BOARD OF ADJUSTMENT/APPEALS REGULAR MEETING

June 22, 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 April 27, 2023 Board of Adjustment/ Appeals Regular Meeting Minutes - K. Cinnamon, Deputy Town Clerk

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.

   - Quasi-judicial
   - David Eisenbraun, Senior Planner

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.

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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.

    - Quasi-judicial
    - David Eisenbraun, Senior Planner

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.

    - 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: June 22, 2023
To: Board of Adjustment/Appeals Members
From:
Re: Approval of the April 27, 2023 Board of Adjustment/ Appeals Regular Meeting Minutes - K. Cinnamon, Deputy Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:
1. 04.27.23 BOA Draft Minutes

Board of Adjustment/Appeals Regular Meeting

April 27, 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 7:00 p.m.

1. Roll Call

Present:	Chair Stacey Shea Vice Chair Don Threewitt Jeffery Gelvin Jeremy Benintende Hunter Rivera
Absent:	James Penfold Dan Evans
Also Present:	David Eisenbraun, Senior Planner Mark Price, Planner 1 Kim Emil, Interim Town Attorney Kaitlyn Cinnamon, Deputy 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 Threewitt moved to approve the agenda as presented, Board of Adjustment/Appeals Board Member Gelvin seconded the motion. Roll call on the vote resulted as follows; Yeas - Don Threewitt, Stacey Shea, Jeffrey Gelvin, Jeremy Benintende, Hunter Rivera; 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 March 23, 2023 Board of Adjustment/Appeals Regular Meeting Minutes - K. Cinnamon, Deputy Town Clerk

   Chair Shea stated that her last name is incorrectly spelled in a section of the minutes. Deputy Town Clerk, Kaitlyn Cinnamon, stated that it would be corrected before publishing.

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

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C. BOARD ACTION

1. Public Hearing – Variance from Municipal Code Section 16-1-70(b) for 303 E Chestnut pertaining to the minimum side setbacks in the RMU-1 (Residential Mixed Use-One) Zone District, and a Variance from Municipal Code Section 16-1-20(a) pertaining to setbacks for accessory buildings. Shelby Singleton, Owner/Applicant.

   The owner of the subject property, Shelby Singleton, is requesting a variance from Municipal Code Section 16-1-70(b) to reduce the required five-foot (5') side yard setback from property line for a single family dwelling, to one foot (1'), and a variance from Municipal Code Section 16-1-20(a) to reduce the required five-foot (5') accessory building (over 120 square feet in size) setback 5 feet (5') from property line to one foot (1'). Additionally, this variance request will allow the property owner to construct a handicap accessible garage/storage area for the needs of a double-amputee tenant. Approval of the variance will allow an accessory building to be built within one (1) foot of the property line, adjacent to a single-family residential home, in the Residential Mixed Use One (RMU-1) zone district. A timeline of events and additional background is included in the presentation.

   Municipal Code Section 16-1-70(b) (RMU-1 District Setbacks):

   - Single Family Dwelling: Minimum side setback of 5 feet.
   - The applicant is requesting a reduced setback to allow a proposed accessory building to be within 1 foot (1') of the property line.
   - The proposed accessory building (Greater than 120 square feet) will provide ample, handicap accessible vehicle parking as well as storage.

   Background:

   - 303 E Chestnut was formerly modified to be and assisted living facility by previous owners.
   - Current owners purchased home in 2017 due to its accessibility.
   - The garage space was converted into living space with a bedroom and accessible bathroom for roll-in wheelchair access by previous owners.
   - In its current state, the home is fully handicap accessible with ramps and railings installed for accessibility throughout.
   - Has fire suppression installed.

   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.**

   For the purposes of this Section, undue hardship and practical difficulties means a situation where the property cannot be reasonably used under the conditions allowed by this Code, and are neither a result of a situation created by the property owner, nor exclusively due to economic or cost considerations.

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The situation shall result from circumstances unique to the property, such as, exceptional narrowness, shallowness, or shape of a specific piece of property, topographic conditions, existing lot configuration, existing building locations on or adjacent to the property or other extraordinary and exceptional situation or condition of such piece of property that would result in peculiar and exceptional practical difficulties to, or exceptional undue hardship. Relief by variance may be granted if there is no substantial detriment to the public good and if it does not substantially impair the intent and purpose of the Comprehensive Plan and this Code. The variance, if granted, shall not alter the essential character of the surrounding neighborhood. Economic considerations alone shall not constitute an undue hardship if a reasonable use for the property exists under the provisions of this Code. It is the responsibility of the landowner to prove that an undue hardship exists;

Applicant: The home was modified, by previous owners, to be an assisted living facility and is fully handicap accessible. The accessible nature of this home was the contributing factor to the purchase, with the former garage space converted to livable space for a double amputee in a wheelchair who is currently residing in the home. To attach a garage to the house would eliminate the only the livable space for the individual and would compromise the existing fire suppression system.

-Staff comment: The modification of the home, by the previous owner, created undue hardship for the current owners. While accessibility is paramount, the conversion of the garage space into livable space has generated an accessible, suitable living space; however, to the detriment of vehicle/mobility limitations and storage on property. Additionally, attaching a garage or accessory building to the home's living area is not permitted per building code and would eliminate the living space and accessible bathroom for the resident, generating financial hardship for the owner to modify the home.

(2) **The applicant cannot derive beneficial use of the property without the variance;**

Applicant: Without the approval of the variance allowing for a 1' setback from property line, a garage would be limited to 9' wide, making it unusable space which would create difficulties for a non-ambulatory individual to enter or exit an accessible vehicle.

-Staff comment: Accessibility will be limited with current vehicle parking and storage located in the driveway and along the street.

(3) **The purpose and intent behind the regulation would be maintained by granting the variance;**

Applicant: Overall, with the garage addition, all other lot requirements will be maintained.

-Staff comment: The intent of the Code is to establish a 5' minimum setback between residence/accessory buildings and the property line for single-family residential lots within the RMU-1 Zoning District. The proposed variance would allow for the owner to construct an accessory building within 1' of the property line for the purposes of accessibility for a non-ambulatory person. All other lot requirements would be maintained.

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

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Applicant: The neighbor to the east 305 E Chestnut (neighbor potentially impacted by accessory building) has written a letter in support of the accessory building with consideration to the proximity to their property.

-Staff Comment: The Adam's family at 305 E Chestnut would be directly impacted by the building but have shown support of the construction and building.

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

Applicant: Granting the variance will not be detrimental to public health, safety or welfare and will in fact, benefit the neighborhood by removing clutter (parked cars and storage items) from the property, thus creating a more appealing environment.

-Staff Comment: Staff has addressed potential issues, primarily focused on fire safety, which have been addressed by Safebuilt staff during concept review application.

(6) **Adequate relief cannot be reasonably obtained through a different procedure, such as a waiver or alternative compliance standards, if applicable;**

Applicant: No other procedure is known that can provide adequate relief due to the existing layout of the home and lot.

-Staff comment: Staff agrees, the alternative (attached garage) would displace the current resident's living quarters creating additional hardship, and is prohibited by building code.

(7) **Granting the variance will not create a building or fire code violation or other safety hazard;**

Applicant: SAFEbuilt reviewed the initial concept review application and determined that the east wall of the building will need to be constructed with a 1-hour fire rating. The garage will have no overhangs and will maintain setbacks as determined in the proposed design.

-Staff comment: SAFEbuilt determined the viability of the proposed and provided the applicant with required safety information pertaining to the proposed plans.

(8) **The need for the variance is not created by a self-imposed hardship;**

Applicant: The house was modified by the previous owners. Purchased by the current owners in 2017 because of the need for accessible wheelchair accommodations. The previous owner converted the previous attached garage into bedrooms and a large wheelchair accessible bathroom which are necessary for the non-ambulatory resident. The lack of garage was not of concern at the time, as the benefits of the accessibility of the house are immense and maximize the quality of living for the individual. The garage will allow for the individual to enter and exit his vehicle during inclement weather, keeping in mind that in the future a van with a lift or other adaptive equipment may be necessary.

-Staff comment: The current owners purchased the property to the benefit of the previous owner's modifications and suitable to the needs of the non-ambulatory individual currently residing there. The greater needs for accessibility far outweighed the need for a garage, but the surrounding property and driveway have become the storage location. Staff concurs that the hardship is not self-imposed.

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(9) **A variance shall allow only the least deviation from the standard that will afford relief;**

Applicant: A garage of sixteen feet wide, detached from the home, is what the owners consider to be the narrowest width possible to allow for the use accessibility vehicles and access.

-Staff comment: The minimum setback for side yard is the only deviation for the proposed variance. Allowing for an accessory building to be built with a 1' setback would provide the relief necessary for a detached garage with full accessibility for wheelchair access.

Staff has analyzed:

- whether special site-specific conditions exist that warrant the proposed accessory building.

-Staff has determined that the previous owner modified the house for accessibility while simultaneously creating hardship for any further modifications of the home and premises.

- whether unnecessary hardship exists.

-The conversion of the garage to livable space, by prior owners, has created hardship for future/current tenants, especially those with handicap accessibility needs, as it relates to external mobility around the property, outside of the occupiable space.

- the impact on public interest, safety, and welfare.

-Staff has determined that the inspection and approval from SAFEbuilt will be detrimental to the safety and welfare of the property and adjacent neighbors.

- the impacts to the neighborhood character.

-Staff has determined that the proposed accessory building will help to declutter the street front and temporary tent garage currently deployed in the driveway.

Board Member Gelvin recused himself in regard to this particular item due to a personal interest.

Chair Shea opened the meeting for public questions or comments, to which there was none.

Board Members asked questions to staff and the applicant. The applicant, Shelby Singleton, addressed the Board and spoke to their questions regarding fencing, sidewalks, and fire safety.

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

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2. Variance from Municipal Code Section 16-1-70(b) for 303 E Chestnut pertaining to the minimum side setbacks in the RMU-1 (Residential Mixed Use-One) Zone District, and a Variance from Municipal Code Section 16-1-20(a) pertaining to setbacks for accessory buildings. Shelby Singleton, Owner/Applicant.

   Please see public hearing item.

   Conversation between the Board Members ensued. Member Threewitt addressed concerns from the Board regarding fire hazards, maintenance, and the location of the building.

   Board of Adjustment/Appeals Board Member Threewitt moved to approve a Variance for Municipal Code Section 16-1-70(b) for 303 E Chestnut pertaining to the minimum side setbacks in the RMU-1 (Residential Mixed Use-One) Zone District, and a Variance from Municipal Code Section 16-1-20(a) pertaining to setbacks for accessory buildings, subject to mutual execution and recording prior to issuance of a building permit for an irrevocable four-foot easement for the east side of the property for property maintenance purposes. Board of Adjustment/Appeals Board Member Shea seconded the motion. Roll call on the vote resulted as follows; Yeas - Don Threewitt, Stacey Shea, Jeremy Benintende, Hunter Rivera; Nays - None; Motion Passed.

D. COMMUNICATIONS

Board Member Gelvin returned to the meeting.

1. Communications from Board of Adjustments/Appeals

   None

2. Communications from Staff

   David Eisenbraun, Senior Planner, spoke to the Board regarding possible upcoming meeting items.

   Kim Emil, Interim Town Attorney, welcomed new Board Members and thanked everyone for running a great meeting.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:50 p.m.

_____

Kaitlyn Cinnamon, Deputy Town Clerk

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MEMORANDUM

Date: June 22, 2023
To: Board of Adjustment/Appeals Members
From: David Eisenbraun, Senior Planner
Re: 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.
Item #: C.1.

Background / Discussion:
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 activites 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.

Financial Impact:

Relationship to Strategic Plan:

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)(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 in the (RMU-1 and SF-1) 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. VAR-APP
2. Staff Presentation - Variance - RD_PV ES
3. PV-Site Plan

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 andfee must be received no later than the 1st 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: 550 Sundance Dr and 2015 Covered Bridge Parkway

Lot: SP-23 Block: 005 Subdivision: Winter Farm 2nd TR B and Raindance 3rd Tract AA

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

Section 15-12-20 - Site Lighting, General Regulations

3

Owner

Name(s): Weld RE4 School District

Address: 1020 Main Street Windsor, CO 80550

Phone #: (970) 686-8015 Email: 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

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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 compete 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.

The 10 acre school site creates challenges with provided for enough building footprint, play areas and adequate parking for staff and the community during events. The established set backs also limit how the amount of development within the

4

already small site. Inclusion of parking islands further reduces the amount of parking spaces which in turn requires street parking during events. The required foundation plantings affect the clear view required for school safety. CPTED standards recommends 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 would be reduced by eight (8) stalls 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. The adherance to a 15' pole standard would require almost double the amount of light poles for the same coverage as the proposed 25'. Lighting technology (focused LED, automatic schedules) has diminished the need for such tight requirements.

3. The purpose and intent behind the regulation would be maintained by granting the variance.

There are copius amounts of vegetation as required by the landscaping code already planned for. Trees, grass, and shrubs are still all around public facing areas of the building. The District intends to utilize sight lighting in order to provide the safest environment possible. The proposed varaince 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 or community.

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 Town Planning staff to identify the best procedure for this request.

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 current IGA between the Town of Windsor and Weld RE4 only calls for the dedication of 10 acres for elementary schools. The District is currently working towards updating this dedication requirement. School safety is paramount to everything in the current era of school shootings.

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: 05/19/2023

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

Print Name: Michael McCullar, Chief Operating Officer, Weld RE4

Submitted On: 05/19/2023

(Please email completed application and materials to planningtechs@windsorgov.com)

550 Sundance Drive & 2015 Covered Bridge Pkwy Weld RE-4 Elementary School Variance Requests

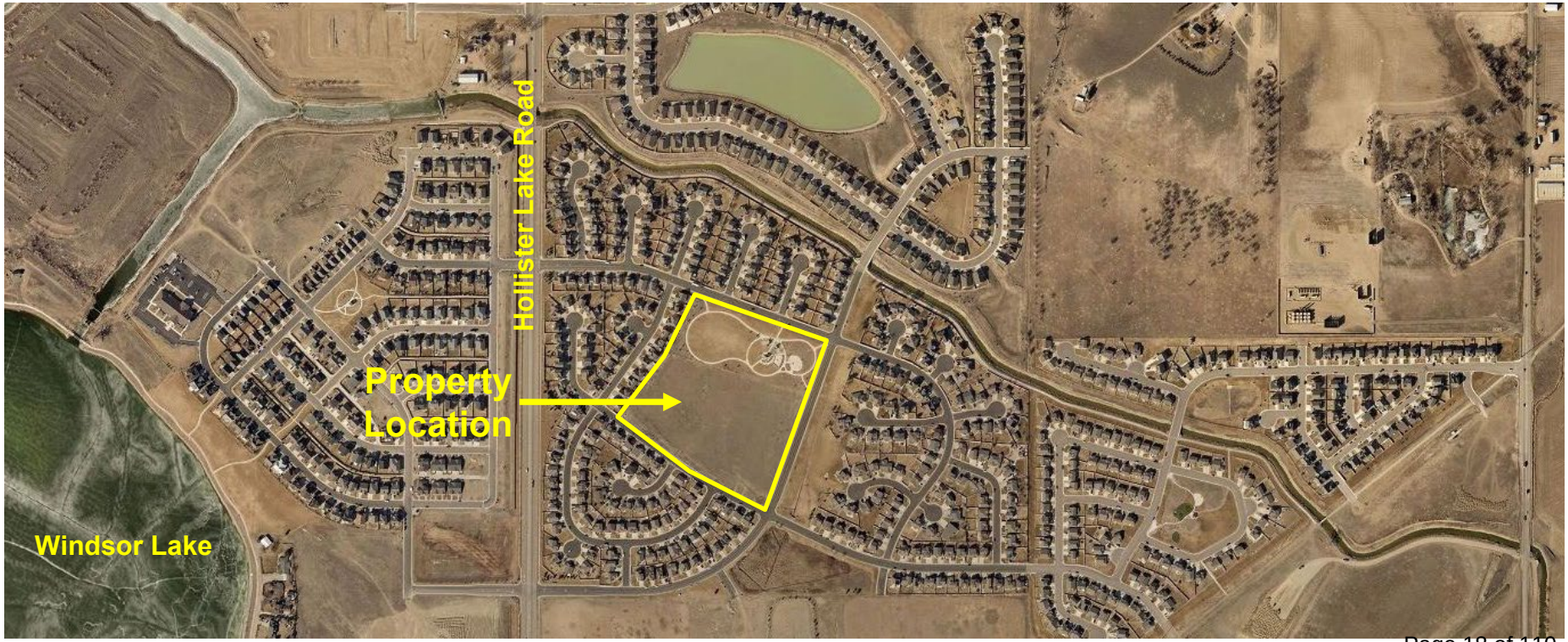
Requests regarding landscaping and lighting
Board of Adjustment – June 22, 2023

David Eisenbraun, Senior Planner

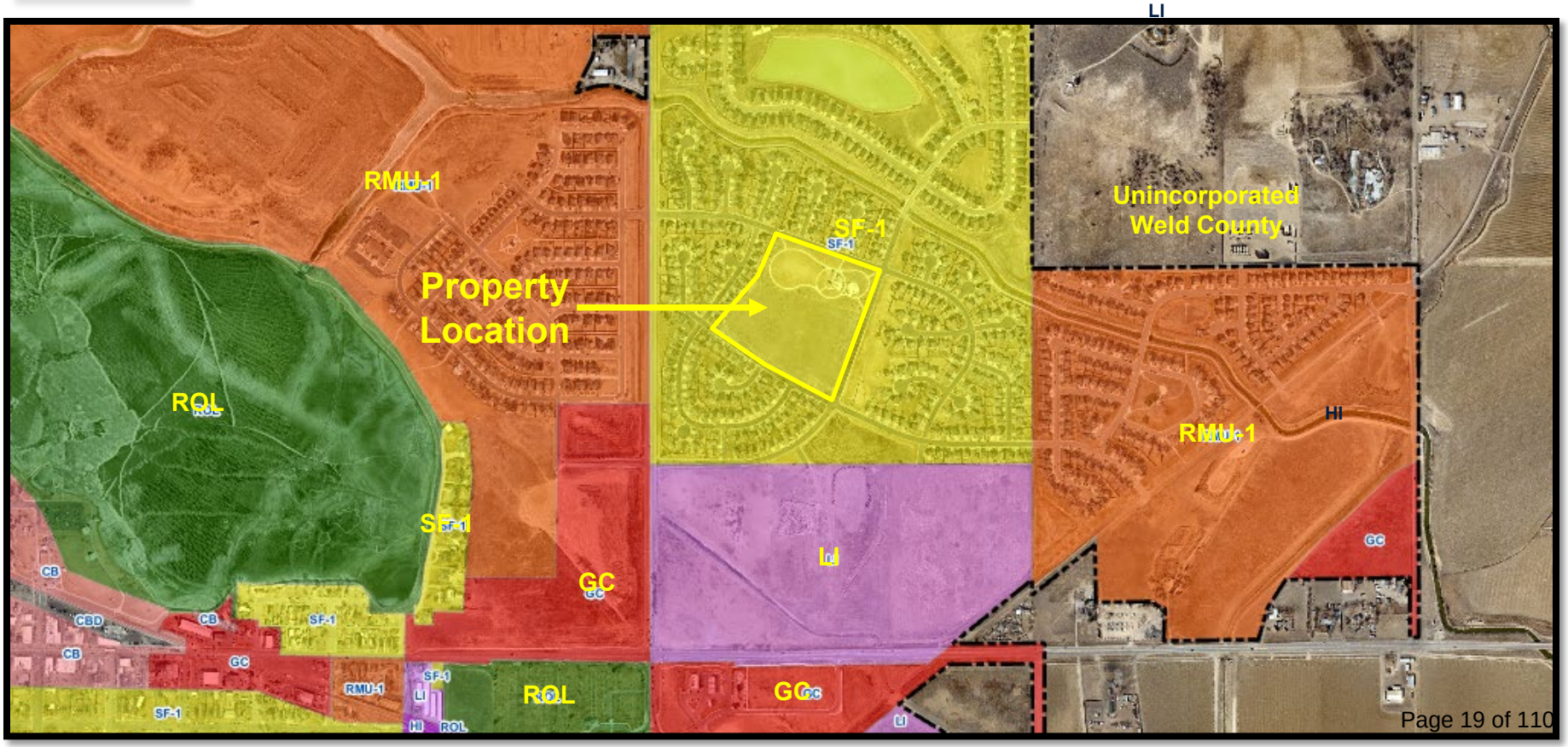
Site Vicinity Map – Raindance ES

Site Zoning Map

Site Vicinity Map – Peakview ES



Site Zoning Map



Background

- Bond to build new schools passed in November 2022
- Two new approximately 74,000 square foot elementary school 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.

Variance Requests

1. ***Municipal Sec. 15-3-30(b)(3) - Parking Lot Exterior*** pertaining to the need for exterior landscape screening of parking lots via landscaping or wall
2. ***Municipal Sec. 15-3-30(b)(4) - Parking Lot Interior*** pertaining to the need for landscape islands every 15 parking spaces
3. ***Municipal Sec. 15-3-30(b)(5). Standards for Landscaping in Developed Areas, Site Design*** pertaining a minimum amount of foundation plantings required
4. ***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 SF-1 zone district

Applicant Requests

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

Variance Request

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

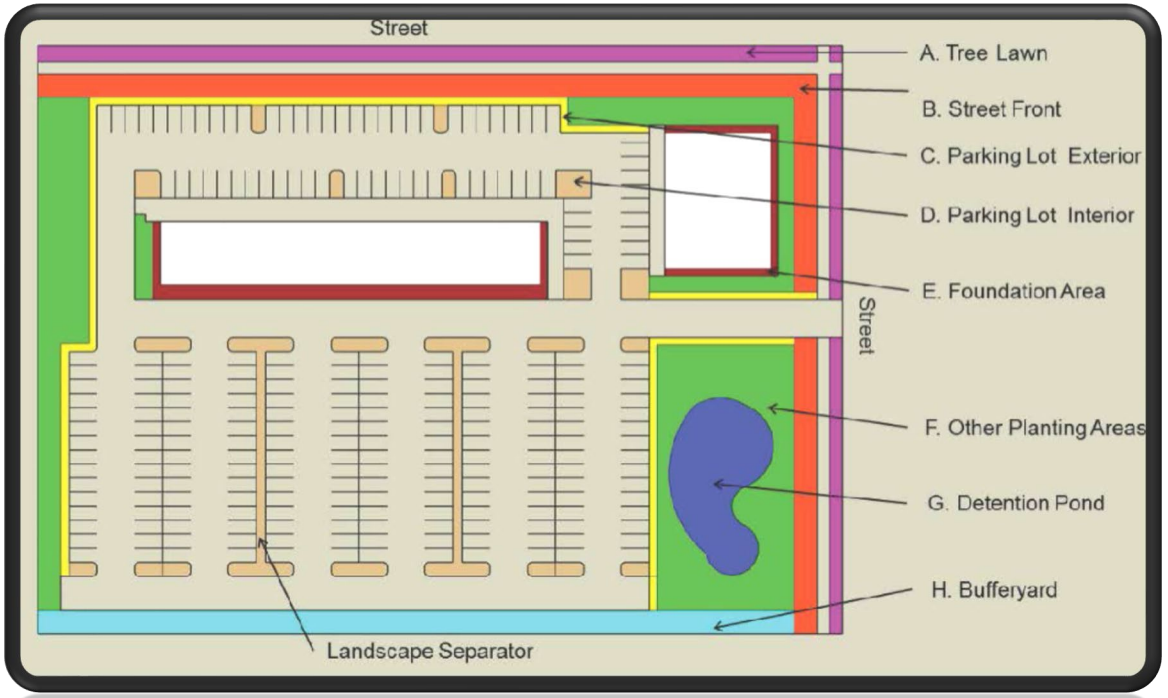
3 — Parking Lot Exterior Sec. 15-3-30(b)(3)	6'	1 per 40'	1 per 2.5'
4 — Parking Lot Interior Sec. 15-3-30(b)(4)	n/a	1 per single row parking lot island and 2 per double row parking lot island; and 1 per 40' of landscape separator	5 per single row landscape island
5 — Foundation Area Sec. 15-3-30(b)(5)	5'/ 10' 1	n/a	1 per 5'

TOWN OF WINDSOR COLORADO

550 Sundance Drive & 2015 Covered Bridge Pkwy
Weld RE-4 Elementary School
Variance Requests

Town of Windsor Board of Adjustment – June 22, 2023

Typical Landscape Requirements



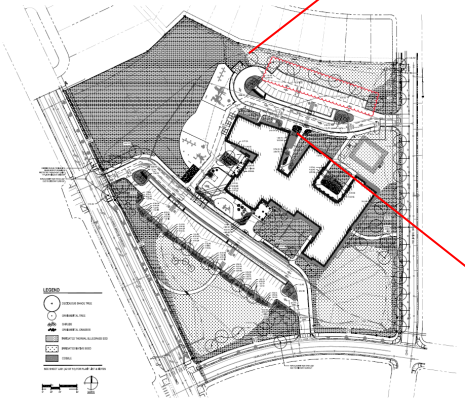
TOWN OF WINDSOR COLORADO

550 Sundance Drive & 2015 Covered Bridge Pkwy
Weld RE-4 Elementary School
Variance Requests

Town of Windsor Board of Adjustment – June 22, 2023

Raindance ES: Variance Request

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



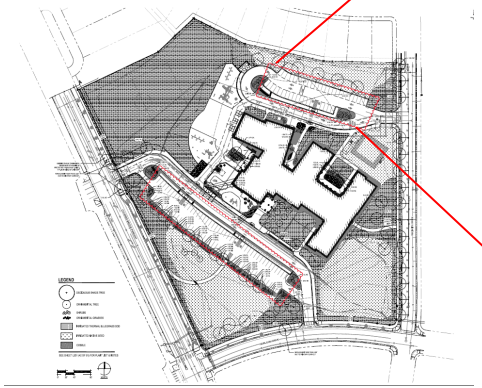
TOWN OF WINDSOR COLORADO

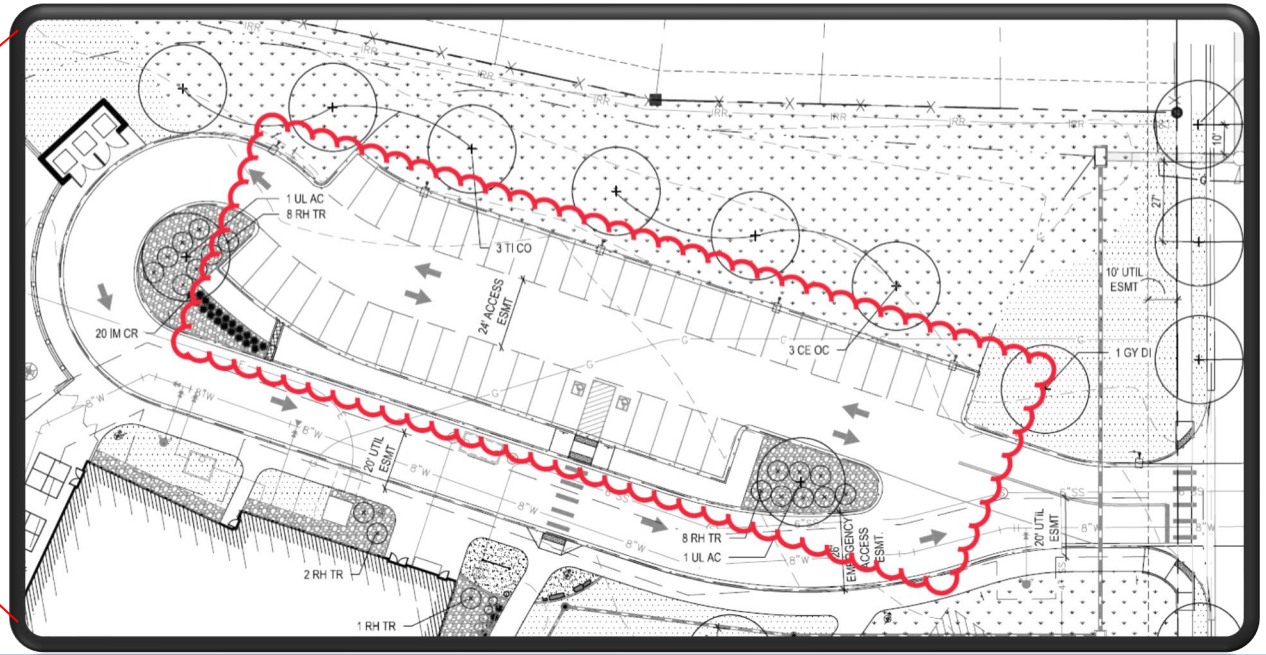
550 Sundance Drive & 2015 Covered Bridge Pkwy
Weld RE-4 Elementary School
Variance Requests

Town of Windsor Board of Adjustment – June 22, 2023

Raindance ES: Variance Request

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





550 Sundance Drive & 2015 Covered Bridge Pkwy
Weld RE-4 Elementary School
Variance Requests

Town of Windsor Board of Adjustment – June 22, 2023

Raindance ES: Variance Request

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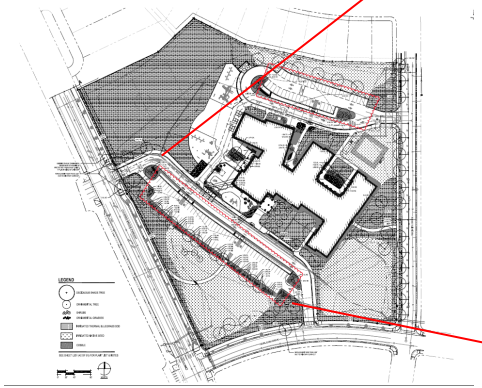

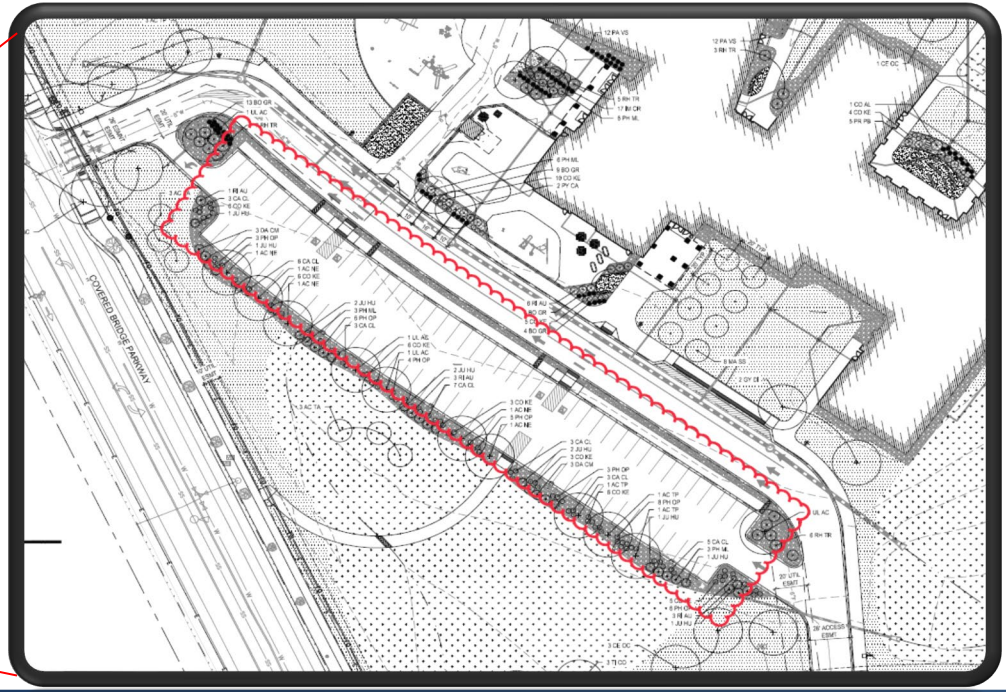

TOWN OF WINDSOR COLORADO

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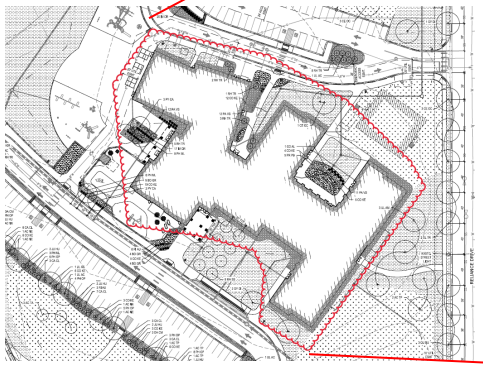
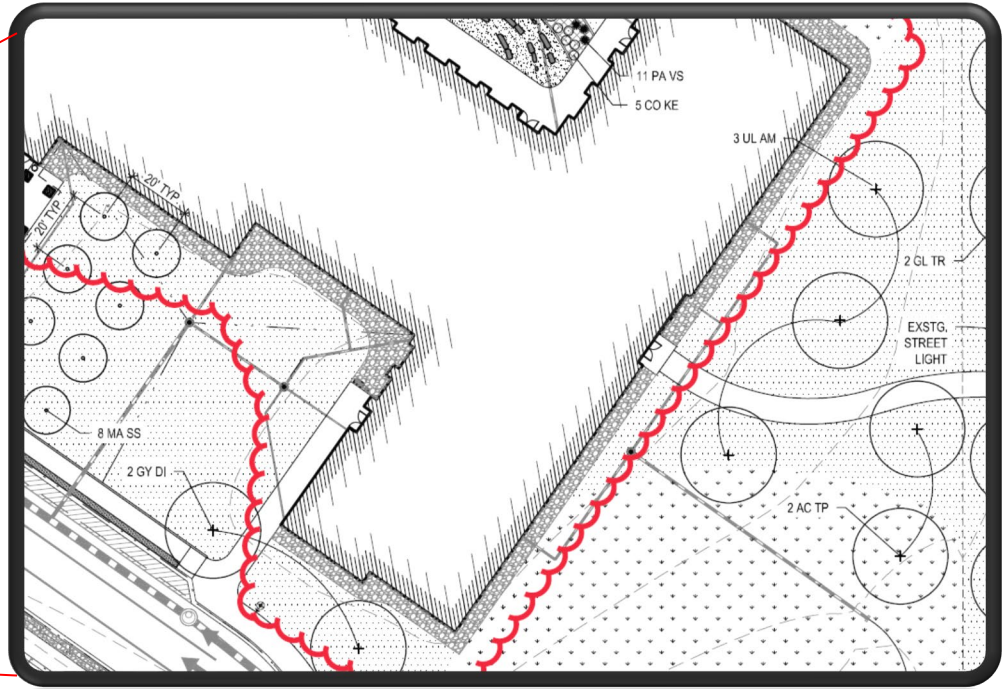
Municipal Sec. 15-3-30(b)(5). Standards for Landscaping in Developed Areas





