



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, January 17, 2024, at 6:00 PM

A. CALL TO ORDER

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. 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.

- 4. Approval of 12.20.23 Minutes**

B. REGULAR MEETING

- 1. Appointment of Chair and Vice-Chair**
 - Legislative
 - Staff Presentation: Nicholas Wharton, Town Manager
- 2. Resolution PC-2024 01: A Resolution of the Town of Severance Planning Commission approving, with conditions, a Use by Special Review application on real property located with the Town of Severance, commonly known as 10845 County Road 74**
 - Legislative
 - Staff Presentation: Shani Porter, Town Planner
- 3. Resolution PC-2024 02: A Resolution of the Town of Severance Planning Commission approving, with conditions, a Site Plan application on real property located with the Town of Severance, commonly known as 10845 County Road 74**
 - Legislative
 - Staff Presentation: Shani Porter, Town Planner
- 4. Severance Police Station Site Plan**
 - Discussion

- Staff Presentation: Shani Porter, Town Planner

C. COMMUNICATIONS

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

- 1. Town Staff**
- 2. Town Management**
- 3. Commission Members**

D. ADJOURN

Planning Commission MEETING

Wednesday, January 17, 2024, 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

REGULAR MEETING MINUTES

Wednesday, December 20, 2023, at 6:00 PM

Present:

Chair:

Julie Stout

Vice-Chair:

Derek Grimes

Commissioners:

Brittany Vandermark

Derek Grimes

Joe Pirrone

Dan Spykstra

David Rau

Absent:

Audience:

Staff:

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Shani Porter, Town Planner

Leah Vanarsdall, Town Clerk

A. CALL TO ORDER

1. Roll Call

2. Pledge of Allegiance

3. 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.

4. Approval of 11.15.23 Minutes

MOTION WAS MADE BY Commissioner Pirrone, seconded by Commissioner Rau to Approve the 11.15.23 Minutes. All Commission Members present voting Yes,

MOTION PASSED

B. REGULAR MEETING

1. Resolution PC-2023-06R: A Resolution of the Severance Planning Commission approving a Use by Special Review application to operate a Home Based Business on real property located within the Town of Severance, commonly known as 1790 Valley Brook Lane

- Legislative
- Staff Presentation: Shani Porter, Town Planner

MOTION WAS MADE BY Commissioner Pirrone, seconded by Commissioner Vandermark to Approve **Resolution PC-2023-06R: A Resolution of the Severance Planning Commission approving a Use by Special Review application to operate a Home Based Business on real property located within the Town of Severance, commonly known as 1790 Valley Brook Lane** to include the Metro District approval. All Commission Members present voting Yes,

MOTION PASSED

2. Resolution PC-2023-07R: A Resolution of the Severance Planning Commission approving a Use by Special Review application to operate a Home Based Business on real property located within the Town of Severance, commonly known as 1077 Mount Oxford Avenue.

- Legislative
- Staff Presentation: Shani Porter, Town Planner

MOTION WAS MADE BY Commissioner Vandermark, seconded by Commissioner Pirrone to Approve **Resolution PC-2023-07R: A Resolution of the Severance Planning Commission approving a Use by Special Review application to operate a Home Based Business on real property located within the Town of Severance, commonly known as 1077 Mount Oxford Avenue** and to include Metro approval. Once State Approval has been received, the Town will issue the Business License. All Commission Members present voting Yes,

MOTION PASSED

C. 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

D. ADJOURN

6:15 pm



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Appointment of Chair and Vice-Chair	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA
ACTION REQUESTED		
Management asks that the Planning Commission discuss the Chair and Vice-Chair appointments and take action. • Actions that may be taken: ○ Move to appoint a Chair for a one-year term ○ Move to appoint a Vice-Chair for a one-year term		<u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
Per Chapter 2, Article 5, Section 2-5-70 of the Severance Municipal Code: <i>The Planning Commission shall select a Chair who shall serve a term of one (1) year with eligibility for reelection. A Vice Chair may be selected from the entire membership of the Planning Commission. However, no alternate member shall be eligible to serve as an officer of the Planning Commission. In the absence of both the Chair and Vice Chair, any member of the Planning Commission may conduct the meeting.</i> (Ord. 2001-04 §1; Ord. 2007-07 §1; Ord. 2019-03 §3)		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Planning Commission take action and move to appoint a Chair and Vice-Chair for a one-year term.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: None		



AGENDA ITEM SUMMARY

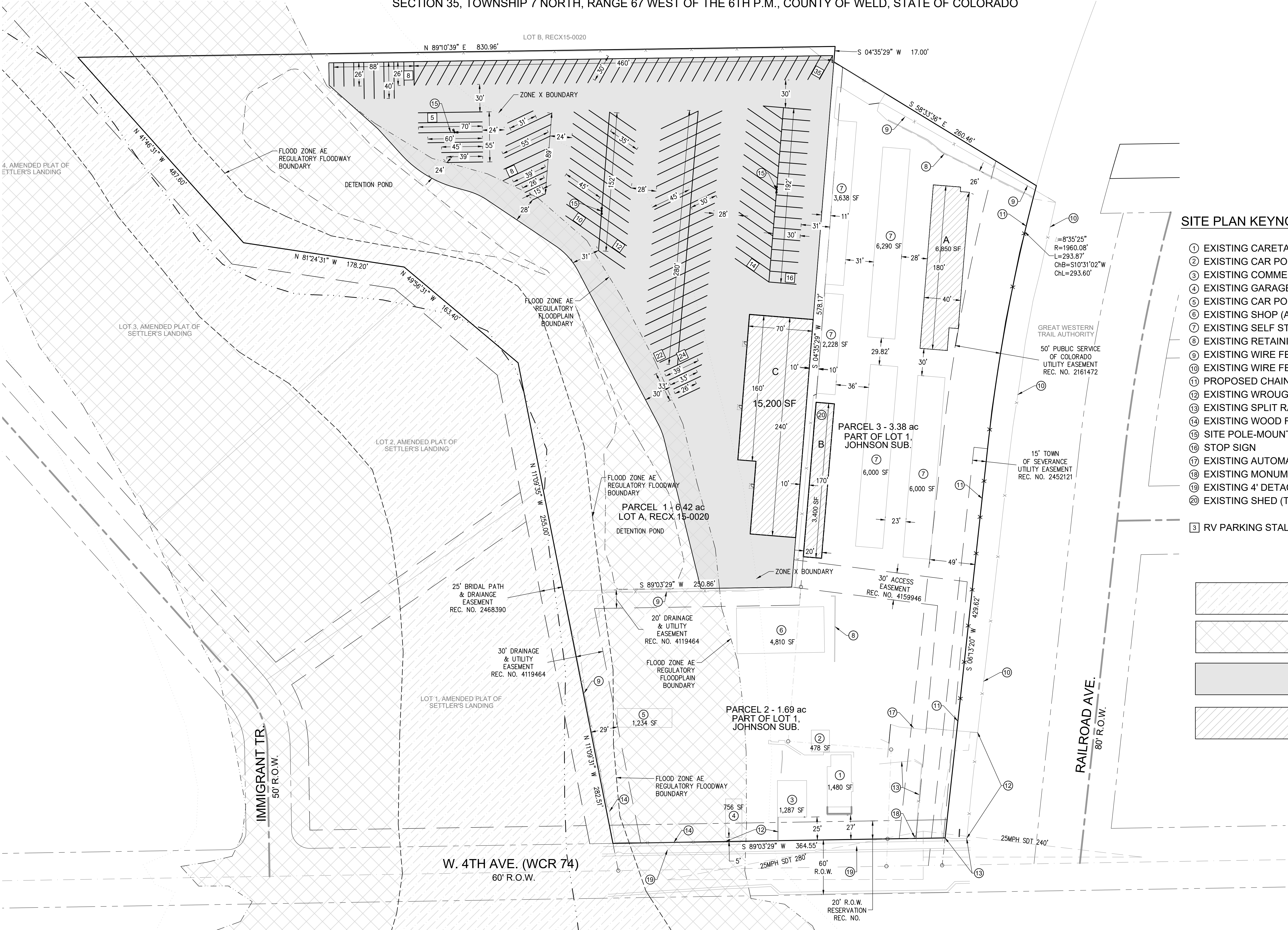
AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution PC-2024 01: A Resolution of the Town of Severance Planning Commission approving, with conditions, a Use by Special Review application on real property located with the Town of Severance, commonly known as 10845 County Road 74	Shani Porter, Town Planner	Shani Porter, Town Planner
ACTION REQUESTED		
Town Staff requests the Planning Commission review and take action on the proposed Use by Special Review as follows: 1. Move to approve Resolution 2024-01 with Conditions 2. Move to deny Resolution 2024-01 3. Take no action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Use by Special Review application is for the expansion of the outdoor storage and mini-enclosed storage facilities. The plan will expand the existing use to the land immediately to the north for a total of 11.3 acres. The proposed expansion is planned for two phases. Phase 1 will add outdoor boat and RV storage and the addition of a warehouse building. Phase 2 will replace the majority of the outdoor storage with self-storage buildings. The western portion of the property will be maintained as open space along the existing ditch, which is a designated floodplain. Access to the site is from Harmony Road/Weld County Road 74.		
PUBLIC SUPPORT/CONCERN		
See attached email and comments		
ANALYSIS AND RECOMMENDATION		
Town Staff has reviewed the application for the Use by Special Review and finds it consistent with Town of Severance Comprehensive Plan and Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Severance Storage Site Plan 2. Staff Report 1.17.24 3. Severance Storage Town Review 8th Submittal 4. SPO Email Severance Storage 5. SPO PC Comments Tom Peterson 10.18.23 6. Resolution 2024-01		

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

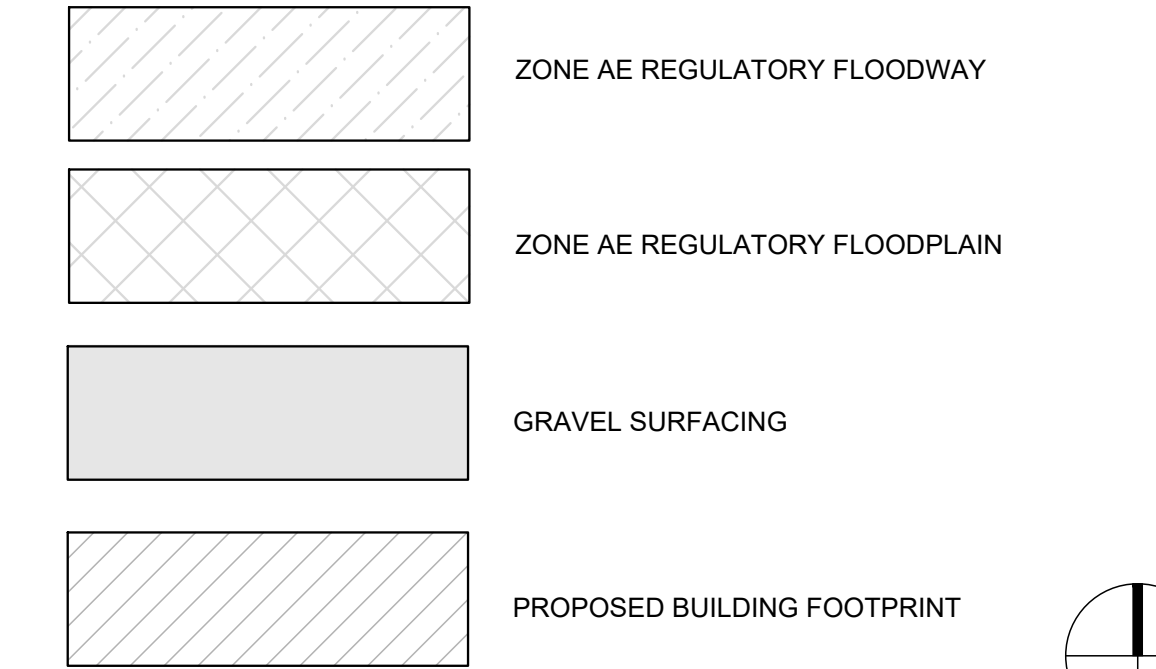
LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SITE PLAN KEYNOTES

- ① EXISTING CARETAKER RESIDENCE
- ② EXISTING CAR PORT (ACCESSORY BUILDING)
- ③ EXISTING COMMERCIAL SERVICES BUILDING
- ④ EXISTING GARAGE (ACCESSORY BUILDING)
- ⑤ EXISTING CAR PORT (ACCESSORY BUILDING)
- ⑥ EXISTING SHOP (ACCESSORY BUILDING)
- ⑦ EXISTING SELF STORAGE WAREHOUSE BUILDING
- ⑧ EXISTING RETAINING WALL
- ⑨ EXISTING WIRE FENCE TO REMAIN
- ⑩ EXISTING WIRE FENCE TO BE REMOVED
- ⑪ PROPOSED CHAIN LINK FENCE, 6' HEIGHT
- ⑫ EXISTING WROUGHT IRON FENCE, 4' HEIGHT
- ⑬ EXISTING SPLIT RAIL FENCE, 3' HEIGHT
- ⑭ EXISTING WOOD FENCE, 6' HEIGHT
- ⑮ SITE POLE-MOUNTED LIGHT
- ⑯ STOP SIGN
- ⑰ EXISTING AUTOMATIC SLIDING GATE
- ⑱ EXISTING MONUMENT SIGN
- ⑲ EXISTING 4' DETACHED SIDEWALK
- ⑳ EXISTING SHED (TO BE REMOVED)

③ RV PARKING STALL COUNT



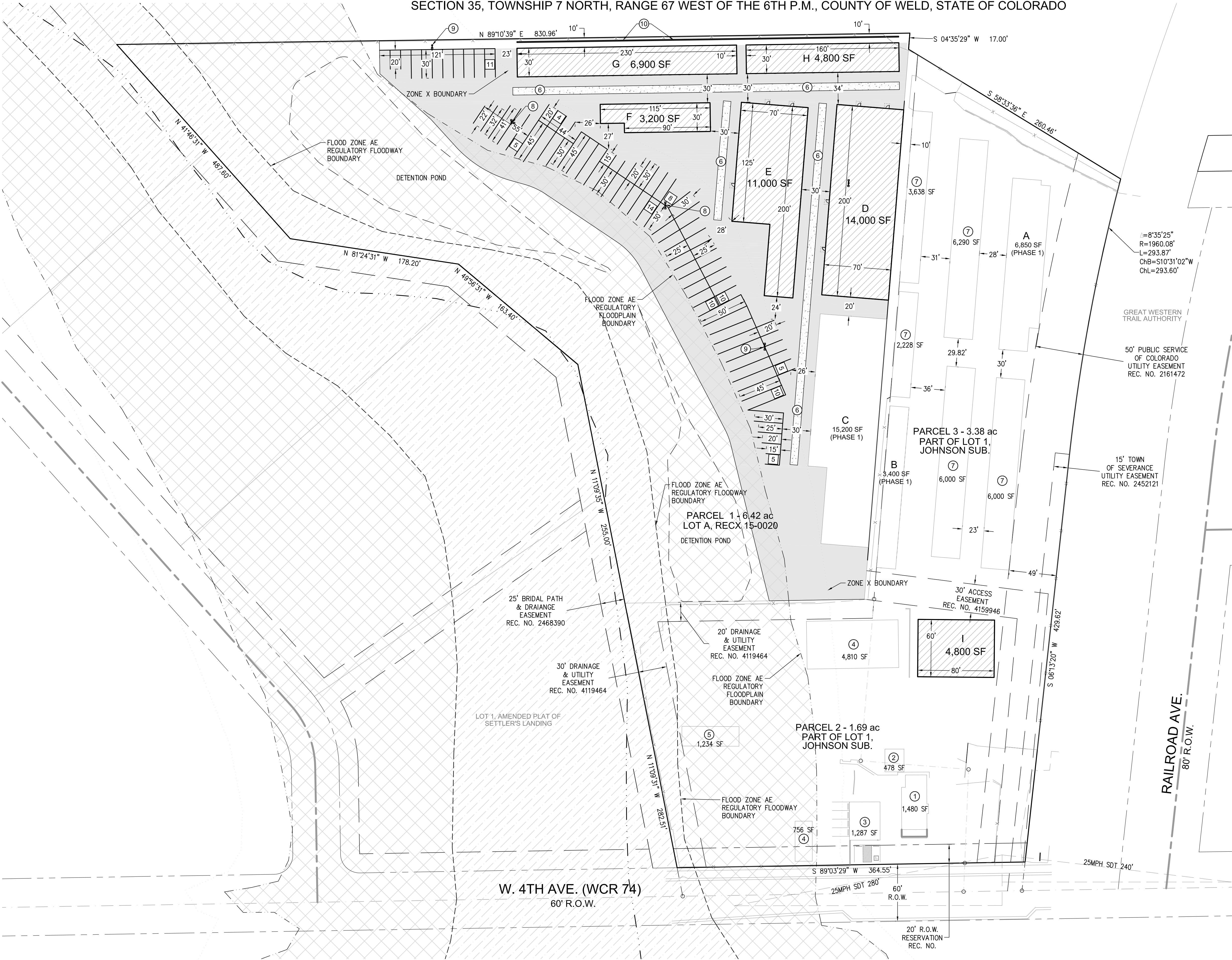
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
DECEMBER 15, 2022
SITE PLAN - PHASE 1

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

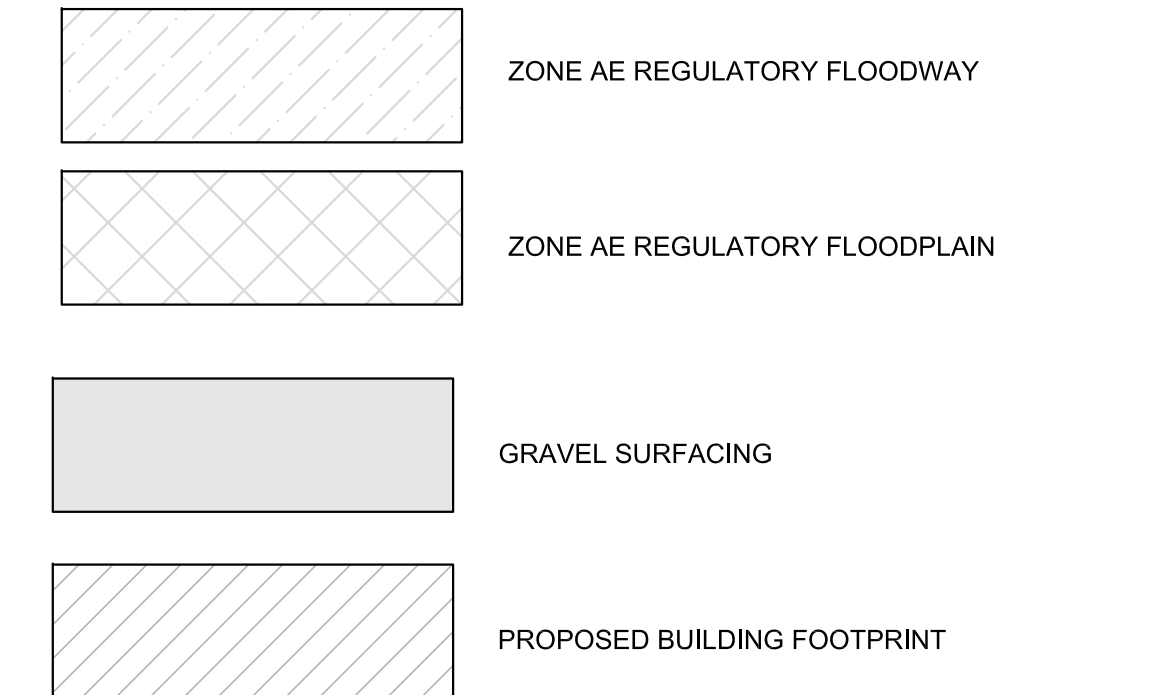
LOT A, RECORDED EXEMPTION NO. 0705-35-4 RECX15-0020 AND LOT 1, JOHNSON SUBDIVISION SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO



SITE PLAN KEYNOTES

- ① EXISTING CARETAKER RESIDENCE
- ② EXISTING CAR PORT (ACCESSORY BUILDING)
- ③ EXISTING COMMERCIAL SERVICES BUILDING
- ④ EXISTING GARAGE (ACCESSORY BUILDING)
- ⑤ EXISTING CAR PORT (ACCESSORY BUILDING)
- ⑥ CONCRETE PAN, 8'
- ⑦ EXISTING SELF STORAGE WAREHOUSE BUILDING
- ⑧ EXISTING SITE POLE-MOUNTED LIGHT (PHASE 1)
- ⑨ SITE POLE-MOUNTED LIGHT
- ⑩ RETAINING WALL - SEE DETAIL SHEET 5

③ RV PARKING STALL COUNT



North
GRAPHIC SCALE
0 25 50
1 INCH = 50 FEET

Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
DECEMBER 3, 2022
SITE PLAN - PHASE 2
3

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



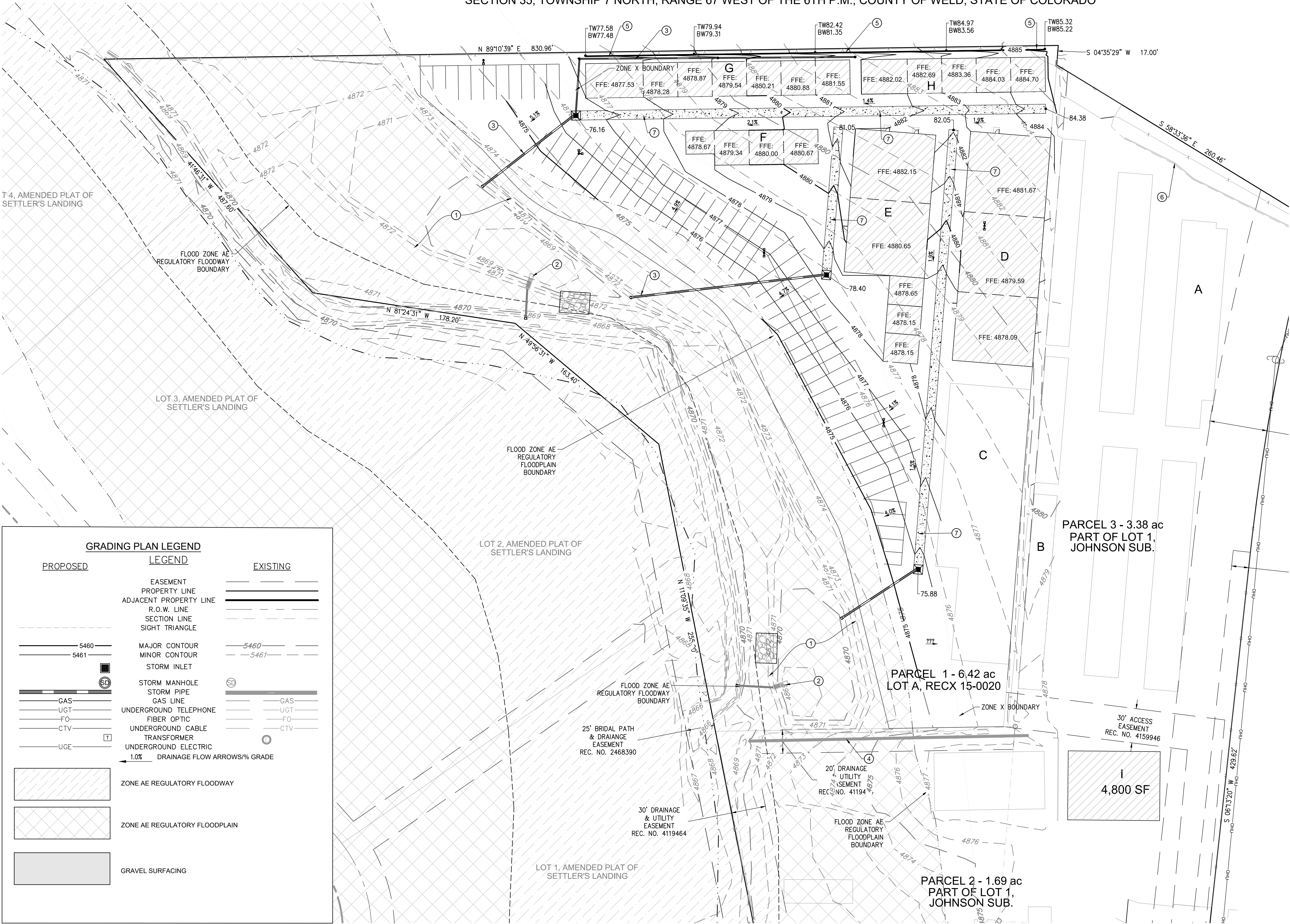
DECEMBER 15, 2022
GRADING PLAN - PHASE 1
3

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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



GRADING PLAN LEGEND

PROPOSED

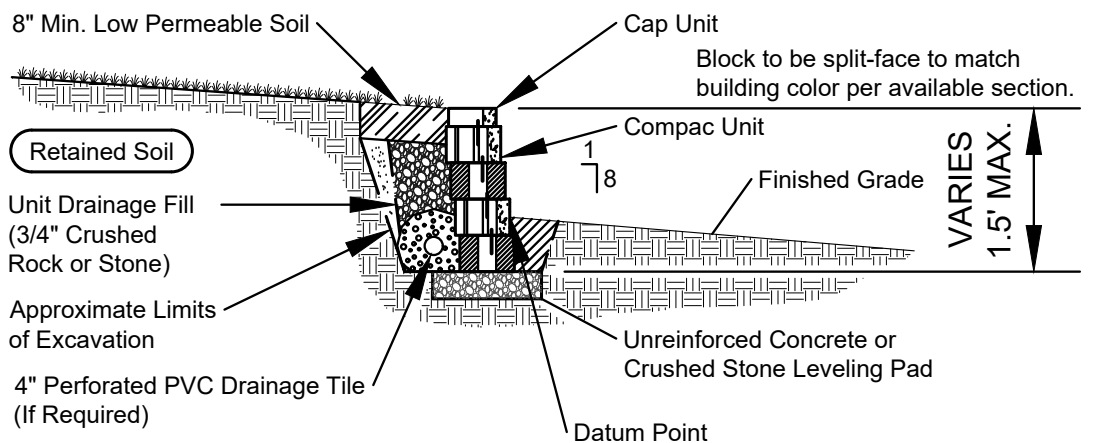
LEGEND

EXISTING

	EASEMENT	
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	R.O.W. LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	STORM INLET	
	STORM MANHOLE	
	STORM PIPE	
	GAS LINE	
	UGT	
	FO	
	CTV	
	UGE	
	1.0% DRAINAGE FLOW ARROWS/% GRADE	
	ZONE AE REGULATORY FLOODWAY	
	ZONE AE REGULATORY FLOODPLAIN	
	GRAVEL SURFACING	

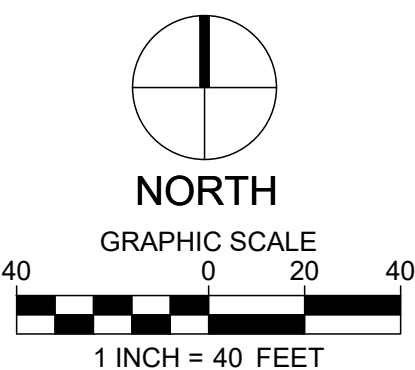
GRADING PLAN KEYNOTES

- ① DETENTION/WATER QUALITY POND (PHASE 1)
- ② DETENTION POND OUTLET STRUCTURE (PHASE 1)
- ③ PROPOSED STORM SEWER PIPE
- ④ EXISTING STORM SEWER PIPE
- ⑤ PROPOSED RETAINING WALL
- ⑥ EXISTING RETAINING WALL
- ⑦ PROPOSED CONCRETE DRAIN PAN



DRY-STACK RETAINING WALL (PRIVATE)

For Information Only - Final Design by Contractor
Any retaining wall over 48" in height must be designed by a certified engineer and reviewed and approved by City of Aurora Public Works Engineering Services Department



KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

DECEMBER 15, 2022
GRADING PLAN - PHASE 2
5



LOT B, REC15-0020

ZONE X BOUNDARY

PARCEL 1 - 6.42 ac
LOT A, REC15-0020

2PP CA LP PY 2PP HB 2PP 2LP HB

FLOOD ZONE AE REGULATORY FLOODWAY BOUNDARY

FLOOD ZONE AE REGULATORY FLOODPLAIN BOUNDARY

LOT 2, AMENDED PLAT OF
SETTLER'S LANDING

2NC 2PP 2LP PY NC 2CA

FLOOD ZONE AE REGULATORY FLOODWAY BOUNDARY

25' BRIDAL PATH & DRAINAGE
EASEMENT
REC. NO. 2468390

30' DRAINAGE
& UTILITY
EASEMENT
REC. NO. 4119464

20' DRAINAGE
& UTILITY
EASEMENT
REC. NO. 4119464

FLOOD ZONE AE REGULATORY FLOODPLAIN BOUNDARY

PARCEL 2 - 1.69 ac
PART OF LOT 1,
JOHNSON SUB.

30' ACCESS
EASEMENT
REC. NO. 4159946

PARCEL 3 - 3.38 ac
PART OF LOT 1,
JOHNSON SUB.

GREAT WESTERN
TRAIL AUTHORITY

50' PUBLIC SERVICE
OF COLORADO
UTILITY EASEMENT
REC. NO. 2161472

15' TOWN
OF SEVERANCE
UTILITY EASEMENT
REC. NO. 2452121

RAILROAD AVE.
80' R.O.W.

NEW PLANTING
BED WITH ROCK
MULCH

3HW 8GL 3BJ

EX. SHRUB MASS

EX. STREET EDGE
WALK & RAIL FENCE

60' R.O.W.

LOT 1, AMENDED PLAT OF
SETTLER'S LANDING

W. 4TH AVE. (WCR 74)
60' R.O.W.

AL NAME	COMMON NAME	SIZE	NOTES/REMARKS
peciosa	Western Catalpa	2" cal.	B&B, Full head, straight
identalis "Chicagoland"	Hackberry	2" cal.	B&B, Full head, straight
scuminata	Narrowleaf Cottonwood	2" cal.	B&B, Full head, straight
ricum 'Hot Wings'	Hot Wings Maple	2" cal.	B&B, Full head, straight
ilis	Limber Pine	6' Ht.	B&B, Full & bushy
nderosa	Ponderosa Pine	6' Ht.	B&B, Full & bushy
ilis	Pinyon Pine	6' Ht.	B&B, Full & bushy
horizontalis 'Buffalo'	Buffalo Juniper	5 gal.	Container
matica 'Gro-low'	Gro-low Sumac	5 gal.	Container

SEED MIX #1- OVERLOT MIX

SPECIES	VARIETY	RATE (PLS./Ac.)
Western Wheatgrass	(Arriba, Barton, Rosana)	2.5 lbs
Blue Grama	(Hachital, Lovington)	1.5 lbs
Sidecoats Grama	(Vaughn, Butte, Niner, El Reno, Haskell)	2.25 lbs
Smooth Brome	(Lincoln, Manchar)	2.0 lbs
Sand Dropseed		0.25 lbs
Perennial Ryegrass	(Calibra or Garibaldi tetraploid)	0.75 lbs
Slender Wheatgrass	(Pryor, Revenue or San Luis)	2.5 lbs
Alkalgrass	(Fults II, Salt on Sea)	1.25 lbs
Switchgrass	(Nebraska 28, Blackwell)	1.0 lbs
		Total: 14.0 lbs

SEED MIX #2- DETENTION MIX

SPECIES	VARIETY	RATE (PLS./Ac.)
Western Wheatgrass	(Arriba, Barton, Rosana)	6.4 lbs
Streambank Wheatgrass	Sodar	6.4 lbs
Switchgrass	(Nebraska 28, Blackwell)	2.7 lbs

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/REMARKS
DECIDUOUS TREES					
CA	3	Catalpa speciosa	Western Catalpa	2" cal.	B&B, Full head, straight
HB	4	Celtis occidentalis 'Chicagoland'	Hackberry	2" cal.	B&B, Full head, straight
NC	4	Populus aluminata	Narrowleaf Cottonwood	2" cal.	B&B, Full head, straight
ORNAMENTAL TREES					
HW	3	Acer tataricum 'Hot Wings'	Hot Wings Maple	2" cal.	B&B, Full head, straight
EVERGREEN TREES					
LP	5	Pinus flexilis	Limber Pine	6' Ht.	B&B, Full & bushy
PP	8	Pinus ponderosa	Ponderosa Pine	6' Ht.	B&B, Full & bushy
PY	2	Pinus edulis	Pinyon Pine	6' Ht.	B&B, Full & bushy
EVERGREEN SHRUBS					
BJ	3	Juniperus horizontalis 'Buffalo'	Buffalo Juniper	5 gal.	Container
DECIDUOUS SHRUBS					
GL	8	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 gal.	Container

SPECIES	VARIETY	RATE (PLS./Ac.)
Western Wheatgrass	(Arriba, Barton, Rosana)	2.5 lbs
Blue Grama	(Hatchall, Lovington)	1.5 lbs
Sideoats Grama	(Maughn, Butte, Niner, El Reno, Haskell)	2.25 lbs
Smooth Brome	(Lincoln, Manchard)	2.0 lbs
Sand Dropseed		0.25 lbs
Perennial Ryegrass	(Calibra or Garibaldi tetraploid)	0.75 lbs
Slender Wheatgrass	(Pryor, Revenue or San Luis)	2.5 lbs
Alkaligrass	(Falls II, Salt on Sea)	1.25 lbs
Switchgrass	(Nebraska 28, Blackwell)	1.0 lbs
		Total: 14.0 lbs

SPECIES	VARIETY	RATE (PLS/AC.)
Western Wheatgrass	(Arriba, Barton, Rosana)	6.4 lbs
Streambank Wheatgrass	Sodur	6.4 lbs
Switchgrass	(Nebraska 28, Blackwell)	2.7 lbs
Prairie Cordgrass		1.5 lbs
Canada Wildrye	Manadan	.25 lbs
Inland Saltgrass	LK517	.25 lbs
Torrey's Rush		.25 lbs
Baltic Rush		.25 lbs
	Total:	18.0 lbs

 DECIDUOUS TREE
 ORNAMENTAL TREE
 EVERGREEN TREE
 DECIDUOUS SHRUB
 EXISTING TREE (NOT SURVEYED)
 ROCK MULCH
 SEED MIX #1
 SEED MIX #2
 STEEL EDGER
 SEEDING LIMIT

CONCEPTUAL LANDSCAPE PLAN

Jump Design Company
PLANNING & LANDSCAPE ARCHITECTURE
1733 S. Clarkson Street
Denver, Colorado 80210
info@jumpdesignco.com
303.282.0463

DECEMBER 3, 2021
SHEET LS1 OF 2

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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

DRYLAND SEEDING NOTES

(A) **GUIDELINES FOR PROCEDURES AND PRACTICES:** THE FOLLOWING PROCEDURES AND PRACTICES HAVE PROVEN TO BE VIABLE FOR THE SUCCESSFUL ESTABLISHMENT OF NON-IRRIGATED NATIVE, DRYLAND AND RESTORATIVE GRASSES.

1. **SITE PREPARATION:** THE FOLLOWING STEPS SHALL BE COMPLETED FOR SITE PREPARATION:
a. SALVAGE TOPSOIL: WHERE AVAILABLE THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND STOCKPILING OF THE TOP 4-6" OF TOPSOIL PRIOR TO OVERLOT GRADING OPERATIONS. TOPSOIL SHALL BE STOCKPILED ON, PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSION ELEMENTS USING BEST MANAGEMENT PRACTICES FOR EROSION CONTROL. THE SAVED TOPSOIL SHOULD THEN BE SPREAD EVENLY OVER LANDSCAPE AND AREAS TO BE SEED TO A DEPTH OF 4". CONTACTOR SHALL IMPORT TOPSOIL FOR SEED TO AREAS WHEN NATIVE STOCKPILES ARE EXHAUSTED.

b. UPON COMPLETION OF GRADING, THE SEEDBED SHOULD BE RIPPED AND/OR DISKED TO A MIN. DEPTH OF EIGHT (8) INCHES. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER 2 (TWO) INCHES IN DIAMETER FROM THE SITE. WHERE NECESSARY UNDERTAKE APPROPRIATE WEED CONTROL MEASURES AND FOLLOW ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

2. **SOIL AMENDMENT REQUIREMENTS:** SOILS SHALL BE AMENDED BEFORE SEEDING IS TO TAKE PLACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THAT THE SOILS ARE ADEQUATE FOR THE GERMINATION AND GROWTH OF THE SPECIFIED SEED MIX. REQUIREMENTS SHALL BE ESTABLISHED BY HIRING A LABORATORY TO PERFORM A SOILS ANALYSIS AFTER THE OVERLOT GRADING FOR THE AREA IS COMPLETE. BASE FERTILIZER AND SOIL AMENDMENTS SHALL BE ADDED AS DESCRIBED IN THE SOILS ANALYSIS. ORGANIC AMENDMENTS SHALL BE BIOCOMP (AVAILABLE FOR A-1 ORGANICS) OR COMPARABLE APPROVED PRODUCT. APPLIED AT 3 CUBIC YARDS PER 1000 S.F. DISC OR RIP SOIL AMENDMENTS TO A DEPTH OF 8" AND RAKE OR DRAG AREAS BEFORE APPLYING SEED.

3. **SEED:** ALL SEED SHALL BE FURNISHED IN BAGS OR CONTAINERS CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAME, THE LOT NUMBER, NET WEIGHT, ORIGIN, THE PERCENT OF WEED SEED CONTENT, THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION, POUNDS OF PURE LIVE SEED (PLS) OF EACH SEED SPECIES, AND THE TOTAL POUNDS OF PLS IN THE CONTAINER. ALL BRANDS SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, BINDWEED, JOHNSON GRASS AND LEAFY SPURGE. THE CONTRACTOR SHALL PROVIDE A SIGNED STATEMENT CERTIFYING THAT THE SEED HAS BEEN TESTED WITHIN SIX (6) MONTHS) PRIOR TO THE DATE OF DELIVERY. SEED THAT HAS BECOME WET, MOLDY, OR DAMAGED IN TRANSIT OR IN STORAGE SHALL NOT BE ACCEPTABLE.

