



Planning and Zoning Commission

Monday, April 17, 2023 at 6:00 pm

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.

THANK YOU

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/84934378480?pwd=aU1Uc2pPdUQ3Rzdqd0lveUVQZjl3QT09>

Meeting ID: 849 3437 8480

Passcode: 075438

2. Call to Order

Chair

a. Roll Call

3. Approval of Agenda

Chair

4. Consent Agenda

Chair

a. March 27, 2023 - Regular Meeting Minutes

Attachments:

- **March 27, 2023 - Regular Meeting Minutes** (planning-and-zoning-commission_minutes_2023-03-27_141556.pdf)

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you. Thank you for joining us for our Town of Bennett Planning and Zoning Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

Regular Business

5. Public Hearing

a. Case No. 22.25 - Walls RV Storage Conditional Use Application

Resolution No. 2023-03 - A Resolution Recommending Approval of Walls Conditional Use Permit for RV Storage
Greg Thompson, Planning Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report - Case No. 22.25 - Walls RV Storage Conditional Use Application** (Walls_CUP_StaffReport_P_Z_04_17_23.pdf)
- **Staff PowerPoint Presentation** (1__Walls_CUP_P_Z_Presentation_4_17_23.pdf)
- **Land Use Application** (2__Walls_land_Use_Application__2_.pdf)
- **Letter of Intent/Narrative** (3__Conditional_Use_and_Site_Plan_Letter_of_Intent.pdf)
- **Site Plan for Conditional Use Permit** (4__0374-001-WEC-CDS-SITE_PLAN.pdf)
- **Walls Subdivision Final Plat** (5__WallsSubdivision_Recorded_Final_Plat.pdf)
- **Combined Staff and Referral Agency Comments** (6__Combined_Staff_and_Referral_Agency_Comments.pdf)
- **Resolution No. 2023-03** (7__Resolution_No._2023-.._-_A_Resolution_Recommending_Approval_of_Wall_s_Conditional_Use_Permit_for_RV_Storage.pdf)
- **Suggested Motion** (Suggested_Motion.pdf)

b. Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations

Resolution No. 2023-04 - A Resolution Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Sign Regulations
Steve Hebert, Planning Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report - Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations** (SignCode_StaffReport_P_Z_04_17_23_FINAL.pdf)
- **Staff PowerPoint Presentation** (2_SignCodeUpdate_P_Z_04_17_23_FINAL.pdf)
- **Proposed Ordinance Amending Chapter 16, Article III, Sign Regulations** (1_2023-4-11_Sign_Code_updates_23.ord.pdf)
- **Proposed Resolution No. 2023-04** (3_SignCode_2023.PC_ResoNo_2023-04_FINAL.pdf)
- **Suggested Motion** (Suggested_Motion.pdf)

6. Town Development Updates

<https://townofbennett.maps.arcgis.com/apps/MapSeries/index.html?appid=9e22f218b02b49a9aba89ff24f7d2ca0>

7. Commissioner Comments/Reports

8. Adjournment



DRAFT

Planning and Zoning Commission

Minutes

Monday, March 27, 2023 at 6:00 pm

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.

THANK YOU

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

2. Call to Order

Chair

a. Roll Call

Minutes:

Present:

Martin Metsker

Gino Childs - Excused

Grider Lee - Arrived at 6:02 PM

James Delaney

Wayne Clark

Rachel Connor

Scott Smith

Staff Present:

Steve Hebert, Planning Manager

Chad Bunger, Community and Economic Development Director

Greg Thompson, Planning Manager

Savannah Vickery, Secretary

Mike Heugh, Traffic Engineer

Public Present:

Gary Walter

Chris McGranahan

Michael Blumenthal

Kurt Moje

Harvey Deutsch

John Vitella

DRAFT

DRAFT

3. Approval of Agenda

Chair

Minutes:

COMMISSIONER CLARK MOTIONED, COMMISSIONER DELANEY SECONDED to approve the agenda as presented:

Ayes: Connor, Delaney, Metsker, Clark, Smith

Nays: None

Absent: Lee, Childs

Martin Metsker, Chairman, declared the motion carried by unanimous vote.

4. Consent Agenda

Chair

Minutes:

COMMISSIONER CLARK MOVED, COMMISSIONER DELANEY SECONDED to approve the consent agenda. The voting was as follows:

Ayes: Lee, Metsker, Clark, Connor, Smith, Delaney

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion carried by unanimous vote. **A. Action:** Approval of February 27, 2023, Regular Meeting Minutes

a. February 27, 2023 - Regular Meeting Minutes

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you. Thank you for joining us for our Town of Bennett Planning and Zoning Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

Regular Business

5. Public Hearing

a. Case No. 21.08 - Bennett Ranch C to R-3 Rezoning

Resolution No. 2023-01 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of a Rezoning for 6.84 Acres in the Bennett Ranch Filing No. 1 Subdivision

Minutes:

Martin Metsker, Chairman, called the matter of Case No. 21.08 - Bennett Ranch C to R-3 Rezoning to order.

The public hearing was opened at 6:06 p.m.

Savannah Vickery, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on March 10 and March 24. Legal #2791.

Steve Hebert, Planning Manager, presented the Bennett Ranch C to R-3 Rezoning.

The public hearing was closed at 6:32 p.m.

COMMISSIONER DELANEY MOTIONED, COMMISSIONER LEE SECONDED to recommend approval of Resolution No. 2023-01 - A Resolution of the Bennett Planning and Zoning Commission Recommending Approval of a Rezoning For 6.84 Acres in the Bennett Ranch Filing No. 1 Subdivision.

Ayes: Lee, Metsker, Clark, Delaney, Connor, Smith

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion passed unanimously.

b. Case No. PZ2022-0016 - Muegge Farms Filing No. 7 Final Plat

Resolution No. 2023-02 - A Resolution Recommending Approval of the Final Plat for Muegge Farms Filing No. 7 Subdivision

Minutes:

Martin Metsker, Chairman, called the matter of Case No. PZ2022-0016 - Muegge Farms Filing No. 7 Final Plat to order.

The public hearing was opened at 6:33 p.m.

Savannah Vickery, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on March 10. Legal #2792.

Steve Hebert, Planning Manager, presented the Muegge Farms Filing No. 7 Final Plat.

The public hearing was closed at 6:57 p.m.

COMMISSIONER LEE MOTIONED, COMMISSIONER CLARK SECONDED to recommend approval of Resolution No. 2023-02 - A Resolution Recommending Approval of the Final Plat for Muegge Farms Filing No. 7 Subdivision.

Ayes: Lee, Metsker, Clark, Delaney, Connor, Smith

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion passed unanimously.

c. Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations - To be continued

Minutes:

Martin Metsker, Chairman, called the matter of Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations to order.

The public hearing was opened at 7:00 p.m.

Savannah Vickery, stated in accordance with the Colorado state statute, it was duly posted and published in the Eastern Colorado News on February 10, 2023. Legal #2783.

Steve Hebert, Planning Manager, referred to the presentation from the last commission meeting.

COMMISSIONER LEE MOTIONED, COMMISSIONER CONNOR SECONDED to continue the public hearing on the proposed amendments to Chapter 16 of the Bennett Municipal Code concerning sign regulations until April 17, 2023 at 6:00 PM at Bennett Town Hall.

Ayes: Lee, Metsker, Clark, Delaney, Connor, Smith

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion passed unanimously.

6. Town Development Updates

Minutes:

Steve Hebert, Planning Manager, presented an update on Development occurring around Town. No action was needed.

7. Commissioner Comments/Reports

Minutes:

No reports were presented.

8. Adjournment

Minutes:

COMMISSIONER CLARK MOTIONED, COMMISSIONER LEE SECONDED to adjourn the meeting.

The meeting was adjourned at 7:11 p.m. Voting was as follows:

Ayes: Metsker, Delaney, Connor, Lee, Clark, Smith

Nays: None

Absent: Childs

Martin Metsker, Chairman, declared the motion carried by unanimous vote.

Minutes Approved:

Martin Metsker, Chair

Savannah Vickery, Secretary

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
(PLANNING COMMISSION)**

CHAIR: I will now open the public hearing on the following application: Case 22.25 - Walls RV Storage Conditional Use Application

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Commission. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Commission, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Planning Commission members may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Planning Commission will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

CHAIR: Do we have proper notification?

[Secretary to confirm on record notice has been provided]

Do any Commission members have any disclosures?

[Commissioners to disclose conflicts of interests, ex parte contacts, etc]

Town staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Commissioners have questions of the applicant or Town staff?

[Question and Answer]

CHAIR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record. **Page 9**

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

CHAIR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

CHAIR: Before we turn to Commissioner questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Planning Commission packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

CHAIR: I will now close the public hearing and the Planning Commission members will deliberate on the evidence presented. During deliberations, Commission members may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

CHAIR: We have a draft Resolution in front of us and I would entertain a motion.

We have a motion on the floor by Commissioner _____ and a second by Commissioner _____ to approve Planning and Zoning Commission Resolution No. 2023-03.

May we have a Roll-Call vote?

Motion carries/fails.

STAFF REPORT



TO: Planning and Zoning Commission Members

FROM: Greg Thompson, Planning Manager

DATE: April 17, 2023

SUBJECT: Case No. PZ2022.0025 – Lot 1 Walls Subdivision Final Plat

Applicant/Representative(s): Kayle Walls of JLK Bennett, LLC

Location: South of the Colfax Avenue (Hwy 36) and Kiowa-Bennett Rd intersection

Purpose: Conditional Use Permit for RV Storage facility on a 15-Acre Lot

Background

In Case No. 22.25, the applicant proposes to develop the 15-acre Lot 1 parcel, which was created on September 21, 2022. The property was annexed in 1987 and the subject parcel was rezoned in July, 2022 to I (Industrial). The subject property is located 474 feet southeast of Kiowa-Bennett Road and approximately 587 feet southwest of Colfax Avenue (Hwy 36). Access to the property is provided via an access easement that was dedicated across Lot 2 as part of the Walls Subdivision. The property immediately adjacent to and northeast of the site has the frontage along Colfax Avenue and is owned by a separate property owner. The property is located north of I-70 and south of the intersection of Colfax Avenue (Hwy 36) and Kiowa-Bennett Road. See the vicinity map below:



The applicant applied for a Conditional Use Permit (CUP) (Case No. 22.25) to allow for the proposed RV storage facility to be located on this 15-acre parcel. The CUP is reviewed by the Planning Commission and Board of Trustees, while the concurrent site plan which has also been submitted is reviewed by Town staff. The property is zoned I (Industrial).

The CUP and the site plan propose a total of 556 RV stalls and 4 additional parking stalls at the gate. Vehicle storage including outdoor recreational vehicle storage (operable vehicles only) are allowed in the zone district, subject to a Conditional Use Permit.

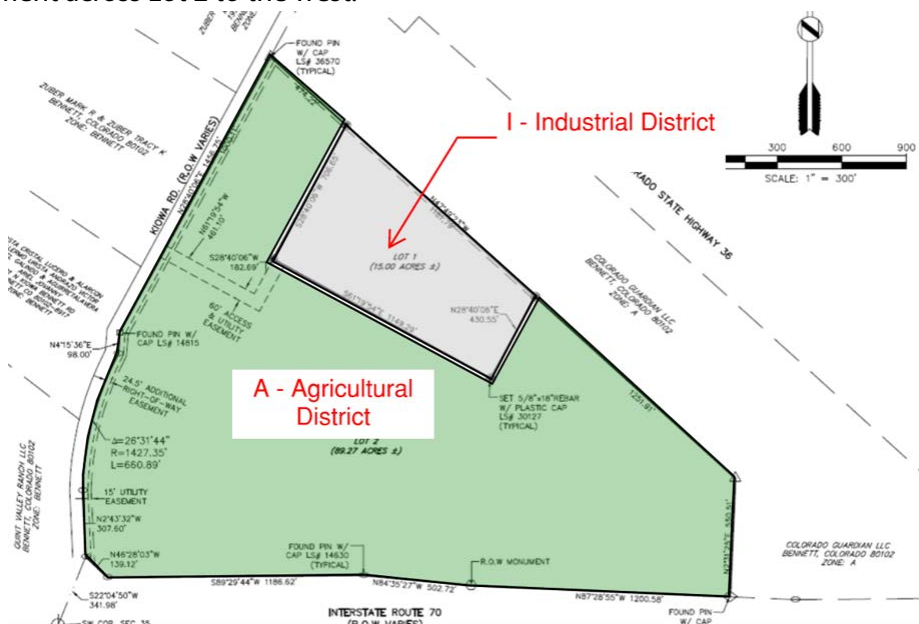
Site Characteristics

The property is relatively flat, sloping down to the northwest, dropping in elevation approximately 38 feet from the southeast side to the northwest side. The land has been used as pasture and dry land farming. The property is bounded on the north by undeveloped property on all sides. There are currently no buildings on the property. See a photo of the property below:



Proposed Lot Layout, Zoning, and Access

The map below shows the proposed lot configuration and zoning. Access to the lot will be from an access easement across Lot 2 to the west.



Land Use Regulations

The property is zoned Industrial (I) and was rezoned last fall with the intent to provide this CUP application and proposed use. All development standards for this zone district would be applicable to the development of the property. No permanent structures are proposed as part of the site development. Section 16-2-470.M(10) of the Town of Bennett Zoning Code lists, "Vehicle storage including outdoor recreation vehicle storage (operable vehicles only)" as a use permitted only as a Conditional Use in the Industrial zone.

Surrounding Zoning and Land Use

The subject property is surrounded by the Town, has Adams County A-2 and A-3 agriculturally zoned property outside of the Town and Arapahoe County A-1 zoning south of the site. The zoning in the Town north and east of the site is General Commercial, while the zoning west and south of the property is Agricultural.

Direction	Zone District	Land Use
North	C - General Commercial	Undeveloped
East	C - General Commercial	Undeveloped
South	A - Agricultural	Undeveloped
West	A - Agricultural	Undeveloped

Public Services and Utilities

Water

No water service has been proposed for this site. The Town Engineer has indicated, "The Town has no conflict with this no-water proposal, for this use, on an interim basis."

Sanitary Sewer

Sanitary sewer service will be provided by a septic system for the proposed dump station. The County Health Department has reviewed this proposal and determined a system is possible, but due to the unique nature of a dump station, the system will need to be developed in accordance with the Adams County Health Department requirements. This system would be in place for this use until such time as a sewer line can be extended to the site.

Stormwater Management

Stormwater will be accommodated by a detention pond on the northwest part of the lot. The outfall from this pond would connect to the Kiowa Bennett Road roadside ditch. An additional note will need to be added to the site plan which addresses the required improvements.

Access and Traffic

Access to the site (Lot 1) will be provided across Lot 2 via an existing access easement to Kiowa-Bennett Road. Traffic impacts are anticipated to be acceptable for the use and location, but CDOT wants to make sure that the cumulative impact of traffic at the Kiowa-Bennett Road and Colfax are monitored.

Fire and Rescue

Bennett-Watkins Fire Rescue will provide service. The Fire District has not provided a written response as part of their review. Staff wants to ensure that without a water source to the site and with limited access that the Fire District is able to provide appropriate service to the site and use. A condition of approval addresses this.

Gas, Electricity and Telecommunications

Natural gas would be provided by Colorado Natural Gas and telecommunications by Eastern Slope Technologies (ESRTA) or Comcast should they be needed at some point. Electricity will be provided by CORE Electric Cooperative. Per CORE's request, the drainage on the east side of the site has been moved out of the on-site utility easement.

Staff Analysis and Findings on Walls RV Storage CUP

Per Section 16-2-330 of the Bennett Municipal Code, the Town shall use the following criteria to evaluate the applicant's conditional use permit application:

A. Will the proposed use be in harmony and compatible with the existing or planned uses of the surrounding neighborhood?

Staff Finding: Given the relatively benign nature of the use, the low density of development in the area, and the location of this use near the middle of the property, there should be minimal impacts from this use to surrounding properties.

B. Will the proposed use be consistent with the Bennett Comprehensive Plan?

Staff Finding: The proposed conditional use permit will accommodate new development that meets the development standards in the Bennett Code and this should comply with the Comprehensive Plan.

C. Will the proposed use result in density or intensity of use that will be inappropriate for the site or incompatible with existing or planned uses in the surrounding area?

Staff Finding: The proposed development of the site will not be incompatible with the existing and expected development surrounding the property. Without frontage on either Colfax or Kiowa-Bennett Road, a less intense use, such as the proposed RV storage facility, makes sense in this location.

D. Will the proposed use cause significant adverse or undesirable impacts to the surrounding area, including, but not limited to, visual impacts, air emissions, noise, light, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects?

Staff Finding: If operated within the bounds established by the Bennett Zoning Code, the site should be able to operate without creating undesirable impacts on the surrounding properties.

- E. Will the proposed use incorporate and integrate architectural and landscape features to appropriately mitigate impacts from the proposed use?

Staff Finding: At this point, the proposed RV storage facility will essentially be a fence surrounding RVs, so no architectural features would be present. In many respects, the proposed use is essentially a placeholder for future, more permanent development and property investment. Should more intense land uses be proposed in the future, additional applications would be required that would be evaluated against this standard.

- F. Will the proposed use result in undue traffic congestion, traffic hazards or other hazards to persons or property?

Staff Finding: The Town Traffic Engineer and CDOT have weighed in on traffic and determined this use should not burden streets in the area or community at large. CDOT did make note that the cumulative effect of traffic at the intersection of Kiowa Bennett Road and Colfax needs to be kept in mind as additional uses are proposed in the area. No hazards are anticipated.

- G. Will the proposed use be adequately served with public utilities, services and facilities (i.e., water, sewer, street system, storm drainage, parks system, etc.) while maintaining adequate levels of service for existing development?

Staff Finding: Yes. At this point, the applicants will be providing storm sewer improvements, a septic system to accommodate the dump station, and no water to the site. Additionally, the proposed use would not readily require parks.

- H. Will the proposed use be detrimental to the health, safety or welfare of current or future inhabitants of the Town?

Staff Finding: The use of the property for an RV storage facility should not be a detriment to residents of the Town.

Referral Agency Review and Comments

The proposed Wall's Conditional Use application was sent to several referral agencies for comment, including:

- | | |
|-------------------------------------|--------------------------------|
| 1. Town Planning | 5. Bennett-Watkins Fire Rescue |
| 2. Town Engineer | 6. CORE Electric Cooperative |
| 3. Town Traffic Engineer | 7. Adams County Sheriff |
| 4. Colorado Dept. of Transportation | |

None of the agencies that responded have any objections to the proposed Conditional Use. However, many of them, including the Town Engineer, Town Traffic Engineer, Bennett-Watkins Fire, and CORE Electric Cooperative, will require more analysis at the time of final site planning review .

Public Comment

Notice of the April 17, 2023 Planning and Zoning Commission hearing and the May 9, 2023 Board of Trustees hearing was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property. No adjacent property owners have formally commented.

Summary of Staff Findings and Recommendation

Staff finds the proposed Walls Conditional Use for an RV Storage facility is consistent with review criteria outlined in Section 16-2-330 of the Bennett Municipal Code as described above.

Staff recommends the Planning and Zoning Commission approve Resolution No. 2023-03, recommending the Board of Trustees approve the Conditional Use Permit for RV storage, subject to the following conditions:

1. Before recording the Conditional Use plan, the applicant shall make minor modifications as directed by Town Staff, the Town Attorney and the Town Engineer.
2. Prior to the use being allowed on the site, a site plan shall be administratively approved.
3. Prior to the recordation of the Site Plan, the Fire District shall review and approve the site plans.
4. The applicants shall work with the Adams County Health Department to design a septic system for a RV storage facility which includes a dump station and which meets the Health Department requirements.

Attachments

1. Staff PowerPoint Presentation (PDF)
2. Land Use Application
3. Letter of Intent/Narrative
4. Site Plan for Conditional Use Permit
5. Wall Subdivision Final Plat
6. Combined Staff and Referral Agency Comments
7. Resolution No. 2023-03

A dark blue silhouette of a water tower with a tiered top and three legs, standing on a green hill. The background features stylized blue and white waves at the top and green and yellow hills at the bottom.

Case No. 22.25 Walls RV Storage Conditional Use Application

Planning and Zoning Commission

April 17, 2023

Greg Thompson, Planning Manager

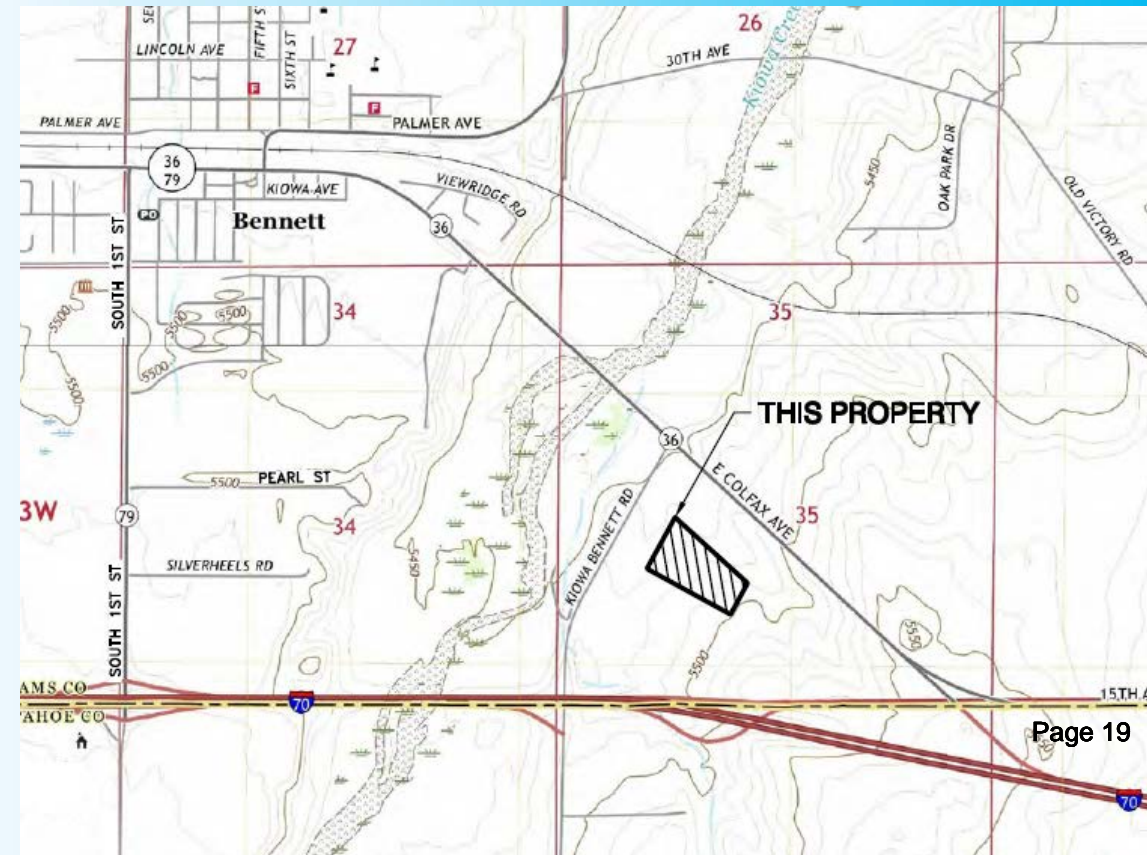
Vicinity Map

- Northeast corner of I-70 and Kiowa-Bennett Road
- Property annexed in 1987



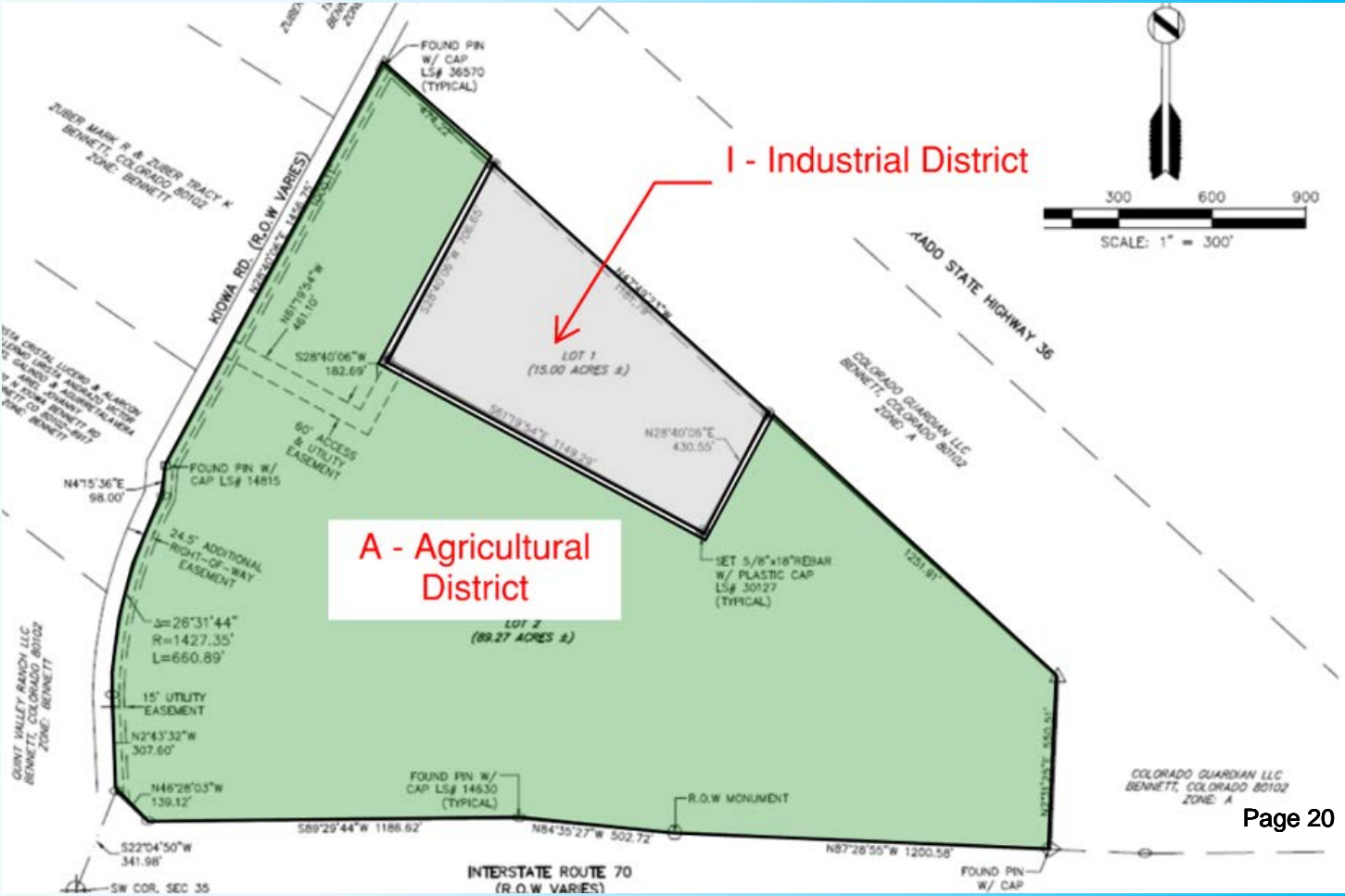
Proposed Conditional Use for RV Storage in the Industrial (I) Zone

- Proposal for a Conditional Use Permit for Lot 1, Walls Subdivision (15 Acres) in the Industrial (I) Zone
- Property rezoned and subdivided in September, 2022



Walls 2022 Rezoning

- Rezoned and subdivided in September, 2022 to create the 15 acre parcel and zone it Industrial

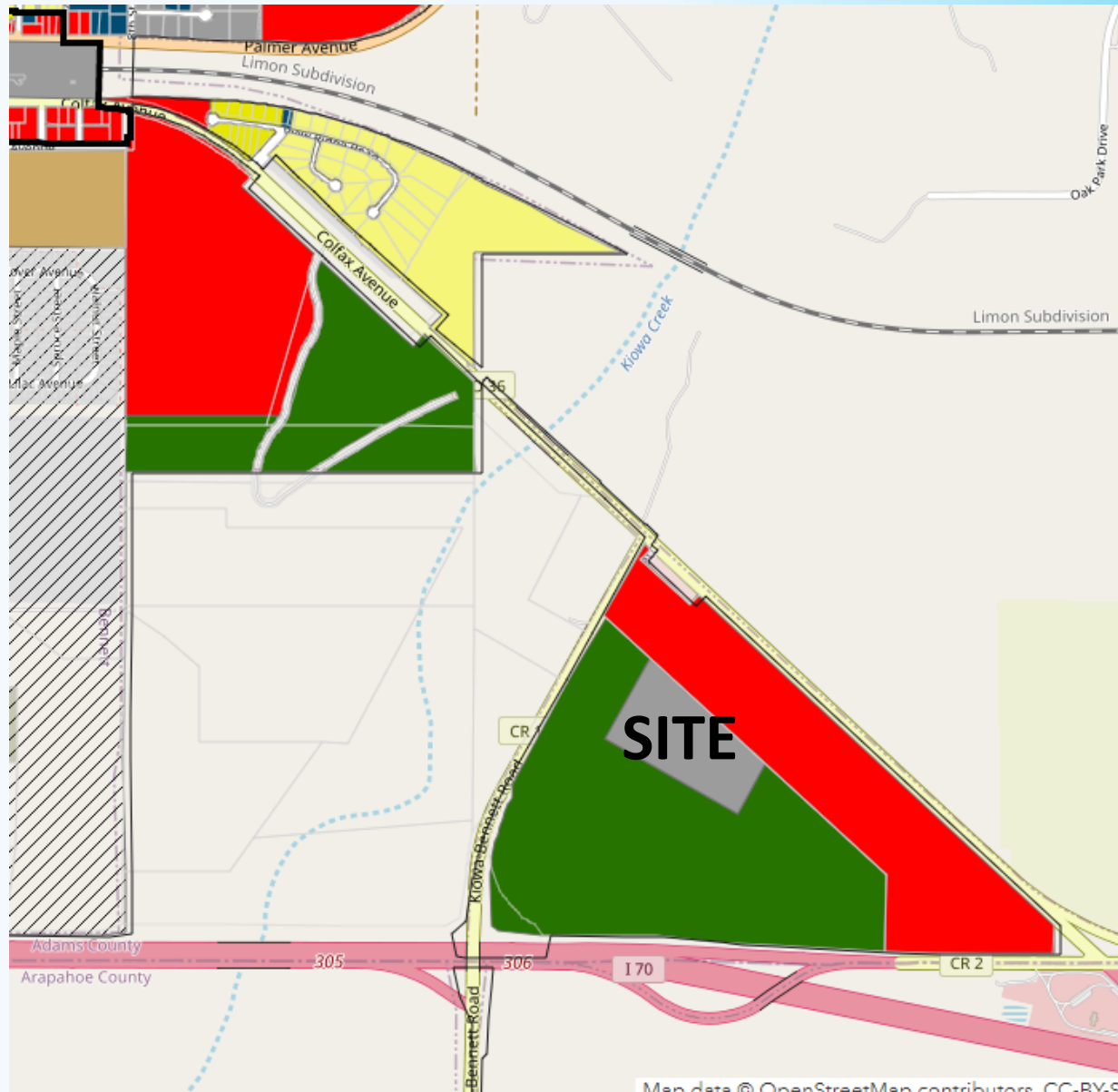


Walls Subdivision 2022

- Access easement provided across Lot 2 to serve Lot 1

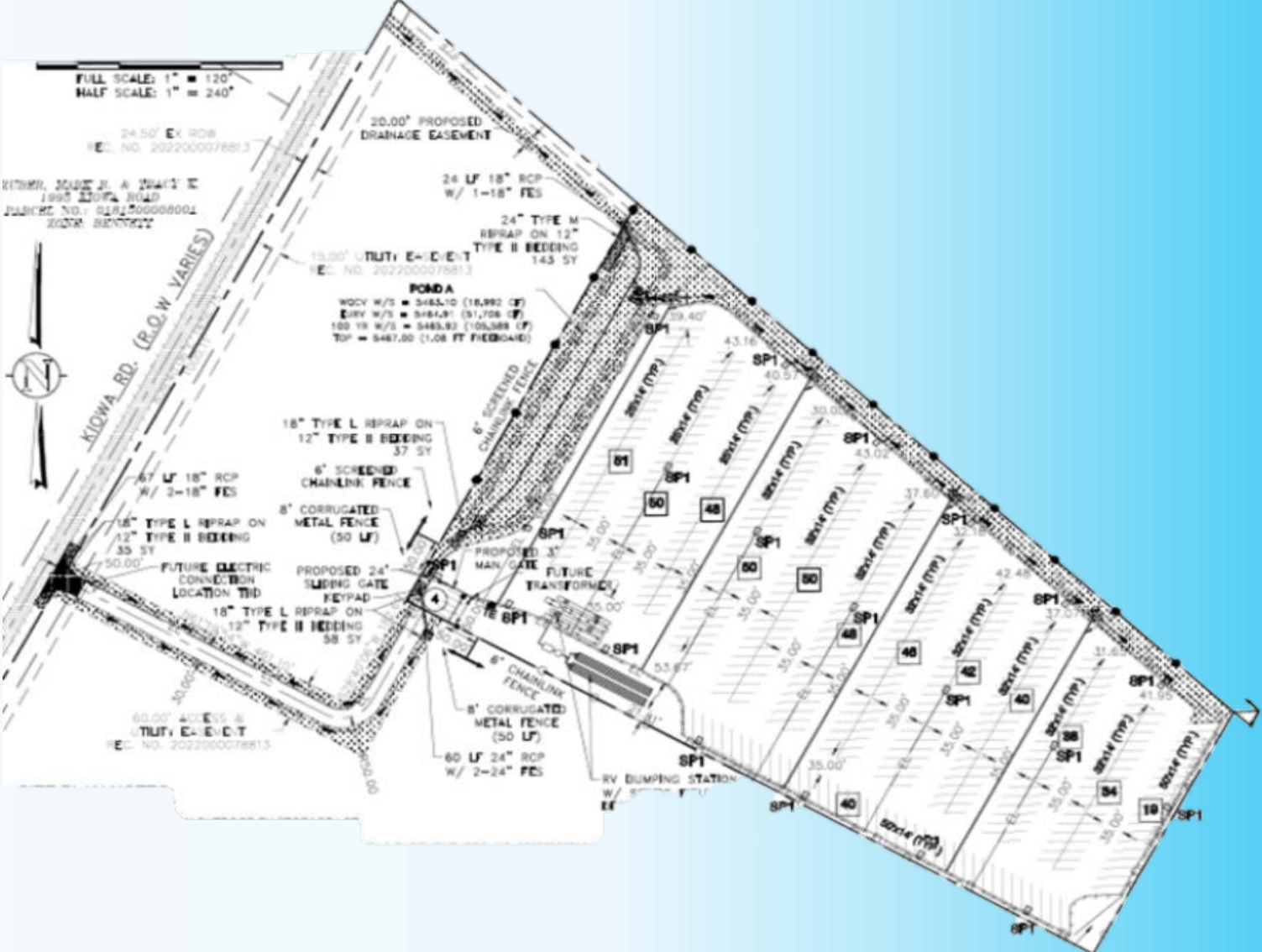


Current 2023 Zoning Map



RV Storage Site Plan

(Neither the Commission nor the Board are being asked to approve the site plan)

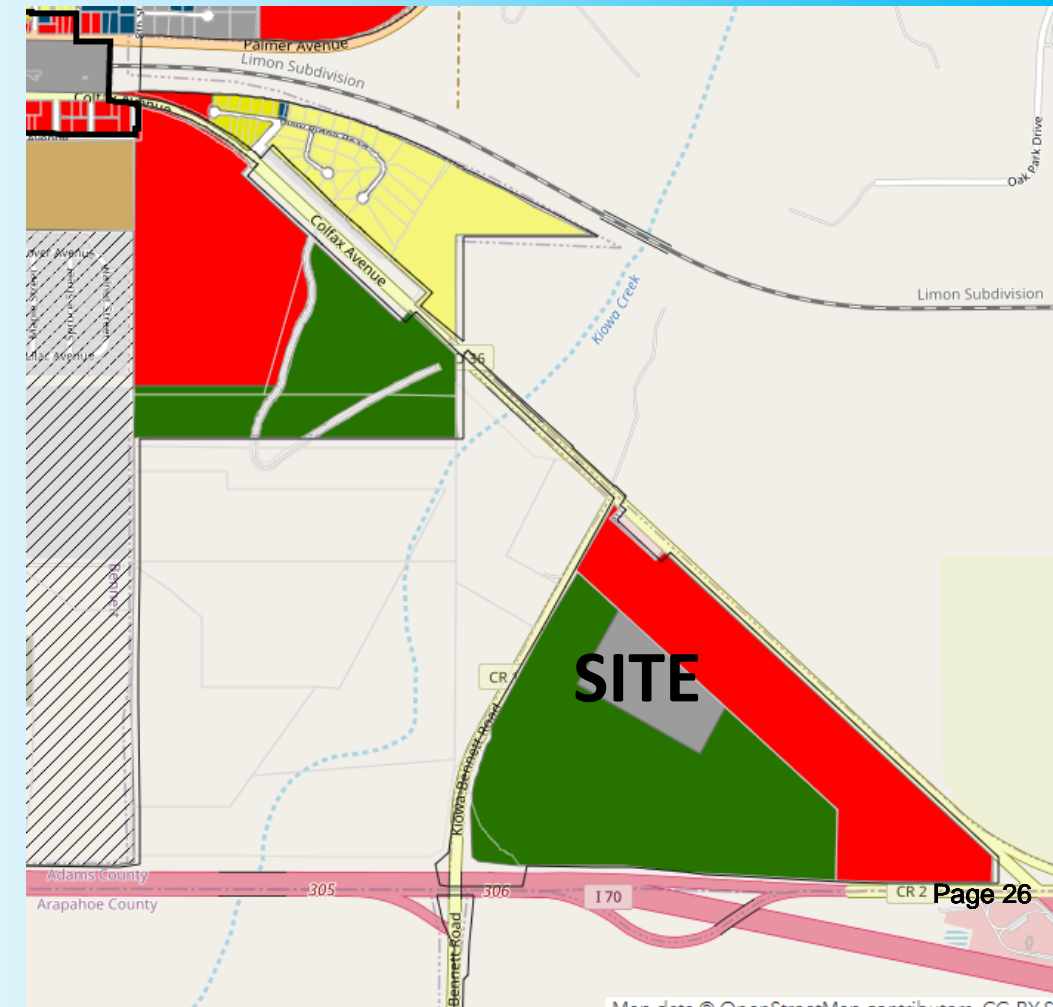


Industrial (I) Zoning Standards

Standard	Industrial (I) District
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Lot Coverage	80%
Minimum Floor Area Ratio	.3
Minimum Front Yard Setback (Principal Structure)	50 feet
Minimum Front Yard Setback (Accessory Structure)	50 feet
Minimum Side Yard Setback (Principal Structure)	10 feet
Minimum Side Yard Setback (Accessory Structure)	5 feet
Minimum Rear Yard Setback (Principal Structure)	10 feet
Minimum Rear Yard Setback (Accessory Structure)	5 feet
Maximum Height (Principal Structure)	60 feet
Maximum Height (Accessory Structure)	30 feet

Surrounding Zoning and Land Use

Direction	Zone District	Land Use
North	C – General Commercial, Unincorporated Adams County	Undeveloped
East	C – General Commercial, Unincorporated Adams County	Undeveloped
South	Agricultural (A), Unincorporated Adams Co.	Agricultural, Undeveloped
West	Agricultural (A), Unincorporated Adams Co.	Undeveloped, Rural Residential

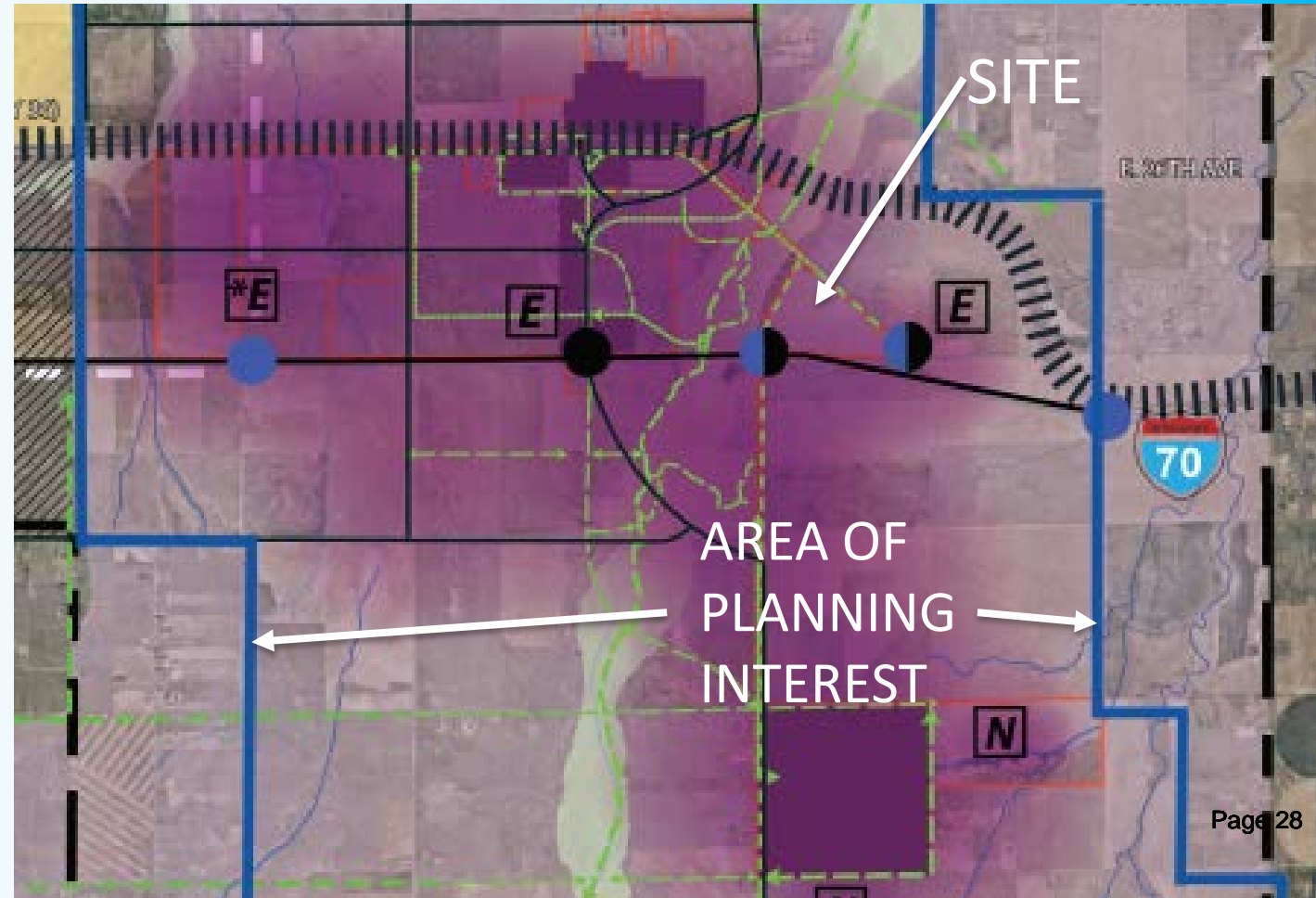


Availability of Public Infrastructure

- Future development will require the developer to design, finance and construct both onsite and offsite improvements.
 - Water and Sewer – No water is proposed for the RV facility. Septic system for a dump station has been proposed. Bennett municipal services are on the other side of Kiowa Creek.
 - Stormwater – On-site detention pond will be provided
 - Fire Protection – Bennett-Watkins Fire Rescue
 - Access – Kiowa-Bennett Road
 - Law Enforcement – Adams County Sheriff
 - Electricity – CORE Electric Cooperative
 - Natural Gas – Colorado Natural Gas
 - Telecom – Eastern Slope Technologies or Comcast
 - Bennett School District 29J – no impact from this Industrial use

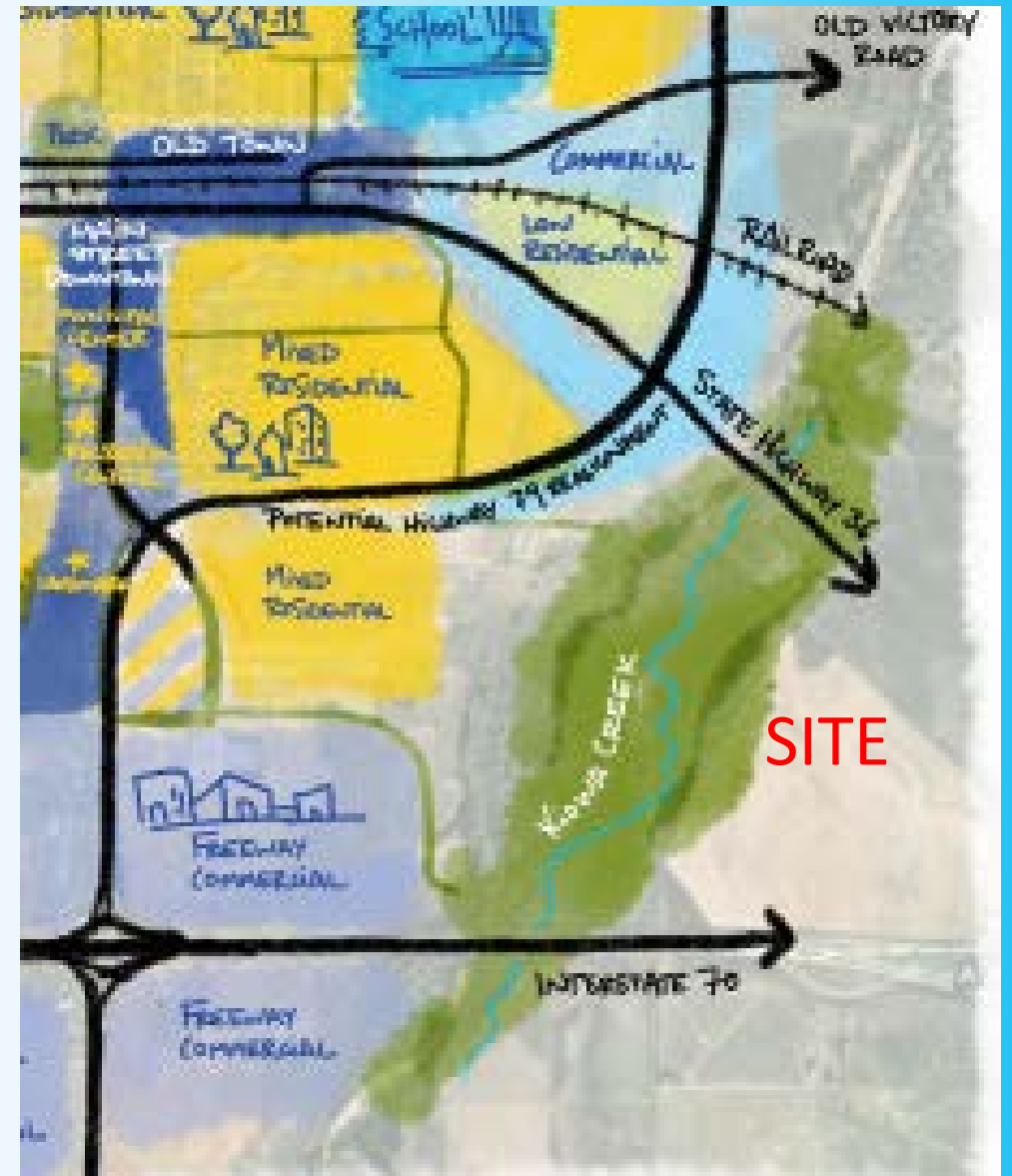
Consistency with 2021 Comprehensive Plan

- Property is within the Area of Planning Interest



Consistency with 2021 Comprehensive Plan

- Proposed Site is Outside of the area associated with the Town Centre Land Use Concept
- Zoning can accommodate any Industrial Use



Conditional Use Criteria – Sec. 16-2-330

- (1) Will the proposed use be in harmony and compatible with the existing or planned uses of the surrounding neighborhood;
- (2) Will the proposed use be consistent with the Bennett Comprehensive Plan;
- (3) Will the proposed use result in density or intensity of use that will be inappropriate for the site or incompatible with existing or planned uses in the surrounding area;
- (4) Will the proposed use cause significant adverse or undesirable impacts to the surrounding area, including, but not limited to, visual impacts, air emissions, noise, light, vibrations, glare, heat, odors, water pollution, electromagnetic interference and other nuisance effects;
- (5) Will the proposed use incorporate and integrate architectural and landscape features to appropriately mitigate impacts from the proposed use;
- (6) Will the proposed use result in undue traffic congestion, traffic hazards or other hazards to persons or property;
- (7) Will the proposed use be adequately served with public utilities, services and facilities (i.e., water, sewer, street system, storm drainage, parks system, etc.) while maintaining adequate levels of service for existing development; and
- (8) Will the proposed use be detrimental to the health, safety or welfare of current or future inhabitants of the Town?

Staff Findings on Case No. 22.25

Staff finds the proposed Conditional Use Permit for an RV Storage facility at this location is consistent with:

- the goals and policies of the Comprehensive Plan; and
- the purpose of the Bennett Land Use Code outlined in Section 16-2-330.

Staff Recommendation

Staff recommends the Planning and Zoning Commission approve Resolution No. 2023-03 recommending conditional approval of the proposed Conditional Use Permit for the RV Storage facility on the 15 acre property in the Industrial (I) zone.

(See Proposed Resolution)

Town of Bennett Land Use Application Form

TO BE COMPLETED BY APPLICANT

Application Type: Other Other _____

Primary Contact Name: Kayle walls

Name of Firm: JLK Bennett, LLC

Address: 43043 Ridge Rd

City: Deer Trail State: CO Zip: 80105 Phone: 303-524-2146

Email: bardiamondliverstock@gmail.com

Owner Name: Jerry Lindsay Kayle walls

Address: 43043 Ridge Rd

City: Deer Trail State: CO Zip: 80105 Phone: 303-524-2146

Email: bardiamondliverstock@gmail.com

Mineral Estate Holder/Lease: N/A

Name of Firm: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Parcel#: _____ Subdivision Name: _____

Site Address: _____

Nearest Major Intersection: Kiawa/Bennett Rd

Legal Description: see attached

Current Zoning: Industrial Proposed # lots/units: _____

Total Acreage: 15 acres Gross Floor Area: 653,400 sq ft

Proposed Gross Densities (du/ac): _____

Additional Notes: RV storage facility

All Submittal Requirements must accompany this application. All applicable fees must be paid at the time of application. Any extraordinary cost incurred by the Town of Bennett in reviewing and processing this application is the responsibility of the applicant.

An executed cost agreement must be attached to this application pursuant to Sec. 16-1-325 of the Bennett Municipal Code.

I understand this is an application only, it must be approved by the Town, and any required building permits must be obtained before the property can be used in accordance with the request. I hereby acknowledge all of the above information is correct.

Applicant's Signature: Judy Walls Date: 10/18/22

Dear, Town of Bennett and Zoning Administrator

This Letter of Intent describes the Walls Storage development plan and is submitted with the conditional use permit and site plan. Currently JLK Bennett, LLC owns 104.27 acres at the southeast corner of the intersection of the Kiowa Bennett Road and I-70. The 15 acres that is zoned industrial and will be the site for Walls Storage. JLK Bennett, LLC is requesting a conditional use permit on 15 acres zoned industrial for RV storage. Also, we are submitting a site plan for review.

Walls storage fits within all 12 principles of the Town of Bennett's 2021 Comprehensive Plan. It will promote future employment opportunities, enhance the sales tax and employment base of the town and attract future commercial and industrial development. We believe that this is the catalyst for future industrial and commercial opportunities in this specific area of the Town. We hope by starting this it will draw interest to this area and promote future growth on all of the ground owned by JLK Bennet, LLC as well as the adjacent commercial property.

Project Title: Walls Storage

General Project Description:

The proposed development will be for RV storage. The intent is to have plus or minus 600 RV storage spaces depending on size of units.

Fencing:

Walls Storage will be fenced with a 6-foot chain link perimeter fence surrounding entire facility. For 50 feet on the west side and 100 feet on the east side of the gate there will be a 6-foot rustic corrugated metal fence. The main entrance to the facility will be gated with a keypad for entrance.

Security:

For security, the facility will be lit and monitored by a remote security system.

Lighting:

There will be 20 Lumani solar LED Steet lights on 16 foot poles. Lights will work at 30% brightness for the first 4 hours four hours of the night and then 20% brightness for the second 4 hours. Attached is a photometric lighting plan as well as lighting specs for the lights being used.

Landscaping:

Landscaping will be minimal. The majority of ground coverage will be in recycled asphalt. The only exceptions will be the grass swale or vegetative ditch for drainage on the north side of the property as well as concrete for the drainage pans.

Grading and Drainage:

Attached is a drainage narrative letter from western engineering. We have added a drainage pond and believe this will help with the flooding that occurs on the Kiowa Bennet Road.

Hours of Operation:

Site will have 24-hour keypad access for customers.

Location:

Address:

0 U.S. Highway I-70 and Kiowa Bennett Road
Bennet, CO 80102 (Adams)

General Location:

Property is located at the southeast corner of the intersection of the Kiowa Bennett Road and I-70.

Utilities:

Sewer:

Underground sewage tank and leech field will be used for RV sewage dump.

Water:

No water will be used at facility.

Electric:

Electric will be ran to property by Core Electric. Solar power will be used to power gate in the short term. Lighting will be solar.

Existing Conditions:

Legal Description:

Included with Walls Subdivision Final Plat.

Square Footage (Acreage) of Site per Final Plat:

15 acres (653,400 sf)

Existing Land Use:

Farmland, No Structures

Existing Zoning:

Industrial

Contacts:

Applicant and Property Owner

JLK Bennett, LLC
43043 Ridge Road
Deer Trail Co, 80105

JLK Bennett Contact

Kayle Walls
303-524-2146
bardiamondlivestock@gmail.com

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1
 BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH,
 RANGE 63 WEST OF THE 6th P.M.,
 TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 11

LEGAL DESCRIPTION

LEGAL DESCRIPTION SHOWN PER WALLS SUBDIVISION FINAL PLAT BY HIGH PRAIRIE SURVEY CO., DATED SEPTEMBER 13, 2022.

LOT 1, WALLS SUBDIVISION,
 COUNTY OF ADAMS, STATE OF COLORADO.

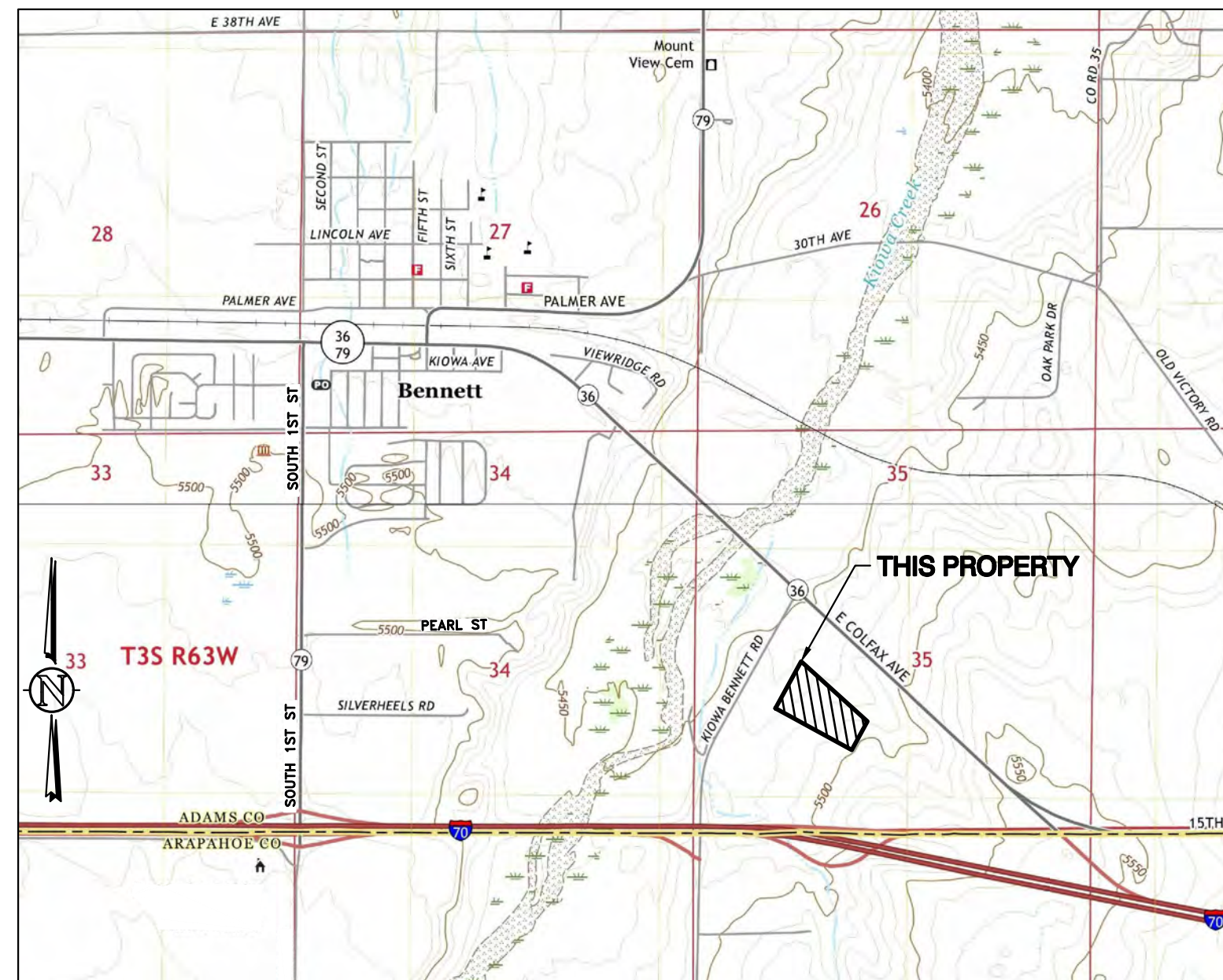
BASIS OF BEARING & PROJECT BENCHMARK

BASIS OF BEARINGS SHOWN PER WALLS SUBDIVISION FINAL PLAT BY HIGH PRAIRIE SURVEY CO., DATED SEPTEMBER 13, 2022.

BASIS OF BEARING: CONSIDERING THE NORTHERLY LINE OF SUBJECT PROPERTY TO HAVE AN ASSUMED BEARING OF S47°49'23"E AND MONUMENTED AS SHOWN HEREON.

BENCHMARK SHOWN PER TOPOGRAPHIC SURVEY BY HIGH PRAIRIE SURVEY CO., DATED SEPTEMBER 20, 2021.

PROJECT BENCHMARK: BENCHMARK IS "LADYBIRD", PIDAA8177 HAVING AN ELEVATION OF 5563.00 FEET.



VICINITY MAP
 S35, T3S, R63W, 6th P.M.
 SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - STRASBURG NW & BENNETT 2022 7.5 MIN
 SCALE 1" = 2,000'

TOWN APPROVAL BLOCK:

APPROVED BY THE ZONING ADMINISTRATOR OF THE TOWN OF BENNETT, COLORADO ON THIS ____ DAY OF _____, 20__.

ZONING ADMINISTRATOR ATTEST: TOWN CLERK

ACCEPTANCE BLOCK AND NOTARY:

BY SIGNING THIS SITE PLAN, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER _____

STATE OF COLORADO)
 JSS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2__, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 20__, AND IS RECORDED UNDER RECEPTION NO. _____.

CLERK AND RECORDER _____

DEPUTY _____

THIS SITE PLAN CONSTITUTES THE
 CONDITIONAL USE PERMIT APPROVED
 BY TOWN OF BENNETT BOARD OR
 TRUSTEES RESOLUTION NO. _____

REVISIONS	SHEET	INDEX:
0 1 2	1	COVER SHEET
0 0 2	2	EXISTING CONDITIONS
0 0 2	3	SITE & UTILITY PLAN
0 0 2	4	INTERIM LANDSCAPE PLAN
0 1 2	5	INTERIM LANDSCAPE DETAILS
2 2	6	FUTURE LANDSCAPE PLAN NORTH
2 2	7	FUTURE LANDSCAPE PLAN SOUTH
2 2	8	FUTURE LANDSCAPE DETAILS
2 2	9	FUTURE PHOTOMETRIC PLAN NORTH
2 2	10	FUTURE PHOTOMETRIC PLAN SOUTH
2 2	11	FUTURE PHOTOMETRIC DETAILS

0 INITIAL RELEASE MAY 5, 2022
 1 UPDATED FENCE DETAIL AUGUST 30, 2022
 2 REV PER TOWN COMMENTS 01/10/23 FEBRUARY 27, 2023



UNCC
 CALL BEFORE
 YOU DIG

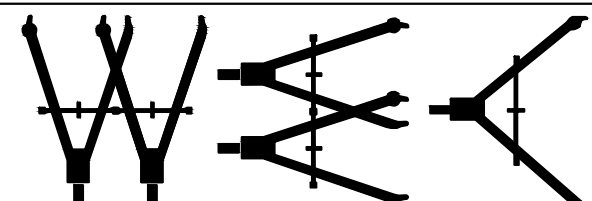
1-800-922-1987

Utility Notification
 Center of Colorado
 Administrative Office
 16361 Table Mountain Parkway Golden,
 Colorado 80403
 Office: 303-232-1991 Fax: 303-234-1712
 Toll-Free: 1-800-922-1987

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

PREPARED FOR:
 WALLS RV STORAGE
 JKL BENNETT, LLC
 KAYLE WALLS
 43043 RIDGE ROAD
 DEER TRAIL, CO 80105-7923
 (303) 524-2146

PREPARED BY:



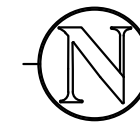
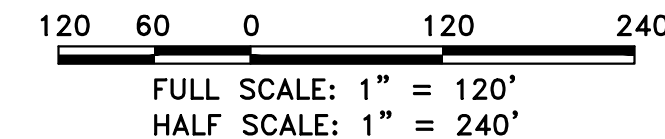
Western Engineering Consultants, Inc. LLC

WESTERN ENGINEERING CONSULTANTS, INC. LLC
 127 S. DENVER AVENUE, FORT LUPTON, CO 80621
 720-685-9951 PH, 720-294-1330 FAX, email@westemecl.com

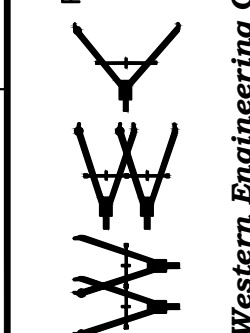
PROJECT NO: 01-0374.001.00
 INITIAL PLAN RELEASE: MAY 5, 2022
 SHEET: **1 of 11**

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1
 BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH,
 RANGE 63 WEST OF THE 6th P.M.,
 TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 11



127 S. DENVER AVE
 FT. LUPATON, CO 80621
 www.westerneci.com
 email@westerneci.com
 (720) 685-9951
 FAX (720) 294-1330



Western Engineering Consultants, Inc. LLC

NOTES

THIS PLAN IS INTENDED AS THE EXISTING CONDITIONS PLAN FOR WALLS RV STORAGE.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED SEPTEMBER 13, 2022 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 20, 2021.

