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NOTE

Agendas will be published no later than 24-hours prior to the meeting.

Headings in this agenda are for organizational purposes only. The Commission may take formal action on any matter reasonably related to any item listed under any section of this agenda. *Town of Marble v. Darien*, 181 P.3d 1148 (Colo. 2008); *Benson v. McCormick*, 578 P.2d 651 (1978).

Contact: Caree Rinebarger, Town Clerk
CRinebarger@town.milliken.co.us | (970) 587-4331



6.a.

**TOWN OF MILLIKEN
PLANNING COMMISSION
AGENDA MEMORANDUM**

To: Planning Commission Chair and
Commissioners

Meeting Date:
March 4, 2026

From: Caree Rinebarger, Town Clerk

Via: Cheryl Powell, Town Administrator

Item Category: Minutes

Agenda Title: Approval of Minutes from February 4, 2026

Attachments:

1. Planning Commission Meeting for February 4, 2026_Minutes_Preview

PURPOSE

Review and consider for approval the Planning Commission Meeting Minutes for February 4, 2026.

SUGGESTED MOTION

"I move to approve the Planning Commission Meeting Minutes for February 4, 2026."



Town Of Milliken
Planning Commission
Milliken Meeting House
1201 Broad Street

Meeting Minutes for February 4, 2026

1. Call to Order

Chair Helzer called the meeting of the Milliken Planning Commission to order at 6:00 PM.

2. Pledge of Allegiance

Chair Helzer led the Pledge of Allegiance.

3. Roll Call

Those Present: Chair Randy Helzer, Vice Chair Kayleigh Weickum; and Commissioners Jimmy Baugh, Ron Blackmer, Kassidee Fior, and Mary Scheider.

Also Present: Community Development Director Kevin Koebel and Town Clerk Caree Rinebarger

Absent: Commissioner Laurel Engelbert and Bernadette Stephenson

4. Agenda Approval

Vice Chair Kayleigh Weickum moved to approve the Agenda as presented. Commissioner Ron Blackmer seconded.

Voting Yes: Randy Helzer, Kayleigh Weickum, Jimmy Baugh, Ron Blackmer, Kassidee Fior, Mary Schneider

Voting No: None

Motion passed 6-0. Motion Carried.

5. Swearing In Ceremony

Town Clerk Rinebarger swore in Mary Schneider to the Milliken Planning Commission.

6. Citizen Comments

There were none.

7. Minutes of Previous Meetings

a. Approval of Minutes from December 17, 2025

Caree Rinebarger, Town Clerk

Attachments:

1. Draft Minutes for 12.17.2025

Vice Chair Kayleigh Weickum moved to approve the Previous Meeting Minutes. Trustee

Jimmy Baugh seconded.

Voting Yes: Randy Helzer, Kayleigh Weickum, Jimmy Baugh, Ron Blackmer, Kassidee Fior

Voting No: None

Motion passed 5-0. Motion Carried.

8. Consent Agenda

There were no items.

9. Action Agenda

a. Bernhardt Sand and Gravel Pit Site Plan

Kevin Koelbel, Community Development Director

Chair Helzer announced the procedures governing the Public Hearing and inquired if any members of the Planning Commissioners had engaged in ex parte communications requiring disclosure or if any members needed to recuse themselves from the hearing, along with an explanation for doing so. The Planning Commission will act as an Advisor Board for the Board of Trustees which we hear testimony at February 11th.

Hearing no response, Chair Helzer formally opened the Public Hearing 6:06 P.M.

Kevin Koelbel, Community Development Director, asked the Planning Commission for their consideration and recommendation for approval to the Town Board for the Bernhardt Sand and Gravel Pit Site Plan.

The Bernhardt Sand and Gravel Pit application was submitted by W.W. Clyde & Co. to allow the development and operation of a sand and gravel mining facility on approximately 133 acres of land located south and west of the intersection of Weld County Roads 25 and 46. The property is zoned I-2, Medium Industrial, and the use of Mineral Extraction was a Conditional Use that was approved by the Town Board back in 2022.

The proposed project consists of a dry sand and gravel mining operation utilizing temporary and portable processing equipment, including crushers, wash plants, conveyors, stockpiles, haul roads, and a scale house. Mining will occur entirely within an approved permit boundary and will be conducted with concurrent reclamation. The final reclaimed condition of the site will be a lined water storage reservoir, with stabilized slopes, shoreline areas, revegetation, and unimproved access roads. No recreational use of the reservoir is proposed.

A central element of the operation is the construction of a perimeter slurry wall, keyed into underlying bedrock, to isolate the mining area from the surrounding alluvial aquifer. Groundwater will not be exposed prior to installation of the slurry wall. Dewatering activities, sediment control, and water discharges will be regulated through permits issued by the Colorado Department of Public Health and Environment (CDPHE), and groundwater use will be managed through an approved substitute water supply plan, well permitting, and long-term monitoring.

The project has undergone extensive review and approval at the State level through the Colorado Division of Reclamation, Mining, and Safety (DRMS), which issued Operation Reclamation Permit No. M-2023-025. As part of the DRMS review, adjacent landowners submitted comments related to public notification, wildlife impacts, floodplain conditions, groundwater effects, traffic, utilities, and property boundaries. DRMS evaluated these concerns through technical studies, agency coordination, and permit conditions, and concluded that the project complies with State requirements and adequately protects wildlife resources, surface water and groundwater systems, and surrounding properties.

Hydrologic and floodplain issues were a significant focus of the State review. DRMS determined that the proposed operation and reclamation will not increase flood elevations or cause adverse flooding impacts, and that disturbances to the prevailing hydrologic balance will be minimized. To address groundwater concerns, the applicant committed to construction of a perimeter groundwater drain system, installation of monitoring wells, and ongoing groundwater quantity and quality monitoring.

The project is also proposing improvements to CR-25 and HWY 60 along with improvements at the intersection of CR-25 and CR-26. The improvements to CR-25 and HWY 60 will require additional permitting from CDOT as it is a State Highway. Those improvements will contain turn lanes from CR-25 on to HWY 60 and then turn lanes and acceleration and deceleration lanes on HWY 60.

JC York, representing the applicant, provided a comprehensive presentation regarding the proposed 133-acre sand and gravel mining facility located near WCR 25 and WCR 46. The project utilizes an existing access road and operates under current DRMS permits, with 111 acres designated for active mining and 22 acres remaining undisturbed. Operational plans include the use of loaders and haul trucks for raw material extraction, with initial phases focusing on traffic improvements and a new raptor survey to confirm the absence of threatened species. To mitigate community impacts, the applicant will utilize earthen berms for noise control and down-cast lighting to prevent light pollution. Water management is a central component of the plan, featuring a slurry wall to isolate the mining area from the aquifer and four monitoring wells to track seasonal groundwater changes. Post-mining, the site will be reclaimed as a 2,000 acre-foot lined water storage reservoir with a rip-rap lined spillway designed for flood protection based on 2013 flood data. Road improvements involving asphalt milling and magnesium chloride for dust mitigation will be implemented on WCR 25 and WCR 46, and the applicant will secure necessary CDOT permits for Highway 60 improvements prior to the commencement of work. Mr. York concluded by noting that the project aligns with the Town's Comprehensive Plan, offers economic benefits through sales tax and job creation, and maintains a 400-foot buffer corridor between the river and the reservoir.

During the discussion regarding the Bernhardt Gravel Mine, Chair Helzer raised several inquiries concerning the haul route and traffic management. He specifically questioned the movement from CR 46 onto Highway 60; the Applicant noted that while this wasn't the primary plan, a total prohibition is not feasible. To address this, the traffic study will account for a percentage of trucks utilizing that route, especially during the startup phase. The Applicant emphasized that they intend to keep drivers strictly to the designated haul route to

minimize community complaints, noting that since most projects are "in-house" through WW Clyde (formerly IHC Scott), they maintain high control over the very limited outside leasors. Additionally, Chair Helzer inquired about the intersection of Highway 60 and I-25 and the potential for a reservoir to benefit the Town. The Applicant stated that current traffic warrants do not support a signal at this time but expressed a willingness to continue discussions with the Town's water rights engineer regarding storage needs.

Commissioner Blackmer focused his questioning on the destination of the mined materials and the overall scope of operations. The Applicant explained that the material is typically hauled to other road projects completed by the owner. While WW Clyde does concrete paving, they utilize portable batch plants currently operating in Wyoming, Utah, and Colorado. The project is estimated to span 12 to 15 years, with truck volume ranging from 75 to 150 trucks per day during daylight hours, depending on the specific project requirements. Regarding the future of the site, Commissioner Blackmer asked about recreational opportunities; however, the Applicant clarified that as long as the property is under WW Clyde's ownership, it will not be open for public recreation.

Commissioner Fior addressed concerns regarding the traffic study's scope and environmental impacts. Specifically, she questioned weekend operations and the proximity of the project to the dog park. The Applicant responded that operations generally run Monday through Saturday, with Sunday work reserved strictly for federal projects, and asserted that the 8:00 AM to 4:00 PM operating window does not conflict with park usage. Finally, in response to concerns about dust near the fields (TRPR), the Applicant stated that dust would be significantly reduced through the application of recycled asphalt and magnesium chloride to treat the roadway.

Staff recommends approval of the Site Plan application to the Town Board subject to the following conditions:

1. CDOT Permits: The applicant must receive all applicable permits from CDOT for improvements to HWY 60 prior to commencement of mining activities.

Hearing no further testimony, Chair Helzer closed the Public Hearing at 6:39 P.M.

Vice Chair Weickum motioned to recommend approval of the Bernhardt Gravel Pit Site Plan to Milliken Town Board subject to staff's recommended conditions. Trustee Jimmy Baugh seconded.

Voting Yes: Randy Helzer, Kayleigh Weickum, Jimmy Baugh, Ron Blackmer, Kassidee Fior, Mary Schneider

Voting No: None

Motion passed 6-0. Motion Carried.

b. Wiens Zoning Map Amendment

Kevin Koelbel, Community Development Director

Chair Helzer announced the procedures governing the Public Hearing and inquired if any members of the Planning Commissioners had engaged in ex parte communications requiring disclosure or if any members needed to recuse themselves from the hearing, along with an

explanation for doing so. The Planning Commission will act as an Advisor Board for the Board of Trustees which we hear testimony at February 11th.

Hearing no response, Chair Helzer formally opened the Public Hearing 6:41 P.M.

Kevin Koelbel, Community Development Director, asked the Board of Trustees for their consideration in Wiens Zoning Map Amendment. Consideration of a Rezoning application to amend the Wiens Enterprises Zoning Map boundary and make a recommendation to the Town Board.

The subject property, commonly referred to as Wiens Enterprises, consists of approximately 618 acres and is currently zoned Planned Unit Development (PUD). The property is generally undeveloped and has historically been used for agricultural purposes.

The applicant is requesting to rezone the property from Planned Unit Development (PUD) to Agriculture (A). The request would remove the existing PUD zoning designation and associated development framework, returning the property to a base agricultural zoning district.

Director Koelbel noted that the property was originally annexed in 2001 and has historically been utilized for agricultural purposes for over 25 years.

The requested rezoning to Agriculture would align the zoning designation with the property's current use and Comprehensive Plan designation of Agriculture, and would limit future development to those uses and standards permitted within the Agricultural zoning district, unless additional land use applications are approved in the future.

Chair Helzer confirmed that should the property want to change the Zoning in the future they applicant would have to make a formal request, which was confirmed by Director Koelbel.

Hearing no further testimony, Chair Helzer closed the Public Hearing at 6:45 P.M.

Commissioner Kassidee Fior motioned to recommend approval of the Wiens Enterprises Zoning Map Amendment to Milliken Town Board. Commissioner Kayleigh Weickum seconded.

Voting Yes: Randy Helzer, Kayleigh Weickum, Jimmy Baugh, Ron Blackmer, Kassidee Fior, Mary Schneider

Voting No: None

Motion passed 6-0. Motion Carried.

- c. Public Hearing to Consider Approval of Resolution PC2026-01; a Resolution of the Planning Commission of the Town of Milliken, Weld County, Colorado approving the Use by Special Review (USR) for the drilling of twelve (12) horizontal wells with associated production facilities for the Glacier 4N67W27 Project.**

Kevin Koelbel, Community Development Director

Chair Helzer opened the Public Hearing at 6:47 P.M., outlining the governing procedures and confirming that no Planning Commissioners had ex parte communications to disclose or a need for recusal. It was noted that the Planning Commission acts as an advisory board for the Board of Trustees, who are scheduled to hear official testimony on February 11th.

Community Development Director Kevin Koelbel noted a slight amendment made within the previous 24 hours regarding a typo in a name and a memo concerning subsurface lines, clarifying that these modifications did not change the core of the application.

The project, known as the Glacier 4N67W27 Project, involves a Special Use Permit (SUP) and Site Plan for the drilling of twelve horizontal wells with associated production facilities and gathering pipelines on approximately 618 acres of land owned by Wiens Enterprises, LLC. Director Koelbel explained that the facilities are designed to tie into pipelines to take crude oil from other approved locations, such as the Zion site, and will include two produced water lines for all three project sites at this location.

The property is currently zoned PUD with a proposed zoning of Agriculture, a change that was approved earlier that evening. Staff reviewed the application against the 16-4-535 review criteria, as well as sections 16-5-500, 16-4-600, and state oil and gas standards, concluding that the application satisfies all town requirements and municipal codes. Director Koelbel highlighted that the project's progression is contingent upon the Town Board's final approval of the Wiens property rezoning.

Staff recommends approval of the application subject to the following conditions:

1. Rezoning approval: The Wiens property rezoning from PUD to Ag be approved by the Town Board.
2. Road Maintenance Agreement: The applicant must enter into a Road Maintenance Agreement with the Town of Milliken prior to Notice to Proceed is issued.
3. Access Permit: Provide a copy of the Access Permit from Weld County once it has been obtained prior to Notice to Proceed is issued.
4. Water Rights: The applicant must provide proof that the water to be used for drilling and completions is a legal and approved use. This proof can be a decree from Division 1 Water Court, a Substitute Water Supply Plan, a Federal Contract, or an agreement with a Water Conservancy District. The applicant must also demonstrate that the use of this water will not be injurious to the Town's water rights. This is required before the drilling and completion phases begin.
5. State Permit: Provide a copy of the approved permit from the State of Colorado prior to Notice to Proceed is issued.
6. Building Permits: Obtain all required building permits from the Town prior to starting construction.
7. Fire District Requirements: Meet all requirements from the Front Range Fire District prior to Notice to Proceed is issued.
8. CPW Disturbance Moratorium: All activities, including site pad construction, drilling, or completion activities, be scheduled between May 1st and November 14th.
9. ROW Permit(s): All crossings of the Town ROW with accessory gathering pipelines

associated with the project receive appropriate ROW Permits from the Town prior to starting construction. As part of those permits, all easements with adjacent property owners to Milliken Roads be provided to ensure that the easements are outside of current or future ROW widths.

A project overview presented by Tisa Juanicorena, Tyler Blessing, and Kolt McDaniel representing Chevron. The proposed development consists of a well pad with 12 new wells designed to develop approximately 2,630 mineral acres. During the construction phase, the project will involve a temporary surface disturbance of 23.11 acres, which will be reclaimed to a long-term production footprint of 7.64 acres. As part of the broader Oil and Gas Development Plan (OGDP), the applicant committed to plugging and reclaiming up to 26 legacy wells and decommissioning 11 outdated facilities, resulting in a potential net return of 22.1 acres to local landowners. The current schedule estimates construction beginning in Q2 2026, followed by drilling in Q3 2026, and completion operations in Q3 2027.

Kolt McDaniel provided a detailed Alternative Location Analysis, explaining that three other sites were evaluated based on factors such as proximity to residential units, environmental concerns, and operational feasibility. The proposed Glacier location was selected because it has zero residential building units within 2,000 feet and is located over one mile from schools, childcare centers, and high-occupancy buildings. While the site falls within the Mule Deer Severe Winter Range, the applicant has coordinated with Colorado Parks and Wildlife (CPW) to mitigate impacts. Furthermore, the project utilizes existing private access points and consolidates production from the Pearl and Zion facilities to minimize cumulative surface impact.

Regarding logistics and infrastructure, the applicant presented a comprehensive traffic impact study that modeled conditions through the year 2045. The study concluded that no additional traffic mitigation or roadway improvements are required for the proposed development. During the production phase, the site is expected to generate only two trips per day for the combined Zion, Glacier, and Pearl locations. To further reduce truck traffic, Chevron will install infrastructure for oil, gas, and produced water takeaway and utilize temporary surface lines for freshwater transport during completion. Community outreach efforts included three public meetings and direct coordination with residents and tenants along the planned haul route.

Finally, Tyler Blessing outlined the wildlife mitigation and best management practices (BMPs) for the site. Chevron has agreed to avoid all major pre-production activities—including construction, drilling, and completions—during the sensitive High Priority Habitat (HPH) window of November 15th through April 30th. Additional environmental protections include the use of "quiet frac fleets" and temporary sound walls to manage noise, Group III drilling fluids to prevent odors, and the elimination of onsite hydrocarbon storage tanks. The applicant also expressed a commitment to electrify the location via grid power where practicable and will maintain a state-of-the-art leak detection and repair program throughout the life of the project.

Chair Helzer recalled the previous hearing for the Zion site, noting that it was discussed at that time that all three project phases would be timed to spread traffic out across the area. However,

the Chair observed that the current proposed schedule appeared to be congruent with the Zion project. Tisa Juanicorena responded that while the drilling schedule for Zion has experienced changes, the projects remain staggered. She reaffirmed the applicant's commitment to maintaining this staggered schedule even as timelines shift to ensure that traffic impacts on CR 19, CR 257, and CR 46 are minimized and managed appropriately.

Chair Helzer inquired about the pipelines connecting the three project sites, specifically asking if those pipelines would require Planning Commission approval and what the anticipated timeline would be for their installation.

Chevron representatives clarified that while a specific start date is still undetermined, the project includes a 14-mile produced water line coming from the east, with some initial construction potentially beginning in the spring. It was noted that the pipeline primarily traverses private property and county land.

Director Koelbel clarified that the Planning Commission's review of the pipeline is limited to specific areas of jurisdiction. The Town will primarily review river and waterway crossings, as well as segments that require Right-of-Way (ROW) permits or Floodplain permits. He emphasized that the Town's focus is on ensuring the pipeline's location does not create negative impacts on future municipal infrastructure.

Chair Helzer inquired whether the Glacier site would serve as the main hub and sought clarification regarding the "sunset" or lifespan of the entire site. Kolt McDaniel (Chevron) explained that the duration of site use depends entirely on production levels, estimating a lifespan of 30 to 40 years. Regarding the visual impact over the next three decades, the commission was informed that the site is situated approximately half a mile off each adjacent road. The facility will be unmanned and monitored remotely, with typical daily traffic on Highway 257 limited to two or three individuals in pickup trucks. Comprehensive light and sound mitigation plans are in place to minimize local disturbance.

In terms of the operational timeline, the applicant clarified that while the phases are staggered to avoid simultaneous peak activity, they will occur consecutively with some overlap due to quarterly scheduling. There will be specific two-to-three-month periods where traffic increases significantly. However, these will be followed by distinct breaks: construction will occur three times with breaks in between, followed by drilling three times with breaks, and finally the fracking phase three times with breaks. This cyclical schedule is designed to ensure that the most intensive activities are not continuous, providing the community with periods of reduced activity.

Hearing no further testimony, Chair Helzer closed the Public Hearing at 7:15 P.M.

Vice Chair Kayleigh Weickum moved to approve Resolution PC2026-01; a Resolution of the Planning Commission of the Town of Milliken, Weld County, Colorado approving the Use by Special Review (USR) for the drilling of twelve (12) horizontal wells with no associated production facilities for the Glacier 4N67W27 Project subject to staff's recommended conditions. Commissioner Jimmy Baugh seconded.

Voting Yes: Randy Helzer, Kayleigh Weickum, Jimmy Baugh, Ron Blackmer, Kassidee Fior, Mary Schneider

Voting No: None

Motion 6-0. Motion Carried.

10. Discussion Agenda

There were no items.

11. Informational Agenda

There were no items.

12. Other Business

There were no items.

13. Adjournment

Trustee Ron Blackmer moved to adjourn the meeting at 7:17 P.M. Trustee Jimmy Baugh seconded.

Voting Yes: Randy Helzer, Kayleigh Weickum, Jimmy Baugh, Ron Blackmer, Kassidee Fior, Mary Schneider

Voting No: None

Motion passed 6-0. Motion Carried.

Prepared By:

Approved By:

Caree Rinebarger, Town Clerk

Randy Helzer, Planning Commission Chair



8.a.

TOWN OF MILLIKEN AGENDA MEMO/LAND USE REPORT

To: Planning Commission Chair and
Commissioners

Public Hearing Date:
March 4, 2026

From: Kevin Koelbel, Community Development
Director

Via: Cheryl Powell, Town Administrator

Item Category: Land Use Applications

Agenda Title: Milliken Store-N-Go Conditional Use Permit

Attachments:

1. Narrative
2. Site Plan (For Reference)

PURPOSE

Consideration of a Conditional Use Permit Application known as Milliken Store-N-Go and make recommendation to the Town Board.

BACKGROUND

This is a Conditional Use Permit (CUP) application to allow a self-service storage facility within the C-4 Service Business Zoning District. Pursuant to Section 16-2-170 of the Milliken Land Use Code, self-service storage facilities require Conditional Use approval within the C-4 district.

The applicant proposes development of a fully enclosed, self-service storage facility consisting of seven (7) buildings totaling over 52,000 square feet of indoor commercial storage space. The site will have no outdoor storage permitted, a range of unit sizes, including enclosed units suitable for RV storage, a fully automated operation with no on-site staff, secure keyless entry systems and automated access gates, and 24/7 surveillance and controlled access.

Due to its location adjacent to Highway 60 and other industrial uses, staff is not requiring any additional conditions be placed on the use for the site.

PROPERTY INFORMATION

Type of Application:	Conditional Use Permit
----------------------	------------------------

Location:	Southwest Corner of Center Drive and WCR 23 ¾, north of Highway 60
Applicants:	Ripley Design
Existing Land Use:	Vacant
Surrounding Land Use:	Vacant/Industrial
Zoning	C-4
Comprehensive Plan:	Commercial
Notice:	Notice of the public hearing was published in the Greeley Tribune on February 14th and mailed to Surrounding Property Owners within 300' of the proposed development on February 17, 2026.

REVIEW CRITERIA COMPLIANCE WITH LAND USE CODE

Reference Milliken Land Use Code Section 16-6-360 Conditional Use Applications. In addition to all provisions of this Code, the Town shall use the following criteria to evaluate the request:

(1)The conditional use is consistent with the intent, purpose and other uses of the zoning district in which it is proposed.

Staff Response: *The subject property is zoned C-4 Service Business District, which is intended to accommodate service-oriented commercial and business uses that serve the community and region. Self-service storage facilities are specifically identified as a use requiring Conditional Use approval within the district.*

(2)The conditional use will satisfy all applicable provisions of the land use code and subdivision regulations unless a variance is being requested.

Staff Response: *The applicant has indicated that the project is fully compliant with the Town of Milliken Land Use Code and does not request any variances or modifications. Detailed compliance with dimensional standards, landscaping, access, and infrastructure requirements will be confirmed through the Site Plan review process.*

(3)The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan, and Milliken Parks, Open Spaces and Trails Master Plan.

Staff Response: *This property is designated as Commercial within the Comprehensive Plan. Under that designation for Commercial and the Zoning of C-4, the use of self storage is a listed use. Self-storage facilities are low-demand uses relative to parks and trail infrastructure. The project does not negatively impact planned parks, open spaces, or trail connections. It also utilizes existing infrastructure for access and connection, so no additional expansion of services are required.*

(4)The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.

Staff Response: *The applicant has coordinated with Front Range Fire Rescue to ensure compliance with fire access and hydrant placement standards. The site is located along existing roadway infrastructure and does not require major off-site improvements. Self-storage facilities are generally low water- and sewer-demand uses compared to retail or restaurant uses. The automated nature of the facility (no on-site staff) further reduces service demands.*

(5)The conditional use will not substantially alter the basic character of the district in which it is proposed or jeopardize the development or redevelopment potential of the district.

Staff Response: *The proposed use will not alter the character of the district. The property is adjacent to existing industrial uses which are higher intensity. Additionally, a separate pad site is being created at the corner of WCR 23 ¾ and Highway 60 for future commercial development preserving redevelopment potential and enhancing long-term economic viability of the intersection.*

(6)The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent use or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

Staff Response: *The site is located near Highway 60 and provides access from a local road which has been designed for the future development of the area. Self-storage facilities typically generate significantly fewer daily vehicle trips than higher-intensity commercial uses. The proposal does not require major infrastructure expansion.*

(7)Potential negative impacts of the conditional use on the neighborhood have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:

- a.Traffic;
- b.Activity levels;
- c.Light;
- d.Noise;
- e.Odor;
- f.Building type, style, and scale;
- g.Hours of operation;
- h.Dust;
- i.Erosion control; and
- j.Effect on neighborhood character.

Staff Response: *The proposed self-service storage facility is fully enclosed, low-intensity, and automated, with no outdoor storage or on-site staff to the nature of the use, traffic volumes, activity levels, noise, odor, and dust are expected to be minimal*

compared to other commercial uses in the C-4 district. Security lighting will be designed to enhance safety while minimizing spillover to adjacent properties, and final building design, landscaping, setbacks, drainage, and erosion control measures will be reviewed through the Site Plan and engineering process to ensure compatibility with surrounding properties. Staff finds that potential neighborhood impacts have been adequately mitigated through site design, operational characteristics, and required code compliance.

(8)The applicant has submitted evidence that all applicable local, state, and federal permits have been or will be obtained.

Staff Response: *The applicant has conducted environmental and historical reviews, including History Colorado records search with no findings, and Rare Species Occurrence Survey with no rare or endangered species identified. All applicable local, state, and federal permits will be required prior to construction, including building permits, engineering approvals, and any utility or access permits.*

SUBMITTAL REQUIREMENTS AND FINDINGS OF FACT

RECOMMENDATIONS

Staff recommends approval of the Conditional Use Permit to the Town Board of Trustees

SUGGESTED MOTIONS

I move to approve the Milliken Store-N-Go Conditional Use Permit to the Town Board of Trustees.

Milliken Store-N-Go | Narrative

September 5, 2025

Project Information and Background

The applicant is proposing to develop a self-service storage facility. The project site is generally located at the southeast corner of Central Drive and WCR 23 $\frac{3}{4}$, just north of Highway 60 in the Town of Milliken. This location offers convenient access for future customers while remaining compatible with surrounding land uses and the community's long-range planning goals.

To facilitate this project, the applicant looking to process three separate applications to the Town of Milliken:

1. **Replat** – To consolidate existing lots and eliminate or clarify easements, thereby establishing a clean and developable parcel.
2. **Conditional Use Application** – Required per Section 16-2-170 of the Milliken Land Use Code to allow a self-service storage facility within the C-4 Service Business Zoning District.
3. **Site Plan Application** – To detail the proposed development layout, including but not limited to building locations, access, circulation, parking, landscaping, lighting, utilities, and stormwater management.

This coordinated application package is intended to ensure the project meets all applicable code requirements and contributes positively to the built environment in this area of Milliken.

Uses

The project will consist of seven (7) enclosed storage buildings totaling over 50,000 square feet of indoor commercial storage space. No outdoor storage of any kind will be permitted as part of this development.

The facility will offer a range of storage unit sizes to accommodate a variety of user needs—from smaller personal storage units to larger enclosed units suitable for RVs and recreational vehicles. This diversity ensures that the facility can serve all users in the Milliken community.

Designed with a focus on modern convenience and security, the facility will operate entirely as a state-of-the-art, automated system with no on-site staff. Tenants will access their units through secure, keyless entry systems and automated gates. New customers will be able to sign up entirely online and gain immediate access to their units, providing a seamless and flexible user experience.

Security is a top priority for the project, with planned features including 24/7 surveillance, controlled access, and on-site lighting designed to enhance safety while minimizing light spill to neighboring properties.

Market research demonstrates a clear demand for high-quality, upscale storage options in the Milliken area. The project's prominent location along Highway 60 ensures convenient access and visibility for local residents and businesses. Additionally, the development has been thoughtfully designed with landscape buffering and site enhancements that align with the Town's guiding plans and ensure compatibility with surrounding and future land uses.



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Throughout the planning process, the applicant has worked closely with Town staff and key stakeholders, including Front Range Fire Rescue, to ensure that all elements of site design—such as access, hydrant placement, circulation, and compliance with the International Fire Code—are appropriately addressed. The current layout is designed to meet or exceed emergency response and fire protection standards. The applicant is committed to ongoing collaboration with Town staff and its partners to ensure a safe, well-integrated, and high-quality development.

It is also important to note that as part of the replat process, a separate tract will be set aside at the corner of WCR 23 ¾ and Highway 60 for future commercial development. This pad site has been sized appropriately to accommodate a potential commercial user that could serve as an anchor for the intersection and complement the surrounding uses. The applicant has already received interest from potential perspective commercial tenants, signaling strong market support and further reinforcing the site's viability for quality development.

Clarification on RV Dump and Fill Station

During earlier stages of planning, the applicant considered including an RV dump and fill station on the site. This amenity is no longer part of the project and will not be constructed at this time.

To allow flexibility for the future, utility stubs are being installed that could accommodate this feature if demand and approvals support it down the line. Should a dump and fill station ever be pursued, the applicant will work closely with the Town of Milliken and all applicable stakeholders to ensure full design, permitting, and compliance with all requirements. Any associated fees will be paid at that time.

Analysis of Comprehensive Plan

The proposed self-storage project is identified in the Comprehensive Plan as an industrial/business facility is fully consistent with the Town's Comprehensive Plan Update (Dec 2023). It supports contiguous, infrastructure-driven growth by situating within the Town's Urban Growth Area and aligning with annexation priorities. The project fits within the Future Land Use Map's Business/Industrial designation, will meet applicable design, buffer, and screening standards, with compliant siting and drainage. Furthermore, it supports the Comprehensive Plan's economic development goals by adding complementary commercial infrastructure. Finally, the project team will coordinate with the Town, Weld County, and neighboring jurisdictions as required, ensuring alignment with regional growth and service delivery.

Consistent with Section 4 of the Comprehensive Plan, this self-storage facility reinforces the economic objectives for the Highway 60 corridor by offering amenities that serve residents and attract regional customers. It exemplifies the Plan's call to 'provide for residents' daily needs while also drawing customers from surrounding communities.' Market research has shown that Milliken specifically has a deficit in self-storage facilities. Furthermore, leveraging its location on Highway 60, surrounding communities will also utilize this facility. Properly designed with attention to buildings, buffers, and connectivity, this project activates the corridor and demonstrates its viability for future adaptive development. In doing so, it directly supports Milliken's broader economic development framework—diversifying the local base, harnessing corridor traffic, and positioning key infill sites for future growth initiatives.



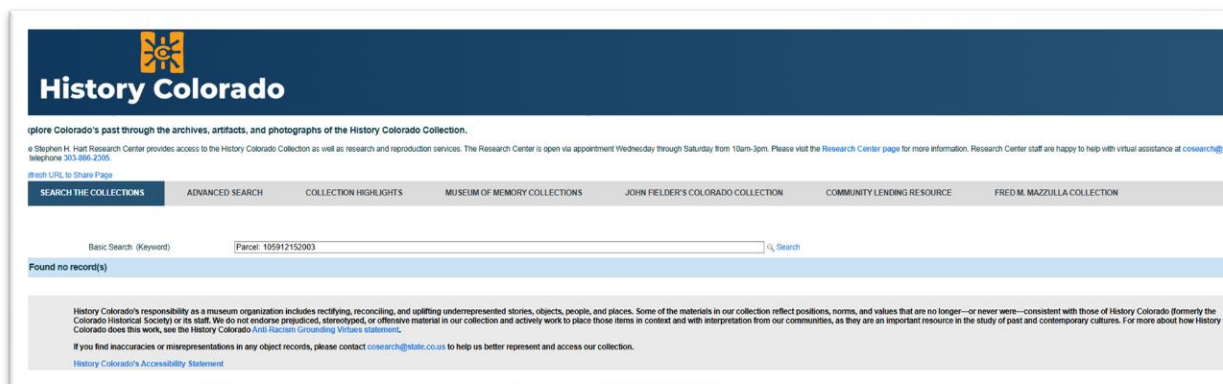
This project is aligned with the Comprehensive Plan's transportation goals by providing safe, efficient access from the existing roadway network without requiring major new infrastructure. It is located on an appropriately classified roadway near the Highway 60 corridor, supporting both local and regional access. The project integrates future connectivity potential improvements in line with Milliken's Complete Streets objectives. As such, the development supports a transportation system that is fiscally responsible, accessible, and consistent with the Town's long-term mobility framework.

Colorado Historical Society Records Search

As requested by the Town, the applicant conducted a thorough search of the History Colorado (formerly known as the Colorado Historical Society) Records to determine whether the project site contains or is associated with any historically significant features. This search included parcel numbers, subdivision and plat names, and other relevant keywords. The results of this review yielded no records of historical importance associated with the site.

Furthermore, the subject parcels have been previously platted, subdivided, and reviewed by the Town of Milliken through earlier entitlement processes. Based on this prior land use activity, along with the absence of any findings in the History Colorado database, the applicant is confident that the site does not hold any historical significance. This conclusion supports continued development and review of the proposed project without concern for cultural or historical impacts.