SEED TYPES AND AMOUNT OF PLS REQUIRED PER ACRE SHALL BE PROVIDED IN ACCORDANCE WITH THE PLANS. SEED AND SEED LABELS SHALL CONFORM TO ALL CURRENT STATE AND FEDERAL REGULATIONS. COMPUTATION FOR QUANTITY OF SEED REQUIRED ON THE PROJECT INCLUDES THE PERCENT OF PURITY AND PERCENT OF GERMINATION.

IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. PRODUCT COMPARISON SHALL BE MADE ON THE BASIS OF PLB IN POUNDS, STATED ON EACH SEED BAG. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PLS SHALL BE: LBS. REQUIRED - LBS. SPECIFIED / (% PURITY X GERMINATION).

4. **MULCH AND TACKIFIER:**

a. STRAW MULCH:

- STRAW SHALL NOT BE MUSTY, MOLDY, DECAYED, CAKED OR OF OTHERWISE LOW QUALITY.
- STRAW SHALL BE FREE OF WEEDS AND VIABLE SEEDS. AT LEAST 50% OF THE STRAW WEIGHT SHALL BE 10 INCHES OR MORE IN LENGTH.

b. ANTI-EROSION HYDROMULCH: SEEDING MULCH MANUFACTURED FROM RECYCLED PAPER OR SECONDARY GROUND WOOD FIBERS.

- ACCEPTABLE PRODUCTS: CONWEED 2000 (OR APPROVED EQUAL);
- RATES: APPLY PER APPROVED MANUFACTURER'S RECOMMENDATIONS.

c. MODERATE TO 4:1 SLOPE- 75 LBS/ ACRE

- 3:1 SLOPE- 100 LBS/ ACRE

- >2:1 SLOPE- 150 LBS/ ACRE

d. TACKIFIER: FOR USE OVER STRAW MULCH SHALL BE A PSYLLIUM-BASED (PLANTAGO INSULARIS, DESERT INDIANWHEAT). MATERIAL SHALL CONSIST OF FREE FLOWING, NON-CORROSIVE POWDER. INORGANIC TACKIFIER AND ASPHALTIC MATERIALS WILL NOT BE PERMITTED.

i. ACCEPTABLE PRODUCTS: CONTAK AT (OR APPROVED EQUAL) BY PROFILE PRODUCTS LLC

NOTES

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE TOWN OF SEVERANCE, STATE AND LOCAL CODES AND REGULATIONS.

2. BASE INFORMATION, SURVEY AND PROPOSED CIVIL ENGINEERING DESIGN FOR PROJECT PROVIDED BY APERIO CONSULTING. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY LOCATORS TO LOCATE ALL BURIED UTILITY LINES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD-VERIFY EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED AND ABOVE-GROUND LINES AND STRUCTURES. DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT HIS OWN COST WITH NO EXPENSE TO THE OWNER.

4. FIELD-VERIFY THE LOCATION OF ALL PERTINENT EXISTING & ALREADY CONSTRUCTED SITE IMPROVEMENTS PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THE INFORMATION SHOWN ON THESE PLANS.

5. COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS.

FINE GRADING / PREPARATION NOTES

6. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR.

7. IMPORTED TOPSOIL BY THE CONTRACTOR SHALL CONSIST OF FERTILE SANDY LOAM, TAKEN FROM A WELL-DRAINED SITE, FREE FROM CLAY SUB-SOILS, STONES LARGER THAN 1" IN MAXIMUM DIMENSION, LUMPS, PLANTS, STICKS, WEED STOLONS, SEEDS, SALTS IN EXCESS OF 2 MMHOS/CM. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.5. IT SHALL BE SCREENED TO MEET THE FOLLOWING MECHANICAL ANALYSIS:

%	PASSING
1" SCREEN	100%
1/2" SCREEN	97-100%
#100 MESH SIEVE	40-60%

SUBMIT AN ANALYSIS FROM A REPUTABLE LABORATORY FOR BOTH EXISTING TOPSOIL AND IMPORT TOPSOIL INDICATING ITS SUITABILITY TO SUPPORT PLANT LIFE.

5. **WATER:** WATER IS AVAILABLE ON-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NEW SEEDING TO ESTABLISHMENT.

6. **SEEDING METHODS AND SLOPE LIMITATIONS:**

a. THE FOLLOWING SEEDING METHODS ARE RECOMMENDED FOR THE FOLLOWING SLOPE CONDITIONS AND MAY VARY DEPENDING ON SOILS CONDITIONS AND EXPOSURE:

i. DRILLING: SEED SHALL BE DRILLED ON 3:1 OR FLATTER SLOPES. A RANGELAND DRILL SHALL BE UTILIZED TO UNIFORMLY DRILL SEED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISC FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS. ROW SPACING SHALL NOT EXCEED 7". THE SPECIFIED GRASS SEED MIXTURE SHALL BE APPLIED UNIFORMLY IN ONE DIRECTION ON THE CONTOUR OF THE SOIL SURFACE WHERE POSSIBLE.

ii. BROADCASTING: INACCESSIBLE AND STEEP SLOPE AREAS MAY BE HAND-SEED AS FOLLOWS: BROADCAST SEED SHALL BE HAND-RAKED OR DRAGGED TO A DEPTH AS REQUIRED BY THE SEED TYPE. THE SEED RATE SHOULD BE INCREASED BY TWO (2) TIMES THE DRILL SEED RATES TO COMPENSATE FOR THE DIFFICULTIES IN CONTROLLING SEED. SEED MAY BE BROADCAST WHEN ANY OF THE FOLLOWING CONDITIONS EXIST:

iii. SLOPES GREATER THAN 3:1.

iv. BROKEN OR ROCKY GROUND.

v. SMALL AND INACCESSIBLE AREAS.

B. HYDROSEEDING: HYDRO OR HYDRAULIC SEEDING MAY BE USED IN AREAS WITH GREATER THAN 3:1 SLOPES THAT ARE NOT SUITED FOR DRILLING OR ARE TOO LARGE TO BE PRACTICAL FOR BROADCASTING. HYDRO OR HYDRAULIC SEEDING IS NOT AN ACCEPTABLE ALTERNATIVE TO DRILL SEEDING. IT IS RECOMMENDED THAT SEEDING AND MULCHING DO NOT OCCUR IN ONE APPLICATION. HYDROSEED RATES SHOULD BE TWO (2) TIMES DRILL SEED RATES.

7. **SEEDING AND TIMING:** SEEDING MAY OCCUR ANY TIME WHEN WEATHER CONDITIONS PERMIT, EXCEPT WHEN THE GROUND IS FROZEN. IT IS RECOMMENDED THAT THE SEEDING OCCUR BETWEEN OCTOBER 1 AND MAY 1. TO TAKE ADVANTAGE OF NATURAL MOISTURE. HOWEVER SEEDING MAY OCCUR IN THE PLANTING SEASONS SPECIFIED BELOW (UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE):

SPRING: FROM GROUND THAW THROUGH JUNE 15.

FALL: FROM AUGUST 15 THROUGH GROUND FREEZE.

8. **SEEDING EQUIPMENT:** HYDRAULIC SEEDING EQUIPMENT SHALL INCLUDE A PUMP CAPABLE OF BEING OPERATED AT 100 GALLONS PER MINUTE AND 100 POUNDS PER SQUARE INCH. THE EQUIPMENT SHALL HAVE A NOZZLE CAPABLE OF HYDRAULIC SEEDING REQUIREMENTS. STORAGE TANKS SHALL HAVE A MEANS OF ESTIMATING THE VOLUME USED OR REMAINING IN THE TANK.

b. FERTILIZER: 500 POUNDS PER ACRE FOR 5-1-5 DRY, COMMERCIAL GRADE FERTILIZER.

ii. HYDROSEEDING: DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE. DELIVER SEED TO THE JOB SITE IN THE ORIGINAL UNOPENED CONTAINERS AND SUBMIT THE CERTIFIED LABELS TO THE OWNER.

iii. MIX SPECIFIED SEED, FERTILIZER, PULVERIZED MULCH AND TACKIFIER IN WATER USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDRO-SEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO A HOMOGENOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY SLURRY TO ALL AREAS TO BE SEED. RATE OF APPLICATION SHALL BE AS REQUIRED TO OBTAIN SPECIFIED SEED SOWING RATE.

iv. DO NOT SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

9. **FENCING AND SIGNAGE:** THE CONTRACTOR SHALL ERECT APPROPRIATE WARNING SIGNS AND BARRIERS WHERE NECESSARY TO HELP PROTECT SEED TO AREAS FROM DAMAGE BY PEDESTRIAN TRAFFIC AND/OR VEHICLES. TEMPORARY FENCING MAY BE REQUIRED TO PROTECT SEED TO AREAS DAMAGED DURING THE CONSTRUCTION AND SPECIFIED MAINTENANCE PERIOD.

(A) **MAINTENANCE AND ACCEPTANCE OF SEED TO AREAS**

1. **MAINTENANCE PERIOD:** THE CONTRACTOR MAINTENANCE PERIOD SHALL BEGIN UPON COMPLETION OF SEEDING OPERATIONS AND EXTEND THROUGH THE OWNER'S ACCEPTANCE OF THE ESTABLISHED TURF.

2. **ACCEPTANCE:** NATIVE SEED AREAS SHALL BE ACCEPTED WHEN THEY CONTAIN A MINIMUM OF 80 PERCENT GRASS SPECIES AND NO NOXIOUS WEEDS. ANY NATIVE SEED AREAS HAVING POOR GERMINATION (LESS THAN 80 PERCENT COVERAGE) SHALL BE RESEED UNTIL ESTABLISHMENT IS REACHED. NO BARE SPOTS GREATER THAN 6 FEET BY 6 FEET SHALL BE ACCEPTED.

8. AMENDMENT FOR NEW LANDSCAPE AREAS INCLUDING NATIVE SEED TO AREAS SHALL BE 4 C.Y. PER 1,000 S.F. SOIL. AMENDMENT SHALL BE LOW-SALTS, FULLY-MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL.

9. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) THAT IS IN CONFORMANCE TO CIVIL GRADING PLANS.

10. FINE GRADE ALL LANDSCAPE AREA SUBGRADES TO +/- .10'. AREAS, SETTLED AND RAKED SMOOTH. DEBRIS, ROCK, CLODS, ETC. THAT WILL NOT PASS THROUGH TYNES OF A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. LANDSCAPE AREAS SHALL BE FIRM WITHOUT DEPRESSIONS PRIOR TO PLANTING. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.

11. IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW ROOM FOR SPECIFIED MULCH DEPTH.

EDGER

12. STEEL EDGER SHALL BE COL-MET MODEL #1007, 4" HT. X 3/16" THICKNESS MIN. WITH ROLLED TOP FOR SAFETY, AND GREEN OR BLACK POWDER COAT FINISH. INSTALL AS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.

SOURCE (OR APPROVED EQUAL): COLLIER METAL SPECIALTIES, 3333 MILLER PARK SOUTH, GARLAND, TX 75042; (800) 829-8225 sales@colmet.com

PLANTING

14. PLANTS SHALL MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 (2014). ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.

15. PLANT SPECIES AND LOCATIONS SHALL FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE THE OWNER'S REPRESENTATIVE.

16. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS.

17. PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST.

18. PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED.

MULCH

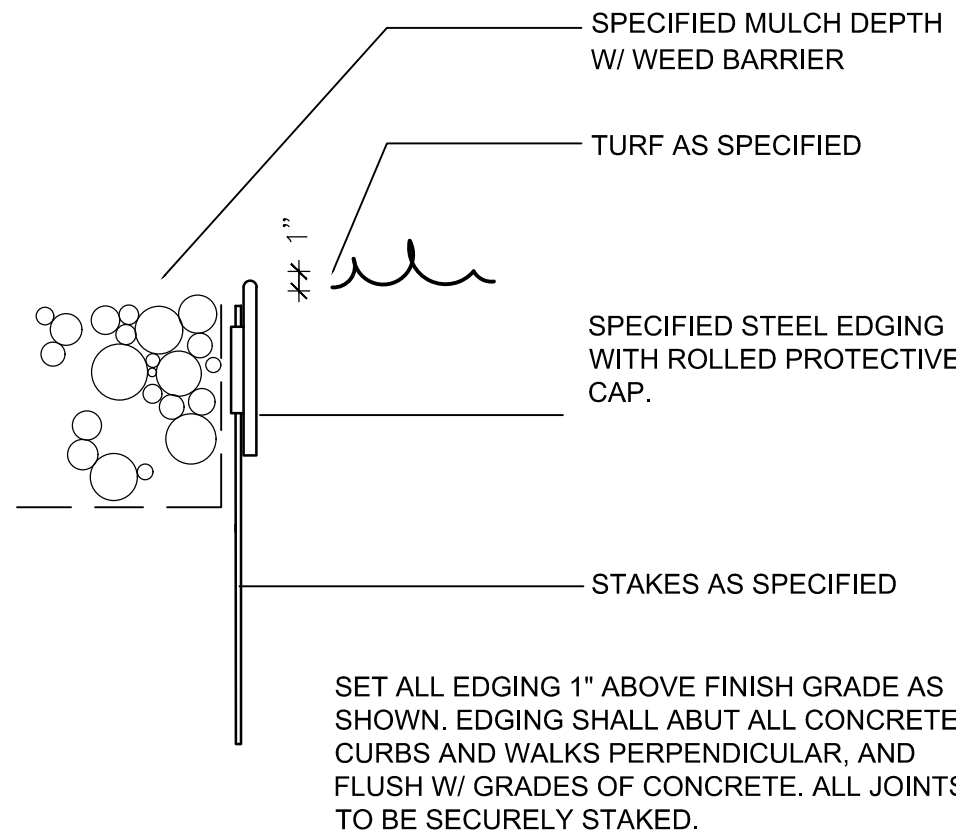
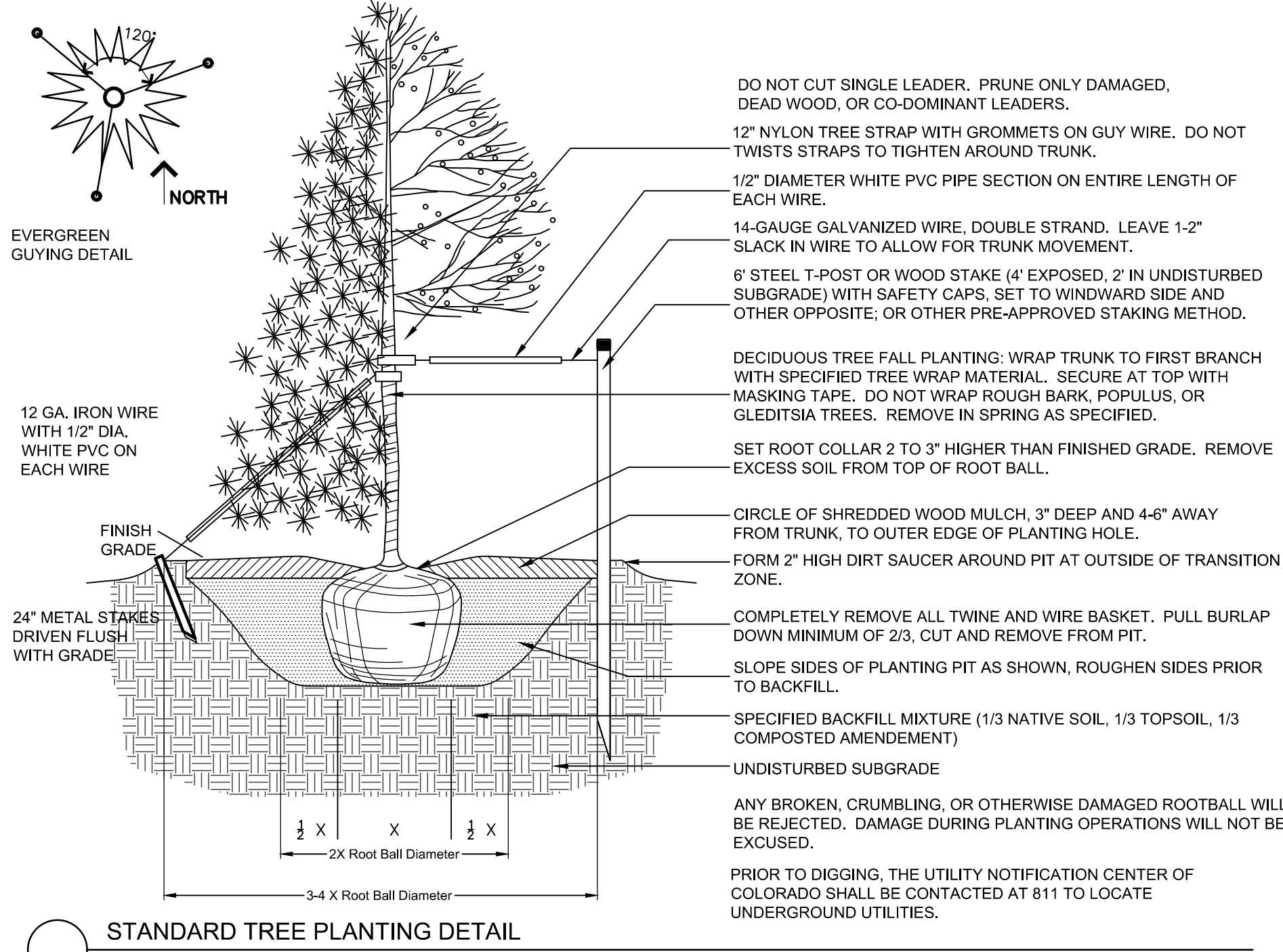
18. PLANTING BEDS SHALL BE MULCHED WITH THE FOLLOWING AS SHOWN ON PLANS:

A. PLANTING BED ROCK MULCH SHALL BE 3/4" DIAMETER CRUSHED COLORADO RED GRANITE. PER PIONEER SUPPLY OVER LANDSCAPE FILTER FABRIC. SHRUBS IN THE ROCK AREAS SHALL HAVE 3" DEPTH SHREDDED CEDAR MULCH CIRCLE 12-18" DIAMETER MIN. AT EACH PLANTING PIT.

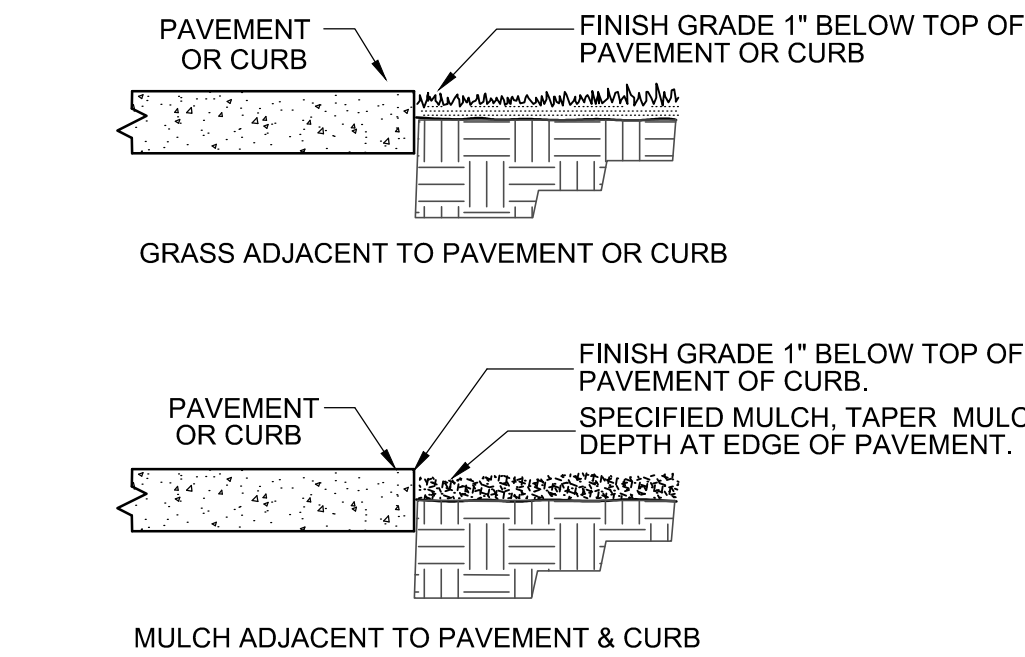
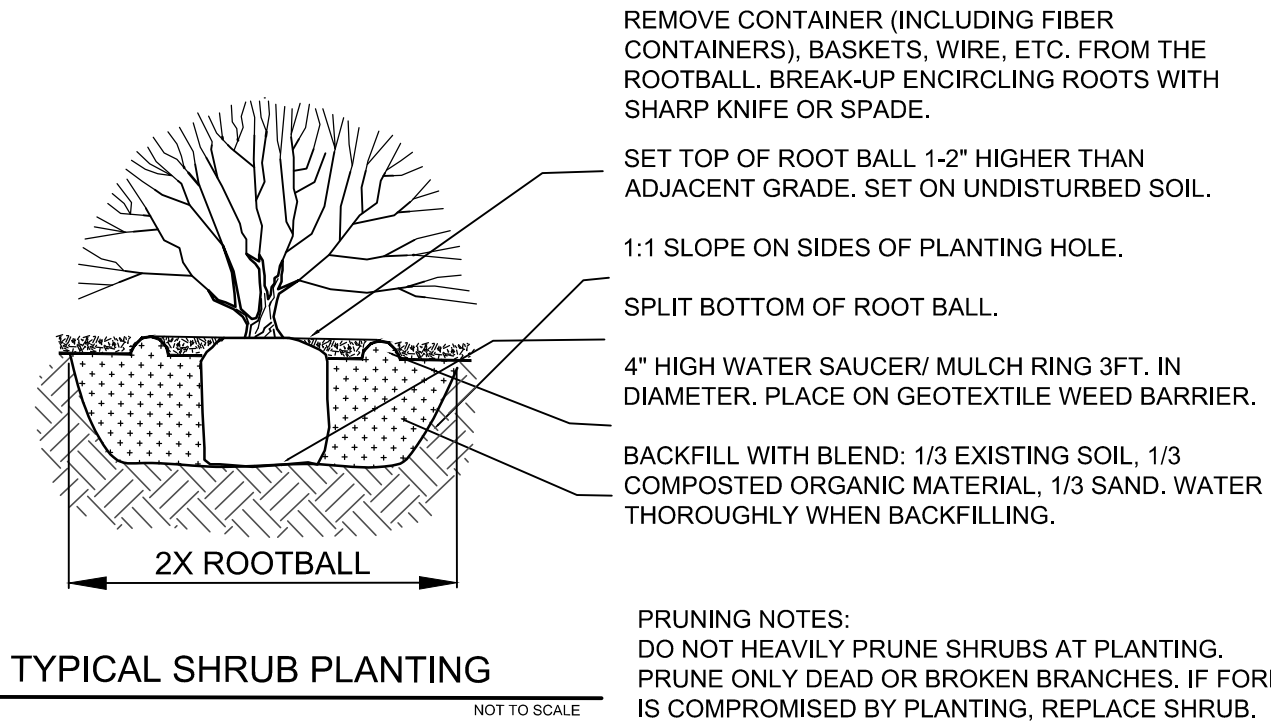
B. ALL TREES IN SEED AREAS SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH AT 3-4" DEPTH AND AT LEAST 3-4" IN DIAMETER.

IRRIGATION

19. IRRIGATION SHALL BE BE UNDERGROUND/AUTOMATIC WITH RAIN SENSOR. ALL TREES AND BED AREAS SHALL BE DRIP-IRRIGATED.



LANDSCAPE EDGER



TYPICAL CONSTRUCTION EDGES

CONCEPTUAL LANDSCAPE NOTES AND DETAILS



Jump Design Company
PLANNING & LANDSCAPE ARCHITECTURE
1733 S. Clarkson Street
Denver, Colorado 80210
info@jumpdesignco.com
303.282.0463

DECEMBER 3, 2021

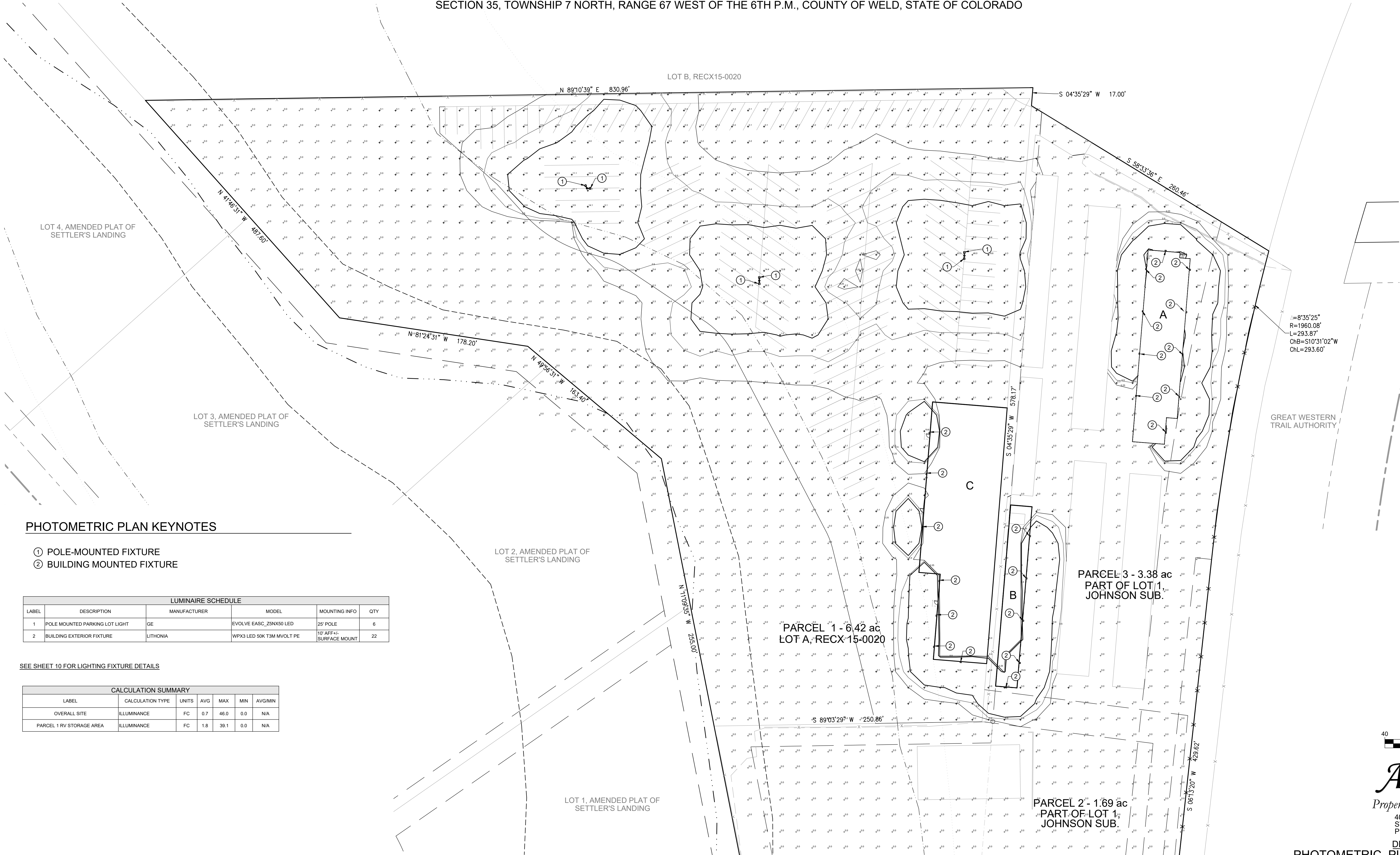
SHEET LS2 OF 2

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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



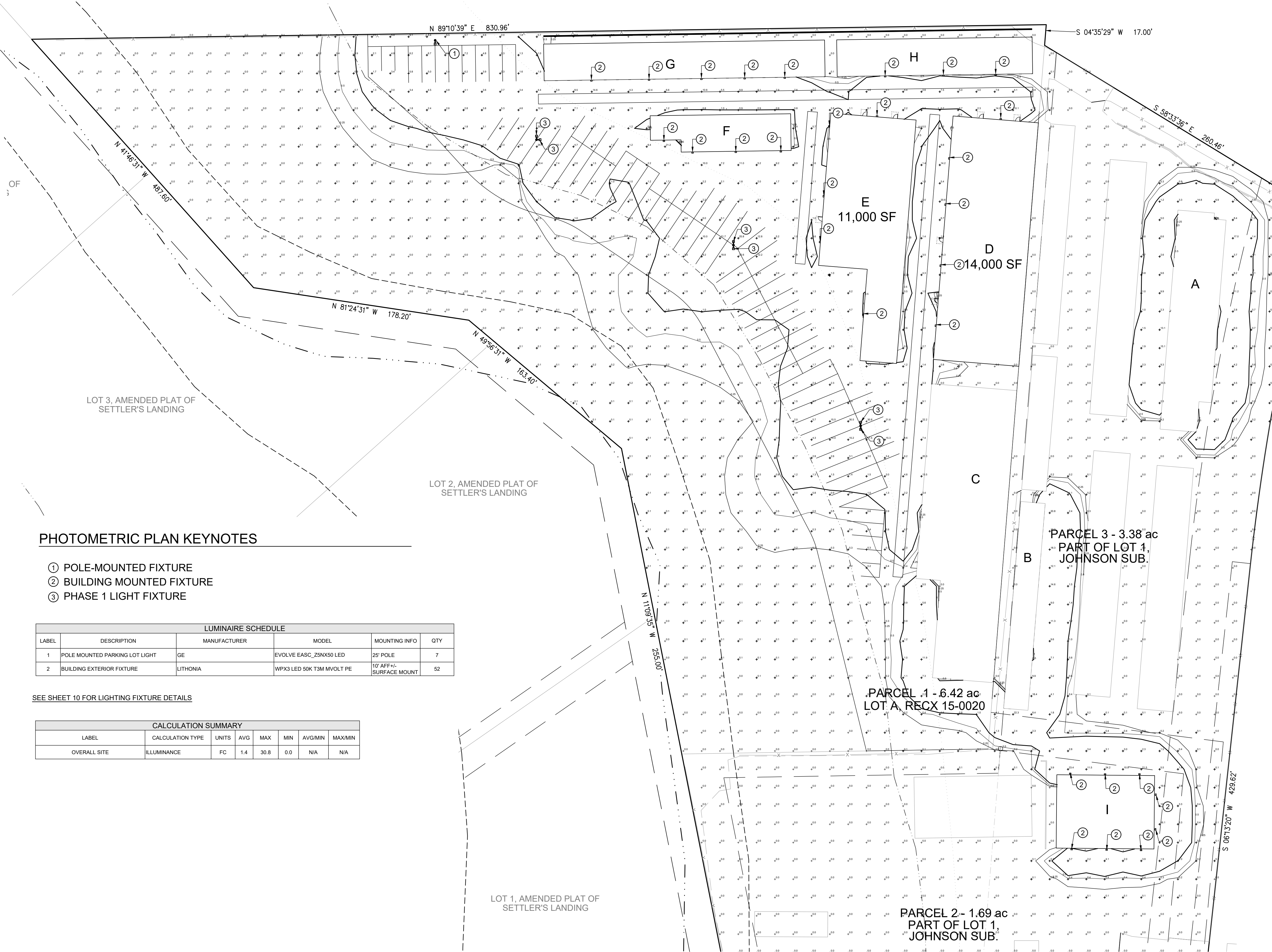
APerio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
DECEMBER 15, 2022
PHOTOMETRIC PLAN - PHASE 1

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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



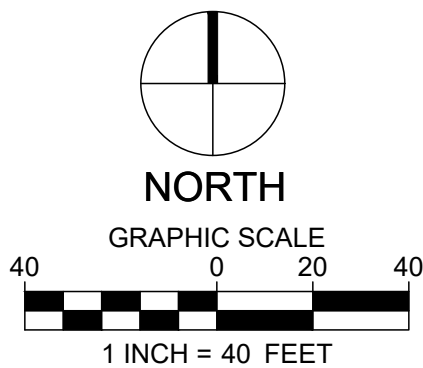
PHOTOMETRIC PLAN KEYNOTES

- ① POLE-MOUNTED FIXTURE
- ② BUILDING MOUNTED FIXTURE
- ③ PHASE 1 LIGHT FIXTURE

LUMINAIRE SCHEDULE					
LABEL	DESCRIPTION	MANUFACTURER	MODEL	MOUNTING INFO	QTY
1	POLE MOUNTED PARKING LOT LIGHT	GE	EVOLVE EASC_Z5NX50 LED	25' POLE	7
2	BUILDING EXTERIOR FIXTURE	LITHONIA	WPX3 LED 50K T3M MVOLT PE	10' AFFX+/- SURFACE MOUNT	52

SEE SHEET 10 FOR LIGHTING FIXTURE DETAILS

CALCULATION SUMMARY							
LABEL	CALCULATION TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	ILLUMINANCE	FC	1.4	30.8	0.0	N/A	N/A



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DECEMBER 15, 2022
PHOTOMETRIC PLAN - PHASE 2
9

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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Ordering Number Logic

Evolve™ LED Scalable Area Light (EASB)

EAS

B

PROD ID	PHOTOMETRIC	VOLTAGE	OPTICAL DISTRIBUTION	DRIVE CURRENT	LED COLOR	RE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	B = Photometric Series 1 = 120° 2 = 200° 3 = 240° 4 = 270° 5 = 480° H = 347-480° M = 347-480° *Specify angle voltage if use option is selected	0 = 120-277V 1 = 120V 2 = 200V 3 = 240V 4 = 277V 5 = 480V H = 347-480V M = 347-480V	F = Front L = Left R = Right N = Not Applicable	S = 525mA L = 120V only R = 700mA N = 120V only	40 = 4000K 50 = 5000K	1 = None 2 = PE Rec. 3 = PE Rec. with Shorting Cap 4 = PE Rec. with Control # 5 = GE Dimming PE 6 = GE Dimming PE 7 = GE Dimming PE 8 = GE Dimming PE 9 = GE Dimming PE 10 = GE Dimming PE 11 = GE Dimming PE 12 = GE Dimming PE 13 = GE Dimming PE 14 = GE Dimming PE 15 = GE Dimming PE 16 = GE Dimming PE 17 = GE Dimming PE 18 = GE Dimming PE 19 = GE Dimming PE 20 = GE Dimming PE 21 = GE Dimming PE 22 = GE Dimming PE 23 = GE Dimming PE 24 = GE Dimming PE 25 = GE Dimming PE 26 = GE Dimming PE 27 = GE Dimming PE 28 = GE Dimming PE 29 = GE Dimming PE 30 = GE Dimming PE 31 = GE Dimming PE 32 = GE Dimming PE 33 = GE Dimming PE 34 = GE Dimming PE 35 = GE Dimming PE 36 = GE Dimming PE 37 = GE Dimming PE 38 = GE Dimming PE 39 = GE Dimming PE 40 = GE Dimming PE 41 = GE Dimming PE 42 = GE Dimming PE 43 = GE Dimming PE 44 = GE Dimming PE 45 = GE Dimming PE 46 = GE Dimming PE 47 = GE Dimming PE 48 = GE Dimming PE 49 = GE Dimming PE 50 = GE Dimming PE 51 = GE Dimming PE 52 = GE Dimming PE 53 = GE Dimming PE 54 = GE Dimming PE 55 = GE Dimming PE 56 = GE Dimming PE 57 = GE Dimming PE 58 = GE Dimming PE 59 = GE Dimming PE 60 = GE Dimming PE 61 = GE Dimming PE 62 = GE Dimming PE 63 = GE Dimming PE 64 = GE Dimming PE 65 = GE Dimming PE 66 = GE Dimming PE 67 = GE Dimming PE 68 = GE Dimming PE 69 = GE Dimming PE 70 = GE Dimming PE 71 = GE Dimming PE 72 = GE Dimming PE 73 = GE Dimming PE 74 = GE Dimming PE 75 = GE Dimming PE 76 = GE Dimming PE 77 = GE Dimming PE 78 = GE Dimming PE 79 = GE Dimming PE 80 = GE Dimming PE 81 = GE Dimming PE 82 = GE Dimming PE 83 = GE Dimming PE 84 = GE Dimming PE 85 = GE Dimming PE 86 = GE Dimming PE 87 = GE Dimming PE 88 = GE Dimming PE 89 = GE Dimming PE 90 = GE Dimming PE 91 = GE Dimming PE 92 = GE Dimming PE 93 = GE Dimming PE 94 = GE Dimming PE 95 = GE Dimming PE 96 = GE Dimming PE 97 = GE Dimming PE 98 = GE Dimming PE 99 = GE Dimming PE 100 = GE Dimming PE	A = 10' Arm for Square Pole supplied with leads B = 10' Arm for Round Pole supplied with leads C = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads D = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads E = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads F = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads G = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads H = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads I = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads J = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads K = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads L = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads M = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads N = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads O = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads P = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads Q = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads R = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads S = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads T = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads U = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads V = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads W = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads X = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads Y = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads Z = 10' Arm for 2" Pipe (0.178 in. OD) supplied with leads	BLK = Black DBZ = Dark Bronze Contact manufacturer for other colors	C = IC D = Dimming* E = 10' Arm Input F = 10' Arm Input G = 10' Arm Input H = 10' Arm Input I = 10' Arm Input J = 10' Arm Input K = 10' Arm Input L = 10' Arm Input M = 10' Arm Input N = 10' Arm Input O = 10' Arm Input P = 10' Arm Input Q = 10' Arm Input R = 10' Arm Input S = 10' Arm Input T = 10' Arm Input U = 10' Arm Input V = 10' Arm Input W = 10' Arm Input X = 10' Arm Input Y = 10' Arm Input Z = 10' Arm Input
Light pattern shown in direction specified in relation to Pole and Fixture									
OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS	TYPICAL SYSTEM WATTAGE	TYPICAL SYSTEM WATTAGE	TYPICAL SYSTEM WATTAGE	TYPICAL SYSTEM WATTAGE	TYPICAL SYSTEM WATTAGE	TYPICAL SYSTEM WATTAGE	TYPICAL SYSTEM WATTAGE
Fluting values for B and G are based on rated lumens and may vary due to flux tolerances. *Contact Manufacturer for 347-480V IES file numbers.									



