PLANNING COMMISSION REGULAR MEETING
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
PLANNING COMMISSION REGULAR MEETING
Wednesday, October 18, 2023, at 6:00 PM

A. CALL TO ORDER

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment**

   The purpose of the Public Comment is for members of the public to speak to the Planning Commission on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minute for those attending in person or an appropriate time as deemed by the Chair. The Planning Commission shall make no decisions or take action on comments, but may choose to schedule the matter for a decision later. Those addressing the Planning Commission, please state your name and address. and sign-in.

5. **Approval of 4.19.23 & 8.16.23 Minutes**

B. REGULAR MEETING

1. **Severance Storage Annexation**
   - Quasi-Judicial
   - Staff Presentation: Shani Porter, Town Planner
2. **Severance Storage Zoning**
   - Quasi-Judicial
   - Staff Presentation: Shani Porter, Town Planner
3. **Severance Storage Rezoning**
   - Quasi-Judicial
   - Staff Presentation: Shani Porter, Town Planner
4. **Franklin's Place Final Plat and Site Plan**
   - Quasi-Judicial
   - Staff Presentation: Shani Porter, Town Planner

C. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Attorney
2. Town Staff
3. Town Management
4. Commission Members
5. Chair

D. ADJOURN

Planning Commission MEETING
Wednesday, October 18, 2023, 6:00 PM (MDT)

Registration URL
https://us02web.zoom.us/webinar/register/WN_OCx-DpESRiaIWl915_tEgg

The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.

PLANNING COMMISSION REGULAR MEETING
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
REGULAR MEETING
Wednesday, April 19, 2023, at 6:00 PM

Present:

Chair:	Julie Stout
Vice-Chair:	Derek Grimes
Commissioners:	Zach Goodell Terrence Hennessy Joe Pirrone Brittany Vandermark

Absent: David Rau

Audience:

Staff:

Nicholas Wharton, Town Manager
Chris Messersmith, Town Engineer
Abdul Barzak, Town Planner
Leah Vanarsdall, Town Clerk

A. CALL TO ORDER

1. Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

MOTION WAS MADE BY Commissioner Pirrone , seconded by Commissioner Vandermark to Approve the Agenda. All Council Members present voting Yes,

MOTION PASSED

4. **Public Comment**

The purpose of the Public Comment is for members of the public to speak to the Planning Commission on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minute for those attending in person or an appropriate time as deemed by the Chair. The Planning Commission shall make no decisions or take action on comments, but may choose to schedule the matter for a decision later. Those addressing the Planning Commission, please state your name and address. and sign-in.

5. **Approval of 3.15.23 Minutes**

MOTION WAS MADE BY Commissioner Pirrone , seconded by Commissioner Hennessy to Approve the 3.15.23 Minutes. All Council Members present voting Yes,

MOTION PASSED

B. REGULAR MEETING

1. **PUBLIC HEARING**
(CONTINUANCE) Resolution PC-2023-02R: A Resolution of the Severance Planning Commission recommending approval of a Site Development Plan for certain real property located within the Red Willow Subdivision

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

OPEN: 6:02 PM CLOSED: 6:04 PM

MOTION WAS MADE BY Commissioner Pirrone, seconded by Commissioner Goodell to **CONTINUE** the **PUBLIC HEARING and Resolution PC-2023-02R**: A Resolution of the Severance Planning Commission recommending approval of a Site Development Plan for certain real property located within the Red Willow Subdivision. All Council Members present voting Yes,

MOTION PASSED

2. **PUBLIC HEARING**
Resolution PC-2023-03R: A Resolution of The Severance Planning Commission, approving an application to amend The Town of Severance Comprehensive Plan to revise the Future Land Use Map pertaining to various areas within The Town and to incorporate an updated Parks and Trails Map

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

OPEN: 6:04 pm CLOSED: 6:06 pm

MOTION WAS MADE BY Commissioner Vandermark, seconded by Commissioner Grimes to Approve **Resolution PC-2023-03R**: A Resolution of The Severance Planning Commission, approving an application to amend The Town of Severance Comprehensive Plan to revise the Future Land Use Map pertaining to various areas within The Town and to incorporate an updated Parks and Trails Map. All Council Members present voting Yes,

MOTION PASSED

3. **PUBLIC HEARING**
Resolution PC- 2023-04R: A Resolution of The Severance Planning Commission recommending approval of Site Development Plan for certain real property located within The Town of Severance

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

OPEN: 6:06 pm CLOSED: 6:23 pm Ann Kling presented
MOTION WAS MADE BY Commissioner Pirrone, seconded by Commissioner Vandermark to Approve **Resolution PC- 2023-04R**: A Resolution of The Severance Planning Commission recommending approval of Site Development Plan for certain real property located within The Town of Severance and forwarding to the Town Council for approval. All Council Members present voting Yes,

MOTION PASSED

C. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Attorney

2. Town Staff

3. Town Management

4. Commission Members

5. Chair

   Chair Stout reminded the Commission of the next meeting May 17, 2023, and the Joint Planning Commission/Town Council Meeting on Tuesday, August 8, 2023.

D. ADJOURN

6:29 pm

PLANNING COMMISSION WORK SESSION
Zoom Webinar and/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
WORK SESSION
Wednesday, August 16, 2023, at 6:00 PM

Present:

Chair:	Julie Stout
Vice-Chair:	Derek Grimes
Commissioners:	Brittany Vandermark Dan Spykstra Joe Pirrone David Rau Kris Quandt

Absent: Brittany Vandermark

Audience: Patrick Ryan

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff Coombes, Deputy Town Manager
Leah Vanarsdall, Town Clerk
Bill Cornelius, Community Development Director

A. WORK SESSION

1. Pledge of Allegiance

2. Roles and Responsibilities of the Planning Commission
   Several suggestions were made, Management will present to Town Council for discussion

3. Planning Commission Reports to Council

4. Planning Commission Trainings
   Chair Stout will email a link for a training she recently attended. Management will continue to review training options.

5. Comprehensive Plan
   Comp Plan will be budgeted for 2025.

B. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Staff

2. Town Management

3. Commission Members

4. Chair

C. ADJOURN

6:33 pm

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Severance Storage Annexation	Shani Porter, Town Planner	Shani Porter, Town Planner

ACTION REQUESTED

Community Development requests that the Severance Planning Commission review, discuss and make a recommendation to Town Council.

Actions that may be taken:
1. Recommend approval to Town Council of the Severance Storage Annexation
2. Take No Action

Action Requested
Attorney Approved
Annexation

BRIEF SUMMARY

Severance Land LLC has petitioned the Town to annex and zone an approximately 6.42 acre parcel located near the intersection of West 4th Avenue and 3rd Street in order to develop an extension of the existing Severance Self Storage. The annexation petition for substantial compliance was heard and approved by the Town Council on September 12, 2023.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

Town Staff has reviewed the application for annexation and finds it consistent with Town of Severance Comprehensive Plan specific and Land Use Code. Staff recommends the following:
- The applicant will work with the Town Attorney and Town Staff to finalize the annexation agreement prior to the Town Council meeting.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Severance Storage Annexation Staff Report PC 10.05.23
2. Severance Storage Annexation Impact Report
3. Severance Storage Vicinity Map
4. Severance Storage Town Review 8th Submittal
5. Legal Description
6. Severance Storage Exhibit A

COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Severance Storage

Land Use Process: Request for Annexation
Planning Commission **October 18, 2023**
Town Council **November 14, 2023**

Report Date: 10.5.23

Vicinity Map: Area to be annexed is outlined in Green. To be joined with existing red and blue outlined parcels already in the Town of Severance and currently used as a storage facility.

Property to be Annexed



PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission public hearing was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing. (Sign Posted October 2, 2023)

The public hearing was also posted in the newspaper of record a minimum of 15 days ahead of the Town Council hearing (To begin October 17, 2023)

Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Great Western Trail Association
- ✓ Platte Valley REA\EXCEL
- ✓ Century Link
- ✓ State of Colorado DNR
- ✓ Clearview Library District
- ✓ North Weld County Water District
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Light Gig
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

PROJECT DESCRIPTION

Severance Land LLC has petitioned the Town to annex and zone an approximately 6.42-acre parcel located near the intersection of West 4th Avenue and 3rd Street in order to develop an extension of Severance Storage. Upon annexation, the applicant is also requesting to zone the property to Town Core. Accompanying the annexation is also a request to amend the zoning of the existing parcel (parcel II as shown on the Severance Storage Rezone Map) from Suburban Perimeter to Town Core. This request is being made to bring the entire site into the same zoning district.

This application is specific to the annexation of the 6.42 acre parcel. The annexation petition for substantial compliance was heard and approved by the Town Council on September 12, 2023. Staff has reviewed the annexation and finds it is consistent with the Town of Severance Comprehensive Plan and the Town Land Use Code. This area is included in the growth management area of the Town and is also contiguous to existing Town boundaries. The applicant has submitted an annexation impact report which is attached.

The applicant has also submitted a site plan application to prepare for the future development and expansion of the self-storage facility that will occur in two phases. Phase 1 is planned to include boat and RV storage spaces in addition to a new self-storage warehouse building. Phase 2 is planned to convert a large portion of the outdoor storage space to self-storage buildings. The expanded use of storage facilities for outdoor storage of RV's, boats, trailers etc. in the Town Core requires additional review. Site specific details will be reviewed at the time of Use by Special Review and Final Plat.

OVERALL STAFF COMMENTS

TOWN PLANNER

Town Staff has reviewed the application for annexation and finds it consistent with Town of Severance Comprehensive Plan specific and Land Use Code. Staff recommends the following:

- The applicant will work with the Town Attorney and Town Staff to finalize the annexation agreement prior to the Town Council meeting.

TOWN MANAGEMENT
No further comments currently.

TOWN ENGINEER
No further comments currently.

TOWN TRAFFIC ENGINEER
No further comments currently.

TOWN ATTORNEY
No further comments currently.

PUBLIC WORKS
No further comments currently.

POLICE
No further comments currently.

TOWN BUILDING DEPARTMENT
No further comments currently.

OTHER REFERRALS
No further comments currently.

STAFF RECOMMENDATION TO PLANNING COMMISSION

Town staff agrees that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for annexation as required in Section 16.3.20. Staff recommends that the Planning Commission forward a recommendation of approval to the Town Council to approve the annexation of 6.42 acres.

2021 SEVERANCE STORAGE ANNEXATION IMPACT REPORT

December 3, 2021

Project Location

Severance Storage, LLC (Severance Storage) is petitioning the Town of Severance to annex approximately 6.42 acres currently located in Weld County. The property borders include:

- North: Unincorporated Weld County
- East: Severance Storage
- South: Severance Storage
- West: Single Family Residences
    - Tines Roxene Rochelle, Parcel: 070535405004
    - Bowdish Kimi S, Parcel: 070535405003
    - Bender Carla, Parcel: 070535405002
    - Wacker Lila J, Parcel: 070535405001

The area to be developed would be zoned Town Core as designated in the 2020 Comprehensive Plan Future Land Use Map.

Proposed Land Use

The Severance Storage Annexation is an outdoor and indoor storage facility. The site will maintain natural vegetative state along the existing ditch within the site and the floodway. The applicant has submitted a phased site plan submittal with this annexation request.

Annexation Agreement

Per Colorado Revised Statutes 2013 134 Title 134, an agreement will be drafted between the property owner and municipality outlining the responsibilities of each party.

Municipal Services

The area to be annexed will receive the following municipal services from the stated responsible agencies:

- Water: Town of Severance
- Sewer: Town of Severance
- Police: Severance Police Department
- Fire and Emergency Services: The Town of Severance and the Windsor Severance Fire Rescue (WSFR)
- Schools: Not applicable to project
- Library District: Not applicable to project
- Power/Gas: Xcel
- Phone/Internet Service: Centurylink

Financing Method

The project will be privately funded by the project owner/developer.

School District Impact

Not applicable to project

Severance Police Department Impact

The police impact will be minimal, the vehicular entrance is gated and locked and portions of the site that are adjacent to the trail have security fencing in place.

North Weld County Water District (NWCWD) Impacts

NWCWD impacts will be minimal as the project is proposing surface parking storage and building storage.

Traffic Impacts

Please refer to the Traffic Report submitted with the site plan.

Environmental Impacts

The proposed annexation and site plan submittal maintain the natural vegetative state along the floodway of the existing ditch that is located along the western portion of the annexed property. The portion of the site to be developed will impact the site environmental with new buildings and roadways.

Residential Impacts

The proposed annexation itself does not directly impact residents. However, the site development that will occur will affect the four (4) residents to the west. Similar to all new developments being built, construction would potentially be the largest impact on current residents. Construction noise, dust, and trash is a common resident impact. The viewsheds from these residents will also be impacted to some degree. This will be mitigated by maintaining all existing vegetation along the ditch and within the floodway.

Economic Impact

At this time the Town of Severance will receive a property tax increase due to this annexation. The future development of the project (i.e., Site Plan) may lead to additional use tax revenue based on the construction of the full storage facilty intended. The proposed site plan and building permit fees will increase the Town's revenue and hundreds of thousands of dollars are and will be invested into creating construction, design and planning jobs.

Severance Storage Vicinity Map



Town of Severance Review Comments

Date:	5.2.2022 Resubmitted: 8.31.2022, 12.19.22, 4.28.23, 6.23.23, 7.25.23
Project Name/Contact:	Severance Storage Annex-Zoning-Concept/ Tony Ollila
Project Address:	Near E. Harmony Road & Railroad Ave Intersection
Customer	270 - Severance Storage
Review Number:	8th Submittal
Project Coordinator:	Shani Porter, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

_____

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Project Coordinator – Abdul Barzak, Town Planner, Town of Severance

Item 1	All Staff Redlines to be addressed.	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please address all remaining redlines/memos from Staff - Engineering - Legal - Planning	
Applicant Response	All comments addressed with this submittal	
Notes	No further comment	
Item 2	**Annexation Agreement**	**Resolved?** ☒ YES ☐ NO
Notes	Annexation Agreement must be finalized prior to Public Hearings. Please see Legal Item # 2 below.	

Applicant Response	Legal Item #2 below is addressed	☐ SEE ATTACHED
Notes		
Item 3	**Development Agreement**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Development Agreement must be finalized prior to Public Hearings for Site Plan. Please see the attached template Development Agreement; please fill out the applicant information and return it with the next resubmittal package.	
Applicant Response	Communication with Abdul and Keith have confirmed that the Development Agreement will be reviewed and contemplated after the annexation, zoning and subdivision are complete and approval of the Development Agreement will be part of the Final Site Plan review. Applicant acknowledges the town provided draft Development Agreement as an example only at this point.	
Notes	No further comment at this time, DA to be completed and reviewed with Site Plan.	
Item 4	**Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil (Civil item #3)	
Applicant Response	See updated Annexation Map. All comments are addressed	
Notes	No further comments	
Item 5	**Zoning Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil (Civil item #1)	
Applicant Response	See updated Zoning Map. All comments are addressed	
Notes	No further comments	
Item 6	**Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil & Legal (Civil Item #2 & Legal item #3)	
Applicant Response	See updated Subdivision Map. All comments are addressed	
Notes		
Item 7	**Site Plan**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Town Staff will provide a more thorough review of the Site Plan once all comments on Annexation/Zoning/Subdivision are finalized.	
Applicant Response	OK. Both Planning and Civil memo comments have been addressed	
Notes	Site Plan to be reviewed with Final Site Plan submittal	
Item 8	**Traffic**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see Traffic Engineering Items #2 and #5 below. These Items will need to be submitted and finalized prior to Public Hearings.	
Applicant Response	OK. Traffic Engineering Items #2 and #5 have responses in the traffic portion of this letter below.	

Notes	No further comments, all comments addressed	
Item 9	**Building Department Comments**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please reach out to Abdul Barzak abarzak@townofseverance.org and provide availability to set a meeting with the Town's Building Department to go over Phase 2 of the Site Plan so comments can be incorporated into the resubmittal.	
Applicant Response	A call was conducted with Abdul and Russ Weber on 2/27/23 which successfully clarified all building department comments. Further, specific responses are below in the corresponding building department comment sections.	
Notes	No further comment, all comments addressed	
Item 10	**Stakeholder/Referral Comments**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Applicant to resolve all remaining Stakeholder/referral comments. Current Outstanding Comments - Windsor Severance Fire Rescue - Great Western Trail Authority - SafeBuilt - Severance Police Department	
Applicant Response	- Windsor Severance Fire Rescue comments about the second emergency access have been resolved per Sandi Friedrichsen's email on 1/26/23 - Great Western Trail Authority's comments have been incorporated and will be captured in the coming Development Agreement and have been added to the site plan. - SafeBuilt comments have been addressed as we understand the spacing requirements. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required building spacing. - Severance Police Department fencing comments have been incorporated. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required fencing.	
Notes	WSFR = No further comments SafeBuilt = No further comments SPD = No further comments GWTA = Comments to be incorporated into future Development Agreement for Site Plan	

Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance

Item 1	**No Additional Comments at this Time.**	**Resolved?**

Notes	No Additional Comments at this Time.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	OK	

Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

Item 1	**Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Label all streets; Label all parcel lines being vacated; Label all adjacent lots and landowners; Ensure Parcel Description is correct. See Engineering/ Legal Redlines	
Applicant Response	See attached responses and updated Subdivision Map	
Notes	No Further Comments	
Item 2	**Rezone Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Ensure Parcel Description is correct; Include all reception numbers; In addition to labeling all adjacent zoning, and subdivision names, please include existing uses; Label all streets. See Legal Redlines	
Applicant Response	Comments have been incorporated on updated Rezone Map	
Notes	This has not been addressed. Please include the zoning and land uses for the adjacent lots.	
Applicant Response	Comments have been incorporated on updated Rezone Map	
Notes	No further comments	
Item 3	**Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Label all streets; Show and label the contiguous boundary of the City limits next to the boundary of the area proposed for annexation; Label ownership and subdivision lot and block on adjacent property; Wasn't able to verify length of contiguous boundary with dimensions provided. See Engineering/ Legal Redlines	
Applicant Response		
Notes	No Further Comments	
Item 4	***Rezone Request Letter***	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	1. In your Rezone Request Letter, please address how the rezoning meets the intent of the zoning district considered and how it meets the goals and objectives of the comprehensive plan. The narrative should also address consistency with the surrounding zoning and how the proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. 2. In your Rezone Request Letter, you mentioned storage facilities and outdoor storage being an	

	encouraged use in the Town Core zoning district. This is not the case and is a land use that will require an additional review.	
Applicant Response		
Notes	No Further Comments	

Civil Engineering – Brad Curtis P.E , Northern Engineering

Item 1	**Refer to attached REDLINES for ReZone Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached Legal REDLINES for ReZone Map	
Applicant Response	See updated Rezone Map	
Notes	Refer to attached REDLINES for ReZone Map (01.27.2023)	
Applicant Response	See updated Rezone Map	
Notes	Refer to attached REDLINES for ReZone Map, dated 02.13.2023	
Applicant Response	See updated Rezone Map	
Notes	No Further Comments (7.3.2023)	
Item 2	**Refer to attached REDLINES for Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached REDLINES for Subdivision Map	
Applicant Response	See updated Subdivision Map	
Notes	Refer to attached REDLINES for Subdivision Map (01.27.2023)	
Applicant Response	See updated Subdivision Map	
Notes	Refer to attached REDLINES for Subdivision Map, dated 02.13.2023	
Applicant Response	See updated Subdivision Map	
Notes	No Further Comments (7.3.2023)	
Item 3	**Refer to attached REDLINES for Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached REDLINES for Annexation Map	
Applicant Response	See attached responses and updated Annexation Map	
Notes	Refer to attached REDLINES for Annexation Map (01.27.2023)	
Applicant Response	See updated Annexation Map	
Notes	Refer to attached REDLINES for Annexation Map, dated 02.13.2023	

Applicant Response	See updated Annexation Map	
Notes	No Further Comments (7.3.2023)	
Item 4	**Site Plan Resubmittal**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Though this is submittal #05, the updated Site Plan is only in the second iteration of review. Please refer to the attached LETTER for comments and questions. (01.27.2023)	
Applicant Response	Responses have been provided on the LETTER directly. The Final Site Plan will also be submitted and reviewed as it's own process after the Rezoning, Annexation and Subdivision are complete to ensure all of these comments are incorporated before Site Plan approval.	
Notes	No further comments from Engineering as it relates to the Site Plan. Please refer to the attached LETTER for comments and questions (05.25.2023)	
Item 5	**Preliminary Drainage Report**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please refer to the attached LETTER and REDLINES for comments and questions. (01.27.2023)	
Applicant Response		
Notes	Please refer to the attached LETTER regarding Final Drainage Report (05.25.2023). Comments include: a. Section III.C.4: According to the detention pond calculations in Appendix 2, the water quality and detention volume were calculated from Modified FAA method; Section IV.A.3: How are you over-detaining for the new buildings that do not drain towards the detention ponds? In Appendix 2, the total release rate for Ponds A and B is 1.42 cfs. This is equivalent to the historic 10-year release rate as mentioned throughout your report. This leads the conclusion that Ponds A and B are not over-detaining for the new buildings in Parcels 2 and 3. If they were being over-detained, the combined release rate from Ponds A and B should be less than 1.42 cfs (1.42 cfs - the undetained flows from the new buildings = the total allowable release rate from Ponds A and B). Alternate: If you can prove the flows from the new buildings in Parcels 2 and 3 will "Beat the Peak" from The Slough, then we have no concerns with the new buildings being released undetained.	

Applicant Response	Refer to Section IV.A.1.3 of the report - "There are 3 new future buildings proposed on Parcels 2 and 3. The increased imperviousness created by these new buildings, which is not significant, has been included in the calculations for the proposed water quality/detention ponds. Therefore, the detention ponds are "over detaining" to account for the new buildings that do not drain to the ponds." The total runoff from the redeveloped basins "A" and "B" has been slightly adjusted to account for the new buildings, increasing the 10-yr historic from 1.42 cfs to 1.46 cfs. The historic flow rate and hence release rate of the pond is not directly related to the storage volume calculated to overdetain the additional buildings, ie the volume of water stored does not determine the rate at which it is released. Therefore, the outlet design calculations for the ponds total the historic release rate seen from this portion of the property at 1.46 cfs. The Pond B design was slightly modified for an increase in the WSE of 0.30' to 4871.20 and an increase in the release rate from 0.70 cfs to 0.73 cfs.	
Notes	No Further Comments (7.3.2023)	

Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

Item 1	**See attached Memo**	**Resolved?**
Notes	Please see memo dated Feb 4, 2022	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Comment No. 1 Within the Proposed Mitigations section, JR noted that the Town of Severance does not have plans to widen 4th Avenue in this area due to right-of-way constraints. Response to Comment: The revised TIS now reflects that 4th Avenue near the proposed development will not be widened due to right-of-way constraints. Comment No. 2 A potential mitigation along 4th Avenue is modifications to striping to provide sufficient left turn storage into the storage site. Response to Comment: The revised TIS includes the recommendation for a eastbound left-turn lane as well as a southbound to eastbound acceleration lane. This would be accomplished through a restriping of the roadway. Comment No. 3 The TIS indicates that a 4% growth rate was applied to 2022 background traffic and a 3% growth	

	rate was applied to 2042 background traffic. Recommend revising these growth rates to 5% in accordance with the Town's latest standards. Response to Comment: The revised TIS now uses a 5% annual growth rate.to arrive at future year peak-hour and daily traffic volumes.	
Notes	No further comment	
Item 2	**Section I**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Section I includes a recommendation for an eastbound (EB) acceleration lane. The acceleration lane will conflict with the existing EB left turn lane onto 3rd Avenue.	
Applicant Response	The recommendation for an eastbound acceleration lane has been revised in the report to be an eastbound left-turn lane only.	
Notes	No further comment, revised to meet standards	
Item 3	**Missing Page**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Figure 11 "Total 2042 Volumes" (page 21) is missing.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 4	**Multi-Modal Transportation**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	The TIA does not include sections for pedestrians, bicycles and transit.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 5	**Second Site Access**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	There are discussions of providing a second site access along E Harmony Road. The access would be for emergency purposes only and will require a variance request from the Town's criteria on access spacing. Please submit a variance request letter to the Town for review.	
Applicant Response	There are no new accesses being proposed. There is an existing emergency access gate that will remain in place and this existing emergency access gate satisfies Windsor-Severance Fire Dept as well. Requested variance letter will not be needed.	
Notes	Existing Access will be utilized as an emergency secondary access, no variance is needed. Windsor Severance Fire Rescue has approved this secondary (emergency only) access.	

Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	**Annexation Petition and Annexation Map.**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Coming up on the 180-day deadline for petition signature validity. Applicant is strongly advised to get a new Petition on file with updated signatures and circulator affidavit. The reason for this is because someone could challenge the annexation on the basis that signatures are stale and, as a result, procedurally ,we could not find the petition was in substantial compliance with the Act. A few minor comments to the map. *See* annotated map for specific comments.	
Applicant Response	A new, signed petition is included with this submittal	
Notes	Annexation map comments addressed. New Petition submitted. No further comments.	
Item 2	**Annexation Agreement**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Par. 12: "feed" should be changed to "feet" Additional edits also suggested. *See* attached agreement for specific comments. TAO would have made these edits to word document, but submittal only contained a pdf. One point of clarification: is the annexation of the Property also contingent on successful rezone of Lot 1, Johnson Sub to Town Core? Or is that something that Applicant feels should be kept independent? If the rezone of Lot 1, Johnson Sub is tied to the annexation, however, then we'll need to address it in the annexation agreement.	
Applicant Response	Annexation is contingent on successful rezone of Lot 1 to Town Core	
Notes	Noted. Please see attached	
Applicant Response	See included, updated Annexation Agreement	
Notes	A few, very minor (formatting) edits to the Annexation Agreement.	
Applicant Response	Applicant is OK with formatting edits made	
Notes 7.25.23	No further comments	
Item 3	**Minor Sub Plat**	**Resolved?** ☐ YES ☒NO ☐ SEE ATTACHED
Notes	**Applicant's surveyor** has disregarded or left unaddressed most, if not all, prior civil and legal comments to 4th MS plat submittal. This is unacceptable and results in a waste of everyone's time. All prior comments are hereby re-stated as is fully set forth herein. ***Refer to* prior and current** *annotated plats for comments.*	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	

Notes	A few minor comments. See attached annotated plat for specific comments.	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	The floodway restriction note on the cover sheet has an error in the conjunctive sentence shown in yellow highlight: "and no changes or alterations affecting he the hydraulic characteristics . . ." That's obviously meant to be a "the." Other than that small revision to be made, plat otherwise looks great. No further comments.	
Applicant Response	Updated plan attached	
Notes 7.25.23	No further comments	
Item 4	**Rezone Map**	**Resolved?** ☒YES ☐NO ☐ SEE ATTACHED
Notes	See annotated map for Comments	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	Rezone map comments have been addressed.	
Item 5	**Site Plan**	**Resolved?** ☒YES ☐NO ☐ SEE ATTACHED
Notes	TAO will review site plan in conjunction with formal submittal of use by additional review request and MS re-submittal, and then only after annexation/zoning matters are completely addressed. The site plan (which is only in its 2nd iteration) should be premised on the proposed subdivision being approved, not prior sub conditions. E.g., it still refers to old parcel descriptions and an existing access easement that would go away if MS is approved. It also shows old lot lines.	
Applicant Response	OK. Final Site plan will be reviewed and approved after Annexation, Rezone and Subdivision.	
Notes	No further comments.	

Public Works – John Zacklene, Public Works Director, Town of Severance

Item 1	**Confirmation**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Is the applicant requesting any new water or sewer service? Still only one entrance?	
Applicant Response	No request for new water or sewer service. Yes, still only one entrance	

Police – Chief Gerdeman, Chief of Police, Severance Police

Item 1	**See attached**	**Resolved?** ☒ YES
Notes	See attached comment received 1/4/2022	

Applicant Response	Comments have been incorporated and responded to directly on the PDF copy of the email that contains the comments.	☐ NO ☐ SEE ATTACHED
Notes 4.28.2023	No Further Comment	

Building Department– Russ Weber, Chief Building Official, SAFEbuilt

Item 1	**Building Separation**	**Resolved?**
Notes	These building are classified as S1 Occupancies (Storage) Table 602 of the International Building Code requires a minimum 10 foot fire separation from a property line or a fire protection rating when located less than 10 feet. To determine the fire rating between buildings located on the same lot, section 705.3 assumes an imaginary line between buildings. This would require buildings on the same lot to maintain a minimum 20 foot separation or have a fire rating. Per table 601 a 1-hour fire rating would be required between the existing storage buildings and buildings D and E due to only having a 10 foot separation as shown on the site plan (Sheet 3 attached). An exception would be that if the two existing buildings and the one new building located on the West side of the existing lot (3638 square feet and 2228 square feet and the new 3400 square feet) and the two new buildings D and E have a total aggregate area that does not exceed the allowable area of table 506.2 for an S1 occupancy of a type II-B construction (26,000 square feet) I calculate the total of these building to be 38,466 square feet. Therefore, a fire resistive rating of one hour must be provided with exposure from both sides of the exterior wall (Per section 705.5) for buildings located less than 20 feet between buildings. A Fire resistance rating may be constructed to separate both the new and existing buildings in a way to limit the allowable area to 26,000 square feet.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	2 buildings will conform to the adopted codes at the time The allowable area for a type II S-1 building is 17,500 SF. With frontage increases this is approximately 26,250 SF, calculated using the 2021 building code method of frontage increases where between 50 and 75% of the building perimeter has a frontage of 30 feet or greater for a frontage increase factor of 50%. 810 of the 1600 feet of exterior building perimeter from buildings C, E, and the two existing structures has a frontage of 30 feet or greater. The 2021 building code method is assuming 2021 codes or later will be adopted at the time of phase 2 construction. All future phase of construction and exterior rated walls are anticipated with the design.	

	The aggregate area shall be used for buildings C, E, and the two existing structures for a total area of 23,200 SF. This is subject to future codes at the time of phase 2 construction. Building D will have the east wall rated as required by codes at the time of phase 2 construction per section 705.3 and 705.5	
Notes	This is an unusual request to use a building code (2021 IBC) when we have adopted the 2018 IBC and will be skipping a code cycle. They will Need to design and comply with the 2018 IBC as adopted today.	
Applicant Response	RESPONSE: Under the 2018 building codes, both buildings D and E will require a rated wall per section 705.3 and 705.5. This was anticipated with the overall site design. Future phase 2 buildings will comply with applicable codes at the time of design, permitting, and construction which may include future code updates and changes as required.	
Notes 12.19.2022	A pre-submittal meeting would be best to make sure they understand the requirements for the separation between buildings that are existing and new.	
Applicant Response	Per our coordination call on 2/27/23: The allowable area calculation including an area increase complies with the maximum allowable area of table 506.2 and section 506.3 for frontage increase per section 705.3 for buildings on the same lot. This pertains to buildings B, C and the two existing buildings. The east wall of building D will have a 2 hour rating as required by 602 and 705.3 to establish the required fire separation between the new building and the existing buildings.	
Notes 5.1.2023	No Further Comment	

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



Abdul Barzak
Town Planner
abarzak@townofseverance.org
Town of Severance
3 South Timber Ridge Parkway
PO BOX 339
Severance, CO 80546
970-692-1556

SEVERANCE STORAGE

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

PARCEL 1:

Lot A of Recorded Exemption No. 0705-35-4 RECX15-0020, recorded December 2, 2015 at Reception No 4162466, being a part of the Southeast 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

PARCEL 2:

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Excepting therefrom a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

PARCEL 3:

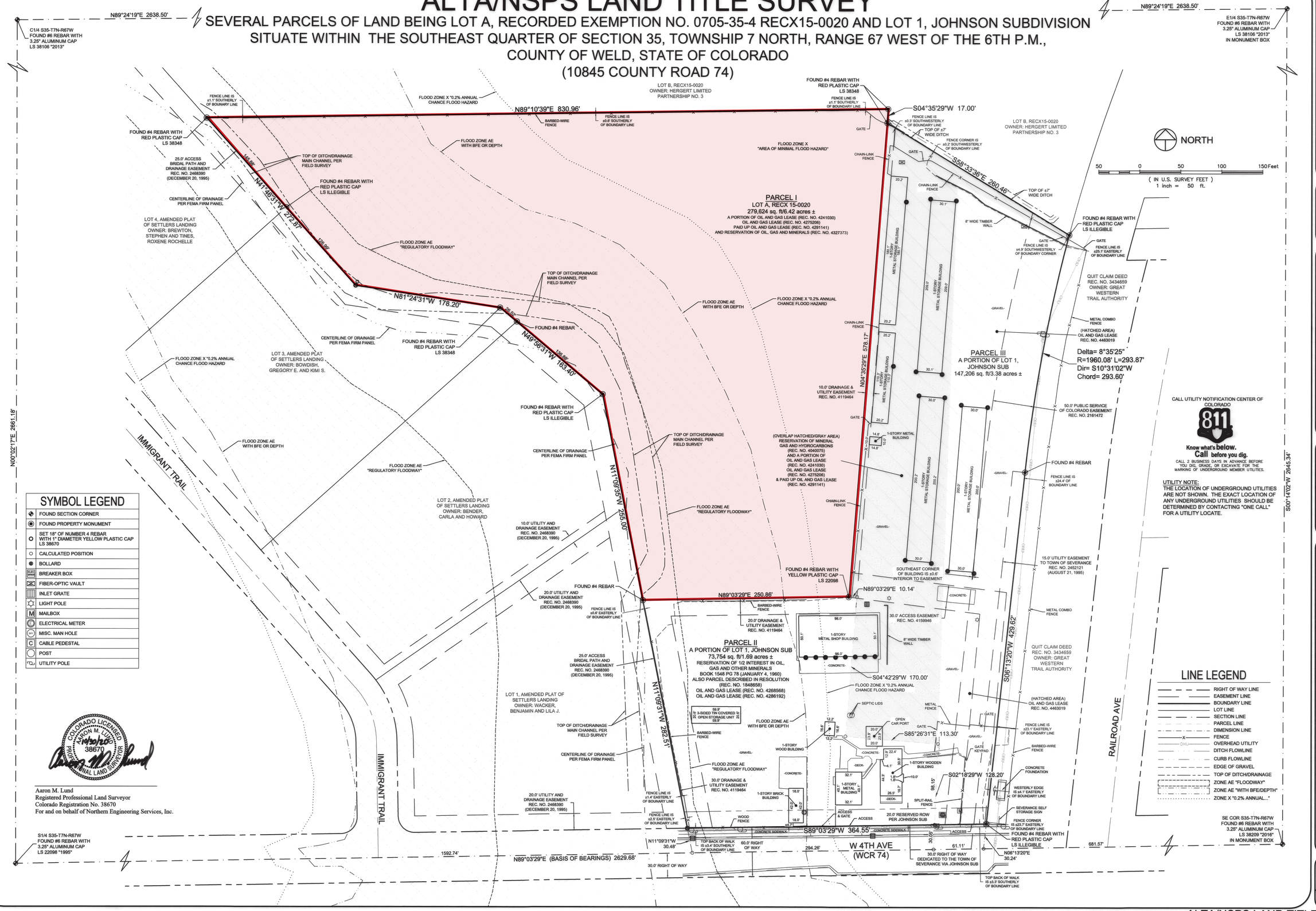
Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

SEVERAL PARCELS OF LAND BEING LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

(10845 COUNTY ROAD 74)



SYMBOL LEGEND

	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	SET 18" OF NUMBER 4 REBAR WITH 1" DIAMETER YELLOW PLASTIC CAP LS 38670
	CALCULATED POSITION
	BOLLARD
BKR BOX	BREAKER BOX
FOV	FIBER-OPTIC VAULT
	INLET GRATE
	LIGHT POLE
M	MAILBOX
	ELECTRICAL METER
MH	MISC. MAN HOLE
C	CABLE PEDESTAL
	POST
O	UTILITY POLE

LINE LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PARCEL LINE
- DIMENSION LINE
- FENCE
- OVERHEAD UTILITY
- DITCH FLOWLINE
- CURB FLOWLINE
- EDGE OF GRAVEL
- TOP OF DITCH/DRAINAGE
- ZONE AE "FLOODWAY"
- ZONE AE "WITH BFE/DEPTH"
- ZONE X "0.2% ANNUAL..."

COLORADO LICENSED AARON M. LUND 10/30/20 38670 PROFESSIONAL LAND SURVEYOR

Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 35
TOWNSHIP: 7 N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 10/30/2020
SCALE: 1" = 50'
REVIEWED BY: A. Lund
PROJECT: 1786-001
CLIENT:
DRAWN BY: A. Lund

ALTA/NSPS LAND TITLE SURVEY
SEVERAL PARCELS IN SE 1/4S35-T7N-R67W
10845 WCR 74, WELD COUNTY, COLORADO

Sheet 2 Of 2 Sheets

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Severance Storage Zoning	Shani Porter, Town Planner	Shani Porter, Town Planner

ACTION REQUESTED

Community Development requests that the Severance Planning Commission review, discuss and make a recommendation to the Town Council.

Actions that may be taken:
1. Approve the Zoning for Severance Storage to Town Core.
2. Take No Action.

Zoning
Action Requested
Attorney Approved

BRIEF SUMMARY

Severance Land LLC has petitioned theTown to annex and zone approximately 6.42 acre parcel located near the intersection of West 4th Avenue and 3rd Street in order to develop an extension of Severance Self Storage. Following annexation approval, this request is to zone the 6.42 acre parcel to Topwn Core.

PUBLIC SUPPORT/CONCERN

N/A

ANALYSIS AND RECOMMENDATION

Town Staff agrees that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for zoning as outlined in Section 16.3.10. Staff recommends that the Planning Commission forward a recommendation of approval to Town Council to zone the 6.42 acre parcel to Town Core.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Severance Storage Vicinity Map
2. Legal Description
3. Severance Storage Town Review 8th Submittal
4. Severance Storage Exhibit A
5. Severance Storage Zoning Staff Report PC 10.05.23

Severance Storage Vicinity Map



SEVERANCE STORAGE

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PARCEL 3:

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

Town of Severance Review Comments

Date:	5.2.2022 Resubmitted: 8.31.2022, 12.19.22, 4.28.23, 6.23.23, 7.25.23
Project Name/Contact:	Severance Storage Annex-Zoning-Concept/ Tony Ollila
Project Address:	Near E. Harmony Road & Railroad Ave Intersection
Customer	270 - Severance Storage
Review Number:	8th Submittal
Project Coordinator:	Shani Porter, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

_____

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Project Coordinator – Abdul Barzak, Town Planner, Town of Severance

Item 1	All Staff Redlines to be addressed.	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please address all remaining redlines/memos from Staff - Engineering - Legal - Planning	
Applicant Response	All comments addressed with this submittal	
Notes	No further comment	
Item 2	**Annexation Agreement**	**Resolved?** ☒ YES ☐ NO
Notes	Annexation Agreement must be finalized prior to Public Hearings. Please see Legal Item # 2 below.	

Applicant Response	Legal Item #2 below is addressed	☐ SEE ATTACHED
Notes		
Item 3	**Development Agreement**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Development Agreement must be finalized prior to Public Hearings for Site Plan. Please see the attached template Development Agreement; please fill out the applicant information and return it with the next resubmittal package.	
Applicant Response	Communication with Abdul and Keith have confirmed that the Development Agreement will be reviewed and contemplated after the annexation, zoning and subdivision are complete and approval of the Development Agreement will be part of the Final Site Plan review. Applicant acknowledges the town provided draft Development Agreement as an example only at this point.	
Notes	No further comment at this time, DA to be completed and reviewed with Site Plan.	
Item 4	**Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil (Civil item #3)	
Applicant Response	See updated Annexation Map. All comments are addressed	
Notes	No further comments	
Item 5	**Zoning Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil (Civil item #1)	
Applicant Response	See updated Zoning Map. All comments are addressed	
Notes	No further comments	
Item 6	**Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil & Legal (Civil Item #2 & Legal item #3)	
Applicant Response	See updated Subdivision Map. All comments are addressed	
Notes		
Item 7	**Site Plan**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Town Staff will provide a more thorough review of the Site Plan once all comments on Annexation/Zoning/Subdivision are finalized.	
Applicant Response	OK. Both Planning and Civil memo comments have been addressed	
Notes	Site Plan to be reviewed with Final Site Plan submittal	
Item 8	**Traffic**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see Traffic Engineering Items #2 and #5 below. These Items will need to be submitted and finalized prior to Public Hearings.	
Applicant Response	OK. Traffic Engineering Items #2 and #5 have responses in the traffic portion of this letter below.	

Notes	No further comments, all comments addressed	
Item 9	**Building Department Comments**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please reach out to Abdul Barzak abarzak@townofseverance.org and provide availability to set a meeting with the Town's Building Department to go over Phase 2 of the Site Plan so comments can be incorporated into the resubmittal.	
Applicant Response	A call was conducted with Abdul and Russ Weber on 2/27/23 which successfully clarified all building department comments. Further, specific responses are below in the corresponding building department comment sections.	
Notes	No further comment, all comments addressed	
Item 10	**Stakeholder/Referral Comments**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Applicant to resolve all remaining Stakeholder/referral comments. Current Outstanding Comments - Windsor Severance Fire Rescue - Great Western Trail Authority - SafeBuilt - Severance Police Department	
Applicant Response	- Windsor Severance Fire Rescue comments about the second emergency access have been resolved per Sandi Friedrichsen's email on 1/26/23 - Great Western Trail Authority's comments have been incorporated and will be captured in the coming Development Agreement and have been added to the site plan. - SafeBuilt comments have been addressed as we understand the spacing requirements. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required building spacing. - Severance Police Department fencing comments have been incorporated. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required fencing.	
Notes	WSFR = No further comments SafeBuilt = No further comments SPD = No further comments GWTA = Comments to be incorporated into future Development Agreement for Site Plan	

Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance

Item 1	**No Additional Comments at this Time.**	**Resolved?**

Notes	No Additional Comments at this Time.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	OK	

Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

Item 1	**Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Label all streets; Label all parcel lines being vacated; Label all adjacent lots and landowners; Ensure Parcel Description is correct. See Engineering/ Legal Redlines	
Applicant Response	See attached responses and updated Subdivision Map	
Notes	No Further Comments	
Item 2	**Rezone Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Ensure Parcel Description is correct; Include all reception numbers; In addition to labeling all adjacent zoning, and subdivision names, please include existing uses; Label all streets. See Legal Redlines	
Applicant Response	Comments have been incorporated on updated Rezone Map	
Notes	This has not been addressed. Please include the zoning and land uses for the adjacent lots.	
Applicant Response	Comments have been incorporated on updated Rezone Map	
Notes	No further comments	
Item 3	**Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Label all streets; Show and label the contiguous boundary of the City limits next to the boundary of the area proposed for annexation; Label ownership and subdivision lot and block on adjacent property; Wasn't able to verify length of contiguous boundary with dimensions provided. See Engineering/ Legal Redlines	
Applicant Response		
Notes	No Further Comments	
Item 4	***Rezone Request Letter***	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	1. In your Rezone Request Letter, please address how the rezoning meets the intent of the zoning district considered and how it meets the goals and objectives of the comprehensive plan. The narrative should also address consistency with the surrounding zoning and how the proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. 2. In your Rezone Request Letter, you mentioned storage facilities and outdoor storage being an	

	encouraged use in the Town Core zoning district. This is not the case and is a land use that will require an additional review.	
Applicant Response		
Notes	No Further Comments	

Civil Engineering – Brad Curtis P.E , Northern Engineering

Item 1	**Refer to attached REDLINES for ReZone Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached Legal REDLINES for ReZone Map	
Applicant Response	See updated Rezone Map	
Notes	Refer to attached REDLINES for ReZone Map (01.27.2023)	
Applicant Response	See updated Rezone Map	
Notes	Refer to attached REDLINES for ReZone Map, dated 02.13.2023	
Applicant Response	See updated Rezone Map	
Notes	No Further Comments (7.3.2023)	
Item 2	**Refer to attached REDLINES for Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached REDLINES for Subdivision Map	
Applicant Response	See updated Subdivision Map	
Notes	Refer to attached REDLINES for Subdivision Map (01.27.2023)	
Applicant Response	See updated Subdivision Map	
Notes	Refer to attached REDLINES for Subdivision Map, dated 02.13.2023	
Applicant Response	See updated Subdivision Map	
Notes	No Further Comments (7.3.2023)	
Item 3	**Refer to attached REDLINES for Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached REDLINES for Annexation Map	
Applicant Response	See attached responses and updated Annexation Map	
Notes	Refer to attached REDLINES for Annexation Map (01.27.2023)	
Applicant Response	See updated Annexation Map	
Notes	Refer to attached REDLINES for Annexation Map, dated 02.13.2023	

Applicant Response	See updated Annexation Map	
Notes	No Further Comments (7.3.2023)	
Item 4	**Site Plan Resubmittal**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Though this is submittal #05, the updated Site Plan is only in the second iteration of review. Please refer to the attached LETTER for comments and questions. (01.27.2023)	
Applicant Response	Responses have been provided on the LETTER directly. The Final Site Plan will also be submitted and reviewed as it's own process after the Rezoning, Annexation and Subdivision are complete to ensure all of these comments are incorporated before Site Plan approval.	
Notes	No further comments from Engineering as it relates to the Site Plan. Please refer to the attached LETTER for comments and questions (05.25.2023)	
Item 5	**Preliminary Drainage Report**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please refer to the attached LETTER and REDLINES for comments and questions. (01.27.2023)	
Applicant Response		
Notes	Please refer to the attached LETTER regarding Final Drainage Report (05.25.2023). Comments include: a. Section III.C.4: According to the detention pond calculations in Appendix 2, the water quality and detention volume were calculated from Modified FAA method; Section IV.A.3: How are you over-detaining for the new buildings that do not drain towards the detention ponds? In Appendix 2, the total release rate for Ponds A and B is 1.42 cfs. This is equivalent to the historic 10-year release rate as mentioned throughout your report. This leads the conclusion that Ponds A and B are not over-detaining for the new buildings in Parcels 2 and 3. If they were being over-detained, the combined release rate from Ponds A and B should be less than 1.42 cfs (1.42 cfs - the undetained flows from the new buildings = the total allowable release rate from Ponds A and B). Alternate: If you can prove the flows from the new buildings in Parcels 2 and 3 will "Beat the Peak" from The Slough, then we have no concerns with the new buildings being released undetained.	

Applicant Response	Refer to Section IV.A.1.3 of the report - "There are 3 new future buildings proposed on Parcels 2 and 3. The increased imperviousness created by these new buildings, which is not significant, has been included in the calculations for the proposed water quality/detention ponds. Therefore, the detention ponds are "over detaining" to account for the new buildings that do not drain to the ponds." The total runoff from the redeveloped basins "A" and "B" has been slightly adjusted to account for the new buildings, increasing the 10-yr historic from 1.42 cfs to 1.46 cfs. The historic flow rate and hence release rate of the pond is not directly related to the storage volume calculated to overdetain the additional buildings, ie the volume of water stored does not determine the rate at which it is released. Therefore, the outlet design calculations for the ponds total the historic release rate seen from this portion of the property at 1.46 cfs. The Pond B design was slightly modified for an increase in the WSE of 0.30' to 4871.20 and an increase in the release rate from 0.70 cfs to 0.73 cfs.	
Notes	No Further Comments (7.3.2023)	

Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

Item 1	**See attached Memo**	**Resolved?**
Notes	Please see memo dated Feb 4, 2022	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Comment No. 1 Within the Proposed Mitigations section, JR noted that the Town of Severance does not have plans to widen 4th Avenue in this area due to right-of-way constraints. Response to Comment: The revised TIS now reflects that 4th Avenue near the proposed development will not be widened due to right-of-way constraints. Comment No. 2 A potential mitigation along 4th Avenue is modifications to striping to provide sufficient left turn storage into the storage site. Response to Comment: The revised TIS includes the recommendation for a eastbound left-turn lane as well as a southbound to eastbound acceleration lane. This would be accomplished through a restriping of the roadway. Comment No. 3 The TIS indicates that a 4% growth rate was applied to 2022 background traffic and a 3% growth	

	rate was applied to 2042 background traffic. Recommend revising these growth rates to 5% in accordance with the Town's latest standards. Response to Comment: The revised TIS now uses a 5% annual growth rate.to arrive at future year peak-hour and daily traffic volumes.	
Notes	No further comment	
Item 2	**Section I**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Section I includes a recommendation for an eastbound (EB) acceleration lane. The acceleration lane will conflict with the existing EB left turn lane onto 3rd Avenue.	
Applicant Response	The recommendation for an eastbound acceleration lane has been revised in the report to be an eastbound left-turn lane only.	
Notes	No further comment, revised to meet standards	
Item 3	**Missing Page**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Figure 11 "Total 2042 Volumes" (page 21) is missing.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 4	**Multi-Modal Transportation**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	The TIA does not include sections for pedestrians, bicycles and transit.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 5	**Second Site Access**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	There are discussions of providing a second site access along E Harmony Road. The access would be for emergency purposes only and will require a variance request from the Town's criteria on access spacing. Please submit a variance request letter to the Town for review.	
Applicant Response	There are no new accesses being proposed. There is an existing emergency access gate that will remain in place and this existing emergency access gate satisfies Windsor-Severance Fire Dept as well. Requested variance letter will not be needed.	
Notes	Existing Access will be utilized as an emergency secondary access, no variance is needed. Windsor Severance Fire Rescue has approved this secondary (emergency only) access.	

Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	**Annexation Petition and Annexation Map.**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Coming up on the 180-day deadline for petition signature validity. Applicant is strongly advised to get a new Petition on file with updated signatures and circulator affidavit. The reason for this is because someone could challenge the annexation on the basis that signatures are stale and, as a result, procedurally ,we could not find the petition was in substantial compliance with the Act. A few minor comments to the map. *See* annotated map for specific comments.	
Applicant Response	A new, signed petition is included with this submittal	
Notes	Annexation map comments addressed. New Petition submitted. No further comments.	
Item 2	**Annexation Agreement**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Par. 12: "feed" should be changed to "feet" Additional edits also suggested. *See* attached agreement for specific comments. TAO would have made these edits to word document, but submittal only contained a pdf. One point of clarification: is the annexation of the Property also contingent on successful rezone of Lot 1, Johnson Sub to Town Core? Or is that something that Applicant feels should be kept independent? If the rezone of Lot 1, Johnson Sub is tied to the annexation, however, then we'll need to address it in the annexation agreement.	
Applicant Response	Annexation is contingent on successful rezone of Lot 1 to Town Core	
Notes	Noted. Please see attached	
Applicant Response	See included, updated Annexation Agreement	
Notes	A few, very minor (formatting) edits to the Annexation Agreement.	
Applicant Response	Applicant is OK with formatting edits made	
Notes 7.25.23	No further comments	
Item 3	**Minor Sub Plat**	**Resolved?** ☐ YES ☒NO ☐ SEE ATTACHED
Notes	**Applicant's surveyor** has disregarded or left unaddressed most, if not all, prior civil and legal comments to 4th MS plat submittal. This is unacceptable and results in a waste of everyone's time. All prior comments are hereby re-stated as is fully set forth herein. ***Refer to* prior and current** *annotated plats for comments.*	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	

Notes	A few minor comments. See attached annotated plat for specific comments.	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	The floodway restriction note on the cover sheet has an error in the conjunctive sentence shown in yellow highlight: "and no changes or alterations affecting he the hydraulic characteristics . . ." That's obviously meant to be a "the." Other than that small revision to be made, plat otherwise looks great. No further comments.	
Applicant Response	Updated plan attached	
Notes 7.25.23	No further comments	
Item 4	**Rezone Map**	**Resolved?** ☒YES ☐NO ☐ SEE ATTACHED
Notes	See annotated map for Comments	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	Rezone map comments have been addressed.	
Item 5	**Site Plan**	**Resolved?** ☒YES ☐NO ☐ SEE ATTACHED
Notes	TAO will review site plan in conjunction with formal submittal of use by additional review request and MS re-submittal, and then only after annexation/zoning matters are completely addressed. The site plan (which is only in its 2nd iteration) should be premised on the proposed subdivision being approved, not prior sub conditions. E.g., it still refers to old parcel descriptions and an existing access easement that would go away if MS is approved. It also shows old lot lines.	
Applicant Response	OK. Final Site plan will be reviewed and approved after Annexation, Rezone and Subdivision.	
Notes	No further comments.	

Public Works – John Zacklene, Public Works Director, Town of Severance

Item 1	**Confirmation**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Is the applicant requesting any new water or sewer service? Still only one entrance?	
Applicant Response	No request for new water or sewer service. Yes, still only one entrance	

Police – Chief Gerdeman, Chief of Police, Severance Police

Item 1	**See attached**	**Resolved?** ☒ YES
Notes	See attached comment received 1/4/2022	

Applicant Response	Comments have been incorporated and responded to directly on the PDF copy of the email that contains the comments.	☐ NO ☐ SEE ATTACHED
Notes 4.28.2023	No Further Comment	

Building Department– Russ Weber, Chief Building Official, SAFEbuilt

Item 1	**Building Separation**	**Resolved?**
Notes	These building are classified as S1 Occupancies (Storage) Table 602 of the International Building Code requires a minimum 10 foot fire separation from a property line or a fire protection rating when located less than 10 feet. To determine the fire rating between buildings located on the same lot, section 705.3 assumes an imaginary line between buildings. This would require buildings on the same lot to maintain a minimum 20 foot separation or have a fire rating. Per table 601 a 1-hour fire rating would be required between the existing storage buildings and buildings D and E due to only having a 10 foot separation as shown on the site plan (Sheet 3 attached). An exception would be that if the two existing buildings and the one new building located on the West side of the existing lot (3638 square feet and 2228 square feet and the new 3400 square feet) and the two new buildings D and E have a total aggregate area that does not exceed the allowable area of table 506.2 for an S1 occupancy of a type II-B construction (26,000 square feet) I calculate the total of these building to be 38,466 square feet. Therefore, a fire resistive rating of one hour must be provided with exposure from both sides of the exterior wall (Per section 705.5) for buildings located less than 20 feet between buildings. A Fire resistance rating may be constructed to separate both the new and existing buildings in a way to limit the allowable area to 26,000 square feet.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	2 buildings will conform to the adopted codes at the time The allowable area for a type II S-1 building is 17,500 SF. With frontage increases this is approximately 26,250 SF, calculated using the 2021 building code method of frontage increases where between 50 and 75% of the building perimeter has a frontage of 30 feet or greater for a frontage increase factor of 50%. 810 of the 1600 feet of exterior building perimeter from buildings C, E, and the two existing structures has a frontage of 30 feet or greater. The 2021 building code method is assuming 2021 codes or later will be adopted at the time of phase 2 construction. All future phase of construction and exterior rated walls are anticipated with the design.	

	The aggregate area shall be used for buildings C, E, and the two existing structures for a total area of 23,200 SF. This is subject to future codes at the time of phase 2 construction. Building D will have the east wall rated as required by codes at the time of phase 2 construction per section 705.3 and 705.5	
Notes	This is an unusual request to use a building code (2021 IBC) when we have adopted the 2018 IBC and will be skipping a code cycle. They will Need to design and comply with the 2018 IBC as adopted today.	
Applicant Response	RESPONSE: Under the 2018 building codes, both buildings D and E will require a rated wall per section 705.3 and 705.5. This was anticipated with the overall site design. Future phase 2 buildings will comply with applicable codes at the time of design, permitting, and construction which may include future code updates and changes as required.	
Notes 12.19.2022	A pre-submittal meeting would be best to make sure they understand the requirements for the separation between buildings that are existing and new.	
Applicant Response	Per our coordination call on 2/27/23: The allowable area calculation including an area increase complies with the maximum allowable area of table 506.2 and section 506.3 for frontage increase per section 705.3 for buildings on the same lot. This pertains to buildings B, C and the two existing buildings. The east wall of building D will have a 2 hour rating as required by 602 and 705.3 to establish the required fire separation between the new building and the existing buildings.	
Notes 5.1.2023	No Further Comment	

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



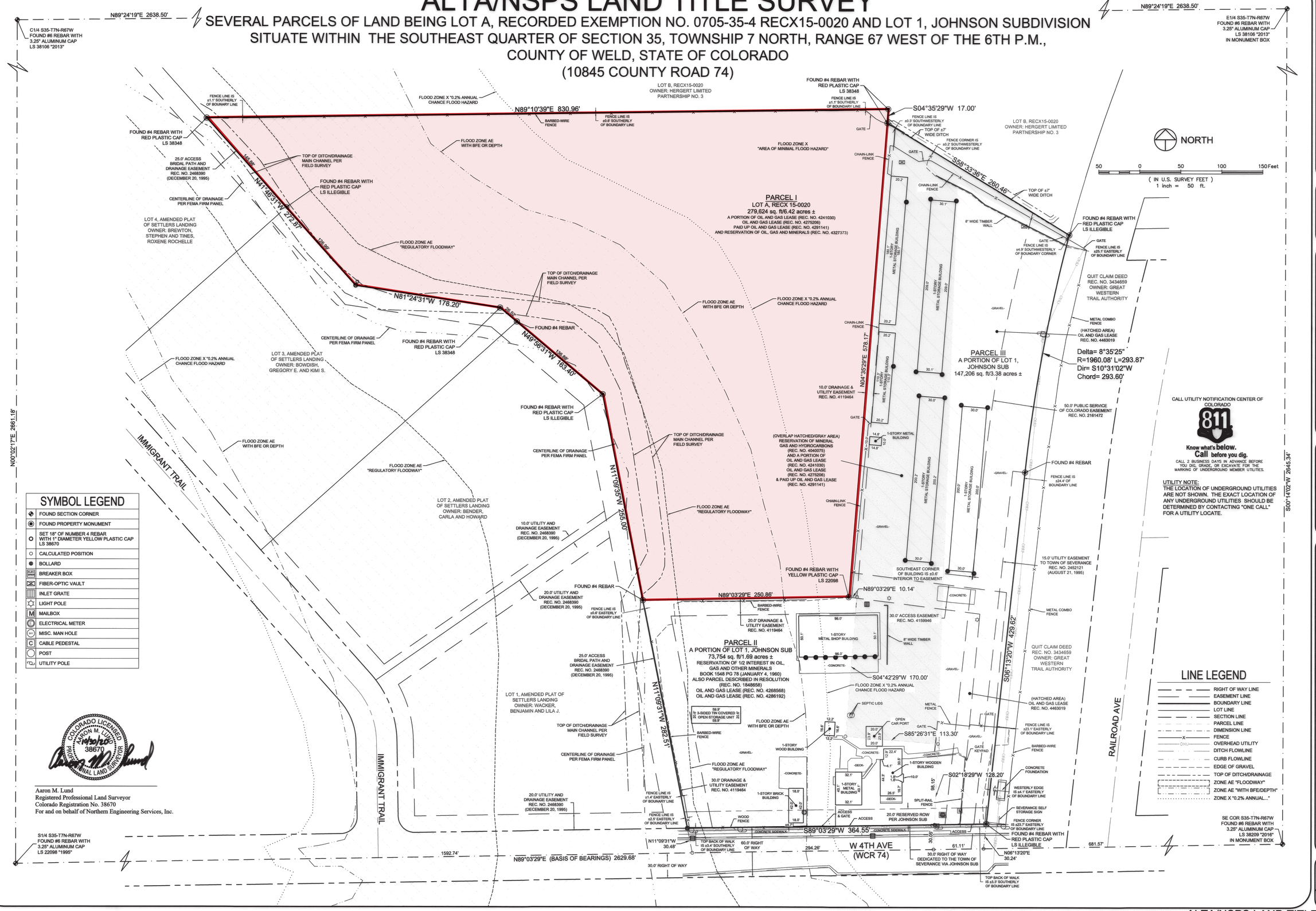
Abdul Barzak
Town Planner
abarzak@townofseverance.org
Town of Severance
3 South Timber Ridge Parkway
PO BOX 339
Severance, CO 80546
970-692-1556

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

SEVERAL PARCELS OF LAND BEING LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

(10845 COUNTY ROAD 74)



SYMBOL LEGEND

	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	SET 18" OF NUMBER 4 REBAR WITH 1" DIAMETER YELLOW PLASTIC CAP LS 38670
	CALCULATED POSITION
	BOLLARD
BKR	BREAKER BOX
FOV	FIBER-OPTIC VAULT
	INLET GRATE
	LIGHT POLE
M	MAILBOX
	ELECTRICAL METER
MH	MISC. MAN HOLE
C	CABLE PEDESTAL
	POST
*UL	UTILITY POLE

LINE LEGEND

- RIGHT OF WAY LINE
- EASEMENT LINE
- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PARCEL LINE
- DIMENSION LINE
- FENCE
- OVERHEAD UTILITY
- DITCH FLOWLINE
- CURB FLOWLINE
- EDGE OF GRAVEL
- TOP OF DITCH/DRAINAGE
- ZONE AE "FLOODWAY"
- ZONE AE "WITH BFE/DEPTH"
- ZONE X "0.2% ANNUAL..."

COLORADO LICENSED AARON M. LUND 10/30/20 38670 PROFESSIONAL LAND SURVEYOR

Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 35
TOWNSHIP: 7 N
RANGE: 67 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 10/30/2020
SCALE: 1" = 50'
REVIEWED BY: A. Lund
PROJECT: 1786-001
CLIENT:
DRAWN BY: A. Lund

ALTA/NSPS LAND TITLE SURVEY
SEVERAL PARCELS IN SE 1/4S35-T7N-R67W
10845 WCR 74, WELD COUNTY, COLORADO

Sheet 2
Of 2 Sheets

COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Severance Storage

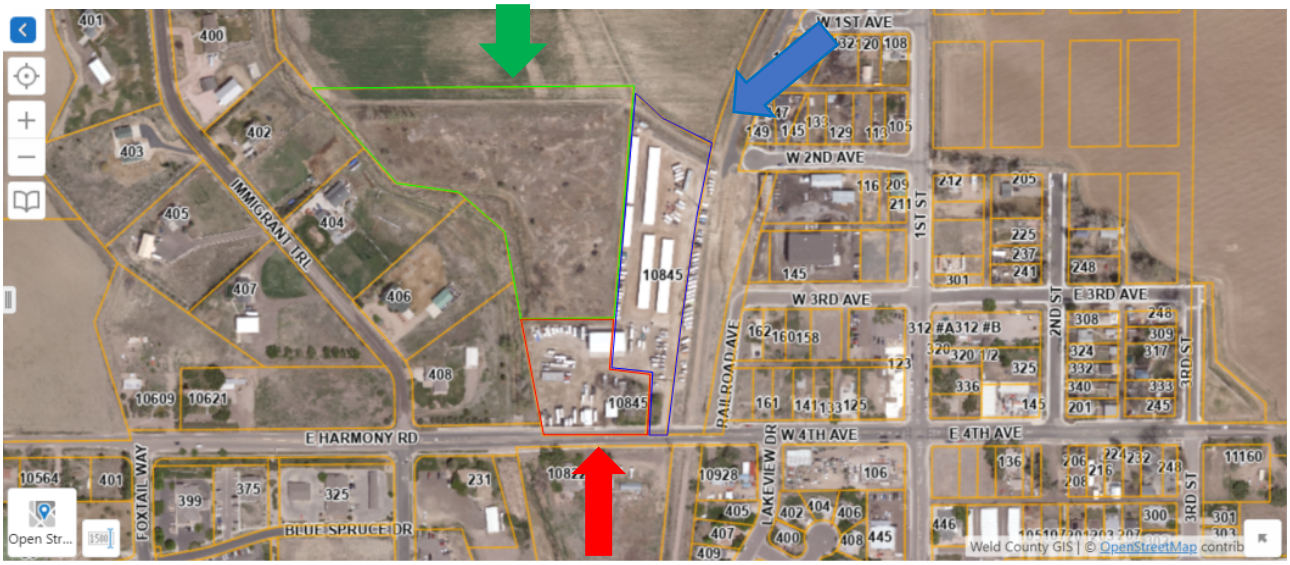
Land Use Process: Request for Zoning – from Suburban Perimeter to Town Core
Planning Commission **October 18, 2023**
Town Council **November 14, 2023**

Report Date: 10.5.23

Vicinity Map: Area to be zoned to Town Core is outlined in Green

Property to be Zoned Town Core

Existing Town Core Zoning



Existing Town Suburban Perimeter Zoning

PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission public hearing was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing. (Sign Posted October 2, 2023)

The public hearing was also posted in the newspaper of record a minimum of 15 days ahead of the Town Council hearing (To begin October 17, 2023)

Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Great Western Trail Association
- ✓ Platte Valley REA\EXCEL
- ✓ Century Link
- ✓ State of Colorado DNR
- ✓ Clearview Library District
- ✓ North Weld County Water District
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Light Gig
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

PROJECT DESCRIPTION

Severance Land LLC has petitioned the Town to annex and zone an approximately 6.42-acre parcel located near the intersection of West 4th Avenue and 3rd Street, in order to develop an extension of Severance Storage. Upon annexation, the applicant is also requesting to zone the property to Town Core. Accompanying the annexation is also a request to amend the zoning of the existing parcel (parcel II as shown on the Severance Storage Rezone Map) from Suburban Perimeter to Town Core. This request is being made to bring the entire site into the same zoning district.

This application is specific to the zoning of 6.42 acre parcel to Town Core. Staff has reviewed the proposed zoning and finds it is consistent with the Town of Severance Comprehensive Plan and the Town Land Use Code. A key objective of the Future Land Use Plan is to create a land use pattern that prevents conflict between adjacent uses. The applicant intends to expand the existing storage facilities, which is a use allowed in the Town Core zone with additional review. A water way and vegetated area along with existing residential uses is located to the west of the development with vacant land to the north. To the East is the Great Western Trail and existing commercial buildings. Town Staff believes the re-zoning of this property to Town Core is more in line with the overall zoning and intended uses of the downtown area.

The applicant has also submitted a concept plan to prepare for the future development and expansion of the self-storage facility that will occur in two phases. Phase 1 is planned to include boat and RV storage spaces in addition to a new self-storage warehouse building. Phase 2 is planned to convert a large portion of the outdoor storage space to self-storage buildings. The expanded use of storage facilities for outdoor storage of RV's, boats, trailers etc. in the Town Core requires additional review. Site specific details will be reviewed at the time of Use by Special Review and Final Plat.

OVERALL STAFF COMMENTS

TOWN PLANNER
Town Staff has reviewed the application for zoning to Town Core and finds it consistent with Town of Severance Comprehensive Plan specific and Land Use Code.

TOWN MANAGEMENT
No further comments currently.

TOWN ENGINEER
No further comments currently.

TOWN TRAFFIC ENGINEER
No further comments currently.

TOWN ATTORNEY
No further comments currently.

PUBLIC WORKS
No further comments currently.

POLICE
No further comments currently.

TOWN BUILDING DEPARTMENT
No further comments currently.

OTHER REFERRALS
No further comments currently.

STAFF RECOMMENDATION TO PLANNING COMMISSION

Town staff agrees that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for zoning as outlined in section 16.3.10. Staff recommends that the Planning Commission forward a recommendation of approval to Town Council to zone the 6.42 acre parcel to Town Core.

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Severance Storage Rezoning	Shani Porter, Town Planner	Shani Porter, Town Planner

ACTION REQUESTED

Community Development requests that the Severance Planning Commission review, discuss and take action on the re-zoning.

Actions that may be taken
1. Recommend approval of the re-zoning of a 1.69 acre parcel from Suburban Perimeter to Town Core to Town Council.
2. Take No Action

Zoning
Action Requested
Attorney Approved

BRIEF SUMMARY

This application is specific to the re-zoning of 1.69 acres from Suburban Perimeter to Town Core. Staff has reviewed the proposed re-zoning and finds it is consistent with the Town of Severance Comprehensive Plan and the Town Land Use Code. The re-zoning of this parcel will bring the entire area which includes the existing Severance Self Storage property into the same zone district which is consistent with the Town Core zoning and the downtown area.

PUBLIC SUPPORT/CONCERN

N/A

ANALYSIS AND RECOMMENDATION

Town staff agrees that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for zoning as outlined in Section 16.3.10. Staff recommends that the Planning commission forward a recommendation of approval to Town Council to re-zone the 1.69 acre parcel to Town Core.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Severance Storage re-Zoning Staff Report PC 10.05.23
2. Severance Storage Vicinity Map
3. Legal Description
4. Severance Storage Town Review 8th Submittal

COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Severance Storage

Land Use Process: Request for Re-Zoning – from Suburban Perimeter to Town Core
Planning Commission **October 18, 2023**
Town Council **November 14, 2023**

Report Date: 10.5.23

Vicinity Map: Area to be Re-zoned from Perimeter Suburban to Town Core is outlined in Red.

Property to be Zoned Town Core

Existing Town Core Zoning



Existing Town Suburban Perimeter Zoning

PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission public hearing was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

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Referral Agencies Involved

- ✓ Windsor-Severance Fire District
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- ✓ Century Link
- ✓ State of Colorado DNR
- ✓ Clearview Library District
- ✓ North Weld County Water District
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Light Gig
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

PROJECT DESCRIPTION

Severance Land LLC has petitioned the Town to annex and zone an approximately 6.42-acre parcel located near the intersection of West 4th Avenue and 3rd Street in order to develop an extension of Severance Storage. Upon annexation, the applicant is also requesting to zone the property to Town Core. Accompanying the annexation is also a request to amend the zoning of the existing parcel (parcel II as shown on the Severance Storage Rezone Map) from Suburban Perimeter to Town Core. This request is being made to bring the entire site into the same zoning district.

This application is specific to the re-zoning of 1.69 acres from Suburban Perimeter to Town Core. Staff has reviewed the proposed re-zoning and finds it is consistent with the Town of Severance Comprehensive Plan and the Town Land Use Code. A key objective of the Future Land Use Plan is to create a land use pattern that prevents conflict between adjacent uses. The applicant intends to expand the existing storage facilities, which is a use allowed in the Town Core zone with additional review. A water way and vegetated area along with existing residential uses is located to the west of the development with vacant land to the north. To the East is the Great Western Trail and existing commercial buildings. Town Staff believes the re-zoning of this property to Town Core is more in line with the overall zoning and intended uses of the downtown area.

The applicant has also submitted a concept plan to prepare for the future development and expansion of the self-storage facility that will occur in two phases. Phase 1 is planned to include boat and RV storage spaces in addition to a new self-storage warehouse building. Phase 2 is planned to convert a large portion of the outdoor storage space to self-storage buildings. The expanded use of storage facilities for outdoor storage of RV's, boats, trailers etc. in the Town Core requires additional review. Site specific details will be reviewed at the time of Use by Special Review and Final Plat.

OVERALL STAFF COMMENTS

TOWN PLANNER
Town Staff has reviewed the application for re-zoning to Town Core and finds it consistent with Town of Severance Comprehensive Plan specific and Land Use Code.

TOWN MANAGEMENT
No further comments currently.

TOWN ENGINEER
No further comments currently.

TOWN TRAFFIC ENGINEER
No further comments currently.

TOWN ATTORNEY
No further comments currently.

PUBLIC WORKS
No further comments currently.

POLICE
No further comments currently.

TOWN BUILDING DEPARTMENT
No further comments currently.

OTHER REFERRALS
No further comments currently.

STAFF RECOMMENDATION TO PLANNING COMMISSION

Town staff agrees that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements for zoning as outlined in section 16.3.10. Staff recommends that the Planning Commission forward a recommendation of approval to Town Council to re-zone the 1.69 acre parcel to Town Core.

