TOWN OF WELLINGTON
PLANNING COMMISSION
March 2, 2026
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

Individuals wishing to make public comments must attend the meeting in person or submit comments by sending an email to planning@wellingtoncolorado.gov. The email must be received by 3:00 p.m. the Friday prior to the meeting . After that time, written public comments cannot be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.
The Zoom information below is for online viewing and listening only.
Please click the link below to join the webinar:
https://us06web.zoom.us/j/88628197940
Webinar ID: 886 2819 7940
Or Telephone: US: +1 719 359 4580 or +1 720 707 2699

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1. CALL TO ORDER
2. ROLL CALL
3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
4. PUBLIC FORUM
5. CONSIDERATION OF MINUTES
   A. Regular Meeting Minutes of January 12, 2026
6. NEW BUSINESS
   A. Public Hearing for Minor Subdivision of Outlot A, Wellington Downs Subdivision, and concurrent Site Plan Review for a Residential Apartment Development proposed at 4101 Jefferson Avenue
7. COMMUNICATIONS
   A. State Legislation Under Consideration: HB26-1001 - Housing Developments on Qualifying Properties
   B. 2025 Annual Report - Construction, Development and Neighborhood Services
8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.

Planning Commission Meeting

Date: **March 2, 2026**
Submitted By: **Aidan Checkett, Planner 1**
Subject: **Regular Meeting Minutes of January 12, 2026**

EXECUTIVE SUMMARY

N/A

BACKGROUND / DISCUSSION

N/A

STAFF RECOMMENDATION

Move to approve the Regular Meeting Minutes of January 12, 2026 as presented.

ATTACHMENTS

1. Regular Meeting Minutes of January 12, 2026

TOWN OF WELLINGTON
PLANNING COMMISSION
January 12, 2026

MINUTES
REGULAR MEETING – 6:30 PM

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

   The Planning Commission for the Town of Wellington, Colorado, met on January 12, 2026, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:	Eric Sartor, Chair Lisa Chollet Tim Whitehouse Linda Knaack Sherman Stringer Bert McCaffrey Eric Stahl
Absent:	
Town Staff Present:	Cody Bird, Planning Director Aidan Checkett, Planner I

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

   None

4. PUBLIC FORUM

   There was no public comment.

5. Presentation

   A. Introduce New Planning Commissioner – Eric Stahl

   Cody Bird, Planning Director, announced that Eric Stahl had been appointed to the board. Stahl introduced himself. The rest of the commissioners and Staff introduced themselves to Stahl.

6. CONSIDERATION OF MINUTES

   Commissioner Whitehouse moved to approve the regular meeting minutes of December 8, 2025, as presented. Commissioner McCaffrey seconded.

   Yeas – Chollet, Stringer, Whitehouse, Knaack, McCaffrey, Sartor
   Nays-
   Abstain- Stahl
   Motion carried.

7. NEW BUSINESS

   A. Election of Officers

Bird stated that the Planning Commission is required to elect a Chair and Vice Chair at the beginning of every year. The elected Chair and Vice Chair serve for a term of one year.

Commissioner Chollet moved to nominate Eric Sartor as Chair. Commissioner Knaack seconded. Chair Sartor accepted the nomination.

Yeas – Chollet, Stringer, Whitehouse, Knaack, McCaffrey, Stahl, Sartor
Nays-
Motion carried.

Commissioner McCaffrey moved to nominate Tim Whitehouse for Vice Chair. Commissioner Chollet seconded. Commissioner Whitehouse accepted the nomination.

Yeas – Chollet, Stringer, Whitehouse, Knaack, McCaffrey, Stahl, Sartor
Nays-
Motion carried.

8. COMMUNICATIONS

Bird stated that Staff is evaluating land development applications and may have some to bring before the Commission in February. If there is no case ready for consideration, Staff will likely recommend cancelling the meeting.

9. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:40 PM

Approved this 2nd day of March, 2026.

_____

Recording Secretary

Planning Commission Meeting

Date: March 2, 2026
Submitted By: Brittany Lenoir, Planner III
Subject: Public Hearing for Minor Subdivision of Outlot A, Wellington Downs Subdivision, and concurrent Site Plan Review for a Residential Apartment Development proposed at 4101 Jefferson Avenue

EXECUTIVE SUMMARY

Morgan Kidder, representing Wellington Downs Investments, LLC, is requesting a minor subdivision for a replat of Outlot A of the Wellington Downs Subdivision PUD and a site plan review for the development of residential apartments. The subject site is located at 4101 Jefferson Avenue and is approximately 1.30 acres (56,648 square feet). The minor subdivision and site plan review are separate actions and are being considered concurrently as one development proposal. Town staff have reviewed the plans, have received comments from outside referral agencies, and the applicant has incorporated elements in the plans and plat to substantially address comments provided by staff and referral agencies. Town staff recommends that the plat and project plans meet the Findings for Approval for the Minor Subdivision and Site Plan Review. Town Staff recommends approval of the site plan subject to conditions of approval and recommends the Planning Commission forward a recommendation of approval to the Board of Trustees for the plat. The Planning Commission's recommendation on the plat will be forwarded to the Board of Trustees for consideration at a public hearing scheduled for March 24, 2026. The Planning Commission is the final decision on the site plan review in accordance with the Land Use Code.

BACKGROUND / DISCUSSION

Background

- The applicant is seeking a positive recommendation from the Planning Commission for a minor subdivision to replat Outlot A of Wellington Downs Subdivision PUD.
- The applicant is seeking approval of a site plan for construction of new residential apartments, specifically to construct two six-plex and one eight-plex structures consisting of 20 dwelling units that are a mix of one-bedroom and two-bedroom units.
- The property is zoned C-3, Mixed-Use Commercial, and is located on the southeast corner of Jefferson Avenue and the I-25 east Frontage Road.
- The subject property is currently identified as Outlot A of the Wellington Downs Subdivision, and the minor subdivision proposed to replat the 1.30 acre parcel to remove the "outlot" designation and make it a buildable lot for the proposed residential apartment development.
- The proposed plat will also establish easements for existing and proposed utilities, pedestrian access, and emergency access.
- The applicant for this site is the same developer that constructed the Wellington Downs development and is the owner of the existing residential apartment units. The applicant is proposing to develop the subject property and intends to match the same style as the existing apartment buildings to the south.
- Notice of the required public hearing for the plat was provided. Notice was published in the Fort Collins Coloradoan, all owners of property within five hundred feet of the subject property and all properties owners within the Wellington Downs Subdivision were sent notices in the mail, and a sign

advertising the public hearing was posted on-site fifteen days prior to the Planning Commission meeting.
- Town Planning Department staff has not received any written or verbal correspondence regarding this development proposal.

Site Plan Review Process and Findings for Approval:

- Site Plan review is processed in accordance with Section 15-2-120 of the Land Use Code and is reviewed by the Planning Commission at a regular meeting.
- The application was determined to be complete. Town staff reviewed all submitted documents, including site plan drawings, engineering designs including those for utilities and drainage, traffic considerations, landscape plans, site lighting plans, and building designs and materials, in accordance with the applicable development standards.
- As part of the plan review process, Planning Department staff referred the project plans and plat to external referral agencies for review and comment. Responses were received from Xcel Energy and Wellington Fire Protection District.
- The site plan is reviewed pursuant to the following findings for approval (Land Use Code Section 15-2-120(c)):

1. The site plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.
2. The lot size and lot dimensions are consistent with what is shown on the approved final plat.
3. No buildings or structures infringe on any easements.
4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.
5. The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements.
6. The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.

- In consideration of a site plan, the Planning Commission may take one of the following actions:
    - Approve the site plan as presented;
    - Approve the site plan with conditions;
    - Deny the site plan application.

Minor Subdivision Process and Findings for Approval:

- A minor subdivision is needed to replat Outlot A of Wellington Downs Subdivision PUD to make it a developable lot.
- The application was determined to be complete. Town staff reviewed all submitted documents.
- The minor subdivision is reviewed pursuant to the following findings for approval (Land Use Code Section 15-2-160(d)):
    1. The minor subdivision is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.
    2. The minor subdivision meets the intent of the zone district in which it will be located and all criteria and regulations specified in that zone district, including but not limited to minimum lot size and setbacks.
    3. The minor subdivision does not result in new or increased nonconformities.

4. The minor amendment mitigates, to the maximum extent possible, any negative impacts on existing and planned public facilities in surrounding neighborhood.
5. The minor amendment has no effect on the conditions applied to the approval of the plat and does not violate any requirement of the Code.
6. The administrative plat is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.)

- The Planning Commission will need to consider testimony presented during the public hearing.
- Minor subdivision plats are processed in accordance with Section 15-2-160 of the Land Use Code and are reviewed by the Planning Commission at a public hearing, and a recommendation is forwarded to the Board of Trustees. The Planning Commission may make one of the following recommendations:
    1. Recommend approval of the minor subdivision application;
    2. Recommend approval of the minor subdivision application with conditions;
    3. Recommend denial of the minor subdivision application.

Staff Comments (Site Plan Review):
The Findings for Approval for a site plan review are listed below (in **bold** text), along with Staff's recommendation for each finding (in regular text).

Findings for Approval (Land Use Code Section (15-2-120(c)):

1. **The site plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.**
    - The subject site, located at 4101 Jefferson Avenue, is designated as low-density residential on the future land use map of the Comprehensive Plan. This land use designation emphasizes lower density homes with connections to the Town's trail network and access to jobs, services, schools, and parks.
    - The site is zoned C-3, Mixed-Use Commercial District. The intent of this zone district is to allow for development of a wide range of community and regional retail uses, office and personal and business services, and it is intended to accommodate a wide range of other uses, including multi-family housing and mixed-use dwelling units.
    - The proposal to establish 20 multi-family dwellings in apartment buildings designed to be consistent with the surrounding neighborhood with trail connectivity meets the intent of both the Comprehensive Plan and Land Use Code.

2. **The lot size and lot dimensions are consistent with what is shown on the approved final plat.**
    - The site plan review is being considered concurrently with the proposed minor subdivision for the replat of Outlot A.
    - The lot size and dimensions on the site plan and proposed minor subdivision plat are consistent with each other.
    - The proposed plat being processed concurrently with the site plan does not alter the existing lot size or layout from what was originally approved for Outlot A when this lot was created with the plat for Wellington Downs Subdivision PUD.

3. **No buildings or structures infringe on any easements.**
    - As part of this development proposal, easements are proposed to be platted to establish emergency access, waterlines, sewer lines, drainage, and utilities.

- No buildings or structures infringe on any of the easements that will be established with the replat.
- Utility and irrigation easements established with the Wellington Downs Subdivision plat will remain and will not be affected by the proposed residential development.

4. **The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.**
    - The Town Engineering Division has reviewed and provided comments on the drainage plans.
    - The drainage designs are required to be reviewed and accepted by the Town Engineer.
    - The Planning Commission may proceed with approval of the overall site development plan subject to Town Engineer acceptance.

5. **The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements.**
    - Density and dimensional criteria have been satisfied.
    - The C-3, Mixed-Use Commercial Zone District permits multi-family residential development.
    - The Land Use Code was updated in 2025 to allow multi-family residential development in the C-3 Zone District to align with the goals and objectives of the Wellington Housing Needs and Affordability Assessment.
    - The C-3, Mixed-Use Commercial Zone District allows a residential density of 24 dwelling units per acre. The project site is 1.30 acres and will be developed with 20 multi-family residential units, which is under the maximum allowed residential density of the C-3 Zone District.
    - The maximum allowed floor area ratio for the C-3 Zone District is 1:1, meaning that all floors of the building area must be less than or equal to the lot area.
    - The total floor area for all floors of all buildings equals 18,476 and the lot area is approximately 56,656 square feet - a floor area ratio of 0.33:1 and complying with the 1:1 code maximum.
    - Required building setbacks for the front yard (25 feet), side yard (0 feet), and rear yard (20 feet) have been satisfied with the proposed building layout.
    - The building heights are proposed at 29’-7” for the 6-plex structures and 28’-7” for the 8-plex, which is less than the district maximum of 45 feet.
    - PUD requirements are not applicable to this property. References to “Wellington Downs Subdivision PUD” are the prior subdivision plat title and did not establish a Planned Unit Development or any PUD requirements.

6. **The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.**
    - The proposed site development plans are in substantial compliance with Article 5, Development Standards, of the Land Use Code. Including, but not limited to, the following:
    - Exterior Lighting:
        - A photometric plan was provided with the plan set for the site plan on page 26 of 27 (Sheet SP-1).
        - The Town’s minimum illumination level for all parking areas and pedestrian paths is 1.0 footcandle. Most parking and circulation areas satisfy the minimal 1.0 footcandle illumination criteria.
        - New walkways establishing interior connectivity and connections to off-site parks and open space areas are proposed to have at least 1.0 footcandle illumination.

  - The applicant should consider incorporating pedestrian lighting along the existing sidewalk between the proposed buildings and the existing apartment buildings to ensure adequate illumination of the walkway.
  - Wall mounted lighting has been incorporated on all apartment buildings to provide adequate lighting around the buildings and at building entrances.
  - All lighting is proposed to be downlit to prevent off-site glare.
  - There is a discrepancy in the plans where a streetlight is shown at the driveway entrance from Jefferson Avenue that is not reflected in the photometric plans. A condition of approval has been included to reconcile the discrepancy and provide sufficient illumination at the driveway entrance.
  - Street lighting is also required along Jefferson Avenue as required by the Town Engineer for traffic safety.
- Landscaping and Screening:
  - The proposed landscaping represents an integrated design plan of trees, shrubs, and grasses.
  - The proposed turf (Turf Master Enviroturf) is a drought tolerant turfgrass blend and therefore meets the water saving goals and requirements of the Land Use Code and the Wellington Landscape and Irrigation Design Manual.
  - The proposed trash enclosure will be screened utilizing a variety of shrubs.
  - Street trees will be installed in accordance with the requirements of the Land Use Code.
  - Plantings are proposed around the perimeter of all three residential buildings to provide visual interest and soften the building facades.
  - Vegetation at the driveway entrance from Jefferson Avenue is required to be maintained at a height of less then 30 inches to adhere to sight triangle requirements for traffic safety.
  - Water demand calculations have been included in the project plans.
  - The development is proposing to tie into and utilize an existing non-potable system for irrigation.
  - Irrigation plans have been included in the plans (page 23 of 27, sheet IR1.1) and sufficient irrigation lines are proposed to meet the needs of the proposed landscaping.
- Parking and Loading:
  - Parking space count – multi-family dwellings must provide 1 parking space for every one-bedroom unit, 1.5 parking spaces for every two-bedroom unit, and 2 parking spaces for every three-bedroom unit.
  - A table of the required and provided parking spaces is included on page 4 of 25 of the project plans.
  - The minimum off-street parking requirements are being met with this proposal.
  - Parking space size – parking spaces are required to comply with the minimum width and depth requirements of 9 feet by 18 feet for perpendicular (90 degree) parking. All proposed parking spaces meet the minimum dimension requirements.
  - The drive aisle is proposed to accommodate two-way circulation and is 24 feet wide, which meets the standards in the Land Use Code.
  - EV Charging Parking – Electric Vehicle (EV) charging spaces are required by the adopted 2024 Building Codes. As required, the development is providing two EV installed spaces. The EV charger to be installed is proposed to be located on the walkway adjacent to the parking lot. A condition of approval has been incorporated to analyze the location of this charger and relocate if it will impact pedestrian circulation.

- Bicycle Parking – Bicycle parking is required at a rate of at least 2% of the number of vehicle parking spaces (26 parking spaces). The developer is proposing five bicycle racks between the 8-plex apartment building and 6-plex apartment building adjacent to the walkway next to the parking lot. The proposed number of spaces and location meets the requirements of the Land Use Code.

- Open Space:
  - As part of the development, landscaping features and walkways are proposed throughout the site to establish internal connections throughout the site and open space areas.
  - The Land Use Code requires open space to include "areas within the community designated for the common use of the residents of an individual development or community at large."
  - The developer is proposing a combination of rock cobble, irrigated sod, shrubs, and trees as part of the open space areas.
  - In addition to the on-site amenities proposed, there are also improved walkways proposed that will connect this development with surrounding open space areas and parks, including Sunrise Park (0.2 miles away) and Park Meadows Park (0.7 miles away).
  - The applicant has provided an open space memo describing how the proposed development will meet the open space criteria, and it is attached to this report for reference.
  - Staff is requesting the Planning Commission evaluate the proposed open space layout to determine whether it is sufficient for the proposed development.
- Site and Building Design:
  - The Town's architectural design standards have been adequately satisfied. The buildings are appropriately sited on the property and provide for a consistent design with the existing Wellington Downs apartments to the south.
  - Building entrances are clearly visible and defined.
  - Exterior building materials include asphalt shingle roofing, fiber cement shake siding, fiber cement lap siding, and synthetic stone veneer, consistent with the existing Wellington Downs apartments to the south.
- Utilities:
  - Public water and sewer lines are available to support site development.
  - Extensions of public lines are required to meet the development proposal needs and are identified on the proposed plans.
  - A two-inch fire line to the buildings is proposed, and is less than the Town standard of a four-inch line. The developer and Town Engineering Staff are coordinating on this design criteria. Final utility plans are required to be reviewed and accepted by the Town Engineer, including fire line design plans stamped by a Colorado-licensed engineer and details and notes appropriately reflected on the site plans. A modification application shall be submitted to Town Engineering for review and acceptance.
  - Building plans are required to be submitted to Wellington Fire Protection District (WFPD). Details of the fire line sizing and stamped engineering design are required to be accepted by WFPD. Fire service line materials and sizing shall be verified in accordance with State Fire Code requirements. All fire service line details are required to be accepted by the Fire Chief for WFPD on signed WFPD letterhead and provided to the Town with the revised site plans.
- Transportation and Connectivity:

- No vehicle access to the site from the I-25 East Frontage Road is permitted. Only one access driveway is proposed and is appropriately aligned with the driveway on the north side of Jefferson Avenue.
- A Traffic Impact Study was prepared for the Wellington Downs Subdivision development. Trip generation expected for 20 residential units is consistent with traffic volumes anticipated for the subdivision development. The Town evaluated the proposed development in accordance with adopted Town engineering standards, and a third-party Professional Traffic Operations Engineer (PTOE) was engaged to evaluate the proposal. The reviews resulted in no transportation-related improvements identified as required for this development.

Staff Comments (Minor Subdivision):
The Findings for Approval for a minor subdivision are listed below (in **bold** text), along with Staff's recommendation for each finding (in regular text).

Findings for Approval (Land Use Code Section 15-2-160(d)):

1. **The minor subdivision is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.**
   - The subject site is designated as Low Density Residential in the Comprehensive Plan and C-3, Mixed-Use Commercial, in the Land Use Code.
   - The replat for Oulot A of Wellington Downs Subdivision PUD will allow for the residential development, which is consistent with both the Comprehensive Plan and intent of the C-3 Zone District.
   - The minor subdivision will allow for residential development that meets the intent of both the Comprehensive Plan and Land Use Code.

2. **The minor subdivision meets the intent of the zone district in which it will be located and all criteria and regulations specified in that zone district, including but not limited to minimum lot size and setbacks.**
   - The minor subdivision for the replat of Outlot A does not alter the originally approved lot layout or size. New easements are proposed to be established to support existing and proposed infrastructure needed to support the proposed residential development.
   - As outlined above in the site plan review Findings for Approval, the proposed development and replat will meet all lot size and setback requirements.

3. **The minor subdivision does not result in new or increased nonconformities.**
   - The minor subdivision will not create new or increased nonconformities.
   - The replat of Outlot A will establish all necessary easements for the associated residential development, which will comply with all development standards of the C-3 Zone District.

4. **The minor amendment mitigates, to the maximum extent possible, any negative impacts on existing and planned public facilities in the surrounding neighborhood.**
   - No negative impacts on the existing or planned public facilities have been identified with this proposal.

- The replat of the subject site includes the establishment of new utility easements to ensure cohesive integration with the existing established system in the surrounding neighborhood.

5. **The minor amendment has no effect on the conditions applied to the approval of the plat and does not violate any requirement of the Code.**
    - The replat for Outlot A will not have an effect on any conditions of approval for the plat of Wellington Downs Subdivision PUD.
    - The replat does not violate any requirements of the Code, including those codes that could affect uses, setbacks, lot size, or easements.

6. **The administrative plat is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).**
    - The replat to establish easements and convert this lot to a buildable lot will allow for the associated residential development.
    - The replat is consistent with the Wellington Housing Needs and Affordability Assessment. The Housing Needs Assessment 2030 Goals include issuing permits for 800 residential units, of which 20% or more are multi-family or single-family attached units. This replat and the associated development project will add 20 multi-family units to the Wellington housing stock. The apartments are proposed to be rental housing units, which is also identified in the Housing Needs and Affordability Assessment to be needed to meet rental unit demand.
    - This minor subdivision process for a replat is not being processed as an administrative plat. Section 15-2-160 of the Land Use Code for Minor Subdivision processes states an administrative review and approval, while the Procedures Table in Section 15-2-30 requires review by the Planning Commission and a decision by the Board of Trustees. Where there is a discrepancy in the Code, Section 1-2-20 states that the most restrictive definition or the definition with the higher standards shall govern.

STAFF RECOMMENDATION

The Planning Commission will conduct a public hearing to receive information describing the request for replat, hear from the applicant and Town staff, hear public testimony for the plat, and consider the project plans.

Staff recommends the Planning Commission move to forward a recommendation of approval to the Board of Trustees for the minor subdivision to replat Outlot A of Wellington Downs Subdivision PUD.

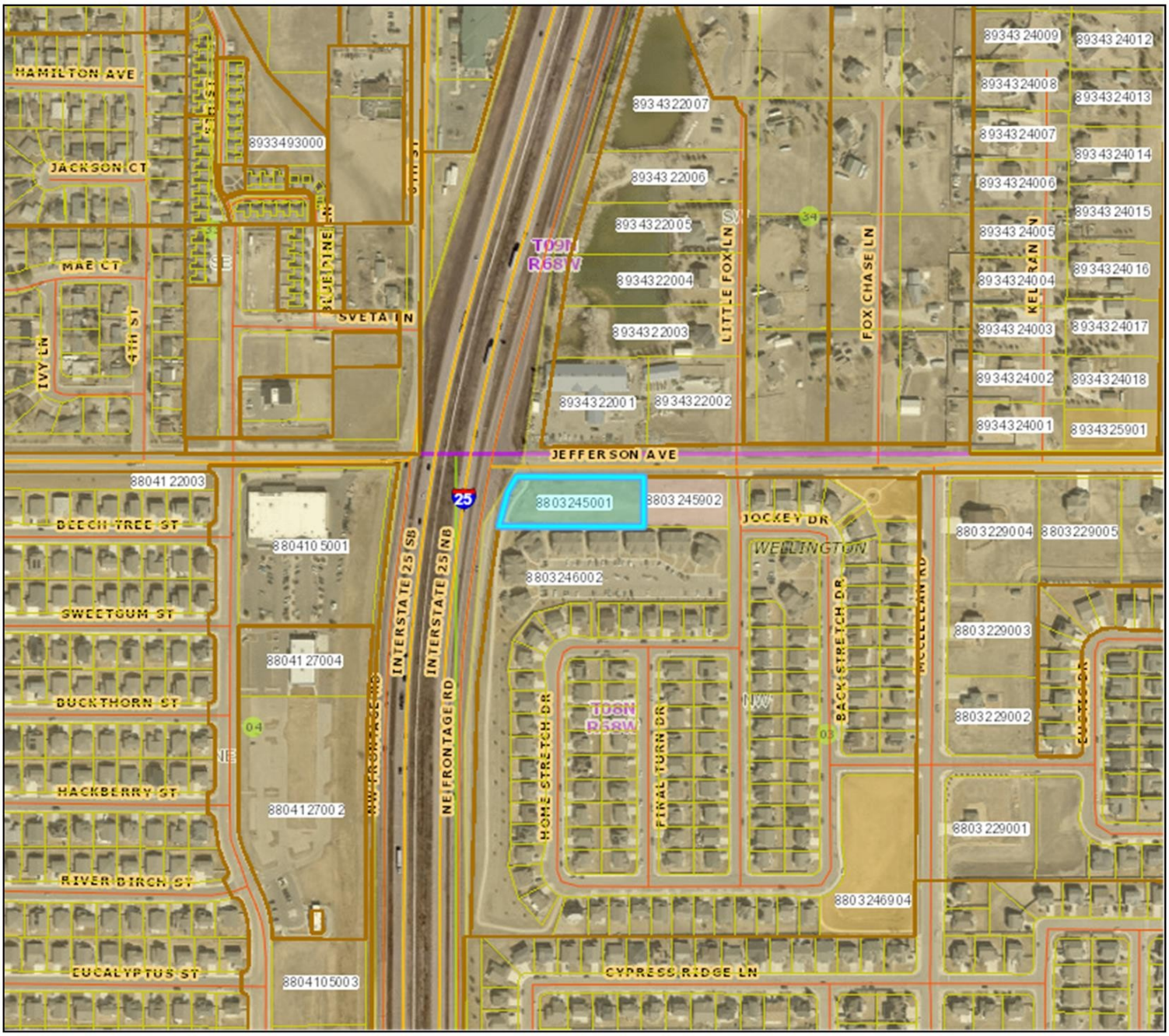
Staff recommends approval of the site plan for development of residential apartments subject to the following conditions of approval:

- Revisions to the lighting and photometric plans to include street lights as required by the Town Engineer and to reconcile the streetlight details for the driveway entrance on Jefferson Avenue.
- Revisions to the EV charging pedestal location to ensure adequate widths for all walkways, as needed.
- Stamped engineering design plans and a modification application submitted to the Town Engineer for review and acceptance, and accepted designs reflected on the revised site plans.
- WFPD letterhead signed by the Fire Chief accepting the fire line design plans.

ATTACHMENTS

1. Location Map
2. Project Plans
3. Open Space Memo
4. Wellington Downs Outlot A Replat Map
5. Presentation Slides

Larimer County Web Map



Legend

- Subdivisions
- Tax Parcels
- Railroads
- Major Road System
- Road System
- Rocky Mountain National Park
- Incorporated Areas
- PLSS Township and Range
- PLSS Sections
- PLSS Quarter Sections
- Other
- 30969E146467N.sid
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

0.1 0 0.1 Miles

Date Prepared: 2/10/2026 3:37:22 PM

Scale 1: 4,800

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

CONSTRUCTION PLANS FOR

WELLINGTON DOWNS OUTLOT A

OUTLOT A & OUTLOT B, WELLINGTON DOWNS SUBDIVISION P.U.D., AS RECORDED AUGUST 11, 2016 AT RECEPTION NO. 20160052866 OF THE LARIMER COUNTY CLERK & RECORDER, TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

PROJECT INFORMATION

PROJECT TEAM

OWNER/APPLICANT
Journey Homes
Larry Buckendorf
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 330-5480

LANDSCAPE ARCHITECT
Ripley Design, Inc.
Russ Lee
419 Canyon Avenue, Suite 200
Fort Collins, Colorado 80521
(970) 224-5828

SITE ENGINEER
Avant Civil Group
Robbie Lauer
1337 Riverside Avenue, Suite 2
Fort Collins, Colorado 80524
(970) 286-7995

SITE SURVEYOR
Majestic Surveying
Steve Parks, PLS
1111 Diamond Valley Dr. #104
Windsor, Colorado 805550
(970) 833-5698

PROJECT BENCHMARKS

Horizontal Datum:
Modified NAD83/2011 Colorado State Plane Coordinate System
North Zone
Scale Factor 1.00025812 (0.99974195)

Vertical Datum:
NGS Vertical Benchmark 5202
Elevation = 5203.70 (NAVD88 Vertical Datum)

Site Benchmark:
Point No. 1
N = 1497410.67
E = 3140226.74
Elevation = 5181.26

FIELD SURVEY

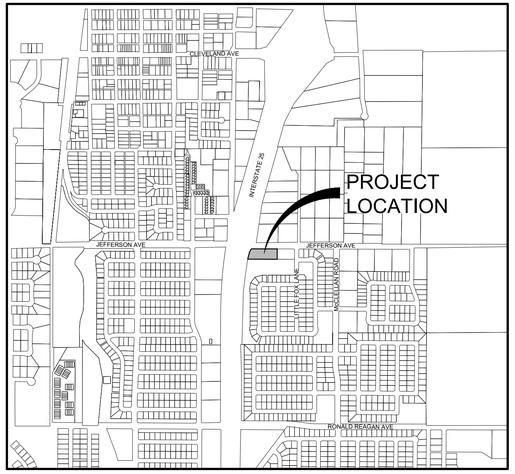
Original Field Survey:
Majestic Surveying
Project No. 2025377
Date: 09-09-2025

UTILITY CONTACT LIST

ELECTRIC-------- Xcel Energy----------	Cory Thelen	(970) 225-7843
ELECTRIC-------- Poudre Valley REA----------	Matt Organ	(970) 282-6436
GAS----------Black Hills Energy----------	Joni Sargent	(970) 336-6013
TELECOM-------- Lumen----------	Brady Craddock	(970) 342-3431
WATER---------- Town of Wellington----------		(970) 568-3381
SEWER---------- Town of Wellington----------		(970) 568-3381
STORMWATER- Town of Wellington----------		(970) 568-3381

* This list is provided as a courtesy reference only. Avant Civil Group assumes no responsibility for the accuracy or completeness of this list. In no way shall this list relinquish the Contractor's responsibility for locating all utilities prior to commencing any construction activity. Please contact the Utility Notification Center of Colorado (UNCC) at 811 for additional information.

** The underground utility locates are based upon the best available information at the time of locating. Contractor acknowledges that it is common for underground facility owner maps to have errors and omissions of data shown. Consequently, it is the Contractor's sole responsibility to field verify the location of all utilities prior to construction, and notify the Engineer of any discrepancies found.



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

TOWN ENGINEER _____ DATE _____

PUBLIC WORKS DIRECTOR _____ DATE _____

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
COVER SHEET

SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

REVIEW SET
NOT FOR CONSTRUCTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
1 OF 27

PROJECT NO. 2512

A. GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF WELLINGTON (TOWN) STANDARDS AND SPECIFICATIONS (STANDARDS) AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

3. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN. THE DEVELOPER SHALL PROVIDE THE TOWN A MINIMUM OF 24-HOURS NOTICE IN ADVANCE OF ANY CONSTRUCTION.

   a. IF THE TOWN IS NOT AVAILABLE AFTER PROPER NOTICE OF THE CONSTRUCTION ACTIVITY HAS BEEN PROVIDED (SEE GENERAL NOTE 3), THE DEVELOPER MAY COMMENCE WORK IN THE TOWNS ABSENCE. HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

4. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF APPROVAL BY THE TOWN. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.

5. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE TOWN SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE TOWN, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.

6. ALL SANITARY SEWER, STORM SEWER, AND WATER LINE CONSTRUCTION, AS WELL AS POWER AND OTHER "DRY" UTILITY INSTALLATIONS, SHALL CONFORM TO THE TOWN STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.

7. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.

   a. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES IF ENCOUNTERED. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
   b. THE DEVELOPER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED.
   c. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE REPRESENTATIVE.
   d. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
   e. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

8. EXISTING OVERHEAD UTILITIES ALONG THE ENTIRE PERIMETER OF THE PROPERTY OR WITHIN THE PROJECT SITE SHALL BE UNDERGROUNDED UNLESS OTHERWISE AGREED IN WRITING BY THE TOWN.

9. IF A CONFLICT EXISTS BETWEEN EXISTING AND PROPOSED UTILITIES AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE TOWN TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN PRIOR TO BEGINNING CONSTRUCTION OF MODIFICATIONS.

10. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

11. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES OR IF WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.

12. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, (303) 692-3590)

13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK, AND PAVEMENT. IF THE FINAL SOILS PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION. REGARDLESS OF THE OPTION USED, A COLORADO LICENSED PROFESSIONAL ENGINEER SHALL PREPARE ALL FINAL SOILS PAVEMENT DESIGN REPORTS. THE FINAL REPORT SHALL BE SUBMITTED TO THE TOWN ENGINEER A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE TOWN APPROVES THE FINAL REPORT.

15. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW TOWN ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO THE MOST RECENT OSHA PUBLICATION FOR EXCAVATING AND TRENCHING.

17. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D., TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (THE TOWN, LARIMER COUNTY, OR CDOT), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

18. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGN(S) OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE TOWN, WHO WILL TEMPORARILY REMOVE OR RELOCATE THE SIGN(S) AT NO COST TO THE CONTRACTOR, HOWEVER, IF THE CONTRACTOR MOVES THE TRAFFIC SIGN(S) THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS, AND EQUIPMENT TO REINSTALL THE SIGN AS NEEDED.

19. THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENT'S LOCAL STREET OPERATIONS. IN ADDITION, THE DEVELOPER IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.

20. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, SUNDAYS, OR HOLIDAY, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN.

21. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE PLANS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE AND APPROVED BY THE TOWN.

22. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY PLANS. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE OWNERS ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD PLANS.

23. THE DEVELOPER SHALL ALWAYS HAVE ONSITE, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

24. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE TOWN IMMEDIATELY.

25. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD PLANS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN AT ALL TIMES. UPON COMPLETION OF THE WORK, THE DEVELOPER SHALL HAVE THEIR ENGINEER TRANSFER FIELD INFORMATION TO A FINAL SET OF PLANS AND SHALL SUBMIT THE RECORD PLANS TO THE TOWN IN BOTH ELECTRONIC AND HARDCOPY FORMATS.

26. THE ENGINEER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARK (1) FOR THE PROJECT. THE INFORMATION SHALL BE AS FOLLOWS:

    HORIZONTAL DATUM:
    MODIFIED NAD83/2011 COLORADO STATE PLANE COORDINATE SYSTEM
    NORTH ZONE
    SCALE FACTOR 1.00025812 (0.99974195)

    VERTICAL DATUM:
    NGS VERTICAL BENCHMARK 5202
    ELEVATION = 5203.70 (NAVD88 VERTICAL DATUM)

    SITE BENCHMARK:
    POINT NO. 1
    N = 1497410.67
    E = 3140226.74
    ELEVATION = 5181.26

27. DAMAGED CURB, GUTTER, AND SIDEWALK WITHIN THE PROJECT WORK AREA EXISTING PRIOR TO CONSTRUCTION SHALL BE REPLACED OR RESTORED AS DIRECTED BY THE TOWN. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, IRRIGATION SYSTEMS, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED, OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS AND APPROVED BY THE TOWN, PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS.

28. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.

29. N/A

30. N/A

31. ALL RECOMMENDATIONS OF THE FINAL DRAINAGE REPORT FOR WELLINGTON DOWNS OUTLOT A BY AVANT CIVIL GROUP, LLC, SHALL BE FOLLOWED AND IMPLEMENTED.

32. THE TOWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF ONSITE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

33. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN, CERTIFICATION OF THE DRAINAGE FACILITIES BY A COLORADO REGISTERED ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE TOWN. CERTIFICATION SHALL BE SUBMITTED TO THE TOWN AT LEAST TWO (2) WEEKS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY.

34. AFTER ACCEPTANCE BY THE TOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A MINIMUM PERIOD OF TWO (2) YEARS FROM THE DATE OF CONSTRUCTION ACCEPTANCE.

CONSTRUCTION NOTES

GRADING AND EROSION CONTROL NOTES

1. THE TOWN MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THE SITE.

2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.

3. TEMPORARY EROSION CONTROL DURING CONSTRUCTION SHALL BE PROVIDED AS SHOWN ON THE EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED WITHIN TWENTY-FOUR (24) HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN.

5. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.

6. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED TO MINIMIZE WIND-BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.

7. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL TIME.

8. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE TOWN.

9. TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:

   a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

   b. REMAIN IN PLACE UNTIL ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.

   c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE TOWN OR THEIR DESIGNATED REPRESENTATIVE.

10. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.

11. THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORK DAY.

12. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.

13. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.

14. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE TOWN OR HOMEOWNERS ASSOCIATION (HOA).

15. COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL ALWAYS TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

16. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.

17. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWN.

18. ALL DISTURBED AREAS, NOT IN A ROADWAY, SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE USING THE APPLICABLE SEED MIXTURE SPECIFIED ON THE PLANS.

SANITARY SEWER CONSTRUCTION NOTES

1. SEWER LINE DIMENSIONS AND SLOPES/GRADES ARE CALCULATED TO THE CENTER OF MANHOLES.

2. ALL SEWER LINES SHALL BE AS FOLLOWS;

   a. 4" THROUGH 15", ASTM D3034 SDR 35 TYPE PSM;
   b. 18" THROUGH 27", ASTM F-679 SDR 35; TYPE PSM,

3. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).

4. SINGLE FAMILY SEWER SERVICES SHALL BE 4-INCH DIAMETER WITH A MINIMUM SLOPE OF TWO (2%) PERCENT (0.02 FT./FT.)

5. MAINTAIN 10' MINIMUM SEPARATION (I.E. WALL TO WALL) BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.

6. SERVICES CAN BE CONNECTED INTO MANHOLES ONLY IF MANHOLES ARE PRECAST WITH MANHOLE TO PIPE CONNECTORS CAST IN MANHOLE AT THE TIME OF MANUFACTURING. OTHERWISE CONNECT SERVICE DIRECTLY TO SANITARY SEWER MAIN.

7. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS
   a. 10-FEET DOWNSTREAM OF EACH SANITARY MANHOLE.

8. SEWER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.

9. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.

10. MANHOLE LIDS SHALL HAVE "SEWER" CAST IN THE METAL.

11. A "S" SHALL BE STAMPED IN THE CURB OVER ALL SANITARY SEWER SERVICE LINES.

WATER CONSTRUCTION NOTES

1. ALL WATER DISTRIBUTION MAINS SHALL BE AS FOLLOWS:
   a. 8 to 48-INCH AWWA C900 PVC DR 18.

2. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

3. ALL DUCTILE IRON PIPE, FITTINGS, VALVES, AND METALLIC APPURTENANCES SHALL BE POLYETHYLENE WRAPPED.

4. ALL FITTINGS AND MECHANICAL JOINTS SHALL BE INSTALLED WITH RESTRAINED JOINT GLANDS.

5. ONLY TOWN PERSONNEL SHALL OPERATE EXISTING WATER SYSTEM VALVES AND FIRE HYDRANTS.

6. IN LOCATIONS WHERE CHANGES IN LINE AND GRADE ARE PRODUCED THROUGH DEFLECTIONS IN INDIVIDUAL JOINTS, THE MAXIMUM ALLOWABLE DEFLECTION SHALL BE 80 PERCENT OF THE MANUFACTURER'S RECOMMENDATION.

7. ALL WATER SERVICES SHALL BE A MINIMUM OF 3/4-INCH UNLESS OTHERWISE SHOWN ON THE APPROVED PLANS.

8. THE MINIMUM COVER OVER WATER LINES IS 4.5 FEET AND THE MAXIMUM COVER IS 5.5 FEET UNLESS OTHERWISE NOTED IN THE PLANS AND APPROVED BY THE TOWN.

9. WATER MAINS SHALL BE PVC WITH TRACER WIRE UNLESS OTHERWISE APPROVED BY THE TOWN.

10. WATER SERVICES SHALL BE EXTENDED TO A POINT 1-FOOT INSIDE THE UTILITY EASEMENTS. SEE UTILITY PLANS.

11. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL VALVE BOXES IN ACCORDANCE WITH THE TOWN DETAIL.

12. VALVE BOX LIDS SHALL HAVE "WATER" CAST IN THE METAL. LID ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).

13. A "W" SHALL BE STAMPED IN THE CURB OVER ALL WATER SERVICE LINES.

14. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS:
    a. AT FOUR HUNDRED (400) SPACING.

STORM DRAINAGE CONSTRUCTION NOTES

1. PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY THE TOWN, CERTIFICATION OF THE DRAINAGE FACILITIES, BY A REGISTERED ENGINEER, MUST BE SUBMITTED TO AND ACCEPTED BY THE TOWN INCLUDING.
   a. DETENTION POND STORAGE VOLUME AND OUTLET STRUCTURE RATING CURVE

2. PLACE GROUNDWATER BARRIERS IN THE FOLLOWING LOCATIONS
   a. 10-FEET DOWNSTREAM OF EACH STORM SEWER MANHOLE

3. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL MANHOLE LIDS IN ACCORDANCE WITH THE TOWN DETAIL.

4. MANHOLE LIDS SHALL HAVE "STORM" CAST IN THE METAL.

5. MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. ONLY SMOOTH LIDS ARE ALLOWED (I.E. NO KNOBS OR RAISED PATTERNS).

STREET IMPROVEMENT NOTES

1. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE TOWN FOR ACCEPTANCE, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR ACCEPTANCE BY THE TOWN PRIOR TO PLACEMENT OF ANY ASPHALT.

2. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE TO CREATE A STRAIGHT AND CLEAN CONSTRUCTION JOINT. WHEEL CUTS SHALL NOT BE ALLOWED.

3. STREET SUBGRADES SHALL BE SCARIFIED TO THE TOP TWELVE (12) INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED, PROOF ROLLED, AND APPROVED BY THE TOWN.

4. FLYASH IS REQUIRED TO BE MIXED INTO THE SUBBASE ON ALL NEW STREETS IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.

5. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN BEFORE ANY CUTS ARE MADE. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE TOWN. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.

6. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE TOWN. GUTTERS THAT HOLD MORE THAN 1/4-INCH-DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED TO THE NEAREST CONTROL JOINT AND RECONSTRUCTED TO DRAIN PROPERLY.

7. CRACK SEAL ALONG ALL NEW AND EXISTING CURB AND GUTTER WITHIN THE SUBIDIVISION AFTER COMPLETION OF THE PAVING AND BEFORE THE END OF THE WARRANTY PERIOD.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND THE TRAFFIC CONTROL PLAN.

2. ALL SYMBOLS, INCLUDING ARROWS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC. APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND OR THESE STANDARDS.