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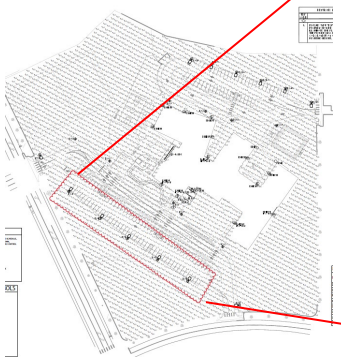
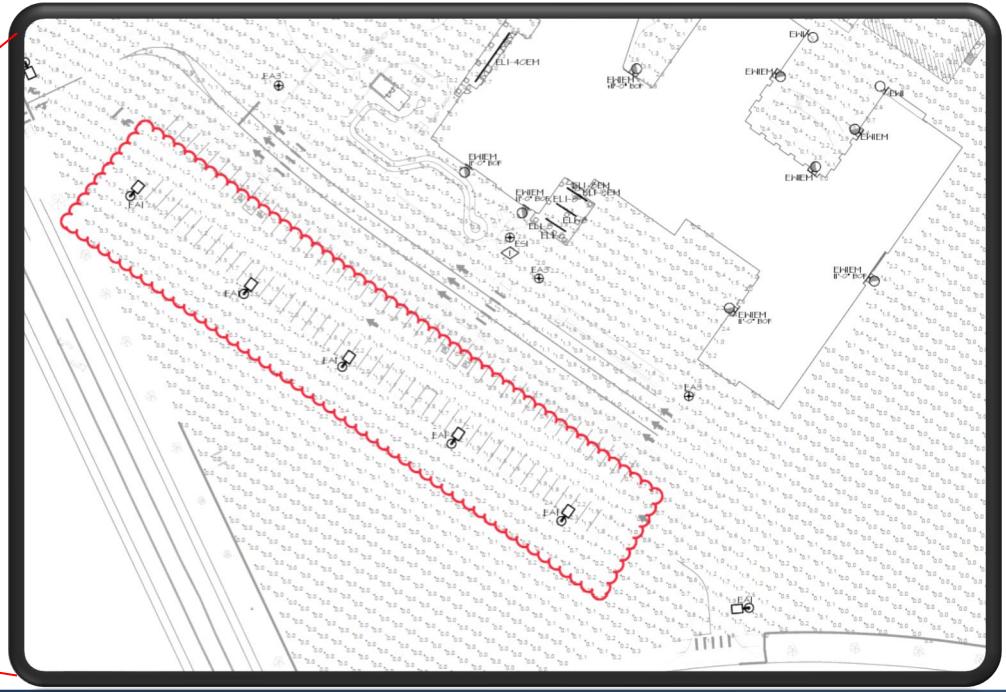
Municipal Sec. 15-12-20. Site Lighting, General regulations





TOWN OF WINDSOR COLORADO

550 Sundance Drive & 2015 Covered Bridge Pkwy
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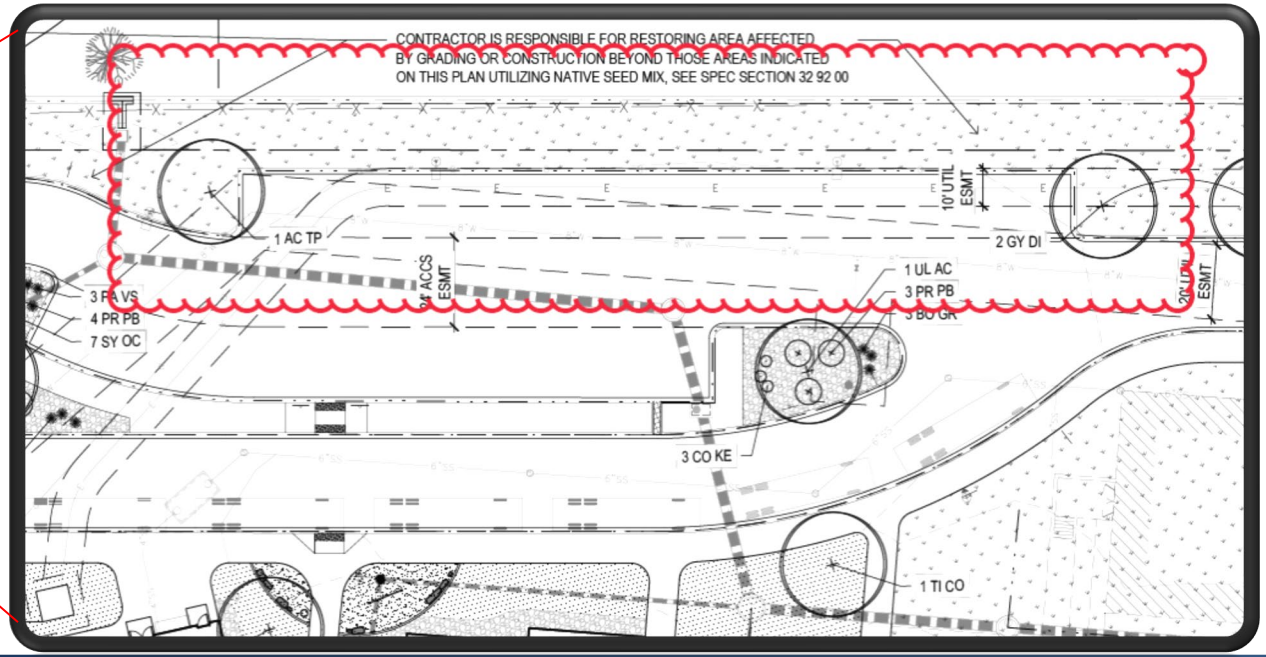
Town of Windsor Board of Adjustment – June 22, 2023

Peakview ES: Variance Request

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



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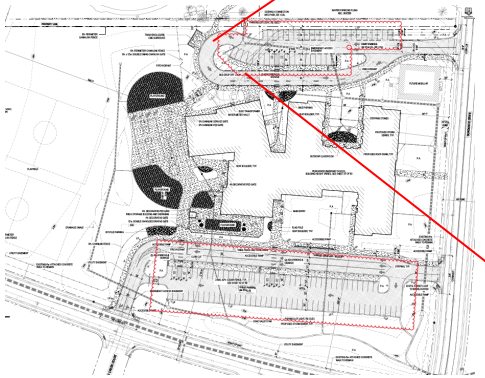

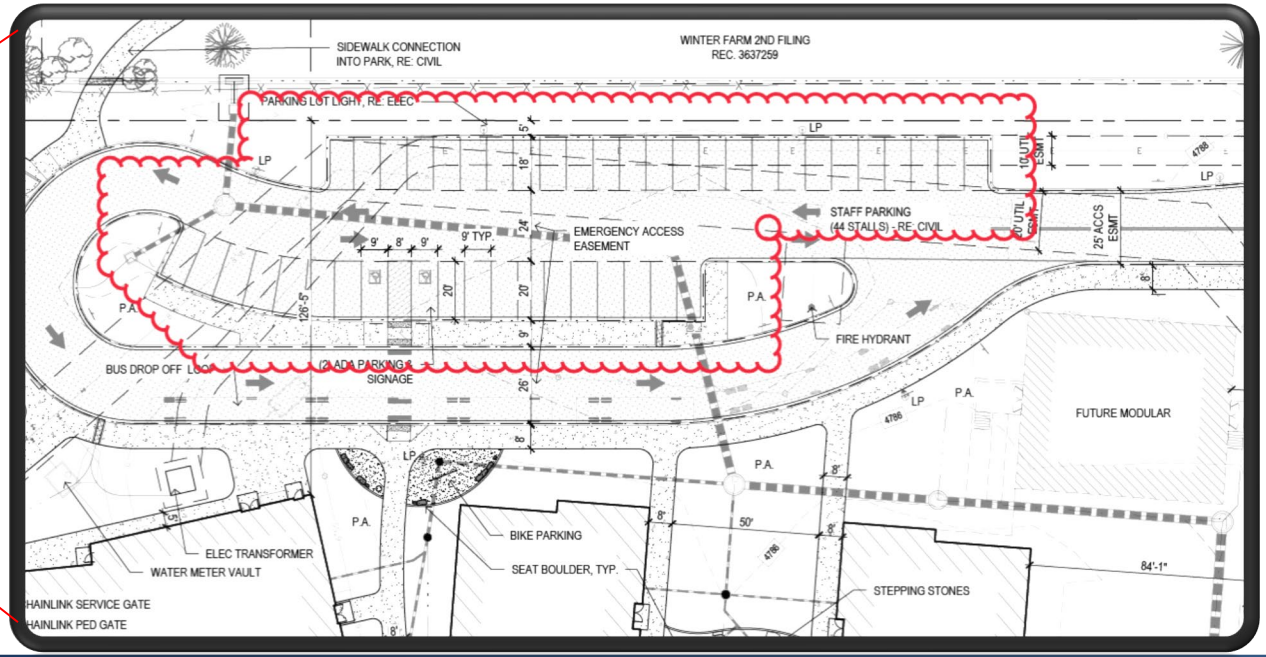

TOWN OF WINDSOR COLORADO

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Town of Windsor Board of Adjustment – June 22, 2023

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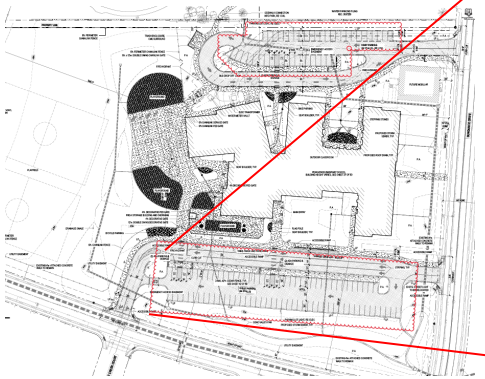

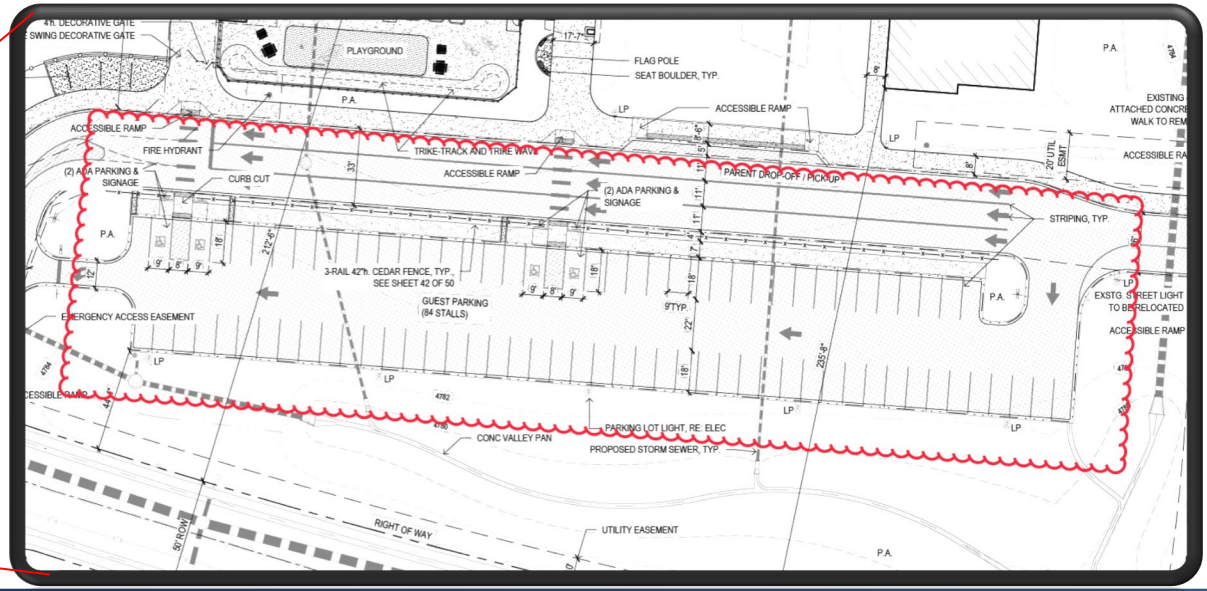

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Town of Windsor Board of Adjustment – June 22, 2023

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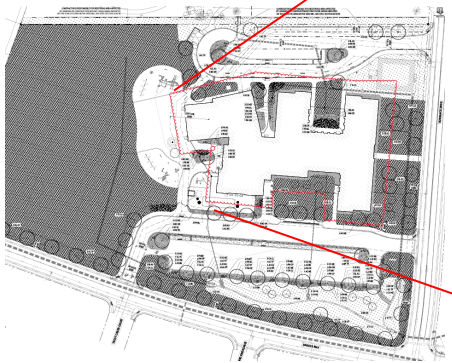

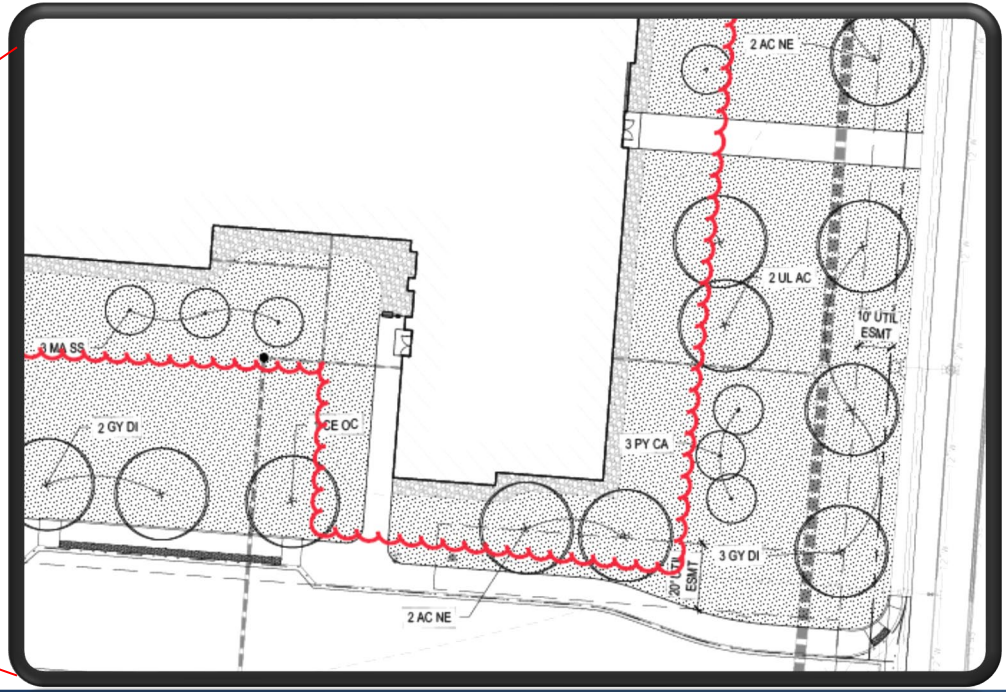

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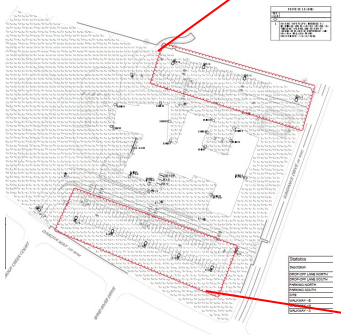

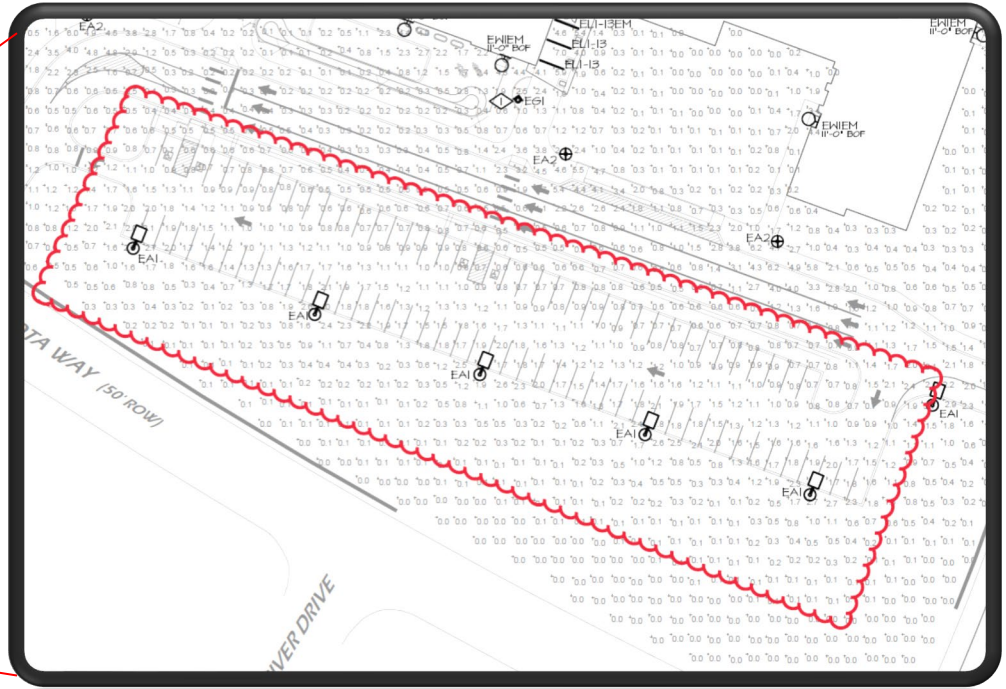

TOWN OF WINDSOR COLORADO

550 Sundance Drive & 2015 Covered Bridge Pkwy
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Town of Windsor Board of Adjustment – June 22, 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.

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 comprimised.*

(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 adjacent to residential properties will be 15' 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.*

Analysis (cont.)

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

(7) 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.*

(8) 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 or due to gains in efficiencies.*

(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.*

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 10-acre 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

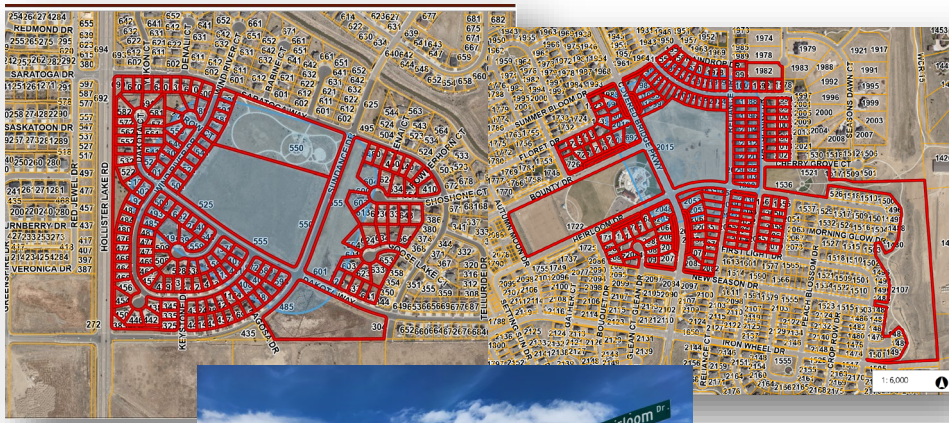
The following notifications for the public hearings were made in accordance with the Municipal Code:

June 2nd, 2023 - public hearing notice published on the Town of Windsor Website.

May 31st, 2023 - development under review sign posted on the subject property.

May 31st, 2023 - public hearing notice sent to surrounding property owners.

June 2nd, 2023 - public hearing notice published in the paper.



TOWN OF WINDSOR COLORADO

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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)(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 in the (RMU-1 and SF-1) 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.

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

WINTER FARM 2ND FILING, TRACT B, SITE PLAN (PEAKVIEW ELEMENTARY)

LEGAL DESCRIPTION

TRACT B, WINTER FARM SUBDIVISION, SECOND FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

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 WINTER FARM 2ND FILING, TRACT B, SITE PLAN (PEAKVIEW ELEMENTARY) MAJOR SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____ , 2023.

JOHN DOE MARY DOE JANE DOE

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNER'S SIGNATURES)

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (_____),

THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES: _____

(SEAL) NOTARY PUBLIC

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT CENTURY LINK COMMUNICATIONS XCEL ENERGY

COMCAST CABLE

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 _____.

DEPUTY DIRECTOR OF ENGINEERING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR

PASSED AND ADOPTED ON THIS THE _____ DAY OF _____, 20 _____, A.D. AND THAT THE MAYOR OF THE

TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID SITE

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 _____, 2023.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 _____.

DIRECTOR OF PUBLIC WORKS

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 _____.

DIRECTOR OF PLANNING

PREPARER'S CERTIFICATE

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

PRINT NAME
PREPARER OF MAJOR SITE PLAN

SIGNATURE
PREPARER OF MAJOR SITE PLAN

NOTE 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.

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

OWNER NAME (PRINT) SIGNATURE

DATE

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 ERECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

LAND USE TABLE

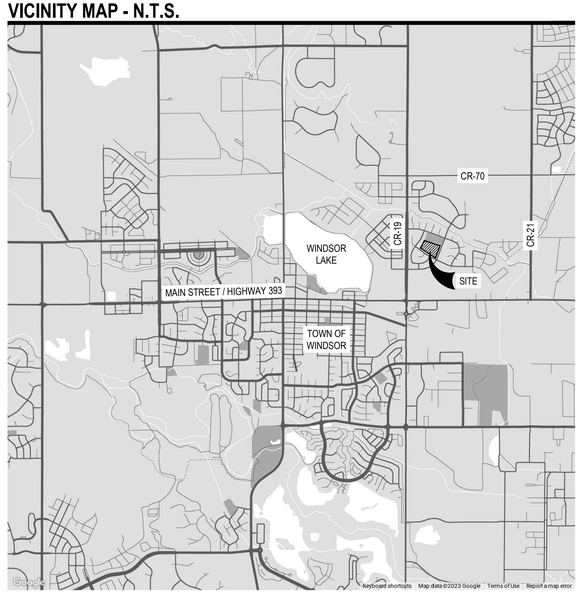
CURRENT ZONING: SF-1 SINGLE FAMILY RESIDENTIAL

PARKING CALCULATIONS	SPACES
REQUIRED PARKING	52 SPACES (2 PER CLASSROOM, 26 CLASS ROOMS)
NORTH PARKING LOT (STAFF)	42 + 2 H.C.
SOUTH PARKING LOT (GUEST)	80 + 4 H.C.
TOTAL PROVIDED	122 + 6 H.C. (128 TOTAL)

LAND USE CATEGORY	AREA (SQUARE FEET)
BUILDING COVERAGE	50,180
FLOOR SPACE (1ST FLOOR) 48,084	
FLOOR SPACE (2ND FLOOR) 25,008	
OUTDOOR STORAGE (*2)	120
PARKING (ASPHALT)	30,725
PRIVATE DRIVES (ASPHALT)	37,727
SIDEWALKS AND PATHWAYS (CONCRETE)	42,057
PLAYGROUND (SYNTHETIC TURF)	10,971
OPEN SPACE / LANDSCAPE AREA (*1)	263,820
TOTAL SITE AREA	**435,600 (10.0 AC)**

(*1) NOT OPEN SPACE AS DEFINED BY TOWN OF WINDSOR MUNICIPAL CODE CHAPTER 15, ARTICLE III, APPENDIX B DEFINITIONS
(*2) REFERENCE PRE-K STORAGE BUILDING, SEE SITE PLAN

VICINITY MAP - N.T.S.



NORTH

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2	L.100	SITE PLAN
CIVIL ENGINEERING		
3	C0.00	CIVIL COVER SHEET
4	C0.01	GENERAL NOTES
5	C1.00	EXISTING CONDITIONS & REMOVALS PLAN
6	C2.00	OVERALL HORIZONTAL CONTROL PLAN
7 - 10	C2.01-C2.04	DETAILED HORIZONTAL CONTROL PLANS
11	C2.05	HORIZONTAL CONTROL PLAN LINE & CURVE TABLES
12	C3.00	OVERALL UTILITY PLAN
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48	IR302	IRRIGATION DETAILS
49	IR303	IRRIGATION DETAILS
50	IR304	IRRIGATION DETAILS

TEAM DIRECTORY

OWNER / APPLICANT
WELD RE4 SCHOOL DISTRICT
180 NORTH 8TH STREET
WINDSOR, CO 80550
PHONE: (970) 686-9051
MICHAEL MCCULLAR

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

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

LANDSCAPE ARCHITECT
BHA DESIGN INCORPORATED
111 SOUTH MELDRUM, SUITE 110
FORT COLLINS, CO 80521
PHONE: (970) 223-7577
CONTACT: JEFF KROEGER

ELECTRICAL / LIGHTING
AE DESIGN
1900 WAZEE STREET #205
DENVER, CO 80202
720.715.7085
CONTACT: SEANI ANDERSON

IRRIGATION:
AQUA ENGINEERING, INC.
3944 JFK PARKWAY, UNIT 12C
FORT COLLINS, CO 80525-3089
970.372.6128
CONTACT: CULLEN KINOSHITA

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ARCHITECTURE ENGINEERING PLANNING INTERIORS
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Fort Collins, CO 80521
970.223.7577
Landscape Architecture
Urban Design
Site Development

WELD RE4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B
ELEMENTARY SCHOOL #1 - PEAKVIEW
DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
05/26/2023

37-21224-00

COVER SHEET

CS

1 OF 50 SHEETS

C:\BHA\ONEDRIVE - BHADESIGN\PROJECTS\WCSD\4 PEAKVIEW ES_2119\DRAWINGS\ACAD\DOD\DWG\2119_MAJOR SITE PLAN.DWG

PROPERTY LINE
6'h. PERIMETER CHAIN-LINK FENCE
TRASH ENCLOSURE, CMU SURROUND
6'h. PERIMETER CHAIN-LINK FENCE
6'h. x 12'w. DOUBLE SWING CHAINLINK GATE
FIRE HYDRANT
348'-7"
EXISTING WHITE VINYL FENCE TO REMAIN
PROPERTY LINE
PLAYFIELD
EXISTING UTILITY ENCLOSURE
6'h. PERIMETER CHAIN-LINK FENCE
UTILITY EASEMENT
EXISTING 4'w. ATTACHED CONCRETE WALK TO REMAIN
DRAINAGE SWALE
6'h. CHAINLINK FENCE
UTILITY EASEMENT
SIDEWALK CONNECTION INTO PARK, RE: CIVIL
WINTER FARM 2ND FILING REC. 3637259
PARKING LOT LIGHT, RE: EELEC
BUS DROP OFF
(2) ADA PARKING & SIGNAGE
EMERGENCY ACCESS EASEMENT
STAFF PARKING (44 STALLS) - RE: CIVIL
FIRE HYDRANT
PLAYGROUND
20' UTIL ESMT
ELEC TRANSFORMER
WATER METER VAULT
6'h CHAINLINK SERVICE GATE
6'h CHAINLINK PED GATE
BIKE PARKING
SEAT BOULDER, TYP.
OUTDOOR CLASSROOM
STEPPING STONES
PROPOSED STORM SEWER, TYP.
PROPOSED ROOF DRAIN, TYP.
FUTURE MODULAR
84'-1"
10' UTIL ESMT
RIGHT OF WAY
SUNDANCE DRIVE
78'-6" CURB CUT
60' ROW
SEAT BOULDER, TYP.
4'h DECORATIVE PED GATE
PEAKVIEW ELEMENTARY SCHOOL
BUILDING HEIGHT VARIES, SEE SHEET 37 OF 50
PLAYGROUND
158'-11" ESMT
4'H. DECORATIVE PED GATE
PRE-K STORAGE BUILDING AND OVERHANG
4'h. DECORATIVE GATE
12'w. DOUBLE SWING DECORATIVE GATE
PLAYGROUND
MAIN ENTRY
FLAG POLE
SEAT BOULDER, TYP.
BICYCLE PARKING
ACCESSIBLE RAMP
FIRE HYDRANT
(2) ADA PARKING & SIGNAGE
CURB CUT
TRIKE-TRACK AND TRIKE WAVE
ACCESSIBLE RAMP
PARENT DROP-OFF / PICK-UP
(2) ADA PARKING & SIGNAGE
STRIPING, TYP.
EXISTING 4'w. ATTACHED CONCRETE WALK TO REMAIN
ACCESSIBLE RAMP
20' UTIL ESMT
EXSTG. STREET LIGHT TO BE RELOCATED
ACCESSIBLE RAMP
66' CURB CUT
3-RAIL 42"h. CEDAR FENCE, TYP., SEE SHEET 42 OF 50
GUEST PARKING (84 STALLS)
EMERGENCY ACCESS EASEMENT
ACCESSIBLE RAMP
44'-1"
66' CURB CUT
CONC VALLEY PAN
PARKING LOT LIGHT, RE: ELEC
PROPOSED STORM SEWER, TYP.
RIGHT OF WAY
50' ROW
UTILITY EASEMENT
EXISTING 4'w. ATTACHED CONCRETE WALK TO REMAIN
TROUT CREEK COURT
WIND RIVER DRIVE
DAKOTA WAY

NOTE

REFERENCE COVER SHEET (SHEET 1 OF 50)
FOR LAND USE TABLE

LEGEND

- ASPHALT
- STANDARD GRAY CONCRETE PAVING
- COBBLE OVER WEED BARRIER
- CRUSHERFINES
- SYNTHETIC TURF OVER FALL ZONE PAD
- P.A. PLANTING AREA

0' 15' 30' 60'
NORTH

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

C:\BHA\ONEDRIVE - BHADESIGN\PROJECTS\WCSD\A PEAKVIEW ES_2119\DRAWINGS\ACAD\DD\DWG\2119_MAJOR SITE PLAN.DWG

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS
© DLR Group

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

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B

ELEMENTARY SCHOOL #1 - PEAKVIEW

DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
05/26/2023

37-21224-00

SITE PLAN

L100

2 OF 50 SHEETS

CIVIL CONSTRUCTION PLANS FOR

WINTER FARM 2ND FILING, TRACT B, SITE PLAN (PEAKVIEW ELEMENTARY)

TRACT B, WINTER FARM SUBDIVISION, SECOND FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

JUNE 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
MAJESTIC SURVEYING, LLC.
1111 DIAMOND VALLEY DRIVE #104
WINDSOR, CO 80550
PHONE: (970) 833-5698
CONTACT: STEVEN PARKS

TRAFFIC ENGINEER
DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
(970) 669-2061
CONTACT: MATT DELICH

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	STEPHANIE RICH	(970) 396-4828
TELECOM/FIBER OPTICS	CENTURYLINK	ROBERT RULLI	(970) 988-2120
CABLE	COMCAST	JOHN HAMBURG	(970) 567-4797

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

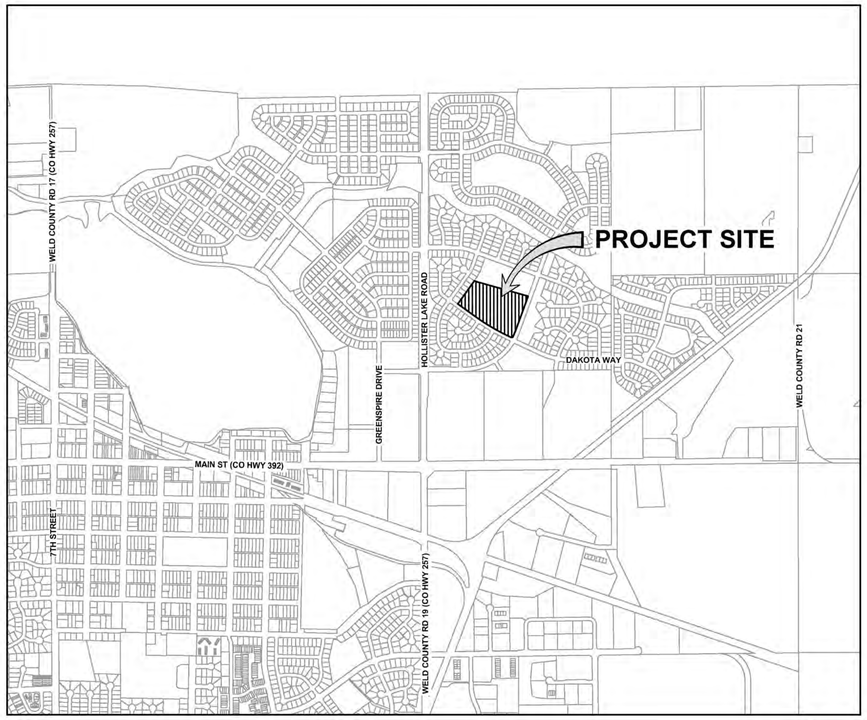
PROJECT DATUM: NAVD 88

BENCHMARK #1: TOWN OF WINDSOR VERTICAL CONTROL POINT NO. 97
GPS POINT "WINDSOR 2 1994" METAL ROD IN SLEEVE IN FRONT LAWN OF THE WINDSOR HIGH SCHOOL, 60.8' SW FROM THE SQUARE METAL LIGHT POLE, 81.0' NW OF THE MOST NORTHERLY CORNER OF A BRICK ELEVATION= 4799.38 (NAVD 88)

BASIS OF BEARINGS:
ASSUMING THE NORTHEAST LINE OF TRACT B, WINTER FARM SUBDIVISION, SECOND FILING, AS BEARING SOUTH 74°21'30" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1982/2011, A DISTANCE OF 781.56 FEET AND 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'

N

CIVIL SHEET INDEX

PAGE #	SHEET #	SHEET NAME
3	C0.00	CIVIL COVER SHEET
4	C0.01	CIVIL GENERAL NOTES
5	C1.00	EXISTING CONDITIONS & REMOVALS PLAN
6	C2.00	OVERALL HORIZONTAL CONTROL PLAN
7-10	C2.01-C2.04	DETAILED HORIZONTAL CONTROL PLANS
11	C2.05	HORIZONTAL CONTROL PLAN LINE & CURVE TABLES
12	C3.00	OVERALL UTILITY PLAN
13	C3.10	WATER & SANITARY SERVICE PLAN
14-15	C3.20-C3.21	WATER PLAN & PROFILES
16-19	C3.30-C3.33	STORM SEWER PLAN & PROFILES
20	C4.00	OVERALL GRADING & EROSION CONTROL PLAN
21-24	C4.01-C4.04	DETAILED GRADING PLANS
25	C5.00	DRAINAGE PLAN
26-27	C6.00-C6.01	SITE CONSTRUCTION DETAILS
28-29	C6.10-C6.11	WATER & SANITARY SEWER CONSTRUCTION DETAILS
30-32	C6.20-C6.22	STORM SEWER CONSTRUCTION DETAILS
33-36	C6.30-C6.33	EROSION CONTROL CONSTRUCTION DETAILS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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: 06/05/2023 BY: DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER
38837
6.5.23

UNITED CIVIL Design Group
19 OLD TOWN SQUARE, SUITE 238, FORT COLLINS, CO 80524
(970) 530-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B
ELEMENTARY SCHOOL #1 - PEAKVIEW
DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

CIVIL COVER SHEET

C0.00

3 OF 50 SHEETS

C:\UNITED CIVIL DROPBOX\PROJECTS\U21018 - PEAKVIEW ELEMENTARY\CADD\CPLC0.00 - COVER.DWG
6/4/2023 1:35:45 PM

TRACT A
WINTER FARM SUBDIVISION
2ND FILING

NORTHERN LIGHTS
PARK

LOT 252
LOT 253
LOT 254
LOT 255
LOT 256
LOT 257

WINTER FARM 2ND FILING
REC. 3160633

WIND RIVER DRIVE

PROPERTY BOUNDARY

LIMITS OF DISTURBANCE (TYP.)