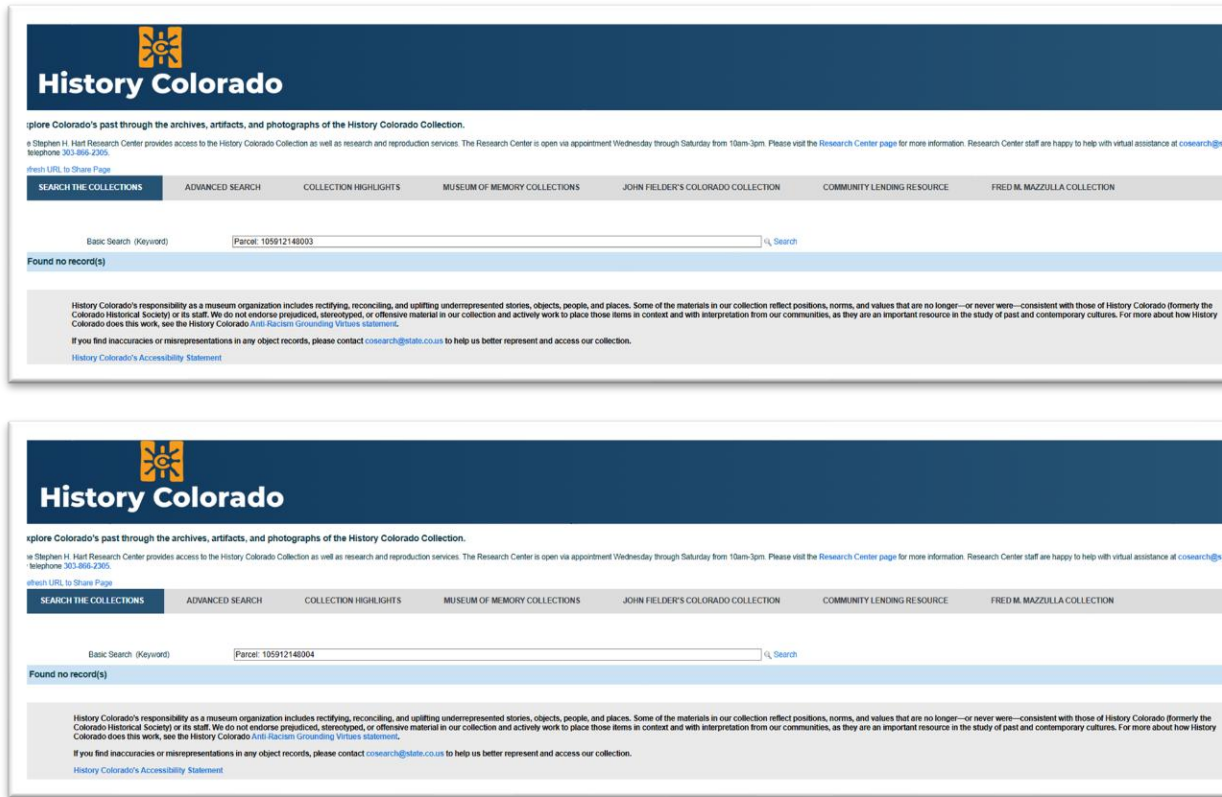
Please see screenshots of History Colorado Records Search with No Results Found on next page



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

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Rare Species Occurrence Survey

In response to the Town's request for a Rare Species Occurrence Survey, we note that this analysis was conducted as part of the broader Ecological Characterization Study prepared for the site. Based on that study, it was determined that no rare, threatened, or endangered species exist on the site or within close proximity to the property. The findings confirm that the proposed development will not impact any known rare species or sensitive habitats.

Conclusion

Given all the considerations outlined above, the applicant believes this site is exceptionally well-suited for development. The location offers excellent access and visibility, particularly along the Highway 60 corridor, and presents a unique opportunity to meet a growing community need. Market research clearly demonstrates a demand for additional, modern self-service storage options in the Milliken area, and this project is designed to fill that gap with a secure, upscale, and technologically advanced facility.

Importantly, this proposal is fully compliant with the Town of Milliken's Land Use Code and does not seek any modifications or variances. The design, layout, and operational plan have been thoughtfully developed to meet or exceed all applicable code requirements and review criteria. Additionally, the project aligns with the Town's



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broader planning goals—supporting infill development, enhancing commercial activity along key corridors, and ensuring compatibility with surrounding uses through buffering, access management, and coordinated infrastructure planning.

The applicant is committed to continued collaboration with Town staff and community stakeholders and looks forward to advancing a project that brings long-term value to the Town of Milliken.



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ripley design

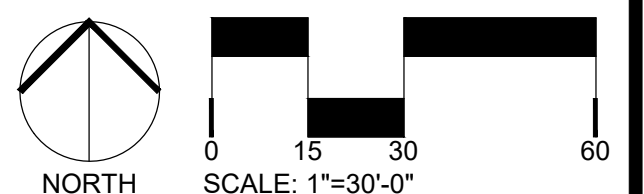
LANDSCAPE ARCHITECTURE, LAND PLANNING

236 Linden St., Suite A Fort Collins, CO 80524
phone 970.224.5828 | www.ripleydesigninc.com

OWNER

JOHN HALL
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER
UNITED CIVIL
Sam Eliason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044



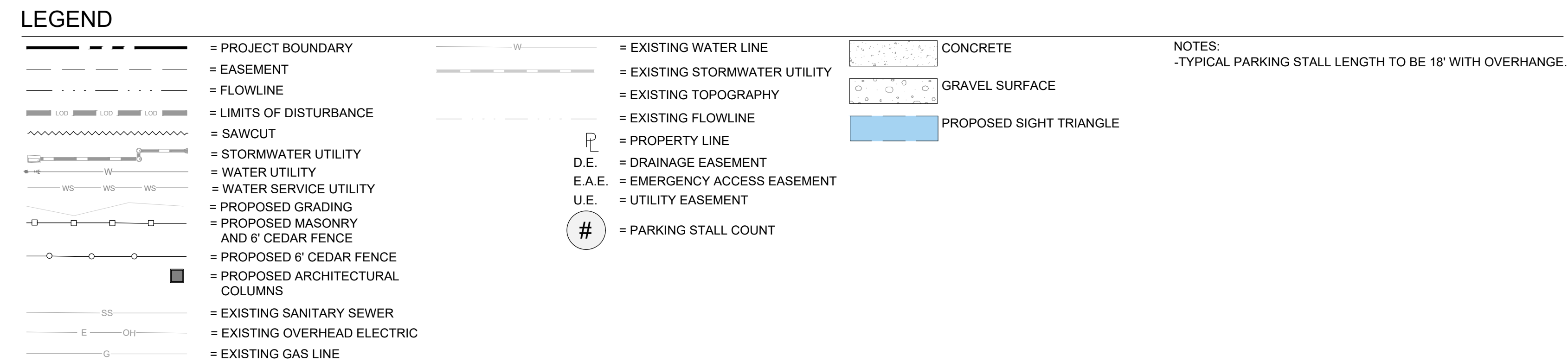
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No.	DESCRIPTION	DATE
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03	REPLAT	9/9/2025
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05	REPLAT	2/19/2026

REVISIONS		
No.	DESCRIPTION	DATE

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	R22-049.5
DRAWN BY:	AG/KB
REVIEWED BY:	AB
DRAWING NUMBER:	





8.b.

TOWN OF MILLIKEN AGENDA MEMO/LAND USE REPORT

To: Planning Commission Chair and
Commissioners

From: Kevin Koelbel, Community Development
Director

Via: Cheryl Powell, Town Administrator

Public Hearing Date:
March 4, 2026

Item Category: Land Use Applications

Agenda Title: Milliken Store-N-Go Site Plan

Attachments:

1. Site Plan
2. Narrative
3. Replat (For Reference)

PURPOSE

Consideration of a Site Plan Application known as Milliken Store-N-Go and make recommendation to the Town Board.

BACKGROUND

This application is for Site Plan for the development of the Milliken Store-N-Go self-service storage facility located at the southeast corner of Center Drive and WCR 23 ³/₄, just north of Highway 60. The property is zoned C-4 Service Business District and is designated Commercial under the Town's Comprehensive Plan.

The proposal includes the construction of a fully enclosed self-service storage facility comprised of seven (7) buildings totaling approximately 52,000 square feet of indoor commercial storage space. No outdoor storage is proposed. The facility will offer a variety of unit sizes, including enclosed units designed to accommodate RV storage. Operations will be fully automated, with no on-site staff, and will include secure keyless entry, automated access gates, and 24-hour surveillance with controlled access.

The site plan includes approximately 49,000 square feet of landscaped area, primarily consisting of rock or mulch beds with tree and shrub plantings. The application was submitted prior to the adoption of Ordinance 831, which limits the use of nonfunctional turf and invasive plant species. Although the project does not propose any turfgrass, it does include a native seed area along Highway 60 and Center Drive. Irrigation for this

area will be limited to initial establishment only.

Based on the Town's parking standard of one (1) space per 5,000 square feet of building area, the project requires eleven (11) parking spaces. The site plan provides ten (10) standard spaces and one (1) ADA-accessible space, meeting the requirement. Five (5) of these spaces, including the ADA space, are located outside the secured storage area.

Pursuant to Section 16-3-235 of the Land Use Code, sidewalks are required along the street frontage of the development. Due to the current condition of Center Drive, which lacks sidewalks along adjacent properties, staff has agreed to defer sidewalk construction until full street improvements to Center Drive are completed. The timing and installation of the sidewalk will be addressed through a Site Development Agreement between the Town and the developer.

PROPERTY INFORMATION

Type of Application:	Site Plan
Location:	Southwest Corner of Center Drive and WCR 23 ¾, north of Highway 60
Applicants:	Ripley Design
Existing Land Use:	Vacant
Surrounding Land Use:	Vacant/Industrial
Zoning	C-4
Comprehensive Plan:	Commercial
Notice:	Consideration of a Conditional Use Permit Application known as Milliken Store-N-Go and make recommendation to the Town Board.

REVIEW CRITERIA COMPLIANCE WITH LAND USE CODE

Reference Milliken Land Use Code Section 16-6-370 Site Plan Applications. In addition to all provisions of this Code, the Town shall use the following criteria to evaluate the request:

A. All of the information required on a site plan is shown.

Staff Response: *The site plan that has been submitted includes the required elements in accordance with the Town of Milliken Land Use Code.*

B. The lot size and lot dimensions are consistent with what is shown on the approved final plat.

Staff response: *The site plan is in conformance with the Replat for the property.*

C. No buildings or structures infringe on any easements.

Staff response: *The proposed site does not have any buildings or structures that infringe on any existing easements. There is an emergency access easement that is being created for access around the storage buildings which will prohibit any structure encroaching on the easement in the future.*

D. The proposed site grading is consistent with the requirements of the current Town Master Drainage Plan, on file at the Town Hall.

Staff response: *The site grading and drainage for the site is consistent with the Master Drainage Plan. There is a detention pond to the north of center drive which was designed for the development along Center Drive and the applicant has confirmed that the pond is adequately sized to accommodate this development.*

E. The proposed improvements conform with Division 4, Article III of this Chapter.

Staff response: *The site plan conforms with the code as building footprints and square footage, access points, internal circulation, parking layout, landscaping areas, utility connections, drainage concepts, lighting, and fire access provisions meet criteria. The only section it does not meet is 16-3-235 for the requirement of a sidewalk, but staff is comfortable with that being accomplished at a future date with any future improvements to Center Drive. Subject to addressing any remaining minor redlines during final review, staff finds that the Site Plan contains all required information necessary.*

SUBMITTAL REQUIREMENTS AND FINDINGS OF FACT

RECOMMENDATIONS

Staff recommends approval of the Conditional Use Permit to the Town Board of Trustees

SUGGESTED MOTIONS

I move to approve the Milliken Store-N-Go Site Plan to the Town Board of Trustees.

MILLIKEN STORE-N-GO

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF MILLIKEN,
COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 1; FRONTIER COMMERCIAL CENTER, REPLAT D LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING LOT 1 FRONTIER COMMERCIAL CENTER, REPLAT D BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 45' 43" WEST 331.09 FEET; THENCE, SOUTH 89° 13' 12" WEST 495.09 FEET; THENCE, NORTH 00° 45' 45" EAST FOR A DISTANCE OF 237.85 FEET TO A POINT ON A LINE; THENCE, NORTH 15° 51' 33" EAST 36.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 87° 54' 30", HAVING A RADIUS OF 60.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 61° 54' 30" EAST FOR A DISTANCE OF 83.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH 69° 00' 53", HAVING A RADIUS OF 43.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 52° 27' 55" EAST FOR A DISTANCE OF 48.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 35' 31", HAVING A RADIUS OF 720.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 88° 57' 59" EAST FOR A DISTANCE OF 45.13 FEET; THENCE SOUTH 89° 14' 17" EAST A DISTANCE OF 329.24 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 161,197 SQUARE FEET MORE OR LESS.

LAND USE CHART

EXISTING ZONING		C-4 (SERVICE BUSINESS DISTRICT)	
GROSS			
GROSS LOT AREA	161,197 SF (3.72 AC)		
GROSS AREA BREAKDOWN			
	AREA (SF)	%	
BUILDING COVERAGE	52,600	32.63	
DRIVES AND PARKING	56,927	35.32	
LANDSCAPE AREA	49,513	30.72	
HARDSCAPE (CONCRETE AND EMERGENCY ACCESS SURFACE)	2,157	1.34	
TOTAL GROSS COVERAGE	161,197.00 SF (3.70 AC)	100.00	

BUILDING HEIGHT		
	PROPOSED BUILDING HEIGHT TO EAVE	BUILDING SQ. FOOTAGE
BUILDING 1	8'-6"	1,400
BUILDING 2	8'-6"	4,100
BUILDING 3	8'-6"	9,900
BUILDING 4	8'-6"	3,600
BUILDING 5	8'-6"	11,400
BUILDING 6	16'-0"	11,100
BUILDING 7	16'-0"	11,100

PARKING REQUIREMENTS

PROJECT PARKING		
	PROVIDED	REQUIRED
PARKING STALLS	10	11*
ACCESSIBLE PARKING STALLS	1	1**
TOTAL	11	11

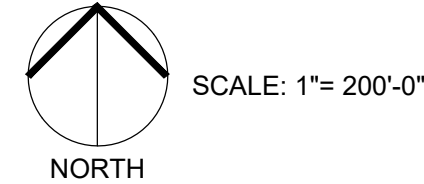
* REQUIRED PARKING SPACES ARE CALCULATED AS FOLLOWS FOR SELF-SERVICE STORAGE FACILITY PER SEC. 16-3-220(b) - REQUIREMENTS FOR PARKING AND LOADING:

1 SPACE PER 5,000 SQ. FT. OF GROSS FLOOR AREA
-GROSS FLOOR AREA = 52,600 SQ FT.
-52,600 SQ. FT. / 5,000 SQ/ FT = 11 REQUIRED PARKING SPACES

** REQUIRED ACCESSIBLE SPACES ARE CALCULATED AS FOLLOWS PER SEC. 16-3-220(e) AND THE AMERICAN DISABILITIES ACT (ADA).

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING LOT: 11
MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES PERMITTED FOR PARKING LOTS WITH 1 TO 25 PROVIDED PARKING PARKING SPACES: 1 ADA STALL REQUIRED MIN.

VICINITY MAP



SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL SITE PLAN
3	OVERALL LANDSCAPE PLAN
4	FENCING PLAN
5	LANDSCAPE NOTES AND DETAILS
6	IRRIGATION COVER SHEET
7	IRRIGATION OVERVIEW
8	IRRIGATION DETAILS
9	CIVIL ENGINEERING PLANS COVER SHEET
10	EXISTING CONDITIONS AND REMOVALS
11	SITE & UTILITY PLAN
12	GRADING PLAN
13	DRAINAGE & EROSION CONTROL PLAN
14	CONSTRUCTION DETAILS
15	CONSTRUCTION DETAILS
16	CONSTRUCTION DETAILS
17	CONSTRUCTION DETAILS
18	BUILDING ELEVATION AND MATERIALS
19	BUILDING ELEVATION AND MATERIALS
20	BUILDING ELEVATION AND MATERIALS
21	BUILDING ELEVATION AND MATERIALS
22	BUILDING ELEVATION AND MATERIALS
23	BUILDING ELEVATION AND MATERIALS
24	BUILDING ELEVATION AND MATERIALS
25	BUILDING ELEVATION AND MATERIALS
26	PHOTOMETRIC SITE PLAN
27	PHOTOMETRIC CUTSHEETS

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ BEING THE SOLE OWNER OF THE

LAND DESCRIBED HEREIN THAT CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF

_____ AGREE TO DEVELOP THE LAND AS DEPICTED. ALL CONDITIONS, TERMS AND

SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS, THEIR HEIRS,

SUCCESSORS AND ASSIGNS. IN WITNESS WHEREOF WE HERETO SET OUR HANDS AND SEAL

THIS _____ DAY OF _____ A.D., 20_____.

STATE OF COLORADO)

)SS

COUNTY OF WELD)

JOHN HALL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20_____.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

THE PLANNING COMMISSION RECOMMENDED THIS SITE PLAN FOR APPROVAL OF THE BOARD OF TRUSTEES ON

_____ DAY OF _____ A.D., 20_____

PLANNING COMMISSION CHAIRMAN

TOWN CLERK

THE BOARD OF TRUSTEES HERE BY CERTIFIES THAT THE SITE PLAN OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF MILLIKEN ON _____ DAY OF _____ A.D., 20_____

MAYOR

ATTEST:

TOWN CLERK

AN APPROVED SITE PLAN SHALL EXPIRE AFTER THREE YEARS FROM THE DATE OF APPROVAL IF BUILDING PERMITS ARE NOT ISSUED AND IF CONSTRUCTION, (AS APPLICABLE) HAS NOT COMMENCED.

APPROVALS

CONSTRUCTION MUST BE INACCORDANCE WITH APPLICABLE TOWN OF MILLIKEN STANDARDS. THE TOWN OF MILLIKEN'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE TOWN OF MILLIKEN'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR TWIHCH THE TOWN OF MILLIKEN IS HELD HARMLESS.

ACCEPTED BY: _____ DATE: _____
TOWN ENGINEER

MILLIKEN STORE-N-GO

SITE PLAN/SUBDIVISION

MILLIKEN, CO

PREPARED BY:



APPLICANT

RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

JOHN HALL
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Elason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

IRRIGATION

AQUA ENGINEERING
Cullen Kinoshita
300 Boardwalk Dr. Unit 4B
Fort Collins, CO 80525
p. 970.372.6128

ORIGINAL SIZE 24X36

ISSUED

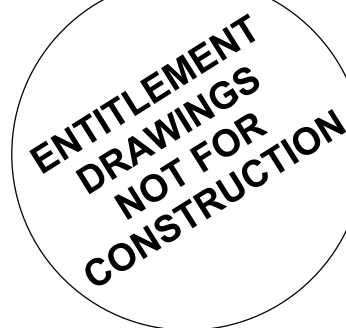
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02	REPLAT	8/28/2025
03	REPLAT	9/9/2025
04	REPLAT	12/5/2025
05	REPLAT	2/19/2026

REVISIONS

No.	DESCRIPTION	DATE

COVER SHEET

SEAL:

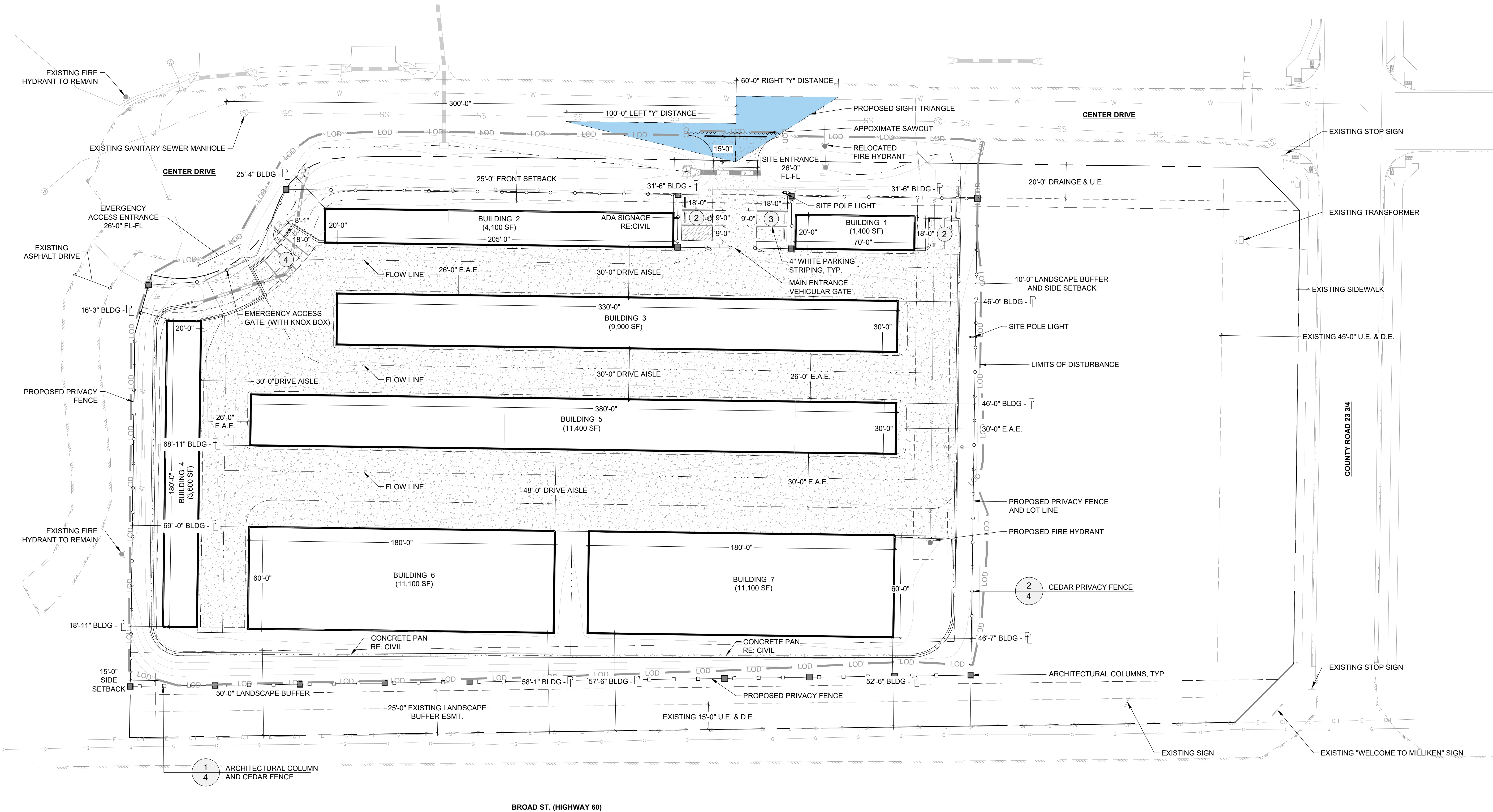


PROJECT No.:	R22-049.5
DRAWN BY:	AG/KB
REVIEWED BY:	AB

DRAWING NUMBER:

1 OF 27

Plotted By: Kendra Berg Layout: 2 OVERALL SITE PLAN Printed On: 2/16/2026 11:05 AM File Name: Overall Site Plan.dwg



LEGEND

	= PROJECT BOUNDARY		= EXISTING WATER LINE		CONCRETE
	= EASEMENT		= EXISTING STORMWATER UTILITY		GRAVEL SURFACE
	= FLOWLINE		= EXISTING TOPOGRAPHY		PROPOSED SIGHT TRIANGLE
	= LIMITS OF DISTURBANCE		= EXISTING FLOWLINE		
	= SAWCUT		= PROPERTY LINE		
	= STORMWATER UTILITY		D.E. = DRAINAGE EASEMENT		
	= WATER UTILITY		E.A.E. = EMERGENCY ACCESS EASEMENT		
	= WATER SERVICE UTILITY		U.E. = UTILITY EASEMENT		
	= PROPOSED GRADING		# = PARKING STALL COUNT		
	= PROPOSED MASONRY AND 6' CEDAR FENCE				
	= PROPOSED ARCHITECTURAL COLUMNS				
	= EXISTING SANITARY SEWER				
	= EXISTING OVERHEAD ELECTRIC				
	= EXISTING GAS LINE				

NOTES:
-TYPICAL PARKING STALL LENGTH TO BE 18' WITH OVERHANGE.

MILLIKEN STORE-N-GO

SITE PLAN/SUBDIVISION

MILLIKEN, CO
PREPARED BY:



APPLICANT

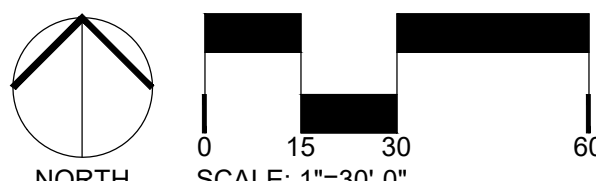
RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5828
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OWNER

JOHN HALL
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Elason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044



ORIGINAL SIZE 24X36

ISSUED

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OVERALL SITE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
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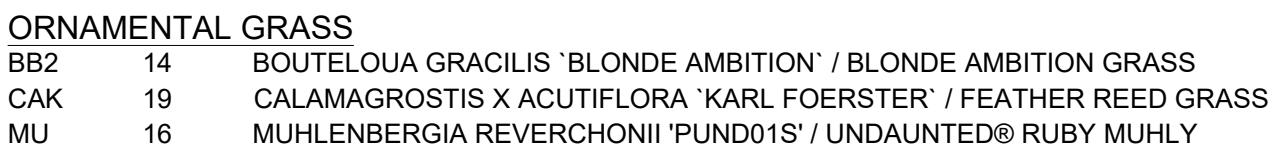
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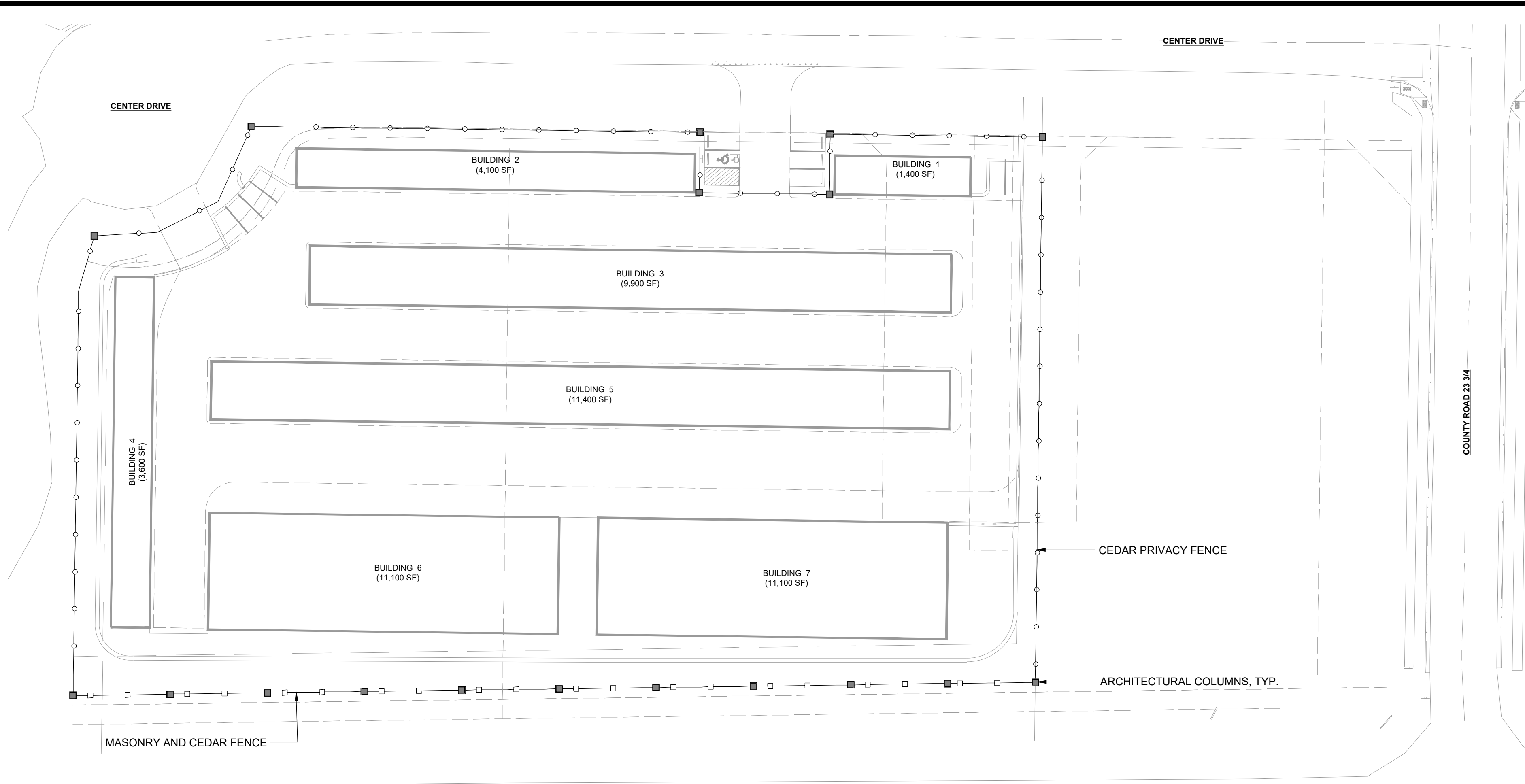
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NOTE: ANY LANDSCAPING INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) IS SUBJECT TO REMOVAL OR DISTURBANCE IF FUTURE ROADWAY IMPROVEMENTS OCCUR. REPLACEMENT OR RESTORATION OF SUCH LANDSCAPING SHALL BE AT THE PROPERTY OWNER'S EXPENSE.

Plotted By: Kendra Berg Layout: 4 FENCING PLAN Printed On: 2/16/2026 11:05 AM File Name: 4 FENCING PLAN.dwg



LEGEND

- = PROPOSED MASONRY AND 6' CEDAR FENCE
- = PROPOSED 6' CEDAR FENCE
- = PROPOSED ARCHITECTURAL COLUMNS

NOTE:
PER TOWN OF MILLIKEN CODE SECTION 16-3-390(B)(2)(B), ARCHITECTURAL COLUMNS SHALL BE INCORPORATED INTO ALL PERIMETER FENCES AND WALLS ALONG COLLECTOR AND ARTERIAL STREETS AT A MINIMUM INTERVAL OF EVERY 50 LINEAR FEET.

MILLIKEN STORE-N-GO

SITE PLAN/SUBDIVISION

MILLIKEN, CO

PREPARED BY:



APPLICANT

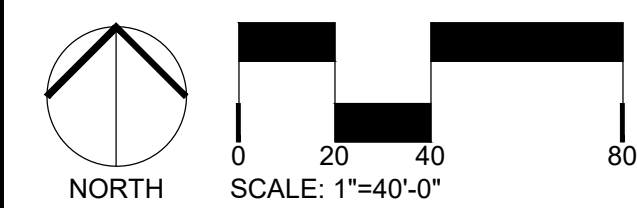
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Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5828
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OWNER

JOHN HALL
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Elason
19 Old Town Square #238
Fort Collins, CO 80524
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ORIGINAL SIZE 24X36

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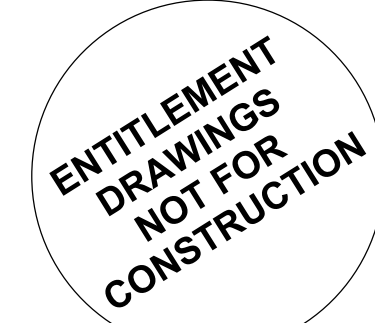
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REVISIONS

No.	DESCRIPTION	DATE

FENCING PLAN

SEAL:



PROJECT No.:	R22-049.5
DRAWN BY:	AG/KB
REVIEWED BY:	AB

DRAWING NUMBER:

4 OF 27

NOTES:

- DRAWING IS FOR DESIGN INTENT ONLY. FENCING CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PRICING AND REVIEW
- FENCE TO BE STAINED; CONTRACTOR TO SUBMIT STAIN SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
- BOTTOM RAIL TO INCLUDE REINFORCEMENT.
- BOTTOM RAIL TO SIT 1" MIN. ABOVE GRADE.