Severance Storage Vicinity Map



SEVERANCE STORAGE

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

PARCEL 1:

Lot A of Recorded Exemption No. 0705-35-4 RECX15-0020, recorded December 2, 2015 at Reception No 4162466, being a part of the Southeast 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

PARCEL 2:

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Excepting therefrom a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

PARCEL 3:

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;
Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows:
Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

Town of Severance Review Comments

Date:	5.2.2022 Resubmitted: 8.31.2022, 12.19.22, 4.28.23, 6.23.23, 7.25.23
Project Name/Contact:	Severance Storage Annex-Zoning-Concept/ Tony Ollila
Project Address:	Near E. Harmony Road & Railroad Ave Intersection
Customer	270 - Severance Storage
Review Number:	8th Submittal
Project Coordinator:	Shani Porter, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

_____

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Project Coordinator – Abdul Barzak, Town Planner, Town of Severance

Item 1	All Staff Redlines to be addressed.	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please address all remaining redlines/memos from Staff - Engineering - Legal - Planning	
Applicant Response	All comments addressed with this submittal	
Notes	No further comment	
Item 2	**Annexation Agreement**	**Resolved?** ☒ YES ☐ NO
Notes	Annexation Agreement must be finalized prior to Public Hearings. Please see Legal Item # 2 below.	

Applicant Response	Legal Item #2 below is addressed	☐ SEE ATTACHED
Notes		
Item 3	**Development Agreement**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Development Agreement must be finalized prior to Public Hearings for Site Plan. Please see the attached template Development Agreement; please fill out the applicant information and return it with the next resubmittal package.	
Applicant Response	Communication with Abdul and Keith have confirmed that the Development Agreement will be reviewed and contemplated after the annexation, zoning and subdivision are complete and approval of the Development Agreement will be part of the Final Site Plan review. Applicant acknowledges the town provided draft Development Agreement as an example only at this point.	
Notes	No further comment at this time, DA to be completed and reviewed with Site Plan.	
Item 4	**Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil (Civil item #3)	
Applicant Response	See updated Annexation Map. All comments are addressed	
Notes	No further comments	
Item 5	**Zoning Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil (Civil item #1)	
Applicant Response	See updated Zoning Map. All comments are addressed	
Notes	No further comments	
Item 6	**Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see attached Civil & Legal (Civil Item #2 & Legal item #3)	
Applicant Response	See updated Subdivision Map. All comments are addressed	
Notes		
Item 7	**Site Plan**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Town Staff will provide a more thorough review of the Site Plan once all comments on Annexation/Zoning/Subdivision are finalized.	
Applicant Response	OK. Both Planning and Civil memo comments have been addressed	
Notes	Site Plan to be reviewed with Final Site Plan submittal	
Item 8	**Traffic**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see Traffic Engineering Items #2 and #5 below. These Items will need to be submitted and finalized prior to Public Hearings.	
Applicant Response	OK. Traffic Engineering Items #2 and #5 have responses in the traffic portion of this letter below.	

Notes	No further comments, all comments addressed	
Item 9	**Building Department Comments**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please reach out to Abdul Barzak abarzak@townofseverance.org and provide availability to set a meeting with the Town's Building Department to go over Phase 2 of the Site Plan so comments can be incorporated into the resubmittal.	
Applicant Response	A call was conducted with Abdul and Russ Weber on 2/27/23 which successfully clarified all building department comments. Further, specific responses are below in the corresponding building department comment sections.	
Notes	No further comment, all comments addressed	
Item 10	**Stakeholder/Referral Comments**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Applicant to resolve all remaining Stakeholder/referral comments. Current Outstanding Comments - Windsor Severance Fire Rescue - Great Western Trail Authority - SafeBuilt - Severance Police Department	
Applicant Response	- Windsor Severance Fire Rescue comments about the second emergency access have been resolved per Sandi Friedrichsen's email on 1/26/23 - Great Western Trail Authority's comments have been incorporated and will be captured in the coming Development Agreement and have been added to the site plan. - SafeBuilt comments have been addressed as we understand the spacing requirements. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required building spacing. - Severance Police Department fencing comments have been incorporated. Also, the Final Site Plan will be an additional mechanism and review structure to double ensure the Final Site Plan accounts for the required fencing.	
Notes	WSFR = No further comments SafeBuilt = No further comments SPD = No further comments GWTA = Comments to be incorporated into future Development Agreement for Site Plan	

Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance

Item 1	**No Additional Comments at this Time.**	**Resolved?**

Notes	No Additional Comments at this Time.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	OK	

Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

Item 1	**Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Label all streets; Label all parcel lines being vacated; Label all adjacent lots and landowners; Ensure Parcel Description is correct. See Engineering/ Legal Redlines	
Applicant Response	See attached responses and updated Subdivision Map	
Notes	No Further Comments	
Item 2	**Rezone Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Ensure Parcel Description is correct; Include all reception numbers; In addition to labeling all adjacent zoning, and subdivision names, please include existing uses; Label all streets. See Legal Redlines	
Applicant Response	Comments have been incorporated on updated Rezone Map	
Notes	This has not been addressed. Please include the zoning and land uses for the adjacent lots.	
Applicant Response	Comments have been incorporated on updated Rezone Map	
Notes	No further comments	
Item 3	**Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Label all streets; Show and label the contiguous boundary of the City limits next to the boundary of the area proposed for annexation; Label ownership and subdivision lot and block on adjacent property; Wasn't able to verify length of contiguous boundary with dimensions provided. See Engineering/ Legal Redlines	
Applicant Response		
Notes	No Further Comments	
Item 4	***Rezone Request Letter***	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	1. In your Rezone Request Letter, please address how the rezoning meets the intent of the zoning district considered and how it meets the goals and objectives of the comprehensive plan. The narrative should also address consistency with the surrounding zoning and how the proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. 2. In your Rezone Request Letter, you mentioned storage facilities and outdoor storage being an	

	encouraged use in the Town Core zoning district. This is not the case and is a land use that will require an additional review.	
Applicant Response		
Notes	No Further Comments	

Civil Engineering – Brad Curtis P.E , Northern Engineering

Item 1	**Refer to attached REDLINES for ReZone Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached Legal REDLINES for ReZone Map	
Applicant Response	See updated Rezone Map	
Notes	Refer to attached REDLINES for ReZone Map (01.27.2023)	
Applicant Response	See updated Rezone Map	
Notes	Refer to attached REDLINES for ReZone Map, dated 02.13.2023	
Applicant Response	See updated Rezone Map	
Notes	No Further Comments (7.3.2023)	
Item 2	**Refer to attached REDLINES for Subdivision Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached REDLINES for Subdivision Map	
Applicant Response	See updated Subdivision Map	
Notes	Refer to attached REDLINES for Subdivision Map (01.27.2023)	
Applicant Response	See updated Subdivision Map	
Notes	Refer to attached REDLINES for Subdivision Map, dated 02.13.2023	
Applicant Response	See updated Subdivision Map	
Notes	No Further Comments (7.3.2023)	
Item 3	**Refer to attached REDLINES for Annexation Map**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Refer to attached REDLINES for Annexation Map	
Applicant Response	See attached responses and updated Annexation Map	
Notes	Refer to attached REDLINES for Annexation Map (01.27.2023)	
Applicant Response	See updated Annexation Map	
Notes	Refer to attached REDLINES for Annexation Map, dated 02.13.2023	

Applicant Response	See updated Annexation Map	
Notes	No Further Comments (7.3.2023)	
Item 4	**Site Plan Resubmittal**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Though this is submittal #05, the updated Site Plan is only in the second iteration of review. Please refer to the attached LETTER for comments and questions. (01.27.2023)	
Applicant Response	Responses have been provided on the LETTER directly. The Final Site Plan will also be submitted and reviewed as it's own process after the Rezoning, Annexation and Subdivision are complete to ensure all of these comments are incorporated before Site Plan approval.	
Notes	No further comments from Engineering as it relates to the Site Plan. Please refer to the attached LETTER for comments and questions (05.25.2023)	
Item 5	**Preliminary Drainage Report**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please refer to the attached LETTER and REDLINES for comments and questions. (01.27.2023)	
Applicant Response		
Notes	Please refer to the attached LETTER regarding Final Drainage Report (05.25.2023). Comments include: a. Section III.C.4: According to the detention pond calculations in Appendix 2, the water quality and detention volume were calculated from Modified FAA method; Section IV.A.3: How are you over-detaining for the new buildings that do not drain towards the detention ponds? In Appendix 2, the total release rate for Ponds A and B is 1.42 cfs. This is equivalent to the historic 10-year release rate as mentioned throughout your report. This leads the conclusion that Ponds A and B are not over-detaining for the new buildings in Parcels 2 and 3. If they were being over-detained, the combined release rate from Ponds A and B should be less than 1.42 cfs (1.42 cfs - the undetained flows from the new buildings = the total allowable release rate from Ponds A and B). Alternate: If you can prove the flows from the new buildings in Parcels 2 and 3 will "Beat the Peak" from The Slough, then we have no concerns with the new buildings being released undetained.	

Applicant Response	Refer to Section IV.A.1.3 of the report - "There are 3 new future buildings proposed on Parcels 2 and 3. The increased imperviousness created by these new buildings, which is not significant, has been included in the calculations for the proposed water quality/detention ponds. Therefore, the detention ponds are "over detaining" to account for the new buildings that do not drain to the ponds." The total runoff from the redeveloped basins "A" and "B" has been slightly adjusted to account for the new buildings, increasing the 10-yr historic from 1.42 cfs to 1.46 cfs. The historic flow rate and hence release rate of the pond is not directly related to the storage volume calculated to overdetain the additional buildings, ie the volume of water stored does not determine the rate at which it is released. Therefore, the outlet design calculations for the ponds total the historic release rate seen from this portion of the property at 1.46 cfs. The Pond B design was slightly modified for an increase in the WSE of 0.30' to 4871.20 and an increase in the release rate from 0.70 cfs to 0.73 cfs.	
Notes	No Further Comments (7.3.2023)	

Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

Item 1	**See attached Memo**	**Resolved?**
Notes	Please see memo dated Feb 4, 2022	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Comment No. 1 Within the Proposed Mitigations section, JR noted that the Town of Severance does not have plans to widen 4th Avenue in this area due to right-of-way constraints. Response to Comment: The revised TIS now reflects that 4th Avenue near the proposed development will not be widened due to right-of-way constraints. Comment No. 2 A potential mitigation along 4th Avenue is modifications to striping to provide sufficient left turn storage into the storage site. Response to Comment: The revised TIS includes the recommendation for a eastbound left-turn lane as well as a southbound to eastbound acceleration lane. This would be accomplished through a restriping of the roadway. Comment No. 3 The TIS indicates that a 4% growth rate was applied to 2022 background traffic and a 3% growth	

	rate was applied to 2042 background traffic. Recommend revising these growth rates to 5% in accordance with the Town's latest standards. Response to Comment: The revised TIS now uses a 5% annual growth rate.to arrive at future year peak-hour and daily traffic volumes.	
Notes	No further comment	
Item 2	**Section I**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Section I includes a recommendation for an eastbound (EB) acceleration lane. The acceleration lane will conflict with the existing EB left turn lane onto 3rd Avenue.	
Applicant Response	The recommendation for an eastbound acceleration lane has been revised in the report to be an eastbound left-turn lane only.	
Notes	No further comment, revised to meet standards	
Item 3	**Missing Page**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Figure 11 "Total 2042 Volumes" (page 21) is missing.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 4	**Multi-Modal Transportation**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	The TIA does not include sections for pedestrians, bicycles and transit.	
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 5	**Second Site Access**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	There are discussions of providing a second site access along E Harmony Road. The access would be for emergency purposes only and will require a variance request from the Town's criteria on access spacing. Please submit a variance request letter to the Town for review.	
Applicant Response	There are no new accesses being proposed. There is an existing emergency access gate that will remain in place and this existing emergency access gate satisfies Windsor-Severance Fire Dept as well. Requested variance letter will not be needed.	
Notes	Existing Access will be utilized as an emergency secondary access, no variance is needed. Windsor Severance Fire Rescue has approved this secondary (emergency only) access.	

Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	**Annexation Petition and Annexation Map.**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Coming up on the 180-day deadline for petition signature validity. Applicant is strongly advised to get a new Petition on file with updated signatures and circulator affidavit. The reason for this is because someone could challenge the annexation on the basis that signatures are stale and, as a result, procedurally ,we could not find the petition was in substantial compliance with the Act. A few minor comments to the map. *See* annotated map for specific comments.	
Applicant Response	A new, signed petition is included with this submittal	
Notes	Annexation map comments addressed. New Petition submitted. No further comments.	
Item 2	**Annexation Agreement**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Par. 12: "feed" should be changed to "feet" Additional edits also suggested. *See* attached agreement for specific comments. TAO would have made these edits to word document, but submittal only contained a pdf. One point of clarification: is the annexation of the Property also contingent on successful rezone of Lot 1, Johnson Sub to Town Core? Or is that something that Applicant feels should be kept independent? If the rezone of Lot 1, Johnson Sub is tied to the annexation, however, then we'll need to address it in the annexation agreement.	
Applicant Response	Annexation is contingent on successful rezone of Lot 1 to Town Core	
Notes	Noted. Please see attached	
Applicant Response	See included, updated Annexation Agreement	
Notes	A few, very minor (formatting) edits to the Annexation Agreement.	
Applicant Response	Applicant is OK with formatting edits made	
Notes 7.25.23	No further comments	
Item 3	**Minor Sub Plat**	**Resolved?** ☐ YES ☒NO ☐ SEE ATTACHED
Notes	**Applicant's surveyor** has disregarded or left unaddressed most, if not all, prior civil and legal comments to 4th MS plat submittal. This is unacceptable and results in a waste of everyone's time. All prior comments are hereby re-stated as is fully set forth herein. ***Refer to* prior and current** *annotated plats for comments.*	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	

Notes	A few minor comments. See attached annotated plat for specific comments.	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	The floodway restriction note on the cover sheet has an error in the conjunctive sentence shown in yellow highlight: "and no changes or alterations affecting he the hydraulic characteristics . . ." That's obviously meant to be a "the." Other than that small revision to be made, plat otherwise looks great. No further comments.	
Applicant Response	Updated plan attached	
Notes 7.25.23	No further comments	
Item 4	**Rezone Map**	**Resolved?** ☒YES ☐NO ☐ SEE ATTACHED
Notes	See annotated map for Comments	
Applicant Response	Applicant's surveyor, Keith and Abdul coordinated over email and phone conversations. Updated map incorporates comments.	
Notes	Rezone map comments have been addressed.	
Item 5	**Site Plan**	**Resolved?** ☒YES ☐NO ☐ SEE ATTACHED
Notes	TAO will review site plan in conjunction with formal submittal of use by additional review request and MS re-submittal, and then only after annexation/zoning matters are completely addressed. The site plan (which is only in its 2nd iteration) should be premised on the proposed subdivision being approved, not prior sub conditions. E.g., it still refers to old parcel descriptions and an existing access easement that would go away if MS is approved. It also shows old lot lines.	
Applicant Response	OK. Final Site plan will be reviewed and approved after Annexation, Rezone and Subdivision.	
Notes	No further comments.	

Public Works – John Zacklene, Public Works Director, Town of Severance

Item 1	**Confirmation**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Is the applicant requesting any new water or sewer service? Still only one entrance?	
Applicant Response	No request for new water or sewer service. Yes, still only one entrance	

Police – Chief Gerdeman, Chief of Police, Severance Police

Item 1	**See attached**	**Resolved?** ☒ YES
Notes	See attached comment received 1/4/2022	

Applicant Response	Comments have been incorporated and responded to directly on the PDF copy of the email that contains the comments.	☐ NO ☐ SEE ATTACHED
Notes 4.28.2023	No Further Comment	

Building Department– Russ Weber, Chief Building Official, SAFEbuilt

Item 1	**Building Separation**	**Resolved?**
Notes	These building are classified as S1 Occupancies (Storage) Table 602 of the International Building Code requires a minimum 10 foot fire separation from a property line or a fire protection rating when located less than 10 feet. To determine the fire rating between buildings located on the same lot, section 705.3 assumes an imaginary line between buildings. This would require buildings on the same lot to maintain a minimum 20 foot separation or have a fire rating. Per table 601 a 1-hour fire rating would be required between the existing storage buildings and buildings D and E due to only having a 10 foot separation as shown on the site plan (Sheet 3 attached). An exception would be that if the two existing buildings and the one new building located on the West side of the existing lot (3638 square feet and 2228 square feet and the new 3400 square feet) and the two new buildings D and E have a total aggregate area that does not exceed the allowable area of table 506.2 for an S1 occupancy of a type II-B construction (26,000 square feet) I calculate the total of these building to be 38,466 square feet. Therefore, a fire resistive rating of one hour must be provided with exposure from both sides of the exterior wall (Per section 705.5) for buildings located less than 20 feet between buildings. A Fire resistance rating may be constructed to separate both the new and existing buildings in a way to limit the allowable area to 26,000 square feet.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	2 buildings will conform to the adopted codes at the time The allowable area for a type II S-1 building is 17,500 SF. With frontage increases this is approximately 26,250 SF, calculated using the 2021 building code method of frontage increases where between 50 and 75% of the building perimeter has a frontage of 30 feet or greater for a frontage increase factor of 50%. 810 of the 1600 feet of exterior building perimeter from buildings C, E, and the two existing structures has a frontage of 30 feet or greater. The 2021 building code method is assuming 2021 codes or later will be adopted at the time of phase 2 construction. All future phase of construction and exterior rated walls are anticipated with the design.	

	The aggregate area shall be used for buildings C, E, and the two existing structures for a total area of 23,200 SF. This is subject to future codes at the time of phase 2 construction. Building D will have the east wall rated as required by codes at the time of phase 2 construction per section 705.3 and 705.5	
Notes	This is an unusual request to use a building code (2021 IBC) when we have adopted the 2018 IBC and will be skipping a code cycle. They will Need to design and comply with the 2018 IBC as adopted today.	
Applicant Response	RESPONSE: Under the 2018 building codes, both buildings D and E will require a rated wall per section 705.3 and 705.5. This was anticipated with the overall site design. Future phase 2 buildings will comply with applicable codes at the time of design, permitting, and construction which may include future code updates and changes as required.	
Notes 12.19.2022	A pre-submittal meeting would be best to make sure they understand the requirements for the separation between buildings that are existing and new.	
Applicant Response	Per our coordination call on 2/27/23: The allowable area calculation including an area increase complies with the maximum allowable area of table 506.2 and section 506.3 for frontage increase per section 705.3 for buildings on the same lot. This pertains to buildings B, C and the two existing buildings. The east wall of building D will have a 2 hour rating as required by 602 and 705.3 to establish the required fire separation between the new building and the existing buildings.	
Notes 5.1.2023	No Further Comment	

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



Abdul Barzak
Town Planner
abarzak@townofseverance.org
Town of Severance
3 South Timber Ridge Parkway
PO BOX 339
Severance, CO 80546
970-692-1556

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Franklin's Place Final Plat and Site Plan	Shani Porter, Town Planner	Shani Porter, Town Planner

ACTION REQUESTED

Community Development requests that the Severance Planning Commission review, discuss and make a recommendation to the Town Council.

Actions that may be taken:
1. Approve the Site Plan for Franklin Place
2. Approve Site Plan with Conditions
3. Take No Action.

Final Plat
Action Requested
Attorney Approved

BRIEF SUMMARY

The Franklin Place Final Plat also known at Tailholt 3rd Filing is bounded by East harmony Road on the north, Tailholt Avenue on the east and 4th street on the west. The Final Plat includes seven buildings planned for uses to be consistent with the Town Core Zone District.

Access to the site will be a right-in right-out off of Harmony Road and two access points from Tailholt Avenue. The site is planned to be developed in phases with the buildings allowing for flexible retail and commercial shell buildings that will allow for multiple tenants with flexibility in size for future tenant spaces.

PUBLIC SUPPORT/CONCERN

No comments at this time

ANALYSIS AND RECOMMENDATION

Town Staff has reviewed the application for Final Plat and Site Plan and finds it consistent with Town of Severance Comprehensive Plan and Town Land Use Code specific to the Town Core Zone District. Staff recommends the following:

- The applicant will work with the Town Attorney and Town Staff to finalize the Subdivision Development Agreement prior to the Town Council meeting.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Town Referal Review Comments
2. 20230829 Franklin Place Site Plan
3. Franklin_Place_RIRO_Memo_SIGNED
4. Franklin Place FP Staff Report PC 10.05.23

Town of Severance Review Comments

Date:	5.1.23 Revised: 7.10.23; Revised: 9.21.23
Project Name/Contact:	Franklin Place (Tailholt 3rd) Final Plat & Site Plan /Sam Case
Project Address:	Southeast corner of E. Harmony Road/Tailholt Ave
Customer/Project Number:	246 – Franklin Place
Review Number:	2nd Submittal
Project Coordinator:	Abdul Barzak, Town Planner Shani Porter, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

_____

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Abdul Barzak, Town Planner, Town of Severance

Item 1	Applicant to address all Staff Redlines and Comments	Resolved?
Notes	Applicant to address all Staff comments and redlines - Planning - Civil - Legal	☒ YES ☐ NO ☐ SEE ATTACHED

	- Public Works	
Applicant Response		
Item 2	**Development Agreement**	**Resolved?** ☐ YES ☒ NO ☒ SEE ATTACHED
Notes	Prior to scheduling of public meetings, the applicant will need to finalize a Development Agreement with Town Staff. See attached draft template.	
Applicant Response	Owner Response: Staff meeting discussion on 6/26/23 indicated final form is needed for Town Council, not for Planning Commission. Draft DA has been submitted.	
Item 3	**Missing Sheets from Site Plan Set**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please add missing plans from Site Plan Set from Construction Set. See Planning Item #1 and Legal Item #5 below.	
Applicant Response	RMS Response: Sets have been combined to one set.	
Item 4	**RIRO Variance**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please see Civil Item #2 below, a variance will be required from the Severance Transportation Master Plan.	
Applicant Response	Response: Staff meeting 6/26/23 indicated documentation/memo for location and spacing is what is needed. Approval from County on location has been approved. This will be approved administratively. Applicant can send ahead of resubmittal, Variance request sent on July 6, 2023.	
Item 5	**Water Dedication**	**Resolved?** ☐ YES ☒ NO ☐ SEE ATTACHED
Notes	Water Dedication must be finalized in the Development Agreement prior to Public Hearings. Town Explanation from 6/26/23 meeting: Because final plat we want as final as we can get it. Water requirements for each use – utility uses updated with believed uses. Irrigation non-potable through metro district. Known tenants give historic uses. If ¾ works for largest use then ok for smaller use. Need to assume worst case scenario – restaurant if we don't know tenant. Exchange of funds at building permit – but needs to be figured out for DA. Goal to have agreement on where we are at time of hearings, change at building permit if needed. Does DA apply to entire project? We can put in water dedication for phase 1, phase 2 will be determined at time of building permit.	
Applicant Response	Response: Please refer to Utility Report and Water Dedication Table on Site Plan	
Item 6	**Referral Comments**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Applicant to provide a response to all received referral/stakeholder comments.	
Applicant Response	RMS Response: Responses included.	

Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of

Item 1	No Comment	Resolved?
Notes	No Additional Comment at this time.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	RMS Response: Noted.	

Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

Item 1	Missing Items	Resolved?
Notes	Missing items include utility plan, grading and drainage plan, sound mitigation plan, and an ecological characterization study. Include phasing on cover sheet and approval certifications.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	RMS Response: Will provide memo on sound mitigation, no ECS will be provided as discussed at 6/26/23 meeting. Assumption that plans were reviewed.	
Notes 7.10		
Item 2	**Site Plan Sheet**	**Resolved?**
Notes	On the Overall Site Plan sheet, please clearly label and delineate Lot 1 and Lot 2.	☐ YES ☒ NO ☐ SEE ATTACHED
Applicant Response	RMS Response: Lot 1 label added, Lot 2 labeled enlarged, lot line weight has been increased.	
Notes 7.10		
Item 3	**Parking**	**Resolved?**
Notes	Provide the dimension of the width of the parking stalls on the plan set. RMS Response: Width dimensions have been added to plans. Up to 40% of parking may be designed for compact vehicles. Please provide a calculation on the cover sheet for compact spaces. RMS Response: Overhang parking is utilized on plans at 17' depth. Compact parking is problematic in commercial parking areas and generally not something we design to.	☒ YES ☐ NO ☐ SEE ATTACHED

	Bicycle parking should be provided near the entrance of all buildings. Please consider providing bicycle racks near the entrances of Building 3 and Building 4. RMS Response: There is no requirement for bicycle parking counts. New rack shown at building 6, building 2 rack is relocated to serve both building 2 and 3.	
Applicant Response		
Notes 7.10		
Item 4	**Landscape Plan**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Include sight triangles on the landscaping plan.	
Applicant Response	RMS Response: sight triangles added Along Tailholt and Harmony.	
Notes 7.10		
Item 5	**Street Trees**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	It is difficult to determine what street trees are being proposed along Tailholt Avenue. Street trees should be of the large shade deciduous variety and should extend all the way to the south extent of the property.	
Applicant Response	RMS Response: Existing Street trees are labeled on LP102 and LP104. Symbol has been added to legend as well.	
Notes 7.10		
Item 6	**Screening**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Parking should be completely screened with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices. Please include a denser planting screen along the perimeter of the parking lot in Lot 2 to better protect the single-family lots to the south.	
Applicant Response	RMS Response: Parking area is 50'+ from SF homes providing a buffer zone and setback. The landscape provides ample evergreen trees and deciduous trees along the parking lot edge as well as additional evergreen trees and 6' privacy fences that are in place along SF homes.	
Notes 7.10		
Item 7	**Open Space**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	It is highly encouraged that the patio/ plaza areas include art or other creative features (string lights, etc.) in addition to the site furnishings and landscaping.	
Applicant Response	RMS Response: Plazas will include features and furnishings that that tenants believe will be useful for their business.	

Notes 7.10		
Item 8	**Design Requirements**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Architecture should reflect the regional character of urban buildings. Brick appears to have precedence in the area and should be used more liberally as the primary building material on each of the buildings. Suggestion to have a maximum of four materials. Buildings should have a consistent level of design and detail on all elevations. The south elevation of Building 1 could use more brick and/or stone and display windows. The north elevation facing Harmony should also incorporate more brick and contain more windows. Additional detail is needed on the west and south elevations of Building 4. The north elevation of Building 6 should include more detail and if windows are not feasible, awnings can be used to simulate an opening or display. Same comment for the west elevation of Building 7. Trash enclosures shall be masonry with steel gates to match building architecture.	
Applicant Response	Alm2s Response: The synthetic stone veneer has been updated to a charcoal-colored brink veneer and the project now has only three primary materials with stucco, brick and metal panels. More glazing/windows have been incorporated on Buildings 1 and 6 to provide more activation along Harmony Road. RMS Response: Will remain as stucco to match buildings.	
Notes 7.10		
Item 9	**Pedestrian connections.**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Building 1 is missing a connection from the public sidewalk along Harmony to the entrance.	
Applicant Response	RMS Response: The sidewalk connection on the west of the entry drive is the safest route into the site to avoid the truck and loading area on Building 1. Pedestrian would then cross over to the front of Building 1 at the south end of entry drive. Sidewalk along RIRO on west side will be constructed with Phase 1.	
Notes 7.10		
Item 10	**Site Layout**	**Resolved?** ☒ YES ☐ NO
Notes	Building 6 would provide better activation and visual interest on the corner of Harmony Road and Tailholt, whereas Building	

	1 might be better suited where Building 6 is located. Is there a way to flip these two buildings?	☐ SEE ATTACHED
Applicant Response	RMS Response: The building are set to provide truck area for the tenant of building 1 that is looking for primary corner of the site. The tenant would be part of Phase 1 development and therefore needs to be on the NE corner.	
Notes 7.10		
Item 11	**Plat**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Eliminate building footprint outlines from the plat map.	
Applicant Response	Response: Easement exclusion areas are for blanket easements and areas must be excluded for buildings.	
Notes 7.10		

Civil Engineering – Chris Messersmith & Amber Messersmith , P.E , Colorado Civil Group,

Item 1	**Please see attached Memo and Redlines**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Engineering Comment Memo & Redlines are included in the dropbox link: https://www.dropbox.com/scl/fo/h4a9t1f71pg5ah2e4atgu/h?rlkey=dg4xxid5i55s9svp2cw7l5wnz&dl=0	
Applicant Response	Response: Acknowledged, see responses on PDFs	
Notes 7.10	CCG Response: Refer to Memo and Redlines dated August 8, 2023 provided in dropbox link above.	
Notes 9.21	CCG Response: See dropbox link above for comments and redlines. Our remaining comments are minor and technical in nature; therefore, Engineering has no objections to the application proceeding to Planning Commission.	
Item 2	**Auxiliary Lanes/Intersection**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes 7.10	~~Engineering understands that the Town has submitted an amendment to the E Harmony Road Access Control Plan to Weld County for the proposed RIRO intersection.~~ Please submit a simple variance request for the ~~RIRO intersection spacing, the~~ two (2) right turn lanes on E Harmony Road, and the three (3) turn lanes on Tailholt Avenue. The variance request shall state what is required per the TMP, what is being proposed, and the reasoning (i.e., posted speed limit, site restrictions, etc.)	

Applicant Response	Response: Variance request sent to Town on July 6, 2023.	
Notes 7.10	CCG Response: Variance Letter provided on July 6, 2023 was for the RIRO only.	
Notes 9.21	CCG Response: Changes were made to the striping on Tailholt Avenue for the two (2) northbound turn lanes to meet criteria. A variance letter request was submitted for the two (2) right turn lanes on E Harmony Road and one (1) turn lanes on Tailholt Avenue. The variance request is acceptable to Engineering.	
Item 3	**E Harmony Rd**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	The curb, gutter, and sidewalk should be extended west to 3rd Street for pedestrian connectivity to Franklins Place. E Harmony Road is classified as the General Urban Zone Arterial (T4) Streetscape section per the East Harmony Road/WCR 74 and 1st Street/WCR 23 Corridor Plan and a Major Arterial per the Severance Transportation Masterplan. The vertical curb & gutter shall be installed 40 feet south of the centerline (section line) as shown. This 40-foot offset shall extend west past the RIRO porkchop island. The north flowline of the RIRO porkchop island should be installed 40 feet south of the centerline (section line). This will allow the RIRO porkchop island to remain without modification when E Harmony Road is widened in the future. Town Response at staff meeting 6/26/23: We need to accommodate the RIRO that is the change. Compliant to TMP, don't want to move the pork chop island. Improvements that would last. Developer would do geometry and Town would do signal. Town will have further conversation. May be next week on answer.	
Applicant Response	Response: Updated flowline to 40' from section line.	
Notes 7.10	CCG Response: Item #3 has been addressed.	
Item 4	**E Harmony Rd - RIRO**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	The RIRO porkchop island must prevent vehicles from making a left on E Harmony Rd. Since there is no center median on E Harmony Rd., the porkchop island must extend to the east. The right turn deceleration lane for the RIRO does not meet the TMP for a speed limit of 25 mph. Staff Meeting 6/26/23 How far does right out need to extend? Chris will ask Eli and get back to us. Example geometry would be good. Site was designed that RIRO not needed for fire.	
Applicant Response	Response: Updated flowline to 40' from section line. Increased radii on RO to point vehicles further east.	
Notes 7.10	CCG Reponse: Item #4 has been addressed.	

Item 5	**Site Plan, Cover**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	A Water Dedication Table is required, see redlines. More information from the Utility Report is required to complete this table.	
Applicant Response	Avant Response: Provided to RMS for site plan RMS Response: Added to site plan	
Notes 7.10	CCG Reponse: Refer to minor redlines. Water Dedication needs to be reviewed by the Community Development Director and Town Management.	
Notes 9.21	CCG Reponse: Minor redlines have been addressed. Water Dedication needs to be reviewed by the Community Development Director and Town Management, see Comment #9.	
Item 6	**Final Drainage Report**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	~~Storm Drain A that was installed with the Tailholt Subdivision Second Filing was designed to handle 11.4 cfs at the flared end section inlet on the west side of Tailholt Avenue where the new STMH A is proposed. This development proposes a release rate from Detention Pond A of 11.4 cfs, which is the design capacity of Storm Drain A. Storm Drain A also needs to be able to handle the flow from Basin OS1 and the flow from the north side of E. Harmony Road. It does not appear that the total flow will be able to be conveyed in Storm Drain A mentioned above. An analysis will need to be prepared showing the travel path of the excess flow to ensure safe conveyance to Franklin Lake to confirm that there will be no adverse effect on the downstream landowners on both sides of E. Harmony Road as required in Section 18 of the Town of Severance Ordinance No. 2022-13. This shall include the large agricultural field north of Franklins Place. This analysis can be simple, but it does need to be documented. The Final Drainage Report for Old Town Improvements - Phase 2 is included with this comment letter which identifies the Detention Pond release rate in the northeast quadrant of E Harmony Road – 3rd Street intersection.~~	
Applicant Response	Response: Demonstrated that we are reducing runoff from site by overdetaining, which will benefit the drainage downstream.	
Notes 7.10	CCG Reponse: Refer to comments in memo & redlines in Final Drainage Report.	
Notes 9.21	CCG Reponse: Item #6 has been addressed. Refer to comments in memo & redlines in Final Drainage Report for minor items.	

Item 7	**Utility Report, Wastewater**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Franklin Place wastewater will ultimately be collected by the Town of Severance Interceptor and treated at the Town of Windsor Wastewater Treatment Facility. ~~The Interceptor is currently operating at 29.2% - 38.5% of its capacity and can serve Franklins Place.~~	
Applicant Response	Response: Acknowledged	
Notes 9.21	CCG Response: The Interceptor is currently operating at 44.0% (Average Day) – 56.9% (Max Day) of its capacity and can serve Franklin Place. The wastewater generated from this project is estimated to the 9,945 gallons per day (GPD) or approximately 1.0% of the Interceptor capacity.	
Item 8	**Utility Report, Usage**	**Resolved?** ☒ YES ☒ NO ☐ SEE ATTACHED
Notes	~~The water usage and sanitary contribution for the commercial buildings appears to be based on City of Greeley criteria. The assumed usage is for retail/office space only. Will all 6 commercial buildings be retail/office? If not, the commercial water usage needs to be broken out for each of the 6 buildings with the Type of Commercial Use listed (Retail, Restaurant, Daycare, Laundry, etc.). For known tenants (i.e. ACE Hardware, etc.) water usage should be based off of actual water usage from a similar sized tenant. Submit the monthly water usage records for 2020-2022 for similar tenants/businesses with their location and building square footage. The applicant shall also identify if irrigation is included in the water usage records for similar tenants. The Town may be able to provide water records for a multi-use commercial building if requested by the applicant. We need the total estimated water usage/demand in gallons/year for each building for the Town to verify water dedication calculations.~~	
Applicant Response	Response: Requested actual water usage. Provided estimates based on City of FC water fee form.	
Notes 7.10	CCG Response: Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management.	
Notes 9.21	CCG Response: Item #8 has be addressed. Refer to comments in memo & redlines in Utility Report. The utility usage Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management.	
Item 9	**Utility Report, Water Dedication**	**Resolved?** ☒ YES ☐ NO
Notes	The Town's water dedication is based on Equivalent Residential Units (ERU) and the associated water meter size. One (1) Equivalent Residential Unit (ERU) provides a maximum	

	of 205,000 gallons/year. Engineering will confirm how many ERU's the total average demand equates to once the Applicant clarifies the commercial uses and demands. We will confirm the required number of ERU's to be dedicated to the Town once the Applicant provides the water service sizing calculations for the meter size(s). Refer to Site Plan comments for Water Dedication Table. Town Management will make the final decisions regarding water dedication requirements.	☐ SEE ATTACHED
Applicant Response	Response: Provided info on Water Dedication Table	
Notes 7.10	CCG Response: Information submitted by Applicant is generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management.	
Notes 9.21	CCG Response: For Lot 1, the calucated ERU amount based on estimated usage is 15.28 and the required ERU's is 17 based on water meter size. For Lot 2, the calcuated ERU amount based on estimated usage is 2.43 and the required ERU's is 2.5 based on water meter size. Water Dedication Information submitted by Applicant and show in the Utility Report and the Site Plan Set Cover Sheet are generally acceptable to Engineering, but needs to be reviewed by the Community Development Director and Town Management.	

Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

Item 1	**Traffic Impact Study**	**Resolved?** ☒ YES ☐ NO ☒ SEE ATTACHED
Notes	See attached Traffic Impact Study with redlines, additional information is needed.	
Applicant Response	Rollins Response:	
Notes 7.10		

Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	**Final Plat**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	*See* annotated plat for specific comments.	
Applicant Response	Response: Acknowledged, see responses on PDF	

Notes 7.10	See annotated plat for specific comments. Prior comments to plat from 1st submittal not addressed. Final plat approval must be conditioned upon Town Council adoption of ordinance vacating ROW.	
Notes 9.21	No further comments on plat, itself, but please note that plat approval must be conditioned upon successful street vacation.	
Item 2	**DRAFT Dec of CC&R's**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Clearly meant for Lot 1 only and in the context of a condominium type common interest community. That's fine, but this plat is for a simple subdivision, not the establishment of land as a common interest community. So, the CC&R's presumably will be recorded at or contemporaneously with the condo plat map. Thus, when it comes time for the applicant to condominiumize the commercial buildings on Lot 1, then the TAO will review the Dec in conjunction with the condo plat map.	
Applicant Response	Owner Response: Noted.	
Notes 7.10	No further comments to Draft Dec of CC&R's.	
Item 3	**Water Rights Dedication**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	If no prior dedication can be allotted to this development, water rights will need to be dedicated to allow the Town's water enterprise to adequately serve the proposed subdivision. (See Civil Engineering Comment #10 and Town Planner Comment #5 - AKB)	
Applicant Response	Owner Response: Refer to above comment on water dedication.	
Notes 7.10		
Notes 9.21	Mechanics of dedication and contingencies for surplus/shortfalls still need to be discussed and flushed out. TAO recognizes bnoth the difficulty of having to determine dedication requirement when specific business tenant uses are unknown as this time as well as the attendant financial impact on propospective business tenants resulting from dedicating water rights in such amounts up-front. However, determining water dedication requirements based on projections, requiring up-front dedications, and requiring true-ups later on, after plat approval, because water dedications are really just estimates, are pretty typical SOP's for this line of work. So, it's up to the Town to decide to what extent it wants to deviate from these SOP's. That said, nothing in the LUC prevents the parties from thinking outside the box on this issue. Notably, owner is proposing phased development of on-site improvements per SDP. E.g., Phase 1 will encompass Blds 1-3. One option to consider is possibly phasing the water dedications per Owner's propsed phasing plan, rather than	

	the standard framework, which is everything up front based on the water projection, and then deal with excess/shortfalls on the back end. The phased water dedication framework would obviously be subject to the caveat that for each such phase, the applicant must at a minimum dedicate water rights of a sufficient legal priority to provide for each building an average annual and firm annual yield equal to some amount—e.g., that amount could be the value set forth in the water dedication summary table in shown on the cover sheet of the SDP. Another caveat is that building permits shall be available only to the extent of the water rights actually received.	
Item 4	**Subdivision Development Agreement**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	TAO will work with applicant to prepare and finalize a subdivision development agreement prior to scheduling of hearings on final plat.	
Applicant Response	Owner Response: Noted.	
Notes 7.10	TAO will need to confer with Staff on recent edits to form SDA made by applicant.	
Notes 9.21	TAO will need to confer with Staff on applicant replies to Staff responses to applicant's proposed edits to form SDA. Also, TAO anticipates the parties will need to meet to discuss a few concepts put forth in the SDA. In sum, the SDA is not in final form.	
Item 5	**Site Plan**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	See annotated site plan for specific comments.	
Applicant Response	RMS Response: Redlines responses on PDF comments.	
Notes 7.10	No further comments on site plan.	
Notes 9.21	See comment about phasing or deferring water dedication requirement coterminous with applicant's proposed phasing plan for commercial buildings and other on-site improvements.	
Item 6	**Reservation**	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	TAO reserves the right to renew or make new or additional comments after resubmittal or based on other referral agency comments.	
Applicant Response	RMS Response: Noted.	

Public Works – John Zacklene, Public Works Director, Town of Severance

Item 1	**Site Plan**	

Notes	Will there be some kind of wall to separate homes from businesses 5&6?	**Resolved?** ☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	RMS Response: Please note plans with 6' privacy fence location and landscape elements planted along the buildings for screening.	
Notes 7.10		

Police - Chief Gerdeman, Chief of Police, Severance Police

Item 1	**No Comment**	**Resolved?**
Notes	No Comment at this time.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	RMS Response: Noted	

Building Department– – Russ Weber, Chief Building Official, SAFEbuilt

Item 1	**No Comment**	**Resolved?**
Notes	No Comment	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	RMS Response: Noted.	

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



Abdul Barzak

Town Planner
abarzak@townofseverance.org
Town of Severance
3 South Timber Ridge Parkway
PO BOX 339
Severance, CO 80546
970-692-1556

FINAL SITE PLAN:
Franklin Place

LEGAL DESCRIPTION
LOTS 1 AND 2, FRANKLIN PLACE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

Land Use Information

GENERAL LAND USE DATA

ZONING	TOWN CORE
EXISTING LAND USE	VACANT & TWO EXISTING SINGLE FAMILY STRUCTURES
PROPOSED LAND USE	COMMERCIAL AND PUBLIC ASSEMBLY FACILITY
LOT 1 (COMMERCIAL)	7.70 ACRES | 335,273 SF
LOT 2 (PLACE OF WORSHIP/REC NO POOL))	3.07 ACRES | 133,761 SF
REQUIRED SETBACKS	DETERMINED DURING PLATTING/SITE PLAN
PROPOSED SETBACKS (MINIMUM)	FRONT (HARMONY) = 40'-0" , SIDE = 15'-0", REAR = 64'-0"

PROPOSED PROJECT LAND USE DATA

LOT 1 (FULL BUILD OUT)

PROPERTY /R.O.W. IMPROVEMENTS	SITE AREA (AC)	SITE AREA (SF)
BUILDINGS	1.62	70,812
PARKING / DRIVE AISLES / LOADING AREA	2.87	124,935
LANDSCAPE AREA (turf, shrub beds, detention seeding,playground)	2.41	104,979
CONCRETE WALKS / PLAZAS	0.79	34,435

LOT 2 (FULL BUILD OUT)

PROPERTY IMPROVEMENTS	SITE AREA (AC)	SITE AREA (SF)
BUILDING	0.32	13,799
PARKING AND DRIVE AISLES	1.05	45,560
LANDSCAPE AREA (turf, shrub beds, detention seeding, playground)	1.48	64,468
CONCRETE WALKS / PLAZAS	0.21	9,230

COMMERCIAL BUILDINGS

NAME	STATUS	AREA(GROSS)	MAX. HEIGHT	USE
BUILDING 1	NEW	22,558 SF	23'-9"	RETAIL/RESTAURANT
BUILDING 2	NEW	7,540 SF	20'-0"	CHILD CARE
BUILDING 3	NEW	6,421 SF	20'-11"	RETAIL/RESTAURANT
BUILDING 4	NEW	10,101 SF	21'-7"	RETAIL, RESTAURANT
BUILDING 5	NEW	7,101 SF	22'-1"	RETAIL, OFFICE
BUILDING 6	NEW	16,247 SF	24'-1"	RETAIL, OFFICE, RESTAURANT
TOTAL		69,968 SF		

PUBLIC ASSEMBLY FACILITY BUILDING

NAME	STATUS	AREA(GROSS)	MAX. HEIGHT	USE
BUILDING 7	NEW	13,830 SF	28'-0"	PLACE OF WORSHIP OR RECREATION (NO POOL)
TOTAL SEATS 339				

NOTES:
1. REFER TO PHASING PLAN FOR MORE INFORMATION. PHASES 2 AND 3 SHALL BE CONSTRUCTED WITH MARKET DEMAND.
2. PLAN APPROVAL IS NOT IN ANY WAY SYNONYMOUS WITH OR EQUIVALENT TO A LOT OWNER'S CONSENT TO THE CONSTRUCTION OR USE OF ANY ON-SITE PRIVATE IMPROVEMENTS ON SUCH LOT BY THE ADJOINING LOT OWNER; NOR SHOULD THE TOWN'S LAND-USE APPROVALS BE CONSTRUED AS SUCH OR AS CONFERRING ON ONE LOT OWNER ANY RIGHT OR PROPERTY INTEREST IN AND TO THE OTHER LOT OWNER'S PROPERTY; RATHER, ANY REGULATORY APPROVALS THE TOWN MAY GIVE THE PROPERTY OWNER WITH REFERENCE TO DEVELOPMENT OF THE PROPERTY ARE SEPARATE AND LEGALLY DISTINCT FROM OTHER LEGAL OBLIGATIONS OR REQUIREMENTS THAT MAY IMPOSED UPON THE PROPERTY OWNER UNDER EXISTING LAW WHEN SEEKING TO DEVELOP ITS PROPERTY. IF OWNERSHIP OF EITHER LOT CHANGES HANDS IN THE FUTURE, THE TOWN WILL RELY ON THE LOT OWNERS THEMSELVES TO DETERMINE THE BEST COURSE OF ACTION WITH REFERENCE TO THE SHARED USE OF THE DRIVEWAY AND TO REACH A MUTUAL AGREEMENT, IF REQUIRED OR NECESSARY.

VEHICLE PARKING

LOT 1: COMMERCIAL (FULL BUILD OUT)

SHOPPING CENTER	58,812	1 SPACE / 250 SF	236
RESTAURANT	12,000	1 SPACE / 200 SF + 1 SPACE / 2 EMPLOYEES	70
CHILD CARE	6,000	2 SPACE / 1,000 SF	12
TOTAL REQUIRED VEHICLE SPACES			318
TOTAL PROVIDED VEHICLE SPACES			326 (+8)

LOT 2: PUBLIC ASSEMBLY FACILITY

1 SPACE / 3 SEATS	
TOTAL REQUIRED VEHICLE SPACES	113
TOTAL PROVIDED VEHICLE SPACES	113

BIKE PARKING

COMMERCIAL LOT	25 SPACES
PUBLIC ASSEMBLY FACILITY LOT	18 SPACES

OPEN SPACE

LOT 1	
REQUIRED	0.77 AC (10%)
PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS)	2.62 AC (34.1%)
DETENTION AREA	0.65 AC
TOTAL PROVIDED	3.27 AC (42.5%)
LOT 2	
REQUIRED	0.31 AC (10%)
PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS)	0.97 AC (29.4%)
DETENTION AREA	0.73 AC (23.9%)
TOTAL PROVIDED	1.70 AC (55.3%)

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Water Dedication

See Water Dedication Requirement Summary Table for the number of equivalent residential units (ERU) of water required for development of lot. No building permits shall be issued unless and until the Town becomes titled owner of all water rights required for development. If, in the future, the actual annual water needs of development exceed the projected water dedication requirement for development, then the Town reserves the right to require Owner to acquire and dedicate additional water rights in an amount to make up for any shortfall and in a form solely determined by the Town.

Coverage	Lot #	Area (SF)	Use	Demand Type	Estimated Water Demand (gallons/year)	Water Meter Size	Calculated ERU[1]	Required ERU[2]
Building 1	1	22558	Retail/Restaurant	Domestic In-Building	731170	1.5"	3.57	5
Building 2	1	7540	Childcare	Domestic In-Building	211120	3/4"	1.03	1
Building 3	1	6421	Retail/Restaurant	Domestic In-Building	390925	1"	1.91	2.5
Building 4	1	10101	Office/Restaurant	Domestic In-Building	632781	1"	3.09	2.5
Building 5	1	7101	Medical Office	Domestic In-Building	234333	3/4"	1.14	1
Building 6	1	16247	Retail/Restaurant	Domestic In-Building	931595	1.5"	4.54	5
Building 7	2	13830	Place of Worship or Recreation (no pool)	Domestic In-Building	497880	1"	2.43	2.5
Irrigated Landscaping	N/A	N/A	N/A	Irrigation	0	N/A	0.00	0
						Total =	17.71	19.5

Irrigation is provided by Tailholt Metro. District Non-Potable Water System
[1]Calculated ERU is based on One (1) ERU equal to 205,000 gallons/year
[2]Required ERU per SMC 13-1-120

Signature Blocks

OWNER APPROVAL
THE UNDERSIGNED OWNER HAS REVIEWED AND APPROVES THE PROPOSED IMPROVEMENTS SHOWN IN THIS SET OF DRAWINGS.

REVIEWED THIS _____ DAY OF _____, 20___.

_____
OWNER

TOWN ENGINEER'S REVIEW

REVIEWED THIS _____ DAY OF _____, 20___.

_____
TOWN ENGINEER

TOWN PLANNING REVIEW

REVIEWED THIS _____ DAY OF _____, 20___.

_____
TOWN PLANNER

WINDSOR SEVERANCE FIRE RESCUE APPROVAL

REVIEWED THIS _____ DAY OF _____, 20___.

_____
WINDSOR - SEVERANCE FIRE RESCUE

PLANNING COMMISSION REVIEW

REVIEWED THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN,
SEVERANCE PLANNING COMMISSION

TOWN COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE SITE PLAN WAS APPROVED ON THE _____ DAY OF _____, 20____, BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TWON OF SEVERANCE, HELD ON THIS _____ DAY OF _____, 20____ AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY.

_____ ATTEST: _____
MAYOR TOWN CLERK

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

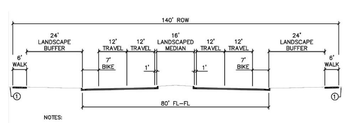
Street Sections



SUBURBAN ARTERIAL STREET SECTION
±28' EOP TO FLOWLINE & DETACHED SIDEWALK
(INTERIM E HARMONY RD (WCR 74))



SUBURBAN ARTERIAL STREET SECTION
±56' EOP TO FLOWLINE & DETACHED SIDEWALK
(INTERIM E HARMONY RD (WCR 74))

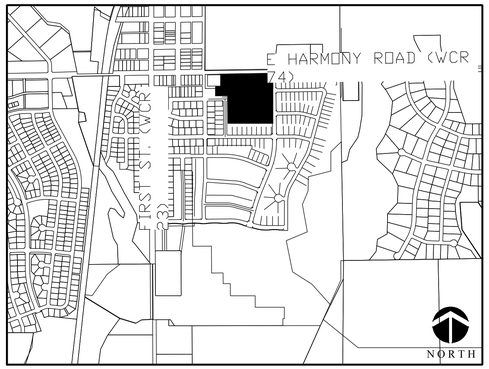


SUBURBAN ARTERIAL STREET SECTION
80' FLOWLINE TO FLOWLINE & DETACHED SIDEWALK
(ULTIMATE E HARMONY RD (WCR 74))

Zoning Map



Vicinity Map



PROJECT BENCHMARKS

PROJECT DATUM: NAVD 88

BENCHMARK #1:
NGS BM Q136
Elevation = 4767.88

BASIS OF BEARINGS
The West line of the Southwest Quarter of Section 1 as bearing North 00° 16' 26" West.

PROJECT TEAM

TJB Partners, Inc
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Earth Engineering Consultants, LLC
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4396 Greenfield Drive
Windsor, Colorado 80550
(970) 224-1522

FIELD SURVEY

Northern Engineering Services, Inc.
Company Project No. 971-005
Date: July 2015

Northern Engineering Services, Inc.
Company Project No. 971-005
Date: February 2016

Northern Engineering Services, Inc.
Company Project No. 1828-001
Date: March 9, 2021

Northern Engineering Services, Inc.
Company Project No. 110-070
Date: September/November 2017

SUBSURFACE EXPLORATION

Earth Engineering Consultants, LLC.
Revised Geotechnical Subsurface Exploration Report
Franklin Place – Mixed Use Development
Southwest Corner of East Harmony Road and Tailholt Avenue
Severance, Colorado
EEC Project No. 1212023
Dated April 16, 2021

UTILITY CONTACT LIST

SERVICE	COMPANY	CONTACT
Gas	Atmos Energy	Jerry Adams (970) 304-2075
Electric	Xcel Energy	Cory Thelen (970) 225-7843
Cable	Comcast	John Hamburg (970) 336-6013
Telecom	Lumen	Ken Miller (303) 518-3360
Domestic Water	Town of Severance	John Zacklene (970) 686-1218
Sanitary Sewer	Town of Severance	John Zacklene (970) 686-1218

* This list is provided as a courtesy reference only. Avant Civil Group assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCO) at 811 for additional information.

FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell + mills

REV.	COMMENT	DATE

FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name
COVER SHEET

Sheet
1

A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN AND REQUIRED IN THE RELEVANT PERMITS ACQUIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
2. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
   a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
   b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
3. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
4. THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
5. 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.
6. 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.
7. TOWN ORDINANCE AND 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 CONTRACTOR SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
8. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
9. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWN/COUNTY/STATE.
10. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.
11. EROSION CONTROL SHALL CONFORM TO THE EROSION CONTROL REPORT TITLED "EROSION CONTROL REPORT FRANKLIN PLACE", AND THE STORM WATER MANAGEMENT PLAN (SWMP) TITLED "STORM WATER MANAGEMENT PLAN FRANKLIN PLACE".

B. STREET IMPROVEMENTS NOTES:

1. ALL STREET CONSTRUCTION IS SUBJECT THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT IF CONTRACTOR PROPOSES A DIFFERENT PAVEMENT DESIGN THAN SHOWN ON THESE PLANS AND IN THE SPECIFICATIONS). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY.

C. TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES:

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE EPOXY PAINT WITH GLASS BEADS.
5. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
6. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
8. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.
9. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE LOCAL ENTITY ENGINEER. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.
10. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
11. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

Table V - Minimum Pavement Thickness Recommendations

	Light Duty Areas	Heavy Duty Areas	Minor Collector Roadways	Major Arterial / WCR 74
18-kip EDLA	7	15	25	300
18-kip ESAL	51,100	109,500	182,500	2,190,000
Reliability	75%	80%	75%	90%
Resilient Modulus (Based on R-Value=10)	3562	3562	3562	3562
PSI Loss	2.5	2.2	2.2	2.0
Design Structure Number	2.47	2.88	3.03	4.85
Composite Section – Option A (assume Stable Subgrade)				
Hot Mix Asphalt	4"	5"	5"	8"
Aggregate Base Course	7"	7"	8"	13"
Structure Number	(2.53)	(2.97)	(3.08)	(4.95)
Composite Section with Fly Ash Treated Subgrade				
Hot Mix Asphalt	3-1/2"	4"	5"	7"
Aggregate Base Course	6"	6"	6"	12"
Fly Ash or Cement Treated Subgrade (assume half-credit)	12"	12"	12"	12"
Structure Number	(2.80)	(3.02)	(3.46)	(4.90)
PCC (Non-reinforced) – placed on a stable subgrade	5½"	6"	6½"	9

***PER GEOTECH REPORT, "SITE SOILS HAVE A LOW TO SEVERE RISK OF SULFATE ATTACK ON PORTLAND CEMENT CONCRETE, THEREFORE, ACI CLASS S2 REQUIREMENTS SHOULD BE FOLLOWED FOR CONCRETE PLACED ON OVERBURDENED SOILS. FOUNDATION CONCRETE SHOULD BE DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE ACI DESIGN MANUAL, SECTION 318, CHAPTER 4."

STORM DRAIN NOTES:

1. SEE DETAILS SHEET FOR STORM DRAIN BEDDING REQUIREMENTS.
2. ALL JOINTS FOR PIPE SHALL BE BELL AND SPIGOT USING RUBBER GASKET O-RINGS IN ACCORDANCE WITH ASTM C443.
3. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TOWN OF SEVERANCES MOST RECENT STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN.
4. STORM DRAIN PIPE MATERIAL SPECIFICATIONS ARE AS FOLLOWS.:

   REINFORCED CONCRETE PIPE (RCP) - REINFORCED CONCRETE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER PIPE" ASTM C-78. LATEST REVISION. SHOP DRAWINGS WILL BE REQUIRED WHEN STEEL PLACEMENT IS DIFFERENT THAN THAT SHOWN OR REQUIRED BY THE APPLICABLE ASTM SPECIFICATION. RCP SHALL BE CLASS III, UNLESS SPECIFIED OTHERWISE, AND OF THE SIZE INDICATED ON THE DRAWINGS. INTERNAL PIPE WALL SHALL BE REASONABLY SMOOTH AND FREE OF DEFECTS. PIPE THAT IS ROUGH OR UNEVEN SHALL BE REMOVED FROM THE JOB SITE.

   HIGH DENSITY POLYETHYLENE PIPE (HDPE) (ADS N-12) - SHALL BE BEDDED WITH CDOT #67, ¾ INCH CRUSHED ROCK, 6 TO 8 INCHES DEEP UNDER THE PIPE AND 12 INCHES OVER THE PIPE, AS PER SECTION 6.2 OF THE TOWN OF SEVERANCE STORM DRAINAGE CRITERIA MANUAL. THE MINIMUM TRENCH WITDTH FOR PIPE EMBANKMENT SHALL BE THE OUTSIDE DIAMETER OF THE TO EXCEED 6 INCHES. COMPACTION MACHINERY SHALL NOT BE USED AROUND FLEXABLE PIPE UNTIL THE BEDDING IS PLACED 12" OVER THE TOP OF THE PIPE.
5. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL ALIGNMENT OF ALL POINTS OF CONNECTION AND UTILITY CROSSINGS PRIOR TO INSTALLING ANY STORM DRAIN PIPE. IF A DESIGN MODIFICATION IS REQUIRED IT SHALL BE COORDINATED WITH THE ENGINEER AND APPROVED BY THE TOWN OF SEVERANCE.

WATER AND SANITARY SEWER NOTES:

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF SEVERANCE'S STANDARD SPECIFICATIONS, LATEST EDITION.
2. ALL OVER LOT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING WATER OR SANITARY SEWER LINES.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 811 BEFORE DIGGING, GRADING OR EXCAVATING.
4. MAINTAIN A MINIMUM OF 10 FOOT HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN WATER AND SANITARY SEWER MAINS AND SERVICES. WATER MAINS AND SERVICES ARE TO BE LOCATED 18 INCHES MINIMUM ABOVE THE SANITARY SEWER MAIN OR SERVICES. FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF 18 INCHES CANNOT BE MAINTAINED, OR A MINIMUM 10 FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE TOWN OF SEVERANCE'S INSPECTION SERVICES SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION. IF NO OTHER FEASIBLE SOLUTION CAN BE USED TO MAINTAIN THE REQUIRED CLEARANCES, THE SANITARY SEWER SHALL BE ENCASED PER CURRENT TOWN OF SEVERANCE CONSTRUCTION STANDARDS WITH THE ACCEPTANCE OF THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT.
5. IN ALL INSTANCES WHERE A WATER LINE LOWERING IS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK. THE DRAWING SHALL INCLUDE ELEVATIONS OF THE WATER LINE AT ALL FITTINGS AND ELEVATIONS OF THE UTILITY BEING CROSSED. PIPE MATERIAL SHALL BE RESTRAINED DUCTILE IRON PIPE, MINIMUM THICKNESS CLASS 51.
6. WHERE WATER AND SANITARY SEWER LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS. THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN 10 FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
7. CONTRACTOR SHALL NOTIFY THE TOWN OF SEVERANCE FIELD CONSTRUCTION SERVICES ONE WEEK PRIOR TO COMMENCING WORK AFTER TOWN ACCEPTED CONSTRUCTION DRAWING DISTRIBUTION AND PRECONSTRUCTION MEETING HELD WITH THE TOWN.
8. CONTRACTOR TO OBTAIN ALL PERMITS, DO ALL EXCAVATION FOR OSHA SAFE TRENCH.
9. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO BE CROSSED BY WATER AND/OR SEWER LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18 INCH MINIMUM CLEARANCE IF OPEN CUT METHODS ARE USED AND 24 INCH MINIMUM CLEARANCE FOR BORED CROSSINGS. IF VERTICAL CLEARANCE CANNOT BE MET AS SHOWN ON THE DRAWINGS, CONTACT THE DESIGN ENGINEER IMMEDIATELY. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-BUILT RECORD DRAWINGS.
10. SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE WATER MAIN OR SANITARY SEWER COLLECTION SYSTEM DESIGN(S) BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE TOWN'S INSPECTOR TO DETERMINE IF IT NEEDS THE ACCEPTANCE OF THE WATER AND SEWER DEPARTMENT DIRECTOR. IF SO, THE NEW PLAN MUST BE DRAWN AND SUBMITTED FOR ACCEPTANCE TO THE DIRECTOR BY THE DEVELOPER'S ENGINEER 72 HOURS PRIOR TO CONSTRUCTION FOR ACCEPTANCE.
11. THE DEVELOPER SHALL PROVIDE THE TOWN DEVELOPMENT COORDINATOR WITH CERTIFIED AS-BUILT RECORD DRAWING TRANSPARENCIES UPON COMPLETION OF ANY PHASE OF CONSTRUCTION WITH MORE THAN A 30 DAY LAPSE BETWEEN PHASES. NO BUILDING PERMITS FOR CONSTRUCTION OF ANY STRUCTURE WITHIN THE DEVELOPMENT SHALL BE ISSUED BY THE TOWN OF SEVERANCE UNTIL THE AS-BUILT RECORD DRAWINGS HAVE BEEN RECEIVED AND ACCEPTED BY THE TOWN.
12. WATER AND SANITARY SEWER WARRANTY PERIOD WILL NOT BEGIN UNTIL AS-BUILT RECORD DRAWINGS ARE ACCEPTED BY THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT.
13. ALL WATER MAINS, FIRE HYDRANTS, AND SERVICES SHALL HAVE A MINIMUM COVER OF 5.0 FEET AND A MAXIMUM COVER OF 6.0 FEET UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

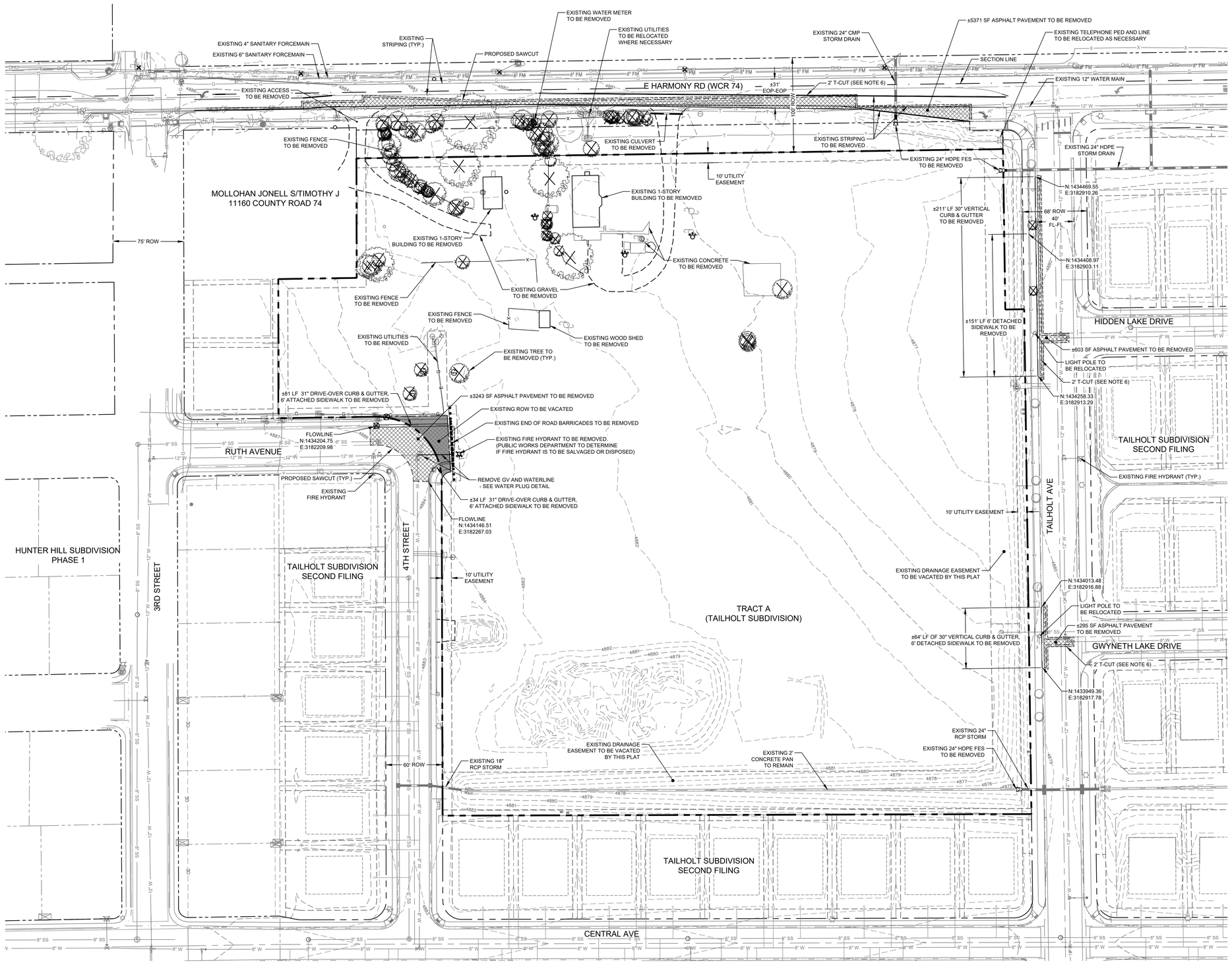
WATER AND SANITARY SEWER NOTES CONTINUED:

14. ALL WATER MAINS SHALL BE LAID 5 FEET OFF OF THE CENTER LINE ON ALL STREETS UNLESS OTHERWISE SHOWN. IN NO CASE SHALL WATER MAINS BE LAID WITHIN 8 FEET OF THE LIP OF THE GUTTER OR EDGE OF UNPAVED STREET.
15. ALL VALVES ARE TO BE LOCATED AT PROPERTY LINES EXTENDED, OR AS SHOWN.
16. TYPICAL WATER SERVICES SHALL BE ¾" TYPE "K" COPPER AND BE 5 FEET OFF EDGE OF EACH LOT LINE UNLESS OTHERWISE NOTED.
17. ALL NEW WATER MAINS SHALL BE BULKHEADED AND TESTED AND APPROVED PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM. VALVES WHICH PASS TESTING FOR PRESSURE AND LEAKAGE AT THE TIME OF INSTALLATION AND THE TESTING WAS PERFORMED IN THE PRESENCE OF THE TOWN MAY BE CONSIDERED AS A BULKHEAD.
18. ALL VALVES AT DEAD ENDS SHALL BE RESTRAINED WITH RESTRAINING GLANDS UPSTREAM OF THE VALVE. LENGTH OF RESTRAINT IS SHOWN ON THE DRAWINGS.
19. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLYWRAPPED IN ACCORDANCE WITH AWWA STANDARD C-150.
20. NO POLYVINYL CHLORIDE (PVC) PIPE STORED OUTSIDE AND EXPOSED TO SUNLIGHT SHALL EXCEED THE MANUFACTURER'S RECOMMENDATION EXPOSURE TIME. THIS TIME SHALL BEGIN FROM THE DATE OF MANUFACTURE. IF THE TIME WILL BE GREATER THAN THE MANUFACTURER'S RECOMMENDED TIME THE PIPE SHALL BE COVERED WITH AN OPAQUE MATERIAL. AIR CIRCULATION SHALL BE PROVIDED UNDER THE COVERING.
21. COPPER TRACING WIRE SHALL BE INSTALLED PER TOWN OF SEVERANCE SPECIFICATIONS FOR ALL WATER PIPE.
22. FOR TAPPING PVC C-900 PIPE, A TOWN APPROVED TAPPING SADDLE SHALL BE USED. THE TAPPING MACHINE USED TO MAKE THE CONNECTION MUST OPERATE WITH A CUTTING/TAPPING TOOL WHICH IS CLASSIFIED AS A CORE CUTTING TOOL (EITHER WITH INTERNAL TEETH OR WITH DOUBLE SLOTS) OF THE SHELL DESIGN WHICH RETAINS THE COUPON WHILE PENETRATING THE WALL OF THE WATER MAIN. THE TAPPING MACHINE SHOULD PROVIDE THE STANDARD RATCHET HANDLE ON THE BORING BAR AND SHOULD BE OF THE DESIGN WHERE CUTTING AND TAPPING IS CONTROLLED AND ACCOMPLISHED WITH A FEED-NUT OR FEET-SCREW AND YOKE.
23. ALL BACKFLOW PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE COLORADO CROSS-CONNECTION CONTROL MANUAL, LATEST EDITION, AND AS REQUIRED NECESSARY BY THE TOWN OF SEVERANCE WATER AND SEWER DEPARTMENT. ALL BACKFLOW ASSEMBLES MUST BE TESTED UPON INSTALLATION AND JUST PRIOR TO END OF WARRANTY PERIOD. OWNER SHALL BE RESPONSIBLE FOR TESTING EACH YEAR THEREAFTER.
24. ALL FIRE HYDRANT LEADS SHALL BE RESTRAINED PIPE.
25. THERE SHALL BE NO WATER METERS IN DRIVEWAYS, PARKING AREAS OR SIDEWALKS.
26. ALL DRY UTILITIES CROSSING WATER AND.OR SEWER MAINS MUST BE ENCASED IN HDPE SDR 11 PIPE ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
27. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL BE THICKNESS CL 50 UNLESS OTHERWISE NOTED.
28. THERE SHALL BE NO PERMANENT STRUCTURES, FENCED, OR LANDSCAPING. (PLANTINGS OR BERMS GREATER THAN 3.0 FEET TALL MATURE GROWTH) LOCATED IN EXCLUSIVE WATER LINE AND SEWER LINE EASEMENTS.
29. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, OR LANDSCAPING (PLANTINGS OR BERMS) PLACED WITHIN A 10.0 FOOT RADIUS OF FIRE HYDRANTS AS CONSTRUCTED.
30. WHERE WATER & SEWER LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED WITHIN 10 FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
31. ALL SANITARY SEWER SERVICES TO BE STUBBED OUT 10.0' BEYOND PROPERTY LINE . WATER SERVICES SHALL BE INSTALLED TO THE PROPERTY LINE.
32. BEDDING FOR DUCTILE IRON PIPE SHALL BE TYPE 3 AS PER AWWA C-151 STANDARD LAYING CONDITIONS (TOWN OF SEVERANCE STANDARDS CLASS B, SEE DETAIL SHEET 22) UNLESS OTHERWISE SPECIFIED.
33. PVC POTABLE (DOMESTIC) WATER MAIN PIPE SHALL MEET THE FOLLOWING QUALITY STANDARDS: AWWA C-900; CLASS 150 - OR 18 ELASTOMETRIC RING - ASTM D1869 & F477 RING TIGHT JOINT.
34. PVC WATER PIPE SHALL BE INSTALLED USING A CDOT CLASS 8 BEDDING 6 INCHES ABOVE AND 6 INCHES BELOW THE PIPE.
35. INSULATED 12 GAUGE TRACER WIRE SHALL BE AFFIXED TO THE PROPOSED WATER MAINS.
   A. PASS CURRENT THROUGH WIRE AND DEMONSTRATE THAT THE WIRE IS CAPABLE OF LOCATING THE WATER MAINS.
   B. IF WIRE WILL NOT PASS CURRENT LOCATE BREAK IN CIRCUIT AND TEST UNTIL TRACER WIRE WORKS IN ACCORDANCE WITH ITS INTENDED USE.
36. FOR PUBLIC WATER OR SEWER LINES LOCATED IN PRIVATE ROADS OR EASEMENTS: FUTURE REPAIR OF PAVING, LANDSCAPING, OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER LINE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE TOWN OF SEVERANCE'S WATER AND SEWER DEPARTMENTS WILL BACKFILL THE TRENCH TO THE SURFACE BUT NOT REBUILD ANY SURFACE IMPROVEMENTS OR REPLACE LANDSCAPING.
37. ALL SANITARY SEWER LINES SHALL BE ASTM D-3034 (PVC SDR 35) UNLESS OTHERWISE NOTED.
38. PVC SEWER PIPE SHALL BE INSTALLED USING A CDOT CLASS B BEDDING 6 INCHES ABOVE & 6 INCHES BELOW THE PIPE.
39. ALL SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 10.0' HORIZONTAL & 18" VERTICAL CLEARANCE FROM PROPOSED OR EXISTING WATER LINES & STORM DRAIN LINES.
40. ALL SANITARY SEWER SERVICES TO BE 6" DIAMETER PVC (SDR 35) UNLESS OTHERWISE NOTED & SHALL NOT HAVE A SLOPE LESS THAN 1%.