EXISTING TREE (TYP)

SAWCUT & REMOVE 15 LF
EXISTING CONCRETE PAN

SAWCUT & REMOVE 6 LF
EXISTING CONCRETE PAN

EXISTING 2' CONCRETE PAN TO REMAIN

CP SUNDANCE
4788.02
N=1420900.13
E=3172335.50

CP BUTCH
4786.63
N=1420865.80
E=3172106.41

10' UTILITY EASEMENT

SMH 1011
RIM=4783.77
INV NW=4773.07 (10" PVC)
INV SW=4772.87 (10" PVC)

20' X 20' UTILITY
EASEMENT

TRACT B
435,600 SQ. FT.
10.000 ACRES

EXISTING 10" SANITARY SEWER

EXISTING 8" WATER

50'
R.O.W

DMH 1137
RIM=4784.45
INV NW=4777.65 (48" RCP)
INV SE=4777.65 (48" RCP)

REMOVE EXISTING CURB & GUTTER
REMOVE EXISTING SIGN
EXISTING 8" WATER STUB
EXISTING 8" SANITARY SEWER STUB
TO BE ABANDONED
REMOVE EXISTING SIDEWALK

DAKOTA WAY (50' ROW)

EXISTING FIRE HYDRANT

SAWCUT EXISTING RAMP FOR
TRUNCATED DOME INSTALLATION

TROUT CREEK COURT

REMOVE
2' ASPHALT SECTION

SAWCUT EXISTING
PAVEMENT

SMH 1184
RIM=4784.12
INV SW=4772.12 (10" PVC)
INV NW=4772.09 (10" PVC)
INV NE=4772.07 (8" PVC)
INV SE=4771.97 (10" PVC)

DMH 1241
RIM=4783.69
INV SW=4777.40 (18" RCP)

EXISTING 48" STORM SEWER

REMOVE EXISTING SIGN

DMH 1243
RIM=4783.70
INV NE=4777.66 (24" RCP)

DMH 1242
RIM=4783.58
INV SW=4778.23 (24" RCP)
INV NW=4779.30 (48" RCP)
INV NE=4779.33 (18" RCP)
INV SE=4779.23 (48" RCP)

EXISTING 10" SANITARY SEWER

REMOVE EXISTING SIGN

WIND RIVER DRIVE

SMH 1314
RIM=4784.71
INV NW=4771.47 (10" PVC)
INV SW=4771.32 (10" PVC)

DMH 1365
RIM=4782.65
INV NW=4775.38 (48" RCP)
INV SE=4775.38 (48" RCP)

SAWCUT EXISTING RAMP FOR
TRUNCATED DOME INSTALLATION
(TYPICAL ALL RAMPS THIS INTERSECTION)

SMH 1520
RIM=4782.62
INV NE=4770.28 (15" PVC)
INV SW=4770.22 (15" PVC)

REMOVE EXISTING STRIPING
AT ENTRANCE LOCATION
REMOVE EXISTING CURB & GUTTER
REMOVE EXISTING SIDEWALK
REMOVE 2'
ASPHALT
SECTION

EXISTING 8" SANITARY SEWER STUB
EXISTING 8" WATER STUB

SAWCUT
EXISTING
PAVEMENT

SMH 1811
RIM=4787.55
INV NW=4772.23 (8" PVC)
INV NE=4772.28 (15" PVC)
INV SW=4772.09 (15" PVC)

60'
R.O.W

EXISTING 12" WATER

R.O.W

SUNDANCE DRIVE (60' R.O.W.)

EXISTING FIRE HYDRANT

EXISTING 15" SANITARY SEWER

REMOVE EXISTING SIDEWALK
REMOVE 2' ASPHALT SECTION
SAWCUT EXISTING PAVEMENT
REMOVE EXISTING CURB & GUTTER
REMOVE EXISTING STRIPING
AT ENTRANCE LOCATION

EXISTING LIGHT POLE TO BE RELOCATED

EXISTING UNDERGROUND
ELECTRIC (XCEL)
TO REMAIN

SMH 1647
RIM=4783.79
INV NE=4771.20 (15" PVC)
INV SW=4771.07 (15" PVC)

DMH 1470
RIM=4782.65
INV NW=4777.49 (36" RCP)
INV SE=4777.43 (36" RCP)

EXISTING ELECTRIC
PEDESTAL TO REMAIN

EXISTING 36" RCP
TO REMAIN

EXISTING 36" FES
INV. 4777.64

EXISTING
DETENTION
POND

DMH 1595
RIM=4782.63
INV NW=4777.28 (36" RCP)
INV SE=4777.27 (36" RCP)

DMH 1600
RIM=4782.79
INV NW=4776.28 (48" RCP)
INV S=4776.25 (48" RCP)

SMH 1601
RIM=4782.83
INV NW=4770.61 (10" PVC)
INV NE=4770.60 (15" PVC)
INV SE=4770.59 (10" PVC)
INV SW=4770.44 (15" PVC)

LEGEND

- EXISTING PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING EASEMENT
- 4780 EXISTING MAJOR CONTOUR
- 4778 EXISTING MINOR CONTOUR
- EXISTING CURB & GUTTER
- 10"W EXISTING WATER MAIN
- 15"SS EXISTING SANITARY MAIN
- EXISTING STORM LINE
- SIR EXISTING IRRIGATION LINE
- T EXISTING TELEPHONE LINE
- OHE EXISTING OVERHEAD ELECTRIC LINE
- E EXISTING BURIED ELECTRIC LINE
- FO EXISTING FIBER LINE
- REMOVE EXISTING CURB & GUTTER
- SAWCUT LINE
- REMOVE EXISTING UTILITY LINE
- LIMITS OF DISTURBANCE
- REMOVE EXISTING UTILITY STRUCTURE
- REMOVE & PATCH EXISTING ASPHALT
- REMOVE & REPLACE EXISTING CONCRETE

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 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY SHOULD ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS EXIST.

NORTH

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

TOWN OF WINDSOR DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN
DATE: 06/05/2023 BY: _____
DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

KEVIN REED REGISTERED COLORADO 38837 6.5.23 PROFESSIONAL ENGINEER

UNITED CIVIL Design Group
19 OLD TOWN SQUARE, SUITE 238A, FORT COLLINS, COLORADO
(970) 330-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B

ELEMENTARY SCHOOL #1 - PEAKVIEW

DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
06/05/2023
REVISIONS

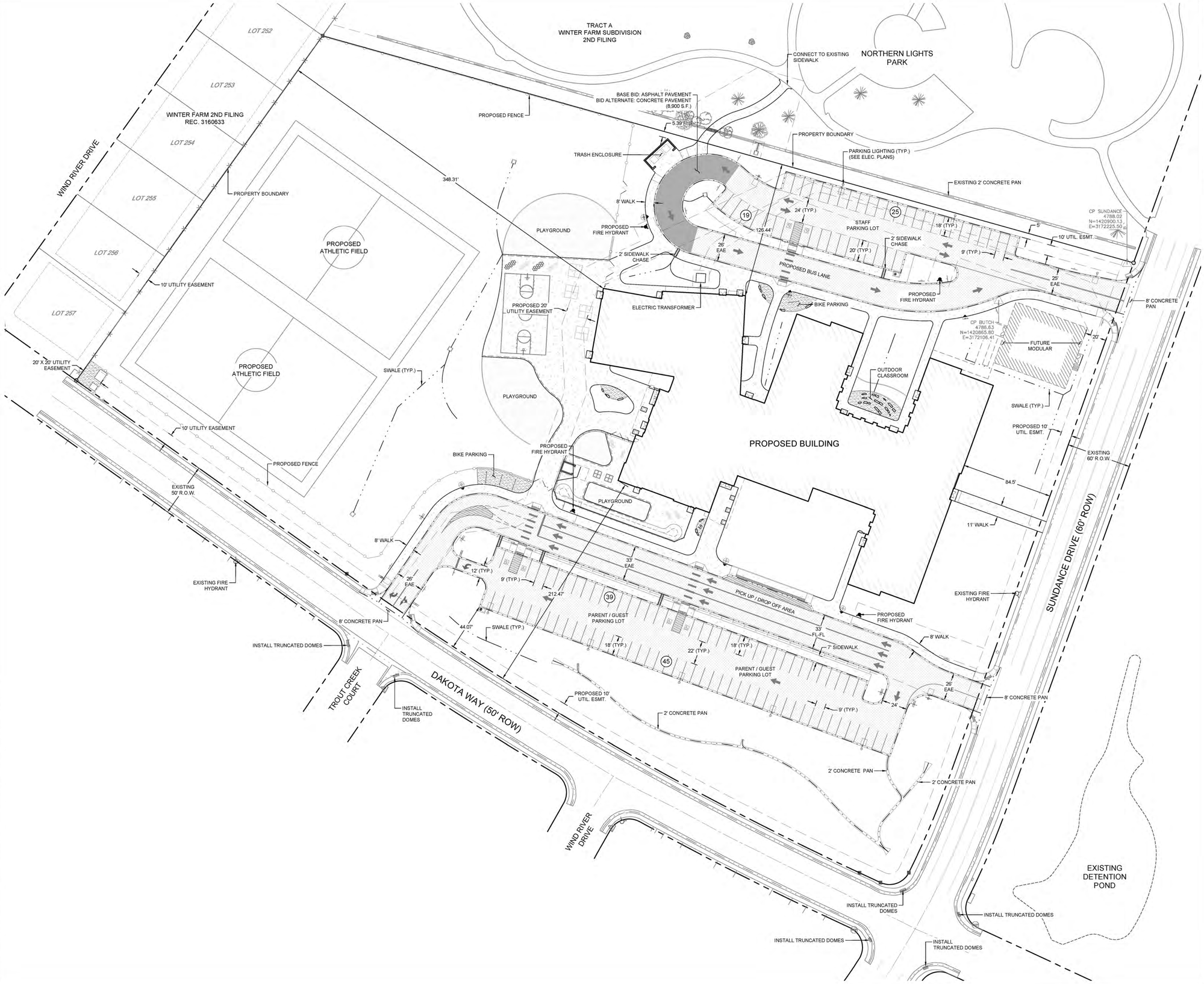
37-21224-00

EXISTING CONDITIONS PLAN

C1.00

5 OF 50 SHEETS

C:\UNITED CIVIL DROPBOX\PROJECTS\U21019 - PEAKVIEW ELEMENTARY\CAD\DCP\C1.00 - EXISTING CONDITIONS PLAN.DWG



LEGEND

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

GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AS PROVIDED BY THE ARCHITECT AND IS SHOWN FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR COMPLETE GRID LINE INFORMATION.
4. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. 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.
6. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
7. ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER TOWN OF WINDSOR STANDARD DETAILS.
8. PUBLIC CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS. PRIVATE ONSITE CONCRETE SIDEWALKS SHALL BE 4-INCH MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
9. REFER TO THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS FOR MORE INFORMATION ON THE TRASH ENCLOSURE AND SERVICE YARD AREAS.
10. REFER TO SHEETS C2.01-C2.04 FOR DETAILED HORIZONTAL CONTROL PLANS AND SHEET C2.05 FOR LINE AND CURVE INFORMATION.
11. 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.

NORTH

0 20' 40' 80'

SCALE: 1" = 40'

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: 06/05/2023 BY: _____ DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER
38837
6.5.23

UNITED CIVIL Design Group
18 OLD TOWN SQUARE, SUITE 210A, FORT COLLINS, CO. 80524
(970) 330-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B

ELEMENTARY SCHOOL #1 - PEAKVIEW

DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

OVERALL HORIZONTAL CONTROL PLAN

C2.00

6 OF 50 SHEETS

C:\UNITED CIVIL DROPBOX\PROJECTS\U21018 - PEAKVIEW ELEMENTARY\CADD\CP\C2.00 - OVERALL HORIZONTAL CONTROL PLAN.DWG

SIGNING AND STRIPING LEGEND

PAVEMENT MARKING LEGEND

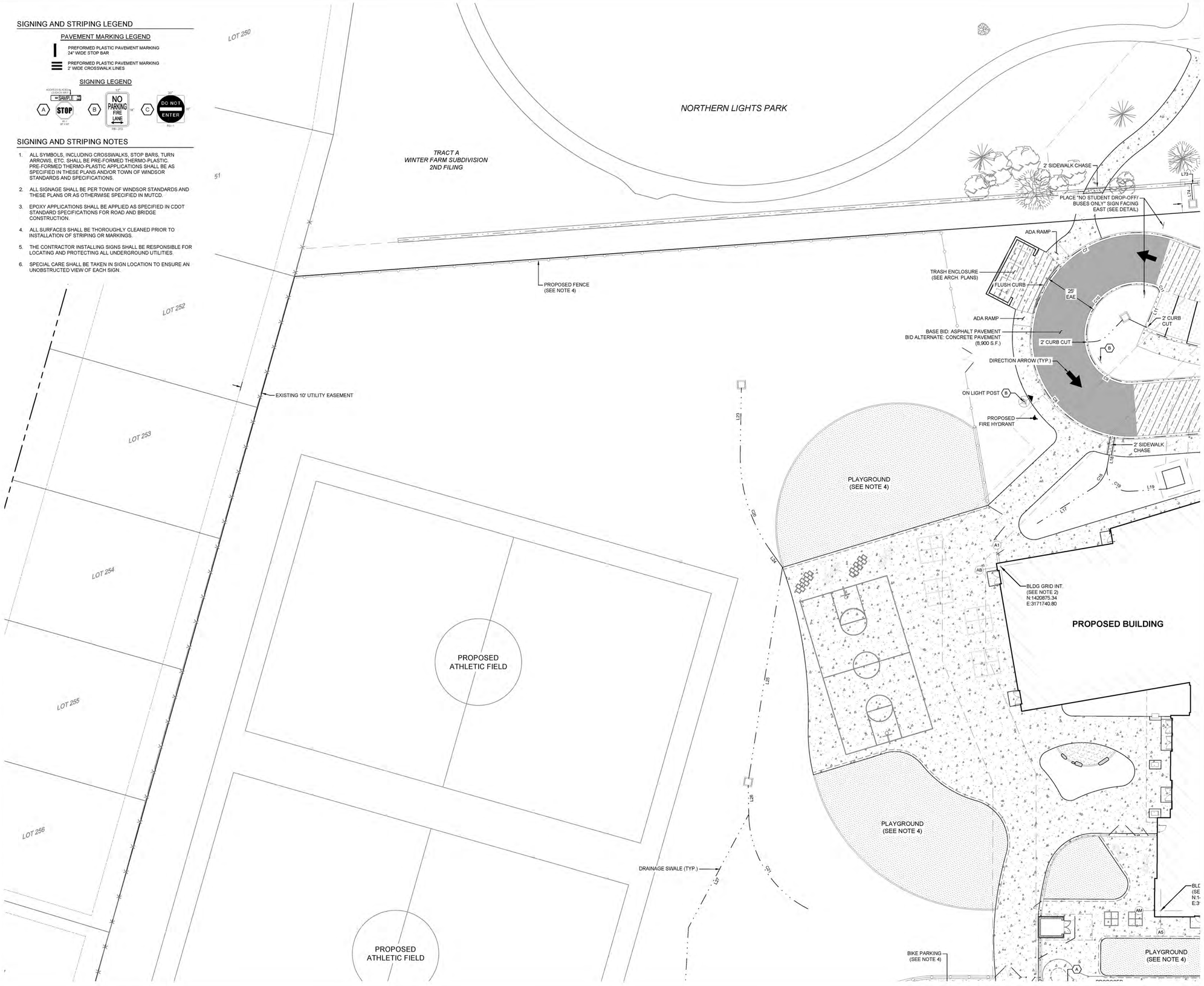
PREFORMED PLASTIC PAVEMENT MARKING
24" WIDE STOP BAR

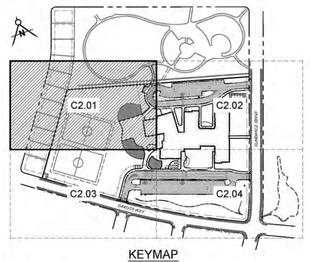
PREFORMED PLASTIC PAVEMENT MARKING
2' WIDE CROSSWALK LINES

SIGNING LEGEND

SIGNING AND STRIPING NOTES

1. 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 TOWN OF WINDSOR STANDARDS AND SPECIFICATIONS.
2. ALL SIGNAGE SHALL BE PER TOWN OF WINDSOR STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
3. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
5. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
6. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.





KEYMAP

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
- SERVICE LANES ASPHALT SECTION (SEE NOTE 10)
- SERVICE LANES CONCRETE SECTION (SEE NOTE 10)

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
2. FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AS PROVIDED BY THE ARCHITECT AND IS SHOWN FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR COMPLETE GRID LINE INFORMATION.
3. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR LAYOUT AND EQUIPMENT OF THE PLAYGROUND, OUTDOOR LEARNING AREAS, TRACK AND FIELD AND SOFTBALL FIELD. ADDITIONALLY, REFER TO THE LANDSCAPE PLANS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS LANDSCAPE WALLS, FENCING, BIKE PARKING, FURNITURE, EQUIPMENT, SEEDING/SOD, LANDSCAPE ROCK AND MULCH, ETC.
5. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
6. ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER TOWN OF WINDSOR STANDARD DETAILS.
7. REFER TO GRADING PLANS AND LANDSCAPE PLANS FOR LANDSCAPE WALL DETAILS AND GRADING.
8. PUBLIC CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS. PRIVATE ONSITE CONCRETE SIDEWALKS SHALL BE 4-INCH MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
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NORTH

0 10' 20' 40'

SCALE: 1" = 20'

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: 06/05/2023 BY: _____ DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER
38837
6.5.23

UNITED CIVIL Design Group
19 OLD TOWN SQUARE, SUITE 238A | FORT COLLINS, CO 80524
(970) 530-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B

ELEMENTARY SCHOOL #1 - PEAKVIEW

DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.01

7 OF 50 SHEETS

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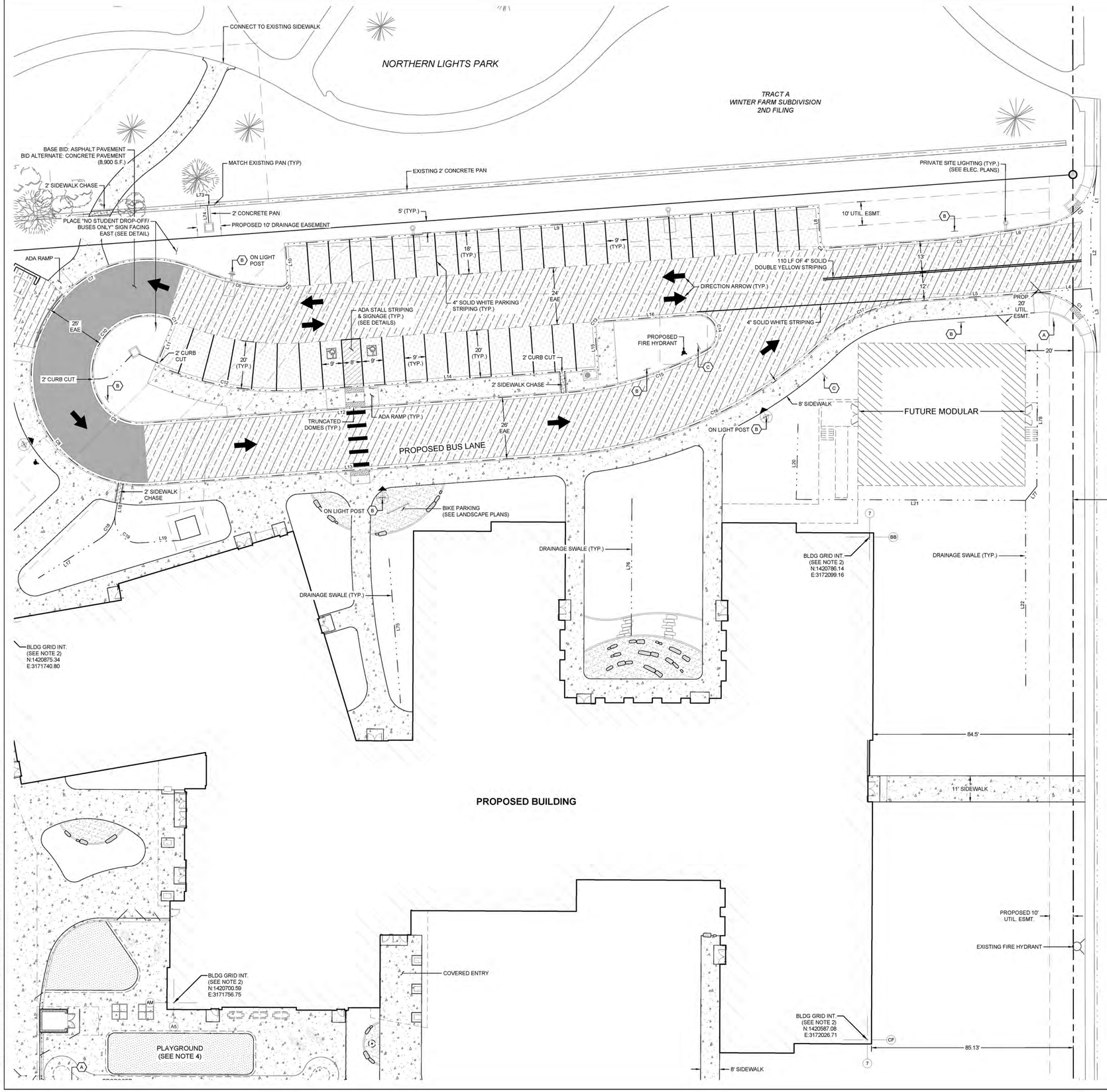

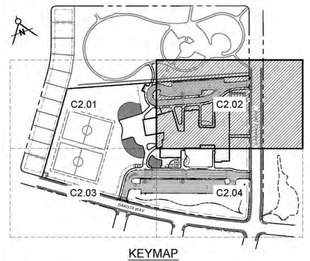

KEYMAP

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
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SIGNING AND STRIPING LEGEND

PAVEMENT MARKING LEGEND

PREFORMED PLASTIC PAVEMENT MARKING
24" WIDE STOP BAR

PREFORMED PLASTIC PAVEMENT MARKING
2' WIDE CROSSWALK LINES

SIGNING LEGEND

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NORTH

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TOWN OF WINDSOR DRAWING REVIEW

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DATE: 06/05/2023

BY: [signature] DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
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COLORADO REGISTERED PROFESSIONAL ENGINEER 38837 6.5.23

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B

ELEMENTARY SCHOOL #1 - PEAKVIEW

DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.02

8 OF 50 SHEETS

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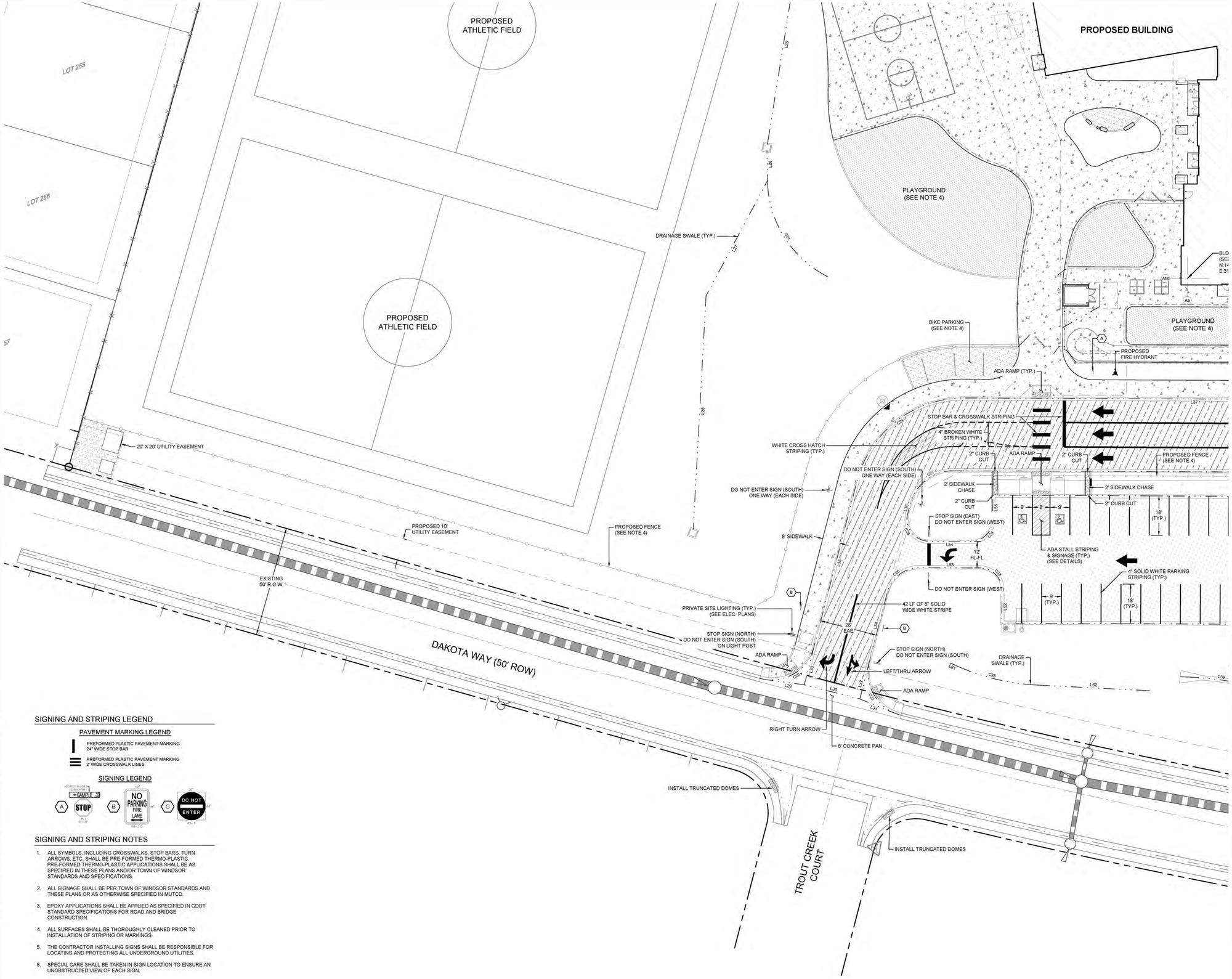

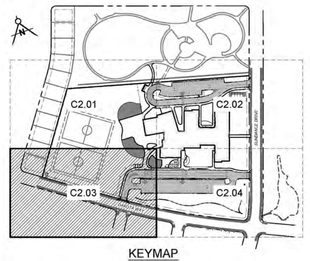

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- PROPOSED BUILDING
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DATE: 06/05/2023 BY: [signature] DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER 38837 6.5.23

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WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B
ELEMENTARY SCHOOL #1 - PEAKVIEW
DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.03

9 OF 50 SHEETS

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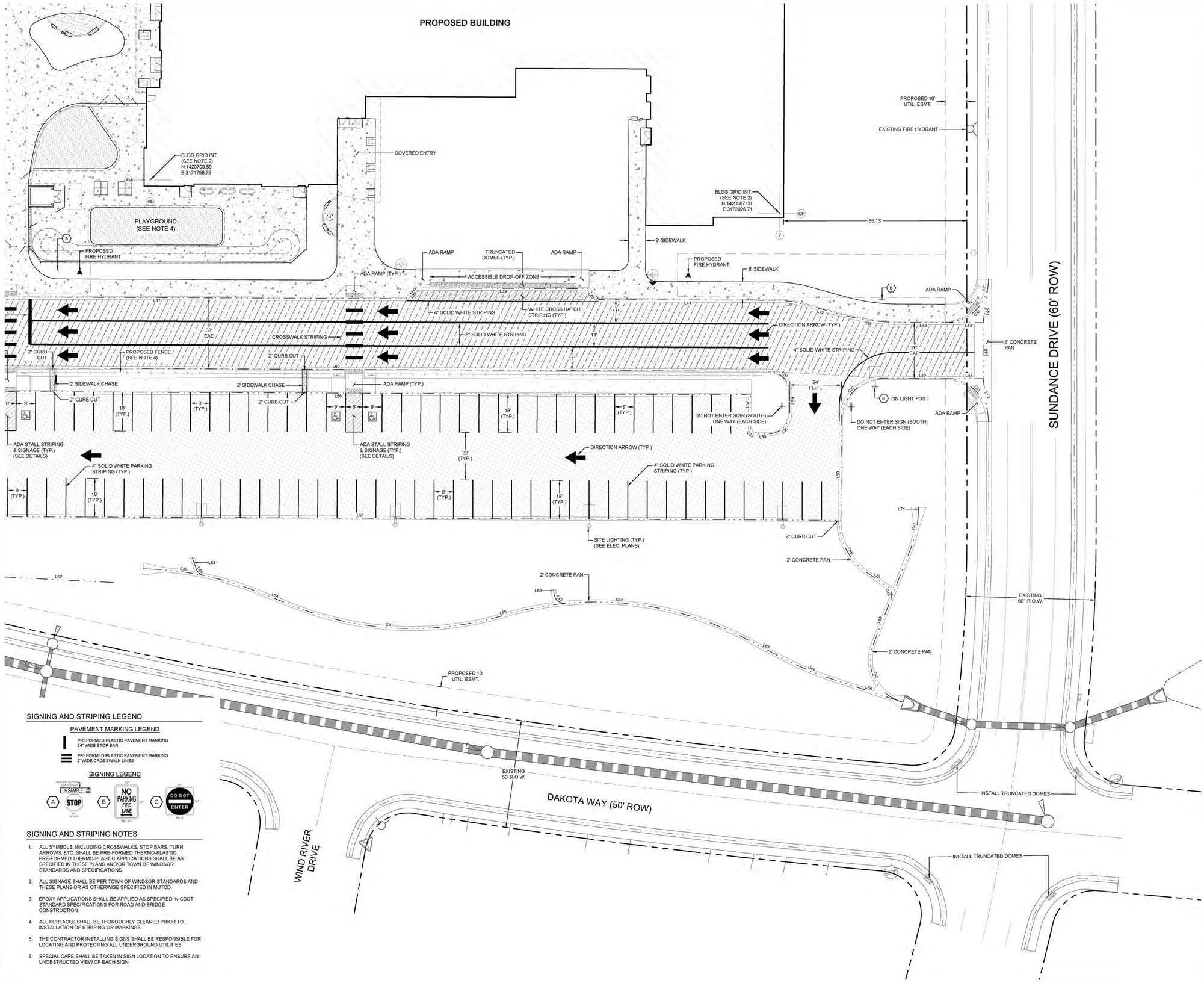

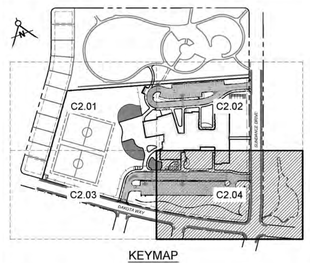

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DATE: 06/05/2023 BY: (SIGNATURE ON FILE)
DEPUTY DIRECTOR OF ENGINEERING

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ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER 38837 6.5.23

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DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.04

10 OF 50 SHEETS

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NORTH ELEVATION

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

SOUTH ELEVATION

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

EAST ELEVATION

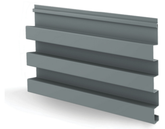
SCALE: 1/16" = 1'-0"

WEST ELEVATION

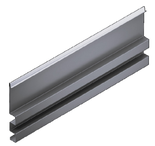
SCALE: 1/16" = 1'-0"

BRICK VENEER 1

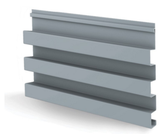
BRICK VENEER 2



METAL PANEL 1



METAL PANEL 2



METAL PANEL 3

EXTERIOR MATERIALS

- BRICK VENEER 1
  BOD: INTERSTATE NORMAN "ALMOND"
- BRICK VENEER 2
  BOD: INTERSTATE NORMAN "BRONZESTONE"
- METAL PANEL 1
  BOD: BERRIDGE BR-12 PANEL "ZINC GREY"
- METAL PANEL 2
  BOD: MORIN PULSE I "BLUE GRAY"
- METAL PANEL 3
  BOD: BERRIDGE BR-12 PANEL "CITYSCAPE"

DLRGROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

- NOT FOR CONSTRUCTION -

WELD RE-4 SCHOOL DISTRICT

WCSD4 PROTOTYPE

ELEMENTARY SCHOOL #1 - PEAKVIEW

550 SUNDANCE DRIVE, WINDSOR, CO

MAJOR SITE PLAN
05/26/2023
REVISIONS

37-21224-00

BUILDING ELEVATIONS

0.2
37 OF 50 SHEETS

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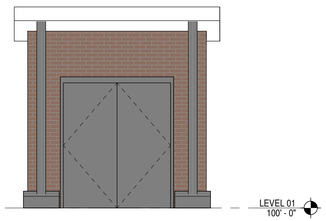
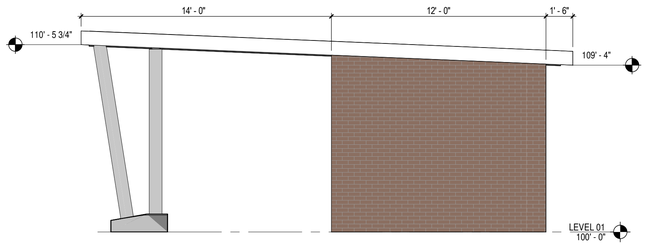
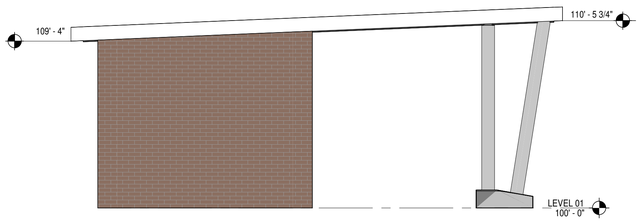