1 ARCHITECTURAL COLUMN AND CEDAR FENCE

1/2" = 1'-0"

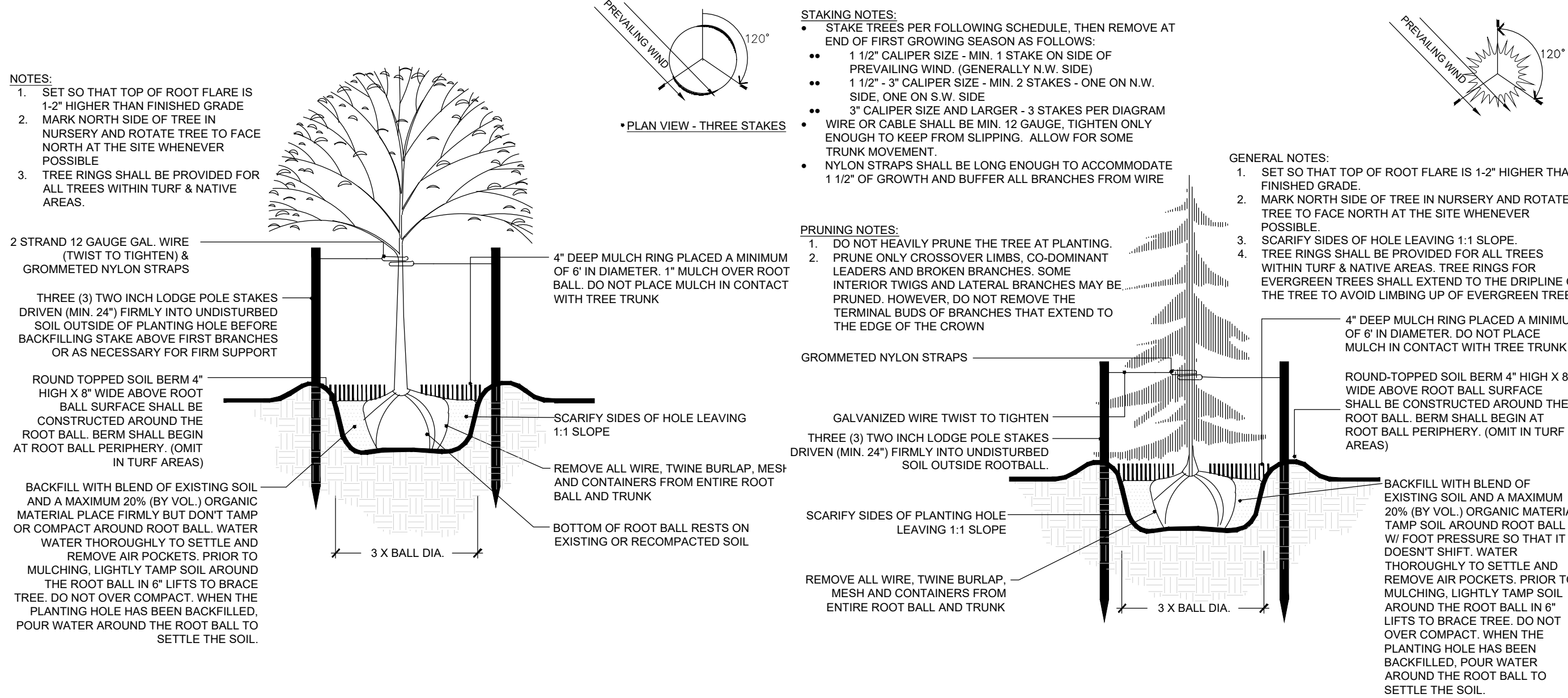
OP-MI-10

2 CEDAR PRIVACY FENCE

3/8" = 1'-0"

OP-MI-11

Plotted By: Kendra Berg Layout: 5 LANDSCAPE NOTES AND DETAILS Printed On: 2/16/2026 11:05 AM File Name: Overall Landscape Plan.dwg



1 TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

OP-MI-03

2 CONIFER TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS

OP-MI-04

3 SHRUB PLANTING DETAIL

SCALE: NTS

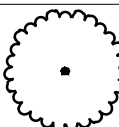
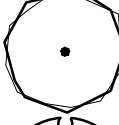
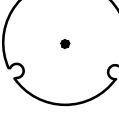
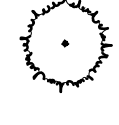
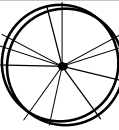
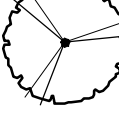
OP-MI-05

4 ORNAMENTAL GRASS DETAIL

NO SCALE

OP-MI-09

LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CANOPY TREES						
	AP	1	ACER PLATANOIDES / NORWAY MAPLE	B & B	2"	
	GI	5	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST	B & B	2"	
	TS	6	TILIA TOMENTOSA / SILVER LINDEN	B & B	2"	
EVERGREEN TREES						
	JS	10	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B		6' HT.
ORNAMENTAL TREES						
	CC	6	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5"	
	MS	5	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5"	
	SR	8	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	1.5"	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE	
SHRUBS						
	AR	13	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL	LOW	
	AL	19	AMORPHA CANESCENS / LEADPLANT	5 GAL	VERY LOW	
	CB	36	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	5 GAL	MEDIUM	
	CA	35	CORNUS ALBA 'ARGENTEO-MARGINATA' / VARIEGATED TATARIAN DOGWOOD	5 GAL	MEDIUM	
	EA	18	EUONYMUS ALATUS / BURNING BUSH	5 GAL	MEDIUM	
	FG	23	FORSYTHIA X 'NORTHERN GOLD' / NORTHERN GOLD FORSYTHIA	5 GAL	MEDIUM	
	SA	20	SYRINGA VULGARIS 'ALBA' / WHITE COMMON LILAC	5 GAL	LOW	
ORNAMENTAL GRASS						
	BB2	14	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRASS	1 GAL	VERY LOW	
	CAK	19	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	LOW	
	MU	16	MUHLenbergia REVERCHONII 'PUND01S' / UNDAUNTED® RUBY MUHLY	1 GAL	LOW	

NATIVE SEED MIX

SANDY SITE MIX	
SPECIES	SEEDED RATE LBS./ACRE (DRILLED)
SAND BLUESTEM (CHAMP, CHET)	1.00
SAND LOVEGRASS (BEND, NATIVE NE27)	2.50
INDIAN RICEGRASS (NEZPAR, RIMROCK)	3.00
PRAIRIE SANDREED (GOSHEN)	0.75
GREEN NEEDLEGRASS (LODORM)	1.50
LITTLE BLUESTEM (BLAZE, CIMARRON, CAMPER)	0.75
YELLOW INDIANGRASS (CHEYENNE, HOLT, SCOUT)	0.50
SWITCHGRASS (BLACKWELL, NEBRASKA 28)	1.50
SAND DROPSEED	0.50
TOTAL LBS/ACRE	12.00

MILLIKEN STORE-N-GO

SITE PLAN/SUBDIVISION

MILLIKEN, CO

PREPARED BY:



236 Linden St., Suite A Fort Collins, CO 80524
phone 970.224.5828 | www.ripleydesigninc.com

APPLICANT

RIPLY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

JOHN HALL
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Eliasen
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

ORIGINAL SIZE 24X36

ISSUED

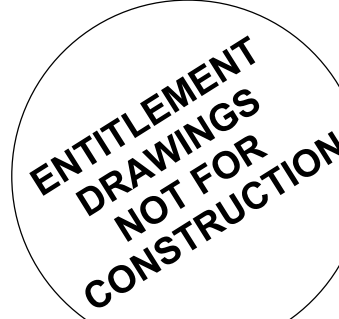
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02	REPLAT	8/28/2025
03	REPLAT	9/9/2025
04	REPLAT	12/5/2025
05	REPLAT	2/19/2026

REVISIONS

No.	DESCRIPTION	DATE

LANDSCAPE NOTES AND DETAILS

SEAL:



PROJECT No.:	R22-049.5
DRAWN BY:	AG/KB
REVIEWED BY:	AB

DRAWING NUMBER:

GENERAL DESCRIPTION

A FULLY AUTOMATED SPRINKLER, BUBBLER, AND DRIP IRRIGATION SYSTEM WILL IRRIGATE TURF AND SEED MIX AREAS, TREES IN SEED AREAS, AND PLANTING BEDS. POP-UP SPRAY AND POP-UP ROTOR SPRINKLERS SPRINKLERS IRRIGATE TURF AND SEED MIX AREAS. TREES IN SEED AREAS ARE IRRIGATED WITH POP-UP BUBBLERS. POINT SOURCE DRIP IRRIGATION IS UTILIZED FOR PLANTING BEDS.

POTABLE WATER WILL BE USED FOR IRRIGATION. THE POINTS-OF-CONNECTION IS IN APPROXIMATE LOCATION SHOWN IMMEDIATELY DOWNSTREAM OF POTABLE WATER METERS (BY OTHERS).

A PEDESTAL MOUNTED, TWO WIRE IRRIGATION CONTROLLER WILL BE INSTALLED UNDER THIS CONTRACT. THE CONTROLLER INCLUDES REMOTE DATA ACCESS TO CLOUD BASED CENTRAL CONTROL. AUTOMATED LOCAL OFF SITE WEATHER DATA WILL BE USED TO AUTOMATICALLY ADJUST IRRIGATION SCHEDULING. A RAIN SENSOR WILL BE INSTALLED TO SHUT DOWN THE IRRIGATION SYSTEM DUE TO LOCAL RAINFALL EVENTS.

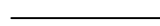
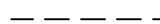
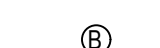
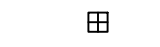
MASTER VALVE AND FLOW SENSOR ARE REQUIRED TO FACILITATE AUTOMATIC MAINLINE SHUTDOWN DUE TO CATASTROPHIC MAINLINE BREAK.

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

GENERAL NOTES

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

LEGEND

	SLEEVING *TYPE: CLASS 200 PVC
	MAINLINE PIPE *TYPE: CLASS 200 PVC *SIZE: PER PLANS *2.5" AND SMALLER: SOLVENT WELD WITH SCH 40 FITTINGS
	LATERAL PIPE TO SPRINKLERS *TYPE: CLASS 160 PVC *SIZE: 1-INCH UNLESS OTHERWISE INDICATED
	MANIFOLD PIPE TO ZONE CONTROL VALVES *TYPE: CLASS 160 PVC *SIZE: 1-INCH
	DRIP LATERAL PIPE TO EMITTERS *TYPE: UV RADIATION RESISTANT POLYETHYLENE *3/4-INCH SIZE UNLESS OTHERWISE NOTED *EMITTER TYPE: RAIN BIRD XERI-BUG
	UNCONNECTED PIPE CROSSING
	POINT-OF-CONNECTION (P.O.C.)
	WINTERIZATION ASSEMBLY: *REFER TO DETAIL
	BACKFLOW ASSEMBLY: *MODEL: FEBCO 825-YA *SIZE: 3/4-INCH *ENCLOSURE: STRONGBOX SBBC-AL, SIZE AS NECESSARY
	MASTER VALVE ASSEMBLY *MODEL: RAIN BIRD PEB-IVM *SIZE: 1-INCH
	FLOW SENSOR ASSEMBLY *MODEL: FLOMEC QS200 *SIZE: 1-INCH
	ISOLATION GATE VALVE ASSEMBLY *MODEL: NIBCO T113K *SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE
	BLOW OUT ASSEMBLY *REFER TO DETAIL
	QUICK COUPLING VALVE ASSEMBLY *MODEL: RAIN BIRD SLRC
	REMOTE CONTROL VALVE ASSEMBLY *MODEL: RAIN BIRD PEB-IVM *SIZE: AS INDICATED ON PLANS *BALL VALVE: SPEARS PVC COMPACT OR EQUAL
	DRIP REMOTE CONTROL VALVE ASSEMBLY *MODEL: RAIN BIRD PEB-IVM *SIZE: 1-INCH *BALL VALVE: SPEARS PVC COMPACT OR EQUAL *FILTER/PRESSURE REGULATOR: USE RAIN BIRD PRF-075-RBY FOR FLOWS 0.25-3 GPM USE RAIN BIRD PRF-100-RBY FOR FLOWS 3.1-10 GPM
	ZONE CONTROL VALVE ASSEMBLY *BALL VALVE: SPEARS PVC COMPACT OR EQUAL *SIZE: 1-INCH
	FLUSH CAP ASSEMBLY *MODEL: RAIN BIRD OR EQUAL

FLAG NOTES

- EXCAVATE, EXPOSE AND CONNECT TO COPPER STUB OUT DOWNSTREAM OF WATER METER (BY OTHERS, REFER TO CIVIL PLANS) IN THE APPROXIMATE LOCATION SHOWN. EXTEND TYPE K COPPER PIPE TO WINTERIZATION ASSEMBLY AND BACKFLOW PREVENTION ASSEMBLY. COORDINATE EXACT PLACEMENT OF WINTERIZATION, BACKFLOW, MASTER VALVE AND FLOW SENSOR ASSEMBLIES WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.
- WINTERIZATION ASSEMBLY IS INTENDED TO BLOW OUT BACKFLOW, MASTER VALVE AND FLOW SENSOR ONLY. USE BLOW OUT ASSEMBLY LOCATED DOWNSTREAM OF FLOW SENSOR FOR WINTERIZING THE REST OF THE IRRIGATION SYSTEM.
- CONNECT MASTER VALVE AND FLOW SENSOR TO TWO WIRE CABLE USING NECESSARY DECODERS PER MANUFACTURER'S GUIDELINES.
- UTILIZE BLOW OUT ASSEMBLY TO WINTERIZE IRRIGATION SYSTEM DOWNSTREAM OF THE FLOW SENSOR. REFER TO BLOW OUT ASSEMBLY DETAIL FOR ADDITIONAL INFORMATION.
- INSTALL PEDESTAL MOUNT IRRIGATION CONTROLLER IN THE APPROXIMATE LOCATION INDICATED. ELECTRICAL POWER WILL BE PROVIDED TO WITHIN 5-FEET OF CONTROLLER LOCATION. COORDINATE EXACT LOCATION OF ELECTRICAL POWER WITH THE ELECTRICAL DRAWINGS AND NECESSARY TRADES ON SITE. PROVIDE ALL NECESSARY CONDUIT AND CONDUCTORS BETWEEN ELECTRICAL POWER SOURCE AND IRRIGATION CONTROLLER AND MAKE ALL NECESSARY CONNECTIONS. COORDINATE EXACT PLACEMENT OF CONTROLLER WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.
- INSTALL IRRIGATION DECODER GROUNDING EQUIPMENT THAT MEETS CONTROLLER MANUFACTURER'S GUIDELINES AT LOCATION ADJACENT TO INDICATED REMOTE CONTROL VALVE ASSEMBLY. COORDINATE EXACT LOCATION OF GROUNDING EQUIPMENT WITH THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE ENTIRE TWO WIRE PATH PER MANUFACTURER'S GUIDELINES.
- INSTALL SEPARATE PIPE AND WIRING SLEEVES IN APPROXIMATE LOCATION SHOWN. REFER TO PIPE SLEEVING CHART FOR APPROPRIATE SLEEVE SIZE. SLEEVE SIZING FOR WIRING IS 2-INCH.
- INSTALL RAIN SENSOR ON BUILDING IN A LOCATION WHERE RAINFALL IS NOT IMPEDED. MAKE ALL NECESSARY CONNECTIONS TO IRRIGATION CONTROLLER. COORDINATE EXACT LOCATION AND INSTALLATION OF RAIN SENSOR WITH OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.

POP-UP SPRINKLER: RAIN BIRD MPR SERIES ON 1804-SAM-PRS @ 30 PSI			
RADIUS: 5'	FLOW (GPM):	Q - 0.10	H - 0.20 F - 0.41
RADIUS: 8'	FLOW (GPM):	Q - 0.26	H - 0.52 F - 1.05
RADIUS: 10'	FLOW (GPM):	Q - 0.39	H - 0.79 F - 1.58
RADIUS: 12'	FLOW (GPM):	Q - 0.65	H - 1.30 F - 2.60
RADIUS: 15'	FLOW (GPM):	Q - 0.92	H - 1.85 F - 3.70
RADIUS: 4' X 30'	FLOW (GPM):	1.21	
RADIUS: 4' X 15'	FLOW (GPM):	0.61	

POP-UP GEAR-DRIVEN ROTORS: RAIN BIRD 5004+ W/SAM-PRS AND MPR NOZZLES OR EQUAL
NOZZLE PRESSURE: 45 PSI



NOZZLES USED:		
RADIUS: 25Q	RADIUS: 25	FLOW: 1.00
NOZZLE: 25H	RADIUS: 25	FLOW: 1.98
NOZZLE: 25F	RADIUS: 25	FLOW: 3.82
NOZZLE: 30Q	RADIUS: 30	FLOW: 1.40
NOZZLE: 30H	RADIUS: 30	FLOW: 2.96
NOZZLE: 30F	RADIUS: 30	FLOW: 5.78
NOZZLE: 35Q	RADIUS: 35	FLOW: 1.92
NOZZLE: 35H	RADIUS: 35	FLOW: 3.81
NOZZLE: 35F	RADIUS: 35	FLOW: 7.58

POP-UP GEAR-DRIVEN ROTORS: RAIN BIRD 6504 @ 50 PSI
*SYMBOL WITH HALO IS FULL CIRCLE
*SYMBOL WITHOUT HALO IS PART CIRCLE
*NUMBER WITHIN IS NOZZLE

NOZZLES USED:		
NOZZLE: 4	RADIUS 41'	FLOW: 3.7
NOZZLE: 6	RADIUS 47'	FLOW: 5.5
NOZZLE: 8	RADIUS 51'	FLOW: 7.4
NOZZLE: 10	RADIUS 53'	FLOW: 9.1
NOZZLE: 12	RADIUS 55'	FLOW: 11
NOZZLE: 14	RADIUS 59'	FLOW: 12.7

POP-UP BUBBLER ASSEMBLY
*MODEL: RAIN BIRD 1401 ON RAIN BIRD 1804-SAM-PRS BODY
TWO BUBBLERS PER TREE; 0.5 GPM PER TREE

IRRIGATION CONTROLLER ASSEMBLY
*RAIN BIRD ESP-LXIVM
*WALL MOUNTED (PAINTED METAL) - RAIN BIRD LXMM
*CONTRACTOR'S OPTION TO INSTALL RAIN BIRD IQ HARDWARE (IE. CELL CARD) FOR CLOUD BASED CENTRAL CONTROL

*INCLUDE RAIN BIRD RSD RAIN SENSOR

INDICATES CONTROLLER AND CONTROLLER STATION NUMBER
INDICATES LATERAL DISCHARGE IN GPM
INDICATES REMOTE CONTROL VALVE SIZE IN INCHES

VALVE BOXES
*MODEL: RAIN BIRD VB SERIES WITH GREEN LID OR APPROVED EQUAL

FRONTIER STORAGE

SITE
PLAN/SUBDIVISION

MILLIKEN, CO

PREPARED BY:



APPLICANT

RIPLEY DESIGN INC.
Abdul Barzak
238 Linden St, Suite A
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

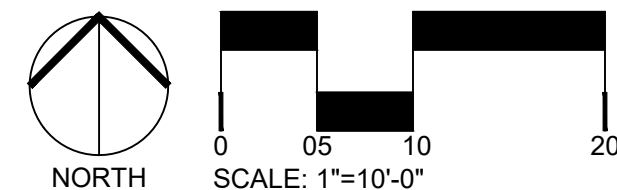
LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Eliason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

IRRIGATION

AQUA ENGINEERING
Cullen Kinoshita
300 Boardwalk Dr. Unit 4B
Fort Collins, CO 80525
p. 970.372.6128

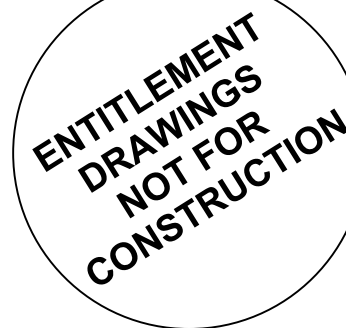


ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	IRRIGATION	08/28/2025
REVISIONS		
No.	DESCRIPTION	DATE

IRRIGATION
COVER SHEET

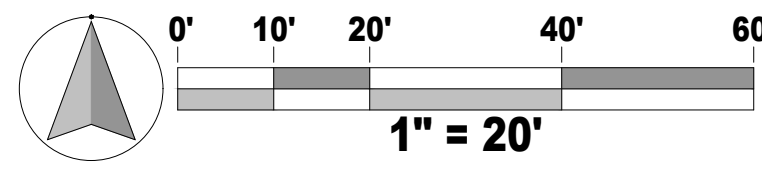
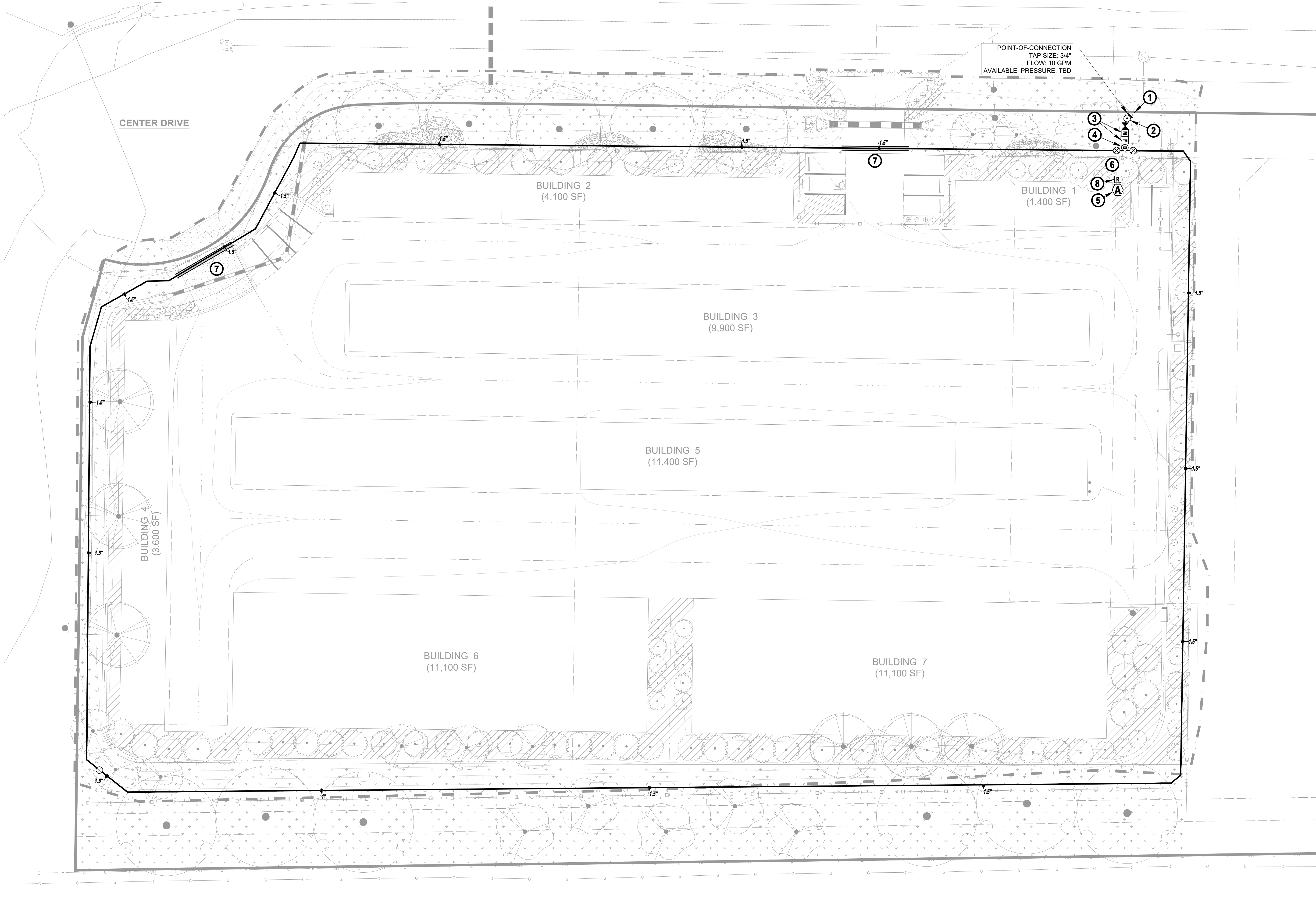
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PROJECT No.:	
DRAWN BY:	LKB/JMA
REVIEWED BY:	CBK
DRAWING NUMBER:	IR100



Plotted By: Leslie Berger Layout: IR200 Printed On: 8/26/2025 10:15 AM File Name: P-FRONTIER-STORAGE.dwg



FRONTIER STORAGE

SITE
PLAN/SUBDIVISION

MILLIKEN, CO
PREPARED BY:

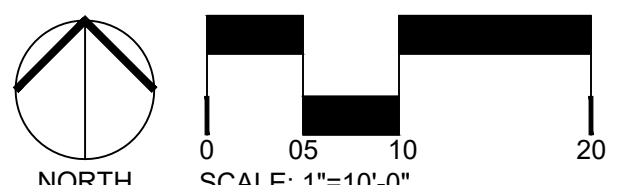


APPLICANT
RIPLEY DESIGN INC.
Abdul Barzak
238 Linden St, Suite A
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER
LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER
UNITED CIVIL
Sam Ellason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

IRRIGATION
AQUA ENGINEERING
Cullen Kinoshita
300 Boardwalk Dr. Unit 4B
Fort Collins, CO 80525
p. 970.372.6128



ORIGINAL SIZE 24X36

ISSUED

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01	IRRIGATION	08/28/2025

REVISIONS

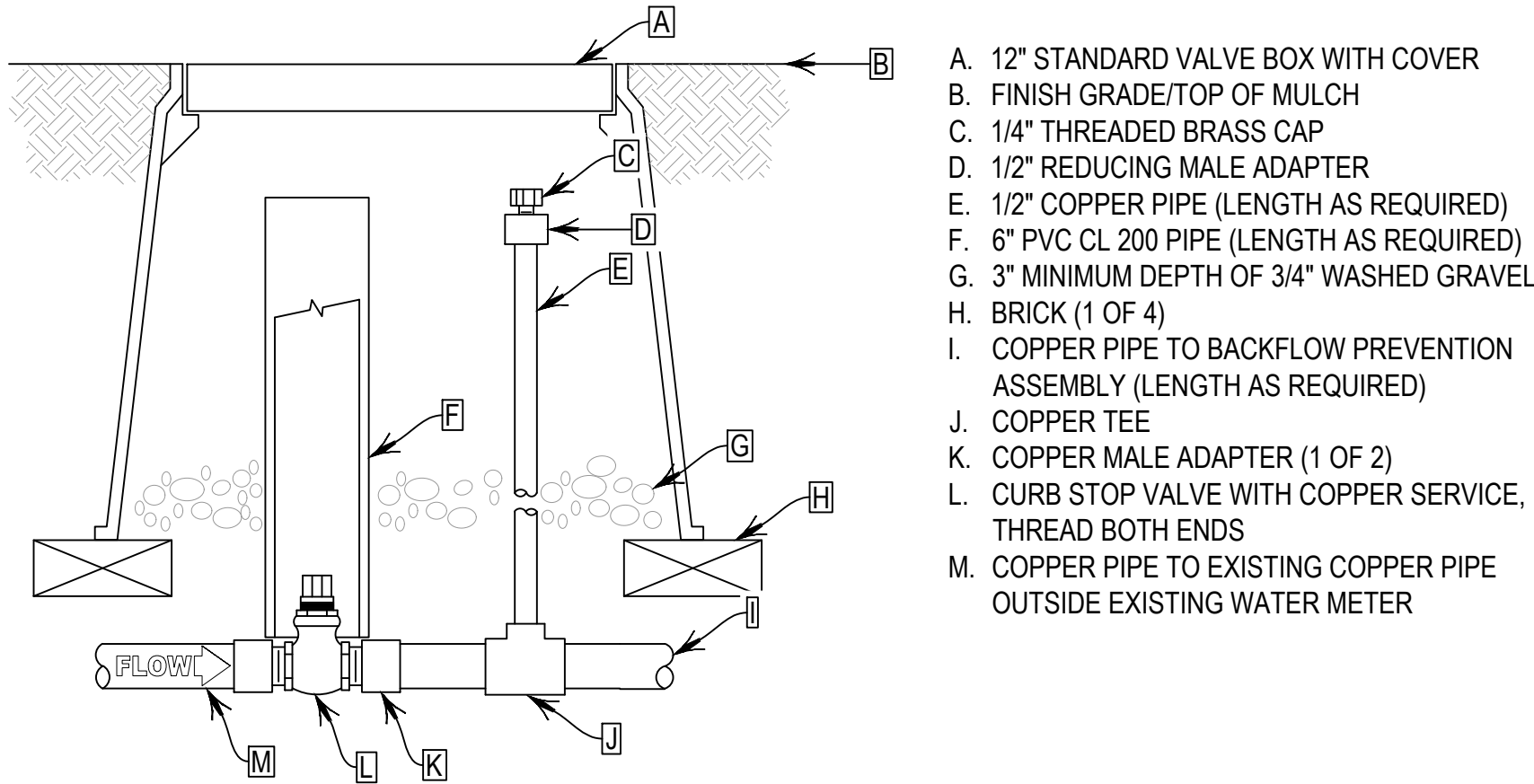
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IRRIGATION
OVERVIEW

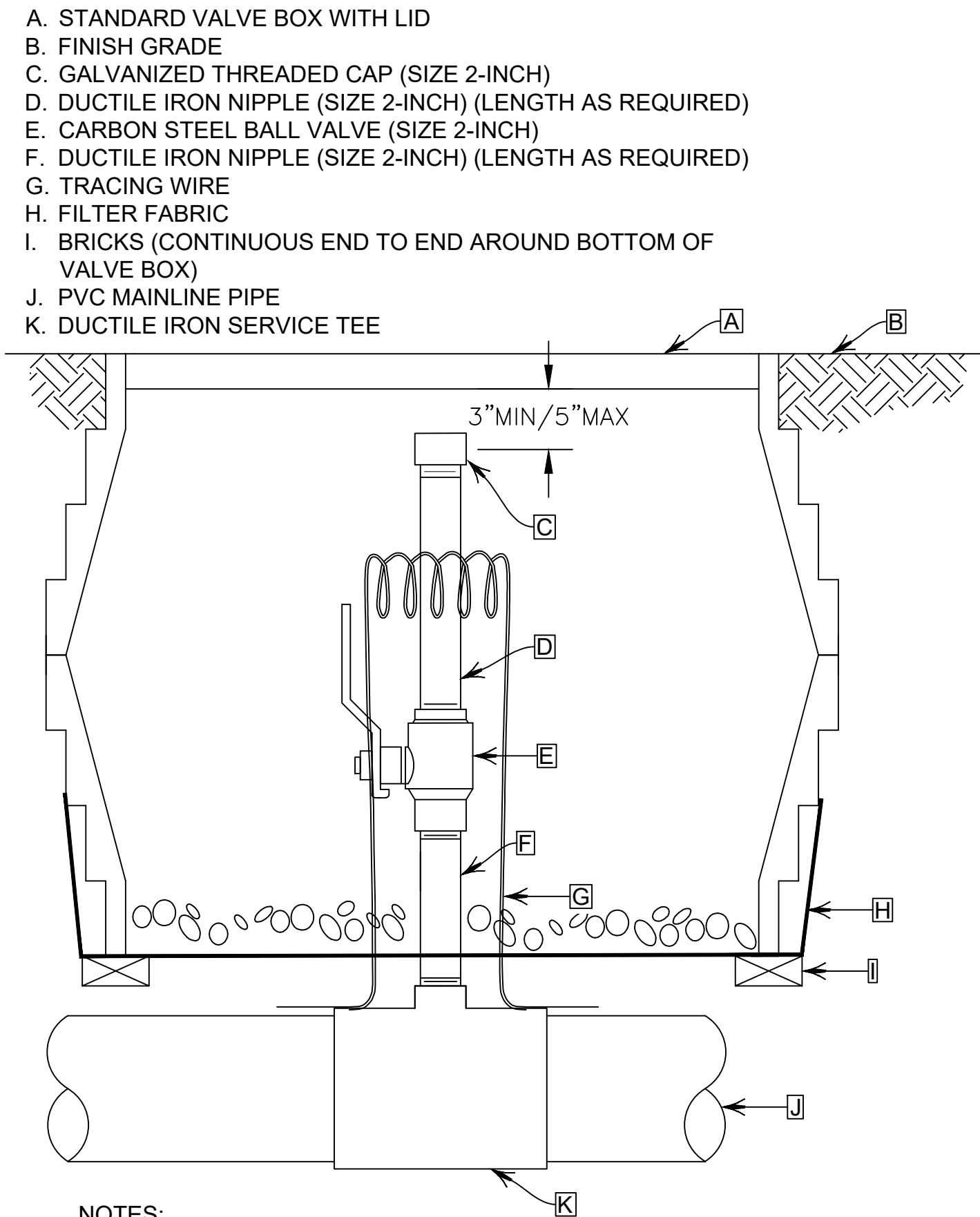
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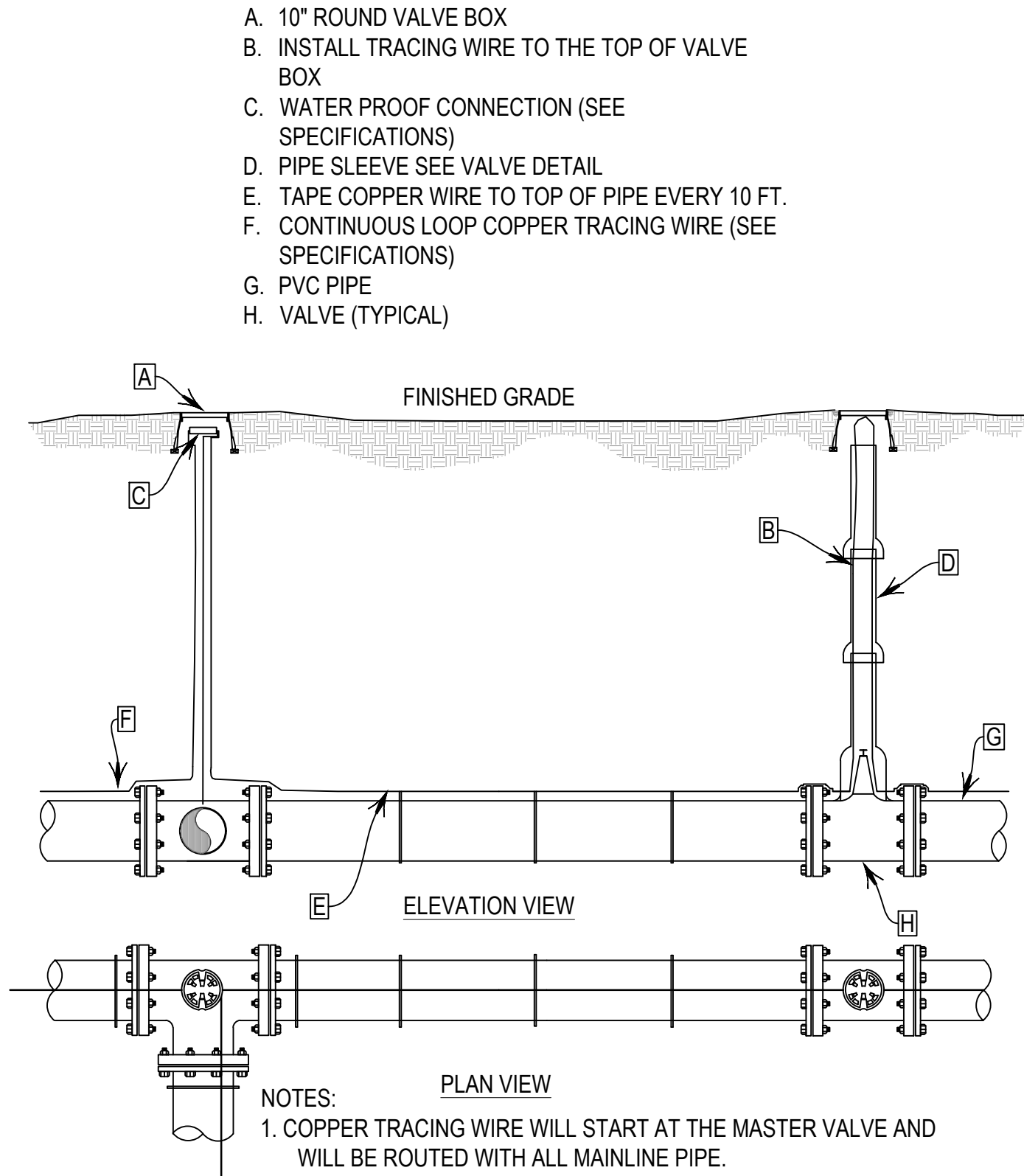
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DRAWN BY:	LKB/JMA
REVIEWED BY:	CBK
DRAWING NUMBER:	IR200



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



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



- NOTES:
1. COPPER TRACING WIRE WILL START AT THE MASTER VALVE AND WILL BE ROUTED WITH ALL MAINLINE PIPE.
 2. SPLICE TRACING WIRE IN IRRIGATION MAINLINE COMPONENT VALVE BOXES WHEN POSSIBLE, OTHERWISE, PLACE SPLICE IN SEPARATE VALVE BOX.