3. ALL SIGNAGE SHALL BE PER THE TOWN STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D.

4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.

5. ALL LANE LINES FOR CONCRETE PAVEMENT SHALL BE EPOXY PAINT.

6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THE TOWN SHALL APPROVE THEIR PLACEMENT PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.

7. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

8. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

9. ALL SIGNPOSTS SHALL UTILIZE BREAK-AWAY ASSEMBLIES AND FASTENERS PER THE STANDARDS.

10. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY THE TOWN OR THEIR DESIGNATE. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO (2) YEAR WARRANTY PERIOD WILL BEGIN.

11. THE DEVELOPER INSTALLING SIGNS SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.

12. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.

13. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE TOWN DETERMINES THAT AN UNFORESEEN CONDITION WARRANTS SUCH SIGNAGE PER THE M.U.T.C.D. OR THE CDOT M AND S STANDARDS.

14. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION (EXCEPT FAIR WEAR ON TRAFFIC MARKINGS).

15. SLEEVES FOR SIGNPOSTS SHALL BE REQUIRED FOR USE IN ISLAND MEDIANS.

DRY UTILITY CONSTRUCTION NOTES

1. ALL NEW DRY UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH TOWN AND UTILITY PROVIDER STANDARDS. THE DEVELOPER SHALL PROVIDE A CONDUIT PLAN TO THE TOWN FOR APPROVAL BEFORE INSTALLING.

2. EXISTING OVERHEAD ELECTRIC ALONG THE PERIMETER OF THE PROPERTY SHALL BE UNDERGROUNDED AS PART OF THE CONSTRUCTION AT NO COST TO THE TOWN.

3. STREET LIGHT LAYOUTS SHALL BE PROVIDED TO THE TOWN FOR APPROVAL PRIOR TO INSTALLATION. INSTALLATION SHALL NOT COMMENCE UNTIL APPROVED IN WRITING BY THE TOWN OF WELLINGTON.

4. DEVELOPER IS RESPONSIBLE FOR THE COST OF THE DRY UTILITY AND STREET LIGHT INSTALLATION FOR THE PROJECT.

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AVANT CIVIL GROUP
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FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO

GENERAL & CONSTRUCTION NOTES

PROJECT MANAGER: R. LAUER
SUBMITTAL DATE: 02/13/2026

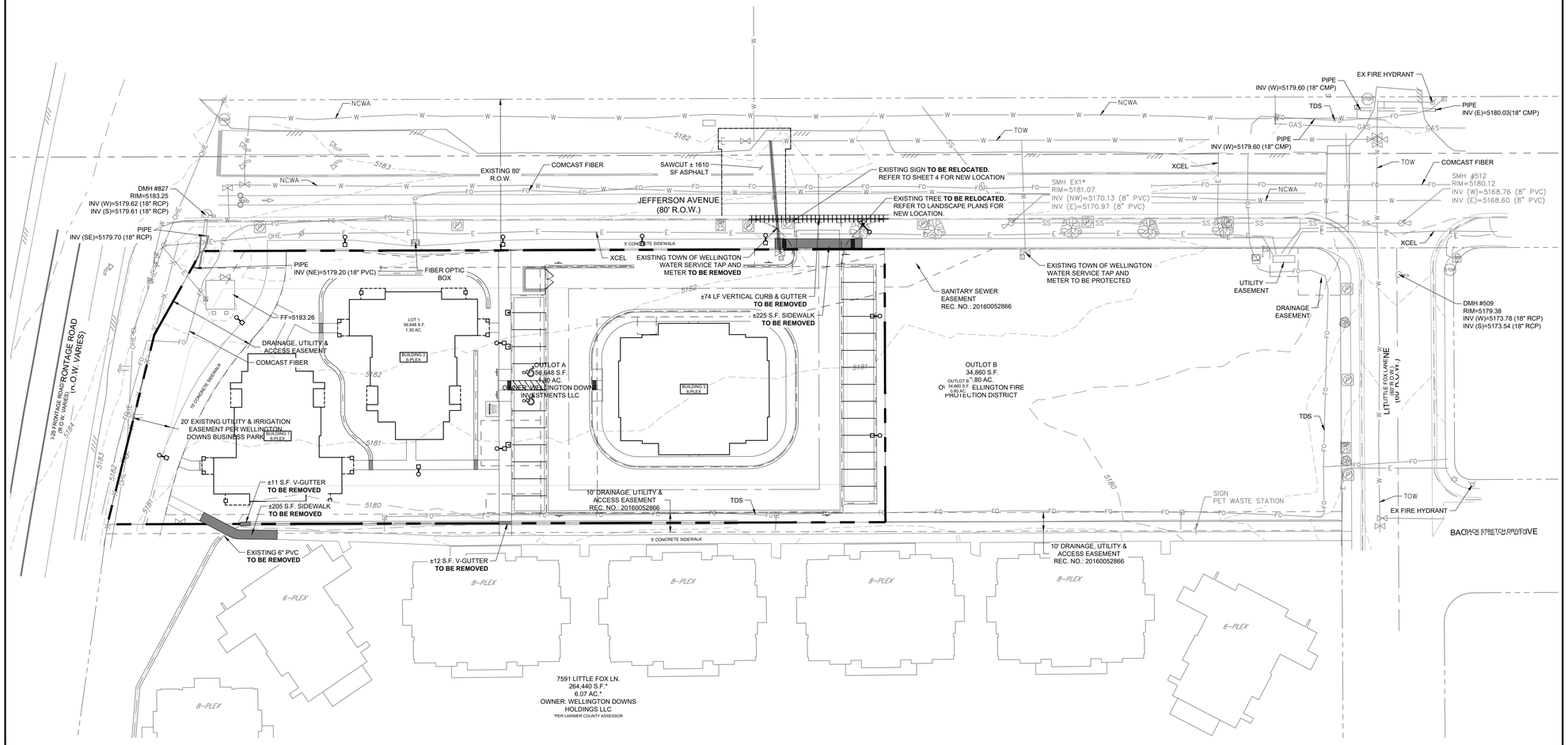
REVIEW SET
NOT FOR
CONSTRUCTION

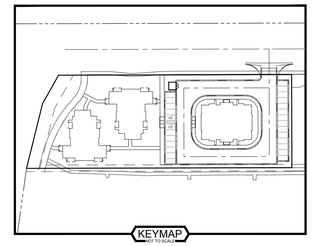
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
2 OF 27

PROJECT NO. 2512





LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CENTER LINE
- CURB AND GUTTER
- 5100 EXISTING CONTOURS

UTILITIES

- W WATER LINE
- SS SANITARY LINE
- IRR IRRIGATION LINE
- RWT RECLAIMED WATER LINE
- ST STORM DRAIN PIPE
- OHE OVERHEAD ELECTRIC
- E ELECTRICAL LINE
- FO FIBRE OPTIC CABLE LINE
- COM COMMUNICATION LINE

DEMOLITION

- LIMITS OF DISTURBANCE
- REMOVE EXISTING UTILITY
- SAWCUT LINE
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING ASPHALT

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER.
2. 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.
3. CURB, GUTTER AND SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
4. ALL STREET CUTS AND ASSOCIATED REPAIRS AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE IN ACCORDANCE WITH TOWN OF WELLINGTON STANDARDS.
5. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
6. *SANITARY INFORMATION OBTAINED FROM ACE HARDWARE RECORD DRAWINGS DATED 07/30/08.

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AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO

EXISTING CONDITIONS & DEMOLITION PLAN

SUBMITTAL DATE: 02/13/2026

PROJECT MANAGER: R. LAUER

REVIEW SET
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SCALE:

HORIZ: 1" = 30'
VERT: N/A

SHEET:

3 OF 27

PROJECT NO. 2512

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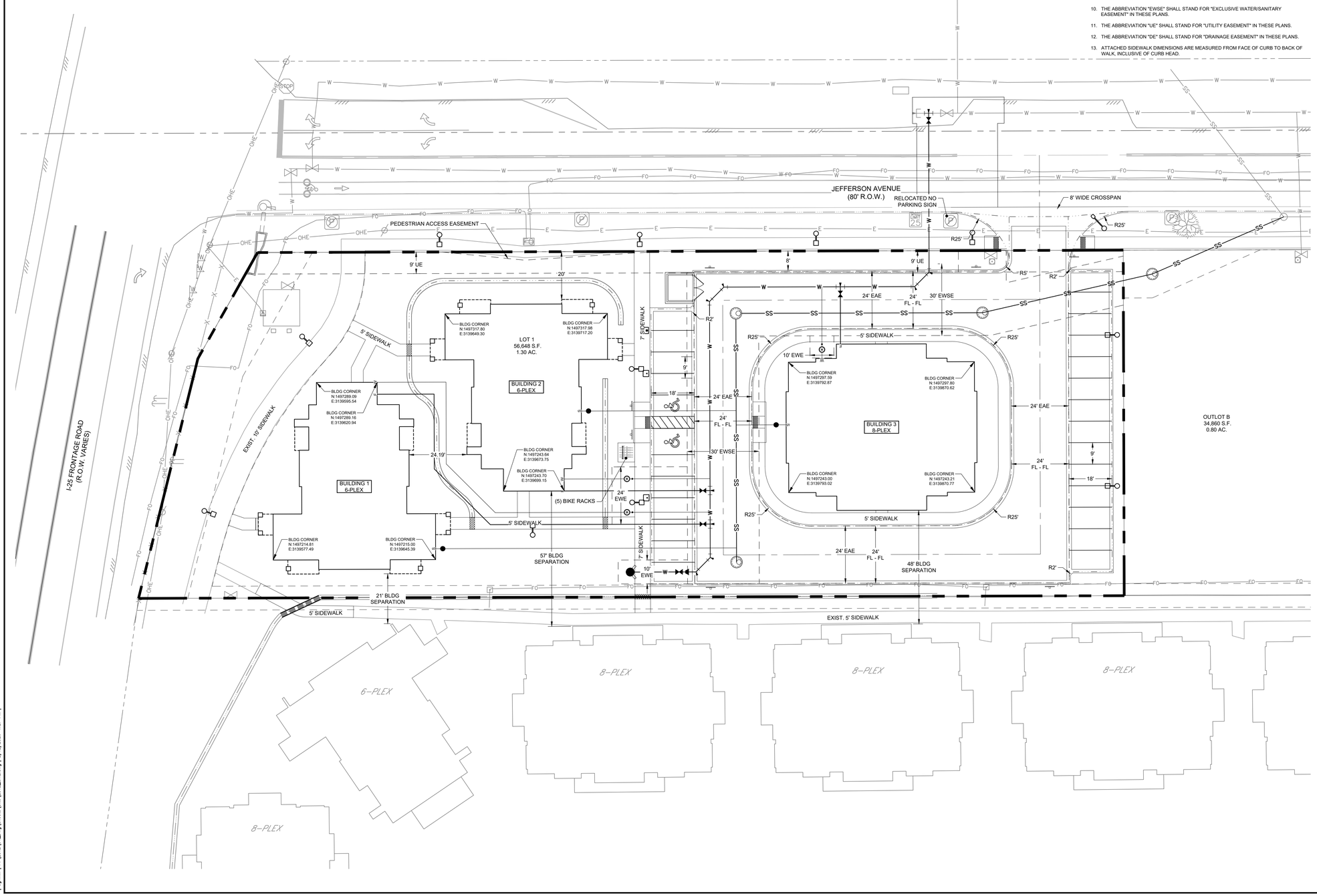
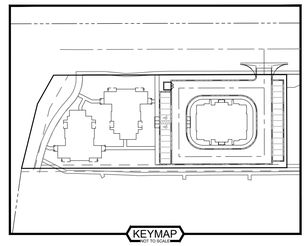
NOTES

1. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION REGARDING CURBS AND PAVEMENT SECTIONS.
2. PAVEMENT MARKINGS SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND COLORADO DEPARTMENT OF TRANSPORATION (CDOT) STANDARDS, CURRENT EDITIONS.
3. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE TOWN OF WINDSOR ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN OF WINDSOR STREET STANDARDS STREET REPAIR GUIDELINES.
4. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO TOWN OF WINDSOR STANDARDS REQUIREMENTS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
5. REFER TO SITE AND LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION RELATED TO DECORATIVE PAVING, HARDSCAPES, AND OTHER SITE AMENITIES.
6. FIRE LANES SHALL BE DESIGNED AS A FLAT, HARD, ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING 40 TONS.
7. THE ABBREVIATION "EAE" SHALL STAND FOR "EMERGENCY ACCESS EASEMENT" IN THESE PLANS.
8. THE ABBREVIATION "EWE" SHALL STAND FOR "EXCLUSIVE WATER EASEMENT" IN THESE PLANS.
9. THE ABBREVIATION "ESE" SHALL STAND FOR "EXCLUSIVE SANITARY EASEMENT" IN THESE PLANS.
10. THE ABBREVIATION "EWSE" SHALL STAND FOR "EXCLUSIVE WATER/SANITARY EASEMENT" IN THESE PLANS.
11. THE ABBREVIATION "UE" SHALL STAND FOR "UTILITY EASEMENT" IN THESE PLANS.
12. THE ABBREVIATION "DE" SHALL STAND FOR "DRAINAGE EASEMENT" IN THESE PLANS.
13. ATTACHED SIDEWALK DIMENSIONS ARE MEASURED FROM FACE OF CURB TO BACK OF WALK, INCLUSIVE OF CURB HEAD.





LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CENTER LINE
- CURB AND GUTTER

LAND USE STATISTICS		
Type of Use	**Square Feet**	**% Of Total**
Building Coverage	11,763	20.76%
Drives, Parking, Walks	20,322	35.87%
Open Space	24,571	43.37%
Total Area	**56,656**	**100%**

REQUIRED PARKING			
6-Plex			
Unit Type	**Per Building**	**Spaces Required**	**Total**
1 Bedroom	4	1	4
2 Bedrooms	2	1.5	3
3 Bedrooms	0	2	0
		Total Required Per Building	7
		Total 6-Plex Buildings	2
		Total 6-Plex Parking Required	14
8-Plex			
Unit Type	**Per Building**	**Spaces Required**	**Total**
1 Bedroom	0	1	0
2 Bedrooms	8	1.5	12
3 Bedrooms	0	2	0
		Total Required Per Building	12
		Total 8-Plex Buildings	1
		Total 8-Plex Parking Required	12
		Total Parking Required	**26**

PARKING SUMMARY			
Type of Space	**Calculation**	**Required**	**Provided**
Standard Parking		7	7
Standard ADA	26 to 50 = 2	1	1
Van Accessible ADA	1 Minimum	1	1
EV Installed	5% of Total = 1.3	2	2
EV Ready	15% of Total = 3.9	4	4
EV Capable	10% of Total = 2.6	3	3
EV Capable Light	30% of Total = 7.8	8	8
Total		**26**	**26**
Bicycle Parking: Max of 2 OR 2% of Vehicle Parking		**=**	**2** **5**

BUILDING QUANTITIES			
6-Plex Apartment	2	Clubhouse	0
8-Plex Apartment	1	Pool	0
Maintenance Building	0	Mail Kiosk	
		Trash Enc.	

FLOOR:AREA RATIO	
Building 1 (6-Plex)Floor 1 Area (sf)	3,346
Building 1 (6-Plex)Floor 2 Area (sf)	1,420
Building 2 (6-Plex)Floor 1 Area (sf)	3,346
Building 2 (6-Plex)Floor 2 Area (sf)	1,420
Building 2 (8-Plex)Floor 1 Area (sf)	4,472
Building 2 (8-Plex)Floor 2 Area (sf)	4,472
Total Floor area	**18,476**
Total Site Area (sf)	**56,656**
Zone	C-3 - Mixed Commercial
Max Floor:Area Ratio	1:1
Provided Floor:Area Ratio	**0.326:1**

NO.	REVISIONS	BY:	DATE:

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AVANTCIVILGROUP.COM

SUBMITTAL DATE: 02/13/2026

PROJECT MANAGER: R. LAUER

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO

SITE PLAN

REVIEW SET
NOT FOR CONSTRUCTION

SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
4 OF 27

PROJECT NO. 2512

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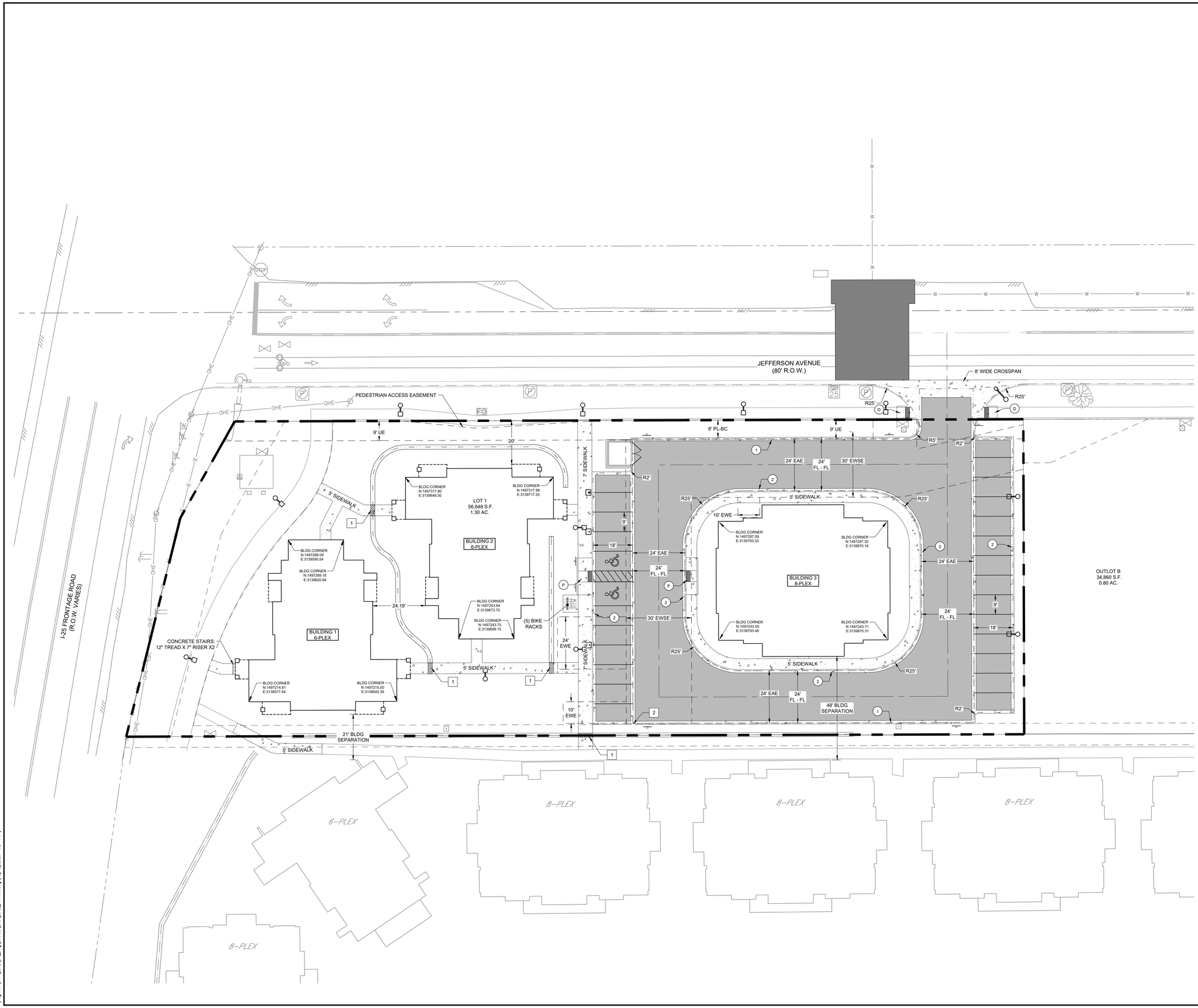

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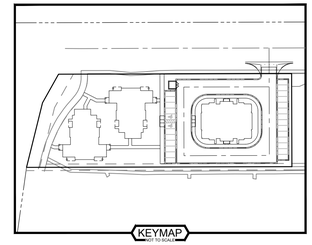

KEYMAP
NOT TO SCALE

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CENTER LINE
- CURB AND GUTTER

PAVING

1	18" VERTICAL INFLOW CURB & GUTTER	1	X' SIDEWALK CHASE
2	18" VERTICAL OUTFALL CURB & GUTTER	2	X' CURB CUT
3	30" VERTICAL INFLOW CURB & GUTTER	TR	CURB TRANSITION
4	30" VERTICAL OUTFALL CURB & GUTTER	FL	FLUSH CURB
X	X' CONCRETE CROSS-PAN		

P — PARALLEL ACCESS RAMP

D — DIRECTIONAL ACCESS RAMP

ACCESS DRIVES & PARKING PAVING — CONCRETE (PRIVATE FLATWORK)

ASPHALT PAVING — CONCRETE (CURB & GUTTER)

NOTES

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9. THE ABBREVIATION "ESE" SHALL STAND FOR "EXCLUSIVE SANITARY EASEMENT" IN THESE PLANS.
10. THE ABBREVIATION "EWSE" SHALL STAND FOR "EXCLUSIVE WATER/SANITARY EASEMENT" IN THESE PLANS.
11. THE ABBREVIATION "UE" SHALL STAND FOR "UTILITY EASEMENT" IN THESE PLANS.
12. THE ABBREVIATION "DE" SHALL STAND FOR "DRAINAGE EASEMENT" IN THESE PLANS.
13. ATTACHED SIDEWALK DIMENSIONS ARE MEASURED FROM FACE OF CURB TO BACK OF WALK, INCLUSIVE OF CURB HEAD.

NO.	REVISIONS	BY:	DATE:

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FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO

HORIZONTAL CONTROL & PAVING PLAN

SUBMITTAL DATE: 02/13/2026

PROJECT MANAGER: R. LAUER

REVIEW SET
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SCALE:

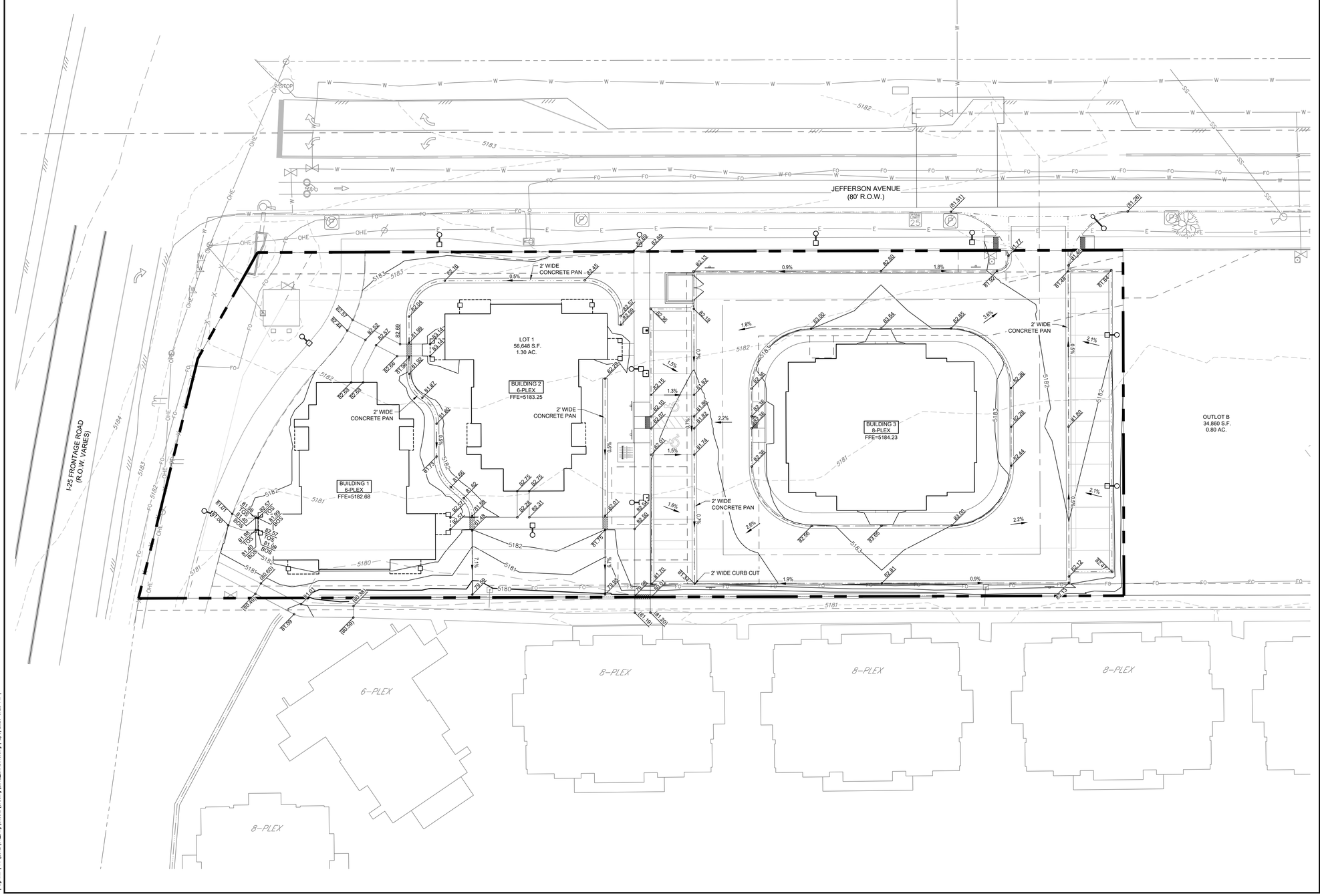
HORIZ: 1" = 20'

VERT: N/A

SHEET:

5 OF 27

PROJECT NO. 2512



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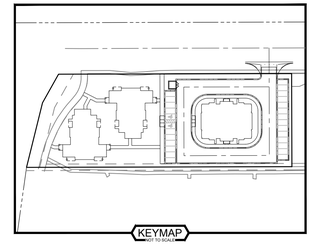
1" = 20'



KEYMAP
NOT TO SCALE

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CENTER LINE
- CURB AND GUTTER
- 5100 EXISTING CONTOURS
- 5100 PROPOSED CONTOURS

PROPOSED UTILITIES

- STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP
- UD UNDERDRAIN

EXISTING UTILITIES

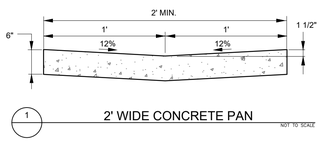
- ST STORM DRAIN PIPE
- IRR IRRIGATION DRAIN
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP

GRADING

- 33.43 PROPOSED SPOT ELEVATION
- (47.45) EXISTING SPOT ELEVATION
- 33.43 XX PROPOSED SPOT WITH FEATURE (GB-GRADE BREAK, ETC.)
- 2.0% PROPOSED GRADE
- (2.0%) EXISTING GRADE

NOTES

1. SPOT ELEVATIONS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS. SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. 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.
3. ALL DISTURBED AREAS NOT PAVED SHALL BE RE-VEGETATED.
4. THE TOP OF FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YEAR STORM. THE LOWEST OPENING ELEVATIONS SHOWN ARE AT LEAST ONE FOOT ABOVE THE 100-YEAR STORM ELEVATION OF ADJACENT STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES. MINIMUM FINISHED FLOOR ELEVATIONS ABOVE 100-YEAR WATER SURFACE IN STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES, AS ILLUSTRATED BY A FINAL GRADING PLAN ARE TO BE SHOWN.
5. "TOS" SHALL STAND FOR "TOP OF STAIR"
6. "BOS" SHALL STAND FOR "BOTTOM OF STAIR"



1 2' WIDE CONCRETE PAN
NOT TO SCALE

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FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
GRADING PLAN

SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

REVIEW SET
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SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
6 OF 27

PROJECT NO. 2512

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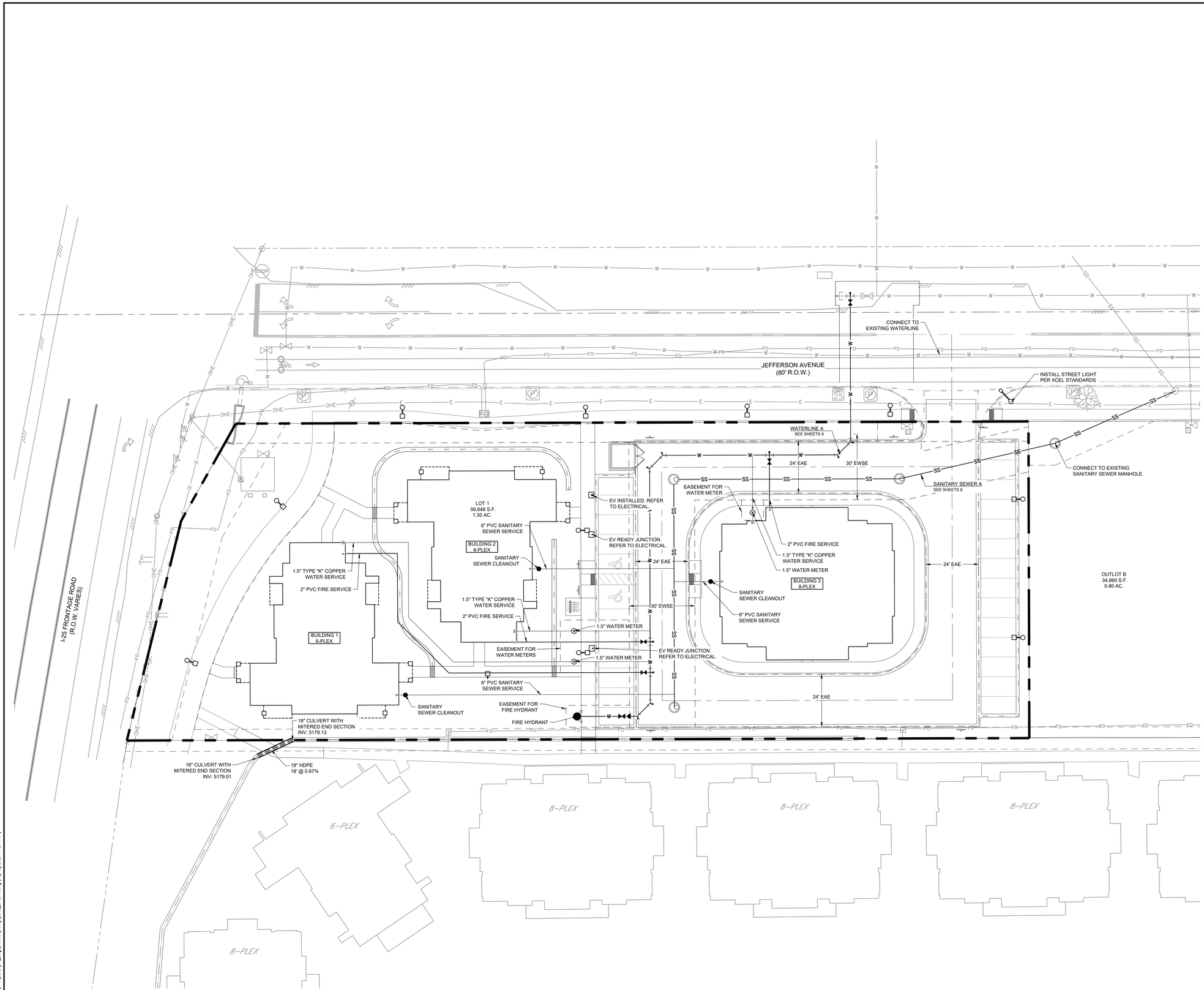

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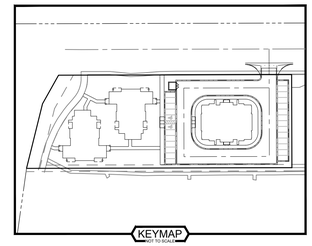

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CURB AND GUTTER

PROPOSED UTILITIES

- W — WATER LINE
- W — WATER SERVICE
- FIRE HYDRANT
- F — FIRE SERVICE
- SS — SANITARY LINE
- SS — SANITARY SERVICE
- SANITARY CLEANOUT
- STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP
- UD — UNDERDRAIN
- STREET LIGHT
- SITE LIGHT BY OTHERS

EXISTING UTILITIES

- IRRIGATION MANHOLE
- IRR — IRRIGATION PIPE
- ST — STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP
- W — EXISTING WATERLINE
- SS — EXISTING SANITARY LINE
- OVERHEAD UTILITY POLE (3' AND 6')

NOTES

1. MINIMUM HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN SANITARY SEWER & WATER LINES IS 10 FEET.
2. WATER MAINS CROSSING OVER A SANITARY OR STORM SEWER SHALL MAINTAIN AN 18" VERTICAL EDGE TO EDGE CLEARANCE. WATER MAINS CLOSER THAN 18" OR UNDER SEWERS SHALL BE ENCASED.
3. MINIMUM COVER ON WATER LINES IS 5'.
4. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. REFER TO PLAN AND PROFILES FOR MORE INFORMATION.
6. ALL SEWER SERVICES SHALL BE 6" PVC UNLESS NOTED OTHERWISE.
7. ALL WATER SERVICES SHALL BE 1.5" TYPE "K" COPPER UNLESS NOTED OTHERWISE.
8. ALL FIRE SERVICES SHALL BE 2" PVC UNLESS NOTED OTHERWISE.
9. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
10. THE ABBREVIATION "EAE" SHALL STAND FOR "EMERGENCY ACCESS EASEMENT" IN THESE PLANS.
11. THE ABBREVIATION "EWE" SHALL STAND FOR "EXCLUSIVE WATER EASEMENT" IN THESE PLANS.
12. THE ABBREVIATION "ESE" SHALL STAND FOR "EXCLUSIVE SANITARY EASEMENT" IN THESE PLANS.
13. THE ABBREVIATION "EWSE" SHALL STAND FOR "EXCLUSIVE WATER/SANITARY EASEMENT" IN THESE PLANS.
14. THE ABBREVIATION "UE" SHALL STAND FOR "UTILITY EASEMENT" IN THESE PLANS.
15. *SANITARY INFORMATION OBTAINED FROM ACE HARDWARE RECORD DRAWINGS DATED 07/30/08.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
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970.286.7955
1327 RIVERSIDE AVE #2
FORT COLLINS, CO 80524

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
UTILITY PLAN

SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

REVIEW SET
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CONSTRUCTION

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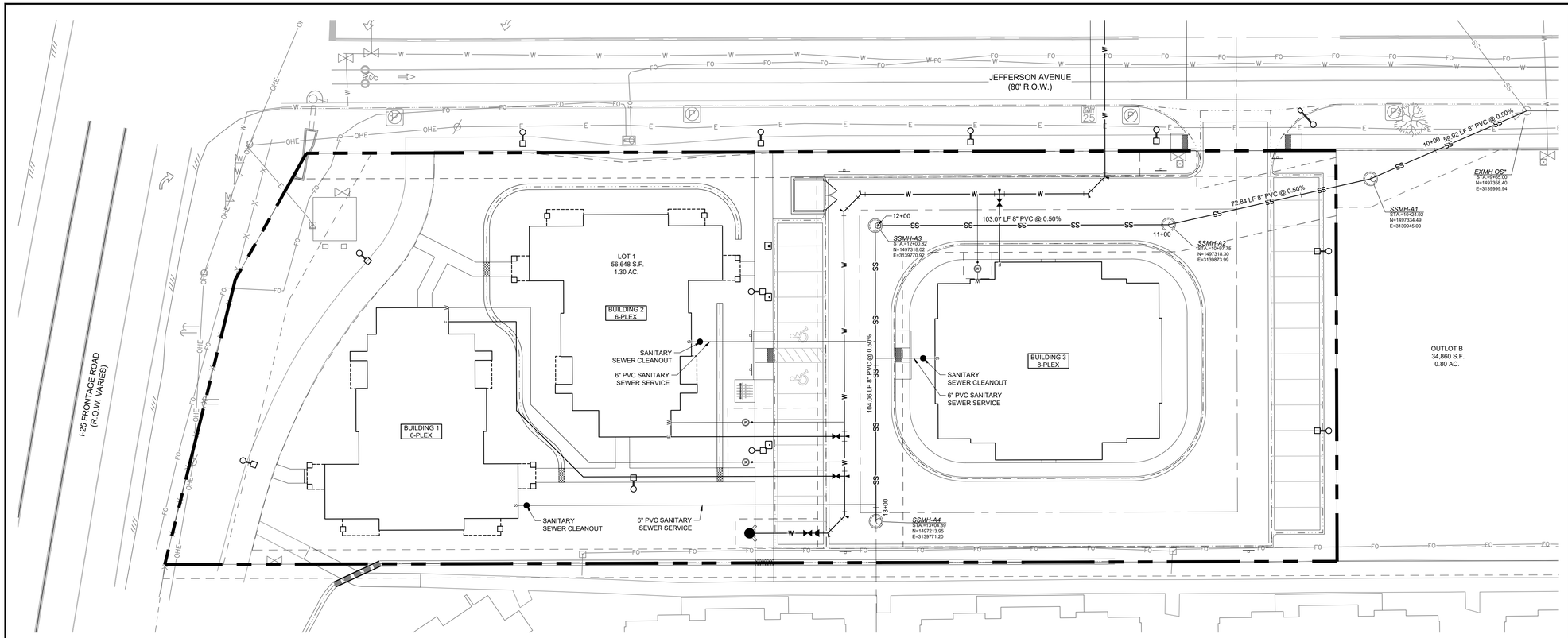
SCALE:
HORIZ: 1" = 20'
VERT: N/A

SHEET:
7 OF 27

PROJECT NO. 2512



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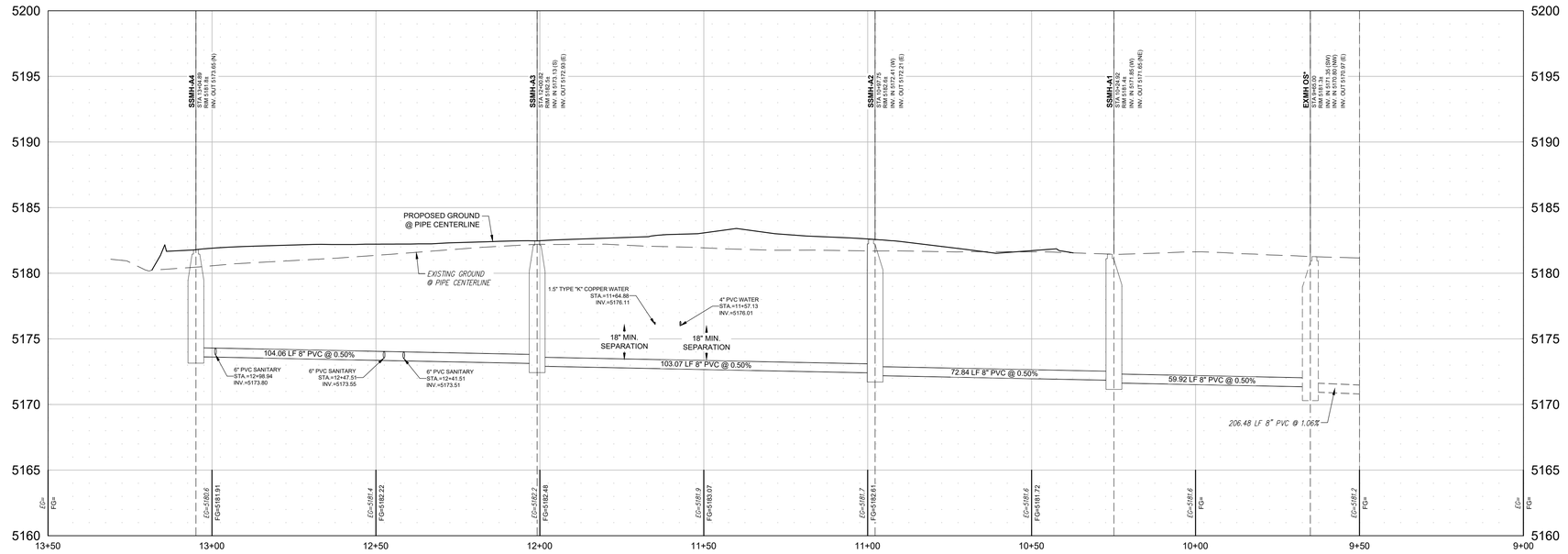

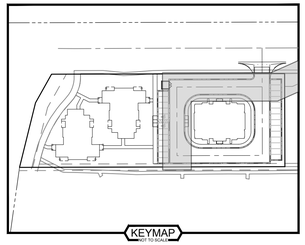

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CURB AND GUTTER

PROPOSED UTILITIES

- WATER LINE
- WATER SERVICE
- FIRE HYDRANT
- FIRE SERVICE
- SANITARY LINE
- SANITARY SERVICE
- SANITARY CLEANOUT
- STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP
- UNDERDRAIN
- STREET LIGHT
- SITE LIGHT BY OTHERS

EXISTING UTILITIES

- IRRIGATION MANHOLE
- IRRIGATION PIPE
- STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP
- EXISTING WATERLINE
- EXISTING SANITARY LINE
- OVERHEAD UTILITY POLE (3' AND 6')

NOTES

1. MINIMUM HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN SANITARY SEWER & WATER LINES IS 10 FEET.
2. WATER MAINS CROSSING OVER A SANITARY OR STORM SEWER SHALL MAINTAIN AN 18" VERTICAL EDGE TO EDGE CLEARANCE. WATER MAINS CLOSER THAN 18" OR UNDER SEWERS SHALL BE ENCASED.
3. MINIMUM COVER ON WATER LINES IS 5'.
4. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. REFER TO PLAN AND PROFILES FOR MORE INFORMATION.
6. ALL SEWER SERVICES SHALL BE 6" PVC UNLESS NOTED OTHERWISE.
7. ALL WATER SERVICES SHALL BE 1.5" TYPE "K" COPPER UNLESS NOTED OTHERWISE.
8. ALL FIRE SERVICES SHALL BE 2" PVC UNLESS NOTED OTHERWISE.
9. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
10. THE ABBREVIATION "EAE" SHALL STAND FOR "EMERGENCY ACCESS EASEMENT" IN THESE PLANS.
11. THE ABBREVIATION "EWE" SHALL STAND FOR "EXCLUSIVE WATER EASEMENT" IN THESE PLANS.
12. THE ABBREVIATION "ESE" SHALL STAND FOR "EXCLUSIVE SANITARY EASEMENT" IN THESE PLANS.
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14. THE ABBREVIATION "UE" SHALL STAND FOR "UTILITY EASEMENT" IN THESE PLANS.
15. *SANITARY INFORMATION OBTAINED FROM ACE HARDWARE RECORD DRAWINGS DATED 07/30/08.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1327 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
SANITARY SEWER A PLAN & PROFILE