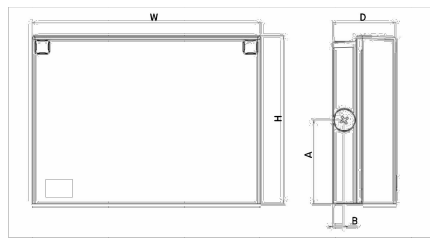
WPX LED Wall Packs



Casting Number	
Notes	
Type	

For the full list of options, see the page to see all alternative elements.

Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location			Weight
				A	B	C	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8 kg)	
WPX2	9.7" (23.1 cm)	12.3" (31.3 cm)	4.7" (11.9 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7 kg)	
WPX3	9.5" (24.1 cm)	13.6" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0 kg)	

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	1,550 lumens, 11W ¹	30K 3000K	MVOLT 120V-277V	(black) None
WPX1 LED P2	2,900 lumens, 24W	40K 4000K	347 347V ¹	E4WH Battery pack ²
WPX2 LED	6,000 lumens, 47W	50K 5000K		E14WC Battery, cold weather ²
WPX3 LED	9,000 lumens, 69W			PE Photocell ³

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.8kV surge protection standard. Add SPD4KV option to get WPX1 LED P1 with 6kV surge protection.
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION

WPX features a die-cast aluminum main body with optional thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of 100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 90. Electronic drivers ensure system power factor > 0.95 and THD < 50%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.8kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V-277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED driver to adjust the lumen output (to dim the luminaire).



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WPX LED
Rev. 07/02/20

① POLE MOUNTED LIGHT FIXTURE

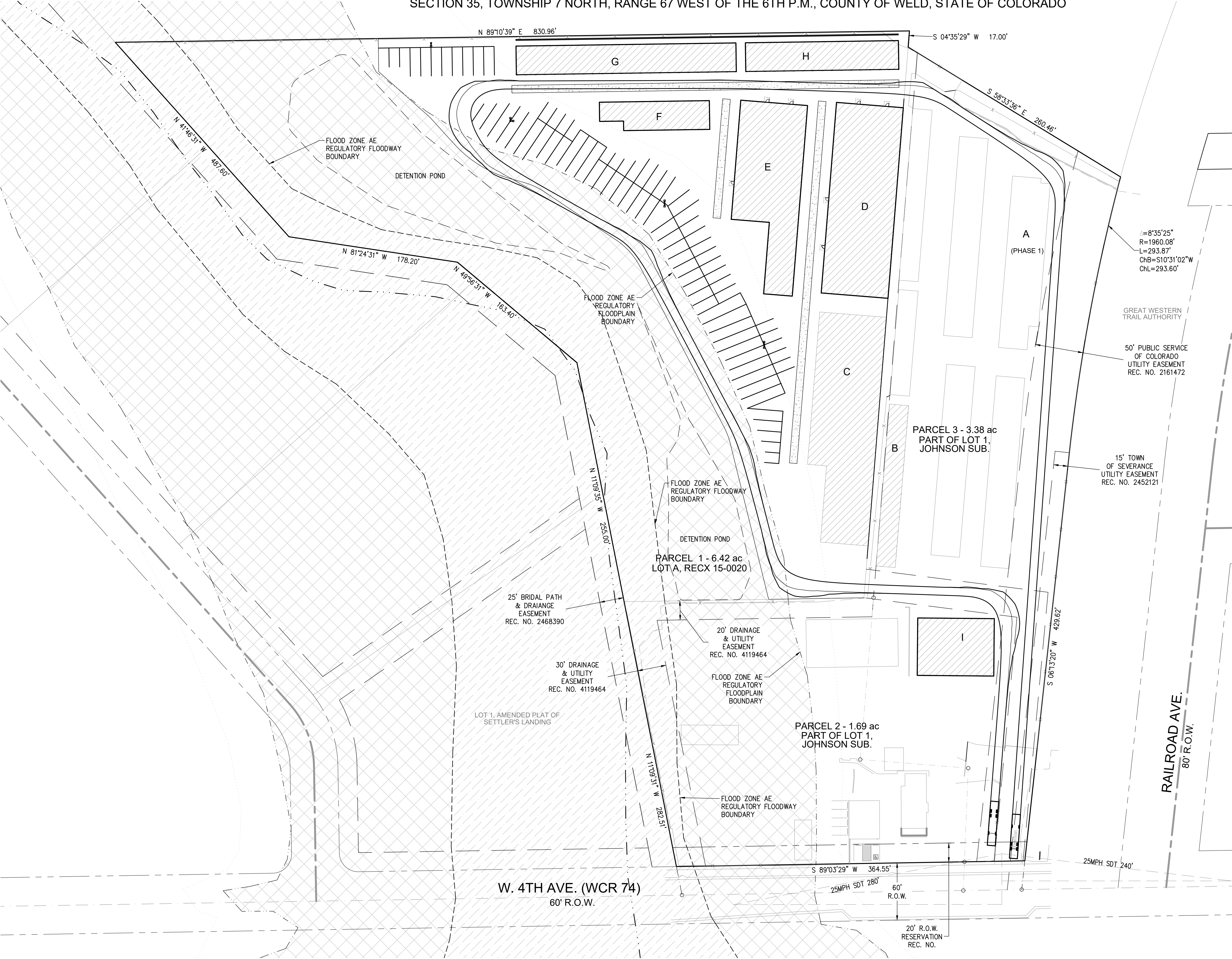
② BUILDING MOUNTED LIGHT FIXTURE

SEVERANCE STORAGE

MAJOR SITE PLAN

10845 WCR 74

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



North Arrow
NORTH
GRAPHIC SCALE
0 25 50
1 INCH = 50 FEET

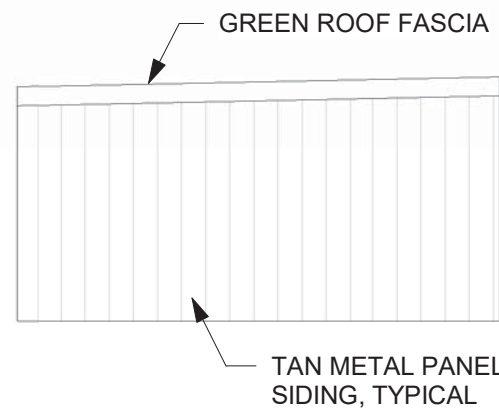
Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
DECEMBER 15, 2022
FIRE TRUCK TURNING EXHIBIT
11

SEVERANCE STORAGE

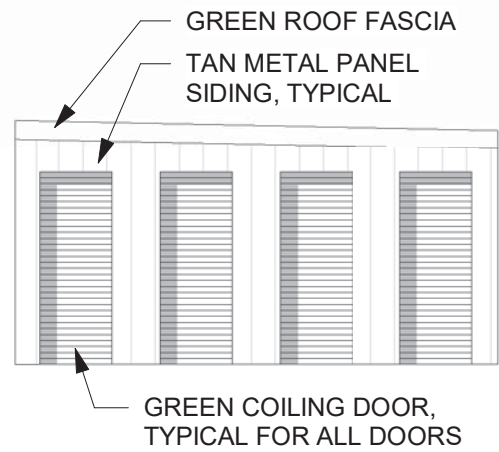
MAJOR SITE PLAN

10845 WCR 74

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12 BUILDING C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



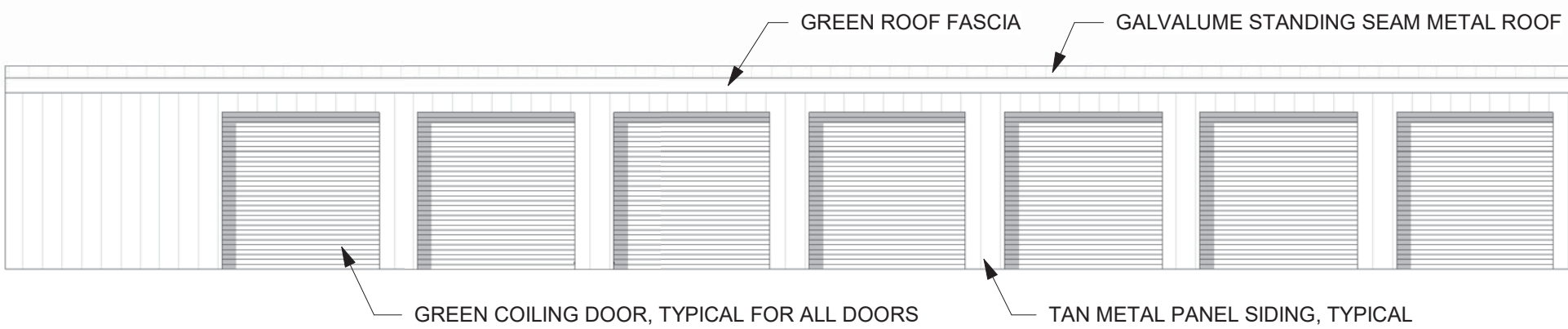
10 BUILDING C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



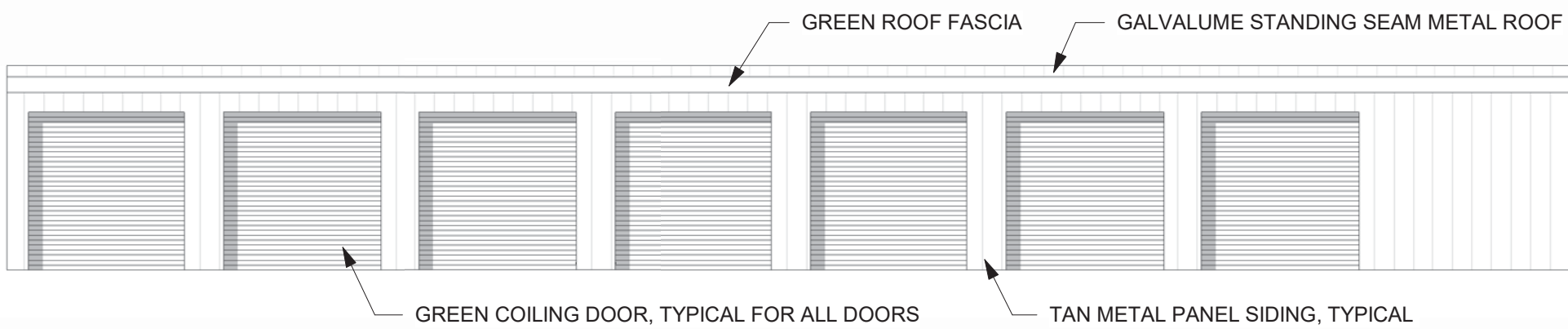
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SCALE: 1/8" = 1'-0"



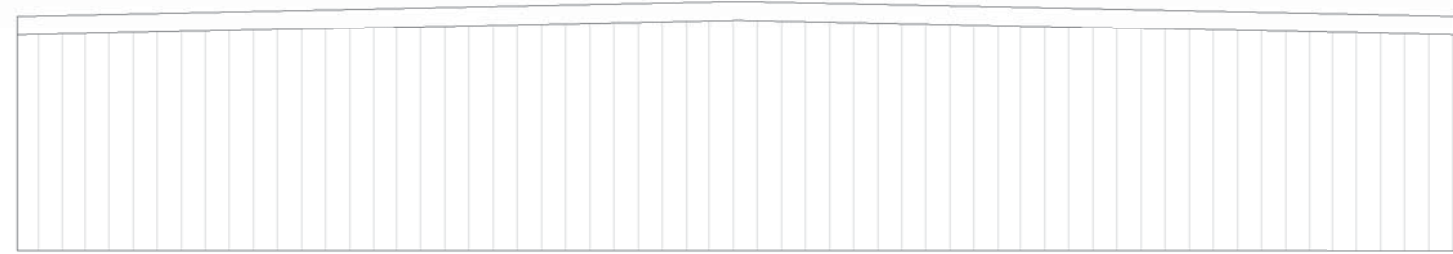
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SCALE: 1/8" = 1'-0"



8 BUILDING B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



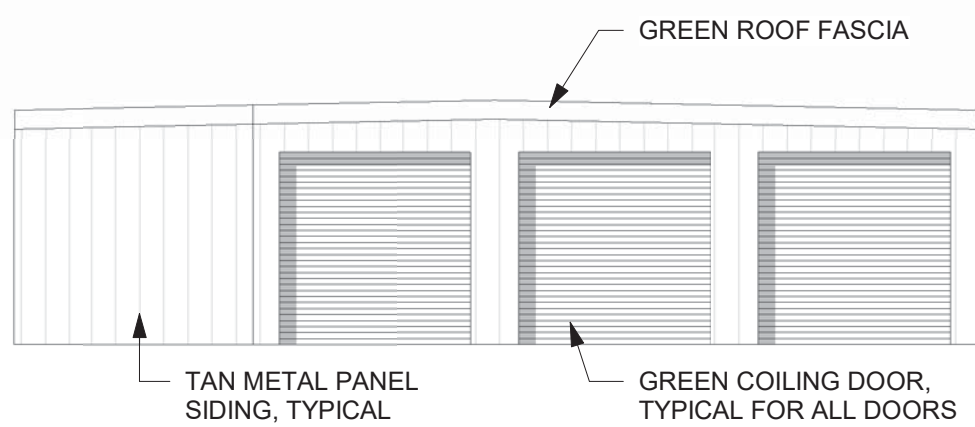
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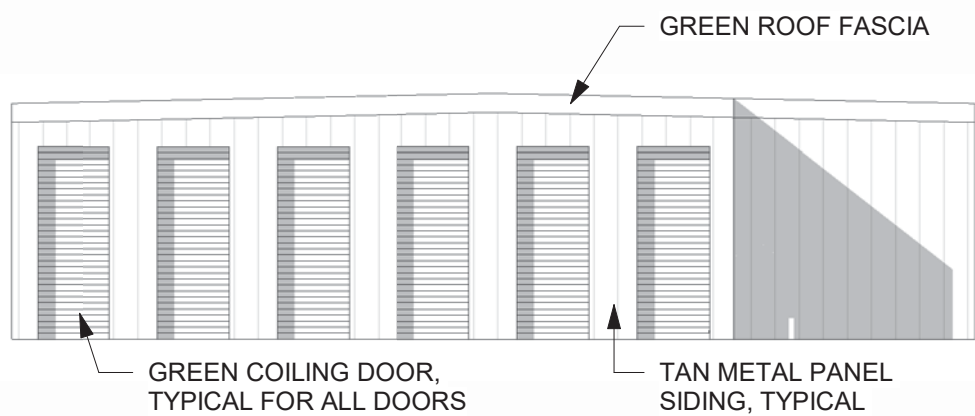
7 BUILDING B WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING B EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3 BUILDING A WEST ELEVATION
SCALE: 1/8" = 1'-0"



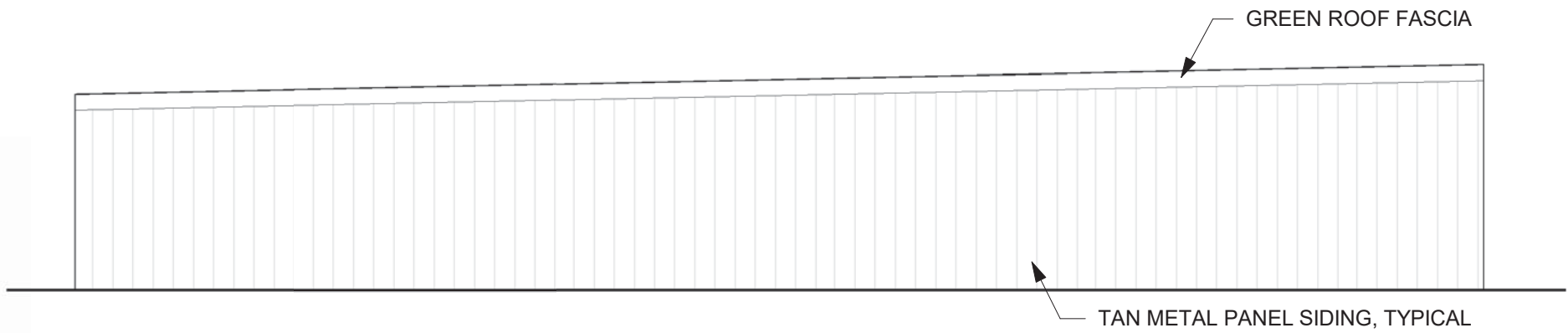
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SCALE: 1/8" = 1'-0"

SEVERANCE STORAGE

MAJOR SITE PLAN

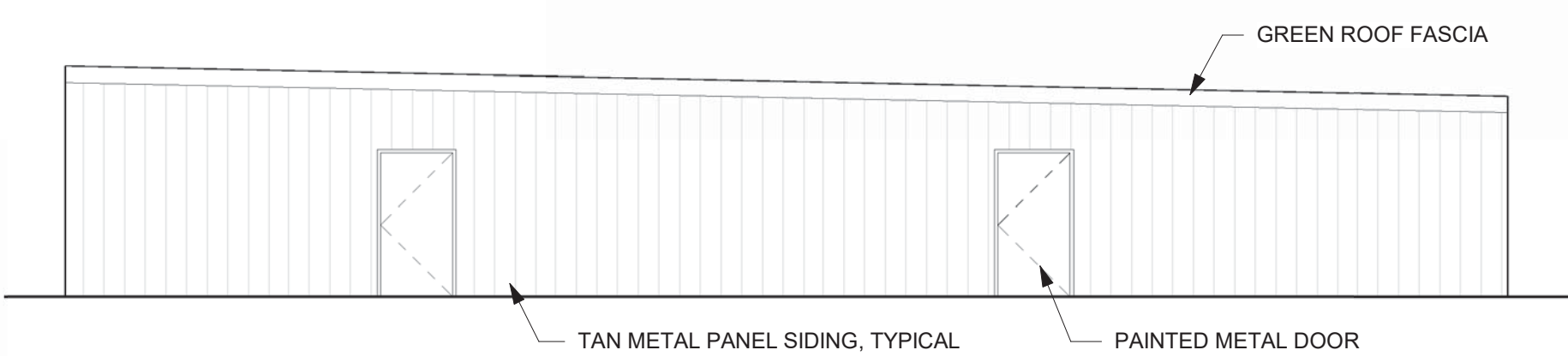
10845 WCR 74

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



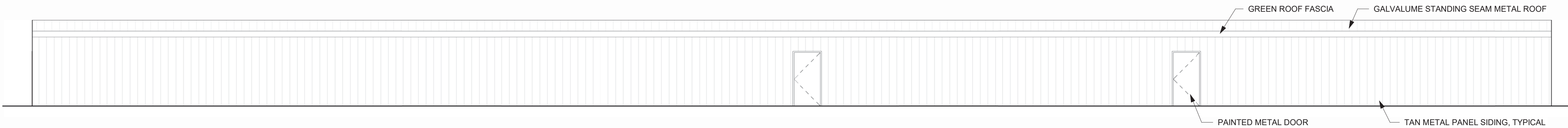
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SCALE: 1/8" = 1'-0"



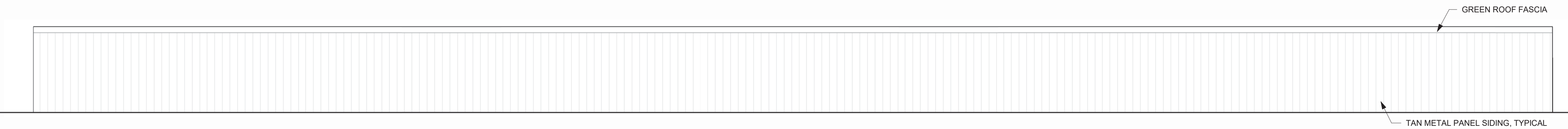
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SCALE: 1/8" = 1'-0"



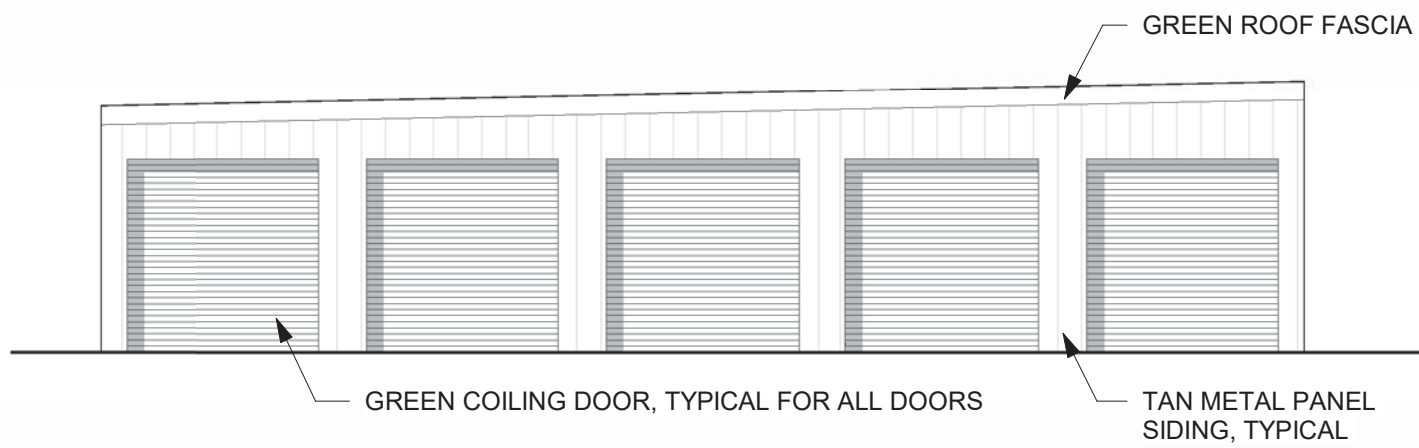
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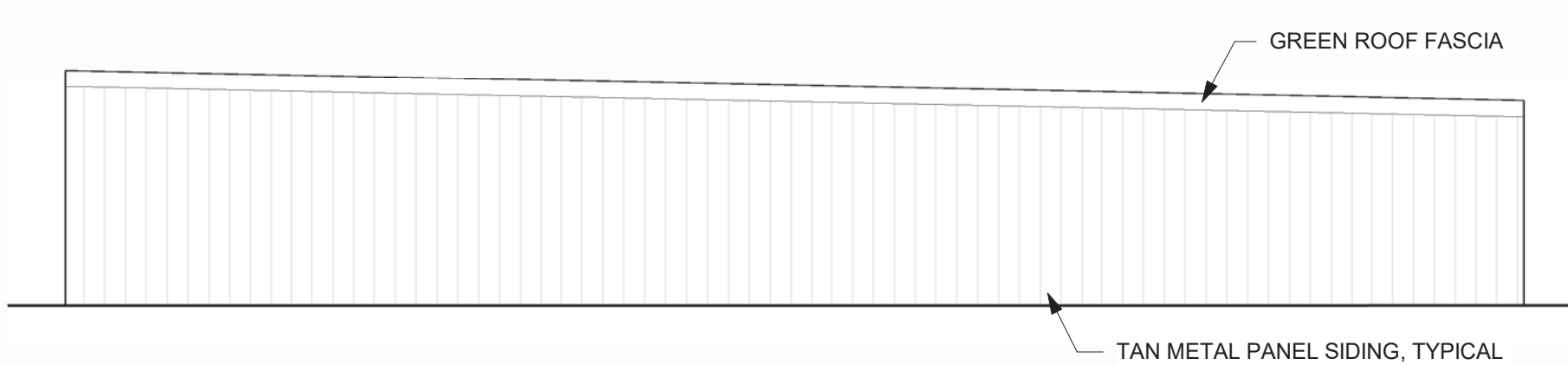
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SCALE: 1/8" = 1'-0"



4 BUILDING D SOUTH ELEVATION

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



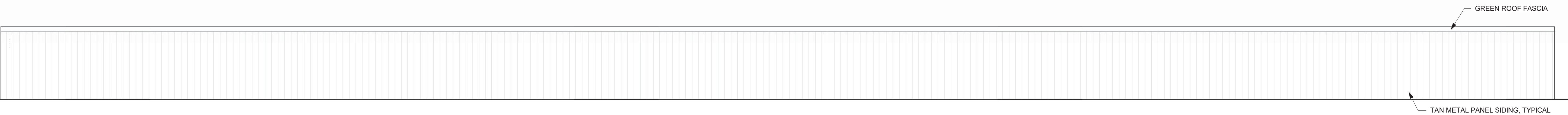
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2 BUILDING D WEST ELEVATION

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



1 BUILDING D EAST ELEVATION

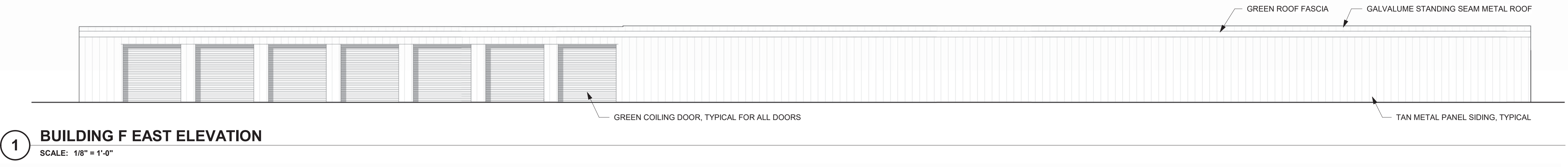
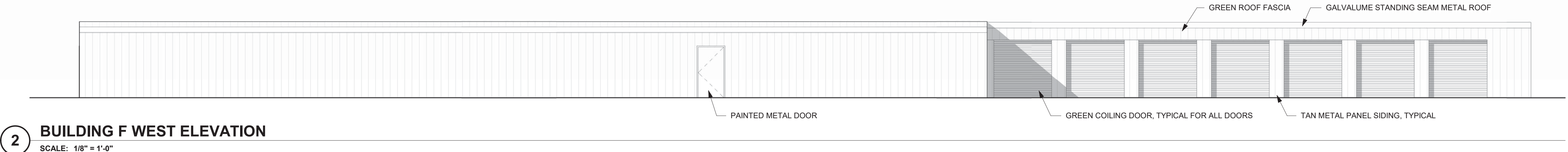
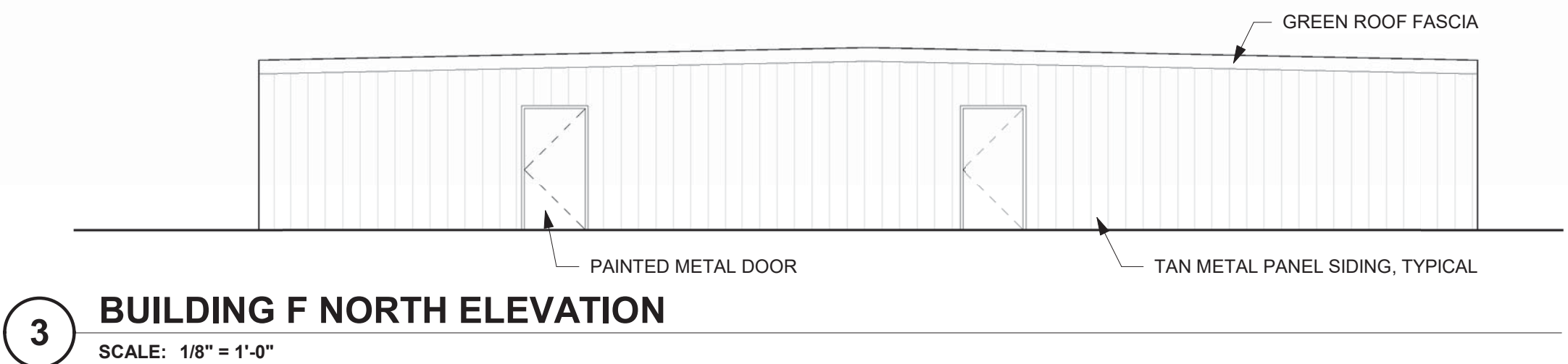
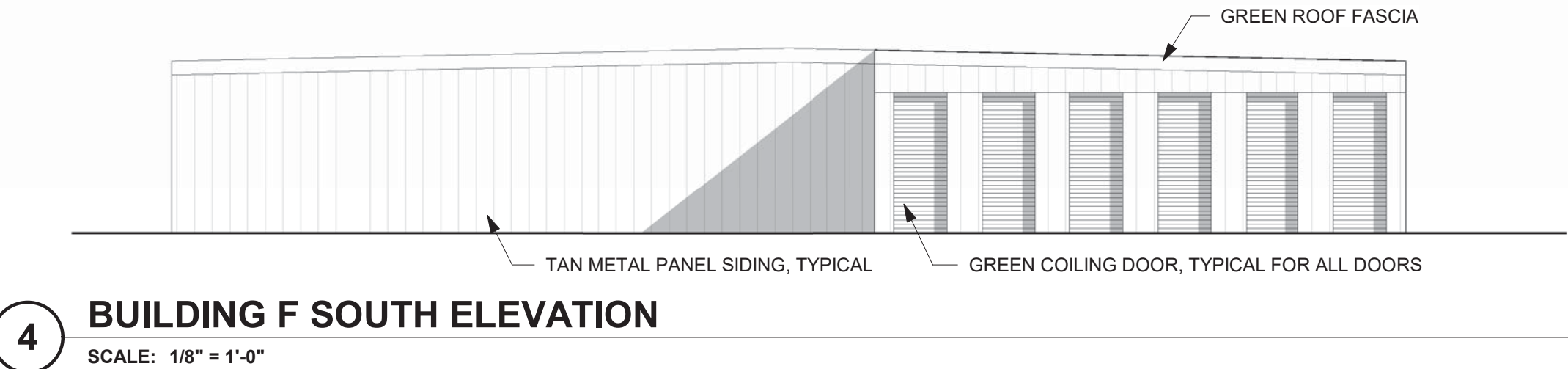
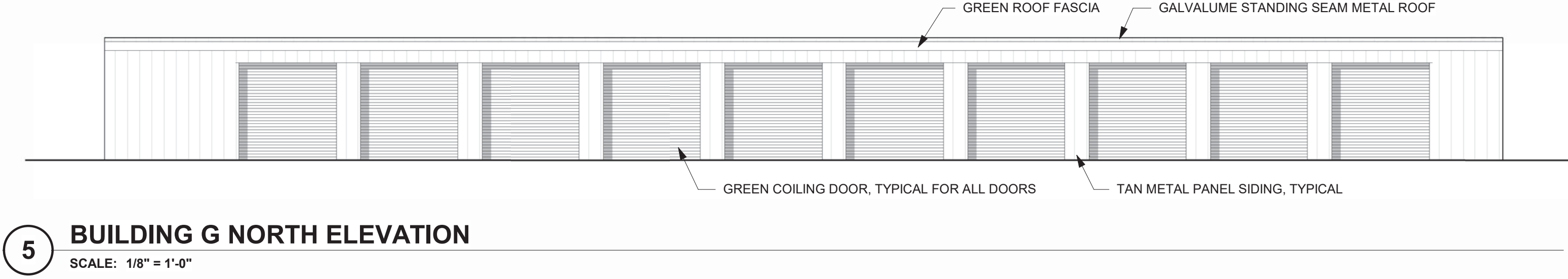
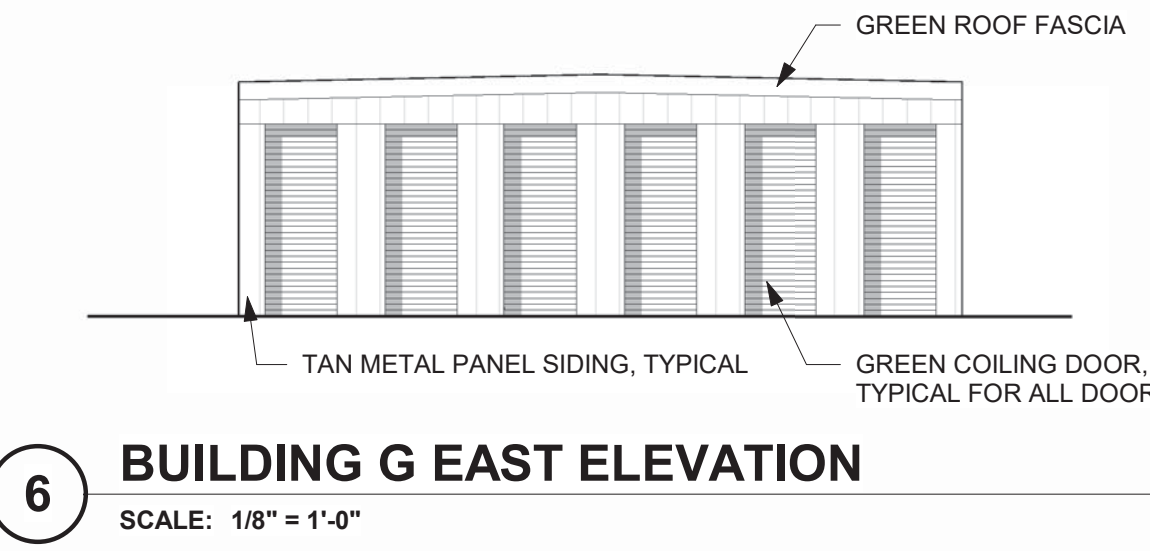
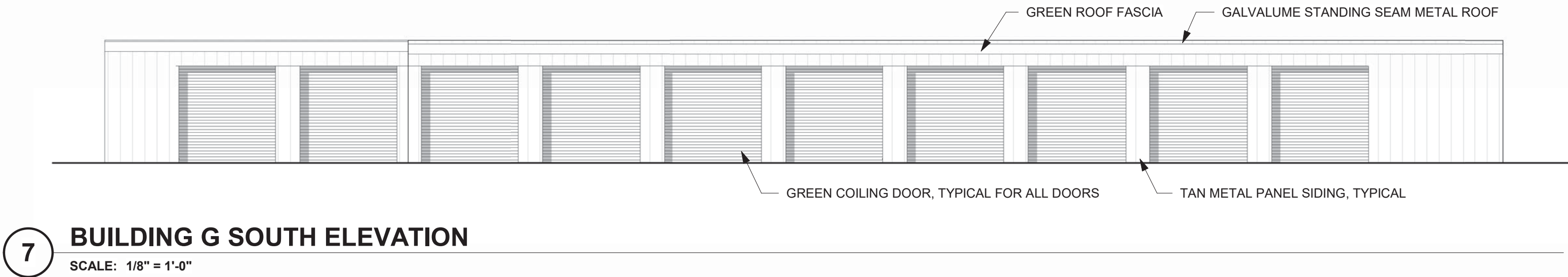
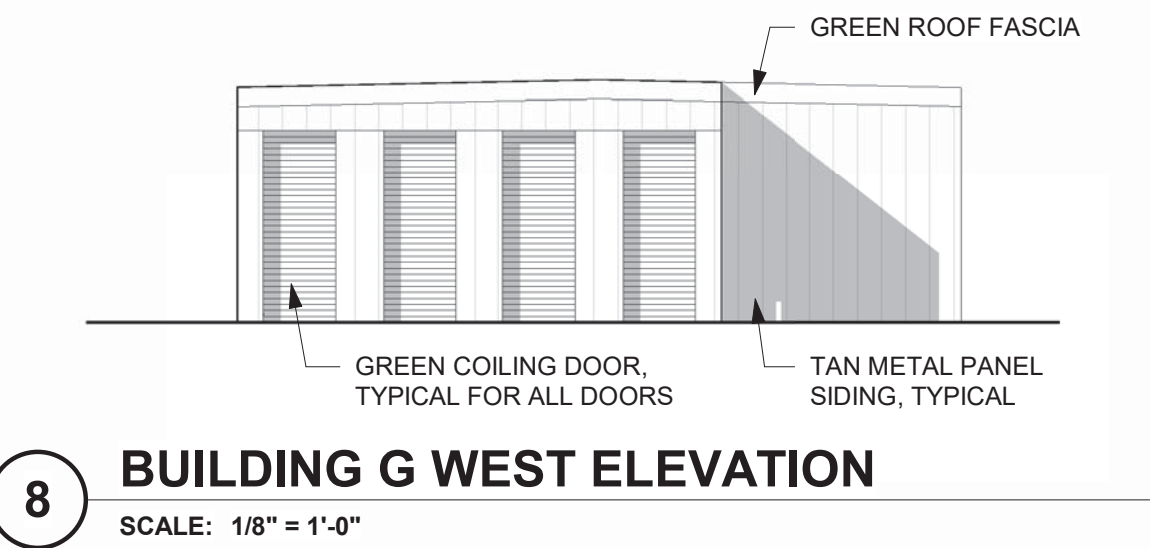
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SEVERANCE STORAGE

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10845 WCR 74

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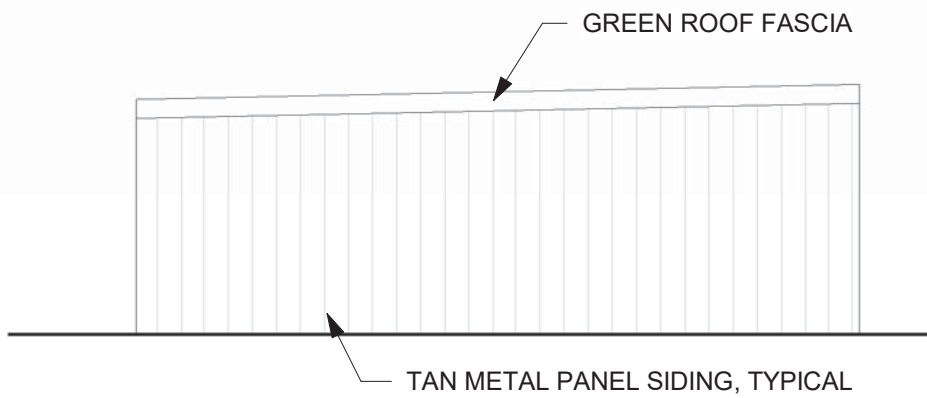