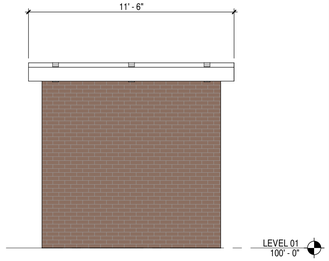
STORAGE ELEVATION EAST
SCALE: 1/4" = 1'-0"



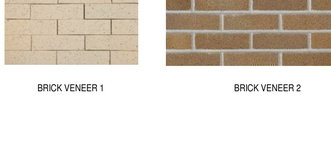
STORAGE ELEVATION NORTH
SCALE: 1/4" = 1'-0"



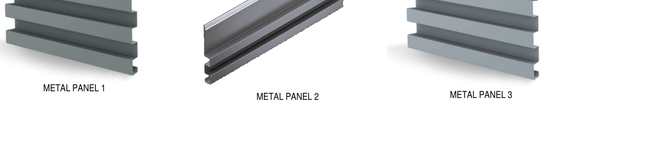
STORAGE ELEVATION SOUTH
SCALE: 1/4" = 1'-0"



STORAGE ELEVATION WEST
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE EAST ELEV.
SCALE: 1/4" = 1'-0"



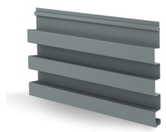
TRASH ENCLOSURE NORTH ELEV.
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE SOUTH ELEV.
SCALE: 1/4" = 1'-0"

TRASH ENCLOSURE WEST ELEV.
SCALE: 1/4" = 1'-0"

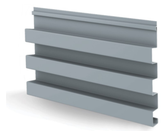
BRICK VENEER 1

BRICK VENEER 2



METAL PANEL 1

METAL PANEL 2



METAL PANEL 3

EXTERIOR MATERIALS

- BRICK VENEER 1
  BOD: INTERSTATE NORMAN "ALMOND"
- BRICK VENEER 2
  BOD: INTERSTATE NORMAN "BRONZESTONE"
- METAL PANEL 1
  BOD: BERRIDGE BR-12 PANEL; ZINC GREY
- METAL PANEL 2
  BOD: MORIN PULSE I; BLUE GRAY
- METAL PANEL 3
  BOD: BERRIDGE BR-12 PANEL; CITYSCAPE

DLRGROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

- NOT FOR CONSTRUCTION -

WELD RE-4 SCHOOL DISTRICT

WCSD4 PROTOTYPE

ELEMENTARY SCHOOL #1 - PEAKVIEW

550 SUNDANCE DRIVE, WINDSOR, CO

MAJOR SITE PLAN
05/26/2023
REVISIONS

37-21224-00

SITE ELEVATIONS

0.3

38 OF 50 SHEETS

Autodesk Docs://37-21224-00 WCSD4 Windsor New Prototype ES1/37-21224-00_WCSD4WindsorES1_AR_2022.rvt
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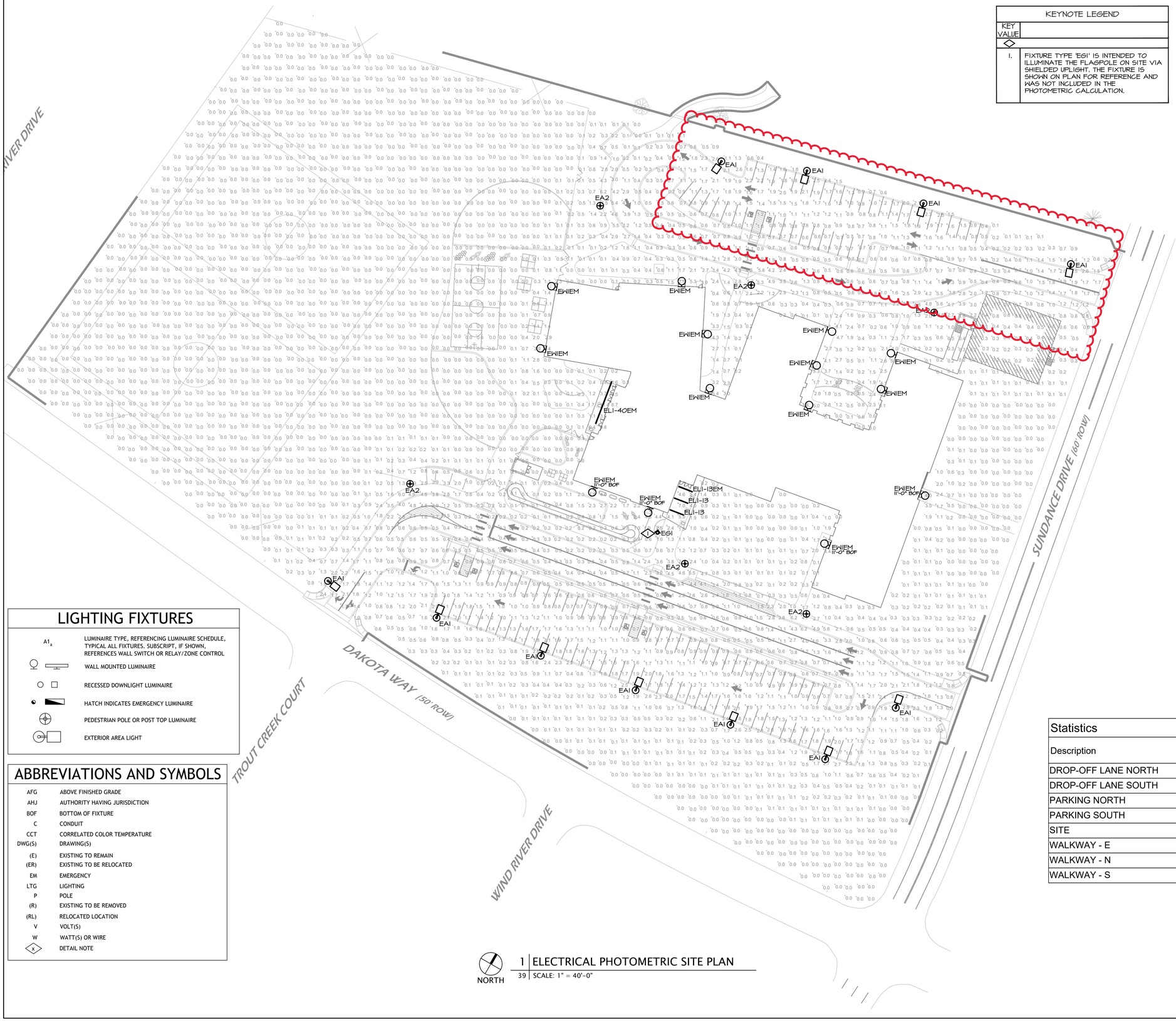


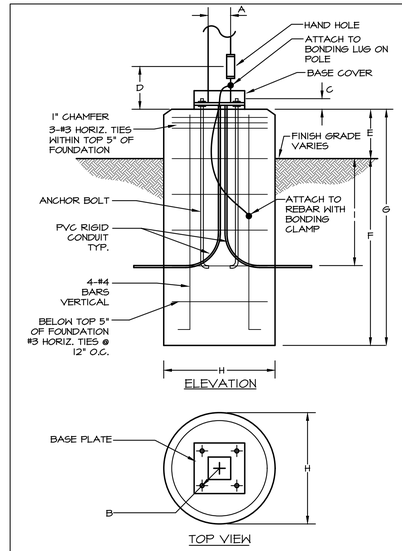
1 | ELECTRICAL PHOTOMETRIC SITE PLAN
39 | SCALE: 1" = 40'-0"

NORTH

KEYNOTE LEGEND	
KEY VALUE	
◇	
1.	FIXTURE TYPE 'EG1' IS INTENDED TO ILLUMINATE THE FLAGPOLE ON SITE VIA SHIELDED UPLIGHT. THE FIXTURE IS SHOWN ON PLAN FOR REFERENCE AND WAS NOT INCLUDED IN THE PHOTOMETRIC CALCULATION.

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 TEN (10) FEET BY TEN (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 ALUES 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.



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EA1	25'0"	4"	PER MANUFACTURER				2'0"	8'0"	10'0"	24"	36"
EA2	15'0"	4"	PER MANUFACTURER				2'0"	6'0"	8'0"	24"	36"

2 | POLE BASE DETAIL
39 | SCALE: NONE

LIGHTING FIXTURES

$A1_a$	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)	EXISTING TO BE REMOVED
(RL)	RELOCATED LOCATION
V	VOLT(S)
W	WATT(S) OR WIRE
◇ X	DETAIL NOTE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DROP-OFF LANE NORTH	✳	1.3 fc	5.8 fc	0.1 fc	58.0:1	13.0:1
DROP-OFF LANE SOUTH	✳	1.1 fc	6.2 fc	0.2 fc	31.0:1	5.5:1
PARKING NORTH	✳	1.2 fc	2.5 fc	0.4 fc	6.3:1	3.0:1
PARKING SOUTH	✳	1.2 fc	2.1 fc	0.5 fc	4.2:1	2.4:1
SITE	+	0.5 fc	11.4 fc	0.0 fc	N/A	N/A
WALKWAY - E	✳	0.7 fc	4.5 fc	0.0 fc	N/A	N/A
WALKWAY - N	✳	1.9 fc	5.7 fc	0.0 fc	N/A	N/A
WALKWAY - S	✳	2.1 fc	7.0 fc	0.1 fc	70.0:1	21.0:1

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #: 6111.00

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

DLR GROUP
ARCHITECTURE . ENGINEERING . PLANNING . INTERIORS

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B
ELEMENTARY SCHOOL #1 - PEAKVIEW
DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
05/26/2023
REVISIONS

37-21224-00

ELECTRICAL PHOTOMETRIC SITE PLAN

E.02
39 OF 50 SHEETS

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 9

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

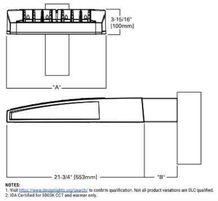
Connected Systems

- WaveLinx
- Enlighted

Dimensional Details

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IP66 Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

1 | EA1
40 | SCALE: NO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	

Invue

MSA MESA

Decorative Area Luminaire

Product Features

Product Certifications

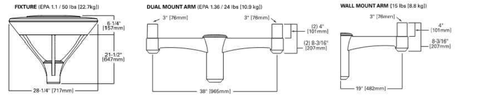
Interactive Menu

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

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



COOPER Lighting Solutions

2 | EA2
40 | SCALE: NO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE QTY	SOURCE WATT	SOURCE TYPE	SOURCE CCT/CRI	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 PHOTOCELL	COOPER	GLEON-SA2C-830-U-T4FT-BK-AHD245-BPC	UNIV	1	113	LED	3000K 80CRI	113	14554	0-10V TO 10%	BLACK	POLE GROUND	25'-0" OFH	
EA2	EXTERIOR LED PEDESTRIAN POLE, SINGLE HEAD TYPE II DISTRIBUTION WITH INTEGRAL PHOTOCELL AND MOTION SENSOR FOR DIMMING OPERATION	COOPER	MSA-SA2C-830-U-T2-BK-MS/DIM-L20-PSIR-IOO	UNIV	1	113	LED	3000K 80CRI	113	12304	0-10V TO 10%	BLACK	POLE GROUND	15'-0" OFH	
EL1-13	EXTERIOR RECESSED LINEAR, 13'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL	ALW	LP2RT-T6RID-513-LOWBO/3000-V05-EXT/F-SB-UNV-OS/PH/INT	UNIV	1	20	LED	3000K 80CRI	81	1788	0-10V TO 5%	BLACK	RECESSED CEILING	3-1/4" RFD	1
EL1-13EM	EXTERIOR RECESSED LINEAR, 13'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, EMERGENCY INVERTER BACKUP	ALW	LP2RT-T6RID-513-LOWBO/3000-V05-EXT/F-SB-UNV-OS/PH/INT	UNIV	1	20	LED	3000K 80CRI	81	1788	0-10V TO 5%	BLACK	RECESSED CEILING	3-1/4" RFD	1
EL1-40EM	EXTERIOR RECESSED LINEAR, 40'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, EMERGENCY INVERTER BACKUP	ALW	LP2RT-T6RID-540-LOWBO/3000-V05-EXT/F-SB-UNV-OS/PH/INT	UNIV	1	62	LED	3000K 80CRI	248	5500	0-10V TO 5%	BLACK	RECESSED CEILING	3-1/4" RFD	1
EM1EM	EXTERIOR LED WALL PACK, TYPE II DISTRIBUTION WITH EMERGENCY INVERTER BACKUP AND INTEGRAL PHOTOCELL	COOPER	1ST-SA1C-830-U-T3-BK-AHD245-BPC	UNIV	1	34	LED	3000K 80CRI	34	4578	0-10V TO 10%	BLACK	SURFACE WALL	10'-0" BOF U.O.N.	
EG1	EXTERIOR 6" DIAM LED STAKE MOUNTED SMALL SCALE FLOOD LIGHT WITH 36 DEG MEDIUM FLOOD OPTIC, GLASS LENS, INTEGRAL DRIVER WITH FIELD SELECTABLE LIGHT OUTPUTS, AND EXTERNAL PHOTOCELL	HARDCO	B9-D-W-A-53A	UNIV	1	33	LED	3000K 80CRI	33	3230	0-10V TO 10%	BLACK	STAKE MOUNTED GROUND	25.54" OFH	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:
A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, VON.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
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.
D. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
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.
F. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
G. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LON VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
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:
A. CONTRACTOR RESPONSIBILITIES:
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.
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.
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) :
- CUTSHEETS, AND SUMMARIZED TABLE FIXTURE WATTAGE, DELIVERED LUMEN OUTPUT, DISTRIBUTION/BEAM ANGLE, COLOR TEMPERATURE (CCT), COLOR RENDERING INDEX (CRI)
B. PRIOR APPROVAL REQUEST PRIOR TO BID:
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)246-3034.
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.
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.
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.
C. BID PRICING BREAKOUT REQUIREMENTS:
1. THE CONTRACTOR IS REQUIRED TO PROVIDE SEPARATE LINE ITEMS IN THE BASE BID FOR LIGHTING FIXTURES AND LIGHTING CONTROLS.
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.
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.
D. SUBMITTAL REVIEW AND DOCUMENT
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.
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.
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:
1. FIXTURE TYPE 'EL1' SHALL BE LIMITED AT THE DRIVER TO 25% OUTPUT BY MANUFACTURER.

LIGHTPLANE 2R

ALW

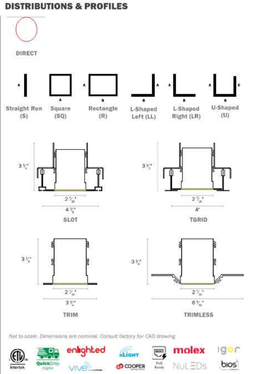
LP2 | RECESSED

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, eldoLED, Lutron®, PoE (Molex, Igor, 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™.

*Safety and Performance information available on last page. Output and other specifications available on page 7.

DISTRIBUTIONS & PROFILES



Rev 111122

3 | EL1-13, EL1-13EM, EL1-40EM
40 | SCALE: NO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Product Certifications

Interactive Menu

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

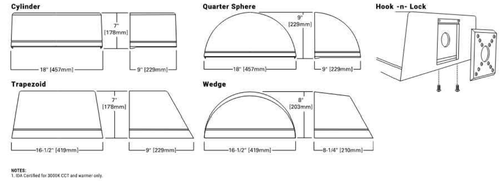
Quick Facts

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

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



NOTES:
1. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

4 | EW1EM
40 | SCALE: NO SCALE

HADCO by signify

Landscape

B9 FlexScape LED

Accent line-voltage luminaire

Hadco FlexScape B9 accent line-voltage landscape luminaire has interchangeable optics 20°, 36° and 65° by switching optic lenses. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: B9DWA

Series	Lamping	CCT	Finish	Surge suppressor
B9	D	–		
B9 Accent line-voltage luminaire	D LED	W Warm (3000K) C Cool (4000K)	A Black H Bronze	blank None SP1 120-277V, 10K

Features

1. Housing/Construction: A360 die-cast aluminum, able to remove shroud from housing with 2 screws. Adjustable knuckle stem provides range of rotation, prevents fixture from pointing past vertical. Vibration locking teeth secured by black oxide stainless steel screw. Driver mounts directly to housing for thermal management. All gaskets are 100% molded silicone.
2. Electrical: 34W (on high setting) Input voltage range (VAC): 120-277V. Pre-wired with 12"" pigtail for ease of connection. Includes 0-10V Analog Class 2 wiring for dimming, capped off to help prevent cross wiring with line- voltage wires.
3. LED Board: Single COB LED Array.
4. Controls: Class 2 driver with AOC and 0-10V dimming. Design allows easy-access to integral switch with 5 preset light outputs, see lumen matrix. Remove lens cap with [2] screws and simply adjust the slider switch by hand.
5. Optical Systems: Flat glass, soda lime tempered clear glass, c-channel gasket slips onto lens without tools or RTV. Fixture pre-installed with medium flood (36°) optical lens. Interchangeable optical lenses clip onto main reflector. Both narrow flood (20°) and wide flood (65°) optical lenses are shipped with each fixture. Components are made of injection molded polycarbonate (PC).
6. Mounting: 1/2"-14 NPSM male threads to screw onto mounting stake, or other mounting accessory, sold separately.

Finish

Thermoset polyester powder coat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting.

Lumen matrix

	Amps		3000K			4000K		
Wattage	120V	277V	Narrow	Medium	Wide	Narrow	Medium	Wide
10W	80mA	50mA	995	982	932	1102	1097	1023
13W	110mA	55mA	1427	1409	1337	1580	1573	1467
19W	155mA	75mA	2031	2006	1903	2249	2240	2089
27W	225mA	100mA	2797	2762	2621	3097	3087	2874
33W	275mA	120mA	3271	3230	3065	3622	3598	3372

Lamps

Integral LED module

Options

Optional integral surge protection device provides single phase protection for line/neutral, line/ground, and neutral/ground in accordance with IEEE C62.41.2002C High.

IP66 Rating

Dust tight and sealed against direct jets of water.

Labels

ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards.
5-year limited warranty.

B9_Accent_120V 01/20 page 1 of 3

5 | EG1
40 | 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 #: 6111.00

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

DLR GROUP
ARCHITECTURE . ENGINEERING . PLANNING . INTERIORS

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B
ELEMENTARY SCHOOL #1 - PEAKVIEW
DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
05/26/2023
REVISIONS

37-21224-00

ELECTRICAL PHOTOMETRIC SCHEDULE AND DETAILS

E.02
40 OF 50 SHEETS

CONTRACTOR IS RESPONSIBLE FOR RESTORING AREA AFFECTED BY GRADING OR CONSTRUCTION BEYOND THOSE AREAS INDICATED ON THIS PLAN UTILIZING NATIVE SEED MIX, SEE SPEC SECTION 32 92 00

CONTRACTOR IS RESPONSIBLE FOR RESTORING AREA AFFECTED BY GRADING OR CONSTRUCTION BEYOND THOSE AREAS INDICATED ON THIS PLAN UTILIZING NATIVE SEED MIX, SEE SPEC SECTION 32 92 00

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

SUNDANCE DRIVE

1 AC TP
3 PA VS
4 PR PB
7 SY OC
24' ACCS ESMT
1 UL AC
3 PR PB
3 BO GR
10' UTIL ESMT
2 GY DI
20' UTIL ESMT
3 CO KE
1 TI CO
1 GY DI
2 CE OC
1 UL AC
3 BO GR
73'-4" UTIL ESMT
3 CO KE
1 PH ML
1 DA CM
3 CO KE
3 IM CR
1 DA CM
1 RI AU
3 IM CR
3 IM CR
1 PH ML
3 CO KE
1 PY CA
2 CE OC
2 AC NE
3 PA VS
1 PR NI
2 RI AU
1 GY DI
1 RH TR
3 IM CR
3 BO GR
1 PR NI
5 SY OC
1 PR PB
2 UL AC
10' UTIL ESMT
3 MA SS
1 DA CM
5 CO KE
5 PA VS
2 PH ML
3 PH OP
4 CA CL
2 GY DI
1 CE OC
3 PY CA
3 TI CO
3 CO KE
3 BO GR
1 GY DI
5 RH TR
3 PH ML
6 RI AU
3 AC NE
6 BO GR
3 PH OP
2 AC NE
3 GY DI
20' UTIL ESMT
3 UL AC
10' UTIL ESMT
3 AC TP
20' UTIL ESMT
3 JU SQ
1 UL AC
6 CO KE
3 JU BU
3 RI AU
3 CA CL
26' ACCS ESMT
5 PI MU
5 PH OP
1 UL AC
7 CA CL
8 CO KE
1 AC TP
3 JU SQ
3 DA CM
5 PI MU
3 PH ML
1 AC TP
7 PH OP
8 CA CL
1 AC TP
3 JU SQ
3 CO KE
3 RI AU
5 PI MU
3 PH OP
1 AC NE
4 CA CL
3 CO KE
3 JU BU
5 PH OP
1 AC NE
3 CO KE
3 DA CM
3 PI MU
4 PH OP
3 BO GR
1 GY DI
3 RH TR
3 JU SQ
3 CO KE
1 UL AC
3 PH OP
3 CO KE
5 JU SQ
3 RI AU
6 CA CL
1 AC TP
3 JU BU
3 CA CL
3 JU BU
3 PI MU
7 JU BU
3 JU BU
3 CE OC
6 CA CL
3 JU SQ
3 PH ML
3 CA CL
1 UL AC
3 PR NI
3 PH OP
1 AC TP
5 CO KE
10' UTIL ESMT
2 TI CO
3 MA SS
1 AC TP
3 CE OC
2 TI CO
2 TI CO

TROUT CREEK COURT
WIND RIVER DRIVE
DAKOTA WAY

LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS
- ORNAMENTAL GRASSES
- SOD, SEE SHEET 42 OF 50
- NATIVE SEED, SEE SHEET 42 OF 50
- COBBLE

0' 15' 30' 60'

NORTH

C:\BHA\ONEDRIVE - BHADESIGN\PROJECTS\WCSD4 PEAKVIEW ES_2119\DRAWINGS\ACAD\DD\VIG\2119_MAJOR SITE PLAN.DWG

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

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B

ELEMENTARY SCHOOL #1 - PEAKVIEW

DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
05/26/2023

37-21224-00

LANDSCAPE PLAN

L200

41 OF 50 SHEETS

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT & WIDTH	SIZE	ROOT	QTY	PERCENTAGE
DECIDUOUS TREES							
AC TP	Acer truncatum x platanoides 'JFS-KW202'	Crimson Sunset Maple	H: 30-35', W: 20-25'	2" Cal.	BB	11	14%
AC NE	Acer negundo 'Sensation'	Sensation Boxelder	H:30-50', W: 30-50'	2" Cal.	BB	9	12%
CE OC	Celtis occidentalis	Western Hackberry	H:50-60', W: 40-50'	2" Cal.	BB	11	14%
GY DI	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	H:50-60', W: 40-50'	2" Cal.	BB	11	14%
TI CO	Tilia cordata 'Greenspire'	Greenspire Linden	H:40'-50', W: 30-40'	2" Cal.	BB	10	13%
UL AC	Ulmus 'Morton'	Accolade Elm	H: 40-60', W: 30'	2" Cal.	BB	11	14%
					Total:	63	
ORNAMENTAL TREES							
MA SS	Malus x 'Spring Snow'	Spring Snow Crabapple	H: 20-25', W: 20-25'	6'-0"	BB	6	8%
PR NI	Prunus nigra 'Princess Kay'	Princess Kay Plum	H: 15-20', W: 10-15'	6'-0"	BB	5	6%
PY CA	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	H: 25-35', W: 20-30'	6'-0"	BB	4	5%
					Total:	15	
				Total Trees:		78	
SHRUBS							
CA CL	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	H:3-4', W: 2-3'	5 Gal.	Cont.	44	
CO KE	Cornus sericea 'Kelseyi'	Kelsey Dogwood	H: 2-3', W: 2-3'	5 Gal.	Cont.	54	
DA CM	Dapne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	H:3-5', W:3-5'	5 Gal.	Cont.	9	
JU BU	Juniperus horizontalis 'Monber'	Icee Blue Juniper	H:6", W: 6'	5 Gal.	Cont.	22	
JU SQ	Juniperus squamata 'Blue Star'	Blue Star Juniper	H: 2-3', W: 2-3'	5 Gal.	Cont.	20	
PI MU	Pinus mugo 'Mops'	Mops Dwarf Mugo Pine	H: 2-3', W: 2-3'	5 Gal.	Cont.	21	
PH ML	Philadelphus microphyllus 'Littleleaf'	Littleleaf Mockorange	H: 4-6', W: 4-6'	5 Gal.	Cont.	13	
PH OP	Physocarpus opulifolius 'Donna May'	Little Devil Dwarf Ninebark	H:3-4', W: 3-4'	5 Gal.	Cont.	36	
PR PB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	H: 1-2', W: 4-6'	5 Gal.	Cont.	8	
RH TR	Rhus trilobata 'Autumn Amber'	Creeping Three Leaf Sumac	H: 12-18", W: 6-8'	5 Gal.	Cont.	9	
RI AU	Ribes aureum	Golden Currant	H: 4-6', W: 4-6'	5 Gal.	Cont.	18	
SY OC	Symphoricarpos occidentalis	Western Snowberry	H: 3-5', W: 3-5'	5 Gal.	Cont.	12	
					Total:	222	
ORNAMENTAL GRASSES							
BO GR	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Gramma Grass	H:18-24", W: 15-20"	1 Gal.	Cont.	21	
IM CR	Imperata cylindrica 'Rubra'	Japanese Blood Grass	H: 12-18", W: 12-18"	1 Gal.	Cont.	12	
PA VS	Panicum virgatum 'Shanendoah'	Shanendoah Switch Grass	H: 3-4', W: 12-18"	1 Gal.	Cont.	11	
					Total:	44	

SOD

"VorTEX" TEXAS BLUEGRASS FOR KORBY SOD

NATIVE SEED

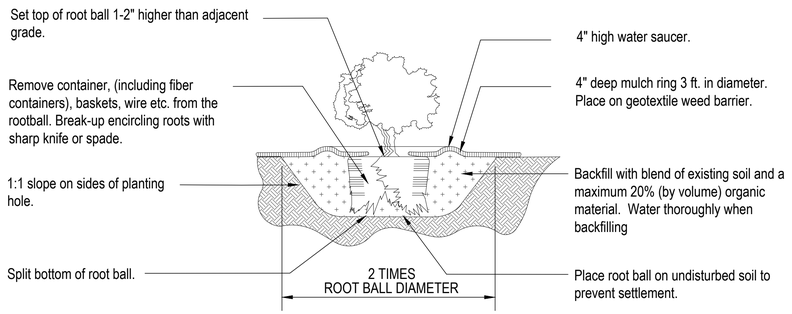
PAWNEE BUTTES SEED COMPANY "NATIVE PRAIRIE MIX" CONTAINING THE FOLLOWING SPECIES DIVERSITY:

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 PLS/ACRE
SAND DROPSEED	.18 PLS/ACRE

PLANTING NOTES

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 RE4 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 LOOSENED. 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 SEEDED 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.

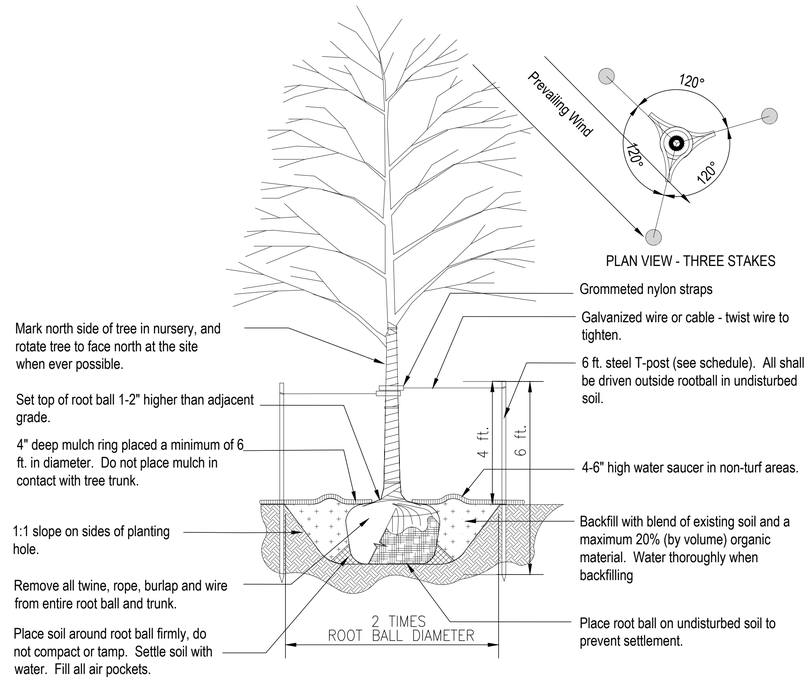
3 42"h. 3-RAIL CEDAR FENCE
SCALE: NTS



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.

2 SHRUB PLANTING
SCALE: NTS



1 DECIDUOUS TREE PLANTING
SCALE: NTS

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Fort Collins, CO 80521
970.223.7577
Landscape Architecture
Urban Design
Site Development

WELD RE4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B
ELEMENTARY SCHOOL #1 - PEAKVIEW
DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
05/26/2023

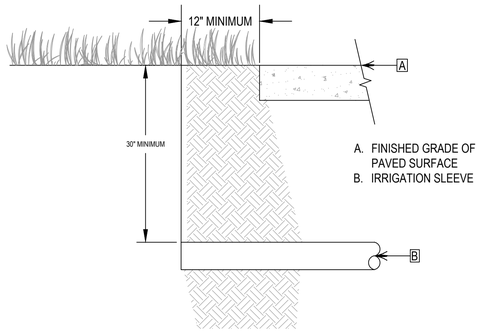
37-21224-00

LANDSCAPE DETIALS AND NOTES

L201

42 OF 50 SHEETS

C:\BHA\ONEDRIVE - BHADESIGN\PROJECTS\WCSD\4 PEAKVIEW ES_2119\DRAWINGS\ACAD\DOD\VIG\2119_MAJOR SITE PLAN.DWG

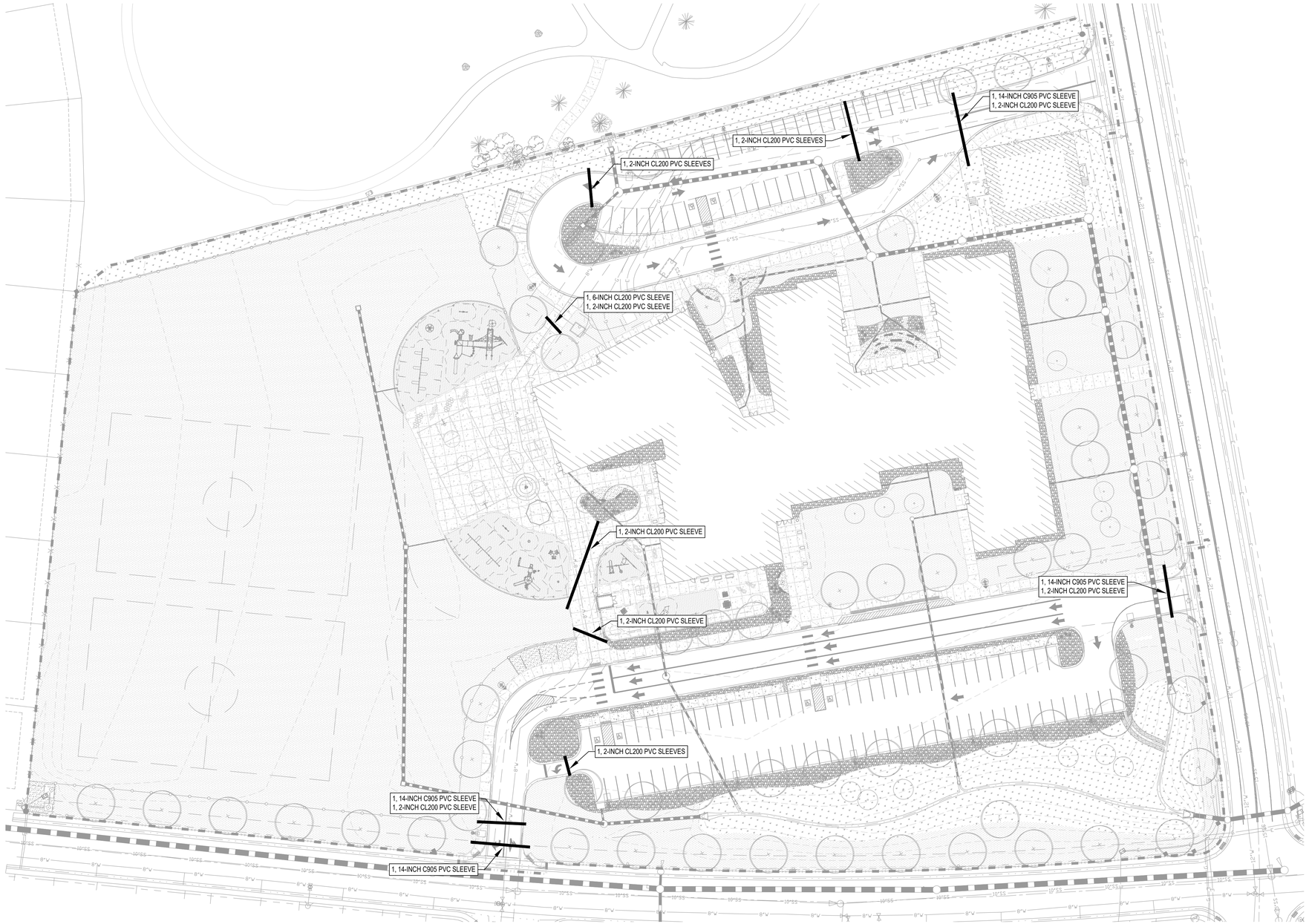


A. FINISHED GRADE OF PAVED SURFACE
B. IRRIGATION SLEEVE

NOTE:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH.
2. DUCT TAPE PIPE ENDS TO PREVENT DEBRIS ENTRY.