1 WINTERIZATION ASSEMBLY

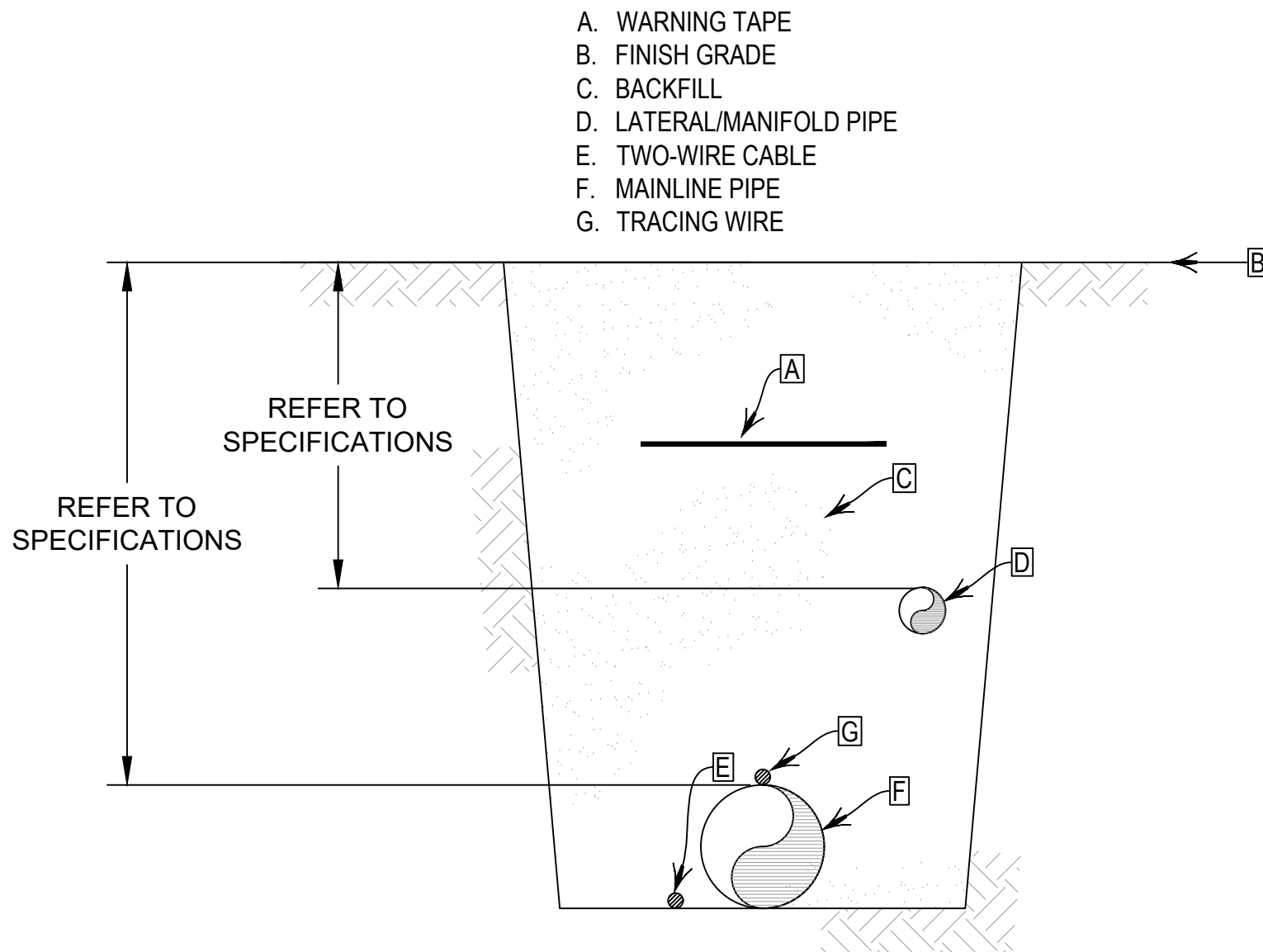
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2 BLOW OUT ASSEMBLY

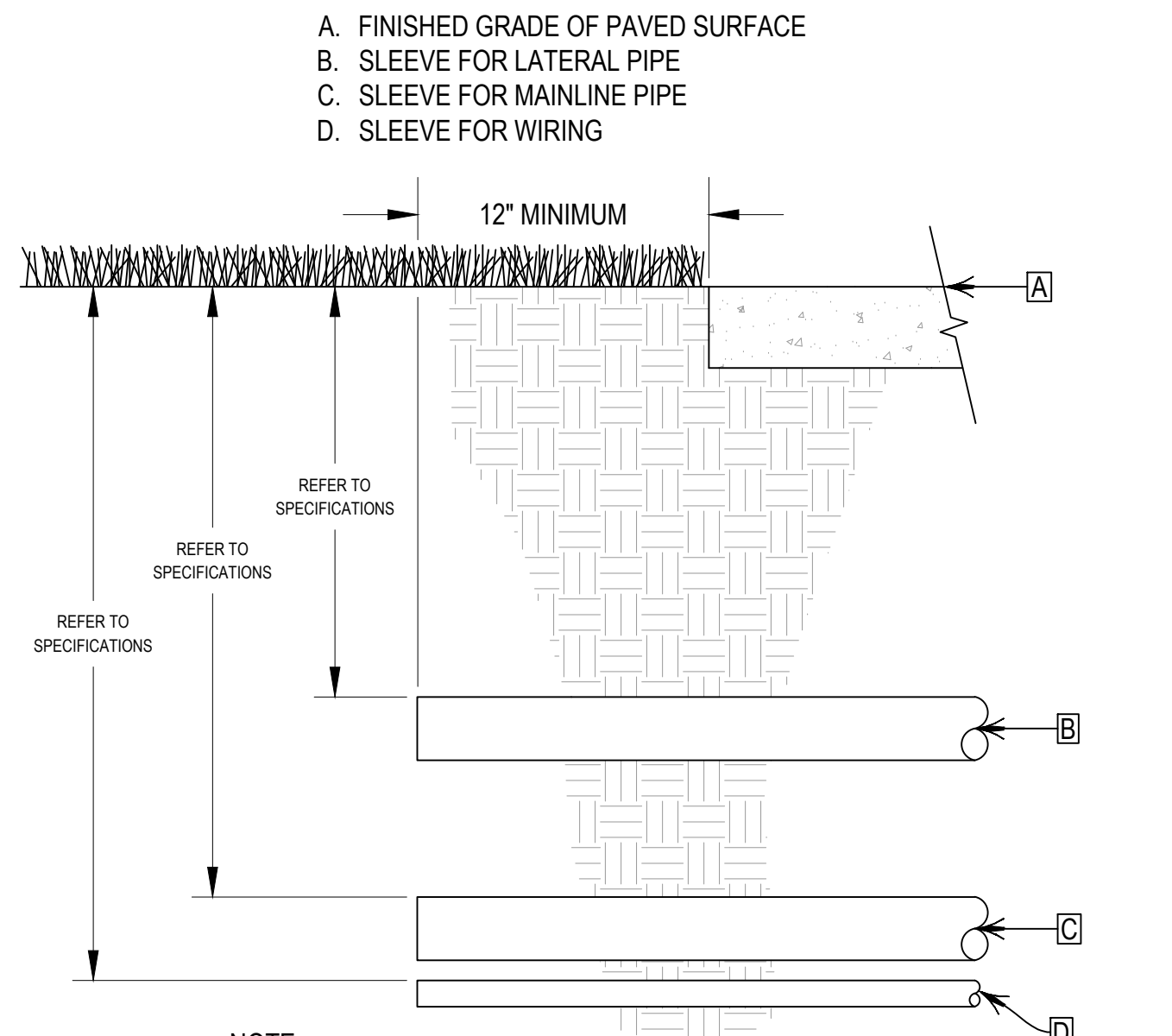
N.T.S.

3 TRACING WIRE DETAIL

N.T.S.



- NOTE:
1. REFER TO IRRIGATION SPECIFICATIONS FOR COVERAGE DEPTH TO BURIED PIPE AND WIRE.



- NOTE:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH.

SLEEVE SIZING SCHEDULE	
PIPE SIZE (INCHES)	MINIMUM SLEEVE SIZE (INCHES)
1	2
1.25 & 1.5	3
2	4
2.5	6

NOTE: SLEEVE SIZE FOR TWO WIRE CABLE: 2-INCHES UNLESS OTHERWISE NOTED

4 TRENCH DETAIL

N.T.S.

5 SLEEVE DETAIL

N.T.S.

FRONTIER STORAGE

SITE
PLAN/SUBDIVISION

MILLIKEN, CO

PREPARED BY:



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RIPLEY DESIGN INC.
Abdul Barzak
238 Linden St, Suite A
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

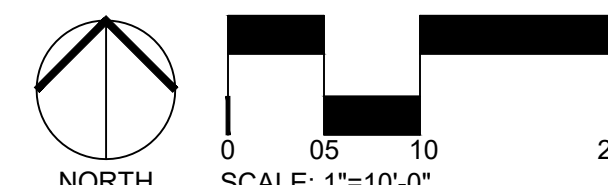
LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Eliason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

IRRIGATION

AQUA ENGINEERING
Cullen Kinoshita
300 Boardwalk Dr. Unit 4B
Fort Collins, CO 80525
p. 970.372.6128



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	IRRIGATION	08/28/2025

REVISIONS

No.	DESCRIPTION	DATE

IRRIGATION
DETAILS

SEAL:

ENTIREMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:	
DRAWN BY:	LKB/JMA
REVIEWED BY:	CBK
DRAWING NUMBER:	IR100

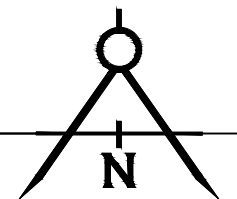
8 OF 27



EAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO

TOWN OF MILLIKEN GENERAL NOTES

1. ALL CONSTRUCTION WORK TO BE ACCEPTED BY THE TOWN SHALL CONFORM TO THE TOWN OF MILLIKEN CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
2. ALL OVER LOT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN POTABLE WATER MAINS/SERVICES AND SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. POTABLE WATER MAINS/SERVICES ARE TO BE LOCATED 18- INCHES MINIMUM ABOVE THE SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER OR NON-POTABLE MAINS/SERVICES CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BELOW CANNOT BE MAINTAINED, OR A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE TOWN SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION.
5. IN ALL INSTANCES WHERE A WATER LINE LOWERING, POTABLE OR NON-POTABLE, IS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE TOWN FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK.
6. WHERE POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN TEN (10) FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
7. CONTRACTOR SHALL NOTIFY THE TOWN ONE (1) WEEK PRIOR TO COMMENCING WORK AFTER TOWN ACCEPTED CONSTRUCTION DRAWINGS HAVE BEEN DISTRIBUTED AND A PRECONSTRUCTION MEETING HAS BEEN HELD WITH THE TOWN.
8. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO BE CROSSED BY POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18" MINIMUM CLEARANCE FOR OPEN CUT CROSSINGS AND 36" MINIMUM CLEARANCE FOR BORED CROSSINGS. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS CONSTRUCTED RECORD DRAWINGS.
9. SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE POTABLE WATER DISTRIBUTION, SANITARY SEWER DISTRIBUTION, OR NON-POTABLE IRRIGATION BE REQUIRED, NOTICE MUST FIRST BE GIVEN TO THE TOWN TO DETERMINE IF IT NEEDS ACCEPTANCE BY THE TOWN. IF SO, A NEW PLAN SHALL BE DRAWN AND SUBMITTED TO THE TOWN FOR ACCEPTANCE BY THE DESIGN ENGINEER 72 HOURS PRIOR TO CONSTRUCTION.
10. FINAL CONSTRUCTION PLANS ARE VALID FOR CONSTRUCTION ONE (1) YEAR FROM THE DATE OF TOWN SIGNATURE ACCEPTANCE.
11. ALL POTABLE WATER MAINS, SERVICES, AND HYDRANT LINES SHALL HAVE A MINIMUM COVER OF FIVE (5) FEET AND A MAXIMUM COVER OF SIX (6) FEET UNLESS OTHERWISE INDICATED ON THE ACCEPTED CONSTRUCTION DRAWINGS.
12. ALL NON-POTABLE WATER MAINS AND SERVICES SHALL HAVE A MINIMUM COVER OF THREE AND A HALF (3.5) FEET AND A MAXIMUM COVER OF SIX (6) FEET UNLESS OTHERWISE INDICATED ON THE ACCEPTED CONSTRUCTION DRAWINGS.
13. ALL NEW WATER MAINS SHALL BE BULK HEADED AND TESTED AND APPROVED PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM. VALVES WHICH PASS TESTING FOR PRESSURE AND LEAKAGE AT THE TIME OF INSTALLATION AND THE TESTING WAS PERFORMED IN THE PRESENCE OF THE TOWN MAY BE CONSIDERED AS A BULKHEAD.
14. VERIFICATION SURVEY - TOP OF PIPE ELEVATIONS AT ALL POTABLE AND NON-POTABLE WATER LINE VALVES, AND SANITARY SEWER MANHOLE INVERTS SHALL BE SURVEYED AND PROVIDED TO THE TOWN BY THE DESIGN ENGINEER FOR ACCEPTANCE PRIOR TO PAIVING CONSTRUCTION. THE VERIFICATION SURVEY SHALL ALSO PROVIDE SEWER PIPE SLOPES AND LENGTH AND PROPOSED FINISHED GROUND ELEVATIONS AT ALL VALVE BOXES AND MANHOLE RIM ELEVATIONS.
15. ALL UTILITY CUTOFF CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH A MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE LENGTH OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
16. WET TAPS SHALL BE DRILLED BY THE TOWN FOR A FEE. CALL 970-587-8723 AT LEAST 48 HOURS IN ADVANCE TO PAY FEES AND SCHEDULE TAP.


$$1'' = 1000'$$


SHEET INDEX

PAGE #	SHEET #	SHEET NAME
9	C0.00	COVER SHEET
10	C1.00	EXISTING CONDITIONS & REMOVALS PLAN
11	C2.00	SITE & UTILITY PLAN
12	C3.00	GRADING PLAN
13	C4.00	DRAINAGE & EROSION CONTROL PLAN
14-17	C5.00 - C5.03	CONSTRUCTION DETAILS

PROJECT TEAM

OWNER / APPLICANT
LOT HOLDING INVESTMENTS LLC.
1613 PELICAN LAKES POINT # 201
PHONE: (970) 587-6909
CONTACT: JOHN HALL

PLANNER/LANDSCAPE ARCHITECT
RIPLEY DESIGN LLC.
419 CANYON AVE #200
FORT COLLINS, CO 80521
PHONE: (970) 224-5828
CONTACT: ABDUL BARZAK

SURVEYOR
SNYDER LAND SURVEYING INC.
2061 SANDWATER CT.
WINDSOR, CO 80550
PHONE: (970) 686-5157
CONTACT: ERIK SNYDER

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

[illegible]

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

CAUTION

MILLIKEN STORE-N-GO
COVER SHEET

2/18/2026

DATE SUBMITTED:

PREPARED FOR: LOT HOLDING INVESTMENTS, LLC.



SHEET NUMBER

C0.00

9 OF 27 SHEETS

HORIZONTAL: SCALE VERTICAL:

JOB NUMBER

U24033

TOWN OF MILLIKEN SIGNATURE BLOCK

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE TOWN OF MILLIKEN CONSTRUCTION STANDARDS. THE TOWN'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE TOWN'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
TOWN ENGINEER

ACCEPTED BY: _____ DATE _____
PUBLIC WORKS DIRECTOR

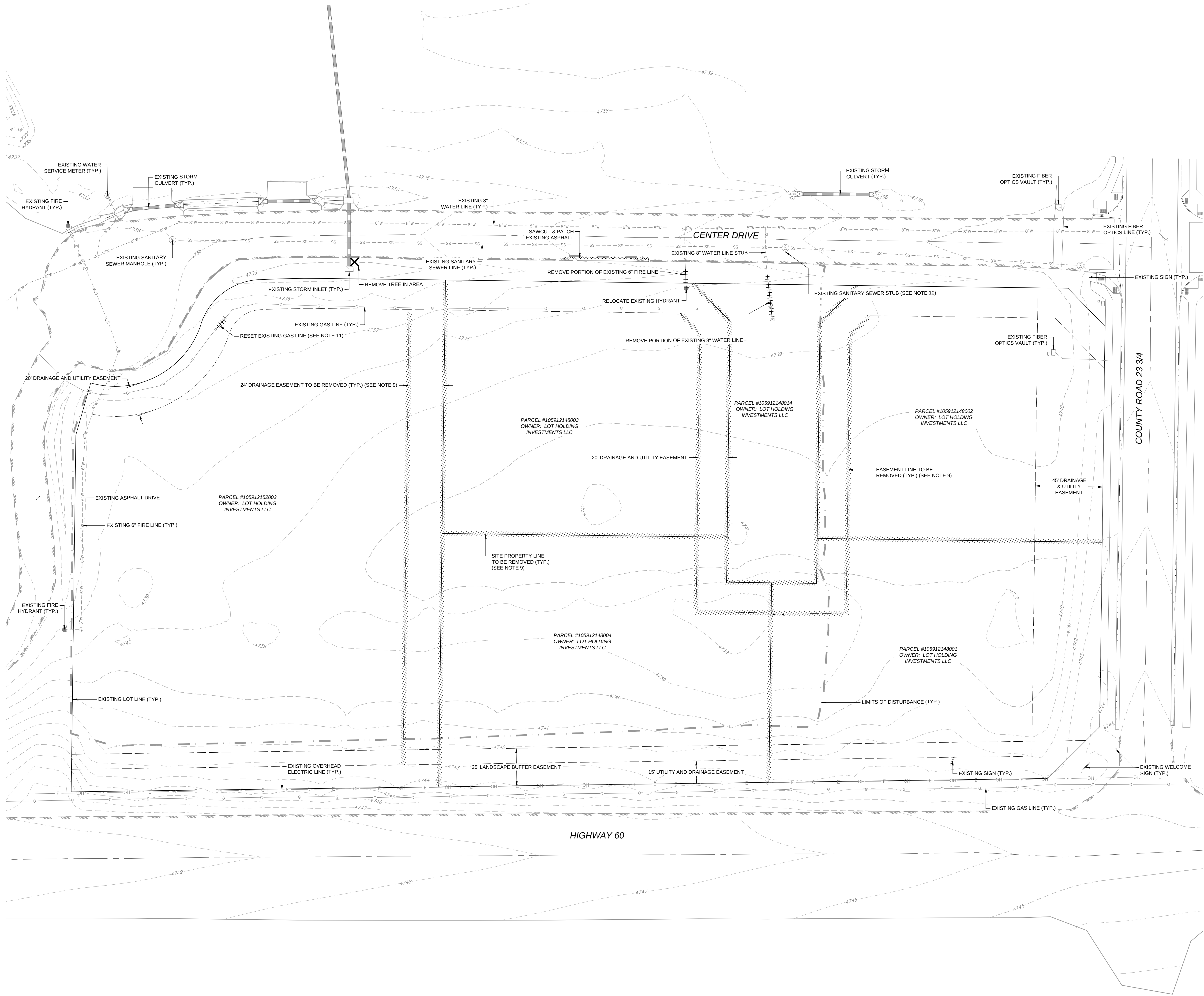
ACCEPTED BY: _____ DATE _____
FRFR FIRE CHIEF

CALL UTILITY NOTIFICATION CENTER OF



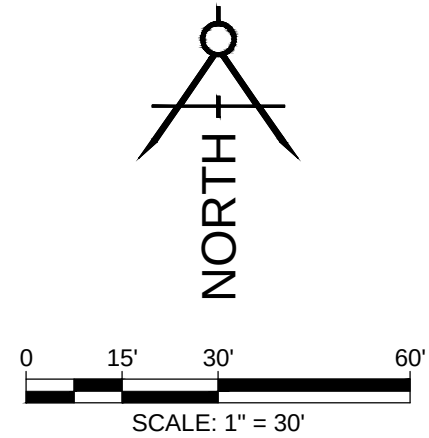
Know what's **below**.
Call before you dig

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



LEGEND	
	LOT LINE
	EASEMENT
	CENTERLINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	LIMITS OF DISTURBANCE
	REMOVE EXISTING UTILITY LINE
	REMOVE EXISTING PROPERTY OR EASEMENT LINE
	SAWCUT LINE
	REMOVE EXISTING TREE
	REMOVE & PATCH EXISTING ASPHALT

- NOTES
- THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
 - CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
 - LIMITS OF STREET CUT AS REQUIRED FOR UTILITY AND ACCESS CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
 - ALL REPAIRS OF PAVEMENT CUTS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
 - EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
 - CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING AND COORDINATING A TRAFFIC CONTROL PLAN WITH THE TOWN FOR ANY WORK DONE WITHIN PUBLIC RIGHT OF WAY.
 - VARIOUS SITE PROPERTY LINES AND EASEMENT LINES TO BE REMOVED AND REDEDICATED VIA SEPARATE PLAT.
 - IT IS ASSUMED THAT AN EXISTING SANITARY SEWER STUB OR MAIN HAS BEEN PROVIDED AND STUBBED OUT PAST EXISTING PAVEMENT ON CENTER DRIVE.
 - IT IS ANTICIPATED THAT THE EXISTING GAS LINE WILL NEED TO BE RELOCATED WITH THE PROPOSED STORM SEWER. CONTRACTOR TO COORDINATE WITH XCEL ON THIS RELOCATION.



MILLIKEN STORE-N-GO
EXISTING CONDITIONS & REMOVALS

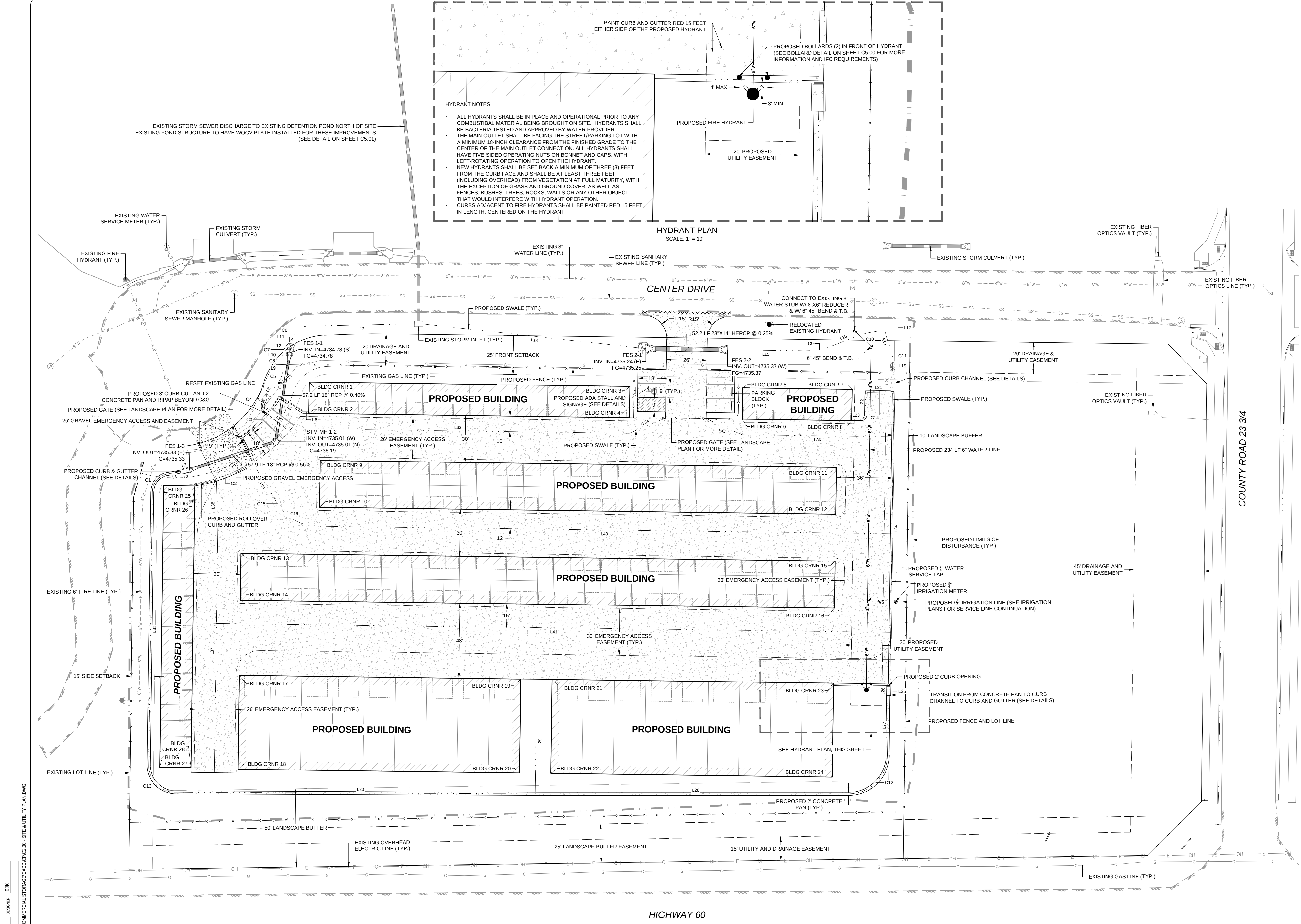


SHEET NUMBER	
C1.00	
10 OF 27 SHEETS	
SCALE	VERTICAL:
HORIZONTAL: 1" = 30'	N/A
JOB NUMBER	
U24033	

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

DATE SUBMITTED: 2/18/2026

PREPARED FOR: LOT HOLDING INVESTMENTS, LLC.



LEGEND

PROPOSED BUILDING

PROPOSED PROPERTY BOUNDARY**NOTES**

1. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

2. FOR BUILDING LAYOUT REFERENCE ARCHITECTURAL PLANS. LAYOUT AND DIMENSION INFORMATION SHOWN REPRESENTS OUTSIDE FACE OF WALL AS PROVIDED BY THE ARCHITECT AND IS SHOWN FOR INFORMATION ONLY. REFER TO THE ARCHITECTURAL PLANS FOR COMPLETE GRID LINE INFORMATION.

3. ALL DIMENSIONS AND LINE AND CURVE INFORMATION ARE MEASURED TO CURB FLOW LINE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

4. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION, DESIGN AND RECOMMENDATIONS.

5. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY A TOWN ENGINEERING INSPECTOR. ALL REPAIRS OF PAVEMENT CUTS TO BE IN ACCORDANCE WITH LCUAAS STANDARDS.

6. CONTRACTOR SHALL REFER TO AND COORDINATE WITH THE APPROVED LANDSCAPE DRAWINGS FOR ALL LANDSCAPE AND SITE FEATURES SUCH AS BIKE RACKS, TRASH RECEPTACLES, LANDSCAPE WALL CONSTRUCTION DETAILS, COLORED AND SCORED CONCRETE, LANDSCAPE ROCK AND MULCH, ETC.

7. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.

8. THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.

DATE: 2/18/2025
DRAWING NAME: C2-02 SITE UTILITY PLAN
PATH: C:\UNITED CIVIL\PROJECTS\250223\02-03 - FRONT

TIME: 11:44:41 AM
PROJECT: 250223-03 - FRONT

BUILDING CORNER TABLE			BUILDING CORNER TABLE			BUILDING CORNER TABLE			Line Table			Line Table			Line Table			Line Table			Line Table			Curve Table						Curve Table					
CORNER #	NORTHING	EASTING	CORNER #	NORTHING	EASTING	CORNER #	NORTHING	EASTING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
BLDG CRNR 1	9027.17	5472.92	BLDG CRNR 11	8972.69	5809.93	BLDG CRNR 21	8837.09	5628.11	L1	8.33	S79°38'21.31"W	L10	2.36	S10°50'55.63"W	L19	6.70	S00°45'43.00"W	L28	195.26	N90°00'00.00"E	L37	155.37	N00°45'43.00"E	C1	80°18'14"	11.55'	16.18'	S41°17'00"W	14.89'	C10	21°48'21"	50.00'	19.03'	S79°05'16"W	18.91'
BLDG CRNR 2	9007.18	5472.65	BLDG CRNR 12	8942.69	5809.53	BLDG CRNR 22	8777.10	5627.31	L2	5.80	S75°34'51.68"W	L11	6.40	S39°32'18.42"W	L20	12.94	S00°45'43.00"W	L29	64.45	S00°33'15.98"W	L38	30.99	N01°27'13.75"W	C2	23°25'07"	99.33'	40.60'	N69°30'32"E	40.32'	C11	18°44'38"	20.00'	6.54'	S08°36'36"E	6.51'
BLDG CRNR 3	9024.45	5677.90	BLDG CRNR 13	8917.75	5429.16	BLDG CRNR 23	8834.70	5808.09	L3	6.23	N83°24'59.94"E	L12	9.28	S10°48'43.25"W	L21	16.00	N89°14'17.00"W	L30	233.15	S89°45'15.32"E	L39	29.48	N31°16'31.40"W	C3	25°28'32"	81.00'	36.02'	N43°48'03"E	35.72'	C12	89°24'39"	25.00'	39.01'	N45°17'40"E	35.17'
BLDG CRNR 4	9004.45	5677.63	BLDG CRNR 14	8887.75	5428.76	BLDG CRNR 24	8774.71	5807.29	L4	18.44	N26°39'08.67"W	L13	68.27	S88°50'28.64"W	L22	15.00	S00°45'02.07"W	L31	176.15	S04°18'50"E	L40	367.51	N89°14'17.04"W	C4	81°22'19"	5.00'	7.10'	S04°18'50"E	6.52'	C13	90°55'59"	17.44'	27.68'	S49°30'26"E	24.87'
BLDG CRNR 5	9023.49	5749.89	BLDG CRNR 15	8912.69	5809.13	BLDG CRNR 25	8961.03	5379.73	L5	18.00	S57°51'33.98"E	L14	143.47	N83°42'15.69"W	L23	5.71	N89°14'17.00"W	L32	14.56	S52°34'03.45"E	L41	431.00	N89°14'17.09"W	C5	40°39'00"	10.00'	7.09'	S16°02'49"W	6.95'	C14	90°00'00"	3.00'	4.71'	S45°45'43"W	4.24'
BLDG CRNR 6	9003.49	5749.63	BLDG CRNR 16	8882.70	5808.73	BLDG CRNR 26	8960.77	5399.73	L6	3.57	S89°14'17.00"E	L15	48.96	N89°15'08.98"W	L24	201.44	N00°45'47.63"E	L33	219.24	S89°14'17.04"E	C6	15°07'37"	20.00'	5.28'	S03°17'07"W	5.26'	C15	180°00'00"	0.50'	0.00'	S31°16'36"E	1.00'			
BLDG CRNR 7	9022.56	5819.89	BLDG CRNR 17	8839.75	5428.12	BLDG CRNR 27	8781.05	5377.34	L7	14.41	S45°00'00.00"E	L16	14.70	S68°11'05.88"W	L25	6.00	N00°35'20.90"E	L34	25.08	N67°15'47.80"E	C7	28°41'23"	10.00'	5.01'	S25°11'37"W	4.96'	C16	57°57'36"	30.00'	30.35'	N60°15'29"W	29.07'			
BLDG CRNR 8	9002.56	5819.62	BLDG CRNR 18	8779.76	5427.33	BLDG CRNR 28	8780.78	5397.34	L8	16.26	S36°22'19.20"W	L17	17.53	S89°59'26.79"W	L26	6.00	N00°35'20.90"E	L35	25.08	N65°44'21.82"W	C8	78°01'45"	10.00'	13.62'	S49°49'36"W	12.59'									
BLDG CRNR 9	8977.08	5479.96	BLDG CRNR 19	8837.36	5608.11	BLDG CRNR 29			L9	3.74	S04°16'41.08"E	L18	13.20	S17°58'55.40"E	L27	38.06	N00°35'20.90"E	L36	96.71	N89°14'17.04"W	C9	22°33'45"	50.00'	19.69'	S79°27'58"W	19.56'									
BLDG CRNR 10	8947.08	5479.56	BLDG CRNR 20	8777.37	5607.31																														

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

REVISIONS	DATE	BY	NO.

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CAUTION

MILLIKEN STORE-N-GO
SITE & UTILITY PLAN

DATE SUBMITTED: 2/18/2026

PREPARED FOR: LOT HOLDING INVESTMENTS, LLC.

SHEET NUMBER

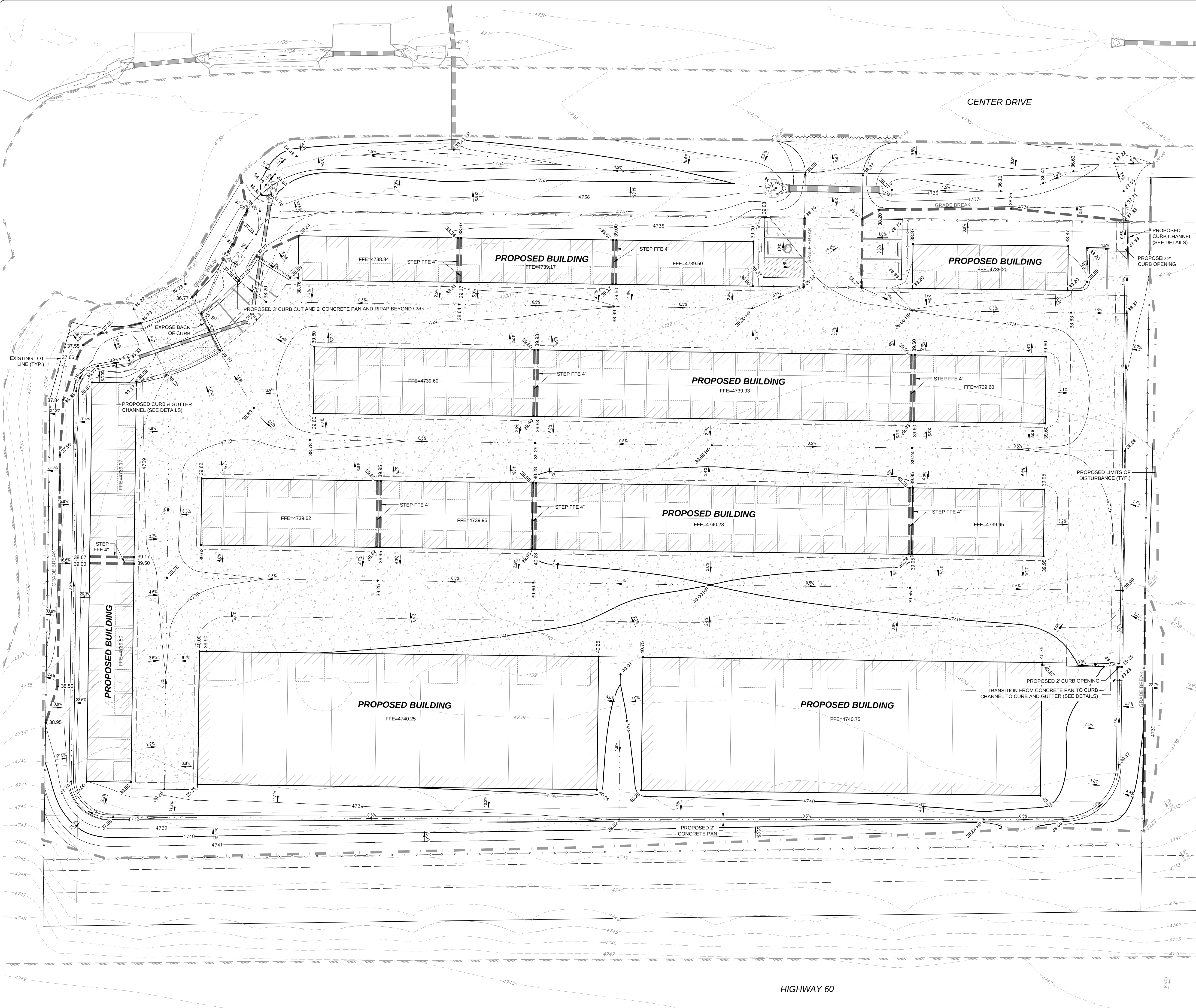
C2.00

11 OF 27 SHEETS

SCALE: 1" = 30'

HORIZONTAL: 1" = 30' VERTICAL: N/A

JOB NUMBER: U24033



LEGEND

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

NOTES

- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
- SEE SOILS REPORT FOR PAVEMENT AND FOUNDATION PREPARATION, DESIGN AND RECOMMENDATIONS.
- THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
- ALL DISTURBED AREAS NOT PAVED SHALL BE REVEGETATED PER THE LANDSCAPE PLANS. EROSION CONTROL PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW TOWN REGULATIONS. ADDITIONALLY, ALL AREAS DISTURBED BY TEMPORARY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
- IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL COMPLETE, COORDINATE WITH, AND UPDATE AS REQUIRED, THE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT.
- ANY AREAS USED FOR STOCKPILING AND/OR STAGING SHOULD ALSO HAVE SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY. THESE AREAS SHOULD BE LOCATED AT LEAST 100' AWAY FROM DRAINAGE WAYS.
- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SEEDING/PLANTING, REVEGETATION, EROSION FABRIC/ANKETS, IRRIGATION, HARDSCAPE AND OTHER TEMPORARY AND PERMANENT SITE STABILIZATION METHODS.
- STREET SWEEPING SHALL BE PERFORMED AS NEEDED AND/OR AT THE DIRECTION OF THE TOWN ENGINEERING INSPECTOR.

