



## BOARD OF ADJUSTMENT/APPEALS REGULAR MEETING

September 28, 2023 - 7:00 PM  
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

### AGENDA

#### A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Reading of the Statement of the documents to be entered into the record:  
*I enter into the record the Town's Comprehensive Plan, the Town's Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.*
4. Public Invited to be Heard  
*Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Town Board.*

*Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.*

#### B. CONSENT CALENDAR

1. Approval of the June 22, 2023 Board of Adjustment/ Appeals Regular Meeting Minutes - K. Frawley, Town Clerk

#### C. BOARD ACTION

1. Public Hearing – Variance from Municipal Code Sections 15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 1100 N 15th Street, all pertaining to the minimum landscape and lighting requirements in the RMU-1 (Residential Mixed Use) and ROL (Recreation Open Lands) Zone Districts. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.
  - Quasi-judicial
  - David Eisenbraun, Senior Planner
2. Variance from Municipal Code Sections 15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 1100 N 15th Street, all pertaining to the minimum landscape and lighting requirements in the RMU-1 (Residential Mixed Use) and ROL (Recreation Open Lands) Zone Districts. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.
  - Quasi-judicial

- David Eisenbraun, Senior Planner

#### D. COMMUNICATIONS

1. Communications from Board of Adjustments/Appeals
2. Communications from Staff

#### E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.





## MEMORANDUM

**Date:** September 28, 2023  
**To:** Board of Adjustment/Appeals Members  
**From:**  
**Re:** Approval of the June 22, 2023 Board of Adjustment/ Appeals Regular Meeting Minutes - K. Frawley, Town Clerk  
**Item #:** B.1.

**Background / Discussion:**

**Financial Impact:**

**Relationship to Strategic Plan:**

**Recommendation:**

**CC:**

**Attachments:**

1. 06.22.23 Draft Board of Adjustment Regular Meeting Minutes



## Board of Adjustment/Appeals Regular Meeting

June 22, 2023 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

### MINUTES

#### A. CALL TO ORDER

Chair Shea called the meeting to order at 7:20 p.m.

##### 1. Roll Call

Present: Chair Stacey Shea  
Vice-Chair Don Threewitt  
Secretary James Penfold  
Jeremy Benintende - Virtual

Absent: Jeffrey Gelvin  
Hunter Rivera  
Dan Evans

Also Present: Scott Ballstadt, Planning Director  
David Eisenbraun, Senior Planner  
Karen Frawley, Town Clerk

##### 2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

**Board of Adjustment/Appeals Board Member Penfold moved to approve the agenda, Board of Adjustment/Appeals Board Member Threewitt seconded the motion. Roll call on the vote resulted as follows; Yeas - Don Threewitt, Stacey Shea, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

##### 3. Reading of the Statement of the documents to be entered into the record:

*I enter into the record the Town's Comprehensive Plan, the Town's Zoning Ordinance, the staff report regarding the action items of this hearing, and all of the testimony received at this hearing.*

##### 4. Public Invited to be Heard

Chair Shea opened the meeting up for public comment, to which there was none.

#### B. CONSENT CALENDAR

##### 1. Approval of the April 27, 2023 Board of Adjustment/ Appeals Regular Meeting Minutes - K. Cinnamon, Deputy Town Clerk

**Board of Adjustment/Appeals Board Member Threewitt moved to approve the consent calendar, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Don Threewitt, Stacey Shea, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

#### C. BOARD ACTION

1. Public Hearing – Variance from Municipal Code Sections 15-3-30(b)(3) - Parking Lot Exterior (screening), Sec.15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 550 Sundance Drive, all pertaining to the minimum landscape and lighting requirements in the SF-1 (Single Family Residential) Zone District. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.

Located on Tract B of the Second Filing of Winter Farm Subdivision, the proposed Peakview Elementary School site consists of 10-acres within Windsor, Colorado. The site is bounded by Sundance Drive to the east, Dakota Way to the south, existing residential properties to the west and the existing Northern Lights Park to the north.

The project will consist of a new 74,000 square foot elementary school along with associated site improvements. The north staff parking lot provides 44 parking stalls including 2 ADA compliant stalls. The south guest parking lot provides 84 parking stalls, including 4 ADA compliant stalls. Town Municipal Code, Section 15-5-20 requires 2 parking spaces for every classroom or 1 space for every 3 seats in an auditorium. There are 26 classrooms within the proposed building and no auditorium is provided. Per this information, the site provides more parking than required onsite. Additionally, both Dakota Way and Sundance Drive allow on-street parking.

Based on the school's needs, safety and efficiency are paramount and driving the request for this variance. The islands within the proposed parking lots make clearing snow difficult and, during heavy snow events, results in damaged or destroyed equipment. Foundation plantings around a school will not last due to the nature of activities around a school and the missing parking lot landscape screening is adjacent to an existing park. The District currently has four (4) full-time groundskeepers for the entire District. We are requesting a variance to the height of the lightpoles from 15' to 25'. The requirement would dictate almost double the number of light fixtures and the additional height does not impact any adjacent residential properties. Board members asked questions of staff and the applicant. Senior Planner David Eisenbraun and applicant, Michael McCullar with Weld RE-4 Schools addressed the board and answered their questions about parking, landscaping, and fencing.

Chair Shea opened the hearing up for public comment.

Adriana Wagner from 2027 Reliance Drive addressed the board with concerns regarding fencing and lighting for the surrounding properties.

**Board of Adjustment/Appeals Board Member Threewitt moved to close the public hearing, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Don Threewitt, Stacey Shea, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

2. Variance from Municipal Code Sections 15-3-30(b)(3) - Parking Lot Exterior (screening), Sec.15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 550 Sundance Drive, all pertaining to the minimum landscape and lighting requirements in the SF-1 (Single Family Residential) Zone District. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.

See public hearing item.

**Board of Adjustment/Appeals Board Member Threewitt moved to approve a variance from municipal code section 15-3-30(b)(3) for parking lot exterior (screening) as it relates to 550 Sundance Drive, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Stacey Shea, James Penfold, Jeremy Benintende; Nays - Don Threewitt; Motion Failed.**

**Board of Adjustment/Appeals Board Member Penfold moved to approve a variance from municipal code section 15-3-30(b)(4) for parking lot interior (islands) as it relates to 550 Sundance Drive, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Stacey Shea, Don Threewitt, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

**Board of Adjustment/Appeals Board Member Benintende moved to approve a variance from municipal code section 15-3-30(b)(5) for standards for landscaping in developed areas (foundation plantings) as it relates to 550 Sundance Drive, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Stacey Shea, Don Threewitt, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

**Board of Adjustment/Appeals Board Member Threewitt moved to approve a variance from municipal code section 15-12-20 for site lighting as it relates to 550 Sundance Drive, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Stacey Shea, Don Threewitt, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

3. Public Hearing – Variance from Municipal Code Sections 15-3-30(b)(3) - Parking Lot Exterior (screening), Sec.15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 2015 Covered Bridge Parkway, all pertaining to the minimum landscape and lighting requirements in the RMU-1 (Residential Mixed-Use) Zone District. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.

See public hearing item 1. Chair Shea opened the hearing up for public comment, to which there was none.

**Board of Adjustment/Appeals Board Member Benintende moved to close the public hearing, Board of Adjustment/Appeals Board Member Threewitt seconded the motion. Roll call on the vote resulted as follows; Yeas - Don Threewitt, Stacey Shea, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

4. Variance from Municipal Code Sections 15-3-30(b)(3) - Parking Lot Exterior (screening), Sec.15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 2015 Covered Bridge Parkway, all pertaining to the minimum landscape and lighting requirements in the RMU-1 (Residential Mixed-Use) Zone District. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.

See public hearing item.

**Board of Adjustment/Appeals Board Member Threewitt moved to approve a variance from municipal code section 15-3-30(b)(3) for parking lot exterior (screening) as it relates to 2015 Covered Bridge Parkway, Board of Adjustment/Appeals Board Member**

**Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - James Penfold; Nays - Stacey Shea, Jeremy Benintende; Motion Failed.**

**Board of Adjustment/Appeals Board Member Benintende moved to approve a variance from municipal code section 15-3-30(b)(4) for parking lot interior (islands) as it relates to 2015 Covered Bridge Parkway, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Stacey Shea, Don Threewitt, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

**Board of Adjustment/Appeals Board Member Penfold moved to approve a variance from municipal code section 15-3-30(b)(5) for standards for landscaping in developed areas (foundation plantings) as it relates to 2015 Covered Bridge Parkway, Board of Adjustment/Appeals Board Member Benintende seconded the motion. Roll call on the vote resulted as follows; Yeas - Stacey Shea, Don Threewitt, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

**Board of Adjustment/Appeals Board Member Threewitt moved to approve a variance from municipal code section 15-12-20 for site lighting as it relates to 2015 Covered Bridge Parkway, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Stacey Shea, Don Threewitt, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

#### **D. COMMUNICATIONS**

1. Communications from Board of Adjustments/Appeals
2. Communications from Staff

#### **E. ADJOURN**

**Board of Adjustment/Appeals Board Member Threewitt moved to adjourn, Board of Adjustment/Appeals Board Member Penfold seconded the motion. Roll call on the vote resulted as follows; Yeas - Don Threewitt, Stacey Shea, James Penfold, Jeremy Benintende; Nays - None; Motion Passed.**

Upon a motion duly made, the meeting was adjourned at 8:19 p.m.

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Karen Frawley, Town Clerk



## MEMORANDUM

**Date:** September 28, 2023  
**To:** Board of Adjustment/Appeals Members  
**From:** David Eisenbraun, Senior Planner  
**Re:** Public Hearing – Variance from Municipal Code Sections 15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 1100 N 15th Street, all pertaining to the minimum landscape and lighting requirements in the RMU-1 (Residential Mixed Use) and ROL (Recreation Open Lands) Zone Districts. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.  
**Item #:** C.1.

### Background / Discussion:

Located as a part of the Tacincala subdivision, the proposed North Campus Middle School site consists of 40-acres within Windsor, Colorado. The site is bounded by 15th Street to the east, future CR 70 to the south, existing agriculture to the west and north. The project will consist of a new 99,396 square foot middle school along with associated site improvements. The north staff parking lot provides 104 parking stalls including 6 ADA compliant stalls. The south guest parking lot provides 199 parking stalls, including 8 ADA compliant stalls. Town Municipal Code, Section 15-5-20 requires 2 parking spaces for every classroom or 1 space for every 3 seats in an auditorium. There are 42 classrooms within the proposed building and no auditorium is provided. Per this information, the site provides more parking than required onsite.

Based on the school's needs, safety and efficiency are paramount and driving the request for this variance. The islands within the proposed parking lots make clearing snow difficult and, during heavy snow events, resulting in damaged or destroyed equipment. Foundation plantings around a school will not last due to the nature of activities around a school and still raise cause for safety concerns.

The school is also requesting a variance to the height of the lightpoles from 15' to 30'. The requirement would dictate almost double the number of light fixtures and the additional height does not impact any adjacent residential properties.

### Findings of Fact Analysis:

Municipal Code Section 14-2-150(c) (Major Variance) Review Criteria: The Zoning Board of Adjustment may grant a Major Variance only when it is demonstrated that:

1. Where special circumstances exist, that strict application of the standards adopted in this development code would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the property owner...It is the responsibility of the landowner to prove that an undue hardship exists; *Based upon CPTED standards for school safety design, the reduced vegetation and increased lighting are not self-imposed, as they are critical pieces ensuring the safety of the children.*
2. The applicant cannot derive beneficial use of the property without the variance; *-The applicant would still be able to utilize their property if denied the variance. However, safety standards would be compromised.*
3. The purpose and intent behind the regulation would be maintained by granting the variance; -

*Additional plantings have been provided as a supplement for the islands and around the building entrances. Light fixtures will not impact any residential neighborhoods and will be fully cut-off.*

4. Granting the variance will not be detrimental to any adjacent properties or the surrounding area; - *Granting the variance will not be detrimental to any adjacent properties.*

5. Granting the variance will not be detrimental to public health, safety, or welfare; - *Granting the variance will not be detrimental to public health, safety or welfare.*

6. Adequate relief cannot be reasonably obtained through a different procedure, such as a waiver or alternative compliance standards, if applicable; - *They have done alternative compliance on other matters, but a variance was the only way to address these items.*

7. Granting the variance will not create a building or fire code violation or other safety hazard; - *Granting the variance will not create any safety hazards.*

8. The need for the variance is not created by a self-imposed hardship; - *The requests are largely self-imposed but are in the name of public safety and efficiency.*

9. A variance shall allow only the least deviation from the standard that will afford relief; - *This was the only way to follow the Town's protocol.*

#### **Financial Impact:**

#### **Relationship to Strategic Plan:**

#### **Recommendation:**

##### **Recommendation**

Since all motions are to be made in the affirmative, staff recommends that the following motion, second and action on the petition be made as follows:

A motion to approve the requests for a variance from Municipal Variance from Municipal Code Sections 15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations in the (RMU-1 and ROL) zone districts

A second, and;

The Chair calling for the vote as follows: All members in favor of the variance vote "yes"; all opposed to the variance request vote "no", with a minimum of four "yes" votes required to approve the variance request.

#### **CC:**

#### **Attachments:**

1. Site Plan
2. Master Plan
3. Application
4. Staff Presentation - Variance - Middle School\_Final







C:\BHAMMER\BHAMMER\PROJECTS\NEW WINDSOR MIDDLE SCHOOL\_2303\DRAWINGS\ACAD\DWG\2303\_MAJOR SITE PLAN.DWG

## LAND USE TABLE

ZONING: RECREATION and OPEN LANDS (ROL)

|                   |                                 |
|-------------------|---------------------------------|
| SITE AREA         | 1,711,036 SQ. FT. (39.28 ACRES) |
| BUILDING COVERAGE |                                 |
| SCHOOL            | 98,344 SQ. FT.                  |
| ATH. STORAGE      | 1,052 SQ. FT.                   |
|                   | 99,396 SQ. FT. (2.28 ACRES)     |

|                   |                             |
|-------------------|-----------------------------|
| PARKING & DRIVES  | 191,476 SQ. FT. (4.4 ACRES) |
| TEMPORARY RECYCLE |                             |
| ASPHALT DRIVE     | 17,532 SQ. FT. (0.4 ACRES)  |

|                         |                                  |
|-------------------------|----------------------------------|
| SIDEWALKS               | 109,822 SQ. FT. (2.52 ACRES)     |
| RUNNING TRACK (ASPHALT) | 61,588 SQ. FT. (1.4 ACRES)       |
| SYNTHETIC GRASS         | 90,975 SQ. FT. (2.08 ACRES)      |
| LANDSCAPE / OPEN SPACE  | 1,140,8247 SQ. FT. (26.18 ACRES) |

BUILDING HEIGHT = 38 FEET

|                  |                                                            |
|------------------|------------------------------------------------------------|
| PARKING          |                                                            |
| REQUIRED PARKING | 42 SPACES (2 PER CLASSROOM)<br>= 84 SPACES (NO AUDITORIUM) |

|                                      |                                     |
|--------------------------------------|-------------------------------------|
| NORTH PARKING (STAFF)                | 104 (INCLUDES 6 ADA STALLS)         |
| SOUTH PARKING (GUEST)                | 199 (INCLUDES 8 ADA STALLS)         |
| SERVICE AREA PARKING (KITCHEN STAFF) | 7                                   |
| <b>TOTAL</b>                         | <b>310 (INCLUDES 14 ADA STALLS)</b> |

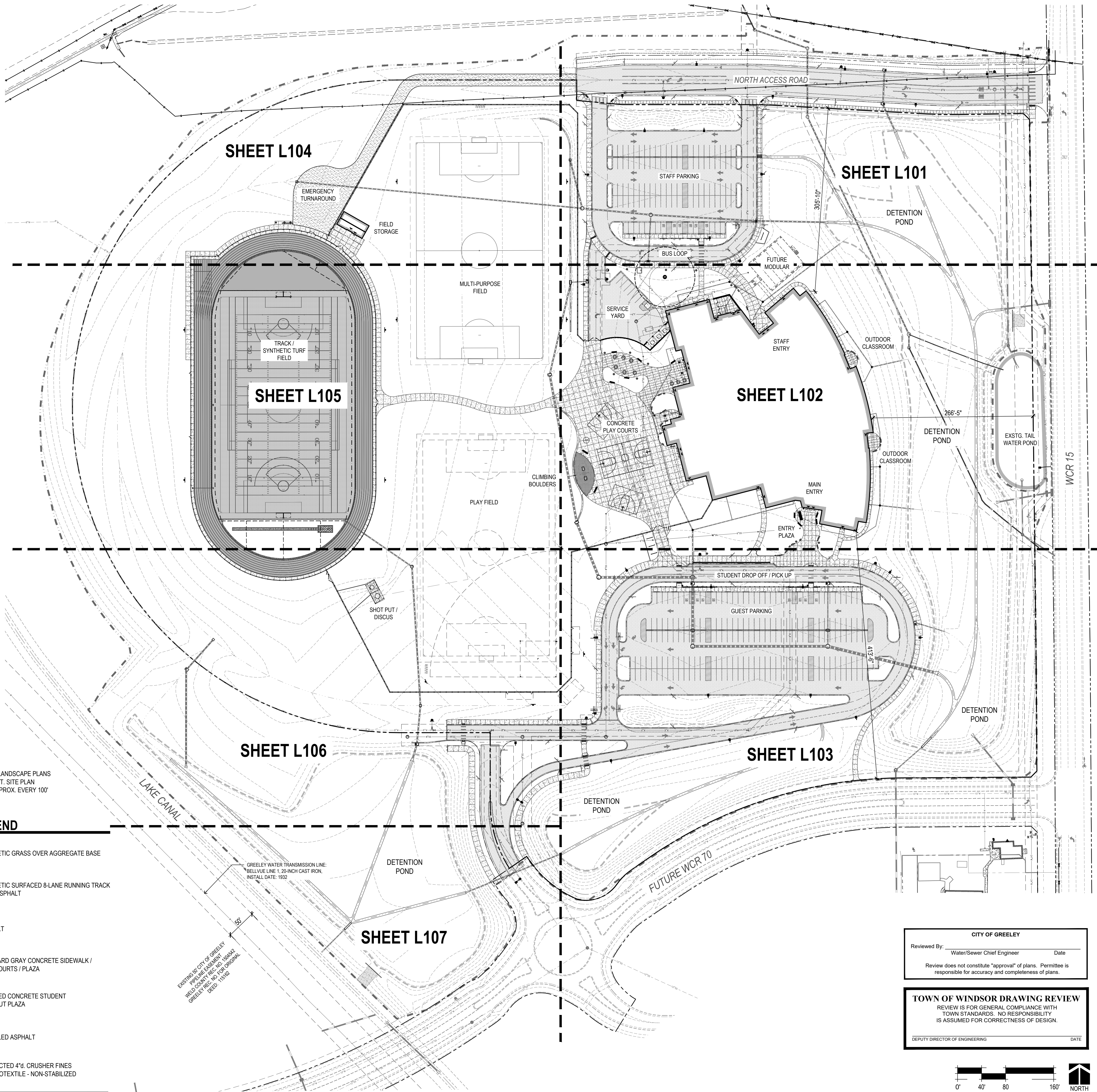
|                                    |             |
|------------------------------------|-------------|
| <b>BIKE PARKING</b>                |             |
| SOUTH (STUDENT & VISITOR) ENTRANCE | = 27        |
| NORTH (STAFF) ENTRANCE             | = 11        |
| <b>TOTAL</b>                       | <b>= 38</b> |

## ABBREVIATIONS

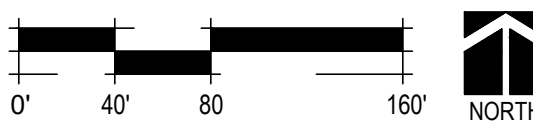
PA = PLANTING AREA, RE: LANDSCAPE PLANS  
LP = LIGHT POLE, RE: ELECT. SITE PLAN  
EJ = EXPANSION JOINT, APPROX. EVERY 100'

## SYMBOL LEGEND

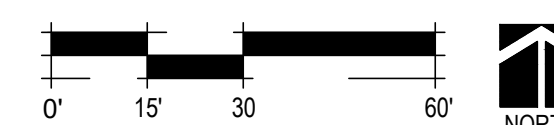
|  |                                                                 |
|--|-----------------------------------------------------------------|
|  | SYNTHETIC GRASS OVER AGGREGATE BASE                             |
|  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK OVER ASPHALT            |
|  | ASPHALT                                                         |
|  | STANDARD GRAY CONCRETE SIDEWALK / PLAY COURTS / PLAZA           |
|  | COLORLED CONCRETE STUDENT HANGOUT PLAZA                         |
|  | RECYCLED ASPHALT                                                |
|  | COMPACTED 4 1/2" CRUSHER FINES over GEOTEXTILE - NON-STABILIZED |



|                                                                                                                  |            |
|------------------------------------------------------------------------------------------------------------------|------------|
| CITY OF GREELEY                                                                                                  |            |
| Reviewed By: _____                                                                                               | Date _____ |
| Water/Sewer Chief Engineer                                                                                       |            |
| Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans. |            |
| TOWN OF WINDSOR DRAWING REVIEW                                                                                   |            |
| REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.    |            |
| DEPUTY DIRECTOR OF ENGINEERING                                                                                   | DATE       |

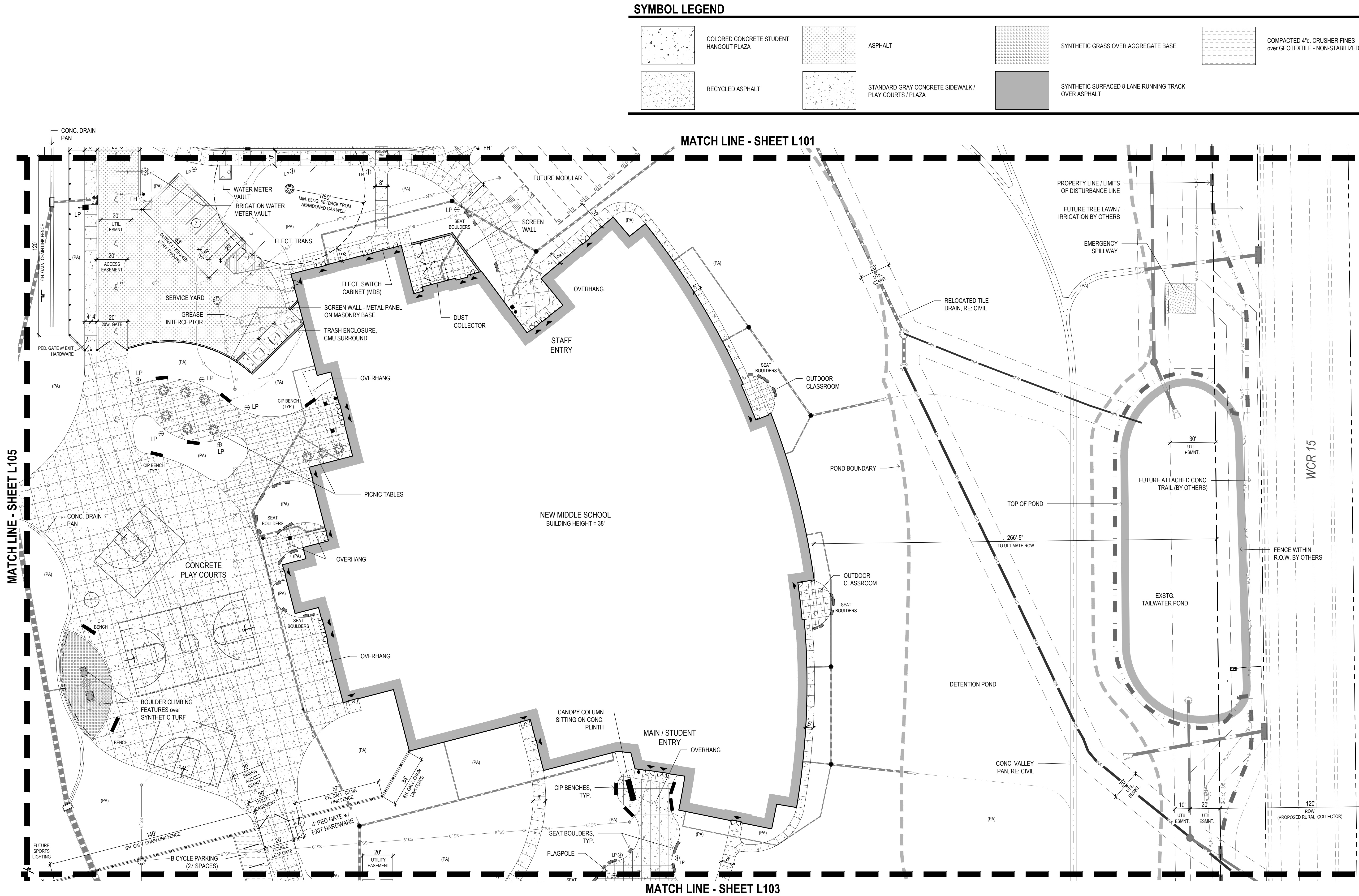




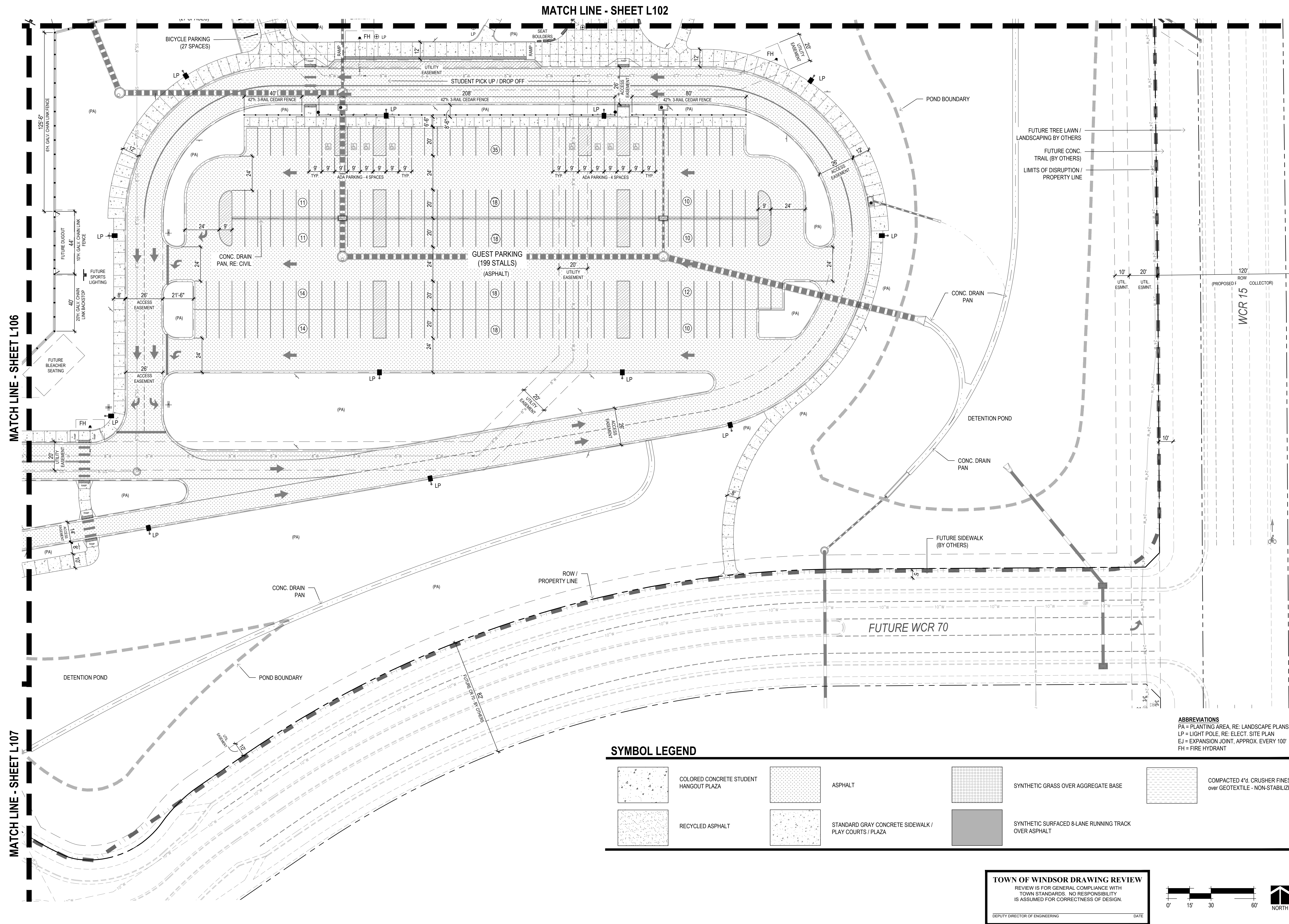




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|                                                                                     |                                           |                                                                                     |                                                          |                                                                                     |                                                         |                                                                                     |               |
|-------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------|---------------|
|  | COLORED CONCRETE STUDENT<br>HANGOUT PLAZA |  | ASPHALT                                                  |  | SYNTHETIC GRASS OVER AGGREGATE BASE                     |  | COMPACTED 4\" |
|  | RECYCLED ASPHALT                          |  | STANDARD GRAY CONCRETE SIDEWALK /<br>PLAY COURTS / PLAZA |  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK<br>OVER ASPHALT |                                                                                     |               |



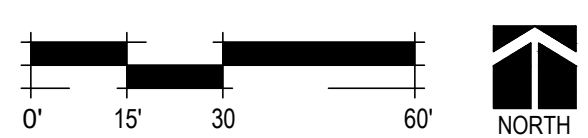
**TOWN OF WINDSOR DRAWING REVIEW**

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

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DEPUTY DIRECTOR OF ENGINEERING

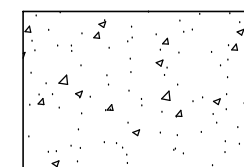
DATE



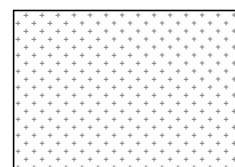


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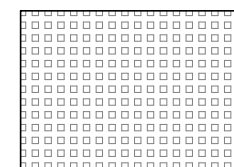
SYMBOL LEGEND



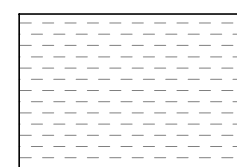
COLORED CONCRETE STUDENT  
HANGOUT PLAZA



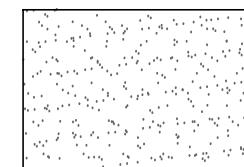
ASPHALT



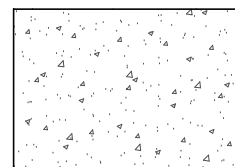
SYNTHETIC GRASS OVER AGGREGATE BASE



COMPACTED 4" d. CRUSHER FINES  
over GEOTEXTILE - NON-STABILIZED



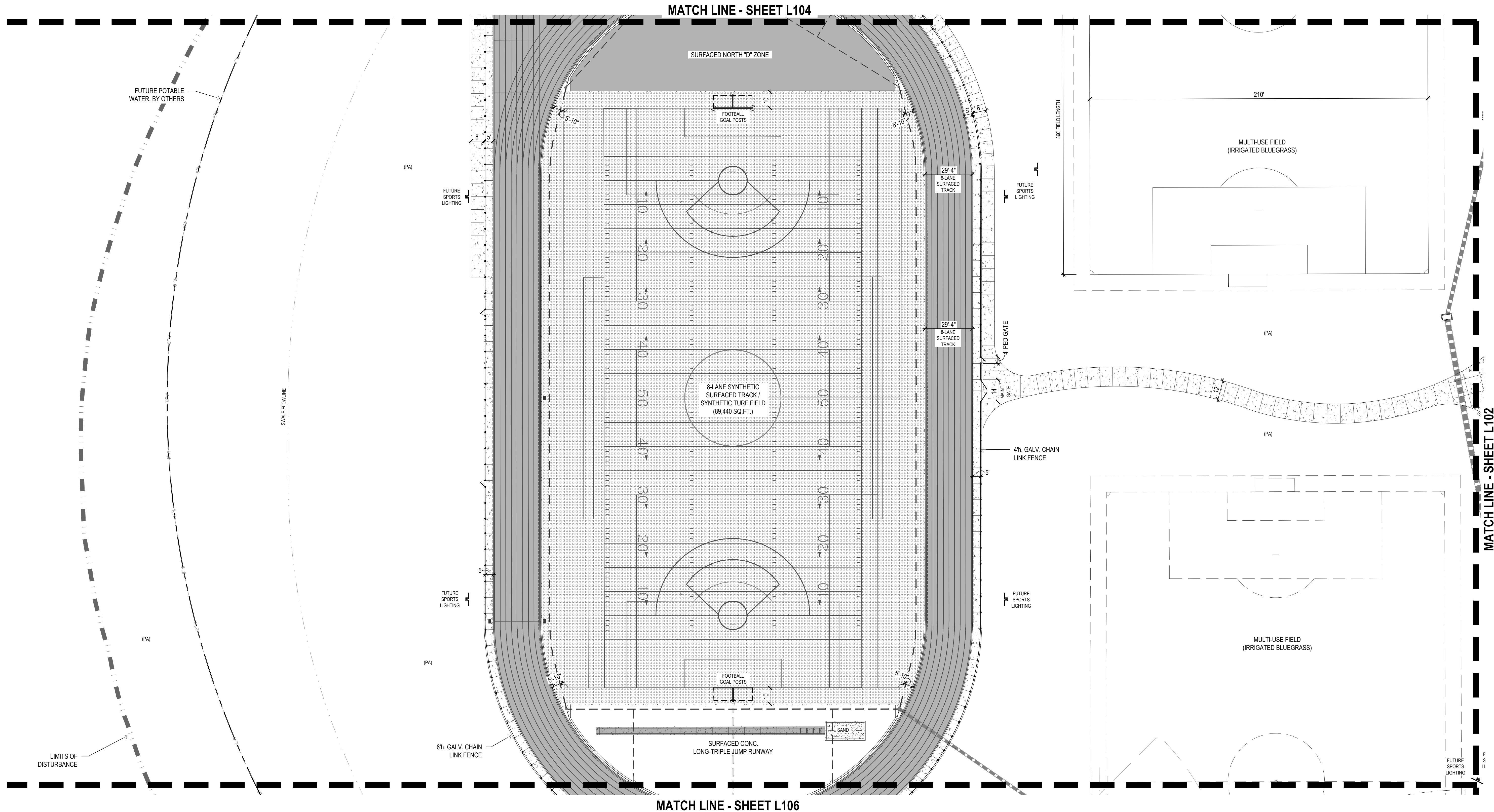
RECYCLED ASPHALT



STANDARD GRAY CONCRETE SIDEWALK /  
PLAY COURTS / PLAZA



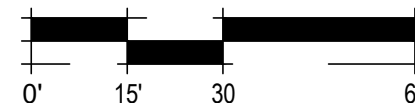
SYNTHETIC SURFACED 8-LANE RUNNING TRACK  
OVER ASPHALT



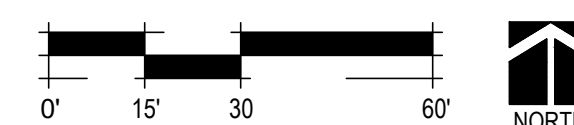
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TOWN OF WINDSOR DRAWING REVIEW  
REVIEW IS FOR GENERAL COMPLIANCE WITH  
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IS ASSUMED FOR CORRECTNESS OF DESIGN.

DEPUTY DIRECTOR OF ENGINEERING DATE





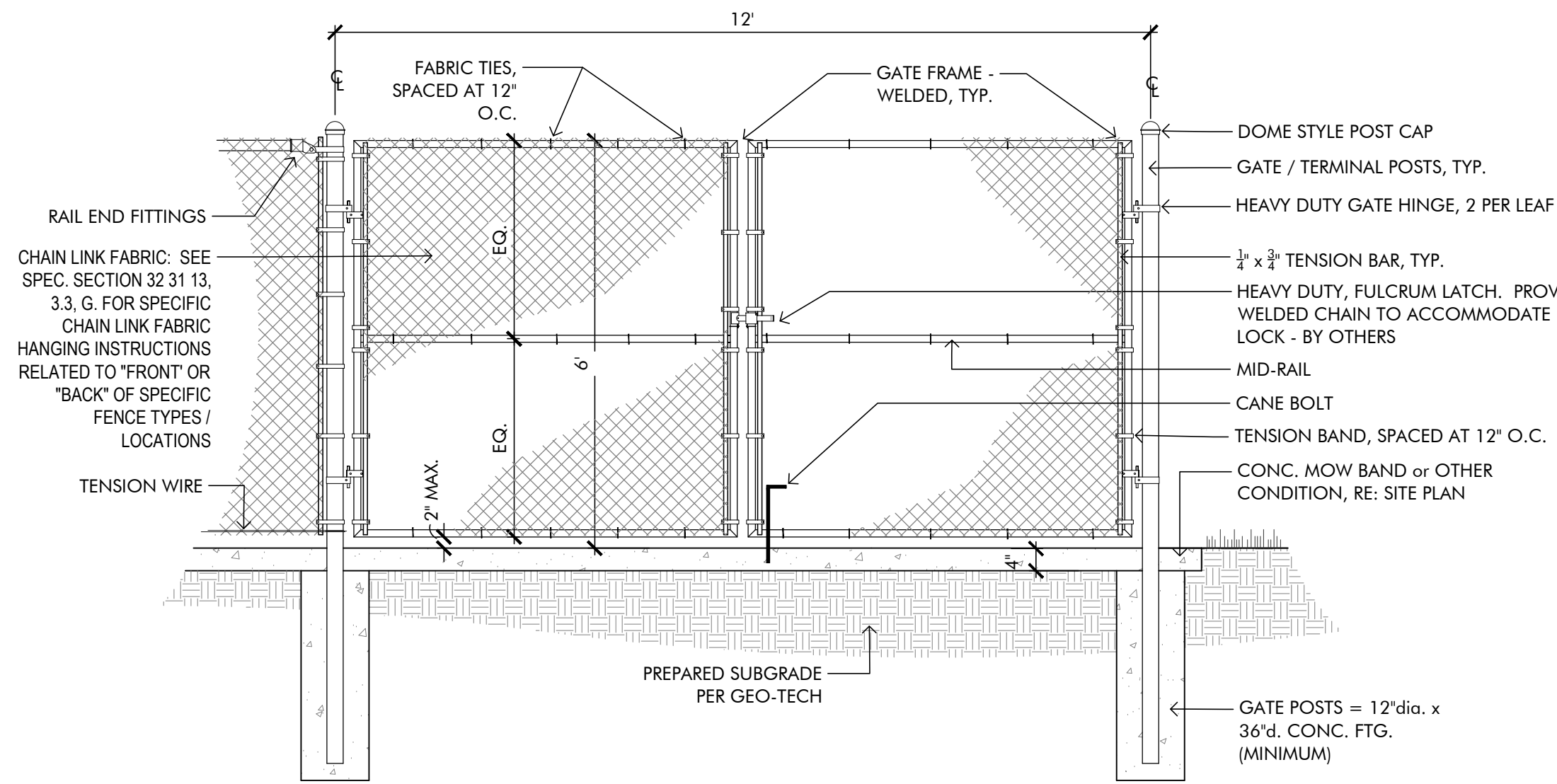




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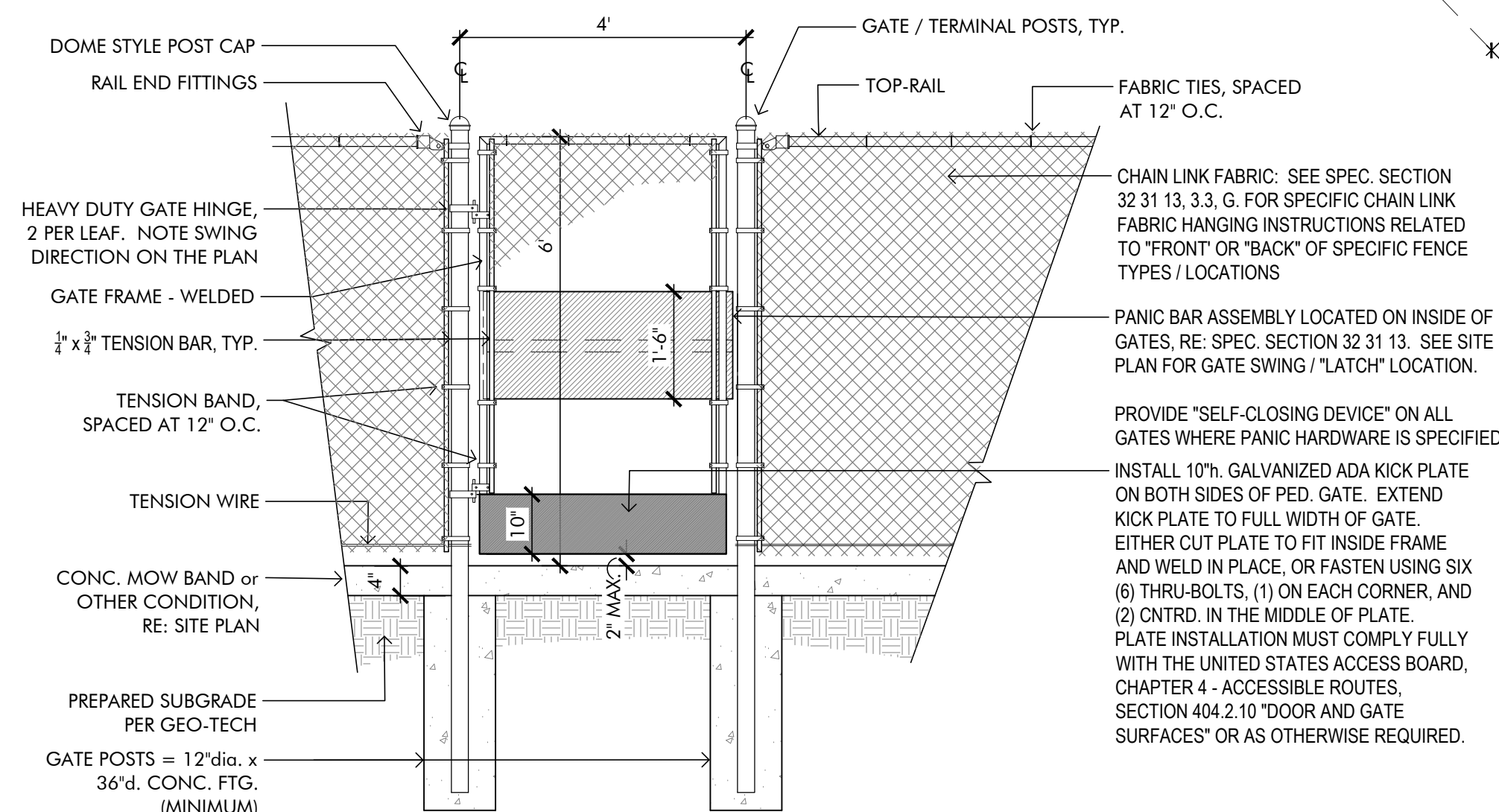
1

12w. x 6h. GATE  
SCALE: 1/2" = 1'-0"



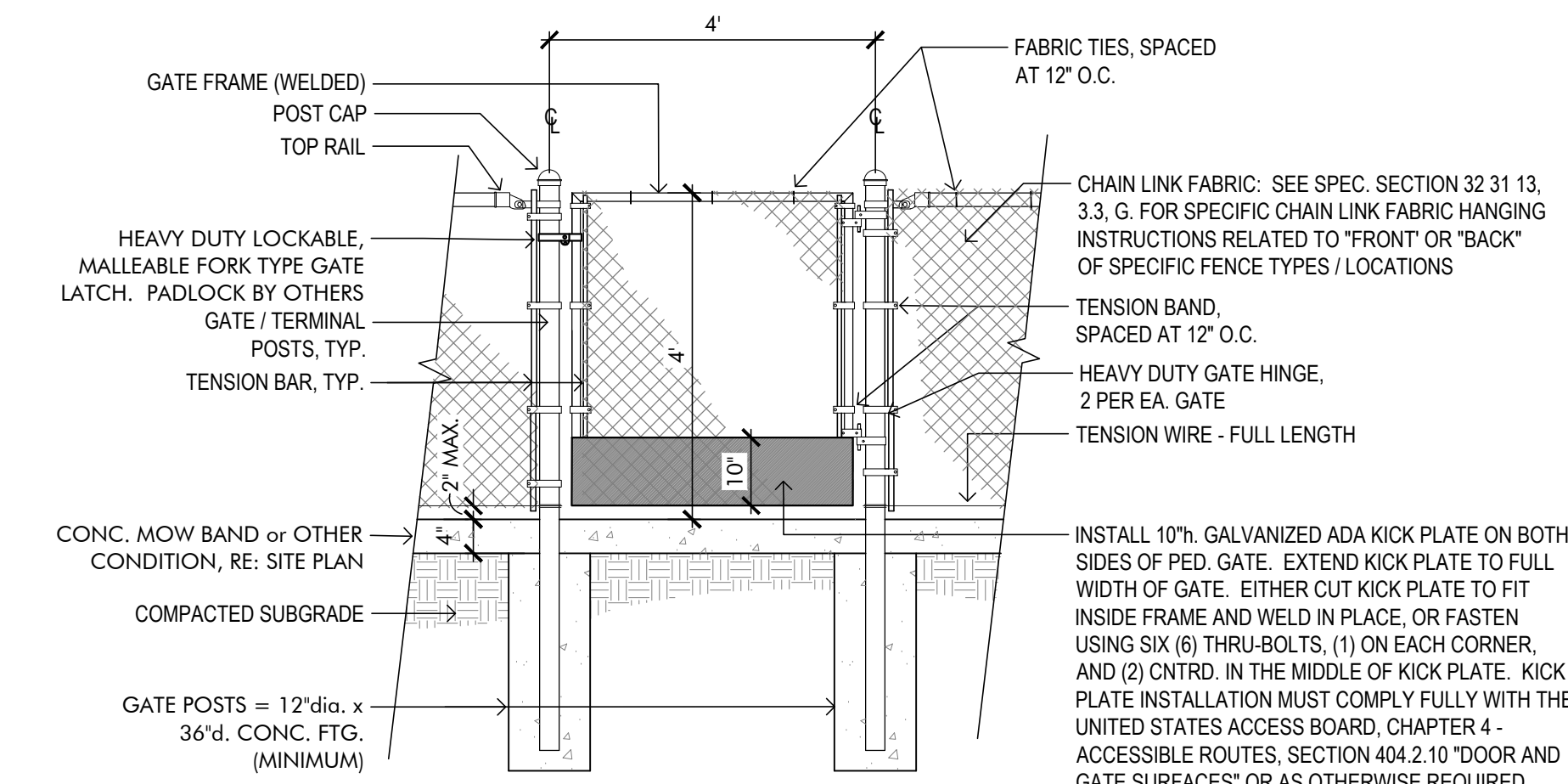
2

4'w. x 6'h. GATE  
SCALE: 1/2" = 1'-0"



3

4'w. x 4'h. GATE  
SCALE: 1/2" = 1'-0"



## SYMBOL LEGEND

|  |                                         |  |                                                       |  |                                                      |                                                                                                                                                                            |                                                               |
|--|-----------------------------------------|--|-------------------------------------------------------|--|------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
|  | COLORLED CONCRETE STUDENT HANGOUT PLAZA |  | ASPHALT                                               |  | SYNTHETIC GRASS OVER AGGREGATE BASE                  |                                                                                                                                                                            | COMPACTED 4'd. CRUSHER FINES over GEOTEXTILE - NON-STABILIZED |
|  | RECYCLED ASPHALT                        |  | STANDARD GRAY CONCRETE SIDEWALK / PLAY COURTS / PLAZA |  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK over ASPHALT | <b>ABBREVIATIONS</b><br>PA = PLANTING AREA, RE: LANDSCAPE PLANS<br>LP = LIGHT POLE, RE: ELECOT. SITE PLAN<br>EJ = EXPANSION JOINT, APPROX. EVERY 100'<br>FH = FIRE HYDRANT |                                                               |

## MATCH LINE - SHEET L106

## PROPOSED CHAIN LINK FENCE MATERIALS SCHEDULE

4th. FENCING  
CORNER/TERMINAL POSTS: 2-7/8" O.D.  
LINE POSTS: 2-3/8" O.D.  
TOP RAIL: 1-5/8" O.D.  
MID-RAIL: NONE  
BOTTOM RAIL: NONE - TENSION WIRE ONLY.  
FABRIC: 2" MESH, GALVANIZED, 9 GA., KNUCKLED TOP & BOTTOM

6th. FENCING  
CORNER/TERMINAL POSTS: 2-7/8" O.D.  
LINE POSTS: 2-3/8" O.D.  
TOP RAIL: 1-5/8" O.D.  
MID-RAIL: NONE  
BOTTOM RAIL: NONE - TENSION WIRE ONLY.  
FABRIC: 2" MESH, GALVANIZED, 9 GA., KNUCKLED TOP & BOTTOM

10th. FENCING (DUGOUTS FRONTING THE FIELD AND SHOT / DISCUS CAGES)  
CORNER/TERMINAL POSTS: 2-7/8" O.D.  
LINE POSTS: 2-7/8" O.D.  
TOP RAIL: 1-5/8" O.D.  
MID-RAIL: 1-5/8" O.D. - FIELD SIDE OF SOFTBALL DUGOUTS ONLY  
BOTTOM RAIL: 1-5/8" O.D. - FIELD SIDE OF SOFTBALL DUGOUTS ONLY  
FABRIC: 2" MESH, GALVANIZED, 9 GA., KNUCKLED TOP & BOTTOM

20th. BACKSTOP FENCING:  
ALL POSTS: 4" O.D., SCH. 40  
TOP RAIL: 1-5/8" O.D., SCH. 40  
MID-RAIL: 1-5/8" O.D., SCH. 40  
BOTTOM RAIL: 1-5/8" O.D., SCH. 40  
FABRIC: 2" MESH, GALVANIZED, 9 GA., KNUCKLED TOP & BOTTOM

SINGLE & DOUBLE LEAF GATES:  
GATE FRAME: 1-7/8" O.D.  
MID-RAIL: 1-7/8" O.D.  
FABRIC: 2" MESH, GALVANIZED, 9 GA., KNUCKLED TOP & BOTTOM  
GATE HARDWARE: RE: DETAILS / SPEC. SECTION 32 31 13

## POSTS, RAILS SHALL MEET THE REQUIREMENTS OF ASTM-1043

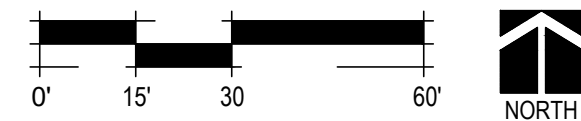
TENSION BARS, BANDS, POST CAPS, HOG RINGS AND FABRIC TIES PER SPECIFICATION SECTION 32 31 13.

SEE SPEC. SECTION 32 31 13, 3.3. G. FOR SPECIFIC CHAIN LINK FABRIC HANGING INSTRUCTIONS RELATED TO "FRONT" OR "BACK" OF SPECIFIC FENCE TYPES / LOCATIONS

MATCH LINE - SHEET L103

| CITY OF GREELEY                                                                                                  |       |
|------------------------------------------------------------------------------------------------------------------|-------|
| Reviewed By:                                                                                                     | Date: |
| Water/Sewer Chief Engineer                                                                                       |       |
| Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans. |       |

| TOWN OF WINDSOR DRAWING REVIEW                                                                                |      |
|---------------------------------------------------------------------------------------------------------------|------|
| REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN. |      |
| DEPUTY DIRECTOR OF ENGINEERING                                                                                | DATE |





CIVIL CONSTRUCTION PLANS FOR  
**NEW MIDDLE SCHOOL**

NORTH CAMPUS SUBDIVISION  
SOUTHEAST QUARTER OF SECTION 7, PARCEL A, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

AUGUST 2023

PROJECT TEAM

OWNER / APPLICANT

WELD RE4 SCHOOL DISTRICT  
180 NORTH 8TH STREET  
WINDSOR, CO 80550  
PHONE: (970) 686-8051  
CONTACT: MICHAEL McCULLAR

ARCHITECT

DLR GROUP  
1401 LAWRENCE STREET, SUITE 1000  
DENVER, CO 80202  
PHONE: (720) 904-0440  
CONTACT: GREG CROMER

LANDSCAPE ARCHITECT

BHA DESIGN INCORPORATED  
111 S. MELDRUM STREET, #110  
FORT COLLINS, CO 80521  
PHONE: (970) 223-7577  
CONTACT: JEFF KROEGER

CIVIL ENGINEER

UNITED CIVIL DESIGN GROUP, LLC  
19 OLD TOWN SQUARE #238  
FORT COLLINS, CO 80524  
PHONE: (970) 530-4044  
CONTACT: KEVIN BRAZELTON

SURVEYOR

KING SURVEYORS, INC.  
650 E. GARDEN DRIVE  
WINDSOR, CO 80550  
PHONE: (970) 686-5011  
CONTACT: PAUL GROVES

TRAFFIC ENGINEER

FOX TUTTLE TRANSPORTATION GROUP  
1580 LOGAN ST 6TH FLOOR  
DENVER, CO 80203  
(303) 652-3571  
CONTACT: STEVE TUTTLE

UTILITY PROVIDERS

| UTILITY           | PROVIDER                              | CONTACT          | PHONE          |
|-------------------|---------------------------------------|------------------|----------------|
| WATER             | TOWN OF WINDSOR                       | CHARWON WALTER   | (970) 674-5402 |
| WASTEWATER        | TOWN OF WINDSOR                       | DENNIS MARKHAM   | (970) 686-2144 |
| STORMWATER        | TOWN OF WINDSOR                       | JANINE HEGEMAN   | (970) 674-2490 |
| STREETS           | TOWN OF WINDSOR                       | BRIAN ROWE       | (970) 674-5403 |
| POWER/NATURAL GAS | XCEL ENERGY                           | BREANNA KREAGER  | (970) 396-4829 |
| OIL AND GAS       | DCP MIDSTREAM (ROW AGENT)             | BILL SHEEHAN     | (970) 691-0239 |
| OIL AND GAS       | DCP MIDSTREAM (OPERATIONS SUPERVISOR) | GORDON ALEXANDER | (970) 378-6351 |

Note: All utility providers listed hereon is provided as a courtesy. It is the responsibility of the recipient to verify the accuracy and completeness of the information shown.

PROJECT COORDINATES

PROJECT DATUM: NAVD 88

BENCHMARK #1: TOWN OF WINDSOR VERTICAL CONTROL POINT "WIN 70-15 1997"  
ELEVATION= 4816.15 (NAVD 88)

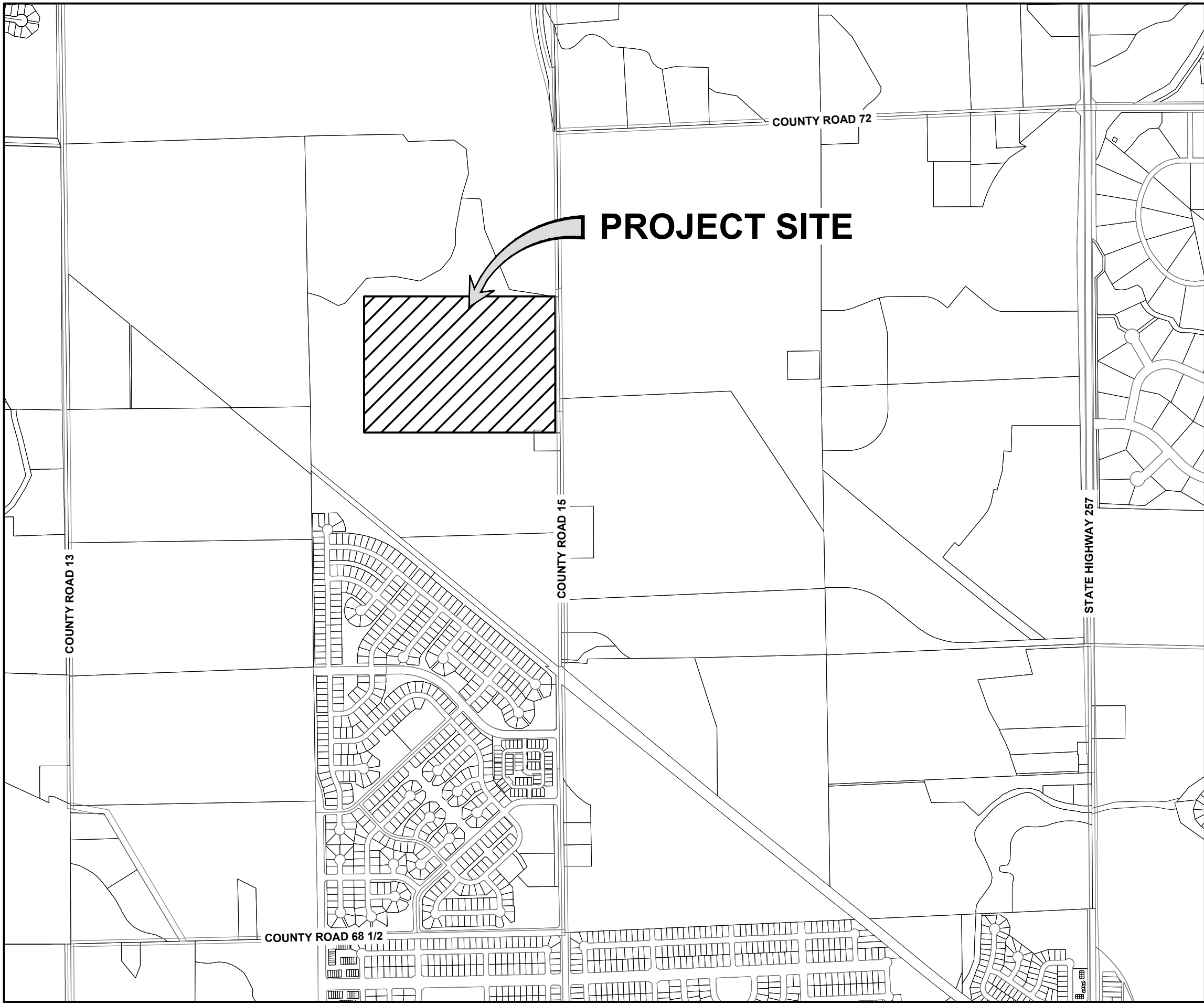
BASIS OF BEARINGS:

ASSUMING THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 7, T.6N., R.67W., AS BEARING SOUTH 00°21'58" EAST AS MONUMENTED AS SHOWN ON THIS PLAT, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2655.98 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

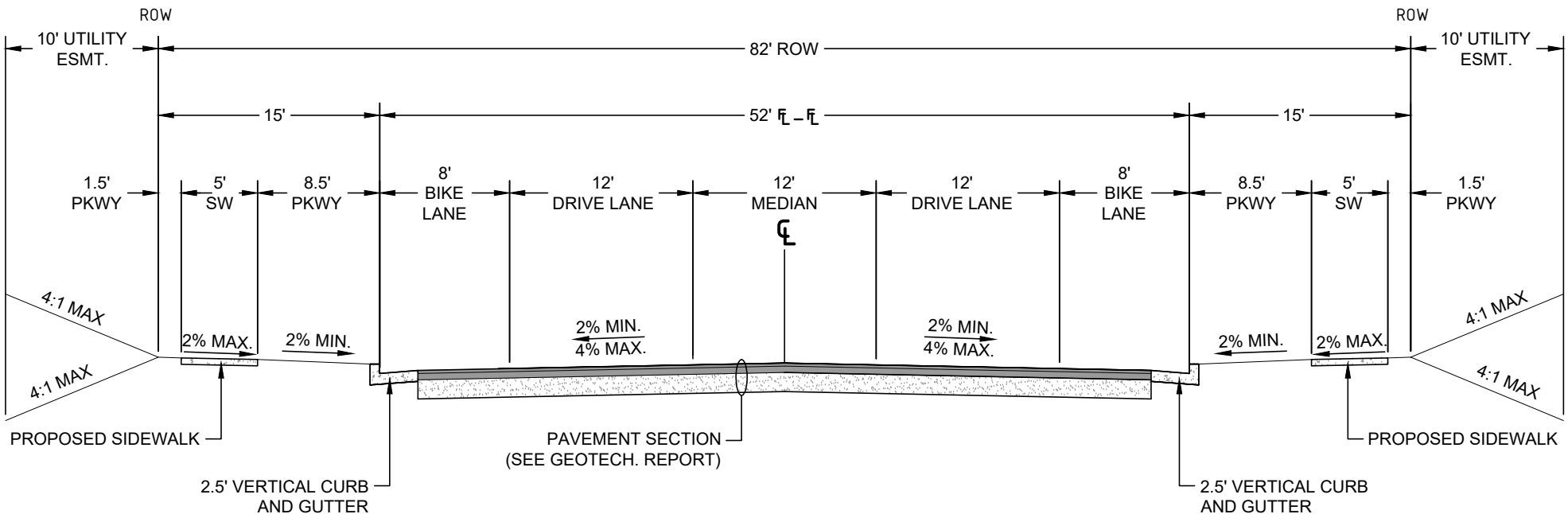
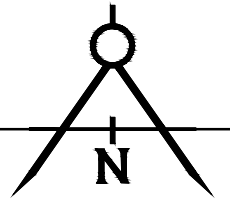
NOTE:

1. ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.



VICINITY MAP

1"=1000'



TYPICAL MAJOR COLLECTOR  
\*NORTH ACCESS ROAD

SHEET INDEX

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| 11     | C0.01       | CIVIL GENERAL NOTES                         |
| 12     | C1.00       | OVERALL EXISTING CONDITIONS PLAN            |
| 13     | C1.01       | REMOVALS & RELOCATION PLAN                  |
| 14     | C2.00       | OVERALL HORIZONTAL CONTROL PLAN             |
| 15-18  | C2.01-C2.04 | DETAILED HORIZONTAL CONTROL PLANS           |
| 19     | C2.05       | HORIZONTAL CONTROL PLAN LINE & CURVE TABLES |
| 20     | C3.00       | OVERALL UTILITY PLAN                        |
| 21     | C3.01       | SERVICE YARD DETAILED UTILITY PLAN          |
| 22-23  | C3.10-C3.11 | SANITARY SEWER PROFILES                     |
| 24-26  | C3.20-C3.22 | WATER PLAN & PROFILES                       |
| 27-32  | C3.30-C3.35 | STORM SEWER PLAN & PROFILES                 |
| 33     | C3.36       | ROOF DRAIN PLAN & PROFILES                  |
| 34     | C3.40       | RELOCATED IRRIGATION LATERAL                |
| 35     | C4.00       | OVERALL GRADING & EROSION CONTROL PLAN      |
| 36-39  | C4.01-C4.04 | DETAILED GRADING PLANS                      |
| 40-41  | C4.05-C4.06 | BUILDING GRADING DETAILS                    |
| 42     | C5.00       | NORTH ACCESS ROAD PLAN & PROFILE            |
| 43-44  | C5.10-C5.11 | SIGNING & STRIPING PLANS                    |
| 45-46  | C5.20-C5.21 | INTERSECTION DETAILS                        |
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| 48-50  | C7.00-C7.02 | SITE CONSTRUCTION DETAILS                   |
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CALL UTILITY NOTIFICATION CENTER OF  
COLORADO



Know what's below.  
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY ASSUMED OF  
ENGINEERING

MAJOR SITE

PLAN

08/14/2023  
REVISIONS

37-23212-00

CIVIL COVER  
SHEET

**C0.00**

10 OF 91 SHEETS



C:\UNITED CIVIL DROPBOX\PROJECTS\U23001 - WINDSOR MIDDLE SCHOOL\CADD\CP\CO.01 - GENERAL NOTES.DWG  
8/1/2023 11:55:22 AM

TOWN OF WINDSOR GENERAL NOTES

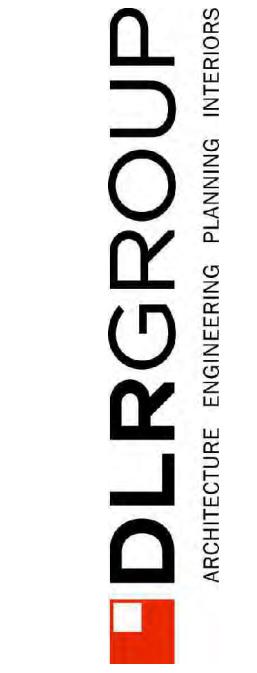
1. ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE TOWN OF WINDSOR STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF EXECUTION OF THE DEVELOPMENT AGREEMENT PERTAINING TO THIS DEVELOPMENT. ANY CONSTRUCTION OCCURRING THREE YEARS OR MORE AFTER THE EXECUTION OF THE DEVELOPMENT AGREEMENT SHALL REQUIRE RE-EXAMINATION OF THE PLANS BY THE TOWN ENGINEER, WHO MAY REQUIRE THAT THEY BE MADE TO CONFORM TO STANDARDS AND SPECIFICATIONS CURRENT AT THAT TIME.
2. STREET PAVING SHALL NOT BEGIN UNTIL SUBGRADE COMPACTION TESTS ARE TAKEN AND THE TOWN ENGINEER APPROVES THE RESULTS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE TOWN ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY NOTIFICATION CENTER OF COLORADO (CALL BEFORE YOU DIG), 811, CALL TWO BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
5. 48 HOURS PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER (970-674-2400)
6. 48 HOURS PRIOR TO ANY EARTH DISTURBANCE, THE CONTRACTOR SHALL NOTIFY THE STORMWATER PROGRAM COORDINATOR (970-674-2490) TO SET UP THE REQUIRED INITIAL GRADING, EROSION AND SEDIMENT CONTROL INSPECTION.
7. THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO CONSTRUCTION AND SHALL MAINTAIN THE CONTROL MEASURES DURING CONSTRUCTION, AS IDENTIFIED ON THE GRADING, EROSION AND SEDIMENT CONTROL PLAN (GESCP). THE STORMWATER PROGRAM COORDINATOR SHALL APPROVE ANY MODIFICATION OF A CONTROL MEASURE IDENTIFIED ON THE GESCP PRIOR TO INSTALLATION. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
9. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE TOWN ENGINEER. PHONE (970) 674-2400.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION:
  - a. ALL SIGNS, STRIPING AND TRAFFIC CONTROL DEVICE SHALL CONFORM TO, AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH, THE *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)*, LATEST EDITION AND *CDOT M&S STANDARDS*, LATEST EDITION.
  - b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES.
  - c. THE CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT MARKINGS DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
  - d. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
11. THE CONTRACTOR SHALL CONTACT THE TOWN OF WINDSOR CONSTRUCTION INSPECTOR PRIOR TO ANY STREET CUT. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN OF WINDSOR CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. ANY STREET PATCHING SHOWN ON THE DRAWINGS IS APPROXIMATE. ACTUAL LIMITS OF STREET PATCH SHALL BE DETERMINED BY THE TOWN OF WINDSOR CONSTRUCTION INSPECTOR. PATCHING SHALL BE DONE IN CONFORMANCE WITH TOWN OF WINDSOR DIVISION I STREETS DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS (SECTION 02595). ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. IN ACCORDANCE WITH THE REFERENCED SPECIFICATIONS, THE TOWN ENGINEER SHALL MAKE THE DETERMINATION OF THE NEED FOR A COMPLETE OVERLAY.
12. THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS.
13. PRIOR TO CLOSEOUT OF ANY TOWN ISSUED GRADING EROSION AND SEDIMENT CONTROL PLAN, ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL HAVE A UNIFORM VEGETATIVE COVER ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS.
14. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR.
15. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.
16. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
17. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY UNKNOWN UNDERGROUND UTILITIES.
18. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT AT (970) 674-5400 AT LEAST 48 HOURS PRIOR TO INSTALLING A NEW SEWER SERVICE.
19. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT AT (970) 674-5400AT LEAST 48 HOURS PRIOR TO INSTALLING A NEW WATER SERVICE OR ABANDONING AN EXISTING WATER SERVICE.
20. THE TOWN OF WINDSOR SHALL NOT BE RESPONSIBLE FOR OPERATION, MAINTENANCE OR REPAIR OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. QUALITY CONTROL TEST RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE TOWN'S REQUIREMENTS.
22. THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE OWNER'S ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO THE TOWN WITHIN 30 DAYS OF CONSTRUCTION ACCEPTANCE OF THE PROJECT BY THE TOWN.
23. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED LOT STAKING AND CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED REPRESENTATIVE TO ASSURE THAT THE SURVEYOR IS GIVEN ADEQUATE NOTICE AND INSTRUCTION IN ORDER TO COMPLETE THE SURVEY REQUIREMENTS FOR THE VARIOUS PHASES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RE-SURVEYING REQUIRED DUE TO THE CONTRACTOR'S, OR SUBCONTRACTOR'S, ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH RESCHEDULING THE SURVEYOR TO ACCOMMODATE THE CONTRACTOR'S REQUESTS FOR UNSCHEDULED STAKING.
24. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
25. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL TOWN, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
26. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-P-B2, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO, 80246. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500. A COPY OF THE CONTRACTOR'S PERMIT CERTIFICATION MUST BE SUBMITTED TO THE STORMWATER PROGRAM COORDINATOR.
27. WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE - INCLUDING A COLORADO DISCHARGE PERMIT SYSTEM FOR CONSTRUCTION DEWATERING WASTEWATER DISCHARGE. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND /OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
28. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREON, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF WINDSOR, AS A BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.
29. THE CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT, AND SHALL HAVE A REGISTERED LAND SURVEYOR REESTABLISH ANY PROPERTY CORNERS OR SECTION CORNERS INADVERTENTLY DISTURBED DURING CONSTRUCTION OF THIS PROJECT.

GRADING, EROSION AND SEDIMENT CONTROL NOTES

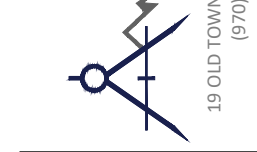
1. ANY LAND DISTURBANCE WITHIN THE LIMITS OF DISTURBANCE NOTED ON THIS PLAN BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES REQUIREMENTS AND PROHIBITIONS NOTED IN THE USDCM: VOL. III STORMWATER QUALITY, CHAPTER 7. NOTE: THE USE OF STRAW BALE BARRIERS (SBB), NOTED AS SC-03 IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, IS DISCOURAGED IN THE TOWN. SPECIFIC APPROVAL FROM THE TOWN'S STORM WATER PROGRAM COORDINATOR IS REQUIRED FOR USE.
2. NON-COMPLIANCE AND ANY NOTICE OF VIOLATION IS THE RESPONSIBILITY OF THE OWNER SIGNING THESE PLANS.
3. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING, EROSION AND SEDIMENT CONTROL PLAN IS RECEIVED FROM TOW ENGINEERING, AND AN INITIAL INSPECTION HAS BEEN COMPLETED.
4. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY SEDIMENT AND EROSION CONTROL FACILITIES AND BMPS SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL THE STORMWATER PROGRAM COORDINATOR, 970-674-2490, 48 HOURS PRIOR TO CONSTRUCTION.
5. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE REMOVED AND PROPERLY DISPOSED OF IMMEDIATELY. POWER WASHING OF PAVEMENT IS NOT ALLOWED.
6. CONCRETE WASH WATER SHALL NOT BE ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING GROUNDWATER AND ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASH WATER, AND WASTE WATER USED IN RINSING TOOLS USED FOR GROUT, MORTAR, SAW CUTTING, AND SIMILAR MATERIALS SHALL BE COLLECTED IN AN APPROVED WASH OUT AREA, REMOVED REGULARLY, AND DISPOSED OF APPROPRIATELY.
7. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM DORMANT STATE FOR MORE THAN SIXTY (60) DAYS SHALL BE SEEDED AND MULCHED (CONDITIONS PERMITTING), OR AN APPROPRIATE SOIL BINDER SHALL BE APPLIED IF CONDITIONS DO NOT PERMIT SEED GERMINATION, WITHIN FOURTEEN (14) DAYS AFTER GRADING OPERATIONS CEASE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
8. THE GRADING, EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF WINDSOR ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE TOWN ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
9. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY TOWN OF WINDSOR EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE ROW OWNER. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLANS MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE EXPENSE OF THE OWNER SIGNING THESE PLANS.
10. THIS PLAN CONTAINS EROSION AND SEDIMENT CONTROL METHODS AND BEST MANAGEMENT PRACTICES (BMPS) TO BE USED DURING CONSTRUCTION; ADDITIONAL MEASURES AND BMPS MAY BE REQUIRED AS CONDITIONS CHANGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH FEDERAL, STATE AND TOWN OF WINDSOR REQUIREMENTS, AND THE STORMWATER PROGRAM COORDINATOR MUST BE NOTIFIED OF ANY MAJOR CHANGES.
11. ALL BMPS ARE TO BE MAINTAINED PER THE SPECIFICATIONS NOTED IN THIS PLAN. IF ANY SUBSTANTIAL DEVIATION FROM INSTALLATION/IMPLEMENTATION SPECIFICATIONS MAY BETTER SUIT A PARTICULAR APPLICATION, CONTACT THE STORMWATER PROGRAM COORDINATOR FOR APPROVAL BEFORE INSTALLATION, OR MAKING A CHANGE TO THE BMP OR ITS LOCATION.
12. SOILS EXPOSED BY LAND DISTURBING ACTIVITIES ON SLOPES SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING/DISKING ALONG CONTOURS TO PREVENT EROSION. TECHNIQUES SUCH AS SURFACE ROUGHENING AND/OR DUST SUPPRESSION WATER TRUCKS SHALL BE USED TO MINIMIZE WIND EROSION.
13. ALL TEMPORARY BMPS MUST BE REMOVED FROM THE CONSTRUCTION SITE AND PROPERLY DISPOSED OF ONCE FINAL STABILIZATION IS ACHIEVED, EXCEPT BMPS WITH SPECIFICATIONS THAT ALLOW THE BMP TO REMAIN IN PLACE (I.E. BIO-DEGRADABLE BMPS).
14. UPON THE REQUEST TO CLOSE OUT THE GRADING, EROSION AND SEDIMENT CONTROL PERMIT, CONTRACTOR SHALL ENSURE THAT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, BOTH ON AND OFF SITE, WILL HAVE UNIFORM VEGETATIVE COVER ESTABLISHED, WITH ACCEPTABLE PLANTS, AND WITH AN INDIVIDUAL PLAN DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT PHYSICAL EROSION REDUCTION METHODS.

UTILITY PLAN NOTES

1. ALL WATERLINES SHALL BE C900, DR 18 PVC PIPE WITH A MINIMUM 12 GAGE INSULATED TRACER WIRE.
2. ALL WATERLINES SHALL BE BURIED A MINIMUM OF 5 FEET BELOW FINISHED GRADE.
3. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET OF HORIZONTAL SEPARATION AND 18 INCHES OF VERTICAL SEPARATION BETWEEN ALL SEWER AND WATER LINES.
4. ALL EXISTING UTILITIES ARE APPROXIMATELY SHOWN AND LOCATIONS NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. NO TREE(S) SHALL BE LOCATED WITHIN 10 FEET OF FACILITIES.
6. ALL GATE VALVES SHALL HAVE VALVE BOXES.
7. FIRE SPRINKLER SERVICES SHALL BE MECHANICALLY RESTRAINED PVC WITH VALVE BOXES LABELED "FIRE".
8. FIRE HYDRANT BRANCH LINES SHALL BE 6 INCH MECHANICALLY RESTRAINED PVC UNLESS OTHERWISE NOTED AND APPROVED. NO HORIZONTAL BENDS OR OFFSETS SHALL BE USED WHEN INSTALLING FIRE HYDRANT BRANCH LINES.
9. WATER SERVICE SHALL BE ¾ INCH TYPE K COPPER UNLESS OTHERWISE NOTED.
10. ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED ALONG WITH THRUST BLOCK INSTALLATION.
11. WHERE NON-POTABLE IRRIGATION LINES CROSS ABOVE OR BELOW POTABLE WATERLINES, THE NON-POTABLE LINE SHALL BE INCASED WITH A C900 SLEEVE PER TOWN OF WINDSOR STANDARDS.
12. ALL STORM DRAINS CROSSING ABOVE WATERLINES SHALL BE ENCASED PER TOWN OF WINDSOR STANDARDS.
13. SANITARY SEWER SERVICES SHALL BE 4" SDR 35 PVC UNLESS OTHERWISE NOTED.
14. SANITARY SEWER MANHOLES SHALL BE 48" DIAMETER UNLESS OTHERWISE NOTED.
15. ALL MANHOLES SHALL BE AIR TIGHT AND VACUUM TESTED IN ACCORDANCE WITH TOWN REQUIREMENTS.
16. ALL SANITARY SEWER LINES SHALL BE SDR 35 PVC UNLESS OTHERWISE NOTED.



NOT FOR CONSTRUCTION



NORTH CAMPUS SUBDIVISION  
WCSD4 NEW MIDDLE SCHOOL  
CO ROAD 15 & CO ROAD 70  
WINDSOR, COLORADO

MAJOR SITE  
PLAN  
08/14/2023  
REVISIONS

37-23212-00

CIVIL GENERAL  
NOTES

TOWN OF WINDSOR DRAWING REVIEW

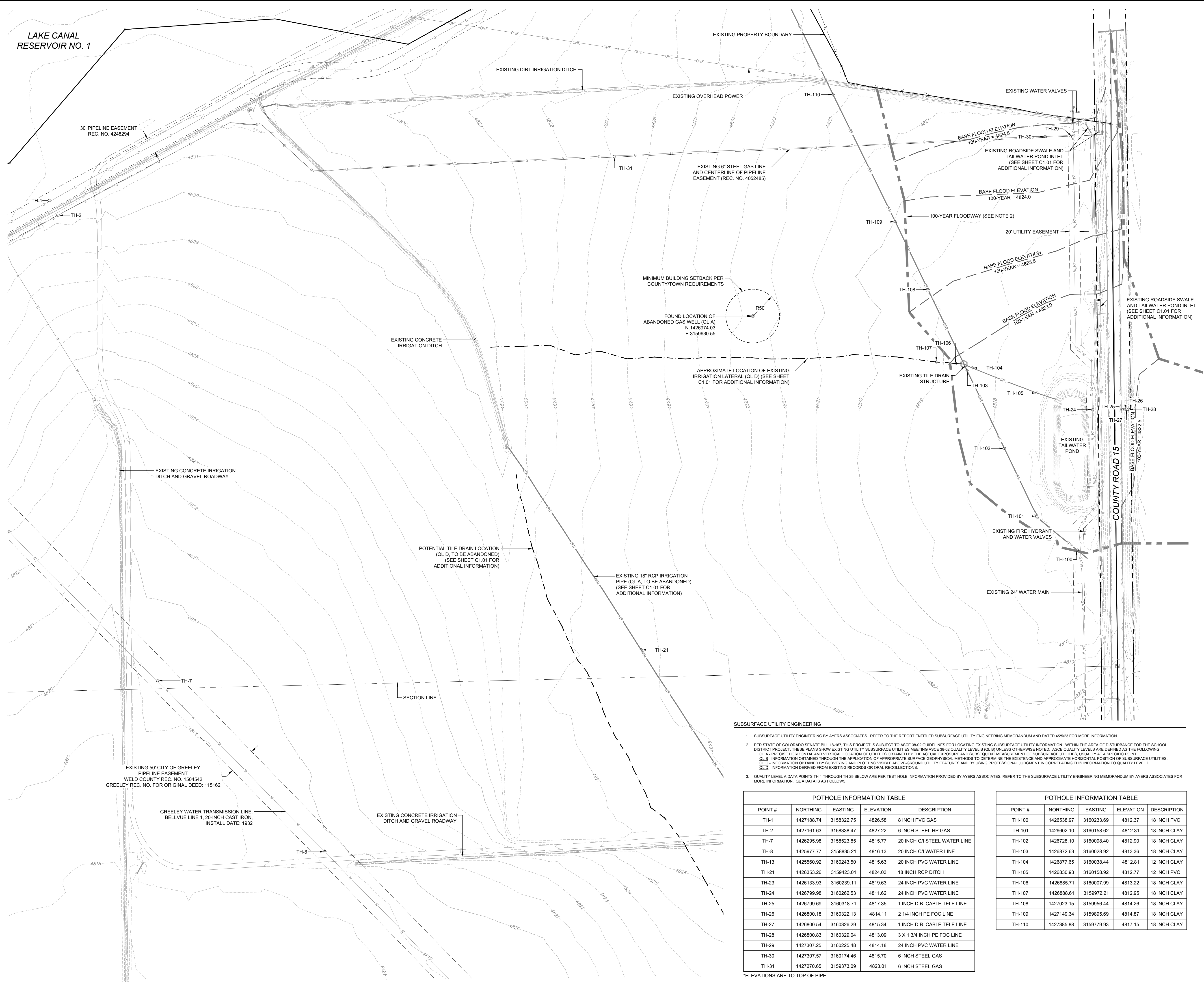
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DEPUTY DIRECTOR OF  
ENGINEERING

C0.01  
11 OF 91 SHEETS





| POTHOLE INFORMATION TABLE |            |            |           |                              |
|---------------------------|------------|------------|-----------|------------------------------|
| POINT #                   | NORTHING   | EASTING    | ELEVATION | DESCRIPTION                  |
| TH-1                      | 1427188.74 | 3158322.75 | 4826.58   | 8 INCH PVC GAS               |
| TH-2                      | 1427161.63 | 3158338.47 | 4827.22   | 6 INCH STEEL HP GAS          |
| TH-7                      | 1426295.98 | 3158523.85 | 4815.77   | 20 INCH C/I STEEL WATER LINE |
| TH-8                      | 1425977.77 | 3158835.21 | 4816.13   | 20 INCH C/I WATER LINE       |
| TH-13                     | 1425560.92 | 3160243.50 | 4815.63   | 20 INCH PVC WATER LINE       |
| TH-21                     | 1426353.26 | 3159423.01 | 4824.03   | 18 INCH RCP DITCH            |
| TH-23                     | 1426133.93 | 3160239.11 | 4819.63   | 24 INCH PVC WATER LINE       |
| TH-24                     | 1426799.98 | 3160262.53 | 4811.62   | 24 INCH PVC WATER LINE       |
| TH-25                     | 1426799.69 | 3160318.71 | 4817.35   | 1 INCH D.B. CABLE TELE LINE  |
| TH-26                     | 1426800.18 | 3160322.13 | 4814.11   | 2 1/4 INCH PE FOC LINE       |
| TH-27                     | 1426800.54 | 3160326.29 | 4815.34   | 1 INCH D.B. CABLE TELE LINE  |
| TH-28                     | 1426800.83 | 3160329.04 | 4813.09   | 3 X 1 3/4 INCH PE FOC LINE   |
| TH-29                     | 1427307.25 | 3160225.48 | 4814.18   | 24 INCH PVC WATER LINE       |
| TH-30                     | 1427307.57 | 3160174.46 | 4815.70   | 6 INCH STEEL GAS             |
| TH-31                     | 1427270.65 | 3159373.09 | 4823.01   | 6 INCH STEEL GAS             |

| POTHOLE INFORMATION TABLE |            |            |           |              |
|---------------------------|------------|------------|-----------|--------------|
| POINT #                   | NORTHING   | EASTING    | ELEVATION | DESCRIPTION  |
| TH-100                    | 1426538.97 | 3160233.69 | 4812.37   | 18 INCH PVC  |
| TH-101                    | 1426602.10 | 3160158.62 | 4812.31   | 18 INCH CLAY |
| TH-102                    | 1426728.10 | 3160098.40 | 4812.90   | 18 INCH CLAY |
| TH-103                    | 1426872.63 | 3160028.92 | 4813.36   | 18 INCH CLAY |
| TH-104                    | 1426877.65 | 3160036.44 | 4812.81   | 12 INCH CLAY |
| TH-105                    | 1426830.93 | 3160158.92 | 4812.77   | 12 INCH PVC  |
| TH-106                    | 1426885.71 | 3160007.99 | 4813.22   | 18 INCH CLAY |
| TH-107                    | 1426888.61 | 3159972.21 | 4812.95   | 18 INCH CLAY |
| TH-108                    | 1427023.15 | 3159956.44 | 4814.26   | 18 INCH CLAY |
| TH-109                    | 1427149.34 | 3159895.69 | 4814.87   | 18 INCH CLAY |
| TH-110                    | 1427385.88 | 3159779.93 | 4817.15   | 18 INCH CLAY |

SUBSURFACE UTILITY ENGINEERING

1. SUBSURFACE UTILITY ENGINEERING BY AYERS ASSOCIATES. REFER TO THE REPORT ENTITLED SUBSURFACE UTILITY ENGINEERING MEMORANDUM AND DATED 4/29/23 FOR MORE INFORMATION.

2. PER STATE OF COLORADO SENATE BILL 18-167, THIS PROJECT IS SUBJECT TO ASCE 38-02 GUIDELINES FOR LOCATING EXISTING SUBSURFACE UTILITY INFORMATION. WITHIN THE AREA OF DISTURBANCE FOR THE SCHOOL DISTRICT PROJECT, THESE PLANS SHOW EXISTING UTILITY SUBSURFACE UTILITIES MEETING ASCE 38-02 QUALITY LEVEL B (QL B) UNLESS OTHERWISE NOTED. ASCE QUALITY LEVELS ARE DEFINED AS THE FOLLOWING:  
QL A - PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES USUALLY AT A SPECIFIC POINT.  
QL B - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.  
QL C - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.  
QL D - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

3. QUALITY LEVEL A DATA POINTS TH-1 THROUGH TH-29 BELOW ARE PER TEST HOLE INFORMATION PROVIDED BY AYERS ASSOCIATES. REFER TO THE SUBSURFACE UTILITY ENGINEERING MEMORANDUM BY AYERS ASSOCIATES FOR MORE INFORMATION. QL A DATA IS AS FOLLOWS:

LEGEND

- EXISTING PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CURB & GUTTER
- EXISTING WATER MAIN
- EXISTING SANITARY MAIN
- EXISTING STORM LINE
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING IRRIGATION LINE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING FIBER LINE

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.

2. THE 100-YEAR FLOODWAY LOCATIONS AND BASE FLOOD ELEVATIONS ARE PROVIDED PER THE TOWN OF WINDSOR MAJOR INFRASTRUCTURE DESIGN AND ARE NOT FEMA REGULATED.

CITY OF GREELEY

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Water/Sewer Chief Engineer

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING

0 40' 80' 160'

SCALE: 1" = 80'

NOT FOR CONSTRUCTION





**LEGEND**

|         |                                       |
|---------|---------------------------------------|
| ---     | EXISTING PROPERTY BOUNDARY            |
| - - - - | RIGHT OF WAY                          |
| - - - - | EXISTING EASEMENT                     |
| - - - - | EXISTING MAJOR CONTOUR                |
| - - - - | EXISTING MINOR CONTOUR                |
| =====   | EXISTING CURB & GUTTER                |
| 8" W    | EXISTING WATER MAIN                   |
| 15" SS  | EXISTING SANITARY MAIN                |
| =====   | EXISTING STORM LINE                   |
| =====   | EXISTING EDGE OF ASPHALT              |
| X       | EXISTING FENCE                        |
| -IRR-   | EXISTING IRRIGATION LINE              |
| -T-     | EXISTING TELEPHONE LINE               |
| -OHE-   | EXISTING OVERHEAD ELECTRIC LINE       |
| -E-     | EXISTING BURIED ELECTRIC LINE         |
| -FO-    | EXISTING FIBER LINE                   |
| =====   | REMOVE EXISTING UTILITY LINE          |
| =====   | LIMITS OF DISTURBANCE                 |
| +       | REMOVE EXISTING TREE                  |
| X       | REMOVE EXISTING UTILITY STRUCTURE     |
| =====   | REMOVAL LIMITS BY OTHERS (SEE NOTE 2) |
| =====   | REMOVE EXISTING CONCRETE              |

- NOTES**
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
  - CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR FOR DESIGNS ASSOCIATED WITH CONSTRUCTION OF THE NORTH CAMPUS SUBDIVISION. INFRASTRUCTURE BEING PROVIDED BY THE TOWN INFRASTRUCTURE INCLUDE, BUT IS NOT LIMITED TO, THE WIDENING OF COUNTY ROAD 15, COUNTY ROAD 70, THE LAKE CANAL OUTLET, WATER, SANITARY SEWER AND STORM SEWER MAINS STUBBED TO THE SCHOOL SITE.
  - THE EXISTING TAILWATER POND AND ALL ASSOCIATED FACILITIES (INTAKE/OUTLET PIPING, PUMP SYSTEM, ETC.) ARE TO REMAIN OR BE RELOCATED. FOR ITEMS BEING RELOCATED BY THE TOWN OF WINDSOR INFRASTRUCTURE DEVELOPMENT, REFER TO AND COORDINATE WITH THE MAJOR INFRASTRUCTURE PACKAGE BEING PROVIDED BY THE TOWN.
  - THE IRRIGATION LATERAL ORIGINATING NEAR THE EXISTING TAILWATER POND SHALL BE RELOCATED. CONTRACTOR SHALL NOTE THE FOLLOWING:
    - THE NORTH SOUTH AND EAST PORTIONS OF THE SYSTEM ARE ACTIVE AND CONTRACTOR SHALL COORDINATE WITH IRRIGATION SEASON ON THE RELOCATION OF THE SYSTEM.
    - THE WEST PORTION OF THE SYSTEM MAY BE ABANDONED OR REMOVED WITH THE REMOVAL OF THE UPSTREAM IRRIGATION DITCH. CONTRACTOR SHALL REMOVE ENCOUNTERED TILE DRAIN LINE IN THIS AREA BUT SHALL SEAL THE ENDS OF ANY PIPING TO BE ABANDONED IN PLACE WITH CONCRETE.
    - AFTER THE RELOCATION IS COMPLETE, THE PORTIONS OF ABANDONED IRRIGATION LINE CROSSING PUBLIC RIGHT-OF-WAY AT THE NORTH ACCESS ROAD SHALL BE REMOVED. ENDS OF ANY PIPING TO BE ABANDONED IN PLACE OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE SEALED WITH CONCRETE.
    - REFER TO SHEETS C3.00 AND C3.40 FOR ADDITIONAL INFORMATION.
  - THE LOCATION OF THE POTENTIAL TILE DRAIN LOCATED ON THE SOUTH SIDE OF THE PROPERTY IS APPROXIMATE. PER INFORMATION PROVIDED BY THE TOWN, THIS LINE MAY BE ABANDONED WITH THE DEVELOPMENT OF THE PROPERTY. CONTRACTOR SHALL REMOVE ENCOUNTERED IRRIGATION LINE IN THIS AREA BUT SHALL SEAL THE ENDS OF ANY PIPING TO BE ABANDONED IN PLACE WITH CONCRETE.
  - THE LOCATION OF THE EXISTING 18" RCP IRRIGATION PIPE IS APPROXIMATE. PER INFORMATION PROVIDED BY THE TOWN, THIS LINE MAY BE ABANDONED WITH THE DEVELOPMENT OF THE PROPERTY. CONTRACTOR SHALL REMOVE ENCOUNTERED IRRIGATION LINE IN THIS AREA BUT SHALL SEAL THE ENDS OF ANY PIPING TO BE ABANDONED IN PLACE WITH CONCRETE.
  - THE EXISTING WATER FACILITIES (FIRE HYDRANTS, VALVES, ETC.) ASSOCIATED WITH THE EXISTING 24" WATER MAIN AND IMPACTED BY THE GRADING AND CONSTRUCTION OF COUNTY ROAD 15 SHALL BE MODIFIED WITH THE TOWN INFRASTRUCTURE CONSTRUCTION. CONTRACTOR SHALL COORDINATE ON-SITE GRADING AND IMPROVEMENTS WITH ANY MODIFICATIONS OF THE WATER FACILITIES BY THE TOWN.
  - THE EXISTING 6" STEEL GAS LINE IS OWNED AND OPERATED BY DCP MIDSTREAM AND SHALL BE RELOCATED. CONTRACTOR SHALL NOTE THE FOLLOWING:
    - ALL DESIGN AND CONSTRUCTION OF THE RELOCATED GAS LINE WILL BE PERFORMED BY THE GAS COMPANY.
    - CONTRACTOR SHALL COORDINATE WITH DCP MIDSTREAM PRIOR TO CONSTRUCTION REGARDING THE GAS LINE.
    - RELOCATION AND ANY CONSTRUCTION ACTIVITIES ADJACENT TO THE EXISTING GAS LINE AND EASEMENT.
    - ONCE THE RELOCATION IS COMPLETE THE EXISTING 6" STEEL PIPE MAY BE ABANDONED OR REMOVED. ENDS OF ANY PIPING TO BE ABANDONED IN PLACE SHALL BE SEALED WITH CONCRETE.
    - ACCESS WITHIN THE EXISTING GAS LINE EASEMENT MAY BE LIMITED AT THE DISCRETION OF DCP MIDSTREAM UNTIL SUCH TIME THE EXISTING GAS LINE HAS BEEN RELOCATED AND THE SECTION OF GAS LINE ON SCHOOL PROPERTY HAS BEEN OFFICIALLY ABANDONED.

**CITY OF GREELEY**

Reviewed By: \_\_\_\_\_ Water/Sewer Chief Engineer Date: \_\_\_\_\_

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

**TOWN OF WINDSOR DRAWING REVIEW**

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY DIRECTOR OF ENGINEERING

**DLRGROUP**  
ARCHITECTURE ENGINEERING PLANNING INTERIORS

**NOT FOR CONSTRUCTION**

**UNITED CIVIL**  
Design Group  
18 OLD TOWN SQUARE #281 | 1001 COLING, CO 80524  
(970) 334-4044 | www.unitedcivil.com

**WEIR-4**  
ENGINEERING & CONSULTING

**NORTH CAMPUS SUBDIVISION**

**WCSD4 NEW MIDDLE SCHOOL**

CO ROAD 15 & CO ROAD 70  
WINDSOR, COLORADO

**MAJOR SITE PLAN**

08/14/2023

REVISIONS

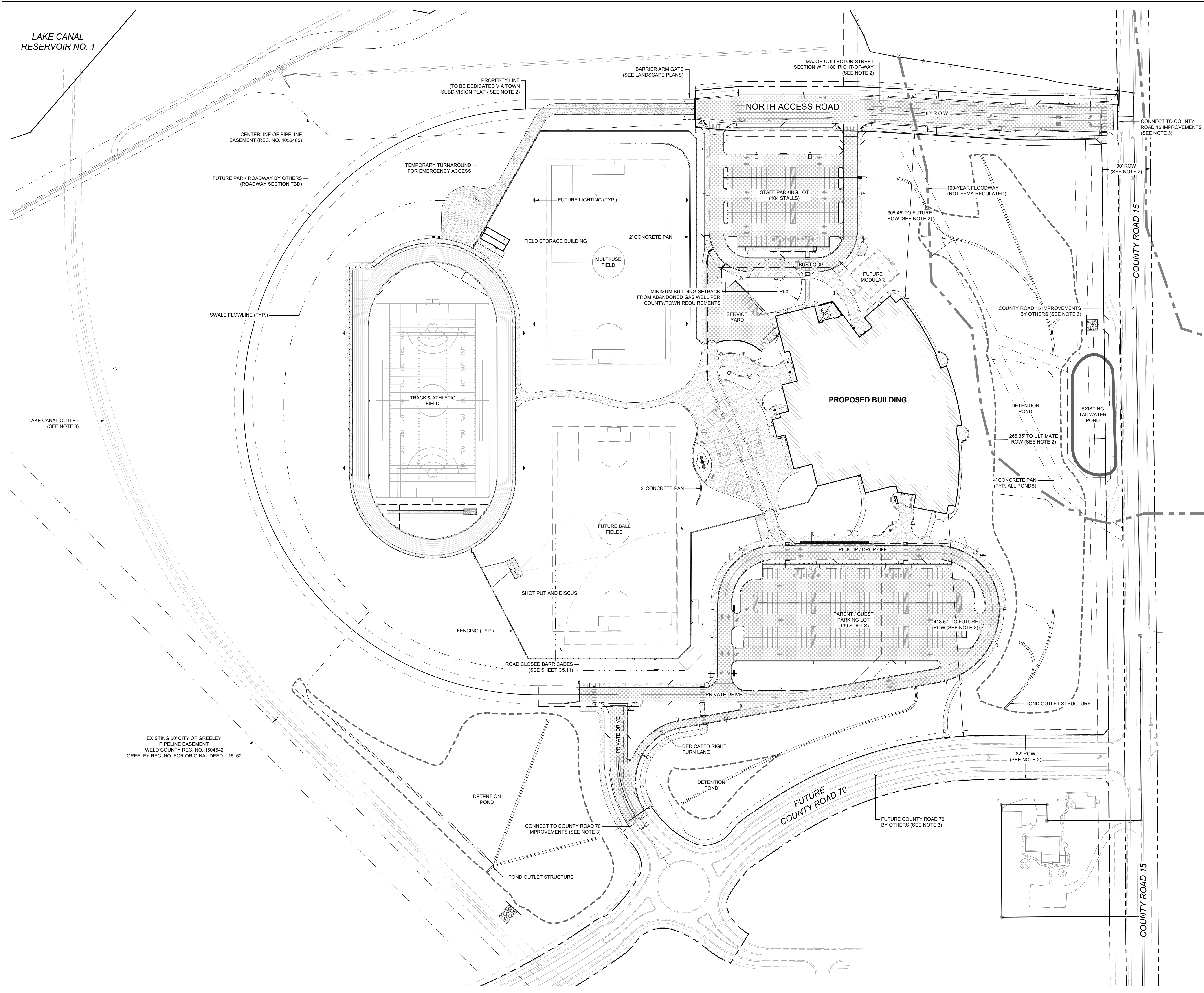
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**REMOVALS & RELOCATIONS PLAN**

**C1.01**

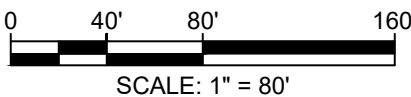
13 OF 91 SHEETS





|                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | PROPOSED BUILDING          |
|  | EXISTING PROPERTY BOUNDARY |
|  | RIGHT OF WAY               |
|  | CURB & GUTTER              |
|  | SIDEWALK / TRAIL           |
|  | FENCE                      |
|  | UTILITY EASEMENT           |
|  | ACCESS EASEMENT            |
|  | ASPHALT PAVEMENT           |
|  | CONCRETE PAVEMENT          |

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AND ADJACENT BUILDINGS, BUT NOT LIMITED TO: PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT RESULTS DUE TO ANY EASEMENT, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
2. THE NORTH CAMPUS SUBDIVISION PLAT TO DEDICATE PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN ON THE SUBDIVISION PLAT. ADDITIONAL EASEMENTS BE REQUIRED AFTER PLATING IS COMPLETE, THOSE WILL BE DEDICATED BY SEPARATE DOCUMENT.
3. CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR FOR DESIGNS ASSOCIATED WITH THE CONSTRUCTION OF THE NORTH CAMPUS SUBDIVISION. INFRASTRUCTURE BEING PROVIDED BY THE TOWN INFRASTRUCTURE INCLUDE, BUT IS NOT LIMITED TO, THE SEWERAGE AND WASTEWATER TREATMENT PLANT, THE LAKE CANAL, OUTLET, WATER, SANITARY SEWER AND STORM SEWER MAINS SUBMITTED TO THE SCHOOL SITE.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
5. FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS, LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS THE CONSTRUCTION OF THE NORTH CAMPUS SUBDIVISION. FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR COMPLETE GRID LINE INFORMATION.
6. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS LANDSCAPE WALLS, FURNITURE, PLAYGROUND EQUIPMENT, PLAYGROUND CURB AND LAYOUT, SEEDING/SOD, LANDSCAPE ROCK AND MULCH, ETC.
8. SEE SLOPS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
9. ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER TOWN OF WINDSOR STANDARD DETAILS.
10. PUBLIC CONCERTE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS. PRIVATE CONCERTE SIDEWALKS SHALL BE 4-INCH MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
11. REFER TO THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS FOR THE INFORMATION ON THE TRASH ENCLOSURE AND SERVICE YARD AREAS.
12. FIRE ACCESS LINES DESIGNATED BY EMERGENCY ACCESS EASEMENTS (EAE) SHALL BE PROVIDED USING PAVEMENT SECTIONS CAPABLE OF SUPPORTING A 40-TON VEHICLE. SEE PAVEMENT SECTION DETAILS.
13. REFER TO SHEETS C201-C224 FOR DETAILED HORIZONTAL CONTROL PLANS AND SHEET C225 FOR LINE AND CURVE INFORMATION.
14. REFER TO SHEETS C5.00 FOR ROADWAY PLAN AND PROFILE INFORMATION.
15. REFER TO SHEETS C5.10-C5.11 FOR SIGNING AND STRIPING INFORMATION.
16. REFER TO SHEETS C5.20-C5.21 FOR INTERSECTION DETAILS.

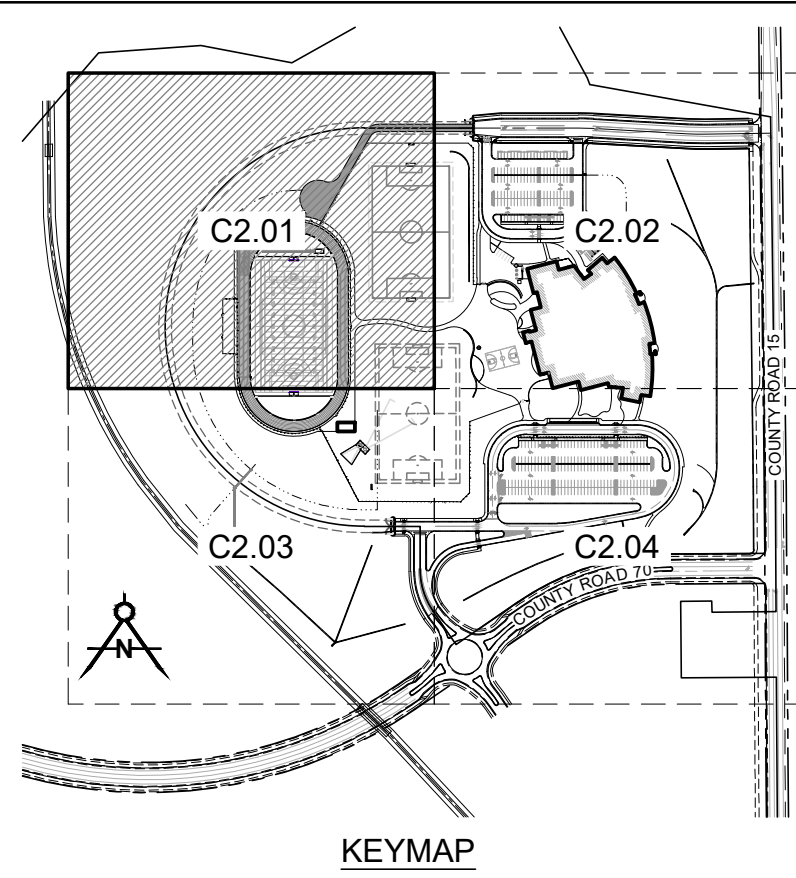
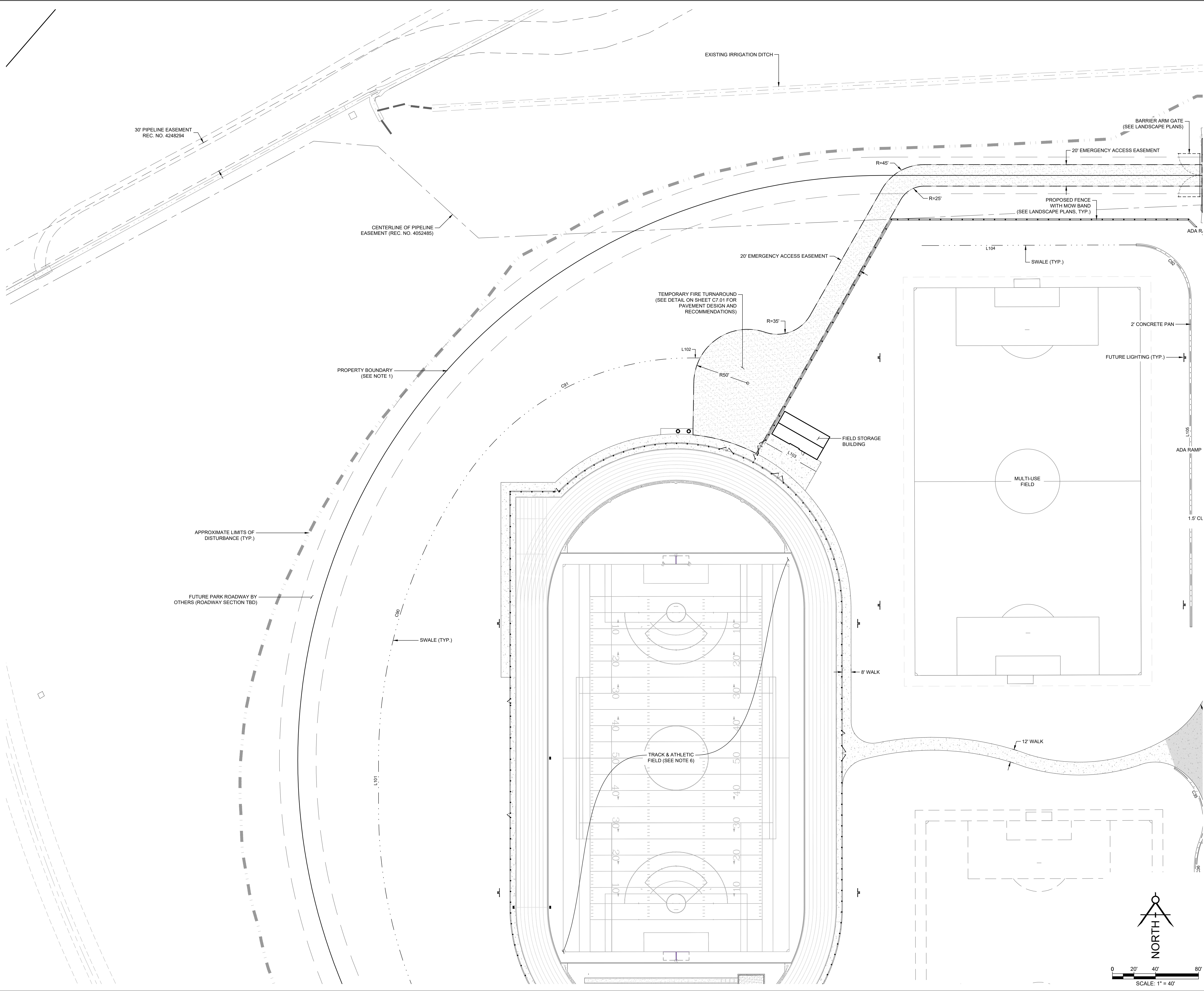


**TOWN OF WINDSOR DRAWING REVIEW**

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF  
ENGINEERING





| LEGEND |                                           |
|--------|-------------------------------------------|
|        | PROPOSED BUILDING                         |
|        | PROPERTY LINE                             |
|        | RIGHT OF WAY                              |
|        | EASEMENT                                  |
|        | CURB & GUTTER                             |
|        | SIDEWALK                                  |
|        | DETECTABLE WARNING                        |
|        | SIDEWALK CHASE                            |
|        | FENCE                                     |
|        | CONCRETE PAN                              |
|        | DRAINAGE SWALE                            |
|        | SIGN                                      |
|        | ROAD STRIPING                             |
|        | HANDICAP PARKING STALL                    |
|        | BOLLARDS                                  |
|        | ASPHALT PAVEMENT                          |
|        | CONCRETE PAVEMENT                         |
|        | HEAVY DUTY ASPHALT SECTION (SEE NOTE 12)  |
|        | HEAVY DUTY CONCRETE SECTION (SEE NOTE 12) |

- GENERAL NOTES**
- THE NORTH CAMPUS SUBDIVISION PLAT TO DEDICATE PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN ON THESE PLANS. SHOULD ADDITIONAL EASEMENTS BE REQUIRED AFTER PLATTING IS COMPLETE, THOSE WILL BE DEDICATED BY SEPARATE DOCUMENT.
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  - SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
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  - REFER TO THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS FOR MORE INFORMATION ON THE TRASH ENCLOSURE AND SERVICE YARD AREAS.
  - PAVING AREAS (EXCLUDING SIDEWALKS) NOT DESIGNATED AS "HEAVY DUTY" SHALL CONSIST OF "LIGHT DUTY" PAVEMENT. SEE THE GEOTECHNICAL REPORT AND PAVEMENT SECTION DETAILS FOR MORE INFORMATION.
  - FIRE ACCESS LANES DESIGNATED BY EMERGENCY ACCESS EASEMENTS (EAE) SHALL BE PROVIDED USING PAVEMENT SECTIONS CAPABLE OF SUPPORTING A 40-TON VEHICLE. SEE PAVEMENT SECTION DETAILS.
  - REFER TO SHEET C2.05 FOR LINE AND CURVE INFORMATION.
  - REFER TO SHEETS C4.01-C4.04 FOR DETAILED GRADING AND CURB AND GUTTER DESIGNATIONS.

**TOWN OF WINDSOR DRAWING REVIEW**  
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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING

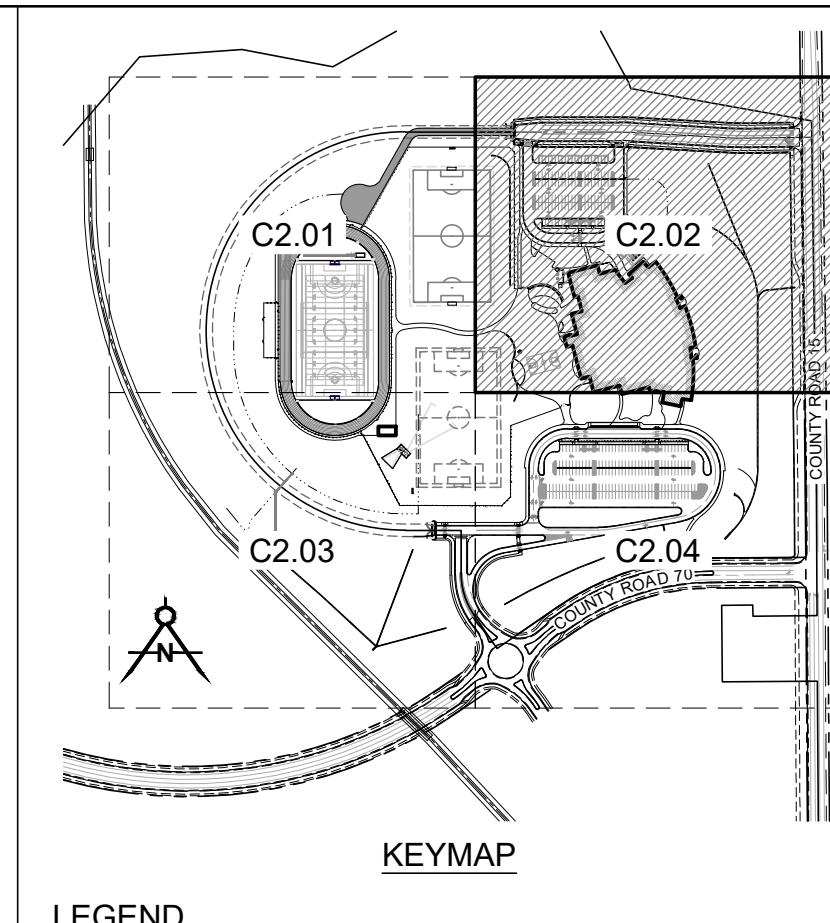
**NORTH CAMPUS SUBDIVISION  
WCSD4 NEW MIDDLE SCHOOL**  
CO ROAD 15 & CO ROAD 70  
WINDSOR, COLORADO

**MAJOR SITE PLAN**  
08/14/2023  
REVISIONS

37-23212-00  
**DETAILED HORIZONTAL CONTROL PLAN**

**C2.01**  
15 OF 91 SHEETS



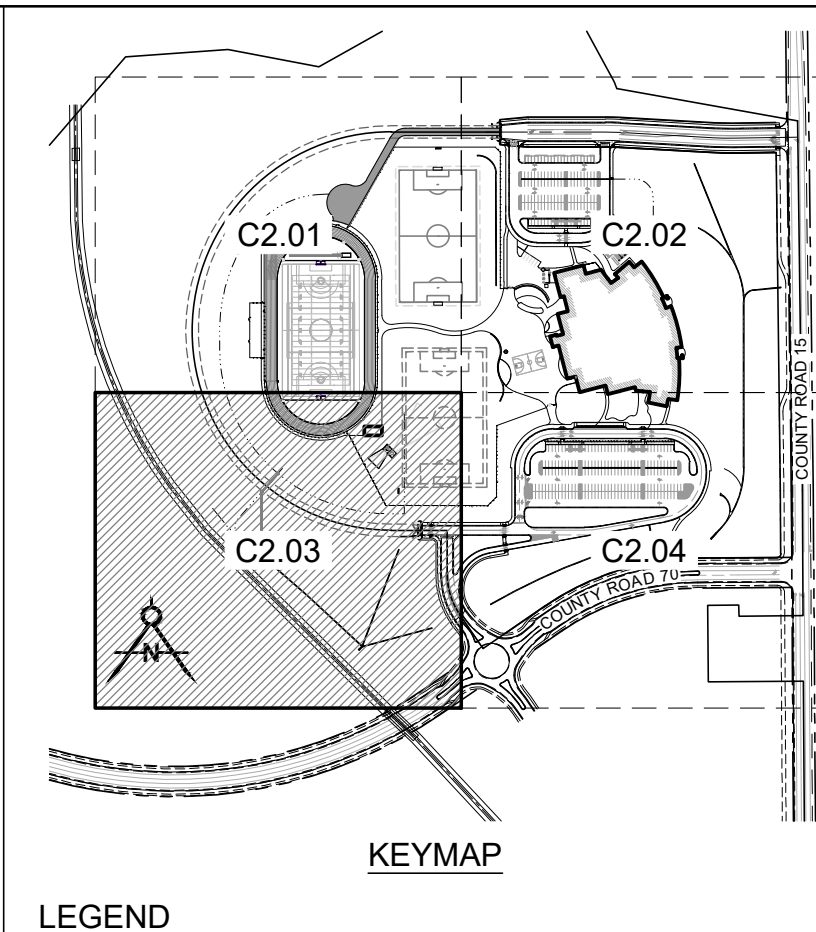
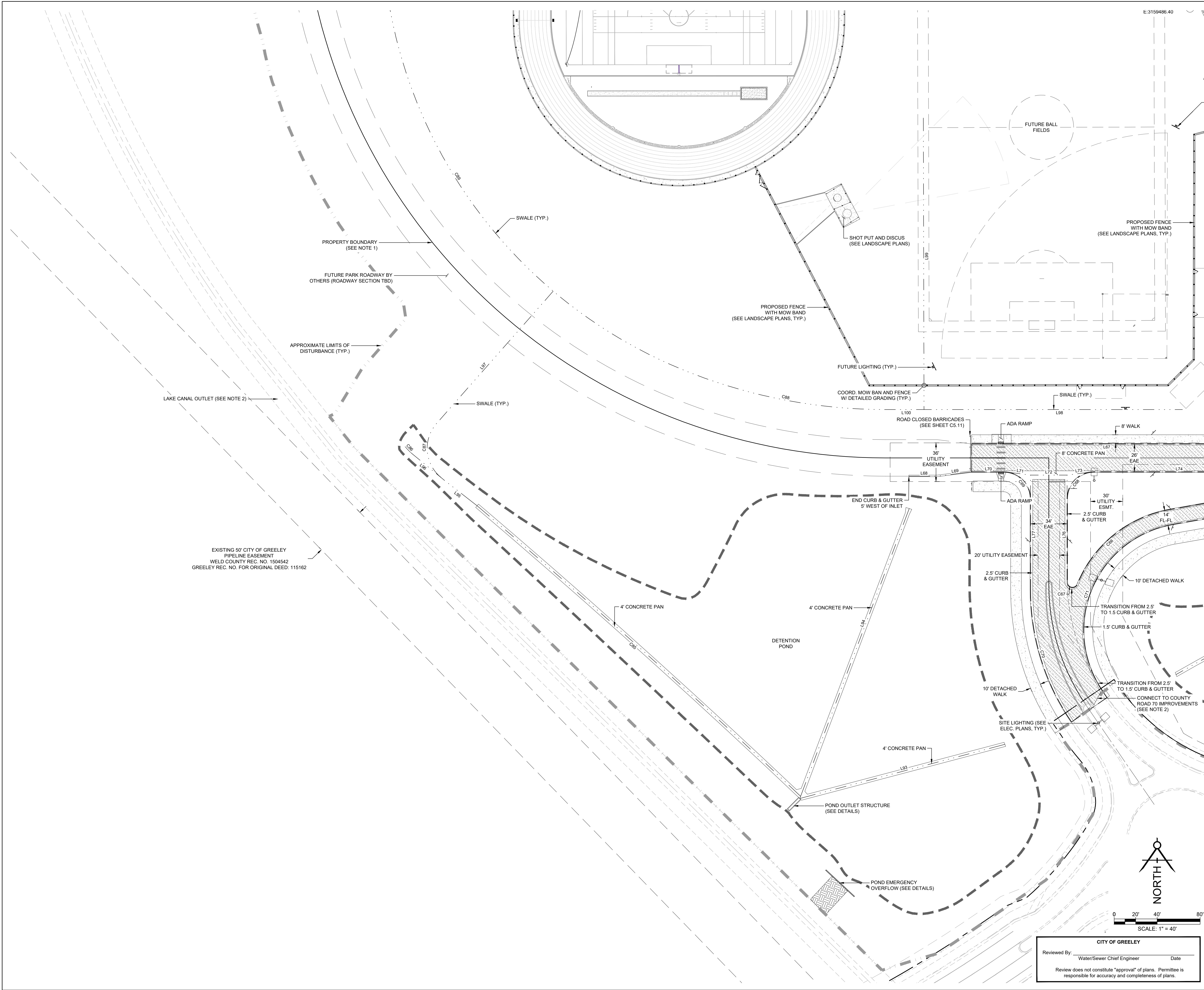


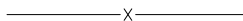
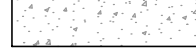
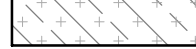
|                                                                                      |                                              |
|--------------------------------------------------------------------------------------|----------------------------------------------|
|   | PROPOSED BUILDING                            |
|   | PROPERTY LINE                                |
|   | RIGHT OF WAY                                 |
|   | EASEMENT                                     |
|   | CURB & GUTTER                                |
|   | SIDEWALK                                     |
|   | DETECTABLE WARNING                           |
|   | SIDEWALK CHASE                               |
|   | FENCE                                        |
|   | CONCRETE PAN                                 |
|   | DRAINAGE SWALE                               |
|   | SIGN                                         |
|   | ROAD STRIPING                                |
|   | HANDICAP PARKING STALL                       |
|   | BOLLARDS                                     |
|   | ASPHALT PAVEMENT                             |
|   | CONCRETE PAVEMENT                            |
|   | HEAVY DUTY ASPHALT SECTION<br>(SEE NOTE 12)  |
|  | HEAVY DUTY CONCRETE SECTION<br>(SEE NOTE 12) |

1. THE NORTH CAMPUS SUBDIVISION PLAT TO DEDICATE PROPERTY LINES, PUBLIC RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN ON THESE PLANS. SHOULD ADDITIONAL EASEMENTS BE REQUIRED AFTER DEDICATING IS COMPLETE, THOSE WILL BE DEDICATED BY SEPARATE DOCUMENT.
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7. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
8. ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED CONE WARNING DETECTION SYSTEMS PER TOWN OF WINDSOR STANDARD DETAILS.
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10. REFER TO THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS FOR MORE INFORMATION ON THE TRASH ENCLOSURE AND SERVICE YARD AREAS.
11. PAYING AREAS (EXCLUDING SIDEWALKS) NOT DESIGNATED AS "PAVING" SHALL CONSIDER TYPE OF LIGHT UTILITY PAVEMENT. SEE THE GEOTECHNICAL REPORT AND PAVEMENT SECTION DETAILS FOR MORE INFORMATION.
12. FIRE ACCESS LINES DESIGNATED BY EMERGENCY ACCESS EASEMENTS (EAE) SHALL BE PROVIDED USING PAVEMENT SECTIONS CAPABLE OF SUPPORTING A 40-TON VEHICLE. SEE PAVEMENT SECTION DETAILS.
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|                                                                                                                                                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p align="center"><b>TOWN OF WINDSOR DRAWING REVIEW</b></p> <p align="center">REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN</p> <p>DATE: _____ BY: _____</p> <p align="right">DEPUTY DIRECTOR OF<br/>ENGINEERING</p> |  |
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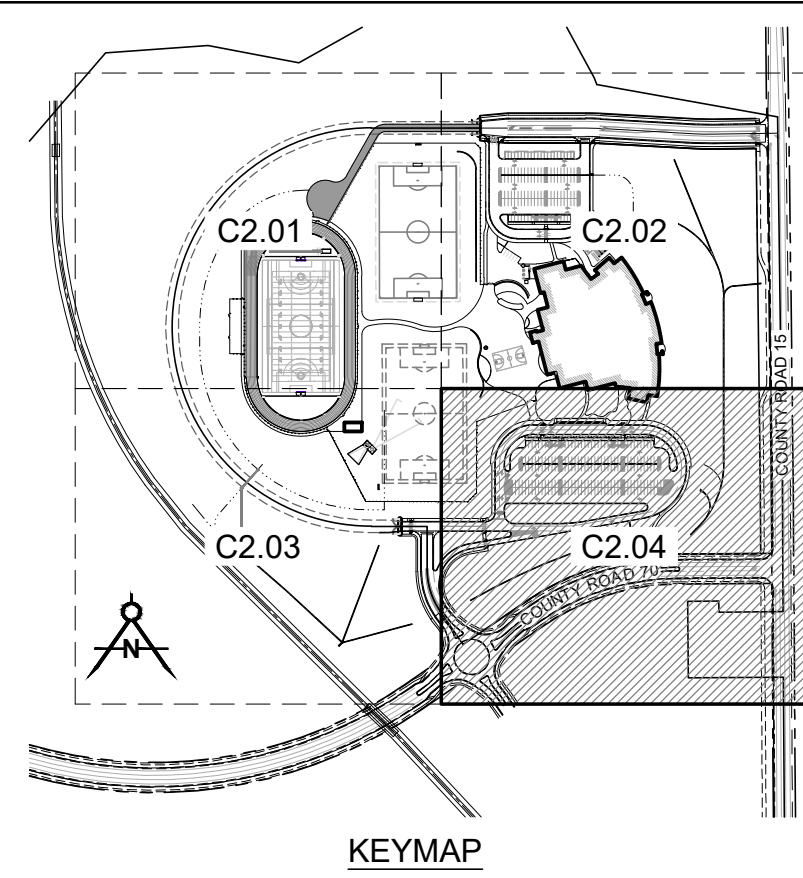
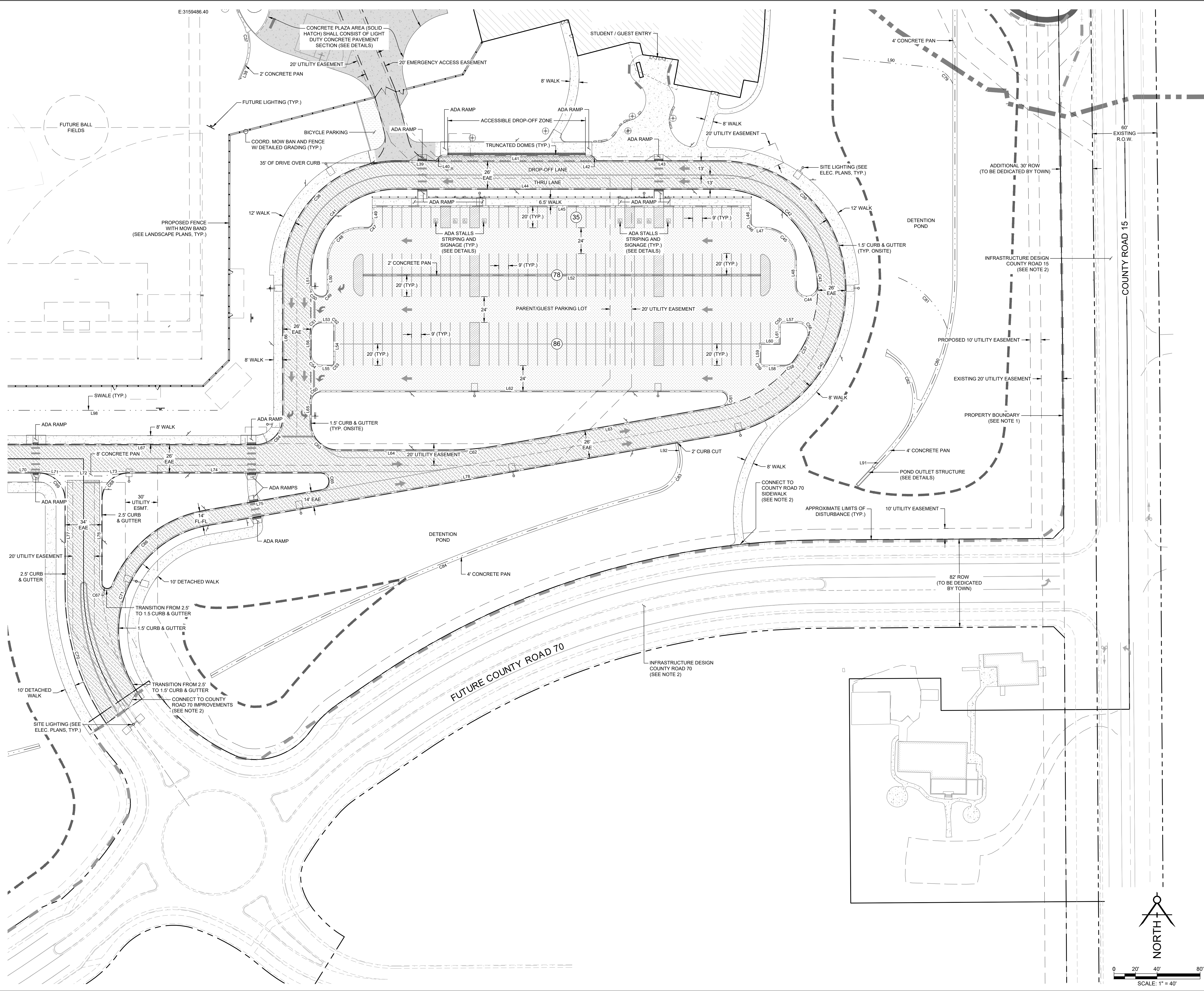


- |                                                                                      |                                              |
|--------------------------------------------------------------------------------------|----------------------------------------------|
|   | PROPOSED BUILDING                            |
|   | PROPERTY LINE                                |
|   | RIGHT OF WAY                                 |
|   | EASEMENT                                     |
|   | CURB & GUTTER                                |
|   | SIDEWALK                                     |
|   | DETECTABLE WARNING                           |
|   | SIDEWALK CHASE                               |
|   | FENCE                                        |
|   | CONCRETE PAN                                 |
|   | DRAINAGE SWALE                               |
|   | SIGN                                         |
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|   | HANDICAP PARKING STALL                       |
|   | BOLLARDS                                     |
|   | ASPHALT PAVEMENT                             |
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  12. FIRE ACCESS LANCES DESIGNATED BY EMERGENCY ACCESS EASEMENTS (EAE) SHALL BE PROVIDED USING PAVEMENT STRIPS CAPABLE OF SUPPORTING A 40-TON VEHICLE. SEE PAVEMENT SECTION DETAILS.
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|                                                                                                                                                                                                       |                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
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| DATE: _____                                                                                                                                                                                           | BY: _____<br>DEPUTY DIRECTOR OF<br>ENGINEERING |





| LEGEND |                                           |
|--------|-------------------------------------------|
|        | PROPOSED BUILDING                         |
|        | PROPERTY LINE                             |
|        | RIGHT OF WAY                              |
|        | EASEMENT                                  |
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|        | SIDEWALK                                  |
|        | DETECTABLE WARNING                        |
|        | SIDEWALK CHASE                            |
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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF  
ENGINEERING



| LINE TABLE |         |                |
|------------|---------|----------------|
| LINE       | LENGTH  | BEARING        |
| L1         | 203.10' | N00°00'00.00"E |
| L2         | 48.70'  | S00°00'00.00"E |
| L3         | 203.00' | N90°00'00.00"E |
| L4         | 46.42'  | N00°00'00.00"E |
| L5         | 198.31' | S00°00'00.00"E |
| L6         | 249.00' | N90°00'00.00"W |
| L7         | 36.00'  | S00°00'00.00"E |
| L8         | 1.00'   | N90°00'00.00"E |
| L9         | 30.00'  | N00°00'00.00"E |
| L10        | 1.00'   | N90°00'00.00"W |
| L11        | 36.00'  | S00°00'00.00"E |
| L12        | 30.00'  | N00°00'00.00"E |
| L13        | 1.00'   | N90°00'00.00"W |
| L14        | 1.00'   | N90°00'00.00"E |
| L15        | 1.00'   | N90°00'00.00"E |
| L16        | 36.00'  | S00°00'00.00"E |
| L17        | 1.00'   | N90°00'00.00"W |
| L18        | 30.00'  | N00°00'00.00"E |
| L19        | 1.00'   | N90°00'00.00"W |
| L20        | 30.00'  | N00°00'00.00"E |
| L21        | 36.00'  | S00°00'00.00"E |
| L22        | 1.00'   | N90°00'00.00"E |
| L23        | 198.89' | N90°00'00.00"W |
| L24        | 37.39'  | N90°00'00.00"W |
| L25        | 17.00'  | S00°00'00.00"E |
| L26        | 171.00' | N90°00'00.00"W |
| L27        | 17.00'  | N00°00'00.00"E |
| L28        | 123.00' | N90°00'00.00"E |
| L29        | 123.00' | N90°00'00.00"W |
| L30        | 140.68' | N00°00'00.00"W |
| L31        | 37.15'  | N00°00'00.00"E |
| L32        | 24.18'  | S45°46'58.50"W |
| L33        | 63.00'  | N44°13'01.50"W |
| L34        | 18.90'  | N30°57'46.93"E |
| L35        | 27.47'  | N33°52'01.20"E |
| L36        | 25.06'  | N26°47'22.65"E |
| L37        | 11.26'  | N71°43'12.56"E |
| L38        | 12.53'  | S22°30'00.00"W |
| L39        | 35.71'  | N90°00'00.00"W |
| L40        | 7.07'   | S45°00'00.00"W |
| L41        | 140.00' | N90°00'00.00"W |
| L42        | 7.07'   | N45°00'00.00"W |
| L43        | 114.62' | N90°00'00.00"W |
| L44        | 300.32' | N90°00'00.00"W |
| L45        | 351.00' | N90°00'00.00"E |
| L46        | 15.00'  | S00°00'00.00"E |
| L47        | 7.00'   | N90°00'00.00"E |
| L48        | 23.63'  | S00°00'00.00"E |
| L49        | 15.00'  | N00°00'00.00"E |
| L50        | 28.97'  | N00°00'00.00"E |

| LINE TABLE |         |                |
|------------|---------|----------------|
| LINE       | LENGTH  | BEARING        |
| L51        | 10.00'  | S00°00'00.00"E |
| L52        | 369.00' | N90°00'00.00"W |
| L53        | 9.50'   | N90°00'00.00"W |
| L54        | 36.00'  | N00°00'00.00"E |
| L55        | 9.50'   | N90°00'00.00"E |
| L56        | 20.00'  | S00°00'00.00"E |
| L57        | 14.34'  | N90°00'00.00"W |
| L58        | 20.54'  | N90°00'00.00"E |
| L59        | 18.00'  | S00°00'00.00"E |
| L60        | 18.00'  | N89°55'33.17"W |
| L61        | 18.02'  | S00°00'00.00"E |
| L62        | 369.98' | N90°00'00.00"W |
| L63        | 211.93' | N80°00'00.00"E |
| L64        | 103.03' | N90°00'00.00"E |
| L65        | 19.58'  | S00°00'00.00"E |
| L66        | 132.58' | S00°00'00.00"E |
| L67        | 231.90' | N90°00'00.00"W |
| L68        | 26.33'  | N90°00'00.00"W |
| L69        | 32.25'  | S82°52'29.94"W |
| L70        | 29.87'  | N90°00'00.00"W |
| L71        | 22.00'  | N82°41'44.00"W |
| L72        | 34.00'  | N90°00'00.00"E |
| L73        | 22.00'  | N82°41'44.00"E |
| L74        | 178.03' | N90°00'00.00"E |
| L75        | 110.59' | S80°00'00.00"W |
| L76        | 99.71'  | N00°00'00.00"E |
| L77        | 106.90' | N00°00'00.00"E |
| L78        | 486.81' | N80°00'00.00"E |
| L79        | 13.50'  | N90°00'00.00"E |
| L80        | 6.53'   | S67°30'00.00"E |
| L81        | 68.13'  | N90°00'00.00"E |
| L82        | 73.88'  | S29°54'22.53"E |
| L83        | 27.26'  | N88°38'18.74"W |
| L84        | 40.78'  | S52°58'26.62"W |
| L85        | 314.86' | S22°00'52.09"E |
| L86        | 20.02'  | S82°35'56.82"W |
| L87        | 55.06'  | S73°42'03.03"E |
| L88        | 2.99'   | N77°23'04.37"E |
| L89        | 453.30' | N00°00'00.00"E |
| L90        | 82.02'  | S83°57'44.03"E |
| L91        | 11.77'  | N43°00'16.11"E |
| L92        | 10.86'  | S10°00'00.00"E |
| L93        | 197.40' | N75°13'16.30"E |
| L94        | 288.41' | N20°41'12.33"E |
| L95        | 38.42'  | N52°04'53.93"W |
| L96        | 38.39'  | N50°35'25.10"W |
| L97        | 164.15' | S41°23'42.70"W |
| L98        | 240.52' | N90°00'00.00"W |
| L99        | 271.36' | S00°07'54.98"E |
| L100       | 35.90'  | N90°00'00.00"W |

| LINE TABLE |         |                |
|------------|---------|----------------|
| LINE       | LENGTH  | BEARING        |
| L101       | 44.83'  | N00°00'00.00"W |
| L102       | 10.04'  | N90°00'00.00"E |
| L103       | 53.00'  | S60°21'50.29"E |
| L104       | 199.00' | S89°49'38.04"W |
| L105       | 305.01' | N00°09'12.56"W |

| CURVE TABLE |            |         |         |             |         |
|-------------|------------|---------|---------|-------------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | BEARING     | CHORD   |
| C1          | 89°51'53"  | 25.00'  | 39.21'  | N44°55'57"W | 35.31'  |
| C2          | 90°00'00"  | 25.00'  | 39.27'  | S45°00'00"W | 35.36'  |
| C3          | 90°00'00"  | 10.00'  | 15.71'  | S45°00'00"E | 14.14'  |
| C4          | 90°00'00"  | 10.00'  | 15.71'  | N45°00'00"E | 14.14'  |
| C5          | 90°00'00"  | 25.00'  | 39.27'  | N45°00'00"W | 35.36'  |
| C6          | 93°14'18"  | 25.00'  | 40.68'  | S46°37'09"W | 36.34'  |
| C7          | 90°00'00"  | 5.00'   | 7.85'   | S45°00'00"W | 7.07'   |
| C8          | 90°00'00"  | 2.00'   | 3.14'   | N45°00'00"W | 2.83'   |
| C9          | 90°00'00"  | 2.00'   | 3.14'   | N45°00'00"E | 2.83'   |
| C10         | 90°00'00"  | 5.00'   | 7.85'   | S45°00'00"E | 7.07'   |
| C11         | 90°00'00"  | 2.00'   | 3.14'   | S45°00'00"W | 2.83'   |
| C12         | 90°00'00"  | 5.00'   | 7.85'   | N45°00'00"W | 7.07'   |
| C13         | 90°00'00"  | 5.00'   | 7.85'   | N45°00'00"E | 7.07'   |
| C14         | 90°00'00"  | 2.00'   | 3.14'   | S45°00'00"E | 2.83'   |
| C15         | 90°00'00"  | 5.00'   | 7.85'   | S45°00'00"W | 7.07'   |
| C16         | 90°00'00"  | 2.00'   | 3.14'   | N45°00'00"W | 2.83'   |
| C17         | 90°00'00"  | 2.00'   | 3.14'   | N45°00'00"E | 2.83'   |
| C18         | 90°00'00"  | 5.00'   | 7.85'   | S45°00'00"E | 7.07'   |
| C19         | 90°00'00"  | 2.00'   | 3.14'   | S45°00'00"W | 2.83'   |
| C20         | 90°00'00"  | 5.00'   | 7.85'   | N45°00'00"W | 7.07'   |
| C21         | 90°00'00"  | 5.00'   | 7.85'   | N45°00'00"E | 7.07'   |
| C22         | 90°00'00"  | 2.00'   | 3.14'   | S45°00'00"E | 2.83'   |
| C23         | 90°00'00"  | 3.00'   | 4.71'   | N45°00'00"W | 4.24'   |
| C24         | 115°22'37" | 8.00'   | 16.11'  | S32°18'42"W | 13.52'  |
| C25         | 64°37'23"  | 50.00'  | 56.39'  | S57°41'18"E | 53.45'  |
| C26         | 90°00'00"  | 3.00'   | 4.71'   | S45°00'00"W | 4.24'   |
| C27         | 115°22'37" | 8.00'   | 16.11'  | N32°18'42"W | 13.52'  |
| C28         | 64°37'23"  | 50.00'  | 56.39'  | N57°41'18"E | 53.45'  |
| C29         | 90°00'00"  | 76.00'  | 119.38' | S45°00'00"E | 107.48' |
| C30         | 90°00'00"  | 76.00'  | 119.38' | N45°00'00"E | 107.48' |
| C31         | 8°08'27"   | 108.00' | 15.34'  | N10°40'44"E | 15.33'  |
| C32         | 14°44'57"  | 50.50'  | 13.00'  | S07°22'28"W | 12.96'  |
| C33         | 134°13'01" | 5.00'   | 11.71'  | S67°06'31"E | 9.21'   |
| C34         | 45°00'37"  | 49.83'  | 39.15'  | N49°12'54"E | 38.15'  |
| C35         | 88°59'13"  | 57.10'  | 68.75'  | N24°14'42"W | 64.67'  |
| C36         | 51°21'39"  | 71.00'  | 63.65'  | S04°11'19"E | 61.54'  |
| C37         | 52°22'08"  | 50.00'  | 45.70'  | N03°41'04"W | 44.13'  |
| C38         | 90°00'00"  | 106.00' | 166.50' | S45°00'00"W | 149.91' |
| C39         | 81°47'12"  | 116.00' | 165.58' | N49°06'24"W | 151.88' |
| C40         | 88°12'48"  | 137.00' | 210.93' | N35°53'36"E | 190.70' |
| C41         | 90°00'00"  | 80.00'  | 125.66' | S45°00'00"W | 113.14' |
| C42         | 81°47'12"  | 90.00'  | 128.47' | N49°06'24"W | 117.84' |
| C43         | 6°30'40"   | 111.00' | 12.61'  | N04°57'28"W | 12.61'  |
| C44         | 183°50'33" | 10.00'  | 32.09'  | S89°46'51"E | 19.99'  |
| C45         | 90°00'00"  | 30.00'  | 47.12'  | N45°00'00"W | 42.43'  |
| C46         | 90°00'00"  | 5.00'   | 7.85'   | S45°00'00"E | 7.07'   |
| C47         | 90°00'00"  | 5.00'   | 7.85'   | N45°00'00"E | 7.07'   |
| C48         | 90°00'00"  | 30.00'  | 47.12'  | S45°00'00"W | 42.43'  |
| C49         | 84°15'39"  | 5.00'   | 7.35'   | N42°07'49"E | 6.71'   |
| C50         | 95°44'21"  | 10.00'  | 16.71'  | S47°52'11"E | 14.83'  |

| CURVE TABLE |            |          |         |             |         |
|-------------|------------|----------|---------|-------------|---------|
| CURVE       | DELTA      | RADIUS   | LENGTH  | BEARING     | CHORD   |
| C51         | 90°00'00"  | 10.00'   | 15.71'  | S45°00'00"W | 14.14'  |
| C52         | 90°00'00"  | 2.00'    | 3.14'   | N45°00'00"W | 2.83'   |
| C53         | 90°00'00"  | 2.00'    | 3.14'   | N45°00'00"E | 2.83'   |
| C54         | 90°00'00"  | 10.00'   | 15.71'  | S45°00'00"E | 14.14'  |
| C55         | 90°00'00"  | 2.00'    | 3.14'   | S45°00'00"W | 2.83'   |
| C56         | 113°57'00" | 10.00'   | 19.89'  | N33°01'30"W | 16.77'  |
| C57         | 13°12'14"  | 111.00'  | 25.58'  | N30°33'07"E | 25.52'  |
| C58         | 52°50'45"  | 10.00'   | 9.22'   | N63°34'37"E | 8.90'   |
| C59         | 90°00'00"  | 2.00'    | 3.14'   | S45°00'00"E | 2.83'   |
| C60         | 90°00'00"  | 10.00'   | 15.71'  | S45°00'00"W | 14.14'  |
| C61         | 170°00'00" | 7.00'    | 20.77'  | N05°00'00"W | 13.95'  |
| C62         | 10°00'00"  | 256.00'  | 44.68'  | N85°00'00"E | 44.62'  |
| C63         | 90°00'00"  | 25.00'   | 39.27'  | S45°00'00"E | 35.36'  |
| C64         | 90°00'00"  | 25.00'   | 39.27'  | N45°00'00"E | 35.36'  |
| C65         | 170°00'00" | 8.00'    | 23.74'  | N05°00'00"W | 15.94'  |
| C66         | 57°58'12"  | 114.00'  | 115.34' | S51°00'54"W | 110.48' |
| C67         | 157°58'12" | 5.00'    | 13.79'  | S78°59'06"E | 9.82'   |
| C68         | 90°00'00"  | 25.00'   | 39.27'  | S45°00'00"W | 35.36'  |
| C69         | 90°00'00"  | 25.00'   | 39.27'  | N45°00'00"W | 35.36'  |
| C70         | 34°28'49"  | 217.00'  | 130.59' | S17°14'25"E | 128.63' |
| C71         | 114°28'49" | 100.00'  | 199.81' | S22°45'35"W | 168.19' |
| C72         | 60°05'37"  | 50.00'   | 52.44'  | N59°57'11"W | 50.07'  |
| C73         | 49°15'29"  | 50.00'   | 42.99'  | S54°32'07"E | 41.67'  |
| C74         | 88°38'19"  | 225.00'  | 348.08' | N44°19'09"W | 314.40' |
| C75         | 25°52'05"  | 25.00'   | 11.29'  | S65°54'29"W | 11.19'  |
| C76         | 93°27'40"  | 30.00'   | 48.94'  | S35°52'07"W | 43.69'  |
| C77         | 50°37'37"  | 25.00'   | 22.09'  | N48°23'15"W | 21.38'  |
| C78         | 28°54'53"  | 100.00'  | 50.47'  | N88°09'29"W | 49.93'  |
| C79         | 60°53'18"  | 25.00'   | 26.57'  | N53°31'05"W | 25.33'  |
| C80         | 43°00'16"  | 250.00'  | 187.64' | N21°30'08"E | 183.27' |
| C81         | 48°48'18"  | 79.36'   | 67.60'  | N43°49'12"W | 65.57'  |
| C82         | 97°17'10"  | 50.00'   | 84.90'  | N13°04'20"W | 75.06'  |
| C83         | 84°49'42"  | 30.00'   | 44.42'  | N32°24'51"E | 40.47'  |
| C84         | 14°41'31"  | 1750.00' | 448.74' | S67°28'57"W | 447.51' |
| C85         | 3°05'29"   | 7501.00' | 404.70' | N48°04'30"W | 404.65' |
| C86         | 11°19'59"  | 50.00'   | 9.89'   | S44°55'26"E | 9.87'   |
| C87         | 91°59'08"  | 35.00'   | 56.19'  | S04°35'51"E | 50.35'  |
| C88         | 22°25'23"  | 498.50'  | 195.09' | S78°47'18"E | 193.85' |
| C89         | 67°34'37"  | 450.00'  | 530.75' | S33°47'18"E | 500.52' |
| C90         | 34°32'52"  | 468.50'  | 282.49' | S17°16'26"W | 278.23' |
| C91         | 55°27'08"  | 250.00'  | 241.96' | S62°16'26"W | 232.62' |
| C92         | 90°00'00"  | 50.00'   | 78.54'  | N45°09'13"W | 70.71'  |

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DEPUTY DIRECTOR OF ENGINEERING

NORTH CAMPUS SUBDIVISION

WCSD4 NEW MIDDLE SCHOOL

CO ROAD 15 & CO ROAD 70  
WINDSOR, COLORADO

MAJOR SITE PLAN  
08/14/2023  
REVISIONS

37-23212-00

HORIZONTAL CONTROL PLAN  
LINE & CURVE TABLES

C2.05

19 OF 91 SHEETS

UNITED CIVIL  
Design Group

18 OLD TOWN SQUARE #281 | 100T COLLINS, CO 80524  
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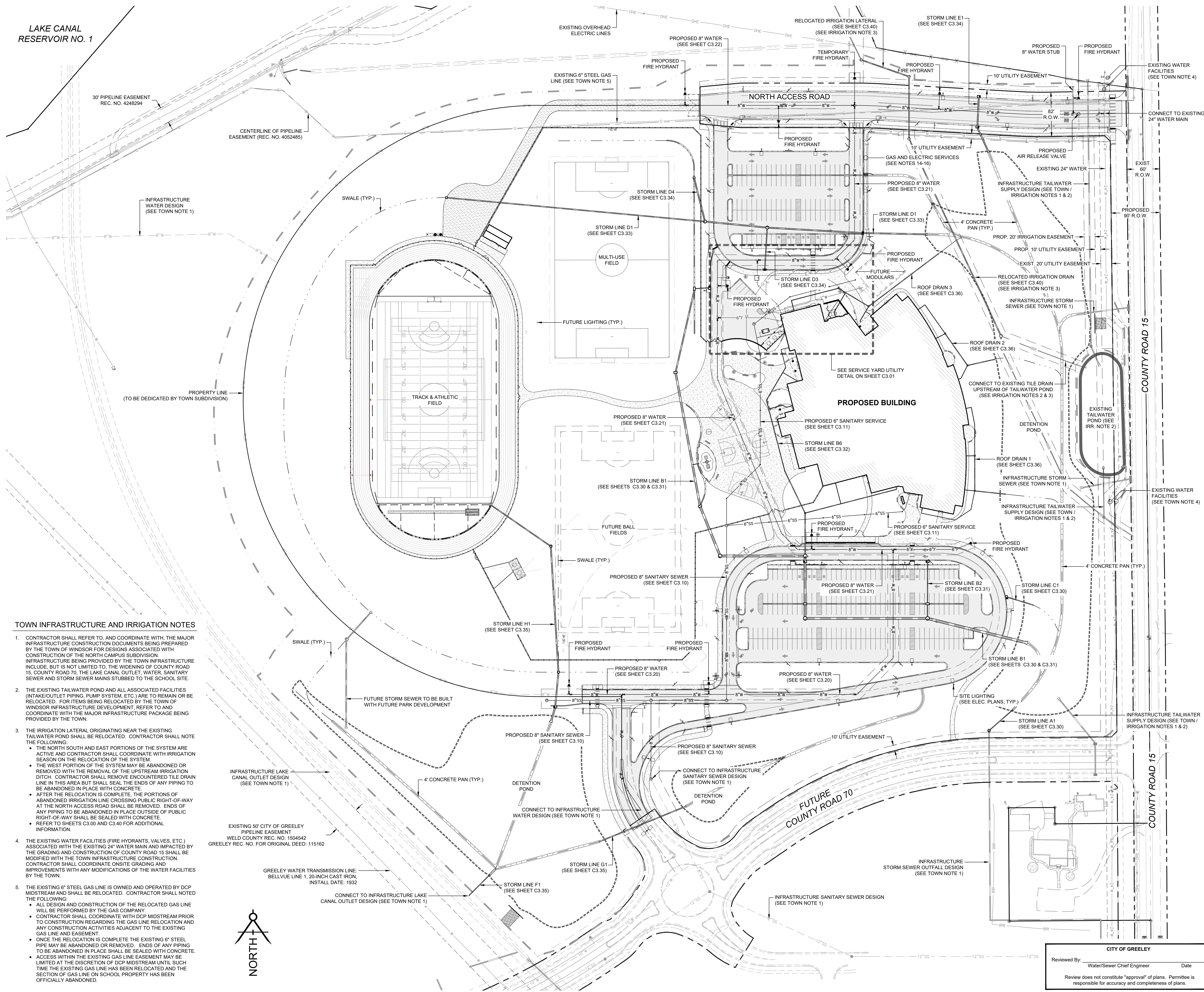
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CONSTRUCTION



ARCHITECTURE ENGINEERING PLANNING INTERIORS

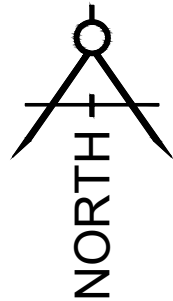


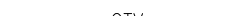
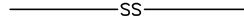
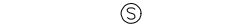
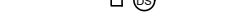
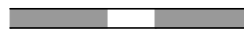
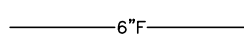
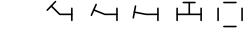
LAKE CANAL  
RESERVOIR NO. 1



TOWN INFRASTRUCTURE AND IRRIGATION NOTES

- CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR FOR DESIGNS ASSOCIATED WITH CONSTRUCTION OF THE NORTH CAMPUS SUBDIVISION. INFRASTRUCTURE BEING PROVIDED BY THE TOWN INFRASTRUCTURE INCLUDE, BUT IS NOT LIMITED TO, THE WIDENING OF COUNTY ROAD 15, COUNTY ROAD 70, THE LAKE CANAL OUTLET, WATER, SANITARY SEWER AND STORM SEWER MAINS STUBBED TO THE SCHOOL SITE.
- THE EXISTING TAILWATER POND AND ALL ASSOCIATED FACILITIES (INTAKE/OUTLET PIPING, PUMP SYSTEM, ETC.) ARE TO REMAIN OR BE RELOCATED. FOR ITEMS BEING RELOCATED BY THE TOWN OF WINDSOR INFRASTRUCTURE DEVELOPMENT, REFER TO AND COORDINATE WITH THE MAJOR INFRASTRUCTURE PACKAGE BEING PROVIDED BY THE TOWN.
- THE IRRIGATION LATERAL ORIGINATING NEAR THE EXISTING TAILWATER POND SHALL BE RELOCATED. CONTRACTOR SHALL NOTE THE FOLLOWING:
  - THE NORTH SOUTH AND EAST PORTIONS OF THE SYSTEM ARE ACTIVE AND CONTRACTOR SHALL COORDINATE WITH IRRIGATION SEASON ON THE RELOCATION OF THE SYSTEM.
  - THE WEST PORTION OF THE SYSTEM MAY BE ABANDONED OR REMOVED WITH THE REMOVAL OF THE UPSTREAM IRRIGATION DITCH. CONTRACTOR SHALL REMOVE ENCOUNTERED TILE DRAIN LINE IN THIS AREA BUT SHALL SEAL THE ENDS OF ANY PIPING TO BE ABANDONED IN PLACE WITH CONCRETE.
  - AFTER THE RELOCATION IS COMPLETE, THE PORTIONS OF ABANDONED IRRIGATION LINE CROSSING PUBLIC RIGHT-OF-WAY AT THE NORTH ACCESS ROAD SHALL BE REMOVED. ENDS OF ANY PIPING TO BE ABANDONED IN PLACE OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE SEALED WITH CONCRETE.
  - REFER TO SHEETS C3.00 AND C3.40 FOR ADDITIONAL INFORMATION.
- THE EXISTING WATER FACILITIES (FIRE HYDRANTS, VALVES, ETC.) ASSOCIATED WITH THE EXISTING 24" WATER MAIN AND IMPACTED BY THE GRADING AND CONSTRUCTION OF COUNTY ROAD 15 SHALL BE MODIFIED WITH THE TOWN INFRASTRUCTURE CONSTRUCTION. CONTRACTOR SHALL COORDINATE ON-SITE GRADING AND IMPROVEMENTS WITH ANY MODIFICATIONS OF THE WATER FACILITIES BY THE TOWN.
- THE EXISTING 6" STEEL GAS LINE IS OWNED AND OPERATED BY DCP MIDSTREAM AND SHALL BE RELOCATED. CONTRACTOR SHALL NOTE THE FOLLOWING:
  - ALL DESIGN AND CONSTRUCTION OF THE RELOCATED GAS LINE WILL BE PERFORMED BY THE GAS COMPANY.
  - CONTRACTOR SHALL COORDINATE WITH DCP MIDSTREAM PRIOR TO CONSTRUCTION REGARDING THE GAS LINE RELOCATION AND ANY CONSTRUCTION ACTIVITIES ADJACENT TO THE EXISTING GAS LINE AND EASEMENT.
  - ONCE THE RELOCATION IS COMPLETE THE EXISTING 6" STEEL PIPE MAY BE ABANDONED OR REMOVED. ENDS OF ANY PIPING TO BE ABANDONED IN PLACE SHALL BE SEALED WITH CONCRETE.
  - ACCESS WITHIN THE EXISTING GAS LINE EASEMENT MAY BE LIMITED AT THE DISCRETION OF DCP MIDSTREAM UNTIL SUCH TIME THE EXISTING GAS LINE HAS BEEN RELOCATED AND THE SECTION OF GAS LINE ON SCHOOL PROPERTY HAS BEEN OFFICIALLY ABANDONED.