1 SLEEVE

N.T.S.



Aqua Engineering Inc.
Innovative Water Solutions

DLRGROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

WELD RE-4 SCHOOL DISTRICT

WINTER FARM 2ND FILING, TRACT B

ELEMENTARY SCHOOL #1 - PEAKVIEW

DAKOTA WAY & SUNDANCE DRIVE, WINDSOR, CO.

MAJOR SITE PLAN
05/26/2023
REVISIONS

37-21224-00

IRRIGATION SLEEVING PLAN

IS100

43 OF 50 SHEETS

MEMORANDUM

Date: June 22, 2023
To: Board of Adjustment/Appeals Members
From: David Eisenbraun, Senior Planner
Re: 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.
Item #: C.2.

Background / Discussion:
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)(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 in the (RMU-1 and SF-1) 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:

MEMORANDUM

Date: June 22, 2023
To: Board of Adjustment/Appeals Members
From: David Eisenbraun, Senior Planner
Re: 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.
Item #: C.3.

Background / Discussion:
See public hearing item 1.

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)(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 in the (RMU-1 and SF-1) 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. VAR-APP
2. Staff Presentation - Variance - RD_PV ES_Final
3. RD-Site Plan

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 andfee must be received no later than the 1st 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: 550 Sundance Dr and 2015 Covered Bridge Parkway

Lot: SP-23 Block: 005 Subdivision: Winter Farm 2nd TR B and Raindance 3rd Tract AA

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

Section 15-12-20 - Site Lighting, General Regulations

3

Owner

Name(s): Weld RE4 School District

Address: 1020 Main Street Windsor, CO 80550

Phone #: (970) 686-8015 Email: 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

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 compete 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.

The 10 acre school site creates challenges with provided for enough building footprint, play areas and adequate parking for staff and the community during events. The established set backs also limit how the amount of development within the

Variance Application

4

already small site. Inclusion of parking islands further reduces the amount of parking spaces which in turn requires street parking during events. The required foundation plantings affect the clear view required for school safety. CPTED standards recommends 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 would be reduced by eight (8) stalls 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. The adherance to a 15' pole standard would require almost double the amount of light poles for the same coverage as the proposed 25'. Lighting technology (focused LED, automatic schedules) has diminished the need for such tight requirements.

3. The purpose and intent behind the regulation would be maintained by granting the variance.

There are copius amounts of vegetation as required by the landscaping code already planned for. Trees, grass, and shrubs are still all around public facing areas of the building. The District intends to utilize sight lighting in order to provide the safest environment possible. The proposed varaince 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 or community.

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 Town Planning staff to identify the best procedure for this request.

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 current IGA between the Town of Windsor and Weld RE4 only calls for the dedication of 10 acres for elementary schools. The District is currently working towards updating this dedication requirement. School safety is paramount to everything in the current era of school shootings.

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: 05/19/2023

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

Print Name: Michael McCullar, Chief Operating Officer, Weld RE4

Submitted On: 05/19/2023

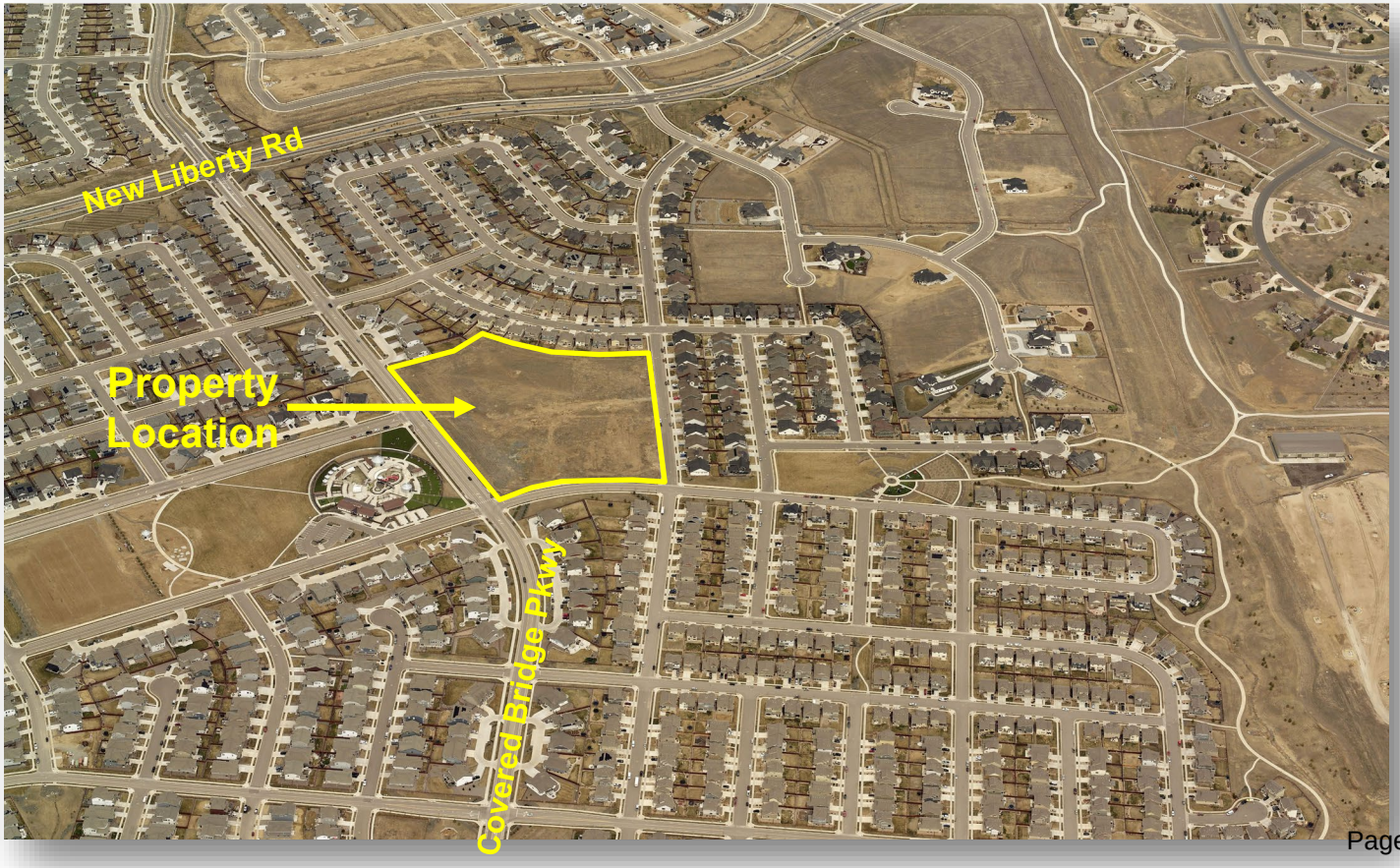
(Please email completed application and materials to planningtechs@windsorgov.com)

550 Sundance Drive & 2015 Covered Bridge Pkwy Weld RE-4 Elementary School Variance Requests

Requests regarding landscaping and lighting
Board of Adjustment – June 22, 2023

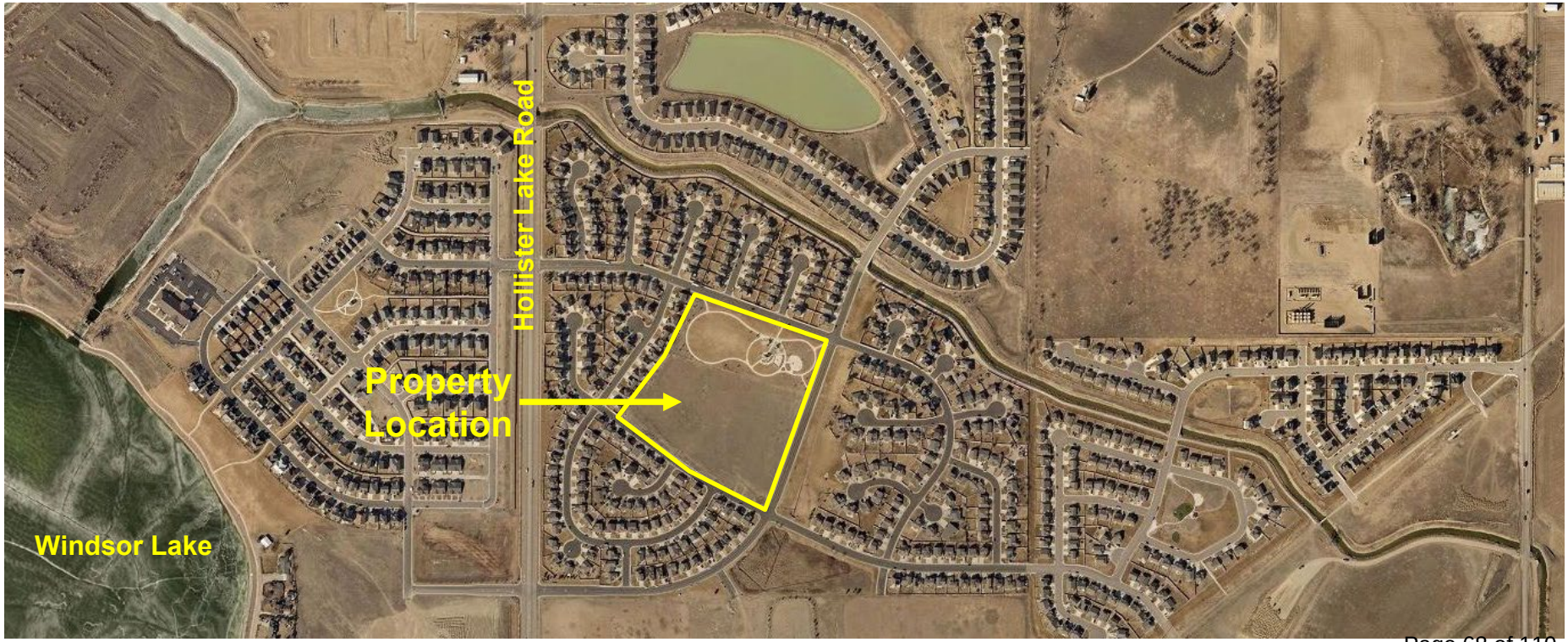
David Eisenbraun, Senior Planner

Site Vicinity Map – Raindance ES

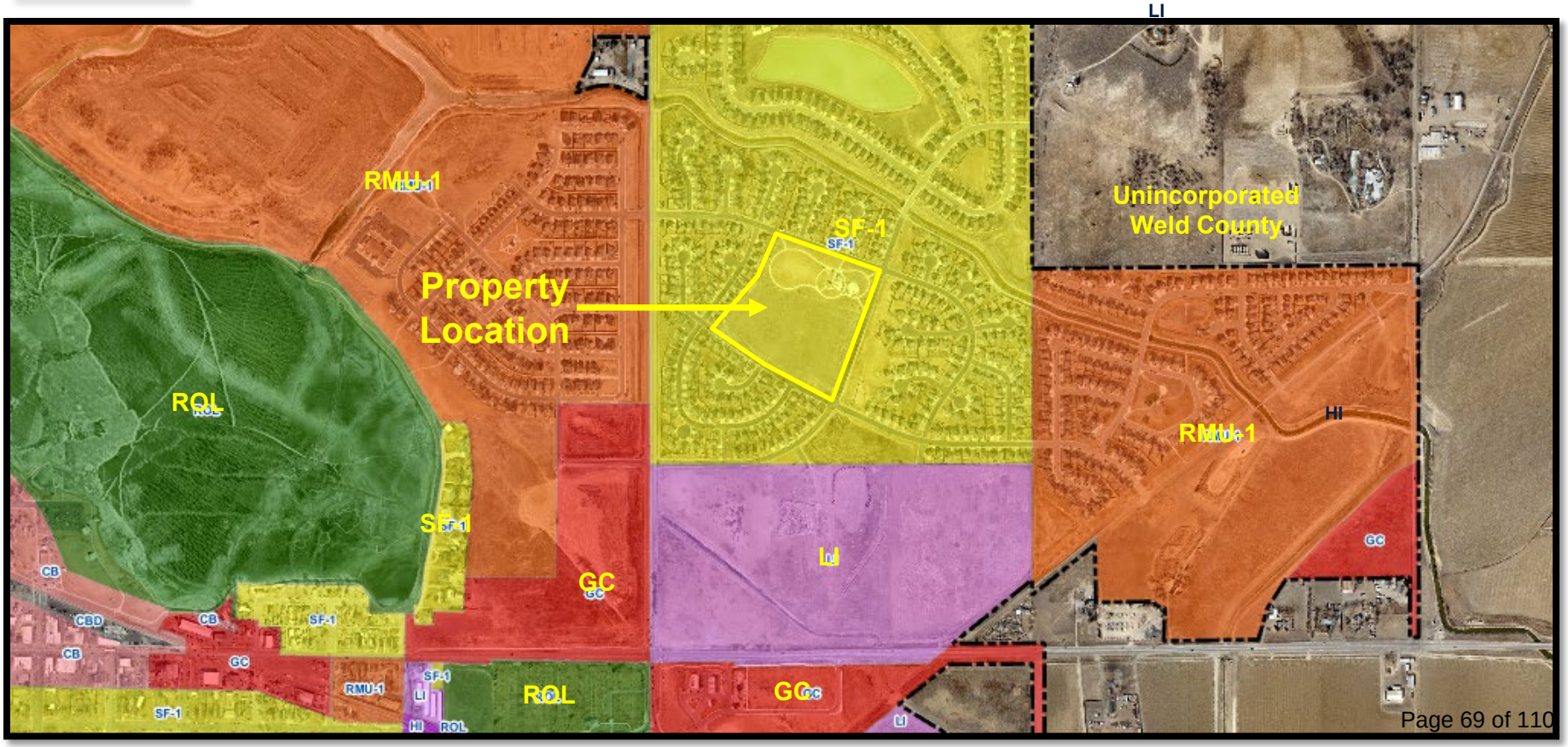


Site Zoning Map

Site Vicinity Map – Peakview ES



Site Zoning Map



Background

- Bond to build new schools passed in November 2022
- Two new approximately 74,000 square foot elementary school 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.

Variance Requests

1. ***Municipal Sec. 15-3-30(b)(3) - Parking Lot Exterior*** pertaining to the need for exterior landscape screening of parking lots via landscaping or wall
2. ***Municipal Sec. 15-3-30(b)(4) - Parking Lot Interior*** pertaining to the need for landscape islands every 15 parking spaces
3. ***Municipal Sec. 15-3-30(b)(5). Standards for Landscaping in Developed Areas, Site Design*** pertaining a minimum amount of foundation plantings required
4. ***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 SF-1 zone district

Applicant Requests

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

Variance Request

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

3 — Parking Lot Exterior Sec. 15-3-30(b)(3)	6'	1 per 40'	1 per 2.5'
4 — Parking Lot Interior Sec. 15-3-30(b)(4)	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 Sec. 15-3-30(b)(5)	5'/ 10' 1	n/a	1 per 5'

TOWN OF WINDSOR COLORADO

550 Sundance Drive & 2015 Covered Bridge Pkwy
Weld RE-4 Elementary School
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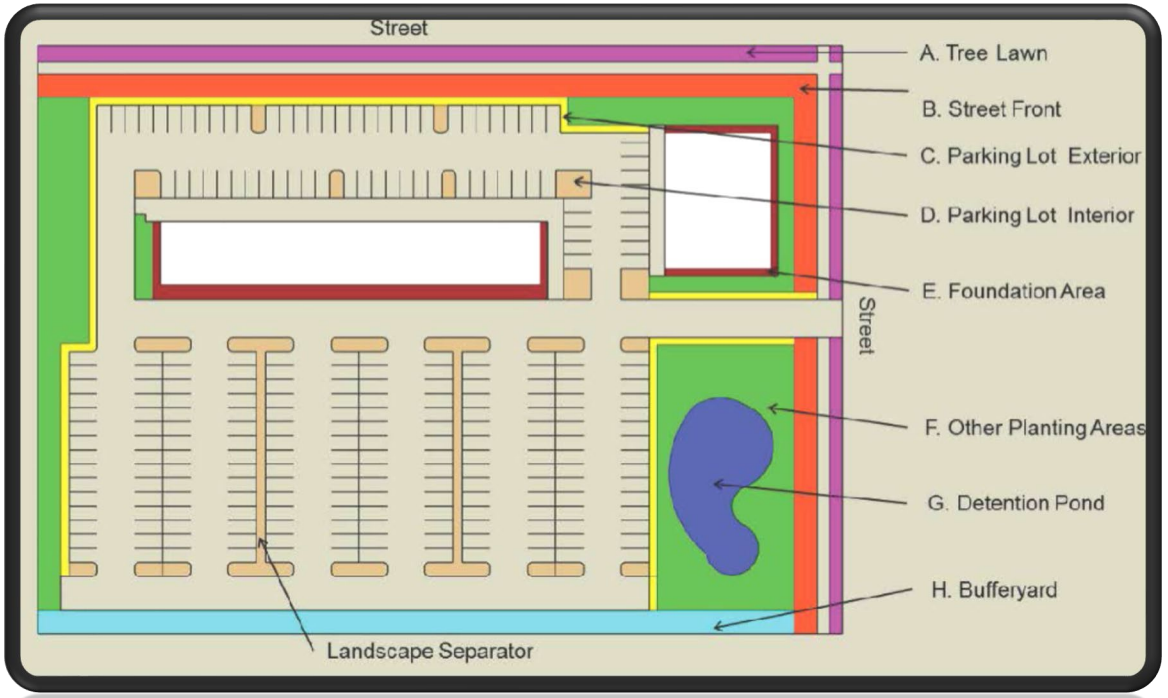
Typical Landscape Requirements



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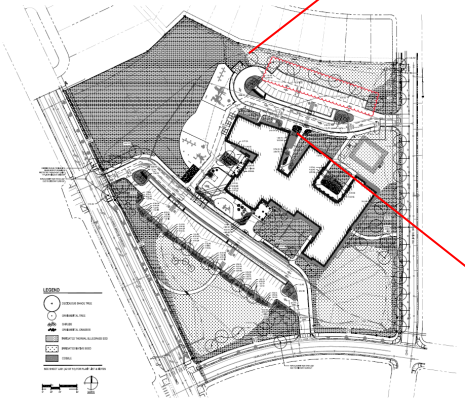
Raindance ES: Variance Request

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



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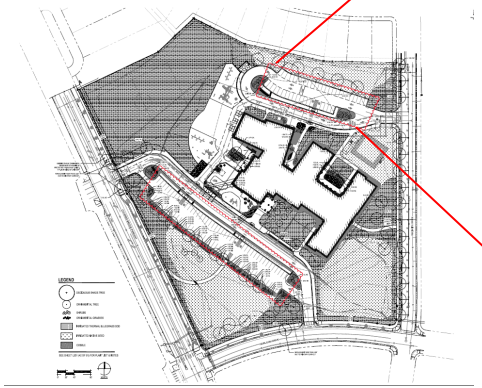

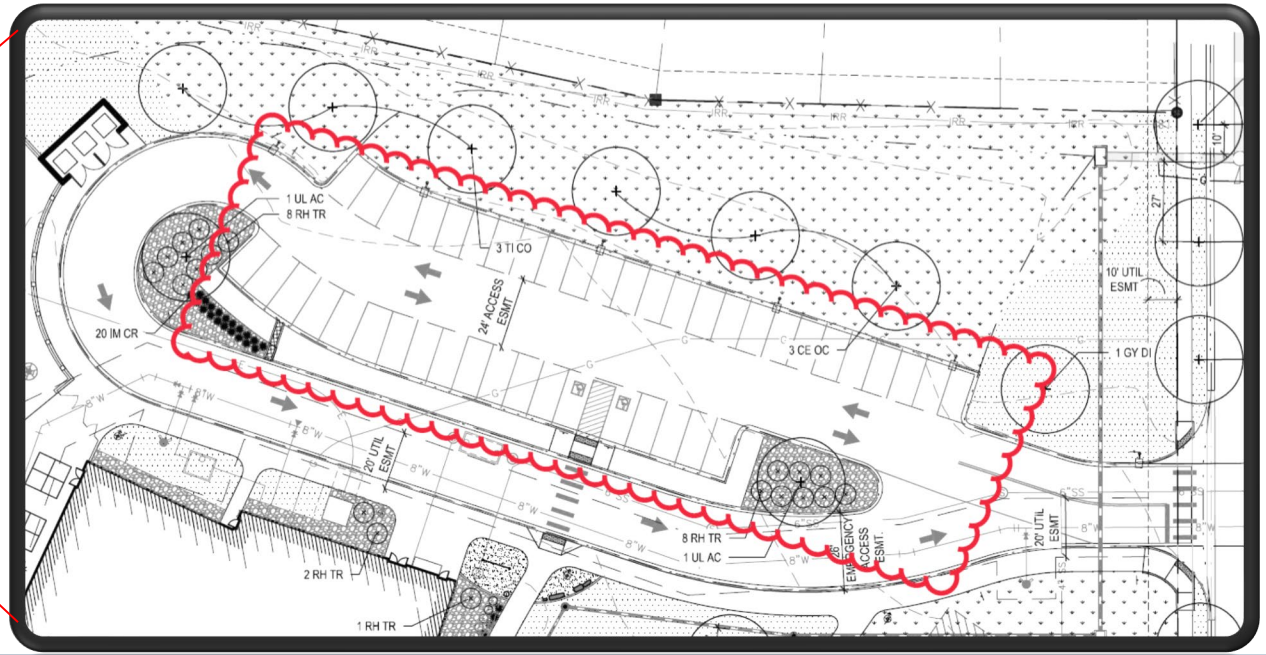

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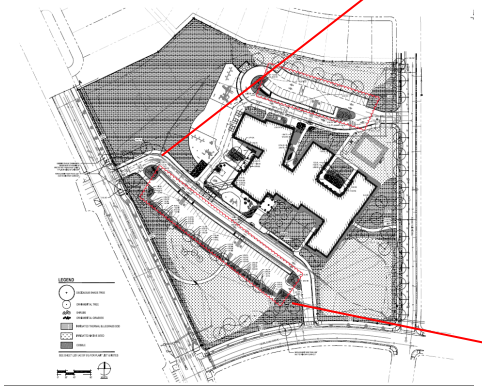

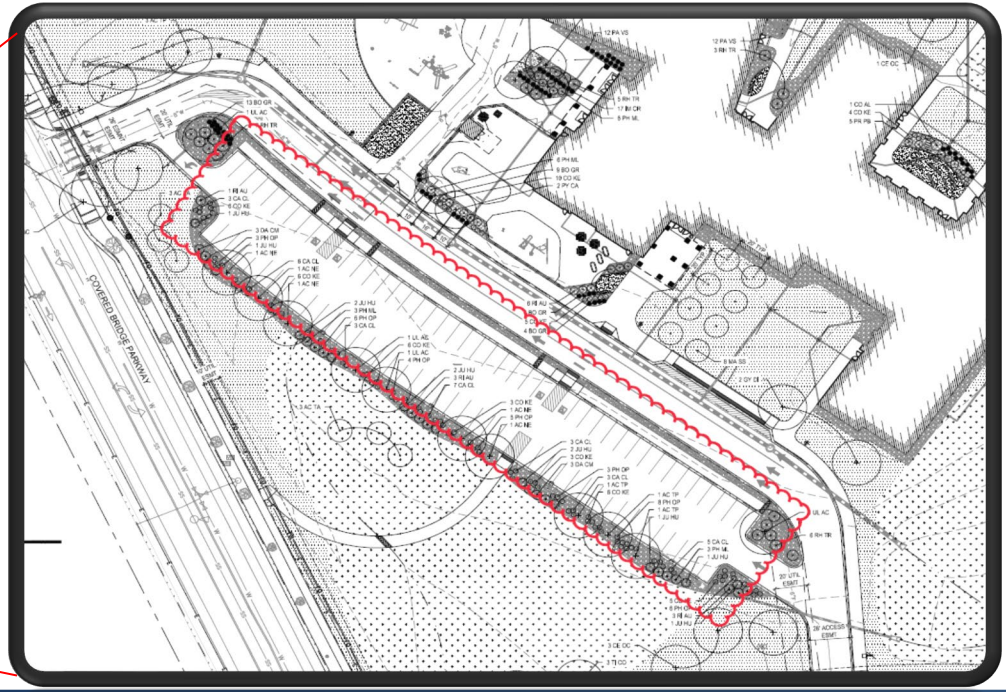

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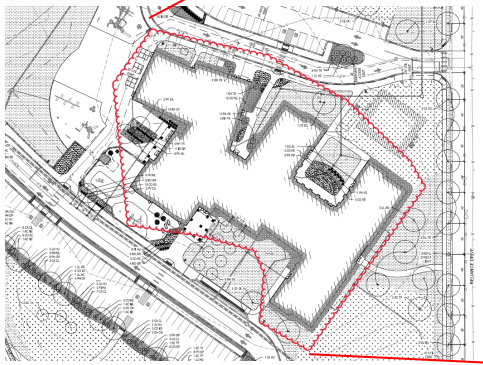
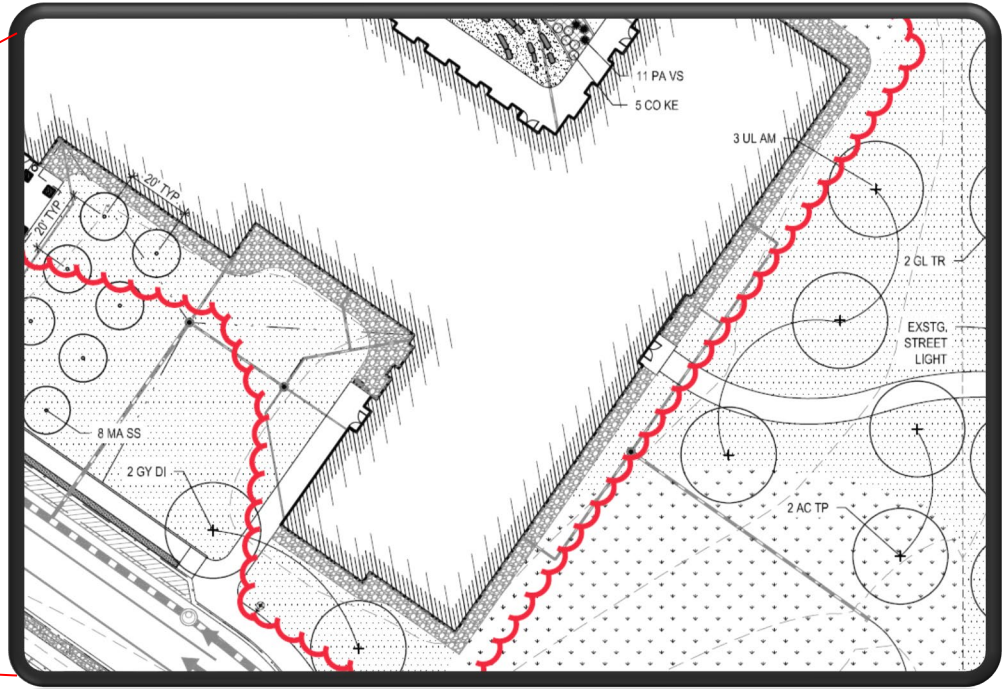
Municipal Sec. 15-3-30(b)(5). Standards for Landscaping in Developed Areas





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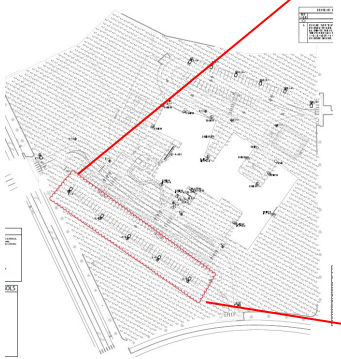

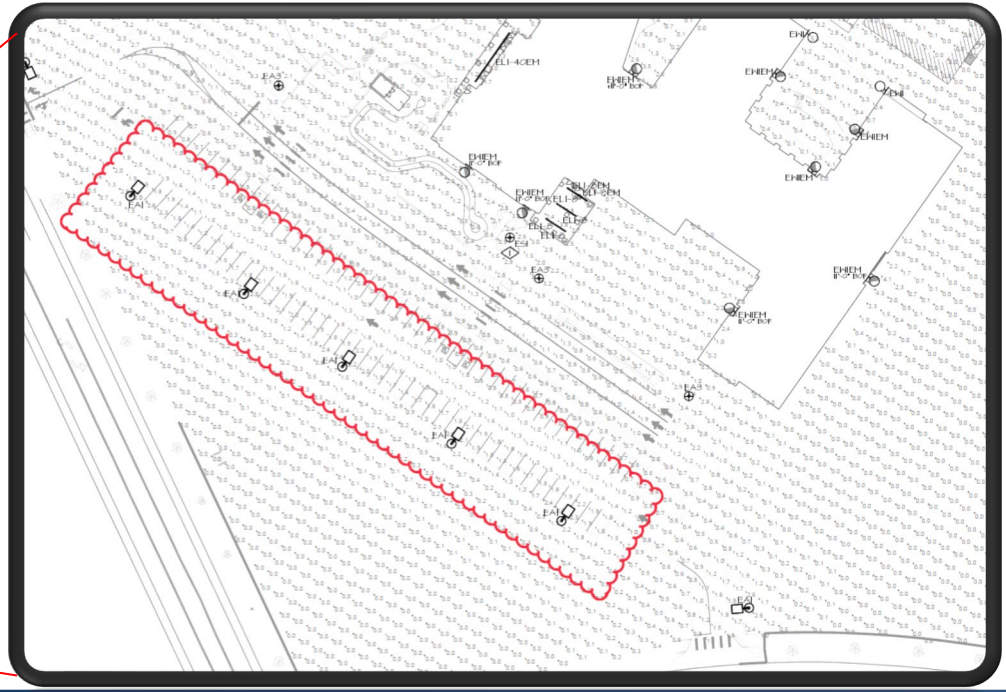

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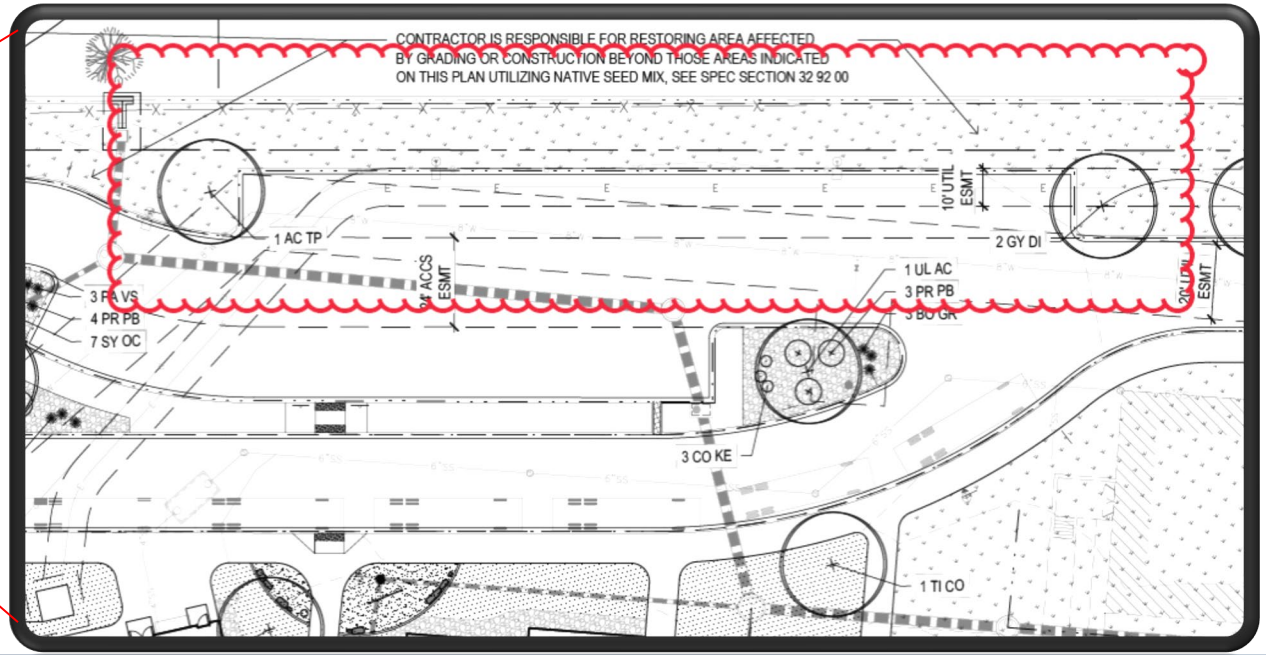
Peakview ES: Variance Request

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



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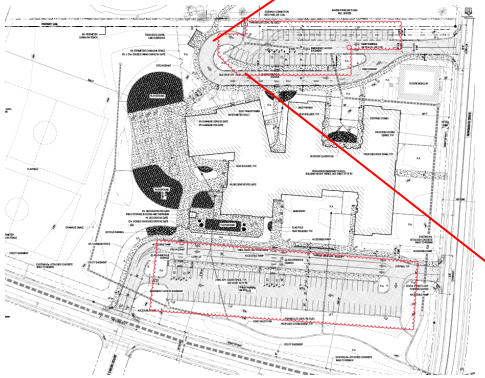