NO.	DATE	BY	REVISIONS

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CAUTION

MILLIKEN STORE-N-GO GRADING PLAN

DATE SUBMITTED: 2/18/2025

PREPARED FOR: LOT HOLDING INVESTMENTS, LLC.



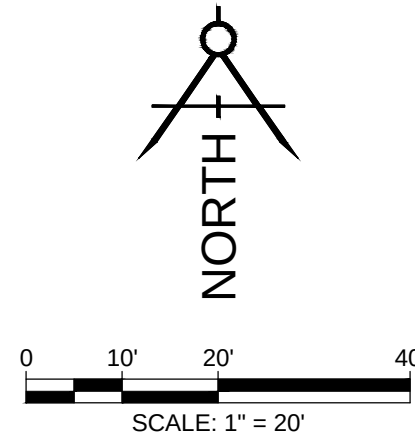
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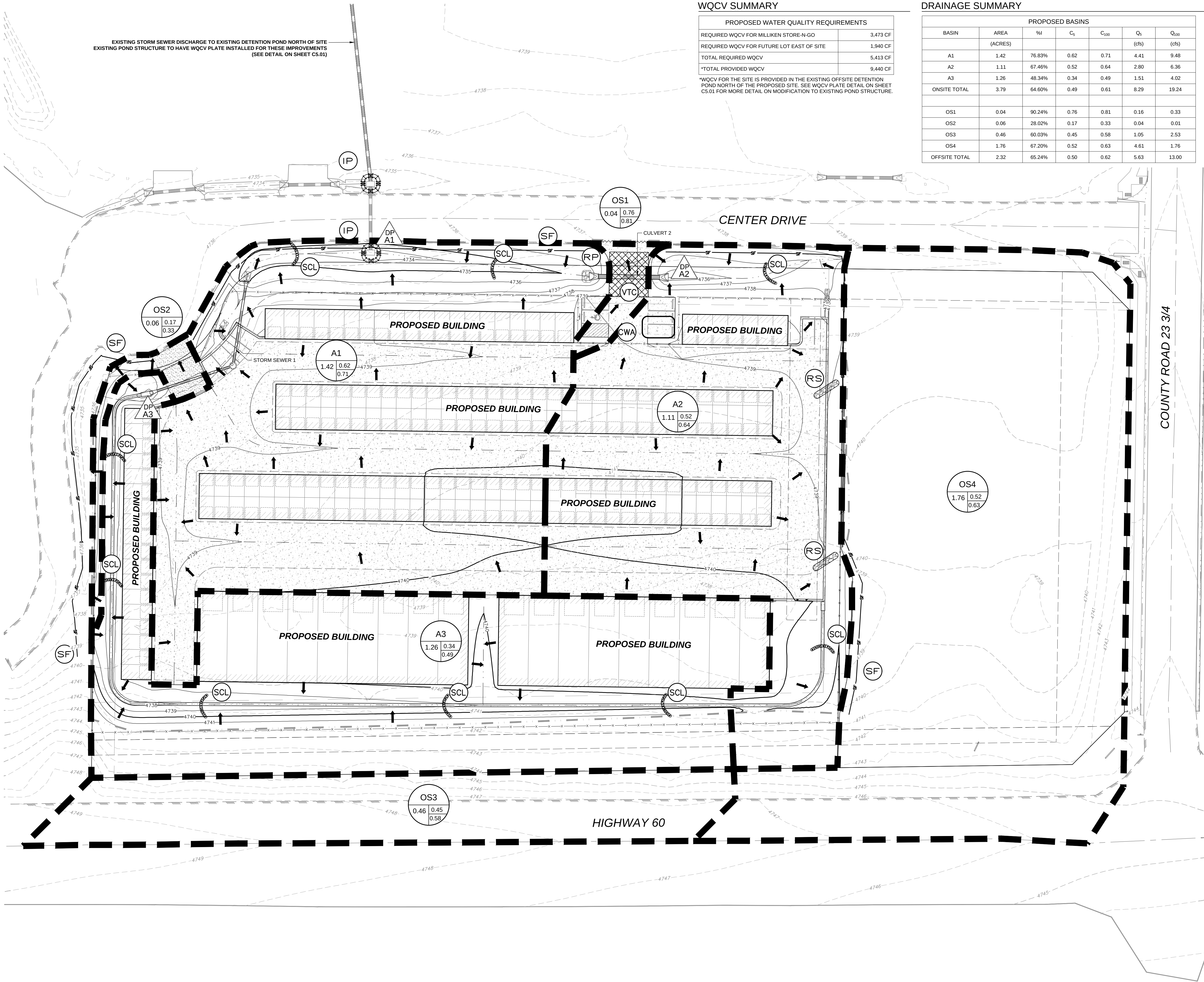
C3.00

12 OF 27 SHEETS

HORIZONTAL: SCALE
1" = 20'

VERTICAL: N/A
JOB NUMBER
U24033





WQCV SUMMARY

PROPOSED WATER QUALITY REQUIREMENTS	
REQUIRED WQCV FOR MILLIKEN STORE-N-GO	3,473 CF
REQUIRED WQCV FOR FUTURE LOT EAST OF SITE	1,940 CF
TOTAL REQUIRED WQCV	5,413 CF
*TOTAL PROVIDED WQCV	9,440 CF

*WQCV FOR THE SITE IS PROVIDED IN THE EXISTING OFFSITE DETENTION POND NORTH OF THE PROPOSED SITE. SEE WQCV PLATE DETAIL ON SHEET C5.01 FOR MORE DETAIL ON MODIFICATION TO EXISTING POND STRUCTURE.

DRAINAGE SUMMARY

PROPOSED BASINS						
BASIN	AREA (ACRES)	%I	C _s	C ₁₀₀	Q _s (cfs)	Q ₁₀₀ (cfs)
A1	1.42	76.83%	0.62	0.71	4.41	9.48
A2	1.11	67.46%	0.52	0.64	2.80	6.36
A3	1.26	48.34%	0.34	0.49	1.51	4.02
ONSITE TOTAL	3.79	64.60%	0.49	0.61	8.29	19.24
OS1	0.04	90.24%	0.76	0.81	0.16	0.33
OS2	0.06	28.02%	0.17	0.33	0.04	0.01
OS3	0.46	60.03%	0.45	0.58	1.05	2.53
OS4	1.76	67.20%	0.52	0.63	4.61	1.76
OFFSITE TOTAL	2.32	65.24%	0.50	0.62	5.63	13.00

LEGEND

- DESIGN POINT
- FLOW DIRECTION
- BASIN DESIGNATION

XX.X | X.XX | X.XX
5 - YR RUNOFF COEFF.
100 - YR RUNOFF COEFF.
- BASIN AREA (ACRE)
- 4780 PROPOSED MAJOR CONTOUR

4778 PROPOSED MINOR CONTOUR

4780 EXISTING MAJOR CONTOUR

4778 EXISTING MAJOR CONTOUR

SWALE FLOWLINE
- CIP CULVERT INLET PROTECTION

RS ROCK SOCK

SCL SEDIMENT CONTROL LOG

RP RIPRAP

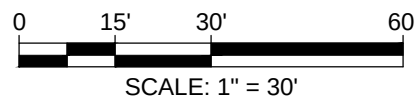
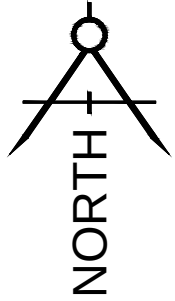
CWA CONCRETE WASHOUT AREA

SF SILT FENCE

VTC VEHICLE TRACKING CONTROL

NOTES

- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATION.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE FIELD CONDITIONS ARE AS SHOWN IN THE DRAWINGS. IF THE CONTRACTOR FINDS DISCREPANCIES THE CONTRACTOR SHALL CONTACT THE ENGINEER.
- SEE SOILS REPORT FOR PAVEMENT AND FOUNDATION PREPARATION, DESIGN AND RECOMMENDATIONS.
- THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
- ALL DISTURBED AREAS NOT PAVED SHALL BE REVEGETATED PER THE LANDSCAPE PLANS. EROSION CONTROL PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW TOWN REGULATIONS. ADDITIONALLY, ALL AREAS DISTURBED BY TEMPORARY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
- IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL COMPLETE, COORDINATE WITH, AND UPDATE AS REQUIRED, THE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT.
- ANY AREAS USED FOR STOCKPILING AND/OR STAGING SHOULD ALSO HAVE SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY. THESE AREAS SHOULD BE LOCATED AT LEAST 100' AWAY FROM DRAINAGE WAYS.
- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SEEDING/PLANTING, REVEGETATION, EROSION FABRIC/BLANKETS, IRRIGATION, HARDSCAPE AND OTHER TEMPORARY AND PERMANENT SITE STABILIZATION METHODS.
- STREET SWEEPING SHALL BE PERFORMED AS NEEDED AND/OR AT THE DIRECTION OF THE TOWN ENGINEERING INSPECTOR.



REVISIONS	
NO.	DATE

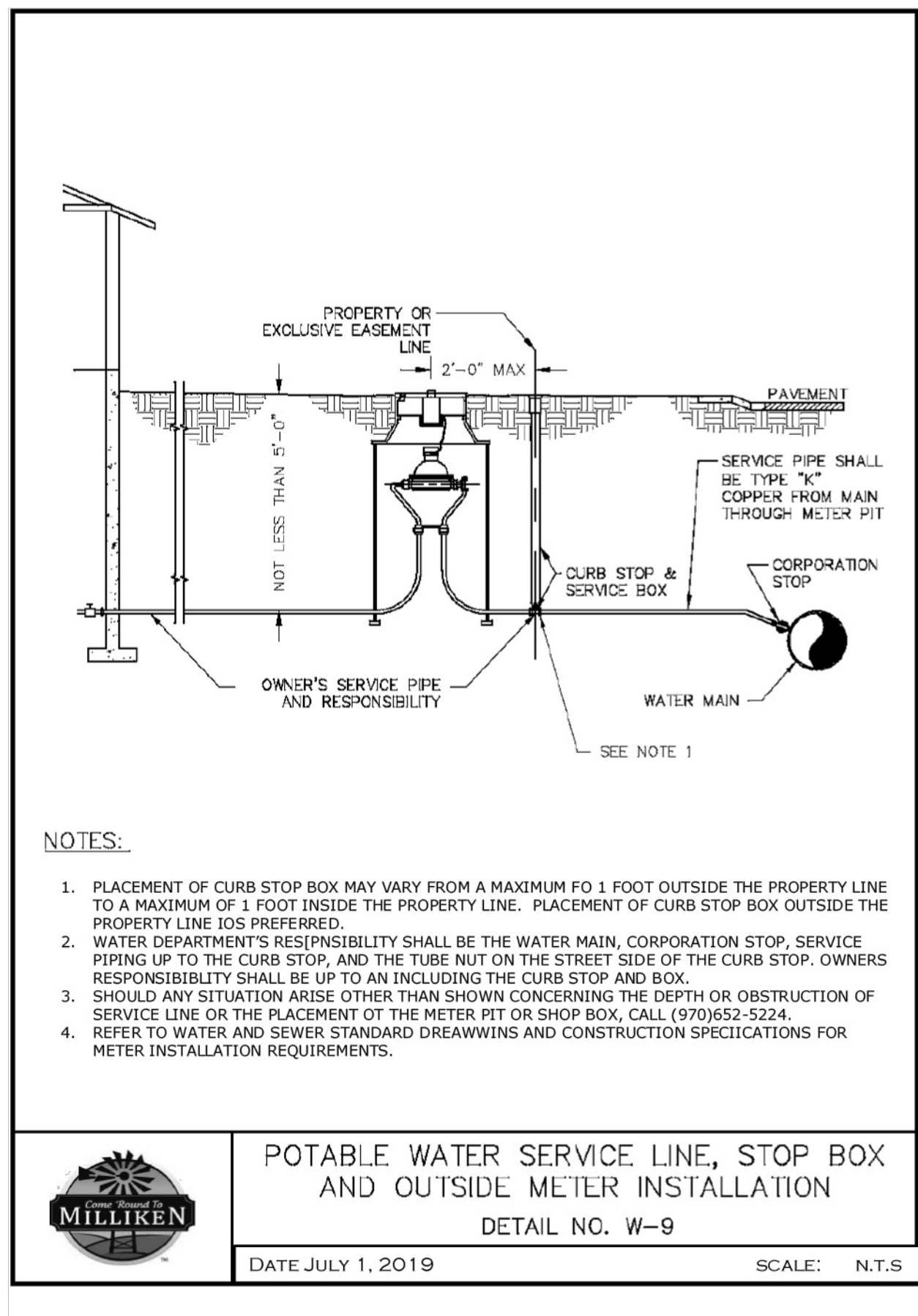
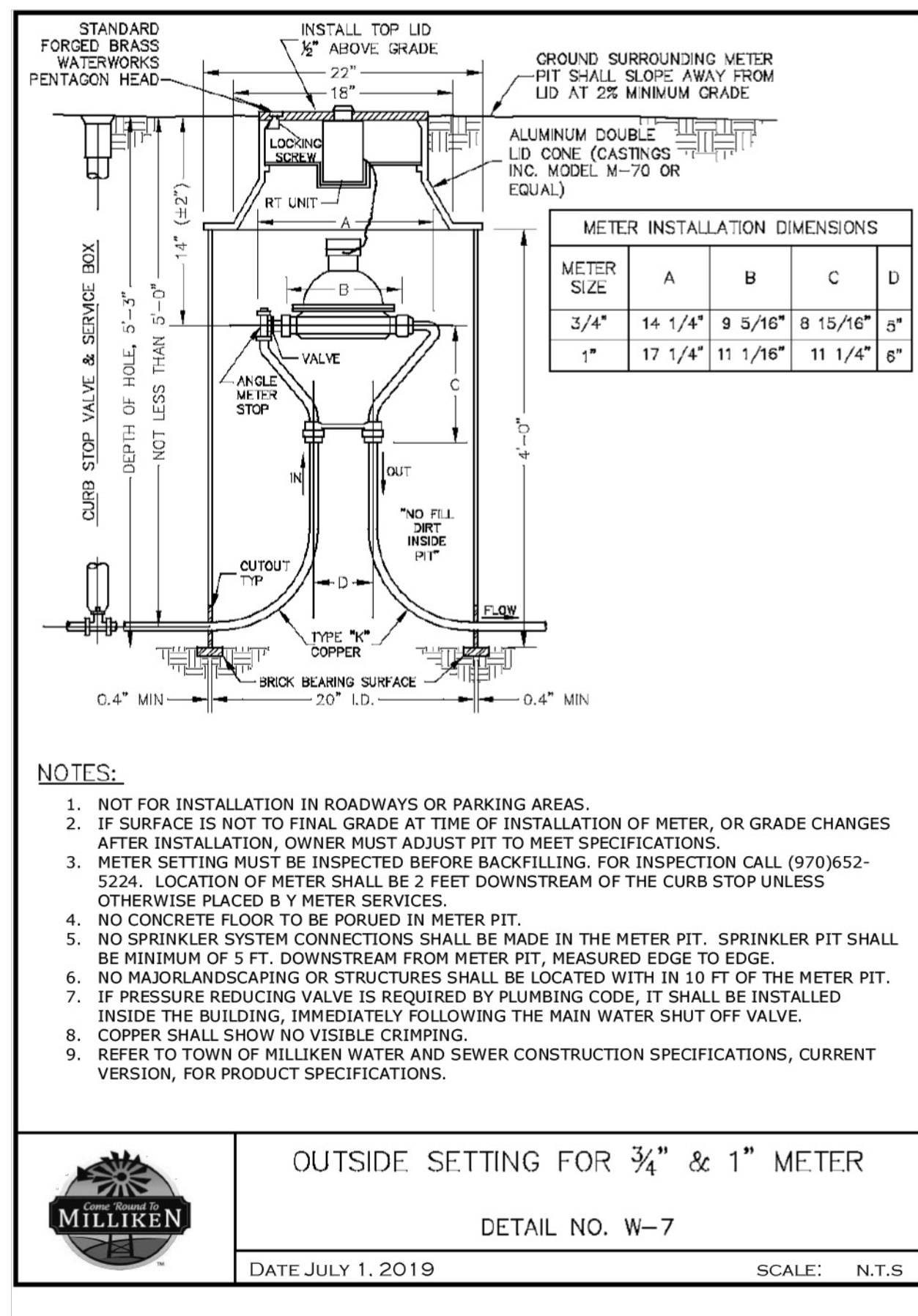
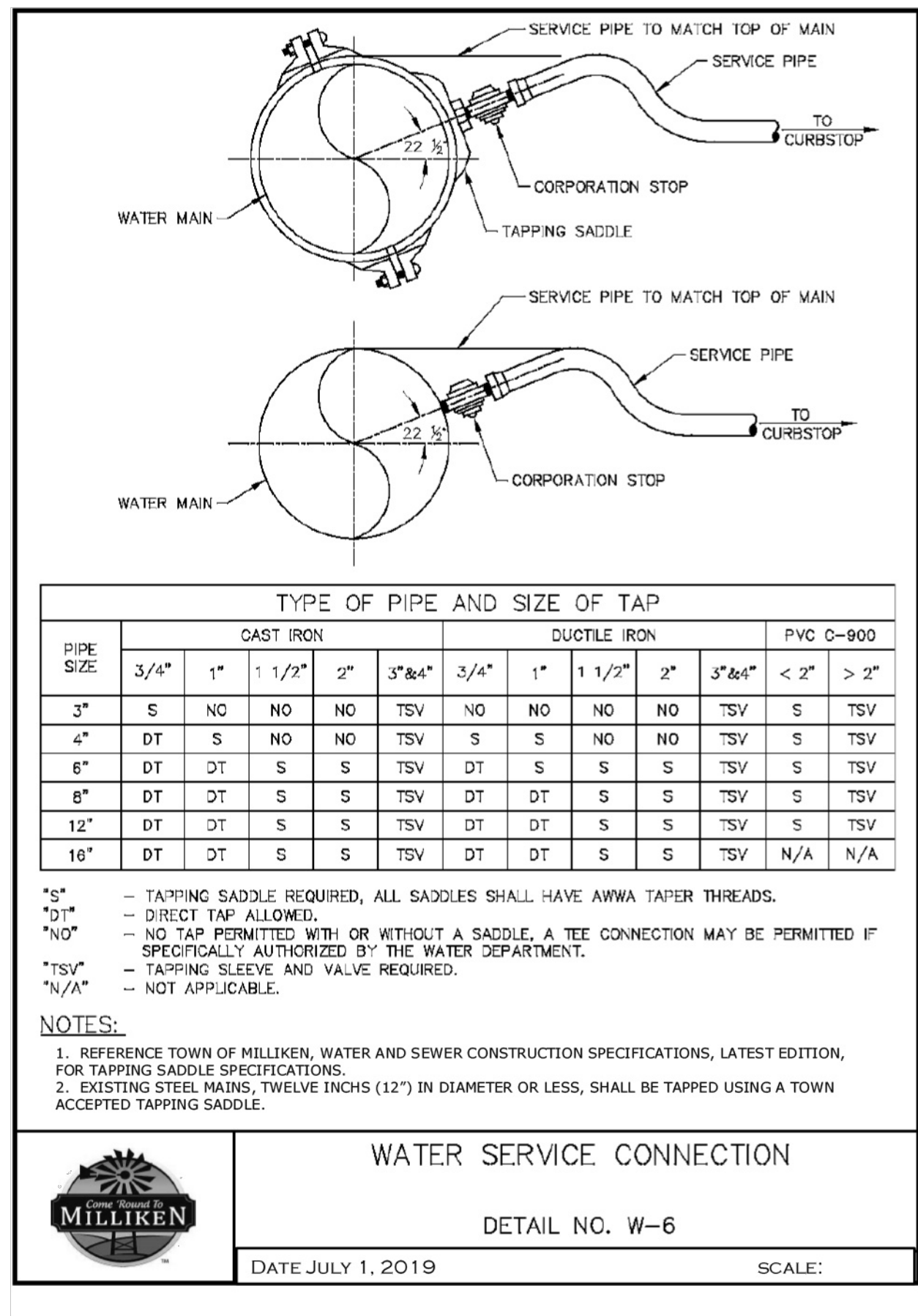
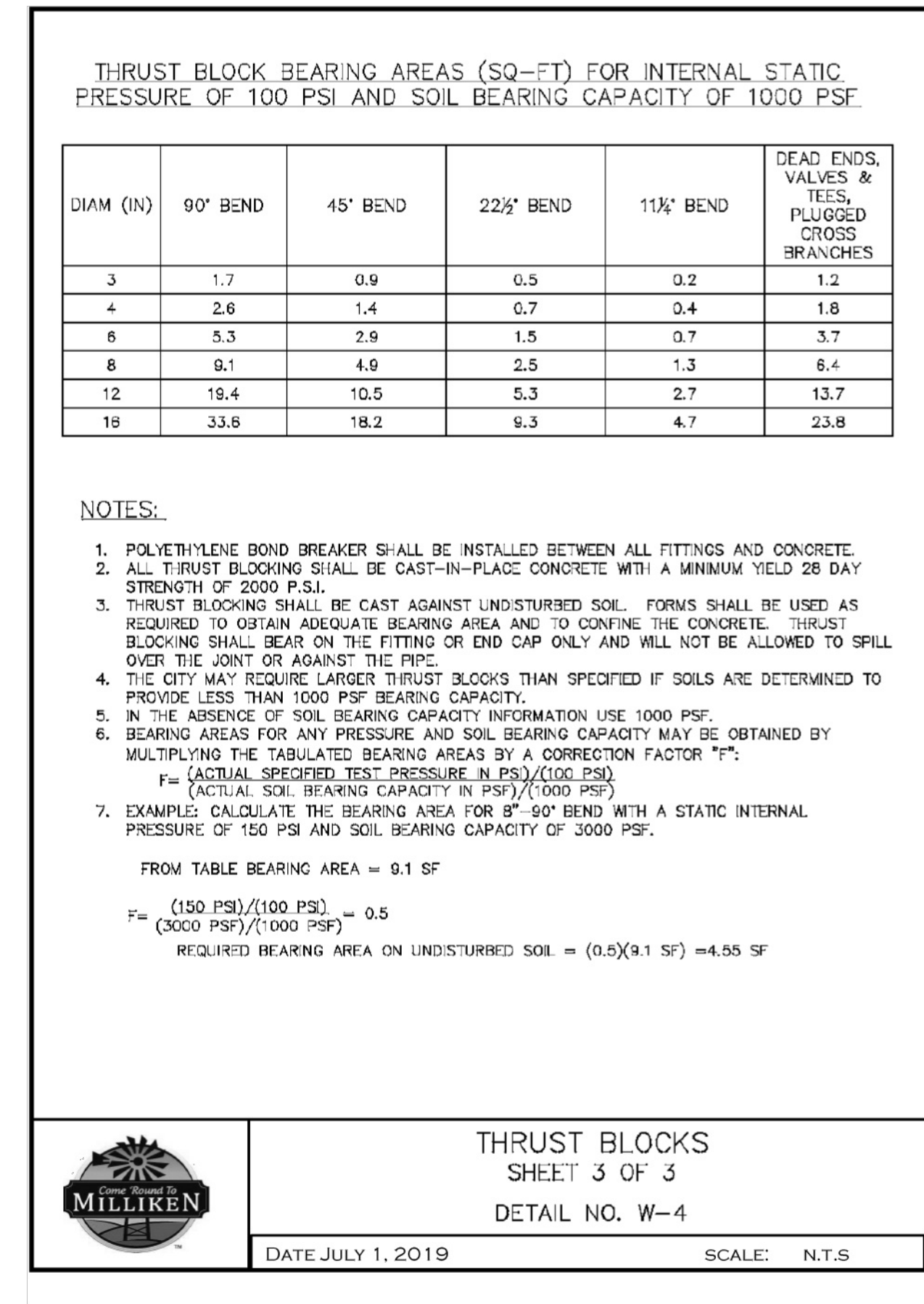
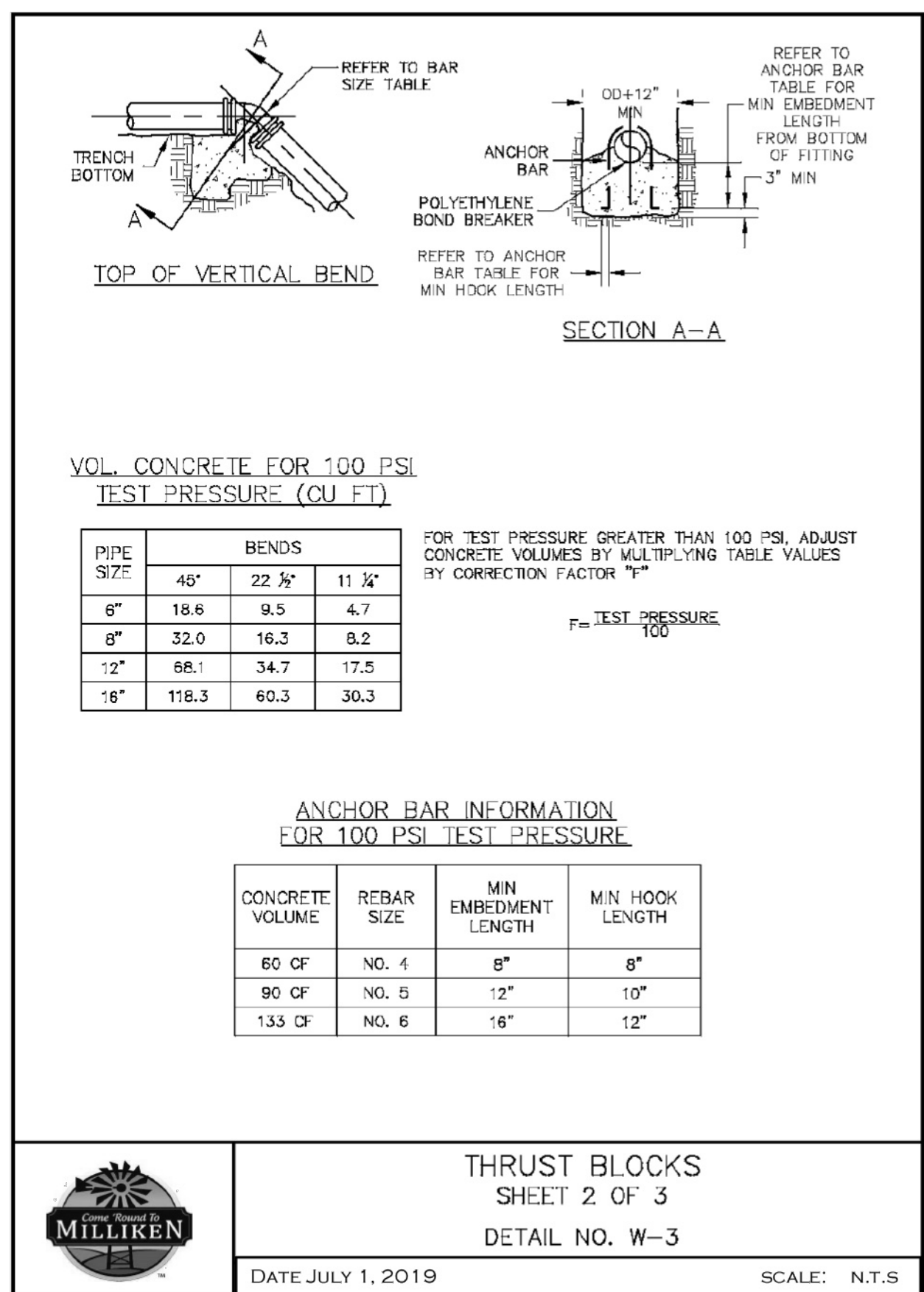
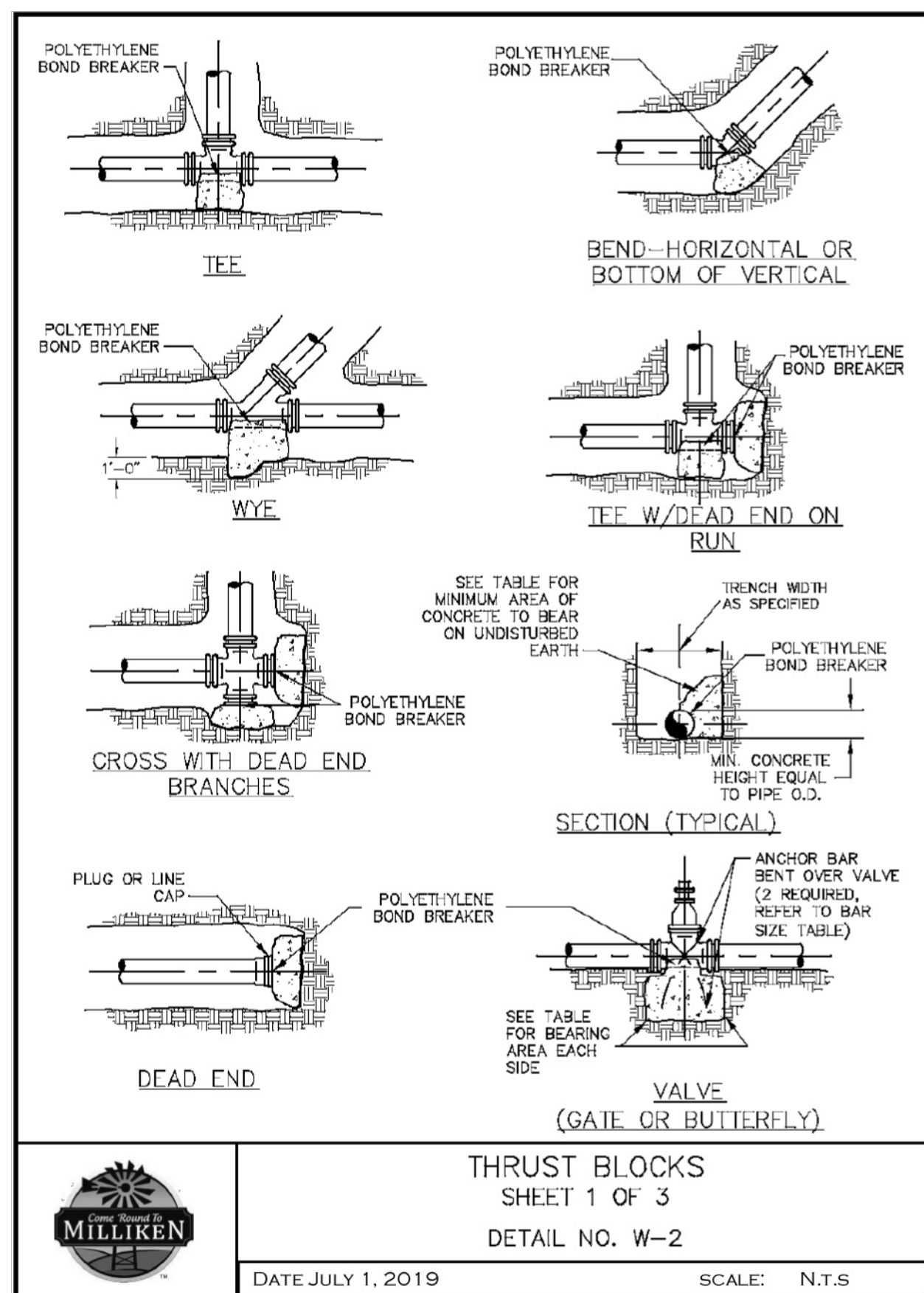
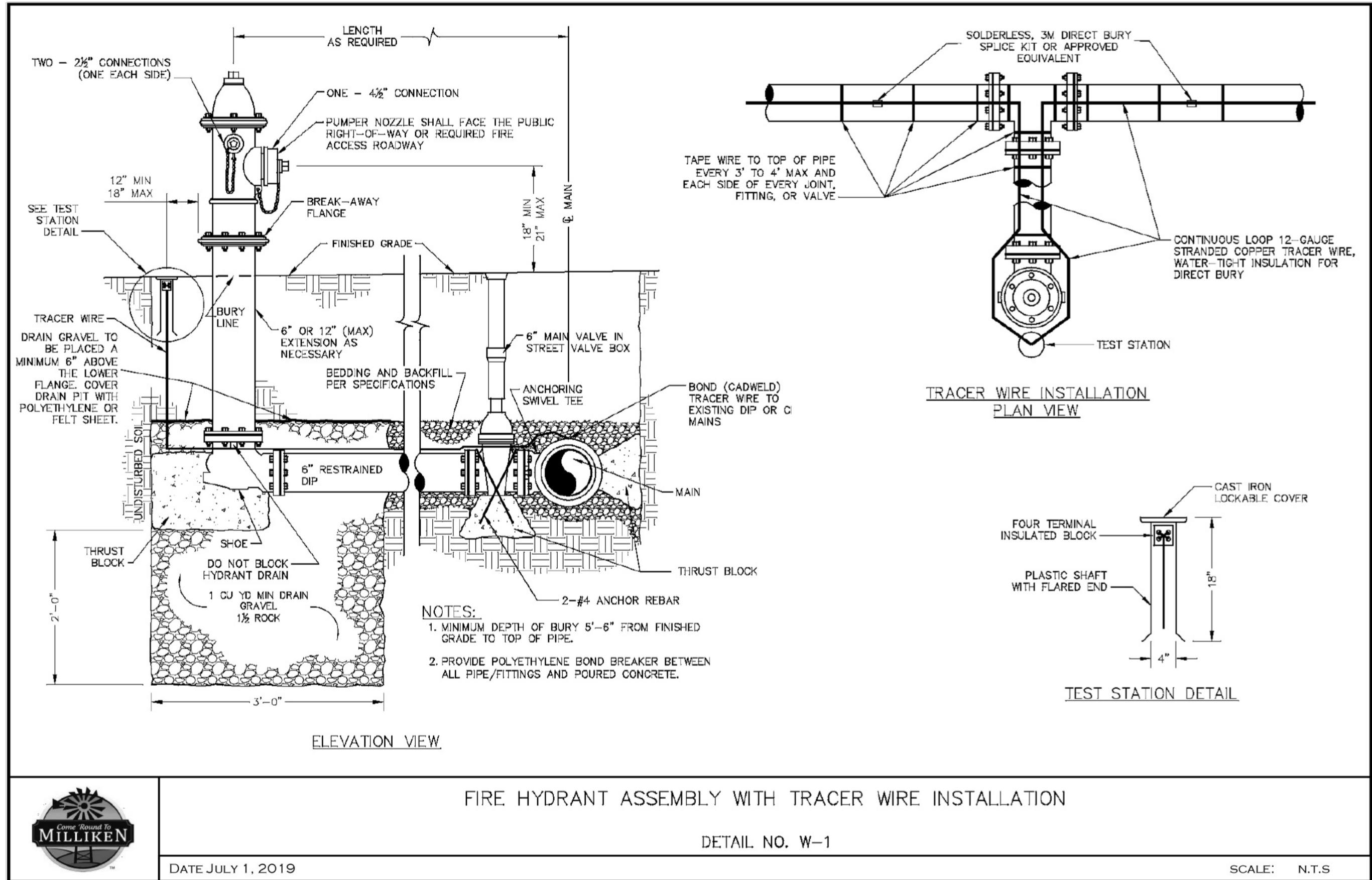
DATE SUBMITTED: 2/18/2026

MILLIKEN STORE-N-GO
DRAINAGE & EROSION CONTROL PLAN

PREPARED FOR: LOT HOLDING INVESTMENTS, LLC.