SEVERANCE STORAGE

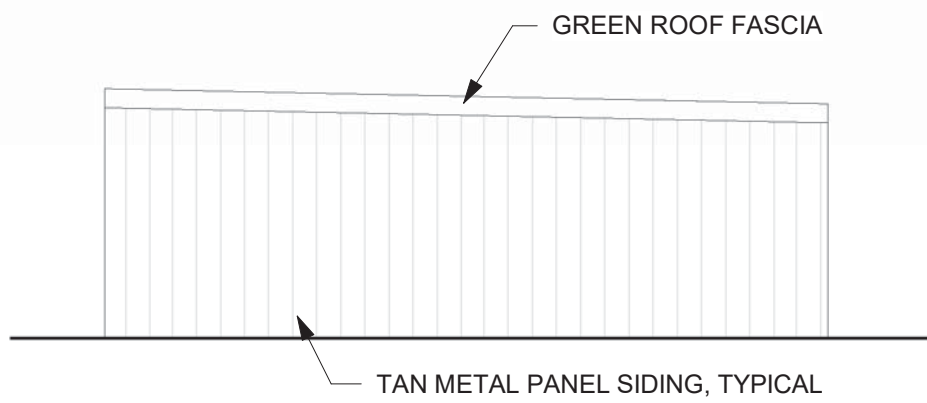
MAJOR SITE PLAN

10845 WCR 74

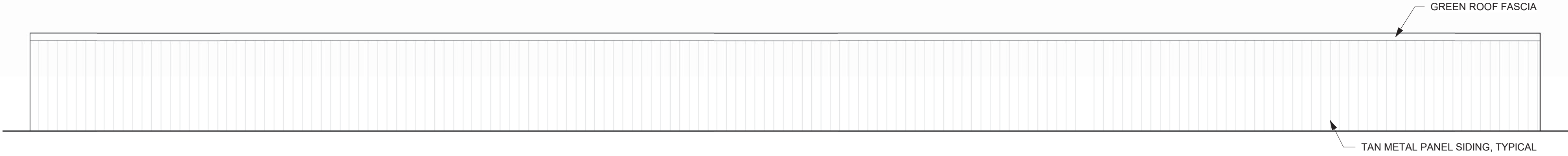
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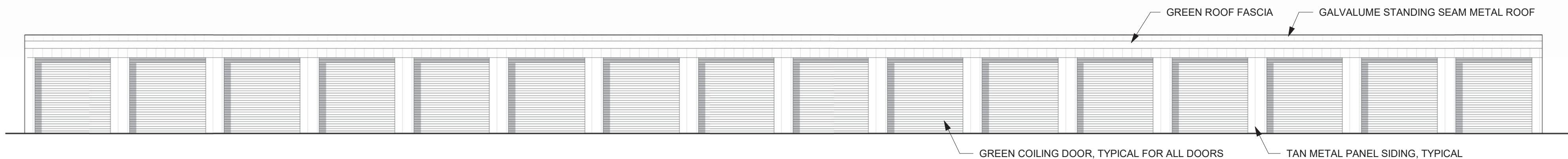
8 **BUILDING I EAST ELEVATION**
SCALE: 1/8" = 1'-0"



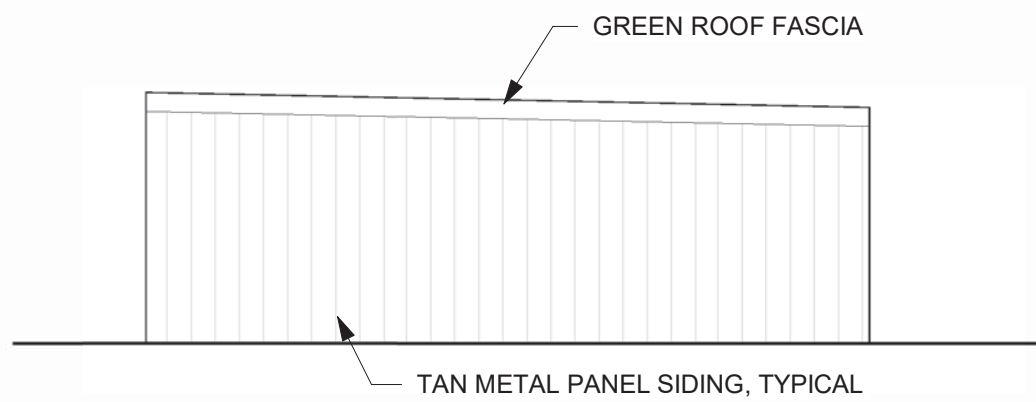
6 **BUILDING I WEST ELEVATION**
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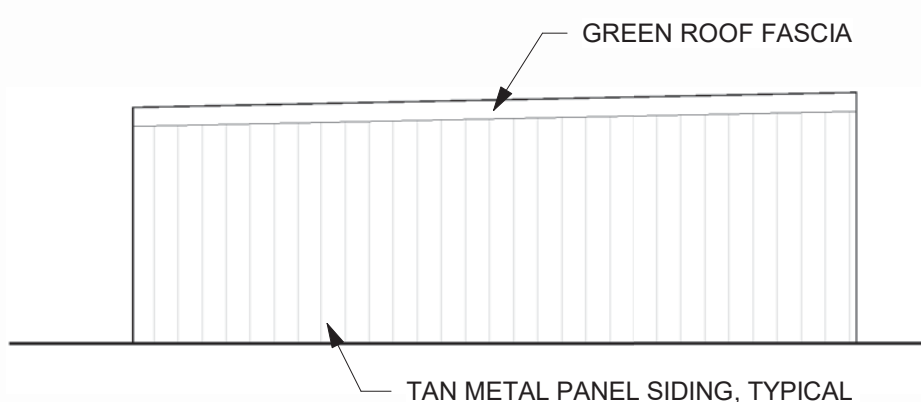
7 **BUILDING I NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



5 **BUILDING I SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



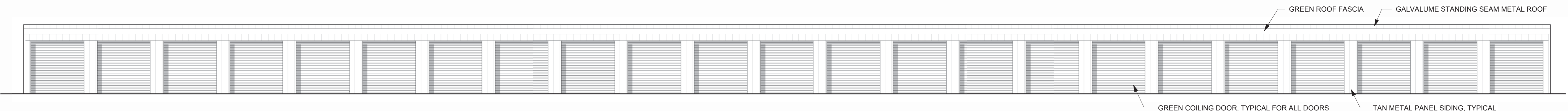
4 **BUILDING H WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 **BUILDING H EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 **BUILDING H NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 **BUILDING H SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



COMMUNITY DEVELOPMENT STAFF REPORT

Project Name: Severance Storage

Land Use Process: Site Plan and Use by Special Review

Report Date: January 17, 2024

Location and Vicinity Map: 10854 WCR74/Harmony Road

Property Location



PUBLIC NOTIFICATION AND REFERRALS

As part of the overall development of the property Notice of the Planning Commission and Town Council public hearing was mailed to all property owners within 500 feet of this proposed project.

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.

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

The Site Plan application is for the expansion of the outdoor storage and mini-enclosed storage facilities. The plan will expand the existing use to the land immediately to the north for a total of 11.3 acres. The proposed expansion is planned for two phases. Phase 1 will add outdoor boat and RV storage and the addition of a warehouse building. Phase 2 will replace most of the outdoor storage with self-storage buildings. The western portion of the property will be maintained as open space along the existing ditch, which is a designated floodplain. Access to the site is from Harmony Road/Weld County Road 74.

OVERALL STAFF COMMENTS

TOWN PLANNER

Town Staff has reviewed the Site Plan and finds it consistent with the Town of Severance Comprehensive Plan and the Land Use Code specific to Town Core.

TOWN MANAGEMENT

No further comments currently.

TOWN ENGINEER

The Town Engineer has reviewed the Final Plat and offered comments that the applicant has addressed or modified the site plan for compliance.

TOWN TRAFFIC ENGINEER

No further comments currently.

TOWN ATTORNEY

The Town Attorney has reviewed the Final Plat and offered comments that the applicant has addressed.

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 has reviewed the Site Plan and Use by Special Review application and requests that the Planning Commission recommend approval.



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

Applicant Response	Legal Item #2 below is addressed	☐ SEE ATTACHED
Notes		
Item 3	Development Agreement	Resolved?
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.	☒ YES ☐ NO ☐ SEE ATTACHED
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?
Notes	Please see attached Civil (Civil item #3)	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See updated Annexation Map. All comments are addressed	
Notes	No further comments	
Item 5	Zoning Map	Resolved?
Notes	Please see attached Civil (Civil item #1)	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See updated Zoning Map. All comments are addressed	
Notes	No further comments	
Item 6	Subdivision Map	Resolved?
Notes	Please see attached Civil & Legal (Civil Item #2 & Legal item #3)	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See updated Subdivision Map. All comments are addressed	
Notes		
Item 7	Site Plan	Resolved?
Notes	Town Staff will provide a more thorough review of the Site Plan once all comments on Annexation/Zoning/Subdivision are finalized.	☒ YES ☐ NO ☐ SEE ATTACHED
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?
Notes	Please see Traffic Engineering Items #2 and #5 below. These Items will need to be submitted and finalized prior to Public Hearings.	☒ YES ☐ NO ☐ SEE ATTACHED
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	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Item 9	Building Department Comments	
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	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Item 10	Stakeholder/Referral Comments	
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?
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Notes	No Additional Comments at this Time.	☒ YES
Applicant Response	OK	☐ NO ☐ SEE ATTACHED

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

Item 1	Subdivision Map	Resolved?
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	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See attached responses and updated Subdivision Map	
Notes	No Further Comments	
Item 2	Rezone Map	Resolved?
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	☒ YES ☐ NO ☐ SEE ATTACHED
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?
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	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response		
Notes	No Further Comments	
Item 4	Rezone Request Letter	Resolved?
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	☒ YES ☐ NO ☐ SEE ATTACHED

	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?
Notes	Refer to attached Legal REDLINES for ReZone Map	☒ YES
Applicant Response	See updated Rezone Map	☐ NO
Notes	Refer to attached REDLINES for ReZone Map (01.27.2023)	☐ SEE ATTACHED
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?
Notes	Refer to attached REDLINES for Subdivision Map	☒ YES
Applicant Response	See updated Subdivision Map	☐ NO
Notes	Refer to attached REDLINES for Subdivision Map (01.27.2023)	☐ SEE ATTACHED
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?
Notes	Refer to attached REDLINES for Annexation Map	☒ YES
Applicant Response	See attached responses and updated Annexation Map	☐ NO
Notes	Refer to attached REDLINES for Annexation Map (01.27.2023)	☐ SEE ATTACHED
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	
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)	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
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 overdetermine 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
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	☐ NO ☐ SEE ATTACHED

	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?
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.	☒ YES ☐ NO ☐ SEE ATTACHED
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?
Notes	Figure 11 "Total 2042 Volumes" (page 21) is missing.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 4	Multi-Modal Transportation	Resolved?
Notes	The TIA does not include sections for pedestrians, bicycles and transit.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See attached, updated study.	
Notes	No further comment	
Item 5	Second Site Access	Resolved?
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.	☒ YES ☐ NO ☐ SEE ATTACHED
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		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		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		Resolved? ☐ YES ☒ NO ☐ SEE ATTACHED
Notes	Applicant's surveyor has disregarded or left unaddressed most, if not all, prior civil and legal comments to 4 th 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.	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Item 5	Site Plan	
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 2 nd 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,

A handwritten signature in black ink, appearing to read 'Abdul Barzak', with a stylized flourish at the end.

Abdul Barzak

Town Planner

abarzak@townofseverance.org

Town of Severance

3 South Timber Ridge Parkway

PO BOX 339

Severance, CO 80546

970-692-1556

Shani Porter

From: Shani Porter
Sent: Tuesday, November 7, 2023 4:13 PM
To: kim@huntersmoonmeadery.com
Subject: RE: Tonights Town Council - Severance Storage.
Attachments: Rescheduled - Severance Storage Surrounding Property Owner Notification.pdf

Hi Kim - thank you for your email concerning the annexation and zoning of property referred to as Severance Storage. The Town Council will consider this proposal at their December 12th meeting. You should have received an updated meeting date thru the mail. I've attached it again for your reference.

The Town appreciates the comments you present in your email and will pass them along to the applicant. The Town Council will only be considering the Annexation and Zoning of the property at this time. The applicant will be required to submit a Use by Special Review and a Final Plat for the expansion of the Self-Storage facility and at that time site specific conditions will be reviewed in detail.

Please let me know if you have additional questions or would like more information.

Thank you - Shani

Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain privileged, confidential, or otherwise protected information. If you have received this communication in error, please immediately notify the sender by return email and destroy the transmission. Any disclosure, copying, distribution, or taking any action concerning this communication's contents or attachments by anyone other than the named recipient is strictly prohibited.

-----Original Message-----

From: kim@huntersmoonmeadery.com <kim@huntersmoonmeadery.com>
Sent: Tuesday, November 7, 2023 4:02 PM
To: Shani Porter <sporter@townofseverance.org>
Subject: Tonights Town Council - Severance Storage.

Caution: This is an external email and may have a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your OnixIT at support@onixit.com or (970) 223-0300.

Hi Shani; My husband and I live at 404 Immigrant Trail, so the Storage unit expansion is behind our home. (I am recovering from Covid and 1 of my ears is totally plugged and the other one is partially plugged, and I have a hard time hearing at the Town Hall to begin with, so I won't be attending and my husband has a meeting elsewhere)

I am not sure if this is just about annexing in this new section or what, but wanted to give my 2 cents.

We would hope that if they are going to park motorhomes or boats they would create a privacy fence or replant trees that they have cut down.

Having the Tree Farm behind our property was one main reason

we chose our home. We would also hope that they would not be able to park too close to the ditch that runs between our properties in case of vehicle leakage and waste getting in the ditch. The flood plain is at

the back of our property, so I assume they are in the Flood plain near the ditch as well.

We are concerned that more storage units or motorhome/boat storage will affect the value of our property as well.

I just looked at the Town Council scedule and it doesn't look like there is a meeting tonight.

anyway, our thoughts on the matter when it comes up, maybe the 14th? I couldn't get Agendas to come up.

Kim & Greg Bowdish

404 Immigrant Trail

1. Floodway – Green and Red hash marks, 100 Yr. Floodplain - Green, 500 Yr. Floodplain - Orange

- a) Campers, boats and privacy fence on SW Corner of property in Floodway
- b) Egress of rainwater from the expansion. Rainwater cannot be channeled directly into the floodway.
- c) No earth can be moved in the floodway
- d) No structures (including fences) can be built in the floodway
- e) Nothing can be parked/stored in the floodway unless it is moveable, and you have possession of the keys/ability to move it.

2. Commercial Retail 50X100 building divided into 4 – 25 X 50's

- a) has an external bathroom for commercial/retail use

3. Workout Center

- a) Former owners garage w/bathroom and shower
- c) No Parking – which leads to:
 - Congestion on Harmony Rd
 - Patron's trespassing (parking/turning around) on our property
 - Licensed home daycare concerns

4. Great Western Trail encroachment

Campers, vehicles and fence on East border 6-8 feet onto the Great Western Trail Property

5. Traffic

Impact study?

6. Safety

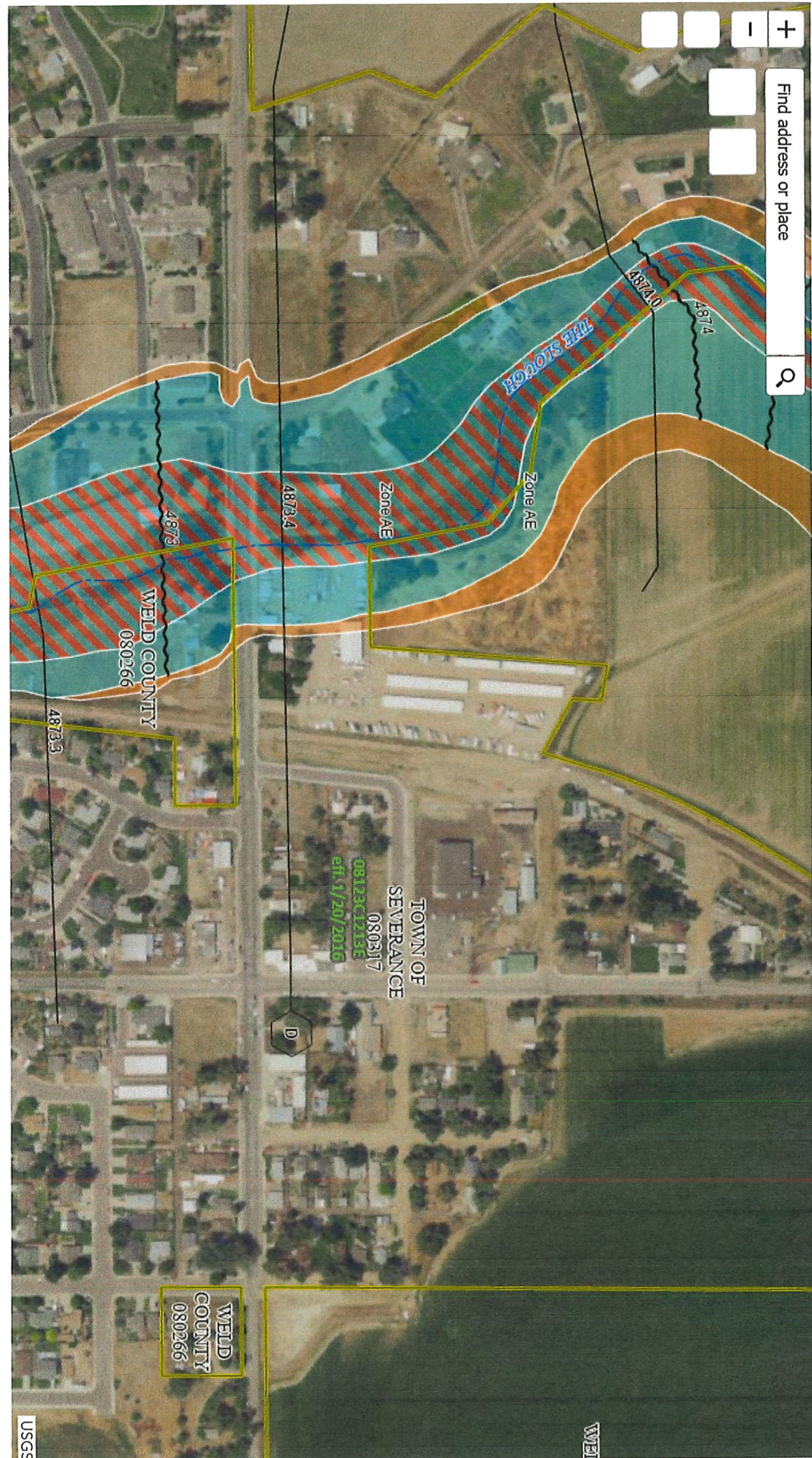
Murder victim stored overnight in early 2000's

Theft – Is all of the property under video surveillance?

No security fence on the west or south side of the property. Needs built above the floodway

FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS



**TOWN OF SEVERANCE PLANNING COMMISSION
RESOLUTION NO. PC-2024-01**

**A RESOLUTION OF THE TOWN OF SEVERANCE PLANNING
COMMISSION APPROVING, WITH CONDITIONS, A USE BY SPECIAL
REVIEW APPLICATION TO OPERATE AN OUTDOOR STORAGE AND
ENCLOSED MINI-STORAGE FACILITIES BUSINESS ON REAL
PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE,
COMMONLY KNOWN AS 10845 COUNTY ROAD 74**

WHEREAS, Severance Land, LLC (“Applicant”), is the owner of an approximately 11.3 acre parcel of real property located in the Town of Severance near the intersection of West 4th Avenue and 3rd Street, with an address of 10845 County Road 74, Severance, Colorado 80550 (“Property”); and

WHEREAS, the Property is in the Town Core Zone District; and

WHEREAS, the Applicant has submitted an application for use by special review to develop an extension of its existing Severance Storage business to operate storage facilities for outdoor storage of RVs, boats, and trailers, and enclosed mini-storage facilities, on the Property (the “Application”); and

WHEREAS, Applicant has also submitted a site plan application concurrent with its Application for Use by Special Review; and

WHEREAS, pursuant to Sections 16.19.110(f)(4) and 16.19.130(c)(2) of the Severance Municipal Code, when a site plan is necessary for a proposed use by special review, then the site plan application shall be processed concurrently with the use by special review application and, in such cases, the Planning Commission shall be the final decision-making entity for both the site plan and the use by special review; and

WHEREAS, after considering all the testimony, evidence, and argument presented at the public hearing held before the Planning Commission on January 17, 2024, the Severance Planning Commission finds and determines that the Application is complete, and that the Applicant has met the relevant standards and use by special review criteria set forth in Section 16.19.130 of the Severance Municipal Code, subject to the conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SEVERANCE PLANNING COMMISSION, AS FOLLOWS:

Section 1. The above recitals and findings of the Planning Commission are hereby incorporated into this resolution.

Section 2. Severance Land, LLC’s Application for a Use by Special Review to operate storage facilities for outdoor storage of RVs, boats, and trailers, and enclosed mini-storage facilities, on the Property, as a use by special review within the existing Town Core Zone District, is hereby approved, subject to and contingent upon the occurrence of the following conditions:

- a. The Planning Commission’s approval of the Site Plan for the Property in accordance with Section 16.19.110 of the Severance Municipal Code; and

- b. The Town Council's approval of the Severance Storage Minor Subdivision plat and Applicant's compliance with all conditions of approval upon such plat.

Section 3. Unless otherwise extended by resolution of the Planning Commission, this approval of the use by special review shall be null and void if the conditions set forth in Section 2 are not complied with within one hundred and twenty (120) days of the date of this resolution.

Section 4. Further, the approval of the use by special review shall lapse and be considered null and void:

- a. If permanent construction in conjunction with such use has not commenced within one (1) year of the Town Council's approval of the Severance Storage Minor Subdivision plat; or
- b. If the use is no longer active or in operation for a period of 12 consecutive months; or
- c. Upon a change of primary use of the Property.

PASSED AND ADOPTED this 17th day of January, 2024.

Chairperson

ATTEST:

Secretary



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution PC-2024 02: A Resolution of the Town of Severance Planning Commission approving, with conditions, a Site Plan application on real property located with the Town of Severance, commonly known as 10845 County Road 74	Shani Porter, Town Planner	Shani Porter, Town Planner
ACTION REQUESTED		
Town Staff requests the Planning Commission review and take action on the proposed Site Plan as follows: 1. Move to approve Resolution 2024-02 with Conditions 2. Move to deny Resolution 2024-02 3. Take no action		<u>Resolution</u>
BRIEF SUMMARY		
The Site Plan application is for the expansion of the outdoor storage and mini-enclosed storage facilities. The plan will expand the existing use to the land immediately to the north for a total of 11.3 acres. The proposed expansion is planned for two phases. Phase 1 will add outdoor boat and RV storage and the addition of a warehouse building. Phase 2 will replace the majority of the outdoor storage with self-storage buildings. The western portion of the property will be maintained as open space along the existing ditch, which is a designated floodplain. Access to the site is from Harmony Road/Weld County Road 74. Please see the attachments from the previous agenda item.		
PUBLIC SUPPORT/CONCERN		
Please see the attachments from the previous agenda item.		
ANALYSIS AND RECOMMENDATION		
Town Staff has reviewed the application for the Site Plan and finds it consistent with Town of Severance Comprehensive Plan and Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution 2024-02		

**TOWN OF SEVERANCE PLANNING COMMISSION
RESOLUTION NO. PC 2024-02**

**A RESOLUTION OF THE TOWN OF SEVERANCE PLANNING
COMMISSION APPROVING, WITH CONDITIONS, A SITE PLAN
APPLICATION ON REAL PROPERTY LOCATED WITHIN THE TOWN
OF SEVERANCE, COMMONLY KNOWN AS 10845 COUNTY ROAD 74**

WHEREAS, Severance Land, LLC (“Applicant”), is the owner of an approximately 11.3 acre parcel of real property located in the Town of Severance near the intersection of West 4th Avenue and 3rd Street, with an address of 10845 County Road 74, Severance, Colorado 80550 (“Property”); and

WHEREAS, the Property is in the Town Core Zone District; and

WHEREAS, the Applicant has submitted an application for site plan approval to develop and construct an extension of its existing Severance Storage business to operate storage facilities for outdoor storage of RVs, boats, and trailers, and enclosed mini-storage facilities, on the Property (the “Application”); and

WHEREAS, Applicant has also submitted a use by special review application concurrent with its Application for site plan approval; and

WHEREAS, pursuant to Sections 16.19.110(f)(4) and 16.19.130(c)(2) of the Severance Municipal Code, when a site plan is necessary for a proposed use by special review, then the site plan application shall be processed concurrently with the use by special review application and, in such cases, the Planning Commission shall be the final decision-making entity for both the site plan and the use by special review; and

WHEREAS, after considering and reviewing the Application and the review criteria and other approval criteria in Section 16.19.110 of the Severance Municipal Code, the Planning Commission finds and determines that the Application is complete, and that the Applicant has met the relevant standards and site plan review criteria set forth in Section 16.19.110 of the Severance Municipal Code, subject to the conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SEVERANCE PLANNING COMMISSION, AS FOLLOWS:

Section 1. The above recitals and findings of the Planning Commission are hereby incorporated into this resolution.

Section 2. The Severance Storage Site Plan, Town of Severance, Weld County, State of Colorado, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved, subject to and contingent upon the occurrence of the following conditions:

- a. The Planning Commission’s approval of the Applicant’s application for a use by special review in accordance with Section 16.19.130 of the Severance Municipal Code; and

- b. The Town Council's approval of the Severance Storage Minor Subdivision plat and Applicant's compliance with all conditions of approval upon such plat, including without limitation Applicant's execution of a development agreement in conformance with the requirements of the Severance Municipal Code; and
- c. All remaining technical corrections to the site plan and construction drawings requested by Town staff shall be made to the Town staff's satisfaction; and
- d. Final construction documents shall be approved by the Town Engineer prior to the start of construction activities.
- e. Work within the floodplain shall require approval prior to any disturbance.

Section 3. Unless otherwise extended by resolution of the Planning Commission, the approval of the Severance Storage Site Plan shall be null and void if the conditions set forth in Section 2 are not complied with within one hundred and twenty (120) days of the date of this resolution.

PASSED AND ADOPTED this 17th day of January, 2024.

Chairperson

ATTEST:

Secretary



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Severance Police Station Site Plan	Shani Porter, Town Planner	Shani Porter, Town Planner
ACTION REQUESTED		
Town Staff asks that the Planning Commission review and discuss and take action as follows: 1. Recommend approval of the Severance Police Department Site Plan to Town Council 2. Recommend denial of the Severance Police Department Site Plan to Town Council 2. Take No Action.		<u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Site Plan is for a new building to be constructed and utilized for the Town of Severance Police Department. The design and intent of the project is to create a visually appealing and highly functional public safety building in the Town Core. The current police department building is located on the site which will be demolished.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Staff has reviewed the Site Plan and finds it consistent with the Town of Severance Comprehensive Plan and the Land Use Code specific to Town Core.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. PD Letter of Intent 2. Police Dept Site Plan 3. Engineer Comments 4. Fire Dept Review		



Police Department Project Intent

Project Intent:

The design intent of the project is to create a visually appealing public safety building in the Town Core. The new facility is included in the Town's 2022 Strategic Plan. The Severance Police Department currently operates out of an outdated building that was originally constructed in the 1970s as a fire station. The building, located at 209 1st Street, was later converted to the first public works building, then housed the community development office and later was adapted for use by the Police Department.

Zone:

The site is currently zoned Town Core. The use of a Police Department building is a use allowed by right as a municipal use facility.

Streets and Roadways:

Access to the proposed Police Department will be from 1st Street to the East and West 2nd Avenue to the North.

Phasing:

The Police Department is planned to be constructed in one phase. The building, parking area, off-site-road improvements and surrounding landscaping will be completed in one phase.

Parking:

Parking for the Police Department is accommodated with 7 total spaces and with one ADA space all located on the south side of the building.

Open Space:

Open Space accounts for 32% of the lot coverage. Many of the plantings are to occur along the north and eastern edges of the property as well as the parking area.

Architecture:

The proposed building is defined by varying roof elements, awnings, and horizontal projections. The building will use a variation of massing and parapet height along with wall recesses and projections to reduce the perceived size of the structure and provide a more appealing visual preference. The proposed building materials include the use of wood and prefinished metal materials to provide various textures.

FINAL SITE PLAN
SEVERANCE POLICE DEPARTMENT
209 1st St, Severance CO 80546

LOT 1, TOWN OF SEVERANCE, ADJUSTMENT NO. 1

Situate in the Southeast Quarter of Section 35, Township 7 North, Range 67 West of the 6th P.M.,
Town of Severance, County of Weld, State of Colorado

OWNER APROVALL

The undersigned owner has reviewed and approves the proposed
improvements shown in this set of drawings.
Reviewed this _____ day of _____, 20____.

Owner

TOWN ENGINEERS 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

Recommended for Approval this _____ day of _____,20____.

Chairman,
Severance Planning Commission

TOWN COUNCIL CERTIFICATE

This is to certify that the Site Plan was approved on the _____[insert no.] day
of _____[insert month], 20____, by Resolution No. _____
[insert res. No.], passed and adopted a the regular meeting of the Town Council
of the Town of Severance, held on this _____[insert no.] day of
_____[insert month], 20____, and may be filed with the Clerk and
Recorder of Weld County.

ATTEST: _____
Mayor Town Clerk

SITE DATA:

EXISTING ZONING: TOWN CORE
PROPOSED ZONING: TOWN CORE
ADJACENT ZONING: S=TC; W=TC; E=TC; N=TC
ADJACENT USES: EAST=RESIDENTIAL;
SOUTH=INDUSTRIAL;
NORTH=RESIDENTIAL; WEST=INDUSTRIAL
SITE SF & ACREAGE: 17,496 SF / 0.402 ACRES
REQUIRED SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 10'

BUILDING DATA:

PROPOSED BUILDING AREA: 4,381 SF
S-1: 269 SF
S-2: 1,169 SF
OFFICE/ADMIN: 2,943 SF

BUILDING HEIGHT: 22'-3"
MAX BUILDING HEIGHT 26'-0"

LAND USE DATA:

BUILDING FOOTPRINT (PROPOSED): 4,381 25.04%
GRAVEL & IMPERVIOUS SURFACES: 7,442 42.54%
OPEN SPACE: 5,673 32.42%

TOTAL: 17,496 SF 100.00%

PARKING SUMMARY:

ADA SPACES REQUIRED / PROVIDED: 1 (1 VAN ACCESSIBLE) / 1
TOTAL PARKING SPACES REQUIRED / PROVIDED: 7 / 7

DEVELOPMENT TEAM:

OWNER / DEVELOPER:
TOWN OF SEVERANCE
3 SOUTH TIMBER RIDGE PARKWAY
PO BOX 339
SEVERANCE, CO 80546

ARCHITECT:
INFUSION ARCHITECTS
MELISSA LANNING
4487 HIGHLAND MEADOWS PKWY
WINDSOR, CO 80550
melissa.lanning@infusionarchitects.com

PLANNER / LANDSCAPE ARCHITECT:
NATURAL DESIGN SOLUTIONS - JASON R OLDHAM
5539 COLT DR
LONGMONT, CO 80503
jason@ndscolorado.com, 970-420-9555

CIVIL ENGINEER:
MIKE BEACH
RIDGETOP ENGINEERING & SURVEYING
541 E GARDEN DR N
WINDSOR, CO 80550
970-663-4552; mbeach@ridgetopeng.com

PROJECT PURPOSE/DESCRIPTION:

THIS PROJECT PROPOSES A POLICE ADMINISTRATION BUILDING OWNED AND OPERATED BY
THE TOWN OF SEVERANCE. THE LANDSCAPE WILL BE XERIC AND SUSTAINABLE, PARKING IS
PROVIDED PER CODE, AND THE SITE WILL BE DESIGNED TO ACCOMMODATE THE ACTIVITIES
NECESSARY FOR THE FUNCTIONING ON THE TOWN POLICE DEPARTMENT.



VICINITY MAP
NOT TO SCALE

CONDITIONS OF APPROVAL - TBD:

SHEET INDEX:

1. COVER PAGE
2. SITE PLAN
3. EXISTING CONDITIONS / DEMO PLAN
4. HORIZONTAL CONTROL PLAN
5. DRAINAGE PLAN
6. STORM PLAN AND PROFILE
7. UTILITY PLAN
8. DRAINAGE MAP
9. CIVIL DETAILS
10. CIVIL DETAILS
11. CIVIL DETAILS
12. CIVIL DETAILS
13. ARCHITECTURAL ELEVATIONS
14. LANDSCAPE PLAN
15. LANDSCAPE DETAILS AND NOTES
16. PHOTOMETRIC PLAN
17. PHOTOMETRIC DETAILS

TOWN OF SEVERANCE POLICE FACILITY RENOVATION
SEVERANCE, CO

PROJECT COVER SHEET

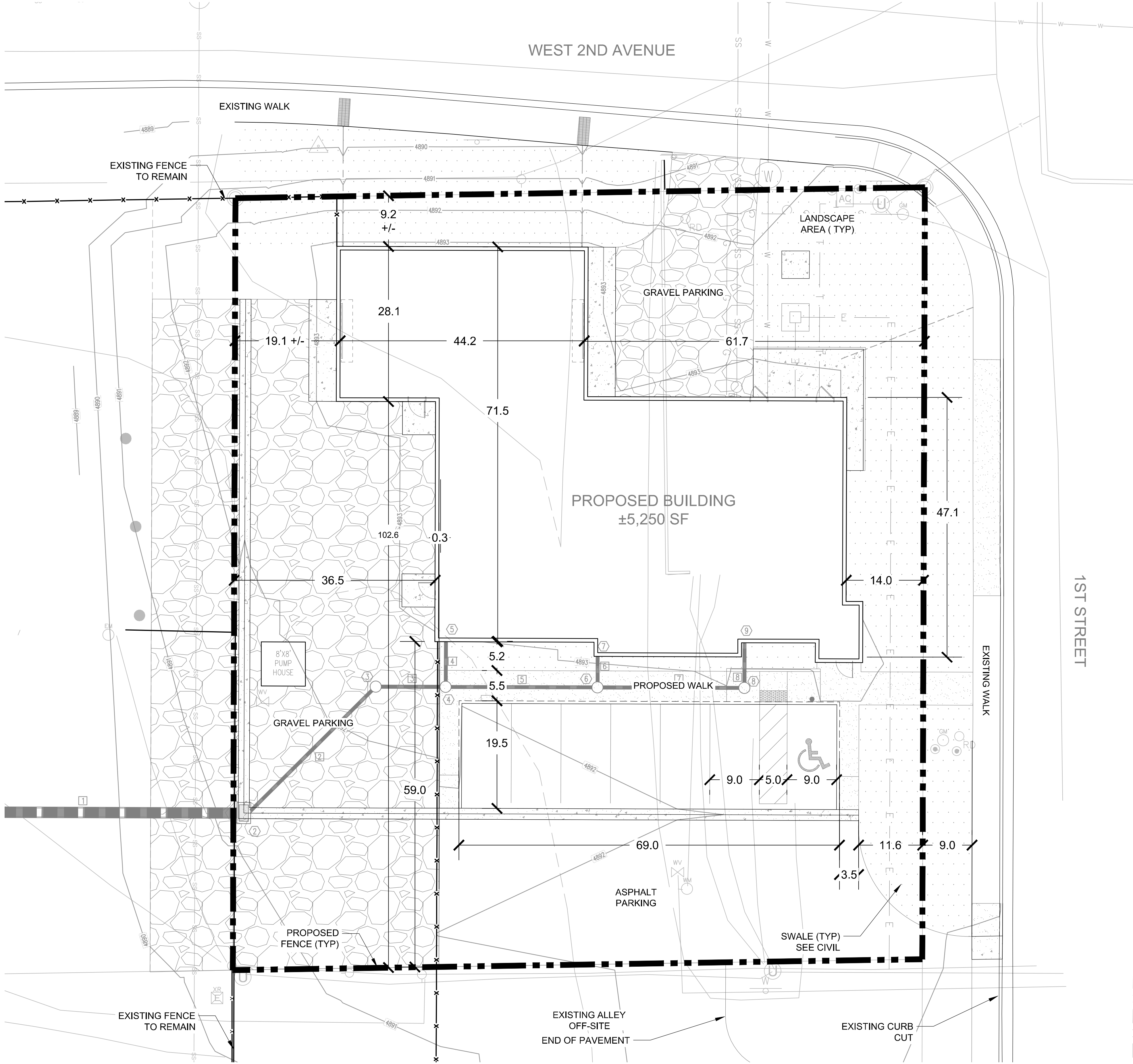
PROJ. NO.:
DATE: 11.01.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 1

REVISIONS:
TOWN Comments 01.08.24

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
5539 Colt Drive, Longmont, CO 80503
(970) 440-0555 nld@ndscolorado.com

PLAN NOTES

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



SITE PLAN
SCALE: 1" = 10'



TOWN OF SEVERANCE POLICE FACILITY RENOVATION
SEVERANCE, CO
OVERALL SITE PLAN

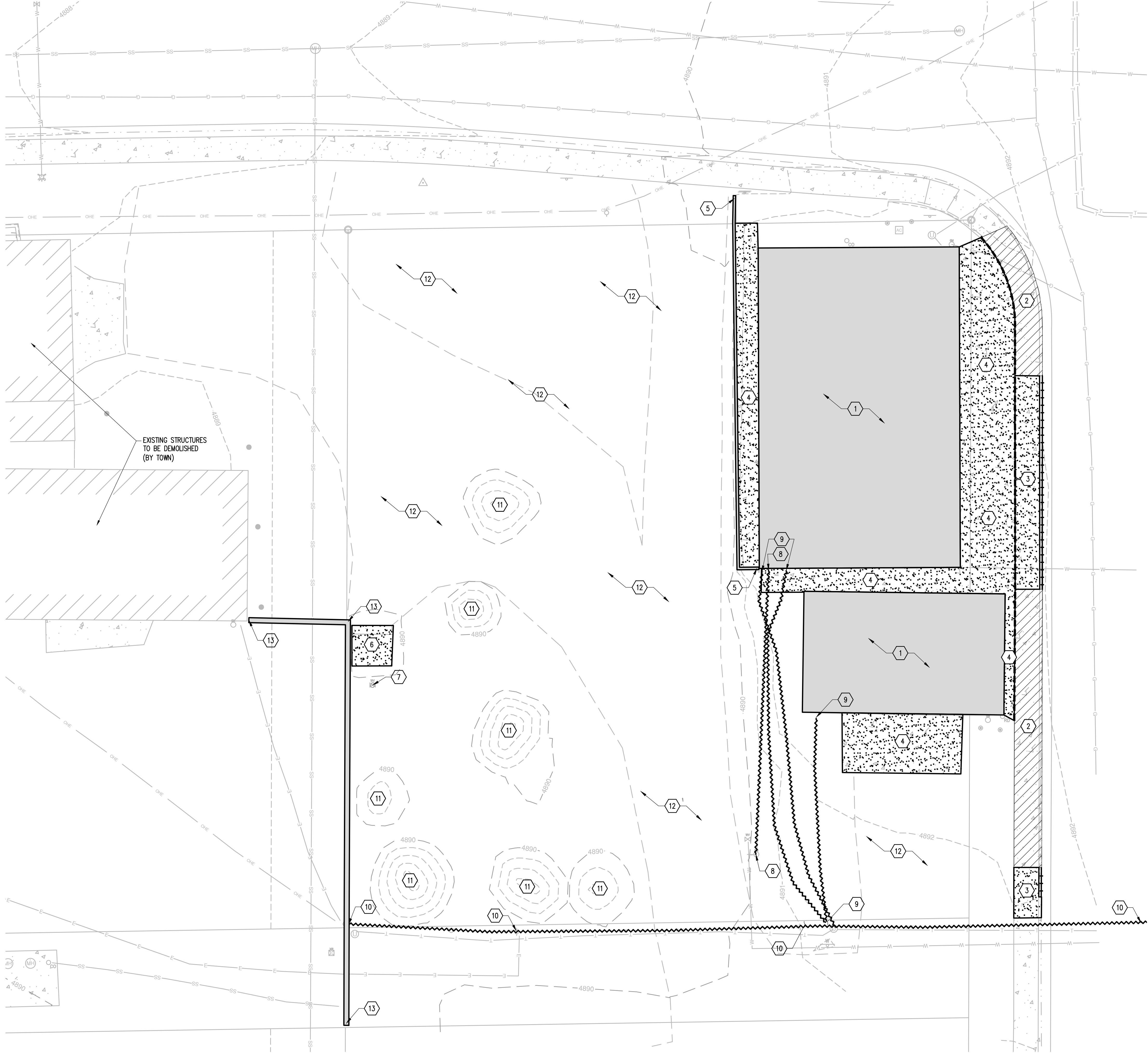
PROJ. NO.:	
DATE:	11.01.23
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	2

REVISIONS:	TOWN Comments 01.08.24

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Landscaping
5559 24th Drive, Loveland, CO 80538
(970) 443-0359 | info@ndscolorado.com

SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- REMOVE/REPLACE EX. PAVEMENT HARDSCAPE
- PROTECT EXISTING
- REMOVE/REPLACE EXISTING CONCRETE/SIDEWALK
- CURB REMOVAL
- SAW CUT
- UTILITIES TO BE DEMOED

GENERAL DEMOLITION NOTES

- DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, DATED 03/14/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION — NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
- REMOVE EXISTING PIPES LOCATED OUTSIDE PROPOSED BUILDING PAD LIMITS.
- CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.