SUBMITTAL DATE: 02/13/2026

PROJECT MANAGER: R. LAUER

REVIEW SET
NOT FOR
CONSTRUCTION

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SCALE:

HORIZ: 1" = 20'

VERT: 1" = 5'

SHEET:

8 OF 27

PROJECT NO. 2512

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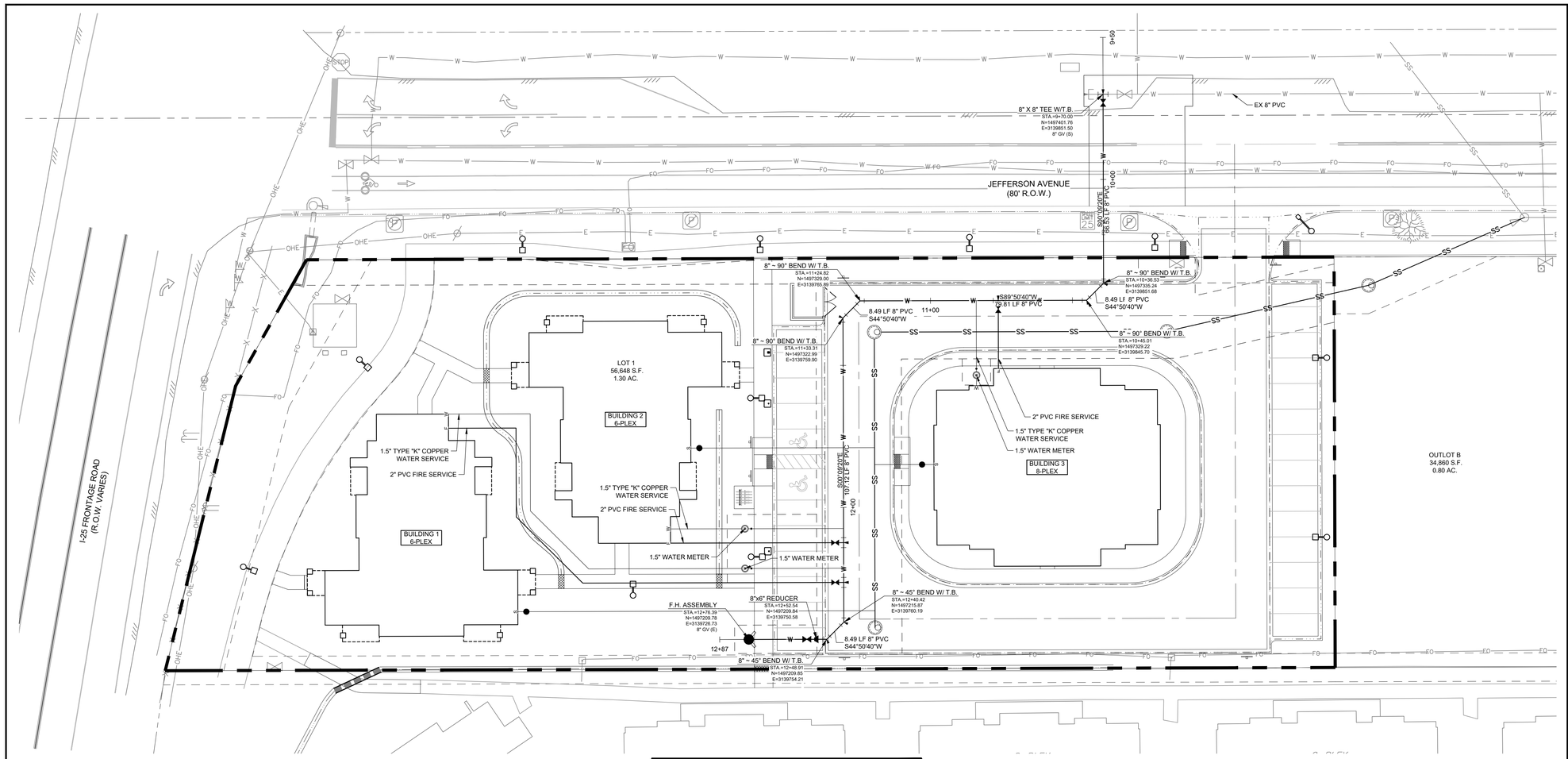

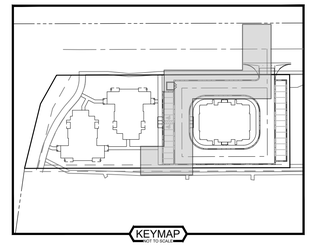

LEGEND

MAPPING / SITE

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- RIGHT-OF-WAY
- LOT LINES
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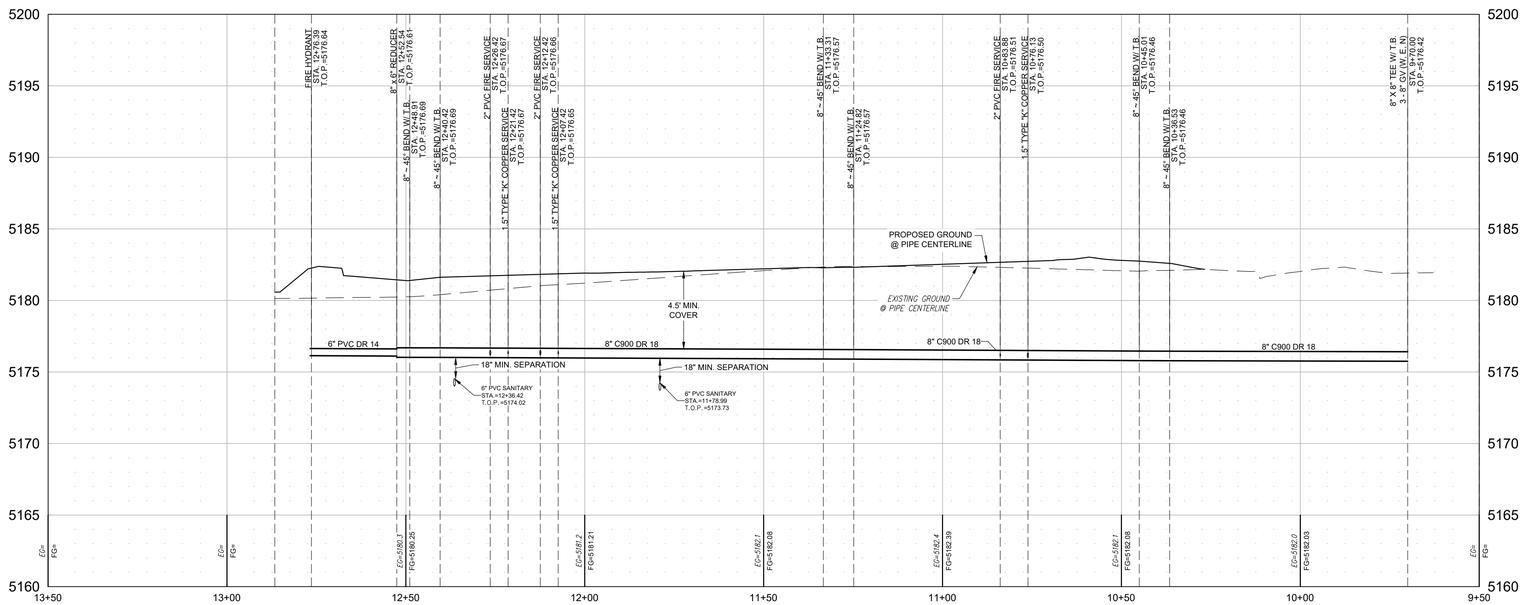
WATERLINE A



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WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
WATERLINE A PLAN & PROFILE

SUBMITTAL DATE: 02/13/2026

PROJECT MANAGER: R. LAUER

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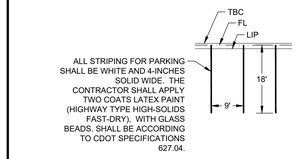
SHEET:
9 OF 27

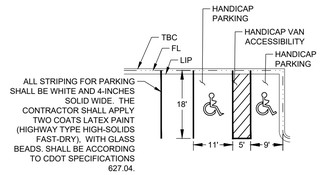
PROJECT NO. 2512



ALL STRIPING FOR PARKING SHALL BE WHITE AND 4-INCHES SOLID WIDE. THE CONTRACTOR SHALL APPLY TWO COATS LATEX PAINT (HIGHWAY TYPE HIGH-SOLIDS FAST-DRY), WITH GLASS BEADS. SHALL BE ACCORDING TO CDOT SPECIFICATIONS 627.04.

TYPICAL PARKING STALL DETAIL

N.T.S.



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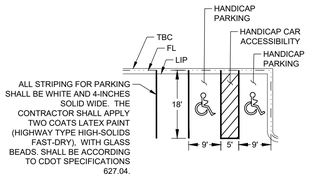
VAN ACCESSIBLE PARKING DETAIL

N.T.S.



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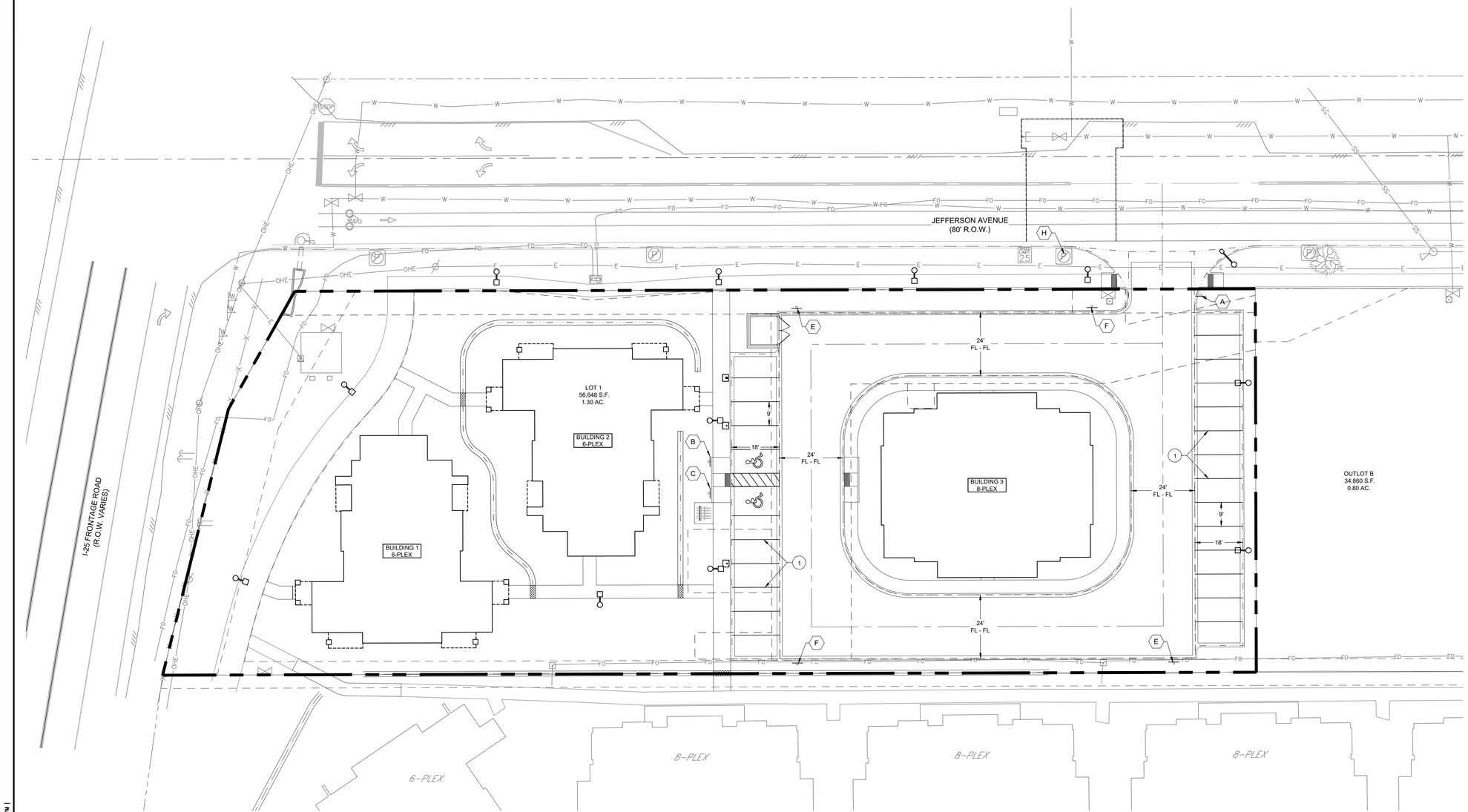
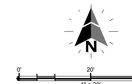
STANDARD ACCESSIBLE PARKING DETAIL

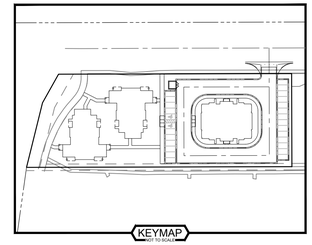
N.T.S.



STRIPING NOTES

1. ALL SIGNING AND STRIPING SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), COLORADO SUPPLEMENTS AND SHALL CONFORM TO THE TOWN OF WELLINGTON STANDARDS.
2. BEFORE SIGN/STRIPING CONTRACTOR BEGINS WORK TO FABRICATES SIGNS AND LAYING OUT PAVEMENT MARKING PLANS, CONTACT TOWN OF WELLINGTON TRAFFIC DIVISION'S SIGN/MARKING SUPERVISOR.
3. ALL SIGNS SHALL BE INSTALLED ON TELESPAR TYPE PERFORATED POSTS WITH ANCHORS AT PROPER HEIGHTS PER CURRENT M.U.T.C.D. STANDARDS.
4. TELESPAR TYPE POSTS SHALL MEET OR EXCEED THE FOLLOWING:
   A) POSTS -1 ½" X 1 ¾, 12 GAUGE, ASTM SPECIFICATION NO. A446, GRADE A, DRILLED ON 1" CENTERS.
   B) ANCHORS - 2" X 2" X 36", 12 GAUGE, ASTM SPECIFICATION NO. A446, DRILLING ON 1" CENTERS.
   C) ALL POSTS AND ANCHORS SHALL BE GALVANIZED TO ASTM SPECIFICATIONS A525 COATING DESIGNATION G90.
5. SIGN BACKINGS SHALL BE AS FOLLOWS:
   A) 36" X 36" OR LESS SHALL BE 0.080 GAUGE ALUMINUM.
   B) 36" X 36" OR LARGER BE 0.100 GAUGE ALUMINUM.
   C) EXTRUDED BLADES SHALL BE A MINIMUM OF 0.091 GAUGE ALUMINUM.
6. STREET AND AVENUE SIGNS FOR POST MOUNTING SHALL BE EXTRUDED ALUMINUM, 9" X 36" (MIN) IN LENGTH. AT SIGNALIZED INTERSECTIONS THESE SIGNS SHALL BE SIZED IN ACCORDANCE WITH SPECIFICATIONS FOR OVERSIZE STREET SIGNS. TOWN OF WELLINGTON STANDARD.
7. ALL SIGNS SHALL BE MOUNTED WITH TOWN APPROVED VANDAL TYPE RIVETS AND WITH WASHERS.
8. ALL SIGNS SHALL BE 3M HIGH INTENITY PRISMATIC OR DIAMOND GRADE REFLECTIVE SHEETING WITH A MINIMUM OF A TEN (10) YEAR GUARANTEE. ALL SIGNS SHALL HAVE 3M PROTECTIVE SHEETING.
9. SIGNS SHALL HAVE A SEVEN FOOT (7') CLEARANCE (MIN) FROM THE BOTTOM OF SIGN TO THE GROUND AT INSTALLATION, OR AS APPROVE BY THE PUBLIC WORKS TRAFFIC ENGINEER.
10. ALL SIGNS PLACED, WITH THE EXCEPTION OF "STOP" AND "YIELD" SIGNS, SHALL BE NEAR PROPERTY LINES; THEY ARE NOT TO INTRUDE ON DRIVEWAYS AND/OR ANY TYPE OF ENTRANCE.
11. MOUNTING (CAPS) FOR STREET NAME SIGNS SHALL BE THE TYPE FOR SQUARE TELESPAR AND FOR EXTRUDED BLADES. 3/8" BOLT WITH A 2" HEAD SHALL BE USED TO BOLT DOWN THE CAP AND EXTRUDED BLADES. CAPS AND CROSS PIECES SHALL CONSIST OF A 12" MOUNTING BRACKET
12. SIGNS SHALL BE PLACED BEHIND CURB TO MINIMUM SPECIFICATIONS ACCORDING TO THE MUTCD (PART II SIGNS) STANDARDS AND COLORADO SUPPLEMENTS.
13. SIGNS SHALL BE PLACED A MINIMUM OF FIVE FEET (5') FROM FIRE HYDRANTS.
14. PLACEMENT OF "STOP" SIGNS SHALL BE IN ADVANCE OF CROSSWALKS AND IN ACCORDANCE WITH TOWN STANDARDS. THIS PLACEMENT INCLUDES A MINIMUM CLEARANCE OF 36 INCHES FROM THE BACK EDGE OF THE SIDEWALK. APPROVAL OF THE PLACEMENT MAY BE REQUIRED BY THE PUBLIC WORKS TRAFFIC ENGINEER.
15. ANCHORS (STUBS) SHALL BE 3" TO 4" HIGH FROM GROUND. POSTS SHALL BE BOLTED TO THE ANCHOR WITH CORNER BOLTS ONLY.
16. BOTTOM EXTRUDED BLADES SHALL BE FACED THE SAME DIRECTION AS THE EXISTING STOP SIGN.
17. THIN BLADES USED ON STREET NAME SIGNS SHALL ALWAYS BE MOUNTED ON TOP.
18. STREET NAMES EAST OF 1ST AVENUE SHALL HAVE AN "E" BEFORE THE STREET NUMBER
19. AVENUE SIGNS NORTH OF 1ST STREET SHALL HAVE "N" BEFORE AVENUE NUMBER
20. ARROWS ON STREET BLADES POINTING IN THE DIRECTION OF 100 BLOCK SHALL NOT BE ORIENTED WHERE THEY WOULD POINT ACROSS AN AVENUE AND/OR STREET.
21. CONTRACTOR SHALL INSTALL HANDICAP SIGNAGE AT EACH HANDICAP PARKING STALL PER THE AMERICANS WITH DISABILITIES (PROWAG) STANDARDS
22. ALL SIGNING AND STRIPING SHALL BE INSTALLED BY THE CONTRACTOR
23. LAYOUT OF ALL TEMPORARY STRIPING USING REFLECTIVE TAPE SHALL BE APPROVED BY THE TOWN IS-TRAFFIC DIVISION'S SIGN/MARKING SUPERVISOR PRIOR TO THE INSTALLATION.
24. ALL LONG-LINE STRIPING SHALL BE 15 MIL. EPOXY. USE 90 MIL. PREFORMED THERMOPLASTIC FOR WORDS AND SYMBOLS.
25. SIGNAGE AND STRIPING PLANS HAVE BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THE TOWN OF WELLINGTON DETERMINES THAT THE PLAN DOES NOT MEET THE MUTCD, TYPICAL TOWN SIGNAGE/MARKING STANDARDS AND PRACTICES, OR THE CDOT M AND S STANDARDS. THE TOWN SHALL PROVIDE A HARD COPY OF THE STANDARD IN QUESTION TO THE CONTRACTOR. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE 2-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION).





LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- CENTER LINE
- CURB AND GUTTER

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. SEE SOILS REPORT FOR PAVEMENT AND SUBGRADE PREPARATION DESIGN AND RECOMMENDATIONS.
3. ALL MANHOLE RIM ELEVATIONS (EXISTING & PROPOSED) ARE TO BE ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
4. THE LAYOUT OF ALL SIGNAGE AND STRIPING USING 3-M TEMPORARY TAPE AT A MINIMUM OF 50' SPACING SHALL BE APPROVED BY THE TOWN STREETS INSPECTOR PRIOR TO THE INSTALLATION.

SIGNAGE LEGEND

A — D3 STREET NAME SIGN BOTH DIRECTIONS & R1-1 STOP SIGN (30"x30")

B — HANDICAP RESERVED PARKING (12" X 18")

ONE SIGN PER SPACE REQUIRED R7-8

D — FIRE LANE (12" X 18")

C — HANDICAP RESERVED PARKING WITH VAN-ACCESSIBLE (12" X 18")

ONE SIGN PER SPACE REQUIRED R7-8

E — FIRE LANE R-ARROW (12" X 18")

F — FIRE LANE L-ARROW (12" X 18")

G — FIRE LANE DOUBLE ARROW (12" X 18")

H — NO PARKING (12" X 18")

STRIPING LEGEND

1. 4" SOLID WHITE
2. 4" SOLID YELLOW
3. 4" DASHED YELLOW, 10' w/ 30' GAP
4. PREFORMED PLASTIC PAVEMENT MARKING RIGHT TURN ARROW (15.5 S.F. EA.)
5. PREFORMED PLASTIC PAVEMENT MARKING "ONLY" (22.5 S.F. EA.)

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1537 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
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WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
SIGNAGE & STRIPING PLAN

SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

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SCALE:
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VERT: N/A

SHEET:
10 OF 27

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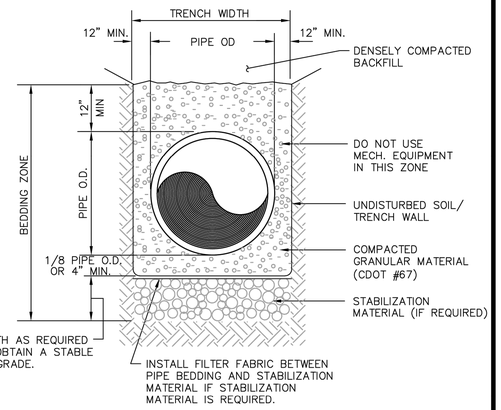
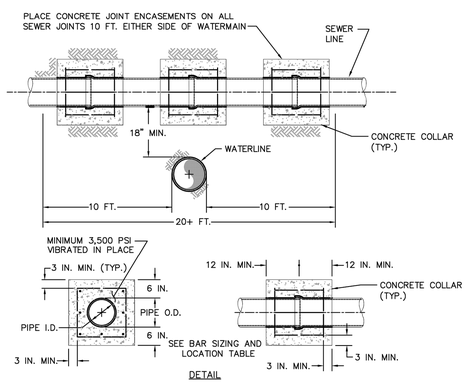


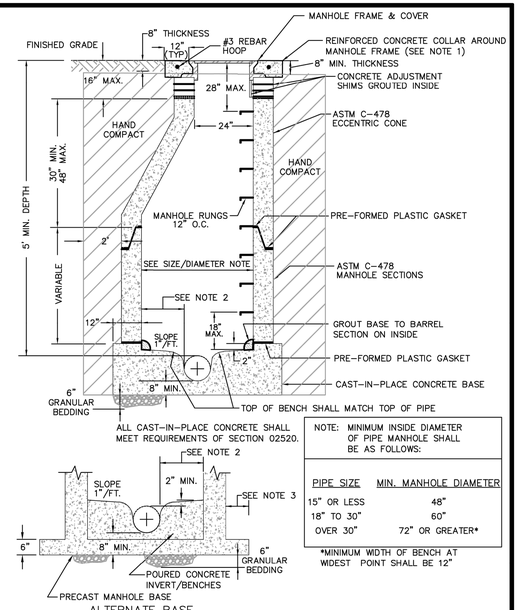
LATEST REV.	BEDDING DETAIL FOR PVC SEWER PIPE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-1



DETAIL

PIPE I.D.	NO. OF LONGITUDINAL BARS AND LOCATION		
15 IN.	8 – NO. 4 BARS	3 EACH	SIDE
18 IN.	8 – NO. 4 BARS	3 EACH	SIDE
21 IN.	12 – NO. 4 BARS	4 EACH	SIDE
24 IN.	12 – NO. 4 BARS	4 EACH	SIDE
27 IN.	12 – NO. 4 BARS	4 EACH	SIDE
30 IN.	12 – NO. 4 BARS	4 EACH	SIDE
33 IN.	12 – NO. 4 BARS	4 EACH	SIDE
36 IN.	16 – NO. 4 BARS	5 EACH	SIDE

LATEST REV.	SEWER JOINT ENCASEMENT DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-3



ALTERNATE BASE

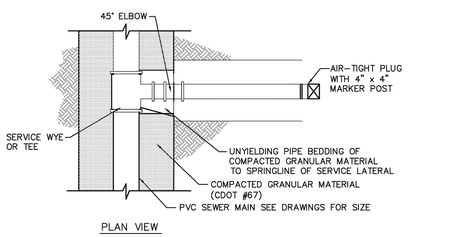
NOTE: MINIMUM INSIDE DIAMETER OF PIPE MANHOLE SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. MANHOLE DIAMETER
15" OR LESS	48"
18" TO 30"	60"
OVER 30"	72" OR GREATER*

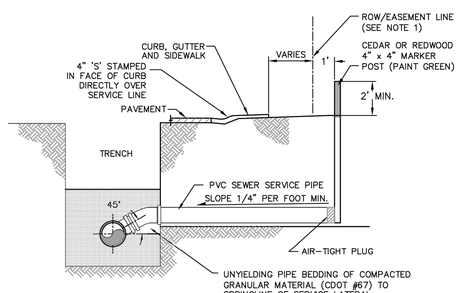
*MINIMUM WIDTH OF BENCH AT WIDEST POINT SHALL BE 12"

NOTE:
1. ALL MANHOLES SHALL HAVE A 12" CONCENTRIC CONCRETE RING AROUND MANHOLE FRAME.
2. MINIMUM WIDTH OF BENCH POINT SHALL BE 12".
3. MANUFACTURER TO SIZE TO PREVENT BUOYANCY..

LATEST REV.	STANDARD MANHOLE (Sanitary & Storm)	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-4



PLAN VIEW



CROSS SECTION

NOTES
1. SERVICE SHALL EXTEND 1' BEYOND THE ROW/EASEMENT LINE WHICHEVER IS FURTHER FROM BACK OF WALK..

LATEST REV.	SANITARY SEWER SERVICE WYE DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	3-7

Plot Date:3/3/2015 8:26 AM Plotted By: Bowen, Corey
Date Created:2/26/2015 V:\2512\PACTIVE\1873100552014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 3 -SEWER_DETAILS\DETAIL 3-1.DWG

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Date Created:2/26/2015 V:\2512\PACTIVE\1873100552014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 3 -SEWER_DETAILS\DETAIL 3-3.DWG

Plot Date:3/3/2015 8:27 AM Plotted By: Bowen, Corey
Date Created:2/26/2015 V:\2512\PACTIVE\1873100552014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 3 -SEWER_DETAILS\DETAIL 3-4.DWG

Plot Date:3/3/2015 8:31 AM Plotted By: Bowen, Corey
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WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
SANITARY SEWER DETAILS

SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

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SCALE:
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VERT: N/A

SHEET:
11 OF 27

PROJECT NO. 2512

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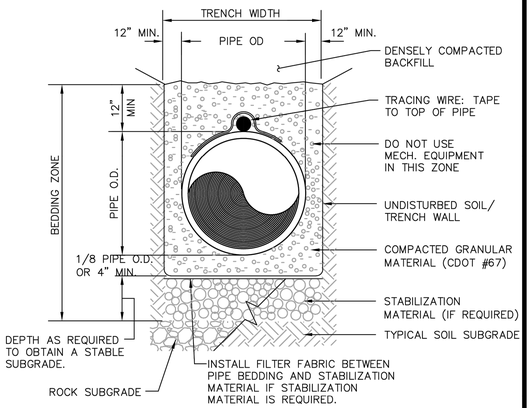
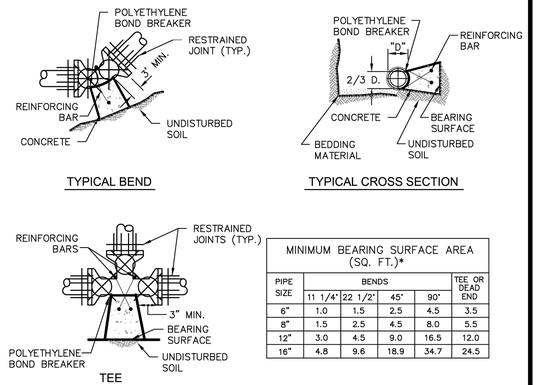


LATEST REV.	BEDDING DETAIL – PVC WATER DISTRIBUTION PIPE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-1

Plot Date:3/3/2015 8:00 AM Plotted By: Bowen, Corey
Date Created:2/26/2015 V:\2872\PACTIVE\1872100552014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-1.DWG



MINIMUM BEARING SURFACE AREA (SQ. FT.)*					
PIPE SIZE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	1.0	1.5	2.5	4.5	3.5
8"	1.5	2.5	4.5	8.0	5.5
12"	3.0	4.5	9.0	16.5	12.0
16"	4.8	9.6	18.9	34.7	24.5

*BEARING SURFACE AREAS SHOWN IN CHART ARE A MINIMUM REQUIREMENT AND DO NOT RELIEVE THE DESIGN ENGINEER OF RESPONSIBILITY TO DESIGN EACH THRUST BLOCK.

GENERAL NOTES:

1. BEARING SURFACE AREAS SHOWN IN CHART ARE MINIMUM.
2. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE.
3. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
4. THRUST BLOCKS ON PIPE LARGER THAN 16" SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
5. THRUST BLOCKS ON PIPE LARGER THAN 16" SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
6. REFER TO SECTION 02713 FOR CONCRETE REQUIREMENTS.
7. SEE RELEVANT SPECIFICATION FOR FURTHER DETAIL.

LATEST REV.	THRUST BLOCK DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-2

Plot Date:3/3/2015 8:03 AM Plotted By: Bowen, Corey
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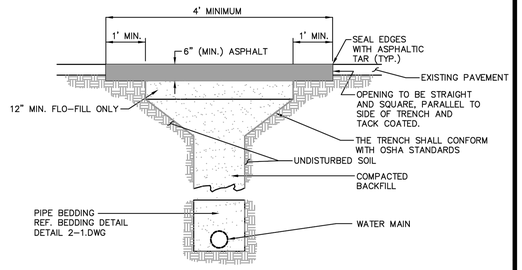
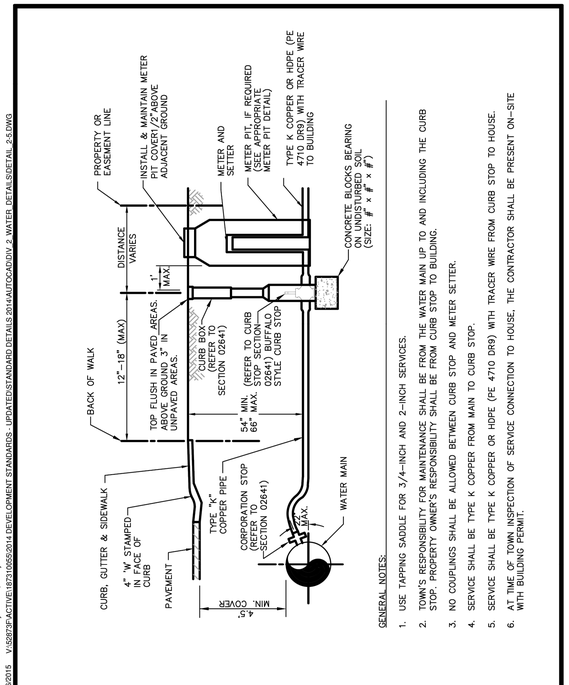


NOTES:

1. EXISTING PAVEMENT SHALL BE SAW OR WHEEL CUT TO OBTAIN A STRAIGHT AND NEAT EDGE FOR PAVING. SAW CUT SHALL BE MADE PRIOR TO PAVING AFTER BACKFILL TO BOTTOM OF NEW PAVEMENT.
2. PRIOR TO INSTALLATION OF PATCH, ALL EDGES OF EXISTING ASPHALT SHALL HAVE A TACK COAT APPLIED.
3. IN ADDITION, AFTER ALL ASPHALT HAS BEEN PLACED, ALL SEAMS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SEALED WITH AN ASPHALT TACK COAT.
4. TOP OF NEW ASPHALT PAVEMENT SHALL MATCH THE TOP OF THE EXISTING PAVEMENT. ASPHALT PAVEMENT MINIMUM THICKNESS SHALL BE 6".
5. REFERENCE SPECIFICATIONS SECTION 02221.

LATEST REV.	REPLACING ASPHALTIC CONCRETE PAVEMENT FOR WATER MAIN TRENCH	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-3

Plot Date:3/3/2015 8:06 AM Plotted By: Bowen, Corey
Date Created:2/26/2015 V:\2872\PACTIVE\1872100552014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-3.DWG

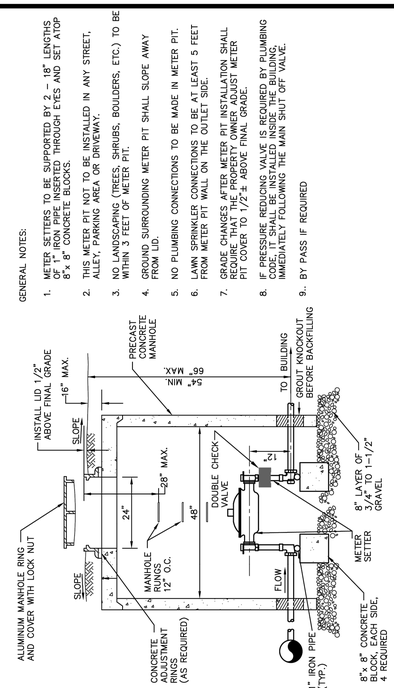


GENERAL NOTES:

1. USE TAPPING SADDLE FOR 3/4-INCH AND 2-INCH SERVICES.
2. TOWN'S RESPONSIBILITY FOR MAINTENANCE SHALL BE FROM THE WATER MAIN UP TO AND INCLUDING THE CURB STOP. PROPERTY OWNER'S RESPONSIBILITY SHALL BE FROM CURB STOP TO BUILDING.
3. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
4. SERVICE SHALL BE TYPE K COPPER FROM MAIN TO CURB STOP.
5. SERVICE SHALL BE TYPE K COPPER OR HDPE (PE 4710 DR9) WITH TRACER WIRE FROM CURB STOP TO HOUSE.
6. AT TIME OF TOWN INSPECTION OF SERVICE CONNECTION TO HOUSE, THE CONTRACTOR SHALL BE PRESENT ON-SITE WITH BUILDING PERMIT.

LATEST REV.	WATER SERVICE CONNECTION (TYP. 3/4" –2")	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-5

Plot Date:3/3/2015 8:08 AM Plotted By: Bowen, Corey
Date Created:2/26/2015 V:\2872\PACTIVE\1872100552014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-5.DWG



GENERAL NOTES:

1. METER SETTERS TO BE SUPPORTED BY 2 – 18" LENGTHS OF 1" IRON PIPE INSERTED THROUGH EYES AND SET ATOP 8"x 8" CONCRETE BLOCKS.
2. THIS METER PIT NOT TO BE INSTALLED IN ANY STREET, ALLEY, PARKING AREA OR DRIVEWAY.
3. NO LANDSCAPING (TREES, SHRUBS, BOULDERS, ETC.) TO BE WITHIN 3 FEET OF METER PIT.
4. GROUND SURROUNDING METER PIT SHALL SLOPE AWAY FROM LID.
5. NO PLUMBING CONNECTIONS TO BE MADE IN METER PIT.
6. LAWN SPRINKLER CONNECTIONS TO BE AT LEAST 5 FEET FROM METER PIT WALL ON THE OUTLET SIDE.
7. GRADE CHANGES AFTER METER PIT INSTALLATION SHALL REQUIRE THAT THE PROPERTY OWNER ADJUST METER PIT COVER TO 1/2"± ABOVE FINAL GRADE.
8. IF PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING CODE, IT SHALL BE INSTALLED INSIDE THE BUILDING, IMMEDIATELY FOLLOWING THE MAIN SHUT OFF VALVE.
9. BY PASS IF REQUIRED

LATEST REV.	STANDARD SETTING FOR 1–1/2" & 2" METERS	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-6

Plot Date:3/3/2015 8:09 AM Plotted By: Bowen, Corey
Date Created:2/26/2015 V:\2872\PACTIVE\1872100552014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-6.DWG

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
AVANTCIVILGROUP.COM
970.286.7995
1537 RIVERSIDE AVE #2
FORT COLLINS, CO 80524

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO

WATER DETAILS

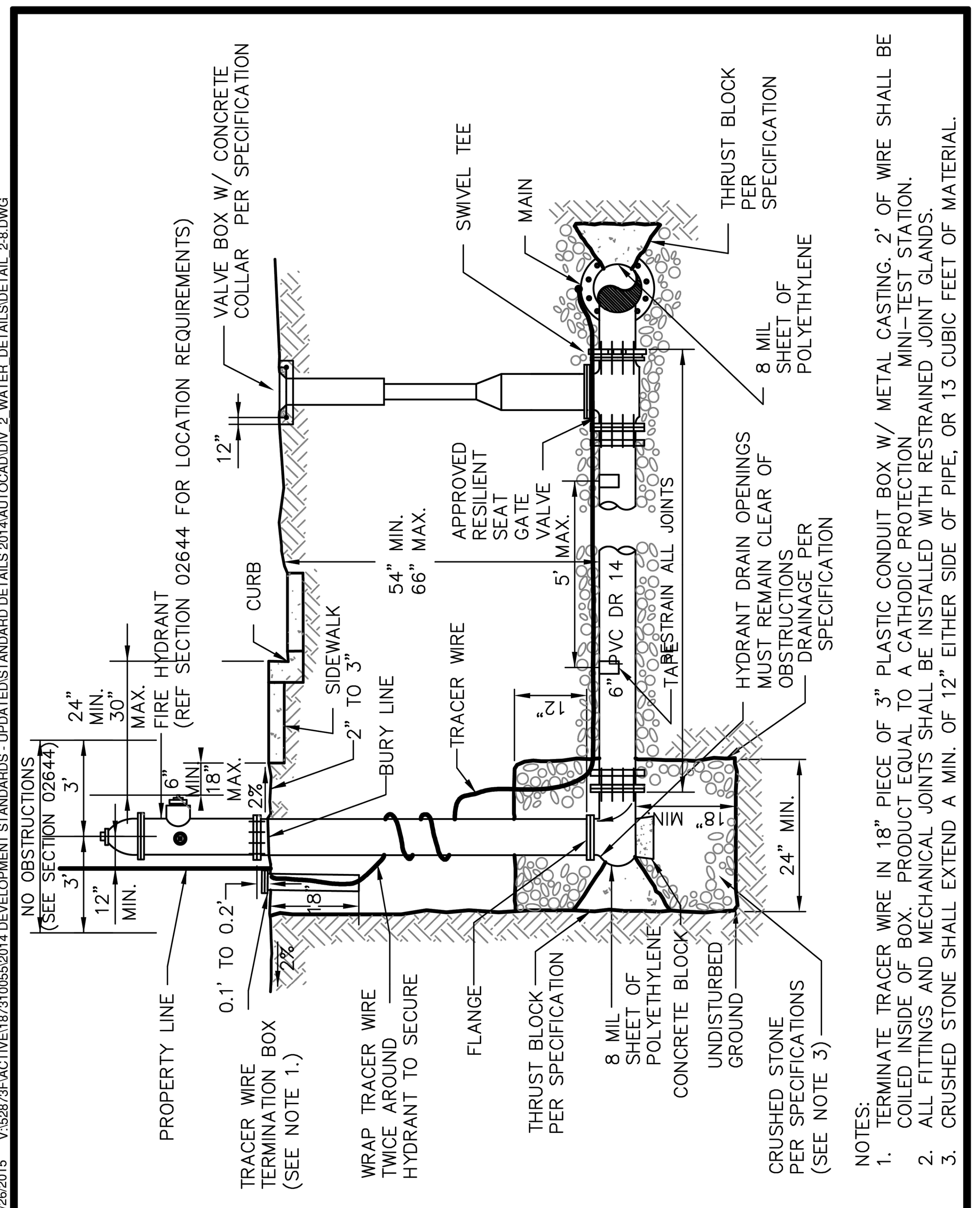
PROJECT MANAGER: R. LAUER
SUBMITTAL DATE: 02/13/2026