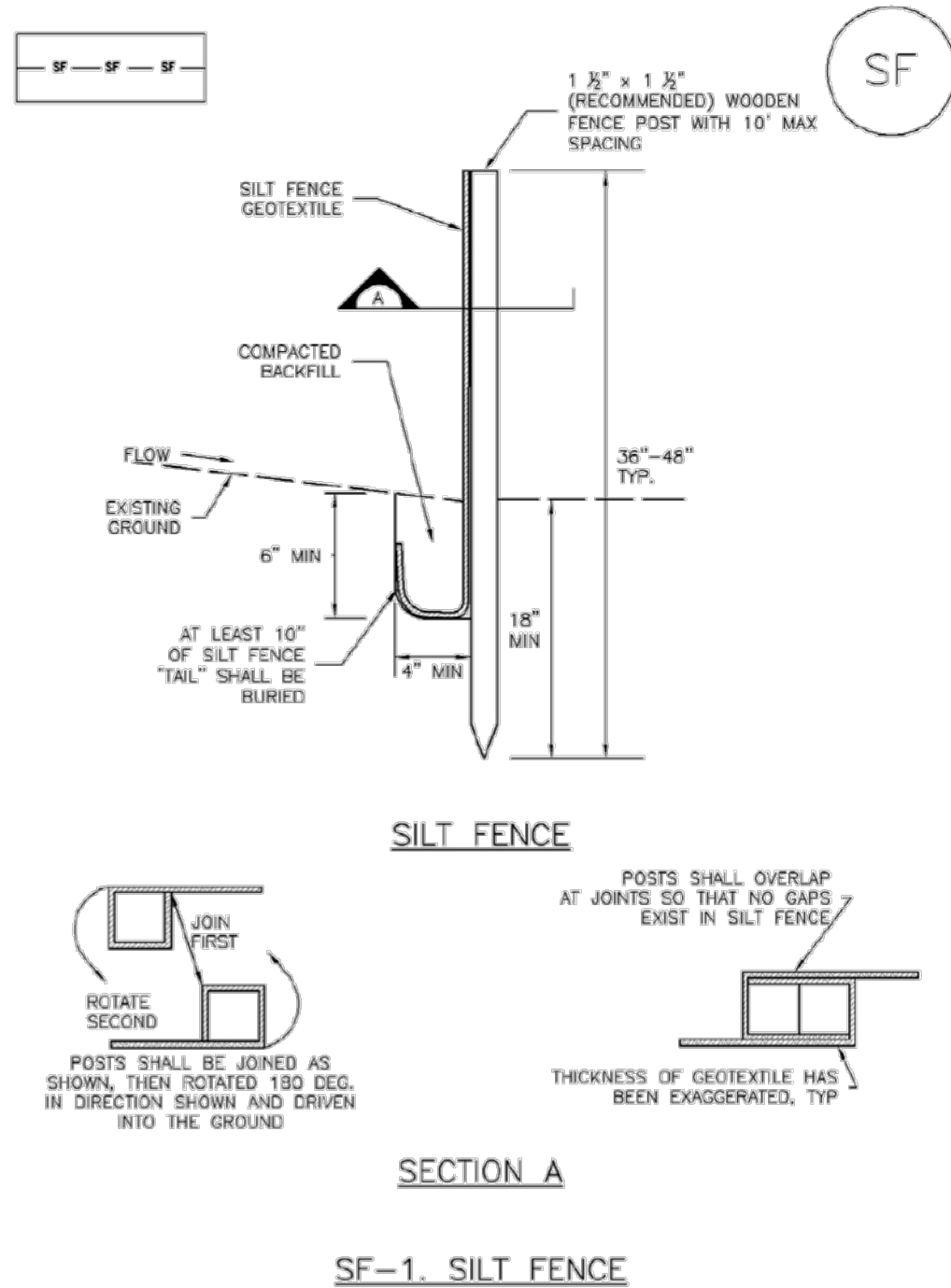


SHEET NUMBER	
C4.00	
13 OF 27 SHEETS	
HORIZONTAL SCALE	VERTICAL SCALE
JOB NUMBER	
U24033	



Silt Fence (SF)

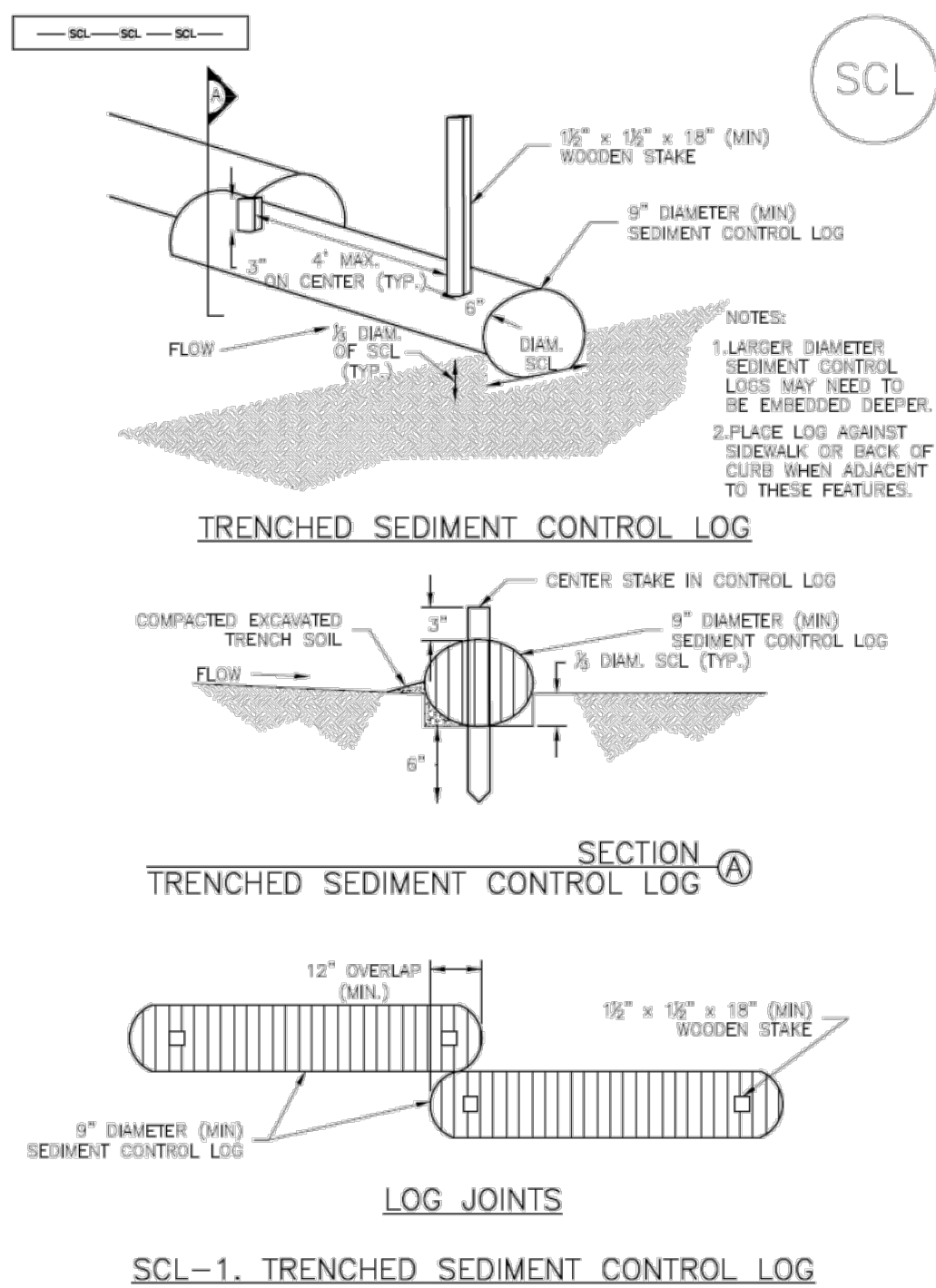
SC-1



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

Sediment Control Log (SCL)

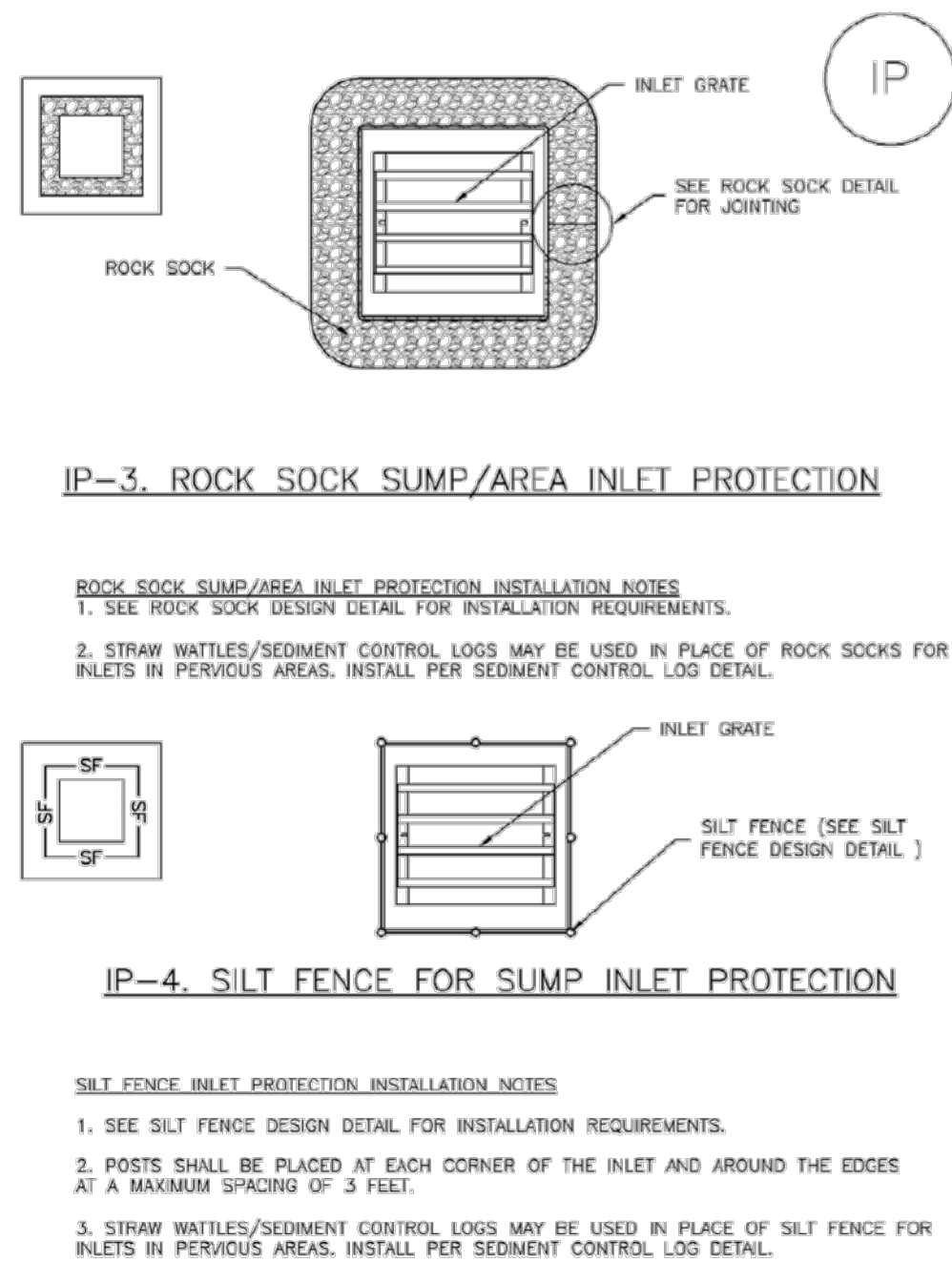
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November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Inlet Protection (IP)

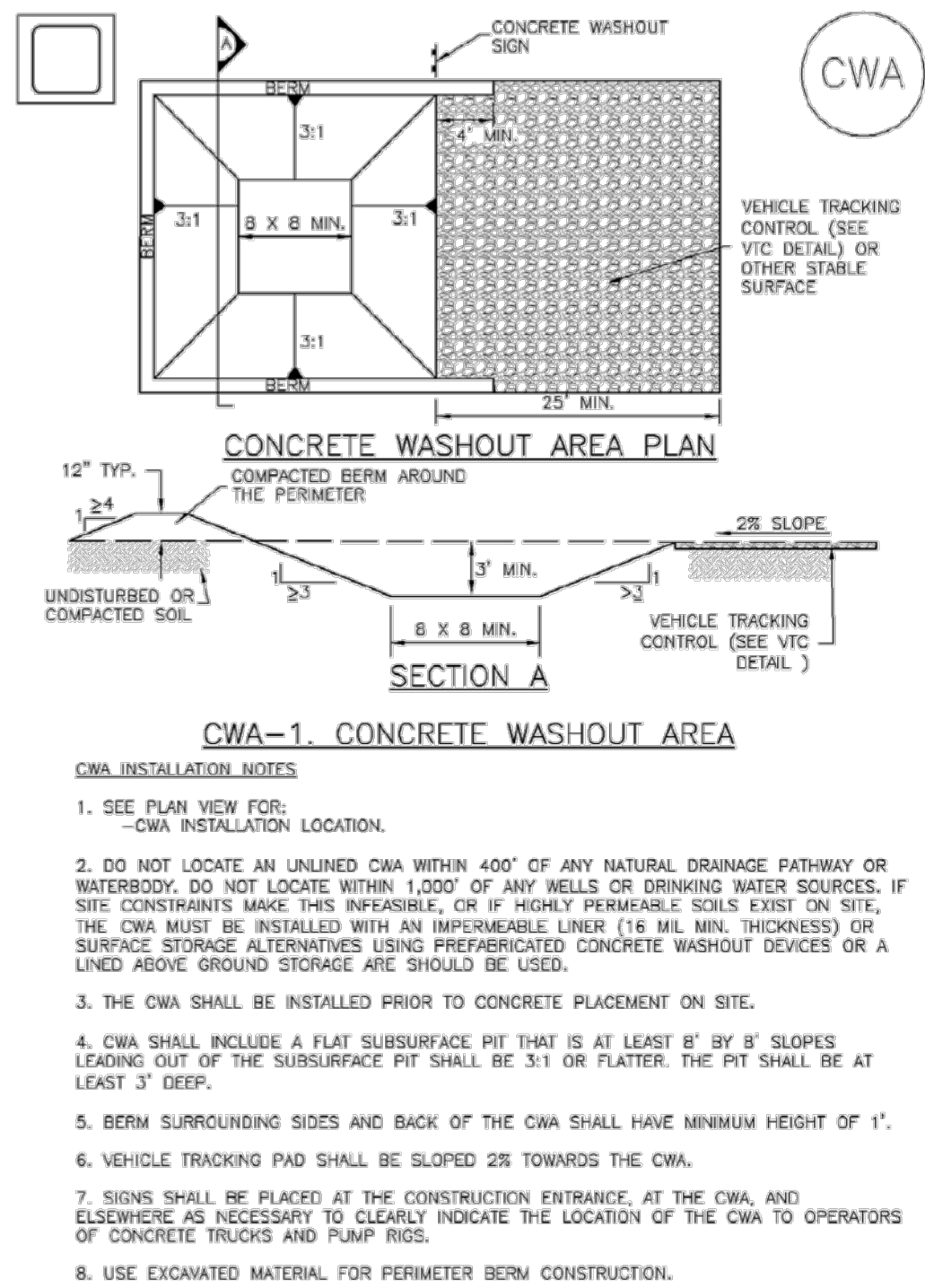
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August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

Concrete Washout Area (CWA)

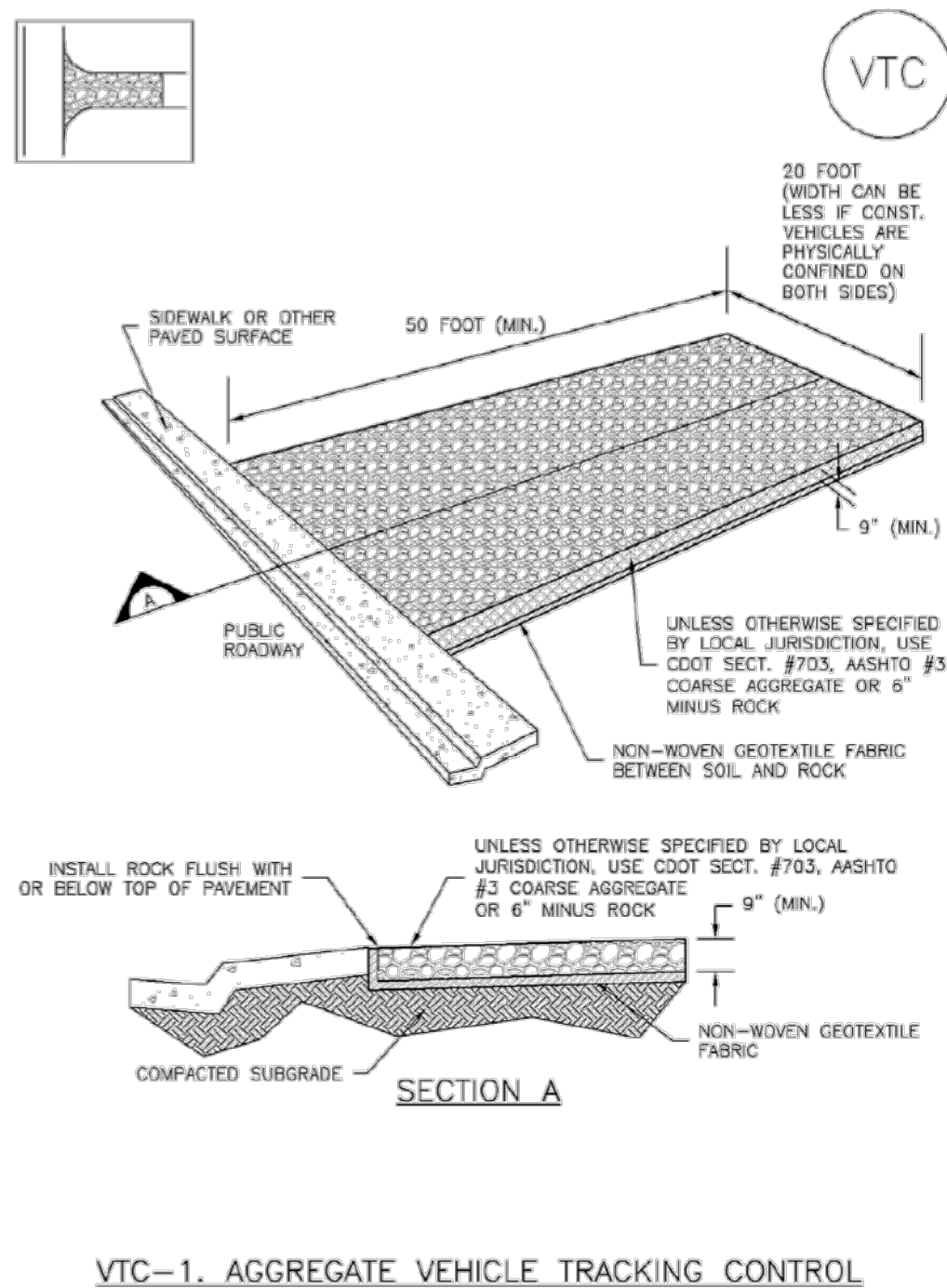
MM-1



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

Vehicle Tracking Control (VTC)

SM-4



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

REVISIONS	DATE	BY	NO.

MILLIKEN STORE-N-GO
CONSTRUCTION DETAILS

DATE SUBMITTED: 2/18/2026

PREPARED FOR: LOT HOLDING INVESTMENTS, LLC.



SHEET NUMBER
C5.03
17 OF 27 SHEETS
SCALE
HORIZONTAL: VERTICAL:
JOB NUMBER
U24033



PERSPECTIVE BUILDINGS 6 AND 7
N.T.S.



GATE ELEVATION
N.T.S.

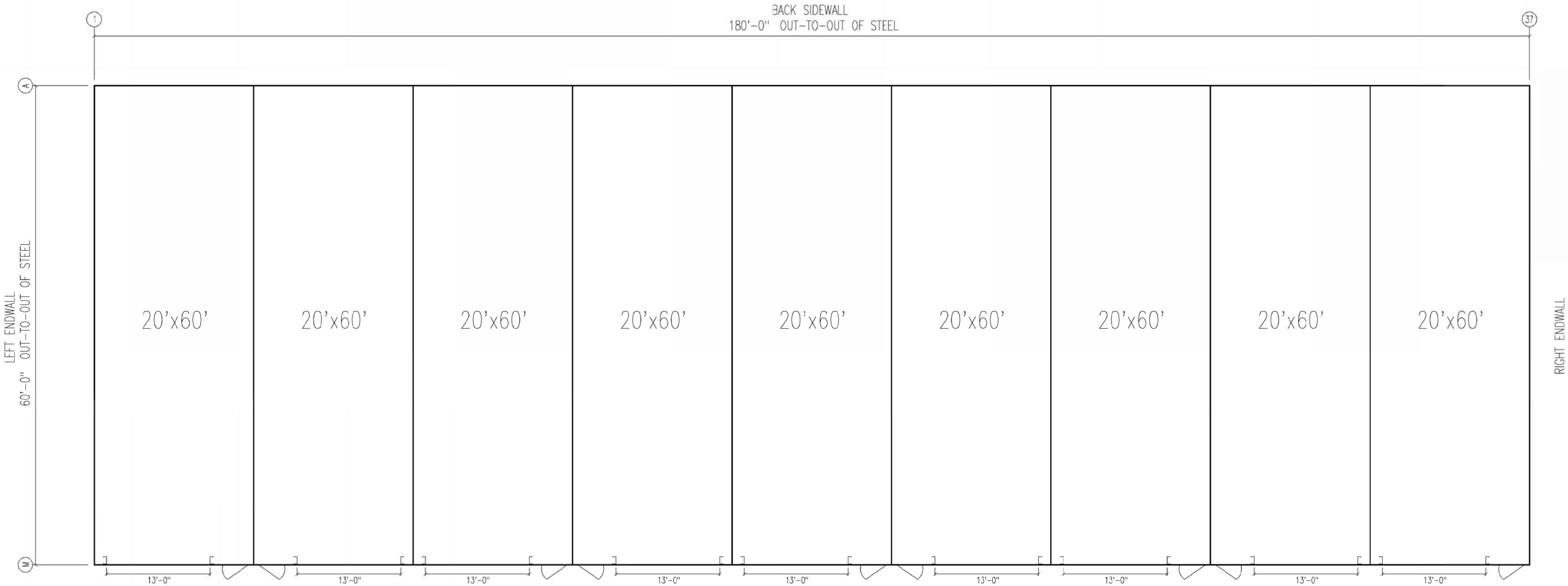
Panel Profile

BLACK BURNT WOOD WAINSCOT

GUN METAL GREY BODY

CHARCOAL GREY ROOF

EXT. MATERIAL LEGEND
N.T.S.



PLAN VIEW BUILDINGS 6 AND 7
N.T.S.

MILLIKEN STORAGE

ELEVATIONS/MATERIALS
FRONT/PERSPECTIVE
BLDG'S 6 - 7

MILLIKEN, CO

PREPARED BY:

LANDSCAPE ARCHITECTURE, LAND PLANNING
431 Cooper Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5821 fax 970.225.6657 www.ripleydesign.com

APPLICANT

RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5826
f. 970.225.6657

OWNER

LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Eliason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

STEEL STRUCTURES
AMERICA INC.

NORTH
SCALE: 1"=10'-0"

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	SUBMITTAL	6/4/2025

REVISIONS

No.	DESCRIPTION	DATE

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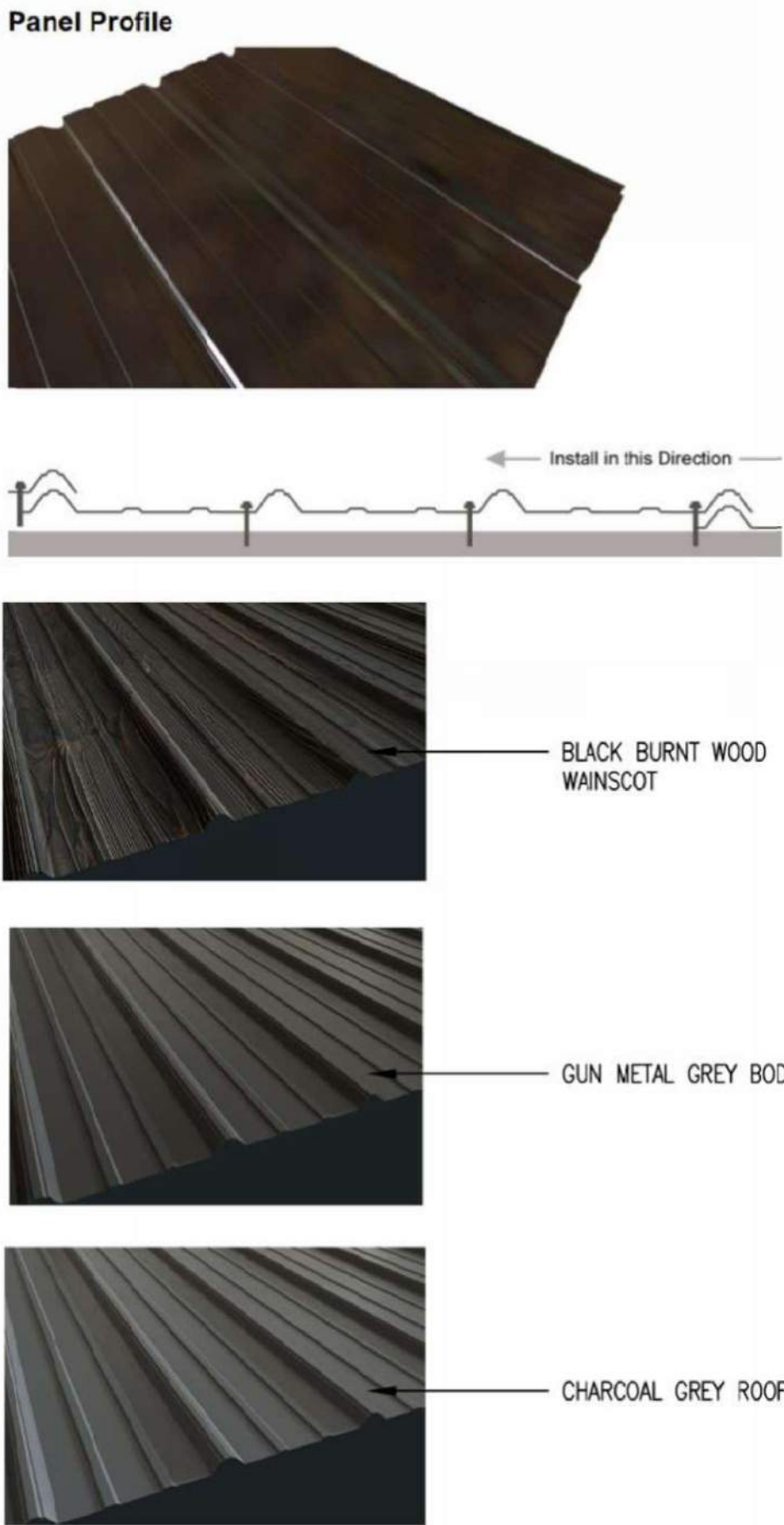
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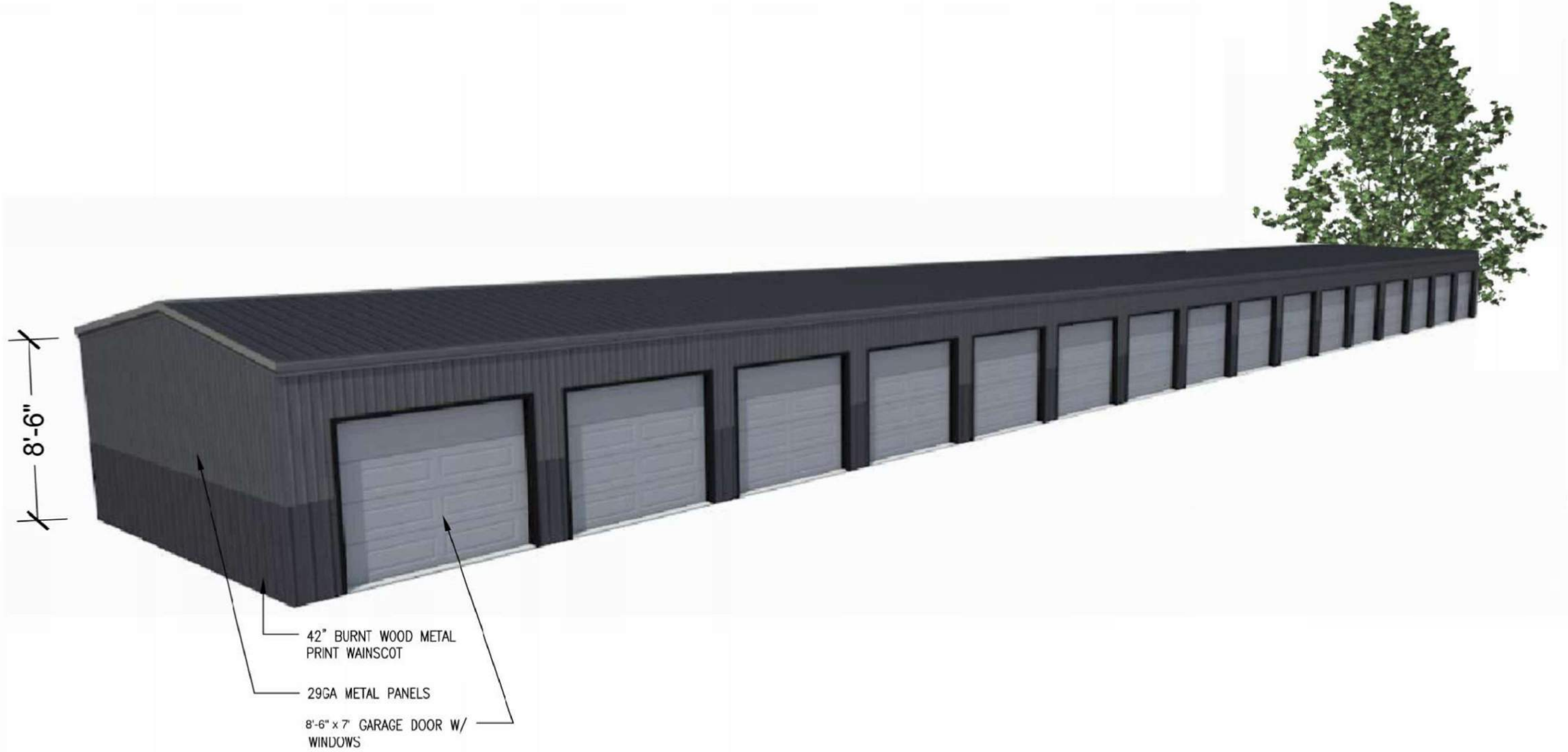
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GATE ELEVATION
N.T.S.



EXT. MATERIAL LEGEND
N.T.S.



PERSPECTIVE BUILDINGS 1 - 5
N.T.S.

MILLIKEN STORAGE

ELEVATIONS/MATERIALS
FRONT/PERSPECTIVE
BLDG'S 1- 5

MILLIKEN, CO

PREPARED BY:


ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
4382 Highland Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5626 fax 970.225.6657 www.ripleydesign.com

APPLICANT

RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5626
f. 970.225.6657

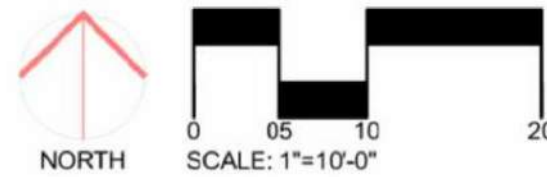
OWNER

LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8587

ENGINEER

UNITED CIVIL
Sam Elason
19 Oak Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

STEEL STRUCTURES
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ORIGINAL SIZE 24X36

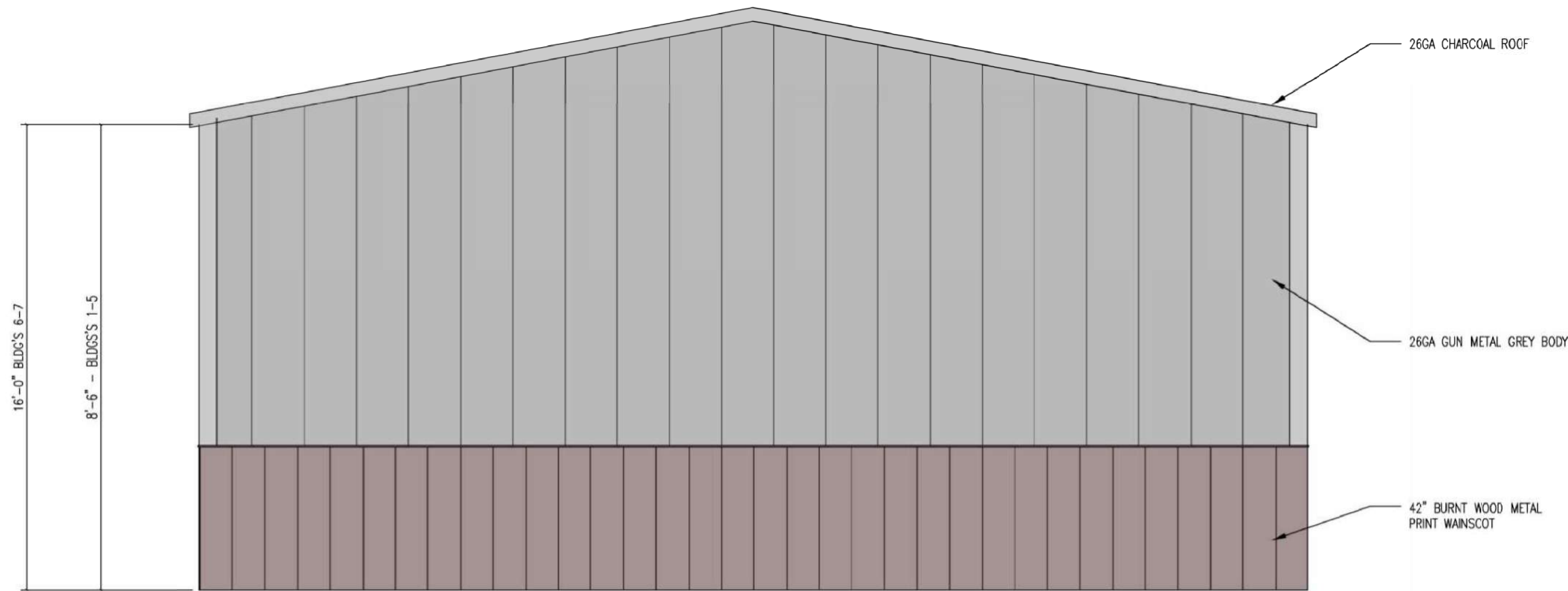
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END WALL ELEVATIONS BUILDINGS 1 - 7
N.T.S.

