



**TOWN OF WELLINGTON
PLANNING COMMISSION
November 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 lundypa@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Friday, November 3, 2023. After 3:00 p.m. on November 3, written public comments can not be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

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

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/88106949838?pwd=SSW-LyFo3NR9WJDtSrV2w2bNRxdjg.MBuUhf8-qw1XC4s9>

Passcode: 485825

Webinar ID: 881 0694 9838

Or One tap mobile:

US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone:

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

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting Minutes of October 2, 2023
 6. NEW BUSINESS
 - A. Request for Extension for Approved Site Plans - Outlot C, The Knolls at Wellington South
 7. COMMUNICATIONS
 - A. Future Work Session Topics
 8. ADJOURNMENT

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



Planning Commission Meeting

Date: November 6, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Meeting Minutes of October 2, 2023

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of October 2, 2023, as presented.

ATTACHMENTS

1. Minutes of October 2, 2023



**TOWN OF WELLINGTON
PLANNING COMMISSION
October 2, 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 October 2, 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
Bert McCaffrey
Linda Knaack (arrived after
minutes approved)
Tim Whitehouse
Stephen Carman
Lowrey Moyer

Absent:

none

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 September 11, 2023

Commissioner Whitehouse moved to approve the meeting minutes of September 11, 2023.
Commissioner McCaffrey seconded.

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

Nays – None

Motion carried

6. OLD BUSINESS

A. Continued - Site Plan Review - The Well (8121 First Street) – Continued from August 7, 2023

Cody Bird, Planning Director introduced the staff report. He explained that this site plan review request was presented to the Planning Commission at the August meeting and was continued to the October meeting to give the applicant more time to coordinate with staff on the site plan revisions. The applicant has requested additional time to work on the site plans, and a timeline for submitting revised plans was not known at the time the agenda packet was published.

Twila Soles, applicant said she had been talking with Public Works staff and requested to the site plans be heard at the November meeting.

Commissioner Whitehouse asked if staff would have enough to present a staff report at the November 6th meeting. Bird explained that the November 6th meeting would not be sufficient time to complete coordination with the project designers and complete review in time for the agenda publication. Town staff has not yet received revised plans to begin the next round of review.

Commissioner Chollet moved to postpone the site plans for 8121 First Street to the regular Planning commission meeting of December 4th, 2023.

Motion seconded by Commissioner Carman.

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

Nays – None

Motion carried

7. NEW BUSINESS

NONE

8. COMMUNICATIONS

A. 3rd Quarter 2023 Building Permit and Lot Inventory Report

Bird presented the report. He explained that Sundance Subdivision lots will not be coming online for some time as the property now has now placed a center pivot irrigation system on the property with a 5-year lease for agricultural purposes. The report now includes a new chart with available commercial properties.

Commissioner Chollet shared that she attended the State Planning Conference and recommends that others should try and go next year. She learned more about what the Planning Department does and came away with some new contacts. Chairman Sartor also attended and said it gave a good perspective to hear how other communities are handling growth, whether they were a big city or a small town. Bird mentioned that the State Planning Conference is in Loveland next year and hoped more Commissioners would be able to attend since it will be so close to home. He also mentioned that the 2025 National Planning Conference will be in Denver.

9. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:07 PM.

Approved this _____ day of _____, 2023

Recording Secretary

Planning Commission Meeting

Date: November 6, 2023
Submitted By: Patty Lundy, Planning Analyst, Cody Bird, Planning Director
Subject: Request for Extension for Approved Site Plans - Outlot C, The Knolls at Wellington South

EXECUTIVE SUMMARY

General Location:

- Southeast corner of Ronald Reagan Avenue and Fifth Street

Applicant / Agent:

- Wellington Community Church, Jason Swiers, Church Administrator

Reason for request:

- Request to extend the approved site plans for Outlot C, The Knolls at Wellington South

BACKGROUND / DISCUSSION

The applicant, Wellington Community Church, previously received approval for site development plans for Outlot C, The Knolls at Wellington South. The site plans were approved by the Planning Commission November 2, 2020. The period of validity for site plan approval is three (3) years - November 2, 2023. Wellington Community Church has submitted a request for an extension to the period of validity for the approved site plans.

The site plans submitted in 2020 were for development of a vacant parcel of land for use as a new location for Wellington Community Church. At the time of the original application, the property was zoned C-3 Highway Commercial and churches and places of worship were a permitted use within the C-3 district.

- The Town's zoning code was updated in 2022 (Ord. 07-2022). The C-3 zone district was re-titled C-3 Mixed-use Commercial District. Religious Land Uses are a permitted use within the C-3 Mixed-use Commercial zone district.
- The Town's Official Zoning Map was updated in 2023 (Ord. No. 03-2023). The property is zoned C-3 Mixed-use Commercial District.
- Existing zoning for the site allows the uses proposed for the site development plan approved in 2020 and the uses are still permitted on the property in accordance with the revised Land Use Code and updated zoning map.

The Land Use Code provides at Section 15-2-40(c)(8)c. that application approvals shall be valid for a period of one (1) year from the date of approval. This section applies to all application types. Section 15-2-120(b)(5)d. is specific to site plan approvals and further clarifies that an approved site plan is valid for a period of three (3) years.

- Site plans were approved November 2, 2020 subject to staff report comments and subject to Town Engineering review comments. The conditions of the staff report and Engineering acceptance were satisfied on the revised site plans (attached).
- The zoning code allows for extensions of approval [15-2-40(c)(8)c.]. Extensions of approval can only be issued by the decision-making authority that granted the original approval. The Planning Commission grants the final approval for site plans, and the Planning Commission has authority to grant extensions to the period of validity for approved site plans.
 - Extensions to the approval timeframes may be granted when the following conditions have been met [15-2-40(c)(8)c.]:
 1. The provisions of the Land Use Code expressly allow the extension.
 2. An extension request must be filed thirty (30) days prior to the lapse of approval deadline with adequate justification; and
 3. Any applicable conditions of approval have been met.

Staff's opinion of the criteria for approval of an extension is that the criteria have been satisfied.

- Section 15-2-40(c)(8)c. allows extensions of approval by the decision-making authority.
- The applicant submitted a written request for extension on October 17, 2023 - This is less than 30 days before the lapse of approval; however, no public hearing is required, and staff was able to process the request and schedule the item on the next available Planning Commission meeting date.
- Conditions of the original approval were satisfied on the revised site plans.

Based on the above, staff recommends approving an extension of up to three (3) years. Three (3) years is the period of validity for an original site plan approval, so is appropriate to be considered the period of validity for an extension. If an extension to the period of validity for the approved site plans is granted, the applicant will be able to apply for building permits in accordance with the approved site plans up to November 2, 2026. If the request for extension is not approved, the site plan approval will have expired and the applicant would be required to submit a new site plan application for review in accordance with the code and standards applicable at the time of the re-application.

STAFF RECOMMENDATION

Staff recommends approving an extension of the period of validity for site plans for Outlot C, The Knolls at Wellington South, for a period of three (3) years expiring November 2, 2026. Below are possible motion options for the Planning Commission to consider:

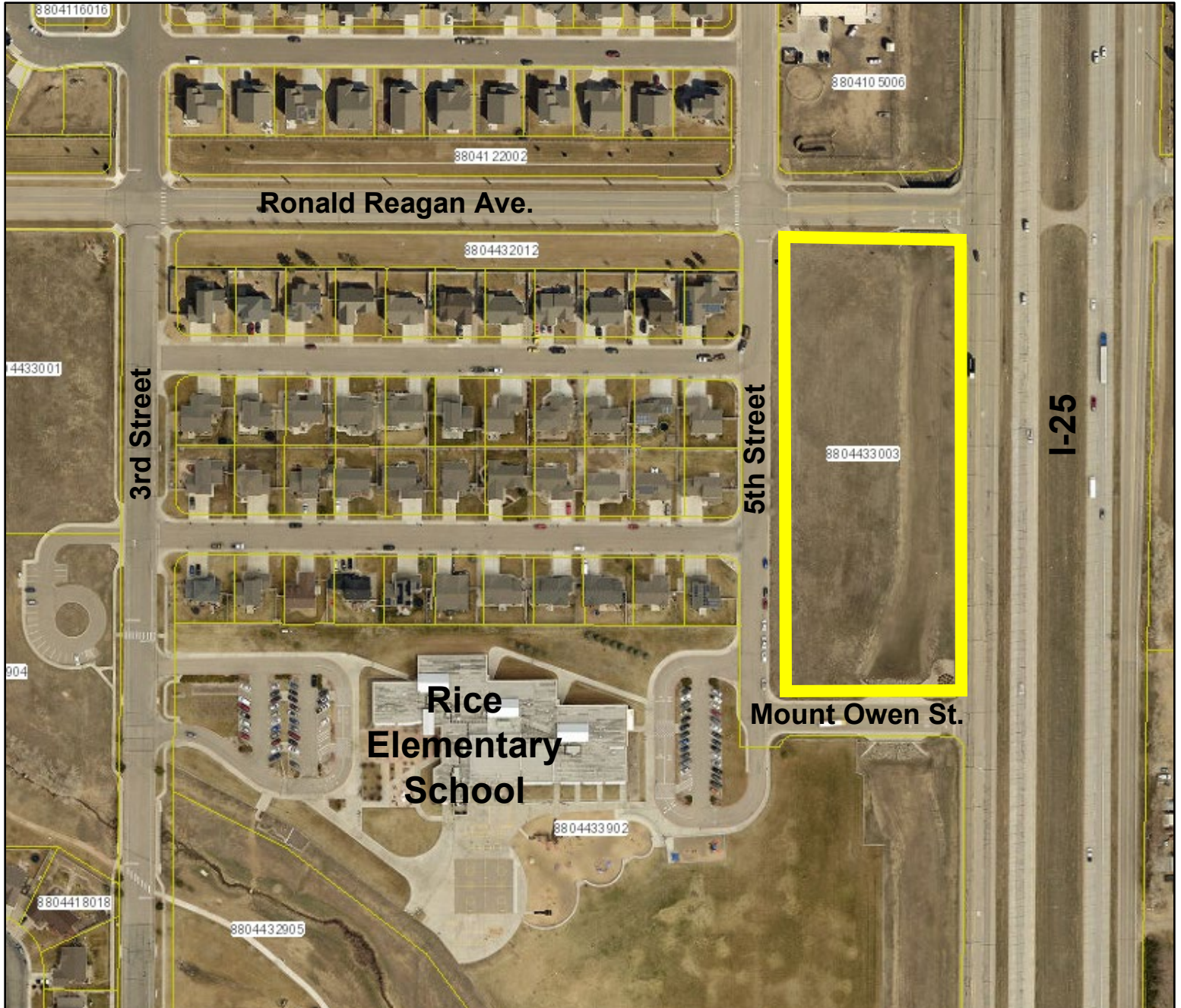
1. Move to approve an extension for the approved site plans for Outlot C, The Knolls at Wellington South, for a period of three (3) years expiring November 2, 2026.
2. Move to approve an extension for the approved site plans for Outlot C, The Knolls at Wellington South, for a period of _____ and subject to the following conditions _____.
3. Move to deny the extension of the approved site plans for Outlot C, The Knolls at Wellington South for the following reason(s) _____.

ATTACHMENTS

1. Location Map
2. Extension Request Letter
3. Approved Plans 2020 - Wellington Community Church

Location Map

Outlot C, The Knolls at Wellington South





8445 THIRD STREET | PO BOX 355 | WELLINGTON, CO 80549

WELLINGTON COMMUNITY CHURCH

970.568.3884 | WELLINGTONCOMMUNITYCHURCH.ORG

17 October 2023

Cody Bird & Town of Wellington Planning Commission,

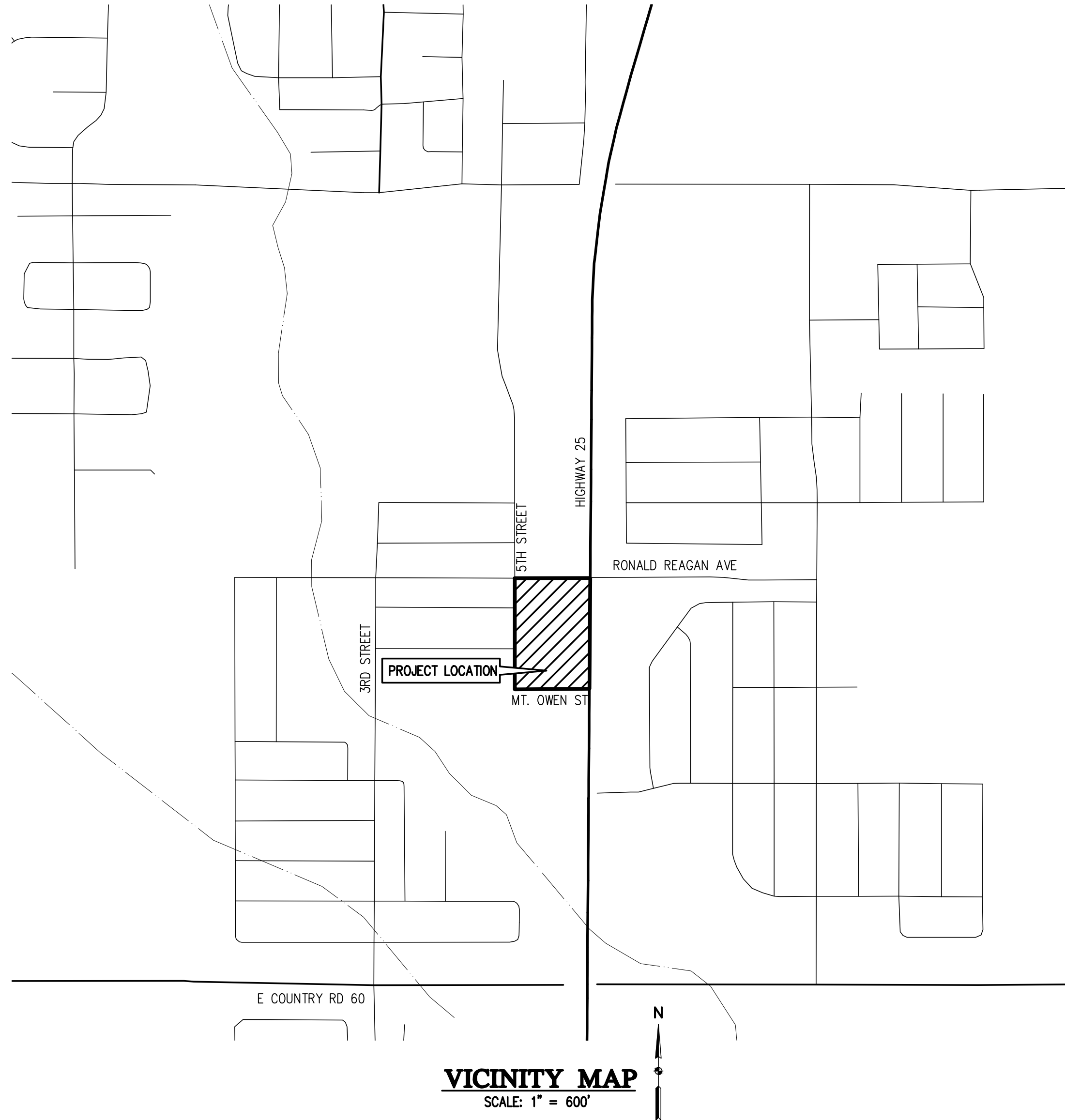
Greetings from Wellington Community Church. Thank you for your previous approval of our site plans for Outlot C in The Knolls at Wellington South on November 2, 2020. We would like to request that the approval for these site plans be extended either indefinitely, or for another 3 years. Please let us know if you need any further information or have any questions about this extension request.

Jason Swiers
Wellington Community Church
Church Administrator
970-518-7151



CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



DISCLAIMER STATEMENT:

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

CERTIFICATION STATEMENT:

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

TOPOGRAPHIC INFORMATION SOURCE:

BENCHMARK: NGS STATION B 357, PUBLISHED ELEVATION=5194.34' (NAVD 88 DATUM).

SITE BENCHMARK: FOUND A NAIL AND WASHER AT THE LIP OF THE PAN NEAR THE NORTHEAST CORNER OF FIFTH STREET AND RONALD REAGAN BOULEVARD WITH AN ELEVATION OF 5169.69'

PROJECT BENCHMARK:
NGS STATION B 357
PUBLISHED ELEVATION=5194.34' (NAVD 88 DATUM)

SHEET INDEX

SHEET NO.	SHEET TITLE
C1	COVER
C2	GENERAL NOTES I
C3	GENERAL NOTES II
C4	HORIZONTAL CONTROL PLAN
C5	FUTURE BUILDING EXPANSION SITE PLAN
C6	GRADING PLAN
C7	UTILITY PLAN
C8	DRAINAGE & EROSION CONTROL PLAN
C9	EROSION CONTROL DETAILS I
C10	EROSION CONTROL DETAILS II
C11	EROSION CONTROL DETAILS III
C12	SITE DETAILS I
C13	SITE DETAILS II
C14	SITE DETAILS III
C15	SITE DETAILS IV
LP1	OPEN SPACE EXHIBIT
LS1	LANDSCAPE PLAN
LS2	PLANT SCHEDULE & NOTES
LS3	LANDSCAPE DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION DETAILS
A101	ARCHITECTURAL EXTERIOR ELEVATIONS
E101	PHOTOMETRIC PLAN

PROJECT CONTACTS:

OWNER/DEVELOPER:
WELLINGTON COMMUNITY CHURCH
8445 3RD STREET
WELLINGTON, CO 80549
CONTACT: TONY OLLILA
970-420-1521

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

LANDSCAPE ARCHITECT:
BASELINE ENGINEERING
112 N. RUBEY DRIVE, SUITE 210
GOLDEN, CO 80403
CONTACT: SARAH WILLIAMS, LA
303-940-9966

ARCHITECT:
BUILDING GOD'S WAY ARCHITECTS
2909 WASHINGTON BLVD
OGDEN, UT 84401
CONTACT: DAVID TYSON
801-409-1074

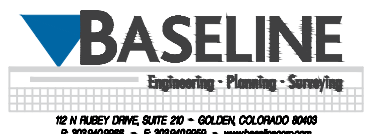
MUNICIPALITY:
TOWN OF WELLINGTON
3735 CLEVELAND AVENUE
P.O. BOX 127
WELLINGTON, CO 80549
CONTACT: CODY BIRD

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

GAS:
BLACK HILLS ENERGY
800-563-0012

ELECTRIC:
XCEL ENERGY
800-895-1999

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



TOWN OF WELLINGTON APPROVAL BLOCK

THESE PLANS HAVE BEEN APPROVED BY:

PUBLIC WORKS DIRECTOR

BY: _____ DATE: _____

TOWN ENGINEER

BY: _____ DATE: _____

SEE THE DISCLAIMER STATEMENT AND CERTIFICATION STATEMENT



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DESIGNED BY: MRC
DRAWN BY: MRC
CHECKED BY: NJN

DATE: 12/16/2020

PREPARED BY: MRC/SAN/NJN

REVISION DESCRIPTION: SUBMITTAL 02 - REVISED PER TOWN COMMENTS

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n:\c03366 - wellington community church\Drawings\construction documents\3366 COVER NOTES DETAILS.dwg, 12/16/2020 11:18:00 AM, Morgan Clapp

CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF WELLINGTON (TOWN) STANDARDS AND SPECIFICATIONS (STANDARDS) AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN. THE DEVELOPER SHALL PROVIDE THE TOWN A MINIMUM OF 24-HOURS NOTICE IN ADVANCE OF ANY CONSTRUCTION.
 - IF THE TOWN IS NOT AVAILABLE AFTER PROPER NOTICE OF THE CONSTRUCTION ACTIVITY HAS BEEN PROVIDED (SEE GENERAL NOTE 2), THE DEVELOPER MAY COMMENCE WORK IN THE TOWN'S ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF APPROVAL BY THE TOWN. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
- THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE TOWN, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
- ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE TOWN STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.
- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES IF ENCOUNTERED. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
 - THE DEVELOPER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED.
 - OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE REPRESENTATIVE.
 - UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- EXISTING OVERHEAD UTILITIES ALONG THE ENTIRE PERIMETER OF THE PROPERTY OR WITHIN THE PROJECT SITE SHALL BE UNDERGROUNDED UNLESS OTHERWISE AGREED IN WRITING BY THE TOWN.
- IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE TOWN TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN PRIOR TO BEGINNING CONSTRUCTION OF MODIFICATIONS.
- THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES OR IF WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, (303) 692-3590)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK, AND PAVEMENT. IF THE FINAL SOILS PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION. REGARDLESS OF THE OPTION USED, A COLORADO LICENSED PROFESSIONAL ENGINEER SHALL PREPARE ALL FINAL SOILS PAVEMENT DESIGN REPORTS. THE FINAL REPORT SHALL BE SUBMITTED TO THE TOWN ENGINEER A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE TOWN APPROVES THE FINAL REPORT.
- ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW TOWN ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO THE MOST RECENT OSHA PUBLICATION FOR EXCAVATING AND TRENCHING.
- THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D., TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (THE TOWN, LARIMER COUNTY, OR CDOT), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGN(S) OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE TOWN, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN(S) AT NO COST TO THE CONTRACTOR, HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN(S) THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS, AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.
- THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENT'S LOCAL STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, SUNDAYS, OR HOLIDAY, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN.
- THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE PLANS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE AND APPROVED BY THE TOWN.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY PLANS. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE OWNERS ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD PLANS.
- THE DEVELOPER SHALL ALWAYS HAVE ONSITE, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE TOWN IMMEDIATELY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD PLANS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN AT ALL TIMES. UPON COMPLETION OF THE WORK, THE DEVELOPER SHALL HAVE THEIR ENGINEER TRANSFER FIELD INFORMATION TO A FINAL SET OF PLANS AND SHALL SUBMIT THE RECORD PLANS TO THE TOWN IN

BOTH ELECTRONIC AND HARDCOPY FORMATS.

- THE ENGINEER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARKS (3) FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS TIED TO THREE (3) CONTROL POINTS. THE INFORMATION SHALL BE AS FOLLOWS:
 - BENCHMARK 1: NGS STATION B 357, PUBLISHED ELEVATION=5194.34' (NAVD 88 DATUM).
 - BENCHMARK 2: FOUND A NAIL AND WASHER AT THE LIP OF THE PAN NEAR THE NORTHEAST CORNER OF FIFTH STREET AND RONALD REAGAN BOULEVARD WITH AN ELEVATION OF 5169.69'
 - BENCHMARK 3:
 - BASIS OF BEARINGS: ASSUMING THE WEST RIGHT-OF-WAY LINE OF FIFTH STREET, THE KNOLLS AT WELLINGTON SOUTH, AS MONUMENTED BY A NO. 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPING ILLEGIBLE AT THE SOUTHEAST CORNER OF TRACT L AND BY A NO. 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPING ILLEGIBLE AT THE NORTHEAST CORNER OF OUTLOT B TO BEAR SOUTH 002°1'19" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO
- DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PROJECT WORK AREA EXISTING PRIOR TO CONSTRUCTION SHALL BE REPLACED OR RESTORED AS DIRECTED BY THE TOWN. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, IRRIGATION SYSTEMS, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED, OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS AND APPROVED BY THE TOWN, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS:
- APPROVED VARIANCES ARE LISTED AS FOLLOWS:
 - NOT APPLICABLE
- ALL RECOMMENDATIONS OF THE FINAL DRAINAGE REPORT FOR WELLINGTON COMMUNITY CHURCH DATED AUGUST 21, 2020 BY BASELINE ENGINEERING, SHALL BE FOLLOWED AND IMPLEMENTED.
- THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN, CERTIFICATION OF THE DRAINAGE FACILITIES BY A COLORADO REGISTERED ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE TOWN. CERTIFICATION SHALL BE SUBMITTED TO THE TOWN AT LEAST TWO (2) WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY.
- AFTER ACCEPTANCE BY THE TOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO (2) YEARS FROM THE DATE OF CONSTRUCTION ACCEPTANCE.

GRADING AND EROSION CONTROL NOTES:

- THE TOWN MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THE SITE.
- THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
- TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN TWENTY-FOUR (24) HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN.
- ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
- AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED TO MINIMIZE WIND-BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
- PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL TIME.
- ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE TOWN.
- TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
 - BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - REMAIN IN PLACE UNTIL ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.
 - BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.
- WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
- THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORK DAY.
- ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
- NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE TOWN OR HOMEOWNERS ASSOCIATION (HOA).

- COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL ALWAYS TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWN.
- ALL DISTURBED AREAS, NOT IN A ROADWAY, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE USING THE APPLICABLE SEED MIXTURE SPECIFIED ON THE PLANS.

SANITARY SEWER CONSTRUCTION NOTES:

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

WATER CONSTRUCTION NOTES:

- ALL WATER DISTRIBUTION MAINS SHALL BE AS FOLLOWS:
 - 8-12-INCH AWWA C900 PVC DR 18.
 - ALL 16-INCH AWWA C905 PVC DR 18.
- ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- ALL DUCTILE IRON PIPE, FITTINGS, VALVES, AND METALLIC APPURTENANCES SHALL BE POLYETHYLENE WRAPPED.
- ALL FITTINGS AND MECHANICAL JOINTS SHALL BE INSTALLED WITH RESTRAINED JOINT GLANDS.
- ONLY TOWN PERSONNEL SHALL OPERATE EXISTING WATER SYSTEM VALVES AND FIRE HYDRANTS.
- IN LOCATIONS WHERE CHANGES IN LINE AND GRADE ARE PRODUCED THROUGH DEFLECTIONS IN INDIVIDUAL JOINTS, THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE 80 PERCENT OF THE MANUFACTURER'S RECOMMENDATION.
- ALL WATER SERVICES SHALL BE A MINIMUM OF 3/4-INCH UNLESS OTHERWISE SHOWN ON THE APPROVED PLANS.
- THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE TOWN.
- WATER MAINS SHALL BE PVC WITH TRACER WIRE UNLESS OTHERWISE APPROVED BY THE TOWN.
- WATER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.
- CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL VALVE BOXES IN ACCORDANCE WITH THE TOWN DETAIL.
- VALVE BOX LIDS SHALL HAVE 'WATER' CAST IN THE METAL. LID ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).
- A 'W' SHALL BE STAMPED IN THE CURB OVER ALL WATER SERVICE LINES.
- PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS:
 - AT FOUR-HUNDRED (400) SPACING.

STORM DRAINAGE CONSTRUCTION NOTES:

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



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DESIGNED BY	MRC	DRAWN BY	MRC
CHECKED BY	NJN		
REVISION	DESCRIPTION	DATE	PREPARED BY
SUBMITTAL 02	REVISED PER TOWN COMMENTS	12/16/2020	MRC/SSM/NJN
TOWN OF WELLINGTON			
LARIMER COUNTY			
WELLINGTON COMMUNITY CHURCH			
WELLINGTON COMMUNITY CHURCH			
5TH STREET & RONALD REAGAN AVENUE			
GENERAL NOTES 1			
PREPARED UNDER THE DIRECT SUPERVISION OF			
FOR AND ON BEHALF OF BASELINE CORPORATION			
INITIAL SUBMITTAL	08/21/2020		
DRAWING SIZE	24" x 36"		
SURVEY FIRM	BASELINE	SURVEY DATE	12/14/2018
JOB NO.	C03366		
DRAWING NAME	3366 COVER NOTES DETAILS.dwg		
SHEET	02	OF	23
C2			

n:\co3366 - wellington community church\Drawings\construction documents\3366 COVER NOTES DETAILS.dwg, 12/16/2020 11:18:02 AM, Morgan Clapp

CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

STREET IMPROVEMENT NOTES:

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

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES:

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

DRY UTILITY CONSTRUCTION NOTES:

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

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
----- 81 -----	----- 81 -----	MINOR CONTOUR (1' INTERVAL)
----- 5280 -----	----- 5280 -----	MAJOR CONTOUR (5' INTERVAL)
=====	=====	PROPERTY BOUNDARY
-----	-----	EASEMENT
-----	-----	BUILDING SETBACK
-----	-----	LOT LINE
-----	-----	SECTION LINE
-----	-----	FLOODPLAIN
=====	=====	EDGE OF ASPHALT
=====	=====	CURB AND GUTTER (SPILL/CATCH)
=====	=====	EDGE OF BUILDING
----- W ----- W -----	----- W ----- W -----	WATER LINE
----- WS ----- WS -----	----- WS ----- WS -----	WATER SERVICE
----- SAN ----- SAN -----	----- SAN ----- SAN -----	SANITARY SEWER
----- SS ----- SS -----	----- SS ----- SS -----	SANITARY SEWER SERVICE
----- ST ----- ST -----	----- ST ----- ST -----	STORM SEWER
----- GAS ----- GAS -----	----- GAS ----- GAS -----	GASLINE
----- E ----- E -----	----- E ----- E -----	UNDERGROUND ELECTRIC
----- T ----- T -----	----- T ----- T -----	UNDERGROUND TELEPHONE
----- FO ----- FO -----	----- FO ----- FO -----	FIBER OPTIC

	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	SIDEWALK PAVING
	CONCRETE PAVING
	LANDSCAPED AREA
	ROCK SOCK (RS)
	SILT FENCE (SF)
	SEDIMENT CONTROL LOG (SCL)
	VEHICLE TRACKING CONTROL (VTC)
	CONCRETE WASHOUT AREA (CWA)
	STABILIZED STAGING AREA (SSA)
	SEEDING & MULCHING (SM)
	LIMITS OF DISTURBANCE

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

A = DRAINAGE DESIGN POINT

EXISTING SYMBOLS

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FOUND PROPERTY PIN AS DESCRIBED
		SET PROPERTY PIN AS DESCRIBED
		SPOT ELEVATION
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FLOW DIRECTION, TYPICALLY IN FLOWLINE
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		WATER VALVE
		WATER METER
		SANITARY MANHOLE
		CLEANOUT
		ADA PARKING STALL
		LIGHT POLE
		ELECTRIC PEDESTAL
		GAS METER
		SIGN
		UTILITY CROSSING

ABBREVIATIONS

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

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DESIGNED BY: MRC
DRAWN BY: MRC
CHECKED BY: NJN

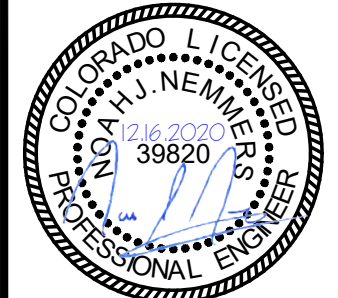
DATE: 12/16/2020
PREPARED BY: MRC/SAN/NJN

REVISION DESCRIPTION
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

COMMENTS

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON
LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
GENERAL NOTES II

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL: 08/21/2020

DRAWING SIZE: 24" X 36"

SURVEY FIRM: BASELINE

SURVEY DATE: 12/14/2018

JOB NO.: C03366

DRAWING NAME: 3366 COVER NOTES DETAILS.dwg

SHEET: 03 OF 23

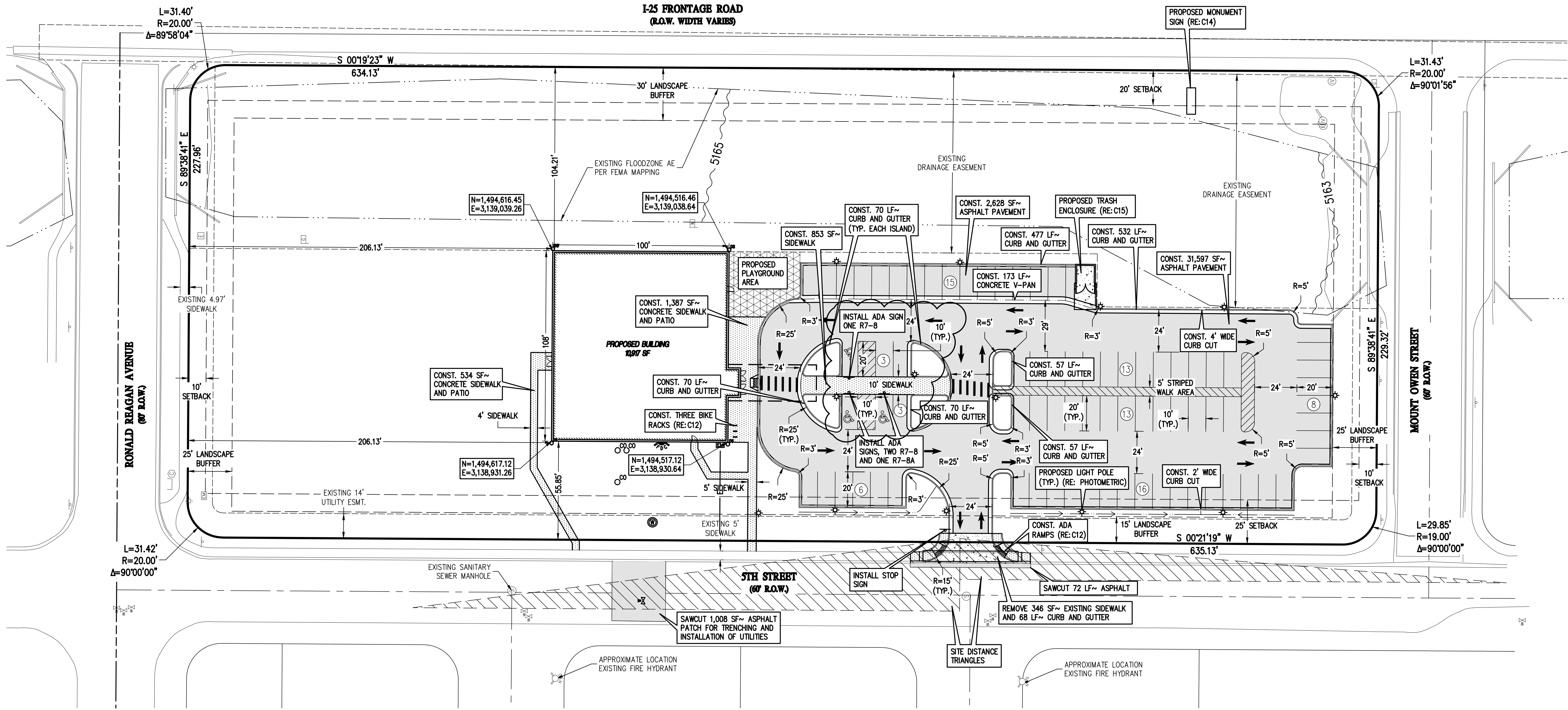
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CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

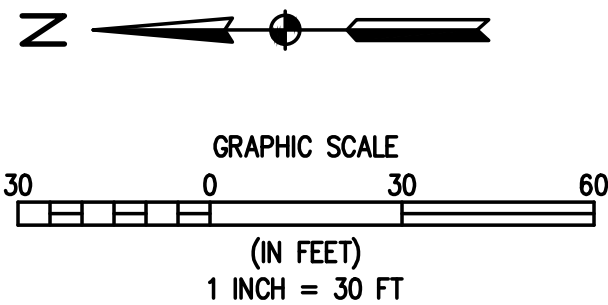
OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



SITE DATA TABLE			
SITE AREA:		180,426 S.F.	4.14 ACRES
BUILDING AREA:	PROPOSED, 1 STORY	10,917 S.F.	0.25 ACRES
IMPERMEABLE AREA:		54,516 S.F.	1.25 ACRES
PARKING SPACES			
	PROVIDED:	77	
	REQUIRED (1 PER 6 SEATS): ASSUMES 254 SEATS	42	
HANDICAP SPACES			
	PROVIDED:	3	
	REQUIRED:	3	
ZONING DISTRICT:	C-3 HIGHWAY COMMERCIAL		
LAND USE:	COMMUNITY/REGIONAL RETAIL USES, OFFICES, PERSONAL AND BUSINESS SERVICES		
INTENDED USE:	INSTITUTIONAL/CIVIC/PUBLIC USES: CHURCH		
LEGAL DESCRIPTION: OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH			
* ALL IMPROVEMENTS SHOWN SHALL BE MAINTAINED BY THE PROPERTY OWNER.			

1
C4 C4

HORIZONTAL CONTROL PLAN



- NOTES**
- STREET CUTS SHOWN ARE CONCEPTUAL. PRIOR TO ANY DEMOLITION OF PUBLIC INFRASTRUCTURE, ALL CONCRETE AND STREETS CUTS SHALL BE COORDINATED BY THE TOWN ENGINEER IN THE FIELD. ALL CUTS SHALL BE APPROVED BY THE TOWN PRIOR TO BEGINNING DEMOLITION.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
 - EXISTING SIDEWALKS NEED TO BE EVALUATED FOR CONDITION AND ANY REPAIRS NECESSARY SHALL BE MADE AT THE TIME OF SITE CONSTRUCTION.
 - CONTRACTOR MUST REPAIR ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
 - QUANTITIES ARE APPROXIMATE, CONTRACTOR SHALL VERIFY ALL QUANTITIES.
 - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.



DESIGNED BY: MRC
DRAWN BY: MRC
CHECKED BY: NJN

DATE: 12/16/2020

PREPARED BY: MRC/SAN/NJN

REVISION DESCRIPTION: SUBMITTAL 02 - REVISED PER TOWN COMMENTS

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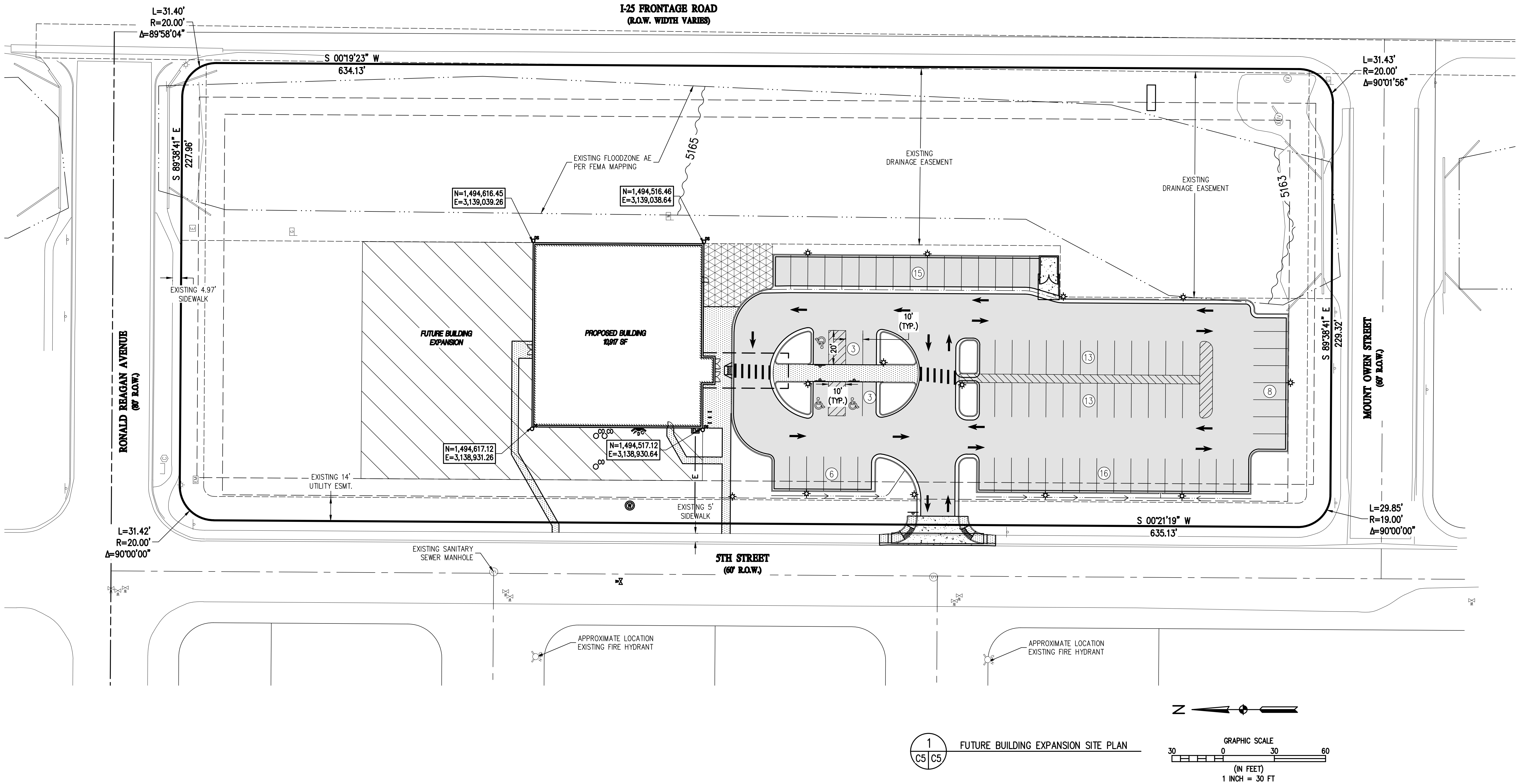
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CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



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WELLINGTON COMMUNITY CHURCH
LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
FUTURE BUILDING EXPANSION SITE PLAN

TOWN OF WELLINGTON

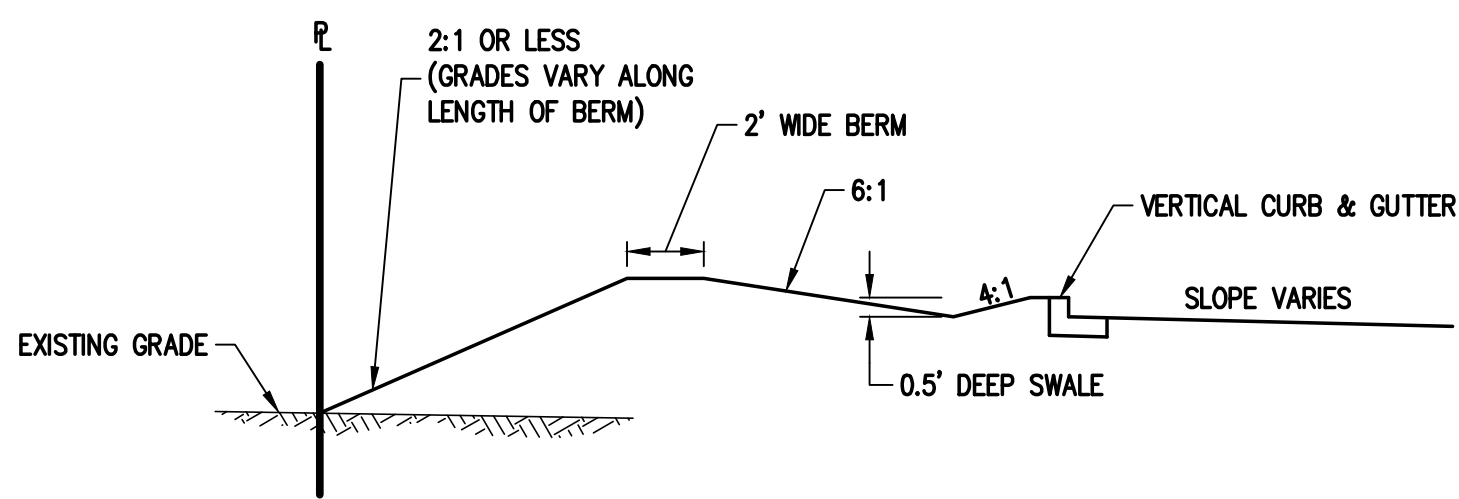
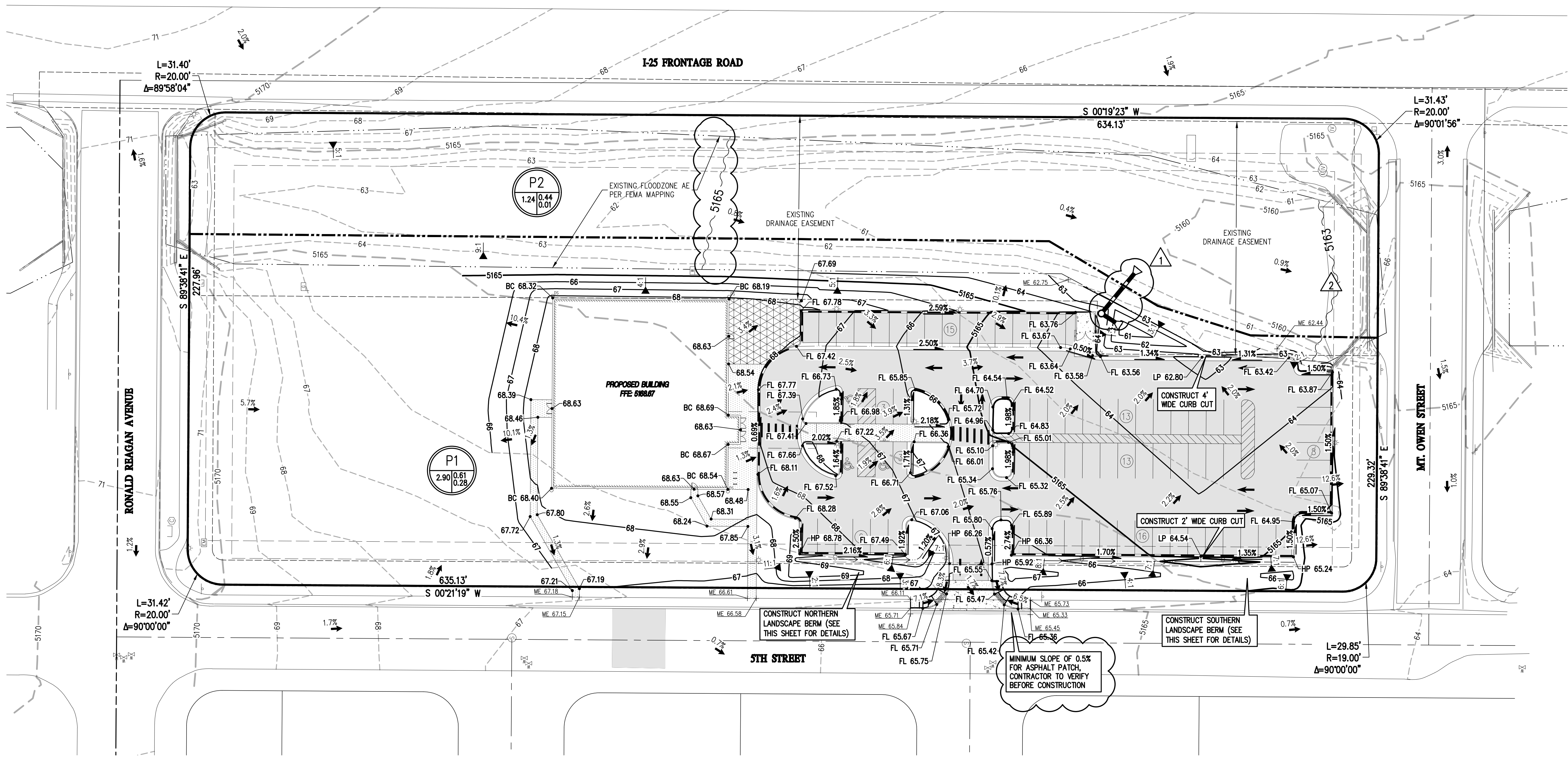
FOR AND ON BEHALF OF
BASELINE CORPORATION
COLORADO LICENSED
PROFESSIONAL ENGINEER
NO. 1216-2020
39820

INITIAL SUBMITTAL: 08/21/2020
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE
SURVEY DATE: 12/14/2018
JOB NO.: C03366
DRAWING NAME: 3366 HC PLAN.dwg
SHEET: 05 OF 23
C5

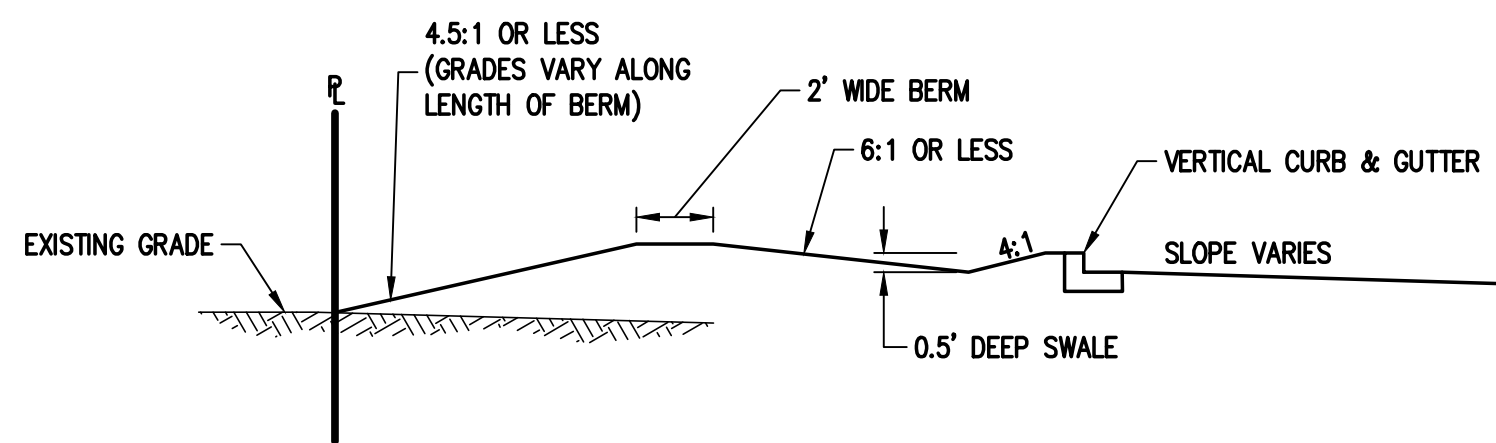


CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

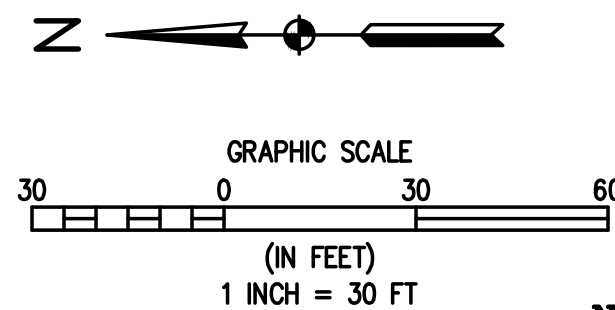


2
C6 C6
NORTHERN LANDSCAPE BERM CROSS SECTION DETAIL



3
C6 C6
SOUTHERN LANDSCAPE BERM CROSS SECTION DETAIL

1
C6 C6
GRADING PLAN



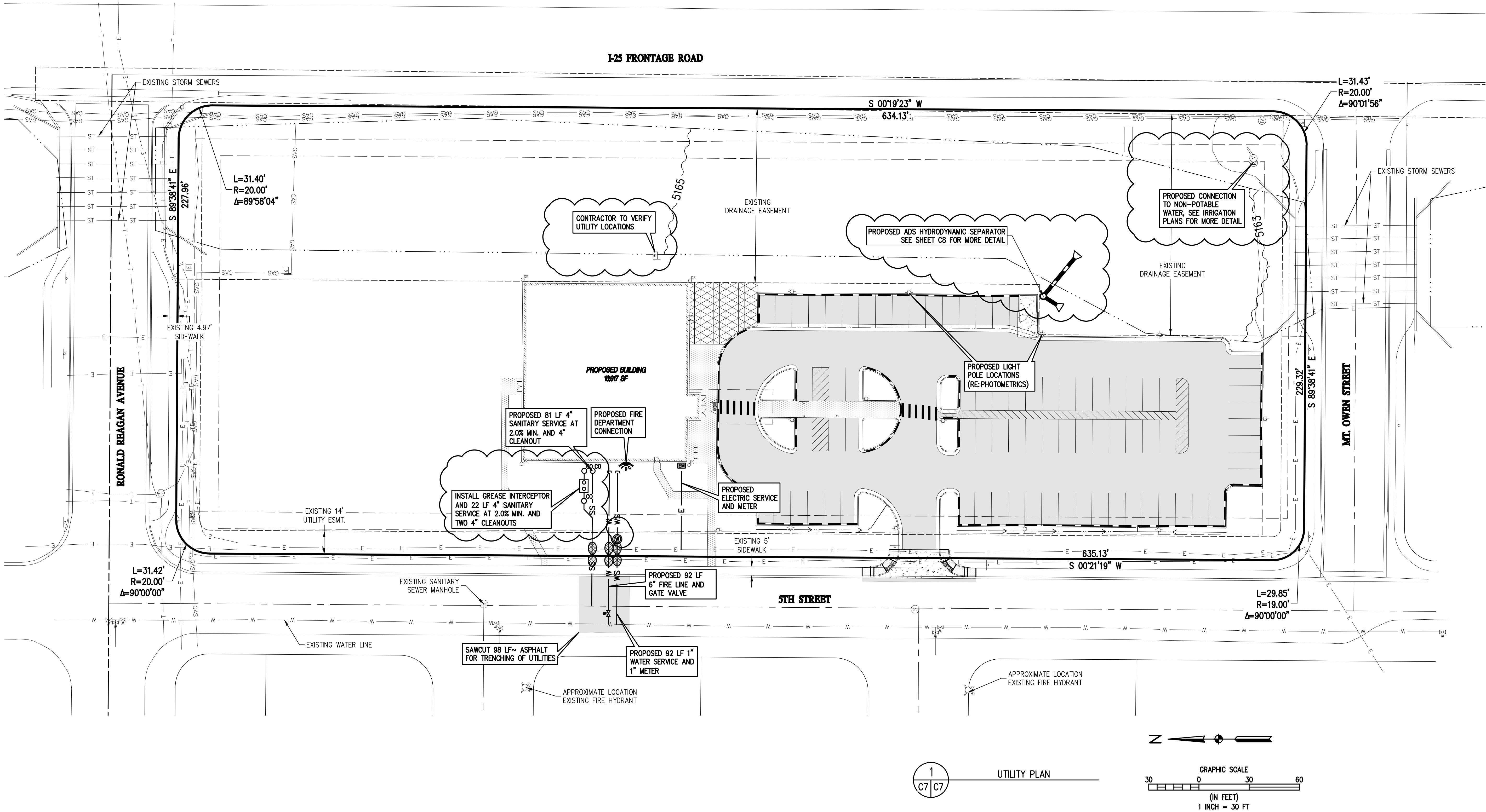
- NOTES:**
1. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
 2. THE MAXIMUM SLOPES WITHIN ADA STALLS SHALL BE 2.0% IN ALL DIRECTIONS.
 3. CONTRACTOR TO MATCH EXISTING GRADES FOR UTILITY STREET CUTS.

RUNOFF SUMMARY									
BASIN LABEL	DESIGN POINT	AREA	Imp.	C2	C100	LOCAL (CFS)		ACCUMULATIVE (CFS)	
						Q2	Q100	Q2	Q100
E		4.14	0.02	0.01	0.44	0.05	8.22		
P1	1	2.90	0.39	0.28	0.61	1.41	10.07		
P2	2	1.24	0.02	0.01	0.44	0.02	2.85		



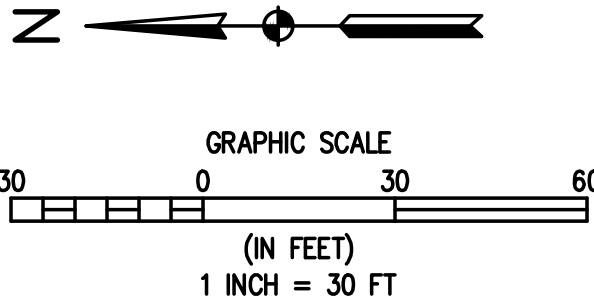
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



1
C7/C7

UTILITY PLAN



NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED PLANS.
2. CONTRACTOR MUST REPAIR ANY DAMAGED AREAS THAT ARE NOT A PART OF THE APPROVED PLANS BACK TO THE ORIGINAL STATE.
3. QUANTITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
4. CONTRACTOR MUST POT HOLE UTILITY CROSSING PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING UTILITIES ARE IN CONFLICT WITH PROPOSED UTILITIES.
5. CONTRACTOR TO VERIFY THAT THERE ARE NO EXISTING STUBS LOCATED ON THE PROPERTY, IF STUBS ARE LOCATED THEY ARE TO BE UTILIZED OR REMOVED. CONTRACTOR TO NOTIFY ENGINEER IF STUBS ARE FOUND IN ORDER TO DISCUSS THE OPTIONS FOR USE OR REMOVAL.



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DRAWN BY: MRC
CHECKED BY: NJN

DATE: 12/16/2020
PREPARED BY: MRC/SAN/NJN

REVISION DESCRIPTION
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

WELLINGTON COMMUNITY CHURCH
LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
UTILITY PLAN
TOWN OF WELLINGTON

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL: 08/21/2020

DRAWING SIZE: 24" x 36"

SURVEY FIRM: BASELINE

SURVEY DATE: 12/14/2018

JOB NO.: C03366

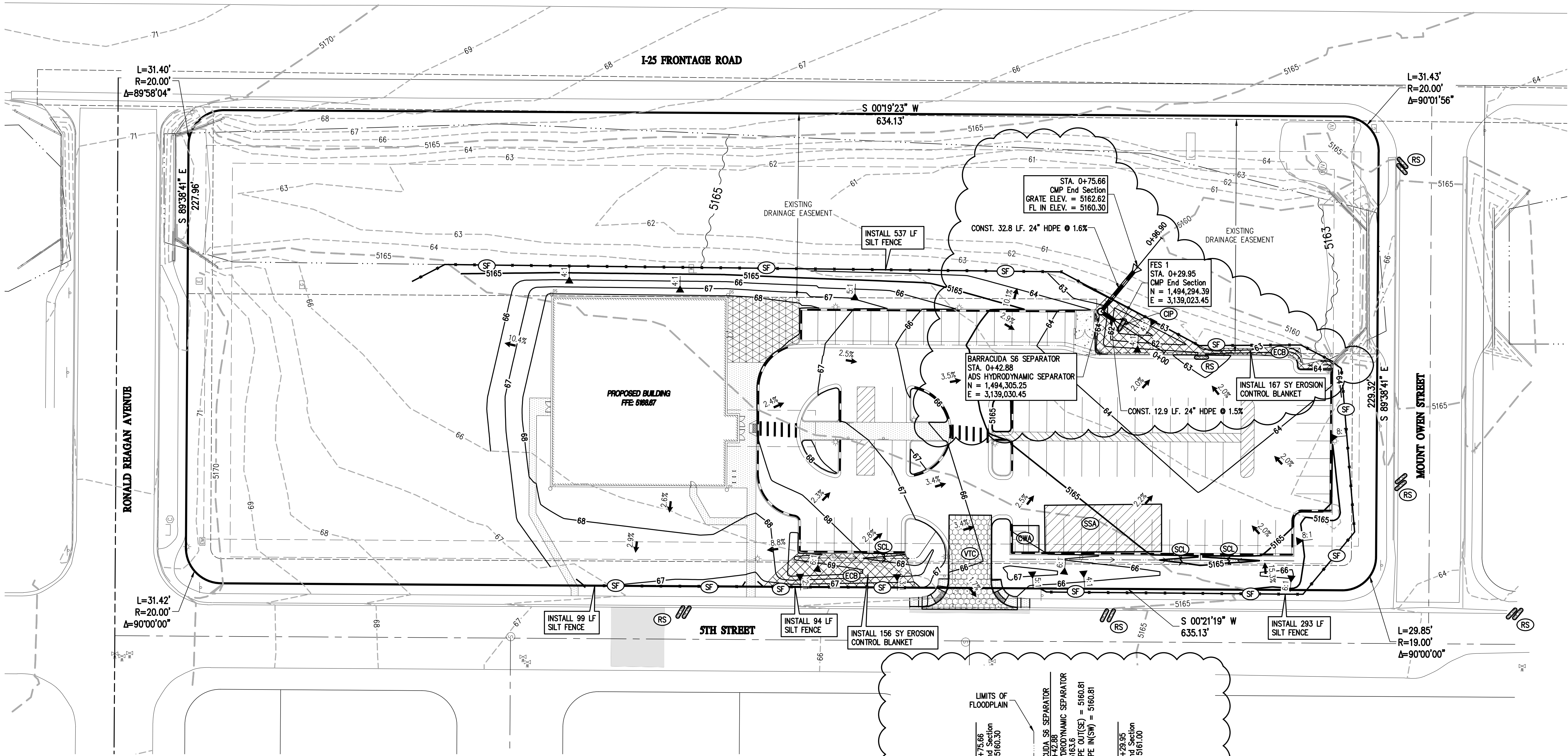
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SHEET: 07 OF 23

C7

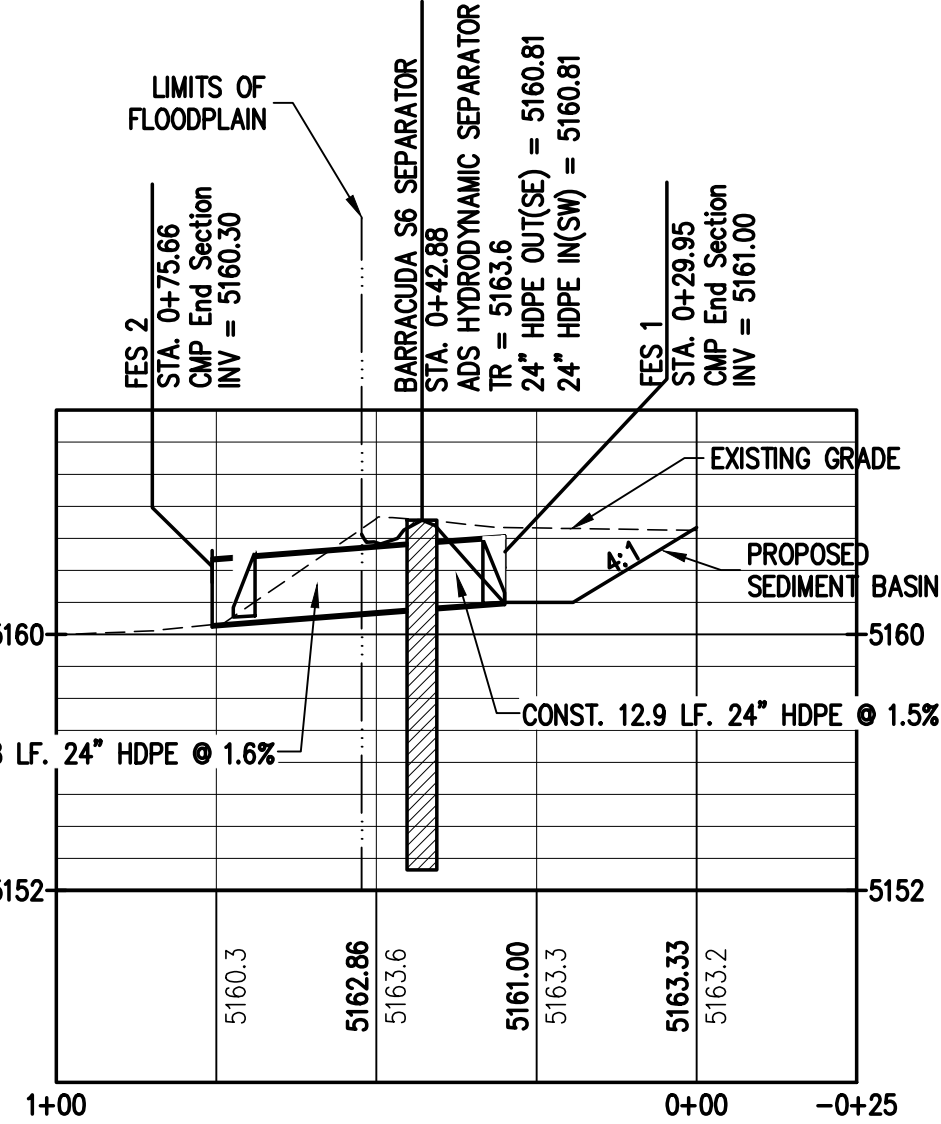
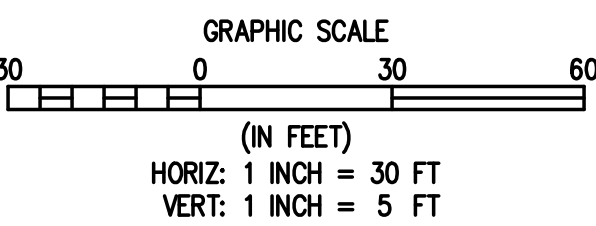
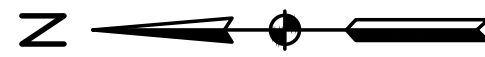
CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



1
C8 C8

DRAINAGE & EROSION CONTROL PLAN



2
C8 C8

STORM SYSTEM DETAIL



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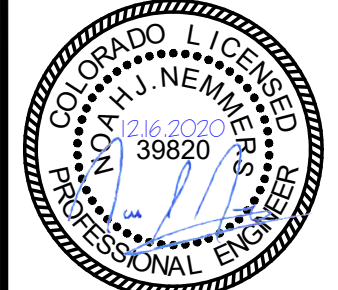
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DATE: 12/16/2020
PREPARED BY: MRC/SAN/NUN
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

REVISION DESCRIPTION
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

WELLINGTON COMMUNITY CHURCH
LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
DRAINAGE & EROSION CONTROL PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL: 08/21/2020

DRAWING SIZE: 24" x 36"

SURVEY FIRM: BASELINE SURVEY DATE: 12/14/2018

JOB NO.: C03366

DRAWING NAME: 3366 GESC PLAN.dwg

SHEET 08 OF 23

C8

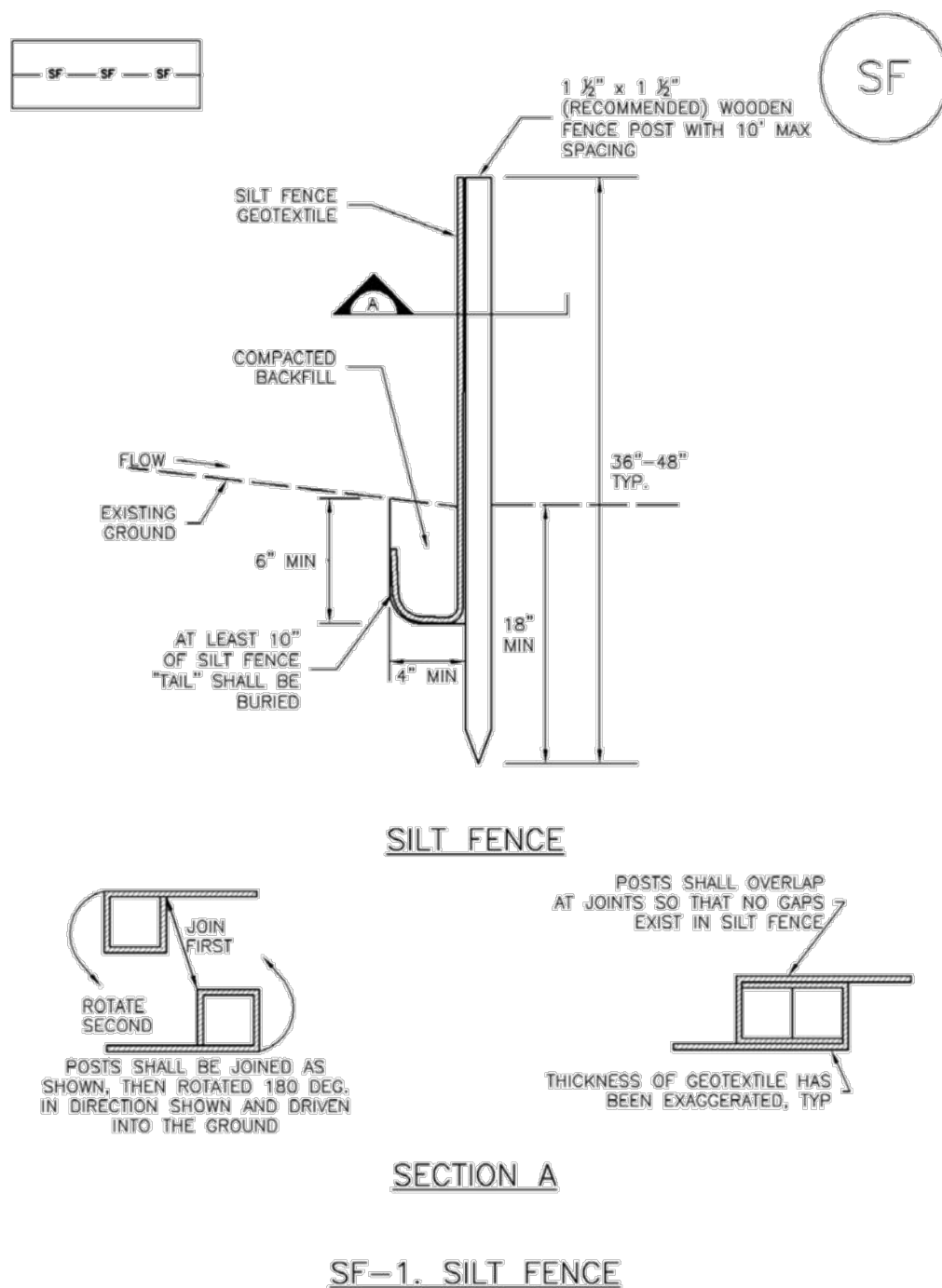
CIVIL CONSTRUCTION DOCUMENTS

WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

Silt Fence (SF)

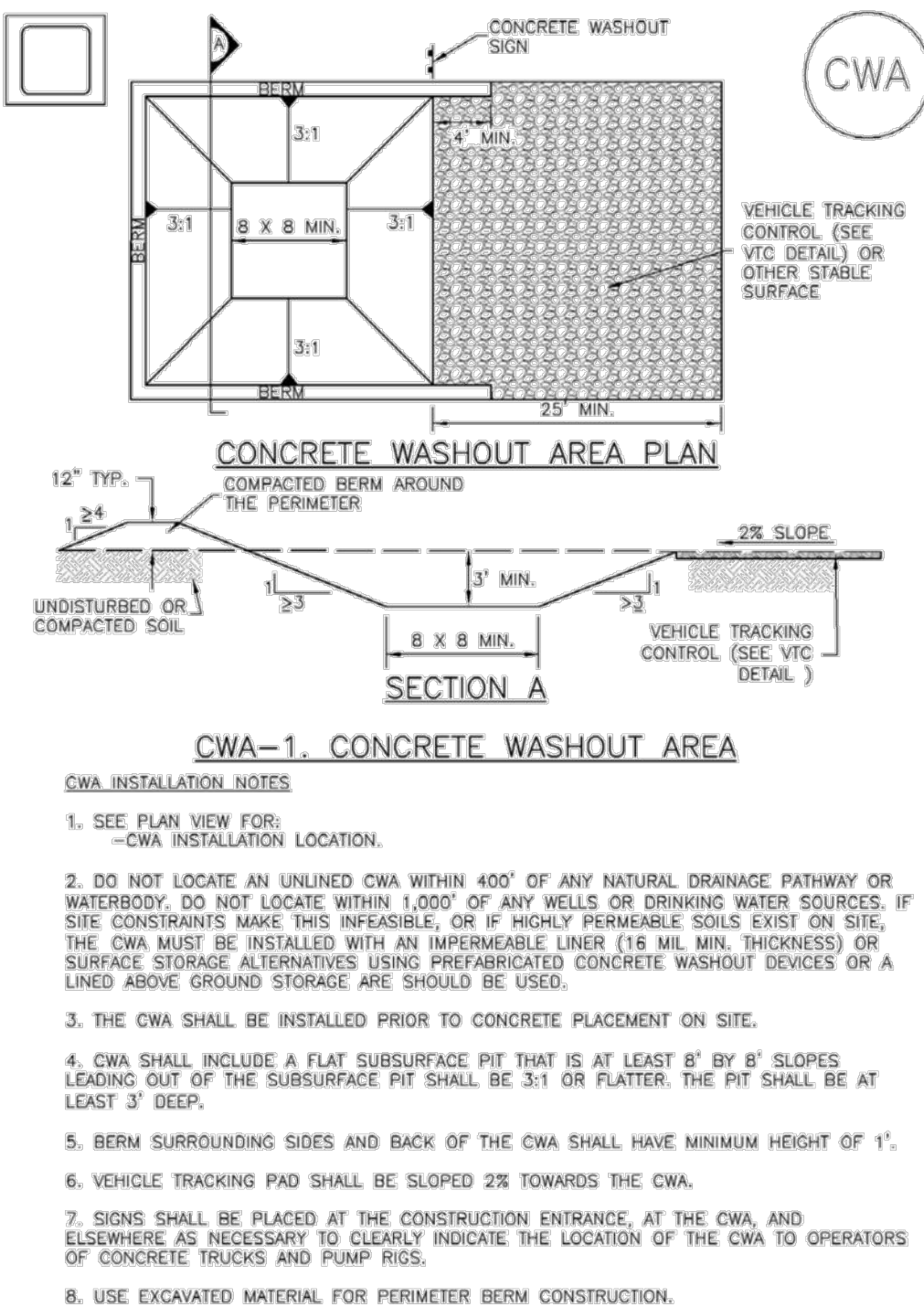
SC-1



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

Concrete Washout Area (CWA)

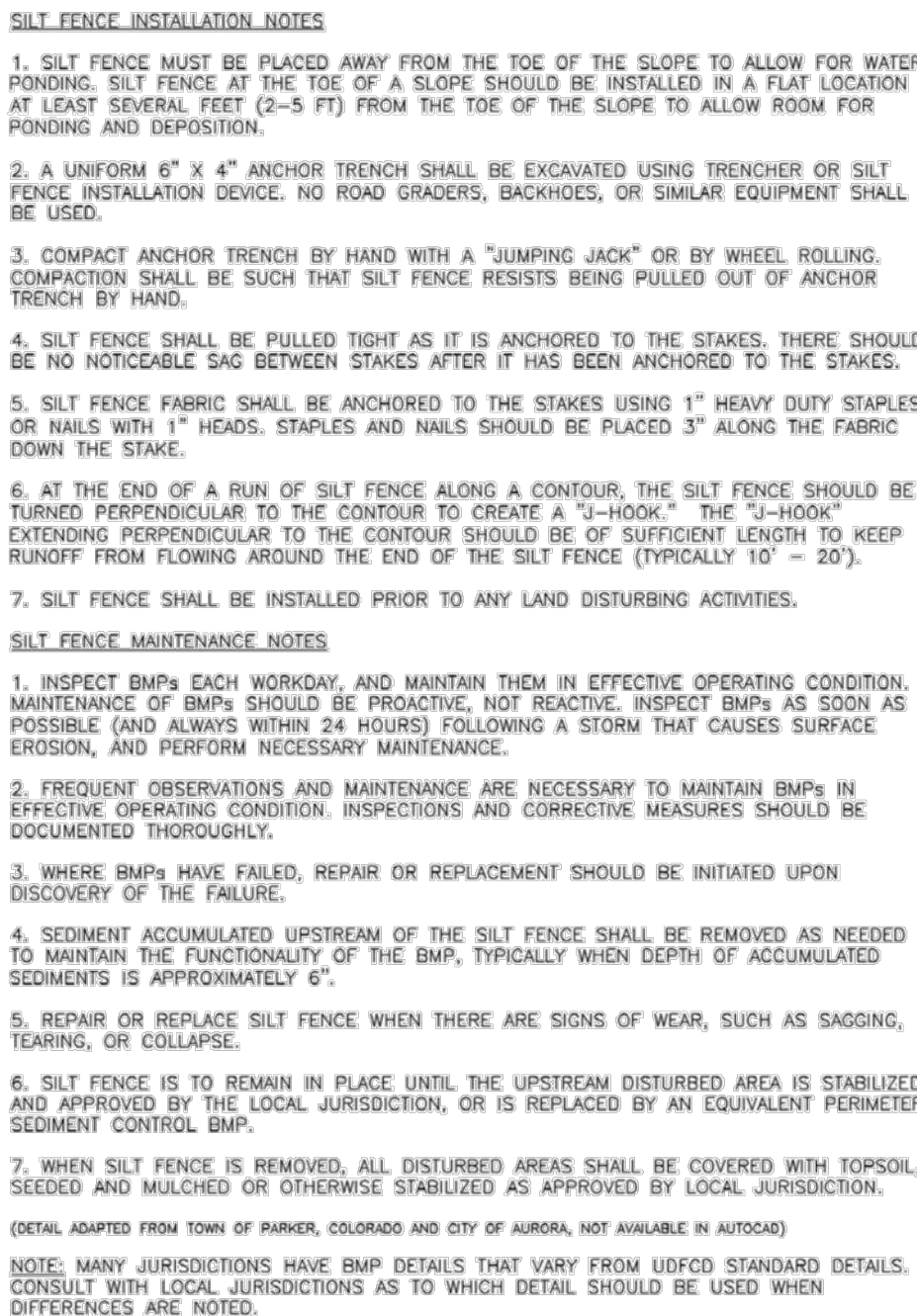
MM-1



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

SC-1

Silt Fence (SF)



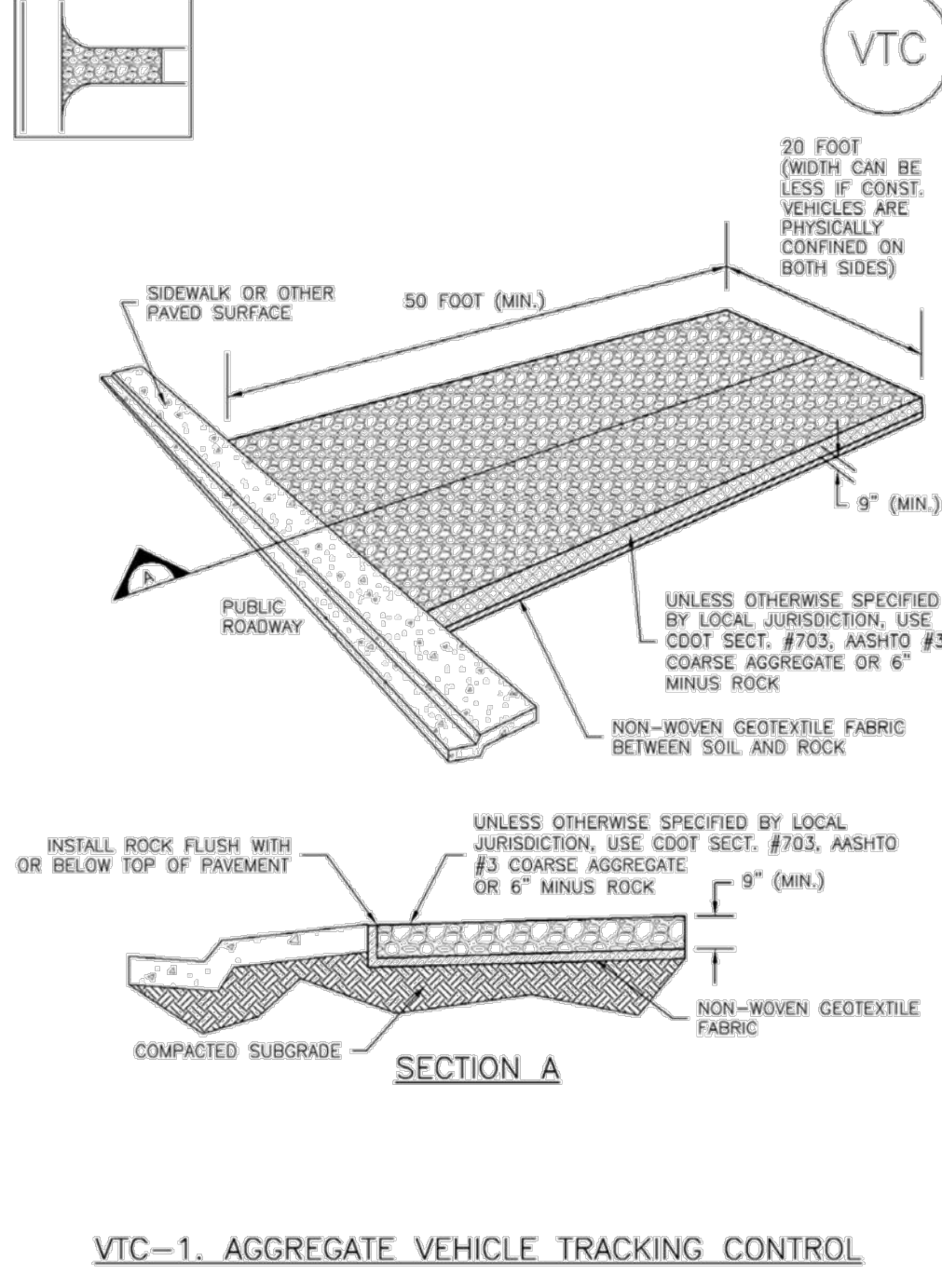
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-4

MM-1

Concrete Washout Area (CWA)

Vehicle Tracking Control (VTC)

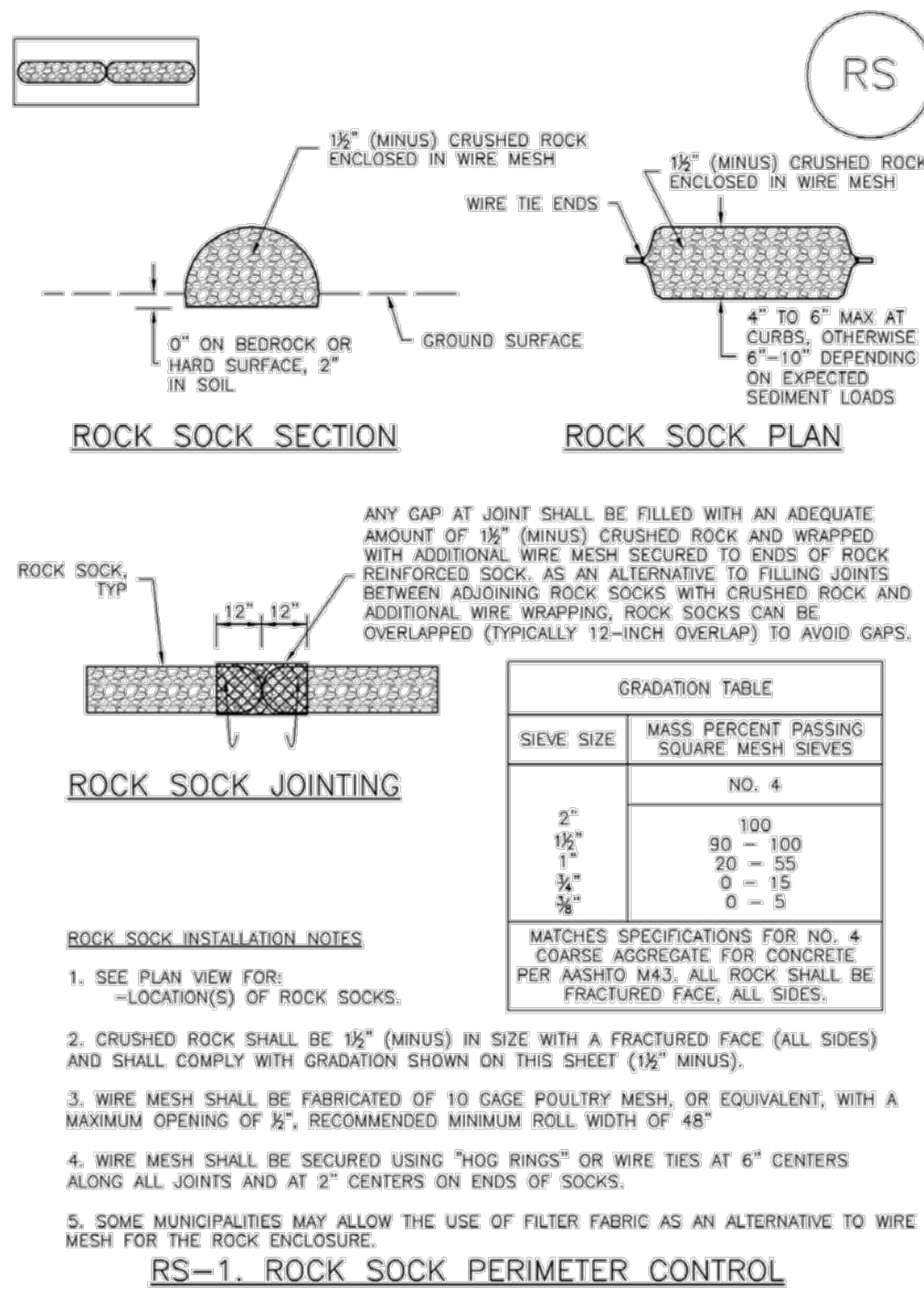
SM-4



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

SC-5

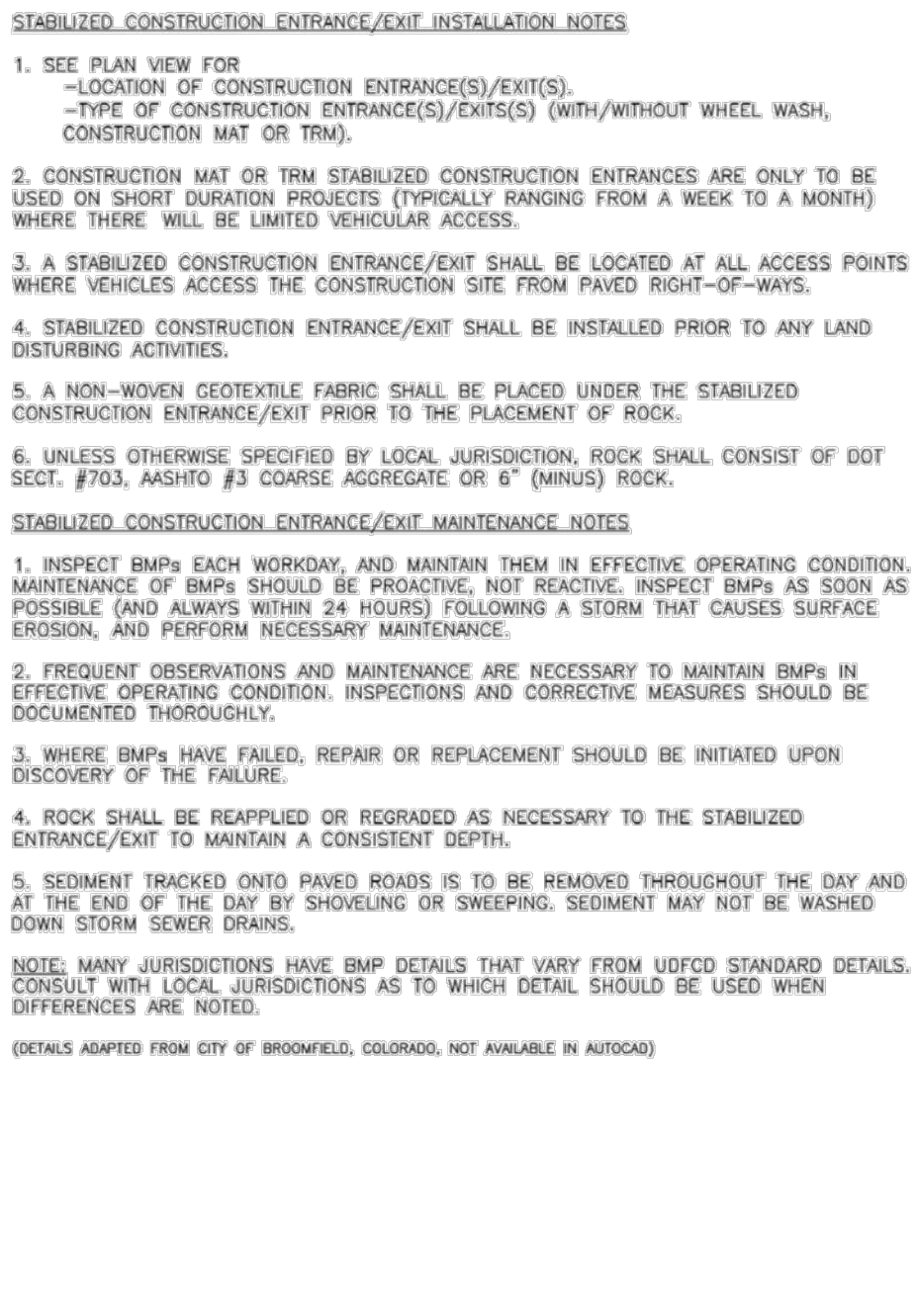
Rock Sock (RS)



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

SM-4

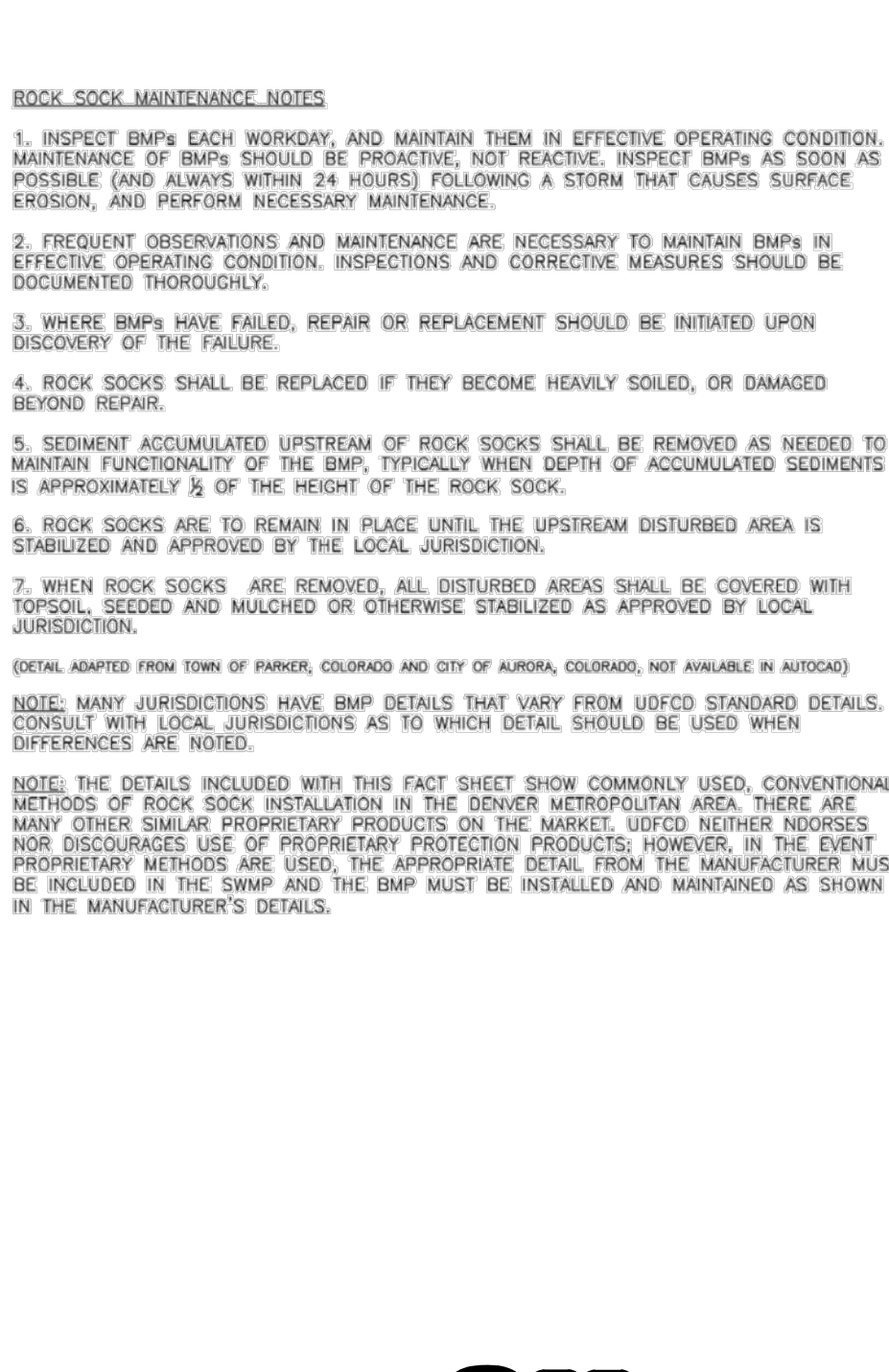
Vehicle Tracking Control (VTC)



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

Rock Sock (RS)

SC-5



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



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DATE 12/16/2020
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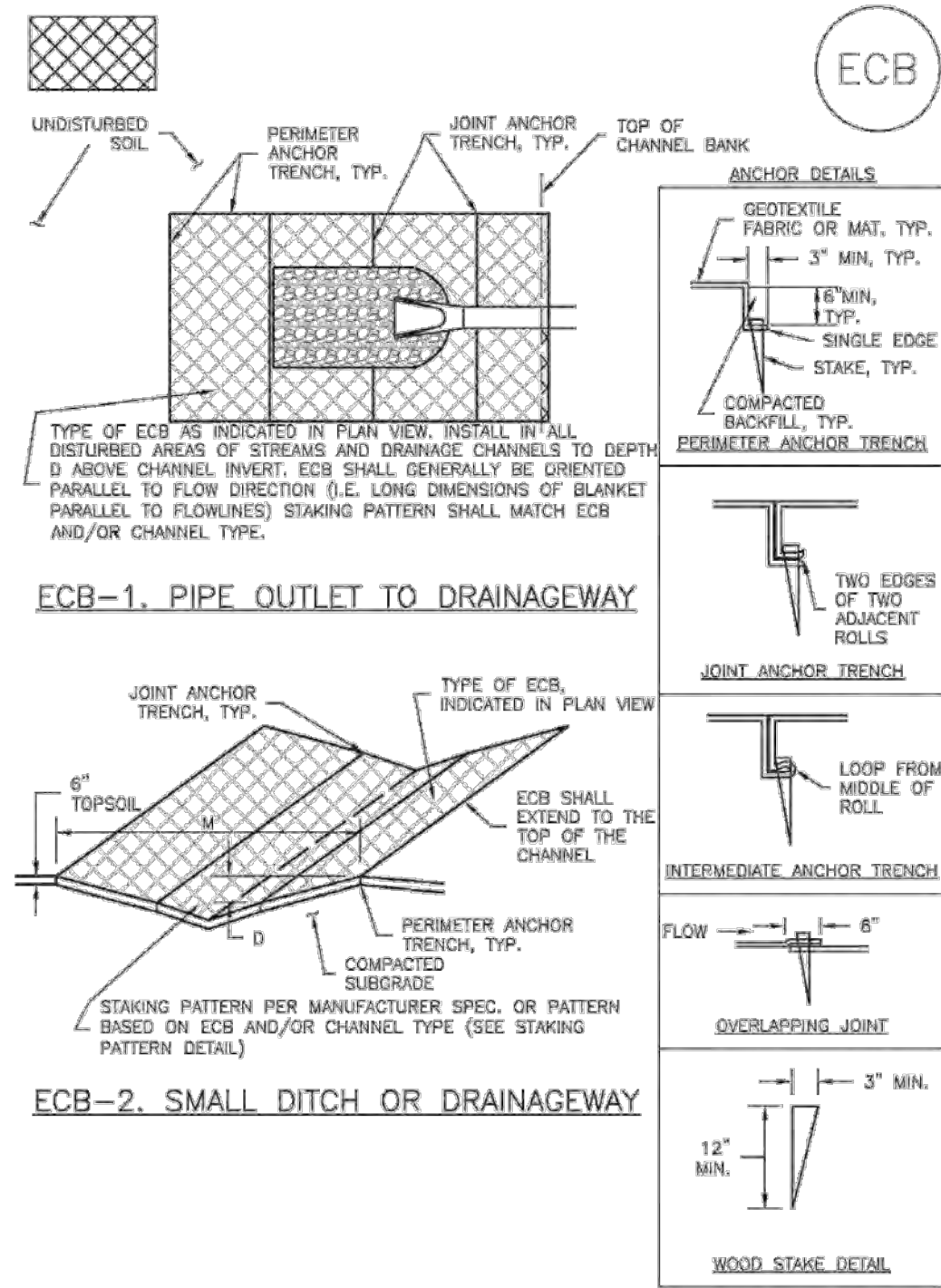
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CIVIL CONSTRUCTION DOCUMENTS

WELLINGTON COMMUNITY CHURCH

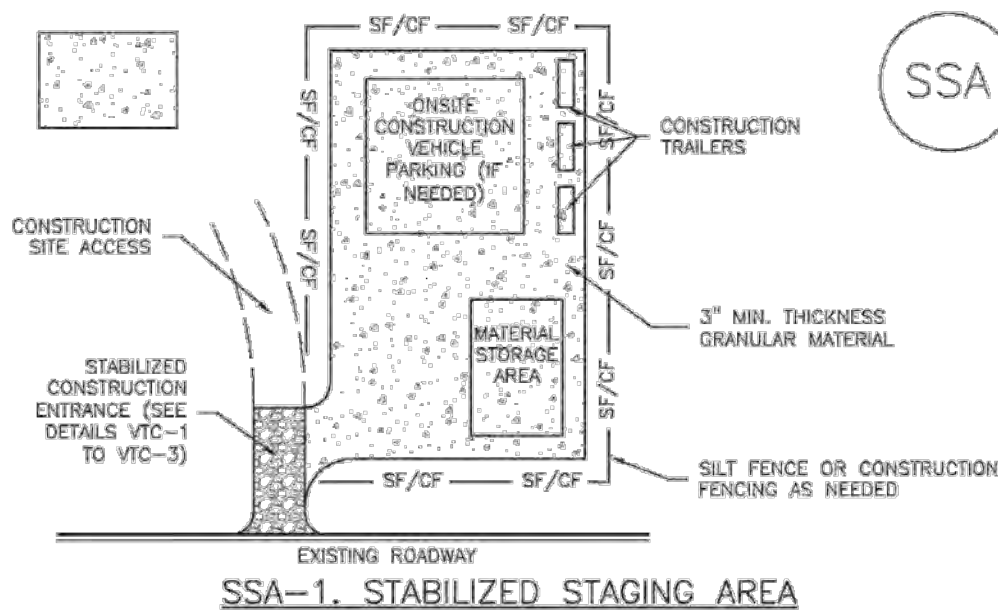
OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

EC-6 Rolled Erosion Control Products (RECP)



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

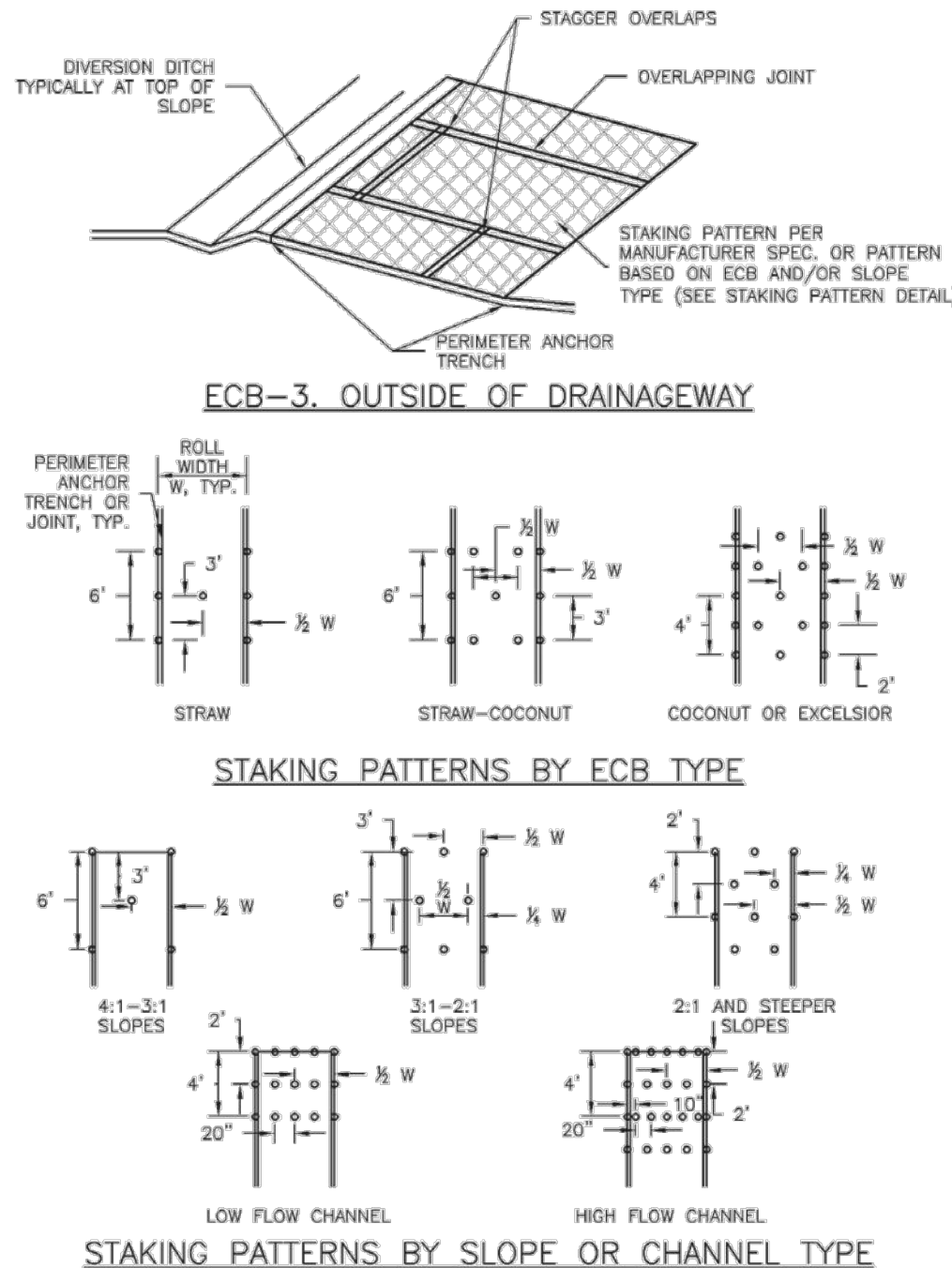
Stabilized Staging Area (SSA) SM-6



- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REPLACED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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

Roller Erosion Control Products (RECP) EC-6



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-7

SM-6 Stabilized Staging Area (SSA)

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE:** MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

EC-6 Rolled Erosion Control Products (RECP)

- EROSION CONTROL BLANKET INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
 - 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
 - IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
 - PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
 - JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
 - INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
 - OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
 - MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
 - ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
 - DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

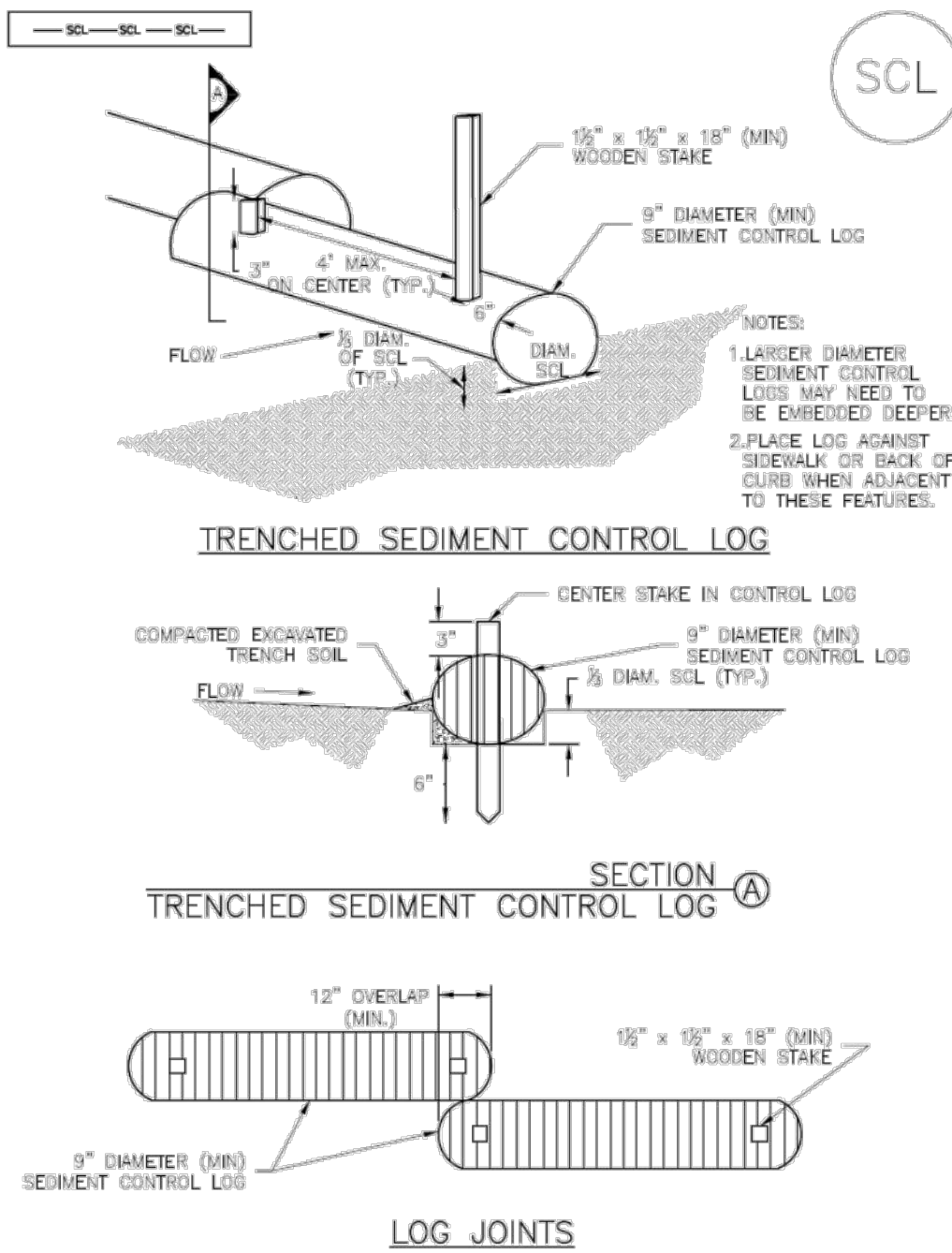
TABLE ECB-1. ECB MATERIAL SPECIFICATIONS				
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	—	100%	—	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	—	DOUBLE/NATURAL
COCONUT	100%	—	—	DOUBLE/NATURAL
EXCELSIOR	—	—	100%	DOUBLE/NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS OR DRAINAGE CHANNELS.

**INTERMEDIATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

RECP-8 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Sediment Control Log (SCL) SC-2



SCL-1. TRENCHED SEDIMENT CONTROL LOG

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

Roller Erosion Control Products (RECP) EC-6

- EROSION CONTROL BLANKET MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
 - ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 RECP-9

SC-2 Sediment Control Log (SCL)

- SEDIMENT CONTROL LOG INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
 - SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADABLE LAND-DISTURBING ACTIVITIES.
 - SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 - SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
 - IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
 - THE UPBELL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
 - FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.
- SEDIMENT CONTROL LOG MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 - SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDING. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

DESIGNED BY: MRC
DRAWN BY: MRC
CHECKED BY: NJN

DATE: 12/16/2020
PREPARED BY: MRC/SAN/NJN

REVISION DESCRIPTION: SUBMITTAL 02 - REVISED PER TOWN COMMENTS

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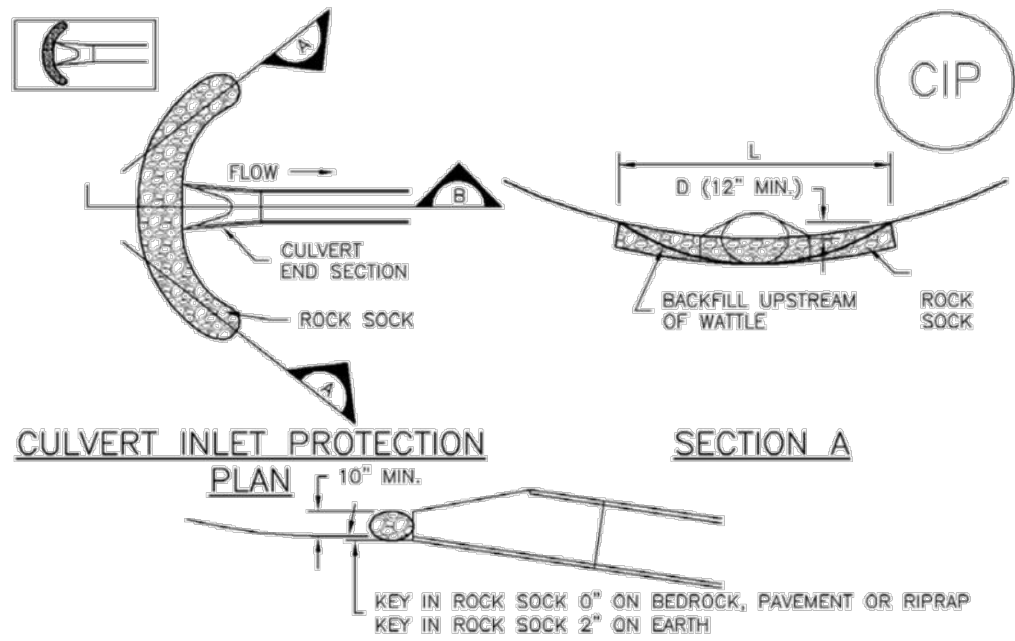
CIVIL CONSTRUCTION DOCUMENTS

WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ THE HEIGHT OF THE ROCK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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

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

August 2013

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

IP-7

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR $\frac{1}{4}$ OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

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

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

IP-8

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

August 2013

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DESIGNED BY: MRC
DRAWN BY: MRC
CHECKED BY: NJN

DATE: 12/16/2020

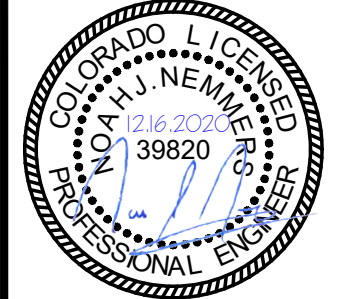
PREPARED BY: MRC/SAN/NJN

REVISION: SUBMITTAL 02 - REVISED PER TOWN COMMENTS

DESCRIPTION: EROSION CONTROL DETAILS III

WELLINGTON COMMUNITY CHURCH
TOWN OF WELLINGTON
LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
EROSION CONTROL DETAILS III

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL: 08/21/2020

DRAWING SIZE: 24" X 36"

SURVEY FIRM: BASELINE

SURVEY DATE: 12/14/2018

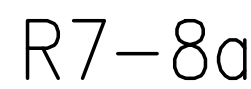
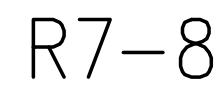
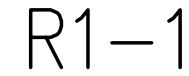
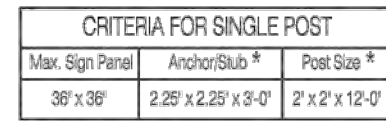
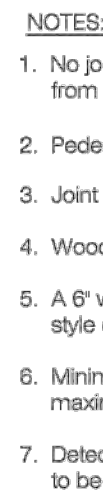
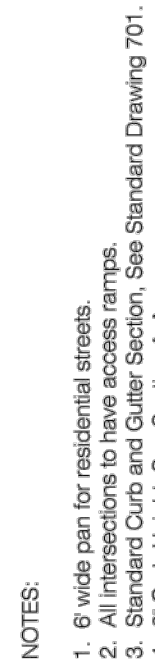
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SHEET: 11 OF 23

C11

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



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FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	08/21/2020
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DRAWING SIZE	24" X 36"
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SURVEY FIRM	SURVEY DATE
BASELINE	12/14/2018

JOB NO.	C03366
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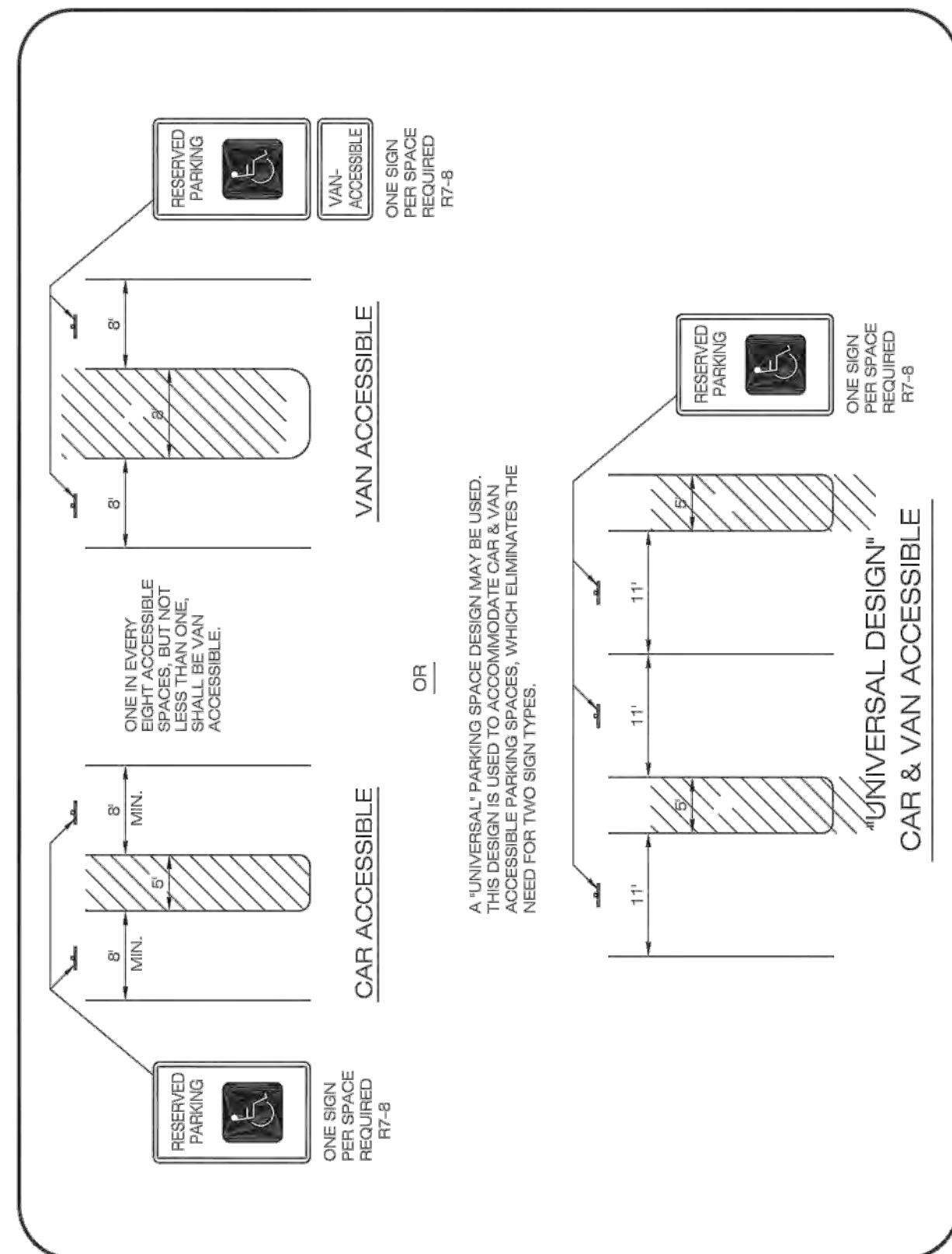
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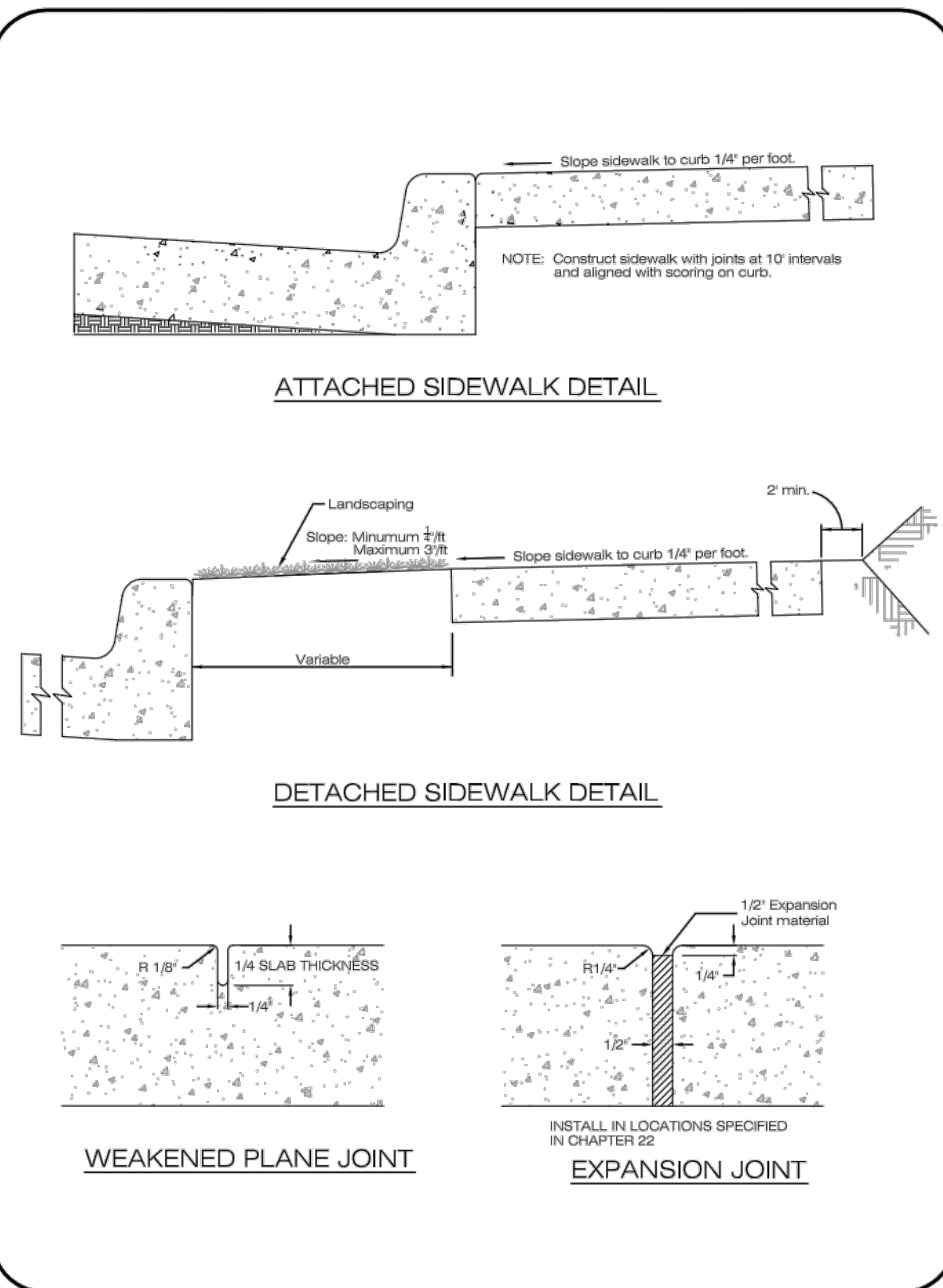
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CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

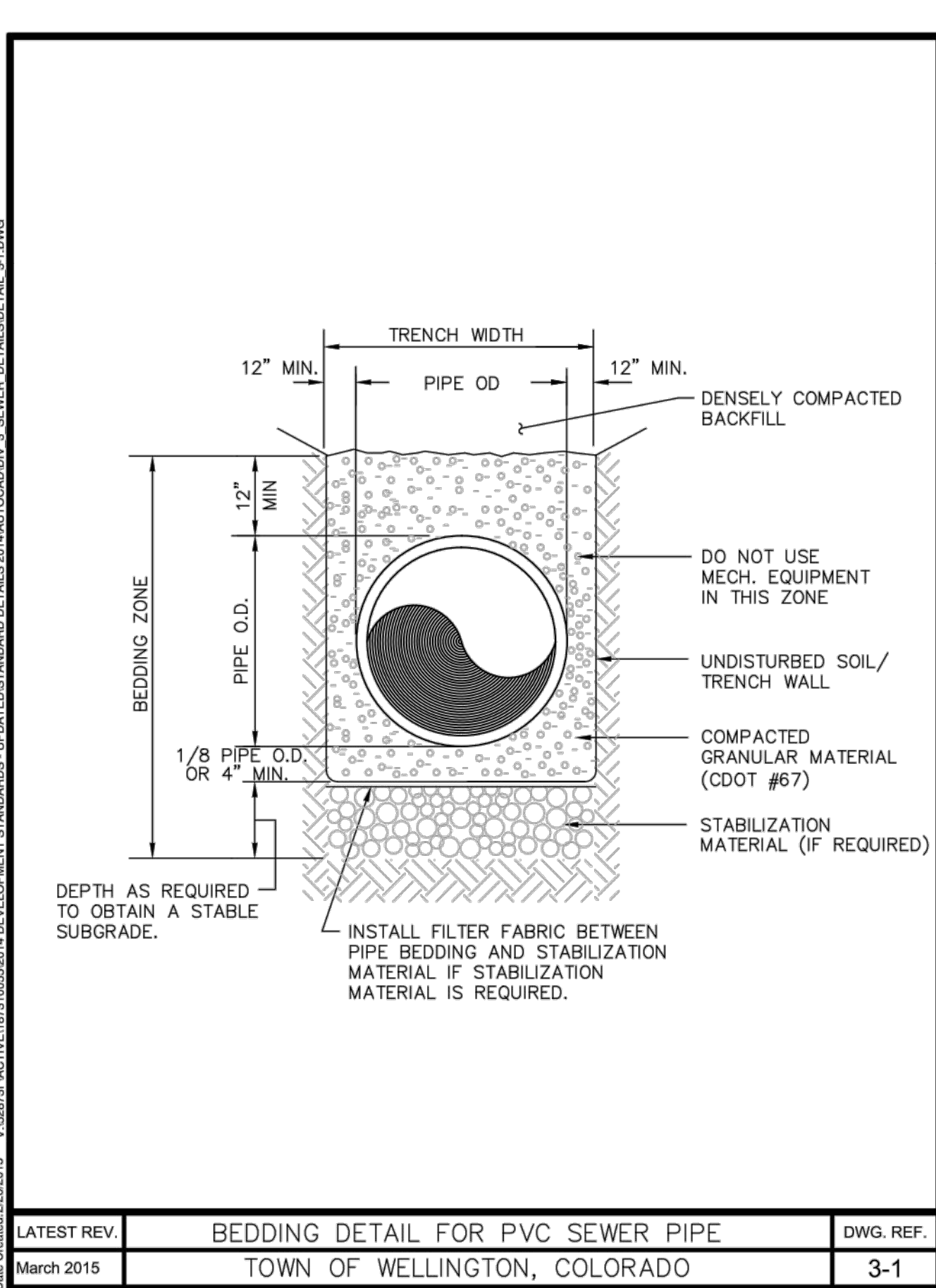
OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



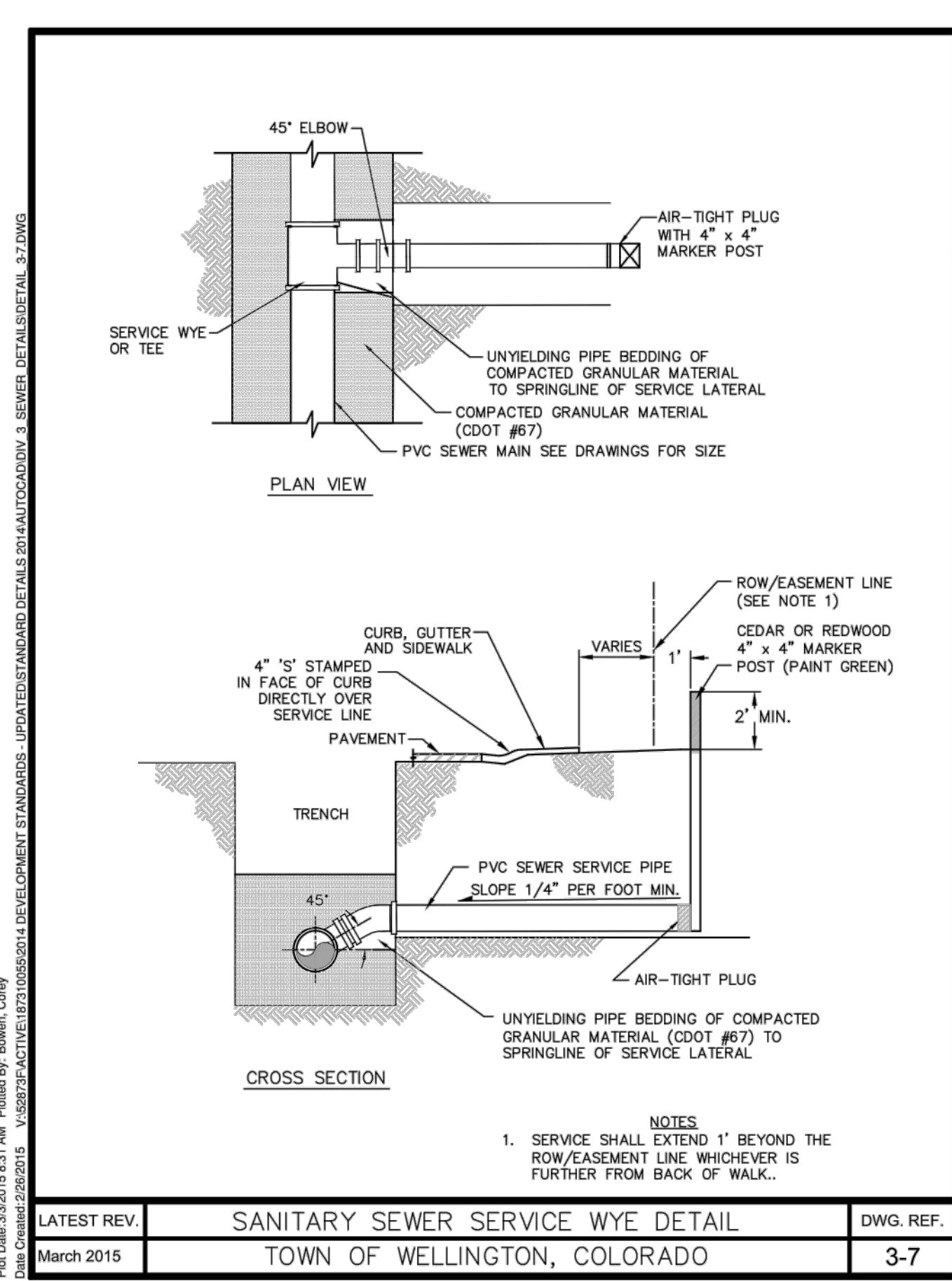
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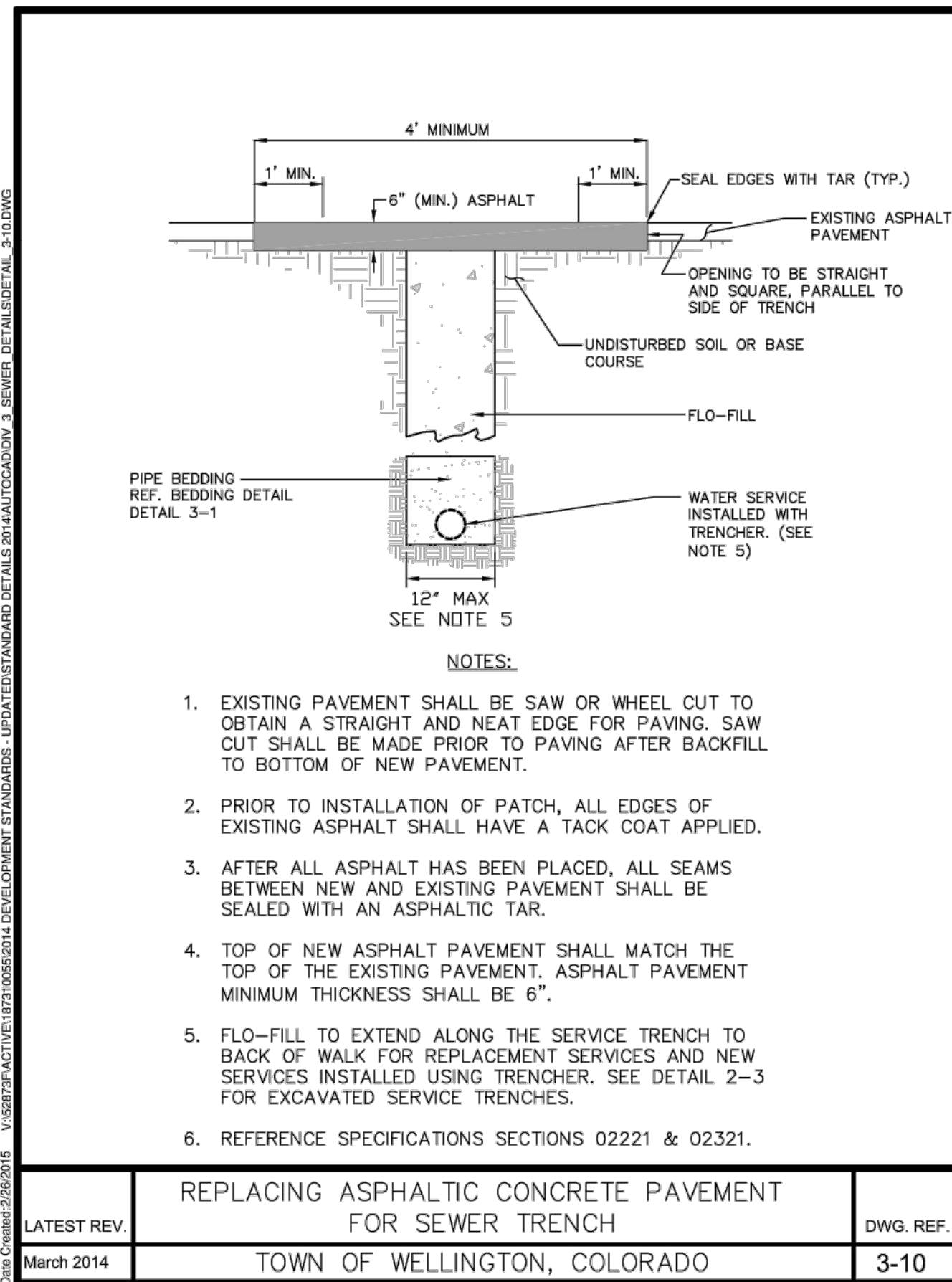
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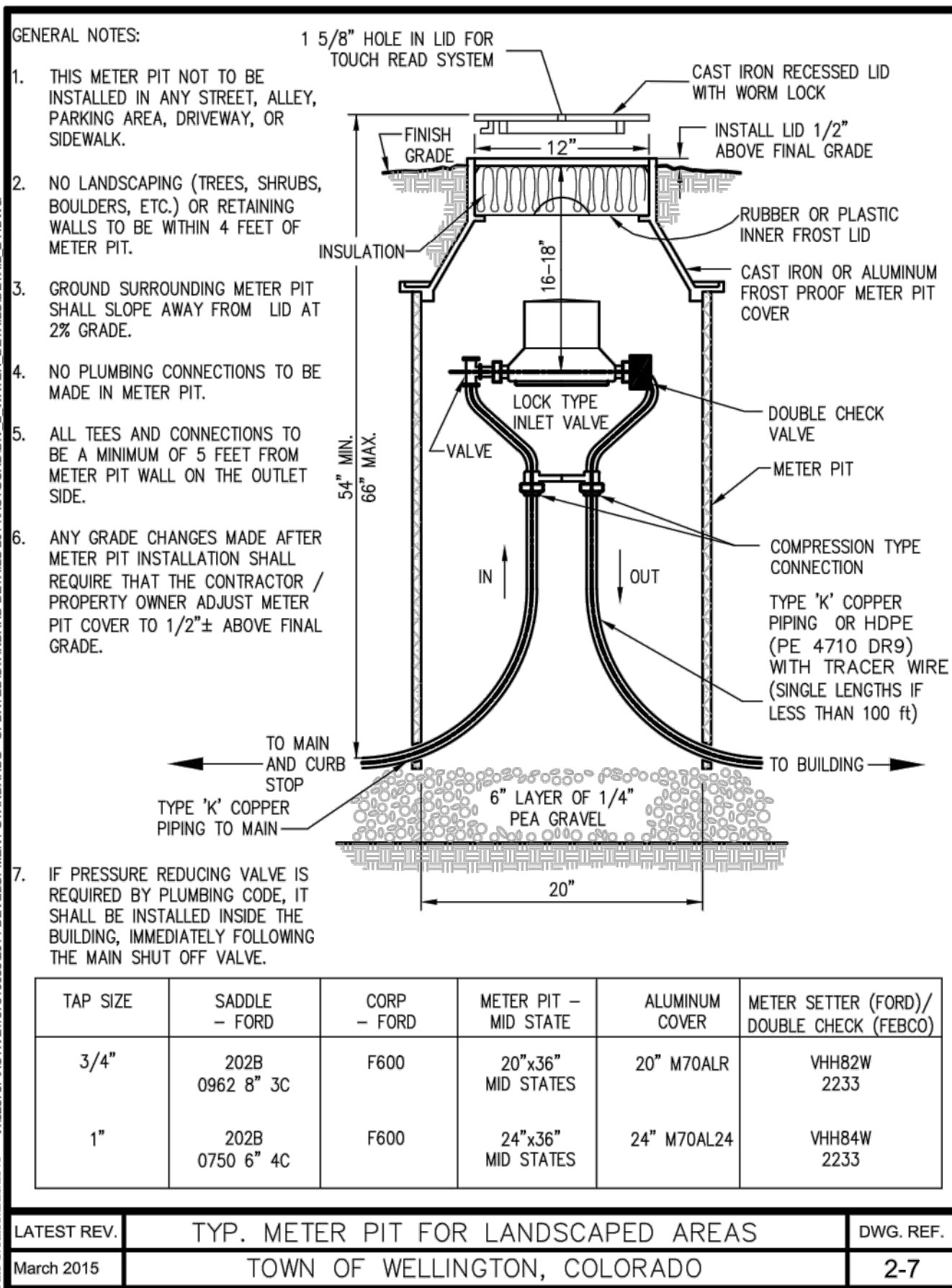
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March 2015	TOWN OF WELLINGTON, COLORADO	3-1



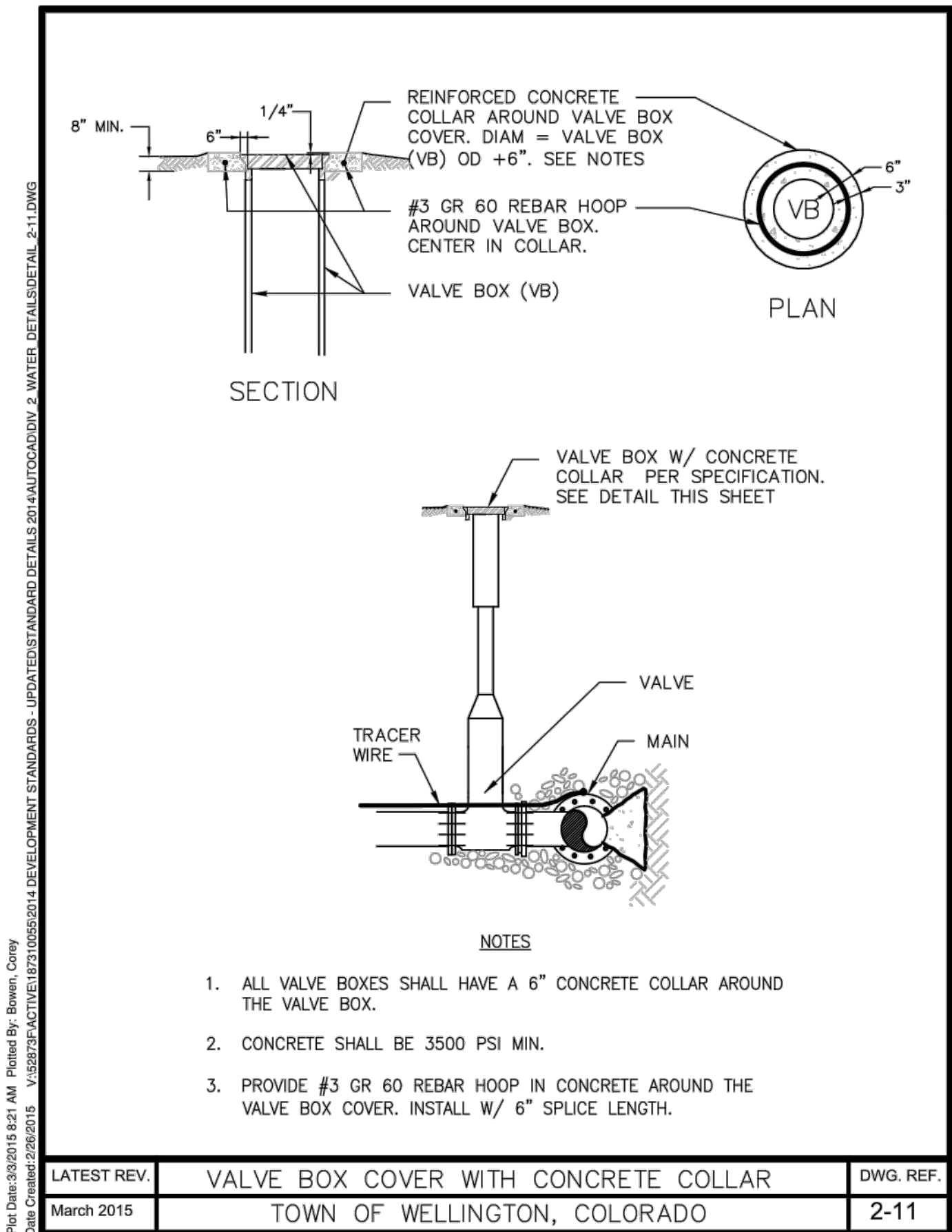
LATEST REV.	SANITARY SEWER SERVICE WYE DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-7



LATEST REV.	REPLACING ASPHALTIC CONCRETE PAVEMENT FOR SEWER TRENCH	DWG. REF.
March 2014	TOWN OF WELLINGTON, COLORADO	3-10



LATEST REV.	TYP. METER PIT FOR LANDSCAPED AREAS	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-7



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

DESIGNED BY	MRC	DATE	12/16/2020
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CHECKED BY	NUN	REVISION DESCRIPTION	SUBMITTAL 02 - REVISED PER TOWN COMMENTS

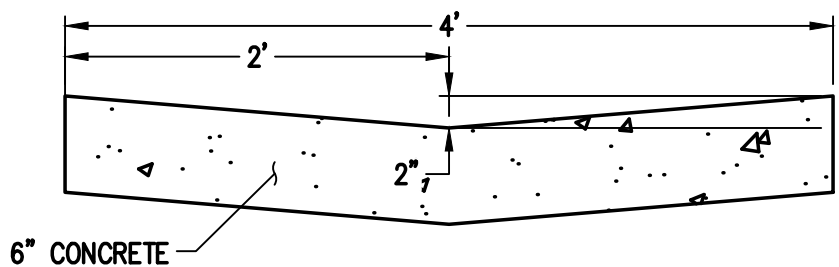
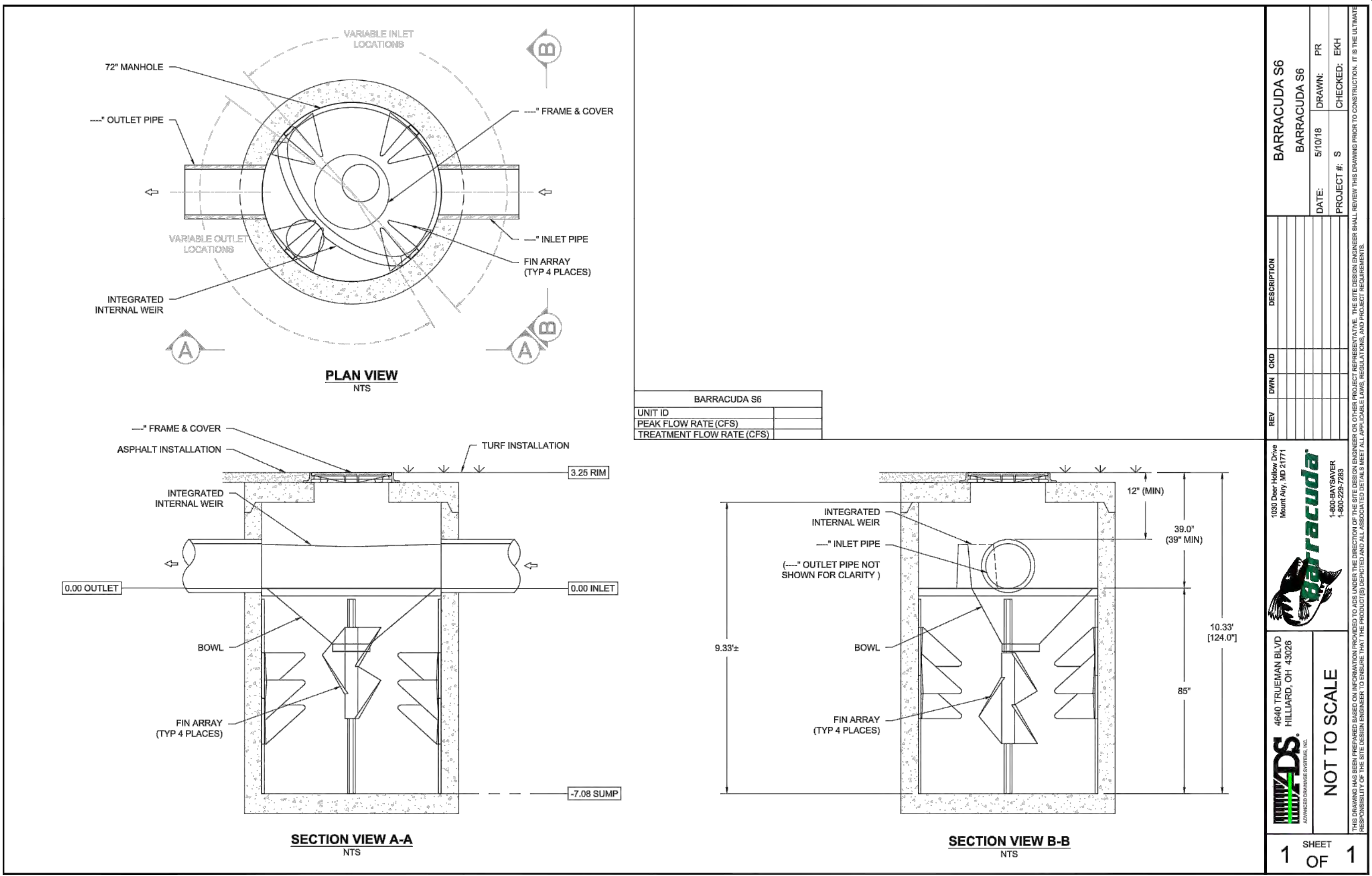
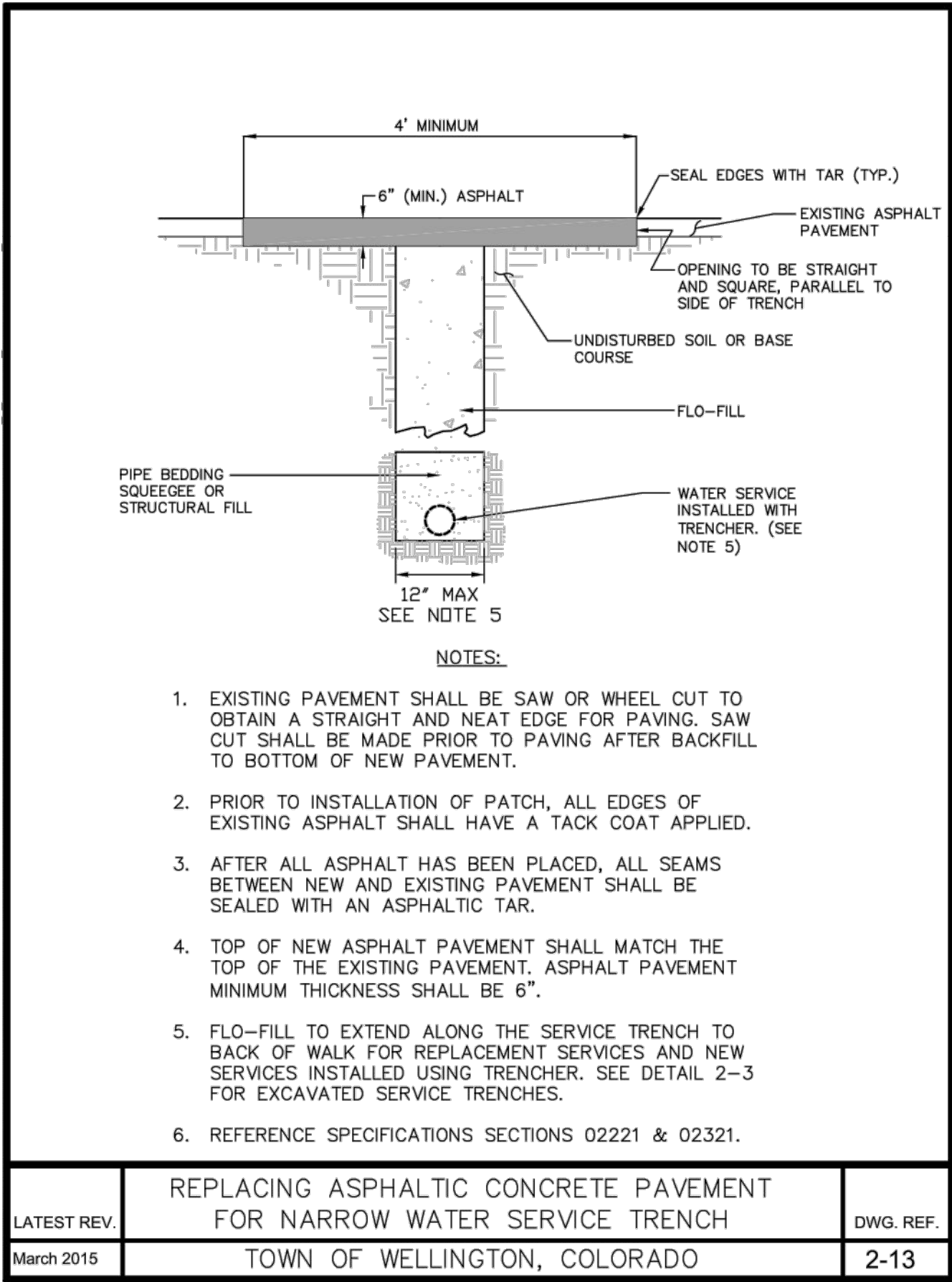
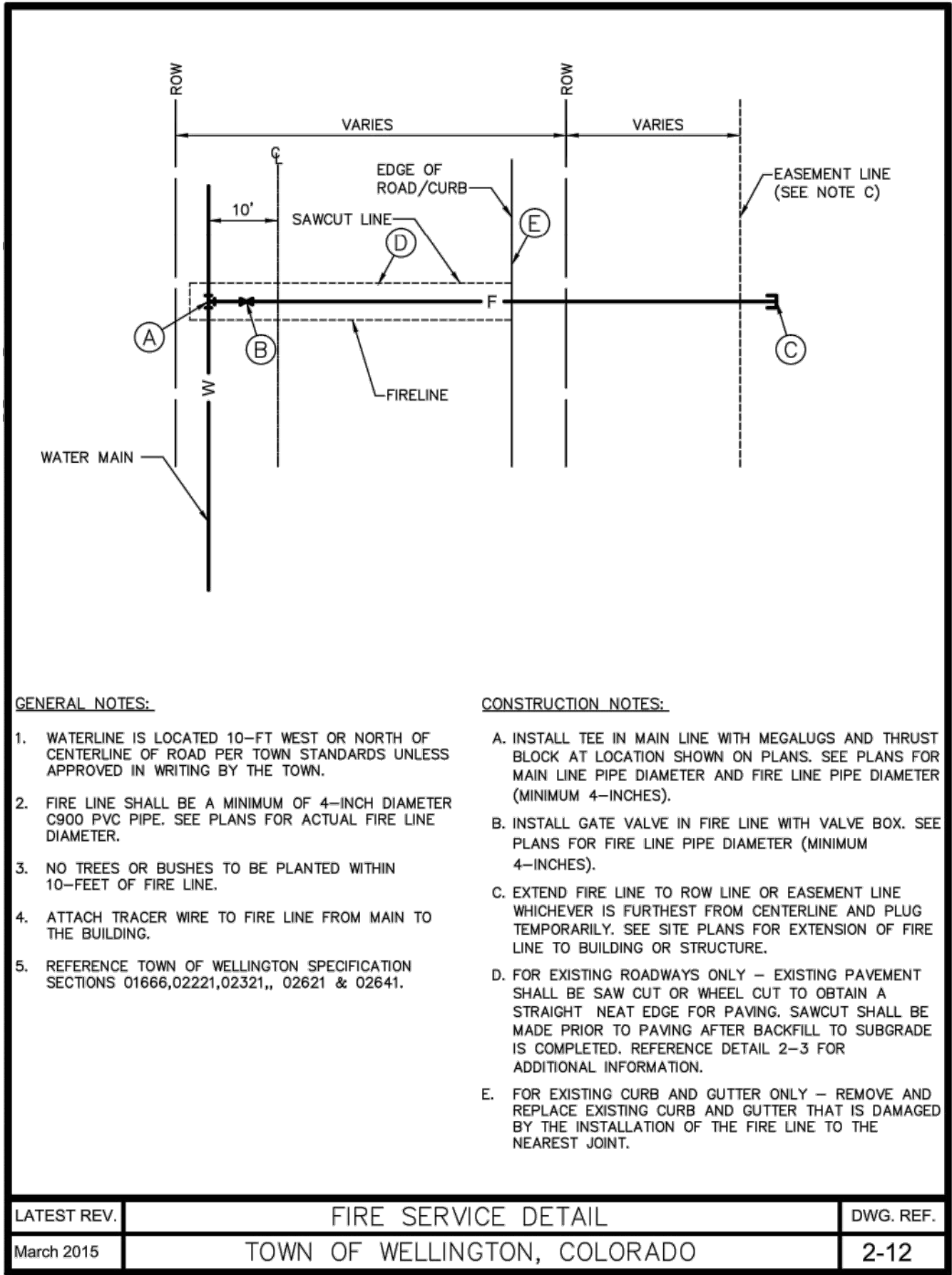
WELLINGTON COMMUNITY CHURCH
LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
SITE DETAILS II

FOR AND ON BEHALF OF BASELINE CORPORATION 12/16/2020 39820 PROFESSIONAL ENGINEER	
INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" x 36"
SURVEY FIRM	BASELINE
SURVEY DATE	12/14/2018
JOB NO.	C03366
DRAWING NAME	3366 COVER NOTES DETAILS.dwg
SHEET	13 OF 23



CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



1
C14 | C4 4 FOOT CONCRETE V-PAN



2
C14 | C4 EXAMPLE MONUMENT SIGN



DESIGNED BY	MRC	DATE	12/16/2020
DRAWN BY	MRC	DATE	12/16/2020
CHECKED BY	NJN	DATE	12/16/2020

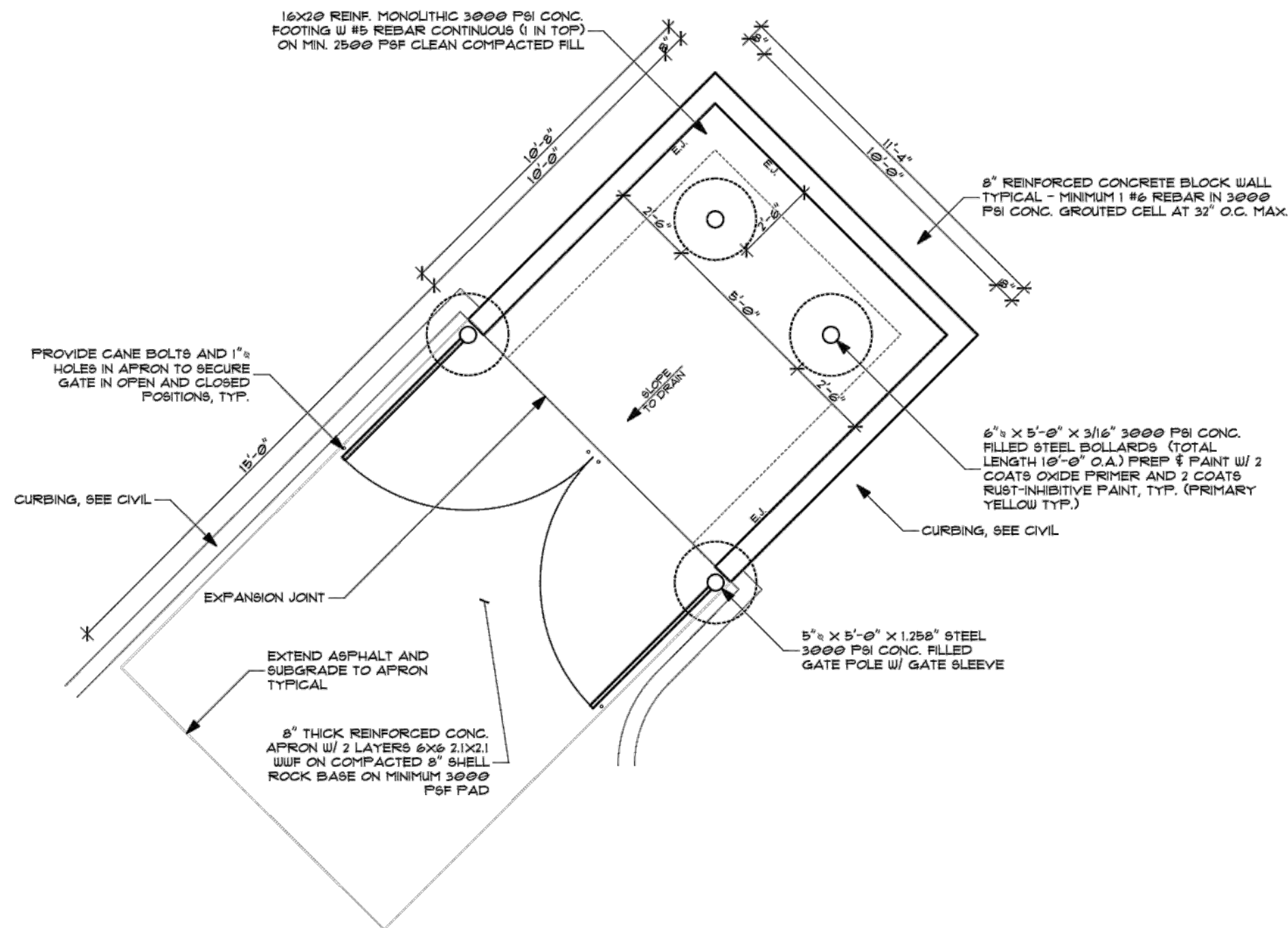
WELLINGTON COMMUNITY CHURCH
LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
SITE DETAILS III

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	12/14/2018
JOB NO.	C03366
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SHEET	14 OF 23

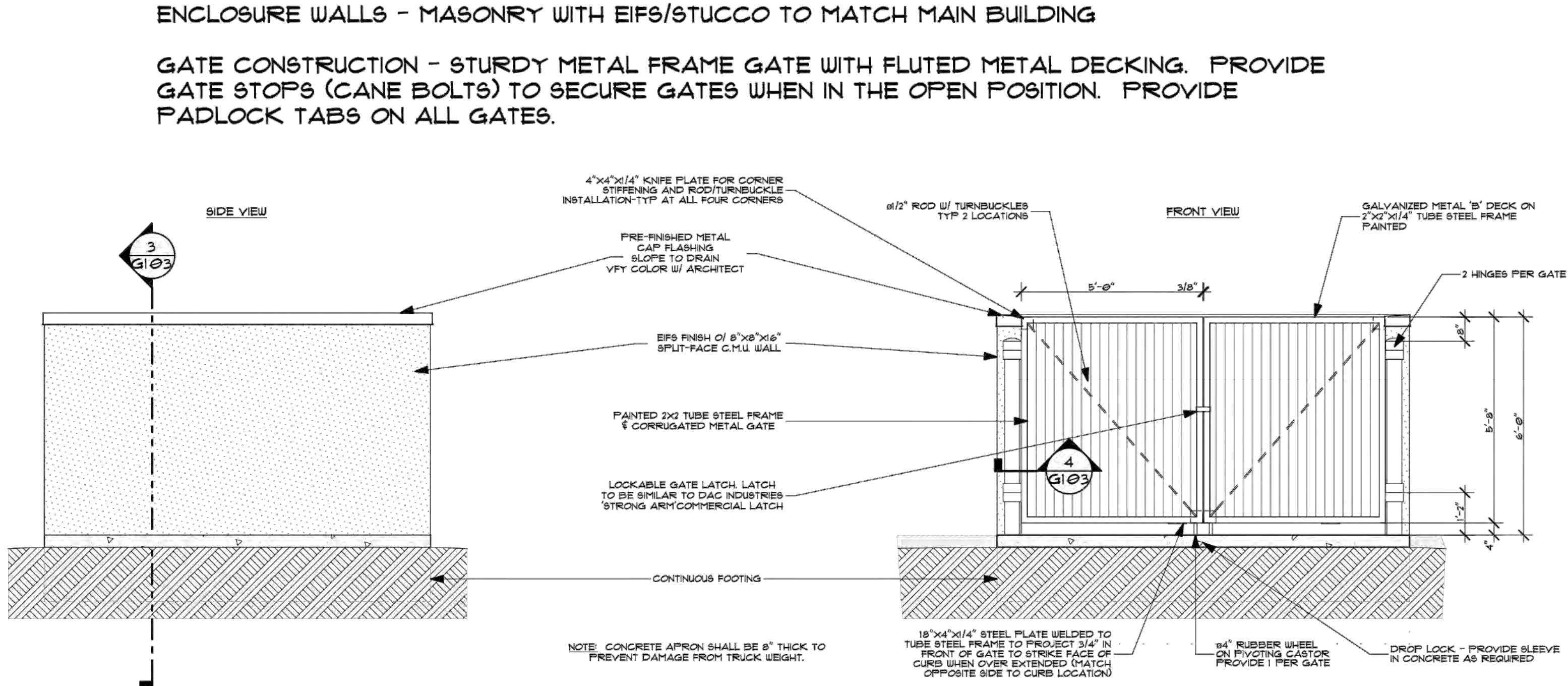
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CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

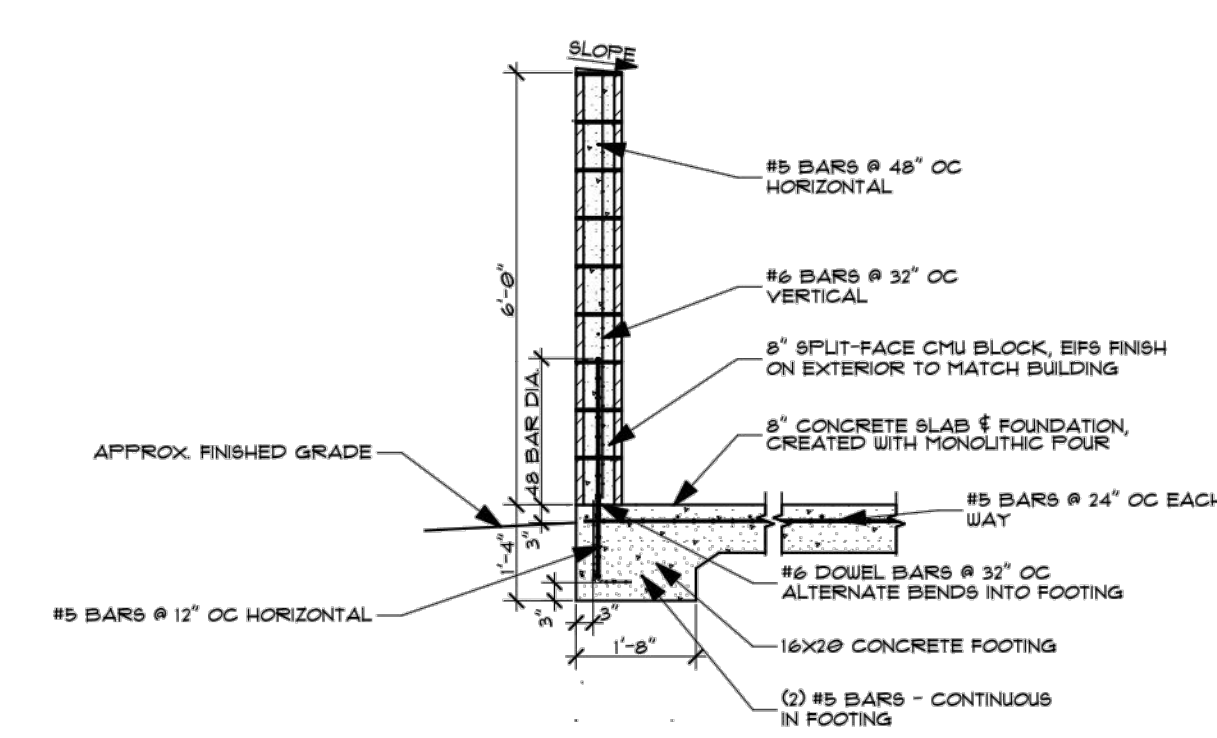
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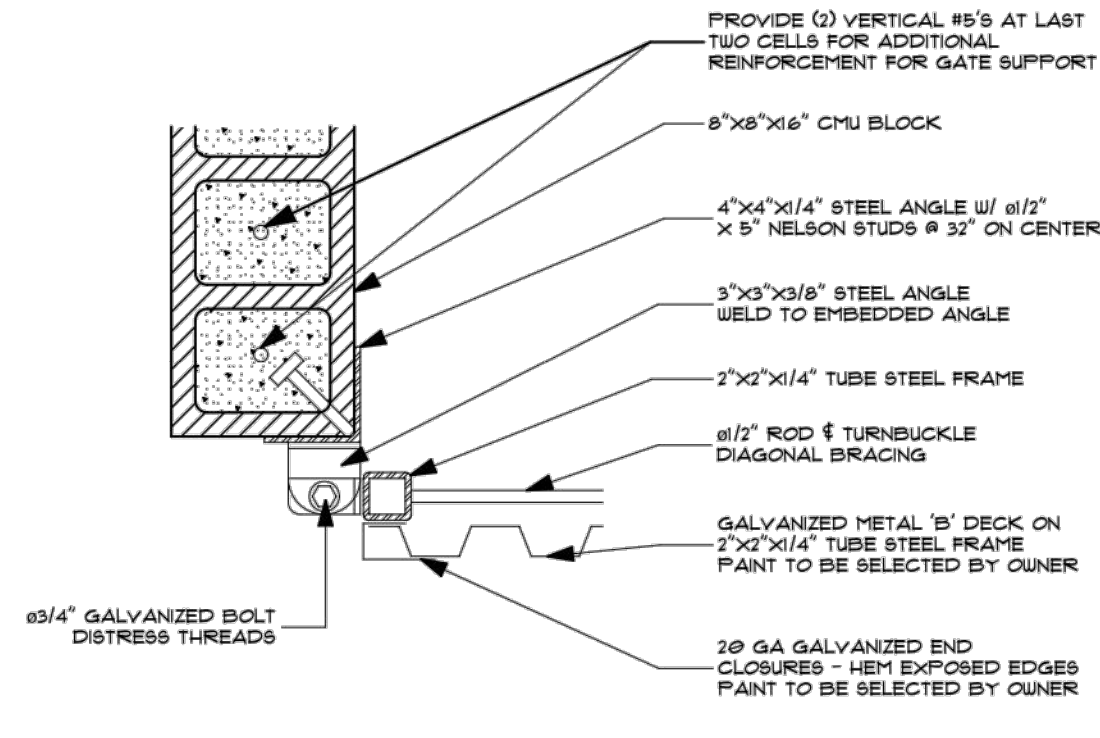
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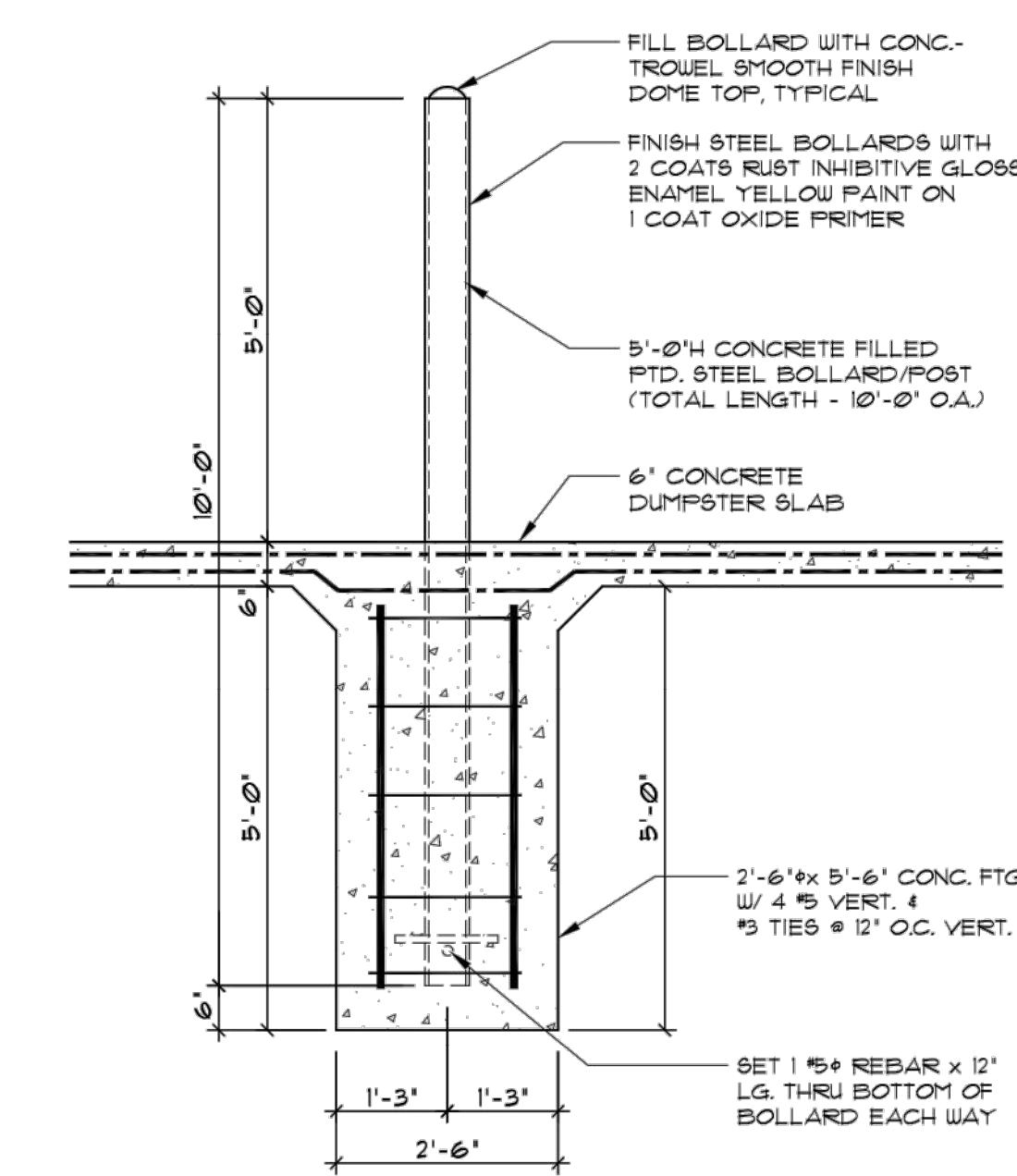
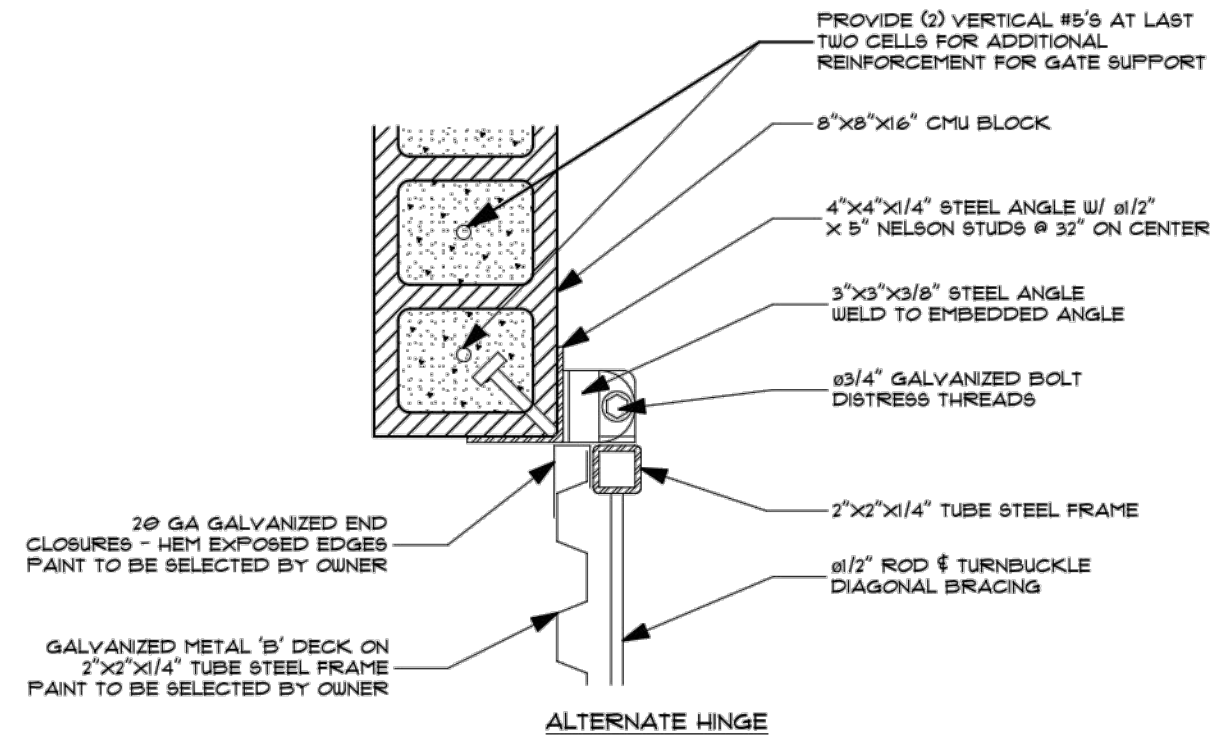
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SCALE: 3/8" = 1'-0"



3 TRASH ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



4 TRASH ENCLOSURE GATE DETAIL
SCALE: 1 1/2" = 1'-0"



5 TYPICAL BOLLARD DETAIL

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DRAWN BY MRC
CHECKED BY NJN

DATE 12/16/2020

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WELLINGTON COMMUNITY CHURCH
LARIMER COUNTY

WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
SITE DETAILS IV

TOWN OF WELLINGTON

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 08/21/2020

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE 12/14/2018

JOB NO. C03366

DRAWING NAME

3366 COVER NOTES DETAILS.dwg

SHEET 15 OF 23

C15



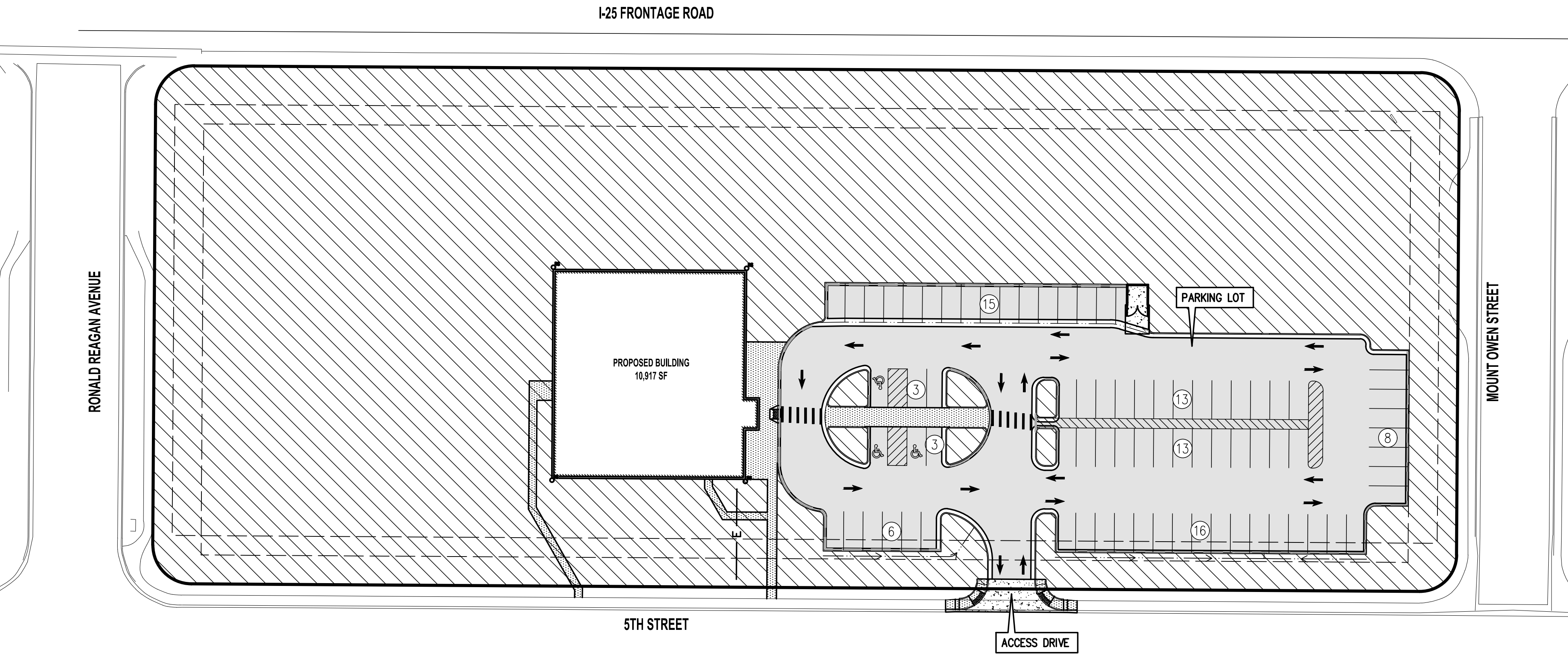
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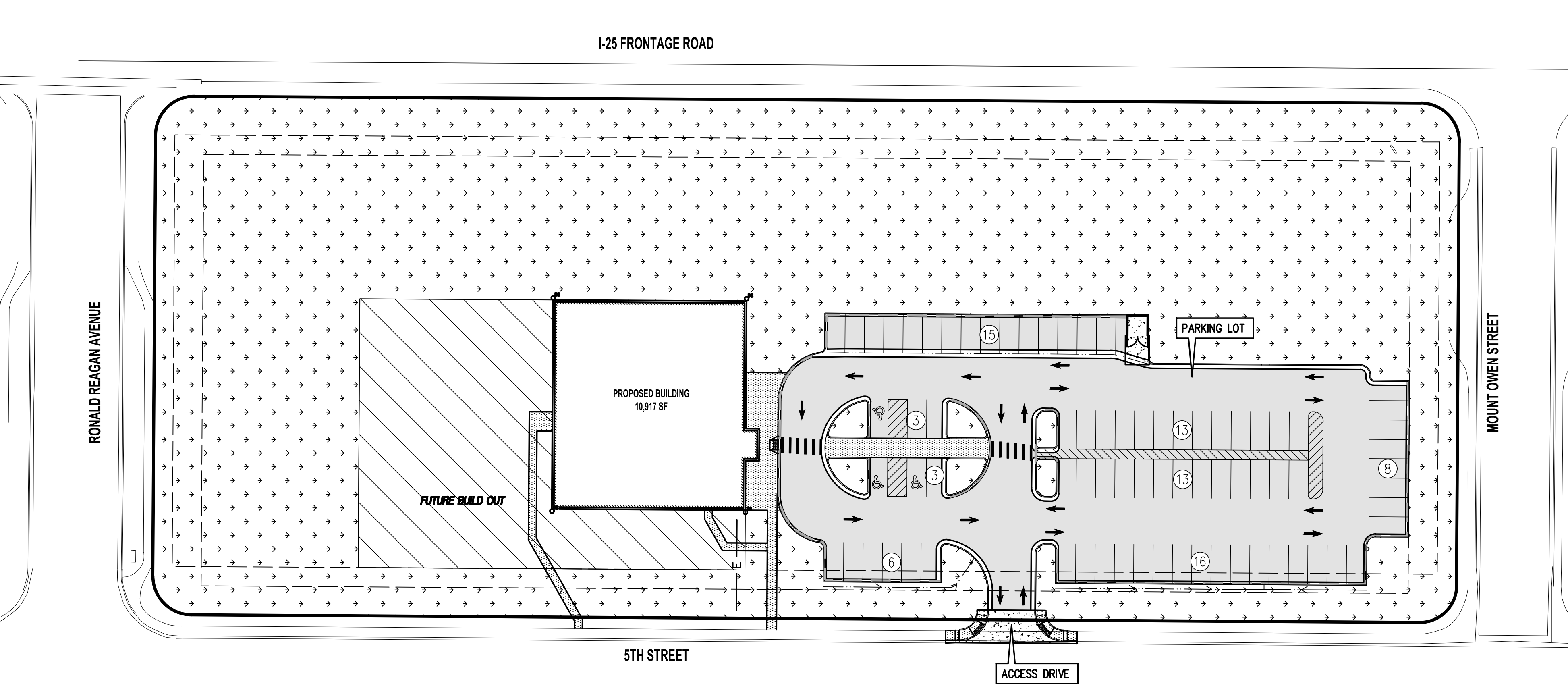
CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

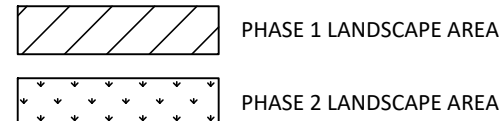
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PHASE 2



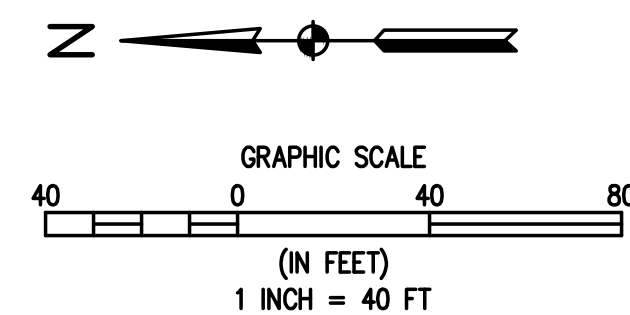
LEGEND



OPEN SPACE REQUIREMENT DATA TABLE					
PHASE	SITE GROSS AREA	REQUIRED OPEN SPACE	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
PHASE 1	180,426 SF	12%	180,426 x 0.12	21,651 SF	129,574 SF
PHASE 2	180,426 SF	12%	180,426 x 0.12	21,651 SF	112,254 SF

OPEN SPACE CODE

- SEC. 16-3-300. - OPEN SPACE REQUIREMENTS.
- (a) *OPEN SPACE* INCLUDES:
- AREAS WITHIN THE COMMUNITY DESIGNATED FOR THE COMMON USE OF THE RESIDENTS OF AN INDIVIDUAL DEVELOPMENT OR THE COMMUNITY AT LARGE;
 - AREAS DESIGNATED FOR PRESERVATION AND PROTECTION OF ENVIRONMENTAL RESOURCES, INCLUDING FLOODPLAINS, NATURAL DRAINAGE WAYS AND WETLAND AREAS;
 - AREAS DESIGNATED FOR AGRICULTURAL PRESERVATION; AND
 - AREAS OF ARCHEOLOGICAL AND HISTORIC SIGNIFICANCE.
- (b) *NON-OPEN SPACE*. OPEN SPACE SHALL NOT INCLUDE THE FOLLOWING:
- REQUIRED SETBACK AREAS AROUND OIL AND GAS PRODUCTION FACILITIES;
 - DISCONNECTED REMNANTS OF LAND CREATED BY DIVISION OF SITES INTO LOTS OR PARCELS THAT DO NOT QUALIFY AS FUNCTIONAL OPEN SPACE, UNLESS APPROVED BY THE BOARD OF TRUSTEES;
 - PRIVATE YARDS;
 - TREE AREAS WITHIN A STREET RIGHT-OF-WAY; OR
 - REQUIRED PARKING LOT LANDSCAPING ASSOCIATED WITH ALL USES, EXCEPT PARKING SPECIFICALLY DESIGNATED FOR ACCESS TO OPEN SPACE AREAS AND WITHIN COMMERCIAL OR INDUSTRIAL PROJECTS.
- (c) *AMOUNT OF OPEN SPACE REQUIRED*. THE AMOUNT OF FUNCTIONAL OPEN SPACE REQUIRED IN EACH DEVELOPMENT WILL BE BASED ON THE DENSITY OF THE DEVELOPMENT, THE RECREATIONAL REQUIREMENTS OF THE ANTICIPATED USERS AND THE ANTICIPATED OPPORTUNITIES FOR PUBLIC RECREATION WITHIN WALKING DISTANCE OF THE SITE (ONE-QUARTER (1/4) MILE). ALL DEVELOPMENT WITHIN THE TOWN SHALL MEET THE FOLLOWING OPEN SPACE REQUIREMENTS:
- SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS*. OPEN SPACE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT SHALL INCLUDE, AT A MINIMUM:
 - TWENTY PERCENT (20%) OF THE GROSS LAND BEING SUBDIVIDED AS FUNCTIONAL OPEN SPACE, WHICH MAY INCLUDE POCKET PARKS, PLAZAS, TRAILS, RECREATIONAL AMENITIES, HOMEOWNER ASSOCIATION OWNED LANDSCAPED AREAS (EXCLUDING PARKING LOTS), NATURAL AREAS AND AMENITIES FOR RESIDENTS OR OTHER CIVIC PURPOSES;
 - ONE (1) CENTRALLY LOCATED POCKET PARK FOR EVERY TWO HUNDRED (200) RESIDENTIAL UNITS;
 - THE LAND FOR ONE (1) NEIGHBORHOOD PARK WITHIN ONE-QUARTER (1/4) MILE RADIUS OF THE PROPOSED HOMES OR A FAIR-SHARE, CASH-IN-LIEU CONTRIBUTION FOR THE COST OF THE NEIGHBORHOOD PARK THAT WILL SERVE THE DEVELOPMENT; AND
 - AN INTERNAL TRAIL, TAKING INTO ACCOUNT TRAILS DESIGNATED IN THE COMPREHENSIVE PLAN AND THE PARK PLAN.
 - MULTI-FAMILY RESIDENTIAL DEVELOPMENTS*. MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL INCLUDE, AT A MINIMUM:
 - TWENTY-FIVE PERCENT (25%) OF THE GROSS LAND BEING SUBDIVIDED AS FUNCTIONAL OPEN SPACE, WHICH MAY INCLUDE POCKET PARKS, PLAZAS, TRAILS, RECREATIONAL AMENITIES, HOMEOWNER ASSOCIATION OR LANDOWNER OWNED LANDSCAPED AREAS (EXCLUDING PARKING LOTS), NATURAL AREAS AND AMENITIES FOR RESIDENTS OR OTHER CIVIC PURPOSES;
 - ONE (1) CENTRALLY LOCATED POCKET PARK FOR EVERY TWO HUNDRED (200) RESIDENTIAL UNITS;
 - THE LAND FOR ONE (1) NEIGHBORHOOD PARK WITHIN ONE-QUARTER (1/4) MILE RADIUS OF THE PROPOSED HOMES OR A FAIR-SHARE, CASH-IN-LIEU CONTRIBUTION FOR THE NEIGHBORHOOD PARK THAT WILL SERVE THE DEVELOPMENT; AND
 - AN INTERNAL TRAIL SYSTEM, TAKING INTO ACCOUNT TRAILS DESIGNATED IN THE COMPREHENSIVE PLAN AND THE PARK PLAN.
 - COMMERCIAL AND INDUSTRIAL DEVELOPMENTS*. COMMERCIAL AND INDUSTRIAL DEVELOPMENT SHALL INCLUDE, AT A MINIMUM:
 - TWELVE PERCENT (12%) OF THE GROSS LAND BEING SUBDIVIDED AS FUNCTIONAL OPEN SPACE, WHICH MAY INCLUDE PLAZAS, TRAILS, LANDSCAPED AREAS (INCLUDING PARKING LOTS), RECREATIONAL AMENITIES AND NATURAL AREAS AND OTHER CIVIC PURPOSES; AND
 - AN INTERNAL TRAIL SYSTEM, TAKING INTO ACCOUNT TRAILS DESIGNATED IN THE COMPREHENSIVE PLAN AND THE PARK PLAN.
- (a) *OPEN SPACE AND PLANS*. ALL LAND DEVELOPMENT APPLICATIONS, WITH THE EXCEPTION OF PLOT PLAN APPLICATIONS FOR INDIVIDUAL SINGLE-FAMILY RESIDENCES, SHALL BE ACCOMPANIED BY THE APPROPRIATE OPEN SPACE PLAN. THE OPEN SPACE PLAN SHALL BE INCLUDED WITH THE LANDSCAPE PLANS OR SUBMITTED AS A SEPARATE MAP BASED ON DIRECTION FROM THE TOWN ADMINISTRATOR/CLERK. (ORD. 11-2007 §1)



DESIGNED BY
SAW

DRAWN BY
SAW

CHECKED BY
SAW

DATE
12/16/2020

PREPARED BY
MRC/SAW/NUN

REVISION
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

DESCRIPTION
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

WELLINGTON COMMUNITY CHURCH

LARIMER COUNTY
WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
OPEN SPACE EXHIBIT

TOWN OF WELLINGTON
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 08/21/2020
DRAWING SIZE 24" x 36"
SURVEY FIRM SURVEY DATE
BASELINE 12/14/2018
JOB NO. C03366
DRAWING NAME
3366 OPEN SPACE PLAN.dwg
SHEET 16 OF 23

LP1

CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

LEGEND

- LIMIT OF SEED
- - - EASEMENT
- METAL EDGER
- EXISTING DECIDUOUS TREE
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- UPRIGHT EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- IRRIGATED TURF
- NATIVE SEED
- 1 1/2" LOCAL RIVER ROCK MULCH
- 3/4" MOUNTAIN GRANITE ROCK MULCH
- 2"-4" HORIZON COBBLESTONE CRUSHER FINES
- LANDSCAPE BOULDERS

LANDSCAPE PLANT LIST

SYM. COMMON NAME

DECIDUOUS CANOPY TREES

BOA BUR OAK
CAL WESTERN CATALPA
CKO CHINKAPIN OAK
HAC COMMON HACKBERRY
SKY SKYLINE HONEYLOCUST

DECIDUOUS ORNAMENTAL TREES

HWT HOT WINGS MAPLE
PRF PRAIRIEFIRE CRABAPPLE

EVERGREEN TREES

AUS AUSTRIAN PINE
BSP BAKERI SPRUCE

DECIDUOUS SHRUBS

APL APACHE PLUME
BMS BLUE MIST SPIREA
DKO DWARF KOREAN LILAC
FAL FLOWERING ALMOND
FER FERNBUSH
LEA LEADPLANT
MFI FIRE ROSE MEIDILAND
MLC CHEYENNE MOCKORANGE
PBS PAWNEE BUTTES SAND CHERRY
PGS GOLD STAR POTENTILLA
RSD DWARF RUSSIAN SAGE
SAA AUTUMN AMBER CREEPING SUMAC

EVERGREEN SHRUBS

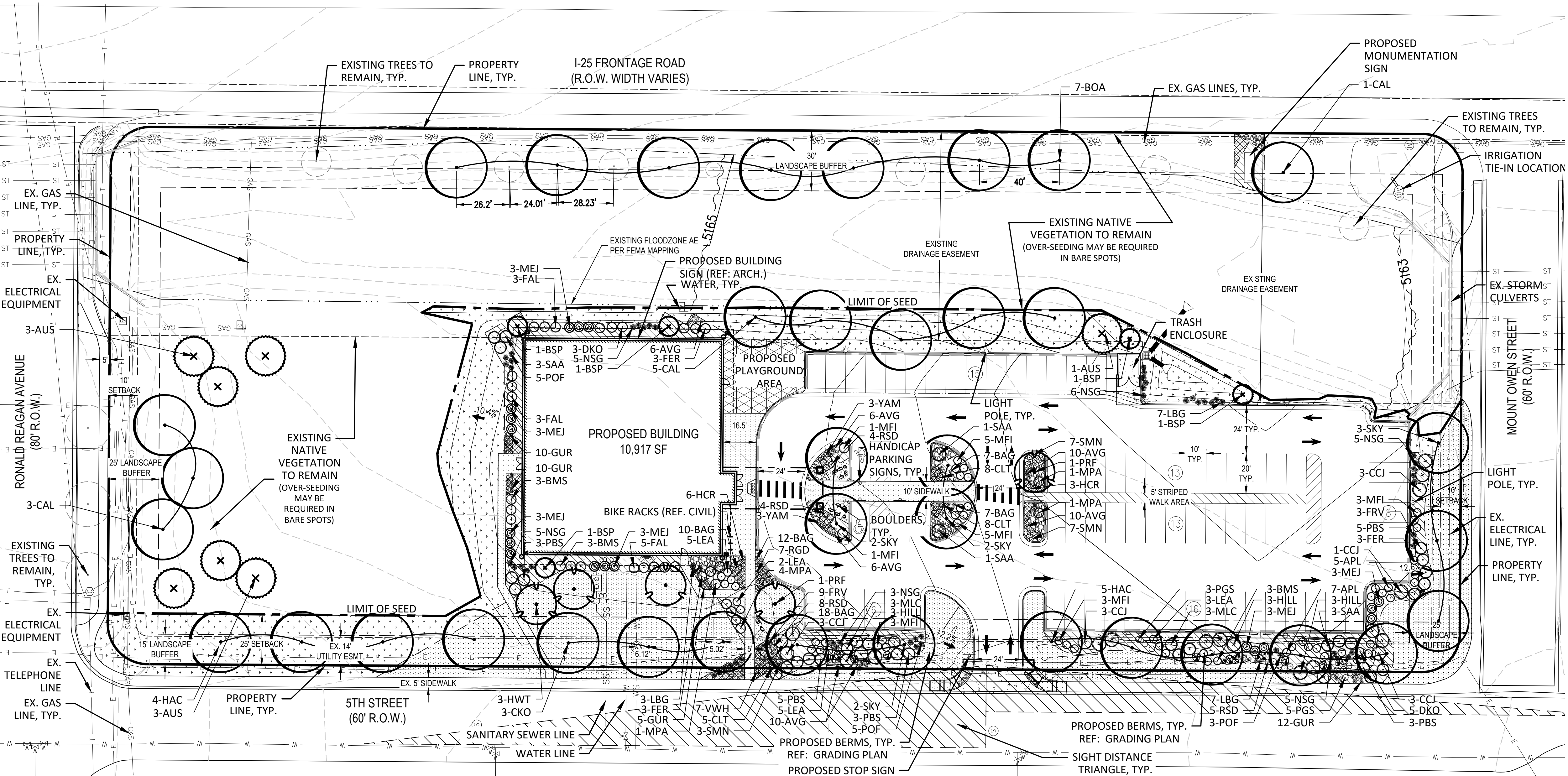
CCJ CALGARY CARPET JUNIPER
HILL HILLSIDE CREEPER SCOTCH PINE
MPA PANCHITO MANZANITA
MEJ MEDORA JUNIPER

ORNAMENTAL GRASSES

AVG BLUE AVENA / OAT GRASS
BAG BLONDE AMBITION GRAMA GRASS
FRV VARIEGATED FEATHER REED GRASS
GUR UNDAUNTED RUBY MUHLY GRASS
LBG BLUE HEAVEN LITTLE BLUESTEM
NSG NORTHWIND SWITCH GRASS
POF PINK ORIENTAL FOUNTAIN GRASS

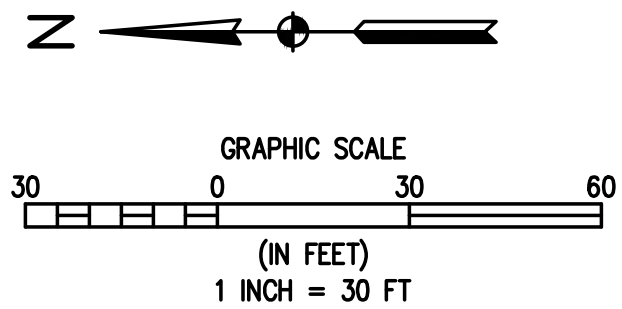
PERENNIALS

CLT LITTLE TRUDY CATMINT
HCR CORONADO RED HYSSOP
RGD GOLDSTURM BLACK-EYED SUSAN
SMN MAY NIGHT SALVIA
VWH JUPITER'S BEARD / RED VALERIAN
YAM MOONSHINE YARROW



LANDSCAPE & COMMON AREA STANDARDS CHART					
LANDSCAPE AREA	TYPE OF AREA	AREA (SF) / LENGTH (LF)	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED
STREET RIGHT OF WAYS					
STREET TYPE					
I-25 FRONTAGE ROAD	MAJOR COLLECTOR	622 LF	1 TREE / 40 LF 622 LF / 40 LF	16 TREES	16 TREES TOTAL (8 EXISTING DECIDUOUS TREES / 8 PROPOSED)
MOUNT OWEN STREET	LOCAL STREET	118 LF	1 TREE / 40 LF = 2.95 TREES	3 TREES	3 TREES TOTAL
5TH STREET	LOCAL STREET	576 LF	1 TREE / 40 LF = 14.4 TREES	14 TREES	14 TREES TOTAL
RONALD REGAN AVE.	MINOR COLLECTOR	161 LF	1 TREE / 40 LF	EXISTING	EXISTING
BUSINESS / COMMERCIAL / INDUSTRIAL DEVELOPMENT LANDSCAPING STANDARDS					
SITE TREES		1 TREE / 1,000 SQ. FT.	25,182 SF / 1,000 SF = 25.182 TREES	25 TREES	25 TREES
SHRUBS		1 SHRUB / 150 SQ. FT.	25,182 SF / 150 SF = 167.88	168 SHRUBS	168 SHRUBS
PARKING LOT LANDSCAPE STANDARDS					
PARKING LOT TREES		1 TREE PER 20 SPACES	77 SPACES / 20 = 3.85 TREES	4 TREES	4 TREES
SHRUBS		1 SHRUB / 150 SQ. FT.	1,484 SF / 150 SF = 9.89 EA	10 SHRUBS	24 SHRUBS

BUFFERING AND SCREENING TECHNIQUES				
ADJACENT LAND USE	TYPE	LOCATION	BUFFER TYPE	BUFFERING CONSIDERATIONS
HIGHWAY COMMERCIAL	C3 ZONE	NORTH SIDE	SAME USE TYPE	
HIGHWAY COMMERCIAL	C3 ZONE	EAST SIDE	SAME USE TYPE	
ELEMENTARY SCHOOL	(P) PUBLIC	SOUTH SIDE	PUBLIC	BERMING / PLANTING
RESIDENTIAL HOMES	R2 ZONE	WEST SIDE	RESIDENTIAL	BERMING / PLANTING



BASELINE

Engineering • Planning • Surveying

102 N. RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9966 • www.baselinecorp.com

DESIGNED BY
SAW

DRAWN BY
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DATE
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REVISION

DESCRIPTION

SUBMITTAL 02 - REVISED PER TOWN COMMENTS

WELLINGTON COMMUNITY CHURCH

LARIMER COUNTY

TOWN OF WELLINGTON

WELLINGTON COMMUNITY CHURCH

5TH STREET & RONALD REGAN AVENUE

LANDSCAPE PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 08/21/2020

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
BASELINE 12/14/2018

JOB NO. C03366

DRAWING NAME
3366 LANDSCAPE PLAN.dwg

SHEET 17 OF 23

LS1

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CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

LANDSCAPE PLANT LIST

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (UNLESS OTHERWISE NOTED)	MATURE SIZE / NOTES
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DECIDUOUS CANOPY TREES

BOA	7	BUR OAK	QUERCUS MACROCARPA	2" CAL. B&B	50'-60" HT. X 35'-45" W.
CAL	9	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL. B&B	50'-60" HT. X 30'-40" W.
CKO	3	CHINKAPIN OAK	QUERCUS MUEHLBERGII	2" CAL. B&B	40'-50" HT. X 40'-50" W.
HAC	9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B	50'-60" HT. X 40'-50" W.
SKY	9	SKYLINE HONEYLOCUST	GLEDTISIA TRICANTHOS INERMIS 'SKYLINE'	2" CAL. B&B	45'-50" HT. X 30'-40" W.

DECIDUOUS ORNAMENTAL TREES

HWT	3	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	1.5" CAL. B&B	25' HT. X 20" W.
PRF	2	PRAIRIEFIRE CRABAPPLE	MALUS x 'PRAIRIEFIRE'	1.5" CAL. B&B	20' HT. X 20" W.

EVERGREEN TREES

AUS	7	AUSTRIAN PINE	PINUS NIGRA	6" HT. B&B	50' HT. X 20" W.
BSP	5	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6" HT. B&B	30' HT. X 10" W.

DECIDUOUS SHRUBS

APL	12	APACHE PLUME	FALLUGIA PARADOXA	5 GAL. CONT.	3'-5" HT. X 3'-5" W.
BMS	9	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.	3'-4" HT. X 2'-3" W.
DKO	8	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5 GAL. CONT.	5'-8" HT. X 5'-8" W.
FAL	11	FLOWERING ALMOND	PRUNUS GLANDULOSA 'ROSEA'	5 GAL. CONT.	5'-6" HT. X 4'-5" W.
FER	9	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	5 GAL. CONT.	3'-5" HT. X 3'-5" W.
LEA	15	LEADPLANT	AMORPHA CANESCENS	5 GAL. CONT.	2'-4" HT. X 2'-4" W.
MFI	21	FIRE ROSE MEIDILAND	ROSA 'MEIPSIDUE'	5 GAL. CONT.	1.5'-2" HT. X 4'-5" W.
MLC	6	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'CHEYENNE'	5 GAL. CONT.	5'-7" HT. X 4'-6" W.
PBS	19	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES' P0011S	5 GAL. CONT.	1'-2" HT. X 6'-8" W.
PGS	8	GOLD STAR POTENTILLA	POTENTILLA FRUTICOSA 'GOLD STAR'	5 GAL. CONT.	2' HT. X 3" W.
RSD	21	DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	5 GAL. CONT.	2'-3" HT. X 2'-3" W.
SAA	8	AUTUMN AMBER CREEPING SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL. CONT.	6'-18" HT. X 6'-8" W.

EVERGREEN SHRUBS

CCJ	13	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	5 GAL. CONT.	1'-1.5" HT. X 6'-8" W.
HILL	9	HILLSIDE CREEPER SCOTCH PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	5 GAL. CONT.	3" HT. X 8" W.
MPA	7	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	5 GAL. CONT.	10"-15" HT. X 3'-5" W.
MEJ	18	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	5 GAL. CONT.	15'-20" HT. X 3'-5" W.

ORNAMENTAL GRASSES

AVG	48	BLUE AVENA / OAT GRASS	HELICTOTRICHON SEMPEVIRENS	1 GAL. CONT.	2'-3" HT. X 1.5'-2" W.
BAG	54	BLONDE AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL. CONT.	1.5'-2" HT. X 1.5'-2" W.
FRV	12	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACTUIFLORA 'OVERDAM'	1 GAL. CONT.	1'-3" HT. X 1'-3" W.
GUR	37	UNDAUNTED RUBY MUHLY GRASS	MUHLBERGIA REVERCHONII UNDAUNTED	1 GAL. CONT.	1.25'-2.5" HT. X 1.5'-2" W.
LBG	17	BLUE HEAVEN LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'BLUE HEAVEN'	1 GAL. CONT.	2'-4" HT. X 1'-1.5" W.
NSG	29	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	1 GAL. CONT.	5'-6" HT. X 3'-4" W.
POF	13	PINK ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	1 GAL. CONT.	3'-4" HT. X 2'-3" W.

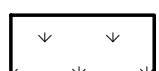
PERENNIALS

CLT	21	LITTLE TRUDY CATMINT	NEPETA 'PSFIKE' PP18,904	1 GAL. CONT.	8"-10" HT. X 12"-18" W.
HCR	9	CORONADO RED HYSSOP	AGASTACHE 'CORONADO RED'	1 GAL. CONT.	15"-18" HT. X 12"-15" W.
RGD	7	GOLDSTURM BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL. CONT.	18"-24" HT. X 18"-24" W.
SMN	17	MAY NIGHT SALVIA	SALVIA NEMOROSA 'MAY NIGHT'	1 GAL. CONT.	16"-18" HT. X 16"-18" W.
VVM	7	JUPITER'S BEARD / RED VALERIAN	CENTRANTHUS RUBER	1 GAL. CONT.	24"-36" HT. X 18"-24" W.
YAM	6	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1 GAL. CONT.	24"-30" HT. X 18"-24" W.

IRRIGATED TURF

	13,854 SF	COWBOY TURF BY TURF MASTER SOD OR APPROVED EQUAL
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NATIVE SEED MIXTURE

	"PBSI FOOTHILLS NATIVE MIXTURE" BY PAWNEE BUTTES SEED INC. OR APPROVED EQUAL
	14,807 S.F.

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	6.25
MOUNTAIN BROME	BROMUS MARGINATUS	20%	5.00
HARD FESCUE, DURAR	FESTUCA TRACHYPHYLLA/LONGIFOLIA	15%	3.75
ANNUAL RYEGRASS	LOLIUM PERENNE SSP. MULTIFLORUM	15%	3.75
CANADA BLUEGRASS	POA COMPRESSA	10%	2.50
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	5%	1.25
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5%	1.25
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.00
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	.25
TOTAL 100%			25 LBS.

NOTES:

- APPLICATION RATE MAY VARY PENDING METHOD OF APPLICATION. PLEASE SEE MANUFACTURER RECOMMENDATIONS.
- PREFERRED METHOD OF SEEDING IS DRILL SEED WITH EROSION BLANKETS.
- AREAS OF EXISTING NATIVE VEGETATION MAY NEED TO BE OVER-SEEDED AS NECESSARY TO FILL IN BARE SPOTS.

LANDSCAPE NOTES

GENERAL

- ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, UNLESS EXCEPTION HAS BEEN GRANTED BY THE MUNICIPALITY OR COUNTY OFFICIALS.
- THE LANDSCAPE PLANS AND SPECIFICATIONS SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IF ANY SUBSTITUTIONS OR ALTERATIONS ARE NEEDED.
- THE CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND ANY LOCAL MUNICIPAL AND COUNTY CODES AND SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT RECOMMENDATIONS. SURFACE DRAINAGE SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. NO DAMMING OF WATER SHOULD OCCUR AGAINST SIDEWALKS, CURBS, TURF THATCH, OR OTHER LANDSCAPE MATERIALS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN ON THE APPROVED LANDSCAPE PLAN IN THE PLANNING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSORS AND DELEGATES.
- LANDSCAPING SHALL NOT INTERFERE WITH TRAFFIC VISIBILITY AND THE GENERAL FUNCTION AND SAFETY OF ANY GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENT.

WARRANTY

- UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED FOR THE PROJECT BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE LANDSCAPE PROTECTION, MAINTENANCE, AND IRRIGATION INCLUDING SUPPLEMENTAL WATERING PER SPECIFICATIONS UNTIL SUBSTANTIAL COMPLETION HAS BEEN ISSUED UNLESS OTHERWISE INSTRUCTED PER OWNER'S REPRESENTATIVE.

PLANTS

- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. PLANT QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAIN THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL IF IT IS DAMAGED, DISEASED, OR DECLINING IN HEALTH. PLANT MATERIAL SHALL BE HEALTHY, WELL-BRANCHED, AND WELL PROPORTIONED, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI Z60.1-1990) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. PLANT MATERIAL GROWN IN USDA HARDINESS ZONES 1, 2, 3, 4, AND 5 IS PREFERRED.
- THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
- THE OWNER'S REPRESENTATIVE MAY OPT TO DOWN OR UPSIZE THE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR ENHANCEMENTS TO THE PROJECT. ALL CHANGES, INCLUDING RE-STOCKING CHARGES, SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION THROUGH A CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL.

IRRIGATION

- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
- CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS.
- CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
- IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
- EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.

SOIL PREPARATION

- BEFORE COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL SEWER, WATER, IRRIGATION, GAS, ELECTRIC, CABLE, PHONE AND OTHER PIPELINES OR CONDUITS AND EQUIPMENT ARE LOCATED ON SITE.
- SURFACE GRADING TO INCLUDE REMOVAL OF EXISTING VEGETATION, WEEDS, DEBRIS, CLODS AND ROCKS LARGER THAN $\frac{1}{4}$ " FROM THE SITE. DISPOSE OF ACCUMULATED DEBRIS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL TAKE MEASURES AND ASSUME MAINTENANCE AND MANAGEMENT OF EROSION CONTROL, SURFACE RUNOFF, AND SOIL EROSION AND SEDIMENT FROM THE SITE PER STORM WATER MANAGEMENT PLANS / PROGRAMS IN PLACE.
- THE CONTRACTOR SHALL INSPECT ALL CONDITIONS FOR RETENTION OF WATER IN PLANTING AREAS TO MAKE SURE THERE IS ADEQUATE DRAINAGE IN ALL LANDSCAPE AREAS.
- THE SITE SHOULD BE PROVIDED TO THE CONTRACTOR WITHIN +/- 0.1 FOOT OF FINISH GRADE. CONTRACTOR SHALL VERIFY THE ROUGH GRADING AND SITE CONDITIONS.
- ALL GRADES SHALL BE WITHIN +/- $\frac{1}{8}$ " OF FINISHED GRADES AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING SUITABLE SOIL MEDIUM THAT ENSURES HEALTHY PLANT GROWTH. SOIL SAMPLES ARE RECOMMENDED FOR ANALYSIS OF ORGANIC MATTER RECOMMENDATIONS REQUIRED FOR THE SOIL FOR HEALTHY PLANT GROWTH.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- BEFORE PLANTS ARE INSTALLED, ALL LANDSCAPE AREAS SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8"-12" AND AMENDED PER SPECIFICATIONS AND MUNICIPAL REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE SOIL SAMPLE ANALYSIS.

TREES

- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
- EVERGREEN TREES SHALL NOT BE USED IN THE TREE LAWN OR WITHIN EIGHT FEET (8') OF A PUBLIC WALK.
- ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.
- ALL TREES IN TURF AREAS SHALL RECEIVE MULCH RINGS. ALL TREE RINGS AND PERENNIAL BEDS SHALL BE MULCHED WITH A 3" DEPTH OF GORILLA HAIR CEDAR MULCH.

MULCH & EDGING

- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED, GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, SURE-LOC OR APPROVED EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS. PERFORATED EDGER IS ONLY USED BETWEEN SOD/NATIVE GRASS AND MULCH AREAS WHERE PONDING OF WATER OCCURS. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. THREE INCH (3") DEPTH, ROCK MULCH (SEE PLAN) OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC (RE: PLANS). NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER, ANNUAL OR PERENNIAL AREAS.
- ALL 5' NON-IRRIGATED CLEAR BOUNDARY ZONES SHALL BE MULCHED WITH A THREE INCH (3") DEPTH OF ROCK MULCH PER THE PLAN.



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DESIGNED BY
SAW

DRAWN BY
SAW

CHECKED BY
SAW

DATE
12/16/2020

PREPARED BY
MRC/SAW/NUN

REVISION
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

DESCRIPTION
TOWN OF WELLINGTON

REVISION
SUBMITTAL 02 - REVISED PER TOWN COMMENTS

REVISION
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WELLINGTON COMMUNITY CHURCH

LARIMER COUNTY

WELLINGTON COMMUNITY CHURCH
5TH STREET & RONALD REGAN AVENUE
PLANT SCHEDULE & NOTES

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 08/21/2020

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE
BASELINE 12/14/2018

JOB NO. C03366

DRAWING NAME
3366 LANDSCAPE PLAN.dwg

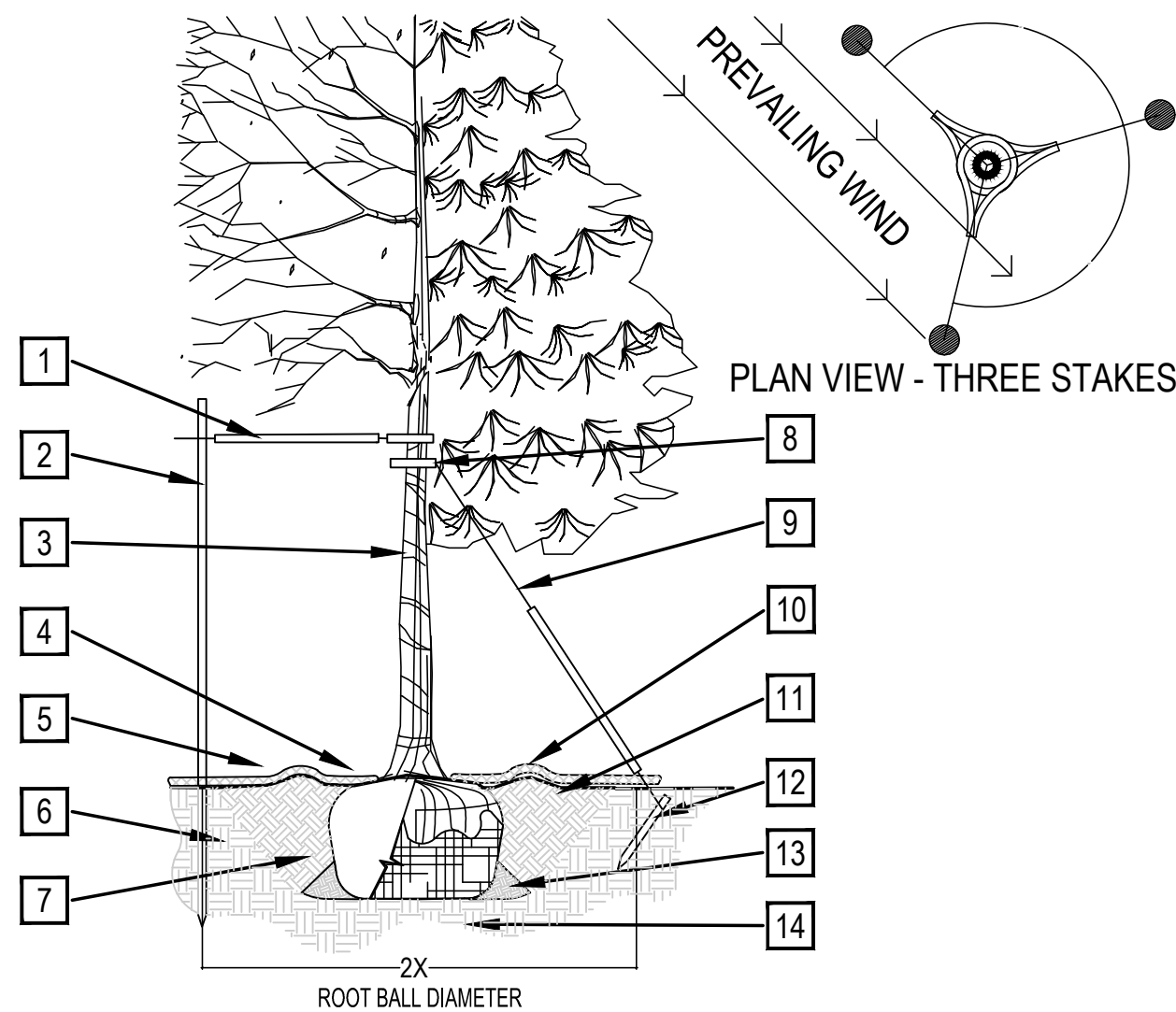
SHEET 18 OF 23

LS2

CIVIL CONSTRUCTION DOCUMENTS

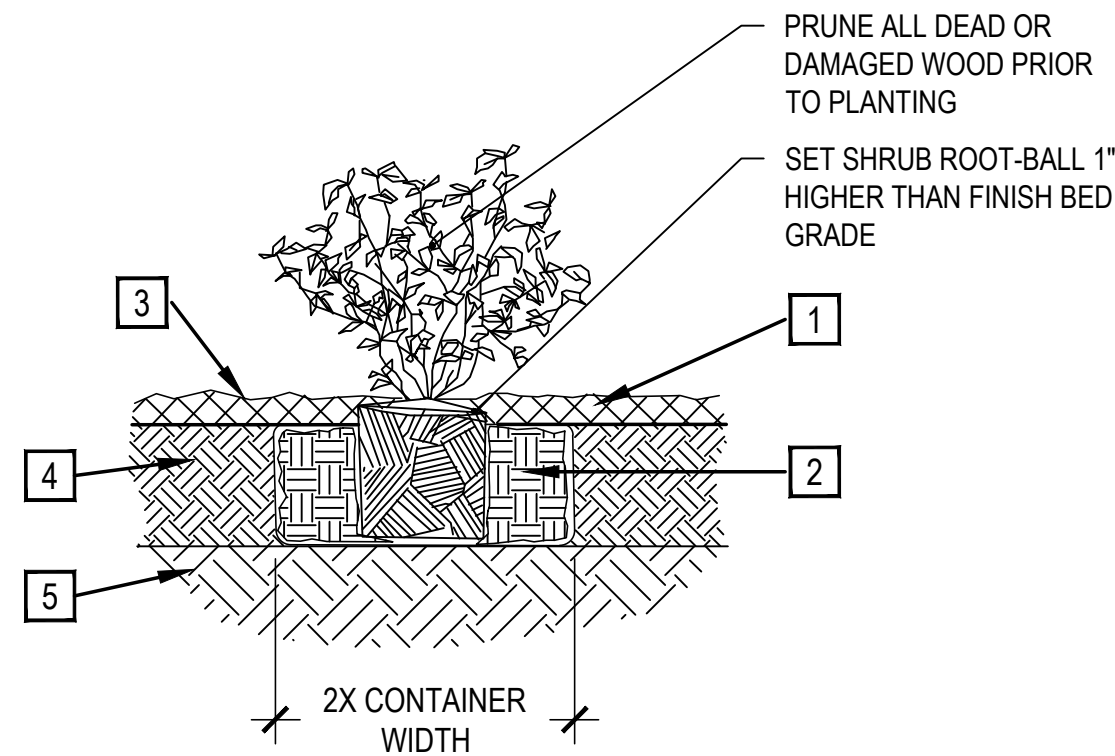
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO



- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- 1 PLACE MIN. 1/4" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 5 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



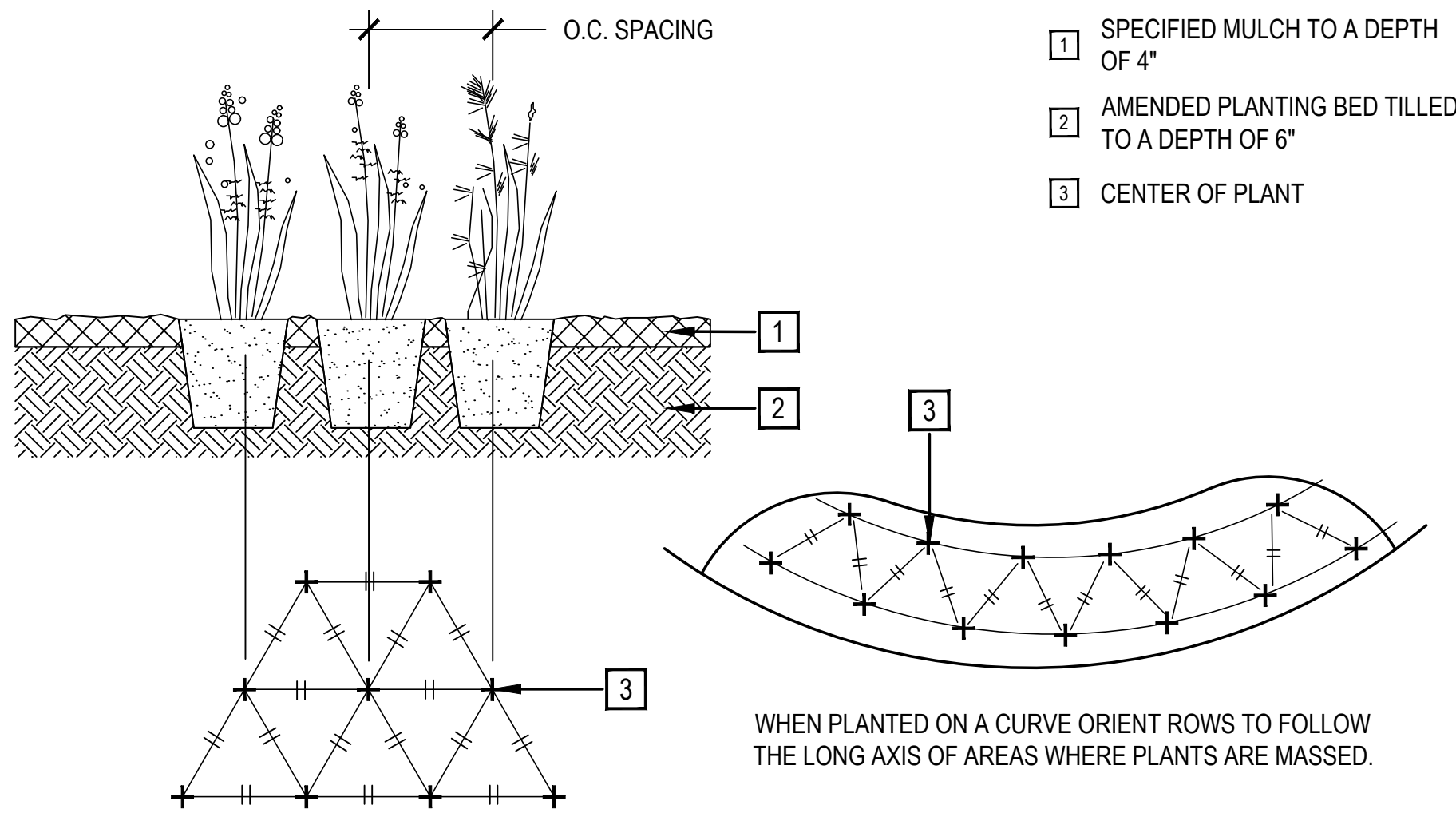
- 1 SPECIFIED MULCH
 - 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - 3 FINISH GRADE (TOP OF MULCH)
 - 4 AMENDED TOPSOIL
 - 5 EXISTING SUBGRADE
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

1 TREE PLANTING DETAIL

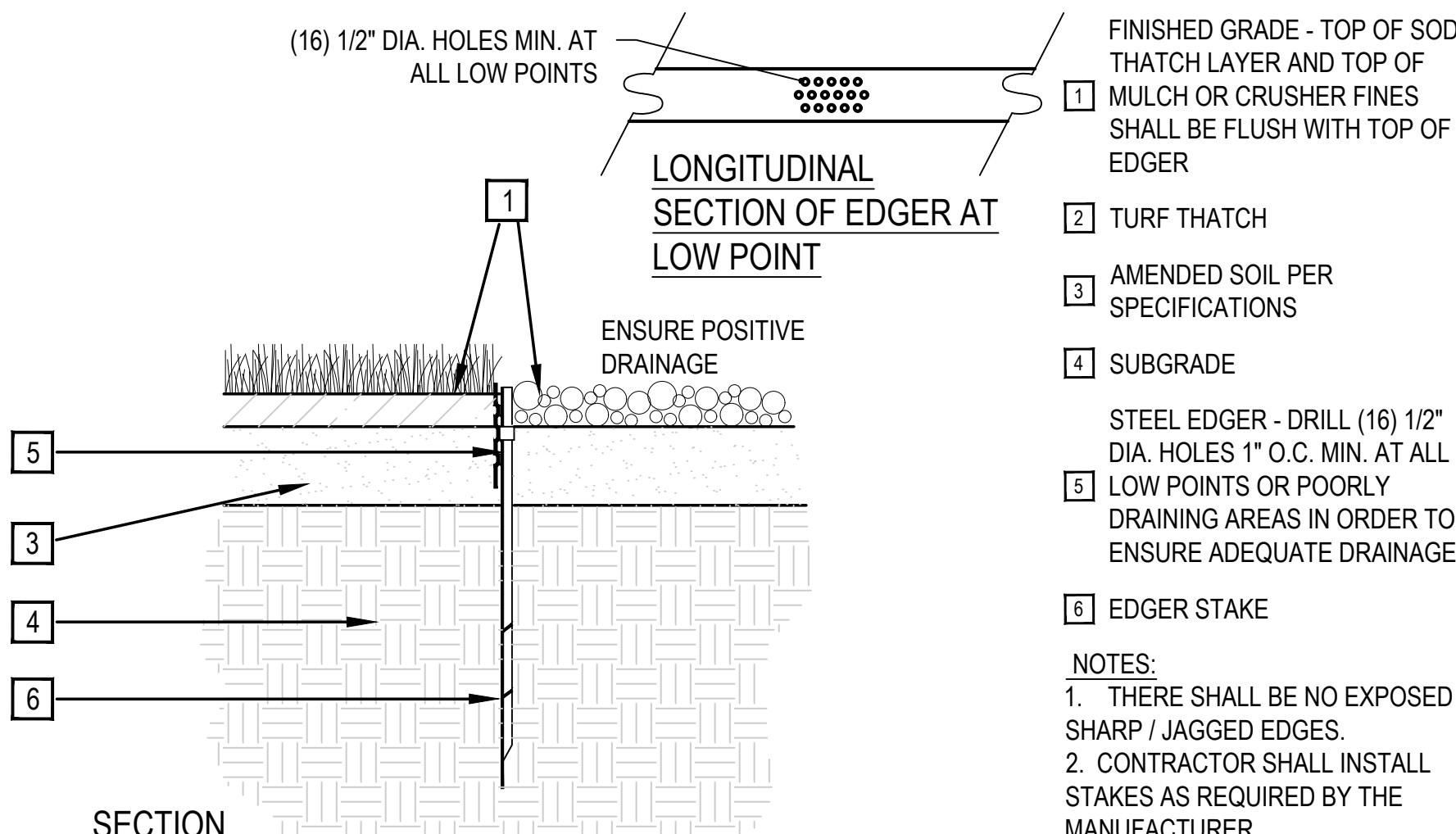
SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

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



- 1 SPECIFIED MULCH TO A DEPTH OF 4"
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 1 TURF THATCH
 - 2 AMENDED SOIL PER SPECIFICATIONS
 - 3 SUBGRADE
 - 4 STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
 - 5 EDGER STAKE
- NOTES:**
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

3 PERENNIAL / ORNAMENTAL GRASS LAYOUT

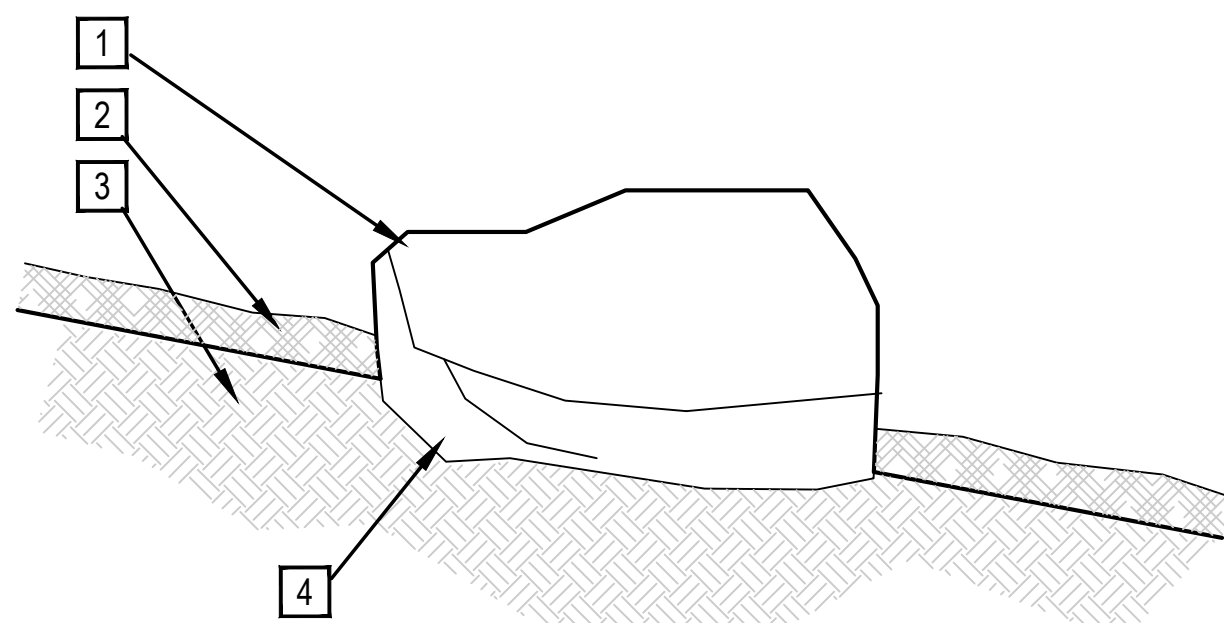
SCALE: 1" = 1'-0"

4 METAL EDGER

SCALE: 1" = 1'-0"

5 BOULDER -FREE STANDING

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



- 1 SANDSTONE SLAB / ROCK BOULDERS FROM NEARBY QUARRY. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
- 2 SPECIFIED MULCH OR COBBLE, RE: PLAN
- 3 AMENDED TOPSOIL
- 4 PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

REQUIRED BOULDERS:
(12) - 1 TON BOULDERS
(2) - 1 1/2 TON BOULDERS
(20) - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.
- THESE NUMBERS ARE FOR FREE STANDING BOULDERS / SANDSTONE SLABS ONLY. BOULDERS.

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DESIGNED BY: SAW
DRAWN BY: SAW
CHECKED BY: SAW

DATE: 12/16/2020

PREPARED BY: MRC/SAN/NUN

REVISION: SUBMITTAL 02 - REVISED PER TOWN COMMENTS

DESCRIPTION: WELLINGTON COMMUNITY CHURCH

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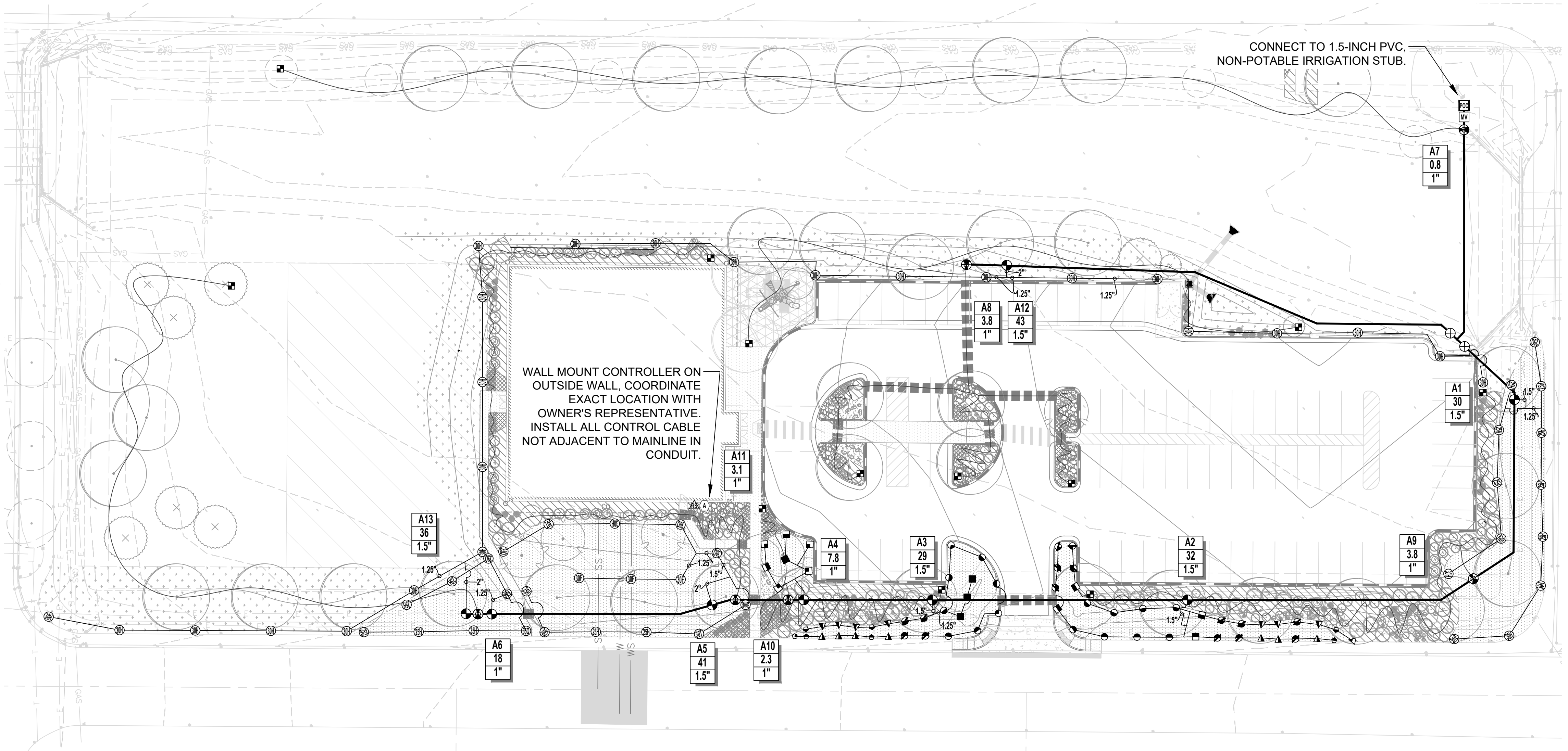
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL: 08/21/2020
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE
SURVEY DATE: 12/14/2018
JOB NO.: C03366
DRAWING NAME: 3366 LANDSCAPE PLAN.dwg
SHEET: 19 OF 23
LS3

NOTES

1. INSTALL SYSTEM TO IRRIGATE NEW LANDSCAPING. SPRINKLERS IRRIGATE SOD AREAS. DRIP WILL IRRIGATE NEW TREE AND SHRUB PLANTINGS IN PLANTING BEDS. TEMPORARY SPRINKLER IRRIGATION IS PROVIDED FOR ESTABLISHMENT OF NATIVE SEED AREAS. WATER SOURCE WILL BE TO NON POTABLE IRRIGATION SERVICE LINE AT LOCATION INDICATED.
2. SYSTEM IS DESIGNED FOR A DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. VERIFY DYNAMIC PRESSURE ONSITE BEFORE INSTALLATION OF SYSTEM.
3. CONTROL WILL BE VIA NEW IRRIGATION CONTROLLER WALL MOUNTED ON THE BUILDING. CONTROL WILL BE VIA TWO WIRE PATH. INSTALL DECODERS AND GROUNDING PER MANUFACTURER'S RECOMMENDATION. INSTALL CONTROL CABLE NOT ADJACENT TO MAINLINE IN CONDUIT.
4. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.
5. UTILITY LOCATES ("CALL BEFORE YOU DIG"): ARRANGE FOR AND COORDINATE WITH GENERAL CONTRACTOR AND LOCAL AUTHORITIES THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 1-800-849-2476.
6. WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK.
7. DO NOT PROCEED WITH THE INSTALLATION OF IRRIGATION COMPONENTS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS EXIST, BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
8. SLEEVING WILL BE INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES ARE REQUIRED FOR BOTH PIPING AND CONTROL WIRING AT EACH HARDSCAPE CROSSING. SIZE SLEEVES TO BE TWICE THE SIZE OF THE PIPE OR WIRE BUNDLE THAT IS CARRIED IN SAID SLEEVE.
9. MAINLINE PIPE:
 - a. USE PURPLE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE.
 - b. USE SOLVENT WELD PIPE.
 - c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
 - d. MAINLINE PIPE IS 1.5" NOMINAL SIZE UNLESS INDICATED OTHERWISE.
 - e. CONDUCT A MAINLINE PRESSURE TEST AT AVAILABLE PRESSURE OVER ONE HOUR. ALLOWABLE PRESSURE DROP IS 5 PSI.
 - f. MAINLINE PIPE TO BE BURIED WITH 24-INCHES OF COVER.
10. LATERAL PIPE:
 - a. USE PURPLE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE
 - b. USE SOLVENT WELD PIPE.
 - c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
 - d. MINIMUM LATERAL PIPE SIZE IS 1". SIZE PIPE AS INDICATED. ALL SECTIONS OF PIPE BETWEEN TWO IDENTICAL LABELS ARE THE SIZE OF SAID LABELS.
 - e. FLEXIBLE POLYETHYLENE PIPE RATED FOR AT LEAST 100 PSI FOR ALL PIPE 1-1/2" AND SMALLER LATERAL PIPE CAN BE USED. USE PLASTIC TYPE PVC OR NYLON INSERT FITTINGS AND SADDLE TEES.
 - f. SPRINKLER LATERAL PIPE TO BE BURIED WITH 14-INCHES OF COVER.
11. DRIP TUBING:
 - a. USE U.V. RESISTANT POLYETHYLENE RATED FOR 60 PSI.
 - b. USE COMPRESSION FITTINGS PER MANUFACTURER RECOMMENDATION.
 - c. DRIP TUBING TO BE BURIED WITH 4-INCHES OF COVER.
13. COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.
14. ADJUST EACH SPRINKLER TO PROVIDE COMPLETE AND OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO HARDSCAPE.
15. PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
16. FURNISH ACCURATE REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING FIELD CHANGES IN LAYOUT AND EQUIPMENT INSTALLATION. AS-BUILT DRAWINGS TO BE PLOTTED OUT FULL SCALE ALSO INCLUDE AN ELECTRONIC COPIES IN AUTOCAD AND ADOBE ACROBAT (PDF) FORMAT.
17. CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.
18. TEST AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THE SATISFACTORY OPERATION OF THE SYSTEM.

CIVIL CONSTRUCTION DOCUMENTS
WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
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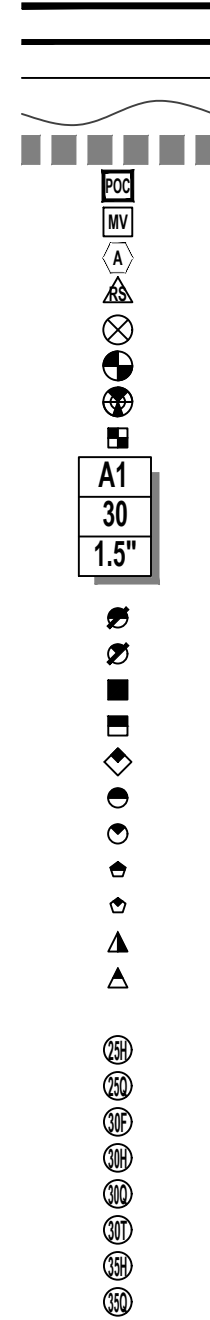


Irrigation Schedule
Wellington Church, Wellington CO

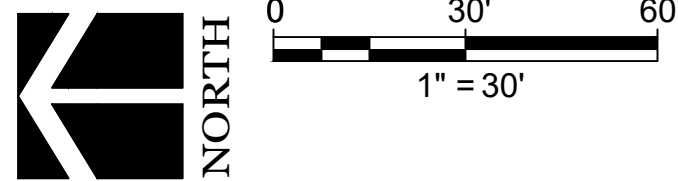
Statio	Plant Type	Peak Season Applied Depth (Inches)	Flow (GPM)	Area (Sq.Ft.)	Precip (In/Hr.)	Daily Runtime (min)
A1	Turf	0.31	30.3	3546	0.82	23
A2	Turf	0.31	31.7	1964	1.55	12
A3	Turf	0.31	29	1450	1.92	10
A4	Turf	0.31	7.8	505	1.49	15
A5	Turf	0.31	40.6	4955	0.79	15
A6	Turf	0.31	18.4	1673	1.06	15
A7	Trees/Shrubs	0.25	0.8	NA	NA	20*
A8	Trees/Shrubs	NA	3.8	NA	NA	20*
A9	Trees/Shrubs	NA	3.8	NA	NA	20*
A10	Trees/Shrubs	NA	2.3	NA	NA	20*
A11	Trees/Shrubs	NA	3.1	NA	NA	20*
A12	Native Seed	0.25	42.9	12362	0.33	45
A13	Native Seed	0.25	36.3	11417	0.31	49

* DRIP ZONES TO RUN 20 MINUTES DAILY FOR ESTABLISHMENT ONLY. AFTER PLANTS ARE ESTABLISHED, SCHEDULE DRIP ZONES TO RUN 45 MINUTES, TWICE A WEEK.

IRRIGATION LEGEND



MAINLINE: CL200 PVC, 2-INCH
SPRINKLER LATERAL: CL200 PVC, 1-INCH UNLESS INDICATED OTHERWISE
DRIP TUBING: UV RESISTANT HDPE 60 PSI 0.75-INCH
SLEEVING: CL200 PVC, 2X NOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
IRRIGATION CONNECTION/WINTERIZATION
MASTER VALVE: RAIN BIRD PESB
IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME-WIFI-SMART
RAIN SENSOR: RAIN BIRD WR2
ISOLATION GATE VALVE
SPRINKLER REMOTE CONTROL VALVE: RAIN BIRD PESB
DRIP REMOTE CONTROL VALVE: RAIN BIRD XCZ-100-PRBR
DRIP FLUSH CAP
CONTROLLER AND STATION
FLOW (GPM)
NOMINAL VALVE SIZE
RAIN BIRD-1800-MPR 30 PSI
NOZZLE 10H: 0.8 GPM, 10.0'
NOZZLE 10Q: 0.4 GPM, 10.0'
NOZZLE 12F: 2.6 GPM, 12.0'
NOZZLE 12H: 1.3 GPM, 12.0'
NOZZLE 12Q: 0.7 GPM, 12.0'
NOZZLE 15H: 1.9 GPM, 15.0'
NOZZLE 15Q: 0.9 GPM, 15.0'
NOZZLE 5H: 0.2 GPM, 5.0'
NOZZLE 5Q: 0.1 GPM, 5.0'
NOZZLE 8H: 0.5 GPM, 8.0'
NOZZLE 8Q: 0.3 GPM, 8.0'
RAIN BIRD-5000-MPR 55 PSI
NOZZLE 25H: 2.2 GPM, 25.0'
NOZZLE 25Q: 1.1 GPM, 25.0'
NOZZLE 30F: 6.4 GPM, 30.0'
NOZZLE 30H: 3.3 GPM, 30.0'
NOZZLE 30Q: 1.6 GPM, 30.0'
NOZZLE 30T: 2.1 GPM, 30.0'
NOZZLE 35H: 4.2 GPM, 35.0'
NOZZLE 35Q: 2.1 GPM, 35.0'



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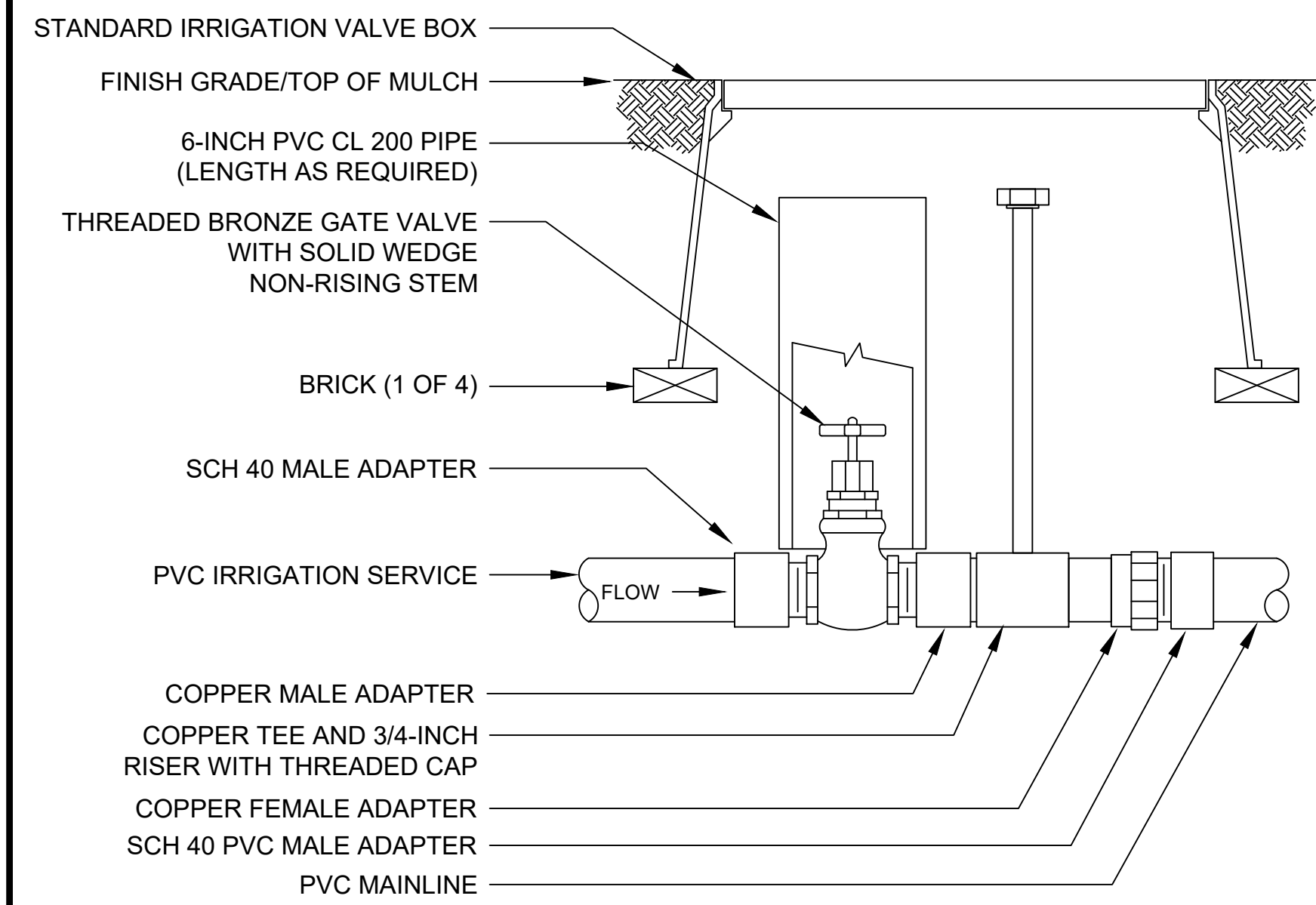
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AL	TG		

WELLINGTON COMMUNITY CHURCH
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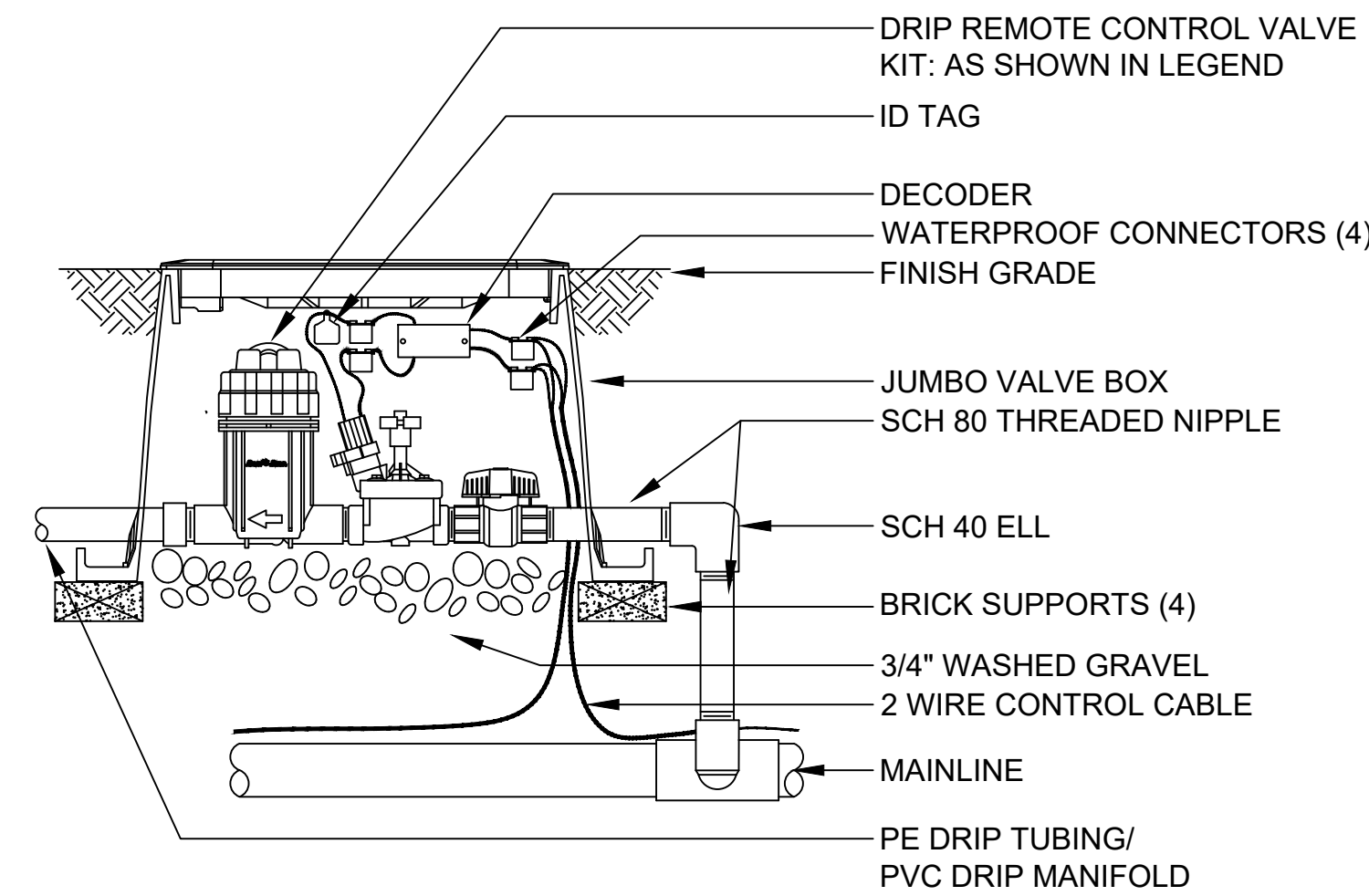
PREPARED UNDER THE DIRECT SUPERVISION OF
JOSEPH T. GOTT
36776
Date: 12/9/2020
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 08/21/2020
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IRRIGATION PLAN IR-1

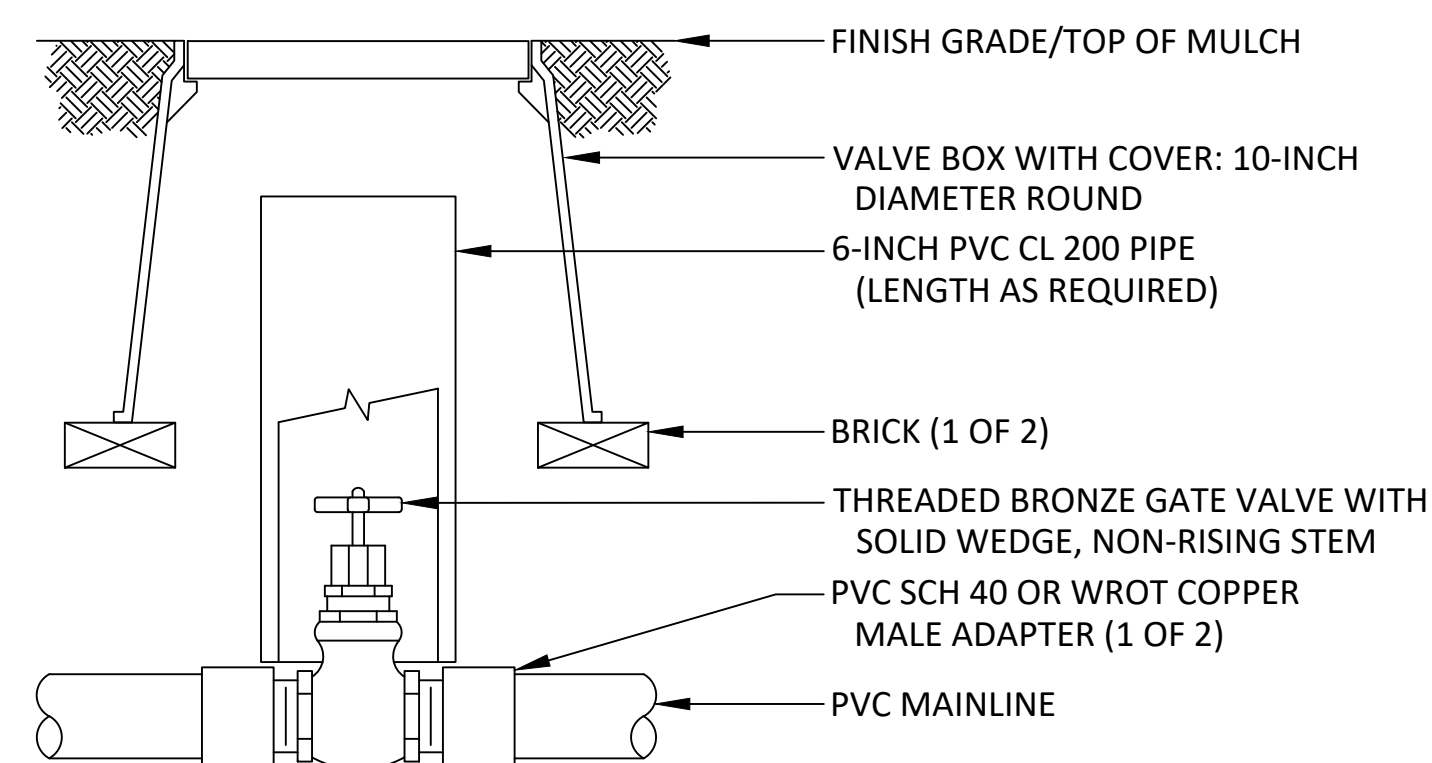


- NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL SIZE OF IRRIGATION SERVICE.
 2. COPPER PIPE IN LANDSCAPE TO BE INSTALLED BELOW FROST DEPTH.

1 POINT OF CONNECTION/
WINTERIZATION ASSEMBLY



3 DRIP REMOTE CONTROL
VALVE ASSEMBLY

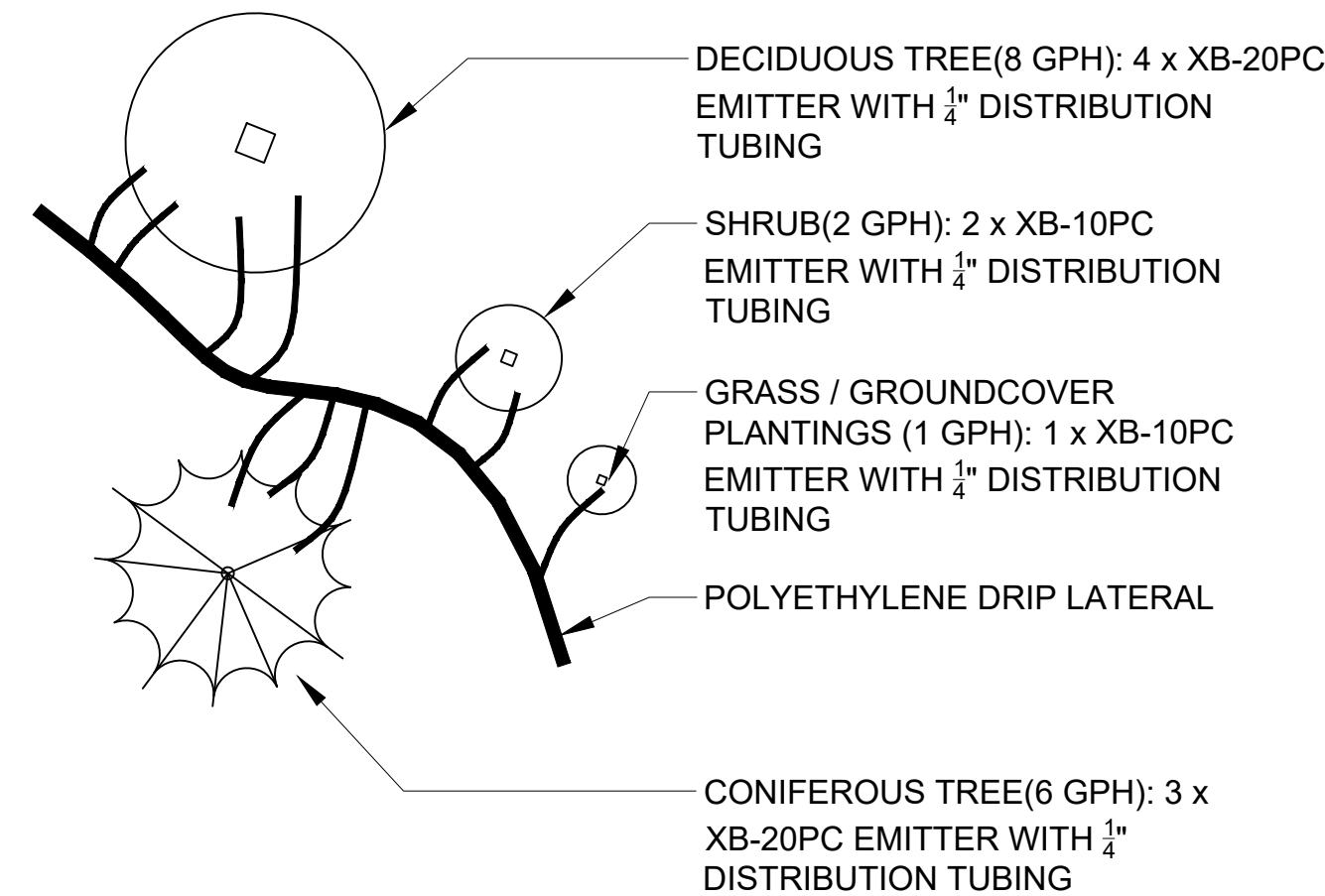


- NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

6 ISOLATION GATE VALVE
ASSEMBLY

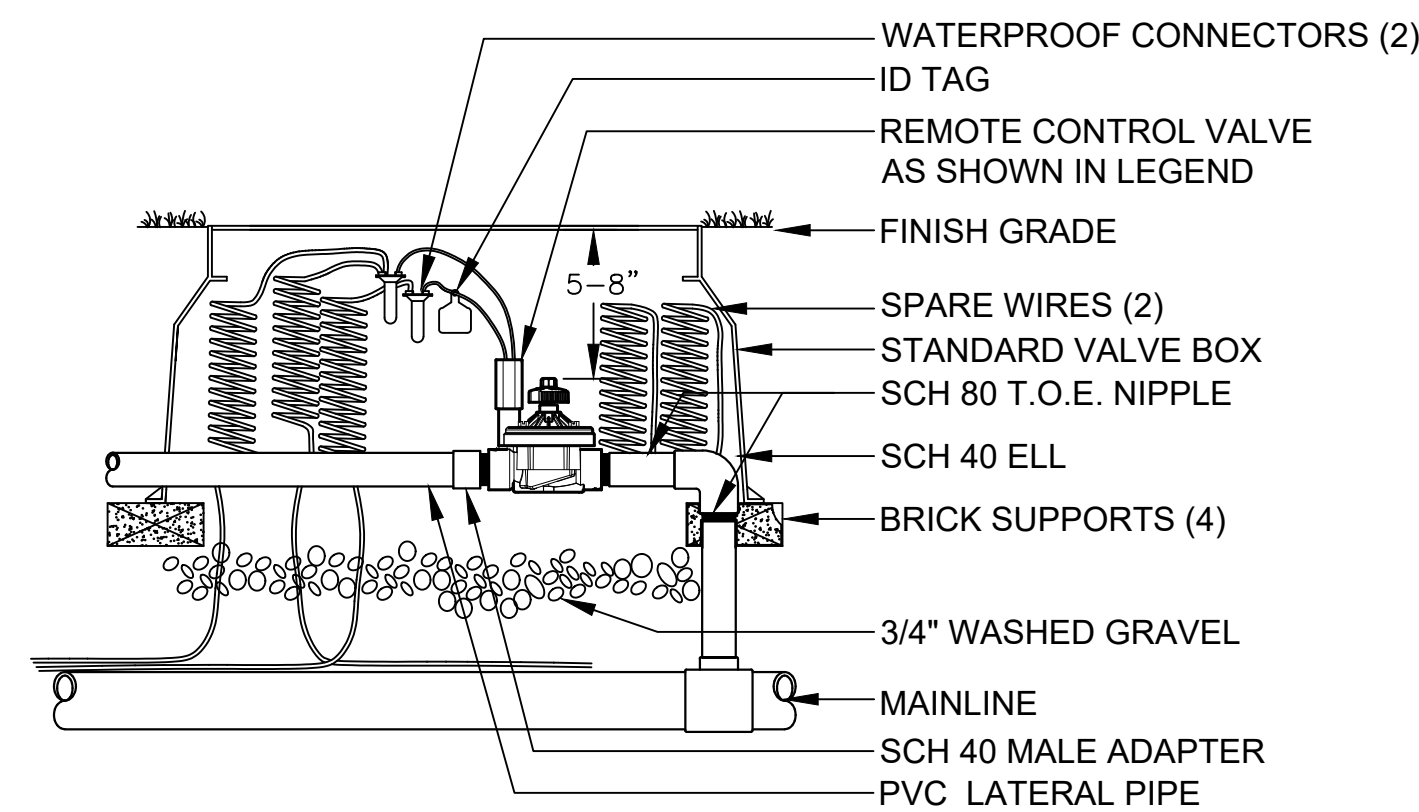
CIVIL CONSTRUCTION DOCUMENTS WELLINGTON COMMUNITY CHURCH

OUTLOT C, THE KNOLLS AT WELLINGTON SOUTH
LOCATED IN SECTION 4, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, LARIMER COUNTY, COLORADO

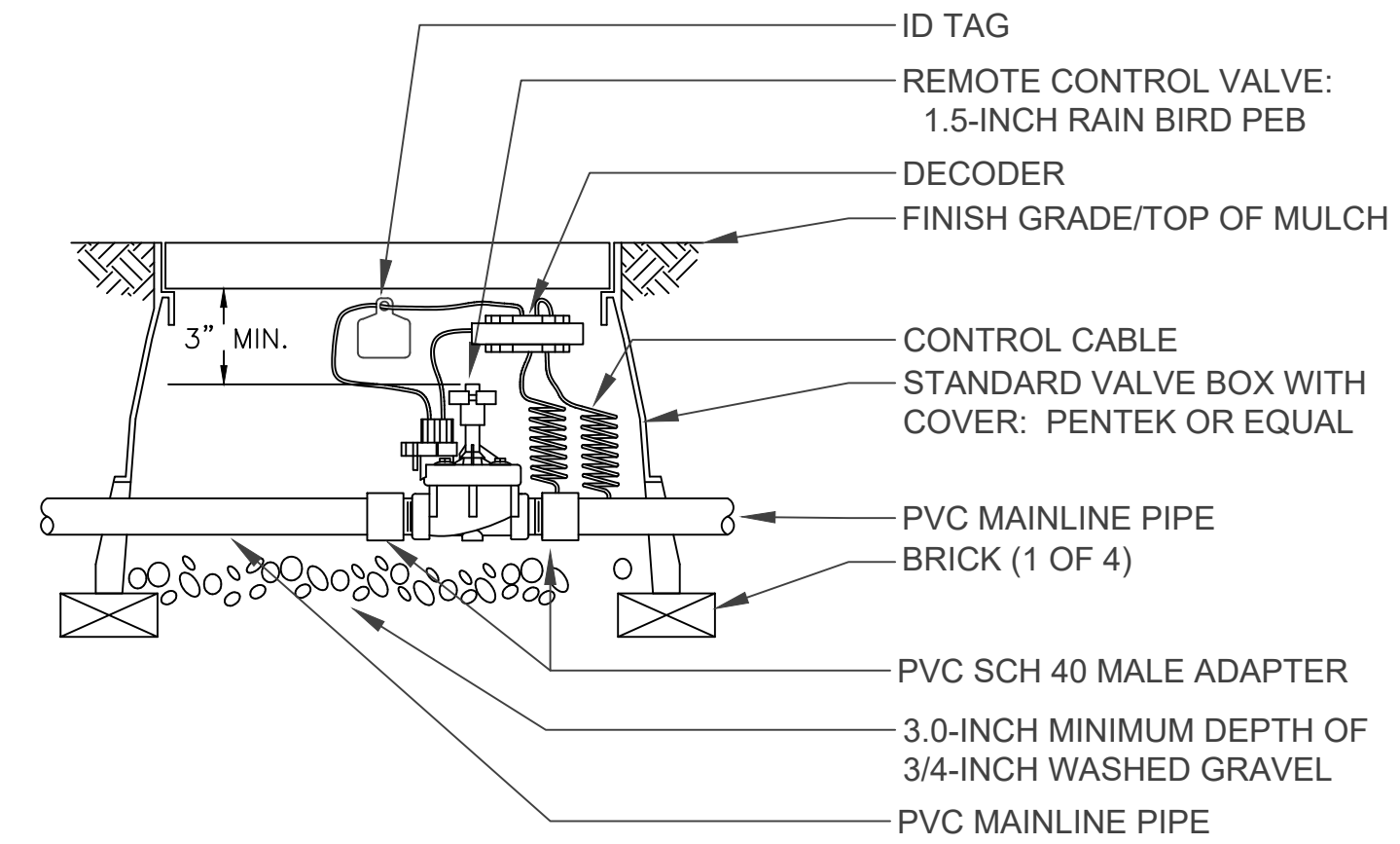


- NOTE:
1. MAXIMUM LENGTH OF 1/4" DISTRIBUTION TUBING IS 5-FEET
 2. STAKE ENDS OF DISTRIBUTION TUBING ON UPHILL SIDE OF PLANT.

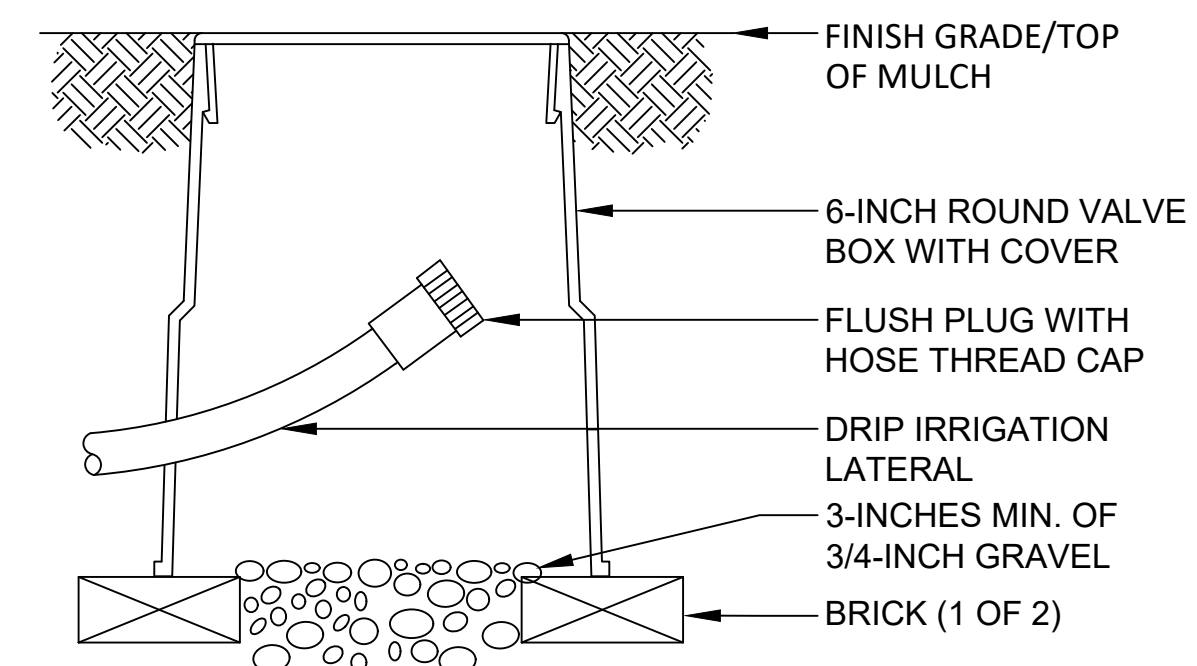
4 TYPICAL EMITTER PLACEMENT
& SCHEDULE



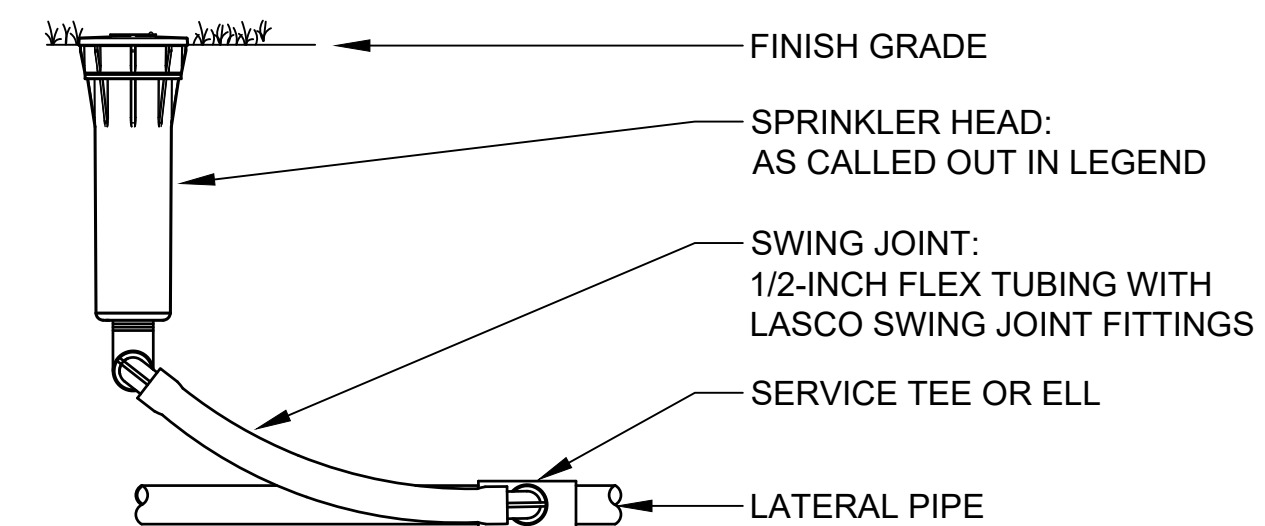
7 REMOTE CONTROL VALVE
ASSEMBLY



2 MASTER VALVE
ASSEMBLY



5 DRIP FLUSH CAP
ASSEMBLY

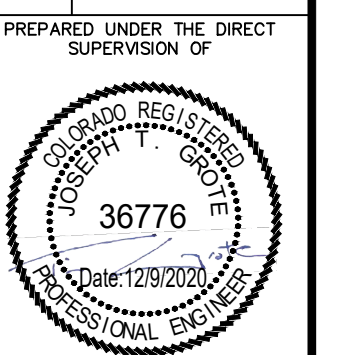


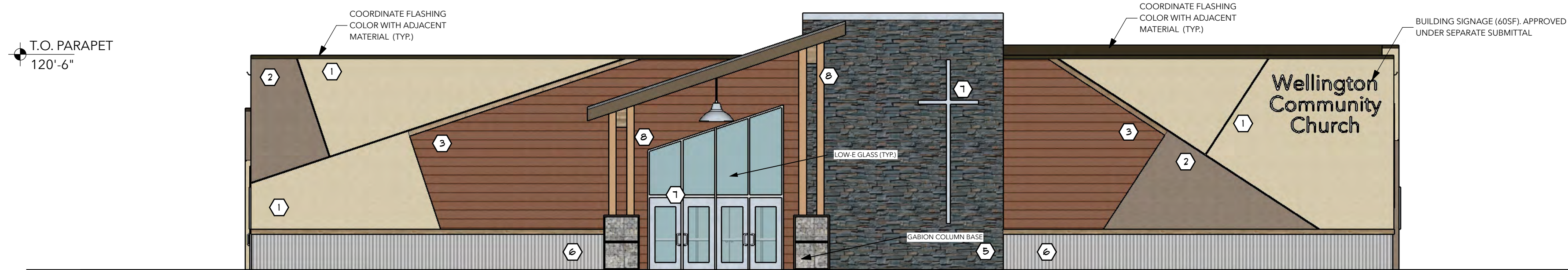
NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT

8 SPRINKLER
ASSEMBLY

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
AL	12/16/2020	MRC/SAW/NLN	SUBMITTAL 02 - REVISED PER TOWN COMMENTS
DRAWN BY	CHECKED BY	TOWN OF WELLINGTON	LARIMER COUNTY
AL	TG	WELLINGTON COMMUNITY CHURCH	WELLINGTON COMMUNITY CHURCH
		5TH STREET & RONALD REGAN AVENUE	

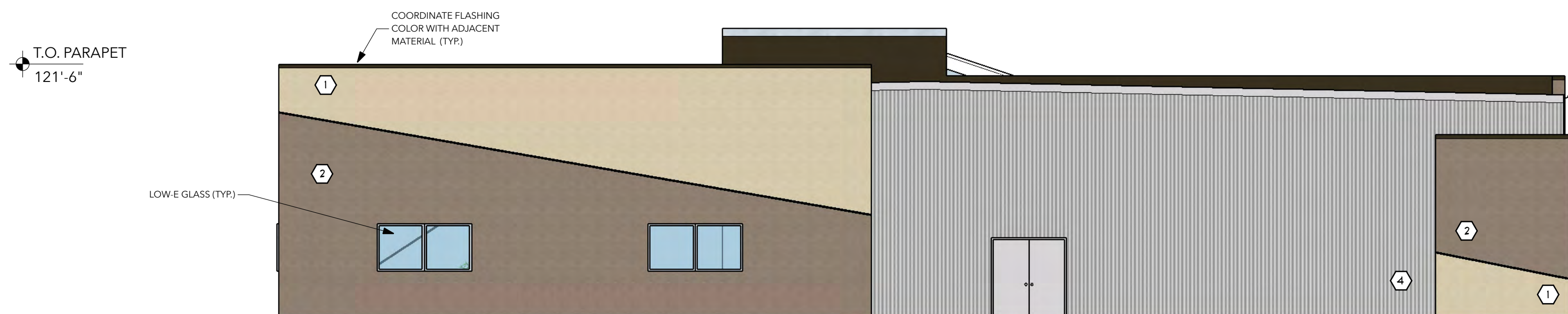
FOR AND ON BEHALF OF BASELINE CORPORATION	DATE: 12/9/2020
INITIAL SUBMITTAL	08/21/2020
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	12/14/2018
JOB NO.	C03366
DRAWING NAME	I-Wellington Church.dwg
SHEET 21	OF 23
IRRIGATION DETAILS IR-2	





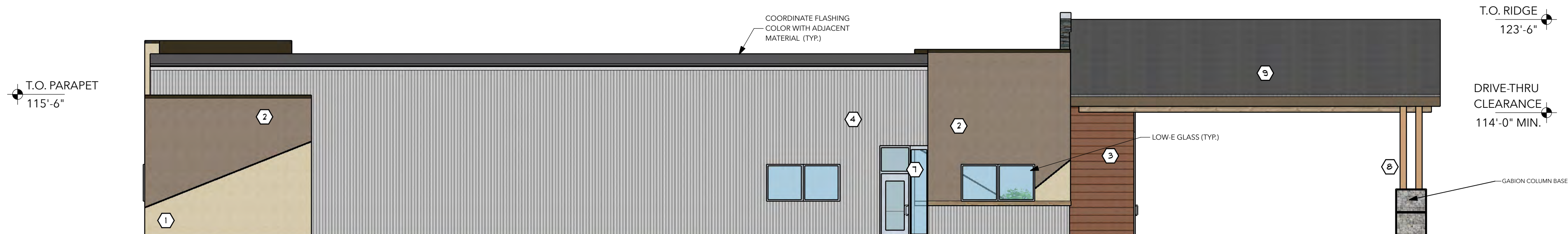
SOUTH ELEVATION

SCALE = 1/8" = 1'-0"



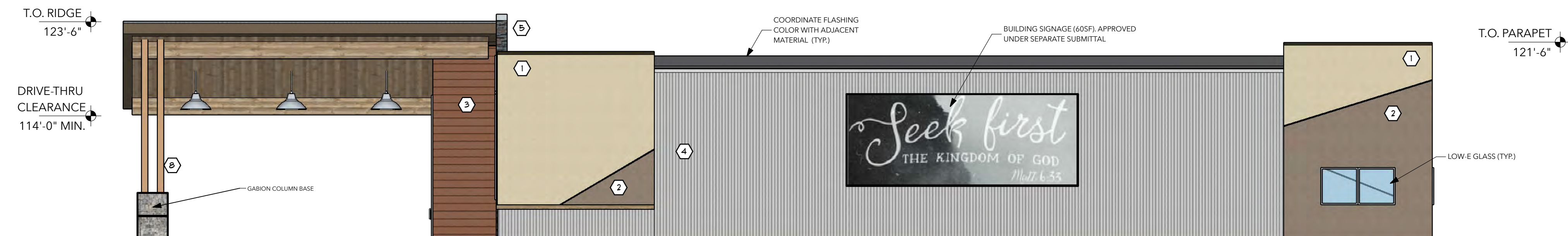
NORTH ELEVATION

SCALE = 1/8" = 1'-0"



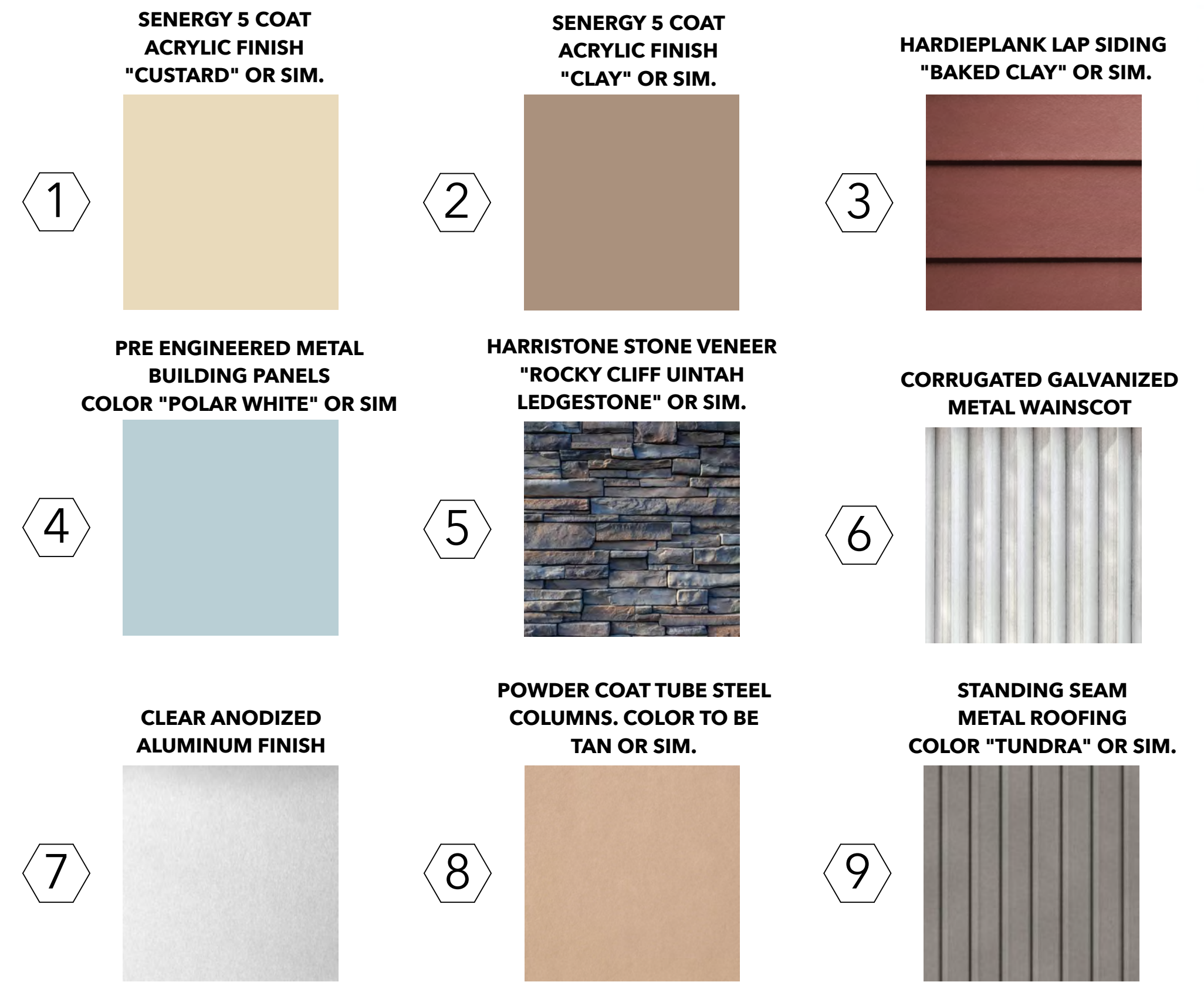
WEST ELEVATION

SCALE = 1/8" = 1'-0"



EAST ELEVATION

SCALE = 1/8" = 1'-0"



BUILDING SIGNAGE CALCULATIONS	
SOUTH ELEVATION SIGNAGE -	60SF
EAST ELEVATION SIGNAGE -	250SF
MISC. FREESTANDING SIGNAGE	
(ENTRY/DIRECTIONAL SIGNAGE) -	100SF
TOTAL PROPOSED SIGNAGE -	410SF
PERIMETER OF BUILDING - 426FT	
TOTAL ALLOWED SIGNAGE SF -	426SF
426SF > 410SF	
NOTE: ALL SIGNAGE/DETAILS TO BE APPROVED UNDER A SEPARATE SUBMITTAL	

VMX-II LED Specifications



Project Name:	
Catalog Number:	
Type:	

The VMX-II LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access covers for mounting and maintenance.

The LED light assemblies come with 40 to 96 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX-II LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VMX-II	T1 Type 1	48LC	3 350mA	3K 3000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-120	WSC-8	UPMA-S
	T2 Type 2	48LC	3 350mA	3K 3000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-208	WSC-8	UPMA-S
	T3 Type 3	96LC	7 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-277	WSC-20	UPMA-R
	T4 Type 4	96LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-347	WSC-20	UPMA-R
	T5 Type 5	96LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-490	WSC-20	UPMA-R
	T6 Type 6	96LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-547	WSC-20	UPMA-R
	T7 Type 7	96LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-690	WSC-20	UPMA-R
	T8 Type 8	96LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-747	WSC-20	UPMA-R
	T9 Type 9	96LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-890	WSC-20	UPMA-R
	T10 Type 10	96LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-947	WSC-20	UPMA-R

VISIONAIRE LIGHTING

VSX-II LED Specifications



Project Name:	
Catalog Number:	
Type:	

The VSX-II LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access covers for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VSX-II LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-120	WSC-8	UPMA-S
	T2 Type 2	32LC	6 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-208	WSC-8	UPMA-S
	T3 Type 3	48LC	7 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-277	WSC-20	UPMA-R
	T4 Type 4	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-347	WSC-20	UPMA-R
	T5 Type 5	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-490	WSC-20	UPMA-R
	T6 Type 6	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-547	WSC-20	UPMA-R
	T7 Type 7	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-690	WSC-20	UPMA-R
	T8 Type 8	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-747	WSC-20	UPMA-R
	T9 Type 9	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-890	WSC-20	UPMA-R
	T10 Type 10	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-947	WSC-20	UPMA-R

VISIONAIRE LIGHTING

6BLRD 6" LED Recessed Downlight



Project Name:	
Catalog Number:	
Type:	

The 6BLRD LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access covers for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

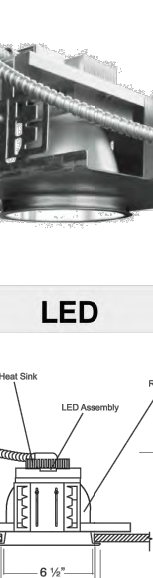
The 6BLRD LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
6BLRD	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-120	WSC-8	UPMA-S
	T2 Type 2	32LC	6 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-208	WSC-8	UPMA-S
	T3 Type 3	48LC	7 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-277	WSC-20	UPMA-R
	T4 Type 4	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-347	WSC-20	UPMA-R
	T5 Type 5	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-490	WSC-20	UPMA-R
	T6 Type 6	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-547	WSC-20	UPMA-R
	T7 Type 7	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-690	WSC-20	UPMA-R
	T8 Type 8	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-747	WSC-20	UPMA-R
	T9 Type 9	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-890	WSC-20	UPMA-R
	T10 Type 10	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-947	WSC-20	UPMA-R

VISIONAIRE LIGHTING

RC61s



Project Name:	
Catalog Number:	
Type:	

The RC61s LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access covers for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The RC61s LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
RC61s	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-120	WSC-8	UPMA-S
	T2 Type 2	32LC	6 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-208	WSC-8	UPMA-S
	T3 Type 3	48LC	7 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-277	WSC-20	UPMA-R
	T4 Type 4	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-347	WSC-20	UPMA-R
	T5 Type 5	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-490	WSC-20	UPMA-R
	T6 Type 6	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-547	WSC-20	UPMA-R
	T7 Type 7	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-690	WSC-20	UPMA-R
	T8 Type 8	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-747	WSC-20	UPMA-R
	T9 Type 9	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-890	WSC-20	UPMA-R
	T10 Type 10	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-947	WSC-20	UPMA-R

VISIONAIRE LIGHTING

RLM 18 LED Series

Features and Characteristics

Alumilite designs reliable products produced with the best available materials, and we stand behind them with superior customer service. Please contact us for more information.

Housing: The spun aluminum shroud is supplied with a 3/4" threaded coupling for attachment to the arm bracket and driver compartment cover plate.

Enclosure: Clear tempered glass lens threads into cast aluminum adapter, which is mounted to the shroud. Cast aluminum guard is available upon request.

Module/Driver: Cree LED modules are incased in a cast aluminum housing and sealed with diffused dome lens. 9w/850 lm and 12w/1250 lm modules are available in 3000, 3500 and 4000K with a minimum CRI of 90. Drivers have 0-10v dimming and operate on 120 or 277 volts.

Driver Compartment: Driver mounts in the cast aluminum box with two fasteners. A steel zinc plated bracket bolts to the j-box or directly to the wall. The driver compartment bolts to the steel plate with three stainless steel fasteners.

Finish: Polyester powder coating on all metal parts. Color to be specified.

Listing: Luminaire is ETL listed for wet locations.

CCA = Candy Cane Arm
PDM = Pendant Mount

Example
12 Watt LED, 120 Volts, Prismatic Glass, 3500K, Bronze
RLM1812LED-120VPG-3500K/92

5322 A Rafe Banks Drive | Flowery Branch, Georgia 30542 | 770.967.7050 | Fax 770.967.7030 | alumiliteinc.com

V-Sconce-II LED Specifications



Project Name:	
Catalog Number:	
Type:	

The V-Sconce-II LED Series offers clean, functional styling that is defined by its sleek, low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy access covers for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

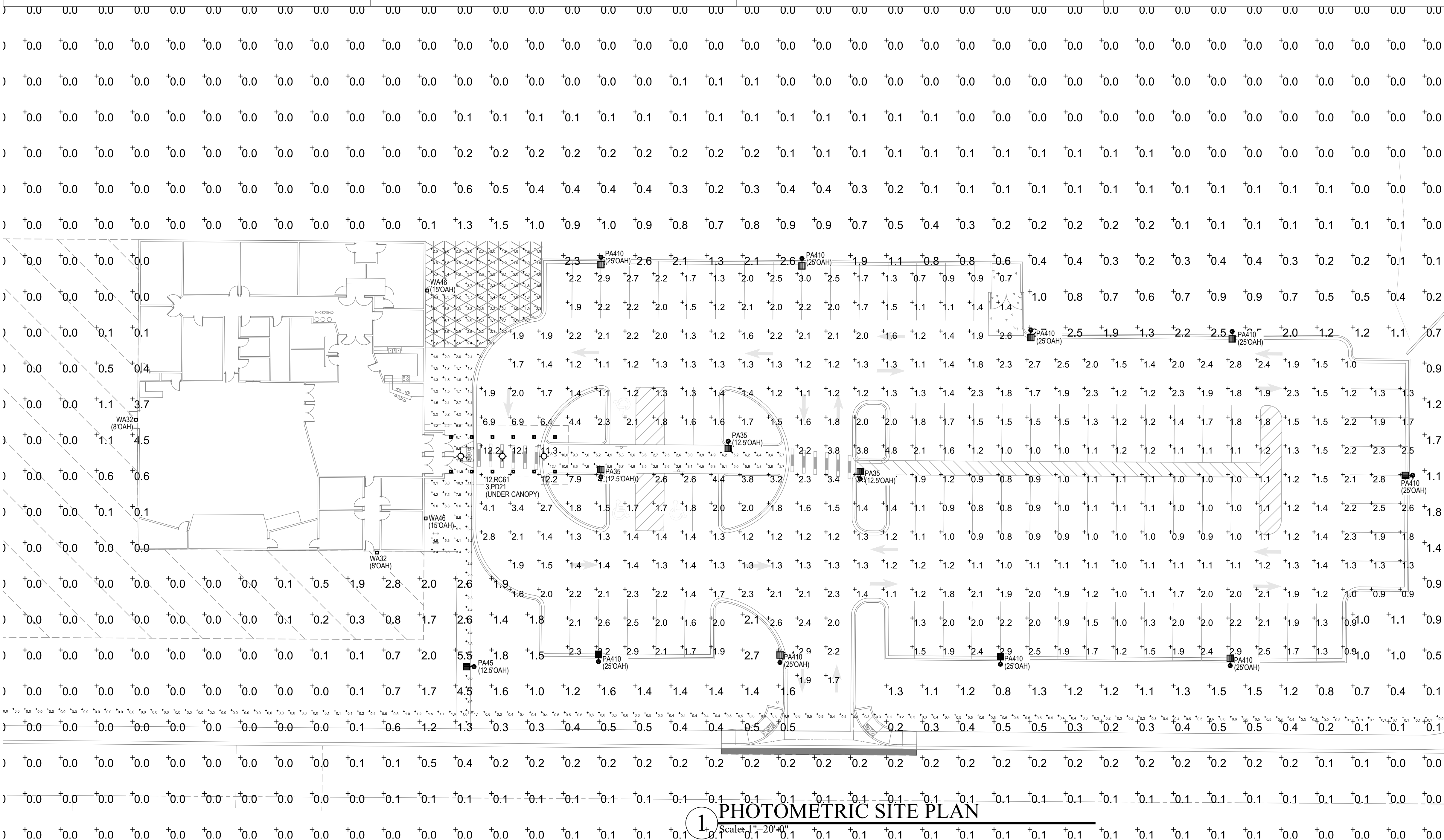
A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The V-Sconce-II LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSC-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-120	WSC-8
	T2 Type 2	32LC	6 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-208	WSC-8
	T3 Type 3	48LC	7 700mA	4K 4000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-277	WSC-20
	T4 Type 4	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-347	WSC-20
	T5 Type 5	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-490	WSC-20
	T6 Type 6	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-547	WSC-20
	T7 Type 7	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-690	WSC-20
	T8 Type 8	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-747	WSC-20
	T9 Type 9	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-890	WSC-20
	T10 Type 10	48LC	10 1000mA	5K 5000K	UNV 120-277V	AM Universal Arm Mount (UAM) Version Shown	BZ Bronze	PCR-947	WSC-20

VISIONAIRE LIGHTING



PHOTOMETRIC SITE PLAN
Scale: 1" = 20'-0"

GENERAL NOTES

1. PHOTOMETRIC PLAN DOES NOT INCLUDE CONTRIBUTION FROM YET TO BE DETERMINED BUILDING MOUNTED EXTERIOR LIGHTING.

Description	Symbol	Avg	Max	Min	Avg/Min
General Area	+	0.0 fc	5.5 fc	0.0 fc	N/A
Parking	+	1.9 fc	13.1 fc	0.3 fc	6.3 fc
Playground	+	2.9 fc	8.5 fc	1.8 fc	1.8 fc
Property Line-North (RR Avenue)	+	0.0 fc	0.0 fc	0.0 fc	N/A
Property Line-South (Owen Street)	+	0.1 fc	0.4 fc	0.0 fc	N/A
Property Line-West (5th Street)	+	0.3 fc	1.7 fc	0.0 fc	N/A
Property Line-East (21st)	+	0.0 fc	0.0 fc	0.0 fc	N/A
Sidewalk-Building	+	4.5 fc	13.8 fc	1.1 fc	4.1 fc
Sidewalk-Parking N Cntr	+	3.5 fc	11.9 fc	1.8 fc	1.9 fc

Symbol	Label	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
PA45	PA45	LED	1	4383	0.9	36.4
PA5102	PA5102	LED	1	10359	0.9	196
PD21	PD21	LED	1	1255	0.9	17.9
RC61	RC61	LED	1	1129	0.9	15.8
WA46	WA46	LED	1	6231	0.9	52
WC412	WC412	LED	1	1201	0.9	26
WD43	WD43	LED	1	2288	0.9	18
WS17	WS17	LED	1	1494	0.9	26
WS26	WS26	150W INC A-21 PROSTED	1	1500	0.9	150
WW1	WW1	LED	1	1240	0.9	26
WW1u	WW1u	LED	1	1240	0.9	26
WW2	WW2	LED	1	3532	0.9	45

WELLINGTON COMMUNITY CHURCH
5th Street & Ronald Reagan Ave.
Wellington, CO

8/6/20



Photometrics

Planning Commission Meeting

Date: November 6, 2023
Submitted By: Cody Bird, Planning Director
Subject: Future Work Session Topics

EXECUTIVE SUMMARY

The Planning Commission may meet in a work session format for the purposes of examining and discussing planning topics such as reviewing code sections for updates, reviewing application procedures or processes, or other topics determined appropriate by the Commission.

BACKGROUND / DISCUSSION

Possible topics that may be desirable to consider at upcoming work sessions may include, but are not limited to the following:

- Home occupation standards to consider changes in work-from-home practices
- Consideration of recreational vehicle (RV) parks
- Other topics the Planning Commission may recommend

STAFF RECOMMENDATION

No action required. The Planning Commission may direct staff to schedule future work session meetings for desired topics.

ATTACHMENTS

None