REVIEW SET
NOT FOR CONSTRUCTION

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
12 OF 27

PROJECT NO. 2512



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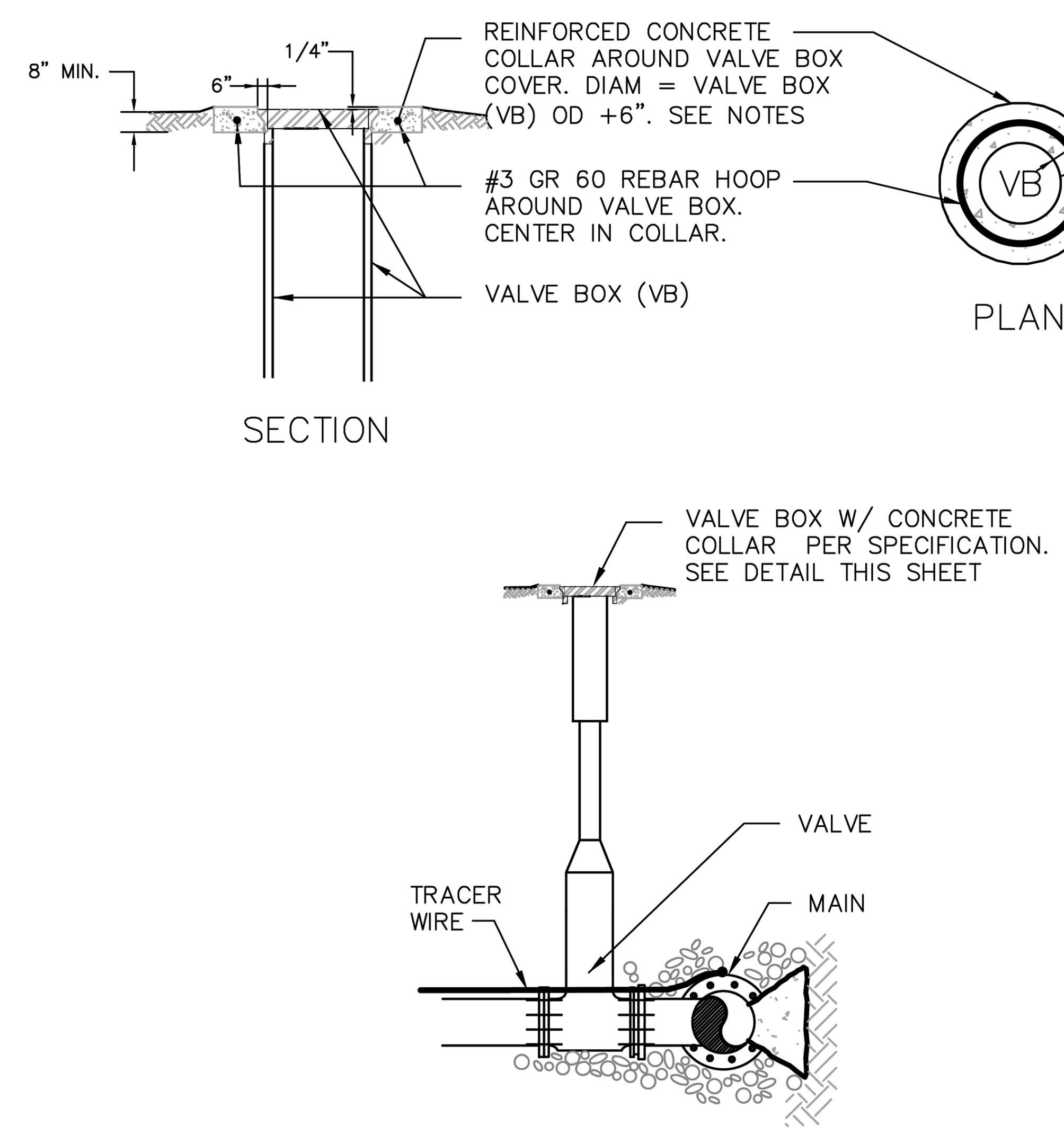
LATEST REV.	FIRE HYDRANT DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-8

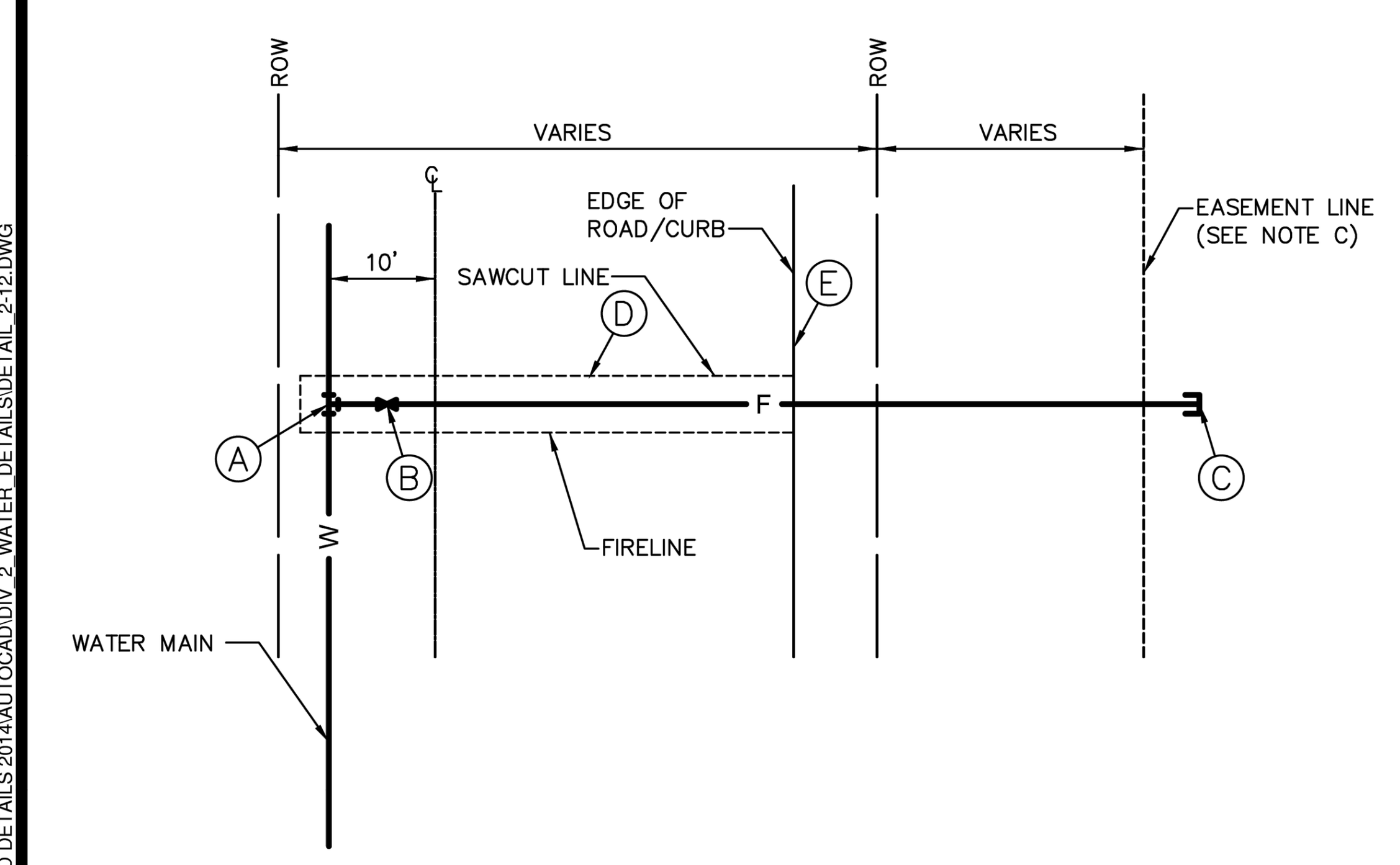


NOTES

1. ALL VALVE BOXES SHALL HAVE A 6" CONCRETE COLLAR AROUND THE VALVE BOX.
2. CONCRETE SHALL BE 3500 PSI MIN.
3. PROVIDE #3 GR 60 REBAR HOOP IN CONCRETE AROUND THE VALVE BOX COVER. INSTALL W/ 6" SPLICE LENGTH.

Plot Date:3/3/2015 8:21 AM Plotted By: Bowen, Corey
Date Created:2/26/2015 V:\52873F\ACTIVE\187310055\2014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-11.DWG

LATEST REV.	VALVE BOX COVER WITH CONCRETE COLLAR	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-11



GENERAL NOTES:

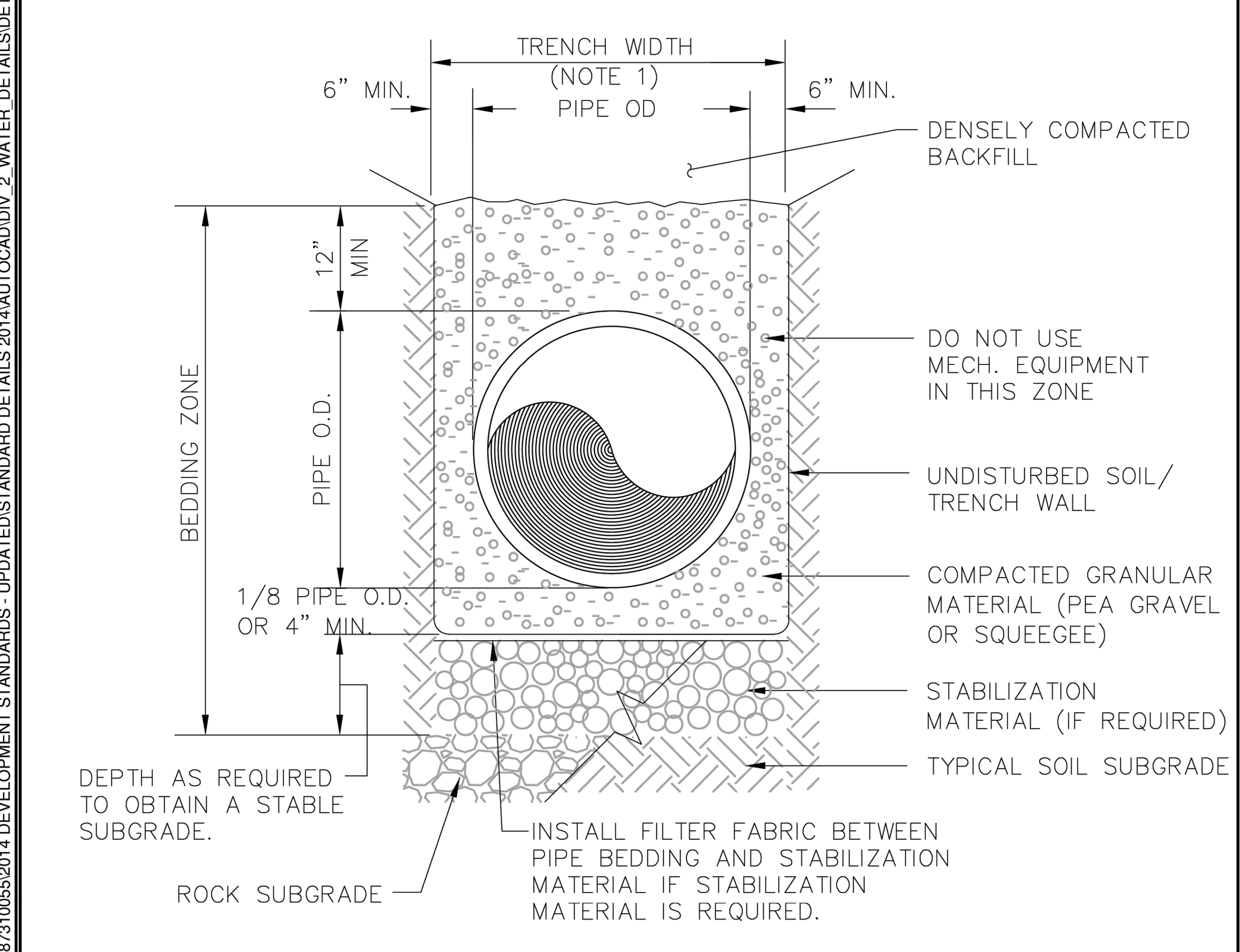
1. WATERLINE IS LOCATED 10-FT WEST OR NORTH OF CENTERLINE OF ROAD PER TOWN STANDARDS UNLESS APPROVED IN WRITING BY THE TOWN.
2. FIRE LINE SHALL BE A MINIMUM OF 4-INCH DIAMETER C900 PVC PIPE. SEE PLANS FOR ACTUAL FIRE LINE DIAMETER.
3. NO TREES OR BUSHES TO BE PLANTED WITHIN 10-FEET OF FIRE LINE.
4. ATTACH TRACER WIRE TO FIRE LINE FROM MAIN TO THE BUILDING.
5. REFERENCE TOWN OF WELLINGTON SPECIFICATION SECTIONS 01666,02221,02321,, 02621 & 02641.

CONSTRUCTION NOTES:

A. INSTALL TEE IN MAIN LINE WITH MEGALUGS AND THRUST BLOCK AT LOCATION SHOWN ON PLANS. SEE PLANS FOR MAIN LINE PIPE DIAMETER AND FIRE LINE PIPE DIAMETER (MINIMUM 4-INCHES).
B. INSTALL GATE VALVE IN FIRE LINE WITH VALVE BOX. SEE PLANS FOR FIRE LINE PIPE DIAMETER (MINIMUM 4-INCHES).
C. EXTEND FIRE LINE TO ROW LINE OR EASEMENT LINE WHICHEVER IS FURTHEST FROM CENTERLINE AND PLUG TEMPORARILY. SEE SITE PLANS FOR EXTENSION OF FIRE LINE TO BUILDING OR STRUCTURE.
D. FOR EXISTING ROADWAYS ONLY - EXISTING PAVEMENT SHALL BE SAW CUT OR WHEEL CUT TO OBTAIN A STRAIGHT NEAT EDGE FOR PAVING. SAWCUT SHALL BE MADE PRIOR TO PAVING AFTER BACKFILL TO SUBGRADE IS COMPLETED. REFERENCE DETAIL 2-3 FOR ADDITIONAL INFORMATION.
E. FOR EXISTING CURB AND GUTTER ONLY - REMOVE AND REPLACE EXISTING CURB AND GUTTER THAT IS DAMAGED BY THE INSTALLATION OF THE FIRE LINE TO THE NEAREST JOINT.

Plot Date:3/4/2015 9:46 AM Plotted By: Bowen, Corey
Date Created:3/4/2015 V:\52873F\ACTIVE\187310055\2014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-12.DWG

LATEST REV.	FIRE SERVICE DETAIL	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-12



NOTES

1. MINIMUM TRENCH WIDTH SHOWN ASSUMES INSTALLATION BY TRENCHING MACHINE NOT AN EXCAVATOR.

Plot Date:3/5/2015 10:11 AM Plotted By: Oberschmidt, Mark
Date Created:3/5/2015 V:\52873F\ACTIVE\187310055\2014 DEVELOPMENT STANDARDS - UPDATED\STANDARD DETAILS 2014\AUTOCAD\DIV 2 WATER DETAILS\DETAIL 2-14.DWG

LATEST REV.	BEDDING DETAIL - TYPE K WATER SERVICE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	2-14

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1337 RIVERSIDE AVE. #2, FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 02/13/2026

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO

WATER DETAILS

PROJECT MANAGER: R. LAUER

REVIEW SET
NOT FOR
CONSTRUCTION

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

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
13 OF 27

PROJECT NO. 2512

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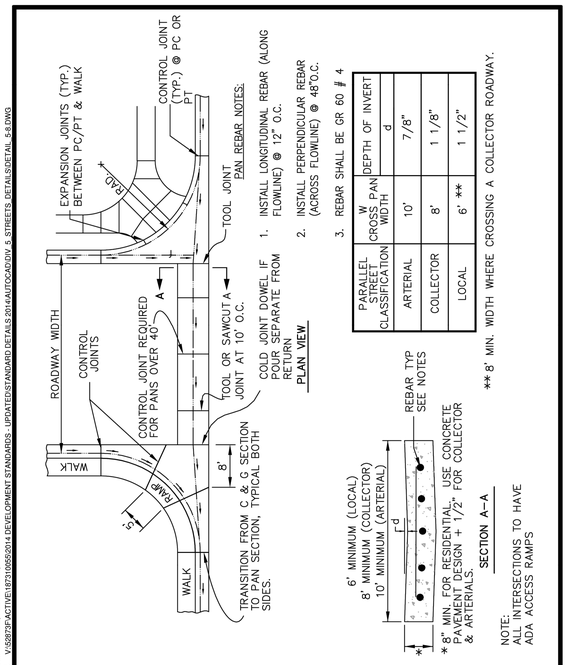
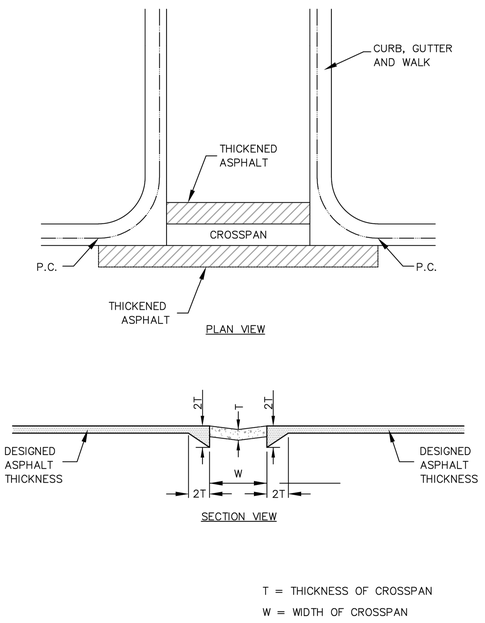
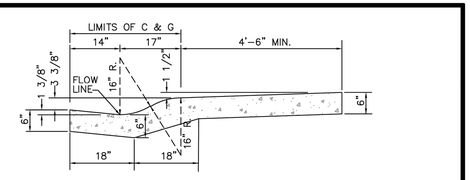


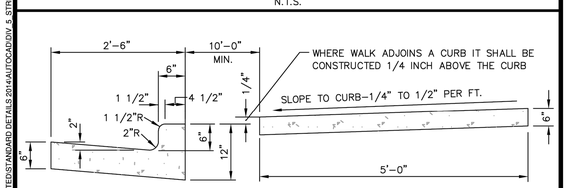
LATEST REV.	STREET INTERSECTION CROSSPAN	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	5-8



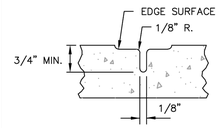
LATEST REV.	ASPHALT PAVING DETAIL (CROSS PAN)	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	5-9



DRIVEOVER CURB, GUTTER & SIDEWALK
N.T.S.

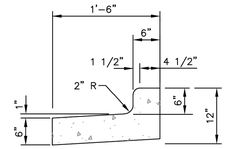


VERTICAL 6" CURB, GUTTER AND SIDEWALK
N.T.S.



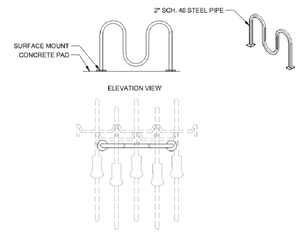
NOTE: JOINT SHALL BE CUT 1/4 THICKNESS OF CONCRETE INITIALLY

CONTROL JOINTS FOR WALKS
N.T.S.



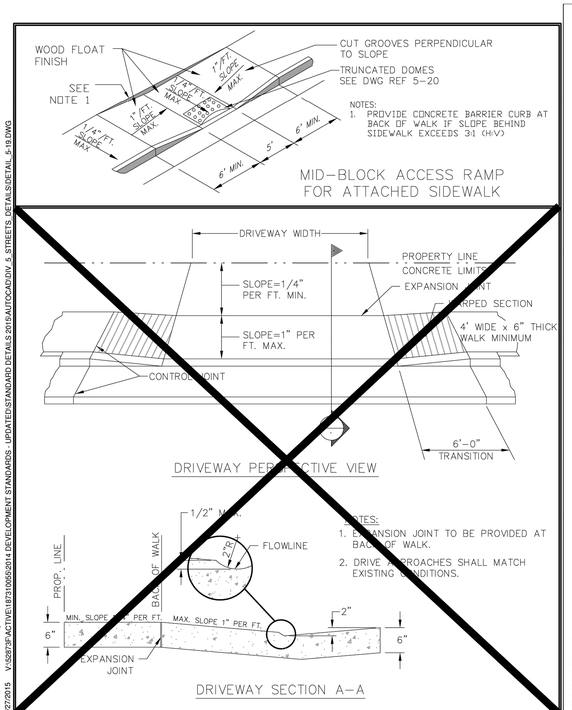
OUTFALL CURB & GUTTER
N.T.S.

LATEST REV.	CURB AND GUTTER DETAILS	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	5-12

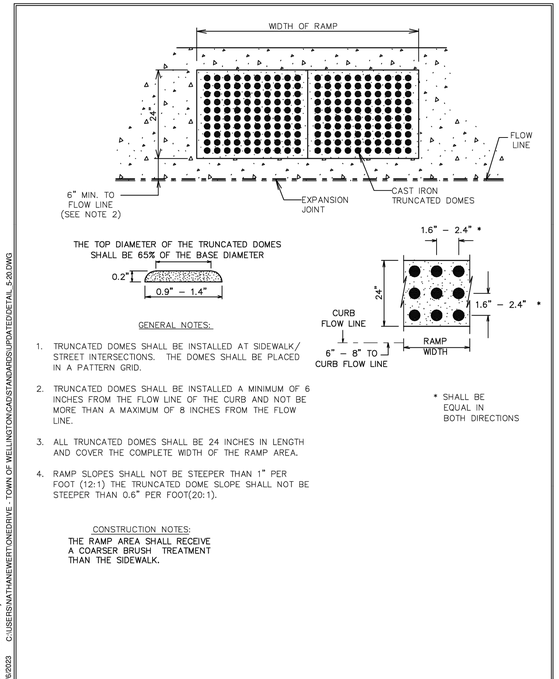


NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
2. OWNER OR OWNER'S REP TO SELECT COLOR AND FINISH
3. SEE SITE AND LANDSCAPE PLANS FOR BIKE RACK LOCATIONS

BICYCLE RACK DETAIL (3-LOOP 5 TALL RACK)
N.T.S



LATEST REV.	DRIVEWAY APPROACH & MID–BLOCK ACCESS RAMP	DWG. REF.
NOV 2016	TOWN OF WELLINGTON, COLORADO	5-19



LATEST REV.	CURB RAMP DETECTABLE WARNING & CONTRACTION JOINT DETAIL	DWG. REF.
MARCH 2023	TOWN OF WELLINGTON, COLORADO	5-20

S4.06 Mitered End Section Specification

Scope

This specification describes 12- through 60-inch (300 to 1500mm) Mitered End Sections for use in culvert and drainage outlet applications.

Requirements

The invert of the pipe and the end section shall be at the same elevation. Mitered End Section shall be high-density polyethylene conforming with the minimum requirements of cell classification 335400C as defined and described in ASTM D3350 except that carbon black content should not exceed 4%. The 12- through 60-inch (300 to 1500mm) pipe material shall comply with the notched constant ligament-stress (NCLS) test as specified in Sections 9.5 and 5.1 of AASHTO M294 and ASTM F2306, respectively.

Installation

Installation shall be in accordance with ASTM D2321 and ADS installation guidelines. Contact your local ADS representative or visit our website at www.adspipe.com for a copy of the installation guidelines.

Build America, Buy America (BABA)

Mitered End Section, manufactured in accordance with AASHTO M294 or ASTM F2306, complies with the requirements in the Build America, Buy America (BABA) Act

Mitered End Section Dimensions

Pipe Dia. in (mm)	Slope x:1 C* in (mm)	Slope x:1 D in (mm)	Slope 2:1 B in (mm)	Slope 2:1 OAL in (mm)	Slope 3:1 B in (mm)	Slope 3:1 OAL in (mm)	Slope 4:1 B in (mm)	Slope 4:1 OAL in (mm)	Slope 6:1 B in (mm)	Slope 6:1 OAL in (mm)
12 (300)	3.0 (76)	3.0 (76)	12.0 (305)	20.0 (508)	18.0 (457)	26.0 (660)	24.0 (610)	32.0 (813)	36.0 (914)	44.0 (1118)
15 (375)	4.0 (102)	4.0 (102)	14.8 (376)	24.5 (622)	22.0 (559)	31.9 (810)	29.4 (747)	39.1 (993)	41.6 (1057)	51.4 (1306)
18 (450)	4.2 (107)	4.0 (102)	21.0 (533)	33.0 (838)	30.0 (762)	42.0 (1067)	39.0 (991)	51.0 (1295)	60.0 (1524)	72.0 (1829)
24 (600)	6.0 (152)	6.0 (152)	24.0 (610)	40.0 (1016)	36.0 (914)	52.0 (1321)	48.0 (1219)	64.0 (1626)	72.0 (1829)	88.0 (2235)
30 (750)	6.0 (152)	6.0 (152)	36.0 (914)	52.0 (1321)	56.0 (1422)	72.0 (1829)	72.0 (1829)	88.0 (2235)	108.0 (2743)	124.0 (3150)
36 (900)	6.9 (175)	6.0 (152)	48.1 (1222)	64.6 (1641)	73.9 (1877)	92.3 (2344)	96.9 (2461)	115.4 (2931)		
42 (1050)	5.2 (132)	6.0 (152)	64.4 (1636)	82.0 (2083)	93.6 (2377)	111.3 (2827)	122.9 (3122)	140.5 (3569)		
48 (1200)	5.4 (137)	6.0 (152)	76.1 (1933)	93.6 (2377)	111.2 (2825)	128.7 (3269)	146.4 (3719)	163.9 (4136)		
54 (1375)	5.4 (137)	6.0 (152)	85.1 (2162)	108.4 (2753)						
60 (1500)	3.6 (91)	6.0 (152)	100.6 (2555)	123.9 (3147)						

* The "C" dimension varies slightly for some diameters depending on the slope.

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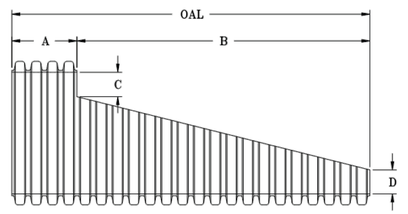

NOTE: ADS recommends that the product be installed with a concrete collar/edge to support and close corrugations per DOT specifications. The channel at the bottom of the taper must be shaped to prevent toe lift by the inlet water flow.

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WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
SITE & STORM DETAILS

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1537 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

REVIEW SET
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SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
14 OF 27

PROJECT NO. 2512

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Date Created:4/6/2023 C:\USERS\NATHAN.EWERT\ONEDRIVE - TOWN OF WELLINGTON\CAD\STANDARDS\UPDATED\DETAIL 5-20.DWG
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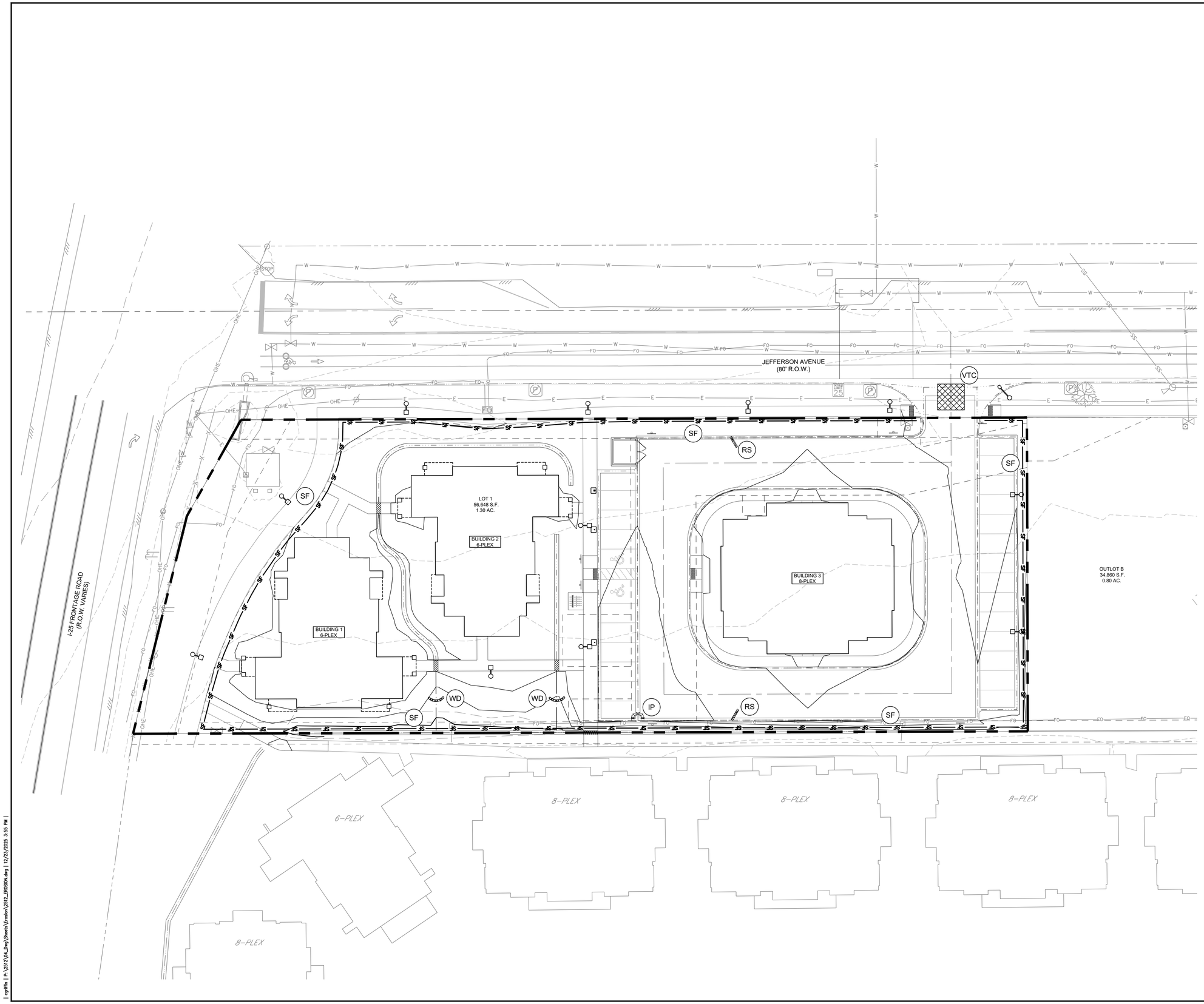

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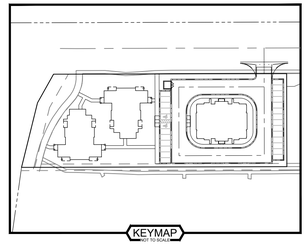
1" = 20'



KEYMAP
NOT TO SCALE

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- CENTER LINE
- CURB AND GUTTER

EROSION CONTROL

— LOC —	LOC	LIMITS OF CONSTRUCTION
	VTC	VEHICLE TRACKING CONTROL
	WD	WATTLE DIKE
	RS	ROCK SOCK
	IP	INLET PROTECTION
	OP	OUTLET PROTECTION
	TRM	TURF REINFORCEMENT MAT
— SF —	SF	SILT FENCE
	RP	RIPRAP
	CWA	CONCRETE WASHOUT AREA
	SSA	STABILIZED STORAGE AREA
	SM	SEED AND MULCH

NOTES

1. 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.
2. ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 14 DAYS OF FINAL DISTURBANCE.
3. EROSION CONTROL PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW TOWN REGULATIONS.
4. IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL COMPLETE, COORDINATE WITH, AND UPDATE AS REQUIRED, THE STORMWATER POLLUTION PREVENTION PLAN (SWPP) FOR THIS PROJECT.
5. CONTRACTOR TO TERRACE SLOPES USING A "TRACKED" VEHICLE, RUN PERPENDICULAR TO SLOPE TO INHIBIT RILL/GULLEY EROSION, CONTRACTOR MAY USE OTHER WINDROW-TYPE METHODS AS APPROVED BY ENGINEER. TYPICAL ALL SLOPES, REPEAT AS NECESSARY UNTIL LANDSCAPING IS INSTALLED.
6. ANY AREAS USED FOR STOCKPILING AND/OR STAGING SHOULD ALSO HAVE SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY. THESE AREAS SHOULD BE LOCATED AT LEAST 100' AWAY FROM DRAINAGE WAYS. THE SWMP SHOULD BE UPDATED TO SHOW THESE AREAS AND SEDIMENT AND EROSION CONTROL ITEMS. THE ITEMS MAY INCLUDE BUT ARE NOT LIMITED TO VEHICLE TRACKING CONTROL, SILT FENCE, CONSTRUCTION FENCE, CONCRETE WASHOUT, AND SEDIMENT TRAP.
7. TEMPORARY SEEDING OR STABILIZATION SHALL BE UTILIZED IN THE EVENT THAT A GRADED AREA IS EXPOSED LONGER THAN 14 DAYS WITH NO CONSTRUCTION ACTIVITY.
8. CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS-OF-WAY OF THE TOWN, AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED DAILY, AS MAY BE REQUIRED. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1327 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
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WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO

EROSION CONTROL EXHIBIT

SUBMITTAL DATE: 02/13/2026

PROJECT MANAGER: R. LAUER

REVIEW SET
NOT FOR CONSTRUCTION

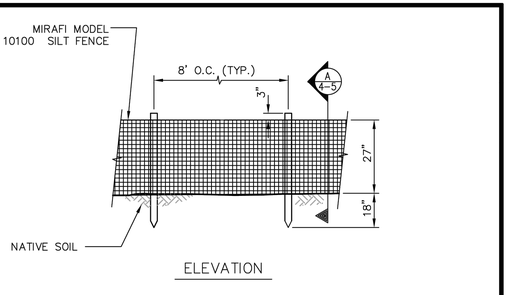
SCALE:

HORIZ: 1" = 20'
VERT: N/A

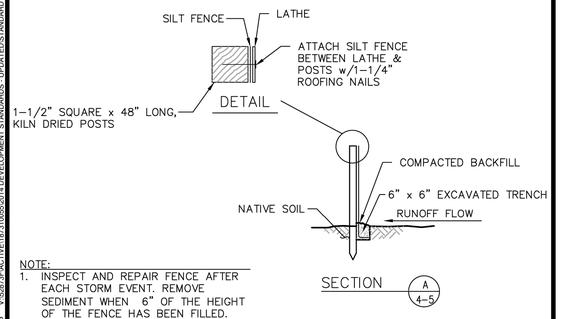
SHEET:

15 OF 27

PROJECT NO. 2512

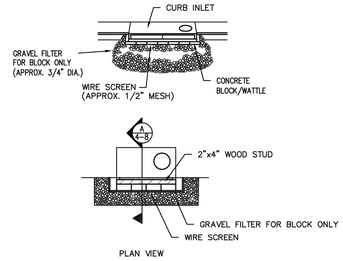


ELEVATION

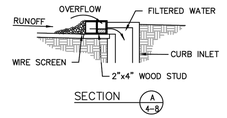


NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN 6" OF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE PLACED IN TOPSOIL PILE.

LATEST REV.	SEDIMENT CONTROL FENCE	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-5



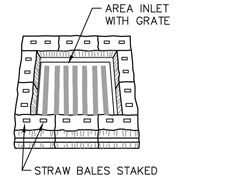
PLAN VIEW

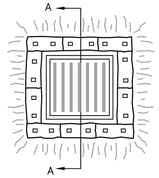


GENERAL NOTES:

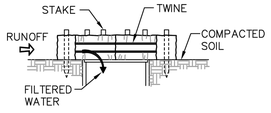
1. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
2. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED ROADS.
3. WATTLES MAY BE USED IN PLACE OF BLOCK. WATTLE MUST COVER THE OPEN LENGTH OF THE INLET.

LATEST REV.	EROSION CONTROL CURB INLET FILTER	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-8





PLAN VIEW



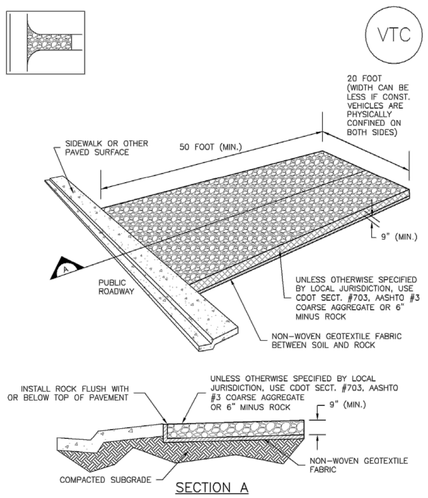
SECTION A–A

GENERAL NOTES

1. WEDGE LOOSE STRAW BETWEEN THE STAKED BALES.
2. INSPECT AND REPAIR FILTERS AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF OF THE FILTER DEPTH HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.
3. SEDIMENT SHALL BE REMOVED IMMEDIATELY FROM TRAVELED WAY OF ROADS.
4. WATTLES MAY BE USED IN PLACE OF STRAW BALES.

LATEST REV.	AREA INLET FILTER	DWG. REF.
March 2015	TOWN OF WELLINGTON, COLORADO	4-9

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

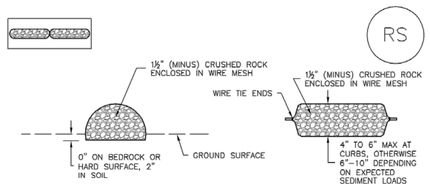
STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

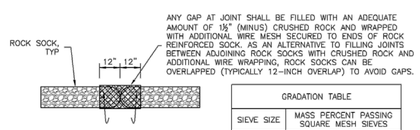
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

SC-5 Rock Sock (RS)



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO MA3. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 CAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1537 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
EROSION CONTROL DETAILS

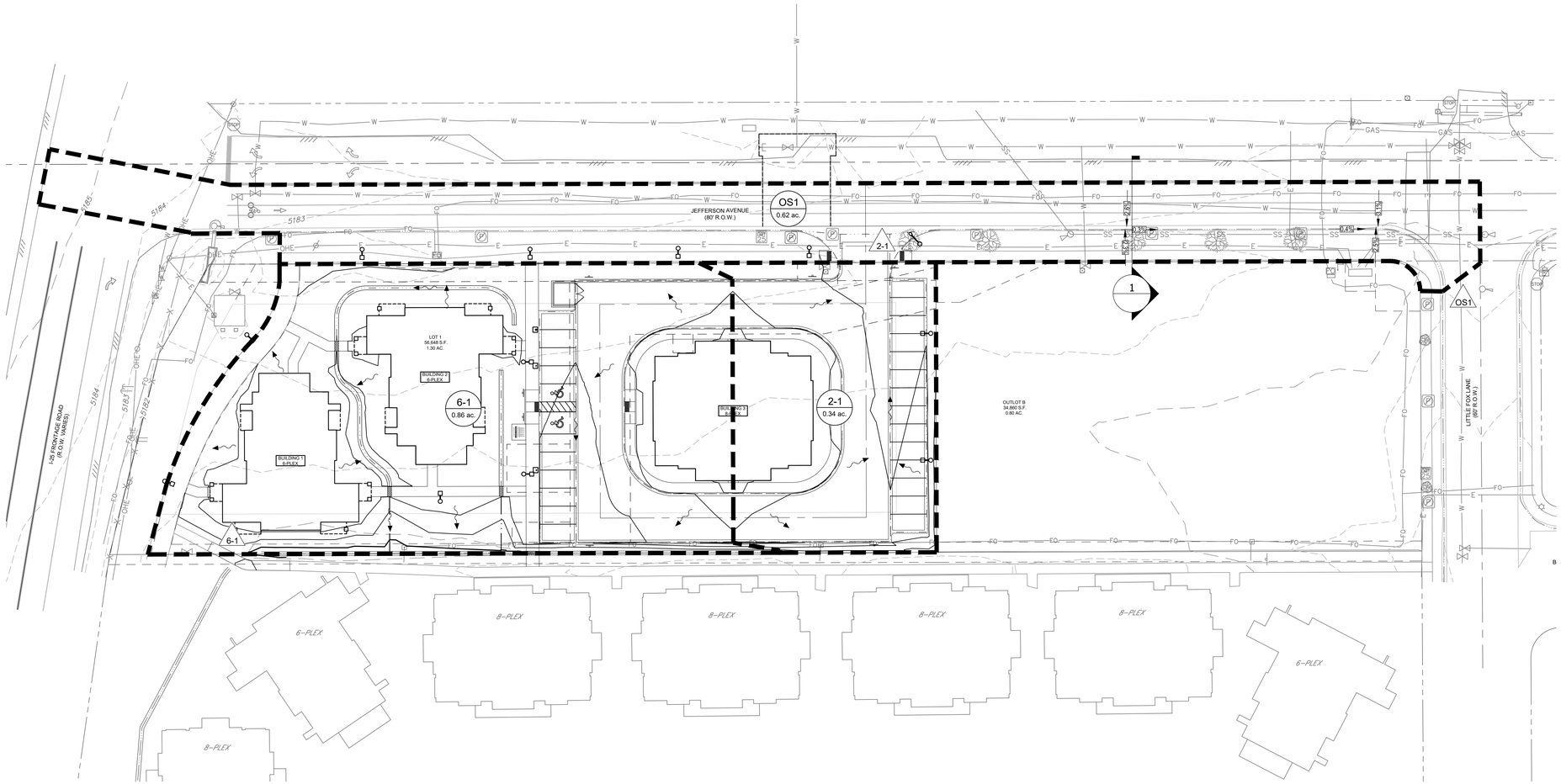
SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

REVIEW SET
NOT FOR CONSTRUCTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes must be approved by the Professional Engineer of these plans.

SCALE:
HORIZ: N/A
VERT: N/A

SHEET:
16 OF 27

PROJECT NO. 2512



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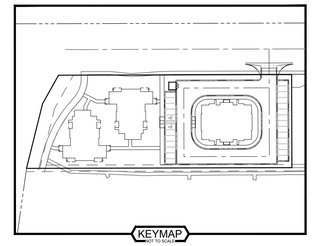
0' 30' 60'
1" = 30'



KEYMAP
NOT TO SCALE

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- EASEMENTS
- CENTER LINE
- CURB AND GUTTER
- 5100 EXISTING CONTOURS
- 5100 PROPOSED CONTOURS

PROPOSED UTILITIES

- STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- RIP RAP

EXISTING UTILITIES

- ST STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET/OUTLET
- STORM MANHOLE
- RIP RAP

DRAINAGE

- BASIN BOUNDARY
- DP DESIGN POINT
- BSN (AREA, C_{MAJ}) BASIN LABEL / MAJOR COEFFICIENT / BASIN AREA
- FLOW DIRECTION

NOTES

1. SPOT ELEVATIONS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS. SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. 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.
3. ALL DISTURBED AREAS NOT PAVED SHALL BE RE-VEGETATED.

Rational Flow Summary | Developed Basin Flow Rates

Basin	TOTAL AREA (acres)	T_c (min)	C_2	C_{100}	Q_2 (cfs)	Q_{100} (cfs)
2-1	0.34	6.9	0.64	0.81	0.58	2.39
6-1	0.86	9.2	0.46	0.73	0.95	4.91
OS1	0.62	14.3	0.58	0.78	0.71	3.16

NO.	REVISIONS	BY:	DATE:

AVANT CIVIL GROUP
1327 RIVERSIDE AVE #2
FORT COLLINS, CO 80524
970.286.7995
AVANTCIVILGROUP.COM

WELLINGTON DOWNS OUTLOT A
WELLINGTON, CO
DEVELOPED DRAINAGE EXHIBIT

SUBMITTAL DATE: 02/13/2026
PROJECT MANAGER: R. LAUER

REVIEW SET
NOT FOR CONSTRUCTION

SCALE:
HORIZ: 1" = 30'
VERT: N/A

SHEET:
17 OF 27

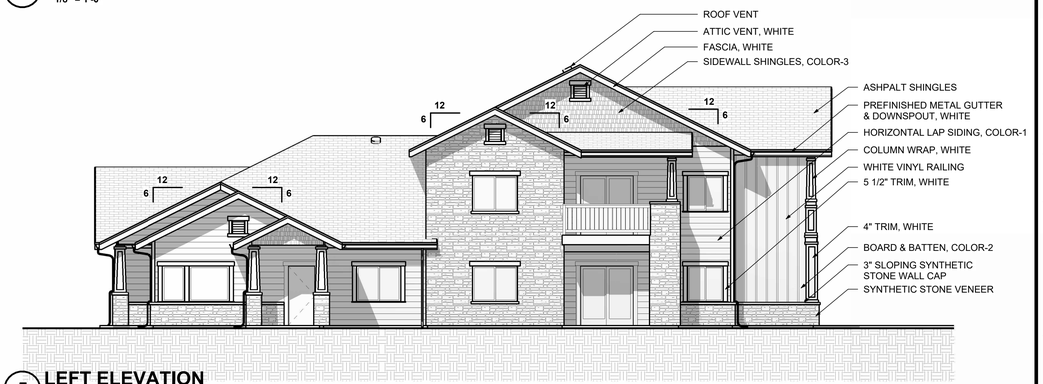
PROJECT NO. 2512

MATERIAL SCHEDULE		
FRONT:	STONE	472 sf
	HARDIBOARD	799 sf
BACK:	STONE	439 sf
	HARDIBOARD	365 sf
RIGHT:	STONE	411 sf
	HARDIBOARD	677 sf
LEFT:	STONE	436 sf
	HARDIBOARD	654 sf
TOTAL STONE	1758 sf	= 41%
TOTAL HARDIBD	+ 2495 sf	= 59%
TOTAL	4253 sf	= 100%

8 **FRONT ELEVATION**
1/8" = 1'-0"

7 **BACK ELEVATION**
1/8" = 1'-0"

6 **RIGHT ELEVATION**
1/8" = 1'-0"



5 **LEFT ELEVATION**
1/8" = 1'-0"

PROJECT NUMBER:

WELLINGTON DOWNS OUTLOT A

6-PLEX

IN ASSOCIATION WITH:

SITE PLAN REVIEW

Issued

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Revisions

No.	Description	Date
1		
2		
3		

DRAWN BY:

CHECKED BY:

SEAL:

BUILDING ELEVATIONS

DRAWING NUMBER:

18 OF 27

G:\2023\23-36 Mountain Vista Elevation Edits\S Revit\Mountain Vista 6-Plex.rvt

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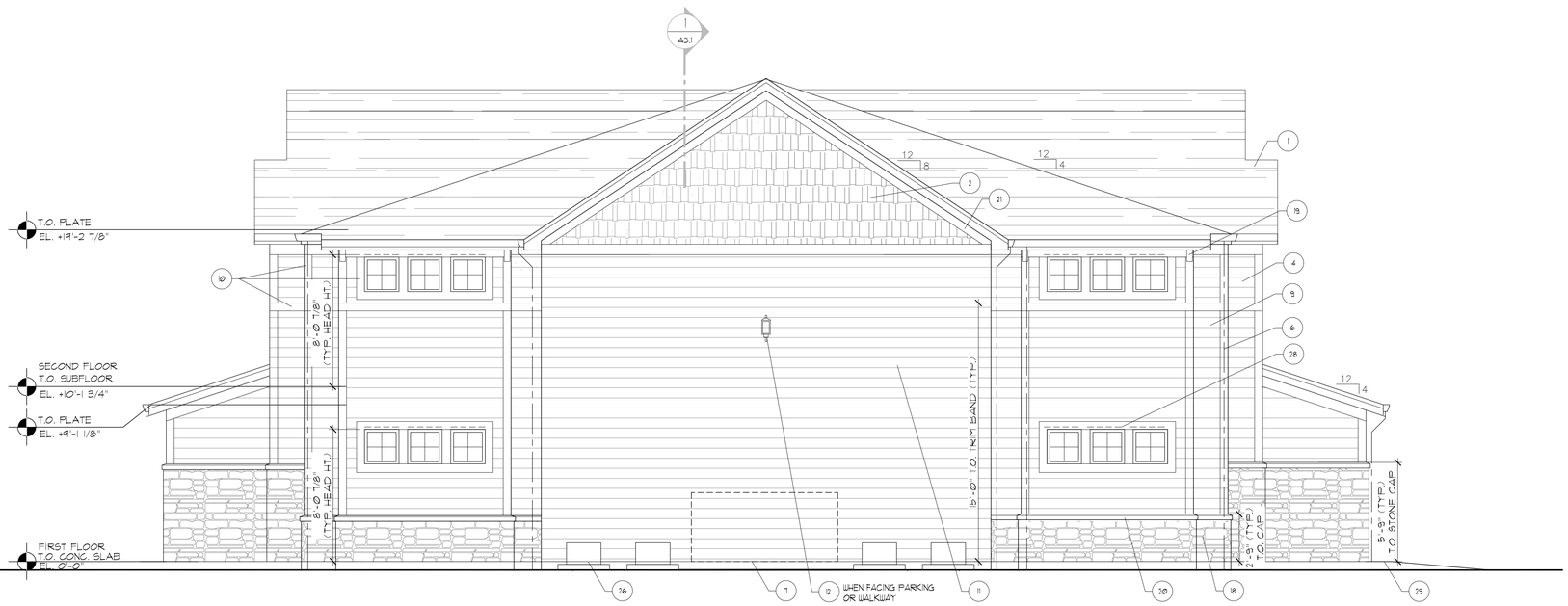
1 A2.0 FRONT & REAR ELEVATIONS
SCALE: 1/4" =1'-0"



2 A2.0 SIDE ELEVATIONS
SCALE: 1/4" =1'-0"

ELEVATION KEYNOTES

1. CLASS A ASPHALT SHINGLES
2. FIBER CEMENT SHAKE SIDING
3. RIDGE KITE
4. FIBER CEMENT LAP SIDING
5. GALVANIZED PAINTED GUTTER
6. GALVANIZED PAINTED DOWN SPOUT W/ PRE CAST CONCRETE SPLASH BLOCK, OR MIN. 4' EXTENSIONS
7. METER LOCATION - GAS AND ELECTRIC METERS AT OPPOSITE END OF THE BUILDING - RE: CIVIL
8. 1 x 8 FASCIA/ TRIM
9. 3-COAT STUCCO SIDING
10. 1x6 FIBER CEMENT TRIM
11. FIBER CEMENT BOARD & BATTEN SIDING
12. SITE LIGHTING FIXTURE - SURFACE MOUNTED AT BUILDING RE: ELEC. PLANS
13. VINYL INSULATING WINDOWS, INSTALL PER A9.3
14. INSULATING ENTRY DOOR
15. NOT USED
16. NOT USED
17. NOT USED
18. SYNTHETIC STONE VENEER
19. 4x8 BRACKET
20. CAST STONE CAP, RE: 3/A15.1
21. 1 x 8 FRIEZE
22. NOT USED
23. PATIO COLUMN DETAIL RE: 5/A5.1
24. NOT USED
25. 1x KITE TRIM @ GABLES, RE: 14/A5.1
26. A/C CONDENSER & CONC. PAD
27. NOT USED
28. PROVIDE FLASHING AND DRIP CAP OVER ALL DOORS, WINDOWS, AND AT ALL TRIM TRANSITIONS, RE: A9.3
29. PROVIDE ACCESSIBLE ENTRANCE AT THIS LOCATION TO COMPLY WITH ACCESSIBILITY REQUIREMENTS LISTED ON COVER SHEET.

DRAWING SCALES

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

HIGH PLAINS
ENGINEERING & CONSULTING, LLC
www.hpeng.com
553 MAIN STREET, HUDSON, CO 80642
303-857-9280

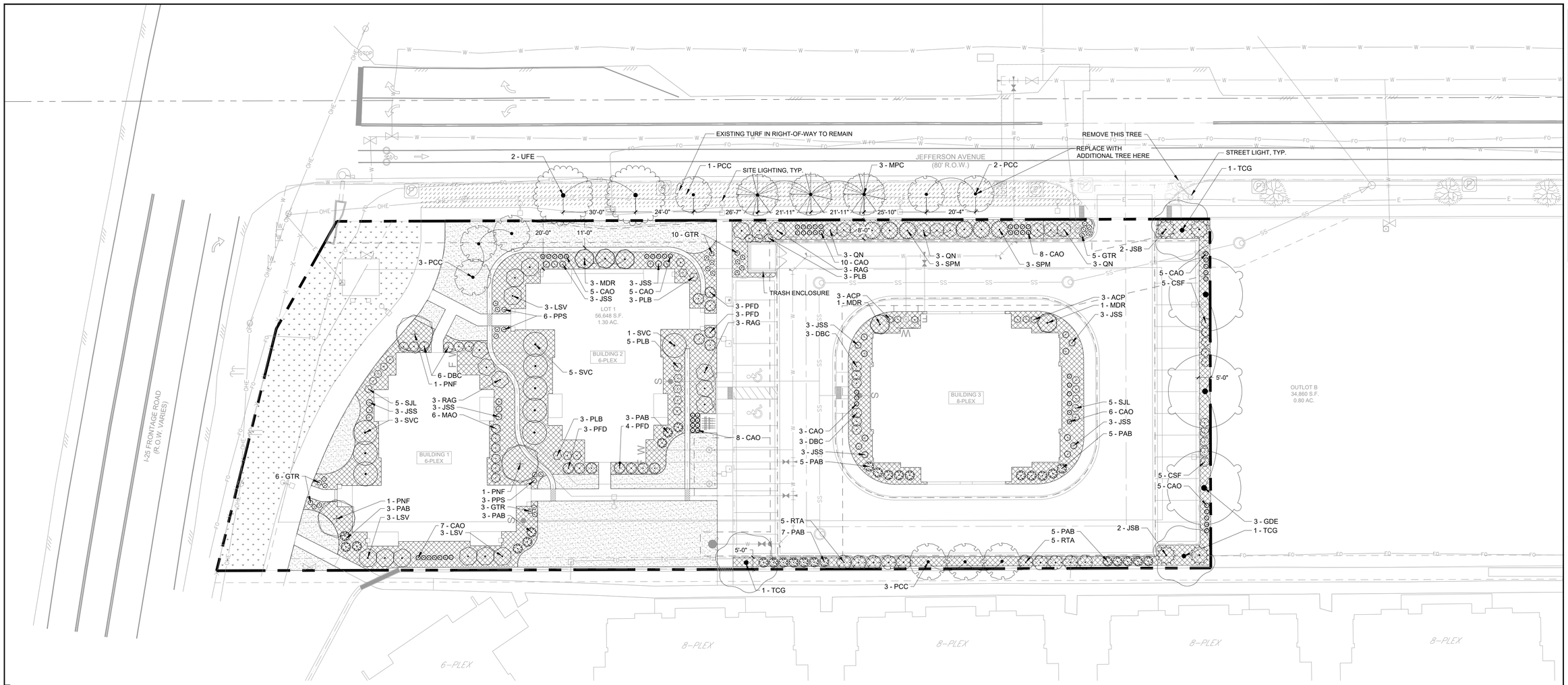
BUILDING ELEVATIONS

WELLINGTON DOWNS OUTLOT A
8-PLEX

THIS STAMP IS INVALID WITHOUT AN ORIGINAL WET SIGNATURE

NO	REVISION RECORD	DATE	BY

JOB NO.:
DRAWN:
CHECKED:
DESIGNER:
ISSUE DATE:
SHEET:
19 OF 27



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY
DECIDUOUS TREES					
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	2" CAL.	B&B	40-65'	3
QN	QUERCUS ROBUR X BICOLOR 'NADLER' / KINDRED SPIRIT® OAK	2" CAL.	B&B	25-35'	9
TCG	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	30-40'	3
UFE	ULMUS X 'FRONTIER' / FRONTIER ELM	2" CAL.	B&B	30-40'	2
EVERGREEN TREES					
JSS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	6` HT.	B&B	15-20'	24
ORNAMENTAL TREE					
MPC	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15-20'	3
MDR	MALUS X DOMESTICA 'RED BARON' / RED BARON APPLE	1.5" CAL.	B&B	15-20'	5
PNF	PRUNUS X 'NEWPORT' / NEWPORT FLOWERING PLUM	1.5" CAL.	B&B	15-20'	3
PCC	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER CALLERY PEAR	1.5" CAL.	B&B	25-35'	9

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS				
ACP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL.	POT	6
CSF	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	POT	10
DBC	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL.	POT	12
GTR	GENISTA TINCTORIA 'ROYAL GOLD' / ROYAL GOLD DYER'S BROOM	5 GAL.	POT	24
JSB	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL.	POT	4
LSV	LIGUSTRUM SINENSE 'VARIEGATUM' / VARIEGATED CHINESE PRIVET	5 GAL.	POT	9
MAO	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL.	POT	6
PAB	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	5 GAL.	POT	31
PLB	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCK ORANGE	5 GAL.	POT	14
PPS	PICEA PUNGENS 'ST. MARY'S BROOM' / ST. MARY'S BROOM COLORADO SPRUCE	5 GAL.	POT	9
PFD	POTENTILLA FRUTICOSA 'DAVURICA' / PRAIRIE SNOW™ BUSH CINQUEFOIL	5 GAL.	POT	13
RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	9
RTA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL.	POT	10
SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL.	POT	10
SPM	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	5 GAL.	POT	6
SVC	SYRINGA VULGARIS / COMMON LILAC	5 GAL.	POT	9
GRASSES				
CAO	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL.	POT	62

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	EXISTING NATIVE GRASS TO REMAIN	4,090 SF
	IRRIGATED SOD	5,367 SF
	ROCK COBBLE (3/4")	10,719 SF
		TOTAL = 20,176 SF (35.6% OF PROPERTY)

LEGEND

- = PROPERTY BOUNDARY
- = FIBER OPTIC
- = GAS
- = STORM DRAIN
- = SANITARY SEWER
- = UNDERGROUND ELECTRIC
- = OVERHEAD ELECTRIC
- = WATER LINE
- = FENCE
- = FIRE HYDRANT

0 20' 30' 40' NORTH

SCALE: 1" = 20'-0"

No.	Submittal:	By:	Date:
1	SITE PLAN REVIEW ROUND 1	KT	11/4/25
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3	SITE PLAN REVIEW ROUND 3	KT	2/13/26
4			
5			

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LANDSCAPE PLAN

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GENERAL LANDSCAPE NOTES

1. IRRIGATED SOD: TURFMASTER ENVIROTURF OR APPROVED EQUAL. NOTE THAT ANY SUBSTITUTIONS MUST BE HYBRIDIZED FOR ARID CONDITIONS IN ORDER TO COMPLY WITH TOWN OF WELLINGTON ORDINANCE NO. 13-2025.

2. ROCK COBBLE: 3/4" SIZE. TAN OR GREY COLOR.

3. WEED BARRIER: NO PLASTIC SHALL BE USED FOR WEED CONTROL BARRIER UNDER MULCHES. WHEN USED, WEED BARRIER SHALL BE NONWOVEN POLYPROPYLENE THAT ALLOWS WATER AND AIR TO PENETRATE.

4. PLANT QUALITY: ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY, BALL AND BURLAPPING AS STATED IN THE AMERICAN STANDARD FOR NURSERY STOCK, 1990 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN-ASNS) AND THE COLORADO NURSERY ACT OF 1965 (CNA). REQUIRED PLANT MATERIALS SHALL BE GROWN IN A LICENSED NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED, VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY AND FREE OF DISEASES, INSECTS AND INJURIES.

5. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE TOWN WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.

6. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

7. SOIL AMENDMENTS: ALL LANDSCAPE AREAS SHALL BE AMENDED WITH ORGANIC COMPOST AT A RATE OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET (4 CU YDS/1,000 SF), TILLED INTO THE TOP EIGHT INCHES (8") OF SOIL. AREAS PLANTED WITH NATIVE GRASS SEED MIXES CAN REDUCE THE COMPOST RATE TO TWO CUBIC YARDS PER ONE THOUSAND SQUARE FEET (2 CU YDS/1,000 SF).

8. MAINTENANCE: TO PROVIDE FOR THE ONGOING HEALTH AND APPEARANCE OF LANDSCAPE IMPROVEMENTS, ALL LANDSCAPING SHALL BE MAINTAINED AND REPLACED BY THE LANDOWNER OR OCCUPANT AS NECESSARY. UNLESS THE TOWN HAS SPECIFICALLY AGREED IN A DEVELOPMENT AGREEMENT TO TAKE OVER MAINTENANCE OF LANDSCAPING, THE LANDOWNER OR OCCUPANT IS RESPONSIBLE FOR MAINTENANCE.

9. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.

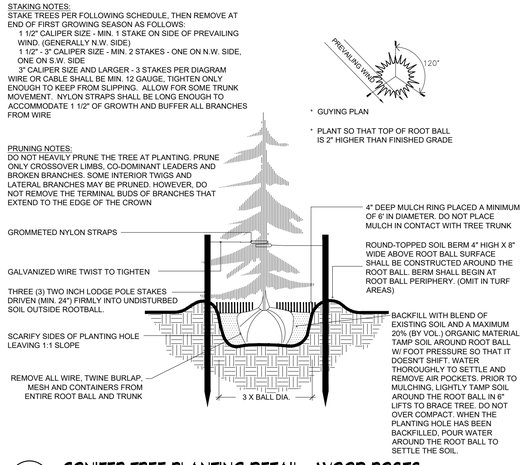
10. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:

    40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
    15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
    10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
    5 FEET BETWEEN TREES AND GAS, ELECTRIC, AND CABLES LINES

11. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF WELLINGTON. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 30" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE.

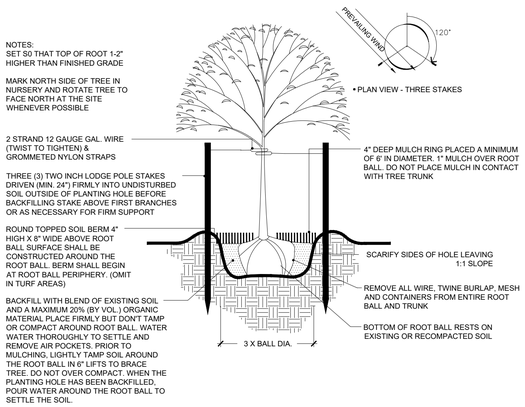
12. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

13. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES (3") FOR MULCH MATERIAL ¾" IN SIZE OR SMALLER AND A MINIMUM OF FOUR INCHES (4") FOR MATERIAL LARGER THAN ¾" IN SIZE. NO PLANTING AREA SHALL CONTAIN MULCH ALONE WITHOUT PLANTINGS.



1 CONIFER TREE PLANTING DETAIL - WOOD POSTS

SCALE: NTS L-PL-16



2 TREE PLANTING DETAIL - WOOD POSTS

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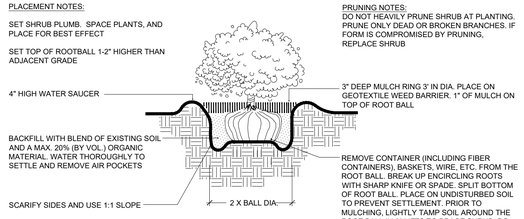

3 SHRUB PLANTING DETAIL

SCALE: NTS L-PL-14

WATER DEMAND

ANNUAL WATER USE TABLE

WATER USE CATEGORY	AREA (S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	0	18	0
MODERATE	5,367	14	75,138
LOW	10,719	8	85,752
XERIC	4,090	0	0
TOTAL	20,176	**AVG: 7.97**	160,890

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	QTY
DECIDUOUS TREES						
	GDE	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	2" CAL.	B&B	40-65'	3
	QN	QUERCUS ROBUR X BICOLOR 'NADLER' / KINDRED SPIRIT® OAK	2" CAL.	B&B	25-35'	9
	TCG	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	30-40'	3
	UFE	ULMUS X 'FRONTIER' / FRONTIER ELM	2" CAL.	B&B	30-40'	2
EVERGREEN TREES						
	JSS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	6` HT.	B&B	15-20'	24
ORNAMENTAL TREE						
	MPC	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15-20'	3
	MDR	MALUS X DOMESTICA 'RED BARON' / RED BARON APPLE	1.5" CAL.	B&B	15-20'	5
	PNF	PRUNUS X 'NEWPORT' / NEWPORT FLOWERING PLUM	1.5" CAL.	B&B	15-20'	3
	PCC	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER CALLERY PEAR	1.5" CAL.	B&B	25-35'	9

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
SHRUBS					
	ACP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL.	POT	6
	CSF	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL.	POT	10
	DBC	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL.	POT	12
	GTR	GENISTA TINCTORIA 'ROYAL GOLD' / ROYAL GOLD DYER'S BROOM	5 GAL.	POT	24
	JSB	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER	5 GAL.	POT	4
	LSV	LIGUSTRUM SINENSE 'VARIEGATUM' / VARIEGATED CHINESE PRIVET	5 GAL.	POT	9
	MAO	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL.	POT	6
	PAB	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	5 GAL.	POT	31
	PLB	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCK ORANGE	5 GAL.	POT	14
	PPS	PICEA PUNGENS 'ST. MARY'S BROOM' / ST. MARY'S BROOM COLORADO SPRUCE	5 GAL.	POT	9
	PFD	POTENTILLA FRUTICOSA 'DAVURICA' / PRAIRIE SNOW™ BUSH CINQUEFOIL	5 GAL.	POT	13
	RAG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	9
	RTA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL.	POT	10
	SJL	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	5 GAL.	POT	10
	SPM	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	5 GAL.	POT	6
	SVC	SYRINGA VULGARIS / COMMON LILAC	5 GAL.	POT	9
GRASSES					
	CAO	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL.	POT	62

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LANDSCAPE NOTES & DETAILS

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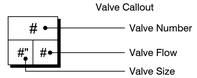
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
ES LCS RCS CS SS	HUNTER PROS-06-PRS30-CV 5` STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 8` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H F	HUNTER PROS-06-PRS30-CV 10` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 12` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q T H TT TQ F	HUNTER PROS-06-PRS30-CV 15` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
Q H	HUNTER PROS-06-PRS30-CV 17` RADIUS TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	30
1	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
B Y A	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
800 A 800 F	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL DRIP VALVE ASSEMBLY RAIN BIRD XCZ-100-PRB-COM: WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM
	DRIP FLUSH VALVE 3/4" SCH 40 OR SCH 80 PVC BALL VALVE PER DETAILS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS-R: 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.INSTALL WITH PURPLE HANDLE
	QUICK COUPLER ASSEMBLY RAIN BIRD 5-RC-R: 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY. INSTALL WITH PURPLE CAP
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	NORMALLY CLOSED MASTER VALVE ASSEMBLY SUPERIOR 3000: NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND 3-WAY SOLENOID DESIGN. SIZED PER POC (1" SMALLEST)
A	PEDESTAL MOUNT TRADITIONAL HUNTER A2C-2400-SS: 24-STATION CONTROLLER WITH TWO (2) A2M-600 MODULES IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE. INSTALL WITH WIRELESS RAIN SENSOR AND SOLAR SYNC. INSTALL CENTRALUS CELLULAR CARD A2C-LTEM. COORDINATE WITH GENERAL CONTRACTOR AND OWNER ON MONTHLY SERVICE
F	CREATIVE SENSOR TECHNOLOGY FSI-T 1" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	IRRIGATION LATERAL LINE: PLANTING BED DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	TREE DRIP IRRIGATION LATERAL LINE: 1-INCH CLASS 200 PVC PIPE, SDR21 PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18 PER DETAILS
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1.5-INCH UNLESS OTHERWISE NOTED
	EXISTING IRRIGATION MAINLINE TO REMAIN
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

Valve Callout



INSTALLATION GENERAL NOTES

1. DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER PROVIDED NON-POTABLE IRRIGATION MASTER PLAN) OF 65 PSI, AT A MAXIMUM PEAK FLOW OF 16 GPM AT THE 1.25-INCH POINT-OF-CONNECTION (POC) VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.

2. ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.

3. CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.

4. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.

4.1. UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS TO OWNER/METRO DISTRICT INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.

5. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG") .

6. IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.

7. ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.

8. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED,ADDITIONAL SPRINKLERS MAY BE REQUIRED.
8.1. WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.

9. NON-POTABLE WATER IS BEING UTILIZED ON THIS SITE. INSTALL ALL MAINLINE PIPE WITH CHRISTY ID WARNING TAPE READING "NON-POTABLE WATER, DO NOT DRINK". INSTALL AT LEAST 6" ABOVE MAINLINE PIPE.
9.1. SCRUBBER VALVES SHALL BE INSTALLED PER DETAILS.
9.2. PURPLE HANDLES ON ALL VALVES SHALL BE INSTALLED PER DETAILS.
9.3. NON-POTABLE WARNING SIGNS SHALL BE POSTED ON SITE HEAR GATHERING PLACES. INSTALL PER COLORADO HEALTH CODES.
9.4. BACKFLOW PREVENTOR IS NOT NECESSARY.

10. CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

11. CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.

12. CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED 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 WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

13. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

14. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE 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.
14.1. MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.

15. INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.

16. TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION.

17. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

18. CONTRACTOR SHALL PROVIDE SMART CONTROLLER CHART, PER LOCAL WATER DISTRICT OR MUNICIPALITY, INSIDE CONTROLLER DOOR.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	CONTRACTOR SHALL FIELD LOCATE EXISTING 6-INCH NON-POTABLE IRRIGATION WATER LINE AT THE APPROXIMATE LOCATION SHOWN. INSTALL ISOLATION GATE VALVE, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER`S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER`S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW BEHIND PLANT MATERIAL WHERE APPLICABLE. FINAL LOCATION TO BE APPROVED BY OWNER`S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	N0. OF EMITTERS	TOTAL FLOW
GROUNDCOVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.
3. REFER TO PROVIDED LANDSCAPE PLANS FOR PLANT TYPES AND SIZES. INSTALL EMITTERS PER PLANT WATER REQUIREMENT.

0 20' 30' 40' NORTH

SCALE: 1" = 20'-0"

No.	Submittal: CITY COMMENTS	By:	Date: 02/13/26
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Michele@MPiDesignsllc.com

WELLINGTON DOWNS OUTLOT A

IRRIGATION LEGEND & NOTES

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IR1.0
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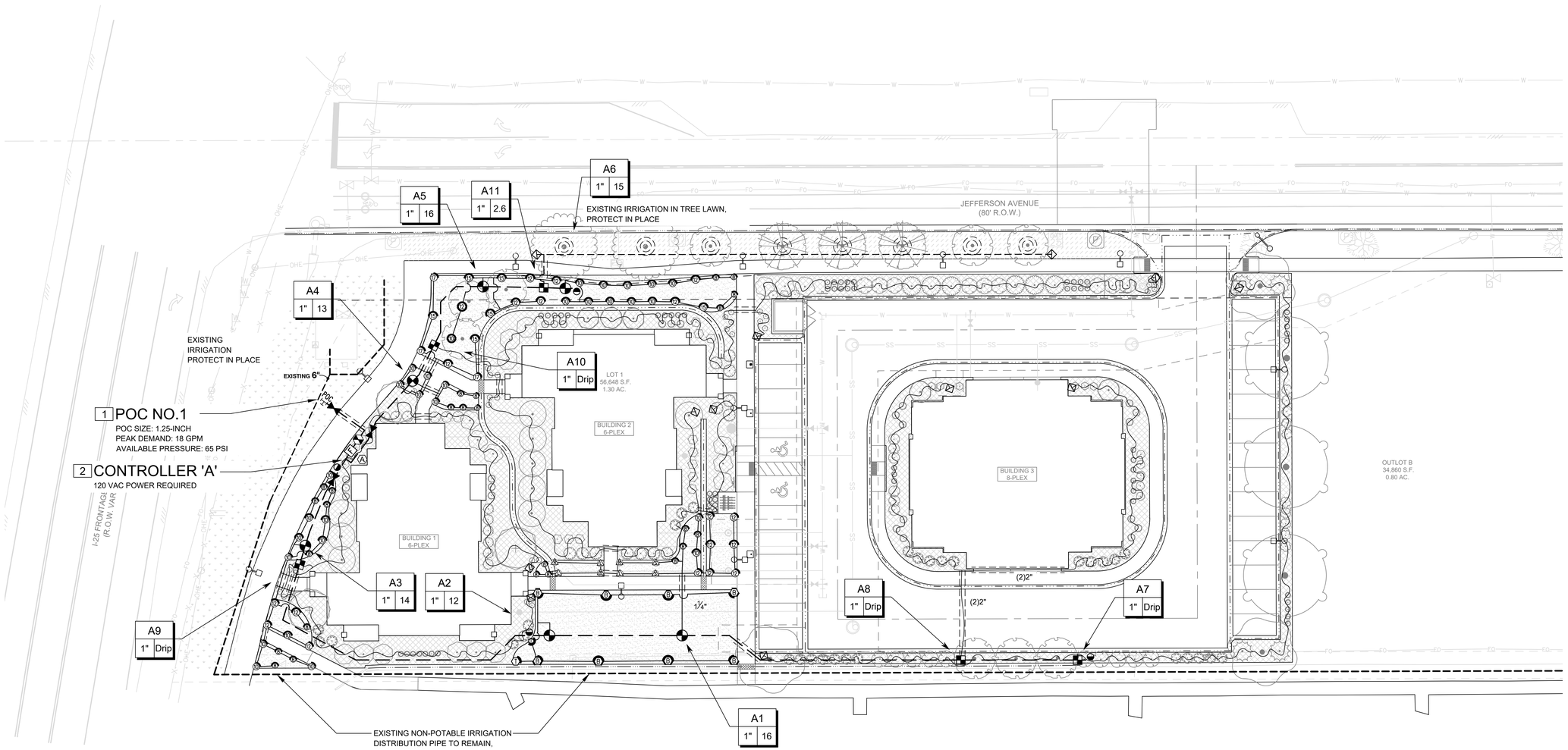

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WELLINGTON DOWNS OUTLOT A

IRRIGATION PLAN

Sheet
IR1.1
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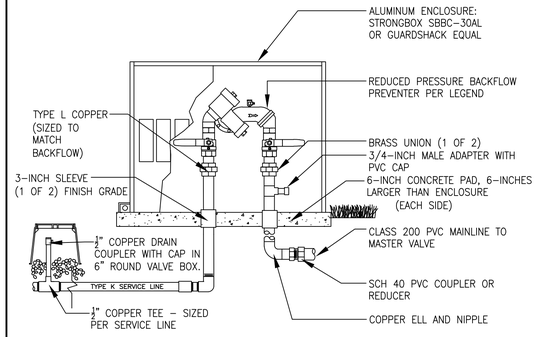
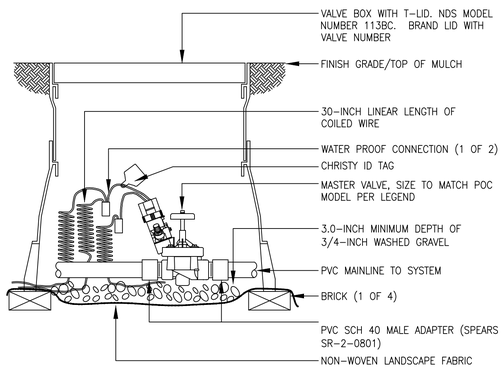
0 20' 30' 40'
SCALE: 1" = 20'-0"
NORTH

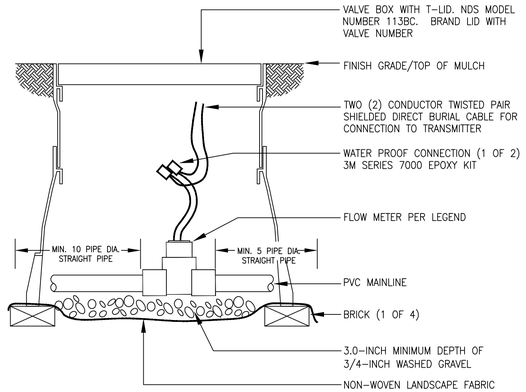


NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

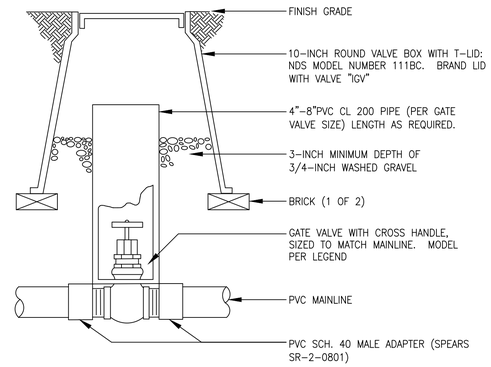
1 BACKFLOW PREVENTION UNIT



2 MASTER VALVE ASSEMBLY

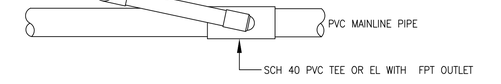


3 FLOW SENSOR ASSEMBLY

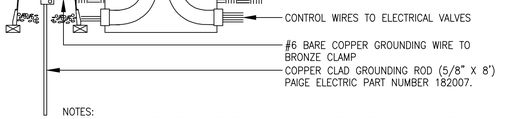


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY

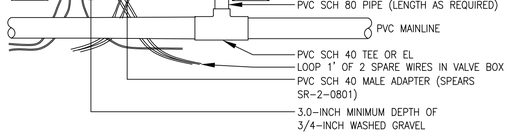


5 QUICK COUPLING VALVE ASSEMBLY

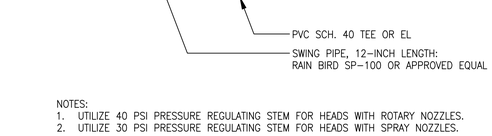


NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

6 PEDESTAL MOUNT CONTROLLER ASSEMBLY

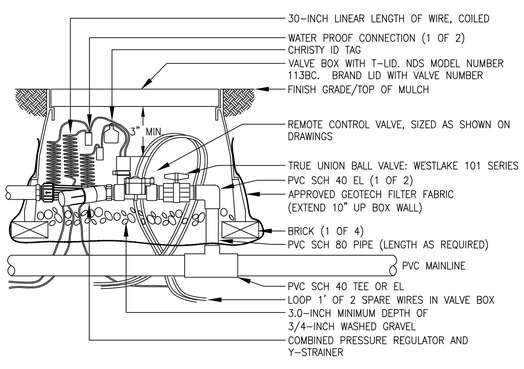


7 REMOTE CONTROL TURF VALVE ASSEMBLY



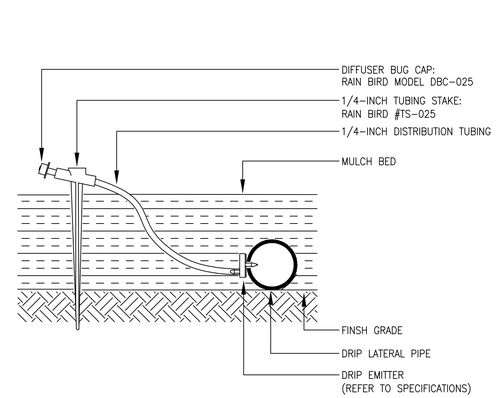
NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.
2. UTILIZE 30 PSI PRESSURE REGULATING STEM FOR HEADS WITH SPRAY NOZZLES.

8 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

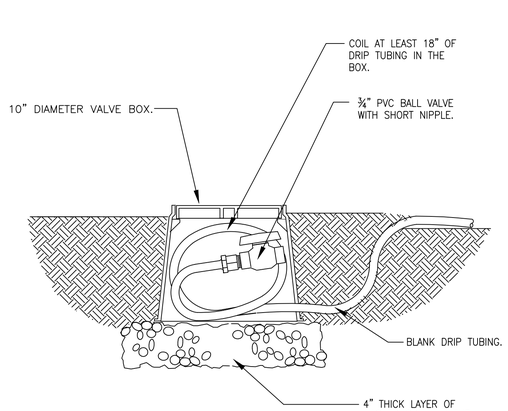


NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. UTILIZE RAIN BIRF XCZ-LF-100-PRF FOR FLOWS LESS THAN 5 GPM.

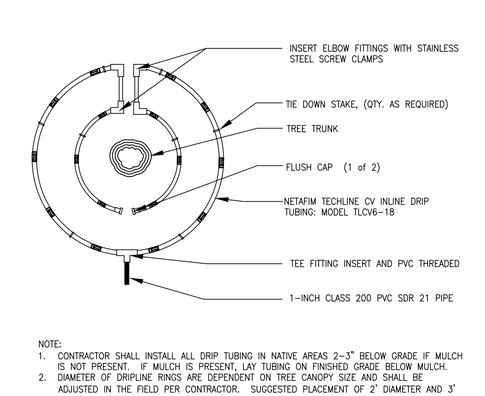
9 REMOTE CONTROL DRIP VALVE ASSEMBLY



10 SINGLE OUTLET EMITTER ASSEMBLY



11 DRIP FLUSH CAP ASSEMBLY



NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

12 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE

No.	Submittal:	By:	Date:
1	CITY COMMENTS		02/13/26
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WELLINGTON DOWNS OUTLOT A

IRRIGATION DETAILS

Sheet
IR2.1
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IRRIGATION SPECIFICATION SECTION 84 32 00
PART 1: GENERAL

1.1 SCOPE

Furnish all labor, materials, supplies, equipment, tools and transportation, and perform all operations in connection with and reasonably incidental to the complete installation of the irrigation system, and guarantee/warranty as shown on the drawings, the installation details, and as specified herein. Items of work specifically included are:

A. Procurement of all applicable licenses, permits, and fees.

B. Coordination of Utility Locates ("Call Before You Dig").

C. Verification of existing static pressure.

D. Provision and connection of electrical power supply to the irrigation control system.

E. Connection to existing Mainline.

F. Maintenance period.

G. Sleeving for irrigation pipe and wire.

1.2 WORK NOT INCLUDED

Items of work specifically excluded or covered under other sections are:

A. Payment of all development, plant investment, or any other fees and permits associated with the purchase and installation of the tap.

B. Installation of pumping plant for irrigation system.

1.3 RELATED WORK

A. Division 2 - Site Work:

1. Section 01 5639 -Tree Protection.
2. Section 31 1000-Site clearing.
3. Section 32 9113-Soil Preparation.
4. Section 32 9300 - Trees, Plants and Ground Cover.
5. Section 32 9113 - Sodding

1.4 SUBMITTALS

A. Deliver four (4) copies of all required submittals to the Owners' Representative within 15 days from the date of Notice to Proceed.

B. Materials List: Include pipe, fittings, mainline components, water emission components, control system components. Quantities of materials need not be included.

C. Manufacturers' Data: Submit manufacturers' catalog cuts, specifications, and operating instructions for equipment shown on the materials list.

D. Shop Drawings: Submit shop drawings for all details which will differ in the field from the typical detail provided. Show products required for proper installation, their relative locations, and critical dimensions. Note modifications to the installation detail. Shop drawings shall be submitted prior to construction.

E. Project Record Drawings: Submit project record (as-built) drawings to Owner prior to commencement of maintenance period (refer to specification section 3.10 for specific requirements).

1.5 RULES AND REGULATIONS

A. Work and materials shall be in accordance with the latest edition of the *National Electric Code*, the *Uniform Plumbing Code* as published by the *Western Plumbing Officials Association*, and applicable laws and regulations of the governing authorities; including local Municipality and Water District details, standards, and specifications.

B. Backflow Prevention Device and water meter shall be installed per local code, tested, and approved by local Water Department or District.

1. Local Municipality water details and specifications shall be utilized where applicable.

C. When the contract documents call for materials or construction of a better quality or larger size than required by the above-mentioned rules and regulations, provide the quality and size required by the contract documents.

D. If quantities are provided either in these specifications or on the drawings, these quantities are provided for information only. It is the Contractor's responsibility to determine the actual quantities of all material, equipment, and supplies required by the project and to complete an independent estimate of quantities and wastage.

1.6 TESTING

A. Notify the Owners' Representative three days in advance of testing.

B. Pipelines jointed with rubber gaskets or threaded connections may be subjected to a pressure test at any time after partial completion of backfill. Pipelines jointed with solvent-welded PVC joints shall be allowed to cure at least 24 hours before testing.

C. Subsections of mainline pipe may be tested independently, subject to the review of the Owners' Representative.

D. Furnish clean, clear water, pumps, labor, fittings, and equipment necessary to conduct tests or retests.

E. Hydrostatic Pressure Test:

1. Subject mainline pipe to a hydrostatic pressure equal to the anticipated operating pressure of 150 PSI for two hours. Test with mainline components installed. A 2 PSI pressure variation is allowed.
2. Subject lateral pipe to a hydrostatic pressure equal to the anticipated operating pressure of 50 PSI. Test with risers for sprinklers capped.
3. Backfill to prevent pipe from moving under pressure. Expose couplings and fittings.
4. Leakage will be detected by visual inspection. Replace defective pipe, fitting, joint, valve, or appurtenance. Repeat the test until the pipe passes test.
   a. Cement or caulking to seal leaks is prohibited.

F. Operational Test:

1. Activate each remote control valve in sequence from controller. The Owners' Representative will visually observe operation, water application patterns, and leakage.
2. Replace defective remote control valve, solenoid, wiring, or appurtenance to correct operational deficiencies.
3. Replace, adjust, or move water emission devices to correct operational or coverage deficiencies.
4. Replace defective pipe, fitting, joint, valve, sprinkler, or appurtenance to correct leakage problems. Cement or caulking to seal leaks is prohibited.
5. Repeat test(s) until each lateral passes all tests.

1.7 CONSTRUCTION REVIEW

The purpose of on-site reviews by the Owners' Representative is to periodically observe the work in progress and the Contractor's interpretation of the construction documents and to address questions with regards to the installation.

G. Scheduled reviews such as those for irrigation system layout or testing should be scheduled with the Owners' Representative as required by these specifications.

H. Impromptu reviews may occur at any time during the project.

I. Final review will occur at the completion of the irrigation system installation and Record (As-Built) Drawing submittal.

1.8 GUARANTEE/ WARRANTY AND REPLACEMENT

The purpose of this guarantee/warranty is to insure that the Owner receives irrigation materials of prime quality, installed and maintained in a thorough and careful manner.

A. For a period of one year from commencement of the formal maintenance period, guarantee/warranty irrigation materials, equipment, and workmanship against defects. Fill and repair depressions. Restore landscape or structural features damaged by the settlement of irrigation trenches or excavations. Repair damage to the premises caused by a defective item. Make repairs within five (5) days of notification from the Owners' Representative.

B. Contract documents govern replacements identically as with new work. Make replacements at no additional cost to the contract price.

C. Guarantee/warranty applies to originally installed materials and equipment and replacements made during the guarantee/warranty period.

PART 2: MATERIALS

2.1 QUALITY

Use materials which are new and without flaws or defects of any type, and which are the best of their class and kind.

2.2 SUBSTITUTIONS

Pipe sizes referenced in the construction documents are minimum sizes, and may be increased at the option of the Contractor.

2.4 SLEEVING

A. Install separate sleeve beneath paved areas to route each run of irrigation pipe or wiring bundle.
AA. All sleeve locations shall be marked with 'X' on hardscape at each end to denote sleeve locations.
B. Extend sleeve at 12"-18" beyond hardscape.

C. Sleeving material beneath pedestrian pavements shall be PVC Class 200 pipe with solvent welded joints.

D. Sleeving beneath drives and streets shall be PVC Class 200 pipe with solvent welded joints.

E. Sleeving diameter: as indicated on the drawings and installation details or equal to twice that of the pipe or wiring bundle.

2.5 PIPE AND FITTINGS

A. Mainline Pipe and Fittings:

1. Use rigid, unplasticized polyvinyl chloride (PVC) 1120, 1220 National Sanitation Foundation (NSF) approved pipe, extruded from material meeting the requirements of Cell Classification 12454-A or 12454-B, ASTM Standard D1784, with an integral belled end.
2. Use Class 200, SDR-21, rated at 200 PSI, conforming to the dimensions and tolerances established by ASTM Standard D2241. Use PVC pipe rated at higher pressures than Class 200 in the case of small nominal diameters which are not manufactured in Class 200.
   b. Use solvent weld pipe for mainline pipe with a nominal diameter less than 3-inches or where a pipe connection occurs in a sleeve. Use Schedule 40, Type 1, PVC solvent weld fittings conforming to ASTM Standards D2466 and D1784. Use primer approved by the pipe manufacturer. Solvent cement to conform to ASTM Standard D2855 & D2564. Follow primer/cement manufacturer instructions for proper installation.

B. Lateral Pipe and Fittings:

1. Use rigid, unplasticized polyvinyl chloride (PVC) 1120, 1220 *National Sanitation Foundation (NSF)* approved pipe, extruded from material meeting the requirements of Cell Classification 12454-A or 12454-B, ASTM Standard D1784, with an integral belled end suitable for solvent welding.
2. Use Class 200, SDR-21, rated at 200 PSI, conforming to the dimensions and tolerances established by ASTM Standard D2241. Use PVC pipe rated at higher pressures than Class 200 in the case of small nominal diameters which are not manufactured in Class 200.
   Use UV radiation resistant Schedule 40, Type 1, PVC solvent weld fittings conforming to ASTM Standards D2466 and D1784 for PVC pipe.
3. Use primer approved by the pipe manufacturer. Solvent cement to conform to ASTM Standard D2855 & D2564, of a type approved by the pipe manufacturer.
4. For drip irrigation laterals downstream of remote control valves in shrub beds, use UV radiation resistant polyethylene pipe manufactured from Prime Union Carbide G-resin 7510 Natural 7 manufactured by Union Carbide or a Union Carbide Licensee with a minimum of 2% carbon black, and minimum nominal pipe ID dimension of 0.810" for 3/4 inch pipe. or 0.613" for ½-inch pipe.
   Use PVC /compression line fittings compatible with the drip lateral pipe. Use tubing stakes to hold above-ground pipe in place.

C. Specialized Pipe and Fittings:

5. Assemblies calling for pre-fabricated double swing joints shall utilize LASCO Unitized swing joints or approved equal. Swing joints shall be rated at 315 psi, and use O-ring and street elbow construction.
6. Inline Drip Emitter Tubing:
   a. Provide a low volume dripper line with integral and evenly spaced pressure compensating drippers at specified intervals in a discharge rate of 0.6 in gallons per hour (GPH). Inline Emitter Drip Tubing shall consist of nominal sized one-half inch low-density linear polyethylene tubing. The Inline Emitter Drip Tubing shall have internal pressure compensating, continuous self-cleaning, integral drippers at a specified spacing of 18" on center, or blank tubing without drippers where specified in details.
   b. Use spiral barb fittings supplied by the same manufacturer as the hose.
   c. All tubing shown outside of the bed area shall be UV Radiation Resistant Polyethylene pipe.
7. Low Density Polyethylene Hose:
   a. Use pipe specifically intended for use as a flexible swing joint.
      Inside diameter: 0.490+0.010 inch.
      Wall thickness: 0.100+0.010 inch.
      Color: Black.
   b. Use spiral barb fittings supplied by the same manufacturer as the hose.
8. Assemblies calling for threaded pipe connections shall utilize PVC Schedule 80 nipples and PVC Schedule 40 or 80 threaded fittings.
9. Joint sealant:
   Use only Teflon-type tape pipe joint sealant on plastic threads. Use nonhardening, nontoxic pipe joint sealant formulated for use on water-carrying pipes on metal threaded connections.

D. Marking Tape:

1. Mainline Pipe - Christy underground I.D. tape TA-DT-3-P-NPW. (DESIGNER NOTE: Non Potable detectable marking tape is called out; see pg 16 in Christy catalog for spec designations).

2.6 MAINLINE COMPONENTS

E. Main System Shutoff Valve: As per local practice and in compliance with local code.

F. Master Valve Assembly: As presented in the installation details.

G. Isolation Gate Valve Assembly: As presented in the installation details. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly.

H. Quick Coupling Valve Assembly: Double swing joint arrangement as presented in the installation details.

2.7 SPRINKLER IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Sprinkler Laterals:
As presented in the installation details. Use wire connectors and waterproofing sealant to join control wires to solenoid valves. Use standard Christy I.D. tags with hot-stamped black letters on a yellow background, <ALT>"WARNING RECLAIMED WATER - DO NOT DRINK". Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly. Adjust flow control per manufacturer's recommendations prior to use. All valve box lids for all sized taps, shall be branded with valve number (ex: A10) or valve type (ex: QC, IGV) per design with at least 2" high characters.

B. Sprinkler Assembly: As presented in the drawings and installation details. Use the sprinkler manufacturer's pressure compensating screens (Rain Bird PCS) to achieve 30 PSI operating conditions on each sprinkler and to control excessive operating pressures.

C. Bubbler Assembly: As presented in the drawings and installation details.

2.8 DRIP IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Drip Laterals: As presented in the installation details. Use wire connectors and waterproofing sealant to join control wires to solenoid valves. Use standard Christy I.D. tags with hot-stamped black letters on a yellow background, "WARNING RECLAIMED WATER - DO NOT DRINK". Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly. Adjust flow control per manufacturer's recommendations prior to use. All valve box lids for all sized taps, shall be branded with valve number (ex: A10) or valve type (ex: QC, IGV) per design with at least 2" high characters.

B. Drip Emitter Assembly:

2. Utilize Netafim inline drip tubing around trees in native, per details and manufacture's recommendations.
3. Barb-mounted, vortex and/or pressure compensating emitter device as presented in the installation details. The device shall be Rain Bird Xeri-bug XB-10pc series.
4. Install emitter types and quantities on the following schedule:
   a. Ground cover plant or perennial/annual beds: 1 single outlet emitter each or 1 single outlet emitter per square foot of planting area, whichever is less.
   b. Shrub: 2 single outlet emitters each.
   c. Tree: 4 single outlet emitters each or 1 multi-outlet emitter each (with 4 outlets open).
5. Use 1/4-inch diameter flexible plastic tubing to direct water from emitter outlet to emission point. Length of emitter outlet tubing shall not exceed five feet. Secure emitter outlet tubing with tubing stakes.

D. Flush Cap Assembly: as presented in the installation details. Locate at the end of each drip irrigation lateral pipe. Install a separate valve box over a 3-inch depth of 3/4-inch gravel for each assembly.

2.9 CONTROL SYSTEM COMPONENTS

A. Irrigation Controller Unit:

1. As presented in the drawings and installation details.
2. Primary surge protection arrestors: per manufacturer's recommendations.
3. Valve output surge protection arrestors: per manufacturer's recommendations.
4. Lightning protection: 8-foot copper-clad grounding rod or 4" x 96" x 0.0625" copper-clad grounding plate.
5. Wire markers: Pre-numbered or labeled with indelible non-fading ink, made of permanent, non-fading material.

B. Instrumentation:

1. As presented in the drawings and installation details.
2. Rain Sensor: Solar Sync with wireless Rain Sensor as manufactured by Hunter, Inc.
3. Flow Sensor: manufactured by Creative Sensor Technology (CST).

C. Control Wire:

1. Use American Wire Gauge (AWG) No. 14 solid copper, Type UF or PE cable, UL approved for direct underground burial from the controller unit to each remote control valve. Use AWG No. 12 wire for common wire.
2. Color: Use white for common ground wire. Use easily distinguished colors for other control wires. Spare control wires shall be of a color different from that of the active control wire. Wire color shall be continuous over its entire length.
3. Splices: Use wire connector with waterproof sealant. Wire connector to be of plastic construction consisting of two (2) pieces, one piece which snap locks into the other. A copper crimp sleeve to be provided with connector. Utilize DBR/Y6-300 splices.
   3.1. DO NOT TWIST WIRES BEFORE INSERTING INTO WIRE NUT.
4. Encase wiring not located near PVC irrigation pipe in PVC Schedule 40 electrical conduit. Or utilize warning tape: Inert plastic film highly resistant to alkalis, acids, or other destructive chemical components likely to be encountered in soils. Three inches wide, colored yellow, and imprinted with "CAUTION: BURIED ELECTRIC LINE BELOW."

2.10 OTHER COMPONENTS

A. Tools and Spare Parts: Provide operating keys, controller manual, servicing tools, sprinkler zone map and schedule, test equipment, other items, and spare parts indicated in the General Notes of the drawings.

PART 3: EXECUTION

3.1 INSPECTIONS AND REVIEWS

A. Site Inspections:

1. Verify site conditions and note irregularities affecting work of this section. Report irregularities to the Owners' Representative prior to beginning work.
2. Beginning work of this section implies acceptance of existing conditions.
3. Contractor will be held responsible for coordination between landscape and irrigation system installation.
4. Landscape material locations shown on the Landscape Plan shall take precedence over the irrigation system equipment locations. If irrigation equipment is installed in conflict with the landscape material locations shown on the Landscape Plan, the Contractor will be required to relocate the irrigation equipment, as necessary, at Contractor's expense.

B. Utility Locates ("Call Before You Dig"):

1. Arrange for and coordinate with local authorities the location of all underground utilities.
2. Repair any underground utilities damaged during construction. Make repairs at no additional cost to the contract price.

C. Irrigation System Layout Review: Irrigation system layout review will occur after the staking has been completed. Notify the Owners' Representative two days in advance of review. Modifications will be identified by the Owners' Representative at this review.

3.2 LAYOUT OF WORK

A. Stake out the irrigation system. Items staked include: sprinklers, pipe, control valves, controller, and isolation valves.

B. Install all mainline pipe and mainline components inside of project property lines.

3.3 EXCAVATION, TRENCHING, AND BACKFILLING

A. Excavate to permit the pipes to be laid at the intended elevations and to permit work space for installing connections and fittings.

B. Minimum cover (distance from top of pipe or control wire to finish grade):

1. 24-inch over mainline pipe and over electrical conduit.
2. 26-inch over control wire.
3. 18-inch over lateral pipe to sprinklers
4. 8-inch over PVC drip lateral pipe to drip pipe transitions from drip system remote control valves in shrub beds.
5. 8-inch over UV radiation resistant lateral pipe in turf or native areas.
6. 18-inch over PVC drip lateral pipe in turf or paved areas from drip system remote control valves to PVC drip lateral pipe transitions.
7. 3-inch minimum mulch cover over polyethylene drip lateral pipe in planting beds downstream of drip system remote control valves. UV radiation resistant lateral pipe shall be installed on top of landscape fabric under mulch cover, unless otherwise directed by owner.
8. Inline Drip tubing rings around trees in native shall be installed under mulch cover, unless otherwise directed by owner.

C. Backfill only after lines have been reviewed and tested.

D. Excavated material is generally satisfactory for backfill. Backfill shall be free from rubbish, vegetable matter, frozen materials, and stones larger than 2-inches in maximum dimension. Remove material not suitable for backfill. Backfill placed next to pipe shall be free of sharp objects which may damage the pipe. Stones larger than 1-inch maximum dimension are not permitted in first (deepest) 6-inches of backfill.

E. Backfill unsleeved pipe and sleeves in either of the following manners:

1. Backfill and puddle the lower half of the trench. Allow to dry 24 hours. Backfill the remainder of the trench in 6-inch layers. Compact to density of surrounding soil.
2. Backfill the trench by depositing the backfill material equally on both sides of the pipe in 6-inch layers and compacting to the density of surrounding soil.

F. Backfill unsleeved pipe by depositing the backfill material equally on both sides of the pipe in 6-inch layers and compacting each layer to 90% Standard Proctor Density, ASTM D698-78. Conduct one compaction test for every 300 feet of trench. Costs for such testing and any necessary retesting shall be borne by the Contractor. Use of water for compaction, "puddling", will not be permitted.

G. Enclose pipe and wiring beneath roadways, walks, curbs, etc. in sleeves. Minimum compaction of backfill for sleeves shall be 95% Standard Proctor Density, ASTM D698-78. Conduct one compaction test for each sleeved crossing less than 50 feet long. Conduct two compaction tests for each sleeved crossing greater than 50 feet long. Costs for such testing and any necessary retesting shall be borne by the Contractor. Use of water for compaction around sleeves, "puddling", will not be permitted.

H. Dress backfilled areas to original grade. Incorporate excess backfill into existing site grades.

I. Where utilities conflict with irrigation trenching and pipe work, contact the Owners' Representative for trench depth adjustments.

3.5 SLEEVING AND BORING

A. Install sleeving at a depth which permits the encased pipe or wiring to remain at the specified burial depth.

B. Extend sleeve ends six inches beyond the edge of the paved surface. Cover pipe ends and mark with stakes. Mark concrete with a chiseled "x" at sleeve end locations.

C. Bore for sleeves under obstructions which cannot be removed. Employ equipment and methods designed for horizontal boring.

3.6 ASSEMBLING PIPE AND FITTINGS

A. General:

1. Keep pipe free from dirt and pipe scale. Cut pipe ends square and debur. Clean pipe ends.
2. Keep ends of assembled pipe capped. Remove caps only when necessary to continue assembly.

B. Mainline Pipe and Fittings:

1. Use only strap-type friction wrenches for threaded plastic pipe.
2. PVC Solvent Weld Pipe:
   a. Use primer and solvent cement. Join pipe in a manner recommended by the manufacturer and in accordance with accepted industry practices.
   b. Cure for 30 minutes before handling and 24 hours before allowing water in pipe.
   c. Snake pipe from side to side within the trench.
3. Fittings: The use of cross type fittings is not permitted.

C. Lateral Pipe and Fittings:

1. Use only strap-type friction wrenches for threaded plastic pipe.
2. PVC Solvent Weld Pipe:
   a. Use primer and solvent cement. Join pipe in the manner recommended by the manufacturer and in accordance with accepted industry practices.
   b. Cure for 30 minutes before handling and 24 hours before allowing water in the pipe.
   c. Snake pipe from side to side within the trench.
3. UV Radiation Resistant Polyethylene Pipe:
   a. Join pipe in the manner recommended by manufacturer and in accordance with accepted industry practices.
   b. Snake pipe from side to side, on the soil surface, and hold in place with tubing stakes spaced every five feet.
4. Fittings: The use of cross type fittings is not permitted.

D. Specialized Pipe and Fittings:

5. Pre-fabricated double swing joints: Install per manufacturer's recommendations.
6. Low Density Polyethylene Hose: Install per manufacturer's recommendations.
7. PVC Threaded Connections:
   a. Use only factory-formed threads. Field-cut threads are not permitted.
   b. Use only Teflon-type tape.
   c. When connection is plastic-to-metal, the plastic component shall have male threads and the metal component shall have female threads.
8. Make metal-to-metal, threaded connections with Teflon-type tape or pipe joint compound applied to the male threads only.

3.7 INSTALLATION OF MAINLINE COMPONENTS

A. Main System Shut Off Valve: As per local practice and in compliance with local code.

1. Pipe supports shall be utilized per industry standards and local codes where applicable.

D. Master Valve Assembly: Install where indicated on the drawings.

E. Isolation Gate Valve Assembly:

1. Install where indicated on the drawings.
2. Locate at least 12-inches from and align with adjacent walls or edges of paved areas.

F. Quick Coupling Valve Assembly: Install where indicated on the drawings.

3.8 INSTALLATION OF SPRINKLER IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Sprinkler Laterals:

1. Flush mainline before installation of RCV assembly.
2. Install where indicated on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Install connectors and sealant per the manufacturer's recommendations.
3. Install only one RCV to a valve box. Locate valve box at least 12-inches from and align with nearby walls or edges of paved areas. Group RCV assemblies together where practical. Arrange grouped valve boxes in rectangular patterns. Allow at least 12-inches between valve boxes.
4. Adjust RCV to regulate the downstream operating pressure.
5. Attach ID tag with controller station number to control wiring.

B. Sprinkler Assembly:

1. Flush lateral pipe before installing sprinkler assembly.
2. Install per the installation details at locations shown on the drawings.
3. Locate rotary sprinklers 6-inches from adjacent walls, fences, or edges of paved areas.
4. Locate spray & rotary sprinklers 3-inches from adjacent walls, fences, or edges of paved areas.
5. Set sprinklers perpendicular to the finish grade.
6. Supply appropriate nozzle or adjust arc of coverage of each sprinkler for best performance.
7. Adjust the radius of throw of each sprinkler for best performance.

3.9 INSTALLATION OF DRIP IRRIGATION COMPONENTS

A. Remote Control Valve (RCV) Assembly for Drip Laterals:

1. Flush mainline pipe before installing RCV assembly.
2. Locate as shown on the drawings. Wire connectors and waterproof sealant shall be used to connect control wires to remote control valve wires. Connectors and sealant shall be installed as per the manufacturer's recommendations.
3. Install only one RCV to valve box. Locate at least 12-inches from and align with nearby walls or edges of paved areas. Group RCV assemblies together where practical.
4. Arrange grouped valve boxes in rectangular patterns.

B. Drip Emitter Assembly:

1. Locate as shown on the drawings and installation details.
2. Flush lateral pipe before installing emitter assembly.
3. Cut emitter outlet distribution tubing square.
4. Install an access sleeve as part of each multiple-outlet emitter assembly for emitters located in native areas.
5. Use tools and techniques recommended by the manufacturer.
   Make openings for barb-mounted emitters with the emitter manufacturer's hole-punching tool.

D. Flush Cap Assembly: Install at the end of each drip irrigation lateral pipe as shown on the installation details.

3.10 INSTALLATION OF CONTROL SYSTEM COMPONENTS

A. Irrigation Controller Unit:

1. The location of the controller unit as depicted on the drawings is approximate; the Owners' Representative will determine the exact site location.
2. Lightning protection: Ground rods are to have a minimum diameter of 5/8" and a minimum length of 10 feet. These are to be driven into the ground in a vertical position or an oblique angle not to exceed 45 degrees at a location 10 feet from the electronic equipment, the ground plate, or the wires and cables connected to said equipment, as shown in the irrigation details. The rod is to be stamped with the UL logo. A 6 AWG solid bare copper wire (about 12 feet long) shall be connected to the ground rod by the installer using a Cadweld GR1161G "One-Shot" welding kit [Paige Electric part number 1820037.] This wire shall be connected to the electronic equipment ground lug as shown in the detail above.

OR

3. Lightning Protection: A 25-foot continuous length (no splices allowed unless using exothermic welding process) of 6 AWG solid bare copper wire is to be attached to the plate by the manufacturer using an approved welding process. Install grounding plate to meet minimum requirements of Article 250-52 (d) of the 199 National Electric Code. Plate must be made of a copper alloy. Wire is to be connected to the electric equipment ground lug as shown in the detail of page 1. The ground plate is to be installed to a minimum depth of 30", or below the frost line if it is lower than 30", at a location 8 feet from the electronic equipment and underground wires and cables.
   Two (2) 50-pound bags of PowerSet [Paige Electric part number 1820058] earth contact material must be spread so that it surrounds the copper plate evenly along its length within a 6" wide trench. Salts, fertilizers, bentonite clay, cement, coke, carbon, and other chemicals are not to be used to improve soil conductivity because these materials are corrosive and will cause the copper electrodes to erode and become less effective with time.
4. Install primary surge protection arrestors on incoming power lines.
5. Install one valve output surge protection arrestor on each control wire and one for the common wire.
6. Attach wire markers to the ends of control wires inside the controller unit housing. Label wires with the identification number (see drawings) of the remote control valve to which the control wire is connected.
7. Install a 120-volt, 15 amp switched and grounded 3-prong receptacle with GFIC inside the controller unit housing.
8. Connect control wires to the corresponding controller terminal.

B. Instrumentation:

1. Install sensors per the installation details and manufacturer's recommendations. Install at locations shown on the drawings.
2. Install electrical connections between irrigation controller and sensors per manufacturer's recommendations.

C. Control Wire:

1. Bundle control wires where two or more are in the same trench. Bundle with pipe wrapping tape spaced at 10-foot intervals.
2. Provide a 24-inch excess length of wire in an 8-inch diameter loop at each 90 degree change of direction, at both ends of sleeves, and at 100-foot intervals along continuous runs of wiring. Make wiring loop by turning control wire 5 turns around 1-inch pipe. Coil 24-inch length of wire within each remote control valve box.
3. Install common ground wire and one control wire for each remote control valve. Multiple valves on a single control wire are not permitted.
4. If a control wire must be spliced, make splice with wire connectors and waterproof sealant, installed per the manufacturer's instructions. Locate splice in a valve box which contains an irrigation valve assembly, or in a separate 6-inch round valve box.
   Use same procedure for connection to valves as for in-line splices.
5. Unless noted on plans, install wire parallel with and under PVC mainline pipe. If wire is installed adjacent to section of metal pipe, separate wire from pipe minimum of 6-inches and install wire in PVC conduit.
6. Encase wire not installed with PVC mainline pipe in electrical conduit. Or protect wire not installed with PVC mainline pipe with a continuous run of warning tape placed in the backfill six inches above the wiring.

3.11 INSTALLATION OF OTHER COMPONENTS

A. Tools and Spare Parts:

1. Prior to the Pre-Maintenance Review, supply to the Owner operating keys, servicing tools, test equipment, and any other items indicated on the drawings.
2. Prior to Final Review, supply to the Owner the spare parts indicated in the General Notes on the drawings.

B. Other Materials: Install other materials or equipment shown on the drawings or installation details to be part of the irrigation system, even though such items may not have been referenced in these specifications.

3.12 PROJECT RECORD (AS-BUILT) DRAWINGS

A. Maintain on-site and separate from documents used for construction, one complete set of contract documents as Project Documents. Keep documents current. Do not permanently cover work until as-built information is recorded.

B. Record pipe and wiring network alterations. Record work which is installed differently than shown on the construction drawings. Record accurate reference dimensions, measured from at least two permanent reference points, of each irrigation system valve, each backflow prevention device, each controller or control unit, each sleeve end, each stub-out for future pipe or wiring connections, and other irrigation components enclosed within a valve box.

C. Prior to Final Review, purchase from the Owners' Representative a reproducible mylar copy of the drawings. Using technical drafting pen, duplicate information contained on the project drawings maintained on site. Label each sheet "Record Drawing". Completion of the Record Drawings will be a prerequisite for the Final Review.

3.13 MAINTENANCE

A. Upon completion of Final Review, maintain irrigation system for a duration of 30 calendar days. Make periodic examinations and adjustments to irrigation system components so as to achieve the most desirable application of water.

B. Contractor shall provide smart controller chart, per local water district or municipality, inside controller door.

C. Following completion of the Contractor's maintenance period, the Owner will be responsible for maintaining the system in working order during the remainder of the guarantee/warranty period, for performing necessary minor maintenance, for trimming around sprinklers, for protecting against vandalism, and for preventing damage during the landscape maintenance operation.

3.14 CLEAN-UP

A. Upon completion of work, remove from the site all machinery, tools, excess materials, and rubbish.

End of Section

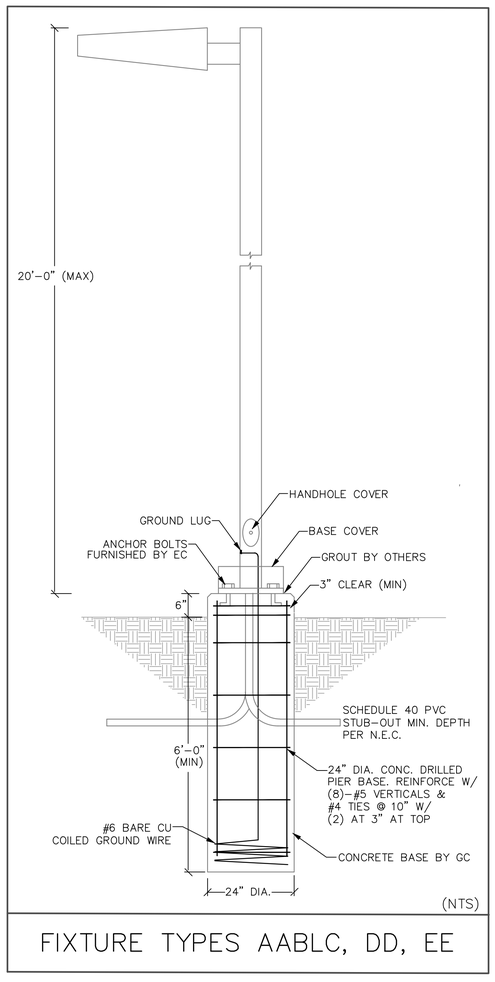
No.	Submittal:	By:	Date:
1	CITY COMMENTS		02/13/26
2			
3			
4			
5			

SEAL

MPi Designs
PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPIDesignsllc.com

WELLINGTON DOWNS OUTLOT A
IRRIGATION SPECIFICATIONS

Sheet
IR2.2
25 OF 27



FIXTURE TYPES AABLC, DD, EE

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	AABLC	3139930.00	1497246.00	20.00	20.00	270.00	0.00	3139929.00	1497246.00	0.00
2	BB	3139614.00	1497291.00	7.00	7.00	0.00	0.00	3139614.00	1497291.00	0.00
3	BB	3139631.00	1497266.00	7.00	7.00	90.00	0.00	3139631.00	1497266.00	0.00
4	BB	3139592.00	1497266.00	7.00	7.00	270.00	0.00	3139592.00	1497266.00	0.00
5	BB	3139664.00	1497268.00	7.00	7.00	270.00	0.00	3139664.00	1497268.00	0.00
6	BB	3139703.00	1497267.00	7.00	7.00	90.00	0.00	3139703.00	1497267.00	0.00
7	BB	3139718.00	1497304.00	7.00	7.00	90.00	0.00	3139718.00	1497304.00	0.00
8	BB	3139704.00	1497319.00	7.00	7.00	0.00	0.00	3139704.00	1497319.00	0.00
9	BB	3139662.00	1497319.00	7.00	7.00	0.00	0.00	3139662.00	1497319.00	0.00
10	BB	3139648.00	1497303.00	7.00	7.00	270.00	0.00	3139648.00	1497303.00	0.00
11	BB	3139646.00	1497230.00	7.00	7.00	90.00	0.00	3139646.00	1497230.00	0.00
12	BB	3139633.00	1497214.00	7.00	7.00	180.00	0.00	3139633.00	1497214.00	0.00
13	BB	3139591.00	1497214.00	7.00	7.00	180.00	0.00	3139591.00	1497214.00	0.00
14	BB	3139577.00	1497230.00	7.00	7.00	270.00	0.00	3139577.00	1497230.00	0.00
15	BB	3139685.00	1497243.00	7.00	7.00	180.00	0.00	3139685.00	1497243.00	0.00
16	BB	3139819.00	1497298.00	7.00	7.00	0.00	0.00	3139819.00	1497298.00	0.00
17	BB	3139846.00	1497298.00	7.00	7.00	0.00	0.00	3139846.00	1497298.00	0.00
18	BB	3139845.00	1497243.00	7.00	7.00	180.00	0.00	3139845.00	1497243.00	0.00
19	BB	3139819.00	1497243.00	7.00	7.00	180.00	0.00	3139819.00	1497243.00	0.00
1	DD	3139805.00	1497352.00	12.00	12.00	178.13	0.00	3139805.00	1497350.00	0.00
2	DD	3139870.00	1497352.00	12.00	12.00	178.13	0.00	3139870.00	1497350.00	0.00
1	EE	3139686.00	1497226.00	12.00	12.00	0.00	0.00	3139686.00	1497227.00	0.00
2	EE	3139648.00	1497350.00	12.00	12.00	178.13	0.00	3139648.00	1497349.00	0.00
3	EE	3139731.00	1497351.00	12.00	12.00	177.06	0.00	3139731.00	1497349.00	0.00
5	EE	3139549.00	1497236.00	12.00	12.00	109.22	0.00	3139550.00	1497235.00	0.00
6	EE	3139590.00	1497309.00	12.00	12.00	124.53	0.00	3139591.00	1497308.00	0.00
7	EE	3139728.00	1497295.00	20.00	20.00	90.00	0.00	3139729.00	1497295.00	0.00
8	EE	3139728.00	1497234.00	20.00	20.00	90.00	0.00	3139729.00	1497234.00	0.00
1	FF	3139873.00	1497272.00	12.00	12.00	90.00	0.00	3139873.00	1497272.00	0.00
2	FF	3139807.00	1497300.00	12.00	12.00	0.00	0.00	3139807.00	1497300.00	0.00
3	FF	3139806.00	1497241.00	12.00	12.00	180.00	0.00	3139806.00	1497241.00	0.00
4	FF	3139792.00	1497271.00	12.00	12.00	270.00	0.00	3139792.00	1497271.00	0.00
5	FF	3139857.00	1497300.00	12.00	12.00	0.00	0.00	3139857.00	1497300.00	0.00
6	FF	3139869.00	1497244.00	12.00	12.00	180.00	0.00	3139869.00	1497244.00	0.00
1	LL	3139832.00	1497237.00	9.00	9.00	0.00	0.00	3139832.00	1497237.00	0.00
2	LL	3139832.00	1497303.00	9.00	9.00	0.00	0.00	3139832.00	1497303.00	0.00
1	AABLC	3139930.00	1497309.00	20.00	20.00	270.00	0.00	3139929.00	1497309.00	0.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Landscaping	×	1.0 fc	4.4 fc	0.0 fc	N/A	N/A
Parking & Drivelanes	+	1.1 fc	2.6 fc	0.1 fc	26.0:1	11.0:1
Walkways East	□	1.7 fc	4.1 fc	0.8 fc	5.1:1	2.1:1
Walkways West	□	2.0 fc	4.2 fc	0.1 fc	42.0:1	20.0:1
Walkways/Landscaping – 8-Plex	×	1.3 fc	3.9 fc	0.0 fc	N/A	N/A
Boundary	◇	0.3 fc	3.2 fc	0.0 fc	N/A	N/A

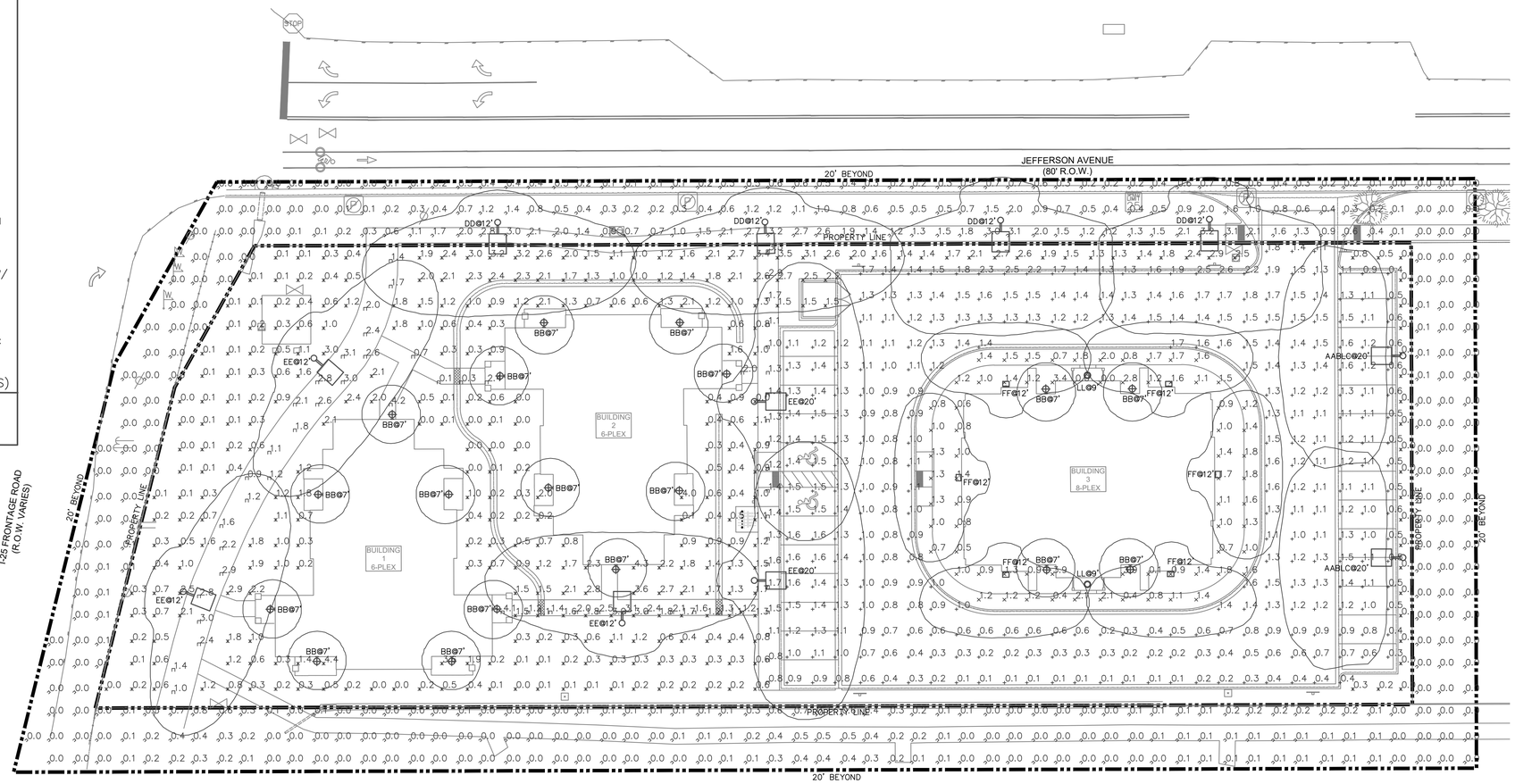
Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	AABLC	2	Lithonia Lighting	DSXO LED P1 30K 70CRI BLC4	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control	1	3454	1	33.21
	BB	18	WAC Lighting	WS-W15710	LED Outdoor Light-201801	1	561	1	11.7672
	DD	2	Lithonia Lighting	DSXO LED P1 30K 70CRI T4M	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Medium	1	4666	1	33.21
	EE	7	Lithonia Lighting	DSXO LED P1 30K 70CRI T2M	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 2 Medium	1	4545	1	33.21
	FF	6	Lithonia Lighting	DSXW1 P1 30K T2M	2000 3000K 70CRI Type 2 Medium	1	1838	1	12.37
	LL	2	Lithonia Lighting	LDN6 30/05 L06AR LS	6IN LDN, 3000K, 500LM, 80CRI, CLEAR, SPECULAR REFLECTOR	1	640	1	7.57

LIGHTING NOTES

ALL LIGHTING SHALL BE FULL CUT-OFF AND DIRECTED DOWNWARD.

ALL LIGHTING TO BE CONTROLLED SUCH THAT LIGHTING TO BE EXTINGUISHED FROM 10PM TO SUNRISE.



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'

INTEGRATED MEP
320 MAPLE ST. SUITE 110
FORT COLLINS, CO 80521
970-556-0570

REV #	DESCRIPTION	DATE
1	Planning Comments	2/09/26

ELECTRICAL DESIGN FOR
Wellington Downs
Wellington, Colorado

DATE: 11/24/25
DRAWN BY: LNS
CHECKED BY: LNS
JOB NUMBER: 25-281

SITE PHOTOMETRIC PLAN

SP-1

D-Series Size 0
LED Area Luminaire

Catalog Number

Notes

Type AABLC,DD,EE

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

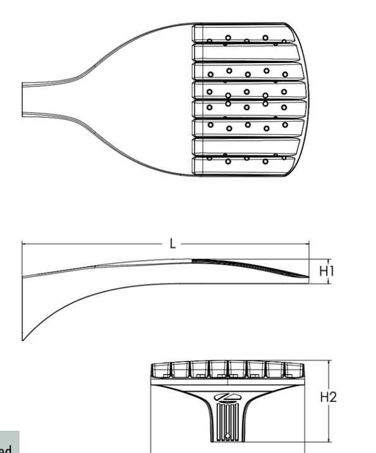
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series
- DSX0 LED

LEDs
- Forward optics: P1, P2, P3, P4, P5, P6, P7
- Rotated optics: P10 [1], P11 [1], P12 [1], P13 [1]

Color temperature [2]
- (this section 70CRI only): 30K 3000K; 40K 4000K; 50K 5000K
- (this section 80CRI only, extended lead times apply): 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K

Color Rendering Index [2]
- 70CRI, 70CRI, 70CRI
- 80CRI, 80CRI, 80CRI, 80CRI, 80CRI

Distribution
- AFR Automotive front row
- T1S Type I short
- T2M Type II medium
- T3M Type III medium
- T3LG Type III low glare [3]
- T4M Type IV medium
- T4LG Type IV low glare [3]
- TFTM Forward throw medium
- T5M Type V medium
- T5LG Type V low glare
- T5W Type V wide
- BLC3 Type III backlight control [3]
- BLC4 Type IV backlight control [3]
- LCCO Left corner cutoff [3]
- RCCO Right corner cutoff [3]

Voltage
- MVOLT (120V-277V) [4]
- HVOLT (347V-480V) [5,6]
- XVOLT (277V-480V) [7,8]
- 120 [16,24]
- 208 [16,24]
- 240 [16,24]
- 277 [16,24]
- 347 [16,24]
- 480 [16,24]

Mounting
- Shipped included
  - SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
  - RPA Round pole mounting (#8 drilling, 3" min. RND pole)
  - SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) [9]
  - RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) [9]
  - SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
  - WBA Wall bracket [10]
  - MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options
- Shipped installed
  - NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc. [11,12,18,19]
  - PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc [13,18,19]
  - PER NEMA twist-lock receptacle only (controls ordered separate) [14]
  - PER5 Five-pin receptacle only (controls ordered separate) [14,19]
  - PER7 Seven-pin receptacle only (controls ordered separate) [14,19]
  - FAO Field adjustable output [15,19]
  - BL30 Bi-level switched dimming, 30% [16,19]
  - BL50 Bi-level switched dimming, 50% [16,19]
  - DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]

Other options
- Shipped installed
  - HS Houseside shield (black finish standard) [20]
  - L90 Left rotated optics [1]
  - R90 Right rotated optics [1]
  - CCE Coastal Construction [21]
  - HA 50°C ambient operation [22]
  - BAA Buy America(n) Act Compliant
  - SF Single fuse (120, 277, 347V) [24]
  - DF Double fuse (208, 240, 480V) [24]
- Shipped separately
  - EGSR External Glare Shield (reversible, field install required, matches housing finish)
  - BSDB Bird Spikes (field install required)

Finish *(required)*
- DDBXD Dark Bronze
- DBLXD Black
- DNAXD Natural Aluminum
- DWHXD White
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white

WAC LIGHTING

Fixture Type: BB

Catalog Number:

Project:

Location:

Sodor

Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W15710 10"	3000K	❍ BK Black ❍ BZ Bronze	12W	1200	561

Example: **WS-W15710-BZ**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Steamworks inspired contemporary approach to a traditional lantern.

FEATURES

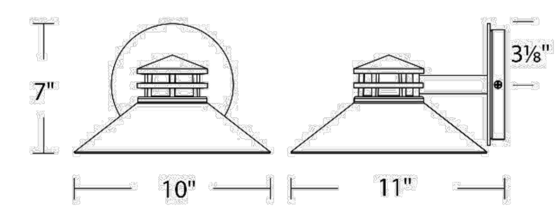
- Weather resistant powder coated finishes
- Light engine is factory sealed for maximum protection from the elements
- Heavy aluminum shade provides great glare cutoff
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Standards:	ETL, cETL,IP65,Dark Sky Friendly Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

FINISHES:

LINE DRAWING:



WS-W15710

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type FF

Hit 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-mount 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.

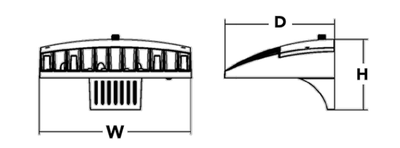
Specifications

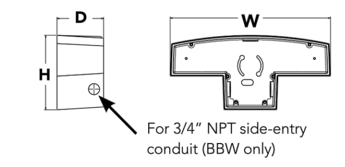
Luminaire

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:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		





Ordering Information

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

DSXW1 LED

Series
- DSXW1 LED

Lumen Package
- P1 2000 Lumens
- P2 2200 Lumens
- P3 3200 Lumens
- P4 4300 Lumens
- P5 5200 Lumens
- P6 7200 Lumens
- P7 10000 Lumens

CCT
- 27K 2700K
- 30K 3000K
- 35K 3500K
- 40K 4000K
- 50K 5000K
- 57K 5700K
- AMBPC Amber PC [3]
- AMBLW Amber LW [1,3]

CRI
- 70CRI 70CRI
- 80CRI 80CRI [2]
- AMCRI Amber CRI

Distribution
- T2S Type 2 Short
- T2M Type 2 Medium
- T3LG Type 3 Low Glare [4]
- T3M Type 3 Medium
- T4M Type 4 Medium
- TFTM Forward Throw Medium
- BLC3 Back Light Control Type 3 [4]
- BLC4 Back Light Control Type 4 [4]

Voltage
- MVOLT
- 120 [5]
- 208 [5]
- 240 [5]
- 277 [5]
- 347 [5,6]
- 480 [5,6]
- HVOLT [6]

Mounting
- Shipped included
  - SRM Surface mounting bracket
  - BBW Surface-mounted back box (for conduit entry) [7]

Control Options
- Shipped installed
  - PE Photoelectric cell, button type [8]
  - DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
  - PIR 180° motion/ambient light sensor, <15' mtg ht [9]
  - PIRH 180° motion/ambient light sensor, 15-30' mtg ht [9]
  - PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9]
  - PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9]
  - E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant [10]
  - E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant [10]

Other Options
- Shipped installed
  - SF Single fuse (120, 277 or 347V) [5,11]
  - DF Double fuse (208, 240 or 480V) [5,11]
  - HS House-side shield [12]
  - SPD Separate surge protection
- Shipped separately [12]
  - BSW Bird-deterrent spikes
  - VG Vandal guard
  - DDL Diffused drop lens

Finish *(required)*
- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

- DSXWHS U House-side shield (one per light engine)
- DSXWBSW U Bird-deterrent spikes
- DSXW1VG U Vandal guard accessory

NOTES

1. Only available with P1 and P6 Packages.
2. Not available with 57K.
3. Only Available with AMCRI.
4. Not available with HS Option.
5. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6. Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9. Reference Motion Sensor table on page 3. Not available with DMG.
10. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11. Not available with E20WC and E10WH.
12. Also available as a separate accessory; see Accessories information.

LITHONIA LIGHTING®

Catalog Number

Notes

Type LL

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

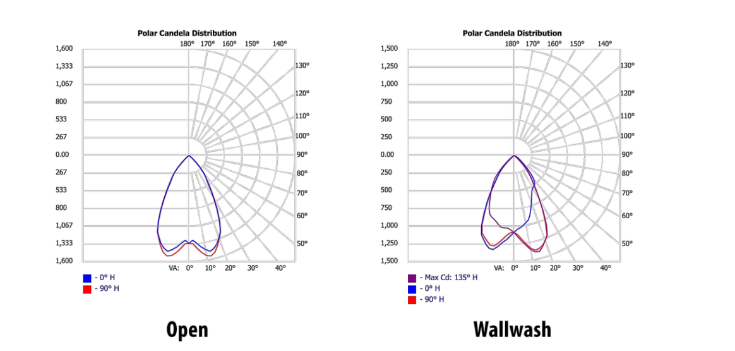
PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI

Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

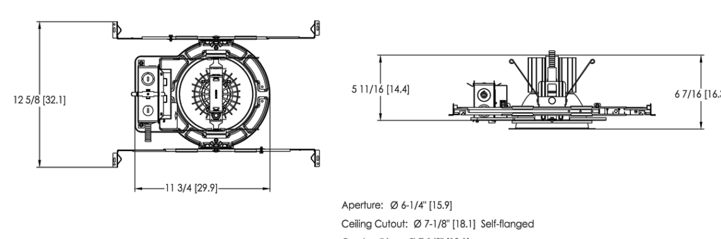
Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

DISTRIBUTIONS



DIMENSIONS

LDN6 500-3000 Lumens



See page 4 for other fixture dimensions

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79.
Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI Lumens	30K, 70CRI LPW	40K, 70CRI Lumens	40K, 70CRI LPW	50K, 70CRI Lumens	50K, 70CRI LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

LDN6

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6

Series
- LDN6 6" round

Color temperature
- 27/ 2700K
- 30/ 3000K
- 35/ 3500K
- 40/ 4000K
- 50/ 5000K

Lumens ‡
- 05 500 lumens
- 07 750 lumens
- 10 1000 lumens
- 15 1500 lumens
- 20 2000 lumens
- 25 2500 lumens
- 30 3000 lumens
- 40 4000 lumens
- 50 5000 lumens

Trim Style
- L06 Downlight
- LW6 Wallwash

Trim Color
- AR Clear
- WR ‡ White
- BR ‡ Black
- TCPC ‡ Custom painted trim
- TRALTBD ‡ RAL painted trim

Trim Finish
- LSS Semi-specular
- LD Matte diffuse
- LS Specular

Flange Color ‡
- TRW White painted flange
- TRBL Black painted flange
- FCPC Custom painted flange only
- FRALTBD RAL painted flange only

Voltage
- MVOLT Multi-volt
- 120 120V
- 277 277V
- 347 ‡ 347V

Driver
- GZ10 0-10V driver dims to 10%
- GZ1 0-10V driver dims to 1%
- D10 Minimum dimming 10% driver for use with JOT
- D1 Minimum dimming 1% driver for use with JOT
- EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%
- EDAB eldoLED DALI SOLDRIVE dim to dark

Emergency ‡
- (blank) No Emergency Needed
- EL Battery pack (10W constant power), non-T20 compliant, integral test switch
- ELR Battery pack (10W constant power), non-T20 compliant, remote test switch
- ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch
- ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch
- E10WCP Battery pack (10W constant power), T20 compliant, integral test switch
- E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch
- E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology

Control Input ‡
- (blank) No Control Input Needed
- JOT Wireless room control with "Just One Touch" pairing
- NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
- NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
- NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1).
- NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit.
- N80 nLight™ Lumen Compensation
- NLTAIR2 nLight® Air enabled
- NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
- NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.

Options
- HAO ‡ High ambient option (40°C)
- CP ‡ Chicago Plenum
- RRL___ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
- BAA Buy America(n) Act Compliant
- 90CRI High CRI (90+)
- SF ‡ Single fuse

‡ Option Value Ordering Restrictions

Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: *Order as separate catalog number.*

- EAC ISSM 375 Compact interruptible emergency AC power system
- EAC ISSM 125 Compact interruptible emergency AC power system
- GRA68 JZ Oversized trim ring with 8" outside diameter
- SCA6 Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 112.)

INTEGRATED MEP

320 MAPLE ST, SUITE 110
FORT COLLINS, CO 80521
970-556-0570

REV #	DESCRIPTION	DATE
1	Planning Comments	2/09/26

ELECTRICAL DESIGN FOR
Wellington Downs
Wellington, Colorado

DATE: 11/24/25
DRAWN BY: LNS
CHECKED BY: LNS
JOB NUMBER: 25-281

SITE PHOTOMETRIC SPECIFICATIONS

SP-2

27 of 27

MEMORANDUM

January 16, 2026

Town of Wellington
Planning Department
8225 Third Street
P.O. Box 127
Wellington, CO 80549

RE: OPEN SPACE REQUIREMENT FOR PROPOSED WELLINGTON DOWNS PHASE 2

Dear Town Staff:

Avant Civil Group (Avant) is pleased to submit this Memorandum (Memo) describing the open space requirements and proposed conditions for the proposed development of Outlot A of the Wellington Downs Subdivision.

Project Description

The proposed project involves developing Outlot A in the northwest corner of the Wellington Downs Subdivision as shown in the related submittal documents. The development will consist of three multifamily buildings: two to the west surrounded by landscaping and walkways, and one on the east surrounded by a parking area that serves all three buildings. The design aims to match the existing Wellington Downs Apartments architecture and layout, ensuring consistency with the development's character. The total site area is approximately 56,648 square feet.

Private Open Space Requirement and Proposed Layout

Per the Town of Wellington Land Use Code (Chapter 15, Sec. 15-5-60.d.4), multifamily developments are required to dedicate a minimum of 20% of the gross site area (excluding street rights-of-way, building footprints, and parking/driveways) as landscaped open space.

The proposed site plan includes 15,833 square feet of private open space/landscaped area, representing approximately 27.95% of the total site area, which exceeds the minimum required 20%.

The proposed open space is designed as private open space for the common use of residents within the development, consistent with Section 15-5-6-D.1.a of the Town Code. These areas are not incidental or leftover spaces, but rather intentional, functional amenities integrated into the site design.

The private open space areas are:

- Contiguous and centrally located to ensure accessibility from all three buildings;
- Connected by pedestrian walkways throughout the site;
- Designed with ample pedestrian-scale lighting to support safe and practical use during evening hours;
- Landscaped to provide usable lawn and gathering areas suitable for passive recreation and community interaction;
- Connected to existing internal walkways and nearby trail systems, providing seamless pedestrian access to adjacent larger open space areas within Wellington Downs.

Additionally, this project will share amenities with the existing multi-family development, which contains 96,308 square feet of usable open space. Residents of Phase 2 will have access to these established amenities and open space areas, significantly expanding the practical recreational opportunities available beyond the boundaries of Outlot A. This shared access strengthens the overall functionality of the open space network within the development.

Nearby Public Open Spaces and Connectivity

In addition to the on-site private open space and shared amenities with the existing multifamily development, the project benefits from proximity to several established public open spaces within the Town of Wellington. These nearby facilities further enhance recreational access and strengthen the overall functionality of the proposed development.

- Wellington Downs Neighborhood Park: Approximately 24,346 square feet, located approximately 800 feet east of the property. This neighborhood park is within easy walking distance via existing sidewalk and trail connections, providing convenient access to additional recreational amenities and open lawn areas.
- Park Meadows Neighborhood Park: Approximately 115,000 square feet, located approximately ½ mile from the proposed site. This larger neighborhood park offers expanded recreational opportunities and is accessible via the established pedestrian network.
- Meadows Open Space: Approximately 460,000 square feet, located approximately 1 mile from the project. This significant open space resource provides expansive natural areas and recreational opportunities within close proximity to the development.

The proposed private open space areas within Outlot A are directly connected to existing internal walkways and nearby trail systems, allowing residents to safely and conveniently access these larger public open space areas. This connectivity supports walkability, encourages outdoor recreation, and integrates the project into the broader open space framework of the Wellington Downs and Park Meadows neighborhoods.

Collectively, the on-site private open space (15,833 square feet), shared access to the existing multifamily open space (96,308 square feet), and proximity to nearby public parks and open space areas demonstrate that residents will have access to substantial, functional, and interconnected recreational resources consistent with the intent of the Town's open space standards.

Conclusion

The project complies with the Town's landscaping and open space requirements. A detailed landscape plan, including plant types, quantities, locations, and irrigation details, has been submitted with the site plan application under review.

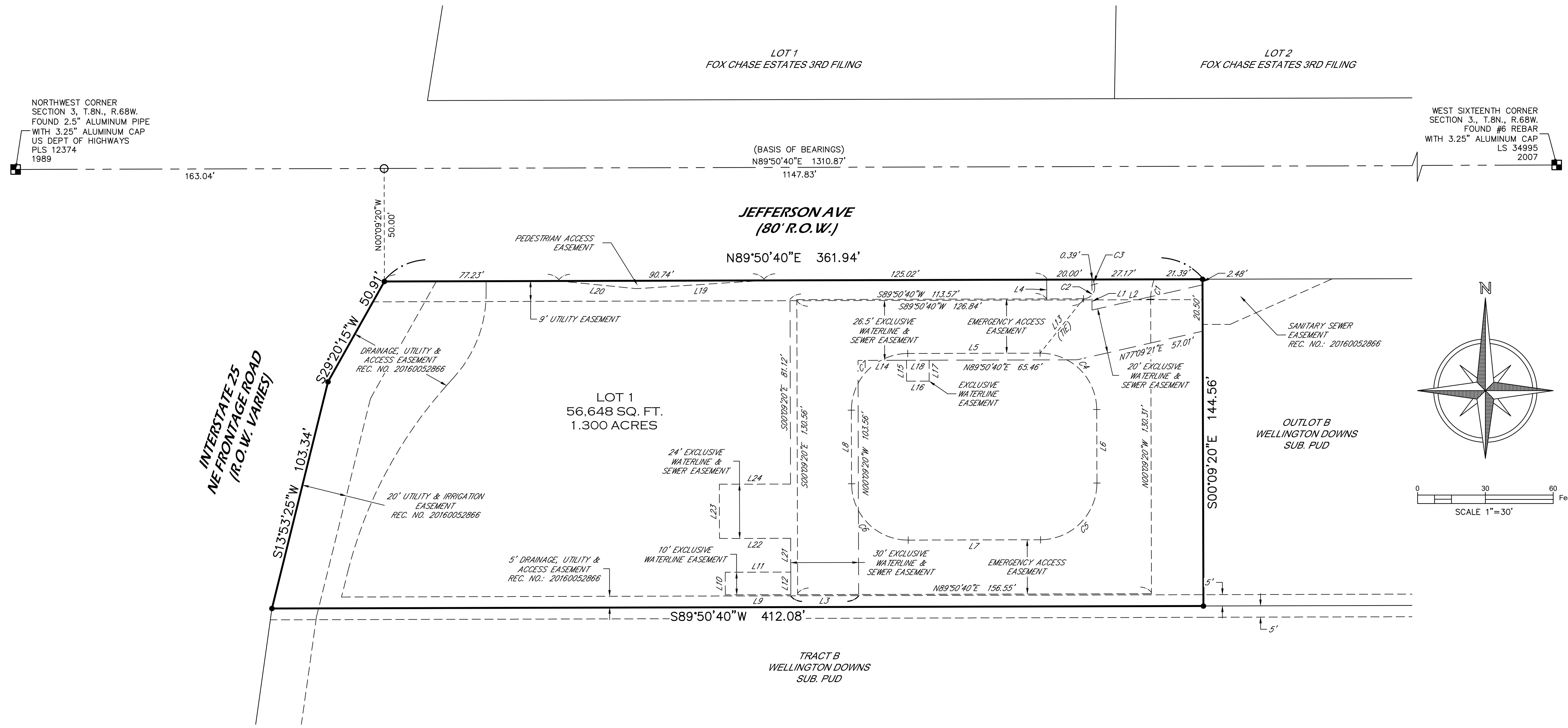
If you have any questions, please feel free to contact me at your earliest convenience.

Sincerely,
AVANT CIVIL GROUP, LLC.

CONNOR GRIFFIN, PE, CFM
Project Engineer

WELLINGTON DOWNS SUBDIVISION P.U.D. REPLAT A

Being a Replat of Outlot A, Wellington Downs Subdivision P.U.D., Situate in the Northwest Quarter of Section 3, Township 8 North, Range 68 West of the 6th P.M. Town of Wellington, County of Larimer, State of Colorado



LEGAL DESCRIPTION:

A parcel of land situate in the Northwest Quarter of Section Three (3), Township Eight North (T.78N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), and being more particularly described as follows:

Outlot A, Wellington Downs Subdivision P.U.D., as recorded August 11, 2016 at Reception No. 20160052866 of the Larimer County Clerk & Recorder, Town of Wellington, County of Larimer, State of Colorado

Said parcel contains 56,648 Square Feet or 1.300 Acres more or less by this survey.

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this plat has caused the real property to be surveyed, laid out and subdivided under the name and style of WELLINGTON DOWNS SUBDIVISION P.U.D. REPLAT A, and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code

CERTIFICATE OF OWNERSHIP:

I certify that Wellington Downs Investments, LLC, a Colorado limited liability company, is the owner of the property and hereby consents to this plat and joins in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: Wellington Downs Investments, LLC, a Colorado limited liability company

____
BY: AS:

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____________________ as _____________________this _____ day of _____________________, 20___.

Witness my Hand and Official Seal.

____
Notary Public

My commission expires: _______________.

LIENHOLDERS

By:____________________________________ As:____________________________________

Witness my hand and seal this ______ day of _____________________, 20 ___.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____________________ as _____________________this _____ day of _____________________, 20___.

Witness my Hand and Official Seal.

____
Notary Public

My commission expires: _______________.

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of ____________________, 20___, by the Town Planning and Zoning Commision, Wellington, Colorado

____
Chairman

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of ____________________, 20___, by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility servics, paving, grading, landscaping, curbs, gutter, street lights, street signs and sidewalks shall be financed by others and not the Town.

____
Mayor

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northwest Quarter of the Northwest Quarter of Section 3, Township 8 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°50'40" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 1310.87 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

EASEMENT NOTE

Lot 1 is subject to the Easement Agreement recorded June 30, 2017 at Reception No. 20170043141

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-HS0852304-416, dated October 14, 2025, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the forgoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°09'20"E	13.50'
L2	N77°09'21"E	50.17'
L3	N89°50'40"E	30.00'
L4	S00°09'20"E	9.00'
L5	S89°50'40"W	58.55'
L6	N00°09'20"W	32.56'
L7	N89°50'40"E	58.55'
L8	S00°09'20"E	32.56'
L9	N89°50'40"E	28.98'
L10	S00°10'02"E	10.00'
L11	S89°50'40"W	28.99'
L12	S00°09'20"E	10.00'
L13	N38°37'58"E	30.79'
L14	N89°50'40"E	21.44'
L15	S00°09'20"E	9.24'
L16	N89°50'38"E	10.00'
L17	N00°09'20"W	9.24'
L18	N89°50'40"E	10.00'
L19	N86°18'10"E	56.46'
L20	S84°21'28"E	34.54'
L21	S00°09'20"E	14.95'
L22	S89°50'40"W	31.50'
L23	N00°09'20"W	24.00'
L24	N89°50'40"E	31.50'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	8.94'	25.00'	20°28'58"	8.89'	S10°05'08"W
C2	9.19'	5.00'	105°19'41"	7.95'	N37°10'49"E
C3	2.29'	25.00'	5°14'34"	2.29'	N18°06'18"W
C4	39.27'	25.00'	90°00'00"	35.36'	N45°09'20"W
C5	39.27'	25.00'	90°00'00"	35.36'	N44°50'40"E
C6	39.27'	25.00'	90°00'00"	35.36'	S45°09'20"E
C7	39.27'	25.00'	90°00'00"	35.36'	S44°50'40"W

LEGEND

(solid line)	BOUNDARY LINE
(dashed line)	EASEMENT LINE
(long-dash line)	SECTION LINE
(half-filled square)	ALIQUOT CORNER AS DESCRIBED
(open circle)	CALCULATED POSITION
(filled circle)	SET 24" OF #4 REBAR WITH 1" RED PLASTIC CAP LS 38348

VICINITY MAP
SCALE: 1" = 2000'

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

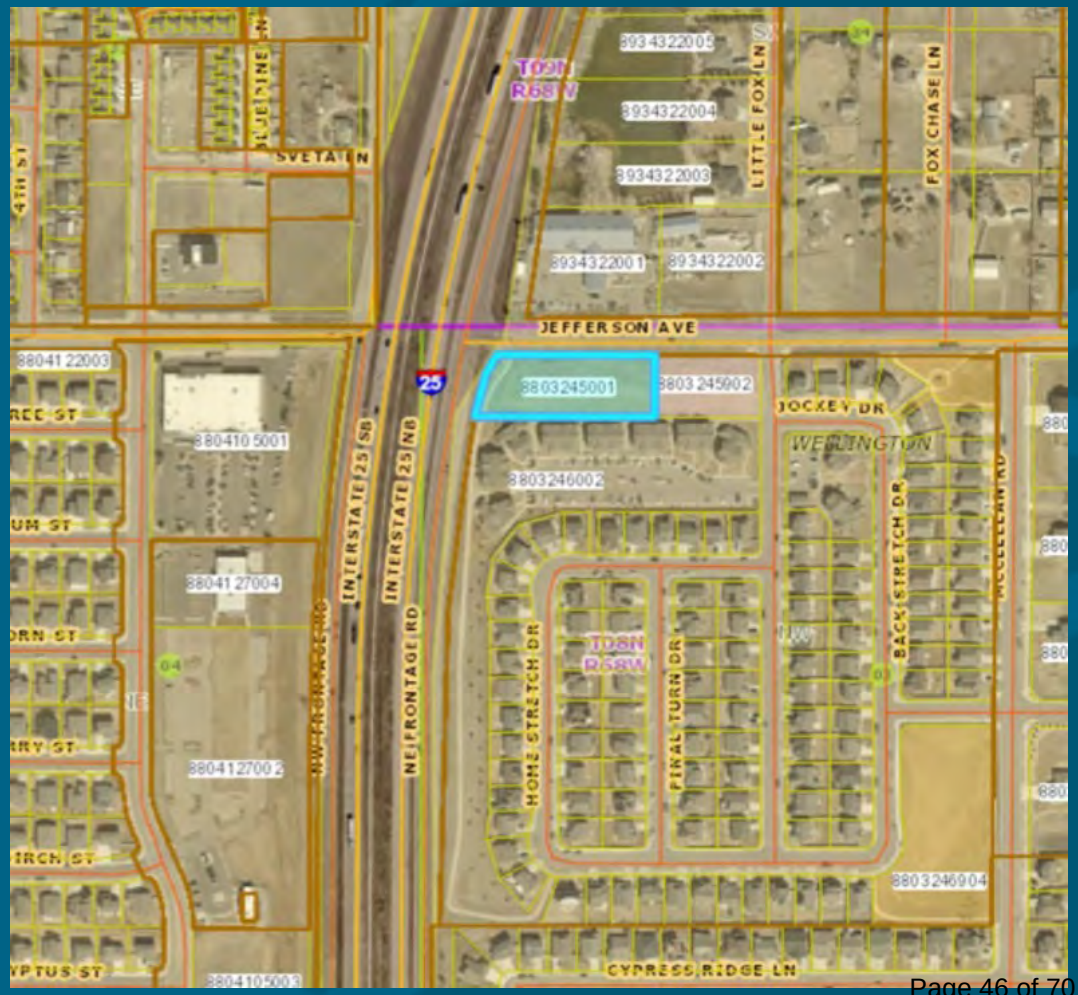
PROJECT NO: 2025337	PROJECT NAME: WELLINGTON DOWNS	REVISIONS:	DATE:
DATE: 10-16-2025	CLIENT: JOURNEY	REVISE EASEMENTS	2-6-26
DRAWN BY: SIP	FILE NAME: 20215377SUB		
CHECKED BY: SIP	SCALE: 1" = 30'		

1

SHEET 1 OF 1

Wellington Downs
Site Development Plan and Minor Subdivision Plat

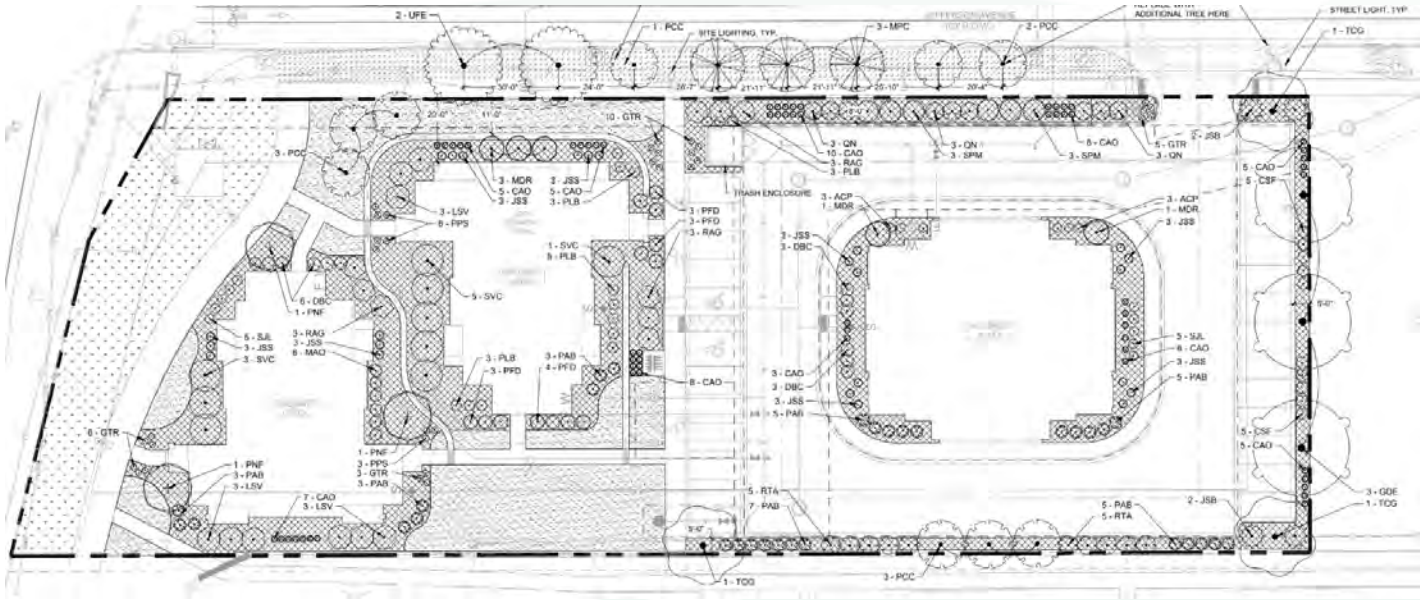
Brittany Lenoir, Planner III
March 2, 2026 Planning Commission Meeting



TOWN OF WELLINGTON

Project Overview

- Project site – 4101 Jefferson Avenue
- Southeast corner of Jefferson Avenue and I-25 East Frontage Road
- 1.30 acres (56,648 square feet)
- Proposal to develop the site for 20 residential apartment units
- Site improvements include new landscaping, parking lot, open space, connection to surrounding parks and open space areas



TOWN OF WELLINGTON

Application and Review Process

- **Minor Subdivision**
  - The Minor Subdivision is for a replat of Outlot A of the Wellington Downs Subdivision PUD.
  - The Planning Commission will need to consider testimony presented during the public hearing.
  - The Planning Commission may choose to recommend approval, approval with conditions, or denial of the application to the Board of Trustees.

- **Site Plan**
  - The Site Plan review is for the development of residential apartments.
  - Site Plan review is considered by the Planning Commission at a public meeting.
  - The Planning Commission may choose to approve, approve with conditions, or deny the application.

TOWN OF WELLINGTON

Findings For Approval – Site Plan

1) The site plan is consistent with the Comprehensive Plan and the intent stated in this Land Use Code.

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

3) No buildings or structures infringe on any easements.

4) The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.

5) The density and dimensions shown conform with Article 4 of this Code or the approved PUD requirements.

6) The applicable development standards have been adequately addressed and the proposed improvements conform with Article 5 of this Code.

TOWN OF WELLINGTON

Findings For Approval – Minor Subdivision

1) The minor subdivision is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;

2) The minor subdivision meets the intent of the zone district in which it will be located and all criteria and regulations specified in that zone district, including but not limited to minimum lot size and setbacks;

3) The minor subdivision does not result in new or increased nonconformities;

4) The minor amendment mitigates, to the maximum extent possible, any negative impacts on existing and planned public facilities in surrounding neighborhood;

5) The minor amendment has no effect on the conditions applied to the approval of the plat and does not violate any requirement of the Code; and

6) The administrative plat is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).

TOWN OF WELLINGTON

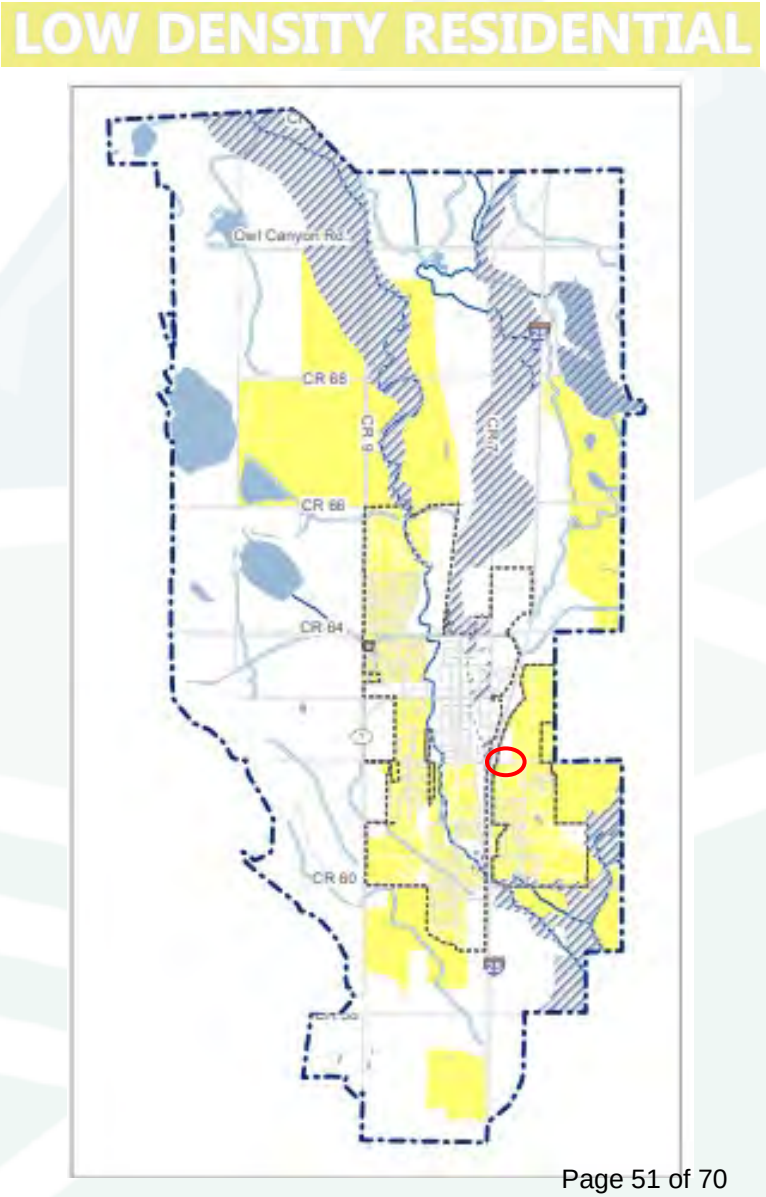
Relationship to Comprehensive Plan and Land Use Code

Low Density Residential Designation

- The low-density residential designation is designed to emphasize lower density homes with connection to the Town's trail network and access to jobs, services, schools, and parks.

C-3, Mixed-Use Commercial Zone District

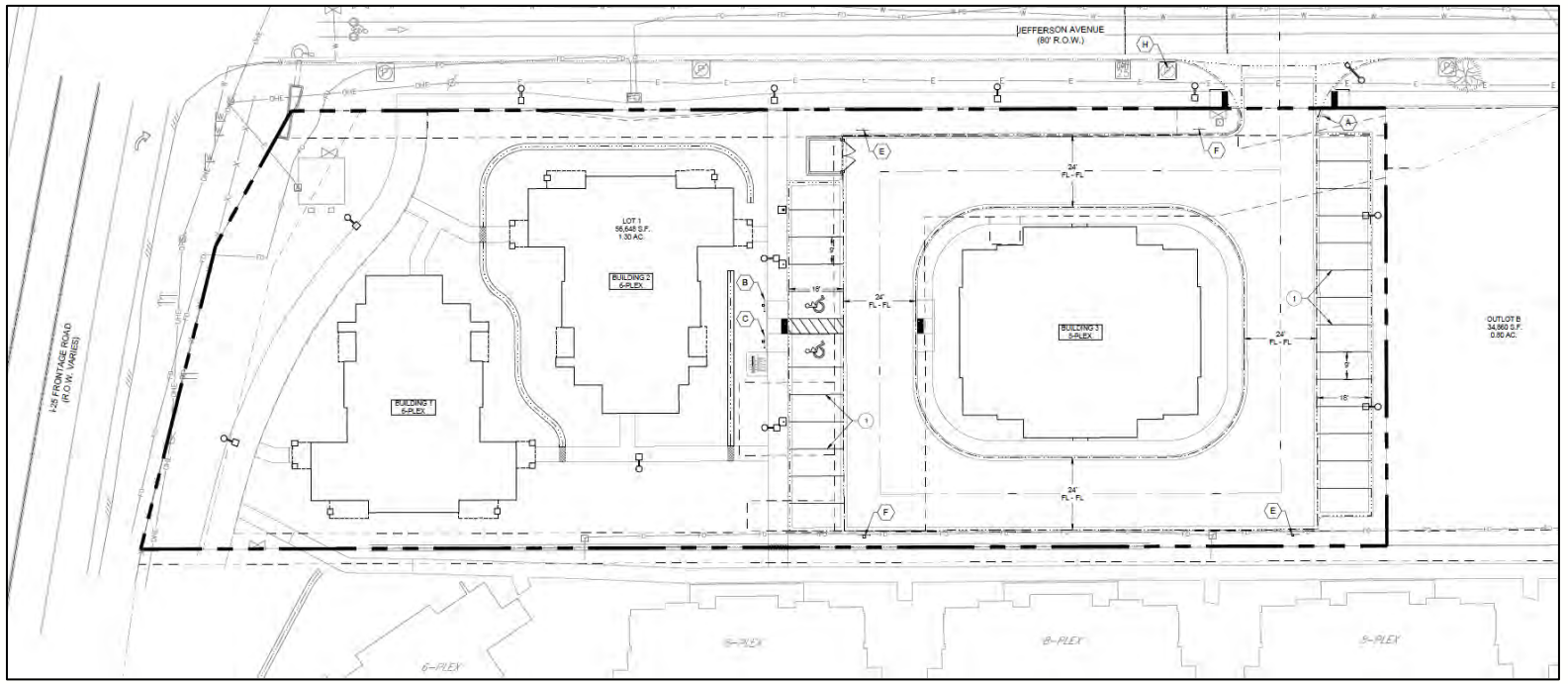
- The C-3, Mixed-Use Commercial Zone District is intended for a wide range of community and regional retail uses, office and personal and business services, including multi-family housing.



TOWN OF WELLINGTON

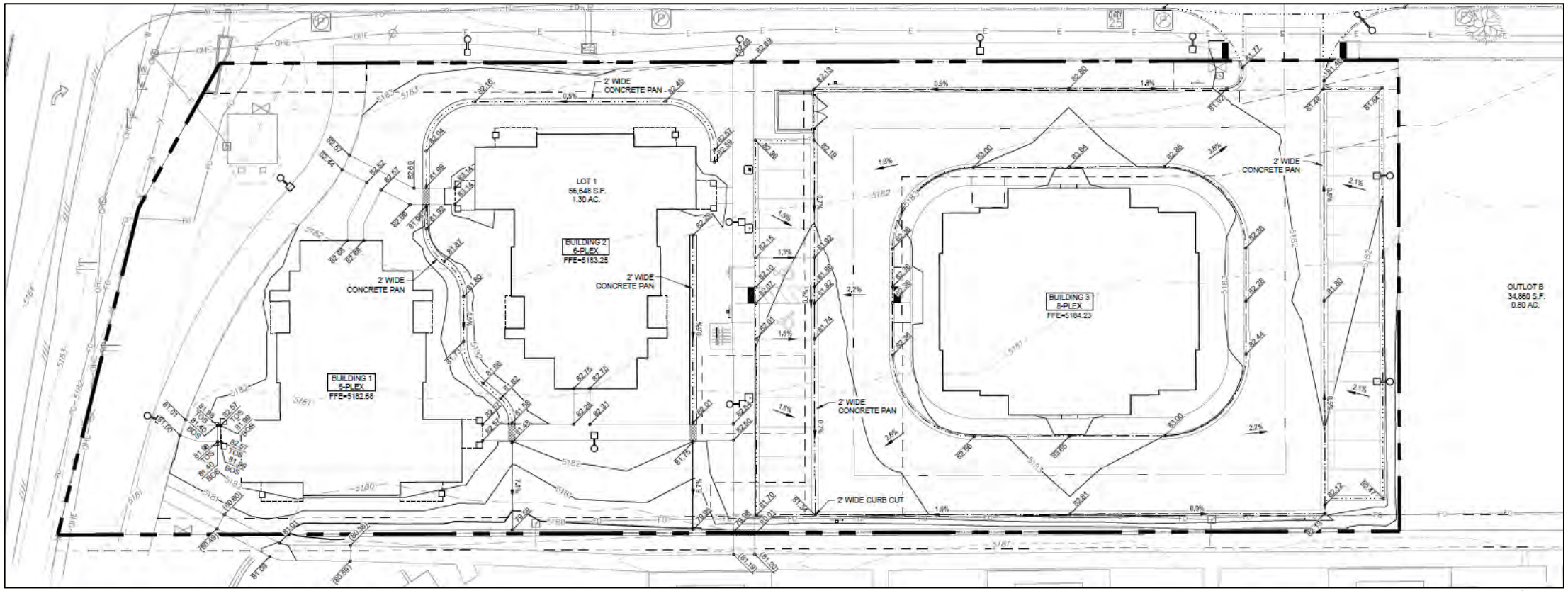
Building/Lot Layout

- Two 6-plex buildings and one 8-plex building with a total of 20 dwelling units (C-3 District maximum density is 24 units per acre)
- Buildings do not encroach into any easements
- Maximum Floor Area Ratio (1:1) is being met
- C-3 zone district building setbacks are being met – 25 ft. front setback, 0 ft. side setback, 20 ft. rear setback
- Proposed building height is under the Code maximum of 45 feet

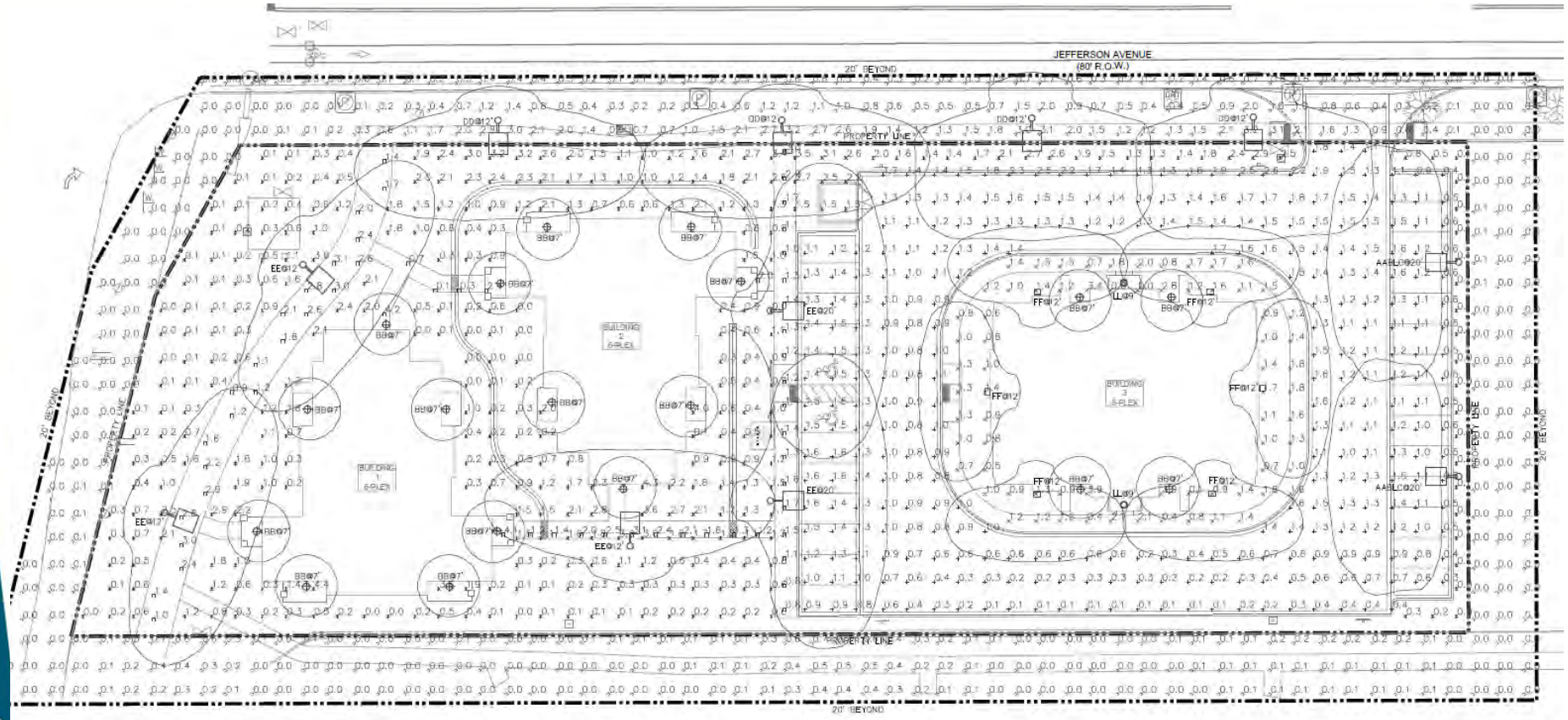


Site Grading

- Site grading has been reviewed by Town Engineering Staff.
- Runoff will be directed to concrete pans throughout the lot that will direct the water to vegetated areas.



Exterior Lighting



D-Series Size 0
LED Area Luminaire

WAC LIGHTING
Sodor
Outdoor Wall Sconce 3000K

BB

Fixture Type:
Catalog Number:
Project:
Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W15710 10"	3000K	BK Black, BZ Bronze	12W	1200	561

Example: WS-W15710-BZ
For custom requests please contact customs@waclighting.com

DESCRIPTION
Steamworks inspired contemporary approach to a traditional lantern.

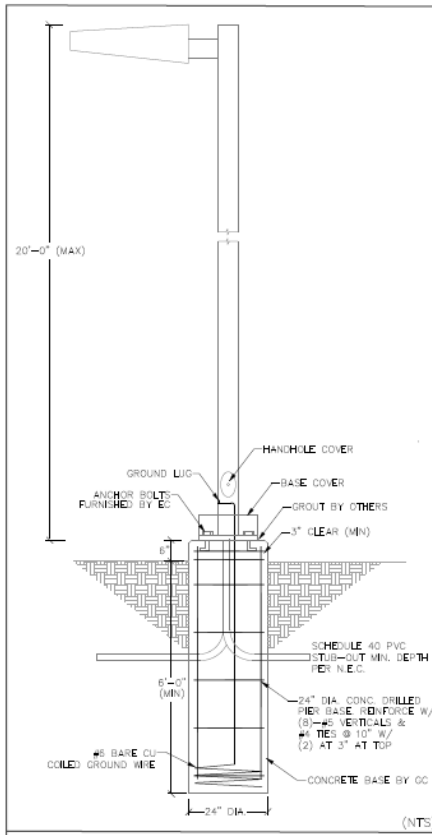
FEATURES
- Weather resistant powder coated finishes
- Light engine is factory sealed for maximum protection from the elements
- Heavy aluminum shade provides great glare cutoff
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90

LDN6 STATIC WHITE

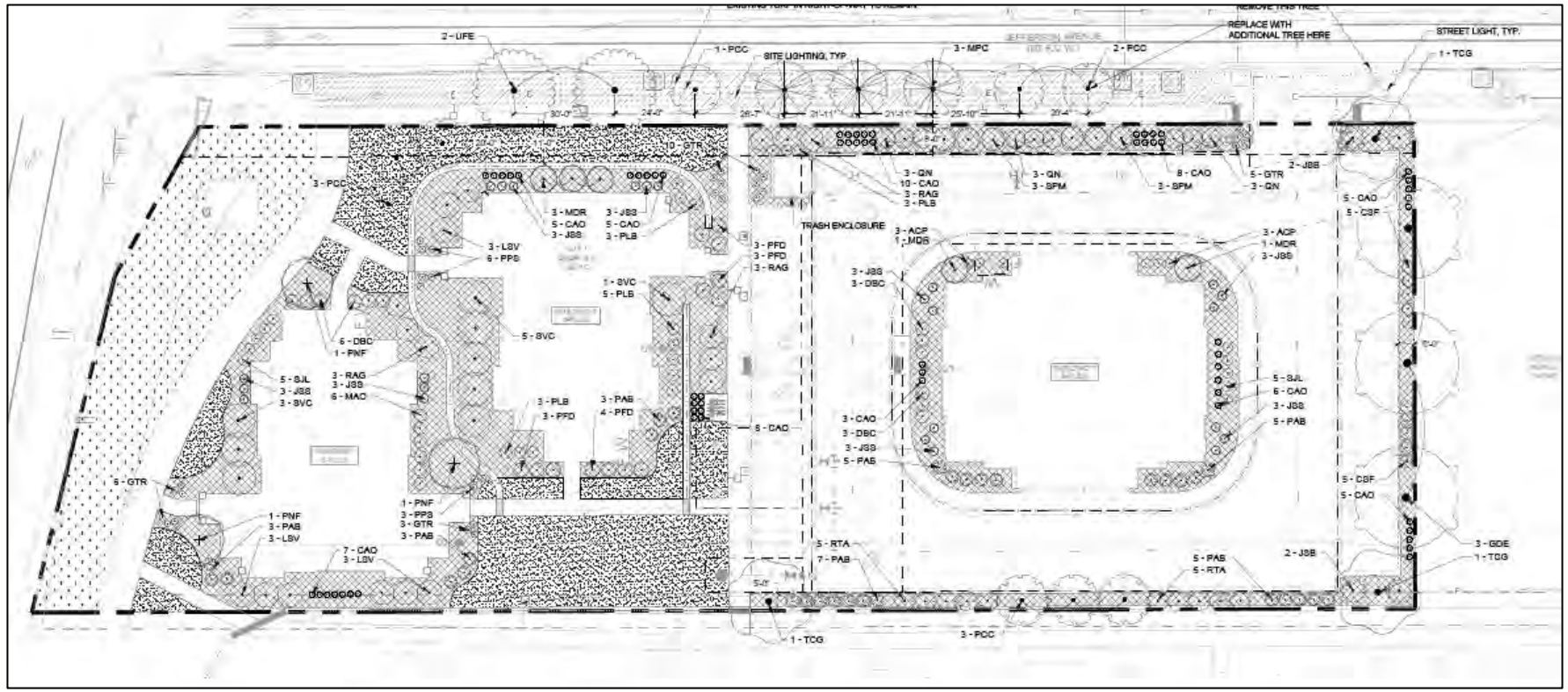
6" Open and Wallwash LED
Non-IC
New Construction Downlight



FIXTURE TYPES AABLC, DD, EE

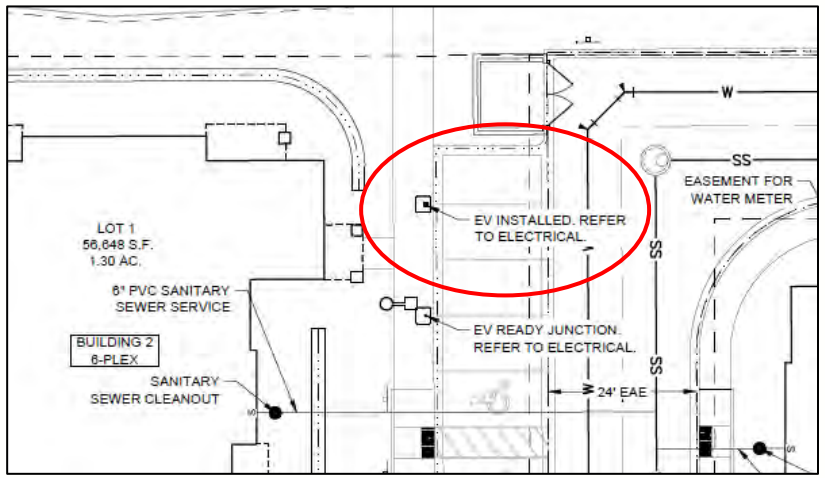
Landscaping and Screening

- Landscaping is proposed throughout the site, including at the open space areas, around the perimeter of the parking lots, and at the building facades.
- Landscaping treatments consist of a rock cobble and variety of grasses, shrubs, and trees.
- New street trees are proposed along Jefferson Avenue.
- Landscaping will be irrigated by connecting to the existing non-potable irrigation system for the subdivision.
- Trash enclosure will be screened utilizing a variety of shrubs.



Parking and Loading

- Bike parking is being provided by 5 bike racks at the center of the lot
- A total of 26 parking spaces are being provided, including ADA spaces
- Per the 2024 Building Codes, Electric Vehicle (EV) installed, ready, capable, and capable light spaces are required to be installed – and are being installed with this proposal
- A condition of approval has been included to adjust the one EV installed charger to ensure it does not impact pedestrian access on the walkway

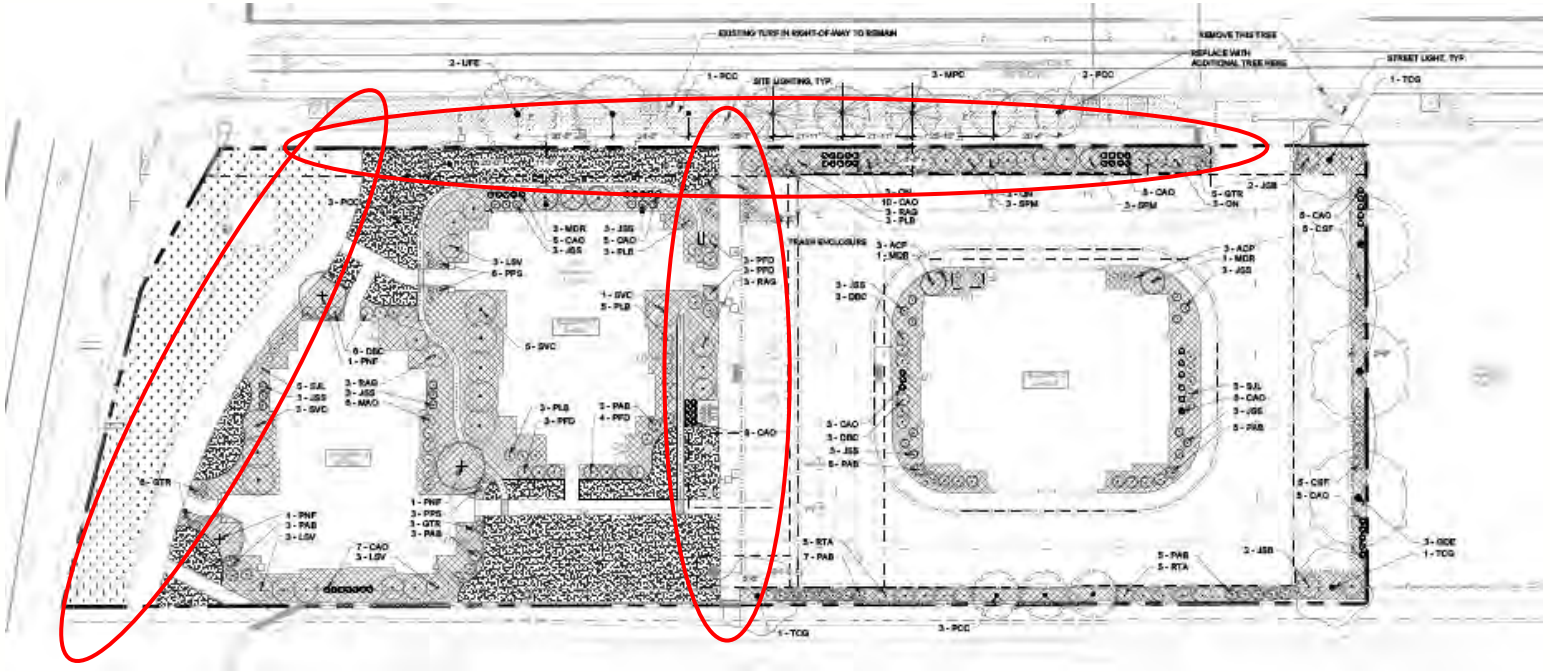


REQUIRED PARKING			
6-Plex			
Unit Type	Per Building	Spaces Required	Total
1 Bedroom	4	1	4
2 Bedrooms	2	1.5	3
3 Bedrooms	0	2	0
		Total Required Per Building	7
		Total 6-Plex Buildings	2
		Total 6-Plex Parking Required	14
8-Plex			
Unit Type	Per Building	Spaces Required	Total
1 Bedroom	0	1	0
2 Bedrooms	8	1.5	12
3 Bedrooms	0	2	0
		Total Required Per Building	12
		Total 8-Plex Buildings	1
		Total 8-Plex Parking Required	12
		Total Parking Required	26

PARKING SUMMARY			
Type of Space	Calculation	Required	Provided
Standard Parking		7	7
Standard ADA	26 to 50 = 2	1	1
Van Accessible ADA	1 Minimum	1	1
EV Installed	5% of Total = 1.3	2	2
EV Ready	15% of Total = 3.9	4	4
EV Capable	10% of Total = 2.6	3	3
EV Capable Light	30% of Total = 7.8	8	8
Total		26	26
Bicycle Parking: Max of 2 OR 2% of Vehicle Parking = 2			5

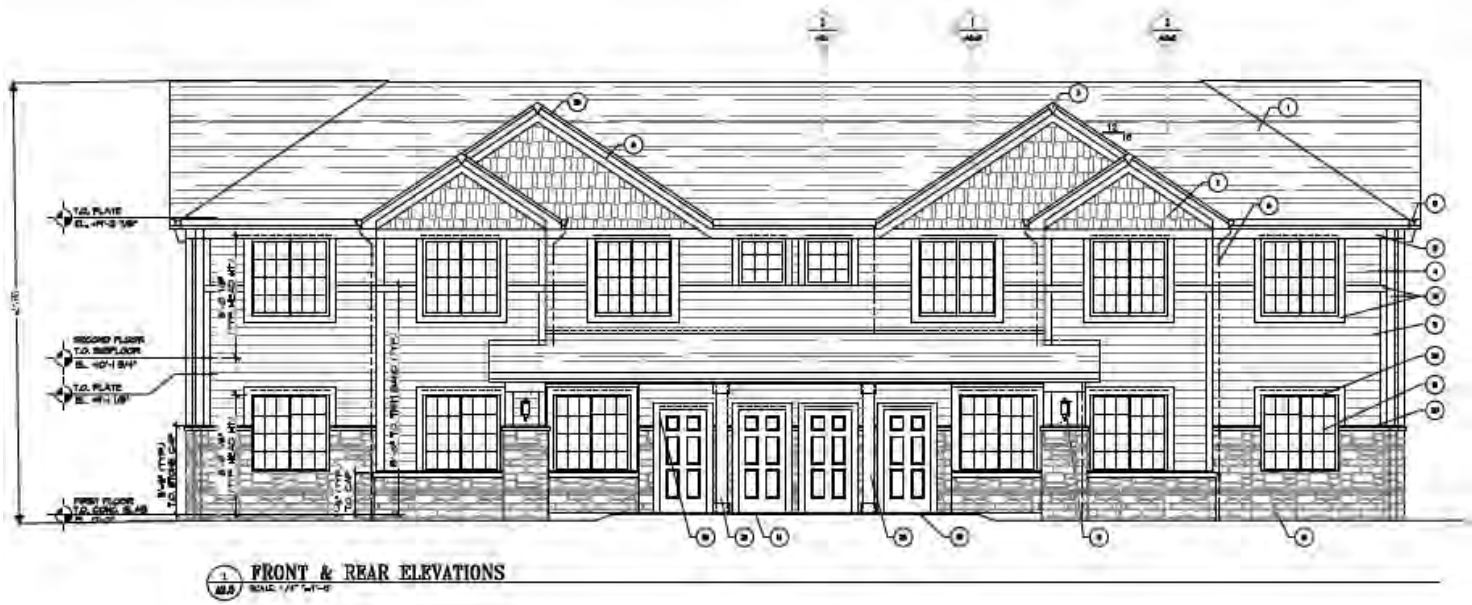
Open Space

- Landscaping features and walkways are proposed throughout the site to establish internal connection throughout the site and open space areas.
- Combination of rock cobble, grasses, shrubs, and trees.
- Enhances existing connections to surrounding parks and open space areas.
- Staff is requesting the Planning Commission evaluate the proposed open space layout to determine whether it is sufficient for the proposed development.



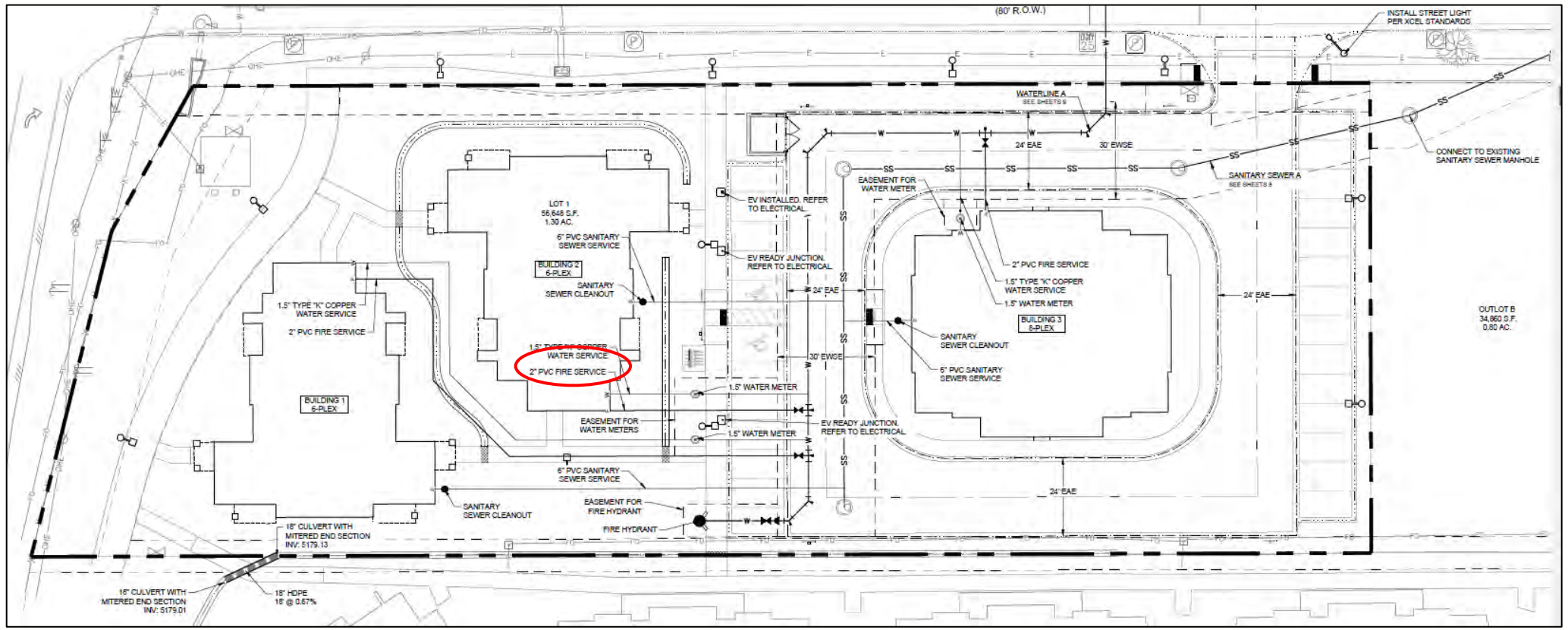
Site and Building Design

- The proposed buildings meet all setback requirements.
- Building entrances are clearly visible and defined.
- Exterior building materials include asphalt shingle roofing, fiber cement shake siding, fiber cement lap siding, and synthetic stone veneer, consistent with the existing Wellington Downs apartments to the south.



Utilities

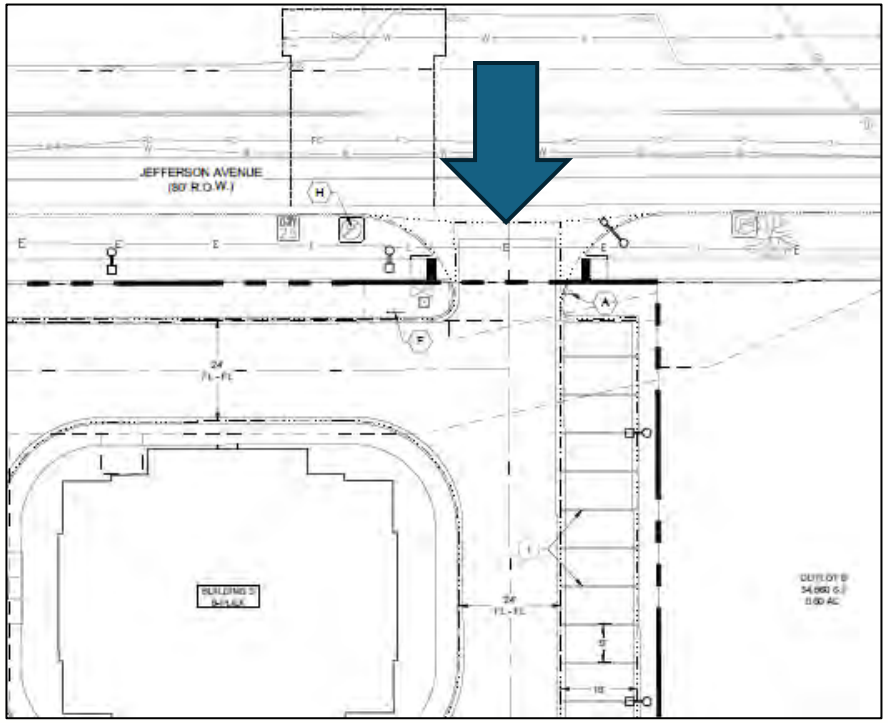
- Public water and sewer lines are available to support site development.
- Extension of public lines are required to meet the development needs.
- A modification to the Town's standard four-inch fire line is being sought and is being coordinating with Town Engineering and Wellington Fire Protection District for acceptance.



Transportation and Connectivity

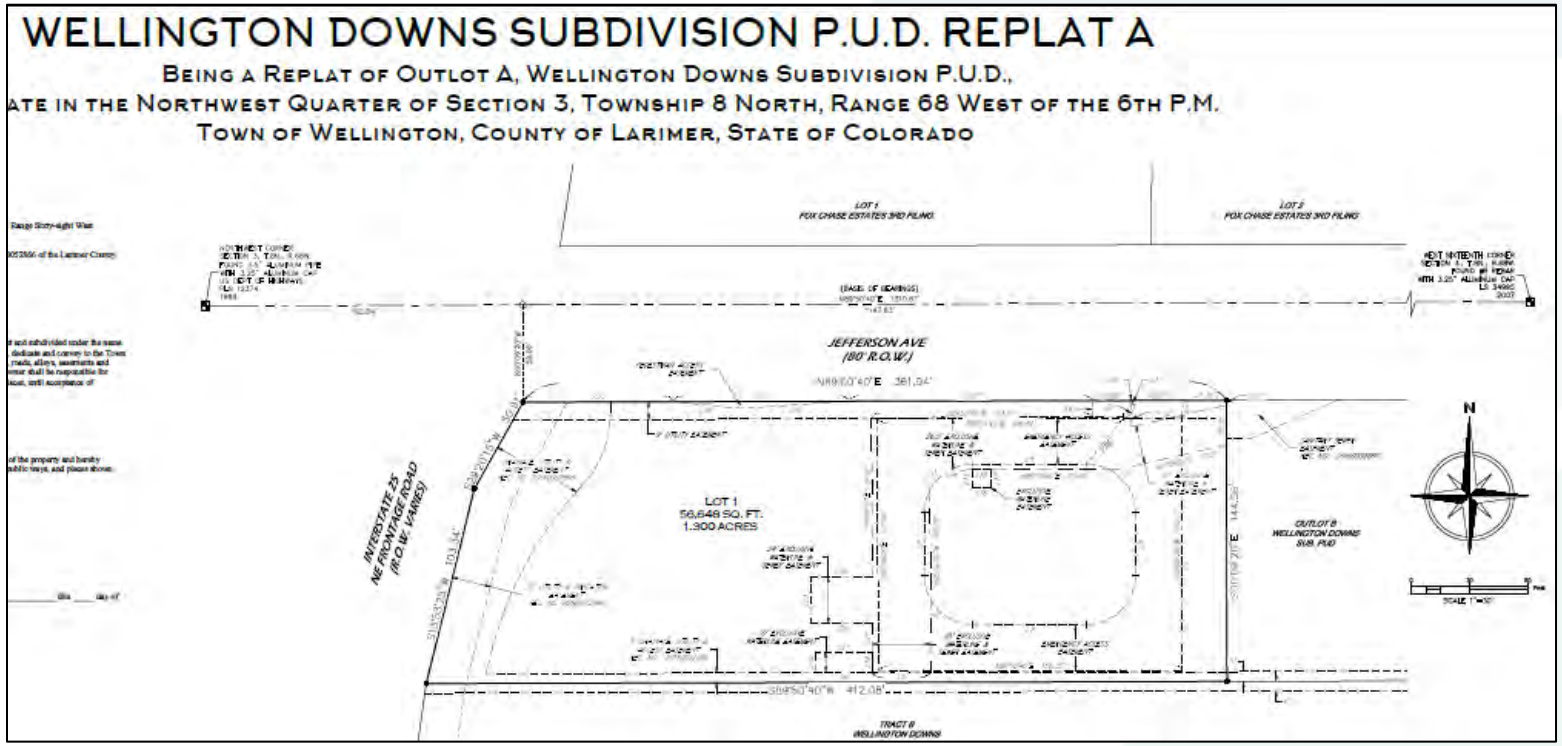
- A Traffic Impact Study was conducted for the Wellington Downs Subdivision development. It was determined that no additional transportation-related improvements are required for the proposed 20 residential units.

- The site will only be accessed from Jefferson Avenue, and no access is permitted to the I-25 East Frontage Road.



Minor Subdivision Plat

- The Minor Subdivision is for a replat of Outlot A of the Wellington Downs Subdivision PUD.
- The plat does not create any nonconformities or negatively affect existing or planned public facilities.
- The plat is consistent with the Land Use Code, Comprehensive Plan, and Housing Needs and Affordability Assessment and will create a buildable lot for muti-family residential development.



Staff Recommendation on Site Plan

Staff recommends approval of the site plan for development of residential apartments subject to the following conditions of approval:

- Revisions to the lighting and photometric plans to include street lights as required by the Town Engineer and to reconcile the streetlight details for the driveway entrance on Jefferson Avenue.

- Revisions to the EV charging pedestal location to ensure adequate widths for all walkways, as needed.

- Stamped engineering design plans and a modification application submitted to the Town Engineer for review and acceptance, and accepted designs reflected on the revised site plans.

- WFPD letterhead signed by the Fire Chief accepting the fire line design plans.

TOWN OF WELLINGTON

Staff Recommendation on Minor Subdivision Plat

The Planning Commission will conduct a public hearing to receive information describing the request for replat, hear from the applicant and Town staff, hear public testimony for the plat, and consider the project plans.

Staff recommends the Planning Commission move to forward a recommendation of approval to the Board of Trustees for the minor subdivision to replat Outlot A of Wellington Downs Subdivision PUD.

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Thank You

Any questions or comments?

TOWN OF WELLINGTON

Planning Commission Meeting

Date: **March 2, 2026**
Submitted By: **Cody Bird, Planning Director**
Subject: **2025 Annual Report - Construction, Development and Neighborhood Services**

EXECUTIVE SUMMARY

The annual report for 2025 Construction, Development and Neighborhood Services activities is included and attached for review.

BACKGROUND / DISCUSSION

This 2025 year-end report provides a snapshot of the construction and development activities that occurred in the past year. Information included also provides an update of the current trends and expected trends within the Town. It identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed. Also included is a summary of most frequent code violation case types addressed by the Office of Neighborhood Services.

Residential Construction

Town staff tracks the number of new residential dwelling permits issued throughout the year and the number of available buildable lots (buildable lots in this context means zoned residential, platted for development, and public infrastructure is installed and operational). Tracking the number of permits and the number of buildable lots is an indicator of development trends and is used as a resource to guide when and how many new residential building permits the Town is able to issue.

Attached is a report of residential building permits issued in 2025 (January 1, 2025 to December 31, 2025). Also included is a report of new residential dwelling permits issued since 2010 and estimates of projected residential dwelling permits based on expected development trends. An inventory report is included to show available residential lots by subdivision, the number of lots remaining for permits, and the status of zoning, subdivision platting and infrastructure availability. Residential lot supply and inventory is depicted graphically to show trends over time.

28 residential dwelling units were permitted in 2025, the lowest annual total since 2011. Issuance of residential building permits in years 2021, 2022 and 2023 were reduced to stay within available treatment capacity constraints while capital infrastructure projects were under construction. Subsequently, increases in mortgage interest rates and a slowdown in the national housing market have contributed to a steady decline in residential permits through the end of 2025.

Commercial Construction

Attached is a summary of the available platted and buildable lots for commercially zoned properties within the Town. The inventory includes lots that are currently undeveloped (some lots have been approved for commercial site development plans, but may not have been constructed yet - development lots that are currently vacant at the time of this report are included in the inventory). Below is a summary of commercial projects completed and permitted in 2025 (note that not all permits are completed in the same year they are permitted).

Commercial Projects Completed

	Projects	*Sq. Ft.*	*Valuation*
Commercial New Construction	2	20,780	$ 1,983,711
Commercial Remodel	5	7,224	$ 266,440
New Tenant Finish	4	15,531	$ 671,709
Total	11	43,535	$ 2,921,860

Commercial Projects Permitted

	Permits	*Sq. Ft.*	*Valuation*
Commercial New Construction	2	59,244	$ 17,088,650
Commercial Remodel	5	7,223	$ 327,850
New Tenant Finish	2	10,280	$ 351,709
Total	9	76,747	$ 17,768,209

2025 Development Approvals and Applications

Application Type	*Reviews*	*Approvals*	*Pending*	*Notes*
Annexation	1	0	1	
Zoning	1	1	0	Amendment to PUD
Subdivision Plat	5	3	2	1 commercial replat and 2 lot line adjusts
Site Plan Review	3	1	2	
Pre-Applications	15	N/A	N/A	Various commercial and other use types

2025 Neighborhood Services Activities

Below are the most common Neighborhood Services for January 1, 2025 to December 31, 2025. Tracking this data identifies trends that help staff focus public safety efforts on topics that need additional support and resources.

Case Type	*Violations*	*Percent of Cases*
Vegetative Nuisances	228	34%
Auto / RV Parking	288	42%
Refuse / Outdoor Storage	41	6%
Encroachments / Obstructions	94	14%
Others (various case types)	28	4%
TOTAL	679	100.0%

92% of violations achieved compliance through communications and friendly reminders.
Only 8% of violations required abatement or additional enforcement measures to resolve the violation.

STAFF RECOMMENDATION

N/A

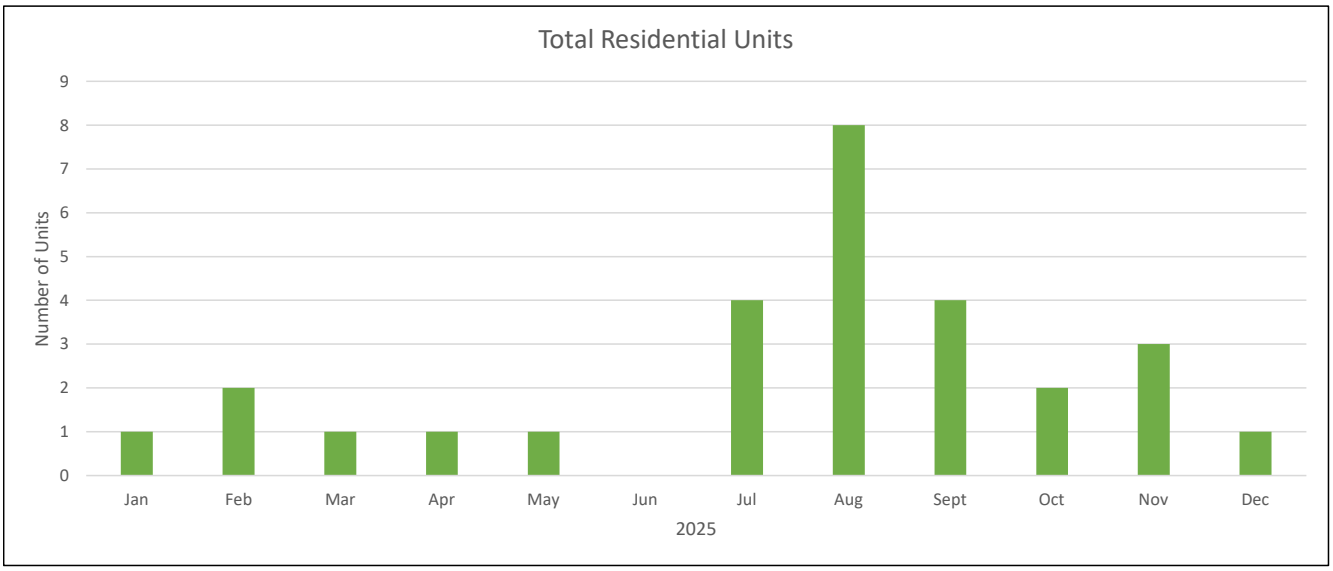
ATTACHMENTS

1. 2025 Residential Building Permit and Lot Inventory Report

Wellington, Colorado
Residential Permits Issued by Month

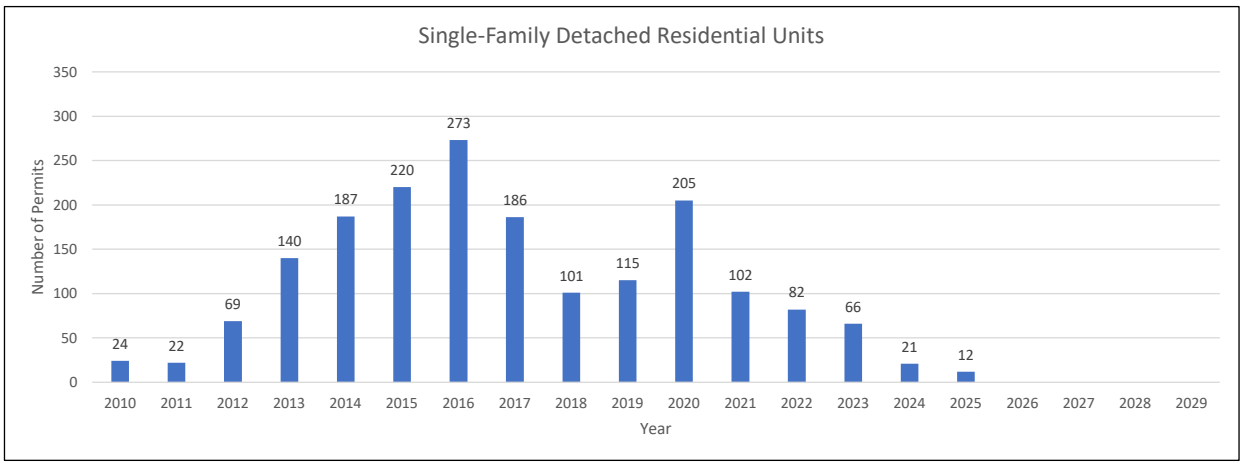
Updated: 1/5/2026
Printed: 1/27/2026

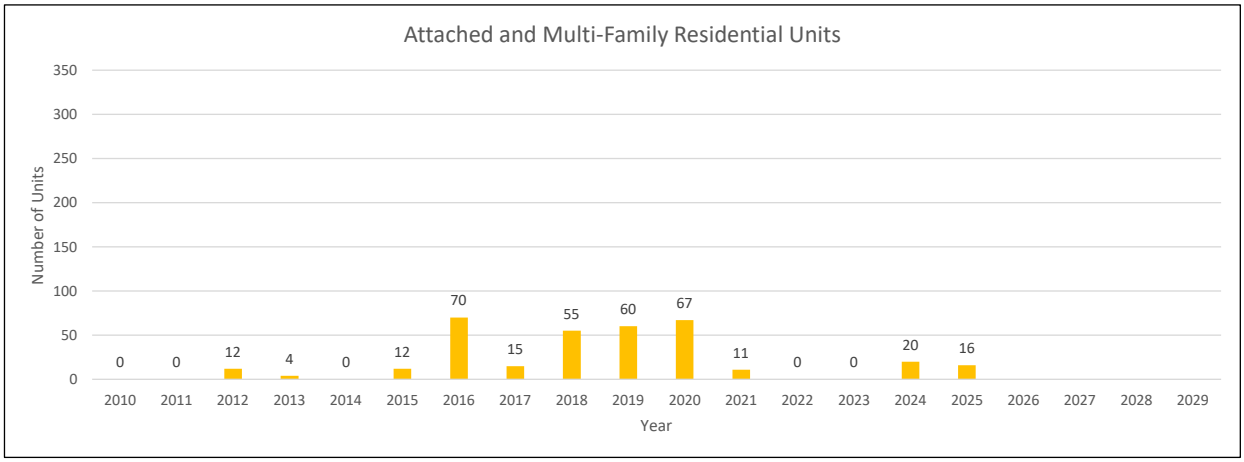
New Residential Permits Issued by Month
2025

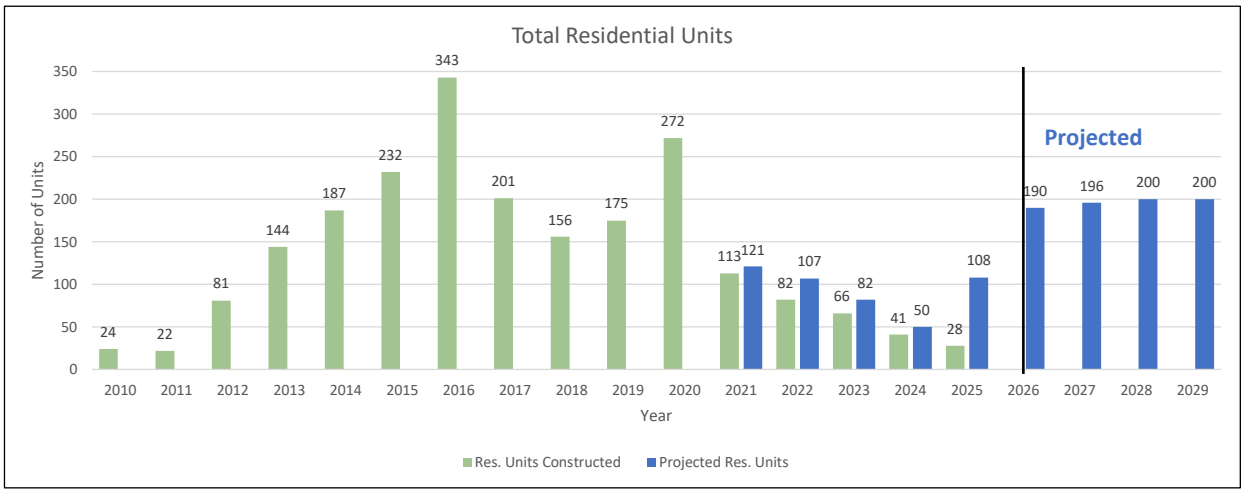


2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	1	2	1	1	1	0	0	0	0	2	3	1
Attached Units	0	0	0	0	0	0	4	8	4	0	0	0
TOTAL RES. UNITS	1	2	1	1	1	0	4	8	4	2	3	1
			4			2			16			6
											Total	**28**

Residential Dwelling Units - Historic and Projected







	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single-Family Detached	24	22	69	140	187	220	273	186	101	115	205	102	82	66	21	12				
Attached and Multi-Family	0	0	12	4	0	12	70	15	55	60	67	11	0	0	20	16				
Res. Units Constructed	24	22	81	144	187	232	343	201	156	175	272	113	82	66	41	28				
Projected Res. Units												121	107	82	50	108	190	196	200	200

** Attached and Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time*

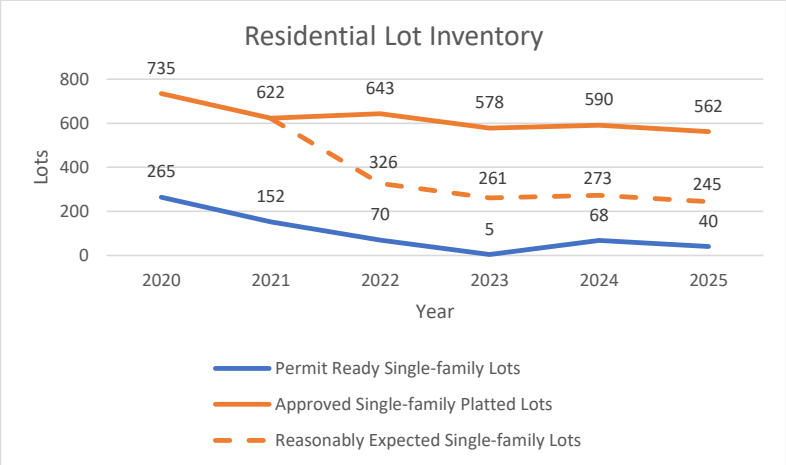
** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatement plant expansions

Wellington, Colorado **Updated: 1/5/2026**
Residential Dwelling Unit Inventory **Printed: 1/27/2026**

Subdivison Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Infill (the Knolls)	2	Yes	Single-family	Yes	Yes
Infill (Fifth St.)	1	Yes	Single-family	Yes	Yes
Infill (Garfield Ave.)	1	Yes	Single-family	Yes	Yes
Sage Meadows 2nd	36	Yes	Single-family	Yes	Yes
Saddleback	205	Yes	Single-family	Yes	No
Sage Farms Filing 1 (expected)	241	Yes	Single-family	No	No
Sage Farms Phase 1B (estimated)	200	Yes	Multi-family	No	No
Sage Farms Phase 1C (estimated)	200	Yes	Multi-family	No	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No
Sage Farms (Future Phases)	705	Yes	Mixed densities	No	No

ESTIMATED TOTAL UNITS **1949**

Platted Lots	**562**
Buildable Lots (with infrastructure)	**40**



Wellington, Colorado **Updated: 1/5/2026**
Commercial Lot Inventory **Printed: 1/27/2026**

Zoning	Acres (total)	Parcels	Acres (buildable)	Lots (buildable)
C-1 - Neighborhood Commercial	6.1	11	4.8	9
C-2 - Downtown Commercial	0.6	4	0.6	4
C-3 - Mixed-Use Commercial	56.3	22	27.9	18
LI - Light Industrial	37.0	11	37.0	11
I - Industrial	59.5	2	0.0	0
PUD - Planned Unit Development	64.2	4	0.0	0

** "Buildable" indicates lots are platted and have public infrastructure installed and ready for permit.*