Panel Profile

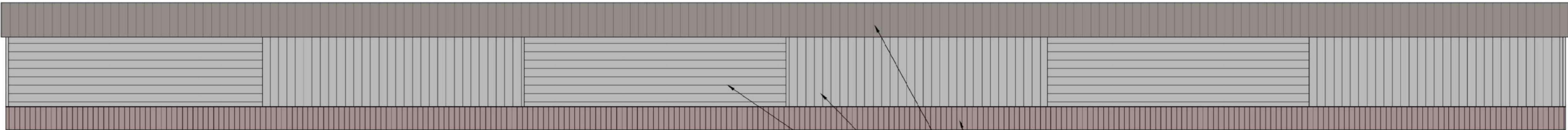
Install in this Direction

BLACK BURNT WOOD WAINSCOT

GUN METAL GREY BODY

CHARCOAL GREY ROOF

EXT. MATERIAL LEGEND
N.T.S.



BACK ELEVATION BUILDINGS 1 - 7
N.T.S.

MILLIKEN STORAGE

ELAVATIONS/MATERIALS
END AND SIDE WALLS
BUILDINGS 1-7

MILLIKEN, CO
PREPARED BY:

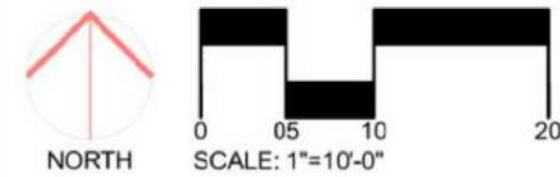


APPLICANT
RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5628
f. 970.225.6657

OWNER
LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8687

ENGINEER
UNITED CIVIL
Sam Elason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

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AMERICA
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No.	DESCRIPTION	DATE

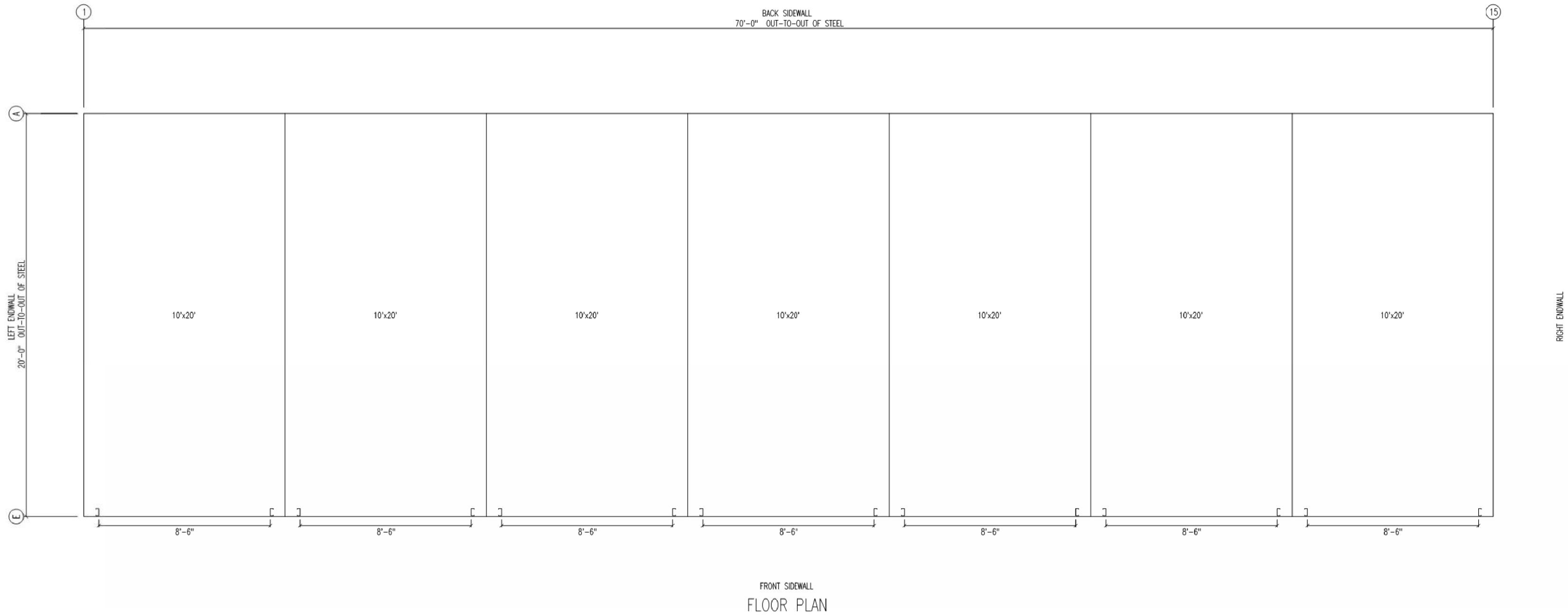
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FRONT ELEVATION BUILDING 1
N.T.S.



PLAN VIEW BUILDING 1
N.T.S.

MILLIKEN STORAGE

BUILDING 1 PLAN VIEW /
FRONT ELEVATION

MILLIKEN, CO
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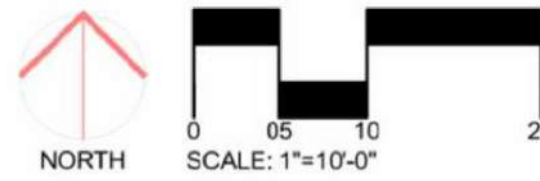


APPLICANT
RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5628
f. 970.225.6657

OWNER
LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8687

ENGINEER
UNITED CIVIL
Sam Elason
15 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

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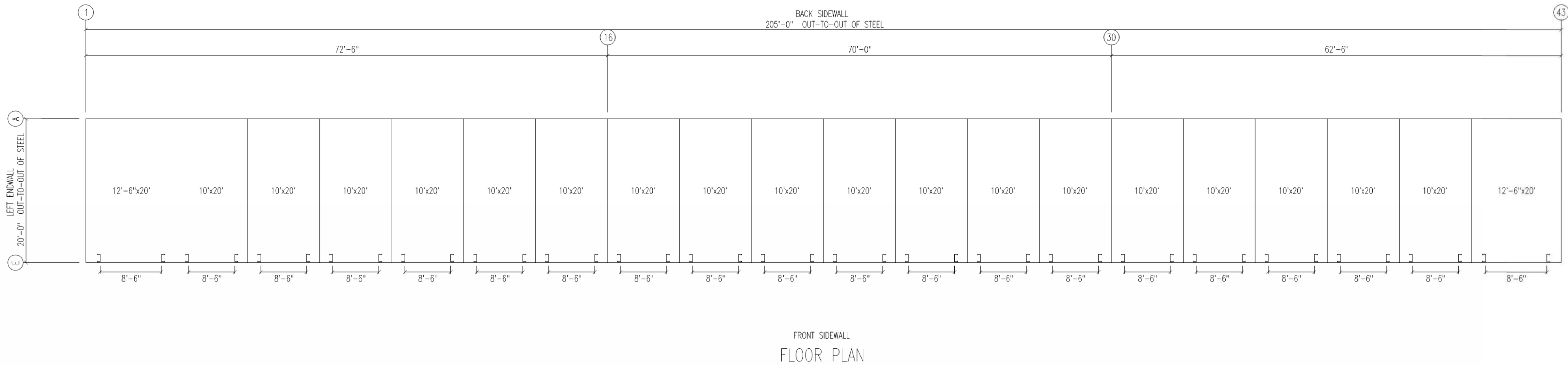


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FRONT ELEVATION BUILDING 2
N.T.S.



PLAN VIEW BUILDING 2
N.T.S.

MILLIKEN STORAGE

BUILDING 2 PLAN VIEW /
FRONT ELEVATION

MILLIKEN, CO

PREPARED BY:



APPLICANT

APPLICANT
RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5628
f. 970.225.6657

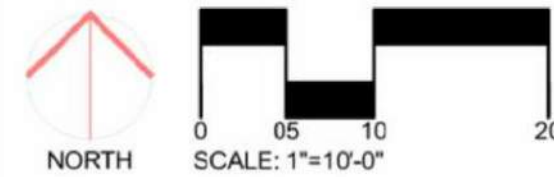
OWNER

OWNER
LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8687

ENGINEER

ENGINEER
UNITED CIVIL
Sam Elason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

STEEL STRUCTURES
AMERICA INC.



ORIGINAL SIZE 24X36

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MILLIKEN STORAGE

BUILDING 3 PLAN VIEW /
FRONT ELEVATION

MILLIKEN, CO

PREPARED BY:



APPLICANT

RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5628
f. 970.225.6657

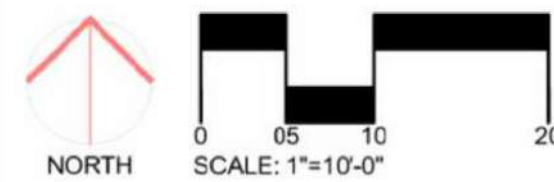
OWNER

LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8587

ENGINEER

UNITED CIVIL
Sam Elason
15 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

STEEL STRUCTURES
AMERICA
INC.



ORIGINAL SIZE 24X36

ISSUED

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REVISIONS

No.	DESCRIPTION	DATE

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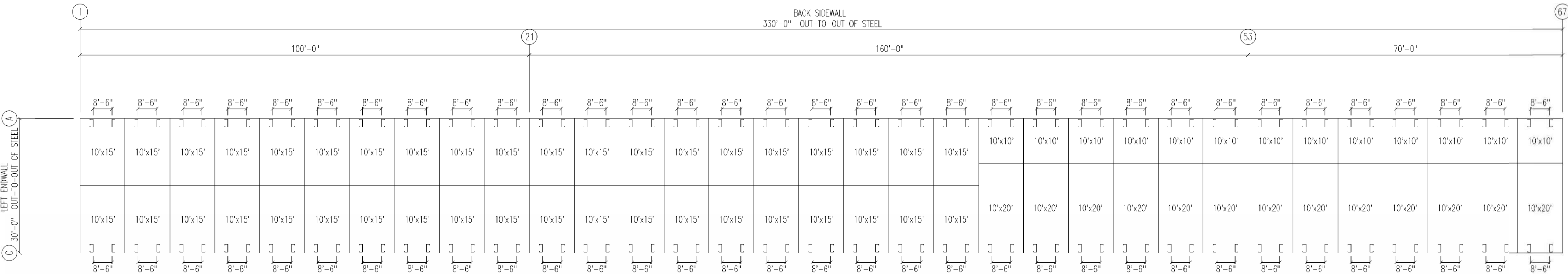


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FRONT ELEVATION BUILDING 3

N.T.S.



FLOOR PLAN

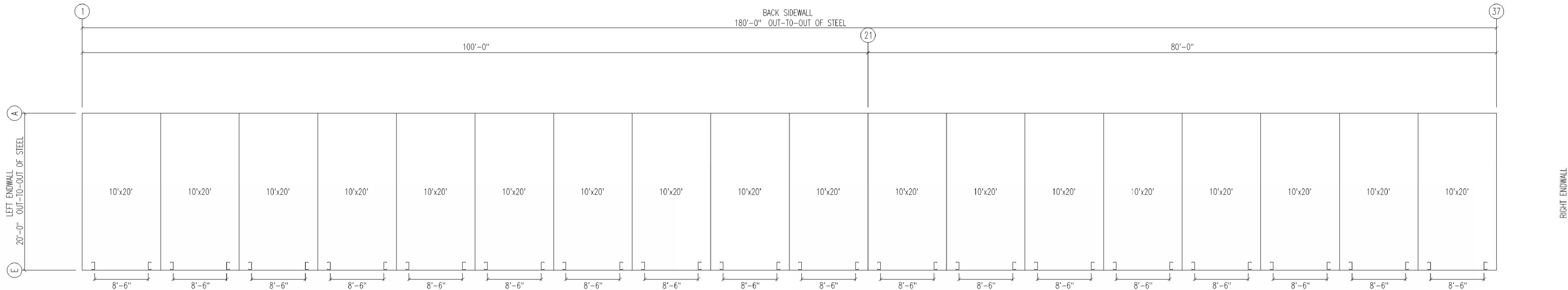
PLAN VIEW BUILDING 3

N.T.S.



FRONT ELEVATION BUILDING 4

N.T.S.



FRONT SIDEWALL
FLOOR PLAN

PLAN VIEW BUILDING 4

N.T.S.

MILLIKEN STORAGE

BUILDING 4 PLAN VIEW /
FRONT ELEVATION

MILLIKEN, CO

PREPARED BY:



APPLICANT

RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5428
f. 970.225.6657

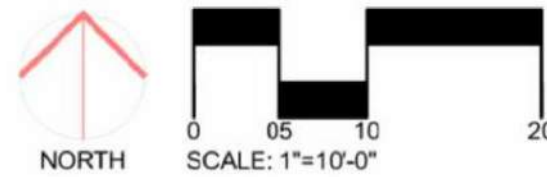
OWNER

LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8687

ENGINEER

UNITED CIVIL
Sam Elason
19 Oak Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

STEEL STRUCTURES
AMERICA
INC.



ORIGINAL SIZE 24X36

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01	SUBMITTAL	6/4/2025
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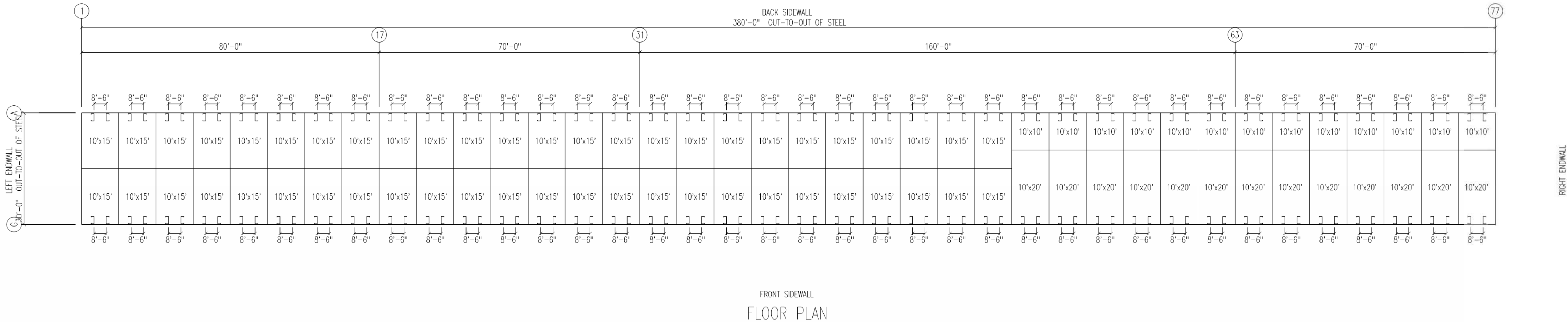


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FRONT ELEVATION BUILDING 5
N.T.S.



PLAN VIEW BUILDING 5
N.T.S.

MILLIKEN STORAGE

BUILDING 5 PLAN VIEW /
FRONT ELEVATION

MILLIKEN, CO
PREPARED BY:

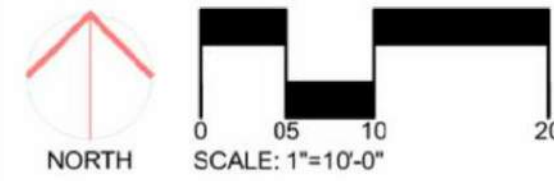


APPLICANT
RIPLEY DESIGN INC.
Abdul Barzak
236 Linden St. Suite A
Fort Collins, CO 80521
p. 970.224.5428
f. 970.225.6657

OWNER
LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8587

ENGINEER
UNITED CIVIL
Sam Elason
19 Oak Town Square #238
Fort Collins, CO 80524
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STEEL STRUCTURES
AMERICA INC.



ISSUED		
No.	DESCRIPTION	DATE
01	SUBMITTAL	6/4/2025
REVISIONS		
No.	DESCRIPTION	DATE

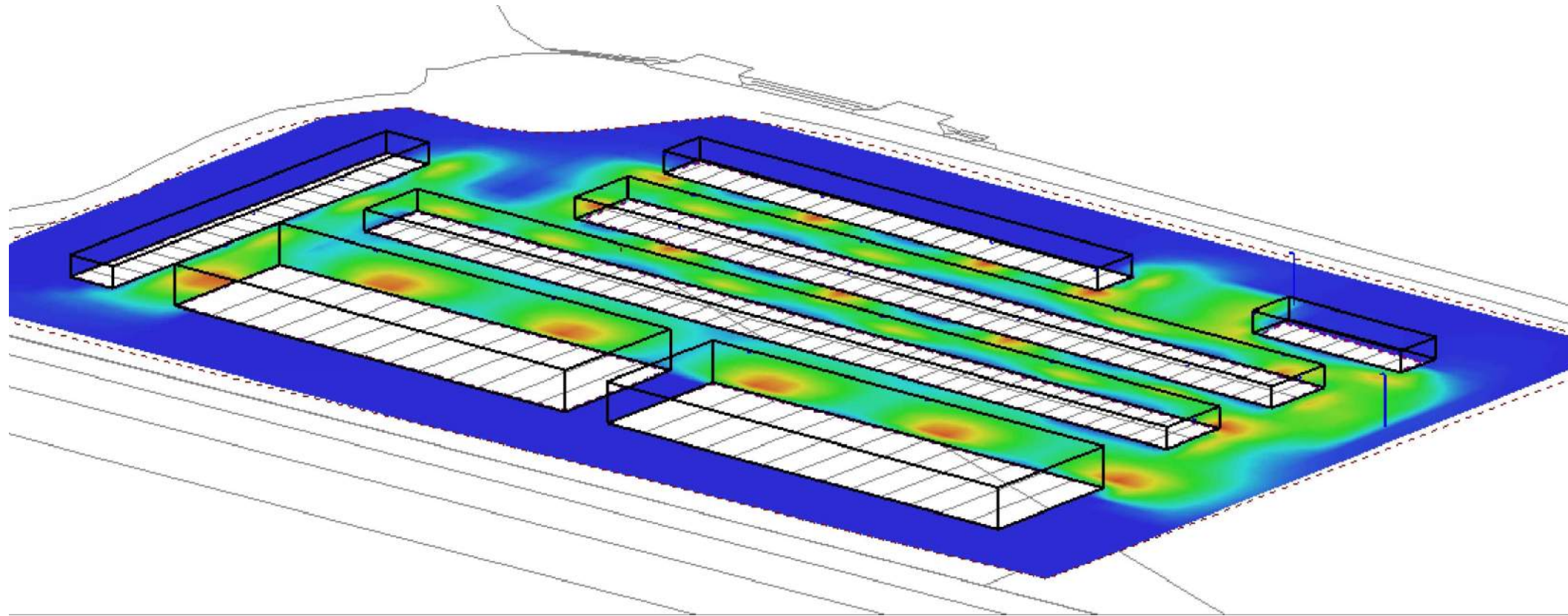
SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.:
DRAWN BY:
REVIEWED BY:

DRAWING NUMBER:

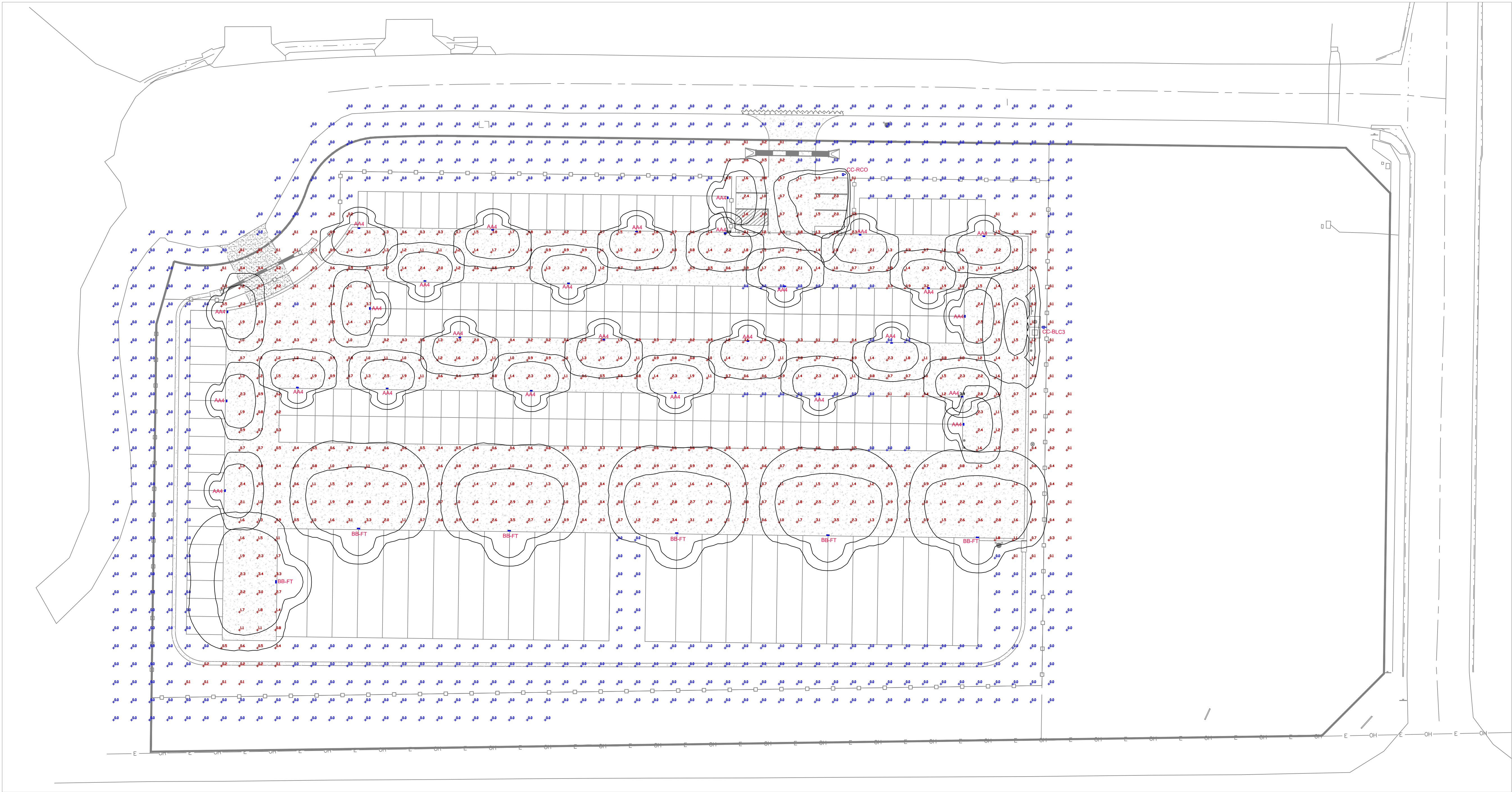
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Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	AA-4		27	Lithonia Lighting	DSXW1 P1 30K T4M	2000 3000K 70CRI Type 4 Medium	1	1821	1
	BB-FT		6	Lithonia Lighting	DSXW2 P5 30K 80CRI TFTM	8000 3000K 80CRI Forward Throw Medium	1	7203	1
	CC-BLC3		1	Lithonia Lighting	DSX0 LED P2 30K 70CRI BLC3 EGS-F	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 3 Extreme Backlight Control Forward External Glare Shield	1	2592	1
	CC-RCD		1	Lithonia Lighting	DSX0 LED P2 30K 70CRI RCD EGS-F	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control Forward External Glare Shield	1	2619	1

Luminaire Locations			
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6	AA-4	7.50	0.00
8	AA-4	7.50	0.00
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11	AA-4	7.50	0.00
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25	AA-4	7.50	0.00
26	AA-4	7.50	0.00
27	AA-4	7.50	0.00
28	AA-4	7.50	0.00
29	AA-4	7.50	0.00
30	AA-4	7.50	0.00
31	AA-4	7.50	0.00
32	AA-4	7.50	0.00
33	AA-4	7.50	0.00
34	AA-4	7.50	0.00
35	AA-4	7.50	0.00
36	AA-4	7.50	0.00
12	BB-FT	15.00	0.00
15	BB-FT	15.00	0.00
16	BB-FT	15.00	0.00
17	BB-FT	15.00	0.00
31	BB-FT	15.00	0.00
34	BB-FT	15.00	0.00
2	CC-BLC3	20.00	0.00
1	CC-RCD	20.00	0.00
1	AA-4	7.50	0.00

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Calc. Zone #1	+	0.6	Fd	3.9	Fd	0.0	Fd



1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0".

MILLIKEN STORAGE

SITE PLAN/
SUBDIVISON

MILLIKEN, CO
PREPARED BY:



APPLICANT

RIPLY DESIGN INC
ABDUL BARZAK
236 LINDEN ST. SUITE A
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

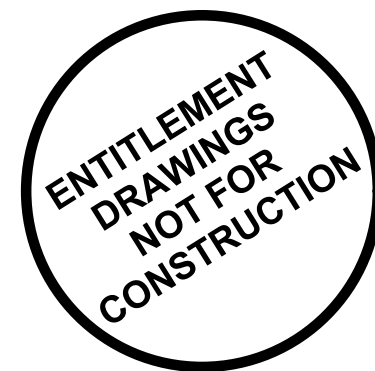
ENGINEER

UNITED CIVIL
Sam Eliason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044

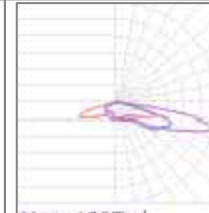
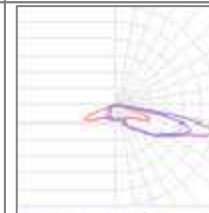
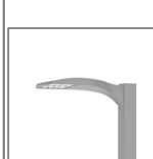
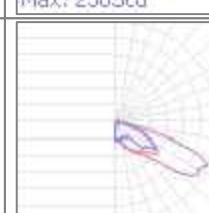
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No.	DESCRIPTION	DATE
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02	PHOTOMETRICS	8/28/2025
03	PHOTOMETRICS	9/9/2025
04	PHOTOMETRICS	10/30/2025
REVISIONS		
No.	DESCRIPTION	DATE

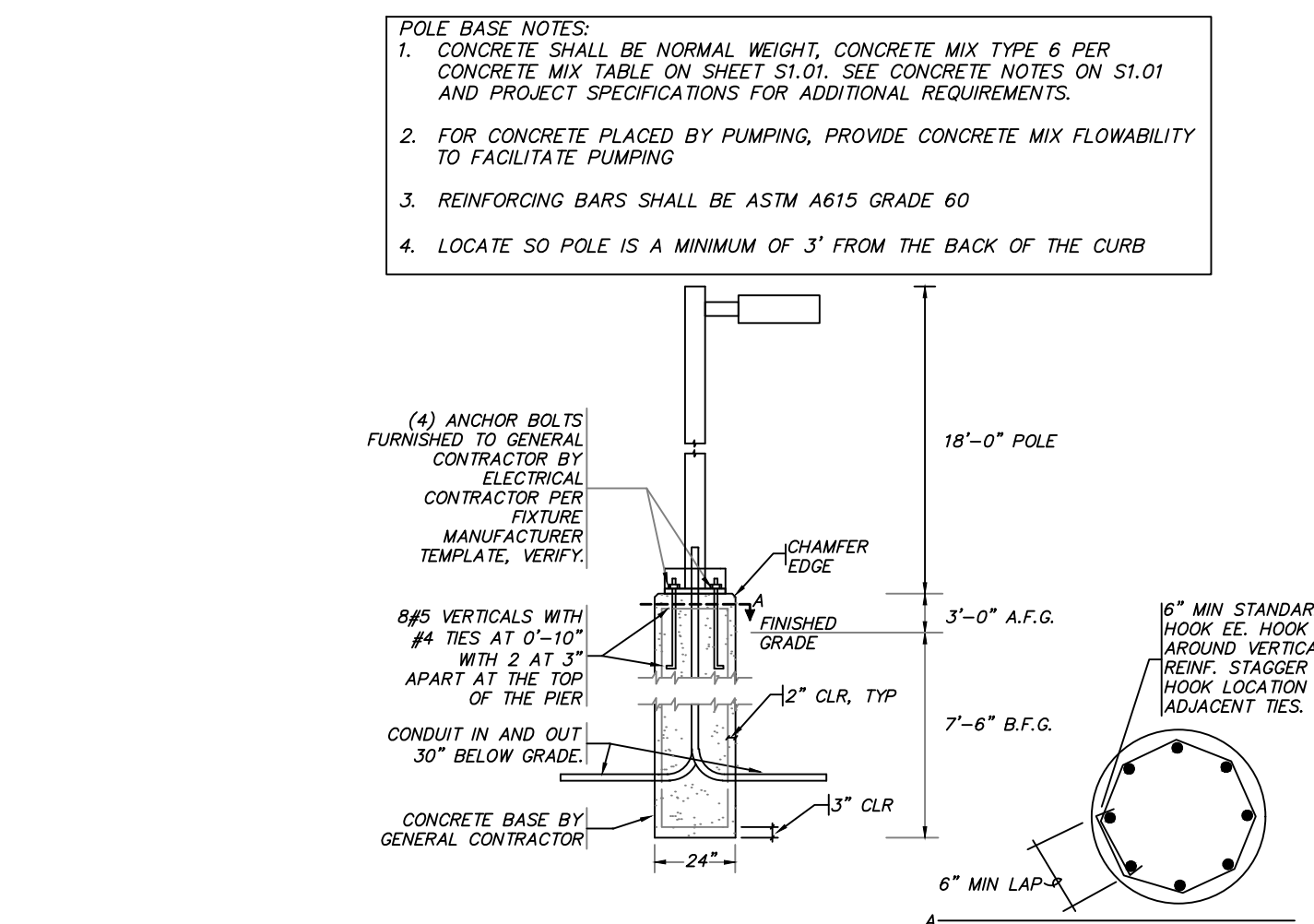
PHOTOMETRIC
SITE PLAN

SEAL:



PROJECT No.:	R22-049.5
DRAWN BY:	APS
REVIEWED BY:	CMP
DRAWING NUMBER:	

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	AA-4		27	Lithonia Lighting	DSXW1 P1 30K T4M	2000 3000K 70CRI Type 4 Medium	1	1821	1	12.37	 Max: 1395cd
	BB-FT		6	Lithonia Lighting	DSXW2 P5 30K 80CRI TFM	8000 3000K 80CRI Forward Throw Medium	1	7203	1	57.03	 Max: 5293cd
	CC-BLC3		1	Lithonia Lighting	DSX0 LED P2 30K 70CRI BLC3 EGS-F	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Type 3 Extreme Backlight Control Forward External Glare Shield	1	2592	1	45.14	 Max: 2505cd
	CC-RCD		1	Lithonia Lighting	DSX0 LED P2 30K 70CRI RCD EGS-F	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control Forward External Glare Shield	1	2619	1	45.14	 Max: 4032cd



4 LIGHT POLE BASE MOUNTING DETAIL
SCALE:N.T.S. REQUIRES REVIEW AND APPROVAL BY STRUCTURAL ENGINEER

d'series

D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	10" (25.4 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		

Catalog Number

Notes

Type

Use the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mood applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTxD

DSXW1 LED							
Series	Current Package	CCT	CRI	Distribution	Volt age	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens	27K	2700K	70CR 70CR	T2S	Type 2 Short	MVOLT
	P2 2200 Lumens	30K	3000K	80CR 80CR ¹	T3M	Type 2 Medium	120 ¹
	P3 3000 Lumens	35K	3500K	AAMC ¹ AMC ¹ Amber CR	T2GL	Type 3 Low Glare ²	208 ³
	P4 4000 Lumens	40K	4000K		T3M	Type 3 Low Glare ²	240 ³
	P5 5200 Lumens	50K	5000K		T3M	Type 3 Medium	277 ³
	P6 7200 Lumens	57K	5700K		T4M	Type 4 Medium	347 ³
	P7 10000 Lumens	AMBPC ⁴ AMBLW ⁴	Amber PC ⁴ Amber LW ⁴	TFMT Forward Illumination	440V ⁴		HVOLT ⁴
Shipped included							
						SRM Surface mounting bracket	PE Photoelectric cell, button type ⁶
						BBW Backward-looking back box (for conduit entry)	DMG 0.1m dimming wires pulled outside fixture (fuse with an external control, ordered separately)
							PIR 180° motion/ambient light sensor, <15' range ¹¹
							PIRH 180° motion/ambient light sensor, 15-30' range ¹¹
							PIRHVCV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16"
							PIRHHCV Motion/ambient sensor, 8-15' mounting height, ambient sensor disabled at 16"
							E20KC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant ⁸
							E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant ⁸

Other Options	Finish option
Shipped installed	Shipped separately⁹
SF Single face (120, 277 or 347V) ¹⁰	BWS Bidirectional optics
SF Double face (208, 240 or 480V) ¹⁰	VC Vertical glass
HS House-side shield ¹¹	DLL Diffused dry lens
SPO Separate space protection	DDBD Dark bronze
	DRBK Black
	DNWD Natural aluminum
	DHWD White
	OSSO Sandstone
	ODBTD Textured dark bronze
	GRLBD Grained
	DNATD Textured natural aluminum
	DHWDH Textured white
	DSDTD Textured sandstone

Accessories

Ordered and shipped separately

DOORW1	House side shield (see part #) w/ spring
DOORWU	Bidirectional accessory
DOORWIG	Natural/guard accessory

NOTES

- Only available with P1 and P6 Packages.
- Not available with BWA or BBA.
- Only Available with AMCR.
- Not available with HS Option
- Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480-voltage option.
- Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not available with E20WC or E20WH.

- Photocontrol (PIE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3. Not available with DMG.
- Not compatible with conduit entry configurations. Not available with BBW mounting option. Not available with SF and DF ratings. Not available with 347, 480, HVOLT⁴ voltage options. Emergency components located in back box housing. Not available with SPO.
- Not available with E20WC and E20WH.
- Also available as a separate accessory; see Accessories information.

D-Series Size 2 LED Wall Luminaire

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

d®series

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL^A controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

Specifications Luminaire

Width: 18-1/2" (47.0 cm)	Weight: 21 lbs (9.5 kg)
Depth: 10" (25.4 cm)	
Height: 7-5/8" (19.4 cm)	

Back Box (BBW)

Width: 5-1/2" (14.0 cm)	BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)	
Height: 4" (10.2 cm)	

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately.
[Link to Roam](#): [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTDX

DSXW2 LED											
Series	Lumens Package	CCT	CRI	Distribution	Yoltage	Mounting	Control Options				
DSXW2 LED	P1 4200 Lumens	27K	2700K	70CRI 70CRI	T25 Type 2 Short	MVOLT	Shipped included SRM Surface mounting bracket	Shipped installed PE Photometric ckt, button type¹ PER NEMA twist-lock receptacle only (control ordered separately) PERS Five wire receptacle only (control ordered separate)¹,² PERF Seven wire receptacle only (control ordered separate)¹,³	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor <15 m range¹⁴¹⁵ PIRB 180° motion/ambient light sensor: 15-30 m range¹⁶¹⁷ PIRHFCW Motion/Ambient sensor: 8-15' mounting height, ambient sensor enabled at 16'-¹⁸ PIRHFCW Motion/Ambient sensor: 15-30' mounting height, ambient sensor enabled at 16'-¹⁹		
	P2 5300 Lumens	30K	3000K	80CRI 80CRI	T26 Type 2 Medium	208²					
	P3 6300 Lumens	40K	4000K	AMCRI Amber CRI	T3LG Type 3 Low Glare¹	240¹					
	P4 7200 Lumens	50K	5000K		T2M Type 3 Medium	277²	Shipped separately¹ BBW Surface-mount back box (for conduit entry)				
	P5 8200 Lumens	57K	5700K		T2M Type 4 Medium	247¹⁴					
	P6 10000 Lumens	AMMPC Amber PC¹		TF1M Forward Throw Medium		480¹⁴					
	P7 14300 Lumens	AMBWL Amber WL¹		BLC3 Back Light Control type 3¹		HVOLT¹⁴					
				BLC4 Back Light Control type 4¹							

Option Options				Finish request			
Shipped installed SF Single-fuse (120, 377, 240V)¹ EF Double-fuse (208, 240, 240V)¹ HS House-shield SPD Separate surge protection¹				Shipped separately¹ BSW BSI-detriment spikes VG Vandal guard			
				DDKD Dark bronze	DDSD Stainless	DWHGD Textured white	
				DLKD Black	DSLTD Textured dark bronze	DSSTD Textured stainless	
				DNAD Natural aluminum	DNBD Black		
				DWWD White	DNDXD Textured natural aluminum		

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DSXW2 LED Rev. 12/12/24 Page 1 of 4

COMMERCIAL OUTDOOR



d²series

D-Series Size 0

LED Area Luminaire











Specifications

EPA: 0.44 f²
(0.04 m²)

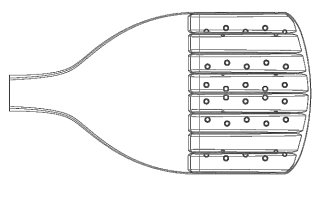
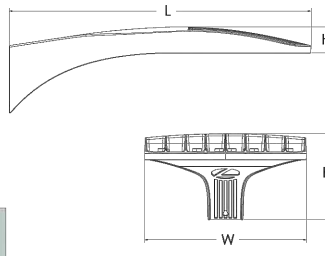
Length: 26.18"
(66.5 cm)

Width: 14.04"
(35.7 cm)

Height H1: 2.26"
(5.7 cm)

Height H2: 7.46"
(19.0 cm)

Weight: 23 lbs
(10.4 kg)


Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBX0

Ordering Information

DSX0 LED

Series	LEDs	Color temperature ^a	Color Rendering Index	Distribution	Voltage	Mounting
Forward optics (this section 70CRI only)	P1 P5	30K 3000K	70CRI	AFR Automotive front row	TMVLT (120V-277V) ¹	Shipped included
	P2 P6	40K 4000K	70CRI	T1S Type 1 short	HMVLT (347V-480V) ¹	
	P3 P7	50K 5000K	70CRI	T2M Type 2 medium	XVMVLT (277V-480V) ¹	
Rotated optics	IR	27K 2700K	80CRI	T3M Type 3 medium	120 n.a.	SPA Square pole mounting (H8 drilling, 3.15" min. 50 pole)
	P10 ¹ P12 ¹	30K 3000K	80CRI	T3W Type 3 wide	120 n.a.	RPA Round pole mounting (H8 drilling, 3" min. R90 pole)
	P31 35K 3500K	80CRI	T3L Type 3 low glare ¹	BLC3 Type 3 backlight control ¹	240 n.a.	SPAS Square pole mounting (H5 drilling, 3" min. 50 pole) ¹
	P11 ¹ P13 ¹	40K 4000K	80CRI	T4M Type 4 medium	277 n.a.	RPAS Round pole mounting (H5 drilling, 3" min. R90 pole) ¹
		50K 5000K	80CRI	T4L Type 4 low glare ¹	347 n.a.	SPAS Square narrow pole mounting (H8 drilling, 3" min. 50 pole)
			80CRI	TF1M Forward throw medium	480 n.a.	WBA Wall bracket ¹
						MA Mast arm adapter (mounts on 2.38" Ø horizontal track)

Control options	Other options	Finish request
Shipped installed NLTAR2 PIRHN Right light AIR gns 2 enabled with bi-level motion / ambient sensor, 8-47" mounting height, ambient sensor enabled at 26", 11.5", 8.9" PIR High/motion, medium/ambient sensor, 8-47" mounting height, ambient sensor enabled at 26", 11.5", 8.9" PER NEMA twist-lock receptacle only (controls ordered separately) PERS Five-pin gasket type (controls ordered separately) ^{1,2}	Shipped installed HIS Horizontal shield (black finish standard) ^{1,2} L50 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ¹ HA 50°C ambient operation ¹ BAA Bay Area (USA) and Build America Bay Area Qualified SF Single face (120, 347, 347V) ¹ DF Double face (208, 240, 480V) ^{1,2} Shipped separately EGGR Exterior Glass Shield (weatherable, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBX0 Dark Bronze DBX0 Black DNAX0 Natural Aluminum DWBX0 White DDBT20 Textured dark bronze DDBT20 Textured black DNAT20 Textured natural aluminum DWBX20 Textured white



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DSX0 LED
Rev. 04/2025
Page 1 of 2

MILLIKEN STORAGE

SITE PLAN/ SUBDIVISION

MILLIKEN, CO
PREPARED BY:



APPLICANT

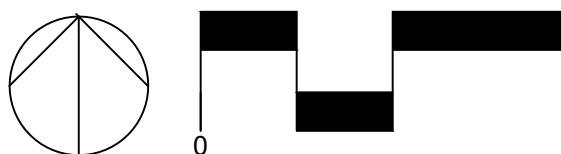
RIPLEY DESIGN INC
ABDUL BARZAK
236 LINDEN ST. SUITE A
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

LOT HOLDING INVESTMENTS
John Hall
1613 Pelican Lakes Point Suite 201
Windsor, CO 80550
p. 970.200.8987

ENGINEER

UNITED CIVIL
Sam Eliason
19 Old Town Square #238
Fort Collins, CO 80524
P. 970.530.4044



NORTH

ORIGINAL SIZE 24X36

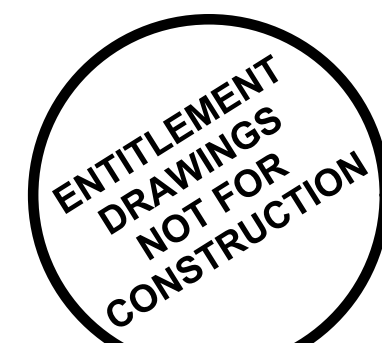
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02	PHOTOMETRICS	8/28/2025
03	PHOTOMETRICS	9/9/2025
04	PHOTOMETRICS	10/30/2025

REVISIONS

No.	DESCRIPTION	DATE

PHOTOMETRIC CUTSHEETS

SEAL:



PROJECT No.:	R22-049.5
DRAWN BY:	APS
REVIEWED BY:	CMP
DRAWING NUMBER:	

DRAWING NUMBER:

27 OF 27

Milliken Store-N-Go | Narrative

September 5, 2025

Project Information and Background

The applicant is proposing to develop a self-service storage facility. The project site is generally located at the southeast corner of Central Drive and WCR 23 $\frac{3}{4}$, just north of Highway 60 in the Town of Milliken. This location offers convenient access for future customers while remaining compatible with surrounding land uses and the community's long-range planning goals.

To facilitate this project, the applicant looking to process three separate applications to the Town of Milliken:

1. **Replat** – To consolidate existing lots and eliminate or clarify easements, thereby establishing a clean and developable parcel.
2. **Conditional Use Application** – Required per Section 16-2-170 of the Milliken Land Use Code to allow a self-service storage facility within the C-4 Service Business Zoning District.
3. **Site Plan Application** – To detail the proposed development layout, including but not limited to building locations, access, circulation, parking, landscaping, lighting, utilities, and stormwater management.

This coordinated application package is intended to ensure the project meets all applicable code requirements and contributes positively to the built environment in this area of Milliken.

Uses

The project will consist of seven (7) enclosed storage buildings totaling over 50,000 square feet of indoor commercial storage space. No outdoor storage of any kind will be permitted as part of this development.

The facility will offer a range of storage unit sizes to accommodate a variety of user needs—from smaller personal storage units to larger enclosed units suitable for RVs and recreational vehicles. This diversity ensures that the facility can serve all users in the Milliken community.

Designed with a focus on modern convenience and security, the facility will operate entirely as a state-of-the-art, automated system with no on-site staff. Tenants will access their units through secure, keyless entry systems and automated gates. New customers will be able to sign up entirely online and gain immediate access to their units, providing a seamless and flexible user experience.

Security is a top priority for the project, with planned features including 24/7 surveillance, controlled access, and on-site lighting designed to enhance safety while minimizing light spill to neighboring properties.

Market research demonstrates a clear demand for high-quality, upscale storage options in the Milliken area. The project's prominent location along Highway 60 ensures convenient access and visibility for local residents and businesses. Additionally, the development has been thoughtfully designed with landscape buffering and site enhancements that align with the Town's guiding plans and ensure compatibility with surrounding and future land uses.



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Throughout the planning process, the applicant has worked closely with Town staff and key stakeholders, including Front Range Fire Rescue, to ensure that all elements of site design—such as access, hydrant placement, circulation, and compliance with the International Fire Code—are appropriately addressed. The current layout is designed to meet or exceed emergency response and fire protection standards. The applicant is committed to ongoing collaboration with Town staff and its partners to ensure a safe, well-integrated, and high-quality development.

It is also important to note that as part of the replat process, a separate tract will be set aside at the corner of WCR 23 ¾ and Highway 60 for future commercial development. This pad site has been sized appropriately to accommodate a potential commercial user that could serve as an anchor for the intersection and complement the surrounding uses. The applicant has already received interest from potential perspective commercial tenants, signaling strong market support and further reinforcing the site's viability for quality development.

Clarification on RV Dump and Fill Station

During earlier stages of planning, the applicant considered including an RV dump and fill station on the site. This amenity is no longer part of the project and will not be constructed at this time.

To allow flexibility for the future, utility stubs are being installed that could accommodate this feature if demand and approvals support it down the line. Should a dump and fill station ever be pursued, the applicant will work closely with the Town of Milliken and all applicable stakeholders to ensure full design, permitting, and compliance with all requirements. Any associated fees will be paid at that time.

Analysis of Comprehensive Plan

The proposed self-storage project is identified in the Comprehensive Plan as an industrial/business facility is fully consistent with the Town's Comprehensive Plan Update (Dec 2023). It supports contiguous, infrastructure-driven growth by situating within the Town's Urban Growth Area and aligning with annexation priorities. The project fits within the Future Land Use Map's Business/Industrial designation, will meet applicable design, buffer, and screening standards, with compliant siting and drainage. Furthermore, it supports the Comprehensive Plan's economic development goals by adding complementary commercial infrastructure. Finally, the project team will coordinate with the Town, Weld County, and neighboring jurisdictions as required, ensuring alignment with regional growth and service delivery.

Consistent with Section 4 of the Comprehensive Plan, this self-storage facility reinforces the economic objectives for the Highway 60 corridor by offering amenities that serve residents and attract regional customers. It exemplifies the Plan's call to 'provide for residents' daily needs while also drawing customers from surrounding communities.' Market research has shown that Milliken specifically has a deficit in self-storage facilities. Furthermore, leveraging its location on Highway 60, surrounding communities will also utilize this facility. Properly designed with attention to buildings, buffers, and connectivity, this project activates the corridor and demonstrates its viability for future adaptive development. In doing so, it directly supports Milliken's broader economic development framework—diversifying the local base, harnessing corridor traffic, and positioning key infill sites for future growth initiatives.



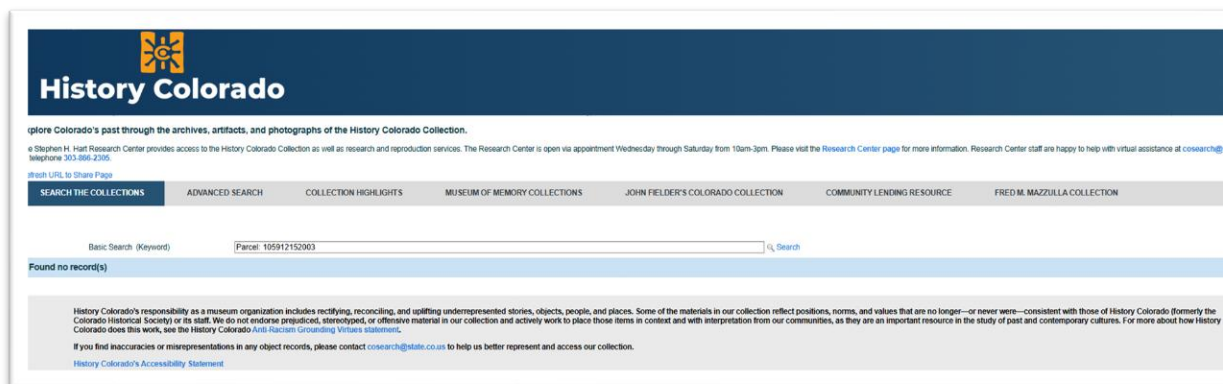
This project is aligned with the Comprehensive Plan's transportation goals by providing safe, efficient access from the existing roadway network without requiring major new infrastructure. It is located on an appropriately classified roadway near the Highway 60 corridor, supporting both local and regional access. The project integrates future connectivity potential improvements in line with Milliken's Complete Streets objectives. As such, the development supports a transportation system that is fiscally responsible, accessible, and consistent with the Town's long-term mobility framework.

Colorado Historical Society Records Search

As requested by the Town, the applicant conducted a thorough search of the History Colorado (formerly known as the Colorado Historical Society) Records to determine whether the project site contains or is associated with any historically significant features. This search included parcel numbers, subdivision and plat names, and other relevant keywords. The results of this review yielded no records of historical importance associated with the site.

Furthermore, the subject parcels have been previously platted, subdivided, and reviewed by the Town of Milliken through earlier entitlement processes. Based on this prior land use activity, along with the absence of any findings in the History Colorado database, the applicant is confident that the site does not hold any historical significance. This conclusion supports continued development and review of the proposed project without concern for cultural or historical impacts.

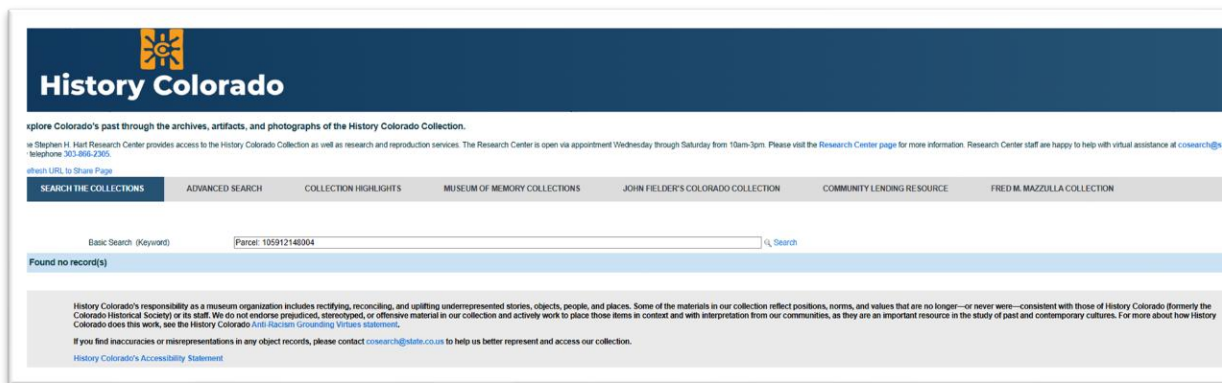
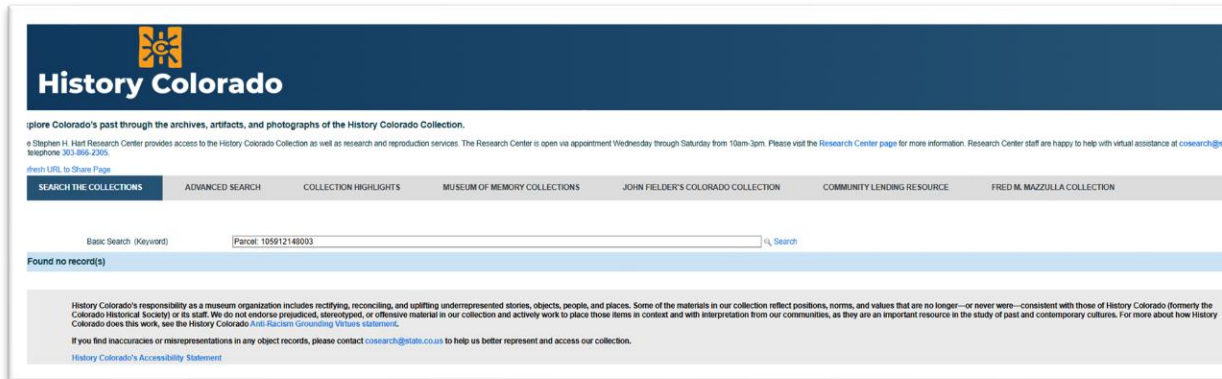
Please see screenshots of History Colorado Records Search with No Results Found on next page



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Rare Species Occurrence Survey

In response to the Town's request for a Rare Species Occurrence Survey, we note that this analysis was conducted as part of the broader Ecological Characterization Study prepared for the site. Based on that study, it was determined that no rare, threatened, or endangered species exist on the site or within close proximity to the property. The findings confirm that the proposed development will not impact any known rare species or sensitive habitats.

Conclusion

Given all the considerations outlined above, the applicant believes this site is exceptionally well-suited for development. The location offers excellent access and visibility, particularly along the Highway 60 corridor, and presents a unique opportunity to meet a growing community need. Market research clearly demonstrates a demand for additional, modern self-service storage options in the Milliken area, and this project is designed to fill that gap with a secure, upscale, and technologically advanced facility.

Importantly, this proposal is fully compliant with the Town of Milliken's Land Use Code and does not seek any modifications or variances. The design, layout, and operational plan have been thoughtfully developed to meet or exceed all applicable code requirements and review criteria. Additionally, the project aligns with the Town's



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broader planning goals—supporting infill development, enhancing commercial activity along key corridors, and ensuring compatibility with surrounding uses through buffering, access management, and coordinated infrastructure planning.

The applicant is committed to continued collaboration with Town staff and community stakeholders and looks forward to advancing a project that brings long-term value to the Town of Milliken.



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C:\Users\Snyder\OneDrive\OneDrive\Erik\Desktop\SLSS-LotHolding\Frontier Commercial Center\Plat.dwg, Sheet 1, 02/11/26 9:08:17AM, Snyder

FRONTIER COMMERCIAL CENTER, REPLAT D

BEING A REPLAT OF LOT 3, FRONTIER COMMERCIAL CENTER, REPLAT C AND LOTS 1-4 AND OUTLOT B OF FRONTIER COMMERCIAL CENTER, REPLAT A, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MILLIKEN, WELD COUNTY, COLORADO.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that John Hall being the sole owner of the land described as follows:

A parcel of land located in Section Twelve (12), Township Four North (T.4N.), Range Sixty-seven West (R.67W.), at the Sixth Principal Meridian (6P.M.), Town of Milliken, County of Weld, State of Colorado and being more particularly described as follows:

LOT 3, FRONTIER COMMERCIAL CENTER, REPLAT "C" RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 3215824, AND LOTS 1,2,3, AND 4 OF BLOCK 1 AND OUTLOT B OF FRONTIER COMMERCIAL CENTER, REPLAT "A" RECORDED APRIL 16 2003 AT RECEPTION NUMBER 3053131. SAID PARCELS CONTAIN 5.113 ACRES MORE OR LESS (±)

Have by these presets laid out, plotted and subdivided the same into lots and blocks, as shown on this plot under the name of Frontier Commercial Center, Replat D, and do hereby dedicate to the public forever such public streets, rights-of-way, easements and other places designated or described as for public uses as shown hereon. All conditions, terms and specifications designated or described herein shall be binding on the owner, its heirs, successors and assigns.

LEGAL DESCRIPTION

A parcel of land located in Section Twelve (12), Township Four North (T.4N.), Range Sixty-seven West (R.67W.), at the Sixth Principal Meridian (6P.M.), Town of Milliken, County of Weld, State of Colorado and being more particularly described as follows:

LOT 3, FRONTIER COMMERCIAL CENTER, REPLAT "C" RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 3215824, AND LOTS 1,2,3, AND 4 OF BLOCK 1 AND OUTLOT B OF FRONTIER COMMERCIAL CENTER, REPLAT "A" RECORDED APRIL 16 2003 AT RECEPTION NUMBER 3053131. SAID PARCELS CONTAIN 5.113 ACRES MORE OR LESS (±)

The above described parcel contains 222,725 square feet more or less.

In witness whereof, we have hereunto set out hands and seals this ____ day of _____ 2026.

OWNER: Lot Holding Investments, LLC, a Colorado limited liability company, John Hall.

John Hall

STATE OF _____)
COUNTY OF _____)

The foregoing certificate of ownership was acknowledged before me this ____ day of _____ 2026.

Witness my hand and seal.
My commission expires _____

Notary Public

Address

OWNER / APPLICANT

JOHN HALL
1613 PELICAN LAKES PT. STE 201,
WINDSOR, CO 80550
jhall@lotholding.com

PLANNER

RIPLEY DESIGN, INC.
236 LINDEN STREET, SUITE A
FT. COLLINS, CO 80524
abdul.barzok@ripleydesigninc.com

ENGINEER / DESIGNER

UNITED CIVIL DESIGN GROUP, LLC
19 OLD TOWN SQUARE, #238
FORT COLLINS, COLORADO 80524
SAM.ELIASON@UNITEDCIVIL.COM

SURVEYOR

SNYDER LAND SURVEYING INC.
2061 SANDWATER COURT
WINDSOR, CO 80550
SNYDERLANDSURVEYING@OUTLOOK.COM

SURVEYOR'S CERTIFICATE

I, Erik Jay Snyder, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Frontier Commercial Center, Replat D, accurately represents the results of a survey performed by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

ON BEHALF OF SNYDER LAND SURVEYING INC..

By: Erik Jay Snyder
Colo. L.S. 38555

NOTES:

- 1) Basis of Bearings:
Assumed the West line of Lot 3 of Frontier Commercial Center Replat C, as bearing North 00°45'45" East and with all bearings contained herein relative thereto, being monumented as shown hereon.
- 2) Recorded and apparent rights-of-way and easements are shown per the clients Title Report prepared by Commonwealth Land Title Insurance Company. Title Report No: 459-HS0843820-416, dated June 11, 2025.
- 3) 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.
- 4) The lineal units used in preparing this survey are U.S. survey feet.
- 5) Floodplain Boundary: The subject parcel lies in Zone X, Areas determined to be outside the 0.2% annual chance floodplain, according to the FEMA Flood Insurance Rate Map, Map No's. 08123C1704E & 08123C1703E dated January 20, 2016.

PLANNING COMMISSION CERTIFICATE

Recommended approval by the Milliken Planning Commission this ____ day of _____, A.D., 2026

Chairman
Attest

Town Clerk

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

This is to certify that the final plat of the above described property was approved by the Board of Trustees of Milliken, Colorado, this ____ day of _____, 2026, and that the Town of Milliken hereby accepts all public streets, easements and rights-of-way and other places designated as for public use for all purposes indicated thereon.

Mayor

Attest:

Town Clerk

ENGINEER OF RECORDS

This plat approved by Town of Milliken this ____ day of _____, A.D. 2026

Town Engineer

Zoning:

The subject property is Zoned Commercial.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the county clerk and recorder of Weld County at _____, on the ____ day of _____, A.D., 2026 in the book _____ page _____ map _____ reception _____

By: _____
Deputy

County Clerk and Recorder

CERTIFICATE OF APPROVAL BY XCEL ENERGY

APPROVED BY THE PUBLIC SERVICE COMPANY OF COLORADO THIS ____ DAY OF _____, A.D., 2026

By: _____
XCEL ENERGY

CENTER DRIVE
60FT ROW

STATE HIGHWAY 60
ROW VARIES

LEGEND

- FOUND BENT #4 REBAR NO CAP
- FOUND BENT #4 REBAR WITH YELLOW PLASTIC CAP

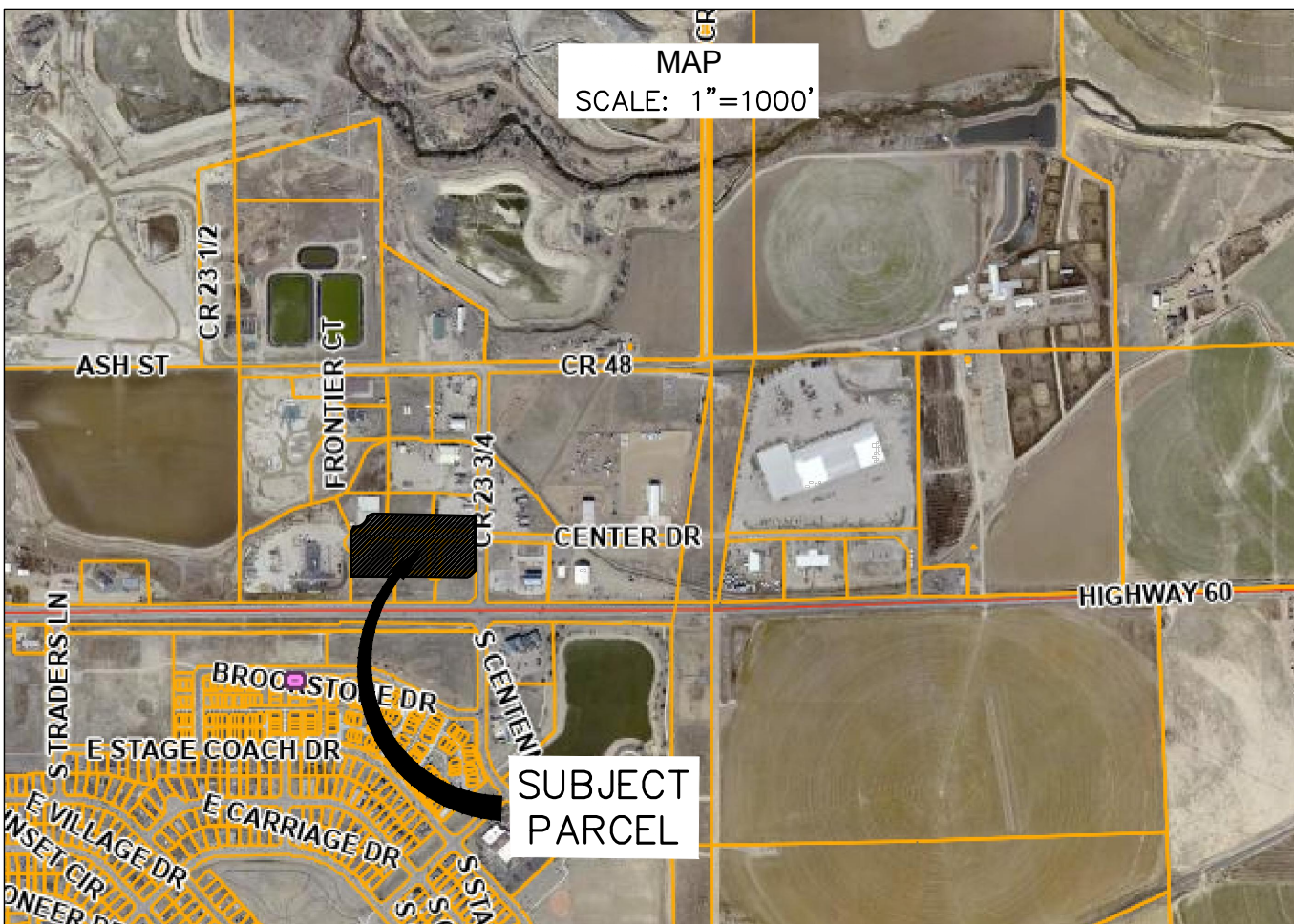
FRONT RANGE FIRE RESCUE

REVIEWED AND ACCEPTED: _____ DATE _____

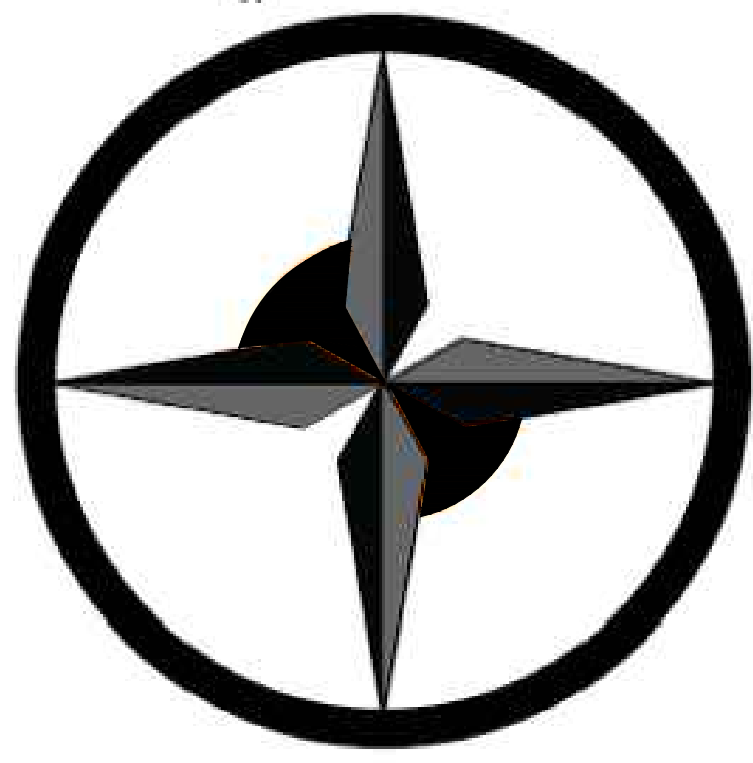
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	51.79	43.00	69°00'53"	S52°27'55"W	48.72
C2	92.06	60.00	87°54'30"	N61°54'27"E	83.29
C3	3.14	2.00	90°00'00"	S44°14'17"E	2.83
C4	23.56	15.00	90°00'00"	N45°45'43"E	21.21
C5	23.56	15.00	90°00'00"	S45°45'43"W	21.21
C6	20.56	50.00	23°33'17"	S12°32'21"W	20.41
C7	42.81	99.00	24°46'33"	N45°41'01"E	42.48
C8	3.14	2.00	90°00'00"	N45°45'43"E	2.83
C9	3.14	2.00	90°00'00"	S45°45'43"W	2.83
C10	9.42	6.00	90°00'00"	N44°14'17"W	8.49
C11	9.42	6.00	90°00'00"	N45°45'43"E	8.49
C12	3.14	2.00	90°00'00"	S44°14'17"E	2.83
C13	3.14	2.00	90°00'00"	S44°14'17"E	2.83
C14	3.14	2.00	90°00'00"	S45°45'43"W	2.83
C15	9.42	6.00	90°00'00"	N44°14'17"W	8.49
C16	9.42	6.00	90°00'00"	N45°45'43"E	8.49
C17	43.84	700.01	03°35'19"	S88°58'04"W	43.84
C18	27.67	23.00	68°56'29"	S52°25'43"W	26.04
C19	122.74	80.00	87°54'28"	N61°54'27"E	111.05
C20	45.14	720.00	03°35'31"	S88°57'59"W	45.13
C21	26.21	60.00	25°01'36"	N63°20'51"E	26.00
C22	31.42	60.00	30°00'02"	S89°08'19"E	31.06

Line Table		
Line #	Length	Direction
L7	51.50	S00° 45' 43"W
L8	117.71	S89° 14' 17"E
L9	135.00	S00° 45' 43"W
L10	388.00	N89° 14' 17"W
L11	60.37	S00° 45' 43"W
L12	26.00	N89° 14' 17"W
L13	147.82	N00° 45' 43"E
L14	17.94	N24° 19' 00"E
L15	25.66	N26° 39' 09"W
L16	26.69	N26° 39' 09"W
L17	231.41	N89° 14' 17"W
L18	51.50	S00° 45' 43"W
L19	30.00	S00° 45' 43"W

Line Table		
Line #	Length	Direction
L20	330.00	S89° 14' 17"E
L21	22.00	S00° 45' 43"W
L22	330.00	N89° 14' 17"W
L23	30.00	S00° 45' 43"W
L24	380.00	S89° 14' 17"E
L25	22.00	S00° 45' 43"W
L26	380.00	N89° 14' 17"W
L30	20.00	S89° 14' 17"E
L31	213.50	S00° 45' 43"W
L32	213.50	N00° 45' 43"E
L33	90.38	N38° 46' 43"W
L34	107.97	N84° 05' 08"W



Snyder Land Surveying Inc.
Professional Land Surveyor
Erik Jay Snyder; PLS 38555
C: 970-686-5157
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:

EJS

CHECKED BY:

DSR

APPROVED BY:

EJS

REVISIONS:
22 AUGUST 2025
4 SEPTEMBER 2025
18 NOVEMBER 2025
6 FEBRUARY 2026

PAGE(S):

1 OF 1