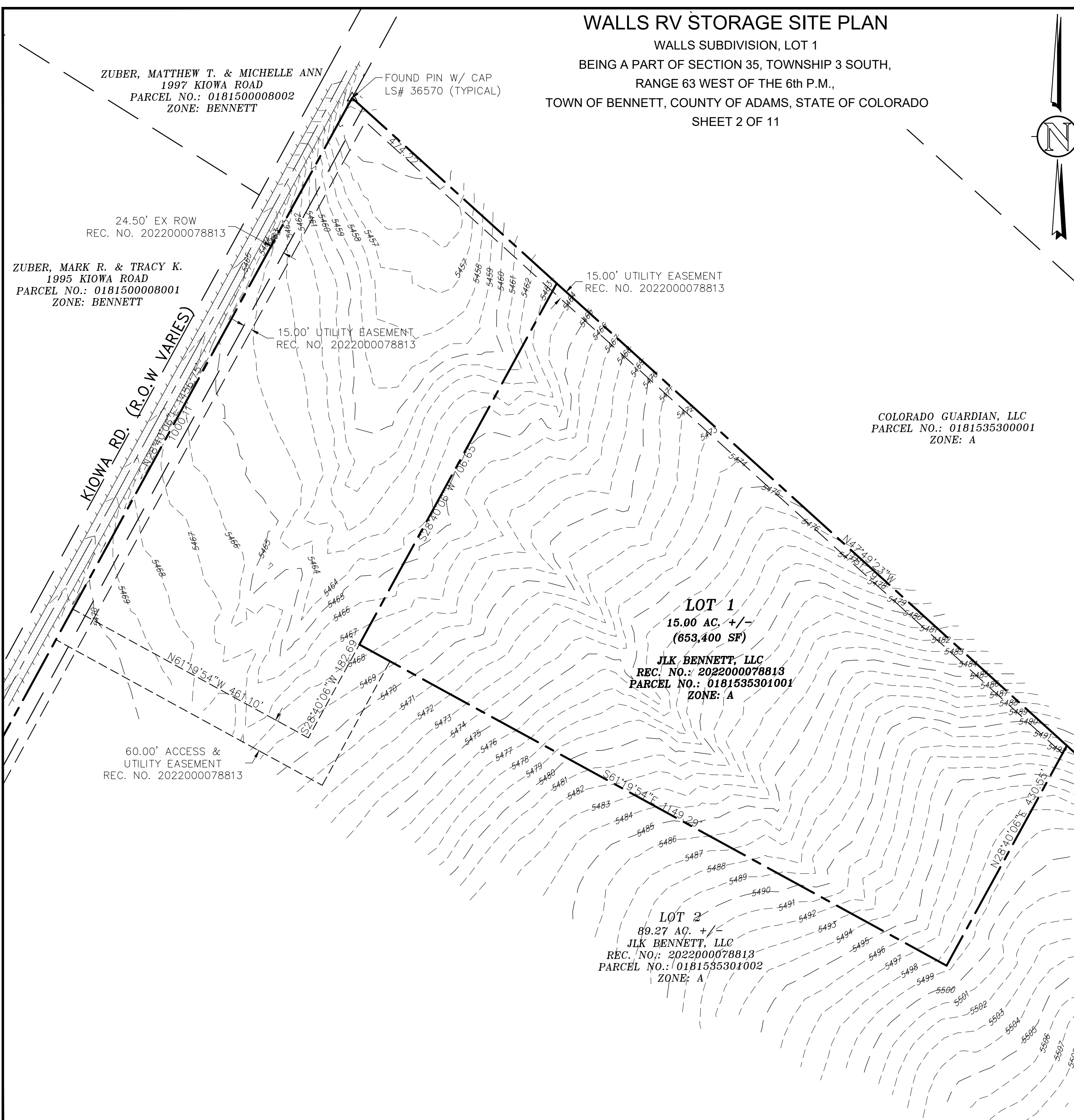
NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

	45 DEG BEND		THRUST BLOCK TB
	22.5 DEG BEND		GATE VALVE GV
	RESTRAINED PLUG		CURB STOP
	RESTRAINED TEE		PIPE CROSSING
	WATER METER		MANHOLE
	RESTRAINED CROSS		MANHOLE W/ FLOW
	FIRE HYDRANT		RD ROOF DRAIN
	RESTRAINED VALVE		TE TRASH ENCLOSURE
	UTILITY POLE		
	LIGHT POLE		
	EXISTING ASPHALT		PROPOSED GRAVEL
	PROPOSED NATIVE SEEDING AREAS		PROPOSED CONC
			PROPOSED ASPHALT

LINETYPE LEGEND

	LOT / PROPERTY / SECTION LINE
	RIGHT OF WAY LINE
	EASEMENT
	SETBACK
	EXISTING BUILDING, CURB
	EDGE OF ASPHALT / GRAVEL RD
	CHAINLINK FENCE
	SCREENED CHAINLINK FENCE
	CORRUGATED METAL FENCE
	POND WQ W/S
	SWALE
	EXISTING OVERHEAD ELEC
	EXISTING ELECTRICAL LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE
	PROPOSED SANITARY LINE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE



NO.	REVISION	DATE	BY
1	INITIAL RELEASE	05/05/22	CFC
2	REV PER TOWN COMMENTS	02/27/23	CFC

JLK BENNETT, LLC
 CONTACT:
 KAYLE WALLS
 43043 RIDGE RD
 DEER TRAIL, CO
 80105-7923
 303-524-2146
 BARDIAMOND@LIVESTOCK@GMAIL.COM

EX CONDITIONS & DEMO PLAN
WALLS RV STORAGE
 N KIOWA-BENNETT RD & E COLFAX AVE
 TOWN OF BENNETT, ADAMS COUNTY, COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION
 IF SEAL & ORIGINAL SIGNATURE
 ARE ON EACH SHEET

INITIAL PLAN
 RELEASE: 05/05/22
 DESIGNED BY: CFC

PROJECT NO.
01-0374.001.00
 DOC CON #
0002-EX COND
 SHEET
2 OF 11

T:\0374_001_00-WALLS RV STORAGE\DWG\CDS\0374-001-1-WEC-CDS-SITE PLAN.dwg, 02-EX COND, 2/27/2023 6:37:41 PM, DWG To PDF.pcc

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1
 BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH,
 RANGE 63 WEST OF THE 6th P.M.,
 TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 11

ZUBER, MATTHEW T. & MICHELLE ANN
 1997 KIOWA ROAD
 PARCEL NO.: 0181500008002
 ZONE: BENNETT

FOUND PIN W/ CAP
 LS# 36570 (TYPICAL)

120 60 0 120 240

FULL SCALE: 1" = 120'
 HALF SCALE: 1" = 240'

24.50' EX ROW
 REC. NO. 2022000078813

ZUBER, MARK R. & TRACY K.
 1995 KIOWA ROAD
 PARCEL NO.: 0181500008001
 ZONE: BENNETT

15.00' UTILITY EASEMENT
 REC. NO. 2022000078813

PONDA
 WQCV W/S = 5465.10 (18,992 CF)
 EURV W/S = 5464.91 (51,706 CF)
 100 YR W/S = 5465.92 (105,589 CF)
 TOP = 5467.00 (1.08 FT FREEBOARD)

SETBACK DATA TABLE	
PROPERTY LINE	BUILDING SETBACK
FRONT	50.00'
REAR	50.00'
SIDE	50.00'

PARKING DATA TABLE	
STALL SIZE (W X L)	QTY PROP
PARKING STALLS	
10' X 25'	4
TOTAL PROPOSED PARKING STALLS	4
RV STORAGE STALLS	
14' X 25'	149
14' X 32'	348
14' X 50'	59
TOTAL PROPOSED RV STALLS	556

LOT DATA TABLE				
DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	653,400 SF	15.00	100 %	100 %
TOTAL PROPOSED CONCRETE	7,104 SF	0.16		1.09 %
TOTAL PROPOSED GRAVEL	555,881 SF	12.76		85.08 %
EXISTING LANDSCAPE AREA	653,400 SF	15.00	100.00 %	
PROPOSED LANDSCAPE AREA	90,415 SF	2.08		13.84 %
LOT COVERAGE (PARKING & DRIVE AISLES)	516,145 SF	11.85	0.00 %	78.99 %
LOT IMPERVIOUS AREA	562,985 SF	12.92	0.00 %	86.16 %

POTHOLE/CONNECTION NOTE
 CONTRACTOR TO POTHOLE ALL CONNECTION POINTS 5 DAYS PRIOR TO CONSTRUCTION AND NOTIFY WESTERN ENGINEERING CONSULTANTS (WEC) OF ANY DISCREPANCIES FROM DESIGN.

NOTES

THIS PLAN IS INTENDED AS THE SITE & UTILITY PLAN FOR WALLS RV STORAGE.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

FUTURE LIGHTING TYPES (SEE PHOTOMETRIC PLAN & SHEET 9-11 FOR LUMINAIRE SCHEDULE AND LIGHTING DETAILS)

COLORADO GUARDIAN, LLC
 PARCEL NO.: 0181535300001
 ZONE: A

SYMBOL LEGEND

- | | |
|------------------|-----------------|
| 45 DEG BEND | THRUST BLOCK TB |
| 22.5 DEG BEND | GATE VALVE GV |
| RESTRAINED PLUG | CURB STOP |
| RESTRAINED TEE | PIPE CROSSING |
| WATER METER | MANHOLE |
| RESTRAINED CROSS | MANHOLE W/ FLOW |
| FIRE HYDRANT | RD ROOF DRAIN |
| RESTRAINED VALVE | TRASH ENCLOSURE |
| UTILITY POLE | |
| LIGHT POLE | |
-
- | | |
|-------------------------------|------------------|
| EXISTING ASPHALT | PROPOSED GRAVEL |
| PROPOSED NATIVE SEEDING AREAS | PROPOSED CONC |
| | PROPOSED ASPHALT |

LINETYPE LEGEND

- | | |
|-------|-------------------------------|
| --- | LOT / PROPERTY / SECTION LINE |
| - - - | RIGHT OF WAY LINE |
| --- | EASEMENT |
| --- | SETBACK |
| --- | EXISTING BUILDING, CURB |
| --- | EDGE OF ASPHALT / GRAVEL RD |
| --- | CHAINLINK FENCE |
| --- | SCREENED CHAINLINK FENCE |
| --- | CORRUGATED METAL FENCE |
| --- | POND WQ W/S |
| --- | SWALE |
| --- | EXISTING OVERHEAD ELEC |
| --- | EXISTING ELECTRICAL LINE |
| --- | EXISTING STORM LINE |
| --- | EXISTING SANITARY LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING GAS LINE |
| --- | EXISTING FIBER OPTIC LINE |
| --- | EXISTING TELEPHONE LINE |
| --- | PROPOSED SANITARY LINE |
| --- | PROPOSED SANITARY SERVICE |
| --- | PROPOSED STORM LINE |
| --- | PROPOSED WATER LINE |
| --- | PROPOSED WATER SERVICE |
| --- | PROPOSED GAS LINE |
| --- | PROPOSED ELECTRIC LINE |
| --- | PROPOSED TELEPHONE LINE |

SITE PLAN NOTES:

- THE SITE IS TO BE USED AS AN OUTDOOR RV STORAGE LOT.
- THE PROPOSED ACCESS IS THROUGH THE EXISTING 60' UTILITY & EASEMENT (REC. NO. 2022000078813). THE PROPOSED ACCESS WILL CONSIST OF 50' OF ASPHALT OFF OF KIOWA-BENNETT ROAD, WITH ALL-WEATHER ACCESS THEREAFTER.
- SOLID WASTE WILL BE DISPOSED IN THE PROPOSED TRASH ENCLOSURE & REMOVED FROM THE SITE ON A WEEKLY BASIS.
- SANITARY WASTE WILL BE DISPOSED IN THE PROPOSED RV DUMPING STATION & TREATED VIA THE PROPOSED SEPTIC FIELD (DESIGN BY OTHERS).
- HOURS OF OPERATION OCCUR DAILY FROM 7 A.M. TO 7 P.M.
- 1-2 EMPLOYEES WILL BE ON THE PROPERTY AT A TIME.
- SECURITY - THE SITE WILL BE FENCED ON ALL SIDES WITH A SLIDING GATE & KEYPAD PROPOSED AT THE ENTRANCE. THE FIRE DEPARTMENT WILL HAVE ACCESS TO THE SITE AT ALL TIMES.

LOT 2
 89.27 AC. +/-
 JLK BENNETT, LLC
 REC. NO.: 2022000078813
 PARCEL NO.: 0181535301002
 ZONE: A

LOT 1
 15.00 AC. +/-
 (653,400 SF)
 JLK BENNETT, LLC
 REC. NO.: 2022000078813
 PARCEL NO.: 0181535301001
 ZONE: A

127 S. DENVER AVE
 FT. Lupton, CO 80621
 www.westerneci.com
 email@westerneci.com
 (720) 685-9951
 (720) 294-1330
Western Engineering Consultants, Inc LLC

NO.	DATE	BY	REVISION
1	05/05/22	CFC	INITIAL RELEASE
2	02/27/23	CFC	REV PER TOWN COMMENTS 01/10/23

JLK BENNETT, LLC
 CONTACT:
 KAYLE WALLS
 43043 RIDGE RD
 DEER TRAIL, CO
 80105-7923
 303-524-2146
 BARDIAMOND@VESTOCK@GMAIL.COM

SITE & UTILITY PLAN
WALLS RV STORAGE
 N KIOWA-BENNETT RD & E COLFAX AVE
 TOWN OF BENNETT, ADAMS COUNTY, COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION IF SEAL & ORIGINAL SIGNATURE ARE ON EACH SHEET

INITIAL PLAN
 RELEASE: 05/05/22
 DESIGNED BY: CFC

PROJECT NO.
01-0374.001.00

DOC CON #
0003-SITE UTIL

SHEET
3 OF 11

T:\0374_001_00-WALLS RV STORAGE\DWG\0374-001-1-WEC-CDS-SITE PLAN.dwg, 03-SITE & UTIL, 2/27/2023 6:37:45 PM, DWG To PDF.pcd

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1
 BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH,
 RANGE 63 WEST OF THE 6th P.M.,
 TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 11

NATIVE GRASS SEEDING IS THE ONLY
 LANDSCAPING PROPOSED UNTIL WATER IN
 THIS AREA BECOMES AVAILABLE. A WATER
 TRUCK WILL BE USED AS NECESSARY TO
 ESTABLISH NATIVE GRASSES.

24.50' EX ROW
 REC. NO. 2022000078813

ZUBER, MARK R. & TRACY K.
 1995 KIOWA ROAD
 PARCEL NO.: 0181500008001
 ZONE: BENNETT

20.00' PROPOSED
 DRAINAGE EASEMENT

24 LF 18" RCP
 W/ 1-18" FES

15.00' UTILITY EASEMENT
 REC. NO. 2022000078813

24" TYPE M
 RIPRAP ON 12"
 TYPE II BEDDING
 143 SY

24" TYPE M RIPRAP ON
 12" TYPE II BEDDING
 27 SY

120 60 0 120 240

FULL SCALE: 1" = 120'
 HALF SCALE: 1" = 240'

15.00' UTILITY EASEMENT
 REC. NO. 2022000078813

PONDA
 WQCV W/S = 5463.10 (18,992 CF)
 EURV W/S = 5464.91 (51,706 CF)
 100 YR W/S = 5465.92 (105,589 CF)
 TOP = 5467.00 (1.08 FT FREEBOARD)

24" TYPE M RIPRAP ON
 12" TYPE II BEDDING
 27 SY

COLORADO GUARDIAN, LLC
 PARCEL NO.: 0181535300001
 ZONE: A

KIOWA RD. (R.O.W VARIES)

18" TYPE L RIPRAP ON
 12" TYPE II BEDDING
 37 SY

67 LF 18" RCP
 W/ 2-18" FES

18" TYPE L RIPRAP ON
 12" TYPE II BEDDING
 35 SY

18" TYPE L RIPRAP ON
 12" TYPE II BEDDING
 58 SY

60.00' ACCESS &
 UTILITY EASEMENT
 REC. NO. 2022000078813

PROPOSED 24'
 SLIDING GATE
 KEYPAD

8" CORRUGATED
 METAL FENCE
 (50 LF)

60 LF 24" RCP
 W/ 2-24" FES

RV DUMPING STATION
 W/ SEPTIC FIELD
 DESIGN BY OTHERS

GRASS SWALE

18" TYPE L RIPRAP ON
 12" TYPE II BEDDING
 27 SY

2' CONC PAN

SYMBOL LEGEND

41 45 DEG BEND	THRU BLOCK TB
42 22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	PIPE CROSSING
WATER METER	MANHOLE
RESTRAINED CROSS	MANHOLE W/ FLOW
FIRE HYDRANT	RD ROOF DRAIN
RESTRAINED VALVE	TRASH ENCLOSURE
UTILITY POLE	
LIGHT POLE	
	PROPOSED GRAVEL
	PROPOSED CONC
	PROPOSED ASPHALT

LINETYPE LEGEND

---	LOT / PROPERTY / SECTION LINE
---	RIGHT OF WAY LINE
---	EASEMENT
---	SETBACK
---	EXISTING BUILDING, CURB
---	EDGE of ASPHALT / GRAVEL RD
---	CHAINLINK FENCE
---	SCREENED CHAINLINK FENCE
---	CORRUGATED METAL FENCE
---	POND WQ W/S
---	SWALE
---	EXISTING OVERHEAD ELEC
---	EXISTING ELECTRICAL LINE
---	EXISTING STORM LINE
---	EXISTING SANITARY LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED SANITARY LINE
---	PROPOSED SANITARY SERVICE
---	PROPOSED STORM LINE
---	PROPOSED WATER LINE
---	PROPOSED WATER SERVICE
---	PROPOSED GAS LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED TELEPHONE LINE

LOT 2
 89.27 AC. +/-
 JLK BENNETT, LLC
 REC. NO.: 2022000078813
 PARCEL NO.: 0181535301002
 ZONE: A

LOT 1
 15.00 AC. +/-
 (653,400 SF)
 JLK BENNETT, LLC
 REC. NO.: 2022000078813
 PARCEL NO.: 0181535301001
 ZONE: A

TYPICAL SEED MIX:

Western Wheatgrass (Arriba, Barton, Rosana)	2.50 lbs pls/acre
Blue Grama (Hachital, Lovington)	1.50 lbs pls/acre
Sideoats Grama (Vaughn, Butte, Niner, El Reno, Haskell)	2.25 lbs pls/acre
Smooth Brome (Lincoln, Manchar)	2.75 lbs pls/acre
Sand dropseed	0.25 lbs pls/acre
Perennial Ryegrass (Calibra or Garibaldi tetraploid)	1.00 lbs pls/acre
Slender Wheatgrass (Pryor, Revenue or San Luis)	2.50 lbs pls/acre
Alkaligrass (Fults II, Salt on Sea)	0.25 lbs pls/acre
Switchgrass (Nebraska 28, Blackwell)	1.00 lbs pls/acre
Total:	14.00 pound pls/acre

ENTRANCE BLOWUP
 SCALE 1" = 30'

NOTES

THIS PLAN IS INTENDED AS THE INTERIM LANDSCAPE PLAN FOR WALLS RV STORAGE.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

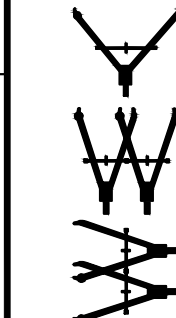
IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED SEPTEMBER 13, 2022 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 20, 2021.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

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 FT. LUPTON, CO 80621
 www.westerneci.com
 email@westerneci.com
 (720) 685-9951
 FAX (720) 294-1330



Western Engineering Consultants, Inc LLC

NO.	DATE	BY	REVISION
1	05/05/22	CFC	INITIAL RELEASE
2	02/27/23	CFC	REV PER TOWN COMMENTS 01/10/23

JLK BENNETT, LLC
 CONTACT:
 KAYLE WALLS
 43043 RIDGE RD
 DEER TRAIL, CO
 80105-7923
 303-524-2146
 BARDAMOND@LIVESTOCK@GMAIL.COM

INTERIM LANDSCAPE PLAN
WALLS RV STORAGE
 N KIOWA-BENNETT RD & E COLFAX AVE
 TOWN OF BENNETT, ADAMS COUNTY, COLORADO

FOR REVIEW

ONLY VALID FOR CONSTRUCTION
 IF SEAL & ORIGINAL SIGNATURE
 ARE ON EACH SHEET

INITIAL PLAN
 RELEASE: 05/05/22
 DESIGNED BY: CFC

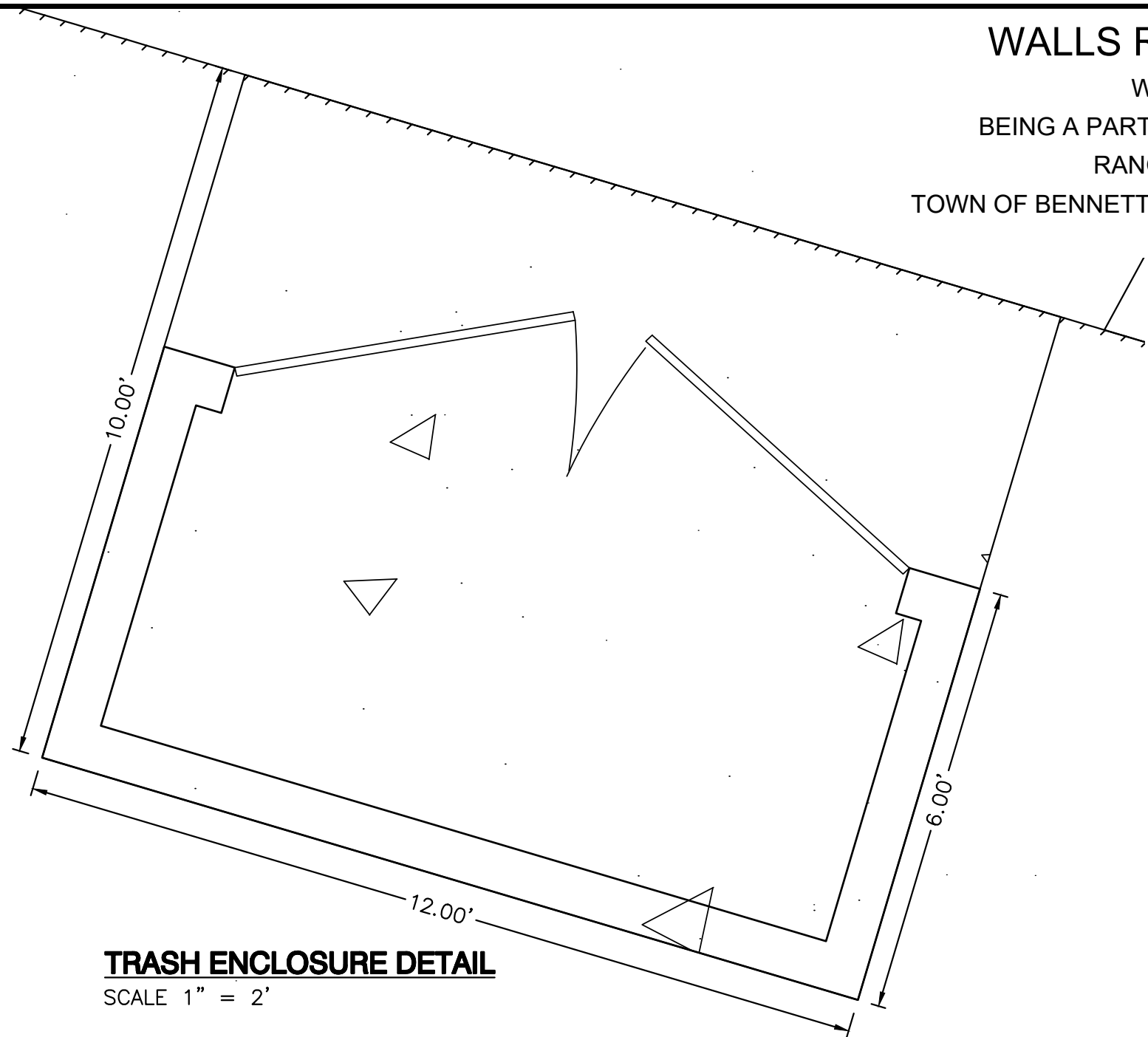
PROJECT NO.
 01-0374.001.00

DOC CON #
 0004-INT LAND

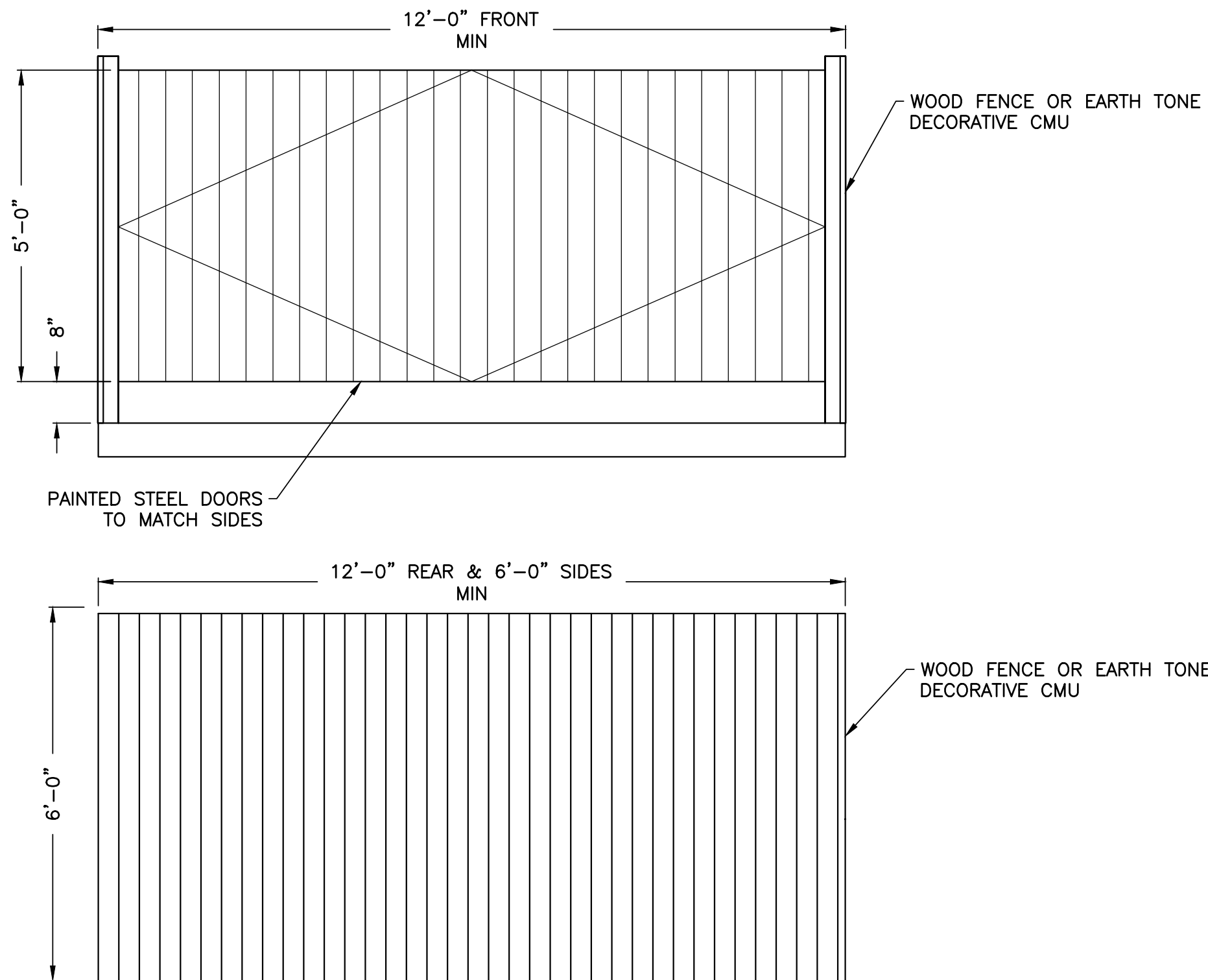
SHEET
 4 OF 11

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WALLS RV STORAGE SITE PLAN
 WALLS SUBDIVISION, LOT 1
 BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH,
 RANGE 63 WEST OF THE 6th P.M.,
 TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 5 OF 11



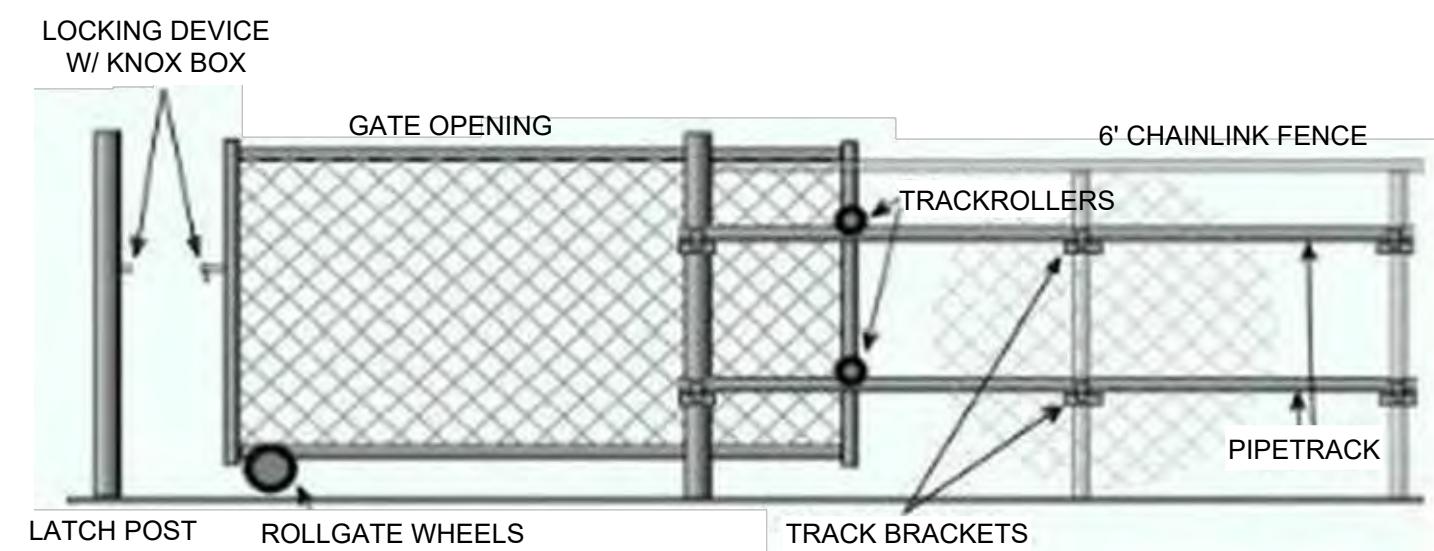
TRASH ENCLOSURE DETAIL
 SCALE 1" = 2'



TRASH ENCLOSURE



CORRUGATED METAL FENCE DETAIL



SLIDING CHAINLINK GATE DETAIL

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Introducing SlatMaster™ Fence Systems.

Strength, Privacy, Good looks. With new SlatMaster™ from Master-Halco, you get all three in one fence. Some styles are even available with a 10-year limited warranty for long-lasting, reliable service.

Quick and Easy. Your SlatMaster™ fence arrives in rolls with prewoven slats so it's quick and easy to install. And SlatMaster™ comes with the confidence of knowing it's a genuine Master-Halco product with the convenience of nationwide availability.

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wide range of heights and the fact that it is extremely difficult to climb make SlatMaster™ an ideal choice for residential, commercial and industrial applications.

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Western Engineering Consultants, inc LLC

NO.	REVISION	DATE	BY
0	INITIAL RELEASE	05/05/22	CFC
1	UPDATED FENCE DETAIL	08/30/23	CFC
2	REV PER TOWN COMMENTS 01/10/23	02/27/23	CFC

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INTERIM LANDSCAPE DETAILS
WALLS RV STORAGE
 N KIOWA-BENNETT RD & E COLFAX AVE
 TOWN OF BENNETT, ADAMS COUNTY, COLORADO

FOR REVIEW

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INITIAL PLAN
 RELEASE: 05/05/22
 DESIGNED BY: CFC

PROJECT NO.
 01-0374.001.00

DOC CON #
 0005-LAND DTL

SHEET
 5 OF 11

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1

BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6th P.M., TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 8 OF 11

GENERAL NOTES

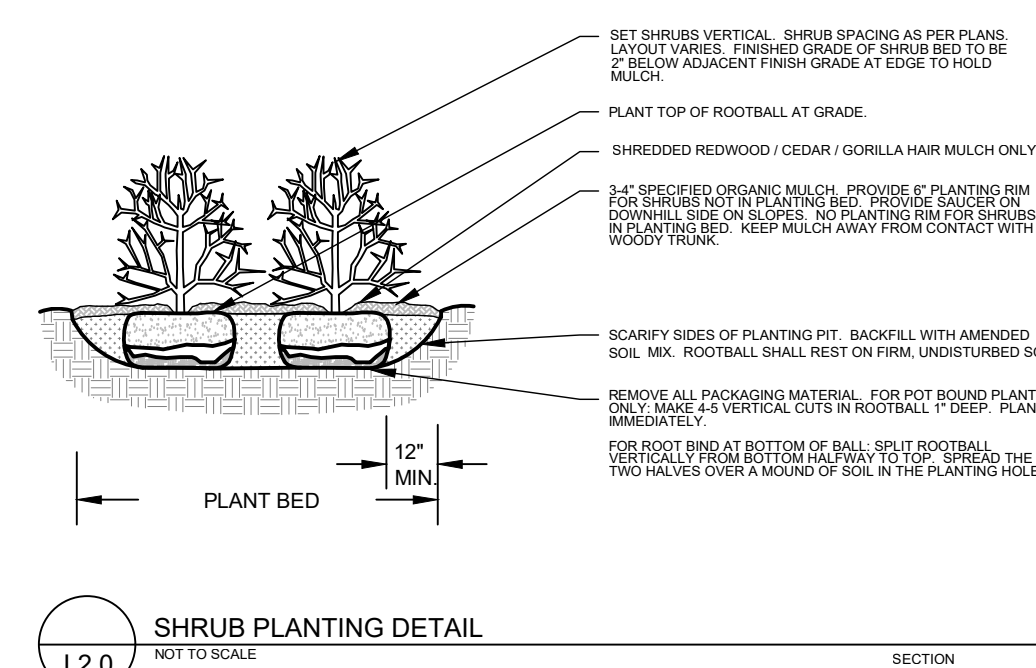
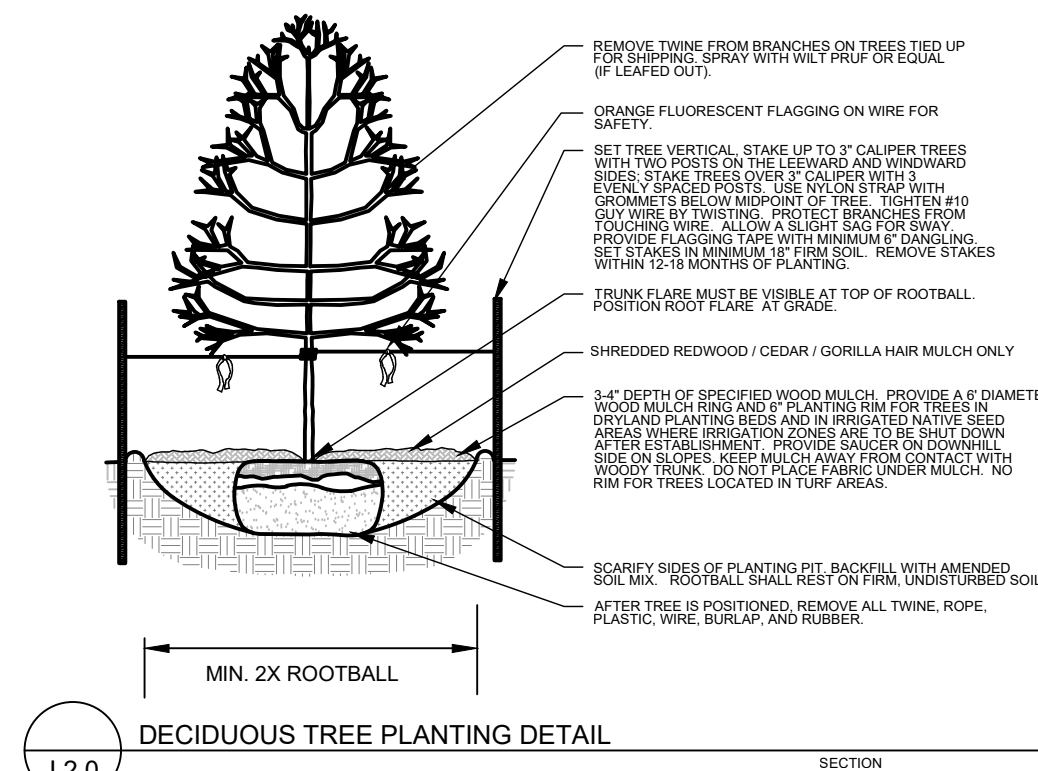
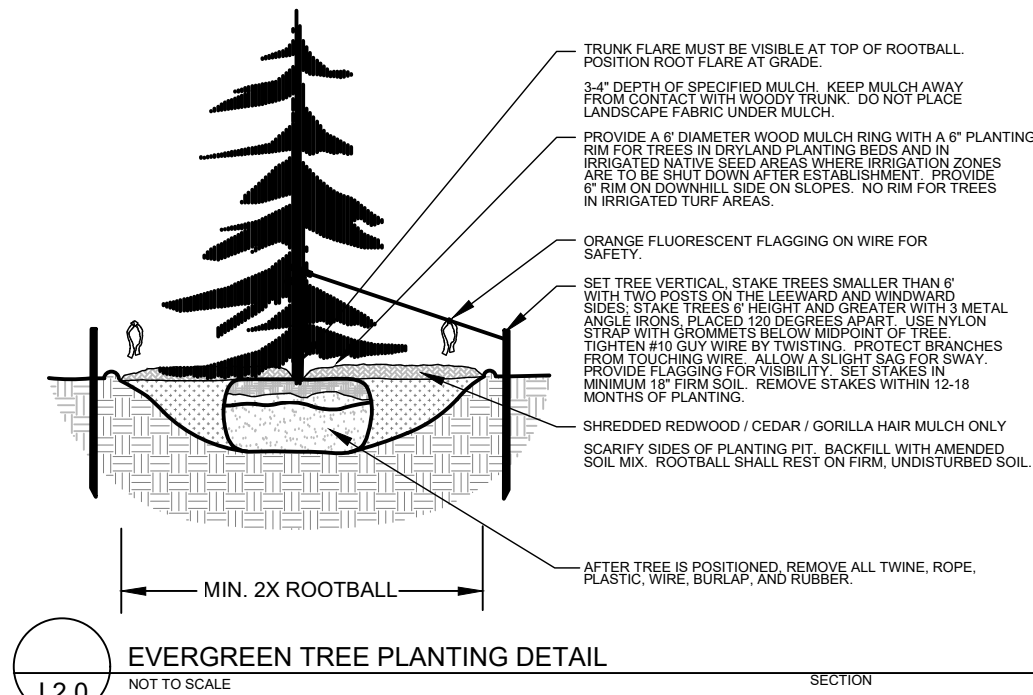
- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SEEDED AREAS.
 - 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 6" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

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

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

NOTES:

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



- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCO SPECIFICATIONS HANDBOOK" REVISED EDITION, 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

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

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

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

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

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

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

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

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

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

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

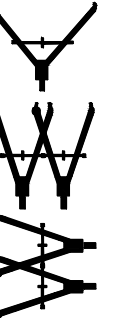
PLAN NOTES:

- DEVELOPER WILL INSTALL ALL PRIVACY FENCING, TREES AND IRRIGATION IN THE LANDSCAPE BUFFERS. LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A COMMON OWNERS ASSOCIATION. FENCING, LANDSCAPING AND IRRIGATION ON THE INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY EACH LAND OWNER AS THE LOTS ARE DEVELOPED.**
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.**
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.**
- ALL EMITTERS PER IRRIGATION PLAN.**
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.**
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

NOTES:

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

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(720) 294-1330
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Western Engineering Consultants, Inc. LLC

NO.	REVISION	DATE	BY

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INITIAL PLAN RELEASE:
DESIGNED BY: JRO
PROJECT NO. 01-0374.001.00
DOC CON #
SHEET 8 OF 11

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1
BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH
RANGE 63 WEST OF THE 6th P.M.,
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 11

GENERAL NOTES (THIS SHEET)

1. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE TOWN OF BENNETT.
2. LIGHT SOURCES SHALL BE FULLY CONCEALED AND FULLY SHIELDED AND SHALL BE FULL CUT-OFF TYPE FIXTURES.
3. ALL CALCULATION POINTS AT GRADE LEVEL.
4. LUMINAIRES SHALL BE PHOTOCELL ON IN THE EVENING AND PHOTOCELL OFF IN THE MORNING. LUMINAIRES ARE INTENDED FOR SECURITY AND ARE TO BE CONTINUOUSLY ILLUMINATED AT LOW OUTPUT, MOTION SENSOR ON TO HIGH OUTPUT.

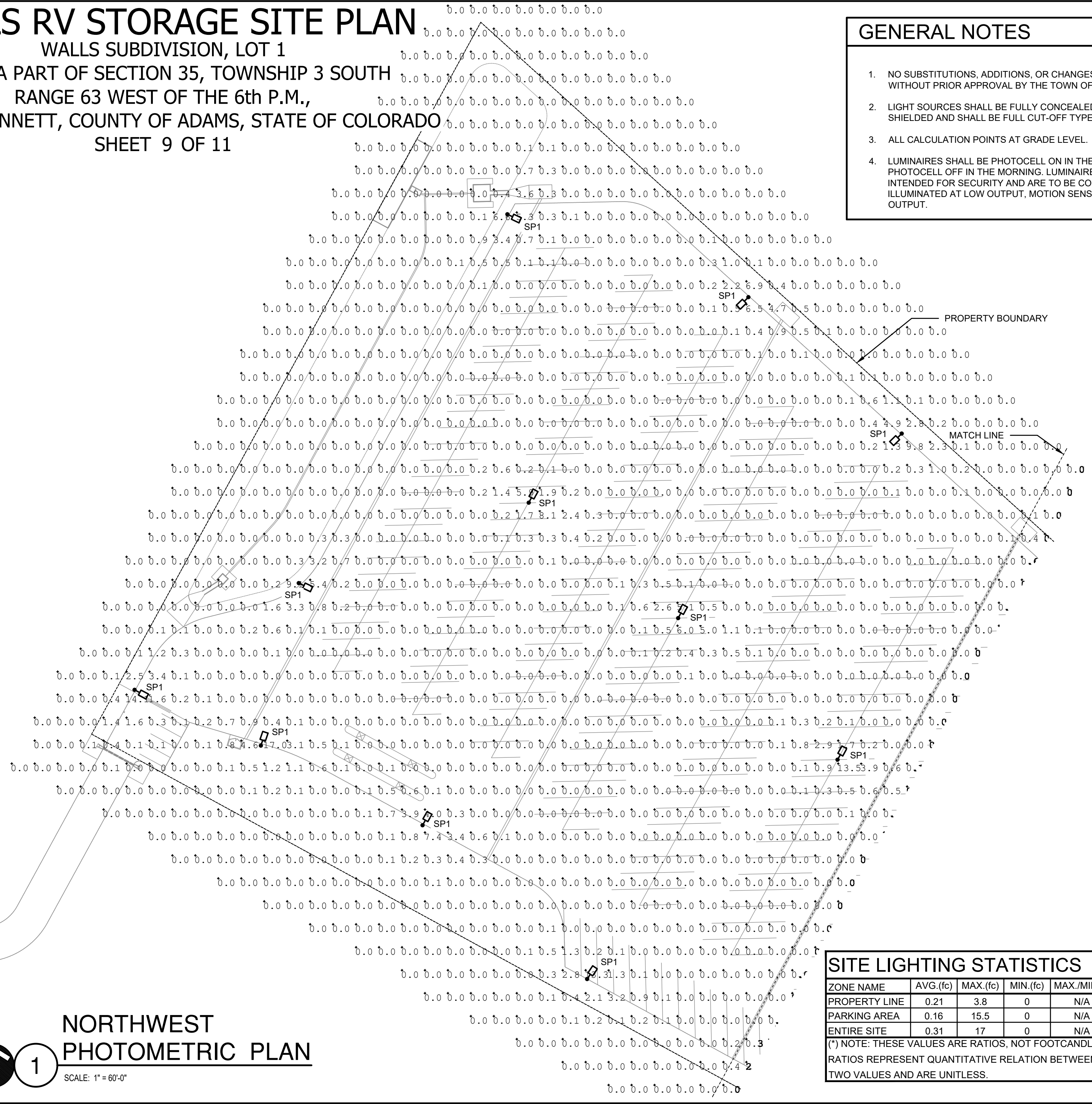
ENGINEER
RAMIREZ,
JOHNSON, &
ASSOCIATES, LLC
3301 LAWRENCE ST,
SUITE 2
DENVER, CO 80205
P: 720.598.0774

WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

DATE: 2022-02-27
PROJECT: 22.075
RELEASE:
SDP 2023-02-27

PHOTOMETRIC PLANS

9



SITE LIGHTING STATISTICS

ZONE NAME	AVG.(fc)	MAX.(fc)	MIN.(fc)	MAX./MIN.(*)	AVG./MIN.(*)
PROPERTY LINE	0.21	3.8	0	N/A	N/A
PARKING AREA	0.16	15.5	0	N/A	N/A
ENTIRE SITE	0.31	17	0	N/A	N/A

(*) NOTE: THESE VALUES ARE RATIOS, NOT FOOTCANDLES.
RATIOS REPRESENT QUANTITATIVE RELATION BETWEEN TWO VALUES AND ARE UNITLESS.

NORTHWEST
PHOTOMETRIC PLAN
SCALE: 1" = 60'-0"

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1

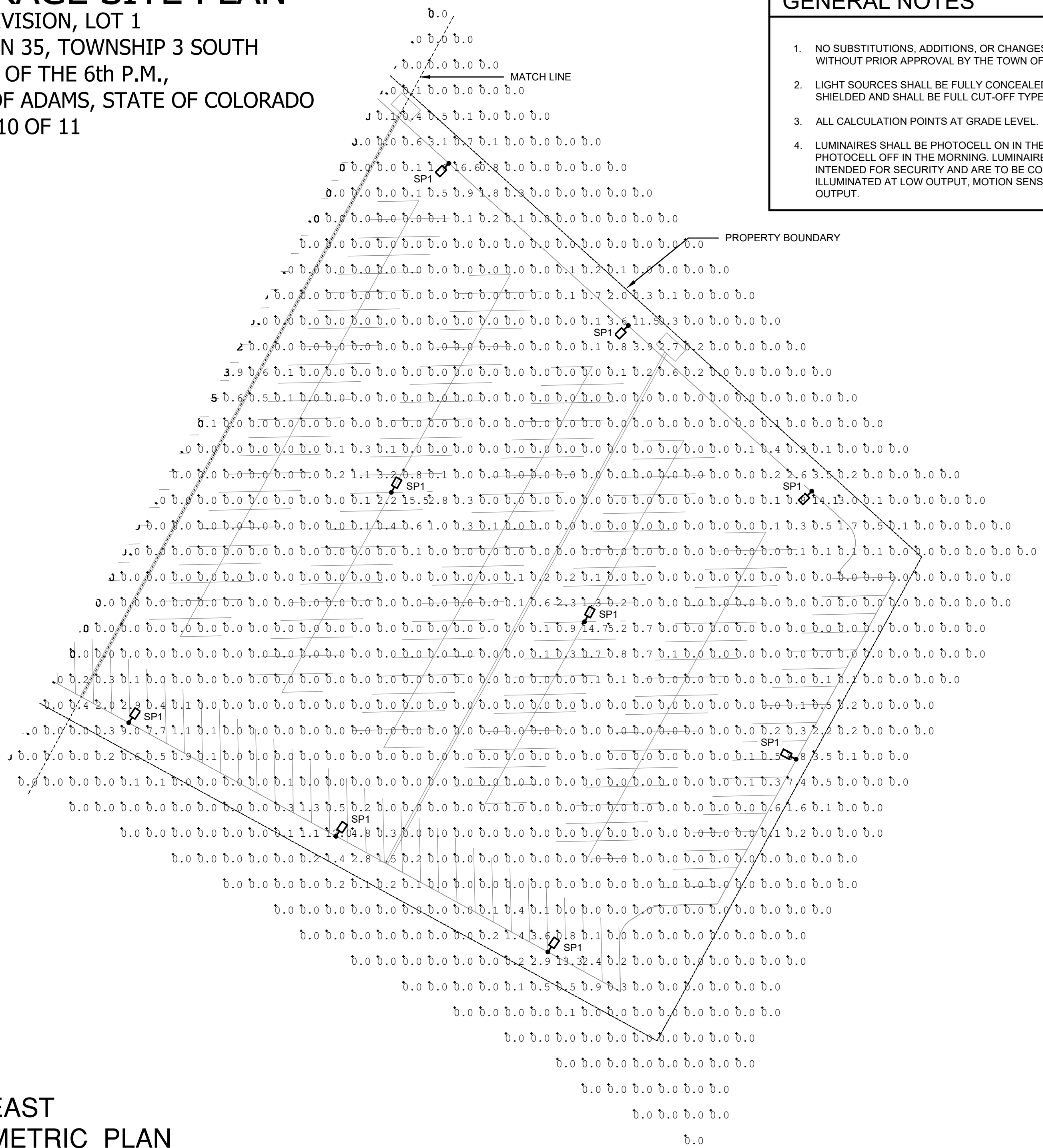
BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH

RANGE 63 WEST OF THE 6th P.M.,

TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 11

- GENERAL NOTES** (THIS SHEET)
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 3. ALL CALCULATION POINTS AT GRADE LEVEL.
 4. LUMINAIRES SHALL BE PHOTOCELL ON IN THE EVENING AND PHOTOCELL OFF IN THE MORNING. LUMINAIRES ARE INTENDED FOR SECURITY AND ARE TO BE CONTINUOUSLY ILLUMINATED AT LOW OUTPUT, MOTION SENSOR ON TO HIGH OUTPUT.



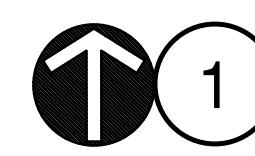
ENGINEER
**RAMIREZ,
 JOHNSON, &
 ASSOCIATES, LLC**
 3301 LAWRENCE ST,
 SUITE 2
 DENVER, CO 80205
 P: 720.598.0774

WALLS RV STORAGE
 N KIOWA-BENNETT RD & E COLFAX AVE
 TOWN OF BENNETT, ADAMS COUNTY, COLORADO

DATE: 2022-02-27
 PROJECT: 22.075
 RELEASE:
 SDP 2023-02-27

PHOTOMETRIC PLANS

10



**SOUTHEAST
 PHOTOMETRIC PLAN**

SCALE: 1" = 60'-0"

WALLS RV STORAGE SITE PLAN

WALLS SUBDIVISION, LOT 1

BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH

RANGE 63 WEST OF THE 6th P.M.,

TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 11

ENGINEER

**RAMIREZ,
JOHNSON, &
ASSOCIATES, LLC**
3301 LAWRENCE ST,
SUITE 2
DENVER, CO 80205
P: 720.598.0774

WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

TYPE SP1 LUMANI LED Street Light

Project Information

Type

Name

Voltage

Product Description

LUMANI Solar LED Street Light Features All In One Design Function , Low Profile Design,With Motion Sensor And Smart Controller All Built In. Designed For Remote Areas 12-16Ft Lighting Poles.No Need Cable, No Electricity. Deep Cycle

Battery, Charge And Discharge Over 500 Times. Can Work 3-4 Continuous Rainy Days At Intelligent Mode.

Application:

For 12-16 Ft pole Sidewalk lighting , pathway lighting etc



Electric Characteristic

Specification/Model	LMI-SLS50W	LMI-SLS70W
LED Chips	PHILIPS 5050	
Light output	50W	70W
Lumens output	5000LM	7000LM
Dimension	L 29.5 / W 10 / H 4 in	
IP GRADE	IP 66	
Color Temperature	2700-6500K	
Beam Angle	150°/70°	
Battery	18650 lithium battery 12V 20 Ah	18650 lithium battery 12V 50 Ah
Solar Panel	50W /18V monocrystalline silicon	70W /18V monocrystalline silicon
Operating time	Full power >12 hours ,Intelligent mode 3-4 days	
Control Mode	Light Control + Sensor	
Installation height	12-16FT	
working mode	30% bright at first 4 hrs, 100% bright when people or car passby, second 4 hrs 20% bright, and 60% bright when people passby	

1030 West Ellsworth Avenue Unit A Denver | (720) 379-4679 | www.denverleddirect.com

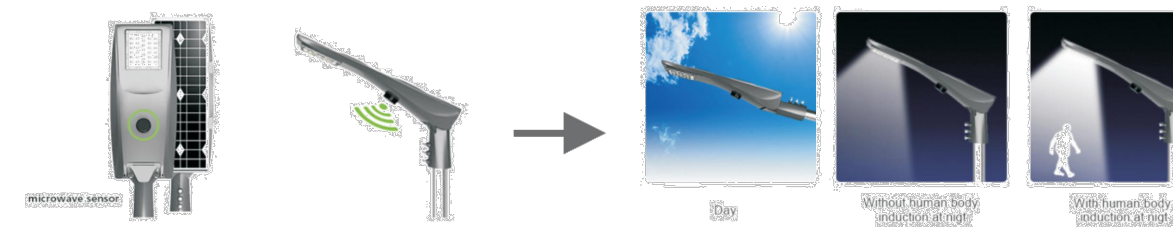
TYPE SP1 CONTINUED

Ordering Information

Example: LMI-SLS40W-40K-N-T

Product	Power	Replacement	Color Temperature	Control	Furnish
LMI-SLS50W	50W	150-200W MH/HPS	27K 2700K S	Intelligent control system	Black
LMI-SLS70W	70W	220-250W MH/HPS	65K 6500K		

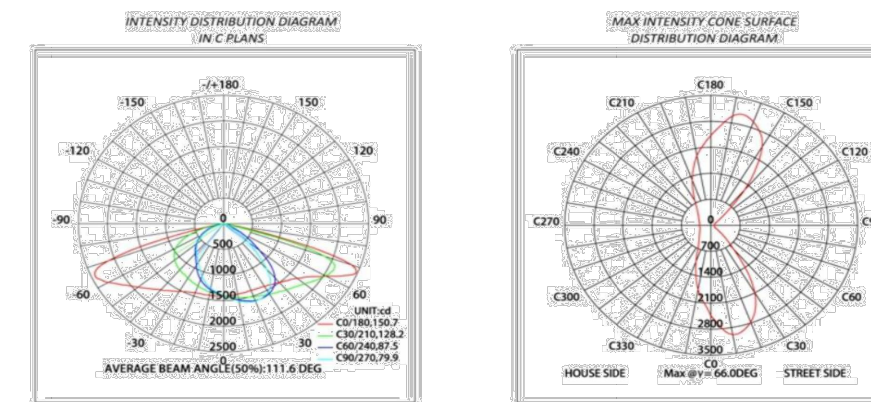
Intelligent Control System



Intelligent controller work with Microwave sensor,,ensure the effective lighting.

The intelligent control system can operate without interruption, ensure the effective lighting.

Photometrics



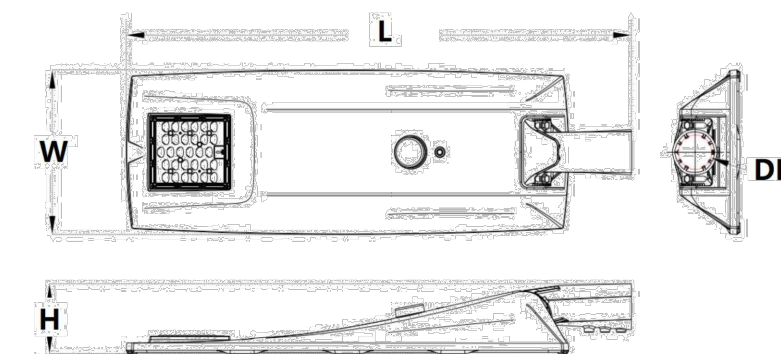
Projected LED Lumen Maintenance

Operating hours	0	25000	50000
Lumen maintenance factor	1	0.91	0.8

Data references the extrapolated performance projections for the Solar Street LED platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM - 80-08 and projected per IESNA TM-21-11).

Dimensions

50W: L 29.5 * W 10 * H 4 in, 16.5lbs
70W: L 37.2 * W 11.7 * H 5 in, 26.4lbs
DIA: 2.36 in



After Sale Service

The product refers to electric knowledge. Please don't disassemble it by yourself. If any quality problem happens, please contact the factory for warranty details .

NOTE: Actual performance may differ as a result of end-user environment and application. All values are without notice.

1030 West Ellsworth Avenue Unit A Denver | (720) 379-4679 | www.denverleddirect.com

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG SERIES NUMBER	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	MOUNTING				NOTES
									R	S	P	W	
SP1	SOLAR POWERED, LED, POLE MOUNTED AREA LIGHT, W/ LIGHT SENSOR, MOTION SENSOR AND INTEGRAL CONTROLS	LUMANI	LMI-SLS70W	LED 3000K	70	N/A	7000	18V		X			MOUNT +15' AFG

ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED GRADE

GENERAL NOTES:

- LUMINAIRE SHOWN WITH CATALOG NUMBERS ARE THE BASIS OF DESIGN. SIMILAR BY OTHER LISTED MANUFACTURERS ARE ACCEPTABLE.
- CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.

DATE: 2022-02-27

PROJECT: 22.075

RELEASE:

SDP 2023-02-27

LUMINAIRE CUTSHEETS

WALLS SUBDIVISION

FINAL PLAT

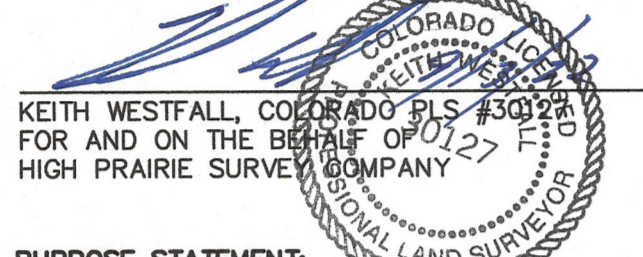
PART OF SECTION 35, T. 3 S, R. 63 W, 6TH P.M.

TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, Keith Westfall, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of Walls Minor Subdivision Plat was made under my direct supervision and the accompanying plat accurately and properly shows said subdivision.