NOTE: FOR ANY REMOVALS BACK TO MAIN OR SIMILAR: ALL HARD SURFACES, BASE MATERIAL, CURB AND GUTTER, ETC MUST BE REPLACED WITH SAME TYPE/COLOR MATERIAL AS REMOVED.

DEMOLITION KEY

- 1 DEMOLISH AND REMOVE EXISTING BUILDING AND FOUNDATION.
- 2 PROTECT EXISTING PORTIONS OF SIDEWALK. TO REMAIN.
- 3 DEMOLISH AND REPLACE EXISTING PORTION OF SIDEWALK AND CURB.
- 4 REMOVE EXISTING SIDEWALKS AND CONCRETE PATHWAYS
- 5 REMOVE EXISTING RAILROAD TIE WALL.
- 6 DEMOLISH EXISTING FOUNDATION. TO BE REPLACED.
- 7 PROTECT EXISTING WELL HEAD. COORDINATE EFFORTS WITH TOWN INSPECTOR.
- 8 DEMOLISH WATER LINE UP TO VALVE. TO BE REPLACED.
- 9 REMOVE EXISTING DRY UTILITIES TO MAIN.
- 10 REMOVE EXISTING OVERHEAD ELECTRIC LINE AND POLES. COORDINATE OVERHEAD POWER RELOCATION AS NECESSARY WITH THE TOWN INSPECTOR AND POWER COMPANY.
- 11 REMOVE EXISTING PILES OF DIRT, RUBBLE AND DEBRIS.
- 12 CLEAR AND GRUB AREA OF ANY EXISTING IMPROVEMENTS IN THE WAY OF THE PROPOSED BUILDING AND SITE IMPROVEMENTS.
- 13 REMOVE EXISTING FENCE.

LOGO

RIDGETOP
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541 E. Garden Drive, Windsor, CO 80550
T (970) 863-4562
W ridgetopeng.com

SEAL

PROJECT TITLE

SEVERANCE POLICE DEPARTMENT RENOVATION

PREPARED FOR

209 1ST STREET, SEVERANCE, CO 80615

INFUSION ARCHITECTS

4487 HIGHLAND MEADOWS PARKWAY WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: AUS

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

EXISTING CONDITIONS

SHEET INFORMATION

DM-1.0

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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

LEGEND

	PORTLAND CEMENT CONCRETE PAVEMENT
	ASPHALTIC CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	SAW CUT
	CANOPY
	BUILDING

SITE DATA

SITE AREA:	0.402± AC (17,496 SF)
OWNER:	TOWN OF SEVERANCE
LAND USE CLASSIFICATION:	POLICE DEPARTMENT
ZONING CLASSIFICATION:	TOWN CORE
LOCAL JURISDICTION:	SEVERANCE, CO
PN:	070535409001
ADDRESS:	209 1ST STREET
BUILDING HEIGHT:	XX' (PROPOSED)
BUILDING AREA:	±5,250 SF

NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, INC., DATED 8/22/2023. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, UNLESS OTHERWISE NOTED.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CURB RADII ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADII SHALL BE 10', UNLESS OTHERWISE NOTED.

LOGO

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SEAL

PROJECT TITLE

SEVERANCE
POLICE
DEPARTMENT
RENOVATION

209 1ST STREET,
SEVERANCE, CO 80615

PREPARED FOR

INFUSION
ARCHITECTS

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

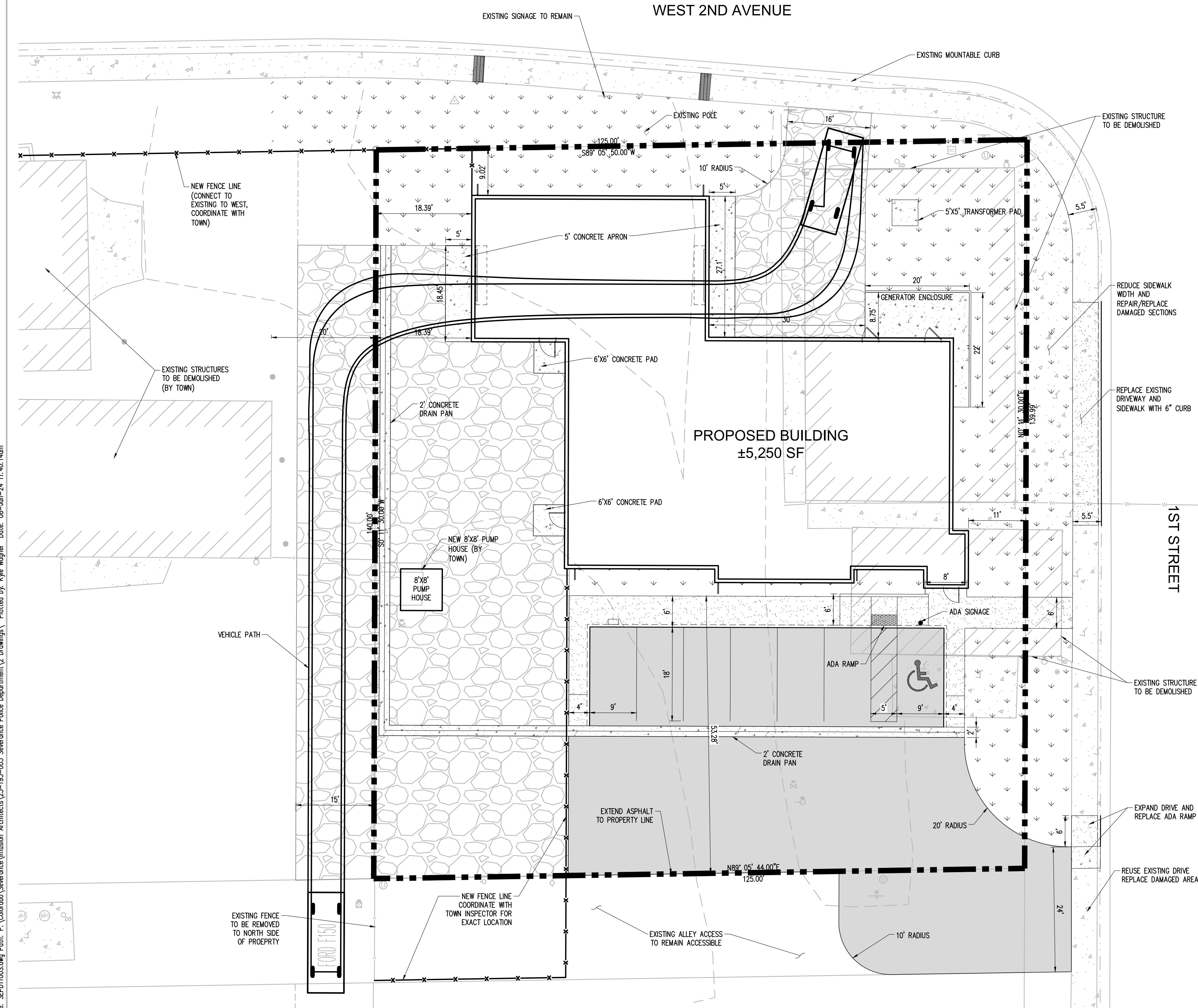
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HORIZONTAL
CONTROL
PLAN

SHEET INFORMATION

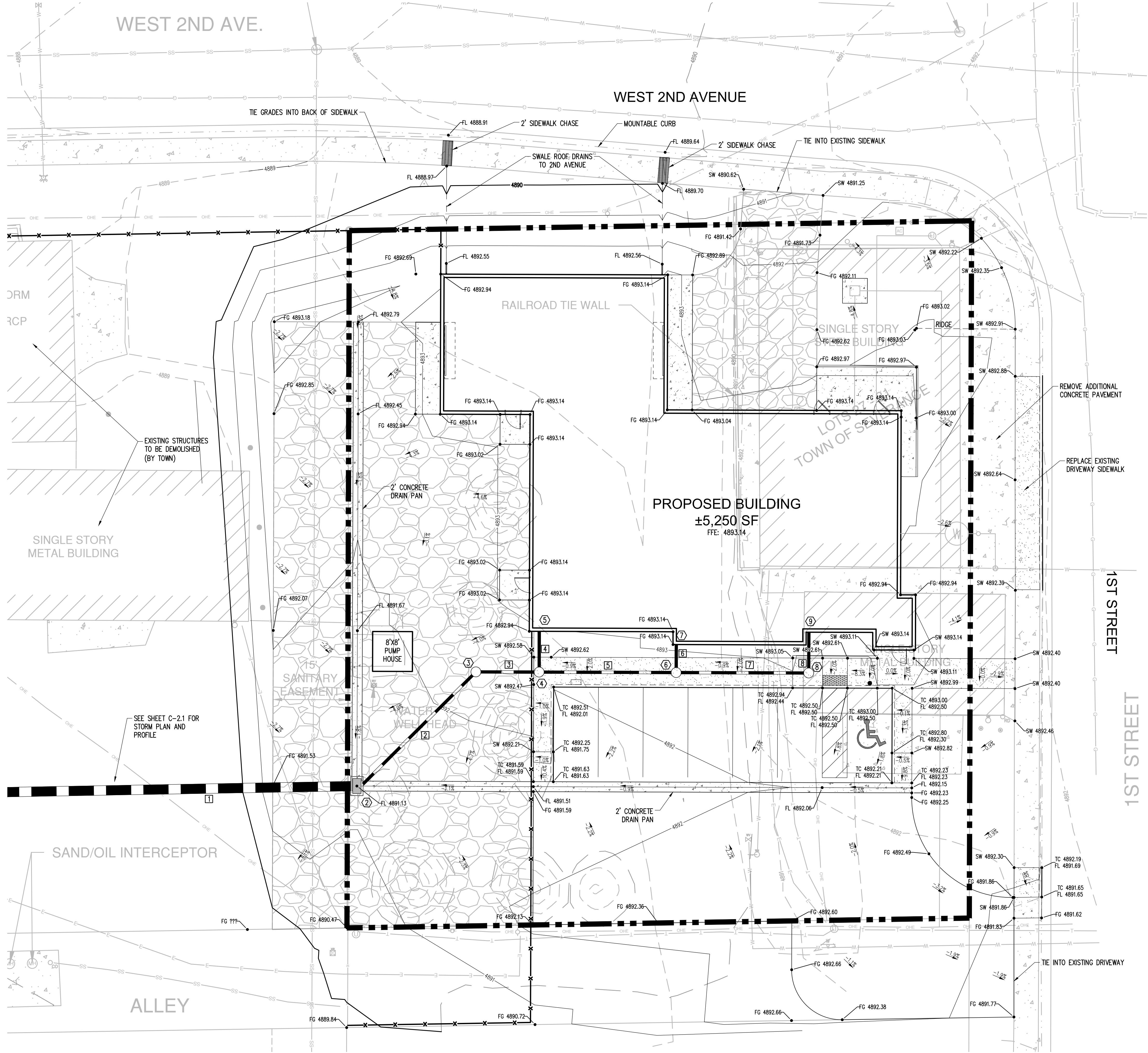
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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



LEGEND

EX. CONTOUR	24
PROPOSED CONTOUR	322
PROPERTY LINE	
SPOT ELEVATION	4653
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME

GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, GUTTER FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PERFORM A CUT AND FILL QUANTITY CALCULATION AND INCLUDE IN THE BASE BID. ANY CUT OR FILL REQUIRED IN ADDITION TO THE BASE BID SHALL BE AT THE CONTRACTOR'S EXPENSE.

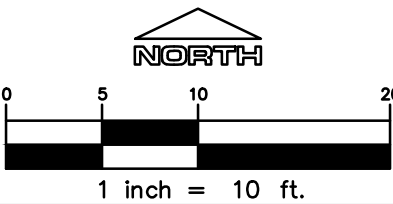
STORM DRAINAGE NOTES

- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- STORM DRAINAGE PIPE WITH LESS THAN 2'-0" COVER SHALL BE CLASS IV REINFORCED CONCRETE PIPE, OR APPROVED EQUAL TO SUSTAIN H-20 LOADING.
- ALL ON-SITE STORM DRAINAGE PIPE SHALL BE SMOOTH WALLED INTERIOR, MANUFACTURER'S VERIFICATION OF MANNING'S ROUGHNESS COEFFICIENT N=0.012 OR LESS.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- ALL CATCH BASINS AND AREA DRAINS ARE TO BE SITUATED SUCH THAT THE OUTSIDE EDGE OF GRATE FRAME IS AT TOE OF CURB OR FLOWLINE OF GUTTER (WHERE APPLICABLE).
- CATCH BASIN INLET PROTECTION / EROSION CONTROL TO BE USED FOR ALL NEW INLETS.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT, UNLESS OTHERWISE SHOWN IN THE CATCH BASIN DETAIL.
- CONTRACTOR SHALL CONNECT ROOF DRAIN LEADERS TO PROPOSED STORM DRAINS AS SHOWN.

NOTE:
CONTRACTOR SHALL POTHOLE ALL NEW AND/OR EXISTING UTILITY CROSSINGS AND POINTS OF CONNECTION TO CONFIRM DEPTH AND LOCATION AS FIRST ORDER OF WORK.

STRUCTURE TABLE			
#	TYPE	RIM	INVERT
1	OUTLET STRUCTURE W/ TOP GRATE & OFFICE PLATE	RIM = 4888.00	IE IN: 4884.00 18"
2	TYPE 13 AREA INLET	RIM = 4891.13	IE IN: 4886.13 6" IE OUT: 4886.13 18"
3	6" CLEANOUT	RIM = 4892.36	IE IN: 4889.14 6" IE OUT: 4889.14 6"
4	6" CLEANOUT	RIM = 4892.54	IE IN: 4889.40 6" IE IN: 4889.40 6" IE OUT: 4889.40 6"
5	CONNECT TO ROOF DRAINS		IE OUT: 4889.56 6"
6	6" CLEANOUT	RIM = 4892.78	IE IN: 4889.95 6" IE IN: 4889.95 6" IE OUT: 4889.95 6"
7	CONNECT TO ROOF DRAINS		IE OUT: 4890.06 6"
8	6" CLEANOUT	RIM = 4892.75	IE IN: 4890.48 6" IE OUT: 4890.48 6"
9	CONNECT TO ROOF DRAINS		IE OUT: 4890.64 6"

PIPE TABLE				
#	SIZE	LENGTH	MATERIAL	SLOPE
1	18"	372'	RCP	0.57%
2	6"	33'	HDPE	9.26%
3	6"	13'	HDPE	2.00%
4	6"	8'	HDPE	2.00%
5	6"	28'	HDPE	2.00%
6	6"	6'	HDPE	2.00%
7	6"	27'	HDPE	2.00%
8	6"	8'	HDPE	2.00%



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SEAL

PROJECT TITLE

SEVERANCE POLICE DEPARTMENT RENOVATION

209 1ST STREET, SEVERANCE, CO 80615

PREPARED FOR

INFUSION ARCHITECTS

4487 HIGHLAND MEADOWS PARKWAY WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

DRAINAGE PLAN

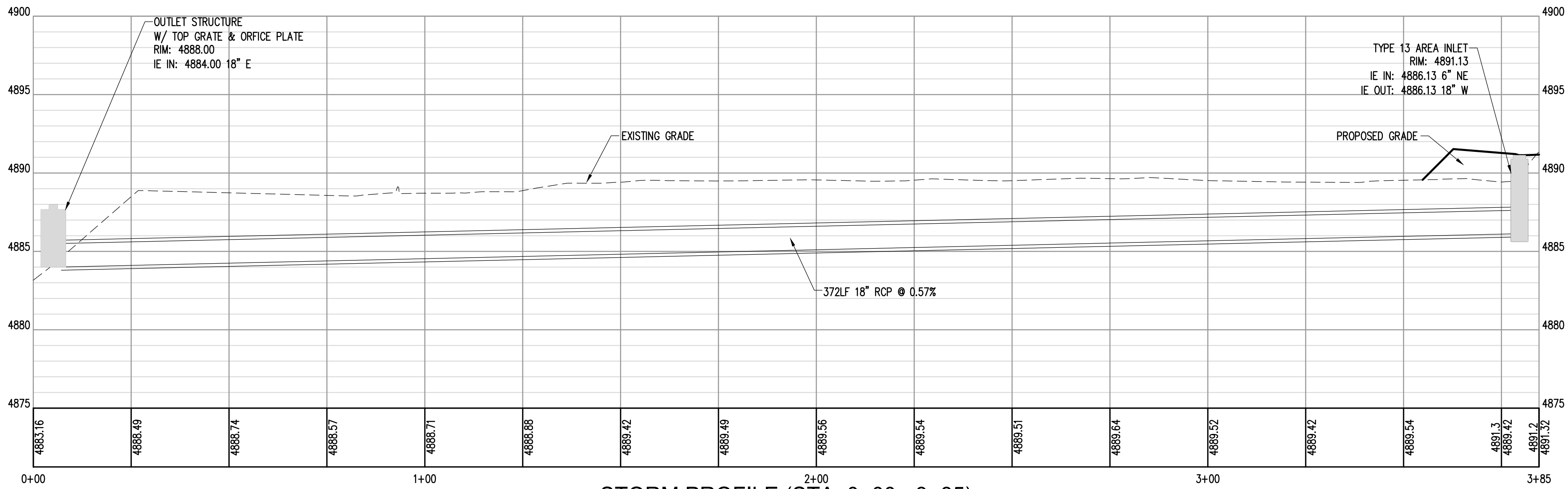
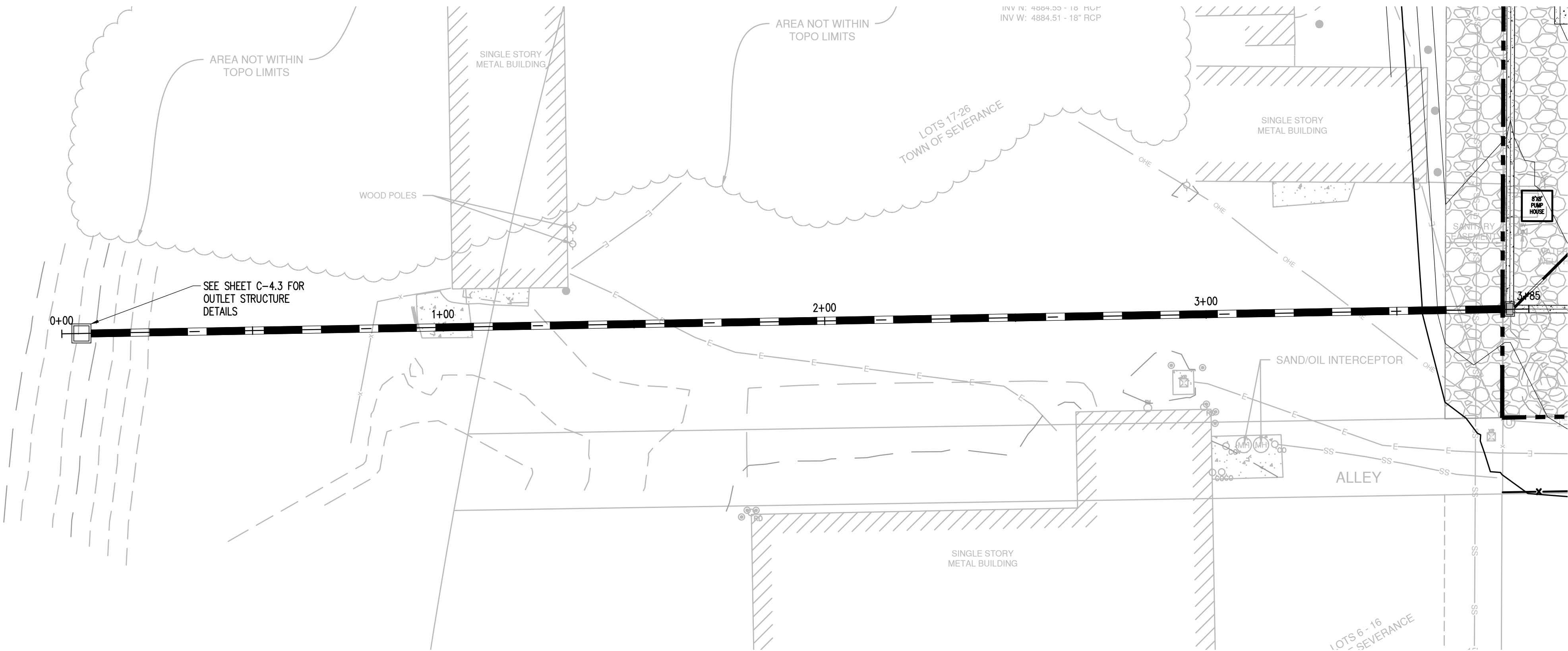
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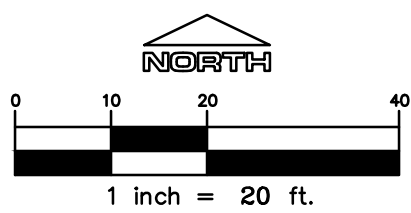
SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



STORM PROFILE (STA: 0+00 - 3+85)

SCALE
H: 1" = 20'
V: 1" = 5'



LOGO



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SEAL

PROJECT TITLE

SEVERANCE
POLICE
DEPARTMENT
RENOVATION

PREPARED FOR

209 1ST STREET,
SEVERANCE, CO 80615

INFUSION
ARCHITECTS

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY:

NGA

CHECKED BY:

MRB

PROJECT NO.:

23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

STORM PLAN
AND PROFILE

SHEET INFORMATION

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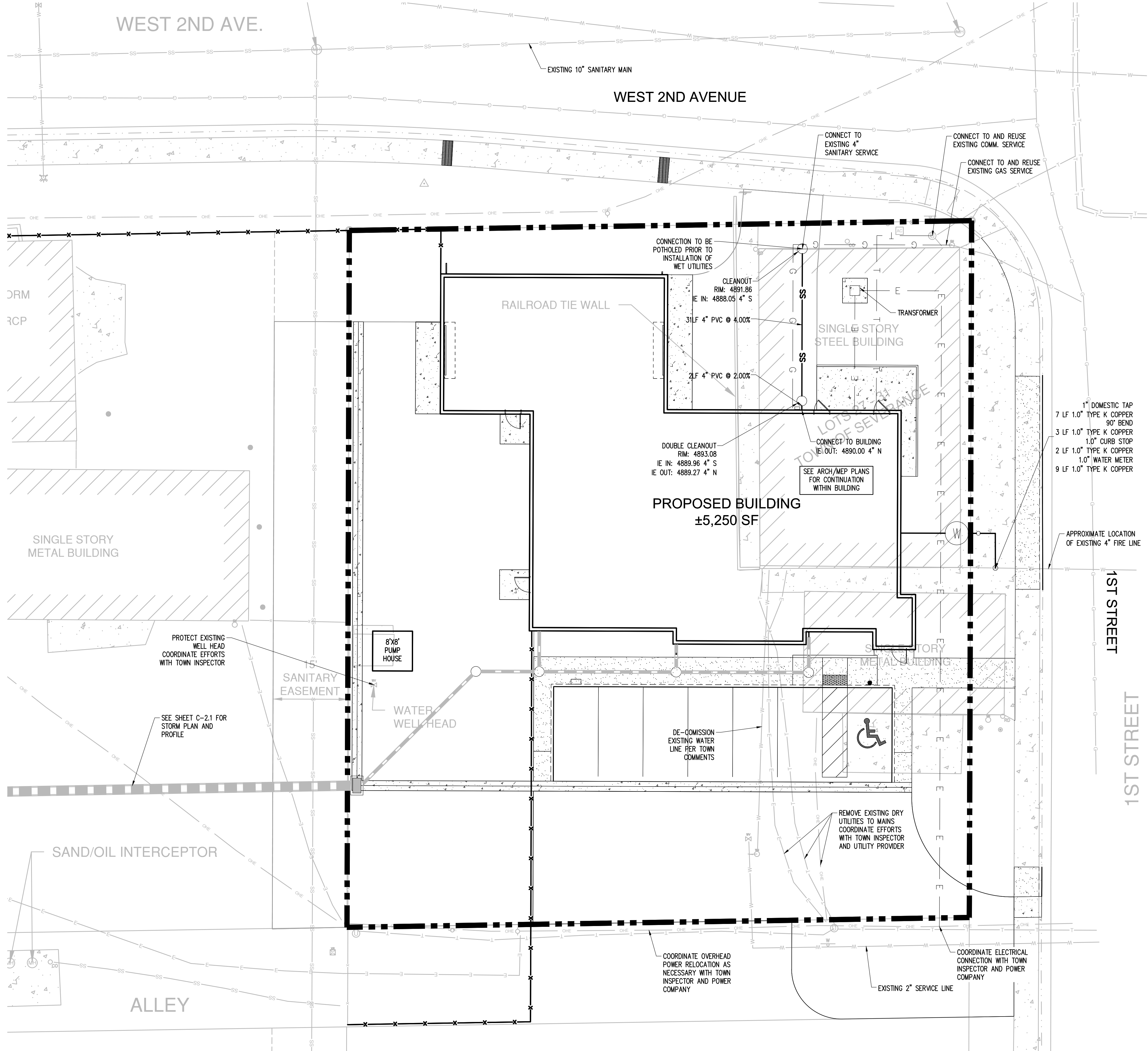
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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- FENCE
- BUILDING SETBACK
- PROPOSED BUILDING
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- SANITARY CLEANOUT
- WATER METER

GENERAL UTILITY NOTES

- ALL IMPROVEMENTS SHALL MEET LOCAL, STATE DOT AND A.P.W.A. STANDARD SPECIFICATIONS.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- ALL FILL MATERIAL SHALL BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM WATER AND SANITARY SEWER TRENCH WIDTH SHALL BE 2 FEET.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINE (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL BE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 AND ANSI A21.11 (AWWA C-151) (CLASS 50).
- ALL LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE TRENCHING, BACKFILL, 2 - 4" PVC SCHEDULE 40 CONDUITS, AND PULLING WIRES FOR UNDERGROUND TELEPHONE SERVICE FROM EXISTING FACILITIES AS SHOWN ON PLANS. CONTRACTOR TO COORDINATE INSTALLATION AND POINT OF CONNECTION WITH UTILITY PROVIDER.
- CONTRACTOR IS TO PROVIDE TRENCHING, CONDUIT, AND BACKFILL FOR ALL UNDERGROUND POWER LINE AND VAULTS AS REQUIRED BY UTILITY PROVIDER. POWER LINES AND POLES TO BE INSTALLED BY UTILITY PROVIDER. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING AND FOR PRIMARY ELECTRIC SERVICE LOCATIONS.
- GAS PIPING SHOWN FOR COORDINATION ONLY. INSTALLATION OF THE GAS MAIN AND METER TO BE ACCOMPLISHED BY UTILITY PROVIDER.
- BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED INSIDE THE BUILDING FOR EACH APPLICABLE USE INCLUDING DOMESTIC, FIRE, AND IRRIGATION SYSTEMS. CONTRACTOR SHALL COORDINATE AND SUPPLY A BACKFLOW TEST REPORT TO THE WATER AND SEWER DEPARTMENT UPON INSTALLATION. OWNER IS REQUIRED TO SUPPLY AN ANNUAL BACKFLOW TEST REPORT TO THE WATER AND SEWER DEPARTMENT.

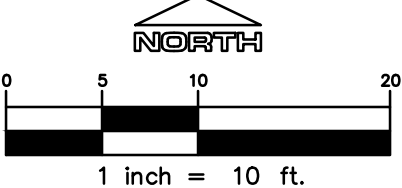
WATER NOTES

- ALL CONSTRUCTION/INSTALLATION OF WATER MAINS SHALL BE DONE IN A SAFE, NEAT AND WORKMANLIKE MANNER, AND UNDER SUPERVISION BY UTILITY PROVIDER FORCES AT ALL TIMES. ALL SAFETY REQUIREMENTS FROM OSHA AND OTHER STATE REGULATING AGENCIES MUST BE MET.
- WATER MAIN PIPE LESS THAN OR EQUAL TO 12" IN DIAMETER SHALL BE C900 PVC PIPE MEETING LOCAL REQUIREMENTS. POLYETHYLENE WRAP IS REQUIRED ON ALL METALS.
- AN 24-INCH MINIMUM SEPARATION IS REQUIRED ON SERVICE TAPS ON A MAIN LINE.
- 1" - 1.5" TYPE K COPPER SERVICE LINE SHALL BE INSTALLED WITH A TAPPING SADDLE.
- ALL ELBOWS/BENDS ON WATER MAINS SHALL HAVE THRUST BLOCKS.
- A MINIMUM DEPTH OF 60" (5') FROM FINISHED GRADE TO THE TOP OF THE WATER MAIN IS REQUIRED. PLACING WATER LINES SHALLOWER THAN 60" (5') OR DEEPER THAN 72" (6') IS PROHIBITED.
- ALL NEW PIPES MUST BE PROPERLY FLUSHED, PRESSURE TESTED, AND CHLORINATED BY THE CONTRACTOR, AND INSPECTED BY UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION.
- ALL BACKFLOW PREVENTION DEVICES (DOUBLE CHECK BACKFLOW PREVENTORS, REDUCED PRESSURE BACKFLOW PREVENTORS, PRESSURE AND ATMOSPHERIC VACUUM BREAKERS, ETC.) MUST BE APPROVED BY THE UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION.
- ALL NEW CONNECTIONS TO EXISTING WATER MAINS REQUIRE ISSUANCE OF A PUBLIC WORKS PERMIT AND INSPECTION BY THE CITY OR GOVERNMENTAL AGENCIES WITH JURISDICTION PRIOR TO BACKFILLING.
- BACKFLOW PREVENTION DEVICES SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS.
- AS PART OF THE BASE BID, THE CONTRACTOR SHALL INCLUDE VERTICAL BENDS AND THRUST BLOCKS, AS NECESSARY, TO ACCOMMODATE PROPOSED UTILITY CROSSINGS.

SANITARY SEWER NOTES

- ALL CONSTRUCTION/INSTALLATION OF SANITARY SEWER MAINS SHALL BE DONE IN A SAFE, NEAT AND PROFESSIONAL MANNER, AND UNDER SUPERVISION OF CITY FORCES AT ALL TIMES. ALL SAFETY REQUIREMENTS FROM OSHA AND OTHER STATE REGULATORY AGENCIES MUST BE MET.
- THE MINIMUM SIZE FOR PUBLIC SEWER MAINS SHALL BE 8" DIAMETER. ALL SANITARY SEWER PIPING SHALL BE SCHEDULE D3034 PVC OR EQUAL. MINIMUM PIPE DIAMETER FOR PRIVATE LATERALS IS 4" AND OF SCHEDULE D3034 PVC OR EQUAL. ALL SANITARY SEWER LATERALS MUST BE PROPERLY MARKED AT ENDS.
- CONNECTIONS INTO THE EXISTING SANITARY SEWER MAINS REQUIRE ISSUANCE OF PUBLIC WORKS PERMIT AND INSPECTION BY THE LOCAL JURISDICTION PRIOR TO BACKFILLING.
- ALL NEW SANITARY SEWER PIPES AND MANHOLES MUST BE THOROUGHLY CLEANED, INSPECTED AND PRESSURE/VACUUM TESTED AS REQUIRED BY UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION. ALL TESTS MUST BE WITNESSED AND PASSED BY THE UTILITY PROVIDER AND GOVERNMENTAL AGENCIES WITH JURISDICTION PRIOR TO PLACING INTO OPERATION.
- THE CONTRACTOR SHALL PROVIDE TO THE UTILITY PROVIDER ANY GUARANTEE OR WARRANTY NORMALLY FURNISHED WITH THE PURCHASE OF ANY MATERIALS USED IN CONNECTION WITH THE PROJECT AT HAND.

NOTE:
CONTRACTOR SHALL POTHOLE ALL NEW AND/OR EXISTING
UTILITY CROSSINGS AND POINTS OF CONNECTION TO CONFIRM
DEPTH AND LOCATION AS FIRST ORDER OF WORK.



LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Windsor, CO 80550
T (970) 663-4562
W ridgektopeng.com

SEAL

PROJECT TITLE

SEVERANCE
POLICE
DEPARTMENT
RENOVATION

PREPARED FOR

209 1ST STREET,
SEVERANCE, CO 80615

INFUSION
ARCHITECTS

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

UTILITY PLAN

SHEET INFORMATION

C-3.0

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SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

SEAL

PROJECT TITLE

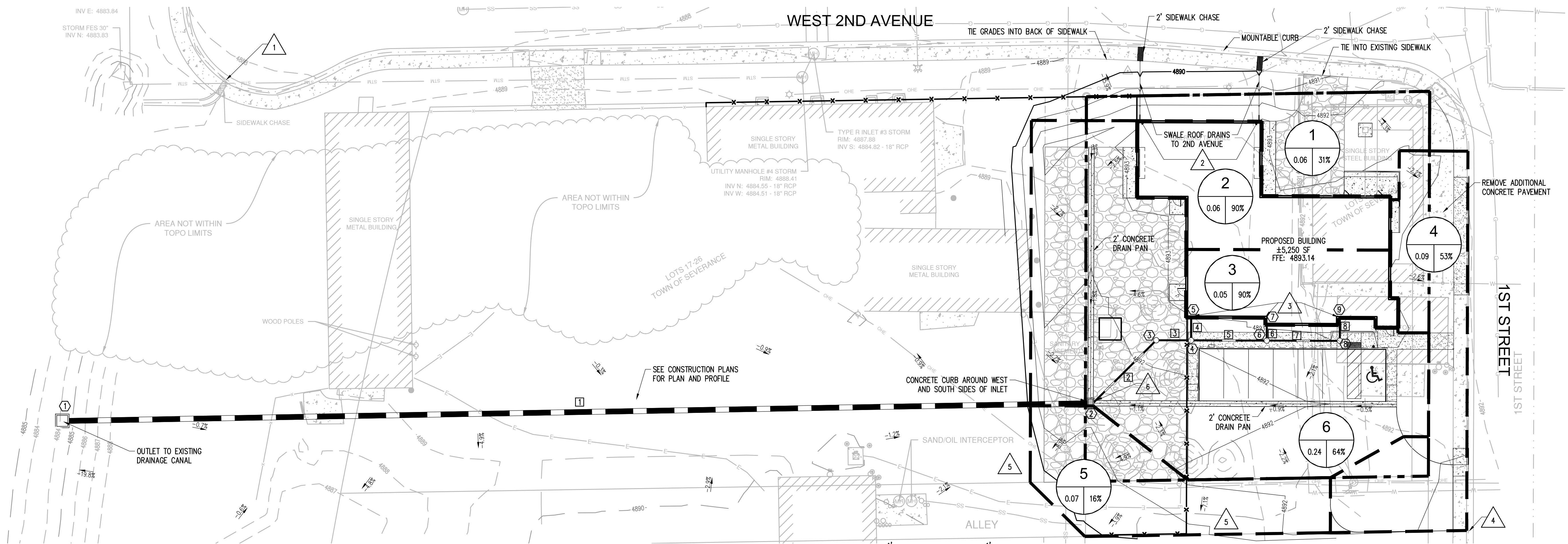
**SEVERANCE
POLICE
DEPARTMENT
RENOVATION**

209 1ST STREET,
SEVERANCE, CO 80615

PREPARED FOR

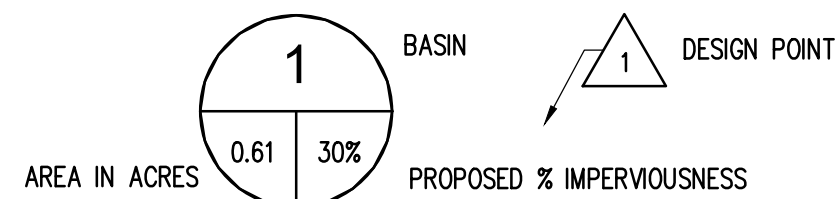
**INFUSION
ARCHITECTS**

4487 HIGHLAND
MEADOWS PARKWAY
WINDSOR, CO 80550

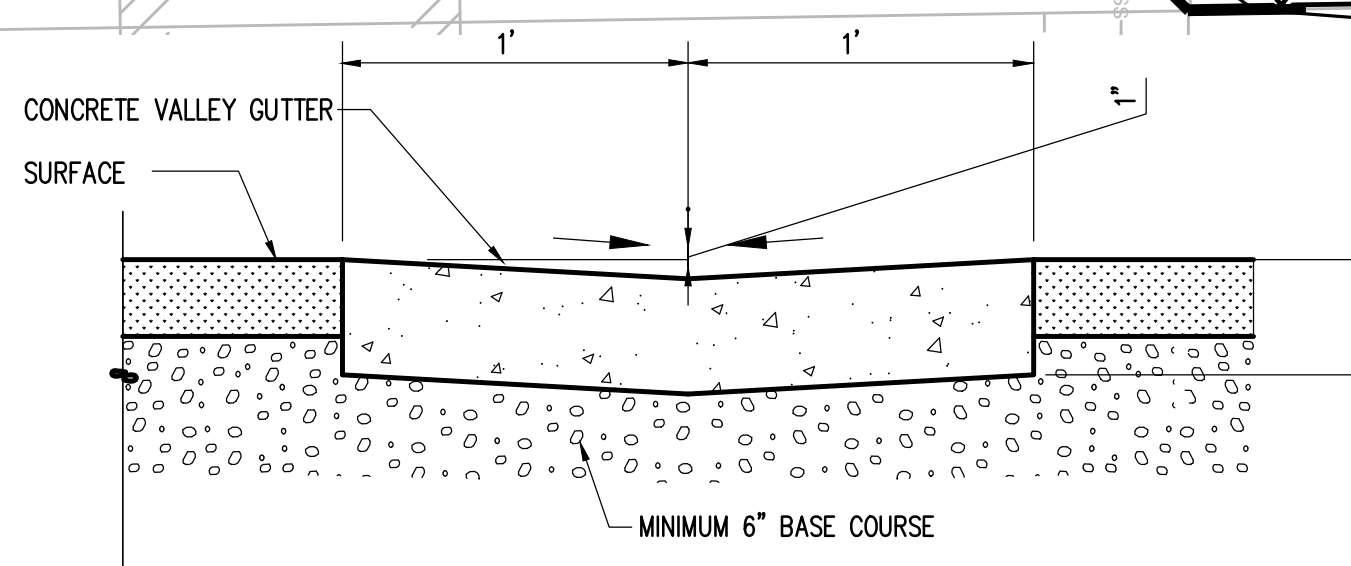


LEGEND

EX. CONTOUR
PR. CONTOUR
CONCRETE PAVEMENT
SIDEWALK
GRAVEL
PROPERTY LINE
BASIN LIMITS

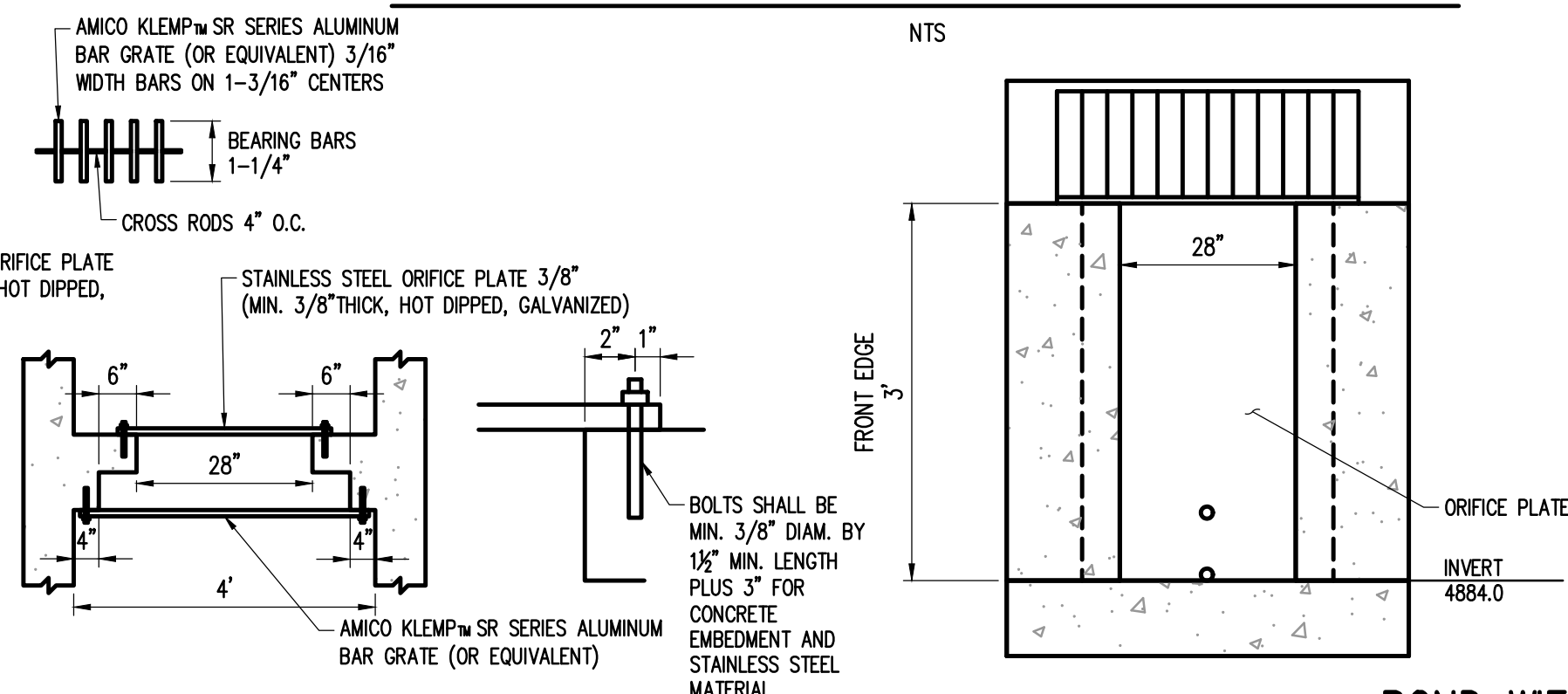


BASIN SUMMARY								
BASIN	DESIGN POINT	AREA (AC)	% IMPERVIOUS	C2	C100	2-YR FLOWS (CFS)	100-YR FLOWS (CFS)	
1	1	0.06	31.2	0.18	0.35	0.0	0.2	
2	2	0.06	90.0	0.73	0.81	0.2	0.5	
3	3	0.05	90.0	0.73	0.81	0.1	0.3	
4	4	0.09	52.5	0.36	0.52	0.1	0.4	
5	5	0.07	15.6	0.07	0.23	0.0	0.1	
6	6	0.24	63.8	0.47	0.61	0.4	1.2	
TOTAL	-	0.57	57.5	0.42	0.56	0.8	2.7	



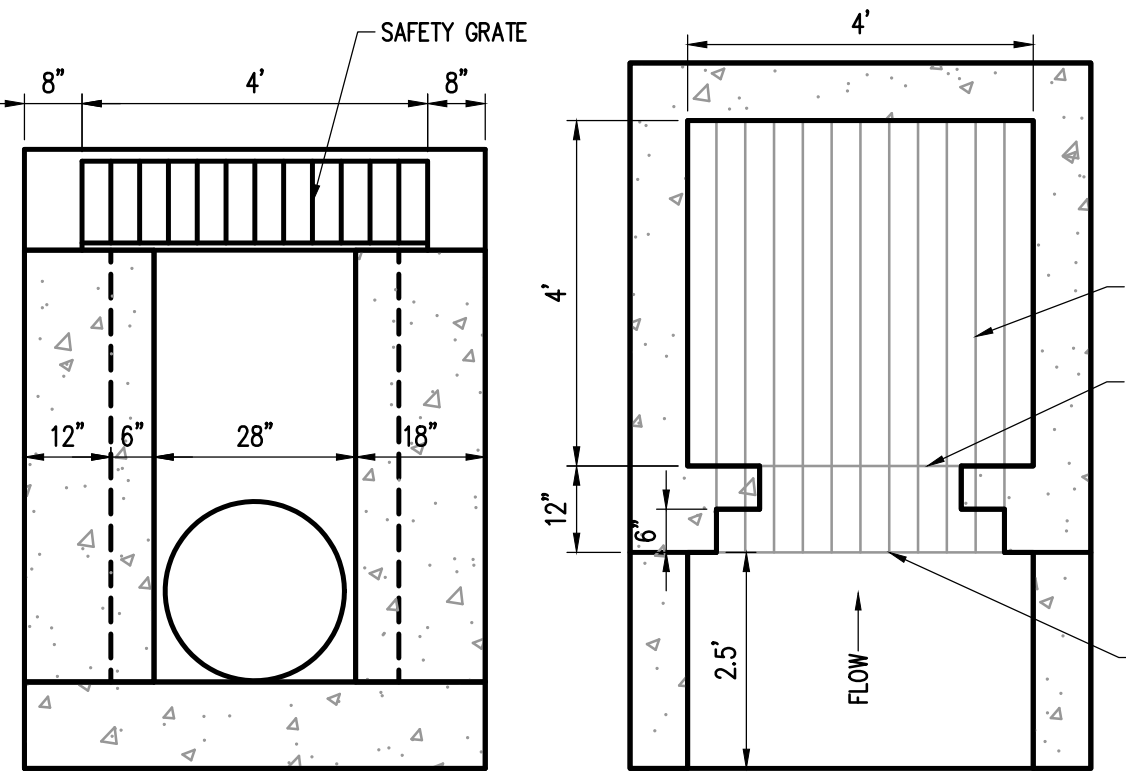
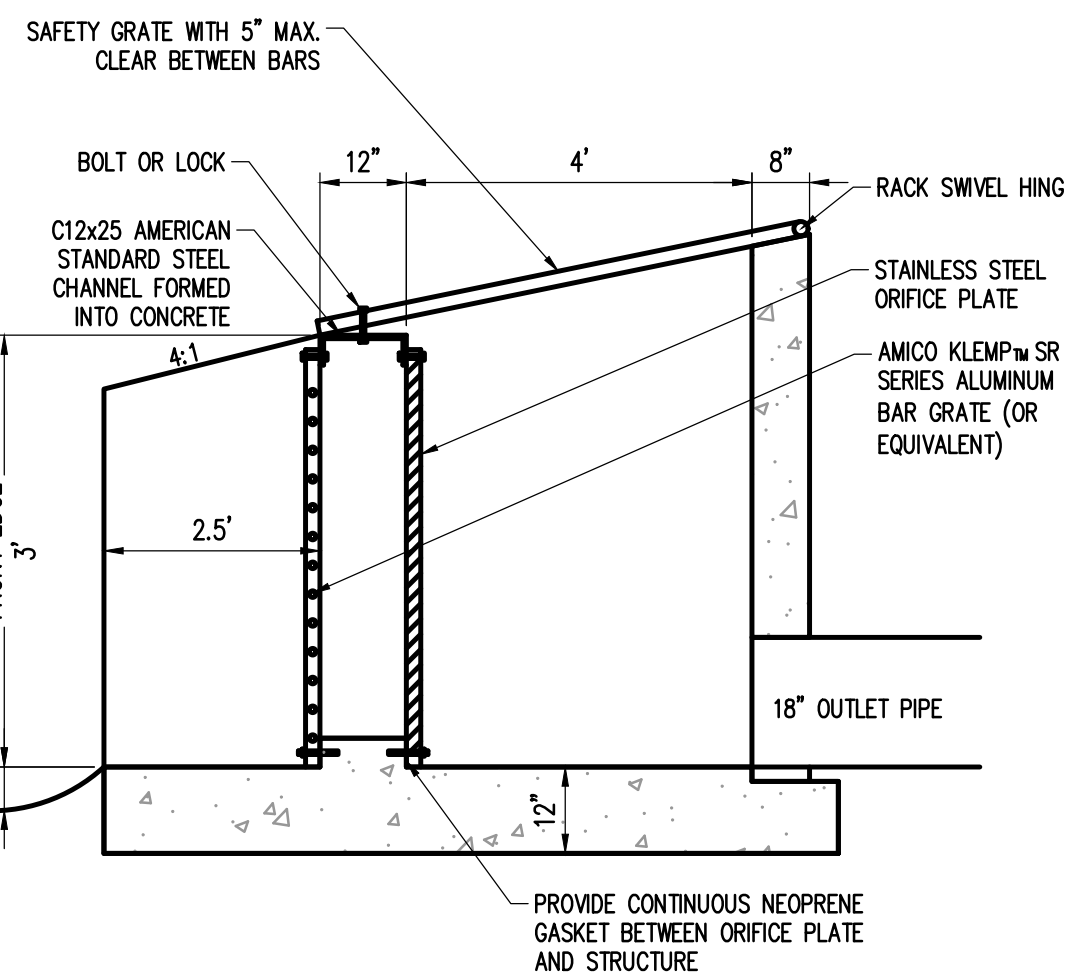
- NOTES:
- SLOPE SHALL PROMOTE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES. SLOPE TOWARDS OR AWAY FROM CURB AS REQUIRED.
 - EXPANSION JOINT: PLACE AT ENDS OF ALL RADI, 5' ON EACH SIDE OF DRAINAGE STRUCTURES, AND AT 45' MAX. INTERVALS IN STRAIGHT CURB AND GUTTER. PROVIDE #6 x 18" LONG SMOOTH STEEL DOWEL BARS WITH 1" GREASE CAP THROUGH EXPANSION JOINTS. (1/2" THICK BITUMINOUS FILLER MATERIAL)
 - CONTRACTION JOINT: PROVIDE 2" DEEP x 1/4" WIDE CONTRACTION JOINTS AT 15' INTERVALS.
 - 2'-6" LONG TIE BAR ON 2'-6" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT.
 - PROVIDE 2 #6 x 2'-6" LONG TIE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.
 - REMOVE FORMS AS EARLY AS POSSIBLE. BRUSH TOP AND FACE OF CURBS TO REMOVE ALL IMPERFECTIONS. TYPICAL OF ALL FORM WORK.
 - LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.

2' CONCRETE DRAIN PAN



STRUCTURE TABLE			
#	TYPE	RIM	INVERT
1	OUTLET STRUCTURE W/ TOP GRATE & ORFICE PLATE	RIM = 4888.00	IE IN: 4884.00 18"
2	TYPE 13 AREA INLET	RIM = 4891.13	IE IN: 4886.13 6" IE OUT: 4886.13 18"
3	6" CLEANOUT	RIM = 4892.36	IE IN: 4889.14 6" IE OUT: 4889.14 6"
4	6" CLEANOUT	RIM = 4892.54	IE IN: 4889.40 6" IE IN: 4889.40 6" IE OUT: 4889.40 6"
5	CONNECT TO ROOF DRAINS		IE OUT: 4889.56 6"
6	6" CLEANOUT	RIM = 4892.78	IE IN: 4889.95 6" IE IN: 4889.95 6" IE OUT: 4889.95 6"
7	CONNECT TO ROOF DRAINS		IE OUT: 4890.06 6"
8	6" CLEANOUT	RIM = 4892.75	IE IN: 4890.48 6" IE OUT: 4890.48 6"
9	CONNECT TO ROOF DRAINS		IE OUT: 4890.64 6"

PIPE TABLE				
#	SIZE	LENGTH	MATERIAL	SLOPE
1	18"	372'	RCP	0.57%
2	6"	33'	HDPE	9.26%
3	6"	13'	HDPE	2.00%
4	6"	8'	HDPE	2.00%
5	6"	28'	HDPE	2.00%
6	6"	6'	HDPE	2.00%
7	6"	27'	HDPE	2.00%
8	6"	8'	HDPE	2.00%

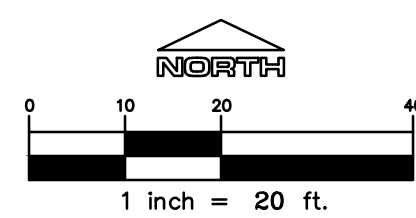


OUTLET STRUCTURE

NOT TO SCALE

POND WIER PLATE

NOT TO SCALE



SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

NO.	DESCRIPTION	DATE

DATE

10/23/2023

SHEET TITLE

**DRAINAGE
MAP**

SHEET INFORMATION

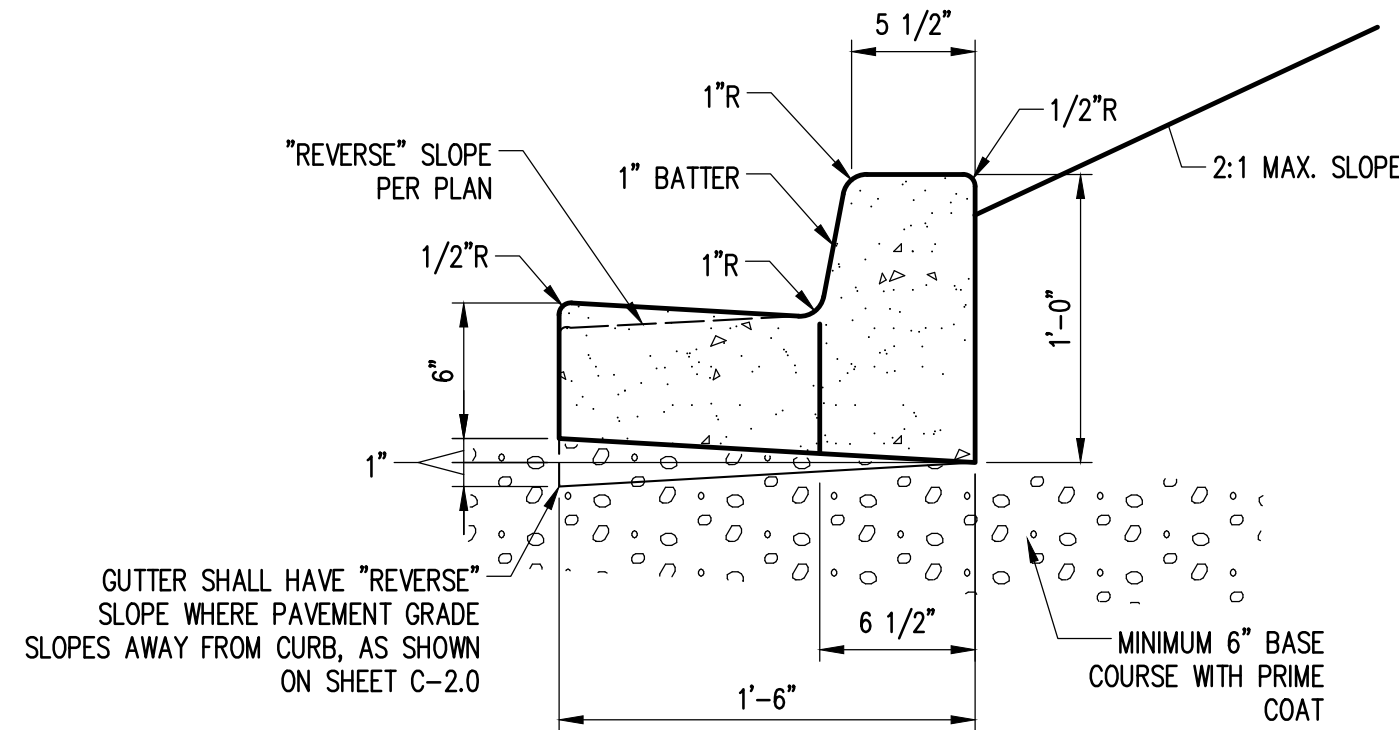
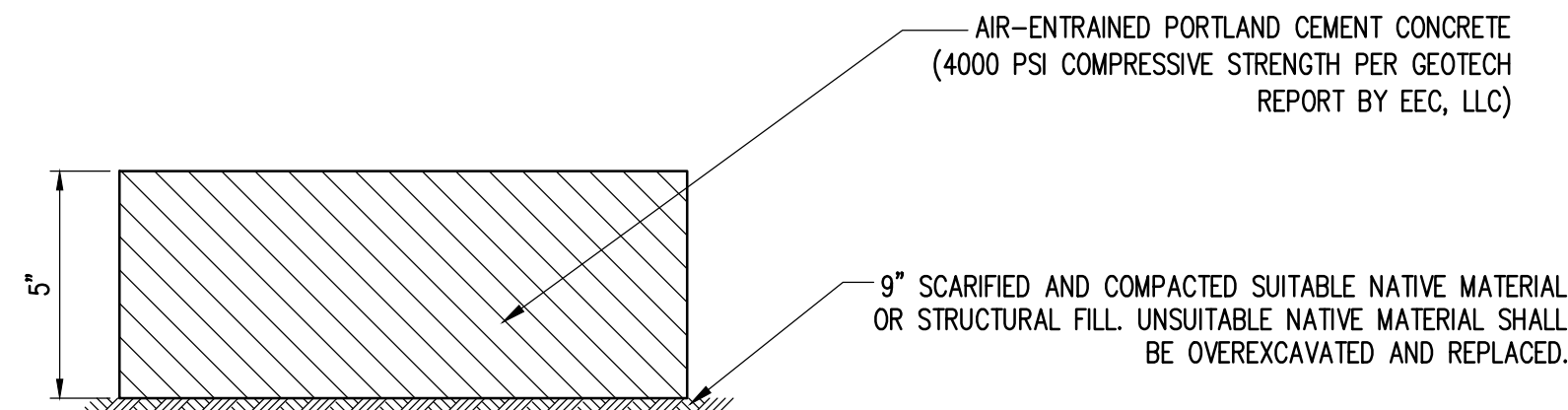
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SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. SUITABLE ON-SITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBGRADE PROVIDED SOILS MEET REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL REPORT.
3. PROOFROLLING OF PAVEMENT SUBGRADES SHOULD BE COMPLETED TO HELP IDENTIFY UNSTABLE AREAS. ANY INSTABILITY OF THE SUBGRADE SOILS OBSERVED AT THE TIME OF PROOFROLLING, ALL SUBGRADE SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 9 INCHES, MOISTURE CONDITIONS AND COMPACTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, SECTION "PAVEMENTS – ON-SITE IMPROVEMENTS."
4. TRENCHES SHALL BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
5. ASPHALTIC CONCRETE SHOULD CONSIST OF A BITUMINOUS PLANT MIX COMPOSED OF A MIXTURE OF AGGREGATE, FILLER, BINDERS AND ADDITIVES (IF REQUIRED) MEETING THE DESIGN REQUIREMENTS OF THE TOWN OF SEVERE. SPECIFIC GRADATION REQUIREMENTS SUCH AS COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) GRADING S OR SC (BOTTOM LIFT ONLY) OR SX (TOP LIFT ONLY) SPECIFICATIONS. ASPHALT MATERIAL SHALL BE PLACED IN APPROPRIATE LIFTS (CDOT SPECS) AND COMPACTED WITHIN A RANGE OF 92 TO 96 PERCENT OF THEORETICAL MAXIMUM (RICE) DENSITY (ASTM D2041) OR 95 PERCENT HVEM DENSITY (ASTM D1560, D1561).

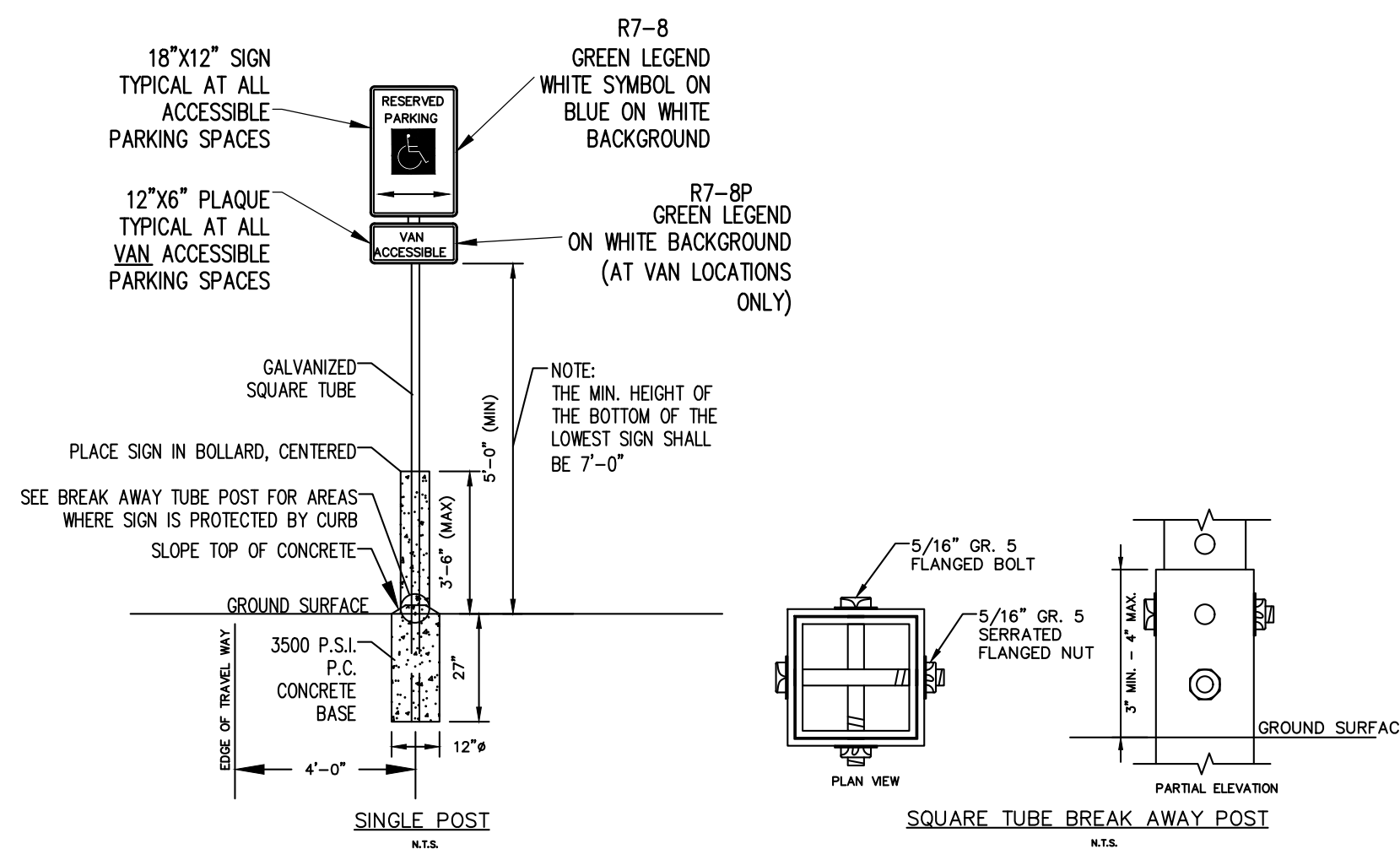
6. AGGREGATE BASE COURSE SHOULD BE CONSISTENT WITH CDOT REQUIREMENTS FOR CLASS 5 OR CLASS 6 AGGREGATE BASE, PLACED IN LOOSE LIFTS NOT TO EXCEED 6 INCHES THICK AND COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY.
CONCRETE PAVEMENT (PORTLAND TYPE II CEMENT CONCRETE) USED FOR SATE PAVEMENTS SHOULD BE AIR ENTRAINED (6% TO 8%) AND HAVE COMPRESSIVE STRENGTH OF PER ASTM C94.
8. REFER TO THE "GEOCHEMICAL SUBSURFACE EXPLORATION REPORT - TOWN OF SEVERANCE POLICE STATION, 2111 1ST STREET, SEVERANCE COLORADO," BY EARTH ENGINEERING CONSULTANTS LLC. DATED 09/13/2023.
9. LONGITUDINAL AND TRANSVERSE JOINTS SHOULD BE PROVIDED AS NEEDED IN CONCRETE PAVEMENTS FOR EXPANSION/CONTRACTION AND ISOLATION. THE LOCATION AND EXTENT OF JOINTS SHOULD BE BASED UPON THE FINAL PAVEMENT GEOMETRY.
10. SAWED JOINTS SHOULD BE CUT WITHIN 24 HOURS OF CONCRETE PLACEMENT AND SHOULD BE A MINIMUM OF 25 PERCENT OF SLAB THICKNESS PLUS 1/4 INCH. ALL JOINTS SHOULD BE SEALED TO PREVENT ENTRY OF FOREIGN MATERIAL AND DOWELED IN BETWEEN POURS AND/OR ADJACENT TO EXISTING CONCRETE.



1

2

3



4

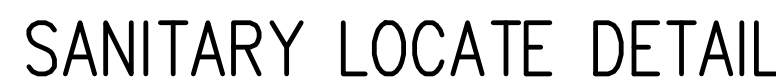
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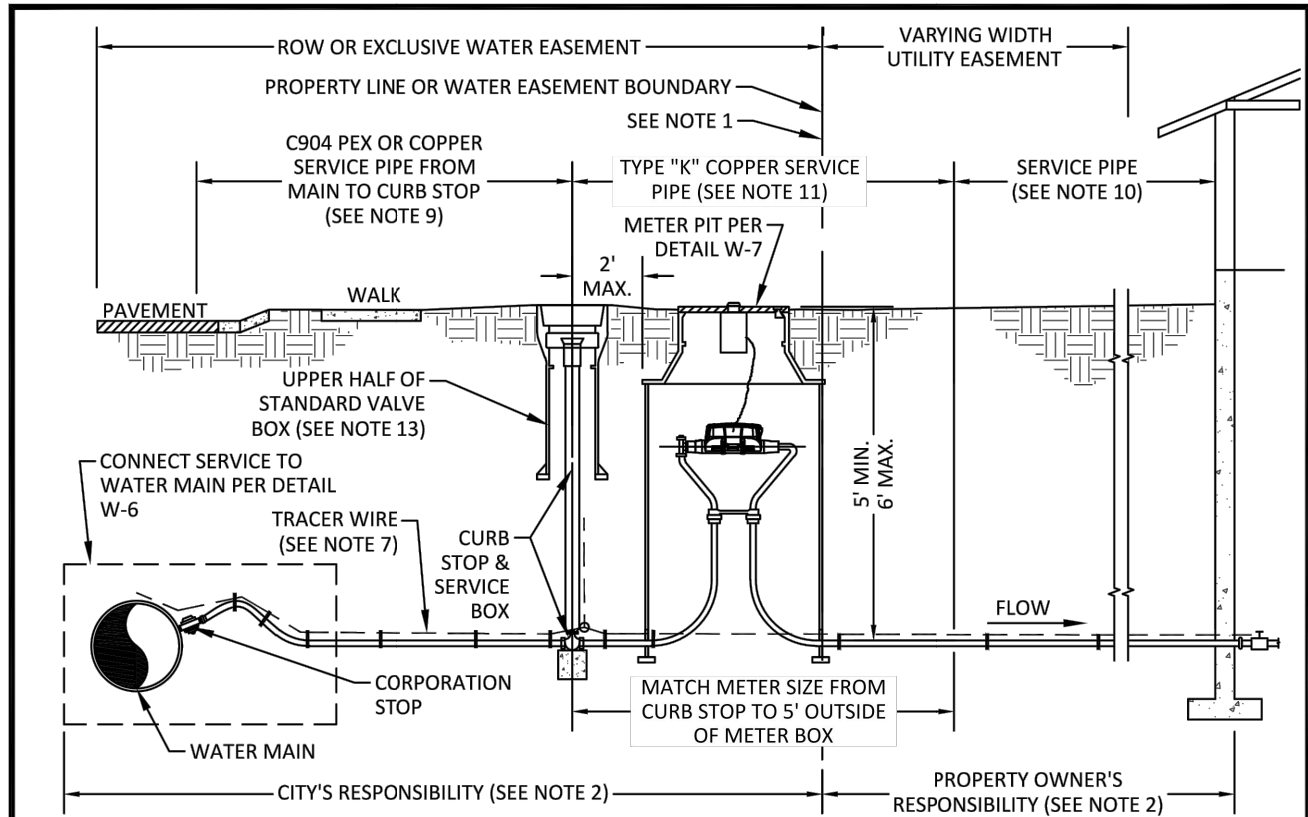
Know what's **below**.
Call before you dig.

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



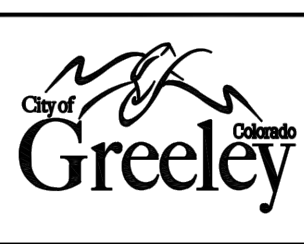
SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO



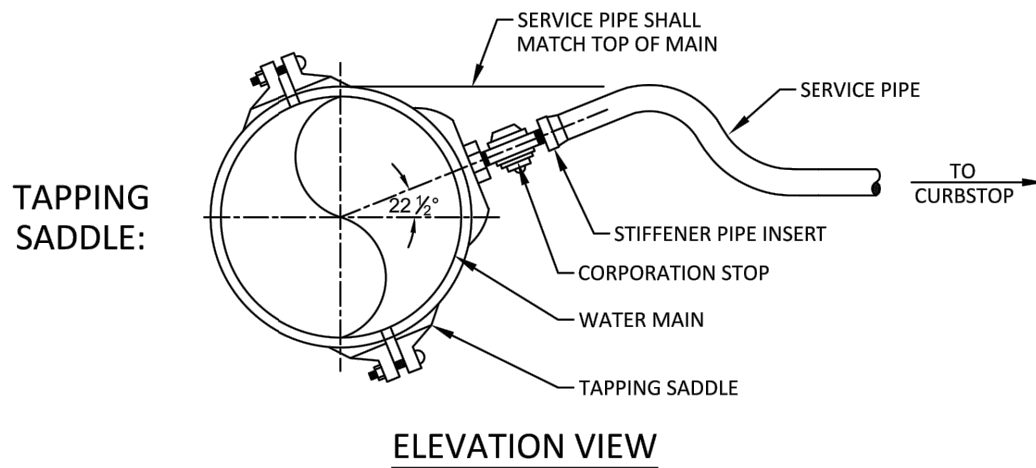
NOTES:

1. PLACEMENT OF CURB STOP SERVICE BOX MAY VARY FROM LANDSCAPE PARKWAY OR A MAXIMUM OF ±1 FOOT OF THE PROPERTY LINE. ANY VARIANCE OF LOCATION OF CURB STOP MUST BE APPROVED PRIOR TO CONSTRUCTION. SEE DESIGN CRITERIA, LATEST REVISION, FOR METER PIT LOCATION.
2. WATER DEPARTMENT'S RESPONSIBILITY SHALL BE THE WATER MAIN, THE METER INSIDE THE METER PIT, THE CORPORATION STOP, AND SERVICE PIPING FROM THE WATER MAIN UP TO DOWNSTREAM OF METER. PROPERTY OWNER'S RESPONSIBILITY SHALL INCLUDE EVERYTHING DOWNSTREAM OF METER STRUCTURE.
3. SHOULD ANY SITUATION ARISE OTHER THAN SHOWN CONCERNING THE DEPTH OR OBSTRUCTION OF SERVICE LINE OR THE PLACEMENT OF THE METER PIT OR STOP BOX, CALL (970) 350-9317 AND ASK FOR METER SERVICES DIVISION.
4. REFER TO WATER & SEWER (W&S) STANDARD DRAWINGS AND CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR METER INSTALLATION REQUIREMENTS.
5. CURB STOP IS TO BE MINNEAPOLIS PATTERN OR APPROVED EQUAL.
6. CURB STOP MUST BE INSTALLED WITH EITHER PLASTIC OR STAINLESS STEEL PIPE INSERTS TO ENSURE PROPER COMPRESSION FITTING ON C304 CROSS-LINKED PEX PIPE.
7. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY W&S SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.
8. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH W&S SPECIFICATIONS, LATEST REVISION.
9. COPPER OR C304 CROSS-LINKED PEX SERVICE LINE SHALL BE INSTALLED FROM THE CORPORATION STOP TO CURB STOP. REFER TO W&S CONSTRUCTION SPECIFICATIONS FOR APPROVED SERVICE PIPE PRODUCT AND MFR REQUIREMENTS.
10. FROM 5 FT PAST THE METER PIT ON THE OWNER SIDE UP TO BUILDING STRUCTURE SHALL BE IN ACCORDANCE WITH BUILDING CODE AND DRINKING WATER REQUIREMENTS.
11. TYPE "K" COPPER SHALL BE PLACED FROM THE CURB STOP, THROUGH THE METER PIT, AND UP TO 5 FEET PAST THE METER PIT ON CUSTOMER SIDE.
12. ALL SERVICE PIPE SHALL BE SIZED ACCORDING TO SERVICE TAP INSIDE DIAMETER AND MUST COMPLY WITH AWWA C304. SEE W&S DESIGN CRITERIA, LATEST REVISION.
13. UPPER HALF OF STANDARD VALVE BOX SHALL BE PLACED OVER CURB STOP AND TRACER WIRE TEST STATION LOOP ACCORDING TO W&S SPECIFICATIONS, LATEST REVISION.