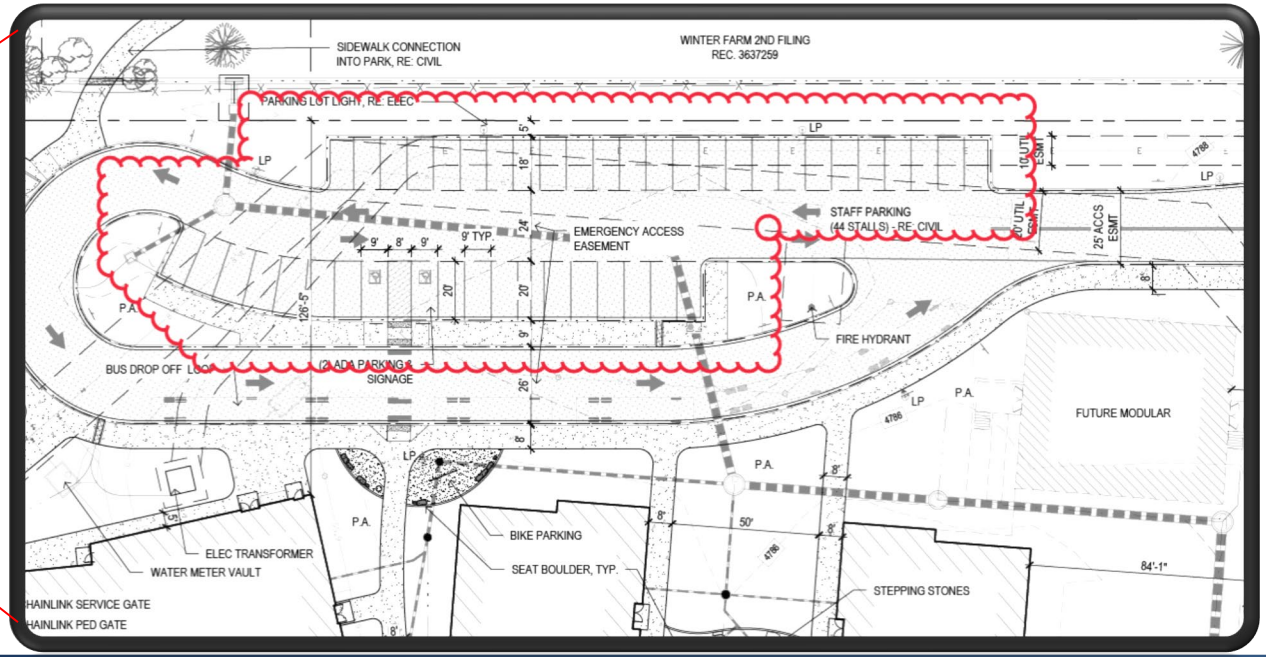

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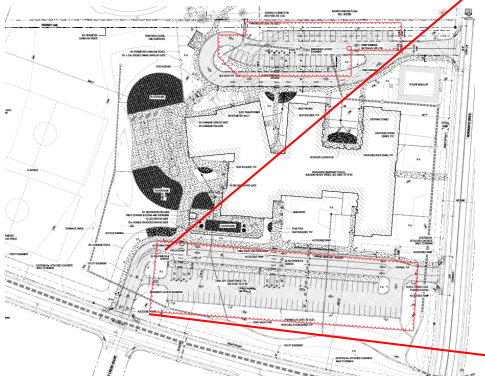

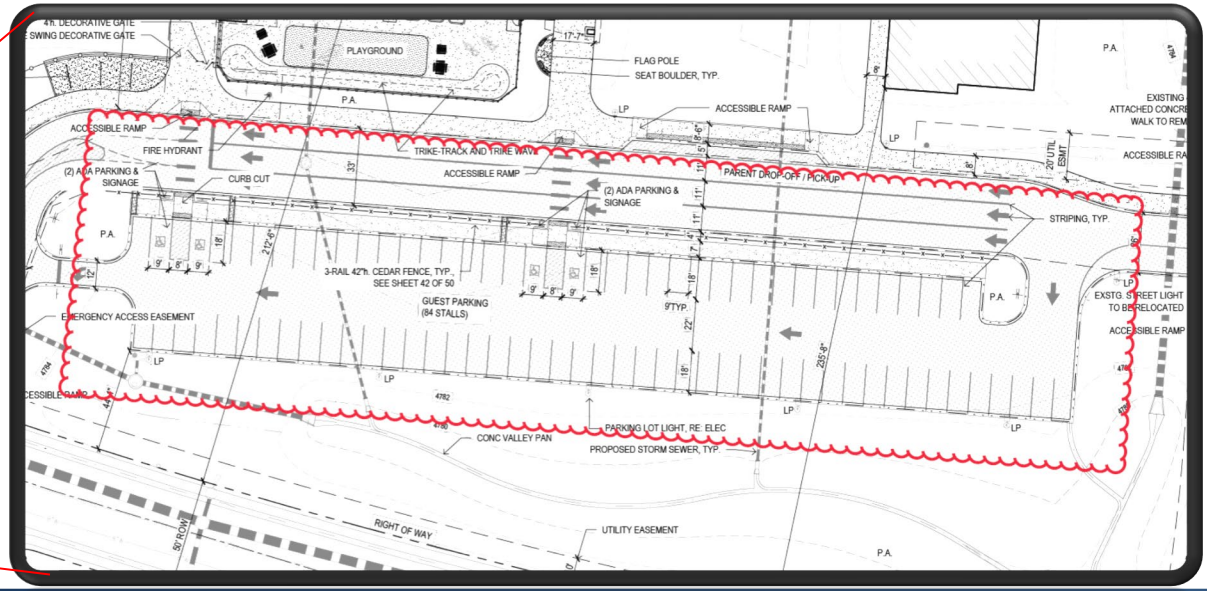

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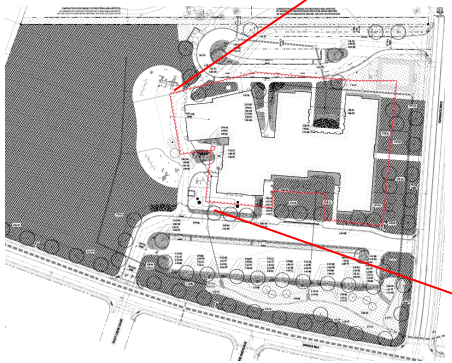

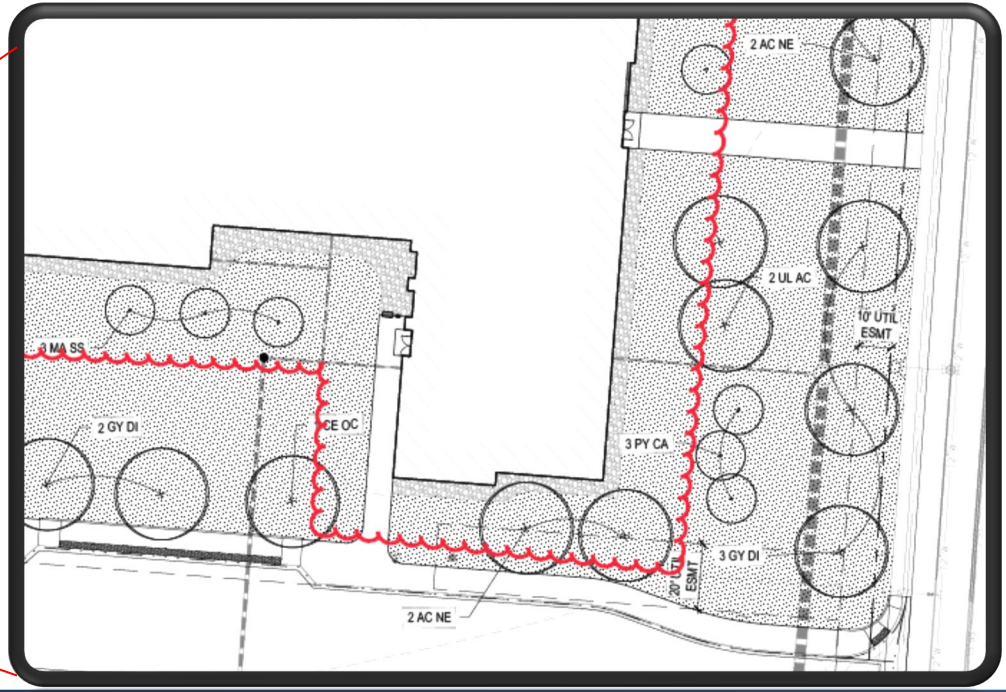

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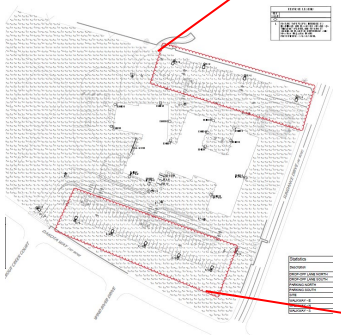

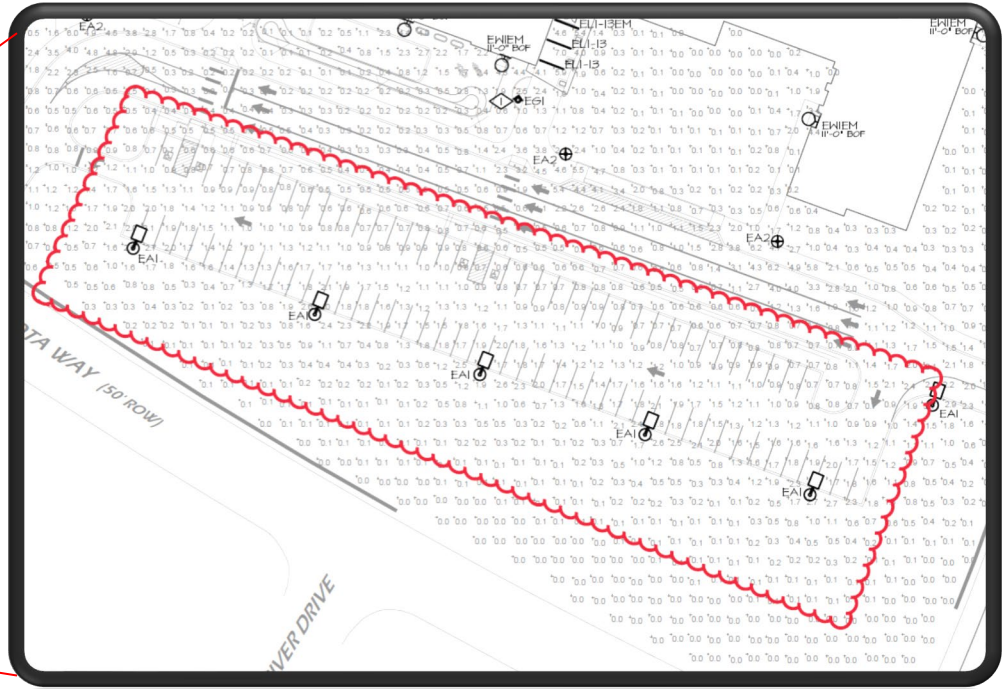

TOWN OF WINDSOR COLORADO

550 Sundance Drive & 2015 Covered Bridge Pkwy
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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.

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 comprimised.*

(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 adjacent to residential properties will be 15' 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.*

Analysis (cont.)

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

(7) 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.*

(8) 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 or due to gains in efficiencies.*

(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.*

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 10-acre 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

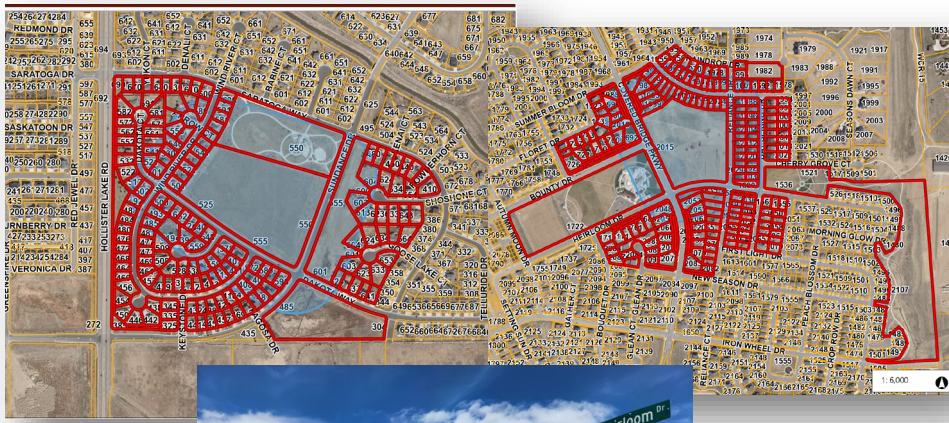
The following notifications for the public hearings were made in accordance with the Municipal Code:

June 2nd, 2023 - public hearing notice published on the Town of Windsor Website.

May 31st, 2023 - development under review sign posted on the subject property.

May 31st, 2023 - public hearing notice sent to surrounding property owners.

June 2nd, 2023 - public hearing notice published in the paper.



TOWN OF WINDSOR COLORADO

550 Sundance Drive & 2015 Covered Bridge Pkwy
Weld RE-4 Elementary School
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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)(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 in the (RMU-1 and SF-1) 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.

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

RAINDANCE 3RD FILING, TRACT AA
(RAINDANCE ELEMENTARY)

LEGAL DESCRIPTION

TRACT AA, RAINDANCE SUBDIVISION, 3RD FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO
SITUATE IN THE EAST HALF OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

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 PRESENT THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF RAINDANCE 3RD FILING, TRACT AA.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____ , 20___.

JOHN DOE | MARY DOE | JANE DOE

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNER'S SIGNATURES)

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (_____),

THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES: _____

(SEAL)

NOTARY PUBLIC

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT | CENTURY LINK COMMUNICATIONS | XCEL ENERGY

COMCAST CABLE | POUDRE VALLEY REA*

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 _____.

DEPUTY DIRECTOR OF ENGINEERING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR

PASSED AND ADOPTED ON THIS THE _____ DAY OF _____, 20 _____, A.D. AND THAT THE MAYOR OF THE

TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID SITE

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

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 _____.

DIRECTOR OF PLANNING

PREPARE'S CERTIFICATE

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

PRINT NAME
PREPARE OF MAJOR SITE PLAN

SIGNATURE
PREPARE OF MAJOR SITE PLAN

NOTE 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.

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

OWNER NAME (PRINT) | SIGNATURE

DATE

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 ERECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

LAND USE TABLE

EXISTING ZONING: PUD

PARKING CALCULATIONS	SPACES
NORTH PARKING LOT (STAFF)	42 + 2 H.C.
SOUTH PARKING LOT (GUEST)	81 + 4 H.C.
TOTAL PROVIDED	123 + 6 H.C. (129 TOTAL)

LAND USE CATEGORY	AREA (SQUARE FEET)
BUILDING COVERAGE	50,300
FLOOR SPACE (1ST FLOOR): 50,300	
FLOOR SPACE (2ND FLOOR): 24,950	
OUTDOOR STORAGE (*2)	120
PARKING (ASPHALT)	31,021
PRIVATE DRIVES (ASPHALT)	38,637
SIDEWALKS AND PATHWAYS (CONCRETE)	45,338
PLAYGROUND (SYNTHETIC TURF)	11,303
OPEN SPACE / LANDSCAPE AREA (*1)	258,881 (5.94 ACRES)
TOTAL SITE AREA	**435,600** (10 ACRES)

(*1) NOT OPEN SPACE AS DEFINED BY TOWN OF WINDSOR MUNICIPAL CODE CHAPTER 15, ARTICLE III, APPENDIX B DEFINITIONS
(*2) REFERENCE PRE-K STORAGE BUILDING, SEE SITE PLAN

VICINITY MAP (NOT TO SCALE)

SHEET INDEX

PAGE	SHEET	SHEET NAME
1	CS	COVER SHEET
SITE		
2	L100	SITE PLAN
CIVIL ENGINEERING		
3	C0.00	CIVIL COVER SHEET
4	C0.01	CIVIL GENERAL NOTES
5	C1.00	EXISTING CONDITIONS & REMOVALS PLAN
6	C2.00	OVERALL HORIZONTAL CONTROL PLAN
7 - 10	C2.01 - C2.04	DETAILED HORIZONTAL CONTROL PLAN
11	C2.05	HORIZONTAL CONTROL PLAN LINE & CURVE TABLES
12	C3.00	OVERALL UTILITY PLAN
13	C3.10	WATER & SANITARY SERVICE PLAN
14	C3.20	WATER PLAN & PROFILE
15 - 18	C3.30 - C3.33	STORM SEWER PLAN & PROFILES
19	C3.40	ROOF DRAIN PLAN
20	C4.00	OVERALL GRADING & EROSION CONTROL PLAN
21 - 24	C4.01 - C4.04	DETAILED GRADING PLANS
25	C5.00	DRAINAGE PLAN
26 - 27	C6.00 - C6.01	SITE CONSTRUCTION DETAILS
28 - 29	C6.10 - C6.11	WATER & SANITARY SEWER CONSTRUCTION DETAILS
30 - 32	C6.20 - C6.22	STORM SEWER CONSTRUCTION DETAILS
33 - 36	C6.30 - C6.33	EROSION CONTROL CONSTRUCTION DETAILS
ARCHITECTURE		
37	0.2	BUILDING ELEVATIONS
38	0.3	SITE ELEVATIONS
ELECTRICAL		
39	E0.2	ELECTRICAL PHOTOMETRIC SITE PLAN
40	E0.3	ELECTRICAL PHOTOMETRIC SCHEDULE AND DETAILS
LANDSCAPE		
41	L200	LANDSCAPE PLAN
42	L201	LANDSCAPE NOTES & DETAILS
IRRIGATION		
43	IS100	IRRIGATION SLEEVING
44	IR100	IRRIGATION NOTES
45	IR200	IRRIGATION PLAN
46	IR201	IRRIGATION PLAN
47	IR300	IRRIGATION DETAILS
48	IR301	IRRIGATION DETAILS
49	IR302	IRRIGATION DETAILS
50	IR303	IRRIGATION DETAILS
51	IR304	IRRIGATION DETAILS

TEAM DIRECTORY

OWNER / APPLICANT
WELD RE4 SCHOOL DISTRICT
1020 MAIN STREET
WINDSOR, CO 80550
PHONE: (970) 686-9051
MICHAEL MCCULLAR

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

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

LANDSCAPE ARCHITECT
BHA DESIGN INCORPORATED
111 SOUTH MELDRUM, SUITE 110
FORT COLLINS, CO 80521
PHONE: (970) 223-7577
CONTACT: JEFF KROEGER

SURVEYOR
MAJESTIC SURVEYING, LLC.
1111 DIAMOND VALLEY DRIVE #104
WINDSOR, CO 80550
PHONE: (970) 833-5698
CONTACT: STEVEN PARKS

TRAFFIC ENGINEER
DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
PHONE: (970) 669-2061
CONTACT: MATT DELICH

AQUA ENGINEERING
3944 JOHN F KENNEDY PARKWAY
FORT COLLINS, CO 80525
PHONE: (970) 229-9668
CONTACT: CULLEN KINOSHITA

AE DESIGN
1900 WAZEE STREET #205
DENVER, CO 80202
PHONE: (720) 279-4998
CONTACT: ZACK CLAWSON

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Fort Collins, CO 80521
970.223.7577
Landscape Architecture
Urban Design
Site Development

WELD RE4

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/06/2023

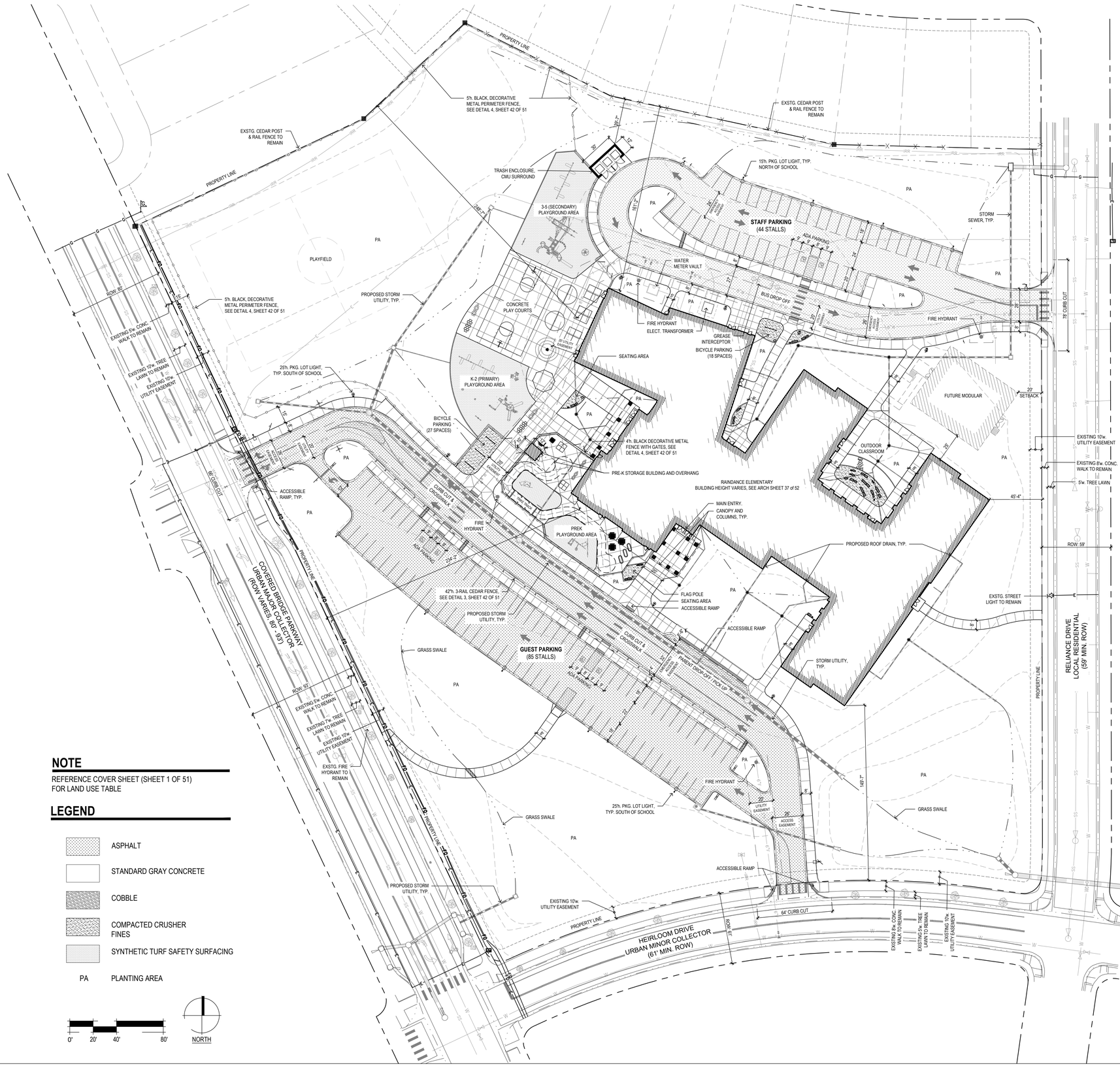
37-23308-00

COVER SHEET

CS

1 OF 51 SHEETS

C:\BHA\ONEDRIVE - BHADESIGN\PROJECTS\WCSD\4_RAINDANCE ES_2133\DRAWINGS\ACAD\DD\DWG\2133_MAJOR SITE PLAN.DWG



NOTE

REFERENCE COVER SHEET (SHEET 1 OF 51)
FOR LAND USE TABLE

LEGEND

- ASPHALT
- STANDARD GRAY CONCRETE
- COBBLE
- COMPACTED CRUSHER FINES
- SYNTHETIC TURF SAFETY SURFACING
- PA — PLANTING AREA

0' 20' 40' 80'

NORTH

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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WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE

2015 COVERED BRIDGE PKWY, WINDSOR, CO 80550

MAJOR SITE PLAN
06/06/2023
REVISIONS

37-23208-00

SITE PLAN

L100

2 OF 51 SHEETS

C:\BHA\ONEDRIVE - BHADESIGN\PROJECTS\WCSD\04_RAINDANCE ES_2133\DRAWINGS\ACAD\DD\DWG\2133_MAJOR SITE PLAN.DWG

CIVIL CONSTRUCTION PLANS FOR

RAINDANCE 3RD FILING, TRACT AA, SITE PLAN (RAINDANCE ELEMENTARY)

TRACT AA, RAINDANCE SUBDIVISION, 3RD FILING, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO
SITUATE IN THE EAST HALF OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

JUNE 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
MAJESTIC SURVEYING, LLC.
1111 DIAMOND VALLEY DRIVE #104
WINDSOR, CO 80550
PHONE: (970) 833-5698
CONTACT: STEVEN PARKS

TRAFFIC ENGINEER
DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
(970) 669-2061
CONTACT: MATT DELICH

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
NATURAL GAS	XCEL ENERGY	URIEL ARAGON	(970) 837-6893
POWER	POUDRE VALLEY REA	CLIFF SPIREK	(970) 282-6415
TELECOM/FIBER OPTICS	CENTURYLINK	ROBERT RULLI	(970) 988-2120
CABLE	COMCAST	JOHN HAMBURG	(970) 567-4797

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

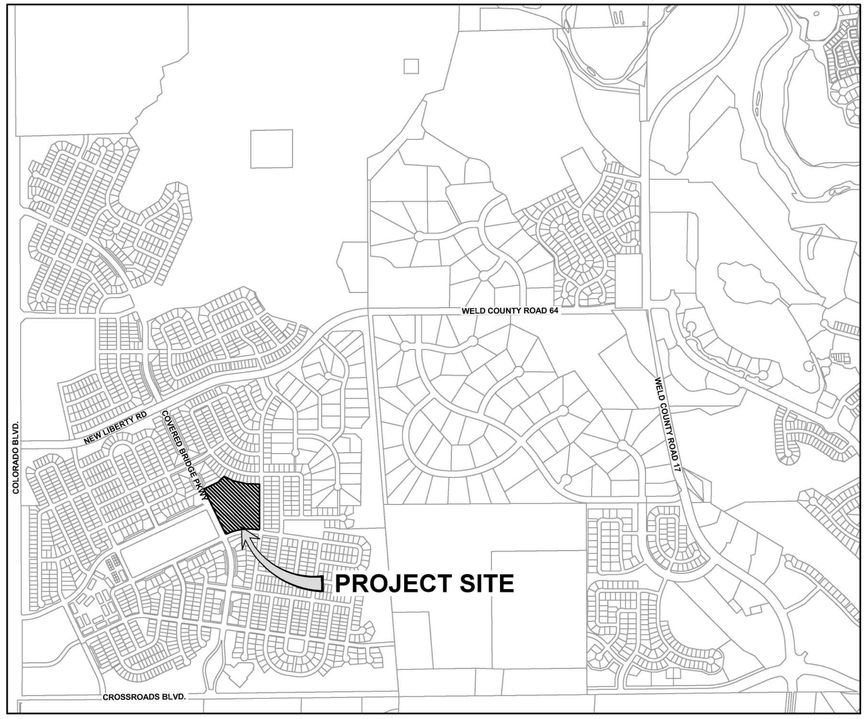
PROJECT DATUM: NAVD 88

BENCHMARK #1: TOWN OF WINDSOR VERTICAL CONTROL POINT NO. 56
3 1/4" BRASS CAP SET IN CONCRETE MARKED "WAGNER, 1996, NGS", IN THE VICINITY OF THE SE CORNER OF SECTION 29, T6N, R67W, 31' N. OF CENTER LINE WCR 64, 27' SSE OF SW. FENCE CORNER AND APPROXIMATELY 500' SSE OF THE WATER TANK.
ELEVATION= 4971.76 (NAVD 88)

BASIS OF BEARINGS:
ASSUMING THE EAST LINE OF TRACT AA, RAINDANCE SUBDIVISION THIRD FILING, AS BEARING SOUTH 00°06'37" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 591.51 FEET AND 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'

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SHEET INDEX

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7-10	C2.01-C2.04	DETAILED HORIZONTAL CONTROL PLAN
11	C2.05	HORIZONTAL CONTROL PLAN LINE & CURVE TABLES
12	C3.00	OVERALL UTILITY PLAN
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33-36	C6.30-C6.33	EROSION CONTROL CONSTRUCTION DETAILS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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: 06/05/2023 BY: _____
DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER
38837
6.5.23

UNITED CIVIL Design Group
19 OLD TOWN SQUARE #238 FORT COLLINS, CO 80524
(970) 530-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

CIVIL COVER SHEET

C0.00

3 OF 51 SHEETS

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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.

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: 06/05/2023 BY: _____ DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER
38837
6.5.23

UNITED CIVIL Design Group
19 OLD TOWN SQUARE, #238 | FORT COLLINS, COLORADO
(970) 530-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

CIVIL GENERAL NOTES

C0.01

4 OF 51 SHEETS

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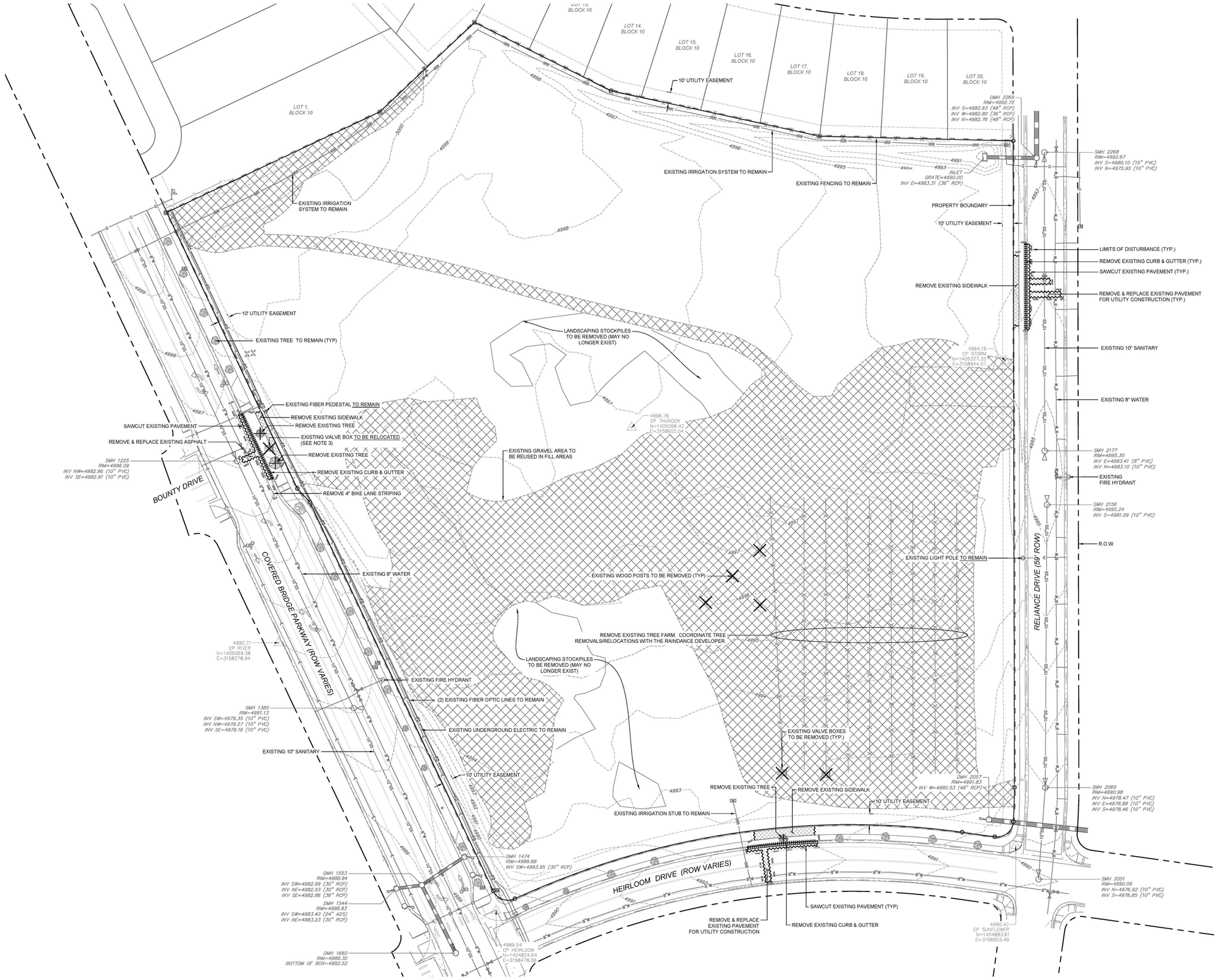

LEGEND

- EXISTING PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING EASEMENT
- 4780 EXISTING MAJOR CONTOUR
- 4778 EXISTING MINOR CONTOUR
- EXISTING CURB & GUTTER
- 8"W EXISTING WATER MAIN
- 10"SS EXISTING SANITARY MAIN
- EXISTING STORM LINE
- IRR EXISTING IRRIGATION LINE
- T EXISTING TELEPHONE LINE
- OHE EXISTING OVERHEAD ELECTRIC LINE
- UGE EXISTING BURIED ELECTRIC LINE
- FO EXISTING FIBER LINE
- REMOVE EXISTING CURB & GUTTER
- SAWCUT LINE
- REMOVE EXISTING TREE
- LIMITS OF DISTURBANCE
- REMOVE EXISTING UTILITY STRUCTURE
- REMOVE EXISTING UTILITY LINE
- REMOVE & PATCH EXISTING ASPHALT
- REMOVE & REPLACE EXISTING CONCRETE

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 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY SHOULD ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS EXIST.
3. CONTRACTOR SHALL RELOCATE AND REPLACE EXISTING IRRIGATION EQUIPMENT DISTURBED WITHIN PUBLIC RIGHT-OF-WAY DUE TO SITE CONSTRUCTION.