PROJECT GENERAL NOTES:

1. THE FOLLOWING SHALL BE FURNISHED WITH EACH BITUMINOUS PAVER:
   A. A SKI TYPE DEVICE AT LEAST 30 FEET IN LENGTH. THIS DEVICE SHALL BE USED ON ALL PASSES AND LIFTS OF BITUMINOUS PAVEMENT PLACED.
2. ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL WIDTH BEFORE SUCCEEDING LAYER IS PLACED.
3. TYPE OF COMPACTION FOR THIS PROJECT SHALL BE AASHTO T-99 (ASTM D698) (STANDARD PROCTOR) FOR SUBGRADE SOILS AND AASHTO T-180 (ASTM D1557) (MODIFIED PROCTOR) FOR AGGREGATE BASE COURSE.
4. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIALS TO SATISFACTORILY CONTROL DUST AT ALL TIMES, AND AS DIRECTED BY THE TOWN. WATER SHALL BE USED AS THE DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR WILL FURNISH AND SPREAD WATER AT NO ADDITIONAL COST TO THE PROJECT.
5. DEPTH OF MOISTURE-CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
   A. FULL DEPTH OF ALL EMBANKMENTS
   B. BASE OF CUTS AND FILLS, 0.5 FT
   C. EXCAVATION AND DIGGING AS REQUIRED FOR THE COMPACTION OF BASES OF CUTS AND FILLS WILL BE CONSIDERED SUBSIDIARY TO THAT OPERATION AND WILL NOT BE PAID FOR SEPARATELY.
6. WHEN EXISTING ASPHALT PAVEMENT IS TO BE REMOVED, IT SHALL BE CUT TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, SAW OR OTHER METHOUDS AS APPROVED BY THE ENGINEER. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED AS SUBSIDIARY TO OTHER WORK.
7. ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF OFF-SITE. LOCATION OF DUMP, LENGTH OF HAUL. AND DISPOSAL EXPENSES SHALL BE CONTRACTORS RESPONSIBILITY.
8. THE STREETS ADJACENT TO THE CONSTRUCTION AREA SHALL BE CLEARED OF DEBRIS GENERATED BY THE PROJECT BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL THE ROADS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS AT NO ADDITIONAL COST TO THE PROJECT.
9. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO PROVIDE SITE GRADING IN A MANNER CONSISTENT WITH DEVELOPMENT PLANS REGARDING SITE DRAINAGE. DRAINAGE EASEMENTS SHALL NOT BE RESTRICTED. ON-SITE AND PASS-THROUGH RUNOFF SHALL BE ROUTED TO STREETS. ALONG PROPERTY LINES, AND THROUGH EASEMENTS IN A MANNER WHICH CONTROLS SURFACE RUNOFF.
10. THERE SHALL BE A MINIMUM 12" VERTICAL SEPARATION WHERE UTILITY SLEEVES ARE LOCATED IN THE SAME TRENCH.
11. CONTRACTOR SHALL SUBMIT AS-BUILT INFORMATION TO THE PROJECT ENGINEER TO REVIEW AND PREPARE FINAL AS-BUILT RECORD DRAWINGS.
12. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE TOWN OF SEVERANCE CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
14. THE CONTRACTOR SHALL NOTIFY CONSTRUCTION SERVICES (970)686-1218 AT LEAST 24-HOURS PRIOR TO THE DESIRED INSPECTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND THE TOWN, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
16. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS, OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROCESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE TOWN, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE ACCEPTED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK. OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RE-SUBMITTING THE REVISED PLANS TO THE TOWN OF SEVERANCE FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
17. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUALLY AND SHALL NOT BE LIMITED TO REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN , ON, OR NEAR THE CONSTRUCTION SITE.
18. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS. OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE GREELEY SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION MUST BE REPLACED. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED SURVEYOR PRIOR TO DISTURBING ANY MONUMENTS.
20. PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE, WHEN ALLOWED BY THE UTILITY, SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
21. GEOTECHNICAL SUBSURFACE EXPLORATION REPORT FRANKLIN PLACE - MIXED USE DEVELOPMENT SOUTHWEST CORNER OF EAST HARMONY ROAD AND TAILHOLT AVENUE, SEVERANCE, COLORADO EEC PROJECT NO. 1212023
22. REPRODUCIBLE COPIES OF RECORD DRAWING PLANS SHALL BE SUBMITTED TO THE TOWN OF SEVERANCE PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
23. ALL WATER, SANITARY SEWER, STREETS AND STORM DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF GREELEY CONSTRUCTION STANDARDS, LATEST EDITION. ALL REFERENCES TO "CITY OF GREELEY" (IN CONSTRUCTION DETAILS, ETC.) SHALL REFER TO "TOWN OF SEVERANCE".

CALL UTILITY N



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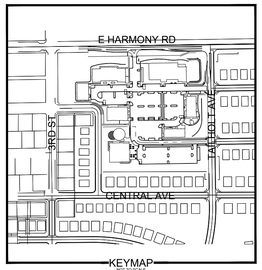
(IN FEET)
1 inch = 50 ft.



KEYMAP
NO SCALE

LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING MAJOR CONTOUR — 5015
- EXISTING MINOR CONTOUR — 5013
- EXISTING STORM SEWER
- EXISTING TELEPHONE — T
- EXISTING GAS — G
- EXISTING SANITARY SEWER — SS
- EXISTING WATER — W
- EXISTING ELECTRIC — E
- EXISTING FIBER OPTIC — FO
- EXISTING CABLE — CTV
- EXISTING OVERHEAD UTILITY — OHE
- EXISTING FENCE — X
- ASPHALT REMOVAL (FULL DEPTH)
- ASPHALT REMOVAL (MILL & OVERLAY)
- EXISTING ELECTRIC VAULT
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION BOX
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREES (TO REMAIN)
- EXISTING TREES (TO BE REMOVED)

NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIAL.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
4. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. CONTACT THE PROJECT SURVEYOR FOR ANY INQUIRIES RELATED TO THE EXISTING SITE SURVEY.
6. REFER TO T-CUT DETAIL, SHEET 46.

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

EXISTING CONDITIONS & DEMOLITION PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
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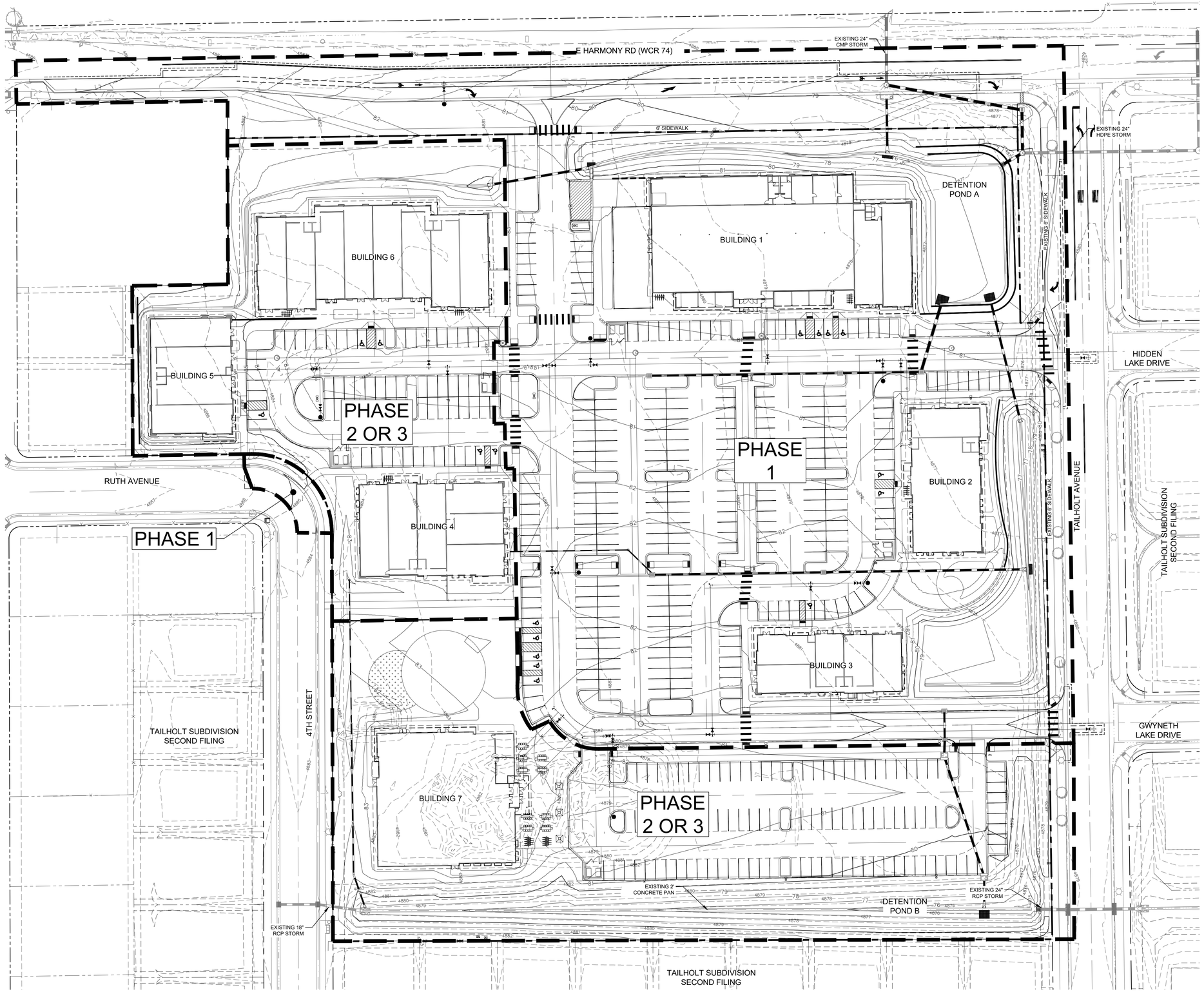
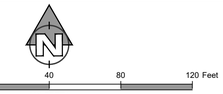
SCALE:
HORIZ: 1" = 50'
VERT: N/A

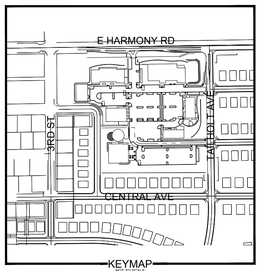
SHEET:
3 OF 78

PROJECT NO. 1828-001

[dwebber | P:\1828-001\Dwg\Exhibit\1828-001_ECON.dwg | 8/28/2023 8:29 AM]







LEGEND

- PROJECT BOUNDARY
- PHASE LINE
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

NOTES

1. PHASE LINES SHOWN DELINEATE THE LOTS AND/OR AREAS THAT ARE INCLUDED WITHIN A PHASE. DEPENDING ON CONSTRUCTION SEQUENCING, INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. DEPENDING ON CONSTRUCTION SEQUENCING, PREVIOUSLY CONSTRUCTED ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE IN ACCORDANCE WITH TOWN STANDARDS.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL ORDER OF CONSTRUCTION.
4. ALL UTILITIES AND OVERLOT GRADING TO BE PERFORMED WITH PHASE 1.

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NO.	REVISIONS	BY:	DATE:

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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

PHASING PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
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SCALE:
HORIZ: 1" = 40'
VERT: N/A

SHEET:
4 OF 78

PROJECT NO. 1828-001

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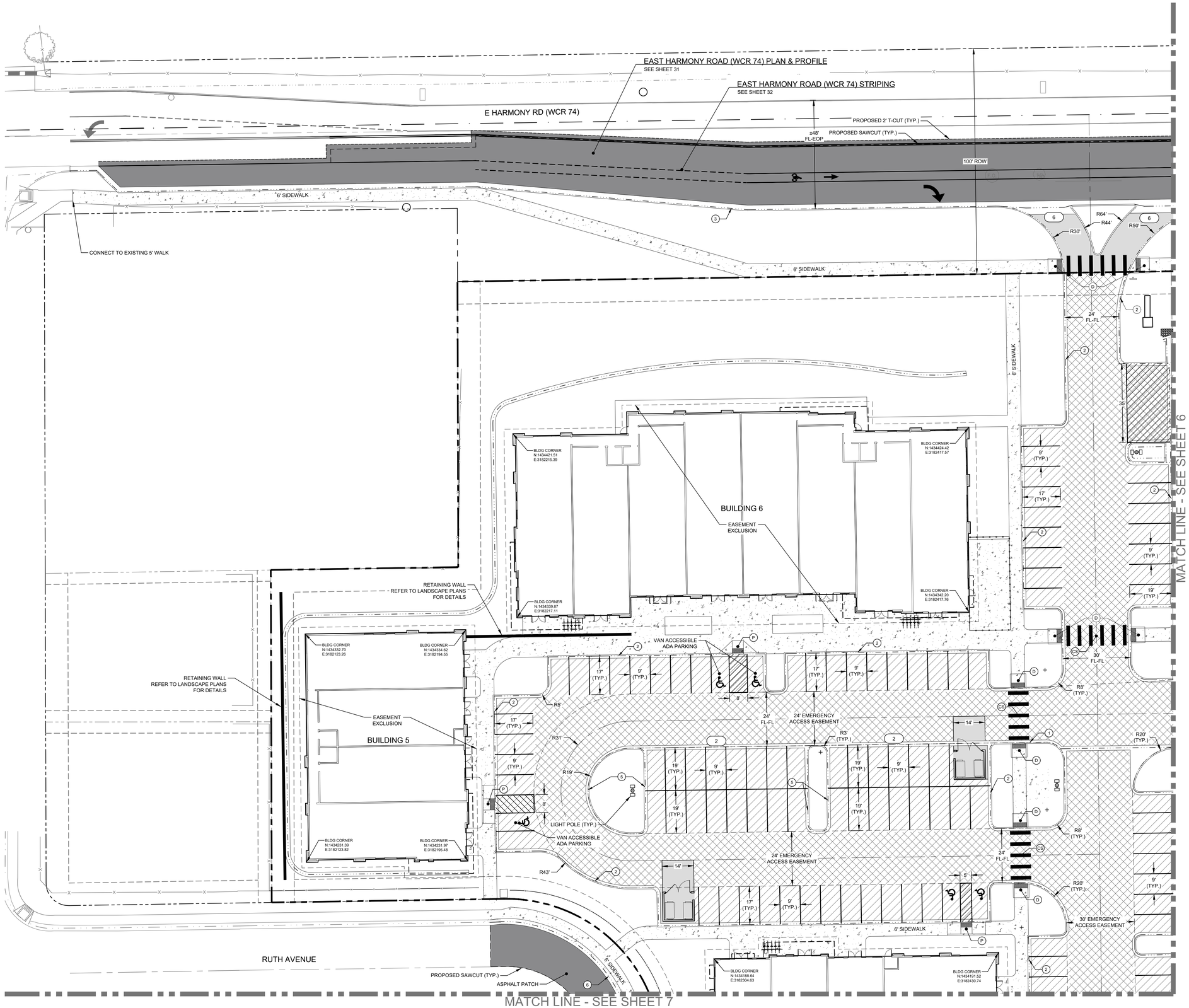

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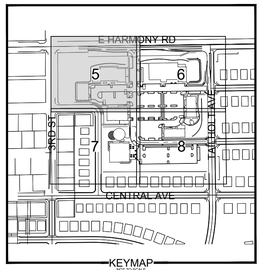
(IN FEET)
1 inch = 20 ft.

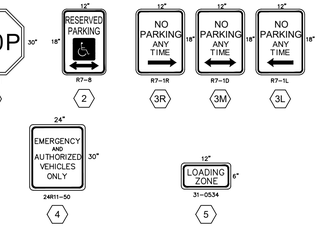


KEYMAP
NTS

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVEMENT
- PROPERTY BOUNDARY
- LOT LINE
- EASEMENTS
- ASPHALT (PARKING)
- ASPHALT (HEAVY DUTY)
- ASPHALT (STREET)
- CONCRETE (PRIVATE FLATWORK)
- CONCRETE PAVING (HEAVY DUTY)
- X' SIDEWALK CHASE (X)
- X' CURB CUT (X)
- CURB TRANSITION (TR)
- FLUSH CURB (FL)
- CROSSWALK STRIPING (1.5' x 9' @ 6' O.C.) (CS)
- X' CONCRETE CROSS-PAN (X)
- 18" VERTICAL INFLOW CURB & GUTTER (1)
- 18" VERTICAL OUTFALL CURB & GUTTER (2)
- 30" VERTICAL INFLOW CURB & GUTTER (3)
- 30" VERTICAL OUTFALL CURB & GUTTER (4)
- 18" FLAT CURB (SEE DETAIL 606, SHEET 44) (5)
- 31" DRIVE-OVER CURB & GUTTER (6)
- PARALLEL ACCESS RAMP (P)
- DIRECTIONAL ACCESS RAMP (D)

SITE SIGN LEGEND



NOTES

1. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
2. PAVEMENT MARKINGS SHALL BE PER TOWN OF SEVERANCE STANDARDS AND PROJECT SPECIFICATION MANUAL.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN OF SEVERANCE ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN OF SEVERANCE STREET REPAIR STANDARDS.
4. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF SEVERANCE STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
5. ALL PUBLIC CONCRETE PAVING SHALL BE 6" THICK.
6. REFER TO SITE AND LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION RELATED TO DECORATIVE PAVING, HARDSCAPES, AND OTHER SITE AMENITIES.

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

HORIZONTAL CONTROL & PAVING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION

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SCALE:

HORIZ: 1" = 20'

VERT: N/A

SHEET:

5 OF 78

PROJECT NO. 1828-001

dweber | P:\1828-001\Dwg\Site\1828-001_PAVE.dwg | 9/28/2023 9:56 AM |

EXISTING STRIPING (TYP.)

E HARMONY RD (WCR 74)

EAST HARMONY ROAD (WCR 74) PLAN & PROFILE
SEE SHEET 31

EAST HARMONY ROAD (WCR 74) STRIPING
SEE SHEET 32

EXISTING PAVEMENT MARKINGS (TYP.)

100' ROW

±36'
FL-EOP

PROPOSED SAWCUT (TYP.)

2' T-CUT (TYP.)

CONNECT TO EXISTING 9' WALK

6' SIDEWALK

R50'

"STOP" SIGN

MONUMENT SIGN

MONUMENT SIGN

TAILHOLT AVENUE STRIPING
SEE SHEET 32

ONLY

ONLY

MATCH LINE - SEE SHEET 5

BLDG CORNER
N:1434454.12
E:3182557.55

BUILDING 1

EASEMENT EXCLUSION

BLDG CORNER
N:1434434.20
E:3182784.26

BLDG CORNER
N:1434354.73
E:3182559.17

BLDG CORNER
N:1434342.62
E:3182784.94

RETAINING WALL
REFER TO LANDSCAPE PLANS
FOR DETAILS

TAILHOLT SUBDIVISION
SECOND FILING

5' SIDEWALK

VAN ACCESSIBLE
ADA PARKING

30' EMERGENCY
ACCESS EASEMENT

30'
FL-FL

30'
FL-FL

14'

R20'
(TYP.)

R3'
(TYP.)

LIGHT POLE (TYP.)

24' EMERGENCY
ACCESS EASEMENT

2' T-CUT (TYP.)

PROPOSED SAWCUT (TYP.)

HIDDEN LAKE DRIVE

ASPHALT PATCH

"STOP" SIGN

TAILHOLT AVENUE

BLDG CORNER
N:1434254.50
E:3182783.24

BLDG CORNER
N:1434255.36
E:3182843.44

EASEMENT
EXCLUSION

VAN ACCESSIBLE
ADA PARKING

BUILDING 2

9'
(TYP.)

19'
(TYP.)

17'
(TYP.)

24'
FL-FL

5' SIDEWALK

MATCH LINE - SEE SHEET 8

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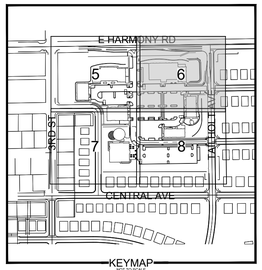
(IN FEET)
1 inch = 20 ft.



LEGEND

PROPOSED CURB & GUTTER		ASPHALT (PARKING)	
PROPOSED EDGE OF PAVEMENT		ASPHALT (HEAVY DUTY)	
PROPERTY BOUNDARY		ASPHALT (STREET)	
LOT LINE		CONCRETE (PRIVATE FLATWORK)	
EASEMENTS		CONCRETE PAVING (HEAVY DUTY)	
X' SIDEWALK CHASE	X	18" VERTICAL INFLOW CURB & GUTTER	1
X' CURB CUT	X	18" VERTICAL OUTFALL CURB & GUTTER	2
CURB TRANSITION	TR	30" VERTICAL INFLOW CURB & GUTTER	3
FLUSH CURB	FL	30" VERTICAL OUTFALL CURB & GUTTER	4
CROSSWALK STRIPING (1.5' x 9' @ 6' O.C.)	CS	18" FLAT CURB (SEE DETAIL 606, SHEET 44)	5
X' CONCRETE CROSS-PAN	X	31" DRIVE-OVER CURB & GUTTER	6
PARALLEL ACCESS RAMP	P		
DIRECTIONAL ACCESS RAMP	D		

SITE SIGN LEGEND

STOP R1-1	RESERVED PARKING R7-8	NO PARKING ANY TIME R7-1R	NO PARKING ANY TIME R7-1D	NO PARKING ANY TIME R7-1L
1	2	3R	3M	3L
EMERGENCY AND AUTHORIZED VEHICLES ONLY 24R11-50	LOADING ZONE 31-0534			
4	5			

NOTES

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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

HORIZONTAL CONTROL & PAVING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION
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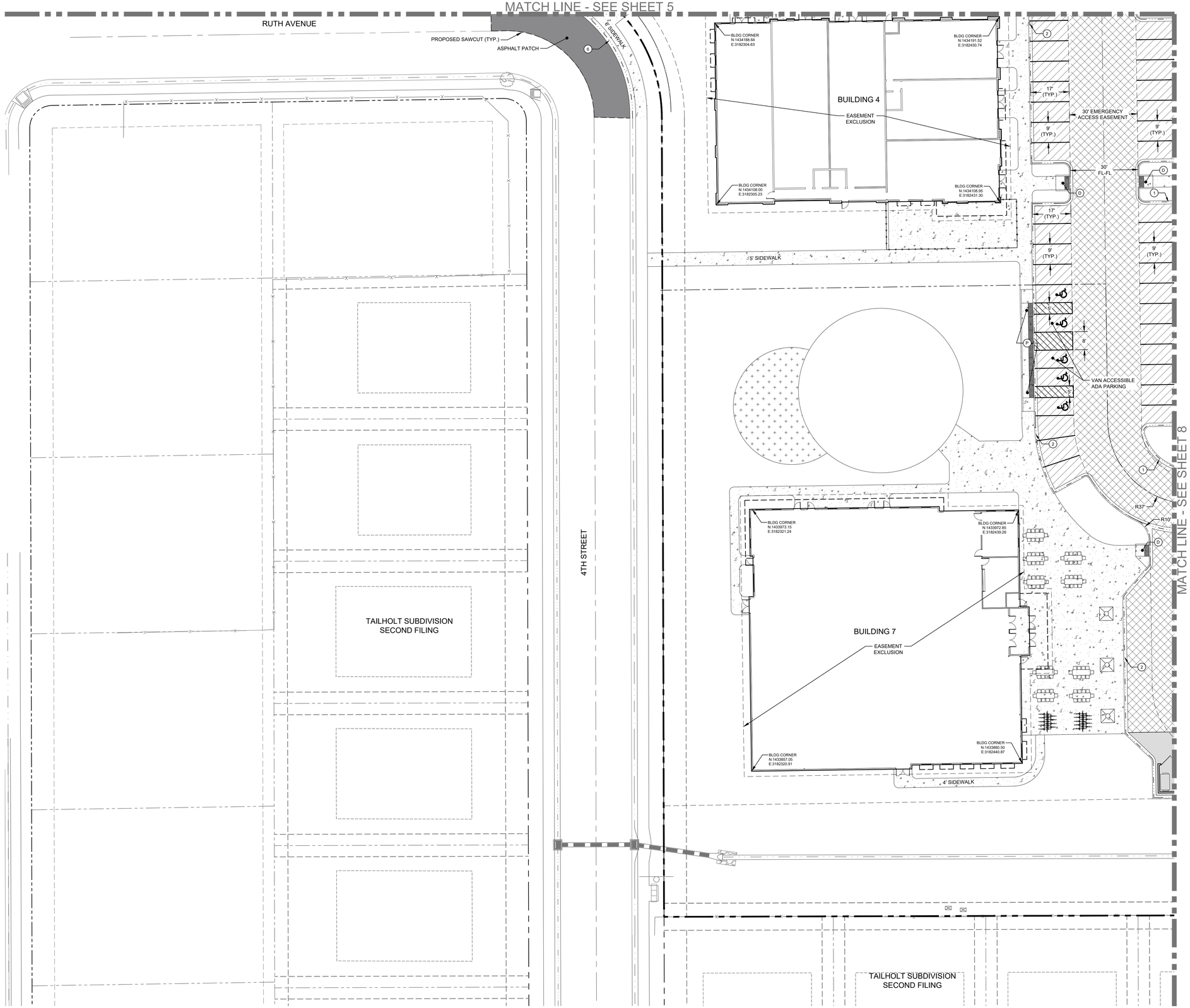
SCALE:
HORIZ: 1" = 20'
VERT: N/A

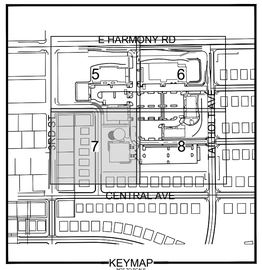
SHEET:
6 OF 78

PROJECT NO. 1828-001



20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.



LEGEND

PROPOSED CURB & GUTTER			
PROPOSED EDGE OF PAVEMENT			
PROPERTY BOUNDARY			
LOT LINE			
EASEMENTS			
ASPHALT (PARKING)		CONCRETE (PRIVATE FLATWORK)	
ASPHALT (HEAVY DUTY)		CONCRETE PAVING (HEAVY DUTY)	
ASPHALT (STREET)			
X' SIDEWALK CHASE	X	18" VERTICAL INFLOW CURB & GUTTER	1
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CURB TRANSITION	TR	30" VERTICAL INFLOW CURB & GUTTER	3
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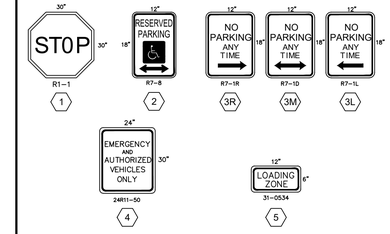
CROSSWALK STRIPING (1.5' x 9' @ 6' O.C.)	CS	18" FLAT CURB (SEE DETAIL 606, SHEET 44)	5
X' CONCRETE CROSS-PAN	X	31" DRIVE-OVER CURB & GUTTER	6
PARALLEL ACCESS RAMP	P		
DIRECTIONAL ACCESS RAMP	D		

SITE SIGN LEGEND



NOTES

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5. ALL PUBLIC CONCRETE PAVING SHALL BE 6" THICK.
6. REFER TO SITE AND LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION RELATED TO DECORATIVE PAVING, HARDSCAPES, AND OTHER SITE AMENITIES.

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

HORIZONTAL CONTROL & PAVING PLAN

CAUTION
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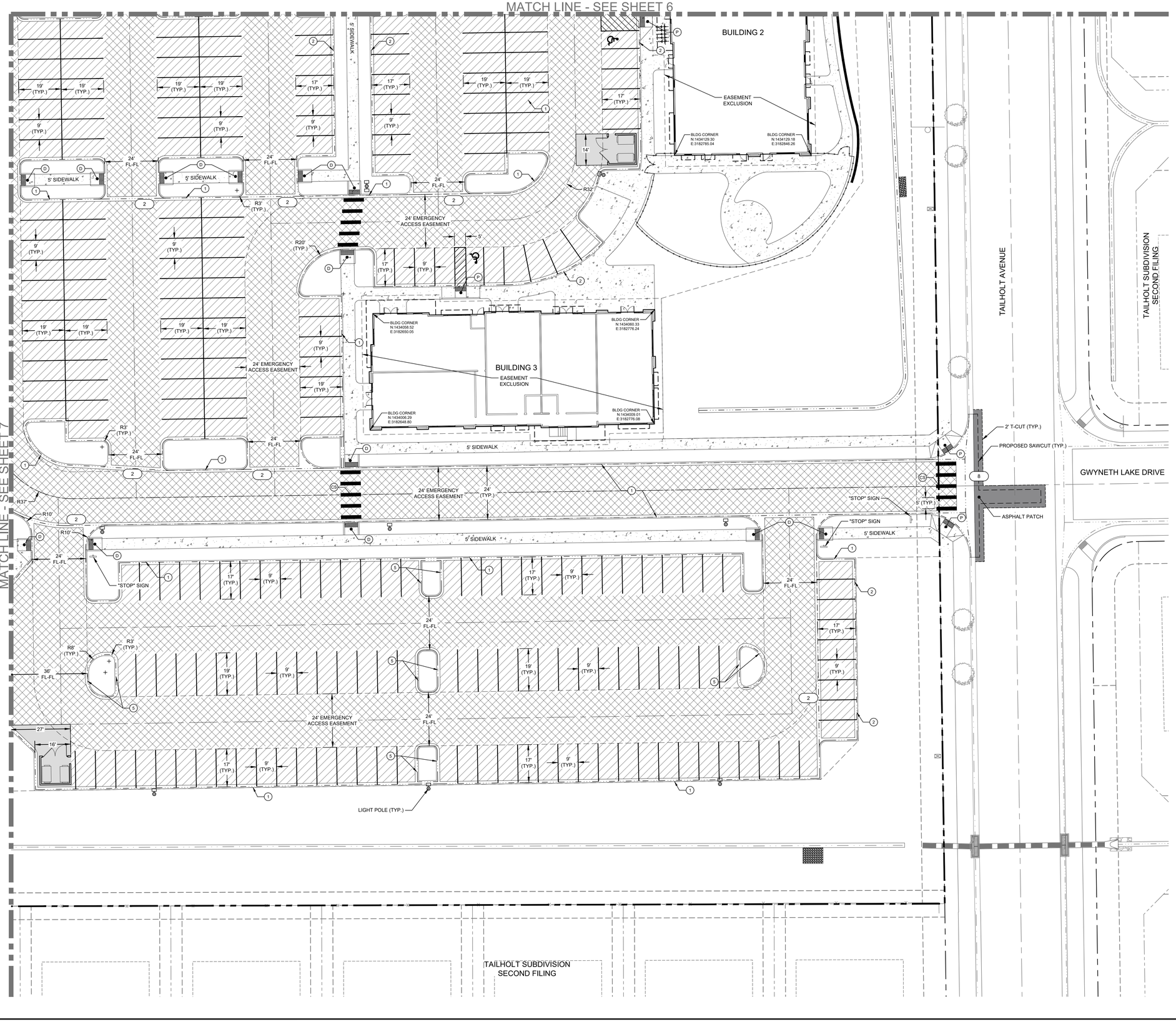
SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
7 OF 78

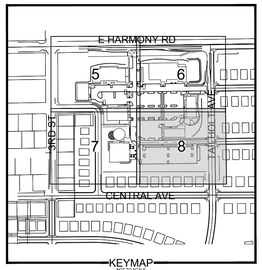
PROJECT NO. 1828-001

| dwebber | P:\1828-001\Dwg\Site\1828-001_PAVE.dwg | 8/28/2023 9:56 AM |



20 0 20 40 60 Feet

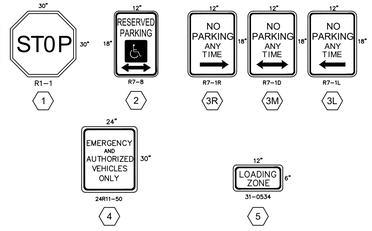
(IN FEET)
1 inch = 20 ft.



LEGEND

PROPOSED CURB & GUTTER			
PROPOSED EDGE OF PAVEMENT			
PROPERTY BOUNDARY			
LOT LINE			
EASEMENTS			
ASPHALT (PARKING)		CONCRETE (PRIVATE FLATWORK)	
ASPHALT (HEAVY DUTY)		CONCRETE PAVING (HEAVY DUTY)	
ASPHALT (STREET)			
X' SIDEWALK CHASE	X	18" VERTICAL INFLOW CURB & GUTTER	1
X' CURB CUT	X	18" VERTICAL OUTFALL CURB & GUTTER	2
CURB TRANSITION	TR	30" VERTICAL INFLOW CURB & GUTTER	3
FLUSH CURB	FL	30" VERTICAL OUTFALL CURB & GUTTER	4
CROSSWALK STRIPING (1.5' x 9' @ 6' O.C.)	CS	18" FLAT CURB (SEE DETAIL 606, SHEET 44)	5
X' CONCRETE CROSS-PAN	X	31" DRIVE-OVER CURB & GUTTER	6
PARALLEL ACCESS RAMP	P		
DIRECTIONAL ACCESS RAMP	D		

SITE SIGN LEGEND



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AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

HORIZONTAL CONTROL & PAVING PLAN

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SCALE:
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VERT: N/A

SHEET:
8 OF 78

PROJECT NO. 1828-001

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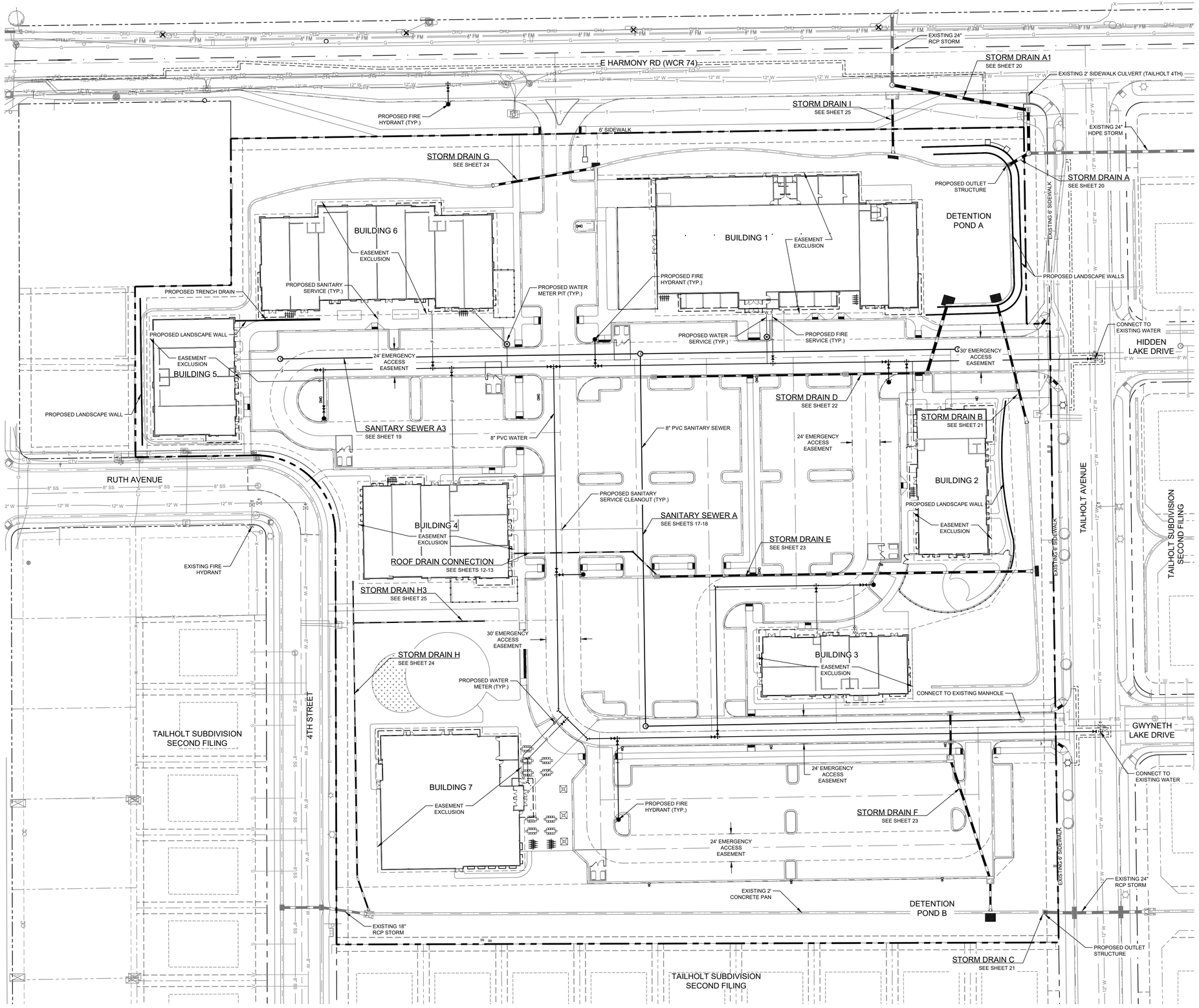

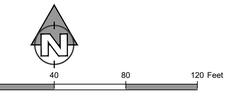

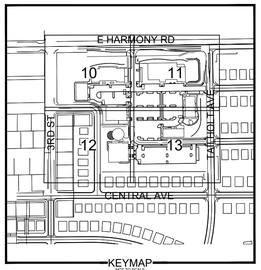

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET
- PROPOSED STREET LIGHT
- EXISTING TELEPHONE PEDESTAL

NOTES

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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

OVERALL UTILITY PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION

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SCALE:

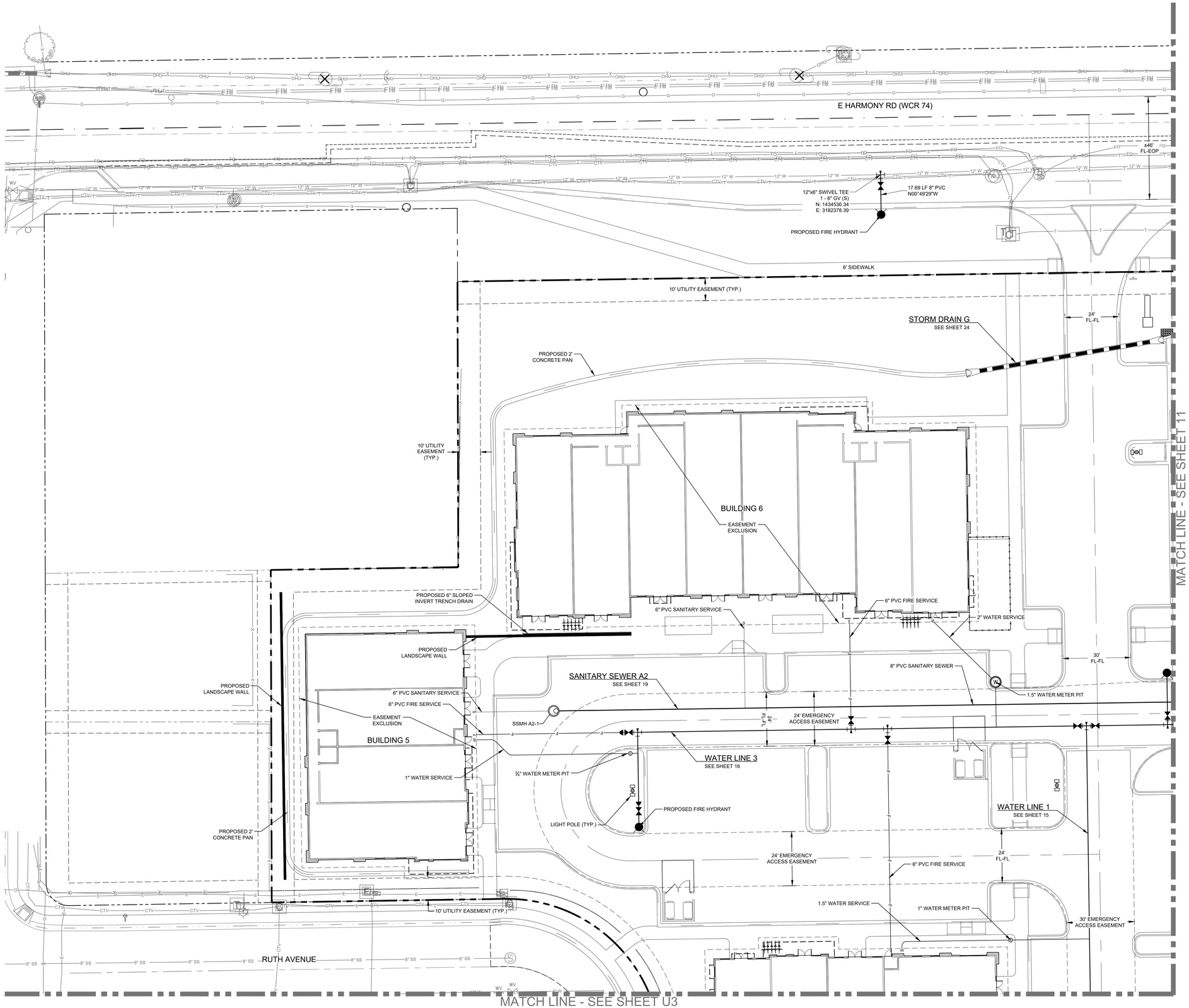
HORIZ: 1" = 40'
VERT: N/A

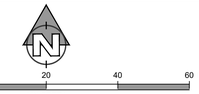
SHEET:

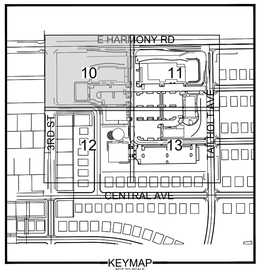
9 OF 78

PROJECT NO. 1828-001

| dweber | P:\1828-001\Dwg\Util\1828-001_OUTIL.dwg | 8/14/2023 3:06 PM |







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- PROPOSED WATER SERVICE
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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

UTILITY PLAN

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

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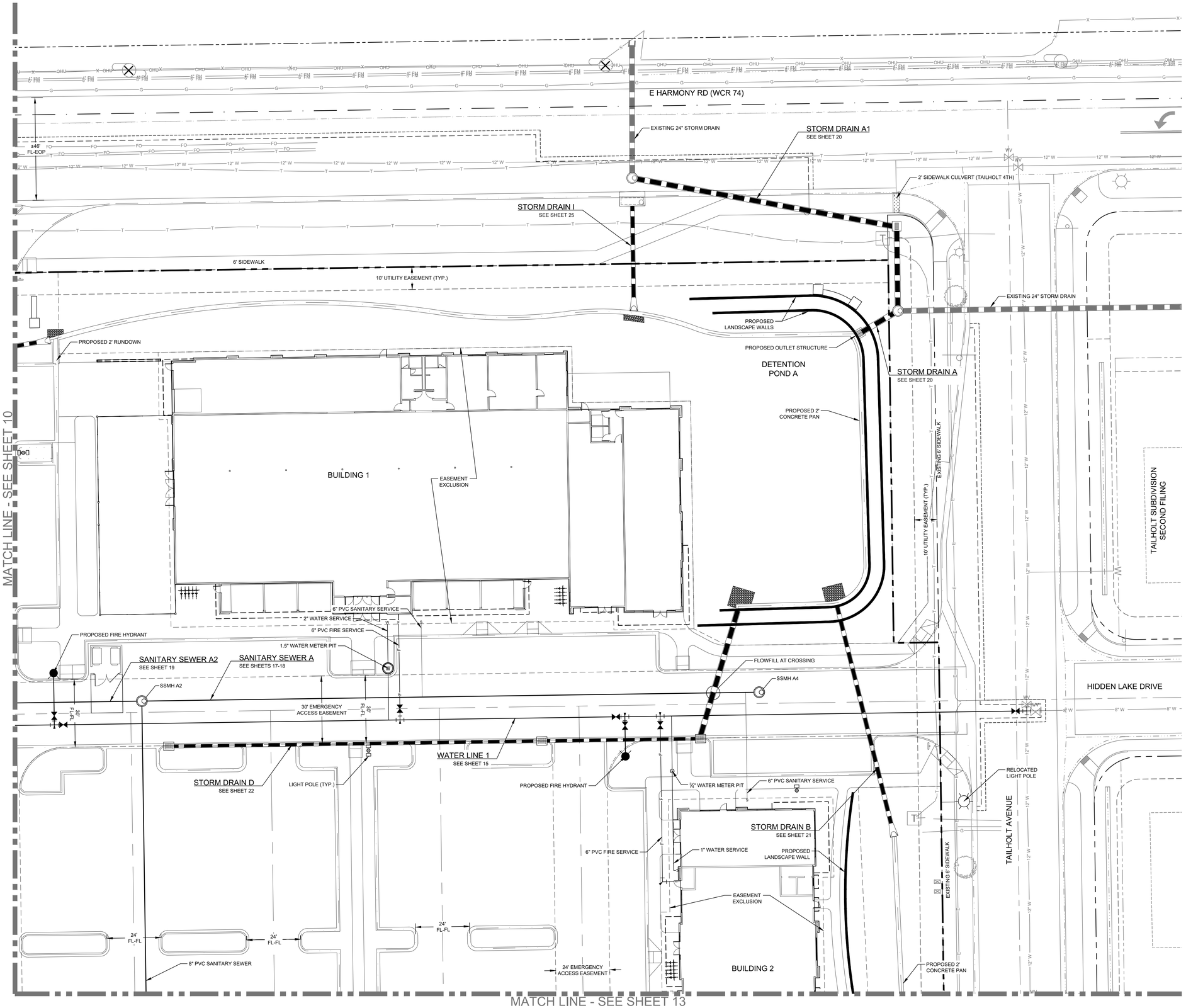
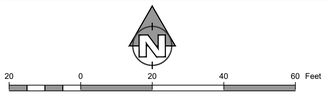
SCALE:
HORIZ: 1" = 20'
VERT: N/A

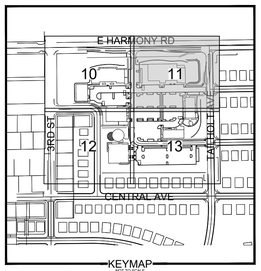
SHEET:
10 OF 78

PROJECT NO. 1828-001

[shotlour | P:\1828-001\dwg\U\1828-001_UTIL.dwg | 8/17/2023 3:41 PM]







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FORT COLLINS, CO 80524

FRANKLIN PLACE

UTILITY PLAN

PROJECT MANAGER: D. Weber

SUBMITTAL DATE: 08/25/23

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VERT: N/A

SHEET:

11 OF 78

PROJECT NO. 1828-001

| sholloar | P:\1828-001\Dwg\Util\1828-001_UTIL.dwg | 6/17/2023 3:41 PM |

MATCH LINE - SEE SHEET 10

RUTH AVENUE

EXISTING FIRE HYDRANT

TAILHOLT SUBDIVISION
SECOND FILING

PROFILE SCALE:
HORIZ. 1"=20'
VERT. 1"=5'

EXISTING 5' SIDEWALK

4TH STREET

BUILDING 4

6" PVC SANITARY SERVICE

EASEMENT EXCLUSION

PROPOSED SANITARY CLEANOUT

30' EMERGENCY ACCESS EASEMENT

104.49 LF 8" PVC @ 0.50%

RD CONNECTION
INV.=4879.19
FG=4879.91

30' FL-FL

11+00

STORM DRAIN H3
SEE SHEET 25

WATER LINE 1
SEE SHEET 14

PROPOSED SANITARY CLEANOUT

STORM DRAIN H
SEE SHEET 24

1" WATER METER PIT

6" PVC FIRE SERVICE

1" WATER SERVICE

BUILDING 7

EASEMENT EXCLUSION

6" PVC SANITARY SERVICE

EXISTING 2' CONCRETE PAN

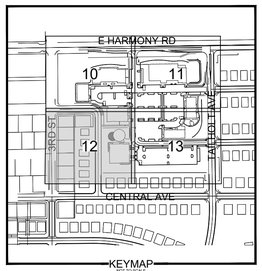
DETENTION
POND B

EXISTING 18" RCP STORM

TAILHOLT SUBDIVISION
SECOND FILING

MATCH LINE - SEE SHEET 13

20 0 20 40 60 Feet
(IN FEET)
1 inch = 20 ft.



KEYMAP
NTS

LEGEND

PROPOSED WATER MAIN	W
EXISTING WATER MAIN	W
PROPOSED SANITARY SEWER	S
EXISTING SANITARY SEWER	SS
PROPOSED SEWER SERVICE	S
PROPOSED WATER SERVICE	W
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED STORM SEWER	
EXISTING STORM SEWER	
EXISTING TELEPHONE	T
EXISTING GAS	G
EXISTING CABLE	CTV
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED ROW	
EXISTING ROW	
EASEMENT LINE	
PROPOSED STORM INLET	
PROPOSED STREET LIGHT	
EXISTING TELEPHONE PEDESTAL	T

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

UTILITY PLAN

PROJECT MANAGER: D. Weber

SUBMITTAL DATE: 08/25/23

CAUTION
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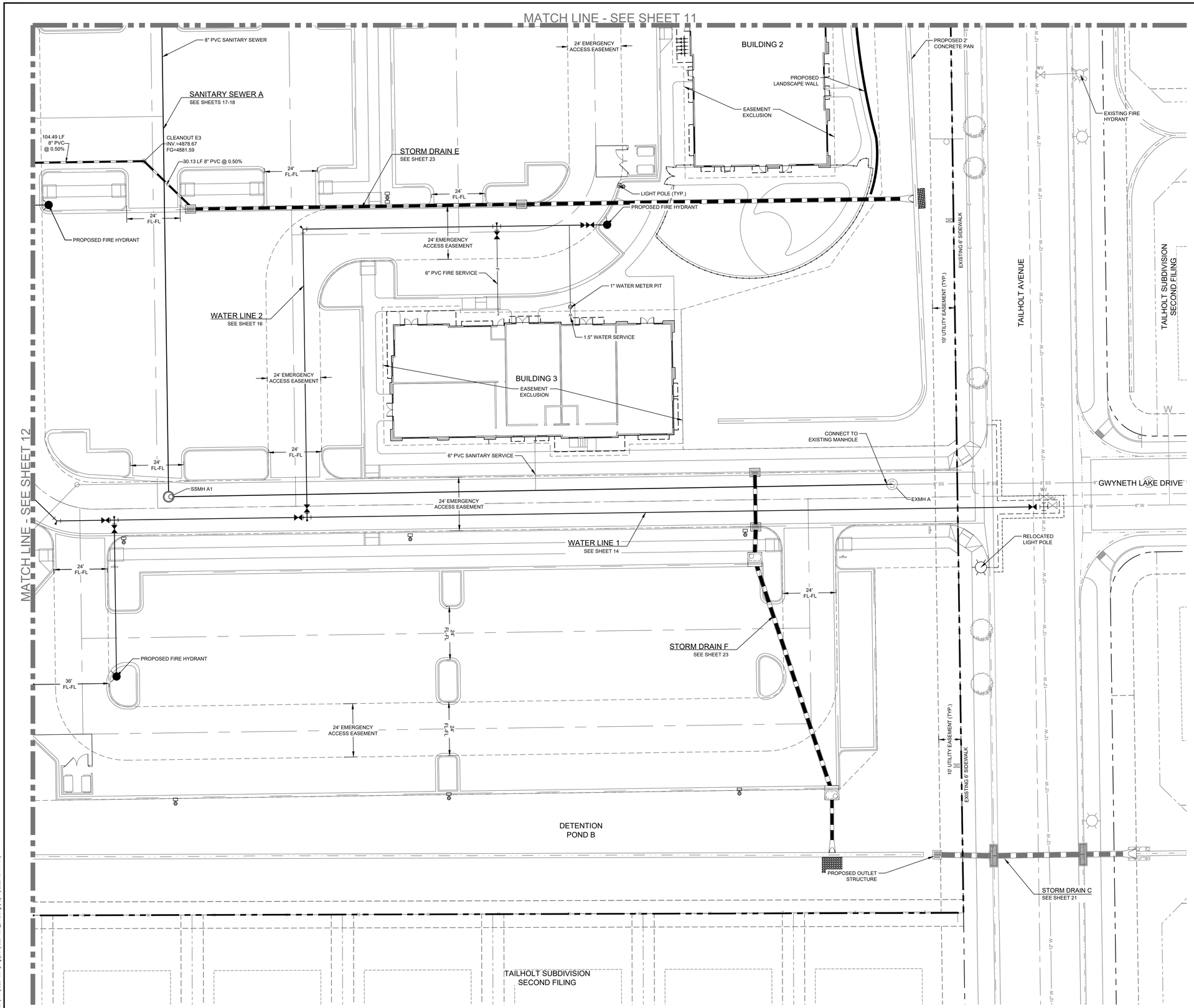
SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
12 OF 78

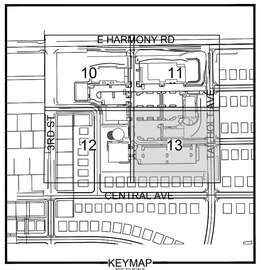
PROJECT NO. 1828-001

shallauer | P:\1828-001\Dwg\Util\1828-001_UTIL.dwg | 8/17/2023 3:41 PM |



20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.



KEYMAP
NO SCALE

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
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970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

FRANKLIN PLACE

UTILITY PLAN

PROJECT MANAGER: D. Weber

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SHEET:
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PROJECT NO. 1828-001

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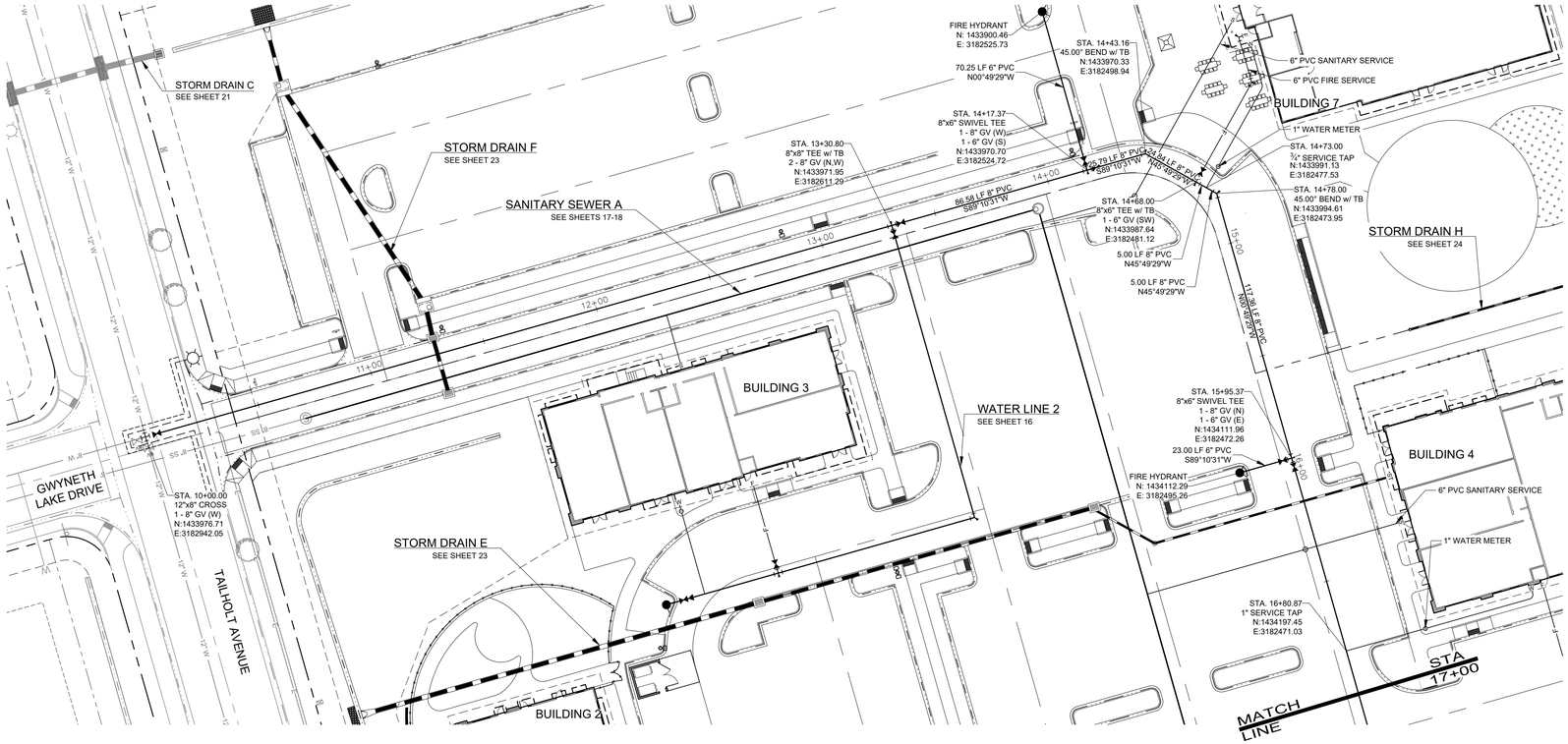
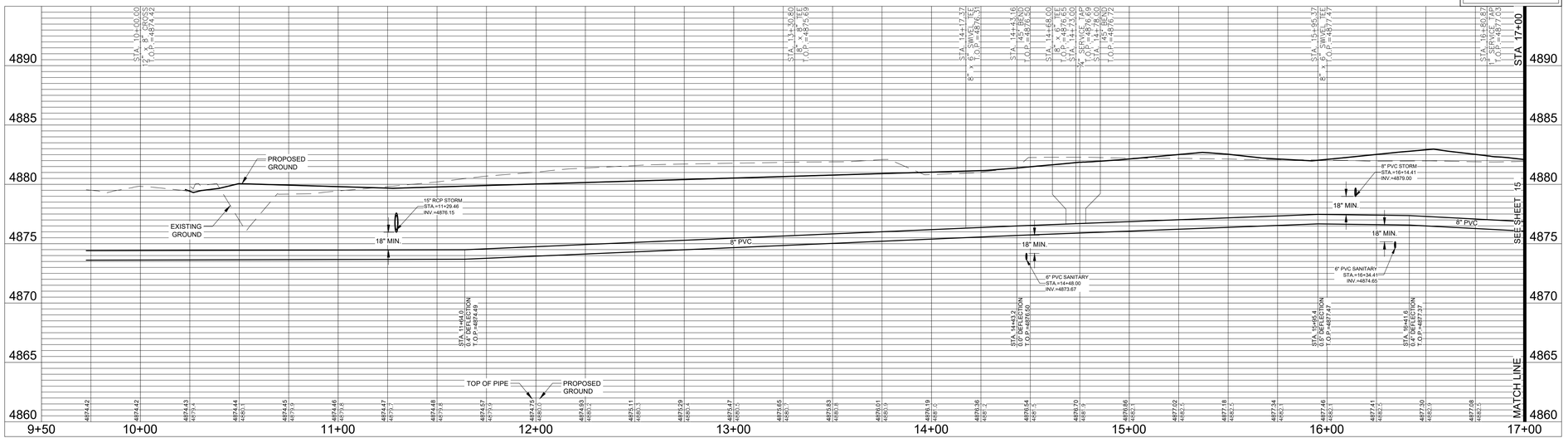
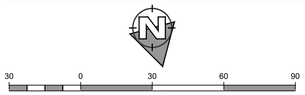
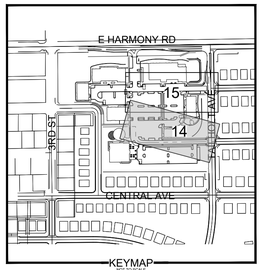


WATER LINE 1







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- PROPOSED WATER SERVICE
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- EXISTING FIRE HYDRANT
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- EXISTING STORM SEWER
- EXISTING TELEPHONE
- EXISTING GAS
- EXISTING CABLE
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AVANTCIVILGROUP.COM
970.286.7995
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

WATER LINE 1
PLAN & PROFILE

CAUTION

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SCALE:

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VERT: 1" = 5'

SHEET:

14 OF 78

PROJECT NO. 1828-001

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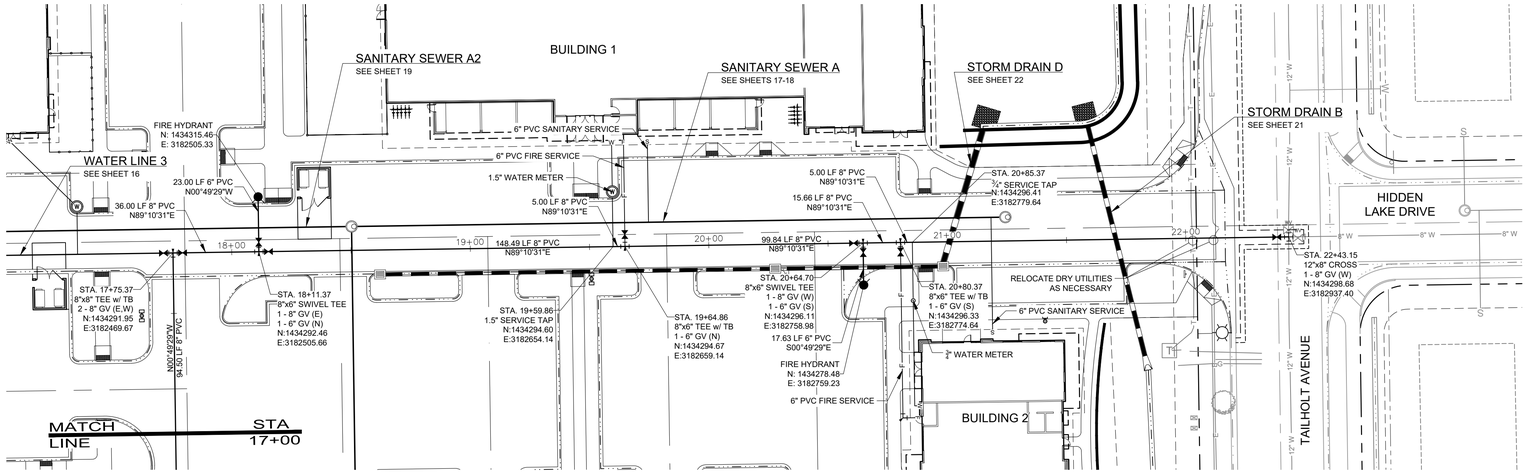
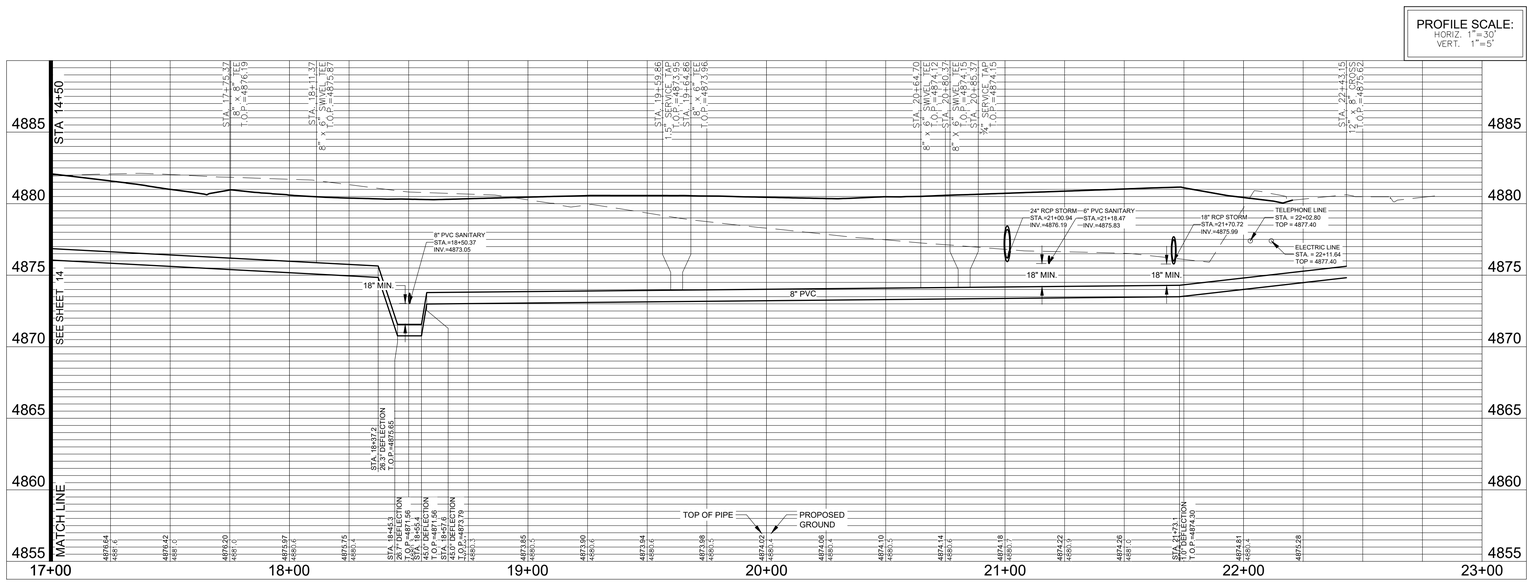
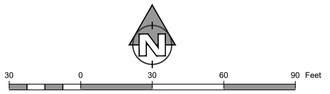
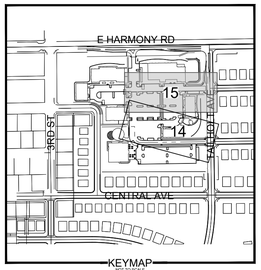


WATER LINE 1







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970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

WATER LINE 1 PLAN & PROFILE

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SCALE:

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VERT: 1" = 5'

SHEET:

15 OF 78

PROJECT NO. 1828-001

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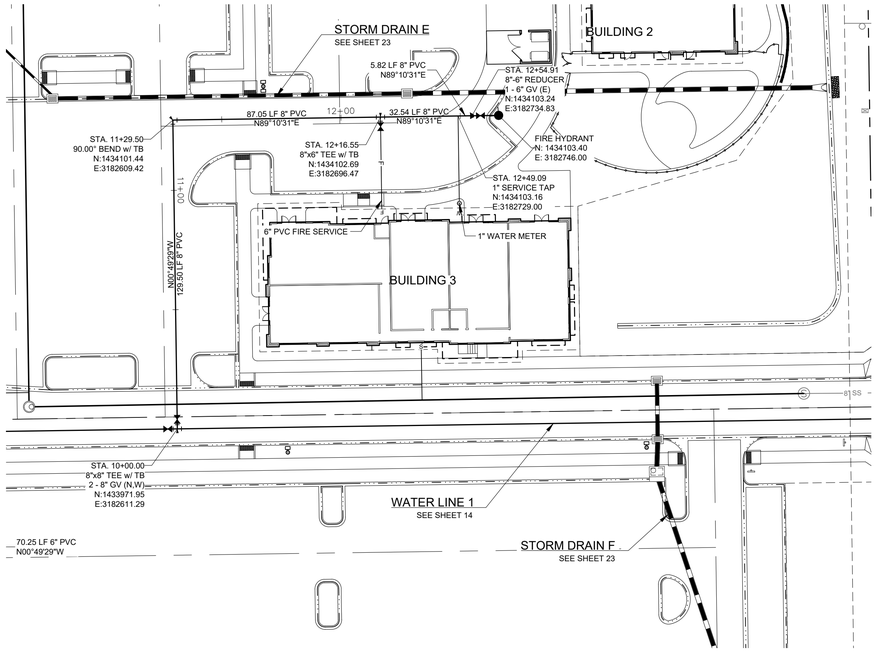

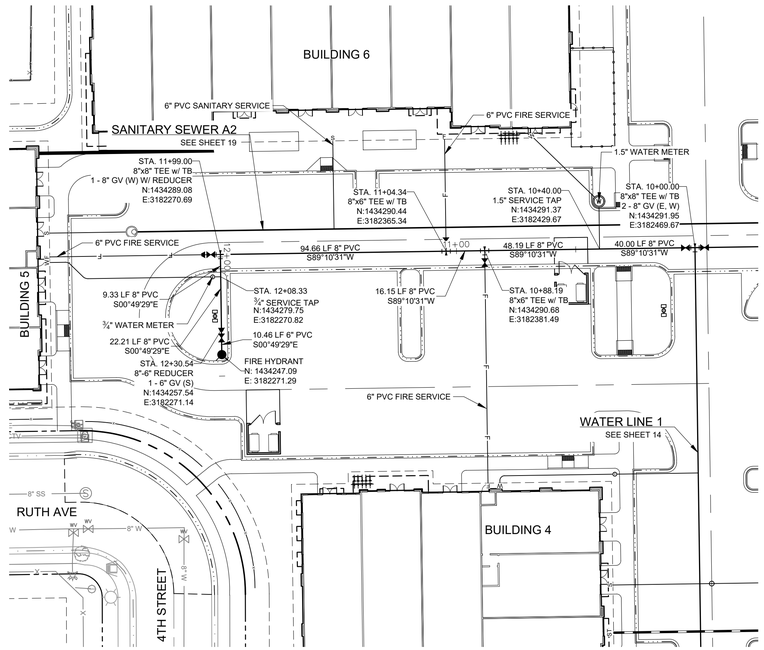

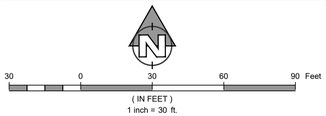

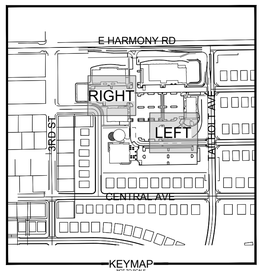

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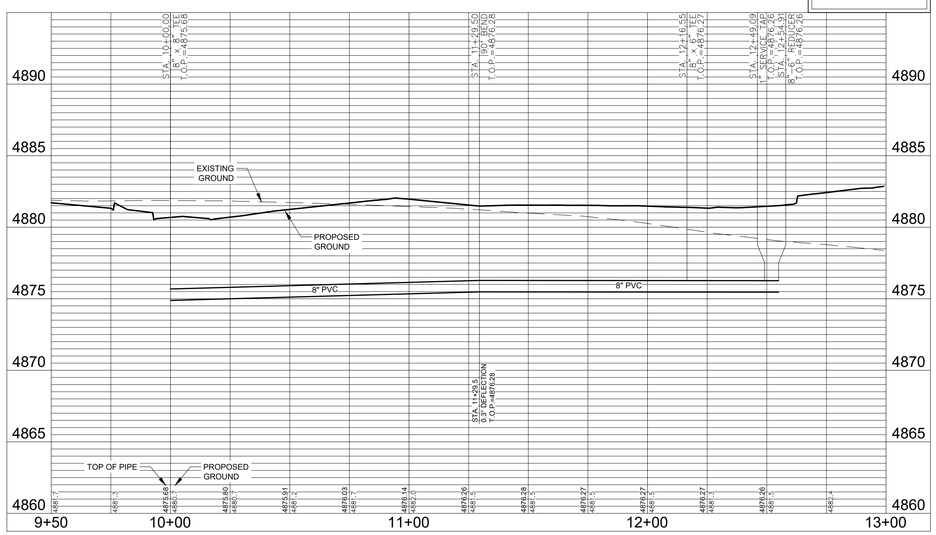
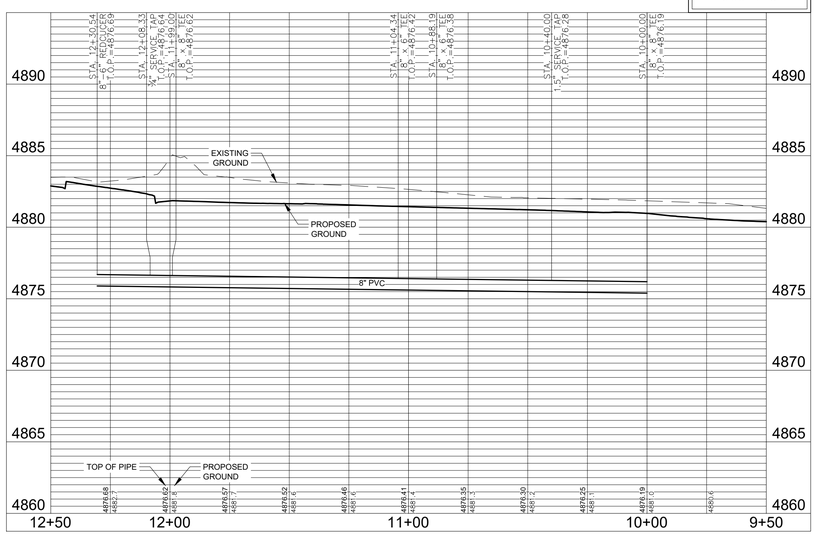


WATER LINE 3



DATE:
BY:
REVISIONS
NO.