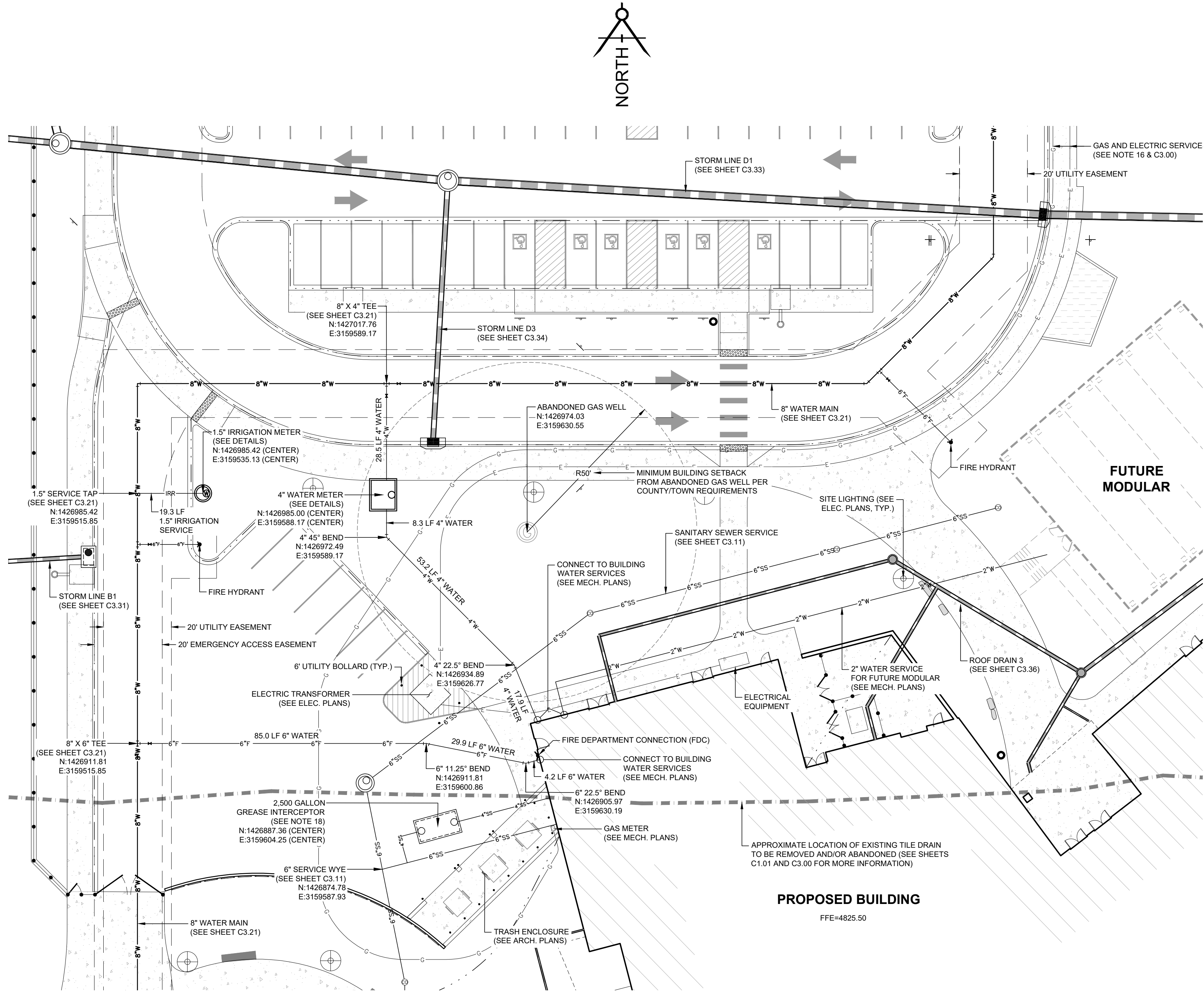
| LEGEND                                                                              |                                          |
|-------------------------------------------------------------------------------------|------------------------------------------|
|    | CABLE TV LINE                            |
|  | DRY UTILITY CONDUIT                      |
|  | ELECTRIC LINE                            |
|  | OVERHEAD ELECTRIC LINE                   |
|  | FIBER OPTIC LINE                         |
|  | FIBER, GAS, ELECTRIC, TELEPHONE PEDESTAL |
|  | GAS LINE                                 |
|  | GAS METER                                |
|  | IRRIGATION LINE                          |
|  | SANITARY MANHOLE                         |
|  | SANITARY MAIN                            |
|  | SANITARY SERVICE                         |
|  | SANITARY SERVICE CLEANOUT                |
|  | DOWNSPOUT                                |
|  | FLARED END SECTION                       |
|  | STORM MANHOLE                            |
|  | STORM INLET                              |
|  | STORM PIPE                               |
|  | STORM OUTLET STRUCTURE                   |
|  | TELEPHONE LINE                           |
|  | OVERHEAD TELEPHONE LINE                  |
|  | UTILITY POLE AND GUY WIRES               |
|  | FIRE DEPARTMENT CONNECTION               |
|  | FIRE HYDRANT                             |
|  | FIRELINE                                 |
|  | WATER FITTINGS                           |
|  | THRUST BLOCK                             |
|  | GATE VALVE                               |
|                                                                                     | WATER MAIN                               |
|  | WATER SERVICE                            |

- UTILITY NOTES
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS NECESSARY TO ENSURE THE UTILITIES WILL NOT BE IMPACTED BY CONSTRUCTION ACTIVITIES.
  - EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
  - THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
  - CONTRACTOR SHALL COORDINATE ALL UTILITY DEMOLITION AND/OR RELOCATION ITEMS WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO BEGINNING ANY ON-SITE DEMOLITION.
  - THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
  - REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL LIGHTING, TELECOM CONDUITS (PHONE, TELEVISION AND FIBER) AND POWER LINE ROUTING FOR SITE LIGHTING.
  - WATER AND SEWER SERVICE PROVIDED BY THE TOWN OF WINDSOR. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE TOWN'S STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
  - MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5'. MAXIMUM COVER SHALL BE 6'.
  - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
  - ALL WATER FITTINGS AND VALVES ARE NOT TO SCALE.
  - SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 PVC.
  - ALL WATERLINES SHALL BE C900, DR 18 PVC PIPE WITH A MINIMUM 12' GALL INSULATED TRACER WIRE. WATER SERVICES SMALLER THAN 3" IN SIZE SHALL BE TYPE K COPPER. THE 4" WATER SERVICE SHALL BE DUCTILE IRON PIPE (DIP).
  - THE LOCATION OF PROPOSED DRY UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR HORIZONTAL ALIGNMENTS ONLY AND ARE APPROXIMATE. FINAL DESIGNS OF DRY UTILITIES WILL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
  - GAS SERVICE TO BE PROVIDED BY XCEL ENERGY. XCEL SHALL INSTALL GAS SERVICE AND METER. THE COST OF ALL SERVICE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE SERVICE LOCATION AS SHOWN ON THIS DRAWING IS APPROXIMATE ONLY. FINAL LOCATION TO BE DETERMINED BY XCEL, BUT SHALL MAINTAIN SPECIFIED CLEARANCES FROM OTHER UTILITIES.
  - ELECTRIC SERVICE TO BE PROVIDED BY XCEL ENERGY. XCEL SHALL INSTALL SERVICE AND THE TRANSFORMER. THE COST OF ALL SERVICE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE SERVICE LOCATION AS SHOWN ON THIS DRAWING IS APPROXIMATE ONLY. FINAL LOCATION TO BE DETERMINED BY XCEL, BUT SHALL MAINTAIN SPECIFIED CLEARANCES FROM OTHER UTILITIES.
  - ALL CONDUIT PLACED BY THE CONTRACTOR FOR CABLE, PHONE AND INTERNET SHALL BE EQUIPPED WITH PULL TAPE AND LOCATE WIRE PER THE SPECIFICATIONS OF EACH UTILITY COMPANY.
  - REFER TO SHEET C0.01 FOR STANDARD TOWN OF WINDSOR UTILITY PLAN NOTES.
  - REFER TO SHEET C3.01 FOR SERVICE YARD UTILITIES AND BUILDING CONNECTIONS.
  - REFER TO THE IRRIGATION PLANS FOR IRRIGATION SLEEVES, LINES AND EQUIPMENT.

CITY OF GREELEY  
Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Water/Sewer Chief Engineer  
Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

TOWN OF WINDSOR DRAWING REVIEW  
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING





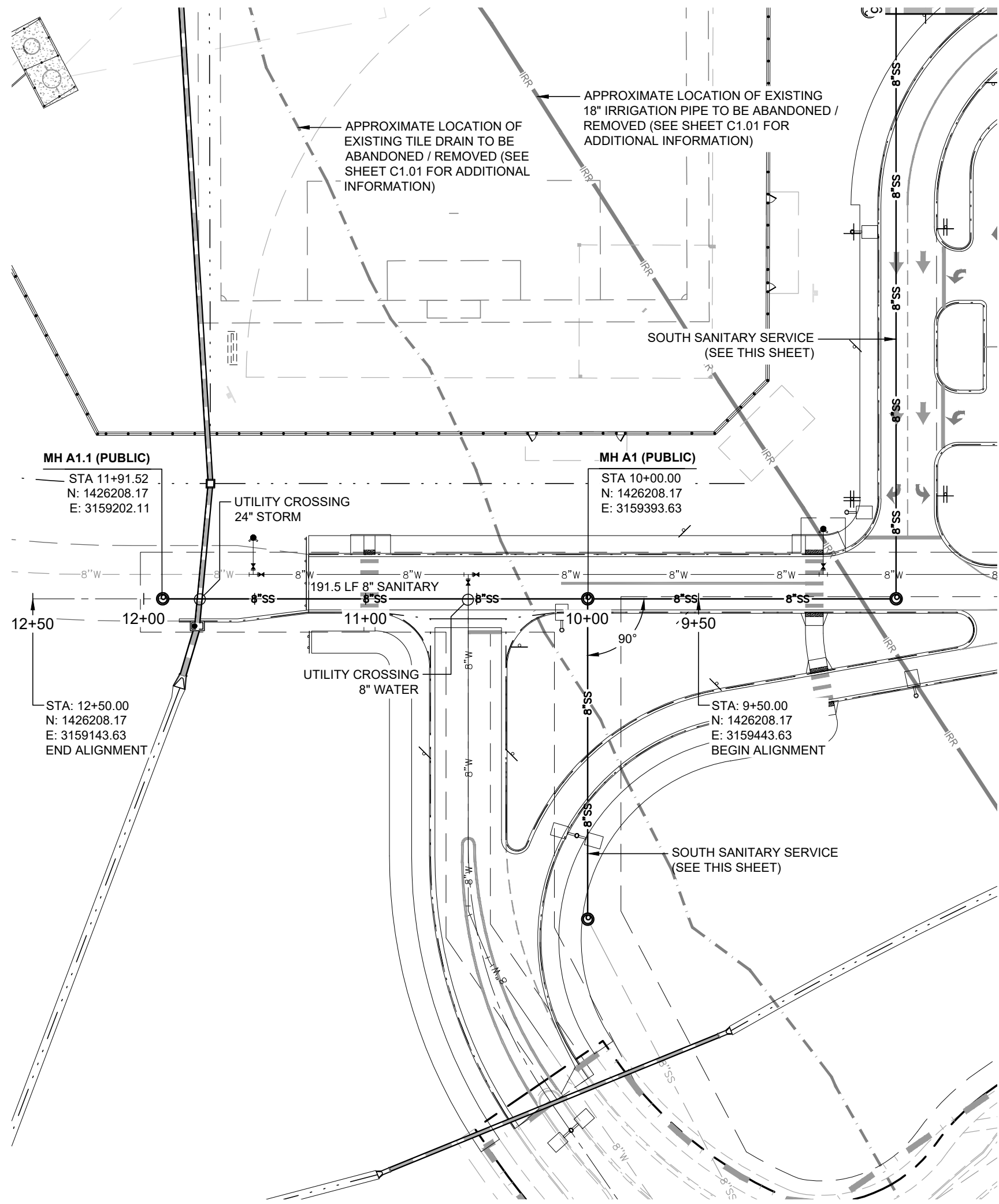
| LEGEND |                                          |
|--------|------------------------------------------|
|        | CABLE TV LINE                            |
|        | DRY UTILITY CONDUIT                      |
|        | ELECTRIC LINE                            |
|        | OVERHEAD ELECTRIC LINE                   |
|        | FIBER OPTIC LINE                         |
|        | FIBER, GAS, ELECTRIC, TELEPHONE PEDESTAL |
|        | GAS LINE                                 |
|        | GAS METER                                |
|        | IRRIGATION LINE                          |
|        | SANITARY MANHOLE                         |
|        | SANITARY MAIN                            |
|        | SANITARY SERVICE                         |
|        | SANITARY SERVICE CLEANOUT                |
|        | DOWNSPOUT                                |
|        | FLARED END SECTION                       |
|        | STORM MANHOLE                            |
|        | STORM BASIN INLET                        |
|        | STORM INLET                              |
|        | STORM PIPE                               |
|        | STORM OUTLET STRUCTURE                   |
|        | TELEPHONE LINE                           |
|        | OVERHEAD TELEPHONE LINE                  |
|        | UTILITY POLE AND GUY WIRES               |
|        | FIRE DEPARTMENT CONNECTION               |
|        | FIRE HYDRANT                             |
|        | FIRELINE                                 |
|        | WATER FITTINGS                           |
|        | THRUST BLOCK                             |
|        | GATE VALVE                               |
|        | WATER MAIN                               |
|        | WATER SERVICE                            |

- UTILITY NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
  - THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, THE ABANDONED GAS WELL, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
  - EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
  - THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
  - CONTRACTOR SHALL COORDINATE ALL UTILITY DEMOLITION AND/OR RELOCATION ITEMS WITH THE APPROPRIATE UTILITY PROVIDER PRIOR TO BEGINNING ANY ONSITE DEMOLITION.
  - THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDING UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
  - REFER TO APPROVED SITE ELECTRICAL PLANS FOR ALL LIGHTING, TELECOM CONDUITS (PHONE, TELEVISION AND FIBER) AND POWER LINE ROUTING FOR SITE LIGHTING.
  - WATER AND SEWER SERVICE PROVIDED BY THE TOWN OF WINDSOR. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE TOWN'S STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
  - MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5'. MAXIMUM COVER SHALL BE 6'.
  - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
  - ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
  - ALL WATER LINES SHALL BE C900, DR 18 PVC PIPE WITH A MINIMUM 12 GAGE INSULATED TRACER WIRE. WATER SERVICES SMALLER THAN 3" IN SIZE SHALL BE TYPE K COPPER. THE 4" WATER SERVICE SHALL BE DUCTILE IRON PIPE (DIP).
  - SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 PVC.
  - ALL CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC RATED.
  - WATER MAINS CROSSING OVER A SANITARY OR STORM SEWER SHALL MAINTAIN AN 18" VERTICAL EDGE TO EDGE CLEARANCE. WATER MAINS CLOSER THAN 18" OR UNDER SEWERS SHALL BE ENCASED.
  - THE LOCATION OF PROPOSED DRY UTILITIES AS SHOWN ON THIS DRAWING ARE SHOWN FOR HORIZONTAL ALIGNMENTS ONLY AND ARE APPROXIMATE. FINAL DESIGNS OF DRY UTILITIES WILL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
  - NO TREE(S) SHALL BE LOCATED WITHIN 10 FEET OF WATER FACILITIES.
  - REFER TO THE MECHANICAL PLANS FOR THE DESIGN OF THE GREASE INTERCEPTOR AND THE SERVICE LINES FROM THE BUILDING THROUGH THE INTERCEPTOR TO THE 6" SANITARY SEWER SERVICE SHOWN ON THIS PLAN.
  - REFER TO SHEET C0.01 FOR STANDARD TOWN OF WINDSOR UTILITY PLAN NOTES.

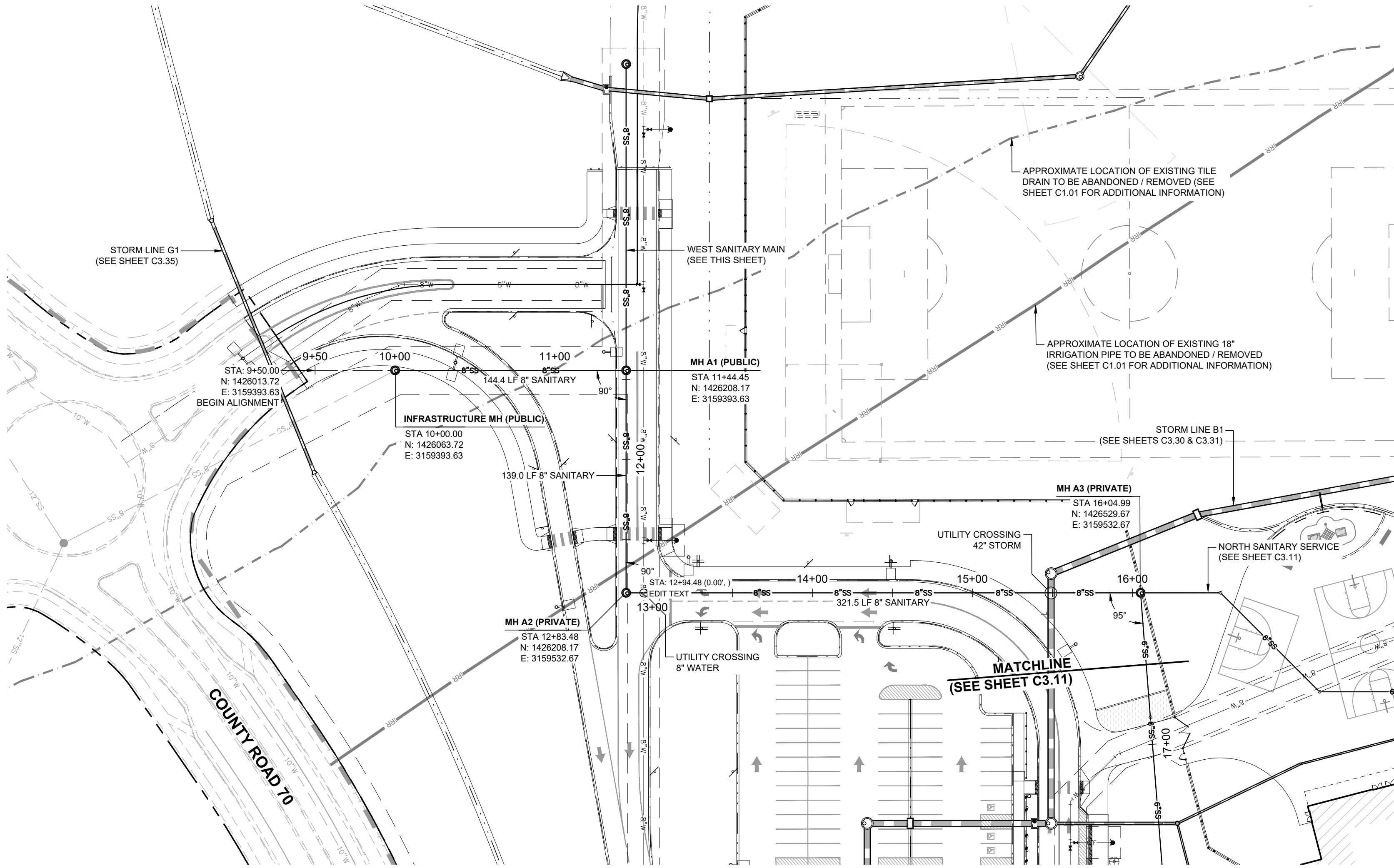
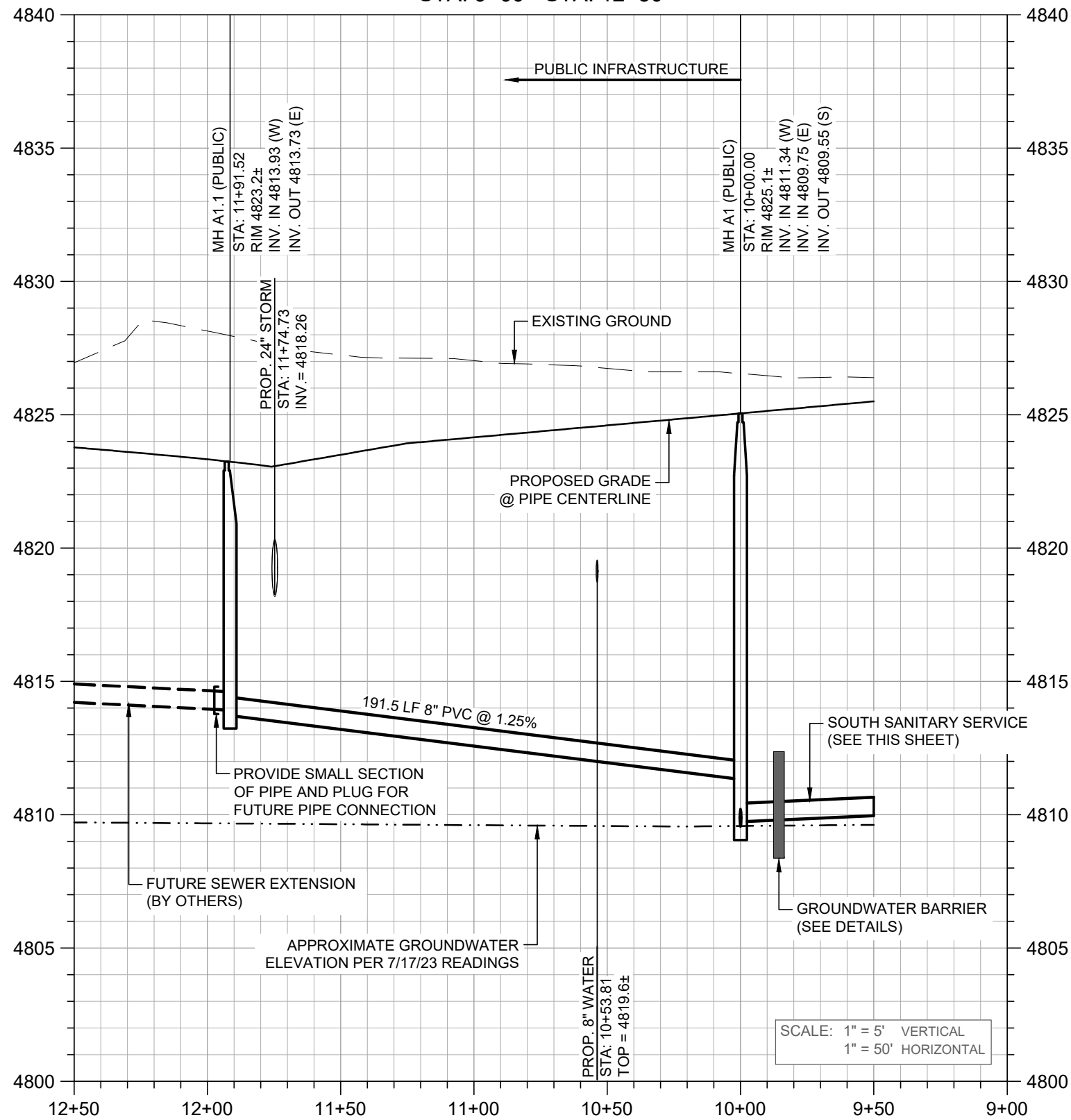


**TOWN OF WINDSOR DRAWING REVIEW**  
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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING

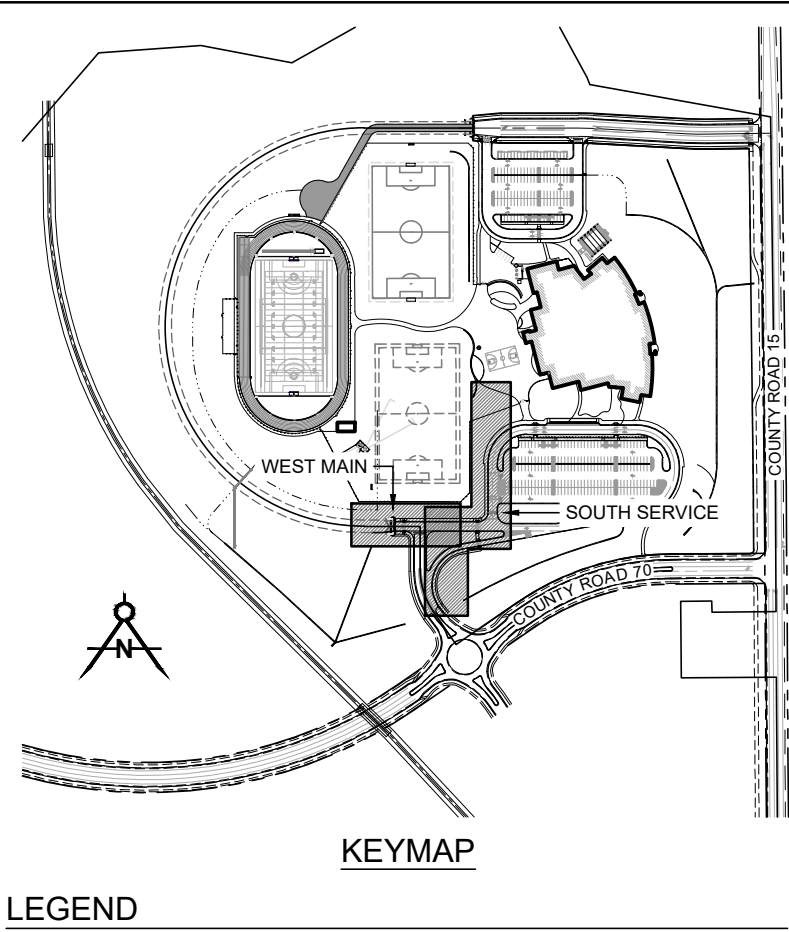
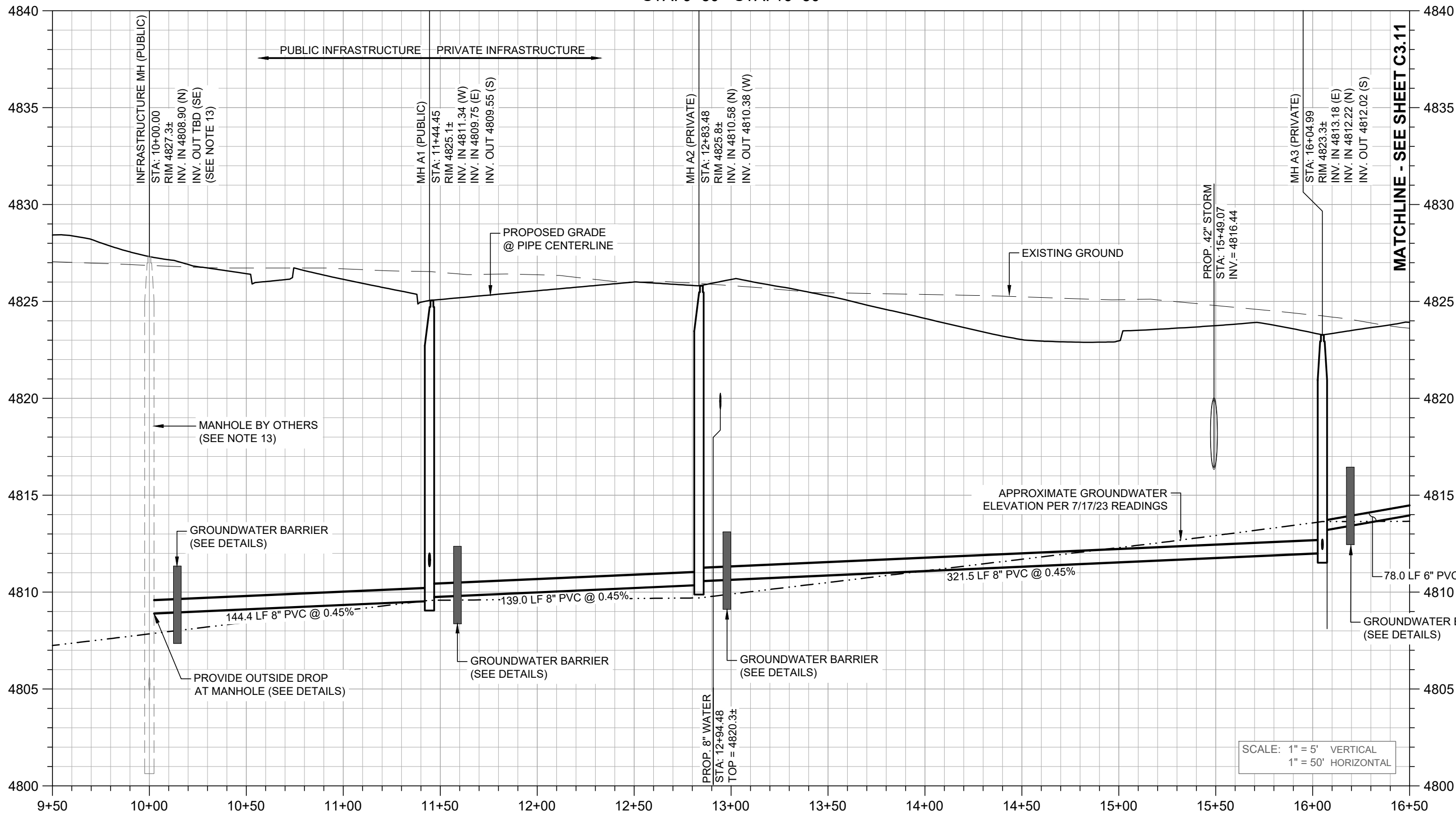




**WEST SANITARY MAIN PROFILE**  
STA: 9+00 - STA: 12+50



**SOUTH SANITARY SERVICE PROFILE**  
STA: 9+50 - STA: 16+50



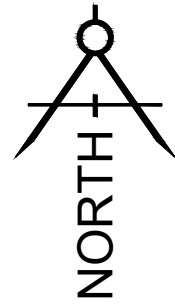
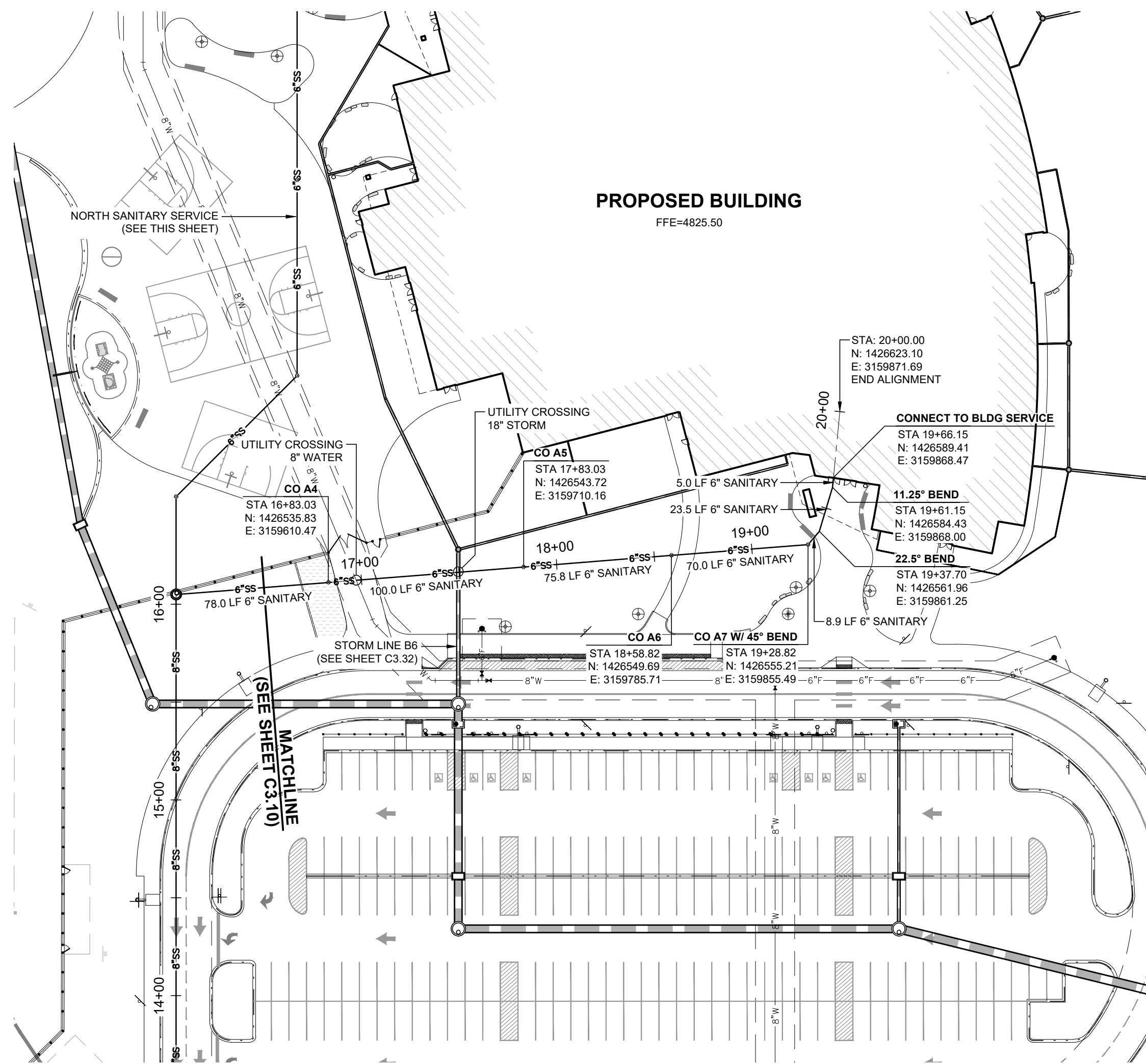
| LEGEND |                            |
|--------|----------------------------|
|        | PROPOSED BUILDING          |
|        | SANITARY MANHOLE           |
|        | SANITARY MAIN              |
|        | SANITARY SERVICE           |
|        | SANITARY SERVICE CLEANOUT  |
|        | DOWNSPOUT                  |
|        | FLARED END SECTION         |
|        | STORM MANHOLE              |
|        | STORM INLET                |
|        | STORM PIPE                 |
|        | STORM OUTLET STRUCTURE     |
|        | RIP RAP                    |
|        | FIRE DEPARTMENT CONNECTION |
|        | FIRE HYDRANT               |
|        | FIRELINE                   |
|        | WATER FITTINGS             |
|        | THRUST BLOCK               |
|        | GATE VALVE                 |
|        | WATER MAIN                 |
|        | WATER SERVICE              |
|        | WATER METER                |

- NOTES**
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  - THE PLUMBING CONTRACTOR SHALL TERMINATE UTILITY LATERALS 5' OUTSIDE OF BUILDINGS UNLESS NOTED OTHERWISE. EXACT LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL UTILITY CONNECTIONS INTO THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH APPROVED ARCHITECTURAL DRAWINGS.
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  - SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35 PVC.
  - WATER MAINS CROSSING OVER A SANITARY OR STORM SEWER SHALL MAINTAIN AN 18" VERTICAL EDGE TO EDGE CLEARANCE. WATER MAINS CLOSER THAN 18" OR UNDER SEWERS SHALL BE ENCASED.
  - ALL CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC RATED.
  - REFER TO THE MECHANICAL PLANS FOR THE DESIGN OF THE GREASE INTERCEPTOR AND THE SERVICE LINES FROM THE BUILDING, THROUGH THE INTERCEPTOR TO THE CONNECTION WITH THE 6" SERVICE SHOWN ON THIS PLAN.
  - THE "INFRASTRUCTURE MH" SHOWN AT STA 10+00 FOR THE SOUTH SEWER SERVICE IS BEING DESIGNED AND CONSTRUCTED BY THE TOWN OF WINDSOR WITH THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN. REFER TO, AND COORDINATE WITH, THESE PLANS FOR THE CONNECTION OF THE SANITARY SEWER SHOWN ON THESE PLANS TO THE MANHOLE.
  - ALL SANITARY SEWER MANHOLES (BOTH PUBLIC AND PRIVATE) SHALL BE 4' DIAMETER MANHOLES PER TOWN OF WINDSOR DETAILS AND SPECIFICATIONS.
  - SEE SHEETS C3.00 AND C3.01 FOR ADDITIONAL UTILITY INFORMATION AND BUILDING SERVICE CONNECTIONS.

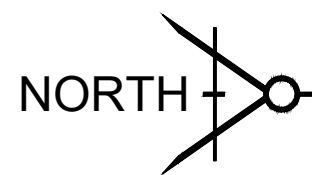
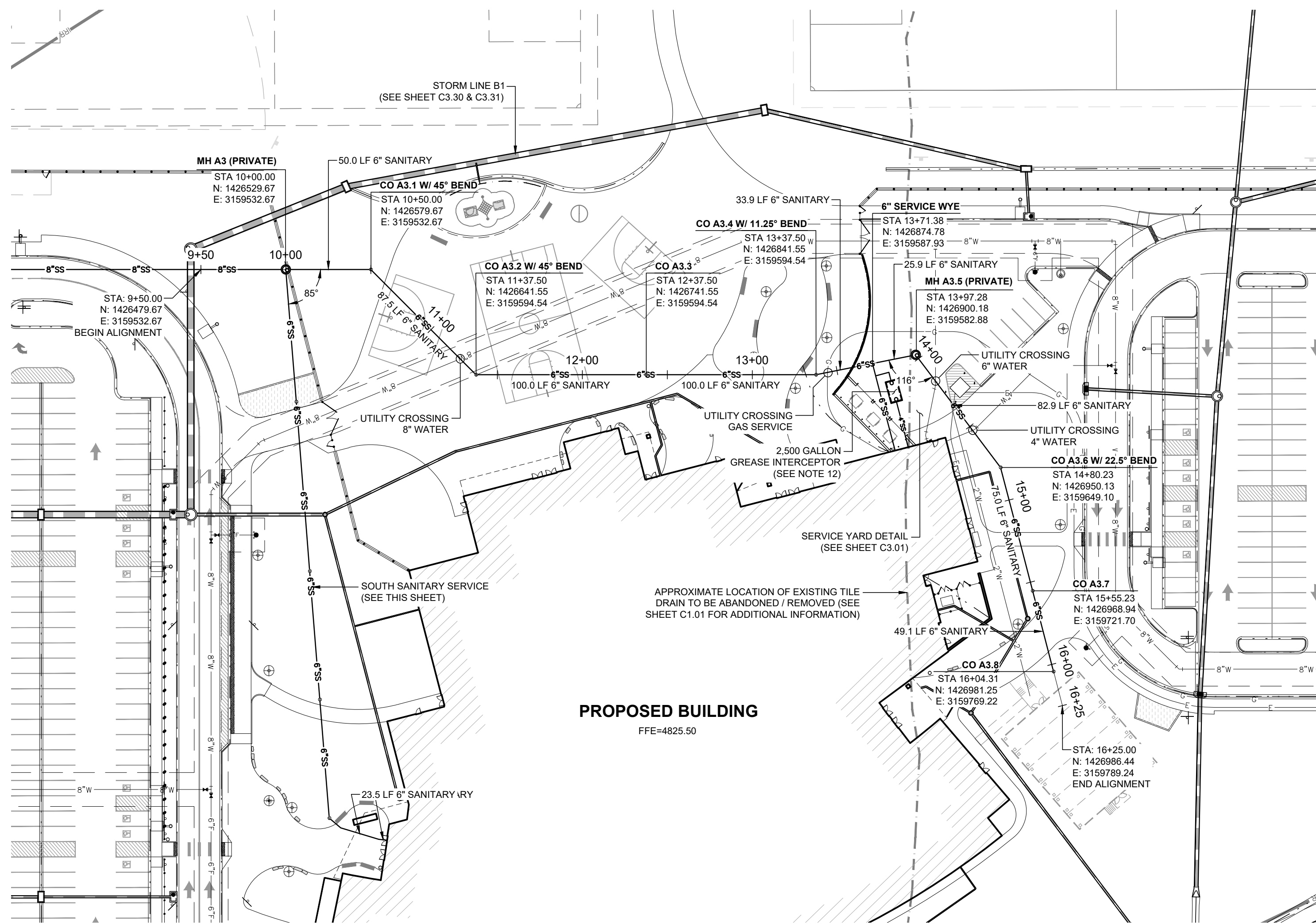
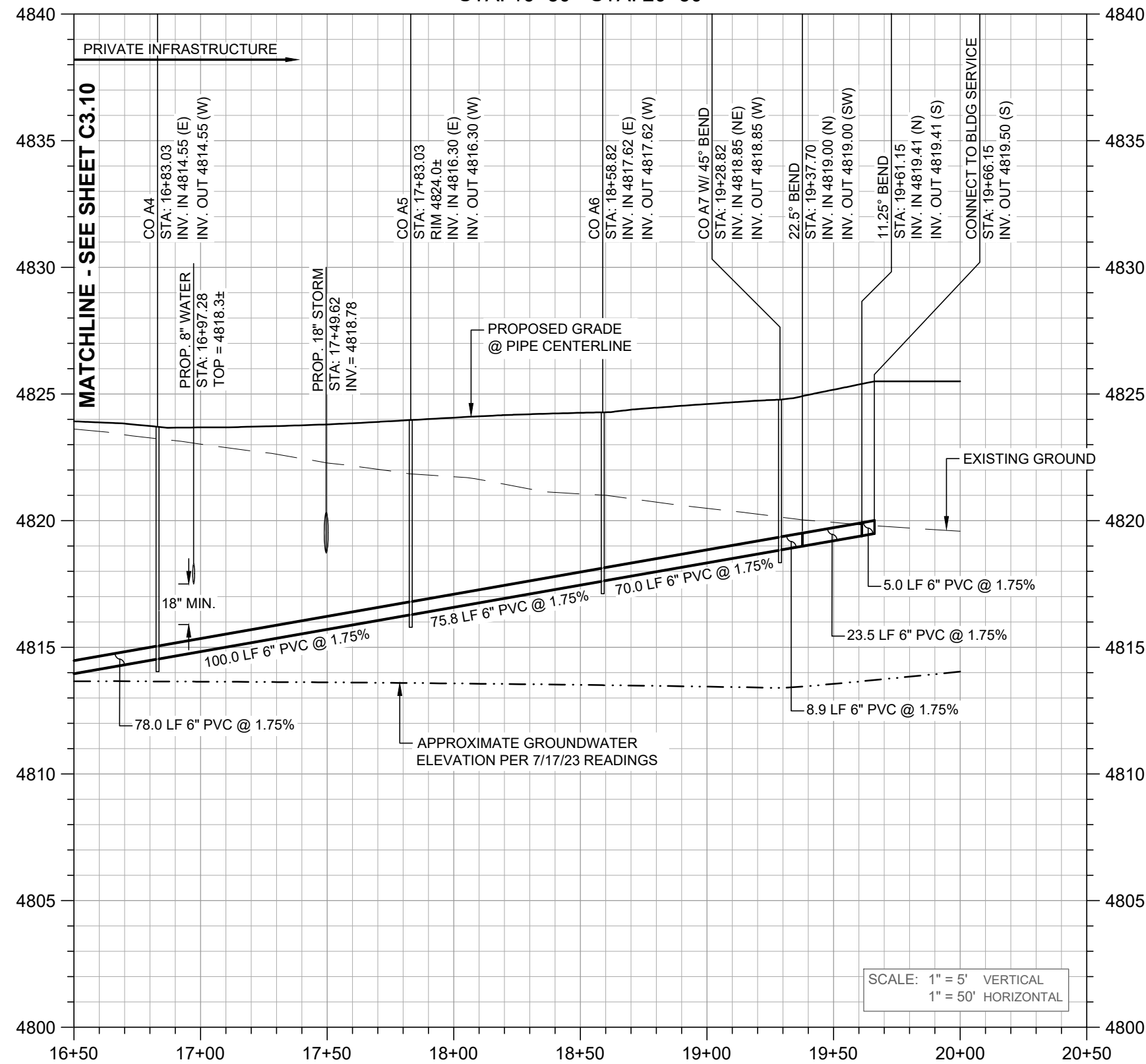
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SCALE: 1" = 50'

**TOWN OF WINDSOR DRAWING REVIEW**  
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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING

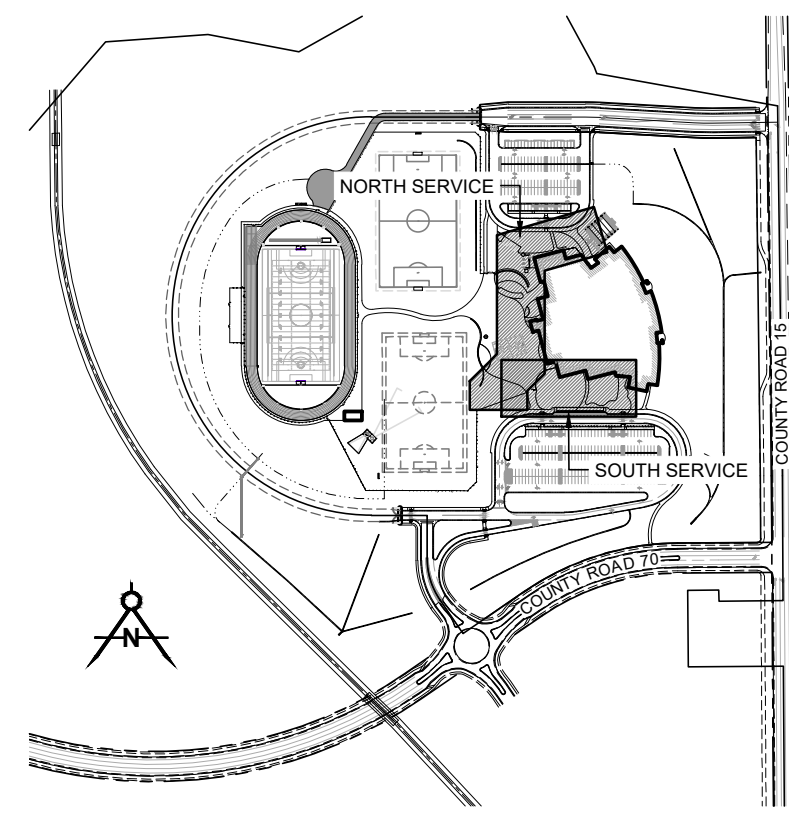
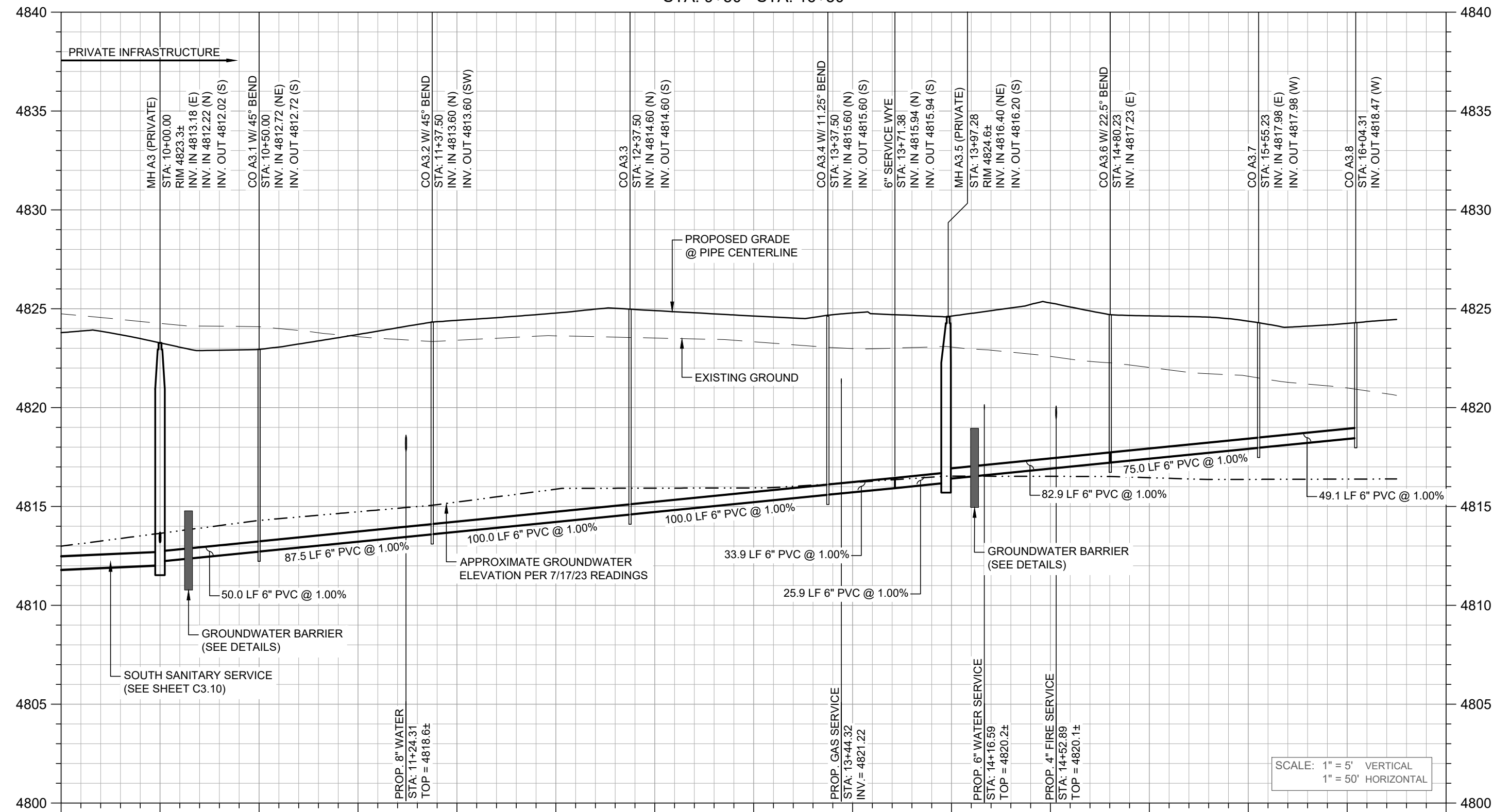




**SOUTH SANITARY SERVICE PROFILE**  
STA: 16+50 - STA: 20+50



**NORTH SANITARY SERVICE PROFILE**  
STA: 9+50 - STA: 16+50



**LEGEND**

- |  |                            |
|--|----------------------------|
|  | PROPOSED BUILDING          |
|  | SANITARY MANHOLE           |
|  | SANITARY MAIN              |
|  | SANITARY SERVICE           |
|  | SANITARY SERVICE CLEANOUT  |
|  | DOWNSPOUT                  |
|  | FLARED END SECTION         |
|  | STORM MANHOLE              |
|  | STORM INLET                |
|  | STORM PIPE                 |
|  | STORM OUTLET STRUCTURE     |
|  | RIP RAP                    |
|  | FIRE DEPARTMENT CONNECTION |
|  | FIRE HYDRANT               |
|  | FIRELINE                   |
|  | WATER FITTINGS             |
|  | THRUST BLOCK               |
|  | GATE VALVE                 |
|  | WATER MAIN                 |
|  | WATER SERVICE              |
|  | WATER METER                |

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- ALL SANITARY SEWER MANHOLES (BOTH PUBLIC AND PRIVATE) SHALL BE 4' DIAMETER MANHOLES PER TOWN OF WINDSOR DETAILS AND SPECIFICATIONS.
- SEE SHEETS C3.00 AND C3.01 FOR ADDITIONAL UTILITY INFORMATION AND BUILDING SERVICE CONNECTIONS.

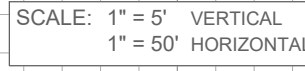
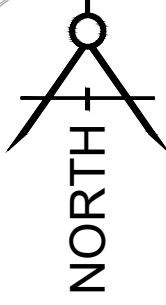
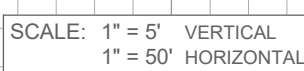
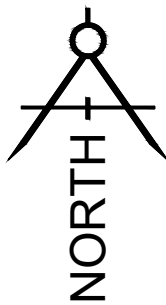
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SCALE: 1" = 50'

**TOWN OF WINDSOR DRAWING REVIEW**

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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF  
ENGINEERING





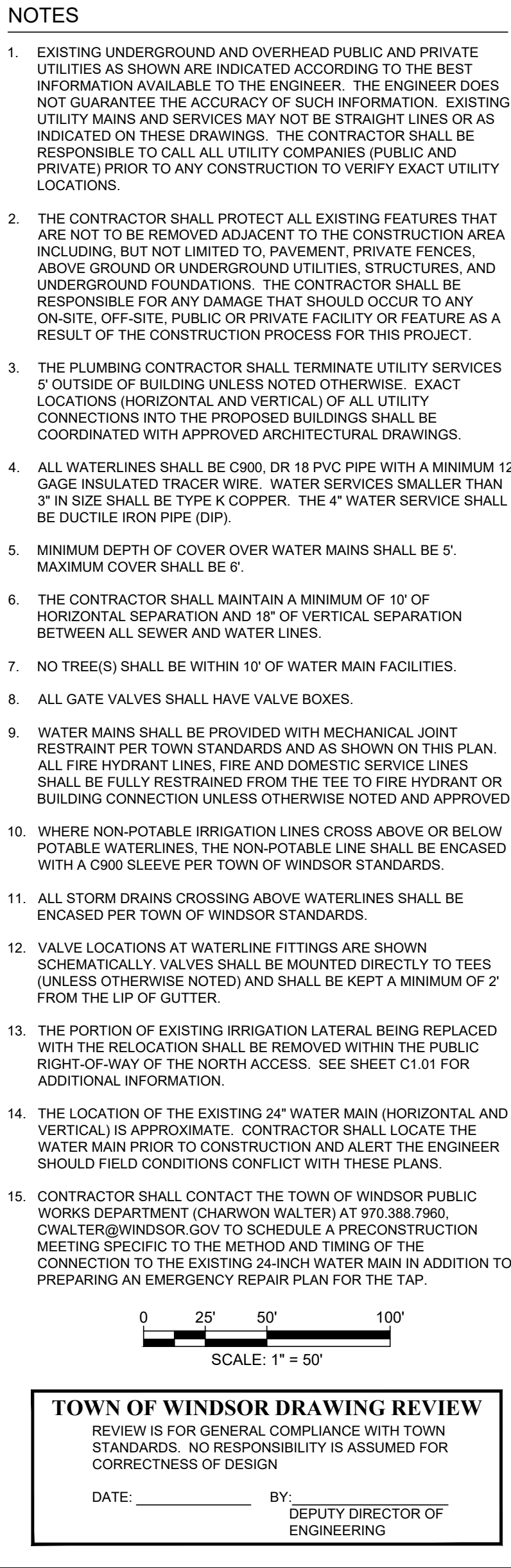
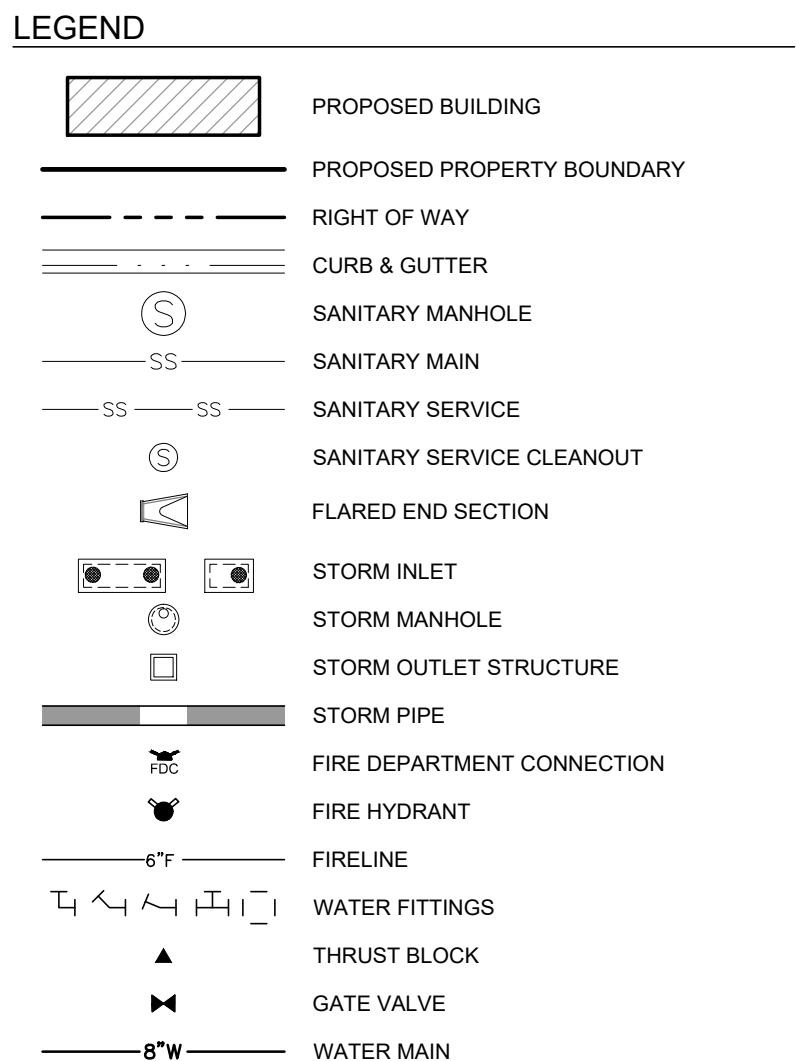
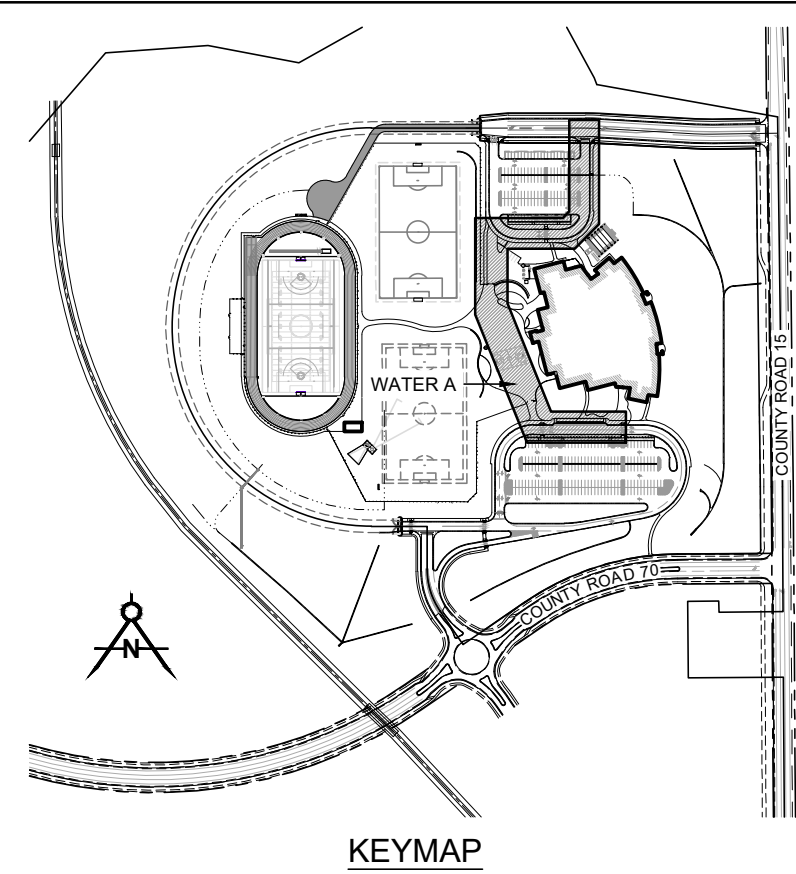
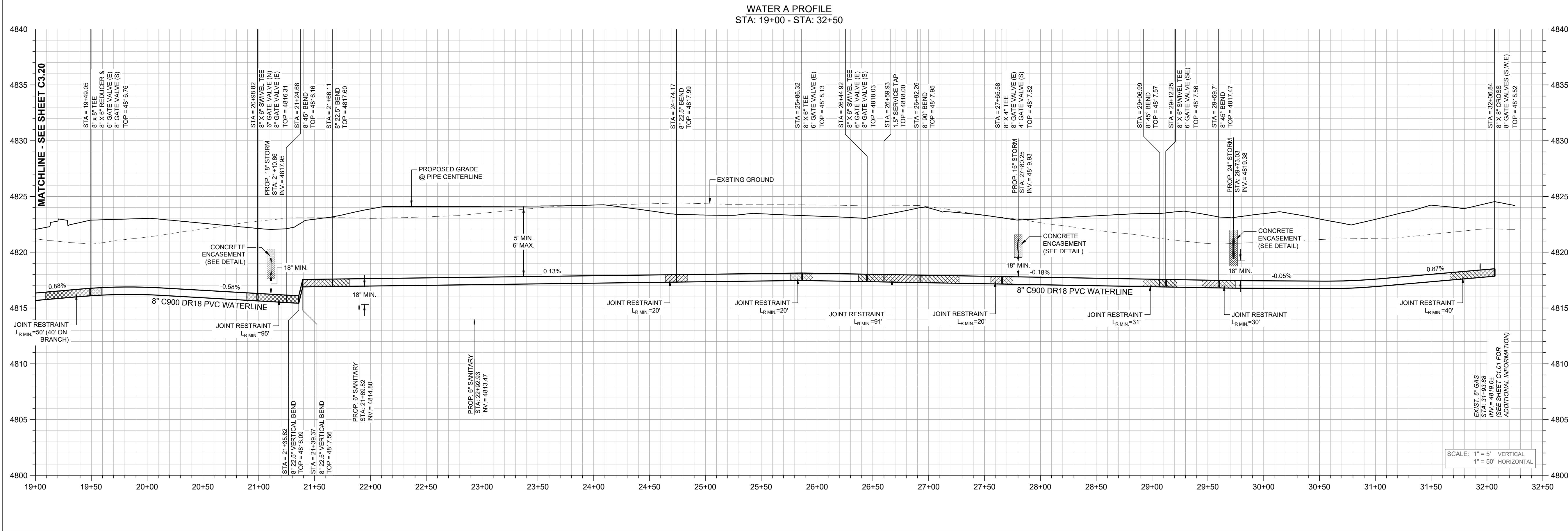
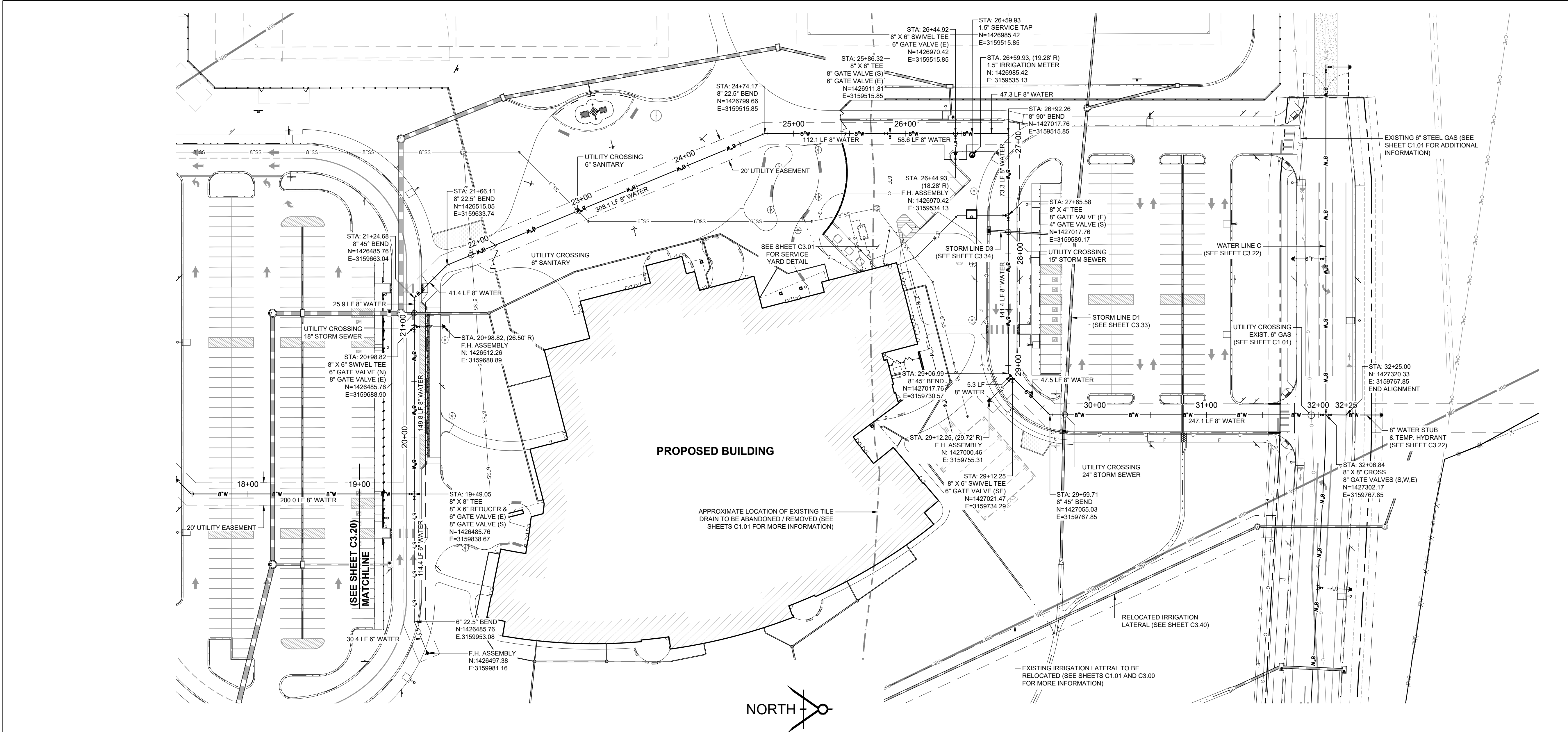
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TOWN OF WINDSOR DRAWING REVIEW

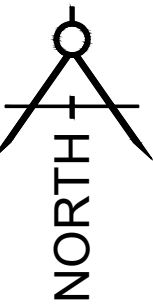
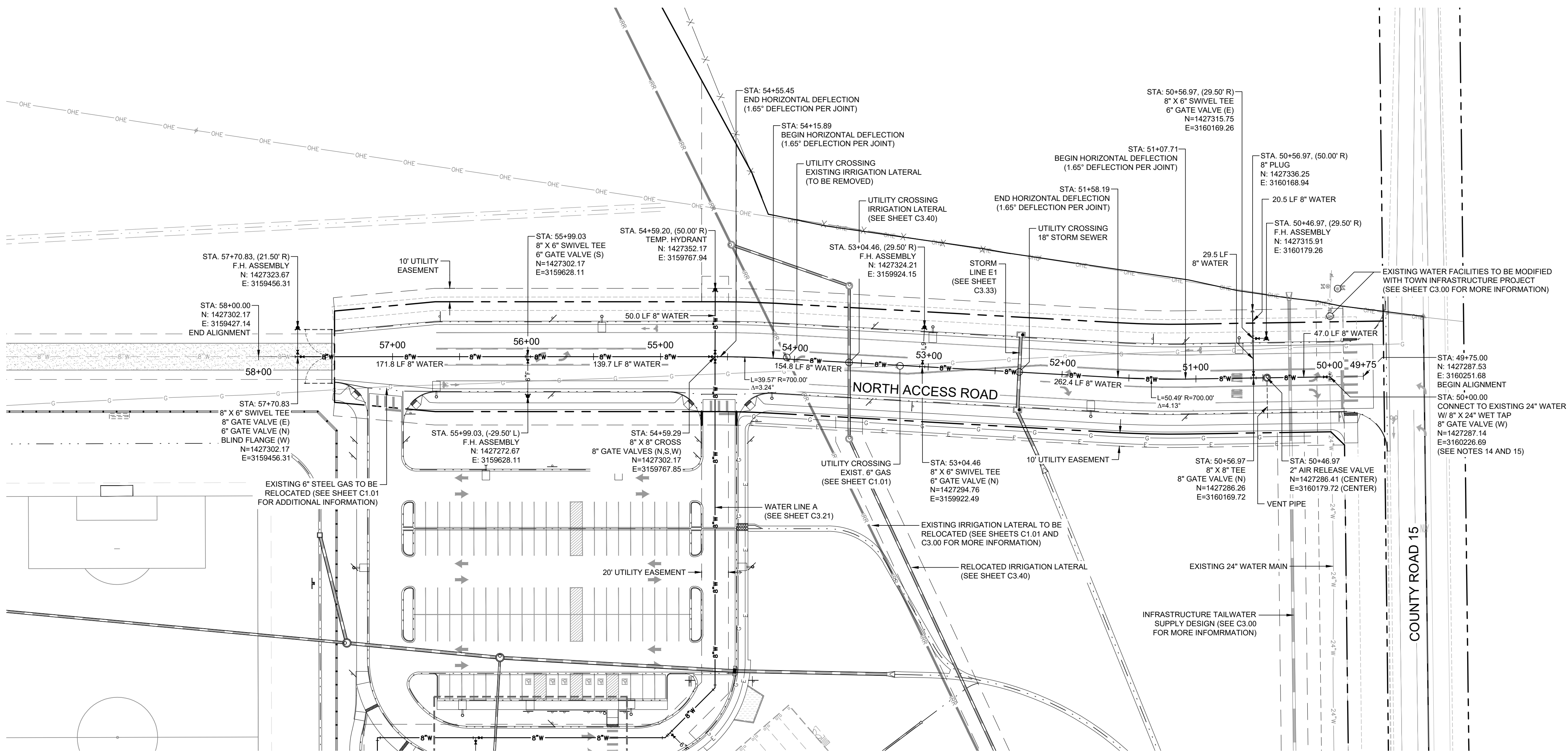
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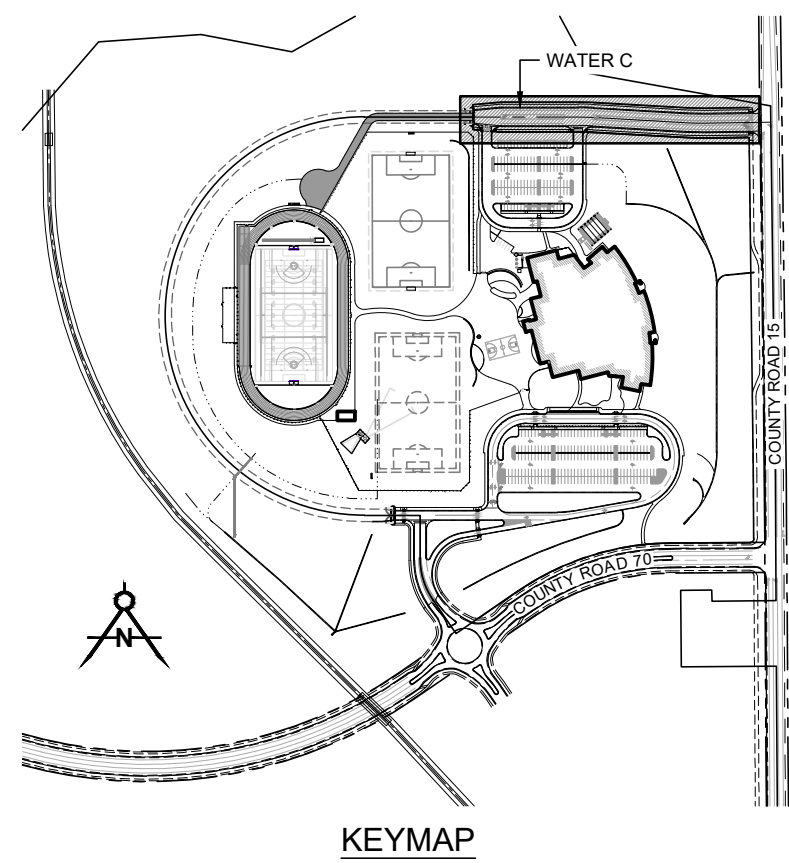
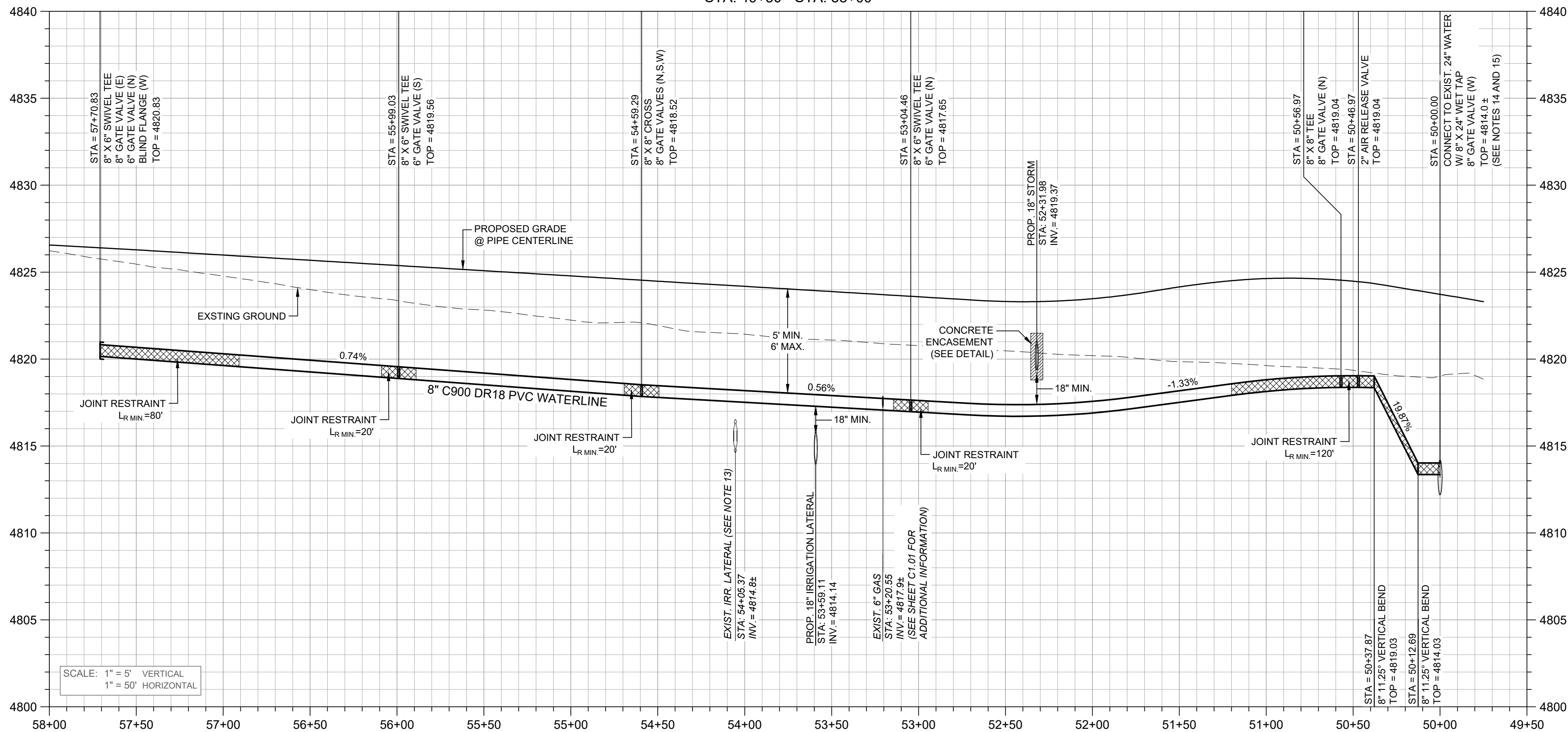








WATER C PROFILE  
STA: 49+50 - STA: 58+00



LEGEND

- PROPOSED BUILDING
- PROPOSED PROPERTY BOUNDARY
- RIGHT OF WAY
- CURB & GUTTER
- SANITARY MANHOLE
- SANITARY MAIN
- SANITARY SERVICE
- SANITARY SERVICE CLEANOUT
- FLARED END SECTION
- STORM INLET
- STORM MANHOLE
- STORM OUTLET STRUCTURE
- STORM PIPE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIRELINE
- WATER FITTINGS
- THRUST BLOCK
- GATE VALVE
- WATER MAIN

NOTES

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- ALL WATERLINES SHALL BE C900, DR 18 PVC PIPE WITH A MINIMUM 12 GAGE INSULATED TRACER WIRE. WATER SERVICES SMALLER THAN 3" IN SIZE SHALL BE TYPE K COPPER. THE 4" WATER SERVICE SHALL BE DUCTILE IRON PIPE (DIP).
- MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 5'. MAXIMUM COVER SHALL BE 6'.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN ALL SEWER AND WATER LINES.
- NO TREE(S) SHALL BE WITHIN 10' OF WATER MAIN FACILITIES.
- ALL GATE VALVES SHALL HAVE VALVE BOXES.
- WATER MAINS SHALL BE PROVIDED WITH MECHANICAL JOINT RESTRAINT PER TOWN STANDARDS AND AS SHOWN ON THIS PLAN. ALL FIRE HYDRANT LINES, FIRE AND DOMESTIC SERVICE LINES SHALL BE FULLY RESTRAINED FROM THE TEE TO FIRE HYDRANT OR BUILDING CONNECTION UNLESS OTHERWISE NOTED AND APPROVED.
- WHERE NON-POTABLE IRRIGATION LINES CROSS ABOVE OR BELOW POTABLE WATERLINES, THE NON-POTABLE LINE SHALL BE ENCASED WITH A C900 SLEEVE PER TOWN OF WINDSOR STANDARDS.
- ALL STORM DRAINS CROSSING ABOVE WATERLINES SHALL BE ENCASED PER TOWN OF WINDSOR STANDARDS.
- VALVE LOCATIONS AT WATERLINE FITTINGS ARE SHOWN SCHEMATICALLY. VALVES SHALL BE MOUNTED DIRECTLY TO TEES (UNLESS OTHERWISE NOTED) AND SHALL BE KEPT A MINIMUM OF 2' FROM THE LIP OF GUTTER.
- THE PORTION OF EXISTING IRRIGATION LATERAL BEING REPLACED WITH THE RELOCATION SHALL BE REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY OF THE NORTH ACCESS. SEE SHEET C1.01 FOR ADDITIONAL INFORMATION.
- THE LOCATION OF THE EXISTING 24" WATER MAIN (HORIZONTAL AND VERTICAL) IS APPROXIMATE. CONTRACTOR SHALL LOCATE THE WATER MAIN PRIOR TO CONSTRUCTION AND ALERT THE ENGINEER SHOULD FIELD CONDITIONS CONFLICT WITH THESE PLANS.
- CONTRACTOR SHALL CONTACT THE TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT (CHARLON WALTER) AT 970.388.7360. CWALTER@WINDSOR.GOV TO SCHEDULE A PRECONSTRUCTION MEETING SPECIFIC TO THE METHOD AND TIMING OF THE CONNECTION TO THE EXISTING 24-INCH WATER MAIN IN ADDITION TO PREPARING AN EMERGENCY REPAIR PLAN FOR THE TAP.

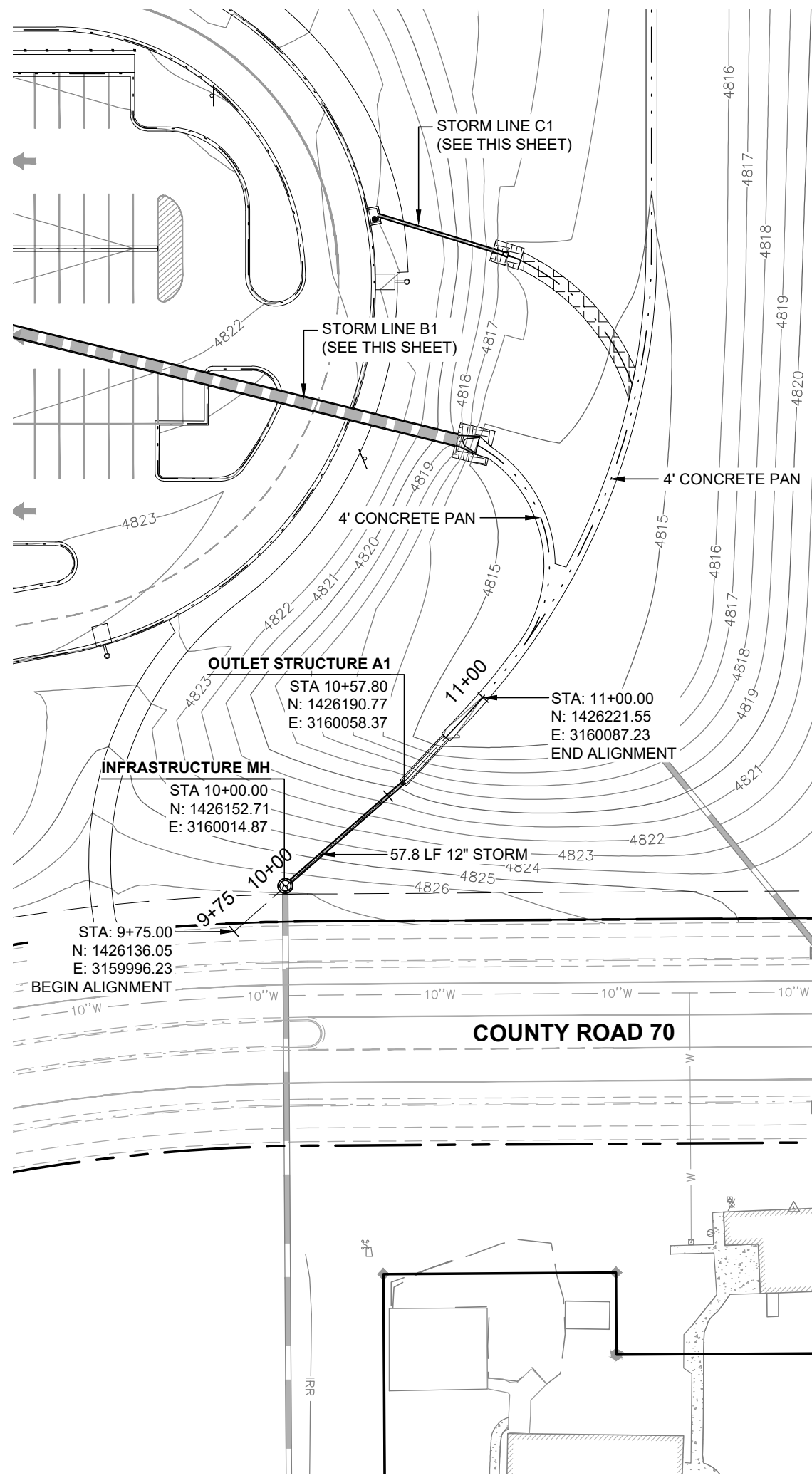
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SCALE: 1" = 50'

TOWN OF WINDSOR DRAWING REVIEW

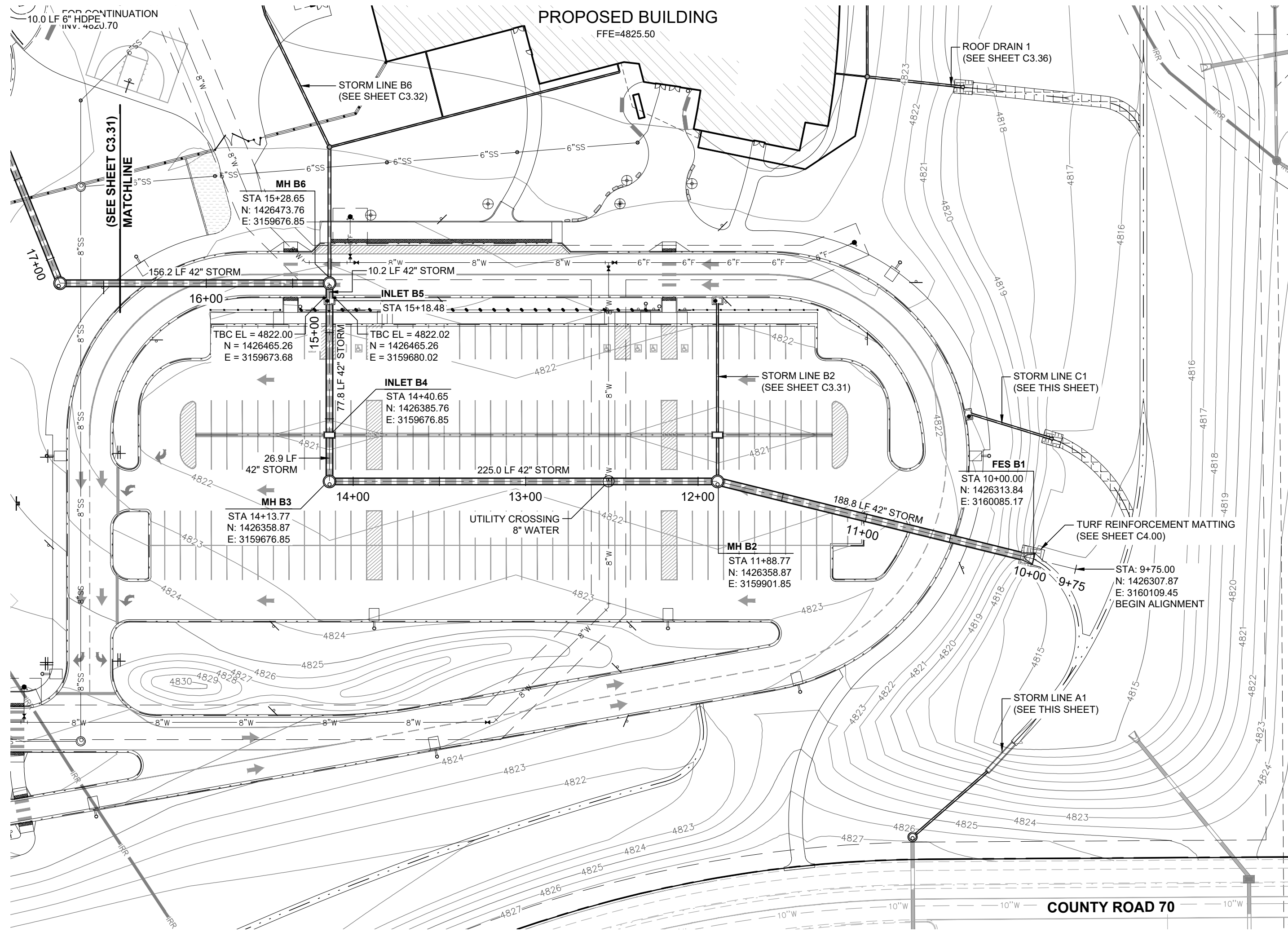
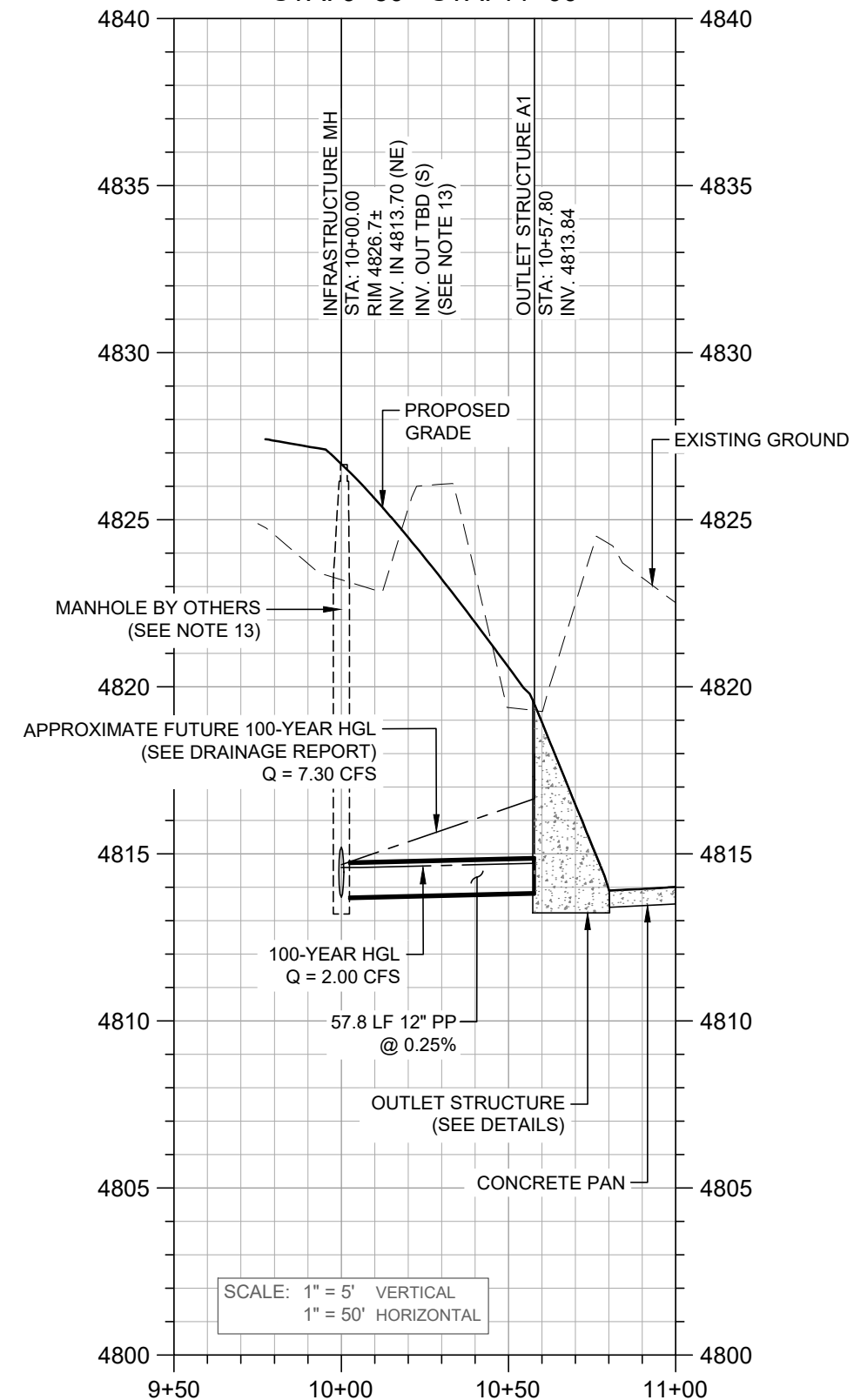
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DATE: BY: DEPUTY DIRECTOR OF ENGINEERING

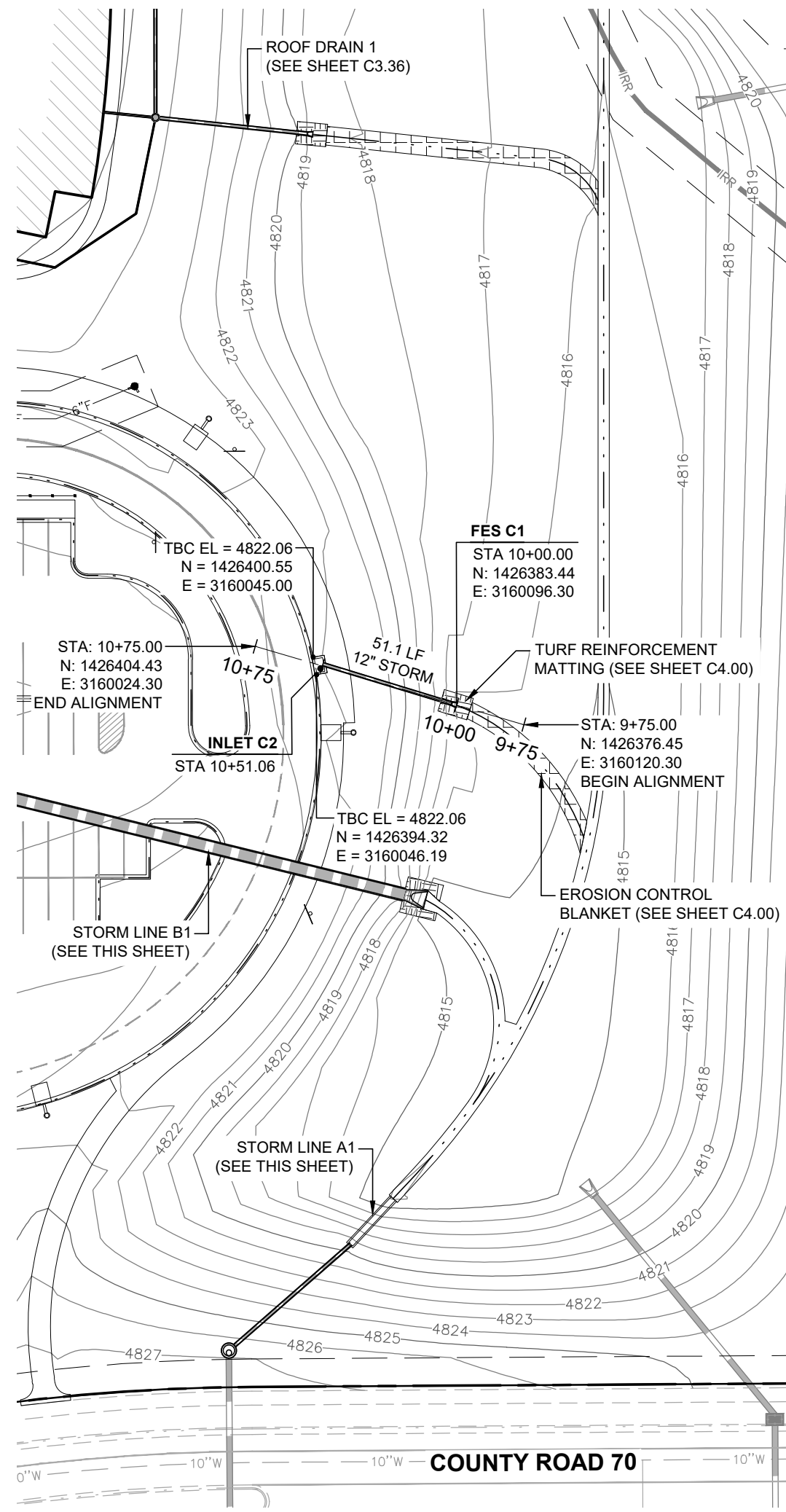
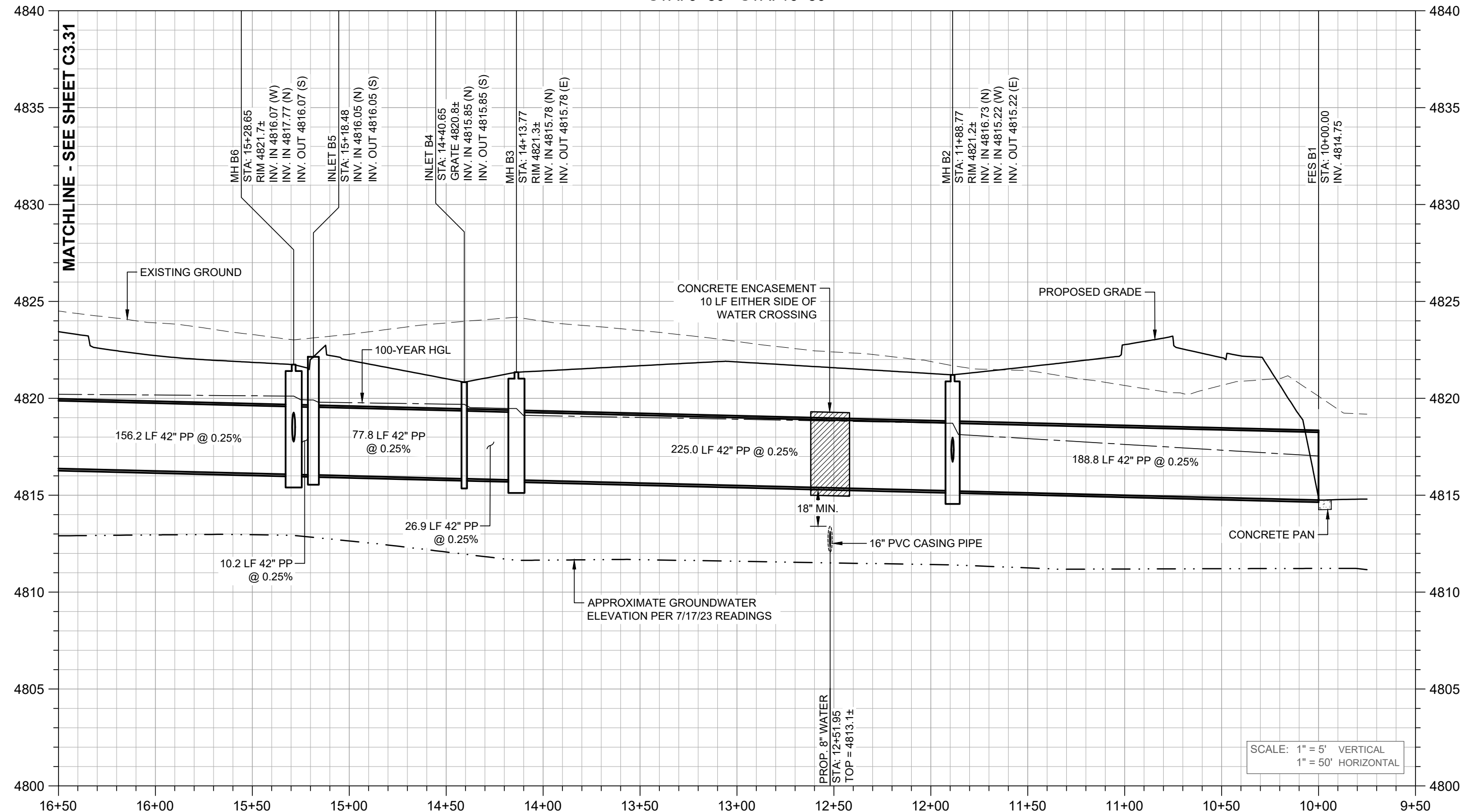




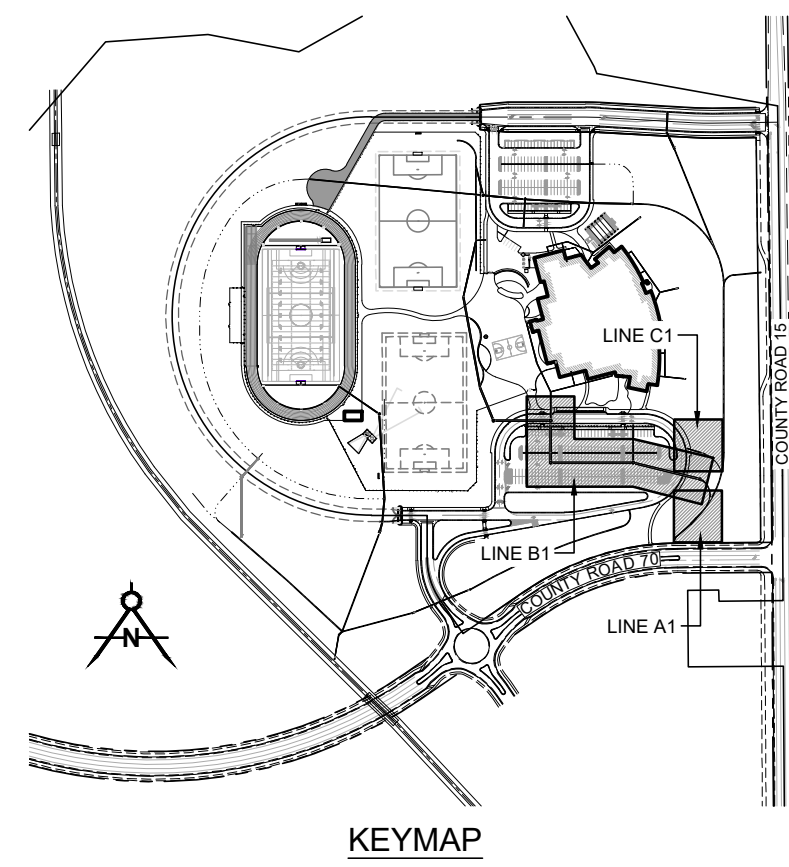
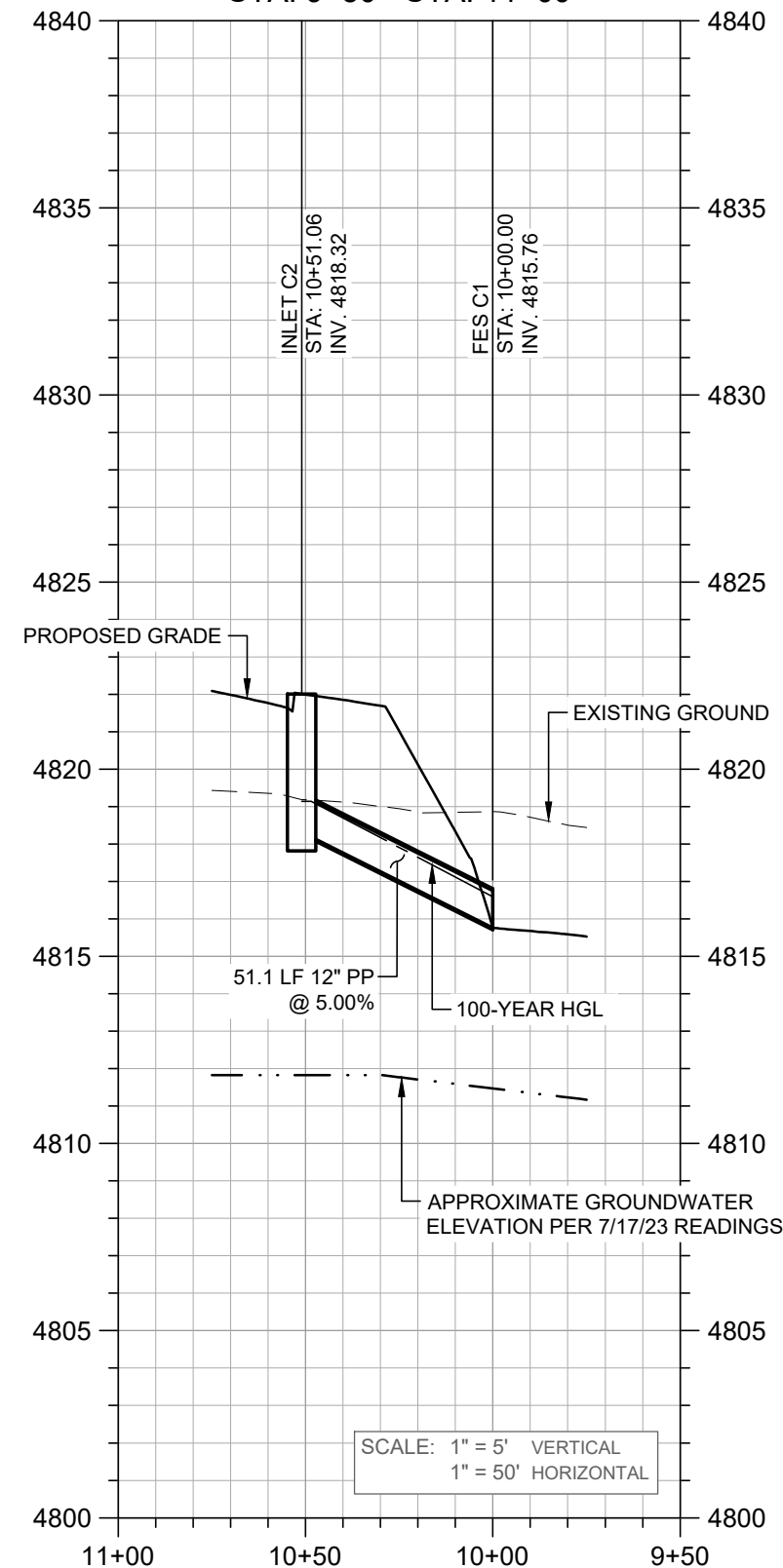
STORM A1 PROFILE  
STA: 9+50 - STA: 11+00



STORM B1 PROFILE  
STA: 9+50 - STA: 16+50



STORM C1 PROFILE  
STA: 9+50 - STA: 11+00

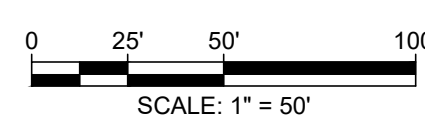


LEGEND

|  |                        |
|--|------------------------|
|  | PROPOSED BUILDING      |
|  | CURB & GUTTER          |
|  | CONCRETE PAN           |
|  | SANITARY MANHOLE       |
|  | SANITARY MAIN          |
|  | SANITARY SERVICE       |
|  | DOWNSPOUT              |
|  | FLARED END SECTION     |
|  | STORM MANHOLE          |
|  | STORM INLET            |
|  | STORM PIPE             |
|  | STORM OUTLET STRUCTURE |
|  | RIP RAP                |
|  | FIRELINE               |
|  | WATER MAIN             |

NOTES

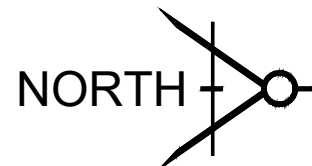
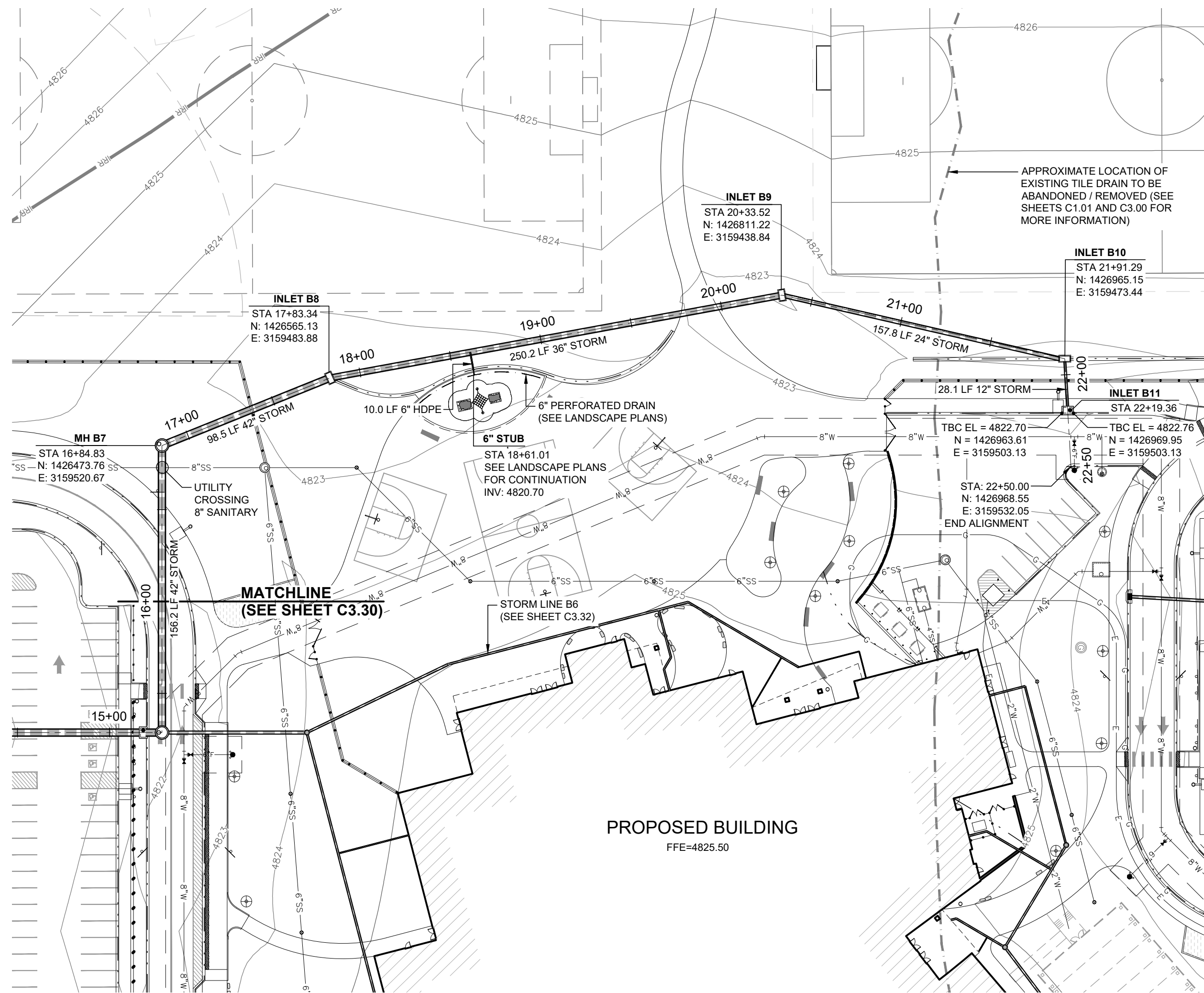
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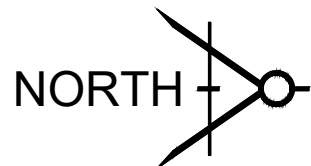
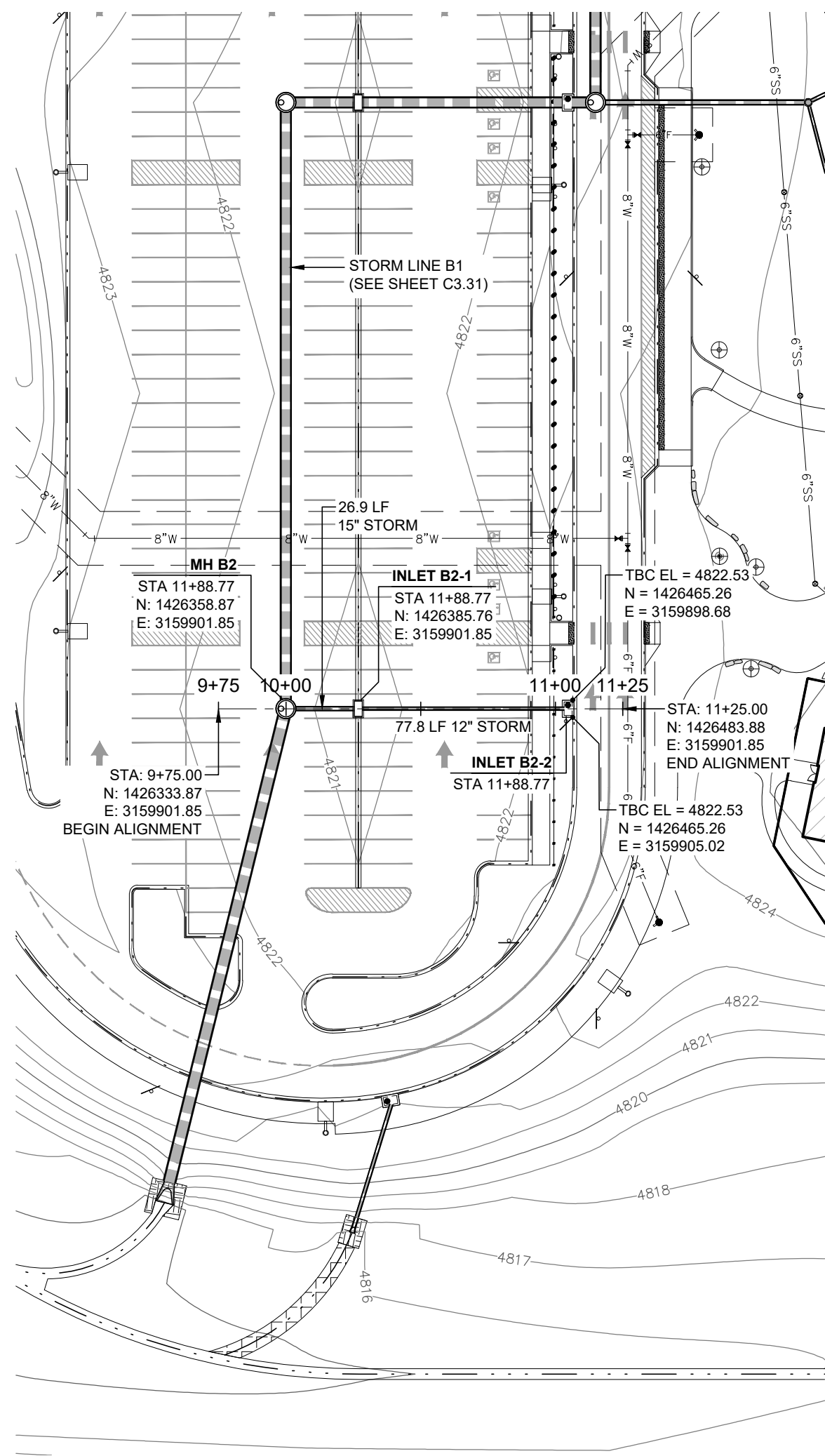
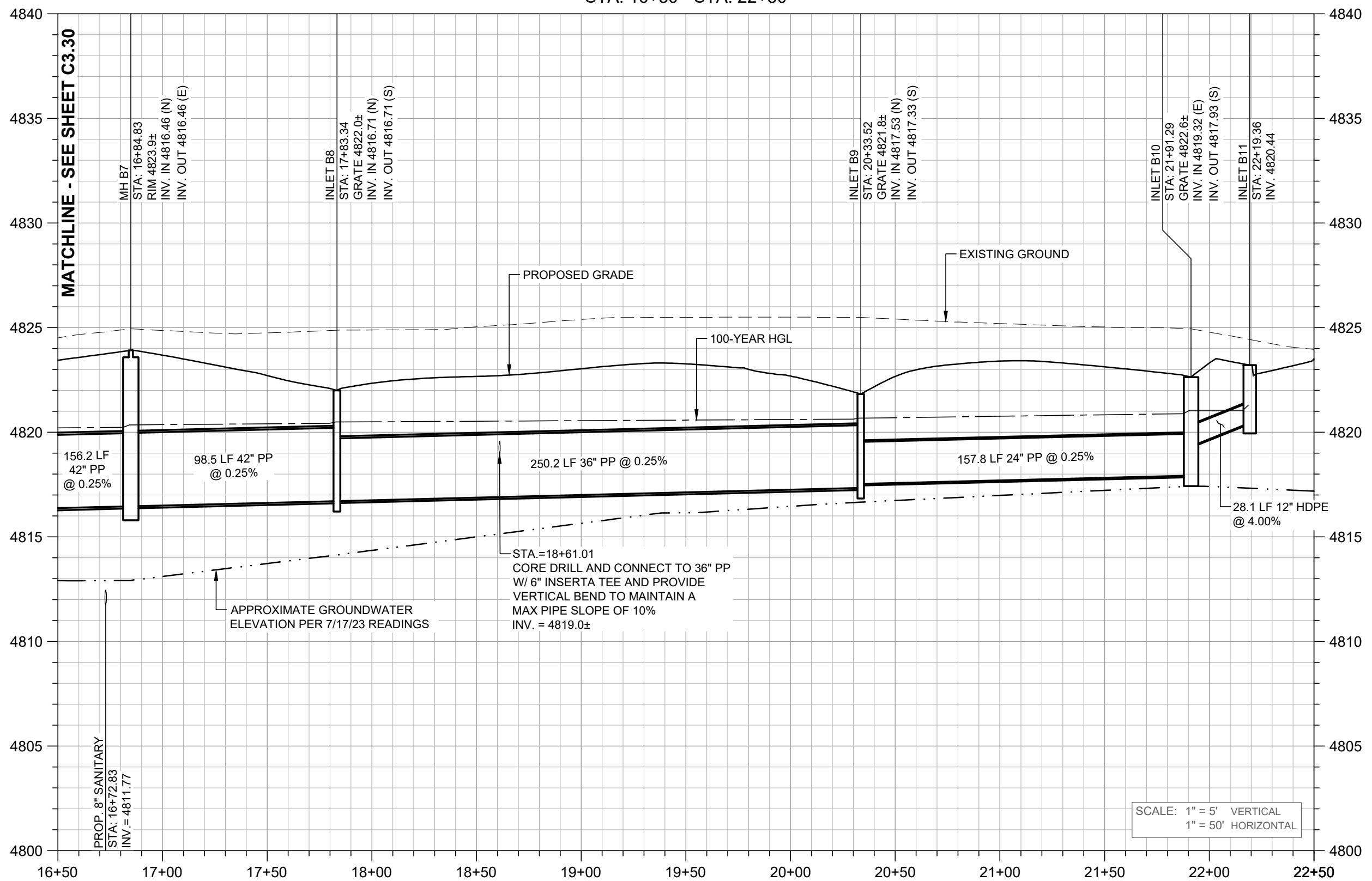
TOWN OF WINDSOR DRAWING REVIEW

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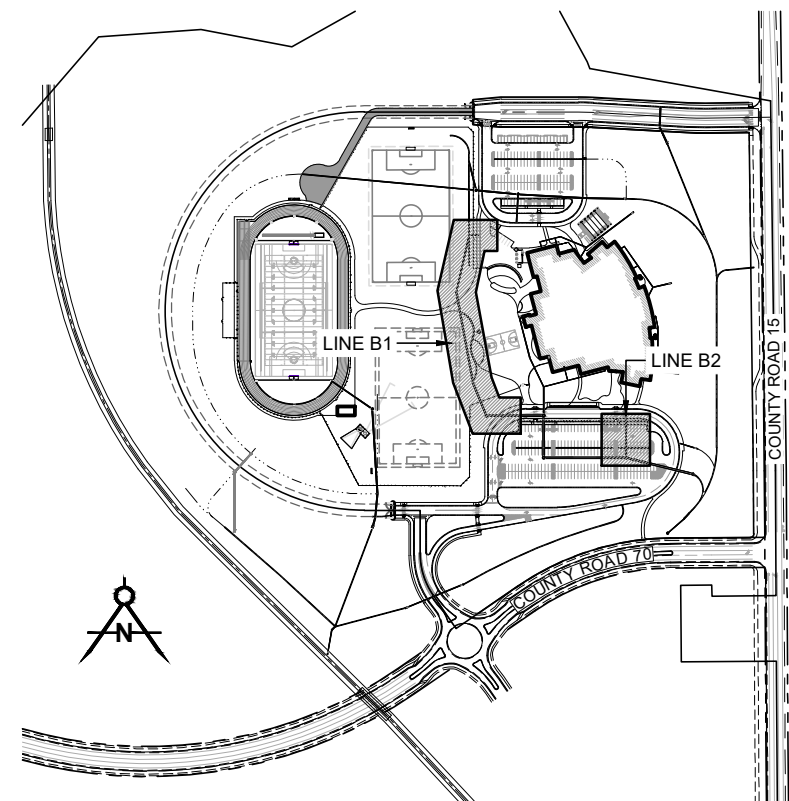
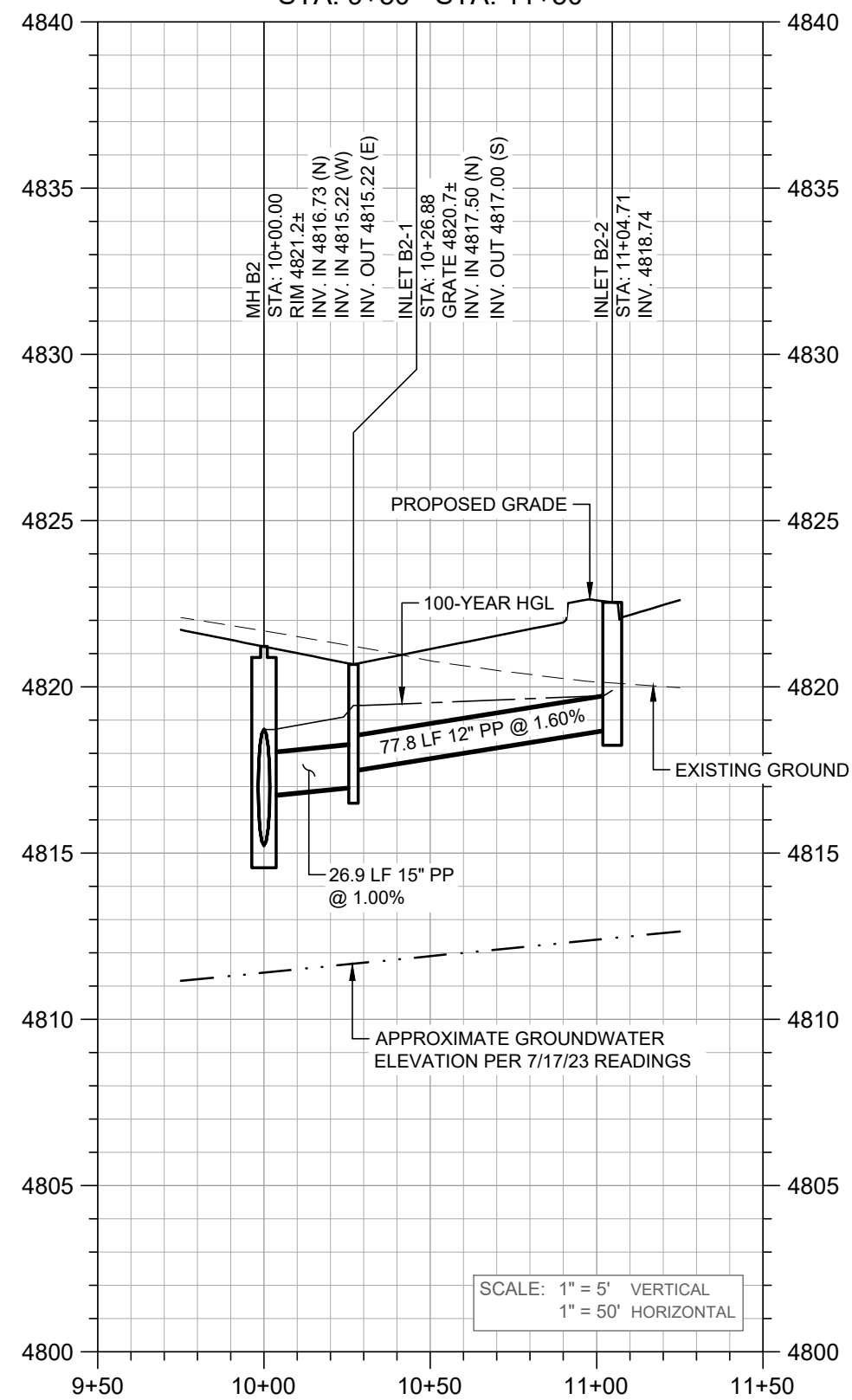




STORM B1 PROFILE  
STA: 16+50 - STA: 22+50



STORM B2 PROFILE  
STA: 9+50 - STA: 11+50

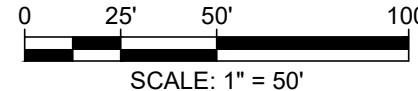


LEGEND

- |  |                        |
|--|------------------------|
|  | PROPOSED BUILDING      |
|  | CURB & GUTTER          |
|  | CONCRETE PAN           |
|  | SANITARY MANHOLE       |
|  | SANITARY MAIN          |
|  | SANITARY SERVICE       |
|  | DOWNSPOUT              |
|  | FLARED END SECTION     |
|  | STORM MANHOLE          |
|  | STORM INLET            |
|  | STORM PIPE             |
|  | STORM OUTLET STRUCTURE |
|  | RIP RAP                |
|  | FIRELINE               |
|  | WATER MAIN             |

NOTES

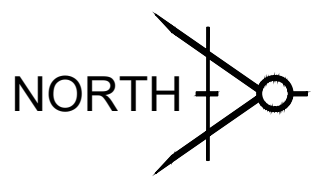
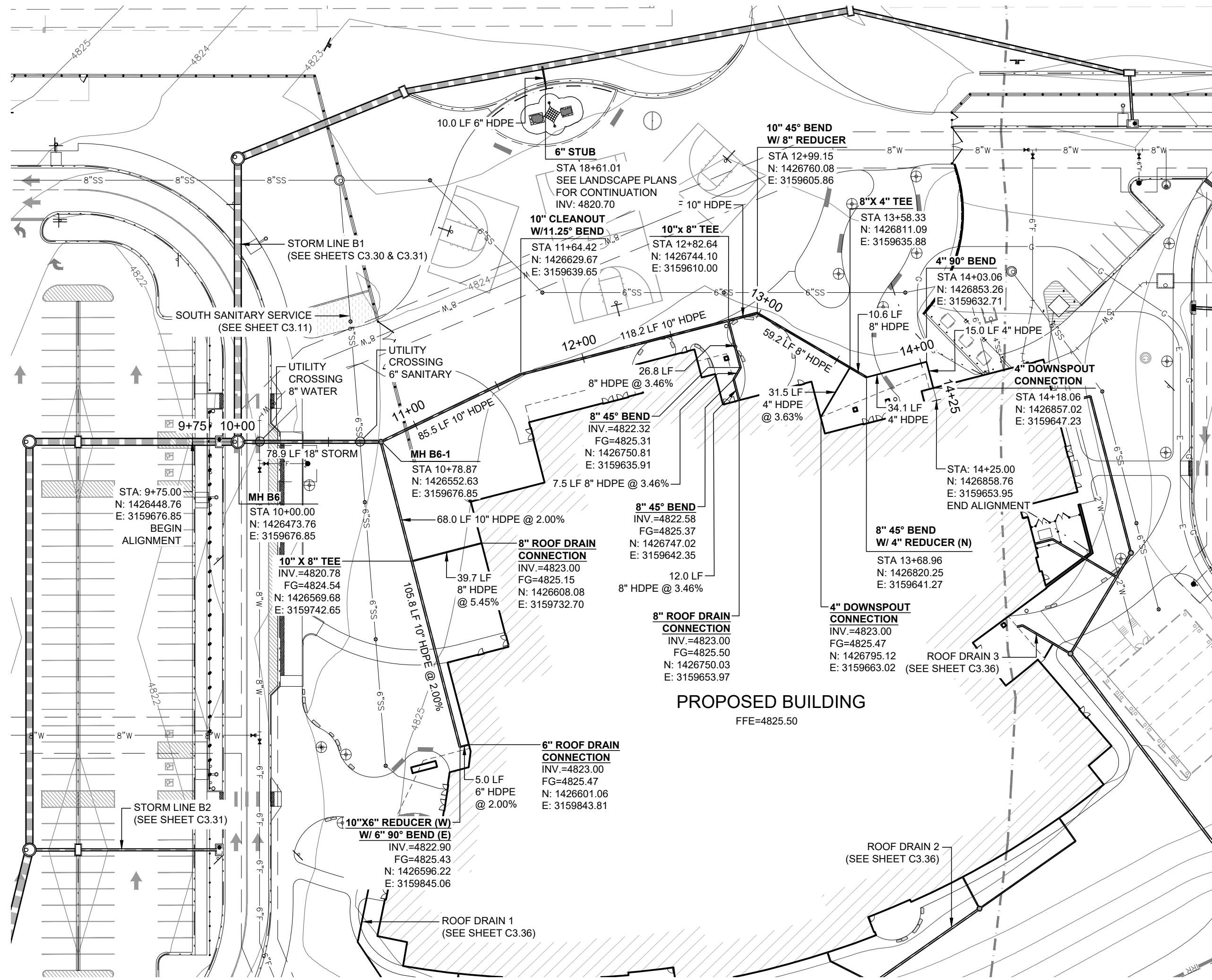
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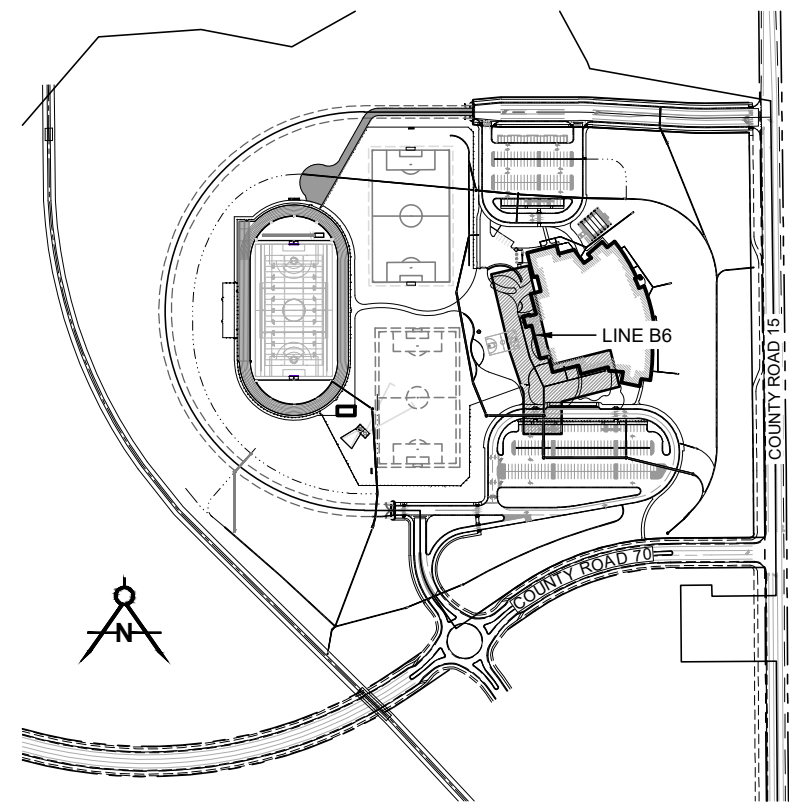
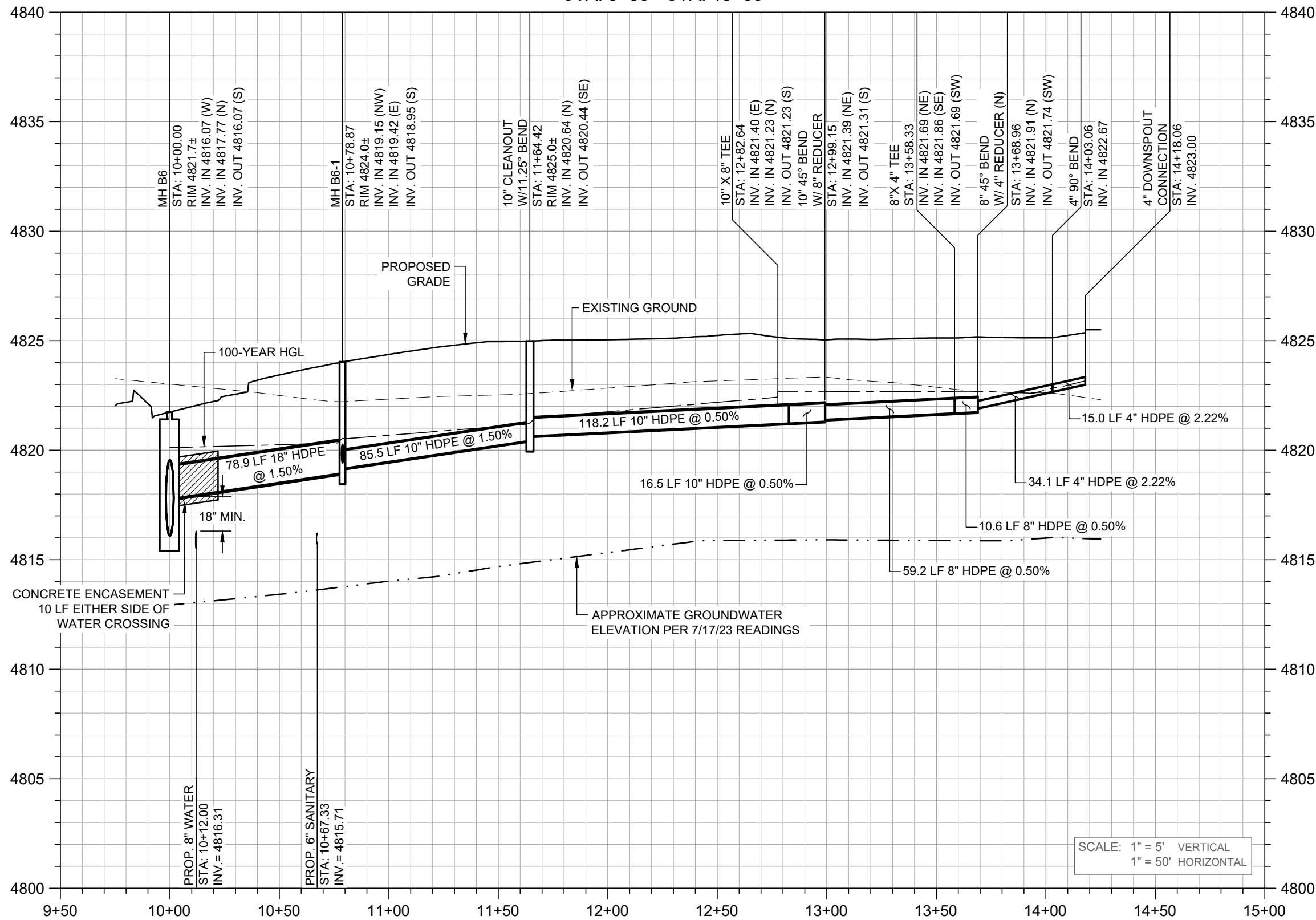
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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING





STORM B6 PROFILE  
STA: 9+50 - STA: 15+00

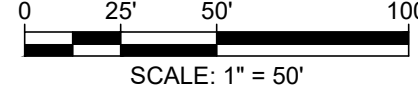


LEGEND

- PROPOSED BUILDING
- CURB & GUTTER
- CONCRETE PAN
- SANITARY MANHOLE
- SANITARY MAIN
- SANITARY SERVICE
- DOWNSPOUT
- FLARED END SECTION
- STORM MANHOLE
- STORM INLET
- STORM PIPE
- STORM OUTLET STRUCTURE
- RIP RAP
- FIRELINE
- WATER MAIN

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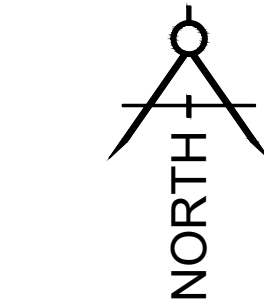
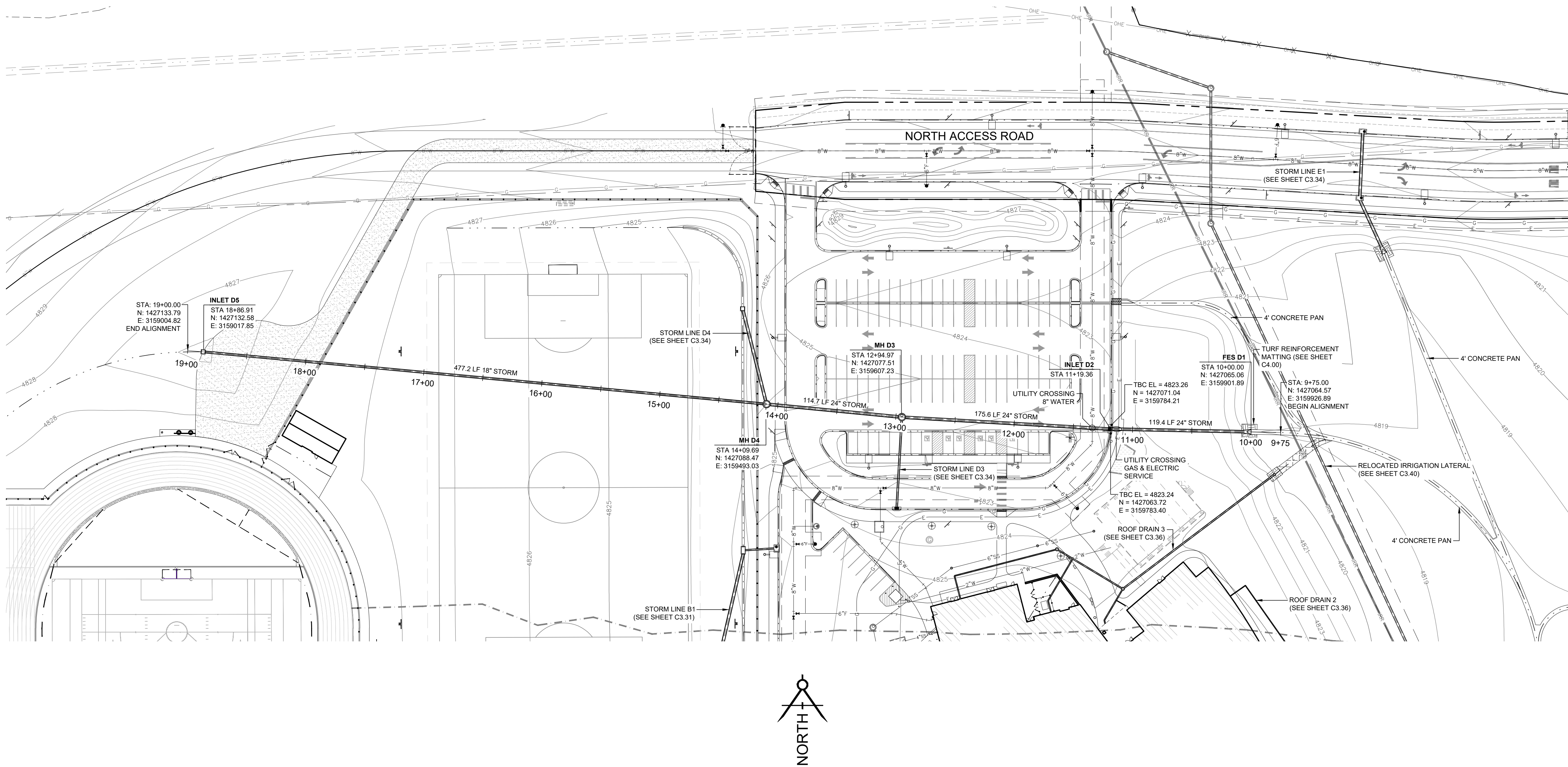


TOWN OF WINDSOR DRAWING REVIEW

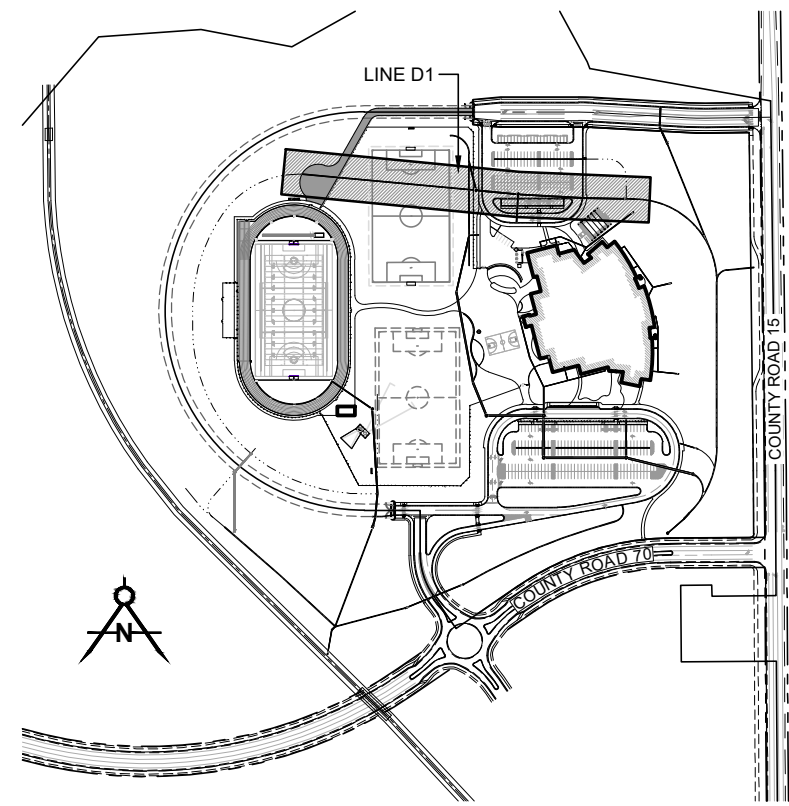
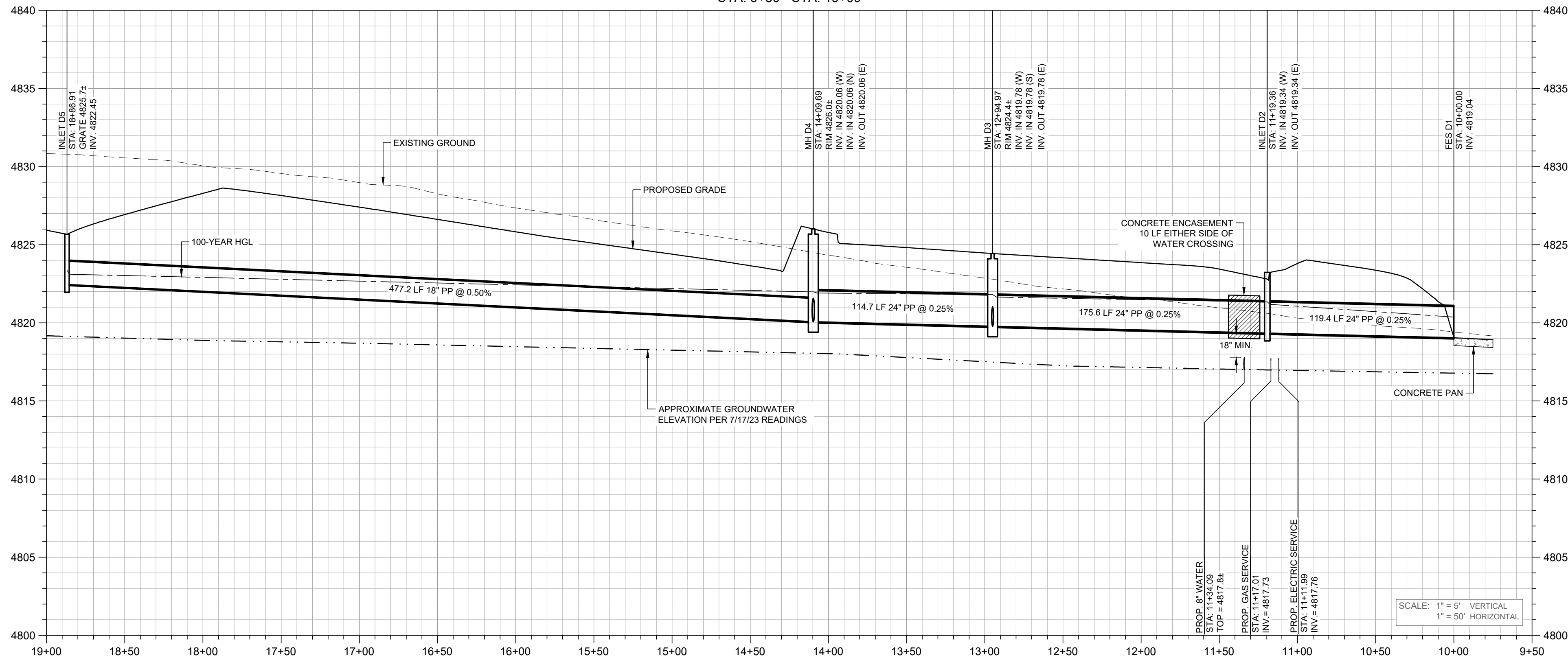
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ENGINEERING





STORM D1 PROFILE  
STA: 9+50 - STA: 19+00

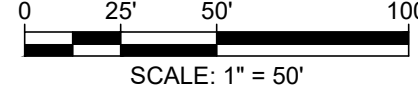


LEGEND

- PROPOSED BUILDING
- CURB & GUTTER
- CONCRETE PAN
- SANITARY MANHOLE
- SANITARY MAIN
- SANITARY SERVICE
- DOWNSPOUT
- FLARED END SECTION
- STORM MANHOLE
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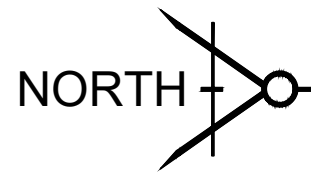
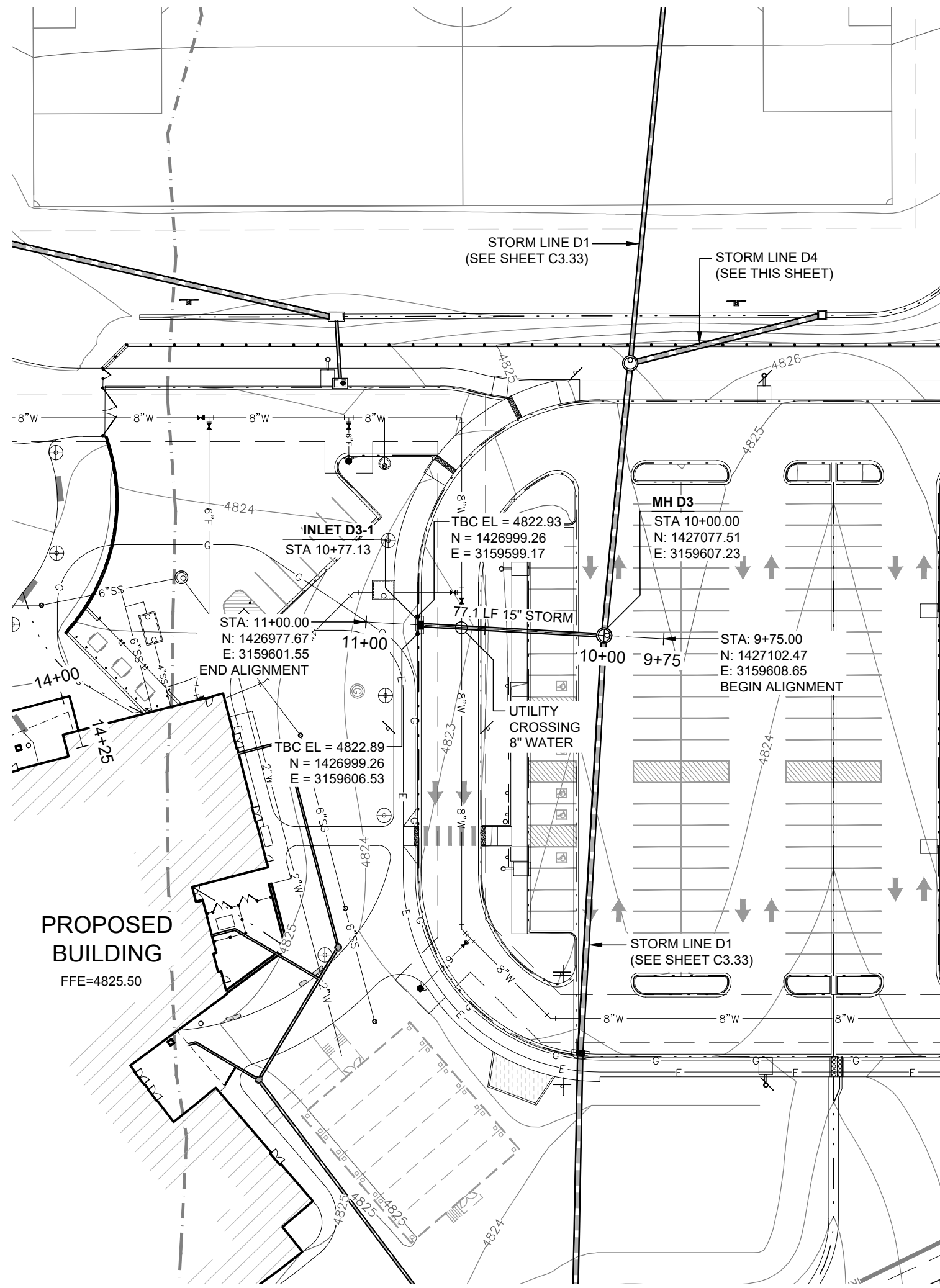
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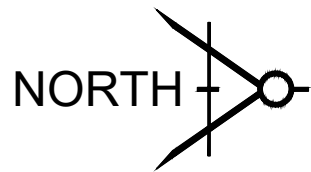
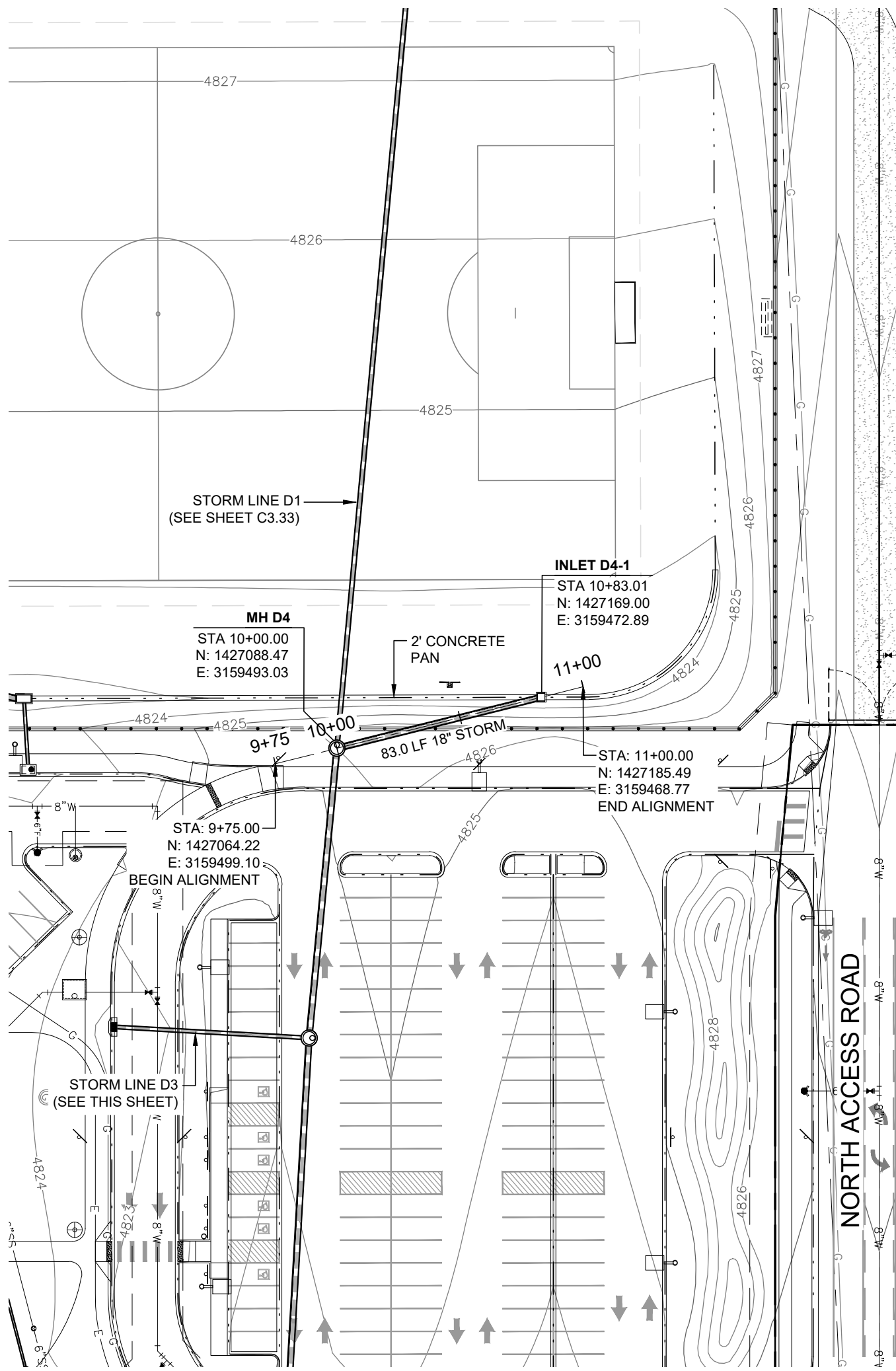
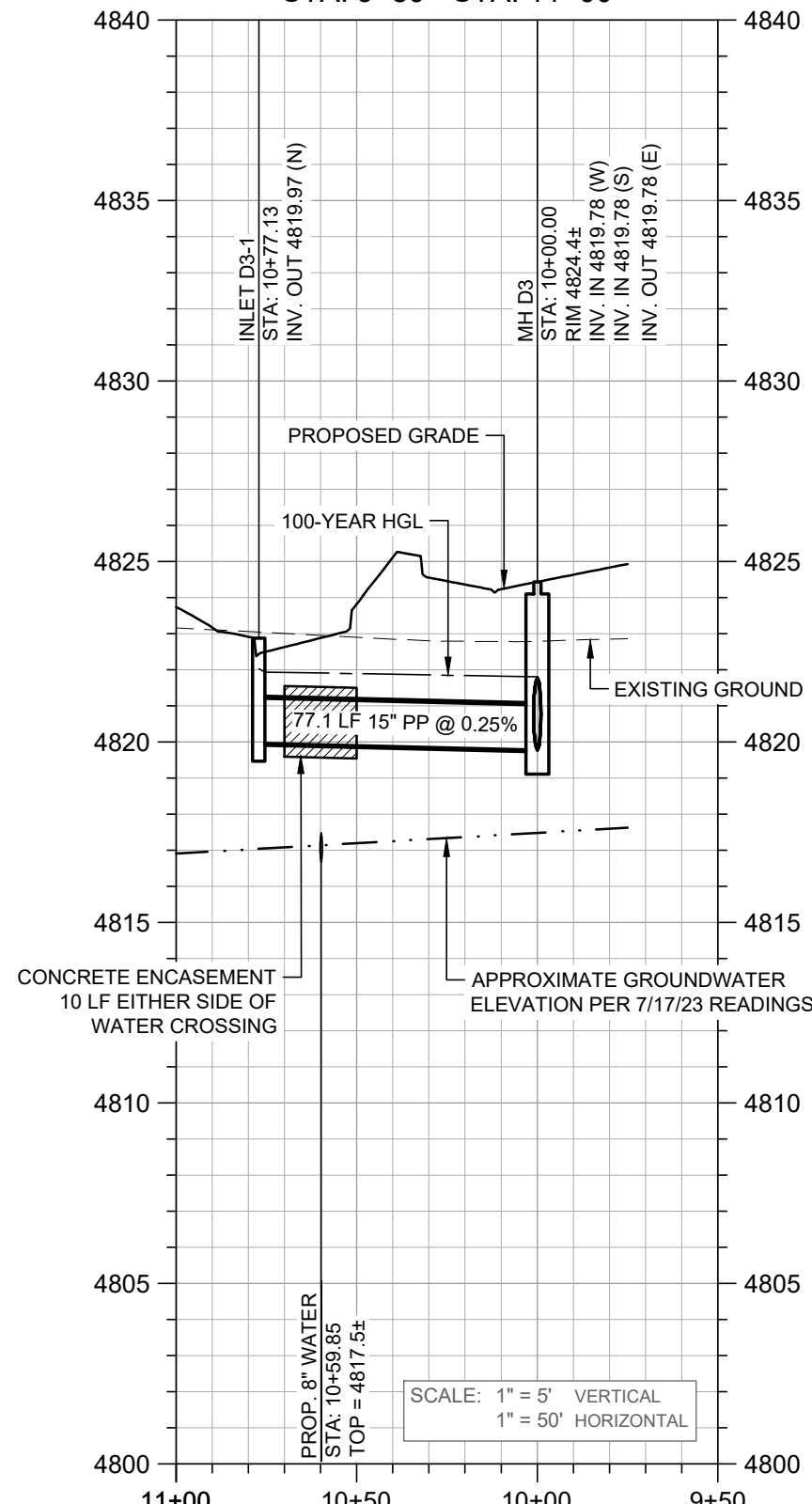
TOWN OF WINDSOR DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.  
DATE: \_\_\_\_\_ BY: DEPUTY DIRECTOR OF ENGINEERING

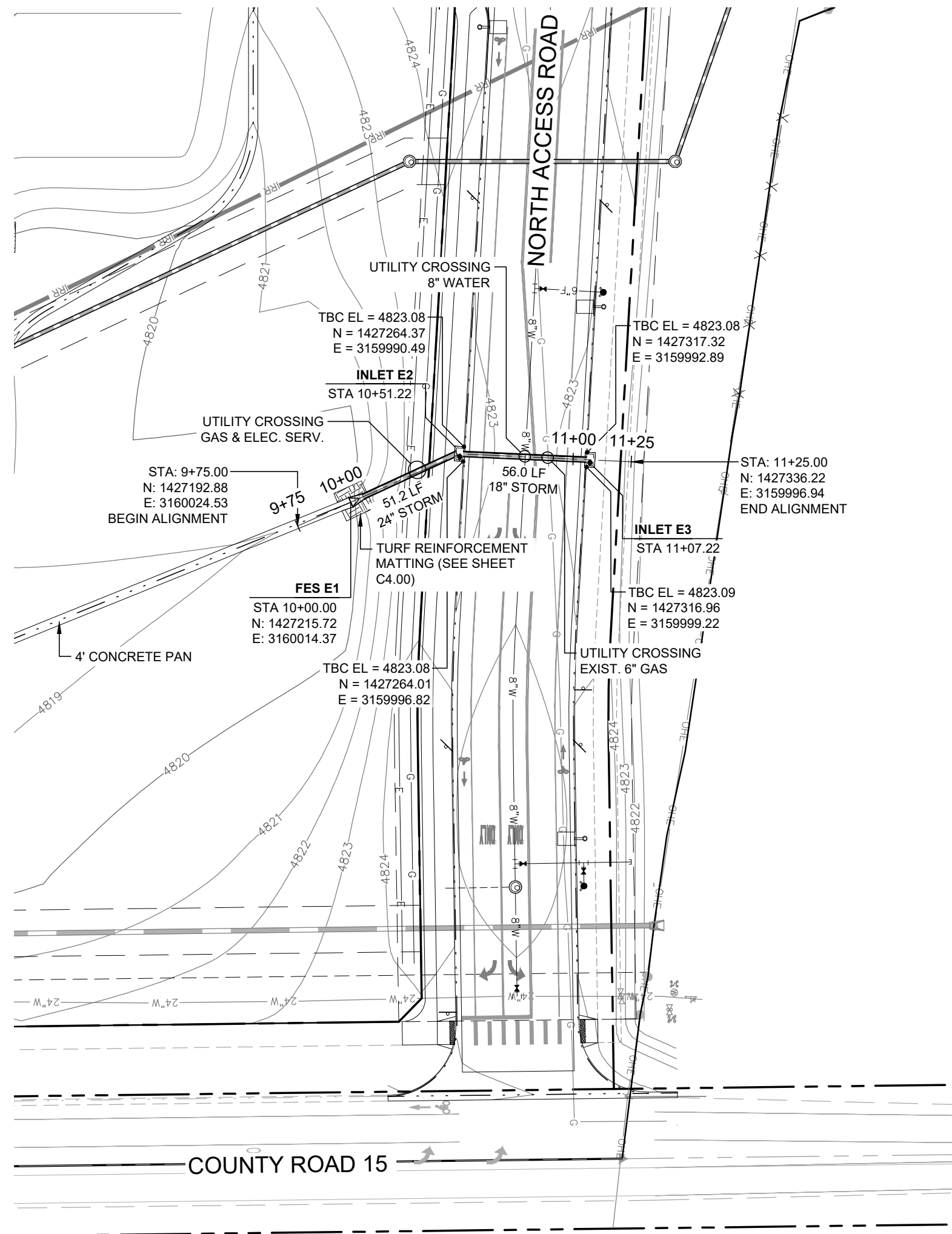
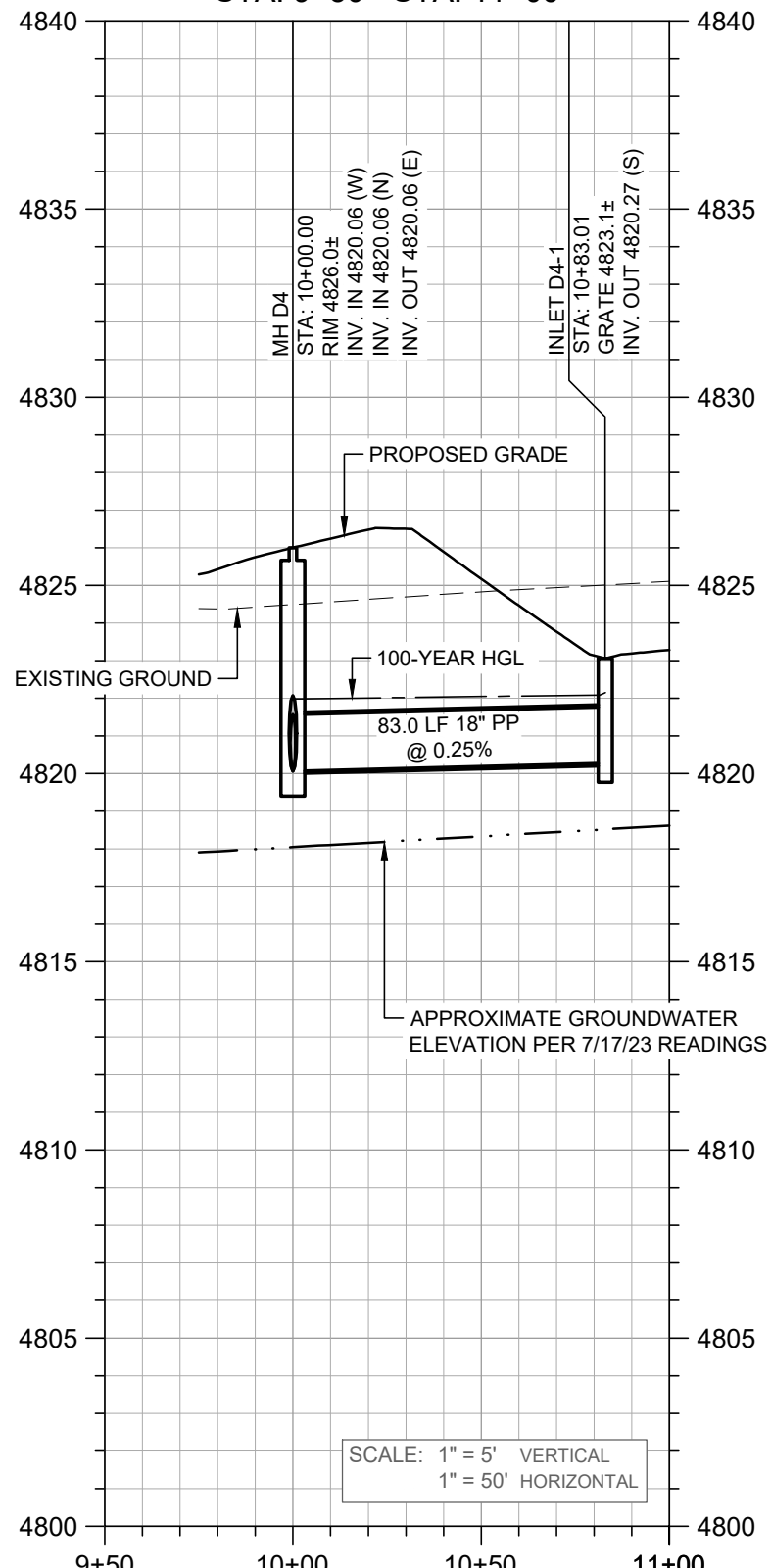




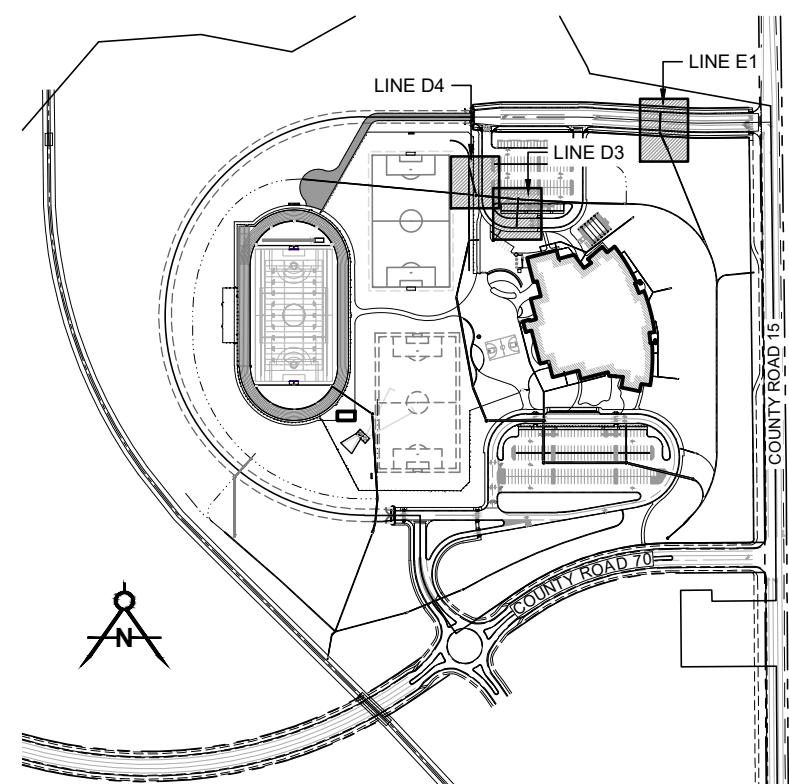
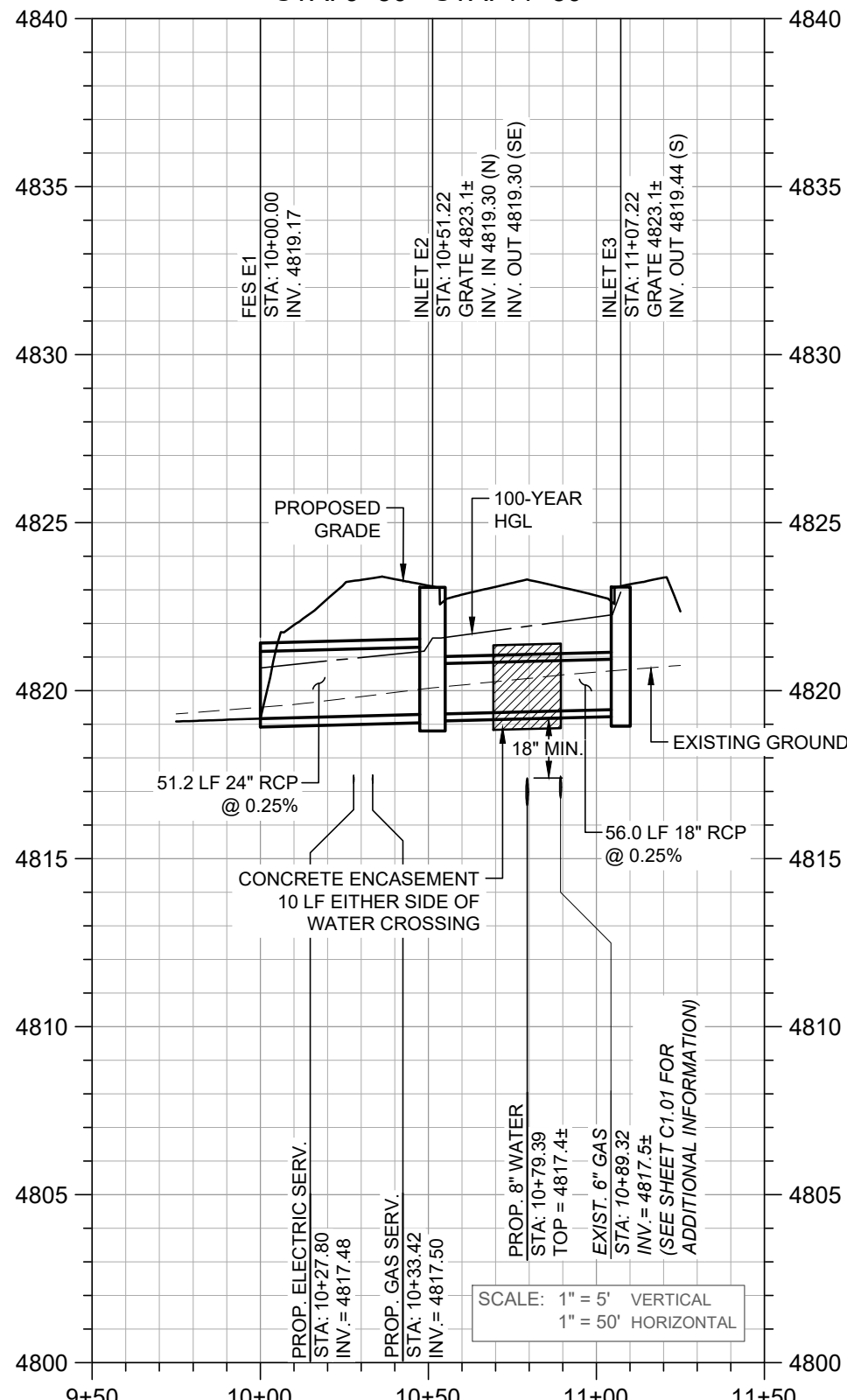
STORM D3 PROFILE  
STA: 9+50 - STA: 11+00



STORM D4 PROFILE  
STA: 9+50 - STA: 11+00



STORM E1 PROFILE  
STA: 9+50 - STA: 11+50

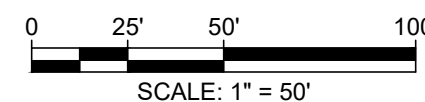


LEGEND

|  |                        |
|--|------------------------|
|  | PROPOSED BUILDING      |
|  | CURB & GUTTER          |
|  | CONCRETE PAN           |
|  | SANITARY MANHOLE       |
|  | SANITARY MAIN          |
|  | SANITARY SERVICE       |
|  | DOWNSPOUT              |
|  | FLARED END SECTION     |
|  | STORM MANHOLE          |
|  | STORM INLET            |
|  | STORM PIPE             |
|  | STORM OUTLET STRUCTURE |
|  | RIP RAP                |
|  | FIRELINE               |
|  | WATER MAIN             |

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TOWN OF WINDSOR DRAWING REVIEW

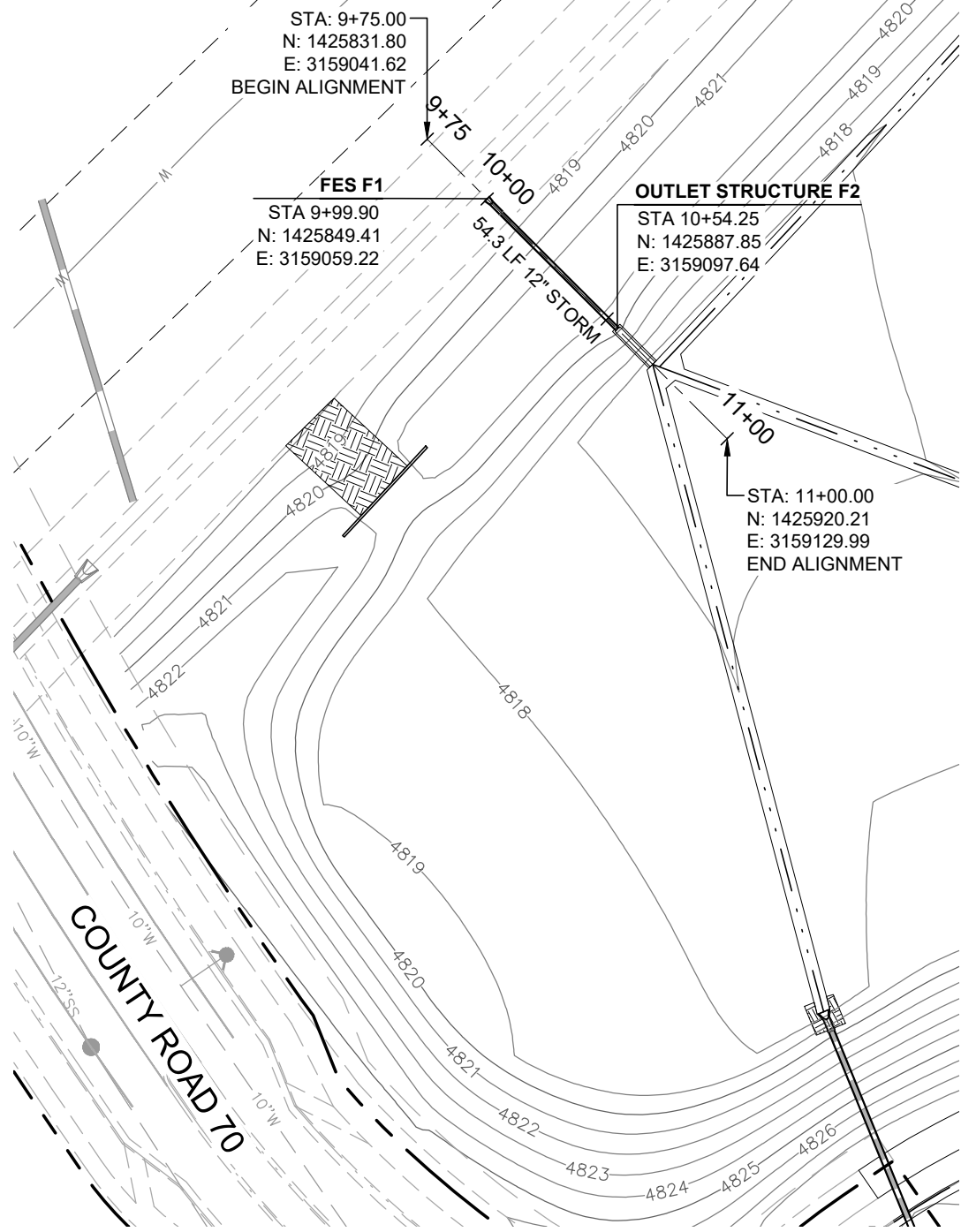
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DEPUTY DIRECTOR OF  
ENGINEERING

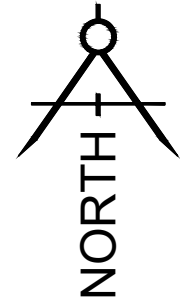
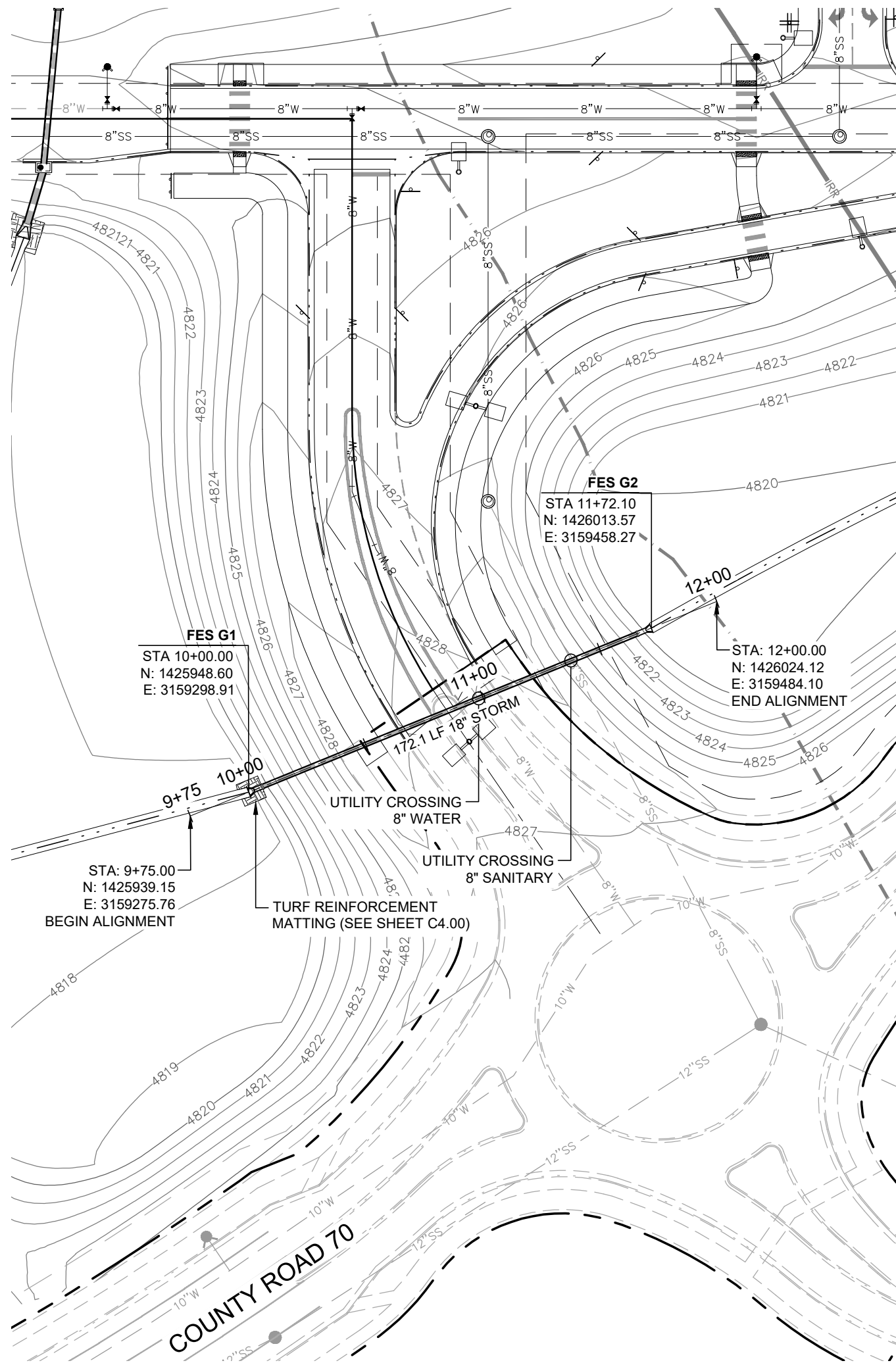
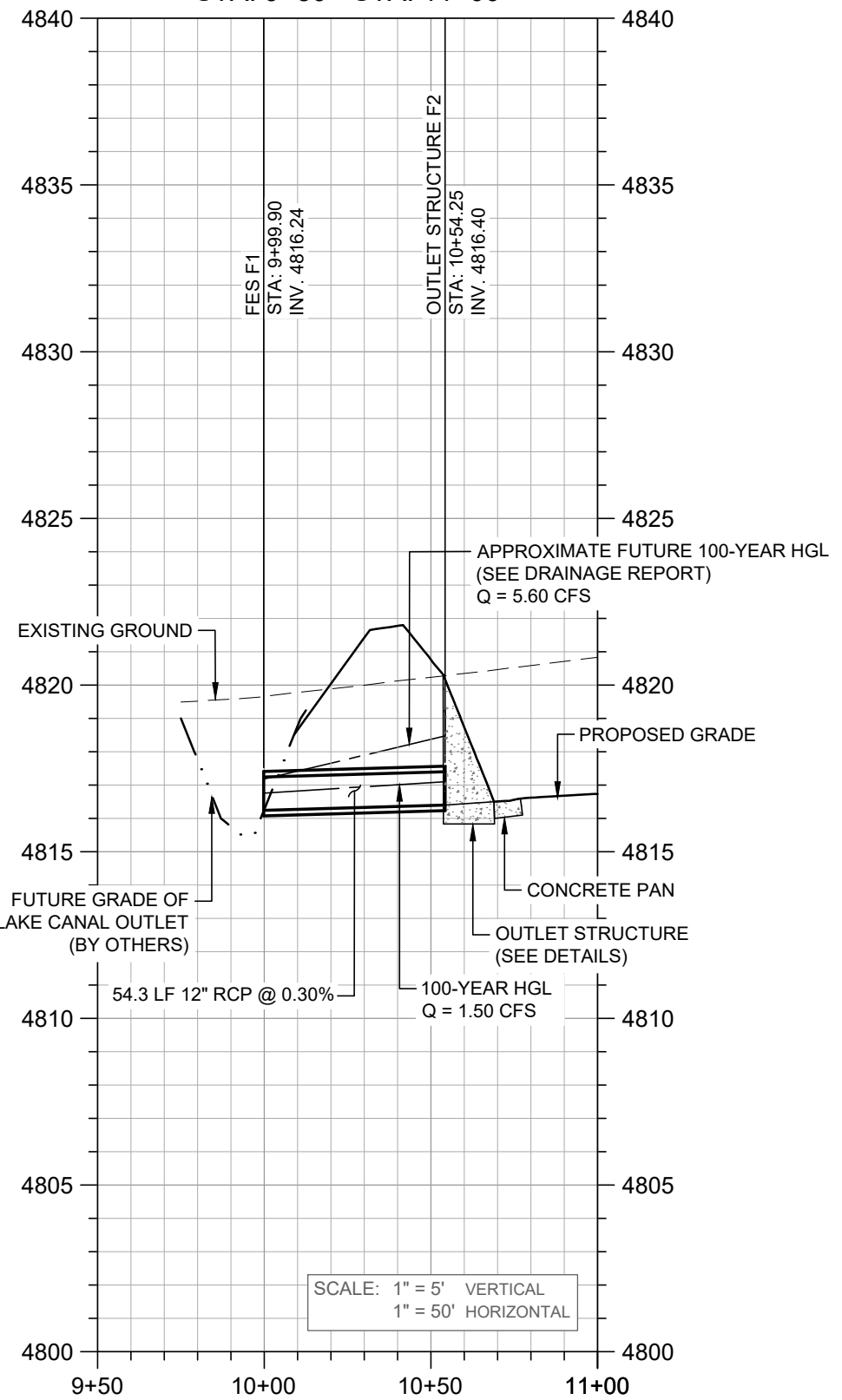


CITY OF GREELEY  
Reviewed By: \_\_\_\_\_ Date \_\_\_\_\_  
Water/Sewer Chief Engineer  
Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

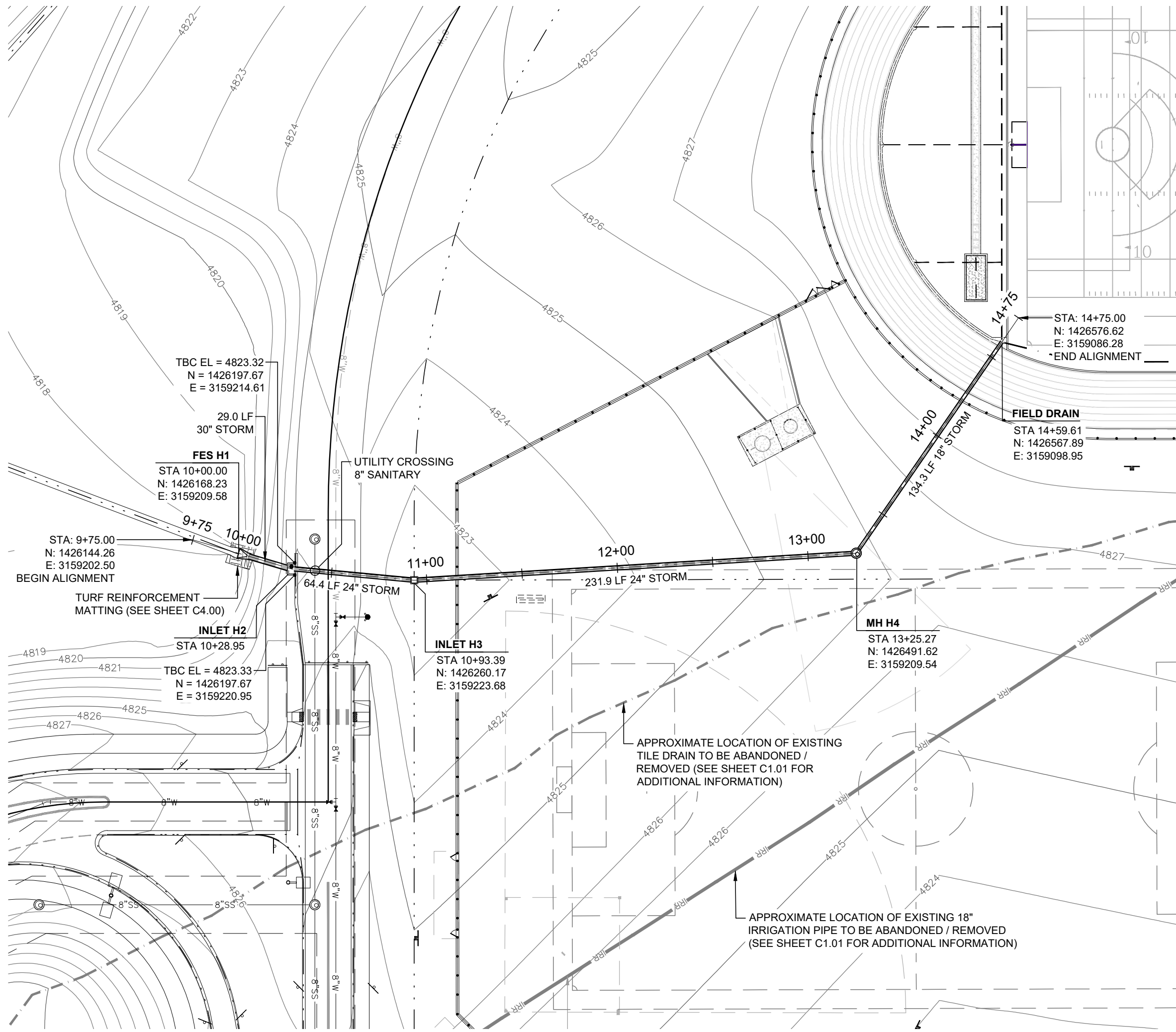
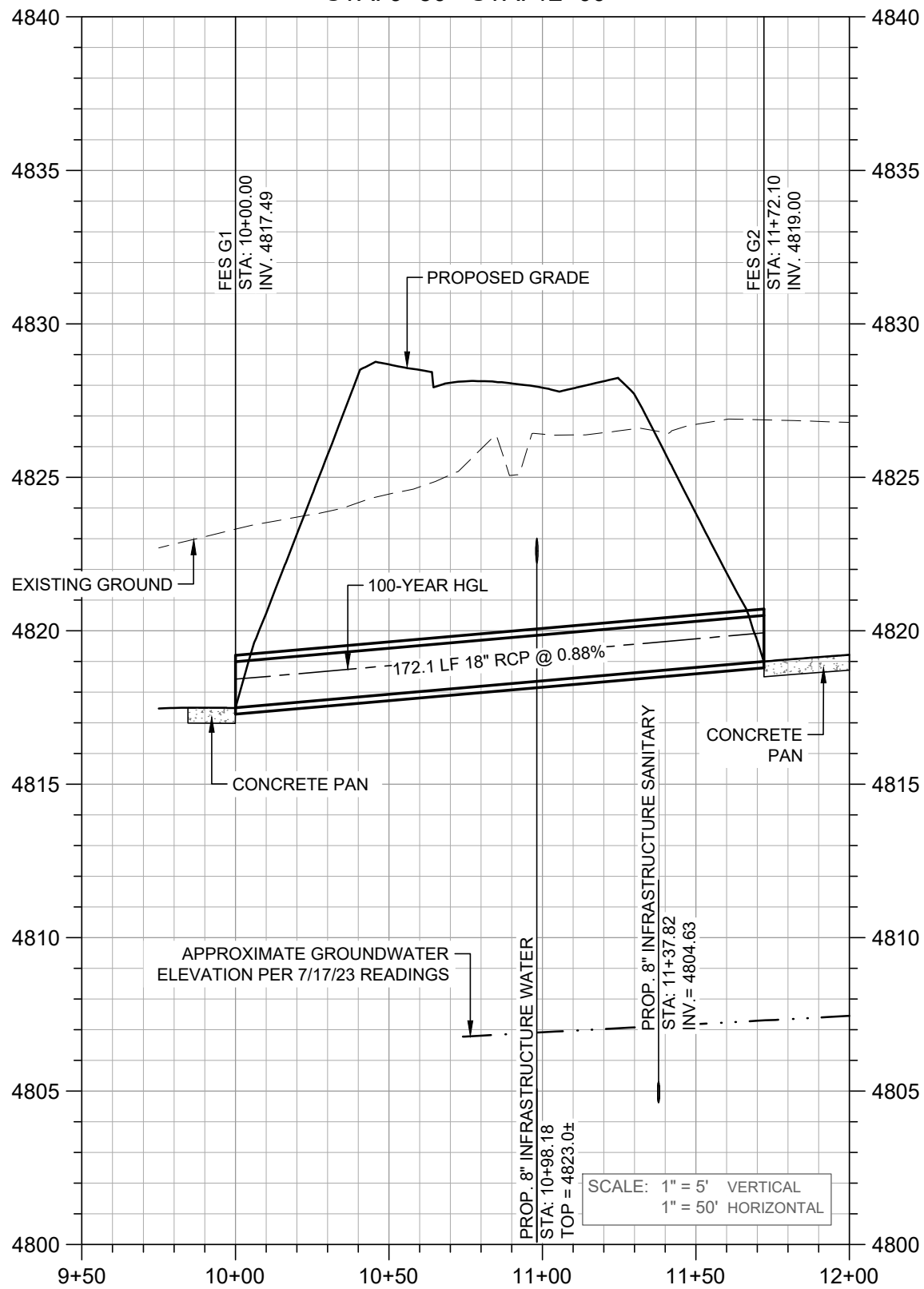
EXISTING 50' CITY OF GREELEY  
PIPELINE EASEMENT  
WELD COUNTY REC. NO. 1504542  
GREELEY REC. NO. FOR ORIGINAL DEED: 115162  
  
GREELEY WATER TRANSMISSION LINE:  
BELLVUE LINE 1, 20-INCH CAST IRON,  
INSTALL DATE: 1932



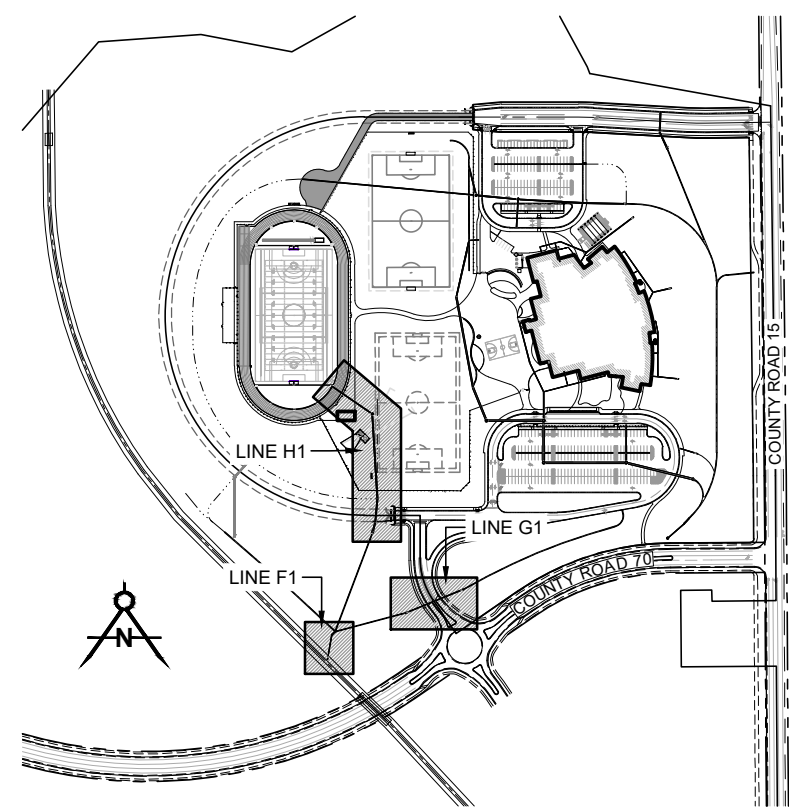
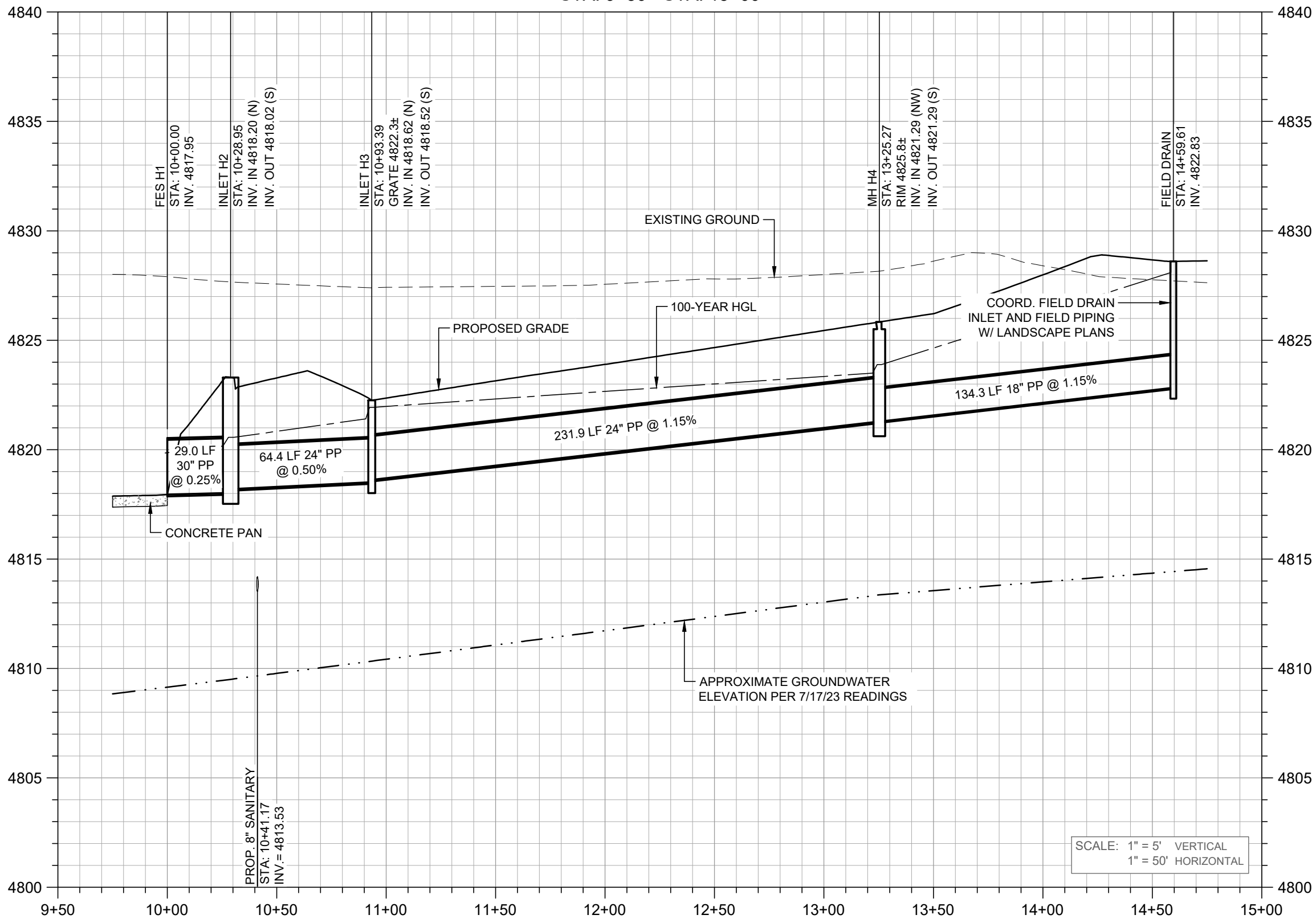
STORM F1 PROFILE  
STA: 9+50 - STA: 11+00



STORM G1 PROFILE  
STA: 9+50 - STA: 12+00



STORM H1 PROFILE  
STA: 9+50 - STA: 15+00

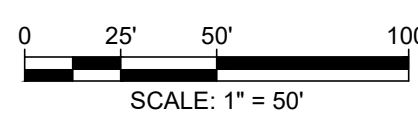


#### LEGEND

- PROPOSED BUILDING
- CURB & GUTTER
- CONCRETE PAN
- SANITARY MANHOLE
- SANITARY MAIN
- SANITARY SERVICE
- DOWNSPOUT
- FLARED END SECTION
- STORM MANHOLE
- STORM INLET
- STORM PIPE
- STORM OUTLET STRUCTURE
- RIP RAP
- FIRELINE
- WATER MAIN

#### NOTES

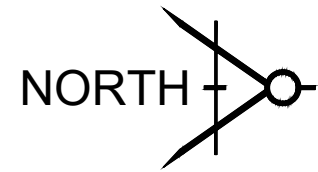
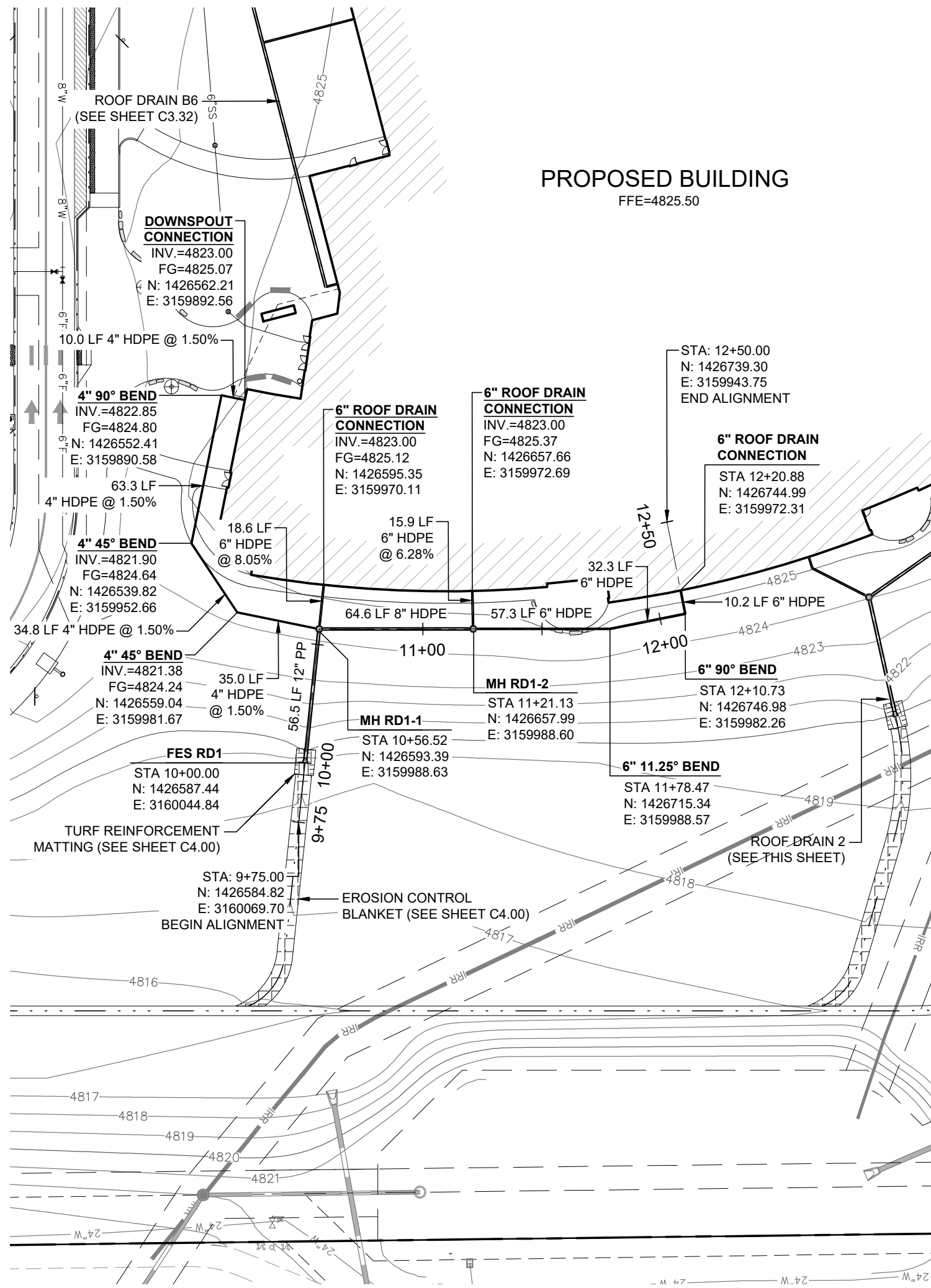
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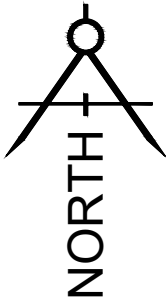
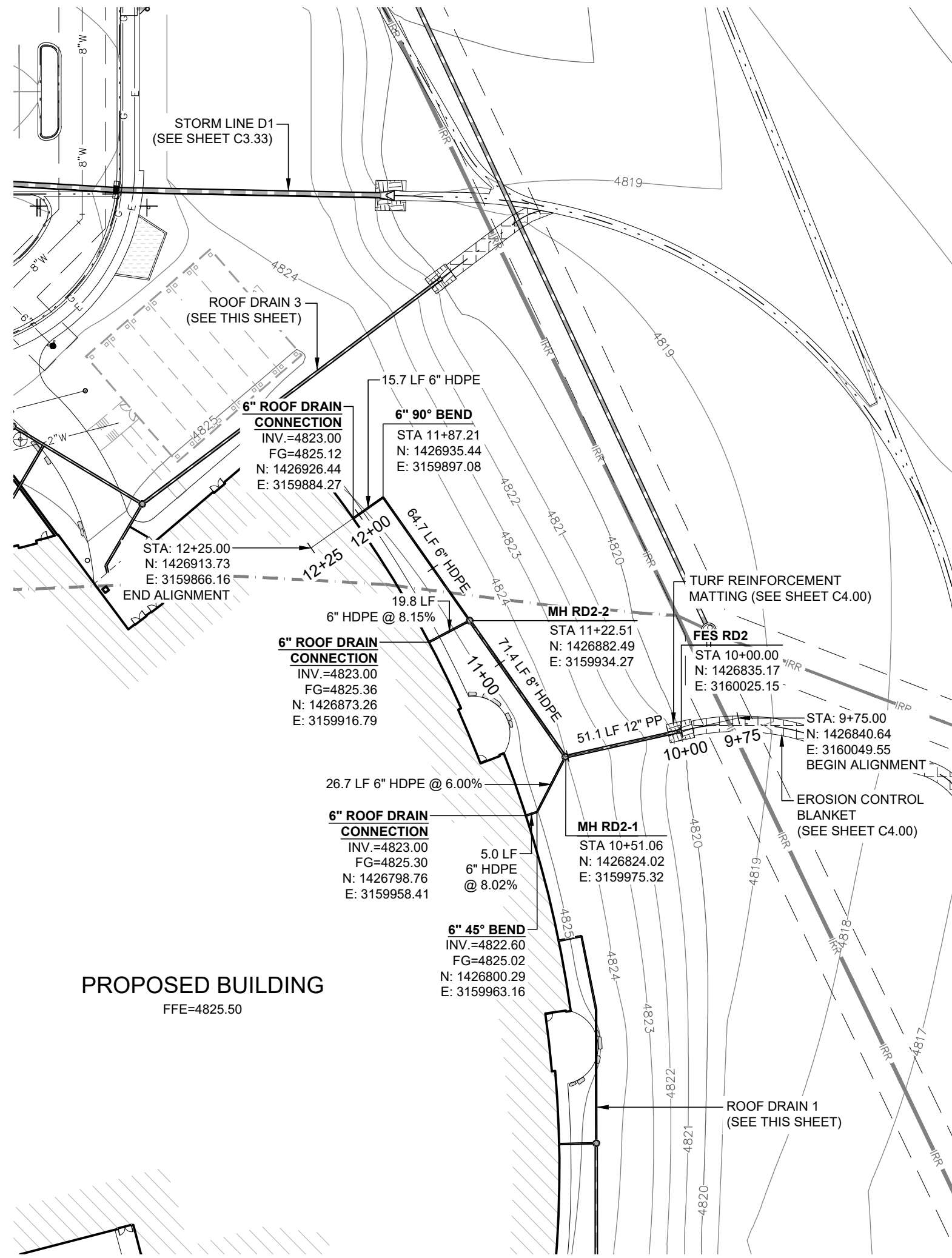
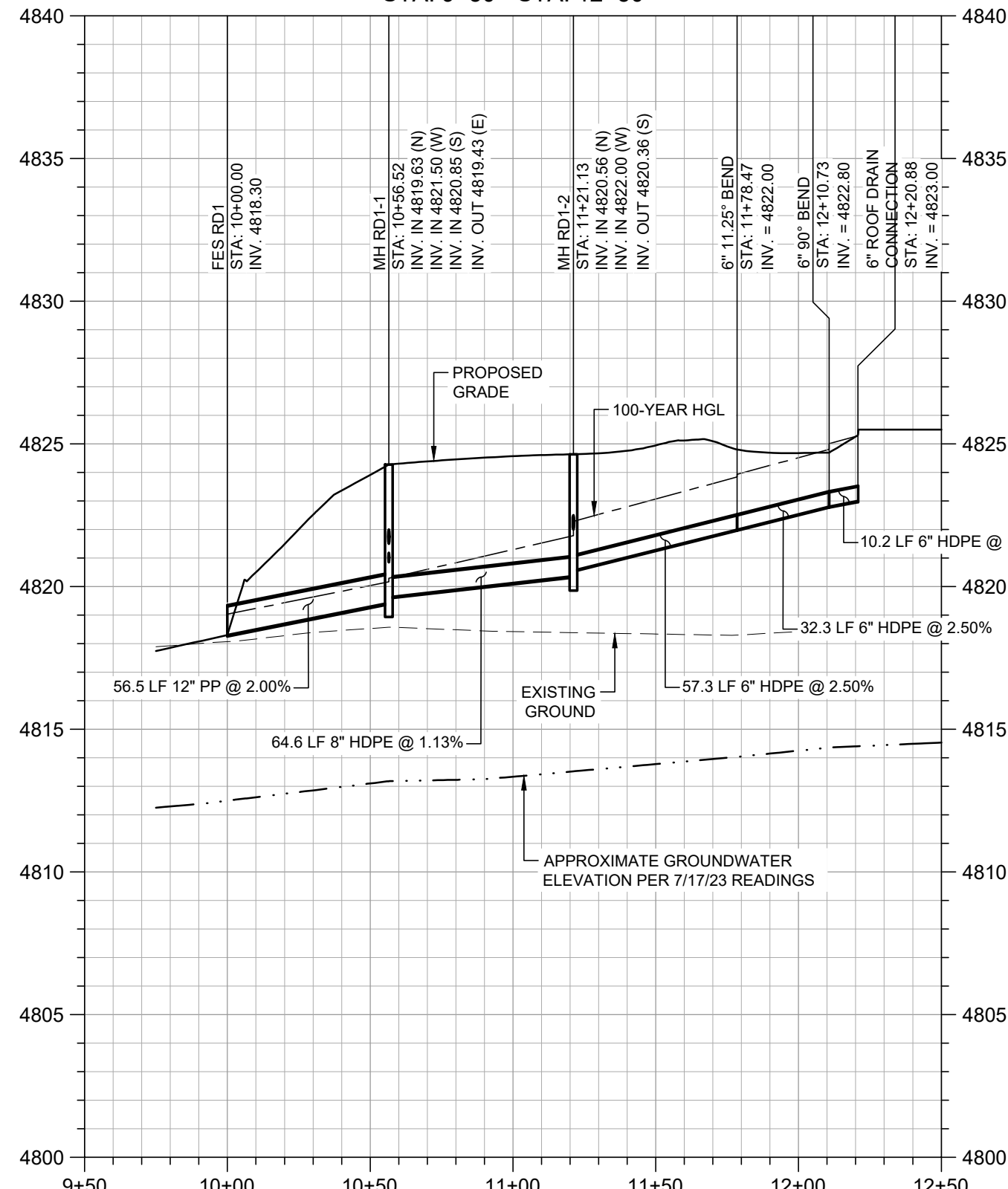
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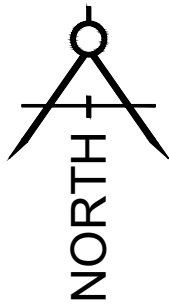
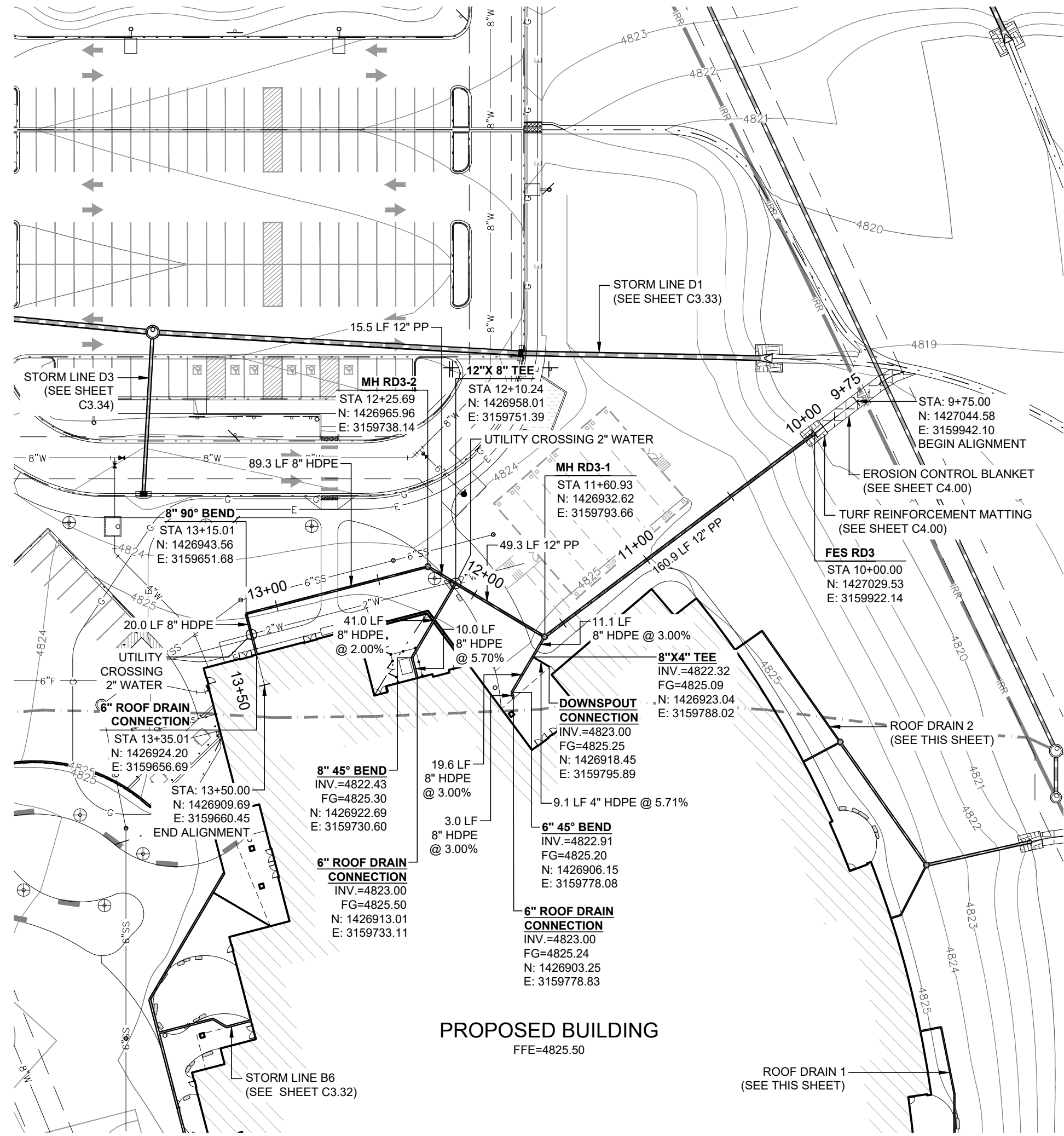
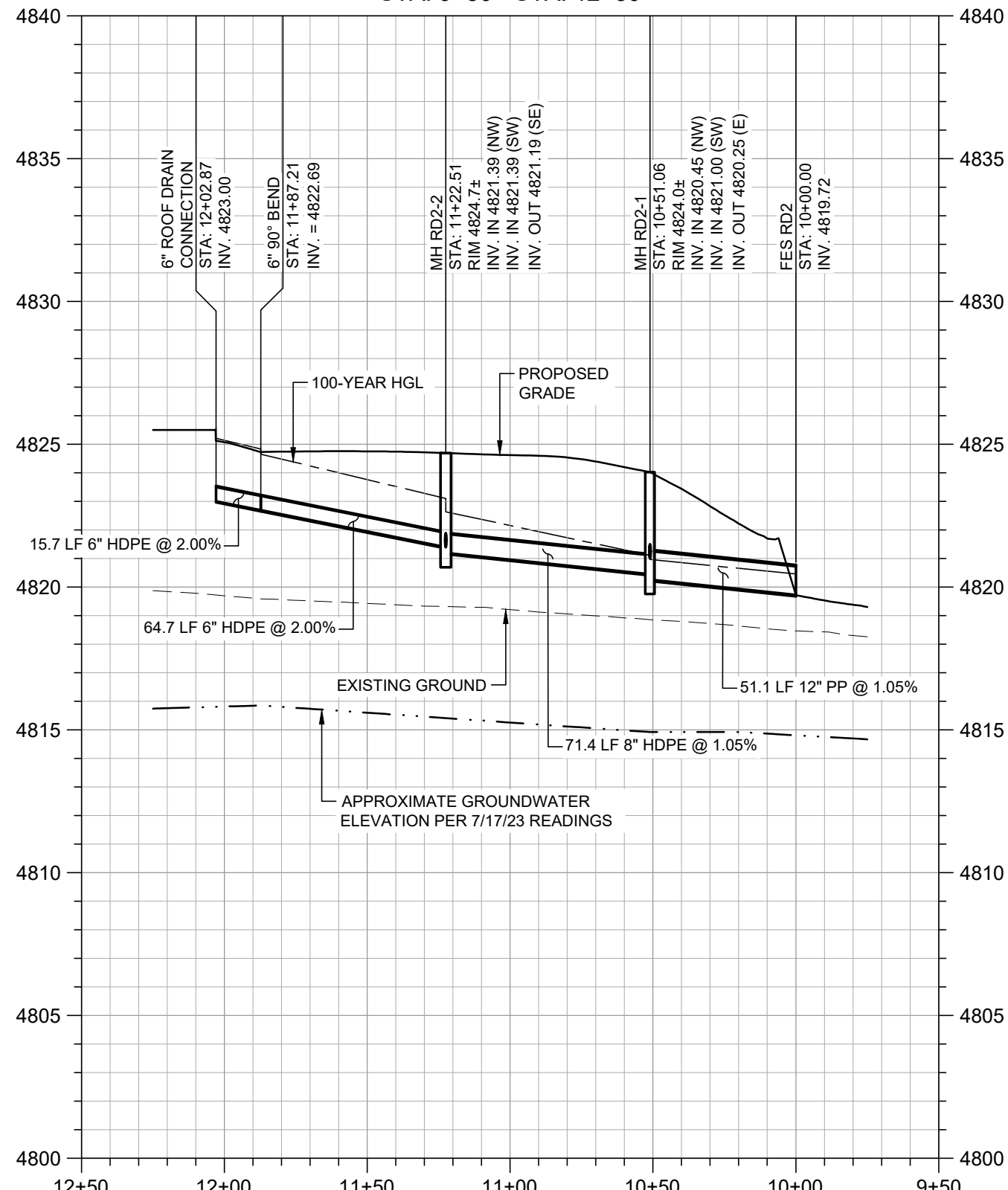




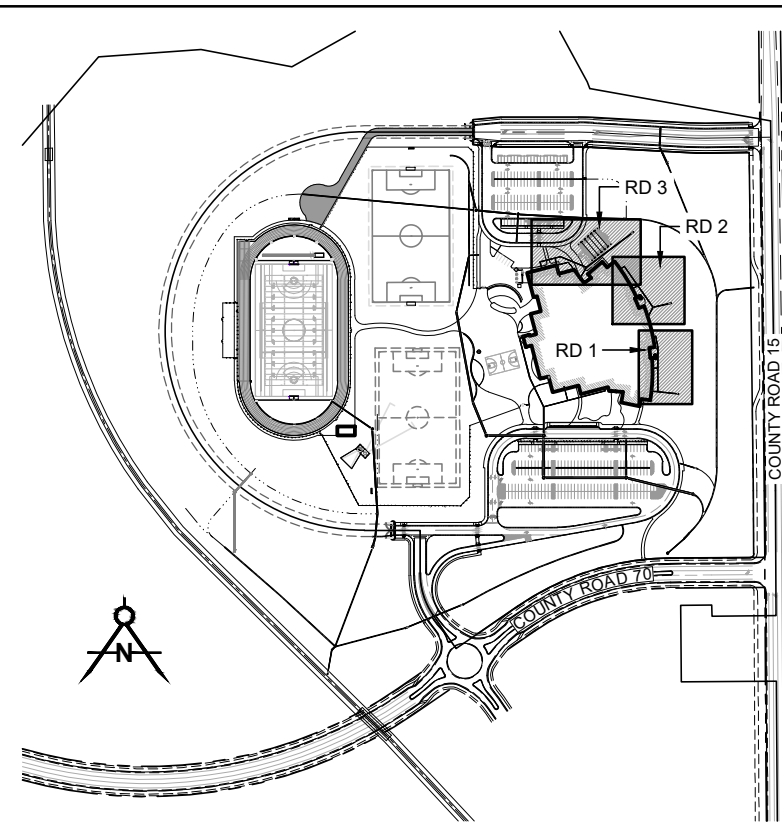
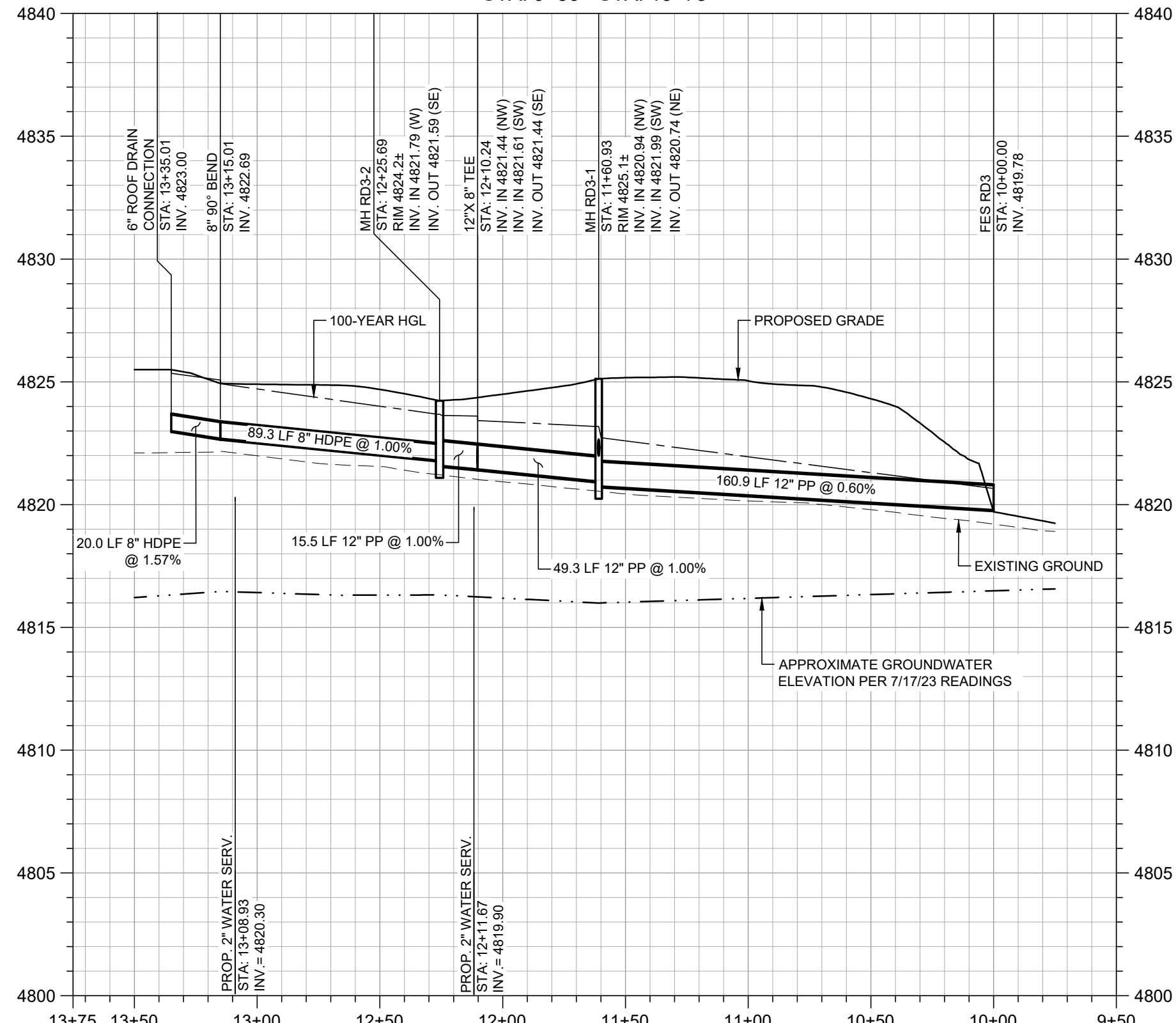
ROOF DRAIN 1 PROFILE  
STA: 9+50 - STA: 12+50



ROOF DRAIN 2 PROFILE  
STA: 9+50 - STA: 12+50



ROOF DRAIN 3 PROFILE  
STA: 9+50 - STA: 13+75

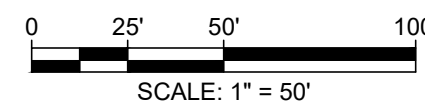


LEGEND

- PROPOSED BUILDING
- CURB & GUTTER
- CONCRETE PAN
- SANITARY MANHOLE
- SANITARY MAIN
- SANITARY SERVICE
- DOWNSPOUT
- FLARED END SECTION
- STORM MANHOLE
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- STORM OUTLET STRUCTURE
- RIP RAP
- FIRELINE
- WATER MAIN

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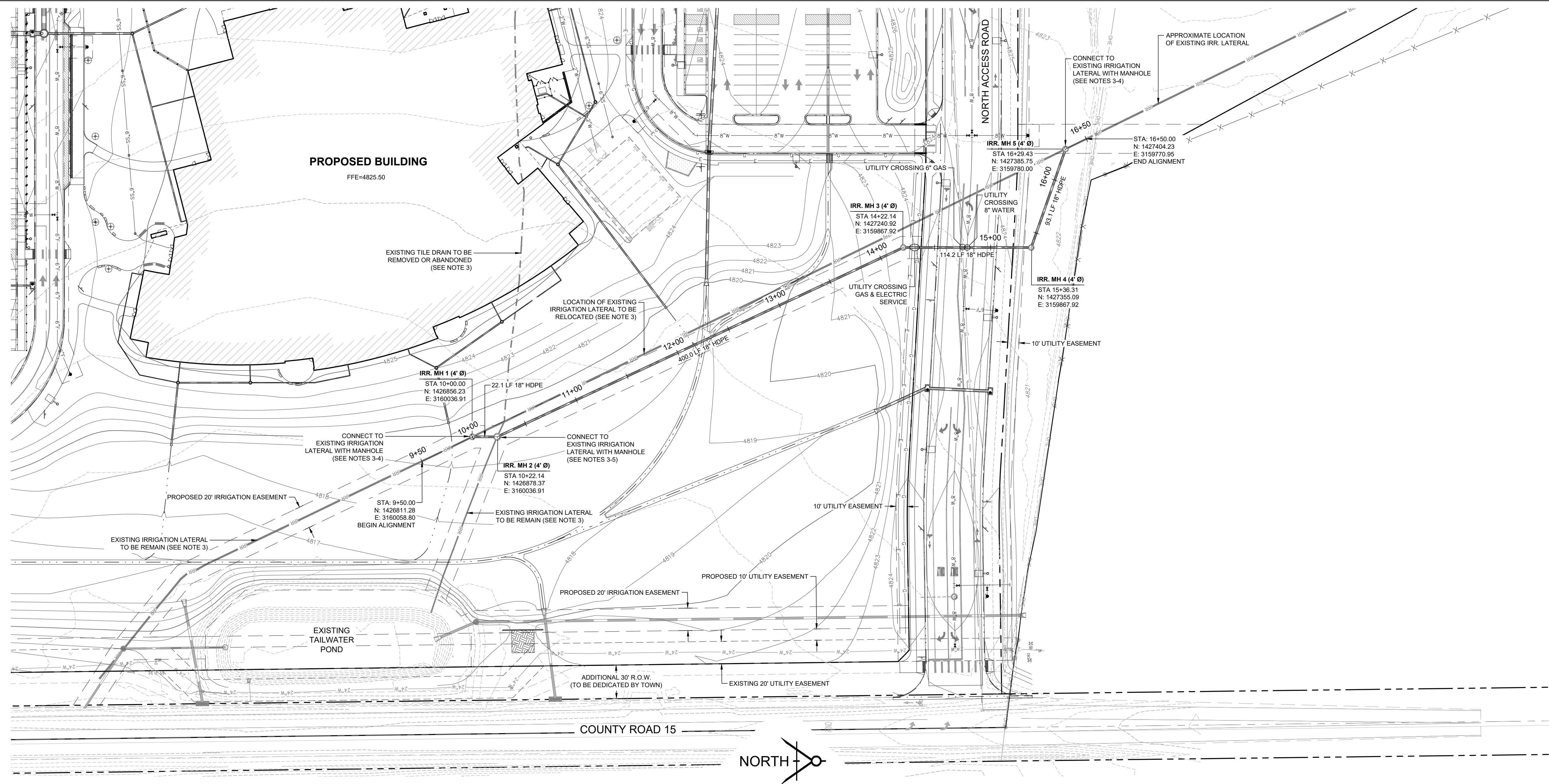
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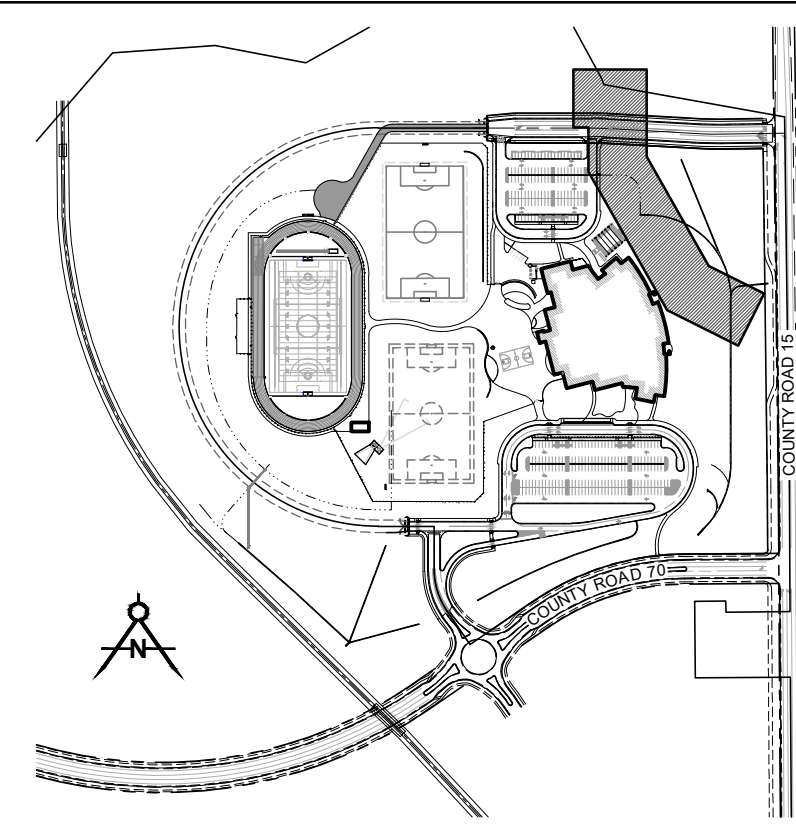
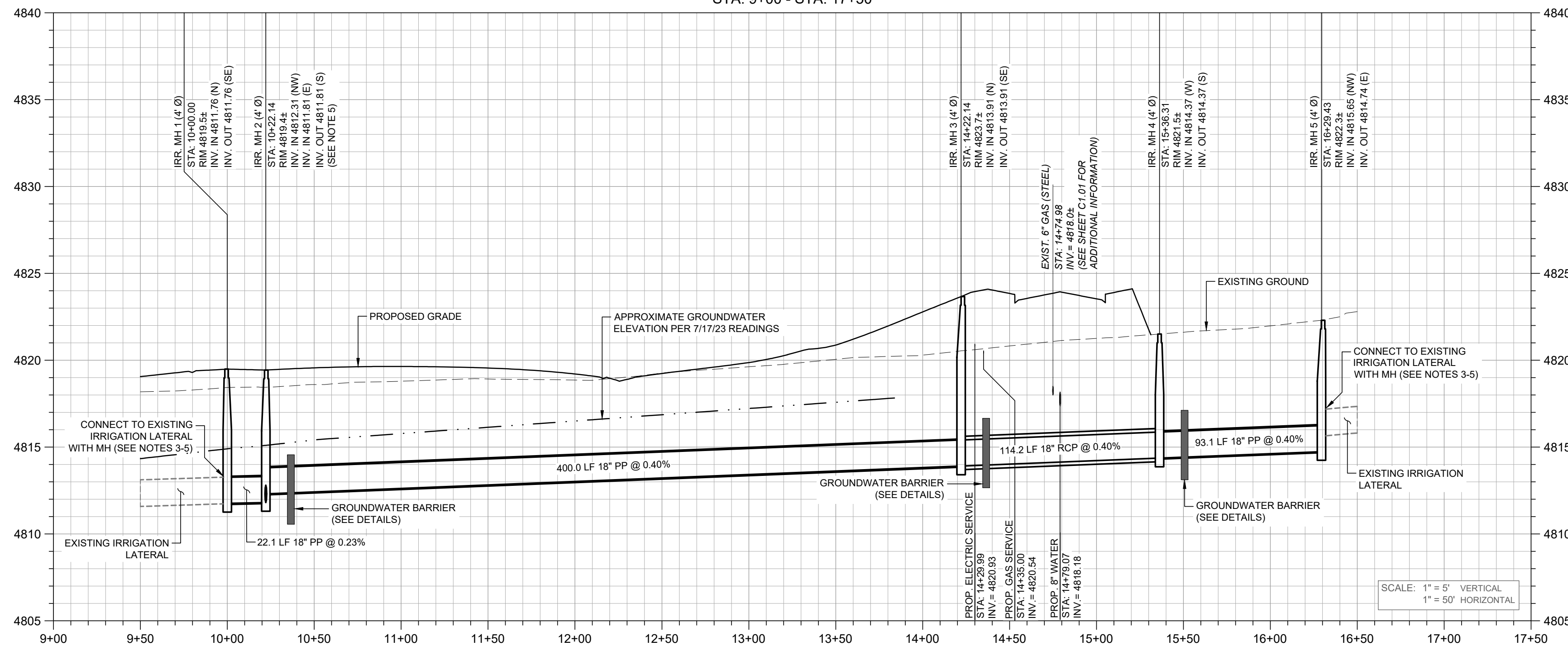
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DEPUTY DIRECTOR OF ENGINEERING





RELOCATED IRRIGATION LATERAL PROFILE  
STA: 9+00 - STA: 17+50



LEGEND

|  |                        |
|--|------------------------|
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|  | CURB & GUTTER          |
|  | CONCRETE PAN           |
|  | SANITARY MANHOLE       |
|  | SANITARY MAIN          |
|  | SANITARY SERVICE       |
|  | DOWNSPOUT              |
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|  | STORM INLET            |
|  | STORM MANHOLE          |
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- THE EXISTING TAILWATER POND AND ALL ASSOCIATED FACILITIES (INTAKE/OUTLET PIPING, PUMP SYSTEM, ETC.) ARE TO REMAIN OR BE RELOCATED. FOR ITEMS BEING RELOCATED BY THE TOWN OF WINDSOR INFRASTRUCTURE DEVELOPMENT, REFER TO AND COORDINATE WITH THE MAJOR INFRASTRUCTURE PACKAGE BEING PROVIDED BY THE TOWN.
- THE IRRIGATION LATERAL ORIGINATING NEAR THE EXISTING TAILWATER POND SHALL BE RELOCATED. CONTRACTOR SHALL NOTE THE FOLLOWING:
  - THE NORTH SOUTH AND EAST PORTIONS OF THE SYSTEM ARE ACTIVE AND CONTRACTOR SHALL COORDINATE WITH IRRIGATION SEASON ON THE RELOCATION OF THE SYSTEM.
  - THE WEST PORTION OF THE SYSTEM MAY BE ABANDONED OR REMOVED WITH THE REMOVAL OF THE UPSTREAM IRRIGATION DITCH. CONTRACTOR SHALL REMOVE ENCOUNTERED TILE DRAIN LINE IN THIS AREA BUT SHALL SEAL THE ENDS OF ANY PIPING TO BE ABANDONED IN PLACE WITH CONCRETE.
  - AFTER THE RELOCATION IS COMPLETE, THE PORTIONS OF ABANDONED IRRIGATION LINE CROSSING PUBLIC RIGHT-OF-WAY AT THE NORTH ACCESS ROAD SHALL BE REMOVED. ENDS OF ANY PIPING TO BE ABANDONED IN PLACE OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE SEALED WITH CONCRETE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE IRRIGATION LATERAL WITH THE DITCH COMPANY PRIOR TO CONSTRUCTION TO COORDINATE AND LIMIT ANY OUTAGES REQUIRED TO THE TAILWATER POND OR IRRIGATION LATERAL DURING CONSTRUCTION.
- IRRIGATION MH 2 SHALL INCLUDE FLAP GATES TO DIVERT IRRIGATION WATER EITHER TO THE EAST OR SOUTH. SEE DETAILS FOR MORE INFORMATION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
- THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO CONSTRUCTION. A RIGHT-OF-WAY WORK PERMIT FROM THE TOWN OF WINDSOR SHALL BE OBTAINED FOR CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN IRRIGATION LATERAL AND WATER MAINS & SERVICES. SHOULD THE WATER LINE CROSS UNDER THE IRRIGATION LATERAL, THE LATERAL SHALL BE CONCRETE ENCASED FOR 10' ON EITHER SIDE OF THE CROSSING.
- ALL PIPE LENGTHS ARE FROM CENTER TO CENTER OF ADJACENT STRUCTURES UNLESS OTHERWISE NOTED.
- IRRIGATION LATERAL SHOWN ON THESE DRAWINGS AS REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. IRRIGATION LATERAL SHOWN AS POLYPROPYLENE (PP) SHALL BE HP STORM STORM SEWER BY ADS OR APPROVED EQUAL. WATER TIGHT JOINTS ARE TO BE USED ON ALL STORM DRAINAGE PIPE.

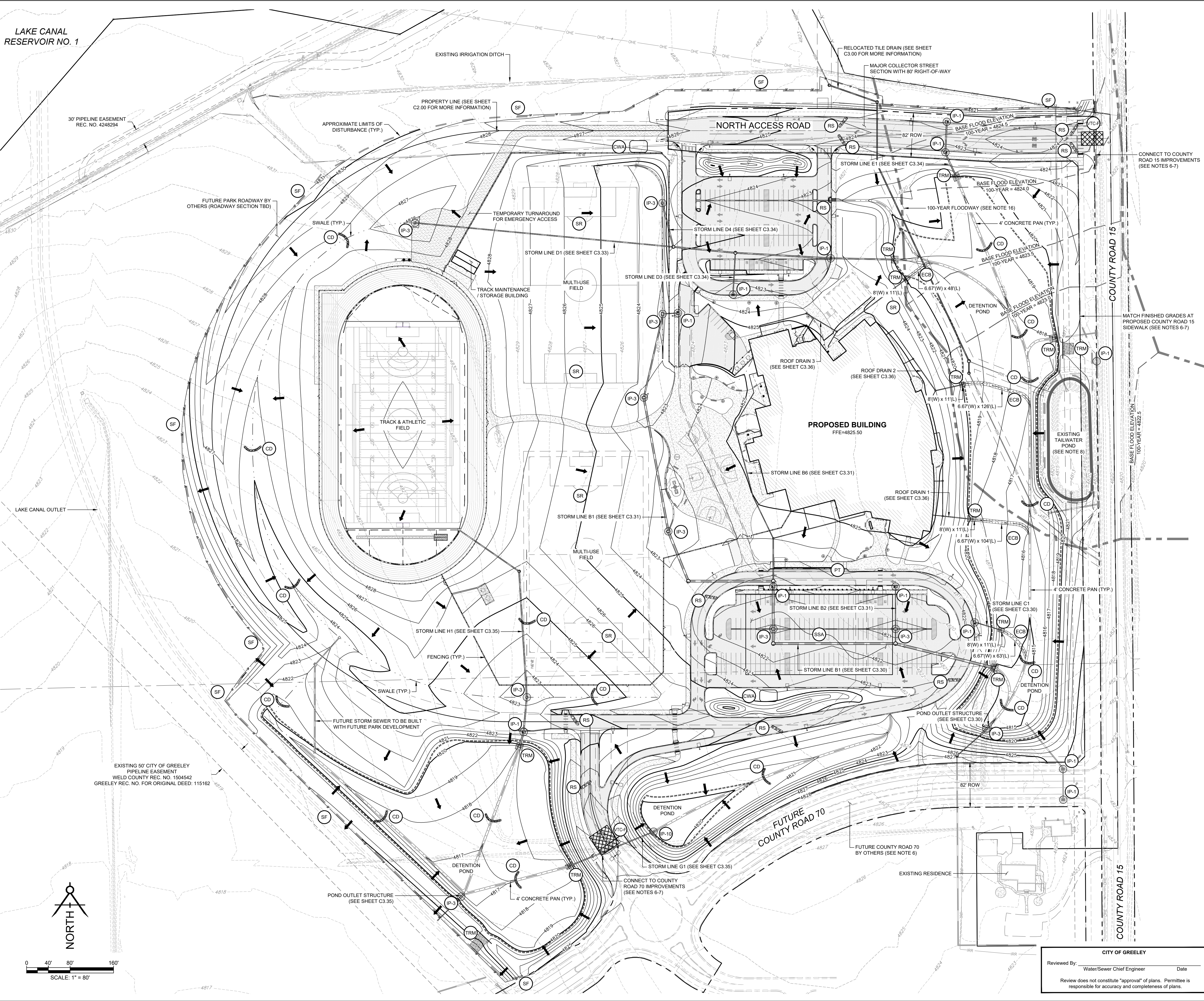
0 25' 50' 100'  
SCALE: 1" = 50'

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: BY: DEPUTY DIRECTOR OF ENGINEERING





**LEGEND**

- 4780 PROPOSED MAJOR CONTOUR
- 4778 PROPOSED MINOR CONTOUR
- 4780 EXISTING MAJOR CONTOUR
- 4778 EXISTING MINOR CONTOUR
- SWALE FLOWLINE
- LIMITS OF DISTURBANCE
- IP INLET PROTECTION
  - IP-1: CURB INLET (SUMP)
  - IP-2: CURB/COMB. INLET (ON GRADE)
  - IP-3: AREA/GRATED INLET (SUMP)
  - IP-10: CULVERT
- RS ROCK SOCK
- CD CHECK DAM
- TRM TURF REINFORCEMENT MATTING
- ECB EROSION CONTROL BLANKET
- CWA CONCRETE WASHOUT AREA
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
  - VTC-A: ROCK PAD
  - VTC-F: FODS
  - VTC-MM: MUD MAT
- PT PORTABLE TOILET
- SR SURFACE ROUGHENING
- PROPOSED SLOPE
- EXISTING SLOPE
- PROPOSED SPOT ELEVATION
  - FFE = FINISHED FLOOR ELEVATION
  - FG = FINISHED GRADE AT EXTERIOR WALL
  - EOP = EDGE OF PAVEMENT
  - LP = LOW POINT
  - HP = HIGH POINT
- EXISTING SPOT ELEVATION

**NOTES**

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- CONTRACTOR SHALL SPECIFICALLY NOTE THAT FINISHED GRADE ELEVATIONS SHOWN AT CONNECTIONS TO COUNTY ROAD 15, COUNTY ROAD 70, AND THE LAKE CANAL OUTLET ARE PER DESIGN INFORMATION PROVIDED BY THE TOWN OF WINDSOR. THE CONTRACTOR SHALL COORDINATE WITH THE DOCUMENTS REFERENCED IN NOTE 6 AND CONFIRM FINAL ELEVATIONS AND CONNECTION POINTS PRIOR TO CONSTRUCTION AND THE INSTALLATION OF ANY CONCRETE OR PAVEMENT.
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- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SEEDING/PLANTING, REVEGETATION, IRRIGATION, HARDSCAPE AND OTHER TEMPORARY AND PERMANENT SITE STABILIZATION METHODS.
- IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL COMPLETE, COORDINATE WITH, AND UPDATE AS REQUIRED, THE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT.
- ANY AREAS USED FOR STOCKPILING AND/OR STAGING SHOULD ALSO HAVE SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY. THESE AREAS SHOULD BE LOCATED AT LEAST 100' AWAY FROM DRAINAGE WAYS. THE SWMP SHOULD BE UPDATED TO SHOW THESE AREAS AND SEDIMENT AND EROSION CONTROL ITEMS. THE ITEMS MAY INCLUDE BUT ARE NOT LIMITED TO VEHICLE TRACKING CONTROL, SILT FENCE, CONSTRUCTION FENCE, CONCRETE WASHOUT, AND SEDIMENT TRAP.
- STREET SWEEPING SHALL BE PERFORMED AS NEEDED AND/OR AT THE DIRECTION OF THE TOWN ENGINEERING INSPECTOR.
- TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN VMAX SC250 OR APPROVED EQUAL. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN ERONET SC150 OR APPROVED EQUAL.
- THE 100-YEAR FLOODWAY LOCATIONS AND BASE FLOOD ELEVATIONS ARE PROVIDED PER THE TOWN OF WINDSOR MAJOR INFRASTRUCTURE DESIGN AND ARE NOT FEMA REGULATED.

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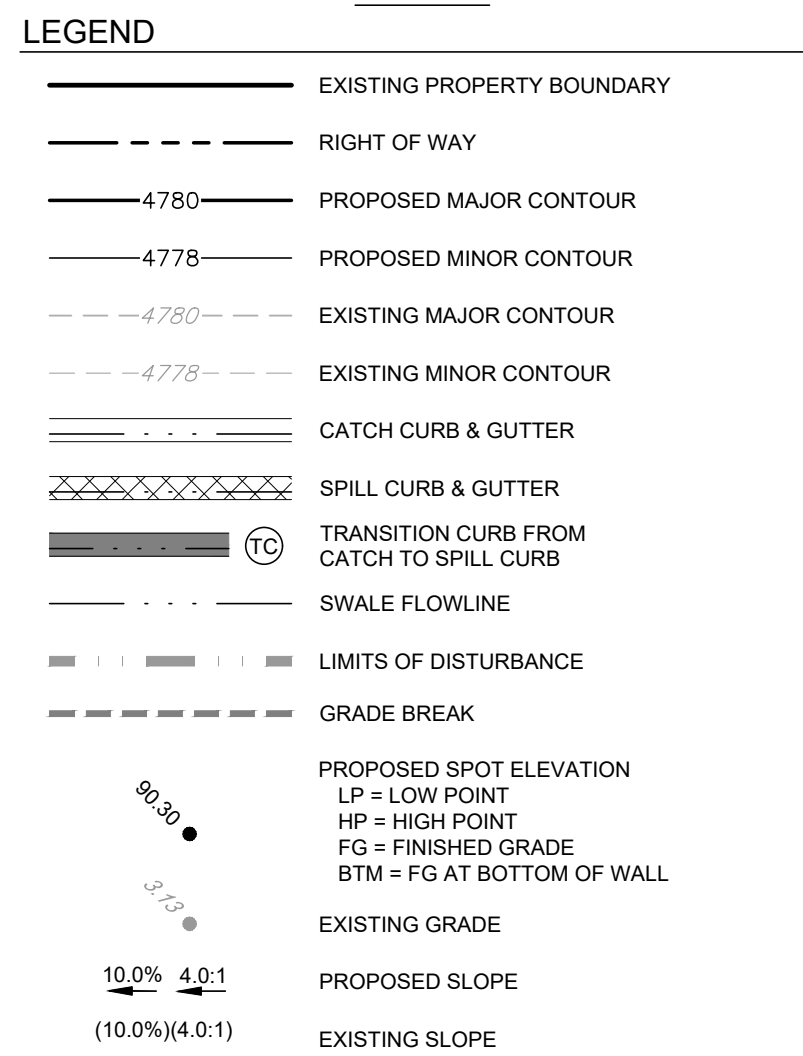
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING

**CITY OF GREELEY**

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Water/Sewer Chief Engineer

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.



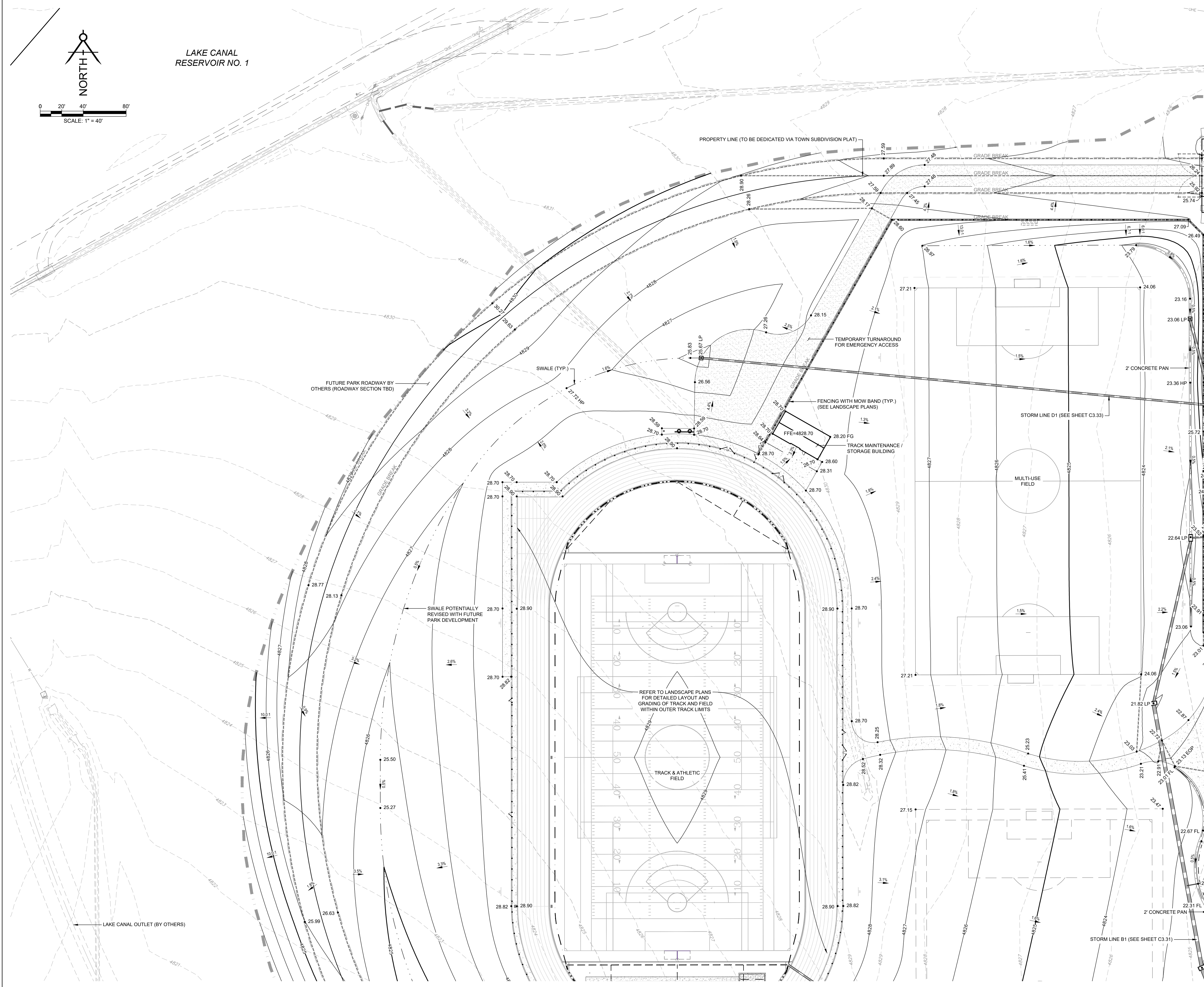


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  6. CONTRACTOR SHALL SPECIFICALLY NOTE THAT FINISHED GRADE ELEVATION SHOWN ON THE TOWN OF WINDSOR COUNTY ROAD 15, COUNTY ROAD 70 AND THE LAKE CANAL OUTLET ARE PER THE INFORMATION PROVIDED BY THE TOWN OF WINDSOR. THE CONTRACTOR SHALL COORDINATE WITH THE DOCUMENTS REFERENCED IN NOTE 5, AND CONFIRM SLOPE, ELEVATIONS AND CONNECTION POINTS PRIOR TO CONSTRUCTION AND THE INSTALLATION OF ANY CONCRETE OR PAVEMENT.
  7. THE EXISTING TAILWATER POND AND ALL ASSOCIATED FACILITIES (INTAKE/OUTLET PIPING, PUMP SYSTEM, ETC.) ARE TO REMAIN OR BE RELOCATED. FOR ITEMS BEING RELOCATED BY THE TOWN OF WINDSOR INFRASTRUCTURE, THE CONTRACTOR SHALL COORDINATE WITH THE MAJOR INFRASTRUCTURE PACKAGE BEING PROVIDED BY THE TOWN.
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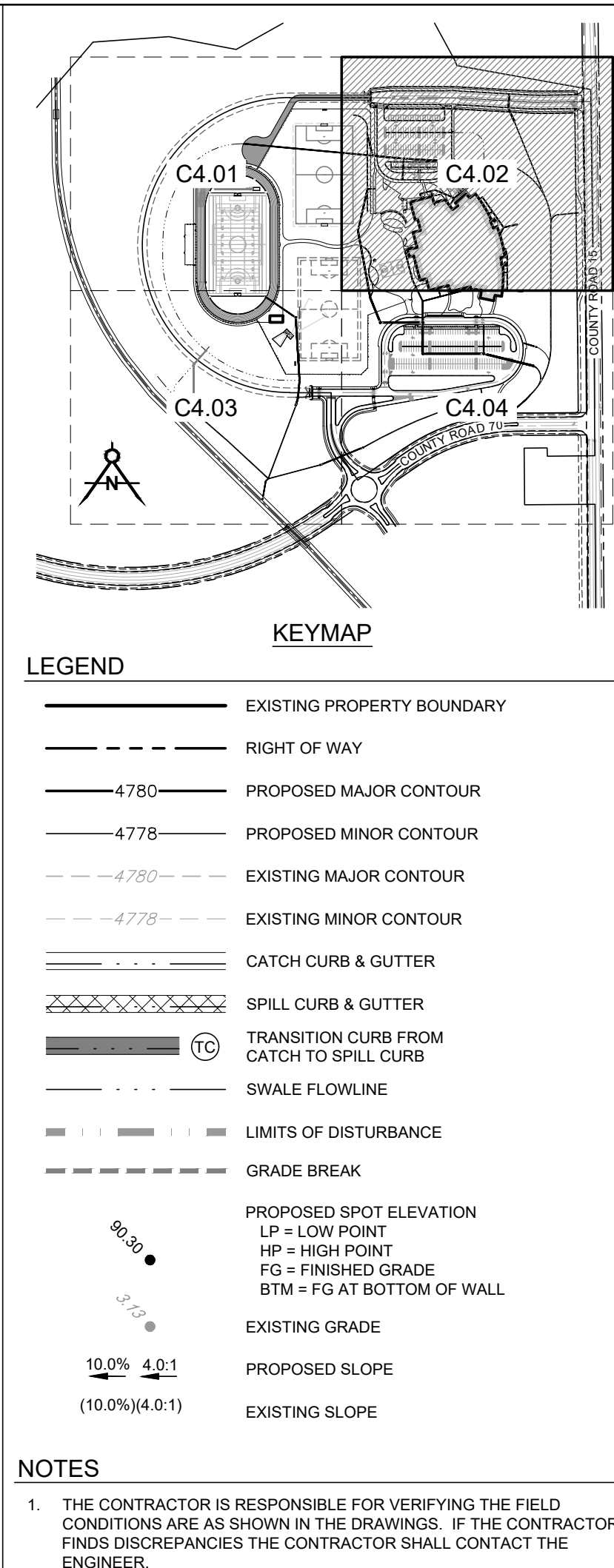
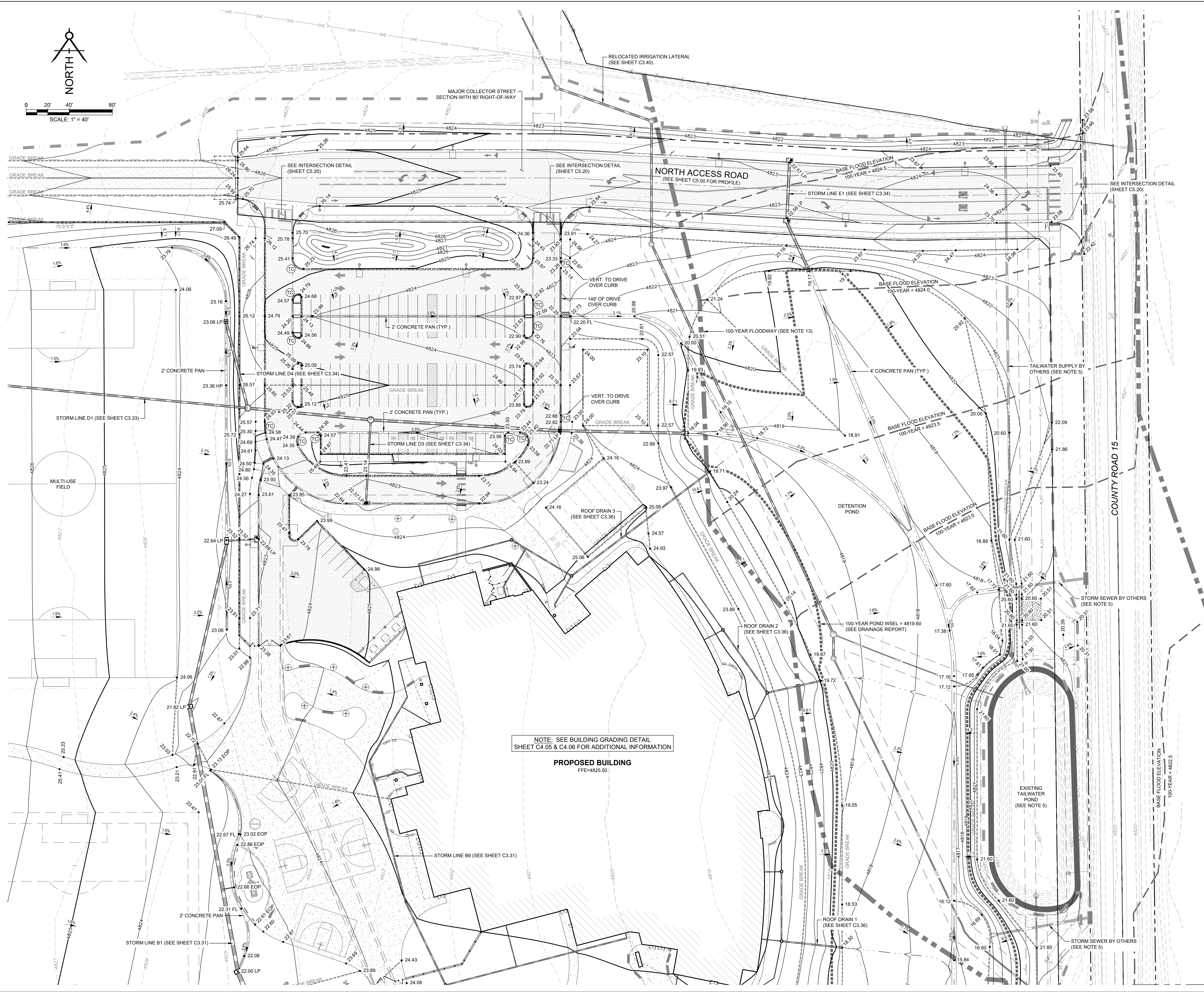
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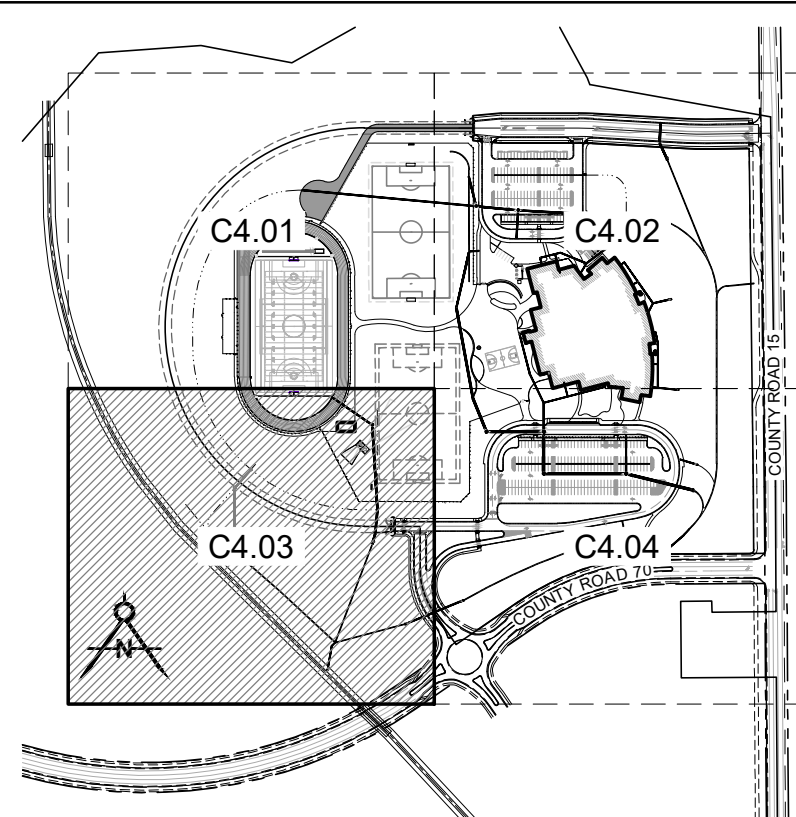
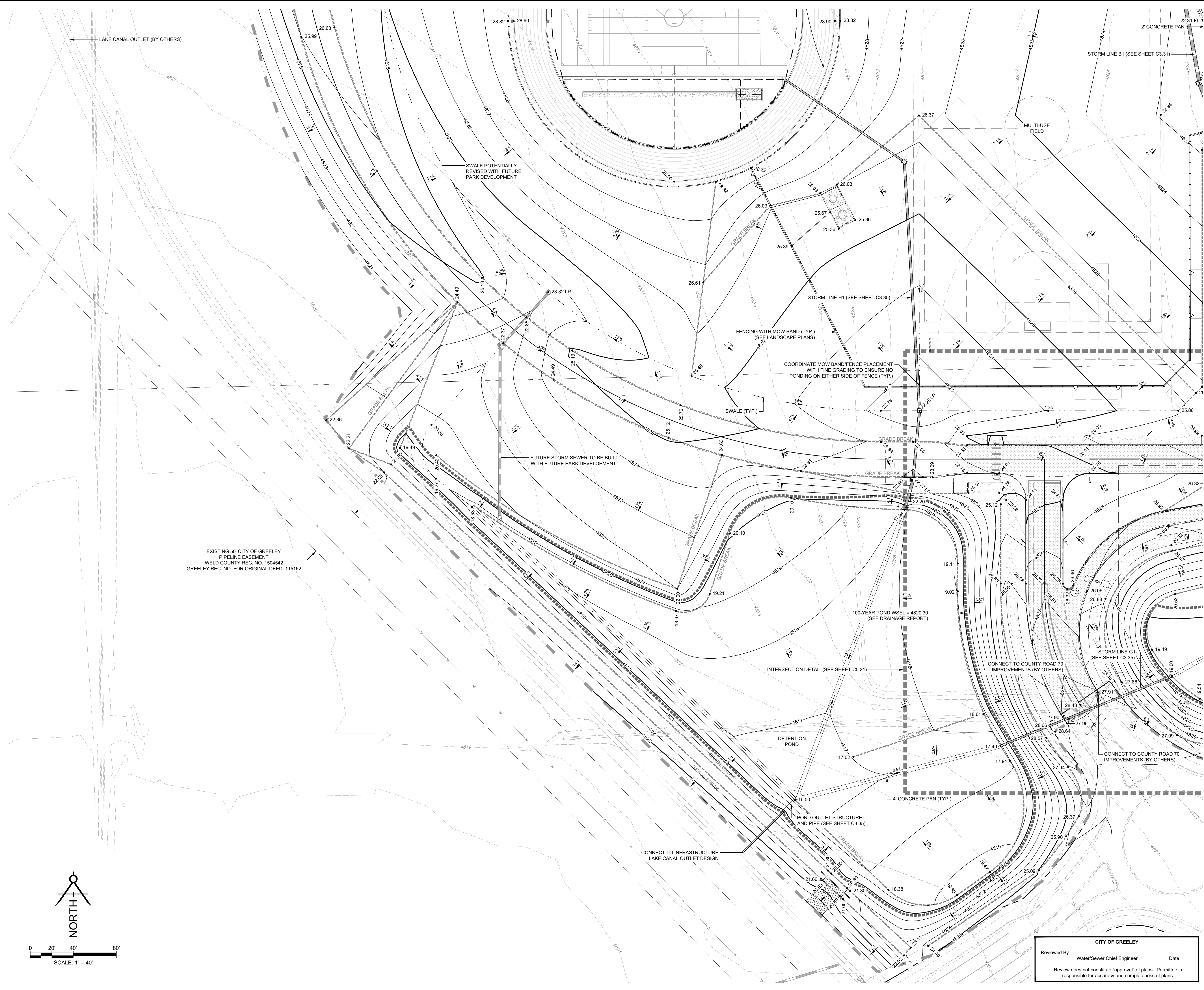
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF  
ENGINEERING











- LEGEND**
- EXISTING PROPERTY BOUNDARY
  - RIGHT OF WAY
  - 4780 PROPOSED MAJOR CONTOUR
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  - EXISTING GRADE
  - PROPOSED SLOPE  
(10.0%)(4.0:1)
  - EXISTING SLOPE
- KEYMAP**

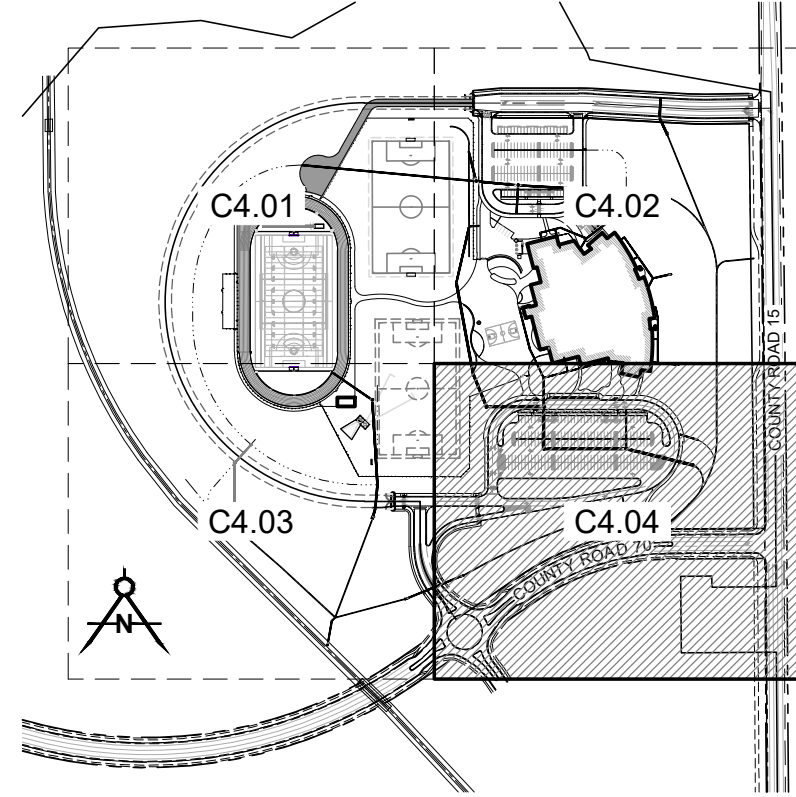
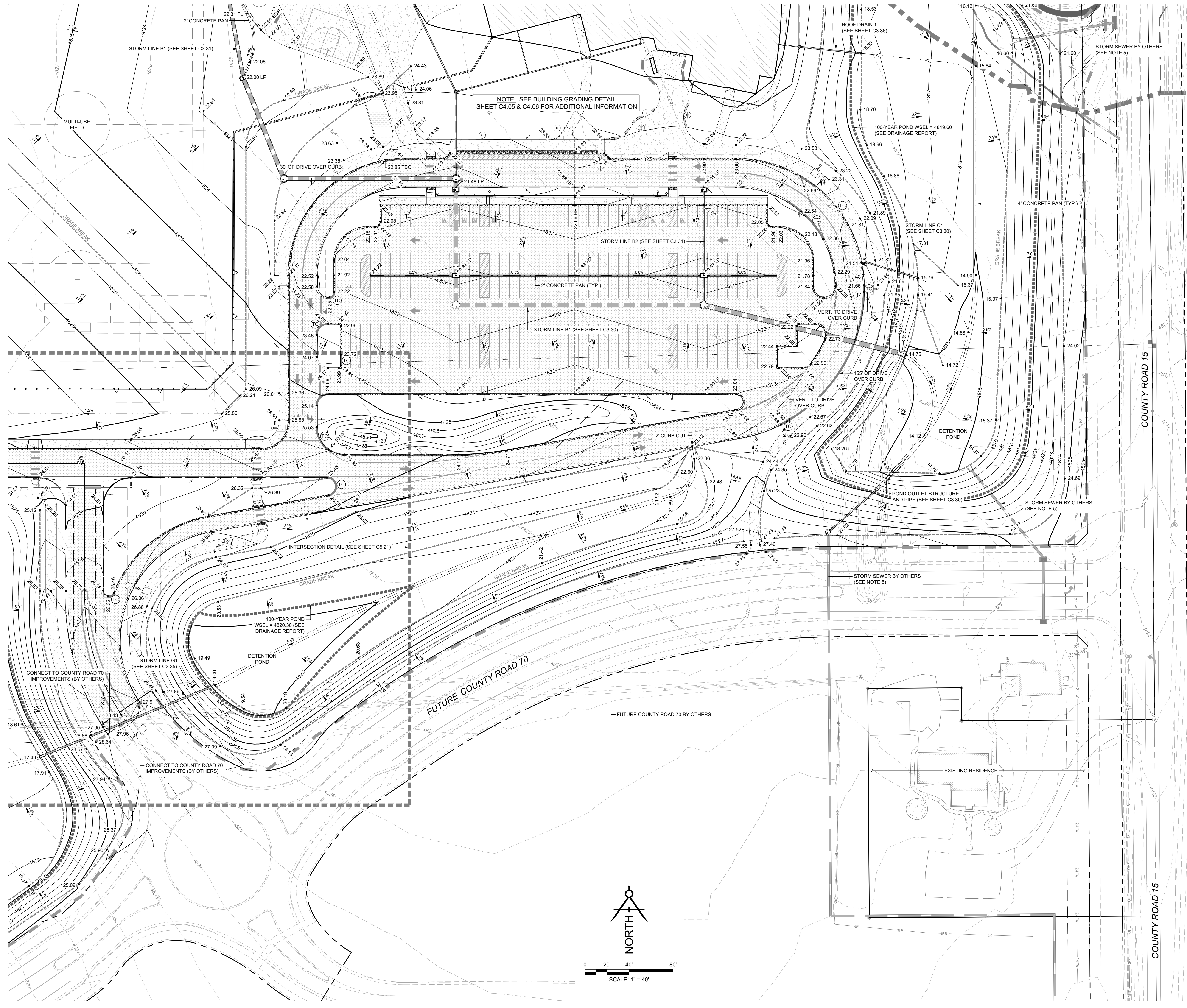
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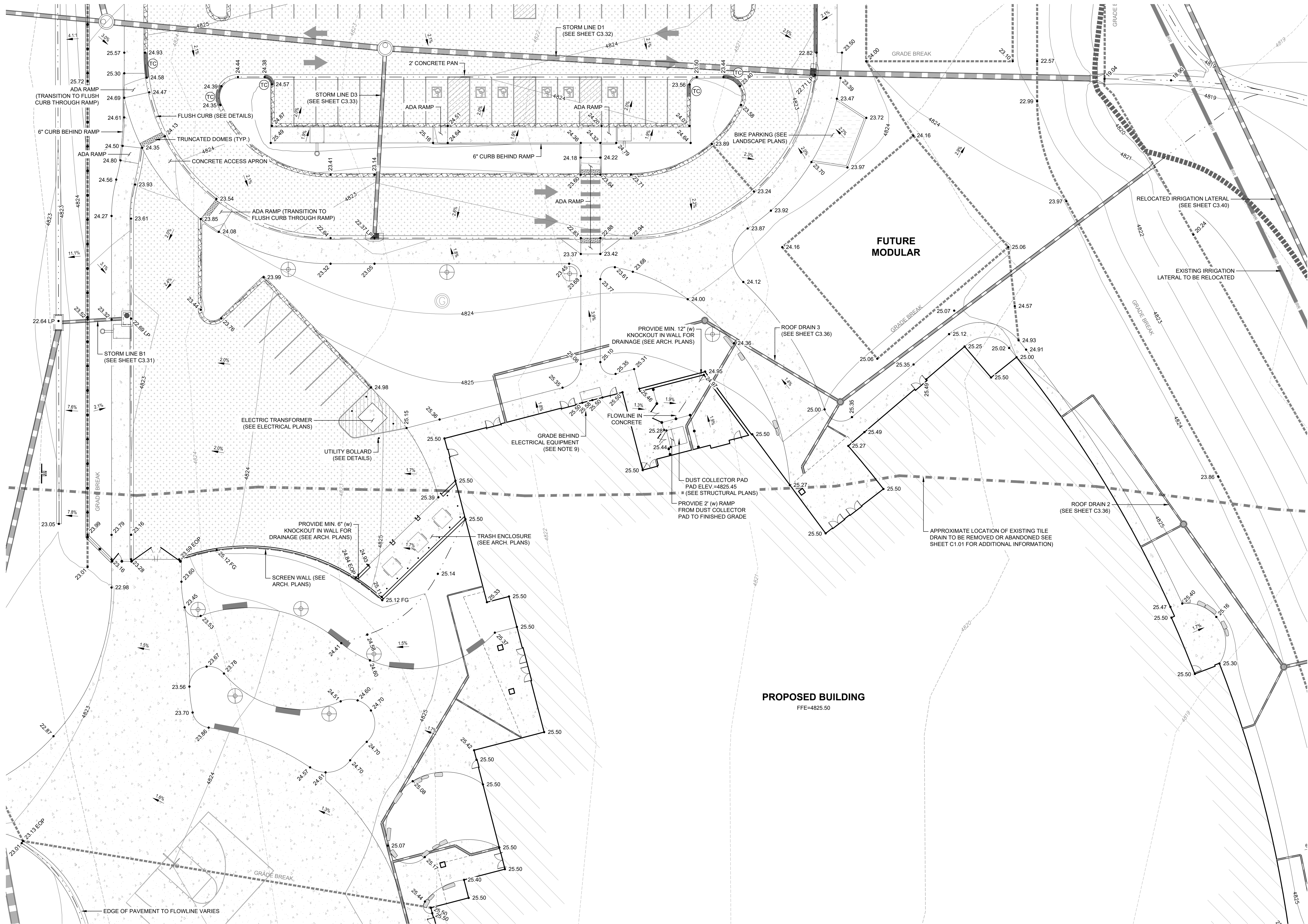


| LEGEND |                                          |
|--------|------------------------------------------|
|        | EXISTING PROPERTY BOUNDARY               |
|        | RIGHT OF WAY                             |
|        | PROPOSED MAJOR CONTOUR                   |
|        | PROPOSED MINOR CONTOUR                   |
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|        | CATCH CURB & GUTTER                      |
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|        | EXISTING GRADE                           |
|        | PROPOSED SLOPE                           |
|        | EXISTING SLOPE                           |

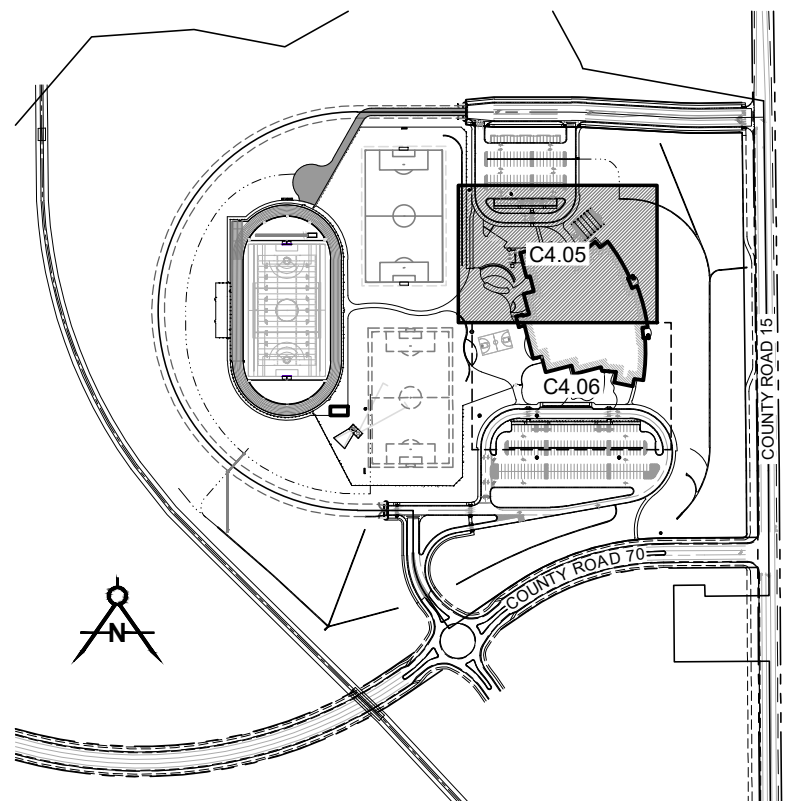
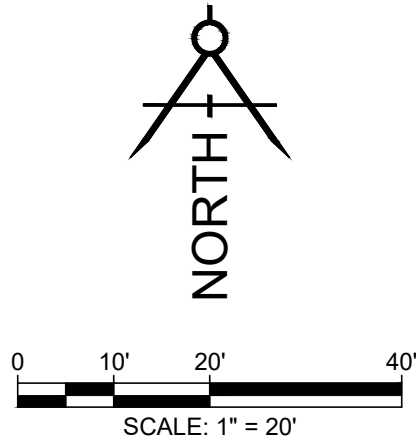
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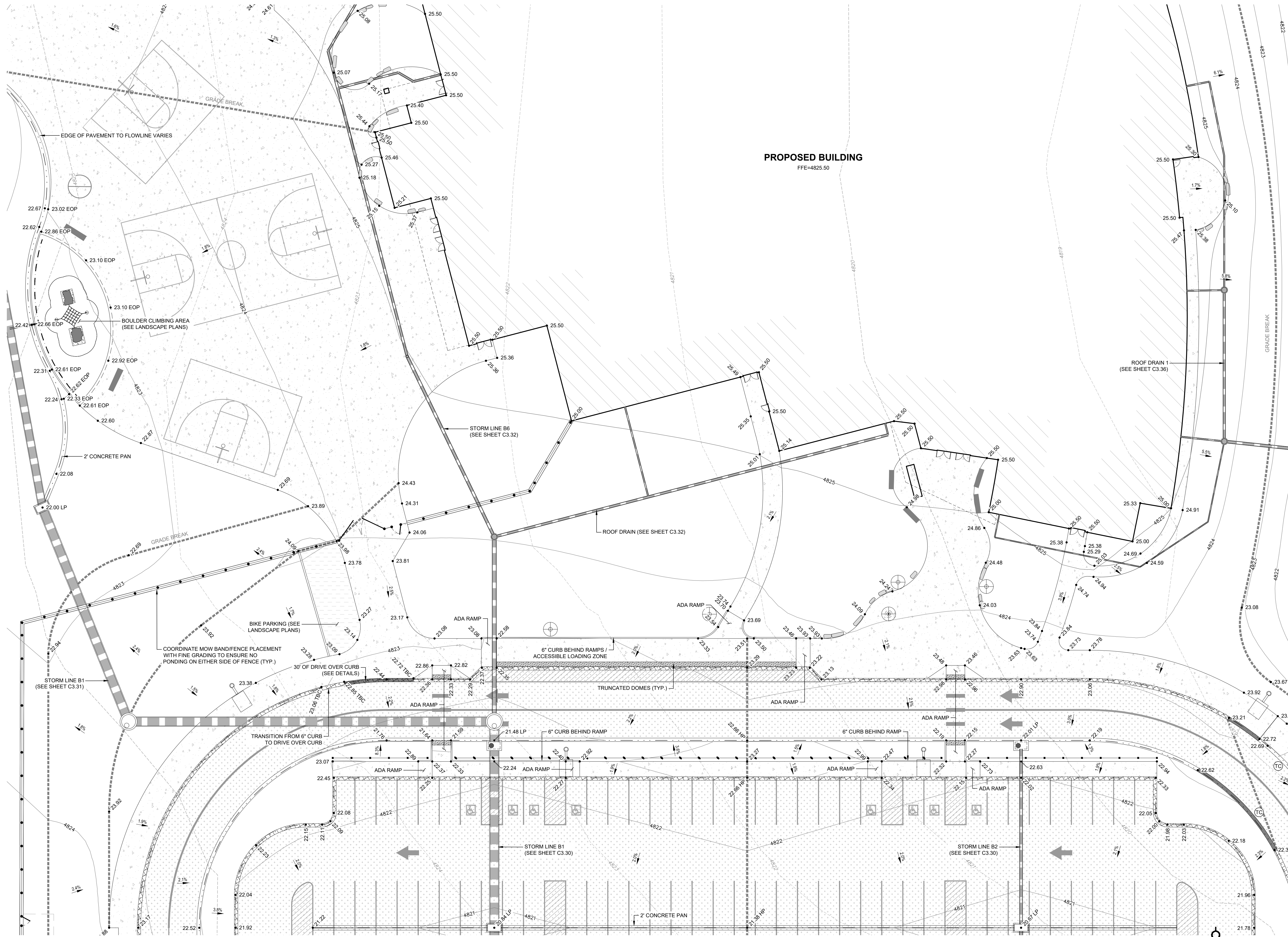
GRADING DETAIL - NORTH  
SCALE: 1" = 20'



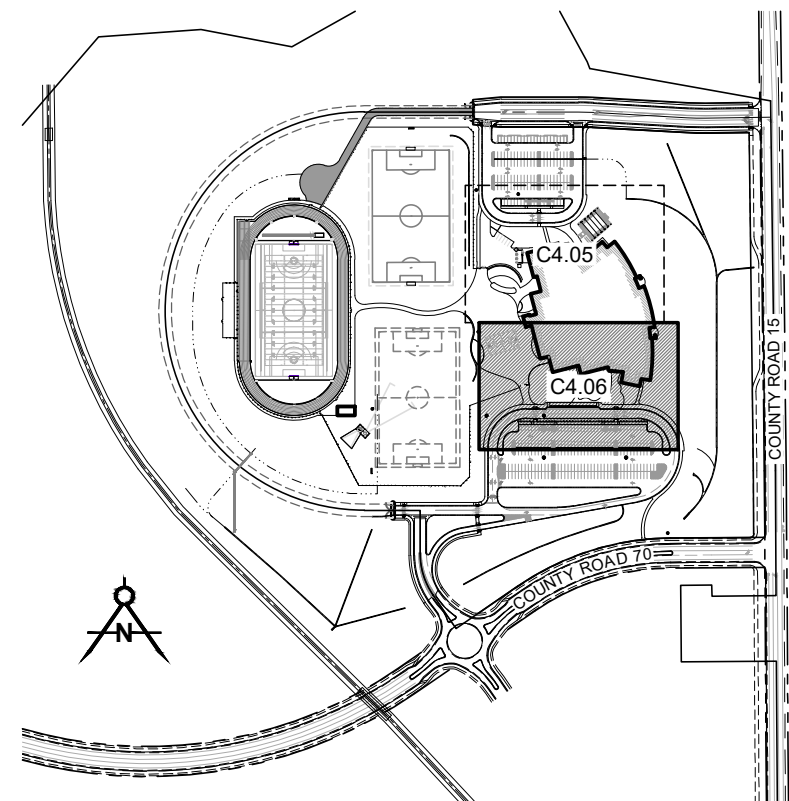
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  - EXISTING SLOPE
- NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
  - SEE THE GEOTECHNICAL REPORT FOR PAVEMENT AND FOUNDATION PREPARATION, DESIGN AND RECOMMENDATIONS.
  - EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
  - THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
  - CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR FOR DESIGNS ASSOCIATED WITH CONSTRUCTION OF THE NORTH CAMPUS SUBDIVISION. INFRASTRUCTURE BEING PROVIDED BY THE TOWN INFRASTRUCTURE INCLUDE, BUT IS NOT LIMITED TO, THE WIDENING OF COUNTY ROAD 15, COUNTY ROAD 70, THE LAKE CANAL OUTLET, WATER, SANITARY SEWER AND STORM SEWER MAINS STUBBED TO THE SCHOOL SITE.
  - ALL DISTURBED AREAS NOT PAVED SHALL BE REVEGETATED PER THE LANDSCAPE PLANS. EROSION CONTROL PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW TOWN REGULATIONS. REFER TO THE EROSION CONTROL PLANS AND STORMWATER MANAGEMENT PLAN (SWMP) FOR EROSION CONTROL AND OTHER REQUIREMENTS.
  - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SEEDING/PLANTING, REVEGETATION, IRRIGATION, HARDSCAPE AND OTHER TEMPORARY AND PERMANENT SITE STABILIZATION METHODS.
  - ALL SPOT ELEVATIONS SHOWN ADJACENT TO PAVEMENT ARE TO FLOWLINE, EDGE OF WALK OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL SLOPE CONCRETE BETWEEN THE ELECTRICAL EQUIPMENT AND BUILDING TO DRAIN WATER FROM BEHIND THE EQUIPMENT TO SIDEWALK.