NORTH

0 20' 40' 80'

SCALE: 1" = 40'

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RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE

2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

EXISTING CONDITIONS PLAN

C1.00

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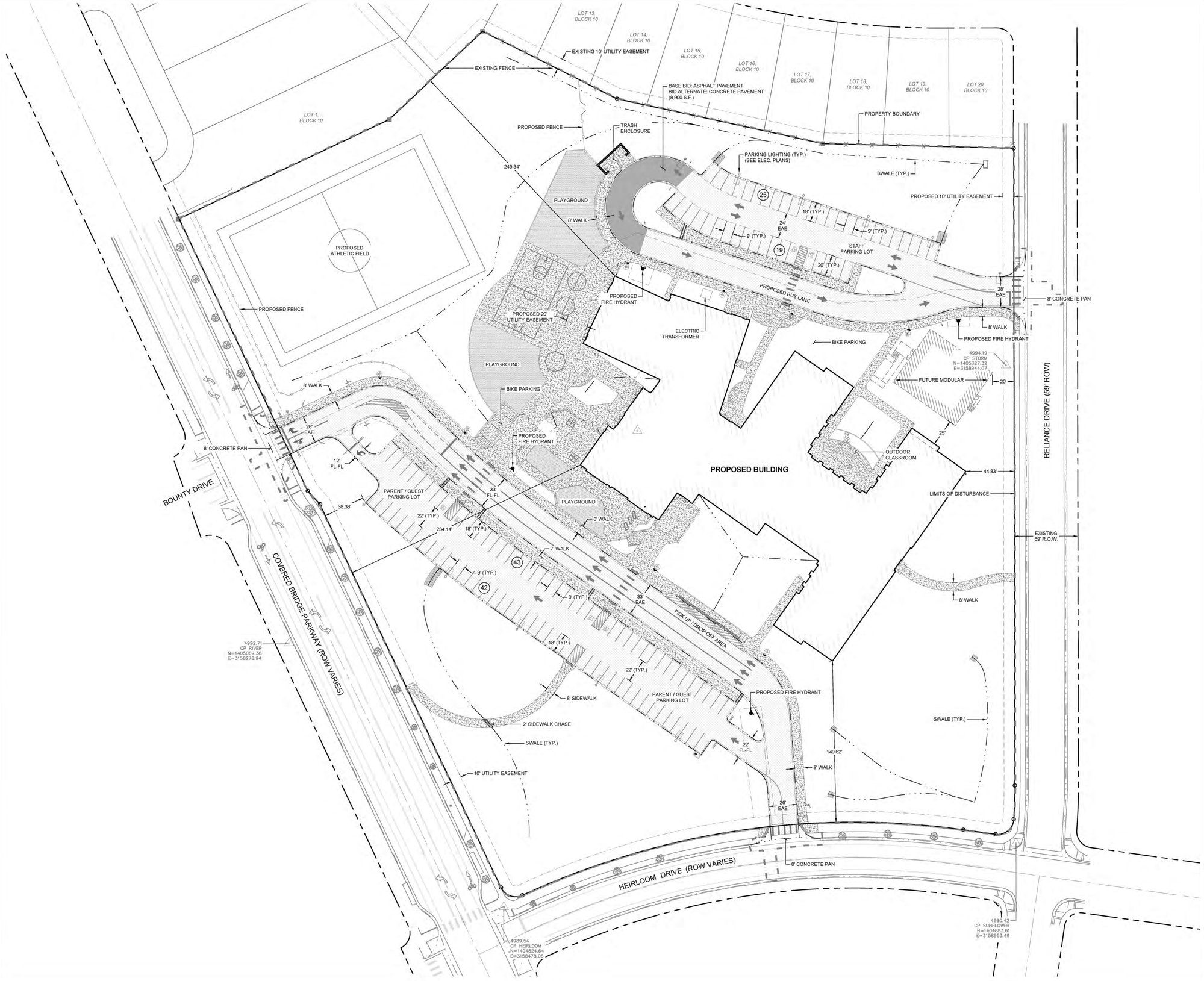

LEGEND

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

GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AS PROVIDED BY THE ARCHITECT AND IS SHOWN FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR COMPLETE GRID LINE INFORMATION.
4. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. 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.
6. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
7. ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER TOWN OF WINDSOR STANDARD DETAILS.
8. PUBLIC CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS. PRIVATE ONSITE CONCRETE SIDEWALKS SHALL BE 4-INCH MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
9. REFER TO THE ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS FOR MORE INFORMATION ON THE TRASH ENCLOSURE AND SERVICE YARD AREAS.
10. REFER TO SHEETS C2.01-C2.04 FOR DETAILED HORIZONTAL CONTROL PLANS AND SHEET C2.05 FOR LINE AND CURVE INFORMATION.
11. 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.

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DLR GROUP
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COLORADO REGISTERED PROFESSIONAL ENGINEER
38837
6.5.23

UNITED CIVIL Design Group
18 OLD TOWN SQUARE, #324 | FORT COLLINS, CO 80524
(970) 330-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

OVERALL HORIZONTAL CONTROL PLAN

C2.00

6 OF 51 SHEETS

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SIGNING AND STRIPING LEGEND

PAVEMENT MARKING LEGEND

PREFORMED PLASTIC PAVEMENT MARKING
24" WIDE STOP BAR

PREFORMED PLASTIC PAVEMENT MARKING
2' WIDE CROSSWALK LINES

SIGNING LEGEND

SIGNING AND STRIPING NOTES

1. 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 TOWN OF WINDSOR STANDARDS AND SPECIFICATIONS.
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4. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
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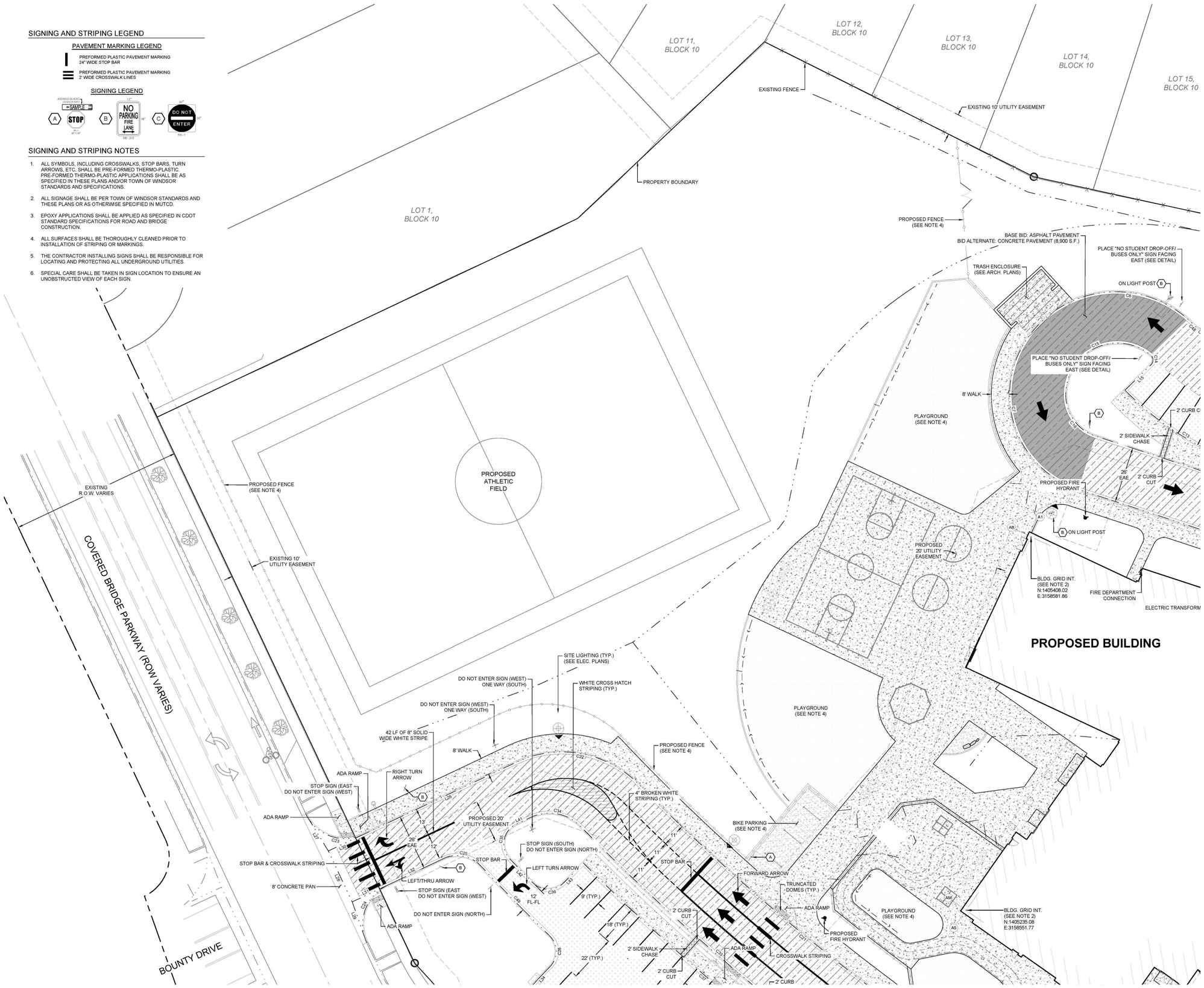
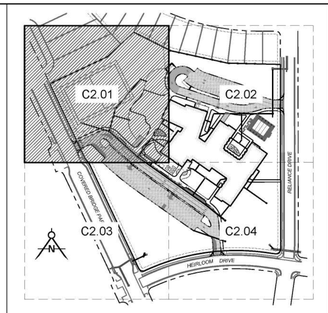
6. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.





KEYMAP

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
- SERVICE LANES ASPHALT SECTION (SEE NOTE 10)
- SERVICE LANES CONCRETE SECTION (SEE NOTE 10)

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NORTH

0 10' 20' 40'

SCALE: 1" = 20'

TOWN OF WINDSOR DRAWING REVIEW

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DATE: 06/05/2023 BY: DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED
STEVEN M. [illegible]
38837
6.5.23
PROFESSIONAL ENGINEER

UNITED CIVIL Design Group
19 OLD TOWN SQUARE, SUITE 238A | FORT COLLINS, COLORADO
(970) 530-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE

2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.01

7 OF 51 SHEETS

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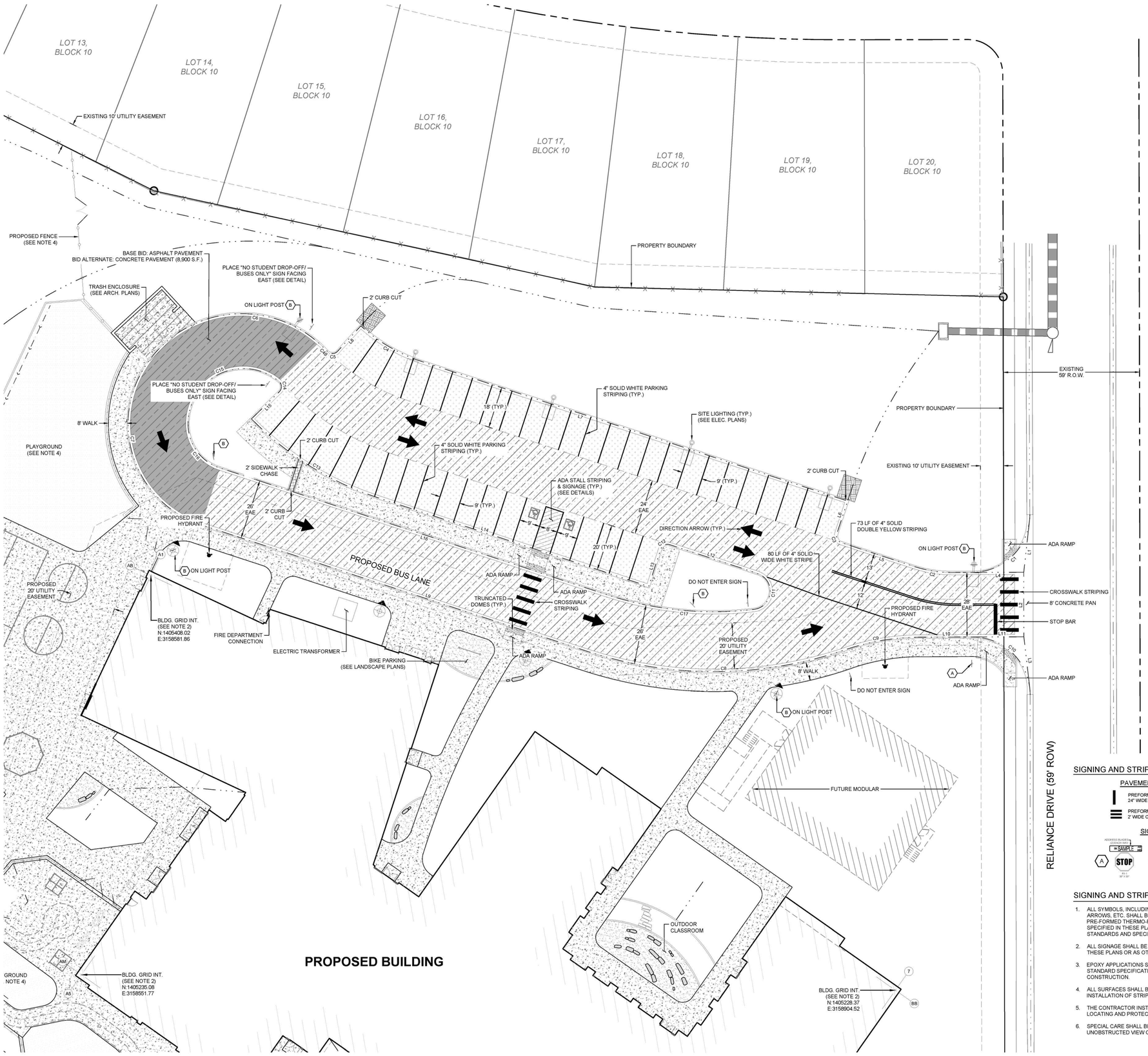

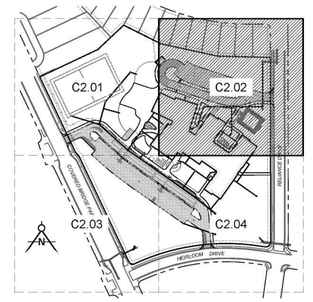

KEYMAP

LEGEND

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SIGNING AND STRIPING LEGEND

PAVEMENT MARKING LEGEND

- PREFORMED PLASTIC PAVEMENT MARKING 24" WIDE STOP BAR
- PREFORMED PLASTIC PAVEMENT MARKING 2" WIDE CROSSWALK LINES

SIGNING LEGEND

A — STOP (R1-1, 30"X30")
B — NO PARKING FIRE LANE (R8-3, 12"X18")
C — DO NOT ENTER (R5-1, 30"X30")

SIGNING AND STRIPING NOTES

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WELD RE-4 SCHOOL DISTRICT

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MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.02

8 OF 51 SHEETS

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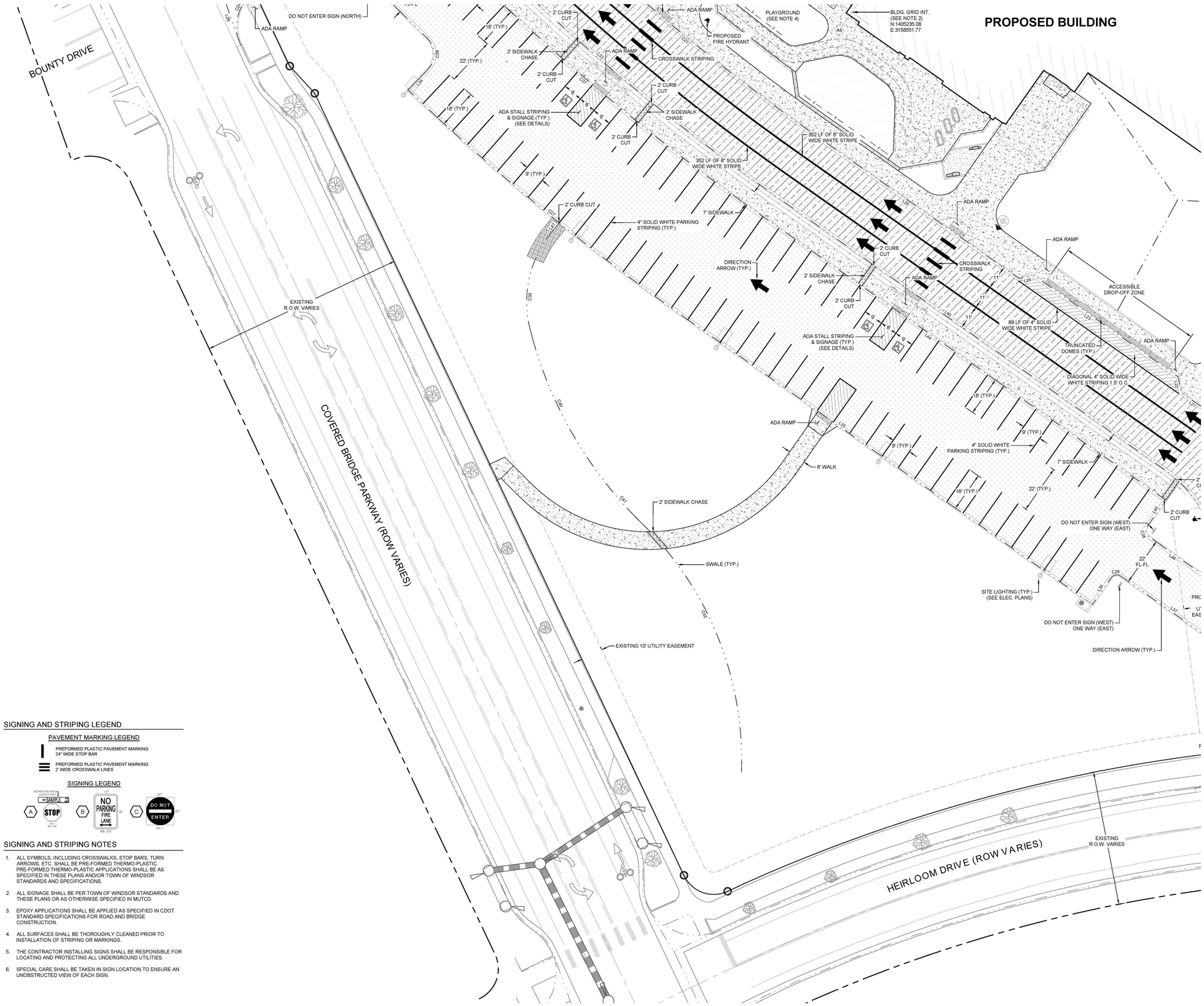

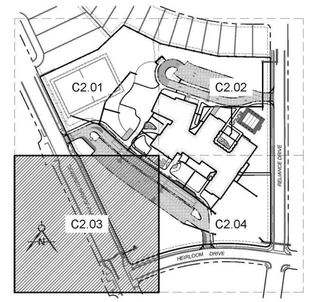

KEYMAP

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5. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.
6. ALL HANDICAP RAMPS (PRIVATE AND PUBLIC) SHALL BE INSTALLED WITH TRUNCATED DOME WARNING DETECTION SYSTEMS PER TOWN OF WINDSOR STANDARD DETAILS.
7. REFER TO GRADING PLANS AND LANDSCAPE PLANS FOR LANDSCAPE WALL DETAILS AND GRADING.
8. PUBLIC CONCRETE SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS. PRIVATE ONSITE CONCRETE SIDEWALKS SHALL BE 4-INCH MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
9. REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR MORE INFORMATION ON THE TRASH ENCLOSURE.
10. PAVING AREAS (EXCLUDING SIDEWALKS) NOT DESIGNATED AS "SERVICE LANES" SHALL CONSIST OF "AUTOMOBILE PARKING" PAVEMENT. SEE THE GEOTECHNICAL REPORT AND PAVEMENT SECTION DETAILS FOR MORE INFORMATION.
11. REFER TO SHEET C2.05 FOR LINE AND CURVE INFORMATION.
12. REFER TO SHEETS C4.01-C4.04 FOR DETAILED GRADING AND CURB AND GUTTER DESIGNATIONS.
13. 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.

NORTH

0 10' 20' 40'

SCALE: 1" = 20'

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: 06/05/2023 BY: _____ DEPUTY DIRECTOR OF ENGINEERING

SIGNING AND STRIPING LEGEND

PAVEMENT MARKING LEGEND

- PREFORMED PLASTIC PAVEMENT MARKING 24" WIDE STOP BAR
- PREFORMED PLASTIC PAVEMENT MARKING 2' WIDE CROSSWALK LINES

SIGNING LEGEND

SIGNING AND STRIPING NOTES

1. 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 TOWN OF WINDSOR STANDARDS AND SPECIFICATIONS.
2. ALL SIGNAGE SHALL BE PER TOWN OF WINDSOR STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
3. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
5. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
6. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED PROFESSIONAL ENGINEER
38837
6.5.23

UNITED CIVIL Design Group
19 OLD TOWN SQUARE, SUITE 238A, FORT COLLINS, CO 80524
(970) 530-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE

2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.03

9 OF 51 SHEETS

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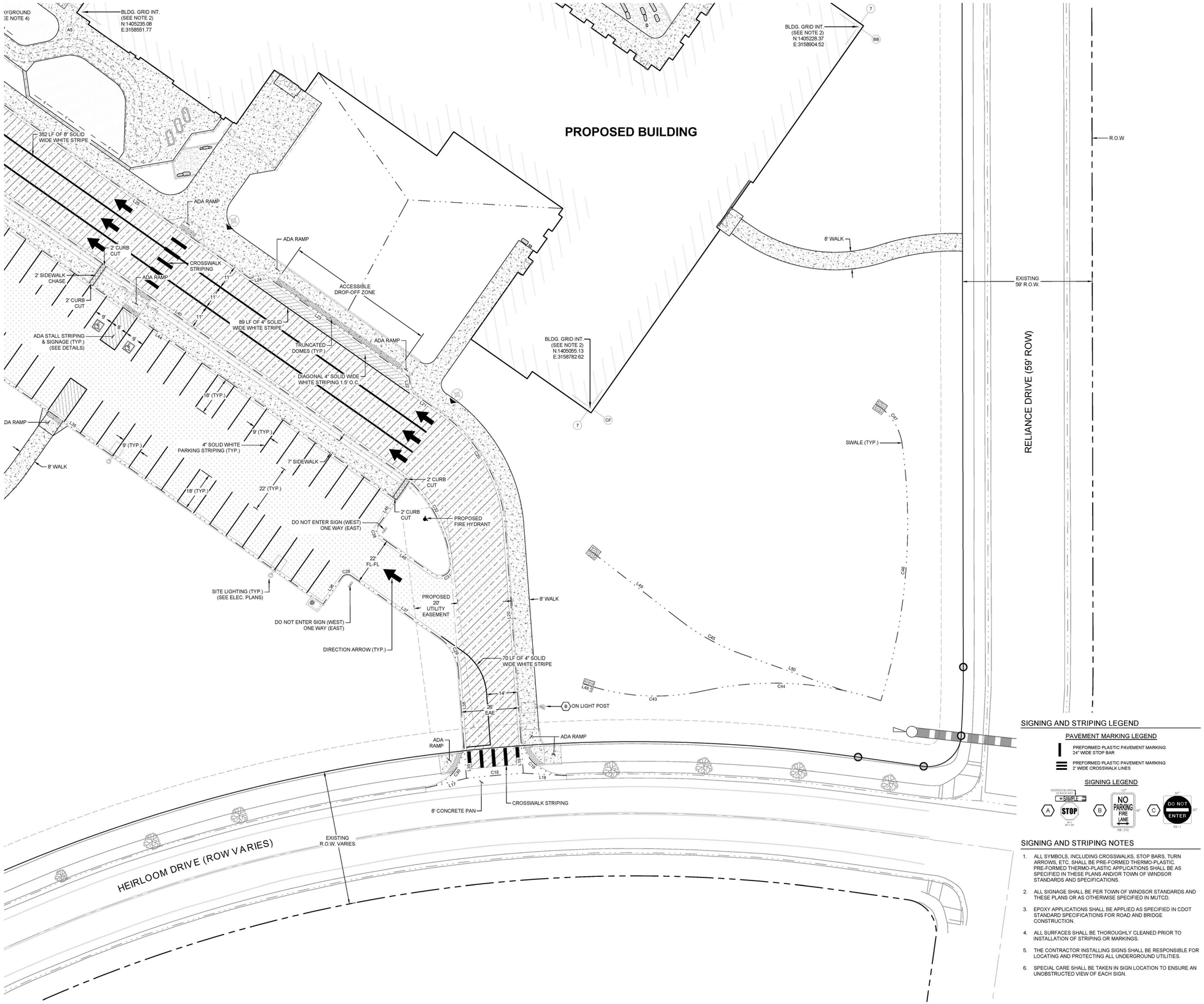

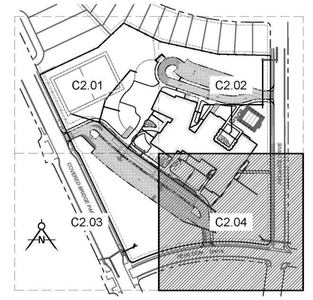

KEYMAP

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
- SERVICE LANES ASPHALT SECTION (SEE NOTE 10)
- SERVICE LANES CONCRETE SECTION (SEE NOTE 10)

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
2. FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AS PROVIDED BY THE ARCHITECT AND IS SHOWN FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR COMPLETE GRID LINE INFORMATION.
3. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR LAYOUT AND EQUIPMENT OF THE PLAYGROUND, OUTDOOR LEARNING AREAS, TRACK AND FIELD AND SOFTBALL FIELD. ADDITIONALLY, REFER TO THE LANDSCAPE PLANS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS LANDSCAPE WALLS, FENCING, BIKE PARKING, FURNITURE, EQUIPMENT, SEEDING/SOD, LANDSCAPE ROCK AND MULCH, ETC.
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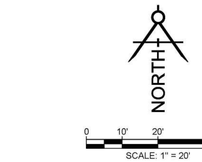

SCALE: 1" = 20'

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: 06/05/2023 BY: _____ DEPUTY DIRECTOR OF ENGINEERING

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

COLORADO REGISTERED KRISTIAN GUSTAFSON 38837 6.5.23 PROFESSIONAL ENGINEER

UNITED CIVIL Design Group
19 OLD TOWN SQUARE, SUITE 238A, FORT COLLINS, COLORADO 80524
(970) 530-4044 | www.unitedcivil.com

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE

2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/05/2023
REVISIONS

37-21224-00

DETAILED HORIZONTAL CONTROL PLAN

C2.04

10 OF 51 SHEETS

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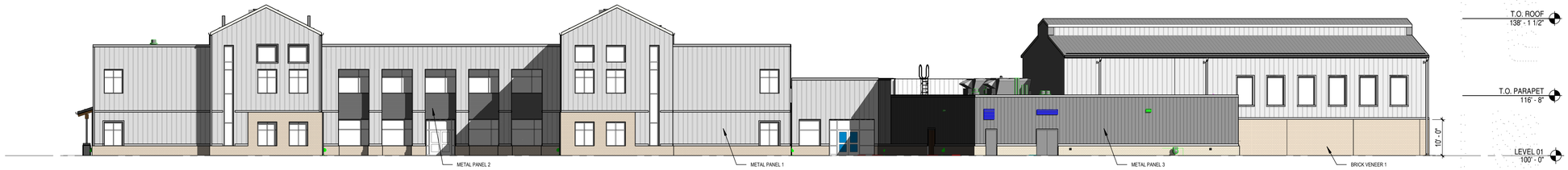
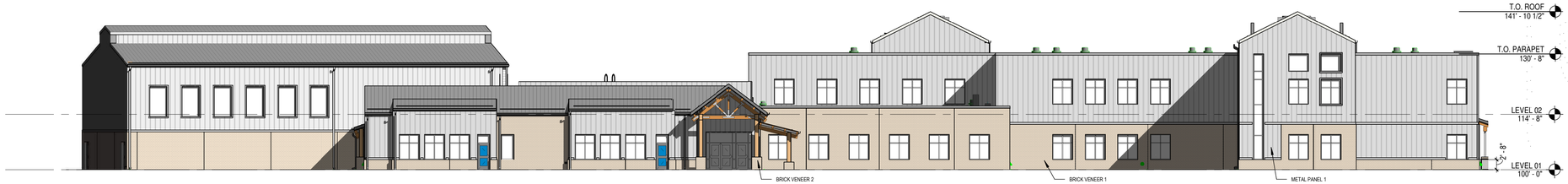


NORTH ELEVATION

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

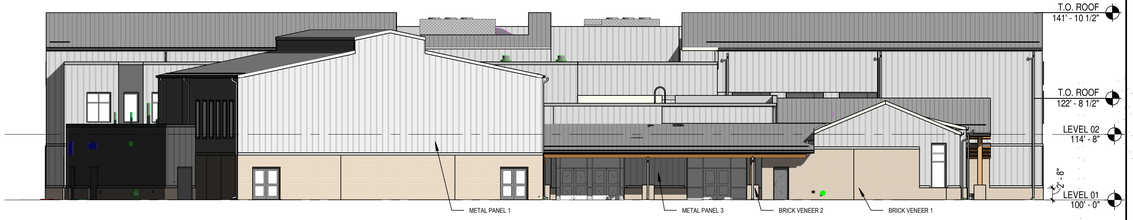


SOUTH ELEVATION

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

EAST ELEVATION

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

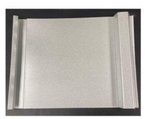


WEST ELEVATION

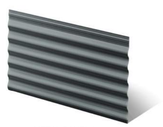
SCALE: 1/16" = 1'-0"

BRICK VENEER 1

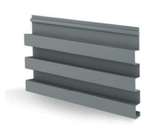
BRICK VENEER 2



METAL PANEL 1



METAL PANEL 2



METAL PANEL 3

EXTERIOR MATERIALS

- BRICK VENEER 1
  BOD: INTERSTATE NORMAN "SMOKEY MOUNTAIN"
- BRICK VENEER 2
  BOD: INTERSTATE NORMAN "ALMOND"
- METAL PANEL 1
  BOD: BRIDGER STEEL ULTRA BATTEN WALL "REGAL WHITE"
- METAL PANEL 2
  BOD: MORIN PULSE 1 "BLUE GRAY"
- METAL PANEL 3
  BOD: BERRIDGE BR-12 PANEL "ZINC GREY"

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

WELD RE-4 SCHOOL DISTRICT

WCSD4 PROTOTYPE

ELEMENTARY SCHOOL #2 - RAINDANCE

2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06.06.2023
REVISIONS

37-23208-00

BUILDING ELEVATIONS

0.2

37 OF 51 SHEETS

Autodesk Docs://37-23208-00 WCSD4 Windsor RainDance E.S. N/37-23208-00_WCSD4_Raindance_AR_2022.rvt
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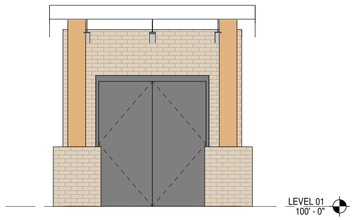
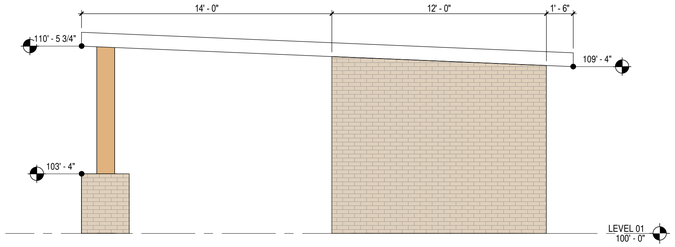
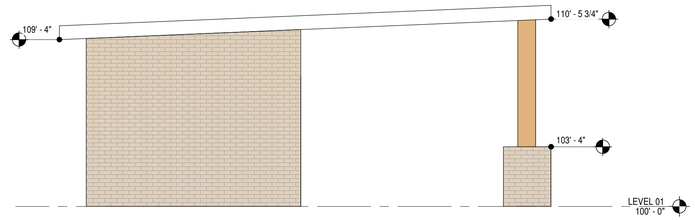


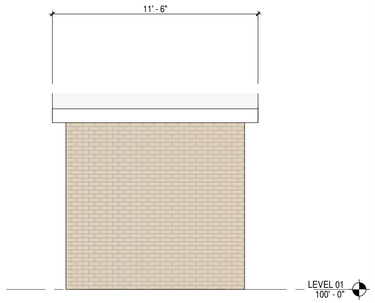
STORAGE ELEVATION EAST
SCALE: 1/4" = 1'-0"



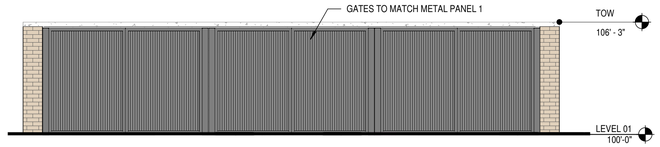
STORAGE ELEVATION NORTH
SCALE: 1/4" = 1'-0"



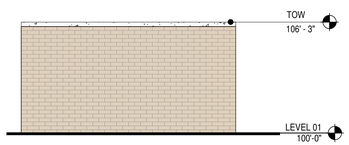
STORAGE ELEVATION SOUTH
SCALE: 1/4" = 1'-0"



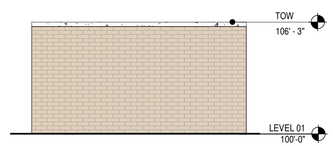
STORAGE ELEVATION WEST
SCALE: 1/4" = 1'-0"



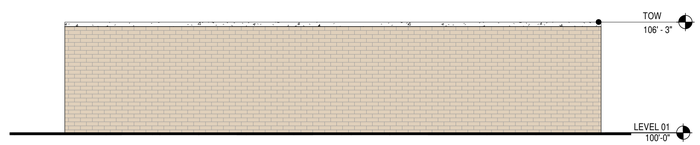
TRASH ENCLOSURE EAST ELEV.
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE NORTH ELEV.
SCALE: 1/4" = 1'-0"



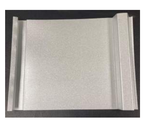
TRASH ENCLOSURE SOUTH ELEV.
SCALE: 1/4" = 1'-0"



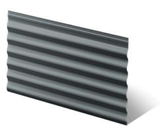
TRASH ENCLOSURE WEST ELEV.
SCALE: 1/4" = 1'-0"

BRICK VENEER 1

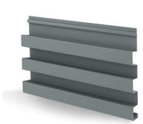
BRICK VENEER 2



METAL PANEL 1



METAL PANEL 2



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DLRGROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

WELD RE-4 SCHOOL DISTRICT

WCSD4 PROTOTYPE
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06.06.2023
REVISIONS

37-23208-00

SITE ELEVATIONS

0.3
38 OF 51 SHEETS

Autodesk Docs://37-23208-00 WCSD4 Windsor RainDance E.S. N/37-23208-00_WCSD4_Raindance_AR_2022.rvt
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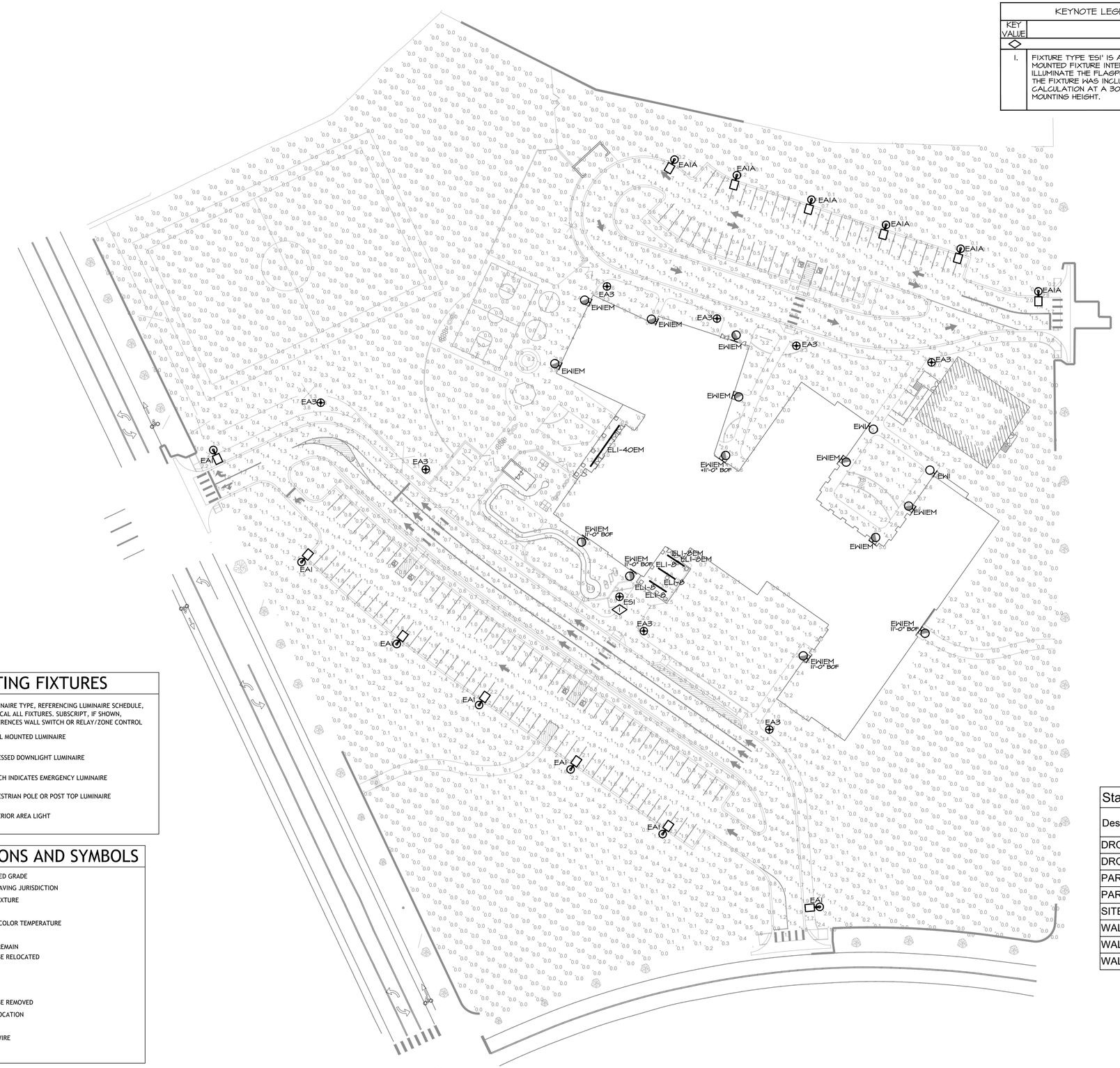


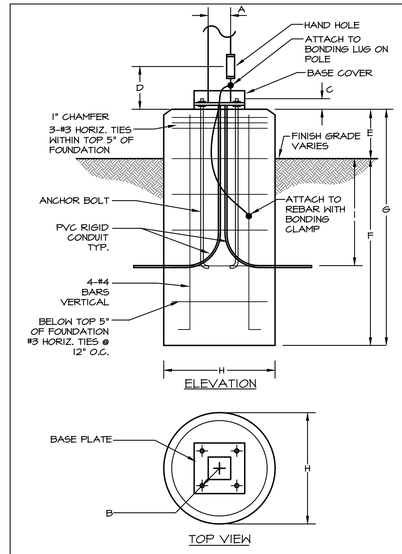
1 | ELECTRICAL PHOTOMETRIC SITE PLAN
39 | SCALE: 1" = 40'-0"

NORTH

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.

