning and Zoning Board of the Town of Wellington, Colorado, on this _____ day of _____, 20____.	
Secretary of Planning and Zoning Board	

ditesco
Project & Construction Services
2133 S. Timberline Road, Suite 110
Fort Collins, Colorado 80525
Phone: 970.632.5068
www.ditescoservices.com

P.E. Seal

Sheet Revisions	
No.	By Date

SITE PLAN

DESIGNED BY:	D. Egger	DATE:	February 8, 2023
DRAWN BY:	R. Bunner	SCALE:	1" = 100'
APPROVED BY:	J. Burrell	FILE NAME:	Batch Plant Site Plan.dwg

WELLINGTON BATCH PLANT
CONNELL RESOURCES

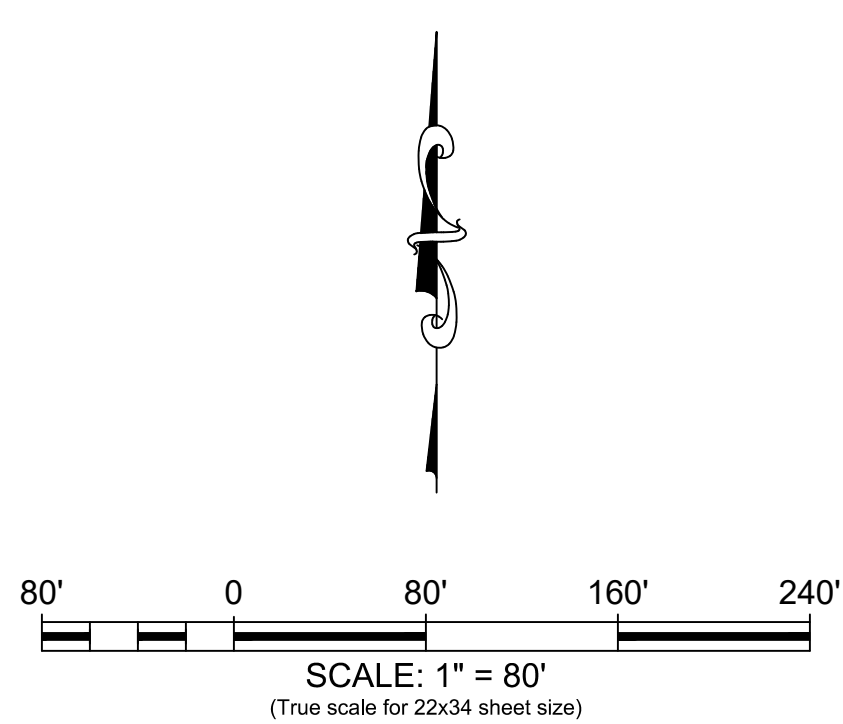


PROJECT NUMBER:
XXXX

SHEET NUMBER

S1

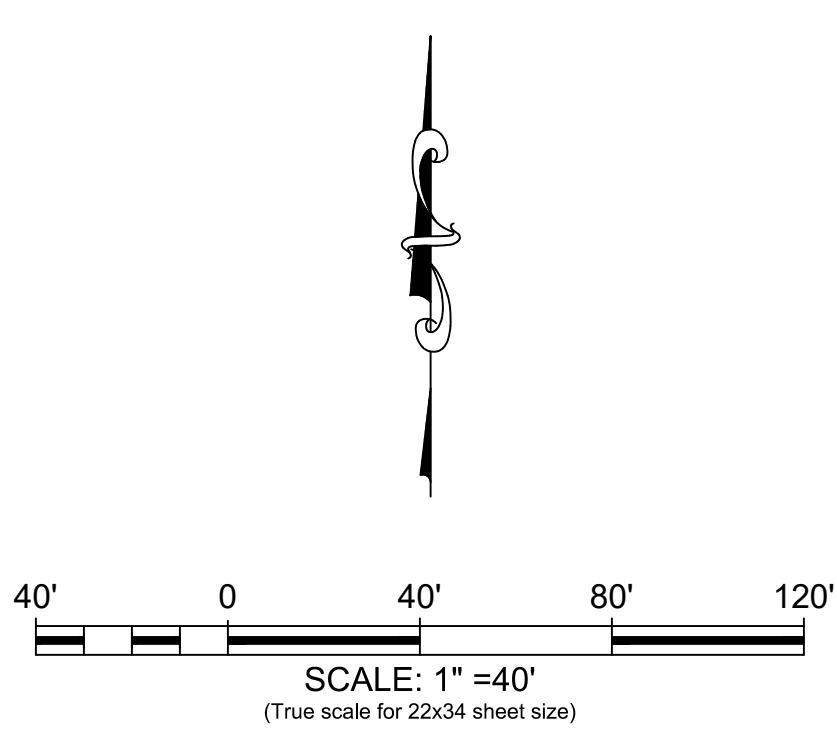
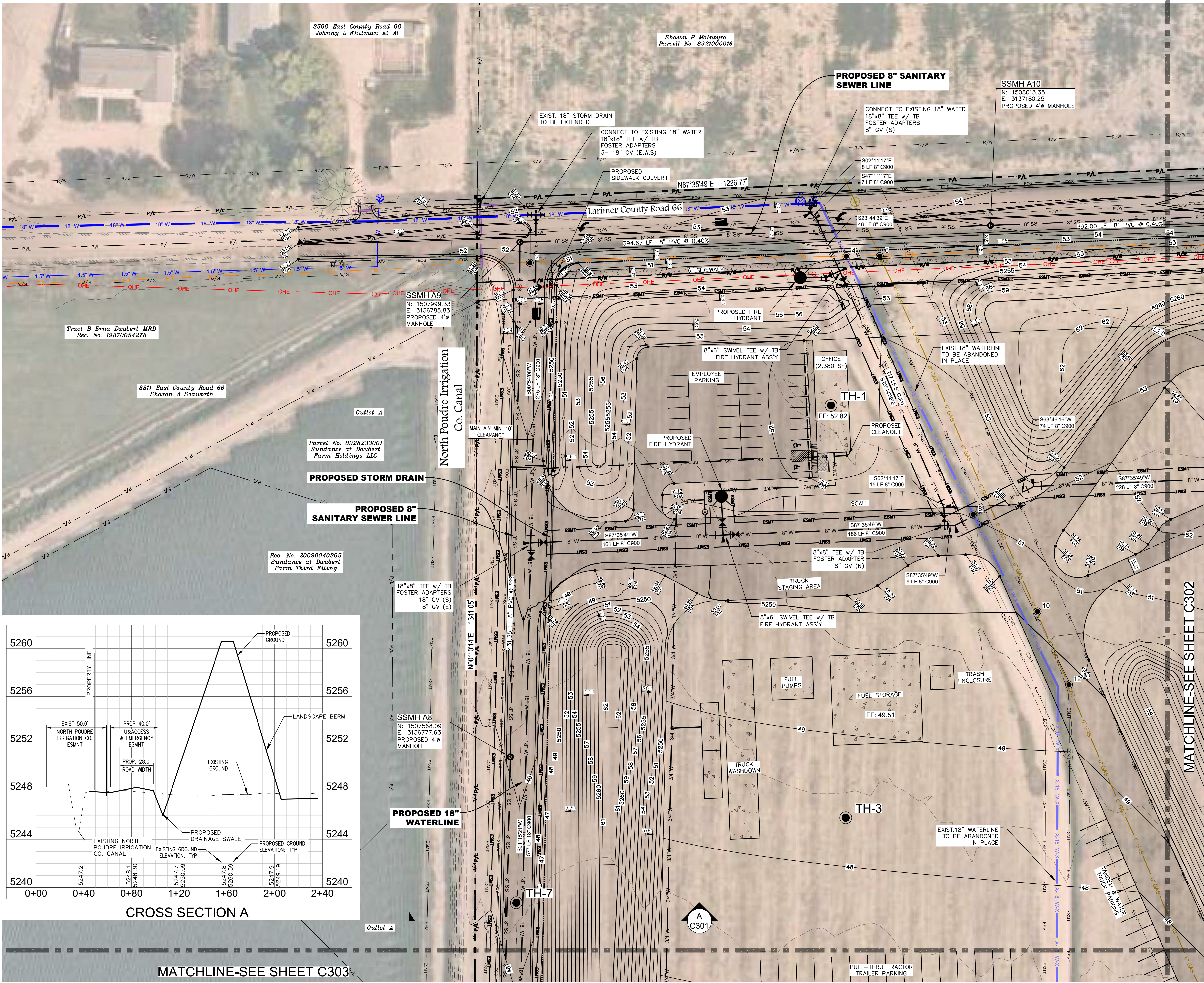
SHEET INDEX: 2



EXISTING CONTOURS		4987
PROPOSED CONTOURS		4987
SITE PROPERTY LINE		P/L
EXISTING RIGHT OF WAY		R/W
PROPOSED RIGHT OF WAY		R/W
PROPOSED EDGE OF ASPHALT		
PROPOSED EDGE OF SHOULDER		EOS
EDGE OF GRAVEL ROAD		
PROPOSED SWALE		
PROPOSED CHAIN LINK FENCE		
PROPOSED 2-STRAND BARB-WIRE		X
EXISTING EASEMENT		ESMT
PROPOSED EASEMENT		ESMT
EXISTING WATER		18" W
PROPOSED WATER		8" W
PROPOSED 3/4" WATER SERVICE		3/4" W
EXISTING SANITARY SEWER		8" SS
PROPOSED SANITARY SEWER		8" SS
EXISTING STORM DRAIN		
PROPOSED STORM DRAIN		
EXISTING OVERHEAD ELECTRIC		OHE
EXISTING SINCLAIR GASOLINE PIPELINE		6" GAS
EXISTING FIBER OPTIC		FO
EXISTING GATE VALVE		W V
EXISTING WATER MANHOLE		W MC
EXISTING SANITARY SEWER MANHOLE		S
PROPOSED SANITARY SEWER MANHOLE		
PROPOSED FIRE HYDRANT		
PROPOSED GATE VALVE		
PROPOSED THRUST BLOCK		
EXISTING POWER POLE		
EXISTING ELECTRIC BOX		EB
EXISTING TELEPHONE PEDESTAL		T
EXISTING MAILBOX		M
PLANT ACCESS ROAD (ASPHALT)		
GRAVEL ROAD		
BORE HOLES		TH2
UTILITY POTHOLE		20

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK.
2. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

1 PARKING STALLS SHOWN FOR LAYOUT PURPOSES ONLY. STRIPES WILL NOT BE INSTALLED.



LEGEND:	
EXISTING CONTOURS	--- 4987 ---
PROPOSED CONTOURS	--- 4987 ---
SITE PROPERTY LINE	--- P/L ---
EXISTING RIGHT OF WAY	--- R/W ---
PROPOSED RIGHT OF WAY	--- R/W ---
PROPOSED EDGE OF ASPHALT	--- EOS ---
PROPOSED EDGE OF SHOULDER	--- EOS ---
EDGE OF GRAVEL ROAD	--- EOS ---
PROPOSED SWALE	--- SWALE ---
PROPOSED CHAIN LINK FENCE	--- CHAIN LINK FENCE ---
PROPOSED 2-STRAND BARB-WIRE	--- 2-STRAND BARB-WIRE ---
EXISTING EASEMENT	--- ESMT ---
PROPOSED EASEMENT	--- ESMT ---
EXISTING WATER	--- 18" W ---
PROPOSED WATER	--- 8" W ---
PROPOSED 3/4" WATER SERVICE	--- 3/4" W ---
EXISTING SANITARY SEWER	--- 8" SS ---
PROPOSED SANITARY SEWER	--- 8" SS ---
EXISTING STORM DRAIN	--- STORM DRAIN ---
PROPOSED STORM DRAIN	--- STORM DRAIN ---
EXISTING OVERHEAD ELECTRIC	--- OHE ---
EXISTING SINCLAIR GASOLINE PIPELINE	--- 8" GAS ---
EXISTING FIBER OPTIC	--- FO ---
EXISTING GATE VALVE	--- GATE VALVE ---
EXISTING WATER MANHOLE	--- WMH ---
EXISTING SANITARY SEWER MANHOLE	--- SSMH ---
PROPOSED SANITARY SEWER MANHOLE	--- SSMH ---
PROPOSED FIRE HYDRANT	--- FIRE HYDRANT ---
PROPOSED GATE VALVE	--- GATE VALVE ---
PROPOSED THRUST BLOCK	--- THRUST BLOCK ---
EXISTING POWER POLE	--- POWER POLE ---
EXISTING ELECTRIC BOX	--- ELECTRIC BOX ---
EXISTING TELEPHONE PEDESTAL	--- TELEPHONE PEDESTAL ---
EXISTING MAILBOX	--- MAILBOX ---
PLANT ACCESS ROAD (ASPHALT)	--- PLANT ACCESS ROAD ---
GRAVEL ROAD	--- GRAVEL ROAD ---
BORE HOLES	--- BORE HOLES ---
UTILITY POTHOLE	--- UTILITY POTHOLE ---

NOTES:

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Sheet Revisions	By	Date
Revisions:		
No.		

UTILITY AND GRADING PLAN

DESIGNED BY: D. Egger
DRAWN BY: R. Bunner
APPROVED BY: J. Burrell

DATE: February 8, 2023
SCALE: 1" = 40'
FILE NAME: Batch Plant Site Grading.dwg

**WELLINGTON BATCH PLANT
CONNELL RESOURCES**

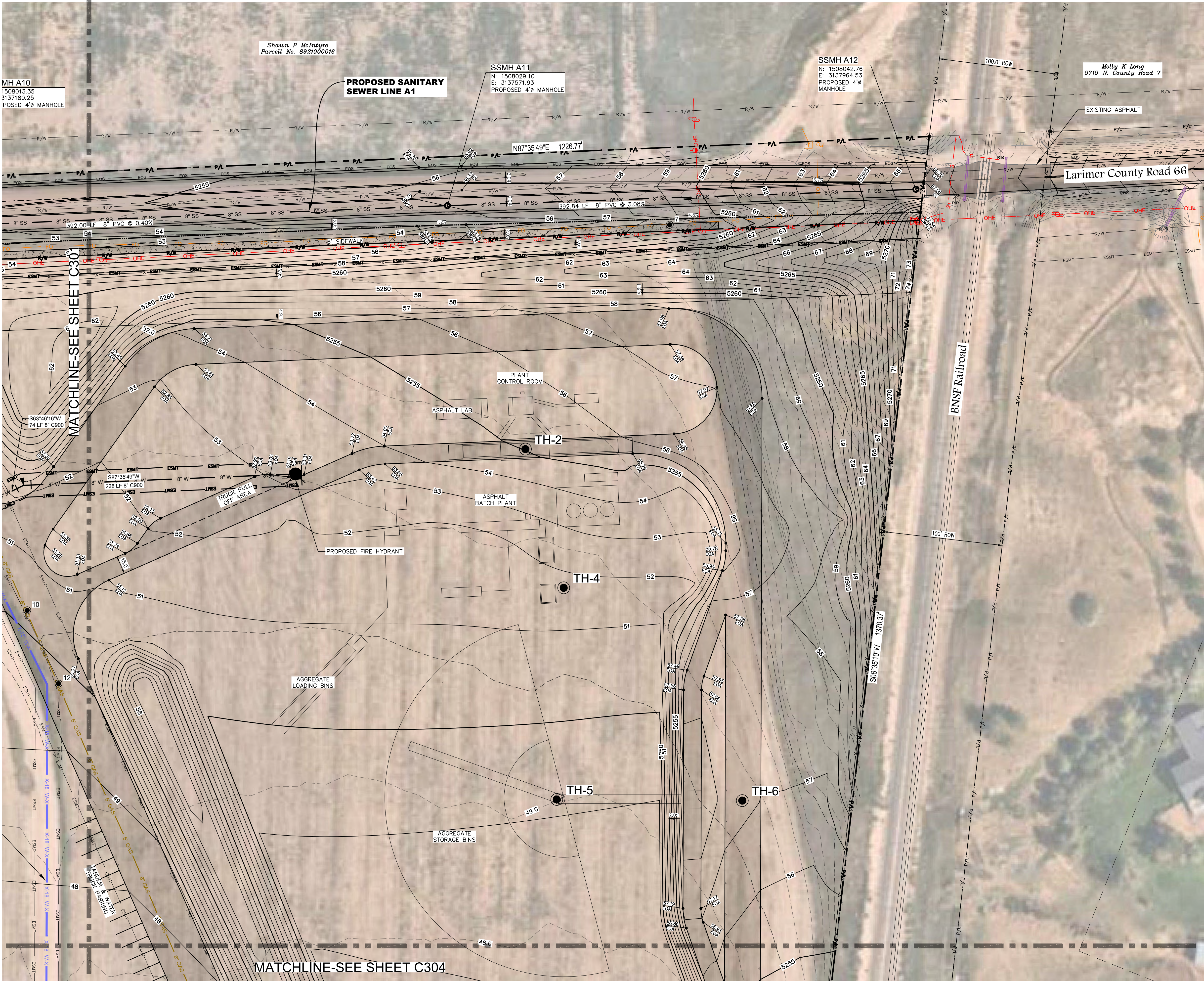
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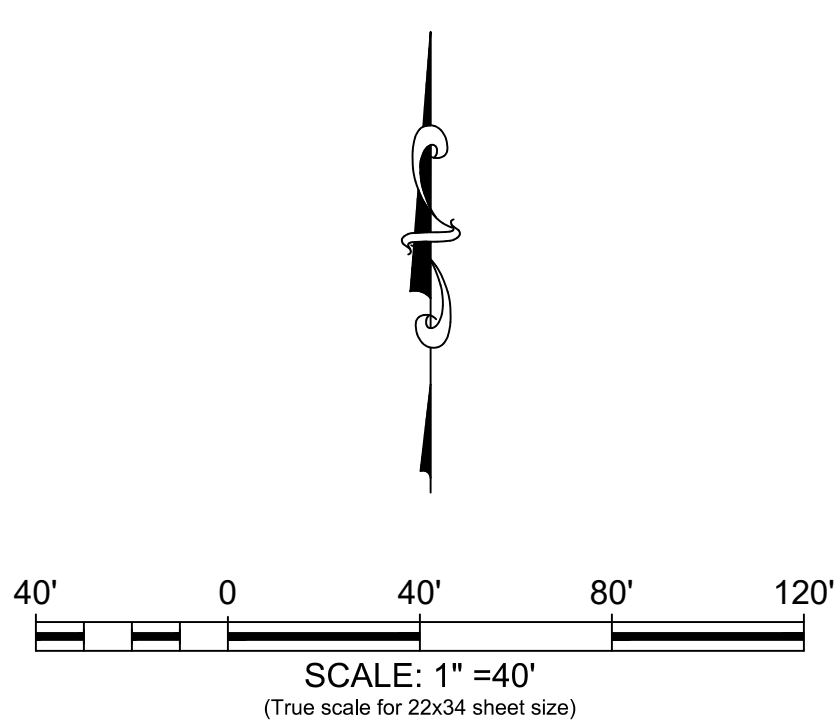
PROJECT NUMBER:
XXXX

SHEET NUMBER
C301

SHEET INDEX:
9

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LEGEND:	
EXISTING CONTOURS	--- 4987 ---
PROPOSED CONTOURS	--- 4987 ---
SITE PROPERTY LINE	--- P/L ---
EXISTING RIGHT OF WAY	--- R/W ---
PROPOSED RIGHT OF WAY	--- R/W ---
PROPOSED EDGE OF ASPHALT	--- EOS ---
PROPOSED EDGE OF SHOULDER	--- EOS ---
EDGE OF GRAVEL ROAD	--- EOS ---
PROPOSED SWALE	--- SWALE ---
PROPOSED CHAIN LINK FENCE	--- CHAIN LINK FENCE ---
PROPOSED 2-STRAND BARB-WIRE	--- 2-STRAND BARB-WIRE ---
EXISTING EASEMENT	--- ESM ---
PROPOSED EASEMENT	--- ESM ---
EXISTING WATER	--- 18" W ---
PROPOSED WATER	--- 8" W ---
PROPOSED 3/4" WATER SERVICE	--- 3/4" W ---
EXISTING SANITARY SEWER	--- 8" SS ---
PROPOSED SANITARY SEWER	--- 8" SS ---
PROPOSED STORM DRAIN	--- STORM DRAIN ---
EXISTING OVERHEAD ELECTRIC	--- OHE ---
EXISTING SINCLAIR GASOLINE PIPELINE	--- 8" GAS ---
EXISTING FIBER OPTIC	--- FO ---
EXISTING GATE VALVE	--- GATE VALVE ---
EXISTING WATER MANHOLE	--- WMH ---
EXISTING SANITARY SEWER MANHOLE	--- SSMH ---
PROPOSED SANITARY SEWER MANHOLE	--- SSMH ---
PROPOSED FIRE HYDRANT	--- FH ---
PROPOSED GATE VALVE	--- GATE VALVE ---
PROPOSED THRUST BLOCK	--- TB ---
EXISTING POWER POLE	--- PP ---
EXISTING ELECTRIC BOX	--- EB ---
EXISTING TELEPHONE PEDESTAL	--- TP ---
EXISTING MAILBOX	--- MB ---
PLANT ACCESS ROAD (ASPHALT)	--- PLANT ACCESS ROAD ---
GRAVEL ROAD	--- GRAVEL ROAD ---
BORE HOLES	--- BH ---
UTILITY POTHOLE	--- UP ---

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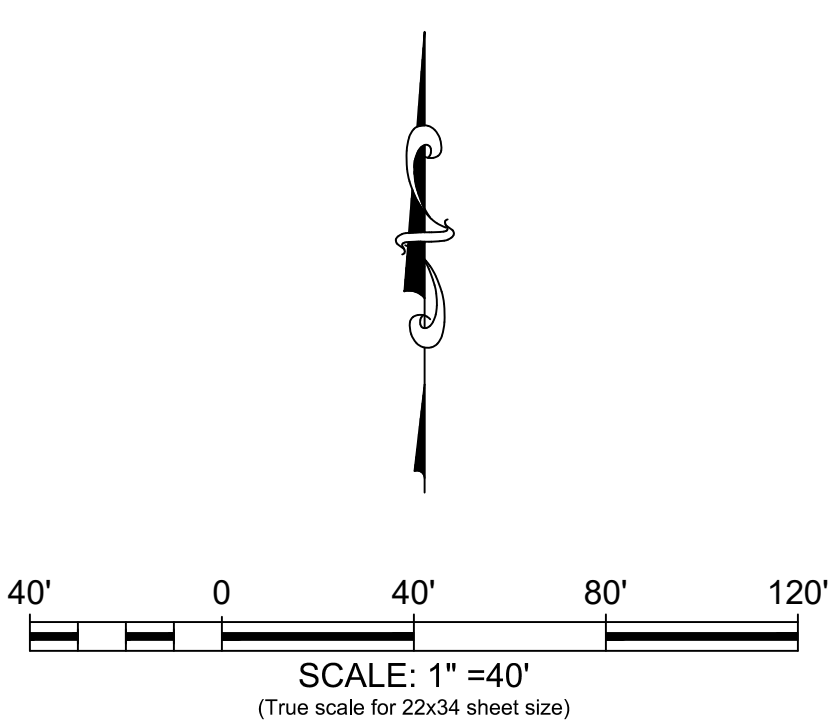
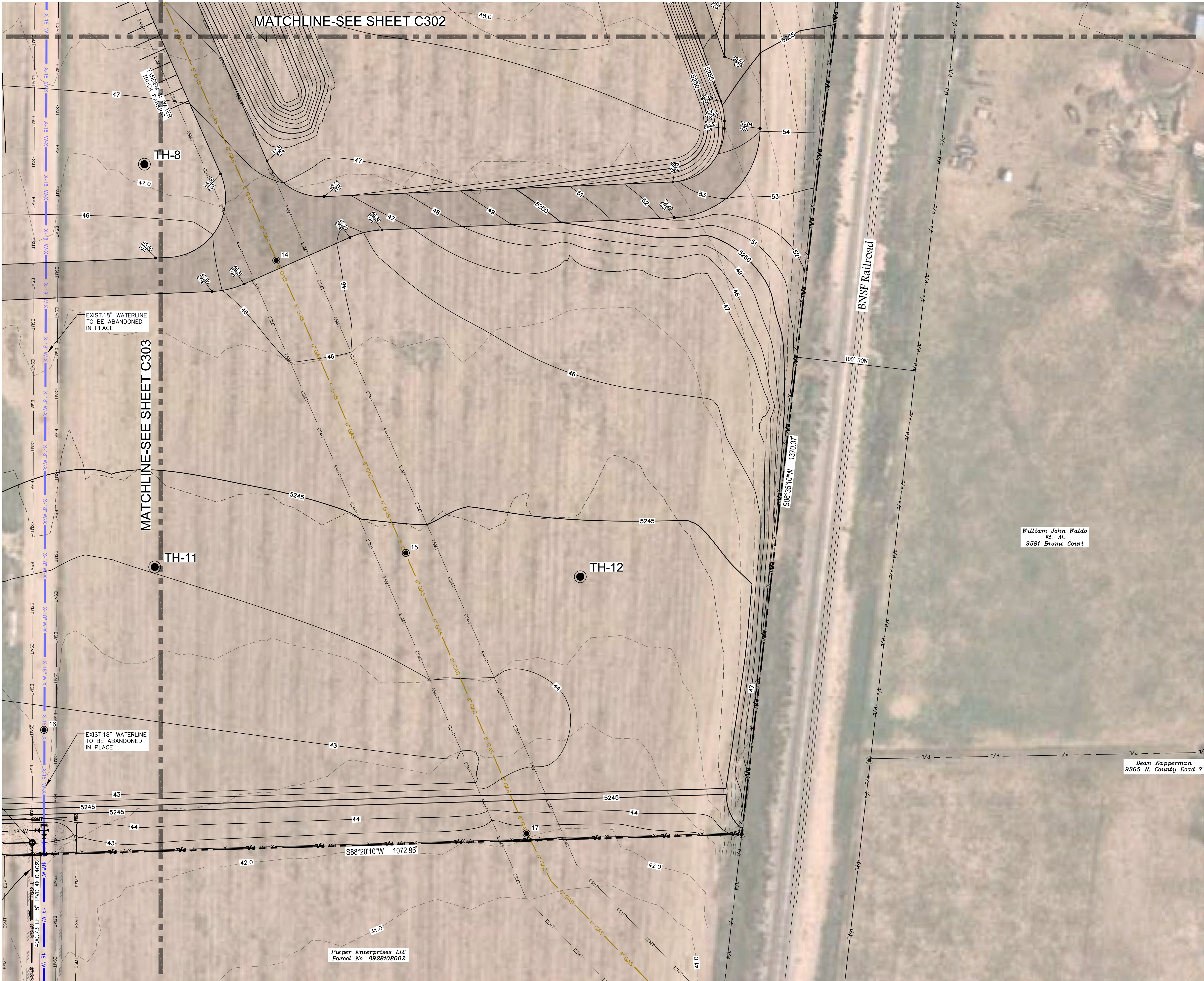
Sheet Revisions	
No.	By Date

UTILITY AND GRADING PLAN			
DESIGNED BY:	D. Egger	DATE:	February 8, 2023
DRAWN BY:	R. Bummer	SCALE:	1" = 40'
APPROVED BY:	J. Burrell	FILE NAME:	Batch Plant Site Grading.dwg

WELLINGTON BATCH PLANT
CONNELL RESOURCES

CONNELL

PROJECT NUMBER:	XXXX
SHEET NUMBER	C303
SHEET INDEX:	11



LEGEND:	
EXISTING CONTOURS	--- 4987 ---
PROPOSED CONTOURS	— 4987 —
SITE PROPERTY LINE	— - - - - P/L
EXISTING RIGHT OF WAY	— - - - - R/W
PROPOSED RIGHT OF WAY	— - - - - P/W
PROPOSED EDGE OF ASPHALT	— - - - - EOS
PROPOSED EDGE OF SHOULDER	— - - - - EOS
EDGE OF GRAVEL ROAD	— - - - - EOS
PROPOSED SWALE	— - - - - S
PROPOSED CHAIN LINK FENCE	— - - - - F
PROPOSED 2-STRAND BARB-WIRE	— - - - - X
EXISTING EASEMENT	— - - - - ESMT
PROPOSED EASEMENT	— - - - - ESMT
EXISTING WATER	— - - - - 18" W
PROPOSED WATER	— - - - - 8" W
PROPOSED 3/4" WATER SERVICE	— - - - - 3/4" W
EXISTING SANITARY SEWER	— - - - - 8" SS
PROPOSED SANITARY SEWER	— - - - - 8" SS
EXISTING STORM DRAIN	— - - - - S
PROPOSED STORM DRAIN	— - - - - S
EXISTING OVERHEAD ELECTRIC	— - - - - OHE
EXISTING SINCLAIR GASOLINE PIPELINE	— - - - - 6" GAS
EXISTING FIBER OPTIC	— - - - - FO
EXISTING GATE VALVE	— - - - - G
EXISTING WATER MANHOLE	— - - - - M
EXISTING SANITARY SEWER MANHOLE	— - - - - M
PROPOSED SANITARY SEWER MANHOLE	— - - - - M
PROPOSED FIRE HYDRANT	— - - - - H
PROPOSED GATE VALVE	— - - - - G
PROPOSED THRUST BLOCK	— - - - - T
EXISTING POWER POLE	— - - - - P
EXISTING ELECTRIC BOX	— - - - - E
EXISTING TELEPHONE PEDESTAL	— - - - - T
EXISTING MAILBOX	— - - - - M
PLANT ACCESS ROAD (ASPHALT)	— - - - - A
GRAVEL ROAD	— - - - - G
BORE HOLES	— - - - - B
UTILITY POTHOLE	— - - - - P

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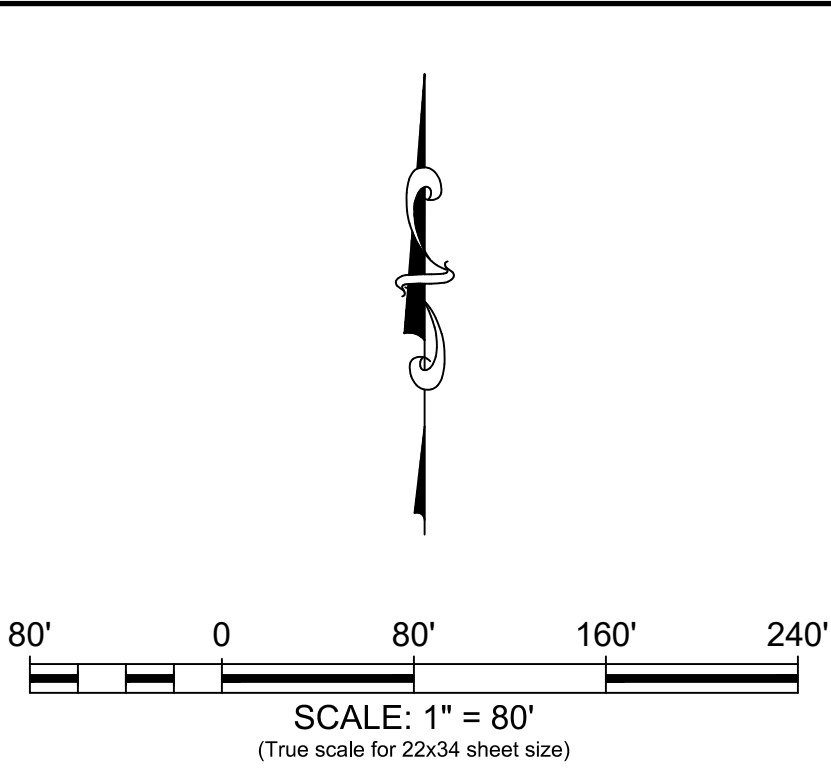
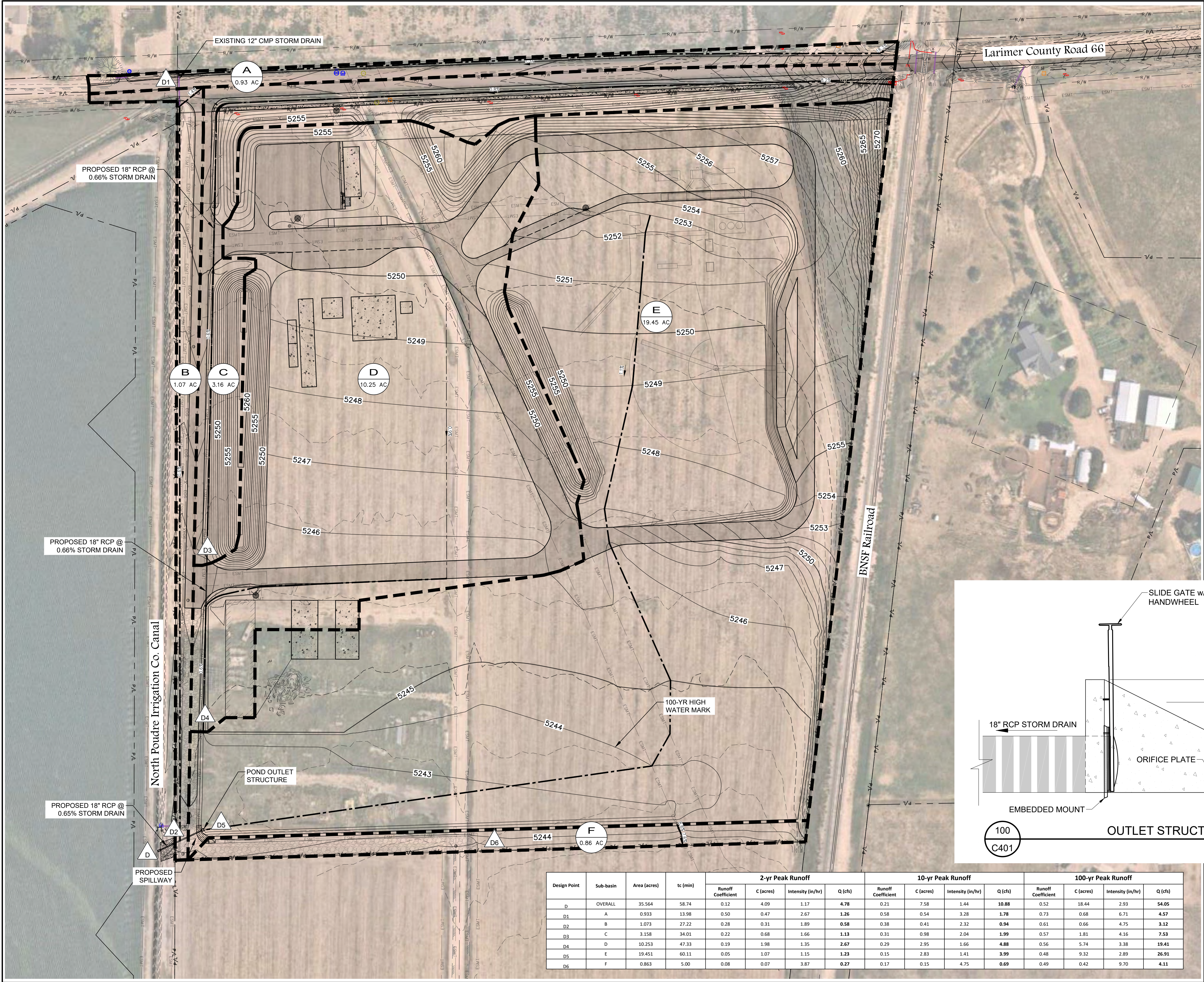
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Sheet Revisions	
No.	By Date

UTILITY AND GRADING PLAN

DESIGNED BY:	D. Egger	DATE:	February 8, 2023
DRAWN BY:	R. Bummer	SCALE:	1" = 40'
APPROVED BY:	J. Burrell	FILE NAME:	Batch Plant Site Grading.dwg

Drawing Name: D:\Projects\Wellington Batch Plant\Bw\Sheers\Batch Plant Drainage Site.dwg, Wednesday, February 08, 2023 5:07 PM By: Rhonda Burner



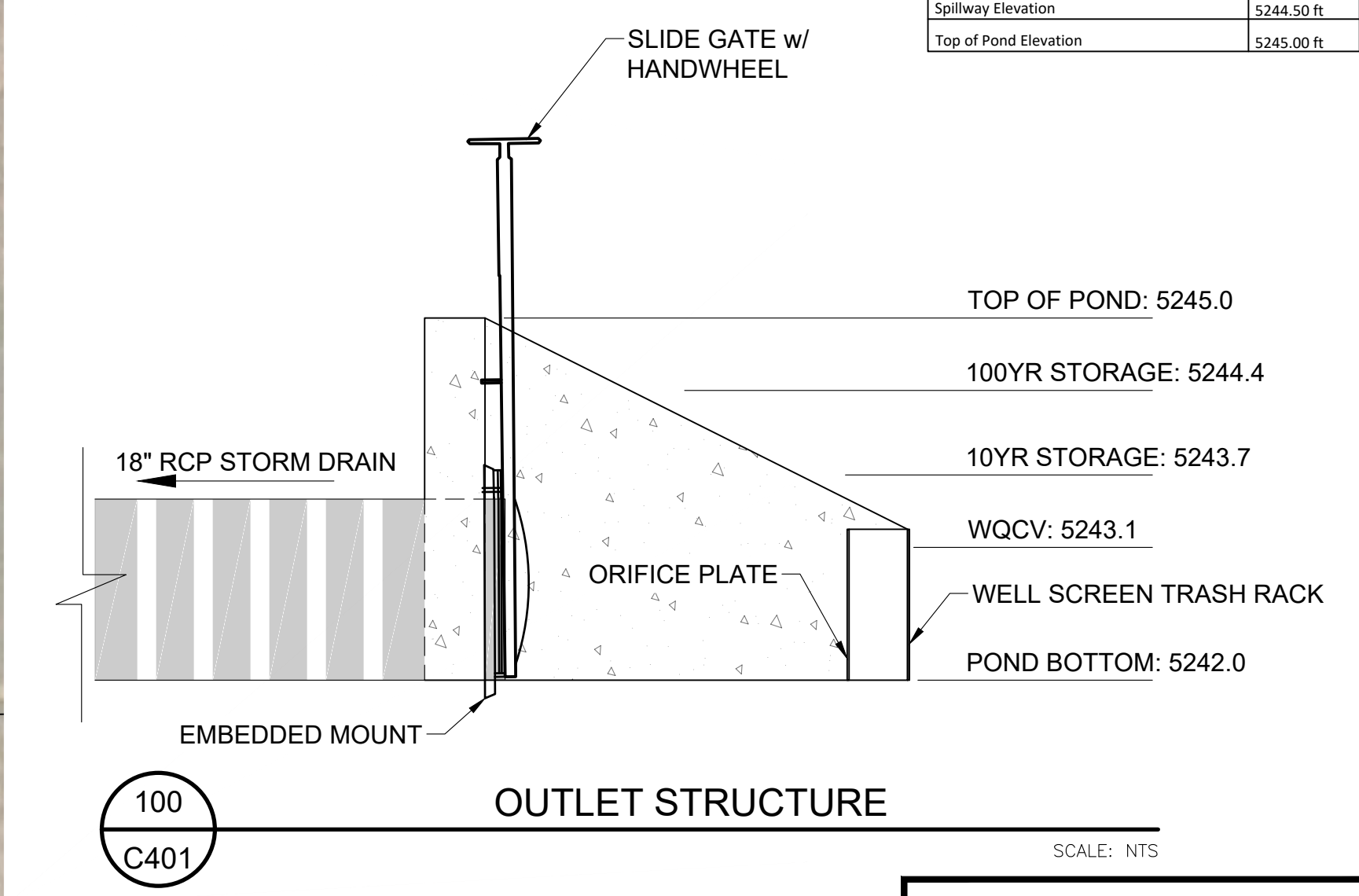
- LEGEND:**
- PROPOSED CONTOUR — 28
 - EXISTING CONTOUR - - - 5028
 - EXISTING STORM SEWER ———
 - PROPOSED STORM SEWER ———
 - DRAINAGE BASIN LABEL — A — 1.23 ac
 - DRAINAGE DESIGN POINT — 9B
 - DRAINAGE BASIN BOUNDARY ———
 - FLOW PATH ———

NOTES:

**FOR DRAINAGE REVIEW ONLY
NOT FOR CONSTRUCTION**

- REFER TO THE "CONNELL BATCH PLANT DRAINAGE REPORT" BY DITESCO, DATED NOVEMBER 11, 2022 FOR ADDITIONAL INFORMATION.
- REFER TO SITE PLAN AND GRADING AND UTILITY PLANS FOR ADDITIONAL INFORMATION.

Pond Summary Table	
Pond Bottom Elevation	5244.00 ft
Water Quality Capture Volume (WQCV)	0.34 ac-ft
WQCV Elevation	5243.10 ft
100-Year Storage Volume	2.23 ac-ft
100-Year Elevation	5244.40 ft
Spillway Elevation	5244.50 ft
Top of Pond Elevation	5245.00 ft



**TOWN OF WELLINGTON
DRAWING APPROVAL**

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

DATE _____ BY _____ TOWN ENGINEER

DATE _____ BY _____ PUBLIC WORKS DIRECTOR

Design Point	Sub-basin	Area (acres)	tc (min)	2-yr Peak Runoff				10-yr Peak Runoff				100-yr Peak Runoff			
				Runoff Coefficient	C (acres)	Intensity (in/hr)	Q (cfs)	Runoff Coefficient	C (acres)	Intensity (in/hr)	Q (cfs)	Runoff Coefficient	C (acres)	Intensity (in/hr)	Q (cfs)
D	OVERALL	35.564	58.74	0.12	4.09	1.17	4.78	0.21	7.58	1.44	10.88	0.52	18.44	2.93	94.05
D1	A	0.933	13.98	0.50	0.47	2.67	1.26	0.58	0.54	3.28	1.78	0.73	0.68	6.71	4.57
D2	B	1.073	27.22	0.28	0.31	1.89	0.58	0.38	0.41	2.32	0.94	0.61	0.66	4.75	3.12
D3	C	3.158	34.01	0.22	0.68	1.66	1.13	0.31	0.98	2.04	1.99	0.57	1.81	4.16	7.53
D4	D	10.253	47.33	0.19	1.98	1.35	2.67	0.29	2.95	1.66	4.88	0.56	5.74	3.38	19.41
D5	E	19.451	60.11	0.05	1.07	1.15	1.23	0.15	2.83	1.41	3.99	0.48	9.32	2.89	26.91
D6	F	0.863	5.00	0.08	0.07	3.87	0.27	0.17	0.15	4.75	0.69	0.49	0.42	9.70	4.11



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Sheet Revisions	By	Date	No.
	Revisions:		

DESIGNED BY: D. Egger
DRAWN BY: R. Burner
APPROVED BY: J. Burrell

DATE: February 8, 2023
SCALE: 1" = 80'
FILE NAME: Batch Plant Drainage Site.dwg

DEVELOPED DRAINAGE EXHIBIT

WELLINGTON BATCH PLANT
CONNELL RESOURCES

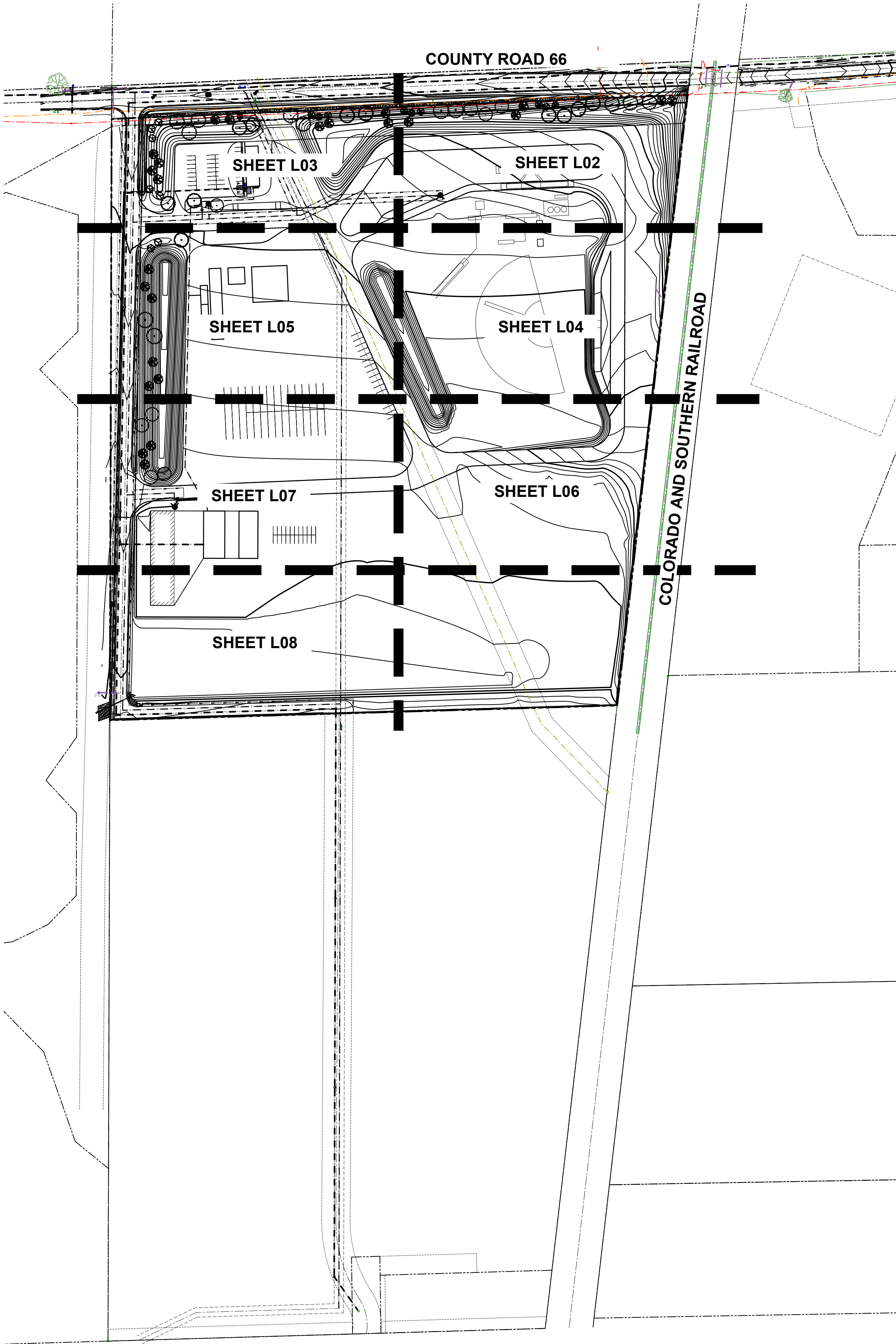


PROJECT NUMBER:
XXXX

SHEET NUMBER
C401

SHEET INDEX: 13

Drawing Name: \\Mac\Dropbox\Vignette 2\25034 Connell\Drawings\PD\125034L1.dwg Tuesday, February 07, 2023 12:40 PM By: Terencehoaglund Bunner



GENERAL LANDSCAPE NOTES

- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN OF WELLINGTON WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD. AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. NATIVE GRASS SEED MIXES CAN REDUCE THE COMPOST RATE TO TWO (2) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
10 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
6 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF WELLINGTON. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 8' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION -- AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.
- ONE YEAR WARRANTY TO BE PROVIDED ON ALL PLANT MATERIAL BY THE LANDSCAPE CONTRACTOR.
- MULCH SHALL BE COMPRISED OF A ROCK MULCH MIX:
40% WASHED PEA GRAVEL
60% 3/4"-1.5" DIA. WASHED WESTERN RIVER ROCK
- DRIP IRRIGATION OF PLANT MATERIAL SHALL BE INCLUDED IN THE DRYLAND SEEDED AREAS PER THE APPROVED IRRIGATION PLANS.

NATIVE SEED MIX NOTES

- PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS, THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA.
- IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER.
- APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
- DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 1/2 INCH DEPTH. FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
- TREAT NATIVE SEED MIX AREA PRIOR TO INSTALLATION OF SEED WITH APPROPRIATE HERBICIDE TO PROACTIVELY MITIGATE HERBACEOUS WEED SPECIES GROWTH DURING ESTABLISHMENT PERIOD THEN AFTER APPROPRIATE TIME PERIOD APPLY NATIVE SEED AS CALLED FOR ON APPROVED PLANS.
- AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW OR OTHER APPROPRIATE METHODS AND PROVIDED TEMPORARY IRRIGATION UNTIL SEED IS ESTABLISHED.
- CONTRACTOR SHALL MONITOR SEEDED AREA FOR PROPER IRRIGATION, EROSION CONTROL, GERMINATION AND RESEEDING AS NEEDED TO ESTABLISH COVER.
- THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOWING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6-8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
- NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT TOTAL COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNTIL DEEMED ESTABLISHED BY CITY PLANNING SERVICES.
- THE DRYLAND GRASSES SHALL BE IRRIGATED WITH A WATER TRUCK ONCE EVERY THREE DAYS DURING THE FIRST MONTH TO AID IN ESTABLISHMENT. AND ONCE A WEEK THEREAFTER FOR THE FIRST GROWING SEASON. DURING THE SECOND GROWING SEASON, THE DRYLAND GRASSES SHALL BE WATERED WITH THE SAME METHOD EVERY OTHER WEEK DURING THE GROWING SEASON. AFTER THE FIRST TWO GROWING SEASONS, WATERING WILL BE ON AN AS NEEDED BASIS.

PLANT LIST

Code	Scientific Name	Common Name	Qty.	Size	Diversity	Water Use	Comments
DECIDUOUS SHADE TREES			29				
CASP	Catalpa speciosa	Western Catalpa	8	2" cal	13.1%	Low	
CEOC	Celtis occidentalis	Western Hackberry	8	2" cal	13.1%	Xeric	
GLTS	Gleditsia triacanthos interims 'Skyline'	Skyline Honeylocust	9	2" cal	14.8%	Low	
GYDI	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	4	2" cal	6.6%	Low	Seedless Clone
ORNAMENTAL TREES			7				
CWVG	Crataegus viridis 'Winter King'	Wintergreen Hawthorne Hawthorne	7	1.5" cal	11.5%	Low	
EVERGREEN TREES			25				
PIPG	Picea pungens glauca	Colorado Blue Spruce	12	6" B&B	19.7%	Med	
PINI	Pinus nigra	Austrian Pine	13	6" B&B	21.3%	Low	
TOTAL TREES			61				
DECIDUOUS SHRUBS			31				
ERINN	Ericameria nauseosa asp. nauseosa var. speciosa	Tall Blue Rabbitbrush	26	#5		Xeric	
RHTR	Rhus trilobata	Three Leaf Sumac	5	#5		Low	
EVERGREEN SHRUBS			40				
JUCH	Juniperus chinensis 'Holbert'	Holbert Juniper	21	#5		Xeric	
JUHJ	Juniperus horizontalis 'Hughes'	Hughes Juniper	14	#5		Xeric	
JUTT	Juniperus scopulorum 'Table Top'	Table Top Blue Juniper	5	#5		Xeric	
ORNAMENTAL GRASSES			37				
PAVS	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	37	#1		Low	

SEED MIXES

DRYLAND NATIVE GRASS SEED MIX			
Scientific Name	Common Name	Percent of Mix	Seeded Rate Lbs/ Acre (drilled)
Schizachyrium scoparium 'Cimarron'	Little Bluestem	5.0%	0.50
Paspopyrum smithii 'Arriba'	Western Wheatgrass	23.0%	5.46
Bouteloua gracilis 'Hachita'	Blue Grama	25.0%	0.79
Sporobolus airoides	Alkali sacaton	9.0%	0.13
Achnatherum hymenoides	Indian Ricegrass	5.0%	0.93
Elymus Trachycalus 'Prior'	Slender Wheatgrass	15.0%	2.47
Artemisia millefolium	Prairie Sage*	1.0%	0.01
Nassella Viridula 'Lodorm'	Green Needle Grass	15.0%	2.17
Achillea millefolium	White Yarrow*	0.1%	0.001
Sphaeralcea coccinea	Scarlet Globemallow	0.9%	0.05
Ratibida columnifera	Prairie Conflower	1.0%	0.04
		100%	12.54

*Package seed separately
Seeding rate: 60 seeds per square foot, drilled

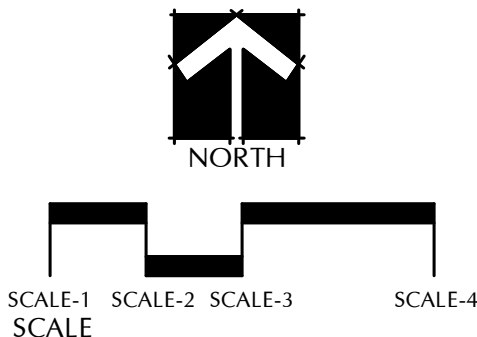
WATER USE

Water Usage Category	Total Area Per Category	Gallons per sf	Total Gallons of Water per Square foot of Category
High Water Use	0	12	0
Medium Water Use	0	9	0
Low Water Use (shrub beds)	5,997	3	17,991
Xeric (very low) Water Use (dryland turf)	263,087	1	263,087
Totals	269,084		281,078

LANDSCAPE USE CATEGORIES

Category	Area/ length			
Total Site Area	1,463,725			
Landscape Area	269,084			
Percent of Site	18.38%			
			Trees Required	Trees Provided
County Road 66	1,160	1 tree/ 40 Linear Foot	29	29
Site Perimeter	1,235	1 tree/ 40 Linear Foot	30.875	38
On Site Landscaping	3,100	1 tree/ 1000 sf	3.1	4
Total Trees Provided			59.875	71
Notes				
1) Due to the drainage swale along CR 66, street trees were placed behind the walk, but in front of the fence.				

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Phone 970.632.5068
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P.E. Seal

SHEET STATUS
90% PLAN SET
NOT FOR CONSTRUCTION

COVER SHEET

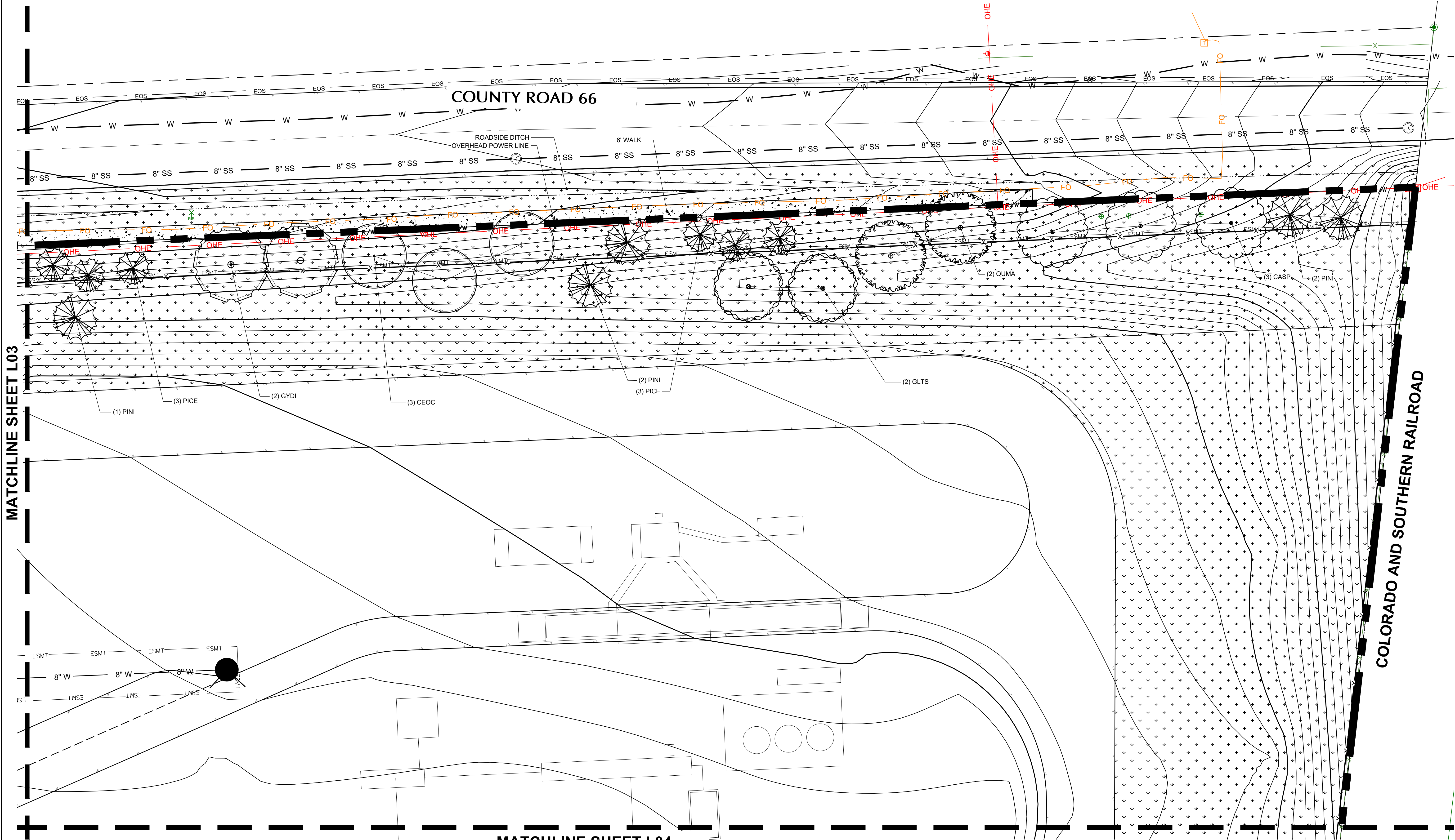
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DRAWN BY: TCH SCALE: NTS
APPROVED BY: TCH FILE NAME: 25034L1.dwg

WELLINGTON BATCH PLANT
CONNELL RESOURCES
CONNELL

PROJECT NUMBER:
25034
SHEET NUMBER
L01
SHEET INDEX: 14

Drawing Name: \\Mac\Dropbox\Vignette 2\25034 Cornell Drawings\PDF\25034L1.dwg Tuesday, February 07, 2023 12:40 PM By: Terencehoaglund Bunner

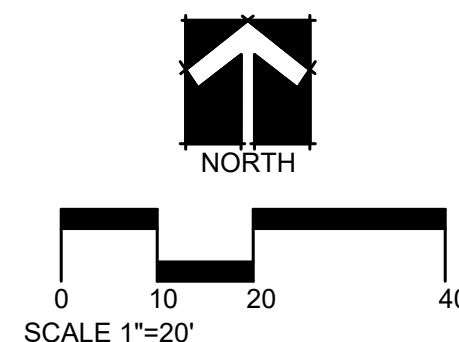
MATCHLINE SHEET L03



MATCHLINE SHEET L04

LANDSCAPE PLAN LEGEND

- PRAIRIE SEED MIX
- ROCK MULCH
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EVERGREEN SHRUBS



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LANDSCAPE PLAN NORTHEAST

DESIGNED BY:	TCH	DATE:	February 8, 2023
DRAWN BY:	TCH	SCALE:	NTS
APPROVED BY:	TCH	FILE NAME:	25034L1.dwg

WELLINGTON BATCH PLANT
CONNELL RESOURCES
CONNELL

PROJECT NUMBER:
25034
SHEET NUMBER
L02
SHEET INDEX: **15**

NORTH POUDRE IRRIGATION COMPANY CANAL

ACCESS ROAD

COUNTY ROAD 66

OFFICE

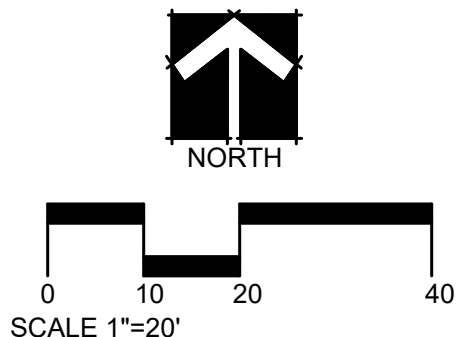
SCALE

MATCHLINE SHEET L05

MATCHLINE SHEET L02

LANDSCAPE PLAN LEGEND

- PRAIRIE SEED MIX
- ROCK MULCH
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EVERGREEN SHRUBS



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SHEET STATUS
90% PLAN SET
NOT FOR
CONSTRUCTION

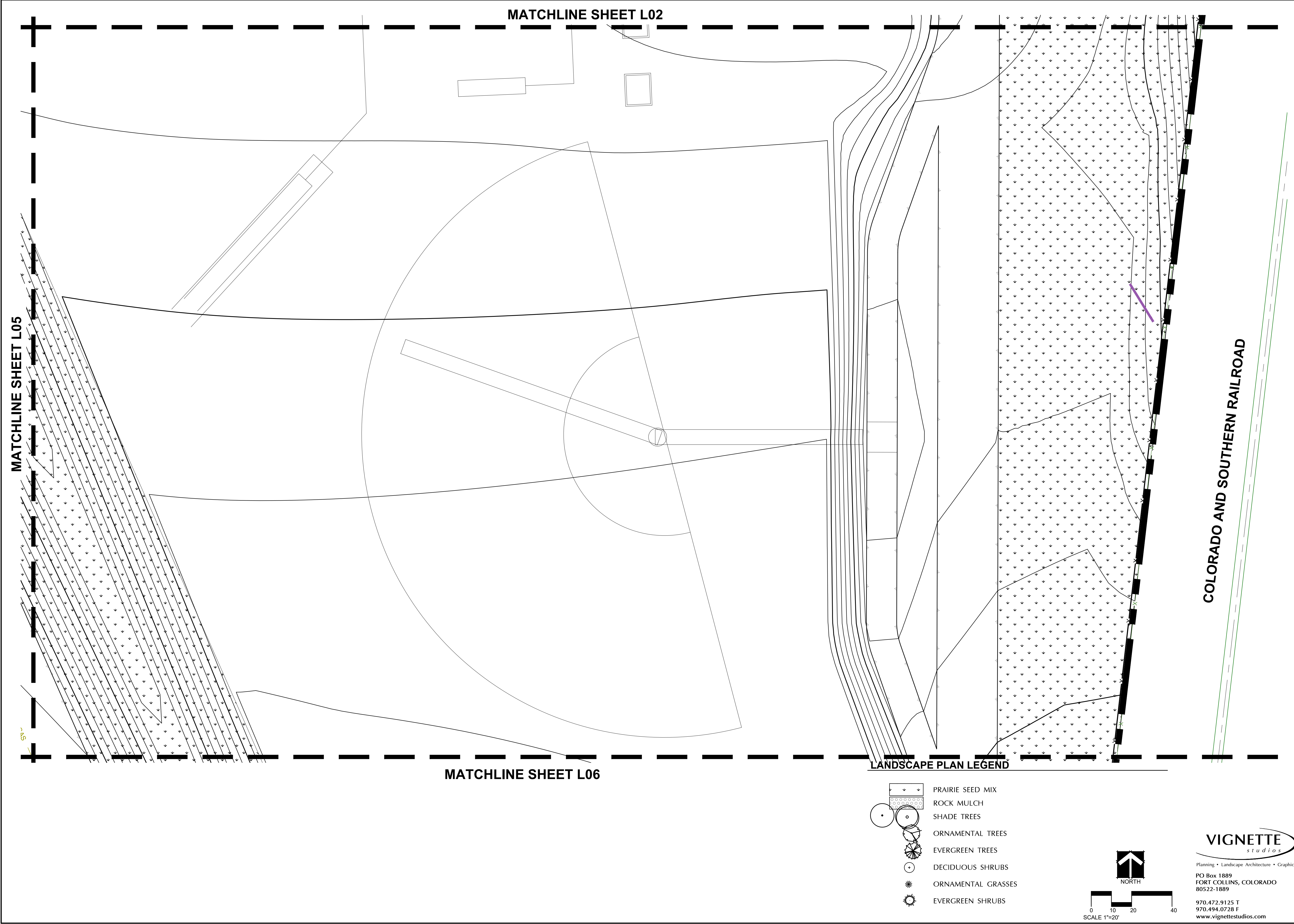
LANDSCAPE PLAN NORTHWEST

DESIGNED BY:	TCH	DATE:	February 6, 2023
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WELLINGTON BATCH PLANT
CONNELL RESOURCES
CONNELL

PROJECT NUMBER:	25034
SHEET NUMBER	L03
SHEET INDEX:	16

Drawing Name: \\Mac\Dropbox\Vignette 2\25034 Connell Drawings\PDF\25034L1.dwg Tuesday, February 07, 2023 12:40 PM By: Terencehoaglund Bunner



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SHEET STATUS

90% PLAN SET
NOT FOR
CONSTRUCTION

LANDSCAPE PLAN MIDDLE EAST

DESIGNED BY: TCH

DATE: February 8, 2023

DRAWN BY: TCH

SCALE: NTS

APPROVED BY: TCH

FILE NAME: 25034L1.dwg

WELLINGTON BATCH PLANT
CONNELL RESOURCES

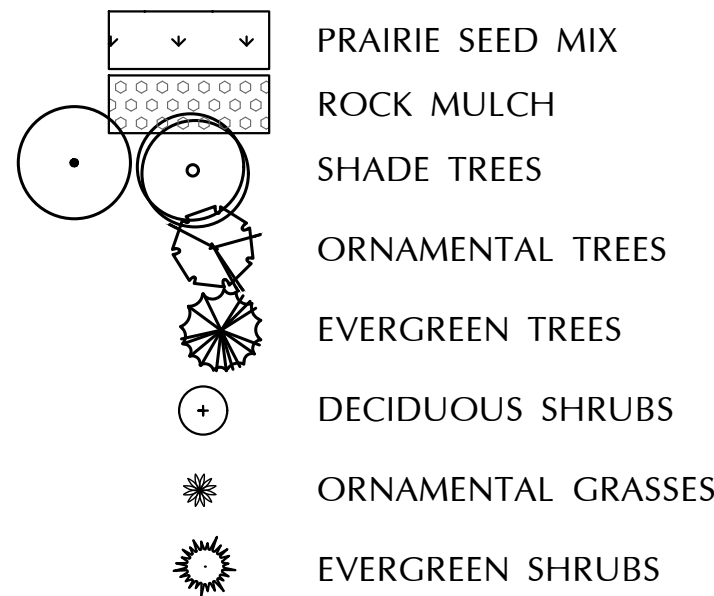
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25034

SHEET NUMBER
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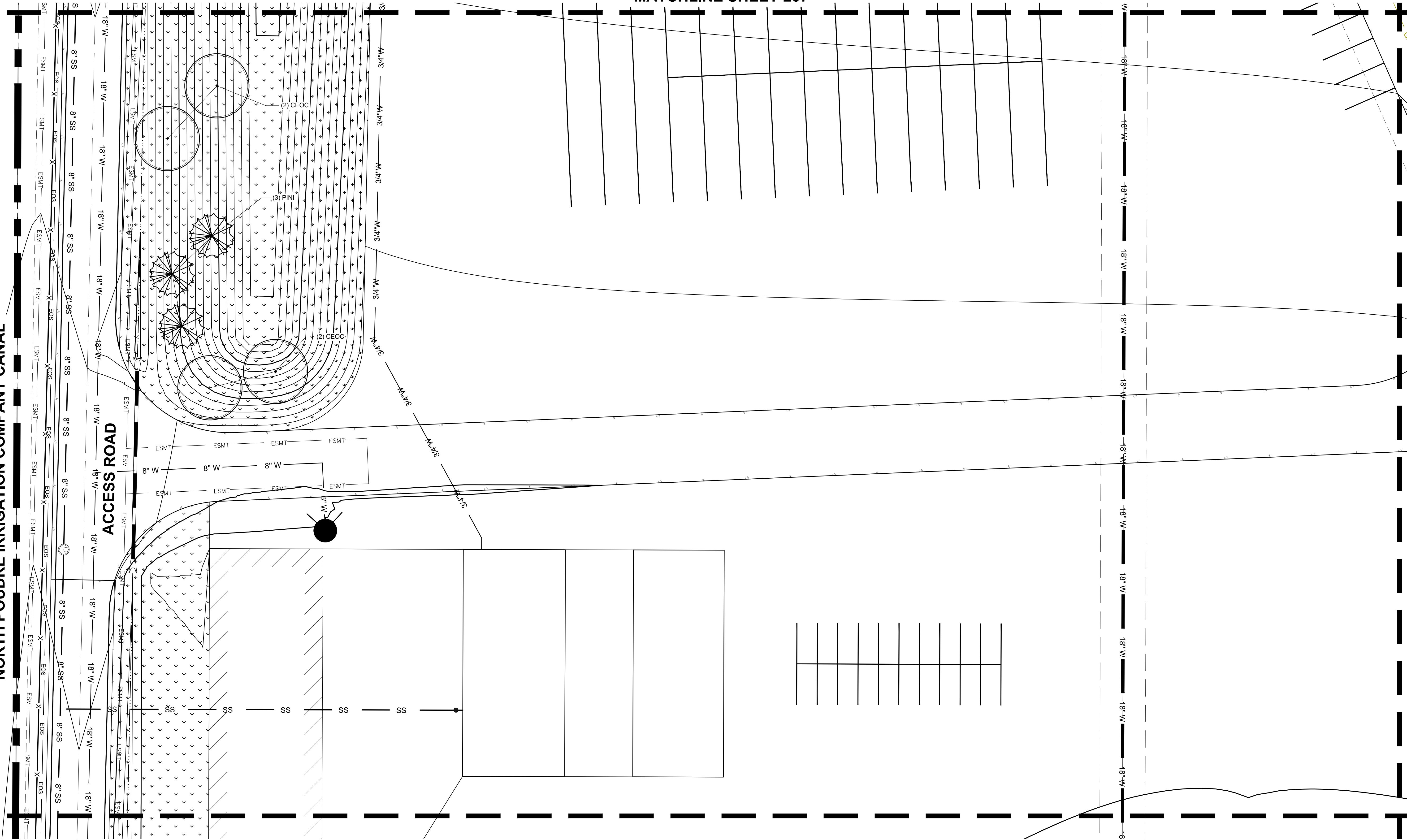
SHEET INDEX: 17

Page 35 of 82



WELLINGTON BATCH PLANT CONNELL RESOURCES 		LANDSCAPE PLAN MIDDLE WEST		SHEET STATUS 90% PLAN SET NOT FOR CONSTRUCTION	P.E. Seal	 Project & Construction Services 2133 S. Timberline Road, Suite 110 Fort Collins, Colorado 90525 Phone: 970.632.5088 www.ditescoservices.com
PROJECT NUMBER: 25034	DESIGNED BY: TCH		DATE: February 8, 2023			
SHEET NUMBER	DRAWN BY: TCH		SCALE: A1/25			
L05	APPROVED BY: TCH		FILE NAME: 25034.dwg			
SHEET INDEX: 18						

NORTH POUDRE IRRIGATION COMPANY CANAL



MATCHLINE SHEET L06

P.E. Seal

SHEET STATUS
90% PLAN SET
NOT FOR
CONSTRUCTION

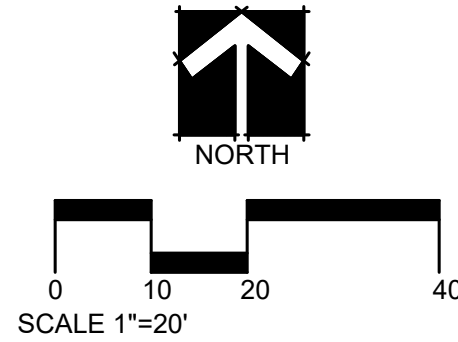
LANDSCAPE PLAN SOUTHWEST

DESIGNED BY:	TCH	DATE:	February 8, 2023
DRAWN BY:	TCH	SCALE:	NTS
APPROVED BY:	TCH	FILE NAME:	25034L1.dwg

WELLINGTON BATCH PLANT
CONNELL RESOURCES
CONNELL

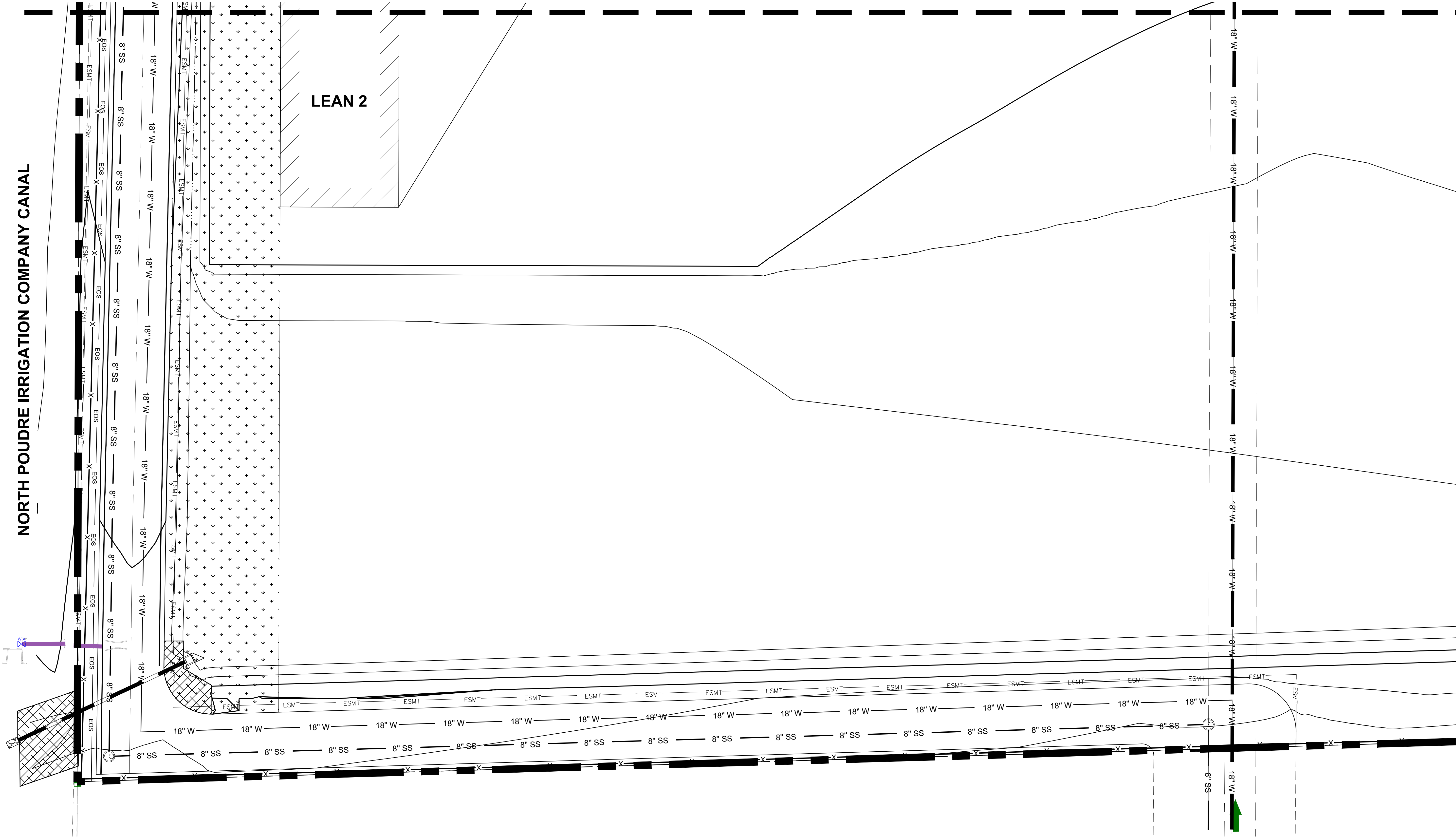
PROJECT NUMBER:
25034
SHEET NUMBER
L07
SHEET INDEX: **20**

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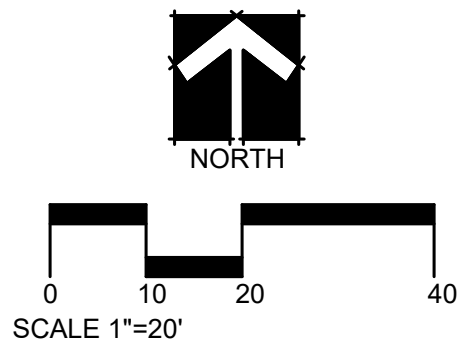
Drawing Name: \\Mac\Dropbox\Vignette 2\25034 Connell Drawings\PDF\25034L1.dwg Tuesday, February 07, 2023 12:40 PM By: Terencehoaglund Bunner

NORTH POUDRE IRRIGATION COMPANY CANAL



LANDSCAPE PLAN LEGEND

- PRAIRIE SEED MIX
- ROCK MULCH
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EVERGREEN SHRUBS



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SHEET STATUS

90% PLAN SET
NOT FOR
CONSTRUCTION

LANDSCAPE PLAN SOUTH

DESIGNED BY: TCH DATE: February 8, 2023
DRAWN BY: TCH SCALE: NTS
APPROVED BY: TCH FILE NAME: 25034L1.dwg

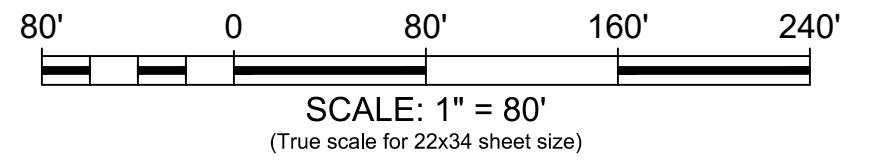
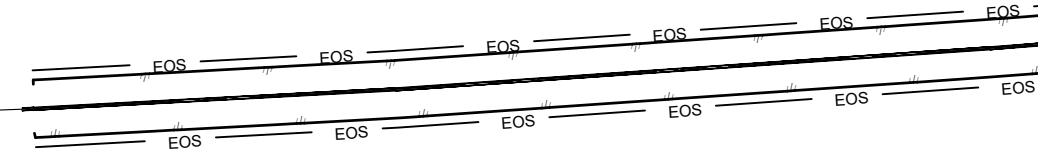
WELLINGTON BATCH PLANT
CONNELL RESOURCES

CONNELL

PROJECT NUMBER:
25034

SHEET NUMBER
L08

SHEET INDEX: **21**



PHOTOMETRIC CALCULATION POINT (FOOT CANDLES)	
FIXTURE TYPE A	
FIXTURE TYPE B	
FIXTURE TYPE C	
SITE PROPERTY LINE	
EXISTING RIGHT OF WAY	
PROPOSED RIGHT OF WAY	
PROPOSED EDGE OF ASPHALT	
PROPOSED EDGE OF SHOULDER	
EDGE OF GRAVEL ROAD	
PROPOSED SWALE	
PROPOSED CHAIN LINK FENCE	
PROPOSED 2-STRAND BARB-WIRE	

1. PHOTOMETRIC VALUES ARE BASED UPON PLACEMENT OF FIXTURES AS SHOWN IN THE FIXTURE SCHEDULE ON P102.
2. BATCH PLANT OPERATIONS PRIMARILY OCCUR DURING DAYLIGHT HOURS. FIXTURES WILL BE INSTALLED TO PROVIDE SAFETY LIGHTING AT THE OFFICE AND A KEY OPERATIONAL LOCATIONS AROUND THE SITE.
3. ALL NEW ELECTRICAL INFRASTRUCTURE ROUTED TO NEW LIGHT POLES / WALL PACKS, AS APPLICABLE.

[illegible]

P.E. Seal

PHOTOMETRICS PLAN

DESIGNED BY:	D. Egger	DATE:	February 8, 2023
DRAWN BY:	R. Bunner	SCALE:	1" = 80'
APPROVED BY:	J. Burrell	FILE NAME: Batch Plant Photometrics-Plan.dwg	

WELLINGTON BATCH PLANT
CONNELL RESOURCES



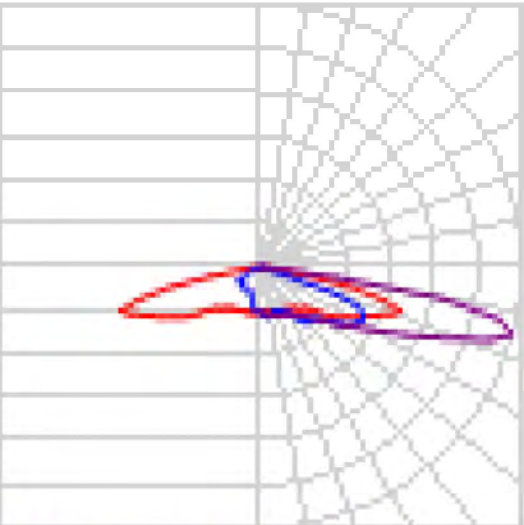
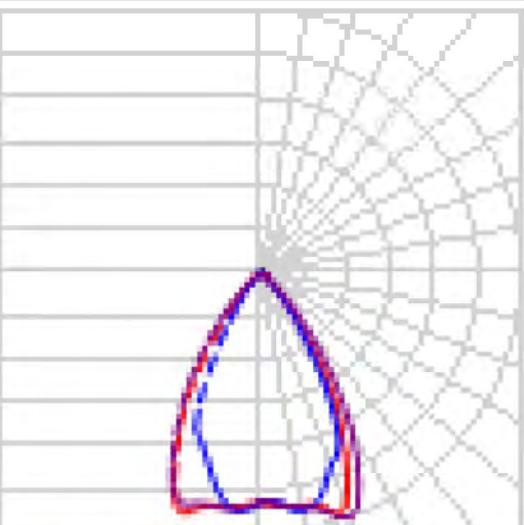
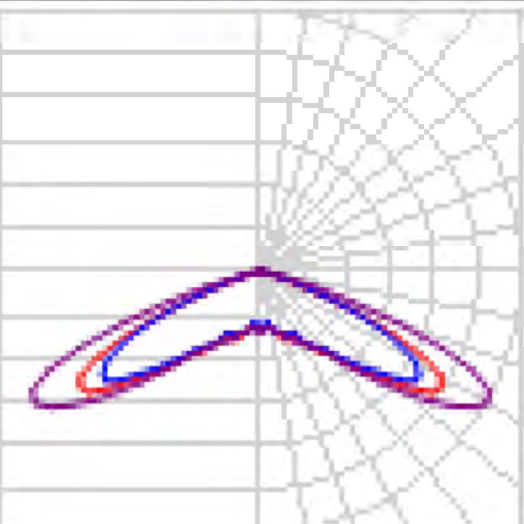
PROJECT NUMBER:
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SHEET NUMBER

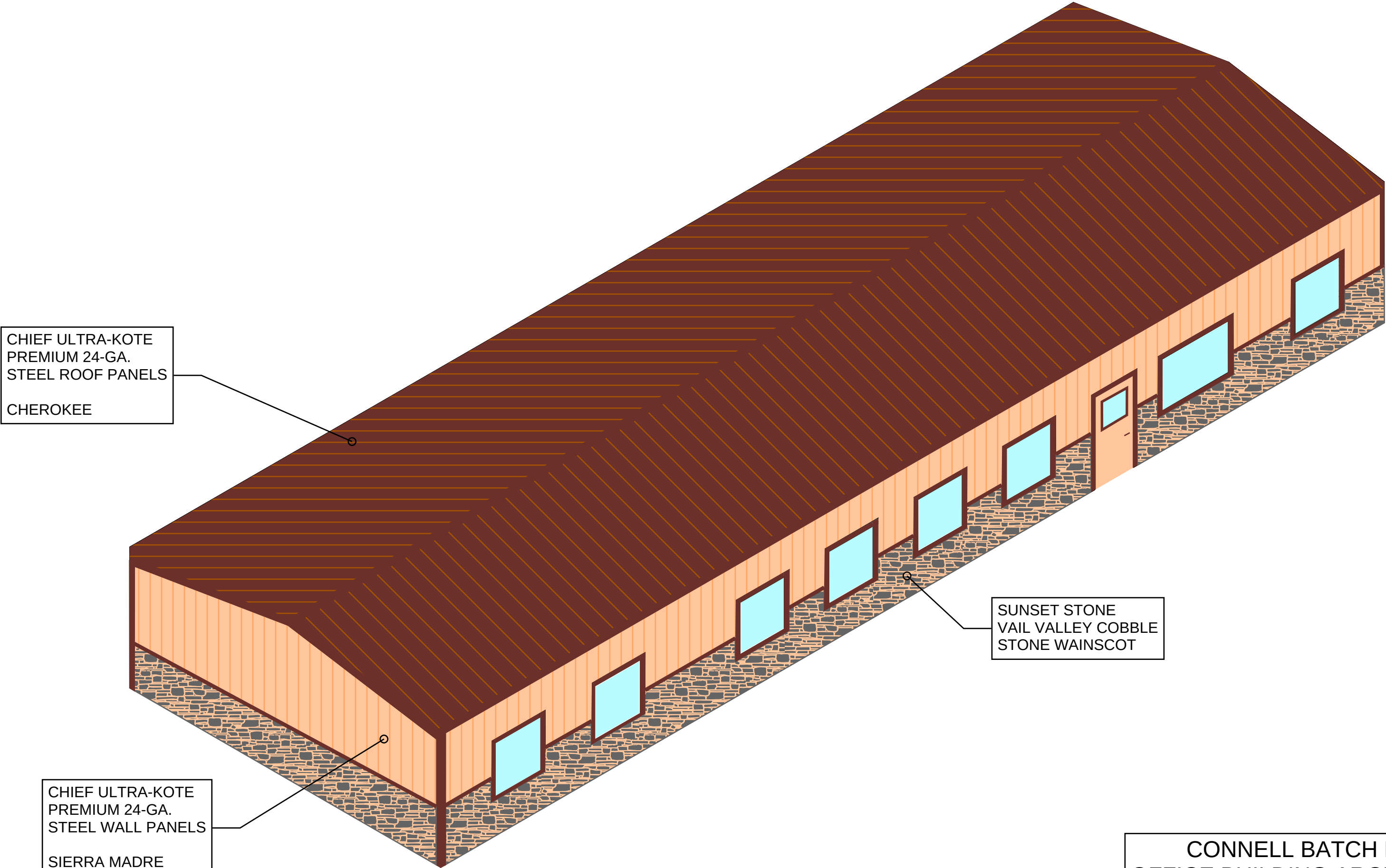
P101

SHEET INDEX: **28**

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		26	Holophane	HLWPC2 P20 30K XX T4M XXXXX 80CRI	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type IV Medium with 80 CRI LEDs	1	4745	1	47	 Max: 3563cd
	B		4	Holophane	PSLED P1 XXXXX 55 30K	Predator Small LED Floodlight with P1 Performance Package, Flood (5x5) (formally FL), 3000K CCT	1	Absolute	1	37	 Max: 5477cd
	C		6	Holophane	MGLEDM P1 30K XXXXX AG	Mongoose Medium, P1 Performance Package, 3000K, Area (Type 5) with Refractor	1	15680	1	104.9	 Max: 6525cd

WELLINGTON BATCH PLANT CONNELL RESOURCES  PROJECT NUMBER: XXXX SHEET NUMBER P102						PHOTOMETRICS SCHEDULE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">DESIGNED BY:</th> <th style="width: 33%;">DATE:</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>D. Egger</td> <td>February 8, 2023</td> <td colspan="2"></td> </tr> <tr> <td>DRAWN BY:</td> <td>R. Burner</td> <td colspan="2"></td> </tr> <tr> <td>APPROVED BY:</td> <td>J. Burrell</td> <td colspan="2"></td> </tr> <tr> <td colspan="2"></td> <td>FILE NAME:</td> <td>Batch Plant Photometrics.dwg</td> </tr> </tbody> </table>						DESIGNED BY:	DATE:			D. Egger	February 8, 2023			DRAWN BY:	R. Burner			APPROVED BY:	J. Burrell					FILE NAME:	Batch Plant Photometrics.dwg	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">Sheet Revisions</th> </tr> <tr> <th>No.</th> <th>By: Date:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>						Sheet Revisions		No.	By: Date:																					ditesco Project & Construction Services 2133 S. Timberline Road, Suite 110 Fort Collins, Colorado 80525 Phone: 970.632.5068 www.ditescoservices.com						P.E. Seal _____					
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No.	By: Date:																																																																								



CHIEF ULTRA-KOTE
PREMIUM 24-GA.
STEEL ROOF PANELS
CHEROKEE

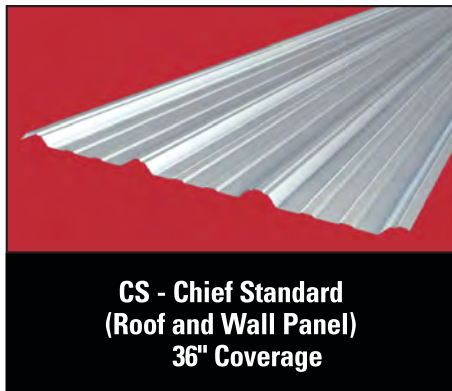
SUNSET STONE
VAIL VALLEY COBBLE
STONE WAINSCOT

CHIEF ULTRA-KOTE
PREMIUM 24-GA.
STEEL WALL PANELS
SIERRA MADRE

CONNELL BATCH PLANT
OFFICE BUILDING ARCHITECTURE
SAMPLE MATERIAL SUBMITTALS

CS/AP Panels

Ultra-Kote Premium (PVDF)

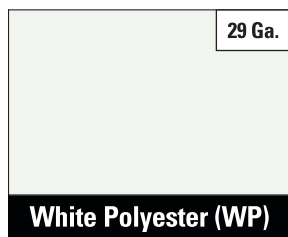
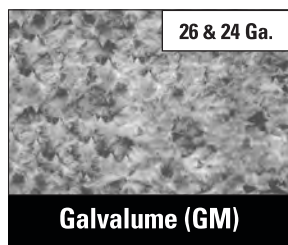
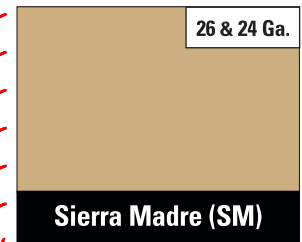
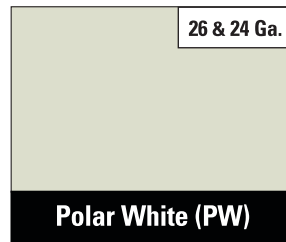
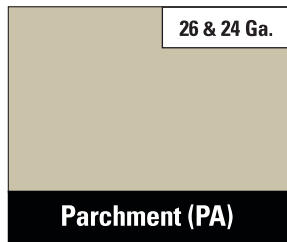
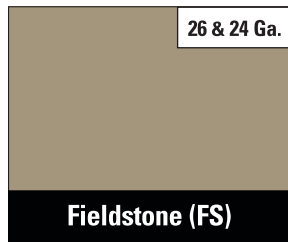
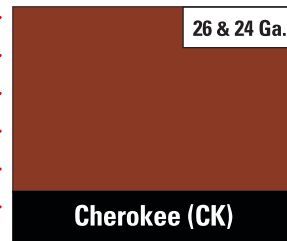
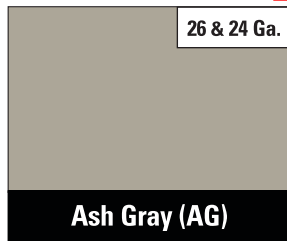
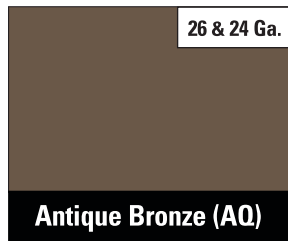


Superior materials make the difference...

Premium finishes and design give Chief's Standard Panels (CS) and Chief's Architectural Panels (AP) the edge when it comes to quality steel roof and wall panels. They're ideal for a variety of other applications as well. Interior liners, fascias, canopies, and soffits are just some of the many uses for this versatile panel. With a 1 1/8" deep corrugation for added strength, 36" panel widths for quicker erection and availability in many different colors, Chief's CS and AP ribbed panels are the perfect choice for your construction project.



ROOF PANELS



*Chief maintains inventory of all 26 Ga. Chief standard colors, 24 Ga. Polar White and 24 Ga. Galvalume. All other colors are available as Chief standard colors and may not be in stock.

WALL PANELS

Ultra-Kote Premium (UKP) Finish

Chief's Ultra-Kote Premium finish is made with polyvinylidene fluoride resin, where a minimum of 70% of the resin is PVDF (Kynar 500® or Hylar 5000®). This unique chemistry is combined with acrylic resin, as well as ceramic and select inorganic pigmentation. The result is Ultra-Kote Premium's proven ability to resist ultraviolet radiation in sunlight for maximum protection against general weathering effects, chalking and fading.

Acrylic Coated Galvalume® (GM)

Chief's exterior roof, wall and trim material is available in an industry standard ASTM A792 Acrylic Coated Galvalume® finish. Galvalume® is a unique coating of 55% aluminum and 45% zinc that resists corrosion. The Galvalume® sheet is coated with a thin, clear acrylic coating applied to both sides.

White Polyester (WP)

Chief's White Polyester is an economical polyester finish intended for interior applications only.

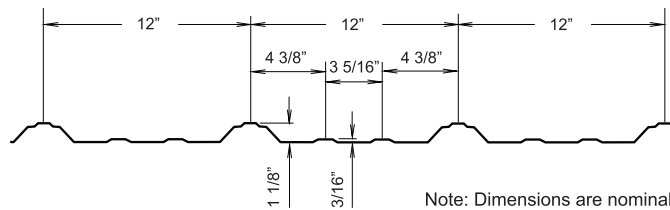
Note: 29 Ga. White polyester is a non-warranty product.

Since all color chips are affected by age, lighting conditions, heat and mechanical coating processes, the chips on this page may vary slightly in color or finish from the actual product. Oil canning in the flat areas of panels is inherent of coil steel products and shall not be a cause for product refusal. Chief reserves the right to change designs, prices and specifications at any time without notice.

Chief's Finish Warranties:

- Galvalume® Panel Limited Warranty - 25 Year
- Ultra-Kote Premium Roof Panel Finish Limited Warranty - 35 Year
- Ultra-Kote Premium Wall Panel Finish Limited Warranty - 35 Year





Ribbed roof panel

- Rollformed profile shall be CS (Chief Standard) configuration as manufactured by Chief Buildings. Panels shall have 1 1/8" deep major ribs spaced at 12" on center, with minor ribs between major ribs. Each panel shall provide a net coverage width of 36".
- Panels shall be manufactured from 26 gauge or 24 gauge, 80,000 PSI material.
- Provide roof panel assemblies with permanent resistance to air leakage through assembly of not more than 0.005 cfm/sf of fixed roof area when tested according to ASTM E1680 at a static pressure differential of 6.24 psf.
- Provide roof panel assemblies with no water penetration as defined in the test method when tested according to ASTM E1646 at a static pressure differential of 12.0 psf.
- Provide roof panel assemblies with UL Class 30, 60, or 90 uplift rating in accordance with UL 580 "Tests for Uplift Resistance of Roof Assemblies".
- Provide roof panel assemblies with UL Class A Fire Rating in accordance with UL 790 "Test Methods for Fire Tests of Roof Coverings".
- Provide roof panel assemblies with UL Class 4 Impact Rating in accordance with UL 2218 "Impact Resistance of Prepared Roof Covering Material".
- Panels shall be one piece for slope lengths less than 39'-6". Endlaps, if required, shall be 8" and occur at a purlin.
- Panel finish shall be acrylic coated Galvalume® AZ55 coating in accordance with ASTM A792.

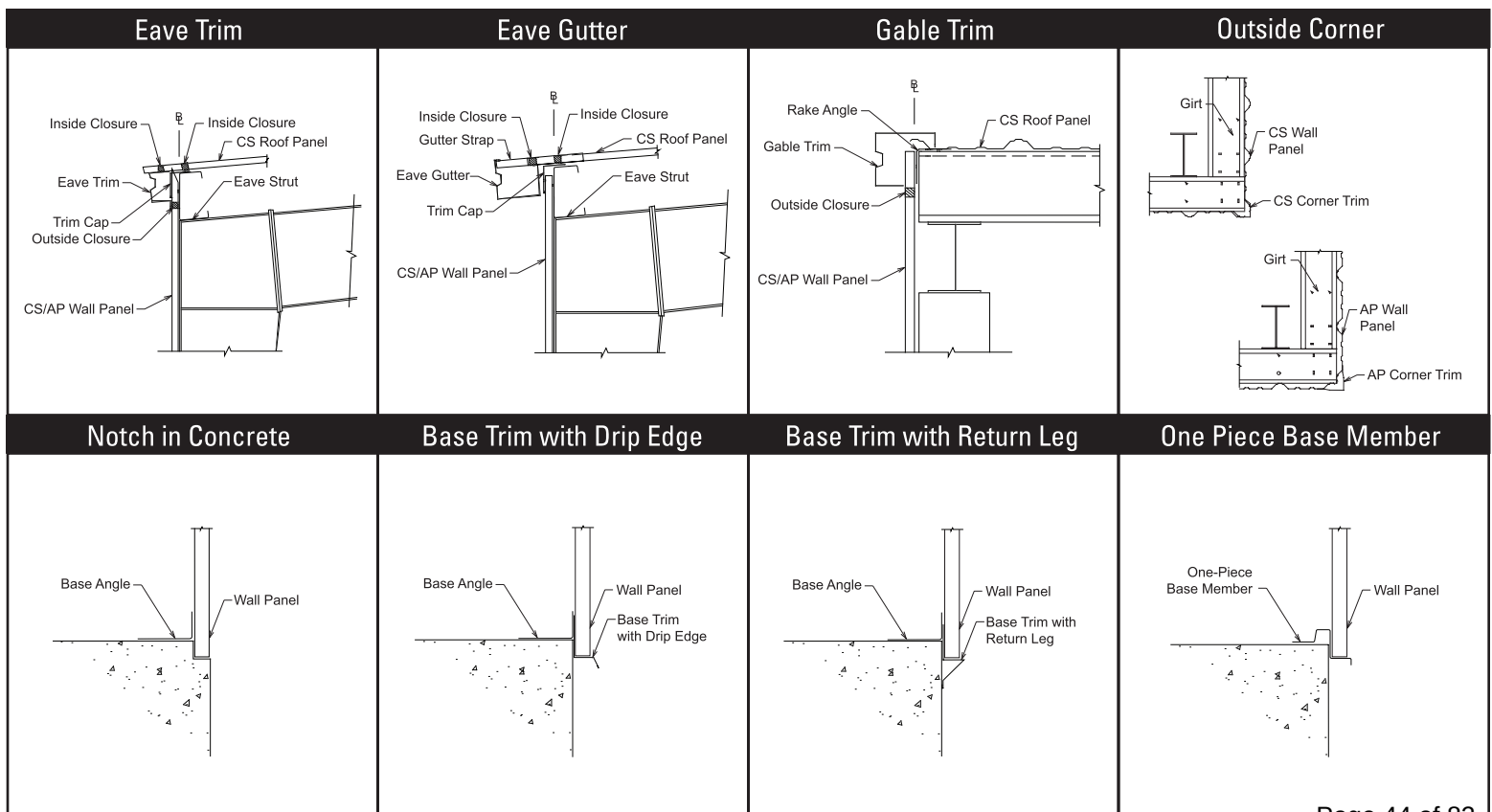
OR

- Substrate shall be Galvalume® AZ50 coating in accordance with ASTM A792. Sheets shall be coated with a fluoropolymer topcoat containing not less than 70% polyvinylidene fluoride (PVDF) over primer with total DFT of 0.8–1.0. The reverse side shall be coated with pigmented. Exterior color to be selected from Chief standard color choices.

Exterior wall panel

- Rollformed profile shall be CS (Chief Standard) or AP (Architectural Panel) configuration as manufactured by Chief Buildings. Panels shall have 1 1/8" deep major ribs spaced at 12" on center, with minor ribs between major ribs. Each panel shall provide a net coverage width of 36".
- Manufactured from 26 gauge or 24 gauge, 50,000 PSI or 80,000 PSI material.
- Provide wall panel assemblies (when installed with mastic in the walls) with permanent resistance to air leakage through assembly of not more than 0.006 cfm/sf of fixed wall area when tested according to ASTM E283 at a static pressure differential of 6.24 psf.
- Provide wall panel assemblies (when installed with mastic in the walls) with no water penetration as defined in the test method when tested according to ASTM E331 at a static pressure differential of 12.0 psf.
- Substrate shall be Galvalume® AZ50 coating in accordance with ASTM A792.
- Sheets shall be coated with a fluoropolymer topcoat containing not less than 70% polyvinylidene fluoride (PVDF) over primer with total DFT of 0.8–1.0. The reverse side shall be coated with pigmented polyester. Exterior color to be selected from Chief standard color choices.

Galvalume® is a registered trademark of BIEC International, Inc.
Kynar 500® is a registered trademark of Arkema Inc.
Hylar 5000® is a registered trademark of Solvay Solexis Inc.





Natural Ledge



Welcome to Sunset Stone



COBBLE

- 2 1/2" to 8" high
- 8" to 22" long
- 1 1/2" to 2" thick



Custom Cobble



Custom Cobble

Natural Cobble



Ponderosa Cobble



Gold Rundle Cobble



Vail Valley Cobble



Venetian Cobble



Cheyenne Cobble



Country Cobble

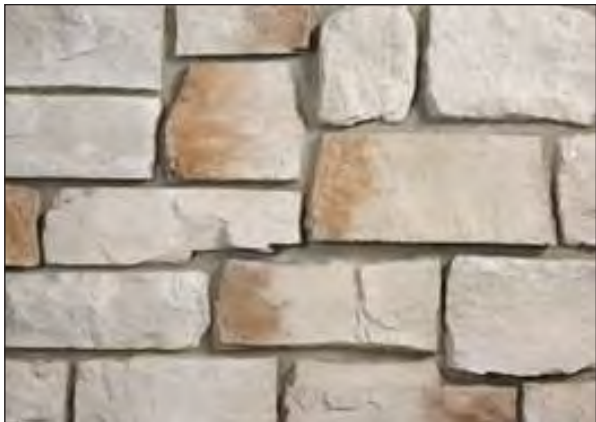
STONE WAINSCOT



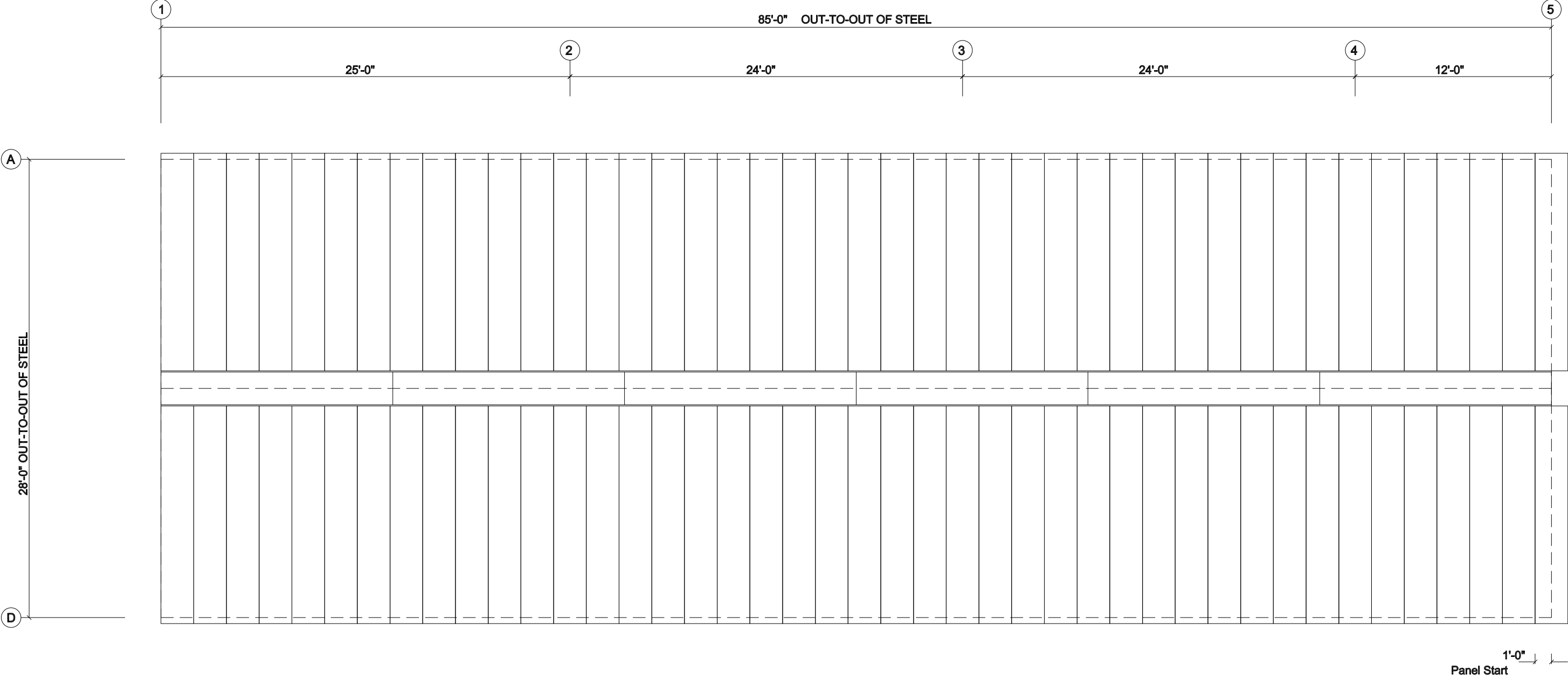
Alpine Cobble



Solterra Cobble



Colorado Cream Cobble



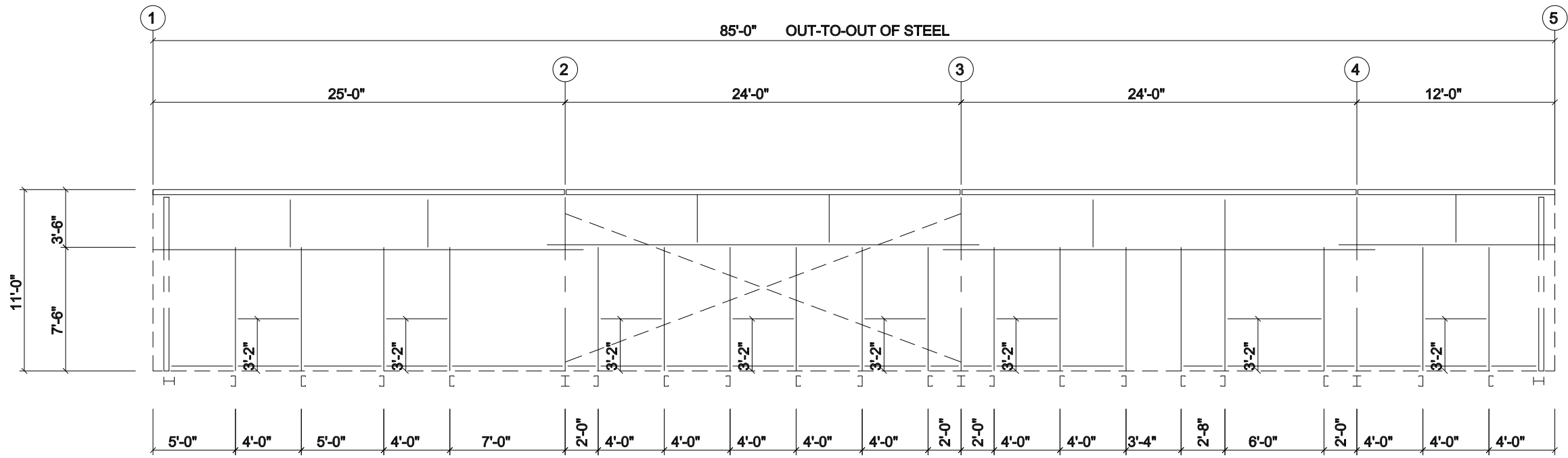
ROOF SHEETING PLAN
PANELS: 24 Ga. MSC - Galvalume (GM)

PRELIMINARY

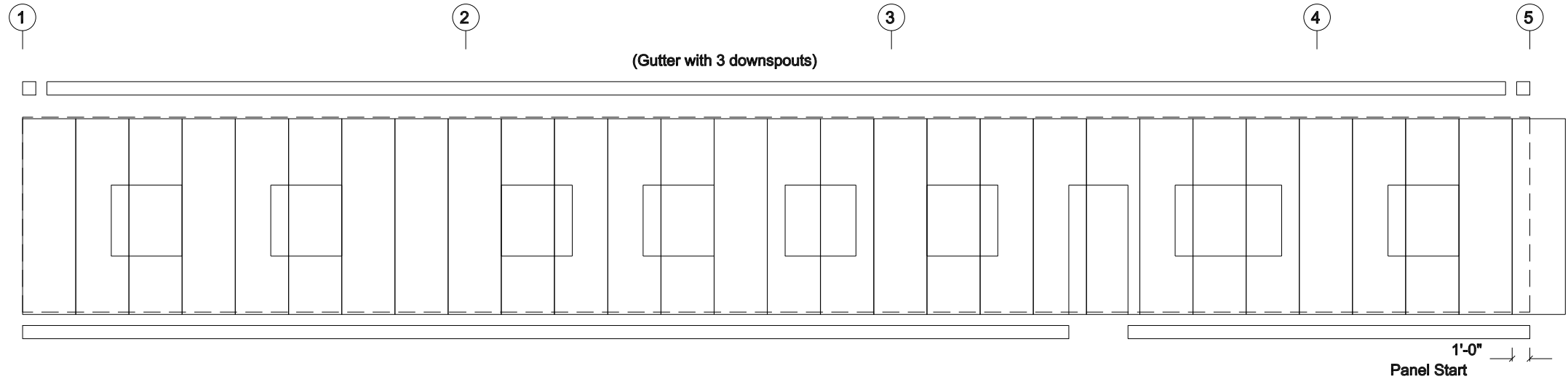
- Preliminary drawings for sales and estimating purposes only.
- Subject to change during order process.

NOT FOR CONSTRUCTION

Drawing	ROOF SHEETING		
Buyer	Mountain West Constructors, LLC		
Customer	Connell Resources Wellington, CO 80549		
Project Name	Connell Office - Wellington Batch Plant		
CHIEF BUILDINGS	DATE DRAWN	QUOTE NO.	
	11/ 1/22	FJ85201A	



SIDEWALL FRAMING: FRAME LINE D



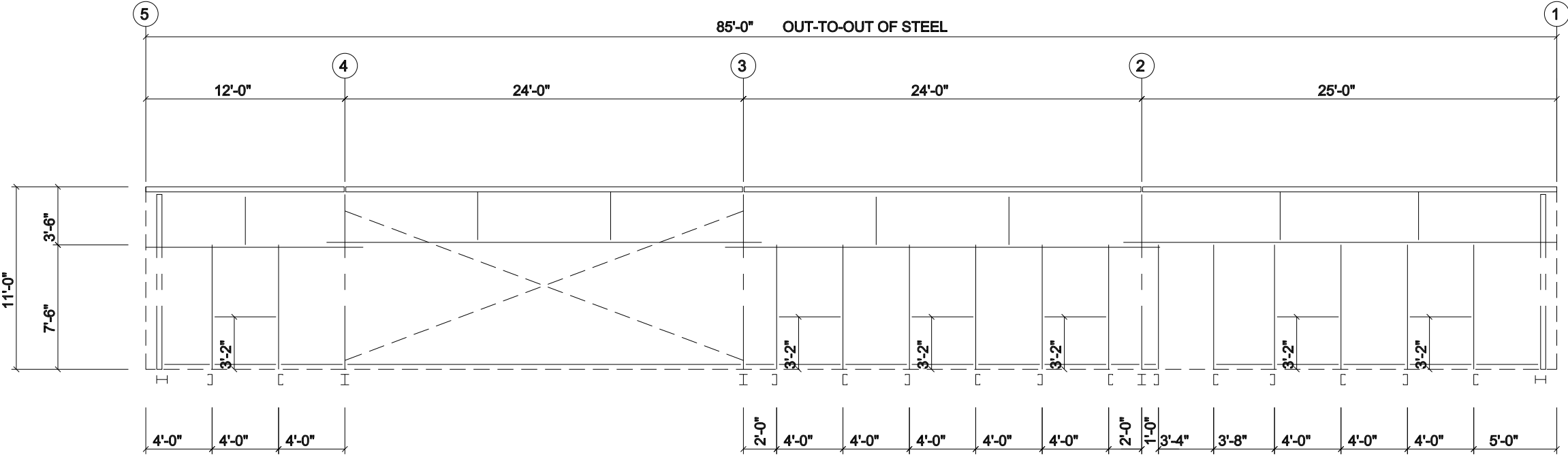
SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. AP - Std.PVDF-FEVE Finish

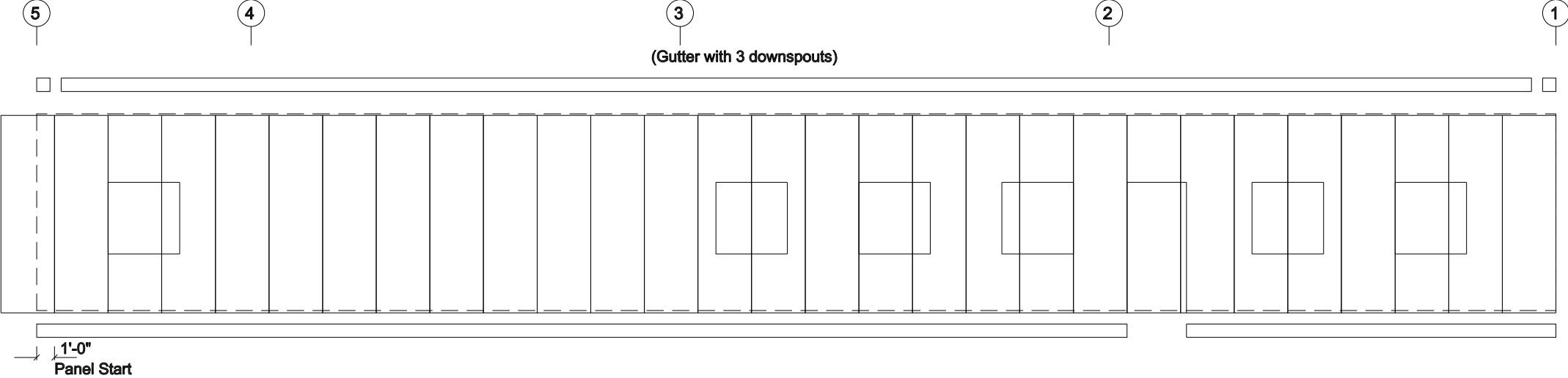
GIRT DEPTH: 8.00

PRELIMINARY
•Preliminary drawings for sales and estimating purposes only.
•Subject to change during order process.
NOT FOR CONSTRUCTION

Drawing	SIDEWALL DRAWING	
Buyer	Mountain West Constructors, LLC	
Customer	Connell Resources Wellington, CO 80549	
Project Name	Connell Office - Wellington Batch Plant	
CHIEF BUILDINGS	DATE DRAWN	QUOTE NO.
	11/ 1/22	FJ85201A Page 49 of 82



SIDEWALL FRAMING: FRAME LINE A

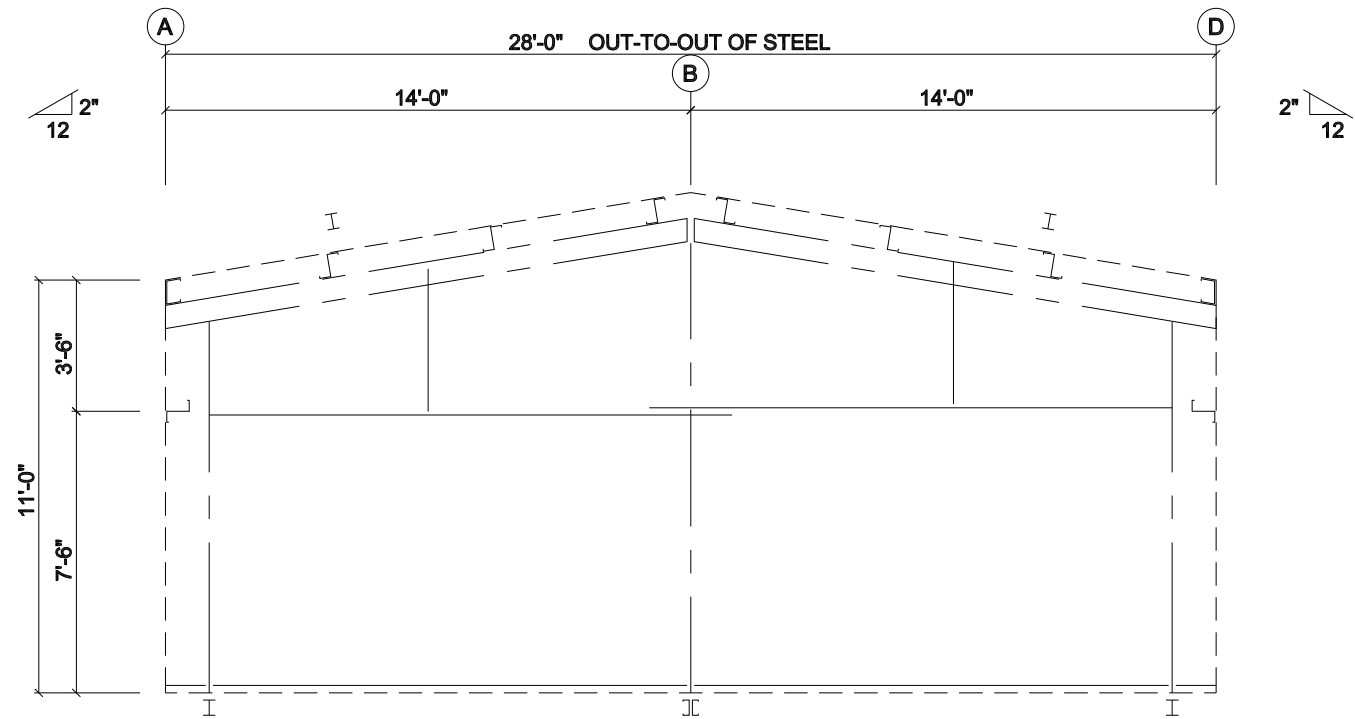


SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. AP - Std.PVDF-FEVE Finish

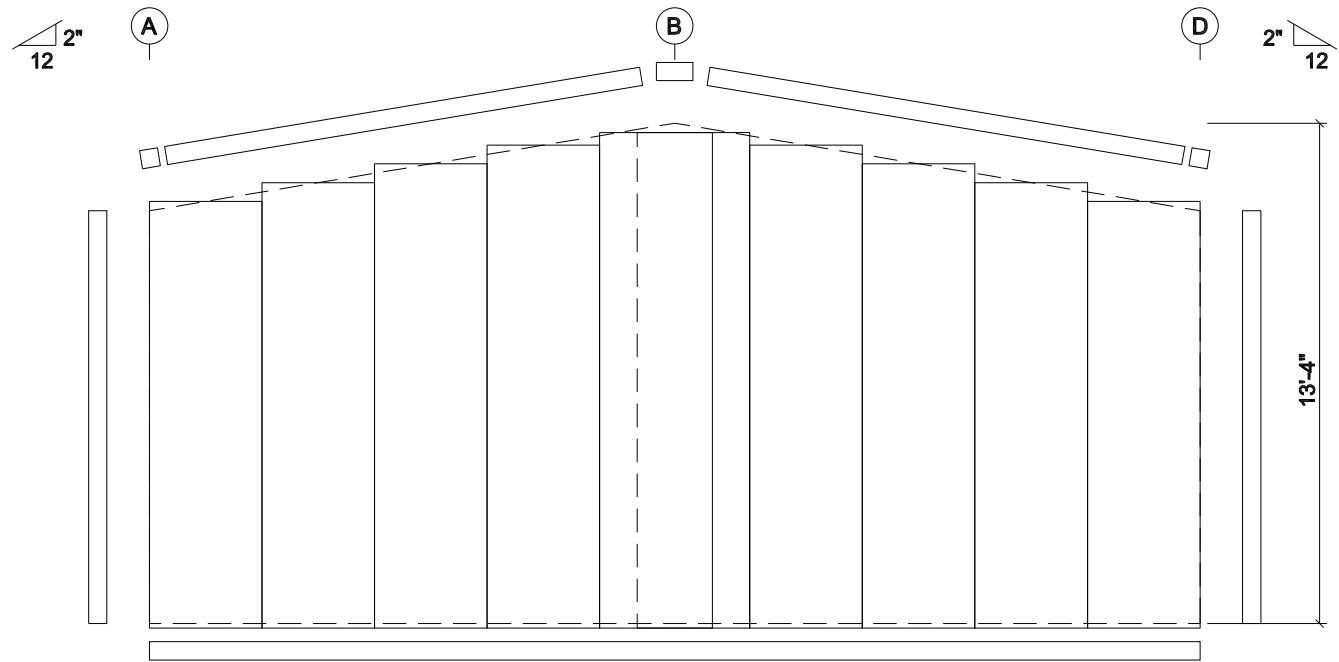
PRELIMINARY
•Preliminary drawings for sales and estimating purposes only.
•Subject to change during order process.
NOT FOR CONSTRUCTION

Drawing	SIDEWALL DRAWING	
Buyer	Mountain West Constructors, LLC	
Customer	Connell Resources Wellington, CO 80549	
Project Name	Connell Office - Wellington Batch Plant	
CHIEF BUILDINGS	DATE DRAWN	QUOTE NO.
	11/ 1/22	FJ85201A Page 36 of 82

GIRT DEPTH: 8.00



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

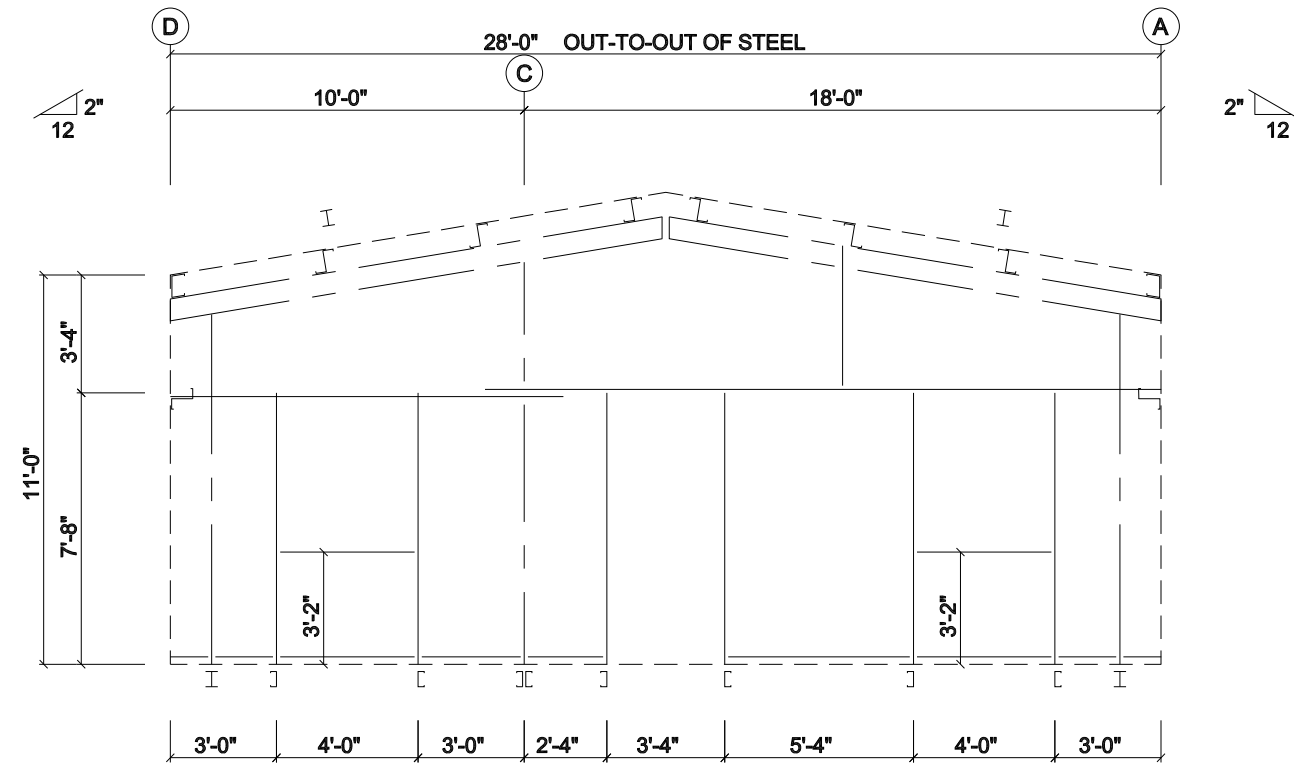
PANELS: 26 Ga. AP - Std.PVDF-FEVE Finish

GIRT DEPTH: 8.00

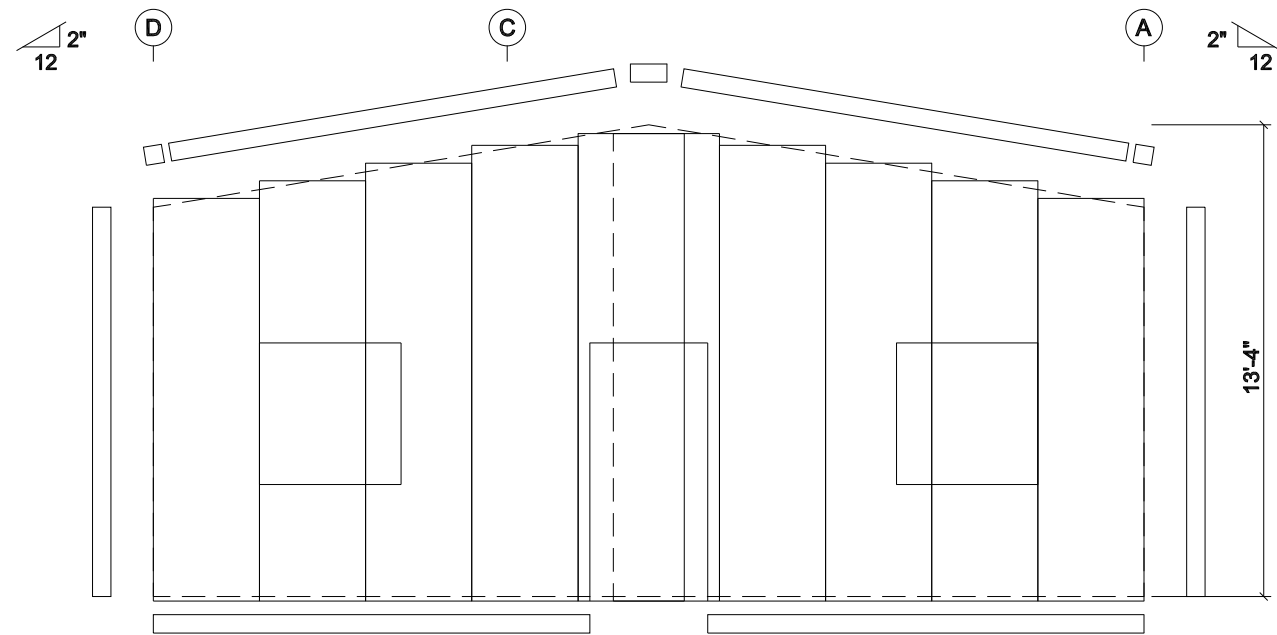
PRELIMINARY
•Preliminary drawings for sales and estimating purposes only.
•Subject to change during order process.
NOT FOR CONSTRUCTION

Drawing	ENDWALL DRAWING	
Buyer	Mountain West Constructors, LLC	
Customer	Connell Resources Wellington, CO 80549	
Project Name	Connell Office - Wellington Batch Plant	
	DATE DRAWN	QUOTE NO.
	11/ 1/22	FJ85201A





ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 5

PANELS: 26 Ga. AP - Std.PVDF-FEVE Finish

GIRT DEPTH: 8.00

PRELIMINARY

- Preliminary drawings for sales and estimating purposes only.
- Subject to change during order process.

NOT FOR CONSTRUCTION

Drawing	ENDWALL DRAWING		
Buyer	Mountain West Constructors, LLC		
Customer	Connell Resources Wellington, CO 80549		
Project Name	Connell Office - Wellington Batch Plant		
CHIEF BUILDINGS	DATE DRAWN	QUOTE NO.	
	11/ 1/22	FJ85201A	



December 21, 2022

Ditesco Project & Construction Services
2133 S Timberline Road, Ste 110
Fort Collins, Colorado 80525
Office: 970-690-1889
Jill.Burrell@ditescoservices.com

RE:
Connell Resources Wellington Asphalt Batch Plant
East County Road 66 and Burlington Northern RR
Wellington, Colorado

Attn: Ms. Jill Burrell, P.E.

Dear Jill;

Thank you for the site plan application submittal for the Connell Resources site in the Town of Wellington. A thorough review was performed of the submittal package with the following comments generated. Please adjust the plans and resubmit the complete package as soon as possible if we are to meet our deadlines for the February 6th Planning Commission date. (Please note, incomplete or missing information may further contribute to unnecessary delays for your project)

- Attached is a pretreatment questionnaire for your execution and resubmittal;
- **An application fee of \$4,000 (four-thousand dollars) is required;**
- Once the critical issues are adequately resolved, we can then schedule the Planning Commission hearing (2.6.2023);

The following comments are provided to assist you in the preparation of the plan set for the Planning Commission public hearing.

General Information Submittal Comments:

- The application packet was received on Monday November 14, 2022, the submittal packet was reviewed for completeness on Wednesday November 16, and the project was forwarded to commence preliminary review processes on Tuesday November 22, 2022(the review period will conclude on 12-21-2022, the external referral review period concluded on 12-7-22)..
- The site is zoned I- Industrial, and an asphalt batch plant facility is a Use by Right.
- Per the 10-27-2022 Board of Adjustment hearing, two (2) variances (operation setback and silo height) were granted by the Board, however additional conditions for approvals (COA) were also requested.
- Please provide documentation verifying the on-site mineral rights owner was properly notified in accordance with state law.
- As this proposal must be considered by the Planning Commission in a public meeting, it will be vital ALL pertinent information is provided for their review. Please provide:

- Details, cross-sections, etc... of berming;
- Visual analysis illustratives/renderings of the viewsheds into the site;
- Include the photometrics plan with manufacturer cut-sheets;
- Architectural sheets indicating colors, materials (stone/brick wainscot on all structures),
- Please adjust the plan set packet to ensure the submittal is prepared and submitted consistent with the Town's Land Use Code, specifically the Site Plan Checklist.
- It is staffs' understanding the buffering/landscape berm and street tree landscaping would extend the full length of the western property line not partially as currently depicted on the plans.
- Staff understands extending the earthen berm to the southwest corner of the property with street trees/landscaping and drainage facilities may be challenging but this was a condition of approval (#3). It was the BOA's intent to screen and buffer the local residents (Buffalo Ridge) from the asphalt plant's day-to-day operations.
- The drainage plans/study indicate the on-site detention basin is located in the property's southwest corner, a new roadway is also proposed in this area, please ensure the drainage basin has its' own dedicated structural embankment and does not rely upon the future roadway embankment for containment.

BOARD of ADJUSTMENT Conditions of Approval:

The COAs are as follows:

1. *Planning Commission Approval of the Site Plans;*
 2. *The height variance is limited to one structure (silo);*
 3. *Install and maintain a 15-ft earthen berm with landscaping on the west side;*
 4. *Submit evidence of satisfaction of all applicable state and local permits, licenses, and operating plans for initial installation and continued maintenance;*
 5. *Signage along roadways and company policy to limit engine braking;*
 6. *No signage on silo;*
 7. *Limit water use to non-potable water sources except for standard domestic water source for office;*
- Please disseminate the redlines and review comments to the pertinent subconsultants as deemed necessary. Also please ensure the re-submittal package is complete and consistent through-out with proper sheet title blocks, sheet labeling/sheet numbering, requested information provided, etc....
 - Please refer to Appendix D of the Wellington Fire District 2018 International Fire Code for specific Wellington fire code criteria. Please see the link below:
http://www.wfpd.org/files/ugd/e858a7_9db171029d31483289e52654eefef47f.pdf
 - Pending re-review of the submittal package, the Planning Commission hearing will be scheduled once the plan set is ready for their consideration.

Please provide a revised Site Plan package with the necessary documents for Planning Commission reviews. This plan set should include all components of the Site Plan Checklist, (Civil CDs are a separate submittal).

Site Plan Comments: (Section 2.12)

- Please refer to Section 2.12.2-B for Site Plan submittal packet information, the submittal packet should include:
 - a completed site plan checklist;
 - a site plan map/exhibit,
 - a horizontal plan;

- a landscape plan and irrigation plan;
- architectural elevations & colored rendering(s)/illustrative with color chips and/or material board;
- project narrative of how the proposed structures are consistent with the Town's Development Standards, Chapter 5;
- a grading & drainage plan w/drainage study;
- a traffic impact study;
- a utility plan;
- a photometrics plan with legend and manufacturer cut-sheets & details;
- Please revise the Sheet Index on sheet 1, and each individual sheet—...to coordinate sheet labelling, 1 of 34, 2 of 34, etc..., and sheet title blocks, for consistency throughout the plan set.
- Expand the Sheet Index to include the architectural sheets, the landscape sheets, irrigation sheets and photometrics sheet, etc... as needed.
- Please ensure the parking ratios, calculations and counts (Table 5.05.7-1) are provided on the site plan and are consistent with the Town standards.
- Please provide a bicycle rack for those employees/patrons wishing to commute on bicycles per Section 5.05.13.
- Please provide a Site Data Chart with itemized total lot area and coverages-- provide building/structure footprint totals, proposed landscape total area, total site impervious area, etc....
- Please provide a legend for the site plan symbols shown, symbols are provided but with no indication of what they represent.
- Per the site plan, LCR 66 is shown as part of the subject property, is this accurate, please provide documentation for the public's legal use of LCR 66. (A plat may be required to memorialize the ROW and other features).
- Please provide a typical dimensioned accessible parking spaces with loading aisle.
- Provide traffic circulation arrows on the plans, please show turning radii for accessing loading areas (per the BOA hearing, please design the semi traffic flows to minimize the need for backing up and the resulting "white noise").
- It appears the gates at the entry accesses may be too close to the public road for safe vehicular operations in the event a semi-truck driver waits for a gate to open, they will be "stacking" into the public roadway thus blocking vehicular movement, please address this potential conflict on the plans or in the project narrative.
- Please extend the earth berm on the west property line along the future W 1st Street to the southwest corner of the property.
- Even though signage is a separate application process, please indicate approximate sign location(s) on the plans, (Condition #6- no signage allowed on the silos).
- Sidewalks are typically required as part of the street improvements, the sidewalk along LCR 66 is proposed on the site plan, however the sidewalk along the future 1st Street is not shown, how does the applicant propose satisfying this criteria?

Architectural Comments:

- Please provide site perspectives from the east, west, north and south, showing how the proposed storage lean-to structure, berming and landscape will effectively buffer/screen the site operations.
- Please provide architectural information for each of the proposed structures and colored renderings for each of the buildings—staff assumes a consistent theme through-out the site.
- Please select, specify and provide a materials and colors board/samples indicating the architectural material & color theme.

- Please provide trash enclosure locations on the site plan with an enlarged detail of the trash enclosures' architectural treatment.
- Please also provide the HVAC/RTU (roof-top units) or GMU (ground-mounted units)—if any on the elevations. RTUs and ground mounted units must be screened from public views.
- Please provide openings and penetrations including man doors, garage/docking stations, etc.... on the building footprint.
- Please provide setback dimensions of the building footprint distance from property lines.
- Please provide a typical cross-section detail of the screening/buffering berm proposed for the southwest corner of the property. (Berm must be 15-ft high with a maximum of 4:1 slope).

Landscape – Irrigation Plan Comments:

- Per Section 5.04.14-A, industrial sites with public-facing building entries such as the Connell administrative office building are required to have 15% of the area dedicated for landscaping.
- As the Connell Resources office site will be adequately landscaped, it does not need to be screened by the 15-ft earthen berm.
- Please consider re-configuring the screen/buffering berm to screen the plant's daily operations while allowing the Connell Resources office building visibility to the general public. (Reduce berm heights to 3-4-5-ft with shrubs, trees earth forms for parking lots screening and accents to compliment the building (with the brick or stone wainscots)
- Currently landscaping is shown as a perimeter screen accenting the earthen berm, however, please note street trees are also required on this site at a rate of (1) one tree per 40 linear feet (LF) of ROW.
- Per Section 5.04.14-C.1, the required perimeter landscape screen is (1) tree per 40-LF of site perimeter, with approximately 2,400-LF of road frontage (61) trees will be required of which 25% must be evergreen trees.
- As this is an industrial use site, options may be available to mitigate/satisfy the Towns' Landscape Code, such as off-site landscaping.
- Please adjust the Landscape Data Chart to reflect both street/ROW landscaping, and perimeter landscaping requirements.
- Please consider adding more tree species such as *Pinus ponderosa*, *Pinus edulis*, *Quercus* spp, etc.... for tree diversity.
- Please explore options for modifying the berm, sidewalk/ROW elements relationship and alignment and configuration to maximize screening effects, please refer to the redlined landscape plan.
- In lieu of the conventional engineered berms and landforms, please consider natural, aesthetically pleasing meandering natural earth forms.
- Please provide a landscape water use chart with landscape material & related water use calculations. (High VS Medium VS Low VS Xeric/Very Low).
- Please provide water use ratings (High-X; Medium-XX; Low-XXX; and Very Low/Xeric-XXXX) for each plant species specified in the Plant Schedule.
- Please note hydro-zones are required for water conservation (Grouping similar water-use plant species together for most-efficient irrigation practices).
- Please ensure all new and existing utilities including overhead power lines—if any on site are to be buried.
- Please provide horticultural information for the proposed plants that are not on the Town's recommended plant list. Any plant specie (*Juniperus*) not on the Town's preferred plant list should be at the very minimum classified as "Low" or "Very Low" water use.

- Please add more landscape materials around the administration office for shade and screening of on-site operation activities.
- Please provide sight distance triangles at the site's entries.
- Please note it shall be the responsibility of the owner to install, water and maintain the plant materials in accordance with these approved plans.
- Please note a dedicated POC/tap and meter is required for the irrigation system.
- Please provide more information for establishing the native grasses, currently the plan note says "Native seed to be irrigated by Contractor for establishment" explain how this is to occur.
- Please note Netafim with inline emitters 18" O.C. is only allowed in plant root zones, all other drip poly lateral runs where plant materials are not present shall be standard poly line. Netafim is recommended for tree canopy drip areas and dense plantings only.
- Main line pressure is a concern, 40-50 psi may be inadequate for proper emitter operations once the equipment and piping friction losses are taken into account, please specify an emitter make and model that functions properly at a lower PSI.
- With the slope and grade of the site, pressure compensating emitters are recommended.
- Provide a winterization note on the plans.

Other:

- Please provide a photometrics plan with fixture unit quantities in a legend.
- Please ensure all light fixtures are flat lens and true cut-off models to eliminate potential glare.
- All site lighting including night-time uses required for safety measures, (night-time activities should be limited) should meet Town's photometric standards & code.
- As this is a large site with areas that will not be used in day-to-day operations, how will potential weeds and blown trash and debris be managed??

Referral Review Comments:

- Please review and address all referral agency review comments:
 - Fencing plan will need to be reviewed by BNSF to ensure it complies with BNSF standards. Replace any impacted BNSF ROW fencing.
 - If grading on BNSF property is required, grading plan will need to be reviewed by BNSF, and permits will be required to occupy BNSF property as well as a BNSF supplied flagger will be required and paid for by agency or contractor
 - If access to BNSF property is required, an agreement with BNSF will be required as well as safety badging for all employees on BNSF property
 - Suggest monitoring and reducing the WB CR66 speed coming off that crest and crossing the tracks. Increased truck traffic across this crossing at high speed will rapidly degrade the crossing surface.
 - For CDOT comments the only revision we have for the TIS is to have the applicant's traffic engineer state whether the acceleration lanes onto I-25 (especially southbound) are up to the full Access code standards since this is predominantly a heavily-laden truck traffic generator.
 - The site plan shows a proposed berm being installed close to the existing OH power line. If the berm causes a compliance issue with the NESC clearances, Connell will be responsible for the costs to resolve the issue.

Thank you for the opportunity to comment on the site plans. These comments are provided for your use in refining and preparing the site plan package for the forthcoming Planning Commission hearing.

If you have any questions or comments, please do not hesitate to contact us.

Thank You;

Paul Whalen



Paul Whalen, AICP/PLA

Senior Planner

Phone: 970.568.3381

Email: whalenp@wellingtoncolorado.gov

Web: www.wellingtoncolorado.gov

8225 Third Street, Wellington, CO 80549



Connell Resources Asphalt Plant Referral Comments:

BURLINGTON-NORTHERN/SANTA FE RAILROAD COMMENTS:

BNSF Railway has reviewed these submittals. BNSF has not reviewed any design details or calculations for structural integrity or engineering accuracy. BNSF accepts no responsibility for errors or omissions in the design or execution of the project. If a contractor needs to work within 25 feet of BNSF track or within BNSF property, the contractor must contact BNSF Real Estate/Permitting consultant Jones Lang LaSalle (JLL) for a permit. Their contact information can be found on our website at www.bnsf.com. If any changes are made to the plans affecting BNSF property, plans must be resubmitted for review.

- Fencing plan will need to be reviewed by BNSF to ensure it complies with BNSF standards. Replace any impacted BNSF ROW fencing.
- If grading on BNSF property is required, grading plan will need to be reviewed by BNSF, and permits will be required to occupy BNSF property as well as a BNSF supplied flagger will be required and paid for by agency or contractor
- If access to BNSF property is required, an agreement with BNSF will be required as well as safety badging for all employees on BNSF property
- Suggest monitoring and reducing the WB CR66 speed coming off that crest and crossing the tracks. Increased truck traffic across this crossing at high speed will rapidly degrade the crossing surface.

Thanks,

Rafer Nichols, PE

Manager Public Projects (AZ, CO & NM)

BNSF Railway

rafer.nichols@bnsf.com

Office: (303) 480-6586

CDOT REGION 4 COMMENTS:

For CDOT comments the only revision we have for the TIS is to have the applicant's traffic engineer state whether the acceleration lanes onto I-25 (especially southbound) are up to the full Access code standards since this is predominantly a heavily-laden truck traffic generator. This should just be an exercise in Google Earth measuring I'd suspect.

We had a similar situation with an off-site truck stop in the last few years where the cross street didn't have any issues but the acceleration lane onto I-25 was too short and it was a big safety issue.

Thanks,

Tim Bilobran

POUDRE VALLEY REGIONAL ELECTRIC ASSOCIATION

Paul,

The site plan shows a proposed berm being installed close to the existing OH power line. If the berm causes a compliance issue with the NESC clearances, Connell will be responsible for the costs to resolve the issue.

Thanks,

Matt Organ

Distribution Design Supervisor

Poudre Valley Rural Electric Association, Inc.

o: 970.282.6436

pvrea.coop | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

LARIMER COUNTY PUBLIC HEALTH REVERRAL REVIEW:

Hello Paul,

I just received a forwarded email regarding the Connell's Wellington Asphalt Plant requesting comments. I will be your health dept contact for this referral.

Please also feel free to send any other referral requests that you are interested in Health Dept comments my way in the future. We'd appreciate the opportunity to collaborate on projects with Wellington.

Thank you and look forward to working with you!

Lea

Lea Schneider

Environmental Health Planner

LARIMER COUNTY | HEALTH AND ENVIRONMENT

1525 Blue Spruce Drive, Fort Collins, Colorado 80524-2004, 970.498.6775, www.larimer.org/health/ehs/

TO: Paul Whalen
Senior Planner
Town of Wellington

FROM: Lea Schneider 
Environmental Health Planner
Larimer County Department of Public Health & Environment

DATE: December 21, 2022

SUBJECT: Connell's Wellington Asphalt Plant Site Plan Referral Review

Larimer Department of Health and Environment (LCDHE) has reviewed the site plan application materials provided in the referral email dated November 29, 2022. In addition, LCDHE met with Connell Resources, Inc. on December 21, 2022. The following LCDHE comments include requirements of associated regulations as well as recommendations for the Town to consider for additional public health protections when evaluating the application for compatibility to the residential areas.

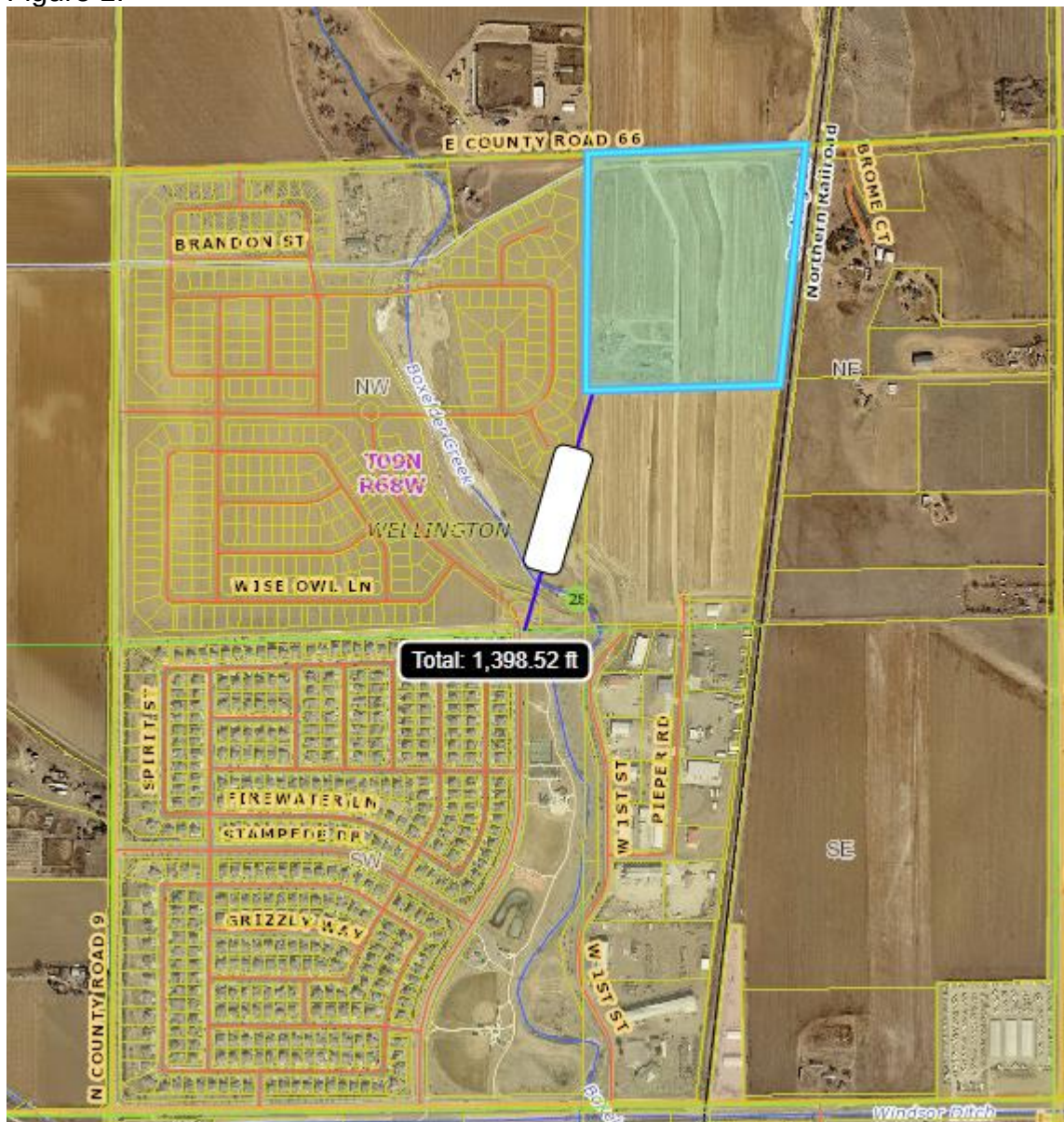
As a result of the submitted materials and meeting with Connell Resources, Inc., it is understood that Connell's existing asphalt batch plant operating near Timnath, Colorado, is proposed to be relocated to Parcel 8928000019 on East County Road 66 between North County Roads 7 and 9. The proposed improvements for the Site Plan include an office building, storage lean-to structure, welding and mechanical shop, garage, washing and fueling areas; landscaping and screening; paved parking, access and truck service roads; the relocated batch plant with associated cold storage bins, storage tanks/silos, resource stockpiles.

The operation will import and stockpile sand and aggregate resources via haul trucks for use in asphalt production, as well as process reclaimed asphalt pavement (RAP) on-site. Public utilities will supply water and sewer for new structures, while raw/well water will be transported from off-site for dust control during operations. Normal operating hours are between 7am to 6pm, Monday through Saturday with occasional work outside of normal operating hours for special projects such as evening construction for major traffic corridor infrastructure.

Though the property for the asphalt operation is zoned for I-Industrial uses under the zoning designation of Town of Wellington, there are residential uses in the area as shown in the Larimer County Assessor map shown below in Figure 1. A platted undeveloped residential community appears to be adjacent to the west and an existing developed residential community and outdoor recreational area to the south which are less than 1500 feet from the south property line of the asphalt property. The unincorporated parcels near the plant are zoned O-Open which is intended for rural

residential and agriculture uses. For this reason, it is recommended that the Town consider the residential compatibility as part of this review.

Figure 1.



Noise. Asphalt operations include noise generating activities such as road traffic, imported materials haulers, dump trucks for asphalt, off-road construction equipment with backup alarms moving aggregate resources around the site, crushing activities for RAP, conveyor belts moving material to the batch plant. For this reason noise impacts are recommended to be evaluated as part of this review process. It is not known if the Town of Wellington has a local noise ordinance, but Larimer County and the State of Colorado have standards for noise.

The County has adopted a noise ordinance (Ordinance No. 97-03) which specifies maximum sound levels of 55 dbA from 7am to 7pm at unincorporated residential

property lines as defined in the Ordinance. The ordinance is available on the County's website at: <http://legacy.larimer.org/policies/noise.htm>

In the absence of a Town of Wellington noise ordinance, the Colorado Revised Statute – ARTICLE 12 – Noise Abatement establishes noise levels at the property lines based on the use of adjacent properties which include residential areas except the adjacent parcel to the south which is also zoned I-Industrial.

Some site mitigations have been proposed including earthen berms of at least 10 feet to be installed along the north and west property lines; one-way haul truck movement on the site; location of noise producing activity to the northeast of the property; upgrading batch plant equipment. The Health Department recommends that the Town request a Predictive Sound Analysis with noise contour mapping to demonstrate that the proposed berms and additional mitigation strategies are adequate to protect future developed properties to the west and the existing residential uses to the north, but also to the east and the developed Buffalo Creek subdivision to the south/southeast.

It is also recommended that the operator signage include contact information such as a phone number and/or email for neighbors to report concerns directly to the operator in order to respond quicker to feedback for repairing or adjusting the noise-inducing activity.

Air Quality for Operations. Hot mix asphalt plants release air pollutants that are regulated by the Air Pollution Control Division (APCD) at the Colorado Department of Public Health and Environment (CDPHE). The primary pollutants of concern include particulate matter, carbon monoxide, nitrogen oxides, volatile organic compounds, and/or sulfur oxides. These criteria pollutants are regulated to meet the Environmental Protection Agency's National Ambient Air Quality Standards (NAAQS) which can be harmful to public health and the environment when not properly controlled. Additional noncriteria pollutants regulated by APCD include hazardous air pollutants (HAPS) as defined in the Air Quality Control Commission (AQCC) regulations..

Connell Resources, Inc. currently holds an APCD permit (00LR0746) for the asphalt batch plant proposed to be relocated to Wellington. This facility is routinely inspected by Larimer County Department of Health and Environment as contractors of APCD. A new APEN will need to be applied for and reviewed by APCD in order to establish new limitations and controls as part of the final construction (operating) permit for the new site. It is recommended that the Town request copies of the future applications and dust control plan for further evaluation on adequate controls for the residential uses.

LCDHE will continue to inspect the facility under the new air permit even within the Town of Wellington. Due to the lack of open mining on the property, aggregate material arriving pre-processed, and the current asphalt plant permit emission thresholds being in compliance with the NAAQS, it is not known if air emission dispersion modeling will be required for the future air permitting and will be evaluated by APCD at the time of APEN submittal.

To further evaluate the emission levels in relation to public health, compliance with NAAQS, and residential and recreation area compatibility, it is recommended that the

Town consider requesting emission dispersion modeling independent of the APCD permitting process to predict potential pollutant exposure. Air dispersion models are tools to approximate concentrations from one or more facilities or sources of air pollutants. When an air pollutant is emitted into the atmosphere, it is transported and dispersed by various atmospheric processes. Algorithms and equations have been developed to approximate (model) these atmospheric processes and have been incorporated into various computer codes (computer models). APCD typically uses the results from these computer models in their review of qualifying APEN/air permit applications. A modeled prediction is used to demonstrate if the emitting source will be in compliance with the NAAQS (as well as Colorado Ambient Air Quality Standards - CAAQS). If the model predicts an exceedance of the NAAQS and/or CAAQS, the applicant has the opportunity to adjust the facility emissions through operating hours, source parameters, source configuration, and other mitigation strategies in order to demonstrate compliance with all state and federal standards. Modeling is a good opportunity to examine control measures and potentially demonstrate compatibility with the residential and outdoor recreational uses.

Odors. Hot asphalt operations can produce odors depending on equipment, fuels, materials and processing. As part of compliance with the future air permit from APCD, the operation will be required to prevent excessive odors to comply with Colorado's Air Quality Control Commission Regulation 2 for Odor Emission. The regulation limits the emission of odorous air within areas used predominantly as residential or commercial purposes. This property in review is surrounded by a mix of commercial and residential uses as well as public recreation, therefore the more strict residential threshold for odors shall be complied with. Please note that it is a violation if odors are detected at property lines after the odorous air has been diluted with seven (7) or more volumes of odor free air using a nasal ranger operated by certified staff. Larimer County staff are certified in odor compliance and will evaluate complaints. Please note that compliance with APCD permitting and Regulation 2, as well as properly maintained and operating equipment will reduce the amount of emissions and therefore odors released from the property but does not create an odor-free operation.

Wetlands. No information was noted in the application materials regarding the intermittent waterway identified on the Larimer County Assessor's topography map. In referencing the Wetland Mapper developed by the U.S. Fish and Wildlife Service, the intermittent waterway has a preliminary identification as a riverine wetland. It is not known if there were earlier applications and/or discussions related to the topic of potential wetlands and a need for delineation.



Fugitive Dust during Construction. Colorado's air quality laws include requirements for controlling fugitive dust emissions during construction activities. Projects that are fewer than 25 acres and less than six months are not required to complete an APEN, but are still required to control fugitive dust and off-site transport. Additional information is available on the APCD website: <https://cdphe.colorado.gov/apens-and-air-permits/air-permits-for-non-oil-gas>

Water Quality. Potential water quality impacts associated with asphalt batch plants include sediments from in the truck wash down and stormwater runoff, and chemicals associated with the asphalt bidding materials, fluids associated with trucks/off-road construction equipment, machinery and processing operations.

In this particular case, the submitted Ditesco drainage report indicates that a detention pond will be constructed in the southwest corner of the parcel with the intent to drain off-site. It is not known if there is a retention pond or other infrastructure to support the truck wash down area or other process water from the site.

Depending on the aforementioned process water and stormwater management, the non-extractive operations may be required to apply for either a 'Process and Stormwater Discharge Permit' or, if no process water will be discharged, a 'Stormwater Discharge Permit' from the Water Quality Control Division of the Colorado Department of Public Health and Environment. Please refer to the Water Quality Control Division's website: <https://www.colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>

A requirement for obtaining either permit is the preparation of a stormwater management plan. These plans must include identification of potential sources of pollution (including sediment, chemicals used in the mining operation, fuels, etc.) and selection of best management practices that will be implemented to control the potential pollutants. Under the terms of a state permit, the applicant is required to perform routine inspections and to prepare an annual report to address compliance with the stormwater management plan.

Fuel Storage Tanks. The Site Plan proposes the installation of on-site fuel storage and related pumping equipment. These items are regulated by the Colorado Department of Labor and Employment, Oil Inspection Section. Additional criteria may be required by the local fire authority. Information on their tank compliance plan submittal process is available at:

<https://ops.colorado.gov/Petroleum/TankCompliance>



Wellington Fire Protection District

December 6, 2022

Connell Batch Project

RE: Site Plan Application.

To whom it may concern:

The items in the list below are the minimum requirements and must be addressed during site design. Nothing in this review is intended to approve any aspect of these plans or this project that does not strictly comply with all applicable codes and standards. Any changes that are made to the plans will require additional review and comment by the Fire District.

- Fire Flow Requirement for Buildings – Per 2018 IFC, appendix B as amended.
- Fire Hydrant Location and Distribution – Per 2018 IFC, appendix C as amended.
Specifically: After review of plans, this site may require additional fire hydrants and shall follow Section B105 spacing between hydrants.
- Fire Apparatus Access Road – Per 2018 IFC, appendix D as amended.

We have attached a copy of the Wellington Fire Protection District Resolution #2019-02 with the amendments for the 2018 IFC.

Please do not hesitate to contact our office with questions pertaining to this letter.

Best regards,

Everitt Pettit
Deputy Fire Marshall Wellington
Fire Protection District



Wellington Fire Protection District

8130 3rd St, P.O. BOX 10, Wellington CO 80549
Phone: (970) 568-3232 Website: www.WFPD.org

WELLINGTON FIRE PROTECTION DISTRICT RESOLUTION #2019-02

A RESOLUTION ADOPTING THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE, AS AMENDED, REGULATING AND GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE AND EXPLOSION, AND PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATIONS.

WHEREAS, the Board of Directors of the Wellington Fire Protection District (District) has previously adopted the 2012 International Fire Code and relative Appendices, as amended.

WHEREAS, the Board of Directors deems it necessary to adopt the following code for the purpose of establishing rules of conduct and standards for the protection of life, health, property, security and welfare of the inhabitants of the District; and

WHEREAS, the Board of Directors has considered the effect of fire code enforcement within the boundaries of the District and has determined that enforcement of the proposed code would not cause undue hardship or suppression of economic growth within the District; and

WHEREAS, the Board of Directors has studied the necessity for a realistic and reasonable level of fire protection to be provided by the District.

NOW, THEREFORE, be it resolved by the Board of Directors of the District in the County of Larimer, State of Colorado, that:

1. The District Board of Directors adopts the 2018 International Fire Code and relative Appendices, as amended, (EXHIBIT A).

ADOPTED AND APPROVED this 15th day of May 2019.

WELLINGTON FIRE PROTECTION DISTRICT

By _____
President/Chair

ATTEST:

By _____

MEMORANDUM

TO: Paul Whalen, Town of Wellington Planning Department
FROM: Steven Rothwell, Larimer County Engineering Department 
DATE: January 9, 2023
SUBJECT: Connell Batch Plant – Wellington Site Plan Referral

Project Description/Background:

This is a referral from the Town of Wellington for an Asphalt Plant for Connell Resources. The project is located southwest of the LCR 66 and the BNSF rail line intersection.

Review Criteria:

Larimer County appreciates the opportunity to review this project and recognizes that this project is different than a project subject to Larimer County regulations. Many of the recommendations stated below are based on issues and concerns that commonly arise with similar projects in the County. We have requested information and made recommendations that we feel are essential to this project and its impacts to the site and surrounding areas. Requirements specific to Larimer County infrastructure, such as unincorporated roadways, have been provided as well.

Engineering Comments:

The site is outside of a Growth Management Area and therefore would need to comply with the Larimer County Rural Area Street Standards (LCRARS).

TIS Review:

1. The Traffic Impact Study (TIS), included with this application has been conducted unitizing the Town of Wellington's Standard Design Criteria and Standard Construction Requirements. Larimer County will require that the TIS be revised to follow the Criteria shown in Appendix F of the Larimer County Rural Area Roadway Standards (LCRARS) as most offsite intersections impacted by this development fall within the unincorporated area.
2. Larimer County requests clarification on the following TIS scoping parameters.
 - Trip distribution – Clarification on finished product (Where is it going?) Are we to assume that all trips hauling to and from the sight with the finished product are to head east via CR66, proceed north on CR7, west along CR70, and then exit the County's roadway system onto I-25?



- How will these haul routes be enforced? Are specific conditions of approval being proposed?
 - The trip generation appears low for a plant of this capacity, how were these numbers determined?
 - Are the peak numbers averaged over the entire year or are they representative of peak season?
 - Were bicyclists considered in the evaluation of the proposed haul routes? CR70→CR7→CR66→CR9 is a frequented route for both road and gravel cyclists. We have significant concerns with regards to the safety of cyclists with an increase in heavy truck traffic of this magnitude.
3. Under the current criteria, the TIS states that
 4. Larimer County will require that the following intersections be evaluated using LCRARS Appendix F criteria.
 - (CR70&CR7, CR66&CR7, CR66&CR9, CR66&Site Access, CR9&62E, CR9&HWY1)
 5. CDOT should also be made aware of this project as it may have implications on their planned HWY 1 realignment at CR9 and CR62E.

Adjacent and/or Offsite Roadway Improvements:

1. Larimer County's Land Use Code Article 4 requirements specific to Adequate Public Facilities require that roadway segments that experience vehicular traffic volumes in excess of 400- trips/day be paved. The existing plus proposed traffic volumes for CR66 exceed this threshold. Paving will be required for the segment of CR66 from the current town limits (west of Boxelder Creek) to CR7. The paved roadway section will need to consist of a 28-ft paved surface to accommodate a minimum of two 12-ft lanes and two 2-ft shoulders. It is strongly recommended that this section be carried through to CR7.
2. Additional considerations will need to be given for Cyclists along CR66. Shoulders wider than the required 2-ft may be needed to provide a safe corridor for cyclists adjacent to heavy haul trucks.
3. The existing railroad crossing will need to be updated. It appears that this issue is already being considered.
4. Under the current criteria, the TIS states that a northbound right-turn lane approaching the LCR70/LCR7 intersection will be required in the short-range projections, and a southbound right-turn lane approaching the LCR7/LCR66 intersection will be required in the long range (2045) projections. Improvements required by either short-range or long-range projections are to be completed at the time of development. Expectations for long term build out by others is not acceptable.
5. Depending on the requested revisions to the TIS, offsite improvements may be required at several the intersections highlighted previously.

Annexations and Maintenance Agreements:

1. Larimer County requests that County Road 66 (CR66) be annexed from its current annexation limits due west of the Boxelder Creek crossing to the eastern limits of the subject parcel (Railroad Crossing).
2. It is recommended that the Town of Wellington coordinate with Larimer County's Road and Bridge Department to discuss possible revisions to any existing CR66 Road Maintenance Agreements between the Town and the County as a result of this proposal.

Drainage and Erosion Control Issues:

1. Staff will require that measures be taken to control erosion and sedimentation during all phases of construction. We will also require that, after the temporary activity is complete, all disturbed areas are repaired to a condition that is equal to or better than the existing condition. A plan for addressing Erosion and Sediment Control will be needed for all work being completed in or adjacent to unincorporated areas.
2. This proposal lies within the Boxelder Drainage Basins and is subject to its requirements. The Boxelder Basin Master Plan assumes that developed flows be restricted to a release rate of no greater than 0.2 cfs/acre. Due to the site's proximity to Boxelder Creek, Larimer County requests that the Boxelder specific release rate be adhered to.

Floodplain:

1. There is a FEMA Floodplain Zone AE (Floodway) and FEMA Floodplain Zone AE (Flood Fringe) near the proposed site for Boxelder Creek.

Any development within the floodplain will require an approved floodplain development permit and potentially a variance from the County Engineer with a recommendation for approval from the Flood Review Board.

Please note that the definition of development for floodplain regulatory purposes "includes any manmade change to improved and unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations."

Construction and Permitting:

1. The current set of Construction Plans have been reviewed and redlined by Larimer County Engineering. See attached. We may have additional comments and/or redlines with future submittals.
2. The provided Geotechnical Report recommends that a 6-in asphalt (HMA) section be provided over a 6-in Aggregate Base Coarse (ABC) with 12-in of Stabilized subgrade. The construction plans show 5-in HMA over 6-in ABC with an untreated subgrade. Moving forward, please update the construction plans to reflect the recommendations provided in the Geotechnical Report.



3. Any access construction on County Road 66 or work in the County right-of-way, will require an Access or Right-of-Way Construction Permit from this office. Access information and permits can be obtained by contacting Scott Hamilton, Access & Utility Permit Coordinator, at (970) 498-5709.
4. If one acre or more of land is disturbed with this development, the applicant is required to apply for a Stormwater Construction Permit from the Colorado Department of Health and Environment.
5. The site has drainage and/or wetlands showing on the USGS topo mapping. It is the applicant's responsibility to confirm with the US Army Corps of Engineers, whether these water bodies are within their regulatory authority, and whether any of their permits are applicable for your work in and around the banks of the channel and/or wetland. The local Corps contact for this district is shown below.

Aaron R. Eilers
U.S. Army Corps of Engineers – Omaha District
Denver Regulatory Office
9307 South Wadsworth Blvd
Littleton, CO 80128
(303) 979-4120
aaron.r.eilers@usace.army.mil

Appeals and Variances:

The applicant has not included any appeals or variance requests to Larimer County Specific Development Standards or Criteria at this time.

Staff Recommendation:

We appreciate the opportunity to provide comments on this proposal. Please feel free to contact either myself at (970) 498-5715 or e-mail me at srothwell@larimer.org or our County Engineer, Mark Peterson, at (970) 498-5714 or by email at petersmr@co.larimer.co.us if you have any questions. Thank you.

cc: whalenp@wellingtoncolorado.gov
petersmr@co.larimer.co.us
rmcdaniel@larimer.org
shambotl@co.larimer.co.us
tjuergens@larimer.org
File

Attachments:

LCRARS Appendix F Standards
Construction Plans (LC Redlines)



Air Pollution Control Division Small Business Assistance Program

Fact Sheet - Environmental Regulations for Hot Mix Asphalt Plants

In order to protect and preserve Colorado's public health and valuable resources, hot mix asphalt plants (or facilities) must adhere to strict air, water, and waste requirements administered by the Colorado Department of Public Health and Environment (CDPHE). As Colorado moves forward, so has the need for asphalt materials. Today, over 12 million tons of hot mix asphalt are produced by over 60 hot mix asphalt facilities in Colorado each year.

This fact sheet provides an overview of the asphalt production process and the environmental requirements that apply to hot mix asphalt facilities in Colorado.

The Asphalt Production Process

Hot mix asphalt paving materials are a mixture of aggregate, sand, asphalt binder, and may include recycled asphalt pavement. The hot mix asphalt process involves mixing the crushed aggregate with asphalt cement (a product of oil refining that acts to glue the aggregates together) to form a hot asphalt mixture that can be laid down as a smooth road surface.

Air Emissions

Controlling the emission of harmful pollutants into the air is the guiding principle behind the state's air quality standards. Stringent limits are set for a range of pollutants based on their known effects to human health and the environment. Technology and control systems are available to hot mix asphalt facilities so that they comply with the air quality standards of the State of Colorado. Operation and Maintenance Plans are submitted by the permittee to ensure and document that their controls are working in the most efficient manner. In addition, dust control plans are required to be in place to control fugitive dust from material storage and handling areas and from trucks traveling on haul roads.

Hot mix asphalt plants have the potential to emit: volatile organic compounds (VOCs), carbon monoxide (CO), nitrogen oxides (NO_x), sulfur dioxide (SO₂ - if sulfur is present in the fuel), and particulate matter (PM). Asphalt plants are required to install controls or take other measures to reduce harmful air emissions. These measures and controls include counter-flow mixing equipment technology, baghouse systems to control particulate emissions, enclosed or partially enclosed conveyor systems, and top-of-silo emission recovery systems. In addition, best management practices to minimize emissions during hot mix asphalt production have been established by the asphalt industry. These best management practices include guidance on facility operation and maintenance to maximize efficiency and minimize emissions. Natural gas is a common fuel for asphalt plants. Therefore, the emissions from a plant fueled by natural gas are similar to a household furnace.

➤ *New Source Performance Standards (NSPS): CFR 40, Subpart I - Standards of Performance for Hot Mix Asphalt Facilities*

All Colorado hot mix asphalt plants are required to comply with federal requirements called *New Source Performance Standards* provided in Colorado Regulation No. 6, Part A, Subpart I, *Standards of Performance for Hot Mix Asphalt Facilities*. The performance standard limits the particulate emissions from the hot mix asphalt plant. To show that the hot mix asphalt plant can meet the air emission limits, the owner/operator must conduct a performance test for particulates, opacity, and sometimes CO emissions. Generally, the test is conducted within six months after the hot mix asphalt plant receives an initial approval to construct the plant.



➤ *Air Emission Reporting Requirements*

An Air Pollution Emission Notice (APEN) is a form used to report a facility's emissions. Operators of hot mix asphalt plants are required to submit an APEN to the Air Pollution Control Division if air emissions exceed the Reporting thresholds presented in Table 1. The APEN form is titled, "Hot Mix Asphalt - Specialty APEN" and is available through the APCD and online at: www.colorado.gov/pacific/cdphe/specialty-apens

Table 1
APEN Reporting Thresholds

	Attainment (Ton per year)	Nonattainment (Ton per year)
Criteria Pollutants (NOx, Ozone)	2	1
Other Criteria Pollutants (CO, SOx, PM, PM-10, etc.)	2	1
Non-Criteria Pollutant (HAPs & other reportable pollutants)	≥ 250 pounds per year of any individual non- criteria reportable pollutant	

Once submitted, the APEN is valid for five years. The APEN includes information on the location and ownership of the site and detailed information on the site-specific process equipment and air pollution control measures. The APCD uses the information provided on the APEN to write an air permit for the plant if it is needed.

➤ **Air Permits**

All hot mix asphalt plants must submit an APEN form and obtain an air permit if emissions are equal to or greater than reporting levels listed in Table 2.

Table 2
AIR PERMIT Reporting Thresholds

Pollutant	Uncontrolled Actual Emissions (tons per year)	
	Attainment Area	Non-attainment Area
VOC	5	2
PM 10, PM 2.5	5	1
TSP, CO, SOx, NOx	10	5
Non-Criteria Pollutant (HAP)	10 per each pollutant	

Your air permit defines the type of air pollution control measures that will be used, sets air pollutant emission limits, includes recordkeeping requirements, and requires you to mark the air permit number on each piece of equipment subject to the air permit. Take the time to review your air permit and be familiar with your regulatory requirements.

An Air Permit Includes...

- Limits on annual asphalt production
- Required air pollution controls
- Opacity (visual emissions) limitations
- Recordkeeping requirements
- Operating and maintenance requirements
- Other key areas that may need to be addressed e.g., methods for controlling fugitive dust at the site.

In Colorado, Construction Permits are issued in two phases: "Issuance 1" and "Final Approval to Operate".

- Issuance 1 of a permit allows the plant to be constructed and begin operation. The source must self-certify to Issuance 1 of the permit once in operation within 180 days of receiving the first issued permit.
- After the owner certifies that the operation is in compliance with the conditions of Issuance 1 of the permit, the Division issues a "Final Approval to Operate" letter to operate under the conditions of Construction Permit Issuance 1. This letter confirms the completion of the self-certification requirements of that permit. The source is issued an invoice for processing time for this letter, and must pay the invoice within 30 days of receipt. Please note that if the permit processing fee is not paid within 30 days of receipt, you will be in violation of your permit conditions and may result in revocation of the permit.
- If the source modifies an existing permit, the source will be issued Construction Permit Issuance 2 (Issuance number determined by modification sequence). The source may have to self-certify to the new Issuance if required by the permit.

The final approval air permit is valid for the life of the equipment. In the event of a change of ownership or equipment, a revised APEN form must be filed and will result in a new Issuance number.

Air Inspections and Enforcement

The APCD enforcement staff conducts routine inspections of Colorado HMA plants to ensure that plant operators are properly maintaining the required air pollution equipment, keeping records, and complying with all conditions of the air permit. Most hot mix asphalt plants are inspected every 3 to 5 years, while others are inspected annually. The APCD also responds to citizen complaints on dust, odor, or noise problems at HMA plants. When a permit violation or noncompliance issue leads to enforcement proceedings, corrective action is required and fines up to \$15,000 per day can be levied against plants.

Frequently Asked Question:

When I drive by an asphalt plant, what is it that I see coming from the plant?

Often this is steam produced from the moisture in the aggregate when dried. This steam may be mistaken for smoke, especially in cold weather. Visual emissions of smoke are regulated and restricted.

Stormwater/Colorado Discharge Permit System (CDPS)

Almost all Colorado hot mix asphalt plants are required to obtain a Stormwater General Permit for Light Industrial Activity or to be covered under a Stormwater General Permit for Construction Activities if the plant is dedicated to a specific construction site covered by this permit.

Stormwater refers to runoff resulting from rain or snowmelt events. When stormwater comes into contact with plant operations or storage piles, it can become contaminated with sediments, oil and grease, or other pollutants that could impact Colorado waterways. The Stormwater General Permit requires a hot mix asphalt plant to develop and implement a Stormwater Management Plan (SWMP) that includes best management practices to prevent the discharge of pollutants in stormwater runoff. In addition, spills of oil or fuel of greater than 25 gallons, or spills of any size that reach State waters, must be reported to CDPHE. Spill remediation and monitoring is required.

Stormwater and process water permits are issued under the Colorado Discharge Permit System (CDPS) administered by the CDPHE Water Quality Control Division (WQCD).

Solid and Universal Waste

A typical hot mix asphalt plant does not generate hazardous waste and generates very little solid and universal waste. Some wastes, such as petroleum-contaminated soils, may be reused in the asphalt production process. All wastes must be properly managed and disposed of.

Community Right to Know

On March 1 of each year, every hot mix asphalt production facility is required by state and federal law to report the storage of regulated onsite chemicals. This information is sent to emergency planning organizations. Concerned citizens can obtain this public information from state and federal agencies.

Questions?



The air, water, and waste environmental programs at CDPHE work together to answer questions and help businesses understand and comply with environmental regulations. If you have questions on the requirements for hot mix asphalt plants in Colorado, please contact the resources listed below:

- ❖ **Air Emission Reporting and Permitting:**
Small Business Assistance Program (SBAP)
(303) 692-3175 or (303) 692-3148
www.colorado.gov/pacific/cdphe/small-business-assistance-program-sbap
- ❖ **Wastewater and Stormwater Permitting:**
Water Quality Control Division
(303) 692-3500
www.colorado.gov/pacific/cdphe/clean-water
- ❖ **Solid and Universal Waste Management:**
Generator Assistance Program (GAP)
(303) 692-3415 or Hotline: (303) 692-3320
www.colorado.gov/pacific/cdphe/hm



Planning Commission Meeting

Date: March 6, 2023
Submitted By: Cody Bird, Planning Director
Subject: Update Recommendations on Adoption of the Zoning Map for P - Public Zoning Districts

EXECUTIVE SUMMARY

The Town is in the process of considering updates to the Official Zoning Map of the Town. The Planning Commission conducted a public hearing and made recommendations on the Zoning Map at its regular meeting on December 5, 2022. Subsequently, the Planning Commission requested additional consideration of how the P - Public District Zoning is presented on the Draft Zoning Map.

The Planning Commission conducted a work session on February 6, 2023 to discuss information related to the P - Public District. The Planning Commission evaluated properties currently zoned P – Public, proposed to be zoned P – Public, and properties that have characteristics similar to the intent and purpose of the P – Public zoning district. Factors considered included the intent and purpose of the P – Public District as defined in the Town’s Land Use Code, definitions from the Land Use Code that are applicable to the P – Public District, and an inventory of properties throughout Town that are currently zoned P – Public, or could be considered to be zoned P – Public.

BACKGROUND / DISCUSSION

Included with this report is information evaluated by the Planning Commission at the February 6, 2023 work session, including excerpts from the Town's adopted Land Use Code to identify the intent of the P - Public District. Definitions from the Land Use Code that are related to the purpose and application of the P - Public District are also included for reference. Attached with this report is the property inventory identifying each property as to if it is intended to be accessible to the public for public use, and if the property meets the definition of "Park" as defined in the Land Use Code (areas open to the general public and reserved for recreational, education or scenic purposes). Existing zoning and Draft Zoning Map zoning is identified on the table. The last column in the table identifies the zoning district designation that the Planning Commission identified at the at the February 6, 2023 work session as being the most appropriate zoning for each property.

At the February 6, 2023 work session, the Planning Commission discussed and made recommendations on some properties that should be zoned P – Public, and other properties that are currently zoned P – Public that should be considered for a different zoning designation. At the conclusion of the work session, the Planning Commission requested an agenda item on it’s next regular meeting March 6, 2023 to formally vote on forwarding a recommendation to the Board of Trustees relating to the P – Public zoning district on the Official Zoning Map update.

The attached Draft Zoning Map includes all of the recommendations made by the Planning Commission at the December 5, 2022 public hearing, and includes updates discussed by the Planning Commission at the February 6, 2023 work session relating to the P – Public District.

The Board of Trustees will conduct a public hearing prior to making any changes to the Official Zoning Map. The date of the hearing is anticipated to be held March 28, 2023. At the public hearing, the Board of Trustees will consider the recommendation of the Planning Commission for updates to the Zoning Map and the recommendations for the P – Public Zone District.

STAFF RECOMMENDATION

Below are possible motion options for the Planning Commission to consider:

1. Move to forward a recommendation to the Board of Trustees to approve the Official Zoning Map as presented, including recommendations for the P – Public Zone District as presented.
2. Move to forward a recommendation to the Board of Trustees to approve the Official Zoning Map, including recommendations for the P – Public Zone District and with changes including
_____.

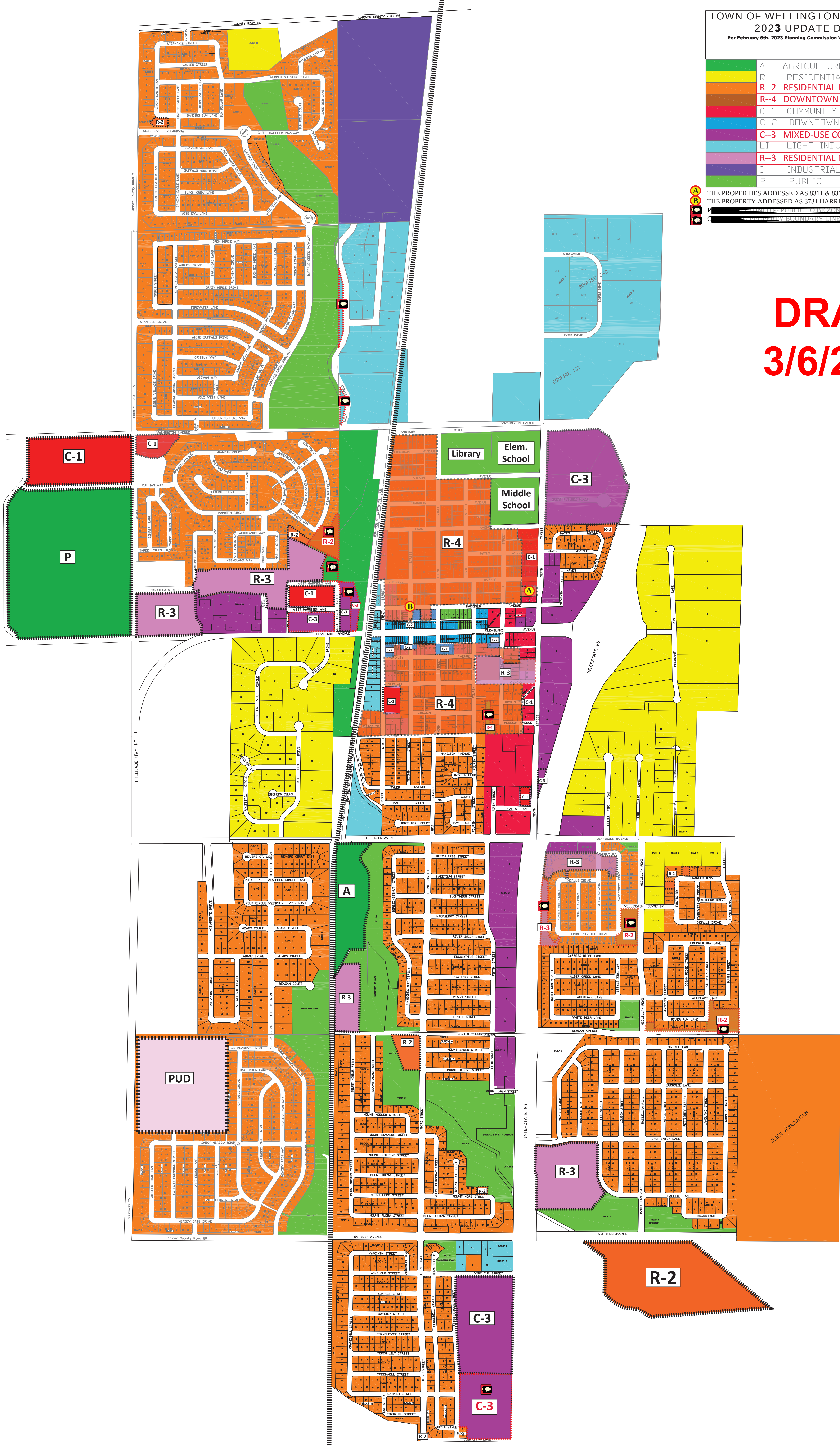
ATTACHMENTS

1. Draft Zoning Map - March 6, 2023
2. Public District Intent and Definitions
3. Inventory of P - Public Properties
4. Map A and Map B (for P - Public Properties)

TOWN OF WELLINGTON ZONING MAP	
2023 UPDATE DRAFT	
Per February 6th, 2023 Planning Commission Work Session Guidance.	
	A AGRICULTURE
	R-1 RESIDENTIAL RURAL
	R-2 RESIDENTIAL LOW DENSITY
	R-4 DOWNTOWN NEIGHBORHOODS
	C-1 COMMUNITY COMMERCIAL
	C-2 DOWNTOWN COMMERCIAL
	C-3 MIXED-USE COMMERCIAL
	LI LIGHT INDUSTRIAL
	R-3 RESIDENTIAL MEDIUM DENSITY
	I INDUSTRIAL
	P PUBLIC

A THE PROPERTIES ADDRESSED AS 8311 & 8317 6TH STREET TO BE ZONED R-4.
B THE PROPERTY ADDRESSED AS 3731 HARRISON AVENUE TO BE ZONED C-2.
P **C**

DRAFT
3/6/2023



Wellington Land Use Code

3.04.3P – Public District.

A. *Intent.* The Public District is intended to identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased. These areas are intended to support the community with accessible walkways, public gathering spaces, and motorized and non-motorized transportation connections and parking that accommodate a large influx of car and pedestrian traffic. Buildings may be small, mixed with other uses in Downtown, or large, providing joint facilities (library, recreation center, etc.) intermixed in residential or mixed-use areas. Civic areas should consider building design, materials, and durability; making developments timeless, and favoring form and function over cost. These areas should also leverage local public art to add beauty and pride to Wellington.

B. *Principal uses.* Principal permitted uses in the P District shall be as listed in *Section 4.02 Table of Allowable Uses*.

C. *Conditional uses.* Permitted conditional uses in the P District shall be as listed in *Section 4.02 Table of Allowable Uses*.

Definitions:

Park means an area open to the general public and reserved for recreational, educational or scenic purposes.

Public areas means streets, parks, open spaces and other property designated or described as for public use on a map or plat of the Town and fee title is vested in the Town, other public body or a special district as defined in Section 32-1-103, C.R.S.

Public use means uses which are owned by and operated for the public by the Town, county, state or federal governments or by school districts.

Quasi-public means having the nature or characteristics of being public but owned by a private or not-for-profit entity.

Public Facilities Those constructed facilities, including but not limited to transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, electric, gas, telecommunication utilities or facilities and publicly owned buildings or facilities.

Open space means any land or water area with its surface open to the sky, which serves specific uses of providing park and recreation opportunities, conserving natural areas and environmental resources, structuring urban development form and protecting areas of agricultural, archeological or historical significance. Open space shall not be considered synonymous with vacant or unused land but serves important urban functions. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and setbacks from oil and gas wells and their appurtenances or other hazards to the public.

Public open space means an open space area conveyed or otherwise dedicated to the Town, State or County or other public body for recreational or conservation uses. Public open spaces are to be unencumbered by oil and gas wells, their appurtenances or other hazards to the public.

Retention basin means a pond, pool or basin used for permanent storage of water runoff.

Civic Space Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:

a) Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.

b) Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.

c) Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.

d) Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Code, open space includes active recreation space, common open space, and dedicated open space.

e) Park or plaza: An open space which may be improved and landscaped; usually surrounded by streets and buildings.

f) Urban deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.

g) Wetlands mitigation bank: A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.

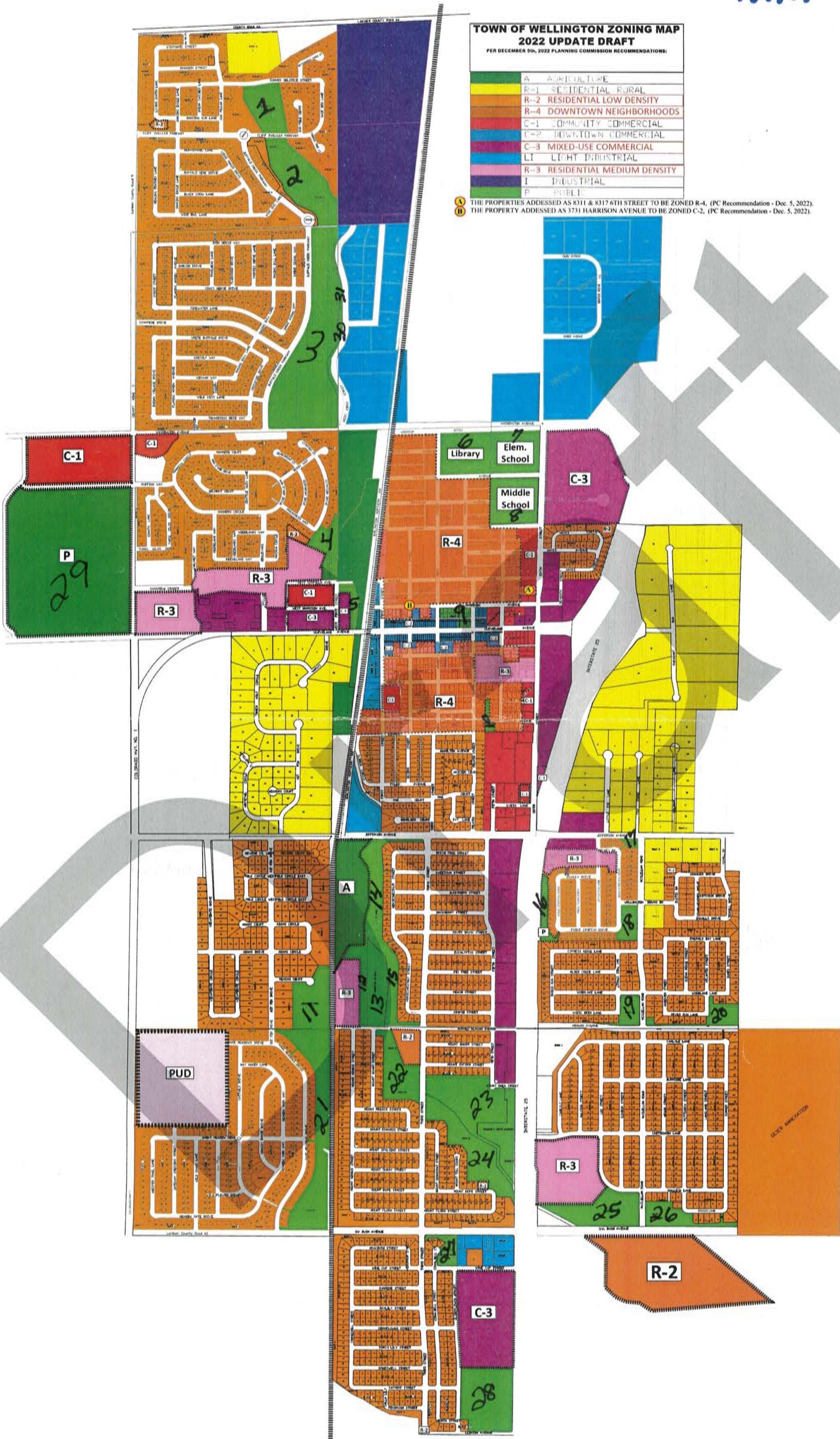
P - Public District Inventory and Analysis

Map	Prop. #	Description	Property Owner	Public/Private Ownership	Public Access	Recreation/Education/Scenic	Existing Zoning	Draft Zoning Map	Planning Commission Considerations (2/6/2023)
A 1		Drainage / Open Space / Future Trail	Sundance at Daubert Farm Holdings LLC (future dedication to Town)	Public (future)	Yes (future)	Yes	P - Public	P - Public	P - Public
A 2		Drainage / Open Space / Future Trail	Sundance at Daubert Farm Holdings LLC (future dedication to Town)	Public (future)	Yes (future)	Yes	P - Public	P - Public	P - Public
A 3		Wellington Community Park / Dog Park / Playground / Batting Cages / Splash Pad / Drainage / Open Space / Boxelder Creek	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 4		Drainage	Town of Wellington	Public	None currently	Maybe (future trail)	P - Public	P - Public	R-2
A 5		Drainage	Town of Wellington	Public	None currently	Maybe (future trail)	P - Public	P - Public	C-3
A 6		Leeper Center and Library Park / 2 ball fields / Town Utility Infrastructure	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 7		Eyestone Elementary	Poudre School District	Public	School	Yes	P - Public	P - Public	P - Public
A 8		Wellington Middle School	Poudre School District	Public	School	Yes	P - Public	P - Public	P - Public
A 9		Centennial Park / Skate Park / Basketball Court / Town Building	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 10		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	R-4
A 11		Viewpointe Park / Basketball Court / Playground / Drainage with Athletic Fields	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 12		Harvest Village Park / Playground / Trail	Hartford Homes at Harvest Village LLC (future dedication to Town)	Public (future)	Yes	Yes	P - Public	P - Public	P - Public
A 13		Harvest Village Park / Open Space / Trail / Drainage	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 14		Boxelder Creek / Trail / Open Space / Drainage	Hartford Homes at Harvest Village LLC (future dedication to Town)	Public (future)	Yes	Yes	P - Public	P - Public	P - Public
A 15		Wastewater Lift Station	Town of Wellington	Public	No	No	P - Public	P - Public	P - Public
A 16		Open space / Trail / Drainage	Wellington Downs Holdings LLC	Private	Yes	Yes	R-4	P - Public	R-3
A 17		Sunrise Park / Playground	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 18		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	R-2
A 19		Park Meadows Park / Playground / Drainage with Athletic Fields	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 20		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	R-2
A 21		Trail / Open Space / Drainage / HOA Irrigation Pond	SH Development Company LLC (future dedication to Town)	Public (future)	Yes	Yes	P - Public	P - Public	P - Public
A 22		Trail / Disc Golf / Drainage / Boxelder Creek	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 23		Rice Elementary / Open Space / Drainage	Poudre School District	Public	School	Yes	P - Public	P - Public	P - Public
A 24		Trail / Disc Golf / Drainage / Boxelder Creek	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 25		Trail / Ponds / Disc Golf / Drainage with Ballfield	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 26		Drainage	Town of Wellington	Public	No (disc golf)	ory an	P - Public	P - Public	P - Public
A 27		Winnick Park / Playground / Open Space	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	P - Public
A 28		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	C-3
A 29		Wellington Middle/High School	Poudre School District	Public	School	Yes	P - Public	P - Public	P - Public
A 30		Private Owner / Drainage	Assure LLC	Private	No	No	P - Public	P - Public	LI
A 31		HOA Open Space / Drainage	Boxelder Business Park Assn.	Private	No	No	P - Public	P - Public	LI
B 1		Water plant in the county	Town of Wellington	Public	No	No	County	County	County
B 2		HOA / Open Space / Drainage / Street Lawns	Sundance at Daubert Farm Holdings LLC	Private	No - HOA	No	R-2	R-2	R-2
B 3		HOA / Street Lawns	Buffalo Creek Subdivision at Wellington	Private	No	No	R-2	R-2	R-2
B 4		HOA / Drainage	Three Silos Homeowners	Private	No	No	R-2	R-2	R-2
B 5		Windsor Ditch	WRCC Inc	Private	No	No	R-2	R-2	R-2
B 6		Windsor Ditch	WRCC Inc	Private	No	No	R-2	R-2	R-2
B 7		HOA / Open Space / Pocket Parks / Drainage	Wellington Pointe Community	Private	No - HOA	Yes - HOA	R-2 (one part P)	R-2	R-2
B 8		HOA / Drainage	Wellington Pointe Community	Private	No	No	None	R-3	R-3
B 9		HOA / Open Space / Drainage/ Trail (future)	SH of Colorado Inc	Private	Yes	Yes	PUD & R-2	PUD & R-2	PUD & R-2
B 10		HOA / Open Space / Drainage / Street Lawns	Hartford Homes at Harvest Village LLC	Private	No	No	R-2	R-2	R-2
B 11		HOA / Open Space / Drainage / Basketball Court	Homeowners Association Wellington South	Private	No - HOA	No	R-2	R-2	R-2
B 12		HOA / Open Space / Drainage / Street Lawns	Mountain View Ranch Homeowners	Private	No	No	R-2	R-2	R-2
B 13		Cemetery in the county	Town of Wellington	Public	Yes	No	County	County	County
B 14		HOA / Drainage	Cottonwood Park at Meadows Association	Private	No	No	R-2	R-2	R-2
B 15		HOA / Buffer I-25	Park Meadows of Wellington	Private	No	No	R-2	R-2	R-2
B 16		HOA / Buffer / Drainage	Meadows at Wellington Homeowners	Private	No	No	R-2	R-2	R-2
B 17		Open Space / Trail (future)	Town of Wellington	Public	Yes (future)	Yes (future)	R-2	R-2	R-2
B 18		HOA / Open Space / Drainage / Trail (future)	SH of Colorado Inc	Private	Yes (future)	Yes (future)	R-2	R-2	R-2
B 19		Town Building	Town Municipal Services Building	Public	Yes	No	TR	C-2	C-2
B 20		Town Building	Old Town Hall (Cleveland Ave)	Public	Yes	No	C-2	C-2	C-2

**TOWN OF WELLINGTON ZONING MAP
2022 UPDATE DRAFT**
PER DECEMBER 5th, 2022 PLANNING COMMISSION RECOMMENDATIONS:

A	AGRICULTURE
R-1	RESIDENTIAL RURAL
R-2	RESIDENTIAL LOW DENSITY
R-4	DOWNTOWN NEIGHBORHOODS
C-1	COMMUNITY COMMERCIAL
C-2	DOWNTOWN COMMERCIAL
C-3	MIXED-USE COMMERCIAL
LI	LIGHT INDUSTRIAL
R-3	RESIDENTIAL MEDIUM DENSITY
I	INDUSTRIAL
P	PUBLIC

THE PROPERTIES ADDRESSED AS 8311 & 8317 6TH STREET TO BE ZONED R-4, (PC Recommendation - Dec. 5, 2022).
THE PROPERTY ADDRESSED AS 3731 HARRISON AVENUE TO BE ZONED C-2, (PC Recommendation - Dec. 5, 2022).



#1

MAP B



Highland Cemetery

13

#2

#3

-14

51

9

11

12