**TOWN OF WINDSOR DRAWING REVIEW**  
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING





GRADING DETAIL - SOUTH  
SCALE: 1" = 20'



LEGEND

- EXISTING PROPERTY BOUNDARY
- RIGHT OF WAY
- 4780- PROPOSED MAJOR CONTOUR
- 4778- PROPOSED MINOR CONTOUR
- 4780- EXISTING MAJOR CONTOUR
- 4778- EXISTING MINOR CONTOUR
- CURB & GUTTER
- SWALE FLOWLINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- PROPOSED SPOT ELEVATION  
LP = LOW POINT  
HP = HIGH POINT  
FG = FINISHED GRADE  
BTM = FG AT BOTTOM OF WALL
- EXISTING GRADE
- PROPOSED SLOPE  
(10.0%)(4.0:1)
- EXISTING SLOPE

NOTES

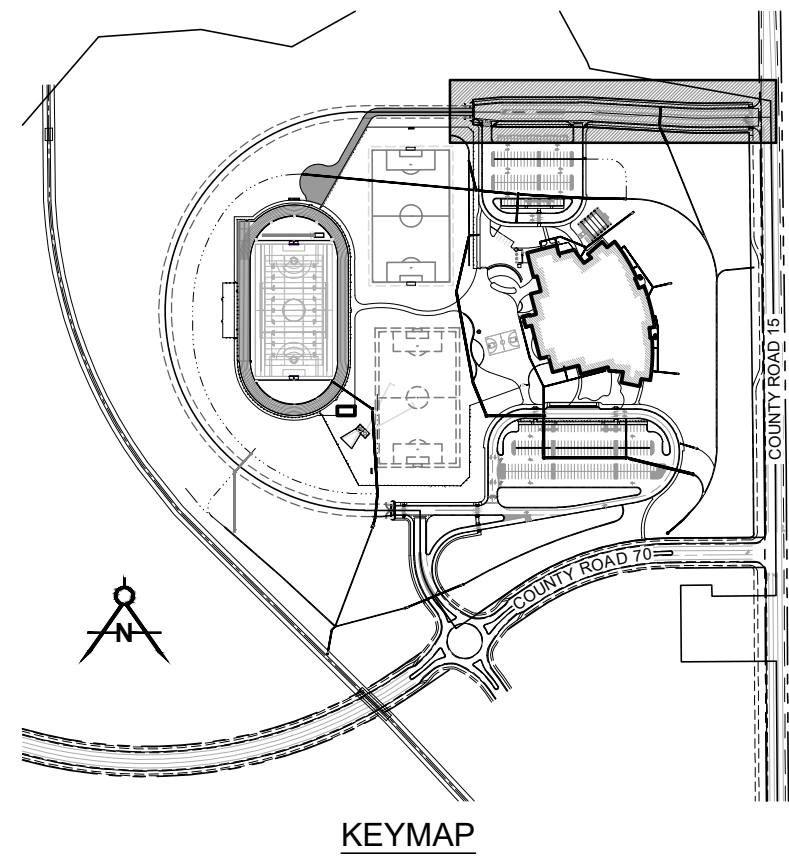
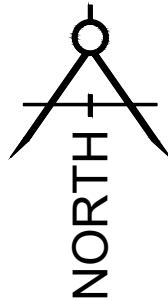
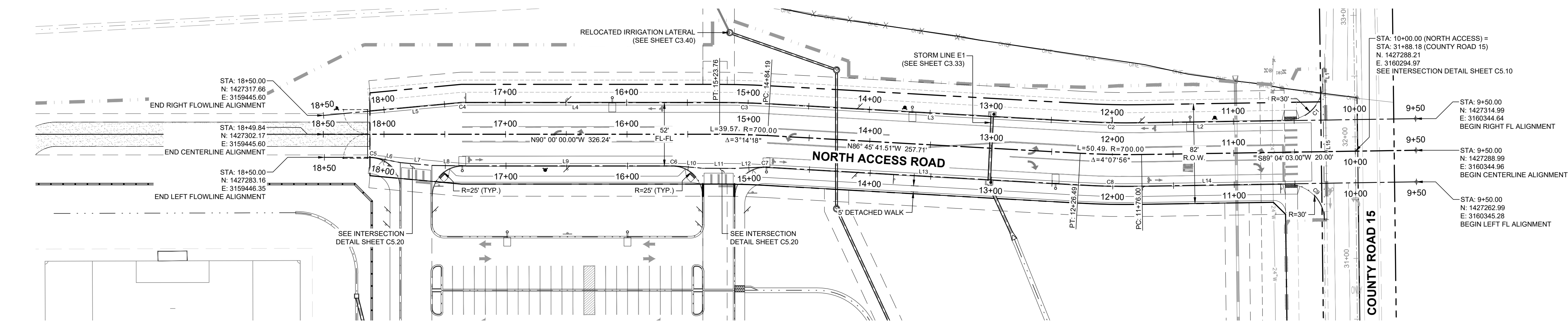
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TOWN OF WINDSOR DRAWING REVIEW

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

DATE: BY: DEPUTY DIRECTOR OF ENGINEERING





#### LEGEND

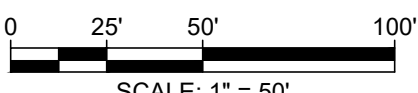
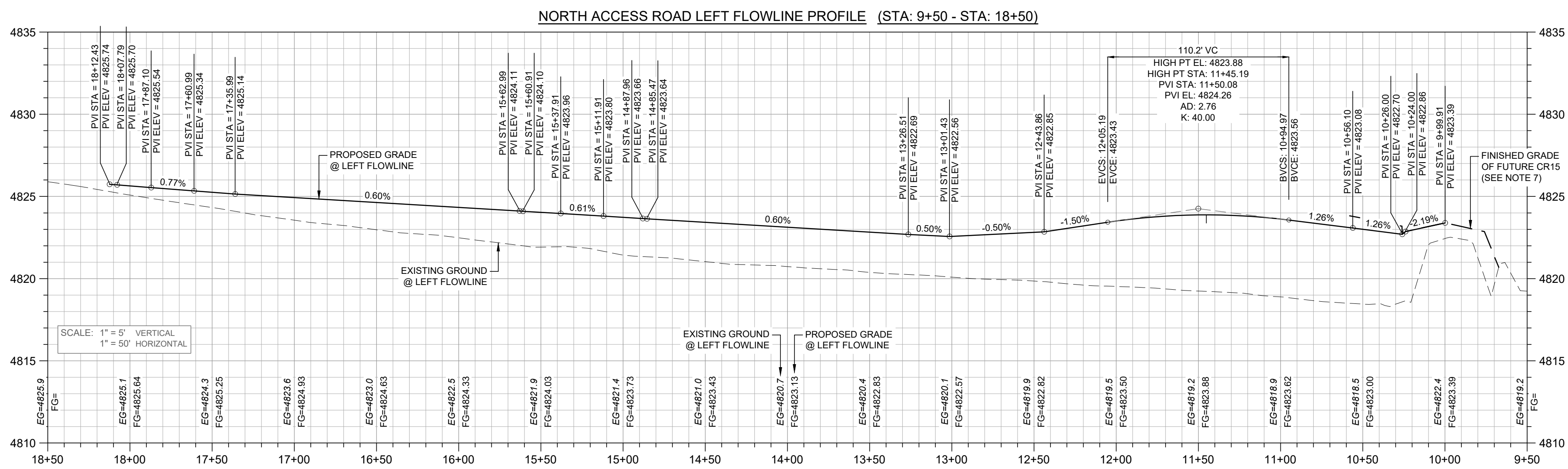
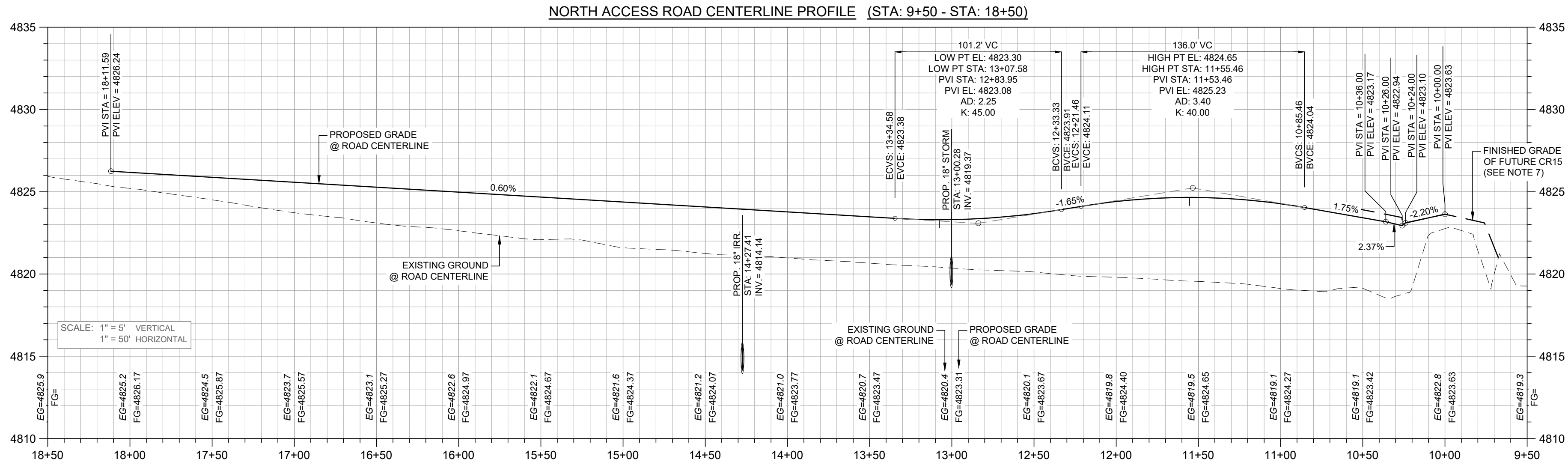
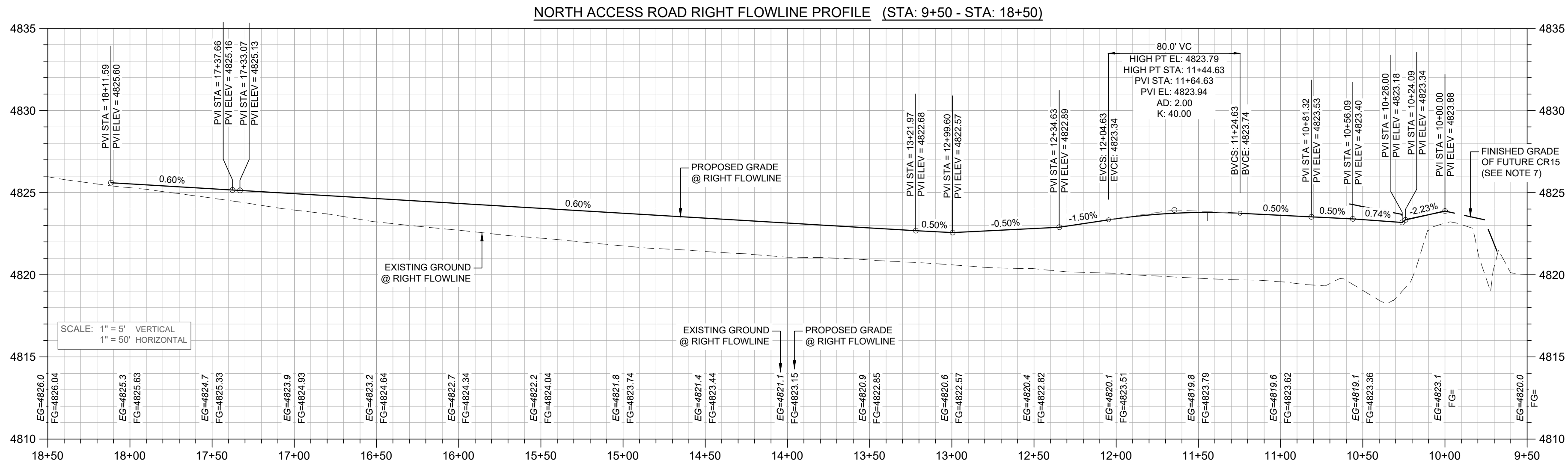
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- CENTERLINE
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- FUTURE CURB & GUTTER
- SIDEWALK/TRAIL
- STORM SEWER
- ROW = RIGHT-OF-WAY
- ESMT. = EASEMENT
- CL = CENTERLINE

#### NOTES

- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
- THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO ANY CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
- PAVEMENT SECTION FOR ALL PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY IN SHALL BE APPROVED BY THE TOWN OF WINDSOR WITH A FINAL PAVEMENT DESIGN REPORT DURING CONSTRUCTION.
- REFER TO DETAIL SHEETS FOR PEDESTRIAN ACCESS RAMP DESIGN AND CONSTRUCTION INFORMATION.
- ALL PUBLIC STREETS SHALL BE CONSTRUCTED PER TOWN OF WINDSOR SPECIFICATIONS. SEE ADDITIONAL NOTES ON SHEET C0.01.
- CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR FOR DESIGNS ASSOCIATED WITH CONSTRUCTION OF COUNTY ROAD 15.
- CONTRACTOR SHALL COORDINATE WITH THE TOWN OF WINDSOR REGARDING THE TIMING OF CONSTRUCTION FOR THE NORTH ACCESS ROAD AS IT RELATES TO THE CONNECTION OF THE INTERSECTION WITH THE ULTIMATE COUNTY ROAD 15 ROADWAY SECTION AND ELEVATION.

| FLOWLINE CURVE TABLE |           |         |        |             |        |
|----------------------|-----------|---------|--------|-------------|--------|
| CURVE                | DELTA     | RADIUS  | LENGTH | BEARING     | CHORD  |
| C1                   | 89°48'24" | 30.00'  | 47.02' | N44°12'10"E | 42.35' |
| C2                   | 4°07'56"  | 674.00' | 48.61' | S88°49'40"E | 48.60' |
| C3                   | 3°14'18"  | 726.00' | 41.03' | N88°22'51"W | 41.03' |
| C4                   | 5°15'45"  | 50.00'  | 4.59'  | S87°22'08"W | 4.59'  |
| C5                   | 7°40'37"  | 25.88'  | 3.47'  | N83°11'36"W | 3.46'  |
| C6                   | 4°46'19"  | 25.00'  | 2.08'  | N87°36'51"W | 2.08'  |
| C7                   | 5°41'04"  | 25.00'  | 2.48'  | N89°36'14"W | 2.48'  |
| C8                   | 4°07'56"  | 726.00' | 52.36' | S88°49'40"E | 52.35' |
| C9                   | 90°11'36" | 30.00'  | 47.23' | N45°47'50"W | 42.50' |

| FLOWLINE LINE TABLE |         |                |
|---------------------|---------|----------------|
| LINE                | LENGTH  | BEARING        |
| L1                  | 12.38'  | S00°42'02.30"E |
| L2                  | 120.19' | S89°06'22.10"W |
| L3                  | 257.71' | N86°45'41.51"W |
| L4                  | 209.63' | N90°00'00.00"W |
| L5                  | 74.12'  | S84°44'15.38"W |
| L6                  | 20.69'  | S79°13'10.27"E |
| L7                  | 26.11'  | S84°44'15.38"E |
| L8                  | 24.91'  | S89°20'34.21"E |
| L9                  | 173.09' | N90°00'00.00"E |
| L10                 | 23.00'  | S85°13'41.20"E |
| L11                 | 26.00'  | S89°45'26.12"E |
| L12                 | 23.95'  | N87°33'13.39"E |
| L13                 | 257.20' | S86°45'41.51"E |
| L14                 | 119.81' | N89°06'22.10"E |
| L15                 | 112.00' | S00°42'02.30"E |

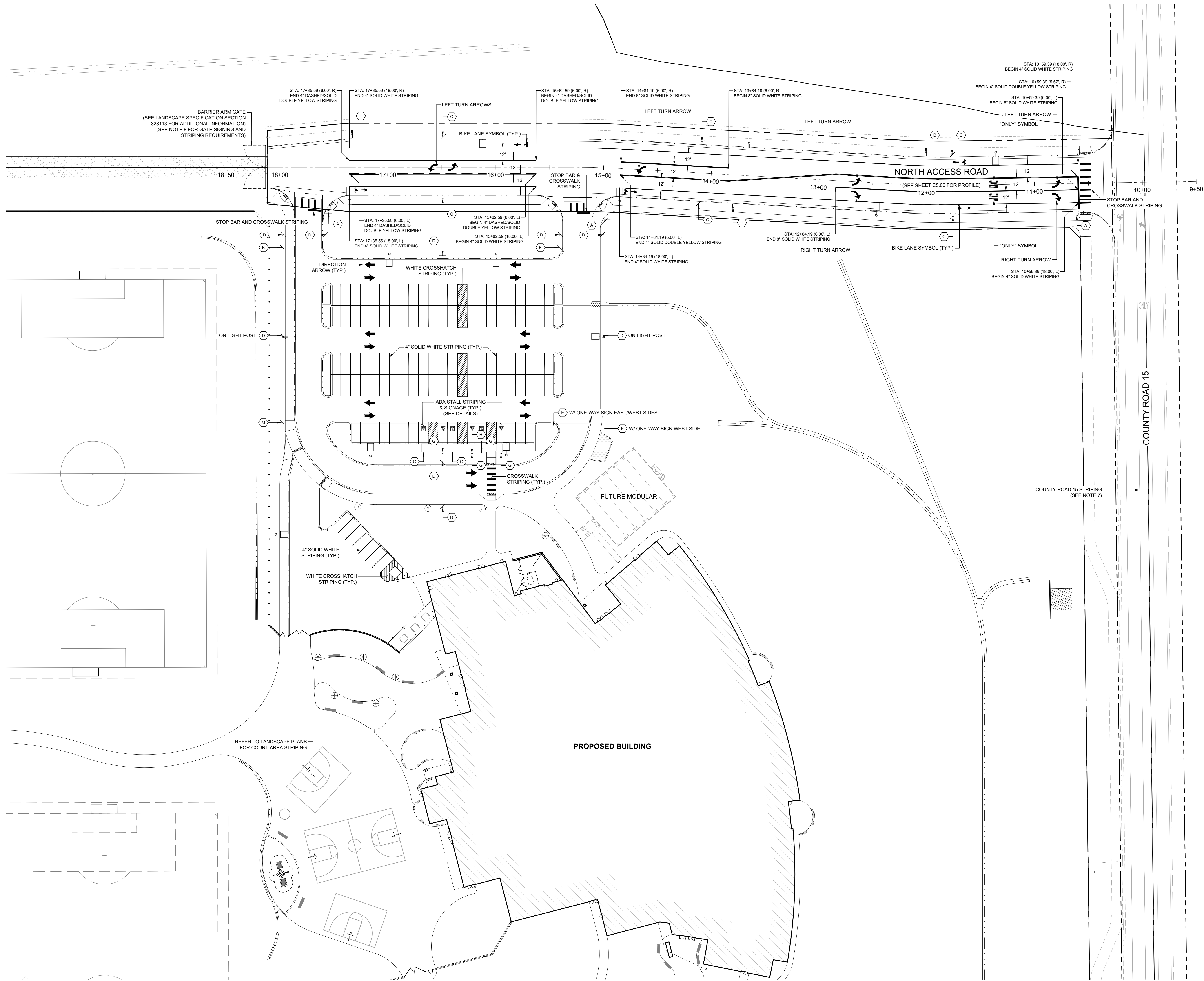


#### TOWN OF WINDSOR DRAWING REVIEW

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DATE: BY: DEPUTY DIRECTOR OF ENGINEERING





LEGEND

**PAVEMENT MARKING LEGEND**

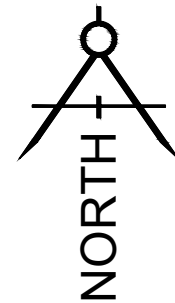
- PREFORMED PLASTIC PAVEMENT MARKING  
18" WIDE STOP BAR
- PREFORMED PLASTIC PAVEMENT MARKING  
12' LONG X 18" WIDE CROSSWALK LINES
- DOTTED STRIPING (3' SEGMENTS W/ 9' GAPS)
- BROKEN LANE STRIPING (10' SEGMENTS W/ 30' GAPS)

**SIGNING LEGEND**

- STOP
- SPEED LIMIT 30
- NO PARKING ANY TIME
- NO PARKING FIRE LANE
- DO NOT ENTER
- RESERVED PARKING
- NO PARKING LOADING ZONE
- NO STOPPING BUS ONLY
- RIGHT LANE MUST TURN RIGHT
- SCHOOL STAFF PARKING ONLY
- LANE ENDS

NOTES

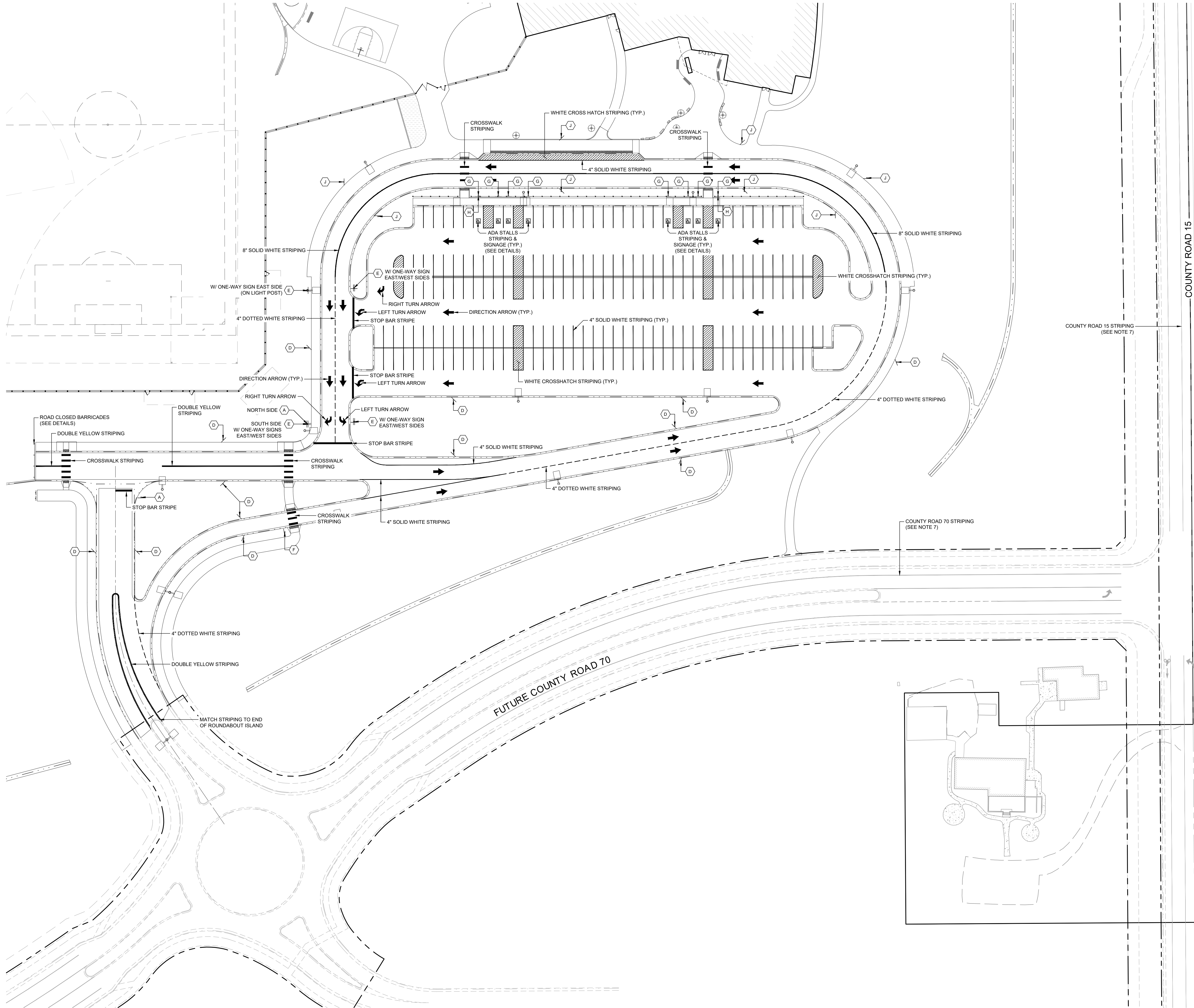
- ALL SYMBOLS, INCLUDING CROSSWALKS, STOP BARS, TURN ARROWS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS) AND SPECIFICATIONS.
- ALL SIGNAGE SHALL BE PER LCUASS STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
- EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
- THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- ALL SIGNING AND STRIPING FOR COUNTY ROAD 15, COUNTY ROAD 70 AND THE ROUNDABOUT AT THE SOUTH ACCESS OF THE SCHOOL SITE SHALL BE PER CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR AND SHALL BE INSTALLED BY OTHERS.
- BARRIER ARM GATES AS SHOWN ON THESE PLANS SHALL BE INSTALLED WITH GATE ARM AND POST REFLECTIVE SAFETY STRIPING. ADDITIONALLY, CONTRACTOR SHALL MOUNT ONE (1) END OF ROADWAY MARKER (MUTCD OM4-2) SIGN NEAR THE CENTER OF EACH GATE ARM (2 PER LOCATION, (4) TOTAL FOR PROJECT).



0 20' 40' 80'  
SCALE: 1" = 40'

**TOWN OF WINDSOR DRAWING REVIEW**  
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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING





**LEGEND**

**PAVEMENT MARKING LEGEND**

- PREFORMED PLASTIC PAVEMENT MARKING 18" WIDE STOP BAR
- PREFORMED PLASTIC PAVEMENT MARKING 12' LONG X 18" WIDE CROSSWALK LINES
- DOTTED STRIPING (3' SEGMENTS W/ 9' GAPS)
- BROKEN LANE STRIPING (10' SEGMENTS W/ 30' GAPS)

**SIGNING LEGEND**

ADDRESS PLATES (2' EACH WAY) 12" X 18" SAMPLE

|                                     |                                       |                                        |
|-------------------------------------|---------------------------------------|----------------------------------------|
| A STOP 30" X 30"                    | B SPEED LIMIT 30 30" X 30"            | C NO PARKING ANY TIME 30" X 30"        |
| D NO PARKING FIRE LANE 30" X 30"    | E DO NOT ENTER 30" X 30"              | F WALKWAY 30" X 30"                    |
| G RESERVED PARKING 30" X 30"        | H VMO+ ACCESSIBLE 30" X 30"           | I RIGHT LANE MUST TURN RIGHT 30" X 30" |
| J NO PARKING LOADING ZONE 30" X 30" | K SCHOOL STAFF PARKING ONLY 30" X 30" | L BICYCLE LANE ENDS 30" X 30"          |
| M NO STOPPING BUS STOP 30" X 30"    |                                       |                                        |

- NOTES**
- ALL SYMBOLS, INCLUDING CROSSWALKS, STOP BARS, TURN ARROWS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS) AND SPECIFICATIONS.
  - ALL SIGNAGE SHALL BE PER LCUASS STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
  - EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
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**LEGEND**

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**SIGNING LEGEND**

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|                                     |                                       |                                        |
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| D NO PARKING FIRE LANE 30" X 30"    | E DO NOT ENTER 30" X 30"              | F WALKWAY 30" X 30"                    |
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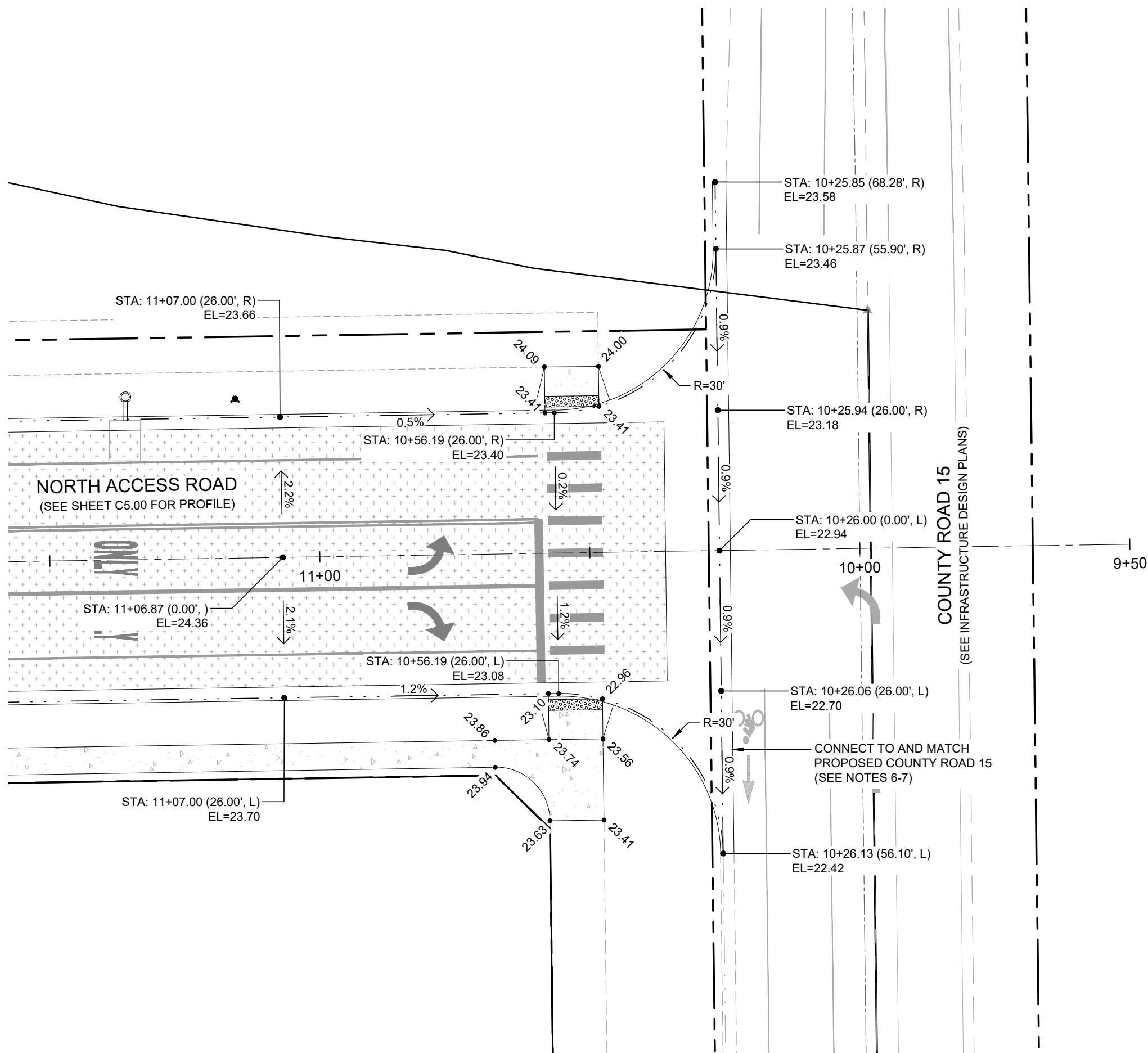
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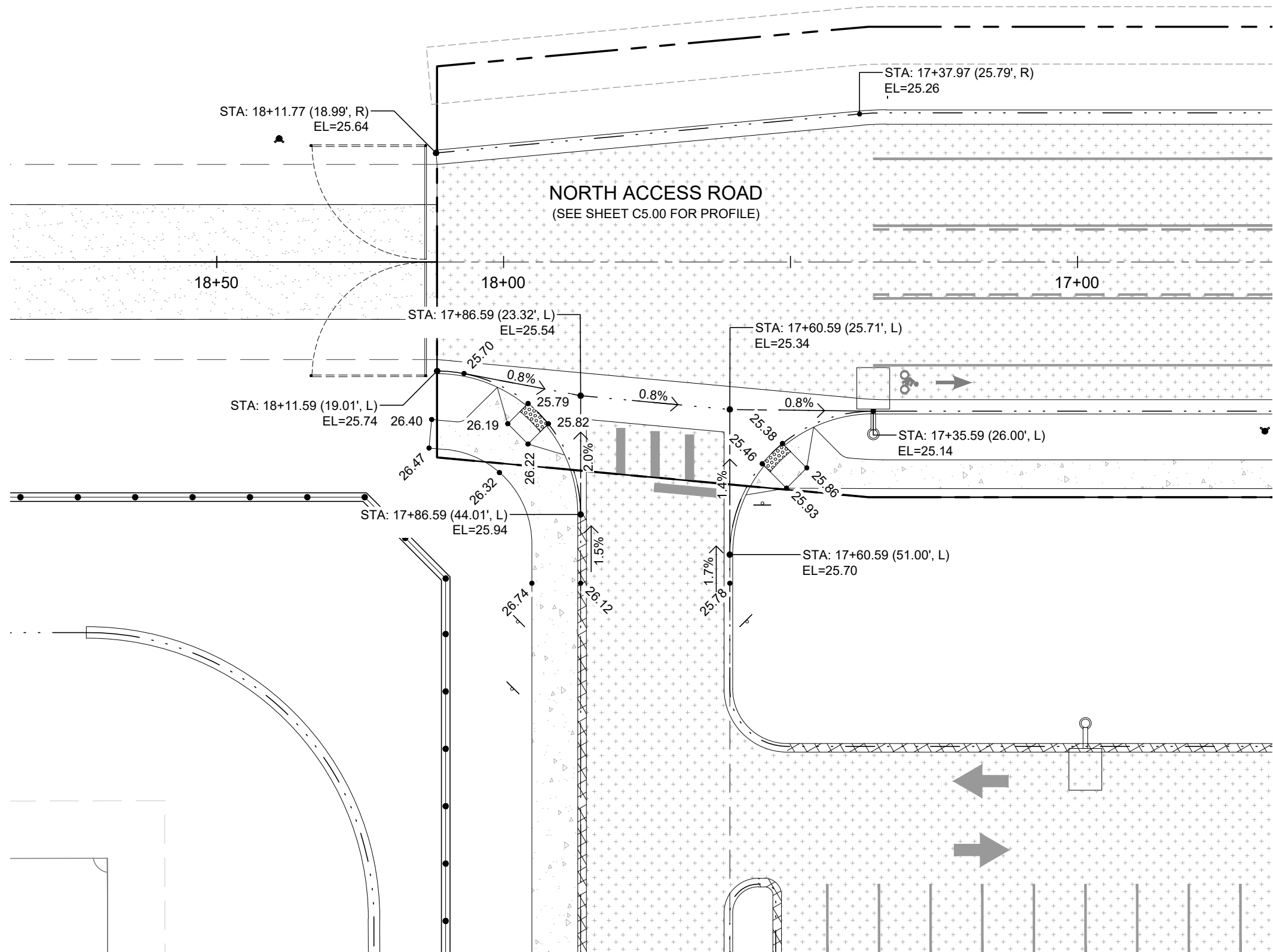


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8/11/2023 12:02:06 PM



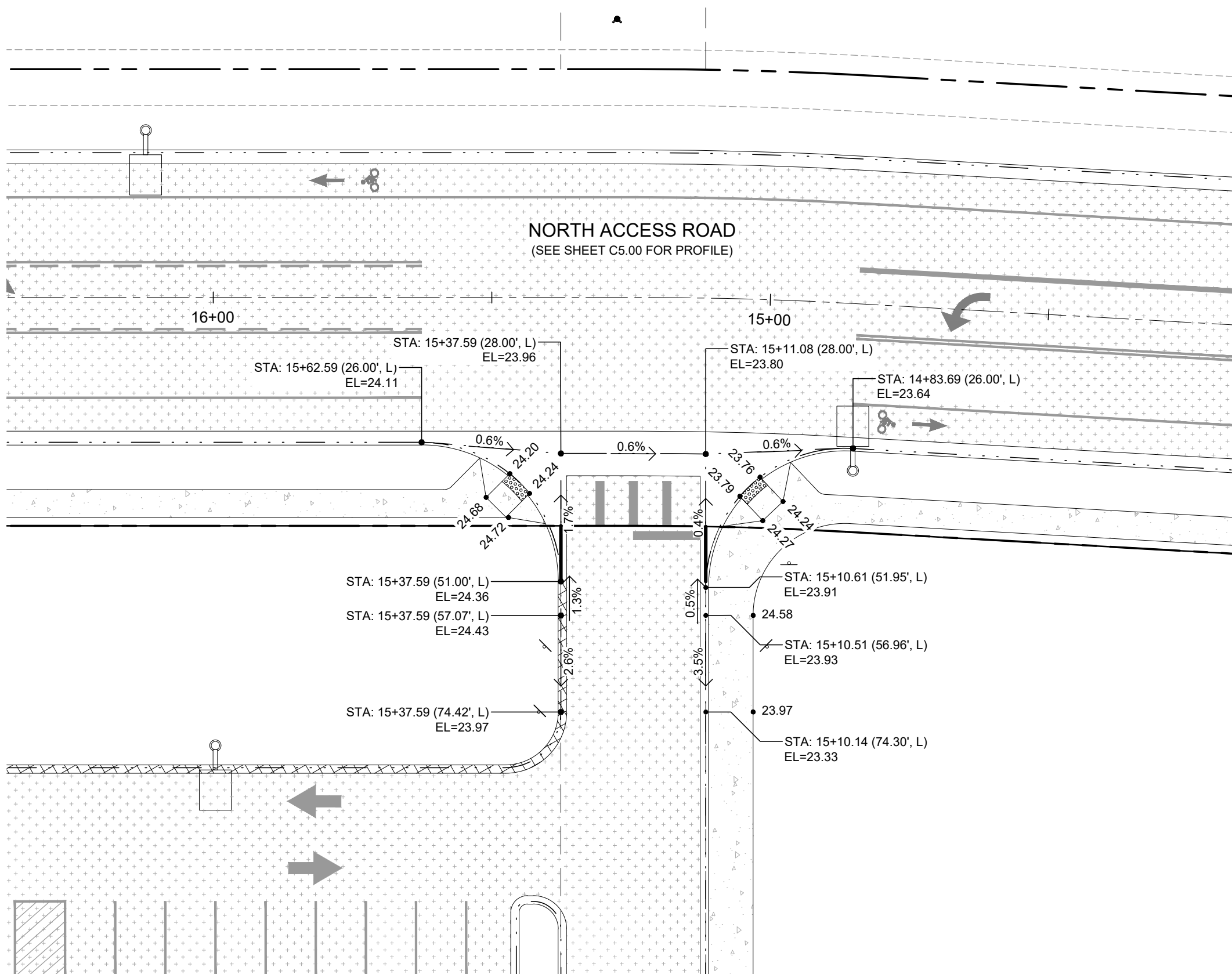
### COUNTY ROAD 15 / NORTH ACCESS ROAD INTERSECTION DETAIL

NOTE: ALL STATIONS AND OFFSETS ARE BASED ON THE  
NORTH ACCESS ROAD CENTERLINE ALIGNMENT UNLESS OTHERWISE NOTED



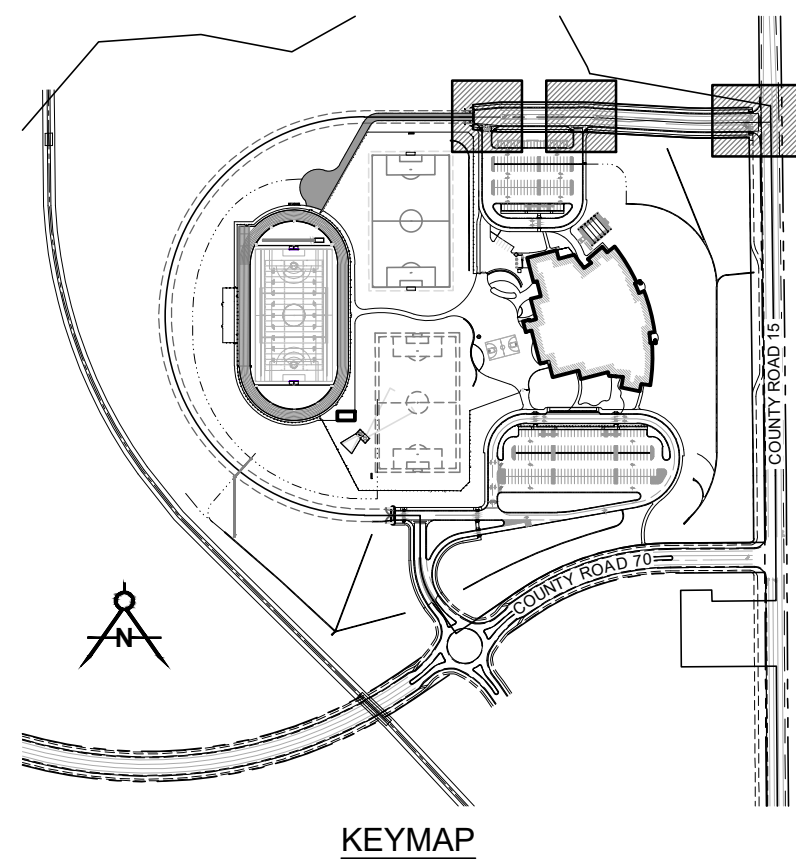
### NORTH ACCESS ROAD / WEST PARKING ENTRANCE INTERSECTION DETAIL

NOTE: ALL STATIONS AND OFFSETS ARE BASED ON THE  
NORTH ACCESS ROAD CENTERLINE ALIGNMENT UNLESS OTHERWISE NOTED



### NORTH ACCESS ROAD / EAST PARKING ENTRANCE INTERSECTION DETAIL

NOTE: ALL STATIONS AND OFFSETS ARE BASED ON THE  
NORTH ACCESS ROAD CENTERLINE ALIGNMENT UNLESS OTHERWISE NOTED

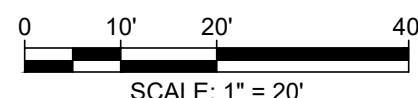
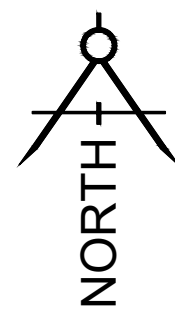


#### LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- EASEMENT
- FUTURE ROAD
- FUTURE ROAD
- CATCH CURB & GUTTER
- SPILL CURB & GUTTER
- STORM SEWER
- SIDEWALK/TRAIL
- FENCE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

#### GENERAL NOTES

- SPOT ELEVATIONS SHOWN ARE TO FLOWLINE OR ROAD CENTERLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REFER TO SHEETS C5.00-C5.03 FOR ROAD AND FLOWLINE PLAN & PROFILES.
- SEE CONSTRUCTION DETAILS SHEETS FOR PEDESTRIAN RAMP DETAILS.
- SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER CITY OF FORT COLLINS STANDARD DETAILS.
- CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR FOR DESIGNS ASSOCIATED WITH CONSTRUCTION OF THE NORTH CAMPUS SUBDIVISION. INFRASTRUCTURE BEING PROVIDED BY THE TOWN. INFRASTRUCTURE INCLUDE, BUT IS NOT LIMITED TO, THE WIDENING OF COUNTY ROAD 15, COUNTY ROAD 70, THE LAKE CANAL OUTLET, WATER, SANITARY SEWER AND STORM SEWER MAINS STUBBED TO THE SCHOOL SITE.
- CONTRACTOR SHALL SPECIFICALLY NOTE THAT FINISHED GRADE ELEVATIONS SHOWN AT CONNECTIONS TO COUNTY ROAD 15, COUNTY ROAD 70, AND THE LAKE CANAL OUTLET ARE PER DESIGN INFORMATION PROVIDED BY THE TOWN OF WINDSOR. THE CONTRACTOR SHALL COORDINATE WITH THE DOCUMENTS REFERENCED IN NOTE 6 AND CONFIRM FINAL ELEVATIONS AND CONNECTION POINTS PRIOR TO CONSTRUCTION AND THE INSTALLATION OF ANY CONCRETE OR PAVEMENT.

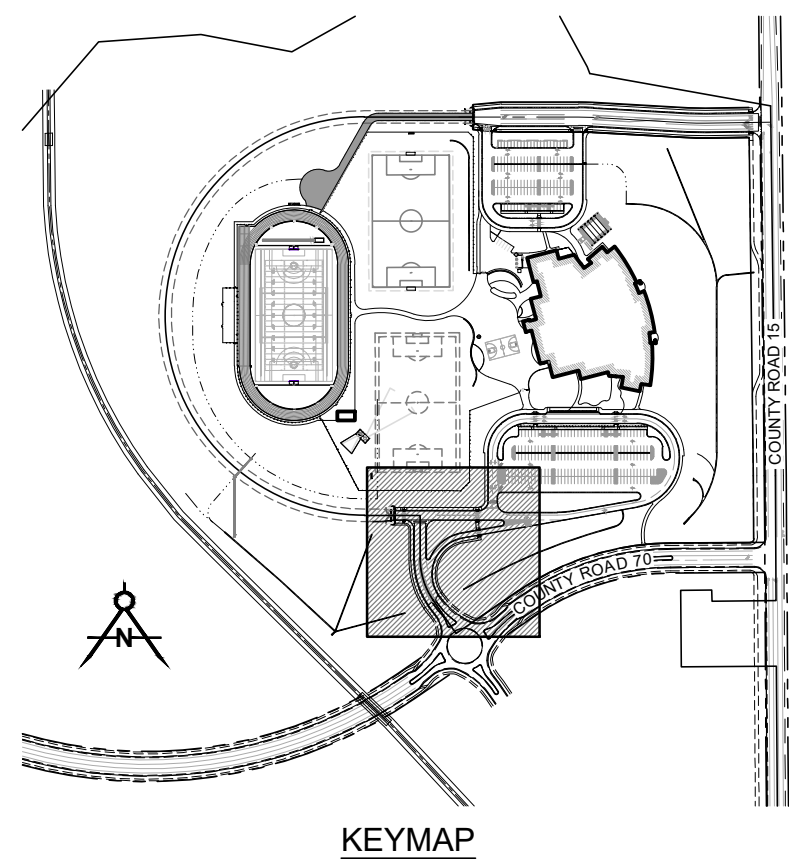
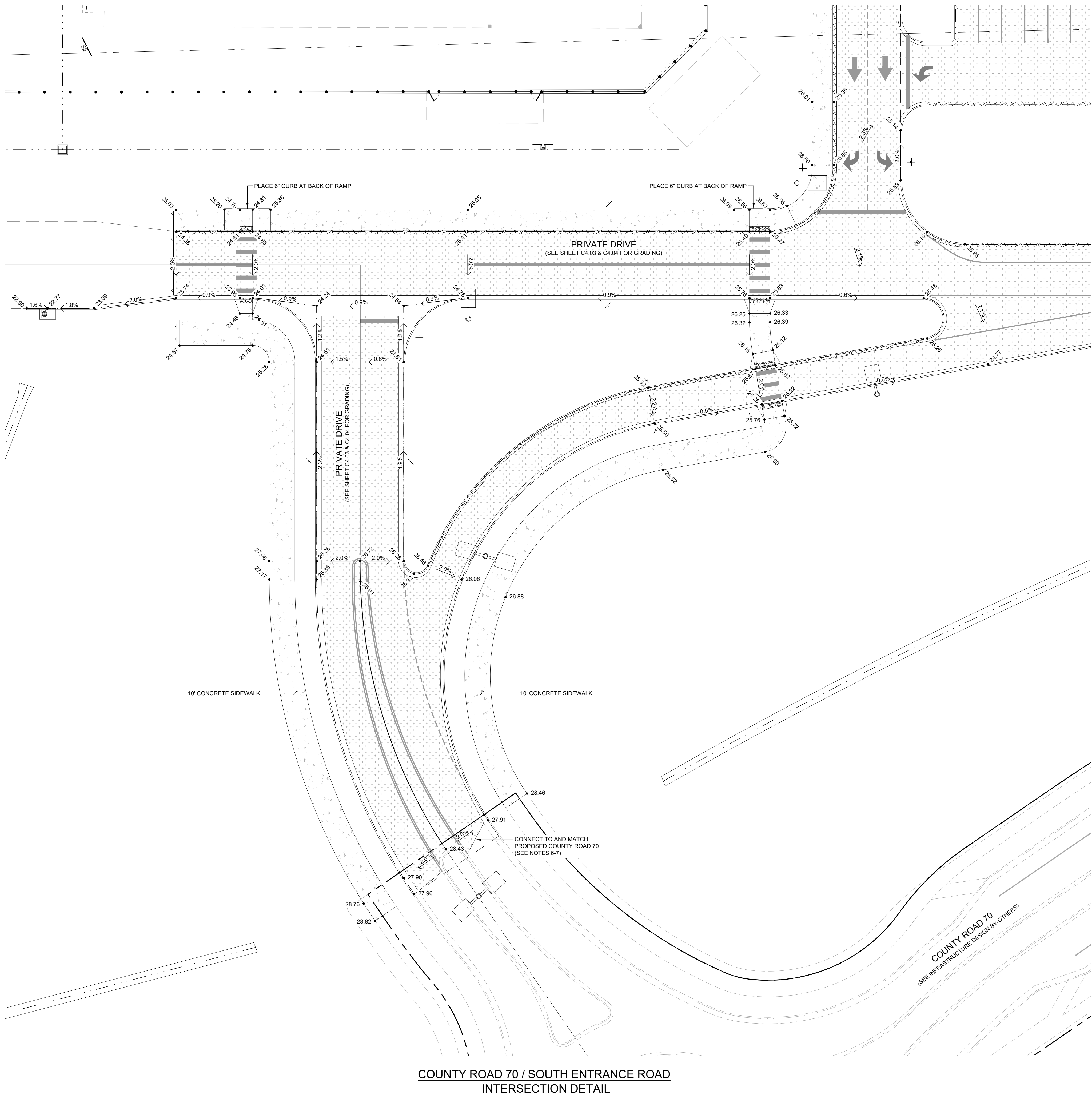


#### TOWN OF WINDSOR DRAWING REVIEW

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

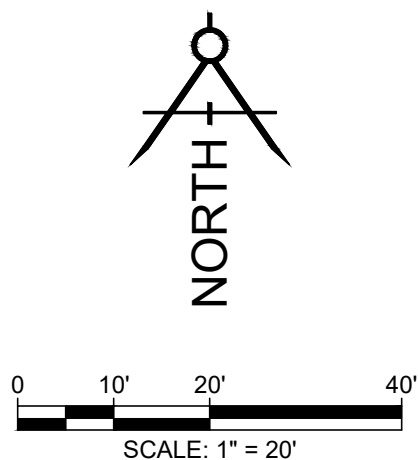
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF  
ENGINEERING





| LEGEND |                            |
|--------|----------------------------|
|        | EXISTING PROPERTY BOUNDARY |
|        | PROPOSED PROPERTY LINE     |
|        | RIGHT OF WAY               |
|        | CENTERLINE                 |
|        | EASEMENT                   |
|        | FUTURE ROAD                |
|        | FUTURE ROAD                |
|        | CATCH CURB & GUTTER        |
|        | SPILL CURB & GUTTER        |
|        | STORM SEWER                |
|        | SIDEWALK/TRAIL             |
|        | FENCE                      |
|        | ASPHALT PAVEMENT           |
|        | CONCRETE PAVEMENT          |

- GENERAL NOTES**
- SPOT ELEVATIONS SHOWN ARE TO FLOWLINE OR ROAD CENTERLINE UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL REFER TO SHEETS C5.00-C5.03 FOR ROAD AND FLOWLINE PLAN & PROFILES.
  - SEE CONSTRUCTION DETAILS SHEETS FOR PEDESTRIAN RAMP DETAILS.
  - SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
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  - CONTRACTOR SHALL REFER TO, AND COORDINATE WITH, THE MAJOR INFRASTRUCTURE CONSTRUCTION DOCUMENTS BEING PREPARED BY THE TOWN OF WINDSOR FOR DESIGNS ASSOCIATED WITH CONSTRUCTION OF THE NORTH CAMPUS SUBDIVISION. INFRASTRUCTURE BEING PROVIDED BY THE TOWN. INFRASTRUCTURE INCLUDE, BUT IS NOT LIMITED TO, THE WIDENING OF COUNTY ROAD 15, COUNTY ROAD 70, THE LAKE CANAL OUTLET, WATER, SANITARY SEWER AND STORM SEWER MAINS STUBBED TO THE SCHOOL SITE.
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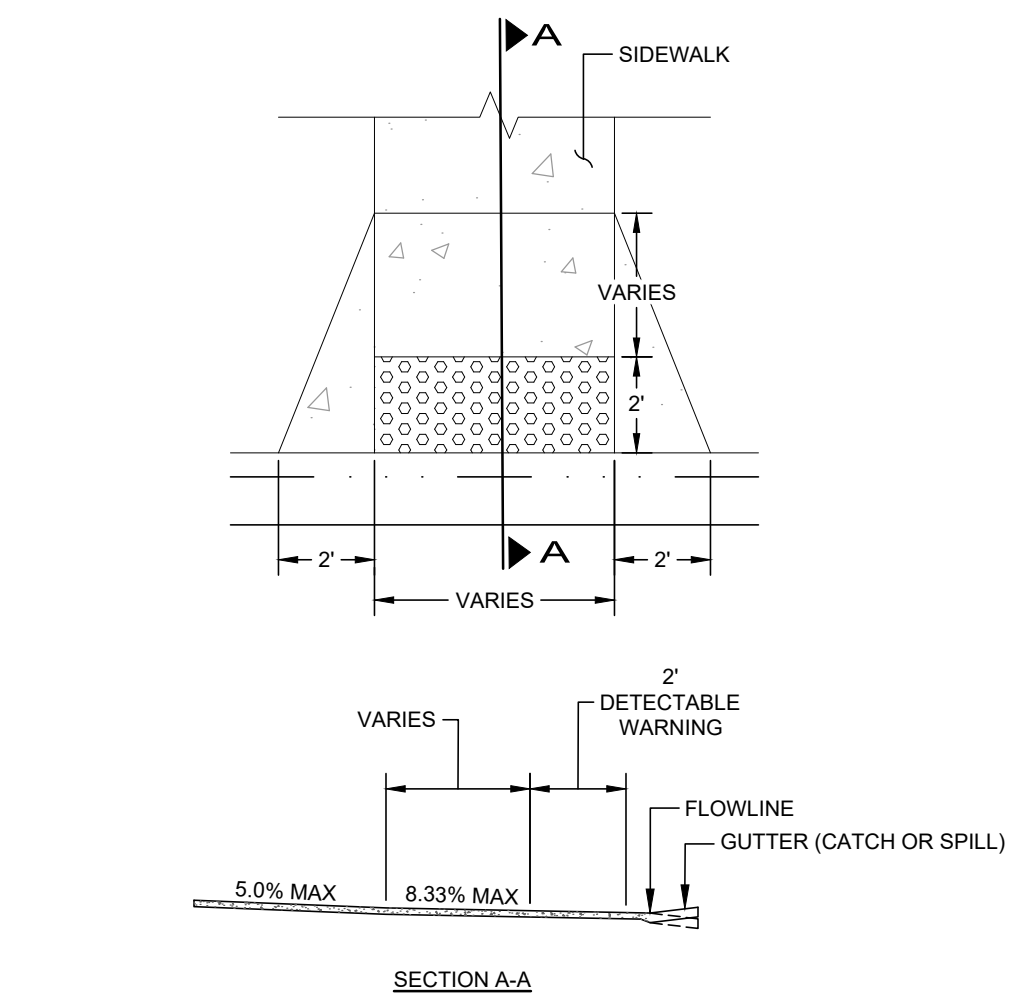
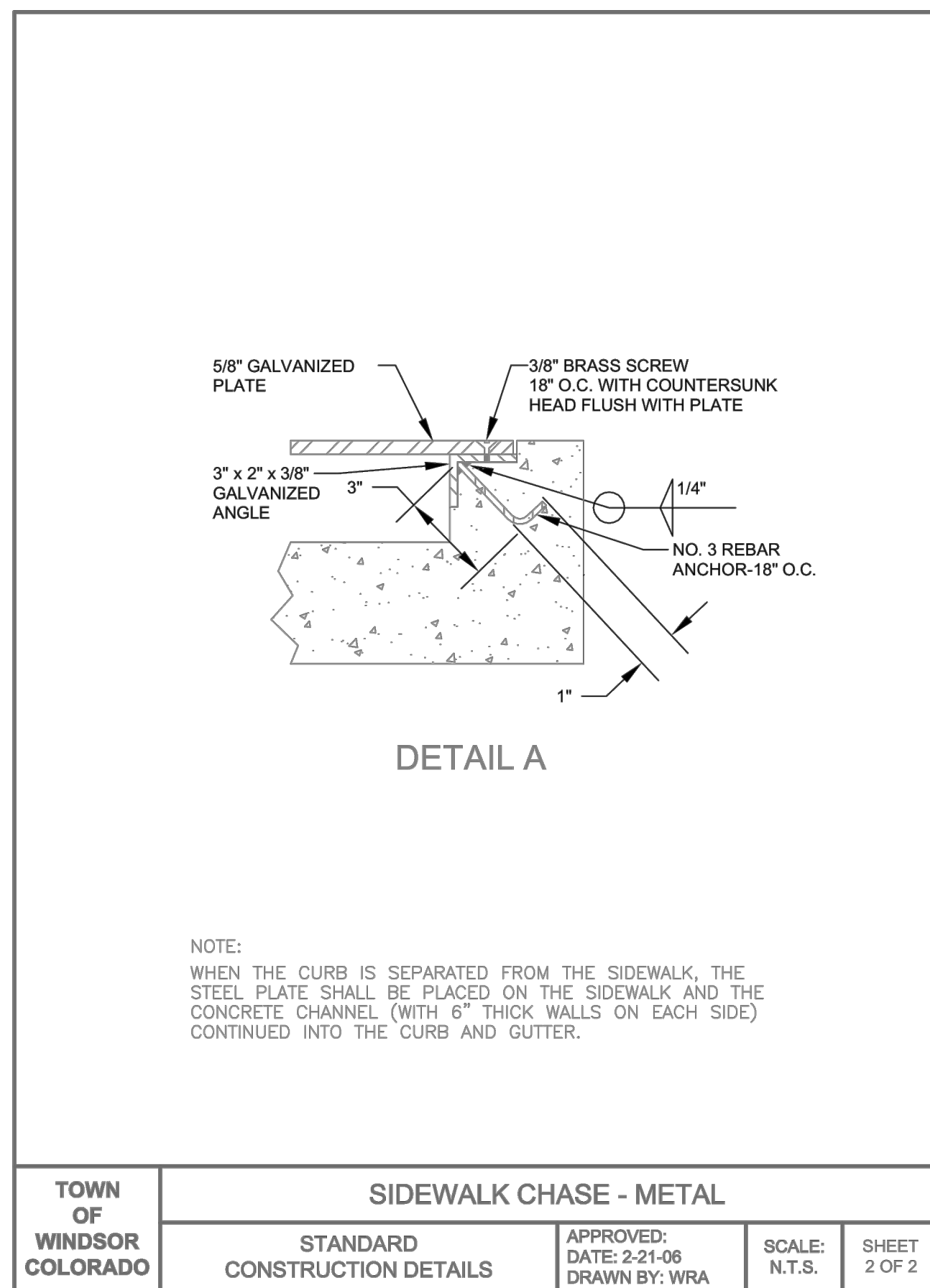
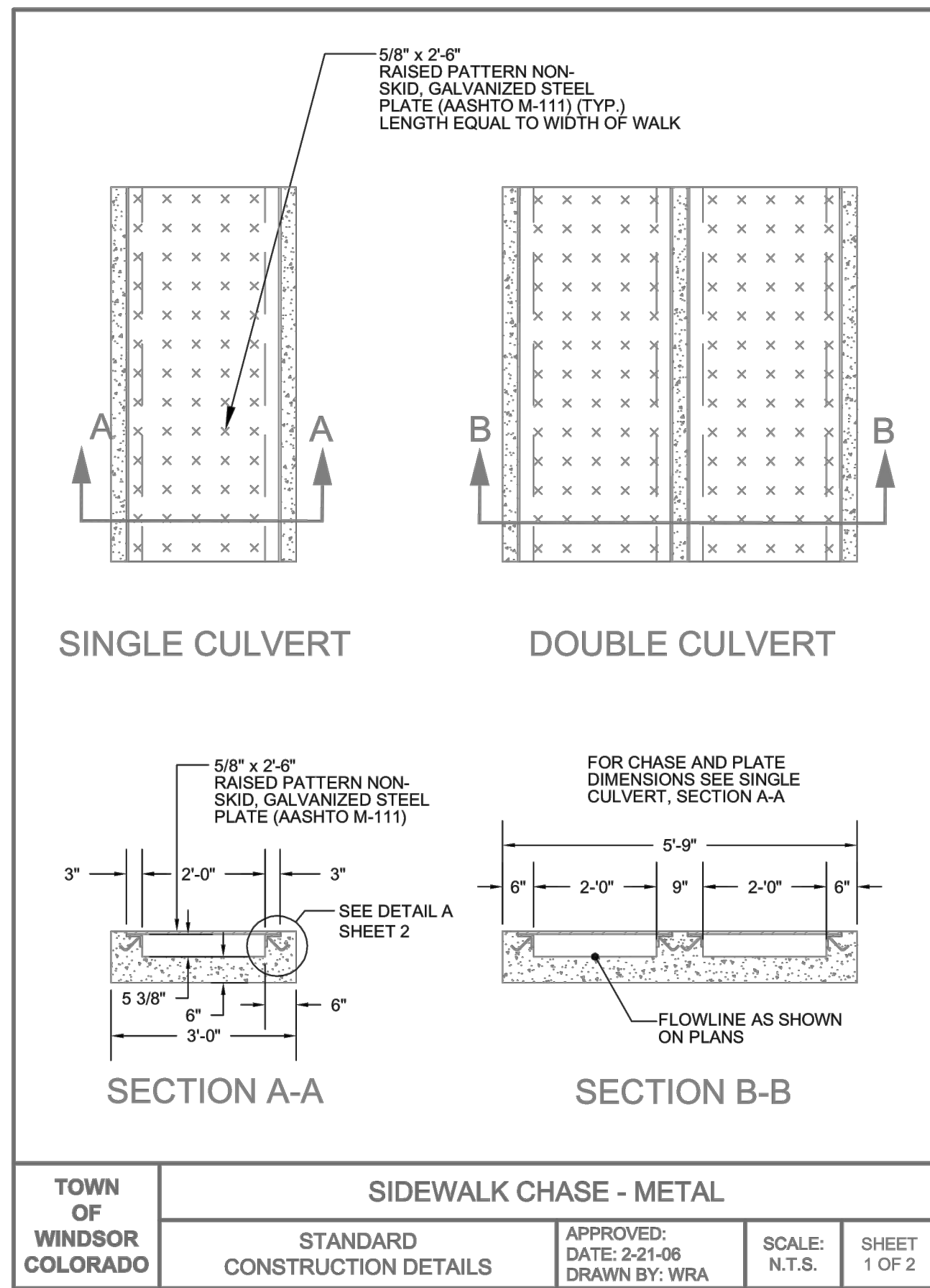
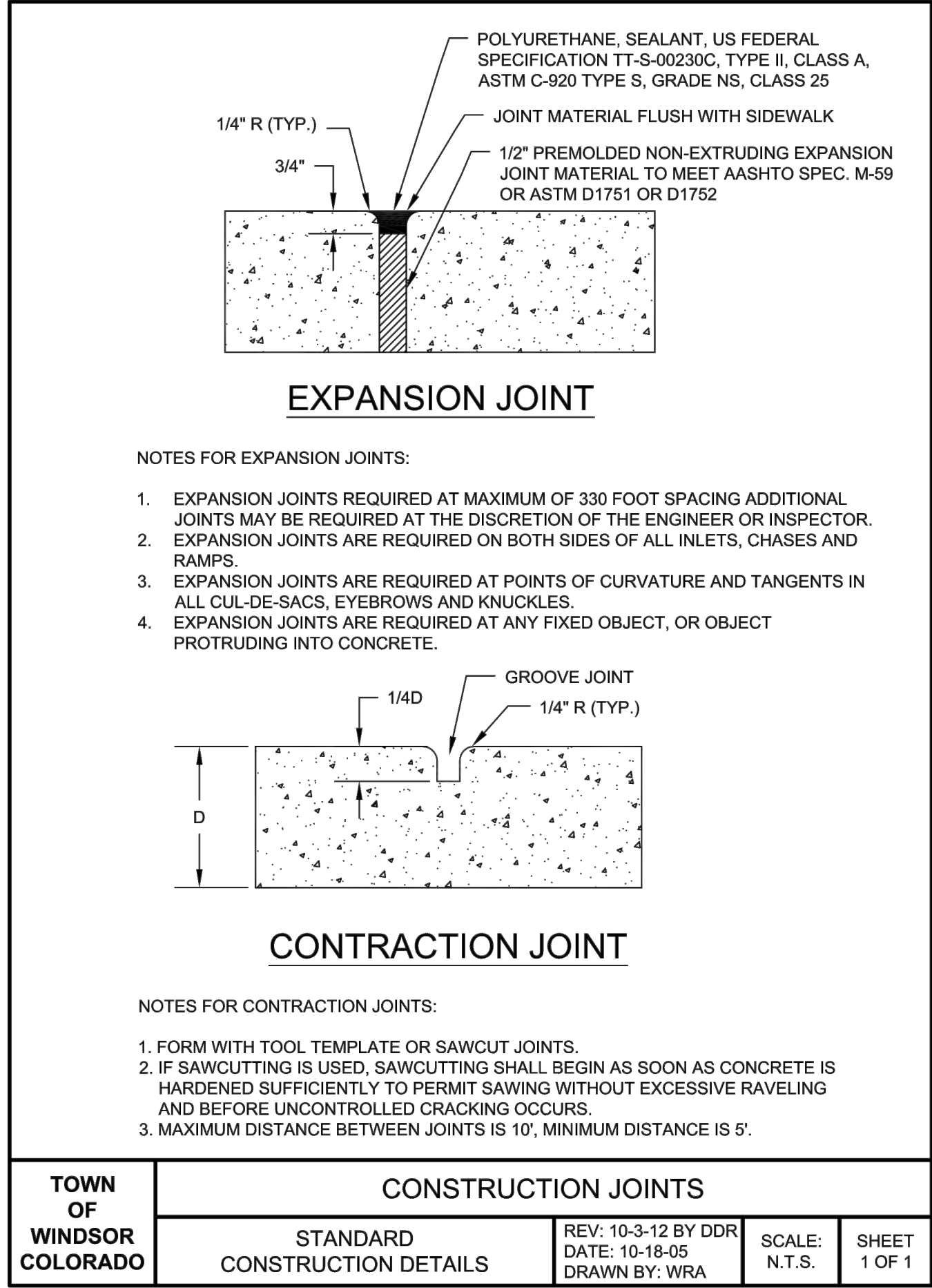
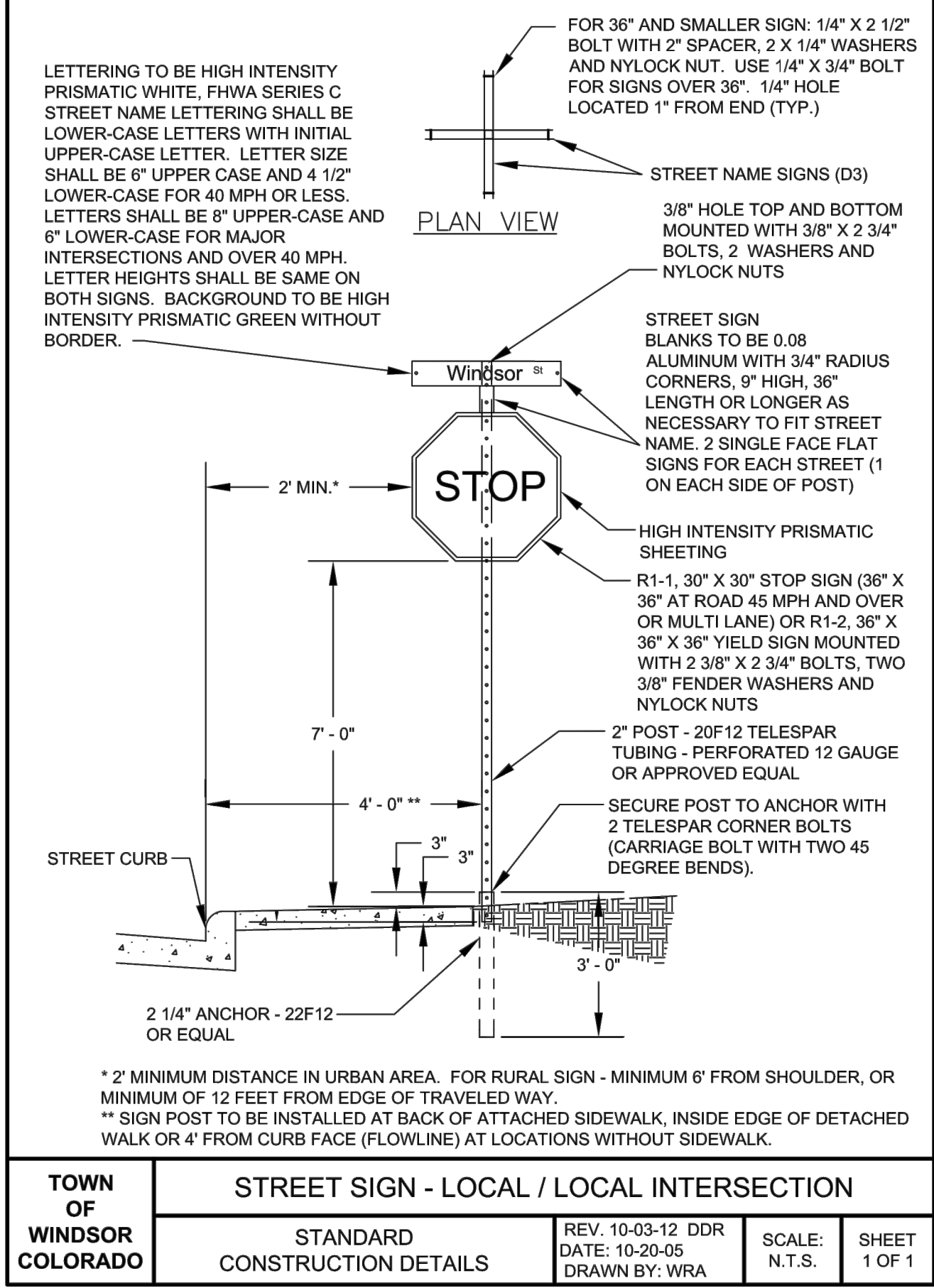
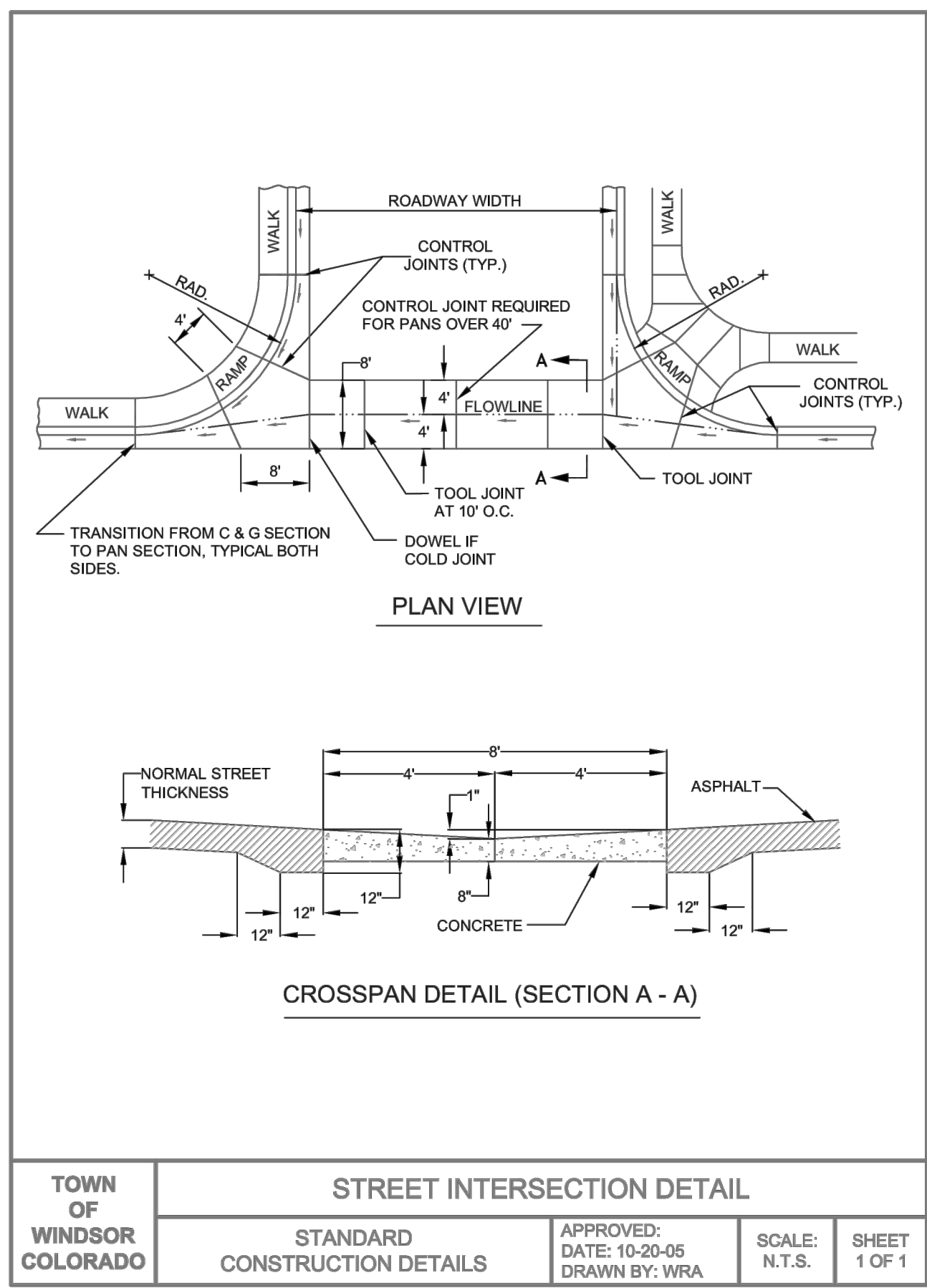
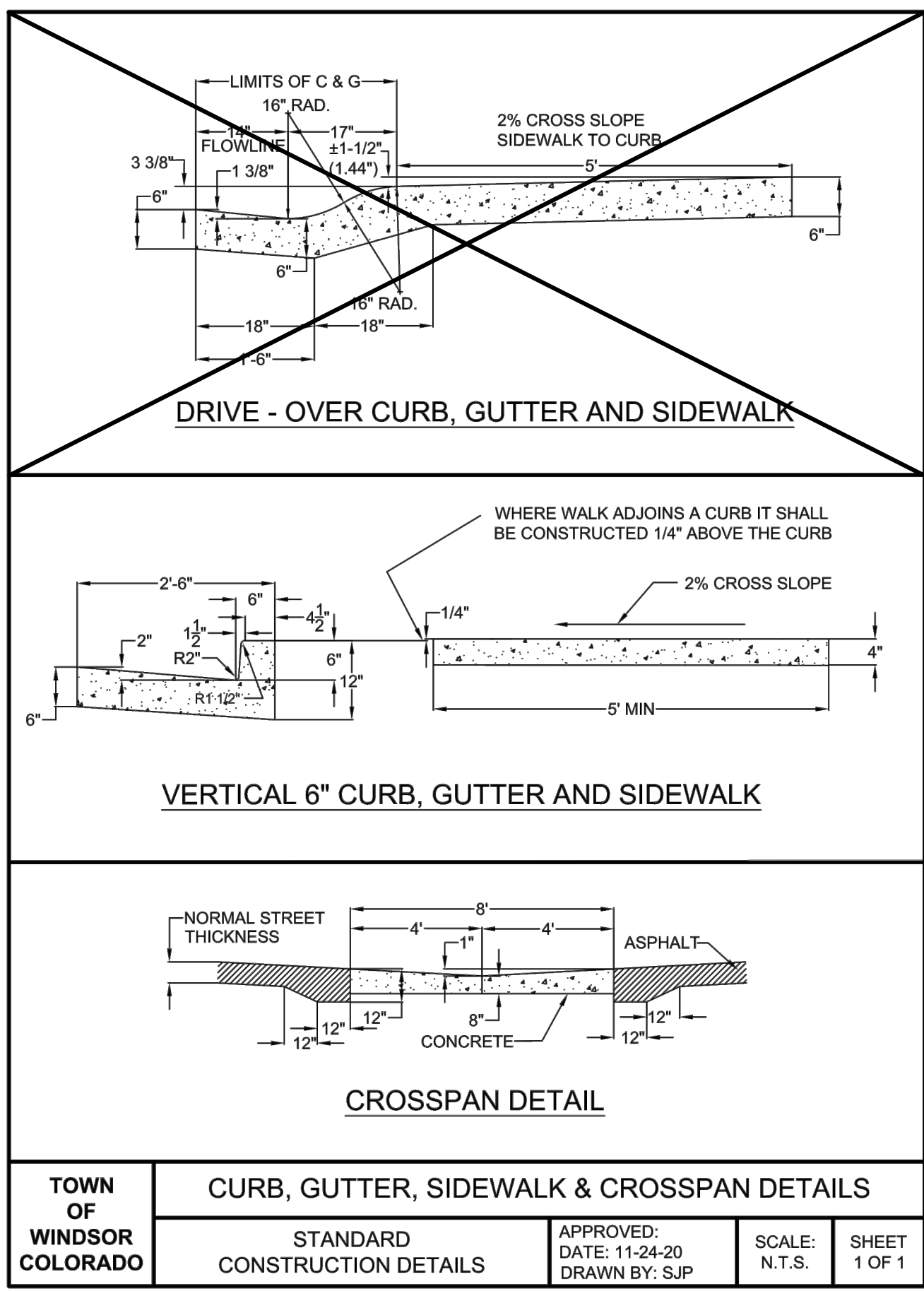
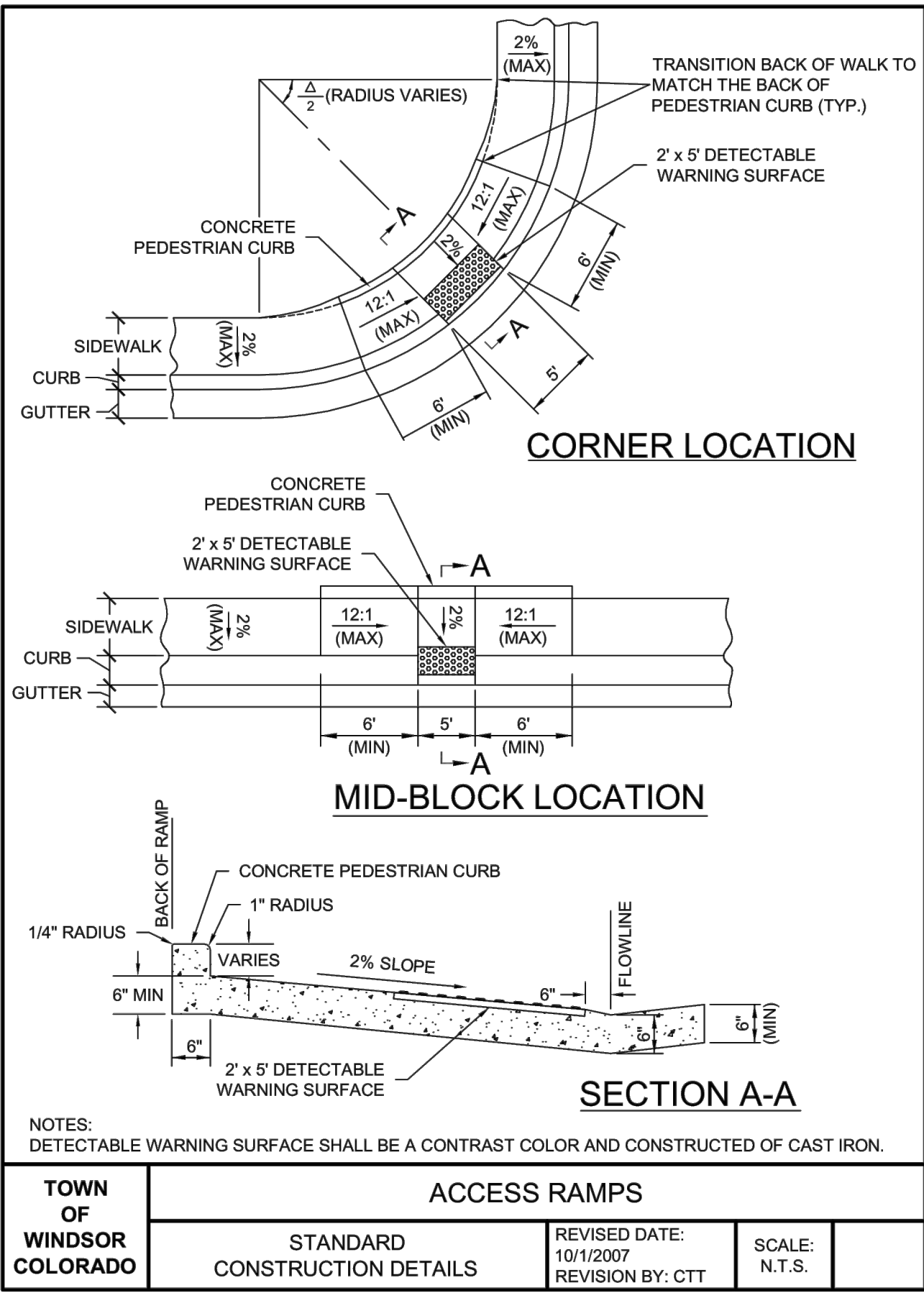


**TOWN OF WINDSOR DRAWING REVIEW**  
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF  
ENGINEERING









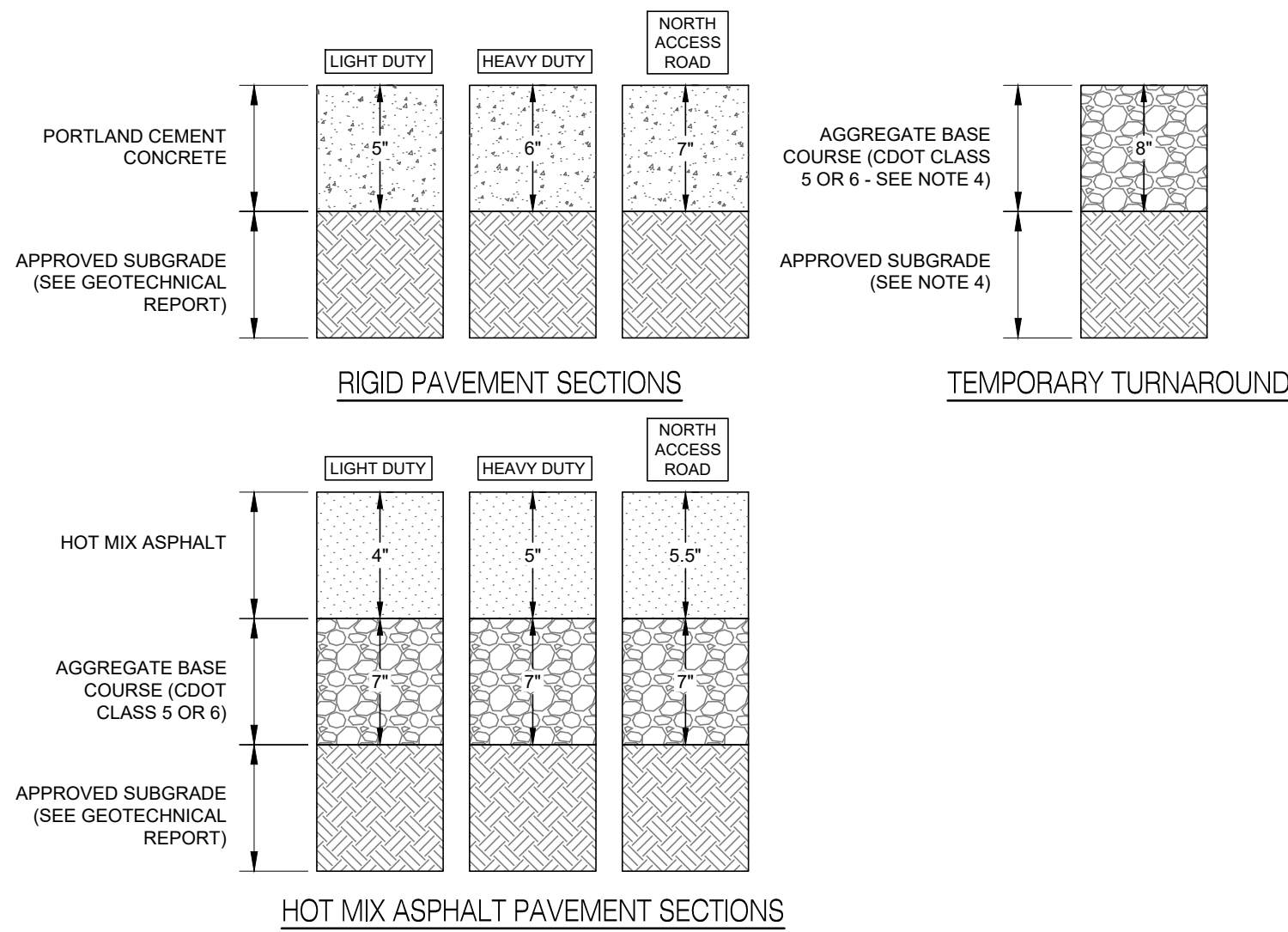
**TOWN OF WINDSOR DRAWING REVIEW**

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY DIRECTOR OF ENGINEERING



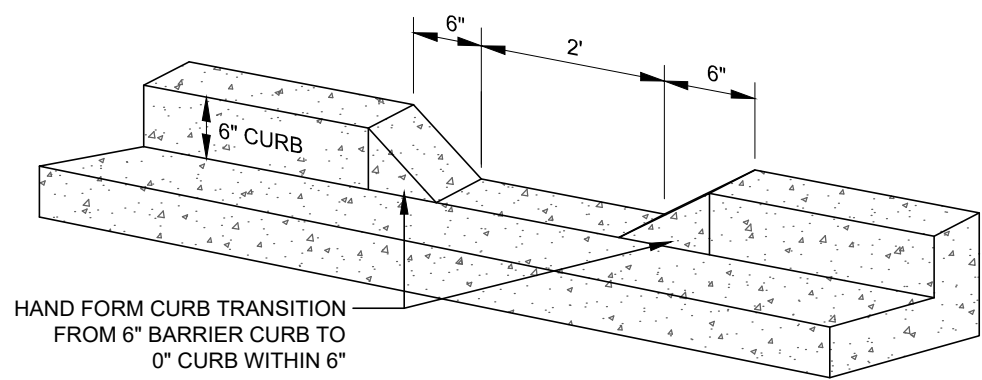
C:\UNITED CIVIL\DRGBOX\PROJECTS\230201 - WINDSOR MIDDLE SCHOOL\CAD\DRG7.DWG - CONSTRUCTION DETAILS.DWG



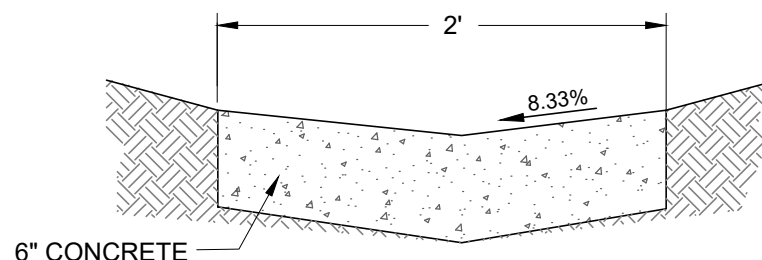
- NOTES:
- THE ABOVE PAVEMENT SECTIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT TITLED "GEOTHNICAL EXPLORATION REPORT, PROPOSED WINDSOR MIDDLE SCHOOL" BY EARTH ENGINEERING CONSULTS, LLC. AND DATED APRIL 24, 2023. EEC PROJECT NO. 1232024. REFER TO THIS REPORT FOR PERFORMANCE SPECIFICATIONS AND OTHER RECOMMENDATIONS.
  - NOTE THAT HOT MIXED ASPHALT PAVEMENT SECTIONS MAY BE REDUCED WITH THE USE OF FLY ASH TREATED SUBGRADE. REFER TO THE GEOTECHNICAL REPORT FOR MORE INFORMATION.
  - THE ABOVE PAVEMENT SECTION FOR THE NORTH ACCESS ROADWAY IS SHOWN FOR BIDDING PURPOSES ONLY. THE FINAL PAVEMENT SECTION FOR ALL PUBLIC ROADWAYS ARE REQUIRED TO BE DESIGNED WITH A FINAL PAVEMENT DESIGN REPORT PREPARED BY THE GEOTECHNICAL ENGINEER MEETING TOWN OF WINDSOR REQUIREMENTS AFTER SUBGRADE PREPARATION FOR THE PUBLIC ROADWAY IS COMPLETED.
  - FOR THE TEMPORARY TURNAROUND SECTION, THE GEOTECHNICAL ENGINEER RECOMMENDS THAT THE SUBGRADE SOILS SHALL BE SCARIFIED A MINIMUM DEPTH OF 9 INCHES, MOISTURE CONDITIONED TO WITHIN (+/-) 2% OF THE MATERIAL'S OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM SPECIFICATION D698 AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST. ADDITIONALLY, THE AGGREGATE BASE COURSE SHALL BE COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM SPECIFICATION D1557) AND PLACED OVER A STABLE/PASSING PROOF ROLLED SUBGRADE LAYER BELOW.

#### ONSITE PAVEMENT DETAILS

NOT TO SCALE



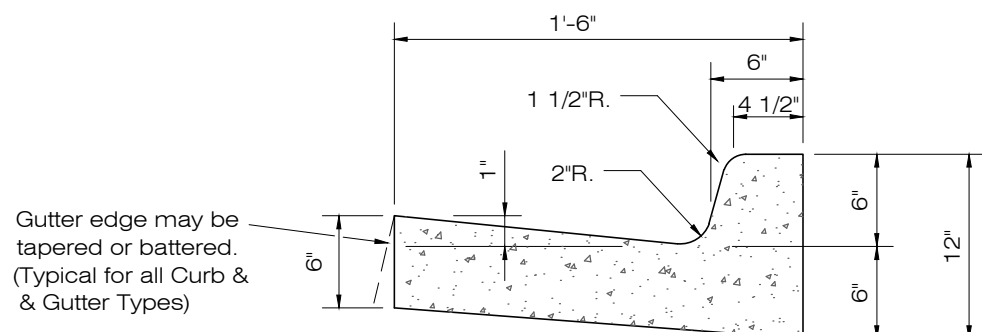
2' CURB CUT



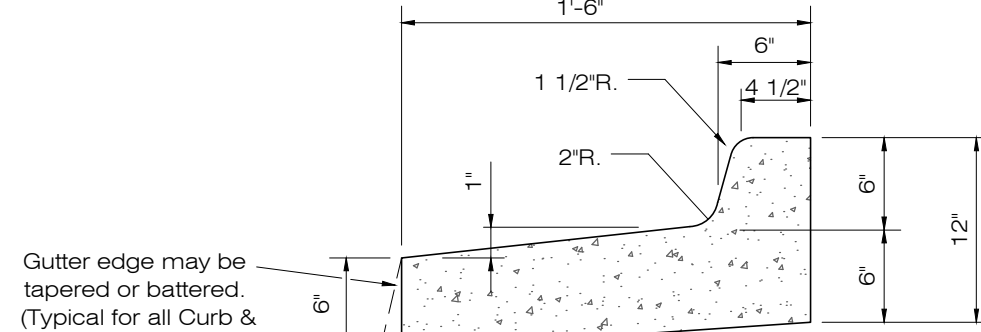
2' CONCRETE PAN

NOTES:

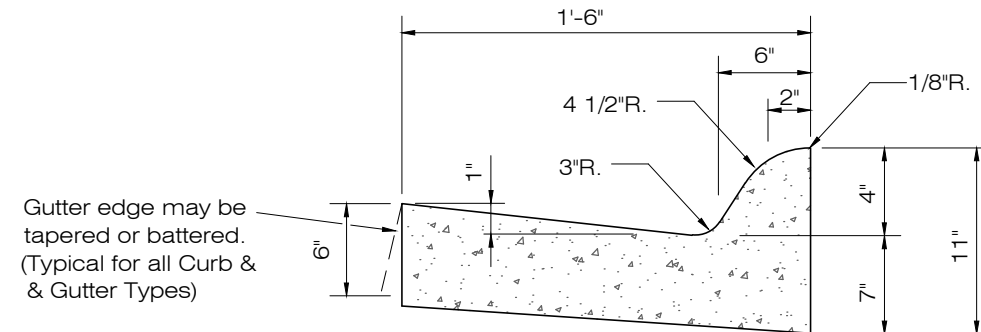
- THE ABOVE DETAILS ARE TO BE USED OUTSIDE OF PUBLIC RIGHT-OF-WAY. FOR CURB, GUTTER AND CONCRETE PANS WITHIN PUBLIC RIGHT-OF-WAY REFER TO TOWN DETAILS.



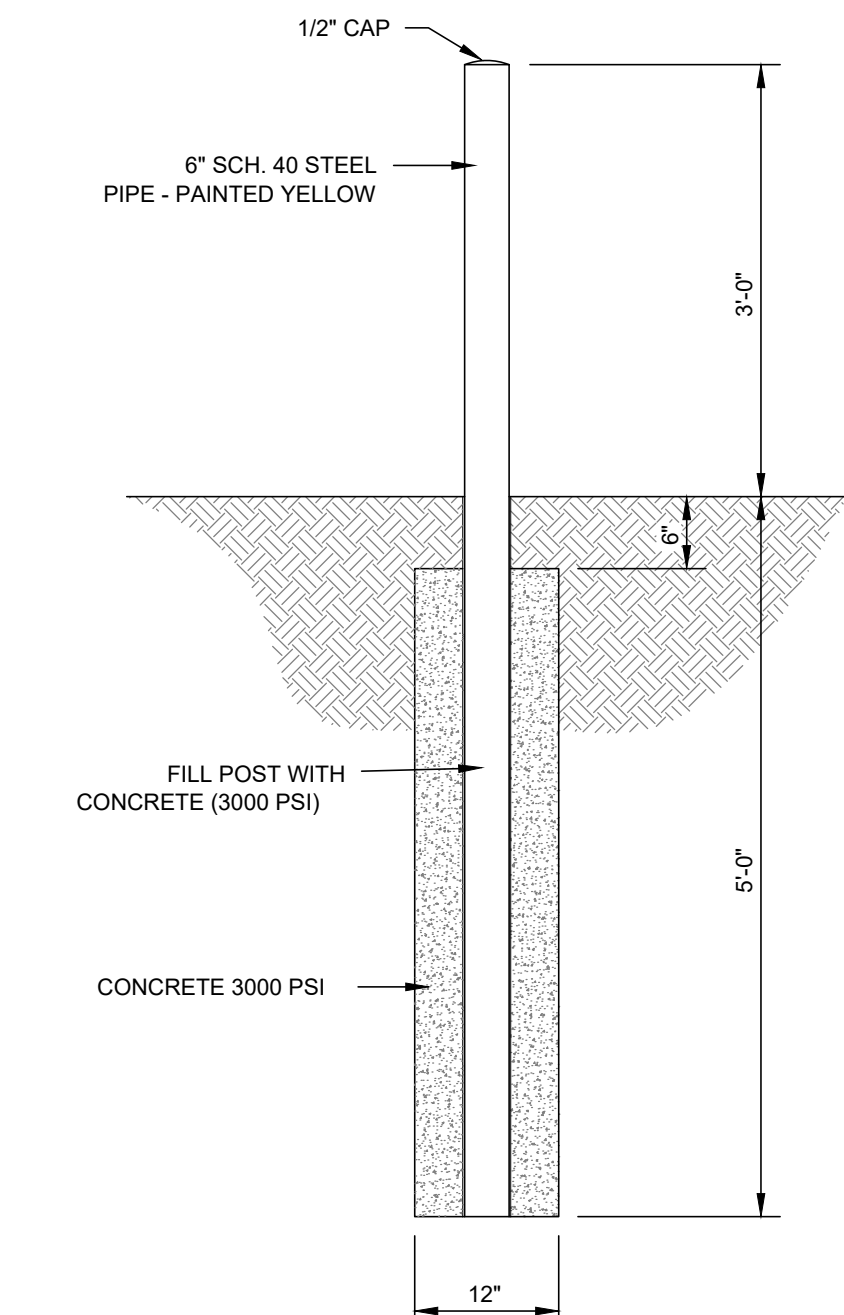
ONSITE CATCH CURB & GUTTER



ONSITE SPILL CURB & GUTTER



ONSITE DRIVE OVER CATCH CURB & GUTTER

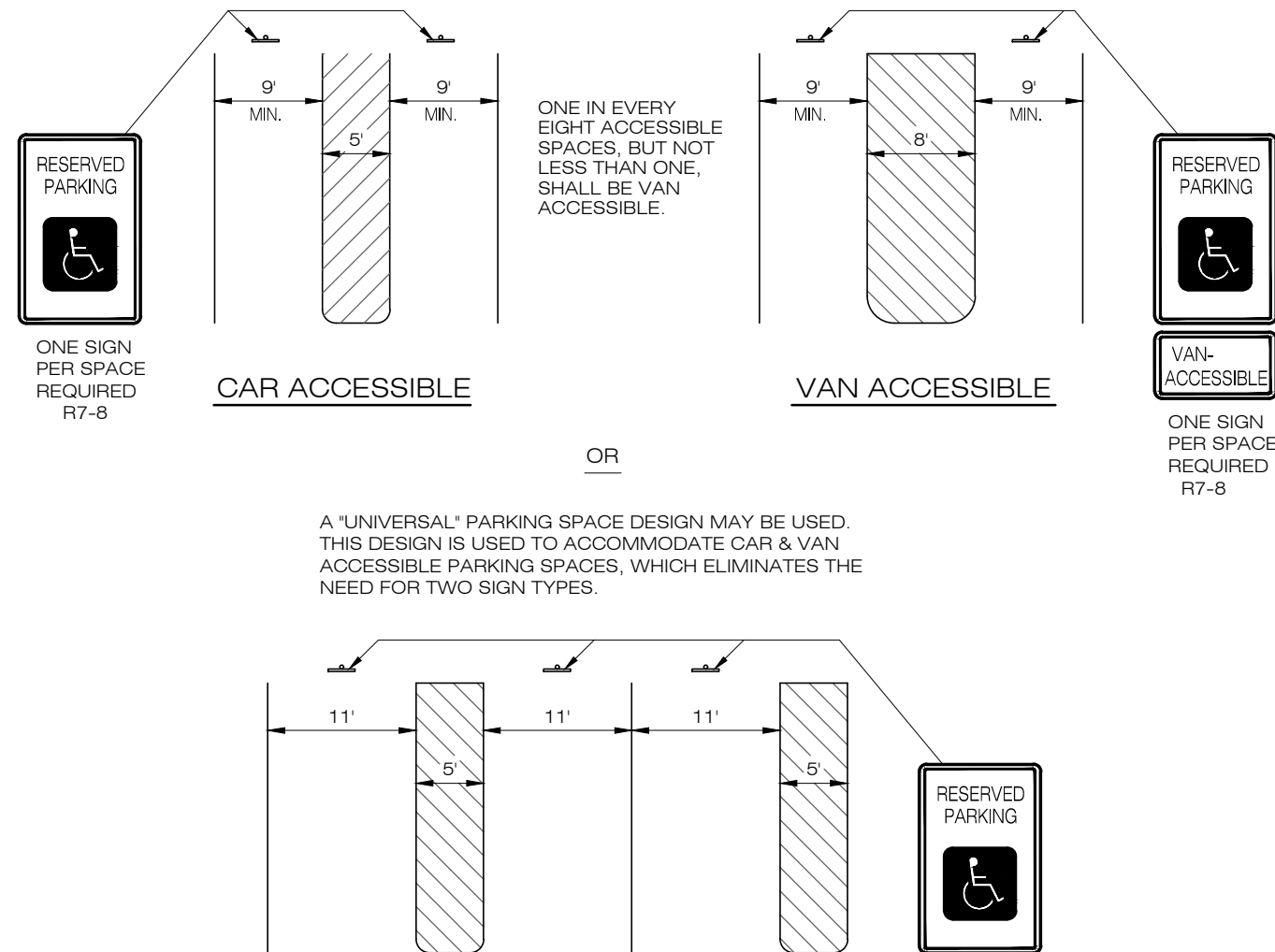


NOTES:

- BOLLARD DETAIL TO BE USED FOR UTILITY YARD BOLLARDS ONLY. REFER TO ARCHITECTURAL PLANS FOR WIND BOLLARD DETAILS AND LOCATIONS.

#### UTILITY YARD BOLLARD DETAIL

NOT TO SCALE

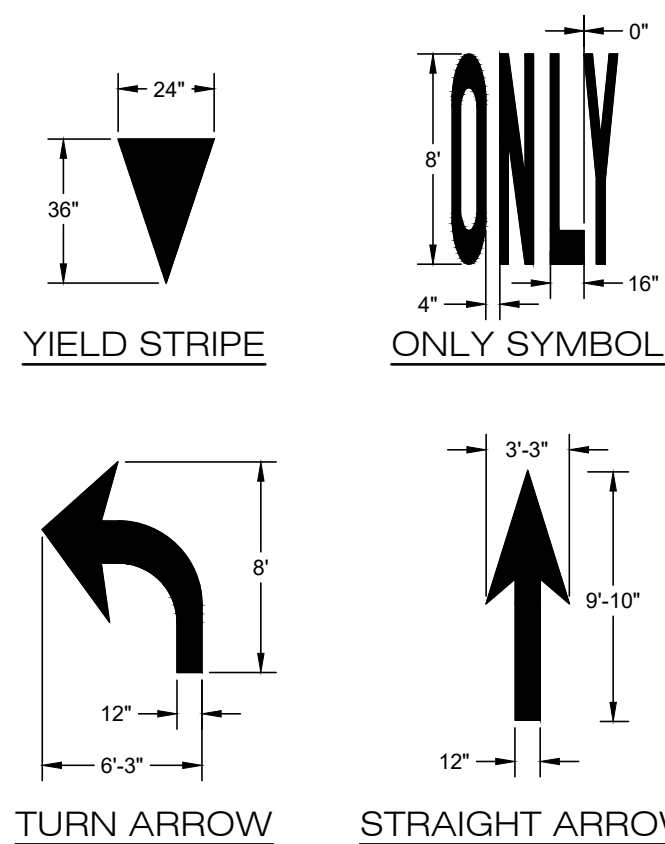


NOTES:

- ALL ADA SIGNS SHALL BE MOUNTED 5' FROM FINISHED GRADE.

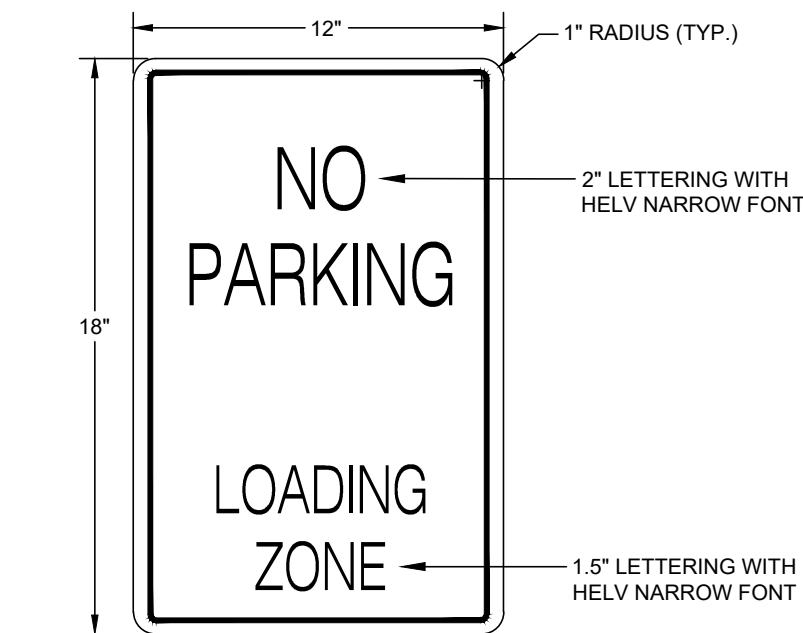
#### ACCESSIBLE PARKING DETAILS

NOT TO SCALE



#### PAVEMENT MARKING DETAILS

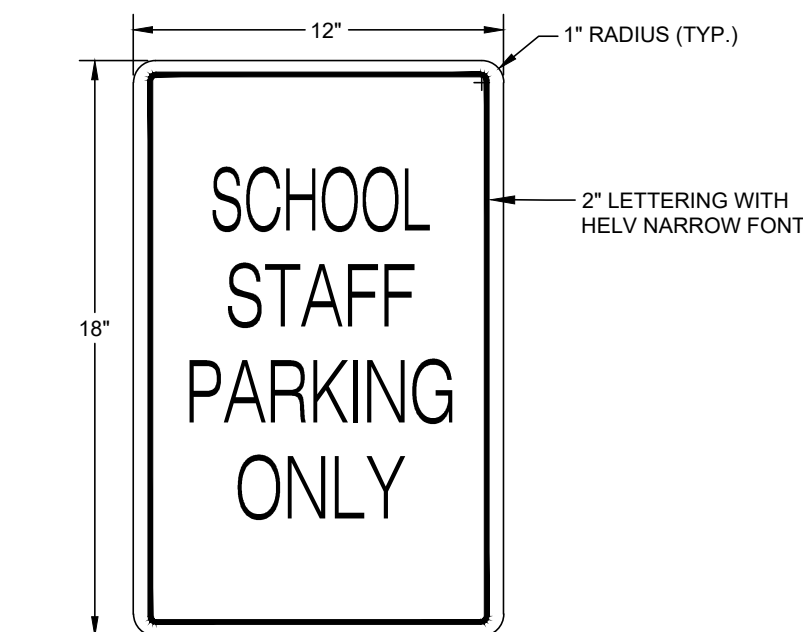
NOT TO SCALE



| COLOR SCHEDULE  |       |
|-----------------|-------|
| TEXT AND BORDER | RED   |
| BACKGROUND      | WHITE |

NOTE:

- BOLT SIGN THROUGH POST TOP AND BOTTOM.



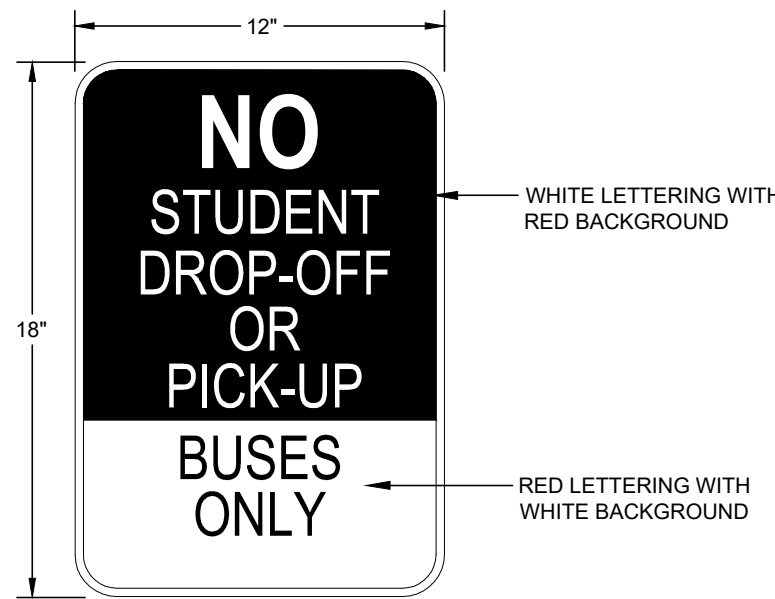
| COLOR SCHEDULE  |       |
|-----------------|-------|
| TEXT AND BORDER | RED   |
| BACKGROUND      | WHITE |

NOTE:

- BOLT SIGN THROUGH POST TOP AND BOTTOM.

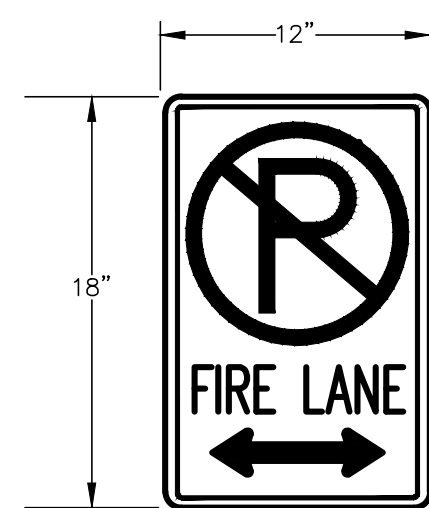
#### CUSTOM SIGN DETAILS

NOT TO SCALE



NOTE:

- PROVIDE 12"x18" ALUMINUM SIGN BY SAFETYSIGN.COM OR APPROVED EQUAL.
- BOLT SIGN THROUGH POST TOP AND BOTTOM.



UNIVERSAL FIRE LANE SIGN DETAIL

| COLOR SCHEDULE                                        |       |
|-------------------------------------------------------|-------|
| LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "FIRE LANE" | RED   |
| BACKGROUND                                            | WHITE |
|                                                       | BLACK |

NOTES:

- THE SIGN PLATE SHALL BE A MINIMUM OF 12"x18" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.
- THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.
- ARROWS MAY BE NEEDED (LEFT, RIGHT OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.

#### FIRE LANE SIGN DETAIL

NOT TO SCALE

#### TOWN OF WINDSOR DRAWING REVIEW

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DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY DIRECTOR OF ENGINEERING

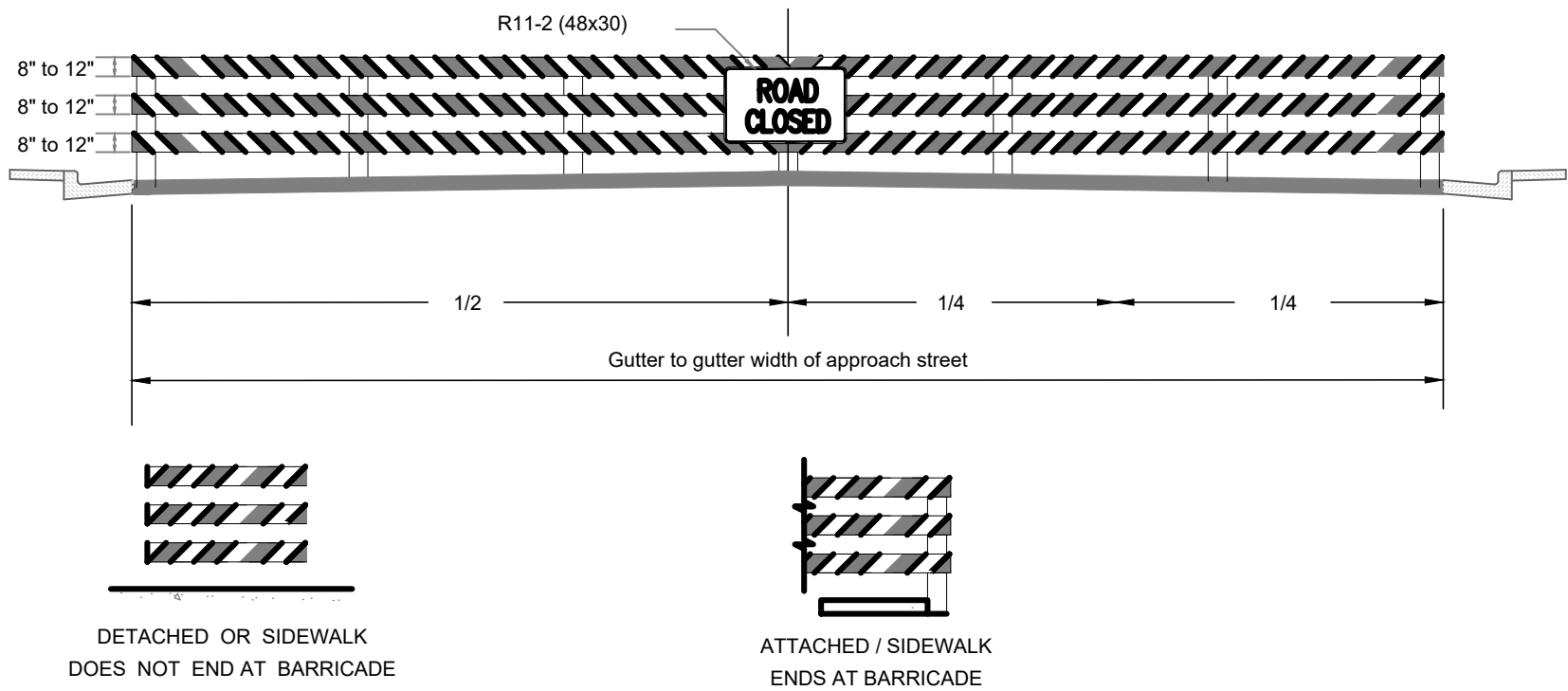
#### MAJOR SITE PLAN

08/14/2023  
REVISIONS

37-23212-00

#### SITE CONSTRUCTION DETAILS





- NOTES:
1. Rails shall be nominal lumber dimension.
  2. Posts shall be 6" x 6" pressure treated, rot-resistant lumber.
  3. Use 6" wide reflectorized orange stripes on reflectorized white background, front side only, paint back and edges white.
  4. Other options may be used as approved by Local Entity Engineer.

TEMPORARY BARRICADE DETAIL

NOT TO SCALE

TOWN OF WINDSOR DRAWING REVIEW

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DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DEPUTY DIRECTOR OF ENGINEERING

NORTH CAMPUS SUBDIVISION  
WCSD4 NEW MIDDLE SCHOOL  
CO ROAD 15 & CO ROAD 70  
WINDSOR, COLORADO

MAJOR SITE  
PLAN  
08/14/2023  
REVISIONS

37-23212-00

SITE  
CONSTRUCTION  
DETAILS

C7.02

50 OF 91 SHEETS



NOT FOR  
CONSTRUCTION

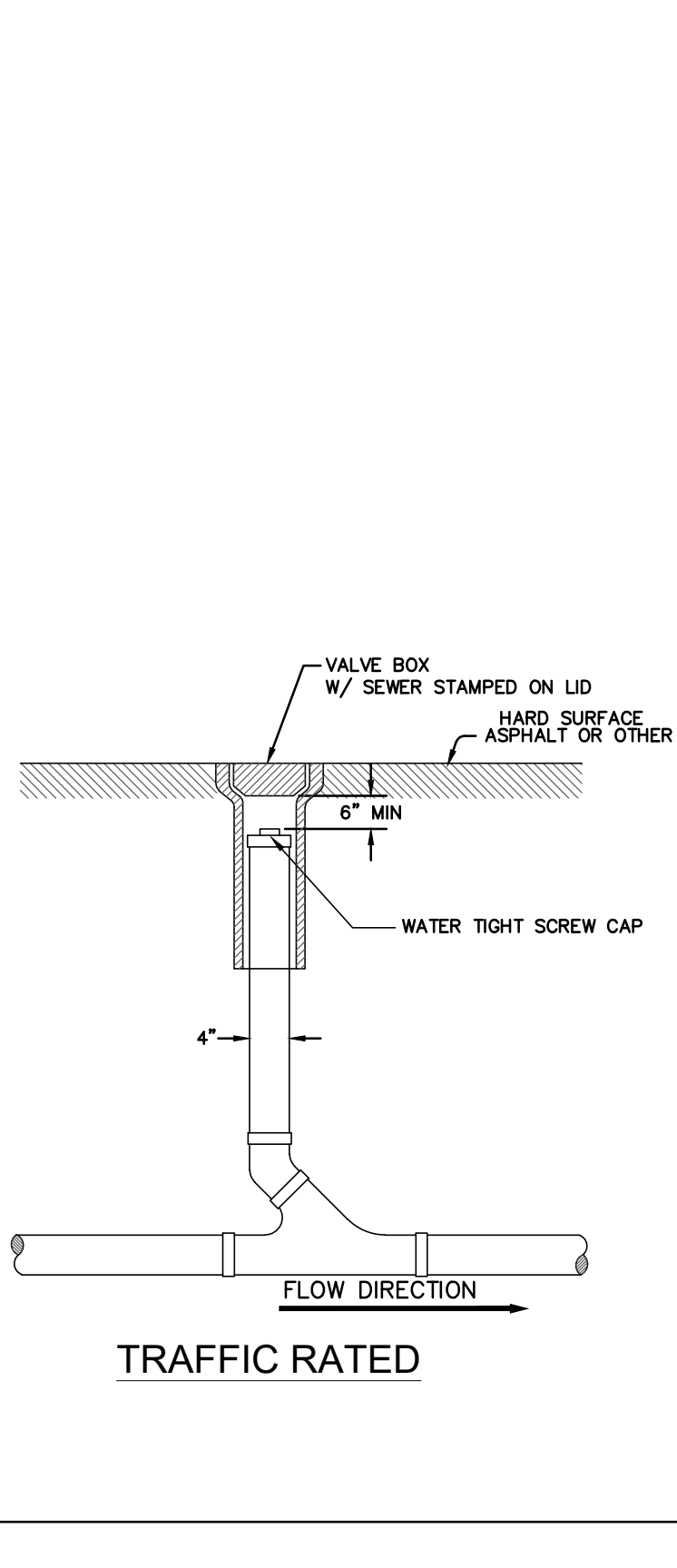
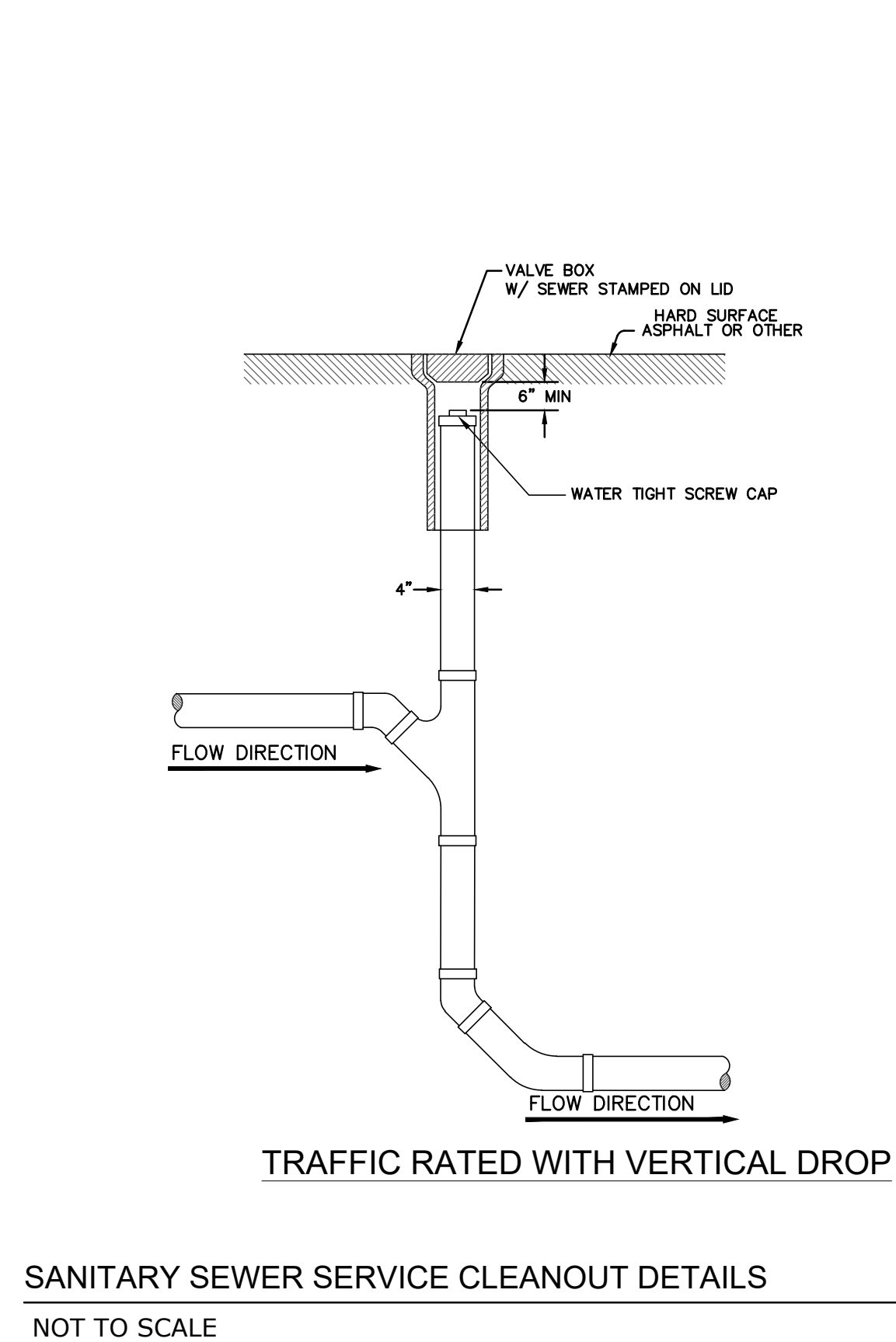
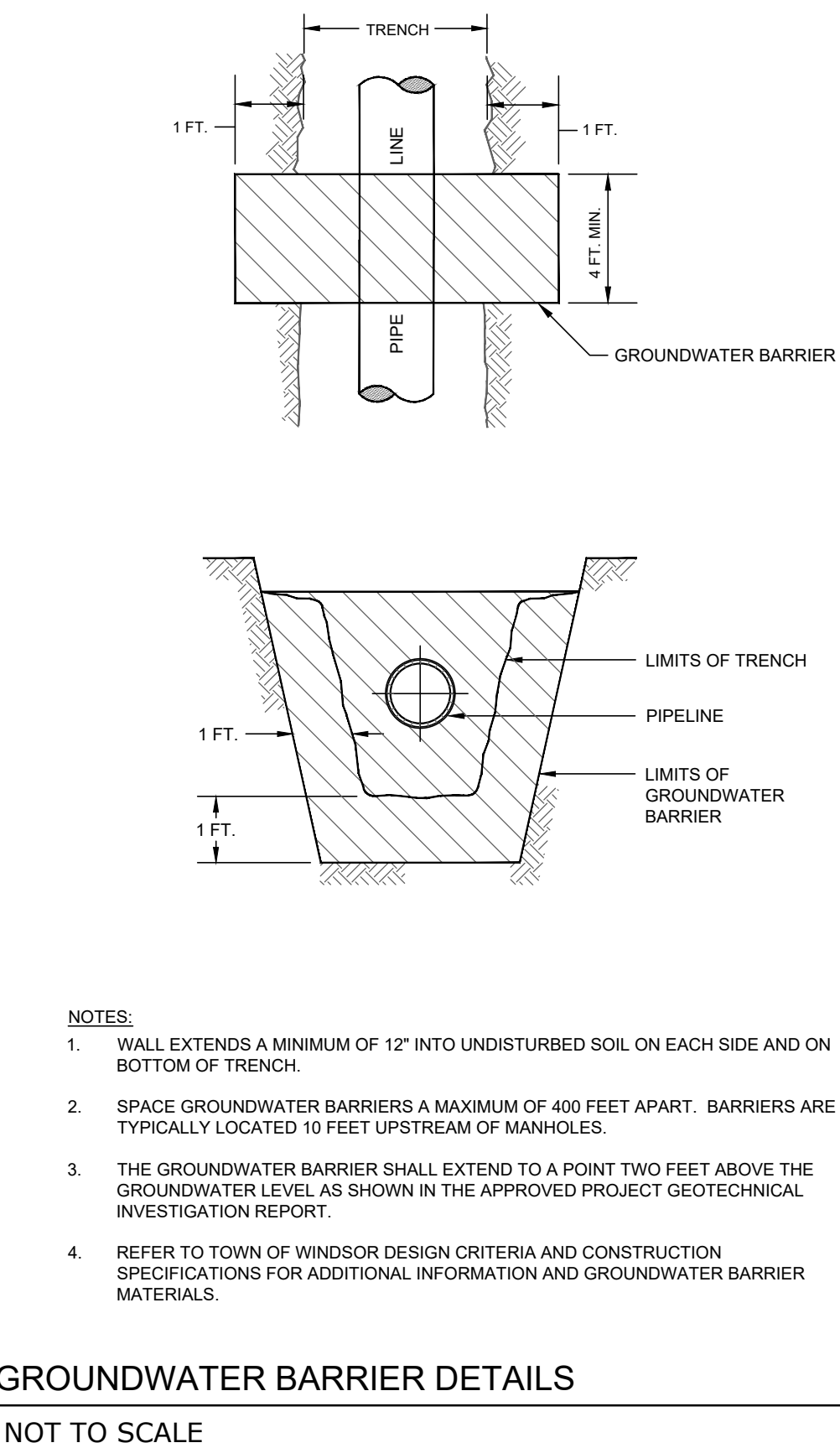
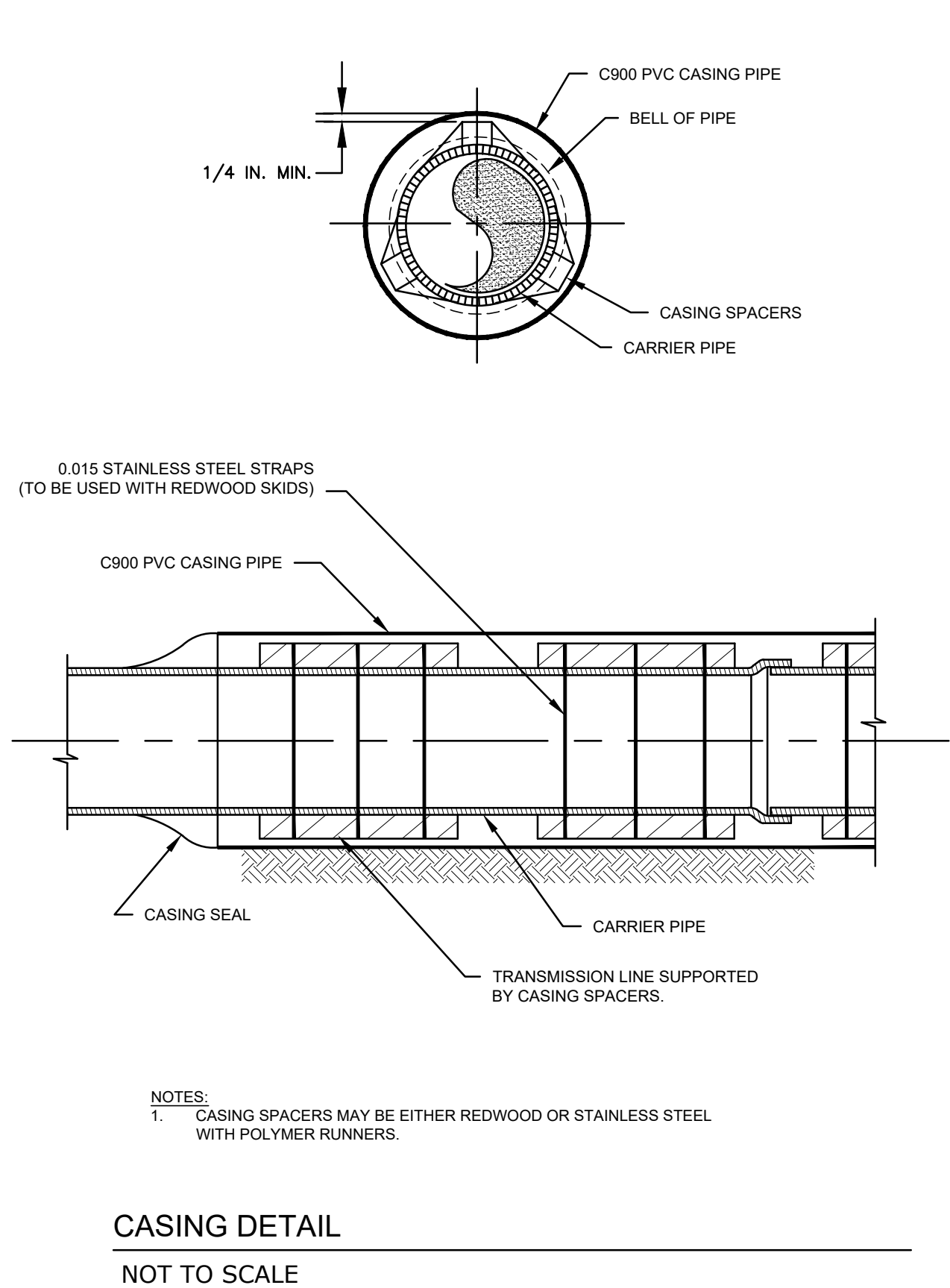
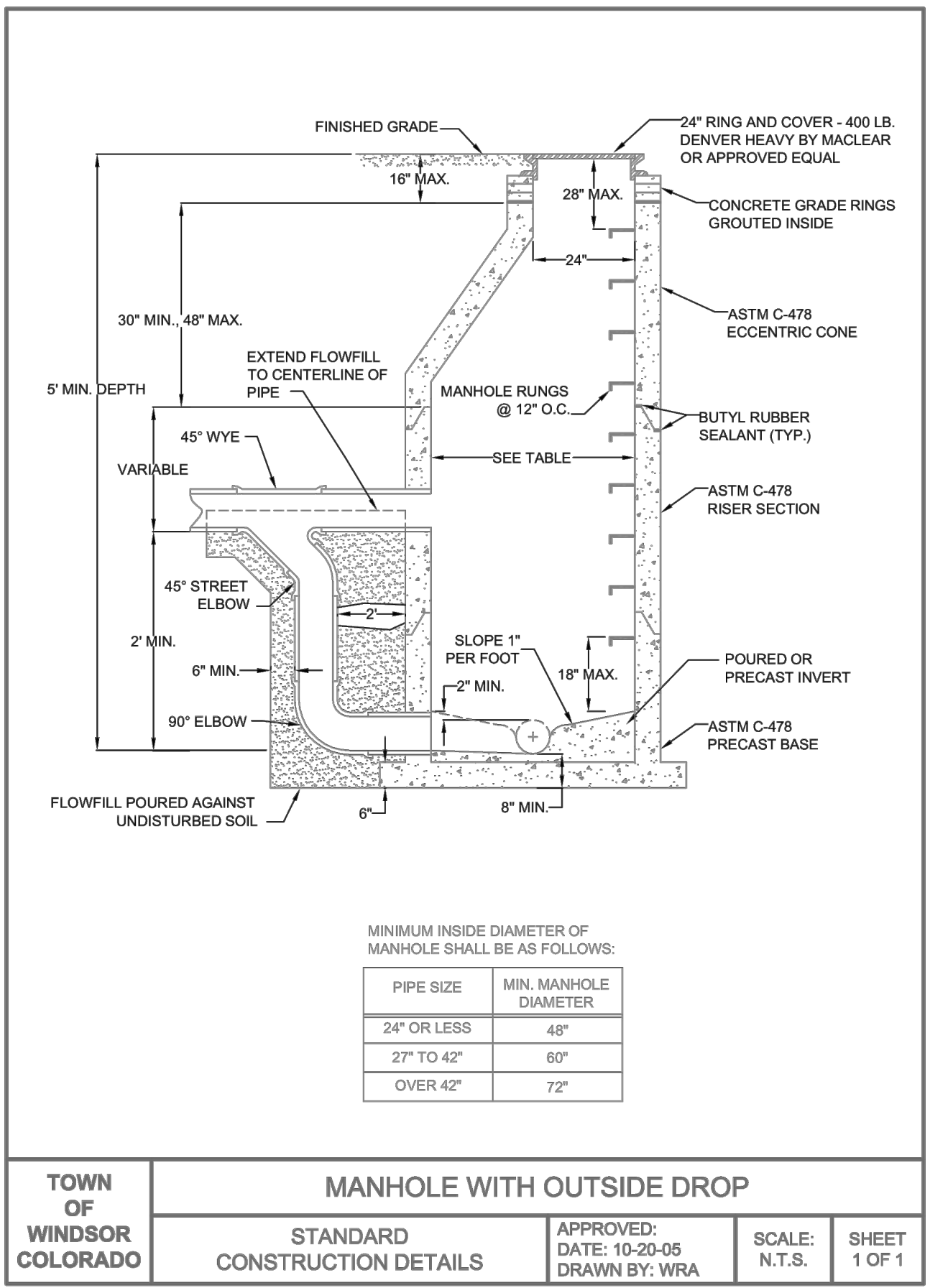
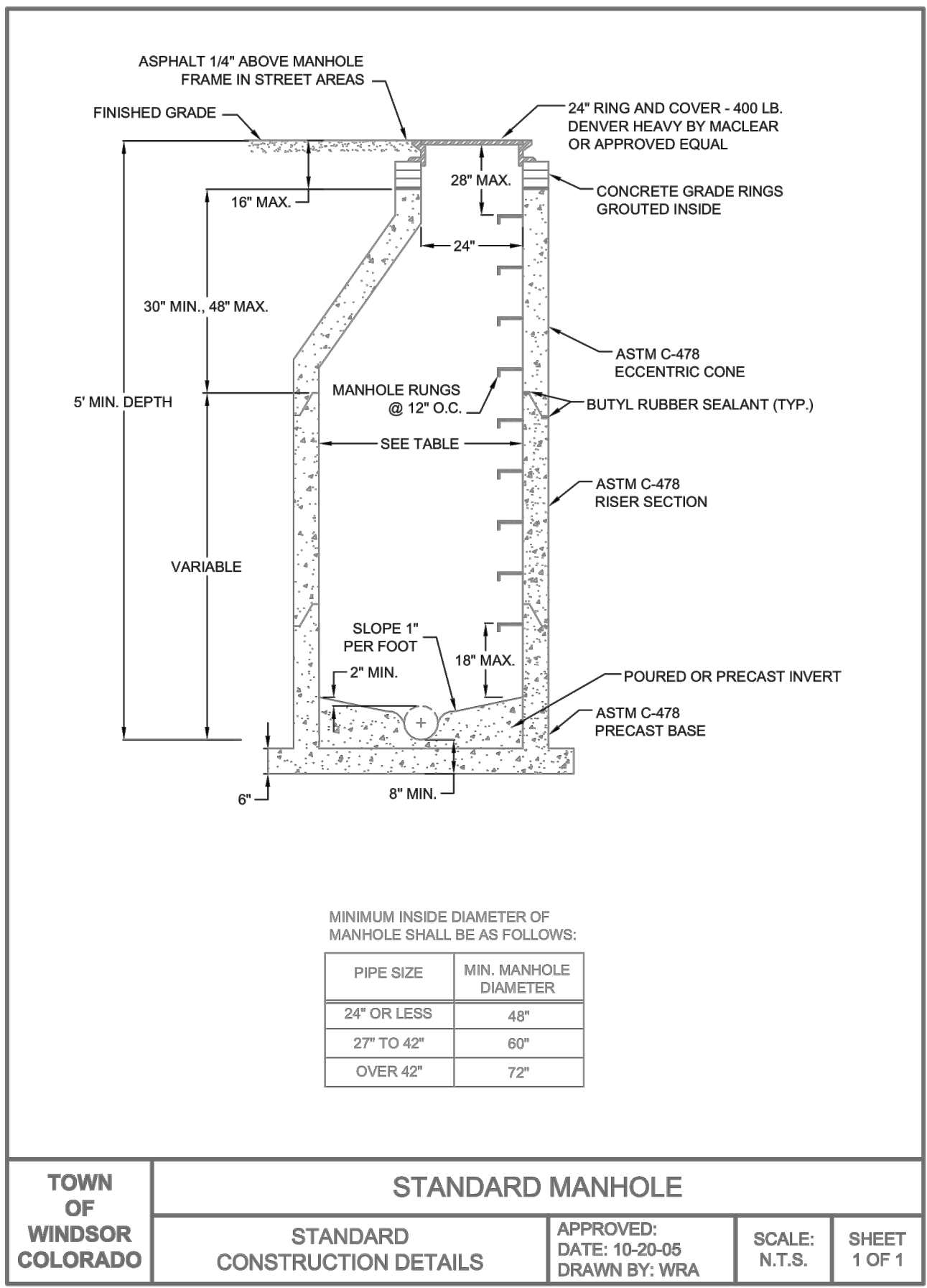
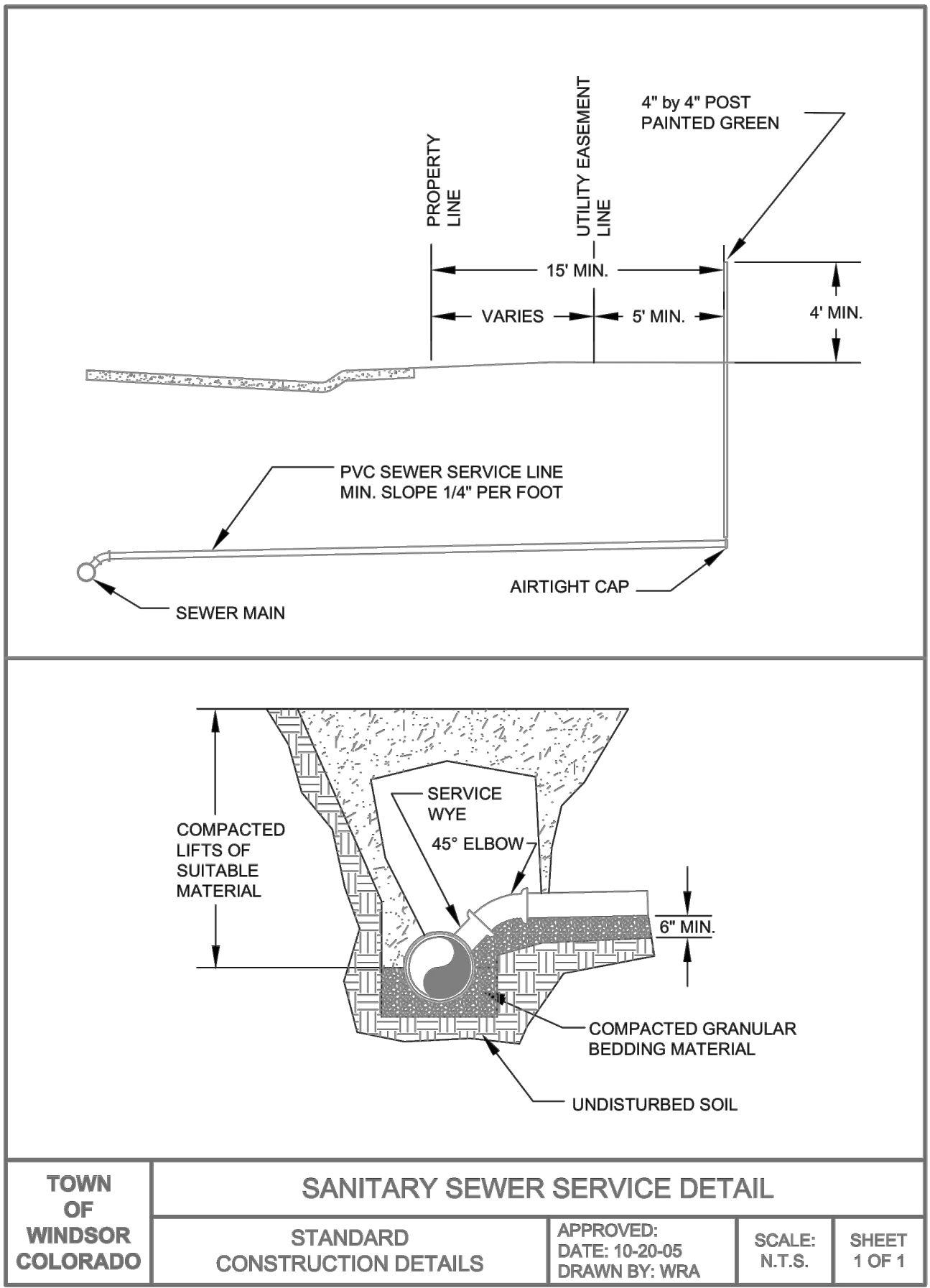
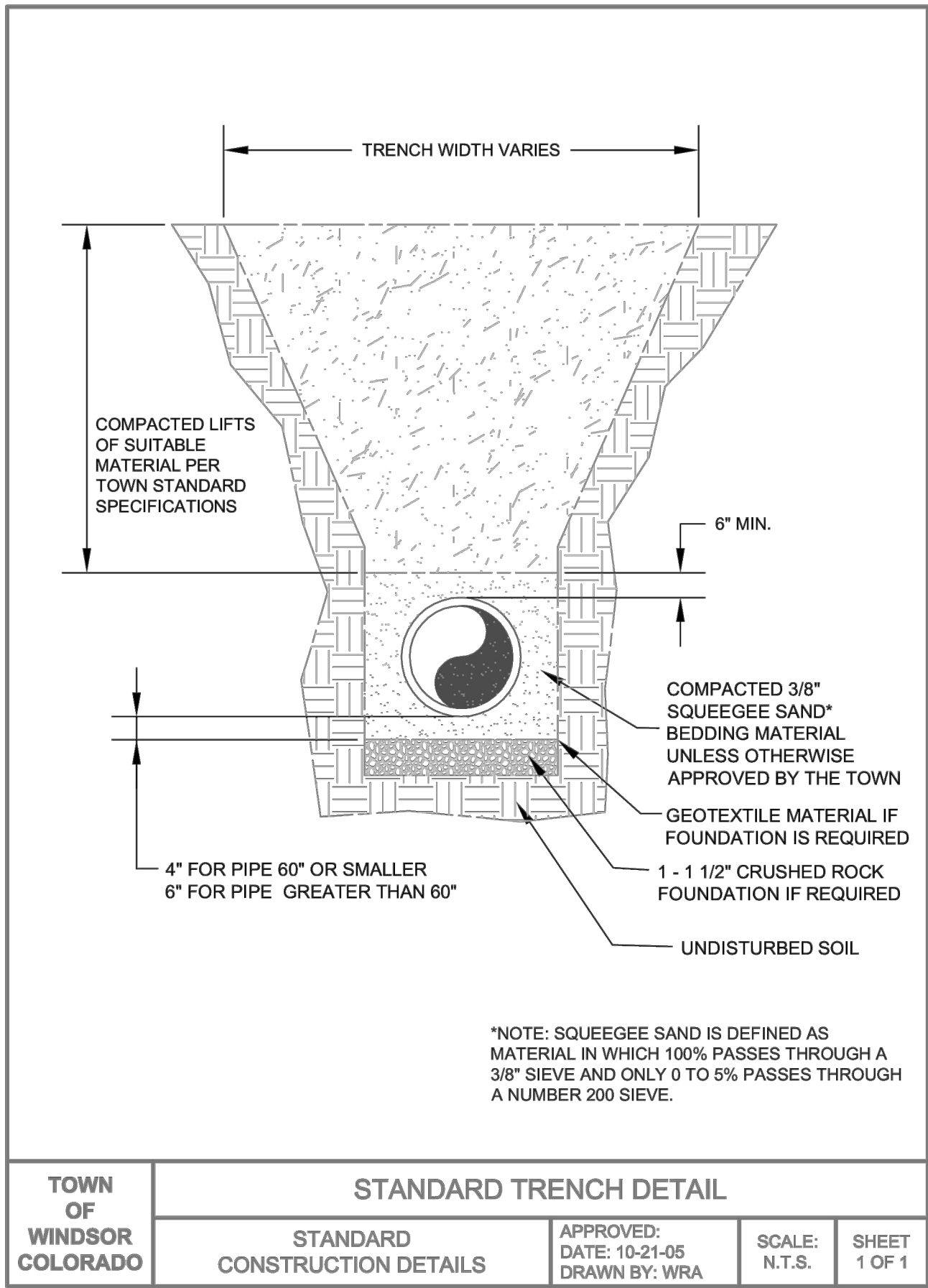
UNITED CIVIL  
Design Group

18 OLD TOWN SQUARE #238 | FORT COLLINS, CO 80524  
(970) 532-4044 | www.unitedcivil.com





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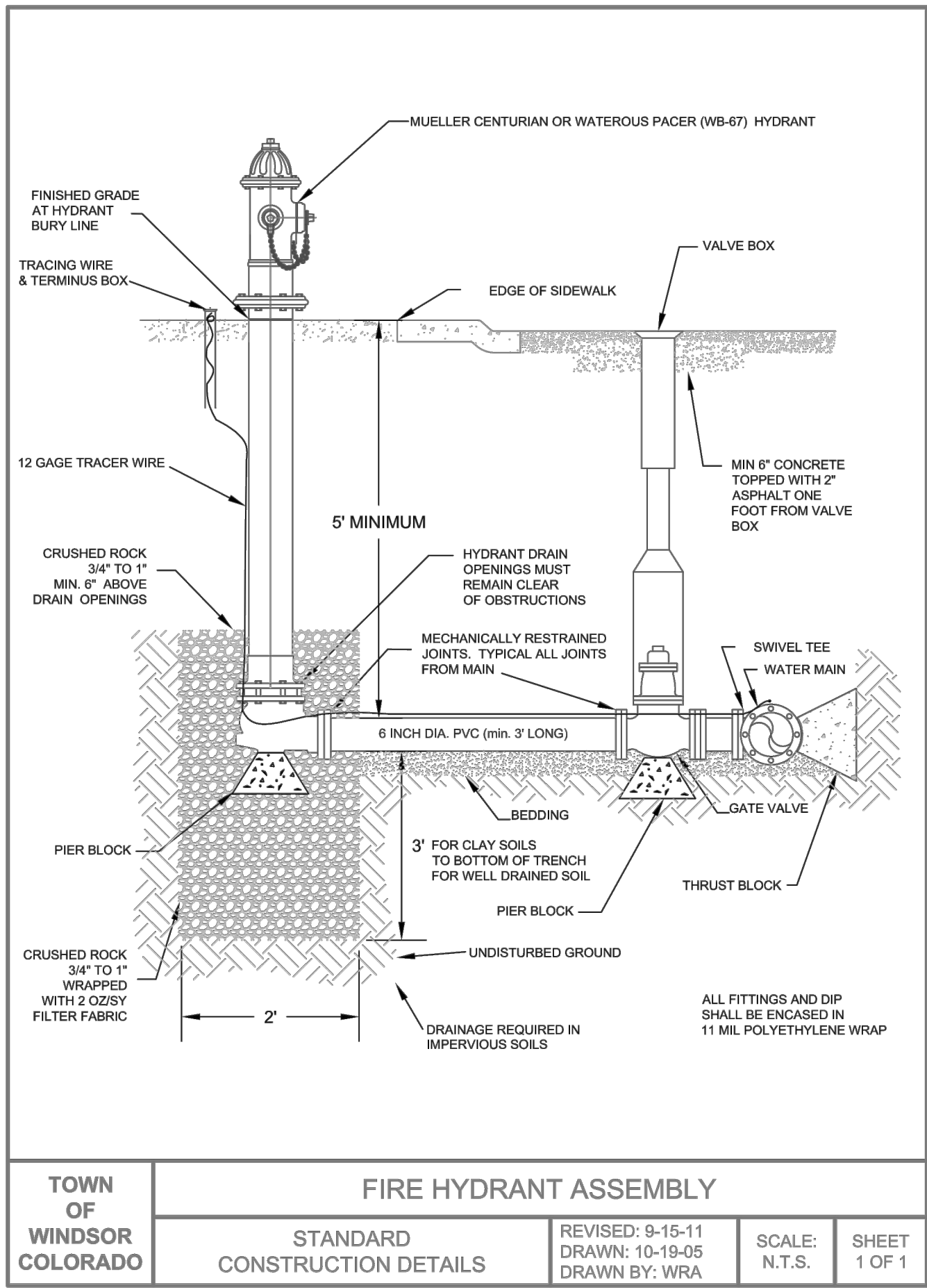
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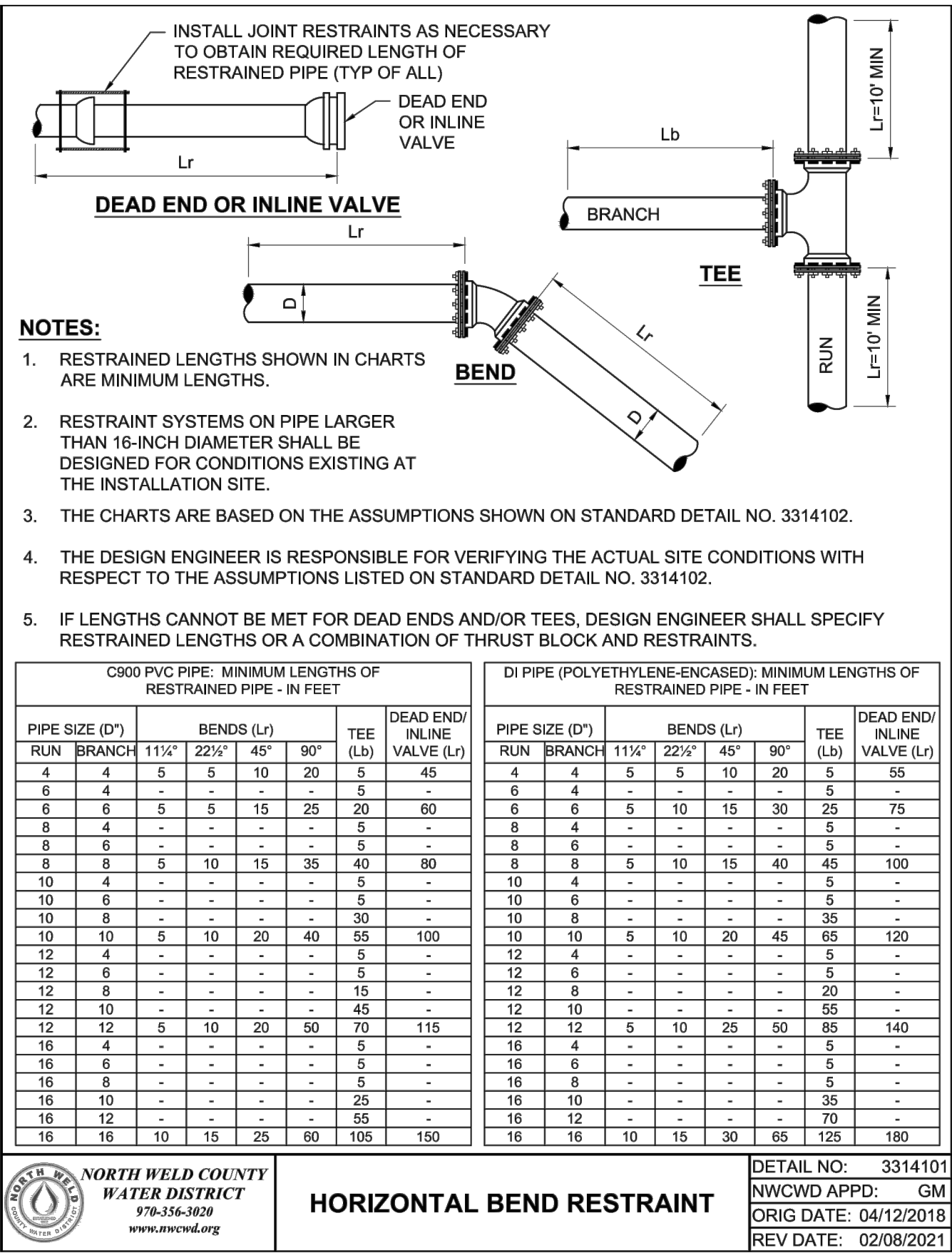
DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DEPUTY DIRECTOR OF ENGINEERING



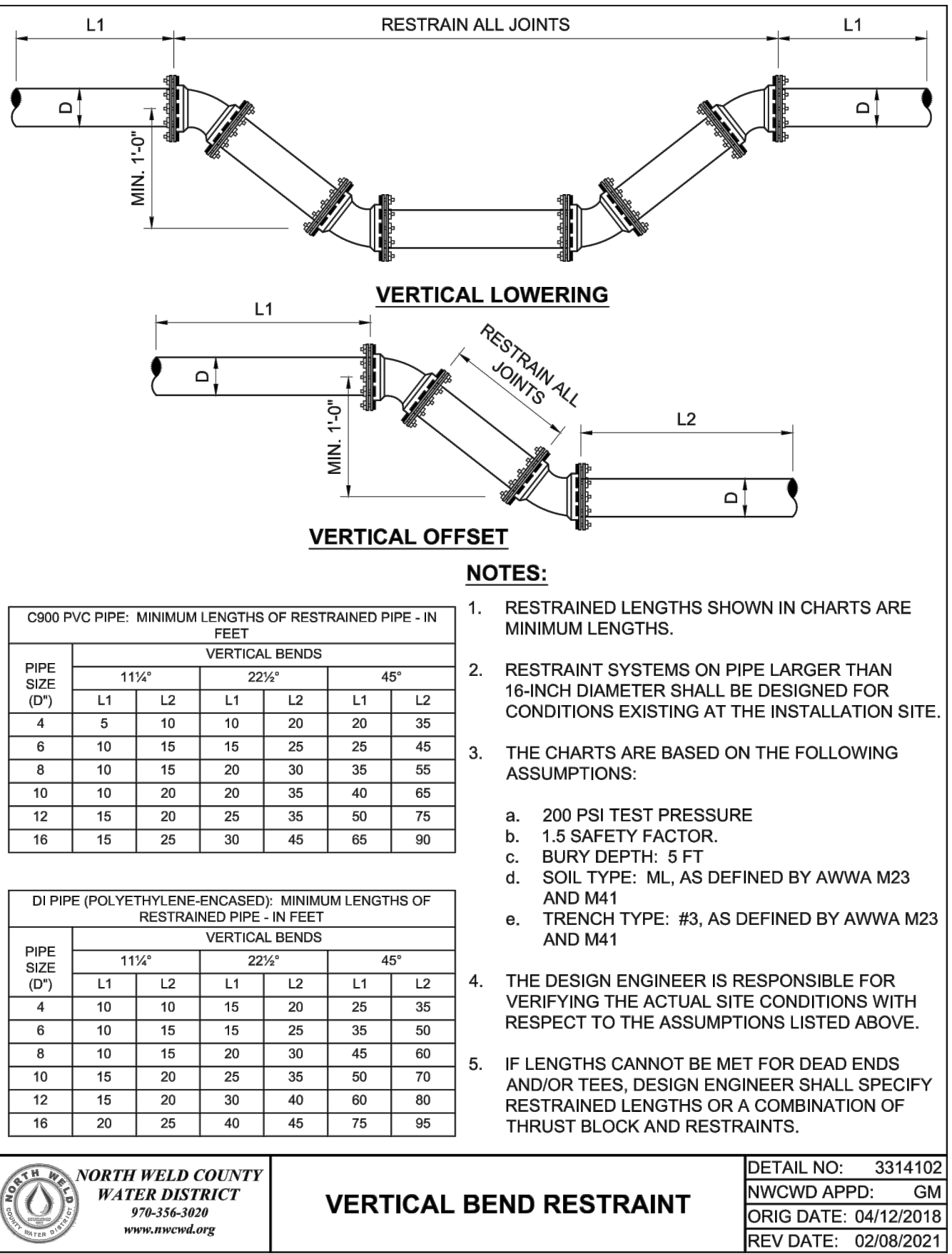


|                          |  |                       |  |                               |  |                                                      |               |              |
|--------------------------|--|-----------------------|--|-------------------------------|--|------------------------------------------------------|---------------|--------------|
| TOWN OF WINDSOR COLORADO |  | FIRE HYDRANT ASSEMBLY |  | STANDARD CONSTRUCTION DETAILS |  | REVISED: 9-15-11<br>DRAWN: 10-19-05<br>DRAWN BY: WRA | SCALE: N.T.S. | SHEET 1 OF 1 |
|--------------------------|--|-----------------------|--|-------------------------------|--|------------------------------------------------------|---------------|--------------|



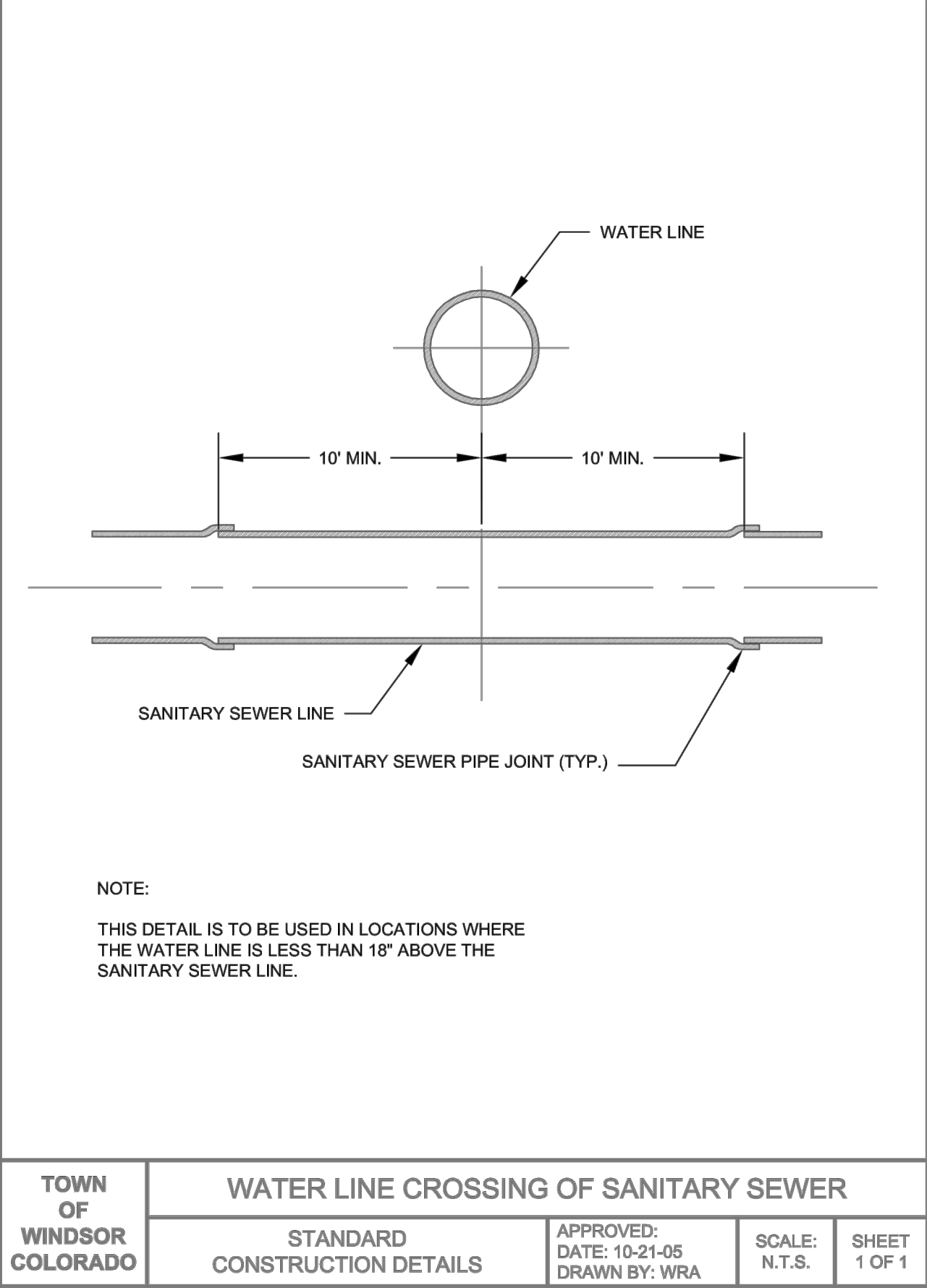
| C900 PVC PIPE: MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET |        |            |         |     |     |          |        |                             |         | DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET |        |            |         |     |     |          |        |                             |         |
|-------------------------------------------------------------|--------|------------|---------|-----|-----|----------|--------|-----------------------------|---------|------------------------------------------------------------------------------|--------|------------|---------|-----|-----|----------|--------|-----------------------------|---------|
| PIPE SIZE (D')                                              |        | BENDS (L') |         |     |     | TEE (L') |        | DEAD END/ INLINE VALVE (L') |         | PIPE SIZE (D')                                                               |        | BENDS (L') |         |     |     | TEE (L') |        | DEAD END/ INLINE VALVE (L') |         |
| RUN                                                         | BRANCH | 11 1/2"    | 22 1/2" | 45" | 90" | RUN      | BRANCH | 11 1/2"                     | 22 1/2" | RUN                                                                          | BRANCH | 11 1/2"    | 22 1/2" | 45" | 90" | RUN      | BRANCH | 11 1/2"                     | 22 1/2" |
| 4                                                           | 4      | 5          | 5       | 10  | 20  | 5        | 45     | 5                           | 45      | 4                                                                            | 4      | 5          | 5       | 10  | 20  | 5        | 55     | 5                           | 55      |
| 6                                                           | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       | 6                                                                            | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 6                                                           | 6      | 5          | 5       | 15  | 25  | 20       | 60     | 6                           | 6       | 6                                                                            | 5      | 10         | 15      | 30  | 25  | 75       | -      | -                           | -       |
| 8                                                           | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       | 8                                                                            | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 8                                                           | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       | 8                                                                            | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 8                                                           | 8      | 5          | 10      | 15  | 35  | 40       | 80     | 8                           | 8       | 5                                                                            | 10     | 15         | 40      | 45  | 100 | -        | -      | -                           | -       |
| 10                                                          | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       | 10                                                                           | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 10                                                          | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       | 10                                                                           | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 10                                                          | 8      | -          | -       | -   | -   | 30       | -      | -                           | -       | 10                                                                           | 8      | -          | -       | -   | -   | 35       | -      | -                           | -       |
| 10                                                          | 10     | 5          | 10      | 20  | 40  | 55       | 100    | 10                          | 10      | 5                                                                            | 10     | 20         | 45      | 65  | 120 | -        | -      | -                           | -       |
| 12                                                          | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       | 12                                                                           | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 12                                                          | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       | 12                                                                           | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 12                                                          | 8      | -          | -       | -   | -   | 15       | -      | -                           | -       | 12                                                                           | 8      | -          | -       | -   | -   | 20       | -      | -                           | -       |
| 12                                                          | 10     | -          | -       | -   | -   | 45       | -      | -                           | -       | 12                                                                           | 10     | -          | -       | -   | -   | 65       | -      | -                           | -       |
| 12                                                          | 12     | 5          | 10      | 20  | 50  | 70       | 115    | 12                          | 12      | 5                                                                            | 10     | 25         | 50      | 85  | 140 | -        | -      | -                           | -       |
| 16                                                          | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       | 16                                                                           | 4      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 16                                                          | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       | 16                                                                           | 6      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 16                                                          | 8      | -          | -       | -   | -   | 5        | -      | -                           | -       | 16                                                                           | 8      | -          | -       | -   | -   | 5        | -      | -                           | -       |
| 16                                                          | 10     | -          | -       | -   | -   | 25       | -      | -                           | -       | 16                                                                           | 10     | -          | -       | -   | -   | 35       | -      | -                           | -       |
| 16                                                          | 12     | -          | -       | -   | -   | 45       | -      | -                           | -       | 16                                                                           | 12     | -          | -       | -   | -   | 70       | -      | -                           | -       |
| 16                                                          | 16     | 10         | 15      | 25  | 60  | 105      | 150    | 16                          | 16      | 10                                                                           | 15     | 30         | 65      | 125 | 180 | -        | -      | -                           | -       |

|                                                            |  |                           |  |                                                                                       |
|------------------------------------------------------------|--|---------------------------|--|---------------------------------------------------------------------------------------|
| NORTH WELD COUNTY WATER DISTRICT 970-356-3029 www.nwcd.org |  | HORIZONTAL BEND RESTRAINT |  | DETAIL NO: 3314101<br>NWCWD APPD: GM<br>ORIG DATE: 04/12/2018<br>REV DATE: 02/08/2021 |
|------------------------------------------------------------|--|---------------------------|--|---------------------------------------------------------------------------------------|

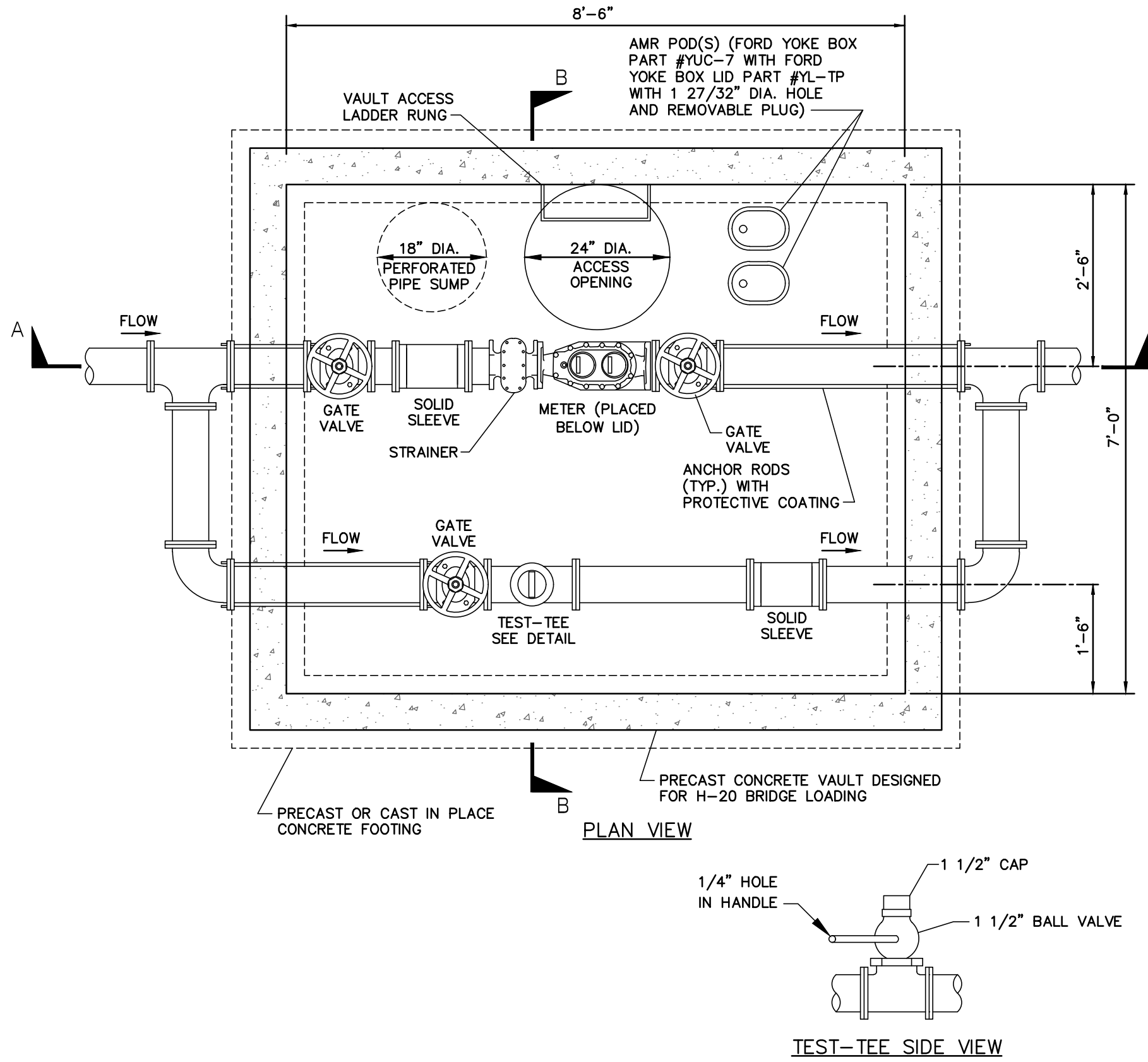


| C900 PVC PIPE: MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET |    |                |    |    |    |                |     |                |    | DI PIPE (POLYETHYLENE-ENCASED): MINIMUM LENGTHS OF RESTRAINED PIPE - IN FEET |    |                |    |                |     |     |    |                |    |
|-------------------------------------------------------------|----|----------------|----|----|----|----------------|-----|----------------|----|------------------------------------------------------------------------------|----|----------------|----|----------------|-----|-----|----|----------------|----|
| PIPE SIZE (D')                                              |    | VERTICAL BENDS |    |    |    | PIPE SIZE (D') |     | VERTICAL BENDS |    |                                                                              |    | PIPE SIZE (D') |    | VERTICAL BENDS |     |     |    | PIPE SIZE (D') |    |
| L1                                                          | L2 | L1             | L2 | L1 | L2 | L1             | L2  | L1             | L2 | L1                                                                           | L2 | L1             | L2 | L1             | L2  | L1  | L2 | L1             | L2 |
| 4                                                           | 5  | 10             | 10 | 10 | 20 | 20             | 35  | 4              | 5  | 10                                                                           | 10 | 10             | 15 | 20             | 25  | 35  | 4  | 5              | 10 |
| 6                                                           | 10 | 15             | 15 | 25 | 25 | 45             | 65  | 6              | 10 | 15                                                                           | 15 | 20             | 30 | 35             | 50  | 60  | 8  | 10             | 15 |
| 8                                                           | 10 | 15             | 20 | 30 | 35 | 55             | 85  | 8              | 10 | 15                                                                           | 20 | 30             | 40 | 45             | 70  | 85  | 10 | 15             | 20 |
| 10                                                          | 10 | 20             | 20 | 35 | 40 | 65             | 100 | 10             | 10 | 20                                                                           | 20 | 35             | 40 | 50             | 75  | 90  | 12 | 15             | 20 |
| 12                                                          | 15 | 20             | 25 | 35 | 50 | 75             | 110 | 12             | 15 | 25                                                                           | 30 | 45             | 55 | 80             | 100 | 120 | 16 | 15             | 25 |
| 16                                                          | 15 | 25             | 30 | 45 | 65 | 90             | 130 | 16             | 15 | 25                                                                           | 30 | 45             | 65 | 90             | 120 | 150 | 20 | 15             | 25 |

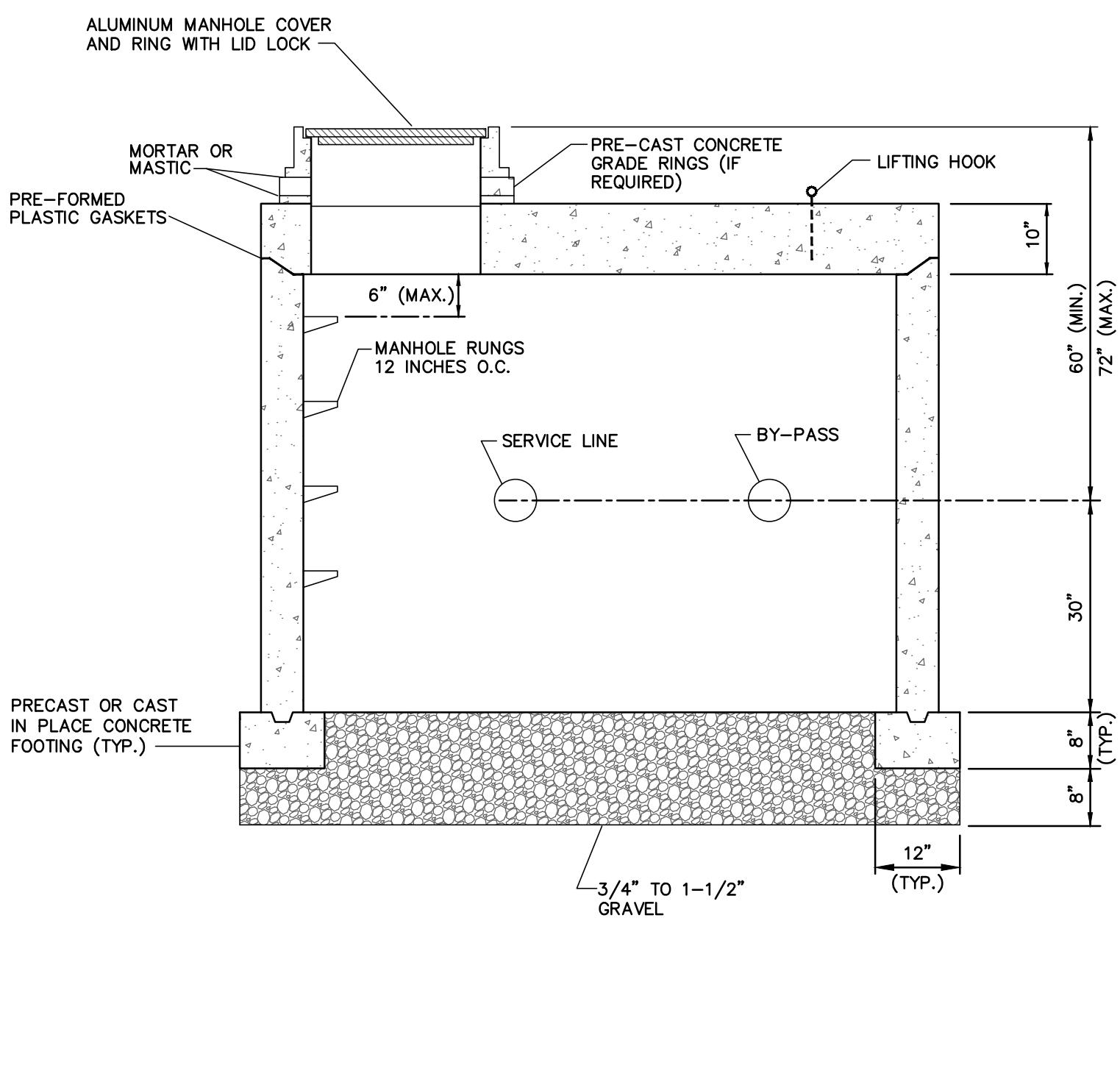
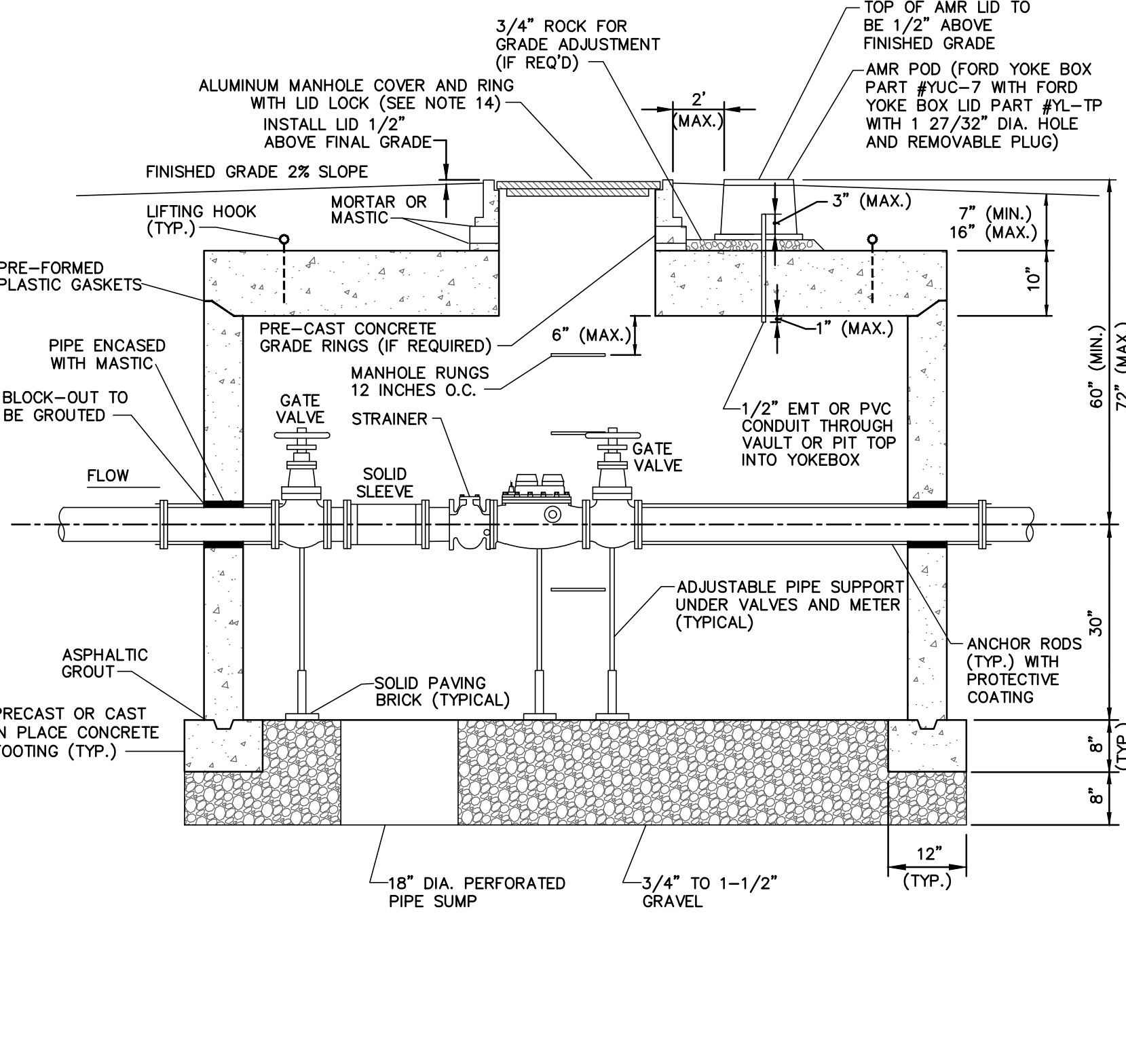
|                                                            |  |                         |  |                                                                                       |
|------------------------------------------------------------|--|-------------------------|--|---------------------------------------------------------------------------------------|
| NORTH WELD COUNTY WATER DISTRICT 970-356-3029 www.nwcd.org |  | VERTICAL BEND RESTRAINT |  | DETAIL NO: 3314102<br>NWCWD APPD: GM<br>ORIG DATE: 04/12/2018<br>REV DATE: 02/08/2021 |
|------------------------------------------------------------|--|-------------------------|--|---------------------------------------------------------------------------------------|



|                          |  |                                       |  |                               |                                           |               |              |
|--------------------------|--|---------------------------------------|--|-------------------------------|-------------------------------------------|---------------|--------------|
| TOWN OF WINDSOR COLORADO |  | WATER LINE CROSSING OF SANITARY SEWER |  | STANDARD CONSTRUCTION DETAILS | APPROVED: DATE: 10-21-05<br>DRAWN BY: WRA | SCALE: N.T.S. | SHEET 1 OF 1 |
|--------------------------|--|---------------------------------------|--|-------------------------------|-------------------------------------------|---------------|--------------|



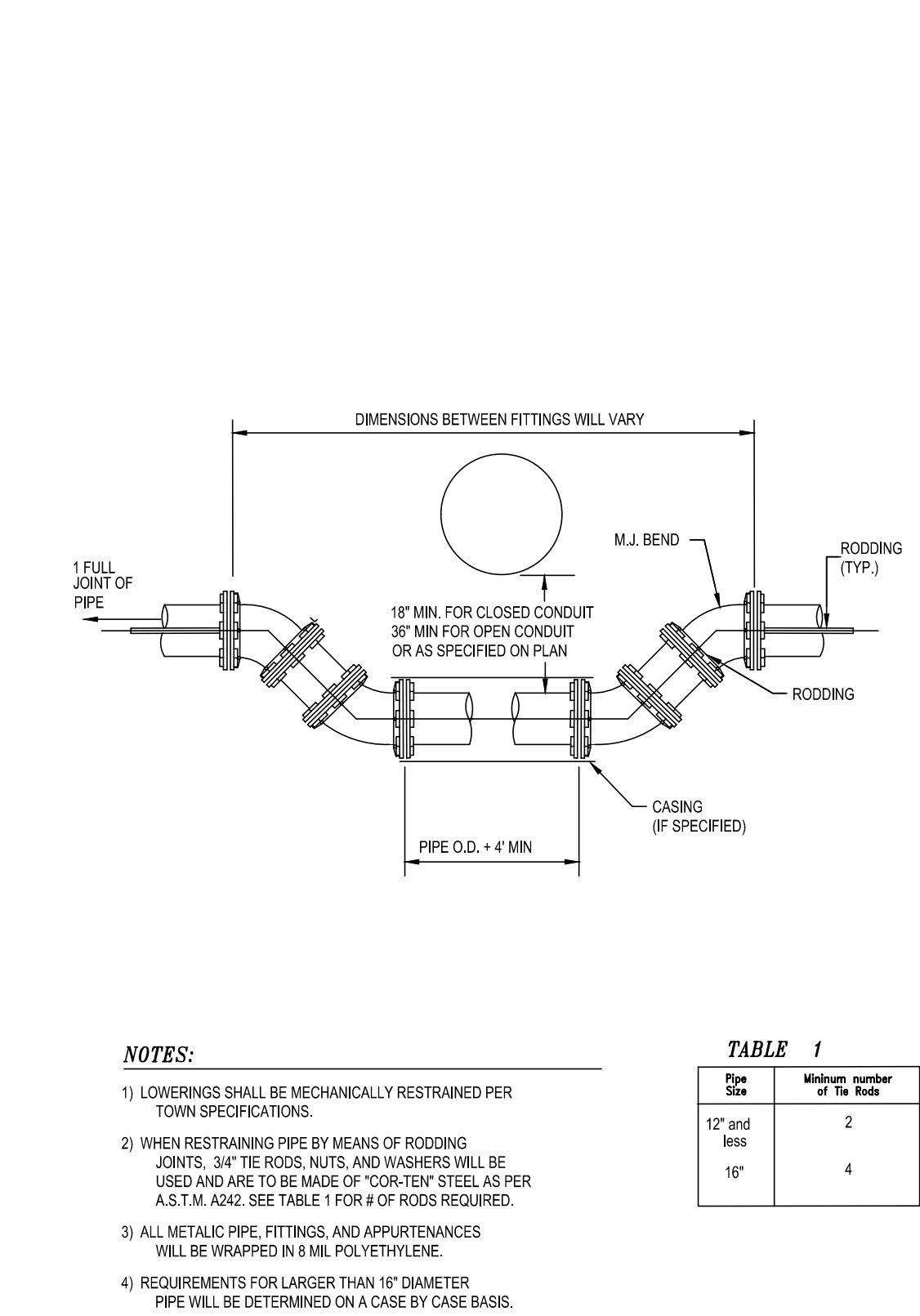
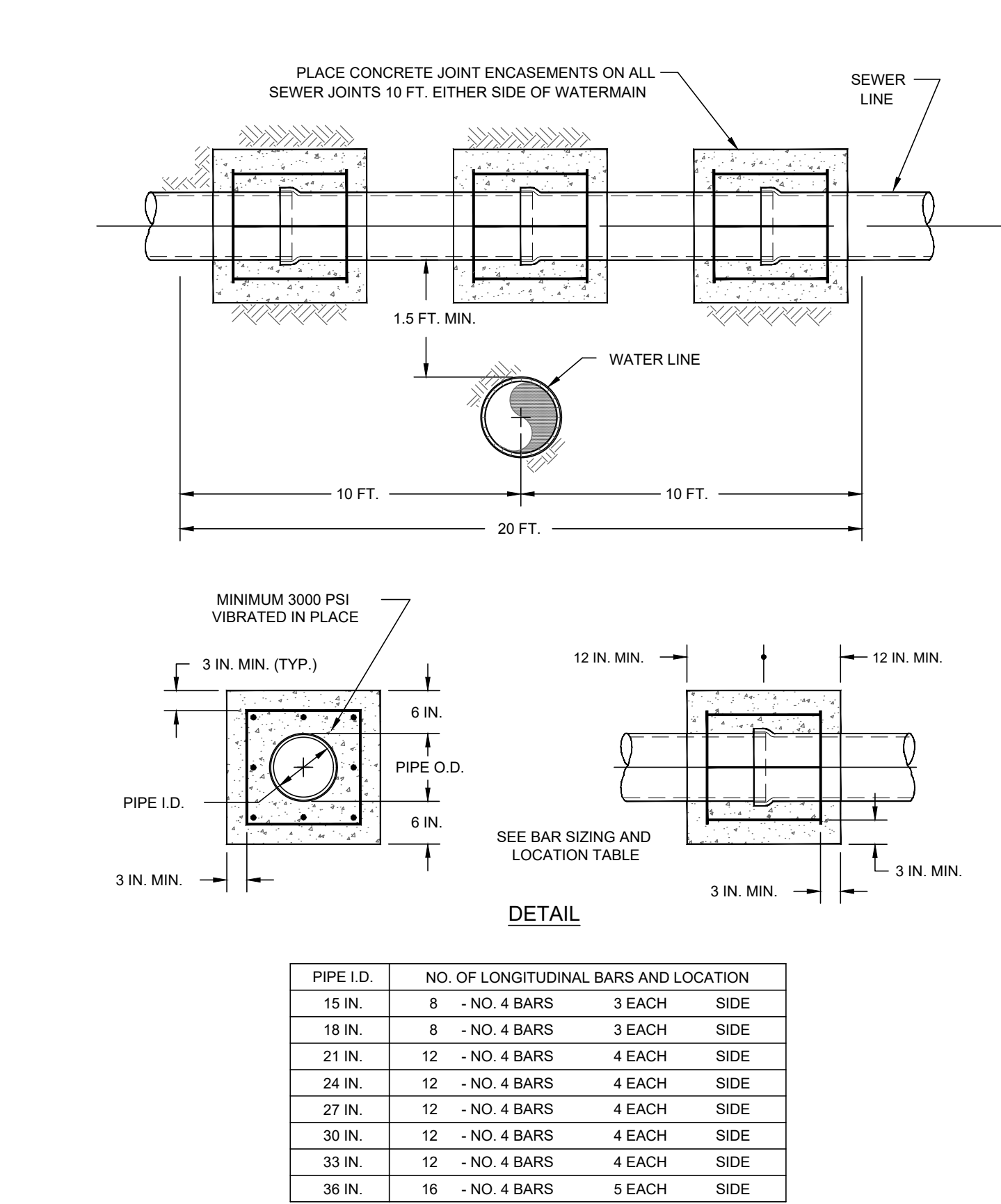
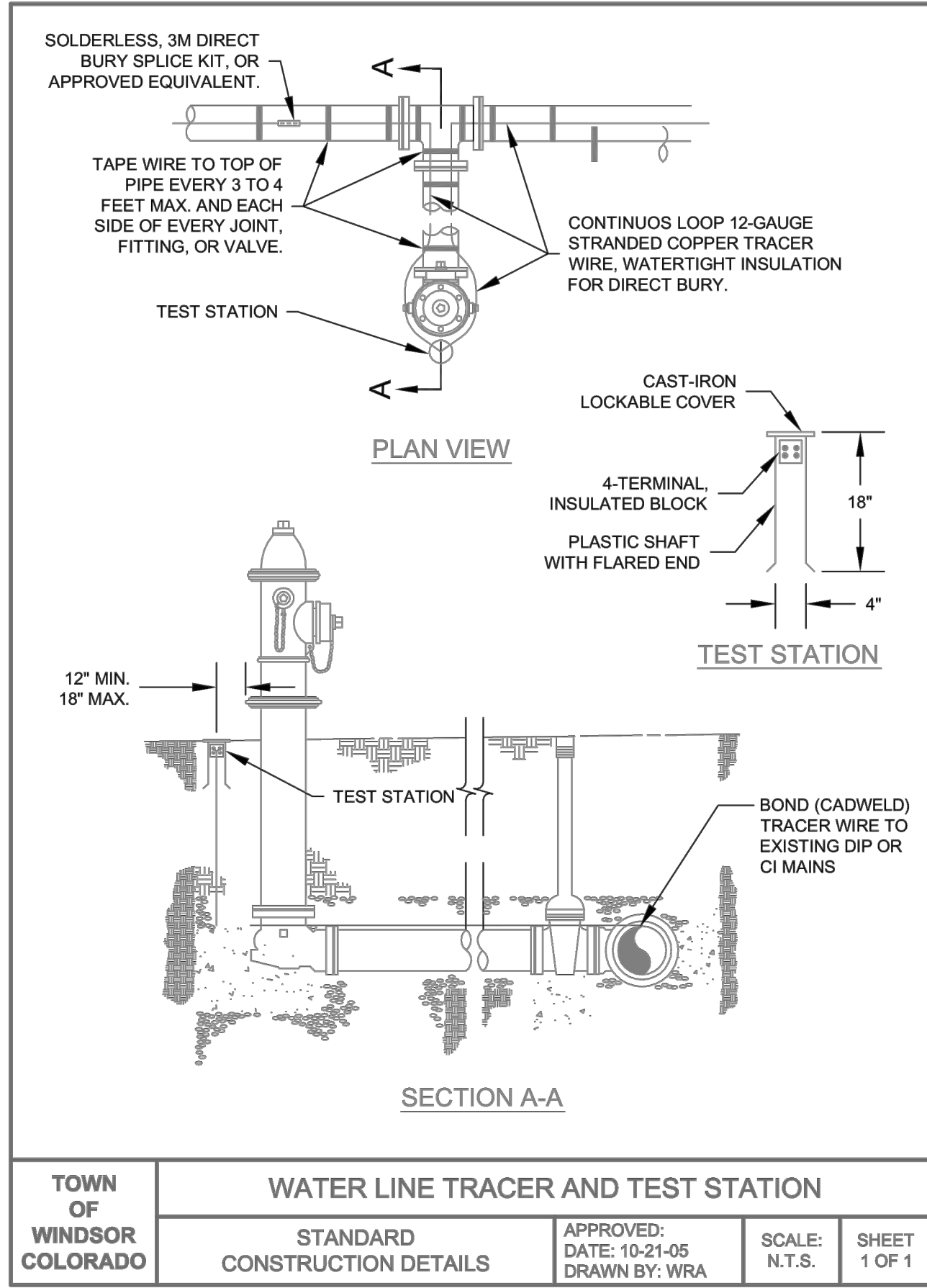
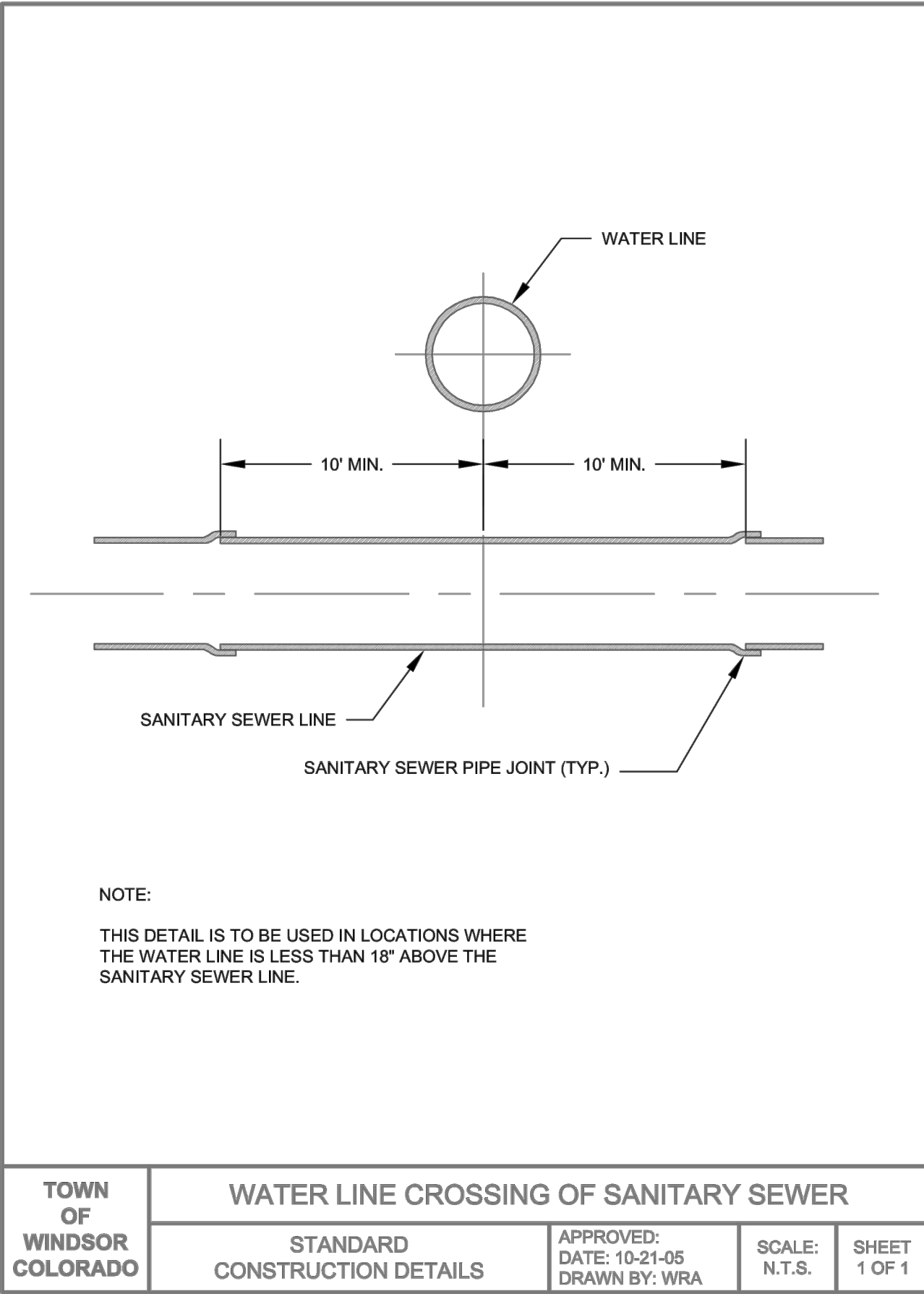
- NOTES:
1. PRESSURE REDUCING VALVE, IF REQUIRED BY PLUMBING CODE, SHALL BE INSTALLED INSIDE THE BUILDING IMMEDIATELY FOLLOWING THE MAIN SHUT OFF VALVE.
  2. ALL JOINTS OUTSIDE OF VAULT SHALL BE RESTRAINED MECHANICAL JOINTS. SEE TOWN SPECIFICATION 02224.
  3. ALL PIPING WITHIN VAULT SHALL BE DUCTILE IRON WITH FLANGED FITTINGS, EXCEPT FOR THE SOLID SLEEVES.
  4. GATE VALVES MUST OPEN RIGHT AND BE EPOXY COATED, RESILIENT SEAT WITH A HAND WHEEL ASSIST.
  5. LOCATION AND ALIGNMENT OF AMR POD(S) MAY VARY.
  6. A SEPARATE AMR POD MUST BE INSTALLED FOR EACH METER REGISTER.
  7. THIS METER VAULT IS NOT TO BE INSTALLED IN ANY STREET, ALLEY, PARKING AREA, DRIVEWAY, OR SIDEWALK.
  8. NO LANDSCAPING (TREES, SHRUBS, BOULDERS, ETC.) OR RETAINING WALLS TO BE WITHIN 4-FEET OF THE METER VAULT.
  9. GROUND SURROUNDING THE METER VAULT SHALL SLOPE AWAY FROM LID AT 2%.
  10. NO PLUMBING CONNECTIONS TO BE MADE IN METER VAULT.
  11. ALL TEES AND CONNECTIONS TO BE A MINIMUM OF 5-FEET FROM VAULT WALL ON THE OUTLET SIDE.
  12. COORDINATE METER SELECTION WITH THE TOWN OF WINDSOR. WATER DEPARTMENT PRIOR TO CONSTRUCTION.
  13. METER SHALL COMPLY WITH AWWA C702.
  14. METER VAULTS AND VAULT LIDS SHALL COMPLY WITH TOWN SPECIFICATION 02240.
  15. ALUMINUM WATER METER LID SHALL HAVE A 2" HOLE IN THE LID. COORDINATE WITH THE TOWN WATER DEPARTMENT.
  16. CONTRACTOR SHALL CONTACT THE TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT (CHARWON WALTER) AT 970.388.7960, CWALTER@WINDSOR.GOV TO ORDER THE WATER METER. NOTE THAT CURRENT LEAD TIMES FOR WATER METERS ARE EXPECTED AT 6-MONTHS FROM THE TIME OF ORDERING.



4-INCH WATER METER DETAILS  
NOT TO SCALE

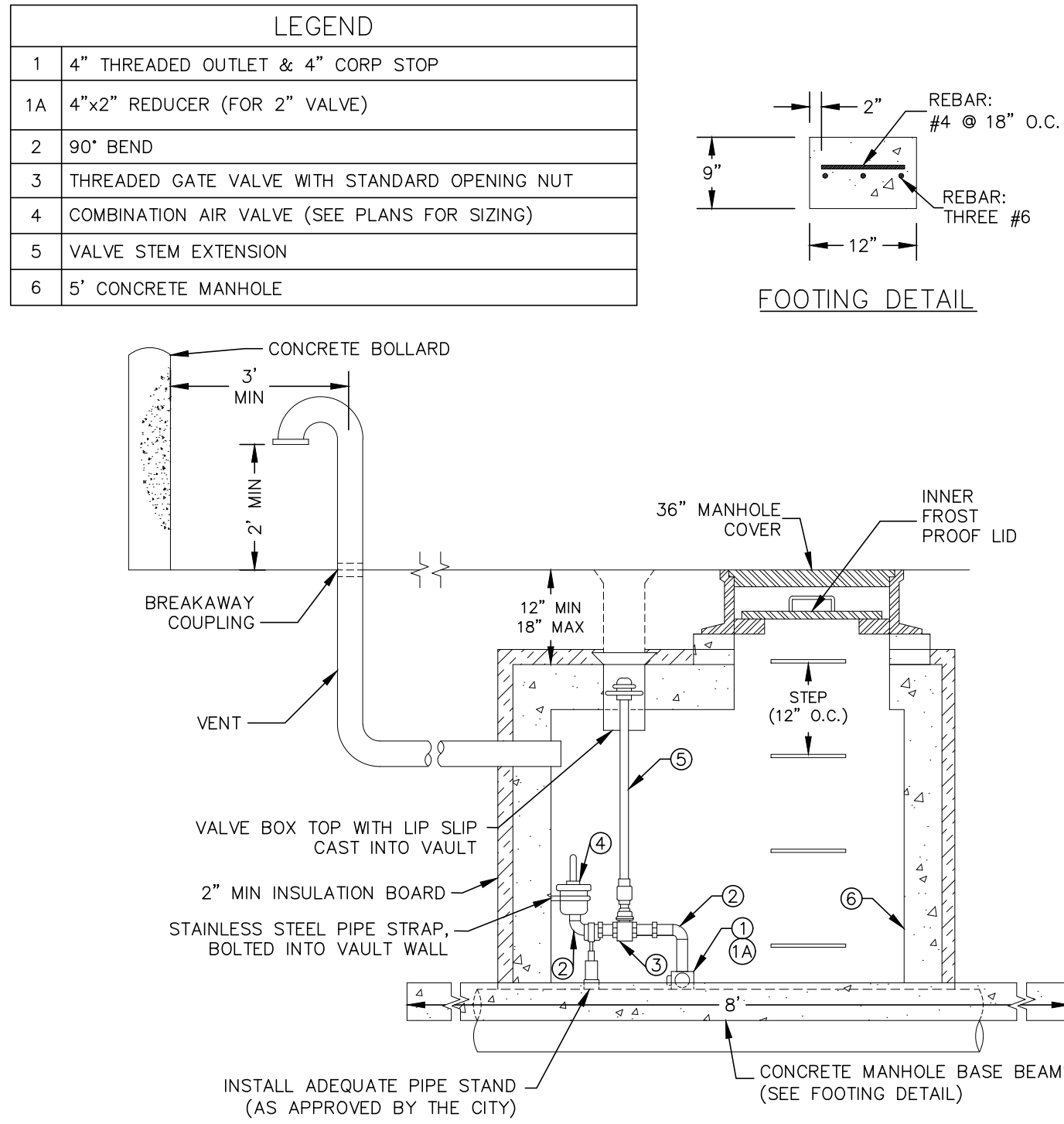
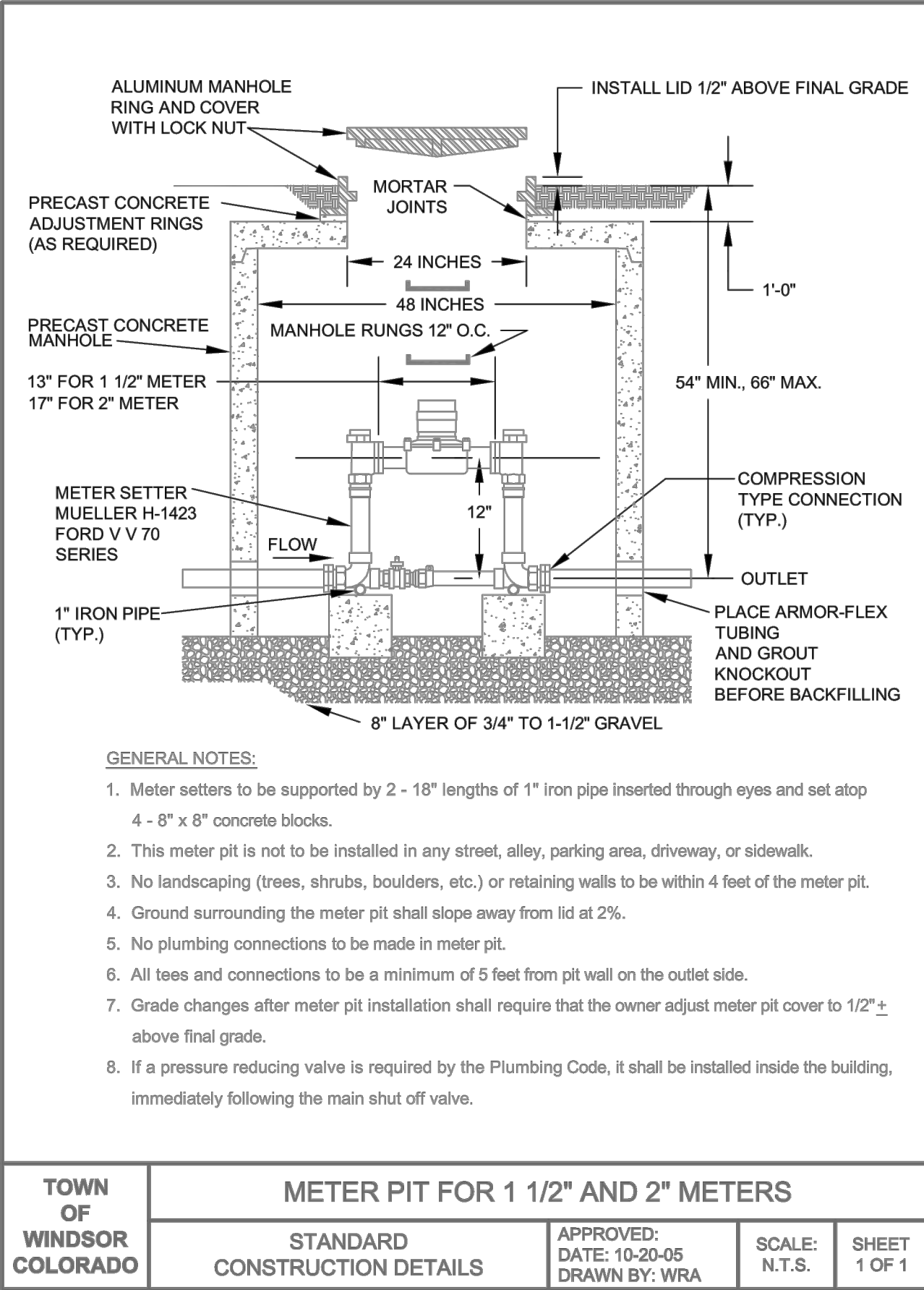
TOWN OF WINDSOR DRAWING REVIEW  
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF ENGINEERING





JOINT ENCASEMENT DETAIL  
NOT TO SCALE

WATERLINE LOWERING DETAIL  
NOT TO SCALE



COMBINATION AIR RELEASE/VACUUM VALVE DETAIL  
NOT TO SCALE

- GENERAL NOTES:
1. PLACE 1/2 CU YD OF 1 1/2" ROCK IN THE BOTTOM OF THE MANHOLE TO THE CROWN OF PIPE ONLY.
  2. INSTALL COMBINATION AIR VALVES ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  3. ALL SUPPORT MATERIALS SHALL BE GIVEN 2 COATS OF RUST INHIBITIVE PAINT.
  4. TOP OF FOOTER TO BE 6" HIGHER THAN TOP OF PIPE.
  5. VAULT AND MANHOLE COVER TO BE RATED FOR HS-20 TRAFFIC LOADINGS.

- VAULT NOTES:
1. 2" COMBINATION AIR VALVE SHALL BE A.R.I. D-040 OR APPROVED EQUAL.

- TYPICAL VAULT/MANHOLE NOTES:
1. ALL VALVE AND VAULT/MANHOLE COMPONENTS AND PRODUCT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH APPROVED CONSTRUCTION DRAWINGS AND TOWN CONSTRUCTION SPECIFICATIONS.
  2. PIPING CONFIGURATION IS GENERAL AND INDICATES MINIMUM REQUIREMENTS. CONTRACTOR TO PROVIDE ADDITIONAL PIPING, COUPLINGS, REDUCERS, AND ACCESSORIES AS NECESSARY FOR A COMPLETE SYSTEM.
  3. CONTRACTOR TO SUBMIT VAULT/MANHOLE MANUFACTURER'S SHOP DRAWINGS TO ENGINEERING DEVELOPMENT REVIEW FOR ACCEPTANCE 2 WEEKS MINIMUM PRIOR TO ORDER AND INSTALLATION.
  4. ALL VAULT/MANHOLE JOINTS SHALL BE WATER TIGHT.
  5. ALL EQUIPMENT AND PIPING SHALL BE ADEQUATELY SUPPORTED AND ATTACHED TO THE VAULT/MANHOLE WALL USING STAINLESS STEEL FASTENERS AND BOLTS OR APPROVED EQUIVALENT.
  6. VAULT/MANHOLE COVER SHALL BE 36" DIAMETER WITH BOLT DOWN LID MARKED "WATER" AS REQUIRED.
  7. VAULT/MANHOLE AND RING/COVER SHALL BE RATED FOR HS-20 TRAFFIC LOADINGS.
  8. VAULT/MANHOLE EXTERIOR SHALL BE COVERED WITH 2" THICK INSULATION BOARD.
  9. SLOPE FINAL GROUND SURFACE AWAY FROM VAULT AT A 2% MINIMUM GRADE.
  10. VAULT SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH TOWN STREET SPECIFICATIONS, LATEST REVISION.
  11. MANHOLE BASEBEAMS ARE REQUIRED FOR ALL MANHOLE VAULT INSTALLATIONS.

- VENT PIPE SPECIFICATIONS:
1. 4" DIAMETER AIR VENT TO BE PVC SCHEDULE 40 WITH GLUED JOINTS BELOW GRADE. VENT PIPE ABOVE GROUND SHALL BE SCHEDULE 40 GALVANIZED STEEL PAINTED DARK BLUE FOR POTABLE WATER AND PURPLE FOR NON-POTABLE IRRIGATION.
  2. PROVIDE A 6" MINIMUM CONCRETE FILLED BOLLARD 3' FROM VENT PIPE.
  3. VENT PIPE TO BE LOCATED AS INDICATED PER THE APPROVED CONSTRUCTION DRAWINGS OR AS OTHERWISE DIRECTED BY THE TOWN.
  4. COVER END OF VENT PIPE WITH STAINLESS STEEL MESH SCREEN.
  5. VENT PIPE OPENING TO BE A MINIMUM OF 2' ABOVE FINISHED GROUND.

TOWN OF WINDSOR DRAWING REVIEW

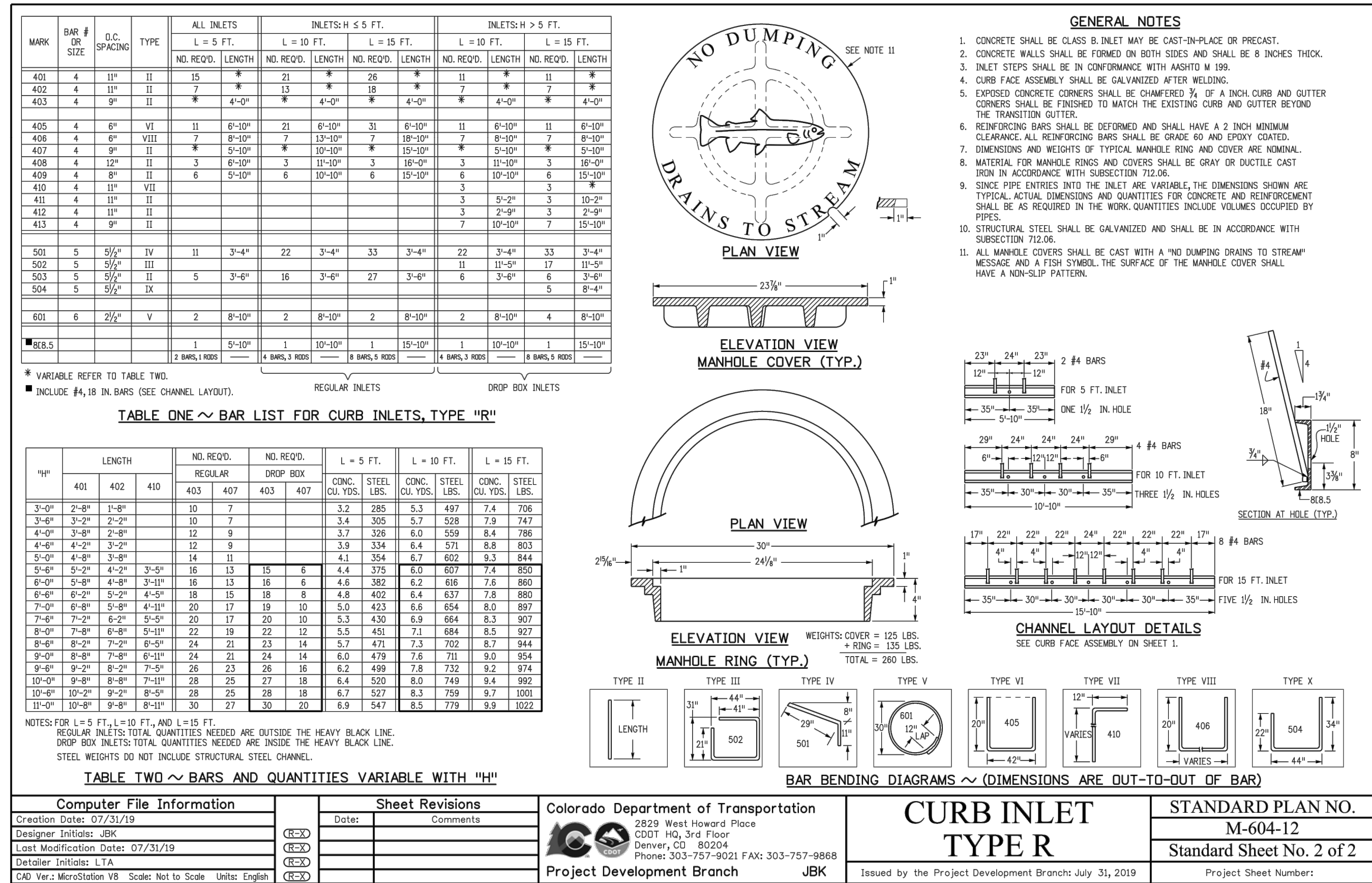
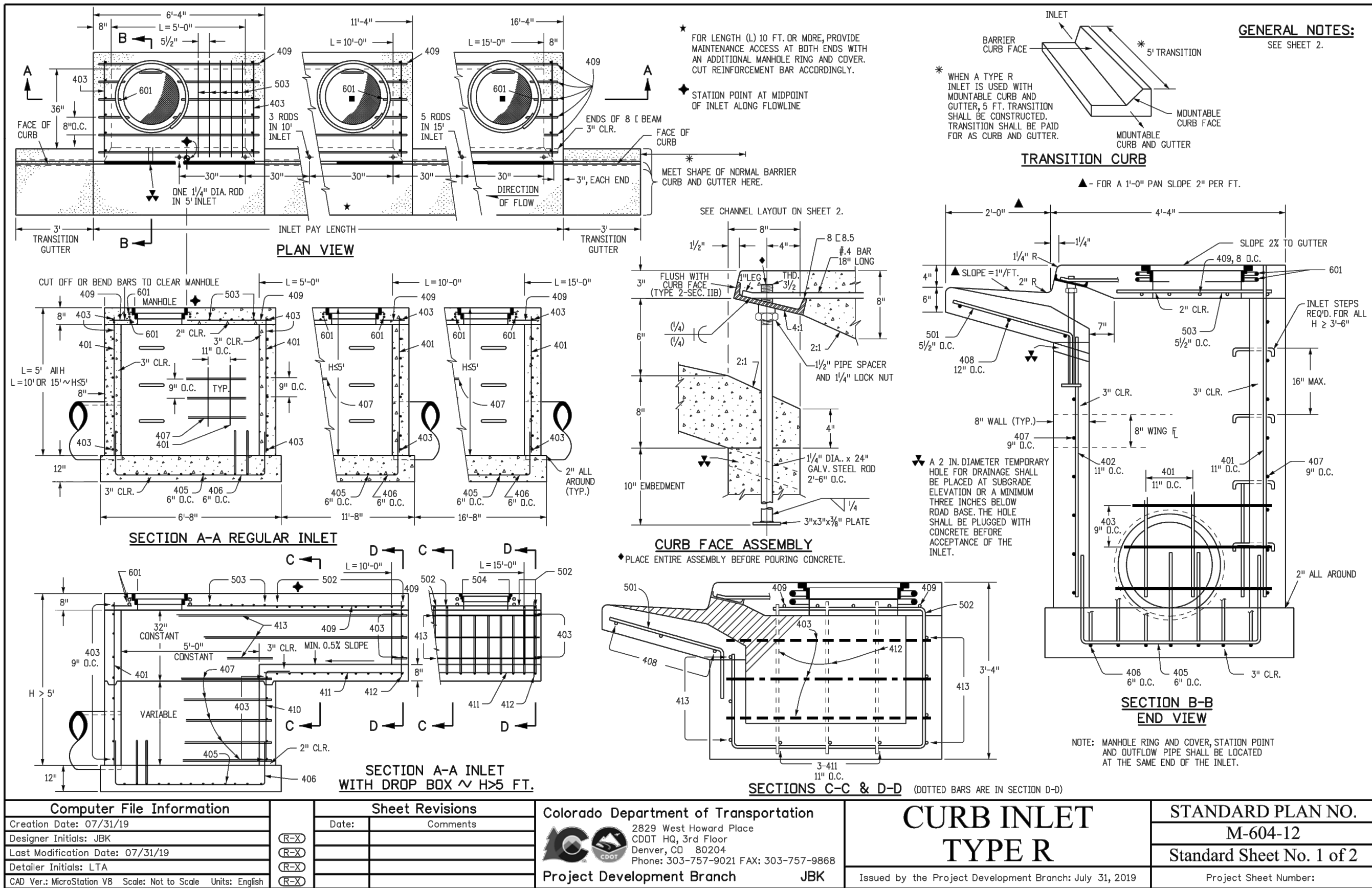
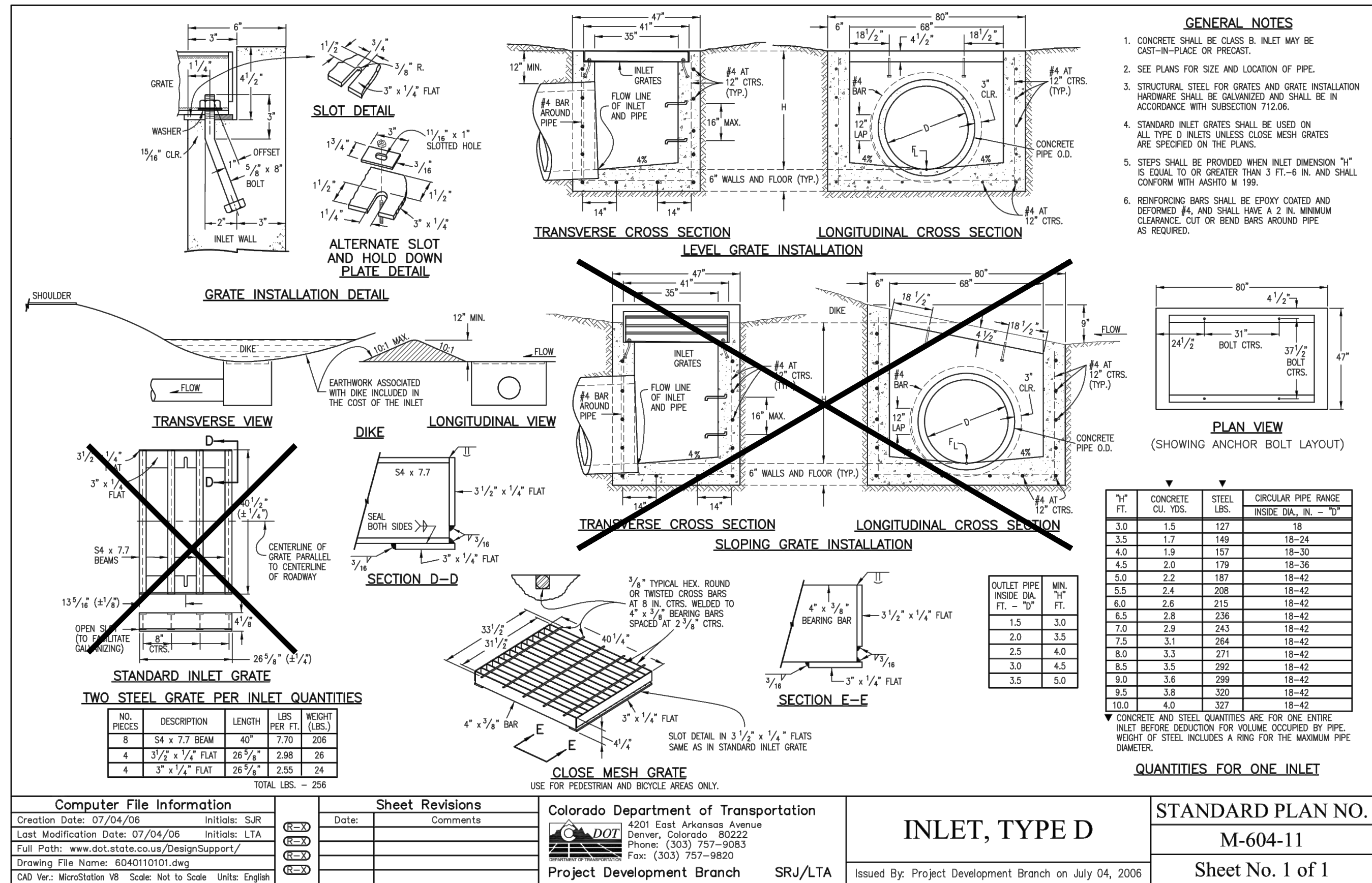
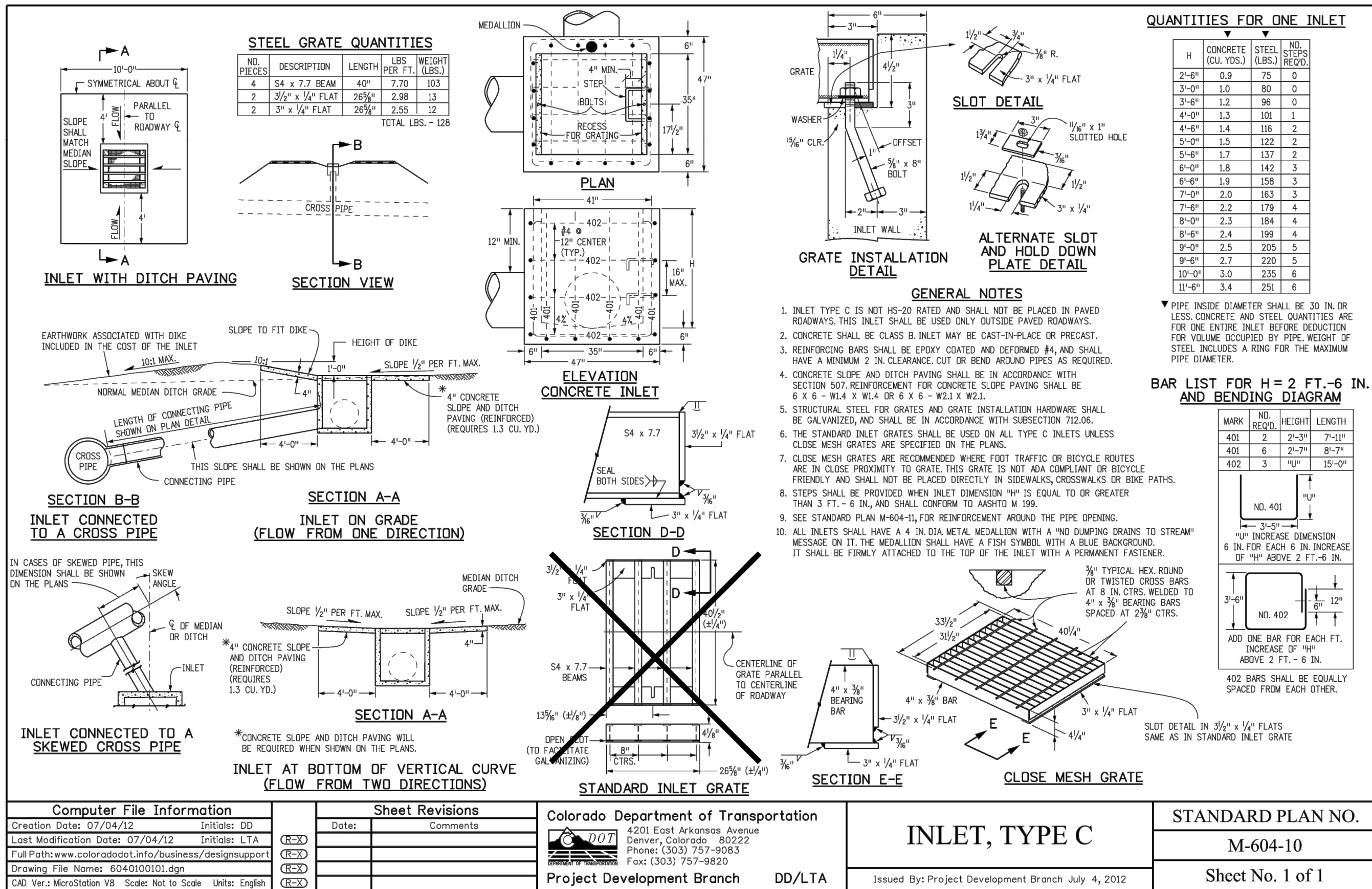
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN

DATE: BY: DEPUTY DIRECTOR OF ENGINEERING

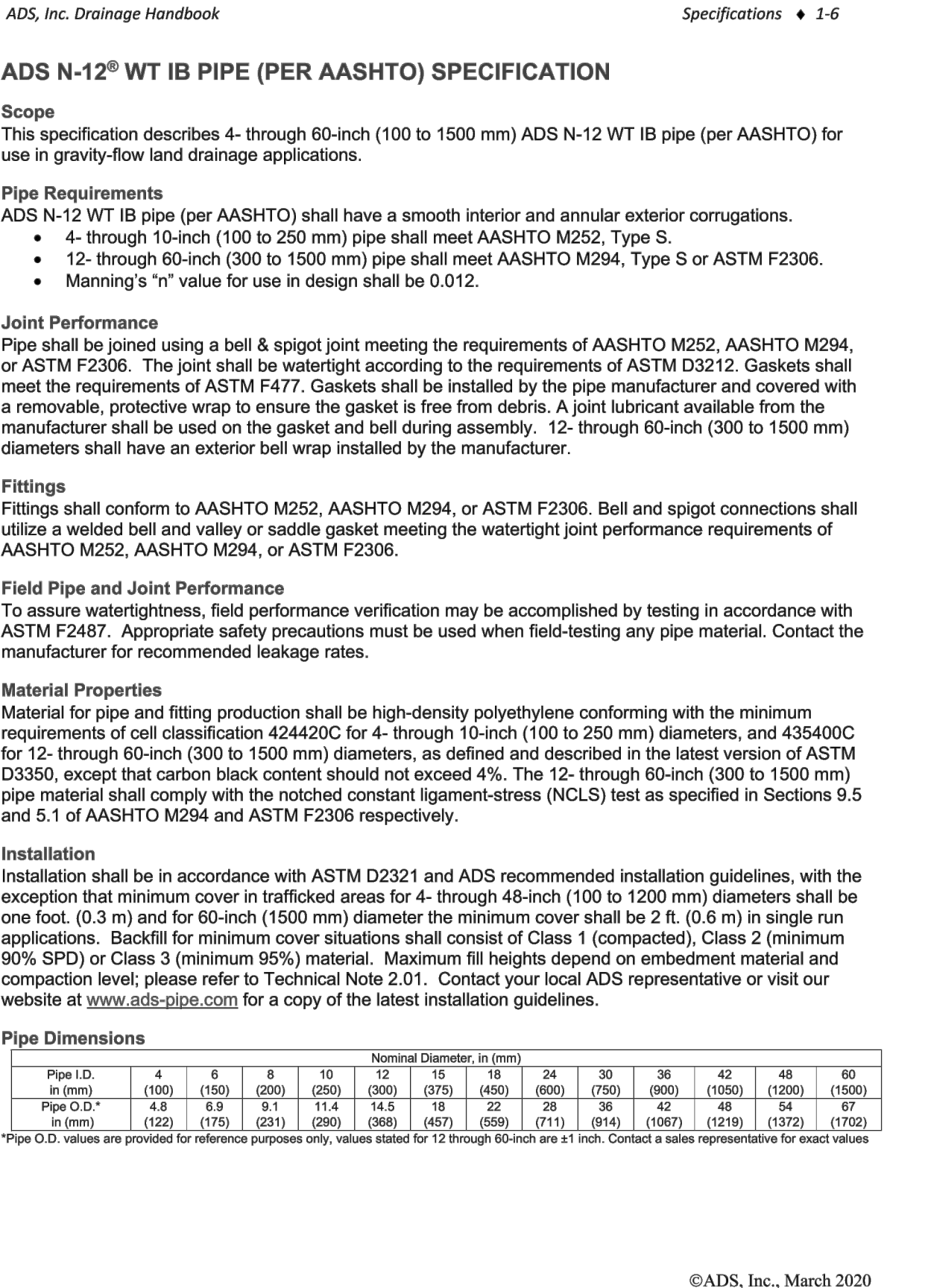
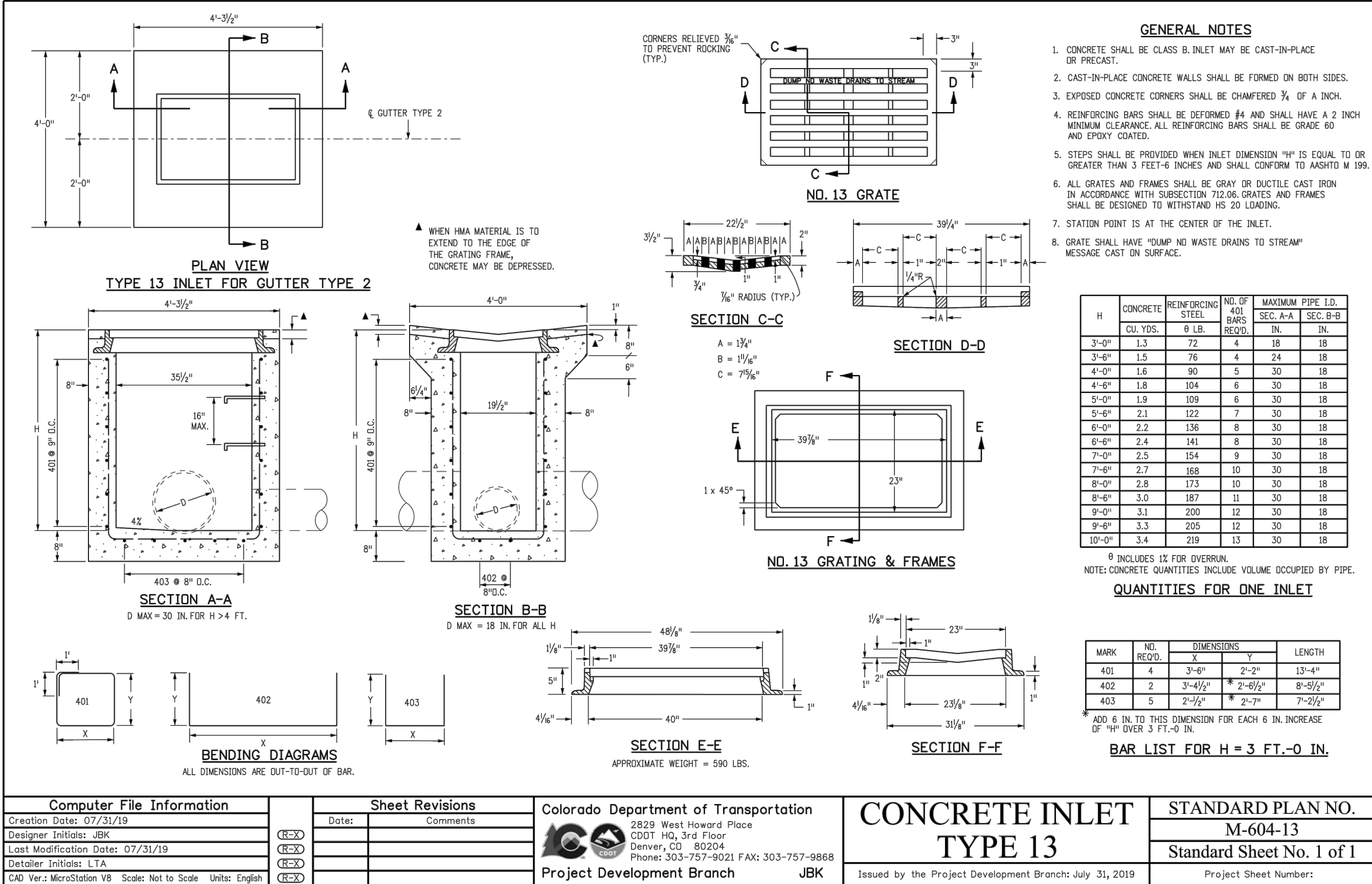










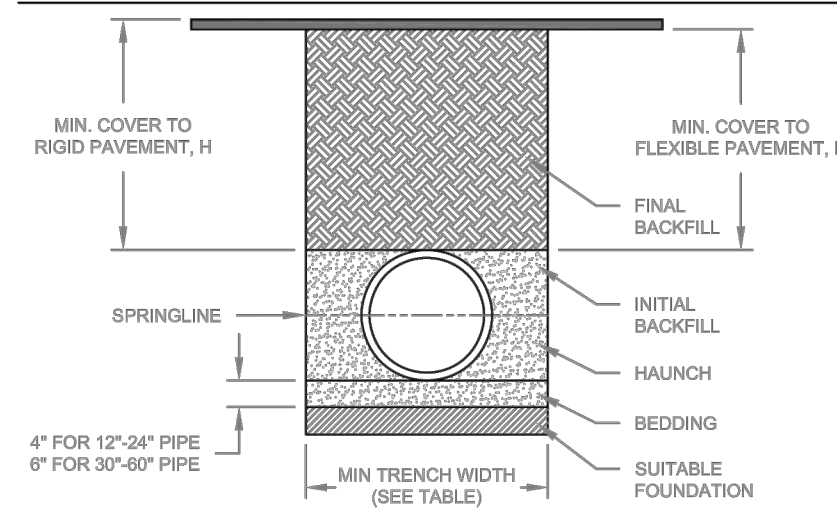


Colorado Department of Transportation  
2829 West Howard Place  
3207 N. 3rd Floor  
Denver, CO 80204  
Phone: 303-757-9021 FAX: 303-757-9868  
Project Development Branch JBK

CONCRETE INLET  
TYPE 13  
Issued by the Project Development Branch July 31, 2019  
Project Sheet Number:

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

### HP STORM TRENCH INSTALLATION DETAIL



- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321, CLASS IV MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPES, 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE, THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
  - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. ADS HAS ALSO INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET OR EXCEED THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

| REV | DESCRIPTION                | BY       | DATE     | CHKD |
|-----|----------------------------|----------|----------|------|
| 6   | REV. MAXIMUM COVER HEIGHTS | RWD      | 01/11/17 |      |
| 5   |                            | MM/DD/YY |          |      |

TRENCH INSTALLATION  
DETAIL (HP STORM)

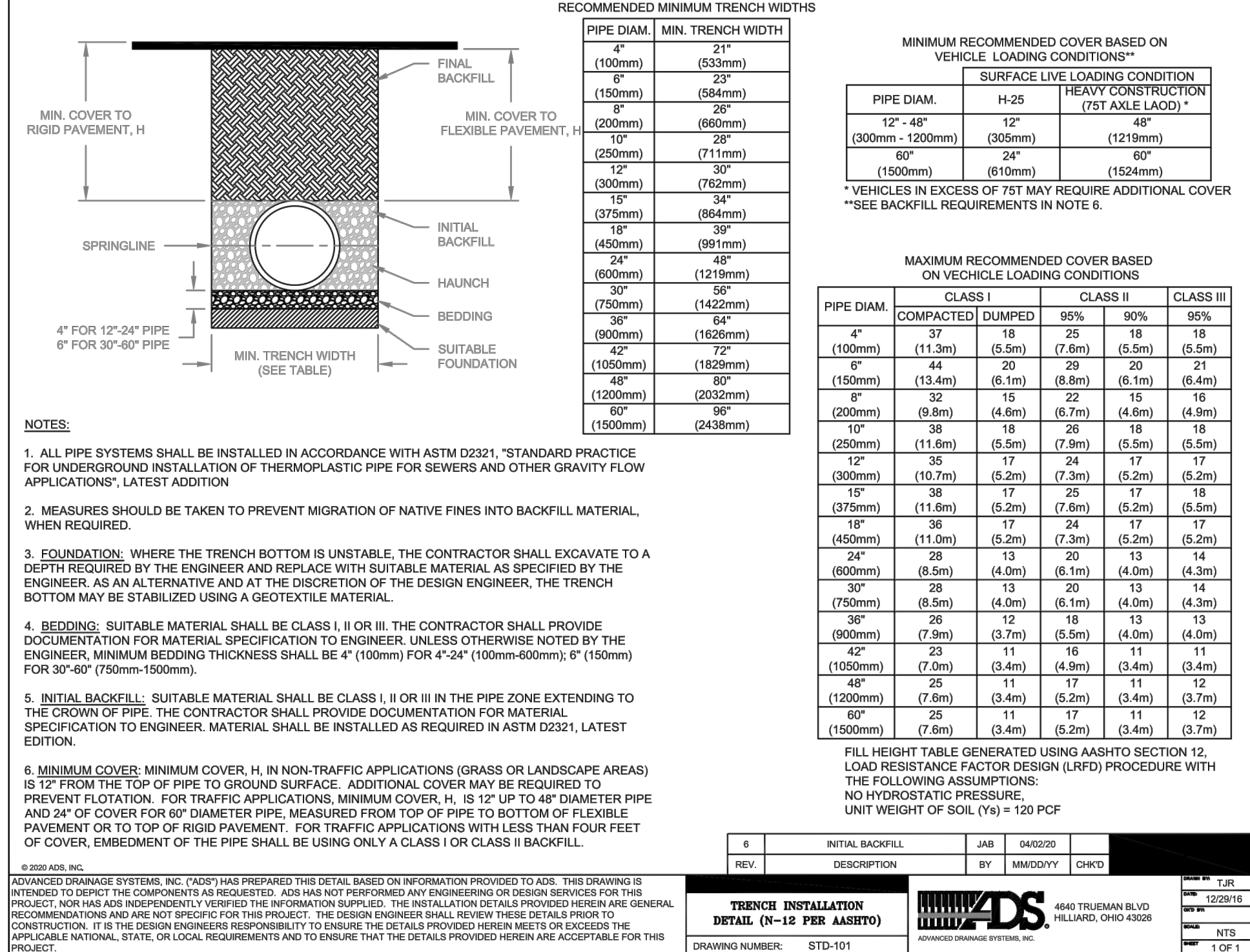
ADS  
4400 TRUMAN BLVD  
HILLARIO, OHIO 43026

DRAWING NUMBER: STD-101D

DATE: 12/28/16

NTS

1 OF 1



### TOWN OF WINDSOR DRAWING REVIEW

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

DATE: BY: DEPUTY DIRECTOR OF ENGINEERING



COMPRESSION (CAST-IN) RESILIENT STRUCTURE CONNECTION  
12"-30" DUAL WALL HP STORM  
W/ SLEEVE MH ADAPTER OR NYLOPLAST PVC ADAPTER

Diagram showing the cross-section of a dual wall HP storm pipe connected to a manhole structure using a sleeve MH adapter or Nyloplast PVC adapter. The diagram includes labels for the compression (cast-in) resilient structure connection, dual wall HP storm, and the respective adapters.

| PIPE SIZE   | ADS PRODUCT CODES | A-LOK® PREMIUM* | PRESS SEAL® SYSTEMS ECONOSEAL |
|-------------|-------------------|-----------------|-------------------------------|
| 12" (300mm) | 1222AAPP          | 490             | 1250                          |
| 15" (375mm) | 1522AAPP          | 580             | 18300.48500                   |
| 18" (450mm) | 1822AAPP          | 710             | 22000.48500                   |
| 24" (600mm) | 2422AAPP          | 915             | 29000.48500                   |

\* THIRD PARTY - CODES AS SUPPLIED BY MANUFACTURER  
A-LOK is a registered trademark of A-LOK Products, Inc. (www.a-lok.com)

| PIPE SIZE   | NYLOPLAST PRODUCT CODES | A-LOK® * | PRESS SEAL® SYSTEMS ECONOSEAL | KWIK SEAL |
|-------------|-------------------------|----------|-------------------------------|-----------|
| 12" (300mm) | 1257AGHPU               | 410      | 1250                          | KA750     |
| 15" (375mm) | 1557AGHPU               | 490      | 1530                          | KS750     |
| 18" (450mm) | 1857AGHPU               | 610      | 18701.48500                   | KS800     |
| 24" (600mm) | 2457AGHPU               | 800      | 24803.48500                   | KS800     |
| 30" (750mm) | 3057AGHPU               | 1040     | 32000.48500                   | N/A       |

\* THIRD PARTY - CODES AS SUPPLIED BY MANUFACTURER  
A-LOK is a registered trademark of A-LOK Products, Inc. (www.a-lok.com)

NOTES:  
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE STANDARD DETAIL STD-201 AND TECHNICAL NOTE: 5.04 HDPE CONNECTIONS TO MANHOLES AND STRUCTURES FOR INSTALLATION RECOMMENDATIONS.

| REV. | DESCRIPTION              | BY  | MM/DD/YY | CHKD |
|------|--------------------------|-----|----------|------|
| 5    | UPDATED DETAIL AND TABLE | AMT | 09-09-19 |      |

DRAWING NUMBER: STD-207A

BOOTED (CORED OR CAST HOLE) RESILIENT STRUCTURE CONNECTION  
12" - 60" DUAL WALL HP STORM  
W/ CORRUGATED PIPE ADAPTER GASKET

Diagram showing the cross-section of a dual wall HP storm pipe connected to a manhole structure using a booted (cored or cast hole) resilient structure connection with a corrugated pipe adapter gasket.

| PIPE SIZE    | CORRUGATED PPE ADAPTER GASKET | PSX: DIRECT DRIVE * | CORRUGATED PPE ADAPTER GASKET * | KOR-N-SEAL® * |
|--------------|-------------------------------|---------------------|---------------------------------|---------------|
| 12" (300mm)  | 1250PS                        | 18Y                 | CGA-12A                         | S106-20BWS    |
| 15" (375mm)  | 1550PS                        | 22L                 | CGA-15A                         | S106-20WS     |
| 18" (450mm)  | 1850PS                        | 24A                 | CGA-18A                         | S206-24L      |
| 24" (600mm)  | 2450PS                        | 32L                 | CGA-24A                         | S206-32       |
| 30" (750mm)  | 3050PS                        | 40L                 | CGA-30A**                       | S206-38L      |
| 36" (900mm)  | N/A                           | N/A                 | CGA-36A**                       | S206-44L      |
| 42" (1050mm) | N/A                           | N/A                 | CGA-42AHP                       | S206-52L      |
| 48" (1200mm) | N/A                           | N/A                 | CGA-48A**                       | S206-58L      |
| 60" (1500mm) | N/A                           | N/A                 | CGA-60A**                       | S206-70L      |

\* THIRD PARTY - CODES AS SUPPLIED BY MANUFACTURER  
KOR-N-SEAL is a registered trademark of KPC, Inc. (www.kpc.com)  
CAST-A-SEAL is a registered trademark of PRESS-SEAL GASKET CORPORATION. (www.press-seal.com)  
PSX Systems are a product of PRESS-SEAL GASKET CORPORATION. (www.press-seal.com)

NOTES:  
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE STANDARD DETAIL STD-201 AND TECHNICAL NOTE: 5.04 CONNECTIONS TO MANHOLES AND STRUCTURES FOR INSTALLATION RECOMMENDATIONS.

| REV. | DESCRIPTION              | BY  | MM/DD/YY | CHKD |
|------|--------------------------|-----|----------|------|
| 6    | UPDATED DETAIL AND TABLE | AMT | 09-09-19 |      |

DRAWING NUMBER: STD-207B

BOOTED (CAST-IN) RESILIENT STRUCTURE CONNECTION  
12" - 30" HDPE N-12  
W/ CORRUGATED PIPE ADAPTER GASKET

Diagram showing the cross-section of a booted (cast-in) resilient structure connection for 12" - 30" HDPE N-12 pipe using a corrugated pipe adapter gasket.

| PIPE SIZE   | CORRUGATED PIPE ADAPTER GASKET | PRESS SEAL® SYSTEMS CAST-A-SEAL |
|-------------|--------------------------------|---------------------------------|
| 12" (300mm) | 1250PS                         | CAS 802                         |
| 15" (375mm) | 1550PS                         | CAS 802                         |
| 18" (450mm) | 1850PS                         | CAS 802                         |
| 24" (600mm) | 2450PS                         | CAS 802                         |
| 30" (750mm) | 3050PS                         | CAS 802                         |

\* THIRD PARTY - CODES AS SUPPLIED BY MANUFACTURER  
CAST-A-SEAL is a registered trademark of PRESS-SEAL GASKET CORPORATION. (www.press-seal.com)

NOTES:  
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE STANDARD DETAIL STD-201 AND TECHNICAL NOTE: 5.04 HDPE CONNECTIONS TO MANHOLES AND STRUCTURES FOR INSTALLATION RECOMMENDATIONS.

| REV. | DESCRIPTION              | BY  | MM/DD/YY | CHKD |
|------|--------------------------|-----|----------|------|
| 5    | UPDATED DETAIL AND TABLE | AMT | 09-09-19 |      |

DRAWING NUMBER: STD-204F

BOOTED (CAST-IN) RESILIENT STRUCTURE CONNECTION  
12" - 30" DUAL WALL HP STORM  
W/ CORRUGATED PIPE ADAPTER GASKET

Diagram showing the cross-section of a dual wall HP storm pipe connected to a manhole structure using a booted (cast-in) resilient structure connection with a corrugated pipe adapter gasket.

| PIPE SIZE   | CORRUGATED PIPE ADAPTER GASKET | PRESS SEAL® SYSTEMS CAST-A-SEAL * |
|-------------|--------------------------------|-----------------------------------|
| 12" (300mm) | 1250PS                         | CAS 802                           |
| 15" (375mm) | 1550PS                         | CAS 802                           |
| 18" (450mm) | 1850PS                         | CAS 802                           |
| 24" (600mm) | 2450PS                         | CAS 802                           |
| 30" (750mm) | 3050PS                         | CAS 802                           |

\* THIRD PARTY - CODES AS SUPPLIED BY MANUFACTURER  
KOR-N-SEAL is a registered trademark of KPC, Inc. (www.kpc.com)  
CAST-A-SEAL is a registered trademark of PRESS-SEAL GASKET CORPORATION. (www.press-seal.com)  
PSX Systems are a product of PRESS-SEAL GASKET CORPORATION. (www.press-seal.com)

NOTES:  
PERFORMANCE HIGHLY DEPENDENT ON INSTALLATION. CONTRACTOR MUST ENSURE MANHOLE GASKET IS UNIFORMLY SEATED AROUND STRUCTURE ADAPTER. EXTRA PRECAUTIONS MUST BE TAKEN TO PREVENT DIFFERENTIAL SETTLEMENT BETWEEN THE PIPE AND MANHOLE.

SEE STANDARD DETAIL STD-201 AND TECHNICAL NOTE: 5.04 CONNECTIONS TO MANHOLES AND STRUCTURES FOR INSTALLATION RECOMMENDATIONS.

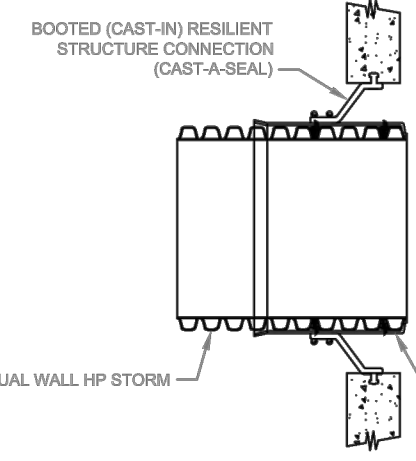
| REV. | DESCRIPTION              | BY  | MM/DD/YY | CHKD |
|------|--------------------------|-----|----------|------|
| 6    | UPDATED DETAIL AND TABLE | AMT | 09-09-19 |      |

DRAWING NUMBER: STD-207C

TOWN OF WINDSOR DRAWING REVIEW  
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY DIRECTOR OF ENGINEERING



**BOOTED (CAST-IN) RESILIENT STRUCTURE CONNECTION  
12"-30" DUAL WALL HP STORM  
W/ SLEEVE MH ADAPTER OR NYLOPLAST PVC ADAPTER**



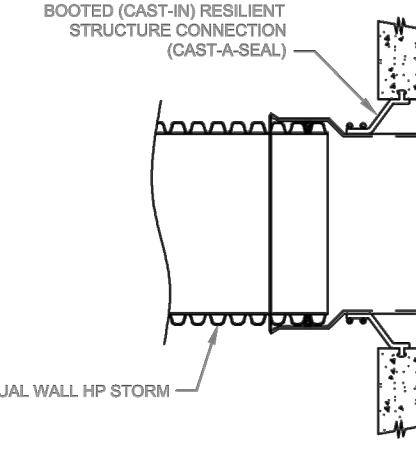
BOOTED (CAST-IN) RESILIENT  
STRUCTURE CONNECTION  
(CAST-A-SEAL)

DUAL WALL HP STORM

SLEEVE MANHOLE ADAPTER (12" - 24" ONLY)

| PIPE SIZE      | ADS ADAPTER<br>PRODUCT CODES | PRESS SEAL®<br>SYSTEMS<br>CAST-A-SEAL® |
|----------------|------------------------------|----------------------------------------|
| 12"<br>(300mm) | 1222AAPP                     | CAS 802                                |
| 18"<br>(375mm) | 1522AAPP                     | CAS 802                                |
| 18"<br>(450mm) | 1822AAPP                     | CAS 802                                |
| 24"<br>(600mm) | 2422AAPP                     | CAS 802                                |

\* THIRD PARTY - CODES AS SUPPLIED BY MANUFACTURER  
KORIN-SEAL is a registered trademark of RPL, Inc. (www.rpl.com)  
PSX Systems are a product of PRESS-SEAL GASKET CORPORATION. (www.press-seal.com)



BOOTED (CAST-IN) RESILIENT  
STRUCTURE CONNECTION  
(CAST-A-SEAL)

DUAL WALL HP STORM

NYLOPLAST PVC MANHOLE  
ADAPTER

| PIPE SIZE      | NYLOPLAST<br>PRODUCT<br>CODES | PRESS SEAL®<br>SYSTEMS<br>CAST-A-SEAL® |
|----------------|-------------------------------|----------------------------------------|
| 12"<br>(300mm) | 1287AGHP                      | CAS 802                                |
| 18"<br>(375mm) | 1587AGHP                      | CAS 802                                |
| 18"<br>(450mm) | 1887AGHP                      | CAS 802                                |
| 24"<br>(600mm) | 2487AGHP                      | CAS 802                                |
| 30"<br>(750mm) | 3087AGHP                      | CAS 802                                |

\* THIRD PARTY - CODES AS SUPPLIED BY MANUFACTURER  
KORIN-SEAL is a registered trademark of RPL, Inc. (www.rpl.com)  
PSX Systems are a product of PRESS-SEAL GASKET CORPORATION. (www.press-seal.com)

**NOTES:**  
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SEE STANDARD DETAIL STD-201 AND TECHNICAL NOTE: 5.04 CONNECTIONS TO MANHOLES AND STRUCTURES FOR INSTALLATION RECOMMENDATIONS.

NYLOPLAST PVC ADAPTER OD EQUIVALENT TO SDR 35

| REV | DESCRIPTION                      | BY  | DATE     | CHKD |
|-----|----------------------------------|-----|----------|------|
| 4   | MODIFIED ADAPTER DATA AND DETAIL | AMT | 09-09-19 |      |

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

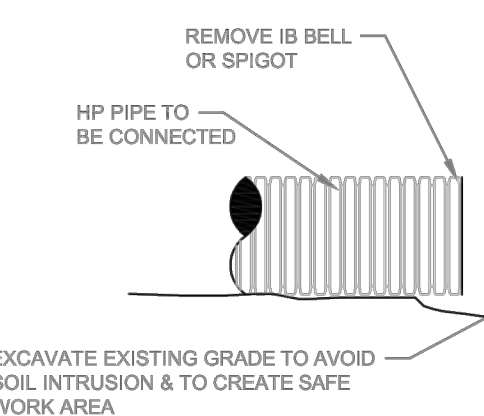
**12"-30" HP STORM (CAST-IN) STRUCTURE CONNECTION W/ SLEEVE OR PVC ADAPTER**

DRAWING NUMBER: STD-207E

CMF 2/23/10  
N15  
1 OF 1

**NOTES:**

- CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2221, LATEST EDITION.
- AN INTERNAL CYLINDER MAY BE WELDED TO THE PIPE TO BE INSERTED INTO THE ID OF THE EXISTING PIPE AND MINIMIZE JOINT MOVEMENT. HOWEVER, AN INTERNAL CYLINDER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.



REMOVE 18 BELL OR SPIGOT

HP PIPE TO BE CONNECTED

EXCAVATE EXISTING GRADE TO AVOID SOIL INTRUSION & TO CREATE SAFE WORK AREA

RCP PIPE



DISSIMILAR MARMAC COUPLER TO BE WRAPPED AROUND CONNECTION. USE MARMAC THAT IS ONE DIAMETER LARGER IN ORDER TO PROVIDE ADEQUATE OVERLAP.

RCP PIPE

DISSIMILAR MARMAC COUPLER TO BE WRAPPED AROUND CONNECTION

SECTION "A-A"

CLASS I BEDDING TO SUPPORT CONNECTION

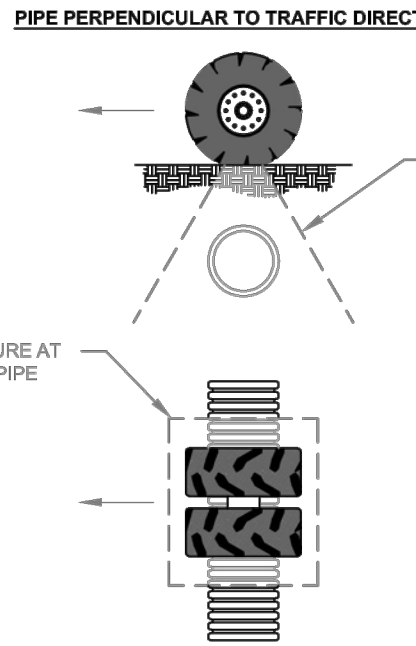
| REV | DESCRIPTION            | BY  | DATE     | CHKD |
|-----|------------------------|-----|----------|------|
| 1   | RENAMED AND RENUMBERED | TJR | 02/19/16 |      |

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**HP STORM TO RCP CONNECTION (MARMAC)**

DRAWING NUMBER: STD-604A

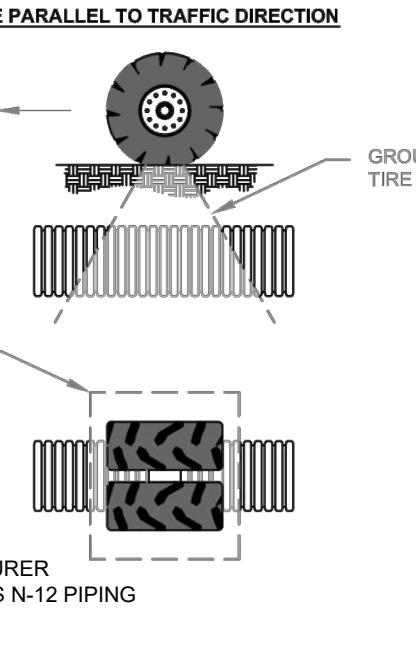
CMF 12/8/10  
N15  
1 OF 1



PIPE PERPENDICULAR TO TRAFFIC DIRECTION

GROUND PRESSURE OF TIRE FOOTPRINT

GROUND PRESSURE AT SPRING LINE OF PIPE



PIPE PARALLEL TO TRAFFIC DIRECTION

GROUND PRESSURE OF TIRE FOOTPRINT

GROUND PRESSURE AT SPRING LINE OF PIPE

**PROJECT SPECIFIC NOTE:**

- FOLLOW SIMILAR MANUFACTURER RECOMMENDATIONS FOR ADS N-12 PIPING DURING CONSTRUCTION.

| VEHICLE         | VEHICLE DESCRIPTION | MINIMUM TIRE           | SINGLE AXLE LOAD lbs. | PIPE DIAMETER | TEMPORARY MINIMUM COVER HEIGHTS |
|-----------------|---------------------|------------------------|-----------------------|---------------|---------------------------------|
| FORD F150       | PICKUP TRUCK (GWR)  | P275/65R20             | 7,450 (3379kg)        | 12"-48"       | CLASS I @ 95% SPD               |
| CHEVY 3500      | UTILITY TRUCK (GWR) | 235/80-17              | 13,200 (5987kg)       | 12"-48"       | CLASS I @ 95% SPD               |
| CAT C578B       | DRUM ROLLER         | 84" SMOOTH DRUM ROLLER | 29,628 (13459kg)      | 12"-48"       | CLASS I @ 95% SPD               |
| CAT 637G        | SCRAPER             | 37.25-35               | 102,145 (46332kg)     | 12"-60"       | CLASS I @ 95% SPD               |
| KOMATSU WA800-3 | MEDIUM LOADER       | 4565-45                | 188,270 (71700kg)     | 12"-60"       | CLASS I @ 95% SPD               |
| CAT 993K        | LARGE LOADER        | 50165-51               | 278,808 (125598kg)    | 12"-15"       | CLASS I @ 95% SPD               |
| CAT 788D        | MINING TRUCK        | 37.00-R57              | 475,050 (217293kg)    | 12"-15"       | CLASS I @ 95% SPD               |

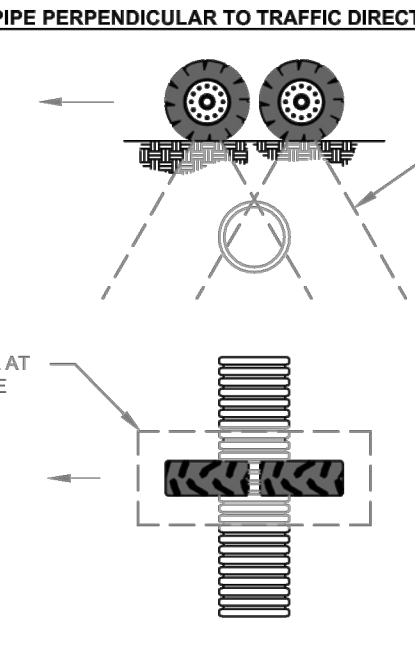
\* COVER OVER 60" (1500mm) PIPE SHOULD BE NO LESS THAN 6" (152mm)

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**SINGLE AXLE VEHICLE TEMPORARY MINIMUM COVER (HP)**

DRAWING NUMBER: STD-11D

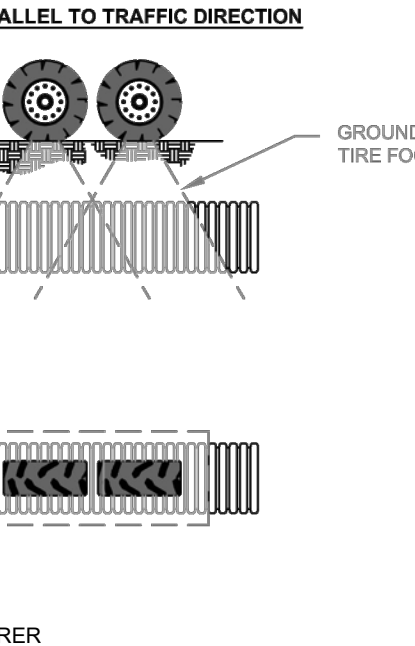
CMF 2/18/2016  
N15  
1 OF 1



PIPE PERPENDICULAR TO TRAFFIC DIRECTION

GROUND PRESSURE OF TIRE FOOTPRINT

GROUND PRESSURE AT SPRING LINE OF PIPE



PIPE PARALLEL TO TRAFFIC DIRECTION

GROUND PRESSURE OF TIRE FOOTPRINT

GROUND PRESSURE AT SPRING LINE OF PIPE

**PROJECT SPECIFIC NOTE:**

- FOLLOW SIMILAR MANUFACTURER RECOMMENDATIONS FOR ADS N-12 PIPING DURING CONSTRUCTION.

| VEHICLE            | VEHICLE DESCRIPTION | MINIMUM TIRE | TANDEM AXLE LOAD lbs. | PIPE DIAMETER | TEMPORARY MINIMUM COVER HEIGHTS |
|--------------------|---------------------|--------------|-----------------------|---------------|---------------------------------|
| BOBCAT S650        | SKID-STEER          | 14-17.5      | 10,237 (4643kg)       | 12"-48"       | CLASS I @ 95% SPD               |
| ECONOLINE MG0617TE | 6-TON TRAILER (GWR) | 235R80-16    | 13,800 (6260kg)       | 12"-48"       | CLASS I @ 95% SPD               |
| KOMASTU GD555-6    | GRADER              | 17.5-R25     | 30,485 (13820kg)      | 12"-48"       | CLASS I @ 95% SPD               |
| CAT 16M3           | GRADER              | 23.5-R25     | 58,753 (26650kg)      | 12"-60"       | CLASS I @ 95% SPD               |
| CAT 730C           | ARTICULATED TRUCK   | 23.5-R-25    | 74,538 (33810kg)      | 12"-60"       | CLASS I @ 95% SPD               |
| KOMATSU HM400-5    | ARTICULATED TRUCK   | 29.5-R-25    | 115,288 (52294kg)     | 12"-15"       | CLASS I @ 95% SPD               |

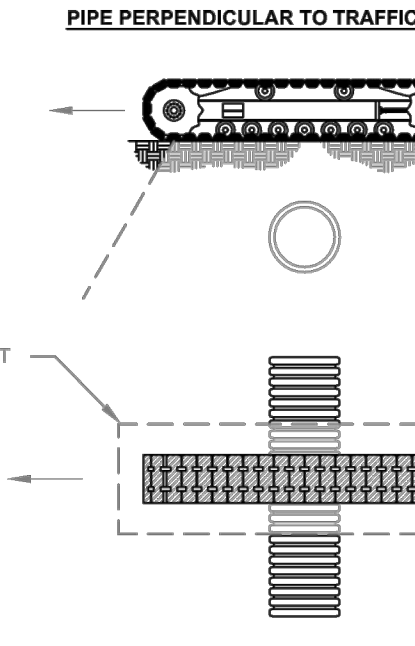
\* COVER OVER 60" (1500mm) PIPE SHOULD BE NO LESS THAN 6" (152mm)

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**TANDEM AXLE VEHICLE TEMPORARY MINIMUM COVER (HP)**

DRAWING NUMBER: STD-11E

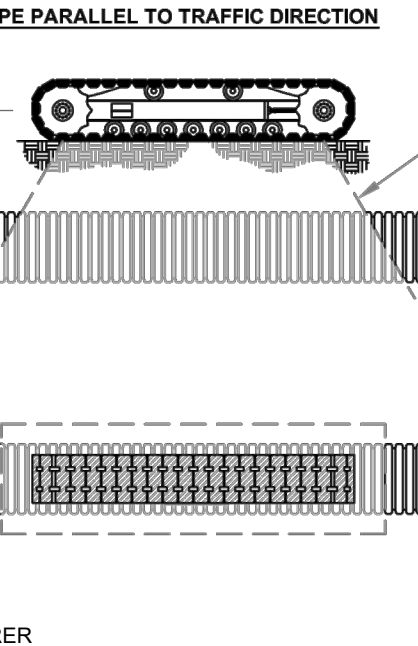
CMF 2/18/2016  
N15  
1 OF 1



PIPE PERPENDICULAR TO TRAFFIC DIRECTION

GROUND PRESSURE OF TIRE FOOTPRINT

GROUND PRESSURE AT SPRING LINE OF PIPE



PIPE PARALLEL TO TRAFFIC DIRECTION

GROUND PRESSURE OF TIRE FOOTPRINT

GROUND PRESSURE AT SPRING LINE OF PIPE

**PROJECT SPECIFIC NOTE:**

- FOLLOW SIMILAR MANUFACTURER RECOMMENDATIONS FOR ADS N-12 PIPING DURING CONSTRUCTION.

| VEHICLE           | VEHICLE DESCRIPTION | MINIMUM TRACK WIDTH | GROUND PRESSURE, psf | PIPE DIAMETER | TEMPORARY MINIMUM COVER HEIGHTS |
|-------------------|---------------------|---------------------|----------------------|---------------|---------------------------------|
| BOBCAT T870       | COMPACT LOADER      | 18" (457mm)         | 708 (34kPa)          | 12"-48"       | CLASS I @ 95% SPD               |
| HITACHI ZX300LC-6 | FORESTER            | 24 (610mm)          | 1,108 (53kPa)        | 12"-48"       | CLASS I @ 95% SPD               |
| CAT 390 FL        | LARGE EXCAVATOR     | 26 (660mm)          | 2,808 (129kPa)       | 12"-48"       | CLASS I @ 95% SPD               |
| CAT D11T          | LARGE DOZER         | 28" (711mm)         | 3,388 (162kPa)       | 12"-60"       | CLASS I @ 95% SPD               |
| CAT 6020B         | HYDRAULIC SHOVEL    | 31" (787mm)         | 4,522 (217kPa)       | 12"-60"       | CLASS I @ 95% SPD               |

\* COVER OVER 60" (1500mm) PIPE SHOULD BE NO LESS THAN 6" (152mm)

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**TRACKED VEHICLE TEMPORARY MINIMUM COVER (HP)**

DRAWING NUMBER: STD-11F

CMF 2/18/2016  
N15  
1 OF 1

**TOWN OF WINDSOR DRAWING REVIEW**

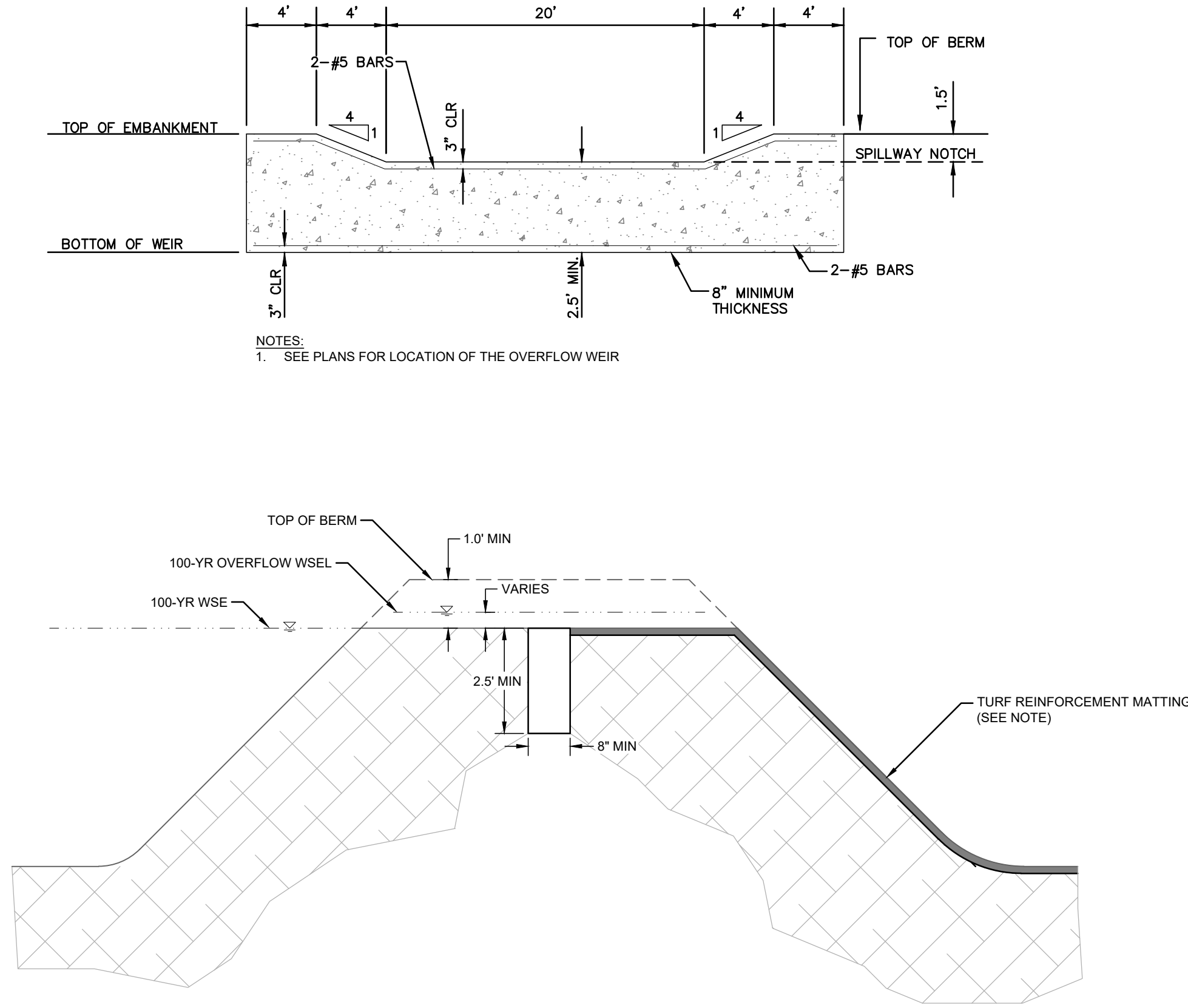
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DEPUTY DIRECTOR OF ENGINEERING



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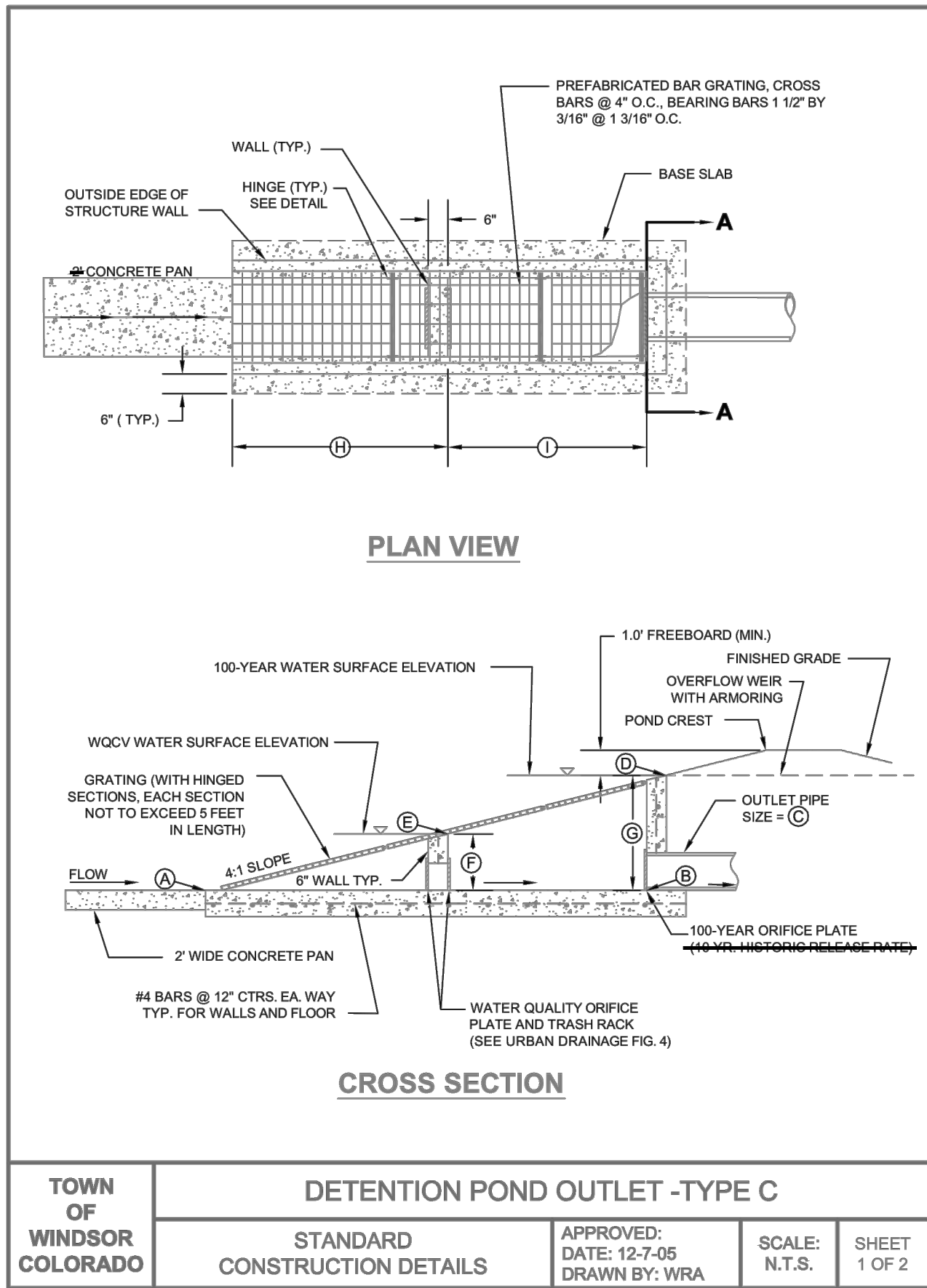
NOTES:  
1. SEE PLANS FOR LOCATION OF THE OVERFLOW WEIR

| WEIR ELEVATIONS AND DIMENSIONS |                |               |                                  |             |
|--------------------------------|----------------|---------------|----------------------------------|-------------|
| POND ID                        | WEIR ELEVATION | OVERFLOW WSEL | MIN. TOP OF EMBANKMENT ELEVATION | WEIR LENGTH |
| POND 2                         | 4820.60        | 4820.98       | 4821.60                          | 20.0'       |
| POND 3                         | 4820.80        | 4821.11       | 4821.80                          | 20.0'       |

NOTES:  
1. TURF REINFORCEMENT MATT SHALL BE NORTH AMERICAN GREEN VMAX SC250 OR APPROVED EQUAL AND SHALL EXTEND TO THE BOTTOM OF SLOPE AND AS SHOWN IN THE PLANS.  
2. REFER TO DETAILED GRADING PLANS FOR ADDITIONAL INFORMATION.

POND OVERFLOW DETAILS

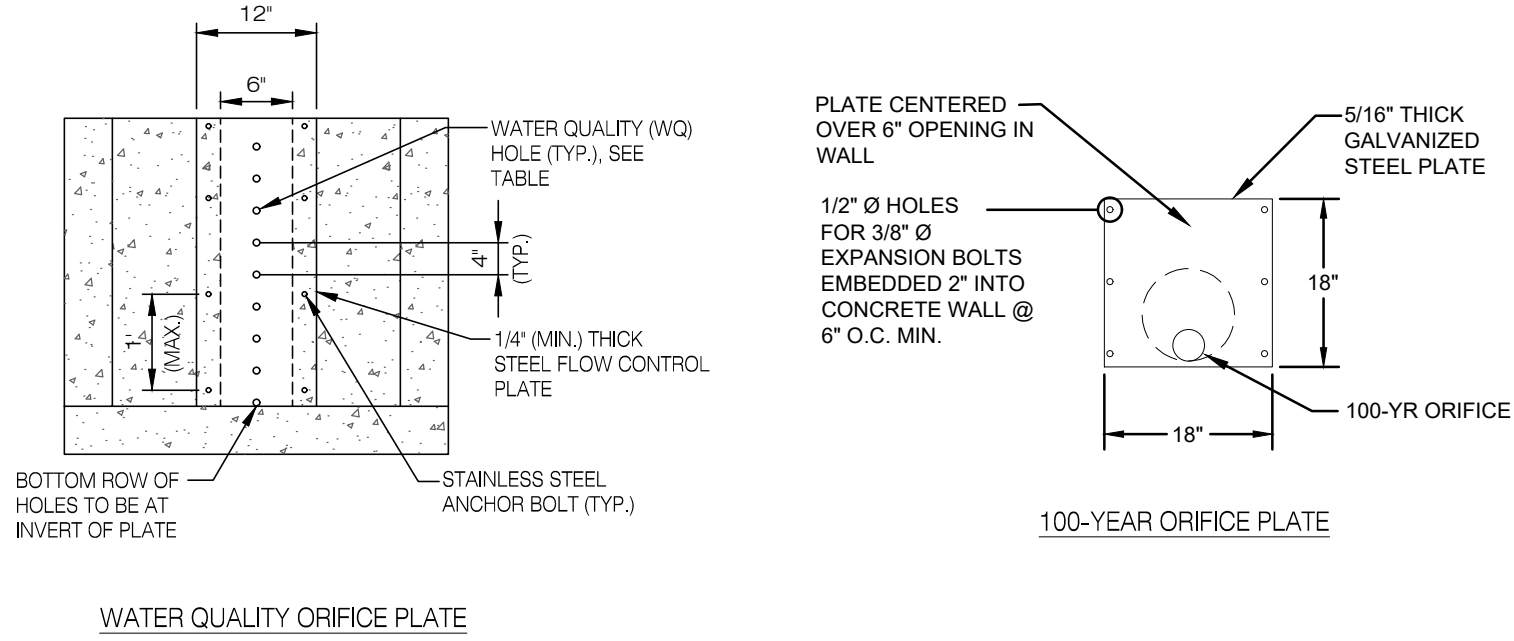
NOT TO SCALE



| POND ELEVATIONS |                          |           |             |                    |               |                       |
|-----------------|--------------------------|-----------|-------------|--------------------|---------------|-----------------------|
| POND ID         | BOTTOM OF POND ELEVATION | WQCV WSEL | 100-YR WSEL | SPILLWAY ELEVATION | OVERFLOW WSEL | TOP OF POND ELEVATION |
| POND 2          | 4813.90                  | 4816.30   | 4819.60     | 4820.60            | 4820.98       | 4821.60               |
| POND 3          | 4816.50                  | 4818.00   | 4820.30     | 4820.80            | 4821.11       | 4821.80               |

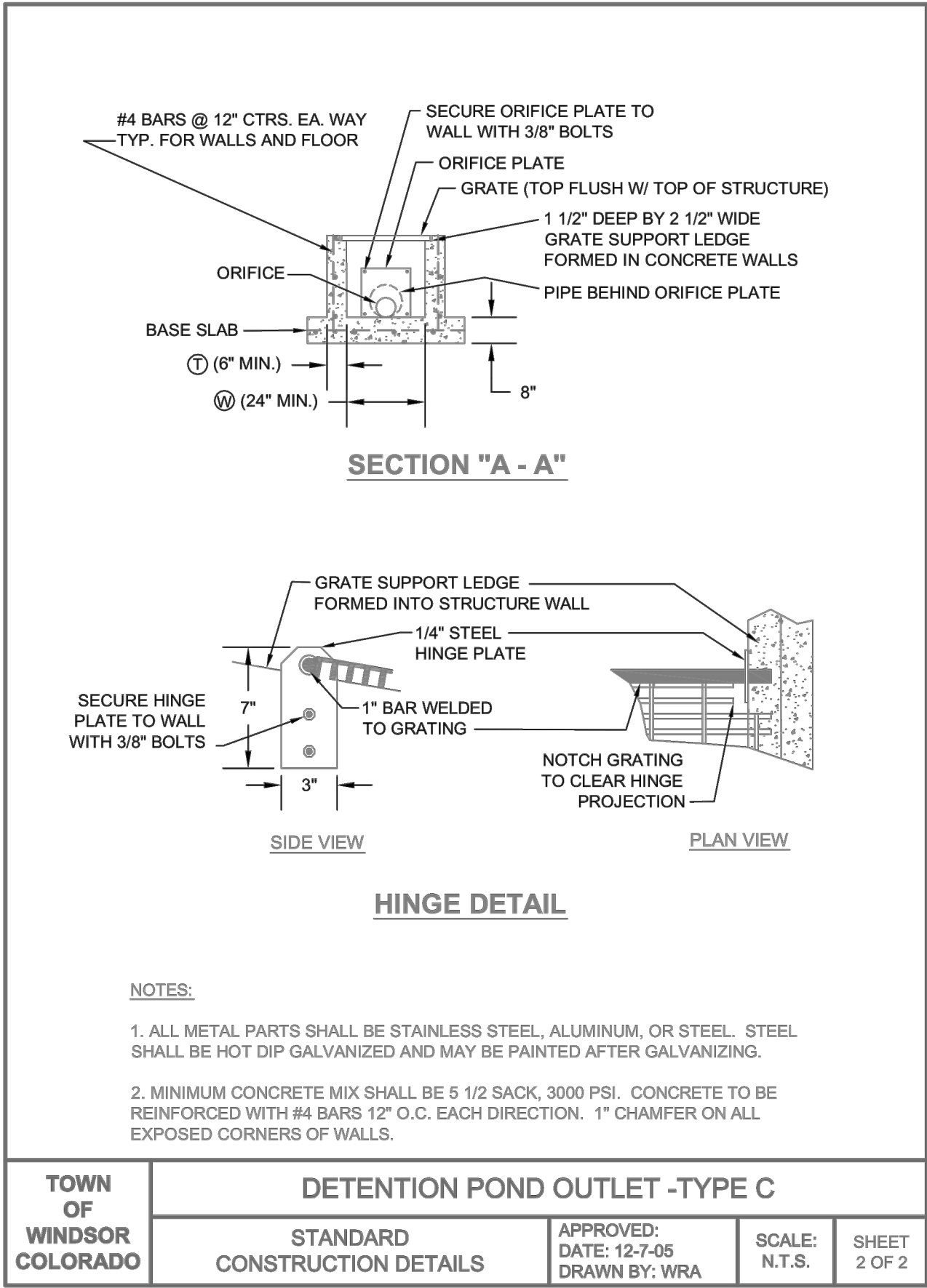
TRASH RACK NOTES

4. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HANGWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLT-TABLE ACCESS PANELS.  
5. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER PAINTED AFTER GALVANIZING.



POND OVERFLOW DETAILS

NOT TO SCALE



| DETENTION POND OUTLET -TYPE C |                               |                                       |               |              |
|-------------------------------|-------------------------------|---------------------------------------|---------------|--------------|
| TOWN OF WINDSOR COLORADO      | STANDARD CONSTRUCTION DETAILS | APPROVED: DATE: 12-7-05 DRAWN BY: WRA | SCALE: N.T.S. | SHEET 1 OF 2 |

| POND ELEVATIONS AND DIMENSIONS |           |          |
|--------------------------------|-----------|----------|
| POND ELEMENT                   | POND 2    | POND 3   |
| A                              | 4813.90   | 4816.50  |
| B                              | 4813.84   | 4816.40  |
| C                              | 12"       | 12"      |
| D                              | 4819.60   | 4820.30  |
| E                              | 4816.30   | 4818.00  |
| F                              | 2.40'     | 1.50'    |
| G                              | 5.76'     | 3.90'    |
| H                              | 10.10'    | 6.50'    |
| I                              | 12.70'    | 8.70'    |
| T                              | 0.50'     | 0.50'    |
| W                              | 2.00'     | 2.00'    |
| 100-YR ORIFICE Ø               | 5 - 9/16" | 5 - 1/4" |
| WQ                             |           |          |
| WQ HOLE Ø                      | 1 - 5/16" | 1 - 3/4" |
| # OF ROWS                      | 8         | 5        |
| # OF COLUMNS                   | 1         | 1        |

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: BY: DEPUTY DIRECTOR OF ENGINEERING

MAJOR SITE

PLAN

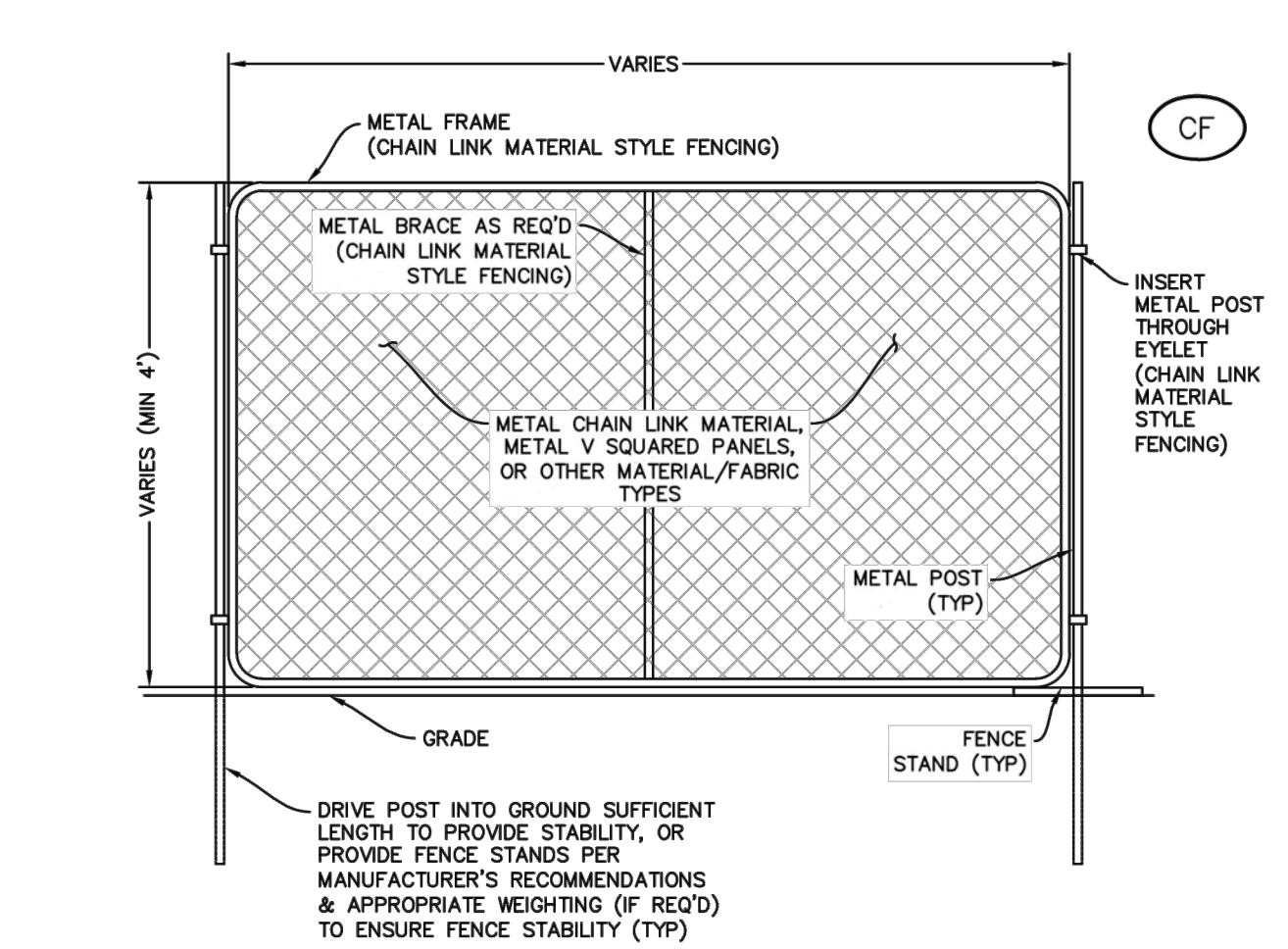
08/14/2023  
REVISIONS

37-23212-00

STORM SEWER  
CONSTRUCTION  
DETAILS



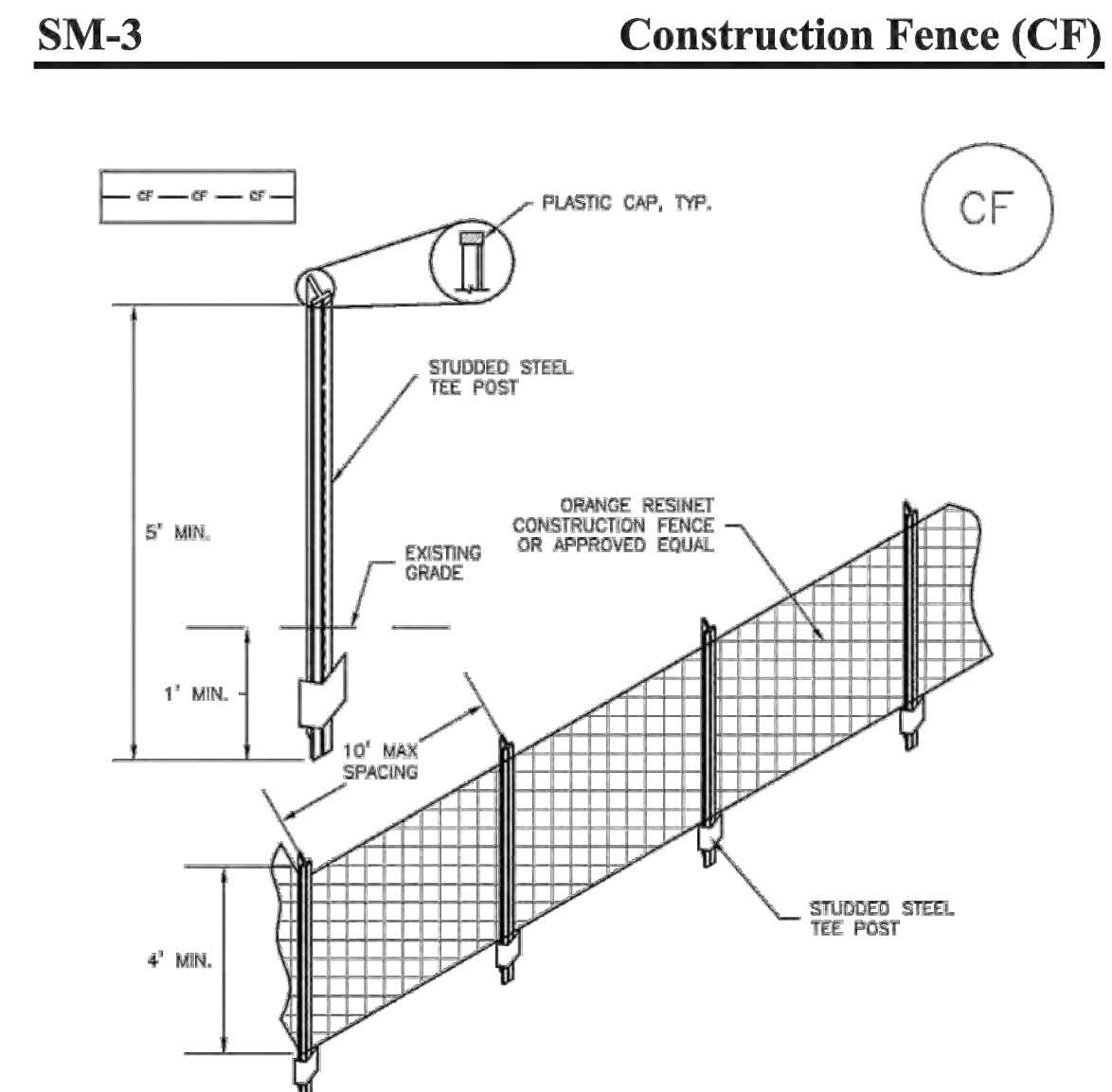
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- INSTALLATION NOTES:**
1. SEE PLAN VIEW FOR:
    - LOCATIONS OF CONSTRUCTION FENCE.
  2. INSTALL CONSTRUCTION FENCE PRIOR TO LAND DISTURBING ACTIVITIES, WHERE FEASIBLE.
  3. CONSTRUCTION FENCE MATERIAL/FABRIC CAN INCLUDE METAL CHAIN LINK PANELS/FABRIC, METAL V SQUARED PANELS, OR OTHER MATERIAL/FABRIC TYPES. CONSTRUCTION FENCE SHALL BE INSTALLED WITH METAL POSTS WHICH ARE DRIVEN INTO GROUND OR INSTALLED WITH FENCE STANDS PER MANUFACTURER'S RECOMMENDATIONS & APPROPRIATE WEIGHTING (IF REQ'D) TO ENSURE FENCE STABILITY (TYP).
  4. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO POSTS.
- MAINTENANCE NOTES:**
1. OBSERVATION AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED.
  2. WHERE CONTROL MEASURES HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  3. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS, HOLES, BENT POSTS, BENT FRAMES, ETC.
  4. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE APPROPRIATELY STABILIZED.

**CONSTRUCTION FENCE** SCALE: N.T.S.

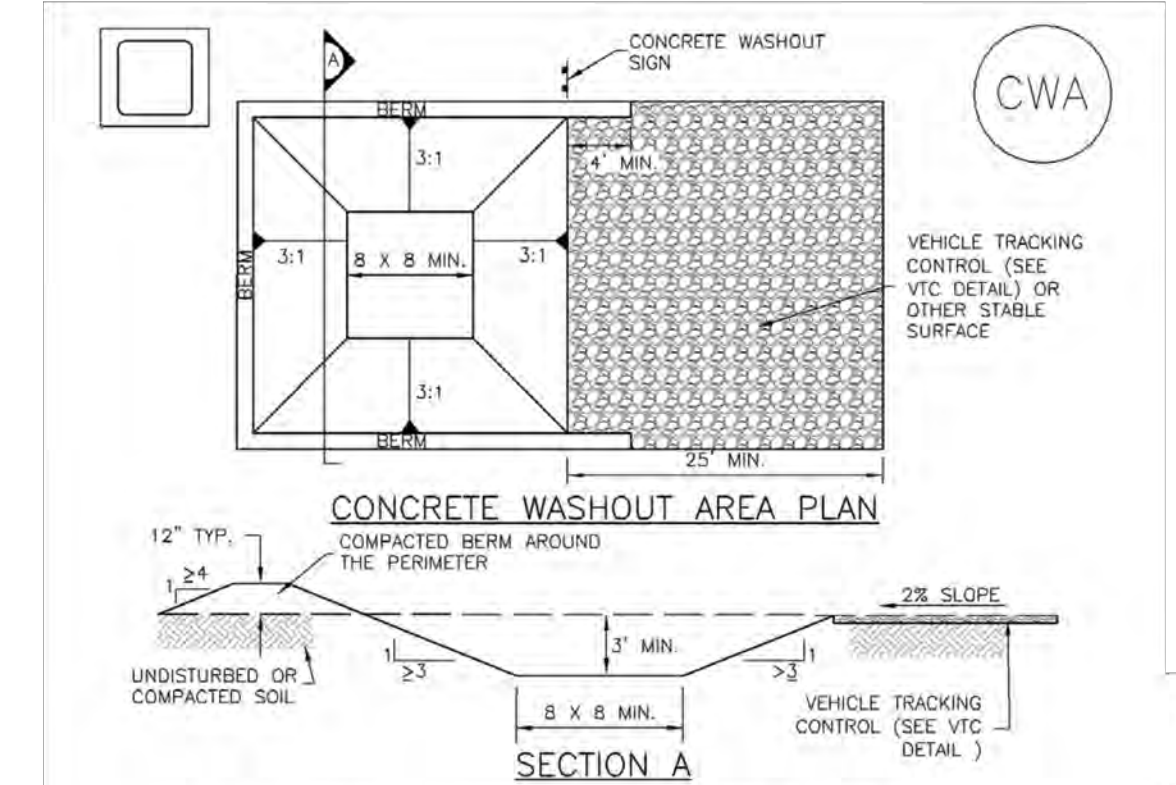
Page 2 of 3



- CF-1. PLASTIC MESH CONSTRUCTION FENCE**
- CONSTRUCTION FENCE INSTALLATION NOTES:**
1. SEE PLAN VIEW FOR:
    - LOCATION OF CONSTRUCTION FENCE.
  2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4" HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
  4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
  5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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

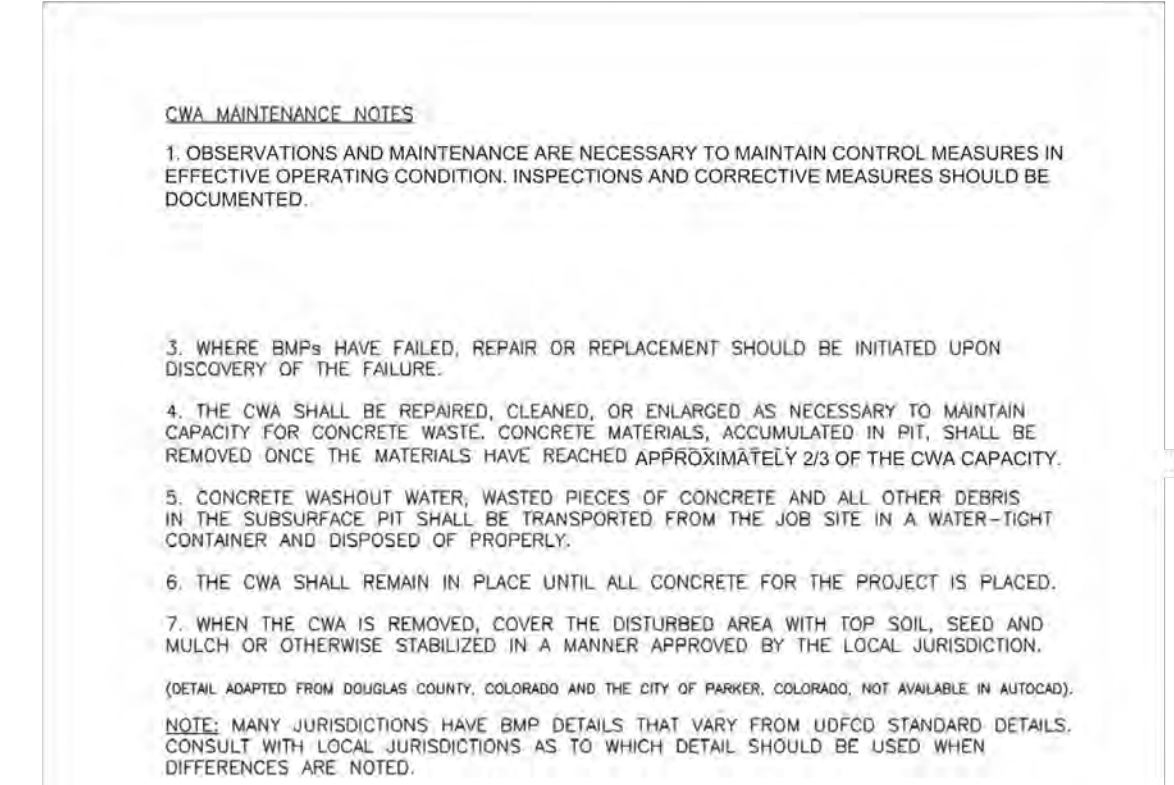
**Concrete Washout Area (CWA) MM-1**



- CWA-1. CONCRETE WASHOUT AREA**
- CWA INSTALLATION NOTES:**
1. SEE PLAN VIEW FOR:
    - CWA INSTALLATION LOCATION.
  2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINER ABOVE GROUND STORAGE ARE SHOULD BE USED.
  3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS APPROXIMATELY 8'X8' OR LARGER, SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
  5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
  6. RAMP SHALL BE SLOPED TOWARD THE CWA.
  7. SIGNS SHALL BE PLACED AT THE CONCRETE WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
  8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOL. 3  
Page 2 of 3

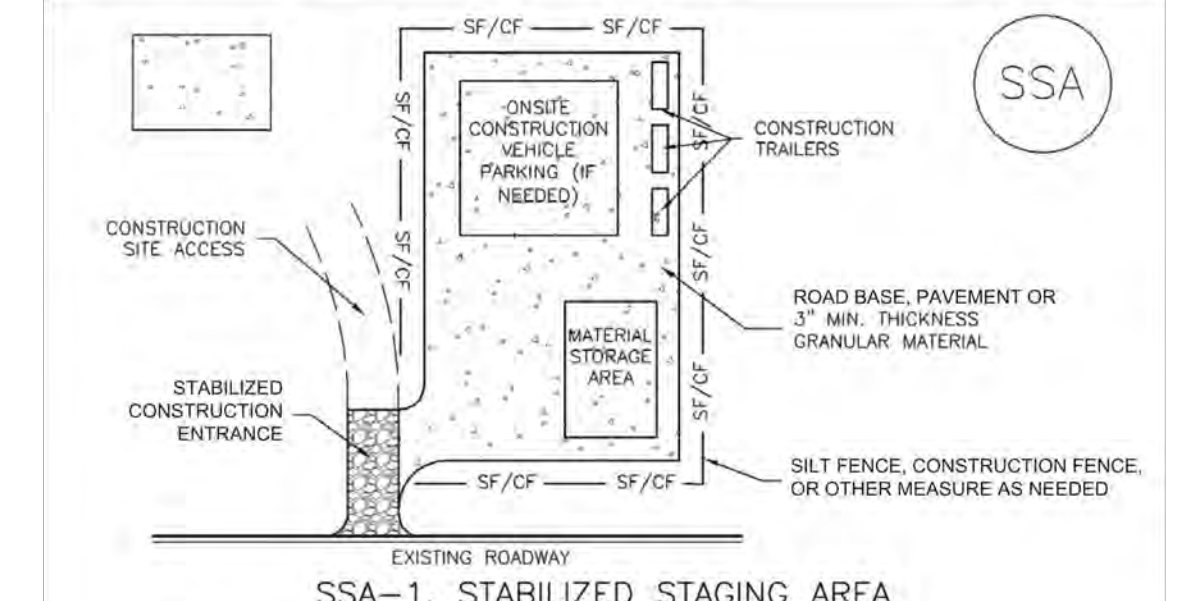
**Concrete Washout Area (CWA) MM-1**



- CWA MAINTENANCE NOTES:**
1. OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED.
  2. WHERE CONTROL MEASURES HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED APPROXIMATELY 2/3 OF THE CWA CAPACITY.
  5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
  6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOL. 3  
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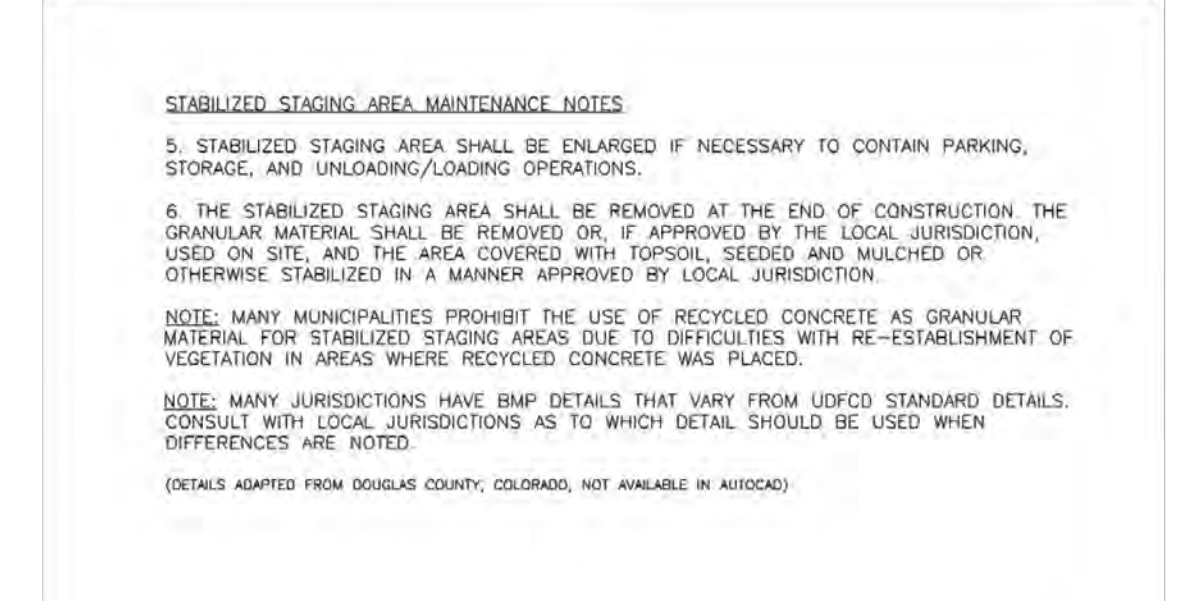
**Stabilized Staging Area (SSA) SM-6**



- SSA-1. STABILIZED STAGING AREA**
- STABILIZED STAGING AREA INSTALLATION NOTES:**
1. SEE PLAN VIEW FOR:
    - LOCATION OF STAGING AREA(S).
    - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
  2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
  3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
  4. THE STABILIZED STAGING AREA SHALL CONSIST OF ROAD BASE, PAVEMENT OR A MINIMUM 3" THICK GRANULAR MATERIAL.
  5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE, OR 6" (MINUS) ROCK, OR 1-1/2" MINUS AGGREGATE, 3/4" MINUS AGGREGATE MATERIAL.
  6. ADDITIONAL PERIMETER BUMP MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES:**
1. OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED.
  2. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOL. 3  
Page 2 of 3

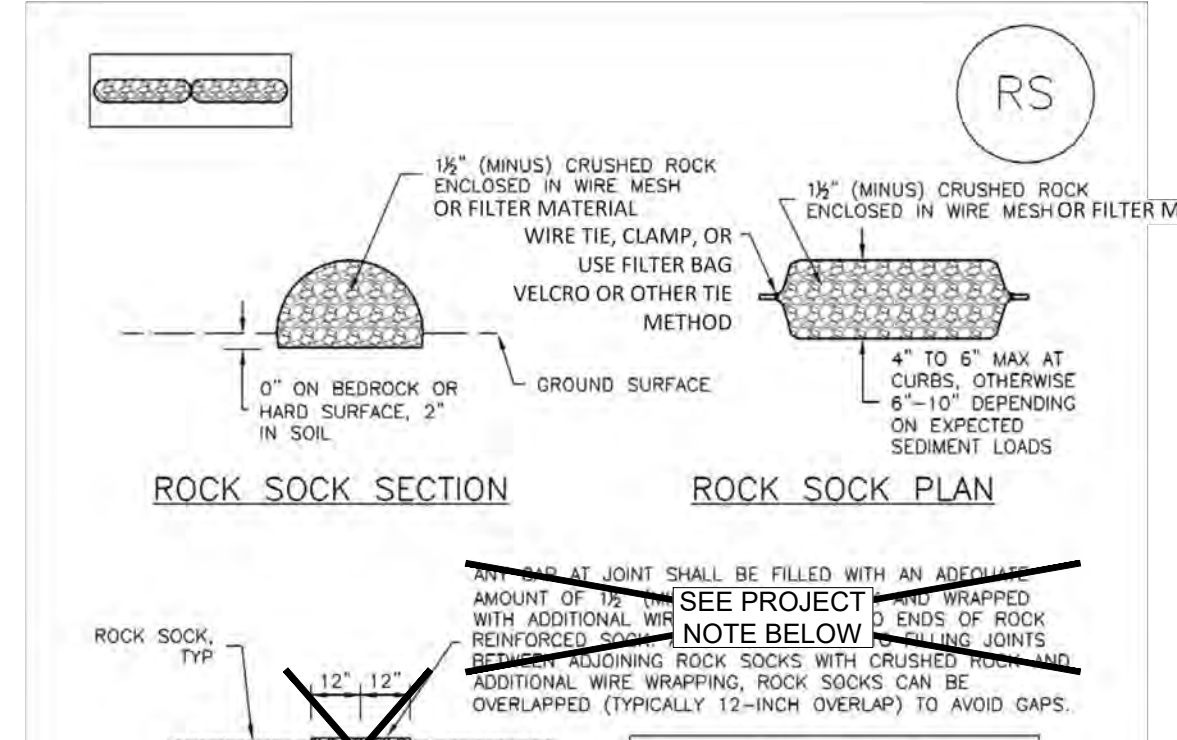
**Stabilized Staging Area (SSA) SM-6**



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

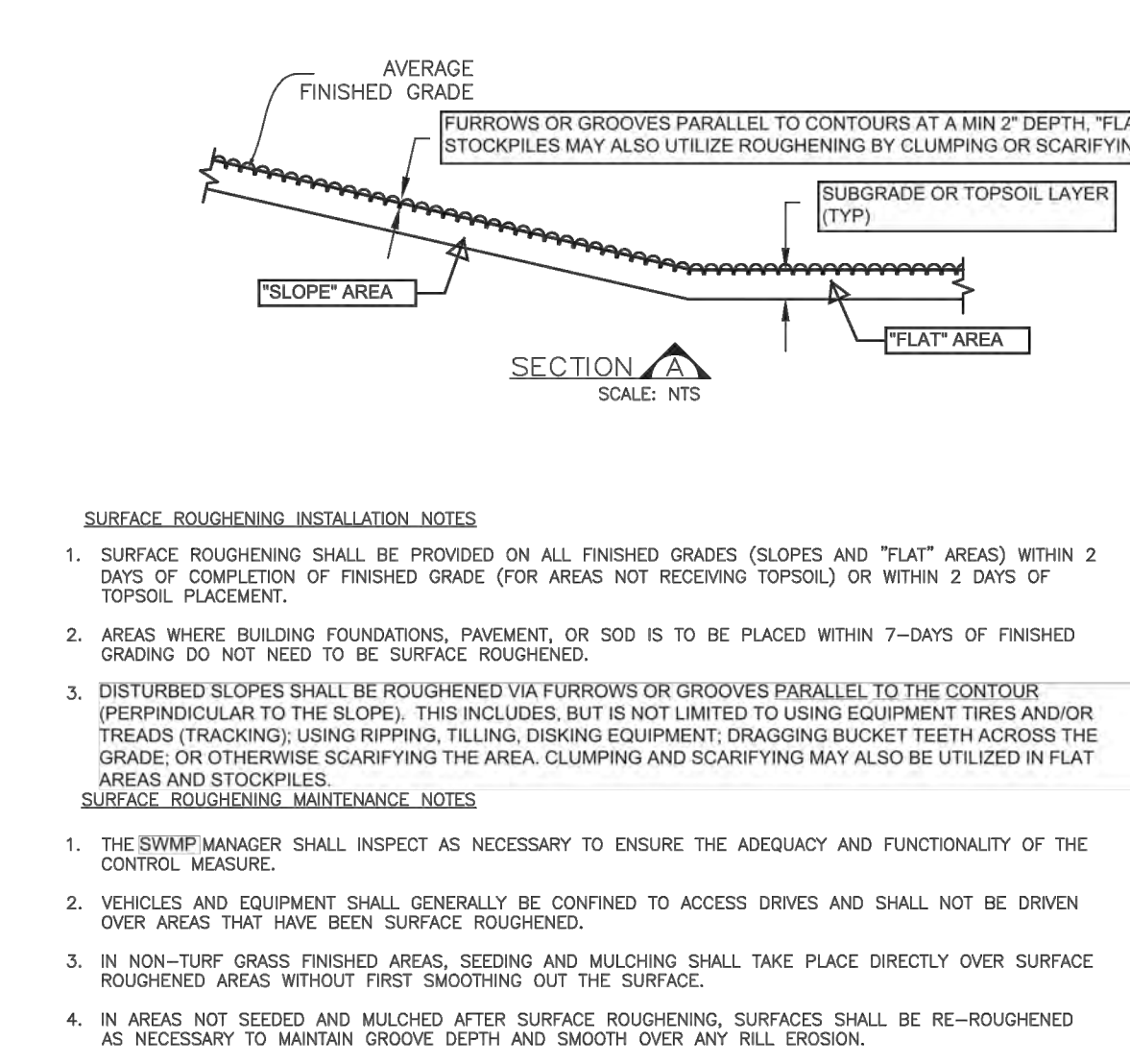
INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOL. 3  
Page 2 of 3

**Rock Sock (RS) SC-5**



- RS-1. ROCK SOCK PERIMETER CONTROL**
- ROCK SOCK SECTION**
- ROCK SOCK PLAN**
- ROCK SOCK JOINTING (FOR WIRE MESH INSTALLATION)**
- ROCK SOCK INSTALLATION NOTES:**
1. SEE PLAN VIEW FOR:
    - LOCATION(S) OF ROCK SOCKS.
  2. CRUSHED ROCK SHALL BE 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1 1/2" MINUS).
  3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
  4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
  5. UTILIZE FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE
- PROJECT SPECIFIC NOTE:**
1. WHEN ROCK SOCKS ARE USED FOR PERIMETER CONTROL, OVERLAP OF THE ROCK SOCKS IS REQUIRED.

INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOLUME 3.  
Page 2 of 3



- SURFACE ROUGHENING INSTALLATION NOTES:**
1. SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES AND "FLAT" AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE (FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
  2. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
  3. DISTURBED SLOPES SHALL BE ROUGHENED VIA FURROWS OR GROOVES PARALLEL TO THE CONTOUR (PERPENDICULAR TO THE SLOPE). THIS INCLUDES, BUT IS NOT LIMITED TO USING EQUIPMENT TIRES AND/OR TREADS (TRACKING), USING RIPPING, TILTING, DISKING EQUIPMENT, DRAGGING BUCKET TEETH ACROSS THE GRADE, OR OTHERWISE SCARIFYING THE AREA. CLUMPING AND SCARIFYING MAY ALSO BE UTILIZED IN FLAT AREAS AND STOCKPILES.
  4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.
- SURFACE ROUGHENING MAINTENANCE NOTES:**
1. THE SWMP/MANAGER SHALL INSPECT AS NECESSARY TO ENSURE THE ADEQUACY AND FUNCTIONALITY OF THE CONTROL MEASURE.
  2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
  3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
  4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

INFORMATION ADAPTED FROM THE SOUTHEAST METRO STORMWATER AUTHORITY - GRADING EROSION AND SEDIMENT CONTROL STANDARD NOTES AND DETAILS, REVISED OCTOBER, 2017

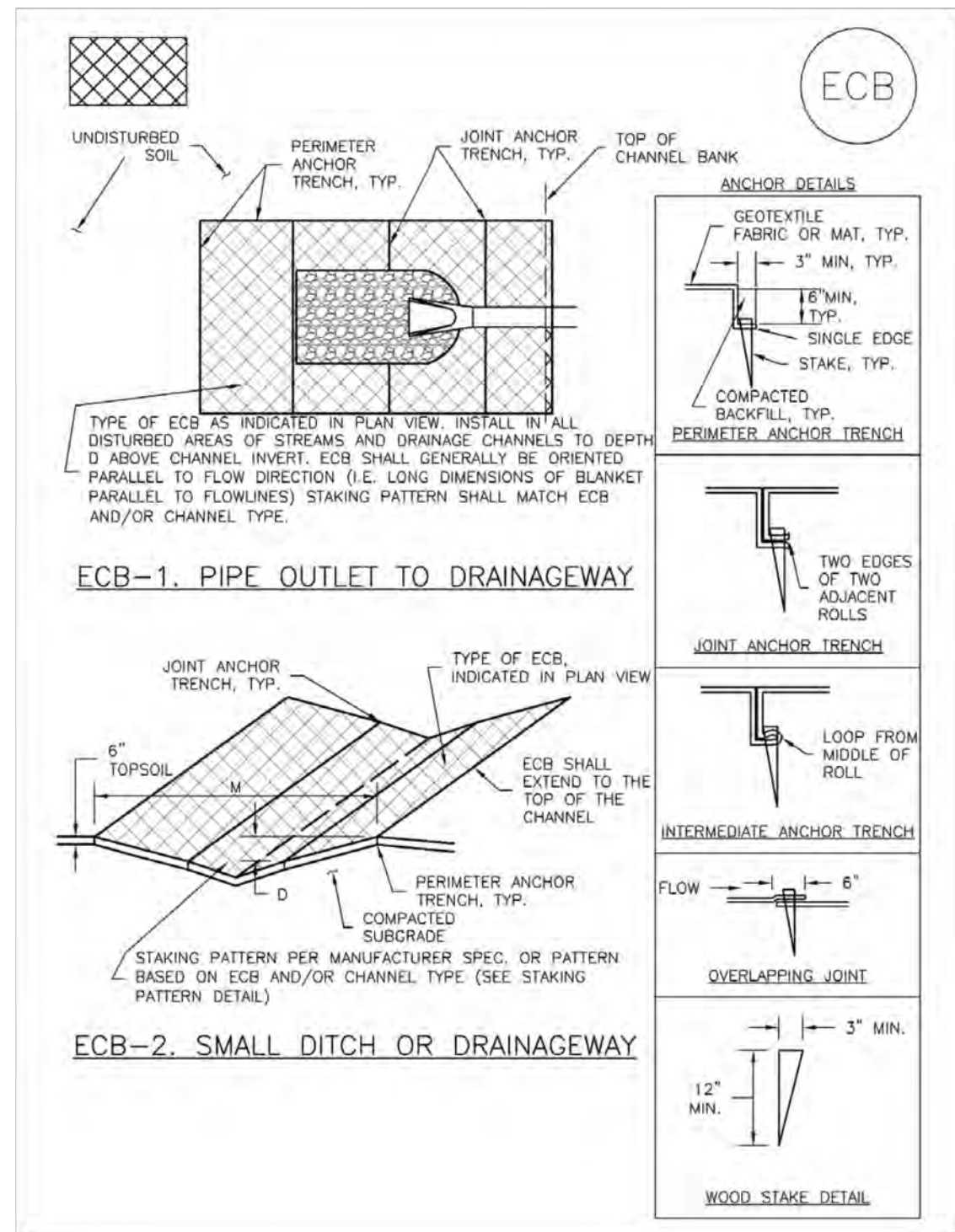


- TOWN OF WINDSOR DRAWING REVIEW**
- REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN
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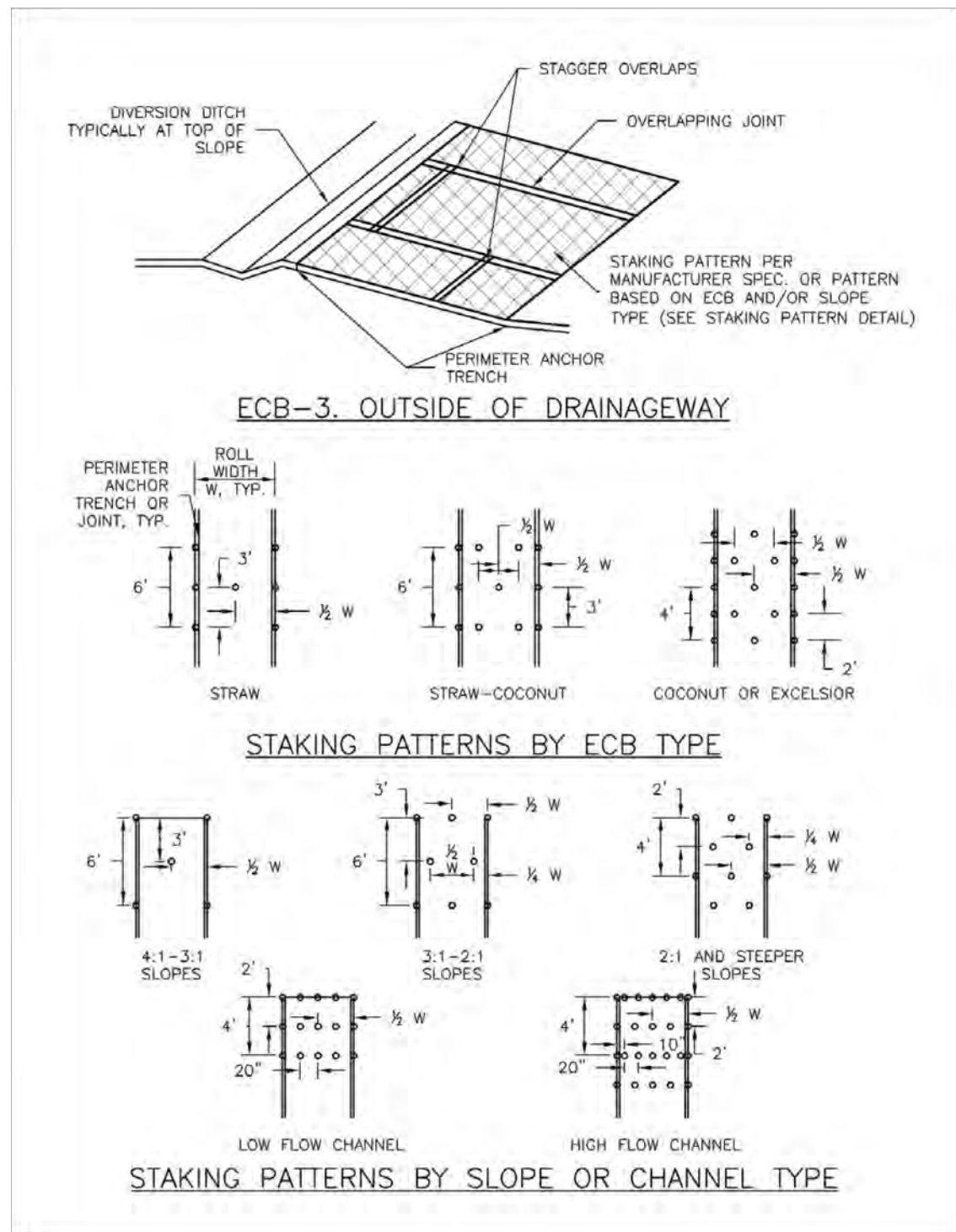
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EC-6 Rolled Erosion Control Products (RECP)



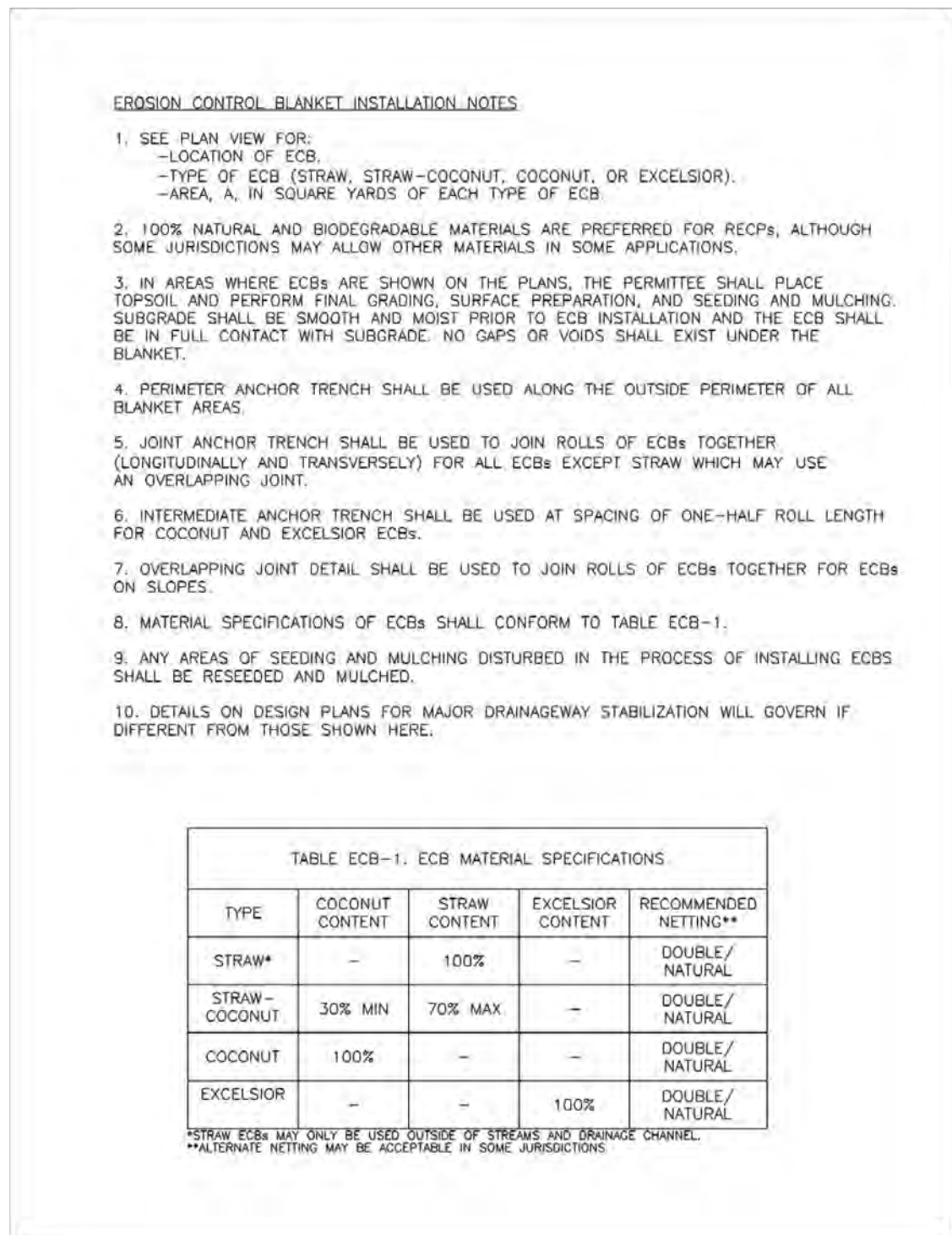
INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOL. 3

EC-6 Rolled Erosion Control Products (RECP)



INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOL. 3

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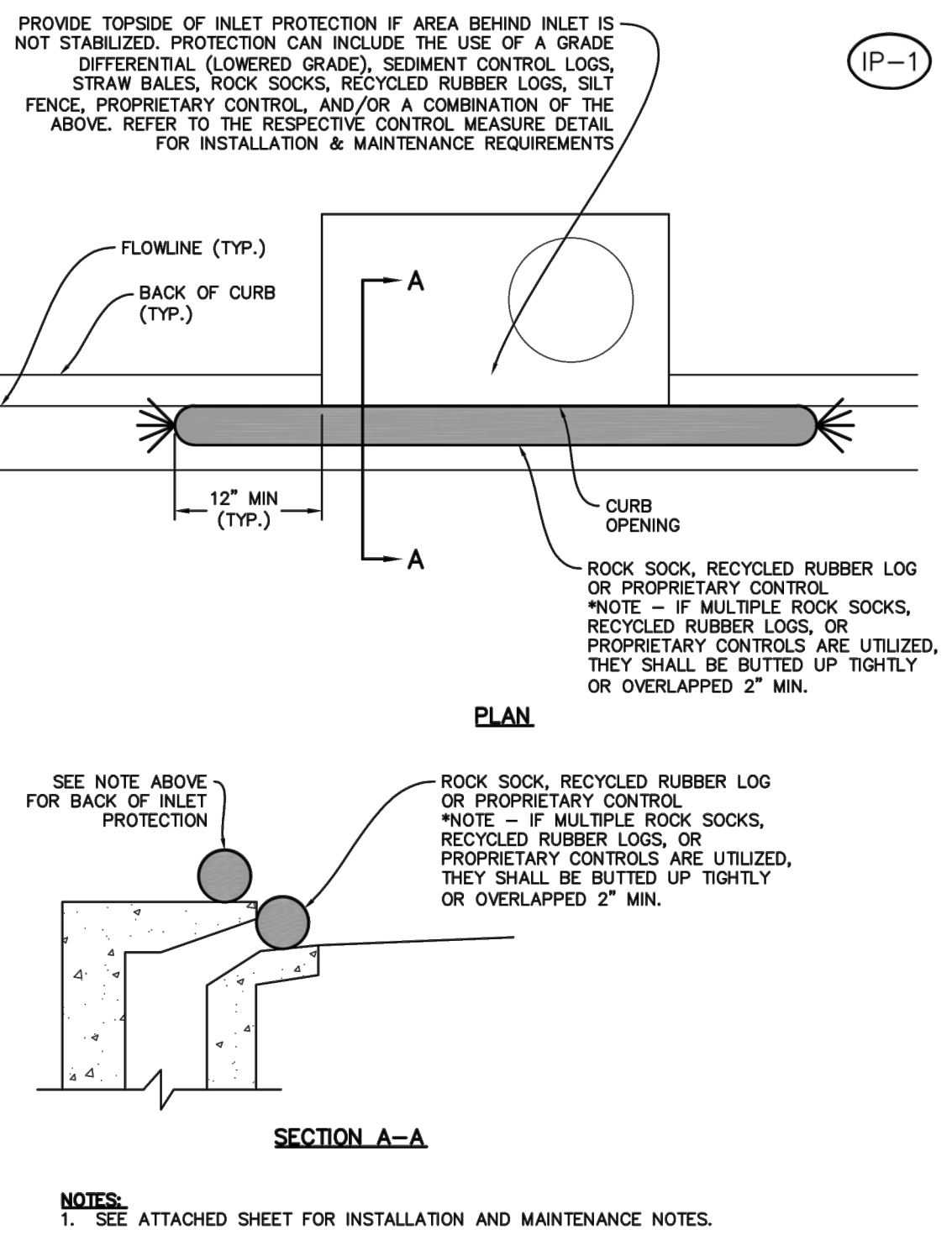


INFORMATION ADAPTED FROM THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL VOL. 3

EC-6 Rolled Erosion Control Products (RECP)



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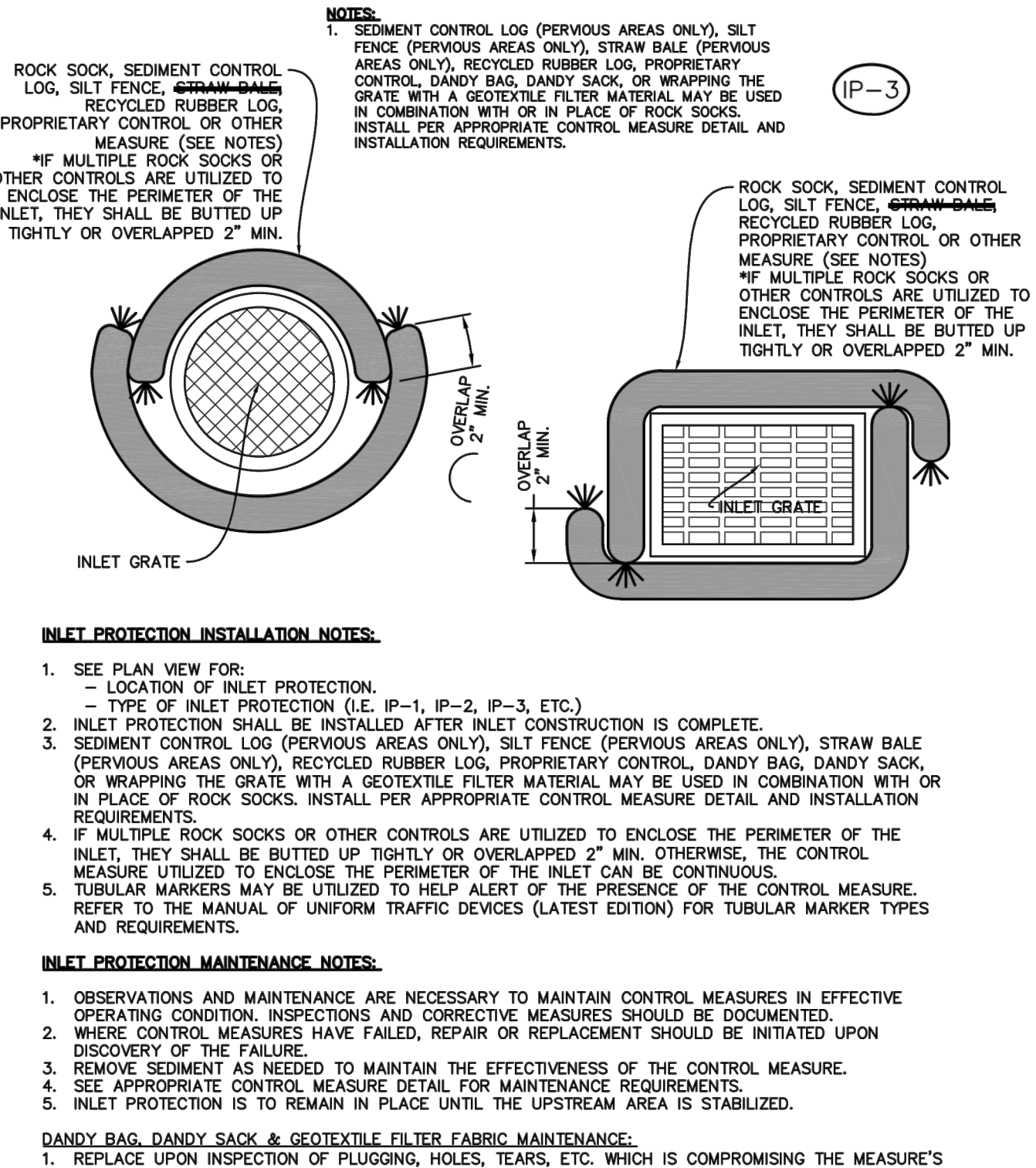


CURB OPENING INLET PROTECTION (SUMP CONDITION) SCALE: N.T.S.

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CURB OPENING INLET PROTECTION (SUMP CONDITION) SCALE: N.T.S.

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AREA INLET PROTECTION SCALE: N.T.S.

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TOWN OF WINDSOR DRAWING REVIEW

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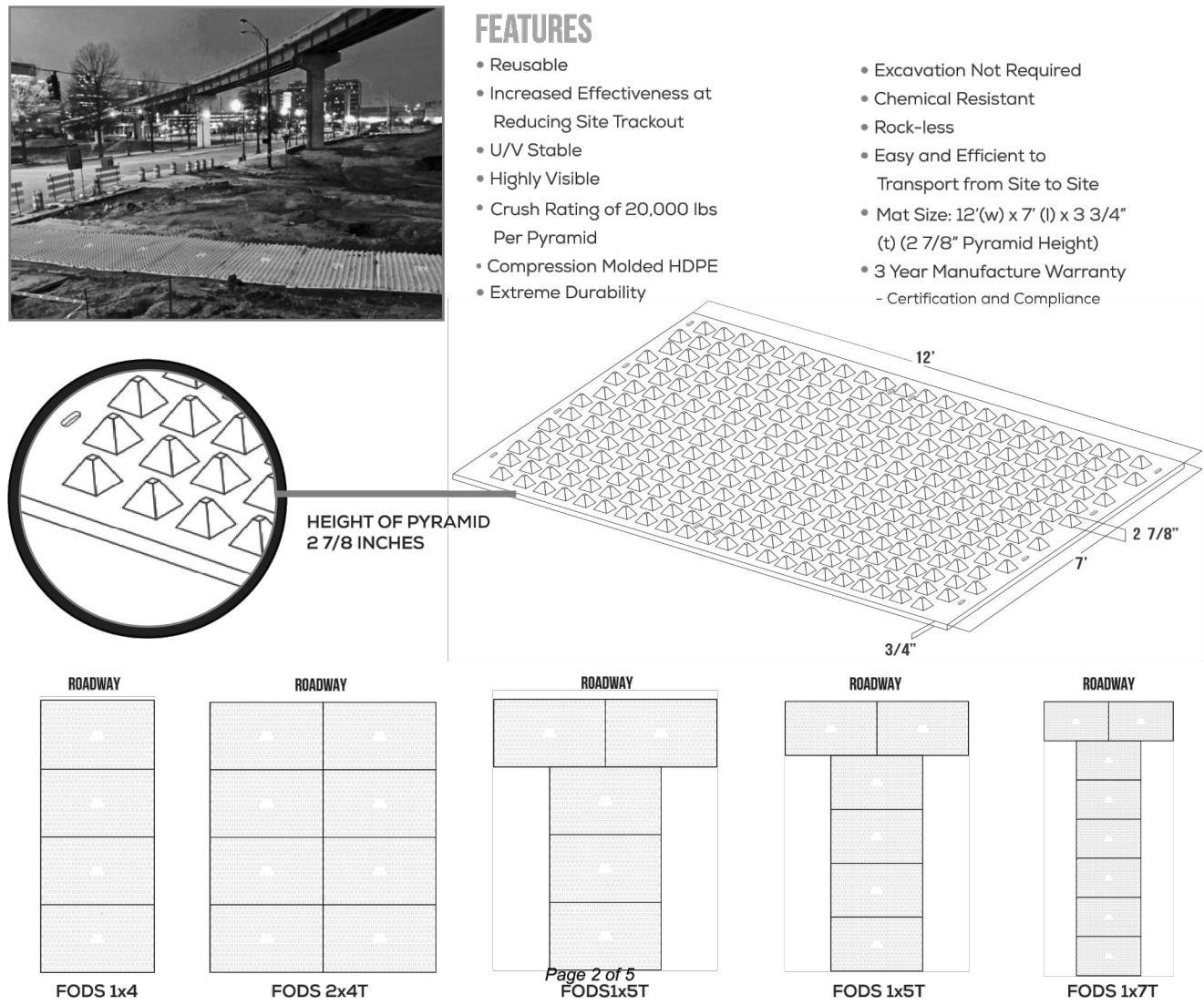
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#### FODS TCM MODEL #1100 APPLICATION

The FODS Composite trackout control system is designed to be used as a temporary construction entrance that provides site access while minimizing sediment leaving the site. The top surface of the FODS mat is a geometric pattern formed in the shape of pyramids. The mats are unidirectional and are meant to have the staggered pyramids in the direction of travel. Individual mats are connected together with hardware to form various configurations to fit your jobsite.



FODS LLC. | THE MUD STOPS HERE | GETFODS.COM | 1-844-200-3637



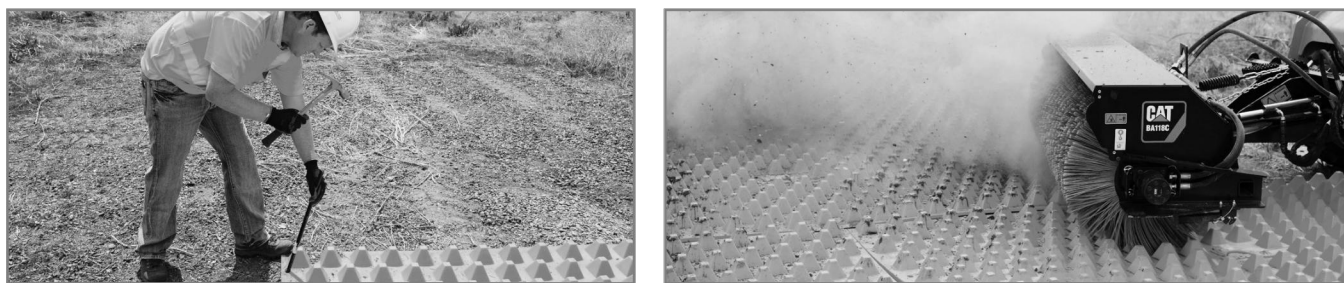
#### FODS Trackout Control Mat - Technical Data Sheet



#### SUITABLE INSTALLATION SUBSTRATE

- Un-Excavated Soil
- Excavated Soil (Min CBR: 4)
- Asphalt
- Concrete
- Rock
- Any Existing Project Substrate

FODS Trackout Control System should be installed near the site exit point, as close to the location where vehicles enter the roadway as safely as possible. FODS mats should not be installed at a low point on the site where water will pool.



#### FODS ANCHORING SYSTEMS

- Form-Stakes (18" or 24")
- Concrete Sleeve Anchor (Asphalt and Concrete)
- Suitable Anchor for Substrate

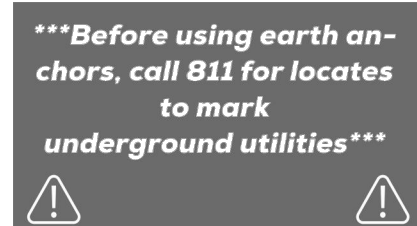
#### CLEANING / MAINTENANCE

Mats should be cleaned once 2.5" of sediment has built up in the lane of travel.

- Skid-Steer Broom Attachment (enclosed broom for dust control)
- FODS Shovel
- Street Sweeper (requires adjustable bristle head)
- Pressure Washer (must have ability to contain water)
- Water Truck (must have ability to contain water)

#### WARNINGS

- Caution is to be used when crossing mats with metal tracked equipment.
- Equipment with aggressive metal tracks should not cross mats.
- Do not drag metal equipment across mats.
- Do not use mats for bridging.



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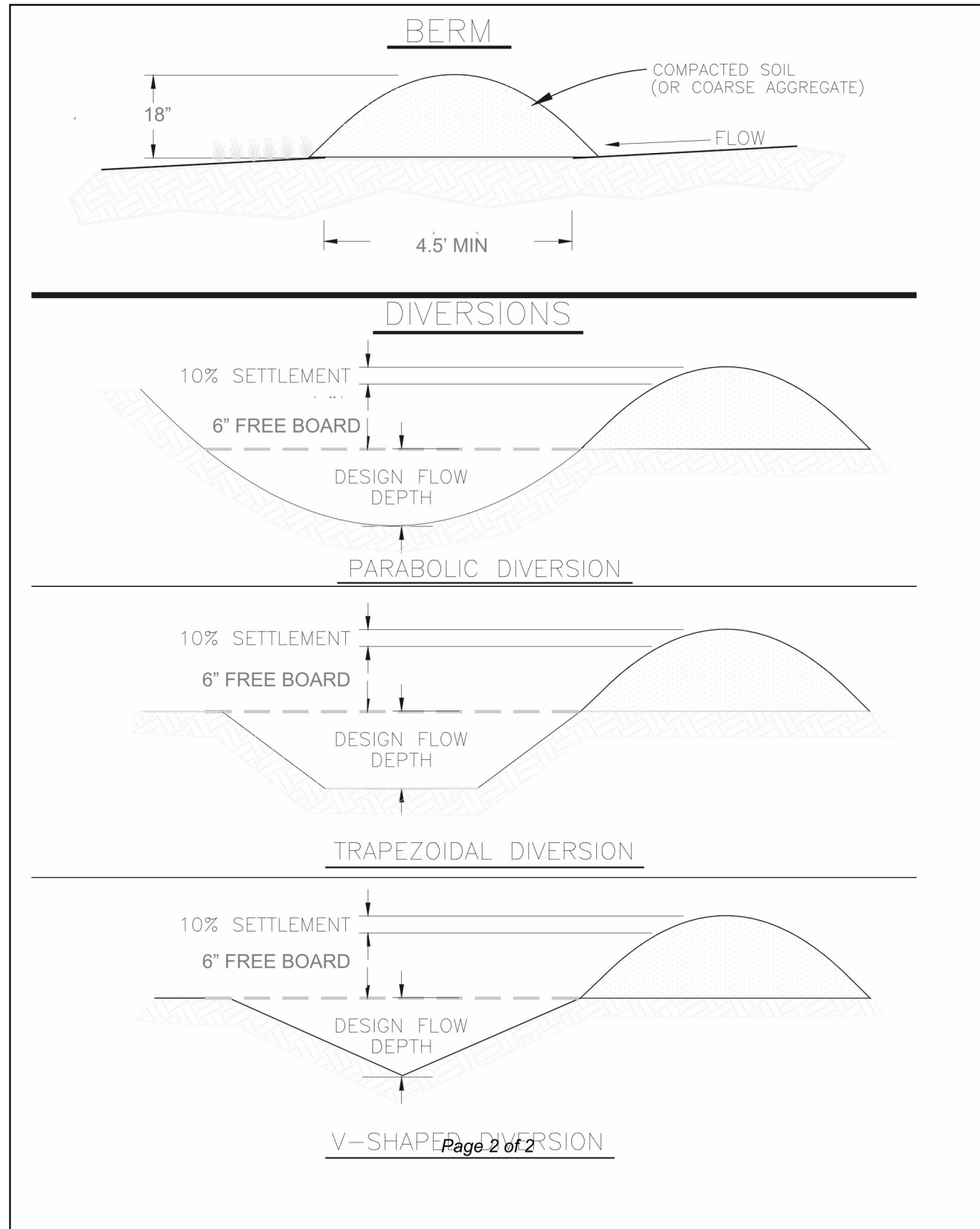


#### FODS® Trackout Control System Guide

The purpose and design of the FODS® Trackout Control System is to effectively remove most sediment from vehicle tires as they exit a disturbed land area onto a paved street. This manual is a guide from which to install use, and removal a FODS® Trackout Control System. **(Note: This is not a one size fits all guide.)** The installation may need to be modified to meet the existing conditions, expectations, or demands of a particular site. This is a recommendation and not strict instructions on the installation, use, or removal of the system. Ultimately the FODS® Trackout Control System should be installed safely with proper anchoring and signs placed around the entrance. The Trackout Control System should be used and removed in a safe and consciousness manner.

#### Installation:

1. The site where the FODS® Trackout Control System is to be placed should correspond to Best Management Practices as much as possible. The site where FODS Trackout Control System should also meet or exceed the local jurisdiction or storm water pollution prevention plan (SWPPP) requirements.
2. Call for utility locates 3 business days in advance of the FODS Trackout Control System installation for the marking of underground member utilities. Call the utility notification center at 811.
3. Once the site is established where FODS® Trackout Control System is to be placed, any excessive uneven terrain should be leveled out or removed such as large rocks, landscaping materials, sudden abrupt changes in elevation, and similar. FODS® will span and support over most obstacles, but the flatter and smoother the terrain under the FODS Trackout Control System will be more efficient and safer.
4. Before installation of the FODS® Trackout Control System, FODS® safety signs should be placed at the entrance and exit sides of the FODS® Trackout Control System.
5. Next the individual mats can start to be placed in position. The first mat should be placed next to the paved surface and/or curb at the closest point of egress. This will ensure that the vehicle will exit straight from the site to the paved surface. If there happens to be a gap between the sidewalk and paved surface for instance, another mat should be placed over that gap to ensure the vehicle will not travel over another source of sediment before exiting to the paved surface.
6. After the first mat is placed down in proper location, it should be anchored to prevent the potential movement while the adjoining mats are installed next. Anchors should be placed at every anchor point (if feasible) to help maintain the mat in its current position.
7. Once the first mat is anchored down, the successive mats can then be placed to create the FODS® Trackout Control System.
8. Upon placement of each new mat in the system, that mat should be anchored at every anchor point to help stabilize the mat and ensure the system is continuous with no gaps in between the mats.
9. A silt fence or orange construction fence should also be installed on the sides of the FODS® Trackout Control System to direct vehicles down the mats and barricade pedestrians from crossing the mats. Pedestrians should also use extreme caution when crossing the mats as the surface is uneven and may be difficult to walk on.



#### INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
  - LOCATION OF CHECK DAMS.
  - CHECK DAM TYPE.
2. CHECK DAMS SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES WHEN PLACED ON EXISTING SWALES, CHANNELS/DRAINAGES. CHECK DAMS SHALL BE INSTALLED AS SOON AS PRACTICABLE FOR NEWLY GRADED SWALES, CHANNELS/DRAINAGES.
3. SEE ROCK SOCK, RECYCLED RUBBER LOG, FILTREXX SOXX, SEDIMENT CONTROL LOG OR OTHER PROPRIETARY CONTROL MEASURE DETAIL FOR INSTALLATION REQUIREMENTS.
4. IF MULTIPLE ROCK SOCKS, RECYCLED RUBBER LOGS, FILTREXX SOXX, SEDIMENT CONTROL LOG OR PROPRIETARY CONTROLS ARE USED, THEY SHALL BE BUTTED UP TIGHTLY, OR BE OVERLAPPED A MINIMUM 2".
5. TRENCH PER APPROPRIATE CONTROL MEASURE DETAIL BEING UTILIZED, OTHERWISE TRENCH MIN. 3".
6. PROVIDE STAKING, STRAPPING OR OTHER FORM OF SECURING CONTROL MEASURE IN-PLACE AS REQUIRED PER THE APPROPRIATE CONTROL MEASURE DETAIL.

#### MAINTENANCE NOTES:

1. OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED.
2. WHERE CONTROL MEASURES HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
3. REMOVE SEDIMENT AS NEEDED TO MAINTAIN THE EFFECTIVENESS OF THE CONTROL MEASURE. TYPICALLY WHEN SEDIMENT HAS REACHED ONE-HALF THE CREST HEIGHT OF THE CONTROL MEASURE.
4. SEE APPROPRIATE CONTROL MEASURE DETAIL FOR ADDITIONAL MAINTENANCE REQUIREMENTS.
5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED.
6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND STABILIZED IN ACCORDANCE WITH THE PLANS.

#### CHECK DAM

SCALE: N.T.S.

#### Use and Maintenance

1. Vehicles should travel down the length of the FODS® Trackout Control System and not cut across the mats.
2. Drivers should turn the wheel of their vehicles such that the vehicle will take a serpentine route down the length of the FODS® Trackout Control System.
3. Mats should be cleaned once the voids between the pyramids become full of sediment. Typically this task will need to be performed within two weeks after a storm event. Brushing is the preferred method of cleaning, either manually or mechanically.

#### Removal

1. Removal of FODS® Trackout Control System is the reverse order of the installation.
2. Starting with the last mat, the mat that is placed at the innermost point of the site or the mat furthest from the exit or paved surface should be removed first.
3. The cable anchors should be cut with wire rope cutters.
4. The connector straps should be unbolted at all locations in the FODS® Trackout Control System.
5. Starting with the last mat in the system, each successive mat should then be moved and stacked for loading by forklift or excavator on to a truck for removal from the site.

#### Tools and Equipment That May Be Needed

Forklift, excavator, skid-steer, or crane to install mats in place with appropriate attachments/accessories such as chains, heavy duty straps, and similar.

- Shovels, picks or other hand tools to remove objects and debris that may cause abrupt changes in elevation prior to placement of the mat.
- Pry bar or mat moving tool for positioning of mats in place.
- Heavy duty hammer drill or drive head to install cable anchors with appropriate drive rod or drive tool.
- A crescent or socket wrench or impact wrench to tighten bolts for the metal connector straps.
- A Hi-Lift jack or Gripple contractor tool to properly set the cable anchors.
- Wire rope cutters to cut excess cable from anchors.

#### Labor Needed for Installation or Removal

- 1 equipment operator to operate machine that is used to set and/or remove mats from site
- 2 laborers to set mats in place or to remove mats.

#### TOWN OF WINDSOR DRAWING REVIEW

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DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DIRECTOR OF  
ENGINEERING

#### MAJOR SITE

PLAN  
08/14/2023  
REVISIONS

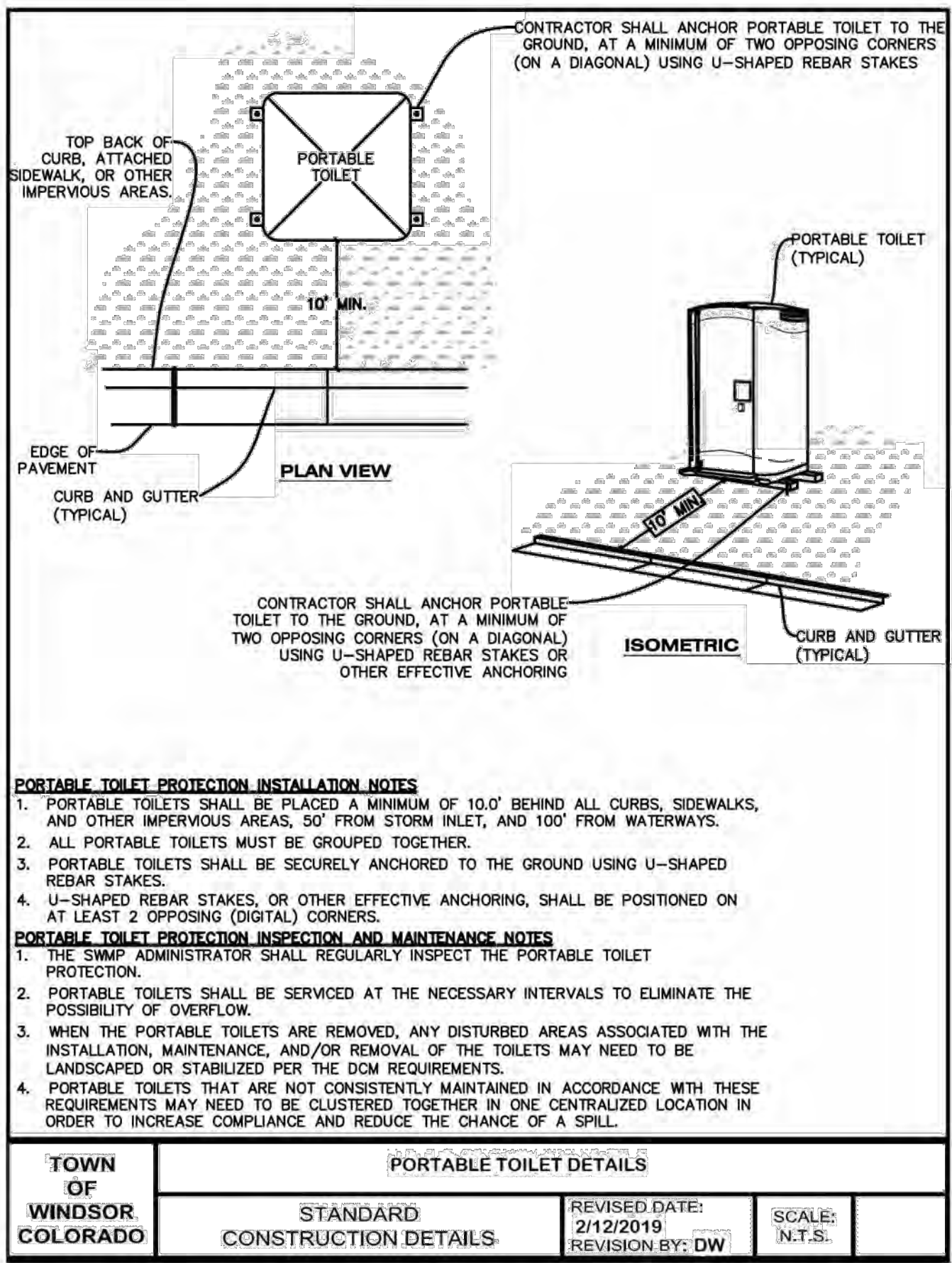
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**EROSION CONTROL CONSTRUCTION DETAILS**

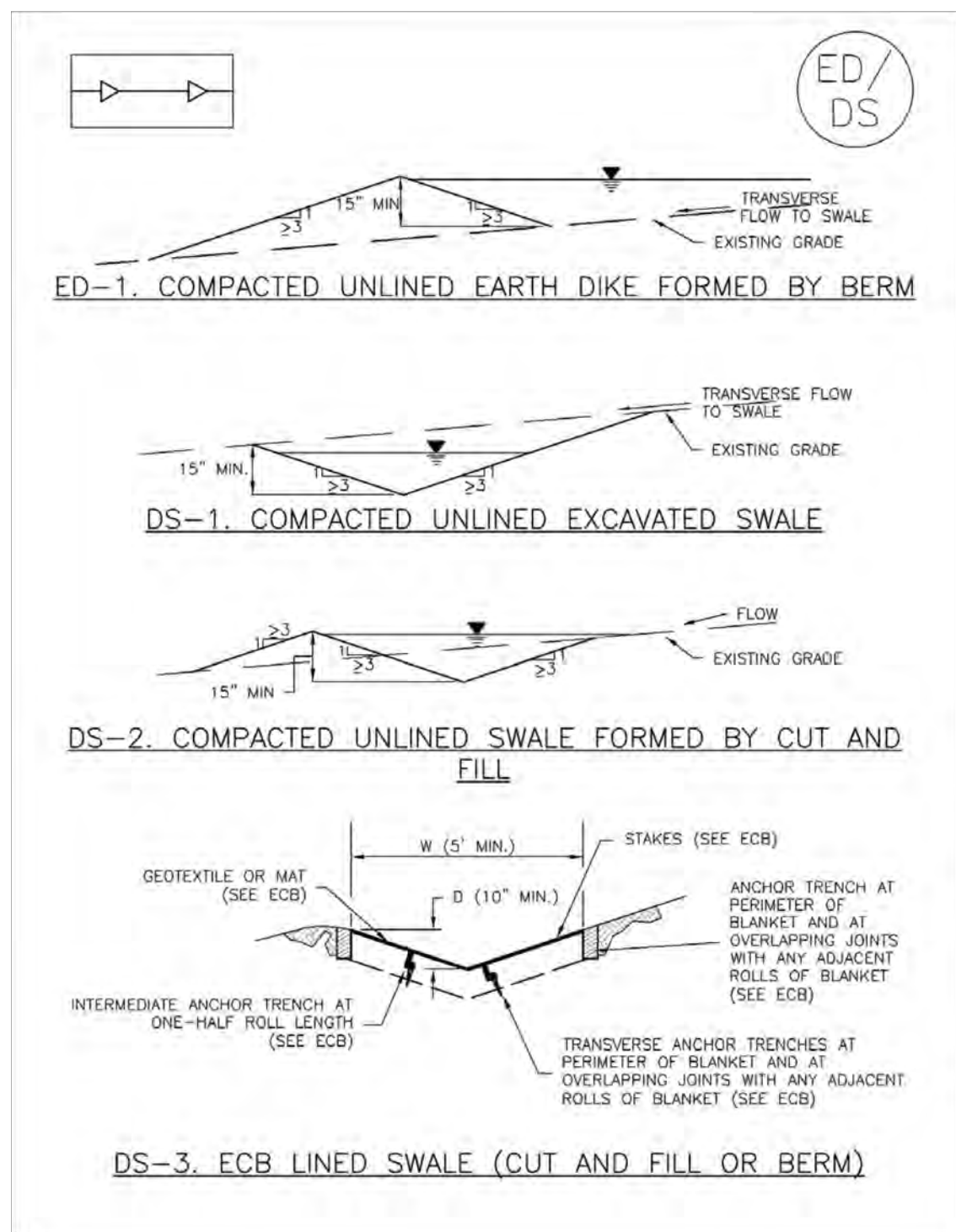
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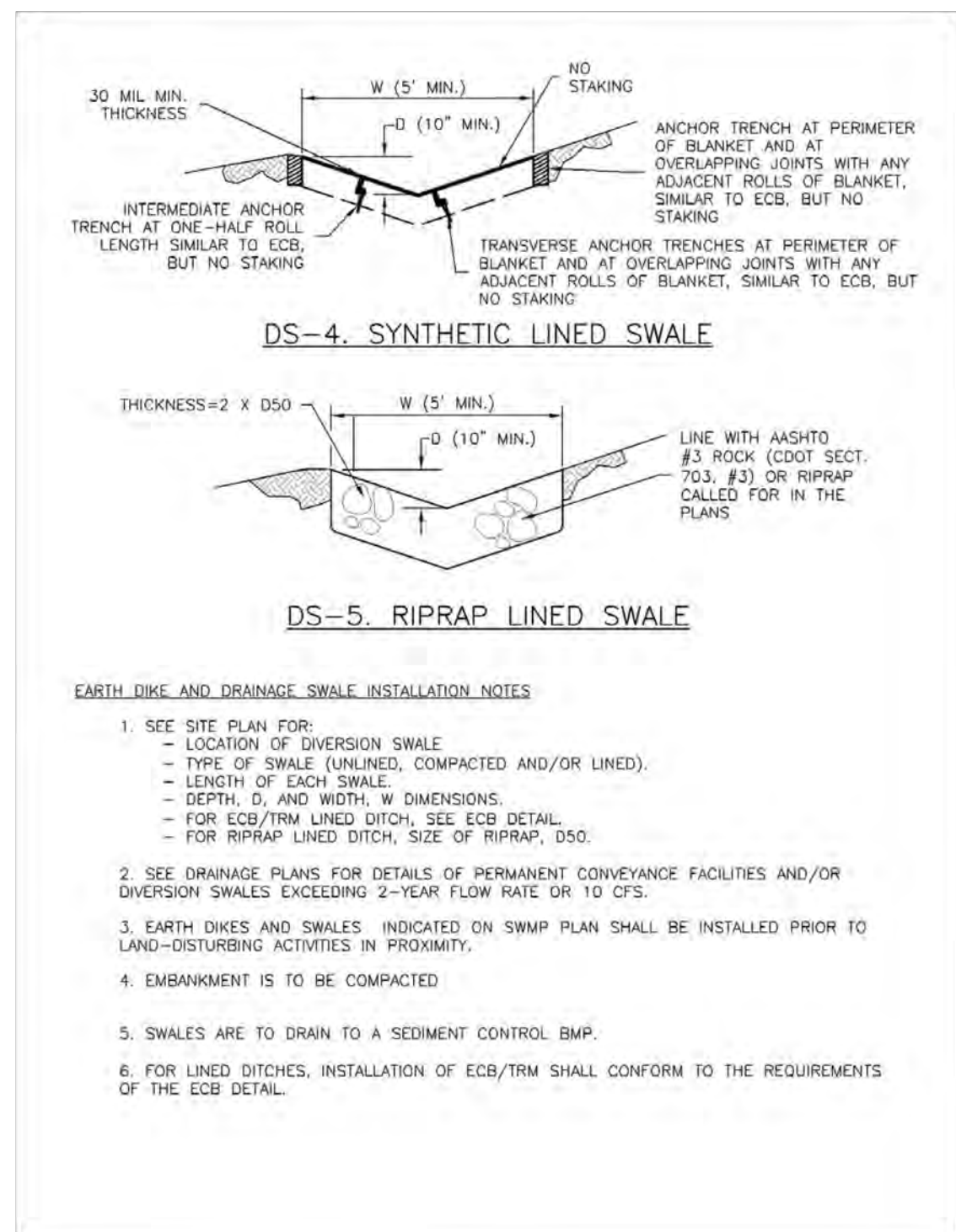




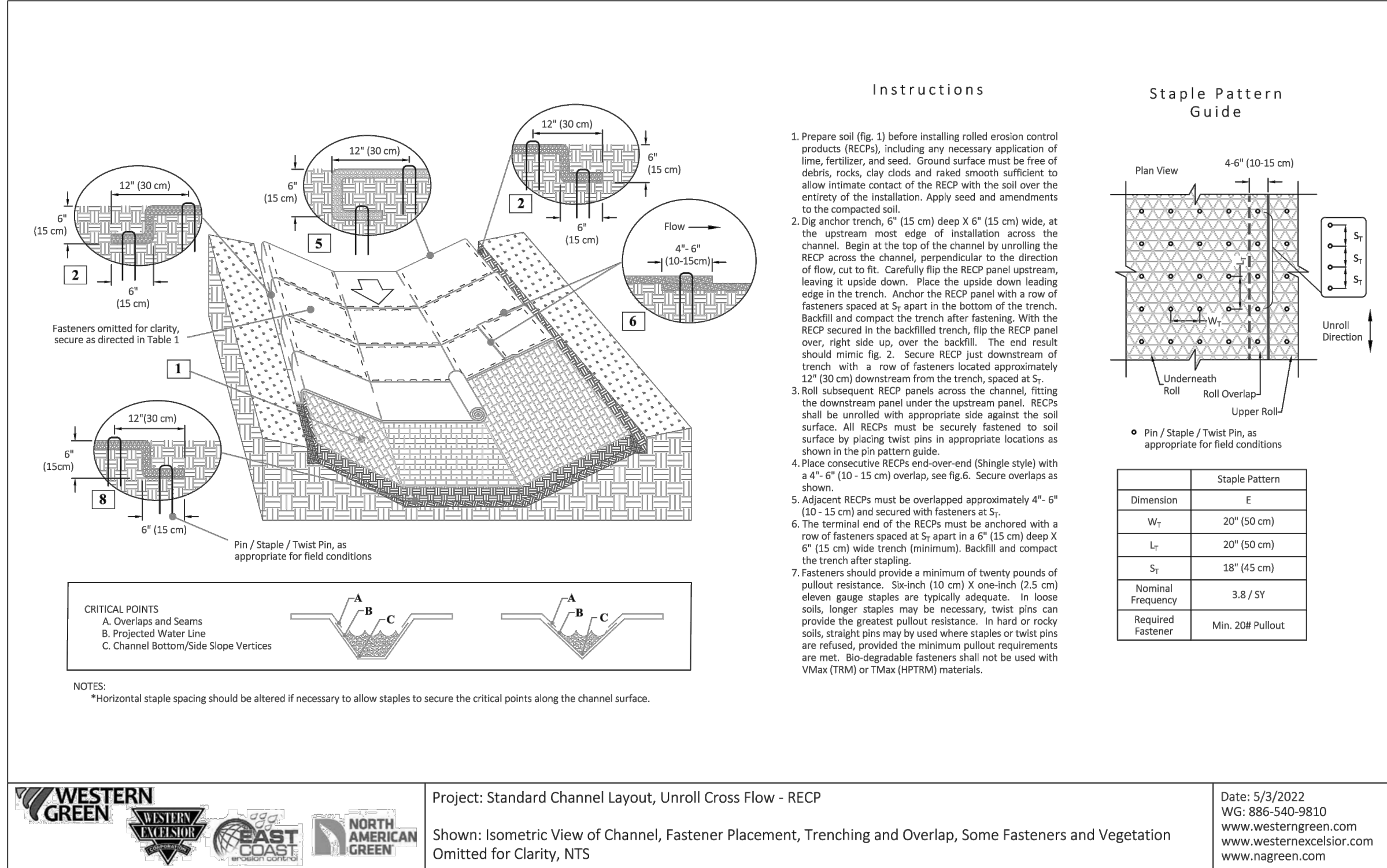
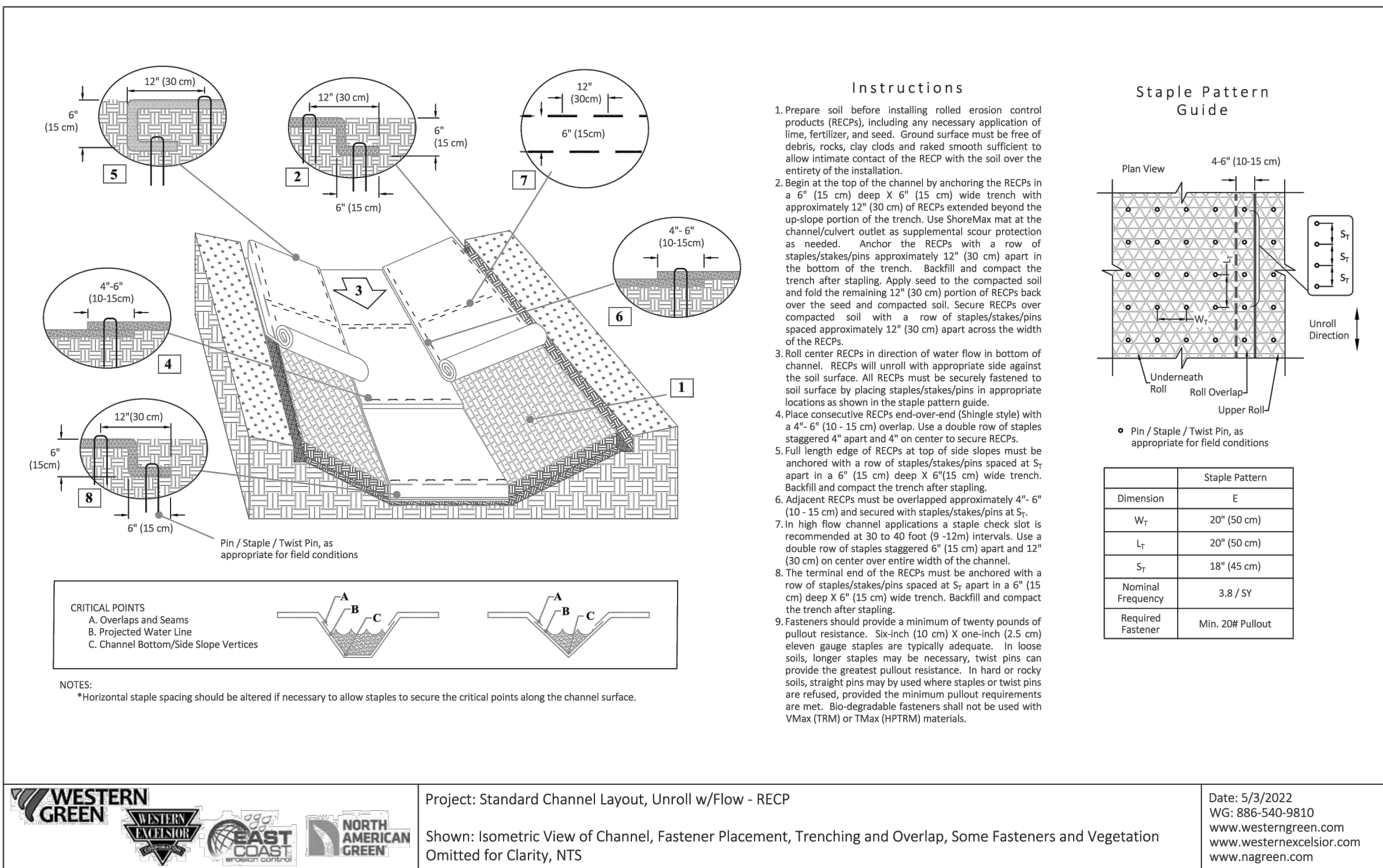
Earth Dikes and Drainage Swales (ED/DS) EC-10



EC-10 Earth Dikes and Drainage Swales (ED/DS)



Earth Dikes and Drainage Swales (ED/DS) EC-10



TOWN OF WINDSOR DRAWING REVIEW

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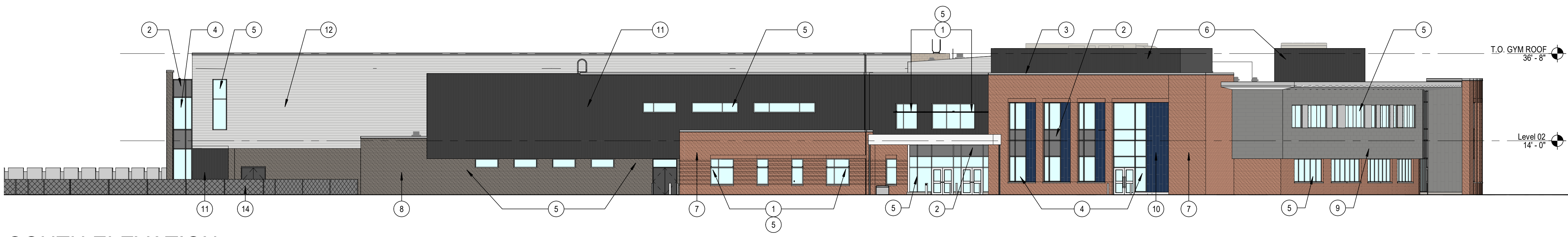
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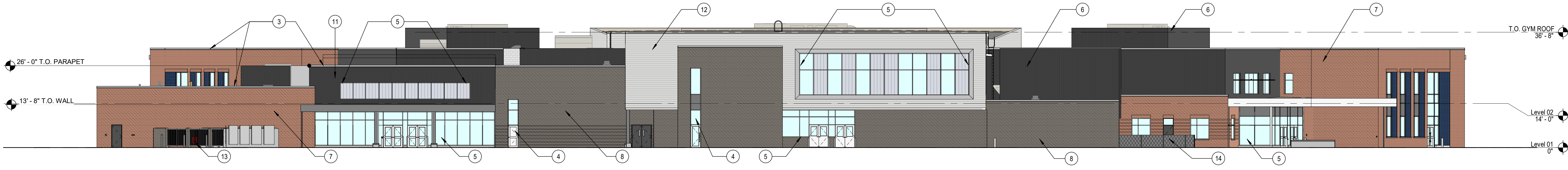
C

D

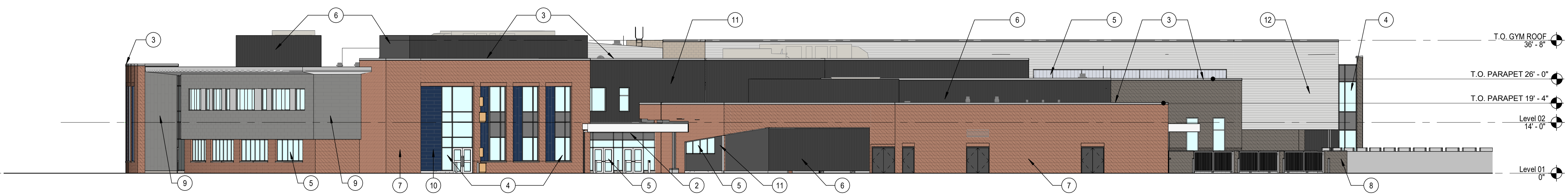
E



**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

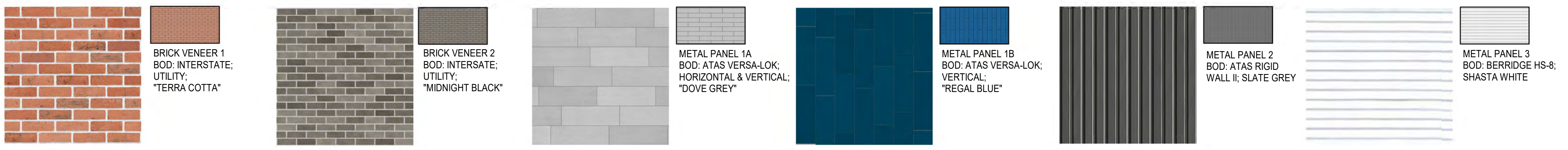


**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

**EXTERIOR MATERIALS**



**# SHEET NOTES**

- 1 ALUM SUNSHADE INTEGRAL TO STOREFRONT SYSTEM; BOD: CANTILEVERED SUNSHADES BY CS GROUP
- 2 SPANDREL GLAZING
- 3 PRE-FINISHED PARAPET METAL COPING
- 4 ALUMINUM CURTAIN WALL SYSTEM
- 5 ALUMINUM STOREFRONT SYSTEM
- 6 MECHANICAL SCREEN TO MATCH METAL PANEL 2
- 7 BRICK VENEER 1 - INTERSTATE "TERRA COTTA"
- 8 BRICK VENEER 2 - INTERSTATE "MIDNIGHT BLACK"
- 9 METAL PANEL 1A - ATAS VERSA-LOK "DOVE GREY"
- 10 METAL PANEL 1B - ATAS VERSA-LOK "REGAL BLUE"
- 11 METAL PANEL 2 - ATAS RIGID WALL II "SLATE GREY"
- 12 METAL PANEL 3 - BERRIDGE HS-8 "SHASTA WHITE"
- 13 GAS METER (BEHIND), LOCATED W/ TRASH ENCLOSURE
- 14 CHAIN LINK FENCE



A

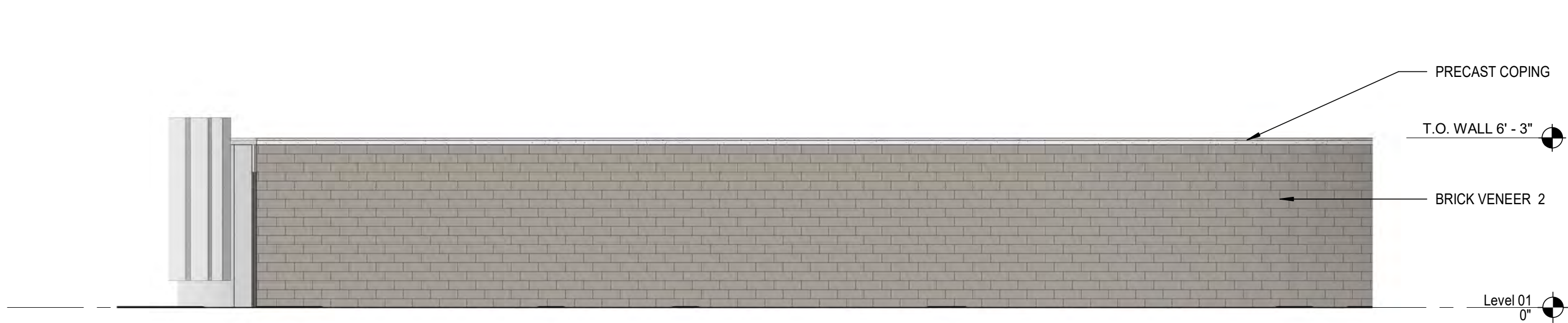
B

C

D

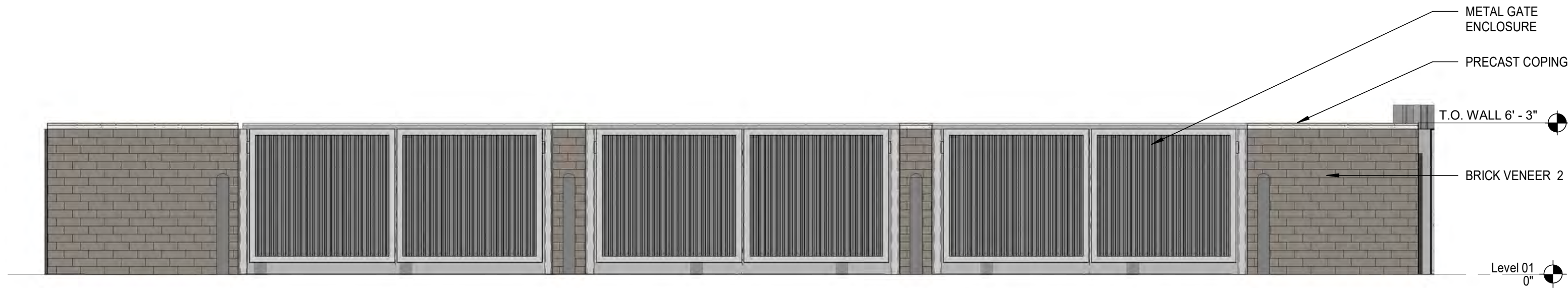
E

1



TRASH ENCLOSURE SOUTH ELEVATION

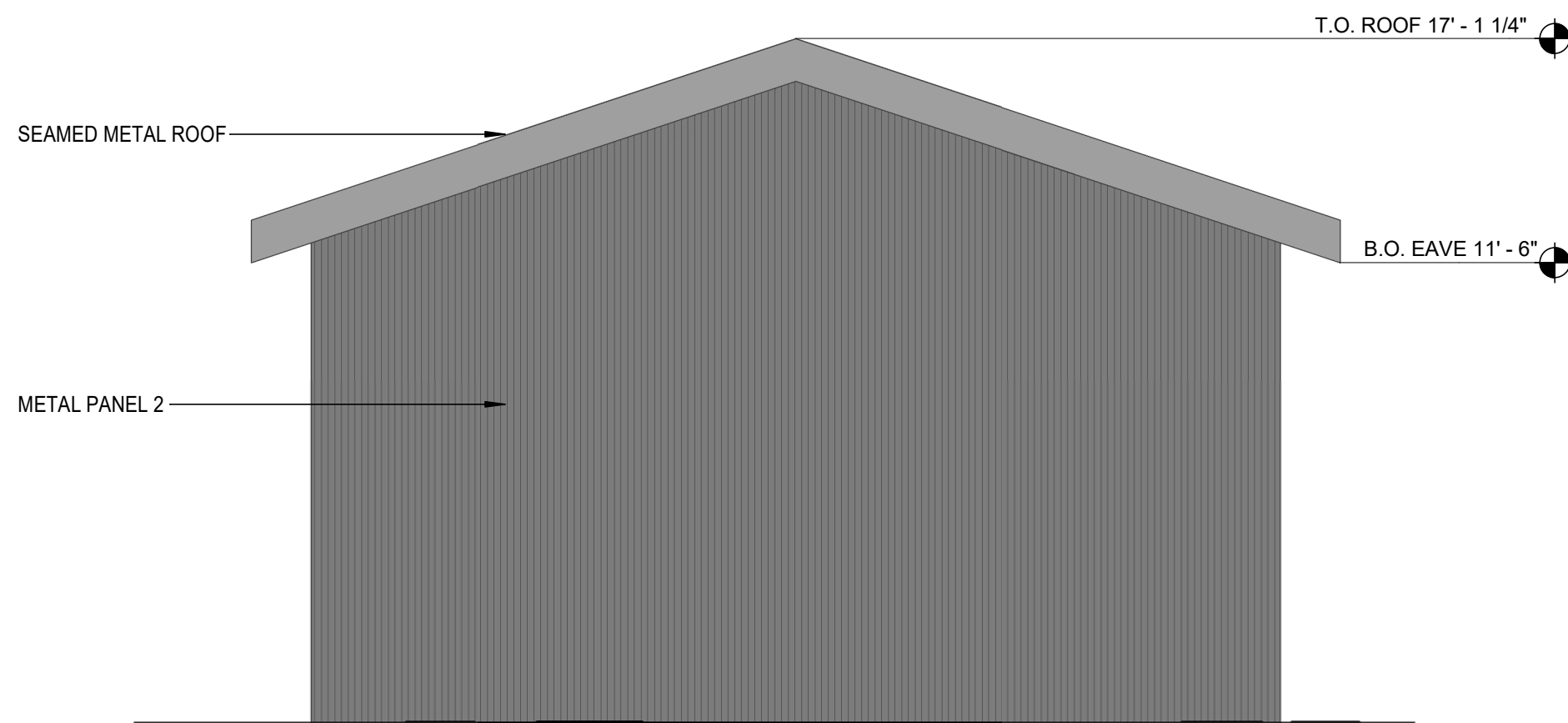
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE NORTH ELEVATION

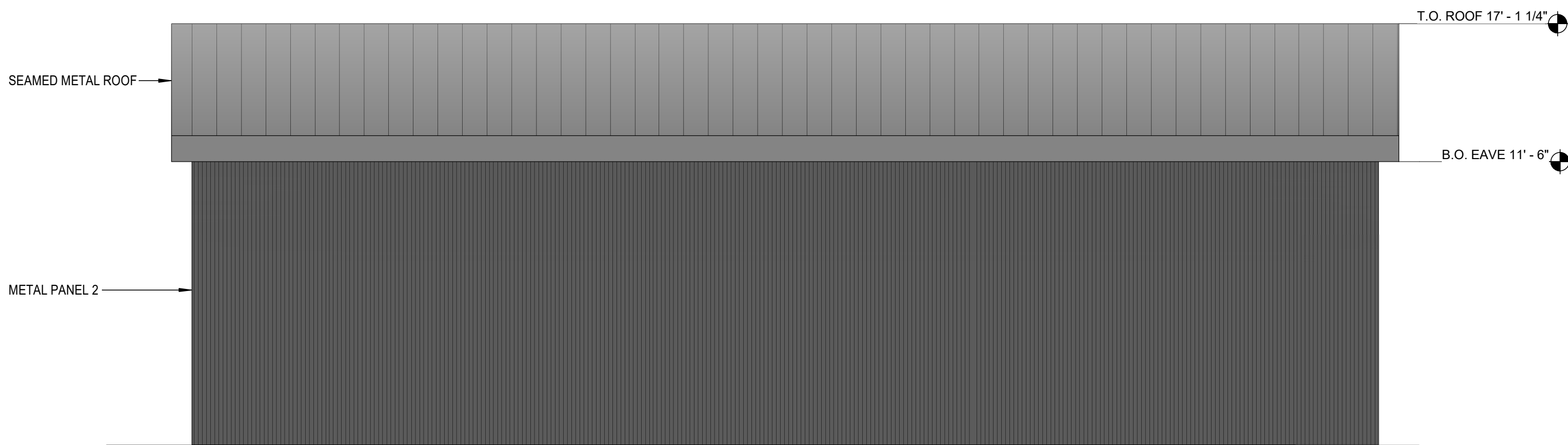
SCALE: 1/4" = 1'-0"

2



FIELD STORAGE EAST ELEVATION

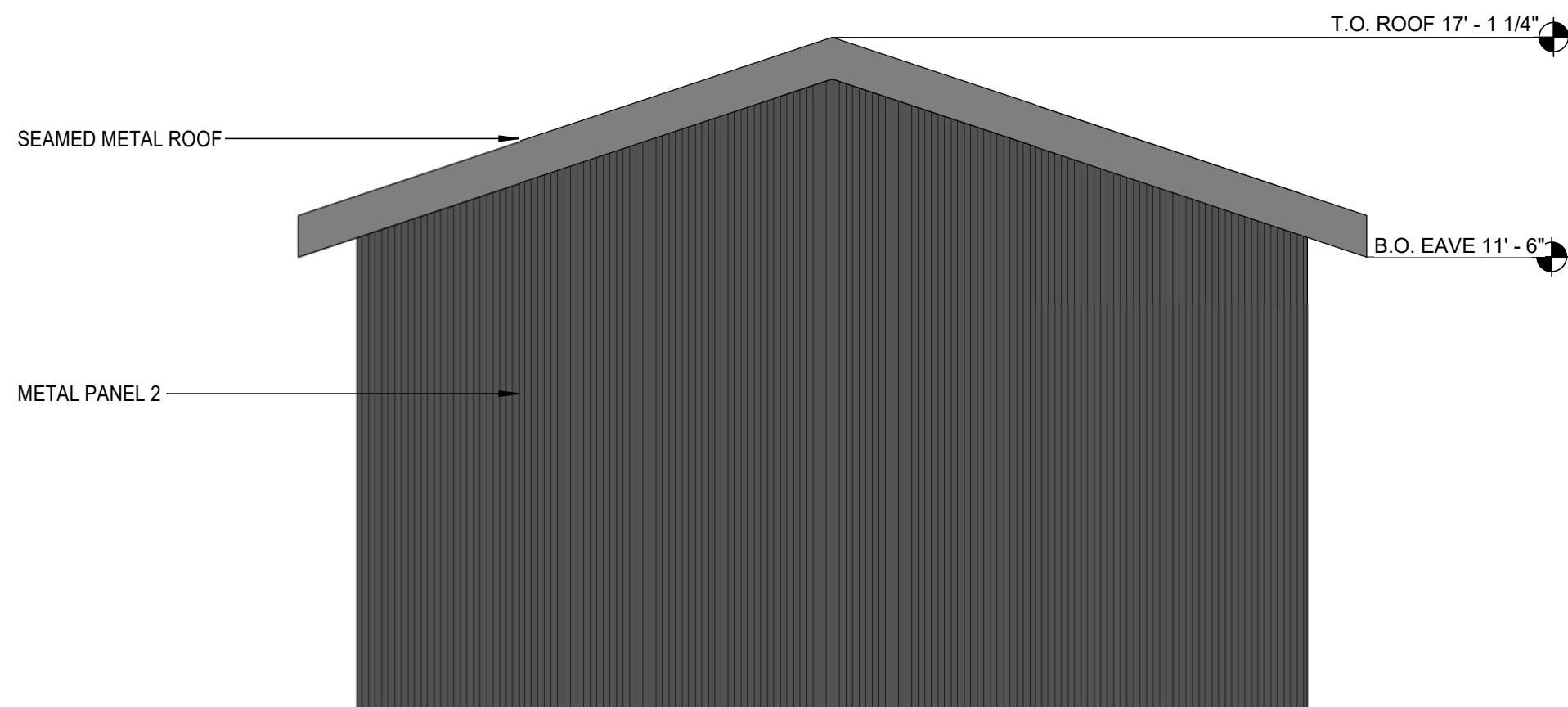
SCALE: 1/4" = 1'-0"



FIELD STORAGE NORTH ELEVATION

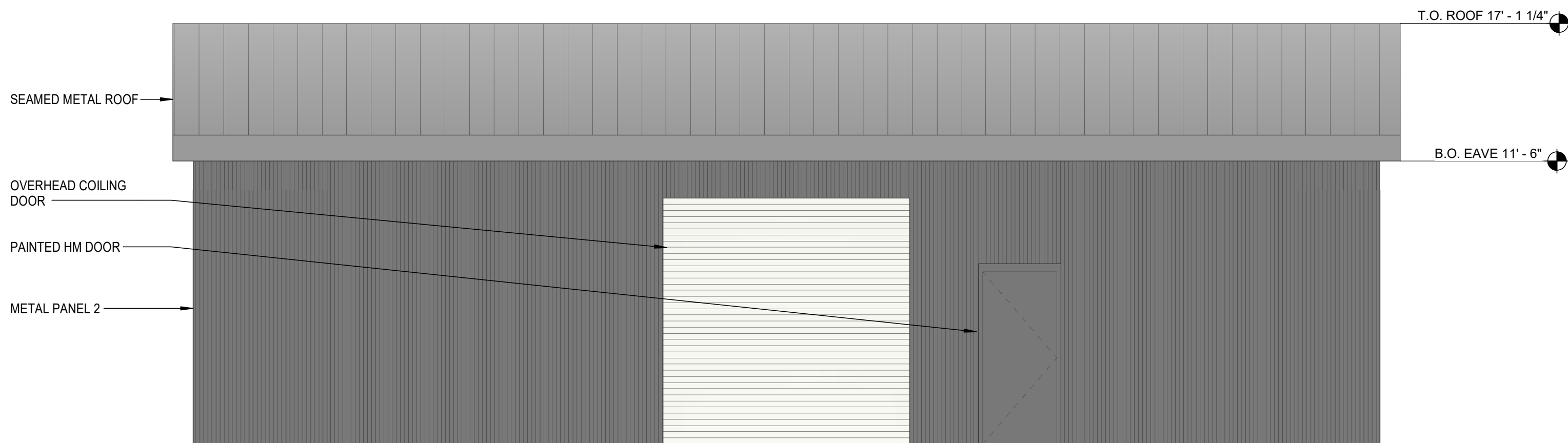
SCALE: 1/4" = 1'-0"

3



FIELD STORAGE WEST ELEVATION

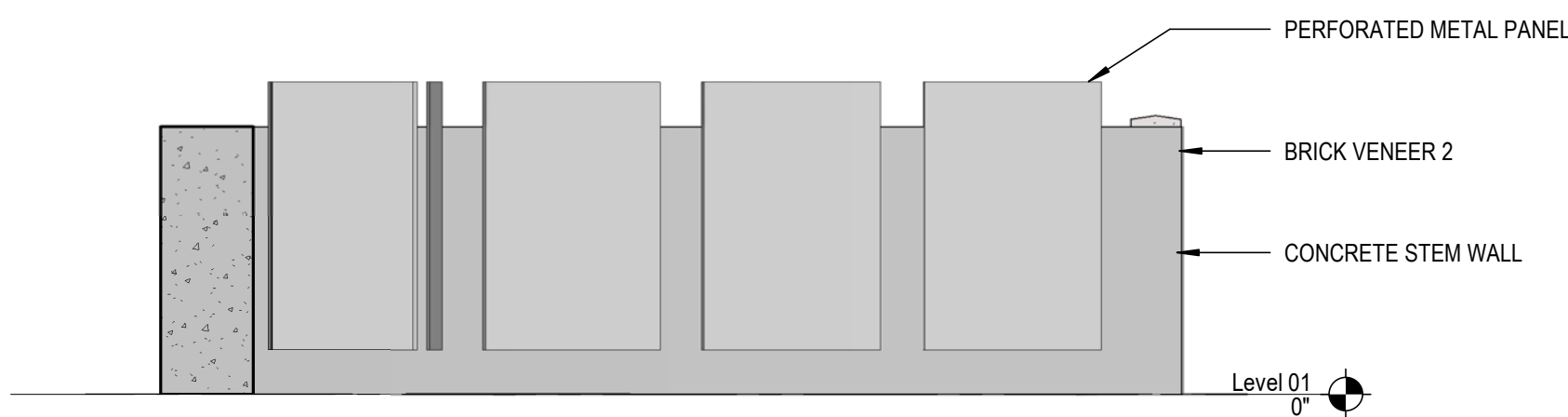
SCALE: 1/4" = 1'-0"



FIELD STORAGE SOUTH ELEVATION

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

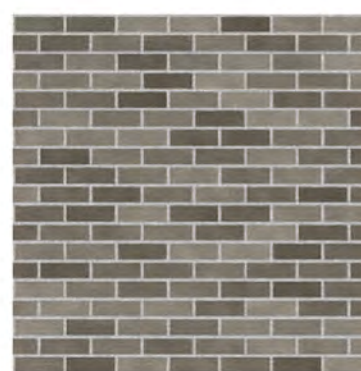
4



TRASH ENCLOSURE WEST ELEVATION

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

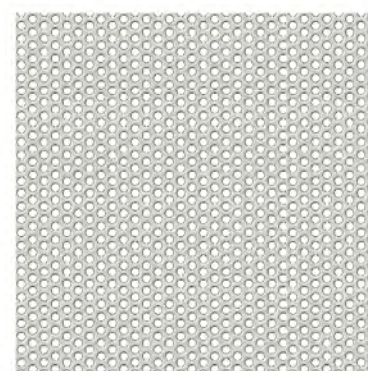
## EXTERIOR MATERIALS



BRICK VENEER 2  
BOD. INTERSATE,  
UTILITY,  
"MIDNIGHT BLACK"

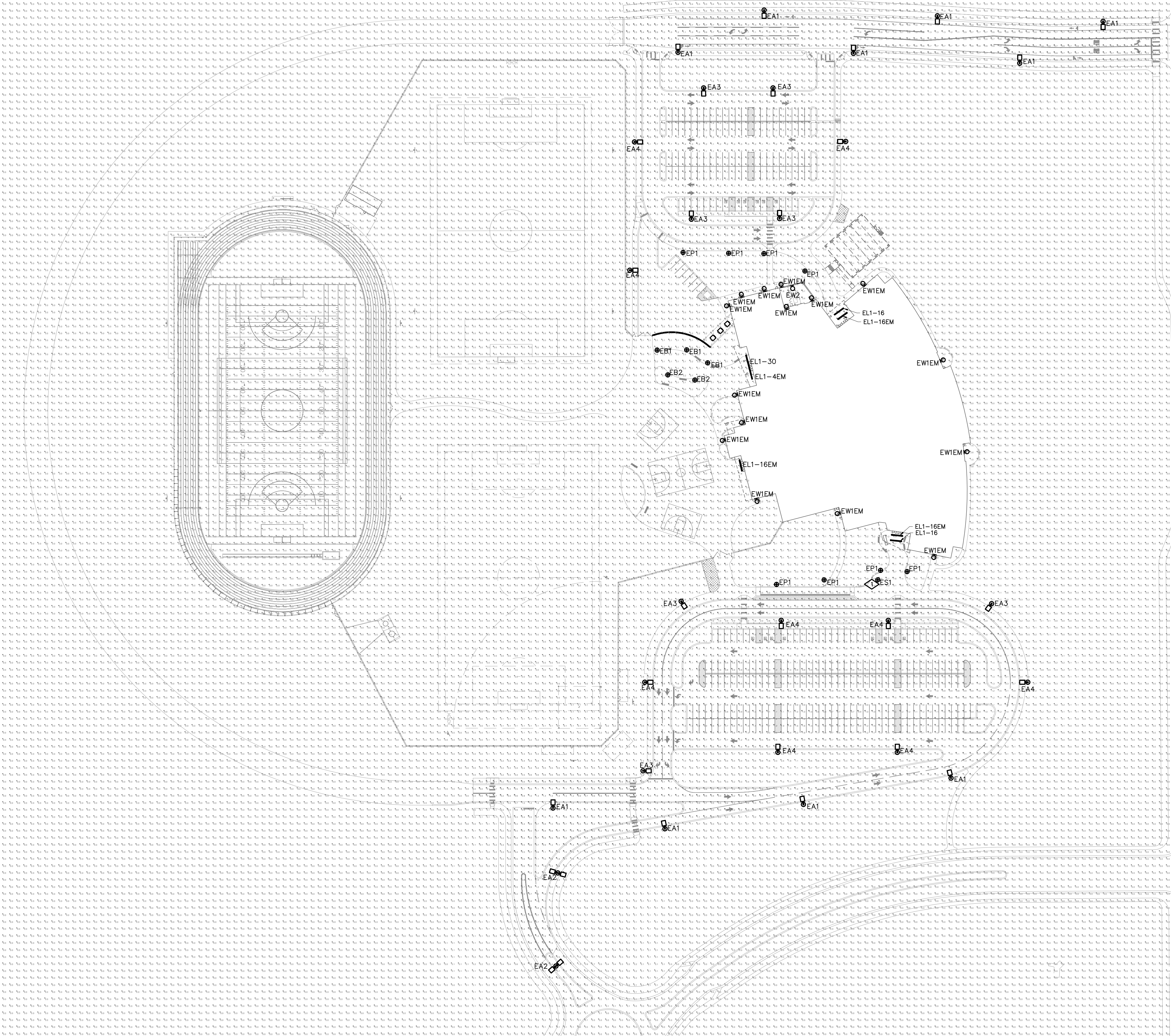


METAL PANEL 2  
BOD. ATAS RIGID  
WALL II, SLATE GREY



METAL PANEL 4  
CUSTOM PERFORATED  
METAL PANEL





| PHOTOMETRIC GENERAL NOTES |                                                                                                                                                                              |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A.                        | ALL LIGHTING FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.                                                             |
| B.                        | THE PHOTOMETRIC GRID IS NO GREATER THAN (10) FEET BY (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.                                        |
| C.                        | ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.                                                                     |
| D.                        | ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.                                                                           |
| E.                        | REFER TO FIXTURE SCHEDULE FOR MOUNTING HEIGHTS.                                                                                                                              |
| F.                        | PEDESTRIAN FIXTURE HEIGHT NOT TO EXCEED 16'-0".                                                                                                                              |
| G.                        | ALL BUILDING-MOUNTED AND POLE-MOUNTED LIGHTING SHALL BE DIRECTED DOWNWARD, UNLESS OTHERWISE NOTED.                                                                           |
| H.                        | ALL LIGHT SOURCES SHALL BE FULLY SHIELDED SO THE LIGHT SOURCE IS NOT VISIBLE FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY AND TO PREVENT GLARE, UNLESS OTHERWISE NOTED. |

| LIGHTING FIXTURES |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| A <sub>d</sub>    | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL. |
| □                 | WALL MOUNTED LUMINAIRE                                                                                                                   |
| ○                 | RECESSED DOWNLIGHT LUMINAIRE                                                                                                             |
| ▨                 | HATCH INDICATES EMERGENCY LUMINAIRE                                                                                                      |
| ⊕                 | PEDESTRIAN POLE OR POST TOP LUMINAIRE                                                                                                    |
| ⊞                 | EXTERIOR AREA LIGHT                                                                                                                      |

| ABBREVIATIONS AND SYMBOLS |                                 |
|---------------------------|---------------------------------|
| AFG                       | ABOVE FINISHED GRADE            |
| AHJ                       | AUTHORITY HAVING JURISDICTION   |
| BOF                       | BOTTOM OF FIXTURE               |
| C                         | CONDUIT                         |
| CCT                       | CORRELATED COLOR TEMPERATURE    |
| DWG(S)                    | DRAWING(S)                      |
| (E)                       | EXISTING TO REMAIN              |
| (ER)                      | EXISTING TO BE RELOCATED        |
| EM                        | EMERGENCY                       |
| LTG                       | LIGHTING                        |
| P                         | POLE                            |
| (R)                       | REMOVED, EXISTING TO BE REMOVED |
| (RL)                      | RELOCATED LOCATION              |
| V                         | VOLT(S)                         |
| W                         | WATT(S) OR WIRE                 |
| ⬠                         | DETAIL NOTE                     |

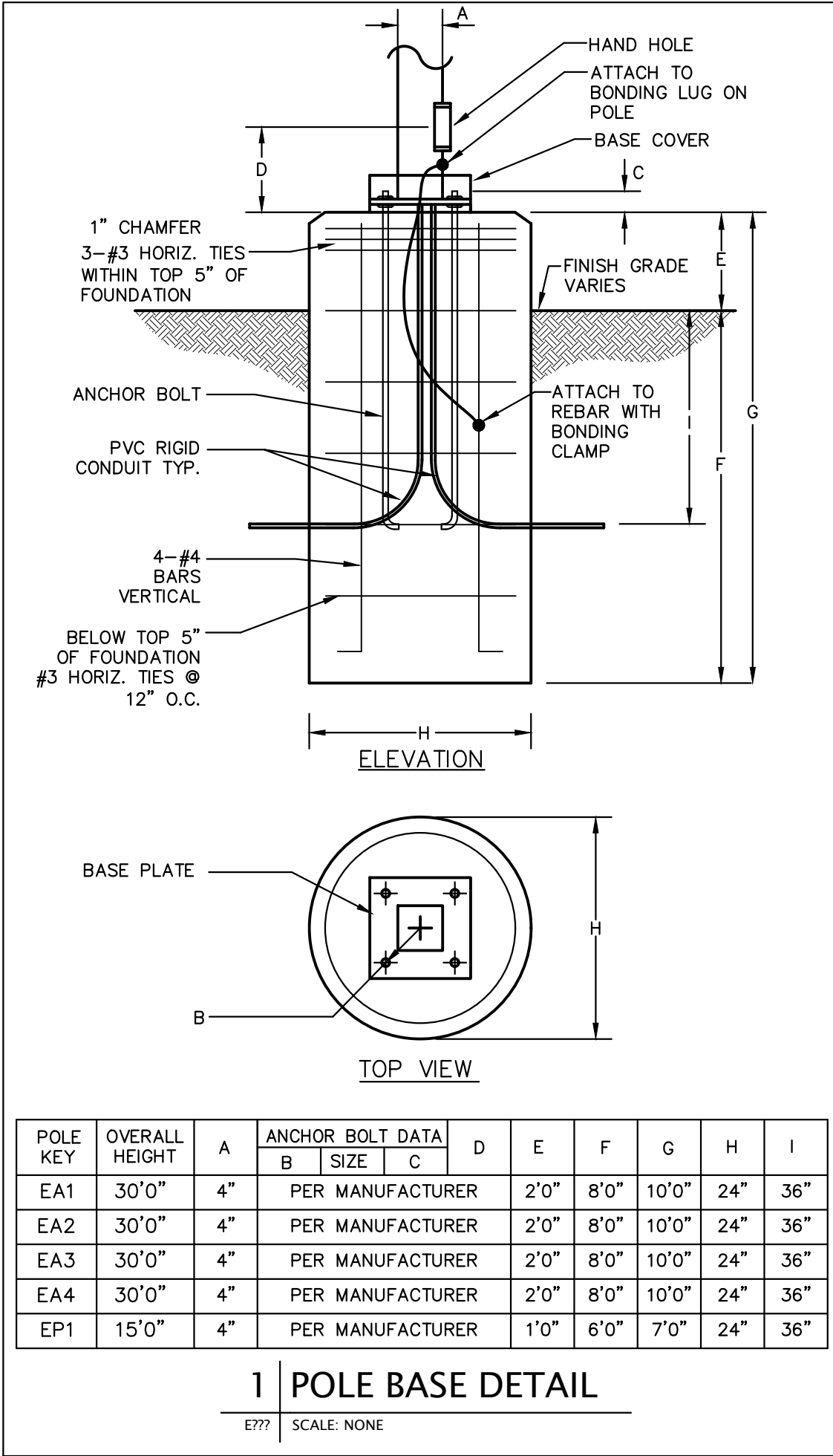
| KEYNOTE LEGEND |                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KEY VALUE      |                                                                                                                                                                                |
| 1.             | FIXTURE TYPE 'ES1' IS A POST TOP CAP MOUNTED FIXTURE INTENDED TO ILLUMINATE THE FLAGPOLE ON SITE. THE FIXTURE WAS INCLUDED IN THE CALCULATION AT A 30'-0" BOF MOUNTING HEIGHT. |

| CITY OF GREELEY                                                                                                  |      |
|------------------------------------------------------------------------------------------------------------------|------|
| Reviewed By:                                                                                                     | Date |
| Water/Sewer Chief Engineer                                                                                       |      |
| Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans. |      |



1 | ELECTRICAL PHOTOMETRIC SITE PLAN  
39 | SCALE: 1" = 70'-0"





| LIGHTING FIXTURE SCHEDULE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                  |                |                                                       |         |     |      |        |              |              |         |                |                        |                         |       |  |
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| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | DESCRIPTION                                                                                                                                      | MANUFACTURER   | CATALOG NUMBER                                        | VOLTAGE | QTY | WATT | SOURCE | MAX WATTS    | LUMEN OUTPUT | DIMMING | FIXTURE FINISH | MOUNTING LOCATION      | INFORMATION BOF/RFD/OFH | NOTES |  |
| EA1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV FORWARD THROW DISTRIBUTION, WITH INTEGRAL DIMMING MOTION SENSOR                                | COOPER         | GLEON-SA2C-830-U-14FT-BK-MS/DIM-L40W                  | UNIV    | 1   | 113  | LED    | 3000K 80 CRI | 113          | 14559   | 0-10V TO 10%   | BLACK POLE GROUND      | 30'-0" OFH              |       |  |
| EA2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED AREA POLE LIGHT, DOUBLE HEAD 180 DEG, TYPE IV FORWARD THROW DISTRIBUTION, WITH INTEGRAL DIMMING MOTION SENSOR                       | COOPER         | GLEON-SA2C-830-U-14FT-BK-MS/DIM-L40W                  | UNIV    | 2   | 113  | LED    | 3000K 80 CRI | 226          | 29118   | 0-10V TO 10%   | BLACK POLE GROUND      | 30'-0" OFH              |       |  |
| EA3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV FORWARD THROW DISTRIBUTION, WITH INTEGRAL DIMMING MOTION SENSOR                                | COOPER         | GLEON-SA3C-830-U-14FT-BK-MS/DIM-L40W                  | UNIV    | 1   | 166  | LED    | 3000K 80 CRI | 166          | 21725   | 0-10V TO 10%   | BLACK POLE GROUND      | 30'-0" OFH              |       |  |
| EA4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV FORWARD THROW DISTRIBUTION, WITH INTEGRAL DIMMING MOTION SENSOR                                | COOPER         | GLEON-SA4C-830-U-14FT-BK-MS/DIM-L40W                  | UNIV    | 1   | 225  | LED    | 3000K 80 CRI | 225          | 28703   | 0-10V TO 10%   | BLACK POLE GROUND      | 30'-0" OFH              |       |  |
| EB1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED BOLLARD, ASYMMETRIC FORWARD THROW DISTRIBUTION WITH INTEGRAL DIMMING MOTION SENSOR                                                  | COOPER         | ABB-B2-8030-LED-42-D1-A-BK-MS/DIM-H8-ISHH             | UNIV    | 1   | 23   | LED    | 3000K 80 CRI | 23           | 848     | 0-10V TO 10%   | BLACK POLE GROUND      | 3'-6" OFH               |       |  |
| EB2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED BOLLARD, SYMMETRIC DISTRIBUTION WITH INTEGRAL DIMMING MOTION SENSOR                                                                 | COOPER         | ABB-B2-8030-LED-42-D1-S-BK-MS/DIM-2H8-ISHH            | UNIV    | 1   | 32   | LED    | 3000K 80 CRI | 32           | 1276    | 0-10V TO 10%   | BLACK POLE GROUND      | 3'-6" OFH               |       |  |
| EL1-4EM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EXTERIOR LED RECESSED LINEAR, 4'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR AND EMERGENCY INVERTER BACKUP  | ALW            | LP2RT-TGRD-S4-LOW/80/3000-V05-EXT/F-SB-UNV-OS/PH/INT  | UNIV    | 1   | 6.2  | LED    | 3000K 80 CRI | 24.8         | 550     | 0-10V TO 5%    | BLACK RECESSED CEILING | 3'-1/4" RFD             | 1     |  |
| EL1-16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | EXTERIOR LED RECESSED LINEAR, 16'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR                               | ALW            | LP2RT-TGRD-S16-LOW/80/3000-V05-EXT/F-SB-UNV-OS/PH/INT | UNIV    | 1   | 24.8 | LED    | 3000K 80 CRI | 99.2         | 2200    | 0-10V TO 5%    | BLACK RECESSED CEILING | 3'-1/4" RFD             | 1     |  |
| EL1-16EM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | EXTERIOR LED RECESSED LINEAR, 16'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR AND EMERGENCY INVERTER BACKUP | ALW            | LP2RT-TGRD-S16-LOW/80/3000-V05-EXT/F-SB-UNV-OS/PH/INT | UNIV    | 1   | 24.8 | LED    | 3000K 80 CRI | 99.2         | 2200    | 0-10V TO 5%    | BLACK RECESSED CEILING | 3'-1/4" RFD             | 1     |  |
| EL1-30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | EXTERIOR LED RECESSED LINEAR, 30'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR                               | ALW            | LP2RT-TGRD-S30-LOW/80/3000-V05-EXT/F-SB-UNV-OS/PH/INT | UNIV    | 1   | 46.5 | LED    | 3000K 80 CRI | 186          | 4125    | 0-10V TO 5%    | BLACK RECESSED CEILING | 3'-1/4" RFD             | 1     |  |
| EP1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED PEDESTRIAN POLE, SINGLE HEAD TYPE II DISTRIBUTION WITH INTEGRAL DIMMING MOTION SENSOR                                               | COOPER         | MSA-SA2C-830-U-12-BK-MS/DIM-L20-FSIR-100              | UNIV    | 1   | 113  | LED    | 3000K 80 CRI | 113          | 12304   | 0-10V TO 10%   | BLACK POLE GROUND      | 15'-0" OFH              |       |  |
| ES1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR 19" DIAM LED CAP MOUNTED FLAG POLE LIGHT, TYPE V DISTRIBUTION                                                                           | EAGLE MOUNTAIN | SG-3K-EHS-12-BLK-60                                   | UNIV    | 1   | 13   | LED    | 3000K 80 CRI | 13           | 1005    | SWITCHING      | BLACK POLE GROUND      | 15.75" OFH              |       |  |
| EW1EM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | EXTERIOR LED WALL PACK, TYPE III DISTRIBUTION WITH INTEGRAL DIMMING MOTION SENSOR AND EMERGENCY INVERTER BACKUP                                  | COOPER         | IST-SA1C-830-U-T3-BK-MS/DIM-L20-FSIR-100              | UNIV    | 1   | 34   | LED    | 3000K 80 CRI | 34           | 4508    | 0-10V TO 10%   | BLACK SURFACE WALL     | 10'-0" BOF              |       |  |
| EW2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EXTERIOR LED WALL PACK, TYPE IV FORWARD THROW DISTRIBUTION WITH INTEGRAL DIMMING MOTION SENSOR                                                   | COOPER         | IST-SA1F-830-U-14FT-BK-MS/DIM-L20-FSIR-100            | UNIV    | 1   | 66   | LED    | 3000K 80 CRI | 66           | 7805    | 0-10V TO 10%   | BLACK SURFACE WALL     | 10'-0" BOF              |       |  |
| ABBREVIATIONS: BOF – BOTTOM OF FIXTURE, RFD – RECESSED FIXTURE DEPTH, OFH – OVERALL FIXTURE HEIGHT, AFF(AG) – ABOVE FINISHED FLOOR (GRADE), WFD – WALL FIXTURE DEPTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                  |                |                                                       |         |     |      |        |              |              |         |                |                        |                         |       |  |
| GENERAL NOTES:<br>A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.<br>B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.<br>C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.<br>D. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.<br>E. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.<br>F. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.<br>G. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.<br>H. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                  |                |                                                       |         |     |      |        |              |              |         |                |                        |                         |       |  |
| ALTERNATES AND VALUE ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROLS:<br>A. CONTRACTOR RESPONSIBILITIES:<br>1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPATIBILITY OF ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES WITH THE SPECIFIED, ALTERNATE OR VALUE-ENGINEERED LIGHTING CONTROLS, INCLUDING DIMMING COMPATIBILITY.<br>2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPATIBILITY OF ALTERNATE OR VALUE-ENGINEERED EMERGENCY LIGHTING SYSTEM WITH THE SPECIFIED, ALTERNATE OR VALUE-ENGINEERED LIGHTING CONTROLS AND FIXTURES, INCLUDING INVERTERS AND UL924 TRANSFER DEVICES REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.<br>3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A LIST OF THE FOLLOWING ITEMS FOR THE SPECIFIED FIXTURE AND PROPOSED ALTERNATES OR VALUE-ENGINEERED LIGHTING FIXTURES PRIOR TO REVIEW. FAILURE TO PROVIDE REQUESTED ITEMS WILL RESULT IN ADDITIONAL WORK BILLED AT HOURLY RATES (SEE D3) :<br>– CUTSHEETS, AND SUMMARIZED TABLE FIXTURE WATTAGE, DELIVERED LUMEN OUTPUT, DISTRIBUTION/BEAM ANGLE, COLOR TEMPERATURE (CCT), COLOR RENDERING INDEX (CRI)<br>B. PRIOR APPROVAL REQUEST PRIOR TO BID:<br>1. THE CONTRACTOR IS REQUIRED TO CALL THE ENGINEER OF RECORD / LIGHTING DESIGNER TO REQUEST APPROVAL TO SUBMIT ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROL SYSTEMS. AE DESIGN'S OFFICE PHONE NUMBER IS (303)296-3034.<br>2. THE CONTRACTOR IS REQUIRED TO SUBMIT PRELIMINARY SUBMITTAL DRAWINGS OF ALL ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROLS FOR PRIOR APPROVAL FROM THE ENGINEER OF RECORD / LIGHTING DESIGNER 10-DAYS PRIOR TO BID DATE. SUBMITTALS RECEIVED LESS THAN 10-DAYS PRIOR TO BID DATE WILL NOT BE CONSIDERED.<br>3. ALTERNATES OR VALUE-ENGINEERED LIGHTING FIXTURES OF ANY EXTERIOR LIGHTING FIXTURES ARE REQUIRED TO INCLUDE AN EXTERIOR PHOTOMETRIC PLAN SHOWING COMPLIANCE WITH THE LOCALLY ADOPTED EXTERIOR LIGHTING ORDINANCE/CODE.<br>4. ALTERNATES OR VALUE-ENGINEERED LIGHTING FIXTURES FOR EMERGENCY APPLICATIONS ARE REQUIRED TO MATCH OR EXCEED THE SPECIFIED LUMEN OUTPUT AND MATCH SPECIFIED DISTRIBUTION OR COMPLY WITH LIGHT LEVELS REQUIRED FOR EGRESS ILLUMINATION AS REQUIRED PER NFPA 101. SPECIFIC CONCERNS ON THE PART OF THE ENGINEER MAY RESULT IN REQUEST FOR PHOTOMETRIC CALCULATIONS TO BE PROVIDED FOR ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES.<br>C. BID PRICING BREAKOUT REQUIREMENTS:<br>1. THE CONTRACTOR IS REQUIRED TO PROVIDE SEPARATE LINE ITEMS IN THE BASE BID FOR LIGHTING FIXTURES AND LIGHTING CONTROLS.<br>2. THE CONTRACTOR IS REQUIRED TO CARRY THE ?AS SPECIFIED? LIGHTING FIXTURES AND LIGHTING CONTROLS IN THEIR BASE BID. ALL ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND LIGHTING CONTROLS ARE TO BE INDICATED AS A NET CHANGE IN COST TO THE BASE BID.<br>3. THE CONTRACTOR IS REQUIRED TO PROVIDE UNIT PRICING FOR EACH ?AS SPECIFIED? AND EACH ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURE AND LIGHTING CONTROLS. LUMP SUM COST SAVINGS WILL NOT BE ACCEPTED.<br>D. SUBMITTAL REVIEW AND DOCUMENT:<br>1. THE CONTRACTOR IS REQUIRED TO PAY FOR ANY INCURRED HOURS REQUIRED TO UPDATE THE PERMIT/CONSTRUCTION DOCUMENTS DUE TO ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND CONTROLS BY THE ENGINEER OF RECORD / LIGHTING DESIGNER. HOURLY RATE SHALL BE BILLED AT \$135.00/HR.<br>2. THE CONTRACTOR IS REQUIRED TO PAY FOR ANY INCURRED HOURS TO UPDATE THE ENERGY COMPLIANCE DOCUMENTATION BY THE ENGINEER OF RECORD / LIGHTING DESIGNER. HOURLY RATE SHALL BE BILLED AT \$135.00/HR.<br>3. THE CONTRACTOR IS REQUIRED TO PAY FOR THE ADDITIONAL HOURS REQUIRED OF THE ENGINEER OF RECORD / LIGHTING DESIGNER TO REVIEW ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURES AND CONTROLS. HOURLY RATE SHALL BE BILLED AT \$135.00/HR. |                                                                                                                                                  |                |                                                       |         |     |      |        |              |              |         |                |                        |                         |       |  |
| SPECIFIC NOTES:<br>1. FIXTURE TYPE 'EL1' SHALL BE LIMITED AT THE DRIVER TO 25% OUTPUT BY MANUFACTURER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                  |                |                                                       |         |     |      |        |              |              |         |                |                        |                         |       |  |





| Project     | Catalog # | Type |
|-------------|-----------|------|
| Prepared by | Notes     | Date |



## McGraw-Edison GLEON Galleon

Area / Site Luminaire

### Product Features



### Product Certifications



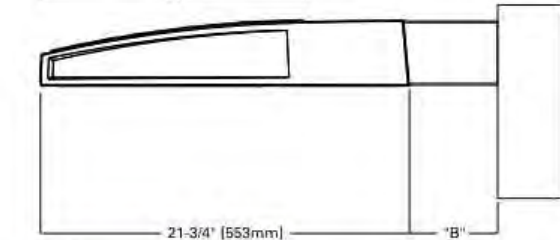
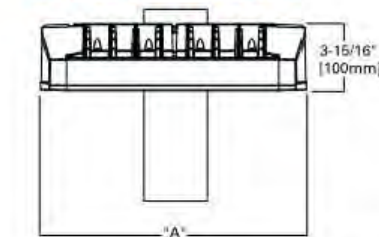
### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

### Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

### Dimensional Details



NOTES:  
1. Refer to McGraw-Edison website for complete technical specifications. Not all product variations are illustrated.  
2. DIM. Certified for 300K CCT and warmer only.



PES000318EN page 1  
November 11, 2022 10:29 AM

1 | EA1, EA2, EA3, EA4  
E0.3 | SCALE: NO SCALE

| Project     | Catalog # | Type |
|-------------|-----------|------|
| Prepared by | Notes     | Date |



## Invue MSA MESA

Decorative Area Luminaire

### Product Features



### Interactive Menu

- Order Information page 2
- Optical Distributions page 3
- Product Specifications page 4
- Energy & Performance data page 5
- Control Options page 13

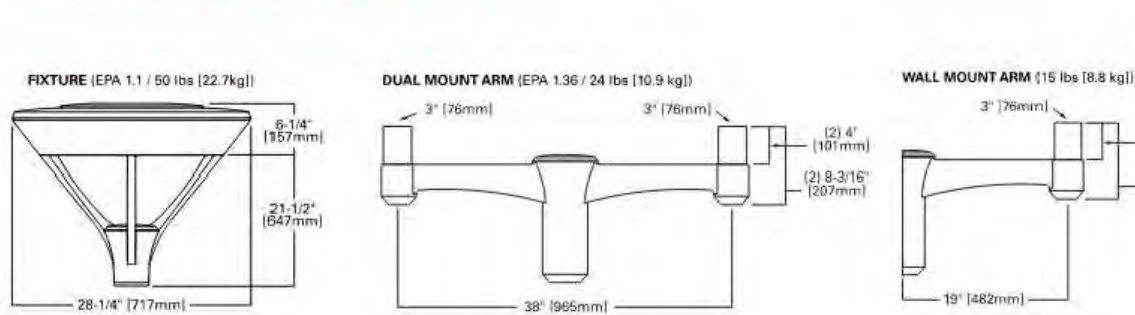
### Product Certifications



### Quick Facts

- Die-cast aluminum housing and door
- Lumens packages ranging from 3,000 - 29,000 lumens
- Choice of 13 high-efficiency, patented AccuLED Optics™
- Base casting slip fits over a standard 3" O.D. tenon
- Wall, single and dual-mount configurations available
- 10kV/10vKA surge protection standard
- LED fixture features a five-year warranty

### Dimensional and Mounting Details



PES16132EN page 1  
October 10, 2022 10:29 AM

2 | EP1  
E0.3 | SCALE: NO SCALE

| Project     | Catalog # | Type |
|-------------|-----------|------|
| Prepared by | Notes     | Date |



## McGraw-Edison Impact Elite LED

Wall Mount Luminaire

### Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

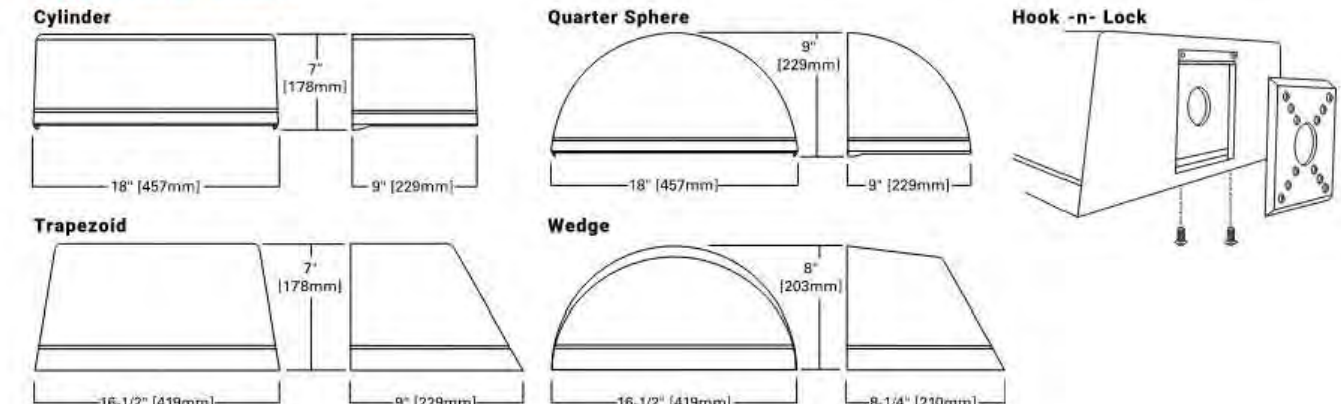
### Product Certifications



### Quick Facts

- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

### Dimensional Details



NOTES:  
1. DIM. Certified for 300K CCT and warmer only.



PES00048EN page 1  
November 11, 2022 10:29 AM

3 | EW1 EM, EW2 EM  
E0.3 | SCALE: NO SCALE

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pollution free image replacing visible glare, while providing high levels of pavement illumination.

Catalog #

Project

Comments

Prepared by

Type

Date

SPECIFICATION FEATURES

**Construction**  
Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for rapid heat dissipation, vandal resistance and superior day/night. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

**Optics**  
General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (4+/- 275K CCT, optional 3000K minimum 80 CRI).

**Electrical**  
LED driver(s) are mounted to electrical tray for easy installation

and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

**Controls**  
The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSPI) and bi-level dimming (MSPI/DM) operation. An optional handheld remote (ISHH) allows custom programming to suit all needs.

**Mounting**  
Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" 3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

**Finish**  
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combined with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention, RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements

**Warranty**  
Five-year warranty.

ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

CERTIFICATION DATA

UL/ULX Listed

IP66 Housing

ESD 300V

RoHS

Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Electronic LED Driver

>0.9 Power Factor

<20% Total Harmonic Distortion

150-277V Input

347V 60Hz, 480V 60Hz

30°C Maximum Temperature

40°C Ambient Temperature Rating

Approximate Net Weight:

19.29 lbs. (8.73 kg.)

TD801002EN

August 8, 2022 12:08 PM

2 | EB1, EB2

E0.3 | SCALE: NO SCALE

LIGHTPLANE 2R

LP2 | RECESSED

SPECIFICATIONS

PROFILE

2" Aperture

SIZES

Configurable in linear sections and shapes

LED OUTPUT

105lm/ft - 950lm/ft

CCT/CRI

2700K/3000K/3500K/4000K • 80 or 90+ CRI  
Tunable White (2700K - 6500K) • RGB and RGB+W

DIMMING/ DRIVER

Integral Driver: 0-10V, DALI, DMX, eLED, Lutron®, PoE (Moles, Igo, NuLEDs). Dimming to 0% for select models.

POWER

3.1W - 10.7W per ft.

INPUT

120VAC, 277VAC, or 347VAC

OPTICS

Lambertian distribution.

FINISHES

18 standard finishes at no extra charge  
Custom finishes available

MATERIAL

6061 Extruded Aluminum

ENVIRONMENT

Indoor/outdoor, dry or damp locations

WELL/UGR

See pages 6 for recommended options that contribute to meeting the WELL Building Standard™.

DISTRIBUTIONS & PROFILES

DIRECT

Straight Run (S)

Square (SQ)

Rectangle (R)

L-Shaped Left (LL)

L-Shaped Right (LR)

U-Shaped (U)

3 1/2"

4 1/2"

6"

3 1/2"

4 1/2"

6"

3 1/2"

4 1/2"

6"

3 1/2"

4 1/2"

6"

3 1/2"

4 1/2"

6"

See notes. Dimensions are nominal. Consult factory for CAD drawing.

enlighted

alient

nuLEDs

moles

igort

bos

Rev 111122

ALWUSA.COM

1 of 15

5 | EL1-4EM, EL1-16, EL1-16EM, EL1-30  
E0.3 | SCALE: NO SCALE

EAGLE MOUNTAIN

Flag & Flagpole

STARGAZER LED Downlight/Internal-External Truck Combo

ida

DARK SKY APPROVED

The StarGazer is a revolutionary downlight that incorporates the latest LED technology into flagpole lighting. A unique triangulation method of LED placement and the curvature of the fixtures optical design create outstanding performance with the most efficient distribution of light. The downlight design prevents your flagpole lighting from contributing to light pollution created by traditional up lights, allowing the StarGazer to achieve International Dark Sky Association's "Dark Sky Approved" certification. (M) option for use on flag sizes up to 15'x 25', these commercial-grade LED's are rated for 50,000 hours, providing 25 times longer lamp life than halogen lamps (12+ years with photocell).

Features & Specifications

LED Downlight/Truck Combo - Eliminates the need for a separate ornament and pulley system

Truck will allow flag to revolve 359 degrees and maintain illumination from StarGazer LED

Includes 60' (standard) factory-installed, low-voltage cord. Available in 100' & 150' options

Above-Ground, In-Ground, Marine Grade & Faux Rock Power Supply options

One Power Supply can power up to 3 (M) StarGazers on the same circuit and can be remotely located up to 150' from the light source(s)

(M) = 12"

(M) = 9"

(M) = 15.75"

Made in USA

(M) Size Option Performance

Input Watts/Amps (LM-79 reported): 13W/ 0.50 A

Input Voltage: 24V DC

Color Accuracy (CRI): 90+

Temperature Range: -40°F to 149°F

LED Source IP Rating: IP67

Lumens: Amber=987; 3000K=1,005; 5000K=1,085

DO NOT RUN LINE VOLTAGE OR PLACE POWER SUPPLY INSIDE OR ON YOUR FLAGPOLE(S) IT CREATES AN ELECTRICAL HAZARD. POWER SUPPLIES/DRIVERS MUST BE INSTALLED OUTSIDE OF THE FLAGPOLE, AND MUST REMAIN IN THE PROVIDED ENCLOSURE BOX. MUST BE INSTALLED BY A LICENSED ELECTRICIAN. DO NOT BURY ABOVE-GROUND POWER SUPPLY

United States Patent No.: US 10,808,913 B1

Eagle Mountain Flag

333 FM 2325 Wimberley, TX 78676

512-847-0010  
emflag.com

6 | ES1

E0.3 | SCALE: NO SCALE

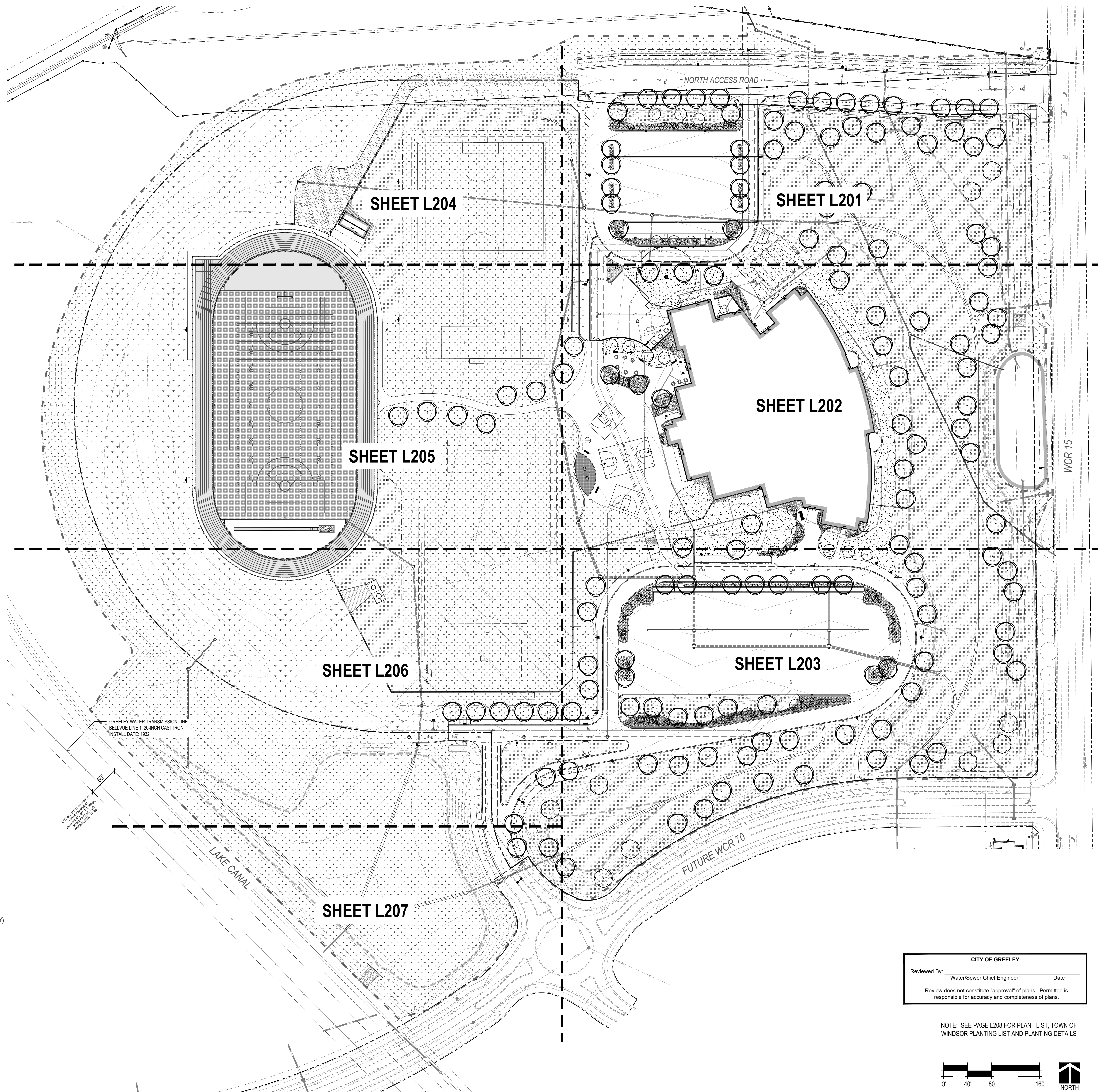
AE DESIGN  
Integrated Lighting, Technology, and Electrical Solutions  
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034  
aedesign-inc.com | Project #16215.00



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### SYMBOL LEGEND

|  |                                                                                                           |
|--|-----------------------------------------------------------------------------------------------------------|
|  | DECIDUOUS CANOPY TREES                                                                                    |
|  | FUTURE STREET TREES BY OTHERS                                                                             |
|  | DECIDUOUS ORNAMENTAL TREE                                                                                 |
|  | DECIDUOUS SHRUBS                                                                                          |
|  | EVERGREEN SHRUBS                                                                                          |
|  | ORNAMENTAL GRASSES                                                                                        |
|  | SANDSTONE SEAT BOULDERS                                                                                   |
|  | 2' x 4' (2 TON) SANDSTONE BOULDER<br>QUANTITY = 9                                                         |
|  | 2' x 3' (1.5 TON) SANDSTONE BOULDER<br>QUANTITY = 20                                                      |
|  | 2' x 2' (1 TON) SANDSTONE BOULDER<br>QUANTITY = 14                                                        |
|  | BLUEGRASS SOD<br>59,167 SQ.FT. (1.36 ACRES)<br>IRRIGATED FROM DOMESTIC SOURCE                             |
|  | BLUEGRASS SOD<br>314,580 SQ.FT. (7.22 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE                        |
|  | NATIVE SEED (ONSITE)<br>467,123 SQ.FT. (10.72 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE                |
|  | NATIVE SEED (ONSITE)<br>238,125 SQ.FT. (5.47 ACRES)<br>NON-IRRIGATED / FUTURE PARK                        |
|  | NATIVE SEED (OFFSITE)<br>NON-IRRIGATED / FUTURE PARK<br>295,895 SQ.FT. (6.79 ACRES)                       |
|  | BLUEGRASS SOD (OFFSITE)<br>IRRIGATED FROM AG / NON-POT SOURCE<br>5,046 SQ.FT. (0.12 ACRES)                |
|  | PLANTING BEDS<br>4'-8" dia. RIVER COBBLE over GEOTEXTILE<br>22,000 SQ.FT. (0.51 ACRES)                    |
|  | COMPACTED 4'd. CRUSHER FINES<br>over GEOTEXTILE - NON-STABILIZED<br>6,325 SQ.FT.                          |
|  | SYNTHETIC GRASS OVER AGGREGATE BASE<br>FIELD - 89,440 SQ.FT. (2.05 ACRES)<br>CLIMBING WALL - 1,535 SQ.FT. |
|  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK<br>OVER ASPHALT<br>61,588 SQ.FT. (1.4 ACRES)                      |
|  | TRANSITION BTWN. PLANTING BED AND SOD<br>& NATIVE SEED AND SOD<br>- NO LANDSCAPE EDGING                   |
|  | ASPHALT (ONSITE DRIVES & PARKING LOTS ONLY)<br>191,476 SQ.FT. (4.4 ACRES)                                 |
|  | COLORLED CONCRETE STUDENT<br>HANGOUT PLAZA<br>6,626 SQ.FT. (0.15 ACRES)                                   |
|  | STANDARD GRAY CONCRETE SIDEWALK /<br>PLAY COURTS / PLAZA (ONSITE ONLY)<br>103,196 SQ.FT. (2.37 ACRES)     |
|  | RECYCLED ASPHALT<br>17,532 SQ.FT. (0.4 ACRES)                                                             |
|  | 3'd. SHREDDED CEDAR MULCH<br>- NO GEOTEXTILE                                                              |



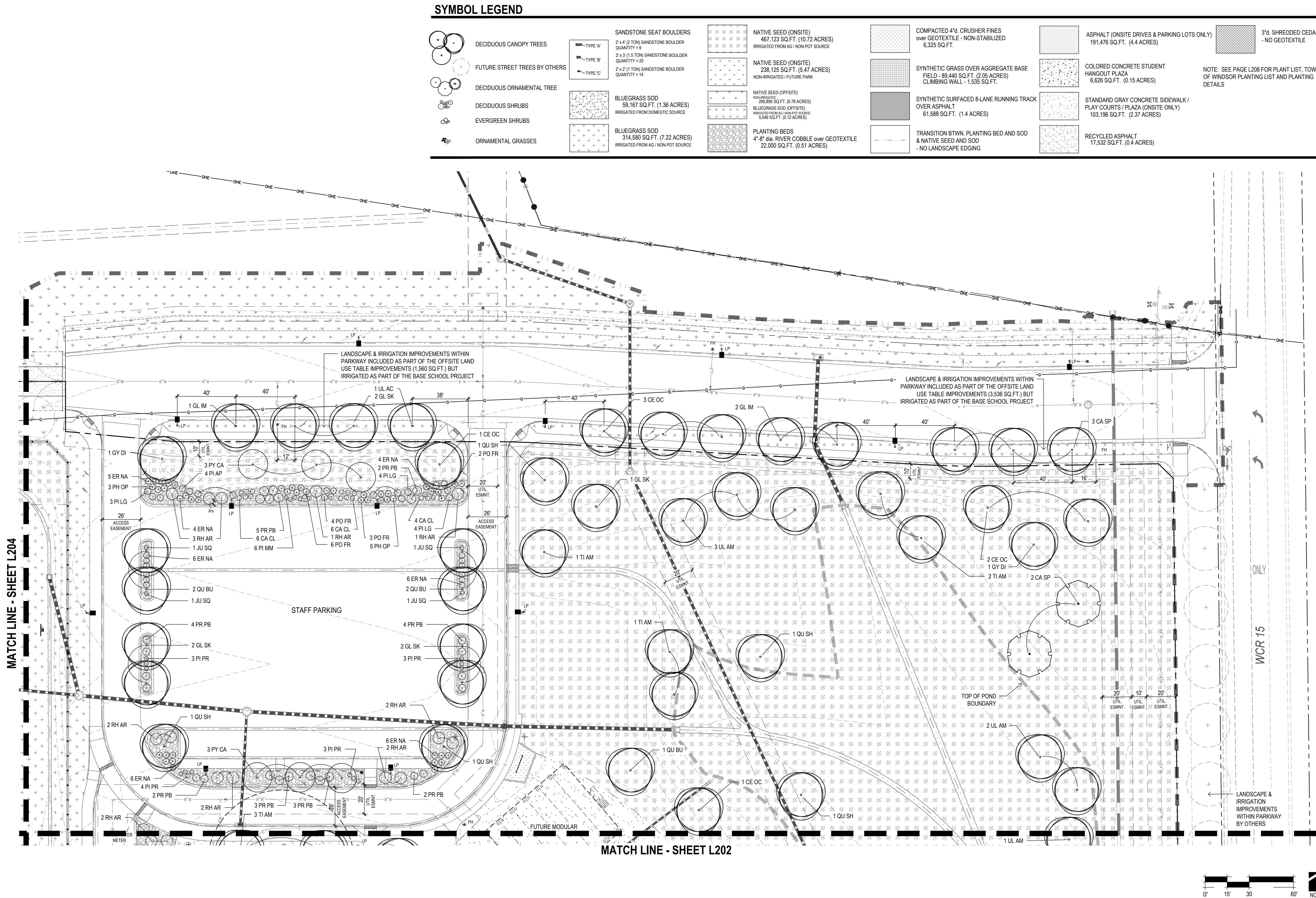
| CITY OF GREELEY                                                                                                  |                            |      |
|------------------------------------------------------------------------------------------------------------------|----------------------------|------|
| Reviewed By:                                                                                                     | Water/Sewer Chief Engineer | Date |
| Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans. |                            |      |

NOTE: SEE PAGE L208 FOR PLANT LIST, TOWN OF WINDSOR PLANTING LIST AND PLANTING DETAILS



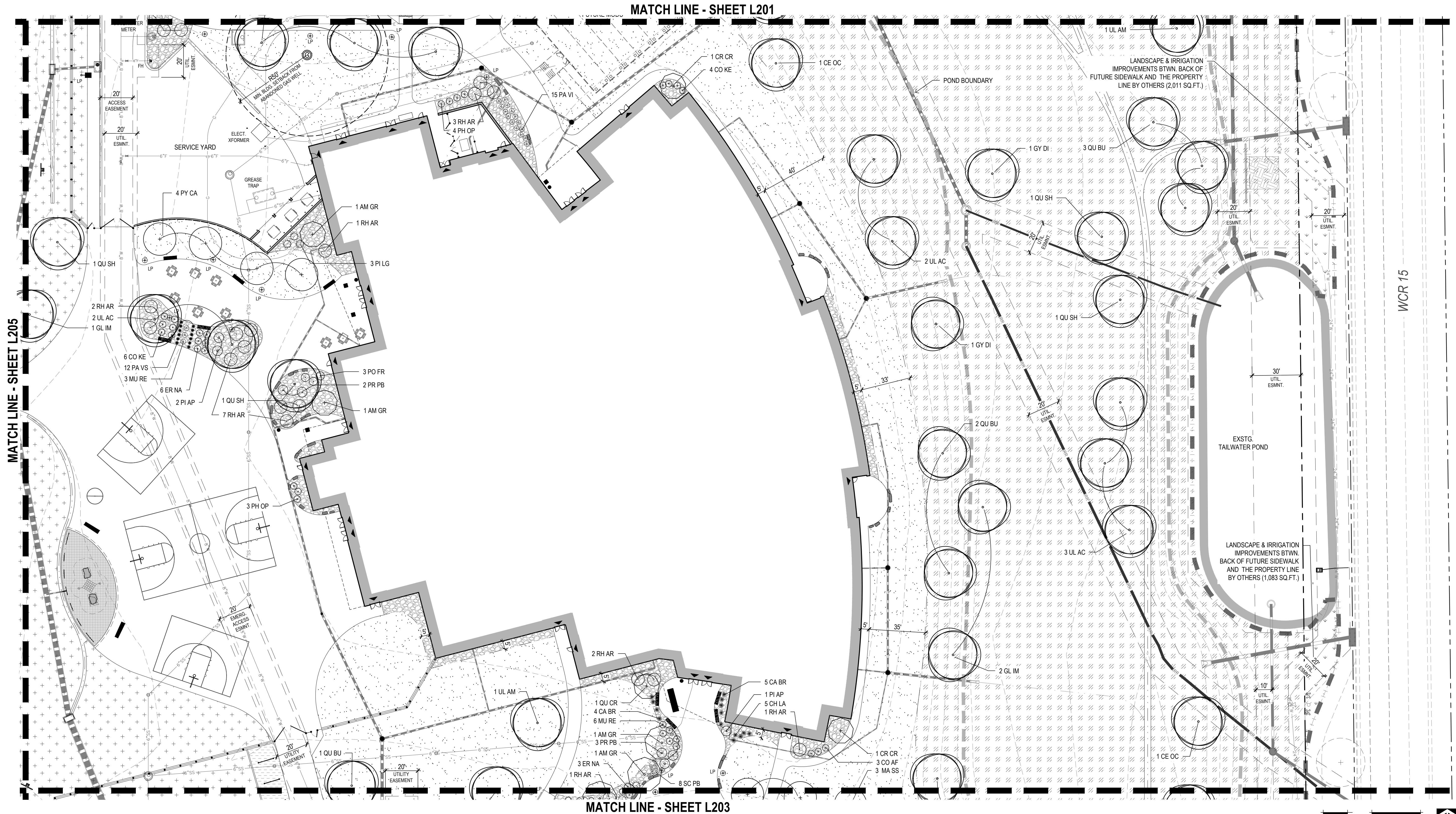


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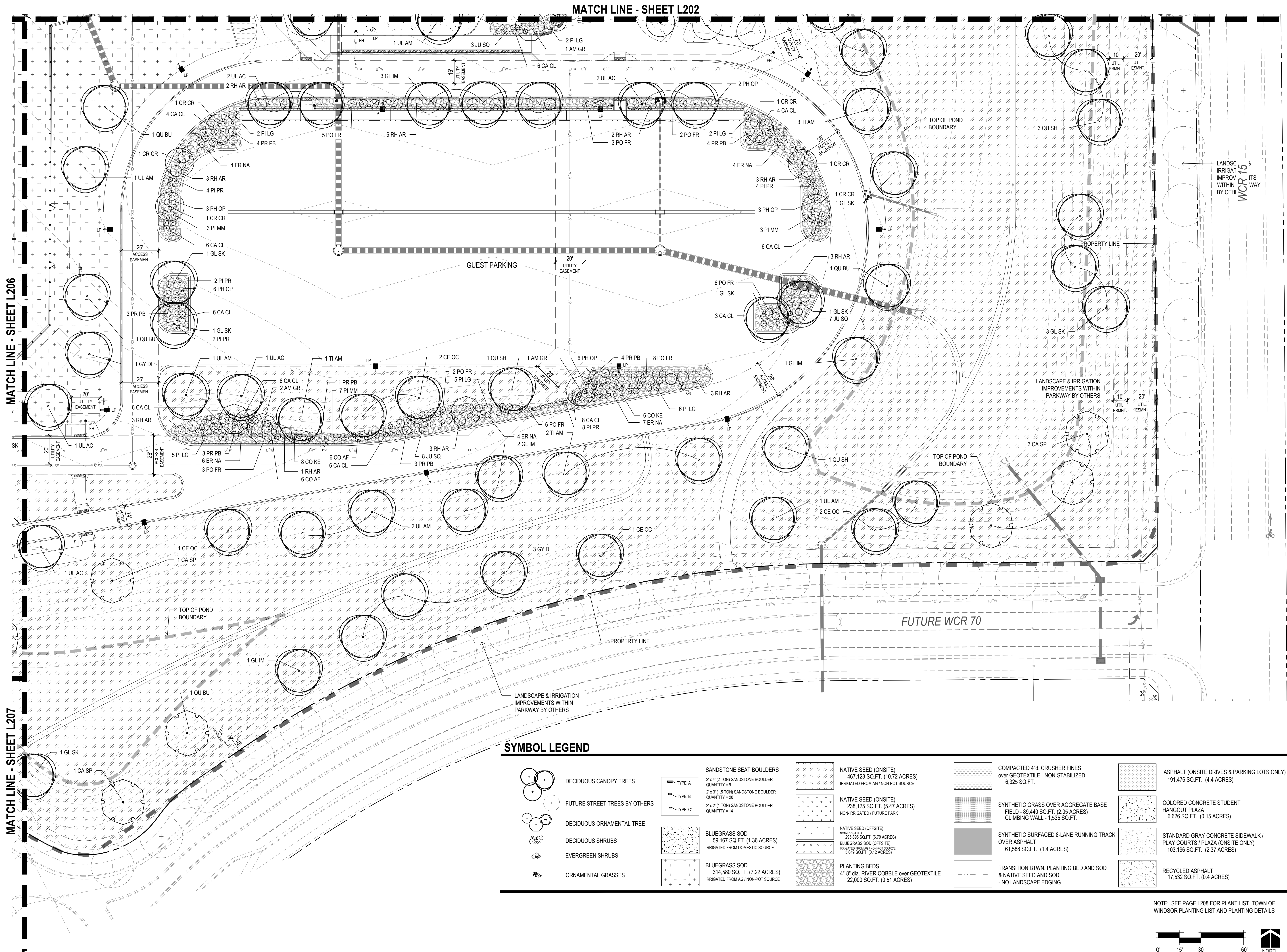




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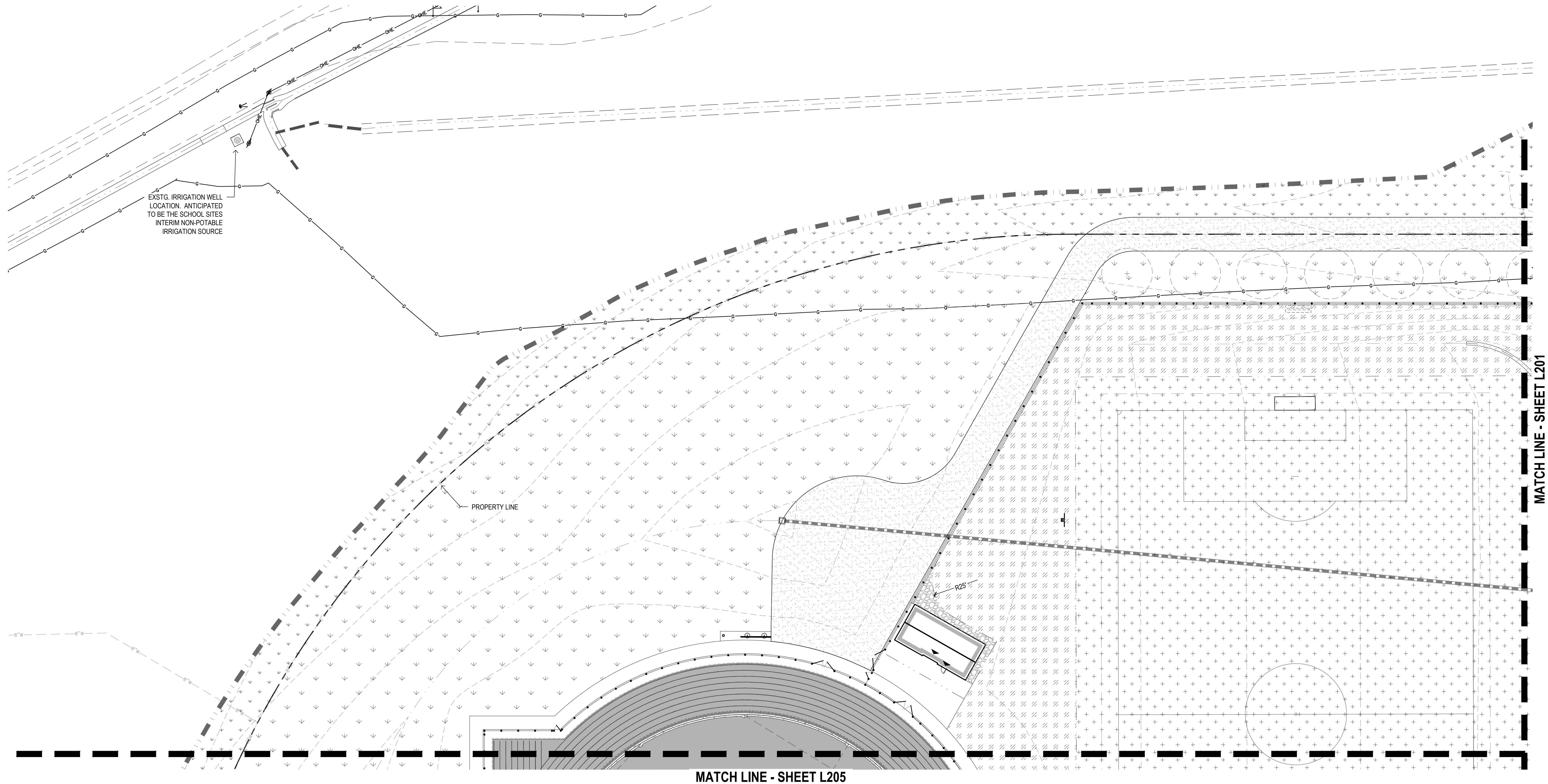








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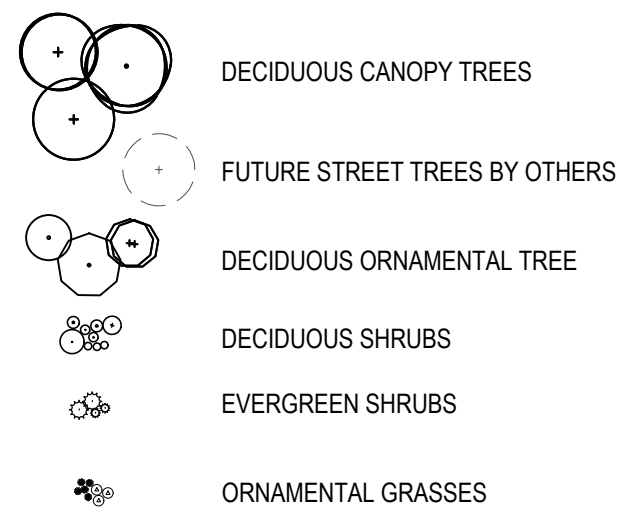
### SYMBOL LEGEND

|  |                               |  |                                                                                    |  |                                                                                            |  |                                                                                                           |  |                                                                                                       |                                                                                           |                                               |
|--|-------------------------------|--|------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------|
|  | DECIDUOUS CANOPY TREES        |  | SANDSTONE SEAT BOULDERS<br>2' x 4' (2 TON) SANDSTONE BOULDER<br>QUANTITY = 9       |  | NATIVE SEED (ONSITE)<br>467,123 SQ.FT. (10.72 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE |  | COMPACTED 4" CRUSHER FINES<br>over GEOTEXTILE - NON-STABILIZED<br>6,325 SQ.FT.                            |  | ASPHALT (ONSITE DRIVES & PARKING LOTS ONLY)<br>191,476 SQ.FT. (4.4 ACRES)                             |                                                                                           | 3" d. SHREDDED CEDAR MULCH<br>- NO GEOTEXTILE |
|  | FUTURE STREET TREES BY OTHERS |  | 2' x 3' (1.5 TON) SANDSTONE BOULDER<br>QUANTITY = 20                               |  | NATIVE SEED (ONSITE)<br>238,125 SQ.FT. (5.47 ACRES)<br>NON-IRRIGATED / FUTURE PARK         |  | SYNTHETIC GRASS OVER AGGREGATE BASE<br>FIELD - 89,440 SQ.FT. (2.05 ACRES)<br>CLIMBING WALL - 1,535 SQ.FT. |  | COLORED CONCRETE STUDENT<br>HANGOUT PLAZA<br>6,626 SQ.FT. (0.15 ACRES)                                | NOTE: SEE PAGE L208 FOR PLANT LIST, TOWN OF<br>WINDSOR PLANTING LIST AND PLANTING DETAILS |                                               |
|  | DECIDUOUS ORNAMENTAL TREE     |  | 2' x 2' (1 TON) SANDSTONE BOULDER<br>QUANTITY = 14                                 |  | NATIVE SEED (OFFSITE)<br>NON-IRRIGATED<br>255,895 SQ.FT. (5.79 ACRES)                      |  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK<br>OVER ASPHALT<br>61,588 SQ.FT. (1.4 ACRES)                      |  | STANDARD GRAY CONCRETE SIDEWALK /<br>PLAY COURTS / PLAZA (ONSITE ONLY)<br>103,196 SQ.FT. (2.37 ACRES) |                                                                                           |                                               |
|  | DECIDUOUS SHRUBS              |  | BLUEGRASS SOD<br>59,167 SQ.FT. (1.36 ACRES)<br>IRRIGATED FROM DOMESTIC SOURCE      |  | BLUEGRASS SOD (OFFSITE)<br>IRRIGATED FROM AG / NON-POT SOURCE<br>5,049 SQ.FT. (0.12 ACRES) |  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK<br>OVER ASPHALT<br>61,588 SQ.FT. (1.4 ACRES)                      |  | STANDARD GRAY CONCRETE SIDEWALK /<br>PLAY COURTS / PLAZA (ONSITE ONLY)<br>103,196 SQ.FT. (2.37 ACRES) |                                                                                           |                                               |
|  | EVERGREEN SHRUBS              |  | BLUEGRASS SOD<br>314,580 SQ.FT. (7.22 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE |  | PLANTING BEDS<br>4"-8" dia. RIVER COBBLE over GEOTEXTILE<br>22,000 SQ.FT. (0.51 ACRES)     |  | TRANSITION BTWN. PLANTING BED AND SOD<br>& NATIVE SEED AND SOD<br>- NO LANDSCAPE EDGING                   |  | RECYCLED ASPHALT<br>17,532 SQ.FT. (0.4 ACRES)                                                         |                                                                                           |                                               |
|  | ORNAMENTAL GRASSES            |  | BLUEGRASS SOD<br>314,580 SQ.FT. (7.22 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE |  | PLANTING BEDS<br>4"-8" dia. RIVER COBBLE over GEOTEXTILE<br>22,000 SQ.FT. (0.51 ACRES)     |  | TRANSITION BTWN. PLANTING BED AND SOD<br>& NATIVE SEED AND SOD<br>- NO LANDSCAPE EDGING                   |  | RECYCLED ASPHALT<br>17,532 SQ.FT. (0.4 ACRES)                                                         |                                                                                           |                                               |



C:\BROWDERIE - BHADESIGN\PROJECTS\NEW WINDSOR MIDDLE SCHOOL\_2303\DRAWINGS\CAD\DWG\2303\_MAJOR SITE PLANT.DWG

### SYMBOL LEGEND



|  |                                                                                    |
|--|------------------------------------------------------------------------------------|
|  | SANDSTONE SEAT BOULDERS<br>2' x 4' (2 TON) SANDSTONE BOULDER<br>QUANTITY = 9       |
|  | 2' x 3' (1.5 TON) SANDSTONE BOULDER<br>QUANTITY = 20                               |
|  | 2' x 2' (1 TON) SANDSTONE BOULDER<br>QUANTITY = 14                                 |
|  | BLUEGRASS SOD<br>59,167 SQ.FT. (1.36 ACRES)<br>IRRIGATED FROM DOMESTIC SOURCE      |
|  | BLUEGRASS SOD<br>314,580 SQ.FT. (7.22 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE |

|  |                                                                                            |
|--|--------------------------------------------------------------------------------------------|
|  | NATIVE SEED (ONSITE)<br>467,123 SQ.FT. (10.72 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE |
|  | NATIVE SEED (ONSITE)<br>238,125 SQ.FT. (5.47 ACRES)<br>NON-IRRIGATED / FUTURE PARK         |
|  | NATIVE SEED (OFFSITE)<br>NON-IRRIGATED<br>238,895 SQ.FT. (5.79 ACRES)                      |
|  | BLUEGRASS SOD (OFFSITE)<br>IRRIGATED FROM AG / NON-POT SOURCE<br>5,949 SQ.FT. (0.12 ACRES) |
|  | PLANTING BEDS<br>4'-8" dia. RIVER COBBLE over GEOTEXTILE<br>22,000 SQ.FT. (0.51 ACRES)     |

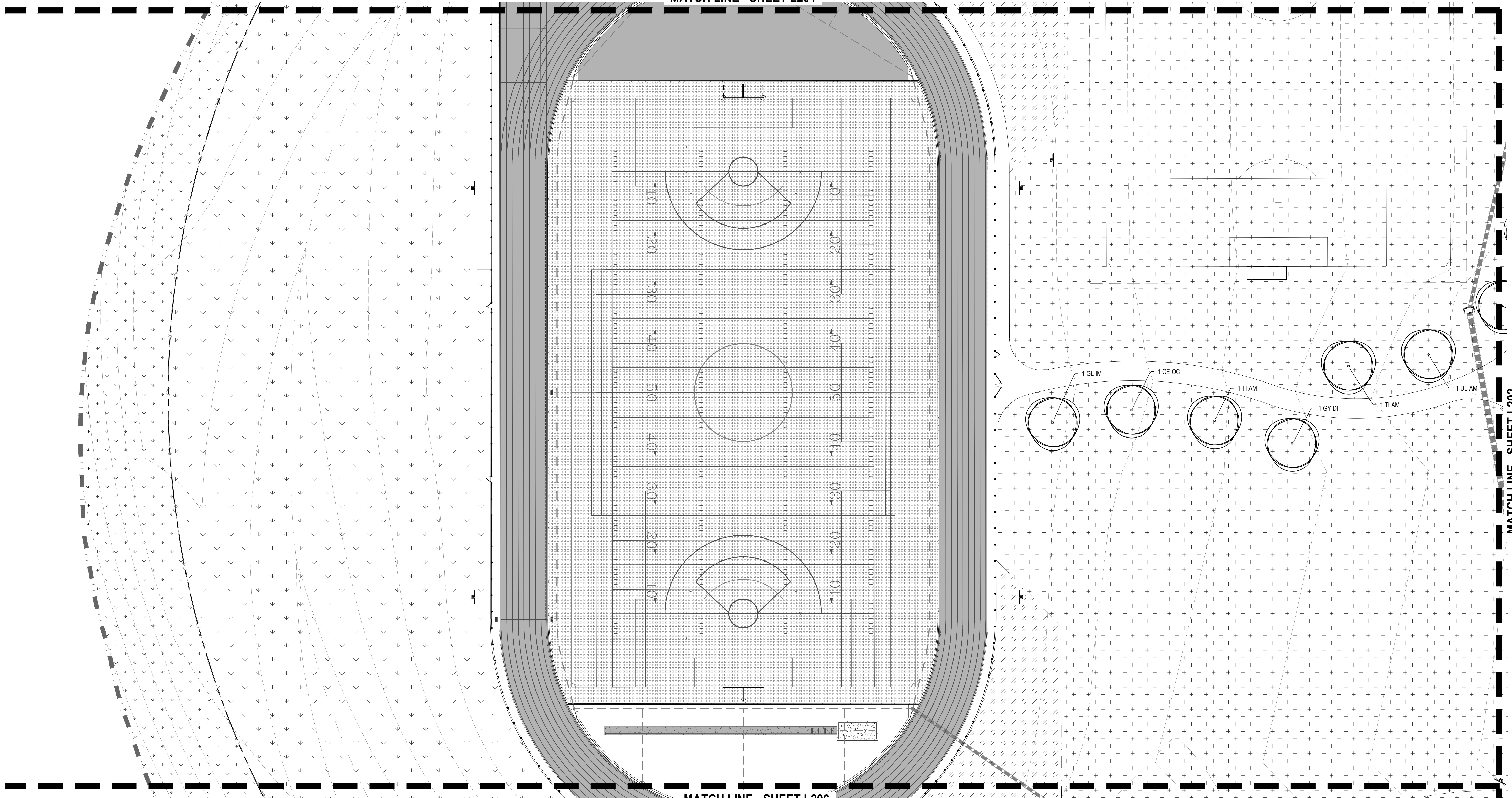
|  |                                                                                                           |
|--|-----------------------------------------------------------------------------------------------------------|
|  | COMPACTED 4'd. CRUSHER FINES<br>over GEOTEXTILE - NON-STABILIZED<br>6,325 SQ.FT.                          |
|  | SYNTHETIC GRASS OVER AGGREGATE BASE<br>FIELD - 89,440 SQ.FT. (2.05 ACRES)<br>CLIMBING WALL - 1,535 SQ.FT. |
|  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK<br>OVER ASPHALT<br>61,588 SQ.FT. (1.4 ACRES)                      |
|  | TRANSITION BTWN. PLANTING BED AND SOD<br>& NATIVE SEED AND SOD<br>- NO LANDSCAPE EDGING                   |

|  |                                                                                                       |
|--|-------------------------------------------------------------------------------------------------------|
|  | ASPHALT (ONSITE DRIVES & PARKING LOTS ONLY)<br>191,476 SQ.FT. (4.4 ACRES)                             |
|  | COLORLED CONCRETE STUDENT<br>HANGOUT PLAZA<br>6,626 SQ.FT. (0.15 ACRES)                               |
|  | STANDARD GRAY CONCRETE SIDEWALK /<br>PLAY COURTS / PLAZA (ONSITE ONLY)<br>103,196 SQ.FT. (2.37 ACRES) |
|  | RECYCLED ASPHALT<br>17,532 SQ.FT. (0.4 ACRES)                                                         |

3'd. SHREDDED CEDAR MULCH  
- NO GEOTEXTILE

NOTE: SEE PAGE L208 FOR PLANT LIST, TOWN OF WINDSOR PLANTING LIST AND PLANTING DETAILS

MATCH LINE - SHEET L204



MATCH LINE - SHEET L206

MATCH LINE - SHEET L202

NORTH CAMPUS SUBDIVISION  
**WCSD4 NEW MIDDLE SCHOOL**  
CO. ROAD 15 & CO. ROAD 70  
WINDSOR, COLORADO

MAJOR SITE  
PLAN  
08/14/2023

37-23212-00

LANDSCAPE  
PLAN

**L205**  
74 of 91 SHEETS

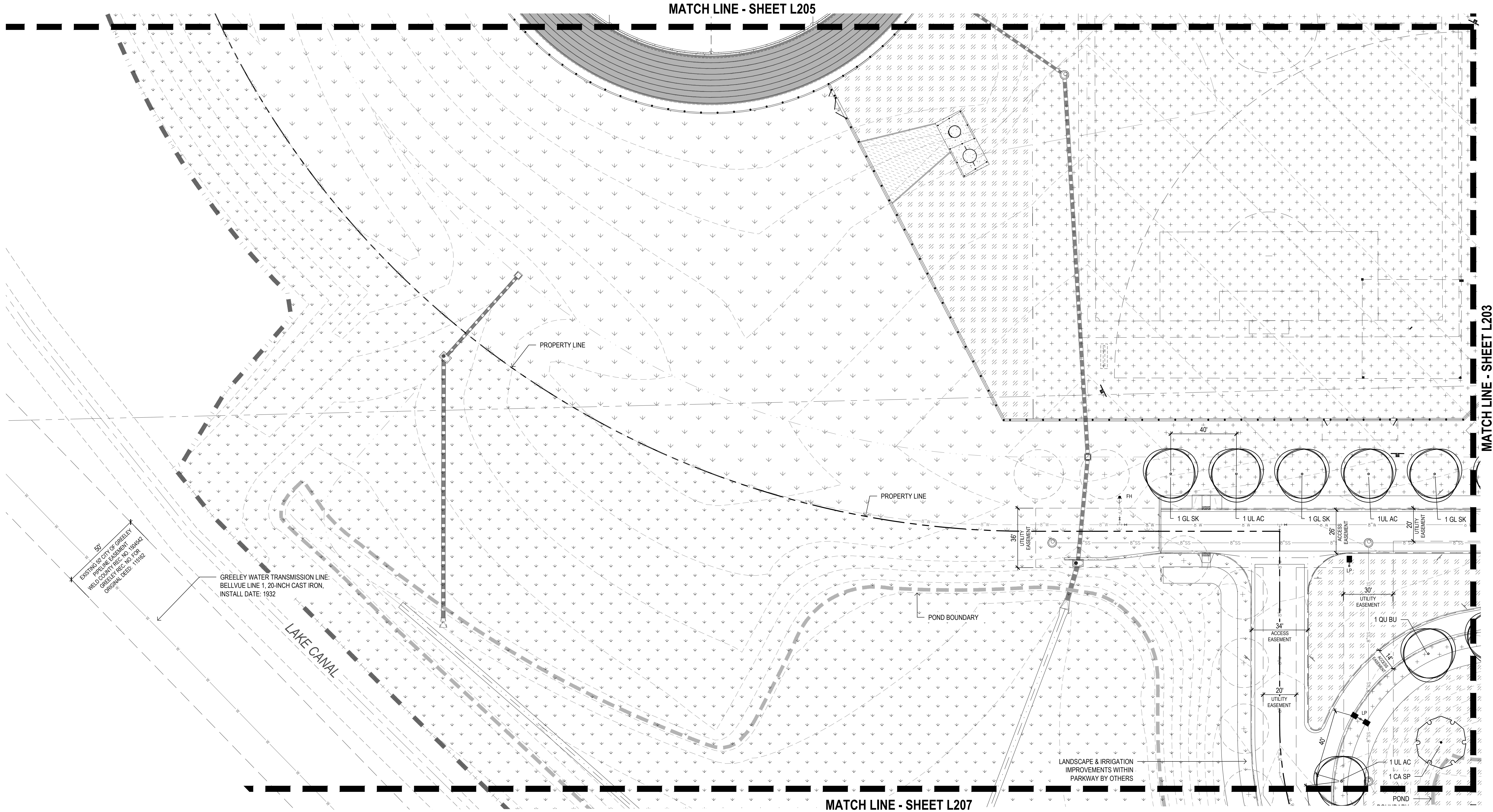


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SYMBOL LEGEND

|  |                                                      |  |                                                                                                                                                    |  |                                                                                                           |  |                                                                                                       |
|--|------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------|
|  | DECIDUOUS CANOPY TREES                               |  | BLUEGRASS SOD<br>59,167 SQ.FT. (1.36 ACRES)<br>IRRIGATED FROM DOMESTIC SOURCE                                                                      |  | PLANTING BEDS<br>4"-8" dia. RIVER COBBLE over GEOTEXTILE<br>22,000 SQ.FT. (0.51 ACRES)                    |  | ASPHALT (ONSITE DRIVES & PARKING LOTS ONLY)<br>191,476 SQ.FT. (4.4 ACRES)                             |
|  | FUTURE STREET TREES BY OTHERS                        |  | BLUEGRASS SOD<br>314,580 SQ.FT. (7.22 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE                                                                 |  | COMPACTED 4 1/4" CRUSHER FINES<br>over GEOTEXTILE - NON-STABILIZED<br>6,325 SQ.FT.                        |  | COLORED CONCRETE STUDENT<br>HANGOUT PLAZA<br>6,626 SQ.FT. (0.15 ACRES)                                |
|  | DECIDUOUS ORNAMENTAL TREE                            |  | NATIVE SEED (ONSITE)<br>467,123 SQ.FT. (10.72 ACRES)<br>IRRIGATED FROM AG / NON-POT SOURCE                                                         |  | SYNTHETIC GRASS OVER AGGREGATE BASE<br>FIELD - 89,440 SQ.FT. (2.05 ACRES)<br>CLIMBING WALL - 1,535 SQ.FT. |  | STANDARD GRAY CONCRETE SIDEWALK /<br>PLAY COURTS / PLAZA (ONSITE ONLY)<br>103,196 SQ.FT. (2.37 ACRES) |
|  | DECIDUOUS SHRUBS                                     |  | NATIVE SEED (ONSITE)<br>238,125 SQ.FT. (5.47 ACRES)<br>NON-IRRIGATED / FUTURE PARK                                                                 |  | SYNTHETIC SURFACED 8-LANE RUNNING TRACK<br>OVER ASPHALT<br>61,588 SQ.FT. (1.4 ACRES)                      |  | RECYCLED ASPHALT<br>17,532 SQ.FT. (0.4 ACRES)                                                         |
|  | EVERGREEN SHRUBS                                     |  | NATIVE SEED (OFFSITE)<br>295,895 SQ.FT. (6.79 ACRES)<br>BLUEGRASS SOD (OFFSITE)<br>IRRIGATED FROM AG / NON-POT SOURCE<br>5,049 SQ.FT. (0.12 ACRES) |  | TRANSITION BTWN. PLANTING BED AND SOD<br>& NATIVE SEED AND SOD<br>- NO LANDSCAPE EDGING                   |  |                                                                                                       |
|  | ORNAMENTAL GRASSES                                   |  |                                                                                                                                                    |  |                                                                                                           |  |                                                                                                       |
|  | SANDSTONE SEAT BOULDERS                              |  |                                                                                                                                                    |  |                                                                                                           |  |                                                                                                       |
|  | 2' x 6' (2 TON) SANDSTONE BOULDER<br>QUANTITY = 5    |  |                                                                                                                                                    |  |                                                                                                           |  |                                                                                                       |
|  | 2' x 3' (1.5 TON) SANDSTONE BOULDER<br>QUANTITY = 20 |  |                                                                                                                                                    |  |                                                                                                           |  |                                                                                                       |
|  | 2' x 2' (1 TON) SANDSTONE BOULDER<br>QUANTITY = 14   |  |                                                                                                                                                    |  |                                                                                                           |  |                                                                                                       |

NOTE: SEE PAGE L208 FOR PLANT LIST, TOWN OF WINDSOR PLANTING LIST AND PLANTING DETAILS



| CITY OF GREELEY                                                                                                  |                            |      |
|------------------------------------------------------------------------------------------------------------------|----------------------------|------|
| Reviewed By:                                                                                                     | Water/Sewer Chief Engineer | Date |
| Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans. |                            |      |





NOTE: SEE PAGE L208 FOR PLANT LIST, TOWN OF WINDSOR PLANTING LIST AND PLANTING DETAILS



**TREE LAWN** - 1 TREE / 40' OF TREE LAWN PERIMETER  
584 LIN.FT. NORTH ACCESS ROAD

|       |                 |                 |
|-------|-----------------|-----------------|
|       | <u>REQUIRED</u> | <u>PROVIDED</u> |
| TREES | 15              | 12              |

**PARKING LOT EXTERIOR - 1 TREE / 40' and 1 SHRUB / 2.5' OF PARKING LOT PERIMETER**  
NOTE: DESIGN INCLUDES 3-4" h. BERM @ BOTH LOTS

|                     |                     |                     |
|---------------------|---------------------|---------------------|
| NORTH (216 LF)-     | <u>REQUIRED</u>     | <u>PROVIDED</u>     |
| TREES               | 5                   | 5                   |
| SHRUBS (EVRG. = 21) | 86                  | 86 (EVRG. = 21)     |
| <br>SOUTH (385 LF)- | <br><u>REQUIRED</u> | <br><u>PROVIDED</u> |
| TREES               | 10                  | 10                  |
| SHRUBS (EVRG. = 39) | 154                 | 154 (EVRG. = 39)    |

**PARKING LOT INTERIOR** - 1 TREE and 5 / 10 SHRUB per SINGLE / DOUBLE ISLANDS  
and 1 TREE PER / 40' WITHIN SEPARATOR ISLANDS

|        |                 |                  |
|--------|-----------------|------------------|
| NORTH  | <u>REQUIRED</u> | <u>PROVIDED</u>  |
| TREES  | 13              | 13               |
| SHRUBS | -               | 68 (EVRG. = 17)  |
| SOUTH  | <u>REQUIRED</u> | <u>PROVIDED</u>  |
| TREES  | 17              | 17               |
| SHRUBS | -               | 115 (EVRG. = 18) |

**FOUNDATION AREAS** - 1 SHRUB / 5 LIN.FT.  
706 LIN.FT.

|        |                 |                 |
|--------|-----------------|-----------------|
|        | <u>REQUIRED</u> | <u>PROVIDED</u> |
| SHRUBS | 71              | 33              |

**DETENTION POND** - 1 TREE / 40' ALONG OF POND PERIMETER  
3,060 LIN. FT.

(NOTE: The pond @ sw corner is not located on district property (located in future park site) and is not included in these calculations.

|       |                 |                 |
|-------|-----------------|-----------------|
|       | <u>REQUIRED</u> | <u>PROVIDED</u> |
| TREES | 77              | 77              |

SEE SHEET L107 FOR CHAIN LINK DETAILS

4 CHAIN LINK FENCE  
SCALE: NTS



3 42" h. 3-RAIL CEDAR FENCE  
SCALE: NTS

| SYMBOL          | BOTANICAL NAME                           | COMMON NAME                  | MATURE SIZE<br>(height x width) | SIZE    | ROOT | QTY | PERCENTAGE |
|-----------------|------------------------------------------|------------------------------|---------------------------------|---------|------|-----|------------|
| DECIDUOUS TREES |                                          |                              |                                 |         |      |     |            |
| CA SP           | Catalpa speciosa                         | Northern / Western Catalpa   | 40-60' x 30-50'                 | 2" Cal. | BB   | 11  | 6.2%       |
| CE OC           | Celtis occidentalis                      | Northern Hackberry           | 50-60' x 40-50'                 | 2" Cal. | BB   | 16  | 9%         |
| GL IM           | Gledistia triacanthos inermis 'Imperial' | Imperial Honeylocust         | 40-50' x 30-40'                 | 2" Cal. | BB   | 14  | 7.9%       |
| GL SK           | Gledistia triacanthos inermis 'Skyline'  | Skyline Honeylocust          | 30-40' x 30-40'                 | 2" Cal. | BB   | 21  | 11.8%      |
| GY DI           | Gymnocladus dioica 'Espresso'            | Espresso Kentucky Coffeetree | 50-60' x 40-50'                 | 2" Cal. | BB   | 9   | 5%         |
| QU BU           | Quercus buckleyi                         | Texas Red Oak                | 60' x 70'                       | 2" Cal. | BB   | 16  | 9%         |
| QU SH           | Quercus shumardii                        | Shumard Oak                  | 40-50' x 30-40'                 | 2" Cal. | BB   | 14  | 7.9%       |
| TI AM           | Tilia americana 'Redmond'                | Redmond American Linden      | 50-60' x 40-50'                 | 2" Cal. | BB   | 15  | 8.4%       |
| UL AC           | Ulmus 'Morton'                           | Accolade Elm                 | 40-60' x 30'                    | 2" Cal. | BB   | 18  | 10.1%      |
| UL AM           | Ulmus americana 'New Harmony'            | New Harmony American Elm     | 60-70' x 45-60'                 | 2" Cal. | BB   | 14  | 7.9%       |
| SUB-TOTAL       |                                          |                              |                                 |         |      | 148 |            |

|           |                                               |                                |                 |          |    |    |      |
|-----------|-----------------------------------------------|--------------------------------|-----------------|----------|----|----|------|
| AM GR     | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 15-25' x 15-20' | 6' CLUMP | BB | 8  | 4.5% |
| CR CR     | Crataegus crus-galli inermis                  | Thornless Cockspur Hawthorn    | 15-25' x 15-25' | 1.5"     | BB | 8  | 4.5% |
| MA SS     | Malus x 'Spring Snow'                         | Spring Snow Crabapple          | 20-25' x 20-25' | 1.5"     | BB | 3  | 1.7% |
| PY CA     | Pyrus calleryana 'Autumn Blaze'               | Autumn Blaze Pear              | 25-35' x 20-30' | 1.5"     | BB | 10 | 5.6% |
| QU CR     | Quercus x Crimschmidt                         | Crimson Spire Oak              | 40-60' x 15-20' | 1.5"     | BB | 1  | 0.6% |
| SUB-TOTAL |                                               |                                |                 |          |    | 30 |      |

|                         |                                              |                              |               |        |       |     |
|-------------------------|----------------------------------------------|------------------------------|---------------|--------|-------|-----|
| CO AF                   | Cornus sericea 'Arctic Fire'                 | Arctic Fire Dogwood          | 3'-4" x 3'-4" | 5 Gal. | Cont. | 15  |
| CO CE                   | Cornus sericea 'Kelsey'                      | Kelsey Dwarf Dogwood         | 2'-3" x 2'-3" | 5 Gal. | Cont. | 24  |
| CA CL                   | Caryopteris x danlandensis 'Dark Knight'     | Dark Knight Blue Mist Spirea | 3'-4" x 2'-3" | 5 Gal. | Cont. | 77  |
| ER NA                   | Ericameria nauseosa nauesous                 | Dwarf Blue Rabbit Brush      | 1'-4" x 1'-4" | 5 Gal. | Cont. | 71  |
| PH OP                   | Physocarpus opulifolius 'Little Devil'       | Little Devil Dwarf Ninebark  | 3'-4" x 3'-4" | 5 Gal. | Cont. | 35  |
| PR PB                   | Prunus besseyi 'Pawnee Buttes'               | Pawnee Buttes Sand Cherry    | 1'-2" x 4'-6" | 5 Gal. | Cont. | 52  |
| RH AR                   | Rhus aromatica 'Gro-low'                     | Dwarf Fragrant Sumac         | 2'-3" x 6'-8" | 5 Gal. | Cont. | 61  |
| PO FR                   | Potentilla fruticosa davurica 'Prairie Snow' | Prairie Snow Potentilla      | 2'-3" x 3'-5" | 5 Gal. | Cont. | 53  |
| TOTAL DECIDUOUS SHRUBS: |                                              |                              |               |        |       | 388 |

|                                 |                                |                          |                |        |       |            |
|---------------------------------|--------------------------------|--------------------------|----------------|--------|-------|------------|
| JU SQ                           | Juniperus squamata 'Blue Star' | Blue Star Juniper        | 18" x 2'-3"    | 5 Gal. | Cont. | 22         |
| PI LG                           | Picea abies 'Little Gem'       | Little Gem Norway Spruce | 18-24" x 2'-5" | 5 Gal. | Cont. | 36         |
| PI AP                           | Picea abies 'Pumila'           | Dwarf Norway Spruce      | 3-4" x 3'-6"   | 5 Gal. | Cont. | 7          |
| PI MM                           | Pinus mugo 'Mops'              | Mops Dwarf Mugo Pine     | 2-3' x 2'-3"   | 5 Gal. | Cont. | 19         |
| PI PR                           | Picea pungens 'Round-about'    | Dwarf Globe Green Spruce | 2-3' x 2'-3"   | 5 Gal. | Cont. | 33         |
| <b>TOTAL CONIFEROUS SHRUBS:</b> |                                |                          |                |        |       | <b>117</b> |

|                                  |                                         |                               |                   |        |       |           |
|----------------------------------|-----------------------------------------|-------------------------------|-------------------|--------|-------|-----------|
| CA BR                            | Calamagrostis brachytricha              | Korean Feather Reed Grass     | 3'-4" x 2'-3"     | 1 Gal. | Cont. | 9         |
| CH LA                            | Chasmanthium latifolium                 | Northern Sea Oats             | 2'-4" x 18'-24"   | 1 Gal. | Cont. | 5         |
| MURE                             | Muhlenbergia reverchonii 'Undaunted'    | Undaunted Ruby Muhly          | 15'-30" x 18'-24" | 1 Gal. | Cont. | 9         |
| PA VI                            | Panicum virgatum 'Heavy Metal'          | Heavy Metal Switch Grass      | 3'-4" x 12'-18"   | 1 Gal. | Cont. | 15        |
| PA VS                            | Panicum virgatum 'Shanendoah'           | Shanendoah Switch Grass       | 3'-4" x 12'-18"   | 1 Gal. | Cont. | 12        |
| SC PB                            | Schizachyrium scoparium 'Prairie Blues' | Prairie Blues Little Bluestem | 3'-4" x 12'-18"   | 1 Gal. | Cont. | 8         |
| <b>TOTAL ORNAMENTAL GRASSES:</b> |                                         |                               |                   |        |       | <b>58</b> |

Set top of root ball 1-2" higher than adjacent grade

Remove container, (including fiber containers), baskets, wire etc. from the rootball. Break-up encircling roots with sharp knife or spade.

1:1 slope on sides of planting hole

Split bottom of root ball.

|  |                    |                     |
|--|--------------------|---------------------|
|  | ROOT BALL DIAMETER | prevent settlement. |
|--|--------------------|---------------------|

Placement Notes:

Set Shrub plumb. Space plants, and place for best effect.

### Pruning Notes:

Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

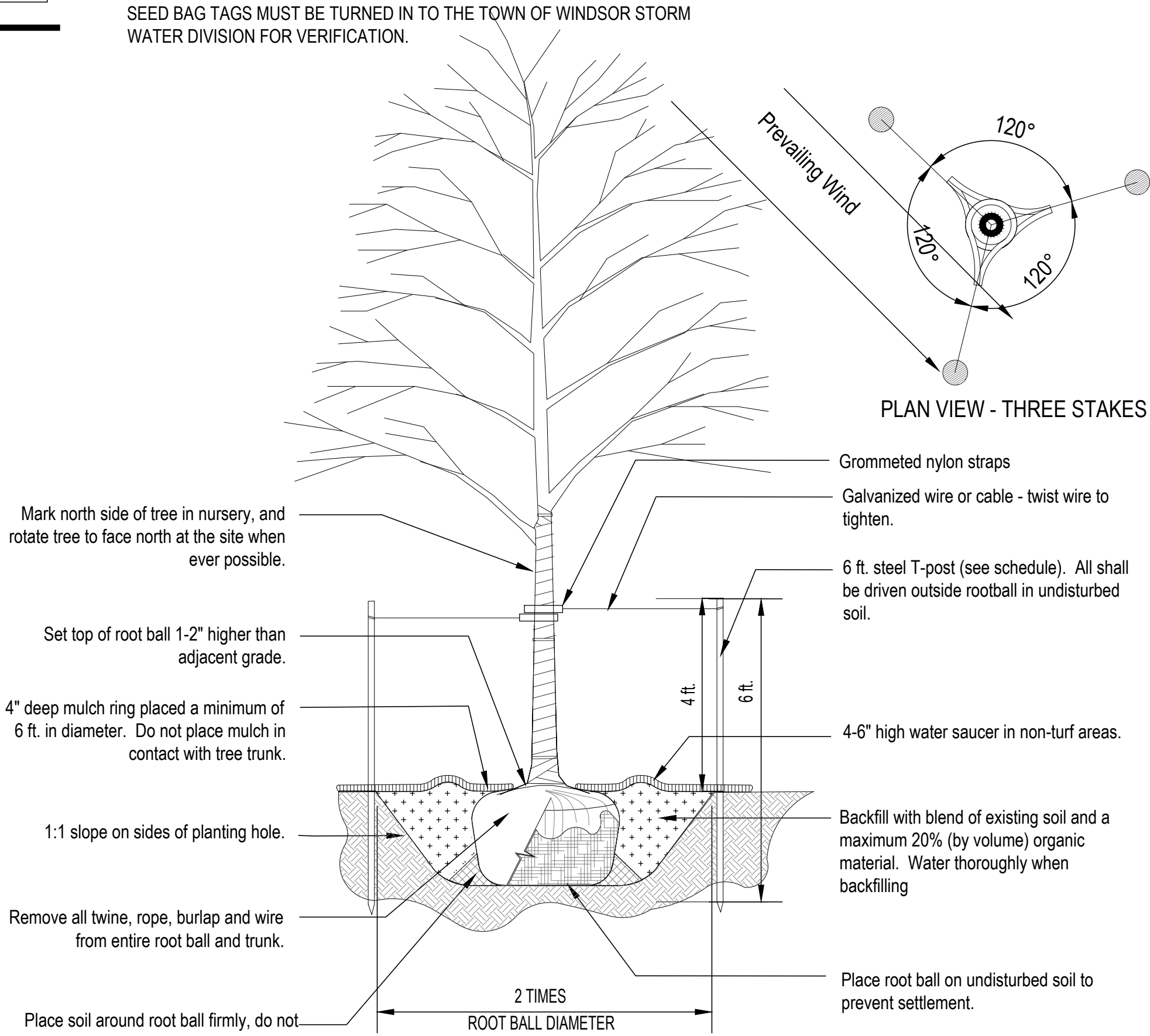
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
2. ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
4. ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC.
5. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOD.
6. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
7. WELD RE-4 SCHOOL DISTRICT WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
8. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
9. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
10. THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. 34 PLANTING NOTES (CONT.)
11. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENOED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
13. TURF GRASS WILL BE SEEDDED OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST EIGHTEEN (18) INCHES.
14. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
15. FOUNDATION SHRUBS BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
16. CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
17. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
18. SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
19. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

PAWNEE BUTTES SEED COMPANY "NATIVE PRAIRIE MIX" CONTAINING THE FOLLOWING SPECIES DIVERSITY:

|                    |      |          |
|--------------------|------|----------|
| BLUE GRAMA         | 1.5  | PLS/ACRE |
| BUFFALOGRASS       | 2.4  | PLS/ACRE |
| SIDEOATS GRAMA     | 2.7  | PLS/ACRE |
| WESTERN WHEATGRASS | 5.2  | PLS/ACRE |
| GREEN NEEDLEGRASS  | 3.0  | PLS/ACRE |
| SAND DROPSEED      | 0.18 | PLS/ACRE |

BASIS OF DESIGN SOD SPECIFICATION CALLS FOR  
"VorTEX" TEXAS BLUEGRASS FROM KORBY SOD FARM  
OR APPROVED EQUAL

SEED BAG TAGS MUST BE TURNED IN TO THE TOWN OF WINDSOR STORM  
WATER DIVISION FOR VERIFICATION.



|   |                         |
|---|-------------------------|
| 1 | DECIDUOUS TREE PLANTING |
|   | SCALE: NTS              |





## GENERAL DESCRIPTION

A FULLY AUTOMATED SPRINKLER, BUBBLER AND DRIP IRRIGATION SYSTEM IRRIGATES TURF AREAS, SEED AREAS, SHRUB, AND GROUND COVER PLANTING AREAS. TREES IN NATIVE SEED AREAS WILL BE IRRIGATED WITH BUBBLERS.

TWO SEPARATE IRRIGATION POINTS-OF-CONNECTION ARE USED:

A POTABLE WATER SOURCE IS PROVIDED FROM A DEDICATED POTABLE IRRIGATION TAP/METER TO IRRIGATE LANDSCAPED AREAS ADJACENT TO THE SCHOOL BUILDING. THE POINT-OF-CONNECTION (P.O.C.) IS AS SHOWN ON THE PLANS.

A NON-POTABLE WATER SOURCE IS USED TO IRRIGATE THE PERIPHERAL AREAS OF THE SITE. THE POINT-OF-CONNECTION (P.O.C.) IS AS SHOWN ON THE PLANS.

A WALL MOUNT IRRIGATION CONTROLLER USING A DECODER SYSTEM WITH TWO-WIRE A CABLE PATH MUST BE INSTALLED UNDER THIS CONTRACT.

A RAIN SENSOR IS USED TO PAUSE IRRIGATION AT A SPECIFIED RAINFALL THRESHOLD. FLOW SENSORS AND MASTER VALVES ARE TO BE INSTALLED TO SHUT DOWN THE IRRIGATION SYSTEM IN THE EVENT OF A PIPE BREAK.

ISOLATION GATE VALVES ARE PROVIDED TO ISOLATE SECTIONS OF THE SYSTEM FOR REPAIRS OR MAINTENANCE. QUICK COUPLING VALVES HAVE BEEN PROVIDED THROUGHOUT THE SITE FOR INCIDENTAL WATERING.

## GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE AND MAXIMUM FLOW DEMAND AS SHOWN ON THE PLANS FOR THE POINT-OF-CONNECTION (P.O.C.). THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
  - A. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHEREVER POSSIBLE.
  - B. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
  - A. TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
  - B. TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND UNIFORM COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF EACH SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE TO BE INSTALLED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. CONTRACTOR IS TO NOTCH AN "X" IN CONCRETE AT LOCATION OF SLEEVES ON BOTH SIDES OF SIDEWALK.
9. CONNECT ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED:
  - A. IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL HE-VAN NOZZLES WHERE SPRAY ANGLES ARE LESS OR GREATER THAN WHAT A FIXED SPRAY NOZZLE CAN IRRIGATE WITHOUT EXCESSIVE OVERSPRAY.

## FLAG NOTES

1. EXCAVATE AND EXPOSE THE EXISTING NON-POTABLE DISTRIBUTION PIPE STUB OUT PROVIDED BY OTHERS IN THE APPROXIMATE LOCATION SHOWN. CONNECT NEW NON-POTABLE DISTRIBUTION PIPING TO EXISTING STUB OUT USING NECESSARY DUCTILE IRON FITTINGS AND RESTRAINTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONNECTION AND INSTALLATION REQUIREMENTS WITH THE NON-POTABLE WATER PURVEYOR ON SITE PRIOR TO CONSTRUCTION.
2. EXCAVATE AND EXPOSE POTABLE STUB OUT DOWNSTREAM OF WATER METER IN APPROXIMATE LOCATION SHOWN — REFER TO CIVIL PLANS. CONNECT TO STUB OUT USING NECESSARY FITTINGS AND RESTRAINTS AND EXTEND MAINLINE PIPING AS SHOWN. COORDINATE EXACT LOCATION OF POTABLE STUB OUT WITH NECESSARY TRADES ON SITE PRIOR TO CONSTRUCTION.
3. INSTALL WALL MOUNT IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION ON THE EXTERIOR WALL OF BUILDING. ELECTRICAL POWER AND ETHERNET WILL BE PROVIDED TO WITHIN 5' OF CONTROLLER LOCATION (RE: ELECTRICAL/TELECOM PLANS). COORDINATE EXACT LOCATION OF ELECTRICAL POWER AND ETHERNET WITH THE ELECTRICAL DR WINGS AND NECESSARY TRADES ON SITE. PROVIDE ALL NECESSARY CONDUIT AND CONDUCTORS BETWEEN ELECTRICAL POWER SOURCE AND IRRIGATION CONTROLLER AND MAKE ALL NECESSARY CONNECTIONS TO BOTH THE DOMESTIC AND THE NON-POTABLE POINT OF CONNECTIONS. INSTALL ETHERNET CABLE TO THE PROVIDED ETHERNET SOURCE PER MANUFACTURER'S GUIDELINES. COORDINATE INSTALLATION OF CONTROLLER WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.
4. ROUTE TWO-WIRE CABLE THROUGH 2-INCH CONDUIT FROM IRRIGATION CONTROLLER TO LANDSCAPED AREA OUTSIDE BUILDING IN APPROXIMATE LOCATION SHOWN. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION. TWO WIRE PATH SHOWN OUTSIDE OF TURF AREA FOR LANDSCAPE PURPOSES ONLY.
5. INSTALL DECODER GROUNDING EQUIPMENT THAT MEETS CONTROLLER MANUFACTURER'S GUIDELINES AT LOCATION ADJACENT TO INDICATED REMOTE CONTROL VALVE OR TWO WIRE PATH. GROUNDING ROD IS TO BE INSTALLED A MINIMUM DISTANCE OF 10' AWAY FROM ANY TWO-WIRE RUNS. COORDINATE EXACT LOCATION OF GROUNDING EQUIPMENT WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR GROUNDING AND TESTING THE ENTIRE TWO WIRE PATH PER MANUFACTURER'S GUIDELINES.
6. INSTALL RAIN SENSOR ON BUILDING WALL NEAR TOP OF WALL IN APPROXIMATE LOCATION SHOWN. COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.
7. INSTALL AIR/VACUUM RELIEF VALVE AT HIGHEST ELEVATION IN APPROXIMATE LOCATION. FIELD VERIFY EXACT LOCATION OF AIR/VACUUM RELIEF VALVE.
8. EXCAVATE AND EXPOSE SLEEVE ENDS IN APPROXIMATE LOCATION (RE: IRRIGATION SLEEVING/CIVIL). ROUTE IRRIGATION PIPE AND/OR WIRING THROUGH SLEEVES AS SHOWN. COORDINATE SLEEVE LOCATIONS WITH GENERAL CONTRACTOR ON SITE PRIOR TO CONSTRUCTION.





POTABLE LEGEND

|  |                                                                                                                                                 |  |                                                                 |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------|
|  | POTABLE MAINLINE PIPE W/ TRACING WIRE<br>*CLASS 200 PVC<br>*SIZE AS SHOWN                                                                       |  | SPRAY SPRINKLER: RAIN BIRD MPR SERIES ON RD-04-S-P30-F @ 30 PSI |
|  | SLEEVEING<br>*CLASS 200 PVC<br>*SIZE PER SPECIFICATIONS                                                                                         |  | RADIUS: 5' FLOW (GPM): Q - 0.10 H - 0.20 F - 0.41               |
|  | TWO-WIRE CABLE WITHIN 2" CONDUIT<br>*REFER TO SPECIFICATIONS                                                                                    |  | RADIUS: 8' FLOW (GPM): Q - 0.26 H - 0.52 F - 1.05               |
|  | LATERAL PIPE TO SPRINKLERS & ROOT WATERING SYSTEMS<br>*CLASS 160 PVC<br>*1" UNLESS OTHERWISE NOTED                                              |  | RADIUS: 10' FLOW (GPM): Q - 0.39 H - 0.79 F - 1.58              |
|  | MANIFOLD PIPE TO ZONE CONTROL VALVES<br>*1" CLASS 160 PVC                                                                                       |  | RADIUS: 12' FLOW (GPM): Q - 0.65 H - 1.30 F - 2.60              |
|  | DRIP LATERAL PIPE<br>*UV RADIATION RESISTANT POLYETHYLENE<br>*3/4-INCH SIZE UNLESS OTHERWISE NOTED<br>*EMITTER TYPE: RAIN BIRD XERI-BUG         |  | RADIUS: 15' FLOW (GPM): Q - 0.92 H - 1.85 F - 3.70              |
|  | UNCONNECTED PIPE CROSSING                                                                                                                       |  | ROTOR SPRINKLER: HUNTER I-20-04-SS-PRB-MPR @ 45 PSI             |
|  | POINT-OF-CONNECTION (P.O.C.)                                                                                                                    |  | NOZZLE FLOW(GPM) RADIUS(FEET)                                   |
|  | WINTERIZATION ASSEMBLY<br>*REFER TO DETAILS                                                                                                     |  | 25Q 1 1.98 25'                                                  |
|  | BACKFLOW ASSEMBLY<br>*1.5" FEBCO 825YA<br>*STRONGBOX SBBC-AL, SIZE AS NECESSARY                                                                 |  | 25H 1.98 25'                                                    |
|  | BLOW OUT ASSEMBLY, 2" AND SMALLER<br>*REFER TO DETAILS                                                                                          |  | 25F 3.82 25'                                                    |
|  | MASTER VALVE ASSEMBLY:<br>*MODEL: GRISWOLD 2160K, 1.5"<br>*NORMALLY OPEN<br>*DC LATCHING SOLENOID<br>*DECODER: IVM-OUT                          |  | 30Q 1.4 30'                                                     |
|  | FLOW SENSOR ASSEMBLY<br>*MODEL: FLOMEC QS200 - 1.5"<br>*DECODER: IVM-SEN                                                                        |  | 30H 2.96 30'                                                    |
|  | ISOLATION GATE VALVE ASSEMBLY<br>*MODEL: MATCO 10RT (3" AND LARGER)<br>*MODEL: NIBCO T-113K (2.5" AND SMALLER)<br>*SIZED TO MATCH MAINLINE SIZE |  | 30F 5.78 30'                                                    |
|  | QUICK COUPLING VALVE ASSEMBLY<br>*SIZE: RAIN BIRD 5-RC                                                                                          |  | 35Q 1.92 35'                                                    |
|  | REMOTE CONTROL VALVE ASSEMBLY<br>*MODEL: RAIN BIRD PEBVM<br>*SIZE AS SHOWN ON PLANS<br>*BALL VALVE: SPEARS PVC COMPACT                          |  | 35H 3.81 35'                                                    |
|  | DRIP REMOTE CONTROL VALVE ASSEMBLY<br>*MODEL: RAIN BIRD XCZ-100-IVM<br>*SIZE AS SHOWN ON PLANS                                                  |  | 35F 7.58 35'                                                    |
|  | ZONE CONTROL VALVE ASSEMBLY<br>*BALL VALVE: SPEARS PVC COMPACT                                                                                  |  |                                                                 |
|  | FLUSH CAP ASSEMBLY<br>*SIZE: RAIN BIRD OR EQUAL                                                                                                 |  |                                                                 |
|  | AIR VACUUM RELIEF VALVE ASSEMBLY<br>*SIZE: 1.5" WATERMAN AV-150                                                                                 |  |                                                                 |

|  |                                             |
|--|---------------------------------------------|
|  | ROTOR SPRINKLER: HUNTER I-25-04-SS @ 50 PSI |
|  | NOZZLE FLOW(GPM) RADIUS(FEET)               |
|  | 4 4.7 42'                                   |
|  | 5 5.3 45'                                   |
|  | 7 7.5 48'                                   |
|  | 8 9.2 50'                                   |
|  | 10 11.1 52'                                 |
|  | 13 12.3 54'                                 |
|  | 15 14.3 57'                                 |
|  | 18 15.7 59'                                 |
|  | 20 17.8 62'                                 |
|  | 23 21.9 64'                                 |
|  | 25 23.5 66'                                 |

VALVE BOXES: RAIN BIRD VB SERIES WITH GREEN LIDS

TREE ROOT WATERING SYSTEM: RAIN BIRD RWS-B-1401  
INSTALL 2 PER TREE (REFER TO DETAIL)

NON-POTABLE LEGEND

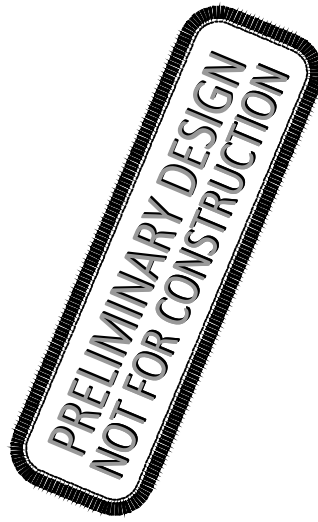
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|  | NON-POTABLE MAINLINE PIPE W/ TRACING WIRE<br>*CLASS 200 PVC, PURPLE<br>*SIZE AS SHOWN                                                   |  | SPRAY SPRINKLER: RAIN BIRD MPR SERIES ON RD-04-S-P30-F-NP @ 30 PSI |
|  | SLEEVEING<br>*CLASS 200 PVC<br>*SIZE PER SPECIFICATIONS                                                                                 |  | RADIUS: 5' FLOW (GPM): Q - 0.10 H - 0.20 F - 0.41                  |
|  | TWO-WIRE CABLE WITHIN 2" CONDUIT<br>*REFER TO SPECIFICATIONS                                                                            |  | RADIUS: 8' FLOW (GPM): Q - 0.26 H - 0.52 F - 1.05                  |
|  | LATERAL PIPE TO SPRINKLERS & ROOT WATERING SYSTEMS<br>*CLASS 160 PVC, PURPLE<br>*1" UNLESS OTHERWISE NOTED                              |  | RADIUS: 10' FLOW (GPM): Q - 0.39 H - 0.79 F - 1.58                 |
|  | MANIFOLD PIPE TO ZONE CONTROL VALVES<br>*1" CLASS 160 PVC, PURPLE                                                                       |  | RADIUS: 12' FLOW (GPM): Q - 0.65 H - 1.30 F - 2.60                 |
|  | DRIP LATERAL PIPE<br>*UV RADIATION RESISTANT POLYETHYLENE<br>*3/4-INCH SIZE UNLESS OTHERWISE NOTED<br>*EMITTER TYPE: RAIN BIRD XERI-BUG |  | RADIUS: 15' FLOW (GPM): Q - 0.92 H - 1.85 F - 3.70                 |
|  | UNCONNECTED PIPE CROSSING                                                                                                               |  | ROTOR SPRINKLER: HUNTER I-20-04-SS-PRB-R-MPR @ 45 PSI              |
|  | POINT-OF-CONNECTION (P.O.C.)                                                                                                            |  | NOZZLE FLOW(GPM) RADIUS(FEET)                                      |
|  | BLOW OUT ASSEMBLY - 2.5" AND LARGER<br>*REFER TO DETAILS                                                                                |  | 25Q 1 1.98 25'                                                     |
|  | MASTER VALVE ASSEMBLY:<br>*MODEL: GRISWOLD 2160Q, FLANGED ENDS, 6"<br>*NORMALLY OPEN<br>*DC LATCHING SOLENOID<br>*DECODER: IVM-OUT      |  | 25H 1.98 25'                                                       |
|  | FLOW SENSOR ASSEMBLY<br>*MODEL: FLOMEC QS200 - 4"<br>*DECODER: IVM-SEN                                                                  |  | 25F 3.82 25'                                                       |
|  | ISOLATION GATE VALVE ASSEMBLY<br>*MODEL: MATCO 10RT<br>*SIZED TO MATCH MAINLINE SIZE                                                    |  | 30Q 1.4 30'                                                        |
|  | QUICK COUPLING VALVE ASSEMBLY<br>*SIZE: RAIN BIRD 5-NP                                                                                  |  | 30H 2.96 30'                                                       |
|  | REMOTE CONTROL VALVE ASSEMBLY<br>*MODEL: RAIN BIRD PESBVM<br>*SIZE AS SHOWN ON PLANS<br>*BALL VALVE: SPEARS PVC COMPACT                 |  | 30F 5.78 30'                                                       |
|  | DRIP REMOTE CONTROL VALVE ASSEMBLY<br>*MODEL: RAIN BIRD XCZ-100-PRBR<br>*SIZE AS SHOWN ON PLANS<br>*DECODER: LX-IVM-SOL                 |  | 35Q 1.92 35'                                                       |
|  | ZONE CONTROL VALVE ASSEMBLY<br>*BALL VALVE: SPEARS PVC COMPACT                                                                          |  | 35H 3.81 35'                                                       |
|  | FLUSH CAP ASSEMBLY<br>*SIZE: RAIN BIRD OR EQUAL                                                                                         |  | 35F 7.58 35'                                                       |
|  | AIR VACUUM RELIEF VALVE ASSEMBLY<br>*SIZE: 2" WATERMAN AV-150                                                                           |  |                                                                    |

|  |                                               |
|--|-----------------------------------------------|
|  | ROTOR SPRINKLER: HUNTER I-25-04-SS-R @ 50 PSI |
|  | NOZZLE FLOW(GPM) RADIUS(FEET)                 |
|  | 4 4.7 42'                                     |
|  | 5 5.3 45'                                     |
|  | 7 7.5 48'                                     |
|  | 8 9.2 50'                                     |
|  | 10 11.1 52'                                   |
|  | 13 12.3 54'                                   |
|  | 15 14.3 57'                                   |
|  | 18 15.7 59'                                   |
|  | 20 17.8 62'                                   |
|  | 23 21.9 64'                                   |
|  | 25 23.5 66'                                   |

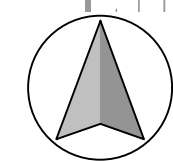
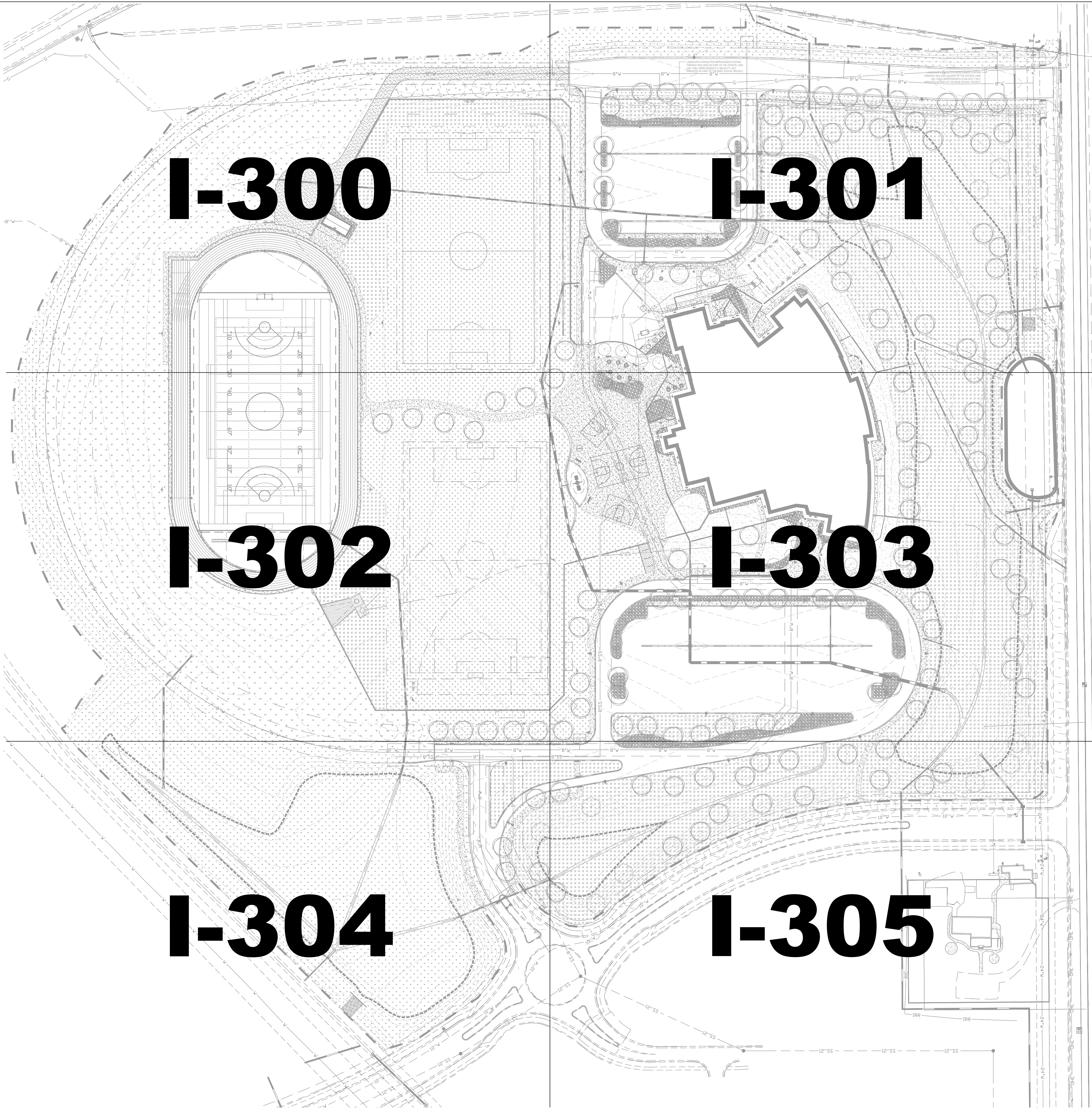
VALVE BOXES: RAIN BIRD VB SERIES WITH PURPLE LIDS

CONTROL SYSTEM LEGEND

|  |                                                                                                                                                                                                                                                                                                                                                                                          |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | IRRIGATION CONTROLLER ASSEMBLY: RAIN BIRD ESPLXIVMP (1)<br>*STAINLESS STEEL WALL MOUNT - RAIN BIRD LXMMSS<br>*INSTALL ONE RAIN BIRD IQ-NCC-EN ETHERNET CARTRIDGE<br>*INSTALL ONE RAIN BIRD IVM-OUT DECODER WITH EACH MASTER VALVE<br>*INSTALL ONE RAIN BIRD IVM-SEN DECODER WITH EACH FLOW SENSOR<br>*SURGE DEVICE ASSEMBLY: RAIN BIRD IVM-SD, GROUND SYSTEM PER MANUFACTURER GUIDELINES |
|  | RAIN SENSOR:<br>*MODEL: RAIN BIRD WR2-RFC                                                                                                                                                                                                                                                                                                                                                |
|  | INDICATES CONTROLLER AND CONTROLLER STATION NUMBER                                                                                                                                                                                                                                                                                                                                       |
|  | INDICATES LATERAL DISCHARGE IN GPM                                                                                                                                                                                                                                                                                                                                                       |
|  | INDICATES REMOTE CONTROL VALVE SIZE IN INCHES                                                                                                                                                                                                                                                                                                                                            |







N.T.S.



IRRIGATION  
OVERALL

37-23212-00

MAJOR SITE  
PLAN  
08/14/2023

NORTH CAMPUS SUBDIVISION  
WCSD4 NEW MIDDLE SCHOOL  
CO ROAD 15 & CO ROAD 70  
WINDSOR, COLORADO



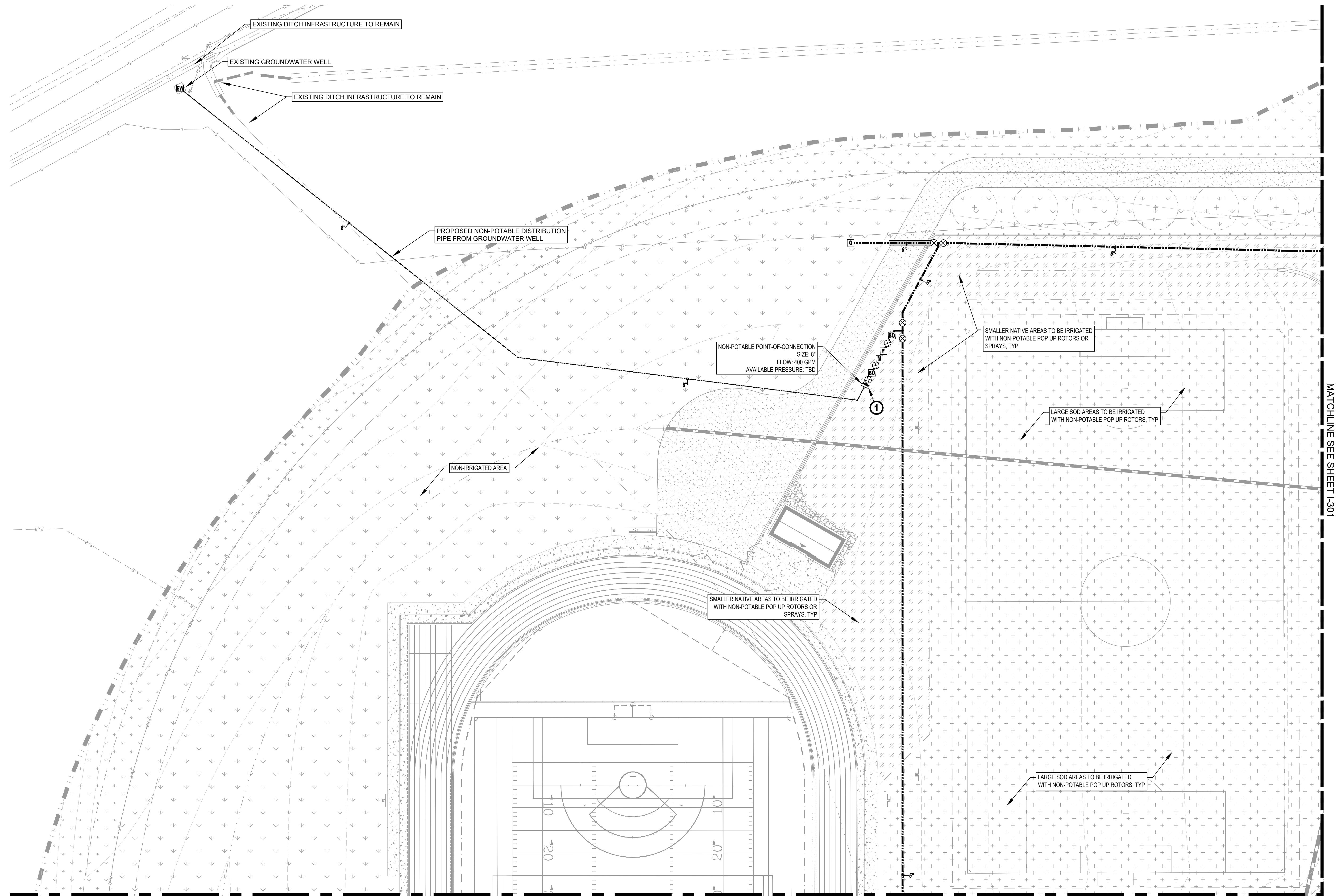
bha  
111 S. Meldrum Street, #110  
Fort Collins, CO 80521  
970.223.7577  
Landscape Architecture  
Urban Design  
Site Development

PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

DLRGROUP  
ARCHITECTURE ENGINEERING PLANNING INTERIORS  
© DLR Group/LLP Group

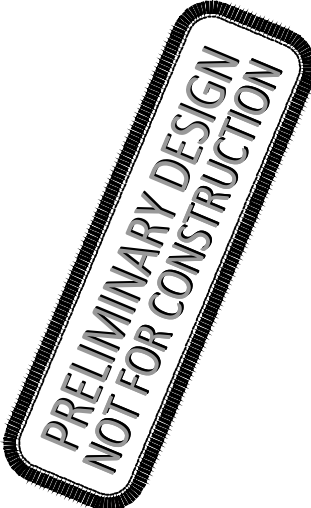
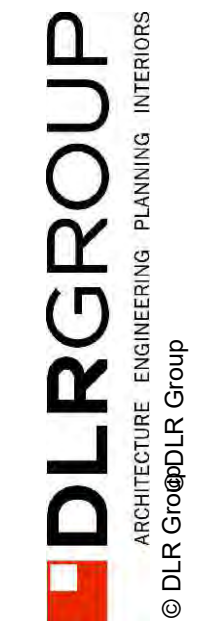
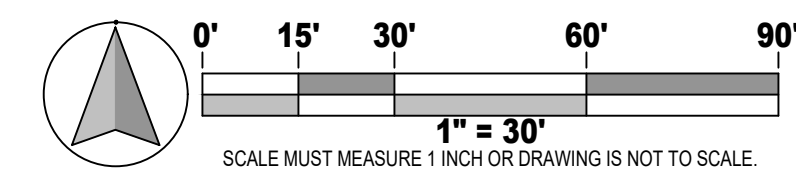
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MATCHLINE SEE SHEET I-302

MATCHLINE SEE SHEET I-301



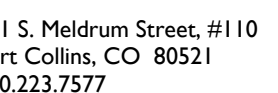
NORTH CAMPUS SUBDIVISION  
**WCSD4 NEW MIDDLE SCHOOL**  
CO. ROAD 15 & CO. ROAD 70  
WINDSOR, COLORADO

MAJOR SITE  
PLAN  
08/14/2023

37-23212-00  
IRRIGATION  
PLAN

**I-300**  
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Landscape Architecture  
Urban Design  
Site Development



**NORTH CAMPUS SUBDIVISION**  
**WCSD4 NEW MIDDLE SCHOOL**  
CO. ROAD 15 & CO. ROAD 70  
WINDSOR, COLORADO

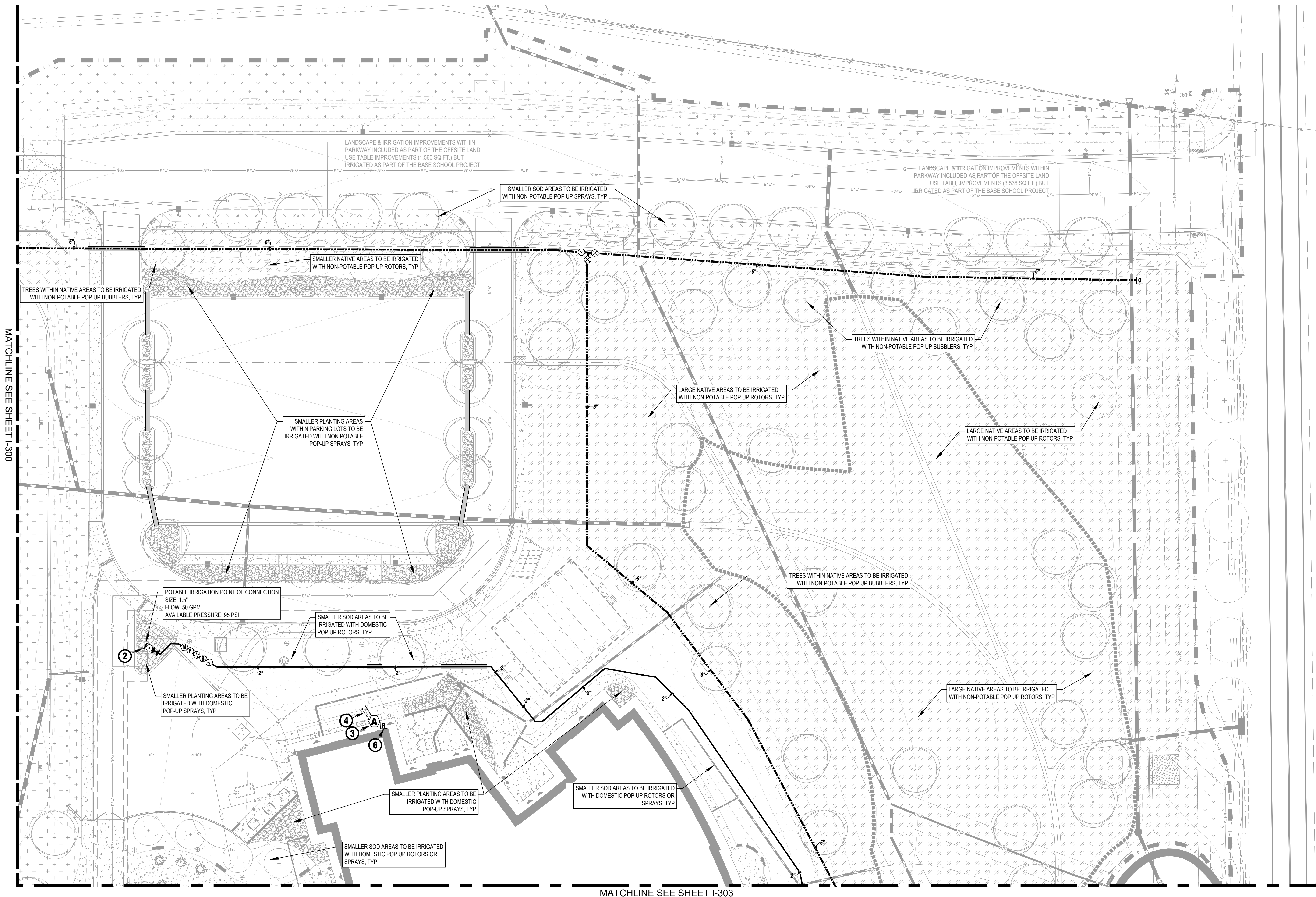
MAJOR SITE  
PLAN  
3/14/2023

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IRRIGATION  
PLAN

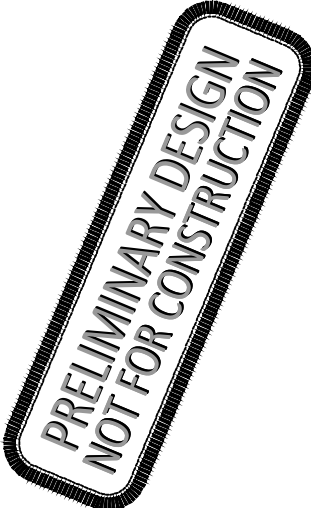
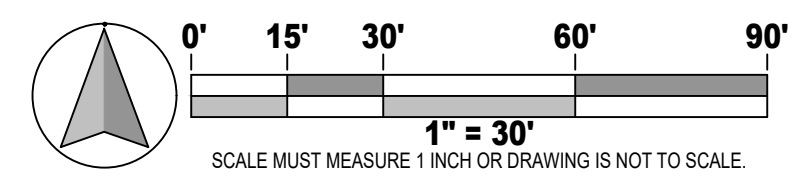
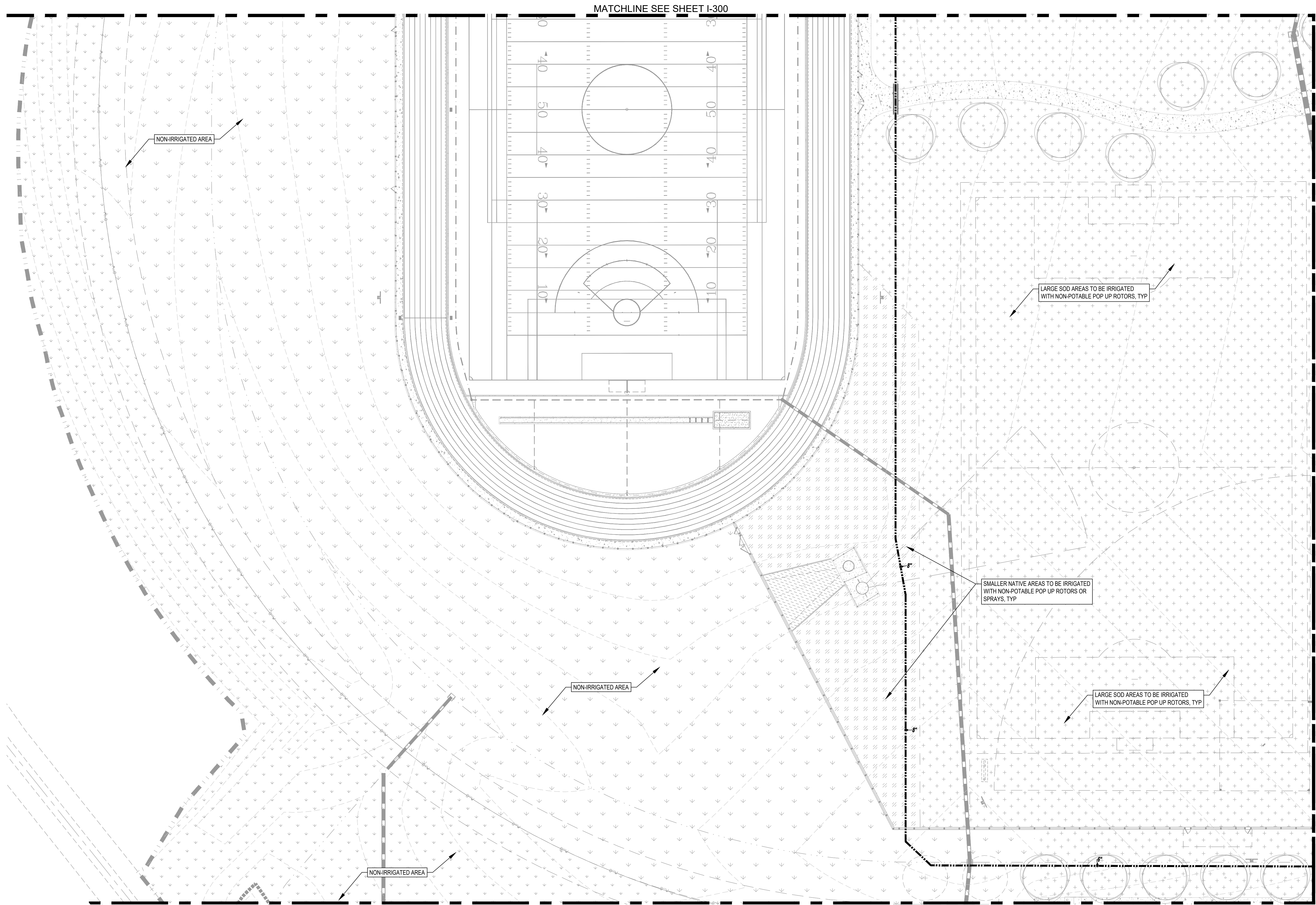
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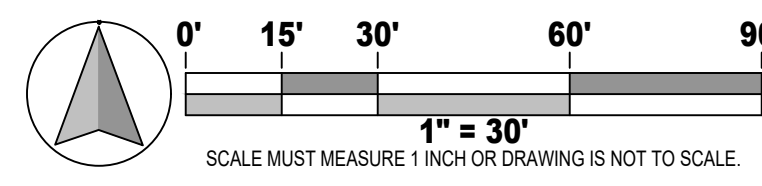
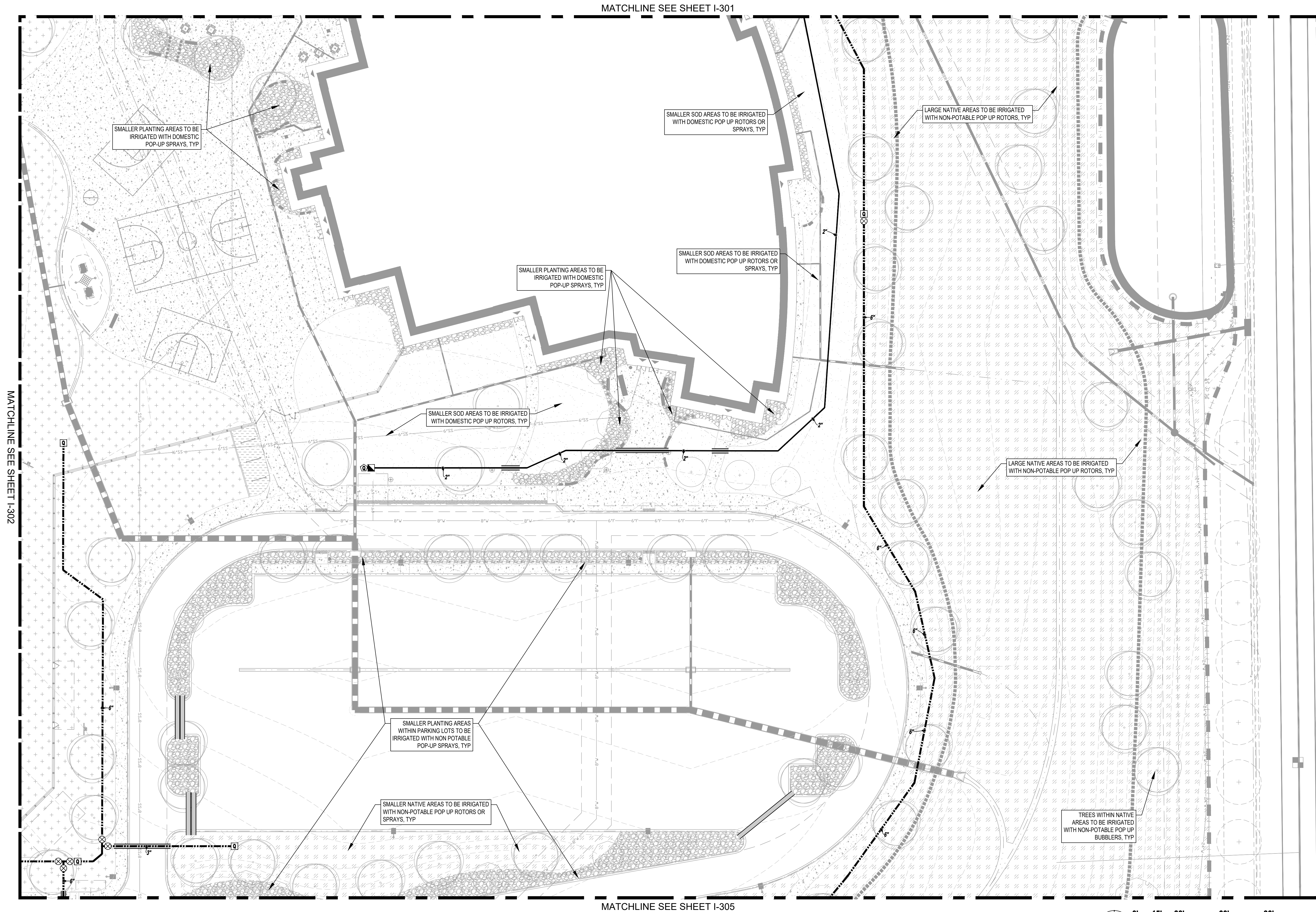
NORTH CAMPUS SUBDIVISION  
**WCSD4 NEW MIDDLE SCHOOL**  
CO. ROAD 15 & CO. ROAD 70  
WINDSOR, COLORADO

MAJOR SITE  
PLAN  
08/14/2023

37-23212-00  
IRRIGATION  
PLAN

**I-302**  
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MATCHLINE SEE SHEET I-302

EXISTING 50" CITY OF GREELEY  
PIPELINE EASEMENT  
WELD COUNTY REC. NO. 1504542  
GREELEY REC. NO. FOR  
ORIGINAL DEED: 115162

GREELEY WATER TRANSMISSION LINE:  
BELLVUE LINE 1, 20-INCH CAST IRON.  
INSTALL DATE: 1932

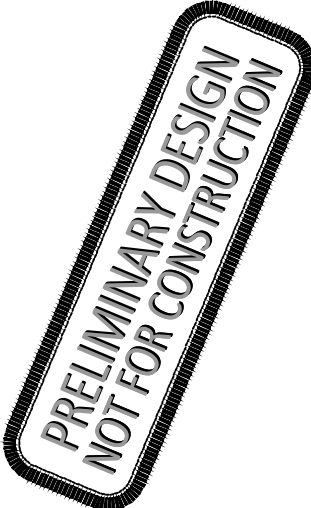
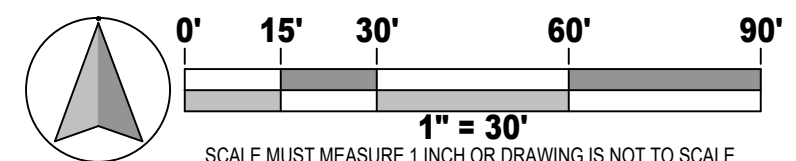
NON-IRRIGATED AREA

SMALLER SOD AREAS TO BE IRRIGATED  
WITH NON-POTABLE POP UP SPRAYS, TYP

NON-IRRIGATED AREA

MATCHLINE SEE SHEET I-305

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Water/Sewer Chief Engineer  
Review does not constitute "approval" of plans. Permittee is  
responsible for accuracy and completeness of plans.



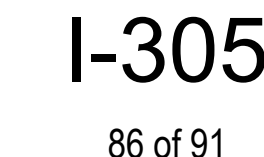
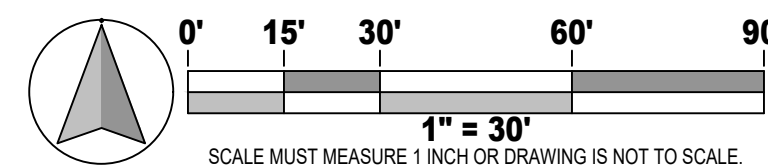
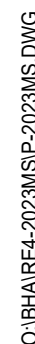
NORTH CAMPUS SUBDIVISION  
WCSD4 NEW MIDDLE SCHOOL  
CO. ROAD 15 & CO. ROAD 70  
WINDSOR, COLORADO

MAJOR SITE  
PLAN  
08/14/2023

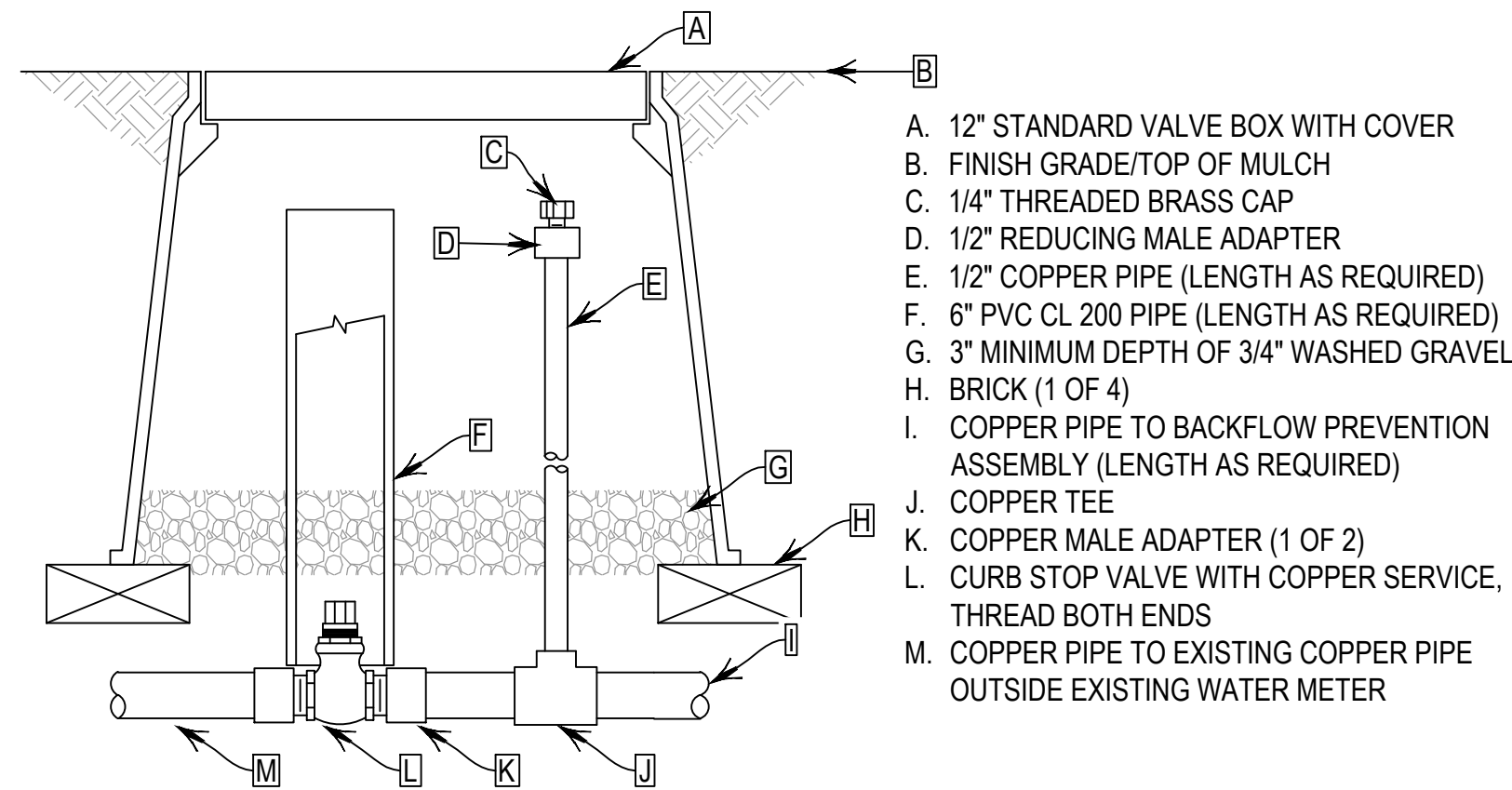
37-23212-00  
IRRIGATION  
PLAN

I-304  
85 of 91

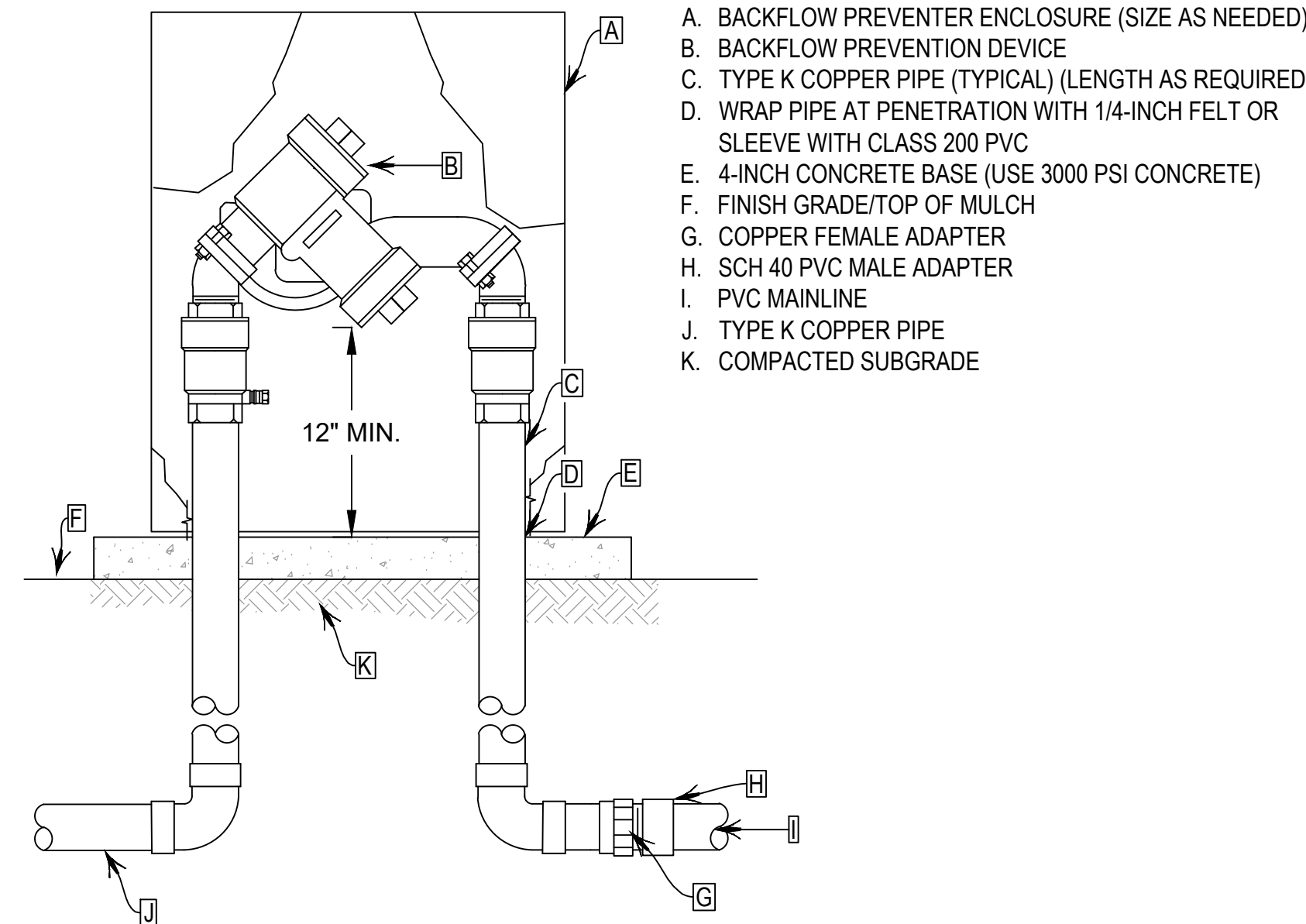




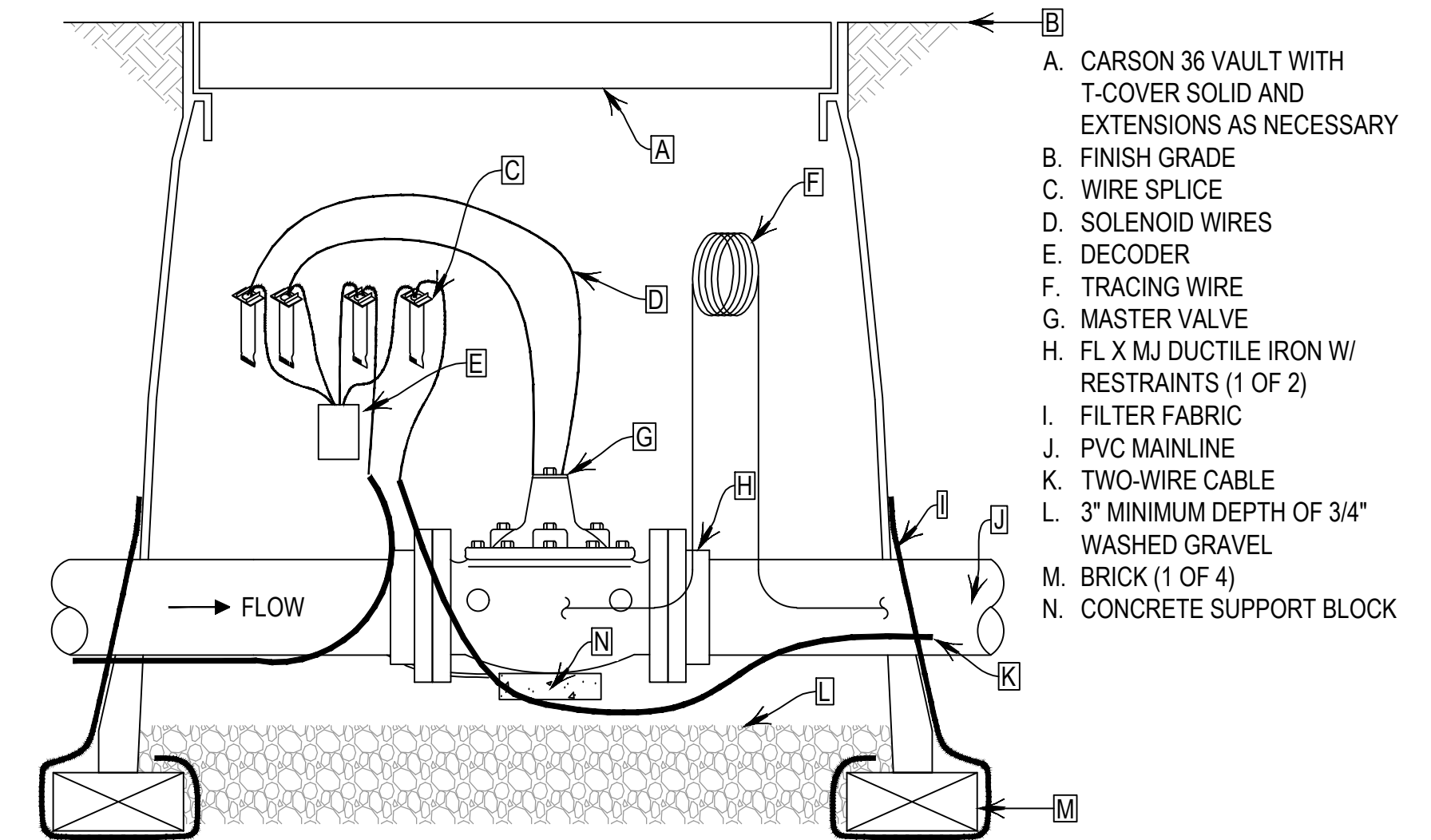




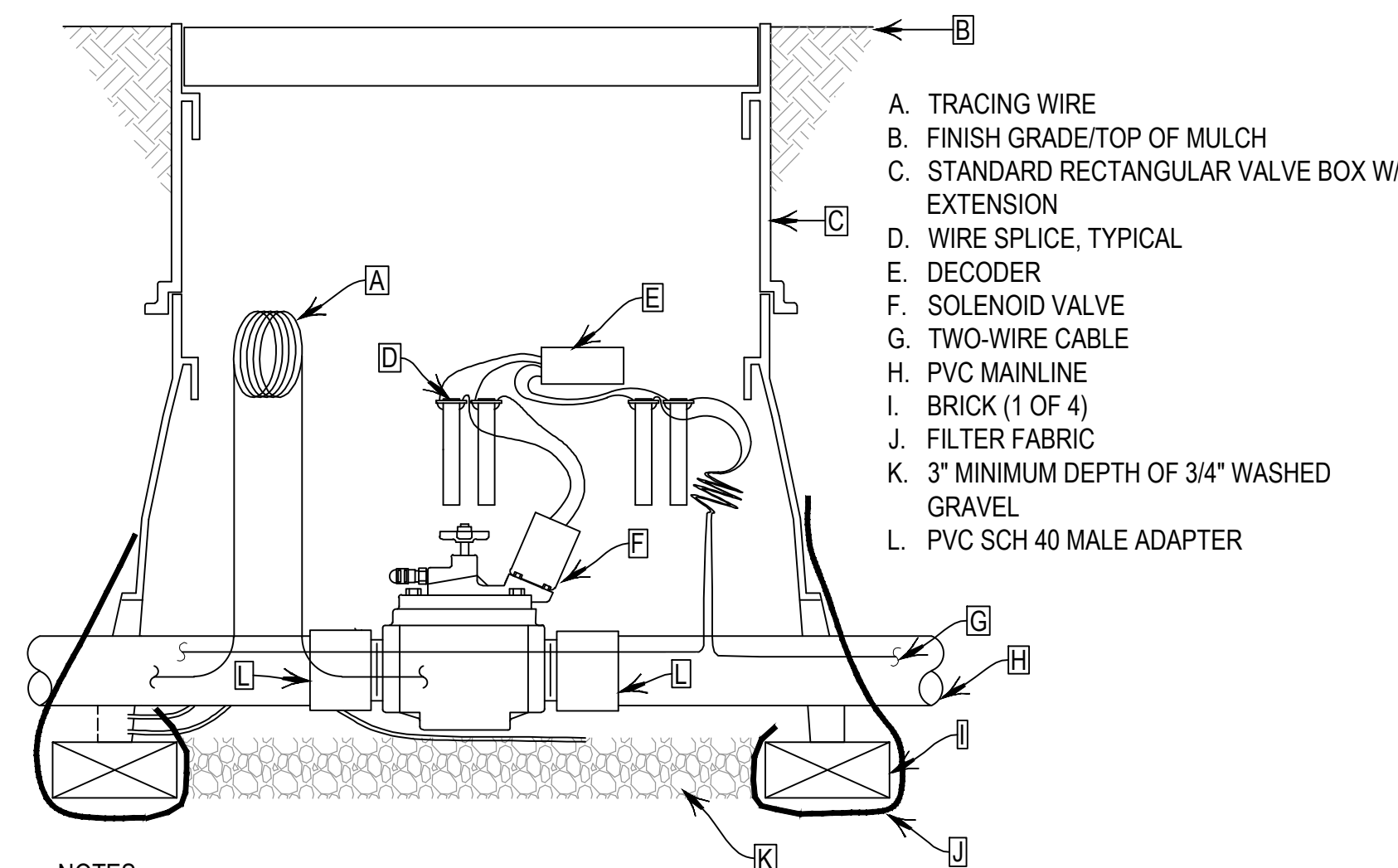
- NOTE:
1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.
  2. THIS ASSEMBLY IS INTENDED TO BE USED FOR WINTERIZATION OF BACKFLOW PREVENTION ASSEMBLY ONLY.



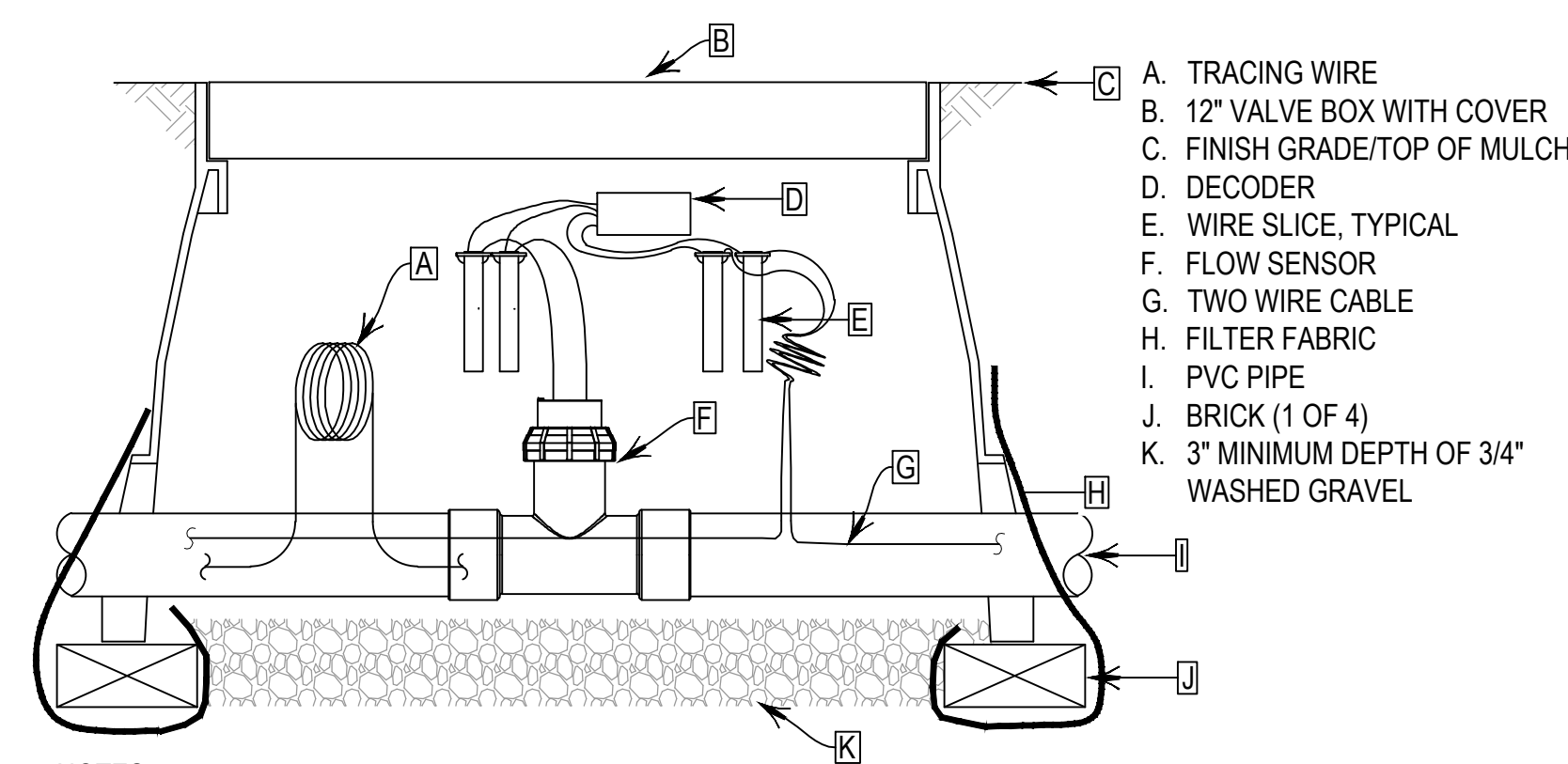
- NOTES:
1. FURNISH FITTINGS AND PIPING SIZED IDENTICALLY WITH NOMINAL BACKFLOW PREVENTION DEVICE.



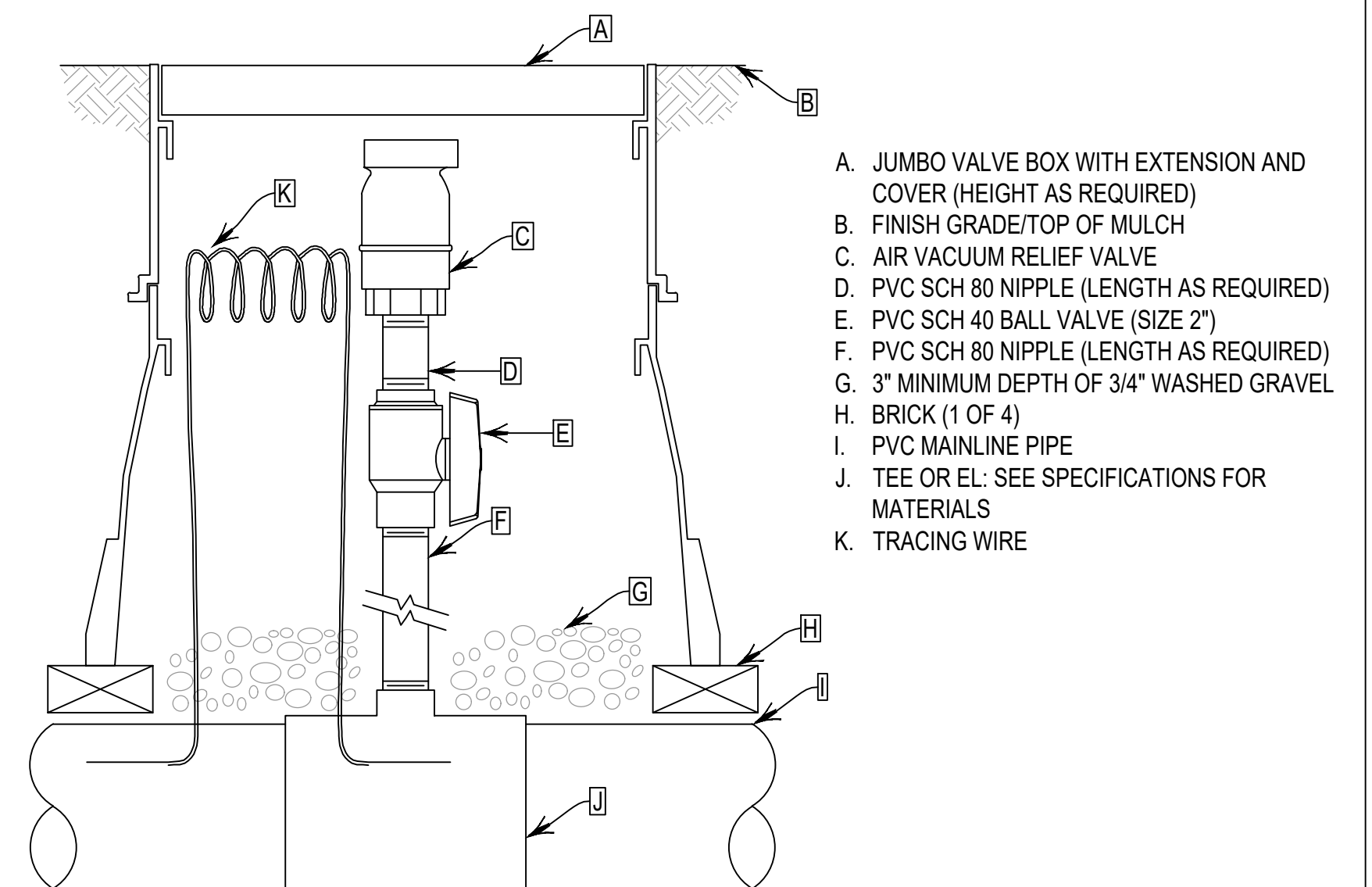
- NOTES:
1. INSTALL DECODER PER MANUFACTURER'S GUIDELINES.
  2. USE VALVE BOX EXTENSION AS NECESSARY TO ACHIEVE A MINIMUM CLEARANCE OF 6" ABOVE ASSEMBLY.
  3. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE MASTER VALVE.
  4. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
  5. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.
  6. POSITION VALVE BOX OVER MASTER VALVE TO ALLOW ACCESS TO SOLENOID.
  7. INSTALL SO THAT GRAVEL IS ONLY IN CONTACT WITH BOTTOM OF VALVE ASSEMBLY.



- NOTES:
1. USE VALVE BOX EXTENSION AS NECESSARY TO ACHIEVE MINIMUM DIMENSIONS ABOVE ASSEMBLY.
  2. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE SOLENOID VALVE (SIZED AS SHOWN).
  3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
  4. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.
  5. POSITION VALVE BOX OVER VALVE TO ALLOW ACCESS TO SOLENOID.
  6. INSTALL SO THAT NO GRAVEL IS IN CONTACT WITH VALVE ASSEMBLY.



- NOTES:
1. ALLOW 10 PIPE DIAMETERS UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM OF STRAIGHT RUN OF PIPE TO ACHIEVE PROPER FLOW REGIME.
  2. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
  3. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.
  4. INSTALL SO THAT GRAVEL IS ONLY IN CONTACT WITH BOTTOM OF SENSOR ASSEMBLY.



- NOTES:
1. OPEN BALL VALVE IN ASSEMBLY 1/4 TURN UNTIL IRRIGATION SYSTEM IS FULLY CHARGED WITH WATER.
  2. CLOSE VALVE DURING WINTERIZATION AND OPEN 1/2 TURN AFTER WINTERIZATION OF SYSTEM TO PROTECT VALVE DURING FREEZING WEATHER.
  3. REPLACE PVC BALL VALVE WITH BRASS BALL VALVE IN THE EVENT AN AIR VACUUM RELIEF VALVE WITH MALE INLET IS USED.

## 1 WINTERIZATION ASSEMBLY

N.T.S.

## 2 BACKFLOW ASSEMBLY (2.5" AND SMALLER)

N.T.S.

## 3 MASTER VALVE ASSEMBLY (3" AND LARGER)

N.T.S.

## 4 MASTER VALVE ASSEMBLY (2.5" AND SMALLER)

N.T.S.

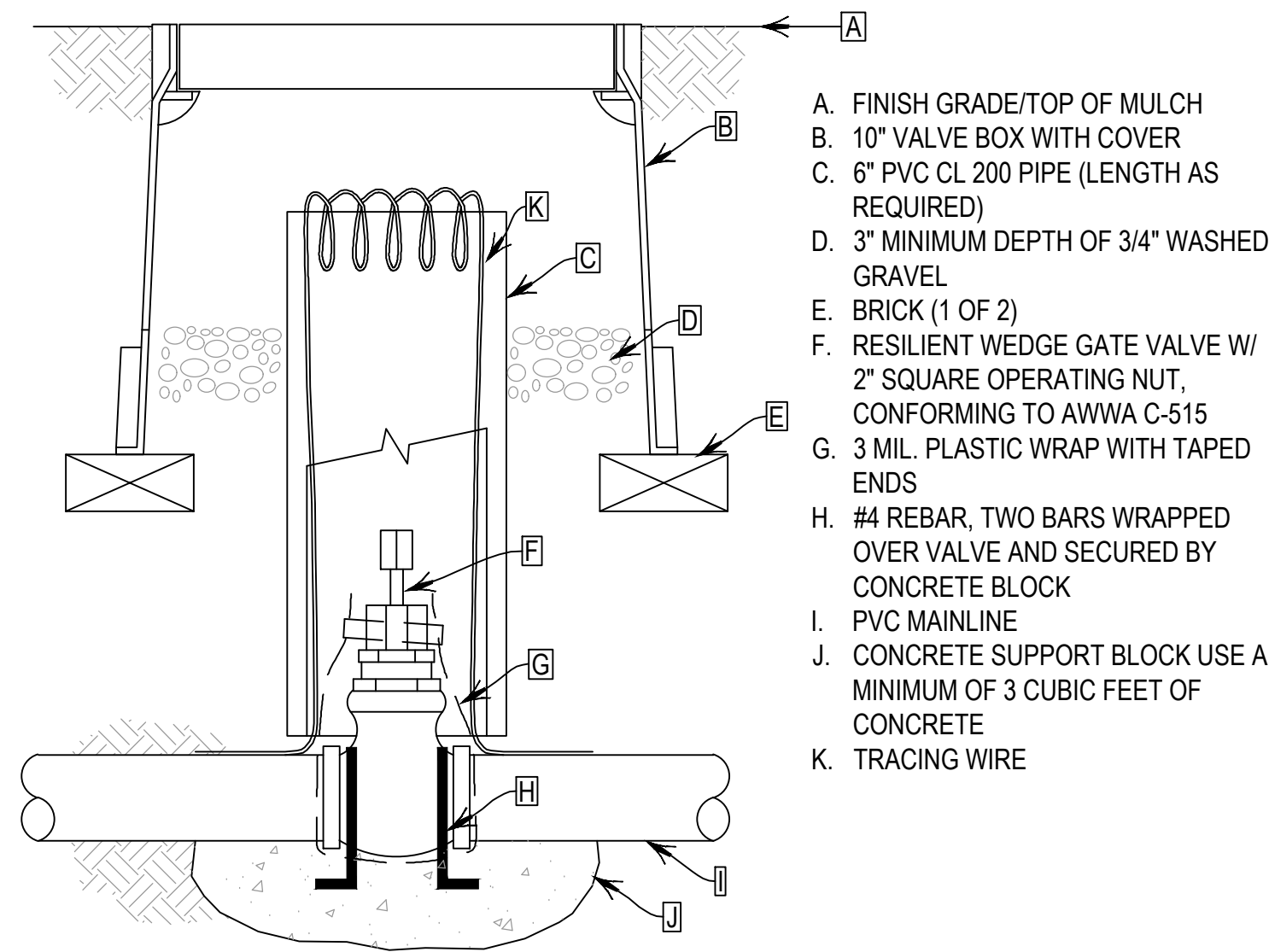
## 5 FLOW SENSOR ASSEMBLY

N.T.S.

## 6 AIRVACUUM RELIEF VALVE ASSEMBLY

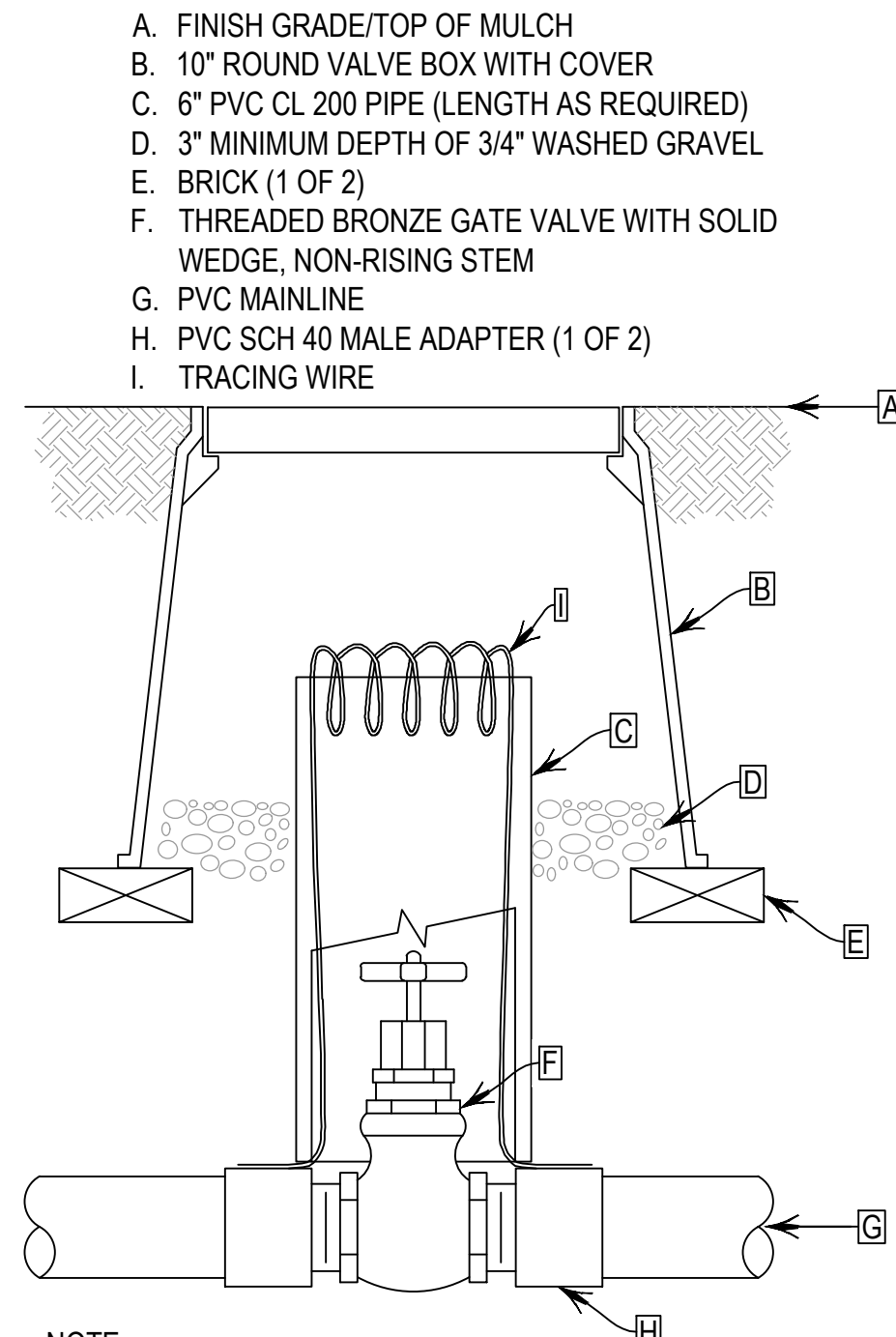
N.T.S.





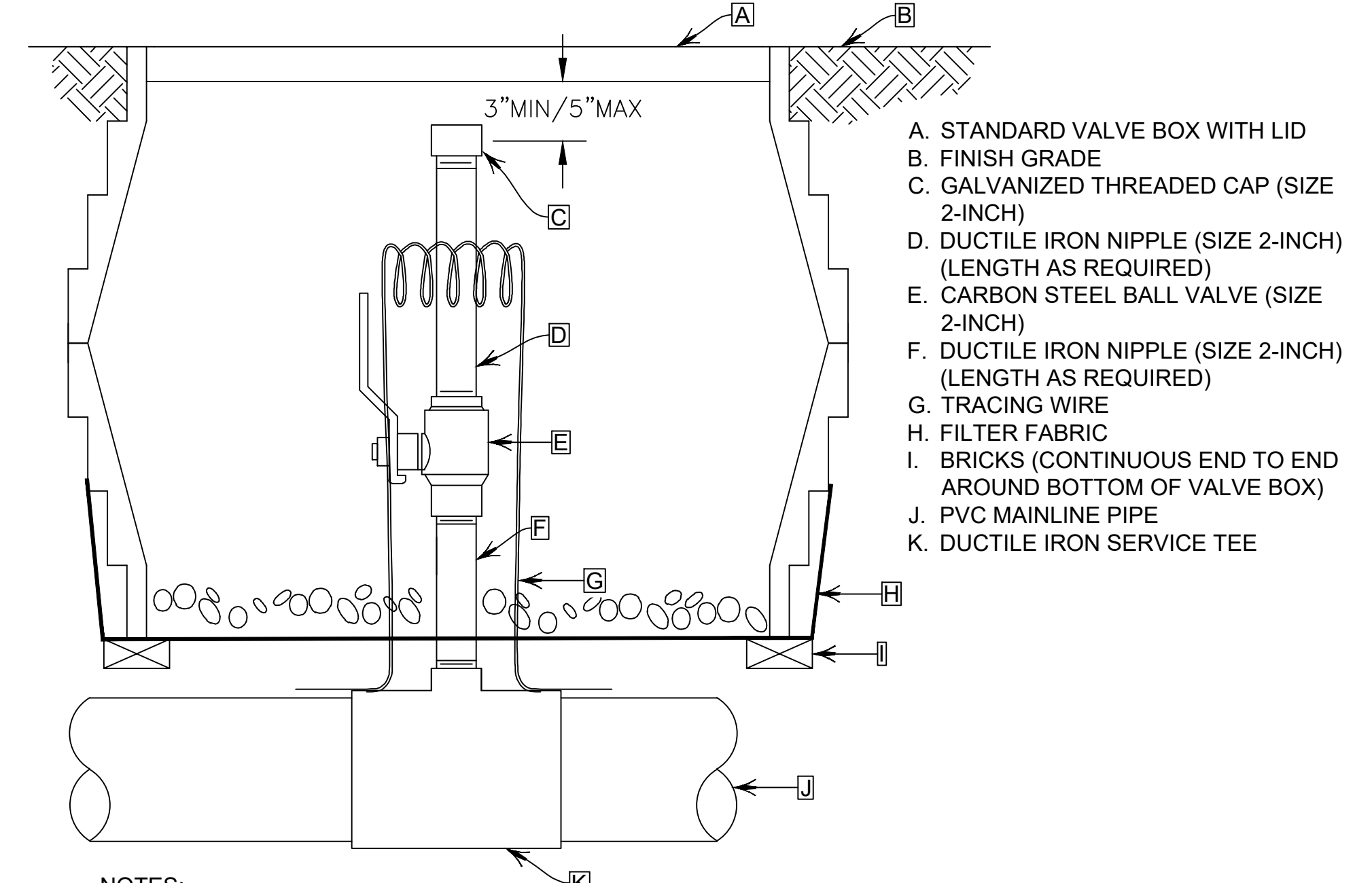
- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.
  2. INSTALL A 4" THICK CONCRETE PAD BELOW VALVE WITH NO. 4 REBAR WHEN USING PUSH ON TYPE VALVES.
  3. RESILIENT WEDGE GATE VALVE MAY HAVE EITHER MECHANICAL JOINT OR PUSH-ON GASKETED ENDS. THE OPERATOR IS A 2" SQUARE-WRENCH NUT.
  4. ANCHOR ISOLATION VALVE TO CONCRETE BY BENDING REBAR OVER EACH END OF VALVE AND EXTENDING A MINIMUM OF 6" INTO CONCRETE SUPPORT BLOCK.
  5. WRAP VALVE ENDS AND BODY IN 3 MIL. PLASTIC PRIOR TO POURING CONCRETE.
  6. CONCRETE SUPPORT BLOCK IS TO BE POURED UNDER ISOLATION GATE VALVE. THE ISOLATION GATE VALVE IS NOT TO BE SET IN THE CONCRETE.

## 1 ISOLATION GATE VALVE ASSEMBLY (3" AND LARGER) N.T.S.



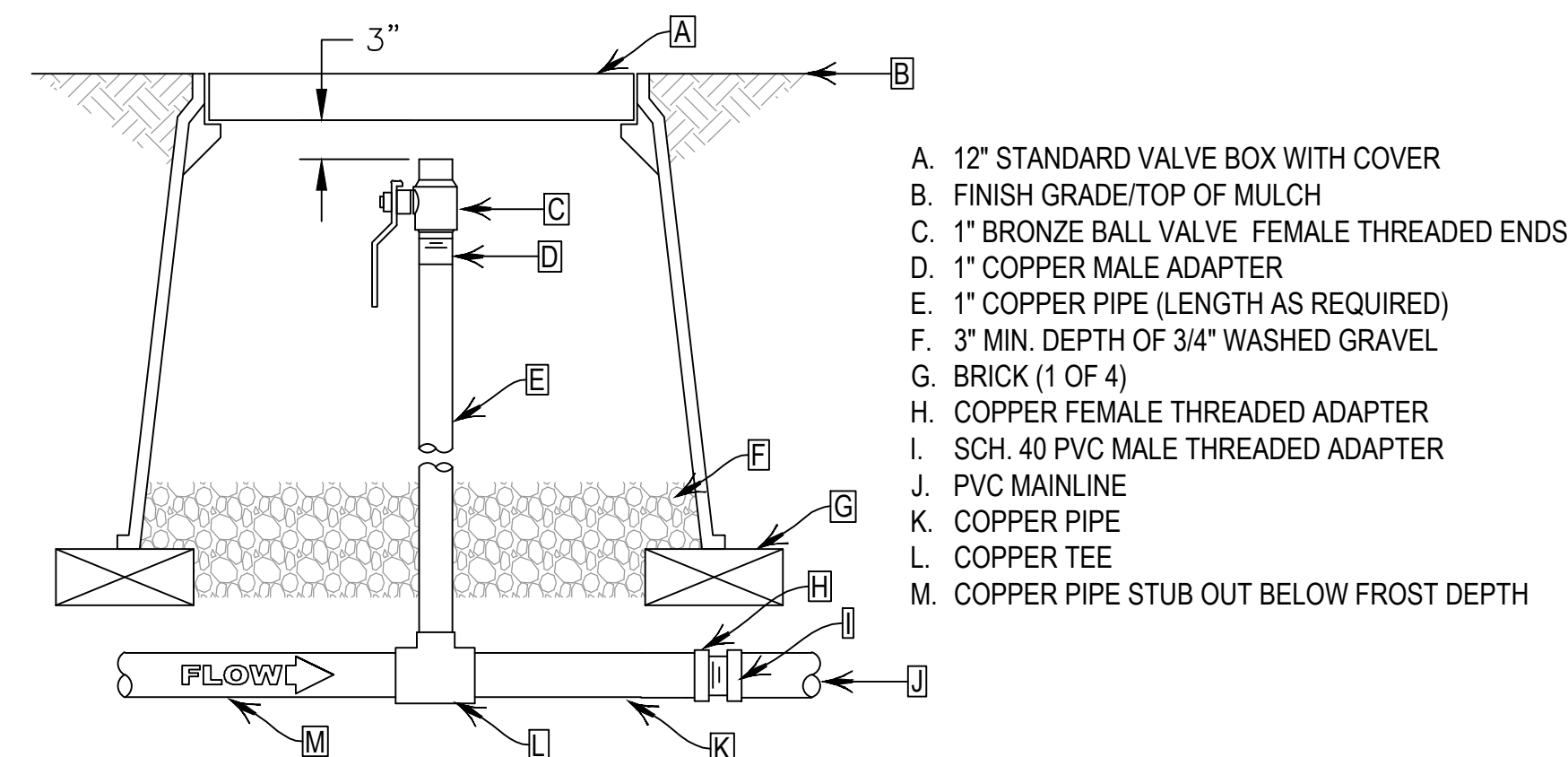
- NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

## 2 ISOLATION GATE VALVE ASSEMBLY (2.5" AND SMALLER) N.T.S.



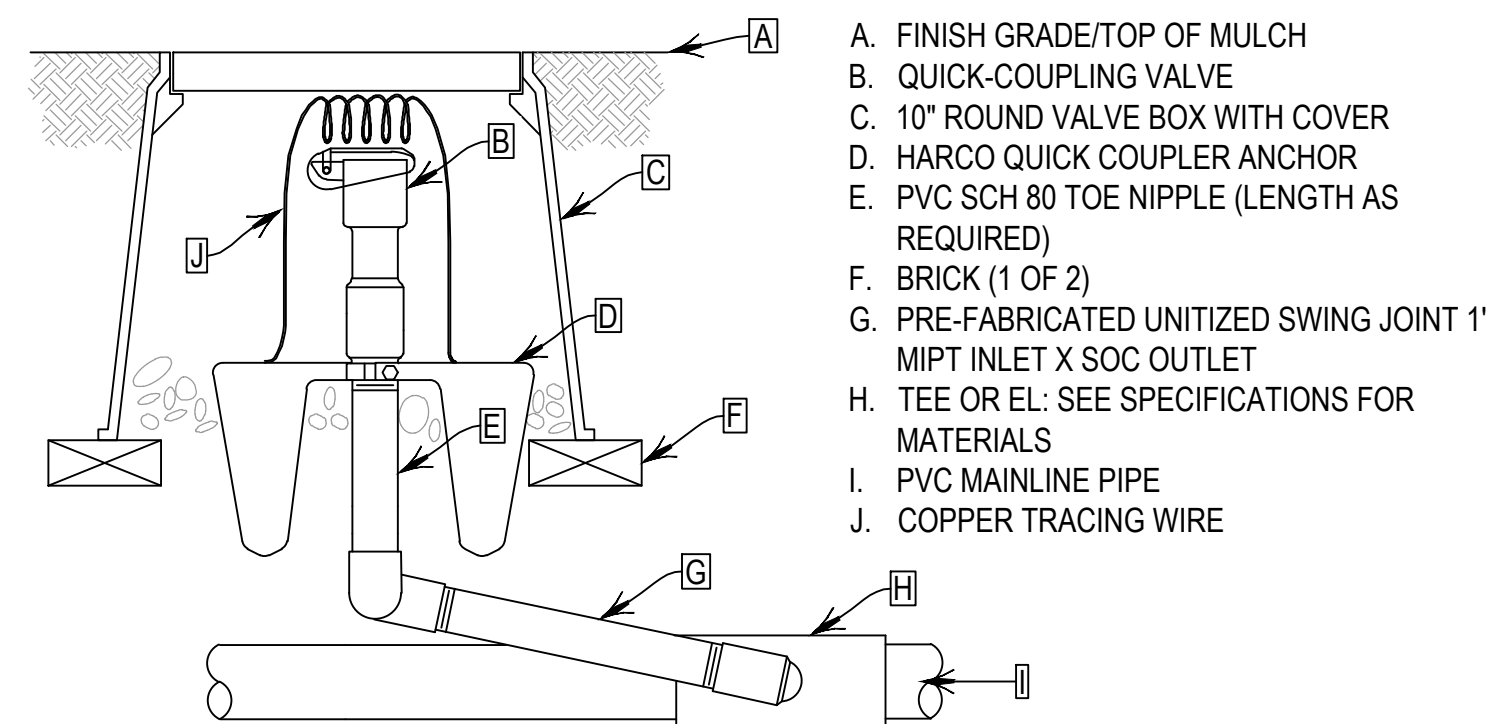
- NOTES:
1. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
  2. BRAND VALVE BOX LID PER SPECIFICATIONS.