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 TEN (10) FEET BY TEN (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 ALUES 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.



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EA1	25'0"	4"	PER MANUFACTURER			2'0"	8'0"	10'0"	24"	36"	
EA1A	15'0"	4"	PER MANUFACTURER			1'0"	6'0"	7'0"	24"	36"	
EA3	15'0"	4"	PER MANUFACTURER			1'0"	6'0"	7'0"	24"	36"	

2 | POLE BASE DETAIL
39 | SCALE: NONE

LIGHTING FIXTURES

$A1_a$	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)	EXISTING TO BE REMOVED
(RL)	RELOCATED LOCATION
V	VOLT(S)
W	WATT(S) OR WIRE
X	DETAIL NOTE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DROP OFF LANE NORTH	✕	1.5 fc	4.8 fc	0.1 fc	48.0:1	15.0:1
DROP OFF LANE SOUTH	✕	1.1 fc	4.7 fc	0.3 fc	15.7:1	3.7:1
PARKING NORTH	✕	1.0 fc	2.7 fc	0.2 fc	13.5:1	5.0:1
PARKING SOUTH	✕	1.2 fc	2.3 fc	0.5 fc	4.6:1	2.4:1
SITE	+	0.6 fc	7.3 fc	0.0 fc	N/A	N/A
WALKWAY EAST	✕	0.8 fc	4.1 fc	0.0 fc	N/A	N/A
WALKWAY NORTH	✕	2.3 fc	6.9 fc	0.0 fc	N/A	N/A
WALKWAY SOUTH	✕	2.0 fc	5.0 fc	0.1 fc	50.0:1	20.0:1

DLR GROUP
ARCHITECTURE . ENGINEERING . PLANNING . INTERIORS

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06.06.2023
REVISIONS

37-21224-00

ELECTRICAL PHOTOMETRIC SITE PLAN

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project P: 6112.00

39 OF 51 SHEETS

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenClick Technology · Light Allocation™ · BAA

Product Certifications

ISTI Certified · DLC · DLC Premium · 3G VIB · IP66 · CSA Certified · IDA Certified · 5 YEAR

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 9

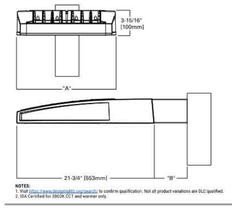
Quick Facts

- 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

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length[1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. Not Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PSS000208EN page 1
November 28, 2022 5:04 PM

1 | EA1
40 | SCALE: NO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	

Invue

MSA MESA

Decorative Area Luminaire

Product Features

WaveLinx · Light Allocation™

Product Certifications

ISTI Certified · DLC · DLC Premium · RoHS · IP66 · 1.5G VIB · 3G VIB · 5 YEAR · IDA Certified · FC

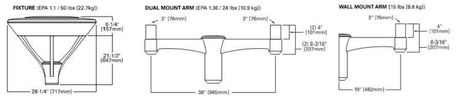
Interactive Menu

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

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



COOPER Lighting Solutions

PSS161526EN page 1
October 27, 2022 5:04 PM

2 | EA3
40 | SCALE: NO SCALE

LIGHTING FIXTURE SCHEDULE														
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION		NOTES
					QTY	WATT	TYPE	CCT/CRI					LOCATION	BOF/RFD/OFH	
EA1	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV FORWARD THROW DISTRIBUTION, WITH INTEGRAL DIMMING MOTION SENSOR	COOPER	GLEON-SA2C-830-U-T4FT-BK-MS/DIM-L40H	UNIV	1	113	LED	3000K 80CRI	113	14554	0-10V TO 10%	BLACK	POLE GROUND	25'-0" OFH	
EA1A	EXTERIOR LED AREA POLE LIGHT, SINGLE HEAD TYPE IV FORWARD THROW DISTRIBUTION, WITH INTEGRAL DIMMING MOTION SENSOR AND HOUSE SIDE SHIELD	COOPER	GLEON-SA1C-830-U-T4FT-BK-HSS-MS/DIM-L20	UNIV	1	59	LED	3000K 80CRI	59	7451	0-10V TO 10%	BLACK	POLE GROUND	15'-0" OFH	
EA3	EXTERIOR LED PEDESTRIAN POLE, SINGLE HEAD TYPE II DISTRIBUTION WITH INTEGRAL DIMMING MOTION SENSOR	COOPER	MSA-SA2C-830-U-T2-BK-MS/DIM-L20-PSIR-100	UNIV	1	113	LED	3000K 80CRI	113	12304	0-10V TO 10%	BLACK	POLE GROUND	15'-0" OFH	
EL1-8	EXTERIOR RECESSED LINEAR, 8'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR	ALW	LP2RT-T6RID-S8-LOW80/3000-V09-EXT/F-S8-UNV-OS/PH/INT	UNIV	1	20	LED	3000K 80CRI	81	1188	0-10V TO 5%	BLACK	RECESSED CEILING	3-1/4" RFD	1
EL1-8EM	EXTERIOR RECESSED LINEAR, 8'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR AND EMERGENCY INVERTER BACKUP	ALW	LP2RT-T6RID-S8-LOW80/3000-V09-EXT/F-S8-UNV-OS/PH/INT	UNIV	1	20	LED	3000K 80CRI	81	1188	0-10V TO 5%	BLACK	RECESSED CEILING	3-1/4" RFD	1
EL1-40EM	EXTERIOR RECESSED LINEAR, 40'-0" LENGTH, METAL DECK CANOPY, DAMP LOCATION RATED WITH INTEGRAL OCCUPANCY SENSOR AND EMERGENCY INVERTER BACKUP	ALW	LP2RT-T6RID-S40-LOW80/3000-V09-EXT/F-S8-UNV-OS/PH/INT	UNIV	1	62	LED	3000K 80CRI	248	5500	0-10V TO 5%	BLACK	RECESSED CEILING	3-1/4" RFD	1
ES1	EXTERIOR 14" DIAM LED CAP MOUNTED FLAG POLE LIGHT, TYPE V DISTRIBUTION	CIRKO	CIR-16-3-35-T5-1-TP-BLK	UNIV	1	21	LED	3000K 80CRI	21	1834	SWITCHING	BLACK	POLE GROUND	6.6' OFH	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
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.
D. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES, NOTIFY SPECIFIER OF ANY DISCREPANCIES.
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.
F. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
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.
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:

A. CONTRACTOR RESPONSIBILITIES:
   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.
   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.
   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) :
      - CUTSHEETS, AND SUMMARIZED TABLE FIXTURE WATTAGE, DISTRIBUTION/BEAM ANGLE, COLOR TEMPERATURE (CCT), COLOR RENDERING INDEX (CRI)
B. PRIOR APPROVAL REQUEST PRIOR TO BID:
   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.
   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.
   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.
   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 VAULE-ENGINEERED LIGHTING FIXTURES.
C. BID PRICING BREAKOUT REQUIREMENTS:
   1. THE CONTRACTOR IS REQUIRED TO PROVIDE SEPARATE LINE ITEMS IN THE BASE BID FOR 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.
   2. THE CONTRACTOR IS REQUIRED TO CARRY THE @AS SPECIFIED^A 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.
   3. THE CONTRACTOR IS REQUIRED TO PROVIDE UNIT PRICING FOR EACH @AS SPECIFIED^A AND EACH ALTERNATE OR VALUE-ENGINEERED LIGHTING FIXTURE AND LIGHTING CONTROLS. LUMP SUM COST SAVINGS WILL NOT BE ACCEPTED.
D. SUBMITTAL REVIEW AND DOCUMENT
   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.
   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.
   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:

1. FIXTURE TYPE 'EL1' SHALL BE LIMITED AT THE DRIVER TO 25% OUTPUT BY MANUFACTURER.

LIGHTPLANE 2R

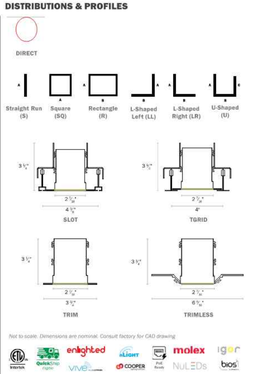
LP2 | RECESSED

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, eldoLED, Lutron®, PoE (Molex, Igor, 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™.

*Safety and Performance information available on last page. Output and other specifications available on page 7.

DISTRIBUTIONS & PROFILES



Rev 111122

LP2R – SPECIFICATIONS RECESSED

ALWUSA.COM 1 of 15

3 | EL1-13, EL1-13EM, EL1-40EM
40 | SCALE: NO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Product Certifications

ISTI Certified · IP66 · CSA Certified · IDA Certified · 5 YEAR

Interactive Menu

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

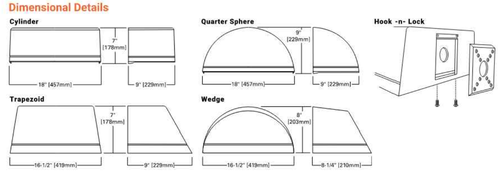
Quick Facts

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

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details

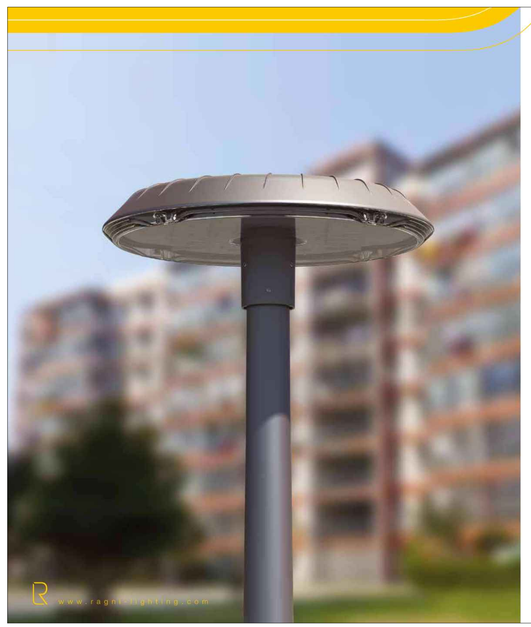


NOTES:
1. ISA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

PSS000495EN page 1
November 17, 2022 12:59 PM

4 | EW1, EW1EM
40 | SCALE: NO SCALE



84

CIRKO

Urban Ambiance - RESIDENTIAL

TECHNICAL **CHARACTERISTICS**

Weight (lbs) Without control gear	11.0
EPA (ft²)	0.32
Protection index	IP 66
Shock resistance	IK 10
Materials:	
Luminaire	Injected cast aluminium Polycarbonate
Protection	with anti-UV treatment

ELECTRICAL **CHARACTERISTICS**

- Power current up to 700 mA
- Electrical class: I and II
- Nominal voltage: **110-227** V & 347-480V 50/60 Hz
- Varistor (protection against overvoltages)
- Surge protector on request
- Driver integrated into the luminaire
- Optional lighting management systems

All information is subject to change without notice

Update: 04/14/2021

LIGHTING **DISTRIBUTIONS**

Type I
Type II
Type III
Type IV
Type V

www.ragmi-lighting.com

5 | ES1
40 | 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 #: 6112.00

DLR GROUP
ARCHITECTURE . ENGINEERING . PLANNING . INTERIORS

LEED RE-4 NEW CONSTRUCTION

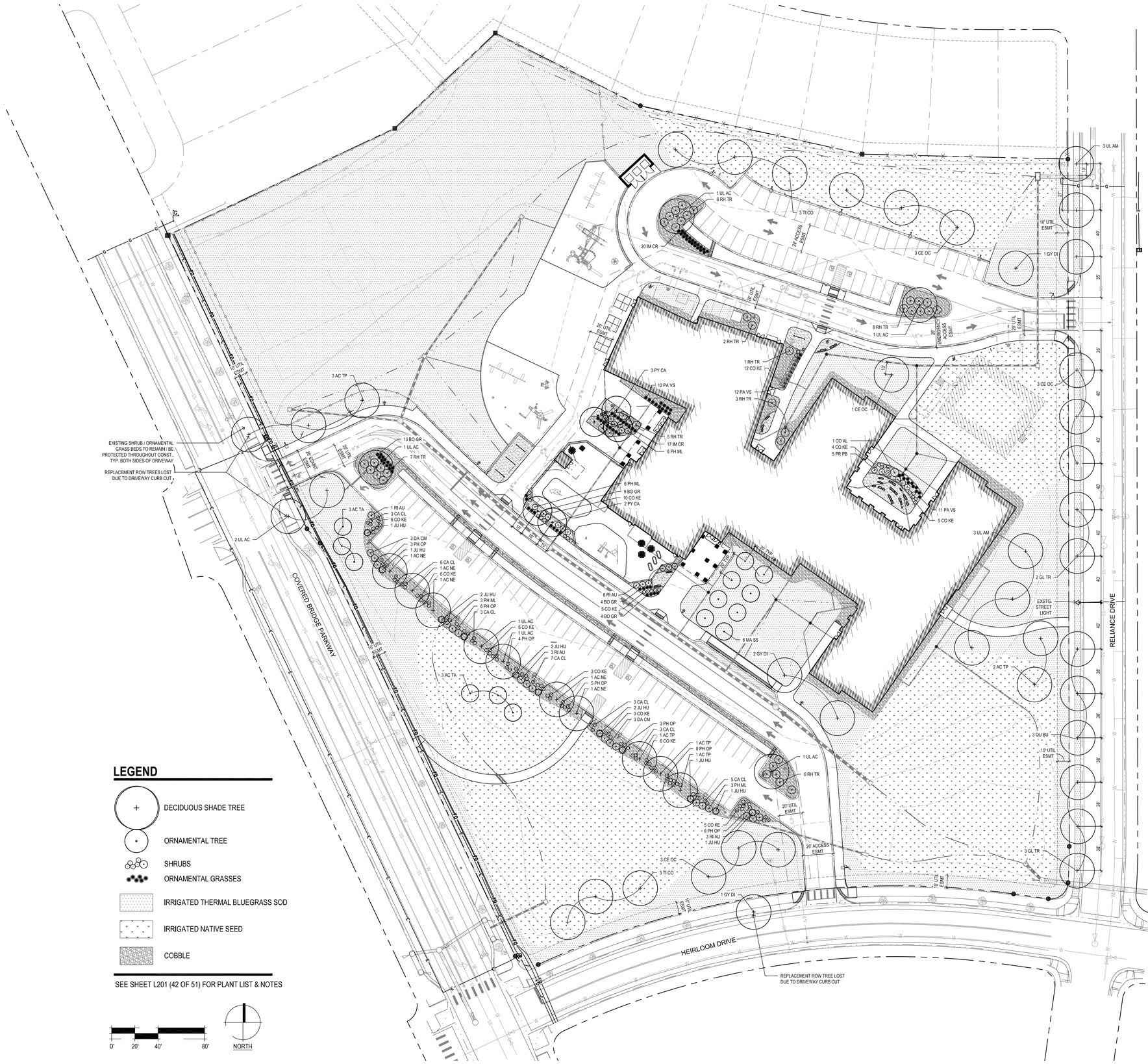
RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06.06.2023
REVISIONS

37-21224-00

ELECTRICAL PHOTOMETRIC SCHEDULE AND DETAILS

40 OF 51 SHEETS


EXISTING SHRUB / ORNAMENTAL GRASS BEDS TO REMAIN / BE PROTECTED THROUGHOUT CONST., TYP., BOTH SIDES OF DRIVEWAY
REPLACEMENT ROW TREES LOST DUE TO DRIVEWAY CURB CUT
COVERED BRIDGE PARKWAY
HEIRLOOM DRIVE
RELIANCE DRIVE
REPLACEMENT ROW TREE LOST DUE TO DRIVEWAY CURB CUT
3 AC TP
2 UL AC
3 AC TA
13 BO GR
1 UL AC
7 RH TR
1 RI AU
3 CA CL
6 CO KE
1 JU HU
3 DA CM
3 PH OP
1 JU HU
1 AC NE
6 CA CL
1 AC NE
6 CO KE
1 AC NE
2 JU HU
3 PH ML
6 PH OP
3 CA CL
1 UL AC
6 CO KE
1 UL AC
4 PH OP
2 JU HU
3 RI AU
7 CA CL
3 CO KE
1 AC NE
5 PH OP
1 AC NE
3 CA CL
2 JU HU
3 CO KE
3 DA CM
3 PH OP
3 CA CL
1 AC TP
6 CO KE
1 AC TP
8 PH OP
1 AC TP
1 JU HU
5 CA CL
3 PH ML
1 JU HU
5 CO KE
6 PH OP
3 RI AU
1 JU HU
3 CE OC
3 TI CO
1 GY DI
6 RI AU
4 BO GR
5 CO KE
4 BO GR
8 PH ML
9 BO GR
10 CO KE
2 PY CA
3 PY CA
12 PA VS
5 RH TR
17 IM CR
6 PH ML
20 IM CR
1 UL AC
8 RH TR
3 TI CO
24' ACCESS ESMT
3 CE OC
1 GY DI
10' UTIL ESMT
3 UL AM
20' UTIL ESMT
2 RH TR
1 RH TR
12 CO KE
12 PA VS
3 RH TR
8 RH TR
1 UL AC
26' EMERGENCY ACCESS ESMT
20' UTIL ESMT
1 CE OC
1 CO AL
4 CO KE
5 PR PB
11 PA VS
5 CO KE
3 UL AM
2 GL TR
EXSTG. STREET LIGHT
8 MA SS
2 GY DI
2 AC TP
3 QU BU
10' UTIL ESMT
1 UL AC
6 RH TR
20' UTIL ESMT
20' ACCESS ESMT
3 GL TR
10' UTIL ESMT
20' UTIL ESMT
26' EMERGENCY ACCESS ESMT
10' UTIL ESMT
20' UTIL ESMT
10' UTIL ESMT
20' UTIL ESMT
10' UTIL ESMT
20' UTIL

LANDSCAPE AREA TABLE

TREE LAWNS - *1 TREE / 40'*

COVERED BRIDGE PARKWAY - EXSTG. DEVELOPED LANDSCAPE TO REMAIN

HEIRLOOM DRIVE - EXSTG. DEVELOPED LANDSCAPE TO REMAIN

RELIANCE DRIVE (580 LF)

	REQUIRED	PROVIDED
	14.5	14

PARKING LOT EXTERIOR - *1 TREE / 40' and 1 SHRUB / 3' OF PARKING LOT PERIMETER*
1,450 LIN.FT.

	REQUIRED	PROVIDED
TREES	36	20
SHRUBS	483	131

PARKING LOT INTERIOR - *1 TREE and 5 SHRUB / SINGLE ISLAND*

	REQUIRED	PROVIDED
TREES	10	4
SHRUBS	70	64

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

	REQUIRED	PROVIDED
SHRUBS	134	0

OTHER PLANTING AREAS - *1 TREE / 300 SQ.FT. and 1 SHRUB / 250 SQ.FT.*
209,780 SQ.FT.

	REQUIRED	PROVIDED
TREES	70	30
SHRUBS	840	92

BUFFERYARDS - ASSUMES TYPE 'B' (15'w.)
840 LIN.FT.

		REQUIRED	PROVIDED
SHADE TREES	(2 / 100 LIN.FT.)	17	0
ORNAMENTAL TREES	(2 / 100 LIN.FT.)	17	0
EVERGREEN TREES	(2 / 100 LIN.FT.)	17	0
SHRUBS	(30 / 100 LIN.FT.)	252	0

4 — 5'h. or 4'h. BLACK DECORATIVE METAL FENCE
SCALE: NTS

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

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT & WIDTH	SIZE	ROOT	QTY	PERCENTAGE *
DECIDUOUS TREES							
AC TP	Acer truncatum x platanoides 'JFS-KW202'	Crimson Sunset Maple	H: 30-35', W: 20-25'	2" Cal.	BB	8	12%
AC NE	Acer negundo 'Sensation'	Sensation Boxelder	H:30-50', W: 30-50'	2" Cal.	BB	5	7%
CE OC	Celtis occidentalis	Western Hackberry	H:50-60', W: 40-50'	2" Cal.	BB	10	15%
GL TR	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	H:40'-50', W: 30-40'	2" Cal.	BB	5	7%
GY DI	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	H:50-60', W: 40-50'	2" Cal.	BB	4	6%
QU BU	Quercus buckleyi	Texas Red Oak	H:60', W: 70'	2" Cal.	BB	3	4%
TI CO	Tilia cordata 'Greenspire'	Greenspire Linden	H:40'-50', W: 30-40'	2" Cal.	BB	6	9%
UL AM	Ulmus americana 'New Harmony'	New Harmony American Elm	H:60'-70', W: 45-60'	2" Cal.	BB	6	9%
UL AC	Ulmus 'Morton'	Accolade Elm	H: 40-60', W: 30'	2" Cal.	BB	8	12%
					Total:	55	
ORNAMENTAL TREES							
MA SS	Malus x 'Spring Snow'	Spring Snow Crabapple	H: 20-25', W: 20-25'	6'-0"	BB	8	12%
PY CA	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	H: 25-35', W: 20-30'	6'-0"	BB	5	7%
					Total:	13	
				Total Trees:		68	
SHRUBS							
CA CL	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	H:3-4', W: 2-3'	5 Gal.	Cont.	30	
CO KE	Cornus sericea 'Kelseyi'	Kelsey Dogwood	H: 2-3', W: 2-3'	5 Gal.	Cont.	65	
DA CM	Dapne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	H:3-5', W:3-5'	5 Gal.	Cont.	6	
JU HU	Juniperus horizontalis 'Hughes'	Hughes Juniper	H:1-2', W: 5-8'	5 Gal.	Cont.	11	
PH ML	Philadelphus microphyllus 'Littleleaf'	Littleleaf Mockorange	H: 4-6', W: 4-6'	5 Gal.	Cont.	18	
PH OP	Physocarpus opulifolius 'Donna May'	Little Devil Dwarf Ninebark	H:3-4', W: 3-4'	5 Gal.	Cont.	35	
PR PB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	H: 1-2', W: 4-6'	5 Gal.	Cont.	5	
RH TR	Rhus aromatica 'Gro-low'	Dwarf Fragrant Sumac	H: 2-3', W: 6-8'	5 Gal.	Cont.	40	
RI AU	Ribes aureum	Golden Currant	H: 4-6', W: 4-6'	5 Gal.	Cont.	13	
					Total:	193	
ORNAMENTAL GRASSES							
BO GR	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Gramma Grass	H:18-24", W: 15-20"	1 Gal.	Cont.	30	
IM CR	Imperata cylindrica 'Rubra'	Japanese Blood Grass	H: 12-18", W: 12-18"	1 Gal.	Cont.	37	
PA VS	Panicum virgatum 'Shanendoah'	Shanendoah Switch Grass	H: 3-4', W: 12-18"	1 Gal.	Cont.	33	
					Total:	100	

* IN ACCORDANCE WITH TOWN OF WINDSOR MUNICIPAL CODE CHAPTER 15, ARTICLE III, SECTION 15-3-20(i), TOTAL TREES EQUALING 40-59 SHALL HAVE A DIVERSITY OF AT LEAST 3 GENUS, AND NO MORE THAN 25% OF ANY ONE SPECIES.

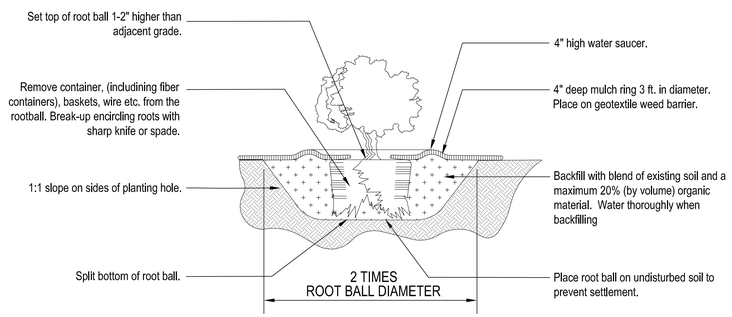
SOD

"VorTEX" TEXAS BLUEGRASS FOR KORBY SOD

NATIVE SEED

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



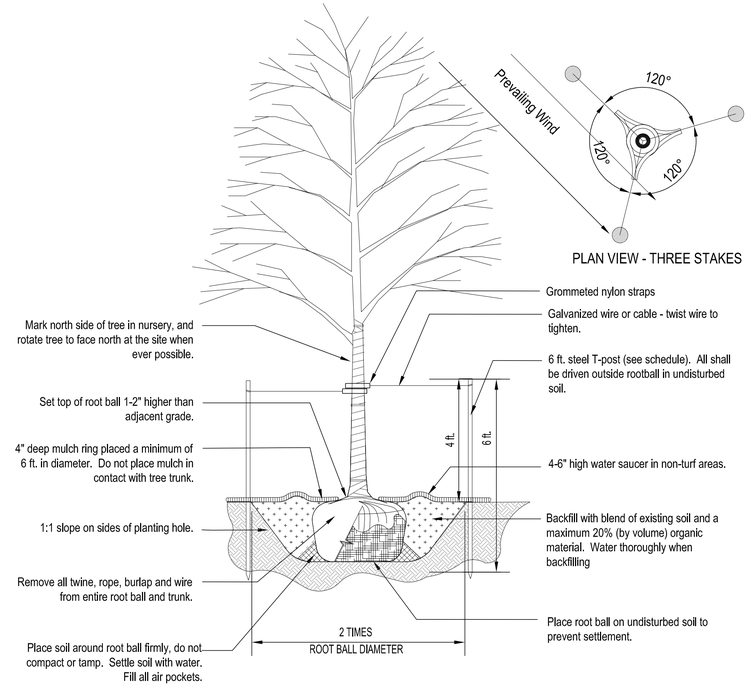
Placement Notes:
Set Shrub plumb. Space plants, and place for best effect.

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

2 — SHRUB PLANTING
SCALE: NTS

PLANTING NOTES

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. 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.
8. 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.
9. 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.)
10. 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.
11. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED. 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.
12. TURF GRASS WILL BE SEEDED 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.
13. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
14. FOUNDATION SHRUBS BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
15. CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
16. 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.
17. SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
18. 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.



1 — DECIDUOUS TREE PLANTING
SCALE: NTS

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS
© DLR Group

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

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/06/2023

37-23208-00

LANDSCAPE DETAILS AND NOTES

L201

42 OF 51 SHEETS

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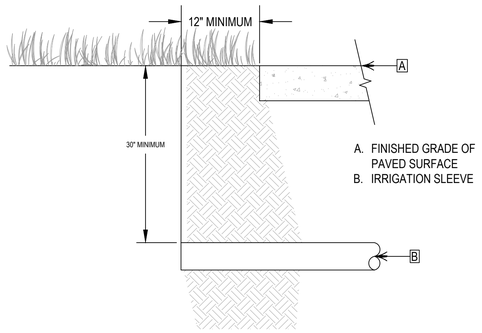
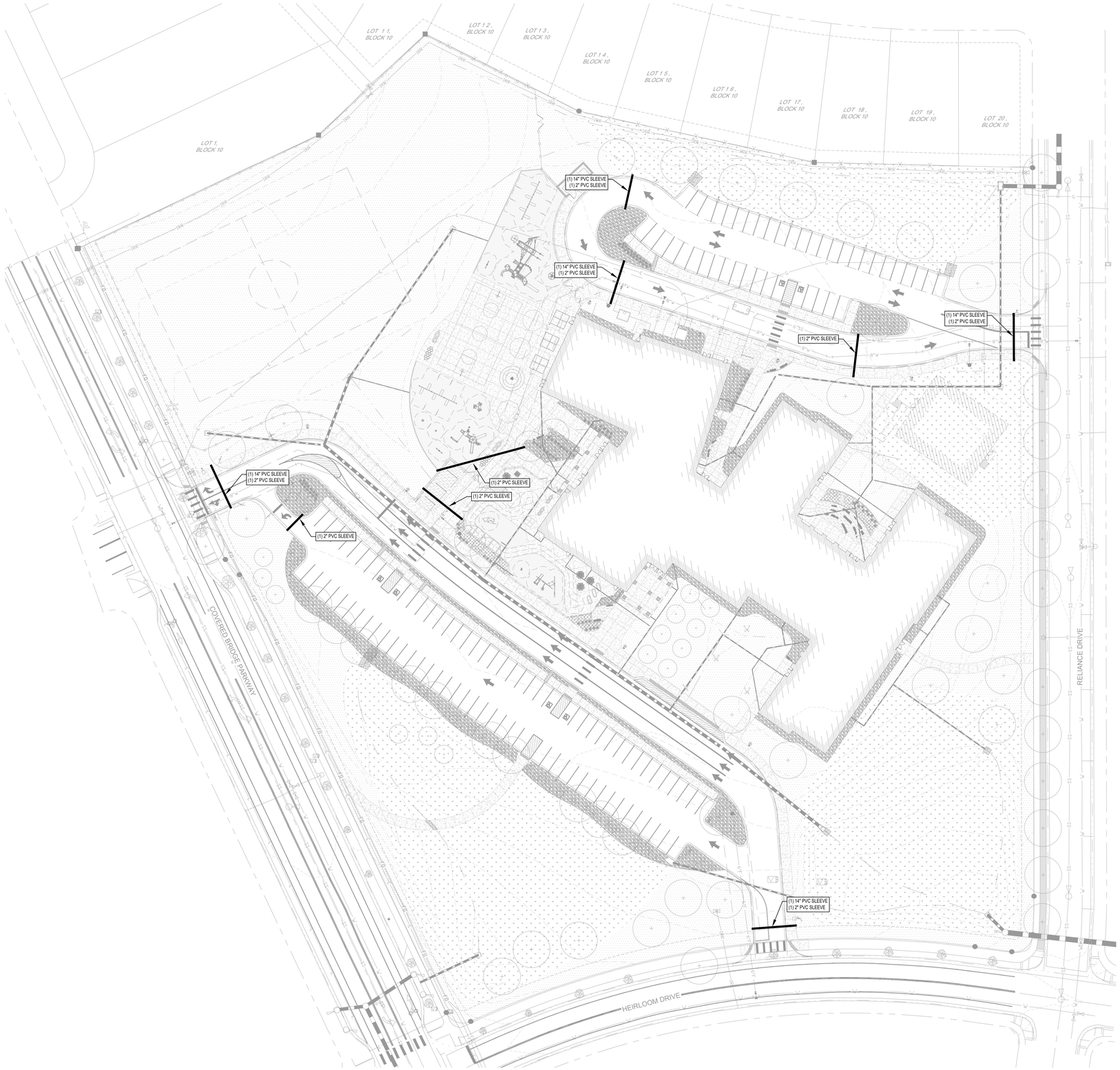


NOTE:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH.
2. DUCT TAPE PIPE ENDS TO PREVENT DEBRIS ENTRY.

1 SLEEVE

N.T.S.



DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

Aqua Engineering Inc.
Innovative Water Solutions

WELD RE-4 SCHOOL DISTRICT

RAINDANCE 3RD FILING, TRACT AA
ELEMENTARY SCHOOL #2 - RAINDANCE
2015 COVERED BRIDGE PKWY, WINDSOR CO 80550

MAJOR SITE PLAN
06/06/2023
REVISIONS

37-21224-00

IRRIGATION SLEEVING PLAN

IS100

43 OF 51 SHEETS

MEMORANDUM

Date: June 22, 2023
To: Board of Adjustment/Appeals Members
From: David Eisenbraun, Senior Planner
Re: 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.
Item #: C.4.

Background / Discussion:
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)(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 in the (RMU-1 and SF-1) 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: