



**TOWN OF WELLINGTON
PLANNING COMMISSION
November 7, 2022
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

Regular 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/83672813438?pwd=ekFVbHFTVEozZzhmM1lQbndxMU9ydz09>

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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 September 12, 2022
 6. NEW BUSINESS
 - A. Site Plan Review – Lots 1 & 2, Block 2, Bonfire Subdivision 2nd Filing
 7. ANNOUNCEMENTS
 - A. Residential Permit and Residential Lot Inventory Update
 - B. Application for Affordable Housing Grant Update
 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 7, 2022
Submitted By: Patty Lundy, Planning Analyst
Subject: Meeting Minutes of September 12, 2022

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of September 12, 2022 as presented.

ATTACHMENTS

1. Regular Meeting Minutes of September 12, 2022



**TOWN OF WELLINGTON
PLANNING COMMISSION
September 12, 2022**

**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 September 12, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Linda Knaack
Lisa Chollet
Lowrey Moyer
Tim Whitehouse
Gary Dicenta

Absent:

Bert McCaffrey

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of August 1, 2022

Commissioner Chollet moved to approve the meeting minutes of August 1, 2022.
Commissioner Dicenta seconded.

Yeas – Whitehouse, Dicenta, Chollet, Knaack, Sartor

Nays – None

Abstains – Moyer

Motion carried

6. NEW BUSINESS

A. **Public Hearing: Rezone Lot 1 and the North 15-ft. of Lot 2, Block 9, Wellington Place 1st Subdivision from LI – Light Industrial District to C-2 – Downtown Core Commercial District**

Commissioner Dicenta moved to table the item until the next meeting. The motion did not receive a second.

Cody Bird, Planning Director explained the public hearing procedures.

Chairman Sartor asked if there were any conflicts. Commissioner Whitehouse disclosed that he knows the applicant personally. He has not spoken to him about this agenda item before Planning Commission and does not have any conflict of interest.

Commissioner Knaack disclosed that she does not have a conflict of interest with the applicant but she did receive a notice of the public hearing as an adjacent property owner.

Bird presented the staff report. Bird shared that the applicant would like the building to have residential units. The Town became aware that there were residents occupying the existing commercial building and initiated conversations with the owner to take steps to bring the building into compliance for residential purposes as well as to bring the property into compliance with zoning. The applicant is applying for the rezone to address the zoning compliance, and if approved, will take next steps to work on the building compliance.

Bird also explained that the property may not meet all of the zoning requirements due to this being a property developed under prior code regulations and the existing structure is proposed to remain. The footprint of the building won't change and there may not be enough room to satisfy all of the current parking and landscaping provisions.

Robert Lujan, property owner has owned the building since 2018 and says it has been used as residential since the equipment rental moved out.

Commissioner Whitehouse mentioned he has been in the building in 2011 and that there were two residential units and one office space at that time.

Bird added that building permit records show that there was an equipment rental business and one residential unit. There would need to be permits for any other modifications or for additional residential units to be allowed.

Lujan explained that he is invested in this property and is not interested in the building being demolished. He added that he recently paid \$12,000 for the mural on the west end of the building. He wants to bring the property into compliance moving forward.

Chollet asked about having enough room for parking.

Bird replied that the applicant is looking at providing parallel parking in the space between the buildings. Staff can evaluate these options with the applicant as part of a building permit for the modifications that would be needed.

Dicenta was interested to know what will happen if the property is rezoned C-2 and they then cannot meet the requirements.

Bird replied that the applicant could present other alternatives to provide parking and/or could also request a variance.

Dicenta mentioned that it might be better to consider PUD zoning.

Chairman Sartor commented that if the C-2 zoning is approved with the intent of allowing the mixed-use commercial, there would need to be at least one business.

Commissioner Moyer was wondering where the equipment rental was located.

Bird said it was in the north building at the east end.

Commissioner Moyer and Commissioner Whitehouse then asked if there was office space. Bird and Lujan both said there was not currently an office.

Commissioner Whitehouse said that most of the businesses on Cleveland do not meet the new zoning requirements and wondered if we should be applying the same zoning standards as we would be for a new development site – this is a building that is over 100 years old.

Commissioner Moyer asked if there had been any talk about the lot being rezoned to C-3.

Bird replied that C-3 does not comply with the adopted Comprehensive Plan.

Lujan added that he had looked at the various zoning options and C-2 was the best fit for what he is hoping to do.

Chairman Sartor wanted to make sure that whatever zoning is approved, it does not set the applicant up for failure in the future.

Commissioner Knaack said this building was not built to be residential. Commercial would be better. She would like to see the building consist of at least one business and allow the residential rentals requested.

Lujan replied that he could design the building to have at least one business unit to comply with the mixed-use allowed in the C-2 zone.

Commissioner Chollet said that professional offices would also meet the requirements of the C-2 zoning and suggested the applicant also consider the possibility of multiple office rentals instead of just residential units.

Chairman Sartor asked if there were any public comments at 7:34 PM.

Chairman Sartor, seeing there were no public comments, closed the public comment period at 7:35 PM.

Lujan again confirmed that the mixed-use is possible and would probably make the east end of the building the commercial unit.

Commissioners asked what are the next steps in the rezone process.

Bird explained that the request would go to the Board of Trustees on September 27th, 2022. Bird also explained that a typical next step would include site plan review. Bird would like to consider the site plan review administratively with the building permit process because the footprint of the building is not proposed to change.

The Commissioners had a discussion and came up with the following findings for approval:

- The rezone is consistent with the Comprehensive Plan and the Land Use Code for the C-2 Downtown Core Commercial District.
- The rezone to C-2 Downtown Core Commercial District is supported based on compatibility of surrounding properties and surrounding zone districts.
- Incorporating commercial tenant space into the existing building satisfies the mixed-use commercial designation allowed within the C-2 Downtown Core Commercial District.
- Rezoning the property to C-2 Downtown Core Commercial District will result in fewer negative impacts to surrounding properties as a result of the removal of uses currently allowed within the existing LI – Light Industrial District.
- The rezone to C-2 Downtown Core Commercial District provides more flexible zoning requirements for an area that was platted and developed at a time that current development standards were not needed or required – Flexibility of the C-2 Downtown Core Commercial District requirements allows redevelopment of an existing site within the historic downtown.

Commissioner Whitehouse moved to forward a recommendation to the Board of Trustees to approve the change of zoning district classification for Lot 1, and the north 15-ft of Lot 2, Block 9, Wellington Place 1st Subdivision from LI – Light Industrial District to C-2 – Downtown Core Commercial District based on the findings for approval.

Motion seconded by Commissioner Moyer.

Yeas – Moyer, Whitehouse, Chollet, Knaack, Sartor

Nays – Dicenta

Motion carried.

7. ANNOUNCEMENTS

Bird announced the next meeting for October 3rd, 2022 was anticipated to be a hearing for the zoning map updates and will subsequently go to the Board of Trustees.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:12 PM.

Approved this _____ day of _____, 2022

Recording Secretary

Planning Commission Meeting

Date: November 7, 2022
Submitted By: Paul Whalen, Planner III
Subject: Site Plan Review – Lots 1 & 2, Block 2, Bonfire Subdivision 2nd Filing

EXECUTIVE SUMMARY

Subject:

Site Plan Review – Lots 1 & 2, Block 2, Bonfire Subdivision 2nd Filing

General Location:

4101 & 4133 Glow Avenue

Applicant/Agent:

Applicant: Kaufman & Robinson, Inc.

Agent: Jason Oldham with Natural Design Solutions

Reason for request:

- Allow development of a 5.4 acre site for a new light industrial business and facility.

Background Information:

- The applicant is seeking approval of a site plan for construction of a new light industrial facility for Kaufman & Robinson, Inc.
- The property is zoned LI - Light Industrial and is comprised of 5.40-acres. A professional office and light industrial manufacturing/warehousing facility is a permitted land use within the LI zone district.
- The site plan submitted contemplates a future expansion of the building and expansions of the parking areas. The future expansions are not proposed at this time, and are not being considered as part of this review, but are shown for conceptual purposes. The final site plans will remove the future expansions, and future expansion proposals will follow Town procedures for review when the expansions are needed.
- The property is 2 platted lots (Lots 1 & 2, Block 2, Bonfire Subdivision Filing 2). A site plan may be approved for development on multiple lots that are a common ownership. It is also beneficial to consolidate the 2 lots into a single lot for purposes of ownership and for dedication of utility easements and emergency access easements.
- The Town has an administrative review process for easement dedications and for a lot line adjustment process. The applicant is continuing to work with Town staff to submit drawings for the administrative lot line adjustment to remove the lot line separating the two lots (adjust the line to zero) to combine the lots and will also dedicate the utility and emergency access easements. The final site plans will be coordinated with the easement dedications.
- Staff has provided the applicant and design team with a number of other minor site comments and the applicant has acknowledged they will work on addressing the comments on the revised site plans.

BACKGROUND / DISCUSSION

Site Plan Review:

1. Building Setbacks and dimensional standards: The proposed building will not encroach into any required building setbacks. The building meets dimensional standards for the LI - Light Industrial District.
2. Easements: A future building expansion was shown impacting a proposed utility and access easement. The utility and access easement configuration may also change to address waterline easement and emergency access needs. Pending resolution of review comments, the proposed buildings and structures will not encroach into any platted or established easements.
3. Streets and Access: The site is adjacent to and faces 6th Street. Direct access to 6th Street is not permitted and the site will have driveways accessing Glow Avenue, a private street. Glow Avenue connects to 6th Street and provides adequate vehicular access for the site. No public improvements to 6th Street are anticipated with this development.
4. Pedestrian Connection: Bonfire Subdivision is an industrial park with private streets, Glow Avenue, Bonfire Drive and Ember Avenue do not have sidewalks. There are also no sidewalks along 6th Street currently. The Planning Commission may choose to waive the requirement for pedestrian connections to public sidewalks due to no public sidewalks in this area. The site does include internal sidewalks serving the building and parking areas and could be connected to a public sidewalk if constructed in the future.
5. Parking: Light Industrial uses are required to provide a minimum of one (1) parking space per 1,000 sq. ft. of gross floor area. The building is proposed to consist of 38,810 sq. ft. of floor area, requiring 39 parking spaces. 58 parking spaces are proposed, exceeding the requirement.

- **SIZE:** Parking spaces will comply with the minimum width and depth requirements (10 ft. x 20 ft.). The drawing shows parking spaces that comply with these dimensions.
- **BICYCLE RACK INFO:** A bicycle rack is proposed, however it was not identified on the site plan, the applicant will provide and call-out a bicycle rack on the re-submittal.

6. Circulation Aisles: Circulation aisles meet the minimum 24-ft. width requirement for two-way traffic circulation and emergency vehicle access. The applicant has confirmed all measurements on the drawings.

7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 51-75 parking spaces are provided, a minimum of three (3) accessible parking spaces are required, and one (1) must be van accessible. Three (3) accessible parking spaces are provided, meeting the requirement.

- **LOCATION/CLUSTER:** The proposed building is oriented north to south with the primary entrance located at the south entry. ADA spaces are shown in several locations and ADA spaces are van accessible spaces. One accessible space is provided near the employee area located in the center of the building, and (2) accessible spaces are located near the public entry at the south end of the building.
- **PATHWAY TO BUILDING OR CURBS:** All ADA spaces have a curb cut with sidewalk ramps, and all have an ADA compliant accessible path into the building.
- **CONCERNS OR DISCUSSION ITEMS:** None, the accessible spaces are clearly indicated on the plans and dimensioned in accordance with applicable ADA standards.
- The applicant or their designated agent shall ensure that all accessible parking spaces and routes meet the requirements of ADA standards including locations, widths, aisles, slopes, signage, and pavement markings. Sufficient details shall be included and coordinated in the civil engineering and architectural plans.

8. Signage: Planning staff has requested approximate signage locations provided on the site plan for relationship coordination purposes only. The applicant has been informed signage is permitted through a separate Town application procedure.

- The applicant intends to install wall signs and will provide sign specifications at a later time in a separate application. Town staff will review sign permit applications administratively when submitted.

9. Site Lighting: A photometric plan was provided with the site plans as required.

- The Town's maximum illumination level at the property line or 20-FT beyond, is 0.1 footcandle. The submitted plan complies with the 0.1 maximum illumination.
- The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths for safety and security. The parking and pedestrian areas along the east and west building elevations satisfies the minimal 1.0 footcandle illumination criteria. The loading areas also comply with a minimal illumination level of 5.0 footcandles.
- **LIGHTING DETAILS:** The applicant provided manufacturer details for proposed light fixtures.
- The lighting package is consistent with Town exterior lighting standards and is complimentary to the overall architectural theme of the project.
- The applicant and staff have discussed some proposed changes to the photometric plan and the applicant is aware of minor comments from Town staff. The applicant has indicated their intent to resubmit a revised photometric plan. Upon receiving an updated photometric plan and associated details, staff requests to review these changes administratively to ensure changes meet adopted standards.

10. Landscape/Screening and Buffering: The applicant has proposed the minimum required landscape for the initial phase of construction. An amended site plan will be required for future Phase II improvements.

- **Street Trees:** The town standard of (1) street tree is required for each 40 linear feet of street frontage for a minimum requirement of (22) trees. Twenty-two deciduous canopy trees are shown at a 40 ft. spacing along 6th Street and Glow Avenue.
- **Site Trees:** Approximately 20% or 47,000 SF of the site is required landscape area, and at a ratio of (1) tree per 1,000 sq. ft. (47) site trees are proposed.
 1. The forty-seven required site trees in the noted species are consistent with the Town's Landscape & Irrigation Design Manual standards and is therefore acceptable.
 2. The proposed street and site tree locations and species will define the property perimeter, accentuate the architecture, and screen the parking lot. The tree planting rhythm adds character to the 6th Street and Glow Avenue ROW, creates a sense of arrival to visitors, and provides privacy to the building occupants.
- **Shrubs:** One shrub is required for each 150 sq. ft. of landscaped area. The 47,000 SF of landscape area thus requires (314) shrubs.
 1. The applicant has provided (314) shrubs, meeting the town code requirement.
 2. The shrubs counts are consistent with the required quantity and the (314) is reflected in the Landscape Requirement Chart on Sheet L2.0. The final landscape plan shall represent accurate numbers and statements in accordance with the Landscape Requirement Chart.
- **Parking Lot Trees/Shrubs/Screening:** Parking lots are required to provide trees in islands and shrubs for screening and buffering. A sufficient number and species of trees and shrubs are proposed to meet the parking lot island requirements and to screen the parking lots from 6th Street and Glow Avenue. Parking lot screening needs some additional changes or adjustments to ensure effective

screening from all external viewpoints. There are no lighting-tree conflicts at this time. The applicant should be aware of any field adjustments at the time of construction to ensure mature tree canopy does not interfere with site lighting.

- Other:

1. **SIGHT TRIANGLE CONCERNS:** Landscaping is not proposed in the sight triangle area at the ingress/egress drives. Visibility onto Glow Avenue or 6th Street will not be infringed.
2. **SEPARATE TAP:** An irrigation plan was not provided; however, the required separate tap and meter for outdoor landscape irrigation will be enforced on subsequent revisions and submittals. Location and size of tap shall be indicated on the civil engineering and irrigation plans.
3. **POTABLE WATER/XERIC CONFIRMATION:** The site uses potable water for landscaping. The landscape architecture firm has confirmed the plants provided have been specifically chosen as low-xeric water use efficient plants, shrubs, and trees to ensure long-term health of plants, water conservation and financial savings for owner. The landscaping is consistent with the Town's Landscape and Irrigation Design Manual. Irrigation and hydrozones will be confirmed by staff when revised site plans are submitted.

11. Drainage: The applicant has provided civil grading and drainage plans and report with details for staff review. The plans and report were evaluated by Town Engineering staff with minimum comments. The subject site is part of an industrial subdivision approved in 2014. According to Filing 2 plans, a regional retention basin serves the subdivision. An on-site drainage network conveys the storm water flow via existing drainage apparatus off-site to the designated basin- Tract A, Bonfire Subdivision, Filing – 1. Any required site modifications shall be addressed in a final drainage plan & report in accordance with Planning, Public Works and Planning comments and Planning Commission conditions prior to final acceptance by the Town.

12. Utilities:

- Town Utilities: Water and sewer services were provided throughout the Bonfire Subdivision when the infrastructure was installed. 1-1/2" potable water tap is proposed in the south eastern corner of the building along Glow Avenue. The applicant may be considering a reduction to the size of the water tap if possible and may be able to use existing 1" waterline stubs to the property. A 4" sanitary sewer point of connection is proposed at the southwestern corner of the building extending into 6th Street. Both points of connection tie into existing public water and sanitary sewer service lines in place to serve the site. The site plan submission did include civil engineering plans and details for connections to the public lines. The site plan approval is conditioned upon final review and approval by the Town Engineer.
- Other Utilities: The applicant is responsible for coordinating with private companies to ensure that all utilities are installed underground.
- Fire District Review: An eight-inch fire line loops around the building to serve (2) hydrants, a 6" fire line ties into the building for interior fire protection. The Wellington Fire District staff reviewed the site plans and offered minor comments. The fire line loop shall be located within a private easement with access granted to the Town for emergency access and fire line maintenance. The waterline loop is required to be designed, installed and inspected in accordance with Town Standards. The public waterline loop is required to be under warranty for a period of two years prior to Town acceptance for maintenance.

13. Architectural Design Standards: The Town's architectural design standards have been adequately satisfied. The Building is proposed to be a manufacturing warehouse facility with professional offices, totaling 38,810 sq. ft. of floor area.

- **MASSING/SCALE:** The building is a two-story tilt-up concrete panel construction. There are proposed building offsets and fenestration to provide architectural character and visual interest. A tint-glazed store front offers a prominent visual entrance to the main lobby. The color theme is earth-tone, subtle and coordinated to match and accentuate the building architecture. Parapet walls of varying heights create an interesting silhouette against the skyline. The building is surprisingly intimately scaled and warm. The glass façade communicates with individuals on the street, and access is readily visible from a distance.
- **DESCRIPTION OF MATERIALS:** The building is proposed to be finished primarily with pre-cast concrete panels, tinted glazing, and architectural metal trim and accents. Other materials include textured concrete and metal accents.
- **SCREENING OF MECHANICAL EQUIPMENT AND ROOFTOP UNITS:** Consistent with previous conversations, all mechanical equipment and rooftop units will be screened from public views via a mechanical screen wall.
- **DUMPSTER SCREENING:** Two trash dumpsters will be enclosed within 6 ft. tall dumpster enclosures on the east side of the building near the docking stations and service areas. The trash enclosure materials and architectural character will match the building as required, and are gated appropriately.

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

- Revisions to the site plan shall be clouded, and a written response listing all changes shall be provided, noting which comment each response is addressing.
- All drawings and plans must be coordinated so there is not differing information on the civil and architectural plans.
- Provide 2 full-size plans, and 2 half-sized plan sets, and an electronic submission must be submitted to the Town's Planning Department prior to receiving a building permit.
- Building plans will not be reviewed or permits issued until revised plans are accepted by the Town.

STAFF RECOMMENDATION

Move to approve the site plans for Lots 1 & 2, Block 2, Bonfire Subdivision Filing 2 subject to staff report comments and authorize staff to administratively review and approve changes to site lighting, signage and final landscaping.

ATTACHMENTS

1. Building Rendering 1
2. Building Rendering 2
3. Building Materials Board
4. Site Plan Rendering
5. Landscape Plan Rendering
6. Site Plans







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



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



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

SITE DEVELOPMENT PLAN
KRI Wellington
Lot 1A, Block 1, Bonfire Subdivision 3rd Filing
Being a Replat of Lot 1 & Lot 2, Block 2, Bonfire Subdivision 2nd Filing
Located in a Part of SE/4 of Section 27, Township 9North, Range 68West of the 6th P.M.
Town of Wellington, County of Larimer, State of Colorado

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
C-1	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT SINGLE STOREFRONTS
C-2	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT MULTIPLE STOREFRONT
C-3	PRE-FINISHED ALUMINUM CANOPY (CANTILEVERED)	MAPES	TBD	CLEAR ANODIZED ALUMINUM	AT MAIN ENTRY
CB-1	8" CONCRETE FILLED STEEL PIPE BOLLARD	TBD	TBD	TO MATCH METAL WALL PANEL- SLATE GRAY	
DR-1	HOLLOW METAL DOOR & FRAME	TBD	TBD	PAINT TO MATCH COLOR OF SURFACE MATERIAL AT LOCATION	RE: DOOR SCHEDULE
G-1	METAL TRASH GATE	METAL PANEL METAL SALES OR SIM.	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
GR-1	GURADRAL AT 3'-6" FORM FINISH FLOOR	TBD	TBD	PAINT TO MATCH METAL PANEL COLOR	
OH-1	OVERHEAD DOOR	C.H.I. OVERHEAD DOORS-SIM.	TBD	PAINT TO MATCH COLOR OF SURFACE MATERIAL AT LOCATION-SLASS TO MATCH STOREFRONT	RE: DOOR SCHEDULE
PC-1	ALUMINUM PARAPET CAP FLASHING	TBD	TBD	TO MATCH COLOR OF SURFACE AT LOCATION	
SF-1	ALUMINUM STOREFRONT WINDOW SYSTEM	TBD	TBD	CLEAR ANODIZED ALUMINUM	
W-1	PRECAST CONCRETE PANEL	RE: PRECAST MFR. DRAWINGS	TBD	672 WHITE CHRISTMAS - BENJAMIN MOORE OR SIM.	
W-2	PRECAST CONCRETE PANEL WITH TEXTURE	RE: PRECAST MFR. DRAWINGS	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	
W-5	MECHANICAL SCREEN WALL	METAL SALES OR SIM.	TBD	METAL WALL PANEL- SLATE GRAY	RE: ROOF PLAN/ STRUCTURAL
WG-1	PRECAST WALL CAP	TBD	TBD	SLATE GRAY - SHERWIN WILLIAMS OR SIM.	

NOTES:

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

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

STOREFRONT ANODIZED ALUMINUM CLEAR



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

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

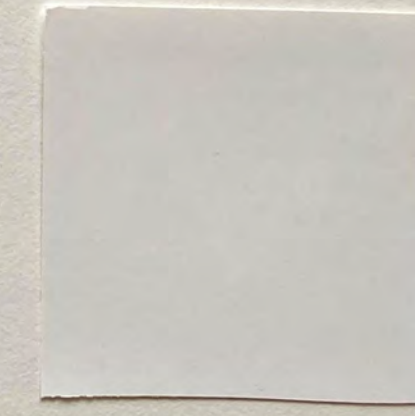
VITRO OR SIM.
OPTIGRAY GLASS
EXTERIOR REFLECTANCE 8%
INTERIOR REFLECTANCE 11%

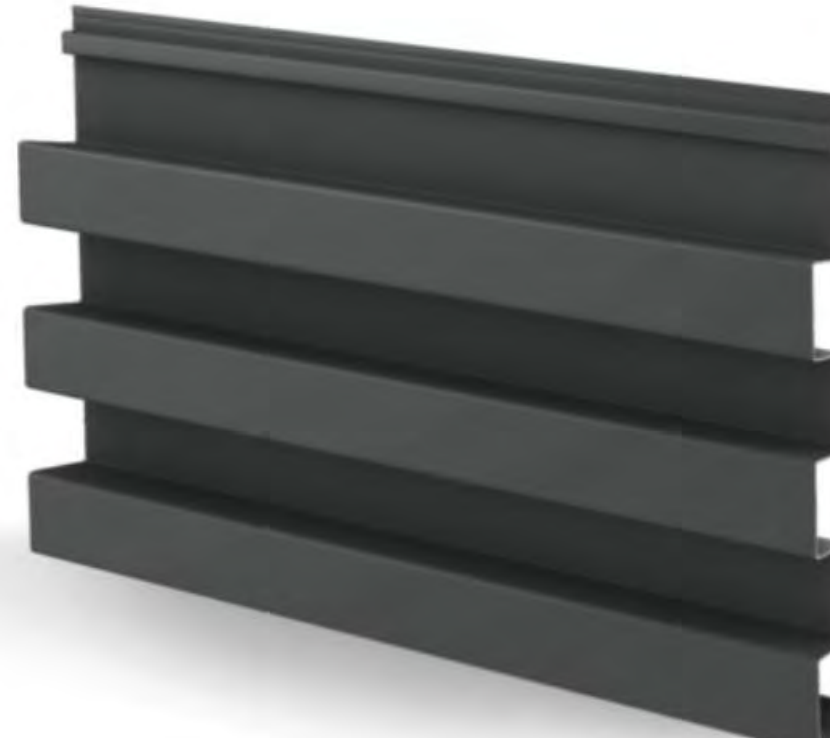
METAL SALES SLATE GREY (W38)



OH-1 WHITE
W-1 STRESSCON PRECAST CONCRETE PANEL- WHITE

BENJAMIN MOORE 872 WHITE CHRISTMAS





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



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

DD/PRICING SET	
Issued For C & S PERMIT:	6/01/2021
Issued For TF PERMIT:	8/25/2021
Issued:	
Issued:	
Revision Number	Revision Date

Seal:
21036
Plot Date: 10/31/2022 10:15:50 AM

SITE DEVELOPMENT PLAN
KRI WELLINGTON - LOT 1A BONFIRE SUB 3RD FILING
LOT 1A, BLOCK 1, BONFIRE SUBDIVISION 3RD FILING
BEING A REPLAT OF LOTS 1 & 2, BLOCK 2 OF BONFIRE SUBDIVISION, 2ND FILING

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

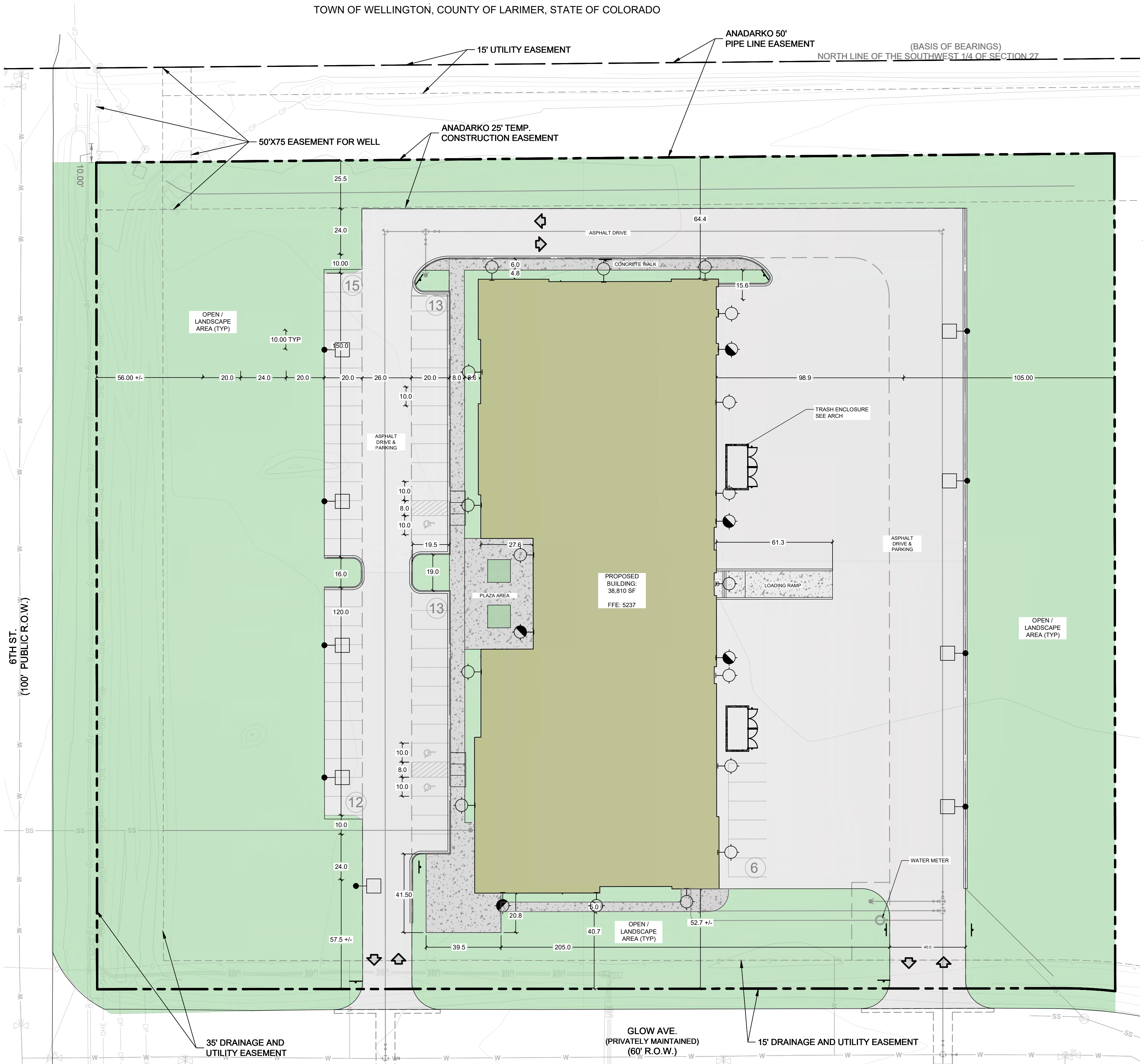
PLAN NOTES

1. REFER TO UTILITY PLANS FOR ALL UTILITY, DRAINAGE, GRADING, EROSION CONTROL AND STREET DESIGN REQUIREMENTS.
2. PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".
3. ALL SIGNS SHALL COMPLY WITH THE TOWN OF WELLINGTON SIGN REGULATIONS / SIGN PERMIT REQUIREMENTS.
4. SEE CIVIL PLANS FOR PAVEMENT TYPES AND DEPTHS.
5. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND / OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN OF WELLINGTON IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
6. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXPENSE OF CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-922-1987.
8. ALL SIGNAGE MUST BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
9. KNOX BOX TO BE PROVIDED BY OWNER- LOCATION TO BE DETERMINED BY WELLINGTON FIRE RESCUE AUTHORITY.

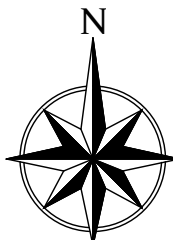
LEGEND

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

SEE DISCIPLINE SHEETS FOR ADDITIONAL INFORMATION



SITE PLAN
SCALE: 1" = 30'



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

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

- =GAS LINE MARKER

BUILDING DATA:

BUILDING FOOTPRINT	38,810 SF
OFFICE AREA:	5,987 SF
WAREHOUSE AREA:	32,823 SF
BUILDING HEIGHT:	MAX 28'
2 STORIES	
MAX BUILDING HEIGHT	45'-0"

TOTAL SF:	38,810 SF
OFFICE SF:	5,987 SF
WAREHOUSE SF:	32,823 SF

LAND USE DATA:

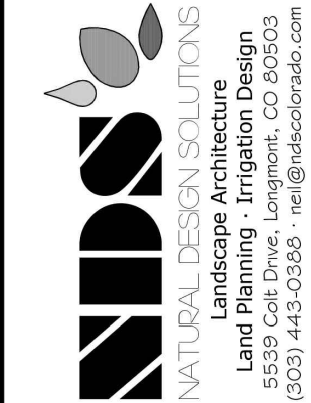
BUILDING FOOTPRINT:	38,810
	16.49%
IMPERVIOUS SURFACES:	41,171
	28.76%
LANDSCAPE AREA (ON-SITE):	128,864
	54.75%

TOTAL:	235,362 SF
	100.00%

KRI
WELLINGTON, CO
OVERALL SITE PLAN

PROJ. NO.:	
DATE:	09.08.22
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	SP10

THIS PLAN SHALL NOT BE COPIED OR REPRODUCED WITHOUT THE PERMISSION OF THE DESIGNER.



TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDING.
PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

Page 17 of 29

SITE DEVELOPMENT PLAN

KRI WELLINGTON - LOT 1A BONFIRE SUB 3RD FILING

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

SIGNATURE BLOCK:

TOWN PLANNING DIRECTOR

DATE

PUBLIC WORKS DIRECTOR

DATE

TOWN ENGINEER

DATE

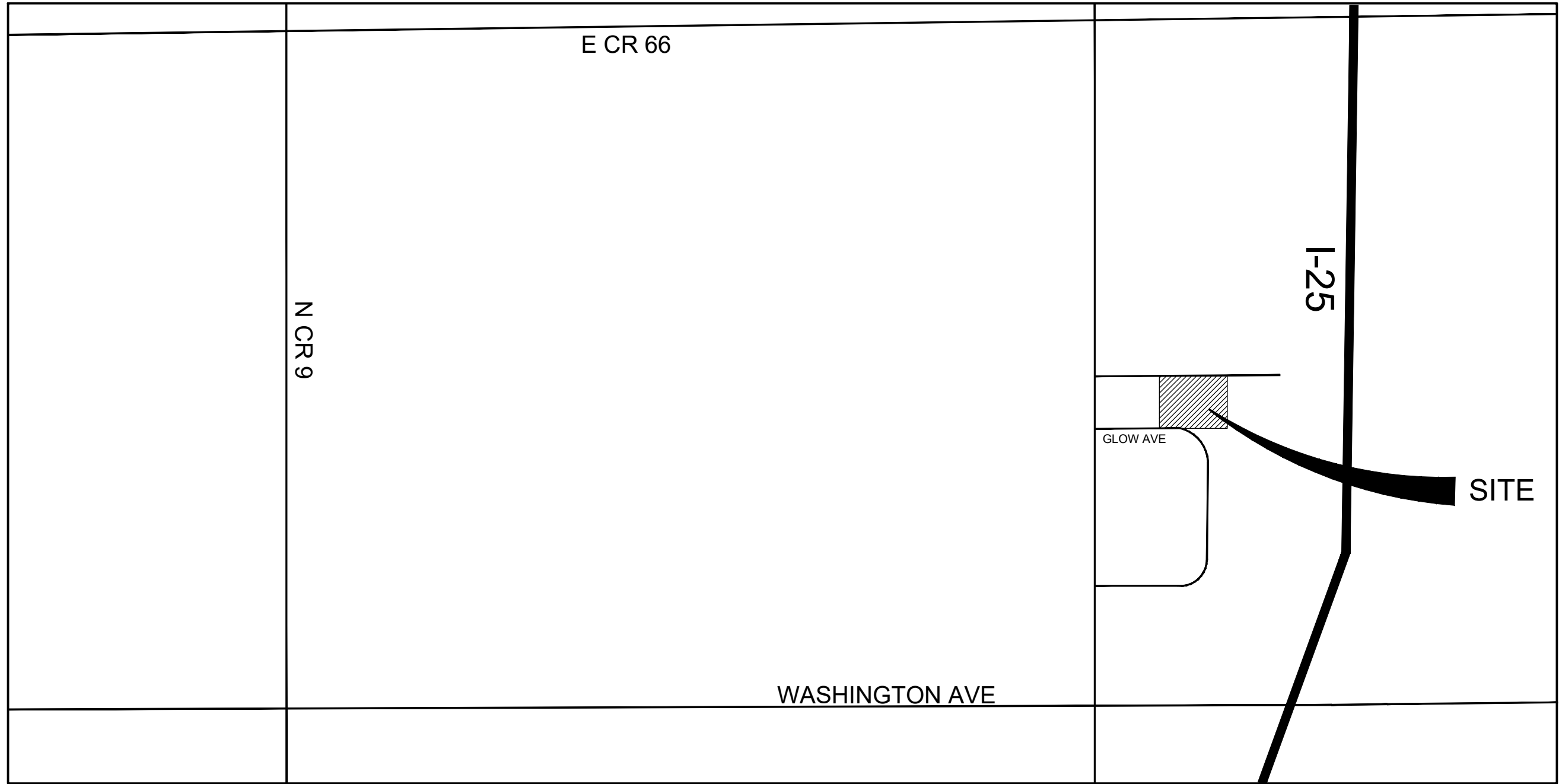
FIRE DEPARTMENT

DATE

SURVEYOR

SEAL / STAMP

DATE



VICINITY MAP

SCALE: NTS



SITE DATA:

EXISTING ZONING: LI - LIGHT INDUSTRIAL
PROPOSED ZONING: LI - LIGHT INDUSTRIAL
ADJACENT ZONING: S=LI; W=LI; E=LI
ADJACENT USES: LI - LIGHT INDUSTRIAL
SITE SF & ACREAGE: 235,362 SF / 5.4032 ACRES
REQUIRED SETBACKS:
FRONT: 25'
SIDE: 0'
REAR: 20'

LAND USE DATA:

BUILDING FOOTPRINT:	38,810	16.49%
IMPERVIOUS SURFACES:	41,171	28.76%
LANDSCAPE AREA (ON-SITE):	128,864	54.75%
TOTAL:	235,362 SF	100.00%

BUILDING DATA:

BUILDING FOOTPRINT	38,810 SF
OFFICE AREA:	5,987 SF
WAREHOUSE AREA:	32,823 SF
BUILDING HEIGHT:	VARIES, MAX HEIGHT 28'
2 STORIES	
MAX BUILDING HEIGHT	40'-0"

TOTAL SF:	38,810 SF
OFFICE SF:	5,987 SF
WAREHOUSE SF:	32,823 SF

DEVELOPMENT TEAM:

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

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

PLANNER / LANDSCAPE ARCHITECT:
NATURAL DESIGN SOLUTIONS
5539 COLT DR
LONGMONT, CO 80503
NEIL@NDSCOLORADO.COM
970-420-9555

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

PARKING SUMMARY:

TOTAL # EMPLOYEES (MAXIMUM): 55
TOTAL EMPLOYEE PARKING SPACES REQUIRED / PROVIDED: 55 / 58 + FUTURE
BICYCLE PARKING REQUIRED / PROVIDED: 2 / 2

ADA SPACES REQUIRED / PROVIDED: 3 (1 VAN ACCESSIBLE) / 2

TOTAL PARKING SPACES REQUIRED / PROVIDED: 55 / 58

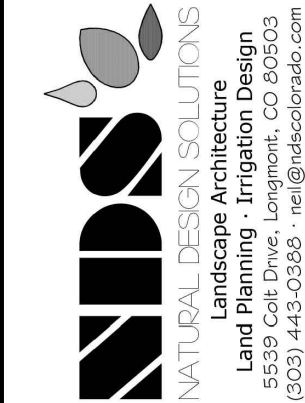
PROJECT PURPOSE/DESCRIPTION:

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

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

KRI
WELLINGTON, CO
PROJECT COVER SHEET

PROJ. NO.:
DATE: 09.08.22
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET CRI.0



THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF THE DESIGNER.

REVISIONS:

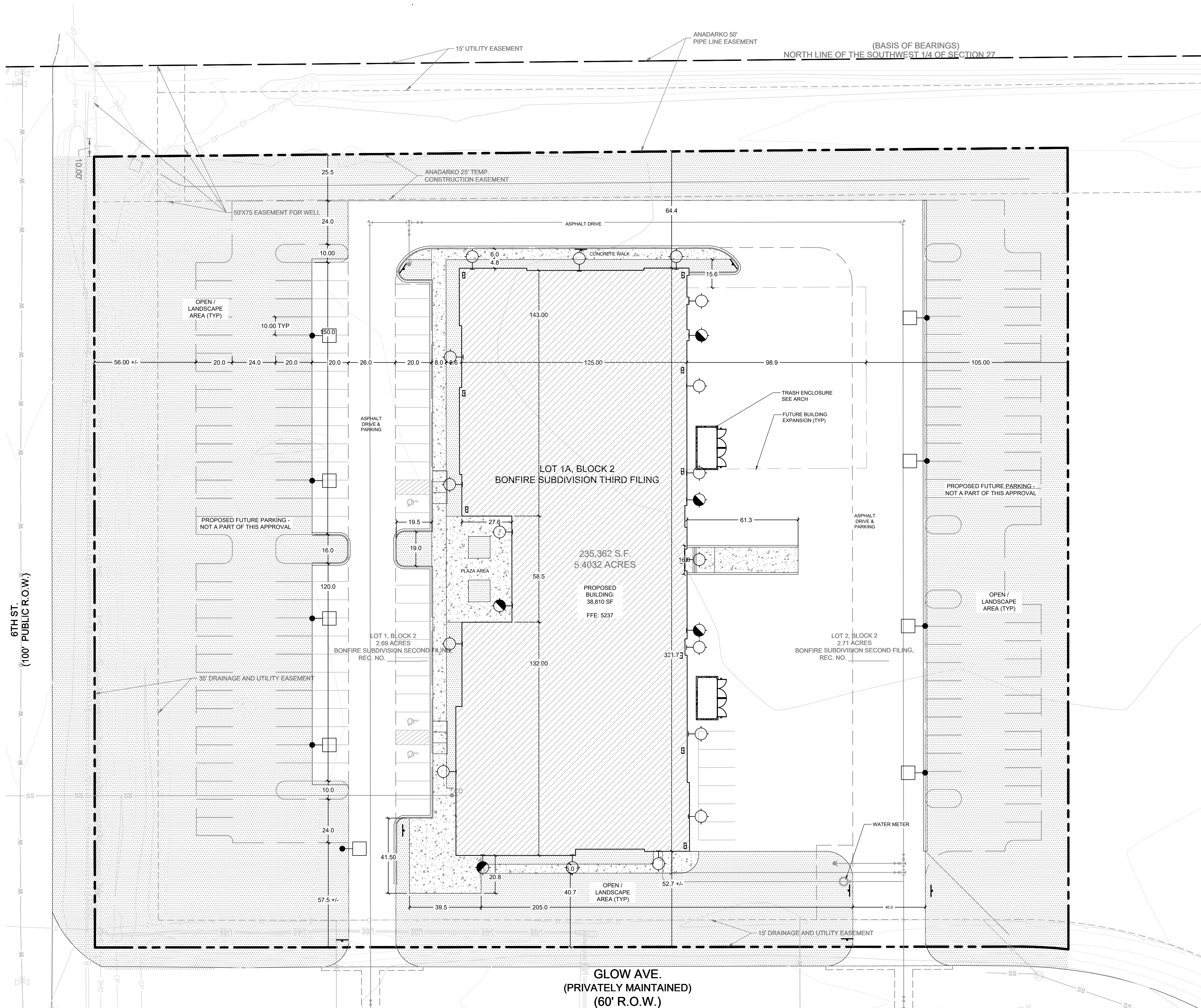
SITE DEVELOPMENT PLAN

KRI WELLINGTON - LOT 1A BONFIRE SUB 3RD FILING

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

PLAN NOTES

- REFER TO UTILITY PLANS FOR ALL UTILITY, DRAINAGE, GRADING, EROSION CONTROL AND STREET DESIGN REQUIREMENTS.
- PARKING LOT LIGHTING IS TO BE DESIGNED AS "FULL CUT-OFF".
- ALL SIGNS SHALL COMPLY WITH THE TOWN OF WELLINGTON SIGN REGULATIONS / SIGN PERMIT REQUIREMENTS.
- SEE CIVIL PLANS FOR PAVEMENT TYPES AND DEPTHS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND / OR DIFFERENCES EXIST THAT WERE NOT CONSIDERED AND REVIEWED OR APPROVED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN OF WELLINGTON IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE EXPENSE OF CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF AU. EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-922-1987.
- ALL SIGNAGE MUST BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.
- KNOX BOX TO BE PROVIDED BY OWNER- LOCATION TO BE DETERMINED BY WELLINGTON FIRE RESCUE AUTHORITY.



SITE PLAN
SCALE: 1" = 30'

REVISIONS:



KRI
WELLINGTON, CO
OVERALL SITE PLAN

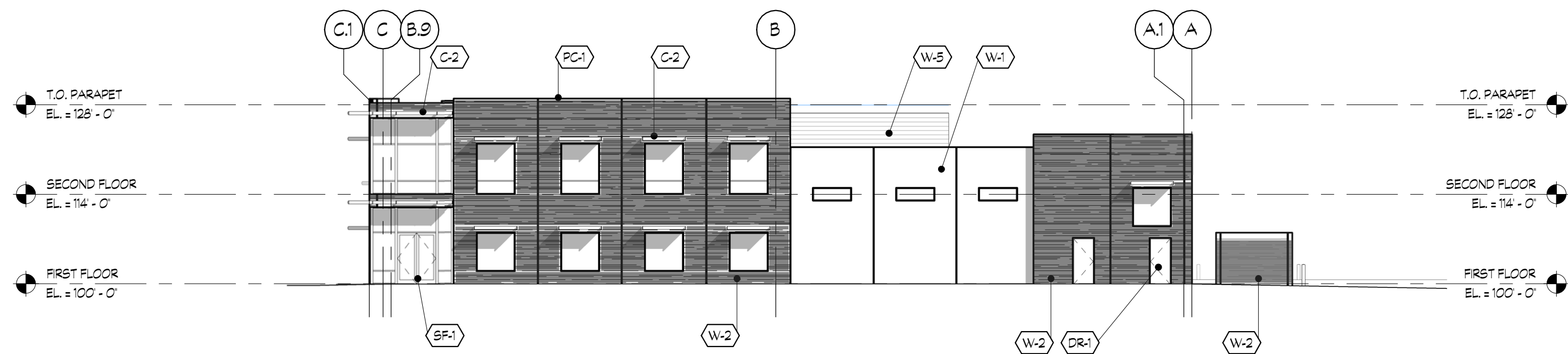
PROJ. NO.:
DATE: 09.08.22
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET SP10



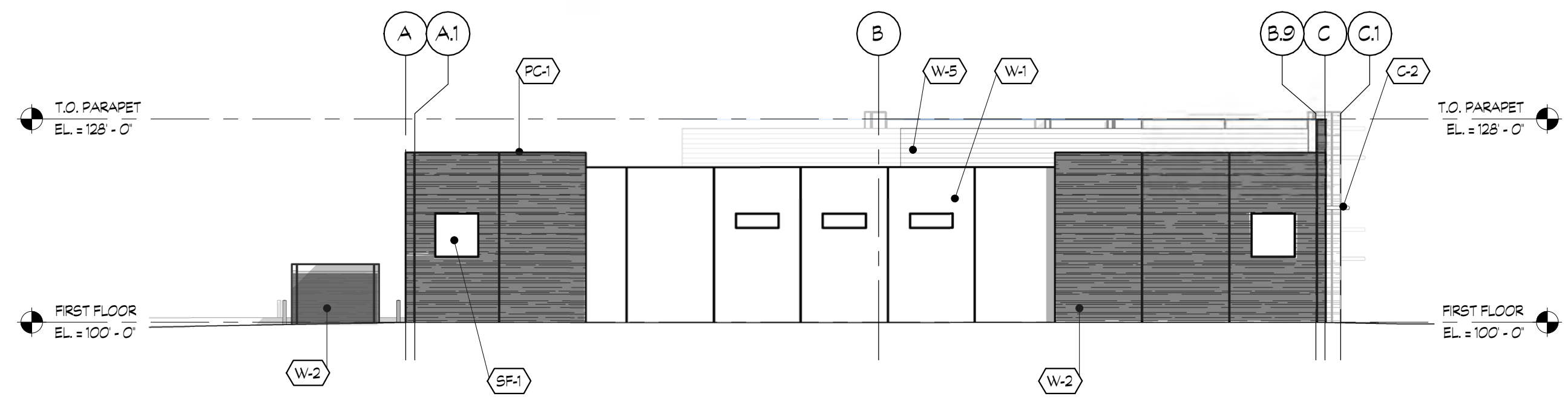
NORTHEAST PERSPECTIVE- (FOR REFERENCE ONLY)



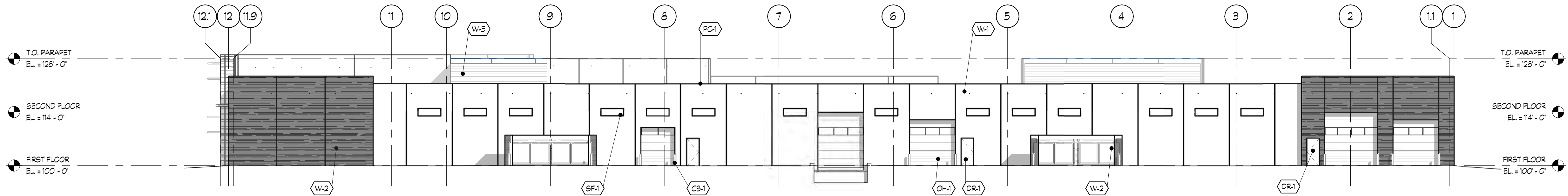
SOUTHWEST PERSPECTIVE- (FOR REFERENCE ONLY)



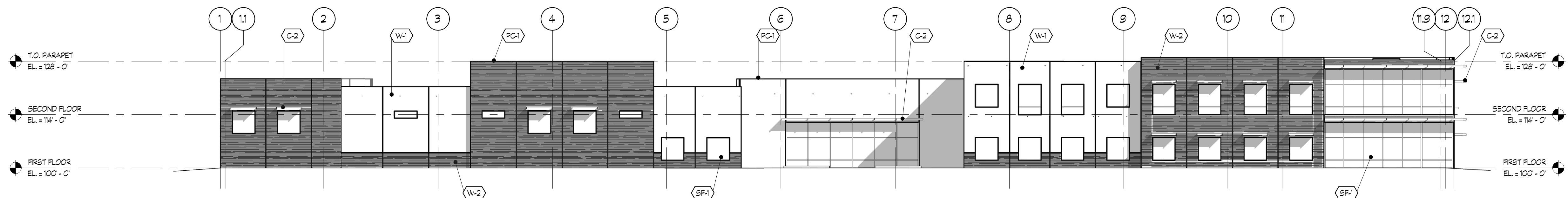
EAST ELEVATION
1/8" = 1'-0" (RE: 1/A10)



WEST ELEVATION
1/8" = 1'-0" (RE: 1/A10)



NORTH ELEVATION
1/8" = 1'-0" (RE: 1/A10)



SOUTH ELEVATION
1/8" = 1'-0" (RE: 1/A10)

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

SCHEMATIC DESIGN

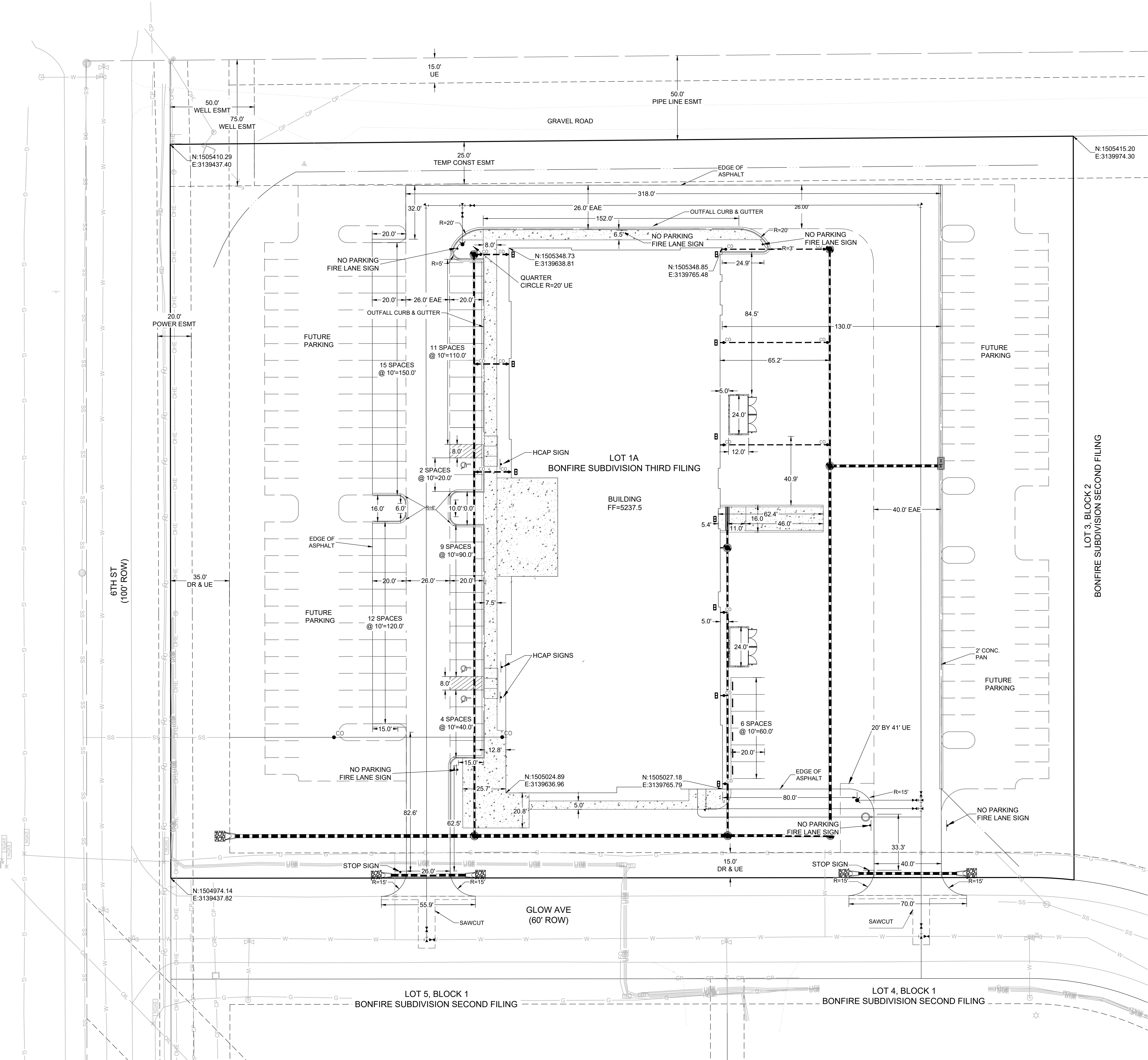
Issued For C & S PERMIT: 6/01/2021
Issued For TF PERMIT: 8/25/2021
Issued:
Issued:

Revision Number Revision Date

Seal:

21036

Plot Date: 8/31/2022 5:26:28 PM



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

WILSON & COMPANY
4065 SAINT CLOUD DRIVE, SUITE 201
LOVELAND, CO 80538
PHONE: 970-334-6364
www.wilsonco.com

PROPERTY OWNER
KAUFMAN & ROBINSON

SEAL
PRELIMINARY SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT NAME
KRI WELLINGTON SITE

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 21-100-292-00
DESIGNED BY:
DRAWN BY: KM
CHECKED BY:
DATE: SEPTEMBER 9, 2022
SHEET TITLE

HORIZONTAL CONTROL PLAN

SHEET NO:
C3



WILSON
& COMPANY

4065 SAINT CLOUD DRIVE, SUITE 201
LOVELAND, CO 80538
PHONE: 970-834-6364
www.wilsonco.com

KAUFMAN & ROBINSON

PRELIMINARY SUBMITTAL
NOT FOR
CONSTRUCTION

KRI WELLINGTON SITE

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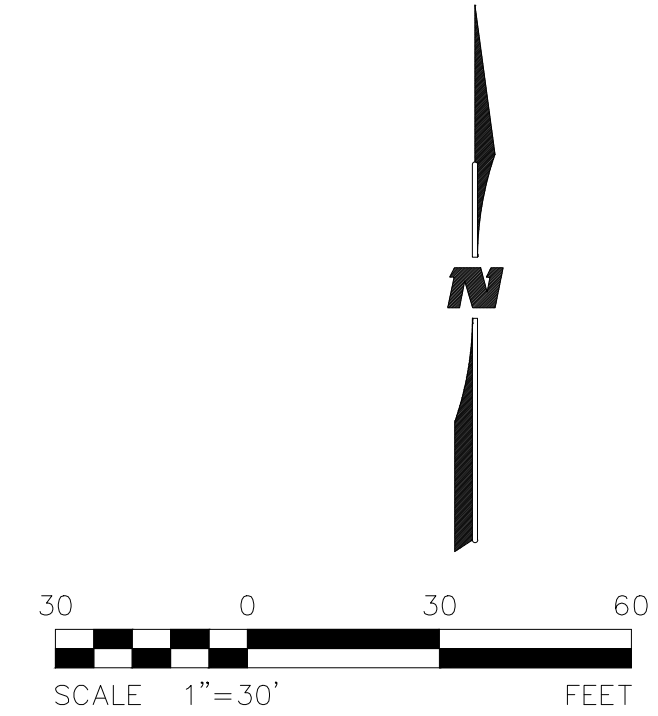
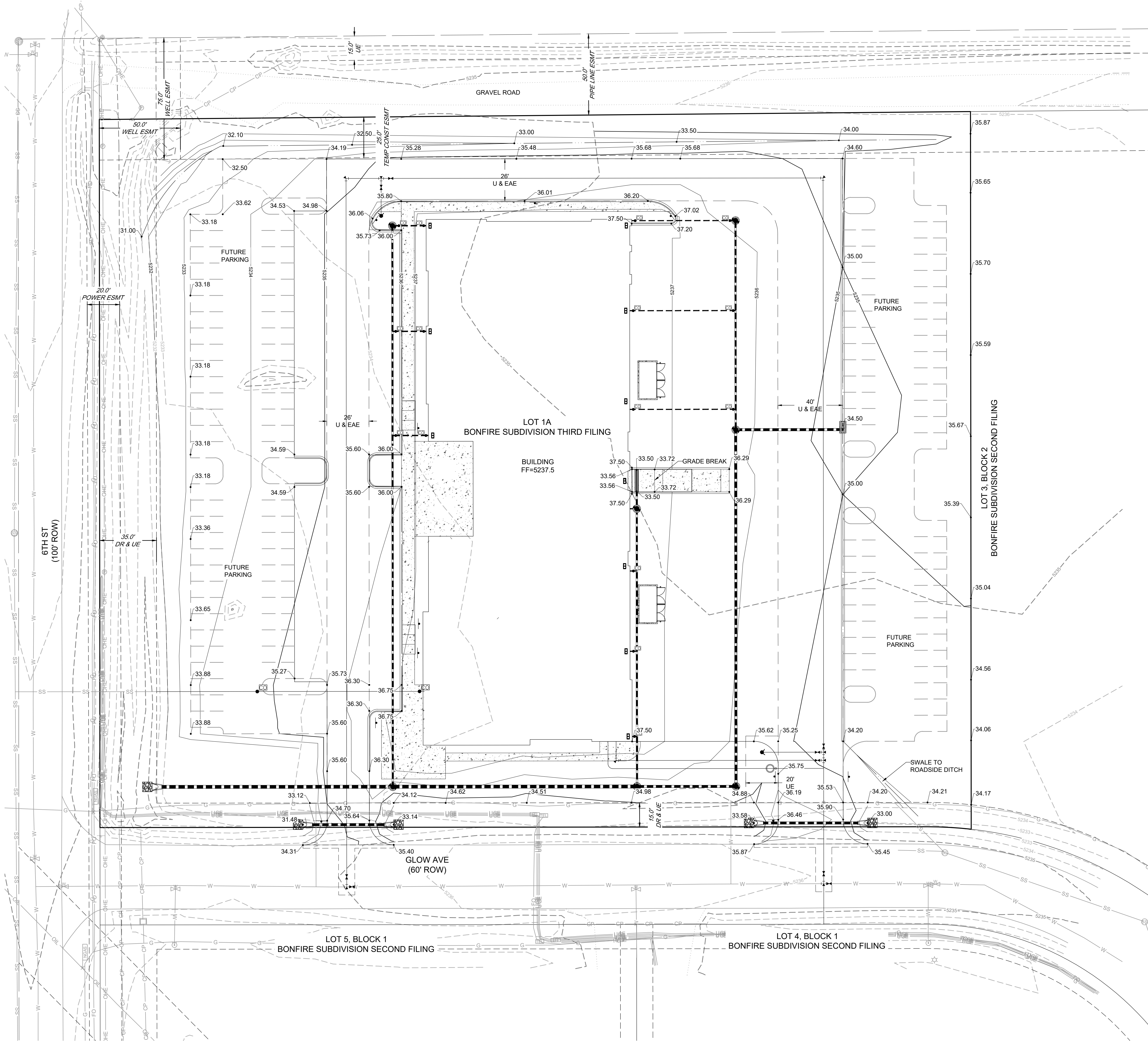
PROJECT NO:	21-100-292-00
DESIGNED BY:	—
DRAWN BY:	KM
CHECKED BY:	—
DATE:	SEPTEMBER 9, 2022
SHEET TITLE	

UTILITY PLAN

SHEET NO:

C4

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



- LEGEND**
- XXXX PROPOSED MINOR CONTOUR
 - XXXX PROPOSED MAJOR CONTOUR
 - XXXX EXISTING MINOR CONTOUR
 - XXXX EXISTING MAJOR CONTOUR

- NOTES:**
1. ADD 5200FT TO ALL SPOT ELEVATIONS FOR TRUE ELEVATION VALUES.
 2. EARTHWORK AND PAVEMENT SECTION SHALL BE FROM THE GEOTECHNICAL REPORT FOR THE SITE.

WILSON & COMPANY

4065 SAINT CLOUD DRIVE, SUITE 201
LOVELAND, CO 80538
PHONE: 970-834-6364
www.wilsonco.com

PROPERTY OWNER

KAUFMAN & ROBINSON

PRELIMINARY SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT NAME

KRI WELLINGTON SITE

REV.	DATE	DESCRIPTION	BY

PROJECT NO:

21-100-292-00

DESIGNED BY:

DRAWN BY:

KM

CHECKED BY:

DATE:

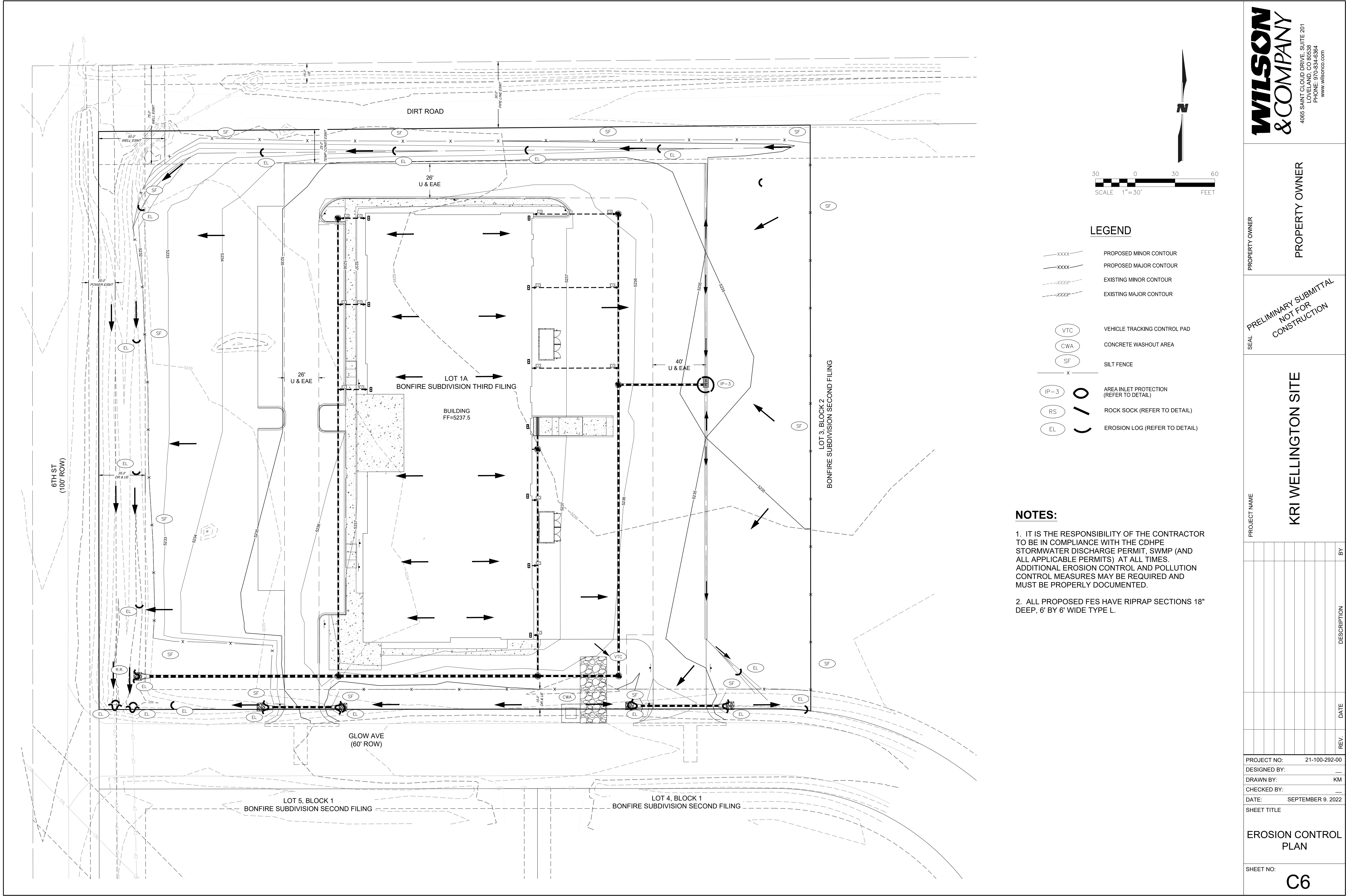
SEPTEMBER 9, 2022

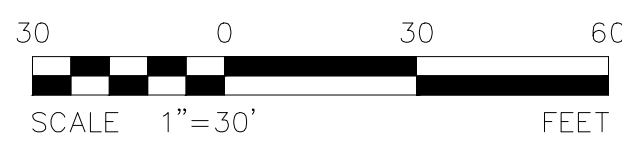
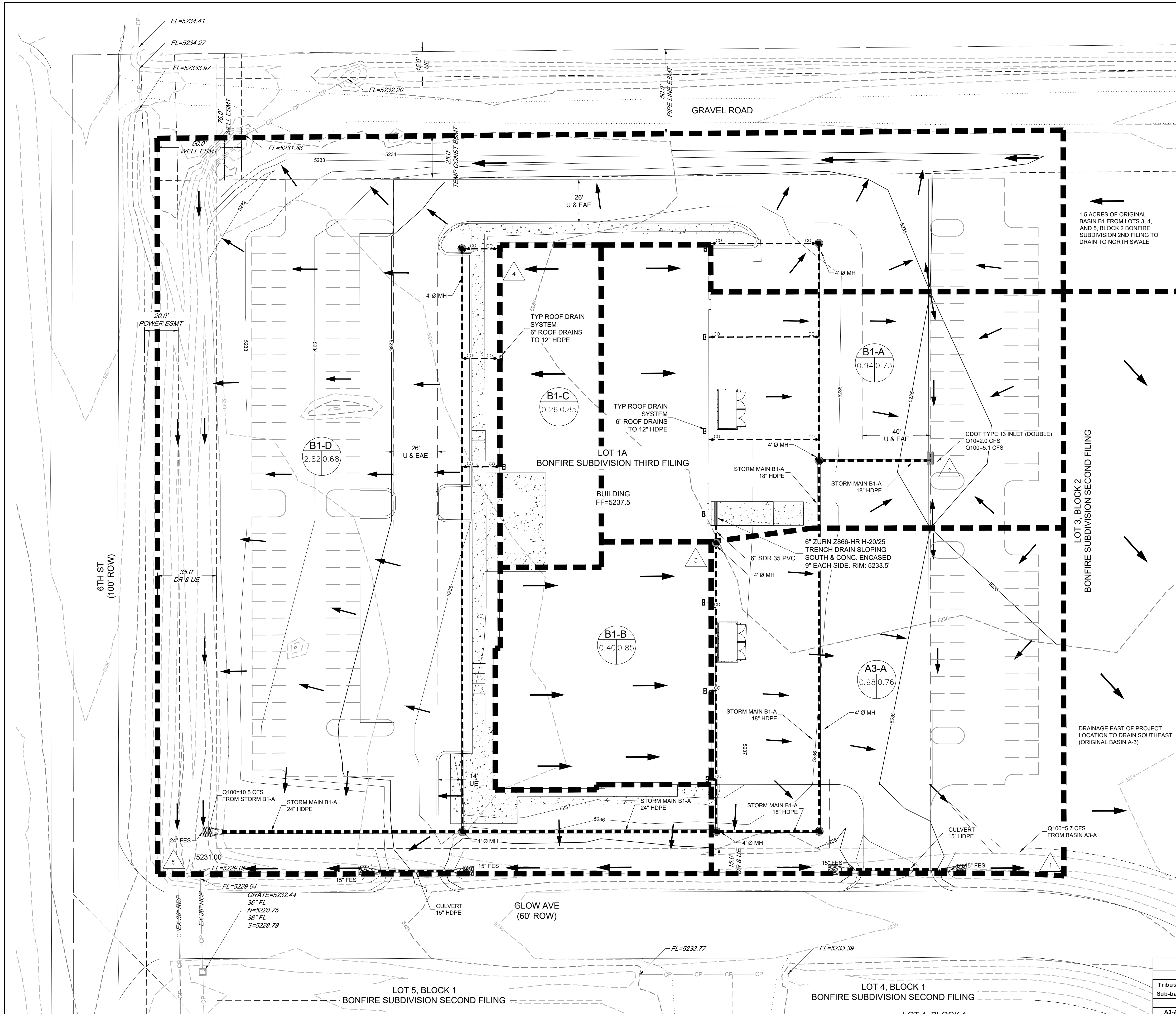
SHEET TITLE

GRADING PLAN

SHEET NO:

C5





LEGEND

- XXXX- PROPOSED MINOR CONTOUR
- XXXX- PROPOSED MAJOR CONTOUR
- XXXX- EXISTING MINOR CONTOUR
- XXXX- EXISTING MAJOR CONTOUR
- (A) DRAINAGE BASIN NUMBER
- (0.31 | 0.79) BASIN COEFFICIENT (100-YR)
- (0.31 | 0.79) DRAINAGE BASIN AREA
- △ 0.8 DESIGN POINT
- PROPOSED DRAINAGE BASIN DIVIDE LINE
- FLOW PATH

NOTE:
1. ALL HDPE PIPE IS HDPE 12-N DUAL WALL WT PIPE.

DRAINAGE SUMMARY TABLE							
Tributary Sub-basin	Design Point	Area (ac)	C (10)	C (100)	Tc (min)	Q(10) tot (cfs)	Q(100) tot (cfs)
A3-A	1	0.98	0.63	0.76	10.3	2.3	5.7
B1-A	2	0.94	0.59	0.73	11.5	2.0	5.1
B1-B	3	0.40	0.79	0.85	5.1	1.5	3.4
B1-C	4	0.26	0.79	0.85	5.0	1.0	2.2
B1-D	5	2.82	0.48	0.68	15.1	4.4	12.4
B1-Total	5	4.43	0.55	0.71	15.1	7.8	20.6
		DRAINAGE STRUCTURE/REMARKS					
A3-A		SWALE ALONG GLOW AVENUE AND BONFIRE DRIVE TO POND A					
B1-A		DOUBLE CULVERT TYPE 3 INLETS, TO STORM SEWER B1-A, TO EXISTING SWALE ALONG 6TH STREET, TO 36" CULVERT, TO SWALE ALONG 6TH STREET TO POND B					
B1-B		6" ROOF DRAINS, TO STORM SEWER B1-A, TO EXISTING SWALE ALONG 6TH STREET, TO 36" CULVERT, TO SWALE ALONG 6TH STREET TO POND B					
B1-C		6" ROOF DRAINS, TO STORM SEWER B1-A, TO EXISTING SWALE ALONG 6TH STREET, TO 36" CULVERT, TO SWALE ALONG 6TH STREET TO POND B					
B1-D		SWALE ALONG NORTH AND WEST EDGES OF SITE TO 36" CULVERT AND TO POND B					
B1-Total		STORM SEWER B1-A AND SWALE TO 36" CULVERT TO POND B					

PROJECT NO:

21-100-292-00

DESIGNED BY:

DRAWN BY:

KM

CHECKED BY:

DATE:

SEPTEMBER 9, 2022

SHEET TITLE

DRAINAGE PLAN

SHEET NO:

C7

PROPERTY OWNER

KAUFMAN & ROBINSON

SEAL

PRELIMINARY SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT NAME

KRI WELLINGTON SITE

REV.	DATE	DESCRIPTION	BY

WILSON & COMPANY

4065 SAINT CLOUD DRIVE, SUITE 201
LOVELAND, CO 80538
PHONE: 970-834-8384
www.wilsonco.com

Page 25 of 29

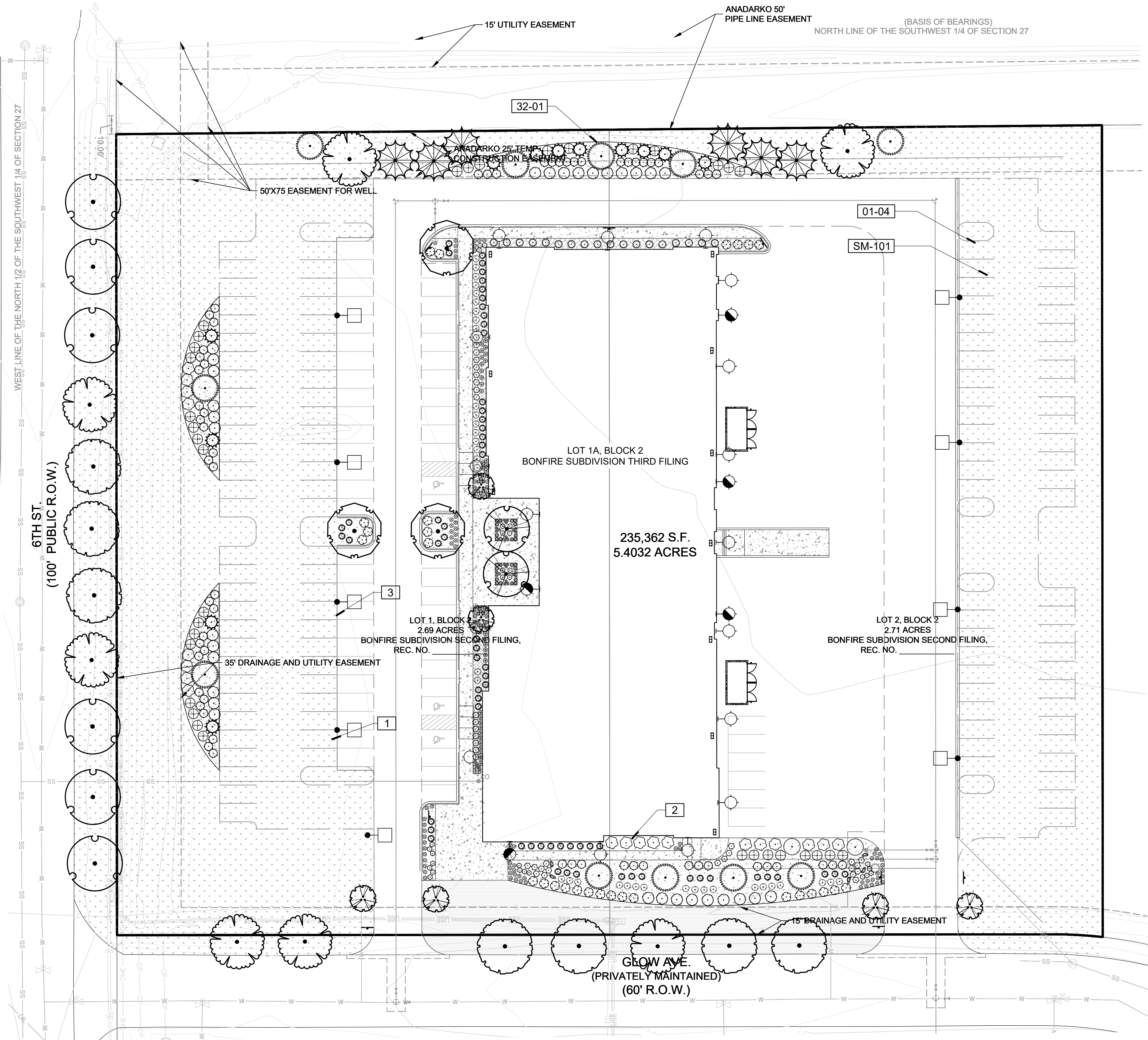
SITE DEVELOPMENT PLAN

KRI WELLINGTON - LOT 1A BONFIRE SUB 3RD FILING

BEING A REPLAT OF LOTS 1 & 2, BLOCK 2 OF BONFIRE SUBDIVISION, 2ND FILING

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



PLANT SCHEDULE

				QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AH	6	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE MULTISTEM	1.5' B&B MULTISTEM
	CS	7	CATALPA SPECIOSA / NORTHERN CATALPA	2' B&B
	CO	7	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2' B&B
	GTS	3	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	2' B&B
	JCM	12	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER STAKE FOR FIRST GROWING SEASON	6' B&B
	PE	11	PINUS EDULIS / PINON PINE	6' B&B
	PP	6	PINUS NIGRA / AUSTRIAN PINE	6' B&B
	PCA	2	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	1.5' B&B
	QM	6	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2' B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	AC	31	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL
	CMF	34	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL
	CSR	18	CORNUS SERICEA 'ARCTIC FIRE' / DOGWOOD	5 GAL
	ES	34	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL
	FM	2	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	4' HT
	MR	8	MAHONIA REPENS / CREEPING MAHONIA	1 GAL
	PAL	19	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE DWARF VARIETY ONLY. NO SUBSTITUTIONS WITH LARGE VARIETY	5 GAL
	POD	19	PHYSCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL
	POL	63	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL
	PF	37	POTENTILLA FRUTICOSA 'KATHRYN DYKES' / KATHRYN DYKES POTENTILLA	5 GAL
	PBP	28	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BB	82	BOUTELOUIA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
	PVD	34	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	1 GAL
	SW	61	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CPB	24	CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO	1 GAL
	HR	36	HEUCHERA X 'CHOCOLATE RUFFLES' TM / HYBRID CORAL BELLS	1 GAL
	PPP	31	PENSTEMON PINIFOLIUS / THREADLEAF BEARDTONGUE	4" POT
	ZG	5	ZAUSCHNERIA GARRETTII 'ORANGE CARPET' / HUMMINGBIRD TRUMPET	1 GAL
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RM	12,424 SF	ROCK MULCH / 1.5-2" RIVER ROCK PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH
	WM	2,887 SF	SHREDDED CEDAR MULCH / WOOD MULCH GORILLA HAIR OR SHREDDED REDWOOD MULCH. NO WEED BARRIER UNDER WOOD MULCH AREAS	MULCH
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	NLW	108,128 SF	NATIVE LOW GROW SEED MIX / PAWNEE BUTTES SEED CO NATIVE LAWN MIX 5 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	SEED
	TURF	8,075 SF	TURF / TEXAS HYBRID BLUEGRASS THERMAL BLUE BLUEGRASS OR APPROVED EQUAL	SOD

REFERENCE NOTES SCHEDULE

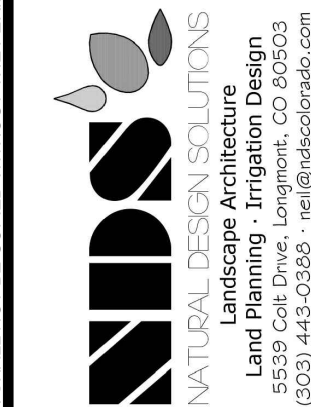
SYMBOL	DESCRIPTION
	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.
	PLACE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

LANDSCAPE PLAN

SCALE: 1" = 30'



REVISIONS:



KRI
WELLINGTON, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:
DATE: 09.08.22
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET
L10

SITE DEVELOPMENT PLAN

KRI WELLINGTON - LOT 1A BONFIRE SUB 3RD FILING

BEING A REPLAT OF LOTS 1 & 2, BLOCK 2 OF BONFIRE SUBDIVISION, 2ND FILING

LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN

TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES

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

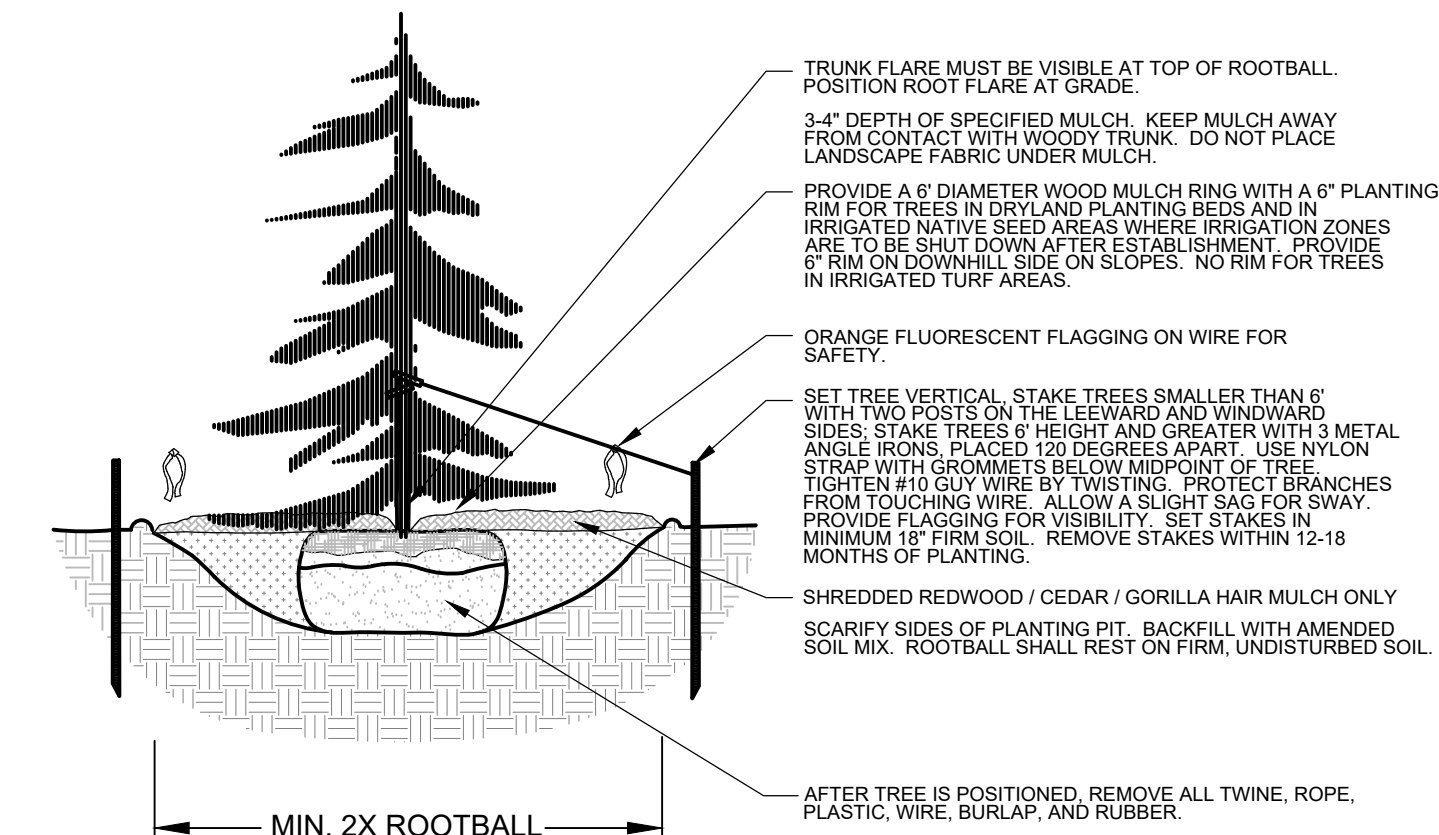
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT AND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

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

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

NOTES:

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

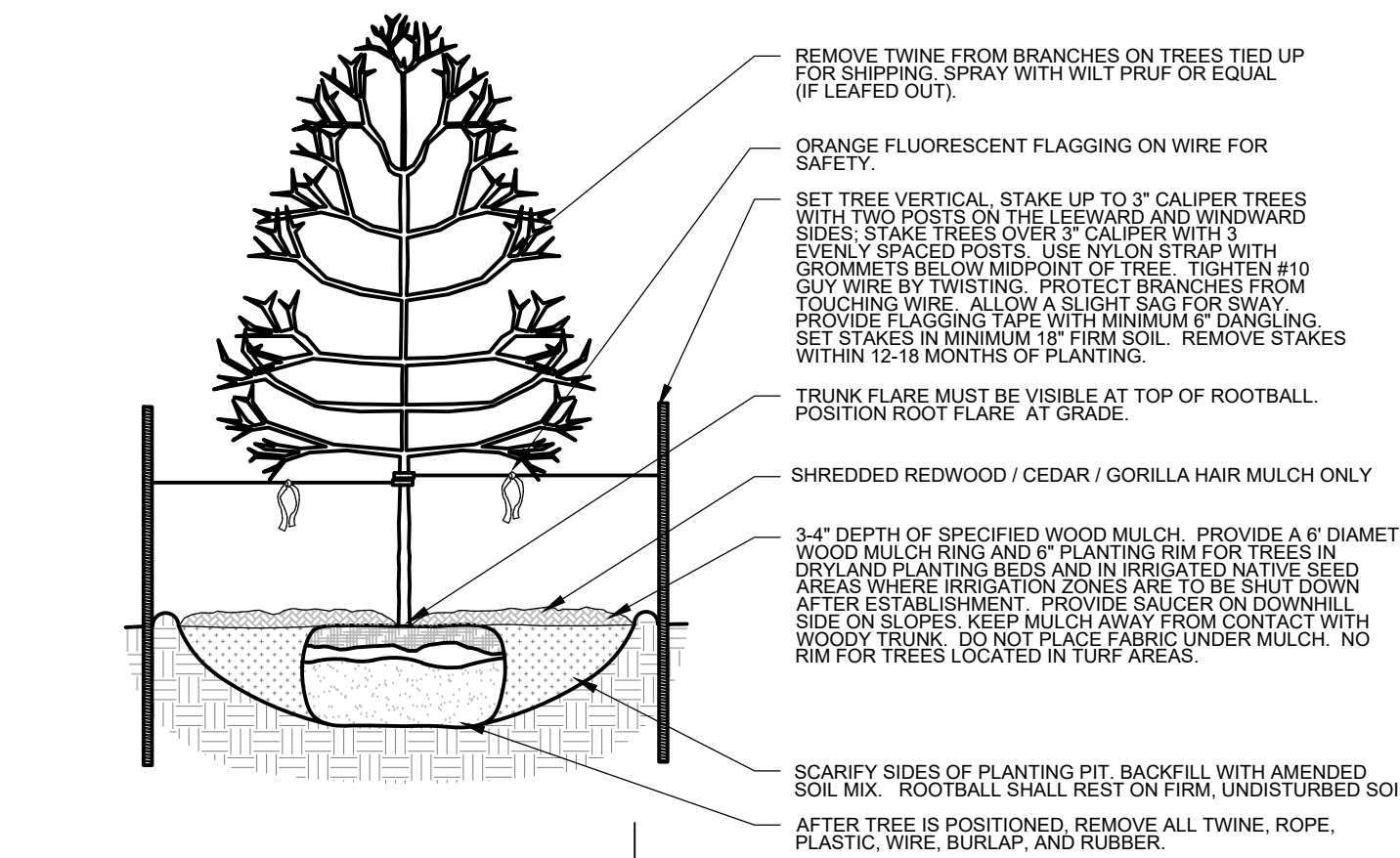


L2.0 NOT TO SCALE SECTION
EVERGREEN TREE PLANTING DETAIL

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

NOTES:

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



L2.0 NOT TO SCALE SECTION
DECIDUOUS TREE PLANTING DETAIL

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

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

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

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

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

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

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED.

PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT, 2534 DRC, AND TOWN OF JOHNSTOWN. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.**
- THE SOIL SHALL BE AMENDED WITH THE MICRONUTRIENTS LISTED WITHIN THE SOILS ANALYSIS CHART ON SHEET L2.0. SQUEEGEE ROCK SHALL BE APPLIED WITH THESE AMENDMENTS AND TILLED INTO THE TOP 8" OF THE SOIL IN AREA WITH HEAVY CLAY.**
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.**
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.**
- DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.**
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0**
- ALL EMITTERS PER IRRIGATION PLAN.**
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.**
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

Low Grow Native Seed Mix

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

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

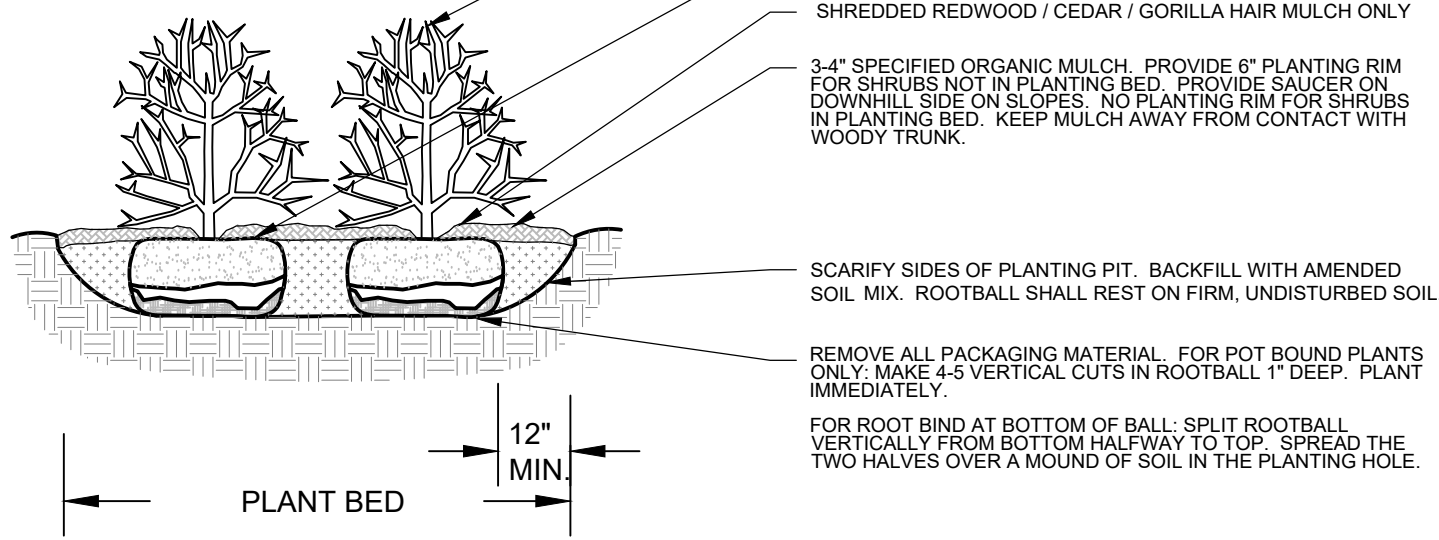
ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

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

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

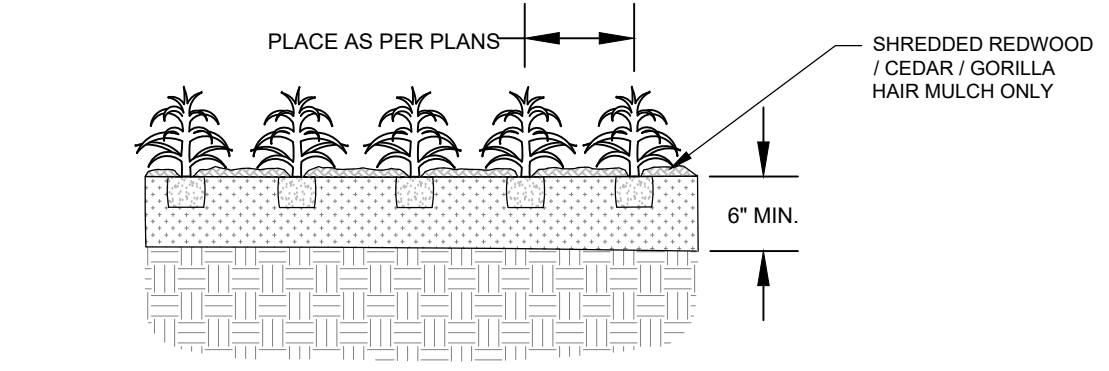
LANDSCAPE REQUIREMENTS

LANDSCAPE AREA		MINIMUM OVERALL LANDSCAPE AREA REQUIRED = 20% - 53.69% PROVIDED			
Total Site area per platted documents 235,362	Total Landscape Area Required (20%) 47,072	Total Landscape Area Provided (on-site) 128,864 sf (54.75%)	Total Tree Req./Prov. (1/1000 sf landscape) 47 / 47	Total Shrubs Req./Prov. (1/150 sf req landscape) 314 / 314	
PARKING LOT LANDSCAPE					
Total # of parking spaces proposed 58 Phase 1	Parking Screening Areas (7.5' Perimeter) West	Parking Screening Length / SF 109 / 818	Total Tree Req./Prov. (1/20 spaces) 3 / 3	Total Shrubs Req./Prov. (1/150 sf) 313 / 313	
STREET ROW LANDSCAPE					
Street Name or Zone Boundary (elev.)	Street Classification	Linear Footage	Tree/If Required	No. of Trees Req. / Prov.	Shrubs/Sf Required / Prov.
Glow Ave	Minor Collector	440	1 / 40 If	11 / 11	1 / 150 sf
6th St	Minor Arterial	435	1 / 40 If	11 / 11	1 / 150 sf



L2.0 NOT TO SCALE SECTION
SHRUB PLANTING DETAIL

- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE 10 COMPOST (PREFERABLY CLASSIFIED) AND 90 NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



L2.0 NOT TO SCALE SECTION
PERENNIAL/GROUNDCOVER PLANTING DETAIL

REVISIONS:

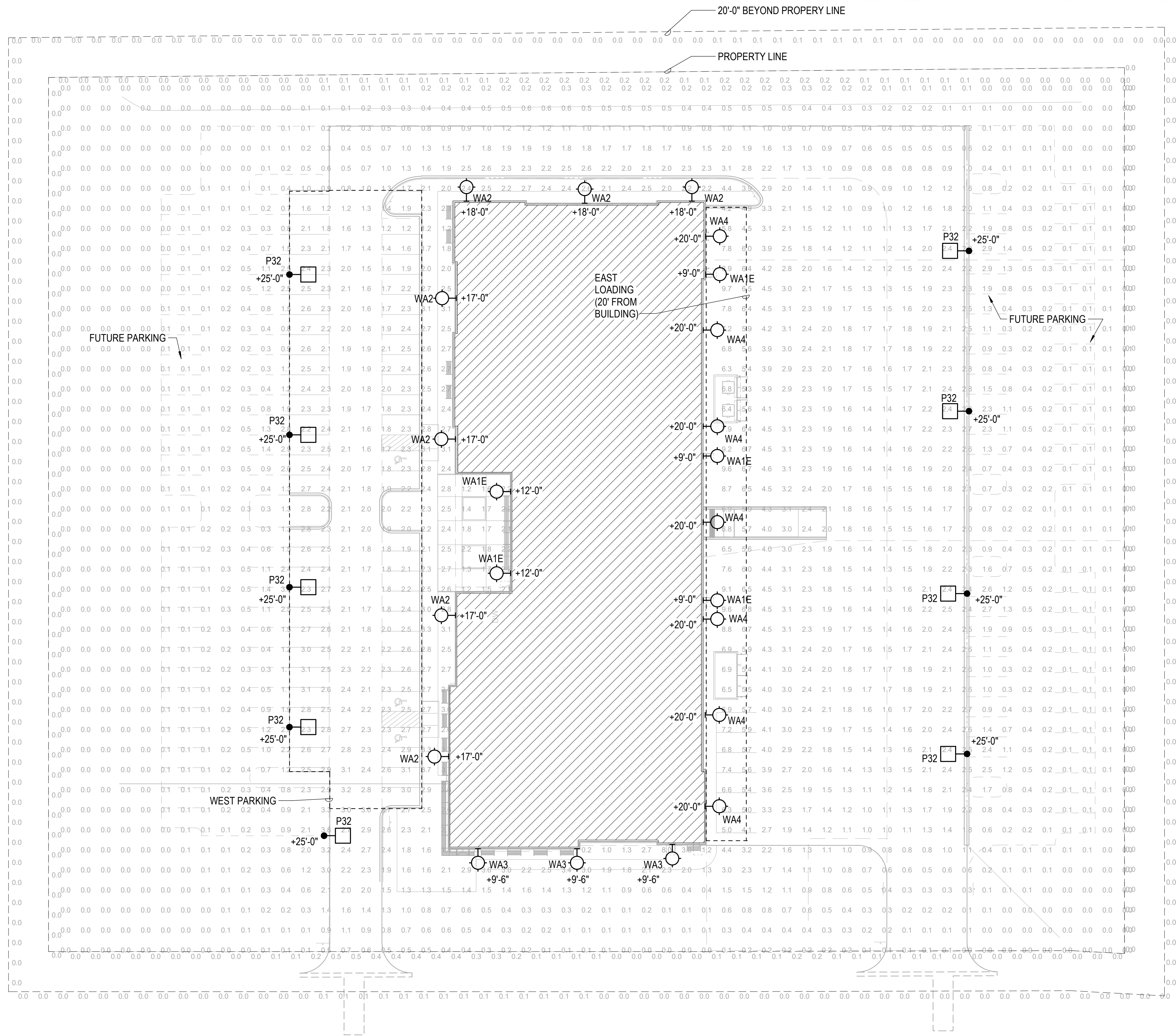


KRI
WELLINGTON, CO
FINAL LANDSCAPE PLAN DETAILS

PROJ. NO.:
DATE: 09.08.22
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET
L2.0

A **PHOTOMETRIC SITE PLAN**

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

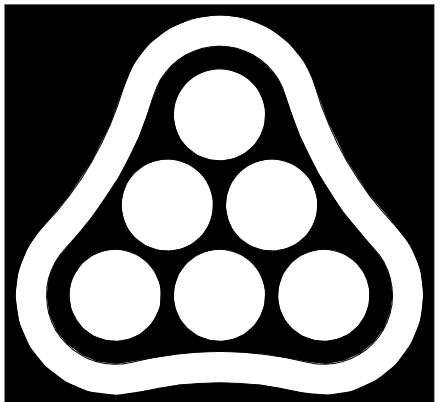


PHOTOMETRIC STATISTICS

DESCRIPTION	ALLOWABLE MIN	MINIMUM	ALLOWABLE MAX	MAXIMUM	AVG
WEST PARKING	1.0 fc	1.0 fc	10 fc	3.7 fc	2.3 fc
EAST LOADING (20' FROM BUILDING)	5.0 fc	5.0 fc	20 fc	9.7 fc	6.9 fc
20' PAST PROPERTY LINE	n/a	0.0 fc	0.1 fc	0.1 fc	0.0 fc
SITE	n/a	0.0 fc	n/a	9.7 fc	1.2 fc

PHOTOMETRIC PLAN NOTES:

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



PEC

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

REVISIONS

No.	Date	Description
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NOT FOR CONSTRUCTION

KRI WELLINGTON

GLOW AVENUE, WELLINGTON COLORADO

PHOTOMETRIC PLAN

JOB NO.220164-000
DATE 9/7/2022
DRAWN BY MJH
CHECKED BY ACR

TYPES P32

Project

Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

Quick Facts

Dimensional Details

Product Certifications

Interactive Menu

Quick Facts

Dimensional Details

TYPE WA1E, WA3

Project

Catalog #

Type

Prepared by

Notes

Date



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Product Certifications

Interactive Menu

Quick Facts

Dimensional Details

Product Certifications

Interactive Menu

Quick Facts

Dimensional Details

TYPES WA2, WA4

Project

Catalog #

Type

Prepared by

Notes

Date



Streetworks

GAW Galleon Wall

Wall Mount Luminaire

Product Features

Product Certifications

Interactive Menu

Quick Facts

Dimensional Details

Product Certifications

Interactive Menu

Quick Facts

Dimensional Details