## 3 BLOW OUT ASSEMBLY 2.5" AND LARGER N.T.S.



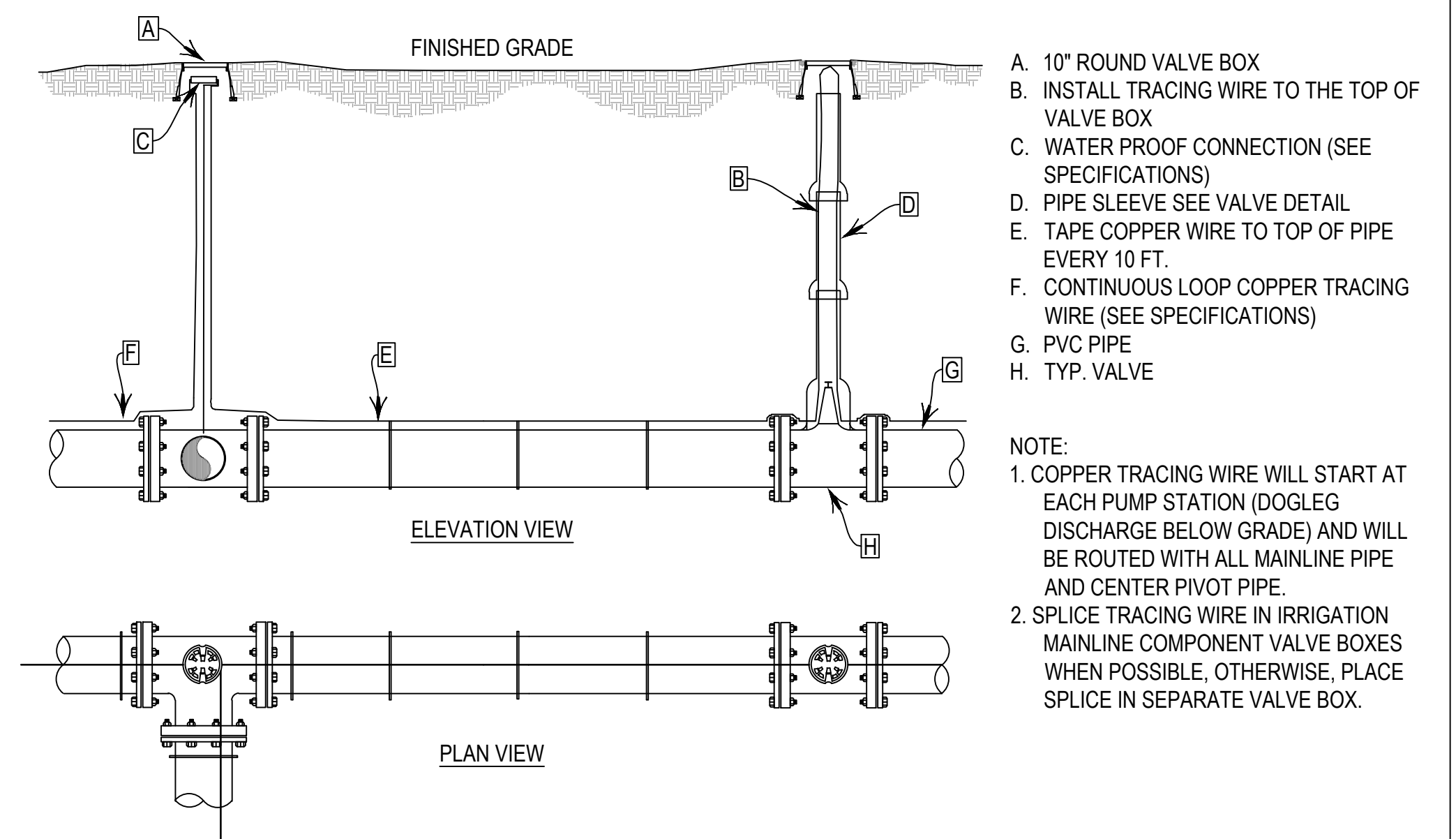
- NOTES:
1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.
  2. TRANSITION PVC MAINLINE ELEVATION TO MASTER VALVE ASSEMBLY USING SCH. 40 PVC 45° FITTINGS.

## 4 BLOW OUT ASSEMBLY 2" AND SMALLER N.T.S.



- NOTES:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
  2. INSTALLATION HEIGHT OF QUICK COUPLER VALVE IN VALVE BOX MUST ASSURE PROPER OPERATION OF QUICK COUPLER KEY.
  3. INSTALL SWING JOINT LAY ARM BETWEEN 30° AND 45° OF LATERAL PIPE IN ORDER TO ABSORB DOWNWARD IMPACT.

## 5 QUICK COUPLING VALVE ASSEMBLY N.T.S.

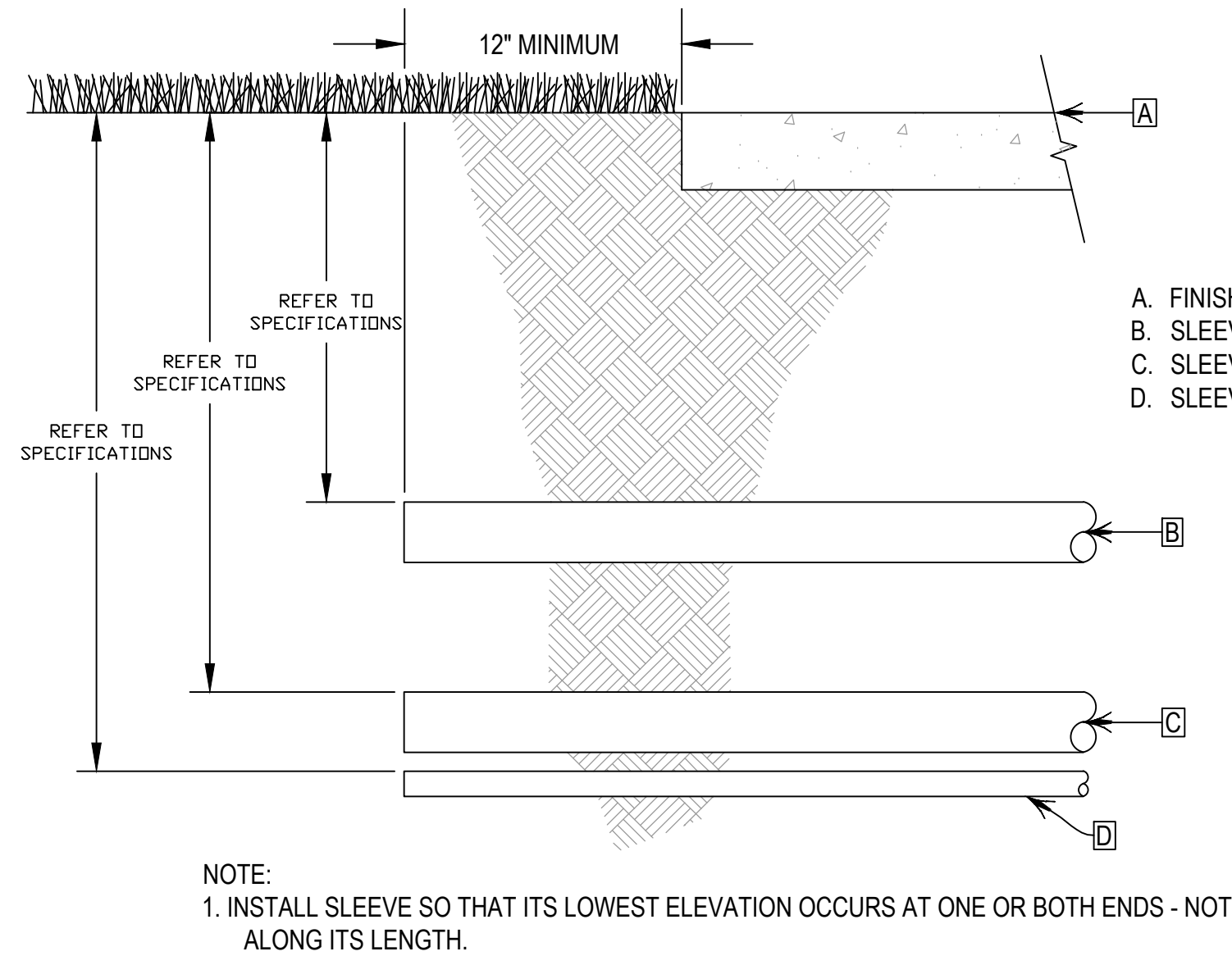


- A. 10" ROUND VALVE BOX  
B. INSTALL TRACING WIRE TO THE TOP OF VALVE BOX  
C. WATER PROOF CONNECTION (SEE SPECIFICATIONS)  
D. PIPE SLEEVE SEE VALVE DETAIL  
E. TAPE COPPER WIRE TO TOP OF PIPE EVERY 10 FT.  
F. CONTINUOUS LOOP COPPER TRACING WIRE (SEE SPECIFICATIONS)  
G. PVC PIPE  
H. TYP. VALVE

- NOTE:
1. COPPER TRACING WIRE WILL START AT EACH PUMP STATION (DOGLEG DISCHARGE BELOW GRADE) AND WILL BE ROUTED WITH ALL MAINLINE PIPE AND CENTER PIVOT PIPE.
  2. SPLICE TRACING WIRE IN IRRIGATION MAINLINE COMPONENT VALVE BOXES WHEN POSSIBLE, OTHERWISE, PLACE SPLICE IN SEPARATE VALVE BOX.

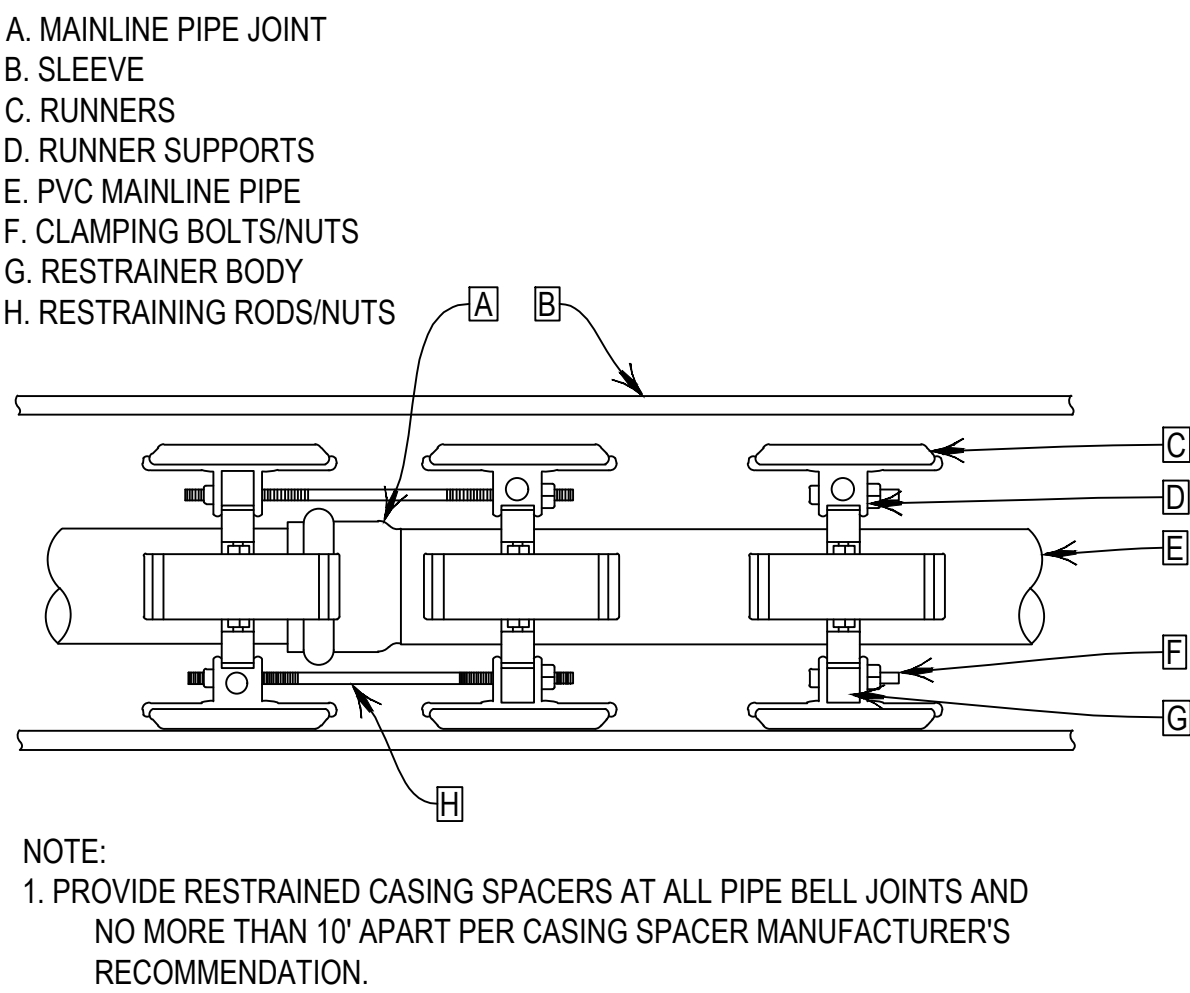
## 6 TRACING WIRE N.T.S.



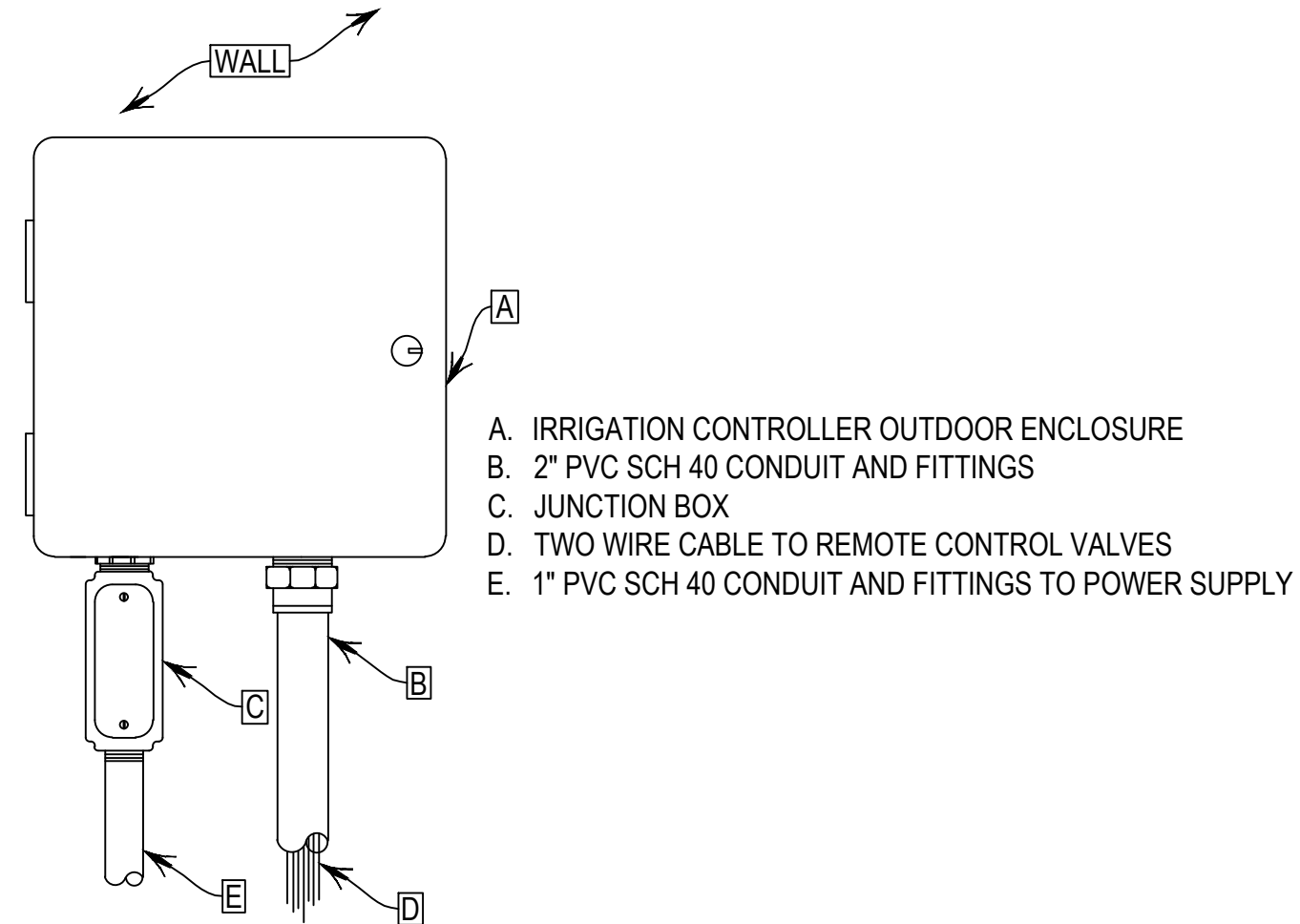


1 SLEEVING N.T.S.

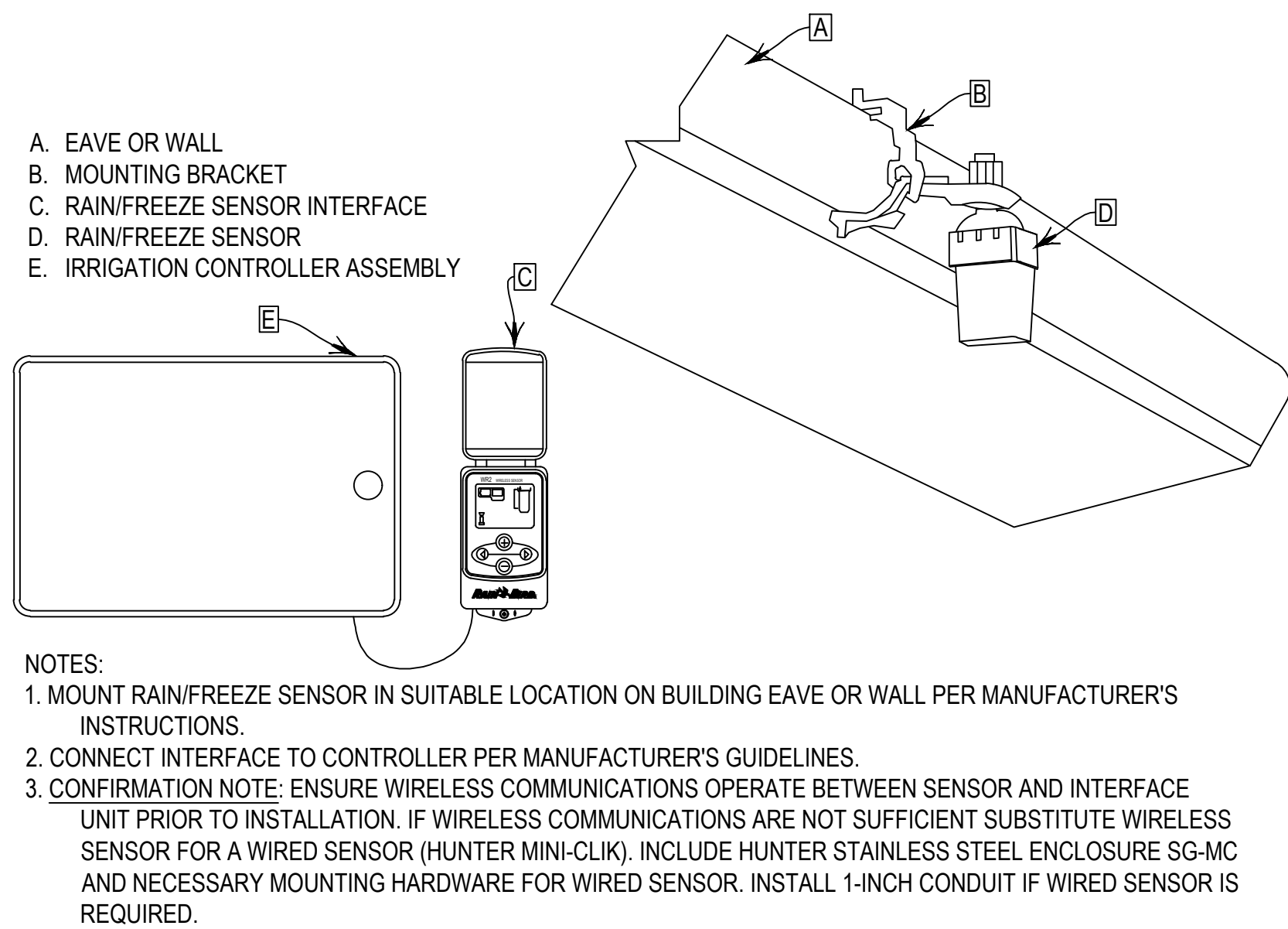
| SLEEVE SIZING SCHEDULE |                              |
|------------------------|------------------------------|
| MAINLINE SIZE (INCHES) | MINIMUM SLEEVE SIZE (INCHES) |
| 1                      | 2                            |
| 1.5                    | 3                            |
| 2                      | 4                            |
| 2.5                    | 6                            |
| 3                      | 6                            |
| 4                      | 14                           |
| 6                      | 16                           |
| 8                      | 20                           |
| 10                     | 20                           |
| 12                     | 24                           |
| 14                     | 30                           |
| 16                     | 30                           |



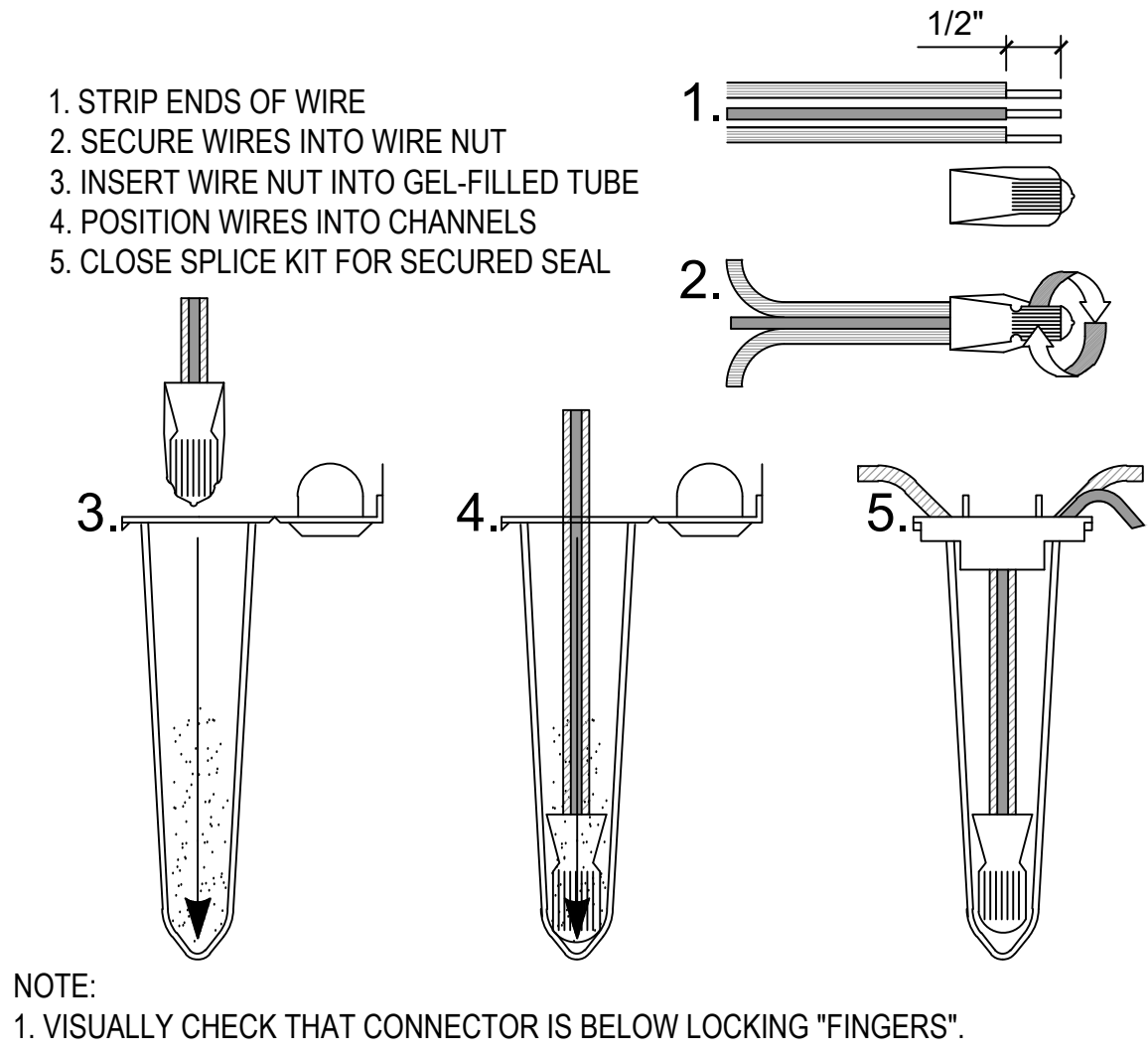
2 CASING SPACER N.T.S.



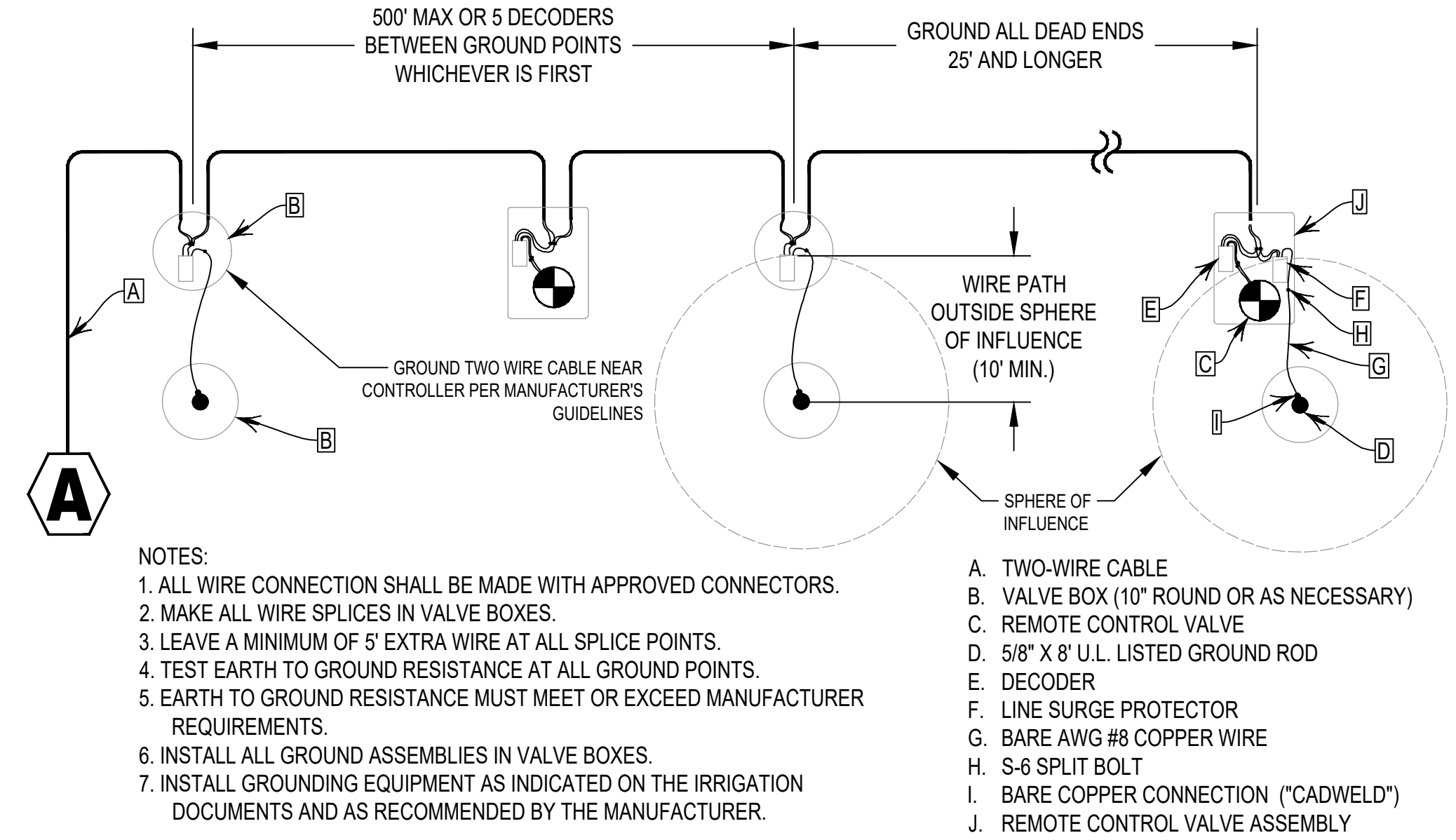
3 CONTROLLER ASSEMBLY N.T.S.



4 RAIN SENSOR ASSEMBLY N.T.S.

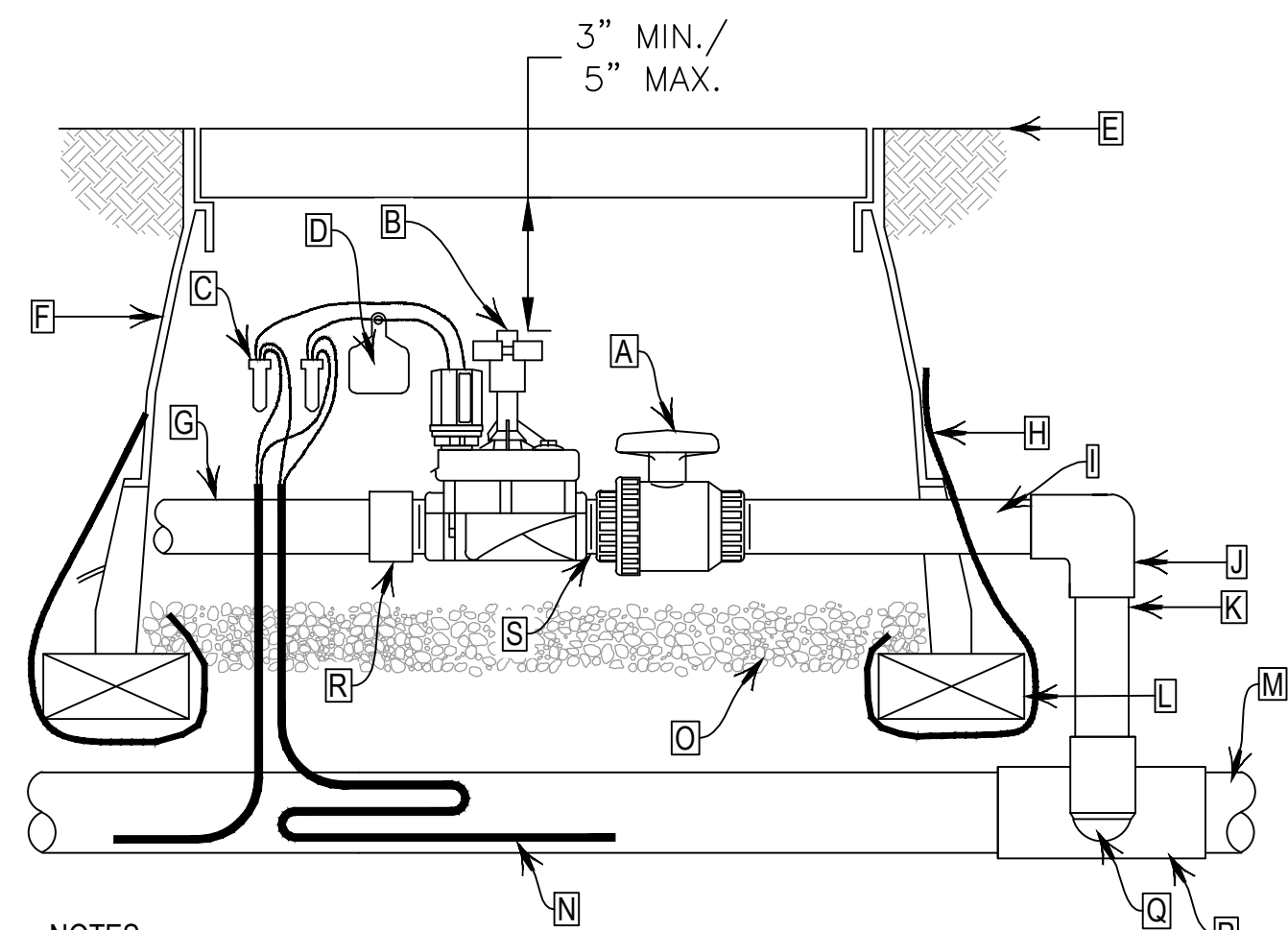


5 WIRESPLICE N.T.S.



6 TWO WIRE CABLE SCHEMATIC N.T.S.



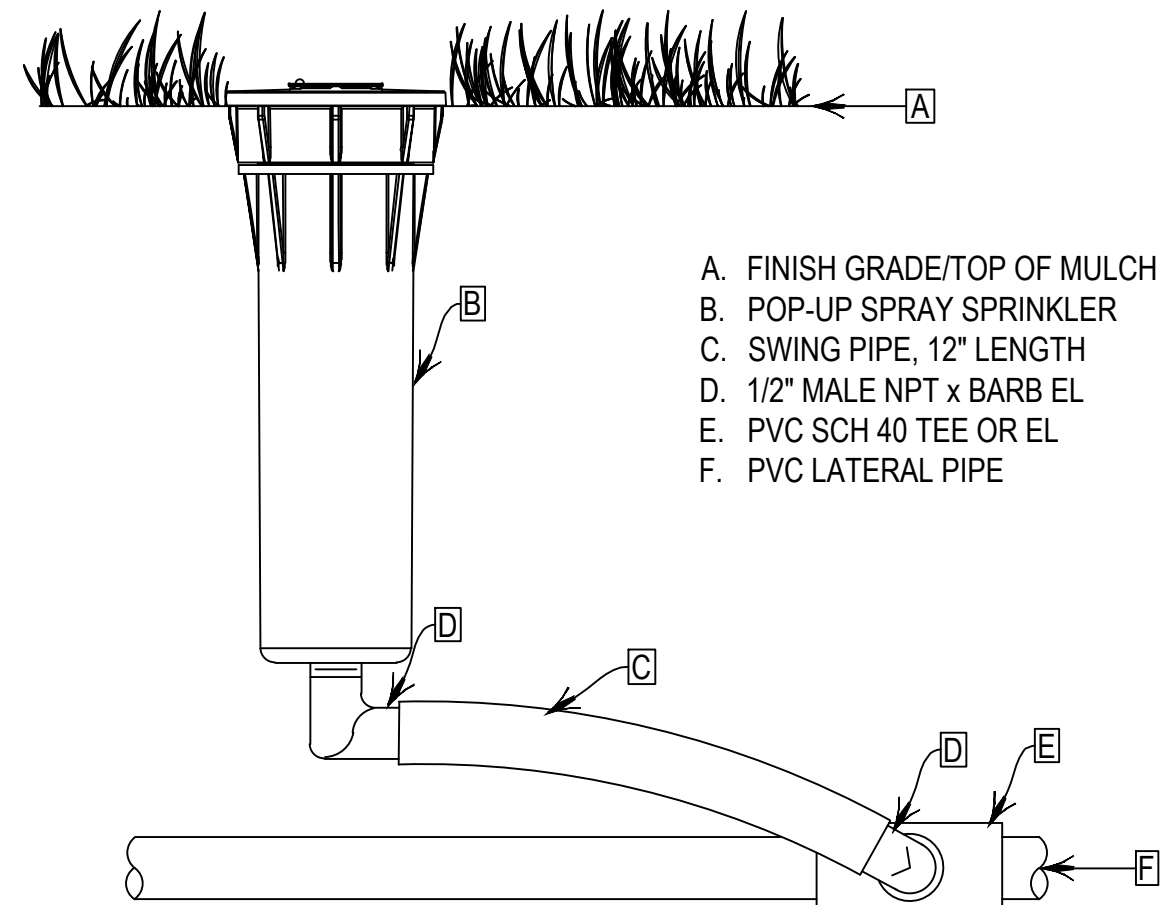


- A. PVC BALL VALVE  
B. REMOTE CONTROL VALVE WITH IVM-SOL  
C. RAIN BIRD WC100 WATER RESISTANT WIRE CONNECTOR  
D. CHRISTY ID TAG  
E. FINISH GRADE  
F. 12" STANDARD VALVE BOX WITH COVER  
G. PVC LATERAL PIPE  
H. FILTER FABRIC  
I. PVC SCH 80 TOE NIPPLE (LENGTH AS REQUIRED)  
J. PVC SCH 40 EL  
K. PVC SCH 40 PIPE (LENGTH AS REQUIRED)  
L. BRICK (1 OF 4)  
M. PVC MAINLINE  
N. TWO-WIRE CABLE  
O. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL  
P. TEE OR EL: SEE SPECIFICATIONS FOR MATERIALS  
Q. PVC SCH 80 TOE NIPPLE (LENGTH AS REQUIRED, HIDDEN) AND PVC SCH 40 EL  
R. PVC SCH 40 MALE ADAPTER  
S. PVC SCH 80 CLOSE NIPPLE

- NOTES:  
1. USE VALVE BOX EXTENSION AS NECESSARY TO ACHIEVE MINIMUM DIMENSIONS ABOVE ASSEMBLY.  
2. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE SOLENOID VALVE (SIZED AS SHOWN).  
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.  
4. TRANSITION TO PROPER LATERAL PIPE BURIAL DEPTH USING 45° ELBOW FITTINGS DOWNSTREAM OF REMOTE CONTROL VALVE ASSEMBLY.  
5. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.  
6. POSITION VALVE BOX OVER VALVE TO ALLOW ACCESS TO SOLENOID AND PROPER OPERATION OF BALL VALVE.  
7. COIL 3-FEET OF WIRE FOR EACH DECODER FOR SERVICE PURPOSES. 8. SEE DECODER GROUNDING SCHEMATIC FOR ADDITIONAL DECODER GROUNDING INFORMATION.

## 1 REMOTE CONTROL VALVE ASSEMBLY

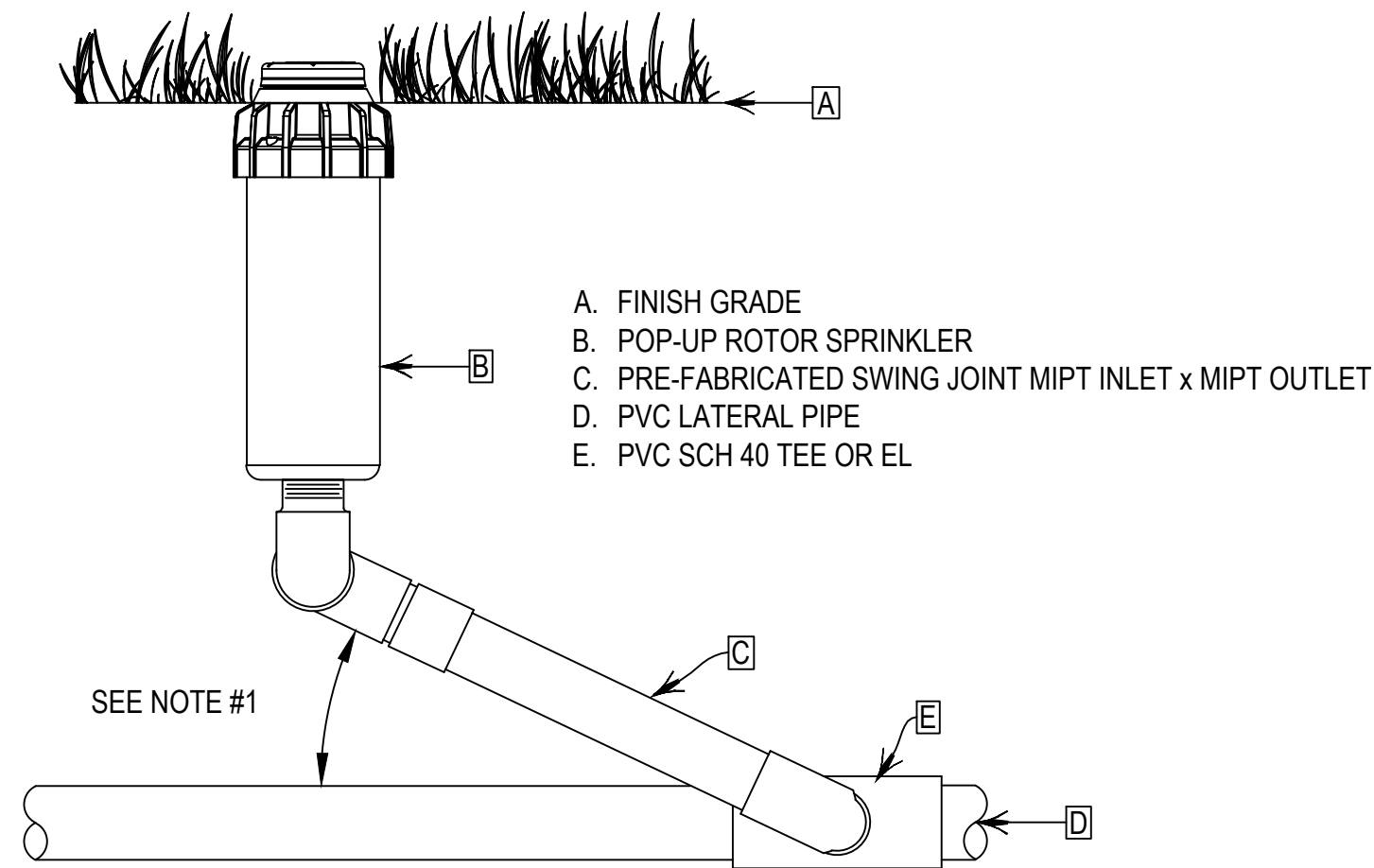
N.T.S.



- A. FINISH GRADE/TOP OF MULCH  
B. POP-UP SPRAY SPRINKLER  
C. SWING PIPE, 12" LENGTH  
D. 1/2" MALE NPT x BARB EL  
E. PVC SCH 40 TEE OR EL  
F. PVC LATERAL PIPE

## 2 POP-UP SPRAY SPRINKLER ASSEMBLY

N.T.S.

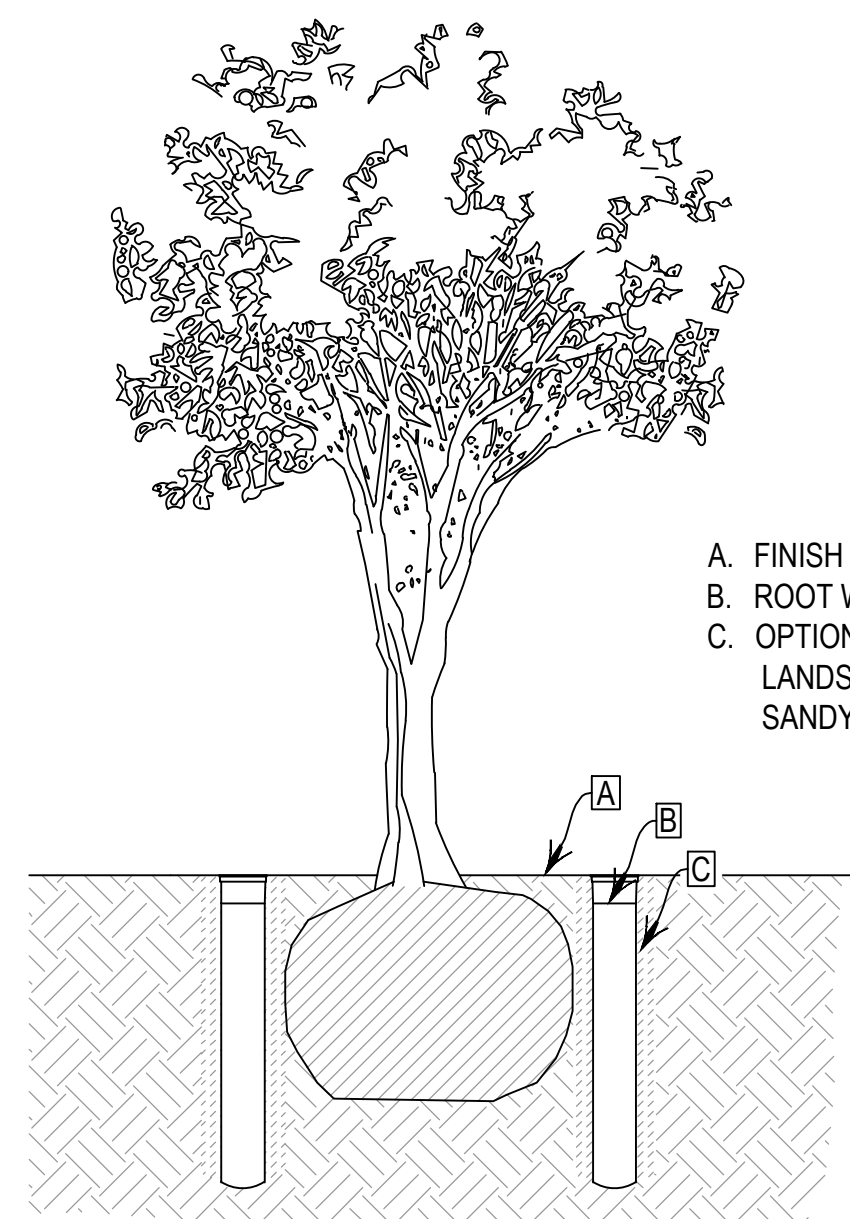


- A. FINISH GRADE  
B. POP-UP ROTOR SPRINKLER  
C. PRE-FABRICATED SWING JOINT MIPT INLET x MIPT OUTLET  
D. PVC LATERAL PIPE  
E. PVC SCH 40 TEE OR EL

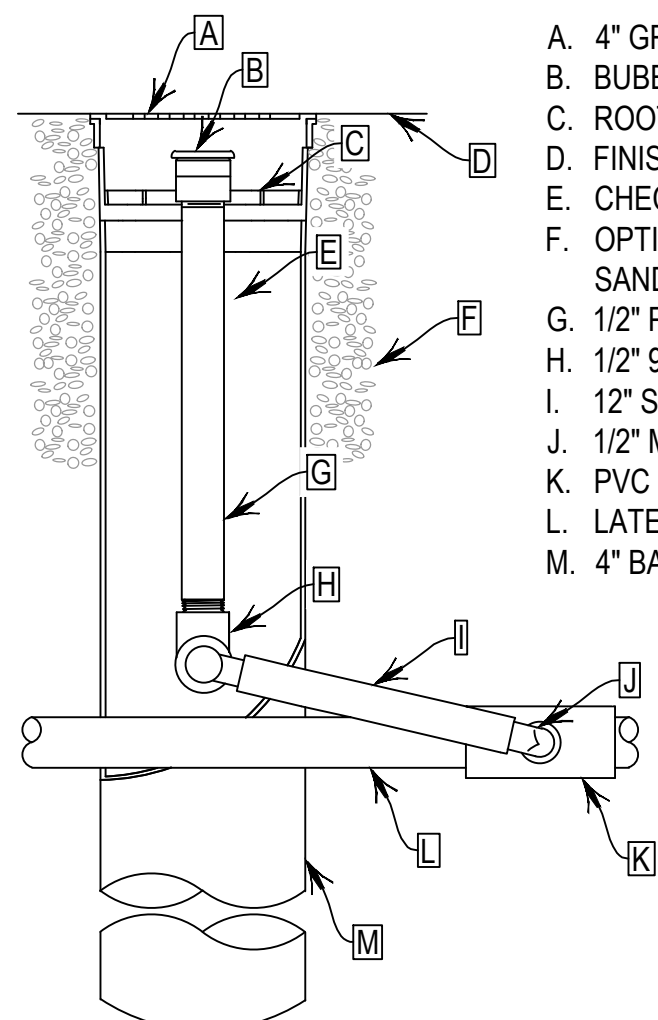
- NOTE:  
1. INSTALL SWING JOINT LAY ARM BETWEEN 30° AND 45° OF LATERAL PIPE TO ABSORB DOWNWARD IMPACT.

## 3 POP-UP ROTOR SPRINKLER ASSEMBLY

N.T.S.



- A. FINISH GRADE  
B. ROOT WATERING SYSTEM  
C. OPTIONAL PEA GRAVEL OR LANDSCAPE FABRIC FOR SANDY SOILS

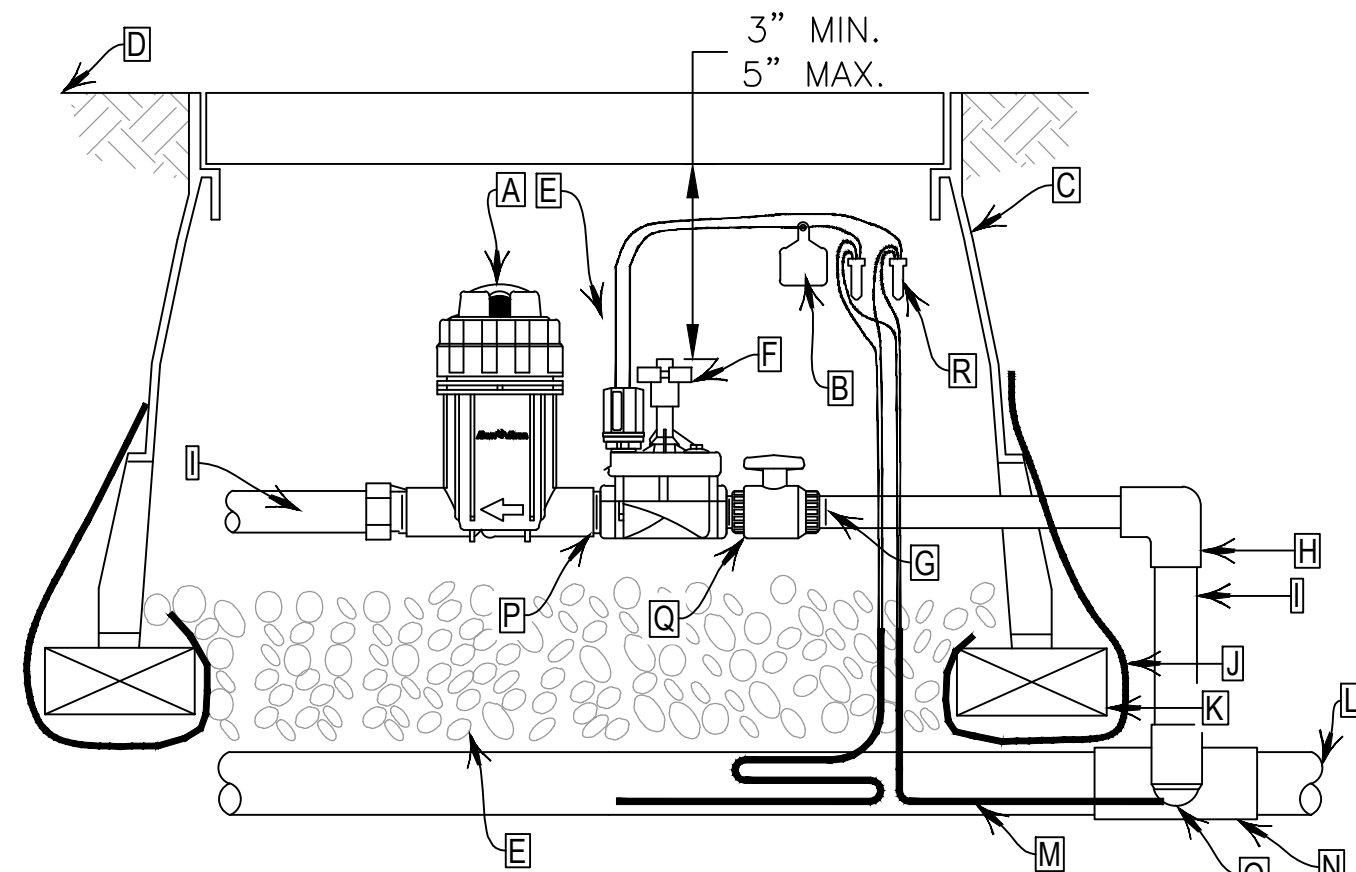


- A. 4" GRATE  
B. BUBBLER  
C. ROOT WATERING SYSTEM  
D. FINISH GRADE  
E. CHECK VALVE  
F. OPTIONAL PEA GRAVEL OR SAND SOCK FOR SANDY SOILS  
G. 1/2" PVC SCH 80 NIPPLE  
H. 1/2" 90-DEGREE ELBOW  
I. 12" SWING ASSEMBLY  
J. 1/2" MALE NPT INLET  
K. PVC SCH 40 TEE OR EL  
L. LATERAL PIPE  
M. 4" BASKET WEAVE CANISTER

- NOTES:  
1. POSITION UNITS EVENLY SPACED AROUND ROOT BALL. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.

## 4 ROOT WATERING SYSTEM ASSEMBLY

N.T.S.



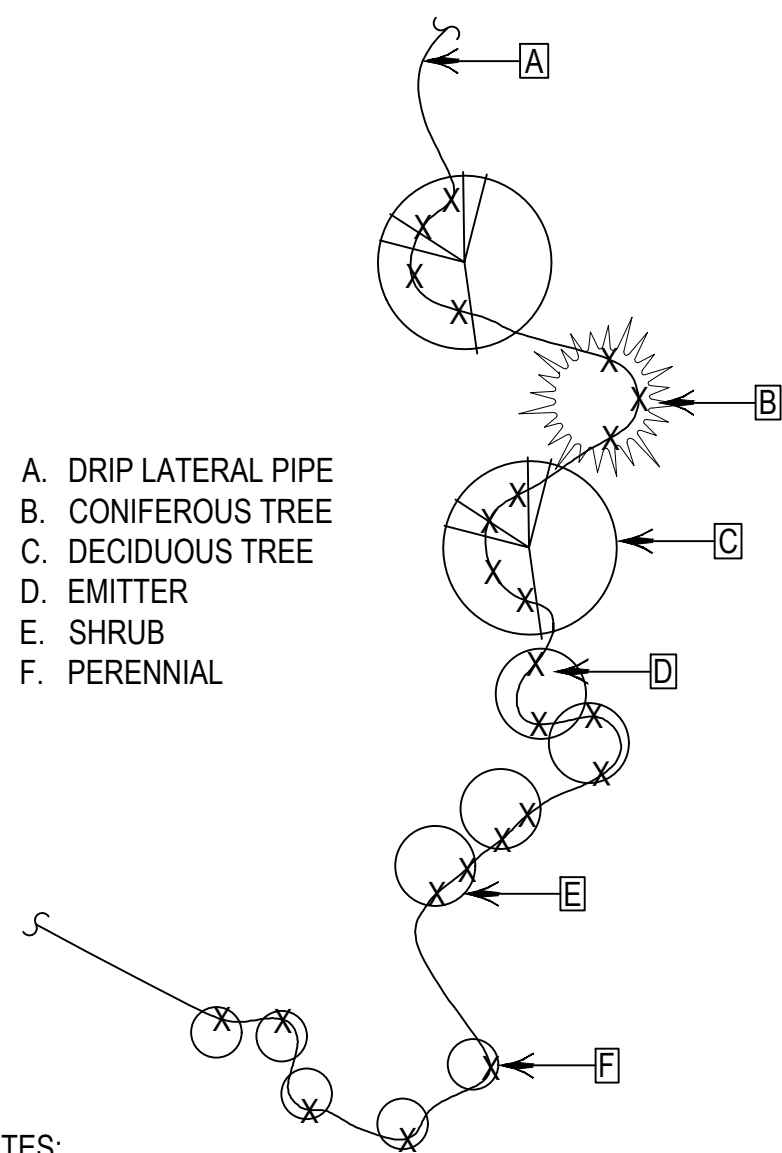
- A. PRESSURE REGULATING FILTER  
B. CHRISTY I.D. TAG  
C. JUMBO VALVE BOX WITH COVER  
D. FINISH GRADE/TOP OF MULCH  
E. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL  
F. REMOTE CONTROL VALVE WITH IVM-SOL  
G. PVC SCH 80 TOE NIPPLE  
H. PVC SCH 40 EL  
I. PVC SCH 40 PIPE (TYPICAL) (LENGTH AS REQUIRED)  
J. FILTER FABRIC  
K. BRICK (1 OF 4)  
L. PVC MAINLINE. SEE NOTE 9.  
M. TWO-WIRE CABLE  
N. TEE OR EL: SEE SPECIFICATIONS FOR MATERIALS  
O. PVC SCH 80 TOE NIPPLE (LENGTH AS REQUIRED, HIDDEN) AND PVC SCH 40 EL  
P. PVC SCH 80 CLOSE NIPPLE  
Q. PVC BALL VALVE  
R. RAIN BIRD WC-100 WATERPROOF WIRE CONNECTORS

- NOTES:  
1. USE VALVE BOX EXTENSION AS NECESSARY TO ACHIEVE MINIMUM DIMENSIONS ABOVE ASSEMBLY.  
2. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE SOLENOID VALVE (SIZED AS SHOWN).  
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.  
4. TRANSITION TO PROPER LATERAL PIPE BURIAL DEPTH USING 45° ELBOW FITTINGS DOWNSTREAM OF REMOTE CONTROL VALVE ASSEMBLY.  
5. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.  
6. POSITION VALVE BOX OVER VALVE TO ALLOW ACCESS TO SOLENOID, AND PROPER OPERATION OF BALL VALVE.  
7. COIL 3-FEET OF WIRE FOR EACH DECODER FOR SERVICE PURPOSES.  
8. SEE DECODER GROUNDING SCHEMATIC FOR ADDITIONAL DECODER GROUNDING INFORMATION.  
9. IN CASES OF DIRECT DRIP LATERAL PIPE CONNECTION INSTALL SCH. 40 PVC BARB FITTING TO PRESSURE REGULATING BASKET. SECURE CONNECTION WITH STAINLESS STEEL PINCH CLAMPS.

## 5 DRIP REMOTE CONTROL VALVE ASSEMBLY

N.T.S.



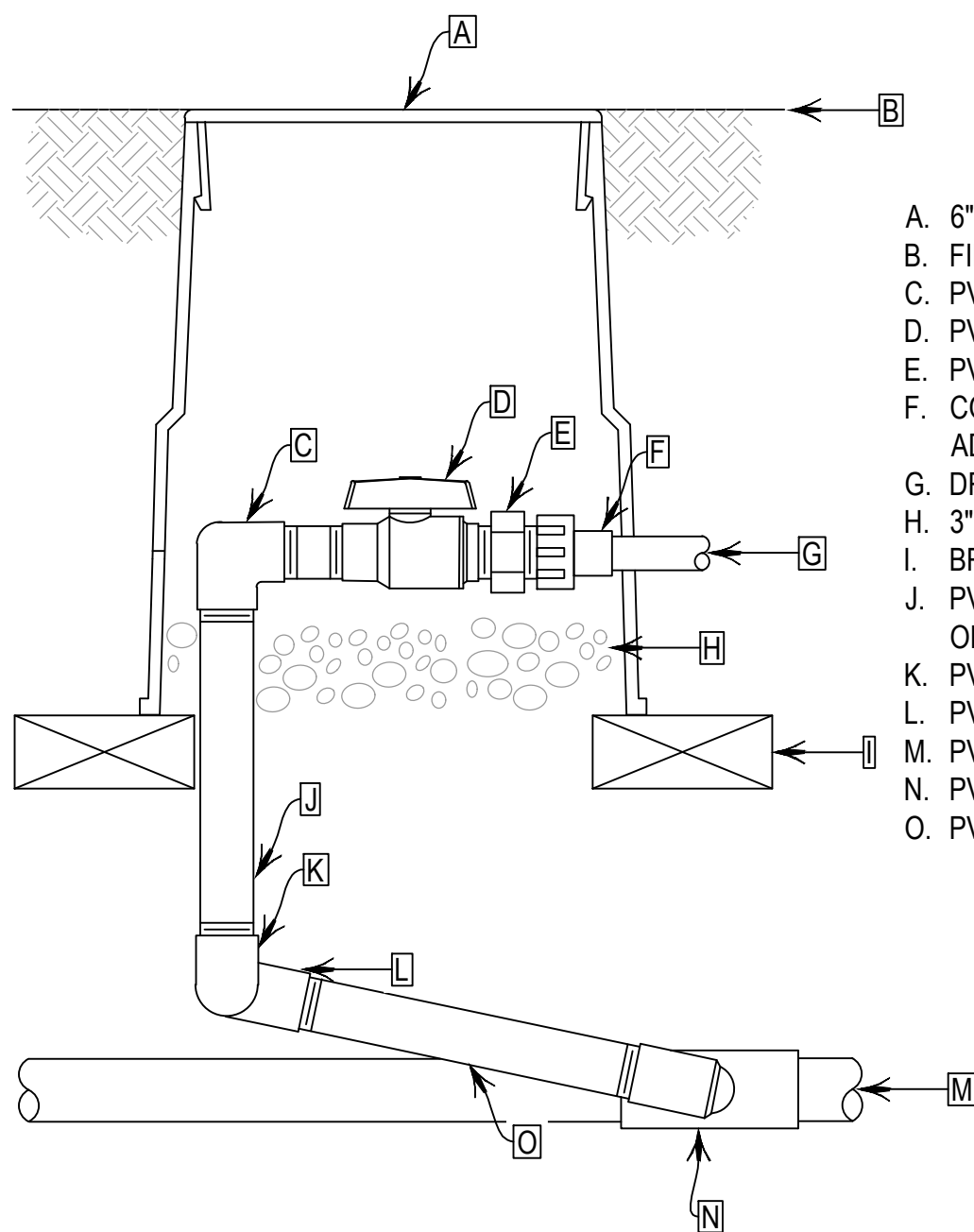


- A. DRIP LATERAL PIPE  
B. CONIFEROUS TREE  
C. DECIDUOUS TREE  
D. EMITTER  
E. SHRUB  
F. PERENNIAL

- NOTES:  
1. EMITTERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO PERENNIALS AND AT THE OUTSIDE PERIMETER OF THE PLANTING PIT OF ALL SHRUBS AND TREES.  
2. INSTALL FOUR 1 GPH EMITTERS PER DECIDUOUS TREE.  
3. INSTALL THREE 1 GPH EMITTER PER CONIFEROUS TREE.  
4. INSTALL TWO 1 GPH EMITTER PER SHRUB.  
5. INSTALL ONE 1 GPH EMITTER PER PERENNIAL.

## 1 TYPICAL DRIP LAYOUT

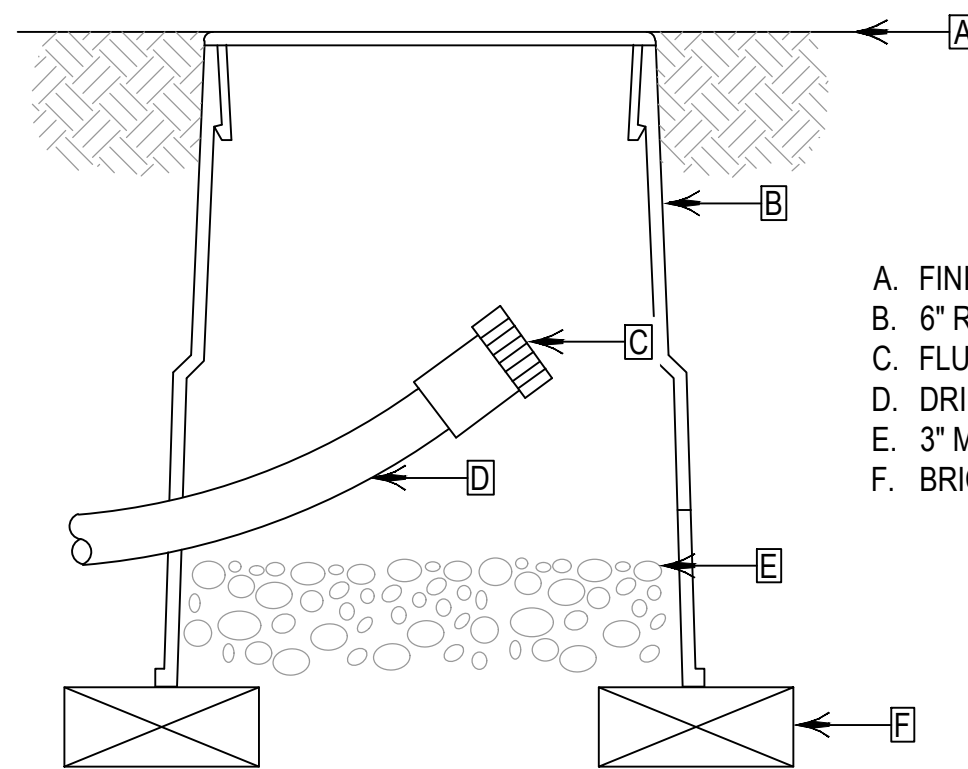
N.T.S.



- A. 6" ROUND VALVE BOX WITH COVER  
B. FINISH GRADE/TOP OF MULCH  
C. PVC SCH. 40 EL.  
D. PVC BALL VALVE  
E. PVC SCH. 40 TRANSITION NIPPLE (MIPTxMHT)  
F. COMPRESSIONxFEMALE HOSE SWIVEL ADAPTER  
G. DRIP LATERAL PIPING  
H. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL  
I. BRICK (1 OF 2)  
J. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED, 1 OF 2)  
K. PVC SCH 40 EL.  
L. PVC SCH 40 STREET EL (1 OF 2)  
M. PVC DRIP MANIFOLD PIPE  
N. PVC SCH 40 TEE OR EL.  
O. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)

## 2 ZONE CONTROL VALVE ASSEMBLY

N.T.S.

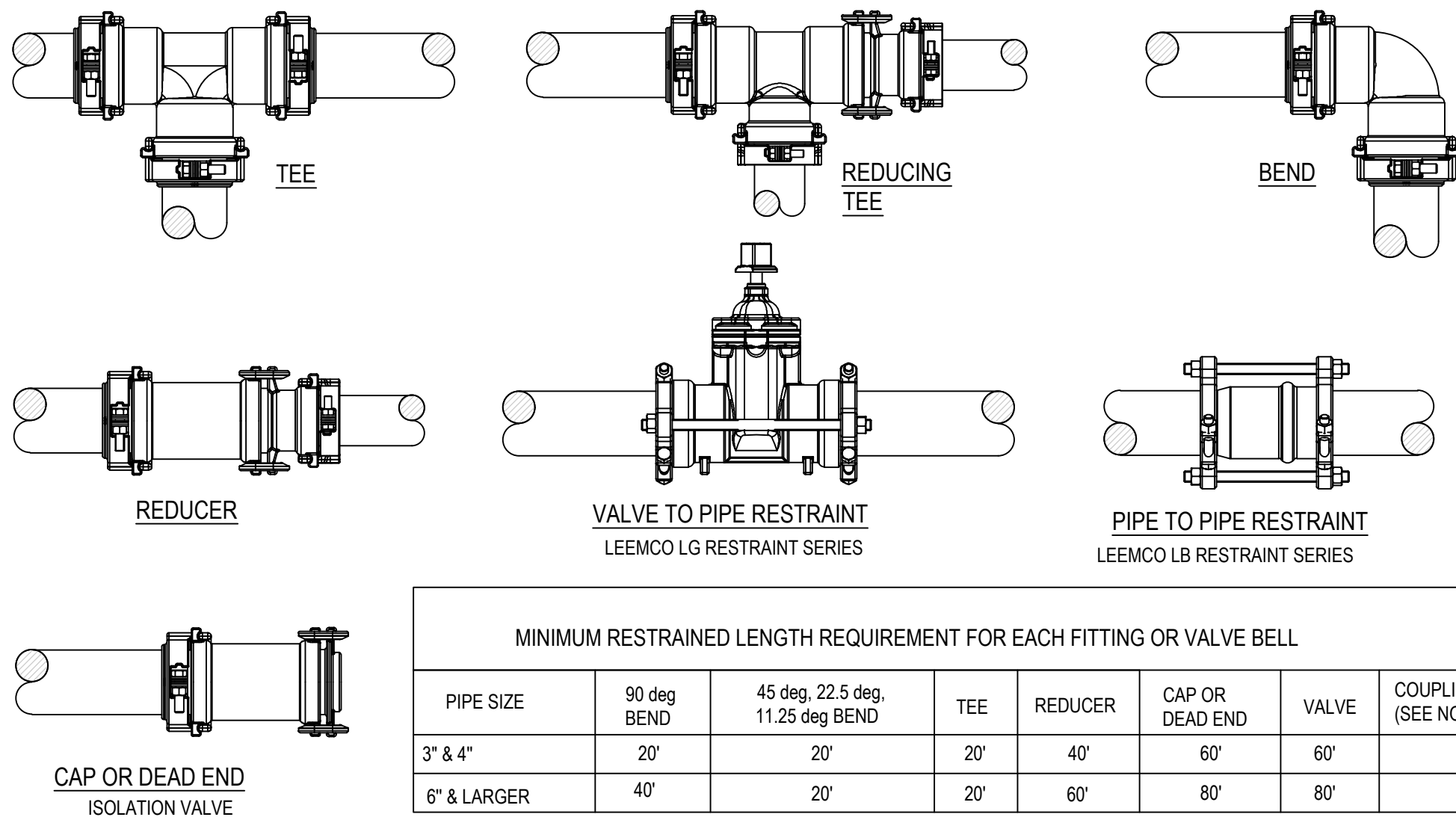


- A. FINISH GRADE/TOP OF MULCH  
B. 6" ROUND VALVE BOX WITH COVER  
C. FLUSH CAP WITH HOSE THREAD CAP  
D. DRIP IRRIGATION LATERAL  
E. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL  
F. BRICK (1 OF 2)

- NOTE:  
1. INSTALL FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LATERAL SEGMENT.

## 3 FLUSH CAP ASSEMBLY

N.T.S.



| MINIMUM RESTRAINED LENGTH REQUIREMENT FOR EACH FITTING OR VALVE BELL |             |                                  |     |         |                 |       |                                   |
|----------------------------------------------------------------------|-------------|----------------------------------|-----|---------|-----------------|-------|-----------------------------------|
| PIPE SIZE                                                            | 90 deg BEND | 45 deg, 22.5 deg, 11.25 deg BEND | TEE | REDUCER | CAP OR DEAD END | VALVE | COUPLING/SERVICE TEE (SEE NOTE 4) |
| 3" & 4"                                                              | 20'         | 20'                              | 20' | 40'     | 60'             | 60'   | NONE                              |
| 6" & LARGER                                                          | 40'         | 20'                              | 20' | 60'     | 80'             | 80'   | NONE                              |

- NOTES:  
1. THE RESTRAINT SCHEMES HERE ARE FOR SYSTEM PRESSURES UP TO 125 PSI. FOR HIGHER PRESSURES, CALL THE LEEMCO FACTORY.  
2. EACH FITTING AND VALVE BELL MUST BE RESTRAINED TO THE LENGTH OF PIPE NOTED IN THE TABLE USING FITTING TO PIPE RESTRAINT, VALVE TO PIPE RESTRAINT, AND PIPE TO PIPE RESTRAINT AS REQUIRED.  
3. PIPE JOINTS WITHIN THE RESTRAINED LENGTH REQUIREMENT MUST BE RESTRAINED WITH PIPE TO PIPE RESTRAINTS.  
4. SERVICE TEES AND COUPLINGS WITHIN THE RESTRAINED LENGTH REQUIREMENT MUST BE RESTRAINED WITH FITTING TO PIPE RESTRAINTS.

## 4 LEEMCO JOINT RESTRAINT CHART

N.T.S.



Pld Date: 8/8/2023 1:56 PM Plotted By: Angela Milewski  
Date Created: 7/2/2023 C:\USERS\ANGELAMILEWSKI\ONE DRIVE - BHAD\DESIGN\PROJECTS\WINDSOR NORTH CAMPUS\DRAWINGS\ACAD\DWG\2222 SITE PLAN.DWG

# TACINCALA MASTER PLAN 3RD AMENDMENT

## PARCEL IDENTIFICATION

LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH P.M.

WINDSOR, COLORADO



VICINITY MAP  
NTS

### TEAM DIRECTORY

OWNER:  
TOWN OF WINDSOR  
301 WALNUT STREET  
WINDSOR, CO 80550  
CONTACT: OMAR HERRERA  
E-MAIL: OCHERRERA@WINDSORGOV.COM  
PH: 970.674.2437

OWNER'S REPRESENTATIVE:  
SANDERSON STEWART  
425 W MULBERRY STREET, SUITE 201  
FORT COLLINS, CO 80521  
CONTACT: JOHN TUFTTE, PE  
EMAIL: JTUFTTE@SANDERSONSTEWART.COM  
PH: 970.893.2106

ENGINEER:  
WILSON & COMPANY, INC.  
4065 SAINT CLOUD DRIVE, SUITE 201  
LOVELAND, CO 80538  
CONTACT: MICHAEL OBERLANDER, PE  
EMAIL: MICHAEL.OBERLANDER@WILSONCO.COM  
PH: 970.834.6365

LANDSCAPE ARCHITECT:  
BHA DESIGN, INC.  
111 S MELDRUM STREET, SUITE 110  
FORT COLLINS, CO 80521  
CONTACT: ANGELA MILEWSKI  
E-MAIL: AMILEWSKI@BHDESIGN.COM  
PH: 970.305.3937

### EXISTING ZONING

EXISTING ZONING: ROL AND RMU-1  
PROPOSED USES: PUBLIC PARK, PUBLIC SCHOOL, PUBLIC SERVICES

### LAND USE TABLE

| PLANNING AREA | PROPOSED USES                                               | ZONING DISTRICT | BUILDING COVERAGE* | PARKING / WALKS / DRIVES* | DETENTION* | LANDSCAPE AND OPEN SPACE AREAS* | SITE AREA       |
|---------------|-------------------------------------------------------------|-----------------|--------------------|---------------------------|------------|---------------------------------|-----------------|
| 1             | PUBLIC PARK                                                 | RMU-1 / ROL     | TBD                | TBD                       | TBD        | TBD                             | 55.5 AC (40.2%) |
| 2             | SCHOOLS                                                     | RMU-1 / ROL     | 99,396 SF          | 471,393 SF                | 325,000 SF | 815,247 SF (18.7 AC)            | 39.8 AC (28.8%) |
| 3             | PUBLIC PARK,<br>PUBLIC SERVICES<br>(PUBLIC WORKS EXPANSION) | ROL             | TBD                | TBD                       | TBD        | TBD                             | 17.6 AC (12.8%) |
| 4             | PUBLIC SERVICES<br>(POLICE FACILITY)                        | ROL             | 43,330 SF          | 100,990 SF                | 96,000 SF  | 434,860 SF (10 AC)              | 15.5 AC (11.2%) |
| PUBLIC R.O.W. |                                                             |                 |                    |                           |            |                                 | 9.7 AC (7.0%)   |
| TOTAL         |                                                             |                 |                    |                           |            |                                 | 138.1 AC (100%) |

\* BUILDING COVERAGE, PARKING / WALKS / DRIVES AND DETENTION AREAS ARE APPROXIMATE. FINAL SIZES WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW FOR EACH DEVELOPMENT OR EXPANSION PHASE.

### LEGAL DESCRIPTION

A parcel of land, being part of the East Half (E1/2) of Section Seven (7), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, and being more particularly described as follows:

BEGINNING at the East Quarter (E1/4) corner of said Section 7 and assuming the East line of the Southeast Quarter (SE1/4) of said Section 7 as bearing South 00°21'58" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2655.96 feet, with all other bearings contained herein relative thereto;

THENCE North 00°42'02" West along the East line of the Northeast Quarter (NE1/4) of said Section 7 a distance of 1008.91 feet to the Southeast corner of that parcel of land described in Exhibit "C" in that Decree recorded June 14, 2006 as Reception No. 3396295 of the records of the Weld County Clerk and Recorder;

The following Ten (10) courses and distances are along Southerly lines of that parcel of land described in said Exhibit "C":  
THENCE North 82°48'39" West a distance of 62.44 feet;

THENCE North 78°29'24" West a distance of 16.54 feet;  
THENCE North 83°31'04" West a distance of 21.79 feet;  
THENCE North 81°44'53" West a distance of 39.41 feet;  
THENCE North 77°42'15" West a distance of 37.06 feet;  
THENCE North 81°31'30" West a distance of 137.63 feet;  
THENCE North 79°51'27" West a distance of 17.85 feet;  
THENCE North 81°46'50" West a distance of 119.12 feet;  
THENCE North 78°19'31" West a distance of 43.13 feet;  
THENCE North 21°39'25" West a distance of 32.98 feet;  
THENCE North 28°30'29" West, departing from said Southerly lines of that parcel of land described in said Exhibit "C" a distance of 960.65 feet to an Easterly line of the first parcel of land described in that Warranty Deed recorded August 7, 1902 in Book 201 at Page 119 of the records of the Weld County Clerk and Recorder, also being an Easterly line of that parcel of land described in Exhibit "D" in said Decree;

The following Twelve (12) courses and distances are along the Easterly and Southerly lines of said first parcel of land described in Book 201 at Page 119, being coincident with the Easterly and Southerly lines of that parcel of land described in said Exhibit "D":

THENCE South 103°07" West a distance of 251.99 feet;  
THENCE South 0021°53" East a distance of 100.00 feet;  
THENCE South 04°26'53" East a distance of 165.00 feet;  
THENCE South 204°07" West a distance of 100.00 feet;  
THENCE South 385°07" West a distance of 100.00 feet;  
THENCE South 604°07" West a distance of 247.00 feet;  
THENCE North 79°11'53" West a distance of 252.00 feet;  
THENCE South 85°58'07" West a distance of 280.00 feet;  
THENCE South 404°07" West a distance of 328.00 feet;  
THENCE South 711°07" West a distance of 72.00 feet;  
THENCE North 6221°53" West a distance of 232.00 feet;  
THENCE North 7430°09" West a distance of 176.37 feet to the West line of the East Half (E1/2) of said Section 7;  
THENCE South 01°01'48" East along the West line of the East Half (E1/2) of said Section 7 a distance of 1126.00 feet to the Center Quarter (C1/4) corner of said Section 7;

THENCE continuing South 01°01'48" East along the West line of the East Half (E1/2) of said Section 7 a distance of 654.47 feet to the Southwest Right-of-way line of the Great Western Railway of Colorado as established by that Quit Claim Deed recorded April 24, 1884 in Book 43 at Page 79 of the records of the Weld County Clerk and Recorder, said Southwest Right-of-way line being Twenty-five (25) feet, as measured at a right angle, Southwest of and parallel with the centerline of the track of said railway;

THENCE South 50°40'41" East along said Southwest Right-of-way line a distance of 1024.65 feet to the South line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7;

THENCE North 88°49'28" East along the South line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7 a distance of 1687.85 feet to South Sixteenth (S1/16) corner between said Section 7 and Section Eight (8), Township Six North (T.6N.), Range Sixty-seven West (R.67W.);  
THENCE North 00°21'58" West along the East line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7 a distance of 808.68 feet to the Southeast corner of Subdivision Exemption No. 444, recorded December 23, 1992 as Reception No. 2315672 of the records of the Weld County Clerk and Recorder;

The following Five (5) courses and distances are along the Southerly, Westerly and Northerly lines of said Subdivision Exemption No. 444:

THENCE South 89°38'02" West a distance of 260.00 feet;  
THENCE North 00°21'58" West a distance of 208.31 feet;  
THENCE North 89°38'02" East a distance of 85.00 feet;  
THENCE South 00°21'58" East a distance of 30.00 feet;  
THENCE North 89°38'02" East a distance of 175.00 feet to the Northeast corner of said Subdivision Exemption No. 444 and to the East line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7;  
THENCE North 00°21'58" West along the East line of the North Half of the Southeast Quarter (N1/2 SE1/4) of said Section 7 a distance of 341.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 138.181 acres, more or less, and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

### ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF (INSERT EXACT NAME OF SITE PLAN). IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_)

COUNTY OF \_\_\_\_\_)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: \_\_\_\_\_.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

(SEAL)

### ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DEPUTY DIRECTOR OF ENGINEERING

### PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DIRECTOR OF PLANNING

### MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MASTER PLAN OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO. \_\_\_\_\_

OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION

ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MASTER PLAN UPON WHICH

THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST: \_\_\_\_\_

MAYOR TOWN CLERK

### TOWN MANAGER'S APPROVAL

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

TOWN MANAGER

### PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DEPUTY DIRECTOR OF PUBLIC WORKS

### PREPARER'S CERTIFICATE

I CERTIFY THAT THIS SITE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

PRINT NAME SIGNATURE  
PREPARER OF SITE PLAN PREPARER OF SITE PLAN

### NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT. THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND, THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

### OPEN SPACE PROTECTION

ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND MAY BE ERRECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

### NOTES

FUTURE SITE DEVELOPMENT PLANS THAT IMPACT THE LAKE CANAL WILL BE PROVIDED TO THE LAKE CANAL COMPANY FOR APPROVAL PRIOR TO CONSTRUCTION

### CITY OF GREELEY NOTES

#### UTILITY CROSSING NOTE:

- ALL UTILITY AND ROADWAY CROSSINGS OF THE GREELEY TRANSMISSION LINE MUST COMPLY WITH CITY STANDARDS, LOCATED HERE:  
<https://greeleygov.com/docs/default-source/construction-standards/water-and-sewer/2023-ws-design-criteria-and-specifications-full-608875a-93d9-48b6-9ec1-1bae5dc9c32baed.pdf>
- ALL CROSSINGS MUST BE POTHOLED, AND A PLAN AND PROFILE OF THE CROSSING NEEDS TO BE APPROVED BY THE CITY OF GREELEY PRIOR TO CONSTRUCTION. THE PLAN AND PROFILE OF THE CROSSING CAN EITHER BE ON A SET OF ENGINEERED PLANS OR VIA A SEPARATE CROSSING APPLICATION/EXHIBIT.
- ALL UTILITY CROSSINGS NEED TO OCCUR AT 90 DEGREES (PERPENDICULAR) TO THE TRANSMISSION LINE.
- THERE CANNOT BE A NEW/SEPARATE UTILITY EASEMENT OVERLAPPING WITH THE GREELEY TRANSMISSION LINE EASEMENT. THE EASEMENT FOR THE CROSSING UTILITY SHALL START/STOP AT EDGE OF GREELEY'S EASEMENT.

#### CITY OF GREELEY STANDARD NOTES:

- ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
- THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.
- THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
- IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY/ OR AT THE EXPENSE OF THE CITY OF GREELEY.
- GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE. CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-371-3726, 12 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
- THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.
- GREELEY PIPELINES MUST HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
- NO CUTS IN GRADING ARE ALLOWED WITHIN THE TRANSMISSION WATERLINE EASEMENTS UNLESS SUFFICIENT COVER EXISTS AND IS REVIEWED / APPROVED BY THE CITY OF GREELEY.
- GREELEY WATER LINE SUPPORT AT CROSSINGS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED UTILITY CROSSING IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.
- ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.
- ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.

ACKNOWLEDGMENT RECEIPT NOT APPROVAL OF THE PLANS:

THE LAKE CANAL COMPANY OF COLORADO AND THE LAKE CANAL RESERVOIR COMPANY

RODNEY L. NELSON, PRESIDENT

CITY OF GREELEY

Reviewed By: \_\_\_\_\_ Date \_\_\_\_\_

Water/Sewer Chief Engineer

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

TOWN OF WINDSOR  
DRAWING REVIEW

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Deputy Director of Engineering

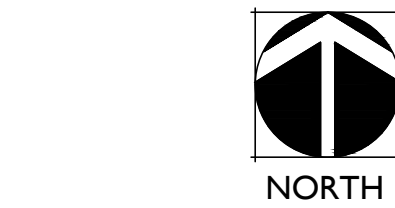
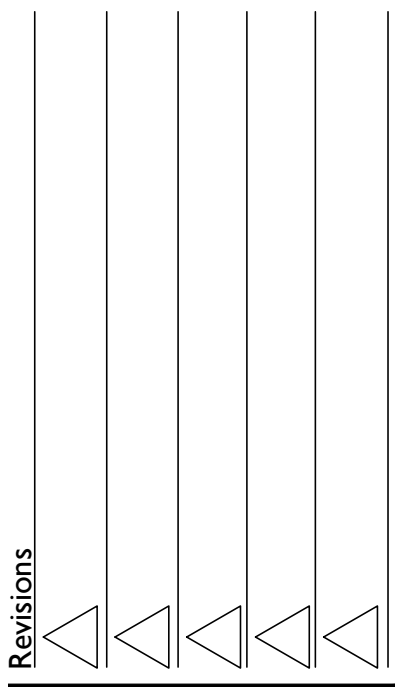


TACINCALA MASTER PLAN 3RD AMENDMENT

Project

TOWN OF WINDSOR

Client



SCALE:

Designed by: AKM  
Drawn by:  
Checked by:

Drawing Name:  
MASTER PLAN

Project Number: 2222  
Sheet Date: 08/08/2023  
Sheet Number: 1



# TACINCALA MASTER PLAN 3RD AMENDMENT

## PARCEL IDENTIFICATION

LOCATED IN THE EAST HALF OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH P.M.  
WINDSOR, COLORADO

bha

111 S. Meldrum St., Suite 110  
Fort Collins, CO 80521  
p. (970) 223-7577  
www.bhadesign.com  
Landscape Architecture  
Urban Design  
Graphic Design

TACINCALA MASTER PLAN 3RD AMENDMENT

Project:  
Client: TOWN OF WINDSOR

|            |  |  |  |  |  |
|------------|--|--|--|--|--|
| Revisions: |  |  |  |  |  |
|------------|--|--|--|--|--|

0100200400

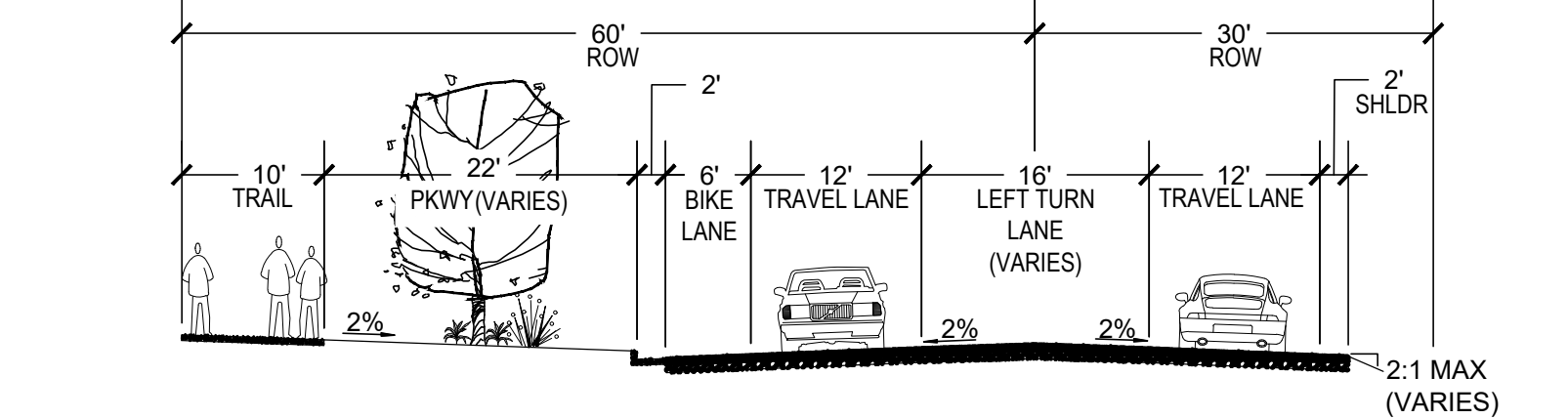
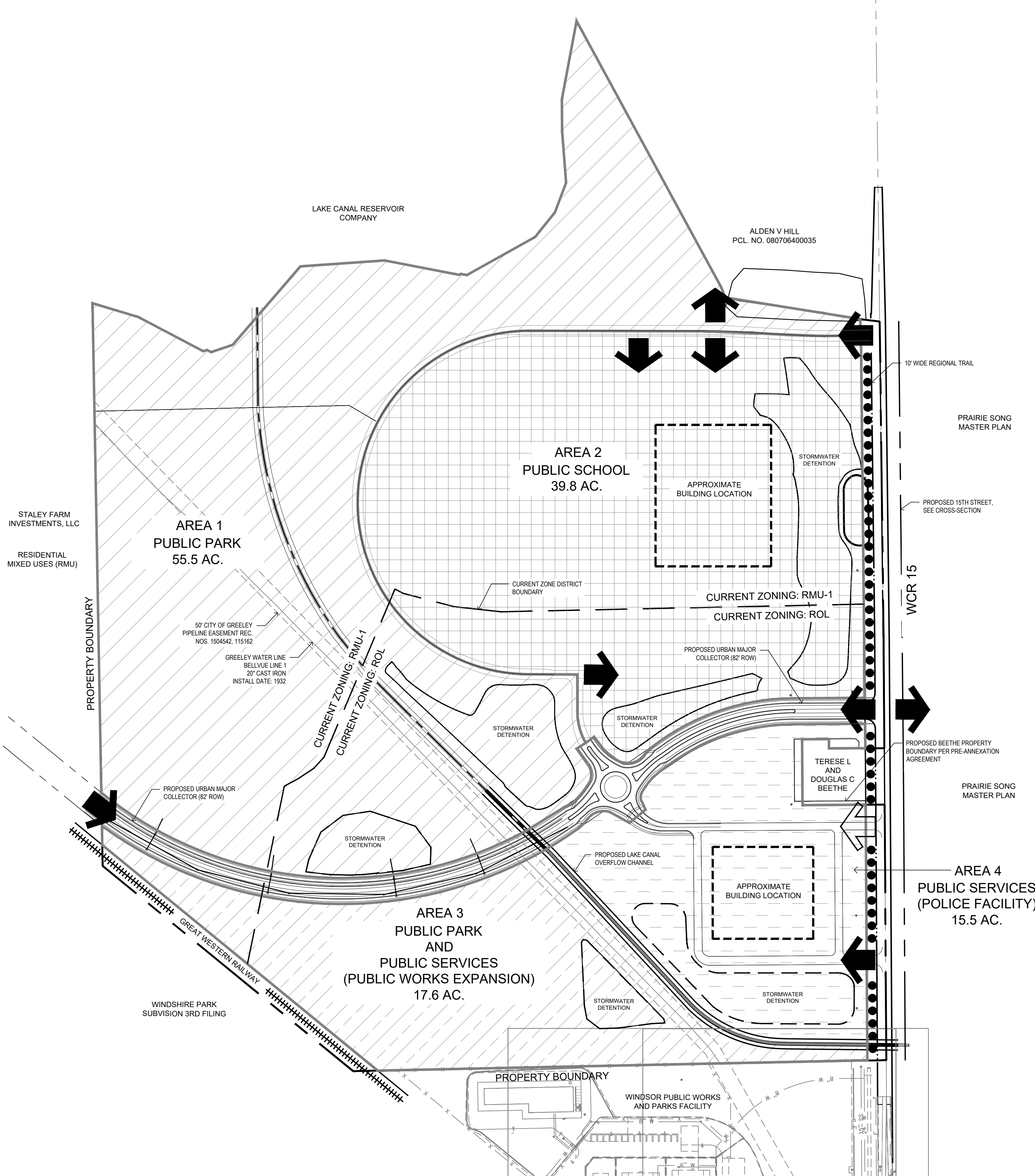
SCALE: 1" = 200'

Designed by: AKM  
Drawn by:  
Checked by:

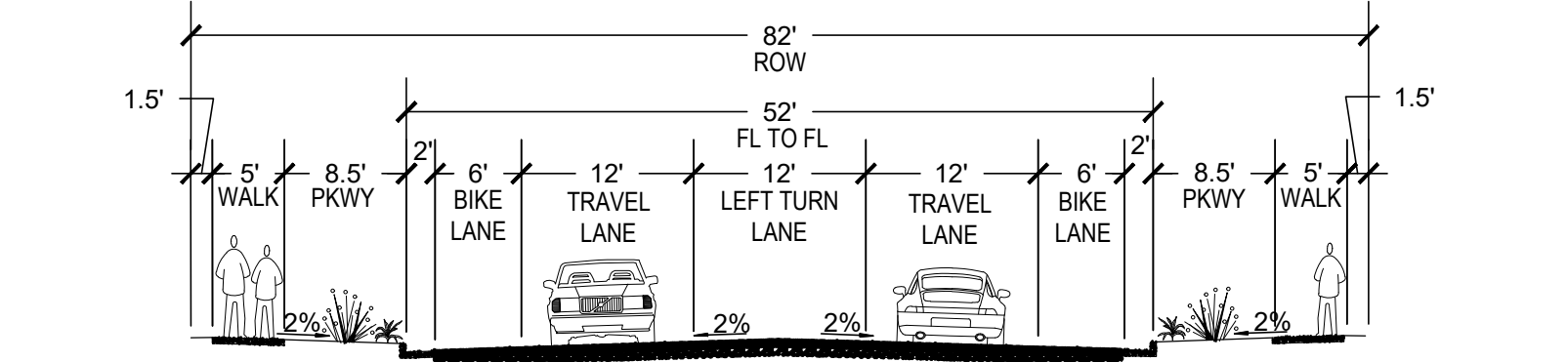
Drawing Name:  
MASTER PLAN

Project Number: 2222  
Sheet Date: 08/08/2023  
Sheet Number: 2

Project Number: 2222  
Sheet Date: 08/08/2023  
Sheet Number: 2



1 SECTION - 15TH STREET (TYPICAL)  
SCALE: NTS



2 SECTION - URBAN COLLECTOR STREET (MAJOR)  
SCALE: NTS

### LEGEND

- PUBLIC PARK
- PUBLIC SCHOOL
- PUBLIC SERVICES
- PUBLIC PARK AND PUBLIC SERVICES
- ACCESS
- EMERGENCY VEHICLE ACCESS
- 10' WIDE REGIONAL TRAIL

ACKNOWLEDGMENT RECEIPT NOT APPROVAL OF THE PLANS:

THE LAKE CANAL COMPANY OF COLORADO AND  
THE LAKE CANAL RESERVOIR COMPANY

RODNEY L. NELSON, PRESIDENT

CITY OF GREELEY

Reviewed By: \_\_\_\_\_ Date \_\_\_\_\_  
Water/Sewer Chief Engineer

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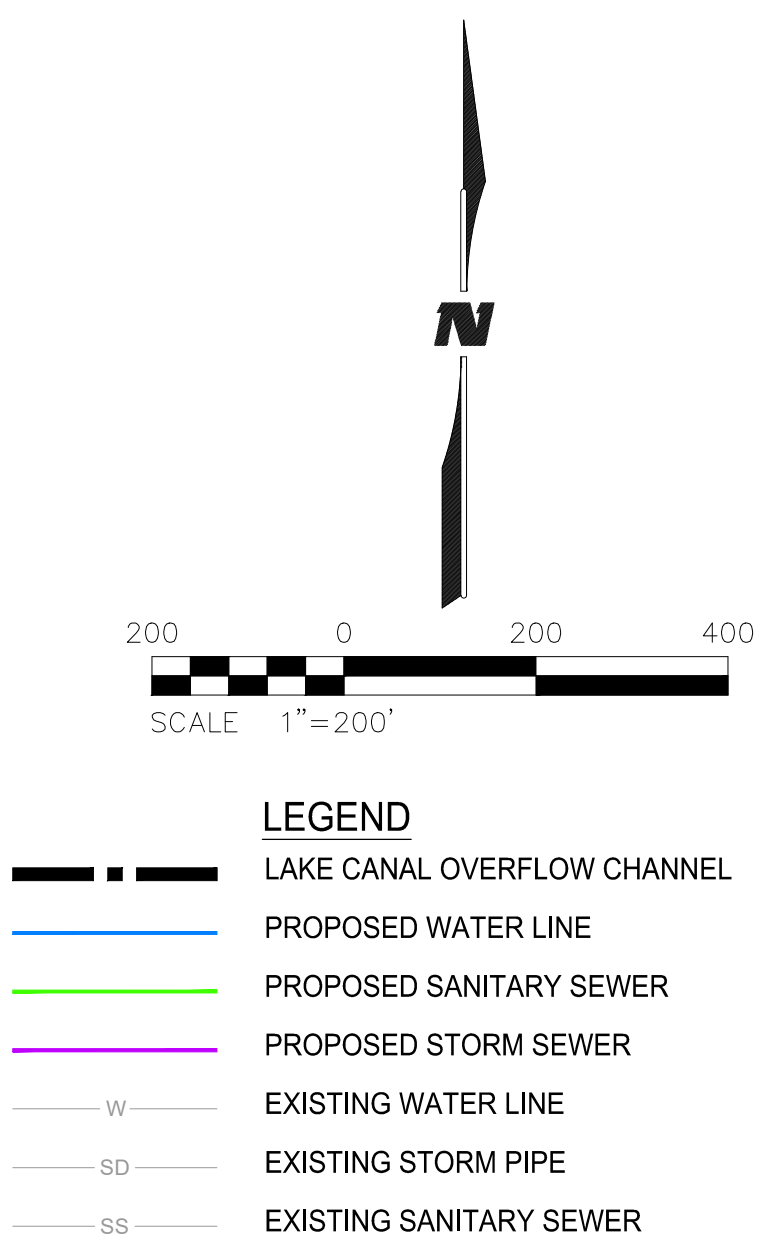
TOWN OF WINDSOR  
DRAWING REVIEW

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Deputy Director of Engineering







|                       |        | Wastewater      |                 | Water             |                 |               |
|-----------------------|--------|-----------------|-----------------|-------------------|-----------------|---------------|
| Location              | Units  | Base Flow (GPD) | Peak Flow (GPD) | Average Day (gpm) | Peak Hour (gpm) | Max Day (gpm) |
| Staley Farm N of rail | 495    | 122,958         | 455,994         | 138               | 825             | 344           |
|                       | Acres  |                 |                 |                   |                 |               |
| Police                | 10     | 15,000          | 30,000          | 5.6               | 33              | 14            |
| PW Expansion + Park   | 50     | 75,000          | 150,000         | 28                | 167             | 69            |
|                       | People |                 |                 |                   |                 |               |
| Middle School         | 900    | 18,000          | 36,000          | 16                | 94              | 39            |

1. WASTEWATER DEMAND FOR THE MIDDLE SCHOOL SITE CALCULATED ASSUMING 20 GPD PER CAPITA AT 900 PEOPLE.
2. ASSUMED SMALL OFFICE/BUSINESS WATER DEMAND FOR POLICE STATION. ASSUMED THE SAME FOR PUBLIC WORKS BUT INCREASED TO ACCOUNT FOR THE PARK.
3. STALEY FARM AND MIDDLE SCHOOL WATER DEMANDS BASED ON CHAPTER 4 OF THE LOVELAND WATER DESIGN STANDARDS.
4. PARK, PUBLIC WORKS, AND POLICE STATION WASTEWATER DEMAND CALCULATED ASSUMING 1,500 GPD/ACRE. STALEY FARM WASTEWATER DEMAND CALCULATED ASSUMING 3 RESIDENTIAL UNITS/ACRE FOR 330 ACRES, WITH 2.76 PEOPLE PER HOUSE AND 90 GPCPD.
5. FUTURE SITE DEVELOPMENT PLANS THAT IMPACT THE LAKE CANAL WILL BE PROVIDED TO THE LAKE CANAL COMPANY FOR APPROVAL PRIOR TO CONSTRUCTION.

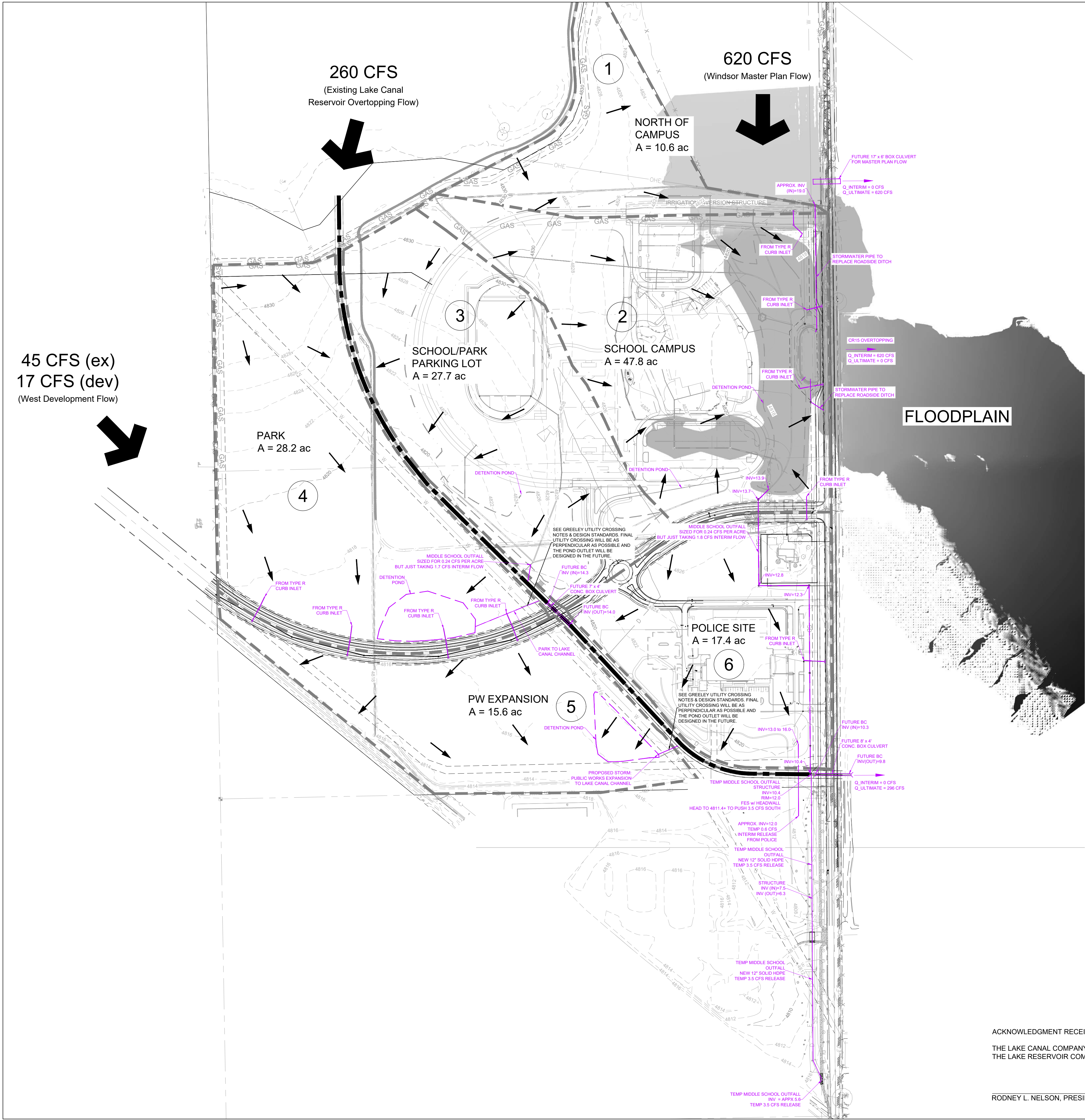
1. ALL UTILITY AND ROADWAY CROSSINGS OF THE GREELY TRANSMISSION LINE MUST COMPLY WITH CITY STANDARDS. LOCATED HERE: <https://greeleygov.com/docs/default-source/construction-standards/water-and-sewer/2023-ws-design-criteria-and-specifications-full/608875a-93c9-48b6-9ec1-b6a5e9c32b28.pdf>
2. ALL CROSSINGS MUST BE POTHOLED, AND A PLAN AND PROFILE OF THE CROSSING NEEDS TO BE APPROVED BY THE CITY OF GREELY PRIOR TO CONSTRUCTION. THE PLAN AND PROFILE OF THE CROSSING CAN EITHER BE ON A SET OF ENGINEERED PLANS OR VIA A SEPARATE CROSSING APPLICATION/EXHIBIT.
3. ALL UTILITY CROSSINGS NEED TO OCCUR AT 90 DEGREES (PERPENDICULAR) TO THE TRANSMISSION LINE.
4. THERE CANNOT BE A NEW/SEPARATE UTILITY EASEMENT OVERLAPPING WITH THE GREELY TRANSMISSION LINE EASEMENT. THE EASEMENT FOR THE CROSSING UTILITY SHALL START/STOP AT EDGE OF GREELY'S EASEMENT.

1. ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
2. THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR PERMANENT STRUCTURES DEEPER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.
3. THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
4. IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT, OR OTHER OPERATIONS, EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY OR AT THE EXPENSE OF THE CITY OF GREELEY.
5. GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE, CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-371-3726, 72 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
6. THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.
7. GREELEY PIPELINES MUST HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
8. NO CUTS IN GRADING ARE ALLOWED WITHIN THE TRANSMISSION WATERLINE EASEMENTS UNLESS SUFFICIENT COVER EXISTS AND IS REVIEWED / APPROVED BY THE CITY OF GREELEY.
9. GREELEY WATER LINE SUPPORT AT CROSSINGS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED UTILITY CROSSING IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.
10. ANY TRANSMISSION WATERLINE SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY WITH A FULL SET OF LANDSCAPING & IRRIGATIONS/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.
11. ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.

THE LAKE CANAL COMPANY OF COLORADO AND  
THE LAKE RESERVOIR COMPANY

|                                                                                                                     |            |
|---------------------------------------------------------------------------------------------------------------------|------------|
| <b>CITY OF GREELEY</b>                                                                                              |            |
| Reviewed By: _____                                                                                                  | Date _____ |
| Review does not constitute "approval" of plans. Permittee is<br>responsible for accuracy and completeness of plans. |            |





**LEGEND**

- PROPOSED DRAINAGE BASIN DIVIDE LINE
- LAKE CANAL OVERFLOW CHANNEL
- CONCEPTUAL DETENTION POND
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED STORM PIPE

**DETENTION POND TABLE**

| BASIN       | AREA (ac) | RELEASE RATE (cfs) | POND STORAGE VOLUME (ac-ft) |
|-------------|-----------|--------------------|-----------------------------|
| 1           | 10.6      | 2.5                | 1.6                         |
| 2           | 37.3      | 11.5               | 7.2                         |
| 2 (INTERIM) |           | 1.8                | 8.7                         |
| 3           | 27.7      | 6.7                | 4.2                         |
| 3 (INTERIM) |           | 1.7                | 4.9                         |
| 4           | 28.2      | 6.8                | 3.3                         |
| 5           | 15.6      | 3.8                | 2.6                         |
| 6           | 17.4      | 4.2                | 2.8                         |
| 6 (INTERIM) |           | 0.6                | 3.4                         |

**NOTES:**

- DETENTION POND LIMITS AND LOCATIONS ARE APPROXIMATE.
- MIDDLE SCHOOL SITE DRAINAGE BASINS MAY BE SUBJECT TO CHANGE WITH GRADING TO BE DONE BY OTHERS. THIS MAY CHANGE DETENTION VOLUMES.
- UNLESS OTHERWISE STATED, ALL VALUES IN THE DRAINAGE TABLE ABOVE REFLECT ULTIMATE DRAINAGE CONDITIONS.
- FUTURE SITE DEVELOPMENT PLANS THAT IMPACT THE LAKE CANAL WILL BE PROVIDED TO THE LAKE CANAL COMPANY FOR APPROVAL PRIOR TO CONSTRUCTION.

**UTILITY CROSSING NOTE:**

- ALL UTILITY AND ROADWAY CROSSINGS OF THE GREELEY TRANSMISSION LINE MUST COMPLY WITH CITY STANDARDS, LOCATED HERE:  
<https://greeleygov.com/docs/default-source/construction-standards/water-and-sewer/2023-vs-design-criteria-and-specifications-full-f608875a-93c9-48b6-9ec1-bea5c9c32be8.pdf>
- ALL CROSSINGS MUST BE POTHOLED, AND A PLAN AND PROFILE OF THE CROSSING NEEDS TO BE APPROVED BY THE CITY OF GREELEY PRIOR TO CONSTRUCTION. THE PLAN AND PROFILE OF THE CROSSING CAN EITHER BE ON A SET OF ENGINEERED PLANS OR VIA A SEPARATE CROSSING APPLICATION/EXHIBIT.
- ALL UTILITY CROSSINGS NEED TO OCCUR AT 90 DEGREES (PERPENDICULAR) TO THE TRANSMISSION LINE.
- THERE CANNOT BE A NEW/SEPARATE UTILITY EASEMENT OVERLAPPING WITH THE GREELEY TRANSMISSION LINE EASEMENT. THE EASEMENT FOR THE CROSSING UTILITY SHALL START/STOP AT EDGE OF GREELEY'S EASEMENT.

**CITY OF GREELEY STANDARD NOTES:**

- ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
- THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.
- THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
- IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY/ OR AT THE EXPENSE OF THE CITY OF GREELEY.
- GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE. CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-371-3726, 72 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
- THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.
- GREELEY PIPELINES MUST HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
- NO CUTS IN GRADING ARE ALLOWED WITHIN THE TRANSMISSION WATERLINE EASEMENTS UNLESS SUFFICIENT COVER EXISTS AND IS REVIEWED / APPROVED BY THE CITY OF GREELEY.
- GREELEY WATER LINE SUPPORT AT CROSSINGS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED UTILITY CROSSING IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.
- ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.
- ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.

ACKNOWLEDGMENT RECEIPT NOT APPROVAL OF THE PLANS:

THE LAKE CANAL COMPANY OF COLORADO AND  
THE LAKE RESERVOIR COMPANY

RODNEY L. NELSON, PRESIDENT

CITY OF GREELEY

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Water/Sewer Chief Engineer

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

4065 SAINT CLOUD DRIVE, SUITE 201  
LOVELAND, CO 80538  
PHONE: 970-634-6364  
WWW.WILSONCO.COM

PROPERTY OWNER

TOWN OF WINDSOR

301 WALNUT STREET  
WINDSOR, CO 80550

SEAL

PRELIMINARY SUBMITTAL  
NOT FOR CONSTRUCTION

PROJECT NAME

TACINCALA MASTER PLAN  
3RD AMENDMENT

| REV. | DATE | DESCRIPTION | BY |
|------|------|-------------|----|
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |
|      |      |             |    |

PROJECT NO: 21-100-185-03

DESIGNED BY: \_\_\_\_\_

DRAWN BY: GKC

CHECKED BY: DLE, MPO

DATE: AUGUST 8, 2023

SHEET TITLE

DRAINAGE PLAN

SHEET NO: 4



# Variance Application



(Please see the Town of Windsor [Fee Schedule](#) for Application Fees)

1

- ☒ Please review Sec. 14-2-140 and 14-2-150 of Chapter 14 of the [Town of Windsor Municipal Code](#) for variance requirements and procedures.
- ☒ Variance requests are considered by the Board of Adjustment, which meets on the fourth Thursday of every month.
- ☒ Prior to submitting an application, a pre-application meeting with Planning Department staff is required. In order for an item to be placed on a given month's agenda, a complete application and fee must be received no later than the 1<sup>st</sup> day of that month. Incomplete applications will not be scheduled for consideration.
- ☒ Scaled drawings necessary for the proper consideration of this variance shall be submitted with this application. With new construction projects, building additions or remodels, you must contact SAFEbuilt Colorado, Inc. (970-686-7511) to determine compliance with applicable building codes.

2

A request is hereby made for a variance of the Town of Windsor ordinances due to special conditions where a literal enforcement of the ordinance would result in unnecessary hardship.

Property Address: 1100 N. 15th Street Windsor, CO 80550

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

A variance is being requested from the following Municipal Code section(s):  
Sec 15-3-30(b)(4) - Parking Lot Interior, Sec. 15-3-30(b) Standards for Landscaping in Developed Areas, Site Design

3

Owner  
Name(s): Weld RE4 School District

Address: 1020 Main Street Windsor, CO 80550

Phone #: (970) 686-8015 Email: [michael.mccullar@weldre4.org](mailto:michael.mccullar@weldre4.org)

Applicant or Representative:

Name: Michael McCullar, Chief Operating Officer

Address: 1020 Main Street Windsor, CO 80550

Phone #: (970) 686-8015 Email: [michael.mccullar@weldre4.org](mailto:michael.mccullar@weldre4.org)

4

[Municipal Code Section 14-2-150\(a\)](#) states, in part:

Variances are intended to alleviate practical difficulties or hardship arising from the strict application of the provision of Chapters 15 and 16 of the Municipal Code to a specific property. Variances address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

Unnecessary hardship is defined by the Municipal Code as enumerated in items 1-9 below. Please describe how each item is met in the space provided. Applications will be deemed complete once *all* criteria have been addressed. You may attach additional sheets if necessary.

1. Special circumstances exist that strict application of the standards adopted in this development code would result in undue hardship or practical difficulties for the owner of such property.

Inclusion of parking islands in school parking lots reduce the amount of parking spaces needed for athletic and after hour events. The required foundation plantings affect the clear view required for



## Variance Application

4

school safety. CPTED standards recommend reducing vegetation that could be used for concealment of potential intruders and/or students.

2. The applicant cannot derive beneficial use of the property without the variance.  
The amount of parking spots would be reduced if parking islands are required in the school parking lot. The inclusion of foundation plantings would create additional risks in securing the campus as well as student management. Compliance with a 15' pole standard would require twice the number of light poles to accomplish the same coverage as the taller poles proposed in the specifications. Lighting technology has advanced to the point where lights can be dialed in to reduce light bleed.
3. The purpose and intent behind the regulation would be maintained by granting the variance.  
The District committed to installing substantial amounts of vegetation around the campus as required by code. Trees, grasses, and shrubs shield public views from the campus activities. The proposed variance would allow the District to utilize fewer 25' poles using directed LED technology and house shields to prevent light bleed as opposed to more 15' poles that would be needed to accomplish the same amount of coverage.
4. Granting the variance will not be detrimental to any adjacent properties or the surrounding area.  
None of the requested variances will be detrimental to the general public.
5. Granting the variance will not be detrimental to public health, safety, or welfare.  
No variance requested within this application would be detrimental to public health, safety or welfare.
6. Adequate relief cannot be reasonably obtained through a different procedure, such as a waiver or alternative compliance standards, if applicable.  
The District has worked with the Town of Windsor Planning staff to work through the best available options for remedy.
7. Granting the variance will not create a building or fire code violation or other safety hazard.  
None of the requested variances will create a building, fire code, or other safety hazard.
8. The need for the variance is not created by a self-imposed hardship.  
The need for the requested variances revolve around school safety and reduced impact on the community.



## Variance Application

9. A variance shall allow only the least deviation from the standard that will afford relief.  
The District will continue to work with Town Planning to ensure that we are meeting with spirit of the  
municipal code and not creating disruption to the neighborhoods we operate out of.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5

*I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted within this application are true and correct to the best of my knowledge.*

Signature: 

Date: 20230825

*(Proof of owner's authorization is required with submittal if signed by Applicant)*

Print Name: Michael McCullar

Submitted On: 20230825

*(Please email completed application and materials to [planningtechs@windsorgov.com](mailto:planningtechs@windsorgov.com))*





# **1100 N 15<sup>th</sup> Street Weld RE-4 Middle School Variance Requests**

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*Requests regarding landscaping and lighting  
Board of Adjustment – September 28, 2023*

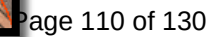
*David Eisenbraun, Senior Planner*



# Site Vicinity Map – Middle School



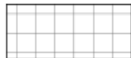


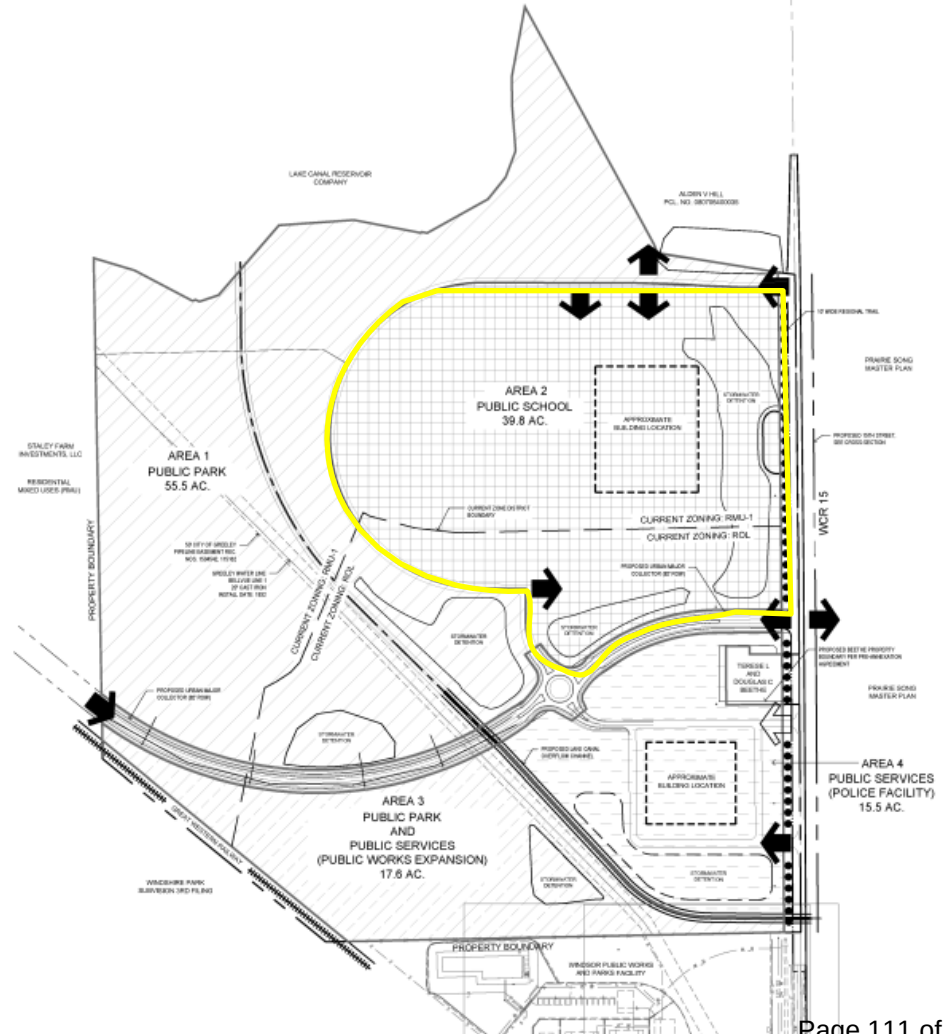




# Master Plan

## LEGEND

-  PUBLIC PARK
-  PUBLIC SCHOOL
-  PUBLIC SERVICES
-  PUBLIC PARK AND PUBLIC SERVICES
-  ACCESS
-  EMERGENCY VEHICLE ACCESS
-  10' WIDE REGIONAL TRAIL





## Background

- Bond to build new schools passed in November 2022
- Two new approximately 74,000 square foot elementary school along with associated site improvements.
- One new middle school, approximately 99,396 square feet along with associated site improvements
- Breaking Ground Summer 2023, to open by Fall 2024
- Based on the school's needs, safety and efficiency are paramount and driving the request for this variance.



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Variance Requests

1. ***Municipal Sec. 15-3-30(b)(4) - Parking Lot Interior*** pertaining to the need for landscape islands every 15 parking spaces
2. ***Municipal Sec. 15-3-30(b)(5). Standards for Landscaping in Developed Areas, Site Design*** pertaining to a minimum amount of foundation plantings required
3. ***Sec. 15-12-20. Site Lighting, General regulations*** pertaining to the need higher light pole heights than what the code typically allows for in the RMU-1 zone district



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Applicant Requests

1. **15-3-30(b)(4) - *Parking Lot Interior*** requests removal of needing any landscape parking islands
2. **15-3-30(b)(5). *Standards for Landscaping in Developed Areas***, requests removal of needing any plantings around the building foundation
3. **15-12-20. *Site Lighting, General regulations*** requests an increase in pole height from 15' to 25'



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Variance Request

Municipal Code outlines **Site Landscape Design Standards** for all general developments:

|                                                                |          |                                                                                                                   |                                   |
|----------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 4 — Parking Lot Interior<br><a href="#">Sec. 15-3-30(b)(4)</a> | n/a      | 1 per single row parking lot island and 2 per double row parking lot island; and 1 per 40' of landscape separator | 5 per single row landscape island |
| 5 — Foundation Area<br><a href="#">Sec. 15-3-30(b)(5)</a>      | 5' 10' 1 | n/a                                                                                                               | 1 per 5'                          |

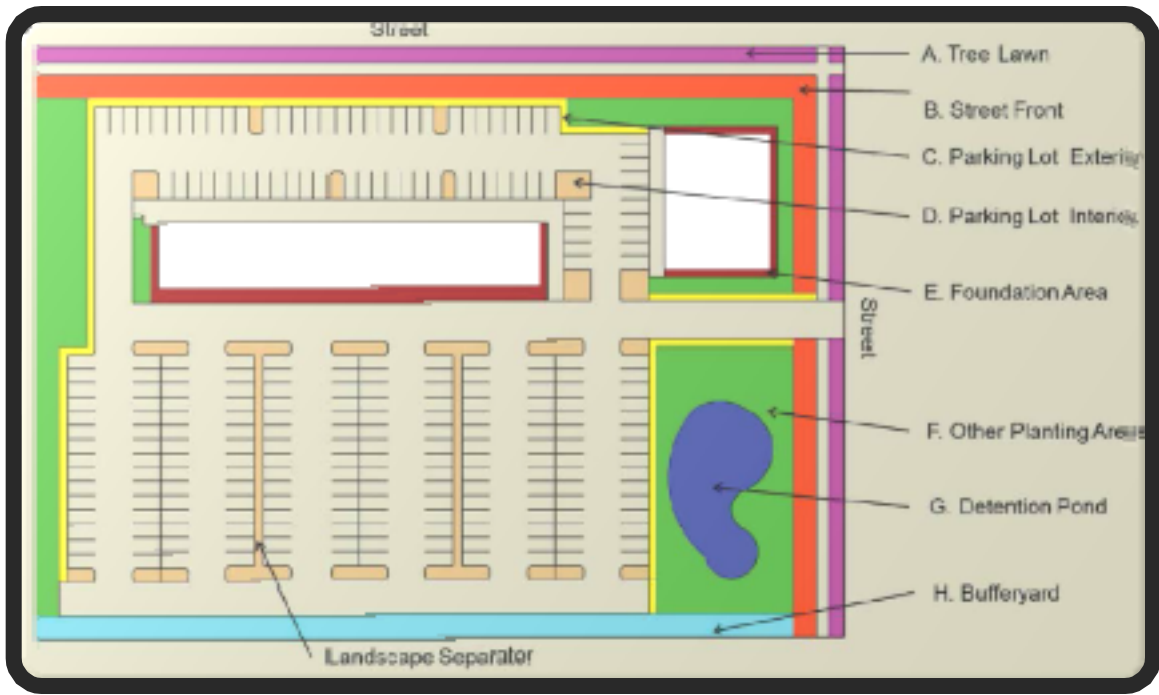


1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment — September 28, 2023*



# Typical Landscape Requirements



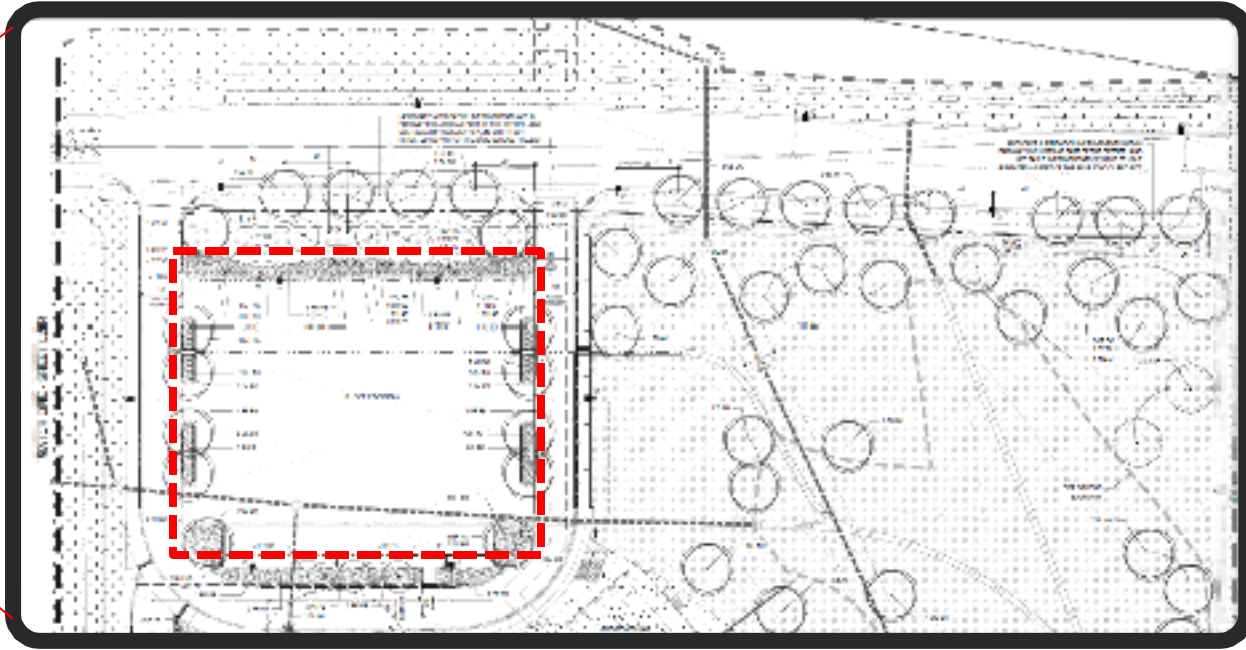
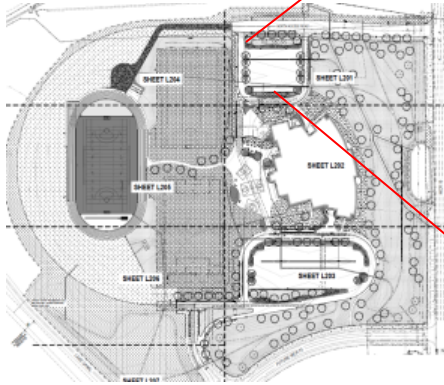
1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Variance Request

Municipal Sec. 15-3-30(b)(4) –  
Parking Lot Interior



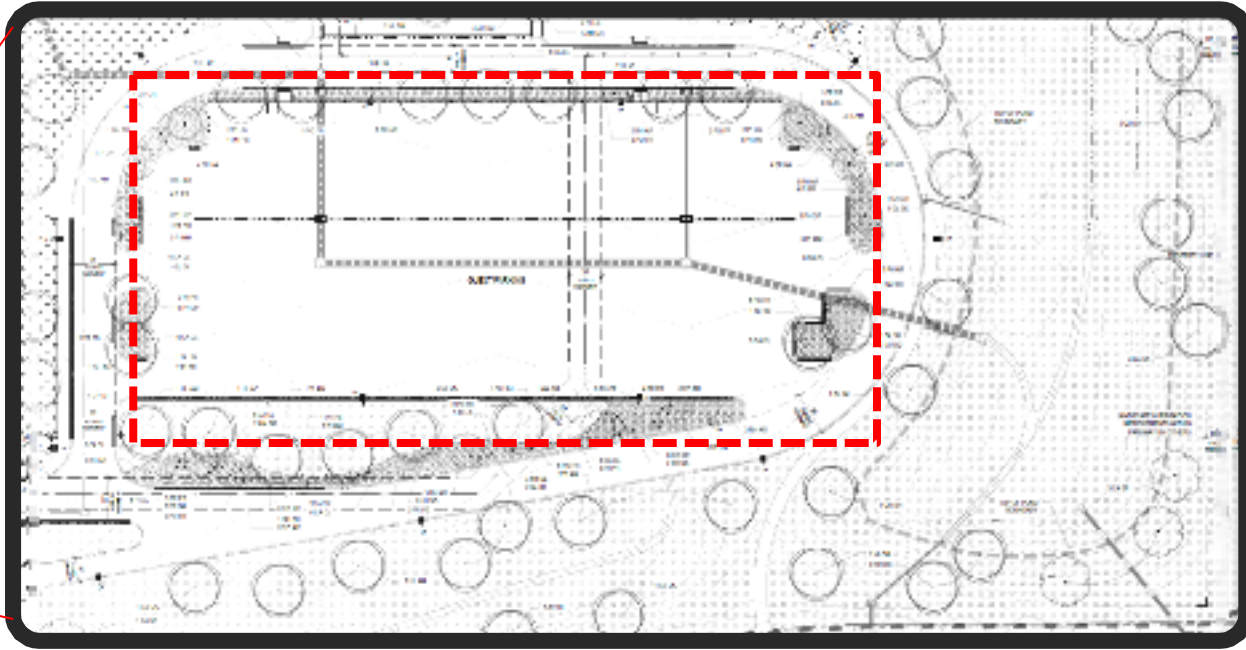
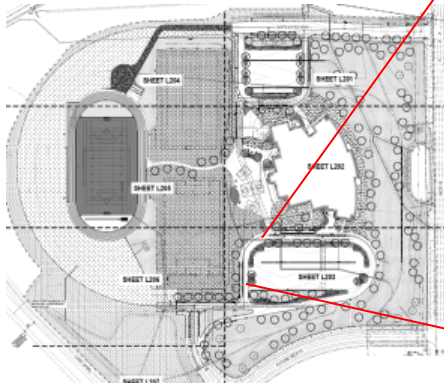
1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Variance Request

Municipal Sec. 15-3-30(b)(4) –  
Parking Lot Interior



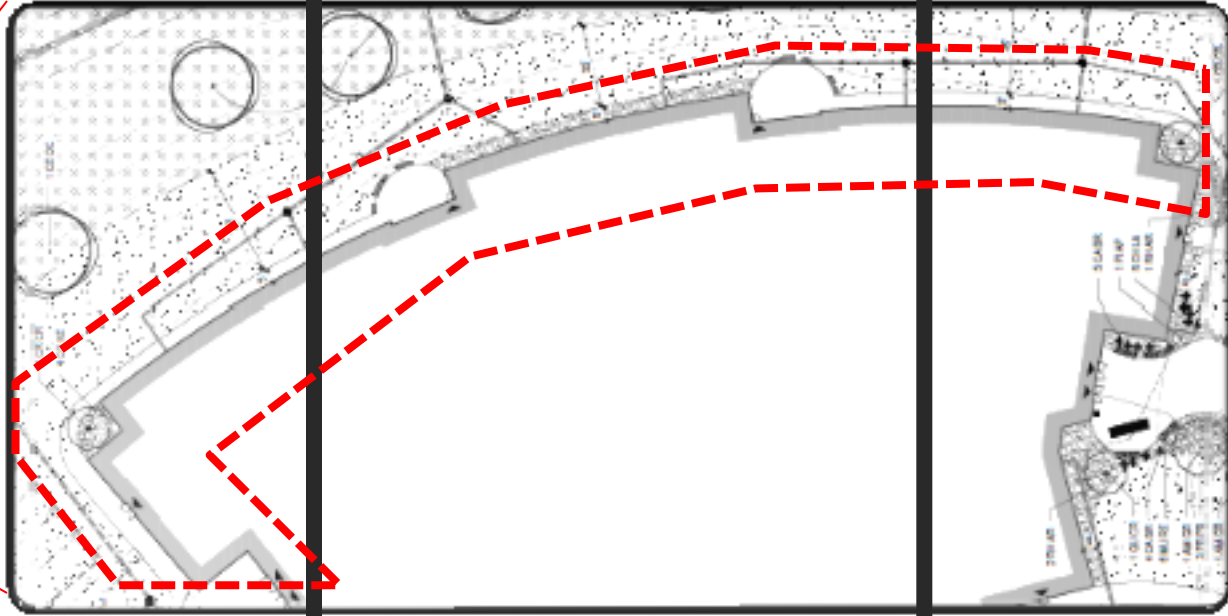
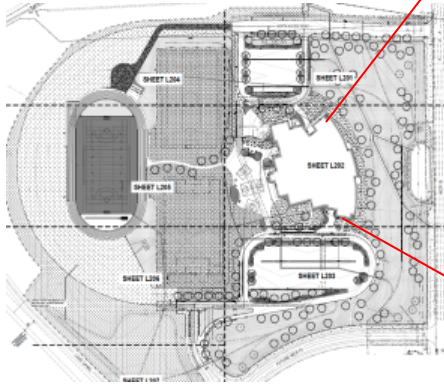
1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Variance Request

Municipal Sec. 15-3-30(b)(5).  
Standards for Landscaping in  
Developed Areas



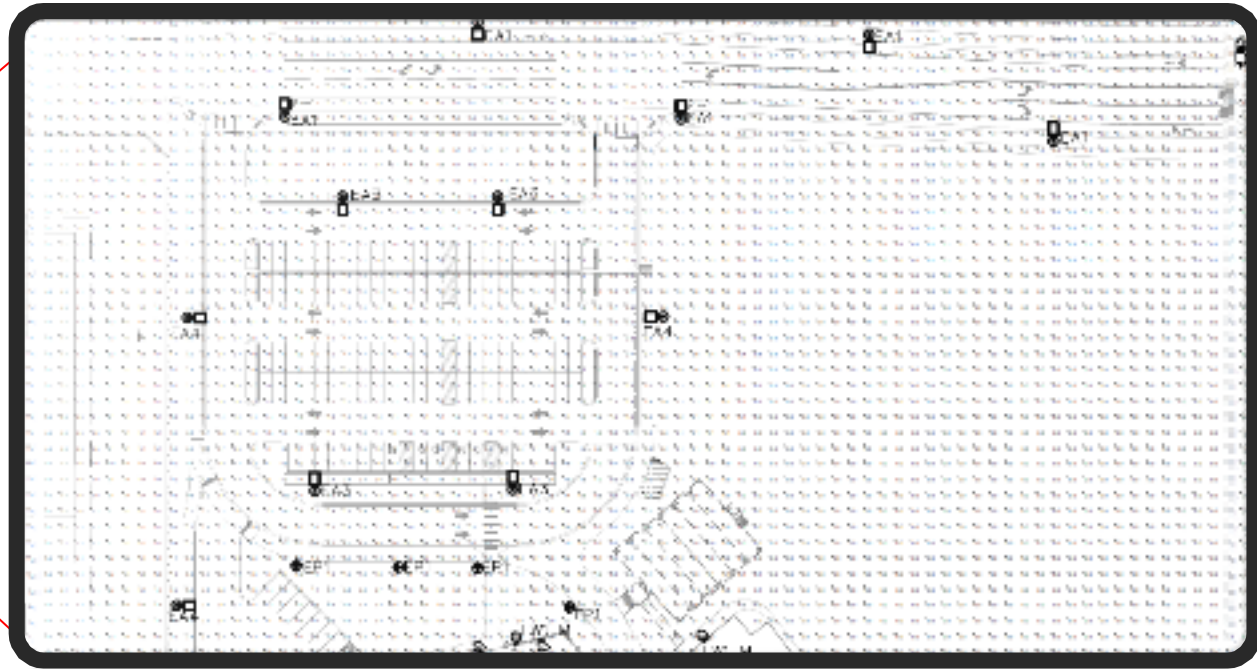
1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Variance Request

Municipal Sec. 15-12-20. Site  
Lighting, General regulations



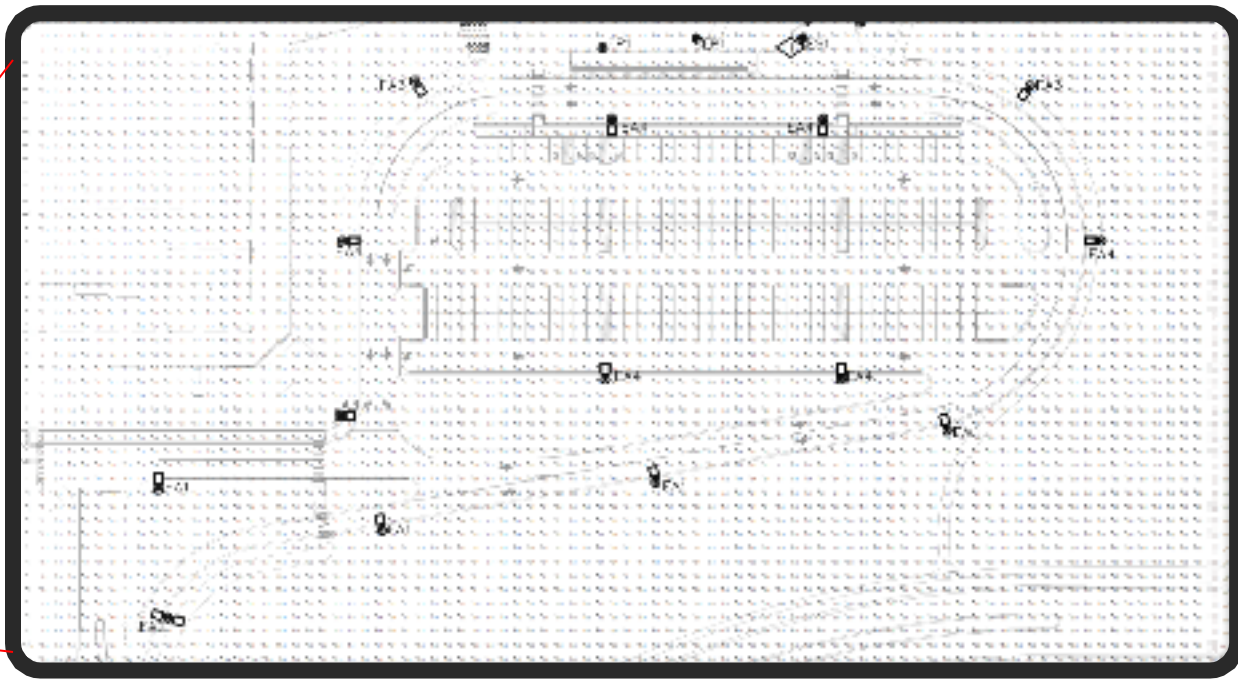
1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Variance Request

Municipal Sec. 15-12-20. Site  
Lighting, General regulations



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Analysis

**Municipal Code Section 14-2-150(c)** (Major Variance) Review Criteria: The Zoning Board of Adjustment may grant a Major Variance only when it is demonstrated that:

- (1) Where, special circumstances exist, that strict application of the standards adopted in this development code would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the property owner...It is the responsibility of the landowner to prove that an undue hardship exists;** Based upon CPTED standards for school safety design, the reduced vegetation and increased lighting are not self-imposed, as they are critical pieces ensuring the safety of the children.



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



## Analysis (cont.)

### Municipal Code Section 14-2-150(c) (Major Variance) Review Criteria:

- (2) The applicant cannot derive beneficial use of the property without the variance;** *-The applicant would still be able to utilize their property if denied the variance, however safety standards would be compromised.*
- (3) The purpose and intent behind the regulation would be maintained by granting the variance;** *-Additional plantings have been provided as a supplement for the islands and around the building entrances. Light fixtures will not impact any residential neighborhoods and will be full cut-off.*
- (4) Granting the variance will not be detrimental to any adjacent properties or the surrounding area;**  
*-Granting the variance will not be detrimental to any adjacent properties.*
- (5) Granting the variance will not be detrimental to public health, safety, or welfare;** *-Granting the variance will not be detrimental to public health, safety or welfare.*



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



## Analysis (cont.)

### Municipal Code Section 14-2-150(c) (Major Variance) Review Criteria:

- (6) Adequate relief cannot be reasonably obtained through a different procedure, such as a waiver or alternative compliance standards, if applicable; -*They have done alternative compliance on other matters, but a variance was the only way to address these items.***
- (7) Granting the variance will not create a building or fire code violation or other safety hazard; -*Granting the variance will not create any safety hazards.***
- (8) The need for the variance is not created by a self-imposed hardship; -*The requests are largely self-imposed but are in the name of public safety and efficiency.***
- (9) A variance shall allow only the least deviation from the standard that will afford relief; -*This was the only way to follow the Town's protocol.***



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*





# Analysis Summary

## Staff has analyzed

and found the following findings of fact, based on:

- *whether special site-specific conditions exist that warrant the proposed lot size*
- *whether unnecessary hardship exists*
- *the impact on public interest, safety, and welfare*
- *the impacts to the neighborhood character.*

## Staff has determined:

- These requests are based on the pre-determined acreage for school sites, which create non-self-imposed challenges when dealing with CPTED standards, building footprint minimums, play areas and adequate parking.
- Therefore, staff believes, based on the criteria for each variance request, it be recommended approval.



# Notifications

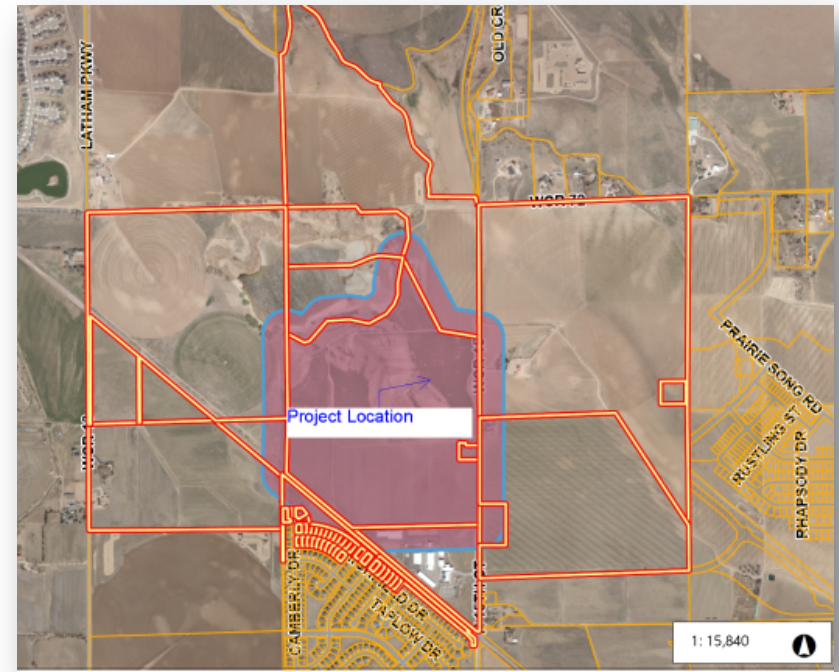
The following notifications for the public hearings were made in accordance with the Municipal Code:

Sept. 7, 2023 - public hearing notice published on the Town of Windsor Website.

Sept. 7, 2023 - development under review sign posted on the subject property.

Sept. 8, 2023 - public hearing notice sent to surrounding property owners.

Sept. 8, 2023 - public hearing notice published in the paper.



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Recommendation

Since all motions are to be made in the affirmative, staff recommends that the following motion, second and action on the petition be made as follows:

1. A motion to approve the requests for a variance from Municipal Variance from Municipal Code Sections 15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations in the (RMU-1 and ROL) zone districts
2. A second, and;
3. The Chair calling for the vote as follows: All members in favor of the variance vote “yes”; all opposed to the variance request vote “no”, with a minimum of four “yes” votes required to approve the variance request.



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*



# Record

Staff requests that the following be entered into the record:

- Variance application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Recommendation



1100 N 15<sup>th</sup> Street  
Weld RE-4 Middle School  
Variance Requests

*Town of Windsor Board of Adjustment – September 28, 2023*









## MEMORANDUM

**Date:** September 28, 2023  
**To:** Board of Adjustment/Appeals Members  
**From:** David Eisenbraun, Senior Planner  
**Re:** Variance from Municipal Code Sections 15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations for 1100 N 15th Street, all pertaining to the minimum landscape and lighting requirements in the RMU-1 (Residential Mixed Use) and ROL (Recreation Open Lands) Zone Districts. Michael McCullar, Weld RE-4 Schools, Owner/Applicant.  
**Item #:** C.2.

**Background / Discussion:**

Please see public hearing item.

**Financial Impact:**

**Relationship to Strategic Plan:**

**Recommendation:**

Recommendation

Since all motions are to be made in the affirmative, staff recommends that the following motion, second and action on the petition be made as follows:

A motion to approve the requests for a variance from Municipal Variance from Municipal Code Sections 15-3-30(b)(4) - Parking Lot Interior (islands), Sec. 15-3-30(b)(5) Standards for Landscaping in Developed Areas (foundation plantings); and 15-12-20 - Site Lighting, General Regulations in the (RMU-1 and ROL) zone districts

A second, and;

The Chair calling for the vote as follows: All members in favor of the variance vote "yes"; all opposed to the variance request vote "no", with a minimum of four "yes" votes required to approve the variance request.

**CC:**

**Attachments:**