PURPOSE STATEMENT:
 TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS, SAID LOTS BEING CREATED UNDER "WALLS SUBDIVISION"

OWNERSHIP AND DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED Gerald W. Walls BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS ON SHEET 2

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF WALL'S SUBDIVISION, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF BENNETT THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF BENNETT AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, STORM DRAINAGE WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

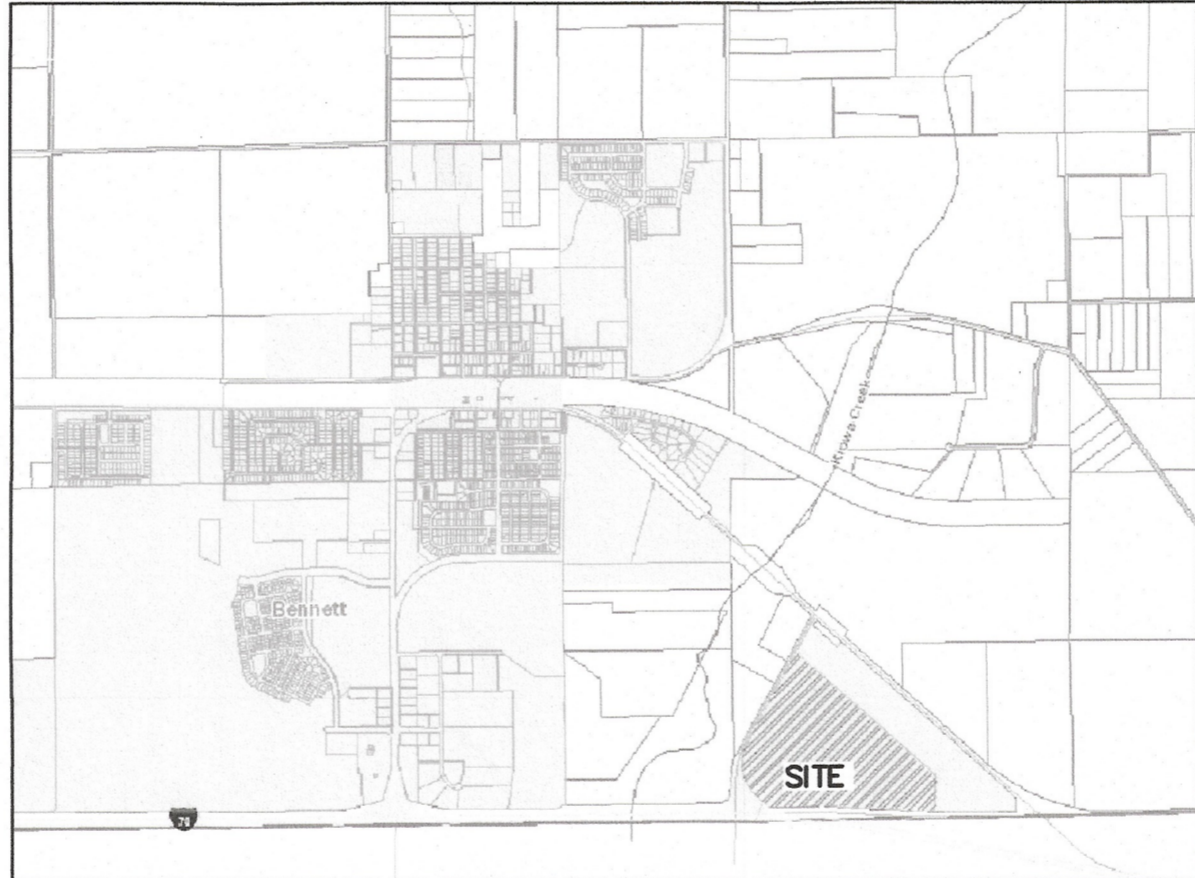
OWNER: Gerald W. Walls
 BY: Gerald W. Walls
 ITS: owner
 STATE OF Colorado)
) SS)
 COUNTY OF Adams)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF September, 2022

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC [Signature]
 MY COMMISSION EXPIRES 12/03/2024

SAMANTHA M. GOW
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20124077412
 MY COMMISSION EXPIRES 12/03/2024

OWNERS:
 JLK BENNETT LLC,
 43043 RIDGE ROAD
 DEER TRAIL 80106
 COLORADO



VICINITY MAP
 NOT TO SCALE

GENERAL NOTES:

1. THE PROPERTY DOES NOT APPEAR TO FALL IN A FLOOD ZONE PER THE FLOOD INSURANCE RATE MAP (FERM) ADAMS COUNTY, COLORADO, MAP NO. 08001C0981H, PANEL 981 - 1150 PANEL NO. 0981H
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
3. BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH LINE OF LOTS 1 & 2 TO BEAR S47°49'23"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
4. A TITLE SEARCH WAS NOT DONE BY HIGH PRAIRIE SURVEY AND TITLE WORK WAS NOT PROVIDED
5. LINEAL DIMENSIONS ARE SHOWN HEREON IN U.S SURVEY FEET
6. SALE OF LOT 1 WILL BE CONTINGENT ON PUBLIC SERVICES BEING EXTENDED TO PROPERTY AND IF THE PROPERTY IS SOLD IT MUST REMAIN RV STORAGE WITH NO ADDITIONAL IMPROVEMENTS UNLESS APPROVED BY THE TOWN OF BENNETT.
7. NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINE, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
8. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, STAIRS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS
9. PUBLIC WATER, SEWER AND OTHER UTILITIES ARE NOT AVAILABLE AND WILL BE REQUIRED TO BE INSTALLED BY THE OWNER OR DEVELOPER PRIOR TO ANY DEVELOPMENT REQUIRING SUCH SERVICES.
10. A DEVELOPMENT AGREEMENT PURSUANT TO SECTION 16-5-710 OF THE BENNETT MUNICIPAL CODE IS REQUIRED AT THE TIME OF SITE PLAN APPROVAL. SUCH AGREEMENT SHALL IDENTIFY AND GUARANTEE REQUIRED PUBLIC IMPROVEMENTS
11. THE PUBLIC LAND DEDICATION REQUIREMENT IN SECTION 16-5-510 OF THE BENNETT MUNICIPAL MUST BE SATISFIED PRIOR TO SALE OF ANY LOT OR AS OTHERWISE MIGHT BE DESCRIBED IN THE DEVELOPMENT AGREEMENT.

TOWN APPROVAL BLOCK:

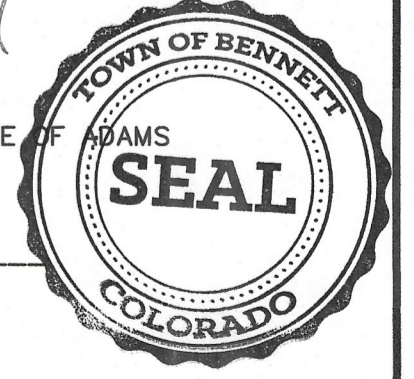
THIS IS TO CERTIFY THAT THE PLAT OF "WALLS SUBDIVISION" WAS APPROVED ON THE 26 DAY OF July, 2022, BY RESOLUTION NO. 926-22 AND THAT THE MAYOR OF THE TOWN OF BENNETT ON BEHALF OF THE TOWN OF BENNETT, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED BY ALL PURPOSES INDICATED THEREON.

[Signature]
 MAYOR

[Signature]
 ATTEST: TOWN CLERK

RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER ON THE _____ DAY OF _____ 2022, AT _____ O'CLOCK _____ M., RECEPTION NO. _____
 CLERK AND RECORDER
 BY _____ BY _____



BASIS OF BEARINGS:

CONSIDERING THE NORTHERLY LINE OF SUBJECT PROPERTY TO HAVE AN ASSUMED BEARING OF S47°49'23"E AND MONUMENTED AS SHOWN HEREON.

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

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

DATE:	REVISIONS:
05/04/2022	REVISED FIRST ROUND REDLINES
06/03/2022	ADDED UTILITY EASEMENT & DC
08/05/2022	ADDED PLAT NOTES
08/17/2022	REVISED SECOND ROUND REDLINES
08/23/2022	REVISED GENERAL NOTES

High Prairie Survey Co.
 LAND SURVEYING CONSTRUCTION STAKING
 OIL AND GAS SURVEYING
 303-621-8672 FAX 303-621-7749
 P.O. BOX 384
 KIOWA, COLORADO 80117

SCALE
 1"=300'

DATE
 12/08/2021

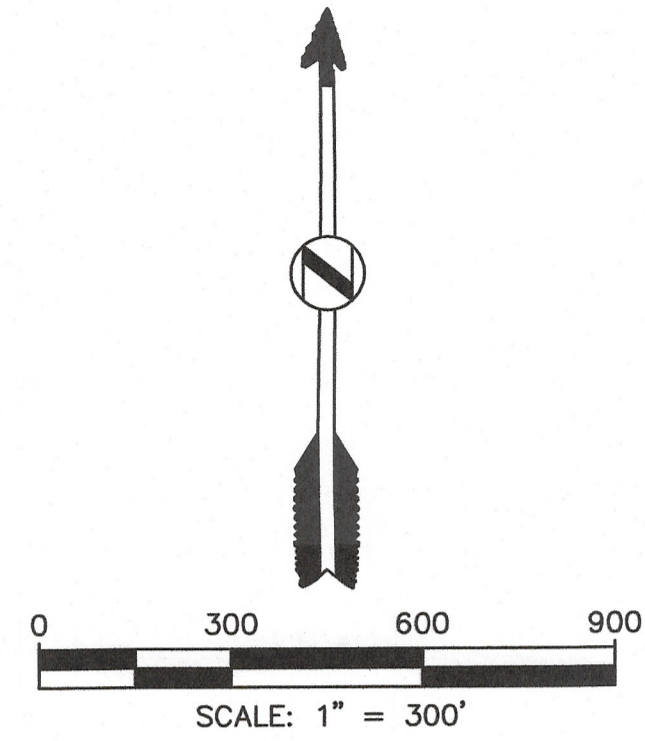
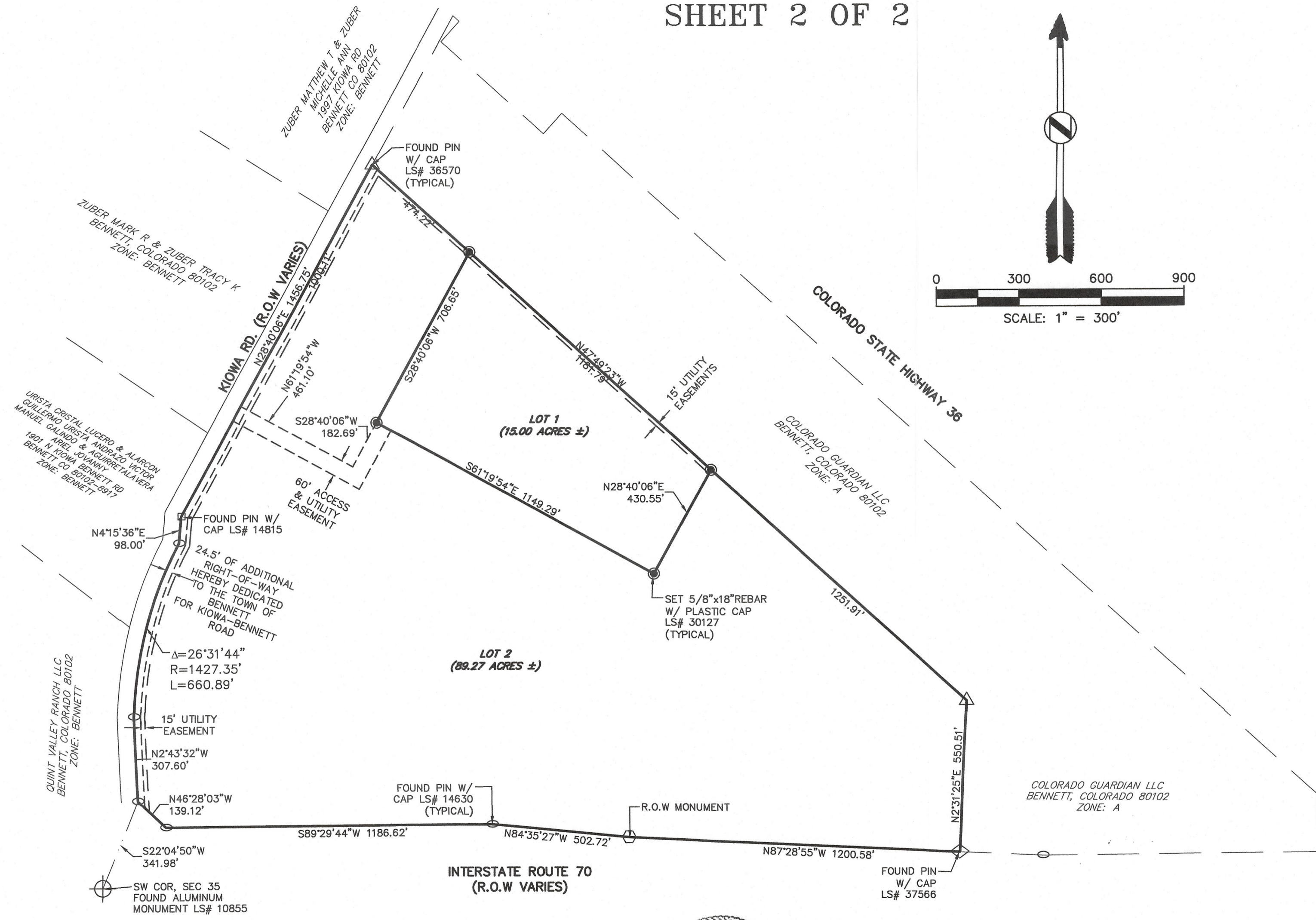
DRAWN BY
 CRR

TITLE	WALLS SUBDIVISION FINAL PLAT PART OF SEC. 35, T3S, R63W, 6TH P.M. TOWN OF BENNETT ADAMS COUNTY, STATE OF COLORADO
CLIENT	GERALD WALLS
SHEET	1 OF 2
JOB NUMBER	21072-SUB

WALLS SUBDIVISION

FINAL PLAT

PART OF SECTION 35, T. 3 S, R. 63 W, 6TH P.M.
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



PROPERTY DESCRIPTION

ALL THAT PART SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40, EXCEPT THAT PORTION CONVEYED TO WARREN T. ZUBER AND WANDA M. ZUBER, BY EXECUTOR'S DEED RECORDED MAY 31, 1963 IN BOOK 1065 AT PAGE 571. DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35, RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 924.00 FEET TO THE POINT OF BEGINNING; THENCE N28°00'39"E, 2,250 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID U.S. HIGHWAY TO THE WEST LINE OF SAID SECTION 35; THENCE SOUTH ALONG SAID WEST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING, EXCEPT MINERAL RESERVATIONS OF RECORD, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT A RIGHT-OF-WAY ALONG THE SOUTH SIDE OF SECTION 35, TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, FOR INTERSTATE HIGHWAY DESIGNATED AS INTERSTATE HIGHWAY NO. 70; AND

EXCEPT A RIGHT-OF-WAY FOR U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40, WHICH SAID HIGHWAYS RUNS APPROXIMATELY FROM THE SOUTHWEST CORNER TO THE NORTHWEST CORNER OF SECTION 35, COUNTY OF ADAMS, STATE OF COLORADO; AND

EXCEPT THAT PORTION CONVEYED TO ADAMS COUNTY IN BOOK 194 AT PAGE 465 AND BOOK 202 AT PAGE 443; AND

EXCEPT TRACT DESCRIBED IN BOOK 306 AT PAGE 443; AND
EXCEPT PARCEL DESCRIBED IN BOOK 758 AT PAGE 535, RECORDS AT THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO; AND

EXCEPT THAT PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF COLORADO STATE HIGHWAY NO. 36, LYING SOUTHWEST OF KIOWA ROAD IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO AS BEARING S48°28'50"E, AS SHOWN ON THE "TOWN OF BENNETT-ANNEXATION PLAT" AS RECORDED AT RECEPTION NO. 8786212, ADAMS COUNTY RECORDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; THENCE N15°50'16"E, A DISTANCE OF 342.07 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO AS RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE EASTERLY AND NORTHERLY LINES OF THE SAID DEPARTMENT OF HIGHWAYS, STATE OF COLORADO PARCEL;

- 1) THENCE N03°24'09"W, A DISTANCE OF 307.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1427.35 FEET, A RADIAL LINE FROM SAID POINT BEARS S89°20'17"E;
- 2) THENCE ALONG SAID CURVE, A DISTANCE OF 660.89 FEET, THROUGH A CENTRAL ANGLE OF 26°31'44", THE CHORD OF WHICH BEARS N13°55'36"E, A DISTANCE OF 655.00 FEET;
- 3) THENCE N03°36'09"E, A DISTANCE OF 85.90 FEET;
- 4) THENCE N61°59'21"W, A DISTANCE OF 5.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE STATE OF COLORADO, DEPARTMENT OF HIGHWAYS PARCELS OF LAND RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS AND EAST RIGHT-OF-WAY LINE OF KIOWA ROAD; THENCE N28°00'39"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD, A DISTANCE OF 1467.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD, N28°00'39"E, A DISTANCE OF 617.07 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 36; THENCE THE FOLLOWING 5 COURSES AND DISTANCES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 36;
- 1) THENCE S48°28'50"E, A DISTANCE OF 30.30 FEET;
- 2) THENCE S41°31'10"W, A DISTANCE OF 100.00 FEET;
- 3) THENCE S48°28'50"E, A DISTANCE OF 500.00 FEET;
- 4) THENCE N41°31'10"E, A DISTANCE OF 100.00 FEET;
- 5) THENCE S48°28'50"E, A DISTANCE OF 3697.68 FEET TO A POINT ON A WESTERLY LINE OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND AS RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF THE SAID DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND,
- 1) THENCE S01°07'19"E, A DISTANCE OF 209.74 FEET;
- 2) THENCE S88°50'24"W, A DISTANCE OF 998.92 FEET;
- 3) THENCE N88°08'02"W, A DISTANCE OF 301.50 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND AS RECORDED IN BOOK 758 AT PAGE 575, N01°51'58"E, A DISTANCE OF 550.51 FEET; THENCE N48°28'50"W, A DISTANCE OF 2908.12 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

STATEMENT:

LINEAL UNITS ARE IN FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE NORTHERLY LINE OF SUBJECT PROPERTY TO HAVE AN ASSUMED BEARING OF S47°49'23"E AND MONUMENTED AS SHOWN HEREON.

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



DATE:	REVISIONS:
05/04/2022	REVISED FIRST ROUND REDLINES
06/03/2022	ADDED UTILITY EASEMENT & DC
08/17/2022	REVISED SECOND ROUND REDLINES

REFERENCE DWG:

--

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

SCALE	DATE	DRAWN BY
1"=300'	12/08/2021	CRR

TITLE	WALLS SUBDIVISION FINAL PLAT PART OF SEC. 35, T3S, R63W, 6TH P.M. TOWN OF BENNETT ADAMS COUNTY, STATE OF COLORADO
CLIENT	GERALD WALLS
SHEET	2 OF 2
JOB NUMBER	21072-SUB



Gregory Thompson <gthompson@bennett.co.us>

Town of Bennett Land Use referral RV Storage Lot

1 message

Brian Mead <BMead@adcogov.org>

Mon, Apr 10, 2023 at 4:11 PM

To: "gthompson@bennett.co.us" <gthompson@bennett.co.us>

Cc: Warren Brown <WBrown@adcogov.org>, Keith Homersham <KHomersham@adcogov.org>

Good Afternoon Greg,

Thanks for giving us the opportunity to review this case from the health department prospective on your scope of work. After reviewing the proposal, we have the following comments:

Wastes from RV Holding Tanks

The case referral materials indicate that an RV dump station is proposed. RV waste typically contains chemicals, e.g. formaldehyde and bronopol, which may be toxic if placed in a typical OWTS. Due to the toxicity of RV waste, ACHD requires that a designated holding tank or vault be used for the disposal of this waste. The vault or holding tank will need to be permitted, constructed, and operated in conformance with TCHD's current regulation. In order to start the process, the applicant may contact the Commerce City office location at 303-288-6816 for further questions. More information is available at <https://adamscountyhealthdepartment.org/>

OWTS For Toilets/Sinks/Non-RV Waste

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. ACHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with ACHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact the Commerce City office location at 303-288-6816 for further questions. More information is available at <https://adamscountyhealthdepartment.org/> *Please note that current regulation does not allow RV waste and other wastewater generated by toilet and sink wastes to be combined into a vault. A complete conforming OWTS must be designed and installed to handle this waste separately.*

Fugitive Dust:

Please take every precaution and planning step necessary to reduce the amount of dust that will leave the property. Unpaved roads and parking lots in traffic and parking areas may contribute to increased fugitive dust emissions which can have negative impacts on health. The applicant should develop a plan for fugitive dust control including the application of water on unpaved areas when needed based on dry conditions. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, paving, suggested speed restrictions or other techniques. Non-potable water used for dust suppression or any other non-potable uses should be labeled appropriately.

Standing Water:

Standing water and improper drainage on the property can lead to the presence of mosquitos which present a vector hazard of West Nile Virus. Standing water also promotes the growth of bacteria which can make people and animals sick. Take the necessary precautions to avoid unnecessary standing water on the property. **Page 51**

Please don't hesitate to reach out with any questions, and we look forward to working with you on other future projects.

All The Best,



Brian Mead

Environmental Health Water Program Supervisor

ADAMS COUNTY, COLORADO

7190 Colorado Blvd, Commerce City, CO 80022

o: 720.322.4610 | Main: | bmead@adcogov.org

www.adamscountyhealthdepartment.org

To responsibly serve the Adams County community with integrity and innovation



image001.jpg
6K



RE: Walls RV Storage Site Plan and CUP Referral

1 message

Karl Smalley <KSmalley@adcogov.org>
To: Town of Bennett Planning <planning@bennett.co.us>

Thu, Nov 3, 2022 at 3:36 PM

The Adams County Sheriff's Office has no objections to this project.

Karl Smalley, Commander
Adams County Sheriff's Office
[2550 Strasburg Road](#)
[Strasburg, Co 80136](#)

From: Town of Bennett Planning <planning@bennett.co.us>
Sent: Thursday, November 3, 2022 10:17 AM
To: Daniel Giroux <dangiroux@terramax.us>; Daymon Johnson <djohnson@bennett.co.us>; Robin Price <rprice@bennett.co.us>; Bennett Watkins Fire Rescue <calebconnor@bennettfirerescue.org>; Victoria Flamini <VictoriaFlamini@bennettfirerescue.org>; Brooks Kaufman <BKaufman@core.coop>; Heugh, Michael <Michael.Heugh@jacobs.com>; Colorado Natural Gas/Eastern Utility ATTN Justin Gutierrez <JGutierrez@summitutilitiesinc.com>; Chad Bunger <cbunger@bennett.co.us>; Steve Hebert <shebert@bennett.co.us>; Jehn Water Consultants Inc <gburke@jehnwater.com>; Melinda Culley <melinda@kellypc.com>; Eastern Slope Rural Telephone <patw@esrta.com>; Karl Smalley <KSmalley@adcogov.org>; Savannah Vickery <svickery@bennett.co.us>; David Dixon - CDOT <David.dixon@state.co.us>; I-70 Regional Economic Advancement Partnership <ixc.strategies@gmail.com>
Subject: Walls RV Storage Site Plan and CUP Referral

Please be cautious: This email was sent from outside Adams County

All,

Below is a Dropbox link to the Walls RV Storage Site Plan and Conditional Use Permit (CUP). We appreciate your review and comments. Please send your comments back via this email address or by mail to Town Hall by November 28, 2022.

[Walls RV Storage Site Plan & CUP](#)

If you have any questions, please email or call Steve Hebert at shebert@bennett.co.us or the phone number below.



Planning Department
207 Muegge Way | Bennett CO, 80102
(303)644-3249 | planning@bennett.co.us
townofbennett.colorado.gov

Subject: [EXTERNAL] Re: Walls CDOT Letter



Loeffler - CDOT, Steven <steven.loeffler@state.co.us>

Thu, Mar 30, 8:55 AM (4 days ago)

to Heugh, Michael, Colorado Department of Transportation (CDOT) Assistant Access Manager

You are viewing an attached message. Town of Bennett Mail can't verify the authenticity of attached messages.

Mike,

I agree that your reasoning makes sense and no new access permit will be needed at the intersection of Kiowa-Bennett Road and Highway 36. I will just ask the City to be aware of the cumulative impact of development in this area on this intersection.

Thank you,

Steve Loeffler

Permits Unit- Region 1

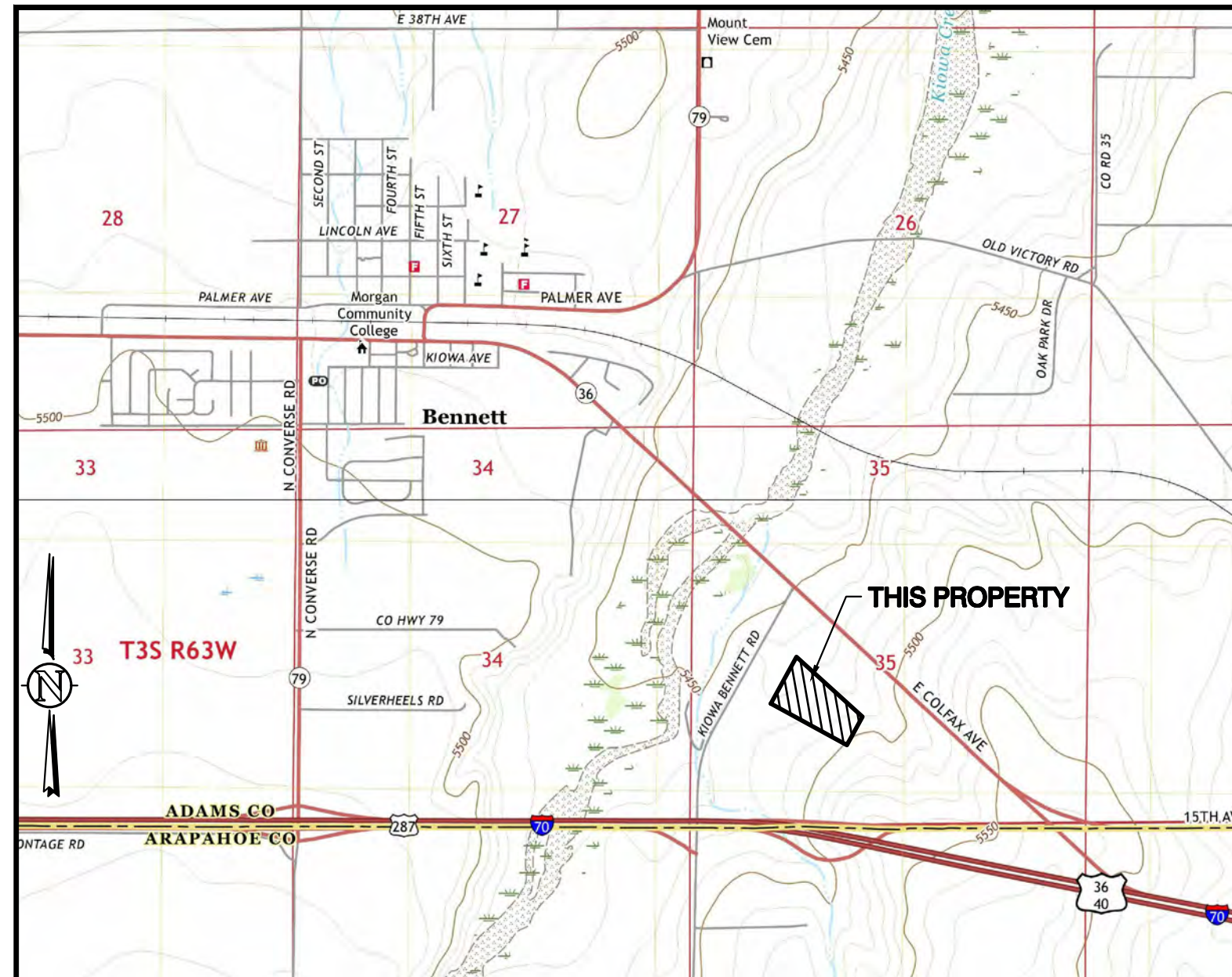


P 303.757.9891 | F 303.757.9053

2829 W. Howard Pl. 2nd Floor, Denver, CO 80204

steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org





VICINITY MAP
 S35, T3S, R63W, 6th P.M.
 SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - STRASBURG & BENNETT 7.5 MIN
 SCALE 1" = 2,000'

WALLS RV STORAGE

BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH,
 RANGE 63 WEST OF THE 6th P.M.,
 TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS FOR:

WALLS RV STORAGE N. KIOWA-BENNETT ROAD BENNETT, CO 80102

PREPARED FOR:

JLK BENNETT, LLC
KAYLE WALLS
 43043 RIDGE ROAD
 DEERE TRAIL, CO 80105-7923
 (303)524-2146

APPROVED BY:

WALLS RV STORAGE
KAYLE WALLS

DATE

WESTERN ENGINEERING CONSULTANTS, INC. LLC
CHADWIN F. COX, P.E.

DATE

LEGAL DESCRIPTION (PER WALL'S SUBDIVISION FINAL PLAT)

ALL THAT PART SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40, EXCEPT THAT PORTION CONVEYED TO WARREN T. ZUBER AND WANDA M. ZUBER, BY EXECUTORS DEED RECORDED MAY 31, 1963 IN BOOK 1065 AT PAGE 571, DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35, RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 924.00 FEET TO THE POINT OF BEGINNING; THENCE N28°00'39"E, 2,250 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID U.S. HIGHWAY TO THE WEST LINE OF SAID SECTION 35; THENCE SOUTH ALONG SAID WEST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING, EXCEPT MINERAL RESERVATIONS OF RECORD, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT A RIGHT-OF-WAY ALONG THE SOUTH SIDE OF SECTION 35, TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, FOR INTERSTATE HIGHWAY DESIGNATED AS INTERSTATE HIGHWAY NO. 70; AND

EXCEPT A RIGHT-OF-WAY FOR U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40, WHICH SAID HIGHWAYS RUNS APPROXIMATELY FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF SECTION 35, COUNTY OF ADAMS, STATE OF COLORADO; AND

EXCEPT THAT PORTION CONVEYED TO ADAMS COUNTY IN BOOK 194 AT PAGE 465 AND BOOK 202 AT PAGE 443; AND

EXCEPT TRACT DESCRIBED IN BOOK 306 AT PAGE 443; AND

EXCEPT PARCEL DESCRIBED IN BOOK 758 AT PAGE 535, RECORDS AT THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO; AND

EXCEPT THAT PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: CONSIDERING THE SOUTH LINE OF COLORADO STATE HIGHWAY NO. 36, LYING SOUTHEAST OF KIOWA ROAD IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO AS BEARING S48°28'50"E, AS SHOWN ON THE TOWN OF BENNETT-ANNEXATION PLAT, AS RECORDED AT RECEPTION NO. B766212, ADAMS COUNTY RECORDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; THENCE N15°50'16"E, A DISTANCE OF 342.07 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO AS RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE EASTERLY AND NORTHERLY LINES OF THE SAID DEPARTMENT OF HIGHWAYS, STATE OF COLORADO PARCEL:

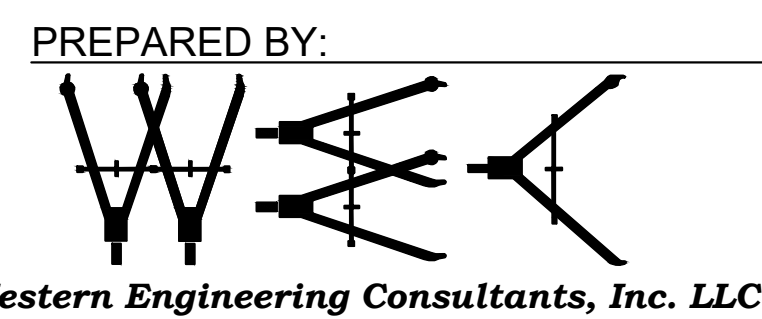
- 1) THENCE N03°24'09"W, A DISTANCE OF 307.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1427.35 FEET, A RADIAL LINE FROM SAID POINT BEARS S89°20'17"E;
- 2) THENCE ALONG SAID CURVE, A DISTANCE OF 680.89 FEET, THROUGH A CENTRAL ANGLE OF 26°31'45", THE CHORD OF WHICH BEARS N13°55'36"E, A DISTANCE OF 655.00 FEET;
- 3) THENCE N03°38'09"E, A DISTANCE OF 85.90 FEET;
- 4) THENCE N61°59'21"W, A DISTANCE OF 5.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE STATE OF COLORADO, DEPARTMENT OF HIGHWAYS PARCELS OF LAND RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS AND EAST RIGHT-OF-WAY LINE OF KIOWA ROAD; THENCE N28°00'39"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD, A DISTANCE OF 1467.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD, N28°00'39"E, A DISTANCE OF 617.07 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 36; THENCE THE FOLLOWING 5 COURSES AND DISTANCES ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 36:
 - 1) THENCE S48°28'50"E, A DISTANCE OF 30.30 FEET;
 - 2) THENCE S41°31'10"W, A DISTANCE OF 100.00 FEET;
 - 3) THENCE S48°28'50"E, A DISTANCE OF 500.00 FEET;
 - 4) THENCE N41°31'10"E, A DISTANCE OF 100.00 FEET;
 - 5) THENCE S48°28'50"E, A DISTANCE OF 3697.65 FEET TO A POINT ON A WESTERLY LINE OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND AS RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF THE SAID DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND:
 - 1) THENCE S01°07'19"E, A DISTANCE OF 209.74 FEET;
 - 2) THENCE S88°50'24"W, A DISTANCE OF 998.92 FEET;
 - 3) THENCE N88°08'02"W, A DISTANCE OF 301.50 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND AS RECORDED IN BOOK 758 AT PAGE 575, N01°51'58"E, A DISTANCE OF 550.51 FEET; THENCE N48°28'50"W, A DISTANCE OF 2908.12 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS OF BEARING & BENCHMARK

BASIS OF BEARINGS: CONSIDERING THE NORTHERLY LINE OF SUBJECT PROPERTY TO HAVE BEARING OF S47°49'23"E AND MONUMENTED AS SHOWN HEREON.

PROJECT BENCHMARK: BENCHMARK IS "LADYBIRD", PIDAA8177 HAVING AN ELEVATION OF 5563.00 FEET.

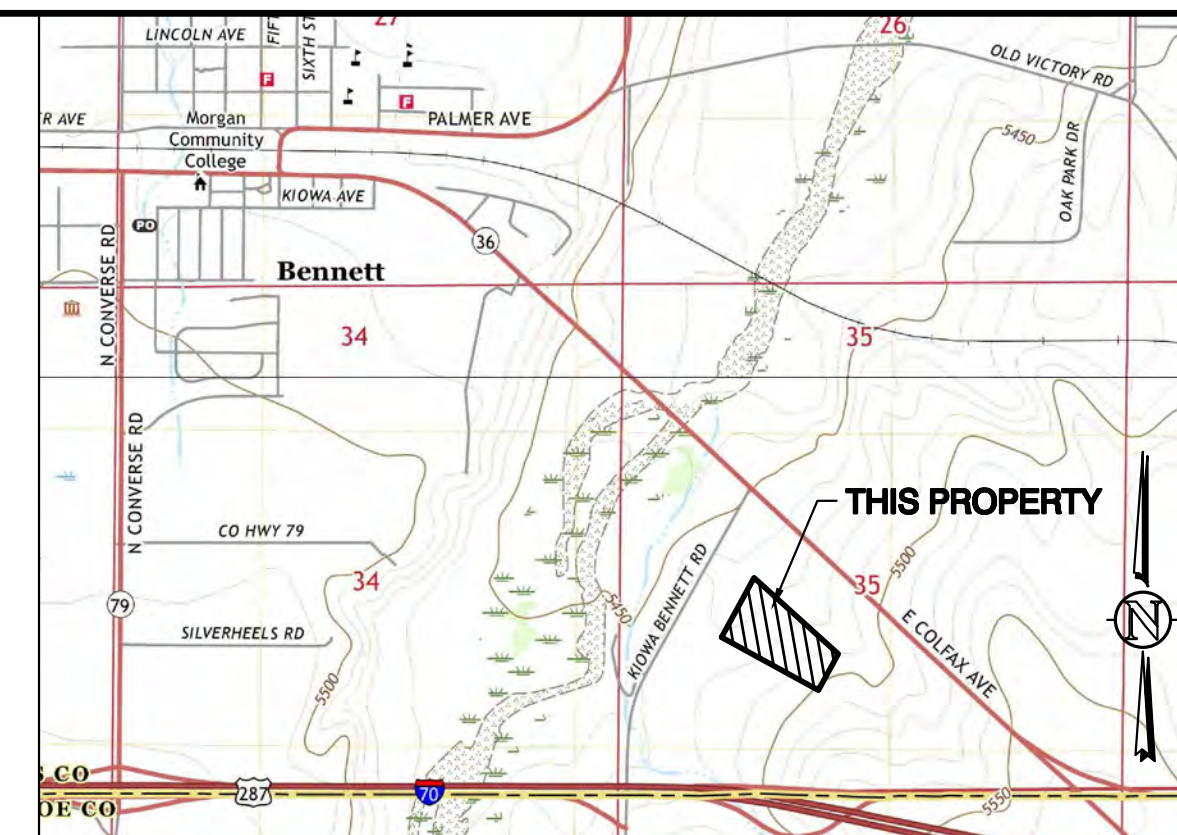
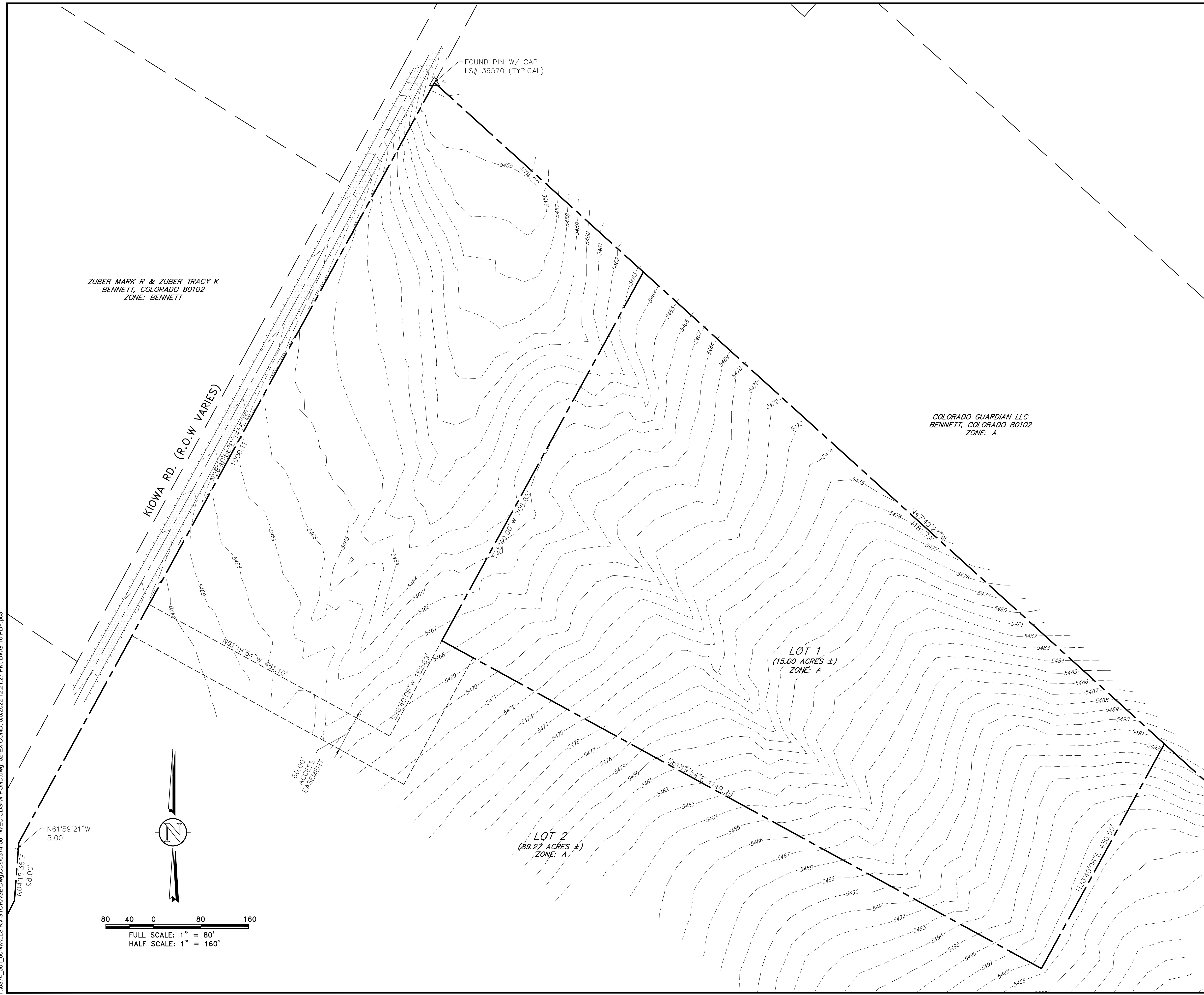
REVISIONS	SHEET	INDEX:
0	1	COVER SHEET
0	2	EXISTING CONDITIONS
0	3	SITE PLAN
0	4	GRADING PLAN
0	5	EXISTING DRAINAGE
0	6	DEVELOPED DRAINAGE
0	7	POND PLAN
0	8	OUTLET STRUCTURE DETAILS
0	9	FOREBAY DETAILS
0	10	LANDSCAPE PLAN
0	11	LANDSCAPE DETAILS
0		
0	INITIAL RELEASE	MAY 5, 2022



WESTERN ENGINEERING CONSULTANTS, INC. LLC
 127 S. DENVER AVENUE, FORT LUPTON, CO 80621
 720-685-9951 PH, 720-294-1330 FAX, email@westemecl.com

PROJECT NO: 01-0374.001.00
 INITIAL PLAN RELEASE: MAY 5, 2022
 SHEET: **1 of 11**

T:\0374_001_00_WALLS RV STORAGE\DWG\CD\0374_001-NEC-CDS-W\POUND.dwg, 02:EX COND, 5/5/2022 12:21:27 PM, DWG TO PDF, p43



127 S. DENVER AVE
FT. LUPTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 885-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

NO.	REVISION	DATE	BY
1	INITIAL RELEASE	05/05/22	CFC

CONTACT:
KYLE BRIDGE RD
43043 RIDGE RD
DEERE TRAIL, CO
80105-7923
TO: BARDIANDIVESTOCK@GMAIL.COM
BARDIANDIVESTOCK@GMAIL.COM

NOTES

THIS PLAN IS INTENDED AS THE EXISTING CONDITIONS PLAN FOR WALLS RV STORAGE.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED DECEMBER 8, 2021 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 16, 2021.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

41 45 DEG BEND	THRUST BLOCK TB
42 22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	PIPE CROSSING
WATER METER	MANHOLE
RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
FIRE HYDRANT	RD ROOF DRAIN
RESTRAINED VALVE	TE TRASH ENCLOSURE
UTILITY POLE	
LIGHT POLE	

[Pattern] EXISTING GRAVEL	[Pattern] PROPOSED GRAVEL
[Pattern] EXISTING CONC	[Pattern] PROPOSED CONC
[Pattern] EXISTING ASPHALT	[Pattern] PROPOSED ASPHALT

LINETYPE LEGEND

—	LOT / PROPERTY / SECTION LINE
- - -	RIGHT OF WAY LINE
- · - · -	EASEMENT
- · - · -	SETBACK
- · - · -	TO BE ABANDONED LOT LINE
- · - · -	EXISTING BUILDING, CURB
- · - · -	EDGE OF ASPHALT or GRAVEL RD
- · - · -	CHAINLINK FENCE
- · - · -	CORRUGATED METAL FENCE
- · - · -	POND WQ W/S
- · - · -	SWALE
- · - · -	EXISTING OVERHEAD ELEC
- · - · -	EXISTING ELECTRICAL LINE
- · - · -	EXISTING STORM LINE
- · - · -	EXISTING SANITARY LINE
- · - · -	EXISTING WATER LINE
- · - · -	EXISTING GAS LINE
- · - · -	EXISTING FIBER OPTIC LINE
- · - · -	EXISTING TELEPHONE LINE

SA	SA	PROPOSED SANITARY LINE
SS	SS	PROPOSED SANITARY SERVICE
SS	SS	PROPOSED STORM LINE
WA	WA	PROPOSED WATER LINE
WAS	WAS	PROPOSED WATER SERVICE
GA	GA	PROPOSED GAS LINE
EL	EL	PROPOSED ELECTRIC LINE
T	T	PROPOSED TELEPHONE LINE

EXISTING CONDITIONS
WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

FOR REVIEW

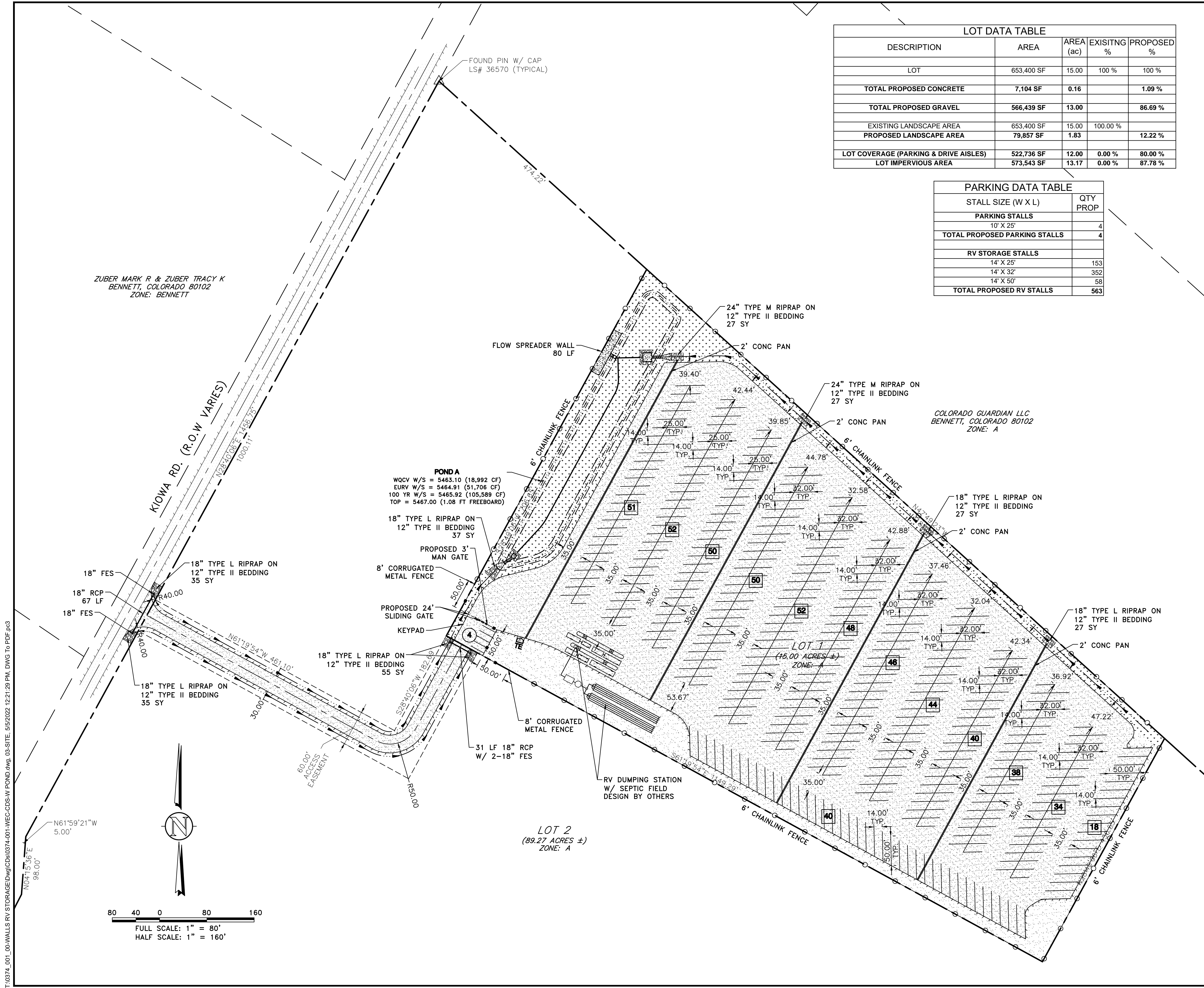
ONLY VALID FOR CONSTRUCTION
IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 05/05/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0374.001.00

DOC CON #
0002-EX COND

SHEET
2 OF 11

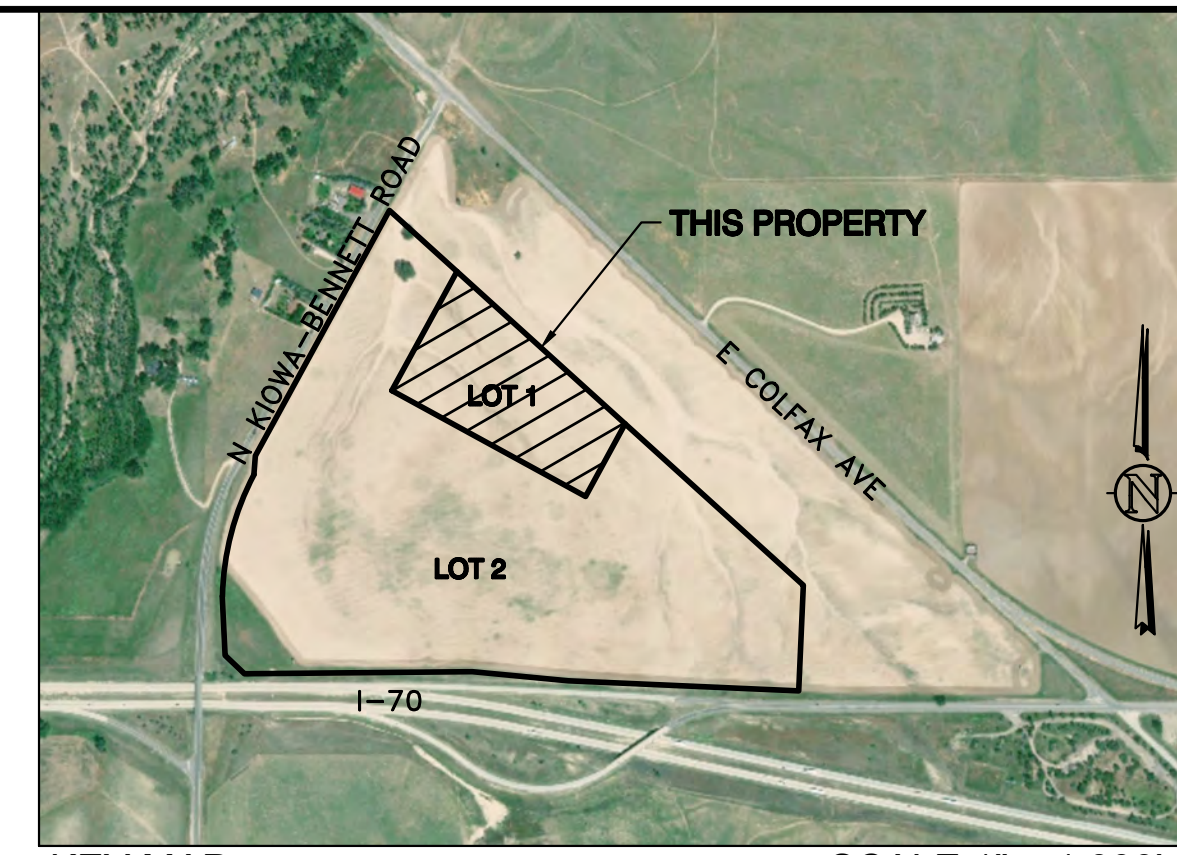


LOT DATA TABLE

DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	653,400 SF	15.00	100 %	100 %
TOTAL PROPOSED CONCRETE	7,104 SF	0.16		1.09 %
TOTAL PROPOSED GRAVEL	566,439 SF	13.00		86.69 %
EXISTING LANDSCAPE AREA	653,400 SF	15.00	100.00 %	
PROPOSED LANDSCAPE AREA	79,857 SF	1.83		12.22 %
LOT COVERAGE (PARKING & DRIVE AISLES)	522,736 SF	12.00	0.00 %	80.00 %
LOT IMPERVIOUS AREA	573,543 SF	13.17	0.00 %	87.78 %

PARKING DATA TABLE

STALL SIZE (W X L)	QTY PROP
PARKING STALLS	
10' X 25'	4
TOTAL PROPOSED PARKING STALLS	4
RV STORAGE STALLS	
14' X 25'	153
14' X 32'	352
14' X 50'	58
TOTAL PROPOSED RV STALLS	563



NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR WALLS RV STORAGE. ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED DECEMBER 8, 2021 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 16, 2021.

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SYMBOL LEGEND

41 45 DEG BEND	THRUST BLOCK TB
41 22.5 DEG BEND	GATE VALVE GV
⊕ RESTRAINED PLUG	CURB STOP
⊕ RESTRAINED TEE	PIPE CROSSING
⊕ WATER METER	MANHOLE
⊕ RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
⊕ FIRE HYDRANT	RD ROOF DRAIN
⊕ RESTRAINED VALVE	TE TRASH ENCLOSURE
⊕ UTILITY POLE	
⊕ LIGHT POLE	

LINETYPE LEGEND

—	LOT / PROPERTY / SECTION LINE
- - -	RIGHT OF WAY LINE
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- - -	SWALE
- - -	EXISTING OVERHEAD ELEC
- - -	EXISTING ELECTRICAL LINE
- - -	EXISTING STORM LINE
- - -	EXISTING SANITARY LINE
- - -	EXISTING WATER LINE
- - -	EXISTING GAS LINE
- - -	EXISTING FIBER OPTIC LINE
- - -	EXISTING TELEPHONE LINE

EXISTING / PROPOSED MATERIALS

[Pattern]	EXISTING GRAVEL	[Pattern]	PROPOSED GRAVEL
[Pattern]	EXISTING CONC	[Pattern]	PROPOSED CONC
[Pattern]	EXISTING ASPHALT	[Pattern]	PROPOSED ASPHALT

Western Engineering Consultants, Inc LLC
127 S. DENVER AVE FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
(720) 294-1330

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	05/25/22	CFC	INITIAL RELEASE

CONTACT:
JK BENNETT, LLC
KAY RIDGE RD
43043 RIDGE RD
DEERE TRAIL, CO
80105-7923
TO: BARDIAN@WESTERNECI.COM

Western Engineering Consultants, Inc LLC
S35, T3S, R63W, 6th P.M.
SHOWN KEY MAP TAKEN FROM AUTOCAD GEOLOCATION

SCALE 1" = 1,000'

NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR WALLS RV STORAGE. ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

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SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

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SYMBOL LEGEND

LINETYPE LEGEND

EXISTING / PROPOSED MATERIALS

Western Engineering Consultants, Inc LLC
127 S. DENVER AVE FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
(720) 294-1330

SITE PLAN
WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

Dig Safely. CALL UNCC
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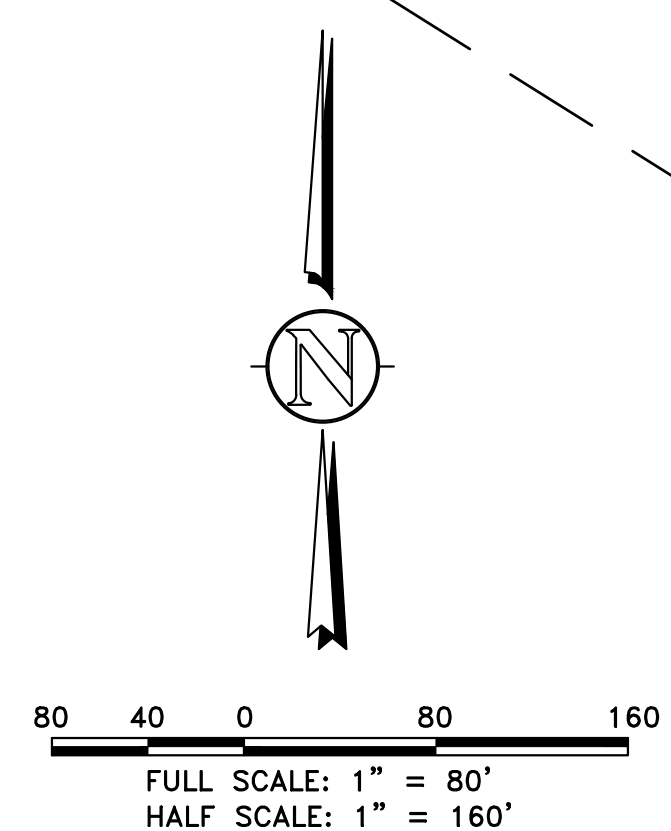
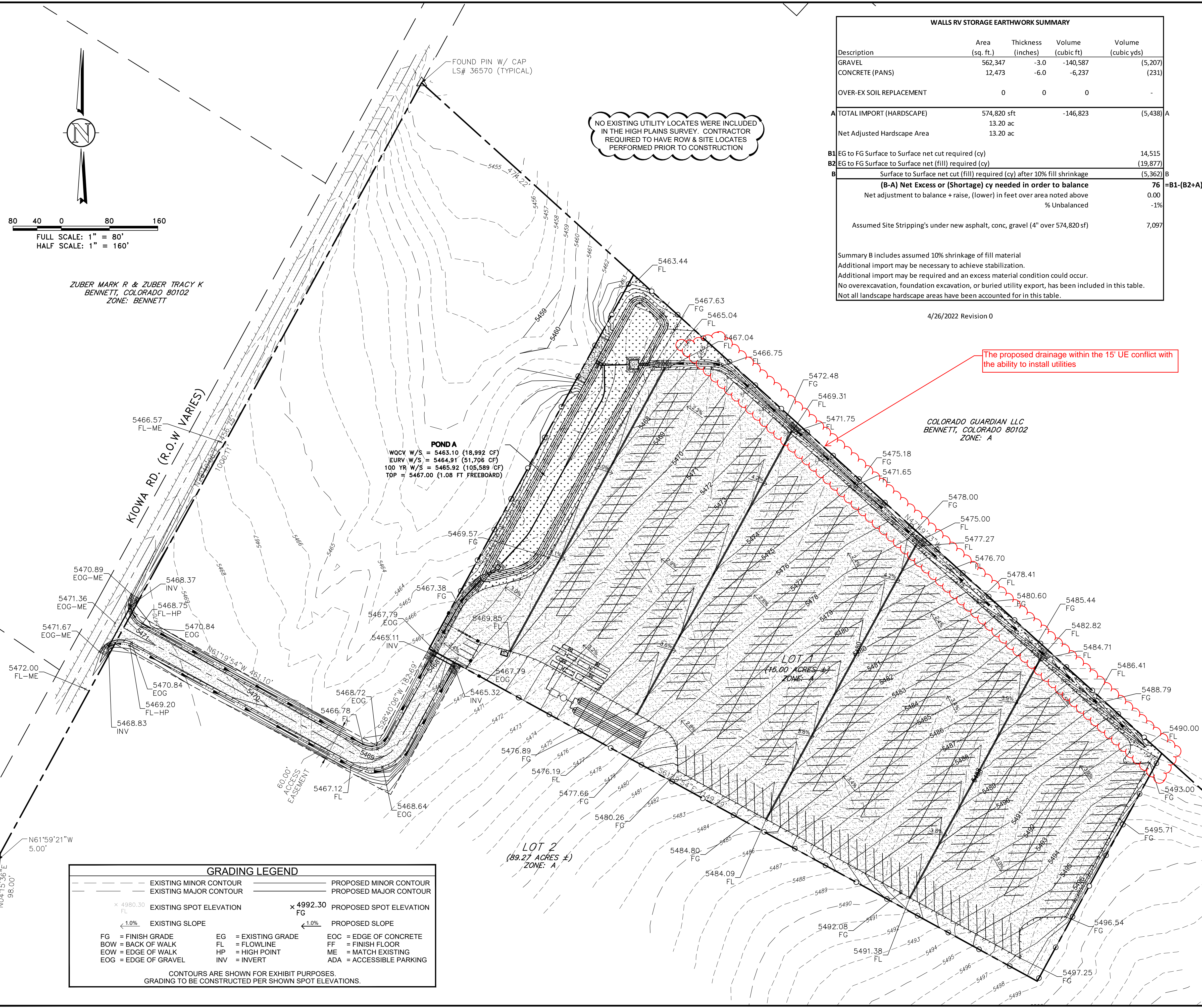
FOR REVIEW

ONLY VALID FOR CONSTRUCTION IF SEAL & SIGNING SIGNATURE ARE ON EACH SHEET

INITIAL PLAN RELEASE: 05/05/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO. 01-0374.001.00
DOC CON # 0003-SITE
SHEET 3 OF 11

T:\0374_001_00_WALLS RV STORAGE\DWG\CD\0374_001-REC-CDS-WPOND.dwg, 03 SITE, 5/25/2022 12:21:29 PM, DWG To PDF, pgs



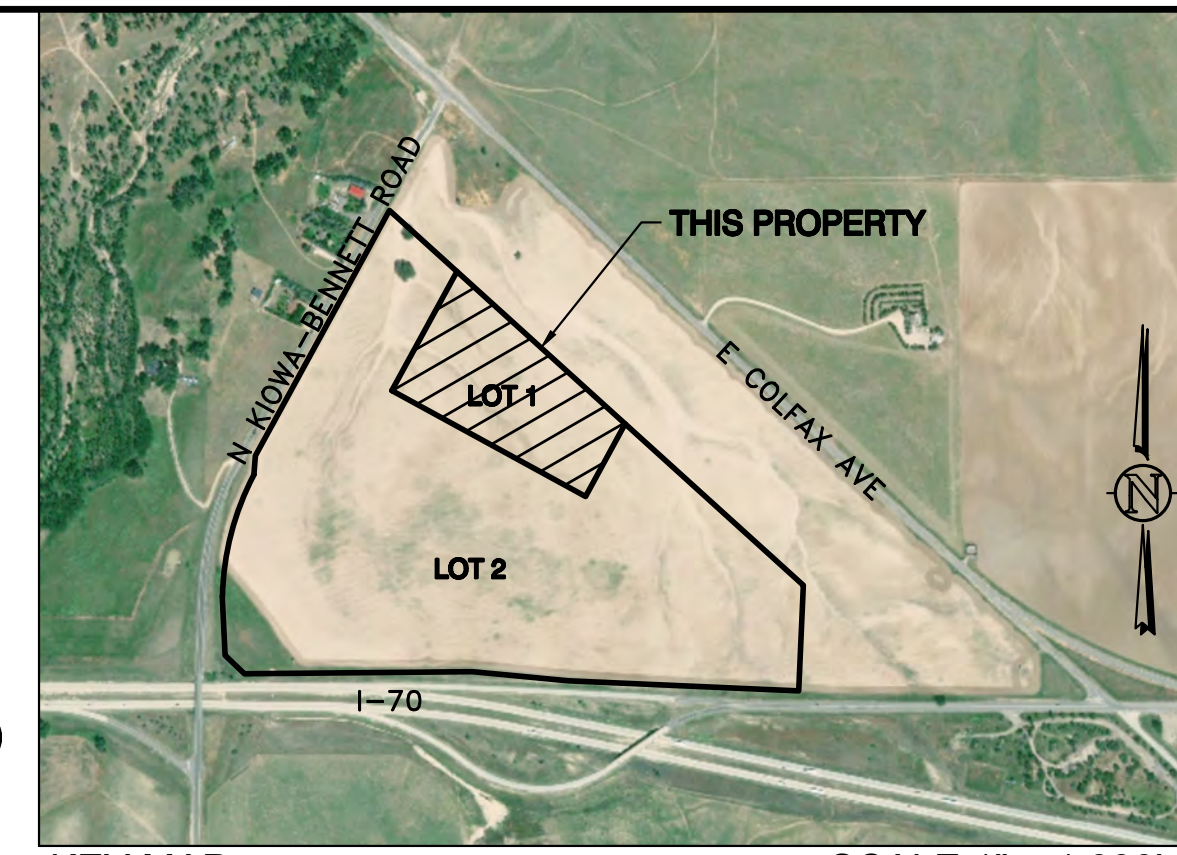
NO EXISTING UTILITY LOCATES WERE INCLUDED IN THE HIGH PLAINS SURVEY. CONTRACTOR REQUIRED TO HAVE ROW & SITE LOCATES PERFORMED PRIOR TO CONSTRUCTION

WALLS RV STORAGE EARTHWORK SUMMARY				
Description	Area (sq. ft.)	Thickness (inches)	Volume (cubic ft)	Volume (cubic yds)
GRAVEL	562,347	-3.0	-140,587	(5,207)
CONCRETE (PANS)	12,473	-6.0	-6,237	(231)
OVER-EX SOIL REPLACEMENT	0	0	0	-
A TOTAL IMPORT (HARDSCAPE)	574,820 sft		-146,823	(5,438)A
Net Adjusted Hardscape Area	13.20 ac			
B1 EG to FG Surface to Surface net cut required (cy)				14,515
B2 EG to FG Surface to Surface net (fill) required (cy)				(19,877)
Surface to Surface net cut (fill) required (cy) after 10% fill shrinkage				(5,362)B
(B-A) Net Excess or (Shortage) cy needed in order to balance				76
Net adjustment to balance + raise, (lower) in feet over area noted above				0.00
% Unbalanced				-1%
Assumed Site Stripping's under new asphalt, conc, gravel (4" over 574,820 sf)				7,097

4/26/2022 Revision 0

The proposed drainage within the 15' UE conflict with the ability to install utilities

COLORADO GUARDIAN LLC
BENNETT, COLORADO 80102
ZONE: A



KEY MAP SCALE 1" = 1,000'
S35, T3S, R63W, 6th P.M.
SHOWN KEY MAP TAKEN FROM AUTOCAD GEOLOCATION

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 885-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

NO.	DATE	BY	REVISION
1	05/25/22	CFC	INITIAL RELEASE

NOTES

THIS PLAN IS INTENDED AS THE GRADING PLAN FOR WALLS RV STORAGE. ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED DECEMBER 8, 2021 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 16, 2021.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

- | | |
|------------------|---------------------------|
| 45 DEG BEND | THRUST BLOCK TB |
| 22.5 DEG BEND | GATE VALVE GV |
| RESTRAINED PLUG | CURB STOP |
| RESTRAINED TEE | MANHOLE |
| WATER METER | PIPE CROSSING |
| RESTRAINED CROSS | MANHOLE W/ FLOW DIRECTION |
| FIRE HYDRANT | RD ROOF DRAIN |
| RESTRAINED VALVE | TE TRASH ENCLOSURE |
| UTILITY POLE | |
| LIGHT POLE | |
-
- | | |
|------------------|--------------------|
| EXISTING GRAVEL | PROPOSED GRAVEL FG |
| EXISTING CONC | PROPOSED CONC |
| EXISTING ASPHALT | PROPOSED ASPHALT |

LINETYPE LEGEND

- | | |
|-------------------------------|---------------------------------|
| LOT / PROPERTY / SECTION LINE | SA SA PROPOSED SANITARY LINE |
| RIGHT OF WAY LINE | SS SS PROPOSED SANITARY SERVICE |
| EASEMENT | SS SS PROPOSED STORM LINE |
| SETBACK | WA WA PROPOSED WATER LINE |
| TO BE ABANDONED LOT LINE | WAS WAS PROPOSED WATER SERVICE |
| EXISTING BUILDING, CURB | GA GA PROPOSED GAS LINE |
| EDGE OF ASPHALT or GRAVEL RD | EL EL PROPOSED ELECTRIC LINE |
| CHAINLINK FENCE | T T PROPOSED TELEPHONE LINE |
| CORRUGATED METAL FENCE | |
| POND WQ W/S | |
| SWALE | |
| EXISTING OVERHEAD ELEC | |
| EXISTING ELECTRICAL LINE | |
| EXISTING STORM LINE | |
| EXISTING SANITARY LINE | |
| EXISTING WATER LINE | |
| EXISTING GAS LINE | |
| EXISTING FIBER OPTIC LINE | |
| EXISTING TELEPHONE LINE | |

GRADING PLAN
WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

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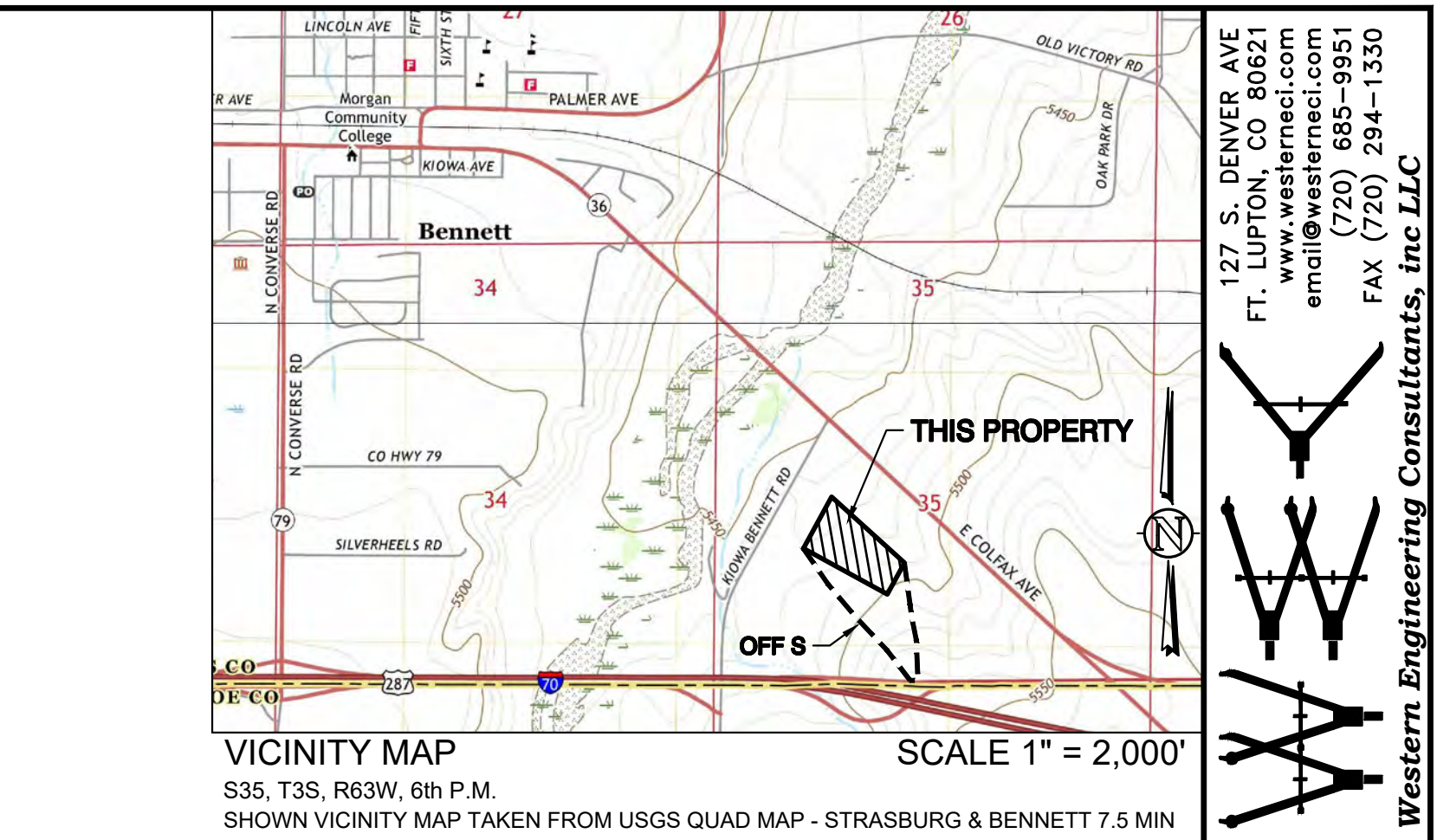
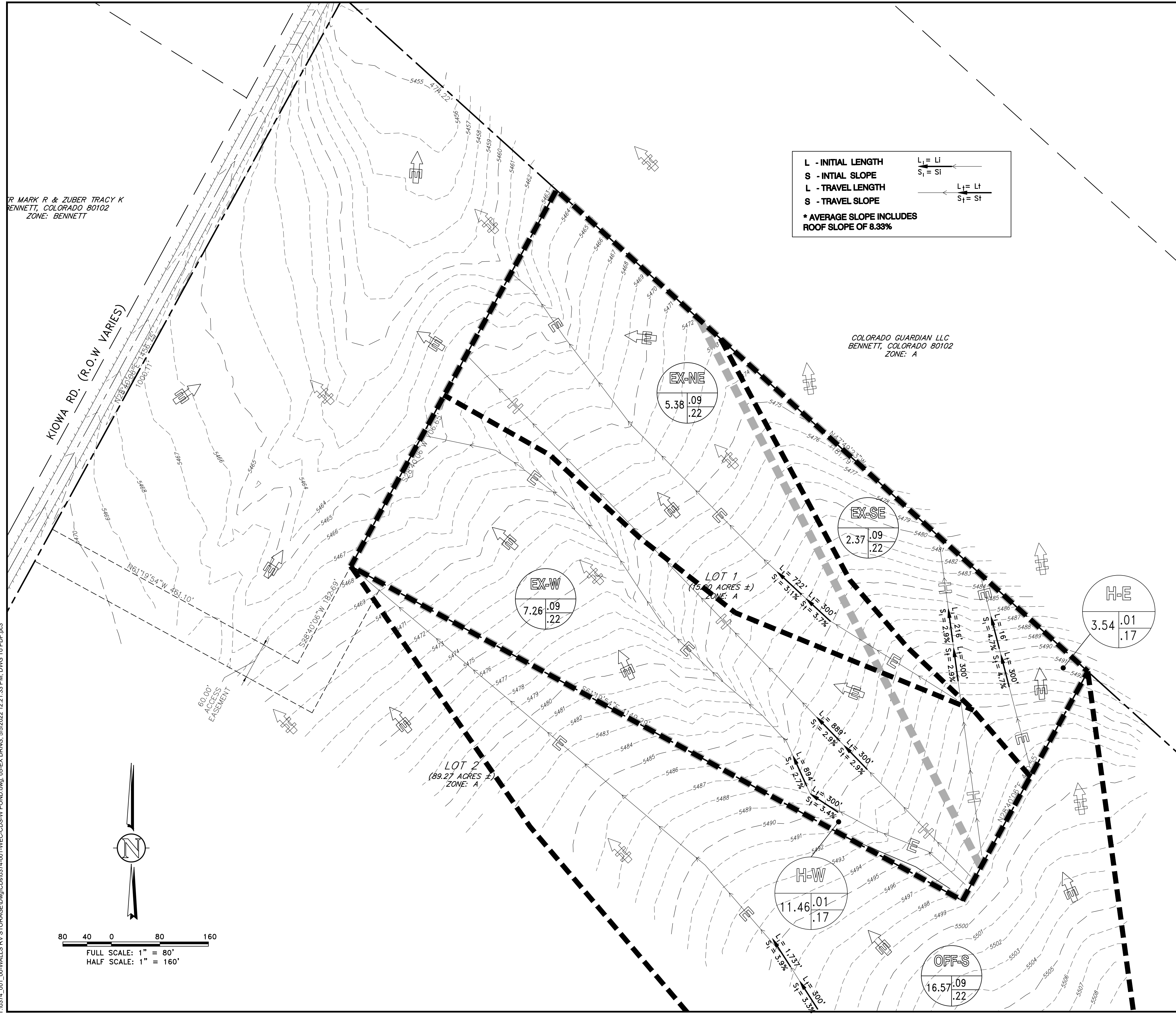
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INITIAL PLAN
RELEASE: 05/05/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0374.001.00
DOC CON #
0004-GRD
SHEET
4 OF 11

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NO.	REVISION	DATE	BY
1	INITIAL RELEASE	05/25/22	CFC

CONTRACTOR:
KAY RIDGE RD
43043 RIDGE RD
DEERE TRAIL, CO
80105-7923
TO: BARDIAMONDVESTCO@GMAIL.COM

JLK BENNETT, LLC
127 S. DENVER AVE
FT. LUTON, CO 80621
www.westernci.com
email@westernci.com
(720) 885-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

HISTORIC & EX DRAINAGE
WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

Historic Runoff Table - Walls RV Storage							
BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H-W							
C ₂ (MHFD 2018)	2.00	0.01	1.30	11.46	0.15	cfs	H1
C ₅	2.00	0.01	1.72	11.46	0.20	cfs	
C ₁₀	2.00	0.02	2.14	11.46	0.39	cfs	
C ₁₀₀	2.00	0.16	3.87	11.46	7.15	cfs	
H-E							
C ₂ (MHFD 2018)	2.00	0.01	1.48	3.54	0.05	cfs	H2
C ₅	2.00	0.01	1.96	3.54	0.07	cfs	
C ₁₀	2.00	0.06	2.44	3.54	0.50	cfs	
C ₁₀₀	2.00	0.38	4.41	3.54	5.91	cfs	

Existing Runoff Table - Walls RV Storage							
BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
EX-W							
C ₂ (MHFD 2018)	2.00	0.01	1.30	7.26	0.09	cfs	E1
C ₅	2.00	0.01	1.72	7.26	0.12	cfs	
C ₁₀	2.00	0.01	2.14	7.26	0.20	cfs	
C ₁₀₀	2.00	0.15	3.88	7.26	4.09	cfs	
EX-NE							
C ₂ (MHFD 2018)	2.00	0.01	1.38	5.38	0.07	cfs	E2
C ₅	2.00	0.01	1.83	5.38	0.10	cfs	
C ₁₀	2.00	0.03	2.27	5.38	0.30	cfs	
C ₁₀₀	2.00	0.21	4.11	5.38	4.58	cfs	
EX-SE							
C ₂ (MHFD 2018)	2.00	0.01	1.69	2.37	0.04	cfs	E3
C ₅	2.00	0.01	2.24	2.37	0.05	cfs	
C ₁₀	2.00	0.07	2.78	2.37	0.44	cfs	
C ₁₀₀	2.00	0.42	5.03	2.37	5.06	cfs	
OFF-S							
C ₂ (MHFD 2018)	2.00	0.01	1.21	16.57	0.20	cfs	E4
C ₅	2.00	0.01	1.60	16.57	0.32	cfs	
C ₁₀	2.00	0.02	1.98	16.57	0.66	cfs	
C ₁₀₀	2.00	0.16	3.60	16.57	9.75	cfs	

80 40 0 80 160

FULL SCALE: 1" = 80'
HALF SCALE: 1" = 160'

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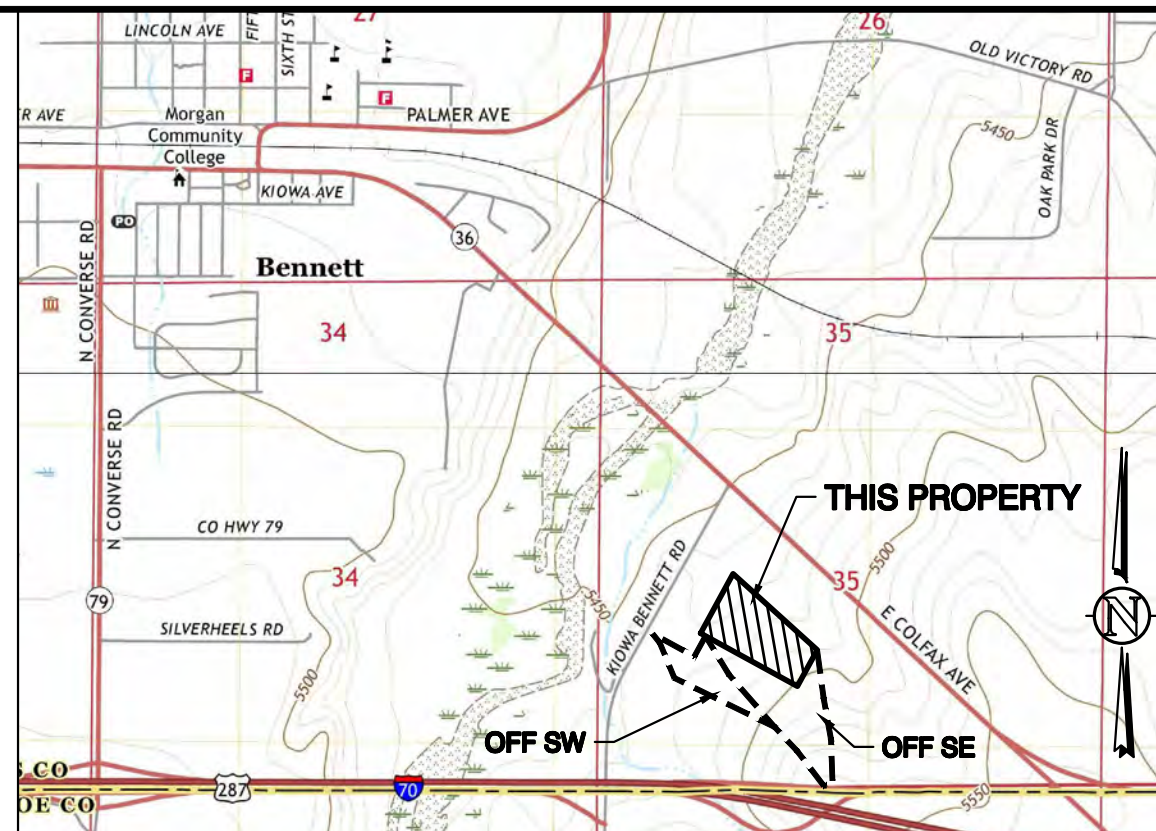
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ZUBER MARK R & ZUBER TRACY K
BENNETT, COLORADO 80102
ZONE: BENNETT



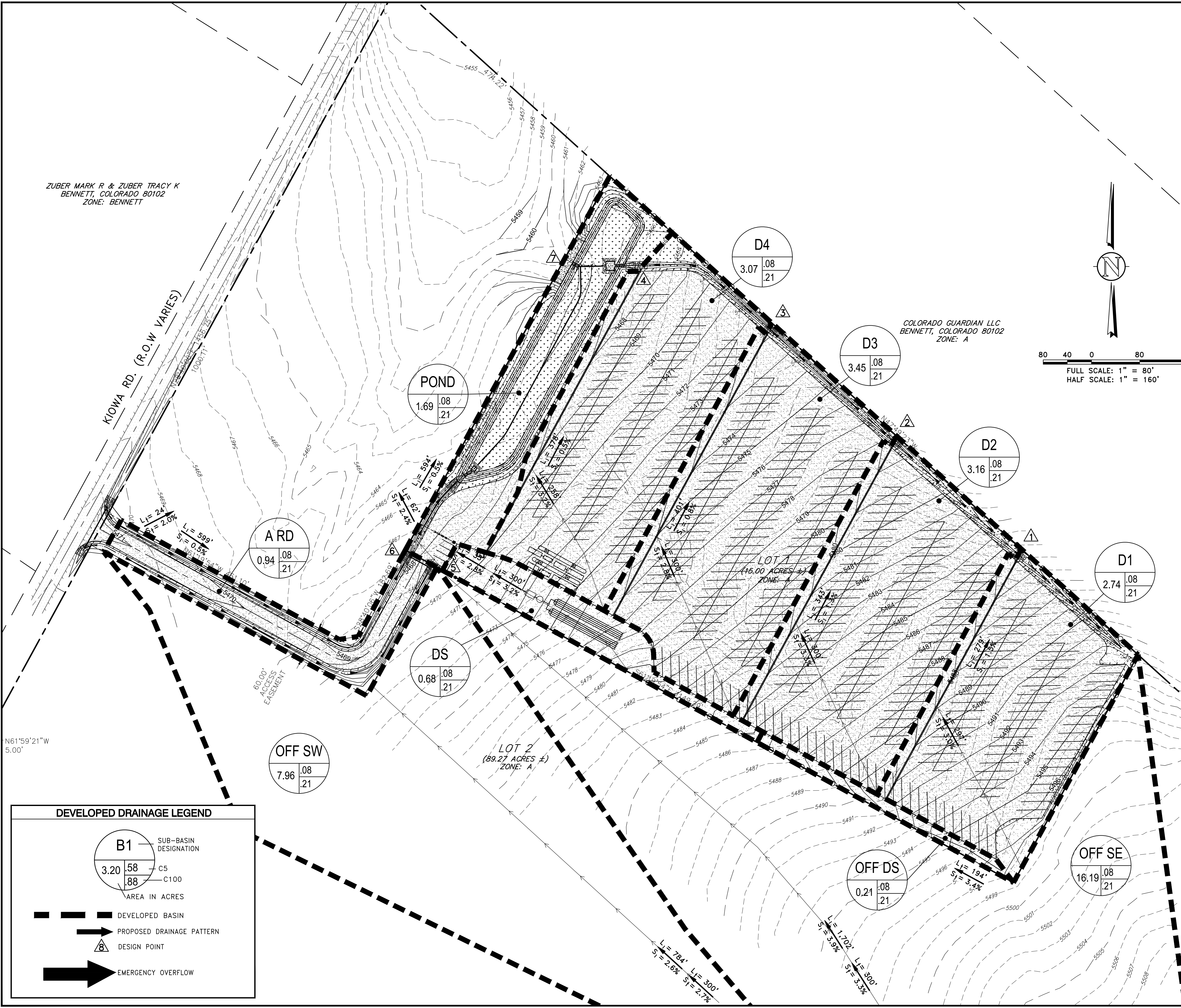
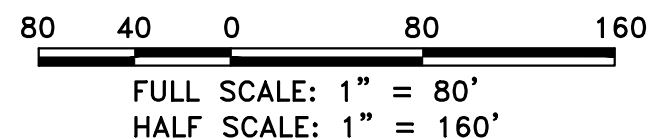
VICINITY MAP
S35, T3S, R63W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - STRASBURG & BENNETT 7.5 MIN
SCALE 1" = 2,000'

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(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, Inc LLC

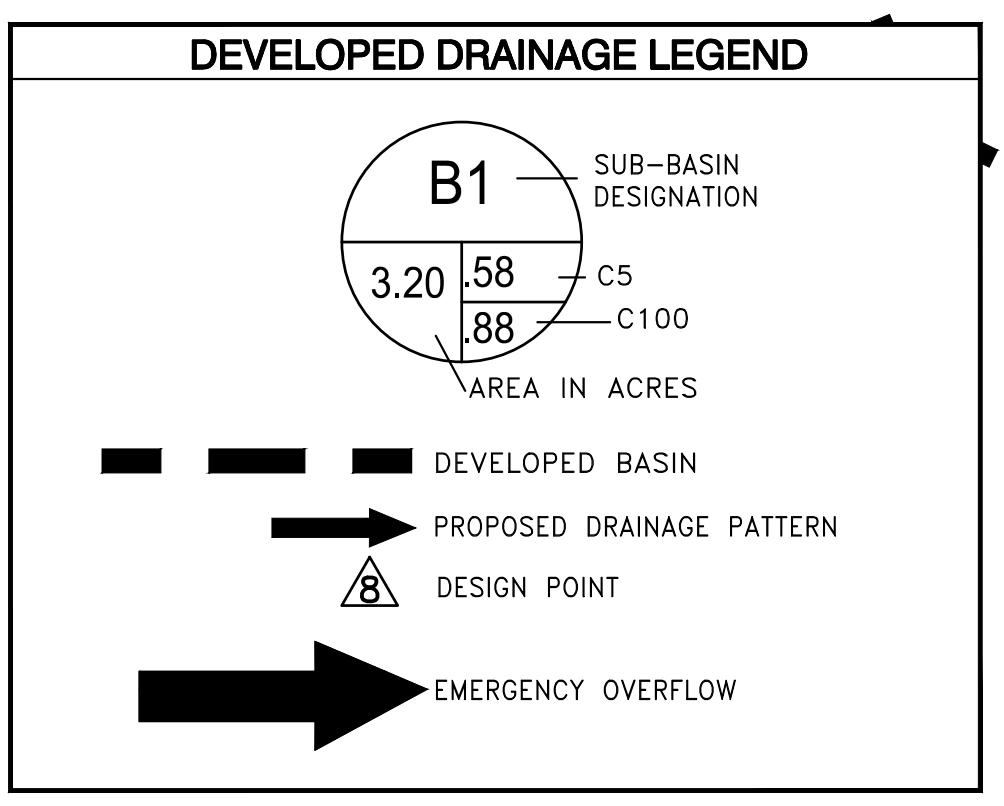
NO.	BY	DATE	REVISION
1	CF	05/25/22	INITIAL RELEASE

L - INITIAL LENGTH
S - INITIAL SLOPE
L - TRAVEL LENGTH
S - TRAVEL SLOPE
* AVERAGE SLOPE INCLUDES ROOF SLOPE OF 8.33%

$L_1 = L_1$
 $S_1 = S_1$



Developed Runoff Table - Walls RV Storage						
BASIN	Impervious	C-YR	I	A	CA(YR-DEVELOPED)	cfs
D1						
C ₂ (MHFD 2018)	39.23	0.26	1.64	2.74	1.18	cfs
C ₅	39.23	0.29	2.17	2.74	1.70	cfs
C ₁₀	39.23	0.32	2.70	2.74	2.33	cfs
C ₁₀₀	39.23	0.49	4.89	2.74	6.58	cfs
D2						
C ₂ (MHFD 2018)	39.37	0.27	1.61	3.16	1.36	cfs
C ₅	39.37	0.29	2.13	3.16	1.97	cfs
C ₁₀	39.37	0.33	2.64	3.16	2.73	cfs
C ₁₀₀	39.37	0.51	4.79	3.16	7.75	cfs
D3						
C ₂ (MHFD 2018)	39.44	0.26	1.54	3.45	1.38	cfs
C ₅	39.44	0.28	2.05	3.45	1.98	cfs
C ₁₀	39.44	0.30	2.54	3.45	2.65	cfs
C ₁₀₀	39.44	0.46	4.61	3.45	7.37	cfs
D4						
C ₂ (MHFD 2018)	39.02	0.25	1.51	3.07	1.14	cfs
C ₅	39.02	0.27	2.00	3.07	1.63	cfs
C ₁₀	39.02	0.28	2.48	3.07	2.10	cfs
C ₁₀₀	39.02	0.41	4.50	3.07	5.69	cfs
DS						
C ₂ (MHFD 2018)	40.24	0.25	1.80	0.68	0.31	cfs
C ₅	40.24	0.27	2.38	0.68	0.44	cfs
C ₁₀	40.24	0.28	2.95	0.68	0.57	cfs
C ₁₀₀	40.24	0.42	5.36	0.68	1.53	cfs
A RD						
C ₂ (MHFD 2018)	20.30	0.13	1.85	0.94	0.22	cfs
C ₅	20.30	0.14	2.45	0.94	0.31	cfs
C ₁₀	20.30	0.14	3.04	0.94	0.40	cfs
C ₁₀₀	20.30	0.27	5.51	0.94	1.40	cfs
POND						
C ₂ (MHFD 2018)	64.77	0.53	1.94	1.69	1.72	cfs
C ₅	64.77	0.55	2.57	1.69	2.37	cfs
C ₁₀	64.77	0.55	3.19	1.69	2.96	cfs
C ₁₀₀	64.77	0.62	5.78	1.69	6.01	cfs
OFF DS						
C ₂ (MHFD 2018)	40.00	0.25	2.05	0.21	0.11	cfs
C ₅	40.00	0.27	2.71	0.21	0.16	cfs
C ₁₀	40.00	0.28	3.37	0.21	0.20	cfs
C ₁₀₀	40.00	0.42	6.10	0.21	0.54	cfs
OFF SW						
C ₂ (MHFD 2018)	2.00	0.01	1.29	7.96	0.10	cfs
C ₅	2.00	0.01	1.72	7.96	0.14	cfs
C ₁₀	2.00	0.01	2.13	7.96	0.17	cfs
C ₁₀₀	2.00	0.13	3.86	7.96	4.00	cfs
OFF SE						
C ₂ (MHFD 2018)	2.00	0.01	1.21	16.19	0.20	cfs
C ₅	2.00	0.01	1.61	16.19	0.31	cfs
C ₁₀	2.00	0.02	1.99	16.19	0.65	cfs
C ₁₀₀	2.00	0.16	3.61	16.19	9.57	cfs



JK BENNETT, LLC
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DEERE TRAIL, CO
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303.500.1100
BARDIAN@WESTCO.COM

**DEVELOPED DRAINAGE
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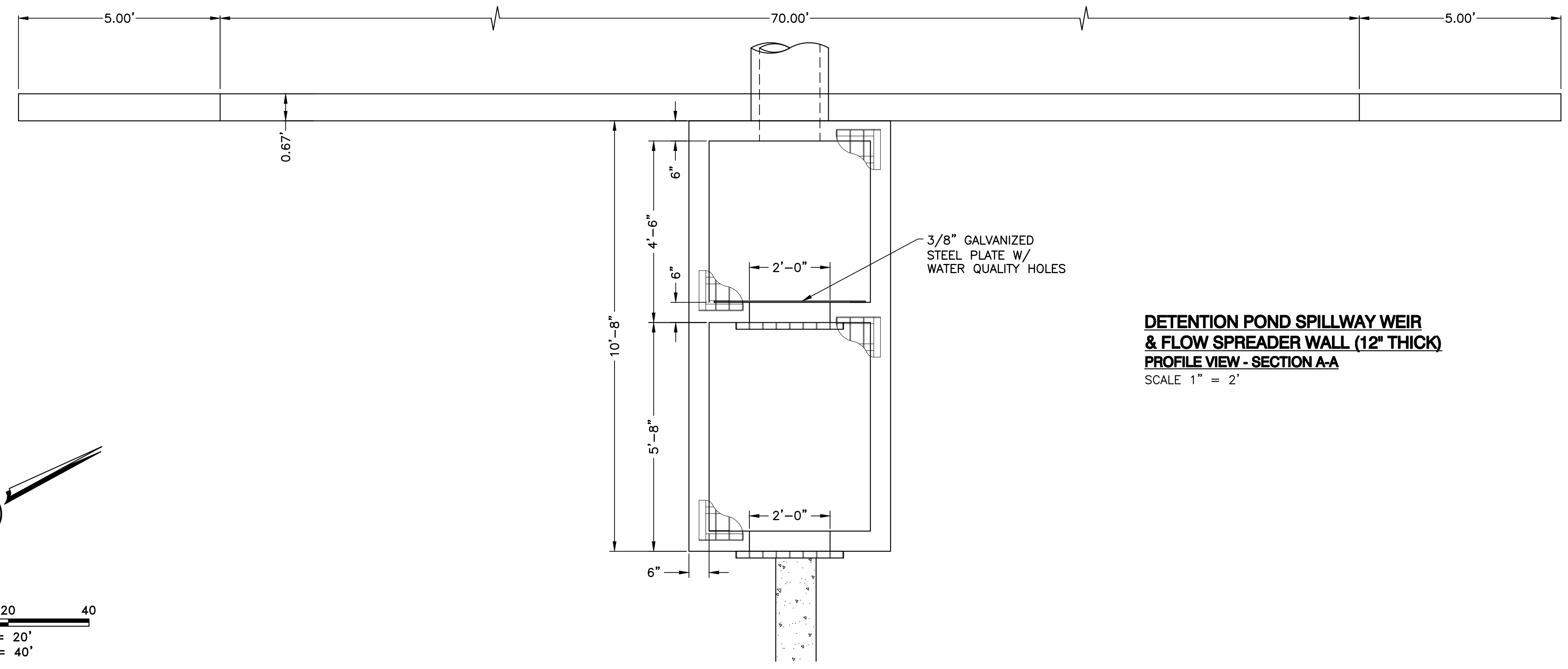
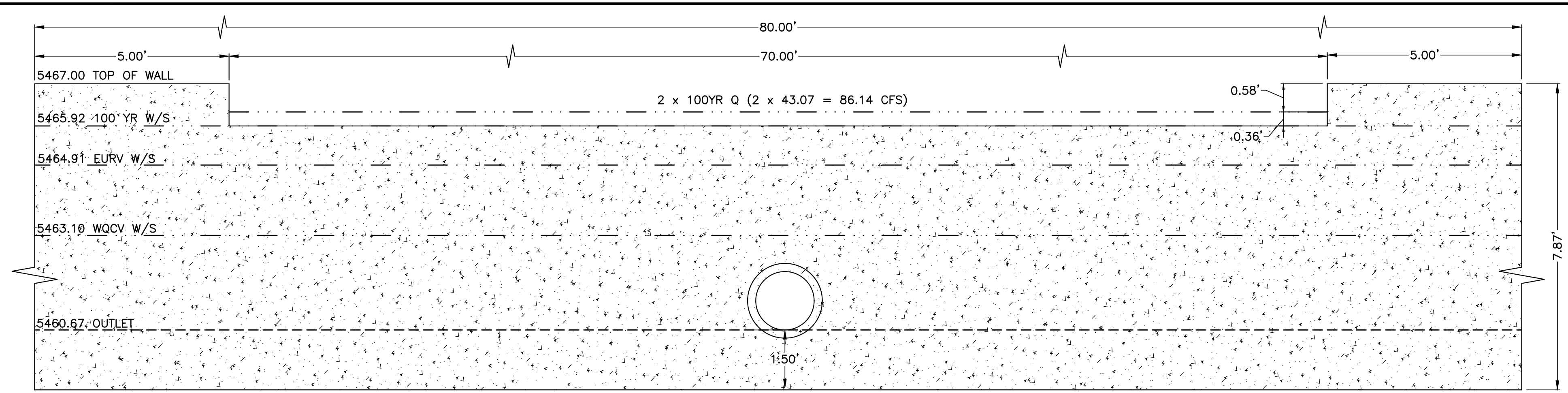
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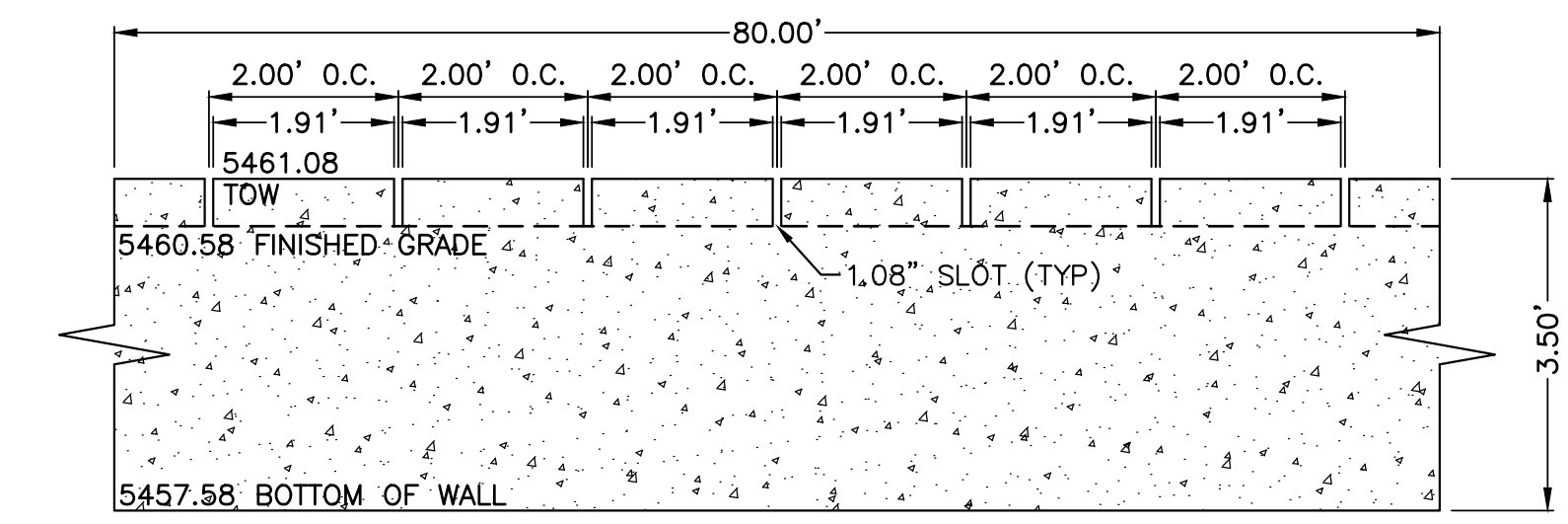
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0006-DEV DRNG
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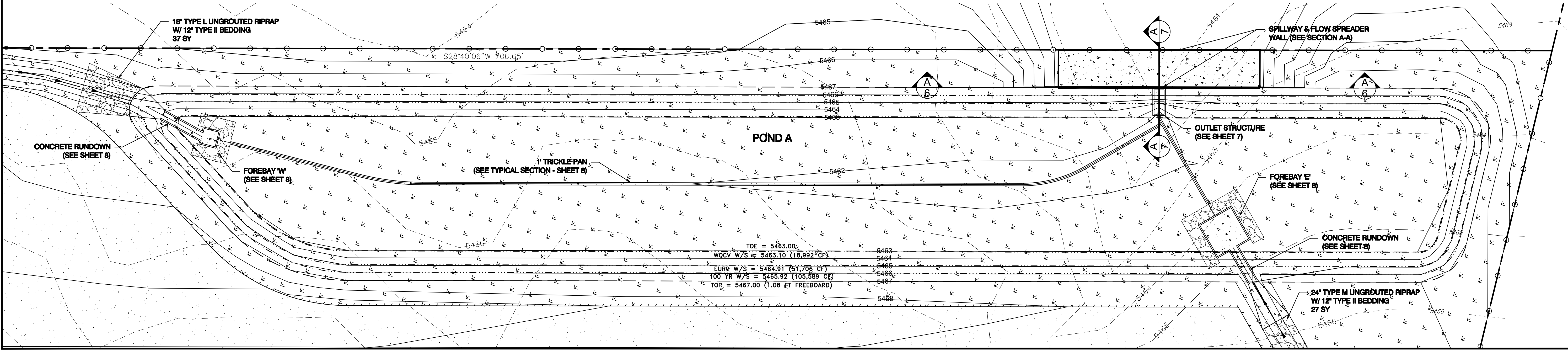


DETENTION POND SPILLWAY WEIR & FLOW SPREADER WALL (12" THICK)
PROFILE VIEW - SECTION A-A
 SCALE 1" = 2'

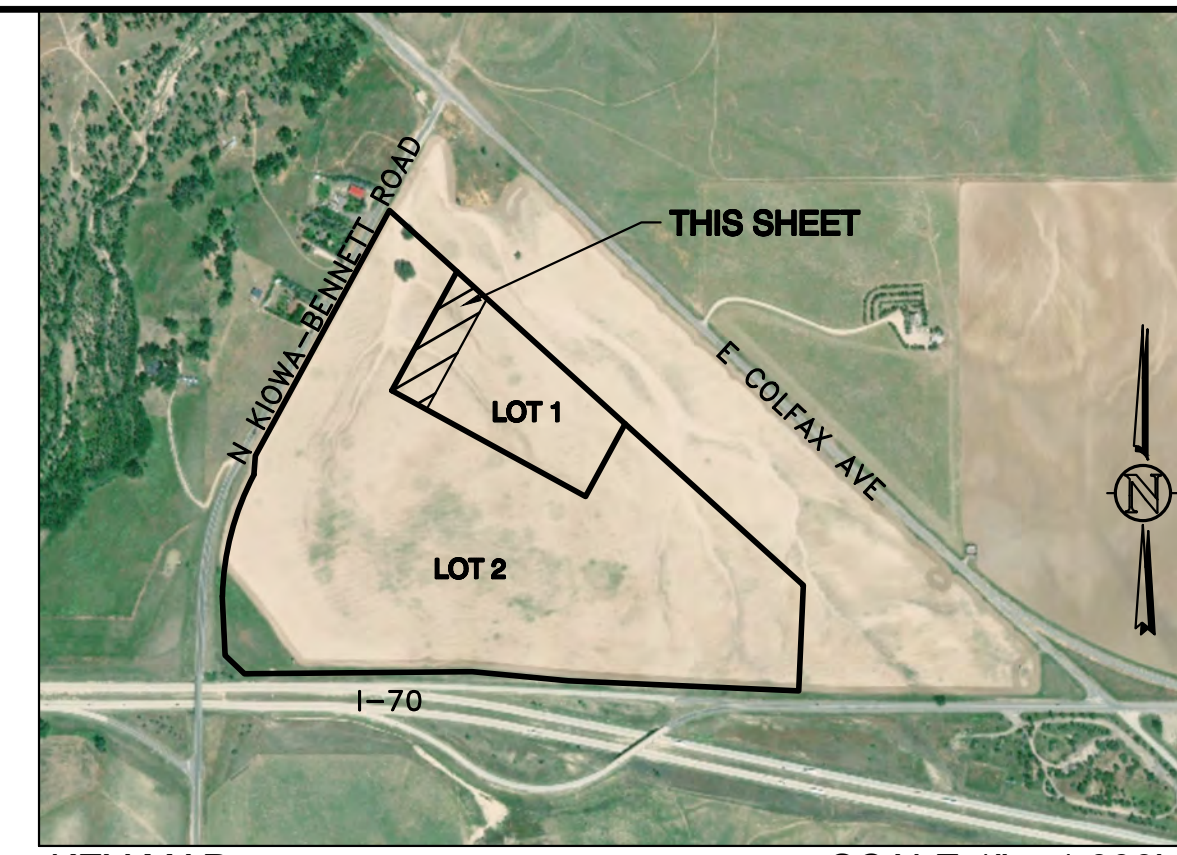


FLOW SPREADER WALL (12" THICK) DETAIL
 SCALE 1" = 2'

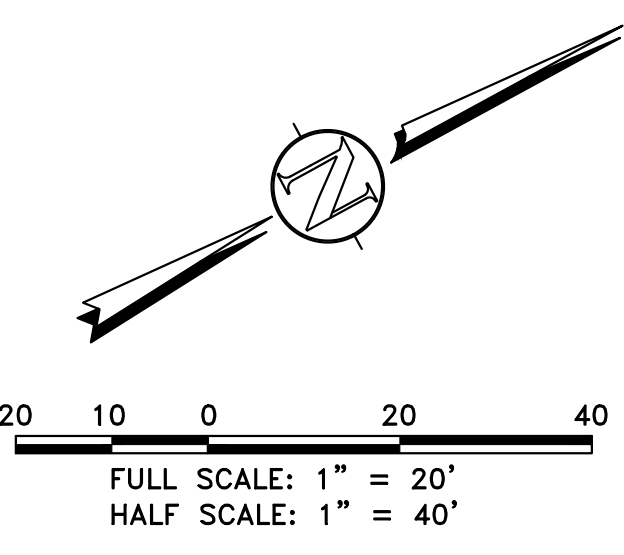
POND WATER SURFACE TABLE			
DESCRIPTION	REQUIRED VOLUME (cft)	PROVIDED VOLUME (cft)	ELEVATION
WQCV	18,992	18,992	5463.10
EURV	51,706	51,706	5464.91
100yr	105,589	105,589	5465.92
TOP OVERFLOW	--	148,373	5467.00



TOE = 5463.00
 WQCV W/S = 5463.10 (18,992 CF)
 EURV W/S = 5464.91 (51,706 CF)
 100 YR W/S = 5465.92 (105,589 CF)
 TOP = 5467.00 (1.08 FT FREEBOARD)



KEY MAP
 S35, T3S, R63W, 6th P.M.
 SHOWN KEY MAP TAKEN FROM AUTOCAD GEOLOCATION
 SCALE 1" = 1,000'



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 CONTACT:
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 43043 RIDGE RD
 DEERE TRAIL, CO
 80105-7923
 TO: JLB@JLBENNETT.COM
 BARDIANDIVEST@GMAIL.COM

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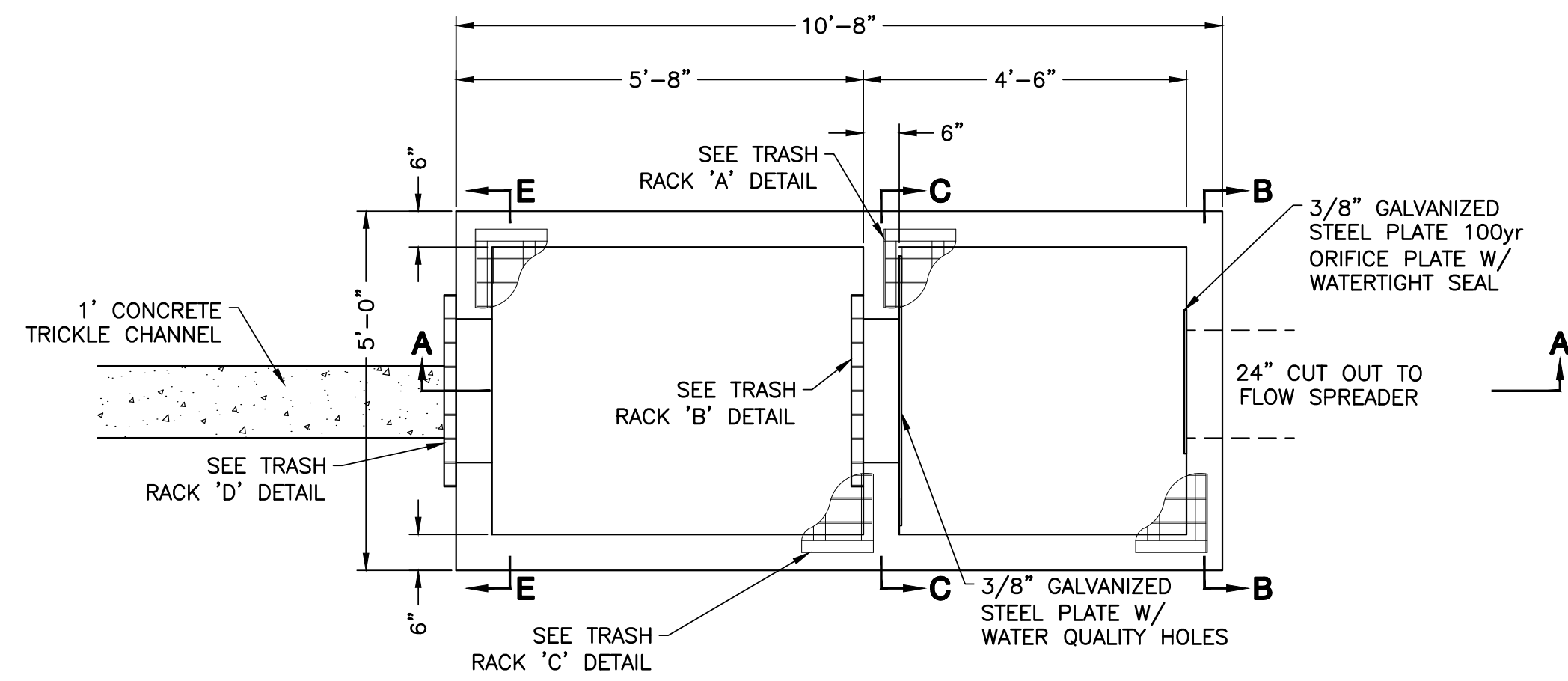
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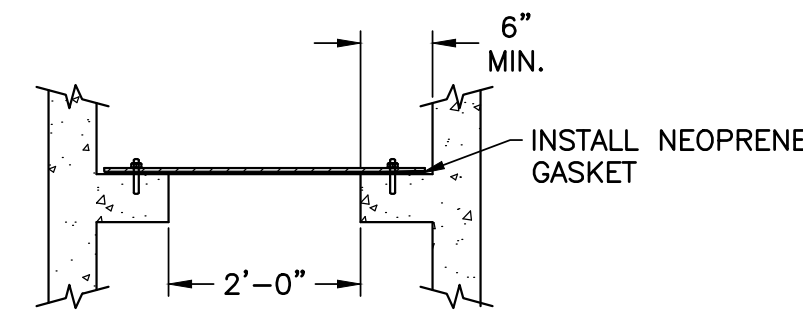
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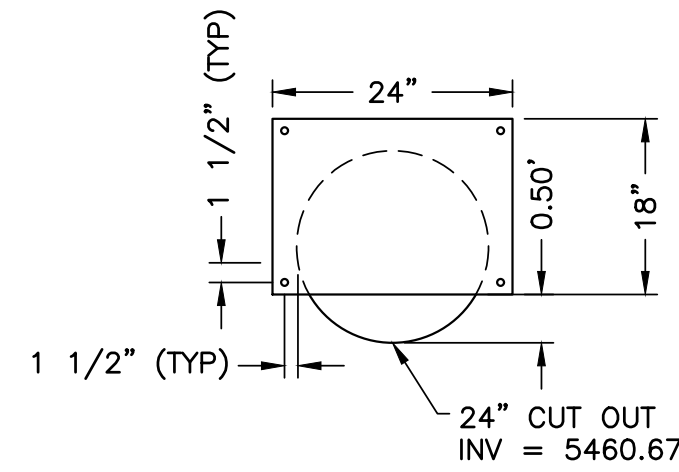
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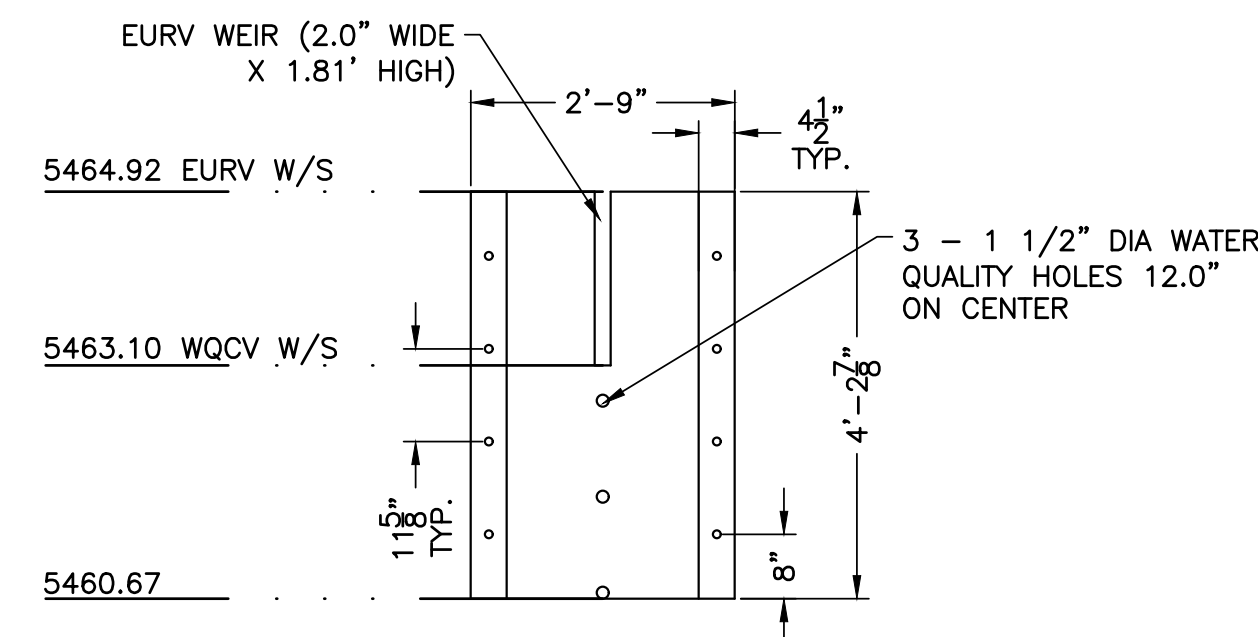
PLAN VIEW
SCALE 1" = 2'



SECTION D-D
SCALE 1" = 2'

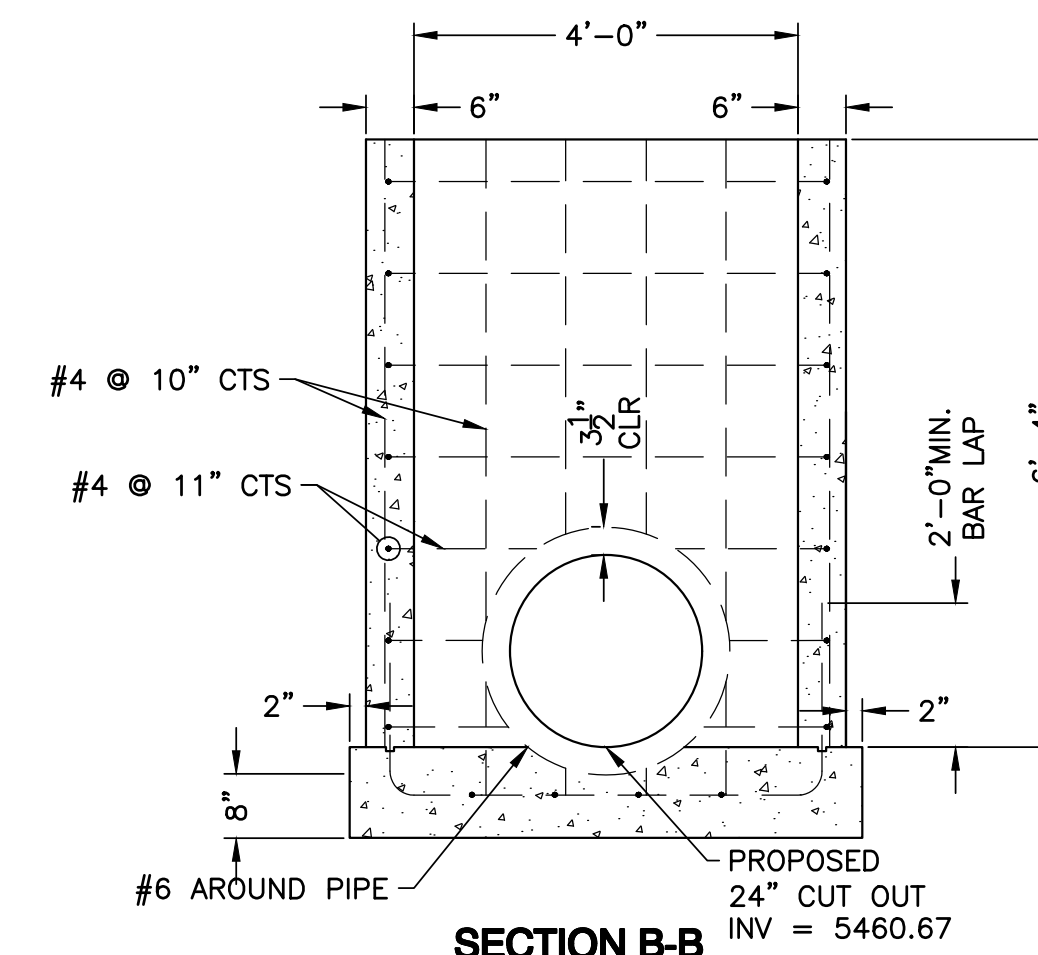


**3/8" GALVANIZED STEEL PLATE
100yr ORIFICE PLATE W/ WATERTIGHT SEAL**
SCALE 1" = 2'

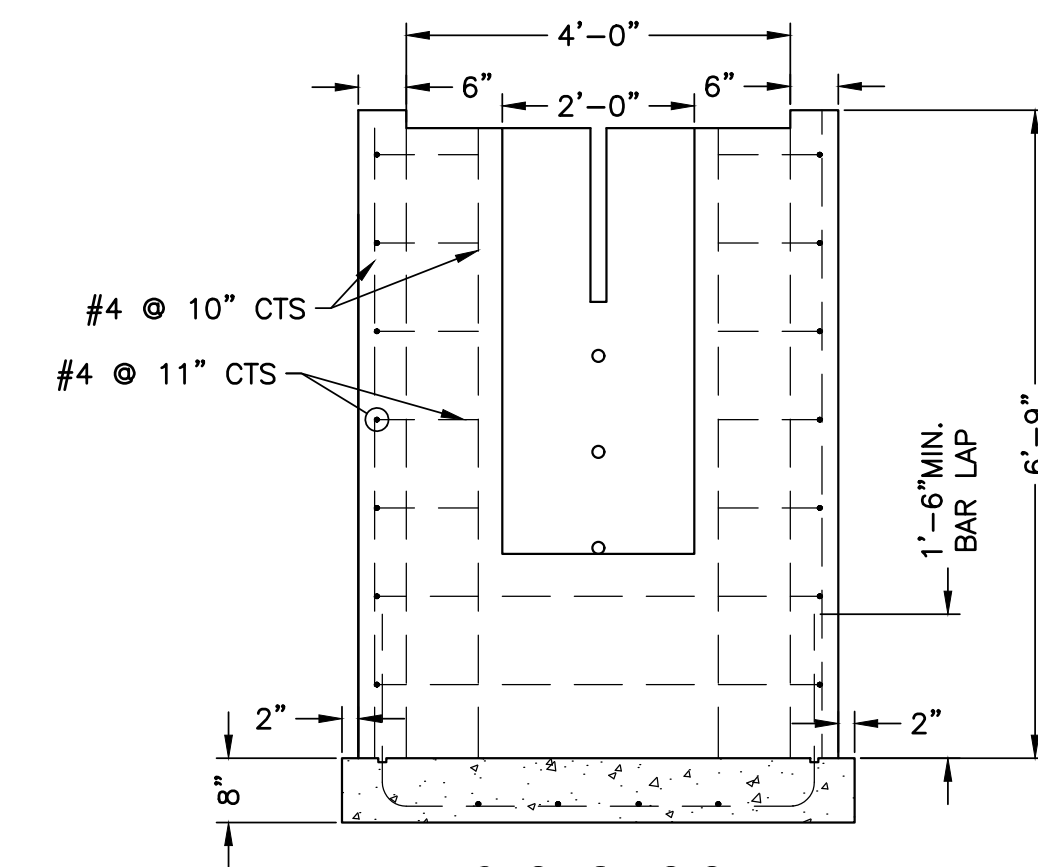


**3/8" GALVANIZED STEEL PLATE
W/ WATER QUALITY HOLES**
SCALE 1" = 2'

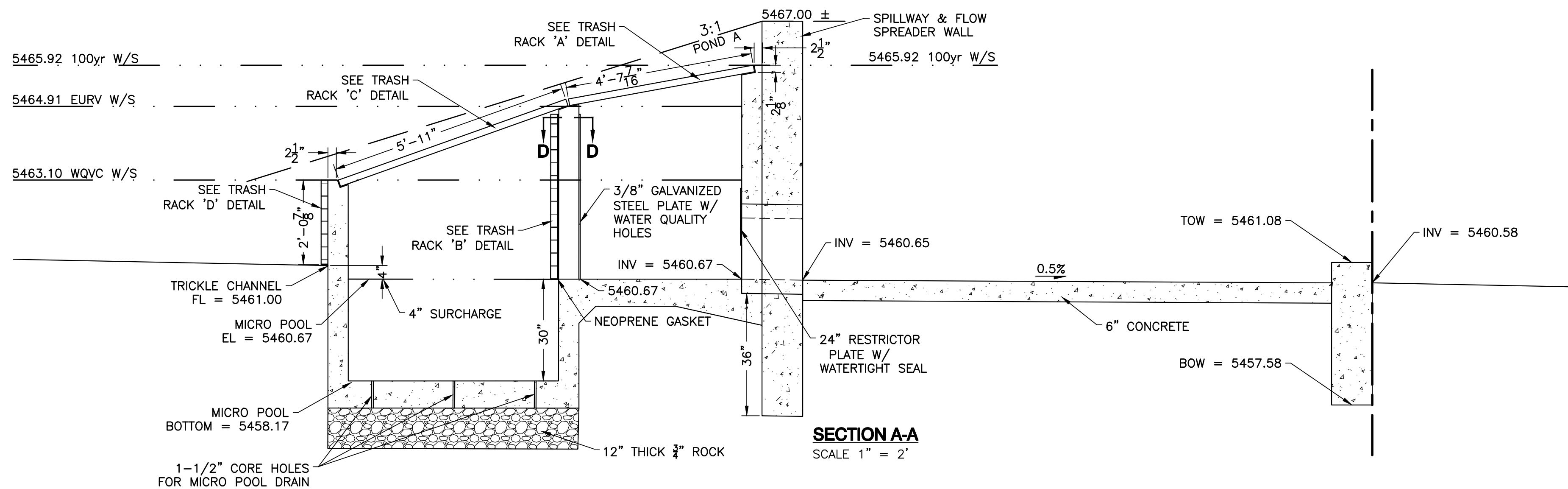
- STRUCTURAL NOTES:**
1. ALL CONCRETE SHALL BE C.D.O.T. CLASS B CAST IN PLACE.
 2. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFER 3/4".
 3. ALL REINFORCING BARS SHALL HAVE A MINIMUM 2" CLEARANCE.
 4. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 5. ALL STEPS SHALL BE IN ACCORDANCE WITH AASHTO M199.



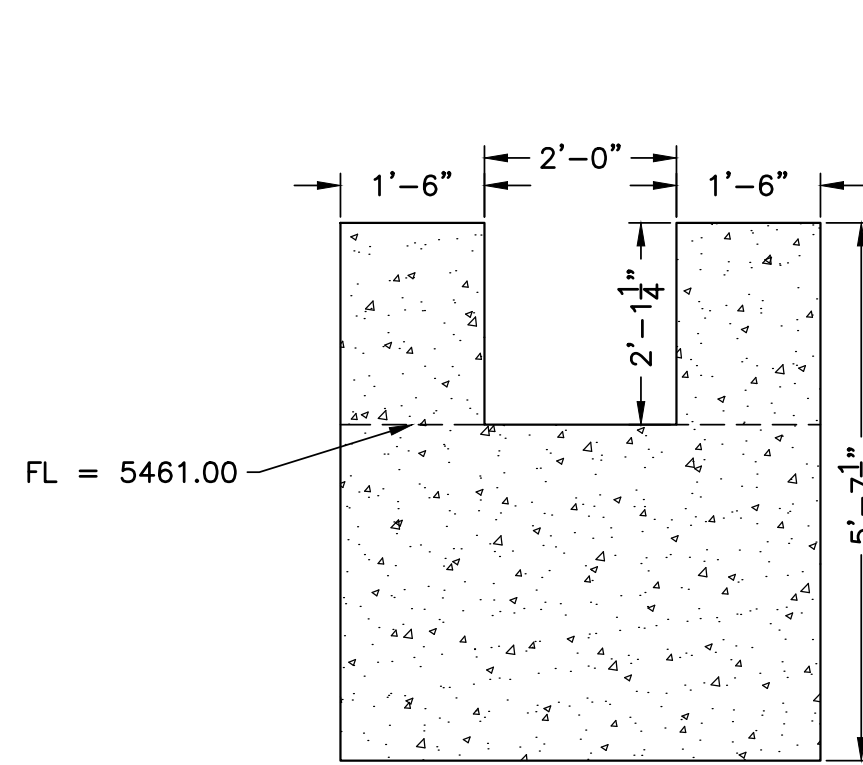
SECTION B-B
SCALE 1" = 2'



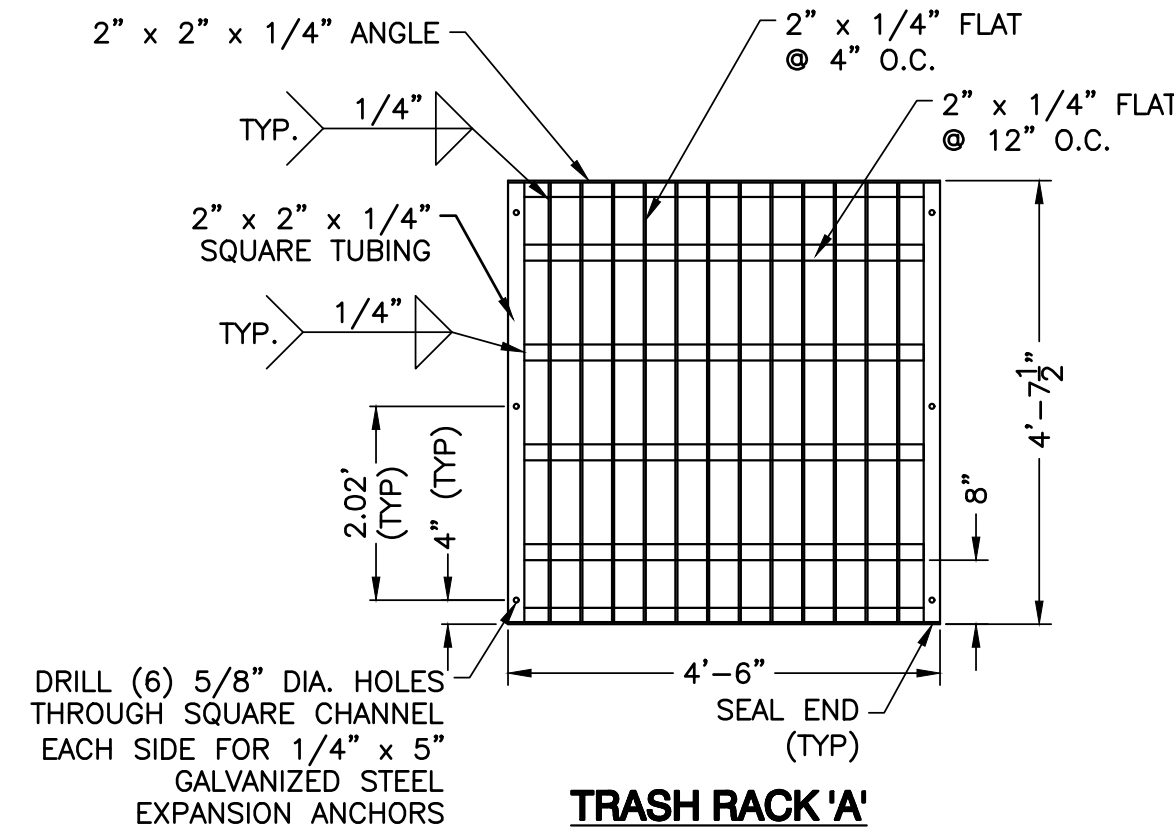
SECTION C-C
SCALE 1" = 2'



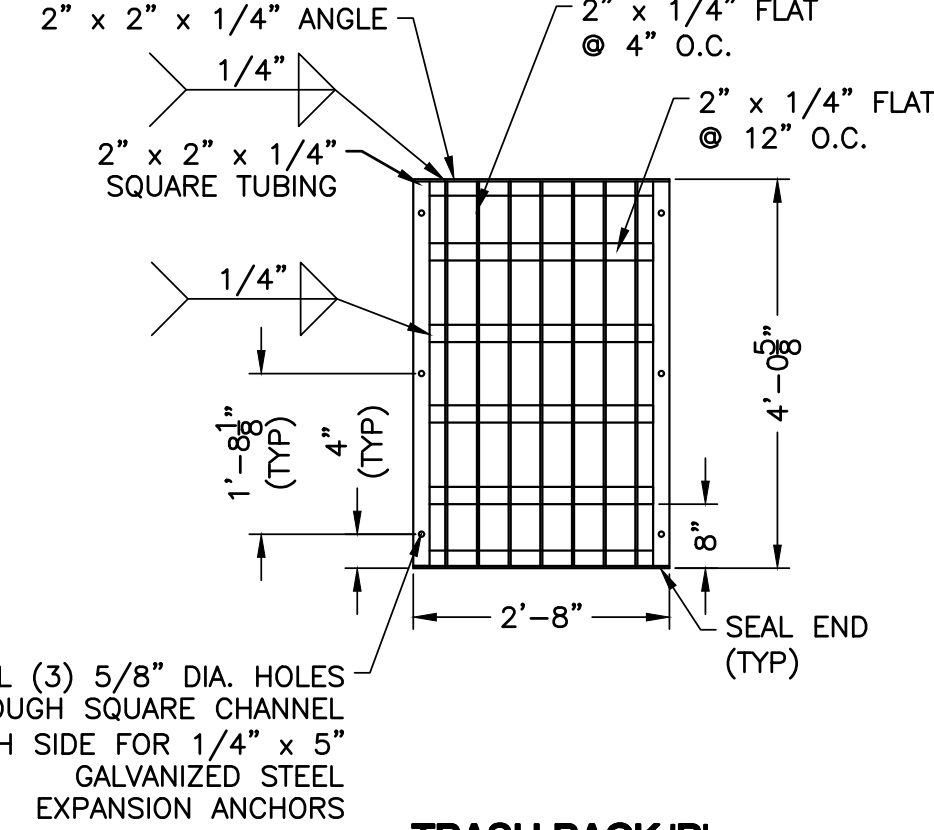
SECTION A-A
SCALE 1" = 2'



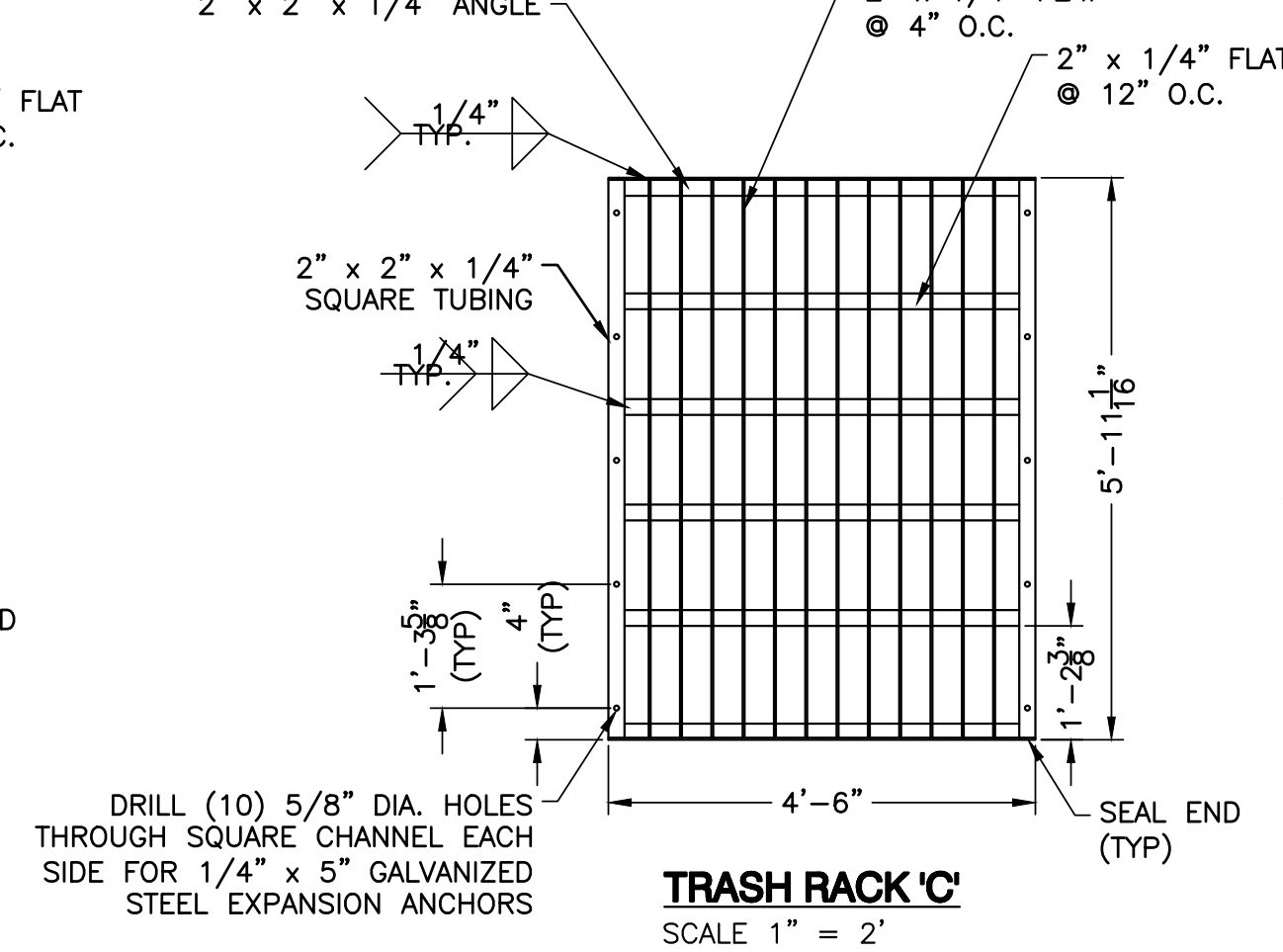
SECTION E-E
SCALE 1" = 2'



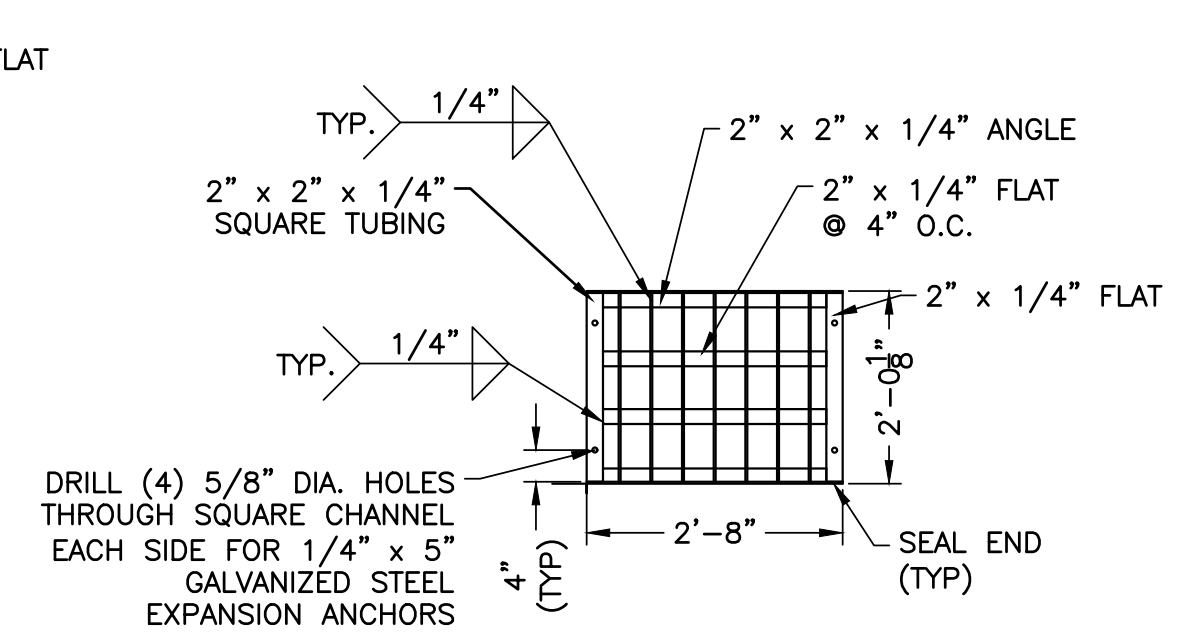
TRASH RACK 'A'
SCALE 1" = 2'



TRASH RACK 'B'
SCALE 1" = 2'



TRASH RACK 'C'
SCALE 1" = 2'



TRASH RACK 'D'
SCALE 1" = 2'

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NO.	DATE	BY	REVISION
1	05/25/22	CFC	INITIAL RELEASE

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TOWN OF BENNETT, ADAMS COUNTY, COLORADO

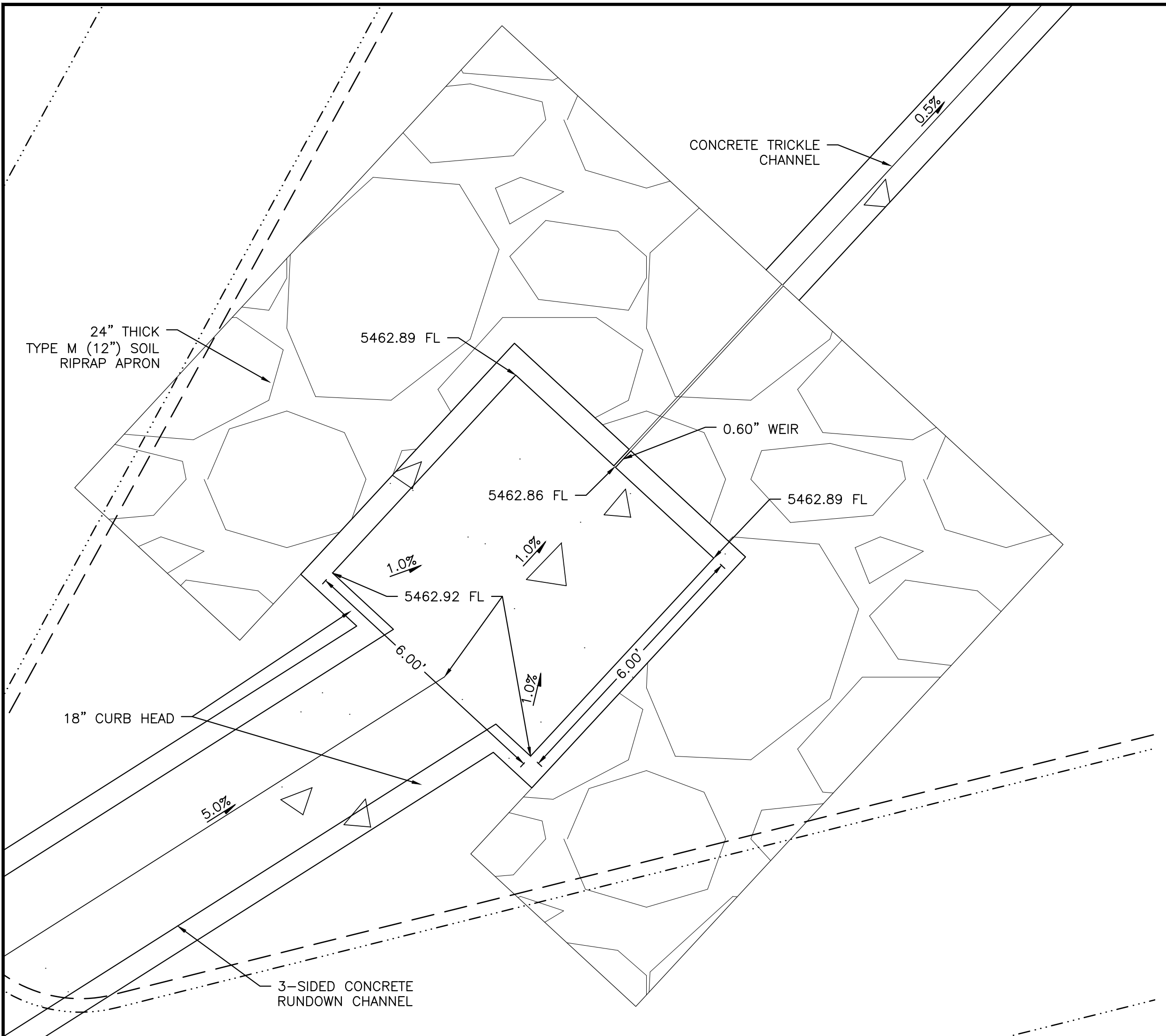
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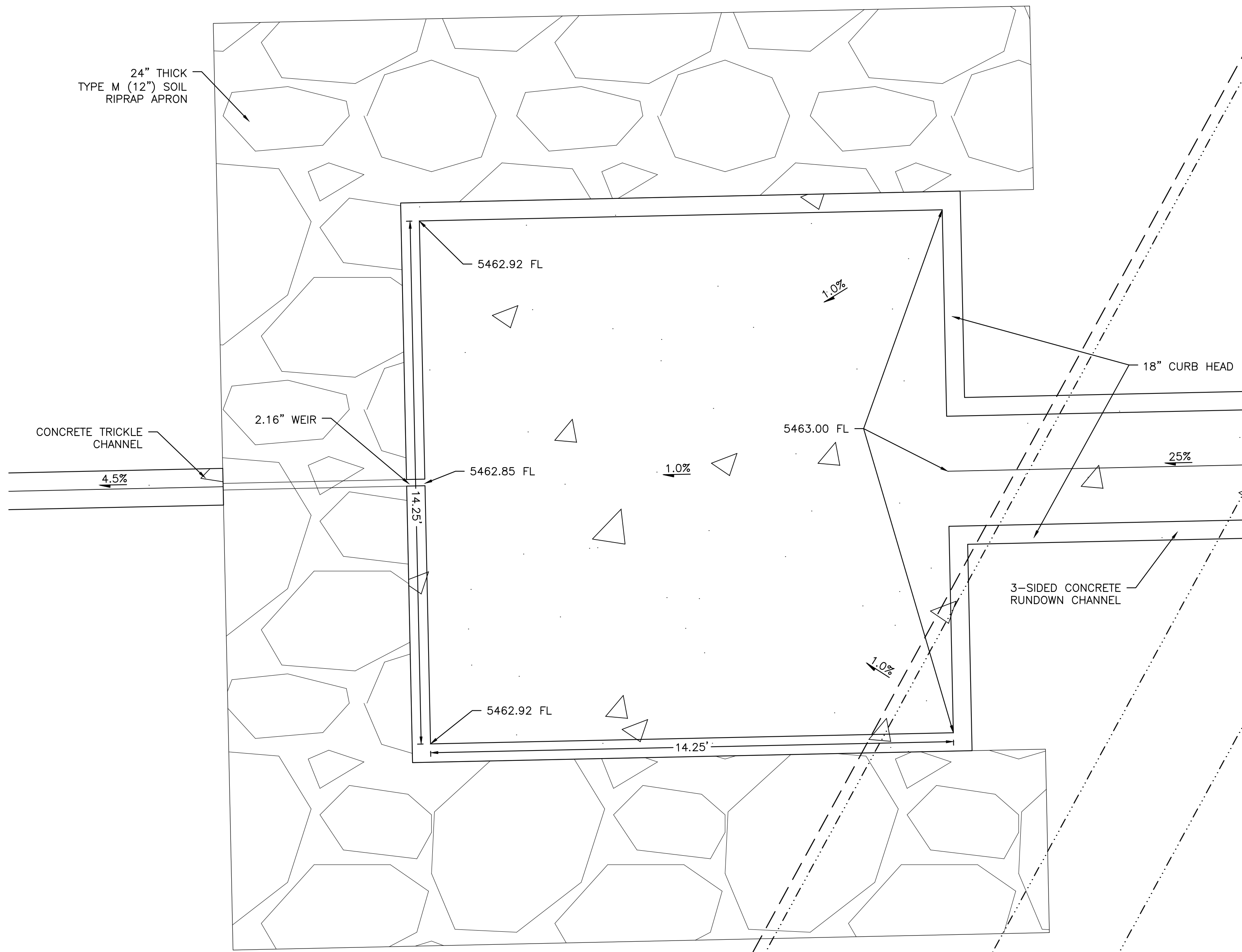
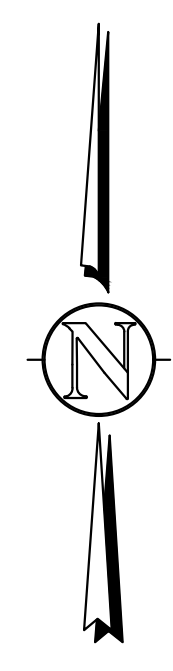
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FOREBAY W (6' x 6')
SCALE 1" = 2'



FOREBAY E (14.25' x 14.25')
SCALE 1" = 2'

BEDDING GRADATION

UDFCD Table MD-11
Percent Weight by Passing Square-Mesh Sieves

U.S. Standard Sieve Size	Type I CDOT Sect. 703.01	Type II CDOT Sect. 703.09 Class A
3 inches	---	90-100
1 1/2 inches	---	---
3/4 inches	---	20-90
3/8 inches	100	---
#4	95-100	0-20
#16	45-80	---
#50	10-30	---
#100	2-10	---
#200	0-2	0-3

SOIL RIPRAP
70%-75% RIPRAP
25%-30% SOIL

Classification & Gradation of Ordinary Riprap UDFCD Table MD-7

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d50 (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
Type H	70-100	30	18
	50-70	24	
	35-50	18	

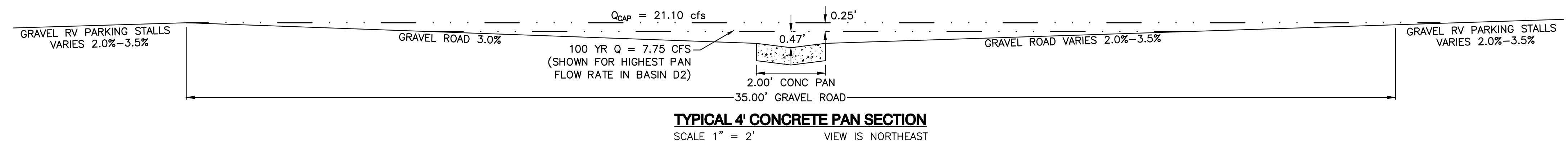
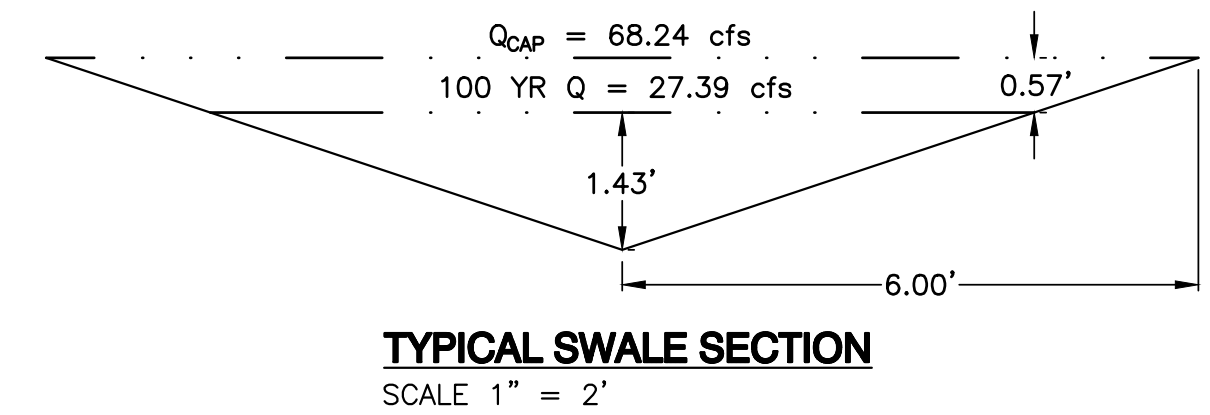
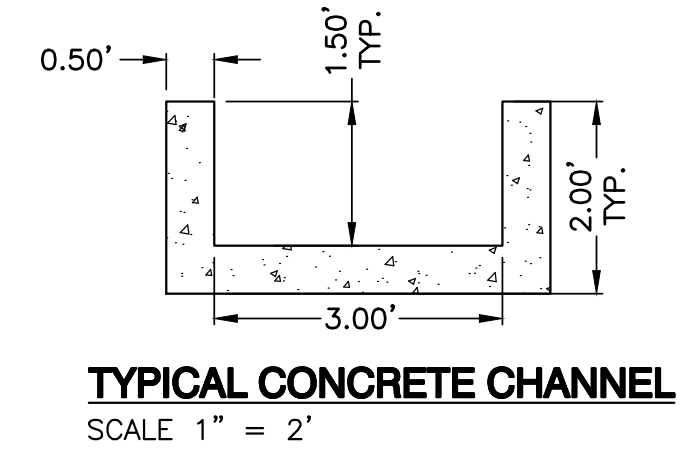
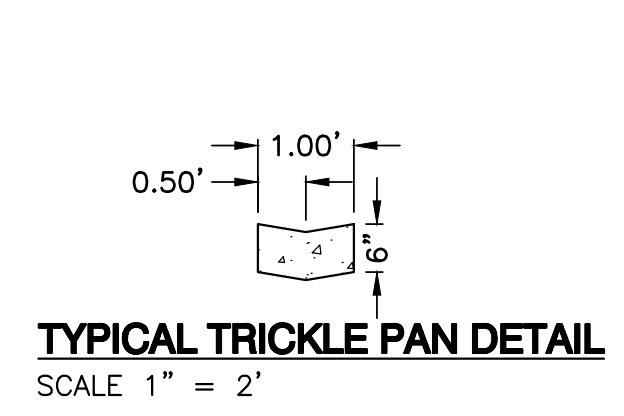
RIPRAP BEDDING REQUIREMENTS

UDFCD Table MD-12 (Volume 1)

Riprap Designation	Minimum Bedding Thickness (inches)		
	Type I	Type II	Type II
VL (d ₅₀ = 6 in), L (d ₅₀ = 9 in)	4	4	6
M (d ₅₀ = 12 in)	4	4	6
H (d ₅₀ = 18 in)	4	6	8
VH (d ₅₀ = 24 in)	4	6	8

* May substitute one 12-inch layer of type II bedding. The substitution of one layer of type II bedding shall not be permitted at drop structures. The use of a combination of filter fabric and Type II bedding at drop structures is acceptable.

** Fifty percent or more by weight retained on the #40 sieve.



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JK BENNETT, LLC

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43043 RIDGE RD
DEERE TRAIL, CO
80105-7923
JOHNSON, CO
BARDIAN@WESTERNCCI.COM

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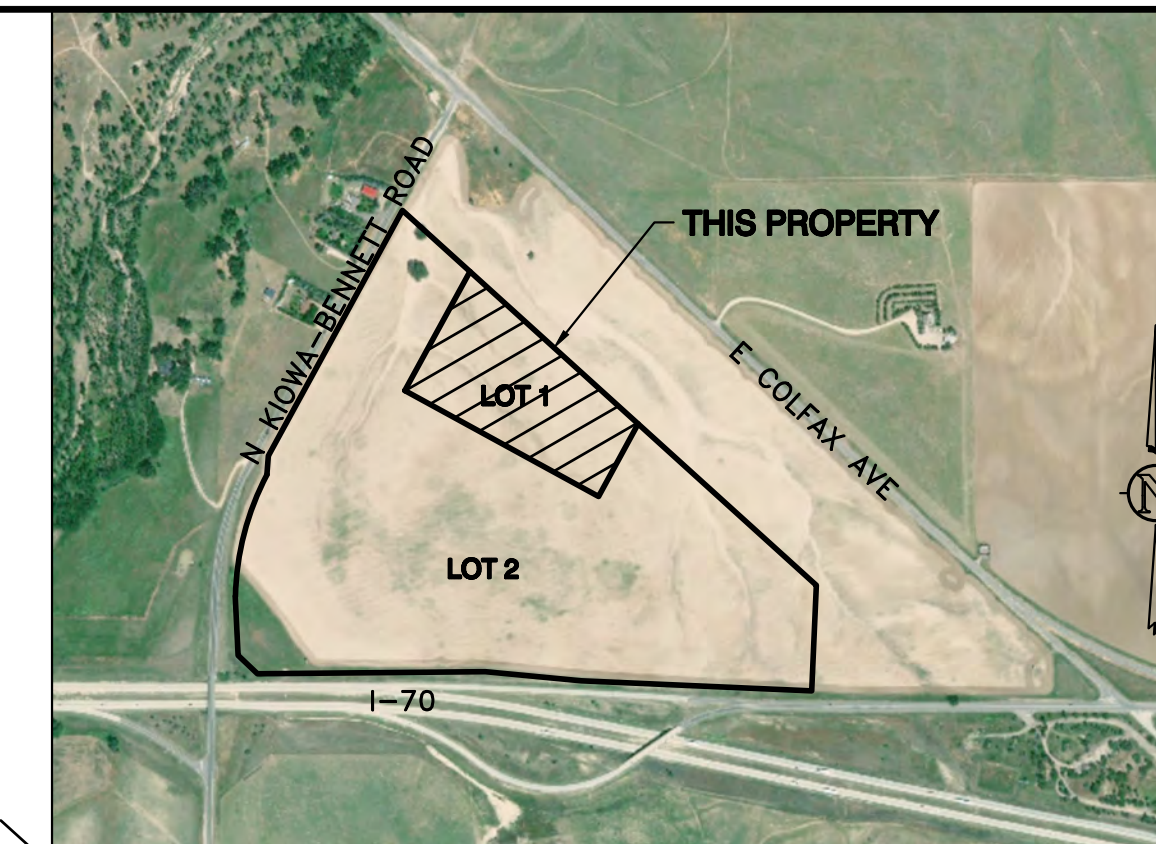
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ZUBER MARK R & ZUBER TRACY K
 BENNETT, COLORADO 80102
 ZONE: BENNETT

LOT DATA TABLE				
DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	653,400 SF	15.00	100 %	100 %
TOTAL PROPOSED CONCRETE	7,104 SF	0.16		1.09 %
TOTAL PROPOSED GRAVEL	566,439 SF	13.00		86.69 %
EXISTING LANDSCAPE AREA	653,400 SF	15.00	100.00 %	
PROPOSED LANDSCAPE AREA	79,857 SF	1.83		12.22 %
LOT COVERAGE (PARKING & DRIVE AISLES)	522,736 SF	12.00	0.00 %	80.00 %
LOT IMPERVIOUS AREA	573,543 SF	13.17	0.00 %	87.78 %

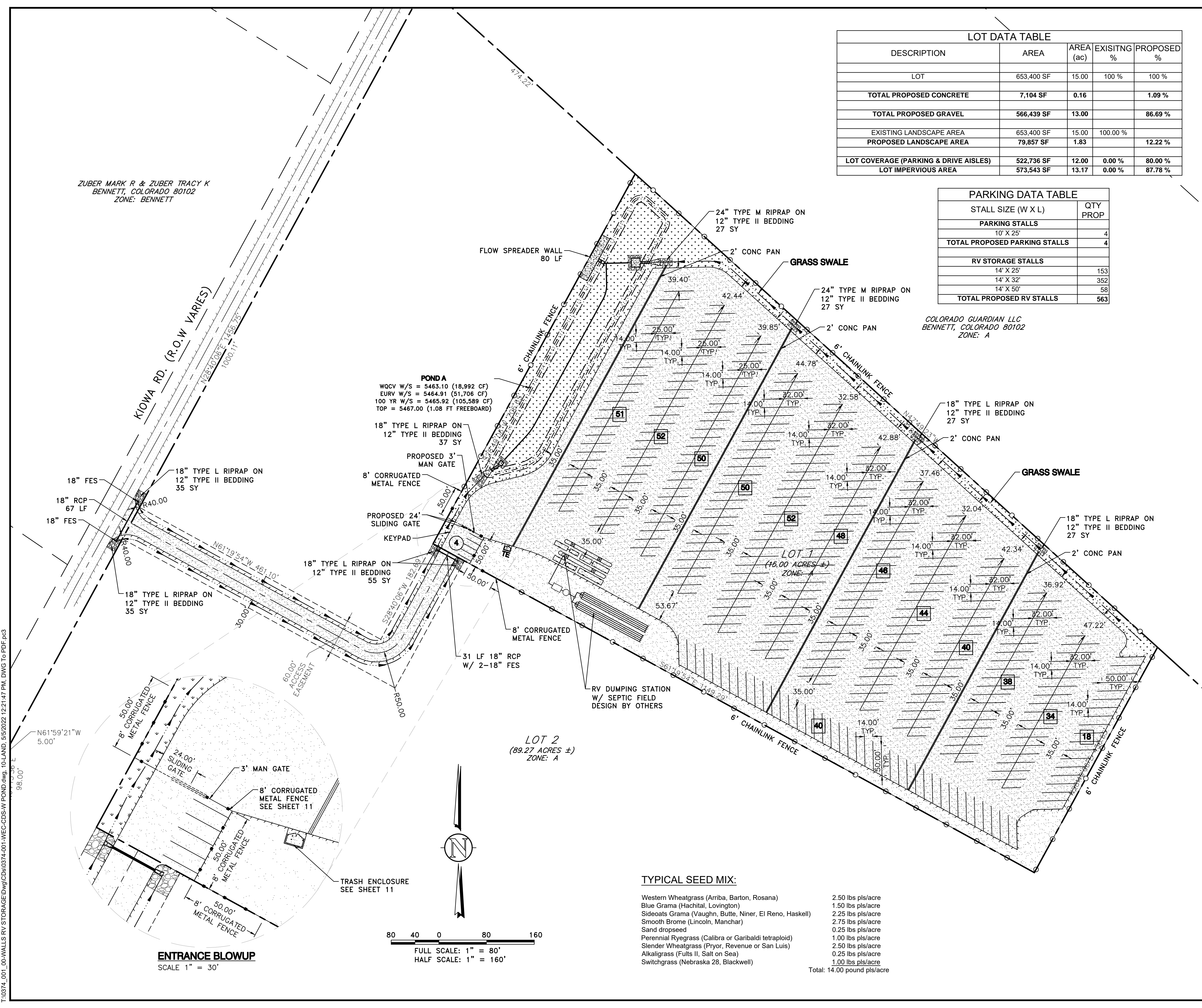
PARKING DATA TABLE	
STALL SIZE (W X L)	QTY PROP
PARKING STALLS	
10' X 25'	4
TOTAL PROPOSED PARKING STALLS	4
RV STORAGE STALLS	
14' X 25'	153
14' X 32'	352
14' X 50'	58
TOTAL PROPOSED RV STALLS	563

COLORADO GUARDIAN LLC
 BENNETT, COLORADO 80102
 ZONE: A



KEY MAP SCALE 1" = 1,000'
 S35, T3S, R63W, 6th P.M.
 SHOWN KEY MAP TAKEN FROM AUTOCAD GEOLOCATION

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 email@westernci.com
 (720) 685-9951
 FAX (720) 294-1330
Western Engineering Consultants, Inc LLC



NOTES

THIS PLAN IS INTENDED AS THE LANDSCAPE & SCREENING PLAN FOR WALLS RV STORAGE.
 ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.
 IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.
 SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.
 ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED DECEMBER 8, 2021 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 16, 2021.
 NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

- | | |
|---------------------|---------------------------|
| 41 45 DEG BEND | THRUST BLOCK TB |
| 42 22.5 DEG BEND | GATE VALVE GV |
| 43 RESTRAINED PLUG | CURB STOP |
| 44 RESTRAINED TEE | PIPE CROSSING |
| 45 WATER METER | MANHOLE |
| 46 RESTRAINED CROSS | MANHOLE W/ FLOW DIRECTION |
| 47 FIRE HYDRANT | RD ROOF DRAIN |
| 48 RESTRAINED VALVE | TE TRASH ENCLOSURE |
| 49 UTILITY POLE | |
| 50 LIGHT POLE | |
-
- | | |
|----------------------------|----------------------------|
| [Pattern] EXISTING GRAVEL | [Pattern] PROPOSED GRAVEL |
| [Pattern] EXISTING CONC | [Pattern] PROPOSED CONC |
| [Pattern] EXISTING ASPHALT | [Pattern] PROPOSED ASPHALT |

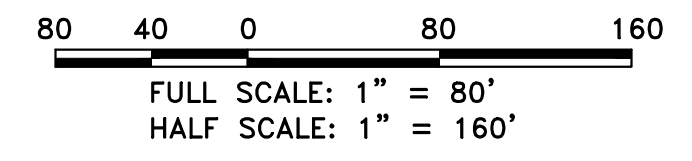
LINETYPE LEGEND

- | | |
|--------------|-------------------------------|
| [Line Style] | LOT / PROPERTY / SECTION LINE |
| [Line Style] | RIGHT OF WAY LINE |
| [Line Style] | EASEMENT |
| [Line Style] | SETBACK |
| [Line Style] | TO BE ABANDONED LOT LINE |
| [Line Style] | EXISTING BUILDING, CURB |
| [Line Style] | EDGE OF ASPHALT or GRAVEL RD |
| [Line Style] | CHAINLINK FENCE |
| [Line Style] | CORRUGATED METAL FENCE |
| [Line Style] | POND WQ W/S |
| [Line Style] | SWALE |
| [Line Style] | EXISTING OVERHEAD ELEC |
| [Line Style] | EXISTING ELECTRICAL LINE |
| [Line Style] | EXISTING STORM LINE |
| [Line Style] | EXISTING SANITARY LINE |
| [Line Style] | EXISTING WATER LINE |
| [Line Style] | EXISTING GAS LINE |
| [Line Style] | EXISTING FIBER OPTIC LINE |
| [Line Style] | EXISTING TELEPHONE LINE |
-
- | | | | |
|--------------|-----|-----|---------------------------|
| [Line Style] | SA | SA | PROPOSED SANITARY LINE |
| [Line Style] | SS | SS | PROPOSED SANITARY SERVICE |
| [Line Style] | ST | ST | PROPOSED STORM LINE |
| [Line Style] | WA | WA | PROPOSED WATER LINE |
| [Line Style] | WAS | WAS | PROPOSED WATER SERVICE |
| [Line Style] | GA | GA | PROPOSED GAS LINE |
| [Line Style] | EL | EL | PROPOSED ELECTRIC LINE |
| [Line Style] | T | T | PROPOSED TELEPHONE LINE |

TYPICAL SEED MIX:

Western Wheatgrass (Arriba, Barton, Rosana)	2.50 lbs pls/acre
Blue Grama (Hachital, Lovington)	1.50 lbs pls/acre
Sideoats Grama (Vaughn, Butte, Niner, El Reno, Haskell)	2.25 lbs pls/acre
Smooth Brome (Lincoln, Manchar)	2.75 lbs pls/acre
Sand dropseed	0.25 lbs pls/acre
Perennial Ryegrass (Calibra or Garibaldi tetraploid)	1.00 lbs pls/acre
Slender Wheatgrass (Pryor, Revenue or San Luis)	2.50 lbs pls/acre
Alkaligrass (Fults II, Salt on Sea)	0.25 lbs pls/acre
Switchgrass (Nebraska 28, Blackwell)	1.00 lbs pls/acre

Total: 14.00 pound pls/acre



ENTRANCE BLOWUP
 SCALE 1" = 30'

NO.	REVISION	DATE	BY	CHK
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JLK BENNETT, LLC
 CONTACT:
 KYLE BENNETT
 43043 RIDGE RD
 DEERE TRAIL, CO
 80105-7923
 303.655.1000
 BARDAKONDIVESTCO@GMAIL.COM

LANDSCAPE & SCREENING PLAN
WALLS RV STORAGE
 N KIOWA-BENNETT RD & E COLFAX AVE
 TOWN OF BENNETT, ADAMS COUNTY, COLORADO

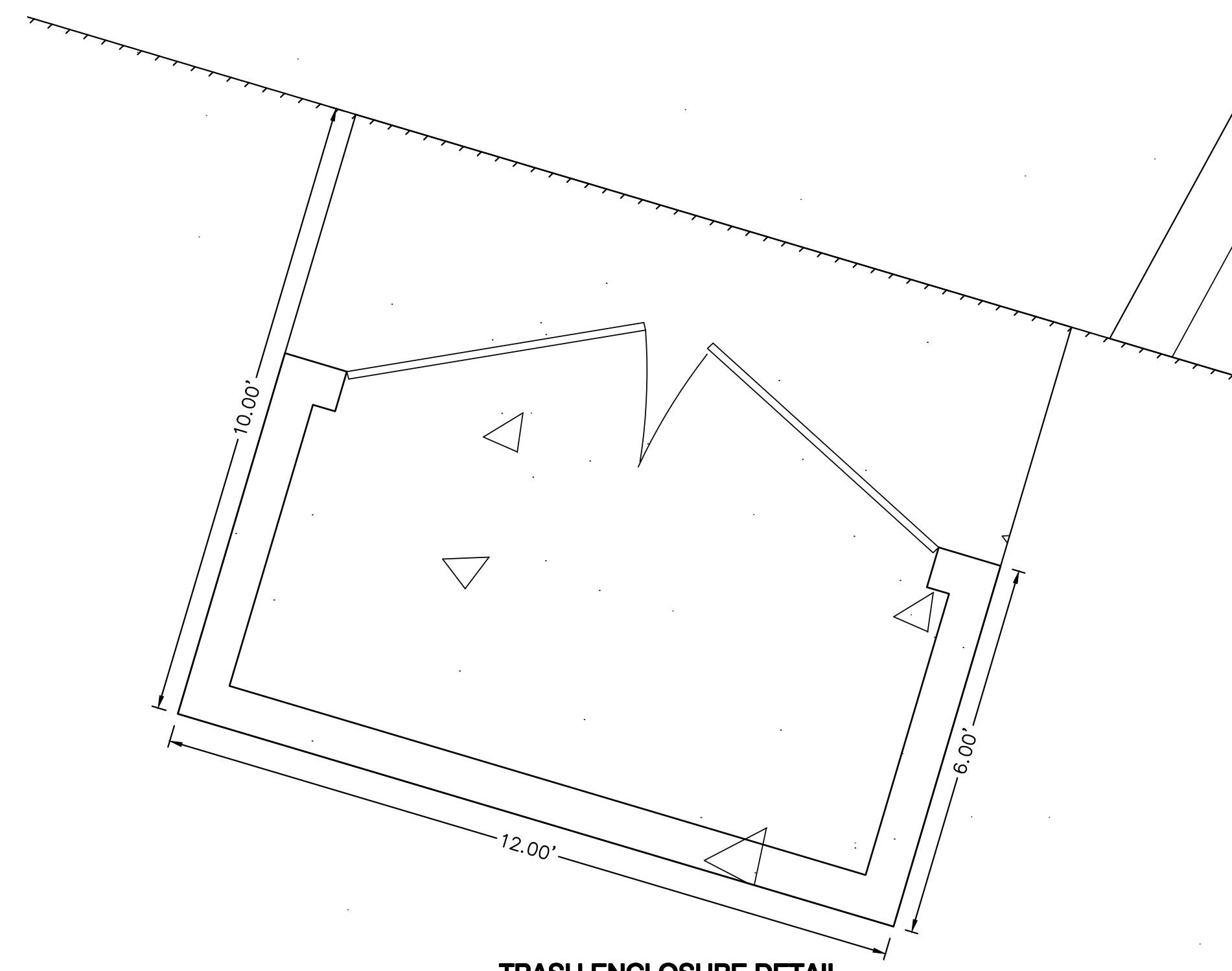
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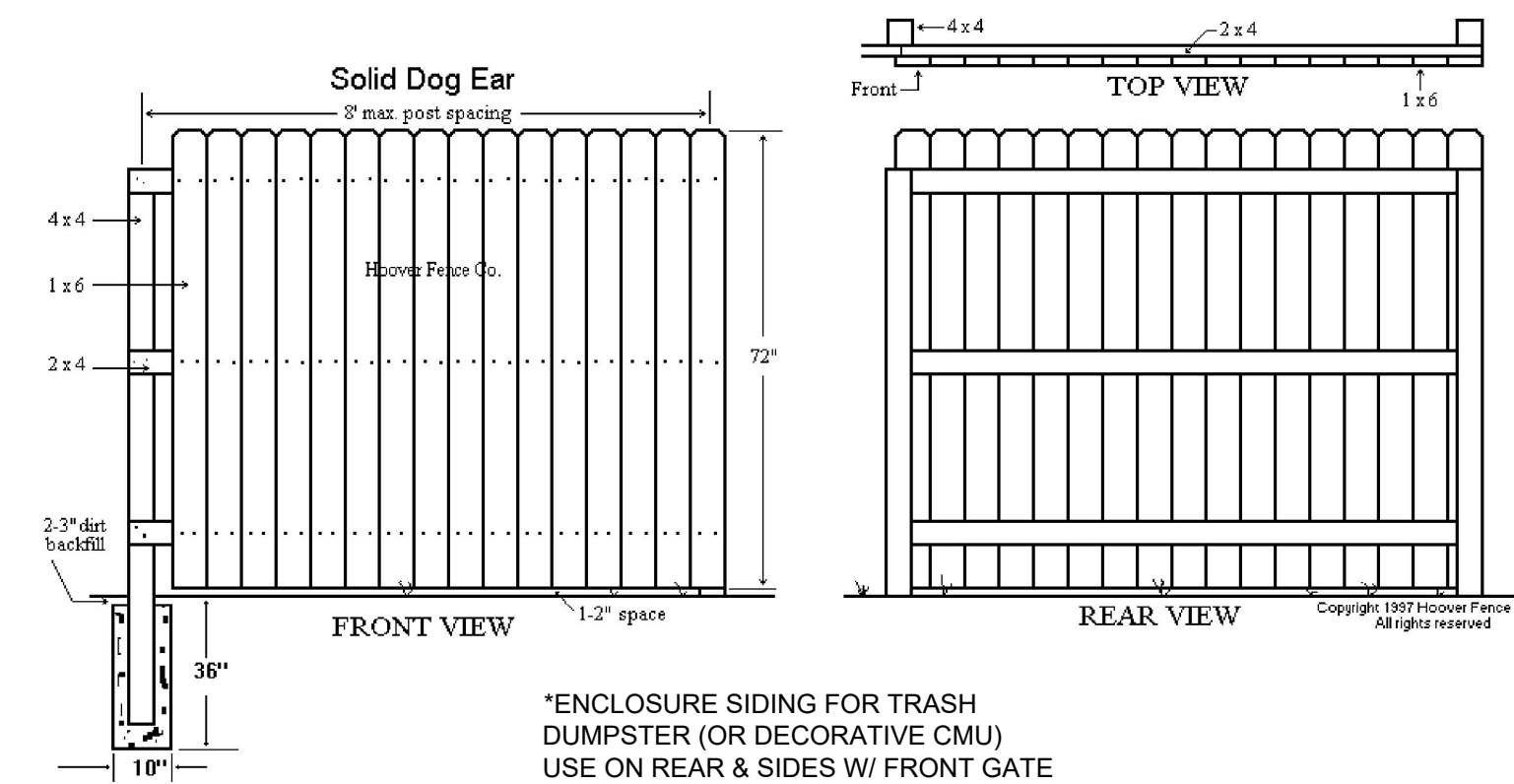
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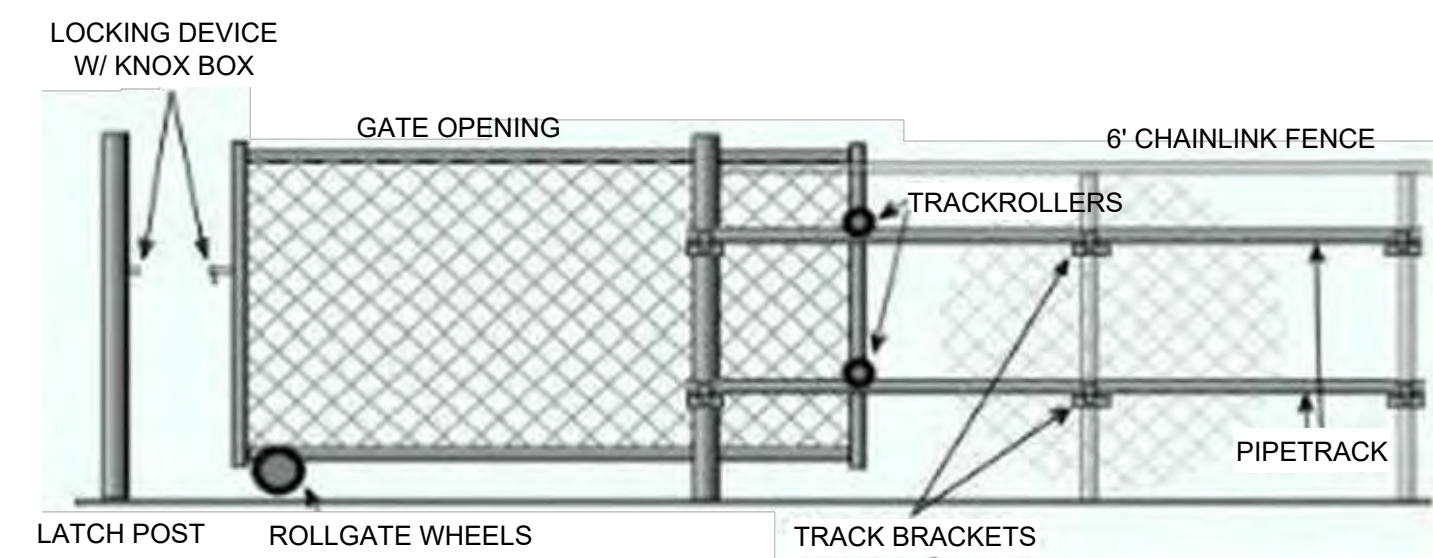
TRASH ENCLOSURE DETAIL
SCALE 1" = 2'



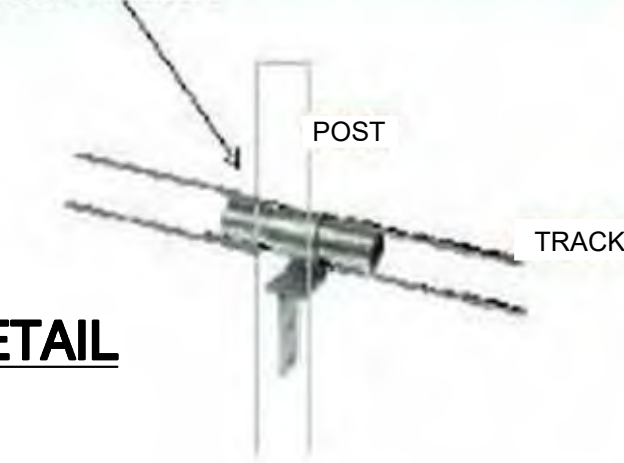
CORRUGATED METAL SIDING FENCE DETAIL



WOOD FENCE DETAIL



SLIDING CHAINLINK GATE DETAIL



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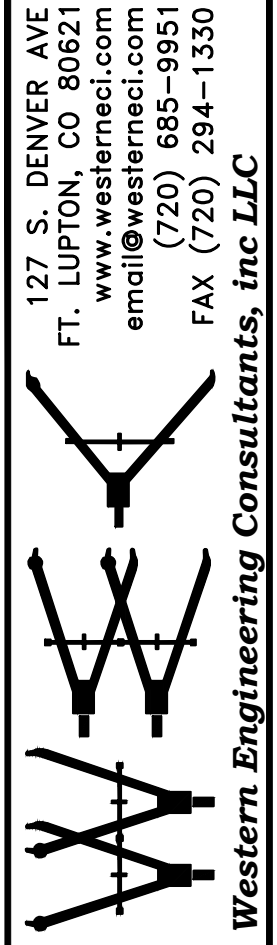
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LANDSCAPE & SCREENING DETAILS
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United States
T +1.303.771.0900

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Subject Walls RV Storage Site Plan & CUP Referral

Attention Steve Hebert, AICP, Bennett Planning & Economic Development Manager
 Chad Bunger, Community and Economic Development Director

From Mike Heugh, PE
 Town Traffic Engineer

Date November 28, 2022

Copies to Dan Giroux, PE, Engineering Consultant to the Town

Walls RV Storage Site Plan – Town Traffic Comments

1. Assuming the keypad is for entering vehicles, how do entering vehicles access the keypad that sits on the outbound lane?
2. A traffic impact letter is required to be submitted with site plan submittals. Please see town standards for requirements of the letter, which are attached. The estimated number of daily trips generated by the development will determine what access category of letter/study. A professional traffic engineer will likely be needed to estimate the number of daily trips along with the morning peak and afternoon peak hours and perform traffic analysis. Traffic counts will likely be needed on Kiowa Rd for the analysis. Analysis should be done for the busiest time of use for the storage facility based on when trips are expected to be generated.

Walls RV Storage Conditional Use Permit – Town Traffic Comments

1. No comments.

Guidelines for the Preparation of
Traffic Impact Studies

Town of Bennett

August 1, 2014




Town of Bennett

The Town of Bennett has developed Traffic Impact Study (TIS) guidelines that must be used as a part of the development of Preliminary and Final Development Plans. These guidelines are based on commonly used practices by most cities and counties within Colorado. These guidelines are not considered to be overly burdensome and are meant to help the Town of Bennett identify and mitigate the impacts from a proposed development on the local street system.

There may be times where these guidelines will need to be updated. The developer must ensure that its traffic engineer uses the latest version of these guidelines.



Trish Stiles
Town Administrator



Jose Rocha
Public Works Director
(Interim)

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A. Introduction

The Town of Bennett has determined that traffic impact studies are needed in order to identify the impacts for the redevelopment of an existing site or new development of a vacant site. The identification of traffic impacts will permit the Town of Bennett to determine what improvements the applicant will need to implement to mitigate the impacts from the proposed development.

These guidelines set forth what will be required by the applicant for inclusion in the traffic impact study, specifically assumptions, analysis methodology, data collection, analysis years, traffic volumes, and findings/recommendations. The primary purpose of these guidelines are to assist the applicant through the approval process by identifying what needs to be included in the traffic impact study; standardize the procedures and analysis based on the development levels; and ensure consistency in the preparation of the traffic impact study.

B. Procedures and Requirement

The development of the traffic impact study should be done as soon as possible in the development process so that traffic impacts from the proposed development can be identified and mitigated. The type of traffic impact study depends on the level of development (size and type).

1. Analysis Categories

There are five categories of traffic impact studies. Each category is defined by the amount of daily traffic the proposed development is expected to generate. The estimate of daily trips cannot include any trip reductions. Category I developments generate between 11 and 199 daily vehicle trips; Category II developments generate between 250 and 500 daily vehicle trips; Category III generates between 501 and 999 daily vehicle trips; Category IV generates between 1,000 and 2,500 daily vehicle trips; and Category V generates more than 2,500 daily vehicle trips. If a proposed development generates less than 11 daily vehicle trips, a traffic impact analysis report is not required.

A traffic impact study may not be required if the proposed development generate less than 11 vehicles and under the following access conditions: (1) lack of traffic problems along the access road for which access will be provided; (2) requesting access to a collector or local roadway; and (3) lack of any accident problems. In order to be granted a waiver to the requirement for the preparation of a traffic impact study, the applicant must submit a letter addressing the three conditions listed above.

Once the applicant determines what analysis category the proposed development qualifies for, Table 1 identifies what analysis years and intersections must be analyzed. The analysis years and analysis intersections depicted in Table 1 represent the minimum condition. The applicant

Town of Bennett

may be required to analyze additional years and intersections, as directed by the Town of Bennett. This decision will be made during the pre-study meeting.

Table 1
Analysis Category Definitions

Access Category	Development Daily Trip Generation	Analysis Years	Intersections
I	11 to 199 ADT	Opening Day	<ul style="list-style-type: none"> • Site access only
II	200 to 500 ADT	Opening Day	<ul style="list-style-type: none"> • Site accesses • Intersections within 1,000 feet of site access
III	501 to 999 ADT	<ul style="list-style-type: none"> • Opening Day • Opening Day plus Five Years 	<ul style="list-style-type: none"> • Site accesses • Intersections within ¼ mile of site accesses • Closest signalized intersections on either side of site accesses
IV	1,000 to 2,500 ADT	<ul style="list-style-type: none"> • Opening Day • Opening Day plus Five Years • 20 Years after Opening Day 	<ul style="list-style-type: none"> • Site accesses • Intersections within ¼ mile of site accesses • Closest signalized intersections on either side of site accesses
V	>2,500 ADT	<ul style="list-style-type: none"> • Opening Day • Opening Day plus Five Years • 20 Years after Opening Day 	<ul style="list-style-type: none"> • Site accesses • Intersections within ½ mile of site accesses • All signalized intersections within 1 mile of the site accesses

In most cases, the analysis performed on each intersection will be for a typical weekday condition (morning peak-hour, evening peak-hour, and daily traffic). It may be necessary to analyze a weekend condition in lieu of the weekday condition. This is based on when the trips are expected to be generated. For example, an analysis for a church may not include the weekday condition, but will be done for a typical Sunday condition.

2. Pre-Study Meeting

Prior to the preparation of the traffic impact study or the request for a waiver of the requirement for preparing a traffic impact study, a meeting shall be held between the applicant and/or their traffic engineer and the traffic engineer for the Town of Bennett.

Prior to attending the pre-study meeting, the traffic engineer hired by the applicant must submit the form included in Appendix A as well as the trip generation table using the ITE trip generation rates, as published in the latest version of the Trip Generation report. This information must be submitted five working days prior to the pre-study meeting.

C. Approach and Methodology

The traffic impact study must be prepared under the supervision of a Colorado registered Professional Engineer with a background in traffic engineering. The preparation of the traffic impact study is the responsibility of the applicant. The Town of Bennett serves as the review and approval agency for the traffic impact study. The traffic impact study shall be signed and sealed by a registered Professional Engineer in the State of Colorado.

The traffic impact study must be submitted to the Town of Bennett for acceptance. The size of the proposed development will determine how much time the Town of Bennett will need to review the traffic impact study, as such, review times will vary.

Once the Town of Bennett has provided comments on the traffic impact study, the resubmittal must include, in a separate memorandum, how the applicant's traffic engineer responded to each comment. After the traffic impact study has received approval by the Town of Bennett, two hard copies must be submitted along with a pdf of the report. The *Synchro* files must accompany the final report as well.

1. Executive Summary

The traffic impact study must include at the beginning an executive summary of the full report. The executive summary must include a brief description of the critical elements of the traffic impact study. This section does not have to have any figures, but it must accurately reflect what is included in the traffic impact study.

2. Introduction/Project Description

The introduction must clearly state the purpose of the traffic impact study. A vicinity map must be included that clearly shows the study with respect to the surrounding area. A description of the proposed development should be described in enough detail to get a good understanding of what is proposed. An explanation of which Access Category is being used and the justification

Town of Bennett

for the selection of that category must be included. The analysis years and time period (weekday and/or weekend) need to be identified.

Limits of the study area need to be identified. The limits need to be agreed upon jointly by the applicant's traffic engineer and the Town of Bennett.

3. Data Collection

The traffic data used in the traffic impact study must be done by an independent data collection firm and in accordance with the latest edition of the *Institute of Transportation Engineers Manual of Transportation Engineering Studies*.

Intersection turning movement traffic volumes must be collected for a minimum of two hours for each time period and include 15 minute intervals that clearly identify the peak-hours. When multiple intersections are used, the peak hour must be the same for all intersections.

Previous turning movement traffic volumes can be used if the information is no more than one year from the date of the study. Counts should not be taken on Monday and Friday, as well as on holidays and one day before and after the holiday. The raw traffic count data must be included in the appendices of the traffic impact study.

Daily traffic counts must be taken on all arterial and collector roadways within the study area. Previous daily traffic counts can be used if the information is no more than one year from the date of the study. In some cases, vehicle classifications may be required, but a decision as to the need for these counts will be made during the pre-study meeting.

A complete inventory must be made of roadway and intersection geometrics and included in the traffic impact study report. This includes number of lanes, roadway classification, roadway width, auxiliary lanes and the associated storage lengths, posted speed limit, and lane configuration at intersections. The location and type of traffic control must be identified. Timing information for each signal must be obtained and used in the capacity analysis.

4. Trip Generation

A description of the proposed development must be included. The description must include enough information to obtain a clear picture of the full extent of the proposed development. If there are other vacant parcels within the study area, a description and trip generation estimates must also be included so that there is an understanding of how background traffic volumes are calculated.

The latest edition of the *Institute of Transportation Engineers (ITE) Trip Generation* must be used to estimate the number of trips for the proposed development. If ITE does not have trip generation rates for the proposed development, the Town of Bennett will establish what rate

must be used. A table needs to be included that depicts the expected daily, morning and evening peak-hour trip estimates.

There may be times when a proposed development is of a certain size that it will be necessary to development "trip budget". The need for the development of a trip budget will be discussed at the Pre-Study meeting. The goal of a trip budget is to give the developer as much flexibility as the developer moves through the approval and development implementation process. Once the trip budget is established for each planning area, the type of development that occurs with each planning area can change, but as long as the new development in the planning area does not exceed the trip budget for that planning area, a new traffic impact study will not be required.

The trip budget must be submitted as a part of the Preliminary Development Plan. A trip budget must be established for the AM peak-hour, PM peak-hour, and the daily traffic condition. The development of the trip budget must be based on the trip generation rates in the latest version of the *ITE Trip Generation* report.

As development occurs with a planning area, the impact on the trip budget must be identified. That is to say, tables need to be provided with the Final Development Plan that shows the final trip generation estimates for the AM peak-hour, PM peak-hour, and daily traffic conditions. The table must include the trip budget from the Preliminary Development Plan, the trip generation estimates for any approved Final Development Plans, and the balance available in the trip budget for future development within the planning area. If the Final Development Plan will result in the trip budget for a planning area exceeding the trip budget by more than 10 percent, a new traffic impact study will be required.

5. Trip Distribution

The traffic from the proposed development needs to be distributed onto the roadway network. The applicant's traffic engineer and the Town of Bennett need to agree to this distribution. The determination of the trip distribution needs to take into account the location of the proposed development with respect to the surrounding developments and the type of development. A figure needs to depict this information.

6. Traffic Volumes

The traffic impact study needs to provide peak-hour traffic volumes for opening day and any future analysis years. The calculation of the growth factor for each roadway needs to be clearly documented within this section. Previous traffic studies should be used in determining the calculation of the growth factors. The Town of Bennett should be consulted as to which previous traffic impact studies are proposed to be used.

This section needs to include the background peak-hour traffic volumes; site-generated peak-hour traffic volumes that are based on the trip generation rates and trip distribution percentages

discussed earlier, and total peak-hour traffic volumes for each analysis year. Figures need to depict this information.

If the assumption is going to be made that a portion of the trips to be generated by the proposed development will remain internal to the site, the internal capture rate must have the approval of the Town of Bennett. The internal capture rates used should be based on ITE's *Trip Generation Handbook (2004)*.

In some cases, pass-by trips can be assumed. ITE's *Trip Generation Handbook (2004)* should be used for calculating the number of pass-by trips. However, prior approval must be obtained from the Town of Bennett before they can be used in the traffic impact study.

7. Capacity Analysis

The method used to analyze the level of service for intersections and roadways must be based on the methodology as contained in the Highway Capacity Manual. The Town of Bennett asks that the capacity analysis use the software program, *Synchro*, for calculating the level of service for all unsignalized and signalized intersections. If applicant's traffic engineer wants to use a different software program, prior approval must be obtained from the Town of Bennett. The level of service analysis must be done for both the background and total traffic condition.

The following peak-hour factor (phf) must be used unless otherwise approved by the Town of Bennett:

- PHF = 0.80 for < 75 vehicles per hour
- PHF = 0.85 for 76 to 300 vehicles per hour
- PHF = 0.90 for > 301 vehicle per hour

In some cases, a peak-hour factor less than 0.80 should be used. An example of where this might occur is with a proposed church development. The deviation from the above peak-hour factors will be discussed at the pre-study meeting.

The percent trucks should use the default value of two percent (2%) except for those land use types that are expected to generate a significant number of truck trips. Prior approval must be obtained from the Town of Bennett before they are used.

The network that will be used for computing the intersection level of service needs to be provided in the form of a figure. If the network is going to be different for each analysis year, each network needs to be provided in the form of a figure. These networks need to show the lane geometry and traffic control for all intersections.

Tables need to be included which depicts the resulting level of service for each intersection analyzed in the traffic impact study. For unsignalized intersections, level of service for each traffic movement needs to be provided. For signalized intersections, the level of service for the entire intersection is the only level of service that needs to be provided.

If the level of service for individual traffic movements at unsignalized intersections and the entire intersection for signalized intersections are worse than Level of Service "C", mitigation measures need to be proposed in the traffic impact study. This does not mean that the applicant will have to pay the entire cost of the mitigation measures, but rather, the Town of Bennett and the applicant will negotiate what share the applicant must contribute of the mitigation during the approval process. The contribution will be based on the direct benefit the applicant's development gains from each mitigation measure. For example, the construction of acceleration lanes will normally be the full responsibility of the applicant, whereas the applicant will only be responsible for a share of the installation of a traffic signal.

If the study area has multiple traffic signals, a signal progression analysis may be required. The existing signal timing plans should be used for the progression analysis. Changes to the signal timing can be analyzed to achieve better progression. The posted speed limit must be used for the roadway where the progression analysis is being done. The desired progression percentage is 35 percent.

8. Queue Length Analysis

The software program, *SimTraffic*, must be used to estimate queue lengths. If *SimTraffic* is not going to be used, the applicant's traffic engineer must obtain prior approval from the Town of Bennett's traffic engineer.

The existing storage lengths must be used in computing the expected queue lengths. The same peak-hour factor used for computing the level of service must also be used for computing the queue lengths. The queue lengths that are being reported must be based on an average of five simulations with each simulation lasting 60 minutes and with a seed value of 5 minutes.

9. Safety Analysis

At a minimum, a sight distance analysis must be done for the site accesses. If there is a documented accident problem, an analysis must be done to determine the number of additional accidents that will result from the proposed development. It may be necessary to propose mitigation measures to reduce the number of new accidents.

10. Access Requirements

The need for acceleration and deceleration lanes must be based on the threshold values contained in the *State of Colorado Access Code*. For non-state highways, the Town of Bennett will provide the access category to be used in this analysis. This will be done at the pre-study meeting. The length of the acceleration and deceleration lanes will also be based on the *State of Colorado Access Code*.

11. Findings and Recommendations

A summary of the findings and recommendations will be presented. If mitigation measures are needed to mitigate the impacts from the proposed development, the applicant's traffic engineer must include an identification of who would be responsible for constructing the improvements.

The appendix for the traffic impact study must include the following:

- Pre-Study Meeting Notes
- Existing Traffic Count Data (including vehicle classification if required)
- Level of Service Analysis Reports (all analysis years with and without the proposed development)
- Signal Progression Analysis (if required)
- Queue Length Analysis Reports (all analysis years with and without the proposed development)
- Electronic files of input and output

D. Format

The traffic impact study must follow the general outline listed below:

- Executive Summary
- Introduction/Project Description
- Existing Condition
- Trip Generation
- Trip Distribution
- Traffic Volumes
- Capacity Analysis (including queue length analysis)
- Safety Analysis
- Access Requirement
- Findings and Recommendations
- Appendix

Appendix A
Pre-Study Meeting Form

Traffic Impact Analysis Report Assumptions

Project Name _____

Location _____
(A vicinity map must be attached to this form)

Proposed Development (size) _____

Trip Generation Estimate _____ (daily trips)
(Trip generation table including morning, evening and daily trip estimates must be attached to this form)

Proposed Accesses _____

(A preliminary site plan must be attached to this form)

Proposed Traffic Counts
Turning Movements

Daily Traffic Counts

Analysis Intersections

Growth Factors

Proposed Distribution

North _____
South _____
East _____
West _____

Access Categories
Roadway

Category

Trip Generation
ITE Trip Generation, 8th Edition

Analysis Years

Existing Condition _____
Opening Day _____
Short-Term _____
Long Range _____

RE: Walls RV Storage Site Plan

1 message

Brooks Kaufman <BKaufman@core.coop>
To: Steve Hebert <shebert@bennett.co.us>

Tue, Mar 28, 2023 at 7:53 AM

Steve

CORE is fine with the revisions. Thanks

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN

720.733.5493 DIRECT

303.912.0765 MOBILE

www.core.coop.

From: Steve Hebert <shebert@bennett.co.us>
Sent: Tuesday, March 28, 2023 7:44 AM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Re: Walls RV Storage Site Plan

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See attached. Let me know what you think.



Steve Hebert, AICP | Planning Manager
207 Muegge Way | Bennett CO, 80102
(303)644-3249 ext.1030 | shebert@bennett.co.us
townofbennett.colorado.gov

On Tue, Mar 28, 2023 at 6:58 AM Brooks Kaufman <BKaufman@core.coop> wrote:

Good morning Steve

I'm fine with the applicant response, but do they have revised plans showing the new location of drainage outside of the 15-foot UE

Thanks

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN

720.733.5493 DIRECT

303.912.0765 MOBILE

www.core.coop.



To: Brooks Kaufman <BKaufman@core.coop>
Subject: Walls RV Storage Site Plan

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brooks,

Can you review this and let me know if they addressed your concerns? If you could get me comments by April 7 that would be great. Thanks.



Steve Hebert, AICP | Planning Manager
207 Muegge Way | Bennett CO, 80102
(303)644-3249 ext.1030 | shebert@bennett.co.us
townofbennett.colorado.gov

6312 S. Fiddlers Green Circle
Suite 300N
Greenwood Village, CO 80111
T +1.303.771.0900
www.jacobs.com

Subject Walls RV Storage Trip Generation Letter

Attention Steve Hebert, AICP, Bennett Planning & Economic Development Manager
 Chad Bunger, Community and Economic Development Director

From Mike Heugh, PE
 Town Traffic Engineer

Date March 31, 2023

Copies to Dan Giroux, PE, Engineering Consultant to the Town

Walls RV Storage Trip Generation Letter (dated 03/17/23) – Town Traffic Comments

1. The trip generation letter was reviewed, and I have no comments. CDOT provided review comments to the Town on the Site Plan and CUP submittal. I spoke with CDOT (Steve Loeffler – R1 Permits Unit) to verify CDOT comments have been addressed through the Trip Generation Letter, and he confirmed they have.



Engineering Review Memo

To: Steve Hebert, Town Planning & Economic Development Director
From: Dan Giroux, PE, Town Engineer
Date: Wednesday, December 7, 2022
Case: Walls RV Storage Site Plan & CUP, Case 22.24 & 22.25 – 1st Submittal
Subject: Civil Engineering Review

Review Memo Only – no Replat redlines provided for this 1st Submittal review.

Per the request of the Town of Bennett, Terramax, Inc. has reviewed the 1st submittal of the Walls Major Site Plan & Conditional Use Permit (CUP) application materials, for the proposed RV Storage facility development.

This review does not constitute a contractual offer to the applicant, and does not relieve the applicant from meeting the Town's requirement that the development comply with all Town Codes and Standards. All prior comments on the development application, are still considered effective and in force, until acceptably addressed.

Although every attempt has been made to be diligent, thorough and comprehensive, by the nature of review, and relative time invested versus design and plan development, the Town must reserve the right to make original comments and revision requests in subsequent submittals, even for information already submitted, until final application approval.

I have the following comments to offer on the application materials *(no plan redlines included for this submittal at this time)*:

Water

1. No on-site water proposed with this use, at this time.
2. The Town has no conflict with this no-water proposal, for this use, on an interim basis.

Sanitary Sewer / Wastewater

1. The application proposes use of an On-Site Wastewater Treatment System (OWTS) with septic tank and leach field or evapotranspiration (ET) bed, to be reviewed and permitted through the Tri-County Health Department or their successor organization.
2. The Town remains supportive of this approach on an interim basis, until sanitary sewer collection can be extended to the subject property.
3. The Town has no conflict with the interim OWTS proposal.

Access

1. The Town understands the access proposal is for an all-weather access drive surfacing on an interim basis, pending final property right-of-way and Town street proposals for future property development.

2. The Town further understands the proposed access and all RV Storage interior drives would be for private ownership and maintenance, subject to any Town and BWFR review, periodic inspections, and requirements to ensure acceptable and reliable emergency access.
3. The Town is amenable to this approach, with appropriate conditions and terms of approval, including a revocable Town Access Permit to Kiowa-Bennett Road (KBR) for the proposed Subdivision lots.
4. KBR will require additional access improvements, including, at minimum, paved access with radius and shoulder widening in the immediate vicinity of the access, and an asphalt-paved apron of 24-foot width and 50-foot length, to host a designated truck or RV awaiting turn movement, and to minimize mud-tracking onto KBR.
5. A construction plan detail will be required for the access paving at the KBR intersection.
 - The plan detail will need to address 2-foot overcut, patching and full width mill & overlay of KBR pavement for the access connection, as well as proposed drainage treatment.
 - Asphalt swales are not allowed at connection, and concrete drain plan placement will be compromised with future KBR widening.
 - For these reasons, 2 percent slope away from KBR is the preferred profile for drainage and integration with future KBR widening.
 - *It appears the proposed Grading Plan is consistent with this drainage approach; please confirm.*
6. Please check and confirm safe sight distance for the proposed access location.
7. Please be aware the one-access approach is acceptable to the Town for an interim use only.
 - Any future expansion would require a second, redundant means of emergency access via all-weather surfaced drive or road.

Stormwater

1. Please add the full tributary basin map exhibit, showing all areas tributary to the site and improvements, and including any CDOT right-of-way contributions, including any upstream culvert outfalls.
 - There is Adams County topographic mapping available for the subject area, including all tributary areas.
 - Consultation with CDOT may be helpful for culvert outfalls; I am not aware of any studies or as-builts that address the CDOT right-of-way drainage for this area.
2. The Town does not require the flow spreader treatment for the development outfall; the outfall flows will be concentrated at the Kiowa-Bennett Road roadside ditch in any case.
 - As a result, the Town is amenable to alternate downstream flow management, including open channel, although additional easement dedication could be required.
3. A citation and additional background narrative for the flow spreader would be helpful – is this a jurisdiction's standard detail? I assume there are other local Front Range Colorado examples of this in place, with some history of successful performance?

Steve, this concludes my civil engineering review of the 1st Submittal application materials for the Walls RV Storage Site Plan & CUP application to the Town of Bennett. Please let me know if you have any questions, or require additional information pertaining to the submitted information, or my review.



Engineering Review Memo

To: Steve Hebert, Town Planner
Savannah Vickery, Community Development Manager

From: Dan Giroux, PE, Town Engineer

Date: Monday, April 10, 2023

Case: Walls RV Storage Site Plan & CUP, Case 22.24 & 22.25 – 2nd Submittal

Subject: Civil Engineering Review

Review Memo Only – no Replat redlines provided for this 1st Submittal review.

Per the request of the Town of Bennett, Terramax, Inc. has reviewed the 2nd submittal of the Walls Major Site Plan & Conditional Use Permit (CUP) application materials, for the proposed RV Storage facility development.

This review does not constitute a contractual offer to the applicant, and does not relieve the applicant from meeting the Town's requirement that the development comply with all Town Codes and Standards. All prior comments on the development application, are still considered effective and in force, until acceptably addressed.

Although every attempt has been made to be diligent, thorough and comprehensive, by the nature of review, and relative time invested versus design and plan development, the Town must reserve the right to make original comments and revision requests in subsequent submittals, even for information already submitted, until final application approval.

I have the following comments to offer on the application materials *(no plan redlines included for this submittal at this time)*:

General

1. Site Plan & CUP approval does not convey final CD approval and associated Permits for construction, including a Kiowa-Bennett Road Access Permit.

Access

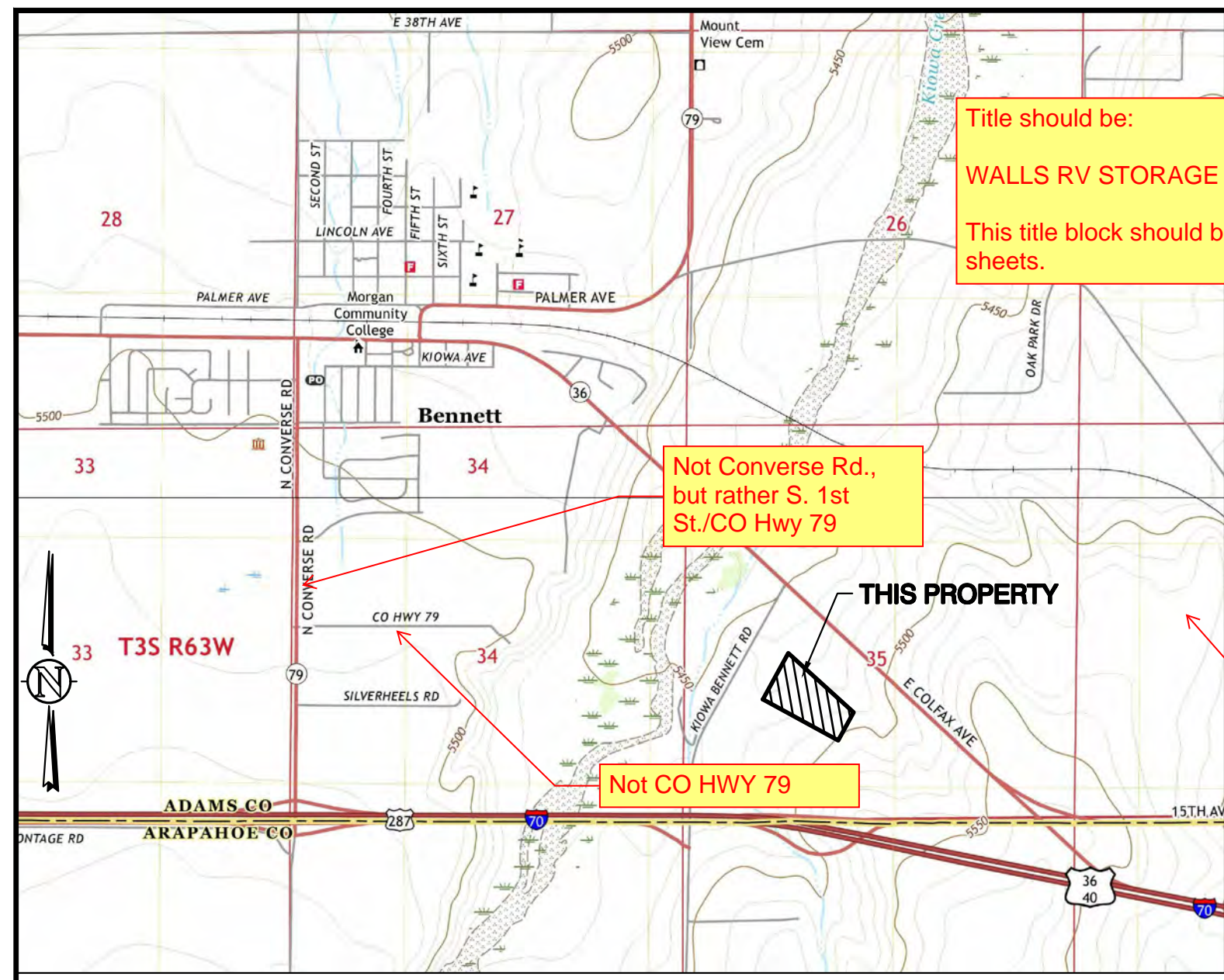
1. Per prior comments (emphasis added) -
 - "KBR will require additional access improvements, including, at minimum, paved access with radius and **shoulder widening** in the immediate vicinity of the access . . . "
 - The shoulder widening may be addressed on the Site Plan/CUP with a note of "KBR shoulder improvements to be added per direction of Town" and fully documented with final CD's and Access Permit.
 - The shoulder widening is expected to be 8-foot minimum unless waived by the Town.
 - Stormwater ditch and culvert adjustments may be required for shoulder widening.

2. Recommend a KBR overhead streetlight be placed near the access drive connection to KBR.
3. Significantly, reiterating in final comments that the one-access approach is acceptable to the Town for interim use only, for this Site Plan-CUP.
 - Any future expansion would require a second, redundant means of emergency access via all-weather surfaced drive or road.
 - I'd recommend this be made an explicit Site Plan-CUP Note and/or Condition of Approval.

Stormwater

1. Permanent check structure erosion & sediment control will be required for the stormwater outfall ditch connection to the KBR roadside ditch. The KBR outfall and 'turn point' for flows may require additional riprap armoring protection, and other improvements.
2. These improvements may be addressed on the Site Plan/CUP note, and fully documented with final CD's and Access Permit.

Steve, Savannah, this concludes my civil engineering review of the 2nd Submittal application materials for the Walls RV Storage Site Plan & CUP application to the Town of Bennett. I'd request the applicant address the required updates by Site Plan – CUP notes at this time for final review, signature and recording, with final CD edits and additions to be reviewed ensuing, for Infrastructure & Access Permit issuance. Following Public Hearing, I would be amenable to consideration of an early-release/at-risk Grading Permit for the site while final CD reviews and standard Permits are in-process. Please let me know if you have any questions, or require additional information pertaining to the submitted information, or my review.



VICINITY MAP
S35, T3S, R63W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - STRASBURG & BENNETT 7.5 MIN
SCALE 1" = 2,000'

WALLS RV STORAGE

BEING A PART OF SECTION 35, TOWNSHIP 3 SOUTH,
RANGE 63 WEST OF THE 6th P.M.,
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 11

CONSTRUCTION DOCUMENTS FOR:
WALLS RV STORAGE
N. KIOWA-BENNETT ROAD
BENNETT, CO 80102

PREPARED FOR:
JLK BENNETT, LLC
KAYLE WALLS
43043 RIDGE ROAD
DEERE TRAIL, CO 80105-7923
(303)524-2146

APPROVED BY:

Title should be:
WALLS RV STORAGE SITE PLAN

This title block should be on all sheets.

Not Converse Rd.,
but rather S. 1st
St./CO Hwy 79

Not CO HWY 79

Title block should
reference Walls
Subdivision

Remove this text. These are not
construction documents, but rather a
Site Plan. Replace with signature
blocks below.

Add the following note:
**THIS SITE PLAN CONSTITUTES THE CONDITIONAL USE PERMIT
APPROVED BY TOWN OF BENNETT BOARD OR TRUSTEES
RESOLUTION NO. _____**

Find a better
up-to-date base map
and place it in the
center of the sheet.

LEGAL DESCRIPTION (PER WALL'S SUBDIVISION FINAL PLAT)

ALL THAT PART SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40, EXCEPT THAT PORTION CONVEYED TO WARREN T. ZUBER AND WANDA M. ZUBER, BY EXECUTOR'S DEED RECORDED MAY 31, 1963 IN BOOK 1065 AT PAGE 571, DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35, RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 924.00 FEET TO THE POINT OF BEGINNING; THENCE N28°00'39"E, 2,250 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID U.S. HIGHWAY TO THE WEST LINE OF SAID SECTION 35; THENCE SOUTH ALONG SAID WEST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING, EXCEPT MINERAL RESERVATIONS OF RECORD, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPT A RIGHT-OF-WAY ALONG THE SOUTH SIDE OF SECTION 35, TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, FOR INTERSTATE HIGHWAY DESIGNATED AS INTERSTATE HIGHWAY NO. 70; AND

EXCEPT A RIGHT-OF-WAY FOR U.S. HIGHWAY DESIGNATED AS U.S. HIGHWAY 36-40, WHICH SAID HIGHWAYS RUNS APPROXIMATELY FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF SECTION 35, COUNTY OF ADAMS, STATE OF COLORADO; AND

EXCEPT THAT PORTION CONVEYED TO ADAMS COUNTY IN BOOK 194 AT PAGE 465 AND BOOK 202 AT PAGE 443; AND

EXCEPT TRACT DESCRIBED IN BOOK 306 AT PAGE 443; AND

EXCEPT PARCEL DESCRIBED IN BOOK 758 AT PAGE 535, RECORDS AT THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO; AND

EXCEPT THAT PART OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: CONSIDERING THE SOUTH LINE OF COLORADO STATE HIGHWAY NO. 36, LYING SOUTHEAST OF KIOWA ROAD IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO AS BEARING S48°28'50"E, AS SHOWN ON THE TOWN OF BENNETT-ANNEXATION PLAT, AS RECORDED AT RECEPTION NO. B786212, ADAMS COUNTY RECORDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO; THENCE N15°50'16"E, A DISTANCE OF 342.07 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO AS RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE EASTERLY AND NORTHERLY LINES OF THE SAID DEPARTMENT OF HIGHWAYS, STATE OF COLORADO PARCEL:

- 1) THENCE N03°24'09"W, A DISTANCE OF 307.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1427.35 FEET, A RADIAL LINE FROM SAID POINT BEARS S89°20'17"E
- 2) THENCE ALONG SAID CURVE, A DISTANCE OF 660.89 FEET, THROUGH A CENTRAL ANGLE OF 26°31'45", THE CHORD OF WHICH BEARS N13°55'36"E, A DISTANCE OF 655.00 FEET;
- 3) THENCE N03°38'09"E, A DISTANCE OF 85.90 FEET;
- 4) THENCE N61°59'21"W, A DISTANCE OF 5.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF THE STATE OF COLORADO, DEPARTMENT OF HIGHWAYS PARCELS OF LAND RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS AND EAST RIGHT-OF-WAY LINE OF KIOWA ROAD; THENCE N28°00'39"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD, A DISTANCE OF 1467.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD, N28°00'39"E, A DISTANCE OF 617.07 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF KIOWA ROAD WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 36;
- 1) THENCE S48°28'50"E, A DISTANCE OF 30.30 FEET;
- 2) THENCE S41°31'10"W, A DISTANCE OF 100.00 FEET;
- 3) THENCE S48°28'50"E, A DISTANCE OF 500.00 FEET;
- 4) THENCE N41°31'10"E, A DISTANCE OF 100.00 FEET;
- 5) THENCE S48°28'50"E, A DISTANCE OF 3897.68 FEET TO A POINT ON A WESTERLY LINE OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND AS RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF THE SAID DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND:
- 1) THENCE S01°07'19"E, A DISTANCE OF 209.74 FEET;
- 2) THENCE S88°50'24"W, A DISTANCE OF 998.92 FEET;
- 3) THENCE N88°08'02"W, A DISTANCE OF 301.50 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, PARCEL OF LAND AS RECORDED IN BOOK 758 AT PAGE 535, ADAMS COUNTY RECORDS, A DISTANCE OF 550.51 FEET; THENCE N48°28'50"W, A DISTANCE OF 2908.12 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS of BEARING & BENCHMARK

BASIS OF BEARINGS: CONSIDERING THE NORTHERLY LINE OF SUBJECT PROPERTY TO HAVE AN ASSUMED BEARING OF S47°49'23"E AND MONUMENTED AS SHOWN HEREON.

PROJECT BENCHMARK: BENCHMARK IS "LADYBIRD", PIDAA8177 HAVING AN ELEVATION OF 5563.00 FEET.

REVISIONS	SHEET	INDEX:
0	1	COVER SHEET
0	2	EXISTING CONDITIONS
0	3	SITE PLAN
0	4	GRADING PLAN
0	5	EXISTING DRAINAGE
0	6	DEVELOPED DRAINAGE
0	7	POND PLAN
0	8	OUTLET STRUCTURE DETAILS
0	9	FOREBAY DETAILS
0	10	LANDSCAPE PLAN
0	11	LANDSCAPE DETAILS
0		
0	INITIAL RELEASE	MAY 5, 2022

All sheets must be on an 18"x24" format, per Adams County Clerk and Recorder.

Remove this metes and bounds legal description. The property subject to the Site Plan is Lot 1, Walls Subdivision.

Put owner's name, address and contact information here. Note the "Deer" in Deer Trail is not spelled "DEERE."

TOWN APPROVAL BLOCK
Approved by the Zoning Administrator of the Town of Bennett, Colorado on this ____ day of _____, 20____.

Zoning Administrator ATTEST: Town Clerk

CHADWIN F. COX, P.E.

ACCEPTANCE BLOCK AND NOTARY
By signing this Site Plan, the owner acknowledges and accepts all of the requirements and intent set forth herein.

OWNER _____

STATE OF COLORADO)
)SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2___, by _____.

Witness my hand and official seal

Notary Public

My commission expires _____

CLERK AND RECORDER'S CERTIFICATE
I hereby certify that this instrument was filed in my office at ____ o'clock ____m., this ____ day of, 20____, and is recorded under Reception No. _____.

Clerk and Recorder

Deputy

UNCC
CALL BEFORE
YOU DIG
1-800-922-1987
Utility Notification
Center of Colorado
Administrative Office
16381 Table Mountain Parkway Golden,
Colorado 80403
Office: 303-232-1991 Fax: 303-234-1712
Toll-Free: 1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

PREPARED BY:
WESTERN ENGINEERING CONSULTANTS, INC. LLC

WESTERN ENGINEERING CONSULTANTS, INC. LLC
127 S. DENVER AVENUE, FORT LOUTHAN, CO 80621
720-685-9951 PH, 720-294-1330 FAX, email@westemecl.com

PROJECT NO: 01-0374.001.00
INITIAL PLAN RELEASE: MAY 5, 2022
SHEET: 1 of 11

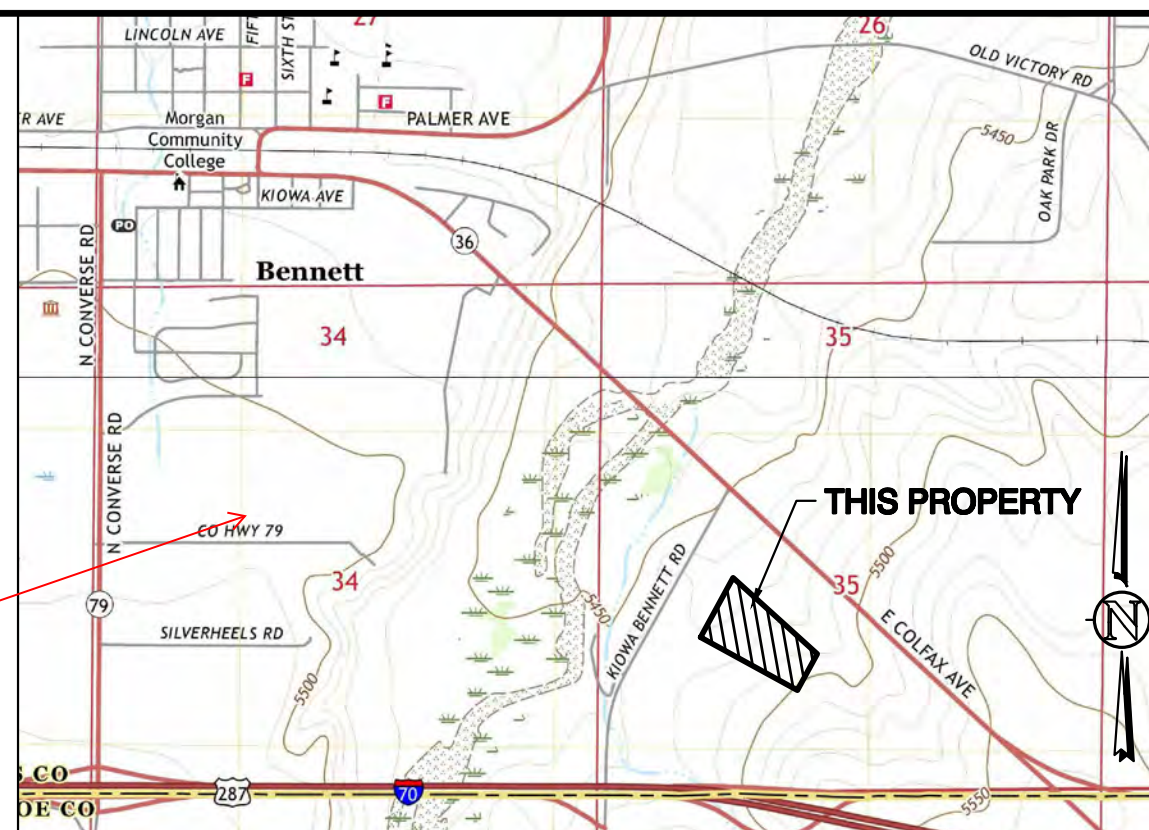
Title block from Sheet 1 here and on all other sheets.

Remove vicinity map from this sheet and all subsequent sheets. One vicinity map on Sheet 1 is enough.

We need a better narrative, which can be addressed via notes, including:
- Description of operation, how customers access site, etc.
- Hours of operation
- Number of employees on site
- Description of approach waste disposal, solid and sanitary
- Description of plans for security

Correct this misspelling, DEER not DEERE.

Reference source of this easement, which is the Walls Subdivision, Reception No. 202200078813, recorded with the Adams County Clerk and Recorder.



VICINITY MAP
S35, T3S, R63W, 6th P.M.
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - STRASBURG & BENNETT 7.5 MIN
SCALE 1" = 2,000'

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330
Western Engineering Consultants, Inc LLC

NO.	DATE	BY	REVISION
1	05/25/22	CFC	INITIAL RELEASE

NOTES

THIS PLAN IS INTENDED AS THE EXISTING CONDITIONS PLAN FOR WALLS RV STORAGE.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

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SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED DECEMBER 8, 2021 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 16, 2021.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

	45 DEG BEND		THRUST BLOCK TB
	22.5 DEG BEND		GATE VALVE GV
	RESTRAINED PLUG		CURB STOP
	RESTRAINED TEE		PIPE CROSSING
	WATER METER		MANHOLE
	RESTRAINED CROSS		MANHOLE W/ FLOW DIRECTION
	FIRE HYDRANT		ROOF DRAIN
	RESTRAINED VALVE		TRASH ENCLOSURE
	UTILITY POLE		
	LIGHT POLE		

	EXISTING GRAVEL		PROPOSED GRAVEL
	EXISTING CONC		PROPOSED CONC
	EXISTING ASPHALT		PROPOSED ASPHALT

LINETYPE LEGEND

	LOT / PROPERTY / SECTION LINE		RIGHT OF WAY LINE
	EASEMENT		SETBACK
	TO BE ABANDONED LOT LINE		EXISTING BUILDING, CURB
	EDGE of ASPHALT or GRAVEL RD		CHAINLINK FENCE
	CORRUGATED METAL FENCE		POND WQ W/S
	SWALE		EXISTING OVERHEAD ELEC
	EXISTING ELECTRICAL LINE		EXISTING STORM LINE
	EXISTING SANITARY LINE		EXISTING WATER LINE
	EXISTING GAS LINE		EXISTING FIBER OPTIC LINE
	EXISTING TELEPHONE LINE		
	SA		SA
	SS		SS
	WA		WA
	WAS		WAS
	GA		GA
	EL		EL
	T		T

EXISTING CONDITIONS
WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAF AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

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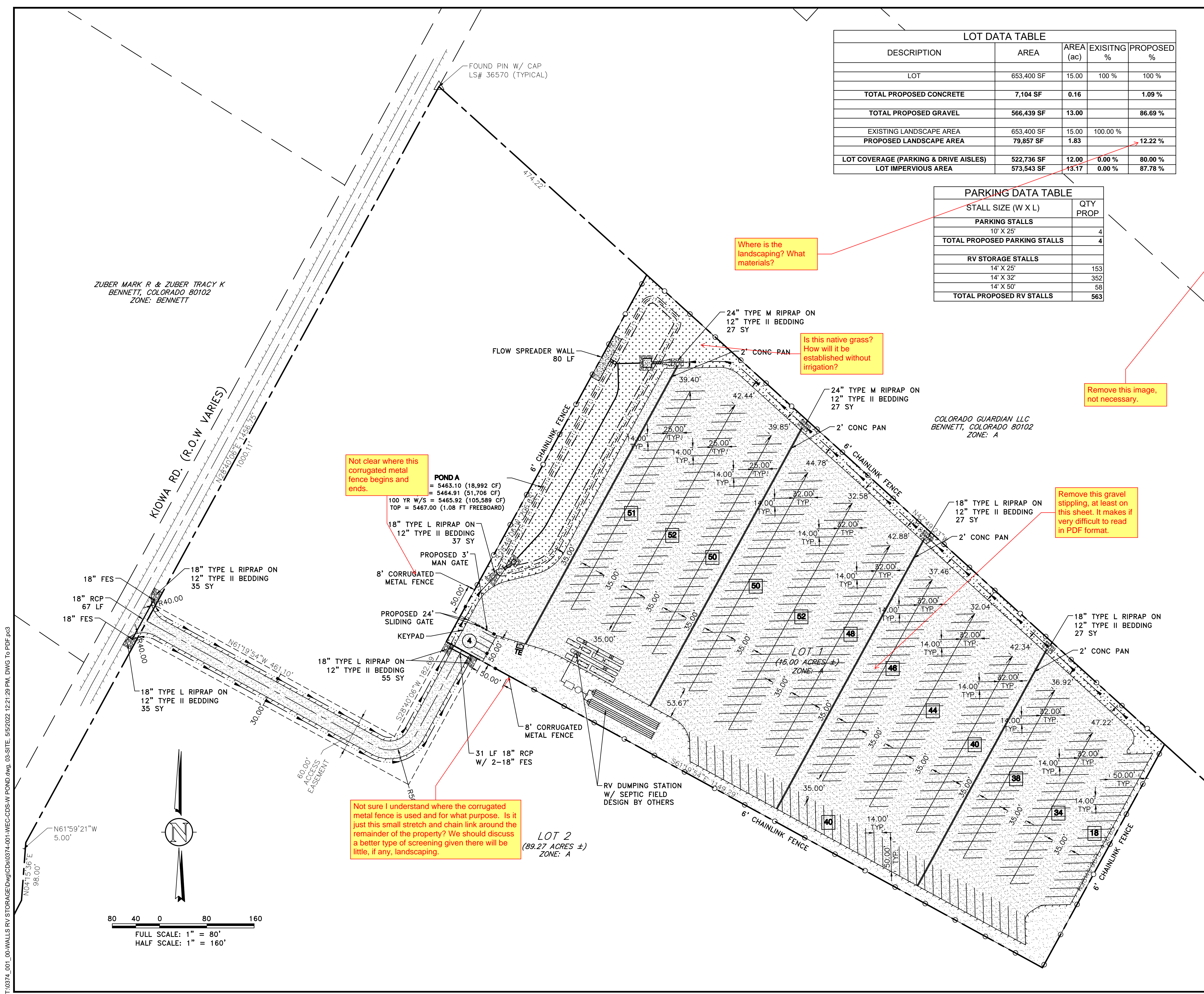
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DRAWN BY: CFC
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PROJECT NO.
01-0374.001.00

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0002-EX COND

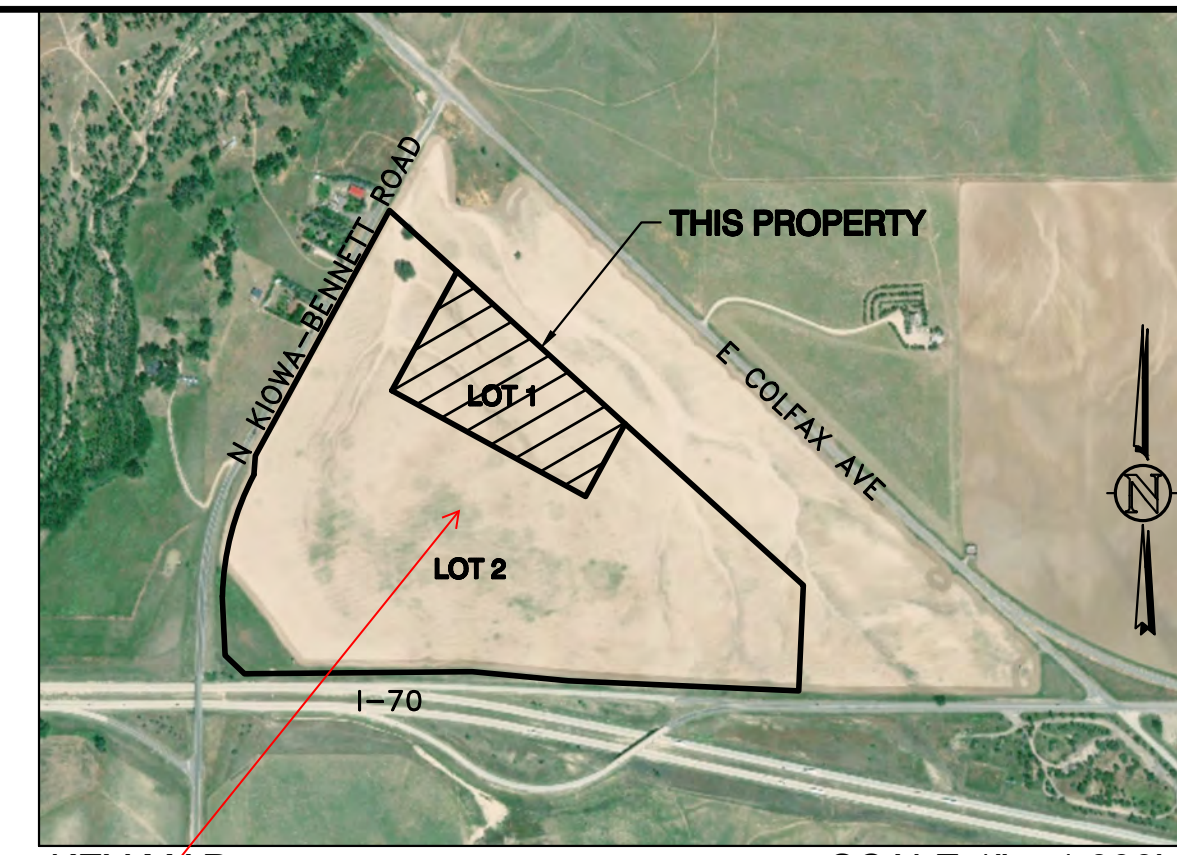
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LOT DATA TABLE				
DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	653,400 SF	15.00	100 %	100 %
TOTAL PROPOSED CONCRETE	7,104 SF	0.16		1.09 %
TOTAL PROPOSED GRAVEL	566,439 SF	13.00		86.69 %
EXISTING LANDSCAPE AREA	653,400 SF	15.00	100.00 %	
PROPOSED LANDSCAPE AREA	79,857 SF	1.83		12.22 %
LOT COVERAGE (PARKING & DRIVE AISLES)	522,736 SF	12.00	0.00 %	80.00 %
LOT IMPERVIOUS AREA	573,543 SF	13.17	0.00 %	87.78 %

PARKING DATA TABLE	
STALL SIZE (W X L)	QTY PROP
PARKING STALLS	
10' X 25'	4
TOTAL PROPOSED PARKING STALLS	4
RV STORAGE STALLS	
14' X 25'	153
14' X 32'	352
14' X 50'	58
TOTAL PROPOSED RV STALLS	563



KEY MAP
S35, T3S, R63W, 6th P.M.
SHOWN KEY MAP TAKEN FROM AUTOCAD GEOLOCATION
SCALE 1" = 1,000'

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NOTES

THIS PLAN IS INTENDED AS THE SITE PLAN FOR WALLS RV STORAGE.
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SYMBOL LEGEND

41	45 DEG BEND	TH	THRUST BLOCK TB
42	22.5 DEG BEND	GV	GATE VALVE GV
43	RESTRAINED PLUG	CV	CURB STOP CV
44	RESTRAINED TEE	PC	PIPE CROSSING PC
45	WATER METER	MD	MANHOLE MD
46	RESTRAINED CROSS	FD	MANHOLE W/ FLOW DIRECTION FD
47	FIRE HYDRANT	RD	ROOF DRAIN RD
48	RESTRAINED VALVE	TE	TRASH ENCLOSURE TE
49	UTILITY POLE		
50	LIGHT POLE		

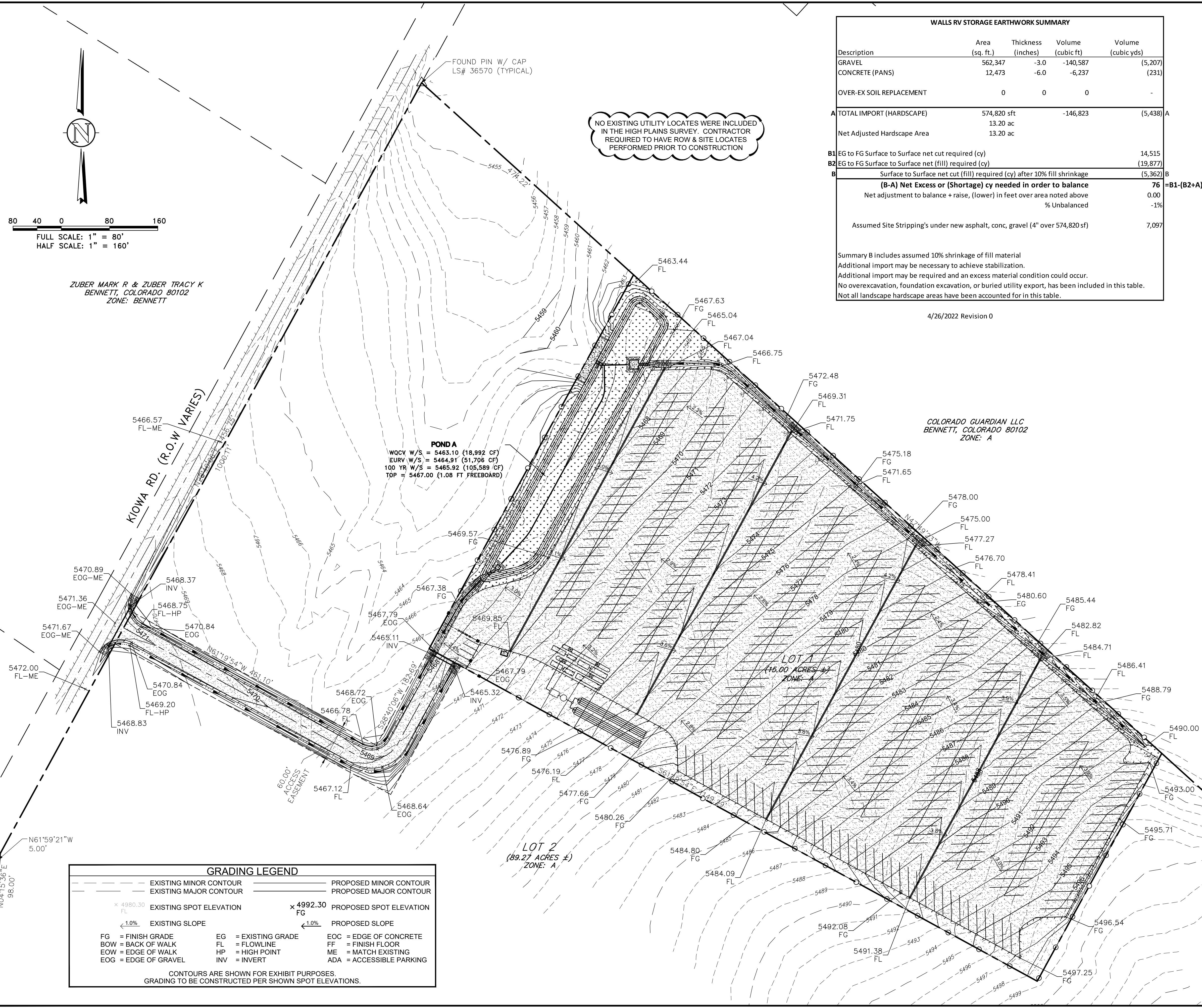
LINETYPE LEGEND

---	LOT / PROPERTY / SECTION LINE		
- - - -	RIGHT OF WAY LINE		
- · - · -	EASEMENT		
- · - · -	SETBACK		
- · - · -	TO BE ABANDONED LOT LINE		
- · - · -	EXISTING BUILDING, CURB		
- · - · -	EDGE OF ASPHALT or GRAVEL RD		
- · - · -	CHAINLINK FENCE		
- · - · -	CORRUGATED METAL FENCE		
- · - · -	POND WQ W/S		
- · - · -	SWALE		
- · - · -	EXISTING OVERHEAD ELEC		
- · - · -	EXISTING ELECTRICAL LINE		
- · - · -	EXISTING STORM LINE		
- · - · -	EXISTING SANITARY LINE		
- · - · -	EXISTING WATER LINE		
- · - · -	EXISTING GAS LINE		
- · - · -	EXISTING FIBER OPTIC LINE		
- · - · -	EXISTING TELEPHONE LINE		
---	SA	SA	PROPOSED SANITARY LINE
---	SS	SS	PROPOSED SANITARY SERVICE
---	SS	SS	PROPOSED STORM LINE
---	WA	WA	PROPOSED WATER LINE
---	WAS	WAS	PROPOSED WATER SERVICE
---	GA	GA	PROPOSED GAS LINE
---	EL	EL	PROPOSED ELECTRIC LINE
---	T	T	PROPOSED TELEPHONE LINE

SITE PLAN
WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

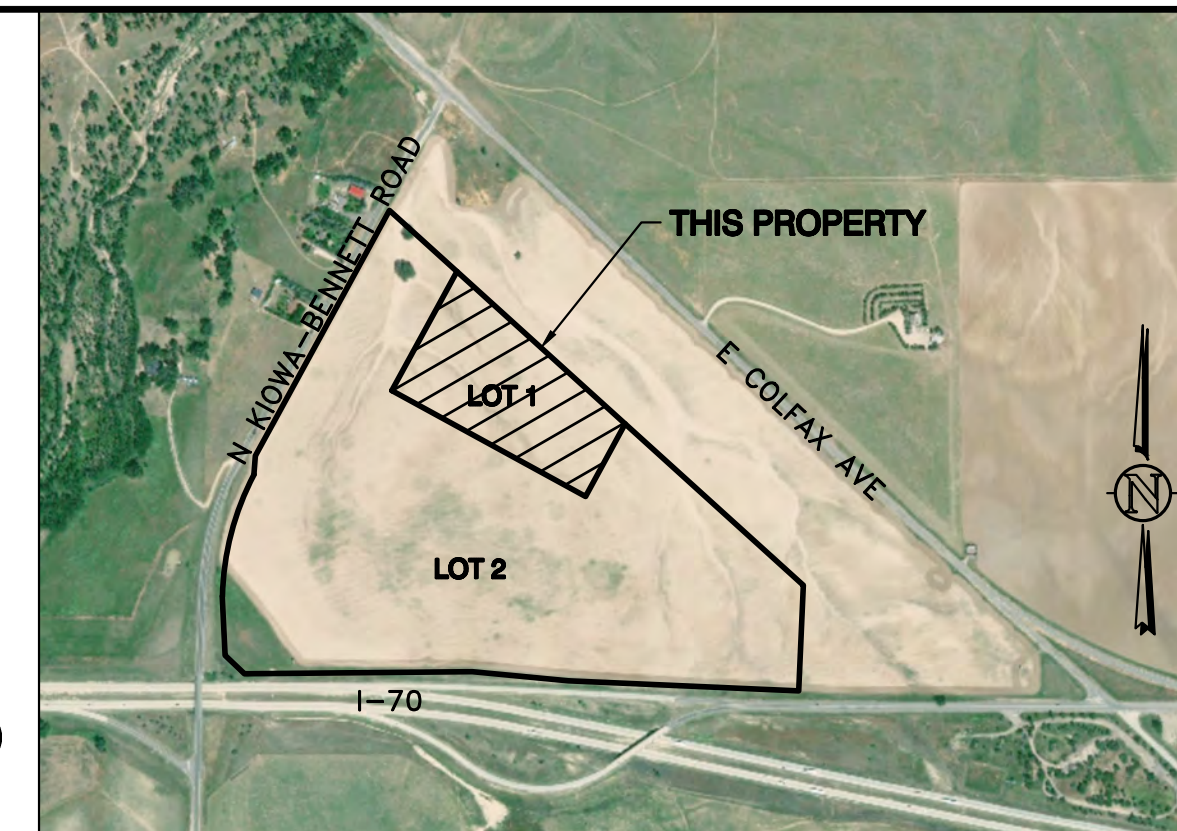
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3 OF 11

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WALLS RV STORAGE EARTHWORK SUMMARY				
Description	Area (sq. ft.)	Thickness (inches)	Volume (cubic ft)	Volume (cubic yds)
GRAVEL	562,347	-3.0	-140,587	(5,207)
CONCRETE (PANS)	12,473	-6.0	-6,237	(231)
OVER-EX SOIL REPLACEMENT	0	0	0	-
A TOTAL IMPORT (HARDSCAPE)	574,820 sft		-146,823	(5,438)A
Net Adjusted Hardscape Area	13.20 ac			
B1 EG to FG Surface to Surface net cut required (cy)				14,515
B2 EG to FG Surface to Surface net (fill) required (cy)				(19,877)
Surface to Surface net cut (fill) required (cy) after 10% fill shrinkage				(5,362)B
(B-A) Net Excess or (Shortage) cy needed in order to balance				76 =B1-(B2+A)
Net adjustment to balance + raise, (lower) in feet over area noted above				0.00
% Unbalanced				-1%
Assumed Site Stripping's under new asphalt, conc, gravel (4" over 574,820 sf)				7,097

Summary B includes assumed 10% shrinkage of fill material
Additional import may be necessary to achieve stabilization.
Additional import may be required and an excess material condition could occur.
No overexcavation, foundation excavation, or buried utility export, has been included in this table.
Not all landscape hardscape areas have been accounted for in this table.



80 40 0 80 160
FULL SCALE: 1" = 80'
HALF SCALE: 1" = 160'

4/26/2022 Revision 0

NOTES

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SYMBOL LEGEND

- | | |
|------------------|---------------------------|
| 45 DEG BEND | THRUST BLOCK TB |
| 22.5 DEG BEND | GATE VALVE GV |
| RESTRAINED PLUG | CURB STOP |
| RESTRAINED TEE | MANHOLE |
| WATER METER | PIPE CROSSING |
| RESTRAINED CROSS | MANHOLE W/ FLOW DIRECTION |
| FIRE HYDRANT | ROOF DRAIN |
| RESTRAINED VALVE | TRASH ENCLOSURE |
| UTILITY POLE | |
| LIGHT POLE | |
-
- | | |
|------------------|------------------|
| EXISTING GRAVEL | PROPOSED GRAVEL |
| EXISTING CONC | PROPOSED CONC |
| EXISTING ASPHALT | PROPOSED ASPHALT |

LINETYPE LEGEND

- | | | | |
|-------------------------------|-----|-----|---------------------------|
| LOT / PROPERTY / SECTION LINE | SA | SA | PROPOSED SANITARY LINE |
| RIGHT OF WAY LINE | SS | SS | PROPOSED SANITARY SERVICE |
| EASEMENT | WA | WA | PROPOSED STORM LINE |
| SETBACK | WA | WA | PROPOSED WATER LINE |
| TO BE ABANDONED LOT LINE | WAS | WAS | PROPOSED WATER SERVICE |
| EXISTING BUILDING, CURB | GA | GA | PROPOSED GAS LINE |
| EDGE OF ASPHALT or GRAVEL RD | EL | EL | PROPOSED ELECTRIC LINE |
| CHAINLINK FENCE | T | T | PROPOSED TELEPHONE LINE |
| CORRUGATED METAL FENCE | | | |
| POND WQ W/S | | | |
| SWALE | | | |
| EXISTING OVERHEAD ELEC | | | |
| EXISTING ELECTRICAL LINE | | | |
| EXISTING STORM LINE | | | |
| EXISTING SANITARY LINE | | | |
| EXISTING WATER LINE | | | |
| EXISTING GAS LINE | | | |
| EXISTING FIBER OPTIC LINE | | | |
| EXISTING TELEPHONE LINE | | | |

GRADING LEGEND			
EXISTING MINOR CONTOUR	PROPOSED MINOR CONTOUR	EXISTING SPOT ELEVATION	PROPOSED SPOT ELEVATION
EXISTING MAJOR CONTOUR	PROPOSED MAJOR CONTOUR	EXISTING SLOPE	PROPOSED SLOPE
FG = FINISH GRADE	EG = EXISTING GRADE	EOC = EDGE OF CONCRETE	
BOW = BACK OF WALK	FL = FLOWLINE	FF = FINISH FLOOR	
EOW = EDGE OF WALK	HP = HIGH POINT	ME = MATCH EXISTING	
EOG = EDGE OF GRAVEL	INV = INVERT	ADA = ACCESSIBLE PARKING	

CONTOURS ARE SHOWN FOR EXHIBIT PURPOSES.
GRADING TO BE CONSTRUCTED PER SHOWN SPOT ELEVATIONS.

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email@westerneci.com
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FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

DATE: 05/26/22 CFC
REVISION: INITIAL RELEASE

JK BENNETT, LLC
CONTACT: KAY RIDGE RD, DEERE TRAIL, CO 80105-7923
TO: BARDIAN@WESTCO@GMAIL.COM

GRADING PLAN
WALLS RV STORAGE
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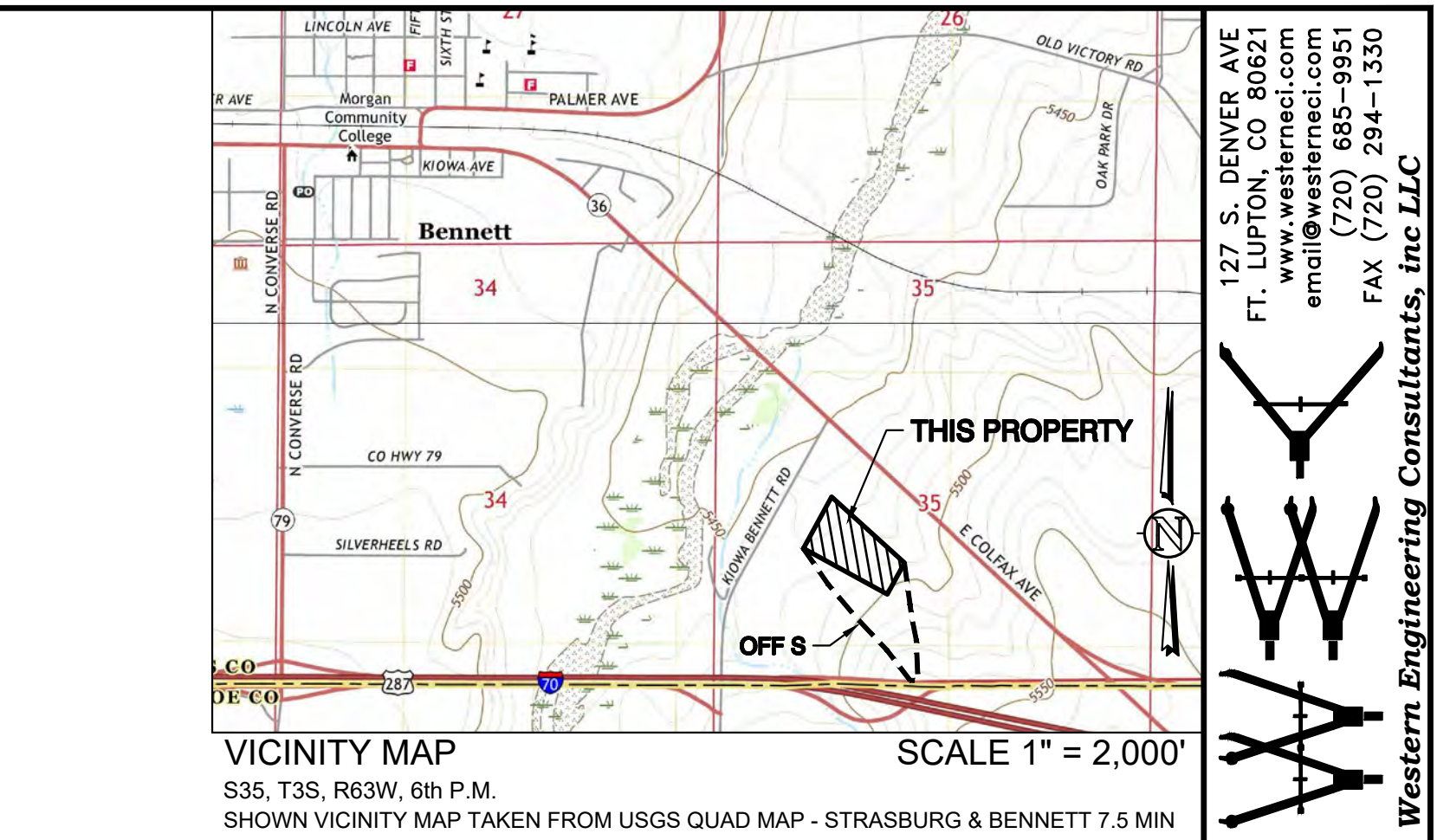
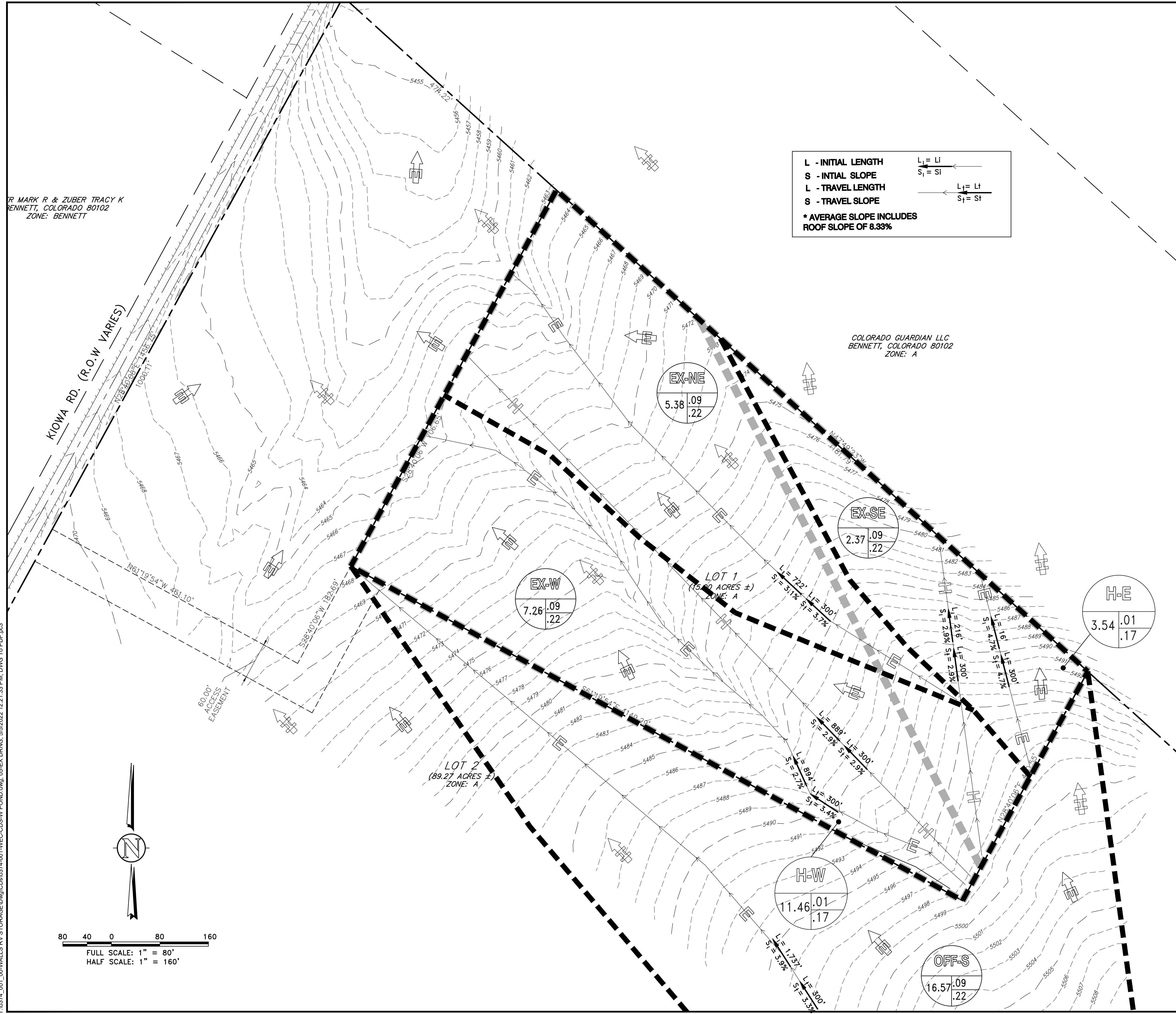
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CONTACT:
KAY RIDGE RD
43043 RIDGE RD
DEERE TRAIL, CO
80105-7923
TO: 303.688.1330
BARDIAMOND@WESTCO.COM

HISTORIC & EX DRAINAGE
WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

Historic Runoff Table - Walls RV Storage							
BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H-W							
C ₂ (MHFD 2018)	2.00	0.01	1.30	11.46	0.15	cfs	H1
C ₅	2.00	0.01	1.72	11.46	0.20	cfs	
C ₁₀	2.00	0.02	2.14	11.46	0.39	cfs	
C ₁₀₀	2.00	0.16	3.87	11.46	7.15	cfs	
H-E							
C ₂ (MHFD 2018)	2.00	0.01	1.48	3.54	0.05	cfs	H2
C ₅	2.00	0.01	1.96	3.54	0.07	cfs	
C ₁₀	2.00	0.06	2.44	3.54	0.50	cfs	
C ₁₀₀	2.00	0.38	4.41	3.54	5.91	cfs	

Existing Runoff Table - Walls RV Storage							
BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
EX-W							
C ₂ (MHFD 2018)	2.00	0.01	1.30	7.26	0.09	cfs	E1
C ₅	2.00	0.01	1.72	7.26	0.12	cfs	
C ₁₀	2.00	0.01	2.14	7.26	0.20	cfs	
C ₁₀₀	2.00	0.15	3.88	7.26	4.09	cfs	
EX-NE							
C ₂ (MHFD 2018)	2.00	0.01	1.38	5.38	0.07	cfs	E2
C ₅	2.00	0.01	1.83	5.38	0.10	cfs	
C ₁₀	2.00	0.03	2.27	5.38	0.30	cfs	
C ₁₀₀	2.00	0.21	4.11	5.38	4.58	cfs	
EX-SE							
C ₂ (MHFD 2018)	2.00	0.01	1.69	2.37	0.04	cfs	E3
C ₅	2.00	0.01	2.24	2.37	0.05	cfs	
C ₁₀	2.00	0.07	2.78	2.37	0.44	cfs	
C ₁₀₀	2.00	0.42	5.03	2.37	5.06	cfs	
OFF-S							
C ₂ (MHFD 2018)	2.00	0.01	1.21	16.57	0.20	cfs	E4
C ₅	2.00	0.01	1.60	16.57	0.32	cfs	
C ₁₀	2.00	0.02	1.98	16.57	0.66	cfs	
C ₁₀₀	2.00	0.16	3.60	16.57	9.75	cfs	

80 40 0 80 160

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HALF SCALE: 1" = 160'

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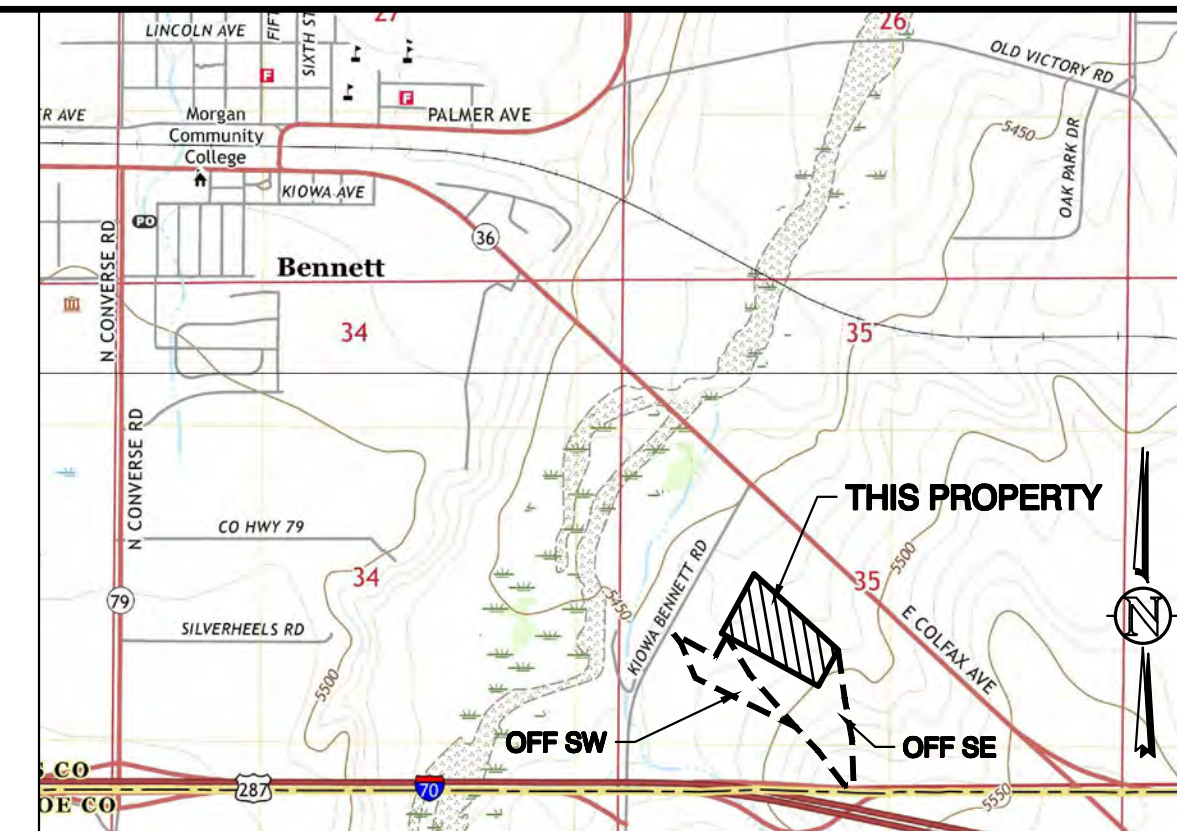
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ZONE: BENNETT

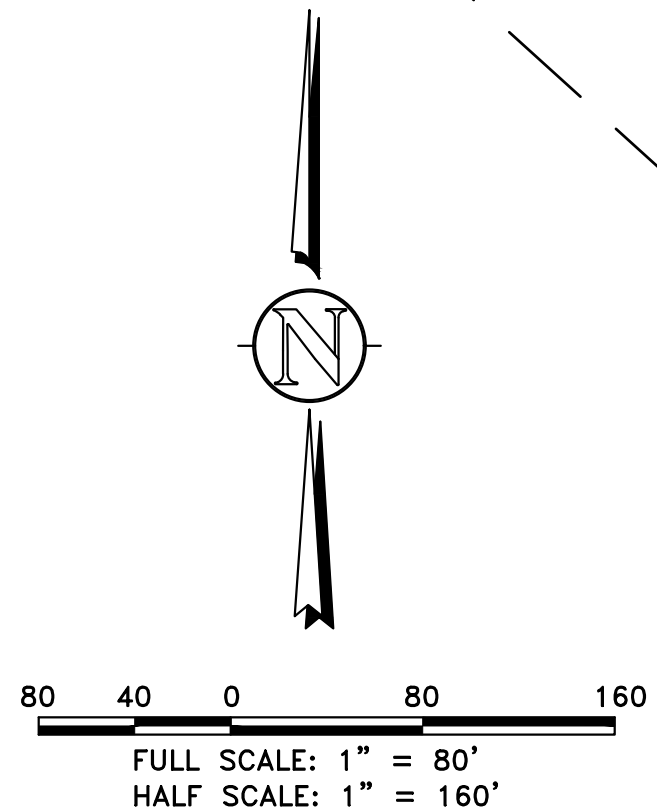
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BENNETT, COLORADO 80102
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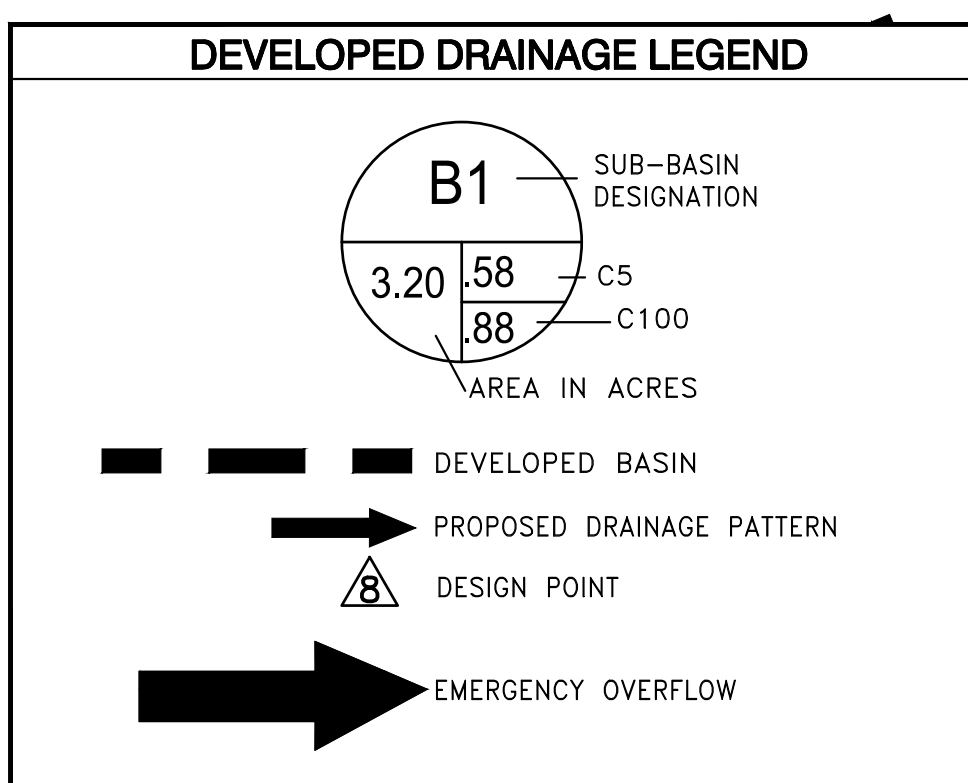
VICINITY MAP
S35, T3S, R63W, 6th P.M.
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L - INITIAL LENGTH
S - INITIAL SLOPE
L - TRAVEL LENGTH
S - TRAVEL SLOPE
* AVERAGE SLOPE INCLUDES ROOF SLOPE OF 8.33%



Developed Runoff Table - Walls RV Storage						
BASIN	Impervious	C-YR	I	A	CA(YR-DEVELOPED)	cfs
D1						
C ₂ (MHFD 2018)	39.23	0.26	1.64	2.74	1.18	1.18 cfs
C ₅	39.23	0.29	2.17	2.74	1.70	1.70 cfs
C ₁₀	39.23	0.32	2.70	2.74	2.33	2.33 cfs
C ₁₀₀	39.23	0.49	4.89	2.74	6.58	6.58 cfs
D2						
C ₂ (MHFD 2018)	39.37	0.27	1.61	3.16	1.36	1.36 cfs
C ₅	39.37	0.29	2.13	3.16	1.97	1.97 cfs
C ₁₀	39.37	0.33	2.64	3.16	2.73	2.73 cfs
C ₁₀₀	39.37	0.51	4.79	3.16	7.75	7.75 cfs
D3						
C ₂ (MHFD 2018)	39.44	0.26	1.54	3.45	1.38	1.38 cfs
C ₅	39.44	0.28	2.05	3.45	1.98	1.98 cfs
C ₁₀	39.44	0.30	2.54	3.45	2.65	2.65 cfs
C ₁₀₀	39.44	0.46	4.61	3.45	7.37	7.37 cfs
D4						
C ₂ (MHFD 2018)	39.02	0.25	1.51	3.07	1.14	1.14 cfs
C ₅	39.02	0.27	2.00	3.07	1.63	1.63 cfs
C ₁₀	39.02	0.28	2.48	3.07	2.10	2.10 cfs
C ₁₀₀	39.02	0.41	4.50	3.07	5.69	5.69 cfs
DS						
C ₂ (MHFD 2018)	40.24	0.25	1.80	0.68	0.31	0.31 cfs
C ₅	40.24	0.27	2.38	0.68	0.44	0.44 cfs
C ₁₀	40.24	0.28	2.95	0.68	0.57	0.57 cfs
C ₁₀₀	40.24	0.42	5.36	0.68	1.53	1.53 cfs
A RD						
C ₂ (MHFD 2018)	20.30	0.13	1.85	0.94	0.22	0.22 cfs
C ₅	20.30	0.14	2.45	0.94	0.31	0.31 cfs
C ₁₀	20.30	0.14	3.04	0.94	0.40	0.40 cfs
C ₁₀₀	20.30	0.27	5.51	0.94	1.40	1.40 cfs
POND						
C ₂ (MHFD 2018)	64.77	0.53	1.94	1.69	1.72	1.72 cfs
C ₅	64.77	0.55	2.57	1.69	2.37	2.37 cfs
C ₁₀	64.77	0.55	3.19	1.69	2.96	2.96 cfs
C ₁₀₀	64.77	0.62	5.78	1.69	6.01	6.01 cfs
OFF DS						
C ₂ (MHFD 2018)	40.00	0.25	2.05	0.21	0.11	0.11 cfs
C ₅	40.00	0.27	2.71	0.21	0.16	0.16 cfs
C ₁₀	40.00	0.28	3.37	0.21	0.20	0.20 cfs
C ₁₀₀	40.00	0.42	6.10	0.21	0.54	0.54 cfs
OFF SW						
C ₂ (MHFD 2018)	2.00	0.01	1.29	7.96	0.10	0.10 cfs
C ₅	2.00	0.01	1.72	7.96	0.14	0.14 cfs
C ₁₀	2.00	0.01	2.13	7.96	0.17	0.17 cfs
C ₁₀₀	2.00	0.13	3.86	7.96	4.00	4.00 cfs
OFF SE						
C ₂ (MHFD 2018)	2.00	0.01	1.21	16.19	0.20	0.20 cfs
C ₅	2.00	0.01	1.61	16.19	0.31	0.31 cfs
C ₁₀	2.00	0.02	1.99	16.19	0.65	0.65 cfs
C ₁₀₀	2.00	0.16	3.61	16.19	9.57	9.57 cfs



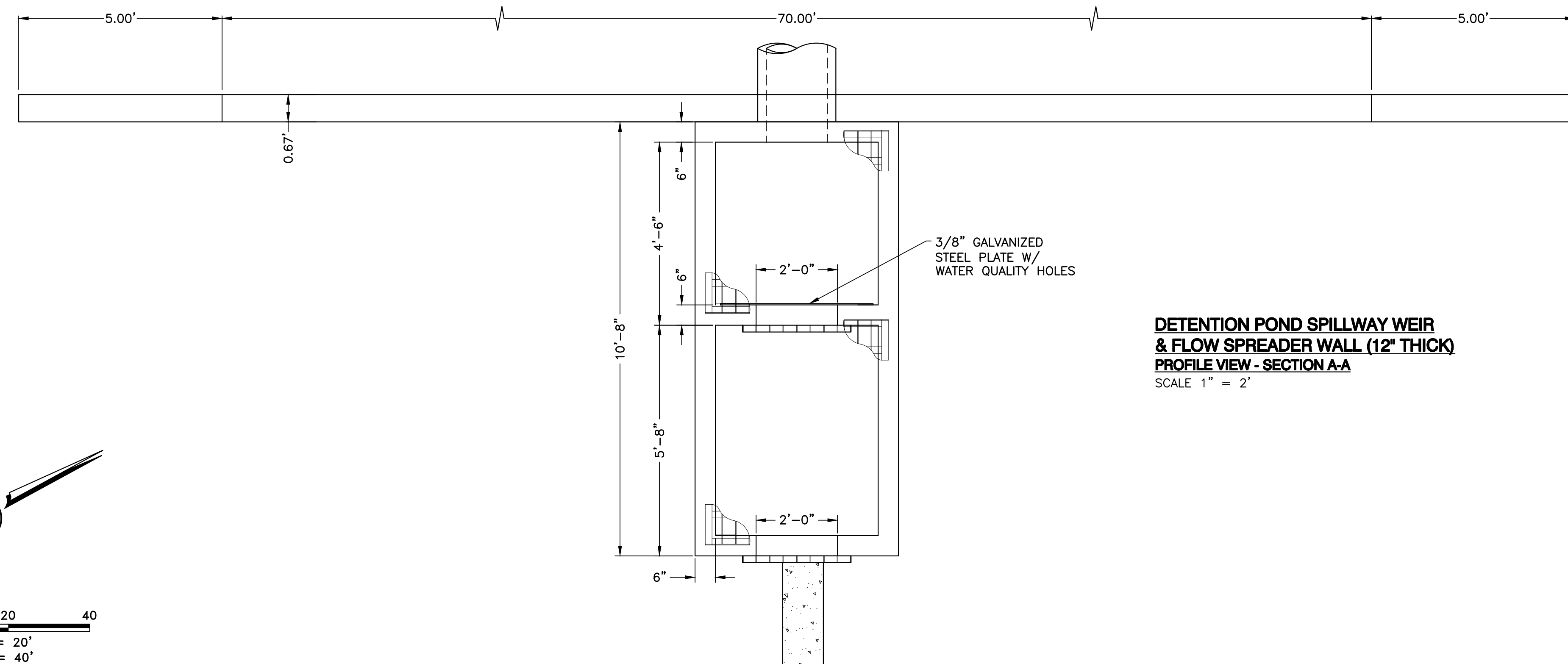
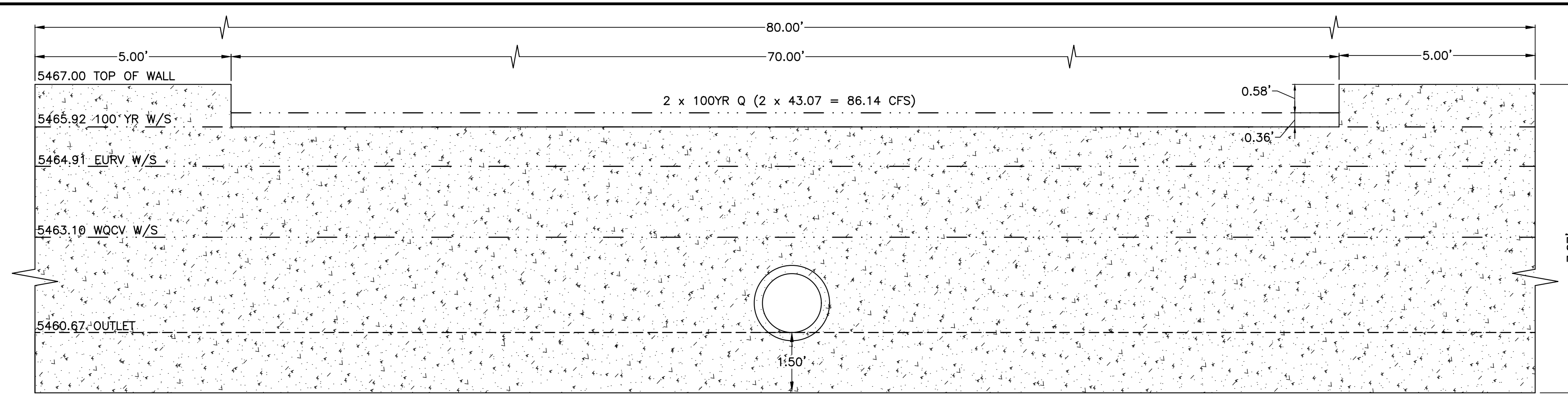
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1	05/25/22	CFC	INITIAL RELEASE

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WALLS RV STORAGE
N KIOWA-BENNETT RD & E COLFAX AVE
TOWN OF BENNETT, ADAMS COUNTY, COLORADO

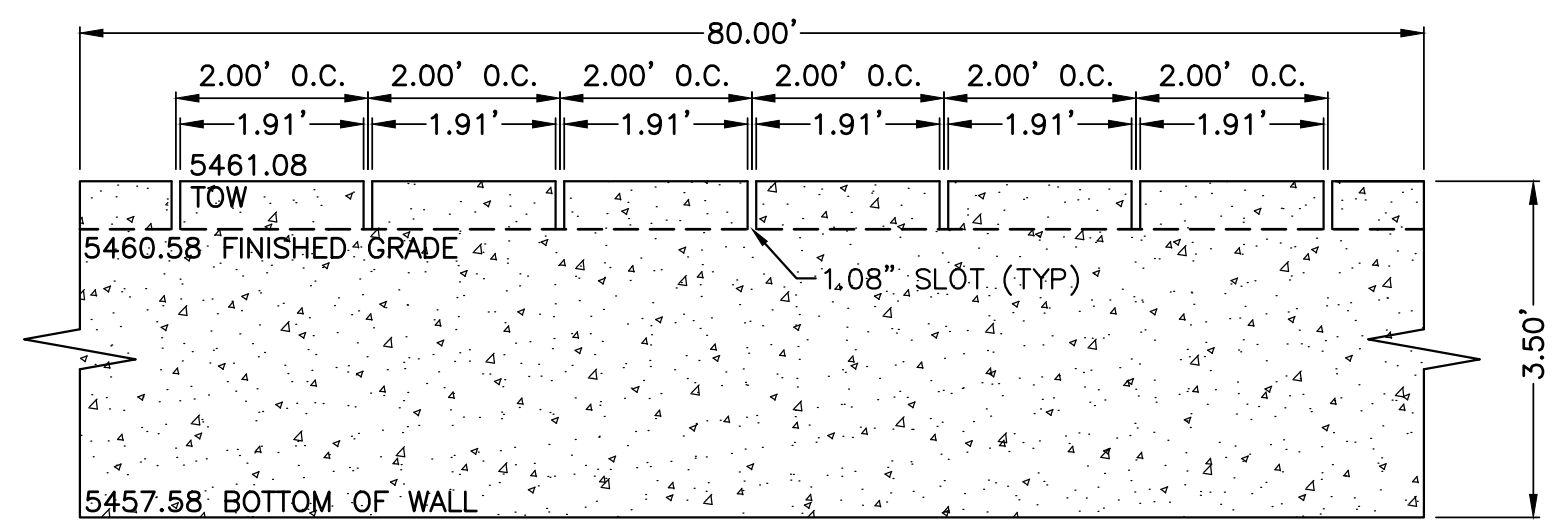
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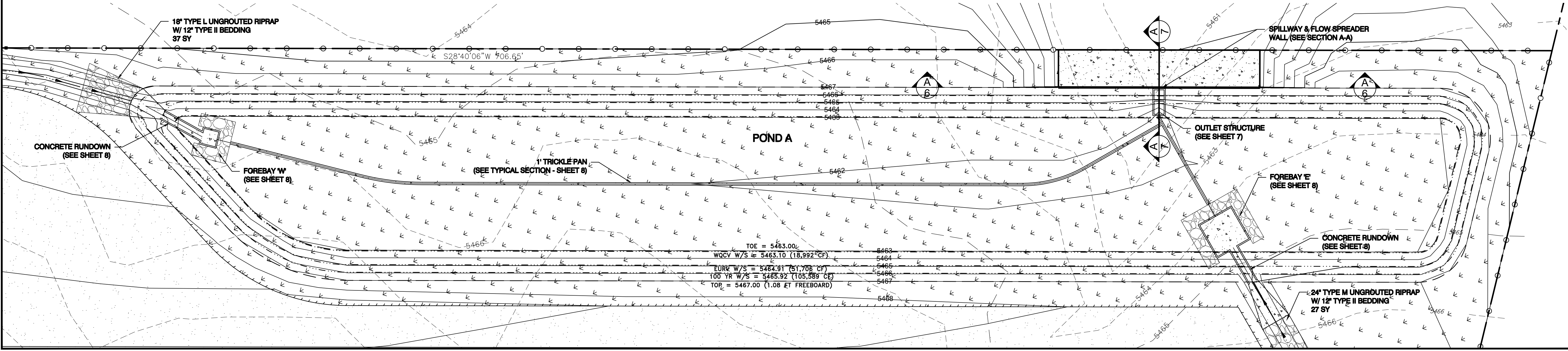
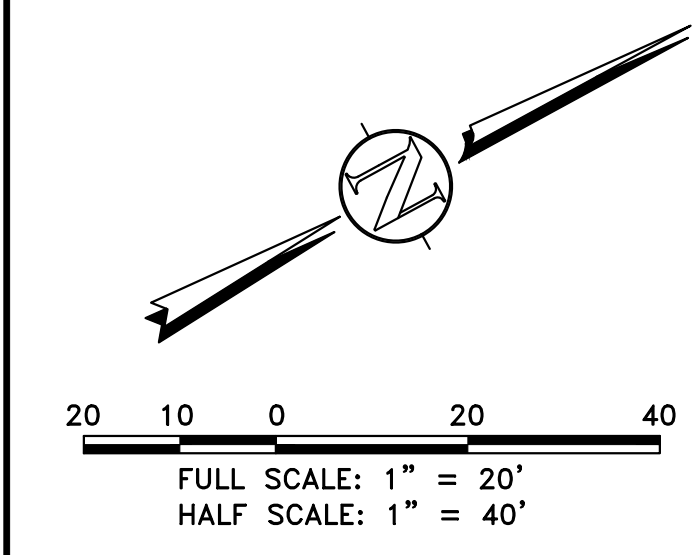


DETENTION POND SPILLWAY WEIR & FLOW SPREADER WALL (12" THICK)
PROFILE VIEW - SECTION A-A
 SCALE 1" = 2'



FLOW SPREADER WALL (12" THICK) DETAIL
 SCALE 1" = 2'

POND WATER SURFACE TABLE			
DESCRIPTION	REQUIRED VOLUME (cft)	PROVIDED VOLUME (cft)	ELEVATION
WQCV	18,992	18,992	5463.10
EURV	51,706	51,706	5464.91
100yr	105,589	105,589	5465.92
TOP OVERFLOW	--	148,373	5467.00



TOE = 5463.00
 WQCV W/S = 5463.10 (18,992 CF)
 EURV W/S = 5464.91 (51,706 CF)
 100 YR W/S = 5465.92 (105,589 CF)
 TOP = 5467.00 (1.08 FT FREEBOARD)

24" TYPE M UNROUTED RIPRAP
 W/ 12" TYPE II BEDDING
 27 SY

SPILLWAY & FLOW SPREADER
 WALL (SEE SECTION A-A)

OUTLET STRUCTURE
 (SEE SHEET 7)

FOREBAY 'E'
 (SEE SHEET 8)

CONCRETE RUNDOWN
 (SEE SHEET 8)

18" TYPE L UNROUTED RIPRAP
 W/ 12" TYPE II BEDDING
 37 SY

FOREBAY 'W'
 (SEE SHEET 8)

1' TRICKLE PAN
 (SEE TYPICAL SECTION - SHEET 8)

CONCRETE RUNDOWN
 (SEE SHEET 8)

SPILLWAY & FLOW SPREADER
 WALL (SEE SECTION A-A)

OUTLET STRUCTURE
 (SEE SHEET 7)

FOREBAY 'E'
 (SEE SHEET 8)

CONCRETE RUNDOWN
 (SEE SHEET 8)

18" TYPE L UNROUTED RIPRAP
 W/ 12" TYPE II BEDDING
 37 SY

FOREBAY 'W'
 (SEE SHEET 8)

1' TRICKLE PAN
 (SEE TYPICAL SECTION - SHEET 8)

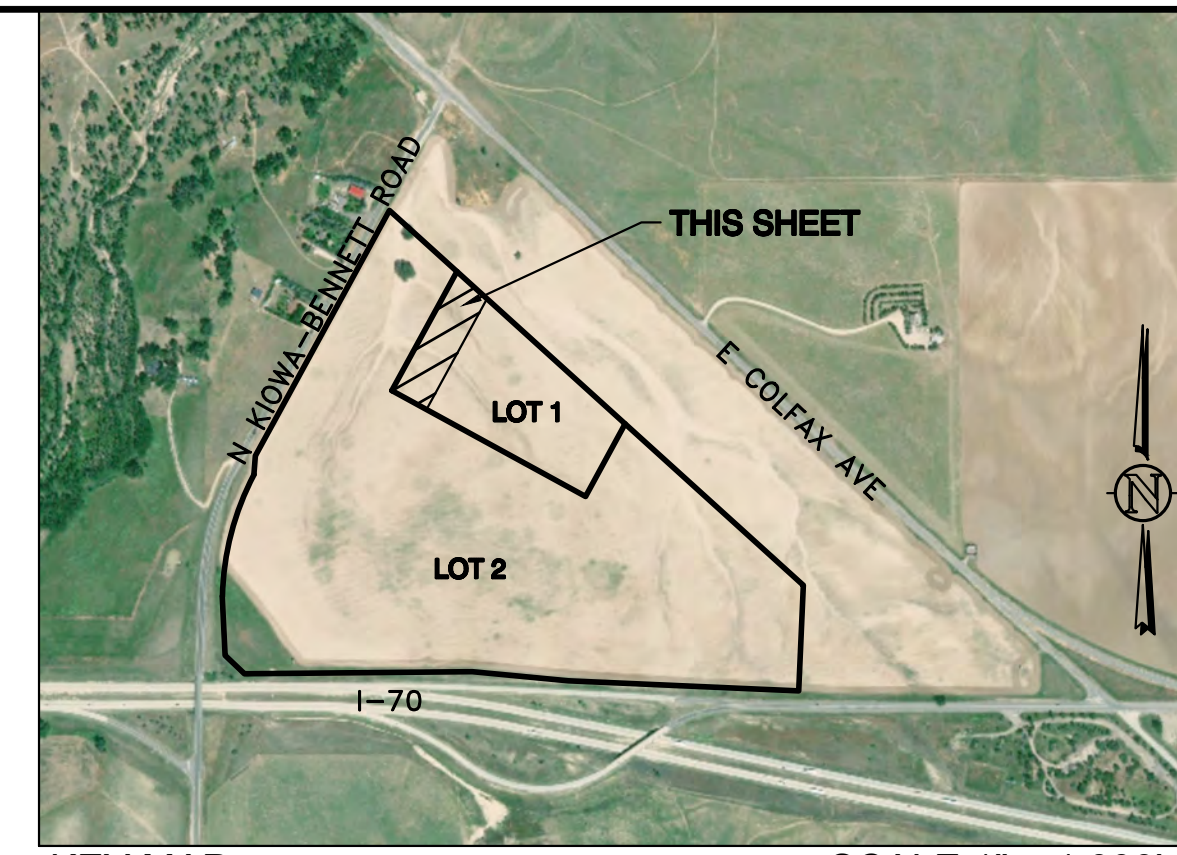
CONCRETE RUNDOWN
 (SEE SHEET 8)

SPILLWAY & FLOW SPREADER
 WALL (SEE SECTION A-A)

OUTLET STRUCTURE
 (SEE SHEET 7)

FOREBAY 'E'
 (SEE SHEET 8)

CONCRETE RUNDOWN
 (SEE SHEET 8)



KEY MAP
 S35, T3S, R63W, 6th P.M.
 SHOWN KEY MAP TAKEN FROM AUTOCAD GEOLOCATION

SCALE 1" = 1,000'

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 email@westerneci.com
 (720) 885-9951
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JLK BENNETT, LLC
 CONTACT:
 KAY RIDGE RD
 43043 RIDGE RD
 DEERE TRAIL, CO
 80105-7923
 TO: JLB@JLBENNETT.COM
 BARDIANDIVEST@GMAIL.COM

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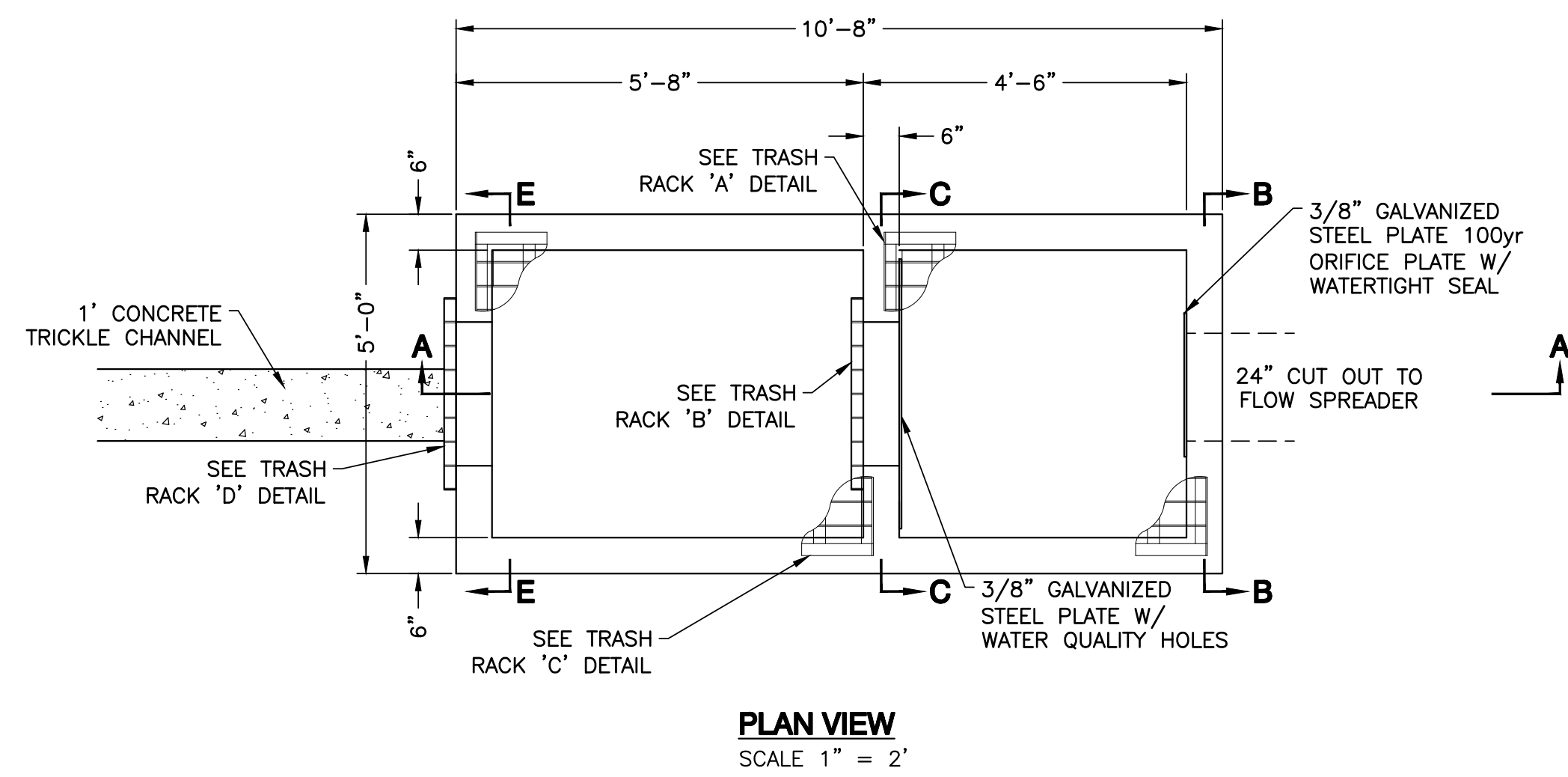
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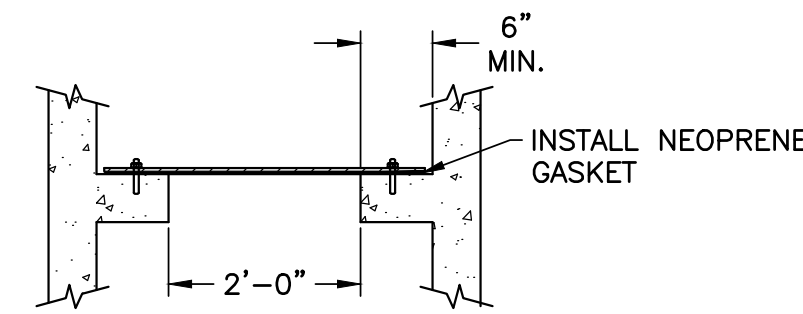
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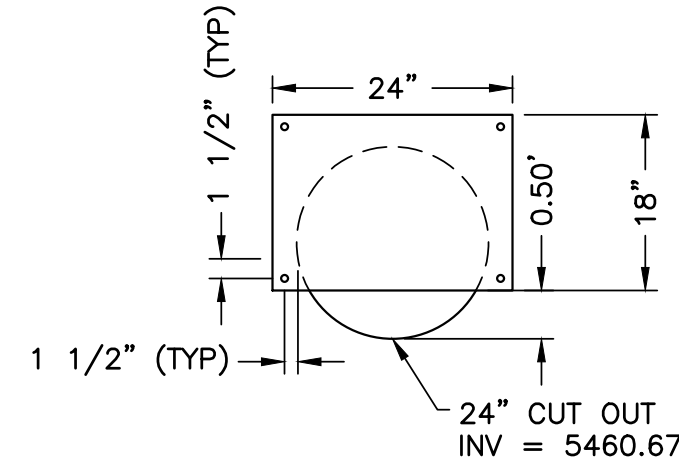
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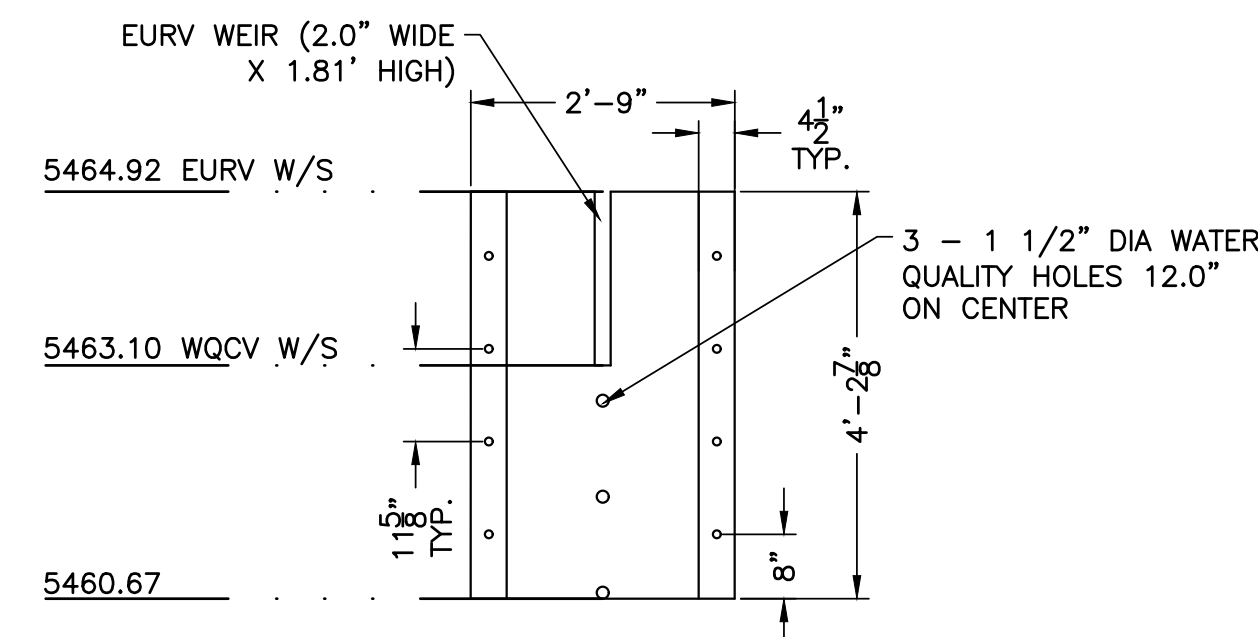
PLAN VIEW
SCALE 1" = 2'



SECTION D-D
SCALE 1" = 2'

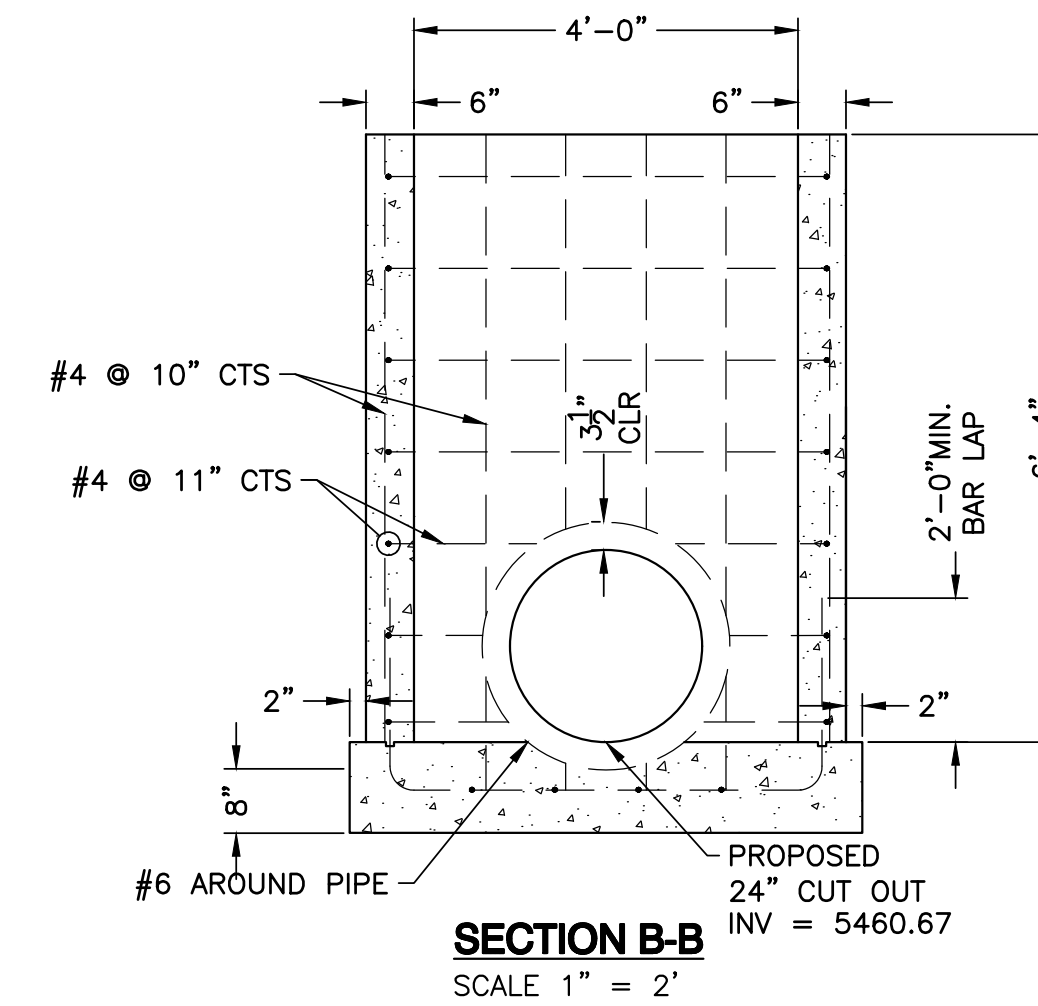


**3/8" GALVANIZED STEEL PLATE
100yr ORIFICE PLATE W/ WATERTIGHT SEAL**
SCALE 1" = 2'

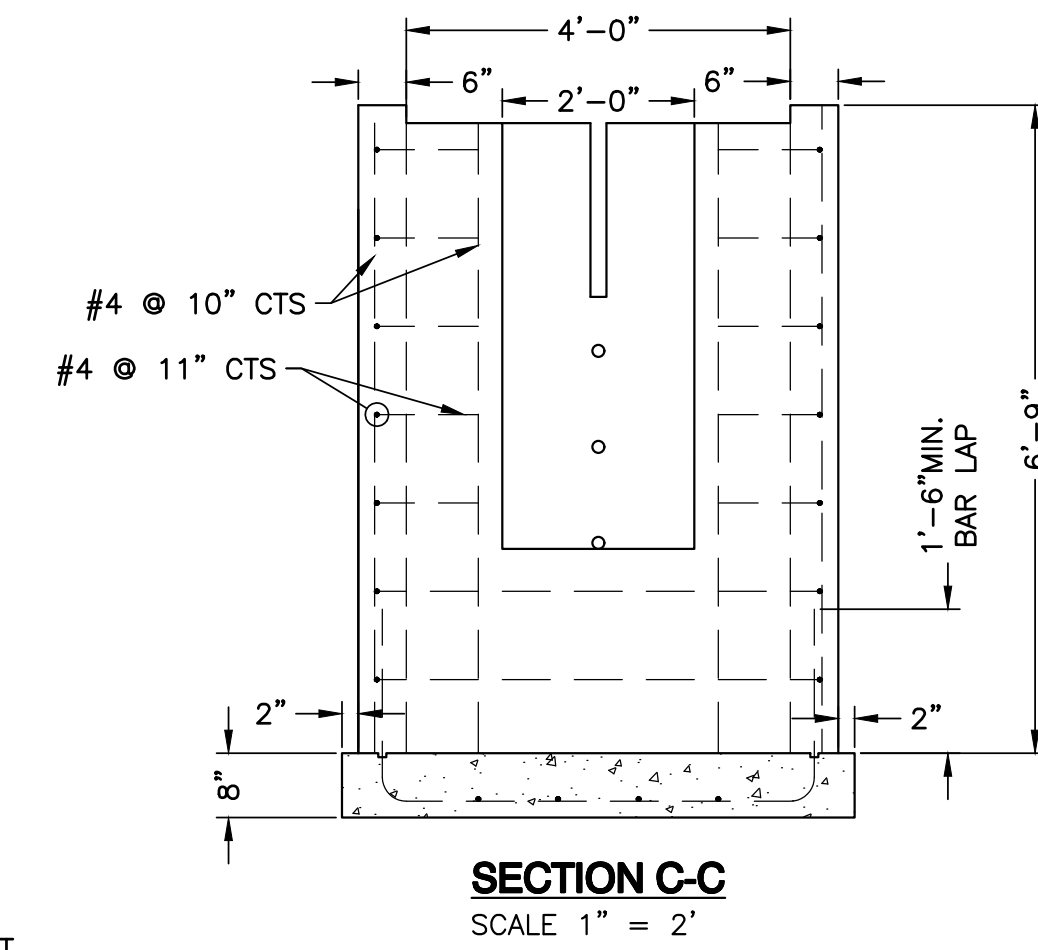


**3/8" GALVANIZED STEEL PLATE
W/ WATER QUALITY HOLES**
SCALE 1" = 2'

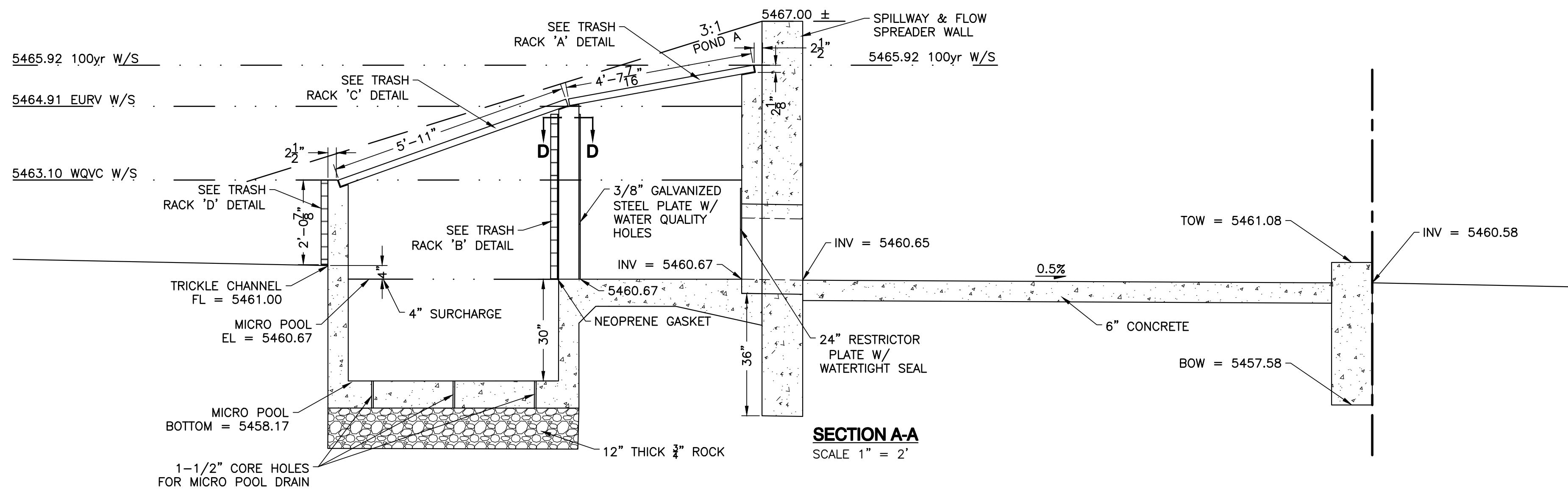
- STRUCTURAL NOTES:**
1. ALL CONCRETE SHALL BE C.D.O.T. CLASS B CAST IN PLACE.
 2. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFER 3/4".
 3. ALL REINFORCING BARS SHALL HAVE A MINIMUM 2" CLEARANCE.
 4. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 5. ALL STEPS SHALL BE IN ACCORDANCE WITH AASHTO M199.



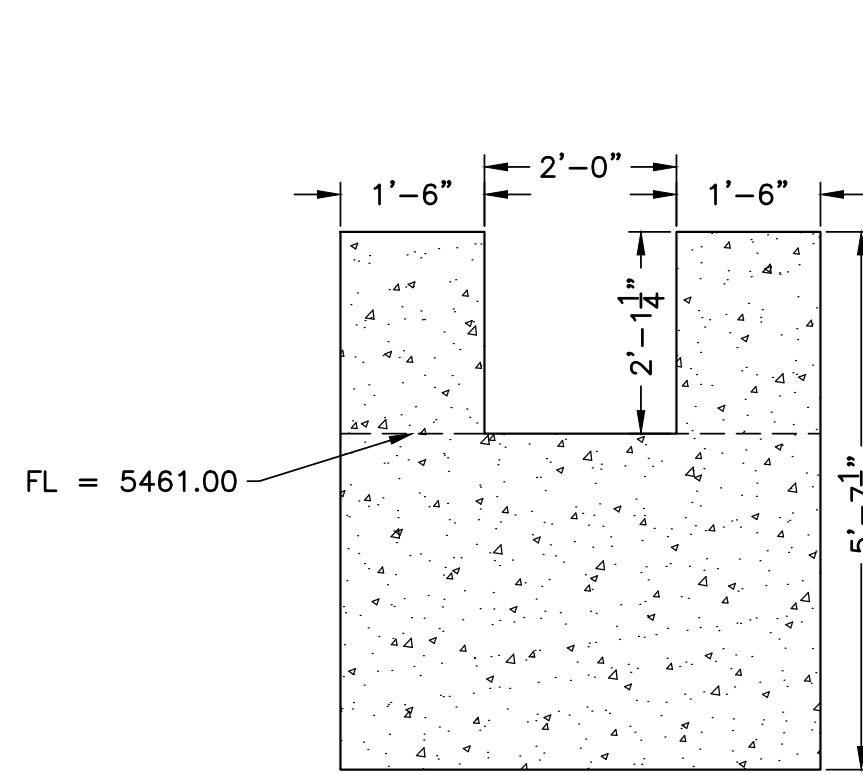
SECTION B-B
SCALE 1" = 2'



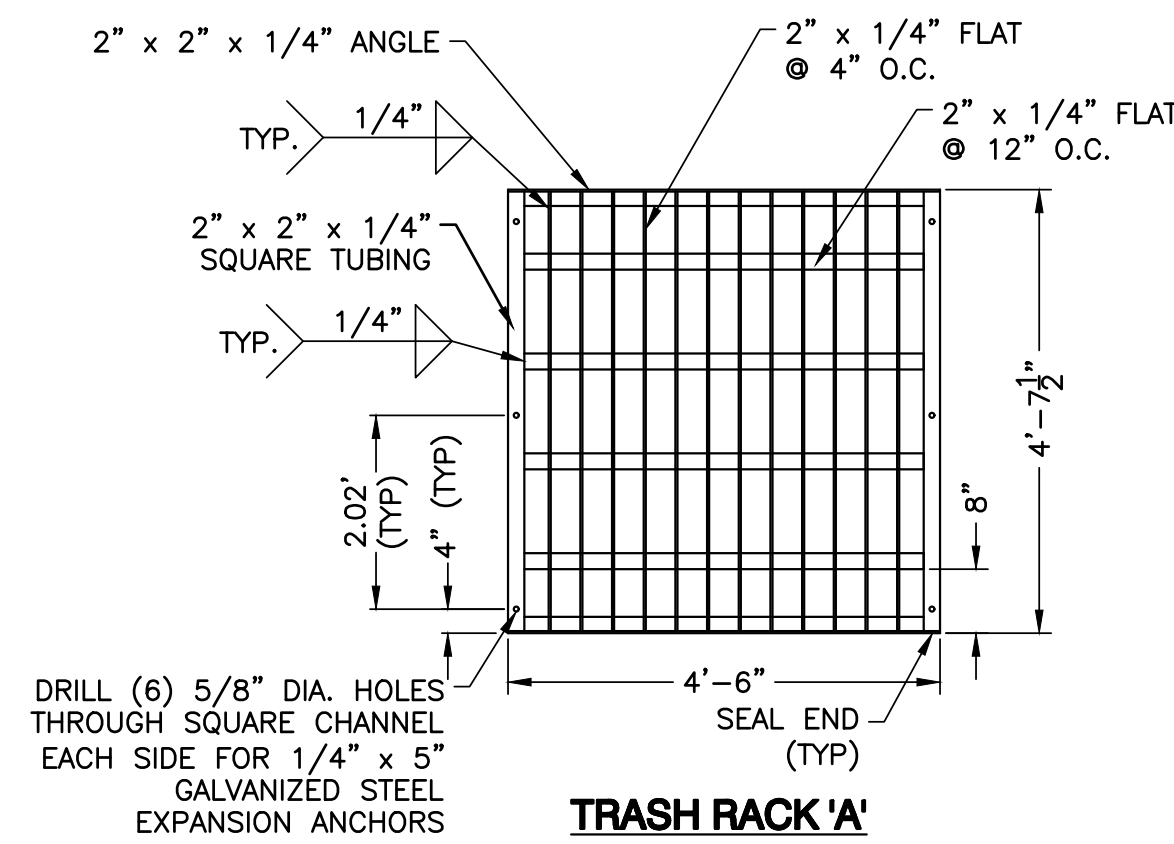
SECTION C-C
SCALE 1" = 2'



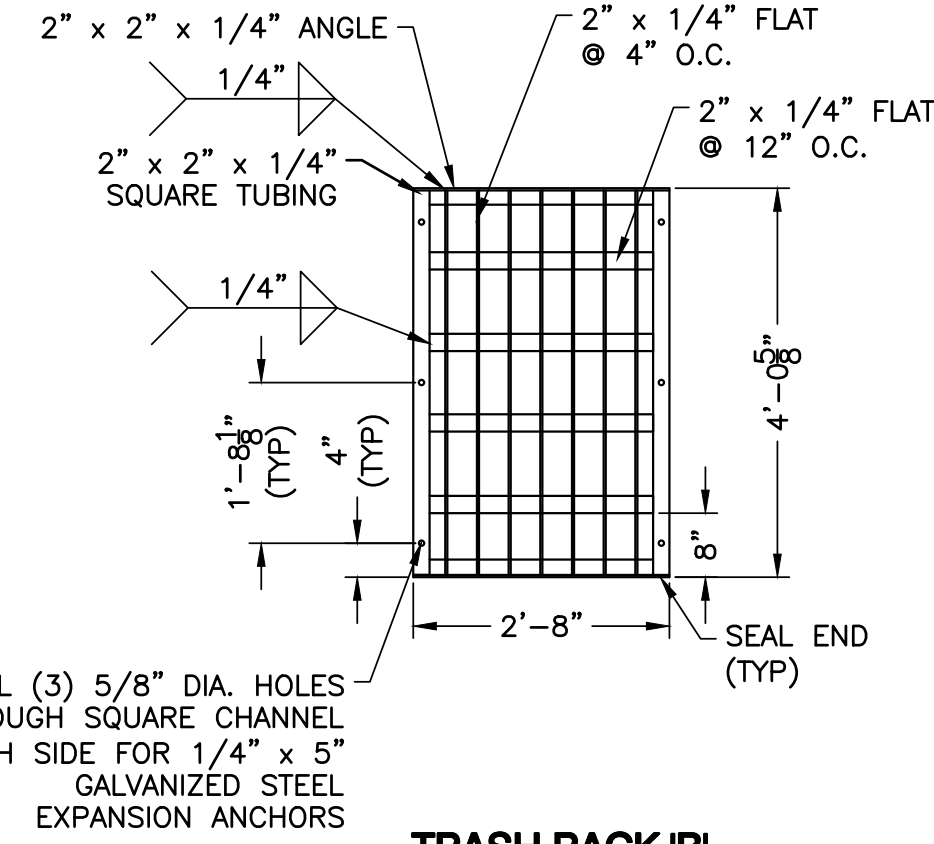
SECTION A-A
SCALE 1" = 2'



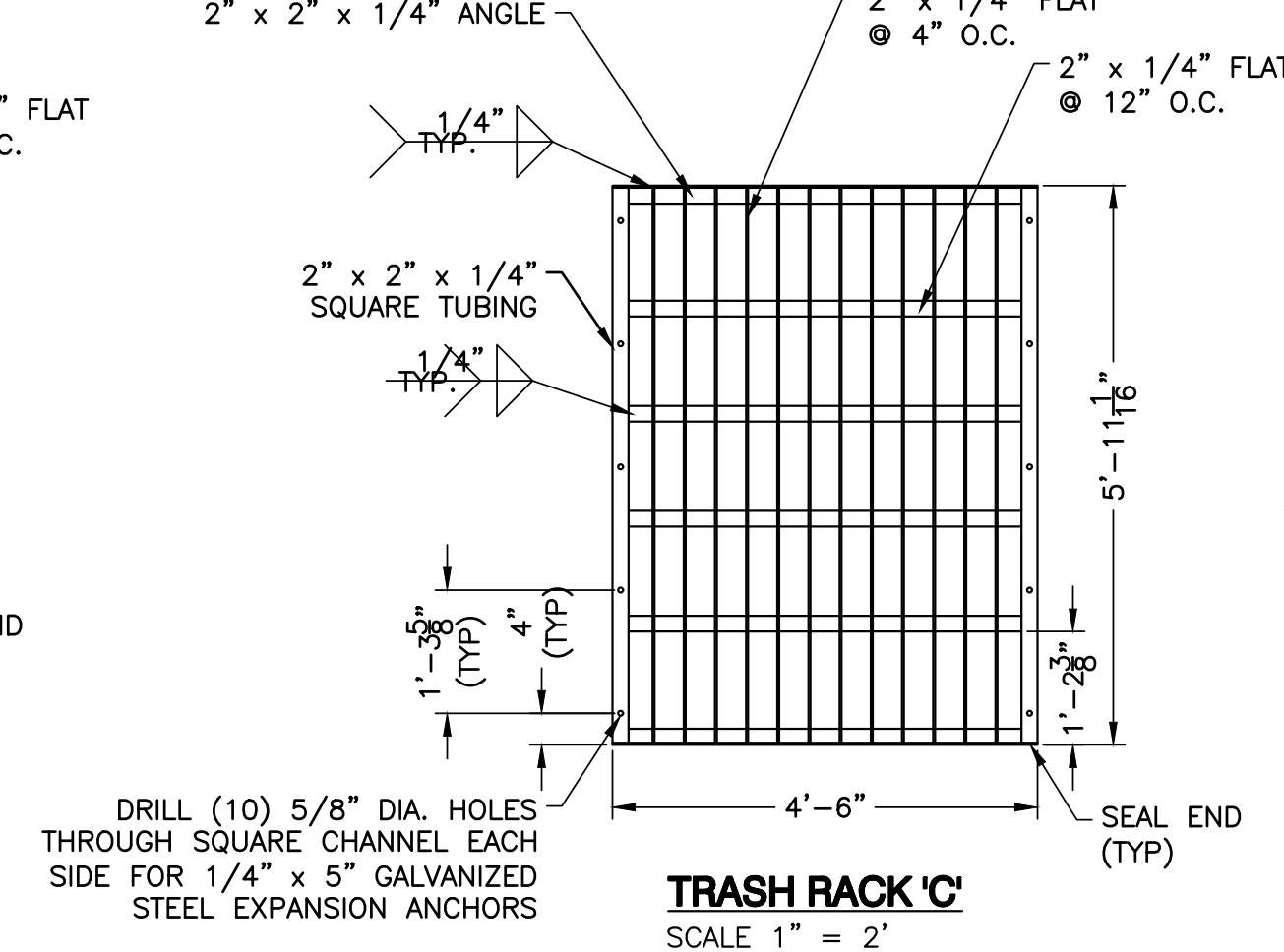
SECTION E-E
SCALE 1" = 2'



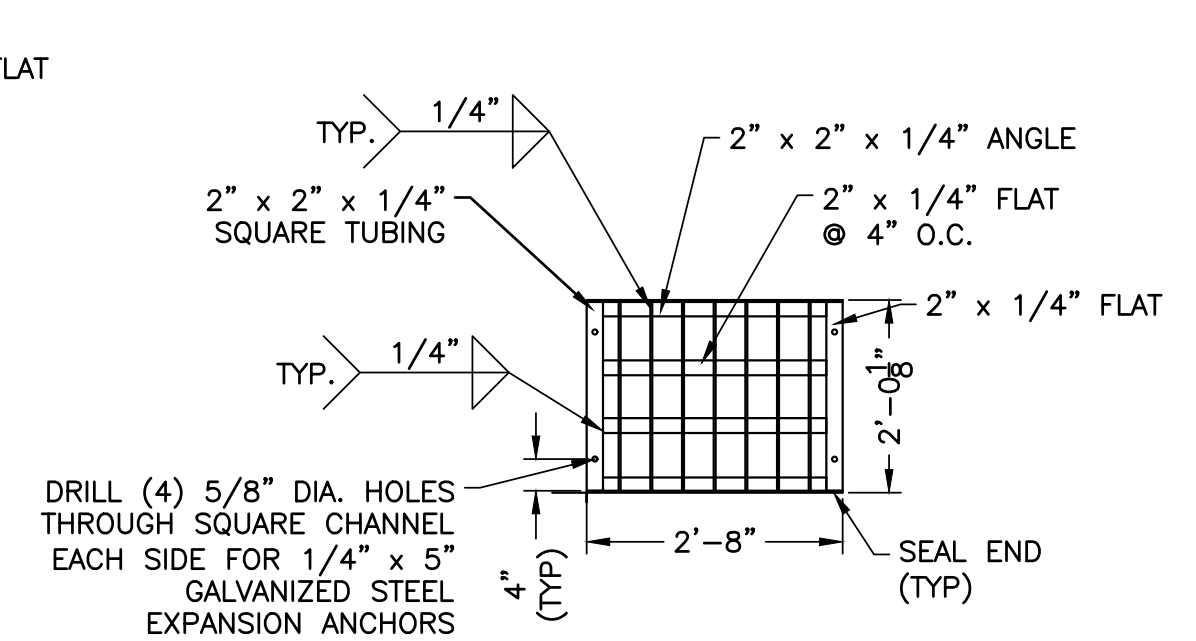
TRASH RACK 'A'
SCALE 1" = 2'



TRASH RACK 'B'
SCALE 1" = 2'



TRASH RACK 'C'
SCALE 1" = 2'



TRASH RACK 'D'
SCALE 1" = 2'

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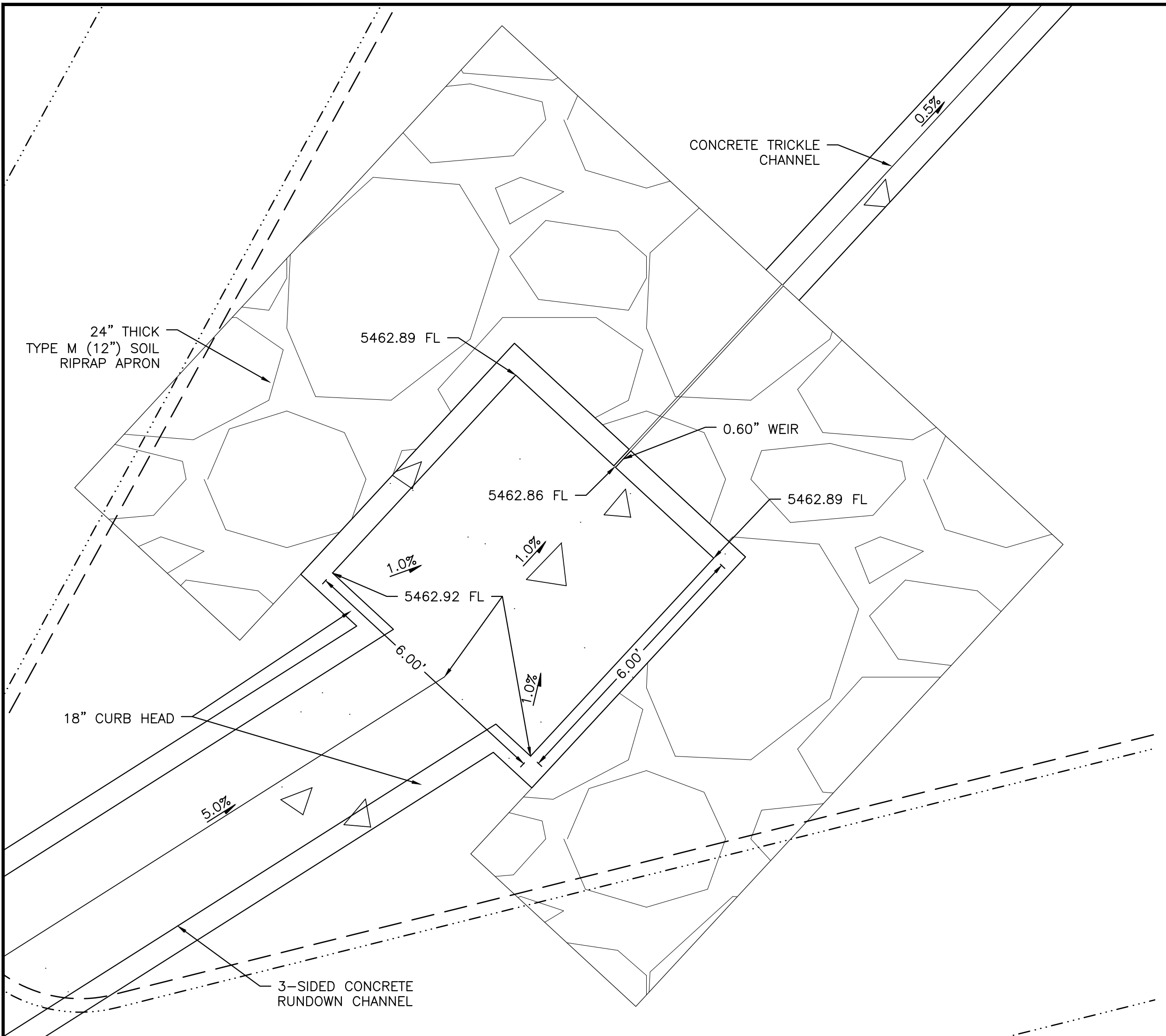
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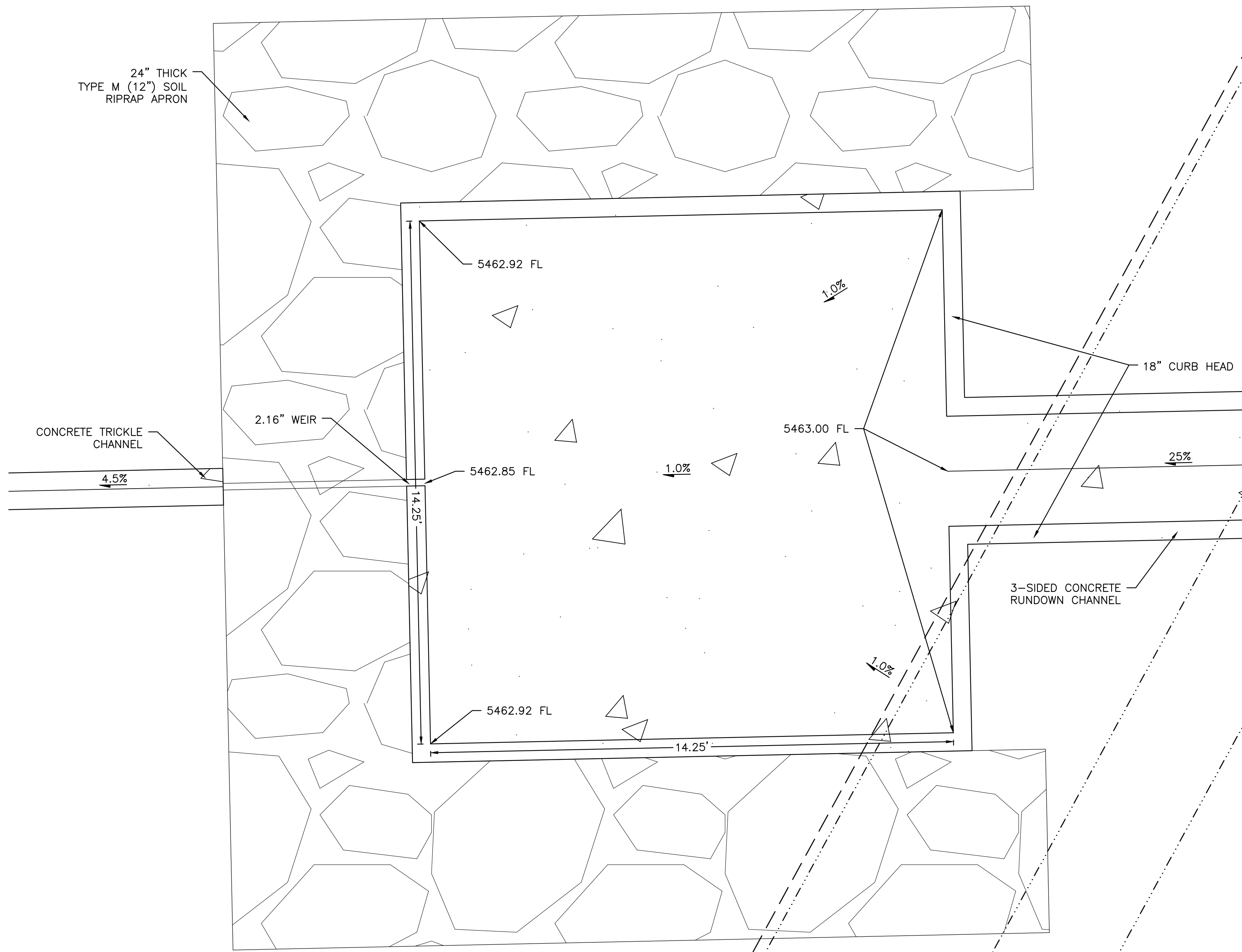
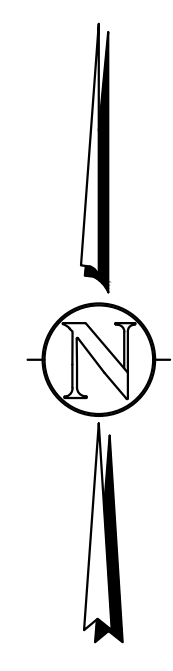
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01-0374.001.00

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0008-OUT

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8 OF 11



FOREBAY W (6' x 6')
SCALE 1" = 2'



FOREBAY E (14.25' x 14.25')
SCALE 1" = 2'

BEDDING GRADATION

UDFCD Table MD-11
Percent Weight by Passing Square-Mesh Sieves

U.S. Standard Sieve Size	Type I CDOT Sect. 703.01	Type II CDOT Sect. 703.09 Class A
3 inches	---	90-100
1 1/2 inches	---	---
3/4 inches	---	20-90
3/8 inches	100	---
#4	95-100	0-20
#16	45-80	---
#50	10-30	---
#100	2-10	---
#200	0-2	0-3

SOIL RIPRAP
70%-75% RIPRAP
25%-30% SOIL

Classification & Gradation of Ordinary Riprap UDFCD Table MD-7

Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d50 (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
Type H	70-100	30	18
	50-70	24	
	35-50	18	

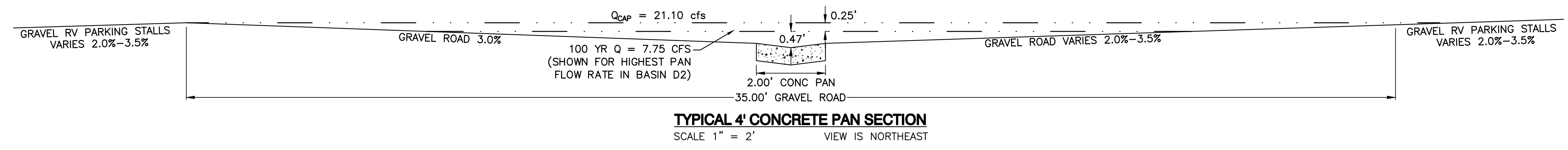
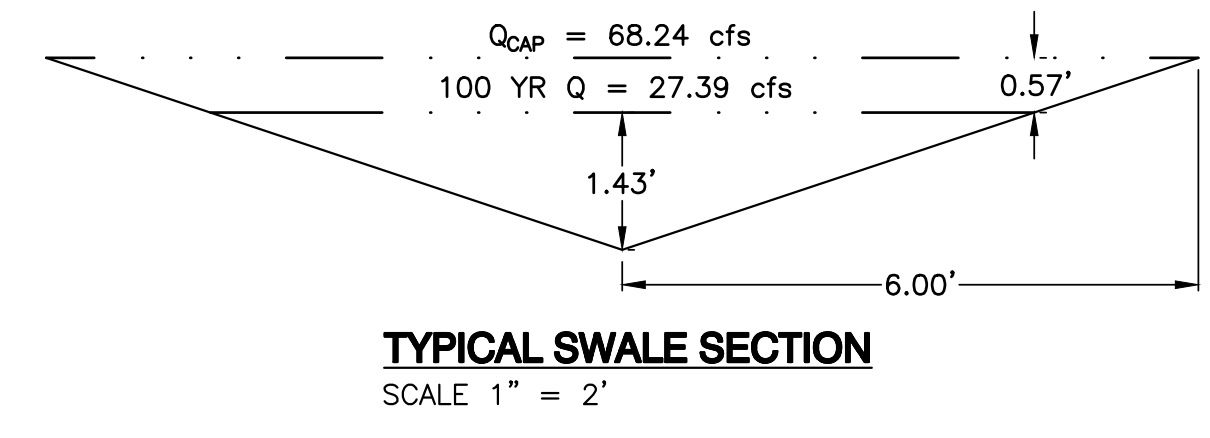
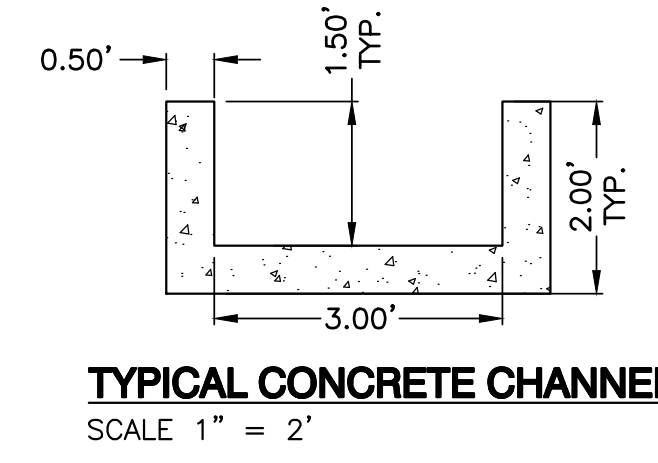
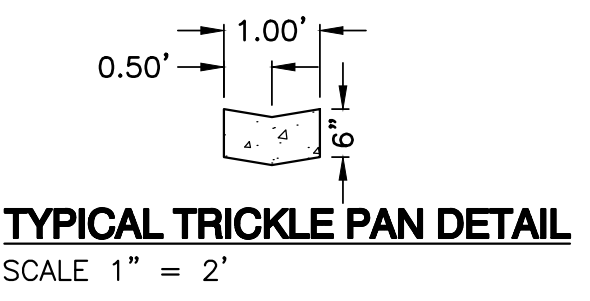
RIPRAP BEDDING REQUIREMENTS

UDFCD Table MD-12 (Volume 1)

Riprap Designation	Minimum Bedding Thickness (inches)		
	Type I	Type II	Type II
VL (d ₅₀ = 6 in), L (d ₅₀ = 9 in)	4	4	6
M (d ₅₀ = 12 in)	4	4	6
H (d ₅₀ = 18 in)	4	6	8
VH (d ₅₀ = 24 in)	4	6	8

* May substitute one 12-inch layer of type II bedding. The substitution of one layer of type II bedding shall not be permitted at drop structures. The use of a combination of filter fabric and Type II bedding at drop structures is acceptable.

**Fifty percent or more by weight retained on the #40 sieve.



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JK BENNETT, LLC

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CONTACT:
KAY RIDGE RD
43043 RIDGE RD
DEERE TRAIL, CO
80105-7923
JO.DODD@GMAIL.COM
BARDIAN@WESTERNECI.COM

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ZUBER MARK R & ZUBER TRACY K
 BENNETT, COLORADO 80102
 ZONE: BENNETT

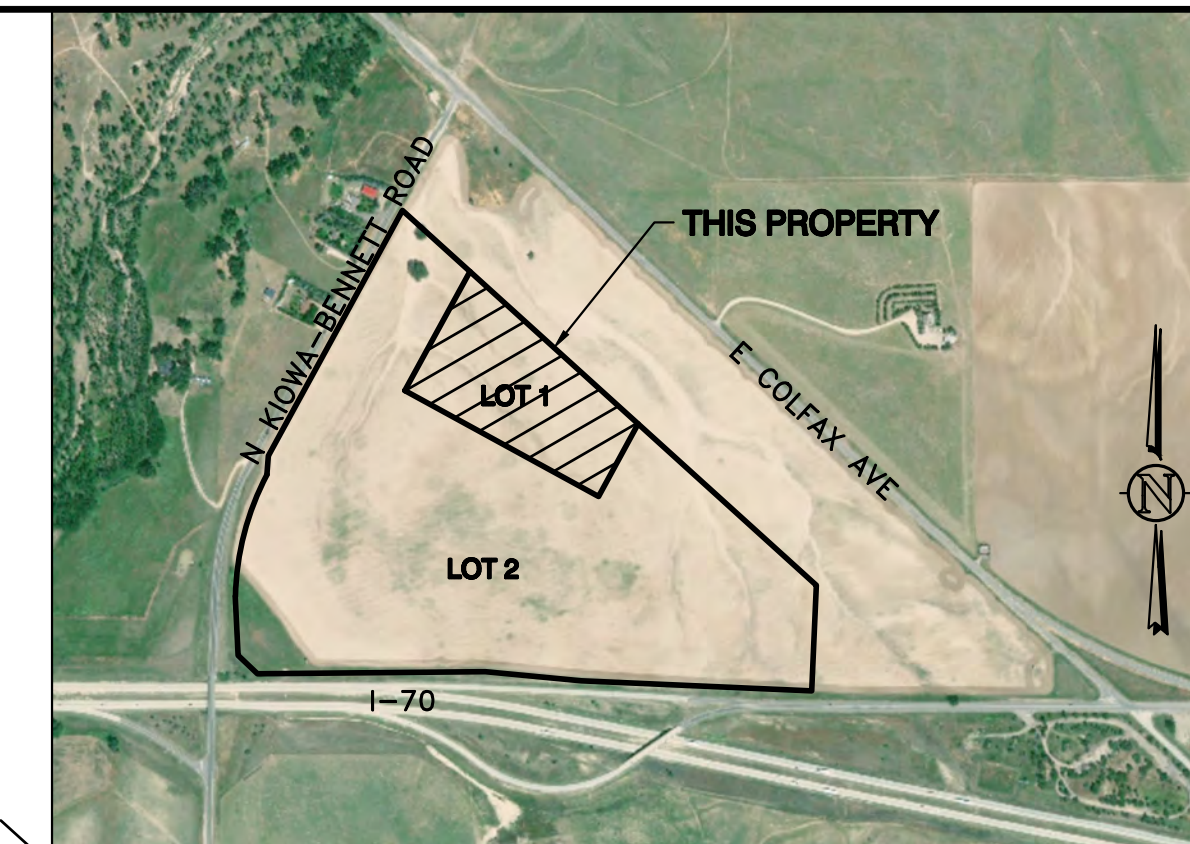
Please provide a lighting plan with fixture details, lighting analysis, etc. All fixtures must be full cut-off fixtures.

The Town understands there will not be water available for irrigating any new landscape materials, including grasses, shrubs or trees. The Town staff considers this to be an acceptable temporary situation. However, when water becomes available and the surrounding area develops, additional landscaping should be provided. The applicant should address this situation in a manner satisfactory to the Planning and Zoning Commission and Board of Trustees. Please address.

LOT DATA TABLE				
DESCRIPTION	AREA	AREA (ac)	EXISTING %	PROPOSED %
LOT	653,400 SF	15.00	100 %	100 %
TOTAL PROPOSED CONCRETE	7,104 SF	0.16		1.09 %
TOTAL PROPOSED GRAVEL	566,439 SF	13.00		86.69 %
EXISTING LANDSCAPE AREA	653,400 SF	15.00	100.00 %	
PROPOSED LANDSCAPE AREA	79,857 SF	1.83		12.22 %
LOT COVERAGE (PARKING & DRIVE AISLES)	522,736 SF	12.00	0.00 %	80.00 %
LOT IMPERVIOUS AREA	573,543 SF	13.17	0.00 %	87.78 %

PARKING DATA TABLE	
STALL SIZE (W X L)	QTY PROP
PARKING STALLS	
10' X 25'	4
TOTAL PROPOSED PARKING STALLS	4
RV STORAGE STALLS	
14' X 25'	153
14' X 32'	352
14' X 50'	58
TOTAL PROPOSED RV STALLS	563

COLORADO GUARDIAN LLC
 BENNETT, COLORADO 80102
 ZONE: A



KEY MAP SCALE 1" = 1,000'
 S35, T3S, R63W, 6th P.M.
 SHOWN KEY MAP TAKEN FROM AUTOCAD GEOLOCATION

127 S. DENVER AVE
 FT. LUTON, CO 80621
 www.westernci.com
 email@westernci.com
 (720) 685-9951
 FAX (720) 294-1330
Western Engineering Consultants, Inc LLC

NOTES

THIS PLAN IS INTENDED AS THE LANDSCAPE & SCREENING PLAN FOR WALLS RV STORAGE.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND THE TOWN OF BENNETT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY HIGH PRAIRIE SURVEY CO. ON FINAL PLAT, DATED DECEMBER 8, 2021 AND TOPOGRAPHIC SURVEY, DATED SEPTEMBER 16, 2021.

NOT ALL UNCC UTILITY LOCATIONS HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SYMBOL LEGEND

41 45 DEG BEND	THRUST BLOCK TB
42 22.5 DEG BEND	GATE VALVE GV
43 RESTRAINED PLUG	CURB STOP
44 RESTRAINED TEE	PIPE CROSSING
45 WATER METER	MANHOLE
46 RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
47 FIRE HYDRANT	RD ROOF DRAIN
48 RESTRAINED VALVE	TE TRASH ENCLOSURE
49 UTILITY POLE	
50 LIGHT POLE	

[Pattern] EXISTING GRAVEL	[Pattern] PROPOSED GRAVEL
[Pattern] EXISTING CONC	[Pattern] PROPOSED CONC
[Pattern] EXISTING ASPHALT	[Pattern] PROPOSED ASPHALT

LINETYPE LEGEND

--- LOT / PROPERTY / SECTION LINE	---
- - - RIGHT OF WAY LINE	- - -
- . - EASEMENT	- . -
- - - SETBACK	- - -
- - - TO BE ABANDONED LOT LINE	- - -
- - - EXISTING BUILDING, CURB	- - -
- - - EDGE OF ASPHALT or GRAVEL RD	- - -
- - - CHAINLINK FENCE	- - -
- - - CORRUGATED METAL FENCE	- - -
- - - POND WQ W/S	- - -
- - - SWALE	- - -
- - - EXISTING OVERHEAD ELEC	- - -
- - - EXISTING ELECTRICAL LINE	- - -
- - - EXISTING STORM LINE	- - -
- - - EXISTING SANITARY LINE	- - -
- - - EXISTING WATER LINE	- - -
- - - EXISTING GAS LINE	- - -
- - - EXISTING FIBER OPTIC LINE	- - -
- - - EXISTING TELEPHONE LINE	- - -
- - - SA SA PROPOSED SANITARY LINE	- - -
- - - SS SS PROPOSED SANITARY SERVICE	- - -
- - - ST ST PROPOSED STORM LINE	- - -
- - - WA WA PROPOSED WATER LINE	- - -
- - - WAS WAS PROPOSED WATER SERVICE	- - -
- - - GA GA PROPOSED GAS LINE	- - -
- - - EL EL PROPOSED ELECTRIC LINE	- - -
- - - T T PROPOSED TELEPHONE LINE	- - -

TYPICAL SEED MIX:

Western Wheatgrass (Ariba, Barton, Rosana)	2.50 lbs pls/acre
Blue Grama (Hachital, Lovington)	1.50 lbs pls/acre
Sideoats Grama (Vaughn, Butte, Niner, El Reno, Haskell)	2.25 lbs pls/acre
Smooth Brome (Lincoln, Manchar)	2.75 lbs pls/acre
Sand dropseed	0.25 lbs pls/acre
Perennial Ryegrass (Calibra or Garibaldi tetraploid)	1.00 lbs pls/acre
Slender Wheatgrass (Pryor, Revenue or San Luis)	2.50 lbs pls/acre
Alkaligrass (Fults II, Salt on Sea)	0.25 lbs pls/acre
Switchgrass (Nebraska 28, Blackwell)	1.00 lbs pls/acre
	Total: 14.00 pound pls/acre

No symbol for grass seed mix areas.

I don't believe there is any existing gravel, other than the recycled asphalt that was placed on site.

Where is the screening? We will require at a minimum the fence along the northeast property line to be an opaque screen fence. This may be either solid wood, a composite material or perhaps chain link with screening slats. Let's discuss

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LANDSCAPE & SCREENING PLAN
WALLS RV STORAGE
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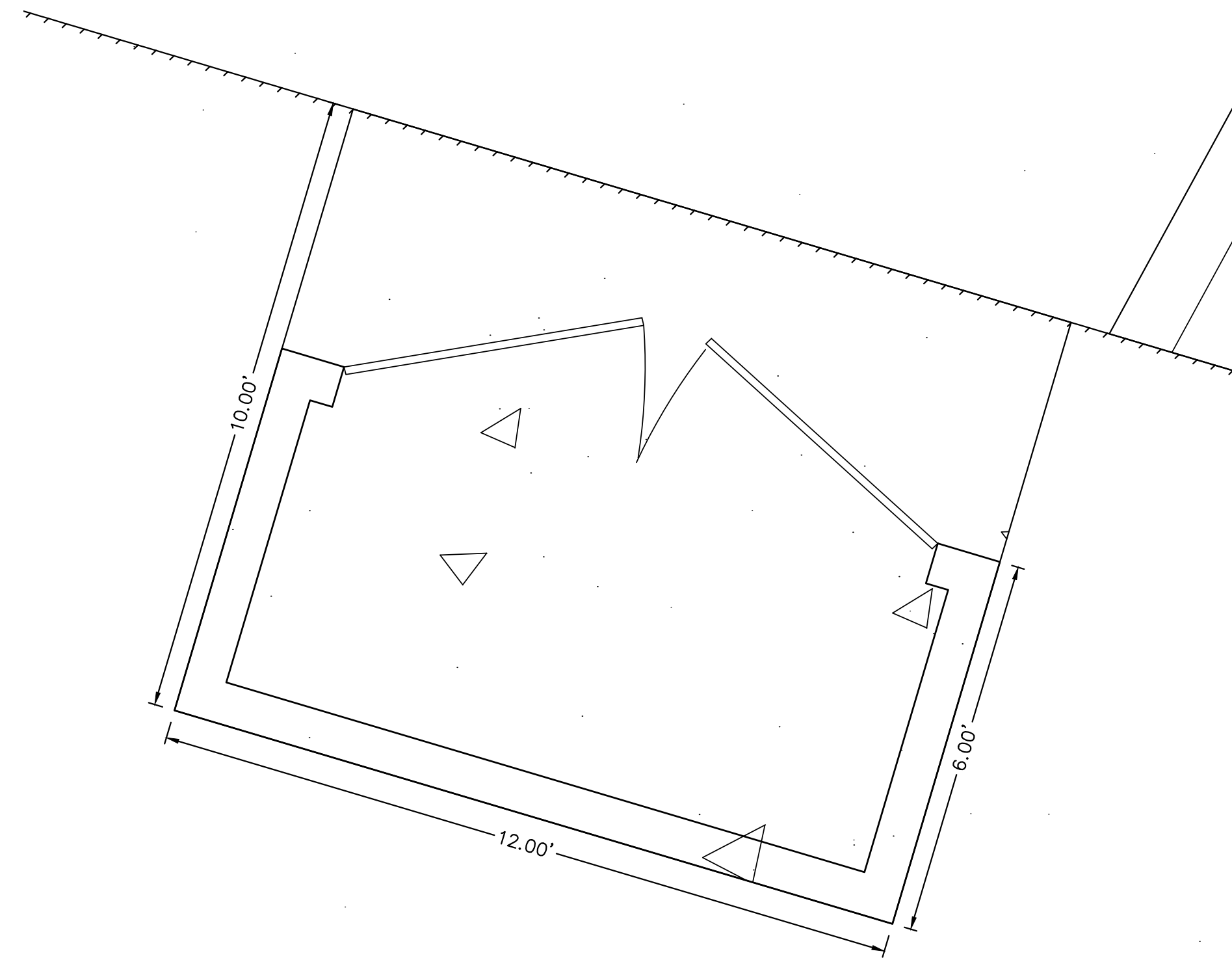
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 DRAWN BY: CFC
 CHECKED BY: CFC

PROJECT NO. 01-0374.001.00
 DOC CON # 0010-LAND
 SHEET 10 OF 11

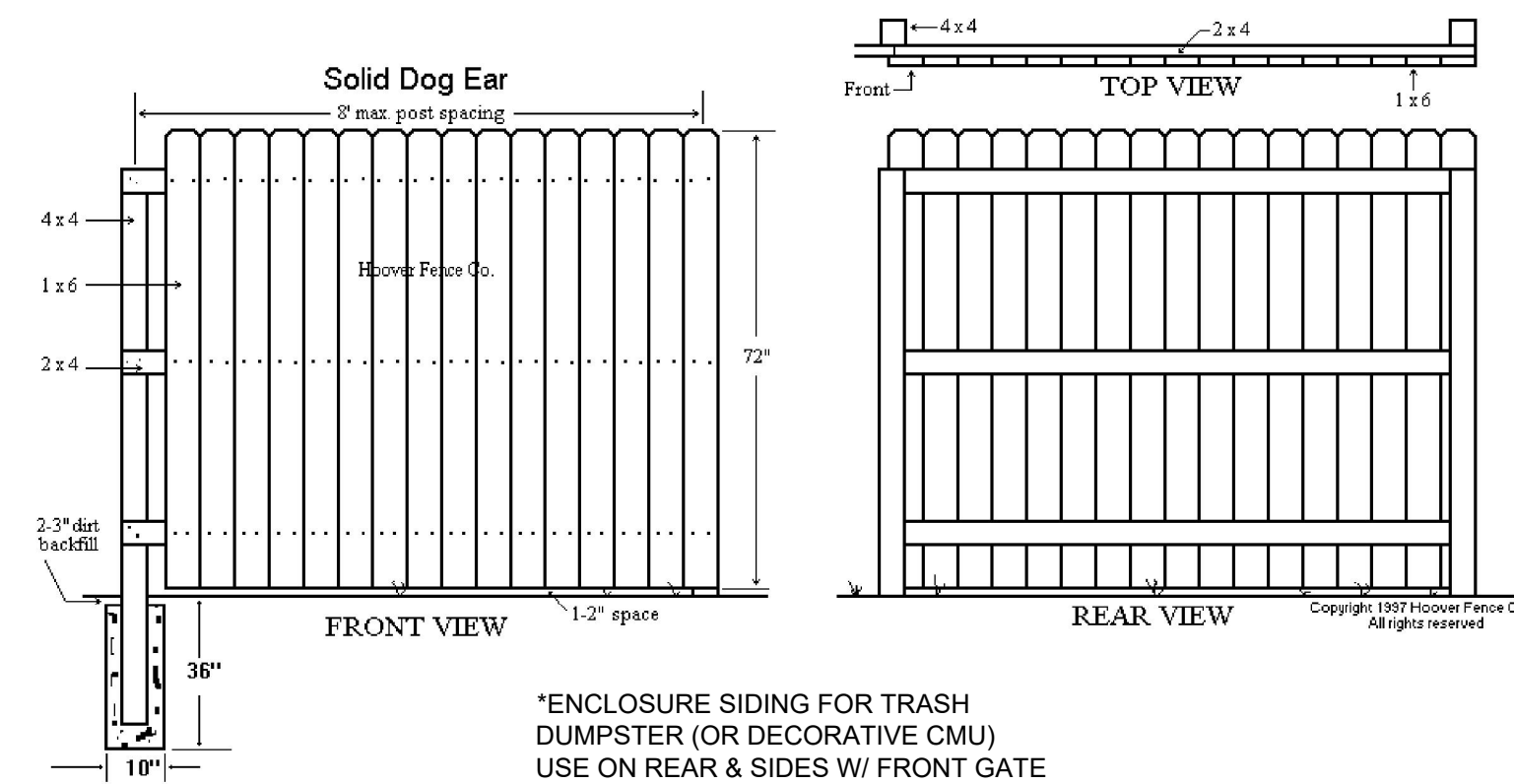
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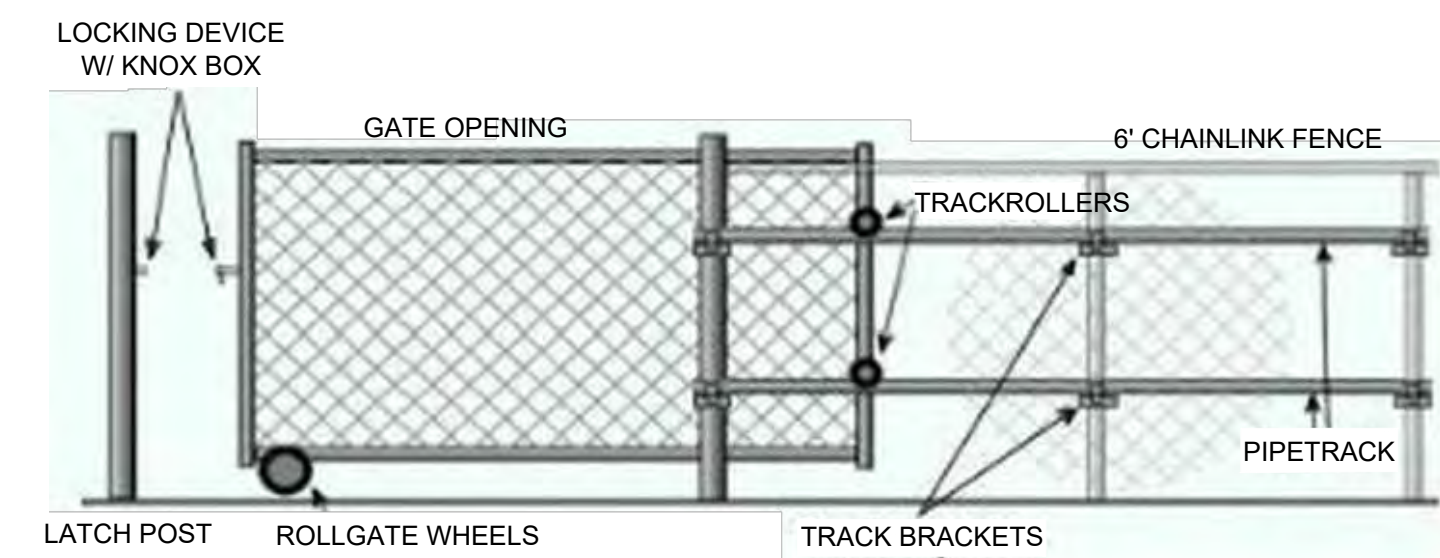
TRASH ENCLOSURE DETAIL
SCALE 1" = 2'



CORRUGATED METAL SIDING FENCE DETAIL



WOOD FENCE DETAIL



SLIDING CHAINLINK GATE DETAIL

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

NO.	DATE	BY	REVISION
1	05/25/22	CFC	INITIAL RELEASE

JLK BENNETT, LLC
CONTACT:
KAY RIDGE RD
43043 RIDGE RD
DEERE TRAIL, CO
80105-7923
TODD@JLBENNETT.COM
BARDIANDIVESTOCK@GMAIL.COM

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IF SEAL & ORIGINAL SIGNATURE
ARE ON EACH SHEET

INITIAL PLAN
RELEASE: 05/05/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0374.001.00

DOC CON #
0011-LAND DTL

SHEET
11 OF 11

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2023-03

**A RESOLUTION RECOMMENDING APPROVAL OF
WALLS CONDITIONAL USE PERMIT FOR RV STORAGE**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Bennett a request for a Conditional Use Permit for RV Storage; and

WHEREAS, all materials related to the proposed Conditional Use Permit have been reviewed by Town Staff and found with conditions to be in compliance with Town of Bennett subdivision and zoning ordinances; and

WHEREAS, after a noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed Conditional Use Permit should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Conditional Use Permit for Wall's RV Storage, subject to the conditions set forth in Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 17TH DAY OF APRIL, 2023.

Martin Metsker, Chairperson

ATTEST:

Secretary

EXHIBIT A
Wall's Conditional Use Permit for RV
Conditions of Approval

1. Before recording the Conditional Use plan, the applicant shall make minor modifications as directed by Town Staff, the Town Attorney and the Town Engineer.
2. Prior to the use being allowed on the site, a site plan shall be administratively approved.
3. Prior to the recordation of the Site Plan, the Fire District shall review and approve the site plans.
4. The applicants shall work with the Adams County Health Department to design a septic system for a RV storage facility which includes a dump station and which meets the Health Department requirements.

Suggested Motion

I move to approve Resolution No. 2023-03 - A Resolution Recommending Approval of Walls Conditional Use Permit for RV Storage.

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
(PLANNING COMMISSION)**

CHAIR: I will now open the public hearing on the following application: Updates to Chapter 16, Article III of the Bennett Municipal Code RE: Sign Regulations.

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Commission. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Commission, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Planning Commission members may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Planning Commission will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

CHAIR: Do we have proper notification?

[Secretary to confirm on record notice has been provided]

Do any Commission members have any disclosures?

[Commissioners to disclose conflicts of interests, ex parte contacts, etc]

Town staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Commissioners have questions of the applicant or Town staff?

[Question and Answer]

CHAIR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record. Page 103

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

CHAIR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

CHAIR: Before we turn to Commissioner questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Planning Commission packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

CHAIR: I will now close the public hearing and the Planning Commission members will deliberate on the evidence presented. During deliberations, Commission members may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

CHAIR: We have a draft Resolution in front of us and I would entertain a motion.

We have a motion on the floor by Commissioner _____ and a second by Commissioner _____ to approve Planning and Zoning Commission Resolution No. 2023-04.

May we have a Roll-Call vote?

Motion carries/fails.

TO: Members of the Bennett Planning and Zoning Commission
FROM: Steve Hebert, Planning Manager
DATE: April 17, 2023
SUBJECT: Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations

Background

Chapter 16, Article III of the Bennett Municipal Code includes the Town's sign regulations. Per Section 16-3-30, the intent of the regulations is to provide a balanced and fair legal framework for the design, construction, and placement of signs that:

- (1) Promote the efficient communication of messages, and ensure that persons exposed to signs are not overwhelmed by the number of messages presented;
- (2) Encourage the innovative use of sign design;
- (3) Promote both renovation and proper maintenance of signs;
- (4) Reduce administrative burdens;
- (5) Enable fair and consistent permitting and enforcement;
- (6) Ensure that signs are compatible with their surroundings and prevent the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk, or height;
- (7) Enhance property values and business opportunities;
- (8) Promote the safety of persons and property by ensuring that signs do not create a hazard by:
 - a. Confusing or distracting motorists; or
 - b. Impairing drivers' ability to see pedestrians, obstacles or other vehicles or to read traffic signs;
- (9) Protect the public welfare and enhance the appearance and economic value of the landscape by avoiding sign clutter that can compromise the character, quality, and viability of commercial corridors; and
- (10) Assist in wayfinding.

Summary of Proposed Updates

Periodically Staff reviews the municipal code for necessary or desired updates. The objective of this update is to:

- Perform a general cleanup to remove redundancies, correct errors, improve definitions, etc.;
- Maintain consistency with U.S. Supreme Court rulings, regarding free speech;
- Address sign types not currently mentioned in the code; and,
- Make minor adjustments to some of the sign standards.

The attached draft ordinance includes all of the proposed changes. Words to be added are underlined, words to be deleted are ~~stricken through~~.

Below is a summary of the proposed updates to the Town of Bennett sign code. The Planning and Zoning Commission reviewed and discussed these proposed changes during its February 27, 2023 meeting. Formal action was postponed to allow Staff time to prepare a formal ordinance addressing the changes. (See the PowerPoint presentation in the packet for images of some of the concepts discussed below.)

1. General cleanup to remove redundancies, correct errors, improve definitions, etc.
2. Increasing percent of window area for window signs from 10% to 25%. Most codes vary from 25%-50%.
3. Allow for a master sign plan for master planned residential projects, e.g. Muegge Farms, Bennett Ranch, etc.
4. Allow for larger temporary signs on undeveloped or property under development on both residential and non-residential properties. This will accommodate homebuilders and developers, consistent with what most other communities allow.
5. New standards for menu and message boards for a restaurant with a drive-thru, e.g. Sonic. Our code doesn't specifically accommodate these.
6. More accommodating standards for wall signs on non-residential buildings. Current code limits the total wall sign area to 100 sq. ft. for an entire building. Most codes allow 100 sq. ft. per building facade.
7. Minor changes to wall sign lighting to be consistent with the intent of the new lighting ordinance.
8. Minor design standard upgrade to require wall sign raceways be painted the same color as the color of the building wall behind it.

Staff Recommendation

Staff recommends the Planning and Zoning Commission approve Resolution No. 2023-04, recommending the Board of Trustees approve Ordinance No. TBD amending Chapter 16 of the Bennett Municipal Code concerning sign regulations. (Note: the ordinance number will be applied once the Board of Trustees public hearing is scheduled.)

Attachments

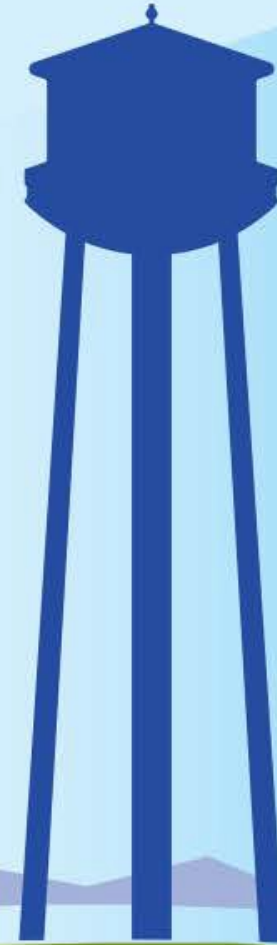
1. Staff PowerPoint Presentation
2. Proposed Ordinance Amending Chapter 16, Article III, Sign Regulations
3. Proposed Resolution No. 2023-04

Proposed Sign Code Update Chapter 16, Article III

Planning and Zoning Commission

April 17, 2023

Steve Hebert, Planning Manager



Sign Code Update

- General cleanup to remove redundancies, correct errors, improve definitions, etc.
- Maintain consistency with U.S. Supreme Court rulings re: free speech.

Sec. 16-3-320. Permit approval criteria.

- (a) Applications for sign permits and sign plans (when required by this Article) shall be submitted in accordance with the Applicant Guide.
- (b) The Zoning Administrator shall review the sign permit application in light of the approval criteria in this Article and shall either approve, approve with conditions or deny such application.
- (c) An application for a sign permit may be approved if it complies with the applicable standards set forth in this Article or a final development plan, and all applicable building code requirements. In cases where there is a conflict between this Article and the final development plan, the final development plan shall control.
- (d) An application for a revocable permit may be approved if it complies with the following criteria:
 - (1) The applicant agrees to the terms of a revocable permit agreement, including, but not limited to, any provisions that require compensation to the Town for use of public property or public right-of-way and that indemnify the Town and hold the Town harmless from future damages or liability claims.
 - (2) The proposed sign complies with all applicable use, development and design standards set forth in this Article, and all applicable building code requirements.
 - (3) The proposed sign shall not interfere with street intersection visibility or in any other way adversely affect the public health, safety or welfare.
 - (4) The proposed sign shall not be located over any existing or future utilities and may be removed by the Town if necessary for reconstruction of a street, sidewalk, utilities or to protect the health, safety and welfare of the citizens of the Town, with no liability to the Town for replacement or repair.
 - (5) The proposed sign has been approved by the Town Engineer based on the Town Engineer's review of the proposal under all Town ordinances, resolutions, rules, regulations and policies governing the use of public property and public rights-of-way.
- (e) A sign permit shall lapse and have no further effect unless a sign has been erected in compliance with the terms and conditions of the permit within six (6) months ~~one (1) year~~ after the date of the sign permit approval.

(Ord. 646-14 §1(Exh. A), 12-9-2014 ; Ord. No. 660-16, §2(Exh. A), 2-23-2016.)

Sign Code Update

- Increasing percent of window area for window signs from 10% to 25%.
- Most codes vary from 25%-50%.

This



Not This




Sign Code Update

- Allow for a master sign plan for master planned residential projects, e.g. Muegge Farms, Bennett Ranch, etc.
- Currently allowed for commercial and industrial.

**OUTLINE DEVELOPMENT PLAN
MUEGGE FARMS 3RD AMENDMENT
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
COMMUNITY SIGNAGE & GUIDELINES
PAGE 12 OF 13**

STANDARDS & GUIDELINES

R-1 Primary Community Monument



Exhibits are for purposes of intent only and may be subject to revisions with subsequent submittals


Standards

- 2 signs per community within the subdivision
- Maximum area of 60 square feet of type face
- Maximum height of 15'

Guidelines

- **Location:** Community Monument signs are typically located at the entrance or prominent intersections of a community. They shall be located on a site frontage adjoining a public or private street, tract, easement or right-of-way. The setbacks should ensure that all sight lines are preserved. Upon approval of the zoning administrator, a monument sign can be integrated into a wall.
- **Landscaping:** Landscaping shall be provided at the base of the supporting structure equal to two times the area of one face of the sign. For example, twenty (20) square feet of sign area equals sixty (60) square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project, or if physical conditions of the site would preclude all or a portion of the landscaping.
- **Lighting:** Monument signs may be illuminated.

R-2 Secondary Entry Monument




Standards

- 4 signs per community within the subdivision
- Maximum area of 40 square feet of type face
- Maximum height of 12'

Guidelines

- **Location:** Secondary Monument signs are typically located at prominent intersections of a community or at terminus view sheds. They shall be located on a site frontage adjoining a public or private street, tract, easement or right-of-way. The setbacks should ensure that all sight lines are preserved. Upon approval of the zoning administrator, a monument sign can be integrated into a wall.
- **Landscaping:** Landscaping shall be provided at the base of the supporting structure equal to two times the area of one face of the sign. For example, twenty (20) square feet of sign area equals sixty (60) square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project, or if physical conditions of the site would preclude all or a portion of the landscaping.
- **Lighting:** Monument signs may be illuminated.

R-3 Neighborhood Identification Monument



Standards

- 3 signs per neighborhood within each filing or planning area
- Maximum area of 32 square feet of type face
- Maximum height of 8'

Guidelines

- **Location:** Neighborhood Identification Monument signs are typically located at prominent intersections of the entrance of an individual neighborhood. They shall be located on a site frontage adjoining a public or private street, tract, easement or right-of-way. The setbacks should ensure that all sight lines are preserved. Upon approval of the zoning administrator, a monument sign can be integrated into a fence or wall.
- **Landscaping:** Landscaping shall be provided at the base of the supporting structure equal to three times the area of one face of the sign. For example, twenty (20) square feet of sign area equals sixty (60) square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project, or if physical conditions of the site would preclude all or a portion of the landscaping.
- **Lighting:** Monument signs may be illuminated.

Sign Code Update

- Allow for larger temporary signs on undeveloped or property under development on both residential and non-residential properties.
- Recommend 96 Sq. Ft.
- This will accommodate homebuilders and developers, consistent with what most other communities allow.



Sign Code Update

- Specifically allow changeable copy menu board signs.



Staff Recommendation

Staff recommends the Planning and Zoning Commission approve Resolution No. 2023-04 recommending the Board of Trustees approve Ordinance No. TBD amending Chapter 16 of the Bennett Municipal Code concerning sign regulations. (Note: the ordinance number will be applied once the Board of Trustees public hearing is scheduled.)

(See Proposed Ordinance)

Questions/Comments?

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 16, ARTICLE III OF THE BENNETT MUNICIPAL CODE REGARDING SIGN REGULATIONS

WHEREAS, pursuant to state law, including but not limited to C.R.S. § 31-23-301 et seq., the Town is authorized to regulate signs within the Town; and

WHEREAS, the Board of Trustees of the Town of Bennett has previously adopted Chapter 16, Article III, which sets forth the current sign regulations within the Town; and

WHEREAS, the Board of Trustees desires to amend the sign regulations for the purpose of promoting the health, safety and general welfare of the Town; and

WHEREAS, the Bennett Planning and Zoning Commission has held a duly-noticed public hearing on such proposed regulations and has forwarded to the Board of Trustees its recommendation on such regulations; and

WHEREAS, the Board of Trustees has considered the recommendation of the Planning and Zoning Commission and has held a duly-noticed public hearing on the proposed sign regulation amendments in Chapter 16 of the Bennett Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO:

Section 1. The following definitions in Section 16-3-210 of the Bennett Municipal Code are hereby amended as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-210. Definitions.

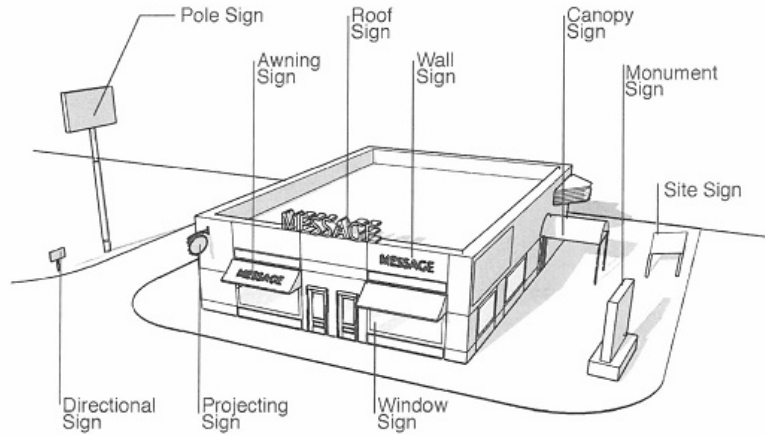
~~*Mural* means a picture or graphic illustration applied directly to a wall of a building that does not advertise or promote a particular business, service or product.~~

Sign, external accessory use means a sign located outside of a principal commercial use affixed to accessory commercial structures.

Sign, menu means a permanently mounted sign at a drive-up or drive-through facility that is not legible from the adjacent street right-of-way.

Sign, permanent [Definition to remain same. Add the following figure under definition].

Figure _____



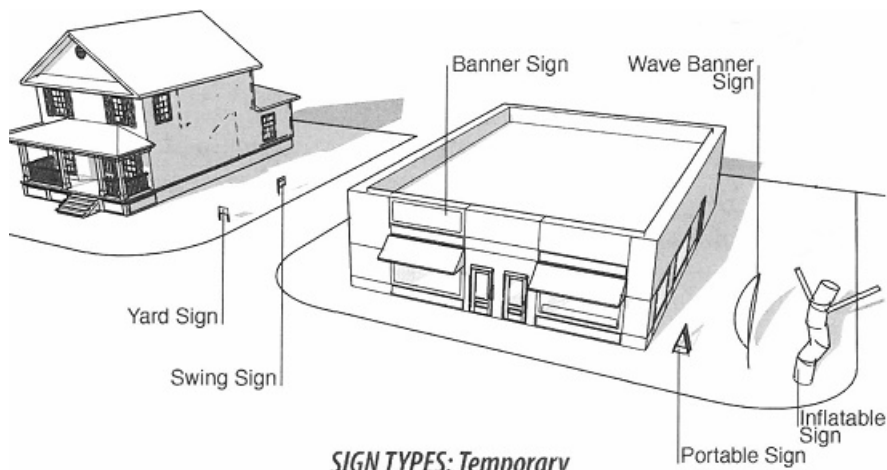
SIGN TYPES: Permanent

Sign, site means a ~~temporary~~ freestanding sign constructed of vinyl, plastic, wood, or metal or other durable material and ~~designed or intended to be~~ displayed for a ~~short period of time~~.

Sign, temporary means any banner, blimp, wind or fan-driven sign, or other sign constructed of light fabric, cardboard, wallboard, plywood, sheet metal, paper or other ~~light~~ materials, with or without a frame, intended or designed to be displayed for a limited period of time.

[Add the following figure under definition]

Figure



SIGN TYPES: Temporary

Sign, window means a sign which is applied or attached to the exterior or interior of a window, or applied to, attached to, or located within one (1) foot of the interior of a window, which can be seen through the window from the exterior of the structure.

~~*Transition method* means a visual effect applied to a message to transition from one (1) message to the next. Transition methods include:~~

~~a. *Dissolve* — a frame effect accomplished by varying the light intensity or pattern, where the first frame gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second frame.~~

~~b. *Fade* — a frame effect accomplished by varying the light intensity, where the first frame gradually reduces intensity to the point of not being legible (i.e. fading to black) and the subsequent frame gradually increases intensity to the point of legibility.~~

Section 2. Sections 16-3-320(b) and (e) of the Bennett Municipal Code are hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-320. Permit approval criteria.

(b) The Zoning Administrator shall review the sign permit application in light of the approval criteria in this Article and shall either approve, approve with conditions or deny such application.

(e) A sign permit shall lapse and have no further effect unless a sign has been erected in compliance with the terms and conditions of the permit within six months ~~one (1) year~~ after the date of the sign permit approval.

Section 3. Section 16-3-340 of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined):

Sec. 16-3-340. Master sign plan.

For any master planned residential community, multi-tenant retail center, industrial park or other unified form of commercial site development or redevelopment, the applicant may ~~shall~~ submit a master sign plan that consists of coordinated and/or shared signage for the entire development.

[Subsection 1-6 to remain same]

Section 4. Section 16-3-350 of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-350. - Signs allowed without permit.

(a) Generally, the following types of signs are allowed in all zoning districts without a sign permit, subject to the provisions of this Section.

(b) Exempt signs shall otherwise be in conformance with all applicable requirements of this Article, and the construction and safety standards of the Town.

(c) Changing or replacing the copy on an existing lawful sign shall also not require a permit, provided the copy change does not change the nature of the sign or render the sign in violation of this Article.

(d) All signs not listed in this Section (and that are not prohibited under Section 16-3-360) require a sign permit pursuant to Section 16-3-310 above.

(1) Flags, provided that the following restrictions are met:

a. For residential uses, the height of the pole on which the flag is mounted does not exceed the height of the principal structure on the lot or the distance from the flagpole to the lot line, whichever is less.

b. For nonresidential uses, the height of the pole on which the flag is mounted does not exceed the height of the principal structure on the lot or forty (40) feet, whichever is less.

c. The location of the flagpole is set back a distance from a property line that is at least equal to its height.

(2) Banners and inflatable signs shall be allowed without a sign permit provided that the following requirements are met:

a. ~~Either one~~ One (1) banner per business may be displayed on a building wall, not to exceed one-half (½) square foot for each linear foot of exterior wall up to a maximum area of one hundred (100) square feet; ~~or~~

b. Two ~~two~~ (2) freestanding wave banners are permitted per business, up to a maximum height of twelve (12) feet and a maximum square footage of fifty (50) square feet each;

~~b.c.~~ No banner shall be illuminated, animated or constructed of reflective materials;

~~c.d.~~ Inflatable signs shall be securely anchored or tethered to the ground, building or structure; and

~~d.e.~~ Banners and inflatable signs shall comply with the sign design and maintenance standards in Sections 16-3-510 and 16-3-530.

[Figures, Subsections 3 through 4 to remain same]

(5) Any sign displayed on a window or inside a residential building, ~~and any sign inside a nonresidential building that is not visible through a window.~~

(6) Permanent window signs, provided that such signs are limited to twenty-five percent (25%) ~~ten percent (10%)~~ of the total window area of an establishment in a commercial zoning district, and are illuminated only during the times the establishment is in operation.

[Subsections 7 through 14 to remain same]

(15) ~~Murals or w~~Works of art, as defined in Section 16-3-210.

[Subsection 16 to remain same]

(17) External accessory use signs limited to an aggregate sign area of forty (40) square feet in area, as defined in Section 16-3-210.

[Subsections 18 through 19 to remain same]

Section 5. Tables 3.1 and 3.2 in Section 16-3-410 of the Bennett Municipal Code are hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Table 3.1
Standards for Residential Zoning Districts

Sign Type	Maximum Number	Maximum Area	Maximum/ Minimum Height
Awning or Canopy Sign	<u>1 per door or window</u> Unlimited	0.5 square feet of signage for each linear foot of awning or canopy	No higher than roof or parapet line; 9 feet minimum pedestrian clearance; 14 feet minimum vehicular clearance
Directional Sign	Per approved sign plan	6 square feet	No higher than 4 feet
Monument sign	1 per public, quasi- public or institutional use; 2 per main entrance to a subdivision, multi- family housing complex or mobile home park	32 square feet	No higher than 6 feet
Site Sign	1 per street frontage	16 square feet	No higher than 6 feet
Swing Sign	1 per street frontage	6 square feet, inclusive of riders	No higher than 6 feet
<u>Temporary sign (located on undeveloped property or property under development)</u>	<u>1 per street frontage</u>	<u><20 ac. = 64 square feet</u>	<u>8 feet</u>
	<u>2 per street frontage</u>	<u>>20 ac. = 96 square feet</u>	<u>12 feet</u>

Wall Sign	1 per single-family or two-family dwelling with a home-based business	2 square feet	No higher than 8 feet
	1 per principal multifamily family building, per street frontage	32 square feet	No higher than 1 foot below roof or parapet line
	1 per public, quasi- public or institutional use	32 square feet.	No higher than 1 foot below roof or parapet line
Yard Sign	Unlimited, within maximum area requirements	6 square feet per sign/24 square feet total	No higher than 4 feet

Table 3.2
Standards for Nonresidential Zoning Districts

Sign Type	Maximum Number	Maximum Area	Maximum/Minimum Height
Awning or Canopy Sign	Unlimited	0.5 square feet of signage for each linear foot of awning or canopy	No higher than roof or parapet line; 9 feet minimum height pedestrian clearance; 14 feet minimum height vehicular clearance
Directional Sign	Per approved sign plan	6 square feet	No higher than 4 feet, except when used on a vehicular clearance structure: minimum of 14 feet
Monument Sign	1 per legal lot of record, except within a master sign plan	75 square feet	No higher than 8 feet for lots < 150 lineal feet of frontage; 10 feet for lots > 150 lineal feet of frontage
	1 per multi-tenant retail center, industrial park or other form of unified site development	150 square feet	No higher than 25 feet
<u>Menu Sign</u>	<u>2 per drive-through lane</u>	<u>75 sq. ft. per drive-through lane</u>	<u>7 feet</u>
Pole Sign	1 per legal lot of record proximate to I-70/SH79 intersection (Figure 3.8(b):	380 square feet	No higher than 60 feet

	<u>Pole Sign Location Detail)</u>		
Projecting Sign	1 per building entrance	15 square feet	No higher than roof or parapet line; 9 feet minimum height
Roof Sign	1 per principal building	100 square feet	No higher than 4 feet above the roofline, parapet or fascia wall on a flat roof; no higher than roofline on a peaked or mansard roof
Site Sign	1 per street frontage	32 square feet	No higher than 8 feet
Swing Sign	1 per street frontage	6 square feet, inclusive of riders	No higher than 6 feet
<u>Temporary sign (located on developed property)</u>	<u>1 per street frontage</u>	<u>32 square feet</u>	<u>8 feet</u>
<u>Temporary sign (located on undeveloped property or property under development)</u>	<u>1 per street frontage</u>	<u><5 ac. = 64 square feet</u>	<u>8 feet</u>
	<u>2 per street frontage</u>	<u>>5 ac. = 96 square feet</u>	<u>12 ft.</u>
Wall Sign	Unlimited. Within allowed maximum area.	1.5 square feet of area per lineal foot of exterior wall frontage or leased frontage, up to a maximum of 100 square feet for entire building <u>per building facade.</u>	No higher than 25 feet and <u>Not higher than the eave line of the principal building</u>
Yard Sign	Unlimited, within maximum area requirements	6 square feet per sign/24 square feet total	No higher than 4 feet

Section 6. Figure 3.1 in Section 16-3-420 of the Bennett Municipal Code is hereby deleted.

Section 7. Section 16-3-420(4)(d) of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-420. Standards by sign type.

(4) Electronic message centers.

d. Transition Method. The electronic message center shall be limited to static messages. Displays shall not flash, rotate, scintillate, blink or strobe illumination when transitioning between messages. ~~, changed only through either dissolve or fade~~

~~transitions, which may otherwise not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement of any illumination or the flashing scintillating or varying of light intensity.~~

Section 8. Section 16-3-420(10) of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-420. Standards by sign type.

(10) Wall signs.

a. Location. A wall sign shall not be placed to obstruct any portion of a window, doorway or other architectural detail.

b. Quantity, Area and Height. A wall sign shall comply with the quantity, area and height requirements established in Section 16-3-410. Wall signs shall not be higher than the eave line of the principal building. No sign part, including cut-out letters, may project from the building wall more than required for construction purposes and in no case more than twelve (12) inches.

c. Lighting. Wall signs may be illuminated in nonresidential zoning districts only. All lighting must be internal or by way of a full-cutoff light fixture so the source of the light is not directly visible off-site.

d. If individual letters are mounted on a raceway, the raceway shall be the same or similar color as the color of the background of the building façade upon which the raceway is mounted.

[Figure 3.11 to remain same]

Section 9. Section 16-3-420 of the Bennett Municipal Code is hereby amended by the addition of a new subsection (11) to read as follows:

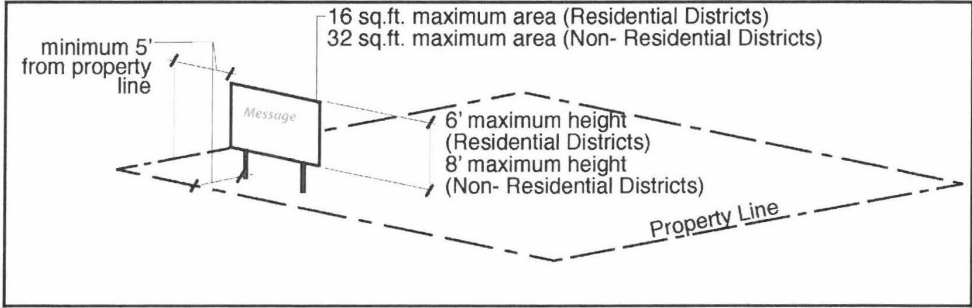
Sec. 16-3-420. Standards by sign type.

(11) Site Signs shall be permitted as follows:

a. Location. Site signs shall be setback a minimum of five (5) feet from any property line. Site signs are not permitted on parcels with existing residential uses.

b. Quantity, area and height. A site sign shall comply with the quantity, area and height requirements established in Section 16-3-410.

Figure ____: Site Sign Detail



Section 10. Section 16-3-430(1) of the Bennett Municipal Code and Figures 3.12 and 3.14 concerning Site Signs are hereby deleted and the remaining subsections shall be renumbered.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS
_____ DAY OF _____ 2023.

Royce D. Pindell, Mayor

Attest:

Christina Hart, Town Clerk

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2023-04

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING CHAPTER 16 OF THE BENNETT MUNICIPAL CODE CONCERNING SIGN REGULATIONS

WHEREAS, there has been proposed a draft ordinance to amend certain provisions in Chapter 16 of the Bennett Municipal Code concerning sign regulations; and

WHEREAS, the Planning and Zoning Commission has held a duly-noticed public hearing to consider and hear public comments on the proposed amendments; and

WHEREAS, based on the recommendation of Town Staff, the testimony of the witnesses and the documents made a part of the record of the public hearing, the Planning and Zoning Commission finds that the proposed ordinance should be approved in essentially the same form as accompanies this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO, AS FOLLOWS:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed ordinance amending Chapter 16 of the Bennett municipal code concerning sign regulations.

INTRODUCED, PASSED AND ADOPTED, THIS ____ DAY OF _____, 2022.

Martin Metsker, Chairperson

ATTEST:

Secretary

Suggested Motion

I move to approve Resolution No. 2023-04 - A Resolution Recommending Approval of an Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Sign Regulations.