POTABLE WATER SERVICE LINE, STOP BOX & METER INSTALLATION
(OUTSIDE LANDSCAPE PARKWAY)
DETAIL W-9B

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



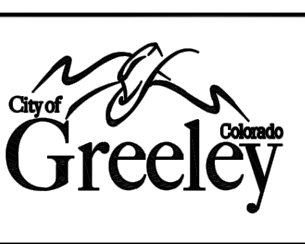
ELEVATION VIEW

PIPE SIZE	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"
4"	S	S	NO	NO	TSV	S	S	NO	TSV	S
6"	S	S	S	S	TSV	S	S	S	TSV	S
8"	S	S	S	S	TSV	S	S	S	TSV	S
12"	S	S	S	S	TSV	S	S	S	TSV	S
16"	S	S	S	S	TSV	S	S	S	TSV	N/A

- "S" - TAPPING SADDLE REQUIRED, ALL SADDLES SHALL HAVE ANWWA 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.

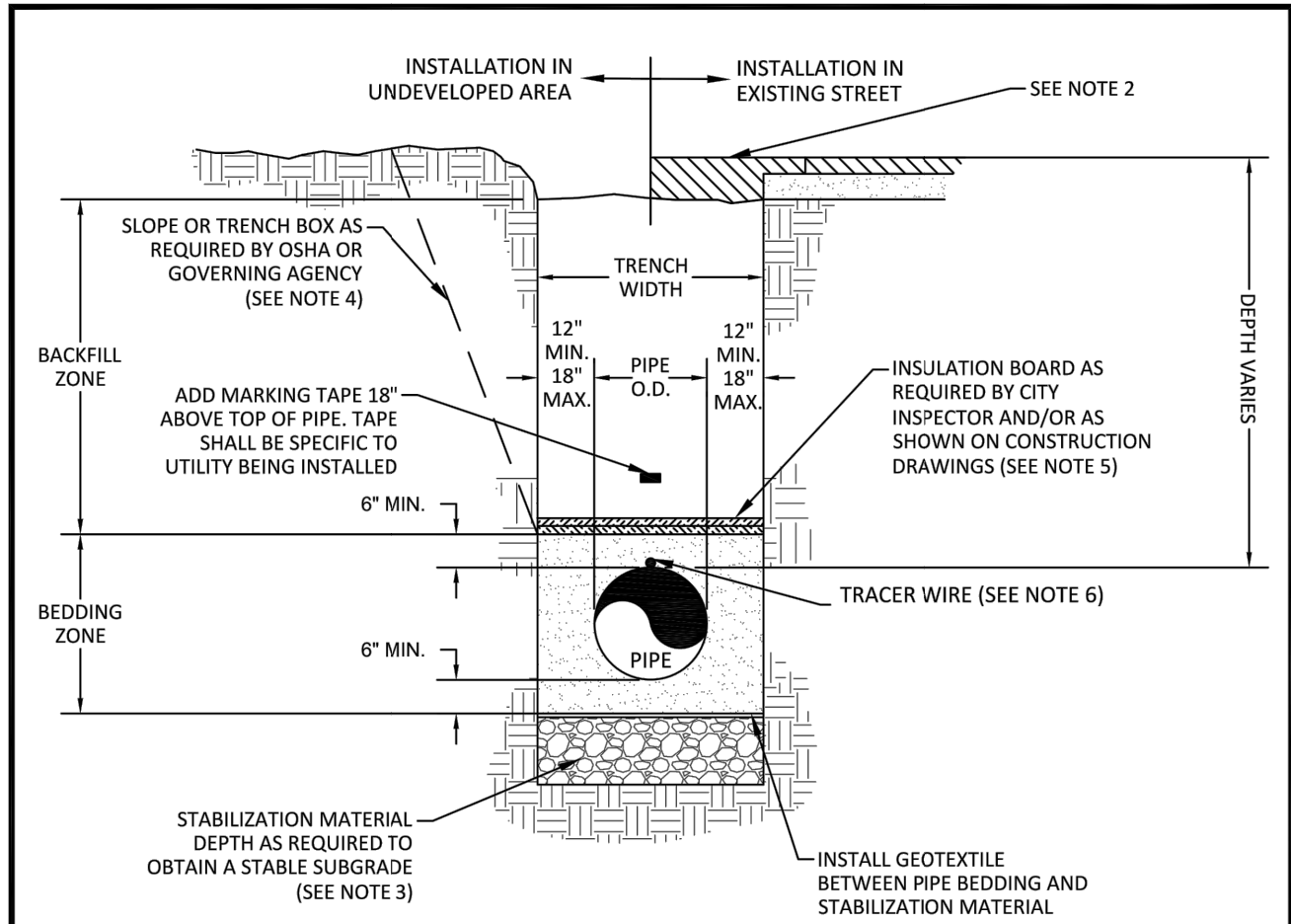
NOTES:

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.



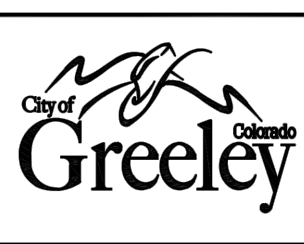
WATER SERVICE CONNECTION
DETAIL W-6

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



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.

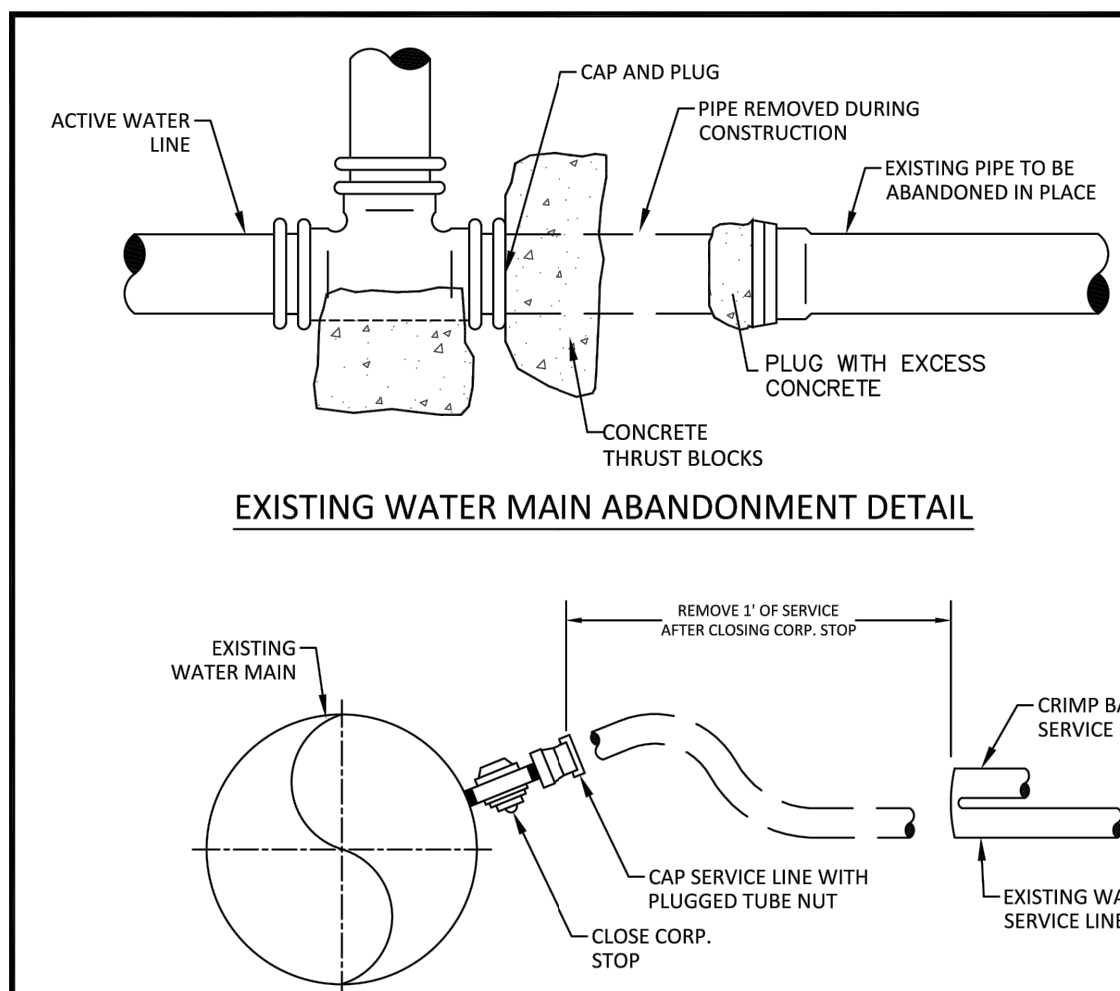


TRENCH CROSS SECTION
DETAIL WS-2

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

OUTDOOR METER INSTALLATION DETAIL

NTS

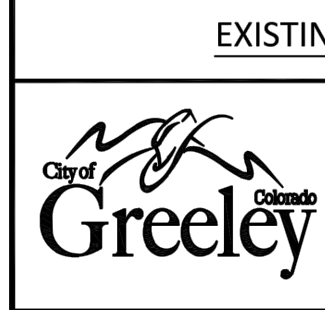


NOTES:

- WATER MAIN ABANDONMENT**
1. EXISTING WATER MAINS ABANDONED SHALL BE PLUGGED AND CAPPED AT NEAREST VALVE OR TEE OF ACTIVE WATER LINE AND SHALL HAVE CONCRETE THRUST BLOCK SIZED FOR DEAD ENDS REFERENCED IN DETAILS W-2A AND W-2B.
 2. WATER MAIN ABANDONMENT MUST BE SCHEDULED WITH THE CITY 72 HOURS IN ADVANCE AT 970-350-9320.

WATER SERVICE ABANDONMENT

1. EXISTING WATER SERVICES THAT ARE TO BE ABANDONED SHALL BE ABANDONED AT THE MAIN.
2. SERVICE SHALL HAVE THE CORPORATION STOP CLOSED.
3. PLUGGED TUBE NUT SHALL BE INSTALLED NEAREST TO THE CORPORATION STOP.
4. THE END FURTHEST FROM THE CORPORATION STOP SHALL BE CRIMPED BACK.
5. REMOVE CURB STOP AT PROPERTY LINE.
6. IF THE SERVICE TO BE ABANDONED WAS DIRECTLY TAPPED ONTO THE MAIN, THE SERVICE MUST BE ABANDONED AT THE MAIN WITH THE SERVICE PIPE REMOVED AND A STAINLESS STEEL ROMAC REPAIR BAND PLACED OVER THE TAP.
7. WATER SERVICE ABANDONMENT MUST BE SCHEDULED WITH THE CITY 72 HOURS IN ADVANCE AT 970-350-9320.



EXISTING WATER SERVICE & MAIN ABANDONMENT
DETAIL WS-5

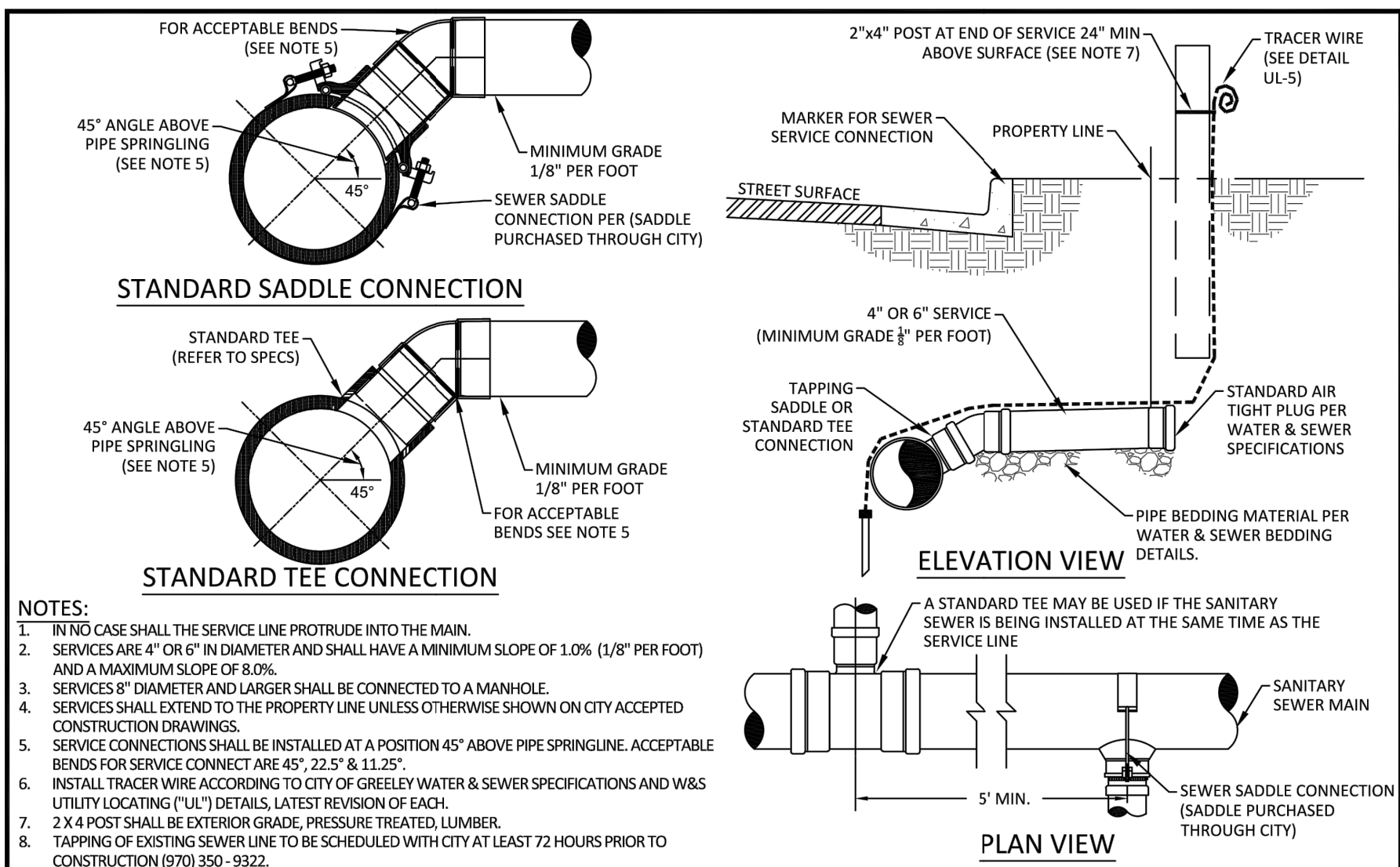
DATE: JANUARY 2023SCALE: N.T.S.

WATER SERVICE ABANDONMENT DETAIL

NTS

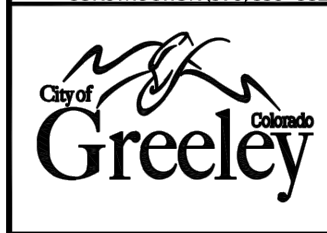
WATER SERVICE CONNECTION DETAIL

NTS



NOTES:

1. TRENCH 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% (1/8" PER FOOT) AND A MAXIMUM SLOPE OF 8.0%.
3. SERVICES 8" DIAMETER AND LARGER SHALL BE CONNECTED TO A MANHOLE.
4. SERVICES SHALL EXTEND TO THE PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED CONSTRUCTION DRAWINGS.
5. SERVICE CONNECTIONS SHALL BE INSTALLED AT A POSITION 45° ABOVE PIPE SPRINGLINE. ACCEPTABLE BENDS FOR SERVICE CONNECTION ARE 45°, 22.5° & 11.25°.
6. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
7. 2"x4" POST SHALL BE EXTERIOR GRADE, PRESSURE TREATED LUMBER.
8. TAPPING OF EXISTING SEWER LINE TO BE SCHEDULED WITH CITY AT LEAST 72 HOURS PRIOR TO CONSTRUCTION (970) 350-9320.



SANITARY SEWER SERVICE CONNECTION
DETAIL SS-5

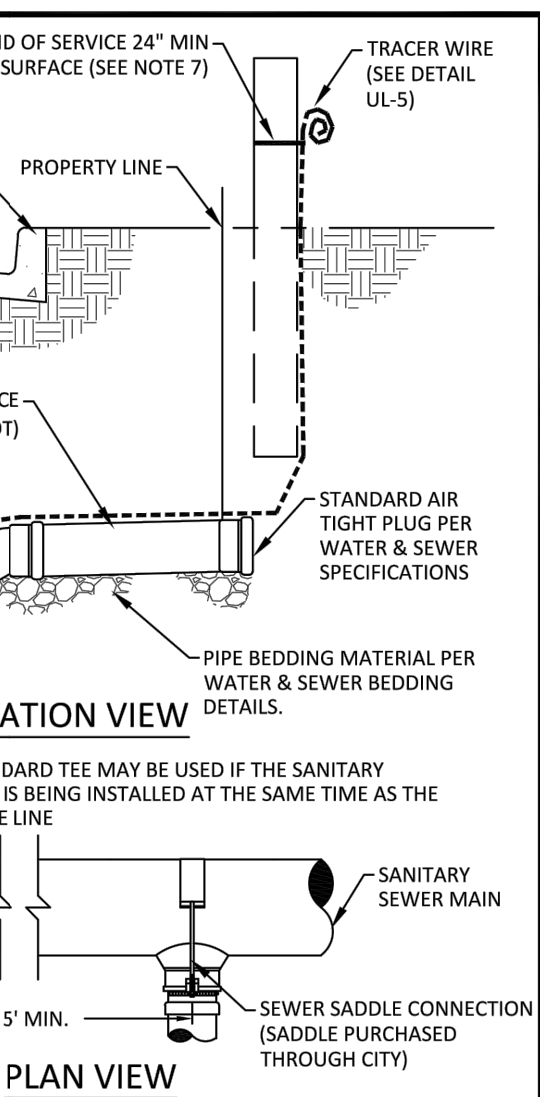
DATE: JANUARY 2023SCALE: N.T.S.

SANITARY SEWER CONNECTION DETAIL

NTS

TRENCH CROSS SECTION DETAIL

NTS



ELEVATION VIEW

PLAN VIEW



PROJECT TITLE

SEVERANCE POLICE DEPARTMENT RENOVATION

209 1ST STREET, SEVERANCE, CO 80615

PREPARED FOR

INFUSION ARCHITECTS

4487 HIGHLAND MEADOWS PARKWAY WINDSOR, CO 80550

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-193-003

REVISIONS

DATE

10/23/2023

SHEET TITLE

CIVIL DETAILS

SHEET INFORMATION

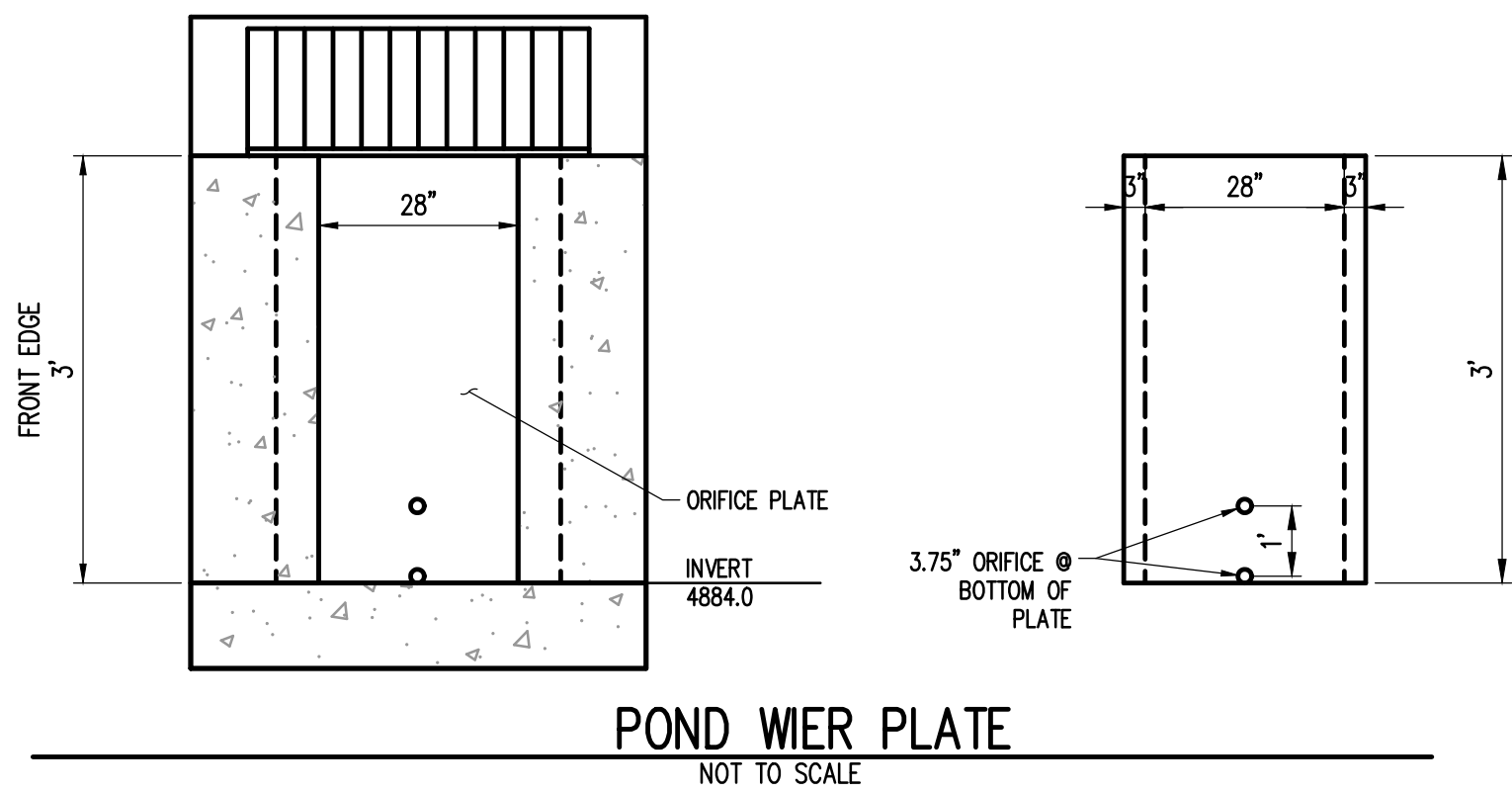
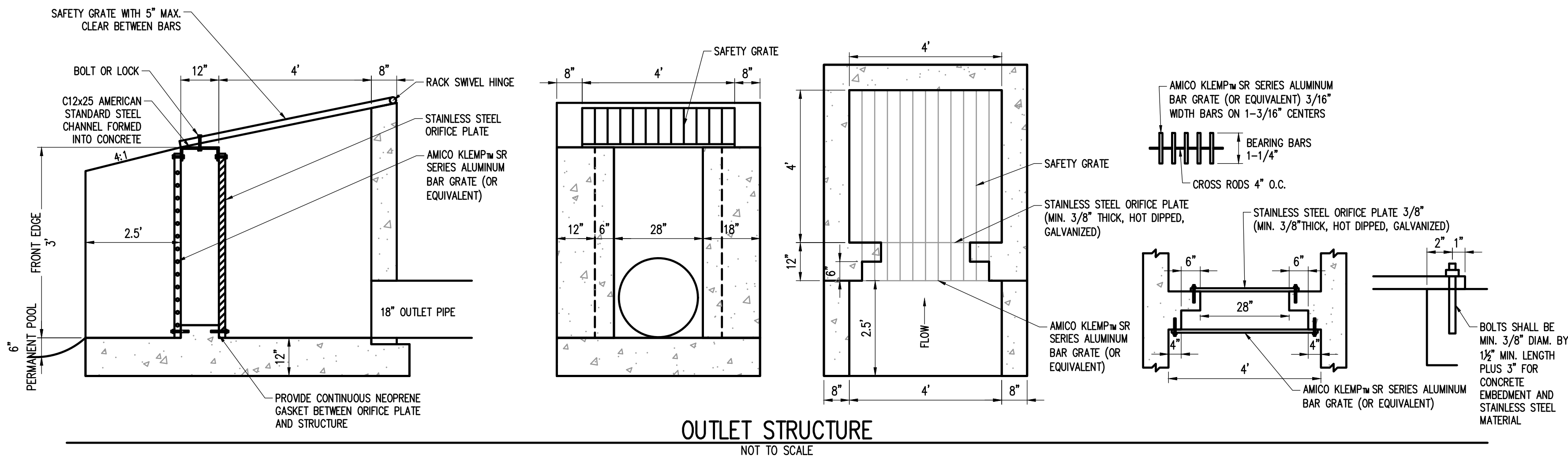
C-5.2

11 of 17



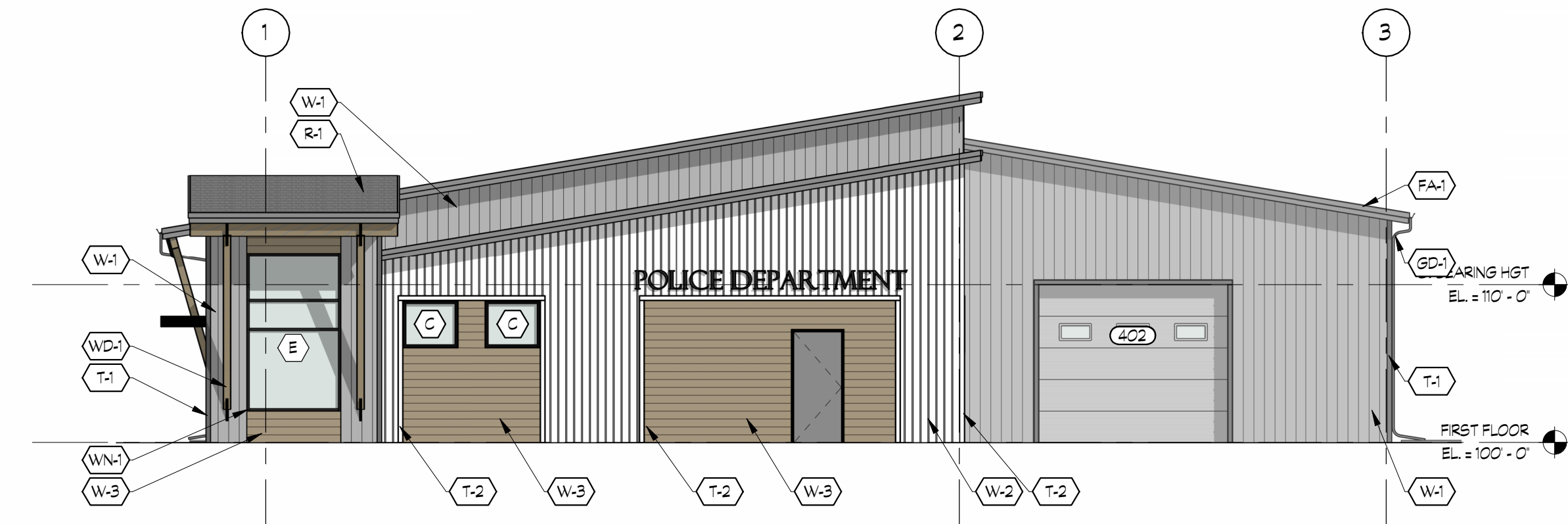
SEVERANCE POLICE DEPARTMENT

SECTION 35, TOWNSHIP 7 NORTH, RANGE 67 WEST, 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

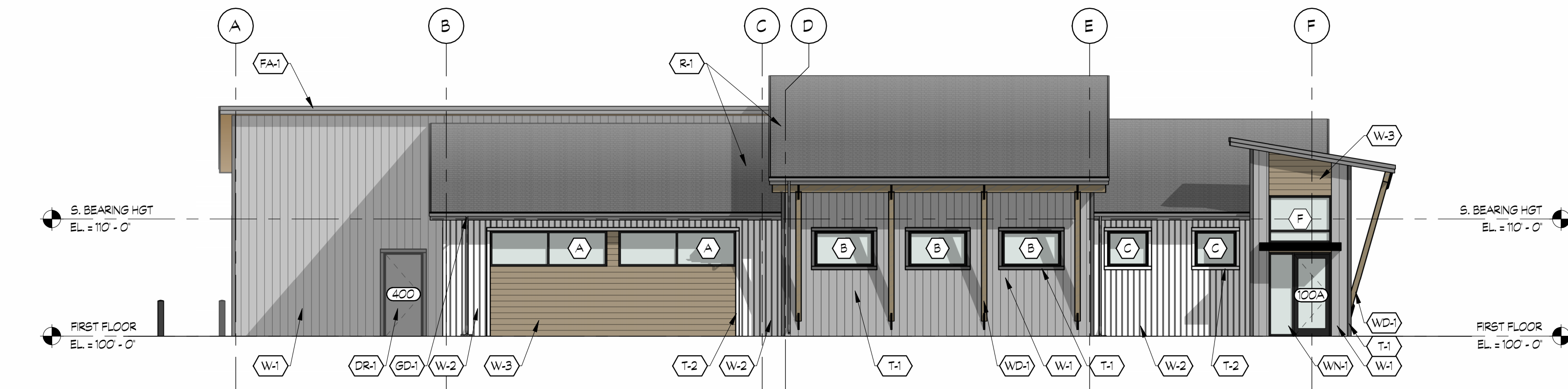


LOGO
 541 E. Garden Drive, Windsor, CO 80550 T (970) 663-4562 W ridgetopeng.com
SEAL
PROJECT TITLE
SEVERANCE POLICE DEPARTMENT RENOVATION
209 1ST STREET, SEVERANCE, CO 80615
PREPARED FOR
INFUSION ARCHITECTS
4487 HIGHLAND MEADOWS PARKWAY WINDSOR, CO 80550
SUBMITTAL
SITE PLAN
DRAWN BY: NGA
CHECKED BY: MRB
PROJECT NO.: 23-193-003
REVISIONS
DATE
10/23/2023
SHEET TITLE
CIVIL DETAILS
SHEET INFORMATION
C-5.3
12 of 17

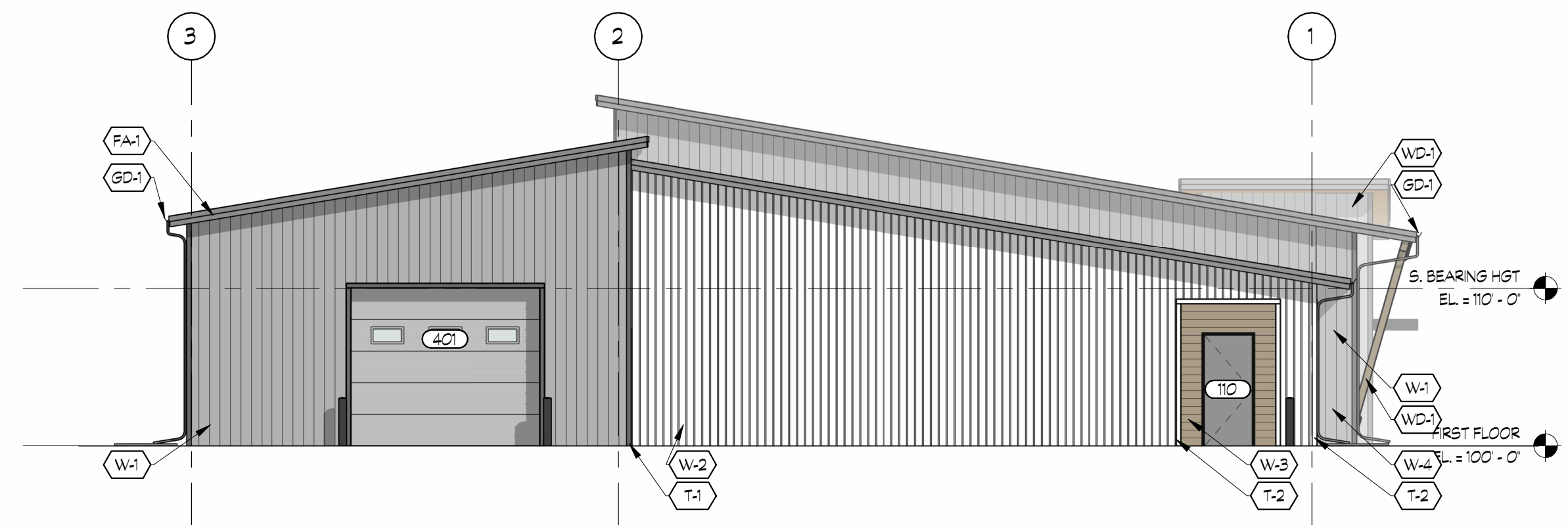




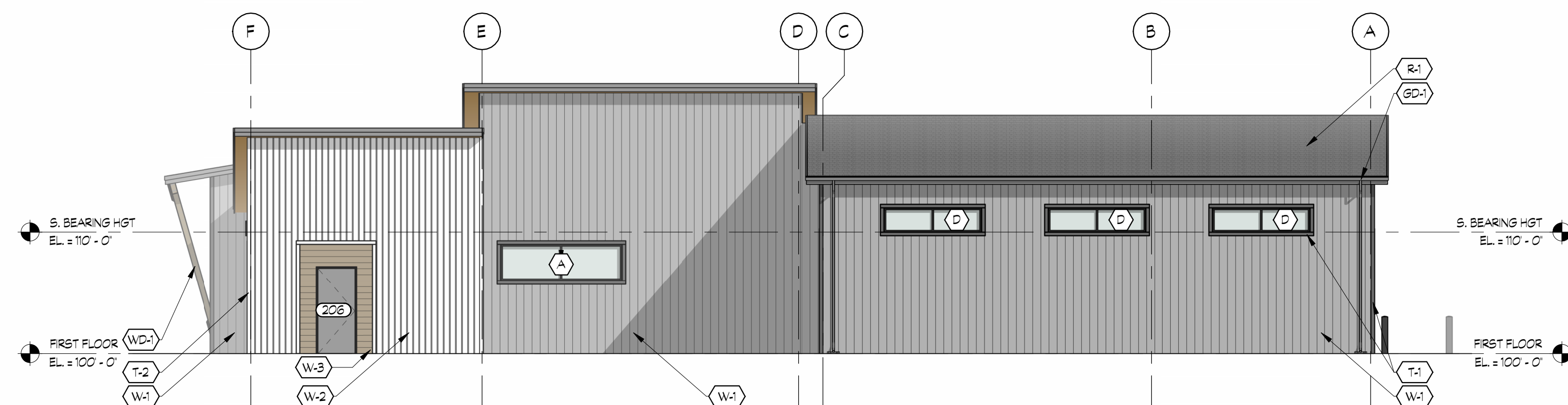
1
6
EXTERIOR ELEVATION PLANNING - EAST
1/8" = 1'-0"



3
6
EXTERIOR ELEVATION PLANNING - SOUTH
1/8" = 1'-0"



4
6
EXTERIOR ELEVATION PLANNING - WEST
1/8" = 1'-0"



2
6
EXTERIOR ELEVATION PLANNING - NORTH
1/8" = 1'-0"

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
DR-1	HOLLOW METAL DOOR & FRAME	JAMES HARDE	HARDIETRM BOARDS	NIGHT OUT (SW 9560) DOOR & FRAME	
FA-1	FASCIA BOARD			NIGHT OUT (SW 9560)	
GD-1	PRE-FINISHED METAL GUTTER & DOWNSPOUT			SLATE GRAY	
R-1	ASPHALT SHINGLE ROOF	OWENS CORNING	DURATION STORM	ESTATE GRAY	
T-1	METAL SIDING TRIM	COATED METALS GROUP		CHARCOAL GRAY	
T-2	FCB TRIM	JAMES HARDE	HARDIETRM BOARDS	HIGH REFLECTIVE WHITE (SW 7757)	
W-1	BOX RB METAL PANEL	COATED METALS GROUP	ULTRA-T2 BOX RB PANELS	SLATE GRAY	
W-2	BOARD & BATTEN	JAMES HARDE		HIGH REFLECTIVE WHITE (SW 7757)	
W-3	HORIZONTAL SIDING	JAMES HARDE		PORTABELLO (SW 6102)	
W-4	METAL PANEL	COATED METALS GROUP	PANEL SYSTEM 1000	BASALT NATURAL MATTE	24" WIDE BY 44" HIGH REPEATING PANELS
WD-1	ROUGH SAWN CEDAR			MOUNTAIN ASH (SW 3540)	EXTERIOR SEMI-TRANSPARENT STAIN
WN-1	ALUMINUM STOREFRONT WINDOW SYSTEM			DARK BRONZE	



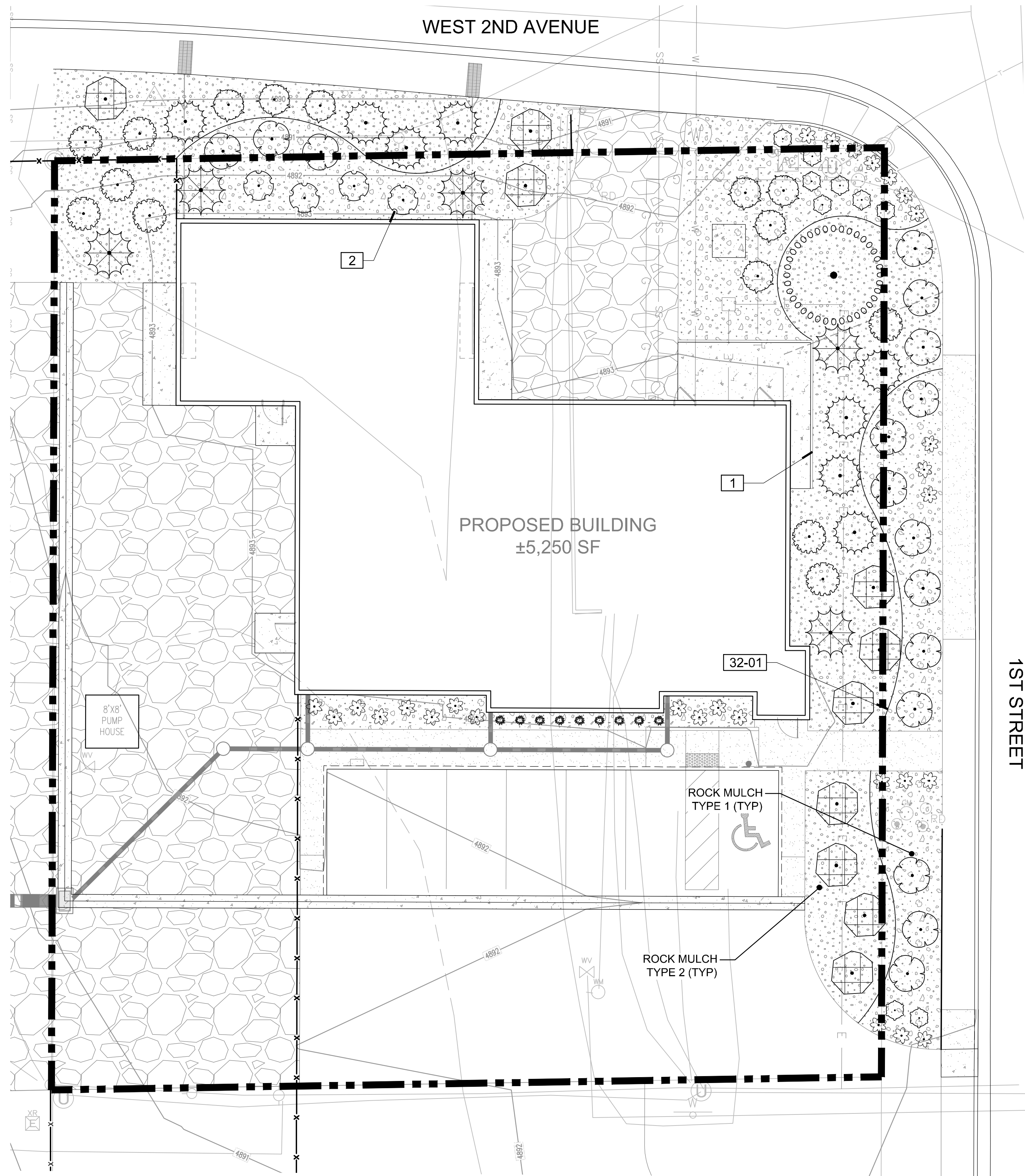
SEVERANCE PD
209 1ST ST, SEVERANCE, CO 80546
TOWN OF SEVERANCE

DESIGN DEVELOPMENT

Issued For SD:		
Issued For DD: 11/02/2023		
Issued For Permit:		
Issued For Construction:		
Revision Number	Description	Revision Date

Seal:
23010
Plot Date: 1/5/2024 12:54:05 PM

**BUILDING
ELEVATIONS**



PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	PE	1	PINUS EDULIS / PINON PINE	6' B&B
SHRUBS				
	AC	8	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL
	AM	4	ARONIA MELANOCARPA 'IROQUIOS BEAUTY' / DWARF CHOKEBERRY	5 GAL
	EN	8	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL
	JSMG	5	JUNIPERUS SCOPULORUM 'MOONGLOW' / UPRIGHT JUNIPER	10 GAL
	PAL	9	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	5 GAL
	PBP	16	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
	RG	10	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
GRASSES				
	BB	28	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL
	NT	9	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	1 GAL
	SW	7	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
MULCHES				
	RM	2,619 SF	ROCK MULCH / RIVER ROCK 1"-2" COLOR PER OWNER APPROVAL, PLACE TO A UNIFORM DEPTH OF 3"	MULCH TYPE 1
	AGG	2,590 SF	ROCK MULCH / MOUNTAIN GRANITE 1.5" PLACE TO UNIFORM DEPTH OF 3"	MULCH TYPE 2

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
32 LANDSCAPE IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	192 LF

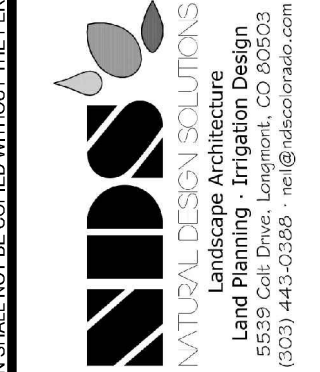
IRRIGATION NOTES
EXTEND IRRIGATION TO NEW PLANTINGS FROM EXISTING DRIP SYSTEM. VERIFY SLEEVING AND PROVIDE NEW SLEEVING WHERE REQUIRED.

SEVERANCE POLICE STATION
SEVERANCE, CO

LANDSCAPE PLAN

PROJ. NO.:	11.08.23
DATE:	See Sheet
SCALE:	JRO
DRAWN:	NAM
CHKD BY:	14

REVISIONS:	Town Comments 01.08.24



GENERAL NOTES

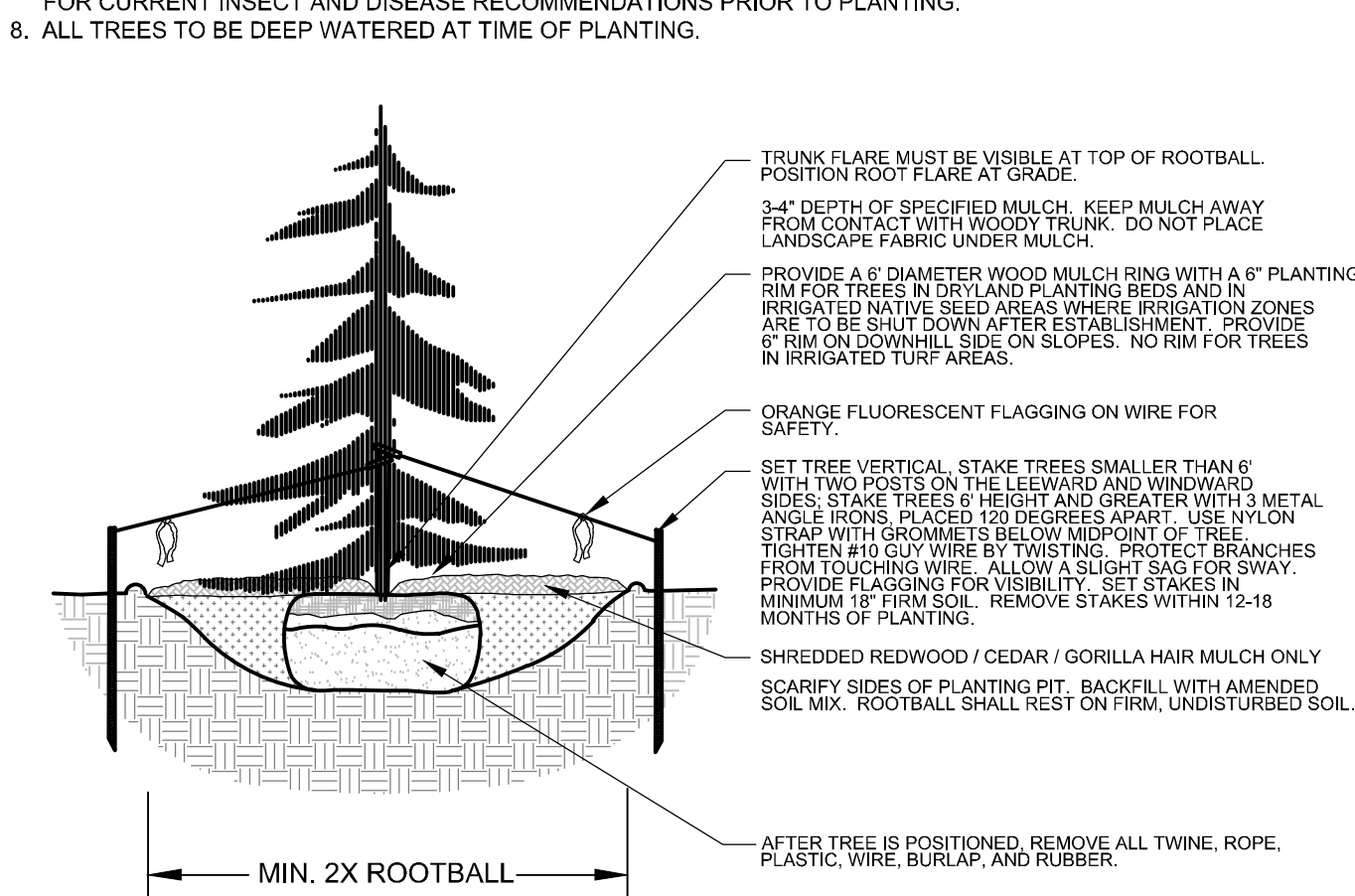
- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS. AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/4" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE.

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

NOTES:

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



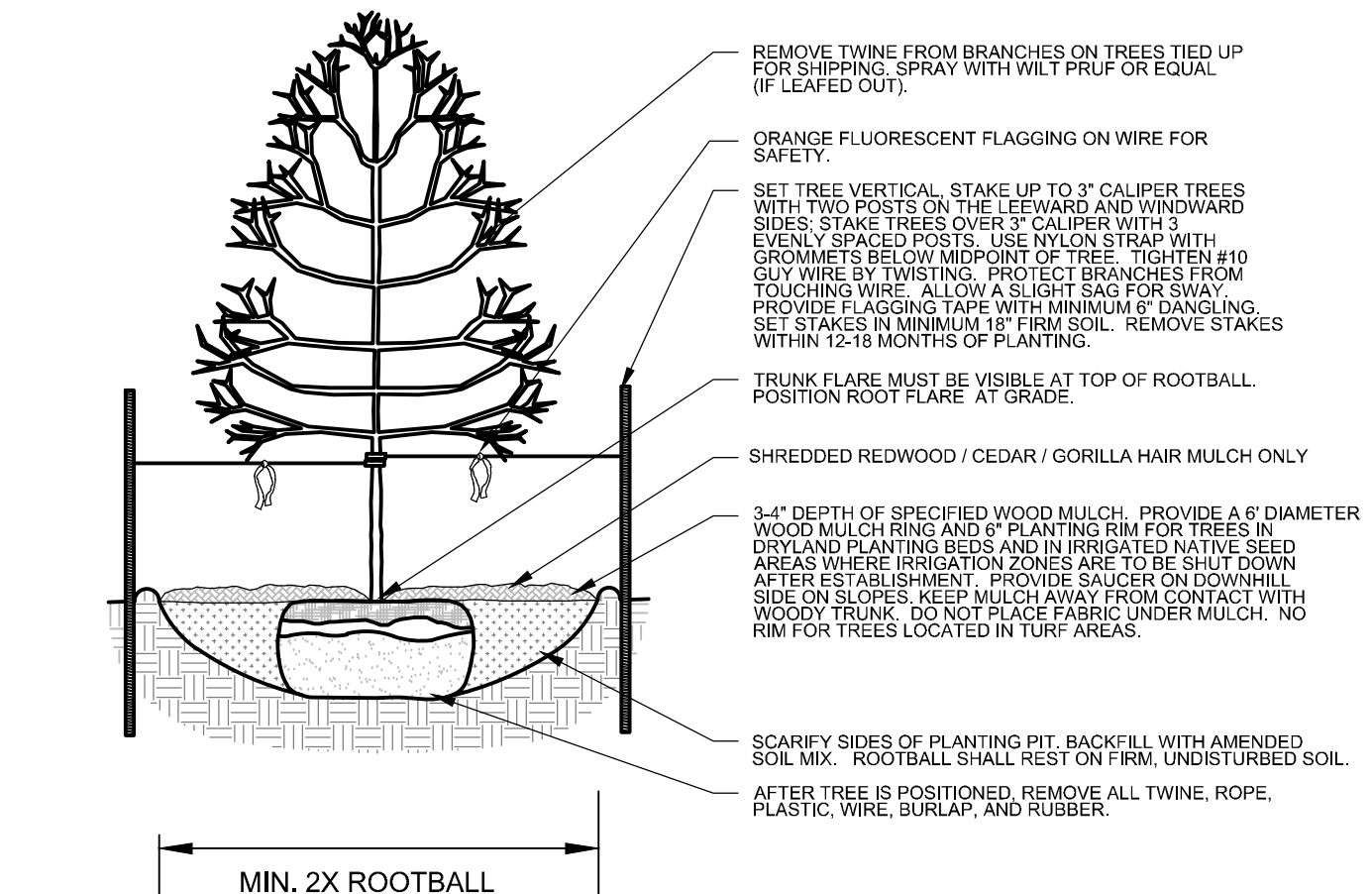
L2.0 EVERGREEN TREE PLANTING DETAIL NOT TO SCALE SECTION

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987. OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

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



L2.0 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE SECTION

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

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

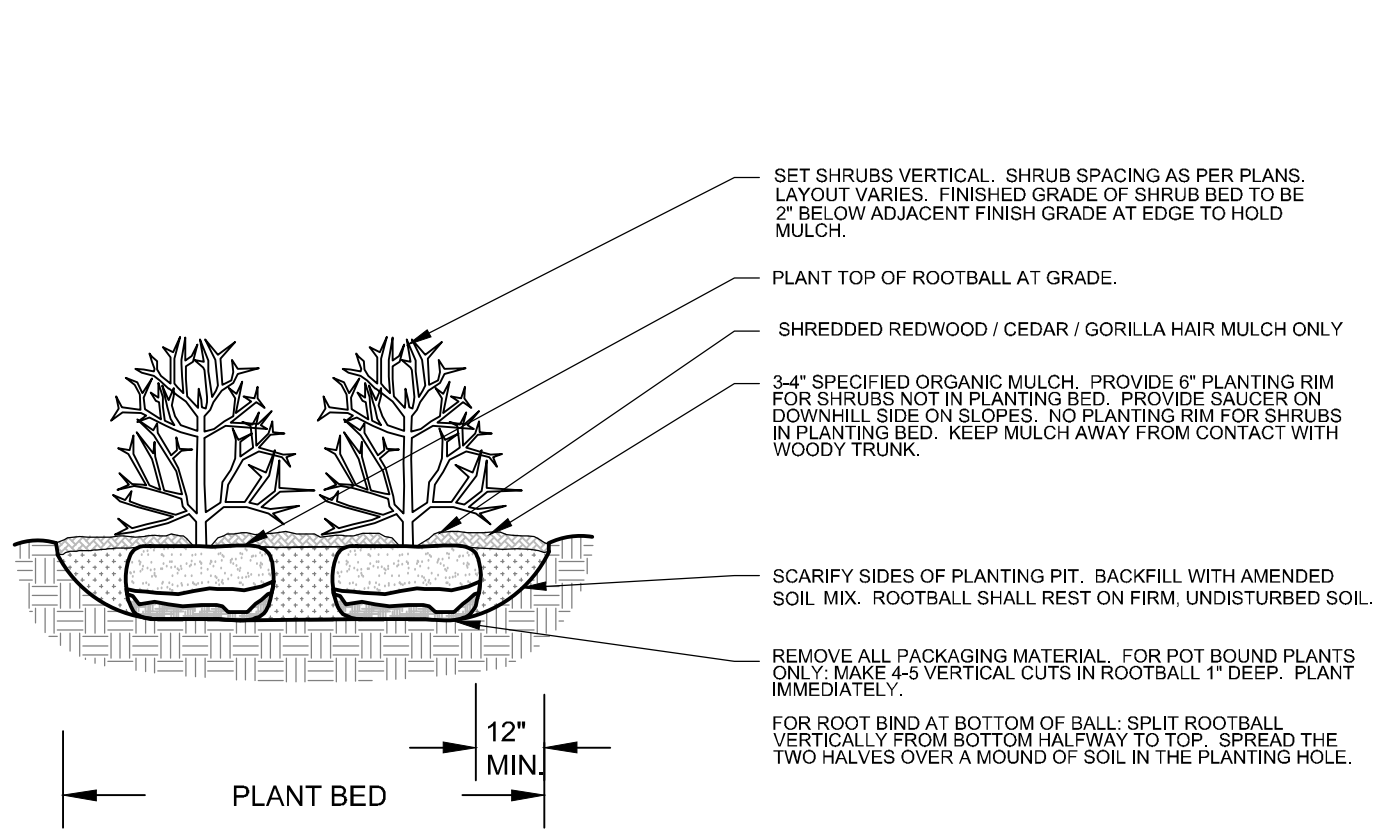
EXISTING TREES

EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERCTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

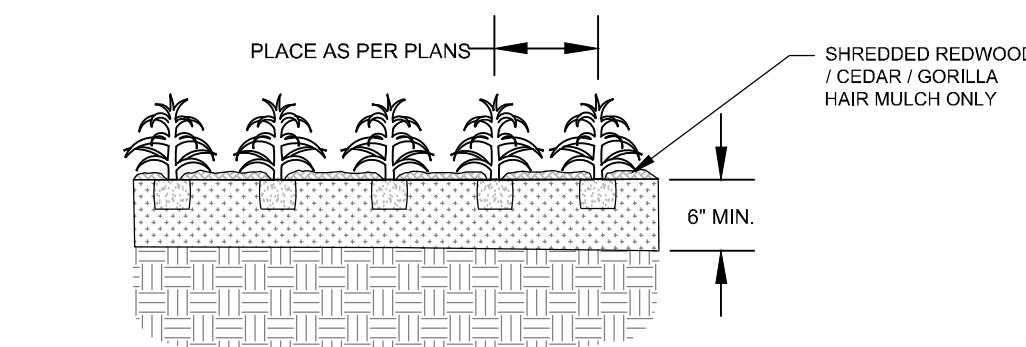
AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.



L2.0 SHRUB PLANTING DETAIL NOT TO SCALE SECTION

NOTES:

- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



L2.0 PERENNIAL/GROUNDCOVER PLANTING DETAIL NOT TO SCALE

SEVERANCE POLICE STATION
SEVERANCE, CO

LANDSCAPE DETAILS & NOTES

REVISIONS:

Town	Comments	01.08.24

NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Trigon Design
(303) 443-9393 • info@ndesignsolutions.com

PROJ. NO.:
DATE: 11.08.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET 15

GENERAL NOTES:

1. ALL EXTERIOR LIGHTING CIRCUITRY SHALL BE ROUTED THROUGH A TIME-CLOCK CONTROLLER INTEGRATED WITH A PHOTOCELL.

CALCULATION SUMMARY- SITE (POLICE STATION)

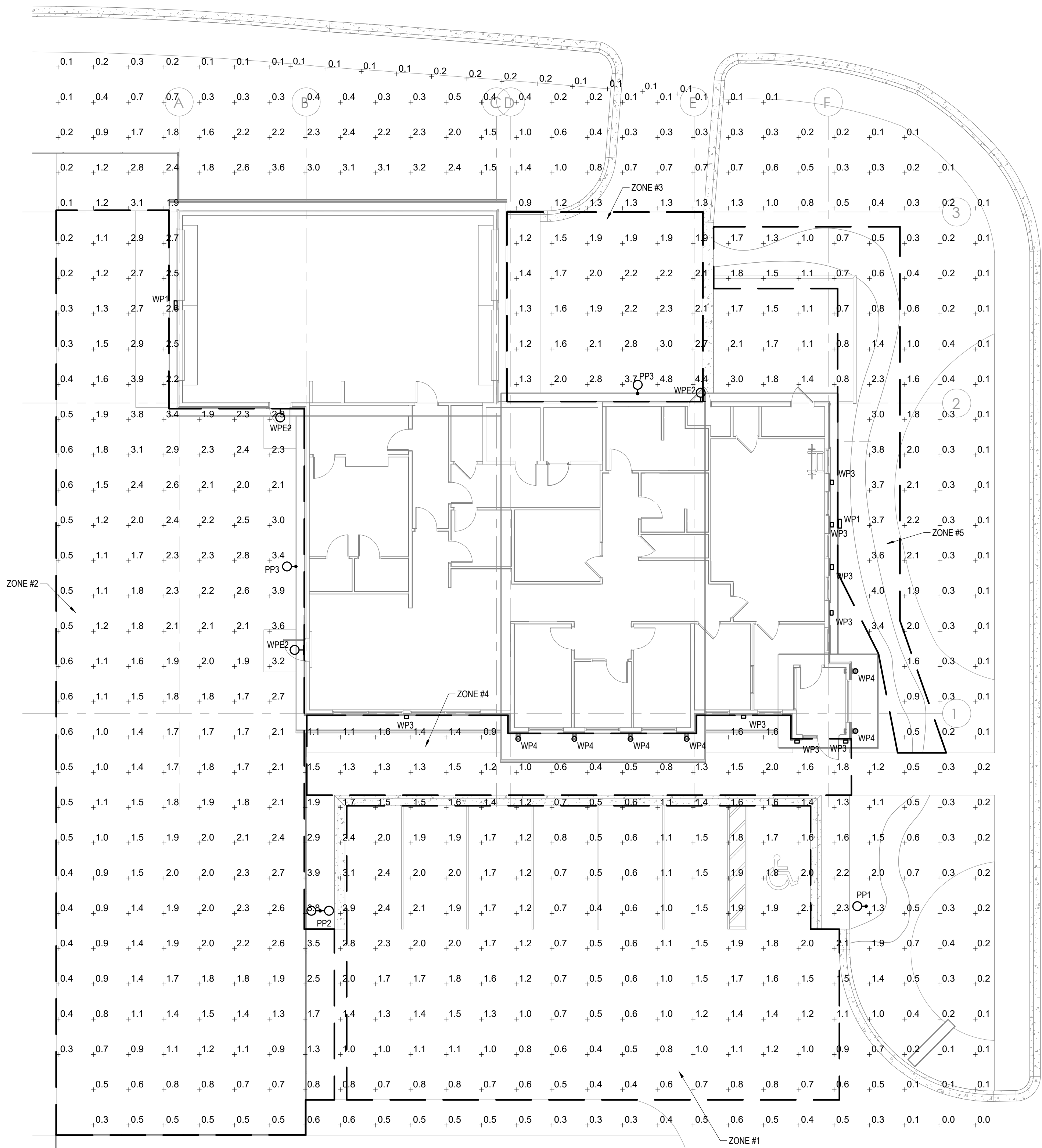
ZONE	AREA DESCRIPTION	SPACING	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
#1	PARKING LOT	5X5	1.3	3.1	0.4	7.8:1	3.3:1
#2	WEST DRIVE	5X5	1.6	3.9	0.3	13:1	5.3:1
#3	NORTH DRIVE	5X5	2.2	4.8	1.2	4:01	1.8:1
#4	FRONT SIDEWALK	5X5	1.2	1.9	0.5	3.8:1	2.4:1
#5	EAST PATHWAY	5X5	2	4	0.5	8:01	4:01

EXTERIOR LIGHT FIXTURE SCHEDULE

FIXTURE DESIGNATION	DESCRIPTION	MANUFACTURER INFORMATION		MOUNTING	LAMP	WATT AGE	VOLTAGE	NOTES
		NAME	CATALOG NUMBER					
WP1	EXTERIOR WALL MOUNT FIXTURE, P2 PACKAGE, 3000K TEMP, 70 CRI, TYPE I SHORT DISTRIBUTION, SURFACE MOUNT BRACKET, 0-10V DIMMING OPTION.	LITHONIA	WDGE2-LED-P2-30K-70CRI-T1S-SRM-DMG	WALL MOUNT	LED	19	120	
WPE2	EXTERIOR WALL MOUNT EMERGENCY FIXTURE. NORMALLY OFF, BLACK FINISH, LITHION ION PHOSPHATE BATTERY, SELF DIAGNOSTICS, WIDE THROW, COLD WEATHER. DARK SKY COMPLIANT	LITHONIA	AFF-PEL-BLK-UVOLT-LTP-SDRT-WT-CW	90"	LED	4	120/277	
WP3	EXTERIOR DECORATIVE WALL SCONCE, 3000K TEMP, BLACK FINISH, 17 WATTS, 256 LUMENS.	WAC LIGHTING	WS-13336-3000K	70" AFF TO TOP OF FIXTURE	LED	17	120/277	
WP4	EXTERIOR DECORATIVE WALL SCONCE SHINED DOWN ON COLUMN, 1085 LUMENS, 3000K TEMP, 90 CRI. BRONZE FINISH.	WAC LIGHTING	WS-W230301-30-1085-BZ	COLUMN MOUNT	LED	17	120V	
PP1	EXTERIOR AREA LIGHT-FORWARD OPTICS, 3000K TEMP, 70CRI, FORWARD THROW MEDIUM DISTRIBUTION. HOUSESIDE SHIELD, 0-10V DIMMING, DARK SKY COMPLIANT. SINGLE HEAD POLE MOUNT.	LITHONIA	DSX0-LED-P1-30K-TFTM-MVOLT-RPA-DMG-HS-DBLBXD	POLE MOUNT 12'0 POLE 3'0" BASE	LED	38	120/277	
PP2	EXTERIOR AREA LIGHT-FORWARD OPTICS, 3000K TEMP, 70CRI, FORWARD THROW MEDIUM DISTRIBUTION. HOUSESIDE SHIELD, 0-10V DIMMING, DARK SKY COMPLIANT. DOUBLE HEAD POLE MOUNT 180DEG.	LITHONIA	(2) DSX0-LED-P1-30K-TFTM-MVOLT-RPA-DMG-HS-DBLBXD	POLE MOUNT 12'0 POLE 3'0" BASE	LED	38	120/277	
PP3	EXTERIOR AREA LIGHT-FORWARD OPTICS, 3000K TEMP, 70CRI, FORWARD THROW MEDIUM DISTRIBUTION. HOUSESIDE SHIELD, 0-10V DIMMING, DARK SKY COMPLIANT. WALL MOUNT BRACKET.	LITHONIA	DSX0-LED-P1-30K-TFTM-MVOLT-WBA-DMG-HS-DBLBXD	WALL MOUNT 14'0"	LED	38	120/277	

NOTES

A



A
SE100
PHOTOMETRIC SITE PLAN
SCALE: 1" = 10'

SEVERANCE PD
209 1ST ST, SEVERANCE, CO 80546
TOWN OF SEVERANCE

DESIGN DEVELOPMENT

Issued For SD:		
Issued For DD:		
Issued For Permit:		
Issued For Construction:		
Revision Number	Description	Revision Date

Seal:
23010
Plot Date: 11/9/2023 10:57:21 AM

PHOTOMETRIC SITE
PLAN

SE100

TO: Mr. Nick Wharton, Severance Town Manager
Ms. Shani Porter, Severance Town Planner

FROM: Chris Messersmith, Colorado Civil Group, Inc.
Amber Messersmith, Colorado Civil Group, Inc.
Ed Jansury, Colorado Civil Group, Inc.

DATE: December 13, 2023

SUBJECT: Severance Police Department Renovation – Site Plan

PROJECT NO: 0042.0512.00

TOWN CUSTOMER ID: PD-2301

We have completed our engineering review of the Severance Police Department Renovation Site Plan 1st submittal package received on November 29, 2023. The following items were submitted and reviewed by Engineering:

- Land Use Application
- Letter of Intent
- Property Tax Statement
- Site Plan Set
- Final Drainage Report

We offer the following engineering comments:

General Comments:

1. CCG/Engineering was not involved in this project until this submittal review. We strongly encourage the project team consultant(s) to reach out to us for any clarification on our comments prior to making any changes.
2. The property is owned by the Town and is located on Lot 1, Town of Severance, Adjustment No. 1. The Final Plat (Replat/Lot Line Adjustment (LLA)) of this property was previously done and recorded at Reception No. 4910752 recorded on July 24, 2013. The Final Plat is included with these comments for reference.
3. Access – The proposed public access to the property is off the Alley along the southern edge of the property via 1st Street. The PD will access the garage via the Alley and the Public Works Department entrance. The PD will exit the garage onto 2nd Avenue.
4. Easements – There does not appear to be any existing or proposed utility or drainage easements on this property.

5. Oil & Gas – According to the COGCC website, there does not appear to be any oil/gas wells located within the property.
6. Provide water service sizing calculations per AWWA or International Plumbing Code (IPC) for the proposed building and include the estimated irrigation demand.

Final Drainage Report (FDR):

7. A Final Drainage Report for Severance Police Department prepared by Ridge Top Engineering & Consulting dated November 13, 2023 was submitted and reviewed.
8. See COG VII Section 2.1 for correct certification language.
9. Provide Final Drainage Report Checklist.
10. Add vertical datum statement.
11. Page 4 Proposed Condition indicates that no water quality or detention is provided. Page 5 Hydraulic Calculations indicates that a detention pond has been sized to treat and detain.
12. Reference manual should be COG VII DCCS Storm Drainage.
13. Section 4 Hydraulics:
 - a. Indicates that a detention pond has been designed. The pond is not shown on the drawings and no calculations have been provided.
 - b. References historic calculations under existing conditions section which are not provided.
 - c. COG Storm Drainage criteria has rainfall values and formulas to be used when calculating runoff in Severance. MHFD spreadsheet does not provide correct values.
 - d. Provide existing conditions impervious calculations to compare with proposed impervious.
14. Section 5 Conveyance Calculations
 - a. Storm pipe conveyance: No calculations provided in Appendix F for the proposed storm drain piping.
 - b. Outlet structure calculations: No calculations provided in Appendix F and no detail in SDP package.
 - c. Pipe slope shown as 0.57% on Basin Map not 1.1% as mentioned in report.
15. Section 6 Conclusions
 - a. All computations need to be performed using COG Storm Drainage Criteria not Urban Drainage.
16. Grading on Basin Map provided in FDR does not match grading in SDP package. Also, grading shows work and 3 feet of fill against the existing metal building on the property to the west.

Site Plan (SP):

17. Sheets 1-10 Change all references from “City” to read “Town”.
18. Sheet 1 (Cover Sheet) – Add signature blocks, legal description, and title of application and development, see redlines.
19. Add an Existing Conditions/Demolition Plan and freeze/delete all demoed items from proposed plans. Add a Drainage/Erosion Control Plan (from Drainage Report). Add a Civil Detail sheet.

20. Sheet 2 (Site Plan) – Label the existing Alley. Will the Alley be paved? We recommend a driveway cut be installed for access off of W 2nd Avenue. Clarify existing fencing from proposed.
21. Sheet 3 (Grading Plan) – Are sidewalk chases needed? The slopes on gravel west of the property line are steep for police vehicles to traverse.
22. Sheet 4 (Storm P&P) – Storm pipe is within 4' of the existing building west of the site. Storm pipe may need to be shifted to the south for constructability. Show utility crossings.
23. Sheet 5 (Utility Plan) – Update location of existing water and sanitary sewer lines and services based on information provided with these comments. Determine if the existing sanitary service, water service, and fire line can be used (based on needed size and location). If the existing services cannot be used, these services must be abandoned at the main and the new water service and/or fire line should connect to the new water main in 2nd Avenue. Provide 10' utility separation. We understand the building will require a fire sprinkler system.
24. Sheet 5 (Utility Plan, Water Meter) – The proposed water meter is called as a 1.25" which is not a standard size. The Town's standard water meter/tap sizes are ¾", 1", and 1.5".
25. Sheet 7 (Landscape Plan) – No shrubs are allowed within 5' and no trees are allowed within 10' of public utilities and services.
26. Detail Sheet needs to be added for Driveway Cut, Water Meter, Storm Inlet, Riprap, etc.
27. Refer to redlines any additional comments.

These Site Plan comments can be found on the document redlines, which are listed below and included in the dropbox link below:

<https://www.dropbox.com/scl/fo/4zfoy15atuosv90fweupv/h?rlkey=4jnqjtdxxxyiaaoxvj4nx7l3eq&dl=0>

- 0042.0512.00 SP Redlines_(2023.12.13).pdf
- 0042.0512.00 FDR Redlines_(2023.12.13).pdf
- *(for reference)* SEVERANCE FP-LLA-N1.pdf
- *(for reference)* 0042.0508.00 OTI-P2 EXHIBIT A EX SAN SEWER.pdf
- *(for reference)* 0042.0508.00 OTI-P2 SHEET 8 WATER LINE IMPROVEMENT PLAN (RD).pdf
- *(for reference)* 0042.0508.00_xE-SSWR SRVC.dwg
- *(for reference)* W54A Sewer Video Folder

Please let us know if you have any questions regarding this memo.

Shani Porter

From: Sandi Friedrichsen <sfriedrichsen@wsfr.us>
Sent: Tuesday, November 28, 2023 11:42 AM
To: Shani Porter
Subject: RE: Severance Police Department Site Plan

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Comments:

1. There are 2 square footage on these plans. Please verify what the actual square footage of the building is
2. If this building is over 5,000 sqft a fire sprinkler and fire alarm system is required. If this building is under 5,000 sf systems may not be required, but are highly recommended as life safety for your employees, and community members should be top priority.
3. A fire hydrant must be within 150 ft from the building. If this building does not need a fire sprinkler system, then an additional fire hydrant may be required depending on the fire flow requirements. When I get the actual square footage, I can let you know how many are required.
4. A Knox Box is required on this building
5. The address must be seen from the street that it is addressed off
6. All gates are required to have a Knox Padlock or Knox key switch installed on them
7. Will anyone be staying overnight in this building?
8. Will there be any black powder storage in the building?
9. Will there be any fuel storage in the building?
10. If you are planning to have any delayed egress doors, please look at Section 1010.1.9.8 in the IFC and IBC for the requirements to have these types of locking systems. Also please look at all of the sections on locking arrangements that is in 1010 to make sure that sprinklers and/or fire alarm isn't required for the locking configuration that you hoping to have in the building.
11. The fees for this building will be based on the project valuation, so once I receive that number I would be able to give you the cost for the permit.

Please let me know if you have any other questions. Thank you.



Sandra Friedrichsen

Fire Marshal

Windsor Severance Fire Rescue

Phone 970-686-2626

Web www.wsfr.us **Email** firemarshal@wsfr.us

100 N 7th St, Windsor, CO 80550

Office Hours Monday - Thursday 0700-1700



From: Shani Porter <sporter@townofseverance.org>
Sent: Tuesday, November 28, 2023 9:00 AM
To: Sandi Friedrichsen <sfriedrichsen@wsfr.us>
Subject: RE: Severance Police Department Site Plan

Good morning, Sandi – below is an updated link for your review. We are having some issues with our SharePoint so please let me know if you are unable to open the link. Thank you for your patience.



<https://severanceco.sharepoint.com/:f:/r/sites/CED/Shared%20Documents/General/Town%20Planning/Current%20Projects/Site%20Plan/Police%20Dept/Referrals/PD%20Site%20Plan%201st%20Review/PD%20Site%20Plan%201st%20Review%20Items?csf=1&web=1&e=3GrOj1>



Shani Porter
Town Planner
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3 S. Timber Ridge Parkway, Severance, CO 80550

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From: Sandi Friedrichsen <sfriedrichsen@wsfr.us>
Sent: Monday, November 27, 2023 11:37 AM
To: Shani Porter <sporter@townofseverance.org>
Subject: RE: Severance Police Department Site Plan

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I am not allowed to open these links, as my email is not recognized and allowed to open them. Can you please send me the documents that I need to review? Thank you.



Sandra Friedrichsen
Fire Marshal
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100 N 7th St, Windsor, CO 80550
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From: Shani Porter <sporter@townofseverance.org>

Sent: Wednesday, November 22, 2023 12:52 PM

Subject: Severance Police Department Site Plan

The Community and Economic Development Department has received a planning item, as described below, for your review and comment.

- A Site Plan and associated construction plans and reports known as:
The Severance Police Department

The plat, plans, and reports can be downloaded using the link below giving you access to our **One-Drive** system. Feel free to download the plat, plans, and reports for your review and comment.

☐ <https://severanceco.sharepoint.com/:f:/s/CED/Eg2O2Z2Kz-hEtNqmfbT8pbYB-WcwjeKi5cF0syHLLIOXRA?e=E7m1RF>

Please populate the Town Review Form directly within the **One-Drive** as this document is live for all internal reviewers to use as only one copy will be returned to the applicant. You may also submit a detailed comment sheet that will be forwarded to the applicant. Once your review is complete, please upload your comments into the **Internal Referral Comments** folder using the link below.

☐ https://severanceco.sharepoint.com/:f:/s/CED/Em8YXp1_RENEvOnzZCKEqlwBPdlohmlUx4cuyqV4QKDLWQ?e=XCNiKp

If you have any difficulty accessing either link or have questions, please let us know at sporter@townofseverance.org (Shani Porter, Town Planner)

Thank you



Shani Porter

Town Planner

Direct Line: 970-692-1556

Office: 970-686-1218

Web: www.townofseverance.org

3 S. Timber Ridge Parkway, Severance, CO 80550

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