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

WATER LINES 2 & 3
PLAN & PROFILE

CAUTION
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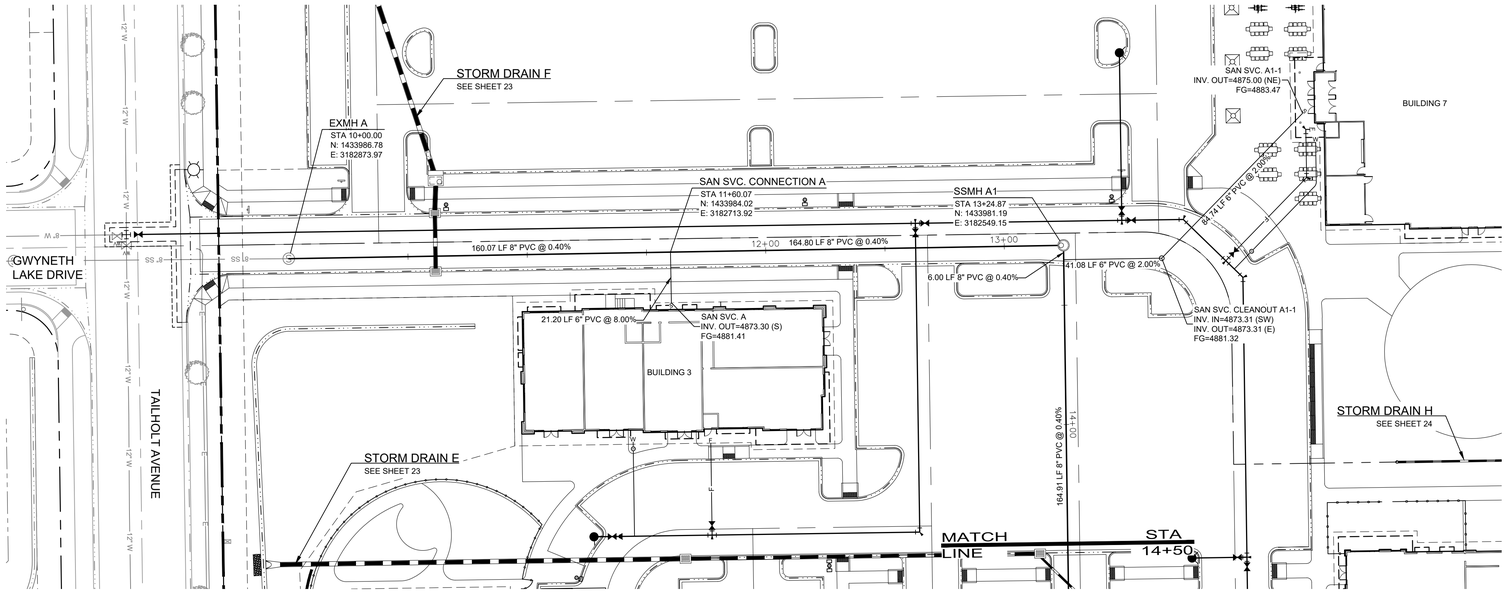
SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'

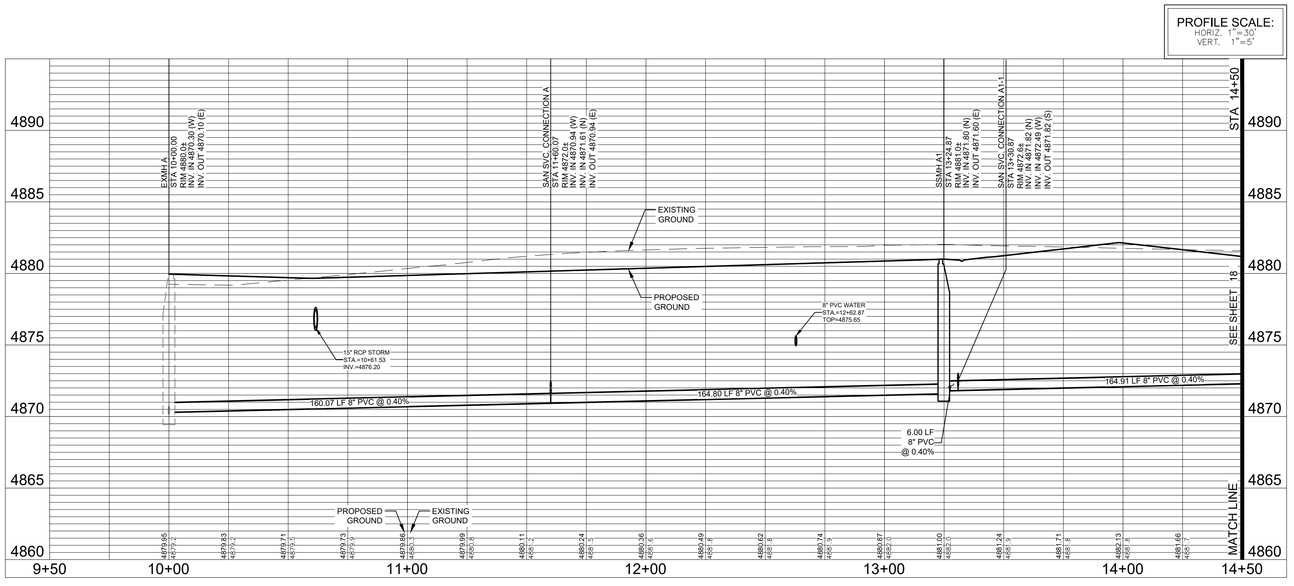
SHEET:
16 OF 78

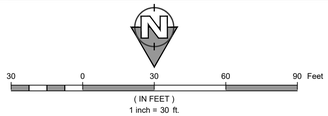
PROJECT NO. 1828-001

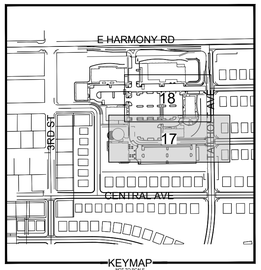
| shoblouer | P:\1828-001\Dwg\Util\1828-001_WATR 1.dwg | 8/25/2023 8:40 AM |



SANITARY SEWER LINE A







LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED AREA STORM INLET
- PROPOSED COMBO STORM INLET
- PROPOSED TYPE-R STORM INLET

NOTES

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CALL UTILITY NOTIFICATION CENTER OF COLORADO

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

SANITARY SEWER LINE A PLAN & PROFILE

CAUTION
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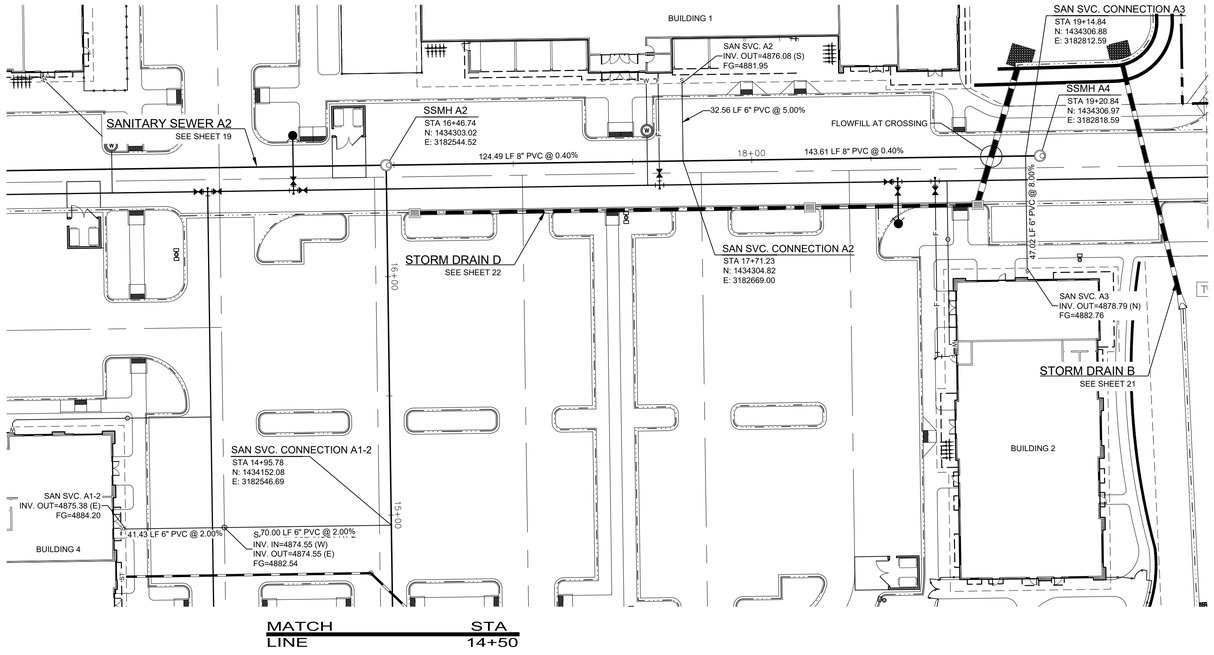
SCALE:
HORIZ: 1" = 30'
VERT: 1" = 5'

SHEET:
17 OF 78

PROJECT NO. 1828-001

| ahollauer | P:\1828-001\Dwg\Util\1828-001_SAN A.dwg | 8/17/2023, 3:58 PM |



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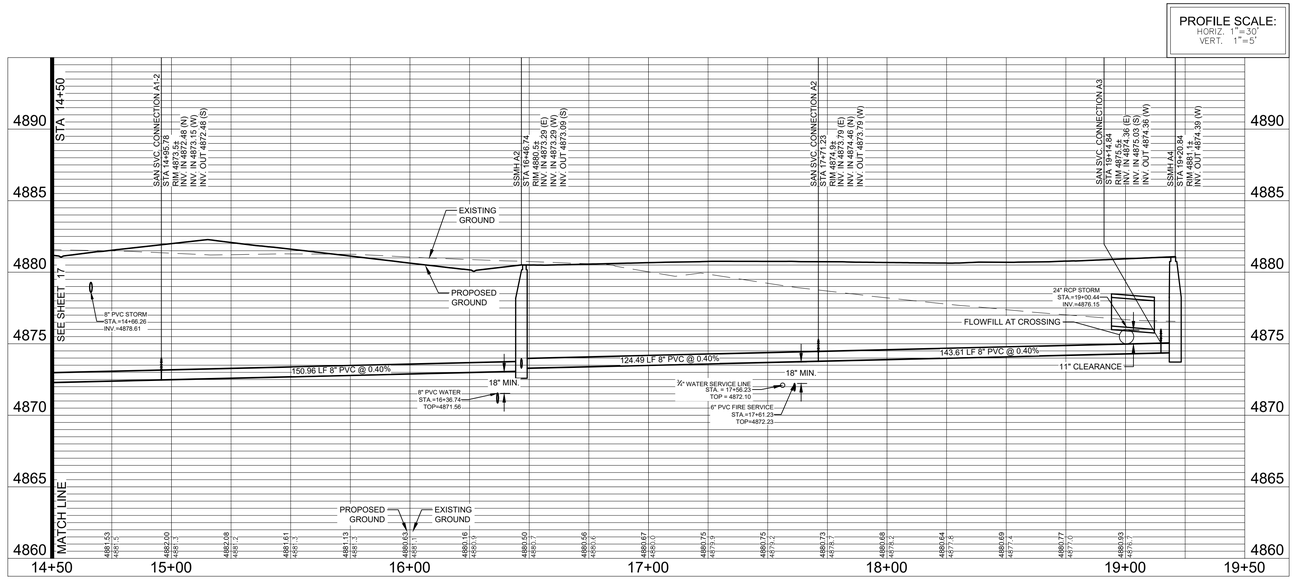

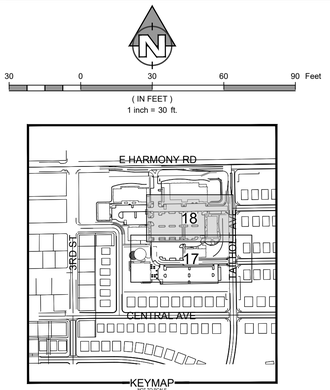

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- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
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- EXISTING RIGHT OF WAY
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- PROPOSED RIGHT OF WAY
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1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

SANITARY SEWER LINE A PLAN & PROFILE

CAUTION
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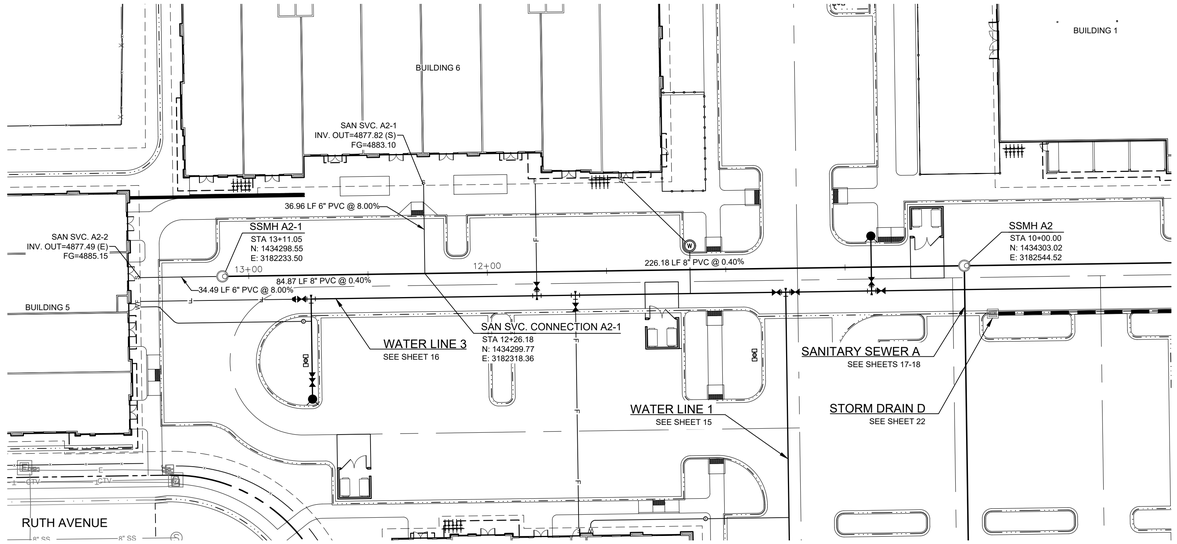
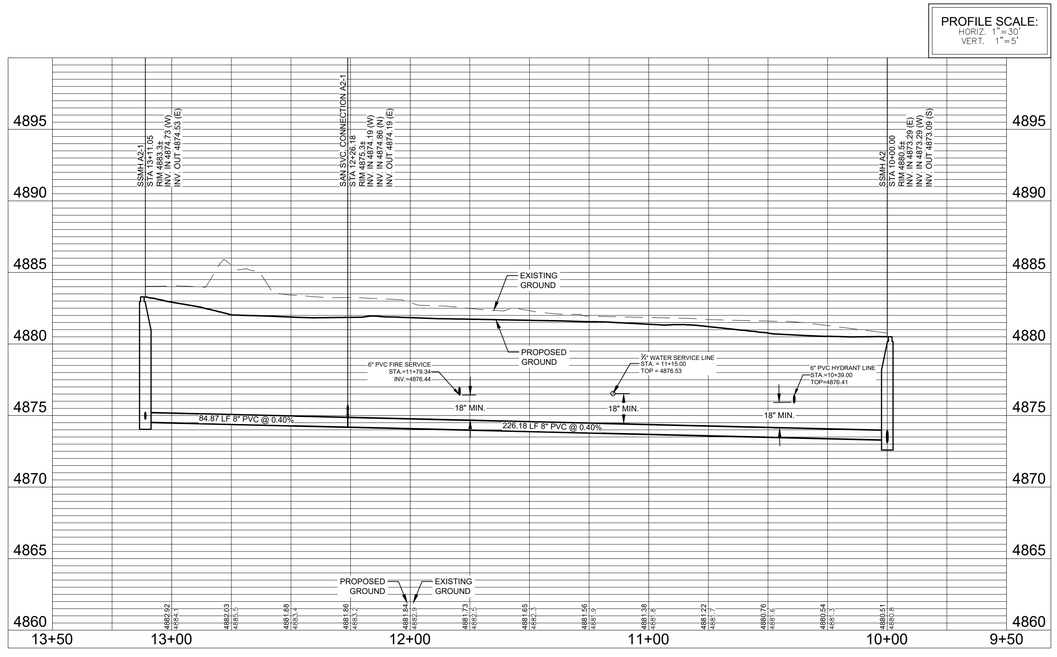
SHEET:
18 OF 78

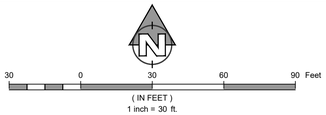
PROJECT NO. 1828-001

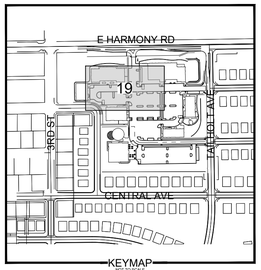
| ahollauer | P:\1828-001\Dwg\Util\1828-001_SAN A.dwg | 8/17/2023, 3:58 PM |



SANITARY SEWER LINE A2







LEGEND

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- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
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- EXISTING FIRE HYDRANT
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- PROPOSED CURB & GUTTER
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CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

SANITARY SEWER LINE A2
PLAN & PROFILE

CAUTION
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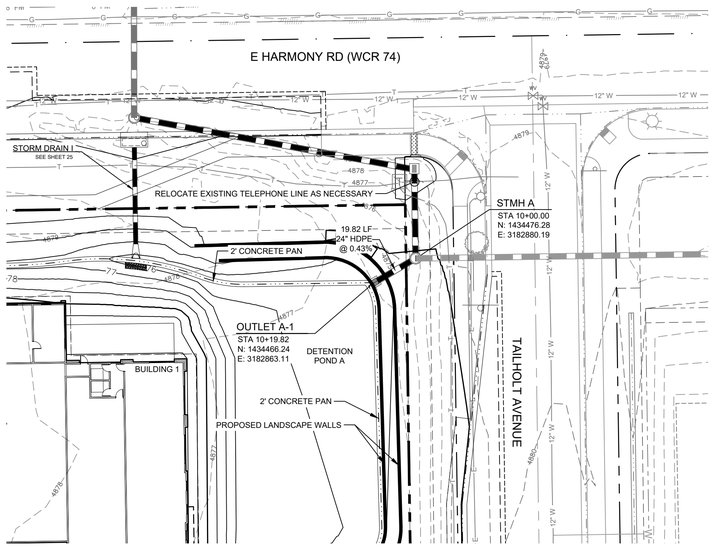
SCALE:
HORIZ: 1" = 30'
VERT: 1" = 5'

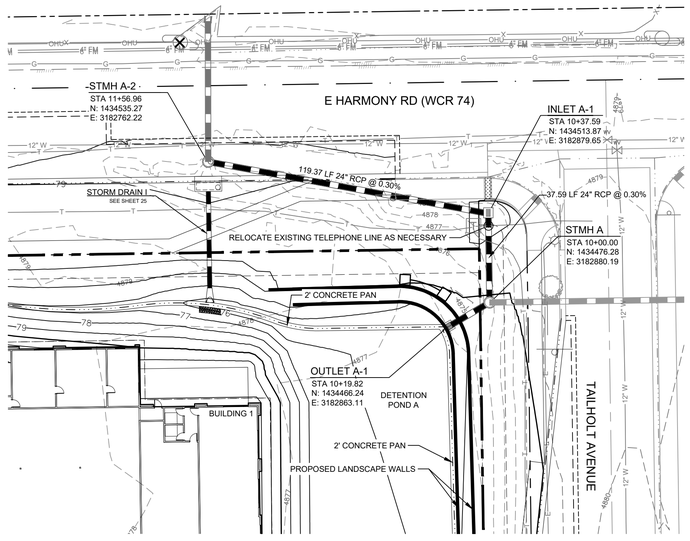
SHEET:
19 OF 78

PROJECT NO. 1828-001

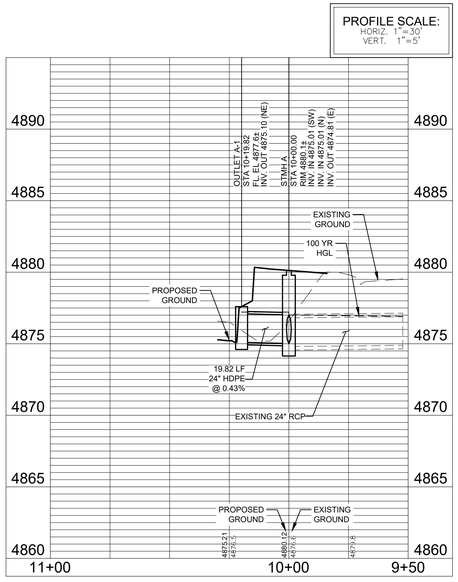
| andlauer | P:\1828-001\Dwg\Util\1828-001_SAN A3.dwg | 8/18/2023 11:17 AM |

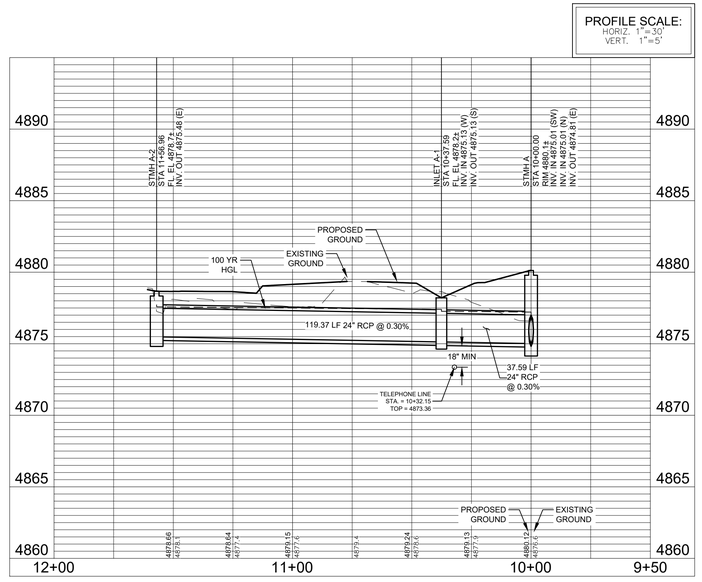


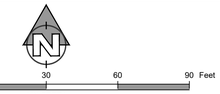
STORM DRAIN A

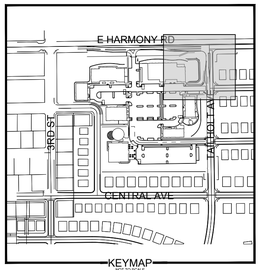


STORM DRAIN A1









LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED STORM INLET

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3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
4. ALL RCP SHALL BE CLASS III OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY CITY OF GREELEY. ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE 'WATERTIGHT' USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
5. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
6. CONTRACTOR SHALL DEFLECT SERVICE LINES TO AVOID STORM DRAIN LINES.
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INLET SCHEDULE

INLET SCHEDULE		
INLET ID	INLET SIZE	INLET TYPE
A1	SINGLE	TYPE C
C1 (EXISTING)	DOUBLE	TYPE R
C2 (EXISTING)	DOUBLE	TYPE R
D1	SINGLE	CDOT 13 COMBO
D2	SINGLE	CDOT 13 COMBO
D3	SINGLE	CDOT 13 COMBO
E1	SINGLE	CDOT 13 COMBO
E2	SINGLE	CDOT 13 COMBO
F1	SINGLE	TYPE R
F2	SINGLE	TYPE R
F3	SINGLE	CDOT 13 COMBO
F4	SINGLE	CDOT 13 COMBO
H1	SINGLE	12" ROUND AREA DRAIN
H2	SINGLE	12" ROUND AREA DRAIN
H3	SINGLE	8" ROUND AREA DRAIN
H3-1	SINGLE	8" ROUND AREA DRAIN
H4	SINGLE	8" ROUND AREA DRAIN
I1	SINGLE	TYPE R

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970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

FRANKLIN PLACE

STORM DRAINS A &A1
PLAN & PROFILE

PROJECT MANAGER: D. Weber

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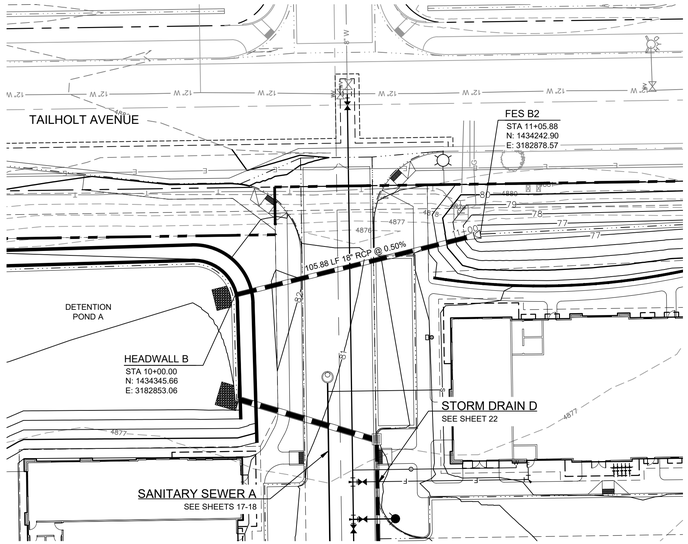
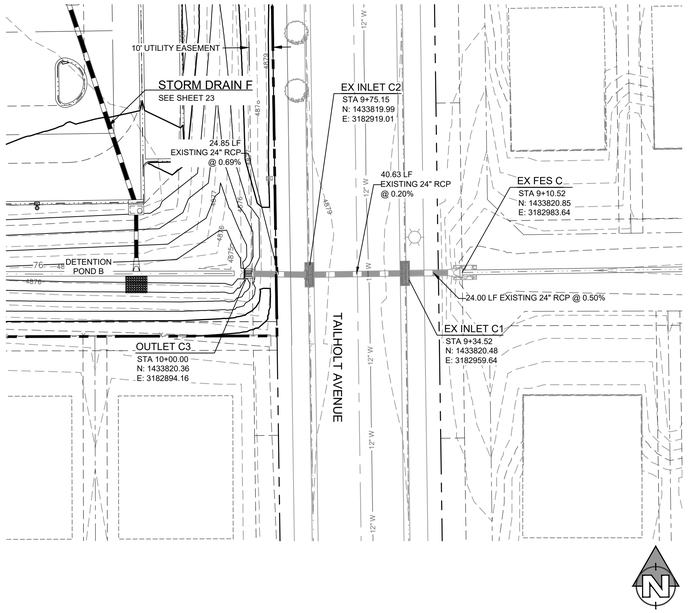
SHEET:
20 OF 78

PROJECT NO. 1828-001

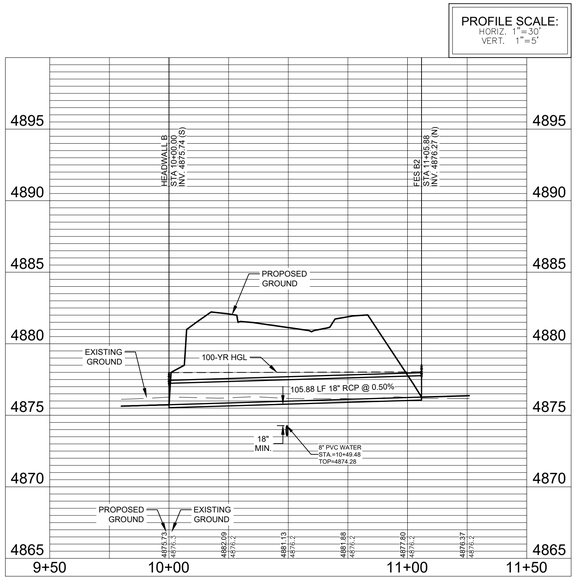
| ahallauer | P:\1828-001\0wa\Storm\1828-001_Storm A.dwg | 8/8/2023 10:33 AM |

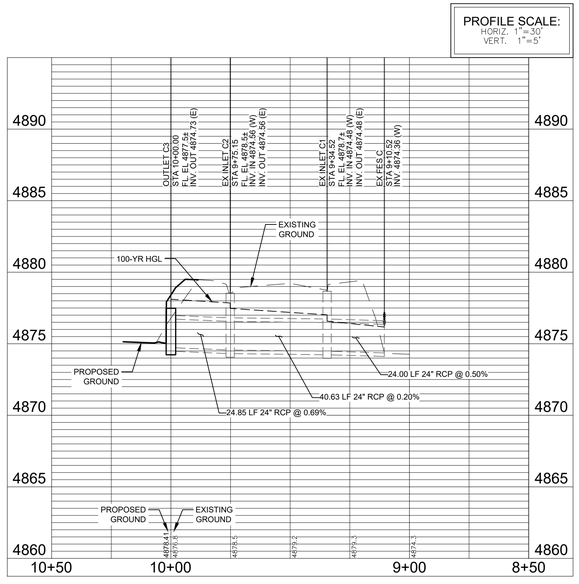


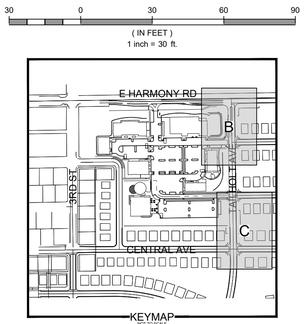
STORM DRAIN B



STORM DRAIN C







30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
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H4	SINGLE	8" ROUND AREA DRAIN
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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

STORM DRAINS B & C
PLAN & PROFILE

CAUTION
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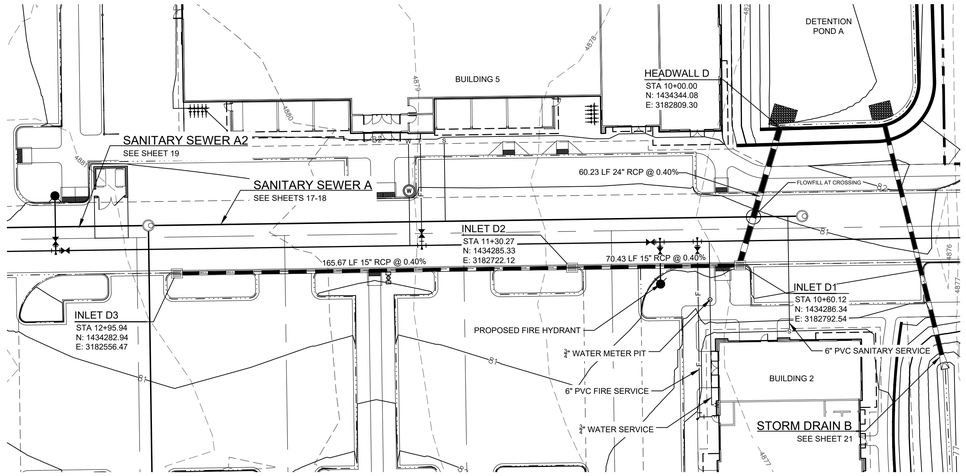
SCALE:
HORIZ: 1" = 30'
VERT: 1" = 5'

SHEET:
21 OF 78

PROJECT NO. 1828-001

| ahallauer | P:\1828-001\Dwg\Strm\1828-001_Storm B_C.dwg | 9/8/2023 10:37 AM |



STORM DRAIN D

PROFILE SCALE:
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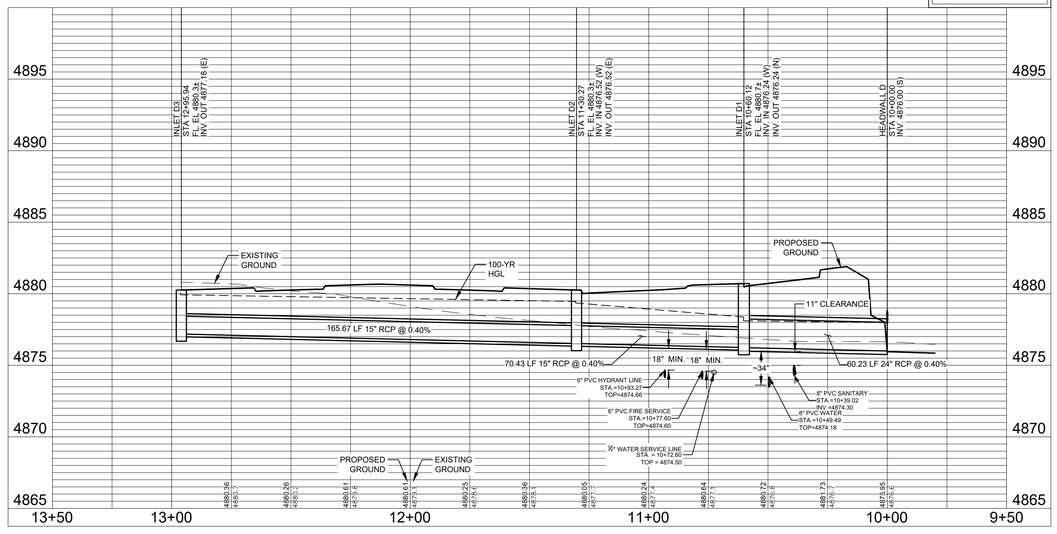

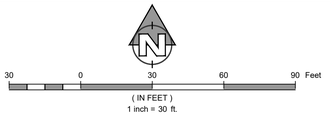

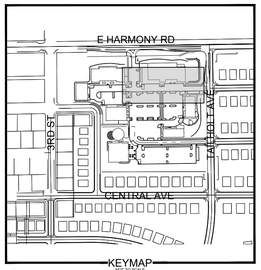

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
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970.286.7985
AVANTCIVILGROUP.COM

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PROJECT MANAGER: D. Weber

FRANKLIN PLACE

STORM DRAIN D
PLAN & PROFILE

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SHEET:
22 OF 78

PROJECT NO. 1828-001

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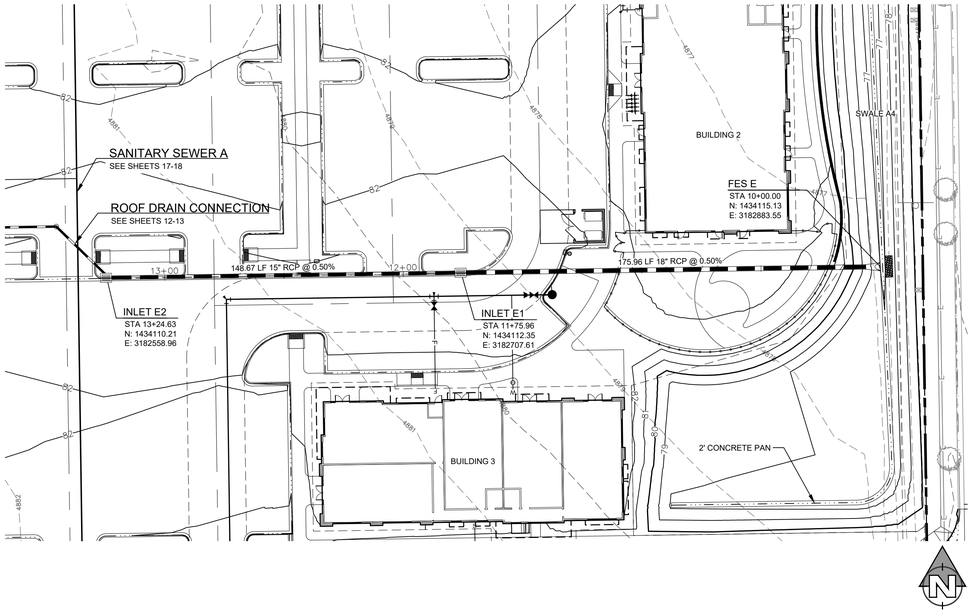

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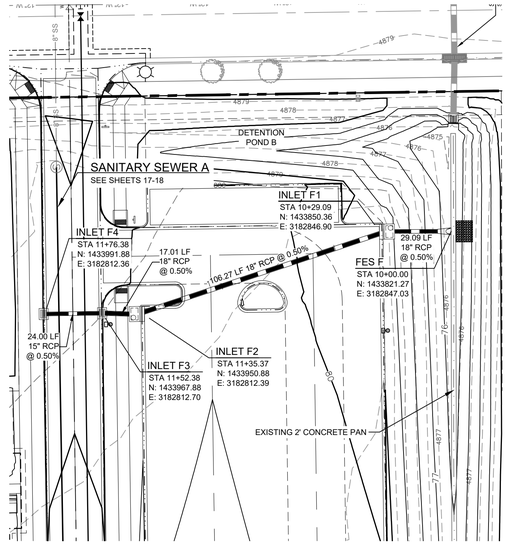

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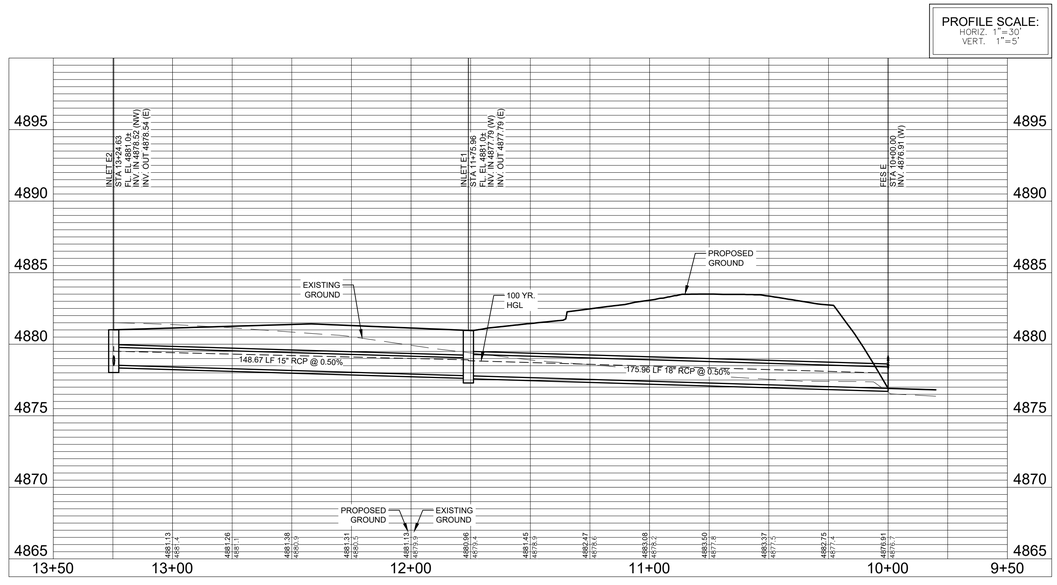

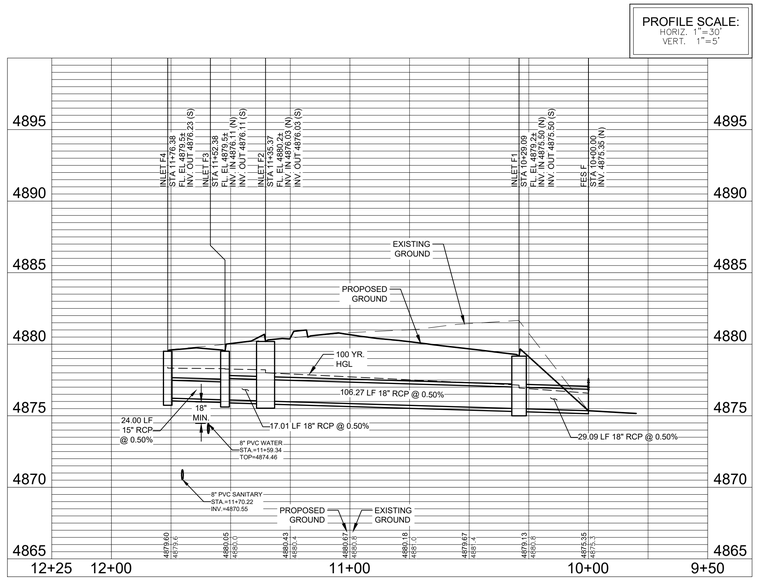

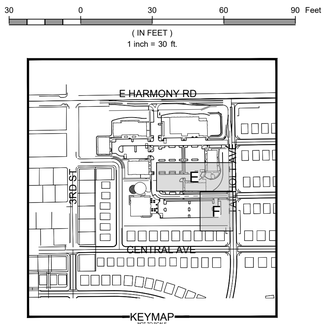

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I1	SINGLE	TYPE R

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970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

STORM DRAINS E & F PLAN & PROFILE

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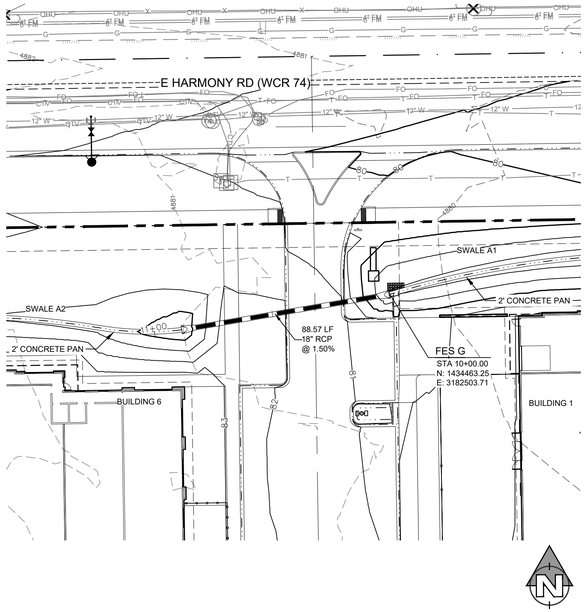
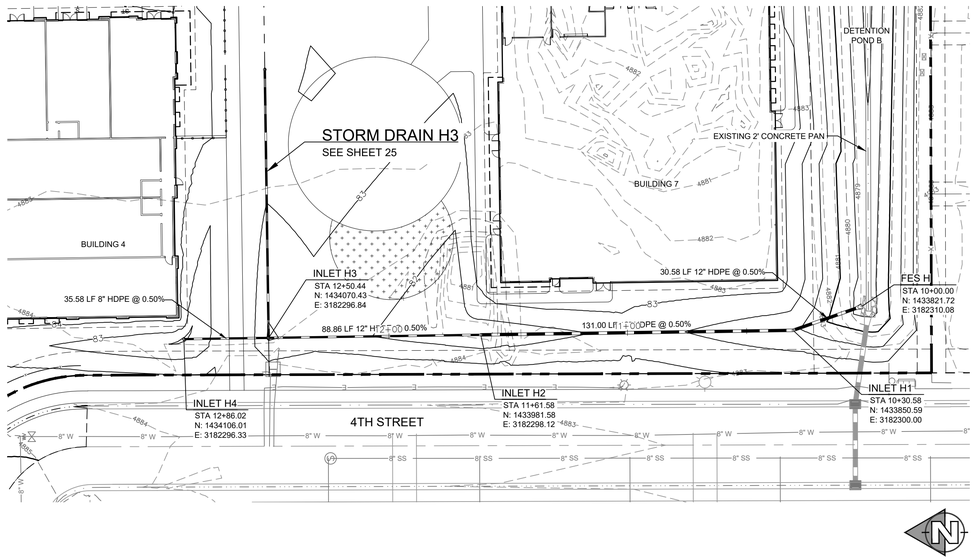
SHEET:
23 OF 78

PROJECT NO. 1828-001

| ahallauer | P:\1828-001\Dwg\Storm\1828-001_Storm E_F.dwg | 8/18/2023 10:42 AM |



STORM DRAIN G



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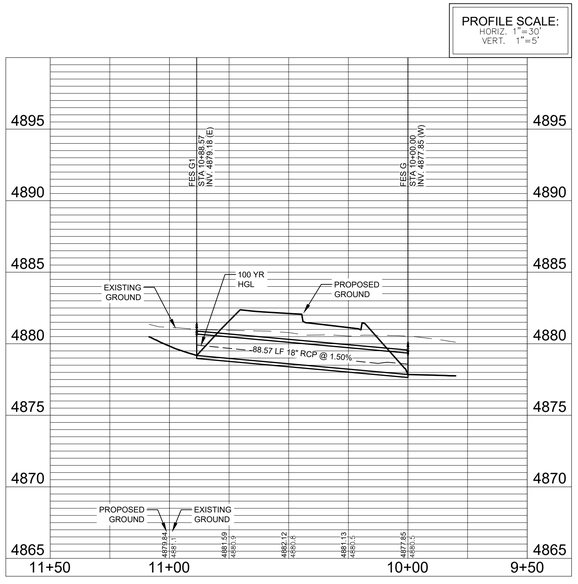

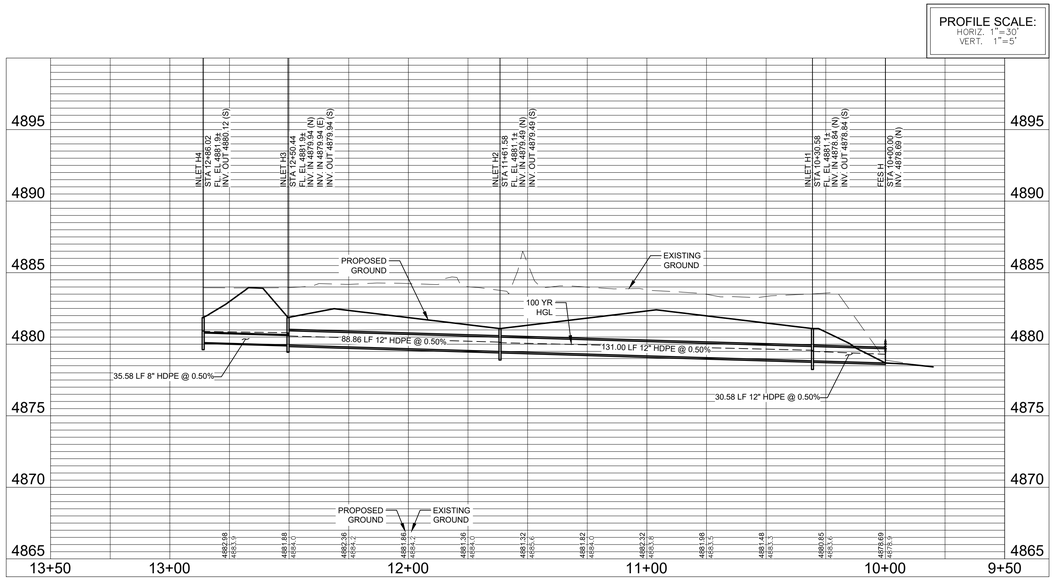

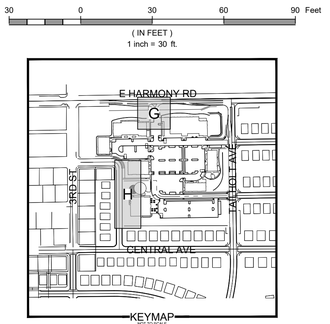

30 0 30 60 90 Feet

(IN FEET)
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LEGEND

- PROPOSED WATER MAIN
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FRANKLIN PLACE

STORM DRAINS G & H
PLAN & PROFILE

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

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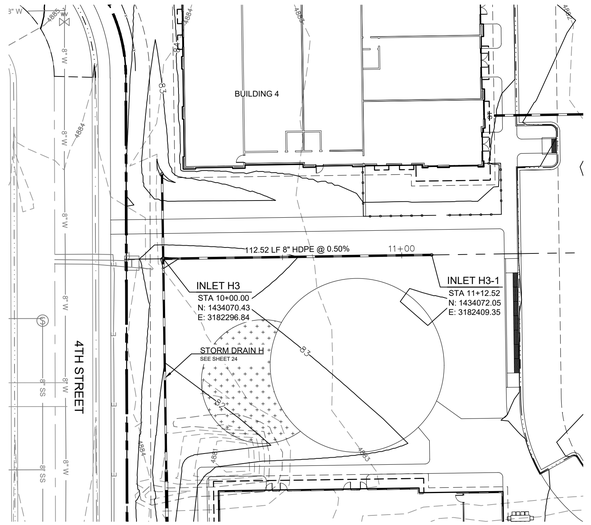
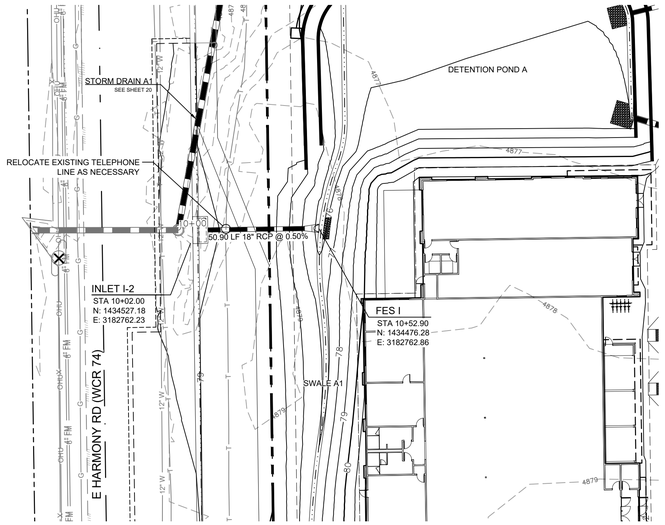
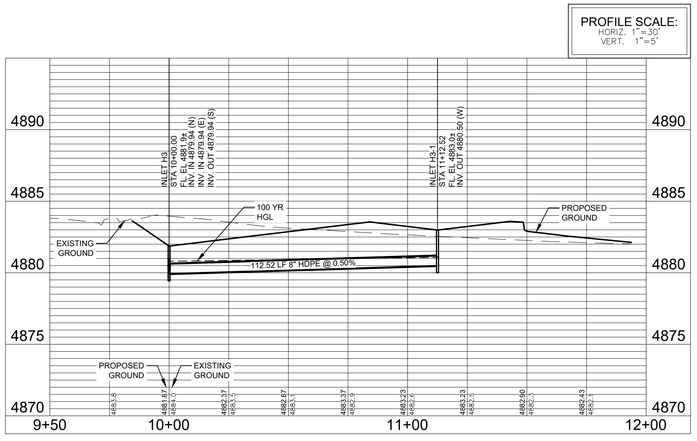
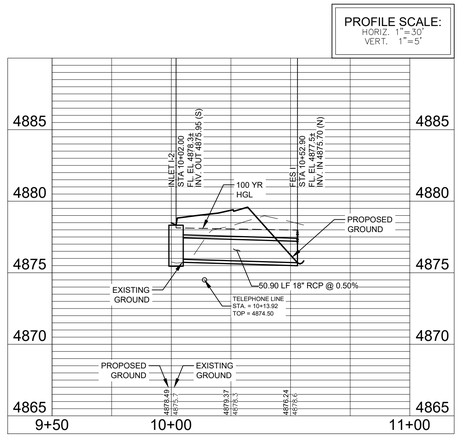


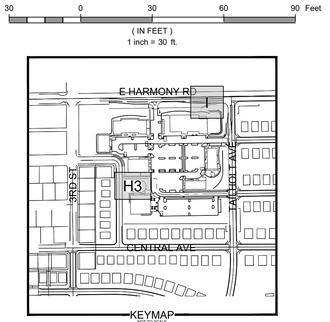
STORM DRAIN H3



STORM DRAIN I







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2. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM DRAINS, SANITARY SEWER MAINS, WATER MAINS, AND SERVICES.
3. PIPE LENGTHS ARE CALCULATED FROM THE CENTER OF MANHOLES AND STRUCTURES. SPECIFIED LENGTH OF PIPE INCLUDES THE LAYING LENGTH OF FLARED END SECTIONS.
4. ALL RCP SHALL BE CLASS III OR GREATER. PIPE MATERIAL, BEDDING, AND INSTALLATION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE GOVERNED BY CITY OF GREELEY. ALTERNATES (SUCH AS ADS N-12 OR HP SANITITE) OUTSIDE OF THE R.O.W. SHALL BE APPROVED IN ADVANCE BY THE ENGINEER. ALL JOINTS SHALL BE 'WATERTIGHT' USING APPROPRIATE GASKETS OR JOINT WRAPS (PER ASTM C443 FOR RCP AND PER ASTM F477 / D3212 FOR PLASTIC PIPE).
5. CONTRACTOR SHALL CONFIRM THAT MANHOLE DIAMETERS ARE SUFFICIENT FOR THEIR PROPOSED METHODS OF INSTALLATION (i.e., WITHIN PRE-CASTER'S TOLERANCES, ETC.).
6. CONTRACTOR SHALL DEFLECT SERVICE LINES TO AVOID STORM DRAIN LINES.
7. THE DEPTHS OF ALL DRY UTILITY CROSSINGS SHOWN IN PROFILES ARE ASSUMED BASED ON STANDARD BURY DEPTHS, CONTRACTOR SHALL CONFIRM DRY UTILITY LOCATIONS IN THE FIELD PRIOR TO REMOVAL/RELOCATION.

INLET SCHEDULE

INLET SCHEDULE		
INLET ID	INLET SIZE	INLET TYPE
A1	SINGLE	TYPE C
C1 (EXISTING)	DOUBLE	TYPE R
C2 (EXISTING)	DOUBLE	TYPE R
D1	SINGLE	CDOT 13 COMBO
D2	SINGLE	CDOT 13 COMBO
D3	SINGLE	CDOT 13 COMBO
E1	SINGLE	CDOT 13 COMBO
E2	SINGLE	CDOT 13 COMBO
F1	SINGLE	TYPE R
F2	SINGLE	TYPE R
F3	SINGLE	CDOT 13 COMBO
F4	SINGLE	CDOT 13 COMBO
H1	SINGLE	12" ROUND AREA DRAIN
H2	SINGLE	12" ROUND AREA DRAIN
H3	SINGLE	8" ROUND AREA DRAIN
H3-1	SINGLE	8" ROUND AREA DRAIN
H4	SINGLE	8" ROUND AREA DRAIN
I1	SINGLE	TYPE R

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

STORM DRAINS H3 & I
PLAN & PROFILE

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

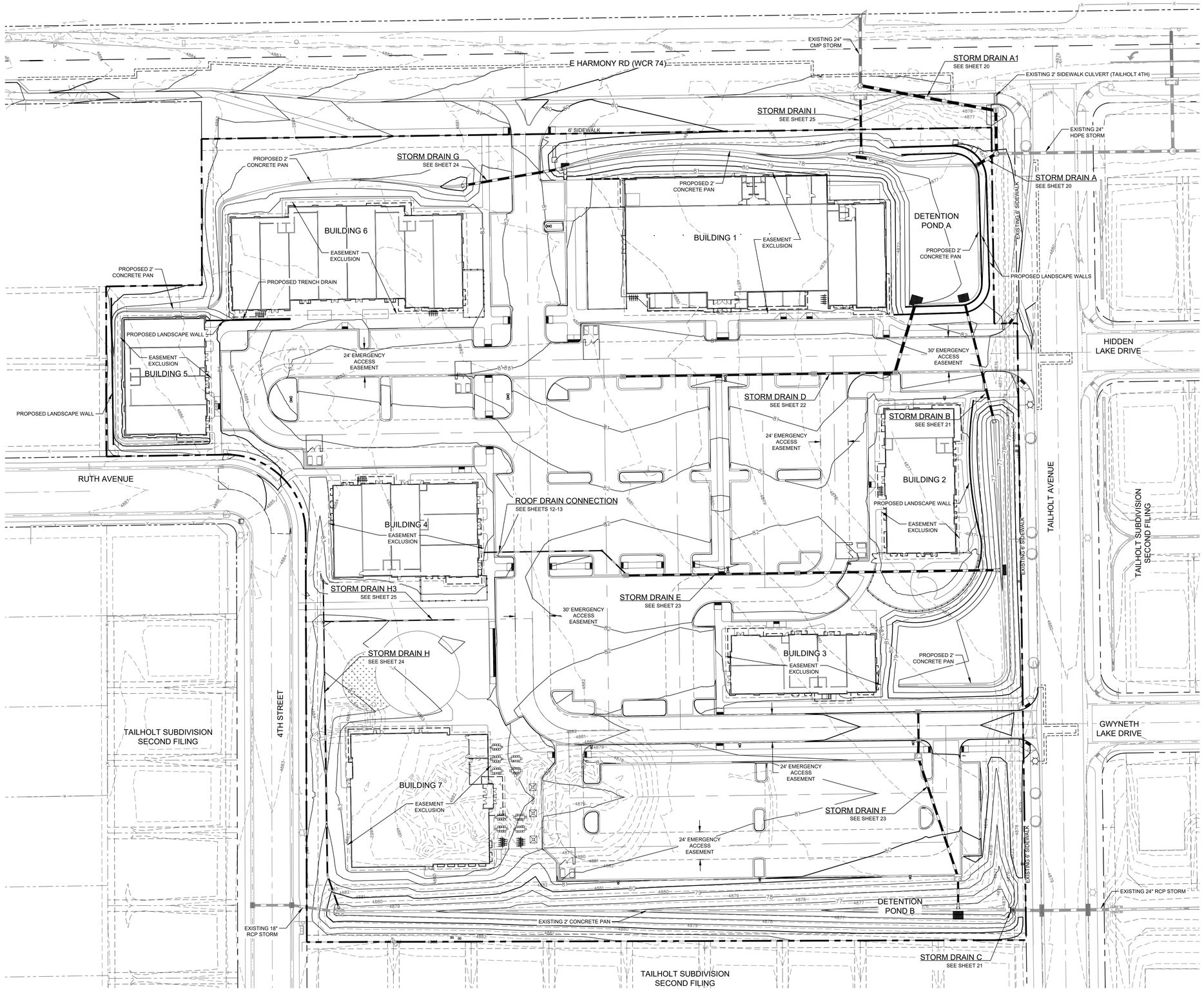
CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

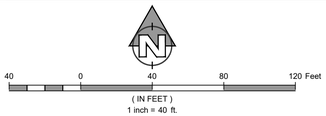
SCALE:
HORIZ: 1" = 30'
VERT: 1" = 5'

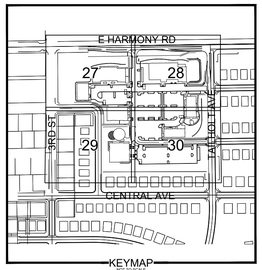
SHEET:
25 OF 78

PROJECT NO. 1828-001

| ahallauer | P:\1828-001\Dwg\Storm\1828-001_Storm H3_I.dwg | 8/19/2023 10:59 AM |







LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 35.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%

NOTES

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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3. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

OVERALL GRADING PLAN

PROJECT MANAGER: D. Weber

SUBMITTAL DATE: 08/25/23

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:

HORIZ: 1" = 40'

VERT: N/A

SHEET:

26 OF 78

PROJECT NO. 1828-001

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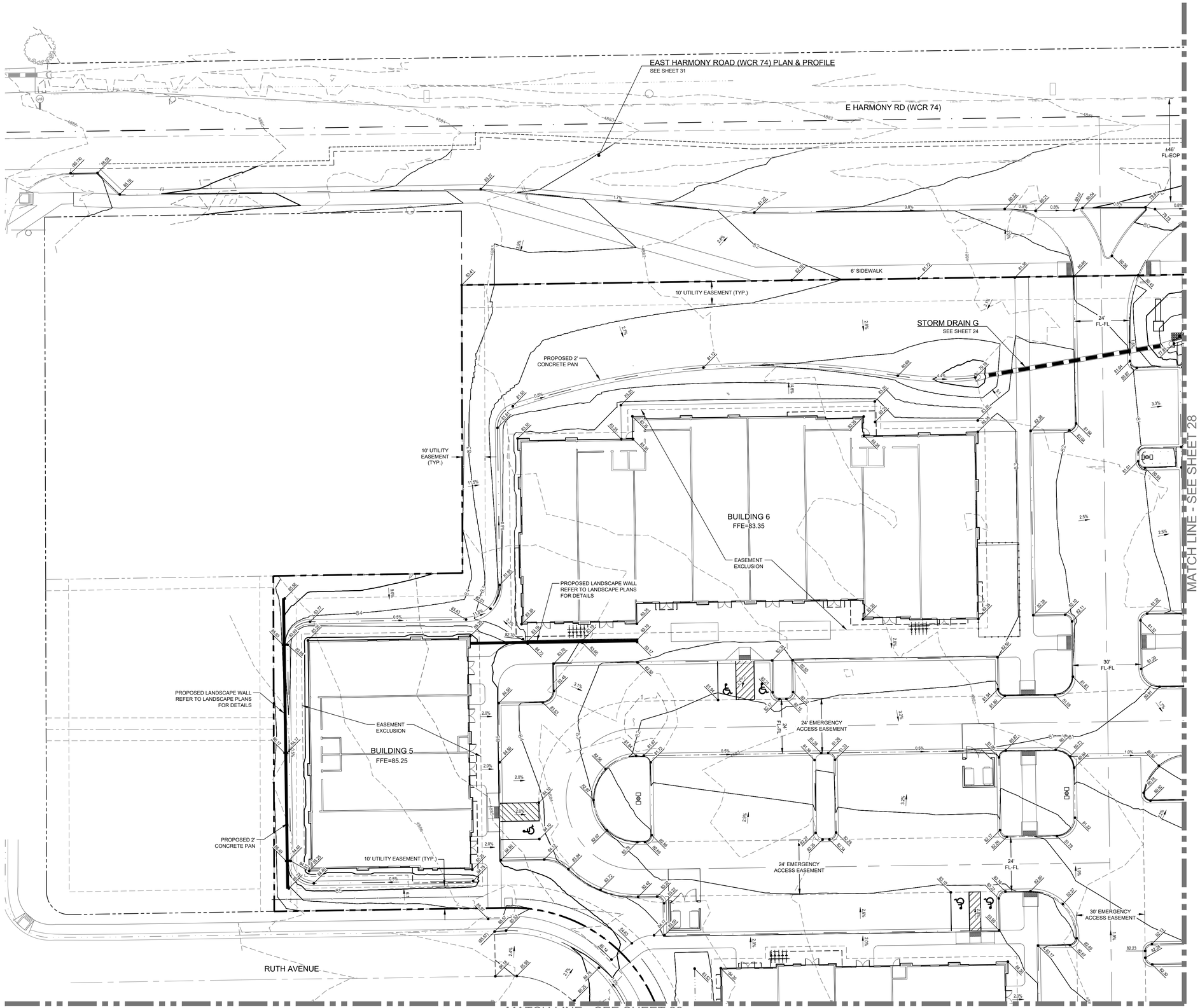

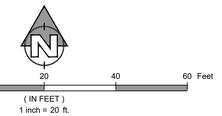

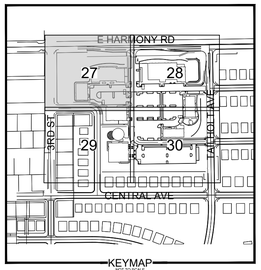

LEGEND

PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED CONTOUR	95
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
PROPOSED RIGHT OF WAY	
PROPOSED SPOT ELEVATION	33.43
EXISTING SPOT ELEVATION	(67.45)
PROPOSED SLOPES	2.0%

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

GRADING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

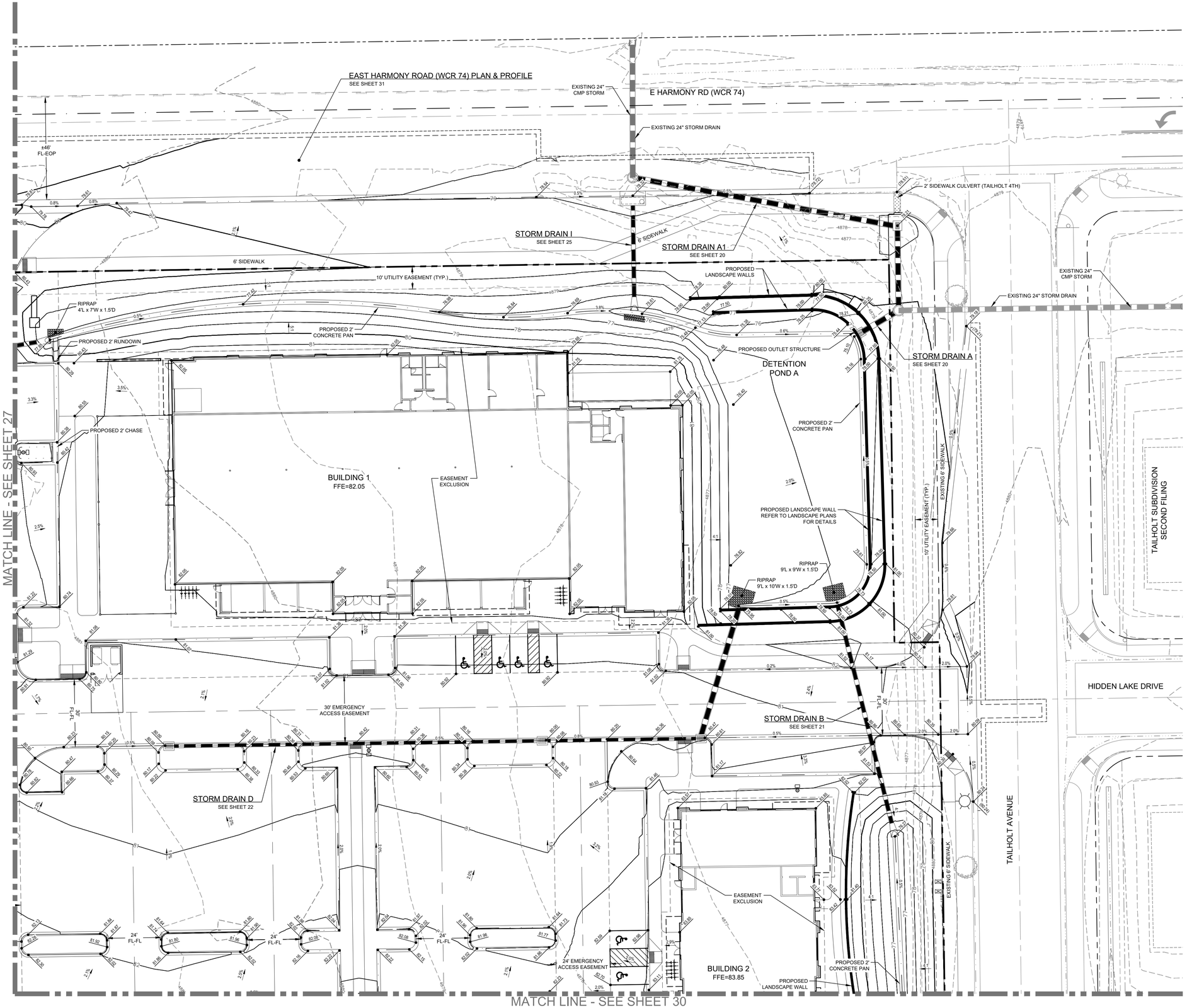
CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
27 OF 78

PROJECT NO. 1828-001

| shallauer | P:\1828-001\Dwg\Grad\1828-001_GRAD.dwg | 8/17/2023 2:14 PM |



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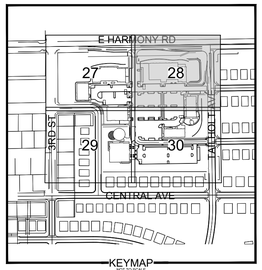
(IN FEET)
1 inch = 20 ft.



KEYMAP
NTS

LEGEND

- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONTOUR — 95
- EXISTING CONTOUR — 5013
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SPOT ELEVATION — 35.43
- EXISTING SPOT ELEVATION — (47.45)
- PROPOSED SLOPES — 2.0%

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

GRADING PLAN

PROJECT MANAGER: D. Weber
SUBMITTAL DATE: 08/25/23

CAUTION
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SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
28 OF 78

PROJECT NO. 1828-001

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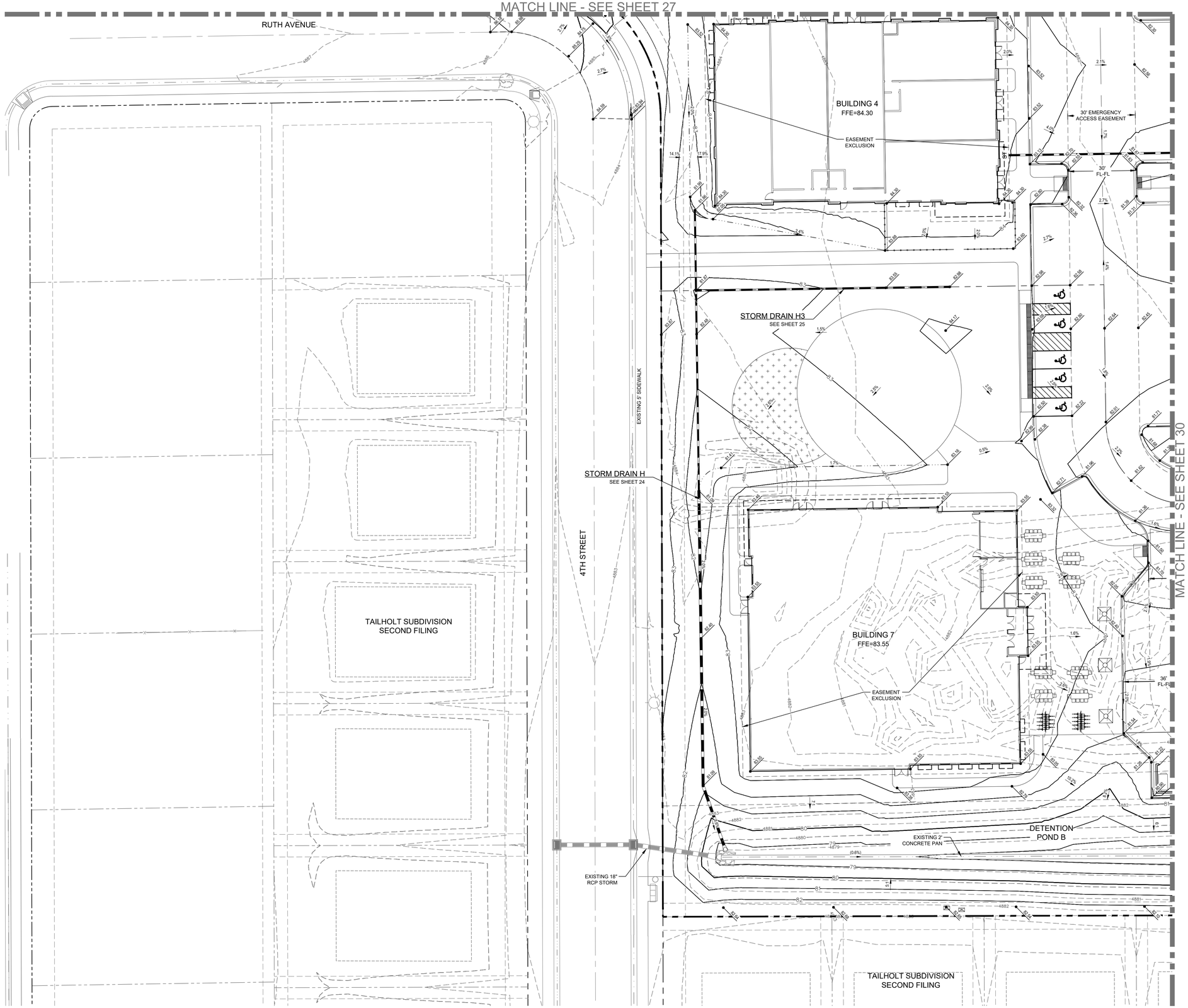
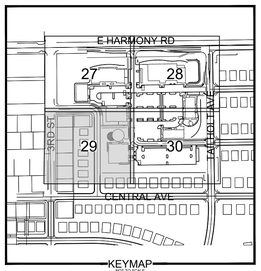


(IN FEET)
1 inch = 20 ft.



KEYMAP
SCALE: 1:20,000

LEGEND

PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED CONTOUR	95
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY	
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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP

1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

FRANKLIN PLACE

GRADING PLAN

PROJECT MANAGER: D. Weber

SUBMITTAL DATE: 08/25/23

CAUTION
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SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
29 OF 78

PROJECT NO. 1828-001

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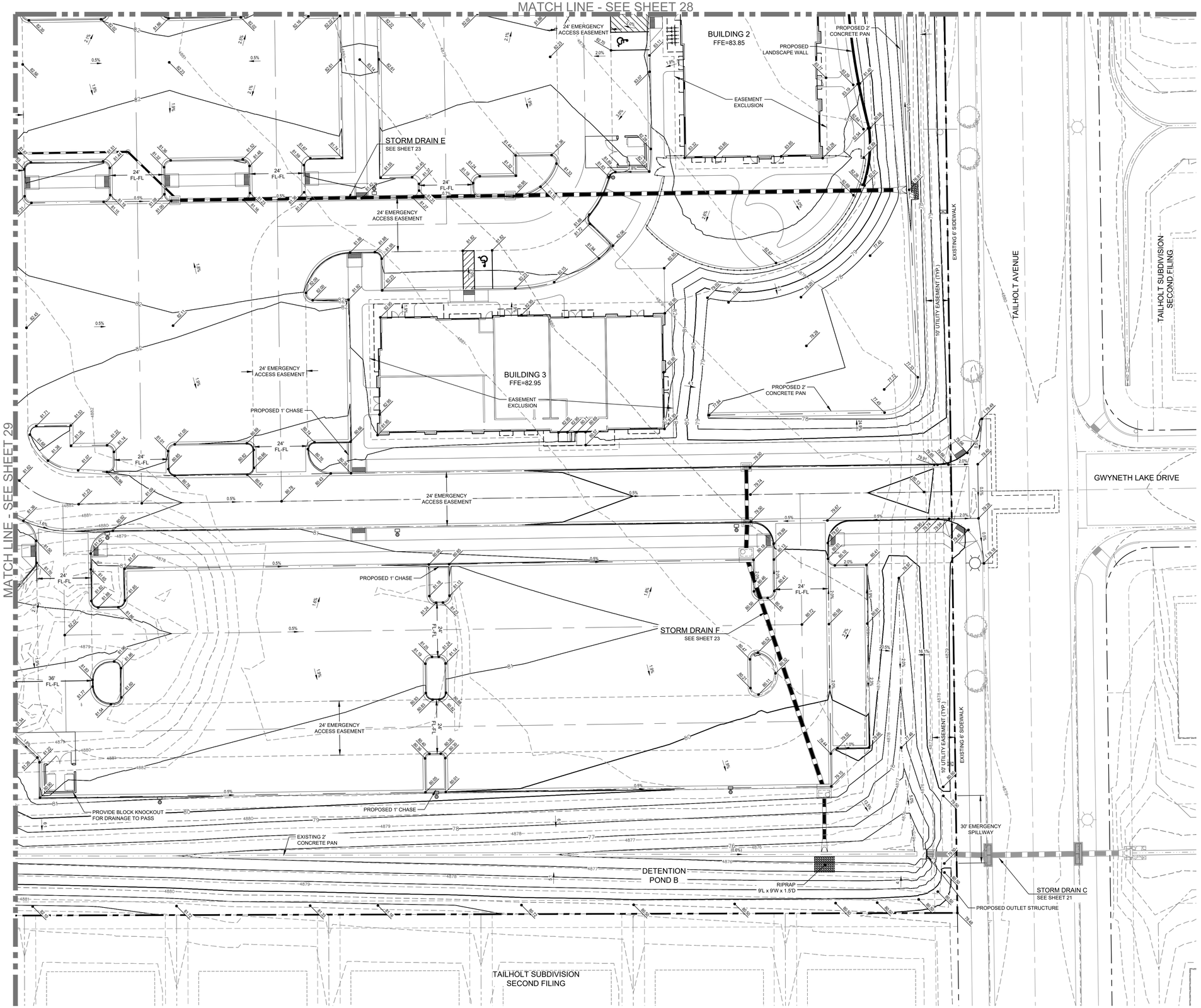

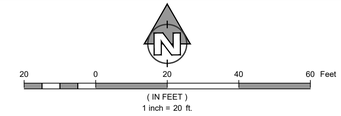

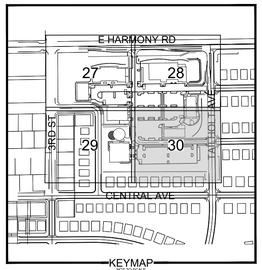

KEYMAP
NOT TO SCALE

LEGEND

PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED CONTOUR	95
EXISTING CONTOUR	5013
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY	
PROPOSED LOT LINE	
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PROPOSED SPOT ELEVATION	33.43
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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

FRANKLIN PLACE

GRADING PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION
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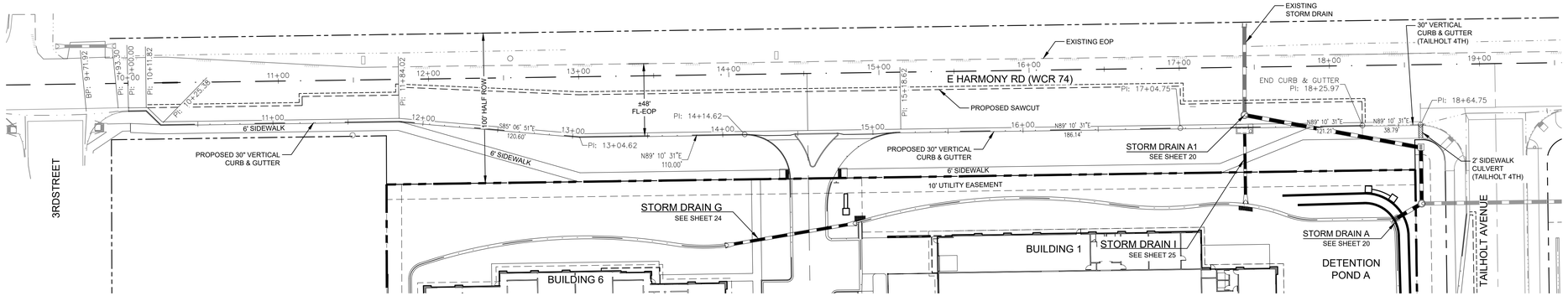
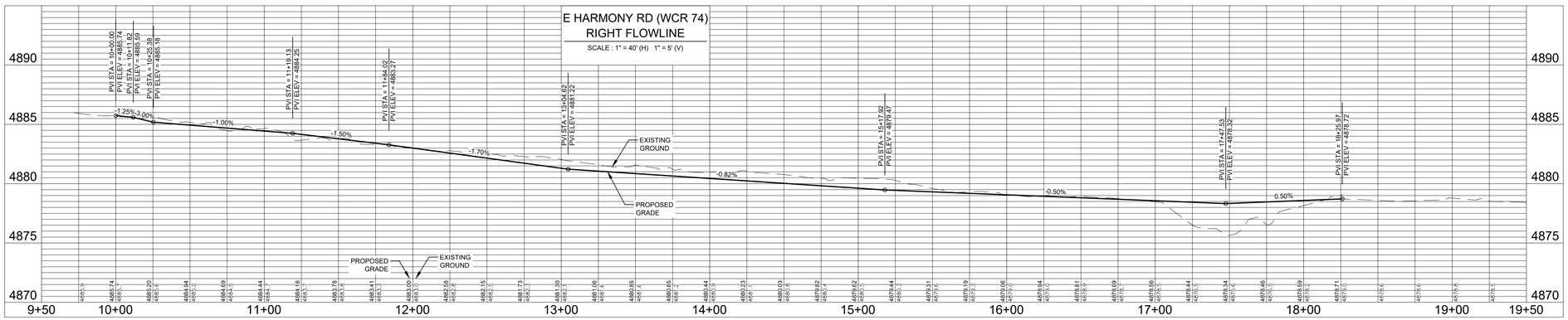
SCALE:
HORIZ: 1" = 20'
VERT: N/A

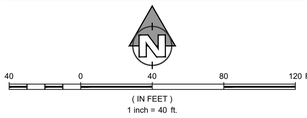
SHEET:
30 OF 78

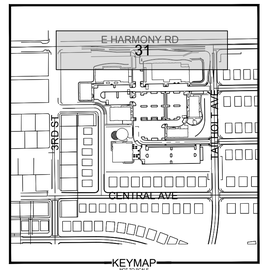
PROJECT NO. 1828-001

| shallauer | P:\1828-001\Dwg\Grad\1828-001_GRAD.dwg | 8/17/2023 2:14 PM |









LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SAWCUT LINE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM SEWER
- PROPOSED EDGE OF ASPHALT
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES

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2. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY OF GREELEY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
4. SEE INTERSECTION DETAIL SHEETS FOR INTERSECTION DESIGNS.
5. EXISTING AND PROPOSED MANHOLE RIMS AND VALVE BOX LIDS TO BE ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

FRANKLIN PLACE

E HARMONY RD (WCR 74) PLAN & PROFILE

CAUTION
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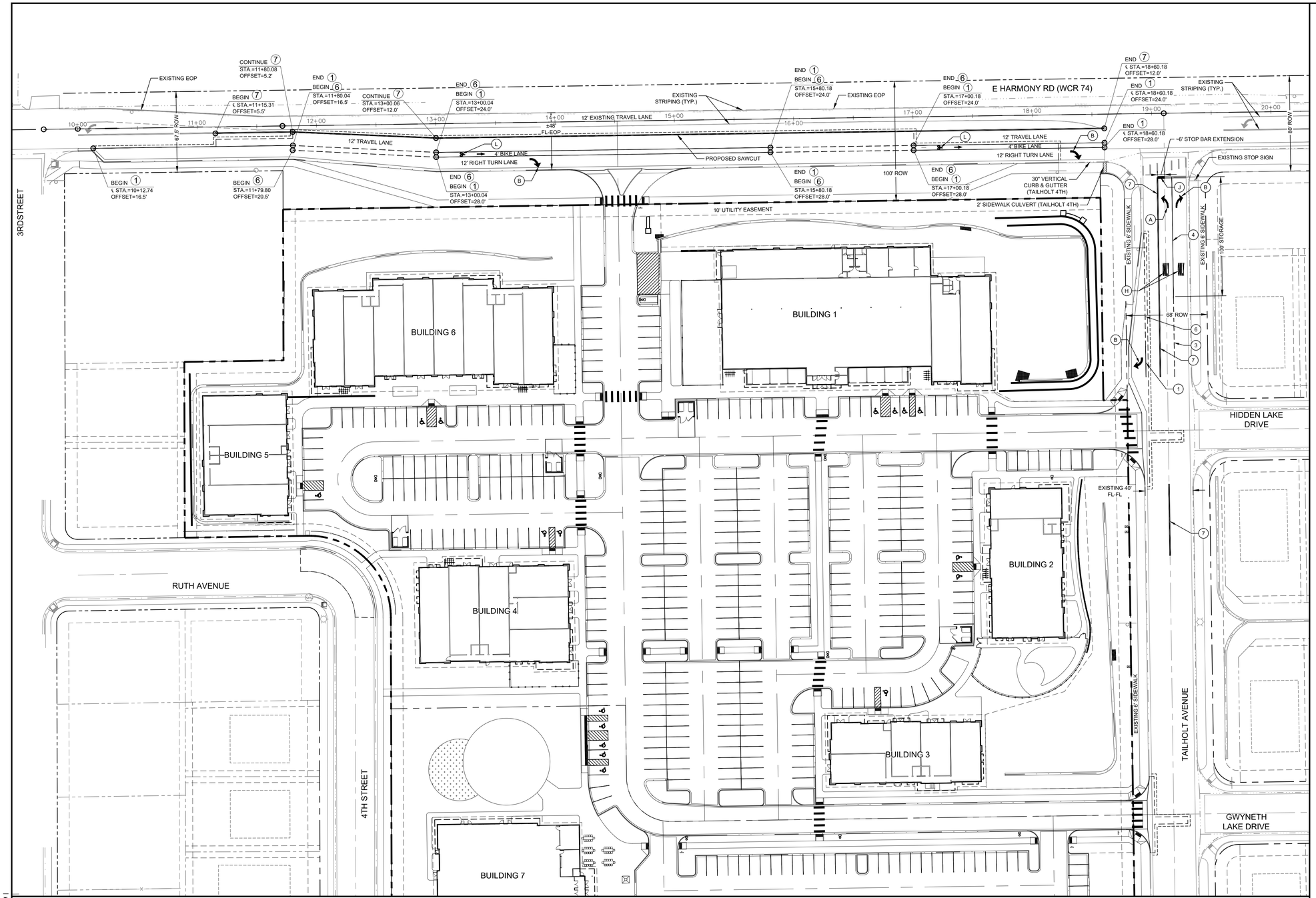
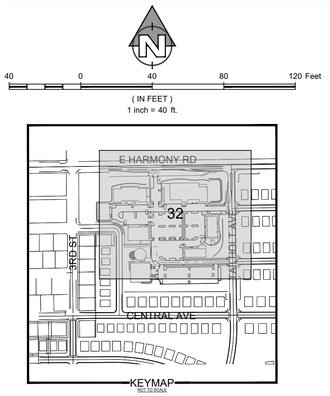
SCALE:
HORIZ: 1" = 40'
VERT: 1" = 5'

SHEET:
31 OF 78

PROJECT NO. 1828-001

| dwebber | P:\1828-001\Dwg\Sht\1828-001_STRT-HARMONY SOUTH FLOWLINE.dwg | 8/14/2023 4:19 PM |





LEGEND

- PROPOSED EDGE OF ASPHALT
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES

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2. REFER TO LANDSCAPE PLANS FOR STREET TREE INFORMATION, AND SURVEY DOCUMENTS FOR ADDITIONAL RIGHT-OF-WAY AND EASEMENT INFORMATION.

STRIPING LEGEND:

(NOTE: ALL ITEMS MAY NOT APPLY TO THIS PLAN)

PAVEMENT STRIPING

1. 4" SOLID WHITE LINE
2. 4" BROKEN YELLOW LINE 10' 30' 10' 30' 10'
3. 8" WHITE DASHED LINE 3' 3' 3' 3' 3'
4. 8" SOLID WHITE LINE
5. 4" SOLID YELLOW LINE
6. 4" WHITE DASHED LINE 3' 3' 3' 3' 3'
7. DOUBLE YELLOW LINE (2) 4" SOLID LINES; 4" APART
8. DOUBLE YELLOW LINE 4" SOLID AND 4" BROKEN; 4" APART
9. WHITE ISLAND CROSS HATCHING
10. YELLOW ISLAND CROSS HATCHING
11. MEDIAN LINE YELLOW 18" WIDE 50' O.C. 45° ANGLES
12. 4" BROKEN WHITE 10' 30' 10' 30' 10'

PAVEMENT MARKINGS

- A. PREFORMED PLASTIC PAVEMENT MARKING LEFT TURN ARROW (15.5 S.F. EA.)
- B. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
- C. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT AND LEFT TURN ARROW (31 S.F. EA.)
- D. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT AND RIGHT TURN ARROW (31 S.F. EA.)
- E. PREFORMED PLASTIC PAVEMENT MARKING RIGHT AND LEFT TURN ARROW (31 S.F. EA.)
- F. PREFORMED PLASTIC PAVEMENT MARKING TWO WAY LEFT TURN ARROW (31 S.F. EA.)
- G. PREFORMED PLASTIC PAVEMENT MARKING STRAIGHT ARROW (15 S.F. EA.)
- H. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" (22.5 S.F. EA.)
- I. PREFORMED PLASTIC PAVEMENT MARKING "STOP" (22.5 S.F. EA.)
- J. PREFORMED PLASTIC PAVEMENT MARKING 24" WIDE STOP BAR
- K. PREFORMED PLASTIC PAVEMENT MARKING 18" X 9' CROSSING LINE, SEE NOTES
- L. PREFORMED PLASTIC PAVEMENT MARKING BICYCLIST AND ARROW
- M. PREFORMED PLASTIC PAVEMENT MARKING LANE REDUCTION ARROW
- N. PREFORMED PLASTIC PAVEMENT MARKING "LANE ENDS"
- O. PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE WHITE MEDIAN STRIPING

STRIPING NOTES:

A. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

B. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.

C. ALL SIGNAGE SHALL BE PER TOWN OF SEVERANCE STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.

D. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

E. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

F. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE TOWN OF TIMNATH AND CITY OF FORT COLLINS ENGINEERS PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

G. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.

H. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

I. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

J. ALL SIGN POSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.

K. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE TOWN OF SEVERANCE ENGINEERS. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE 2-YEAR WARRANTY PERIOD WILL BEGIN.

L. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.

M. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

N. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD. THE TOWN OF SEVERANCE RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE TOWN OF SEVERANCE DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).

O. SLEEVES FOR SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS. REFER TO CHAPTER 14, TRAFFIC CONTROL DEVICES, FOR ADDITIONAL DETAIL.

P. STREET NAME SIGNS AT INTERSECTIONS SHALL BE INSTALLED ABOVE STOP SIGNS ON SAME POLE.

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AVANTCIVILGROUP.COM
970.286.7985
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524

FRANKLIN PLACE

E HARMONY RD (WCR 74) & TAILHOLT AVENUE
STRIPING PLAN

PROJECT MANAGER D. Weber

SUBMITTAL DATE: 08/25/23

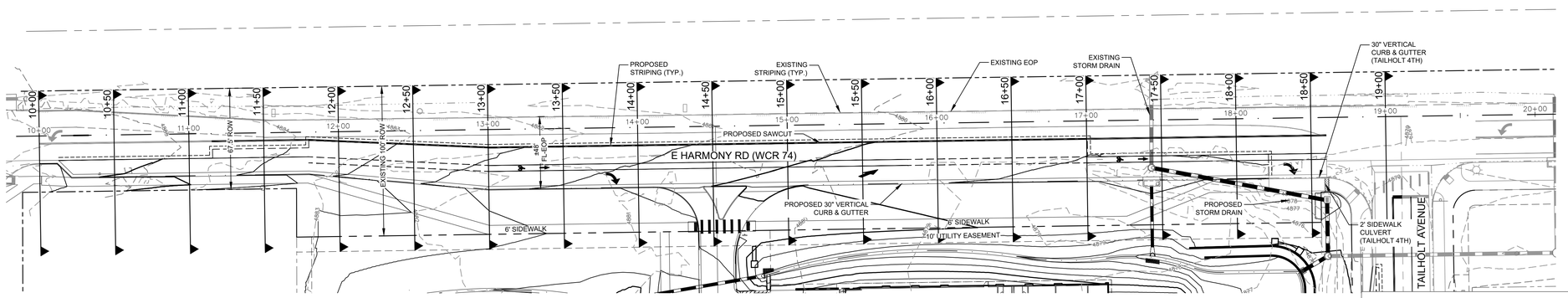
CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 40'
VERT: N/A

SHEET:
32 OF 78

PROJECT NO. 1828-001

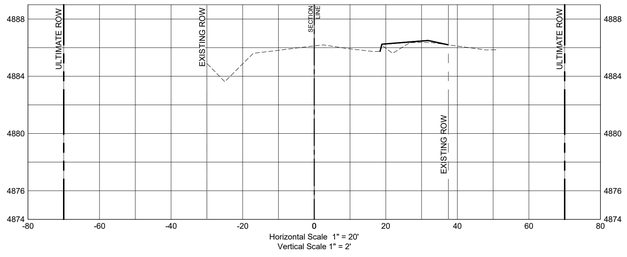
dwebber | P:\1828-001\dwg\Sht\1828-001_STRP-HARMONY.dwg | 8/24/2023 2:45 PM |



E HARMONY RD (WCR 74) CROSS SECTION PROFILES

SCALE : 1" = 20' HORIZONTAL 1" = 2' VERTICAL

10+00



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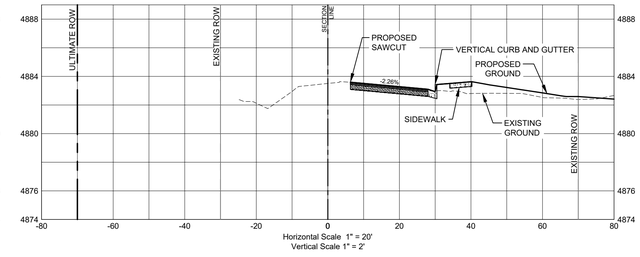

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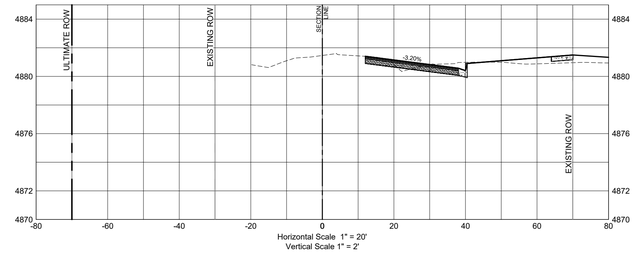

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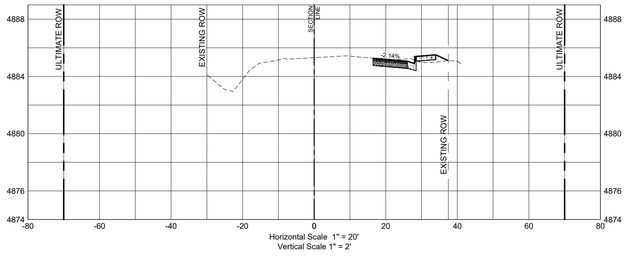

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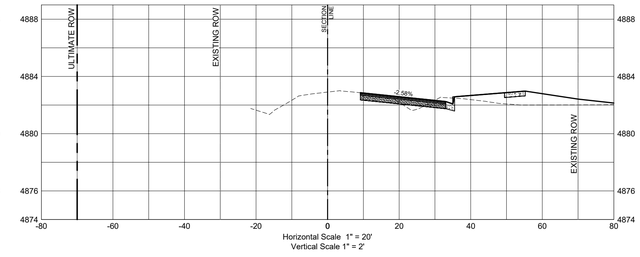

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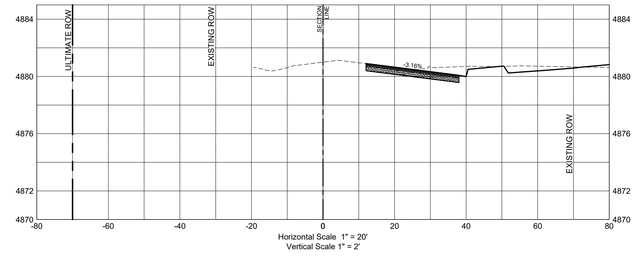

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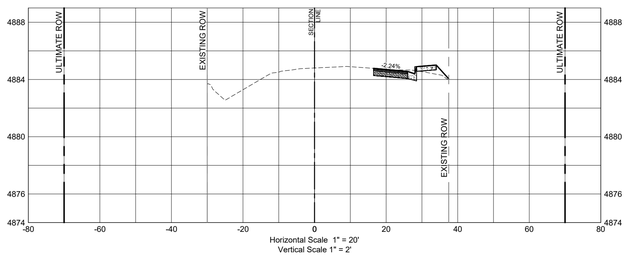

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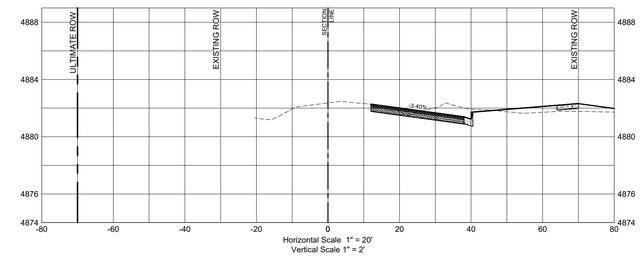

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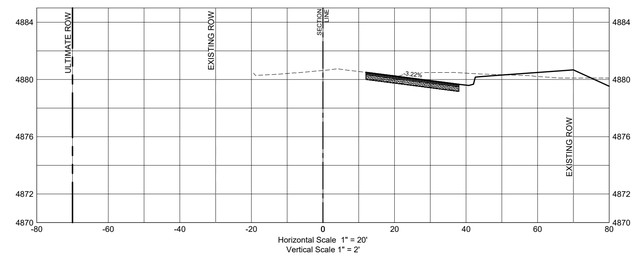

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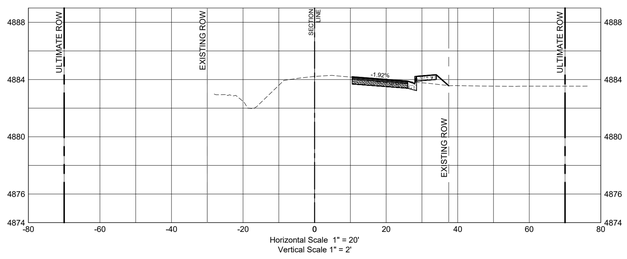

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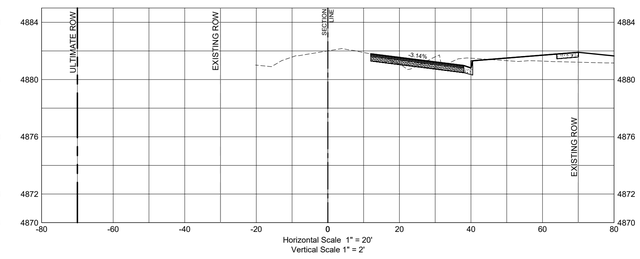

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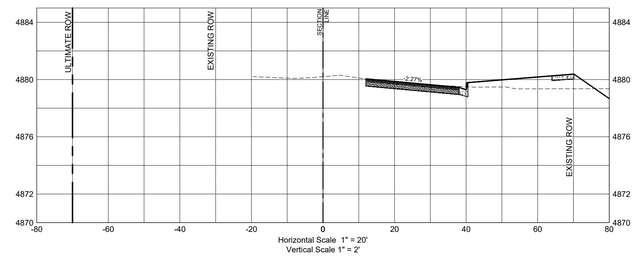



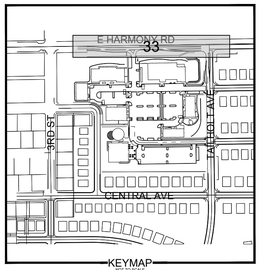

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
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- PROPOSED EDGE OF ASPHALT
- PEDESTRIAN ACCESS RAMPS
- PROPOSED CONCRETE CROSSPAN (TYP.)

NOTES

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970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

E HARMONY RD (WCR 74)
CROSS-SECTIONS

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION
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SCALE:
HORIZ: 1" = 40'
VERT: 1" = 2'

SHEET:
33 OF 78

PROJECT NO. 1828-001

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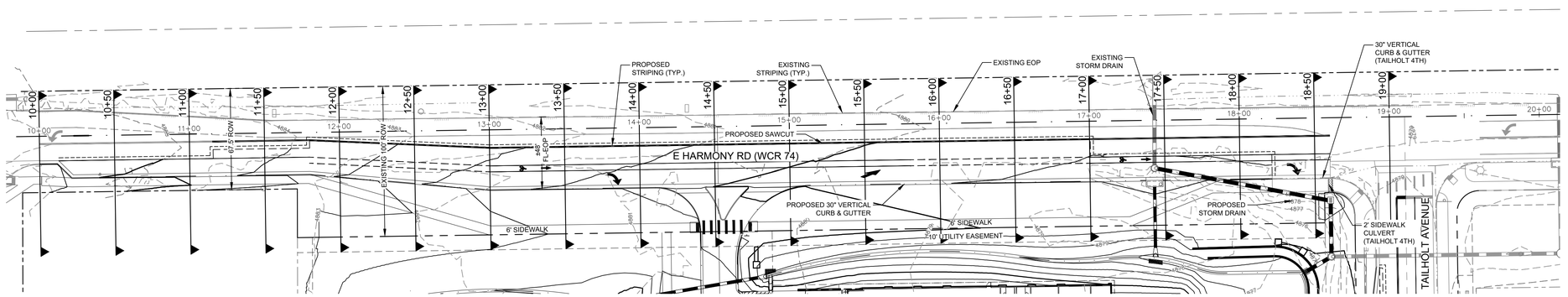

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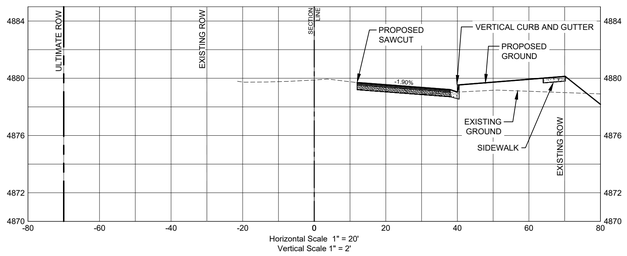

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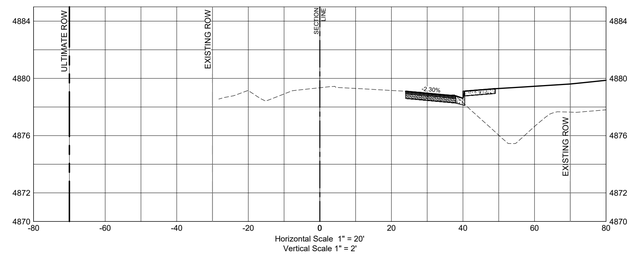

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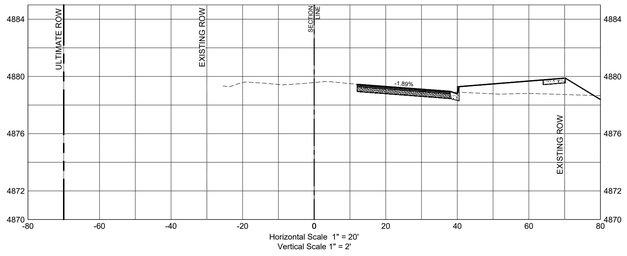

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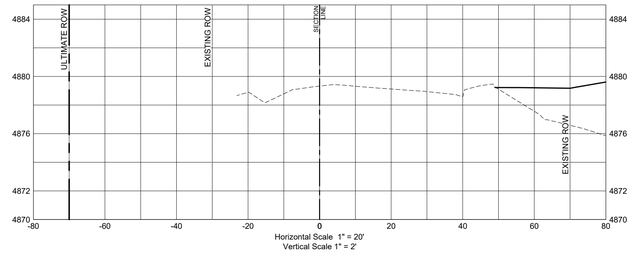

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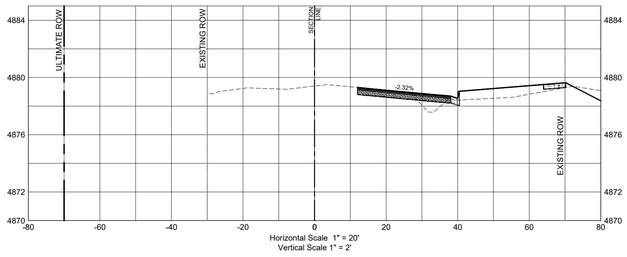

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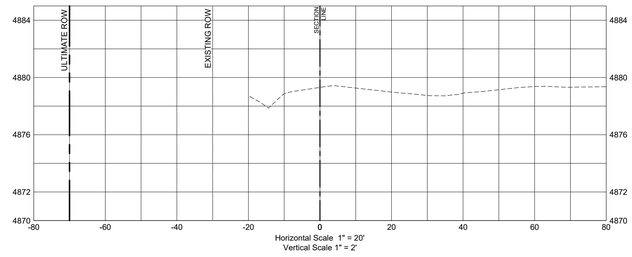

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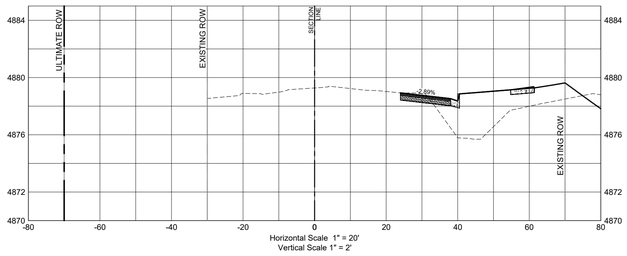
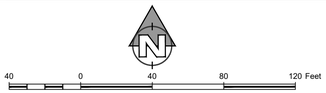
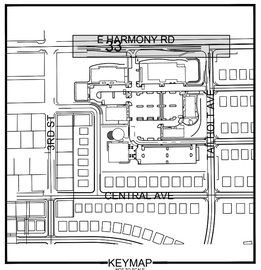


E HARMONY RD (WCR 74) CROSS SECTION PROFILES

SCALE : 1" = 20' HORIZONTAL 1" = 2' VERTICAL





LEGEND

- PROPOSED CURB & GUTTER
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FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

E HARMONY RD (WCR 74)
CROSS-SECTIONS

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
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SCALE:
HORIZ: ########
VERT: 1" = 2'

SHEET:
34 OF 78

PROJECT NO. 1828-001

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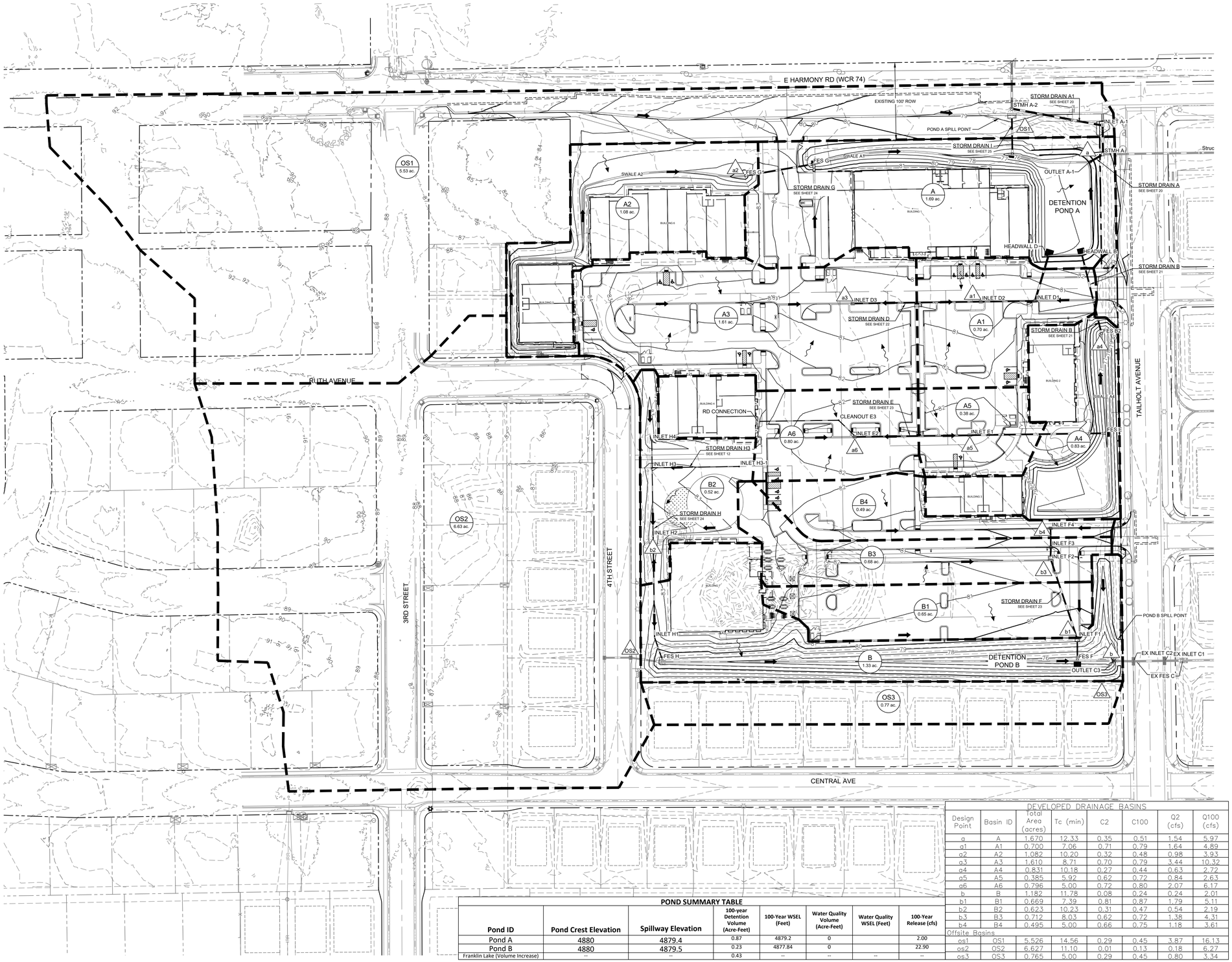


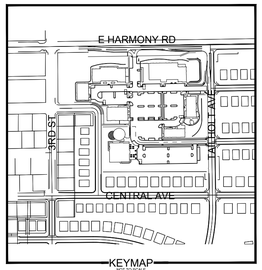
POND SUMMARY TABLE

Pond ID	Pond Crest Elevation	Spillway Elevation	100-year Detention Volume (Acre-Feet)	100-Year WSEL (Feet)	Water Quality Volume (Acre-Feet)	Water Quality WSEL (Feet)	100-Year Release (cfs)
Pond A	4880	4879.4	0.87	4879.2	0		2.00
Pond B	4880	4879.5	0.23	4877.84	0		22.90
Franklin Lake (Volume Increase)	--	--	0.43	--	--	--	--

DEVELOPED DRAINAGE BASINS

Design Point	Basin ID	Total Area (acres)	Tc (min)	C2	C100	Q2 (cfs)	Q100 (cfs)
a	A	1.670	12.33	0.35	0.51	1.54	5.97
a1	A1	0.700	7.06	0.71	0.79	1.64	4.89
a2	A2	1.082	10.20	0.32	0.48	0.98	3.93
a3	A3	1.610	8.71	0.70	0.79	3.44	10.32
a4	A4	0.831	10.18	0.27	0.44	0.63	2.72
a5	A5	0.385	5.92	0.62	0.72	0.84	2.63
a6	A6	0.796	5.00	0.72	0.80	2.07	6.17
b	B	1.182	11.78	0.08	0.24	0.24	2.01
b1	B1	0.669	7.39	0.81	0.87	1.79	5.11
b2	B2	0.623	10.23	0.31	0.47	0.54	2.19
b3	B3	0.712	8.03	0.62	0.72	1.38	4.31
b4	B4	0.495	5.00	0.66	0.75	1.18	3.61
Offsite Basins							
os1	OS1	5.526	14.56	0.29	0.45	3.87	16.13
os2	OS2	6.627	11.10	0.01	0.13	0.18	6.27
os3	OS3	0.765	5.00	0.29	0.45	0.80	3.34

60 0 60 120 180 Feet
(IN FEET)
1 inch = 60 ft.



KEYMAP
NO SCALE

LEGEND

- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED CONTOUR (93)
- EXISTING CONTOUR (4953)
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- DESIGN POINT (a1)
- FLOW ARROW (OVERLAND / CHANNEL/SWALE)
- DRAINAGE BASIN LABEL (BASIN DESIGNATION B2, BASIN AREA (AC) 1.45 ac)
- DRAINAGE BASIN BOUNDARY
- PROPOSED SWALE SECTION (1 : 1)

PROJECT BENCHMARK

VERTICAL DATUM: NAVD 88

BENCHMARK #1:
NGS BM Q136
ELEVATION= 4767.88

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1 AS BEARING NORTH 00° 16' 26" WEST.

NOTES

1. REFER TO THE FINAL DRAINAGE REPORT BY AVANT CIVIL GROUP, DATED AUGUST 18TH, 2023 FOR ADDITIONAL INFORMATION.

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Know what's below. Call before you dig.
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NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

DEVELOPED DRAINAGE EXHIBIT

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: 1" = 60'
VERT: N/A

SHEET:
35 OF 78

PROJECT NO. 1828-001

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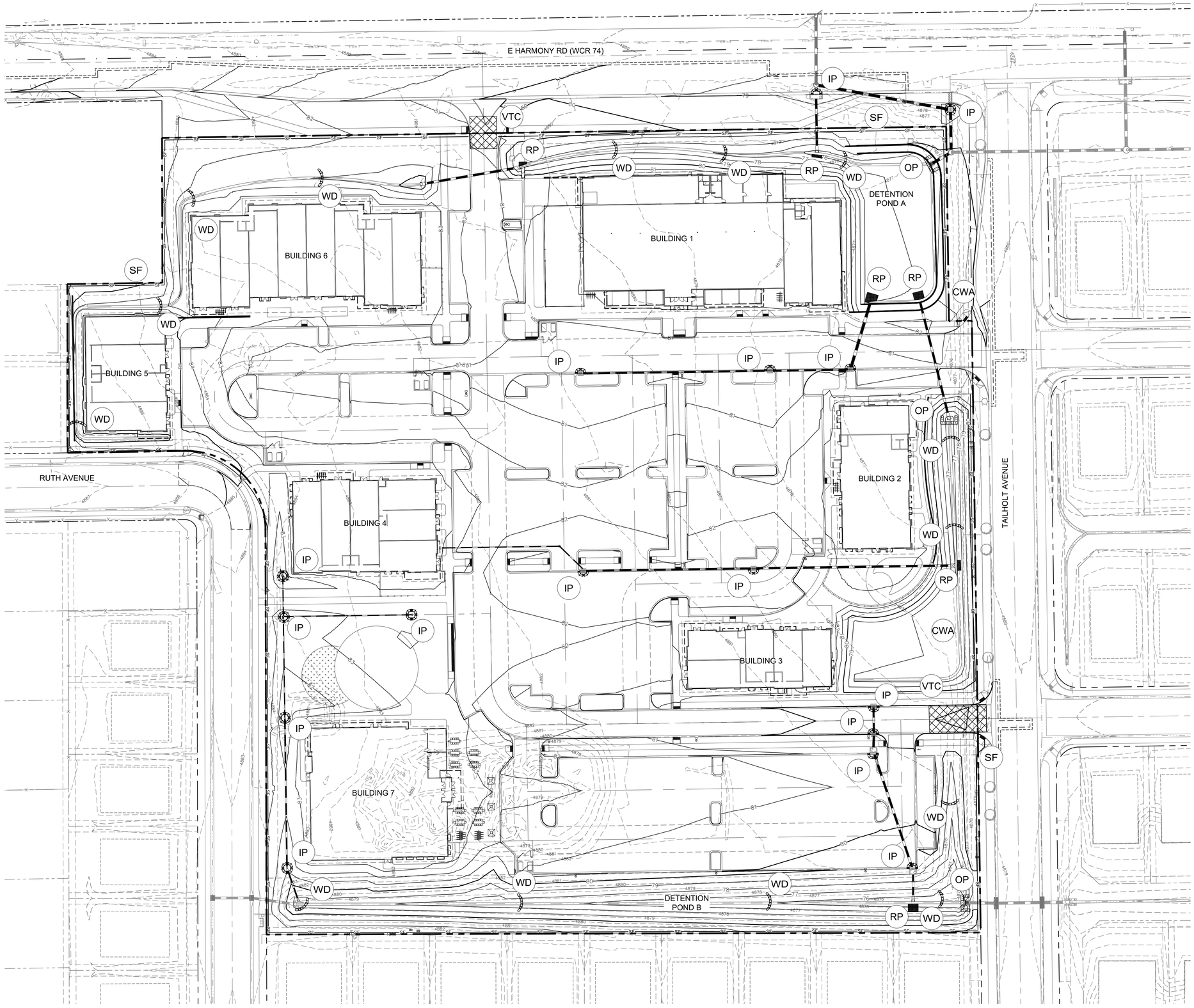
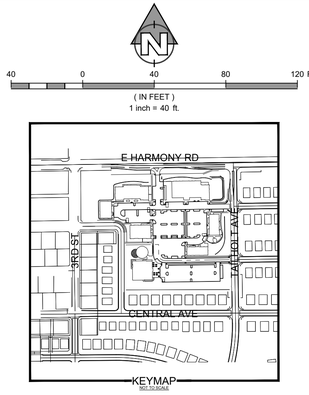




LEGEND

PROPOSED STORM SEWER	
PROPOSED CONTOUR	93
EXISTING CONTOUR	4953
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
SILT FENCE	SF
WATTLE DIKE	WD
CONCRETE WASH AREA	CWA
VEHICLE TRACKING CONTROL PAD	VTC
INLET PROTECTION	IP
BALE OUTLET PROTECTION	OP
RIPRAP	RP

NOTES

1. CONTRACTOR SHALL IMMEDIATELY STABILIZE ALL DISTURBED SLOPES BY CRIMP MULCHING OR SIMILAR METHODS.
2. SWMP ADMINISTRATOR:
   Contact
   Company
   Address
   Phone
3. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL FOR CONCRETE WASHOUT AREA IF ACCESS IS OFF PAVEMENT.
4. SEE SHEET 43 FOR RIPRAP DETAIL AND SCHEDULE.
5. REFER TO THE FINAL DRAINAGE REPORT BY AVANT CIVIL GROUP, DATED AUGUST 18TH, 2023 FOR ADDITIONAL INFORMATION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP

1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

FRANKLIN PLACE

EROSION CONTROL PLAN

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:

HORIZ: 1" = 40'

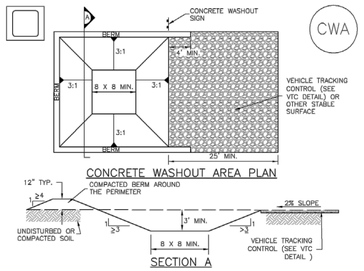
VERT: N/A

SHEET:

36 OF 78

PROJECT NO. 1828-001

Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN

SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

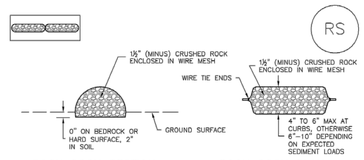
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP INOS.

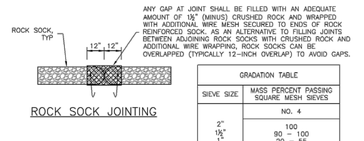
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA CONCRETE WASHOUT AREA NOT TO SCALE

SC-5 Rock Sock (RS)



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48".

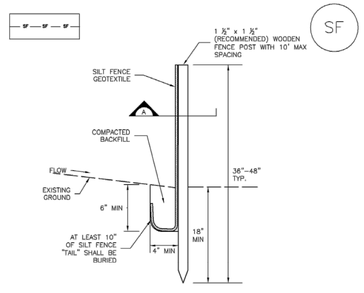
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

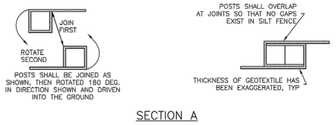
RS–1. ROCK SOCK PERIMETER CONTROL

RS ROCK SOCK NOT TO SCALE

Silt Fence (SF) SC-1



SILT FENCE

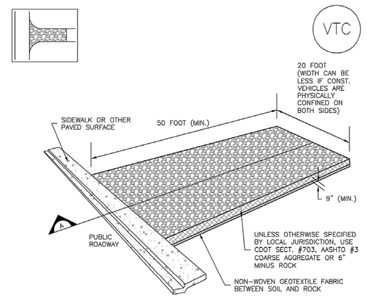


SECTION A

SF–1. SILT FENCE

SF SILT FENCE NOT TO SCALE

Vehicle Tracking Control (VTC) SM-4

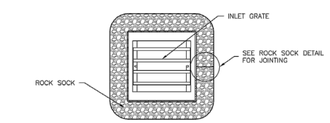


SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

VTC VEHICLE TRACKING CONTROL PAD
AGGREGATE BASE W/ LINER NOT TO SCALE

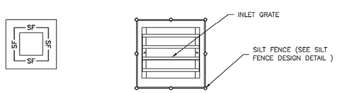
Inlet Protection (IP) SC-6



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

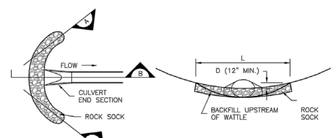
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

IP INLET PROTECTION
AREA INLET W/ ROCK SOCK NOT TO SCALE

Inlet Protection (IP) SC-6



CULVERT INLET PROTECTION PLAN SECTION A

SECTION B

CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

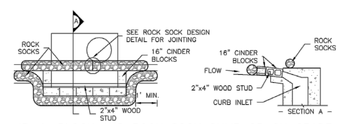
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(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.

IP INLET PROTECTION
CUVERT W/ ROCK SOCK NOT TO SCALE

SC-6 Inlet Protection (IP)



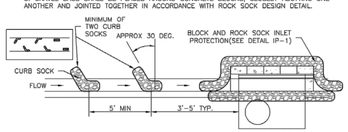
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.

IP INLET PROTECTION
CURB INLET W/ ROCK SOCK NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

EROSION CONTROL DETAILS

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
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SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
37 OF 78

PROJECT NO. 1828-001

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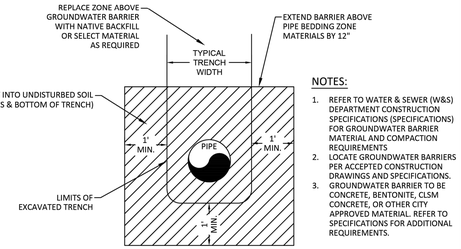
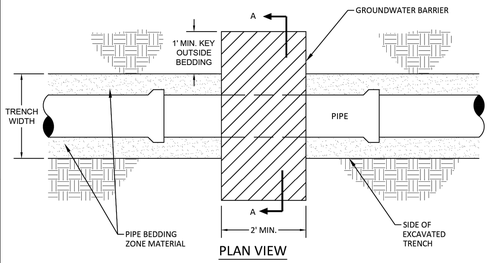


NOTES:

1. REFER TO WATER & SEWER (W&S) DEPARTMENT CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR GROUNDWATER BARRIER MATERIAL AND COMPACTION REQUIREMENTS
2. LOCATE GROUNDWATER BARRIERS PER ACCEPTED CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
3. GROUNDWATER BARRIER TO BE CONCRETE, BENTONITE, CLSM CONCRETE, OR OTHER CITY APPROVED MATERIAL. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SECTION A-A



PLAN VIEW

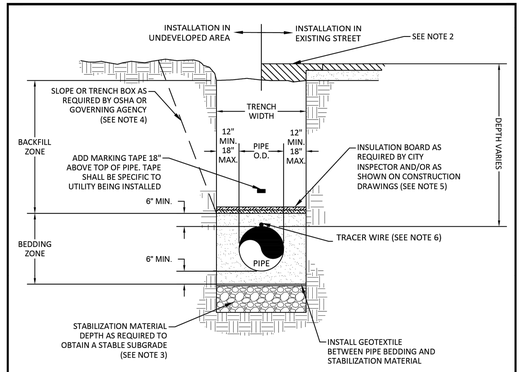
City of Greeley Colorado

GROUNDWATER BARRIER

DETAIL WS-1

DATE: JANUARY 2023 SCALE: N.T.S.

000 GROUNDWATER BARRIER NOT TO SCALE



NOTES:

1. REFER TO WATER & SEWER (W&S) DEPARTMENT CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR STABILIZATION, GEOTEXTILE, BEDDING, BACKFILL MATERIAL, COMPACTION, AND MARKING TAPE REQUIREMENTS. FOR ANY CONFLICT BETWEEN WATER AND SEWER AND PUBLIC WORKS BACKFILL MATERIAL SPECIFICATIONS AND COMPACTION REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. REFER TO STREETS DETAIL S-31 "EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE", CURRENT VERSION, FOR STREET CUT REQUIREMENTS.
3. AN OVER EXCAVATED TRENCH SHALL BE BACKFILLED AND COMPACTED WITH STABILIZATION OR BEDDING MATERIALS (AS PER SPECIFICATIONS) UNDER THE DIRECTION OF THE CITY.
4. TRENCHES SHALL BE SHORED, BRACED, OR SHEETED PER OSHA REQUIREMENT AND AS NECESSARY FOR THE SAFETY AND PROTECTION OF PERSONNEL AND OTHER UTILITIES.
5. INSULATION BOARD SHALL BE 2" THICK MINIMUM, CONSISTING OF TWO BOARDS (1" MINIMUM PER BOARD) WITH OFFSET JOINTS PLACED ACROSS FULL TRENCH WIDTH. REFER TO SPECIFICATIONS.
6. INSTALL TRACER WIRE ACCORDING TO SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.

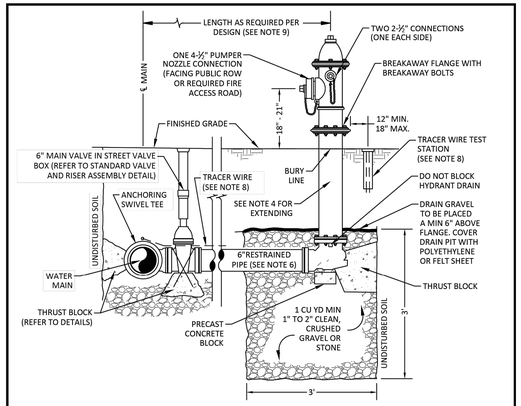
City of Greeley Colorado

TRENCH CROSS SECTION

DETAIL WS-2

DATE: JANUARY 2023 SCALE: N.T.S.

001 TRENCH SECTION NOT TO SCALE



ELEVATION VIEW

NOTES:

1. MINIMUM DEPTH OF BURY 5'-6' FROM FINISHED GRADE TO TOP OF PIPE.
2. PROVIDE POLYETHYLENE BOND BREAKER BETWEEN ALL PIPE/FITTINGS AND POURED CONCRETE.
3. FIRE HYDRANTS MUST BE PURCHASED FROM W&S OPERATIONS WITH A MINIMUM 48 HOUR NOTICE. CALL TO ORDER 970-350-9320.
4. ONLY A SINGLE FIRE HYDRANT EXTENSION IS PERMITTED. FIRE HYDRANT EXTENSION MAY BE UP TO 36" (MAX) PER WATER & SEWER SPECIFICATIONS (W&S).
5. GRADELOK EXTENSIONS WILL BE ALLOWED FOR UP TO 2' MAXIMUM ELEVATION ADJUSTMENTS. ANY OTHER EXTENSIONS MUST BE APPROVED BY W&S DEPARTMENT.
6. ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER W&S SPECIFICATIONS, LATEST REVISION.
7. EITHER D.I.P. OR PVC IS ACCEPTABLE FOR HYDRANT LATERAL PIPE MATERIAL.
8. BEDDING AND BACKFILL SHALL BE PLACED PER W&S SPECIFICATIONS
9. INSTALL TEST STATION AND TRACER WIRE ACCORDING TO W&S SPECIFICATIONS AND UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
10. HYDRANT DISTANCE FROM MAIN SHALL BE SUCH THAT THE MINIMUM FIRE FLOW AND PRESSURE MEETS WATER & SEWER DESIGN CRITERIA, LATEST REVISION. THE MAXIMUM DISTANCE A HYDRANT MAY BE FROM THE MAIN SHALL NOT EXCEED 150 FT UNLESS FURTHER HYDRAULIC ANALYSIS IS PERFORMED AND APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT.

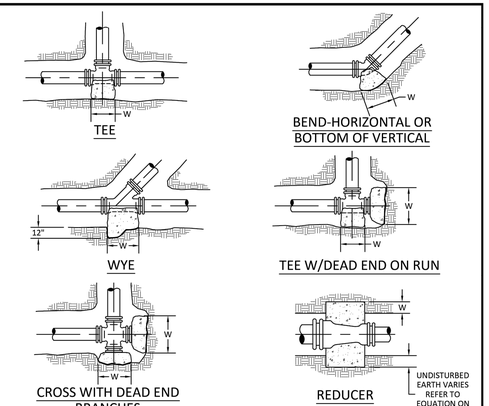
City of Greeley Colorado

FIRE HYDRANT ASSEMBLY

DETAIL W-1

DATE: JANUARY 2023 SCALE: N.T.S.

002 FIRE HYDRANT ASSEMBLY NOT TO SCALE



NOTES:

1. SEE TABLE ON W-2B OF THRUST BLOCK DETAILS FOR MINIMUM AREA OF CONCRETE TO BEAR ON UNDISTURBED EARTH.
2. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.

City of Greeley Colorado

HORIZONTAL THRUST BLOCKS

DETAIL W-2A

DATE: JANUARY 2023 SCALE: N.T.S.

003 HORIZONTAL THRUST BLOCKS (1 OF 2) NOT TO SCALE

THRUST BLOCK BEARING AREAS (SQ-FT) FOR INTERNAL STATIC PRESSURE OF 150 PSI, DIP I.D., SOIL BEARING CAPACITY OF 1000 PSF AND 1.5 SAFETY FACTOR (S.F.)

PIPE SIZE	90° BEND	45° BEND	22½° BEND	11¼° BEND	DEAD ENDS, VALVES & TEES, PLUGGED CROSS BRANCHES
4"	3.3	2.5	1.3	0.6	3.3
6"	10.2	5.5	2.8	1.4	7.2
8"	18.3	9.9	5.0	2.5	12.9
12"	39.9	21.6	11.0	5.5	28.2
16"	70.5	38.2	19.5	9.8	49.9
20"	SPECIAL DESIGN REQUIRED				
24"					

UNDISTURBED EARTH [FT^2] = W [FT] X H [FT]

THRUST FORCE FOR REDUCERS [LB] =TEST PRESSURE [PSI] X (A_{LARGE} [IN^2] - A_{SMALL} [IN^2])

$\therefore$ GRAVITY BLOCK SIZE FOR REDUCERS [FT^3] =0.225 X (A_{LARGE} [IN^2] - A_{SMALL} [IN^2])

NOTES:

1. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.
2. ALL THRUST BLOCKING SHALL BE CAST-IN-PLACE CONCRETE WITH A MINIMUM YIELD 28 DAY STRENGTH OF 2500 P.S.I.
3. THRUST BLOCKING SHALL BE CAST AGAINST UNDISTURBED SOIL. FORMS SHALL BE USED AS REQUIRED TO OBTAIN ADEQUATE BEARING AREA AND TO CONFINE THE CONCRETE. THRUST BLOCKING SHALL BEAR ON THE FITTING OR END CAP ONLY AND WILL NOT BE ALLOWED TO SPILL OVER THE JOINT OR AGAINST THE PIPE.
4. THE CITY MAY REQUIRE LARGER THRUST BLOCKS THAN SPECIFIED IF SOILS ARE DETERMINED TO PROVIDE LESS THAN 1000 PSF BEARING CAPACITY.
5. IN THE ABSENCE OF SOIL BEARING CAPACITY INFORMATION USE 1000 PSF.
6. NO LESS THAN 150 PSI TEST PRESSURE SHALL BE USED FOR THRUST BLOCK CALCULATIONS.
7. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED BEARING AREAS BY A CORRECTION FACTOR "F":

$$F = \frac{\text{(ACTUAL SPECIFIED TEST PRESSURE IN PSI)/(150 PSI)}}{\text{(ACTUAL SOIL BEARING CAPACITY IN PSF)/(1000 PSF)}}$$

8. EXAMPLE: CALCULATE THE BEARING AREA FOR 8"-90° BEND WITH A TEST PRESSURE OF 200 PSI AND SOIL BEARING CAPACITY OF 3000 PSF.

FROM TABLE BEARING AREA = 18.3 SF

$$F = \frac{\text{(200 PSI)/(150 PSI)}}{\text{(3000 PSF)/(1000 PSF)}} = 0.44$$

REQUIRED BEARING AREA ON UNDISTURBED SOIL = (0.44)(18.3 SF) = 8.1 SF

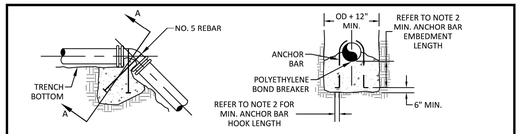
City of Greeley Colorado

HORIZONTAL THRUST BLOCKS

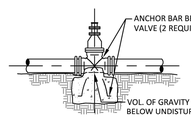
DETAIL W-2B

DATE: JANUARY 2023 SCALE: N.T.S.

004 HORIZONTAL THRUST BLOCKS (2 OF 2) NOT TO SCALE

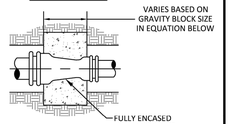


TOP OF VERTICAL BEND



VALVE (GATE OR BUTTERFLY)

SECTION A-A



REDUCER

VOL. OF GRAVITY CONCRETE BLOCK (CU FT)

PIPE SIZE	BENDS		
	45°	22 ½°	11 ¼°
4"	16.7	8.5	4.3
6"	36.9	18.8	9.5
8"	65.9	33.6	16.9
12"	144.1	73.4	36.9
16"	254.5	129.7	65.2
20"	SPECIAL DESIGN REQUIRED		
24"			

NOTES:

1. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.
2. ALL ANCHOR BARS SHALL BE EPOXY COATED NO. 5 REBAR AND SHALL BE EMBEDDED IN CONCRETE TO WITHIN 6" OF END OF CONCRETE BLOCK AND SHALL HAVE MINIMUM 6" HOOK LENGTH.

GRAVITY CONCRETE BLOCK SIZES SHOWN IN TABLE ARE BASED ON 150 LB/FT^3 DENSITY FOR CONCRETE, 150 PSI TEST PRESSURE, AND A SAFETY FACTOR OF 1.5.

$$\text{GRAVITY BLOCK SIZE [FT}^3\text{]} = \frac{\text{SAFETY FACTOR X THRUST FORCE [LB]}}{\text{DENSITY OF BLOCK MATERIAL [LB/FT}^3\text{]}}$$

THRUST FORCE FOR REDUCERS [LB] =TEST PRESSURE [PSI] X (A_{LARGE} [IN^2] - A_{SMALL} [IN^2])

$\therefore$ GRAVITY BLOCK SIZE FOR REDUCERS [FT^3] =1.5 X (A_{LARGE} [IN^2] - A_{SMALL} [IN^2])

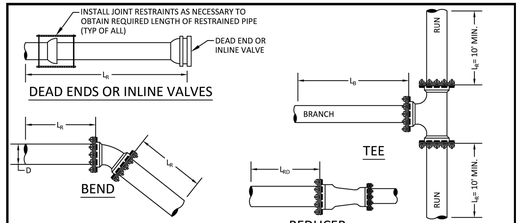
City of Greeley Colorado

GRAVITY THRUST BLOCKS

DETAIL W-3

DATE: JANUARY 2023 SCALE: N.T.S.

005 GRAVITY THRUST BLOCKS NOT TO SCALE



DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET

PIPE SIZES (D")		BENDS (L_B)				TEE (L_B)	DEAD ENDS/ INLINE VALVES (L_B)	REDUCERS (L_{RD})
RUN	BRANCH	11¼° BEND	22½° BEND	45° BEND	90° BEND			
4"	4"	5	5	10	15	5	50	-
6"	4"	-	-	-	-	5	-	40
	6"	5	5	10	20	5	70	-
8"	4"	-	-	-	-	5	-	65
	6"	-	-	-	-	5	-	40
	8"	5	10	15	30	15	90	-
12"	4"	-	-	-	-	5	-	115
	6"	-	-	-	-	5	-	95
	8"	-	-	-	-	5	-	70
	12"	5	10	20	40	55	130	-
16"	4"	-	-	-	-	5	-	155
	6"	-	-	-	-	5	-	140
	8"	-	-	-	-	5	-	120
	12"	-	-	-	-	24	-	70
	16"	5	10	20	50	90	165	-

NOTES:

1. RESTRAINED LENGTHS SHOWN IN CHARTS ARE MINIMUM LENGTHS.
2. RESTRAINT SYSTEMS ON PIPE LARGER THAN 16-INCH DIAMETER SHALL BE DESIGNED FOR CONDITIONS EXISTING AT INSTALLATION SITE.
3. THE CHARTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   A. 150 PSI TEST PRESSURE
   B. 1.5 SAFETY FACTOR
   C. 4-FT BURY DEPTH
   D. SOIL TYPE: ML, AS DEFINED BY AWWA M23 AND M41
   E. TRENCH TYPE: #4, AS DEFINED BY AWWA M23 AND M41.
4. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS WITH RESPECT TO THE ASSUMPTIONS LISTED ABOVE.
5. IF LENGTHS CANNOT BE MET FOR DEAD ENDS AND/OR TEES, DESIGN ENGINEER SHALL SPECIFY RESTRAINED LENGTHS OR A COMBINATION OF THRUST BLOCKS AND RESTRAINTS.
6. BOTH ENDS OF INLINE VALVES SHALL BE RESTRAINED AT THE SPECIFIED RESTRAINT LENGTH (L_B) SHOWN IN TABLE.

City of Greeley Colorado

HORIZONTAL PIPE RESTRAINT

DETAIL W-4A

DATE: JANUARY 2023 SCALE: N.T.S.

006 HORIZONTAL PIPE RESTRAINT NOT TO SCALE

DATE:	BY:	REVISIONS	NO.

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

UTILITY DETAILS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
38 OF 78

PROJECT NO. 1828-001

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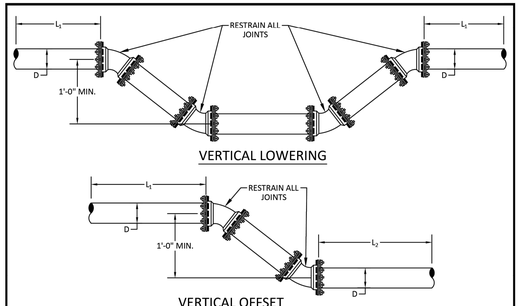


DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET

PIPE SIZES (D")	VERTICAL BENDS					
	11¼° BEND		22½° BEND		45° BEND	
	L_1	L_2	L_1	L_2	L_1	L_2
4"	5	5	10	5	25	5
6"	10	5	15	5	30	10
8"	10	5	20	5	40	10
12"	15	5	30	10	55	15
16"	20	5	35	10	70	20

NOTES:

1. RESTRAINED LENGTHS SHOWN IN CHARTS ARE MINIMUM LENGTHS.
2. RESTRAINT SYSTEMS ON PIPE LARGER THAN 16-INCH DIAMETER SHALL BE DESIGNED FOR CONDITIONS EXISTING AT INSTALLATION SITE.
3. THE CHARTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   A. 150 PSI TEST PRESSURE
   B. 1.5 SAFETY FACTOR
   C. 4-FT BURY DEPTH
   D. SOIL TYPE: M_1, AS DEFINED BY AWWA M23 AND M41
   E. TRENCH TYPE: #4, AS DEFINED BY AWWA M23 AND M41
4. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING THE ACTUAL SITE CONDITIONS WITH RESPECT TO THE ASSUMPTIONS LISTED ABOVE.
5. IF LENGTHS CANNOT BE MET FOR DEAD ENDS AND/OR TEES, DESIGN ENGINEER SHALL SPECIFY RESTRAINED LENGTHS OR A COMBINATION OF THRUST BLOCKS AND RESTRAINTS.

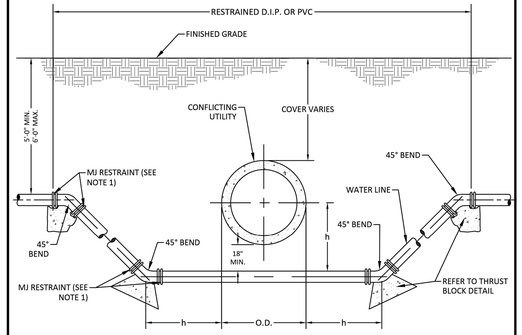
City of Greeley, Colorado

VERTICAL PIPE RESTRAINT

DETAIL W-4B

DATE: JANUARY 2023 SCALE: N.T.S.

100 VERTICAL PIPE RESTRAINT NOT TO SCALE



NOTES:

1. ALL FOUR VERTICAL 45-DEGREE BENDS SHALL BE RESTRAINED BY MECHANICAL JOINT RESTRAINTS AND THRUST BLOCKS PER THE LATEST REVISION OF W&S THRUST BLOCK DETAILS. ALL BURIED PIPE, FITTINGS, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER WATER & SEWER (W&S) SPECIFICATIONS, LATEST REVISION.
2. INSTALL TRACER WIRE ACCORDING TO WATER & SEWER SPECIFICATIONS AND STANDARD UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
3. MINIMUM CLEARANCE FROM CONFLICTING UTILITY SHALL BE NO LESS THAN 18 INCHES AT THE NEAREST DIMENSION OR ENCASED PER DETAIL W5-3.
4. INSULATION BOARD ABOVE THE WATERLINE IS REQUIRED IF THE WATER LINE CROSSES WITHIN 4 FEET OF STORMWATER CROSSINGS OR OTHER OPEN-AIR CONDUITS. IN SUCH CASES, INSULATION BOARD SHALL EXTEND 5 FT HORIZONTALLY ON EITHER SIDE OF THE CROSSING CONDUIT. PLACEMENT SHALL BE IN ACCORDANCE WITH THE SEPARATE TRENCH CROSS SECTION DETAIL AND W&S SPECIFICATIONS, LATEST REVISION OF EACH.

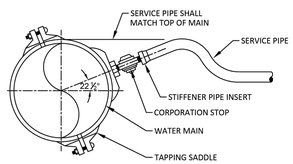
City of Greeley, Colorado

VERTICAL PIPE LOWERING

DETAIL W-5

DATE: JANUARY 2023 SCALE: N.T.S.

101 VERTICAL PIPE LOWERING NOT TO SCALE



PIPE SIZE	TYPE OF PIPE AND SIZE OF TAP											
	CAST IRON					DUCTILE IRON					PVC C-900	
	3/4"	1"	1 1/2"	2"	3"&4"	3/4"	1"	1 1/2"	2"	3"&4"	< 2"	> 2"
4"	S	S	NO	NO	TSV	S	S	NO	NO	TSV	S	TSV
6"	S	S	S	S	TSV	S	S	S	S	TSV	S	TSV
8"	S	S	S	S	TSV	S	S	S	S	TSV	S	TSV
12"	S	S	S	S	TSV	S	S	S	S	TSV	S	TSV
16"	S	S	S	S	TSV	S	S	S	S	TSV	N/A	N/A

"S" - TAPPING SADDLE REQUIRED, ALL SADDLES SHALL HAVE AWWA TAPER THREADS.
"NO" - NO TAP PERMITTED WITH OR WITHOUT A SADDLE, A TEE CONNECTION MAY BE PERMITTED IF SPECIFICALLY AUTHORIZED BY THE WATER DEPARTMENT.
"TSV" - TAPPING SLEEVE AND VALVE REQUIRED.
"N/A" - NOT APPLICABLE.

NOTES:

1. REFERENCE CITY OF GREELEY, WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR TAPPING SADDLE SPECIFICATIONS.
2. EXISTING STEEL MAINS, TWELVE INCHES (12") IN DIAMETER OR LESS, SHALL BE TAPPED USING A CITY ACCEPTED TAPPING SADDLE.
3. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION.
4. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
5. REFER TO CITY OF GREELEY WATER AND SEWER SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MFR SPECIFICATIONS.
6. THIS DETAIL ALSO APPLIES TO NON-POTABLE IRRIGATION SERVICE CONNECTIONS TO NON-POTABLE IRRIGATION MAINS.
7. SERVICE TAPS ON WATER MAINS LARGER THAN 16" MAY BE CONSIDERED UNDER CERTAIN CIRCUMSTANCES WITH SPECIAL DESIGN ON A CASE-BY-CASE SCENARIO.
8. FOR ANY NEW WATER SERVICES TAPPING INTO EXISTING MAINS THE CONTRACTOR SHALL NOTIFY THE CITY 72 HOURS PRIOR AT 970-350-9320.

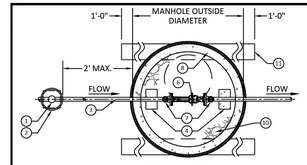
City of Greeley, Colorado

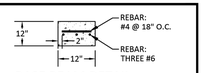
WATER SERVICE CONNECTION

DETAIL W-6 (MODIFIED)

DATE: JANUARY 2023 SCALE: N.T.S.

102 WATER SERVICE CONNECTION (MODIFIED) NOT TO SCALE

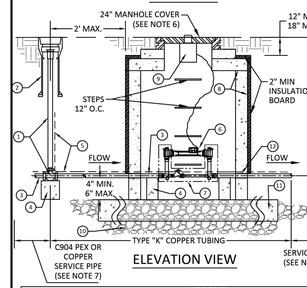




BASE BEAM DETAIL

NOTES:

1. METER MUST BE PURCHASED FROM THE WATER & SEWER (W&S) DEPARTMENT. NO EXCEPTIONS.
2. FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REFER TO CURRENT VERSION OF CITY OF GREELEY W&S CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS).
3. REFER TO W&S DETAIL W-16, LATEST REVISION, FOR ADDITIONAL METER INSTALLATION AND VAULT REQUIREMENTS.
4. ALL VAULTS, BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL MEET CITY OF GREELEY W&S SPECIFICATIONS, LATEST REVISION.
5. NO CONCRETE FLOOR SHALL BE POURED IN METER VAULT.
6. 24" MANHOLE COVER SHALL BE A WORM LOCK LID MARKED "WATER". REFER TO CITY OF GREELEY W&S SPECIFICATIONS, LATEST REVISION, FOR SPECIFIC MANHOLE COVER MFR AND PRODUCT INFORMATION.
7. REFER TO CITY OF GREELEY W&S DETAIL W-9A/W-9B AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH, FOR CURB STOP, BOX, AND SERVICE PIPE REQUIREMENTS. IF CROSS-LINKED C904 PEX SERVICE LINE USED FROM CORP STOP TO CURB STOP THE PEX LINE MUST BE UPSIZED TO NEXT PIPE SIZE FROM METER SIZE TO REDUCE LOSS OF PRESSURE.
8. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY W&S SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.



LEGEND	
1	CURB STOP VALVE AND SERVICE BOX
2	UPPER HALF OF STANDARD VALVE BOX (INSTALLED PER SPECIFICATIONS)
3	1-½" OR 2" SERVICE PIPE (MATCH SERVICE PIPE I.D.) (SEE NOTE 7)
4	BRICK SUPPORT (PLACED ON UNDISTURBED SOIL OR 1-½" STABILIZATION ROCK)
5	TRACER WIRE (SEE NOTE 8)
6	METER UNIT (ORDER FROM CITY OF GREELEY METER SHOP) (SEE NOTES 1 & 2)
7	COPPER METER SETTER (MFR PER SPECIFICATIONS)
8	48" DIAMETER OR SQUARE CONCRETE MANHOLE (SEE NOTE 4 FOR PRE-CAST)
9	METER ENDPOINT RADIO TRANSMITTER (RT UNIT)
10	6" MIN OF SUBGRADE MATERIAL UNDER GRADE BEAM AND INSIDE VAULT PER SPECIFICATION
11	CONCRETE MANHOLE BASE BEAM (SEE BASE BEAM DETAIL)
12	APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION

City of Greeley, Colorado

OUTSIDE SETTING FOR 1-½" & 2" POTABLE WATER METER

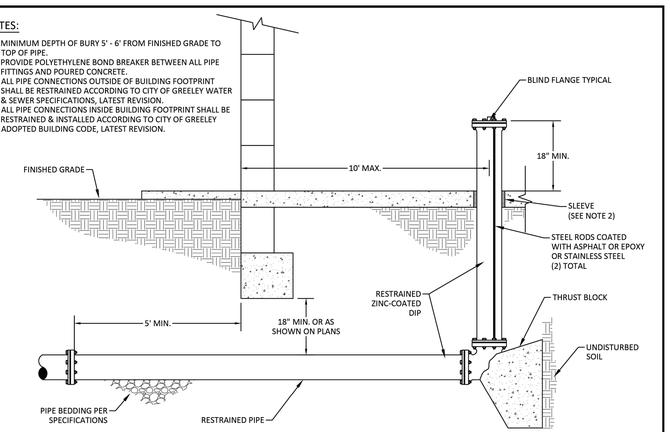
DETAIL W-8

DATE: JANUARY 2023 SCALE: N.T.S.

103 WATER METER PIT | 1-1/2" & 2" NOT TO SCALE

NOTES:

1. MINIMUM DEPTH OF BURY 5' - 6' FROM FINISHED GRADE TO TOP OF PIPE.
2. PROVIDE POLYETHYLENE BOND BREAKER BETWEEN ALL PIPE FITTINGS AND POURED CONCRETE.
3. ALL PIPE CONNECTIONS OUTSIDE OF BUILDING FOOTPRINT SHALL BE RESTRAINED ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION.
4. ALL PIPE CONNECTIONS INSIDE BUILDING FOOTPRINT SHALL BE RESTRAINED & INSTALLED ACCORDING TO CITY OF GREELEY ADOPTED BUILDING CODE, LATEST REVISION.



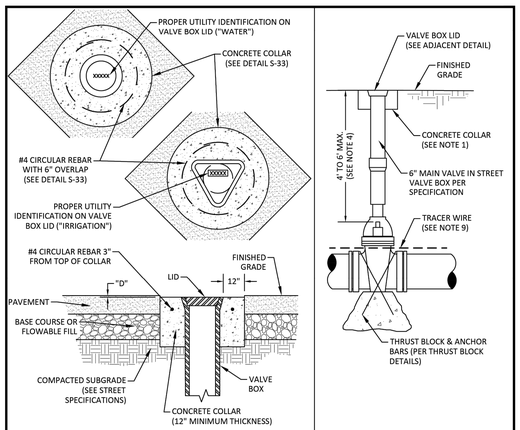
City of Greeley, Colorado

FIRE RISER INSTALLATION

DETAIL W-18

DATE: JANUARY 2023 SCALE: N.T.S.

105 FIRE RISER INSTALLATION NOT TO SCALE



NOTES:

1. VALVE BOX SHALL BE PLACED IN A CONCRETE COLLAR AT THE SURFACE FOR STABILIZATION. REFER TO STREETS STANDARD DETAILS, LATEST REVISION, FOR VALVE BOXES LOCATED IN PUBLIC STREETS AND ROADWAYS (S-33).
2. VALVE BOX SHALL BE CENTERED & PLUMB OVER THE OPERATING NUT.
3. OPERATING NUT ON BURIED VALVES SHALL BE BETWEEN 4' & 6' BELOW FINISHED GRADE. EXTENSION REQUIRED IF DEEPER THAN 6' TO BRING THE OPERATING NUT TO THE SPECIFIED RANGE.
4. PROVIDE POLYETHYLENE BOND BREAKER BETWEEN ALL PIPE/FITTINGS AND POURED CONCRETE.
5. ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER WATER & SEWER (W&S) SPECIFICATIONS (SPECIFICATIONS), LATEST REVISION.
6. ALL BURIED VALVES TO BE INSTALLED ACCORDING TO W&S THRUST BLOCK DETAILS AND SPECIFICATIONS, LATEST REVISION OF EACH.
7. BEDDING AND BACKFILL AROUND VALVE SHALL BE PLACED PER W&S SPECIFICATIONS, LATEST REVISION.
8. INSTALL TEST STATION AND TRACER WIRE ACCORDING TO W&S SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
9. UNLESS OTHERWISE SPECIFIED, THIS DETAIL ALSO APPLIES TO BOTH POTABLE WATER AND NON-POTABLE IRRIGATION STANDARD VALVES.

City of Greeley, Colorado

STANDARD VALVE & RISER ASSEMBLY

DETAIL W-19

DATE: JANUARY 2023 SCALE: N.T.S.

106 GROUNDWATER BARRIER NOT TO SCALE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

UTILITY DETAILS

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

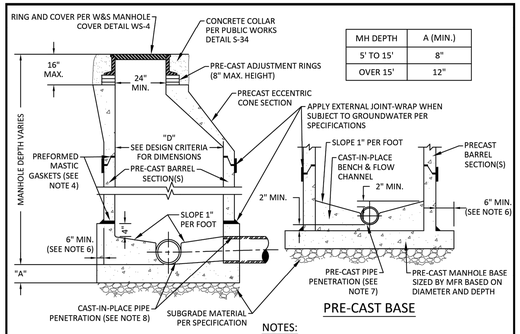
CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
39 OF 78

PROJECT NO. 1828-001

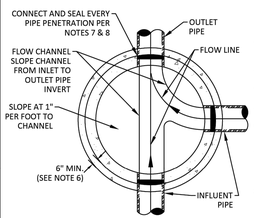
dwebber | P:\1828-001\Dwg\Details\1828-001_DETL-UTIL.dwg | 8/10/2023 4:24 PM |



MH DEPTH	A (MIN.)
5' TO 15'	8"
OVER 15'	12"

PRE-CAST BASE

CAST-IN-PLACE BASE



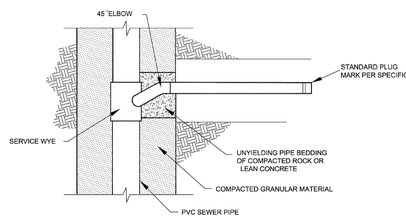
PLAN VIEW

NOTES:

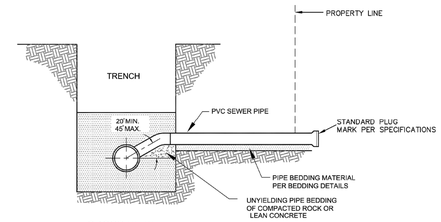
1. REFERENCE CITY OF GREELEY WATER & SEWER (W&S) DESIGN CRITERIA FOR MINIMUM MANHOLE DIAMETER (D), AND WATER & SEWER CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) AND MATERIAL/INSTALLATION REQUIREMENTS, LATEST REVISION.
2. MANHOLES INSTALLED IN GROUNDWATER ABOVE THE BASE SHALL HAVE ALL MANHOLE SECTION JOINTS SEALED PER W&S SPECIFICATIONS.
3. ALL SEWER MANHOLES SHALL BE VACUUM TESTED PER SPECIFICATIONS.
4. SEE W&S SPECIFICATIONS, LATEST REVISION, FOR ACCEPTABLE MFR FOR PREFORMED MASTIC GASKETS.
5. ALL BURIED PIPING SHALL BE INSTALLED IN ACCORDANCE WITH W&S SPECIFICATIONS.
6. BASE SHALL BE AT LEAST 6" WIDER THAN THE BOTTOM PRE-CAST BARREL SECTION AND WIDE ENOUGH TO PREVENT FLOTATION AS DESIGNED BY THE ENGINEER.
7. FOR PIPE PENETRATIONS IN CAST-IN-PLACE BASE, AN APPROVED SWELLSTOP SEAL ON PIPE BARREL SHALL BE USED. SEE SPECIFICATIONS FOR APPROVED MFR AND INSTALLATION REQUIREMENTS.
8. FOR PRE-CAST BASE, PIPE PENETRATIONS SHALL BE INSTALLED WITH A-LOK RUBBER BOOT CONNECTORS OR APPROVED EQUAL.
9. CHANNEL INVERT TO BE FORMED OR SHAPED TO SUIT FIELD CONDITIONS AND MATCH PIPE SIZE, MIN. OF 0.1' DROP ACROSS MANHOLE.
10. ALL PIPES WITH MULTIPLE SIZES MUST HAVE MATCHING CROWNS TO ELIMINATE POSSIBLE SEWER BACKUPS.

City of Greeley Colorado	STANDARD SANITARY SEWER MANHOLE DETAIL SS-1	
	DATE: JANUARY 2023	SCALE: N.T.S.

200 SANITARY MANHOLE — NOT TO SCALE



PLAN VIEW



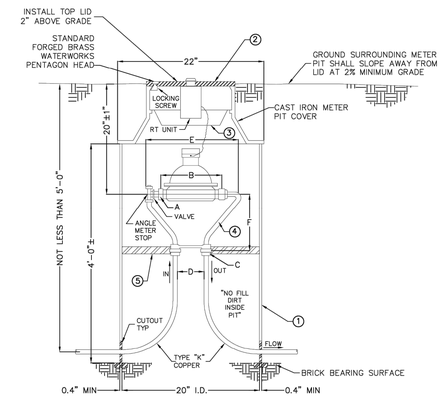
CROSS VIEW

NOTES:

1. IN NO CASE SHALL THE SERVICE LINE PROTRUDE INTO THE MAIN.
2. SERVICES ARE 4" OR 6" IN DIAMETER AND SHALL HAVE A MINIMUM SLOPE OF 1.0% (⅛" PER FOOT) AND A MAXIMUM SLOPE OF 8.0%.
3. SERVICES LARGER THAN 6" DIAMETER SHALL BE CONNECTED TO A MANHOLE.
4. SERVICES SHALL EXTEND TO THE PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED CONSTRUCTION DRAWINGS.

	SANITARY SEWER SERVICE CONNECTION		
Town Of Severance	SANITARY SEWER CONSTRUCTION DETAILS	SCALE: NOT TO SCALE DATE: APRIL 10, 2019 BY: CEM	DRAWING SS-A

201 SANITARY SEWER SERVICE CONNECTION — NOT TO SCALE



METER SIZE	A	B	C	D	E	F
⅝" x ¾"	1 5/16"	7 7/8"	3/4"	4"	12 5/8"	6 7/8"
1"	1 5/8"	11 1/8"	1"	6"	17 1/4"	10 3/16"

LEGEND:

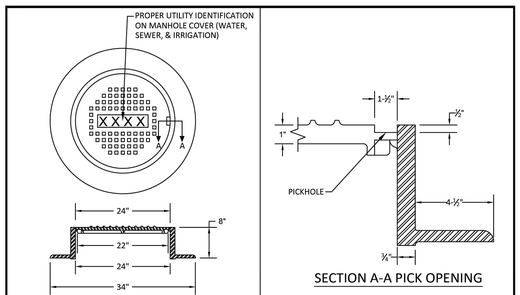
1. WATER METER PIT SHALL BE BINGHAM & TAYLOR MMP2430 (BASE) & MMPE2418 (TOP).
2. WATER METER TOP LID SHALL BE CASTINGS, INC. CAST IRON W32 – RECESSED W32TLCI WITH 2–INCH HOLE IN TOP LID. TOP LID TO READ "WATER METER". BODY SHALL BE CASTINGS, INC.. W32B20CI.
3. WATER METER INNER FROST LID SHALL BE CASTINGS, INC. PLASTIC 3–INCH INLP3".
4. WATER METER YOKES SHALL BE MUELLER CO. B–2474–2N WITH CHECK VALVE.
5. YOKE SHALL BE CENTERED IN THE PIT WITH A PIECE OF ¾–INCH PVC STABILIZER PIPE ATTACHED WITH PLASTIC WIRE TIES TO YOKE BRACE.

NOTES:

1. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
2. IF SURFACE IS NOT TO FINAL GRADE AT THE TIME OF INSTALLATION OF METER, OWNER MUST RAISE OR LOWER PIT WHEN SURFACE IS GRADED. LID SHALL BE 2–INCHES ABOVE GRADE.
3. METER YOKE SHALL BE LOCATED NO HIGHER THAN 19–INCHES AND NO LOWER THAN 21–INCHES BELOW THE TOP LID. ALSO ¾–INCH COPPER PIPING MUST BE USED FROM THE WATER MAIN TO THE YOKE AND THEN FROM THE YOKE EXTENDED A MINIMUM OF 5–FEET BEYOND THE METER PIT. IN THE EVENT THE METER PIT IS ADJUSTED TO FINAL GRADE, OWNER SHALL INSURE THE YOKE BE RAISED/LOWERED AS REQUIRED.
4. METER TO BE LOCATED 2–FEET FROM THE BACK OF SIDEWALK AND WITHIN THE UTILITY EASEMENT, UNLESS OTHERWISE APPROVED BY THE TOWN ADMINISTRATOR.
5. METER PIT SHALL BE PLACED IN FREE DRAINING GRAVEL BASE. CONCRETE NOT PERMITTED.
6. METER PIT SHALL BE 20–INCHES INSIDE DIAMETER AND 48–INCHES DEEP.
7. SPRINKLER SYSTEM CONNECTIONS SHALL BE LOCATED A MINIMUM OF 5–FEET DOWNSTREAM FROM THE METER PIT. UNDER NO CIRCUMSTANCES ARE SPRINKLER CONNECTIONS PERMITTED IN THE METER PIT.
8. NO STRUCTURES ARE TO BE LOCATED WITHIN 4–FEET OF METER PIT. LANDSCAPING IS PERMITTED, HOWEVER ACCESS TO THE METER PIT MUSH BE ALWAYS MAINTAINED.
9. IF PRESSURE REDUCING VALVE IS REQUIRED BY THE PLUMBING CODE, IT SHALL BE INSTALLED INSIDE THE BUILDING IMMEDIATELY FOLLOWING THE MAINS SHUT OFF VALVE.
10. NO METER PITS OR PUBLIC WATER SERVICE LINES ARE PERMITTED TO BE LOCATED UNDER PRIVATE HARD SURFACES, TREES OR OTHER PERMANENT STRUCTURES.

	OUTSIDE SETTING FOR 3/4" & 1" METER DETAIL		
SEVERANCE	WATER CONSTRUCTION DRAWINGS	SCALE: NOT TO SCALE DATE: JULY 26 2022 BY: AKM	DRAWING W-B

202 OUTSIDE SETTING FOR 3/4" & 1" METER DETAIL — NOT TO SCALE



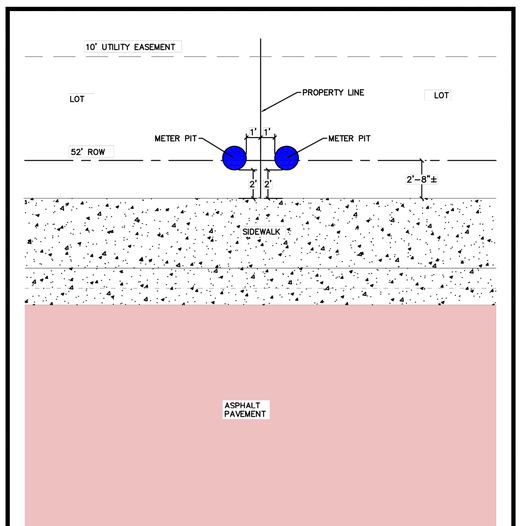
SECTION A-A PICK OPENING

NOTES:

1. THE "PROPER UTILITY" DESIGNATION SHALL BE CAST IN THE COVER (WATER, SEWER, IRRIGATION).
2. ALL RINGS SHALL BE A MAXIMUM EIGHT-INCH (8") IN HEIGHT
3. STANDARD IRON RING AND COVERS SHALL BE HS-20 LOADING, CAPABLE CAST IRON CONFORMING TO ASTM A48 CLASS 30SB, WITH A BLACK BITUMINOUS FINISH.
   3.1. HORIZONTAL BEARING SURFACES OF ALL RINGS AND COVERS SHALL BE MACHINED TO ELIMINATE ANY ROCKING ACTION OR NON-UNIFORM BEARING.
   3.2. PICK-HOLE SHALL BE ONE AND ONE-HALF INCH (1-½") WIDE BY ONE-HALF INCH (½") DEEP.
4. COVERS SHALL BE NON-PERFORATED CHECKER PATTERN WITH MAXIMUM 1/16" "RAISED PATTERN IN NON-PEDESTRIAN TRAFFIC AREAS AND NON-PERFORATED, NON-SKID PATTERN COMPLYING WITH AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS IN PEDESTRIAN TRAFFIC AREAS.
5. MANHOLE COVERS LOCATED WITHIN DESIGNATED 100-YEAR FLOODPLAINS AND AREAS SUBJECT TO WATER INUNDATION SHALL BE THE NON-PERFORATED, WATER TIGHT, SOLID BOLT DOWN, & GASKETED COVER.
6. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION FOR ALL ACCEPTABLE RING AND COVER MANUFACTURERS & MODELS.

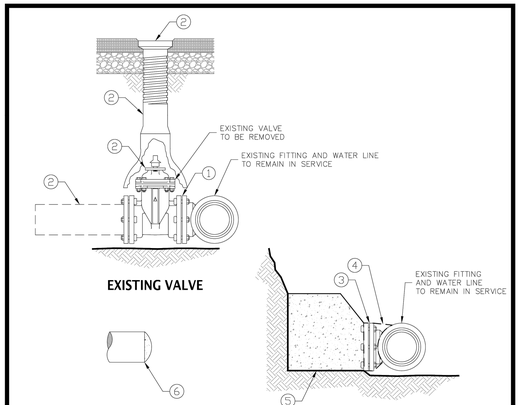
City of Greeley Colorado	(TYP) MANHOLE COVER DETAIL WS-4	
	DATE: JANUARY 2023	SCALE: N.T.S.

203 MANHOLE COVER (WATER, SANITARY, IRRIGATION) — NOT TO SCALE



	3/4" & 1" METER PIT LOCATION		
SEVERANCE	WATER CONSTRUCTION DETAILS	SCALE: NOT TO SCALE DATE: NOVEMBER 2021 BY: HAH	DRAWING W-A

204 WATER METER LAYOUT — NOT TO SCALE



PLUG INSTALLATION

NOTES:

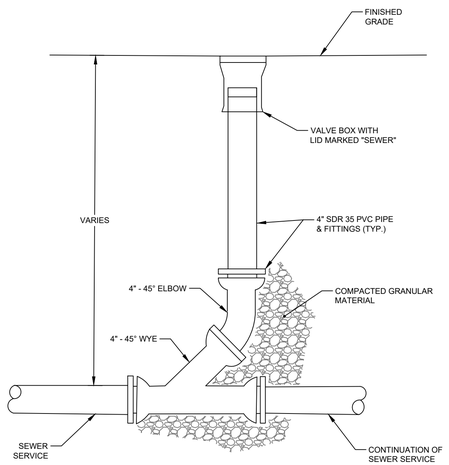
SEVERANCE PUBLIC WORKS DEPARTMENT TO TAKE THE EXISTING WATER LINE OUT OF SERVICE USING EXISTING VALVES. CONTRACTOR TO PROVIDE SEVERANCE PUBLIC WORKS DEPARTMENT 24 HOURS NOTICE.

1. INSPECT MECHANICAL JOINT CONNECTION TO ENSURE THAT A PLUG FITTING CAN BE INSTALLED.
2. REMOVE VALVE, VALVE BOX AND LID, AND WATER LINE.
3. INSTALL MECHANICALLY RESTRAINED PLUG ASSEMBLY.
4. WRAP PLUG AND EXPOSED PART OF FITTING IN POLYETHYLENE.
5. POUR THRUST BLOCK.
6. PLUG AND SEAL ABANDONED WATER LINE WITH CONCRETE (2' MIN).

ASPHALT PAVEMENT REMOVAL, BACKFILL, COMPACTION, AND ASPHALT PAVING SHALL MEET THE CITY OF GREELEY STREET STANDARDS, CURRENT EDITION.

	EXISTING WATER LINE PLUG DETAIL		
SEVERANCE	WATER CONSTRUCTION DRAWINGS	SCALE: NOT TO SCALE DATE: JANUARY 2023 BY: CEM	DRAWING W-D

205 EXISTING WATER LINE PLUG DETAIL — NOT TO SCALE



206 SANITARY SEWER CLEANOUT WITH TRAFFIC-RATED LID DETAIL — NOT TO SCALE

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1537 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

FRANKLIN PLACE

UTILITY DETAILS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
40 OF 78

PROJECT NO. 1828-001

dwebber | P:\1828-001\Dwg\Details\1828-001_DETL-UTIL.dwg | 8/10/2023 4:24 PM |

STORMWATER GENERAL NOTES

1. BEDDING FOR ALL STORM DRAIN SHALL BE PER THE STANDARD STORM DRAIN BEDDING DETAILS - DETAILS 6-6 AND 6-7 FOR REINFORCED CONCRETE PIPE AND POLYWRAPPED DUCTILE IRON PIPE.

2. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CITY OF GREELEY'S MOST RECENT STORM DRAINAGE SPECIFICATIONS. A COPY OF THE SPECIFICATIONS MAY BE OBTAINED FROM THE CITY OR FOUND ON THE CITY'S WEB PAGE - GREELEYGOV.COM.

3. RCP SHALL HAVE FLEXIBLE GASKET MATERIAL (WATER TIGHT RUBBER GASKETS) MEETING ASTM C443 AND TYPE 4-G BELL AND SPIGOT JOINTS. DUCTILE IRON PIPE SHALL BE POLYWRAPPED IN ACCORDANCE WITH AWWA STANDARD C-105.

4. BACKFILL MATERIAL MAY BE LOCAL SITE MATERIAL THAT IS WELL-GRADED, NON-COHESIVE GRANULAR MATERIAL FREE OF ROCKS, FROZEN LUMPS, FOREIGN MATERIAL OR STONES GREATER THAN 3" IN ANY DIMENSION, AGGREGATE BASE COURSE, OR FLOWFILL. REMOVE ALL DEBRIS INCLUDING SODA CANS, RAGS, PIPE BANDING MATERIAL, ETC. FROM THE PIPE TRENCH BEFORE BACKFILLING.

5. ALL AREAS IMPACTED BY THE CONSTRUCTION SHALL BE CLEARED OF PROJECT GENERATED DEBRIS BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL ANY ROADS OR WALKWAYS BE LEFT UNCLEARED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS.

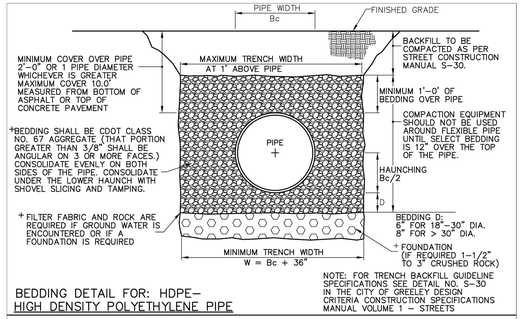
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	
3/31/07	+ NEW DETAIL

City of Greeley Colorado — Great. From the Ground Up.

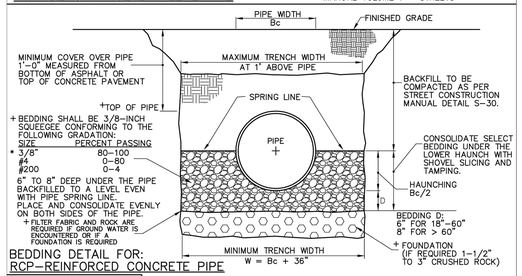
STORMWATER GENERAL NOTES
DETAIL 1–1
DATE: MARCH 2007 SCALE: N.T.S.

300 STORMWATER GENERAL NOTES — NOT TO SCALE



BEDDING DETAIL FOR: HDPE–HIGH DENSITY POLYETHYLENE PIPE

NOTE: FOR TRENCH BACKFILL GUIDELINE SPECIFICATIONS SEE DETAIL NO. S–30 IN THE CITY OF GREELEY DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS MANUAL VOLUME 1 – STREETS



BEDDING DETAIL FOR: RCP–REINFORCED CONCRETE PIPE

NOTE: FOR TRENCH BACKFILL GUIDELINE SPECIFICATIONS SEE DETAIL NO. S–30 IN THE CITY OF GREELEY DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS MANUAL VOLUME 1 – STREETS

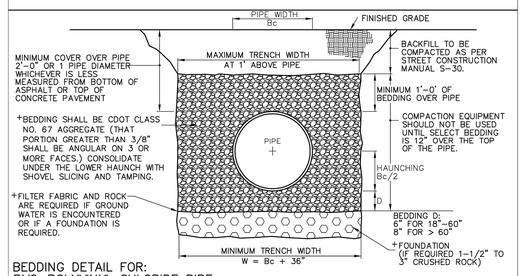
REVISIONS	
3/31/07	+ UPDATE DETAIL
6/03/08	• UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

STANDARD STORM WATER BEDDING DETAIL
DETAIL 6–6
DATE: JUNE 2008 SCALE: N.T.S.

301 STORMWATER TRENCH BEDDING (1 OF 2) — NOT TO SCALE

REDACTED SECTION-THIS SECTION PREVIOUSLY HAD BEDDING DETAILS FOR CORREGATED METAL PIPE (CMP). AS OF AUGUST, 2019, CMP IS NO LONGER AN AUTHORIZED MATERIAL.



BEDDING DETAIL FOR: PVC–POLYVINYL CHLORIDE PIPE

NOTE: FOR TRENCH BACKFILL GUIDELINE SPECIFICATIONS SEE DETAIL NO. S–30 IN THE CITY OF GREELEY DESIGN CRITERIA CONSTRUCTION SPECIFICATIONS MANUAL VOLUME 1 – STREETS

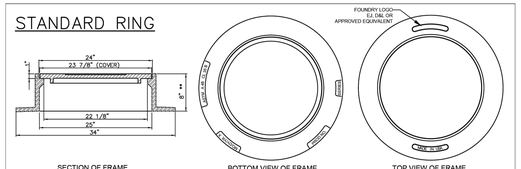
REVISIONS	
3/31/07	+ UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

STANDARD STORM WATER BEDDING DETAIL
DETAIL 6–7
DATE: MARCH 2007 Revised Aug 2019 SCALE: N.T.S.

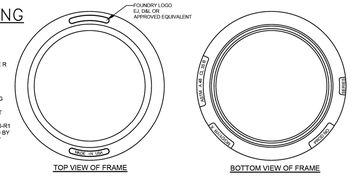
302 STORMWATER TRENCH BEDDING (2 OF 2) — NOT TO SCALE

STANDARD RING



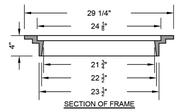
NOTES
1. THIS RING AND COVER SHALL BE USED FOR ALL FLAT TOP AND ECCENTRIC CONE TOP MANHOLES.
2. RING AND COVER SHALL BE HEAVY DUTY MEETING THE AASHTO M306 PROOF LOAD CRITERIA.
3. ACCEPTED FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS INCLUDE:
-EAST JORDAN - 24162 SERIES, PRODUCT NUMBER 00241611
-DAL SUPPLY: PRODUCT NUMBER A-1161-R2L
4. MANHOLE RINGS PRODUCED BY OTHER FOUNDRIES MAY BE ACCEPTED BY THE CITY AS AN APPROVED EQUIVALENT.
5. DIMENSIONS SHALL INCLUDE A ¼" TOLERANCE.
6. **STANDARD RING HEIGHT IS 8". OTHER HEIGHTS MAY BE APPROVED SHOULD THE RING MEET SPECIFICATIONS AND ALL OTHER DIMENSIONS.
7. ACCEPTED FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS WITH A HEIGHT OF 4" INCLUDE:
-EAST JORDAN - 12442 SERIES, PRODUCT NUMBER 00124411
-DAL SUPPLY - A-1071-R1
8. "REVERSIBLE" 4" FRAMES ARE NOT REQUIRED BUT MAY BE ACCEPTED. ACCEPTED REVERSIBLE FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS INCLUDE:
-EAST JORDAN - 24262 SERIES, PRODUCT NUMBER 00242511
-DAL SUPPLY: PRODUCT NUMBER A-1071-R3
9. SEE COVER DETAIL 6-8A FOR COVER SPECIFICATIONS.

TOP FLANGE RING



NOTES
1. THIS RING SHALL BE USED FOR ALL TYPE R INLETS.
2. RING AND COVER SHALL BE HEAVY DUTY MEETING THE AASHTO M306 PROOF LOAD CRITERIA.
3. ACCEPTED FOUNDRY PRODUCTS MEETING THESE SPECIFICATIONS INCLUDE:
-EAST JORDAN - 24162 SERIES, PRODUCT NUMBER 00241611
-DAL SUPPLY - PRODUCT NUMBER B-8268-R1
4. TOP FLANGE MANHOLE RINGS PRODUCED BY OTHER FOUNDRIES MAY BE ACCEPTED BY THE CITY AS AN APPROVED EQUIVALENT.
5. DIMENSIONS SHALL INCLUDE A ¼" TOLERANCE.
6. SEE COVER DETAIL 6-8A FOR COVER SPECIFICATIONS.

COLORADO 811 — CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES.

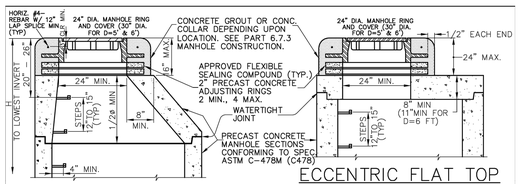


REVISIONS	
3/31/07	UPDATE DETAIL
8/18/20	UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

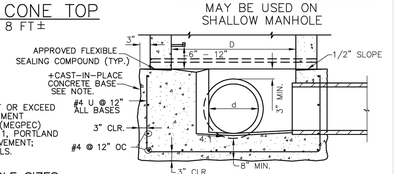
CITY OF GREELEY STANDARD STORMWATER MANHOLE FRAME RINGS
DETAIL 6–8B
DATE: AUGUST 2020 SCALE: N.T.S.

303 STORMWATER MANHOLE LID FRAME RINGS — NOT TO SCALE



ECCENTRIC CONE TOP
FOR H > 8 FT±

ECCENTRIC FLAT TOP
MAY BE USED ON SHALLOW MANHOLE

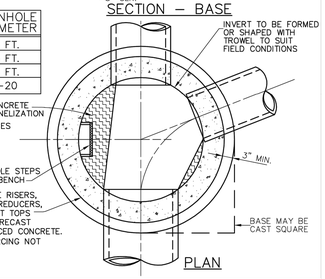


CONCRETE NOTE:
+CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL (MEGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2, MATERIALS.

SECTION – BASE

MANHOLE SIZES

BOTTOM REINF.	PIPE DIA. (d)	MANHOLE DIAMETER
#4 @ 12	15" TO 18"	4 FT.
#4 @ 12	21" TO 30"	5 FT.
#4 @ 12	36" TO 54"	6 FT.
60" & Larger	CDOT Std. M–604–20	



PLAN

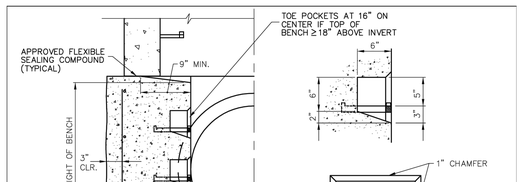
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	
3/31/07	+ UPDATE DETAIL

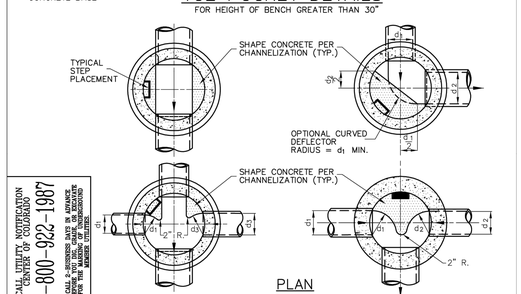
City of Greeley Colorado — Great. From the Ground Up.

STANDARD STORM WATER MANHOLE
DETAIL 6–9
DATE: MARCH 2007 SCALE: N.T.S.

304 STORMWATER MANHOLE — NOT TO SCALE



TOE POCKET DETAILS
FOR HEIGHT OF BENCH GREATER THAN 30"



NOTE:
+ CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL (MEGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2, MATERIALS.

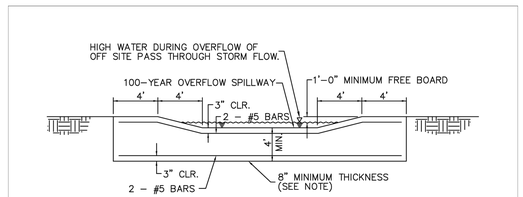
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS	
3/31/07	+ UPDATE DETAIL

City of Greeley Colorado — Great. From the Ground Up.

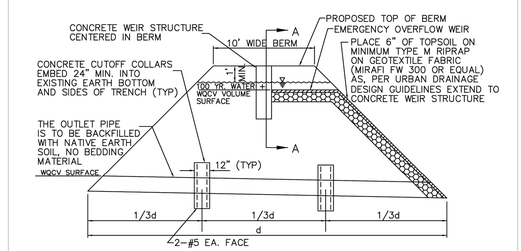
STORM MANHOLE TYPICAL BASE CHANNEL DETAILS
DETAIL 6–10
DATE: MARCH 2007 SCALE: N.T.S.

305 STORMWATER MANHOLE BASE CHANNELING — NOT TO SCALE



NOTE:
TRENCH FOR WEIR OUTLET STRUCTURE USING NATIVE GROUND AS FORM WORK. CONSTRUCT WEIR 8" MINIMUM THICKNESS. UPON COMPLETION OF TRENCHING, PLACE TEMPERATURE STEEL AND CONCRETE IMMEDIATELY, FORM TOP 4".

SECTION A - A
CONCRETE WEIR OVERFLOW STRUCTURE



DETAIL A
OUTLET AND SPILLWAY DETAILS

REVISIONS	
3/31/07	+ UPDATE DETAIL

City of Greeley — Public Works Department

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OUTLET AND SPILLWAY DETAILS
DETAIL 11–7
DATE: MARCH 2007 SCALE: N.T.S.

306 OUTLET & SPILLWAY — NOT TO SCALE

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

NO.	REVISIONS	BY:	DATE:

FRANKLIN PLACE
DRAINAGE DETAILS
SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

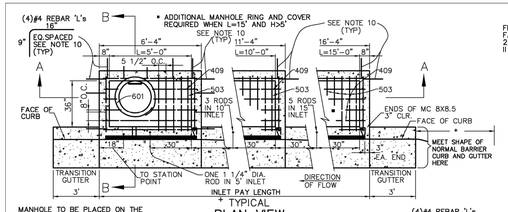
CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

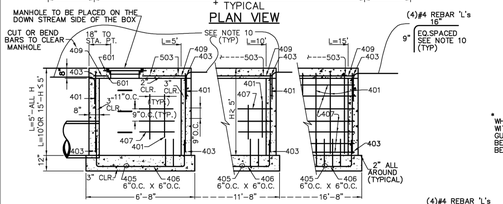
SHEET:
41 OF 78

PROJECT NO. 1828-001

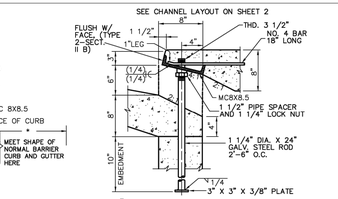
canoe | P:\1828-001\Dwg\Details\1828-001_DET1-DRNG.dwg | 8/25/2023 9:26 AM |



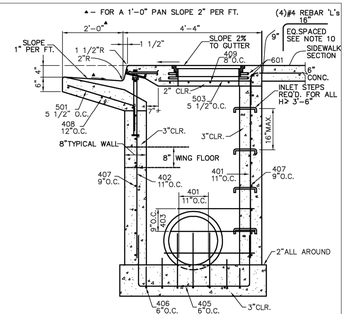
PLAN VIEW



SECTION A – A
REGULAR INLET

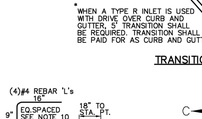


CURB FACE ASSEMBLY
PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE



SECTION B–B

TYPICAL END VIEW



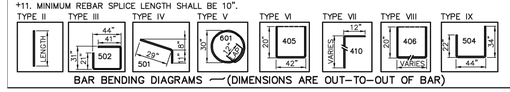
WHEN A TYPE R INLET IS USED WITH DRIVE OVER CURB AND GUTTER, 5' TRANSITION SHALL BE REQUIRED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER

TRANSITION CURB

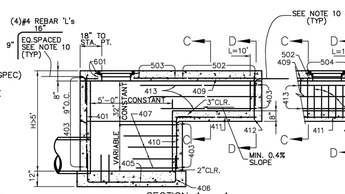
NOTE: 1. MANHOLE RING & COVER STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.
2. SLOPE INLET FLOORS TOWARD PIPES A MIN. OF 2% SO THEY WILL DRAIN COMPLETELY.

GENERAL NOTES

+1. CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL (MGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2 MATERIALS.
+2. INLET MAY BE CAST-IN-PLACE OR PRECAST. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
3. REINFORCING BARS SHALL BE DEFORMED, GRADE 60, PER ASTM A615, EPOXY COATED, AND SHALL HAVE A 2" MINIMUM CLEARANCE.
4. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
5. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT–712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS–20 LOADING.
6. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.
7. SEE DETAIL 7–3 FOR BAR LIST AND INLET QUANTITIES.
8. TYPE R DISCOURAGED ON DRIVE OVER CURB.
+9. INLET STRUCTURES SHALL NOT BE CONSTRUCTED UNTIL THE CURB AND GUTTER HAS BEEN INSTALLED, OR CONTRACTOR STAKES THE CURB & GUTTER FOR 100' ON EACH SIDE OF INLET. CONTRACTOR MUST ALSO STAKE INLET BOX CORNERS.
+10. ADD (4) #4 REBARS–"L" SHAPED, EQUALLY SPACED MID–DEPTH INTO THE CONCRETE LID & WALL AND MID–DEPTH INTO EACH SIDEWALK SECTION POURED NEXT TO THE INLET (TYP L=5'). 4 ADDITIONAL BARS ARE REQUIRED FOR EACH 5' OF LENGTH ADDED FOR DOUBLE OR TRIPLE INLET.
+11. MINIMUM REBAR SPLICE LENGTH SHALL BE 10".



BAR BENDING DIAGRAMS —(DIMENSIONS ARE OUT–TO–OUT OF BAR)



SECTION A – A
INLET WITH DROP BOX – H>5'

SECTIONS C–C & D–D

REFERENCE:
COLORADO DEPARTMENT OF TRANSPORTATION STANDARD M–604–12 (SHEET 1 OF 2)
REFER TO THE LATEST M & S STANDARDS.

REVISIONS	
DATE	DESCRIPTION
9/16/04	SEE GENERAL NOTES
3/31/07	+ UPDATE DETAIL
6/3/08	= UPDATE DETAIL

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

City of Greeley Colorado — Great. From the Ground Up.

CURB INLET TYPE R
DETAIL 7–1

DATE: JUNE 2008 SCALE: N.T.S.

(FOR ESTIMATING ONLY)

TABLE ONE — BAR LIST FOR CURB INLETS, TYPE "R"

MARK	DIA.	IN.	O.C. SPACING	TYPE	ALL INLETS L = 5' NO. REQ'D.	ALL INLETS L = 5' LENGTH	INLETS, H ≤ 5' L = 10' NO. REQ'D.	INLETS, H ≤ 5' L = 10' LENGTH	INLETS, H ≤ 5' L = 15' NO. REQ'D.	INLETS, H ≤ 5' L = 15' LENGTH	INLETS, H > 5' L = 15' NO. REQ'D.	INLETS, H > 5' L = 15' LENGTH
401			11"	II	15	*	21	*	26	*	11	*
402			11"	II	7	*	13	*	18	*	7	*
403			9"	II	4	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405			6"	VI	11	6'10"	21	6'10"	31	6'10"	11	6'10"
406			6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"
407	1/2"		6"	II	*	10'-10"	*	10'-10"	*	15'-10"	*	10'-10"
408			12"	II	3	6'-0"	3	11'-0"	3	16'-0"	3	11'-0"
409			8"	II	6	10'-10"	6	10'-10"	6	15'-10"	6	10'-10"
410			11"	VII							3	*
411			11"	II							3	2'-2"
412			11"	II							3	2'-8"
413			9"	II							7	10'-10"
501	5/8"		5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"
502	5/8"		5 1/2"	III							11	11'-5"
503	5/8"		5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-8"	6	3'-6"
504	5/8"		5 1/2"	IX							5	8'-4"
601	3/4"	2	1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"
MICRORODS					1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"
					2 BARS, 1 ROD		4 BARS 3 RODS		8 BARS 5 RODS		4 BARS 3 RODS	8 BARS 5 RODS

REGULAR INLETS — DROP BOX INLETS

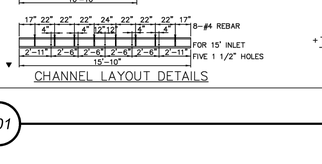
* VARIABLE, REFER TO TABLE TWO
@ INCLUDE 18" NO. 4 BARS (SEE CHANNEL LAYOUT DETAIL)
▼ SEE CURB FACE ASSEMBLY ON SHEET 1 AND CHANNEL LAYOUT DETAILS ON THIS SHEET

(FOR ESTIMATING ONLY)

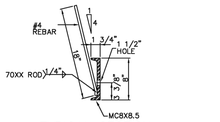
TABLE TWO — BARS AND QUANTITIES VARIABLE WITH "H"

"H"	LENGTH 401	402	410	403	407	403	407	NO. REQ'D. REGULAR	NO. REQ'D. DROP BOX	L = 5' CU. YD. CONC.	L = 5' LB. STEEL	L = 10' CU. YD. CONC.	L = 10' LB. STEEL	L = 15' CU. YD. CONC.	L = 15' LB. STEEL
3'–0"	2'–8"	1'–8"						10	7		3.2	285	5.3	497	7.4	706
3'–6"	3'–2"	2'–2"						10	7		3.4	305	5.7	528	7.9	747
4'–0"	3'–8"	2'–8"						12	9		3.7	326	6.0	559	8.4	786
4'–6"	4'–2"	3'–2"						12	9		3.9	334	6.4	571	8.8	803
5'–0"	4'–8"	3'–8"						14	11		4.1	354	6.7	602	9.3	844
5'–6"	5'–2"	4'–2"	3'–5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'–0"	5'–8"	4'–8"	3'–11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'–6"	6'–2"	5'–2"	4'–5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'–0"	6'–8"	5'–8"	4'–11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'–6"	7'–2"	6'–2"	5'–5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'–0"	7'–8"	6'–8"	5'–11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'–6"	8'–2"	7'–2"	6'–5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'–0"	8'–8"	7'–8"	6'–11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'–6"	9'–2"	8'–2"	7'–5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'–0"	9'–8"	8'–8"	7'–11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'–6"	10'–2"	9'–2"	8'–5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'–0"	10'–8"	9'–8"	8'–11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTE: FOR L=5', L=10' AND L=15'
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE OF THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE OF THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL.



CHANNEL LAYOUT DETAILS



+TYPICAL SECTION AT HOLE

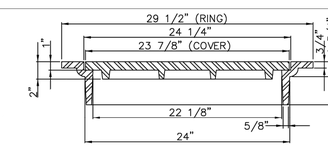
REFERENCE:
COLORADO DEPARTMENT OF TRANSPORTATION STANDARD M–604–12 (SHEET 2 OF 2)
REFER TO LATEST M & S STANDARDS.

REVISIONS	
DATE	DESCRIPTION
7/12,00	MANHOLE RING AND FRAME # 2018–A NEENAH / DEETER FOUNDRY, INC. OR EQUAL
9/16/04	CHANGED TEXT ON M/H LID, NOTES
3/31/07	+ UPDATE DETAIL

City of Greeley — Public Works Department

CURB INLET TYPE R
DETAIL 7–1 (CONTINUED)

DATE: MARCH 2007 Revised Aug 2019 SCALE: N.T.S.



SECTION

WEIGHTS COVER = 145 LBS.
FRAME = 140 LBS.
TOTAL = 285 LBS.

MANHOLE RING AND COVER

GENERAL NOTES

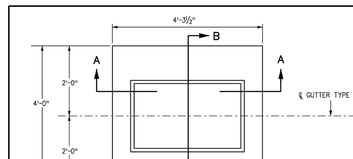
+1. CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL(MGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2 MATERIALS.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8" THICK.
3. INLET STEPS SHALL BE IN ACCORDANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4". CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED, GRADE 60, PER ASTM A615, EPOXY COATED, AND SHALL HAVE A 2" MINIMUM CLEARANCE.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT–712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF CDOT – 712.06.
+11. MINIMUM REBAR SPLICE LENGTH SHALL BE 10".

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

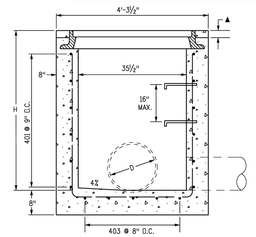
SHEET:
42 OF 78

PROJECT NO. 1828-001



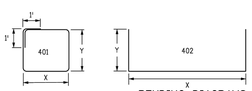
PLAN VIEW
TYPE 13 INLET FOR GUTTER TYPE 2

▲ WHEN HMA MATERIAL IS TO EXTEND TO THE EDGE OF THE GRATING FRAME, CONCRETE MAY BE DEPRESSED.

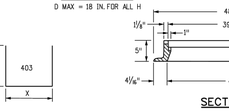


SECTION A–A
D MAX = 30 IN. FOR H >4 FT.

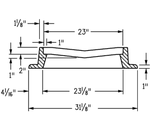
SECTION B–B
D MAX = 18 IN. FOR ALL H



BENDING DIAGRAMS
ALL DIMENSIONS ARE OUT–TO–OUT OF BAR.

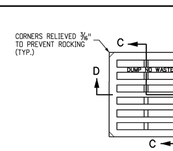


SECTION E–E
APPROXIMATE WEIGHT = 590 LBS.

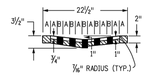


SECTION F–F

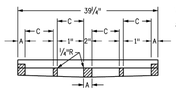
CORNERS RELIEVED ¾" TO PREVENT ROCKING (TYP.)



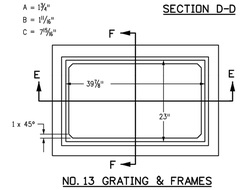
NO. 13 GRATE



SECTION C–C



SECTION D–D



NO. 13 GRATING & FRAMES

H	CONCRETE *(CU. YDS.)	REINFORCING STEEL (LBS)	NO. OF 401 BARS REQ'D.	MAXIMUM PIPE I.D. SEC. A-A IN.	MAXIMUM PIPE I.D. SEC. B-B IN.
3'–0"	1.3	72	4	18	18
3'–6"	1.5	76	4	24	18
4'–0"	1.6	90	5	30	18
4'–6"	1.8	104	6	30	18
5'–0"	1.9	109	6	30	18
5'–6"	2.1	122	7	30	18
6'–0"	2.2	136	8	30	18
6'–6"	2.4	141	8	30	18
7'–0"	2.5	154	9	30	18
7'–6"	2.7	168	10	30	18
8'–0"	2.8	173	10	30	18
8'–6"	3.0	187	11	30	18
9'–0"	3.1	200	12	30	18
9'–6"	3.3	205	12	30	18
10'–0"	3.4	219	13	30	18

* INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

MARK	NO. REQ'D.	DIMENSIONS X	DIMENSIONS Y	LENGTH
401	4	3'–6"	2'–2"	13'–4"
402	2	3'–4½"	* 2'–6½"	8'–5½"
403	5	2'–1½"	* 2'–7"	7'–2½"

* ADD 6" IN TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.–0 IN.

BAR LIST FOR H = 3 FT.–0 IN.

INLET WITH DITCH PAVING

NOTE:
+ 1. SLOPE INLET FLOORS TOWARD PIPES A MIN. OF 2%

SECTION B–B
INLET FOR USE IN DITCH ON GRADE
(FLOW FROM ONE DIRECTION)

PLAN

+1. CONTRACTOR SHALL IMPRINT THE PLASTIC CONCRETE W/ DRY SUPPLIED STAMP AS SHOWN.
2. FINAL IMPRESSION SHALL BE CLEAR AND LEGIBLE AND FREE OF ANY AGGREGATE AND DEBRIS.
3. STAMP SUPPLIED BY CITY STORMWATER DIVISION (970) 336–4073 OR (970) 336–4074.

SECTION A–A

NOTE:
1. SLOPE INLET FLOORS TOWARD PIPES A MIN. OF 2% SO THEY WILL DRAIN COMPLETELY.

GRATE INSTALLATION DETAIL

SLOT DETAIL

+NOTE: REFER TO CDOT DRAWING NO. M–604–10 FOR ALTERNATE SLOT AND HOLD DOWN PLATE DETAIL.

ELEVATION
CONCRETE INLET

QUANTITIES FOR ONE INLET (FOR ESTIMATING ONLY)

H	CONCRETE *(CU. YDS)	REINF. STEEL (LBS)	NO. STEPS REQ'D.
2'–6"	0.9	75	0
3'–0"	1.0	80	0
3'–6"	1.2	96	0
4'–0"	1.3	101	1
4'–6"	1.4	116	2
5'–0"	1.5	122	2
5'–6"	1.7	137	3
6'–0"	1.8	142	3
6'–6"	1.9	158	3
7'–0"	2.0	163	3
7'–6"	2.2	179	4
8'–0"	2.3	184	4
8'–6"	2.4	199	4
9'–0"	2.5	205	5
9'–6"	2.7	220	5
10'–0"	3.0	235	6
11'–6"	3.4	251	6

*INCLUDES VOLUME OCCUPIED BY PIPES

BAR LIST FOR H=2'–6" AND BENDING DIAGRAM

MARK	NO. REQ'D.	HGT.	LENGTH
401	2	2'–3"	7'–11"
401	6	2'–7"	8'–7"
402	3	"U"	15'–0"

NO. 401 "U"
3'–5"
INCREASE DIMENSION "U" 6" FOR EACH 6" INCREASE OF "H" ABOVE 2'–6"

3'–6" NO. 402 "U"
ADD ONE BAR FOR EACH FOOT INCREASE OF "H" ABOVE 2'–6"

ALL BARS TO BE 1/2" DIA. CUT OR BEND AROUND PIPES AS REQUIRED

REFERENCE:
COLORADO DEPARTMENT OF TRANSPORTATION STANDARD M–604–10
REFER TO LATEST M & S STANDARDS.

REVISIONS	
DATE	DESCRIPTION
9/16/04	UPDATED GENERAL NOTES SLOPE INLET FLOORS
3/31/07	+UPDATED DETAIL

STANDARD INLET GRATE

GENERAL NOTES

+1. CONCRETE SHALL MEET OR EXCEED METROPOLITAN GOVERNMENT ENGINEERING COUNCIL (MGPEC) SPECIFICATIONS, ITEM 11, PORTLAND CEMENT CONCRETE PAVEMENT; SECTION 11.2, MATERIALS.
2. INLET MAY BE CAST–IN–PLACE OR PRECAST.
3. REINFORCING BARS SHALL BE DEFORMED, GRADE 60, PER ASTM A615, EPOXY COATED, AND SHALL HAVE A 2" MINIMUM CLEARANCE.
4. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 307. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 712.06.
6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3'–6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
+8. CLOSE MESH GRATE SHALL BE USED FOR PEDESTRIAN AND BICYCLE AREAS. FOLLOW CDOT DRAWING M–604–10 TO MANUFACTURE GRATE.
+9. MINIMUM REBAR SPLICE LENGTH SHALL BE 10".
▼– CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

City of Greeley — Public Works Department

GRATED INLET TYPE C
DETAIL 7–2

DATE: MARCH 2007 SCALE: N.T.S.

Computer File Information		Sheet Revisions		
Creation Date: 07/31/19		Date:	Comments	
Designer Initials: JBK	(R-X)			
Last Modification Date: 07/31/19	(R-X)			
Detailer Initials: LTA	(R-X)			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)			

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CONCRETE INLET TYPE 13

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-13
Standard Sheet No. 1 of 1
Project Sheet Number:

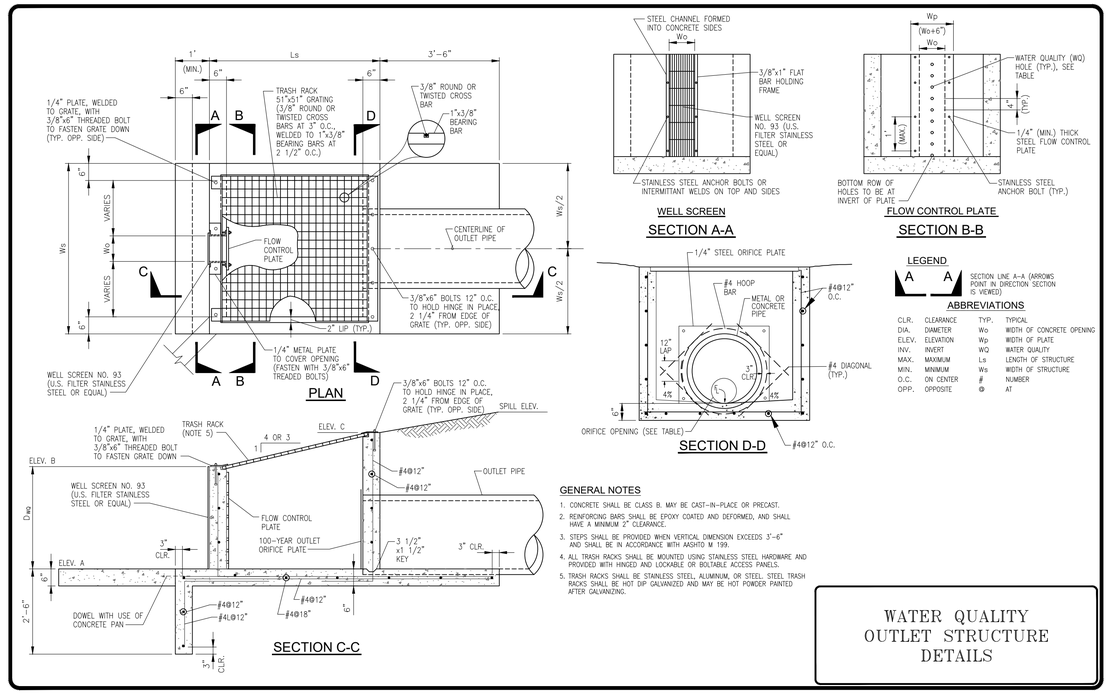
AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE
DRAINAGE DETAILS

DATE:
BY:
REVISIONS
NO.

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

canow | P:\1828-001\Dwg\Details\1828-001_DET1-DRNG.dwg | 8/25/2023 9:26 AM |



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED, AND SHALL HAVE A MINIMUM 2" CLEARANCE.
3. STEPS SHALL BE PROVIDED WHEN VERTICAL DIMENSION EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
4. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
5. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.

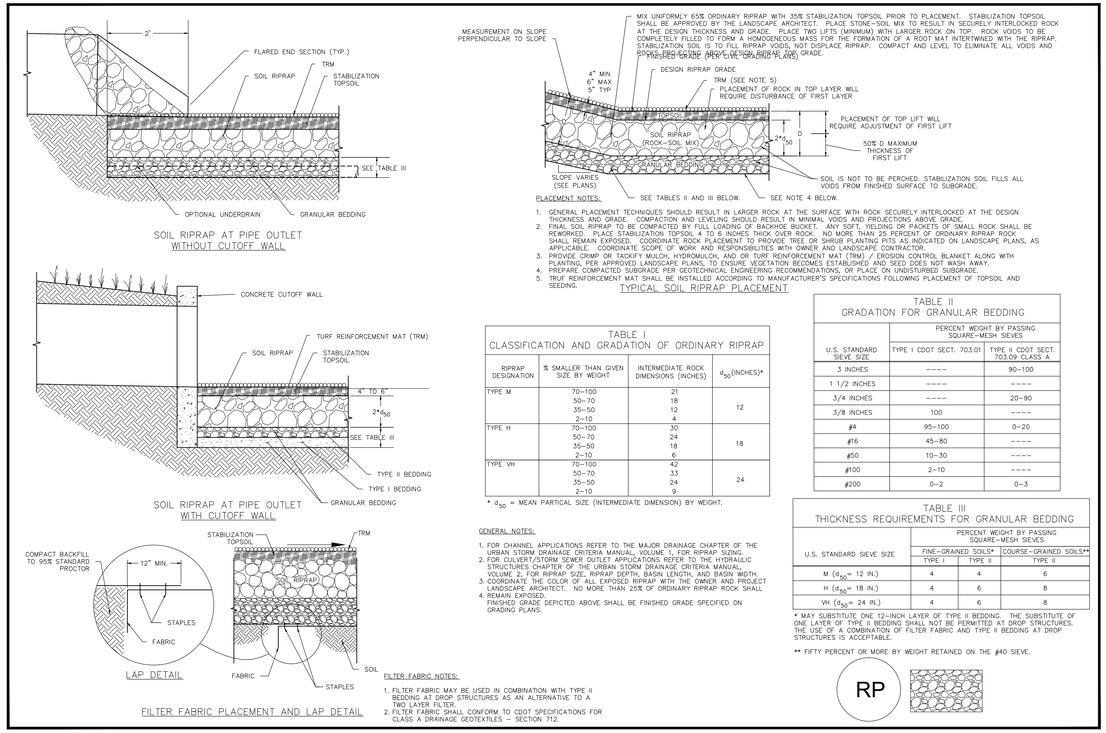
WATER QUALITY OUTLET STRUCTURE DETAILS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

| canow | P:\1828-001\Dwg\Details\1828-001_DETL-DRNG.dwg | 8/25/2023 9:26 AM |

500 WATER QUALITY OUTLET STRUCTURE

NOT TO SCALE



PLACEMENT NOTES:

1. GENERAL PLACEMENT TECHNIQUES SHOULD RESULT IN LARGER ROCK AT THE SURFACE WITH ROCK SECURELY INTERLOCKED AT THE DESIGN THICKNESS AND GRADE. COMPACTION AND LEVELING SHOULD RESULT IN MINIMAL VOIDS AND PROJECTIONS ABOVE GRADE.
2. FINAL SOIL RIPRAP TO BE COMPACTED BY FULL LOADING OF BACKHOE BUCKET. ANY SOFT, YIELDING OR PACKETS OF SMALL ROCK SHALL BE REWORKED. PLACE STABILIZATION TOPSOIL 4 TO 6 INCHES THICK OVER ROCK. NO MORE THAN 25 PERCENT OF ORDINARY RIPRAP ROCK SHALL REMAIN EXPOSED. COORDINATE ROCK PLACEMENT TO PROVIDE TREE OR SHRUB PLANTING PITS AS INDICATED ON LANDSCAPE PLANS, AS APPLICABLE. COORDINATE SCOPE OF WORK AND RESPONSIBILITIES WITH OWNER AND LANDSCAPE CONTRACTOR.
3. PROVIDE CRIMP OR TACKIFY MULCH, HYDROMULCH, AND OR TURF REINFORCEMENT MAT (TRM) / EROSION CONTROL BLANKET ALONG WITH PLANTING, PER APPROVED LANDSCAPE PLANS, TO ENSURE VEGETATION BECOMES ESTABLISHED AND SEED DOES NOT WASH AWAY.
4. PREPARE COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS, OR PLACE ON UNDISTURBED SUBGRADE.
5. TRUF REINFORCEMENT MAT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOLLOWING PLACEMENT OF TOPSOIL AND SEEDING.

TABLE I
CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSIONS (INCHES)	d_{50}(INCHES)*
TYPE M	70–100	21	12
	50–70	18	
	35–50	12	
	2–10	4	
TYPE H	70–100	30	18
	50–70	24	
	35–50	18	
	2–10	6	
TYPE VH	70–100	42	24
	50–70	33	
	35–50	24	
	2–10	9	

* d_{50} = MEAN PARTICAL SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

GENERAL NOTES:

1. FOR CHANNEL APPLICATIONS REFER TO THE MAJOR DRAINAGE CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 1, FOR RIPRAP SIZING.
2. FOR CULVERT/STORM SEWER OUTLET APPLICATIONS REFER TO THE HYDRAULIC STRUCTURES CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 2, FOR RIPRAP SIZE, RIPRAP DEPTH, BASIN LENGTH, AND BASIN WIDTH.
3. COORDINATE THE COLOR OF ALL EXPOSED RIPRAP WITH THE OWNER AND PROJECT LANDSCAPE ARCHITECT. NO MORE THAN 25% OF ORDINARY RIPRAP ROCK SHALL
4. REMAIN EXPOSED.
FINISHED GRADE DEPICTED ABOVE SHALL BE FINISHED GRADE SPECIFIED ON GRADING PLANS.

TABLE II
GRADATION FOR GRANULAR BEDDING

U.S. STANDARD SIEVE SIZE	PERCENT WEIGHT BY PASSING SQUARE-MESH SIEVES	
	TYPE I CDOT SECT. 703.01	TYPE II CDOT SECT. 703.09 CLASS A
3 INCHES	-----	90–100
1 1/2 INCHES	-----	-----
3/4 INCHES	-----	20–90
3/8 INCHES	100	-----
#4	95–100	0–20
#16	45–80	-----
#50	10–30	-----
#100	2–10	-----
#200	0–2	0–3

TABLE III
THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

U.S. STANDARD SIEVE SIZE	PERCENT WEIGHT BY PASSING SQUARE-MESH SIEVES		
	FINE-GRAINED SOILS*	COURSE-GRAINED SOILS**	
	TYPE I	TYPE II	TYPE II
M (d_{50}= 12 IN.)	4	4	6
H (d_{50}= 18 IN.)	4	6	8
VH (d_{50}= 24 IN.)	4	6	8

* MAY SUBSTITUTE ONE 12-INCH LAYER OF TYPE II BEDDING. THE SUBSTITUTE OF ONE LAYER OF TYPE II BEDDING SHALL NOT BE PERMITTED AT DROP STRUCTURES. THE USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE.

** FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.

FILTER FABRIC MATERIALS:

1. FILTER FABRIC MAY BE USED IN COMBINATION WITH TYPE II BEDDING AT DROP STRUCTURES AS AN ALTERNATIVE TO A TWO LAYER FILTER.
2. FILTER FABRIC SHALL CONFORM TO CDOT SPECIFICATIONS FOR CLASS A DRAINAGE GEOTEXTILES – SECTION 712.

RP

501 RIPRAP

NOT TO SCALE

INLET SCHEDULE		
INLET ID	INLET SIZE	INLET TYPE
A1	SINGLE	TYPE C
C1 (EXISTING)	DOUBLE	TYPE R
C2 (EXISTING)	DOUBLE	TYPE R
D1	SINGLE	CDOT 13 COMBO
D2	SINGLE	CDOT 13 COMBO
D3	SINGLE	CDOT 13 COMBO
E1	SINGLE	CDOT 13 COMBO
E2	SINGLE	CDOT 13 COMBO
F1	SINGLE	TYPE R
F2	SINGLE	TYPE R
F3	SINGLE	CDOT 13 COMBO
F4	SINGLE	CDOT 13 COMBO
H1	SINGLE	12" ROUND AREA DRAIN
H2	SINGLE	12" ROUND AREA DRAIN
H3	SINGLE	8" ROUND AREA DRAIN
H3-1	SINGLE	8" ROUND AREA DRAIN
H4	SINGLE	8" ROUND AREA DRAIN
I1	SINGLE	TYPE R

502 INLET SCHEDULE

NOT TO SCALE

	Pond A Structure (Outlet A1)	Pond B Structure (Outlet C3)
ELEV. A (ft.):	4875.2	4875
ELEV. B (ft.):	4876.9	4877.7
ELEV. C (ft.):	4877.9	4878.7
Ws:	4.0'	4.0'
Ls:	4.0'	4.0'
Wo:	6"	6"
WQ Hole Diameters:	0.79"	0.79"
100-yr Restrictor Plate Opening:	6"	21.9"

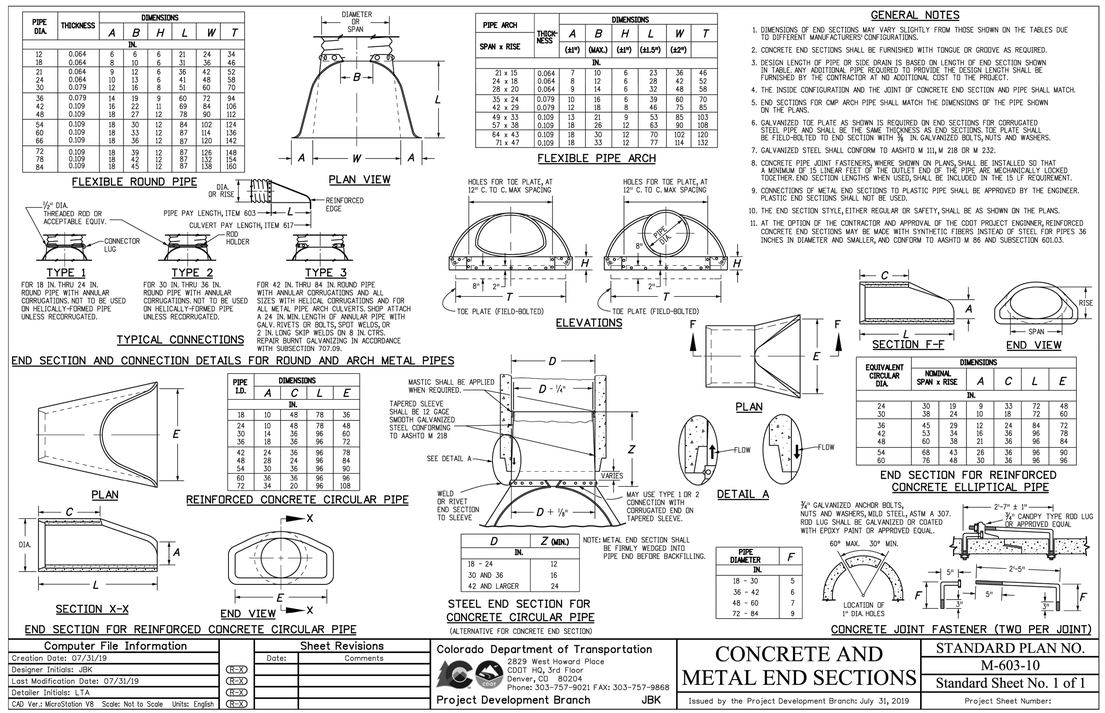
503 OUTLET SCHEDULE

NOT TO SCALE

RIPRAP SCHEDULE					
STORM LINE	PIPE DIAMETER (FT)	ORDINARY RIPRAP TYPE	LENGTH OF RIPRAP (FT)	WIDTH OF RIPRAP (FT)	2*D50, DEPTH OF RIPRAP (FT)
STORM LINE B	1.50	TYPE L	8.00	6.00	1.5
STORM LINE D	1.50	TYPE L	8.00	6.00	1.5
STORM LINE E	1.50	TYPE L	6.00	6.00	1.5
STORM LINE F	1.50	TYPE L	8.00	6.00	1.5
STORM LINE G	1.25	TYPE L	3.00	5.00	1.5
STORM LINE I	1.25	TYPE L	2.00	5.00	2.0

504 RIPRAP SCHEDULE

NOT TO SCALE



GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅜ IN. GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
9. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
10. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDOT PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	R-X		
Last Modification Date: 07/31/19	R-X		
Detailer Initials: LTA	R-X		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R-X		

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2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK
Issued by the Project Development Branch: July 31, 2019

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-603-10
Standard Sheet No. 1 of 1
Project Sheet Number:

505 FLARED END SECTIONS

NOT TO SCALE

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1537 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

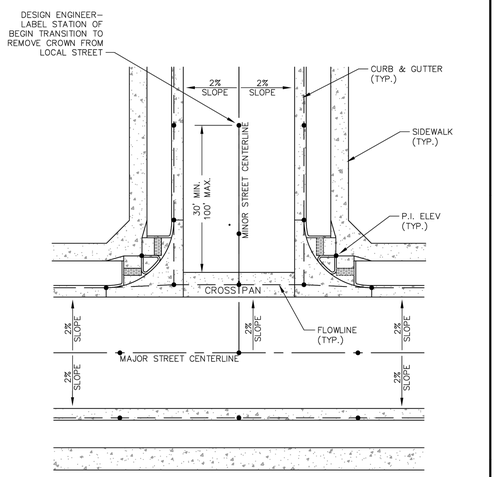
FRANKLIN PLACE
DRAINAGE DETAILS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
43 OF 78

PROJECT NO. 1828-001

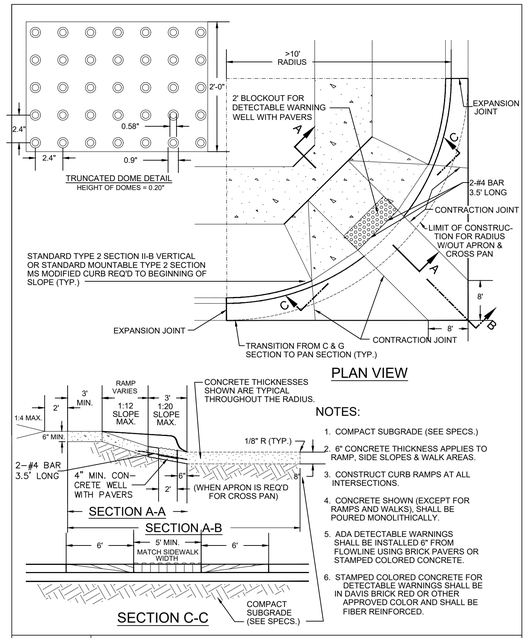


NOTES:

1. DESIGN ENGINEER SHALL PROVIDE ELEVATIONS AT THESE POINTS (●) ON THE CONSTRUCTION DRAWINGS.
2. ALL ELEVATION POINTS SHALL BE STAKED FOR CONSTRUCTION.
3. ALL FLOWLINE GRADES THAT ARE NOT PARALLEL TO CENTERLINE SHALL BE LABELED ON INTERSECTION DETAILS OR A PROFILE DRAWING SHALL BE PROVIDED.

STREET INTERSECTION
CROSS PAN APPROACH DETAIL
DETAIL NO. S–7
DATE: JULY, 2015 SCALE: N.T.S.

600 STREET INTERSECTION CROSSPAN
NOT TO SCALE

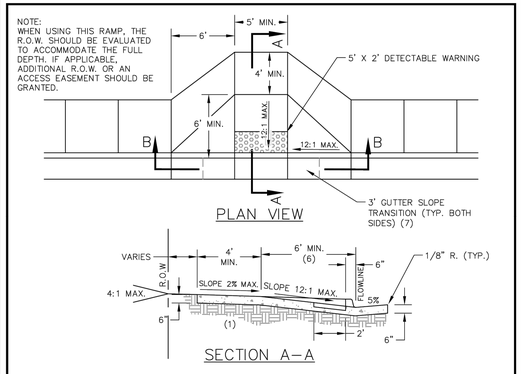


NOTES:

1. COMPACT SUBGRADE (SEE SPECS.)
2. 6" CONCRETE THICKNESS APPLIES TO RAMP, SIDE SLOPES & WALK AREAS.
3. CONSTRUCT CURB RAMPS AT ALL INTERSECTIONS.
4. CONCRETE SHOWN (EXCEPT FOR RAMPS AND WALKS), SHALL BE POURED MONOLITHICALLY.
5. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" FROM FLOWLINE USING BRICK PAVERS OR STAMPED COLORED CONCRETE.
6. STAMPED COLORED CONCRETE FOR DETECTABLE WARNINGS SHALL BE IN DAVIS BRICK RED OR OTHER APPROVED COLOR AND SHALL BE FIBER REINFORCED.

CURB RAMP DETAIL
RADIAL, SINGLE W/DETACHED SIDEWALK
CUSTOM DETAIL
DATE: MAY, 2004 SCALE: N.T.S.

601 RADIAL CURB RAMP W/ DETACHED SIDEWALK (MODIFIED)
NOT TO SCALE

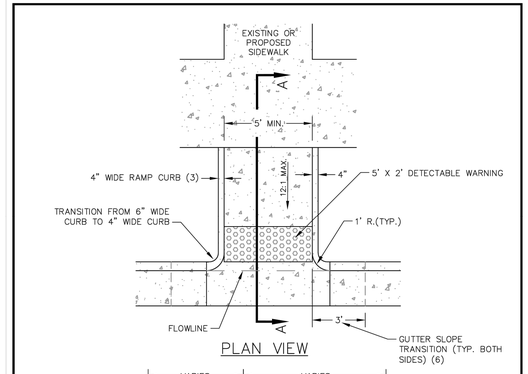


NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. SIX INCH (6") CONCRETE THICKNESS APPLIES TO RAMP, SIDE SLOPES AND WALK AREA.
3. CONSTRUCT A MIN. OF ONE MID–BLOCK CURB RAMP AT "T" INTERSECTIONS, WHERE PEDESTRIAN CROSSING IS DESIRED.
4. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" TO 8" FROM FLOWLINE. SEE ADA DETECTABLE WARNING DETAIL.
5. CONCRETE SHOWN (EXCEPT FOR RAMPS AND WALKS) SHALL BE POURED MONOLITHICALLY.
6. THIS DETAIL SHALL ONLY BE USED WHEN IN ASSOCIATION WITH ATTACHED SIDEWALKS OR IN RETROFIT SITUATIONS.
7. PROVIDE A 3' GUTTER SLOPE TRANSITION ON EACH SIDE OF THE BOTTOM OF THE RAMP OPENING. REDUCE SLOPE FROM 12:1 (10:1 ON DRIVE OVER) TO 20:1 AT RAMP OPENING.

MIDBLOCK CURB RAMP DETAIL
DETAIL NO. S–13
DATE: JULY, 2015 SCALE: N.T.S.

602 MIDBLOCK PARALLEL ACCESS RAMP
NOT TO SCALE

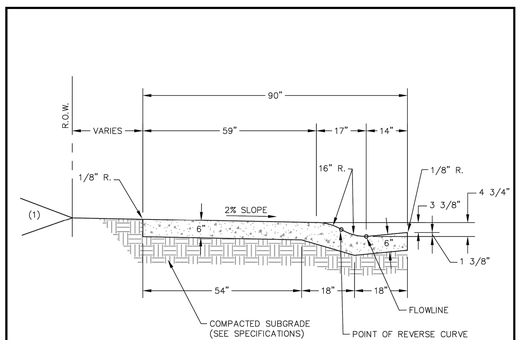


NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. SIX INCH (6") CONCRETE THICKNESS APPLIES TO RAMP AREA.
3. RAMP CURB MAY BE OMITTED AT THE DIRECTION OF THE CITY.
4. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" TO 8" FROM FLOWLINE. SEE ADA DETECTABLE WARNING DETAIL.
5. CONCRETE SHOWN (EXCEPT FOR RAMPS AND WALKS) SHALL BE POURED MONOLITHICALLY.
6. PROVIDE A 3' GUTTER SLOPE TRANSITION ON EACH SIDE OF THE BOTTOM OF THE RAMP OPENING. REDUCE SLOPE FROM 12:1 TO 20:1 AT RAMP OPENING.
7. CONSTRUCT A MIN. OF ONE MID–BLOCK CURB RAMP AT "T" INTERSECTIONS, WHERE PEDESTRIAN CROSSING IS DESIRED.

CURB RAMP DETAIL FOR DETACHED SIDEWALK
DETAIL NO. S–14
DATE: JULY, 2015 SCALE: N.T.S.

603 DIRECTIONAL ACCESS RAMP FOR DETACHED SIDEWALK
NOT TO SCALE

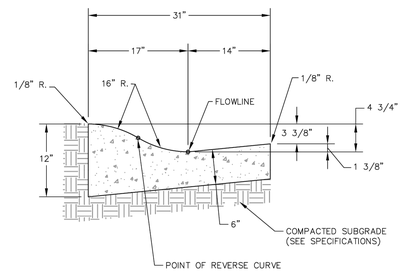


NOTES:

1. CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 4:1.
2. THIS DETAIL SHALL BE USED ONLY IN THOSE SITUATIONS APPROVED BY THE CITY OR IN RETROFIT LOCATIONS. DETACHED SIDEWALKS AND VERTICAL FACE CURB AND GUTTER IS REQUIRED ON ALL NEW STREETS IN NEW RESIDENTIAL SUBDIVISIONS.
3. MAXIMUM SPACING OF CONTRACTION JOINTS – TEN (10) FEET.
4. EXPANSION JOINTS ARE REQUIRED, SEE JOINT DETAILS.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

DRIVE OVER CURB, GUTTER & SIDEWALK
DETAIL NO. S–15
DATE: JULY, 2015 SCALE: N.T.S.

604 DRIVE-OVER CURB & GUTTER W/ ATTACHED SIDEWALK
NOT TO SCALE

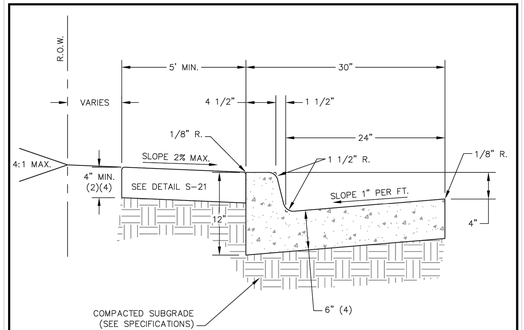


NOTES:

1. DRIVE OVER CURB SHALL NOT BE USED ADJACENT TO TRAVEL LANE.
2. DETACHED SIDEWALK WHEN USED WITH THIS SECTION SHALL BE 6" MINIMUM THICKNESS.
3. MAXIMUM SPACING OF CONTRACTION JOINTS – TEN (10) FEET.
4. EXPANSION JOINTS ARE REQUIRED, SEE JOINT DETAILS.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.
6. THIS DETAIL SHALL BE USED ONLY IN THOSE SITUATIONS APPROVED BY THE CITY OR IN RETROFIT SITUATIONS. DETACHED SIDEWALKS AND VERTICAL FACE CURB AND GUTTER IS REQUIRED ON ALL NEW STREETS IN NEW RESIDENTIAL SUBDIVISIONS.

DRIVE OVER CURB AND GUTTER
DETAIL NO. S–15A
DATE: JULY, 2015 SCALE: N.T.S.

604 DRIVE-OVER CURB & GUTTER
NOT TO SCALE

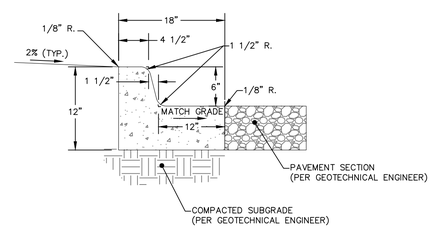


NOTES:

1. WHEN CONSTRUCTING ATTACHED SIDEWALK, CONTRACTION JOINTS FOR SIDEWALKS SHALL MATCH CURB AND GUTTER, MAXIMUM SPACING OF TEN (10) FEET.
2. AT RESIDENTIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO SIX (6) INCHES.
3. EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. SEE JOINT DETAILS.
4. AT ALLEYS AND COMMERCIAL DRIVEWAYS, THE CURB AND SIDEWALK THICKNESS SHALL BE INCREASED TO EIGHT (8) INCHES.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

VERTICAL FACE CURB AND GUTTER
DETAIL NO. S–16
DATE: JULY, 2015 SCALE: N.T.S.

605 VERTICAL CURB & GUTTER
NOT TO SCALE



NOTES:

1. WHEN CONSTRUCTING ATTACHED SIDEWALK, CONTRACTION JOINTS FOR SIDEWALKS SHALL MATCH CURB AND GUTTER, MAXIMUM SPACING OF TEN (10) FEET.
2. AT RESIDENTIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO SIX (6) INCHES.
3. EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. SEE JOINT DETAILS.
4. AT ALLEYS AND COMMERCIAL DRIVEWAYS, THE CURB AND SIDEWALK THICKNESS SHALL BE INCREASED TO EIGHT (8) INCHES.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

VERTICAL CURB WITH FLAT GUTTER
CUSTOM DETAIL
SCALE: N.T.S.

606 VERTICAL CURB W/ FLAT GUTTER
NOT TO SCALE

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

STREET DETAILS

SUBMITTAL DATE: 08/25/23
PROJECT MANAGER: D. Weber

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
44 OF 78

PROJECT NO. 1828-001

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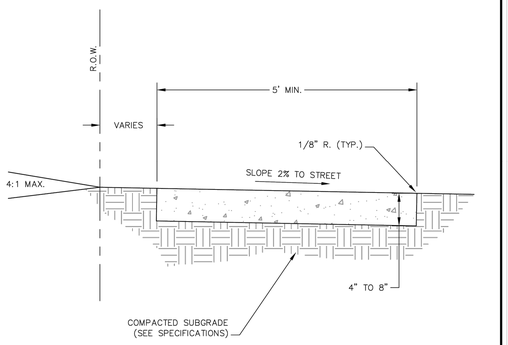


NOTES:

1. MAXIMUM SPACING OF CONTRACTION JOINTS IS TEN (10) FEET.
2. AT RESIDENTIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO SIX (6) INCHES.
3. EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER. SEE JOINT DETAILS.
4. AT ALLEYS AND COMMERCIAL DRIVEWAYS, THE SIDEWALK THICKNESS SHALL BE INCREASED TO EIGHT (8) INCHES.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

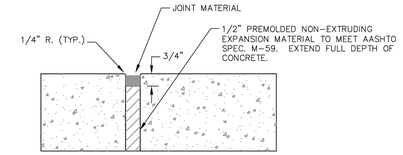
City of Greeley Colorado

DETACHED SIDEWALK DETAIL

DETAIL NO. S-21

DATE: JULY, 2015 SCALE: N.T.S.

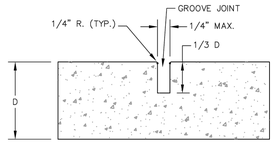
700 DETACHED SIDEWALK NOT TO SCALE



EXPANSION JOINT

NOTE FOR EXPANSION JOINTS:

EXPANSION JOINTS REQUIRED AT 400 FOOT MAXIMUM SPACING. ADDITIONAL JOINTS MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.



CONTRACTION JOINT

NOTES FOR CONTRACTION JOINTS:

1. FORM WITH TOOL TEMPLATE OR SAWCUT JOINTS.
2. SAWCUT JOINTS, IF USED, SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS.
3. MAXIMUM DISTANCE BETWEEN JOINTS IS TEN (10) FEET AND MINIMUM DISTANCE IS FIVE (5) FEET.

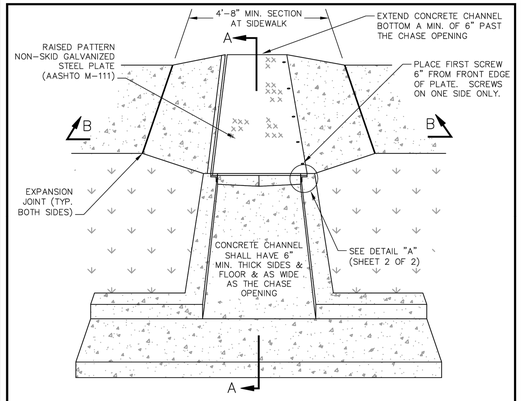
City of Greeley Colorado

CONCRETE JOINT DETAILS FOR SIDEWALKS, CURBS, GUTTERS AND CROSS PANS

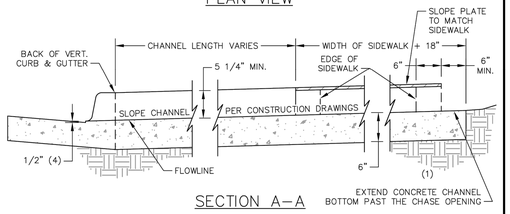
DETAIL NO. S-22

DATE: JULY, 2015 SCALE: N.T.S.

701 CONCRETE JOINTS NOT TO SCALE



PLAN VIEW



SECTION A-A

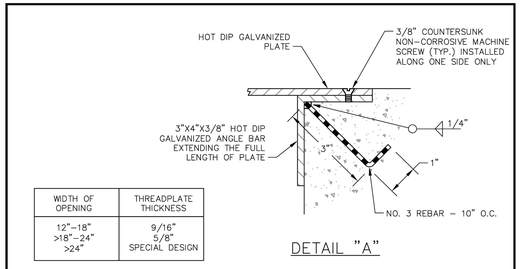
City of Greeley Colorado

SIDEWALK CHASE FOR DETACHED SIDEWALK SHEET 1 OF 2

DETAIL NO. S-23-D

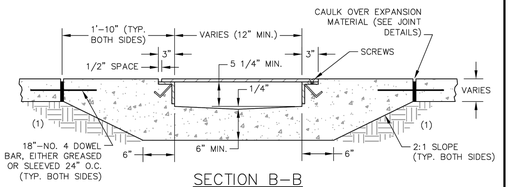
DATE: JULY, 2015 SCALE: N.T.S.

702 SIDEWALK CHASE FOR DETACHED WALK (1 OF 2) NOT TO SCALE



WIDTH OF OPENING	THREADPLATE THICKNESS
12"-18"	9/16"
>18"-24"	5/8"
>24"	SPECIAL DESIGN

DETAIL "A"



SECTION B-B

NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. NEENAH R-4999 SERIES BOLTED TRANSVERSE DRAINAGE STRUCTURE, SOLID CHECKERED TYPE D GRATE MAY BE SUBSTITUTED.
3. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.
4. ELIMINATE 1/2" FLOWLINE LIP WHEN STORMWATER DRAINS AWAY FROM THE GUTTER.

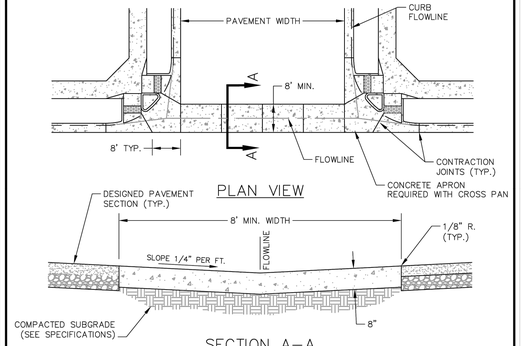
City of Greeley Colorado

SIDEWALK CHASE FOR DETACHED SIDEWALK SHEET 2 OF 2

DETAIL NO. S-23-D

DATE: JULY, 2015 SCALE: N.T.S.

703 SIDEWALK CHASE FOR DETACHED WALK (2 OF 2) NOT TO SCALE



PLAN VIEW

SECTION A-A

NOTES:

1. MINIMUM OF 0.6% LONGITUDINAL SLOPE FOR CROSS PANS.
2. MAXIMUM SPACING OF CONTRACTION JOINTS - TEN (10) FEET.
3. CONCRETE APRON SHALL BE POURED MONOLITHICALLY WITH CURB AND SHALL BE 8" THICK (SEE CURB RAMP DETAILS).
4. CROSS PAN AND APRON MAY BE POURED MONOLITHICALLY OR IF POURED SEPARATELY SHALL BE DOWELLED TOGETHER.
5. SEE STREET DESIGN STANDARDS FOR PERMISSIBLE LOCATIONS OF CROSS PANS.
6. MID-BLOCK CROSS PANS SHALL BE A MINIMUM OF TEN (10) FEET WIDE.
7. LARGER WIDTHS MAY BE REQUIRED BY THE CITY.
8. DOWELING MAY BE REQUIRED AT CERTAIN COLD JOINTS AT THE CITY'S DIRECTION, BASED ON SPECIAL SUBGRADE CIRCUMSTANCES.
9. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.

City of Greeley Colorado

CONCRETE CROSS PAN DETAIL

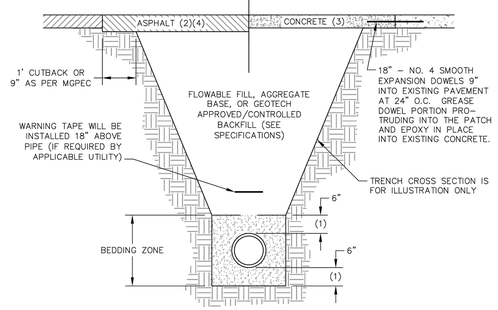
DETAIL NO. S-28

DATE: JULY, 2015 SCALE: N.T.S.

704 CONCRETE CROSSPAN NOT TO SCALE

TRENCH PATCH FOR ASPHALT PAVEMENT

TRENCH PATCH FOR CONCRETE PAVEMENT



	LOCAL STANDARD & LOCAL LOW VOLUME			MAJOR LOCAL, COMMERCIAL & INDUSTRIAL	COLLECTOR	ARTERIAL
	ALLEY	EMER.ACCESS	RESIDENTIAL			
FULL DEPTH ASPHALT (4)	5 1/2"	5 1/2"	5 1/2"	7"	7"	7"

NOTES:

1. USE THE LIMITS OF BEDDING SHOWN IF NOT SPECIFIED BY THE APPLICABLE UTILITY.
2. HOT MIX ASPHALT SHALL BE USED TO PATCH ASPHALT AND SHALL BE GRADE S OR SX. TACK COAT REQUIRED.
3. CONCRETE SHALL BE USED TO PATCH CONCRETE. MATCH EXISTING THICKNESS.
4. FULL DEPTH ASPHALT SHALL BE THICKNESSES AS SHOWN ABOVE OR ONE (1) INCH GREATER THAN THE EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER.
5. PATCH MAY NOT END WITHIN THE WHEEL TRACK OF TRAVEL LANES. UP TO THREE (3) FEET OF ADDITIONAL ASPHALT PATCH WILL BE REQUIRED TO KEEP THE JOINT OUT OF THE WHEEL TRACK.
6. MINIMUM SIZE OF PATCH SHALL BE 3' X 3'.

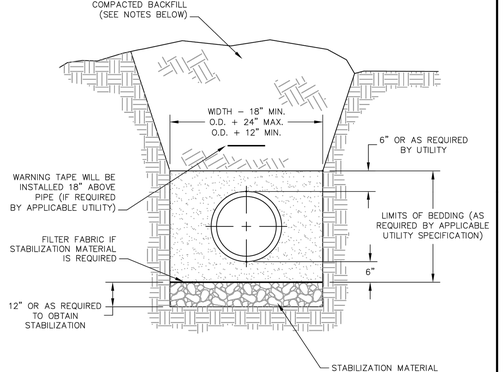
City of Greeley Colorado

EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE

DETAIL NO. S-31

DATE: JULY, 2015 SCALE: N.T.S.

705 PAVEMENT PATCH FOR ASPHALT & CONCRETE NOT TO SCALE



NOTES:

1. RIGHT-OF-WAY AND EASEMENT AREAS SHALL BE GRADED (CUT AND FILL) TO SUBGRADE (+/-0.5') PRIOR TO AND AFTER UTILITY INSTALLATION.
2. BACKFILL WITHIN PUBLIC RIGHT-OF-WAY AND IN EASEMENTS WITHIN 20 FEET OF RIGHT-OF-WAY SHALL BE COMPACTED TO 95% WITHIN +/- 2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 DENSITY. TRENCHES IN EASEMENTS BEYOND 20 FEET OF RIGHT-OF-WAY SHALL BE COMPACTED TO 90%. ALL TRENCHES SHALL BE COMPACTED BY A METHOD APPROVED BY THE CITY.
3. TRENCH EXCAVATION SHALL COMPLY TO ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. IF NOT SPECIFIED BY APPLICABLE UTILITY, AN APPROVED GRADE OF SAND BEDDING SHALL BE INSTALLED TO SPRINGLINE.

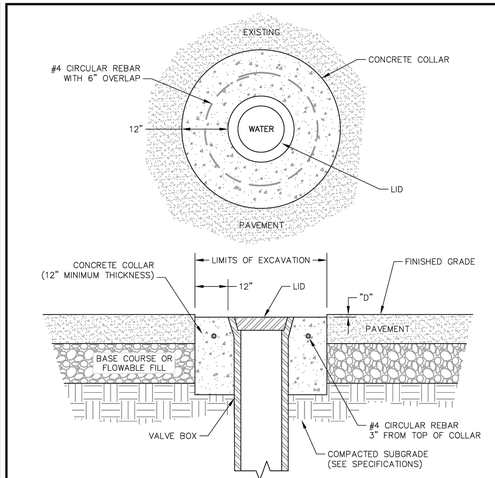
City of Greeley Colorado

NEW DEVELOPMENT TRENCH EXCAVATION & BACKFILL DETAIL

DETAIL NO. S-30

DATE: JULY, 2015 SCALE: N.T.S.

706 TRENCH EXCAVATION & BACKFILL NOT TO SCALE



NOTES:

1. "D" = 1/4" FOR HOT MIX ASPHALT PAVEMENT OVERLAYS, SURFACE TREATMENTS, PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION.
2. "D" = 1/4" FOR CONCRETE STREETS.
3. VALVE BOX MUST BE PLUMB AND CENTERED OVER THE VALVE NUT.
4. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS.

City of Greeley Colorado

WATER VALVE DETAIL FOR RAISING TO FINISHED GRADE

DETAIL NO. S-33

DATE: JULY, 2015 SCALE: N.T.S.

707 WATER VALVE RAISING NOT TO SCALE

NO. | REVISIONS | BY: | DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

STREET DETAILS

SUBMITTAL DATE: 08/25/23

PROJECT MANAGER: D. Weber

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
45 OF 78

PROJECT NO. 1828-001

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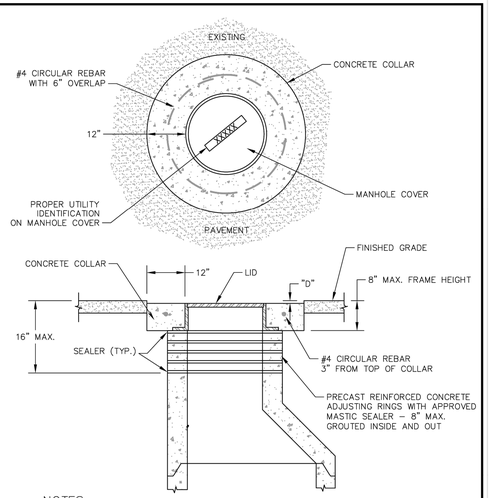
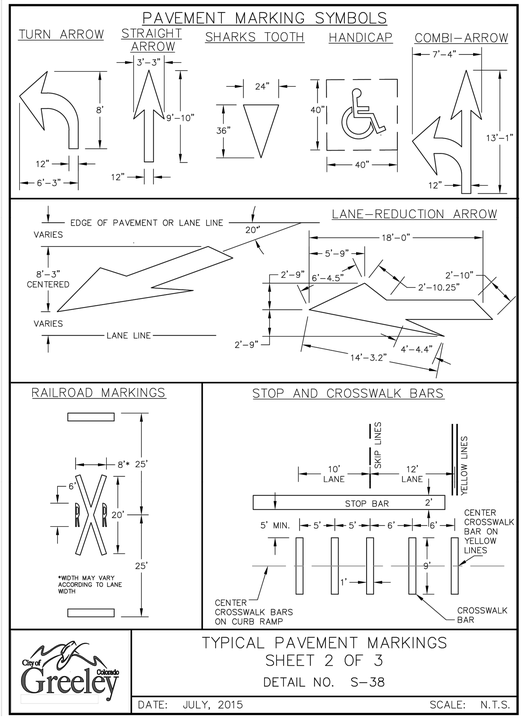


NOTES:

1. "D" = 1/4" FOR HOT MIX ASPHALT PAVEMENT OVERLAYS, SURFACE TREATMENTS, PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION.
2. "D" = 1/4" FOR CONCRETE STREETS.
3. A SEALER SHALL BE USED BETWEEN ALL ADJUSTING RINGS AS REQUIRED.
4. DROP-IN RISER RINGS NOT ALLOWED.
5. SET AND TILT RING AND COVER TO MATCH SLOPE OF FINISHED STREET.

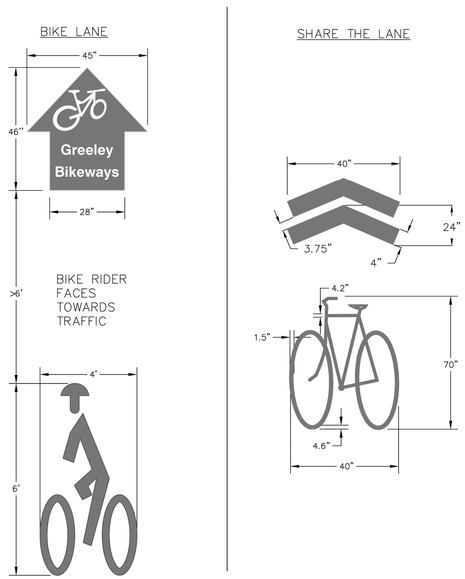
MANHOLE RAISING DETAIL
DETAIL NO. S-34
DATE: JULY, 2015 SCALE: N.T.S.

800 MANHOLE RAISING NOT TO SCALE



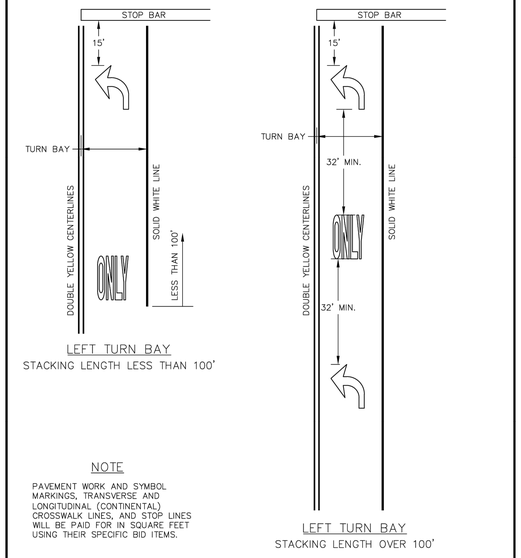
TYPICAL PAVEMENT MARKINGS
SHEET 2 OF 3
DETAIL NO. S-38
DATE: JULY, 2015 SCALE: N.T.S.

801 PAVEMENT MARKINGS (1 OF 2) NOT TO SCALE



TYPICAL PAVEMENT MARKINGS
SHEET 3 OF 3
DETAIL NO. S-38
DATE: JULY, 2015 SCALE: N.T.S.

802 PAVEMENT MARKINGS (2 OF 2) NOT TO SCALE

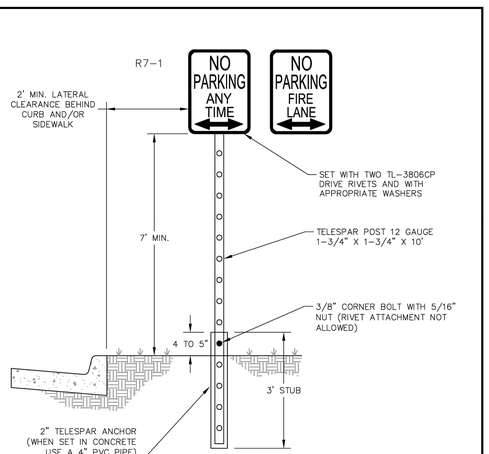


NOTE

PAVEMENT WORK AND SYMBOL MARKINGS, TRANSVERSE AND LONGITUDINAL (CONTINENTAL) CROSSWALK LINES, AND STOP LINES WILL BE PAID FOR IN SQUARE FEET USING THEIR SPECIFIC BID ITEMS.

LEFT TURN BAY PAVEMENT MARKINGS
DETAIL NO. S-39
DATE: JULY, 2015 SCALE: N.T.S.

803 LEFT TURN BAY PAVEMENT MARKINGS NOT TO SCALE

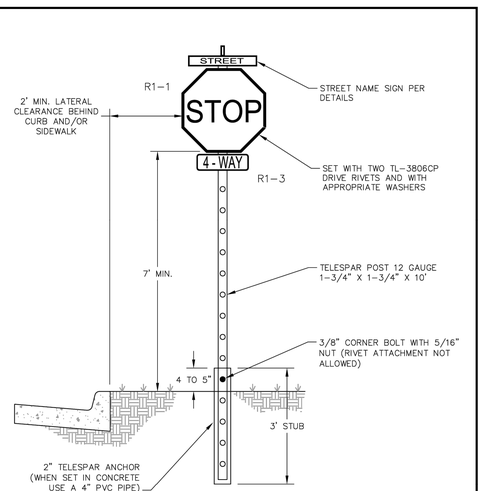


NOTES:

1. SIGN SHOULD BE SET AT AN ANGLE OF NOT LESS THAN 30°, OR MORE THAN 45°, WITH THE LINE OF TRAFFIC FLOW TO BE VISIBLE TO APPROACHING TRAFFIC.
2. ALL SIGNS SHALL MEET THE MOST CURRENT MUTCD STANDARDS.

TYPICAL NO PARKING SIGN INSTALLATION
DETAIL NO. S-45
DATE: JULY, 2015 SCALE: N.T.S.

804 NO PARKING SIGN NOT TO SCALE

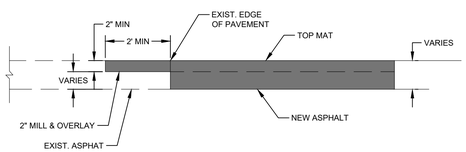


NOTES:

1. SIGN SHOULD BE SET AT AN ANGLE OF 90° AND BE VISIBLE TO APPROACHING TRAFFIC.
2. ALL SIGNS SHALL MEET THE MOST CURRENT MUTCD STANDARDS.

TYPICAL STOP SIGN INSTALLATION
DETAIL NO. S-46
DATE: JULY, 2015 SCALE: N.T.S.

805 STOP SIGN NOT TO SCALE



806 STREET T-CUT DETAIL NOT TO SCALE

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2
FORT COLLINS, CO 80524
970.286.7985
AVANTCIVILGROUP.COM

FRANKLIN PLACE

STREET DETAILS

PROJECT MANAGER: D. Weber
SUBMITTAL DATE: 08/25/23

CAUTION
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SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
46 OF 78

PROJECT NO. 1828-001

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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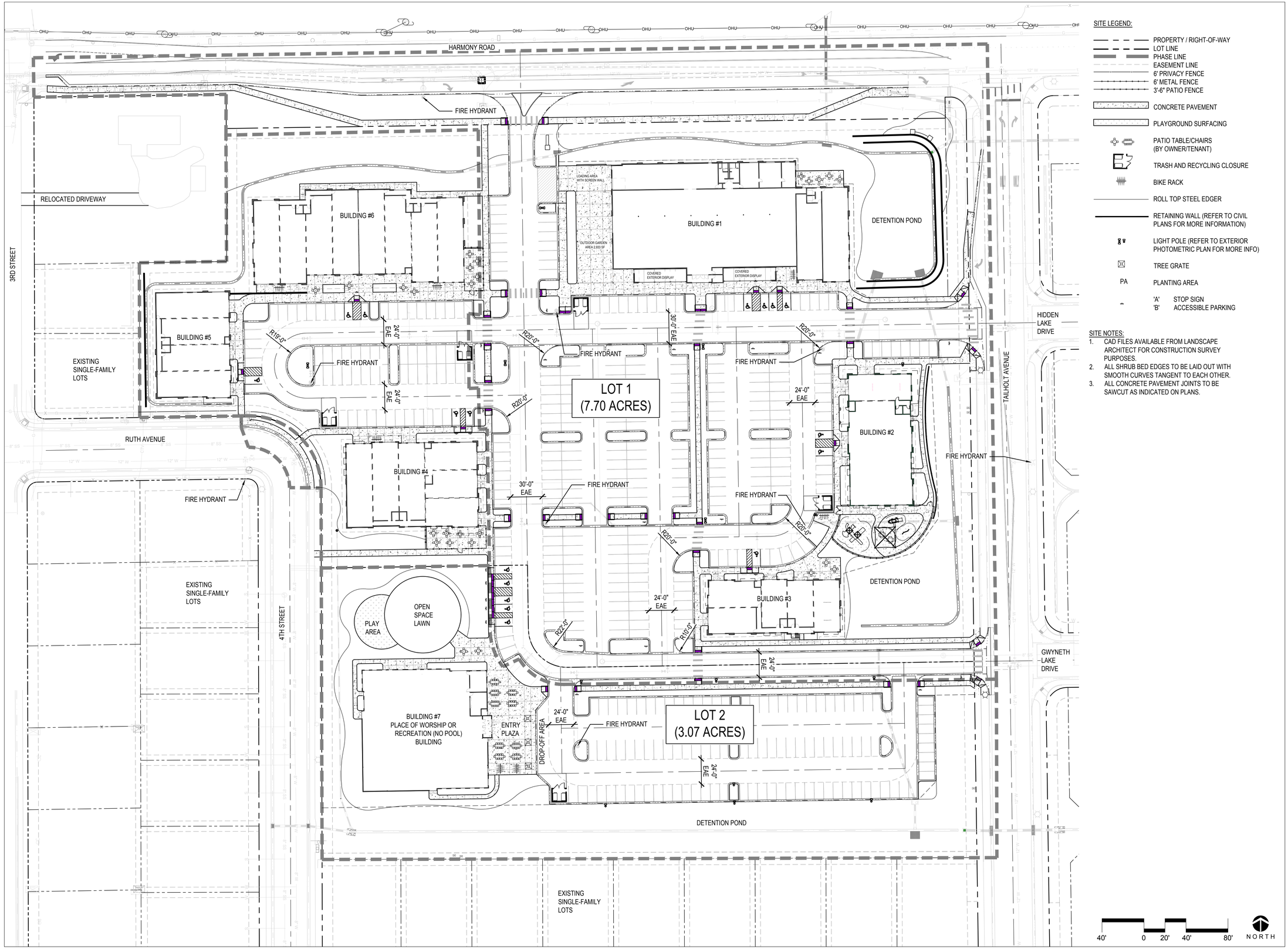

SITE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- PHASE LINE
- EASEMENT LINE
- 6' PRIVACY FENCE
- 6' METAL FENCE
- 3'-6" PATIO FENCE
- CONCRETE PAVEMENT
- PLAYGROUND SURFACING
- PATIO TABLE/CHAIRS (BY OWNER/TENANT)
- TRASH AND RECYCLING CLOSURE
- BIKE RACK
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- LIGHT POLE (REFER TO EXTERIOR PHOTOMETRIC PLAN FOR MORE INFO)
- TREE GRATE
- PA — PLANTING AREA
- 'A' STOP SIGN
- 'B' ACCESSIBLE PARKING

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
3. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.

FRANKLIN PLACE

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2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell+mills

REV.	COMMENT	DATE

FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

OVERALL SITE PLAN

Sheet

47

SITE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- PHASE LINE
- EASEMENT
- 6' PRIVACY FENCE
- 6' METAL FENCE
- 3'-6" PATIO FENCE
- CONCRETE PAVEMENT
- PLAYGROUND SURFACING
- PATIO TABLE/CHAIRS (BY OWNER/TENANT)
- TRASH/RECYCLING ENCLOSURE
- BIKE RACK
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- LIGHT POLE (REFER TO EXTERIOR PHOTOMETRIC PLAN FOR MORE INFO)
- TREE GRATE
- PA — PLANTING AREA
- 'A' — STOP SIGN
- 'B' — ACCESSIBLE PARKING

HARMONY ROAD

MATCHLINE 101

MATCHLINE 102

RELOCATED DRIVEWAY

MONUMENT SIGNAGE: DESIGN AND PERMITTING BY OTHERS. SIGNAGE TO BE IN CHARACTER TO EXISTING TAILHOLT SUBDIVISION SIGNAGE ACROSS TAILHOLT AVENUE

RIGHT-IN / RIGHT-OUT

BUILDING #6

BUILDING #5

EXISTING SINGLE-FAMILY LOTS

RUTH AVENUE

MATCHLINE 101

MATCHLINE 103

C LS501 6' PRIVACY FENCE, TYP.

E LS501 3'-6" METAL PATIO FENCE

F LS501 BIKE RACK TYP.

H LS501 TRASH AND RECYCLING ENCLOSURE

20' 0 10' 20' 40' NORTH

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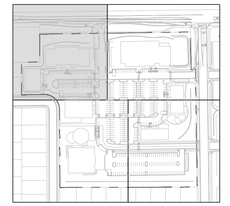


KEY MAP

REV.	COMMENT	DATE

FINAL
SITE PLAN

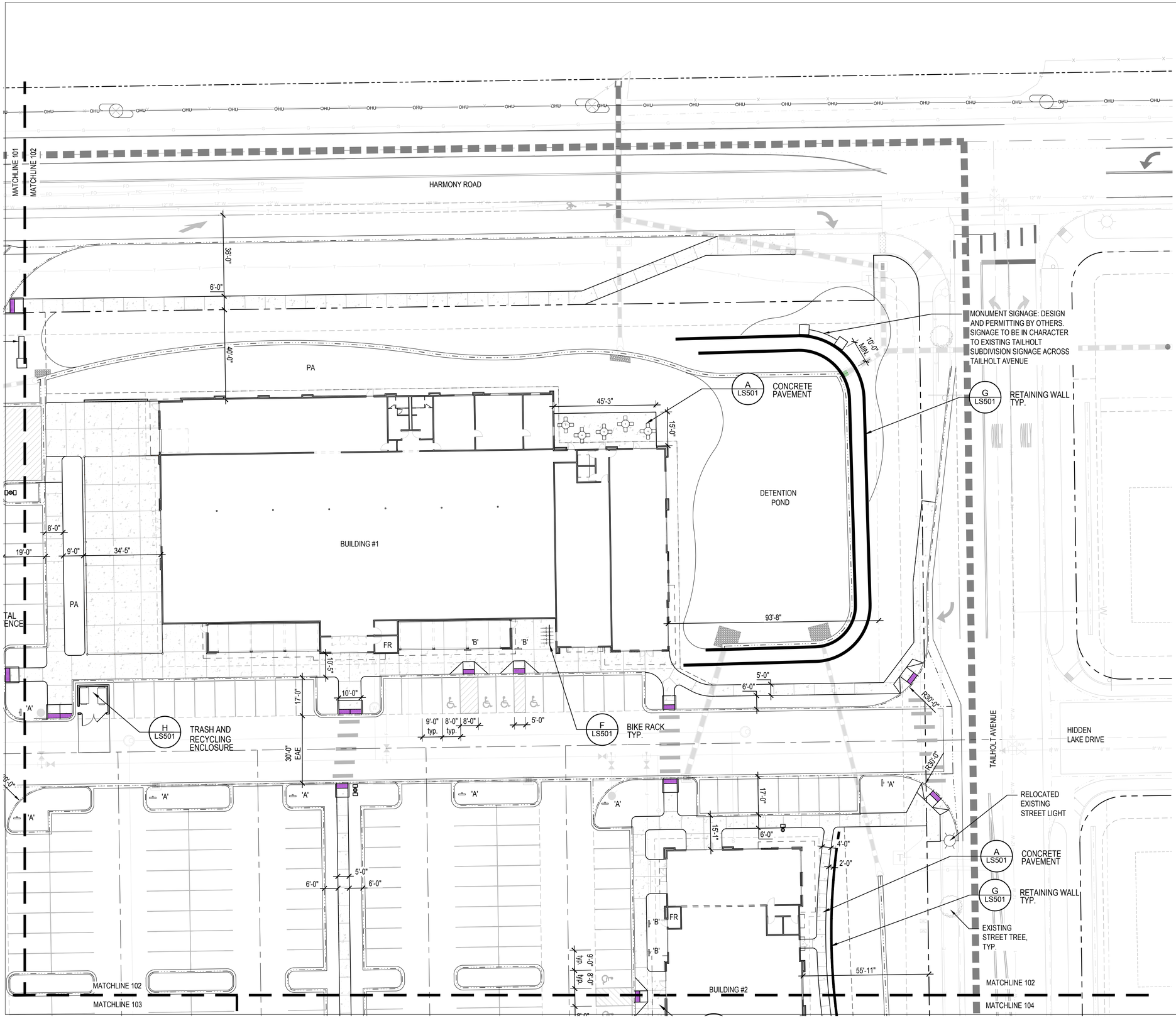
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

SITE PLAN

Sheet

48



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Fort Collins, CO 80525

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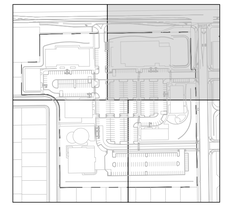


KEY MAP

REV.	COMMENT	DATE

FINAL
SITE PLAN

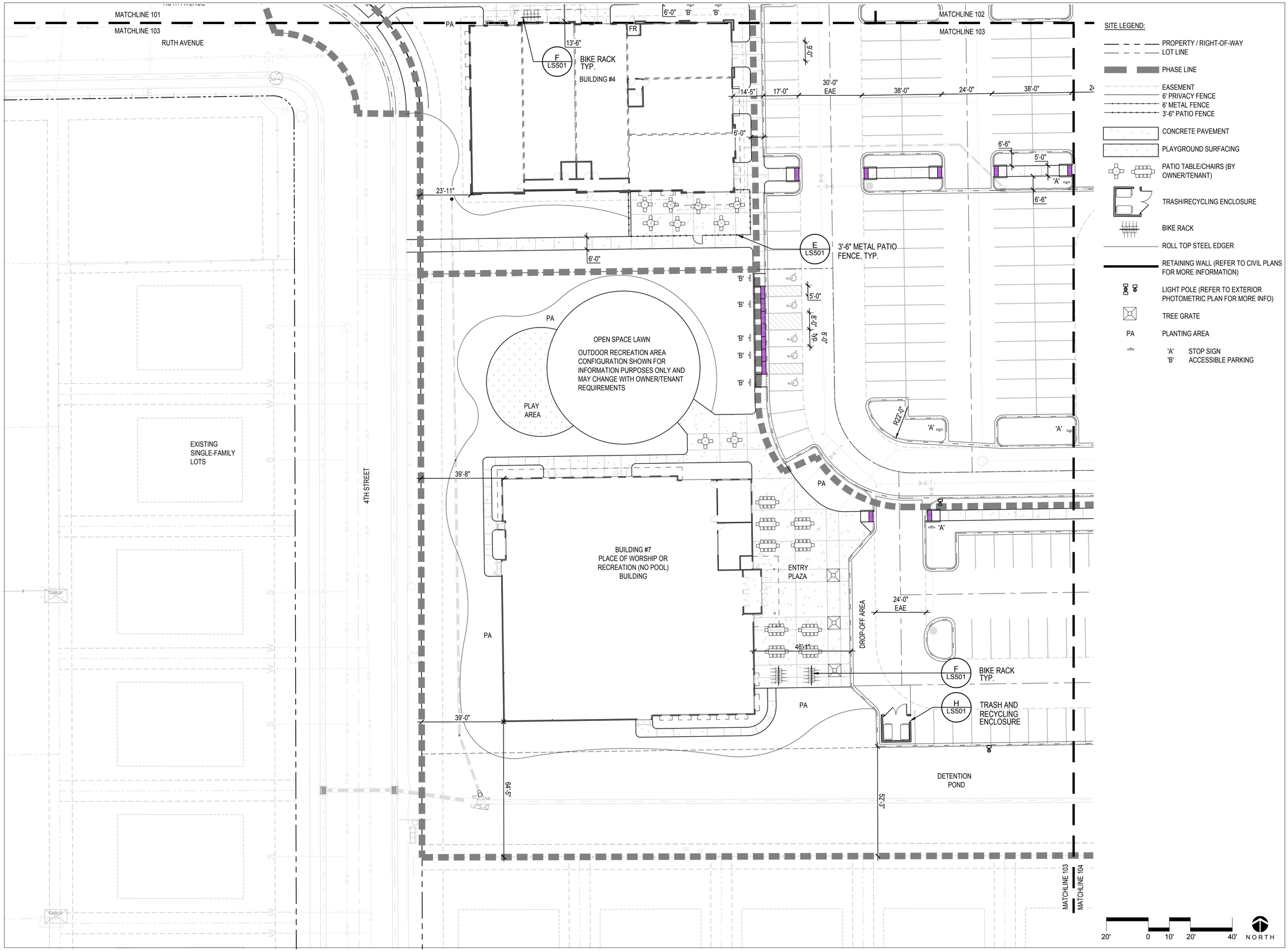
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

SITE PLAN

Sheet

49



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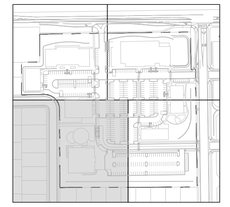


KEY MAP

REV.	COMMENT	DATE

FINAL
SITE PLAN

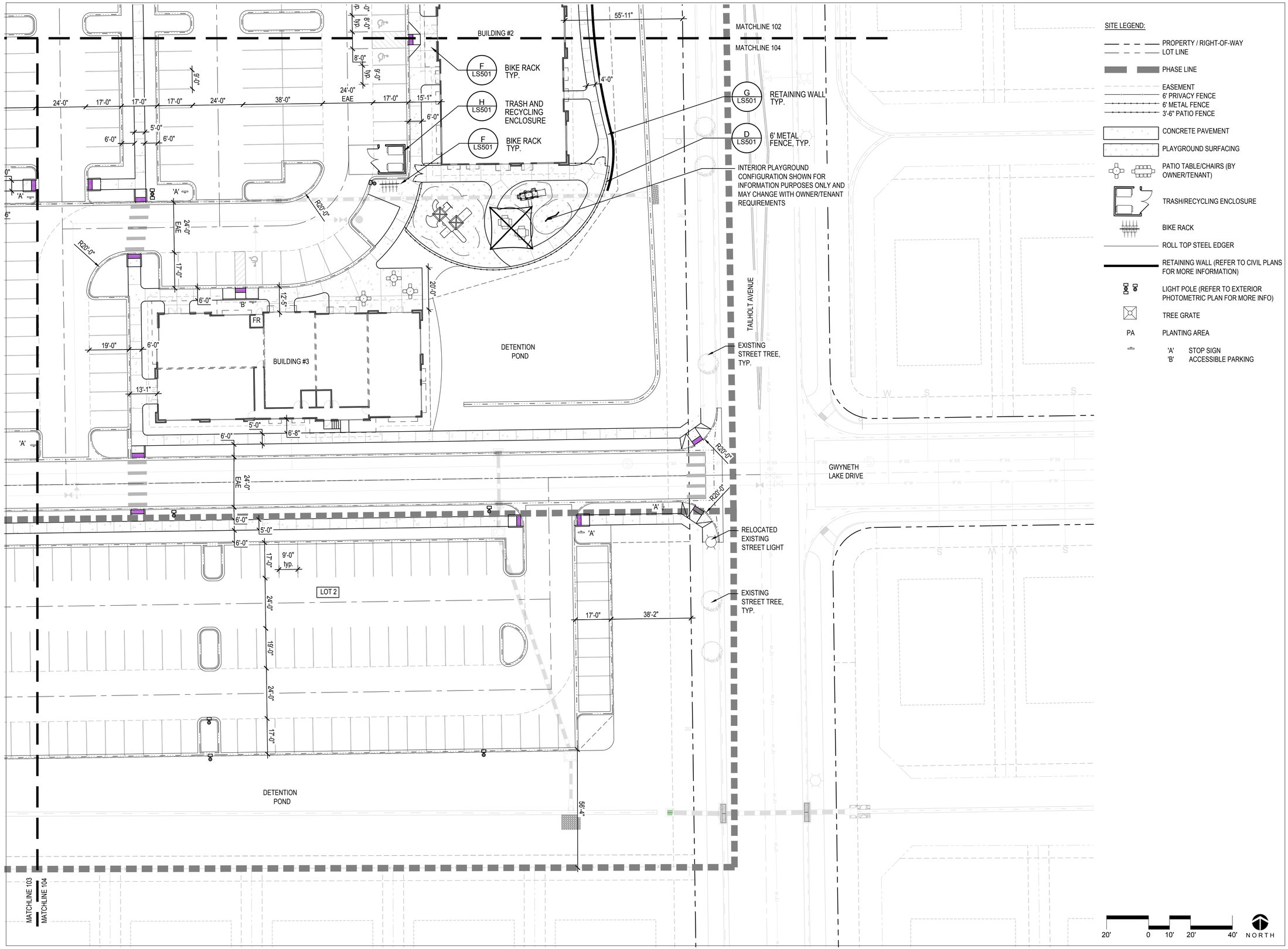
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

SITE PLAN

Sheet

50



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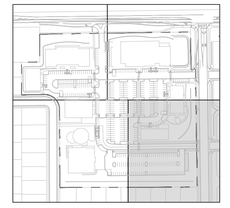

KEY MAP

REV.	COMMENT	DATE

FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

SITE PLAN

Sheet

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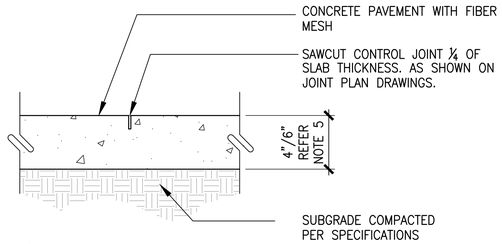
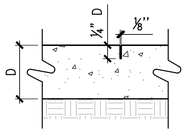
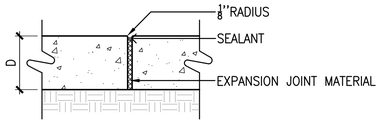


NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).
5. ALL ON SITE CONCRETE TO BE 4", ANY CONCRETE WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6"

A CONCRETE PAVEMENT
SCALE: N.T.S. DT-PVMT-CONC

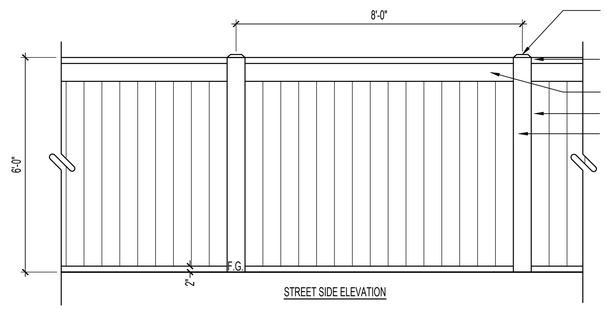


SAWCUT SCORE JOINT

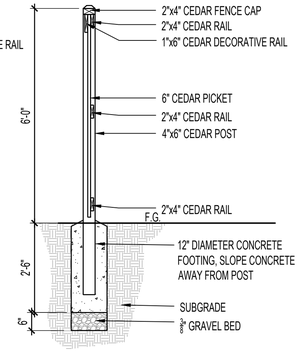


EXPANSION JOINT

B CONCRETE PAVEMENT JOINTS
SCALE: 1 1/2" = 1'-0"



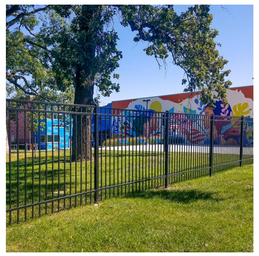
STREET SIDE ELEVATION



FENCE SECTION

NOTES:
1. ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

C 6' PRIVACY FENCE
SCALE: 1/2"=1'-0" DT-FENC-PRIV



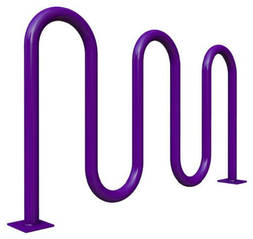
COMPANY: AMERISTAR
MODEL: ECHELON PLUS
COLOR: BLACK
HEIGHT: 6'-0"
TOP STYLE: MAJESTIC
GATES: AS SHOWN ON PLANS WITH LOCKING ABILITY
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS.

D 6' METAL FENCE
SCALE: NTS DT-FENC-METL-6



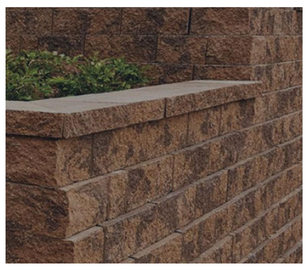
COMPANY: AMERISTAR
MODEL: ECHELON PLUS
COLOR: BLACK
HEIGHT: 3'-6"
TOP STYLE: MAJESTIC
GATES: AS SHOWN ON PLANS
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS AND SPECIFICATIONS.

E 3'-6" METAL PATIO FENCE
SCALE: NTS DT-FENC-METL-PATIO

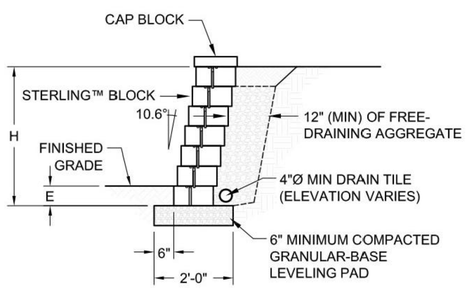


COMPANY: DERO
MODEL: ROLLING RACK
ITEM NUMBER: RR4H (87" - 9 BIKE CAPACITY)
COLOR: FLAT BLACK
MOUNT: SURFACE
CONTACT: 1-888-337-6729
(WWW.DERO.COM)
INSTALL PER MANUFACTURER SPECIFICATIONS.

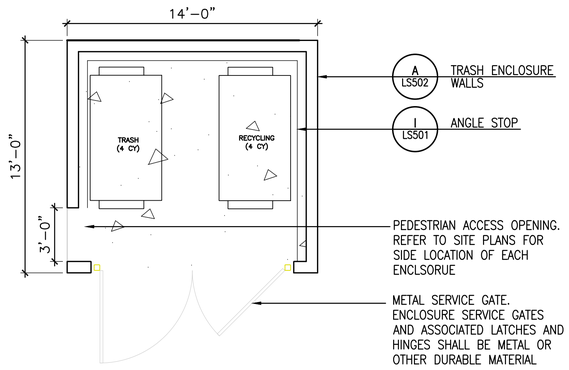
F BIKE RACK
SCALE: NTS DT-FURN-BIKE-RACK



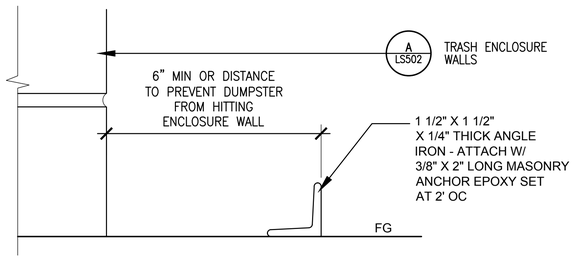
MANUFACTURER: BELGAURD COMMERCIAL OR EQUAL
MODEL: STERLING WALL
COLOR: BY OWNER
CAP: REQUIRED ON ALL WALL SECTIONS
INSTALL PER MANUFACTURERS RECOMMENDATIONS, REFER TO SPECS.
ENGINEER TO VERIFY BELGAURD DETAILS AND CONSTRUCTION REQUIREMENTS



G RETAINING WALL
SCALE: NTS DT-WALL-DETN



H TRASH AND RECYCLING ENCLOSURE
SCALE: 1/4"=1'-0"



I ANGLE STOP
SCALE: 6"=1'-0"

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Checked By: PM

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SITE DETAILS

Sheet

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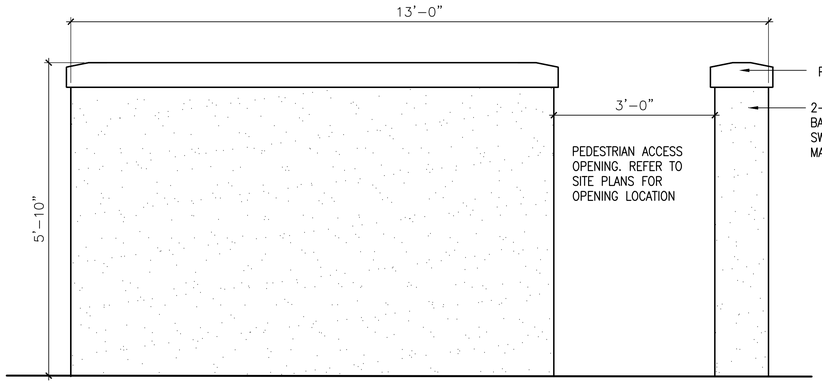
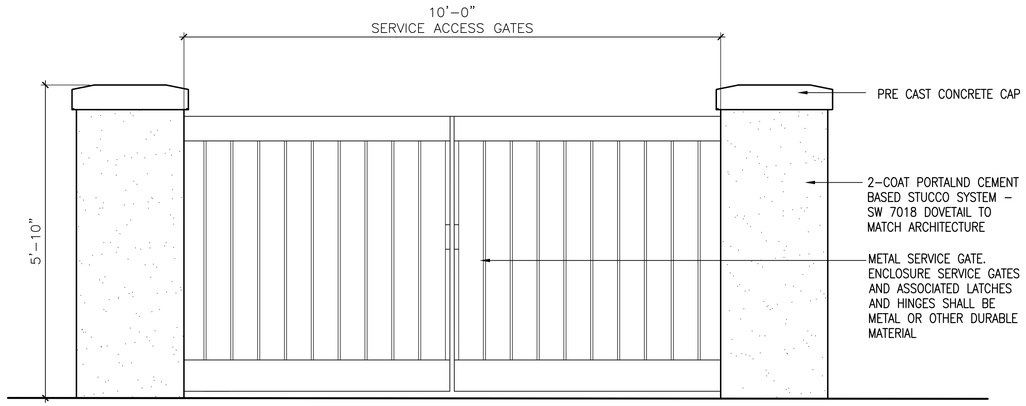
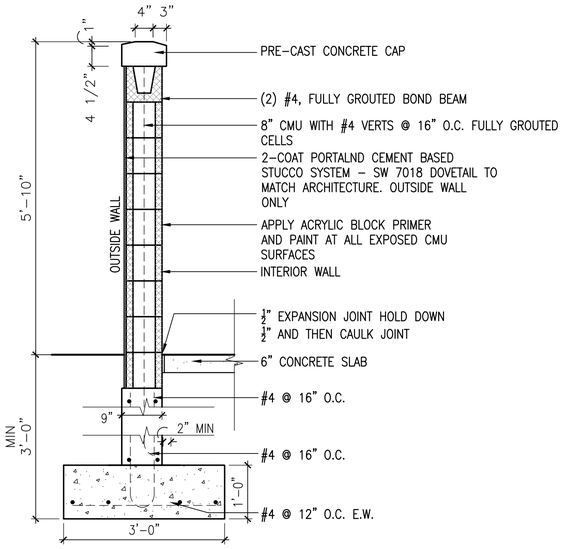
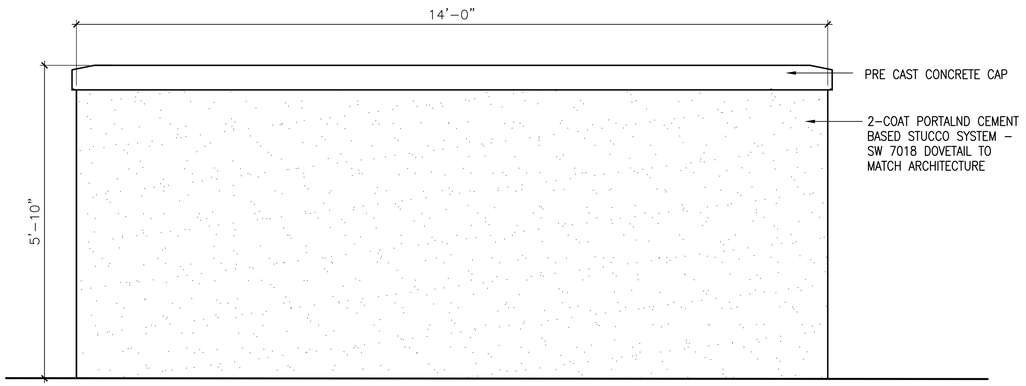


SIDE ELEVATION



FRONT ELEVATION





REAR ELEVATION

A TRASH ENCLOSURE WALLS

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

DT-TRASH-WALL-SEC

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LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
DECIDUOUS TREES						
10		ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2" CAL./B&B	40-50'	30-40'
18		CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL./B&B	50-60'	30-40'
10		CELTIS OCCINDENTALIS	HACKBERRY	2" CAL./B&B	40-60'	40-60'
14		GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2" CAL./B&B	40-50'	35-45'
10		GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL./B&B	50-60'	30-35'
17		QUERCUS SHUMARDII	SHUMARD OAK	2" CAL./B&B	60-75'	50-60'
8		QUERCUS MACROCARPA	BUR OAK	2" CAL./B&B	50-60'	35-45'
18		QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL./B&B	40-50'	40-50'
11		ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL./B&B	65-75'	60-70'
7		ULMUS 'MORTON SELECT'	MORTON SELECT ELM	2" CAL./B&B		
ORNAMENTAL TREES						
16		ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW'	ROCKY MOUNTAIN BIGTOOTH GLOW MAPLE	1.5" CAL.	20-25'	12-15'
6		MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.	20-25'	20'
4		PRUNUS MAACKII	AMUR CHOKECHERRY	1.5" CAL	25-35'	20-30'
18		SORBUS AUCUPARIA 'MICHRED'	CARDINAL ROYAL MOUNTAIN ASH	1.5" CAL.	20-30'	15-20'
5		SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL.	20-25'	20-25'
EVERGREEN TREES						
22		JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	6' HT.	15-20'	4'
48		PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	6' HT.	20-30'	7'
3		PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT.	80-100'	25-30'
30		PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6' HT.	15-20'	8-12'
18		PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	6' HT.	40'	10'
6		PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	6' HT.	20-25'	10-15'
DECIDUOUS SHRUBS						
87		CARYOPTERIS X INCANA	BLUE MIST SPIREA	5 GAL.	3-4'	2-3'
87		CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GAL.	4-5'	4-7'
62		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL.	4-5'	4-5'
67		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL.	1-2'	5-6'
70		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL.	2-3'	6-8'
110		RIBES AUREUM	GOLDEN CURRANT	5 GAL.	3-6'	3-6'
28		VIBURNUM LENTAGO	NANNYBERRY	5 GAL.	12-16'	8-12'
ORNAMENTAL GRASSES						
214		MISCANTHUS SINENIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL.	5-6'	5-6'

LANDSCAPE NOTES:

1. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. SOIL AMENDMENT:
   SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
   SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.

   ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   A. ORGANIC MATTER: 25% MINIMUM.
   B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
   C. PH: 7.5 MAXIMUM.
   D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
8. SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
9. INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
10. ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
11. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
    10 FEET BETWEEN TREES AND WATER, SANITARY AND STORM SEWER MAIN/ SERVICE LINES
    5 FEET BETWEEN SHRUBS AND WATER, SANITARY AND STORM SEWER MAIN /SERVICE LINES
12. PERMANENT IRRIGATION TO BE PROVIDED TO ALL LANDSCAPE AREAS. SPRAY IRRIGATION TO BE USED FOR ALL LAWN AND SEEDED AREA AND DRIP IRRIGATION TO ALL SHRUB BEDS.
13. IRRIGATION IS PROVIDED BY TAILHOLT METRO DISTRICT NON-POTABLE WATER SYSTEM.

IRRIGATED SOD
(3 TYPE BLUEGRASS HYBRID/20% TEXAS BLUEGRASS)

IRRIGATED COOL SEASON SEED MIX:
(Drill seed rate 2-5 lbs/1,000 SF) (SEEDING TO HAPPEN DURING JULY-AUGUST WITH IRRIGATION PROVIDED)

20% SLENDER WHEATGRASS
20% BLUEBUNCH WHEATGRASS
20% THICKSPIKE WHEATGRASS
20% STREAMBANK WHEATGRASS
15% WESTERN WHEATGRASS
5% ROCKY MOUNTAIN FESCUE

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LANDSCAPE SCHEDULE & NOTES

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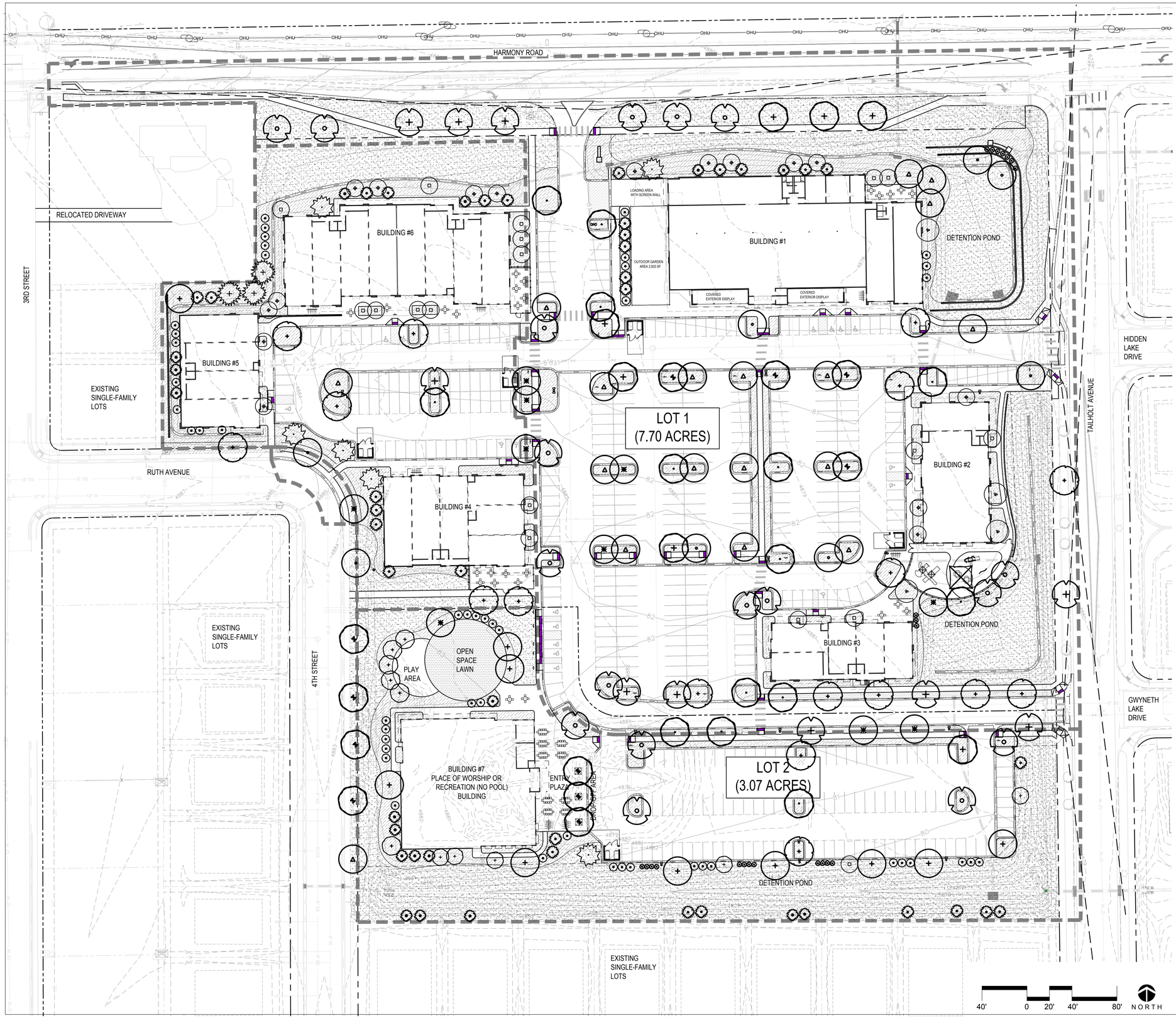

LANDSCAPE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- PHASE LINE
- EASEMENT LINE
- (80%) 2"-4" COBBLE ROCK (20%) 4"-8" COBBLE ROCK, W/ WEED BARRIER
- IRRIGATED SOD (REFER TO LP001)
- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- EXISTING TREE
- SENSATION BOXELDER
- NORTHERN CATALPA
- HACKBERRY
- THORNLESS HONEYLOCUST
- ESPRESSO KENTUCKY COFFEETREE
- SHUMARD OAK
- BUR OAK
- CHINKAPIN OAK
- ACCOLADE ELM
- MORTON SELECT ELM
- ROCKY MTN BIGTOOTH GLOW MAPLE
- SPRING SNOW CRABAPPLE
- AMUR CHOKECHERRY
- CARDINAL ROYAL MOUNTAIN ASH
- JAPANESE TREE LILAC
- WOODWARD COLUMNAR JUNIPER
- COLUMNAR NORWAY SPRUCE
- COLORADO BLUE SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- VANDERWOLF'S LIMBER PINE

REFER TO LP101-LP104 FOR SHRUB AND ORNAMENTAL GRASS LAYOUT

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OVERALL
LANDSCAPE PLAN

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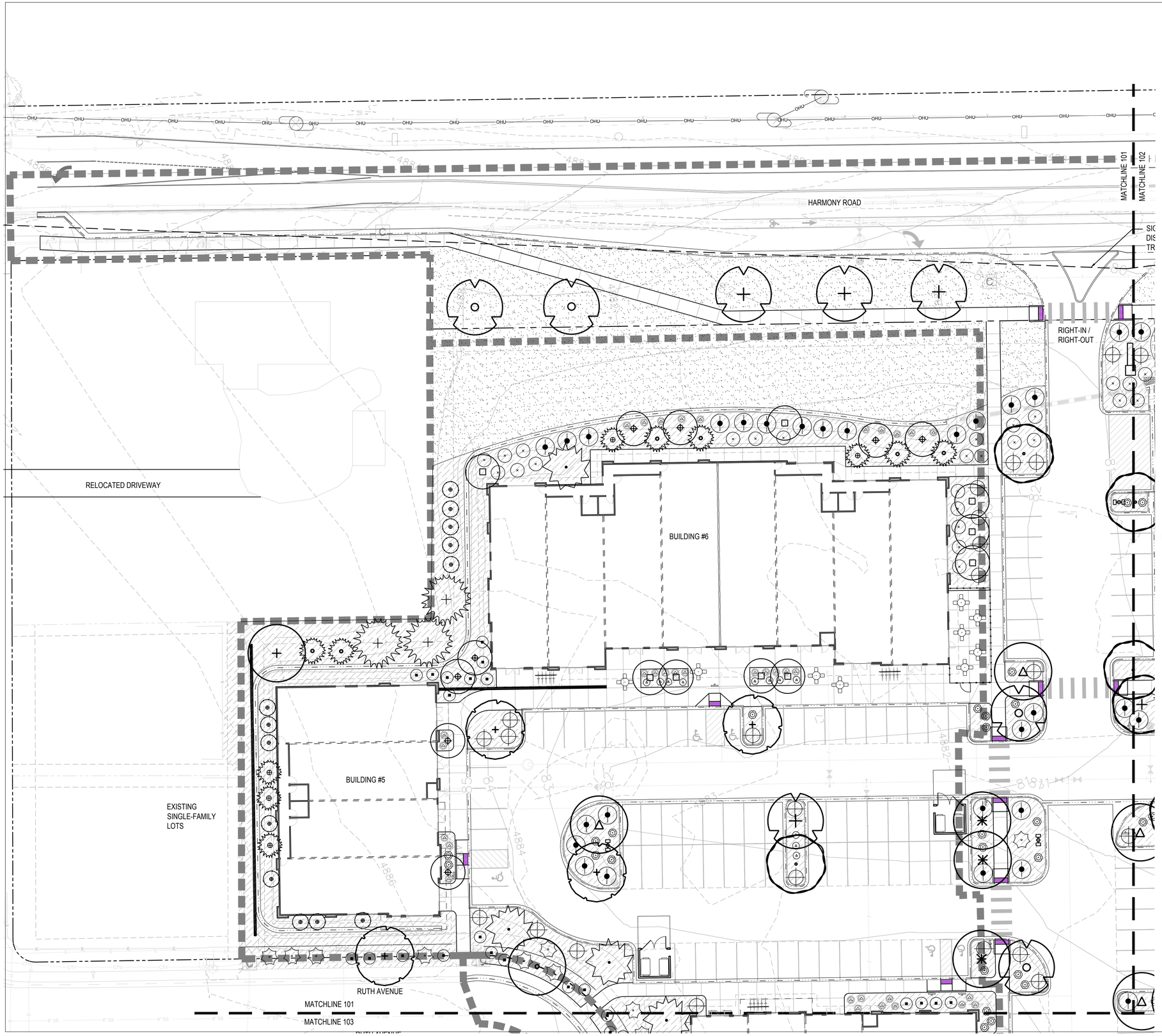

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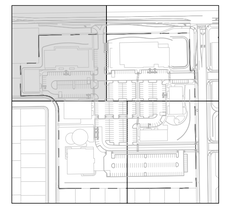

KEY MAP

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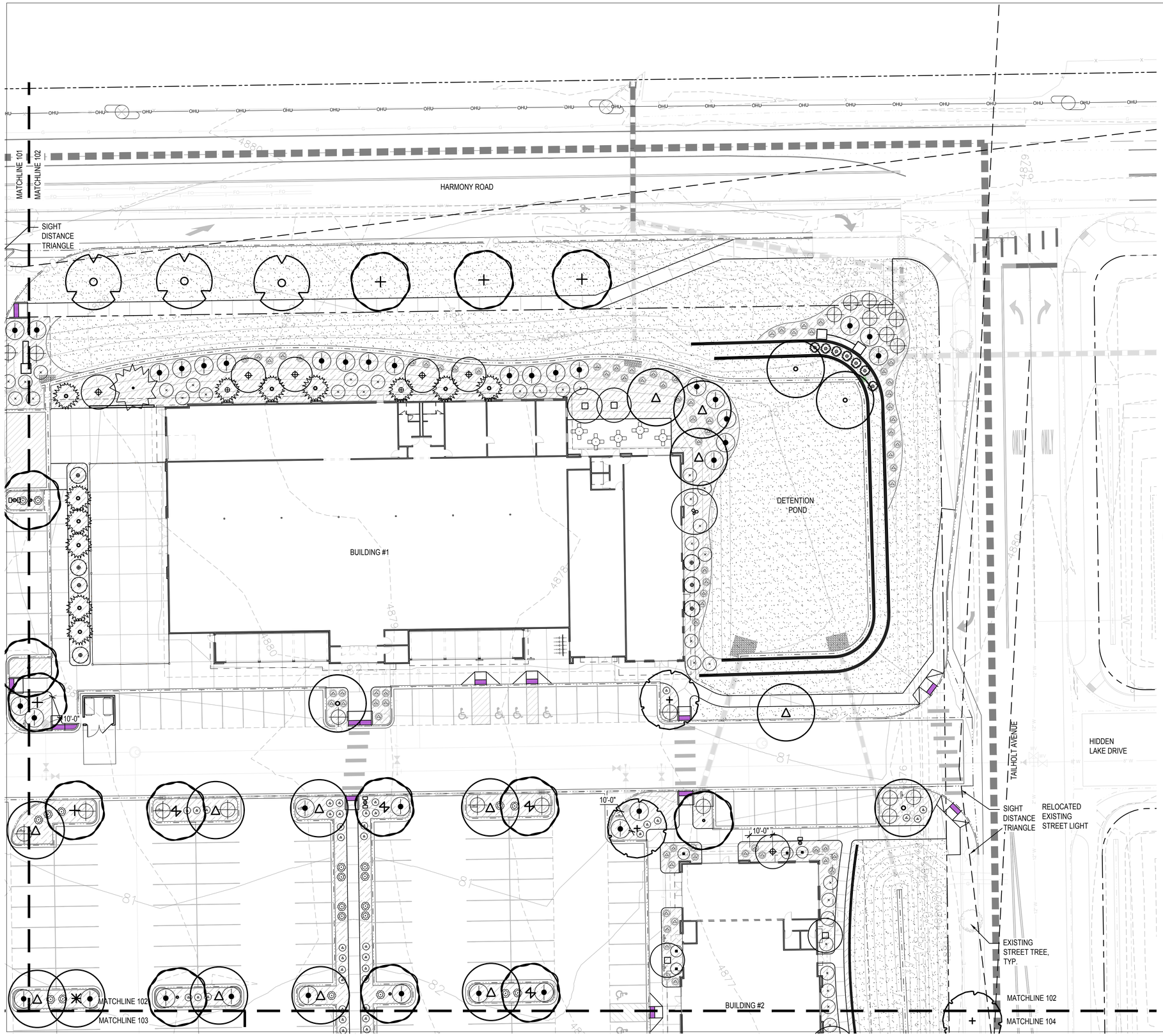

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- COLUMNAR COLORADO SPRUCE
- PINYON PINE
- VANDERWOLF'S LIMBER PINE

20' 0 10' 20' 40' NORTH

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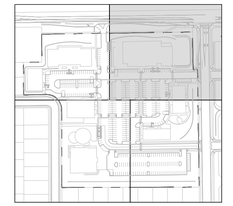

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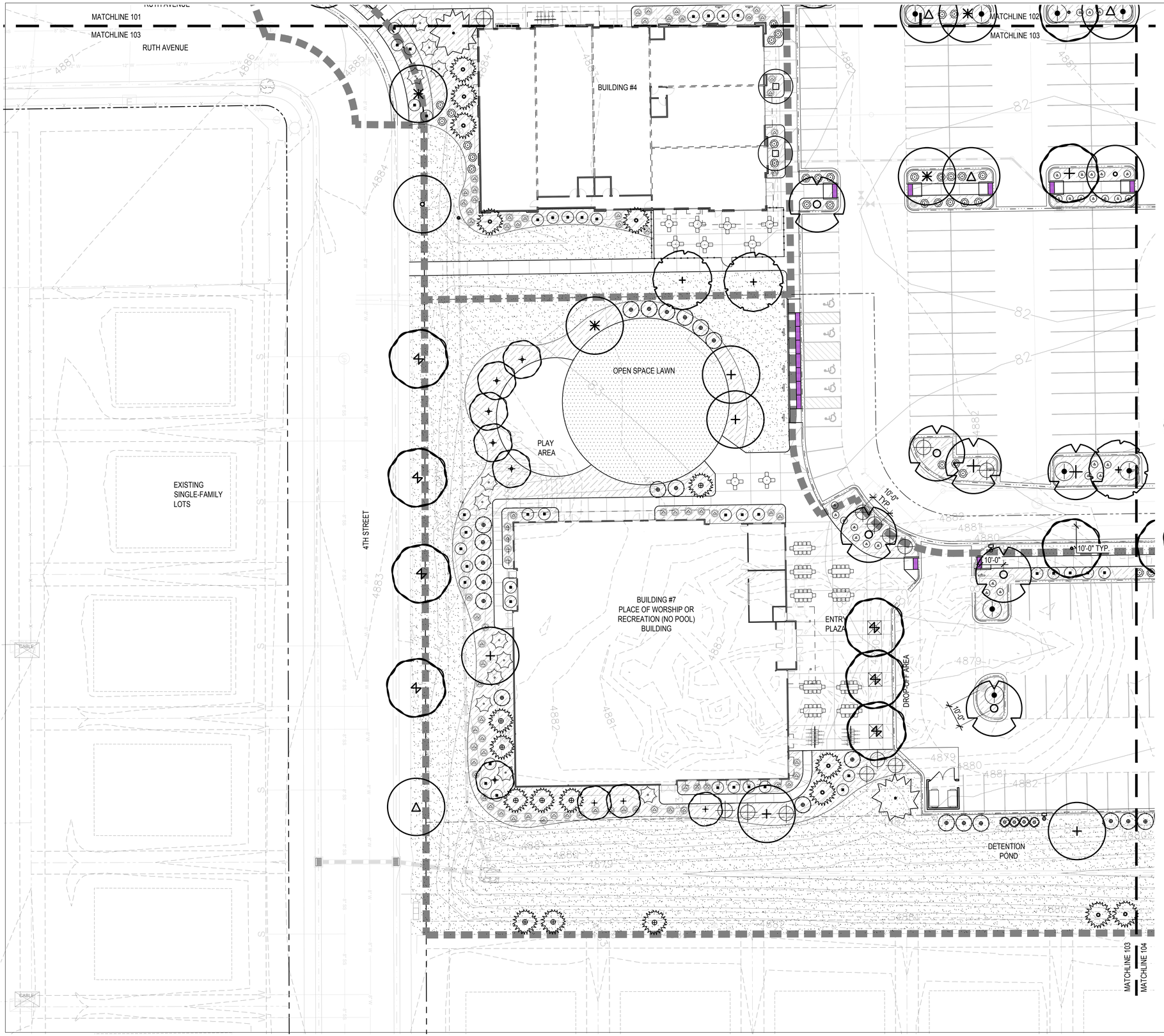

LANDSCAPE LEGEND:

- PROPERTY / RIGHT-OF-WAY LOT LINE
- PHASE LINE
- EASEMENT LINE
- (80%) 2"-4" COBBLE ROCK (20%) 4"-8" COBBLE ROCK, W/ WEED BARRIER
- IRRIGATED SOD (REFER TO LP001)
- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
- RETAINING WALL (REFER TO CIVIL PLANS FOR MORE INFORMATION)
- EXISTING TREES
- SENSATION BOXELDER
- NORTHERN CATALPA
- HACKBERRY
- THORNLESS HONEYLOCUST
- ESPRESSO KENTUCKY COFFEETREE
- SHUMARD OAK
- BUR OAK
- CHINKAPIN OAK
- ACCOLADE ELM
- MORTON SELECT ELM
- ROCKY MTN BIGTOOTH GLOW MAPLE
- SPRING SNOW CRABAPPLE
- AMUR CHOKECHERRY
- CARDINAL ROYAL MOUNTAIN ASH
- JAPANESE TREE LILAC
- WOODWARD COLUMNAR JUNIPER
- COLUMNAR NORWAY SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- PINYON PINE
- VANDERWOLF'S LIMBER PINE

FRANKLIN PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

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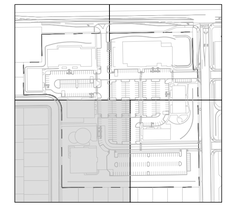


KEY MAP

REV.	COMMENT	DATE

FINAL
SITE PLAN

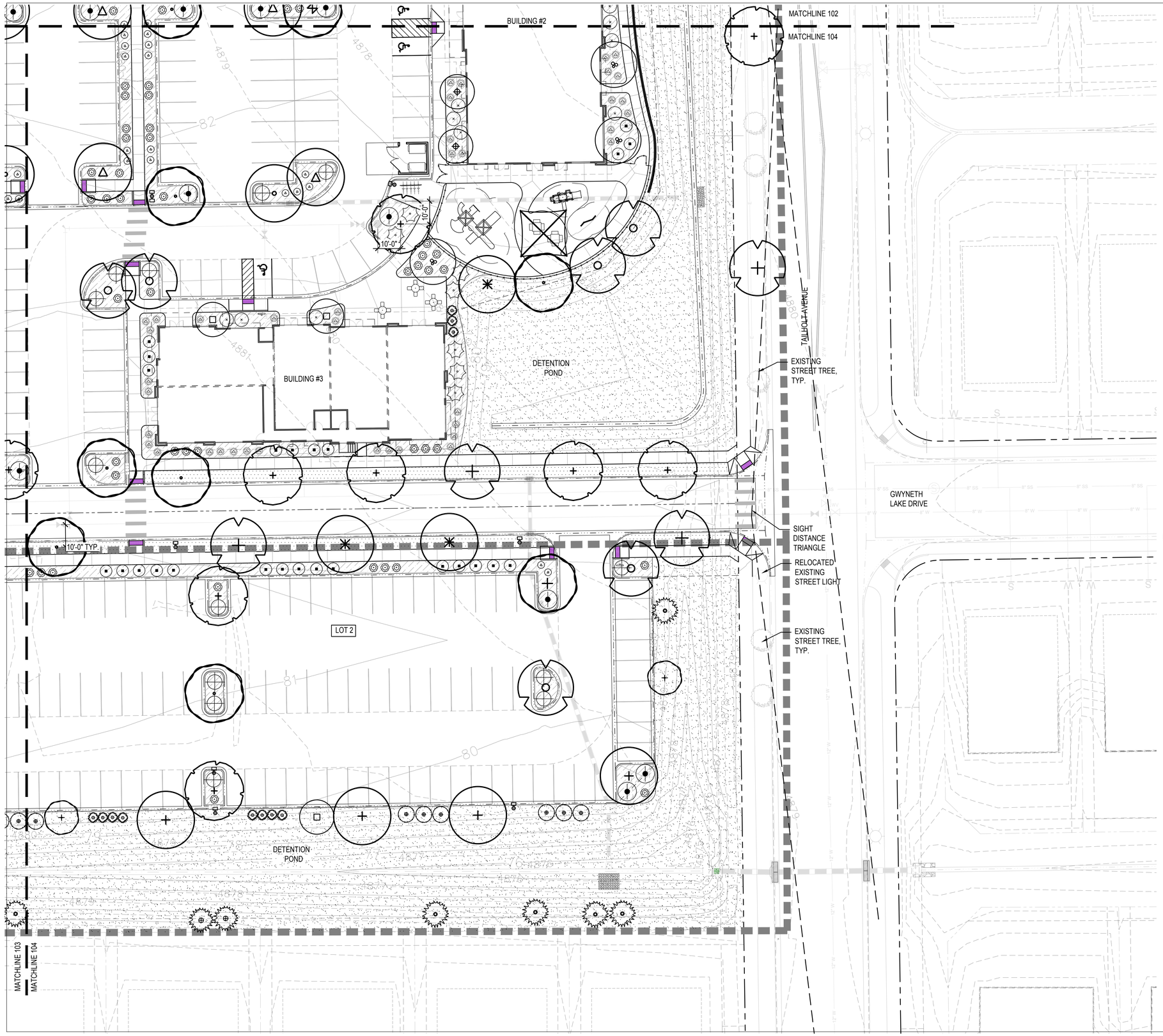
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE PLAN

Sheet

58



LANDSCAPE LEGEND:

- PROPERTY / RIGHT-OF-WAY LINE
- LOT LINE
- PHASE LINE
- EASEMENT LINE
- (80%) 2"-4" COBBLE ROCK (20%) 4"-8" COBBLE ROCK, W/ WEED BARRIER
- IRRIGATED SOD (REFER TO LP001)
- IRRIGATED COOL SEASON MIX (REFER TO LP001)
- ROLL TOP STEEL EDGER
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- CHINKAPIN OAK
- ACCOLADE ELM
- MORTON SELECT ELM
- ROCKY MTN BIGTOOTH GLOW MAPLE
- SPRING SNOW CRABAPPLE
- AMUR CHOKECHERRY
- CARDINAL ROYAL MOUNTAIN ASH
- JAPANESE TREE LILAC
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- COLUMNAR NORWAY SPRUCE
- BABY BLUE EYES SPRUCE
- COLUMNAR COLORADO SPRUCE
- PINYON PINE
- VANDERWOLF'S LIMBER PINE

20' 0 10' 20' 40' NORTH

FRANKLIN PLACE

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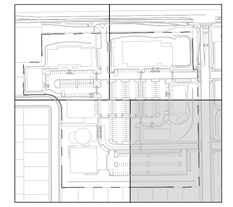


KEY MAP

REV.	COMMENT	DATE

FINAL
SITE PLAN

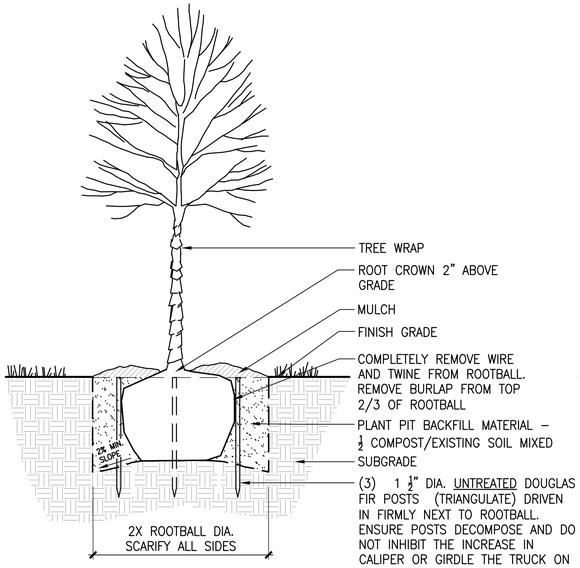
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE PLAN

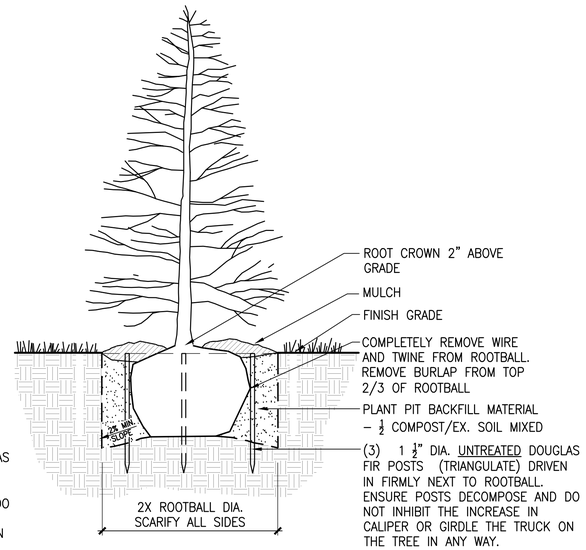
Sheet

59



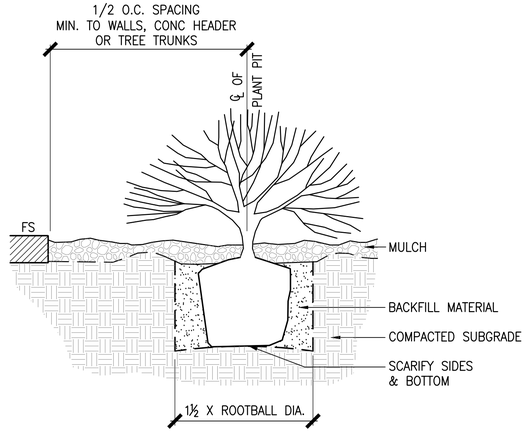
A DECIDUOUS TREE PLANTING

SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



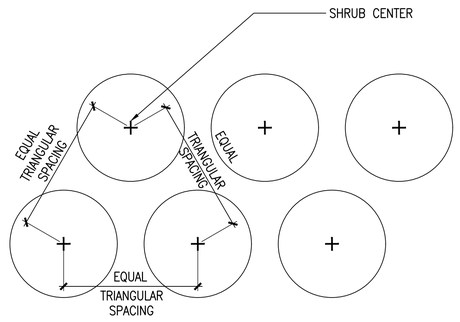
B EVERGREEN TREE PLANTING

SCALE: NTS DT-PLNT-TREE-EVER-GRND-STAK



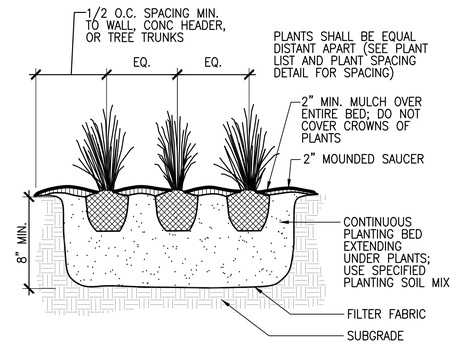
C SHRUB PLANTING

SCALE: NTS shrb.dwg



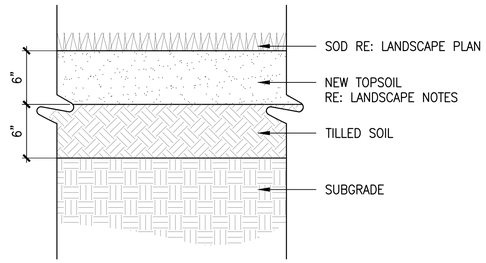
D TRIANGULAR SHRUB SPACING

SCALE: NTS DT-PLNT-SHRB-SPAC



E PERENNIAL PLANTING

SCALE: NTS DT-Perennial.dwg



F SOD PLANTING

SCALE: 1 1/2" = 1'-0" DT-PLNT-SOD

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Fort Collins, CO 80525

russell+mills

REV.	COMMENT	DATE

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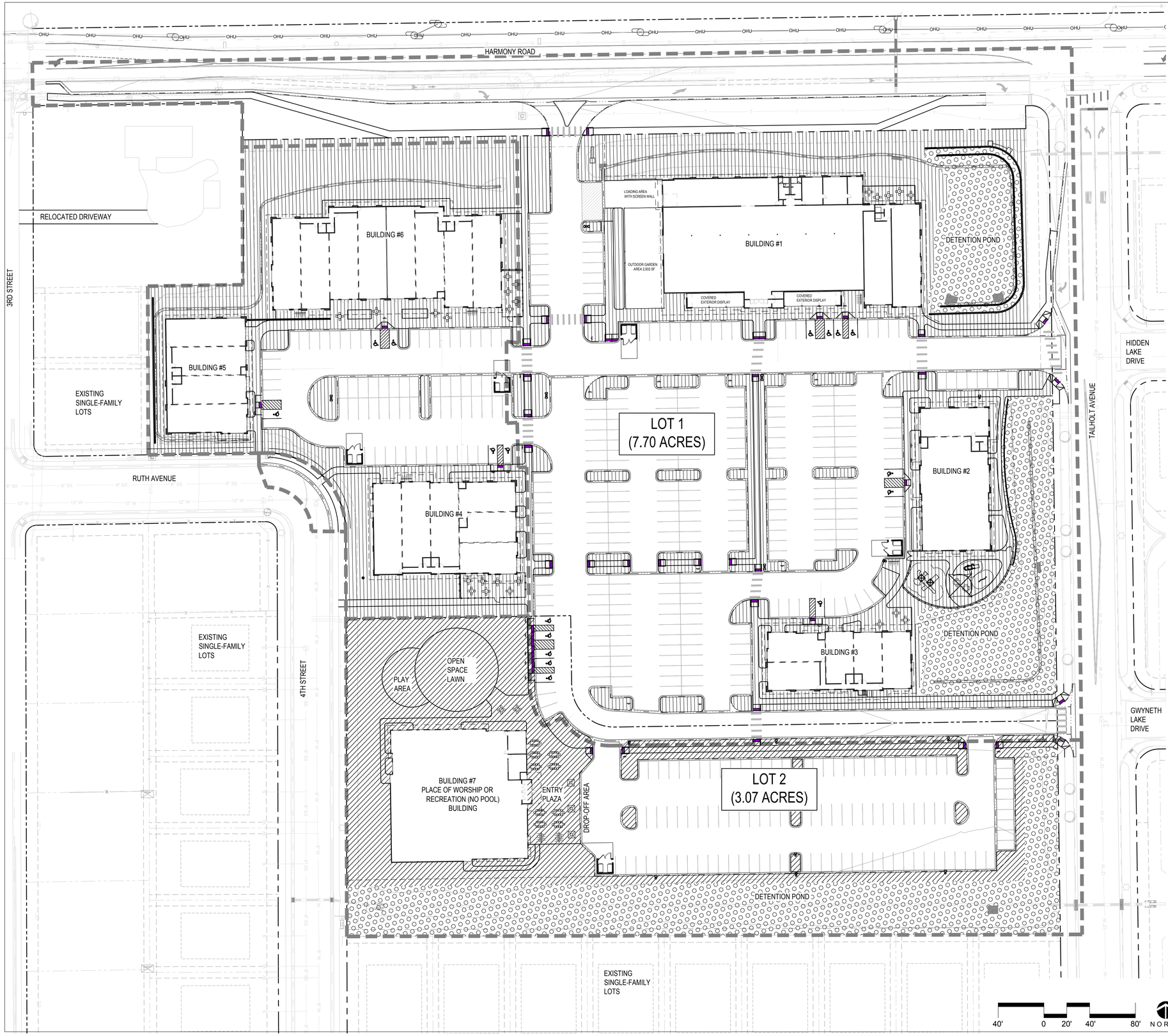
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

LANDSCAPE DETAILS

Sheet

60



OPEN SPACE LEGEND:

- PROPERTY / RIGHT-OF-WAY LOT LINE
- OPEN SPACE - LOT 1
- OPEN SPACE - LOT 2
- DETENTION OPEN SPACE

OPEN SPACE REQUIREMENTS

LOT 1	
REQUIRED	0.77 AC (10%)
PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS)	2.62 AC (34.1%)
DETENTION AREA	0.65 AC
TOTAL PROVIDED	3.27 AC (42.5%)
LOT 2	
REQUIRED	0.31 AC (10%)
PROVIDED (PLAZAS, PARKING LOT ISLANDS, LANDSCAPE BEDS, WALKS)	0.97 AC (29.4%)
DETENTION AREA	0.73 AC (23.9%)
TOTAL PROVIDED	1.70 AC (55.3%)

FRANKLIN PLACE

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REV.	COMMENT	DATE

FINAL
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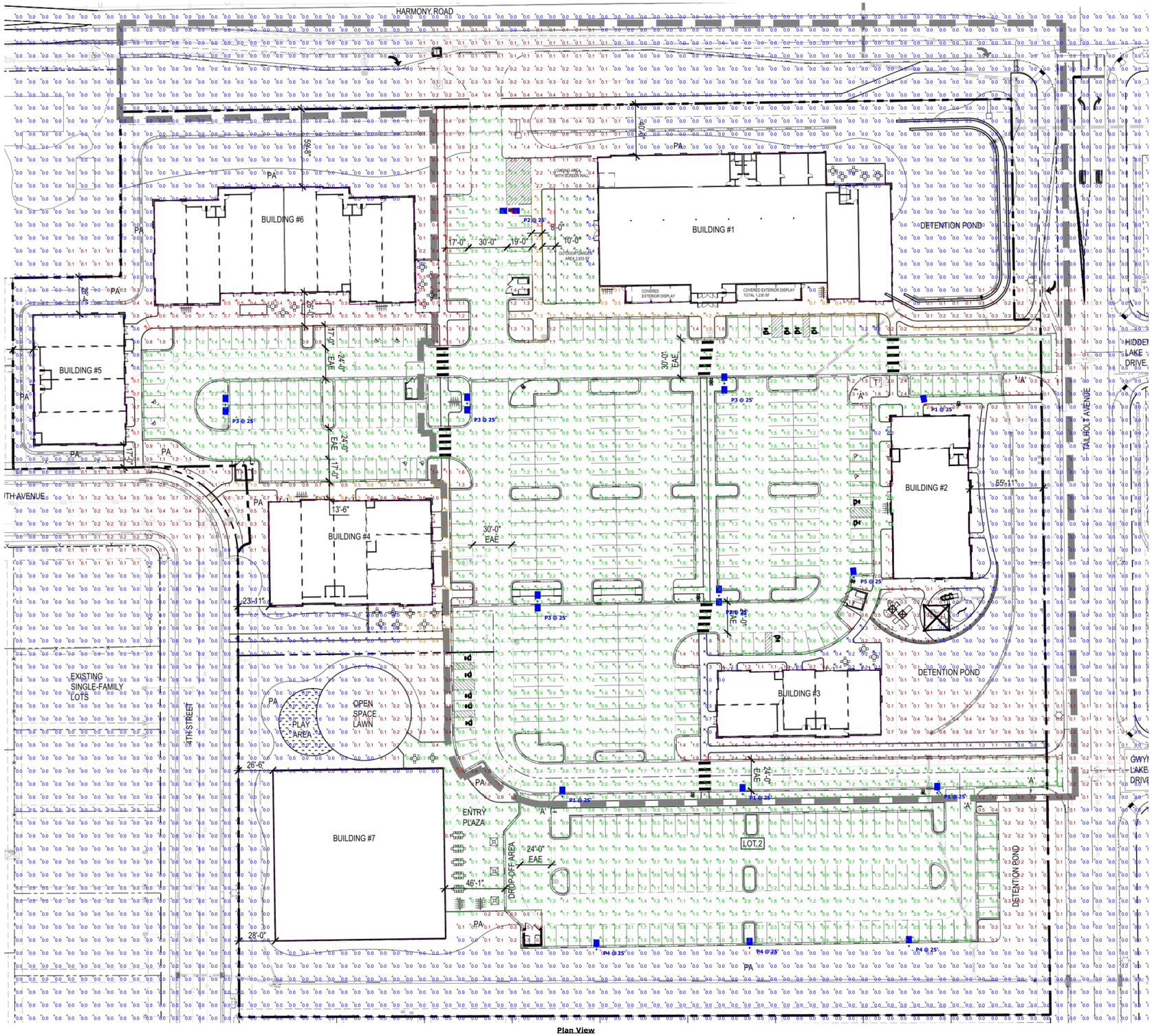
Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

OPEN SPACE PLAN

Sheet

61



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING 1 - SIDEWALKS		1.0 fc	3.2 fc	0.0 fc	N/A	N/A
BUILDING 2 - SIDEWALKS		1.2 fc	2.4 fc	0.2 fc	12.0:1	6.0:1
BUILDING 3 - SIDEWALKS		0.7 fc	2.1 fc	0.1 fc	21.0:1	7.0:1
BUILDING 4 - SIDEWALKS		0.5 fc	1.5 fc	0.0 fc	N/A	N/A
BUILDING 5 - SIDEWALKS		0.7 fc	0.7 fc	0.6 fc	1.2:1	1.2:1
BUILDING 6 - SIDEWALKS		0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1
BUILDING 7 - SIDEWALKS/ENTRY PLAZA		0.2 fc	0.6 fc	0.0 fc	N/A	N/A
OUTDOOR GARDEN AREA		1.2 fc	2.5 fc	0.4 fc	6.3:1	3.0:1
PARK/DRIVE		1.3 fc	4.8 fc	0.2 fc	24.0:1	6.5:1
SITE		0.4 fc	4.8 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	P1		4	Lithonia Lighting	DSX2 LED P1 30K 70CRI T2M	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium	1	18477	0.9	134.5	Max: 16825cd
	P2		1	Lithonia Lighting	DSX2 LED P1 30K 70CRI T2M	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium	1	18477	0.9	269	Max: 16825cd
	P3		5	Lithonia Lighting	DSX2 LED P1 30K 70CRI T5W	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 5 Wide	1	19834	0.9	269	Max: 13087cd
	P4		3	Lithonia Lighting	DSX2 LED P1 30K 70CRI BLC4	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	1	14042	0.9	134.5	Max: 13225cd
	P5		1	Lithonia Lighting	DSX2 LED P1 30K 70CRI TFTM	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Forward Throw	1	19101	0.9	134.5	Max: 17209cd

Note

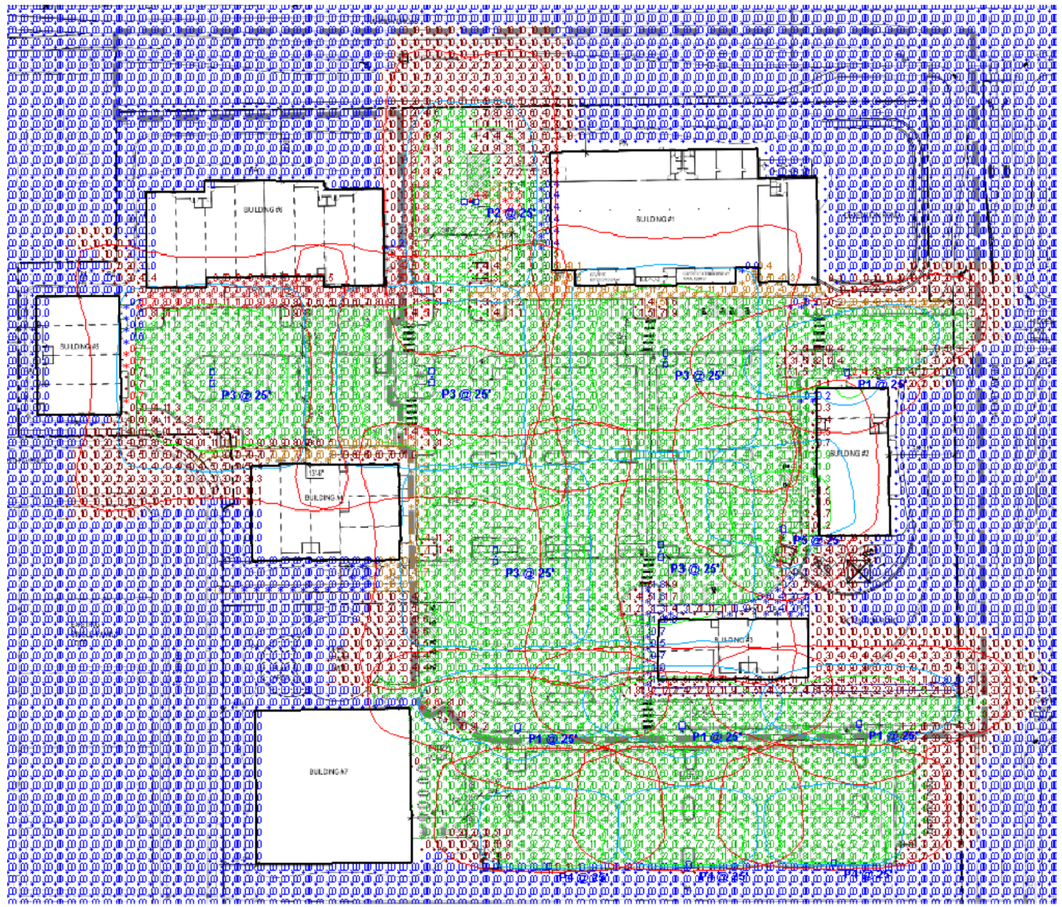
Lighting calculation software is for estimating purposes only, not generating exact values. These calculations are for the use and adoption by our clients and theirs' solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project's lighting specifications for levels and uniformity. We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted. Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained. The Lighting Agency provides these calculations as a courtesy for evaluation only. Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

VISUAL

The Lighting Agency

FRANKLING PLACE
EXTERIOR PHOTOMETRIC

Designer
R. TIFFANY
Date
04/12/2023
Scale
Not to Scale
Drawing No.
2
Summary
https://thelightingagency.sharepoint.com/:u:/s/TLSApplications/EdLIW4LdxVpMu-7bdnJZ4KMBhUyCPPiV7_sS2y1u-yMnjQ?e=sV4kSZ



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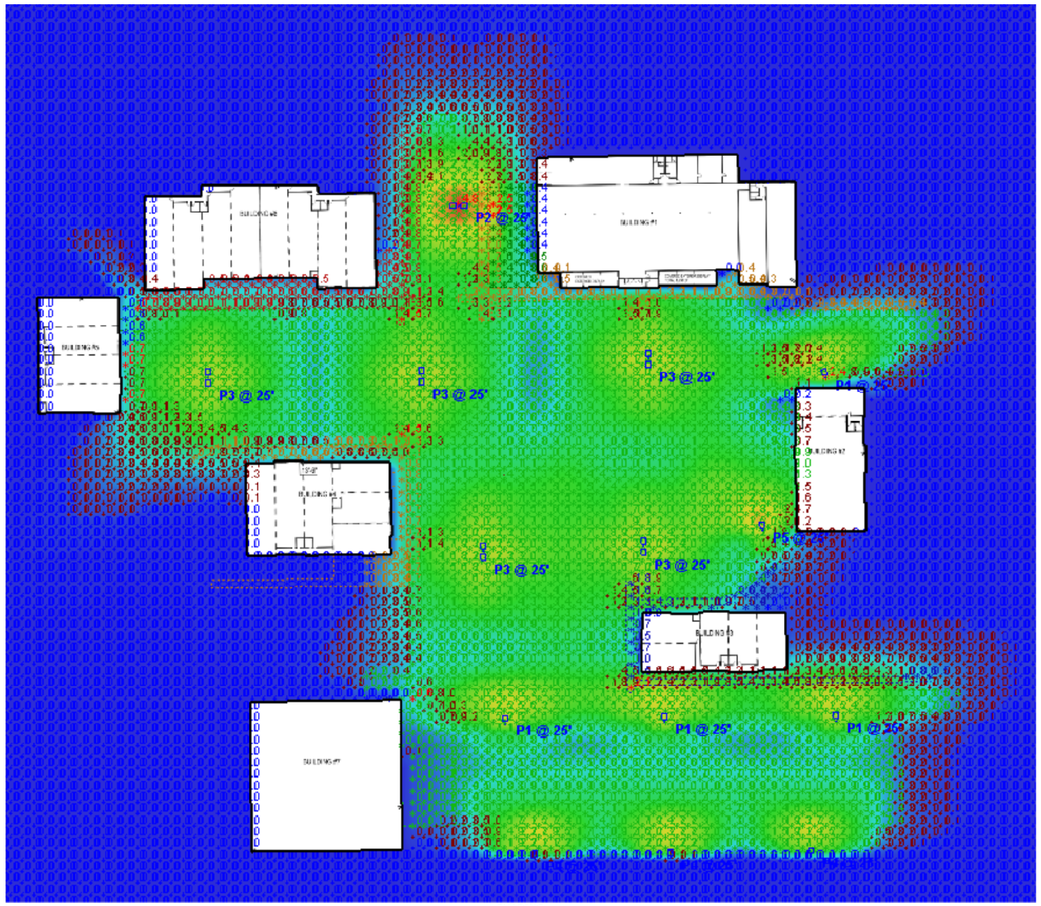
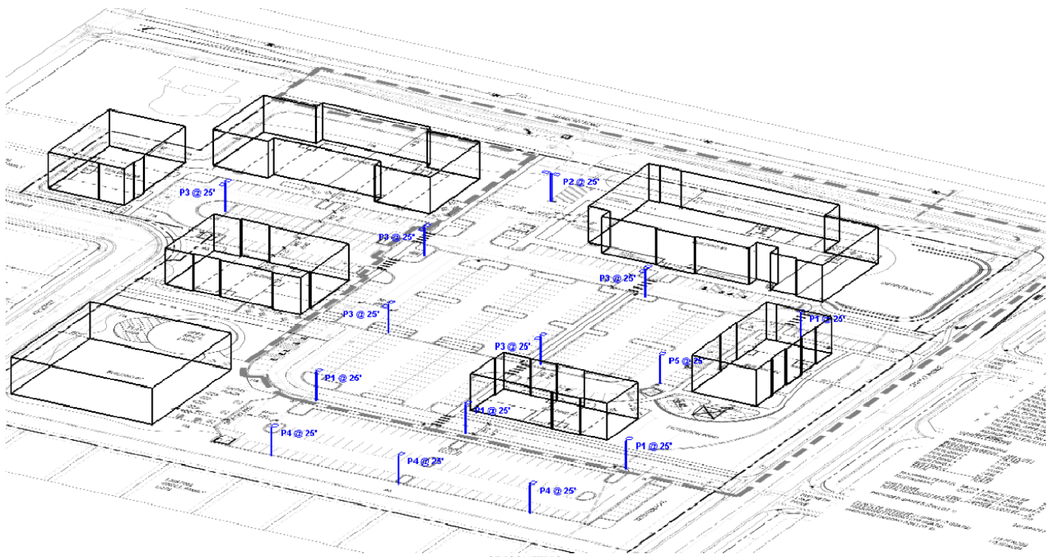


SHADING



SE ISOMETRIC

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	P1		4	Lithonia Lighting	DSX2 LED P1 30K 70CRI T2M	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium	1	18477	0.9	134.5	Max: 16825cd
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	P3		5	Lithonia Lighting	DSX2 LED P1 30K 70CRI T5W	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 5 Wide	1	19834	0.9	269	Max: 13087cd
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BUILDING 4 - SIDEWALKS		0.5 fc	1.5 fc	0.0 fc	N/A	N/A
BUILDING 5 - SIDEWALKS		0.7 fc	0.7 fc	0.6 fc	1.2:1	1.2:1
BUILDING 6 - SIDEWALKS		0.7 fc	1.5 fc	0.2 fc	7.5:1	3.5:1
BUILDING 7 - SIDEWALKS/ENTRY PLAZA		0.2 fc	0.6 fc	0.0 fc	N/A	N/A
OUTDOOR GARDEN AREA		1.2 fc	2.5 fc	0.4 fc	6.3:1	3.0:1
PARK/DRIVE		1.3 fc	4.8 fc	0.2 fc	24.0:1	6.5:1
SITE		0.4 fc	4.8 fc	0.0 fc	N/A	N/A

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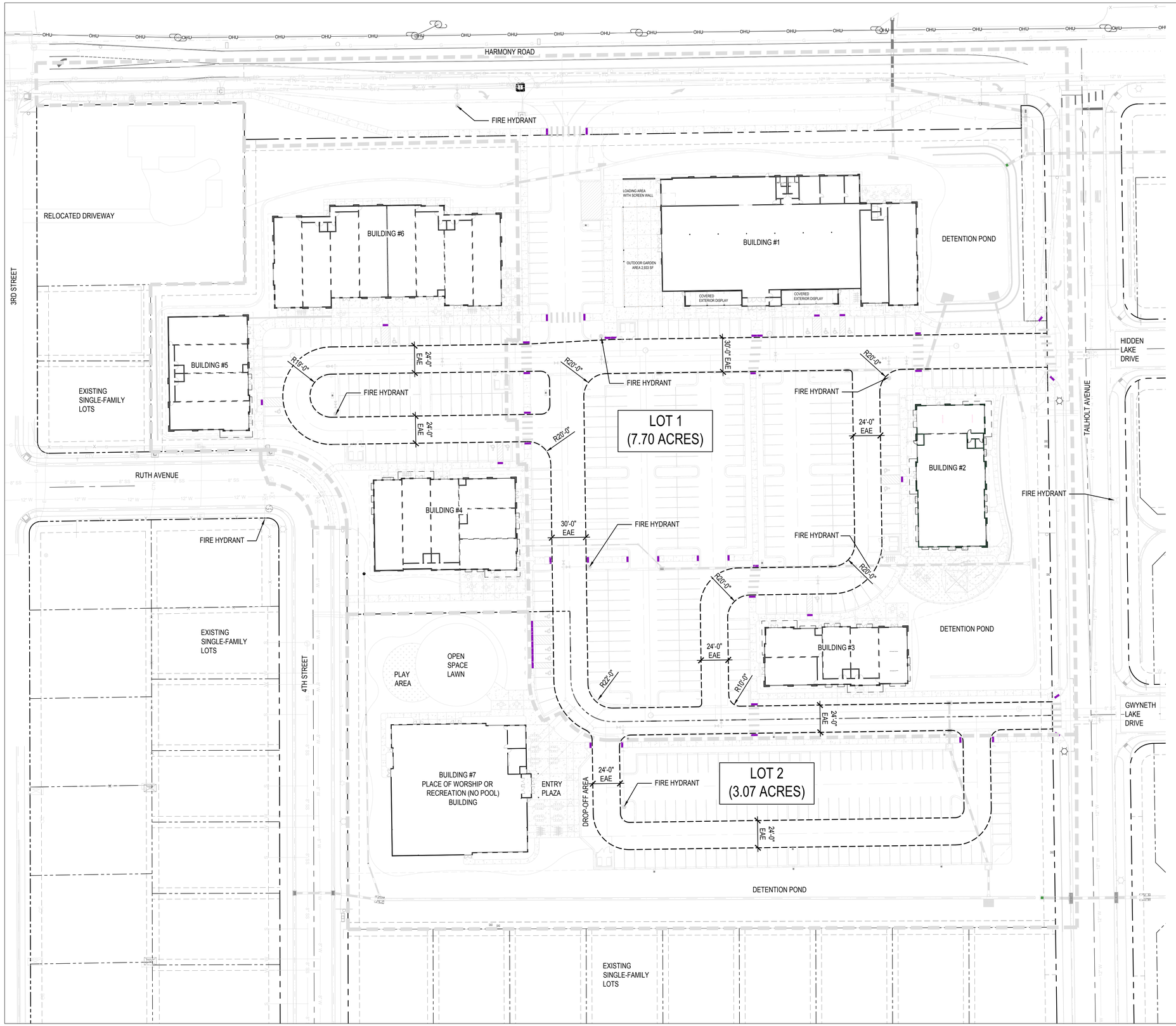
VISUAL

The Lighting Agency

FRANKLING PLACE
EXTERIOR PHOTOMETRIC

Designer
R. TIFFANY
Date
04/12/2023
Scale
Not to Scale
Drawing No.
2
Summary
https://thelightingagency.sharepoint.com/:u:/s/ILSApplications/EdLIW4LdxVpMu-7bdnIZ4KMBhUyCPPIV7_sS2y1u-yMnjQ?e=sV4kSZ

63



FRANKLIN PLACE

TJB Partners, Inc.
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Fort Collins, CO 80525

russell+mills

REV.	COMMENT	DATE

FINAL
SITE PLAN

Date: 08.28.2023
Drawn By: SL
Checked By: PM

Sheet Name

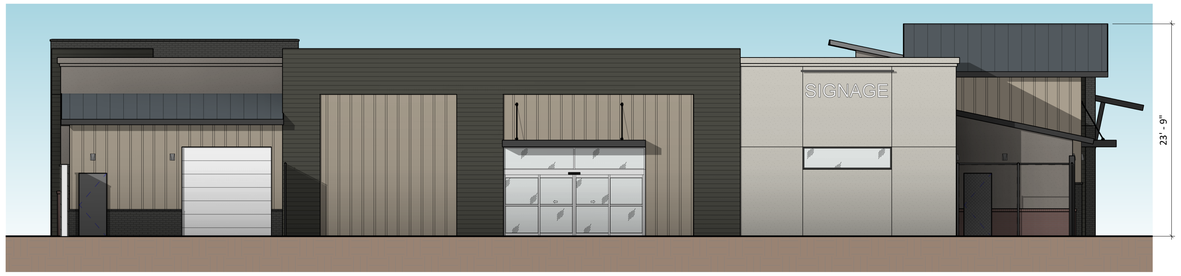
FIRE ACCESS PLAN

Sheet

64



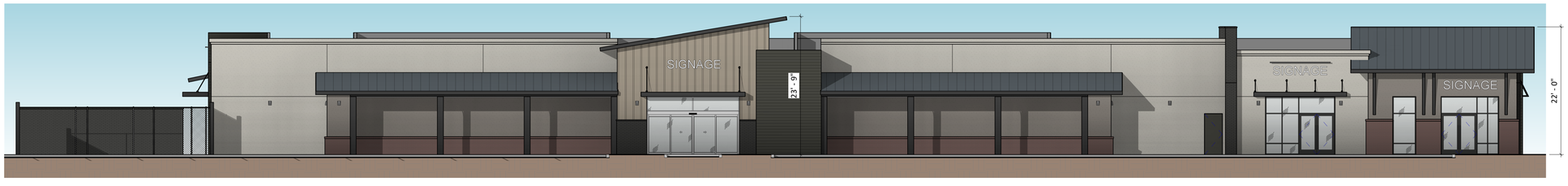
4
65
NORTH ELEVATION - BUILDING 1
SCALE: 1" = 10'-0"



3
65
WEST ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"



2
65
EAST ELEVATION - BUILDING 1
SCALE: 1/8" = 1'-0"



1
65
SOUTH ELEVATION - BUILDING 1
SCALE: 1" = 10'-0"

MATERIAL LEGEND

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE

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Fort Collins, CO 80524
(970) 223-1820
www.alm2s.com

FRANKLIN PLACE
FRANKLIN PLACE 1, LLC
SEVERANCE, CO

NOT FOR CONSTRUCTION

No.	Issue	Date

Project	2311
Date	08/29/2023
Drawn	Author

ELEVATIONS - BUILDING 1

0 1/2 1" 2"

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65

FILE LOCATION: Autodesk Docs://2311 - Franklin Place/23-0308 - Franklin Place - Building 1 - Conceptual Design V3 - Shed Roof.rvt

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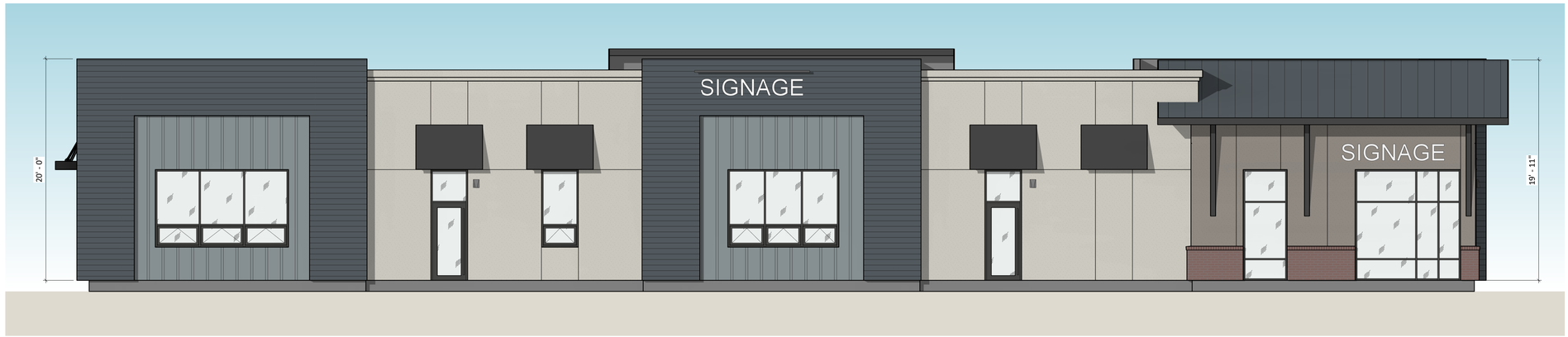

MATERIAL LEGEND

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE

1/66 EAST ELEVATION - BUILDING 2

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



2/66 NORTH ELEVATION - BUILDING 2

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



3/66 SOUTH ELEVATION - BUILDING 2

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



4/66 WEST ELEVATION - BUILDING 2

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

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SEVERANCE, CO

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No.	Issue	Date
Project		2311
Date		08/29/2023
Drawn		Author

ELEVATIONS - BUILDING 2

66

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0 1/2" 1" 2"

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NORTH ELEVATION - BUILDING 3

3 / 67

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



EAST ELEVATION - BUILDING 3

2 / 67

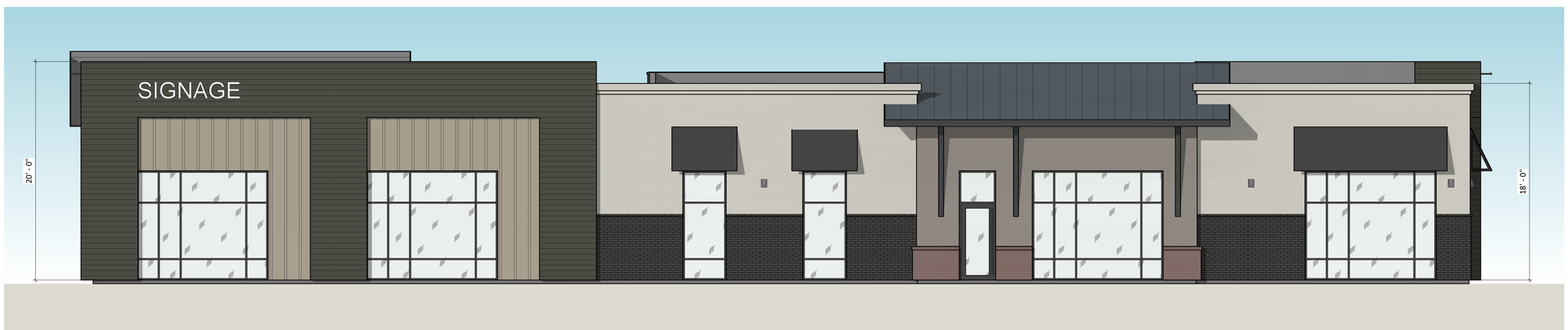
SCALE: 3/16" = 1'-0"



WEST ELEVATION - BUILDING 3

4 / 67

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



SOUTH ELEVATION - BUILDING 3

1 / 67

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

MATERIAL LEGEND

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
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FRANKLIN PLACE

FRANKLIN PLACE 1, LLC

SEVERANCE, CO

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No.	Issue	Date

Project	2311
Date	08/29/2023
Drawn	Author

ELEVATIONS - BUILDING 3

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0 1/2" 1" 2"

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67



NORTH ELEVATION - BUILDING 4

4/68 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
- ALL TRIM - SW 7069 IRON ORE



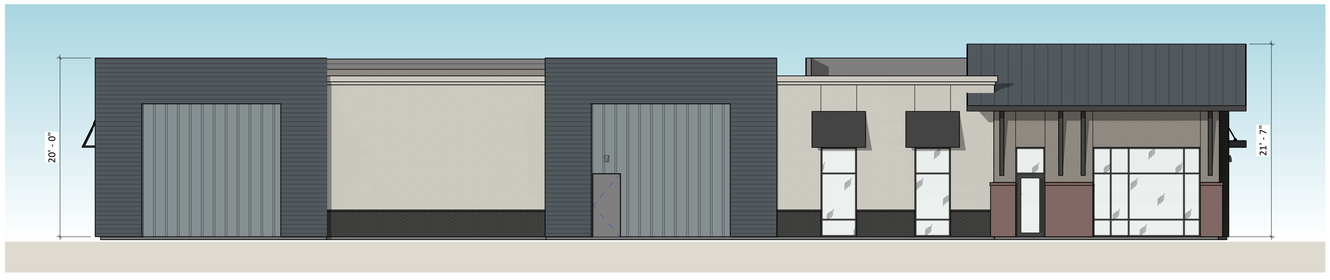
EAST ELEVATION - BUILDING 4

2/68 SCALE: 1/8" = 1'-0"



WEST ELEVATION - BUILDING 4

3/68 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING 4

1/68 SCALE: 1/8" = 1'-0"

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No.	Issue	Date

Project	2311
Date	08/29/2023
Drawn	Author

ELEVATIONS - BUILDING 4

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0 1/2" 1" 2"

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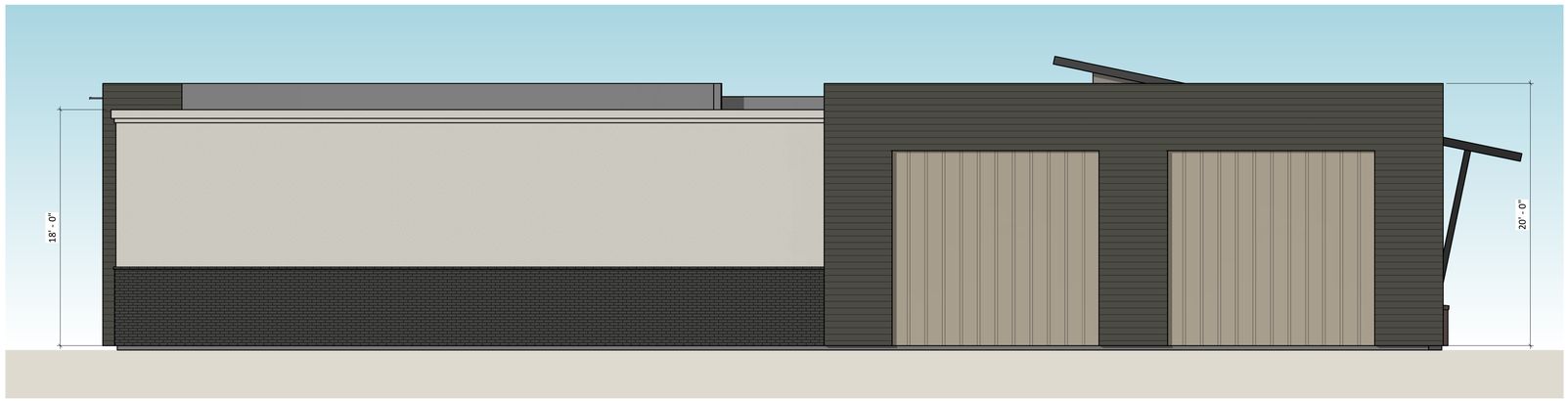

MATERIAL LEGEND

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
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- ALL TRIM - SW 7069 IRON ORE

BUILDING 5 - WEST ELEVATION

4 / 69 SCALE: 3/16" = 1'-0"



BUILDING 5 - SOUTH ELEVATION

2 / 69 SCALE: 3/16" = 1'-0"



BUILDING 5 - NORTH ELEVATION

3 / 69 SCALE: 3/16" = 1'-0"



BUILDING 5 - EAST ELEVATION

1 / 69 SCALE: 3/16" = 1'-0"

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ELEVATIONS - BUILDING 5

0 1/2" 1" 2"

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BUILDING 6 - NORTH ELEVATION

4/70 SCALE: 1/8" = 1'-0"



BUILDING 6 - WEST ELEVATION

3/70 SCALE: 1/8" = 1'-0"



BUILDING 6 - EAST ELEVATION

2/70 SCALE: 1/8" = 1'-0"



BUILDING 6 - SOUTH ELEVATION

1/70 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- BRICK VENEER - DARK RED
- STONE VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - SLATE GRAY
- BRIDGER STEEL SNAP BATTEN SIDING - OLD TOWN GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7043 WORLDLY GRAY
- 2-COAT PORTLAND CEMENT BASED STUCCO SYSTEM - SW 7018 DOVETAIL
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ELEVATIONS - BUILDING 6

0 1/2" 1" 2"

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BUILDING 7 - WEST ELEVATION

4 / 71

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



BUILDING 7 - SOUTH ELEVATION

3 / 71

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



BUILDING 7 - NORTH ELEVATION

2 / 71

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



BUILDING 7 - EAST ELEVATION

1 / 71

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

MATERIAL LEGEND

- BRICK VENEER - DARK RED
- BRICK VENEER - CHARCOAL
- BRIDGER STEEL V-GROOVE SIDING - BRONZE
- BRIDGER STEEL SNAP BATTEN SIDING - SIERRA TAN
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Drawn	Author

ELEVATIONS - BUILDING 7

0 1/2" 1" 2"

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BUILDING 1 - VIEW FROM SOUTHEAST



BUILDING 1 - VIEW FROM NORTHEAST



BUILDING 1 - VIEW FROM NORTHWEST



BUILDING 1 - VIEW FROM SOUTHWEST

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3D VIEWS

0 1/2 1" 2"

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BUILDING 2 - VIEW FROM NORTHWEST



BUILDING 2 - VIEW FROM NORTHEAST



BUILDING 2 - VIEW FROM SOUTHEAST



BUILDING 2 - VIEW FROM SOUTHWEST

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3D VIEWS - BUILDING 2

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BUILDING 3 - VIEW FROM NORTHEAST



BUILDING 3 - VIEW FROM SOUTHEAST



BUILDING 3 - VIEW FROM SOUTHWEST



BUILDING 3 - VIEW FROM NORTHWEST

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3D VIEWS - BUILDING 3

0 1/2 1" 2"

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BUILDING 4 - VIEW FROM SOUTHEAST



BUILDING 4 - VIEW FROM NORTHEAST



BUILDING 4 - VIEW FROM NORTHWEST



BUILDING 4 - VIEW FROM SOUTHWEST

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3D VIEWS - BUILDING 4

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BUILDING 5 - VIEW FROM SOUTHEAST



BUILDING 5 - VIEW FROM SOUTHWEST



BUILDING 5 - VIEW FROM NORTHWEST



BUILDING 5 - VIEW FROM NORTHEAST

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3D VIEWS - BUILDING 5

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BUILDING 6 - VIEW FROM SOUTHWEST



BUILDING 6 - VIEW FROM NORTHWEST



BUILDING 6 - VIEW FROM NORTHEAST



BUILDING 6 - VIEW FROM SOUTHEAST

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3D VIEWS - BUILDING 6

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BUILDING 7- VIEW FROM SOUTHEAST



BUILDING 7 - VIEW FROM NORTHEAST



BUILDING 7 - VIEW FROM NORTHWEST



BUILDING 7 - VIEW FROM SOUTHWEST

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3D VIEWS - BUILDING 7

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MEMORANDUM



To: Abdul Barzak and Bill Cornelius, Town of Severance
Eli Farney, Consultant to Town of Severance
Chris Messersmiths, Consultant to Town of Severance

From: Ruth Rollins, PE, Rollins Consult LLC

Date: July 25, 2023

Subject: Request For Concurrence - Right-In-Right-Out on Harmony Road - Franklin Place

The following is a request for concurrence by the Town of Severance, for a Right-In-Right-Out (RIRO) on Harmony Road (WCR 74) related to the proposed Franklin Place project. The location is provided on Figure 1. As shown, for the short range future (before a median on Harmony Road) there will be a channelizing island. The proposed access is 458 feet from Tailholt Avenue (center line to center line) and 500.75 feet from 3rd Street (center line to center line).

Guidance from the Weld County, *County Road 74, Access Control Plan,* dated September 2020, indicates that 660 feet should be provided between full movement access points. The plan also states that this minimum spacing does not apply to restricted accesses such as a RIRO. For guidance on RIRO spacing, the *Severance Transportation Plan, July 20, 2021,* was used. The Transportation Plan identifies Harmony Road as a future Major Arterial. Within the Transportation Plan, in Table 3 - Technical Design Criteria, the minimum distance between driveways for a RIRO is 350 feet. The proposed access point meets this minimum distance with 458 feet to Tailholt Avenue and 500.75 feet to 3rd Street.

A signature line is provided for Bill Cornelius. If you have any additional questions, please feel free to contact me.

DocuSigned by:
Bill Cornelius
512CFDE92A77410...

Bill Cornelius, PE

Community Development Director

Town of Severance

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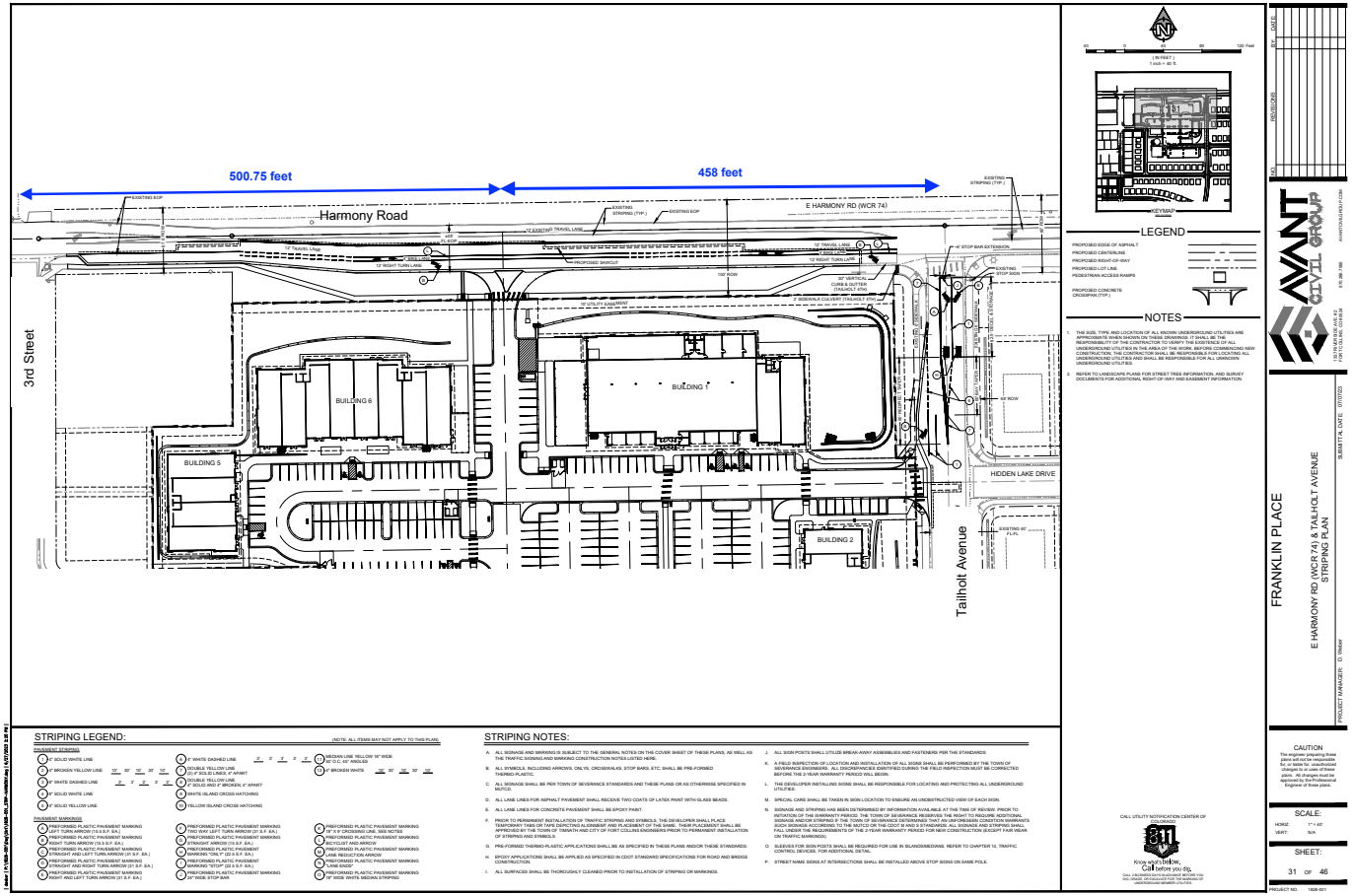
Figure 1 - RIRO on Harmony Road



COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Franklin Place

Land Use Process: Final Plat/Site Plan
Planning Commission **October 18, 2023**
Town Council **November 14, 2023**

Report Date: 10.5.23

Vicinity Map:



PUBLIC NOTIFICATION AND REFERRALS

Notice of the Planning Commission public hearing was mailed to all property owners within 1000 feet of this proposed project. (mailed September 22, 2023)

A sign notifying the public that the property was under review for development was posted a minimum of 15 days ahead of the Planning Commission hearing. (Sign Posted October 2, 2023)

Referral Agencies Involved

- ✓ Windsor-Severance Fire District
- ✓ Platte Valley REA
- ✓ Town of Severance Public Works
- ✓ SAFEbuilt
- ✓ Town of Severance Police Department
- ✓ Weld County Government
- ✓ Weld County School District RE-4
- ✓ Town of Windsor
- ✓ Loup Reservoir
- ✓ Light Gig
- ✓ North Weld County Water District
- ✓ Great Western Trail Authority
- ✓ Clearview Library District
- ✓ Eaton Ditch

The referral comments have been reviewed by planning staff and the applicant and have been addressed during the review process and included in any conditions of approval.

PROJECT DESCRIPTION

The Franklin Place Final Plat also known at Tailholt 3rd Filing is bounded by East Harmony Road on the north, Tailholt Avenue on the east and 4th Street on the west. The Final Plat includes seven buildings planned for uses to be consistent with the Town Core Zone District.

Access to the site will be a right-in right-out off of Harmony Road and two access points from Tailholt Avenue. The site is planned to be developed in phases with the buildings allowing for flexible retail and commercial shell buildings that will allow for an array of tenant types with flexibility in size for future tenant spaces.

Staff has reviewed the landscaping and open space plans and find them consistent with the Land Use Code Section 16.12. In addition, the application is consistent with the Design Standards as outlined in Section 16.6.30 of the Land Use Code specific to Town Core.

OVERALL STAFF COMMENTS

TOWN PLANNER

Town Staff has reviewed the application for Final Plat and Site Plan and finds it consistent with Town of Severance Comprehensive Plan and Town Land Use Code specific to the Town Core Zone District. Staff recommends the following:

- The applicant will work with the Town Attorney and Town Staff to finalize the Subdivision Development Agreement prior to the Town Council meeting.

TOWN MANAGEMENT

No further comments currently.

TOWN ENGINEER

No further comments currently.

TOWN TRAFFIC ENGINEER

No further comments currently.

TOWN ATTORNEY
No further comments currently.

PUBLIC WORKS
No further comments currently.

POLICE
No further comments currently.

TOWN BUILDING DEPARTMENT
No further comments currently.

OTHER REFERRALS
No further comments currently.

STAFF RECOMMENDATION TO PLANNING COMMISSION

Town staff agrees that this proposal adheres to the Town of Severance Comprehensive Plan and Land Use Code requirements pertaining to Town Core. Staff recommends that the Planning commission forward a recommendation for approval to the Town Council to approve the Final Plat and Site Plan.